City of Grand Island

Tuesday, November 23, 2021
Council Session

Item E-1

Public Hearing on Zoning Change to Property located at 3732 Husker Highway from R2 Low Density Residential to RD Residential Development (Innate Development 2 LLC)

Council action will take place under Ordinances item F-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 23, 2021

Subject: Change of Zoning from R2 Low Density Residential Zone to RD Residential Development Zone

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

Innate Development 2 LLC. The owners of 200 acres located north of Husker Highway and west of Prairieview Street are requesting that the zoning on property be changed on a portion of this property from R2 Low Density Residential to RD Residential Development Zone. The proposal is to build 90 units of three story apartments in 10 unit buildings along with 2 carriage house apartments this property. A preliminary plat for the whole development is included in with the application along with renderings and elevations of the propose buildings. A final plat for the first phase (5.4 acres and 12 lots) of the development is also included for approval.

Discussion

At the regular meeting of the Regional Planning Commission, held November 3, 2021 the above item was considered following a public hearing.

O'Neill opened the public hearing:

Nabity stated the application has been made to rezone 5.43 acres of property proposed for platting as Legacy 34 Subdivision from R2 Low Density Residential Zone to RD Residential Development Zone. The developers are proposing to build nine apartment buildings (90 units) on the property. This property will be subject of many rezoning applications as it moves forward. The proposed development is consistent with the comprehensive plan. Staff is recommending approval.

Albert Moeller, *3829 South Blaine Street, Grand Island, NE* stated the project is north of his property. Mr. Moeller's concern is how will the water flow be maintained so it does not back up.

Andrew Toupin, 1733 Ingalls, Grand Island, NE, an engineer with Olsson Associate, stated there is a wetland located in the southwest corner of the property and the development is staying away from it. Toupin explained how water from the wetland flows south underneath Husker Highway and then east. He explained, during the first phase of the project a detention cell will be created to help with drainage and water from the development will not drain into the wetland because the land would not be graded to drain in that direction. Mr. Toupin later explained water from the project site would generally flow north through the pond system being developed with the project.

Commissioner Robb asked if water from the south husker Highway will be retain on site. Toupin showed on a map how water will flow, and noted with the possible expansion of Husker Highway drainage issues will be considered.

Commissioner Rainforth asked about the retention capacity level of the detention cell. Tupin explained that it would retain a 100 year flood event well over the required 50year event by the State.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Robb to approve rezoning from R2 Low Density Residential to RD Residential Development Zone.

The motion was carried with nine members voting yes (Nelson, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio and Randone) and no members voting no.

O'Neill stated each final plat brought forward will also include a drainage plan.

A motion was made by Ruge and second by Rubio to approve the preliminary and final plat for Legacy 34.

The motion was carried with nine members voting yes (Nelson, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio and Randone) and no members voting no.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue
4. Deny the application

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance as presented.

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:
October 25, 2021

SUBJECT: *Zoning Change* (C-08-2022GI)

PROPOSAL: An application has been made to rezone 5.43 acres of property proposed for platting as Legacy 34 Subdivision located west of Prairieview Street and north of Husker Highway from R2 Low Density Residential Zone to RD Residential Development Zone. The developers are proposing to build nine apartment building **(90 units)** on the property with buildings as shown on the attached plans. This is the first change of several that are proposed for the full 200 acre site as shown with the preliminary plat for the whole property. This change will only apply to the Legacy 34 First Subdivision area.

OVERVIEW:
Site Analysis

Current zoning designation:	R2- Low Density Residential Zone
Permitted and conditional uses:	R2: Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district.
Comprehensive Plan Designation:	Low to Medium Density Residential proposed as Mixed Use Commercial
Existing land uses.	Vacant Undeveloped Property

Adjacent Properties Analysis

Current zoning designations:	**West, East, and North**: R2- Low Density Residential Zone **South:** TA Transitional Agricultural Zone
Permitted and conditional uses:	**R2**- Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district **TA** - Permits both farm and non-farm dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities. The intent of the zoning district also would allow the raising of livestock to a limit and within certain density requirements.

Comprehensive Plan Designation: **West, East, South and North**: Low to Medium Density Residential

Existing land uses: **North, South, East, & West:** Agricultural/ Vacant

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan*: This particular site is designated Low to Medium Density uses within the plan.

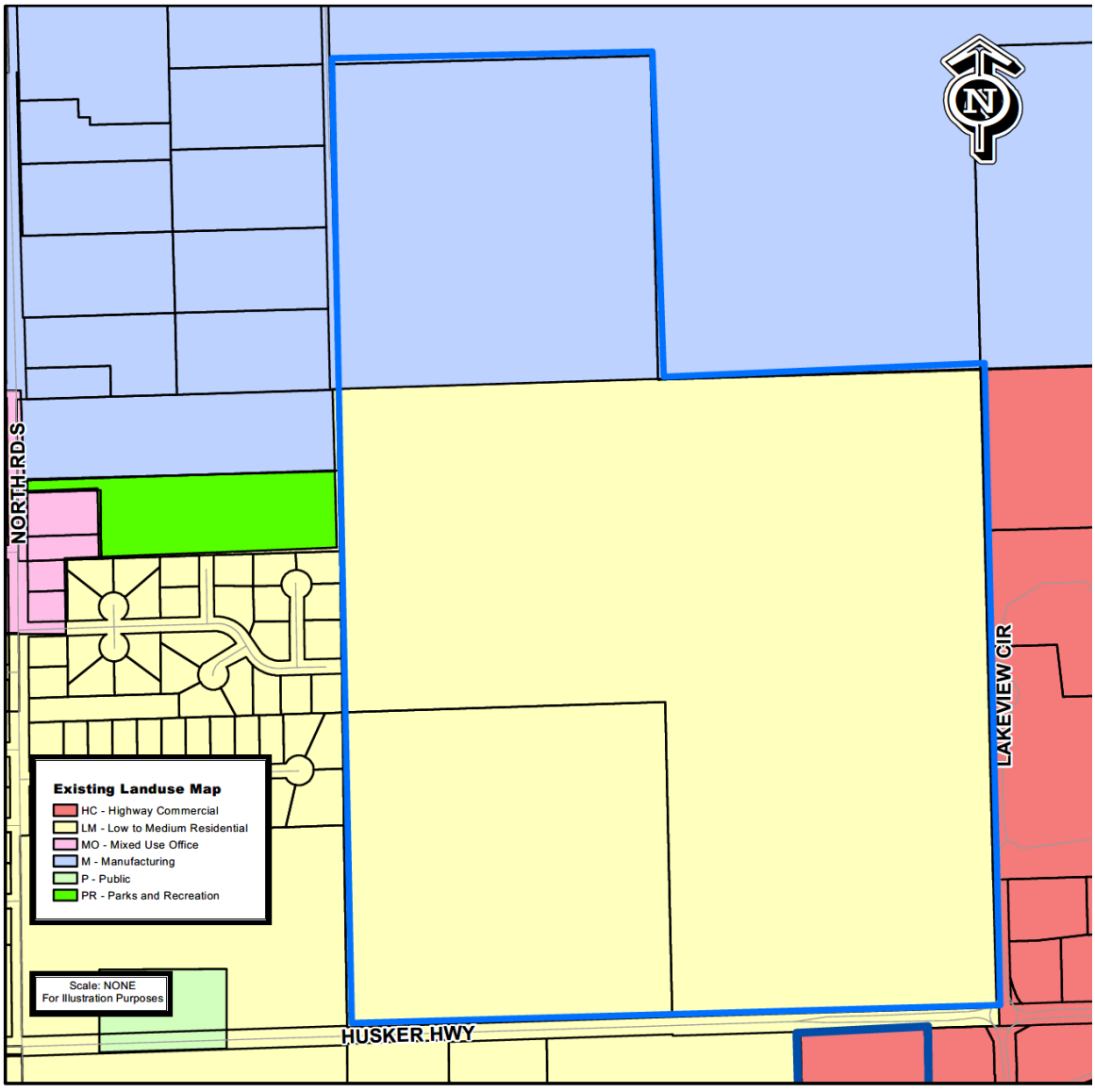
- *New Housing Choices in Southwestern Grand Island:* Most of the new construction in Grand Island occurs in the northwest part of the city. This proposed development would build 90 new units in the southwestern part of the city.

- *Infill Development:* Most of the existing infrastructure is in place to support this development. Sewer and water are available. The developer is proposing private drive with access to public streets.

- *Provides Housing for Grand Island Residents and potential workers near the newly developed Hospital*.

Negative Implications:

- *Increased Traffic on Husker Highway:* Development of this full 200 acres is likely to increase traffic on Husker Highway. The emphasis on walkability in this subdivision and Hike Bike Trail connection to the Hospital area may help mitigate vehicular traffic by allowing for multiple modes of transportation.



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

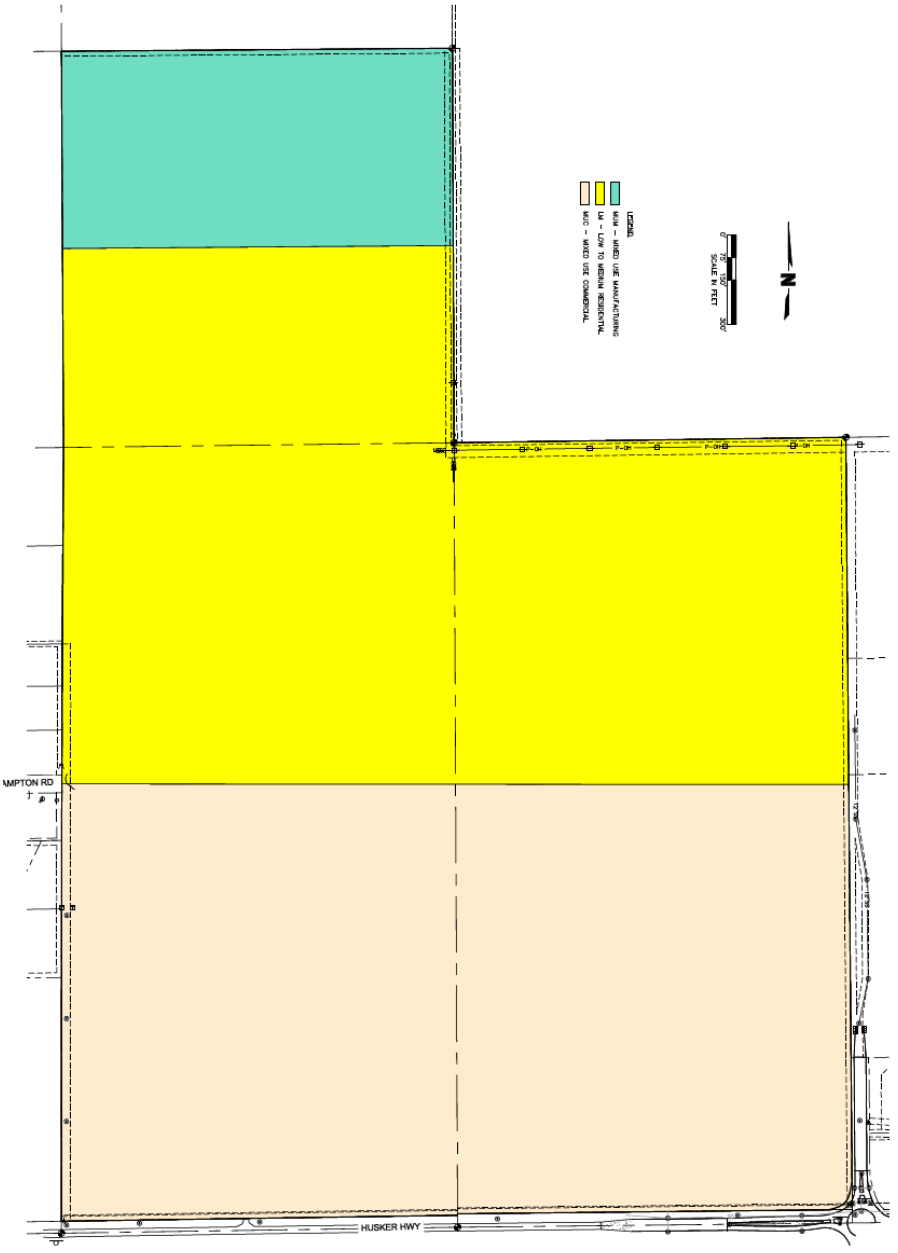


Figure 2 Future Land Use Map as Proposed for Consideration by the Grand Island City Council on November 9, 2021

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R2-Low Density Residential Zone to RD-Residential Development Zone.

_____ Chad Nabity AICP, Planning Director

LEGACY 34 FIRST SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- COMPUTED POINT
- ROW LINE
- LOT LINE
- SECTION LINE
- PROPERTY LINE
- EXISTING EASEMENT
- NEW EASEMENT
- M MEASURED DISTANCE
- R RECORDED DISTANCE – J. ANDRIST L.S. #630, 2/28/2006
- P PLATTED DISTANCE – PRAIRIE COMMONS SECOND SUB 1/30/2019
- E EASEMENT

OUTLOT A INCLUDES THE ENTIRE AREA EXCEPT LOTS 1–11 AND EXCEPT LEGACY DRIVE. OUTLOT A IS TO BE AN ACCESS EASEMENT (DEDICATED WITH THIS PLAT)

SECTION TIES

SOUTHWEST CORNER, SEC. 25–T11N–R10W
FOUND SURVEY SPIKE AT GRADE AT THE CENTERLINE OF NORTH ROAD AND THE CENTERLINE OF HUSKER HIGHWAY

SW	56.34'	TO MAG NAIL w/FLAGGING IN SOUTHEAST FACE OF POWER POLE
SE	49.95'	TO REDHEAD NAIL IN LIGHT / POWER POLE
NE	66.76'	TO MAG NAIL IN SOUTHEAST FACE OF POWER POLE
NW	56.36'	TO REDHEAD NAIL IN SOUTHWEST FACE OF GUY POLE

SOUTHWEST CORNER, WEST 1/2 OF THE SOUTHEAST 1/4, SEC. 25–T11N–R10W
FOUND 2" ALUMINUM CAP AT GRADE

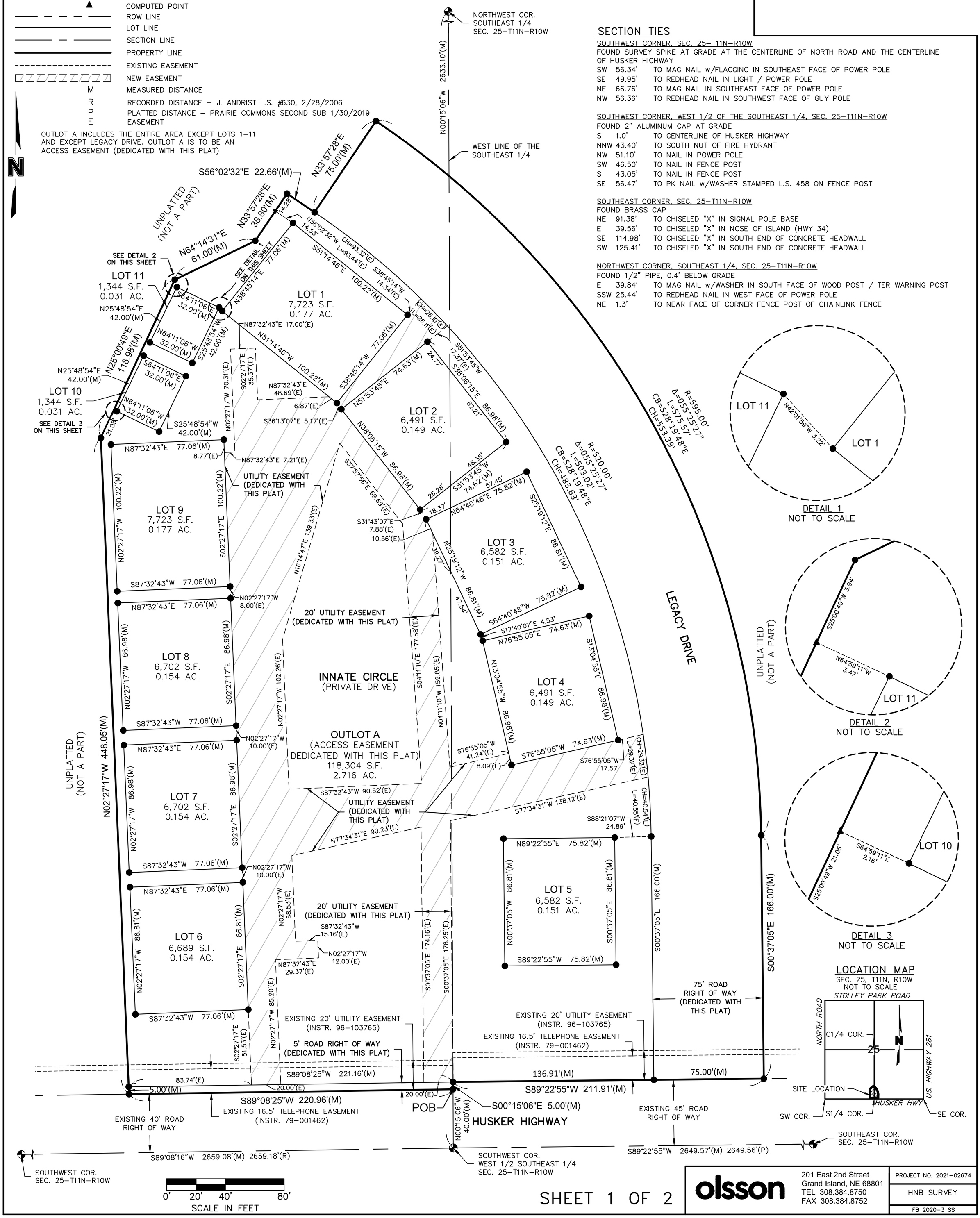
S	1.0'	TO CENTERLINE OF HUSKER HIGHWAY
NNW	43.40'	TO SOUTH NUT OF FIRE HYDRANT
NW	51.10'	TO NAIL IN POWER POLE
SW	46.50'	TO NAIL IN FENCE POST
S	43.05'	TO NAIL IN FENCE POST
SE	56.47'	TO PK NAIL w/WASHER STAMPED L.S. 458 ON FENCE POST

SOUTHEAST CORNER, SEC. 25–T11N–R10W
FOUND BRASS CAP

NE	91.38'	TO CHISELED "X" IN SIGNAL POLE BASE
E	39.56'	TO CHISELED "X" IN NOSE OF ISLAND (HWY 34)
SE	114.98'	TO CHISELED "X" IN SOUTH END OF CONCRETE HEADWALL
SW	125.41'	TO CHISELED "X" IN SOUTH END OF CONCRETE HEADWALL

NORTHWEST CORNER, SOUTHEAST 1/4, SEC. 25–T11N–R10W
FOUND 1/2" PIPE, 0.4' BELOW GRADE

E	39.84'	TO MAG NAIL w/WASHER IN SOUTH FACE OF WOOD POST / TER WARNING POST
SSW	25.44'	TO REDHEAD NAIL IN WEST FACE OF POWER POLE
NE	1.3'	TO NEAR FACE OF CORNER FENCE POST OF CHAINLINK FENCE



SHEET 1 OF 2

olsson
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2021–02674
HNB SURVEY
FB 2020–3 SS

DWG: F:\2021\02501–03000\021–02674\40–Design\Survey\SRVY\Sheets\V_FPLAT_LDP_02102674.dwg USER: lwheeler
DATE: Nov 03, 2021 4:00pm XREFS: C_PRWAY_02102674 V_XTOPO_LDP_02102674 21–05–14_WETLANDS_LDP

LEGACY 34 FIRST SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25-T11N-R10W; THENCE ON AN ASSUMED BEARING OF N00°15'06"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4), A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, ALSO BEING THE POINT OF BEGINNING; THENCE S89°08'25"W, ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 220.96 FEET; THENCE N02°27'17"W A DISTANCE OF 448.05 FEET; THENCE N25°00'49"E A DISTANCE OF 118.98 FEET; THENCE N64°14'31"E A DISTANCE OF 61.00 FEET; THENCE N33°57'28"E A DISTANCE OF 38.80 FEET; THENCE S56°02'32"E A DISTANCE OF 22.66 FEET; THENCE N33°57'28"E A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE; THENCE AROUND THE CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 055°25'27", HAVING A RADIUS OF 595.00 FEET, AND A CHORD BEARING S28°19'48"E A CHORD DISTANCE OF 553.39 FEET; THENCE S00°37'05"E A DISTANCE OF 166.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY; THENCE S89°22'55"W, ALONG THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 211.91 FEET; THENCE S00°15'06"E ALONG THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 236,678.95 SQUARE FEET OR 5.43 ACRES MORE OR LESS OF WHICH 1.24 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2021, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

_____
JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JEROME K. SCHOEL, A SINGLE PERSON, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*LEGACY 34 FIRST SUBDIVISION*" IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2021.

_____
JEROME K. SCHOEL

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JEROME K. SCHOEL, A SINGLE PERSON, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____ , NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

_____ _____
CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____ , 2021.

_____
MAYOR

_____
CITY CLERK

DWG: F:\2021\02501-03000\021-02674\40-Design\Survey\SRVY\Sheets\V_FPLAT_LDP_02102674.dwg USER: lwheeler
DATE: Nov 03, 2021 4:00pm XREFS: C_PRWAY_02102674 V_XTOPO_LDP_02102674 21-05-14_WETLANDS_LDP

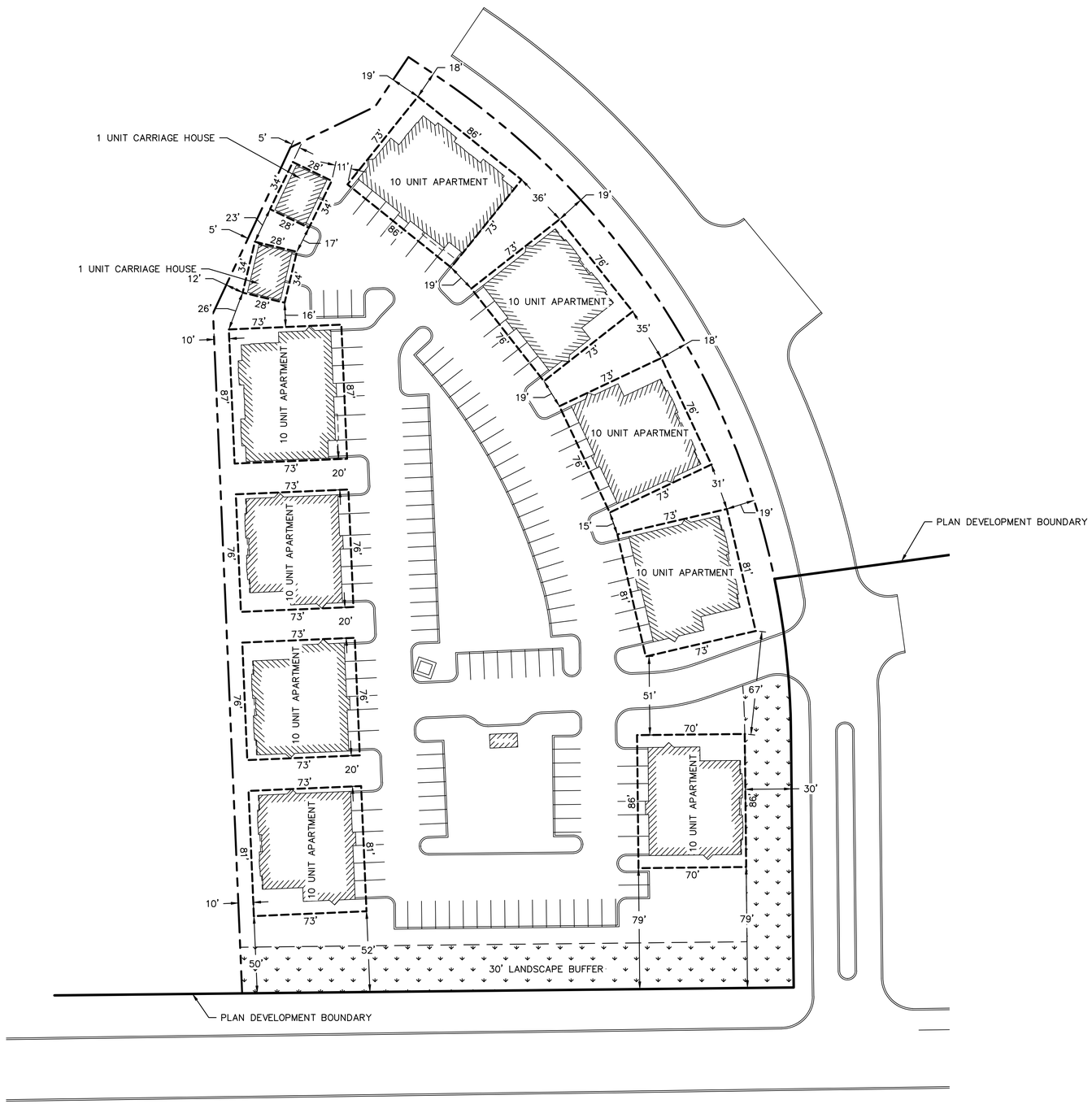
SHEET 2 OF 2

olsson
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2021-02674
HNB SURVEY
FB 2020-3 SS

