

# 150 South Condos



## Project Team

### OWNER

Jenrista, Inc.  
2040 Saint Andrews Ct.  
Franklin, IN 46131

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Terry Lancer, President

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### PROJECT ARCHITECT

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Contact: Jeffrey Cowser, AIA

### STRUCTURAL

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### MECHANICAL/PLUMBING

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14350 Mundy Drive - Suite 800 #149  
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Phone: 317-863-0268  
Contact: Robert Scott, PE

### ELECTRICAL

Innovative Engineering, LLC  
14350 Mundy Drive - Suite 800 #149  
Noblesville, IN 46060

Phone: 317-863-0268  
Contact: Darrel Kruger, PE

## Architectural

T101	TITLE SHEET
LS101	LIFE SAFETY PLANS
A101	LEVEL P PLAN
A102	LEVEL 1 PLAN
A103	LEVEL 2 PLAN
A104	LEVEL 3 PLAN
A105	LEVEL R PLAN
A111	UNIT A&B PLAN
A112	UNIT C&D PLAN
A113	COMMON AREA PLAN
A201	NORTH & SOUTH ELEVATIONS
A202	EAST & WEST ELEVATIONS
A301	BUILDING & ELEVATOR SECTIONS
A302	STAIR PLANS, SECTION & DETAILS
A311	EAST WALL SECTION
A312	NORTH, SOUTH, WEST WALL SECTION
A321	PANEL SYSTEM TRIM DETAILS
A351	INTERIOR ELEVATIONS
A701	DOOR AND CURTAINWALL SCHEDULES
A721	ROOM FINISH SCHEDULE

## Mechanical

M001	HVAC SYMBOLS, ABBREVIATIONS, GENERAL NOTES & SPECS
M101	PARKING LEVEL FLOOR PLAN - HVAC
M102	SECOND & THIRD FLOOR PLANS - HVAC
M103	FOURTH FLOOR AND ROOF PLANS - HVAC
M201	HVAC DETAILS
M301	HVAC SCHEDULES

## Structural

S001	STRUCTURAL NOTES
S002	STRUCTURAL NOTES
S003	STRUCTURAL SCHEDULES
S100	FOUNDATION PLAN
S101	PODIUM CONCRETE PLAN
S101-R	PODIUM REINF. LAYOUT PLAN
S102	LEVEL 2 FLOOR FRAMING PLAN
S103	LEVEL 3 FLOOR FRAMING PLAN
S104	ROOF FRAMING PLAN
S105	STUD SPACING AND HEADER PLAN
S401	FOUNDATION SECTIONS AND DETAILS
S402	FOUNDATION SECTIONS AND DETAILS
S410	WOOD FRAMING SECTIONS AND DETAILS
S411	WOOD FRAMING SECTIONS AND DETAILS
S412	WOOD FRAMING SECTIONS AND DETAILS
S413	WOOD FRAMING SECTIONS AND DETAILS
S414	WOOD FRAMING SECTIONS AND DETAILS
S415	TOPPING SLAB AND TYP. CONCRETE DETAILS
S416	STRUCTURAL DETAILS

## Electrical

E001	ELEC SYMBOLS LIST
E101	PARKING LEVEL PLAN - ELEC
E102	SECOND & THIRD FLOOR PLAN - ELEC
E103	FOURTH FLOOR & ROOF PLAN- ELEC
E201	TYPICAL UNIT PLANS - ELEC
E202	TYPICAL UNIT PLANS - ELEC
E301	ONE LINE POWER RISER & SCHEDULES
E302	ELECTRICAL SPECIFICATIONS

## Civil

C001	TITLE SHEET
C101	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
C201	PROPOSED SITE CONDITIONS AND LANDSCAPING PLAN
C301	PROPOSED SITE GRADING PLAN
C401	STORM WATER POLLUTION PREVENTION PLAN
C501	PROPOSED SITE UTILITY PLAN
C601	STROM WATER POLLUTION PREVENTION DETAILS
C701	SITE DETAILS - STREET, SANITARY SEWR, STORM SEWER AND WATER
C702	SITE DETAILS - UNDERGROUND STORM DETENTION CHAMBER DETAILS
C801	SPECIFICATIONS

## Plumbing

P001	PLUMBING SYMBOLS, ABBREVIATIONS, GENERAL NOTES & SPECS
P101	FOUNDATION AND PARKING LEVEL PLANS - WASTE AND VENT
P102	SECOND AND THIRD FLOOR PLANS - WASTE AND VENT
P103	FOURTH FLOOR AND ROOF PLANS - WASTE AND VENT
P201	PARKING LEVEL AND SECOND FLOOR PLANS - PLUMBING
P202	THIRD AND FOURTH FLOOR PLANS - PLUMBING
P501	PLUMBING SCHEDULES AND DETAILS



## Site Map

L+L Design-Build, LLC

150 SOUTH CONDOMINIUMS  
PROPOSED DEVELOPMENT  
150 SOUTH MAIN STREET  
FRANKLIN, IN 46131

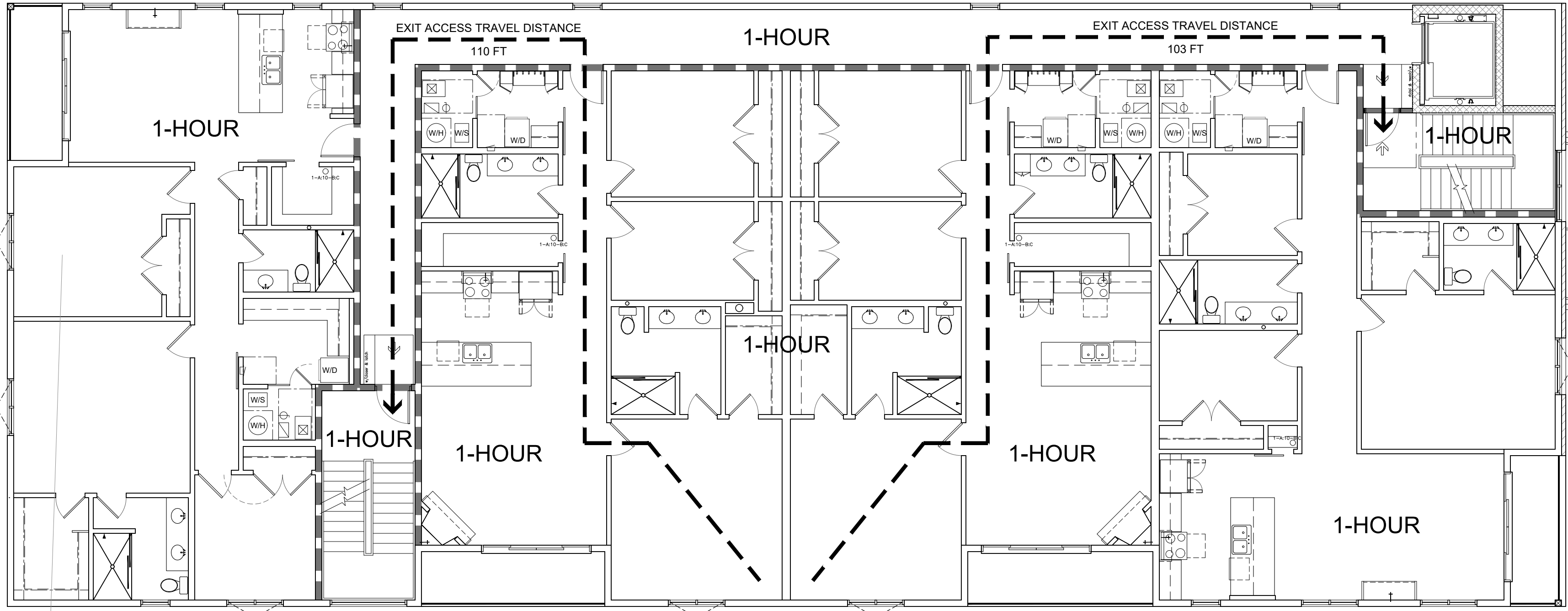


Jeffrey L. Cowser

DATE: 02.13.22
CONSTRUCTION DOCUMENTS
STATE CDR CITY PERMIT

TITLE  
SHEET

T001

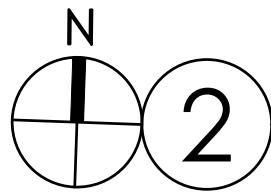


Construction **Type V-B**  
Group **R-2**  
IBC 721.1 1-hour ceiling 2 layers 1/2" GB

