

FLOOR PLAN NOTES

Key	Note
1	HORIZONTAL ASSEMBLY ABOVE RETAIL AND AMENITY SPACES TO BE 2-HR RATED. UL-157. THE ENTIRE FIRST FLOOR CEILING/FLOOR ASSEMBLY OF BUILDING B WILL RECEIVE THIS 2-HR HORIZONTAL RATING
2	RISER ROOM TO HAVE A RAISED FINISHED FLOOR. SEE OVERALL FLOOR PLANS AND COORDINATE WITH STRUCTURAL.
3	FURR OUT WALL WITH 4" WOOD STUD WHERE RAISED CONCRETE STEM WALL OCCURS. LOCATED IN AREAS WHERE INTERIOR FINISH FLOOR IS BELOW EXTERIOR GRADE.
4	WALL TYPE WITHOUT INTERIOR GYPSUM BOARD
5	BOTH STUD WALL CAVITIES TO RECEIVE BATT INSULATION WHEN UNITS AND UTILITY ROOMS ARE ADJACENT
6	ADD A 1/2" RESILIENT CHANNEL BEHIND THE GYP ON THE INTERIOR FACE OF THE WALL
7	CHAINLINK FENCE WITH ACCESSIBLE GATE HARDWARE
8	WALL TYPE W6DS WILL BE A 6" WOOD STUD WALL WITH AN ADDED LAYER OF OSB ON EACH SIDE BEHIND THE GYPSUM BOARD TO ACT AS SHEAR WALL. COORDINATE WITH STRUCTURAL.
9	INTUMESCENT COATING WILL BE APPLIED TO STEEL COLUMNS IN ORDER TO ACHIEVE FIRE RATING
10	MOP SINK. COORDINATE WITH PLUMBING DWGS.
11	6" WIDE X 8" TALL OPENING. INSTALL HEADER PER STRUCTURAL. INSTALL KNOCK DOWN INFILL PANEL FOR FUTURE TENANT CONNECTION. INFILL PANEL MUST BE SAME WALL TYPE AS DEMISING WALL (W8D) IN ORDER TO MAINTAIN PROPER DEPTH AND STC RATING.