LEGACY 34 FIRST SUBDIVISION

DEVELOPMENT PLAN



N

0' 20' 40' 80'
SCALE IN FEET

olsson
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

DEVELOPMENT PLAN

LEGACY 34 FIRST SUBDIVISION

GRAND ISLAND, NEBRASKA

2021

drawn by: SMG
checked by: AT
approved by:
QA/QC by:
project no.: 021-02674
drawing no.:
date: 9.16.2021

SHEET 1 of 1

DWG: F:\2021\02501-03000\021-02674\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE 1A\C_DP_02102674.dwg USER: sgnagy
DATE: Sep 16, 2021 8:46am XREFS: C_PBASE_02102674 21-05-14_WETLANDS_LDP C_PRWAY_02102674 C_PTBLK_02102674 V_XTOPO_LDP_02102674

FOUNDATION PLAN NOTES:

1. REFER TO APPROPRIATE SHEET FOR TYP. FOUNDATION DTL'S.
2. REFER TO SHEET S401 FOR FOUNDATION DESIGN DATA AND GEOTECHNICAL NOTES. REFER TO THE SHEAR WALL DRAWINGS FOR PLACEMENT AND IDENTIFICATION OF HOLD DOWNS.
3. FLOOR SLAB AREAS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
4. PLACE ALL GRANULAR FILL FOR SLABS-ON-GRADE ON FIRM UNDISTURBED SOIL OR ENGINEERED FILL. SEE SOILS REPORT.
5. PROVIDE 1/2" DIA. X 8" OR 14" TITEN HD MG (MECHANICALLY GALVANIZED) @ 4'-0" O.C. AND WITHIN 12" OF EACH CORNER AND AT EACH SIDE OF EACH OPENING. SILL PLATES SHALL BE 16'-0" LONG AS A MINIMUM WHERE POSSIBLE. REFER TO SHEET S401 FOR DIFFERING ANCHOR LENGTHS AND LOCATIONS.
6. ALL FOOTING DEPTHS SHALL BE MIN. OF 42" BELOW FINISHED GRADE.
7. FINISH GRADE SHALL BE PLACED A MINIMUM OF 6" BELOW TOP OF STEM WALL OR FIRST FLOOR FINISH ELEVATION.
8. ALL BUILDING DIMENSIONS ARE DIMENSIONED TO OUTSIDE EDGE OF WALL FRAMING AND SLAB. NOTE BRICK LEDGE IS NOT DIMENSIONED ON FOUNDATION PLANS.
9. SEE CIVIL ENGINEERING DRAWINGS FOR ALL FINISHED GRADE ELEVATIONS FOR SLABS, SIDEWALKS, & DRIVES. LONGITUDINAL AND TRANSVERSE SLOPES, TEXTURES AND DETAILS FOR ALL EXTERIOR HARD SURFACE CONDITIONS SHALL BE DESIGNED FOR ACCESSIBILITY.
10. PROVIDE AN APPROVED SLEEVE IN THE FOUNDATION WALL OR FOOTING FOR SLAB-ON-GRADE PATIO SITE DRAIN STORM PIPING IF DRAIN IS INDICATED ON THE DRAWINGS.
11. THE 2x SOLE PLATE IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED (WOLMANIZED) LUMBER.
12. FOUNDATION METAL FLASHING AND FOUNDATION METAL ANCHORS AND FASTENERS SHALL MEET THE TREATED LUMBER MANUFACTURER'S REQUIREMENTS FOR MATERIAL COMPATIBILITY.
13. IF PROVIDED, THE PERIMETER FOUNDATION DRAIN SHALL CONNECT INTO THE SITE STORM PIPING, UNLESS NOTED OTHERWISE.
14. FOUNDATION PERIMETER INSULATION SHALL BE A MINIMUM THICKNESS OF 2" w/ (R10) THERMAL RESISTANCE.
15. CHAIR-UP REINFORCING BARS IN FOOTINGS w/ 3" COVERAGE.

CAST-IN-PLACE CONC. NOTES:

1. CONCRETE 28 DAY COMPRESSIVE STRENGTH AND AIR ENTRAINMENT REQUIREMENTS:
   A. WALL FOOTINGS, SPREAD FOOTINGS, ALL CONCRETE BELOW FROST LINE - NORMAL WEIGHT, 3,000 PSI, 6% AIR.
   B. EXTERIOR SLABS, PIERS, ALL CONCRETE EXPOSED TO FREEZE/THAW CONDITIONS - NORMAL WEIGHT, 4,000 PSI, 6% AIR.
   C. INTERIOR SLABS ON GRADE - NORMAL WEIGHT, 4,000 PSI, NO ADDED AIR ENTRAINMENT (NATURAL ONLY).
2. STEEL REINFORCEMENT:
   A. DEFORMED BARS: ASTM A-615, Fy=60000 PSI
   B. WELDED WIRE FABRIC: ASTM A-185, Fy=65000 PSI
   C. ALL REINFORCING STEEL SHALL BE DETAILED IN IN ACCORDANCE WITH ACI 315 AND SHALL BE SHOP FABRICATED.
3. FURNISH AND RETAIN THE SERVICES OF A QUALIFIED TESTING LABORATORY TO COLLECT AND TEST FOUR TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE POURED EACH DAY.
4. ONE CYLINDER SHALL BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE SHALL BE RETAINED AS A SPARE.
5. UNLESS NOTED OTHERWISE, CHAMFER EDGES OF ALL EXPOSED CONCRETE 3/4".
6. DIMENSIONS SHOWN ON CONCRETE FOUNDATION PLANS ARE FROM FACE TO FACE OF CONCRETE FOUNDATION STEM WALL UNLESS NOTED OTHERWISE.
7. CONFIRM ALL FOUNDATION DIMENSIONS WITH ARCHITECTURAL FLOOR PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION.
8. ALL STEEL REINFORCING FOR FLOOR SLABS SHALL BE SUPPORTED AT MID DEPTH OF THE SLAB UNLESS NOTED OTHERWISE.
9. SUPPORTS SHALL CONSIST OF CONCRETE BRICKS OR STEEL CHAIRS WITH SAND FEET FOR SLABS-ON-GRADE.
10. MINIMUM COVER FOR STEEL REINFORCEMENT:

FOOTINGS:	3 INCHES
PIERS:	2 INCHES
SLAB-ON-GRADE:	MID-DEPTH OF SLAB

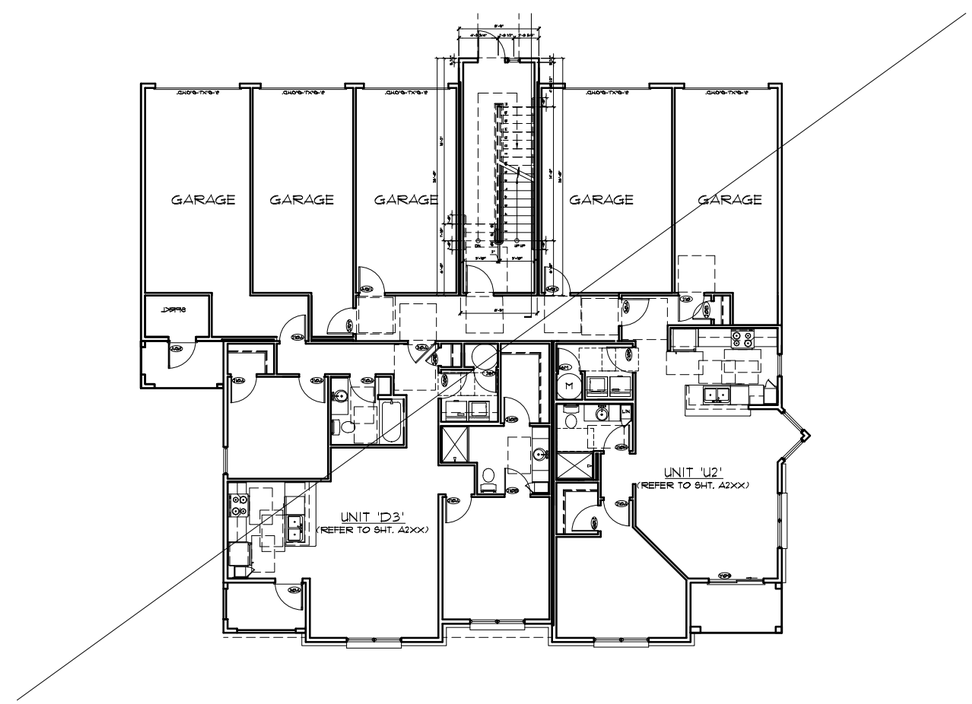
11. SAW SLAB CONTROL JOINTS WITH SOFT CUT SAW AS SOON AS CONCRETE WILL SUPPORT FOOT TRAFFIC AND CUTTING MACHINE.

RADON MITIGATION NOTES:

1. PROVIDE A COMPLETE PASSIVE RADON MITIGATION SYSTEM IN EACH BUILDING CONSISTING OF UNDERSLAB PERFORATED PIPING, SUMP PIT, VERTICAL PIPING VENT AND RELATED ITEMS. ALL WORK SHALL BE PERFORMED BY A QUALIFIED INSTALLER.
2. RADON MITIGATION IS ACQUIRED SOLELY THROUGH THE USE OF CONVECTIVE FLOW OF AIR UPWARDS FOR SOIL GAS DEPRESSURIZATION AND TO CAUSE AN UPWARD MOVEMENT OF AIR INSIDE A DEDICATED RADON PIPE, AND ALLOW THAT AIR TO ESCAPE THROUGH A SUPPLIED OPENING THUS REDUCING RADON LEVELS INSIDE THE BUILDING.
3. A LAYER OF 4" THICK MINIMUM APPROVED GAS-PERMEABLE FILL MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS TO FACILITATE THE RADON DEPRESSURIZATION PROCESS. COORDINATE THE FILL MATERIAL WITH UNDERSLAB REQUIREMENTS RECOMMENDED IN THE PROJECT SOILS REPORT.
4. PROVIDE A MINIMUM 6 MIL POLYETHYLENE SHEETING MATERIAL (VAPOR BARRIER) DIRECTLY ON TOP OF THE GAS-PERMEABLE FILL MATERIAL. THE SHEETING SHALL FULLY COVER THE UNDER-SLAB AREAS. SEPARATE SECTIONS OF SHEETING SHALL BE OVERLAPPED A MINIMUM OF 12", AND SHALL FIT CLOSELY AROUND ANY PIPE OR OTHER PENETRATION.
5. PROVIDE 3" DIAMETER ABS VENTILATED PIPING LOOP OR FINGER SYSTEM UNDER-SLAB AS INDICATED ON THE FOUNDATION PLAN. WRAP THE PVC PIPING WITH AN APPROVED COMPRESSIBLE MATERIAL WHEREVER THE PIPING PASSES BELOW A BUILDING FOOTING OR THICKENED SLAB.
6. PROVIDE A SUMP PIT TO SERVE AS THE TERMINATION POINT FOR SUB-SLAB DRAIN TILE FINGERS OR LOOPS. THE SUMP PIT SHALL HAVE A GASKETED OR SEALED LID DESIGNED TO ACCOMMODATE THE VENT PIPE.
7. PROVIDE A 3" DIAMETER PVC GAS-TIGHT VENT PIPE EMBEDED VERTICALLY INTO THE SUB-SLAB PERMEABLE MATERIAL BEFORE THE FLOOR SLAB IS CAST AND CONNECTED TO THE SUMP. THE VENT PIPE SHALL EXTEND VERTICALLY THROUGH ALL BUILDING FLOORS AND TERMINATE AT LEAST 12" ABOVE THE ROOF SURFACE IN A LOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE BUILDING. REFER TO THE FLOOR PLANS FOR VENT LOCATIONS.
8. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPING SHALL BE IDENTIFIED WITH A LABEL AT EACH FLOOR LEVEL, AND INSIDE ACCESSIBLE ATTIC SPACES. SUCH LABELS SHALL READ "RADON REDUCTION SYSTEM".
9. PROVIDE AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED ELECTRICAL BOX FOR FUTURE INSTALLATION OF AN ACTIVE RADON MITIGATION SYSTEM. THE ELECTRICAL BOX SHALL BE INSTALLED INSIDE THE ACCESSIBLE ATTIC SPACE OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS.

FOUNDATION PLAN KEY:

1. FINISH FLOOR: 4" CONCRETE SLAB w/ 6x6 #10x10 WWM REINFORCING ON 6 MIL. POLYETHYLENE VAPOR BARRIER OVER MINIMUM OF 4" GRANULAR FILL.
2. 4" THICK CONCRETE PATIO. PROVIDE A POSITIVE SLOPE OF A MINIMUM 1/8" PER FT. AWAY FROM BUILDING
3. COLD JOINT @ SLAB EDGE
4. THICKENED SLAB
5. CONCRETE STEM WALL
6. (OMIT)
7. THICKEN FRONT EDGE OF SLAB TO ADJUST TO GRADE
8. 6" WIDE x 8" TALL FORMED CONCRETE STEM WALL OVER 3'-0" x 3'-0" x 1'-6" CONCRETE PAD FOOTING w/ (3) #5 BARS EACH WAY TOP AND BOTTOM. TOP OF FOOTING = -0'-8" A.F.F. (UNLESS NOTED OTHERWISE)
9. 10" WIDE x 8" TALL FORMED CONCRETE STEM WALL OVER 4'-0" x 4'-0" x 1'-6" CONCRETE PAD FOOTING w/ (4) #5 BARS EACH WAY TOP AND BOTTOM. TOP OF FOOTING = -0'-8" A.F.F. UNLESS NOTED OTHERWISE.
10. NOT USED.
11. RADON REDUCTION SYSTEM UNDERSLAB 3" DIA. ABS PERFORATED PIPE AND SEALED SUMP PIT.



BUILDING 'A-1'
1 BUILDING FOUNDATION PLAN
SCALE: 1/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-1'
BUILDING FOUNDATION PLAN

DATE: XX/XX/XX

SHEET NO.
A001

FOUNDATION PLAN NOTES:

1. REFER TO APPROPRIATE SHEET FOR TYP. FOUNDATION DTL'S.
2. REFER TO SHEET S401 FOR FOUNDATION DESIGN DATA AND GEOTECHNICAL NOTES. REFER TO THE SHEAR WALL DRAWINGS FOR PLACEMENT AND IDENTIFICATION OF HOLD DOWNS.
3. FLOOR SLAB AREAS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
4. PLACE ALL GRANULAR FILL FOR SLABS-ON-GRADE ON FIRM UNDISTURBED SOIL OR ENGINEERED FILL. SEE SOILS REPORT.
5. PROVIDE 1/2" DIA. X 8" OR 14" TITEN HD MG (MECHANICALLY GALVANIZED) @ 4'-0" O.C. AND WITHIN 12" OF EACH CORNER AND AT EACH SIDE OF EACH OPENING. SILL PLATES SHALL BE 16'-0" LONG AS A MINIMUM WHERE POSSIBLE. REFER TO SHEET S401 FOR DIFFERING ANCHOR LENGTHS AND LOCATIONS.
6. ALL FOOTING DEPTHS SHALL BE MIN. OF 42" BELOW FINISHED GRADE.
7. FINISH GRADE SHALL BE PLACED A MINIMUM OF 6" BELOW TOP OF STEM WALL OR FIRST FLOOR FINISH ELEVATION.
8. ALL BUILDING DIMENSIONS ARE DIMENSIONED TO OUTSIDE EDGE OF WALL FRAMING AND SLAB. NOTE BRICK LEDGE IS NOT DIMENSIONED ON FOUNDATION PLANS.
9. SEE CIVIL ENGINEERING DRAWINGS FOR ALL FINISHED GRADE ELEVATIONS FOR SLABS, SIDEWALKS, & DRIVES. LONGITUDINAL AND TRANSVERSE SLOPES, TEXTURES AND DETAILS FOR ALL EXTERIOR HARD SURFACE CONDITIONS SHALL BE DESIGNED FOR ACCESSIBILITY.
10. PROVIDE AN APPROVED SLEEVE IN THE FOUNDATION WALL OR FOOTING FOR SLAB-ON-GRADE PATIO SITE DRAIN STORM PIPING IF DRAIN IS INDICATED ON THE DRAWINGS.
11. THE 2x SOLE PLATE IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED (WOLMANIZED) LUMBER.
12. FOUNDATION METAL FLASHING AND FOUNDATION METAL ANCHORS AND FASTENERS SHALL MEET THE TREATED LUMBER MANUFACTURER'S REQUIREMENTS FOR MATERIAL COMPATIBILITY.
13. IF PROVIDED, THE PERIMETER FOUNDATION DRAIN SHALL CONNECT INTO THE SITE STORM PIPING, UNLESS NOTED OTHERWISE.
14. FOUNDATION PERIMETER INSULATION SHALL BE A MINIMUM THICKNESS OF 2" w/ (R10) THERMAL RESISTANCE.
15. CHAIR-UP REINFORCING BARS IN FOOTINGS w/ 3" COVERAGE.

CAST-IN-PLACE CONC. NOTES:

1. CONCRETE 28 DAY COMPRESSIVE STRENGTH AND AIR ENTRAINMENT REQUIREMENTS:
   A. WALL FOOTINGS, SPREAD FOOTINGS, ALL CONCRETE BELOW FROST LINE - NORMAL WEIGHT, 3,000 PSI, 6% AIR.
   B. EXTERIOR SLABS, PIERS, ALL CONCRETE EXPOSED TO FREEZE/THAW CONDITIONS - NORMAL WEIGHT, 4,000 PSI, 6% AIR.
   C. INTERIOR SLABS ON GRADE - NORMAL WEIGHT, 4,000 PSI, NO ADDED AIR ENTRAINMENT (NATURAL ONLY).
2. STEEL REINFORCEMENT:
   A. DEFORMED BARS: ASTM A-615, Fy=60000 PSI
   B. WELDED WIRE FABRIC: ASTM A-185, Fy=65000 PSI
   C. ALL REINFORCING STEEL SHALL BE DETAILED IN IN ACCORDANCE WITH ACI 315 AND SHALL BE SHOP FABRICATED.
3. FURNISH AND RETAIN THE SERVICES OF A QUALIFIED TESTING LABORATORY TO COLLECT AND TEST FOUR TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE POURED EACH DAY.
4. ONE CYLINDER SHALL BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE SHALL BE RETAINED AS A SPARE.
5. UNLESS NOTED OTHERWISE, CHAMFER EDGES OF ALL EXPOSED CONCRETE 3/4".
6. DIMENSIONS SHOWN ON CONCRETE FOUNDATION PLANS ARE FROM FACE TO FACE OF CONCRETE FOUNDATION STEM WALL UNLESS NOTED OTHERWISE.
7. CONFIRM ALL FOUNDATION DIMENSIONS WITH ARCHITECTURAL FLOOR PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION.
8. ALL STEEL REINFORCING FOR FLOOR SLABS SHALL BE SUPPORTED AT MID DEPTH OF THE SLAB UNLESS NOTED OTHERWISE.
9. SUPPORTS SHALL CONSIST OF CONCRETE BRICKS OR STEEL CHAIRS WITH SAND FEET FOR SLABS-ON-GRADE.
10. MINIMUM COVER FOR STEEL REINFORCEMENT:

FOOTINGS:	3 INCHES
PIERS:	2 INCHES
SLAB-ON-GRADE:	MID-DEPTH OF SLAB

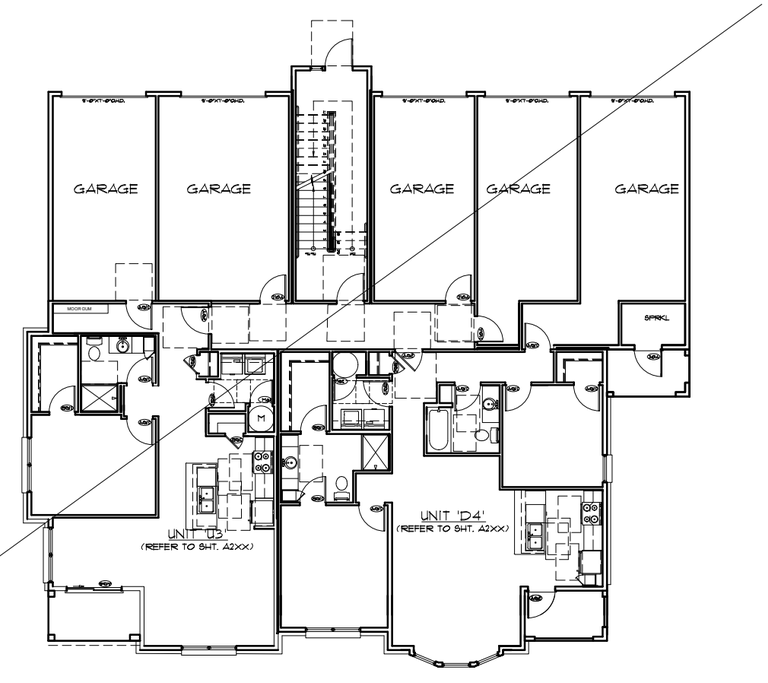
11. SAW SLAB CONTROL JOINTS WITH SOFT CUT SAW AS SOON AS CONCRETE WILL SUPPORT FOOT TRAFFIC AND CUTTING MACHINE.

RADON MITIGATION NOTES:

1. PROVIDE A COMPLETE PASSIVE RADON MITIGATION SYSTEM IN EACH BUILDING CONSISTING OF UNDERSLAB PERFORATED PIPING, SUMP PIT, VERTICAL PIPING VENT AND RELATED ITEMS. ALL WORK SHALL BE PERFORMED BY A QUALIFIED INSTALLER.
2. RADON MITIGATION IS ACQUIRED SOLELY THROUGH THE USE OF CONVECTIVE FLOW OF AIR UPWARDS FOR SOIL GAS DEPRESSURIZATION AND TO CAUSE AN UPWARD MOVEMENT OF AIR INSIDE A DEDICATED RADON PIPE, AND ALLOW THAT AIR TO ESCAPE THROUGH A SUPPLIED OPENING THUS REDUCING RADON LEVELS INSIDE THE BUILDING.
3. A LAYER OF 4" THICK MINIMUM APPROVED GAS-PERMEABLE FILL MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS TO FACILITATE THE RADON DEPRESSURIZATION PROCESS. COORDINATE THE FILL MATERIAL WITH UNDERSLAB REQUIREMENTS RECOMMENDED IN THE PROJECT SOILS REPORT.
4. PROVIDE A MINIMUM 6 MIL POLYETHYLENE SHEETING MATERIAL (VAPOR BARRIER) DIRECTLY ON TOP OF THE GAS-PERMEABLE FILL MATERIAL. THE SHEETING SHALL FULLY COVER THE UNDER-SLAB AREAS. SEPARATE SECTIONS OF SHEETING SHALL BE OVERLAPPED A MINIMUM OF 12", AND SHALL FIT CLOSELY AROUND ANY PIPE OR OTHER PENETRATION.
5. PROVIDE 3" DIAMETER ABS VENTILATED PIPING LOOP OR FINGER SYSTEM UNDER-SLAB AS INDICATED ON THE FOUNDATION PLAN. WRAP THE PVC PIPING WITH AN APPROVED COMPRESSIBLE MATERIAL WHEREVER THE PIPING PASSES BELOW A BUILDING FOOTING OR THICKENED SLAB.
6. PROVIDE A SUMP PIT TO SERVE AS THE TERMINATION POINT FOR SUB-SLAB DRAIN TILE FINGERS OR LOOPS. THE SUMP PIT SHALL HAVE A GASKETED OR SEALED LID DESIGNED TO ACCOMMODATE THE VENT PIPE.
7. PROVIDE A 3" DIAMETER PVC GAS-TIGHT VENT PIPE EMBEDED VERTICALLY INTO THE SUB-SLAB PERMEABLE MATERIAL BEFORE THE FLOOR SLAB IS CAST AND CONNECTED TO THE SUMP. THE VENT PIPE SHALL EXTEND VERTICALLY THROUGH ALL BUILDING FLOORS AND TERMINATE AT LEAST 12" ABOVE THE ROOF SURFACE IN A LOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE BUILDING. REFER TO THE FLOOR PLANS FOR VENT LOCATIONS.
8. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPING SHALL BE IDENTIFIED WITH A LABEL AT EACH FLOOR LEVEL, AND INSIDE ACCESSIBLE ATTIC SPACES. SUCH LABELS SHALL READ "RADON REDUCTION SYSTEM".
9. PROVIDE AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED ELECTRICAL BOX FOR FUTURE INSTALLATION OF AN ACTIVE RADON MITIGATION SYSTEM. THE ELECTRICAL BOX SHALL BE INSTALLED INSIDE THE ACCESSIBLE ATTIC SPACE OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS.