WALLS			
A & A.1	standard		
C	Stairwell	1-hour	U305
C.P	Stairwell	3-hour	U904 Level P
D	Corridor	1-hour	U305 w/acoustical batts
E	Demising	1-hour	U341 w/acoustical batts
F	Stairwell	3-hour	reinforced Level P concrete

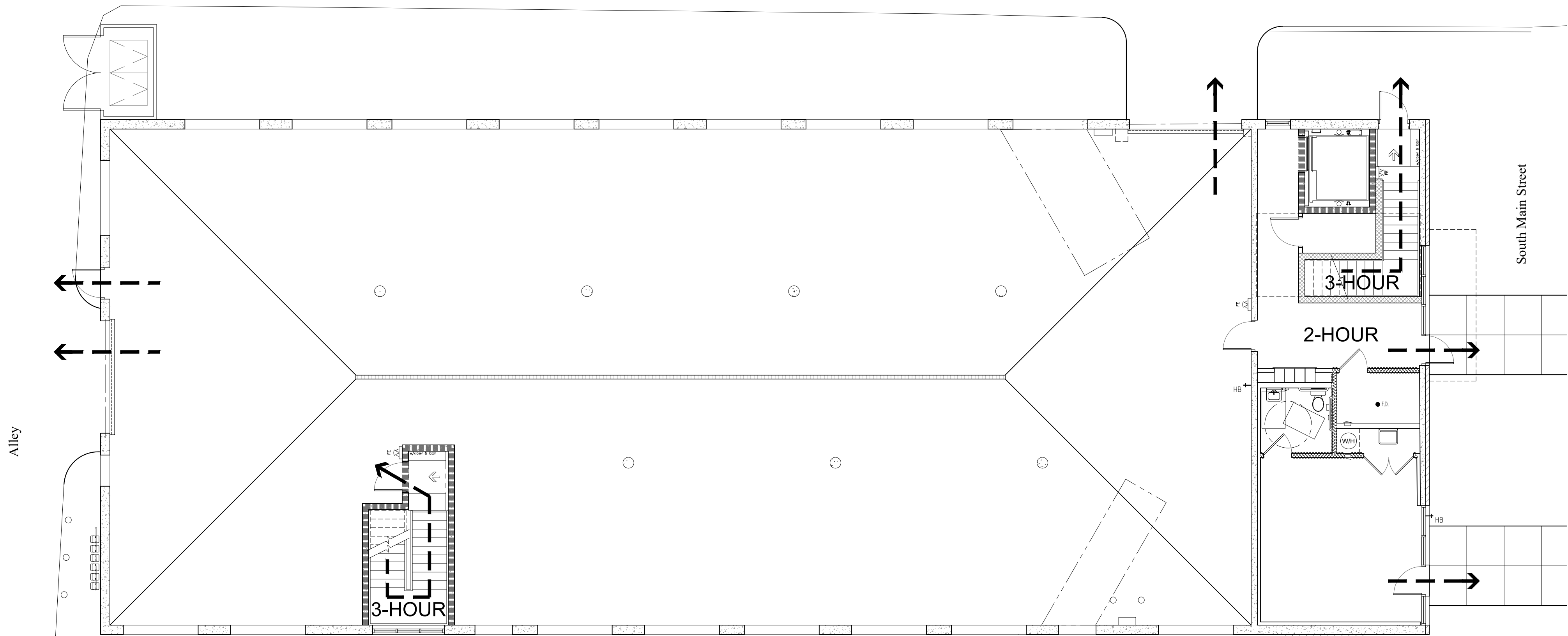
CEILINGS	
1-hour	L521
1-hour	L521

DOORS	
self-closing 1-hour smoke doors	
self-closing 3-hour	
20 min w/gaskets	
Dwelling and sleeping unit separations in Types IIB, IIIB and VB construction may be 1/2-hour if NFPA Sprinklered	
self-closing 3-hour	



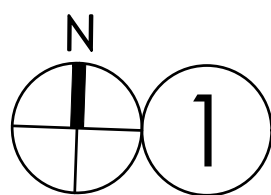
## EGRESS PLAN-LEVELS 1-3

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



Alley

South Main Street



## EGRESS PLAN-LEVEL P

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

ICC/ANSI A-117.1 STANDARD, 2009 EDITION  
GENERAL ADMINISTRATIVE RULES (GAR)

### SCOPE OF PROJECT

THIS PROJECT INVOLVES CONSTRUCTION OF A MID-RISE STRUCTURE CONSISTING OF AN OPEN PARKING LEVEL AT GRADE WITH RETAIL, AND THREE FLOORS OF CONDOMINIUMS ABOVE.

### OCCUPANCY CLASSIFICATIONS

PARKING GARAGE  
GROUP S-2 OCCUPANCY (SECTION 311)  
RETAIL  
GROUP M OCCUPANCY (SECTION 309)  
RESIDENTIAL  
GROUP R-2 OCCUPANCY (SECTION 310)

### CONSTRUCTION TYPES

THE USE OF THE HORIZONTAL BUILDING PROVISION (COMMONLY CALLED PODIUM OR PEDESTAL STYLE BUILDINGS) IN IBC 510.2 IS COMMON. THE PARKING LEVEL IS TYPE I-A CONSTRUCTION. THE BUILDING ABOVE THE PODIUM IS TYPE V-B CONSTRUCTION. TYPE I-A CONSTRUCTION IS REQUIRED TO BE FRAMED WITH NON-COMBUSTIBLE MATERIALS AS OUTLINED IN IBC SECTION 603.

### HORIZONTAL BUILDING SEPARATION ALLOWANCE

A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHEN THE BUILDINGS ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.