GENERAL PLAN NOTES

- PLAN NOTES INDICATE ONE GRAPHIC REPRESENTATION TYPICAL. THE CONTRACTOR SHALL USE THE GRAPHIC REPRESENTATIONS FOR THE COUNT, NOT THE KEYED PLAN NOTES. THE ABSENCE OF A KEYED PLAN NOTE ON THE PLAN DOES NOT ABSOLVE THE CONTRACTOR FROM PROVIDING THE FEATURE GRAPHICALLY REPRESENTED ON THE DRAWING.
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR MASONRY, UNLESS NOTED OTHERWISE. DIMENSIONS DESIGNATED AS "CLR OR "CLEAR" INDICATE A CLEAR DIMENSION FROM FACE OF FINISH TO FACE OF FINISH. DIMENSIONS OF EXTERIOR WALLS ARE TO OUTSIDE EDGE OF FOUNDATION.
- DIMENSIONS FOR ALL OPENINGS FOR MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL SHALL BE FIRE STOPPED AT EACH FLOOR AND RATED WALL PENETRATION.
- PROVIDE BRACING AND BLOCKING AS REQUIRED IN WALLS SUPPORTING CASEWORK, TACKBOARDS, MARKERBOARDS, RESTROOM ACCESSORIES, AND WITHIN ALL UNITS FOR FUTURE GRAB BARS.
- ALL DOOR FRAMES ARE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.
- ALL EXPOSED OUTSIDE CORNERS OF CMU SHALL BE BULLNOSED.
- SEAL ALL JOINTS BETWEEN DISSIMILAR MATERIALS.
- ALL GYPSUM WALLBOARD IS 5/8" TYPE "X", UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS ARE TYPE "ES6B", UNLESS NOTED OTHERWISE. ALL CORRIDOR WALLS ARE TYPE "W6D" UNLESS NOTED OTHERWISE. ALL DEMISING WALLS ARE TYPE "W8D" UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE TYPE "W4-D" (4" WOOD STUD, WITH TYPE "X" GYPSUM WALLBOARD ON BOTH SIDES), UNLESS NOTED OTHERWISE.
- BASE ELEVATION FOR BLDG A IS 0'-0" = 768"; FOR BLDG B IS 0'-0" = 760.5"; FOR BLDG C IS 0'-0" = 763" (UNITED STATES GEOLOGICAL SURVEY DATA). COORDINATE WITH CIVIL DRAWINGS
- ALL UNIT DOORS ARE TAGGED ON UNIT PLAN SHEETS (A-201) THRU (A-415).
- DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST INDUSTRY STANDARDS. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
- CONTRACTORS SHALL BE RESPONSIBLE FOR CHECKING THE CONTRACT DOCUMENTS FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, SECURITY AND LANDSCAPING. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCY IN THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO ANY FABRICATION OR CONSTRUCTION.
- ALL CORRIDOR SURFACES SHALL BE FLUSH AT JUNCTIONS OF MASONRY AND STUD WALLS. MASONRY WALL LOCATIONS SHALL HOLD TRUE AND WOOD STUDS SHALL BE MOVED AS REQUIRED TO PROVIDE FLUSH CONNECTION BETWEEN GYP. BD. AND MASONRY. VERIFY NO. OF LAYERS OF GYP. BD. W/ WALL TYPES. RELOCATION OF WALL SHALL BE APPROVED BY ARCHITECT PRIOR TO CONST. AT TRANSITIONS FROM 1 LAYER GYP. BD. TO 2 LAYERS OF GYP. ON WOOD STUDS. A MIN. CORRIDOR WIDTH OF 5'-0" FROM FACE OF STUDS SHALL BE MAINTAINED.
- ALL BUILDING MATERIALS (INCLUDING BUT NOT LIMITED TO METAL FLASHING, VAPOR BARRIERS, AIR/WATER RESISTANT BARRIERS, THRU-WALL FLASHING, ETC.) SHALL BE LAPPED TO SHED WATER TO THE OUTSIDE OF THE BUILDING ENVELOPE.
- SEE SHEETS A-308 AND A-309 FOR WALLS TYPES AND ASSEMBLIES
- SEE SHEETS A-310 FOR RATED CEILING AND ROOF ASSEMBLIES
- WHEREVER POSSIBLE KEEP MINIMUM SIZE OF CUT MASONRY TO 4" OR GREATER.
- ALL DIAGONAL WALLS SHALL BE AT 45° (U.N.O.)
- SEE STRUCTURAL FOR CONTROL/EXPANSION JOINT LOCATIONS.
- SLOPE CONCRETE SLABS TO FLOOR DRAINS AT 1/16" MIN. PER FT.
- ALL EXTERIOR WINDOWS ARE TYPE "W2", UNLESS NOTED OTHERWISE. SEE THE WINDOW SCHEDULE ON SHEET A-500
- ALL ROUGH OPENINGS (R.O.) SHALL BE VERIFIED WITH SELECTED WINDOW AND DOOR MANUFACTURER. ANY CHANGES FROM THE BASIS OF DESIGN WILL BE COORDINATED WITH ALL TRADES AND ROUGH OPENINGS ADJUSTED AS REQUIRED. ANY DISCREPANCIES FOUND WILL BE BROUGHT TO THE ARCHITECT PRIOR TO CONSTRUCTION. ANY CHANGES AND REVISIONS WILL BE DONE AT CONTRACTORS EXPENSE.
- ALL CONSTRUCTION AROUND PLUMBING FIXTURES IS REQUIRED TO BE COORDINATED WITH SELECTED MANUFACTURERS. ADJUST WALLS AS REQUIRED TO ACCOMMODATE THE INSTALLATION OF THE SELECTED MANUFACTURERS PLUMBING FIXTURES. ANY CHANGES AND REVISIONS WILL BE DONE AT CONTRACTORS EXPENSE.
- BUILDING ENVELOPE CONTINUITY WILL BE MONITORED BY A COMMISSIONING AGENT. TRANSITIONS BETWEEN BUILDING SYSTEMS (I.E. ROOF TO WALL, CURTAINWALL TO EXTERIOR WALL, ETC) SHALL INCLUDE CONTINUOUS AIRTIGHT AIR BARRIER SYSTEM. ALL PENETRATIONS IN THE BUILDING ENVELOPE (INCLUDING WINDOWS, DOORS, STOREFRONT, ETC.) SHALL BE SEALED WITH AIR TIGHT WEATHER SEALS. AT ANY LOCATION WHERE MASONRY TIES OR OTHER MATERIALS PENETRATE THE AIR BARRIER, EACH PENETRATION SHALL BE SEALED AIRTIGHT.
- SEE PLUMBING SCHEDULE ON MP-106 FOR ALL PLUMBING COORDINATION. DISSIMILAR NOTES OR CONFLICTS SHALL BE BROUGHT TO THE ARCHITECT PRIOR TO ANY PURCHASING.