FOUNDATION PLAN KEY:

1. FINISH FLOOR: 4" CONCRETE SLAB w/ 6x6 #10x10 WWM REINFORCING ON 6 MIL. POLYETHYLENE VAPOR BARRIER OVER MINIMUM OF 4" GRANULAR FILL.
2. 4" THICK CONCRETE PATIO. PROVIDE A POSITIVE SLOPE OF A MINIMUM 1/8" PER FT. AWAY FROM BUILDING
3. COLD JOINT @ SLAB EDGE
4. THICKENED SLAB
5. CONCRETE STEM WALL
6. (OMIT)
7. THICKEN FRONT EDGE OF SLAB TO ADJUST TO GRADE
8. 6" WIDE x 8" TALL FORMED CONCRETE STEM WALL OVER 3'-0" x 3'-0" x 1'-6" CONCRETE PAD FOOTING w/ (3) #5 BARS EACH WAY TOP AND BOTTOM. TOP OF FOOTING = -0'-8" A.F.F. (UNLESS NOTED OTHERWISE)
9. 10" WIDE x 8" TALL FORMED CONCRETE STEM WALL OVER 4'-0" x 4'-0" x 1'-6" CONCRETE PAD FOOTING w/ (4) #5 BARS EACH WAY TOP AND BOTTOM. TOP OF FOOTING = -0'-8" A.F.F. UNLESS NOTED OTHERWISE.
10. NOT USED.
11. RADON REDUCTION SYSTEM UNDERSLAB 3" DIA. ABS PERFORATED PIPE AND SEALED SUMP PIT.



1 BUILDING 'A-2' BUILDING FOUNDATION PLAN
SCALE: 1/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-2'
BUILDING FOUNDATION PLAN

DATE: XX/XX/XX

SHEET NO.
S102

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF 3 1/2" STUDS UNLESS OTHERWISE NOTED.

2. PROVIDE APARTMENT LETTERS ON ALL APARTMENT PRIMARY ENTRANCE DOORS.

3. PROVIDE A DOOR KNOCKER AT EACH UNIT PRIMARY ENTRY DOOR. PRIVATE A SEPARATE PEEP SIGHT INDEPENDENT OF THE DOOR KNOCKER AS MOUNTING HEIGHTS ARE DIFFERENT.

4. DOORS, WINDOWS, FIXTURES, HARDWARE AND EQUIPMENT IN DESIGNATED GROUND FLOOR UNITS ARE REQUIRED TO BE (TYPE A) ACCESSIBLE IF PROVIDED. THIS SCOPE INCLUDES DOORS, WINDOWS, FIXTURES, HARDWARE & EQUIPMENT.

5. TAPE, SPACKLE AND PAINT GYPSUM DRYWALL IN SPRINKLER CLOSETS AND MECHANICAL ROOMS.

6. WOOD BLOCKING FOR ANCHORAGE SHALL BE PROVIDED FOR ALL WINDOW CURTAIN RODS, SHOWER RODS, HANDRAIL BRACKETS, TOILET PAPER HOLDER AND SIMILAR ITEMS. SOLID WOOD BLOCKING SHALL ALSO BE PROVIDED IN (TYPE A) AND (TYPE B) ACCESSIBLE UNITS FOR FUTURE PLACEMENT OF GRAB BARS FOR REQUIRED ACCESSIBLE WATER CLOSETS, SHOWERS AND BATHTUBS - REFER TO TYPICAL INTERIOR WALL ELEVATIONS ON THE UNIT PLAN SHEETS.

7. PROVIDE COMPATIBLE ADA-COMPLIANT CARPET STRIP EDGING WHERE CARPET ADJOINS DIFFERENT FLOORING MATERIAL.

8. CEILING AND WALL HEIGHTS VARY AS NOTED FOR UPPER LEVEL UNITS.

9. PROVIDE STEEL ANGLE LINTELS AT WINDOW AND DOOR OPENINGS WHERE REQUIRED. REFER TO STRUCTURAL DRAWINGS.

10. REFER TO SHEETS A251 & A252 FOR DOOR SCHEDULE, DOOR, WINDOW AND GLAZING NOTES.

11. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 6'-0" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND WHERE THE BOTTOM OF THE WINDOW CLEAR OPENING IS LESS THAN 36" ABOVE THE FINISH FLOOR, THE WINDOW MANUFACTURER MUST PROVIDE WINDOWS THAT INCLUDE EITHER WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090, OR WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8 OF THE 2018 EDITION OF THE NEBRASKA BUILDING CODE.

12. REFER TO THE LIFE SAFETY SHEETS FOR TYPE AND LOCATIONS OF PORTABLE FIRE EXTINGUISHERS AND/OR FIRE EXTINGUISHER CABINETS.

13. PROVIDE R-13 BATT INSULATION IN ALL 2x4 EXTERIOR WALLS AND R-19 BATT INSULATION IN ALL 2x6 EXTERIOR WALLS.

14. PROVIDE A MINIMUM R-13 BATT INSULATION IN ALL SPRINKLER RISER ROOM WALLS AND IN ALL GARAGE DEMISING WALLS.

15. PROVIDE A MINIMUM R-13 BATT INSULATION IN ALL WALLS SEPARATING PRIVATE GARAGES AND HALLS, STAIRS AND DWELLING UNITS.

16. PROVIDE A MINIMUM R-13 BATT INSULATION IN ALL STAIRS, HALL AND COMMON CORRIDOR WALLS.

FLOOR PLAN KEY:

3-0 — DOOR TAG - REFER TO SHEET A251

A — WINDOW TAG - REFER TO BUILDING ELEVATIONS (AND COMPLEX FLOOR PLANS WHERE INDICATED)

T — DENOTES TEMPERED GLAZING ON DOOR OR WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS

* — DENOTES DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE COMPLYING WITH ICC A117.1-2009, SECTIONS 309.3 AND 1002.9. REFER TO FLOOR PLANS FOR NOTATION - (ALL (TYPE A) UNITS

GYPSUM BOARD BULKHEAD OR DROPPED CEILING WHERE INDICATED

R.A.G. — RETURN AIR GRILLE IN WALL - REFER TO MPE DRAWINGS

M — DWELLING UNIT MECHANICAL ROOM EQUIPMENT - REFER TO MPE DRAWINGS

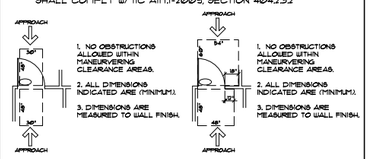
AC — AIR CONDITIONER - REFER TO MECHANICAL DRAWINGS

48" / 30" — REQUIRED CLEAR FLOOR SPACE WHERE INDICATED IN FLOOR PLAN PER ICC A117.1-2009, SECTION 305

5' DIA. (MIN) — REQUIRED TURNING SPACE (CIRCULAR) WHERE INDICATED IN FLOOR PLAN PER ICC A117.1-2009, SECTION 304.3.1

48" / 36" — REQUIRED TURNING SPACE (T-SHAPED) WHERE INDICATED IN FLOOR PLAN PER ICC A117.1-2009, SECTION 304.3.2. ALL DIMENSIONS INDICATED ARE (MINIMUM)

DOOR MANEUVERING CLEARANCES FOR SWINGING DOORS SHALL COMPLY W/ ICC A117.1-2009, SECTION 404.2.3.2



EXAMPLE: DOOR MANEUVERING CLEARANCES OF A 3'-0" SWINGING LATCHED DOOR

EXAMPLE: DOOR MANEUVERING CLEARANCES OF A 3'-0" SWINGING LATCHED AND SELF-CLOSING DOOR

LIFE SAFETY KEY:

APPROVED DRAFTSTOP AT FLOOR BOX OR IN ATTIC SPACE AS APPROPRIATE AT THESE LOCATIONS. REFER TO THE LIFE SAFETY WALL SECTIONS FOR ADDITIONAL INFORMATION. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT SEPARATION WALLS AND AT CORRIDOR WALLS.

THE CEILING ABOVE THIS AREA IS THE BOTTOM OF THE EXIT ENCLOSURE ABOVE AND MUST BE TREATED AS PART OF THE EXIT ENCLOSURE ASSEMBLY. PENETRATIONS INTO AND OPENINGS THROUGH EXIT ENCLOSURE ASSEMBLIES ARE PROHIBITED BY CODE EXCEPT FOR ELECTRICAL CONDUIT AND SPRINKLER PIPING SERVING THE EXIT ENCLOSURE AREA.

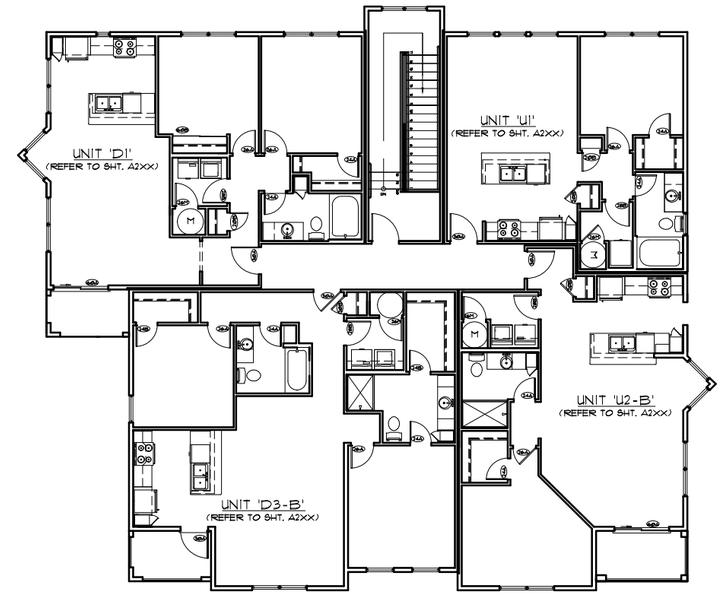
CONSTRUCTION BELOW THE FLOOR LINE IN THIS SHADED AREA IS INCLUDED IN THE EXIT ENCLOSURE ON THE FLOOR BELOW AND MUST BE TREATED AS PART OF THE FIRE-RESISTIVE EXIT ENCLOSURE ASSEMBLY. PENETRATIONS INTO AND OPENINGS THROUGH EXIT ENCLOSURE ASSEMBLIES ARE PROHIBITED BY CODE EXCEPT FOR ELECTRICAL CONDUIT AND SPRINKLER PIPING SERVING THE EXIT ENCLOSURE AREA.

PENETRATIONS INTO AND OPENINGS THROUGH EXIT ENCLOSURE ASSEMBLIES ARE PROHIBITED BY CODE EXCEPT FOR ELECTRICAL CONDUIT AND SPRINKLER PIPING SERVING THE EXIT ENCLOSURE AREA.

L.S.1 — REFER TO LIFE SAFETY WALL SECTIONS AND DETAILS - REFER TO SHEETS A621 THRU A624.

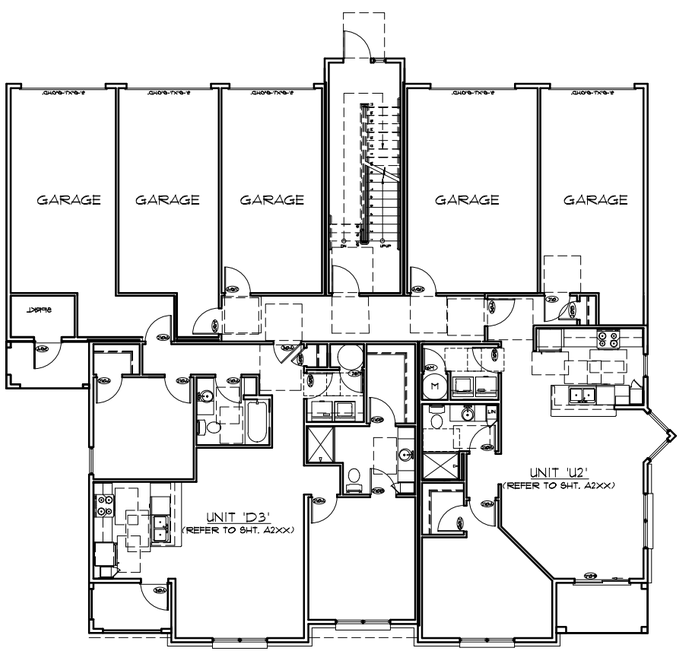
F.W. "A" — WHERE INDICATED, SUBSTITUTE 1-HOUR FIRE RATED PLYWOOD SHEATHING OR EQUIVALENT IN LIEU OF STANDARD OSB SHEATHING AT PLANE OF EXTERIOR WALL. EXTERIOR WALL SHALL BE RATED FOR 1-HOUR F.R. CONSTRUCTION ON BOTH SIDES OF WALL FOR A MINIMUM DISTANCE OF 4 FEET IN EITHER DIRECTION (UNLESS OTHERWISE NOTED) OF A DESIGNATED FIRE WALL. REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.

DENOTES FIRE BARRIER AT WALL. PROVIDE FIRE-RATED CONSTRUCTION AS NOTED. REFER TO THE DOOR SCHEDULE FOR RATED OPENINGS.



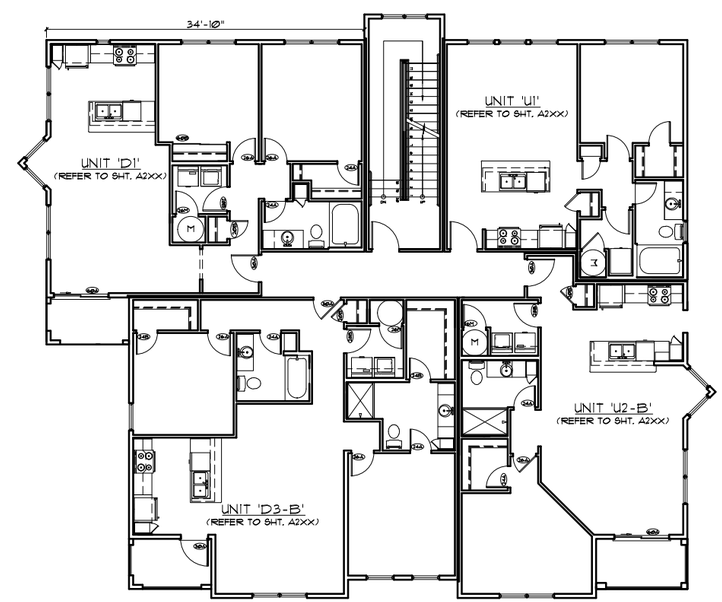
3 BUILDING 'A-1' THIRD FLOOR BUILDING PLAN

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



1 BUILDING 'A-1' FIRST FLOOR BUILDING PLAN

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



2 BUILDING 'A-1' SECOND FLOOR BUILDING PLAN

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

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weavershermen.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-1'
COMPLEX PLAN / NOTES

DATE: XX/XX/XX

SHEET NO.
A101

ROOF PLAN KEY:

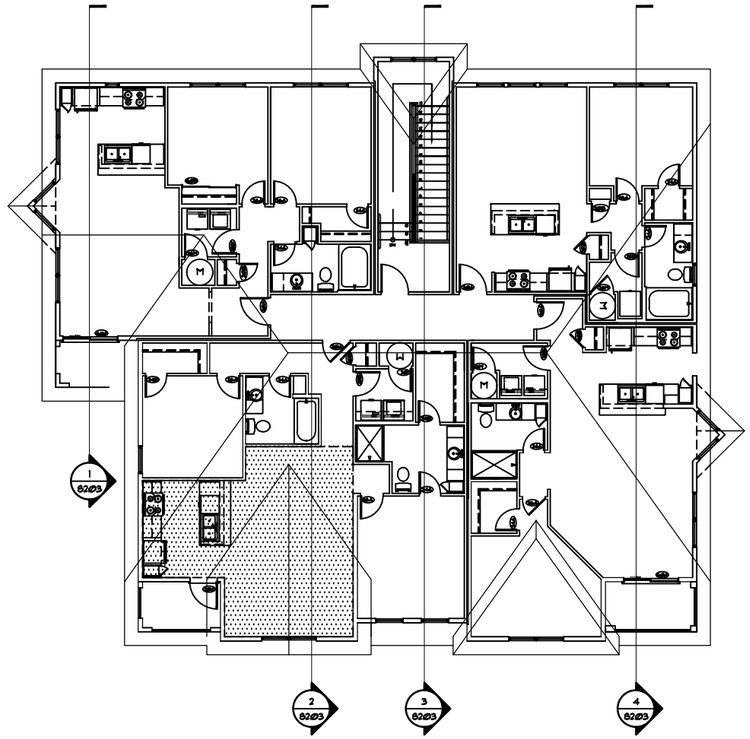
- ∘ V.T.R. - VENT THRU ROOF
- SLOPE — DESIGN SLOPE BUILT INTO TOP CHORD OF TRUSS AS INDICATED ON ARCH. DWG'S.
- CONTINUOUS RIDGE VENT
- □ PRE-FINISHED ALUMINUM STATIC ROOF LOUVER VENT w/ SLOPED BACK - MINIMUM 65 SQ. IN. N.F.A. - BLACK COLOR, EQUAL TO MASTER FLOW #RS5

ROOF NOTES:

1. REFER TO THE BUILDING FLOOR PLAN SHEETS FOR LOCATIONS OF ATTIC DRAFT STOPS. WHEN LOCATING THE ROOF-MOUNT VENTS, ENSURE THE VENT IS PLACED ON THE PROPER SIDE OF THE DRAFT STOP OR DWELLING UNIT SEPARATION WALL AS INDICATED ON THE ROOF PLAN.
2. TRUSS DESIGNER/FABRICATOR SHALL INDICATE ON HIS ROOF LAYOUT SHEET ALL AREAS DESIGNATED TO RECEIVE ADDITIONAL SNOW DRIFT LOADING.
3. REFER TO THE BUILDING CROSS-SECTIONS AND WALL SECTIONS FOR LOCATIONS, SIZES AND PROFILES OF SLOPED ROOF TRUSSES.
4. PROVIDE ROOF FLASHING 8" MIN. VERTICALLY AT ALL INTERSECTIONS OF VERTICAL WALLS & PARAPETS UNLESS OTHERWISE NOTED.
5. PROVIDE A SELF-ADHERED ROOF UNDERLAYMENT PRODUCT EQUAL TO GRACE ICE AND WATER SHIELD OR APPROVED EQUAL UNDER ROOF SHINGLES. INSTALL THE ROOF UNDERLAYMENT AT THE FOLLOWING LOCATIONS:
   - A. (2) ROWS AT EAVE LOCATIONS
   - B. (1) ROW ALONG SIDES OF ROOF DORMERS WITH A MINIMUM OF A 6" HIGH RETURN VERTICALLY UP THE WALL, TERMINATING WITH METAL ROOF FLASHING
   - C. (1) ROW AT TRANSITION BETWEEN TPO ROOFING AND ROOF SHINGLES
   - D. (1) ROW AT THE CENTERLINE OF ROOF VALLEYS
6. PROVIDE GUTTERS AND DOWNSPOUTS AS FOLLOWS:

   BUILDING 'D'

   - A. GUTTERS SHALL BE PRE-FINISHED ALUMINIM, STOCK SIZE K-STYLE OGEE, SIZE 5K.
   - B. DOWNSPOUTS SHALL BE PRE-FINISHED ALUMINUM, CORRUGATED STYLE, 3"X4".



BUILDING 'A-1'
- ROOF PLAN

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

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-1'

ROOF PLAN / NOTES

DATE: XX/XX/XX

SHEET NO.
A1.02

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF 3 1/2" STUDS UNLESS OTHERWISE NOTED.

2. PROVIDE APARTMENT LETTERS ON ALL APARTMENT PRIMARY ENTRANCE DOORS.

3. PROVIDE A DOOR KNOCKER AT EACH UNIT PRIMARY ENTRY DOOR. PRIVATE A SEPARATE PEEP SIGHT INDEPENDENT OF THE DOOR KNOCKER AS MOUNTING HEIGHTS ARE DIFFERENT.

4. DOORS, WINDOWS, FIXTURES, HARDWARE AND EQUIPMENT IN DESIGNATED GROUND FLOOR UNITS ARE REQUIRED TO BE (TYPE A) ACCESSIBLE IF PROVIDED. THIS SCOPE INCLUDES DOORS, WINDOWS, FIXTURES, HARDWARE & EQUIPMENT.

5. TAPE, SPACKLE AND PAINT GYPSUM DRYWALL IN SPRINKLER CLOSETS AND MECHANICAL ROOMS.

6. WOOD BLOCKING FOR ANCHORAGE SHALL BE PROVIDED FOR ALL WINDOW CURTAIN RODS, SHOWER RODS, HANDRAIL BRACKETS, TOILET PAPER HOLDER AND SIMILAR ITEMS. SOLID WOOD BLOCKING SHALL ALSO BE PROVIDED IN (TYPE A) AND (TYPE B) ACCESSIBLE UNITS FOR FUTURE PLACEMENT OF GRAB BARS FOR REQUIRED ACCESSIBLE WATER CLOSETS, SHOWERS AND BATHTUBS - REFER TO TYPICAL INTERIOR WALL ELEVATIONS ON THE UNIT PLAN SHEETS.

7. PROVIDE COMPATIBLE ADA-COMPLIANT CARPET STRIP EDGING WHERE CARPET ADJOINS DIFFERENT FLOORING MATERIAL.

8. CEILING AND WALL HEIGHTS VARY AS NOTED FOR UPPER LEVEL UNITS.

9. PROVIDE STEEL ANGLE LINTELS AT WINDOW AND DOOR OPENINGS WHERE REQUIRED. REFER TO STRUCTURAL DRAWINGS.

10. REFER TO SHEETS A251 & A252 FOR DOOR SCHEDULE, DOOR, WINDOW AND GLAZING NOTES.

11. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 6'-0" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND WHERE THE BOTTOM OF THE WINDOW CLEAR OPENING IS LESS THAN 36" ABOVE THE FINISH FLOOR, THE WINDOW MANUFACTURER MUST PROVIDE WINDOWS THAT INCLUDE EITHER WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090, OR WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8 OF THE 2018 EDITION OF THE NEBRASKA BUILDING CODE.

12. REFER TO THE LIFE SAFETY SHEETS FOR TYPE AND LOCATIONS OF PORTABLE FIRE EXTINGUISHERS AND/OR FIRE EXTINGUISHER CABINETS.

13. PROVIDE R-13 BATT INSULATION IN ALL 2x4 EXTERIOR WALLS AND R-19 BATT INSULATION IN ALL 2x6 EXTERIOR WALLS.

14. PROVIDE A MINIMUM R-13 BATT INSULATION IN ALL SPRINKLER RISER ROOM WALLS AND IN ALL GARAGE DEMISING WALLS.

15. PROVIDE A MINIMUM R-13 BATT INSULATION IN ALL WALLS SEPARATING PRIVATE GARAGES AND HALLS, STAIRS AND DWELLING UNITS.

16. PROVIDE A MINIMUM R-13 BATT INSULATION IN ALL STAIRS, HALL AND COMMON CORRIDOR WALLS.

FLOOR PLAN KEY:

3-0 — DOOR TAG - REFER TO SHEET A251

A — WINDOW TAG - REFER TO BUILDING ELEVATIONS (AND COMPLEX FLOOR PLANS WHERE INDICATED)

T — DENOTES TEMPERED GLAZING ON DOOR OR WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS

* — DENOTES DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE COMPLYING WITH ICC A117.1-2009, SECTIONS 309.3 AND 1002.9. REFER TO FLOOR PLANS FOR NOTATION - (ALL (TYPE A) UNITS

GYPSUM BOARD BULKHEAD OR DROPPED CEILING WHERE INDICATED

R.A.G. — RETURN AIR GRILLE IN WALL - REFER TO MPE DRAWINGS

M — DWELLING UNIT MECHANICAL ROOM EQUIPMENT - REFER TO MPE DRAWINGS

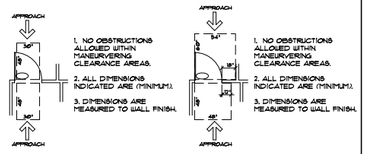
AC — AIR CONDITIONER - REFER TO MECHANICAL DRAWINGS

48" / 30" — REQUIRED CLEAR FLOOR SPACE WHERE INDICATED IN FLOOR PLAN PER ICC A117.1-2009, SECTION 305

5' DIA. (MIN) — REQUIRED TURNING SPACE (CIRCULAR) WHERE INDICATED IN FLOOR PLAN PER ICC A117.1-2009, SECTION 304.3.1

48" / 36" / 36" / 36" / 36" — REQUIRED TURNING SPACE (T-SHAPED) WHERE INDICATED IN FLOOR PLAN PER ICC A117.1-2009, SECTION 304.3.2. ALL DIMENSIONS INDICATED ARE (MINIMUM)

DOOR MANEUVERING CLEARANCES FOR SWINGING DOORS SHALL COMPLY W/ ICC A117.1-2009, SECTION 404.2.3.2



EXAMPLE: DOOR MANEUVERING CLEARANCES OF A 3'-0" SWINGING LATCHED DOOR

EXAMPLE: DOOR MANEUVERING CLEARANCES OF A 3'-0" SWINGING LATCHED AND SELF-CLOSING DOOR

ACCESSIBLE ROUTE

Accessible route — DENOTES ACCESSIBLE ROUTE FROM BUILDING INTERIOR AS DEFINED BY ICC/ANSI A117.1 -2009, SECTION 402.