### RESIDENTIAL HORIZONTAL SEPARATION

ONE-HOUR ASSEMBLY

### AUTOMATIC SPRINKLERS

TO BE INSTALLED THROUGHOUT

### ALLOWABLE HEIGHT

GROUP S-2 UNLIMITED  
GROUP R-2 60 FEET  
[TABLE 504.3]

### ALLOWABLE STORIES

GROUP S-2 UNLIMITED  
GROUP R-2 3 STORIES  
[TABLE 504.4]

### ALLOWABLE AREA

GROUP S-2 UNLIMITED  
GROUP R-2 28,000 SQUARE FEET  
S1 = BUILDINGS A MAXIMUM OF ONE STORY ABOVE GRADE PLANE  
[TABLE 506.2]

### CORRIDORS

FIRE-RESISTANCE RATING IS ONE HOUR

### DEMISING WALLS

FIRE-RESISTANCE RATING IS ONE HOUR

### HORIZONTAL ASSEMBLIES

FIRE-RESISTANCE RATING IS ONE HOUR  
FRAMING FOR DROP CEILING BELOW RATED ASSEMBLIES ARE REQUIRED TO BE OF NON-COMBUSTIBLE CONSTRUCTION  
[IBC 803.11.2.1]

### MEANS OF EGRESS

2 MEANS OF EGRESS ARE PROVIDED  
MEANS OF EGRESS FOR THE UPPER OCCUPANCY SHALL CONFORM TO CHAPTER 10 AND SHALL BE SEPARATED FROM THE PARKING OCCUPANCY BY FIRE BARRIERS HAVING NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING AS REQUIRED BY SECTION 707 WITH SELF-CLOSING DOORS COMPLYING WITH SECTION 716 OR HORIZONTAL ASSEMBLIES HAVING NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING AS REQUIRED BY SECTION 711. WITH SELF-CLOSING DOORS COMPLYING WITH SECTION 716. MEANS OF EGRESS FROM THE OPEN PARKING GARAGE SHALL COMPLY WITH SECTION 406.5.

### EXIT ACCESS TRAVEL DISTANCE

TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 1017.1.  
OCCUPANCY R WITH SPRINKLER SYSTEM: 250 FEET  
BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.

### Section 906 Portable Fire Extinguishers

#### 906.1 Where Required

In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

- Within 30 feet... from commercial cooking equipment...
- In areas where flammable or combustible liquids are stored...
- On each floor of structures under construction...
- Where required by... Table 906.1.
- Special-hazard areas...

## LIFE SAFETY LEGEND

- MAJOR EXITING ROUTE
- 1 HR. RATED WALL
- 3 HR. RATED WALL
- 3 HR. RATED WALL
- FIRE EXTINGUISHER

## OCCUPANCY TABLE

	Use	Area	Occupancy	Load	Occup
Level P	Car Park	8,862 SF	Parking garage	200	44
Level P	Retail	294 SF	Mercantile	60	5
Level P	Lobby	122 SF	Standing space	5	24
Levels 1-3	Condominiums	16,804 SF	Residential	200	84
Levels 1-3		13,424 SF	Circulation	0	0
TOTAL					158

L+L Design-Build, LLC

150 SOUTH CONDOMINIUMS  
PROPOSED DEVELOPMENT  
150 SOUTH MAIN STREET  
FRANKLIN, IN 46131



Jeffrey L. Cowart

DATE:  
02.04.22

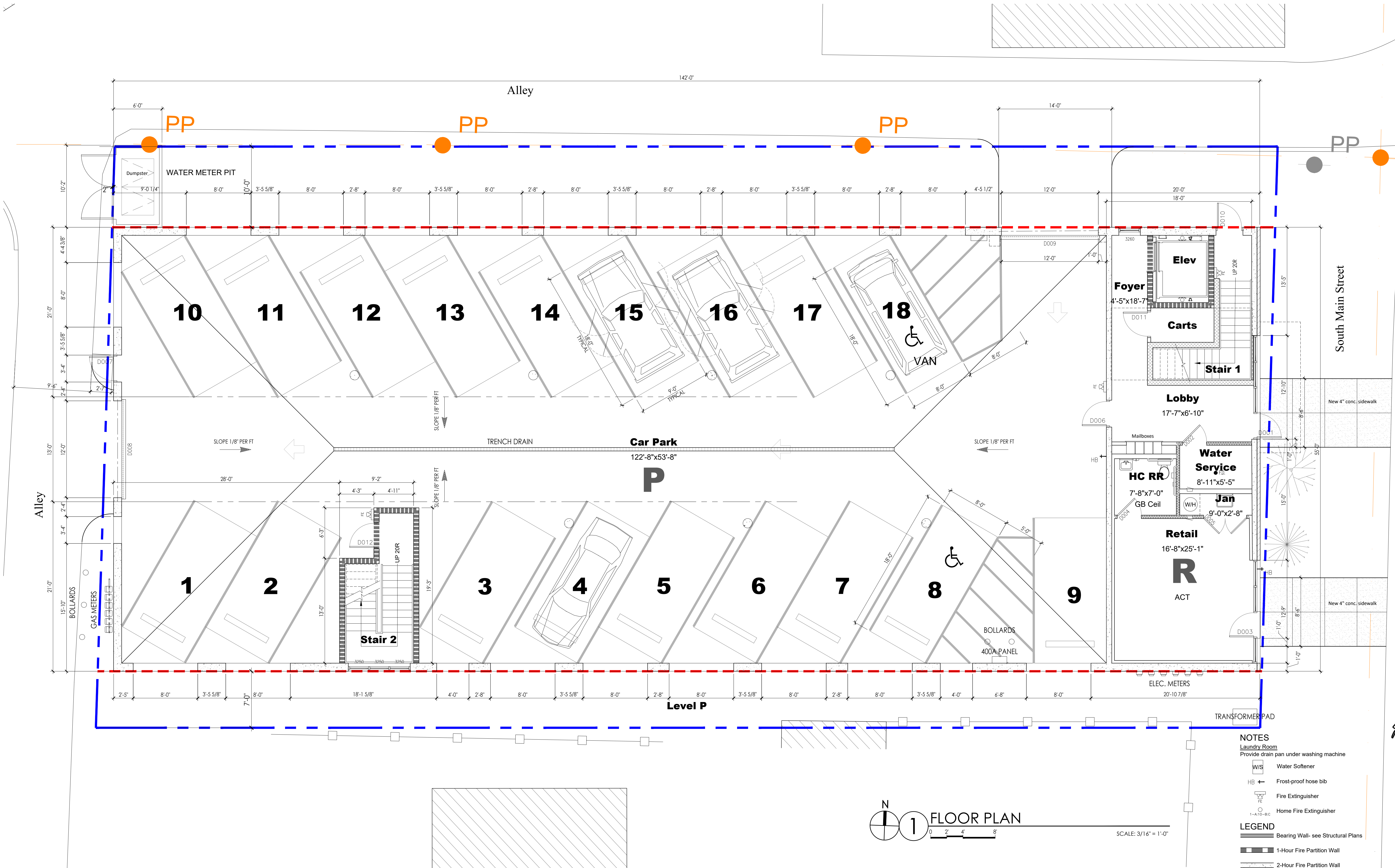
CONSTRUCTION  
DOCUMENTS

STATE CDR  
CITY PERMIT

LIFE  
SAFETY  
PLANS

LS101





N  
1 FLOOR PLAN  
SCALE: 3/16" = 1'-0"

- NOTES**  
Laundry Room  
Provide drain pan under washing machine
- W/S Water Softener  
HB Frost-proof hose bib  
FE Fire Extinguisher  
1-A10-B/C Home Fire Extinguisher
- LEGEND**  
Bearing Wall- see Structural Plans  
1-Hour Fire Partition Wall  
2-Hour Fire Partition Wall  
2-Hour Fire Partition Wall  
3-Hour CMU Fire Partition Wall  
3-Hour Concrete Fire Partition Wall  
See Sheet A113 for Wall Types

150 SOUTH CONDOMINIUMS  
PROPOSED DEVELOPMENT  
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L+L Design-Build, LLC



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CONSTRUCTION  
DOCUMENTS  
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LEVEL P  
PLAN