FRAMING NOTES

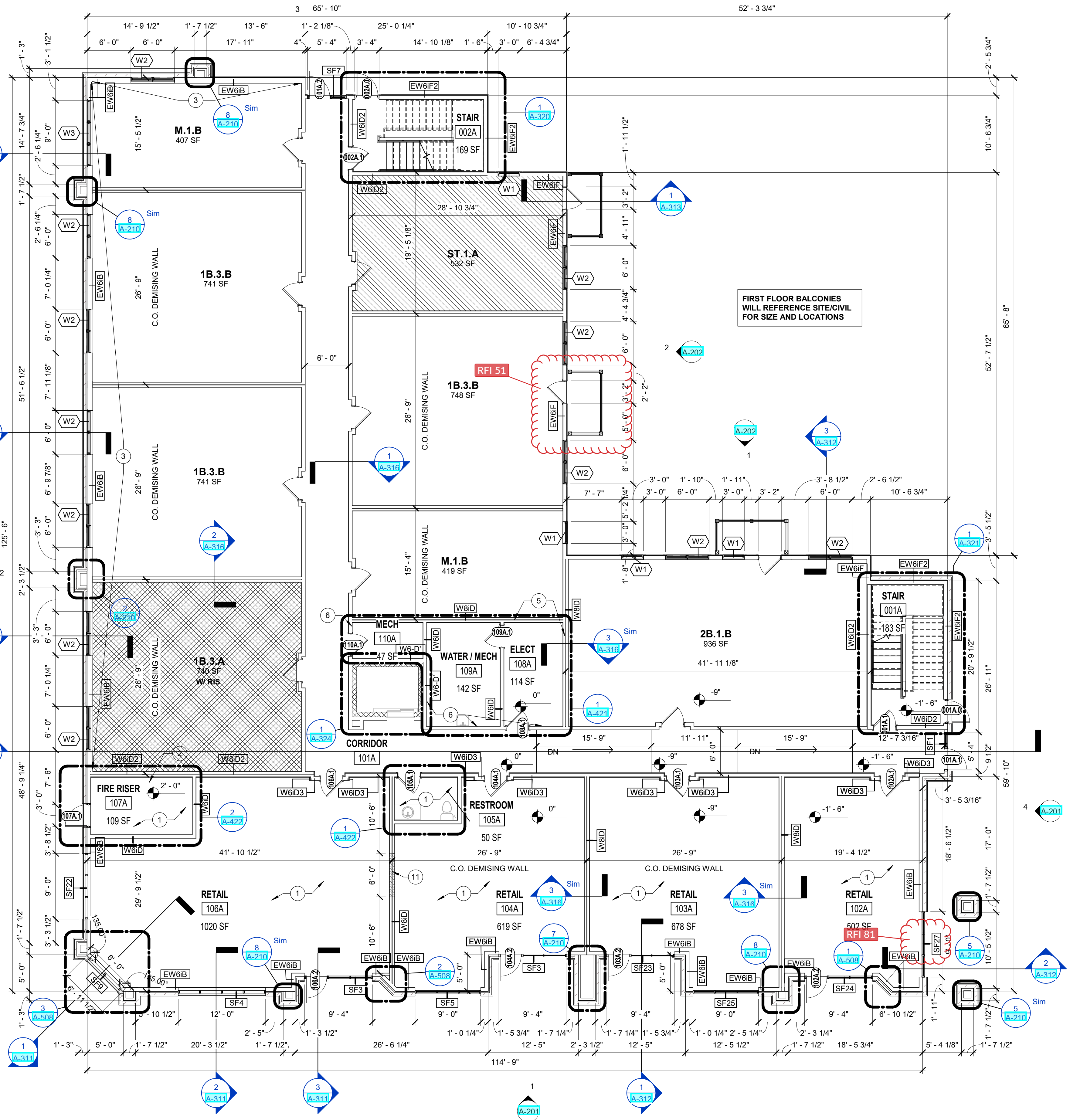
- SUBCONTRACTORS TO USE THE SMALLEST PENETRATIONS POSSIBLE AND TO PROPERLY SEAL ALL OF THEIR PENETRATIONS THROUGH EXTERIOR AND PARTY WALLS, AND THROUGH ALL FLOORS AND CEILING USING A SPRAY FOAM, MASTIC OR CAULK, TO INCLUDE BUT NOT LIMITED TO PLUMBING, ELECTRICAL, DUCTS, SHAFTS AND LIGHT FIXTURES. USE FIRE RATED CAULK AND/OR COLLARS WHERE NECESSARY TO MAINTAIN FIRE RATING
- CAULK PERIMETER AND PARTY WALL SILL AND TOP PLATES TO PREVENT AIR LEAKAGE.
- PROPERLY SEAL AIR GAPS IN EXTERIOR AND FLOOR FRAMING PRIOR TO INSTALL OF INSULATION.
- WHERE A WALL OF A TUB OR SHOWER ALIGN AN EXTERIOR WALL A SHEET OF OSB NEEDS TO GO BEHIND THE DRYWALL AFTER INSULATION IS INSTALLED AND BEFORE THE TUB IS SET. APPLIES ONLY TO LOCATIONS ON EXTERIOR WALLS.
- DEMISING WALLS MUST BE STC 53 OR BETTER.