REFER TO CIVIL DRAWINGS FOR ACCESSIBLE ROUTES LOCATED OUTSIDE THE BUILDING

LIFE SAFETY KEY:

APPROVED DRAFTSTOP AT FLOOR BOX OR IN ATTIC SPACE AS APPROPRIATE AT THESE LOCATIONS. REFER TO THE LIFE SAFETY WALL SECTIONS FOR ADDITIONAL INFORMATION. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT SEPARATION WALLS AND AT CORRIDOR WALLS.

THE CEILING ABOVE THIS AREA IS THE BOTTOM OF THE EXIT ENCLOSURE ABOVE AND MUST BE TREATED AS PART OF THE EXIT ENCLOSURE ASSEMBLY. PENETRATIONS INTO AND OPENINGS THROUGH EXIT ENCLOSURE ASSEMBLIES ARE PROHIBITED BY CODE EXCEPT FOR ELECTRICAL CONDUIT AND SPRINKLER PIPING SERVING THE EXIT ENCLOSURE AREA.

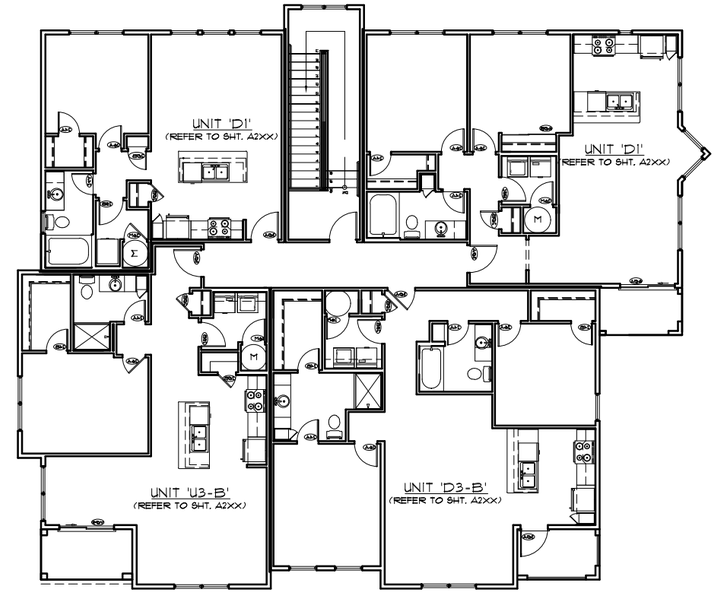
CONSTRUCTION BELOW THE FLOOR LINE IN THIS SHADED AREA IS INCLUDED IN THE EXIT ENCLOSURE ON THE FLOOR BELOW AND MUST BE TREATED AS PART OF THE FIRE-RESISTIVE EXIT ENCLOSURE ASSEMBLY. PENETRATIONS INTO AND OPENINGS THROUGH EXIT ENCLOSURE ASSEMBLIES ARE PROHIBITED BY CODE EXCEPT FOR ELECTRICAL CONDUIT AND SPRINKLER PIPING SERVING THE EXIT ENCLOSURE AREA.

PENETRATIONS INTO AND OPENINGS THROUGH EXIT ENCLOSURE ASSEMBLIES ARE PROHIBITED BY CODE EXCEPT FOR ELECTRICAL CONDUIT AND SPRINKLER PIPING SERVING THE EXIT ENCLOSURE AREA.

L.S1 — REFER TO LIFE SAFETY WALL SECTIONS AND DETAILS - REFER TO SHEETS A621 THRU A624.

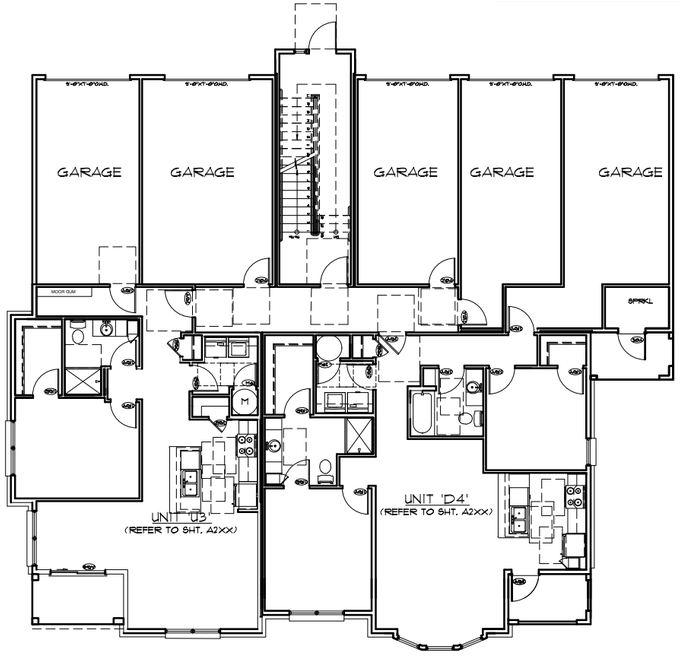
F.W. "A" — WHERE INDICATED, SUBSTITUTE 1-HOUR FIRE RATED PLYWOOD SHEATHING OR EQUIVALENT IN LIEU OF STANDARD OSB SHEATHING AT PLANE OF EXTERIOR WALL. EXTERIOR WALL SHALL BE RATED FOR 1-HOUR F.R. CONSTRUCTION ON BOTH SIDES OF WALL FOR A MINIMUM DISTANCE OF 4 FEET IN EITHER DIRECTION (UNLESS OTHERWISE NOTED) OF A DESIGNATED FIRE WALL. REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.

DENOTES FIRE BARRIER AT WALL. PROVIDE FIRE-RATED CONSTRUCTION AS NOTED. REFER TO THE DOOR SCHEDULE FOR RATED OPENINGS.



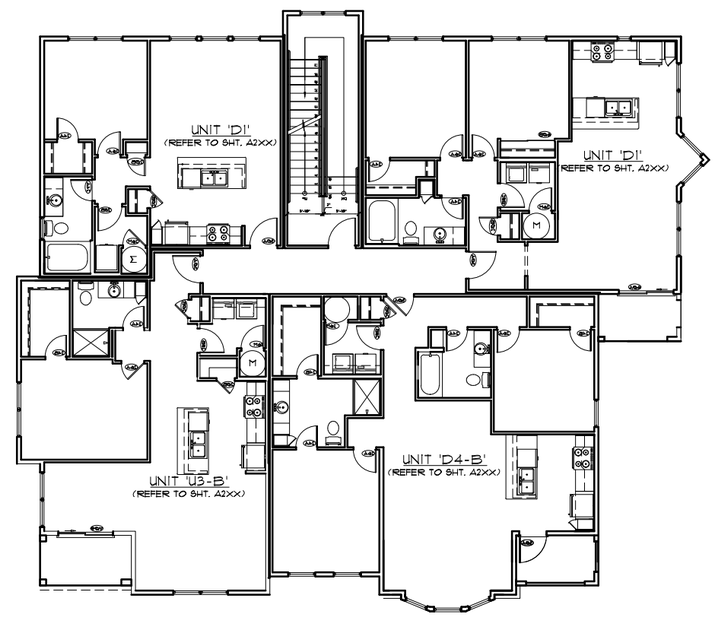
3 BUILDING 'A-2' THIRD FLOOR BUILDING PLAN

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



1 BUILDING A-ALT FIRST FLOOR BUILDING PLAN

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



2 BUILDING 'A-2' SECOND FLOOR BUILDING PLAN

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

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weavershermen.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-2'
COMPLEX PLAN / NOTES

DATE: XX/XX/XX

SHEET NO. A103

ROOF PLAN KEY:

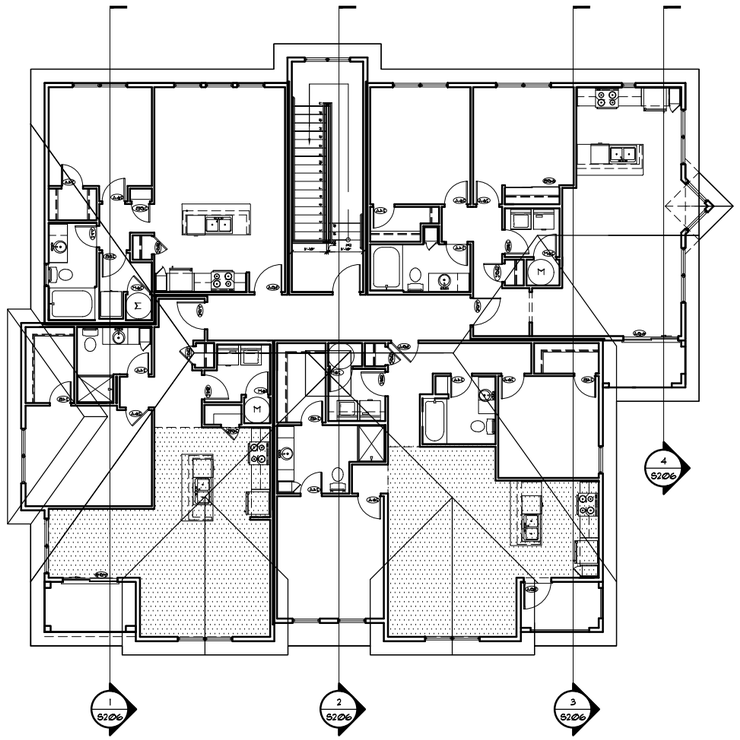
- ∘ V.T.R. - VENT THRU ROOF
- SLOPE — DESIGN SLOPE BUILT INTO TOP CHORD OF TRUSS AS INDICATED ON ARCH. DWG'S.
- CONTINUOUS RIDGE VENT
- □ PRE-FINISHED ALUMINUM STATIC ROOF LOUVER VENT w/ SLOPED BACK - MINIMUM 65 SQ. IN. N.F.A. - BLACK COLOR, EQUAL TO MASTER FLOW #IR65

ROOF NOTES:

1. REFER TO THE BUILDING FLOOR PLAN SHEETS FOR LOCATIONS OF ATTIC DRAFT STOPS. WHEN LOCATING THE ROOF-MOUNT VENTS, ENSURE THE VENT IS PLACED ON THE PROPER SIDE OF THE DRAFT STOP OR DWELLING UNIT SEPARATION WALL AS INDICATED ON THE ROOF PLAN.
2. TRUSS DESIGNER/FABRICATOR SHALL INDICATE ON HIS ROOF LAYOUT SHEET ALL AREAS DESIGNATED TO RECEIVE ADDITIONAL SNOW DRIFT LOADING.
3. REFER TO THE BUILDING CROSS-SECTIONS AND WALL SECTIONS FOR LOCATIONS, SIZES AND PROFILES OF SLOPED ROOF TRUSSES.
4. PROVIDE ROOF FLASHING 8" MIN. VERTICALLY AT ALL INTERSECTIONS OF VERTICAL WALLS & PARAPETS UNLESS OTHERWISE NOTED.
5. PROVIDE A SELF-ADHERED ROOF UNDERLAYMENT PRODUCT EQUAL TO GRACE ICE AND WATER SHIELD OR APPROVED EQUAL UNDER ROOF SHINGLES. INSTALL THE ROOF UNDERLAYMENT AT THE FOLLOWING LOCATIONS:
   - A. (2) ROWS AT EAVE LOCATIONS
   - B. (1) ROW ALONG SIDES OF ROOF DORMERS WITH A MINIMUM OF A 6" HIGH RETURN VERTICALLY UP THE WALL, TERMINATING WITH METAL ROOF FLASHING
   - C. (1) ROW AT TRANSITION BETWEEN TPO ROOFING AND ROOF SHINGLES
   - D. (1) ROW AT THE CENTERLINE OF ROOF VALLEYS
6. PROVIDE GUTTERS AND DOWNSPOUTS AS FOLLOWS:

   BUILDING 'D'

   - A. GUTTERS SHALL BE PRE-FINISHED ALUMINIM, STOCK SIZE K-STYLE OGEE, SIZE 5K.
   - B. DOWNSPOUTS SHALL BE PRE-FINISHED ALUMINUM, CORRUGATED STYLE, 3"X4".



1 BUILDING 'A-2' - ROOF PLAN

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

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weavershermann.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-2'

COMPLEX PLAN / NOTES

DATE: XX/XX/XX

SHEET NO.
A104

EXTERIOR MATERIALS KEY:

1. QUEEN SIZE BRICK VENEER
2. BRICK VENEER SOLDIER HEADER COURSE
3. CUT LIMESTONE OR CAST STONE SILL
4. CUT LIMESTONE OR CAST STONE HEADER LINTEL
5. CUT LIMESTONE OR CAST STONE BELT COURSE
6. PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
7. 1x VERTICAL BATTENS (PAINTED) SIZE AS NOTED
8. FIBER CEMENT 7" EXPOSURE LAP SIDING
9. PAINTED 1x TRIM (SMOOTH FINISH) - SIZE AS NOTED
10. PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
11. PAINTED GARAGE DOOR JAMB & HEAD TRIM
12. PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
13. DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
14. PRE-FINISHED METAL COPING w/ DRIP
15. ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
16. PRE-FINISHED ALUMINUM K-STYLE GUTTER
17. ROOF RIDGE VENT - REFER TO ROOF PLAN
18. PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES. VALLEY FLASH ALL VALLEYS
19. COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
20. PAINTED FIBERGLASS OR STEEL DOOR
21. PAINTED ENTRY DOOR w/ TEMPERED GLAZING
22. OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
23. LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
24. KNOX BOX MODEL No. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECESSED MODEL AT MASONRY & SURFACE-MOUNT MODEL AT OTHER AREAS. CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
25. ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS

PAINTED WOOD BRACKETS

NOTES:

1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO "SHINGLE VENT II".
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS, COLORS AS SELECTED BY ARCHITECT.
4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM U.N.O.
5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS. REFER TO THE ELECTRICAL DRAWINGS.
6. FURNISH & INSTALL PRE-FINISHED ALUMINUM Z-FLASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE.
7. BATHROOM & CLOTHES DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
8. PROVIDE 2x6 INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A252 FOR WINDOW AND GLAZING NOTES.

BUILDING ELEVATIONS KEY:

- A — WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- T — DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS
- * — DENOTES DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE COMPLYING WITH ICC/ANSI A117.1, SECTIONS 309.3 AND 1002.9. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTATIONS.
- ■ — DENOTES DRYER VENT ON EXTERIOR WALL IF SHOWN ON BUILDING ELEVATIONS. ALIGN OR GROUP MULTIPLE VENTS - REFER TO MECHANICAL DWG'S.
- DENOTES RIDGE VENT

WINDOW SCHEDULE-BUILDING 'A'

TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	-------	
B	2'-0" x 3'-0"	FIXED	-------	
C	2'-0" x 2'-0" TRAN. OVER 2'-0" x 3'-0"	FIXED	-------	
D	2'-6" x 5'-4"	SINGLE HUNG	-------	
E	(2) 2'-6" x 5'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	-------	
G	3'-0" x 2'-0"	SINGLE HUNG	-------	
H	3'-0" x 5'-4"	SINGLE HUNG	-------	EGRESS
I	(2) 3'-0" x 5'-4"	SINGLE HUNG	-------	EGRESS
J	3'-0" x 2'-0" TRAN. OVER (2) 3'-0" x 5'-4"	SINGLE HUNG	-------	2x6 SUB-HEADER EGRESS
K	3'-0" x 6'-0"	SINGLE HUNG	-------	EGRESS
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	-------	EGRESS - MULLED UNIT
M	3'-0" x 2'-0" TRAN. OVER 3'-0" x 6'-0"	SINGLE HUNG	-------	2x6 SUB-HEADER EGRESS

BUILDING 'A-1'
3 -REAR ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 'A-1'
4 -RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 'A-1'
1 -FRONT ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 'A-1'
2 -LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

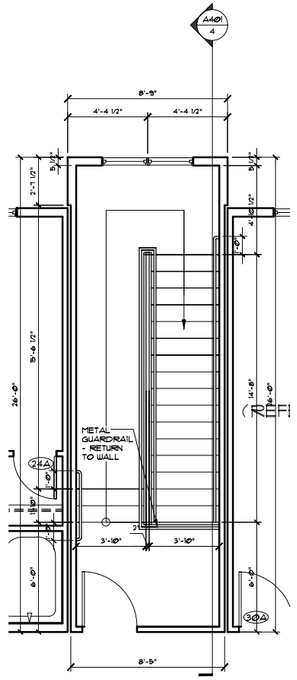
weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weavershermen.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-1'
BUILDING ELEVATIONS/ NOTES

DATE: 08/14/20

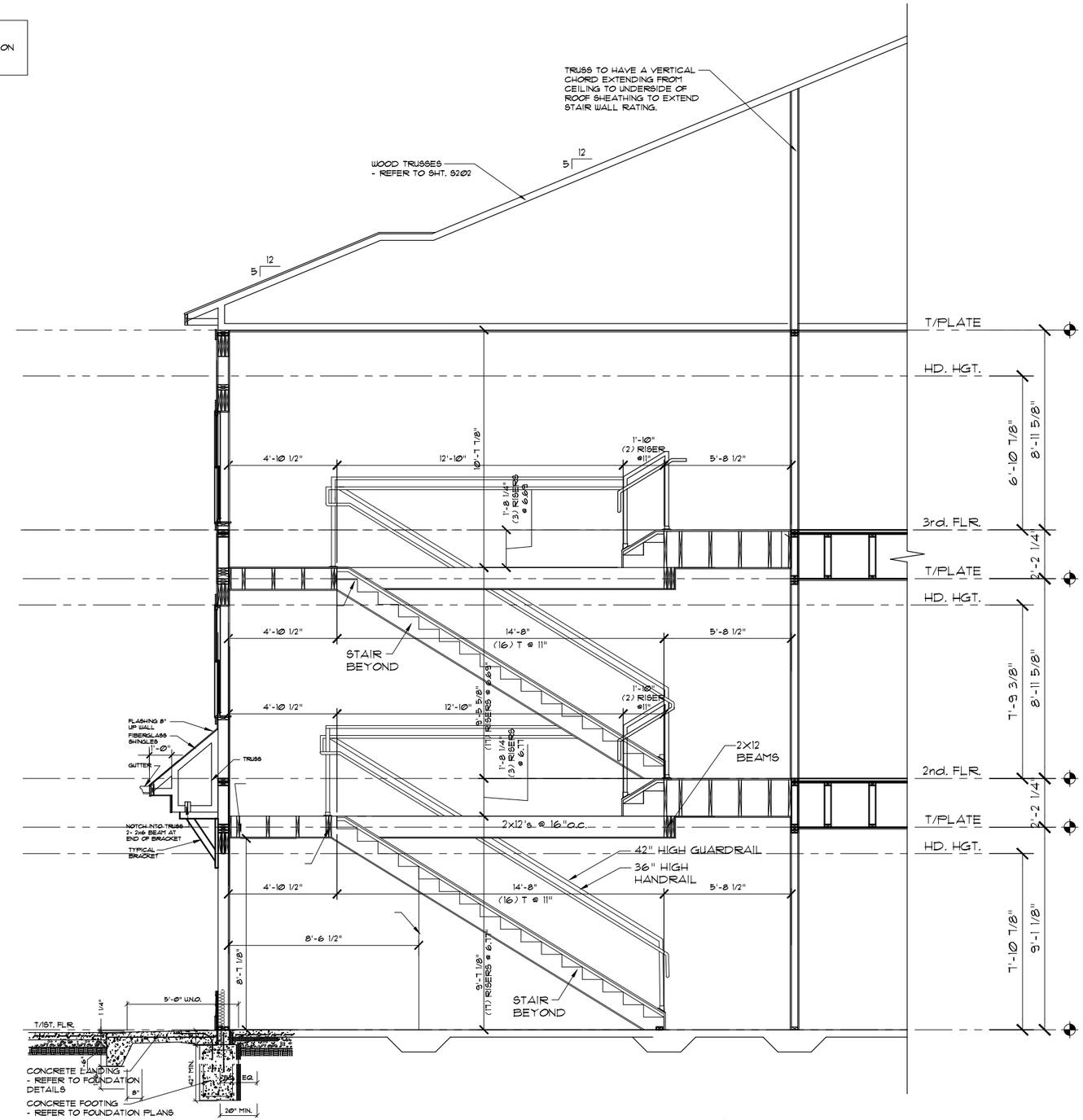
SHEET NO.
A301

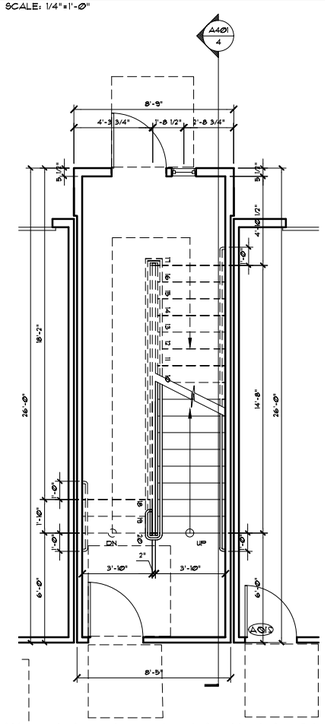


BUILDING TYPE 'A-1', 'A-2' & 'B'
- 3rd. FLOOR STAIRWAY #5 PLAN

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

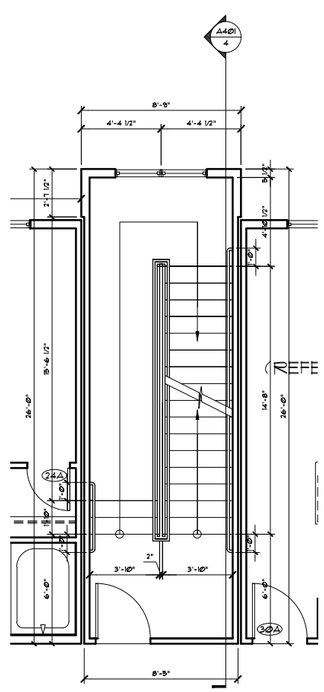
DENOTES 1-HOUR FIRE- RESISTIVE CONSTRUCTION (1-HOUR FIRE BARRIER)





BUILDING TYPE 'A-1', 'A-2' & 'B'
- 1st. FLOOR STAIRWAY #5 PLAN

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



BUILDING TYPE 'A-1', 'A-2' & 'B'
- 2nd. FLOOR STAIRWAY #5 PLAN

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

BUILDING TYPE 'A-1', 'A-2' & 'B'
- SECTION @ STAIRWAY #1

4 SCALE: 3/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING TYPE 'A-1', 'A-2' & 'B'
BUILDING STAIR SECTION/ DETAILS

DATE: 08/14/20

SHEET NO.
A401

STRUCTURAL/FRAMING PLAN KEY:

— — —	INTERIOR BEARING WALL OR PARTITION
▨	HATCH INDICATES STICK OVERFRAME AREA
H4(2)	DENOTES BEAM OR HEADER (AND BEAM SUPPORT) - REFER TO WOOD BEAM SCHEDULE AND WOOD BEAM SUPPORT SCHEDULE
(A)	WALL FRAMING CHANGE - REFER TO WALL STUD SCHEDULE
TRUSS SIZE / O.C. SPACING	SPAN DIRECTION, DEPTH OF TRUSS OR JOIST AND ON CENTER SPACING AS NOTED

WOOD BEAM SUPPORT SCHEDULE

MARK	SIZE	TYPE	SPECIES	GRADE
1	(2) 2x4	WOOD	SPF	NO. 1/NO. 2
2	(3) 2x4	WOOD	SPF	NO. 1/NO. 2
3	(4) 2x4	WOOD	SPF	NO. 1/NO. 2
4	(5) 2X4	WOOD	SPF	NO. 1/NO. 2
5	(2) 2x6	WOOD	SPF	NO. 1/NO. 2
6	(3) 2x6	WOOD	SPF	NO. 1/NO. 2
7	(4) 2x6	WOOD	SPF	NO. 1/NO. 2
8	(5) 2x6	WOOD	SPF	NO. 1/NO. 2
9	4x4	WOOD	SPF	NO. 1/NO. 2
10	4x6	WOOD	SPF	NO. 1/NO. 2
11	4x8	WOOD	SPF	NO. 1/NO. 2
12	6x6	WOOD	SPF	NO. 1/NO. 2
13	6x8	WOOD	SPF	NO. 1/NO. 2
14	3.5x3.5 PSL	WOOD	1.8E	1.8E
15	3.5x5.25 PSL	WOOD	1.8E	1.8E
16	3.5x7 PSL	WOOD	1.8E	1.8E
17	5.25x5.25 PSL	WOOD	1.8E	1.8E
18	5.25x7 PSL	WOOD	1.8E	1.8E
19	HSS3.5x3.5x1/4	STEEL		Fy=46 KSI
20	HSS3.5x3.5x3/8	STEEL		Fy=46 KSI

NOTES:

1. SEE FRAMING PLAN FOR WOOD BEAM SUPPORT MARKS.
2. NO. OF MULTIPLY SUPPORT STUDS INCLUDES THE STUD THAT BY-PASSES THE BEAM END. SEE DTL. 8/A551.