A101

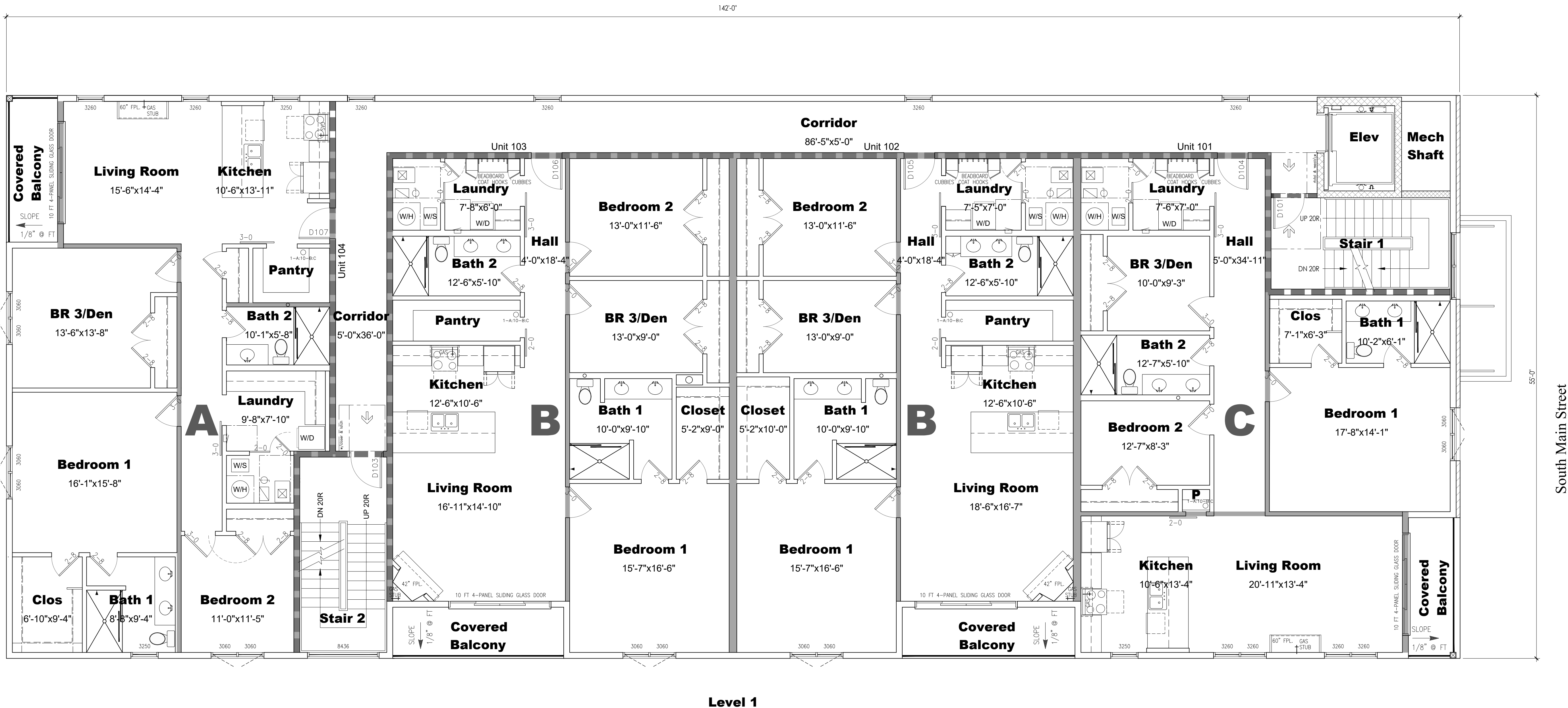


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LEVEL 1

A102

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- NOTES
- Laundry Room  
Provide drain pan under washing machine
- W/S Water Softener  
HB Frost-proof hose bib  
Fire Extinguisher  
1-A10-B-C Home Fire Extinguisher
- LEGEND
- Bearing Wall- see Structural Plans  
1-Hour Fire Partition Wall  
2-Hour Fire Partition Wall  
2-Hour Fire Partition Wall  
3-Hour CMU Fire Partition Wall  
3-Hour Concrete Fire Partition Wall  
See Sheet A113 for Wall Types





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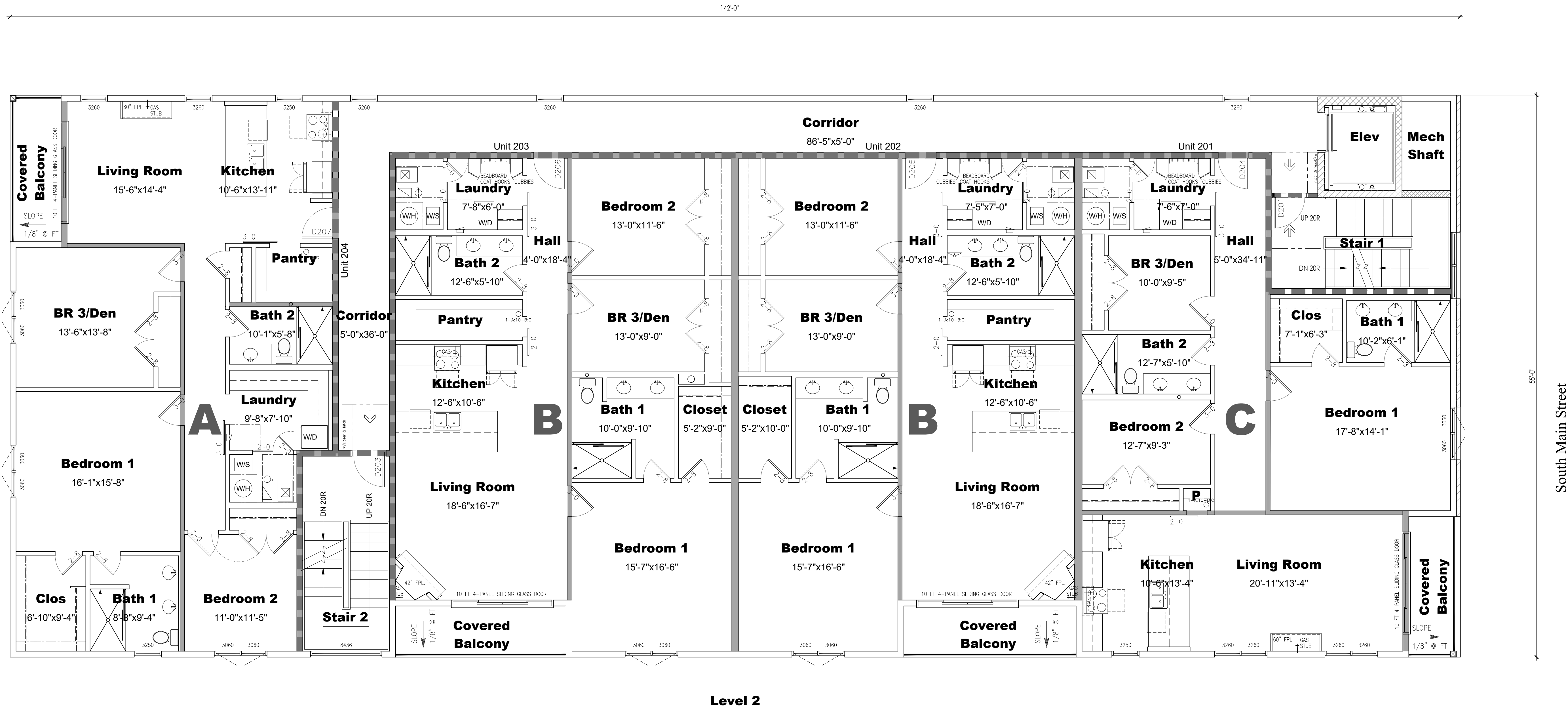
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CONSTRUCTION  
DOCUMENTS