INSULATION NOTES

- SEE SPEC FOR TYPE AND ADDITIONAL INFORMATION.
- INSULATION TO BE INSTALLED TO GRADE I STANDARDS PER ENERGY STAR WITH NO GAPS OR VOIDS OR COMPRESSION.
- INSULATION IS TO BE SPLIT AND INSTALLED AROUND PIPES AND ELECTRICAL WIRING, AVOID COMPRESSING INSULATION.
- ROOF INSULATION SHALL NOT BE COMPRESSED AFTER INSTALLATION. RULERS ARE TO BE USED AND ADDITIONAL INSULATING VALUE DECREASES BEFORE END OF CONSTRUCTION. STAGGER JOINTS DURING INSTALL.
- CAULK PERIMETER BEHIND DRYWALL AT EXTERIOR BOUNDARY CONDITIONS AND ALL PARTY WALLS.

ROOM LEGEND

- ACCESSIBLE UNIT
- ACCESSIBLE UNIT W/ ROLL IN SHOWER
- AUDIOVISUAL UNIT



1 BUILDING A - FIRST FLOOR PLAN
1/8" = 1'-0"



ISSUED FOR CONSTRUCTION

HAGEMAN GROUP
THE LINC

INTERSECTION OF MORGAN BLVD AND LINCOLNWAY,
VALPARAISO, INDIANA

#	Revision	Date
A2	ADDENDUM #1	3/31/23
A3	ADDENDUM #2	5/09/23
A4	ADDENDUM #4	8/11/23

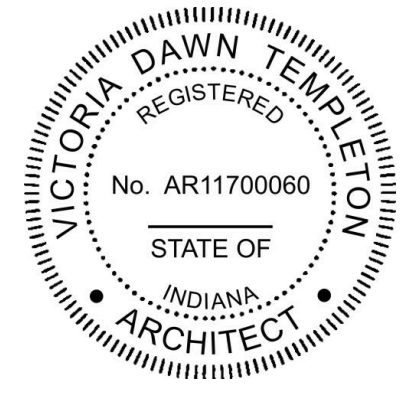
Project #: 22-700-096-2

Designed By: TH

Drawn By: TH/HL/MP

Checked By: TH/MG/VT

Date: 08.11.23



Victoria Dawn Templeton

BLDG A - FIRST FLOOR
PLAN

A-101