WOOD BEAM SCHEDULE

MARK	SIZE	SPECIES	GRADE
H1	(2) 2x8	SPF	NO. 1/NO. 2
H2	(2) 2x10	SPF	NO. 1/NO. 2
H3	(2) 2x12	SPF	NO. 1/NO. 2
H4	(2) 1 3/4"x9 1/4" LVL	2.0E	2900Fb
H5	(2) 1 3/4"x11 1/4" LVL	2.0E	2900Fb
H6	(2) 1 3/4"x14" LVL	2.0E	2900Fb
H7	(2) 1 3/4"x16" LVL	2.0E	2900Fb
H8	(2) 1 3/4"x18" LVL	2.0E	2900Fb
H9	(3) 2x8	SPF	NO. 1/NO. 2
H10	(3) 2x10	SPF	NO. 1/NO. 2
H11	(3) 2x12	SPF	NO. 1/NO. 2
H12	(3) 1 3/4"x9 1/4" LVL	2.0E	2900Fb
H13	(3) 1 3/4"x11 1/4" LVL	2.0E	2900Fb
H14	(3) 1 3/4"x14" LVL	2.0E	2900Fb
H15	(3) 1 3/4"x16" LVL	2.0E	2900Fb
H16	(3) 1 3/4"x18" LVL	2.0E	2900Fb

NOTES:

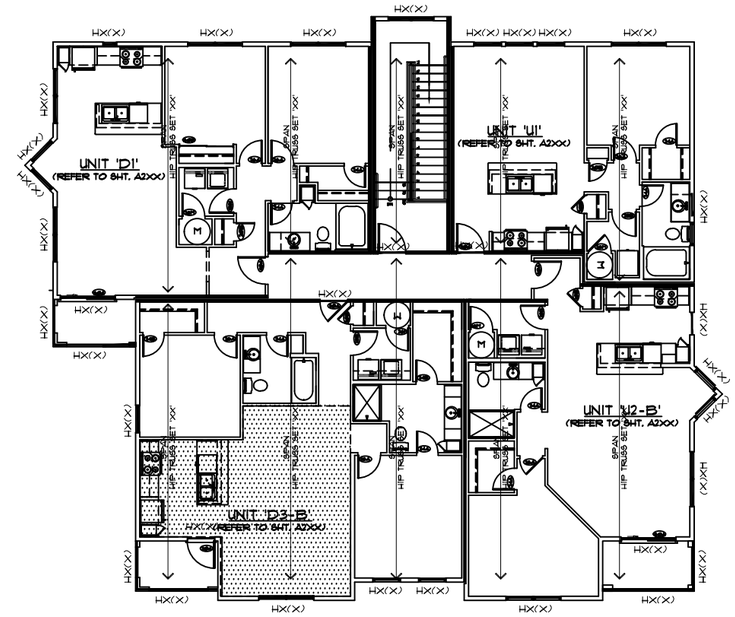
1. FOR THE MULTIPLY SAWN LUMBER, USE 1/2" THICK PLYWOOD BETWEEN EACH PLY TO CREATE AN OVERALL THICKNESS MATCHING THE STUD DEPTH.
2. FOR THE 3-PLY LVL HEADERS, USE 1/4" THICK PLYWOOD BETWEEN 2 OF THE PLYS TO CREATE AN OVERALL THICKNESS MATCHING THE STUD DEPTH.
3. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FRAMED WALLS ARE 2x6 @ 16" O.C.

WOOD STUD SCHEDULE

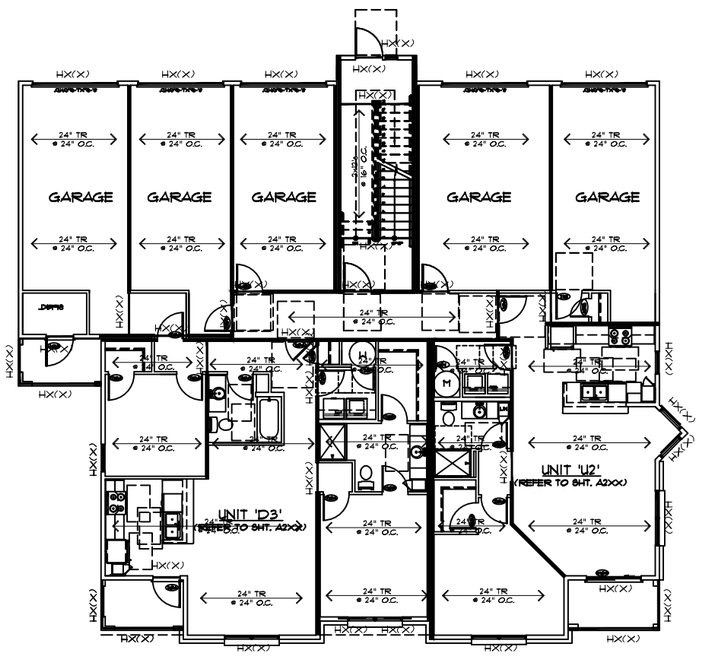
MARK	SIZE	SPACING	SPECIES	GRADE
(A)	2x4	16" O.C.	SPF	NO. 1/NO. 2
(B)	2x4	12" O.C.	SPF	NO. 1/NO. 2
(C)	DBL. 2x4	16" O.C.	SPF	NO. 1/NO. 2
(D)	DBL. 2x4	12" O.C.	SPF	NO. 1/NO. 2
(E)	2x6	16" O.C.	SPF	NO. 1/NO. 2
(F)	2x6	12" O.C.	SPF	NO. 1/NO. 2
(G)	DBL 2x6	16" O.C.	SPF	NO. 1/NO. 2

NOTES:

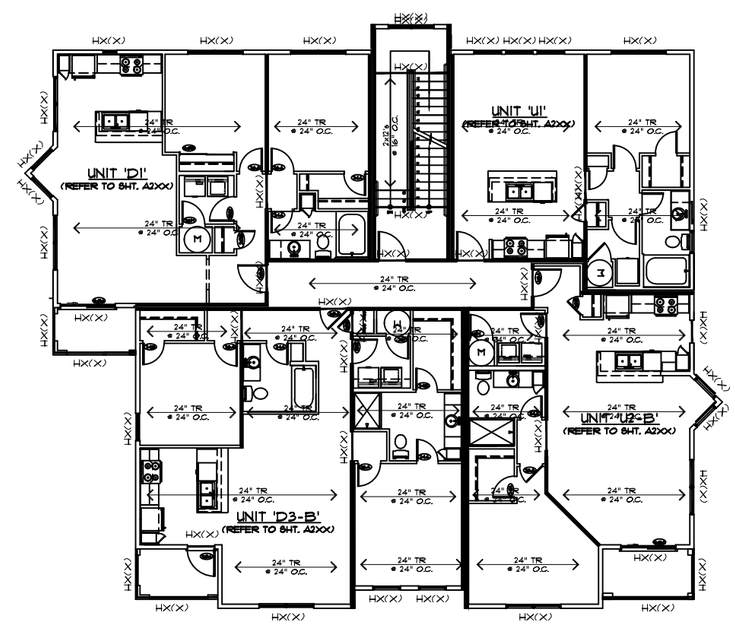
1. UNLESS NOTED OTHERWISE, ALL 2x4 BRG. WALLS ARE MARK "B".
2. UNLESS NOTED OTHERWISE, ALL 2x6 BRG. WALLS ARE MARK "E".
3. NON-BEARING WALLS MAY BE NO. 1, 2, 3, OR STUD GRADE.



BUILDING 'A-1'
3rd. FLOOR WALL FRAMING & ROOF FRAMING PLANS
(3)
SCALE: 1/8"=1'-0"



BUILDING 'A-1'
1st. FLOOR WALL FRAMING / 2nd. FLOOR TRUSS PLAN
(1)
SCALE: 1/8"=1'-0"



BUILDING 'A-1'
2nd. FLOOR WALL FRAMING / 3rd. FLOOR TRUSS PLAN
(2)
SCALE: 1/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-1'
FIRST, SECOND & THIRD FLOOR FRAMING PLAN

DATE: XX/XX/XX

SHEET NO.
S201

SHEAR WALL PLAN KEY:

DENOTES SHEAR WALL PANEL LOCATIONS - REFER TO SHEAR WALL SHEATHING AND FASTENER SCHEDULE

(XX) DENOTES HOLD DOWN LOCATIONS - REFER TO HOLD DOWN SCHEDULE

SHEARWALL SHEATHING AND FASTENER SCHEDULE

MARK	SHEATHING	FASTENERS
SW1	7/16" OSB APA RATED SHEATHING	8D NAILS @ 4/12 OR 1-1/2" 16 GA. STAPLES @ 3/12
SW2	7/16" OSB APA RATED SHEATHING	8D NAILS @ 6/12 OR 1-1/2" 16 GA. STAPLES @ 4/12

NOTES:

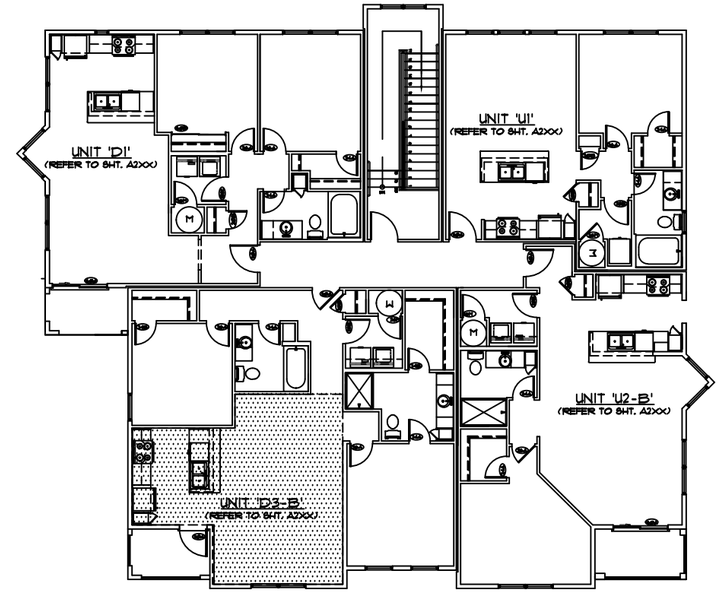
1. SHEAR CAPACITIES BASED ON BLOCKING AT ALL PANEL EDGES.
2. FOR FASTENER SPACING, FIRST NUMBER IS AT EDGES, SECOND NUMBER IS AT INTERMEDIATE STUDS.
3. 8D NAILS SHALL BE 2-1/2" x 0.131" AND STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 7/16"
4. ALL OSB SHEATHING TO BE APPLIED TO EXTERIOR FACE OF EXTERIOR WALLS, CORRIDOR SIDE OF CORRIDOR WALLS, AND TO AIR GAP SIDE OF STAIRWALL WALLS , GARAGE/CORRIDOR WALLS AND UNIT DEMISING WALLS.
5. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS ARE TO BE SHEATHED WITH 7/16" OSB FASTENED AT 6" INTERVALS ALONG THE EDGES AND AT 12" INTERVALS ALONG INTERMEDIATE STUDS.
6. IF GUN NAILS ARE USED FOR ATTACHMENT OF SHEATHING, THEIR SPACING SHALL COMPLY WITH EQUIVALENCY TABLE 40 OF THE ICC-ES EVALUATION REPORT ES-1539.

HOLDDOWN SCHEDULE

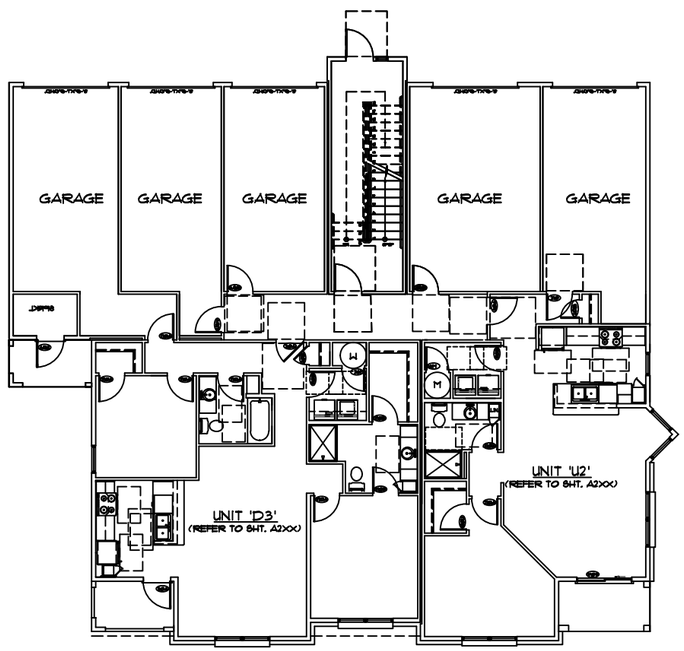
MARK	ROD DIA.	ANCHOR TYPE	EMBED. IN CONCRETE
HD1	3/8"	3/8" ALL-THREAD	7"
HD2	1/2"	1/2" ALL-THREAD	7"
HD3	5/8"	5/8" ALL-THREAD	9"
HD4	3/4"	3/4" ALL-THREAD	11"
HD5	7/8"	7/8" ALL-THREAD	13"
HD6	1"	1" ALL-THREAD	14"
HD7	1-1/8"	1-1/8" ALL-THREAD	16"

NOTES:

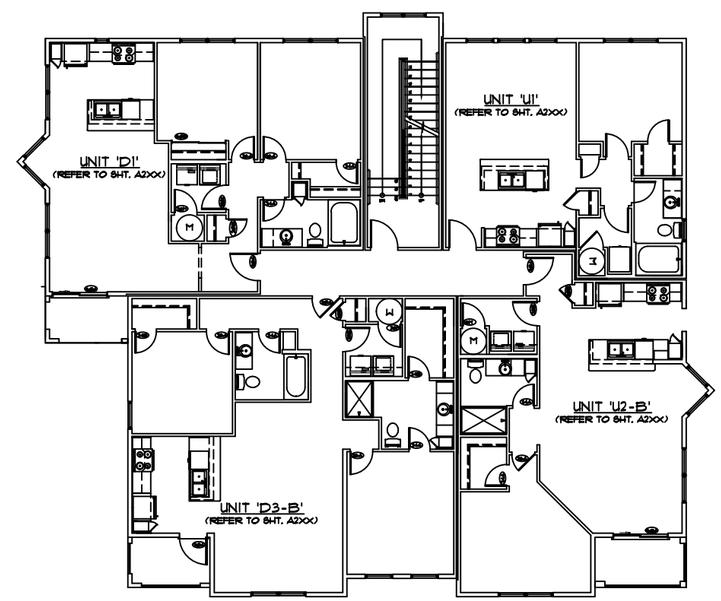
1. HOLDDOWN COMPONENTS SHALL BE CLP SYSTEMS, INC. OR EQUAL.
2. THREADED RODS SHALL PROVIDE Fu=75,000 PSI MINIMUM.
3. ALL-THREAD ANCHORS SHALL BE INSTALLED BY DRILLING & EPOXYING IN ACCORDANCE WITH CLP SYSTEMS, INC. INSTALLATION INSTRUCTIONS AND ESR-1137.



BUILDING 'A-1'
3 3rd. FLOOR SHEAR WALL PLANS
SCALE: 1/8"=1'-0"



BUILDING 'A-1'
1 1st. FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-0"



BUILDING 'A-1'
2 2nd. FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

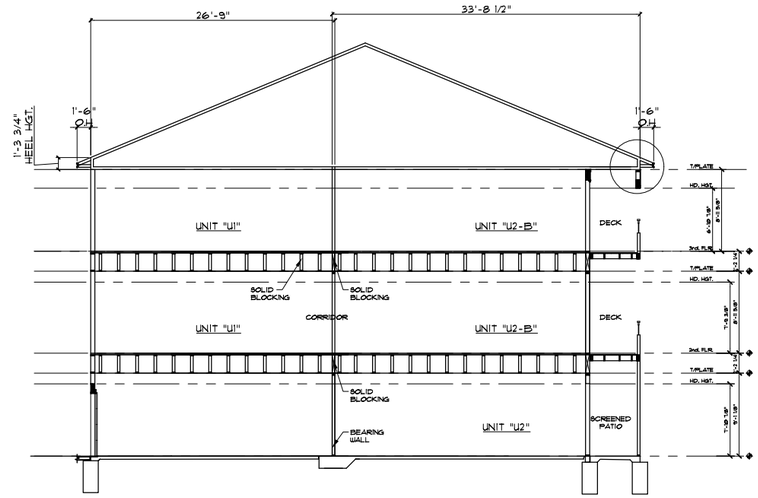
REVISIONS

HUSKER PARKWAY
BUILDING 'A-1'

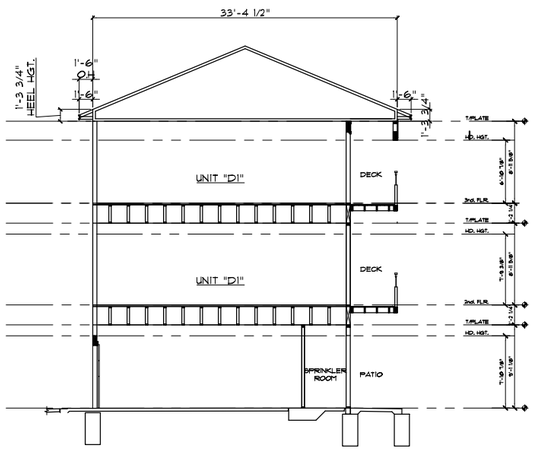
FIRST, SECOND & THIRD SHEAR FLOOR PLAN

DATE: XX/XX/XX

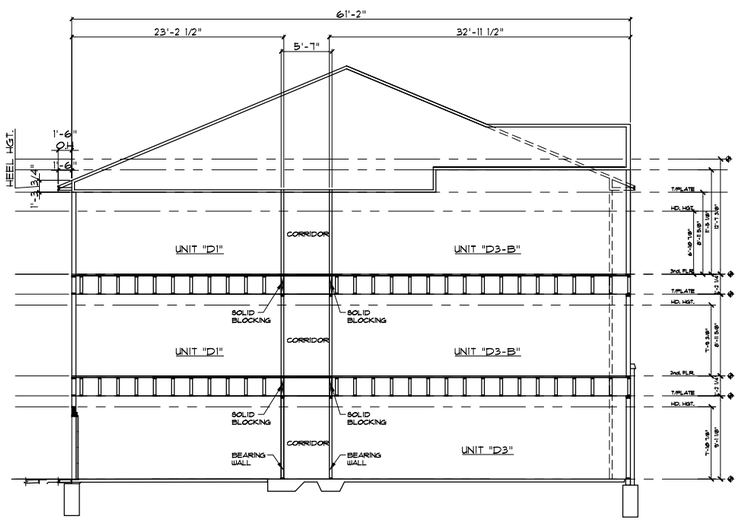
SHEET NO.
S202



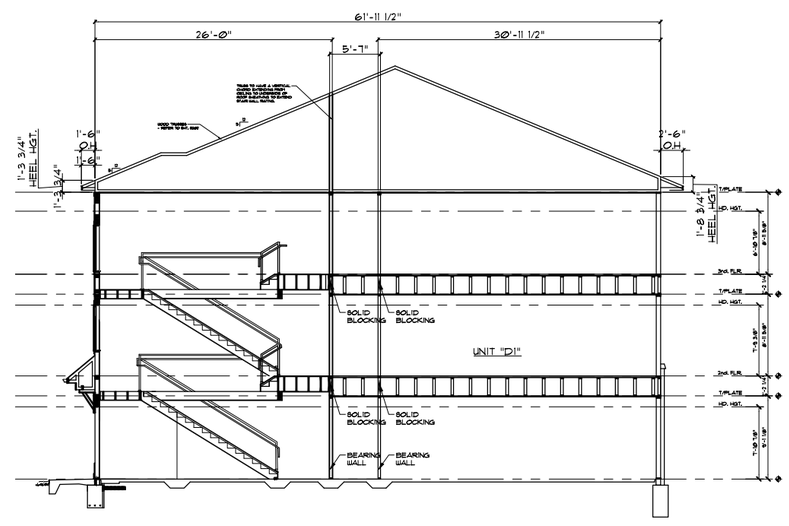
BUILDING SECTION
4 - BUILDING TYPE A-1
SCALE: 1/8"=1'-0" (24X36 SHT)



BUILDING SECTION
1 - BUILDING TYPE A-1
SCALE: 1/8"=1'-0" (24X36 SHT)



BUILDING SECTION
- BUILDING TYPE A-1
SCALE: 1/8"=1'-0" (24X36 SHT)



BUILDING SECTION
- BUILDING TYPE A-1
SCALE: 1/8"=1'-0" (24X36 SHT)

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-1'
BUILDING CROSS SECTIONS

DATE: XX/XX/XX

SHEET NO.
S203

STRUCTURAL/FRAMING PLAN KEY:

- — — — INTERIOR BEARING WALL OR PARTITION
- HATCH INDICATES STICK OVERFRAME AREA
- H4(2) — DENOTES BEAM OR HEADER (AND BEAM SUPPORT) - REFER TO WOOD BEAM SCHEDULE AND WOOD BEAM SUPPORT SCHEDULE
- (A) — WALL FRAMING CHANGE - REFER TO WALL STUD SCHEDULE
- TRUSS SIZE / O.C. SPACING — SPAN DIRECTION, DEPTH OF TRUSS OR JOIST AND ON CENTER SPACING AS NOTED

WOOD BEAM SUPPORT SCHEDULE

MARK	SIZE	TYPE	SPECIES	GRADE
1	(2) 2x4	WOOD	SPF	NO. 1/NO. 2
2	(3) 2x4	WOOD	SPF	NO. 1/NO. 2
3	(4) 2x4	WOOD	SPF	NO. 1/NO. 2
4	(5) 2X4	WOOD	SPF	NO. 1/NO. 2
5	(2) 2x6	WOOD	SPF	NO. 1/NO. 2
6	(3) 2x6	WOOD	SPF	NO. 1/NO. 2
7	(4) 2x6	WOOD	SPF	NO. 1/NO. 2
8	(5) 2x6	WOOD	SPF	NO. 1/NO. 2
9	4x4	WOOD	SPF	NO. 1/NO. 2
10	4x6	WOOD	SPF	NO. 1/NO. 2
11	4x8	WOOD	SPF	NO. 1/NO. 2
12	6x6	WOOD	SPF	NO. 1/NO. 2
13	6x8	WOOD	SPF	NO. 1/NO. 2
14	3.5x3.5 PSL	WOOD	1.8E	1.8E
15	3.5x5.25 PSL	WOOD	1.8E	1.8E
16	3.5x7 PSL	WOOD	1.8E	1.8E
17	5.25x5.25 PSL	WOOD	1.8E	1.8E
18	5.25x7 PSL	WOOD	1.8E	1.8E
19	HSS3.5x3.5x1/4	STEEL		Fy=46 KSI
20	HSS3.5x3.5x3/8	STEEL		Fy=46 KSI

NOTES:

1. SEE FRAMING PLAN FOR WOOD BEAM SUPPORT MARKS.
2. NO. OF MULTIPLY SUPPORT STUDS INCLUDES THE STUD THAT BY-PASSES THE BEAM END. SEE DTL. 8/A551.