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CITY PERMIT

LEVEL 2

A103



- NOTES**
- Laundry Room**  
Provide drain pan under washing machine
- W/S Water Softener  
HB Frost-proof hose bib  
Fire Extinguisher  
1-A10-B-C Home Fire Extinguisher
- LEGEND**
- Bearing Wall- see Structural Plans
- 1-Hour Fire Partition Wall
- 2-Hour Fire Partition Wall
- 2-Hour Fire Partition Wall
- 3-Hour CMU Fire Partition Wall
- 3-Hour Concrete Fire Partition Wall
- See Sheet A113 for Wall Types



SCALE: 3/16" = 1'-0"





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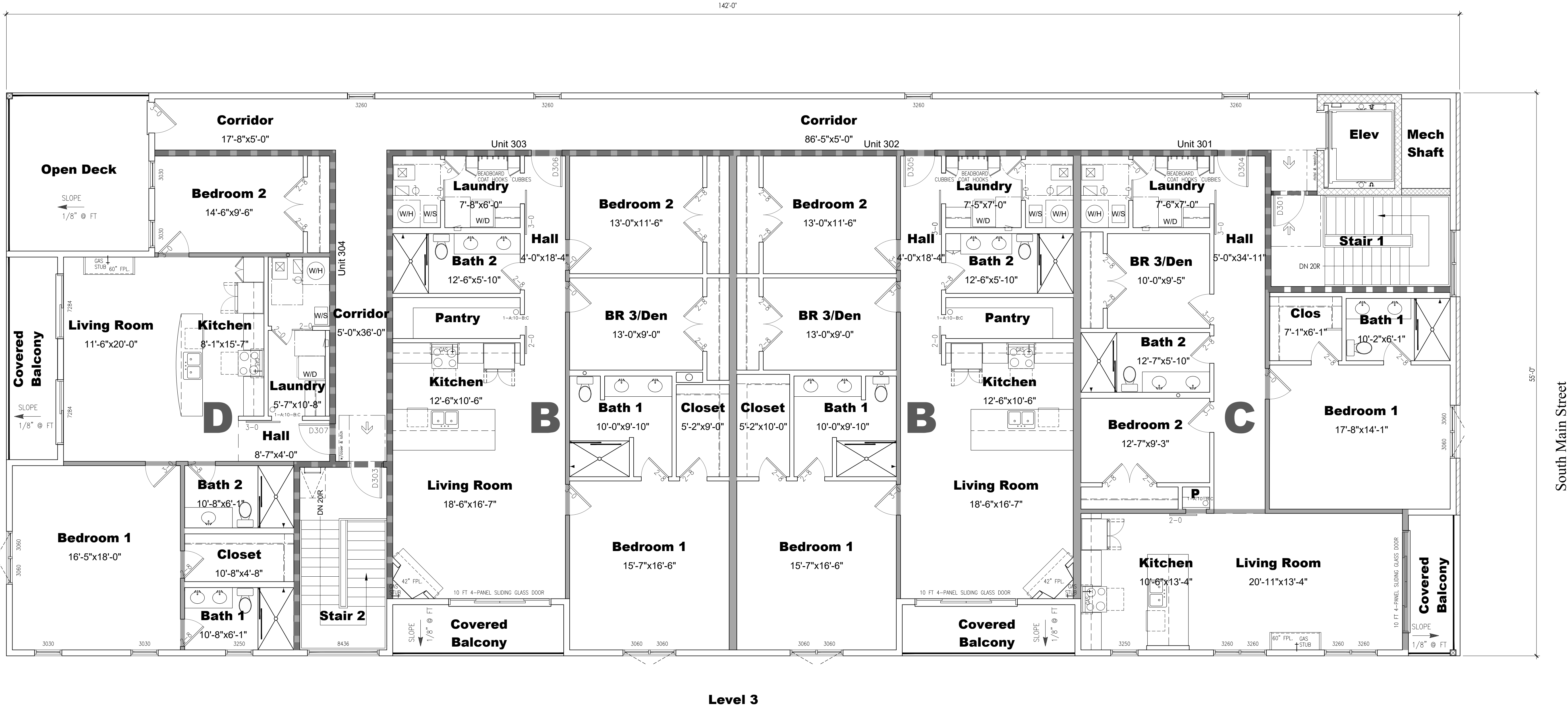
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CONSTRUCTION  
DOCUMENTS

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CITY PERMIT

LEVEL 3

A104



NOTES

Laundry Room  
Provide drain pan under washing machine

W/S

Water Softener

HB

Frost-proof hose bib

FE

Fire Extinguisher

1-A10-B-C

Home Fire Extinguisher

LEGEND

Bearing Wall- see Structural Plans

1-Hour Fire Partition Wall

2-Hour Fire Partition Wall

2-Hour Fire Partition Wall

3-Hour CMU Fire Partition Wall

3-Hour Concrete Fire Partition Wall

See Sheet A113 for Wall Types

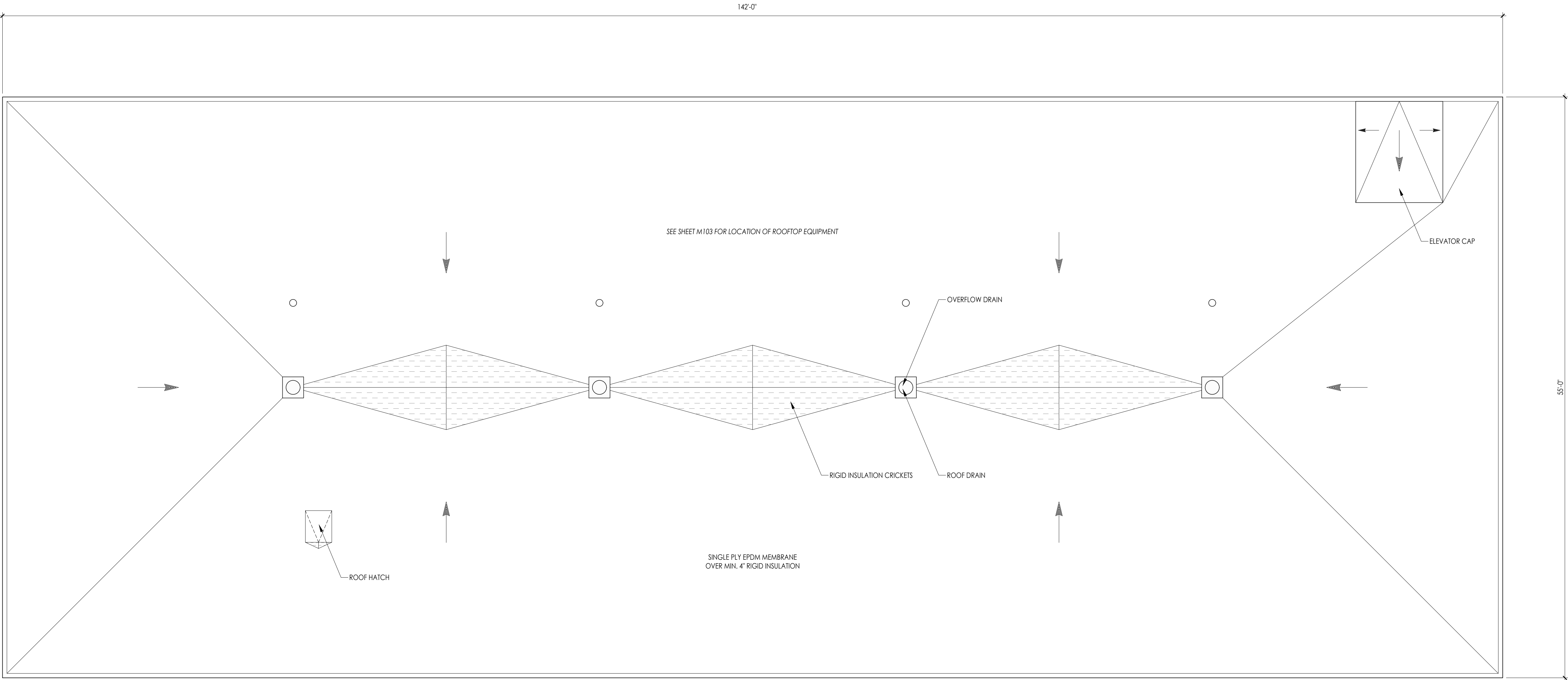
N

1

FLOOR PLAN

0 2 4 8

SCALE: 3/16" = 1'-0"



Roof Level

N

1

ROOF PLAN

0

2

4

8

SCALE: 3/16" = 1'-0"



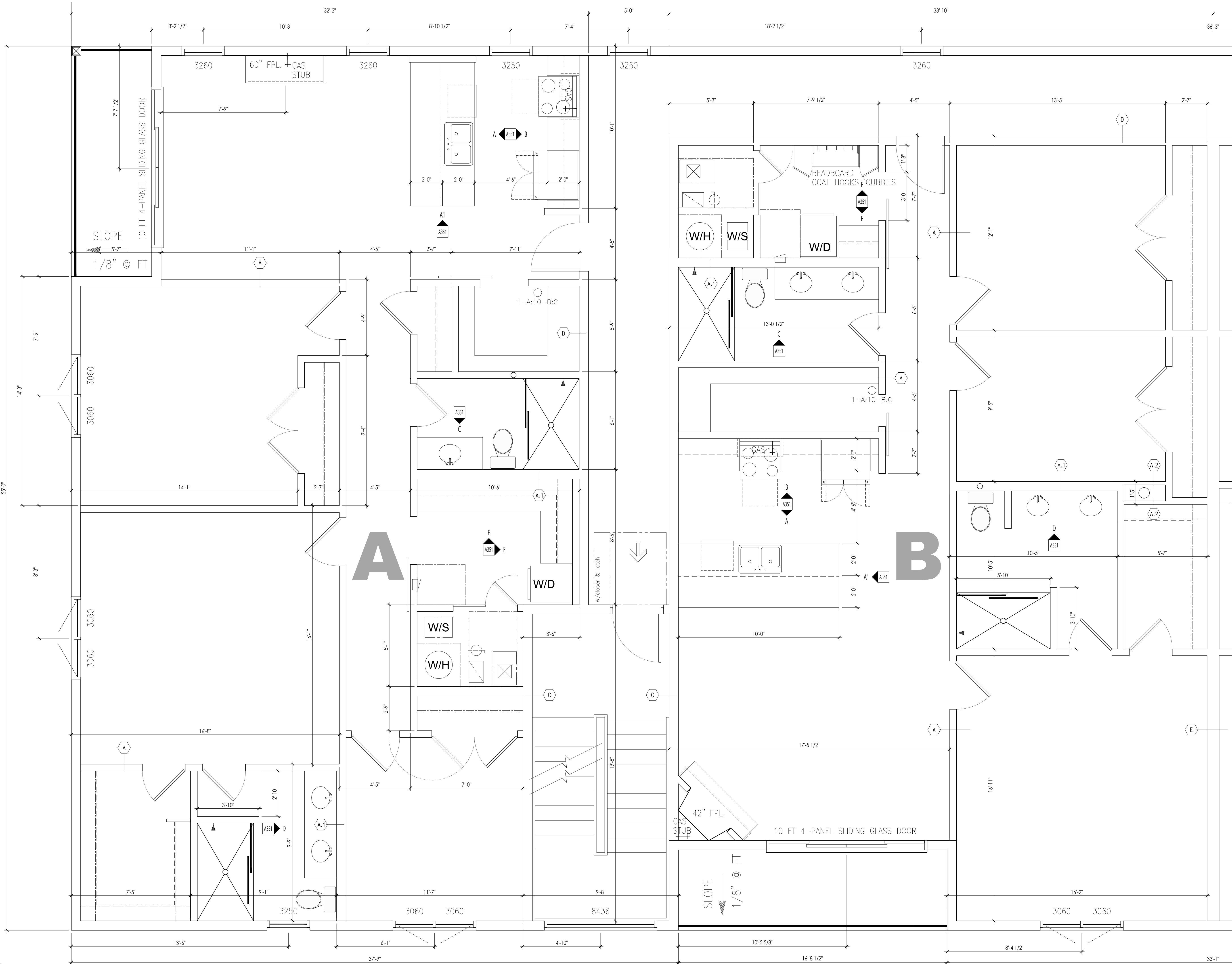
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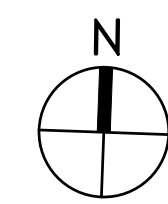
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LEVEL R