WOOD BEAM SCHEDULE

MARK	SIZE	SPECIES	GRADE
H1	(2) 2x8	SPF	NO. 1/NO. 2
H2	(2) 2x10	SPF	NO. 1/NO. 2
H3	(2) 2x12	SPF	NO. 1/NO. 2
H4	(2) 1¾"x9¼" LVL	2.0E	2900Fb
H5	(2) 1¾"x11¼" LVL	2.0E	2900Fb
H6	(2) 1¾"x14" LVL	2.0E	2900Fb
H7	(2) 1¾"x16" LVL	2.0E	2900Fb
H8	(2) 1¾"x18" LVL	2.0E	2900Fb
H9	(3) 2x8	SPF	NO. 1/NO. 2
H10	(3) 2x10	SPF	NO. 1/NO. 2
H11	(3) 2x12	SPF	NO. 1/NO. 2
H12	(3) 1¾"x9¼" LVL	2.0E	2900Fb
H13	(3) 1¾"x11¼" LVL	2.0E	2900Fb
H14	(3) 1¾"x14" LVL	2.0E	2900Fb
H15	(3) 1¾"x16" LVL	2.0E	2900Fb
H16	(3) 1¾"x18" LVL	2.0E	2900Fb

NOTES:

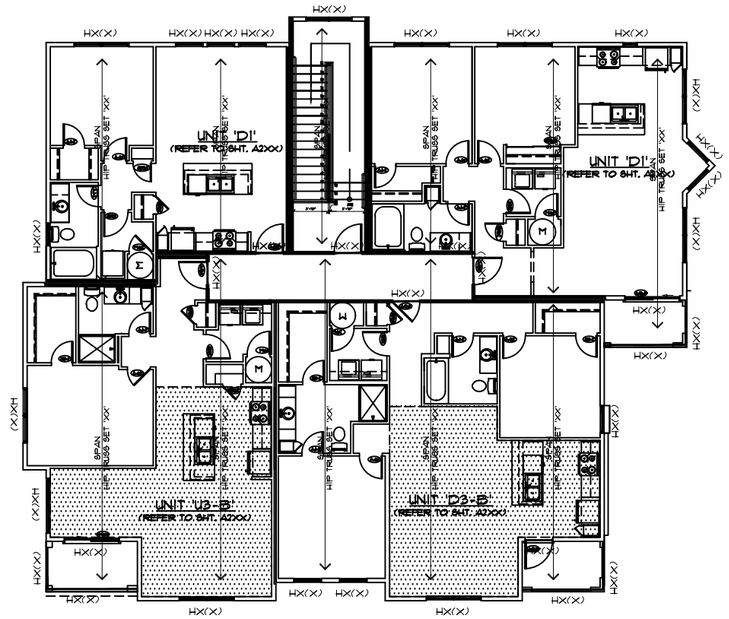
1. FOR THE MULTIPLY SAWN LUMBER, USE 1/2" THICK PLYWOOD BETWEEN EACH PLY TO CREATE AN OVERALL THICKNESS MATCHING THE STUD DEPTH.
2. FOR THE 3-PLY LVL HEADERS, USE 1/4" THICK PLYWOOD BETWEEN 2 OF THE PLYS TO CREATE AN OVERALL THICKNESS MATCHING THE STUD DEPTH.
3. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FRAMED WALLS ARE 2x6 @ 16" O.C.

WOOD STUD SCHEDULE

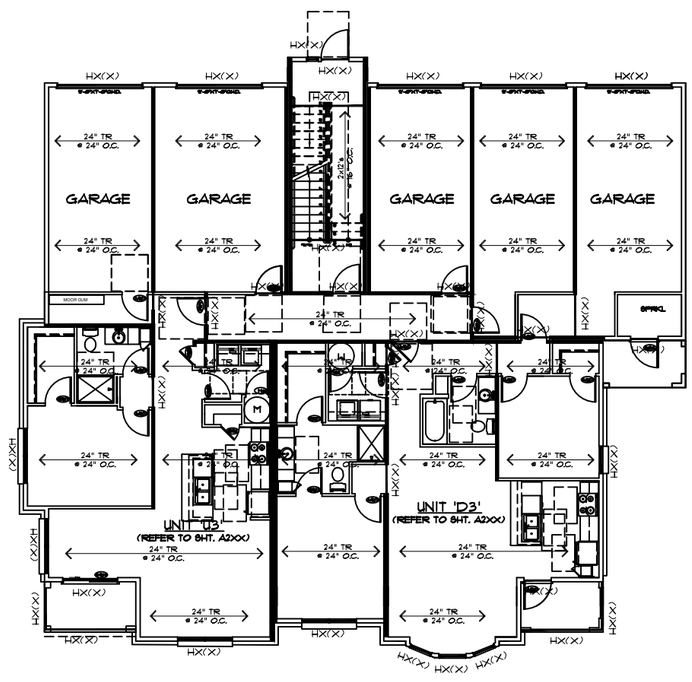
MARK	SIZE	SPACING	SPECIES	GRADE
A	2x4	16" O.C.	SPF	NO. 1/NO. 2
B	2x4	12" O.C.	SPF	NO. 1/NO. 2
C	DBL. 2x4	16" O.C.	SPF	NO. 1/NO. 2
D	DBL. 2x4	12" O.C.	SPF	NO. 1/NO. 2
E	2x6	16" O.C.	SPF	NO. 1/NO. 2
F	2x6	12" O.C.	SPF	NO. 1/NO. 2
G	DBL 2x6	16" O.C.	SPF	NO. 1/NO. 2

NOTES:

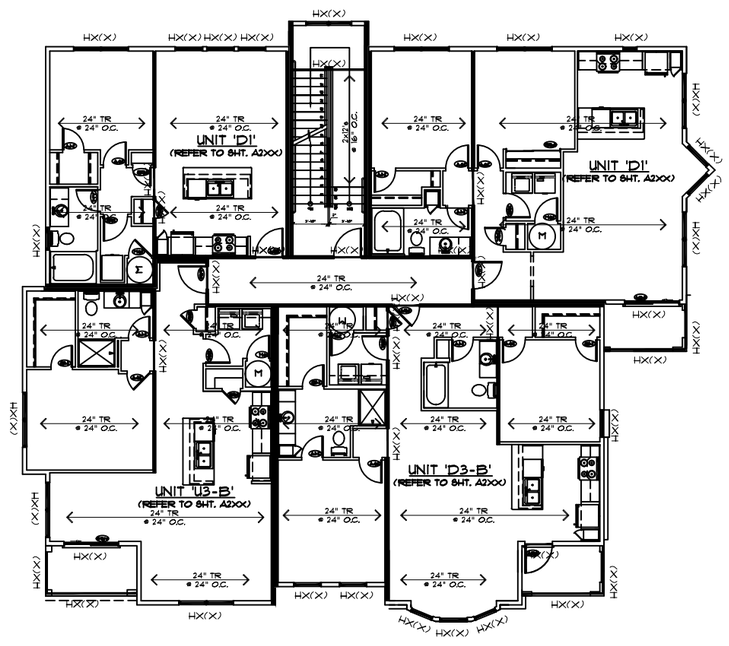
1. UNLESS NOTED OTHERWISE, ALL 2x4 BRG. WALLS ARE MARK "B".
2. UNLESS NOTED OTHERWISE, ALL 2x6 BRG. WALLS ARE MARK "E".
3. NON-BEARING WALLS MAY BE NO. 1, 2, 3, OR STUD GRADE.



BUILDING 'A-2'
3rd. FLOOR WALL FRAMING & ROOF FRAMING PLANS
3 SCALE: 1/8"=1'-0"



BUILDING 'A-2'
1st. FLOOR WALL FRAMING / 2nd. FLOOR TRUSS PLAN
1 SCALE: 1/8"=1'-0"



BUILDING 'A-2'
2nd. FLOOR WALL FRAMING / 3rd. FLOOR TRUSS PLAN
2 SCALE: 1/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-2'
FIRST, SECOND & THIRD FLOOR BUILDING PLAN

DATE: XX/XX/XX

SHEET NO.
S204

SHEAR WALL PLAN KEY:

DENOTES SHEAR WALL PANEL LOCATIONS - REFER TO SHEAR WALL SHEATHING AND FASTENER SCHEDULE

XX — DENOTES HOLD DOWN LOCATIONS - REFER TO HOLD DOWN SCHEDULE

SHEARWALL SHEATHING AND FASTENER SCHEDULE

MARK	SHEATHING	FASTENERS
SW1	7/16" OSB APA RATED SHEATHING	8D NAILS @ 4/12 OR 1-1/2" 16 GA. STAPLES @ 3/12
SW2	7/16" OSB APA RATED SHEATHING	8D NAILS @ 6/12 OR 1-1/2" 16 GA. STAPLES @ 4/12

NOTES:

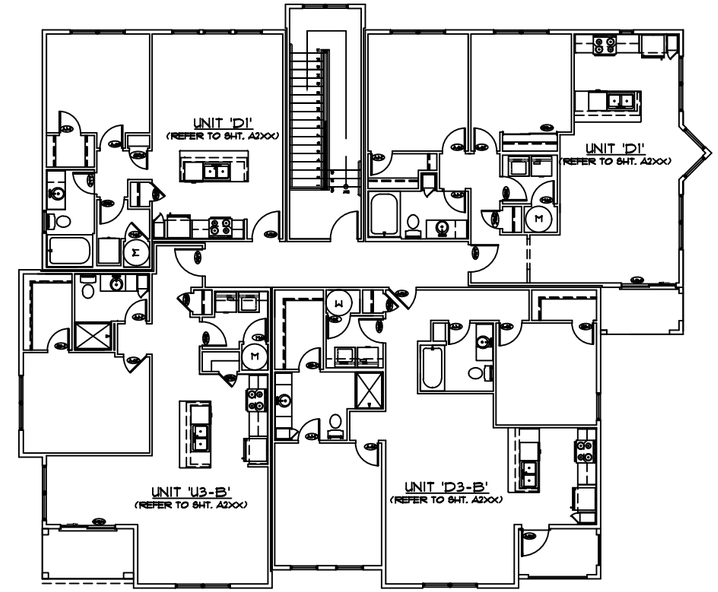
1. SHEAR CAPACITIES BASED ON BLOCKING AT ALL PANEL EDGES.
2. FOR FASTENER SPACING, FIRST NUMBER IS AT EDGES, SECOND NUMBER IS AT INTERMEDIATE STUDS.
3. 8D NAILS SHALL BE 2-1/2" x Ø.131" AND STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 7/16"
4. ALL OSB SHEATHING TO BE APPLIED TO EXTERIOR FACE OF EXTERIOR WALLS, CORRIDOR SIDE OF CORRIDOR WALLS, AND TO AIR GAP SIDE OF STAIRWALL WALLS , GARAGE/CORRIDOR WALLS AND UNIT DEMISING WALLS.
5. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS ARE TO BE SHEATHED WITH 7/16" OSB FASTENED AT 6" INTERVALS ALONG THE EDGES AND AT 12" INTERVALS ALONG INTERMEDIATE STUDS.
6. IF GUN NAILS ARE USED FOR ATTACHMENT OF SHEATHING, THEIR SPACING SHALL COMPLY WITH EQUIVALENCY TABLE 4Ø OF THE ICC-ES EVALUATION REPORT ES-1539.

HOLDDOWN SCHEDULE

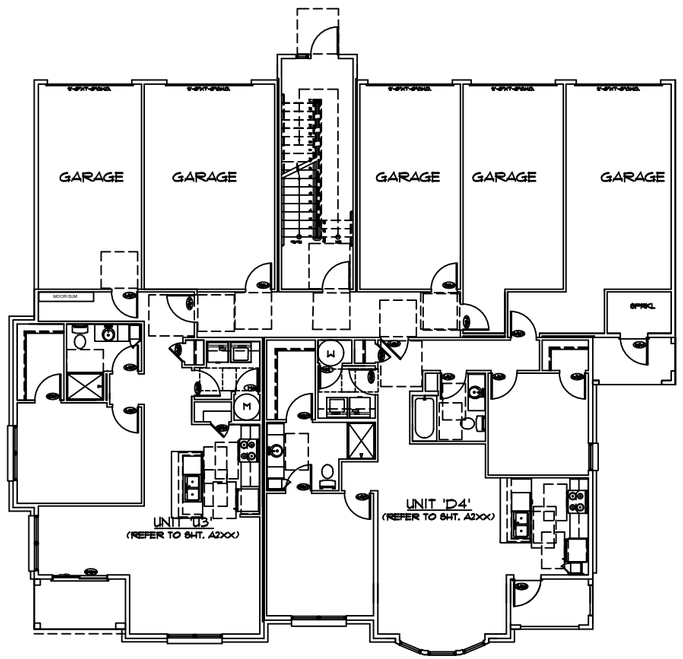
MARK	ROD DIA.	ANCHOR TYPE	EMBED. IN CONCRETE
HD1	3/8"	3/8" ALL-THREAD	7"
HD2	1/2"	1/2" ALL-THREAD	7"
HD3	5/8"	5/8" ALL-THREAD	9"
HD4	3/4"	3/4" ALL-THREAD	11"
HD5	7/8"	7/8" ALL-THREAD	13"
HD6	1"	1" ALL-THREAD	14"
HD7	1-1/8"	1-1/8" ALL-THREAD	16"

NOTES:

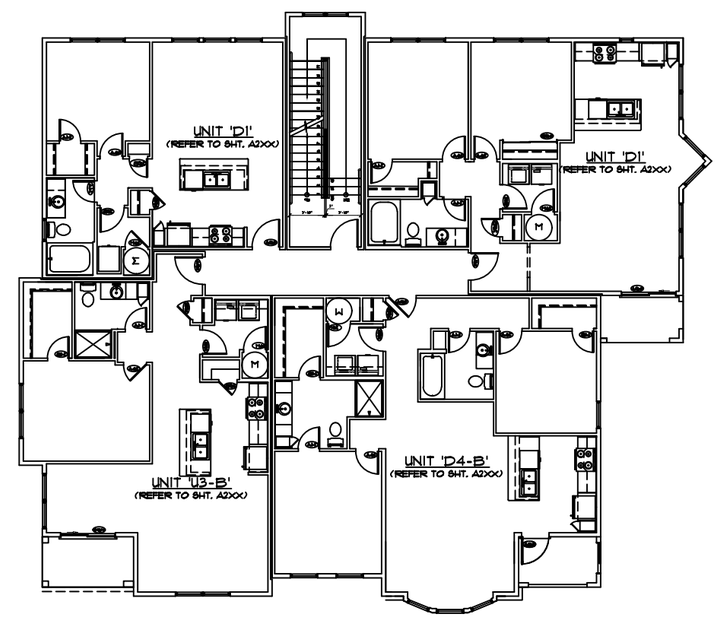
1. HOLDDOWN COMPONENTS SHALL BE CLP SYSTEMS, INC. OR EQUAL.
2. THREADED RODS SHALL PROVIDE Fu=75,000 PSI MINIMUM.
3. ALL-THREAD ANCHORS SHALL BE INSTALLED BY DRILLING & EPOXYING IN ACCORDANCE WITH CLP SYSTEMS, INC. INSTALLATION INSTRUCTIONS AND ESR-1137.



BUILDING 'A-1'
3 3rd. FLOOR SHEAR WALL PLANS
SCALE: 1/8"=1'-Ø"



BUILDING 'A-1'
1 1st. FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-Ø"



BUILDING 'A-1'
2 2nd. FLOOR SHEAR WALL PLAN
SCALE: 1/8"=1'-Ø"

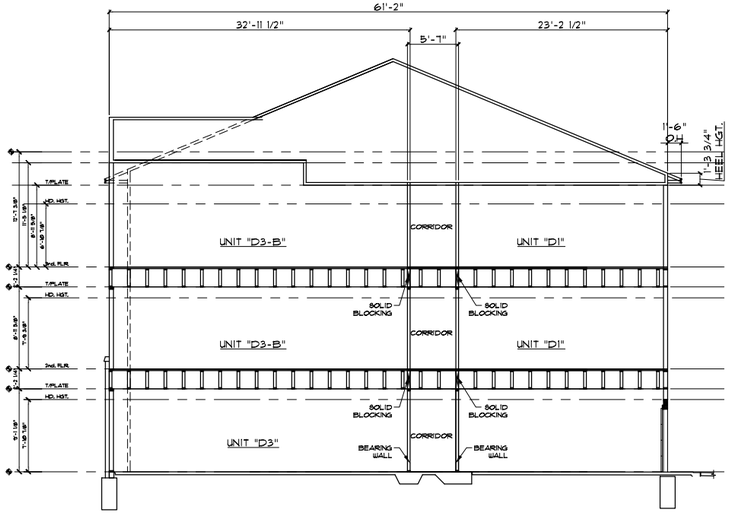
weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

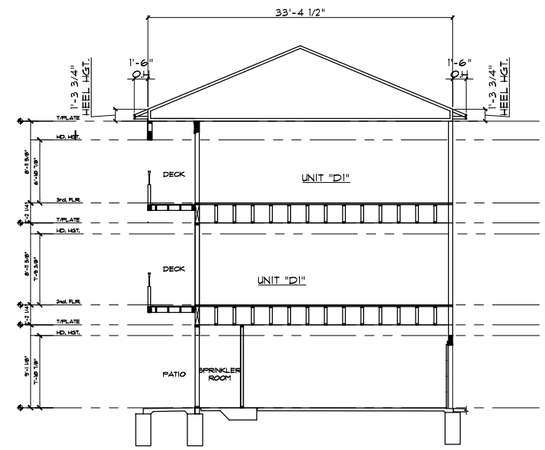
HUSKER PARKWAY
BUILDING 'A-2'
FIRST, SECOND & THIRD FLOOR BUILDING PLAN

DATE: XX/XX/XX

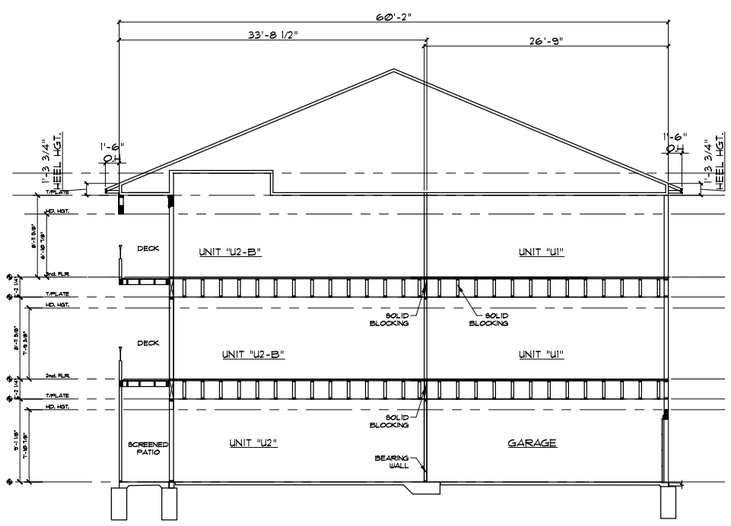
SHEET NO.
S2Ø5



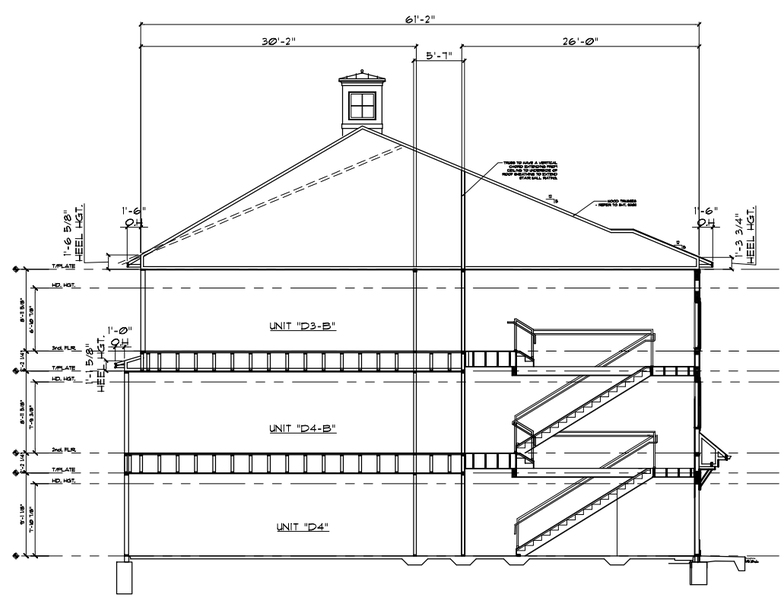
BUILDING SECTION
3 - BUILDING TYPE A-2
SCALE: 1/8"=1'-0" (24X36 SHT)



BUILDING SECTION
4 - BUILDING TYPE A-2
SCALE: 1/8"=1'-0" (24X36 SHT)



BUILDING SECTION
1 - BUILDING TYPE A-2
SCALE: 1/8"=1'-0" (24X36 SHT)



BUILDING SECTION
2 - BUILDING TYPE A-2
SCALE: 1/8"=1'-0" (24X36 SHT)

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING 'A-2'

BUILDING CROSS SECTIONS

DATE: XX/XX/XX

SHEET NO.
S206

FOUNDATION PLAN NOTES:

1. REFER TO APPROPRIATE SHEET FOR TYP. FOUNDATION DTL'S.
2. REFER TO SHEET S401 FOR FOUNDATION DESIGN DATA AND GEOTECHNICAL NOTES. REFER TO THE SHEAR WALL DRAWINGS FOR PLACEMENT AND IDENTIFICATION OF HOLD DOWNS.
3. FLOOR SLAB AREAS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
4. PLACE ALL GRANULAR FILL FOR SLABS-ON-GRADE ON FIRM UNDISTURBED SOIL OR ENGINEERED FILL. SEE SOILS REPORT.
5. PROVIDE 1/2" DIA. X 8" OR 14" TITEN HD MG (MECHANICALLY GALVANIZED) @ 4'-0" O.C. AND WITHIN 12" OF EACH CORNER AND AT EACH SIDE OF EACH OPENING. SILL PLATES SHALL BE 16'-0" LONG AS A MINIMUM WHERE POSSIBLE. REFER TO SHEET S401 FOR DIFFERING ANCHOR LENGTHS AND LOCATIONS.
6. ALL FOOTING DEPTHS SHALL BE MIN. OF 42" BELOW FINISHED GRADE.
7. FINISH GRADE SHALL BE PLACED A MINIMUM OF 6" BELOW TOP OF STEM WALL OR FIRST FLOOR FINISH ELEVATION.
8. ALL BUILDING DIMENSIONS ARE DIMENSIONED TO OUTSIDE EDGE OF WALL FRAMING AND SLAB. NOTE BRICK LEDGE IS NOT DIMENSIONED ON FOUNDATION PLANS.
9. SEE CIVIL ENGINEERING DRAWINGS FOR ALL FINISHED GRADE ELEVATIONS FOR SLABS, SIDEWALKS, & DRIVES. LONGITUDINAL AND TRANSVERSE SLOPES, TEXTURES AND DETAILS FOR ALL EXTERIOR HARD SURFACE CONDITIONS SHALL BE DESIGNED FOR ACCESSIBILITY.
10. PROVIDE AN APPROVED SLEEVE IN THE FOUNDATION WALL OR FOOTING FOR SLAB-ON-GRADE PATIO SITE DRAIN STORM PIPING IF DRAIN IS INDICATED ON THE DRAWINGS.
11. THE 2x SOLE PLATE IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED (WOLMANIZED) LUMBER.
12. FOUNDATION METAL FLASHING AND FOUNDATION METAL ANCHORS AND FASTENERS SHALL MEET THE TREATED LUMBER MANUFACTURER'S REQUIREMENTS FOR MATERIAL COMPATIBILITY.
13. IF PROVIDED, THE PERIMETER FOUNDATION DRAIN SHALL CONNECT INTO THE SITE STORM PIPING, UNLESS NOTED OTHERWISE.
14. FOUNDATION PERIMETER INSULATION SHALL BE A MINIMUM THICKNESS OF 2" w/ (R10) THERMAL RESISTANCE.
15. CHAIR-UP REINFORCING BARS IN FOOTINGS w/ 3" COVERAGE.