1 FLOOR PLANS A & B



See Sheet A113 for Wall Types



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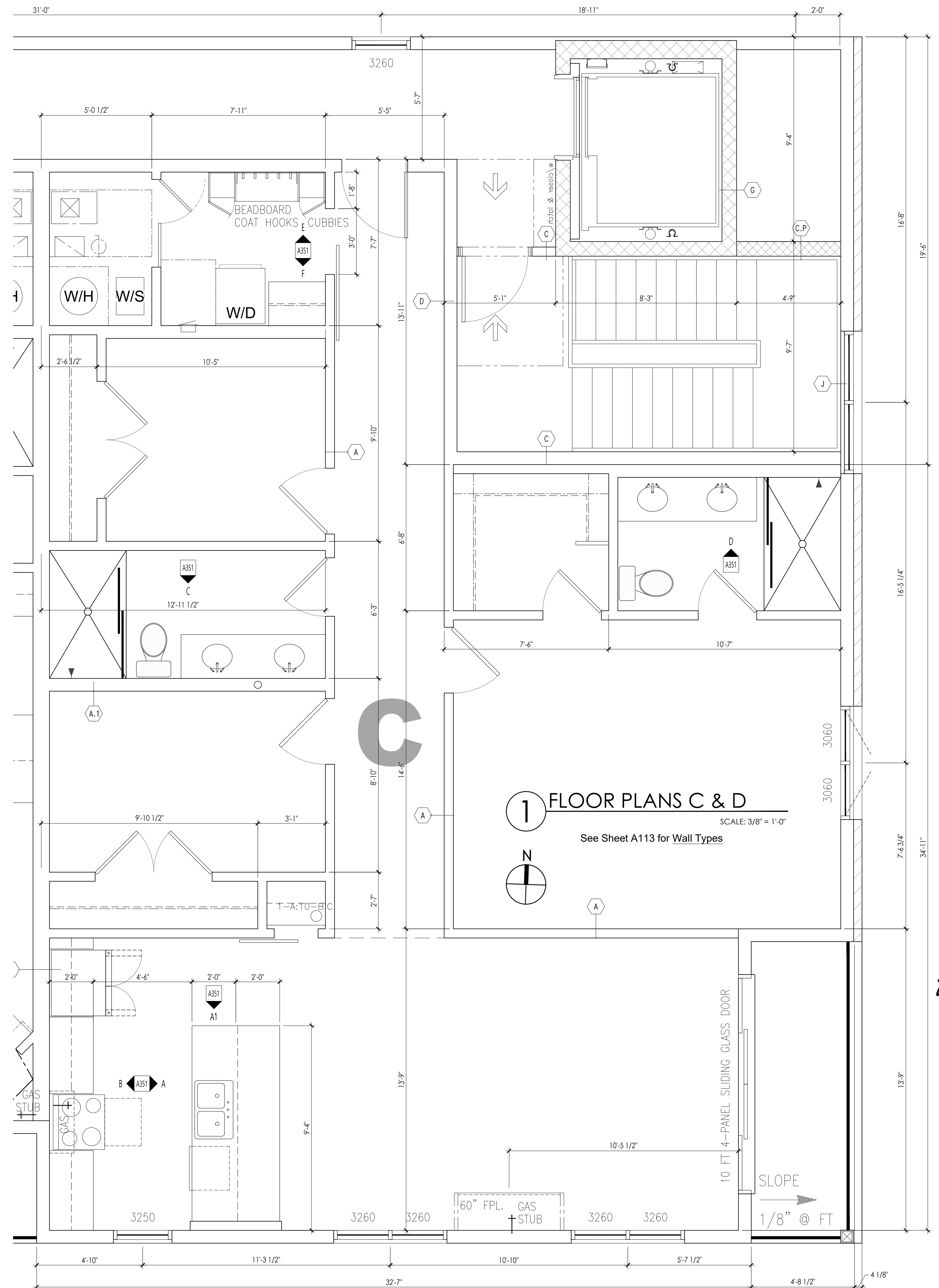
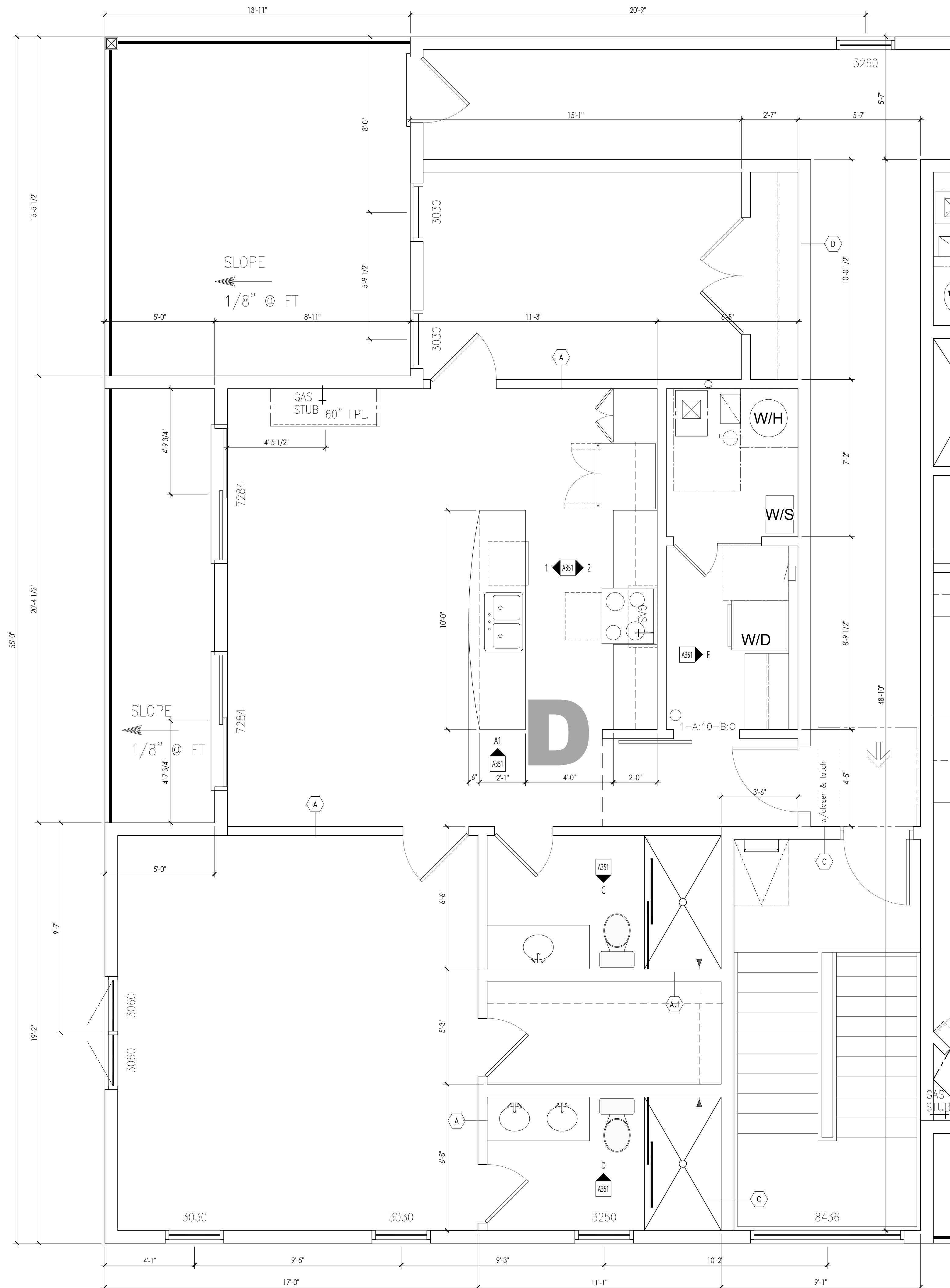
UNIT A & B  
FLOOR  
PLANS