CAST-IN-PLACE CONC. NOTES:

1. CONCRETE 28 DAY COMPRESSIVE STRENGTH AND AIR ENTRAINMENT REQUIREMENTS:
   A. WALL FOOTINGS, SPREAD FOOTINGS, ALL CONCRETE BELOW FROST LINE - NORMAL WEIGHT, 3,000 PSI, 6% AIR.
   B. EXTERIOR SLABS, PIERS, ALL CONCRETE EXPOSED TO FREEZE/THAW CONDITIONS - NORMAL WEIGHT, 4,000 PSI, 6% AIR.
   C. INTERIOR SLABS ON GRADE - NORMAL WEIGHT, 4,000 PSI, NO ADDED AIR ENTRAINMENT (NATURAL ONLY).
2. STEEL REINFORCEMENT:
   A. DEFORMED BARS: ASTM A-615, Fy=60000 PSI
   B. WELDED WIRE FABRIC: ASTM A-185, Fy=65000 PSI
   C. ALL REINFORCING STEEL SHALL BE DETAILED IN IN ACCORDANCE WITH ACI 315 AND SHALL BE SHOP FABRICATED.
3. FURNISH AND RETAIN THE SERVICES OF A QUALIFIED TESTING LABORATORY TO COLLECT AND TEST FOUR TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE POURED EACH DAY.
4. ONE CYLINDER SHALL BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE SHALL BE RETAINED AS A SPARE.
5. UNLESS NOTED OTHERWISE, CHAMFER EDGES OF ALL EXPOSED CONCRETE 3/4".
6. DIMENSIONS SHOWN ON CONCRETE FOUNDATION PLANS ARE FROM FACE TO FACE OF CONCRETE FOUNDATION STEM WALL UNLESS NOTED OTHERWISE.
7. CONFIRM ALL FOUNDATION DIMENSIONS WITH ARCHITECTURAL FLOOR PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION.
8. ALL STEEL REINFORCING FOR FLOOR SLABS SHALL BE SUPPORTED AT MID DEPTH OF THE SLAB UNLESS NOTED OTHERWISE.
9. SUPPORTS SHALL CONSIST OF CONCRETE BRICKS OR STEEL CHAIRS WITH SAND FEET FOR SLABS-ON-GRADE.
10. MINIMUM COVER FOR STEEL REINFORCEMENT:

FOOTINGS:	3 INCHES
PIERS:	2 INCHES
SLAB-ON-GRADE:	MID-DEPTH OF SLAB

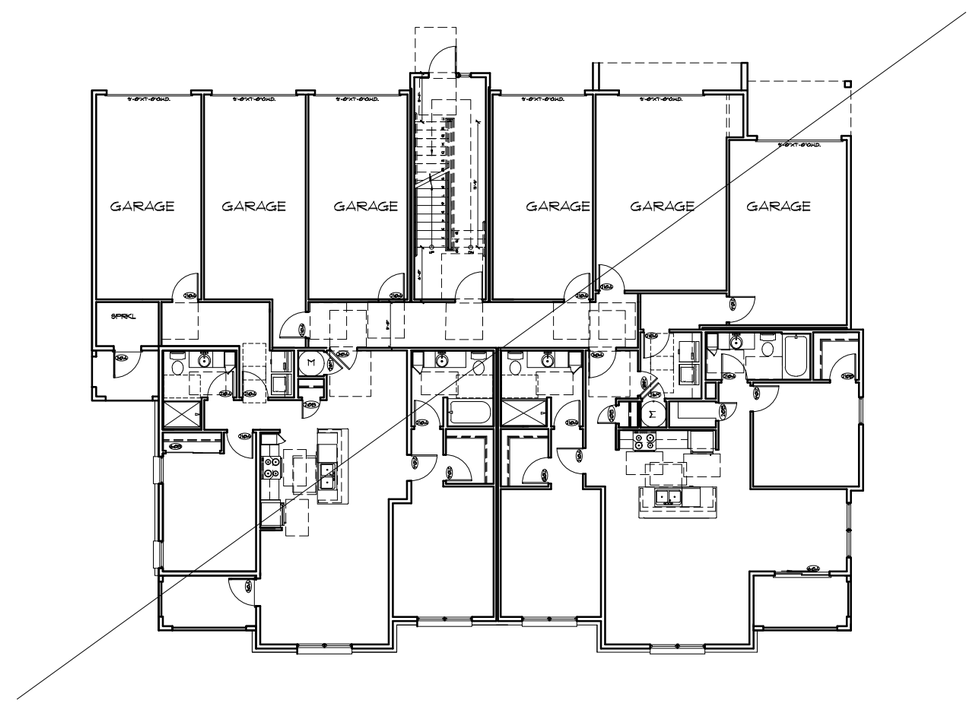
11. SAW SLAB CONTROL JOINTS WITH SOFT CUT SAW AS SOON AS CONCRETE WILL SUPPORT FOOT TRAFFIC AND CUTTING MACHINE.

RADON MITIGATION NOTES:

1. PROVIDE A COMPLETE PASSIVE RADON MITIGATION SYSTEM IN EACH BUILDING CONSISTING OF UNDERSLAB PERFORATED PIPING, SUMP PIT, VERTICAL PIPING VENT AND RELATED ITEMS. ALL WORK SHALL BE PERFORMED BY A QUALIFIED INSTALLER.
2. RADON MITIGATION IS ACQUIRED SOLELY THROUGH THE USE OF CONVECTIVE FLOW OF AIR UPWARDS FOR SOIL GAS DEPRESSURIZATION AND TO CAUSE AN UPWARD MOVEMENT OF AIR INSIDE A DEDICATED RADON PIPE, AND ALLOW THAT AIR TO ESCAPE THROUGH A SUPPLIED OPENING THUS REDUCING RADON LEVELS INSIDE THE BUILDING.
3. A LAYER OF 4" THICK MINIMUM APPROVED GAS-PERMEABLE FILL MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS TO FACILITATE THE RADON DEPRESSURIZATION PROCESS. COORDINATE THE FILL MATERIAL WITH UNDERSLAB REQUIREMENTS RECOMMENDED IN THE PROJECT SOILS REPORT.
4. PROVIDE A MINIMUM 6 MIL POLYETHYLENE SHEETING MATERIAL (VAPOR BARRIER) DIRECTLY ON TOP OF THE GAS-PERMEABLE FILL MATERIAL. THE SHEETING SHALL FULLY COVER THE UNDER-SLAB AREAS. SEPARATE SECTIONS OF SHEETING SHALL BE OVERLAPPED A MINIMUM OF 12", AND SHALL FIT CLOSELY AROUND ANY PIPE OR OTHER PENETRATION.
5. PROVIDE 3" DIAMETER ABS VENTILATED PIPING LOOP OR FINGER SYSTEM UNDER-SLAB AS INDICATED ON THE FOUNDATION PLAN. WRAP THE PVC PIPING WITH AN APPROVED COMPRESSIBLE MATERIAL WHEREVER THE PIPING PASSES BELOW A BUILDING FOOTING OR THICKENED SLAB.
6. PROVIDE A SUMP PIT TO SERVE AS THE TERMINATION POINT FOR SUB-SLAB DRAIN TILE FINGERS OR LOOPS. THE SUMP PIT SHALL HAVE A GASKETED OR SEALED LID DESIGNED TO ACCOMMODATE THE VENT PIPE.
7. PROVIDE A 3" DIAMETER PVC GAS-TIGHT VENT PIPE EMBEDED VERTICALLY INTO THE SUB-SLAB PERMEABLE MATERIAL BEFORE THE FLOOR SLAB IS CAST AND CONNECTED TO THE SUMP. THE VENT PIPE SHALL EXTEND VERTICALLY THROUGH ALL BUILDING FLOORS AND TERMINATE AT LEAST 12" ABOVE THE ROOF SURFACE IN A LOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE BUILDING. REFER TO THE FLOOR PLANS FOR VENT LOCATIONS.
8. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPING SHALL BE IDENTIFIED WITH A LABEL AT EACH FLOOR LEVEL, AND INSIDE ACCESSIBLE ATTIC SPACES. SUCH LABELS SHALL READ "RADON REDUCTION SYSTEM".
9. PROVIDE AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED ELECTRICAL BOX FOR FUTURE INSTALLATION OF AN ACTIVE RADON MITIGATION SYSTEM. THE ELECTRICAL BOX SHALL BE INSTALLED INSIDE THE ACCESSIBLE ATTIC SPACE OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS.

FOUNDATION PLAN KEY:

1. FINISH FLOOR: 4" CONCRETE SLAB w/ 6x6 #10x10 WWM REINFORCING ON 6 MIL. POLYETHYLENE VAPOR BARRIER OVER MINIMUM OF 4" GRANULAR FILL.
2. 4" THICK CONCRETE PATIO. PROVIDE A POSITIVE SLOPE OF A MINIMUM 1/8" PER FT. AWAY FROM BUILDING
3. COLD JOINT @ SLAB EDGE
4. THICKENED SLAB
5. CONCRETE STEM WALL
6. (OMIT)
7. THICKEN FRONT EDGE OF SLAB TO ADJUST TO GRADE
8. 6" WIDE x 8" TALL FORMED CONCRETE STEM WALL OVER 3'-0" x 3'-0" x 1'-6" CONCRETE PAD FOOTING w/ (3) #5 BARS EACH WAY TOP AND BOTTOM. TOP OF FOOTING = -0'-8" A.F.F. (UNLESS NOTED OTHERWISE)
9. 10" WIDE x 8" TALL FORMED CONCRETE STEM WALL OVER 4'-0" x 4'-0" x 1'-6" CONCRETE PAD FOOTING w/ (4) #5 BARS EACH WAY TOP AND BOTTOM. TOP OF FOOTING = -0'-8" A.F.F. UNLESS NOTED OTHERWISE.
10. NOT USED.
11. RADON REDUCTION SYSTEM UNDERSLAB 3" DIA. ABS PERFORATED PIPE AND SEALED SUMP PIT.



1 BUILDING B
BUILDING FOUNDATION PLAN
SCALE: 1/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weavershermen.com

REVISIONS

HUSKER PARKWAY
BUILDING B
BUILDING FOUNDATION PLAN

DATE: XX/XX/XX

SHEET NO.
S103

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF 3 1/2" STUDS UNLESS OTHERWISE NOTED.

2. PROVIDE APARTMENT LETTERS ON ALL APARTMENT PRIMARY ENTRANCE DOORS.

3. PROVIDE A DOOR KNOCKER AT EACH UNIT PRIMARY ENTRY DOOR. PRIVATE A SEPARATE PEEP SIGHT INDEPENDENT OF THE DOOR KNOCKER AS MOUNTING HEIGHTS ARE DIFFERENT.

4. DOORS, WINDOWS, FIXTURES, HARDWARE AND EQUIPMENT IN DESIGNATED GROUND FLOOR UNITS ARE REQUIRED TO BE (TYPE A) ACCESSIBLE IF PROVIDED. THIS SCOPE INCLUDES DOORS, WINDOWS, FIXTURES, HARDWARE & EQUIPMENT.

5. TAPE, SPACKLE AND PAINT GYPSUM DRYWALL IN SPRINKLER CLOSETS AND MECHANICAL ROOMS.

6. WOOD BLOCKING FOR ANCHORAGE SHALL BE PROVIDED FOR ALL WINDOW CURTAIN RODS, SHOWER RODS, HANDRAIL BRACKETS, TOILET PAPER HOLDER AND SIMILAR ITEMS. SOLID WOOD BLOCKING SHALL ALSO BE PROVIDED IN (TYPE A) AND (TYPE B) ACCESSIBLE UNITS FOR FUTURE PLACEMENT OF GRAB BARS FOR REQUIRED ACCESSIBLE WATER CLOSETS, SHOWERS AND BATHTUBS - REFER TO TYPICAL INTERIOR WALL ELEVATIONS ON THE UNIT PLAN SHEETS.

7. PROVIDE COMPATIBLE ADA-COMPLIANT CARPET STRIP EDGING WHERE CARPET ADJOINS DIFFERENT FLOORING MATERIAL.

8. CEILING AND WALL HEIGHTS VARY AS NOTED FOR UPPER LEVEL UNITS.

9. PROVIDE STEEL ANGLE LINTELS AT WINDOW AND DOOR OPENINGS WHERE REQUIRED. REFER TO STRUCTURAL DRAWINGS.

10. REFER TO SHEETS A251 & A252 FOR DOOR SCHEDULE, DOOR, WINDOW AND GLAZING NOTES.

11. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 6'-0" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND WHERE THE BOTTOM OF THE WINDOW CLEAR OPENING IS LESS THAN 36" ABOVE THE FINISH FLOOR, THE WINDOW MANUFACTURER MUST PROVIDE WINDOWS THAT INCLUDE EITHER WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090, OR WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8 OF THE 2018 EDITION OF THE NEBRASKA BUILDING CODE.

12. REFER TO THE LIFE SAFETY SHEETS FOR TYPE AND LOCATIONS OF PORTABLE FIRE EXTINGUISHERS AND/OR FIRE EXTINGUISHER CABINETS.

13. PROVIDE R-13 BATT INSULATION IN ALL 2x4 EXTERIOR WALLS AND R-19 BATT INSULATION IN ALL 2x6 EXTERIOR WALLS.

14. PROVIDE A MINIMUM R-13 BATT INSULATION IN ALL SPRINKLER RISER ROOM WALLS AND IN ALL GARAGE DEMISING WALLS.

15. PROVIDE A MINIMUM R-13 BATT INSULATION IN ALL WALLS SEPARATING PRIVATE GARAGES AND HALLS, STAIRS AND DWELLING UNITS.

16. PROVIDE A MINIMUM R-13 BATT INSULATION IN ALL STAIRS, HALL AND COMMON CORRIDOR WALLS.

FLOOR PLAN KEY:

3-0 — DOOR TAG - REFER TO SHEET A251

A — WINDOW TAG - REFER TO BUILDING ELEVATIONS (AND COMPLEX FLOOR PLANS WHERE INDICATED)

T — DENOTES TEMPERED GLAZING ON DOOR OR WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS

* — DENOTES DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE COMPLYING WITH ICC A117.1-2009, SECTIONS 309.3 AND 1002.9. REFER TO FLOOR PLANS FOR NOTATION - (ALL (TYPE A) UNITS

GYPSUM BOARD BULKHEAD OR DROPPED CEILING WHERE INDICATED

R.A.G. — RETURN AIR GRILLE IN WALL - REFER TO MPE DRAWINGS

M — DWELLING UNIT MECHANICAL ROOM EQUIPMENT - REFER TO MPE DRAWINGS

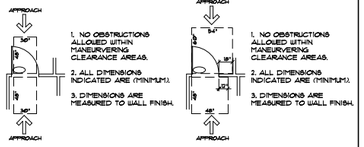
AC — AIR CONDITIONER - REFER TO MECHANICAL DRAWINGS

48" / 36" — REQUIRED CLEAR FLOOR SPACE WHERE INDICATED IN FLOOR PLAN PER ICC A117.1-2009, SECTION 305

5' DIA. (MIN) — REQUIRED TURNING SPACE (CIRCULAR) WHERE INDICATED IN FLOOR PLAN PER ICC A117.1-2009, SECTION 304.3.1

48" / 36" / 36" — REQUIRED TURNING SPACE (T-SHAPED) WHERE INDICATED IN FLOOR PLAN PER ICC A117.1-2009, SECTION 304.3.2. ALL DIMENSIONS INDICATED ARE (MINIMUM)

DOOR MANEUVERING CLEARANCES FOR SWINGING DOORS SHALL COMPLY W/ ICC A117.1-2009, SECTION 404.2.3.2



1. NO OBSTRUCTIONS ALLOWED WITHIN MANEUVERING CLEARANCE AREAS.
2. ALL DIMENSIONS INDICATED ARE (MINIMUM).
3. DIMENSIONS ARE MEASURED TO WALL FINISH.

EXAMPLE: DOOR MANEUVERING CLEARANCES OF A 3'-0" SWINGING LATCHED DOOR

1. NO OBSTRUCTIONS ALLOWED WITHIN MANEUVERING CLEARANCE AREAS.
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EXAMPLE: DOOR MANEUVERING CLEARANCES OF A 3'-0" SWINGING LATCHED AND SELF-CLOSING DOOR

ACCESSIBLE ROUTE

Accessible route — DENOTES ACCESSIBLE ROUTE FROM BUILDING INTERIOR AS DEFINED BY ICC/ANSI A117.1 -2009, SECTION 402.

REFER TO CIVIL DRAWINGS FOR ACCESSIBLE ROUTES LOCATED OUTSIDE THE BUILDING

LIFE SAFETY KEY:

APPROVED DRAFTSTOP AT FLOOR BOX OR IN ATTIC SPACE AS APPROPRIATE AT THESE LOCATIONS. REFER TO THE LIFE SAFETY WALL SECTIONS FOR ADDITIONAL INFORMATION. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT SEPARATION WALLS AND AT CORRIDOR WALLS.

THE CEILING ABOVE THIS AREA IS THE BOTTOM OF THE EXIT ENCLOSURE ABOVE AND MUST BE TREATED AS PART OF THE EXIT ENCLOSURE ASSEMBLY. PENETRATIONS INTO AND OPENINGS THROUGH EXIT ENCLOSURE ASSEMBLIES ARE PROHIBITED BY CODE EXCEPT FOR ELECTRICAL CONDUIT AND SPRINKLER PIPING SERVING THE EXIT ENCLOSURE AREA.

CONSTRUCTION BELOW THE FLOOR LINE IN THIS SHADED AREA IS INCLUDED IN THE EXIT ENCLOSURE ON THE FLOOR BELOW AND MUST BE TREATED AS PART OF THE FIRE-RESISTIVE EXIT ENCLOSURE ASSEMBLY. PENETRATIONS INTO AND OPENINGS THROUGH EXIT ENCLOSURE ASSEMBLIES ARE PROHIBITED BY CODE EXCEPT FOR ELECTRICAL CONDUIT AND SPRINKLER PIPING SERVING THE EXIT ENCLOSURE AREA.

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L.S1 — REFER TO LIFE SAFETY WALL SECTIONS AND DETAILS - REFER TO SHEETS A621 THRU A624.

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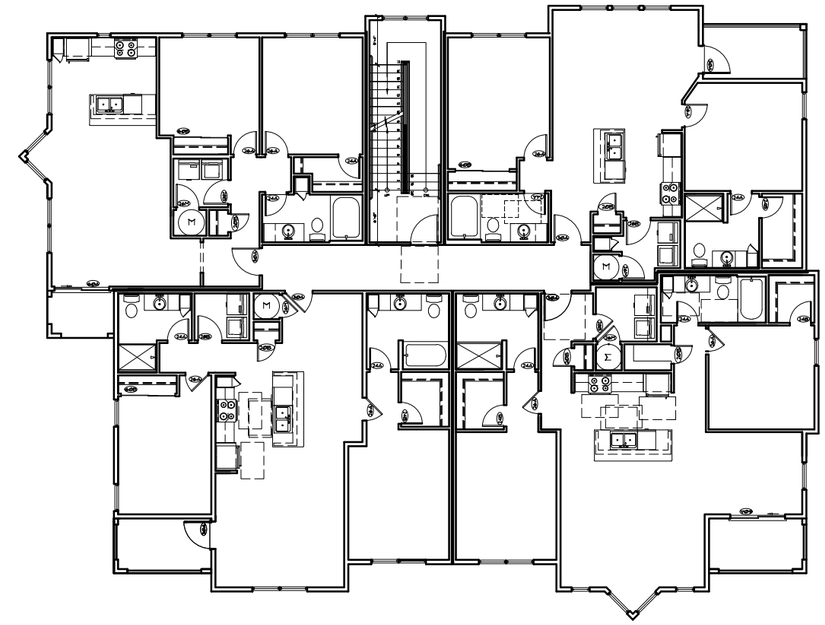
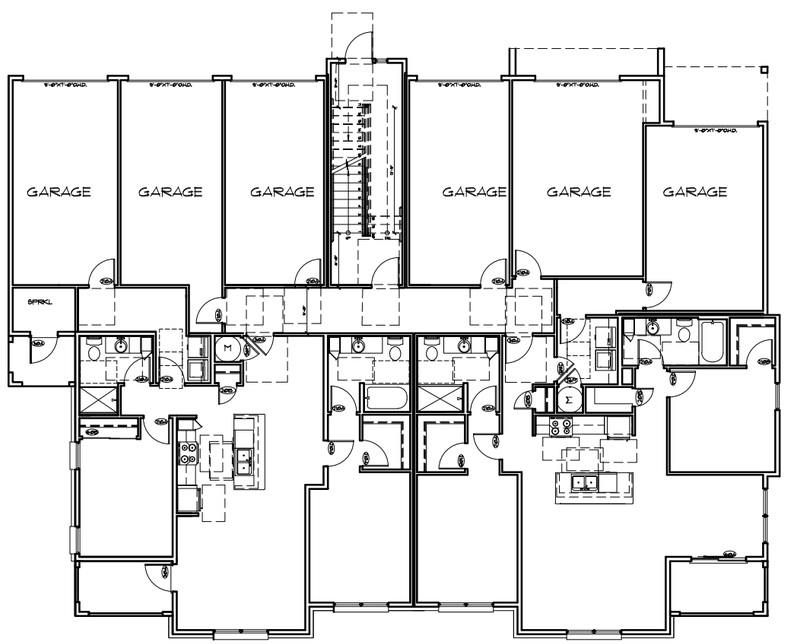
DENOTES FIRE BARRIER AT WALL. PROVIDE FIRE-RATED CONSTRUCTION AS NOTED. REFER TO THE DOOR SCHEDULE FOR RATED OPENINGS.



3 BUILDING B
THIRD FLOOR BUILDING PLAN
SCALE: 1/8"=1'-0"



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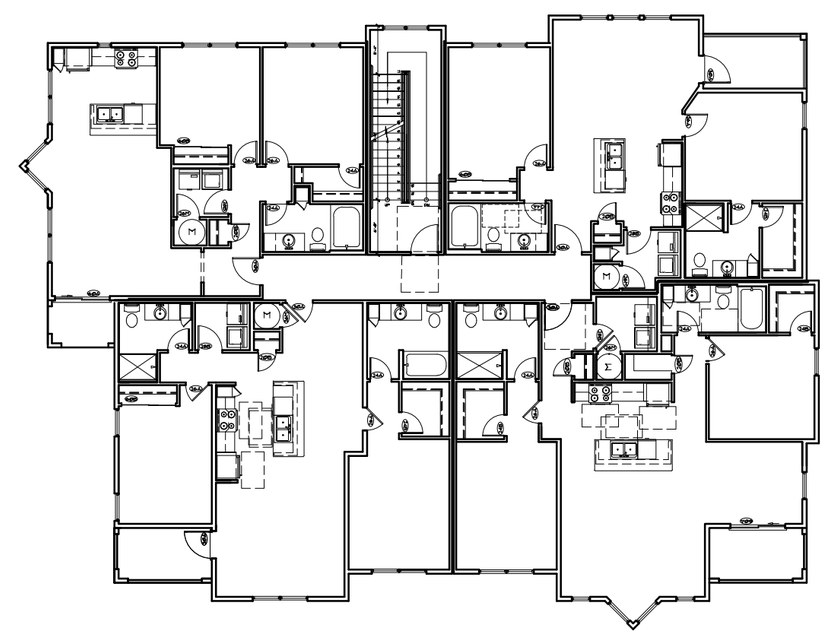

2 BUILDING B
SECOND FLOOR BUILDING PLAN
SCALE: 1/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weavershermen.com

REVISIONS

HUSKER PARKWAY
BUILDING B

COMPLEX PLAN / NOTES

DATE: 08/14/20

SHEET NO.
A103

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF 3 1/2" STUDS UNLESS OTHERWISE NOTED.

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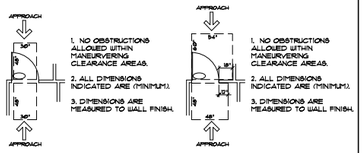
DOOR MANEUVERING CLEARANCES FOR SWINGING DOORS SHALL COMPLY W/ ICC A117.1-2009, SECTION 404.2.3.2



EXAMPLE: DOOR MANEUVERING CLEARANCES OF A 3'-0" SWINGING LATCHED DOOR

EXAMPLE: DOOR MANEUVERING CLEARANCES OF A 3'-0" SWINGING LATCHED AND SELF-CLOSING DOOR

ACCESSIBLE ROUTE

Accessible route — DENOTES ACCESSIBLE ROUTE FROM BUILDING INTERIOR AS DEFINED BY ICC/ANSI A117.1 -2009, SECTION 402.

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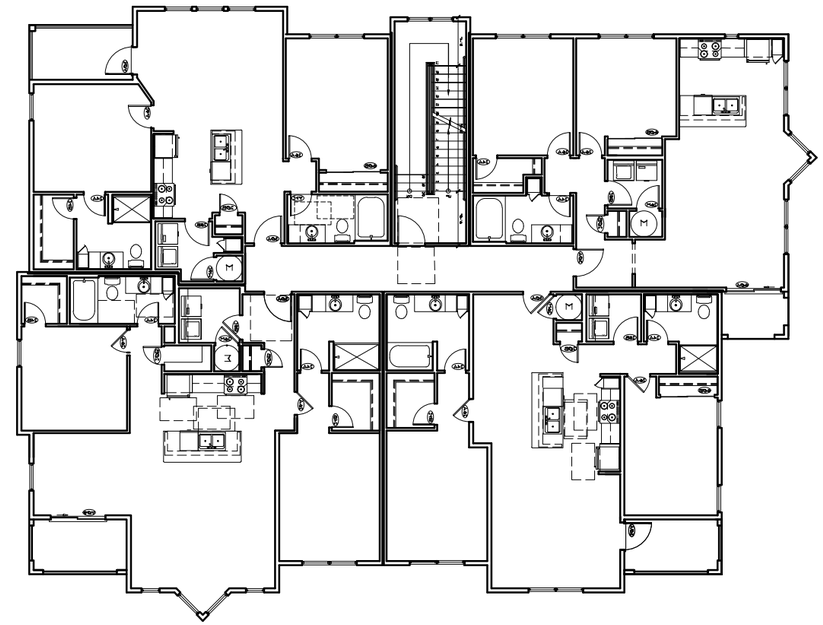
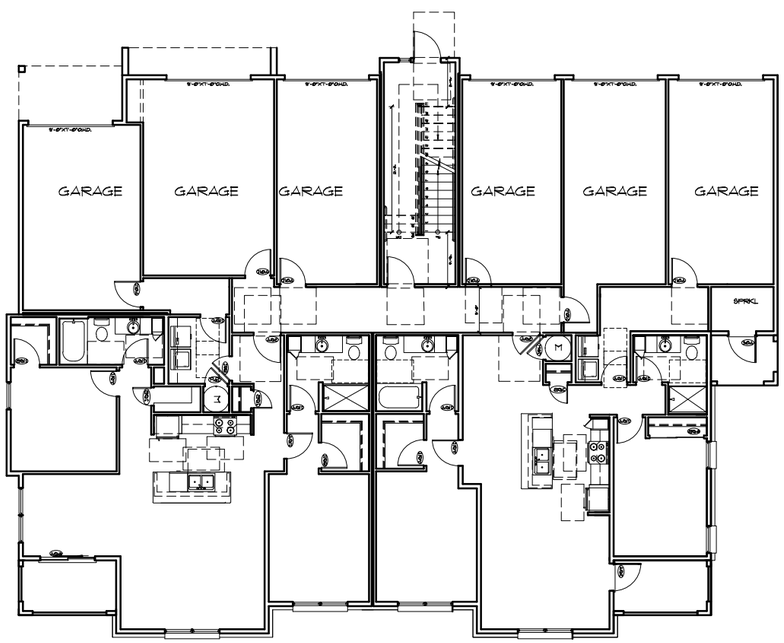
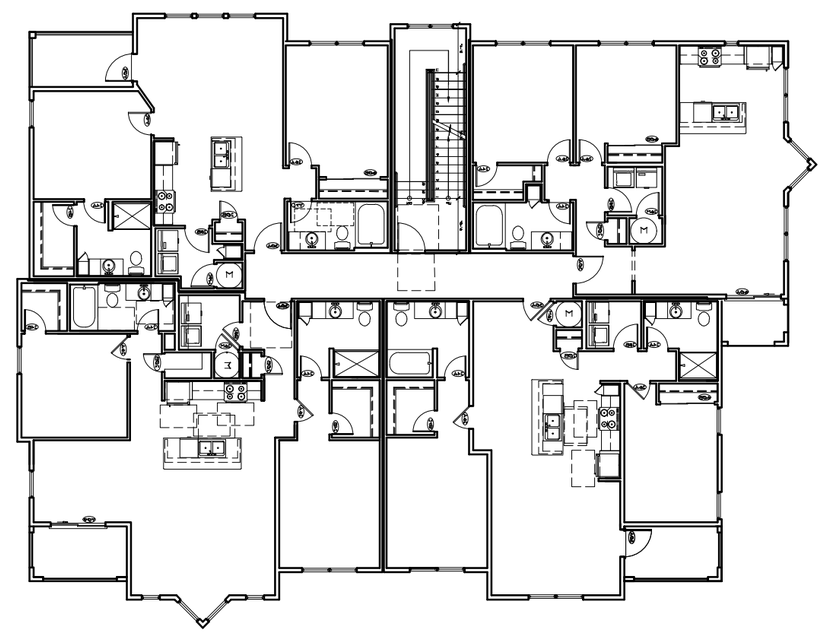


3 BUILDING B MIRROR
THIRD FLOOR BUILDING PLAN
SCALE: 1/8"=1'-0"



1 BUILDING B MIRROR
FIRST FLOOR BUILDING PLAN
SCALE: 1/8"=1'-0"



2 BUILDING B MIRROR
SECOND FLOOR BUILDING PLAN
SCALE: 1/8"=1'-0"

weaver sherman design
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6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weavershermen.com

REVISIONS

HUSKER PARKWAY
BUILDING B MIRROR
COMPLEX PLAN / NOTES

DATE: 08/14/20

SHEET NO.
A103M

EXTERIOR MATERIALS KEY:

1. QUEEN SIZE BRICK VENEER
2. BRICK VENEER SOLDIER HEADER COURSE
3. CUT LIMESTONE OR CAST STONE SILL
4. CUT LIMESTONE OR CAST STONE HEADER LINTEL
5. CUT LIMESTONE OR CAST STONE BELT COURSE
6. PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
7. 1x VERTICAL BATTENS (PAINTED) SIZE AS NOTED
8. FIBER CEMENT 7" EXPOSURE LAP SIDING
9. PAINTED 1x TRIM (SMOOTH FINISH) - SIZE AS NOTED
10. PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
11. PAINTED GARAGE DOOR JAMB & HEAD TRIM
12. PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
13. DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
14. PRE-FINISHED METAL COPING w/ DRIP
15. ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
16. PRE-FINISHED ALUMINUM K-STYLE GUTTER
17. ROOF RIDGE VENT - REFER TO ROOF PLAN
18. PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES. VALLEY FLASH ALL VALLEYS
19. COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
20. PAINTED FIBERGLASS OR STEEL DOOR
21. PAINTED ENTRY DOOR w/ TEMPERED GLAZING
22. OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
23. LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
24. KNOX BOX MODEL No. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECESSED MODEL AT MASONRY & SURFACE-MOUNT MODEL AT OTHER AREAS. CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
25. ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS
26. PAINTED WOOD BRACKETS

NOTES:

1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO "SHINGLE VENT II".
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS, COLORS AS SELECTED BY ARCHITECT.
4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM U.N.O.
5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS. REFER TO THE ELECTRICAL DRAWINGS.
6. FURNISH & INSTALL PRE-FINISHED ALUMINUM Z-FLASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE.
7. BATHROOM & CLOTHES DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
8. PROVIDE 2x6 INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A252 FOR WINDOW AND GLAZING NOTES.

BUILDING ELEVATIONS KEY:

- [A] WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- (T) DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS
- * DENOTES DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE COMPLYING WITH ICC/ANSI A117.1, SECTIONS 309.3 AND 1002.9. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTATIONS.
- ■ DENOTES DRYER VENT ON EXTERIOR WALL IF SHOWN ON BUILDING ELEVATIONS. ALIGN OR GROUP MULTIPLE VENTS - REFER TO MECHANICAL DWG'S.
- DENOTES RIDGE VENT

BUILDING B
3 -REAR ELEVATION
SCALE: 1/8"=1'-0"

BUILDING B
4 -RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

BUILDING B
1 -FRONT ELEVATION
SCALE: 1/8"=1'-0"

BUILDING B
2 -LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

WINDOW SCHEDULE-BUILDING 'A'

TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	-------	
B	2'-0" x 3'-0"	FIXED	-------	
C	2'-0" x 2'-0" TRAN. OVER 2'-0" x 3'-0"	FIXED	-------	
D	2'-6" x 5'-4"	SINGLE HUNG	-------	
E	(2) 2'-6" x 5'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	-------	
G	3'-0" x 2'-0"	SINGLE HUNG	-------	
H	3'-0" x 5'-4"	SINGLE HUNG	-------	EGRESS
I	(2) 3'-0" x 5'-4"	SINGLE HUNG	-------	EGRESS
J	3'-0" x 2'-0" TRAN. OVER (2) 3'-0" x 5'-4"	SINGLE HUNG	-------	2x6 SUB-HEADER EGRESS
K	3'-0" x 6'-0"	SINGLE HUNG	-------	EGRESS
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	-------	EGRESS - MULLED UNIT
M	3'-0" x 2'-0" TRAN. OVER 3'-0" x 6'-0"	SINGLE HUNG	-------	2x6 SUB-HEADER EGRESS

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weavershermann.com

REVISIONS

HUSKER PARKWAY
BUILDING B

BUILDING ELEVATIONS/ NOTES

DATE: 08/14/20

SHEET NO.
A303

EXTERIOR MATERIALS KEY:

1. QUEEN SIZE BRICK VENEER
2. BRICK VENEER SOLDIER HEADER COURSE
3. CUT LIMESTONE OR CAST STONE SILL
4. CUT LIMESTONE OR CAST STONE HEADER LINTEL
5. CUT LIMESTONE OR CAST STONE BELT COURSE
6. PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
7. 1x VERTICAL BATTENS (PAINTED) SIZE AS NOTED
8. FIBER CEMENT 7" EXPOSURE LAP SIDING
9. PAINTED 1x TRIM (SMOOTH FINISH) - SIZE AS NOTED
10. PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
11. PAINTED GARAGE DOOR JAMB & HEAD TRIM
12. PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
13. DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
14. PRE-FINISHED METAL COPING w/ DRIP
15. ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
16. PRE-FINISHED ALUMINUM K-STYLE GUTTER
17. ROOF RIDGE VENT - REFER TO ROOF PLAN
18. PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES. VALLEY FLASH ALL VALLEYS
19. COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
20. PAINTED FIBERGLASS OR STEEL DOOR
21. PAINTED ENTRY DOOR w/ TEMPERED GLAZING
22. OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
23. LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
24. KNOX BOX MODEL No. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECESSED MODEL AT MASONRY & SURFACE-MOUNT MODEL AT OTHER AREAS. CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
25. ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS
26. PAINTED WOOD BRACKETS

NOTES:

1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO "SHINGLE VENT II".
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS, COLORS AS SELECTED BY ARCHITECT.
4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM U.N.O.
5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS. REFER TO THE ELECTRICAL DRAWINGS.
6. FURNISH & INSTALL PRE-FINISHED ALUMINUM Z-FLASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE.
7. BATHROOM & CLOTHES DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
8. PROVIDE 2x6 INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A252 FOR WINDOW AND GLAZING NOTES.

BUILDING ELEVATIONS KEY:

- [A] WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- (T) DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS
- * DENOTES DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE COMPLYING WITH ICC/ANSI A117.1, SECTIONS 309.3 AND 1002.9. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTATIONS.
- ■ DENOTES DRYER VENT ON EXTERIOR WALL IF SHOWN ON BUILDING ELEVATIONS. ALIGN OR GROUP MULTIPLE VENTS - REFER TO MECHANICAL DWG'S.
- DENOTES RIDGE VENT

BUILDING B MIRROR
3 -REAR ELEVATION
SCALE: 1/8"=1'-0"

BUILDING B MIRROR
4 -RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

BUILDING B MIRROR
-FRONT ELEVATION

BUILDING B MIRROR
-LEFT SIDE ELEVATION

WINDOW SCHEDULE-BUILDING 'A'

TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	-------	
B	2'-0" x 3'-0"	FIXED	-------	
C	2'-0" x 2'-0" TRAN. OVER 2'-0" x 3'-0"	FIXED	-------	
D	2'-6" x 5'-4"	SINGLE HUNG	-------	
E	(2) 2'-6" x 5'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	-------	
G	3'-0" x 2'-0"	SINGLE HUNG	-------	
H	3'-0" x 5'-4"	SINGLE HUNG	-------	EGRESS
I	(2) 3'-0" x 5'-4"	SINGLE HUNG	-------	EGRESS
J	3'-0" x 2'-0" TRAN. OVER (2) 3'-0" x 5'-4"	SINGLE HUNG	-------	2x6 SUB-HEADER EGRESS
K	3'-0" x 6'-0"	SINGLE HUNG	-------	EGRESS
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	-------	EGRESS - MULLED UNIT
M	3'-0" x 2'-0" TRAN. OVER 3'-0" x 6'-0"	SINGLE HUNG	-------	2x6 SUB-HEADER EGRESS

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING B MIRROR

BUILDING ELEVATIONS/ NOTES

DATE: 08/14/20

SHEET NO.
A303

STRUCTURAL/FRAMING PLAN KEY:

- — — — INTERIOR BEARING WALL OR PARTITION
- HATCH INDICATES STICK OVERFRAME AREA
- H4(2) DENOTES BEAM OR HEADER (AND BEAM SUPPORT) - REFER TO WOOD BEAM SCHEDULE AND WOOD BEAM SUPPORT SCHEDULE
- (A) WALL FRAMING CHANGE - REFER TO WALL STUD SCHEDULE
- TRUSS SIZE / O.C. SPACING — SPAN DIRECTION, DEPTH OF TRUSS OR JOIST AND ON CENTER SPACING AS NOTED

WOOD BEAM SUPPORT SCHEDULE

MARK	SIZE	TYPE	SPECIES	GRADE
1	(2) 2x4	WOOD	SPF	NO. 1/NO. 2
2	(3) 2x4	WOOD	SPF	NO. 1/NO. 2
3	(4) 2x4	WOOD	SPF	NO. 1/NO. 2
4	(5) 2X4	WOOD	SPF	NO. 1/NO. 2
5	(2) 2x6	WOOD	SPF	NO. 1/NO. 2
6	(3) 2x6	WOOD	SPF	NO. 1/NO. 2
7	(4) 2x6	WOOD	SPF	NO. 1/NO. 2
8	(5) 2x6	WOOD	SPF	NO. 1/NO. 2
9	4x4	WOOD	SPF	NO. 1/NO. 2
10	4x6	WOOD	SPF	NO. 1/NO. 2
11	4x8	WOOD	SPF	NO. 1/NO. 2
12	6x6	WOOD	SPF	NO. 1/NO. 2
13	6x8	WOOD	SPF	NO. 1/NO. 2
14	3.5x3.5 PSL	WOOD	1.8E	1.8E
15	3.5x5.25 PSL	WOOD	1.8E	1.8E
16	3.5x7 PSL	WOOD	1.8E	1.8E
17	5.25x5.25 PSL	WOOD	1.8E	1.8E
18	5.25x7 PSL	WOOD	1.8E	1.8E
19	HSS3.5x3.5x1/4	STEEL		Fy=46 KSI
20	HSS3.5x3.5x3/8	STEEL		Fy=46 KSI

NOTES:

1. SEE FRAMING PLAN FOR WOOD BEAM SUPPORT MARKS.
2. NO. OF MULTIPLY SUPPORT STUDS INCLUDES THE STUD THAT BY-PASSES THE BEAM END. SEE DTL. 8/A551.

WOOD BEAM SCHEDULE

MARK	SIZE	SPECIES	GRADE
H1	(2) 2x8	SPF	NO. 1/NO. 2
H2	(2) 2x10	SPF	NO. 1/NO. 2
H3	(2) 2x12	SPF	NO. 1/NO. 2
H4	(2) 1¾"x9¼" LVL	2.0E	2900Fb
H5	(2) 1¾"x11¼" LVL	2.0E	2900Fb
H6	(2) 1¾"x14" LVL	2.0E	2900Fb
H7	(2) 1¾"x16" LVL	2.0E	2900Fb
H8	(2) 1¾"x18" LVL	2.0E	2900Fb
H9	(3) 2x8	SPF	NO. 1/NO. 2
H10	(3) 2x10	SPF	NO. 1/NO. 2
H11	(3) 2x12	SPF	NO. 1/NO. 2
H12	(3) 1¾"x9¼" LVL	2.0E	2900Fb
H13	(3) 1¾"x11¼" LVL	2.0E	2900Fb
H14	(3) 1¾"x14" LVL	2.0E	2900Fb
H15	(3) 1¾"x16" LVL	2.0E	2900Fb
H16	(3) 1¾"x18" LVL	2.0E	2900Fb

NOTES:

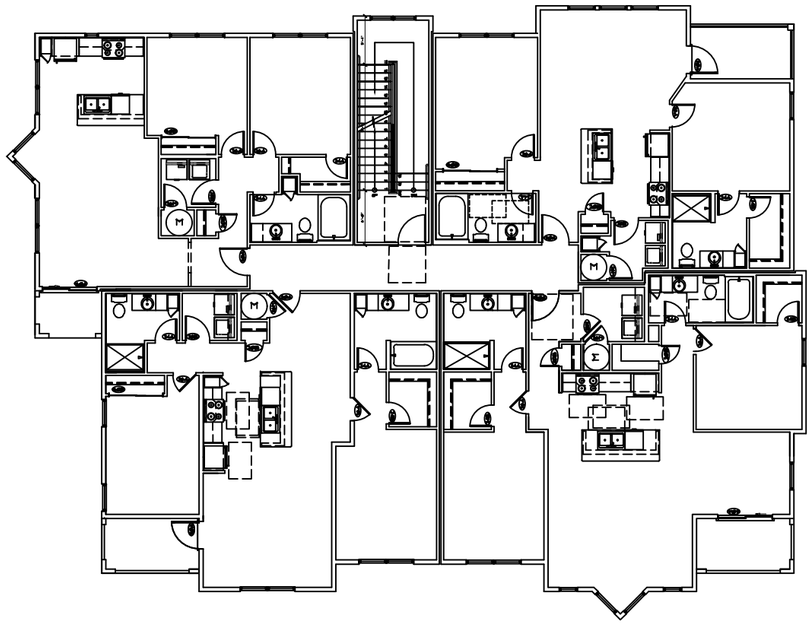
1. FOR THE MULTIPLY SAWN LUMBER, USE 1/2" THICK PLYWOOD BETWEEN EACH PLY TO CREATE AN OVERALL THICKNESS MATCHING THE STUD DEPTH.
2. FOR THE 3-PLY LVL HEADERS, USE 1/4" THICK PLYWOOD BETWEEN 2 OF THE PLYS TO CREATE AN OVERALL THICKNESS MATCHING THE STUD DEPTH.
3. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FRAMED WALLS ARE 2x6 @ 16" O.C.

WOOD STUD SCHEDULE

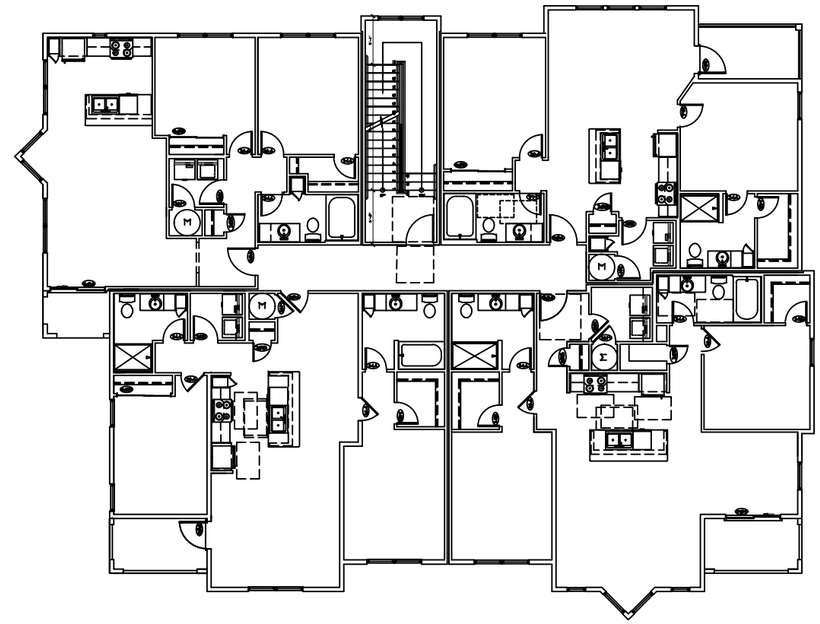
MARK	SIZE	SPACING	SPECIES	GRADE
A	2x4	16" O.C.	SPF	NO. 1/NO. 2
B	2x4	12" O.C.	SPF	NO. 1/NO. 2
C	DBL. 2x4	16" O.C.	SPF	NO. 1/NO. 2
D	DBL. 2x4	12" O.C.	SPF	NO. 1/NO. 2
E	2x6	16" O.C.	SPF	NO. 1/NO. 2
F	2x6	12" O.C.	SPF	NO. 1/NO. 2
G	DBL 2x6	16" O.C.	SPF	NO. 1/NO. 2

NOTES:

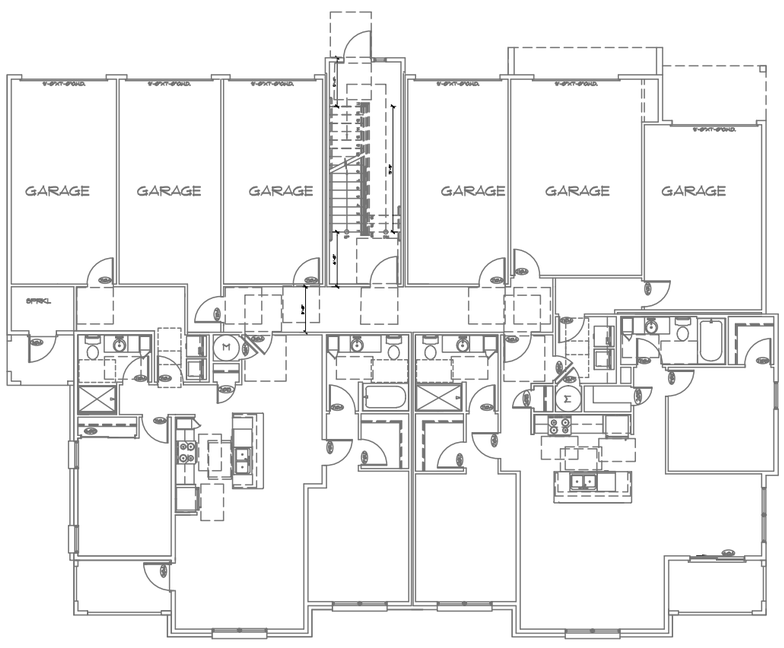
1. UNLESS NOTED OTHERWISE, ALL 2x4 BRG. WALLS ARE MARK "B".
2. UNLESS NOTED OTHERWISE, ALL 2x6 BRG. WALLS ARE MARK "E".
3. NON-BEARING WALLS MAY BE NO. 1, 2, 3, OR STUD GRADE.



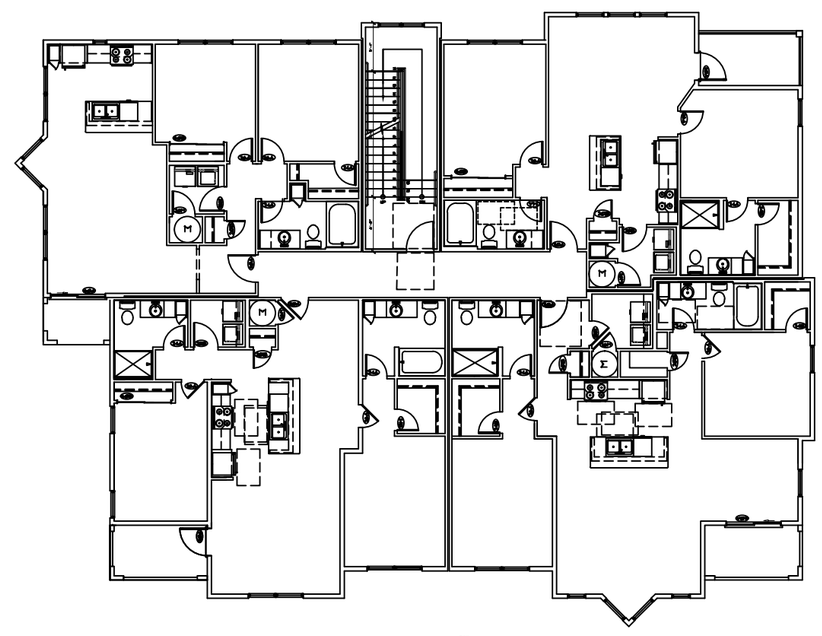
BUILDING B
ROOF PLAN
(4) SCALE: 1/8"=1'-0"



BUILDING B
3rd. FLOOR WALL FRAMING & ROOF FRAMING PLANS
(3) SCALE: 1/8"=1'-0"



BUILDING B
1st. FLOOR WALL FRAMING / 2nd. FLOOR TRUSS PLAN
(1) SCALE: 1/8"=1'-0"



BUILDING B
2nd. FLOOR WALL FRAMING / 3rd. FLOOR TRUSS PLAN
(2) SCALE: 1/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, in 46220
phone 317 202 0661
fax 317 202 0662
email office@weavershermann.com

REVISIONS

HUSKER PARKWAY
BUILDING B
FIRST, SECOND & THIRD FLOOR BUILDING PLAN

DATE: XX/XX/XX

SHEET NO.
S205

BUILDING SECTION
- BUILDING TYPE B

6

SCALE: 1/8"=1'-0" (24X36 SHT)

weaver sherman design
architects and land planners

6201 carrollton avenue
Indianapolis, in 46220

phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING B

BUILDING CROSS SECTIONS

DATE: XX/XX/XX

SHEET NO.
S206