A111

L+L Design-Build, LLC

150 SOUTH CONDOMINIUMS  
PROPOSED DEVELOPMENT  
150 SOUTH MAIN STREET  
FRANKLIN, IN 46131





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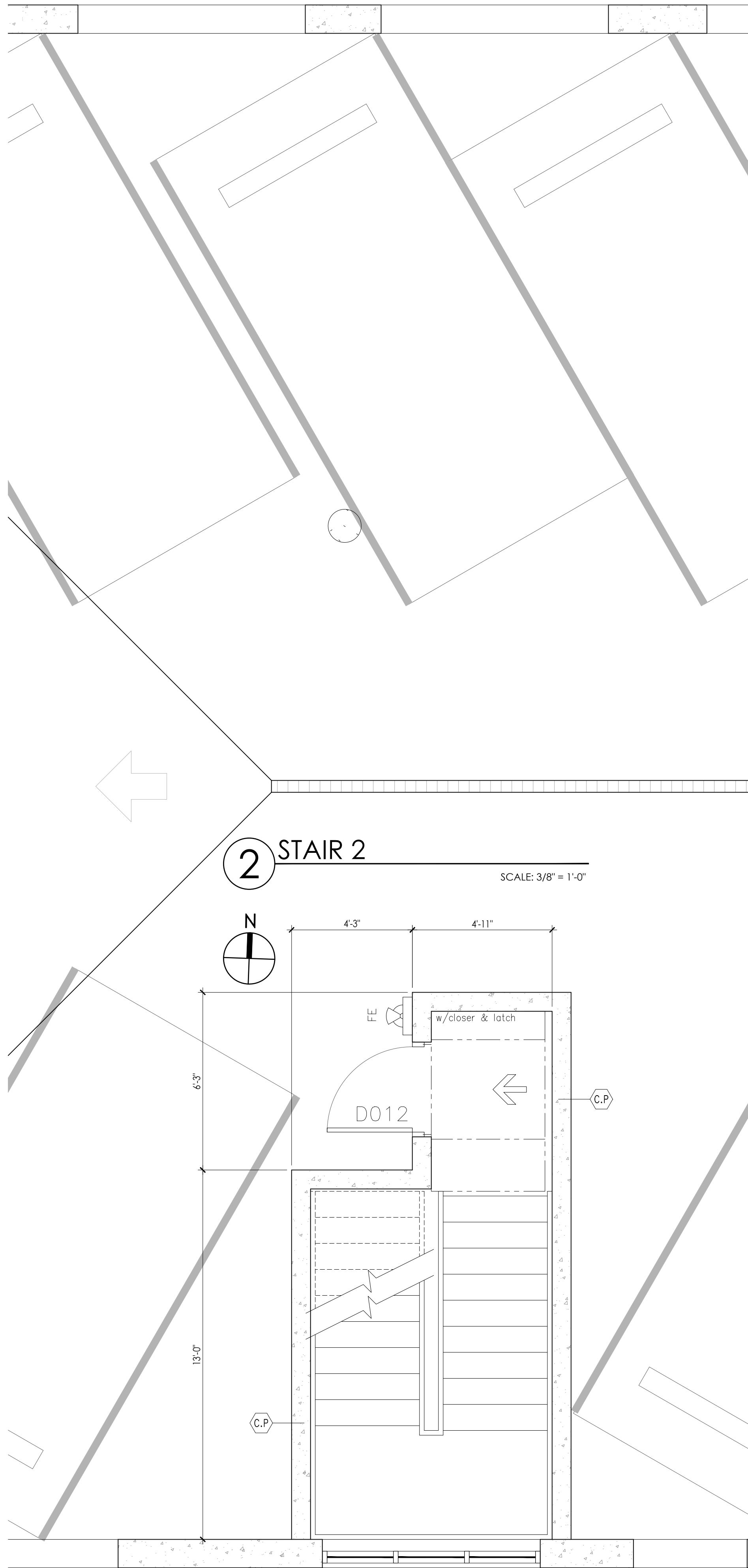
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CONSTRUCTION  
DOCUMENTS

STATE CDR  
CITY PERMIT

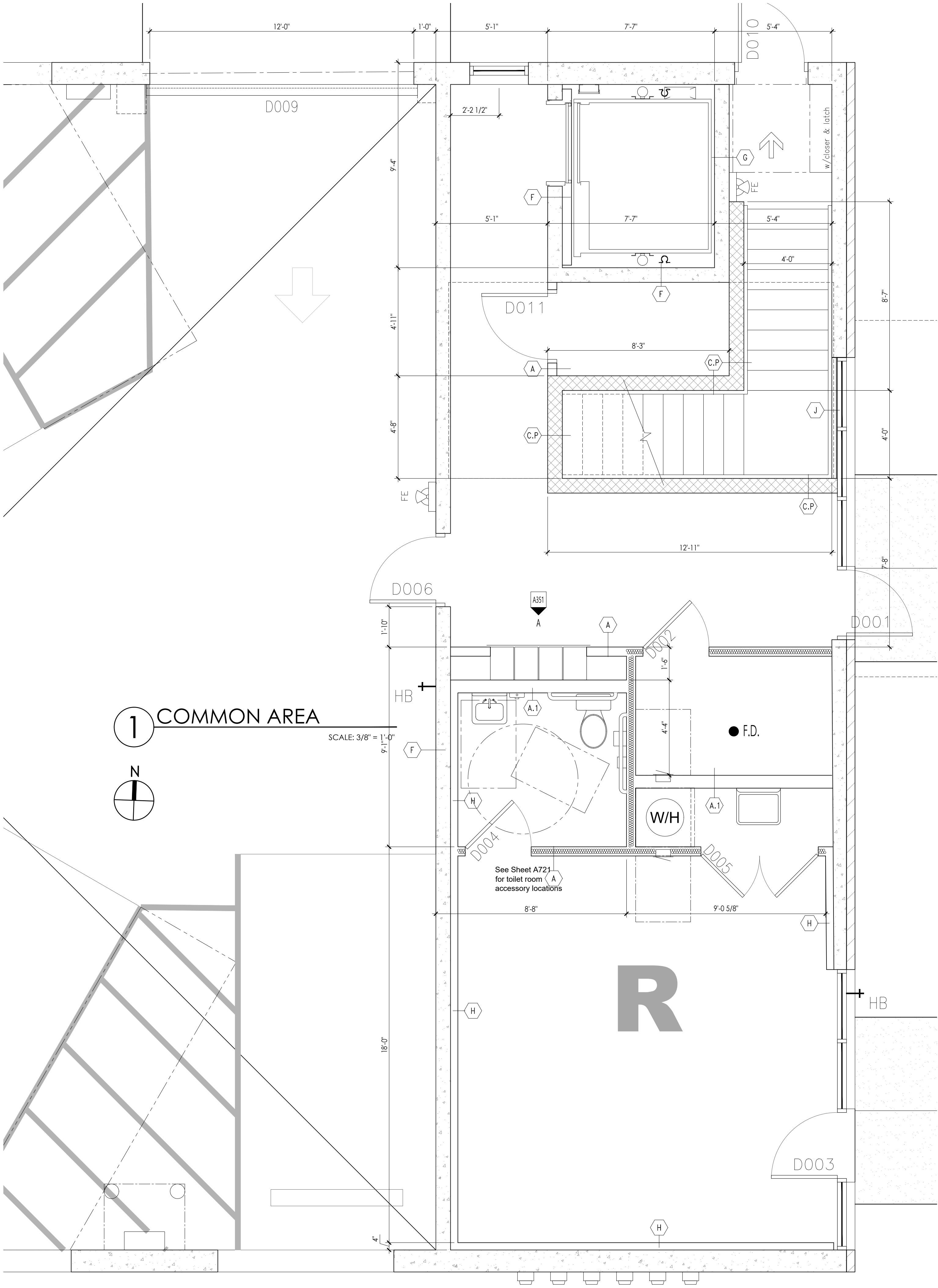
## UNIT C & D FLOOR PLANS

A112



WALL TYPES

- A** Standard wall  
3-1/2" wood studs @ 16" o.c. with 1/2" gypsum board each side  
acoustic batt insulation where shown
- A.1** Plumbing wall  
5-1/2" wood studs @ 16" o.c. with 1/2" gypsum board on dry side  
tile backer board at tile installations on wet side
- A.2** Plumbing chase wall  
2-1/2" wood stud walls @ 12" o.c. with 1/2" gypsum board on outside face
- B** not used
- C** Stairwells U305 1-hour  
3-1/2" wood studs @ 16" o.c. with 5/8" gypsum board each side
- C.P** Stairwells Level P U904 3-hour  
8" concrete block Classification C-3  
8" reinforced concrete
- D** Corridor wall U305 1-hour  
3-1/2" wood studs @ 16" o.c. with 5/8" gypsum board each side  
batt insulation
- E** Demising wall U341 1-hour  
two 3-1/2" wood stud walls with 5/8" gypsum board on outside faces  
1" gap in between stud plates  
batt insulation in each stud wall
- F** Parking Level P 2-hour  
8" poured concrete
- G** Elevator Shaft U905 2-hour  
8" concrete block
- H** Furred concrete wall  
12" poured concrete  
3-1/2" wood studs with 5/8" gypsum board on outside face
- J** Opening in Stairwells at spandrel panels  
wood studs @ 16" o.c. with 5/8" gypsum board flush w/concrete wall
- Use Firecode X gypsum board at all fire-rated partitions
- Add 7/16" OSB at all sheer walls (see *Structural Drawings*)



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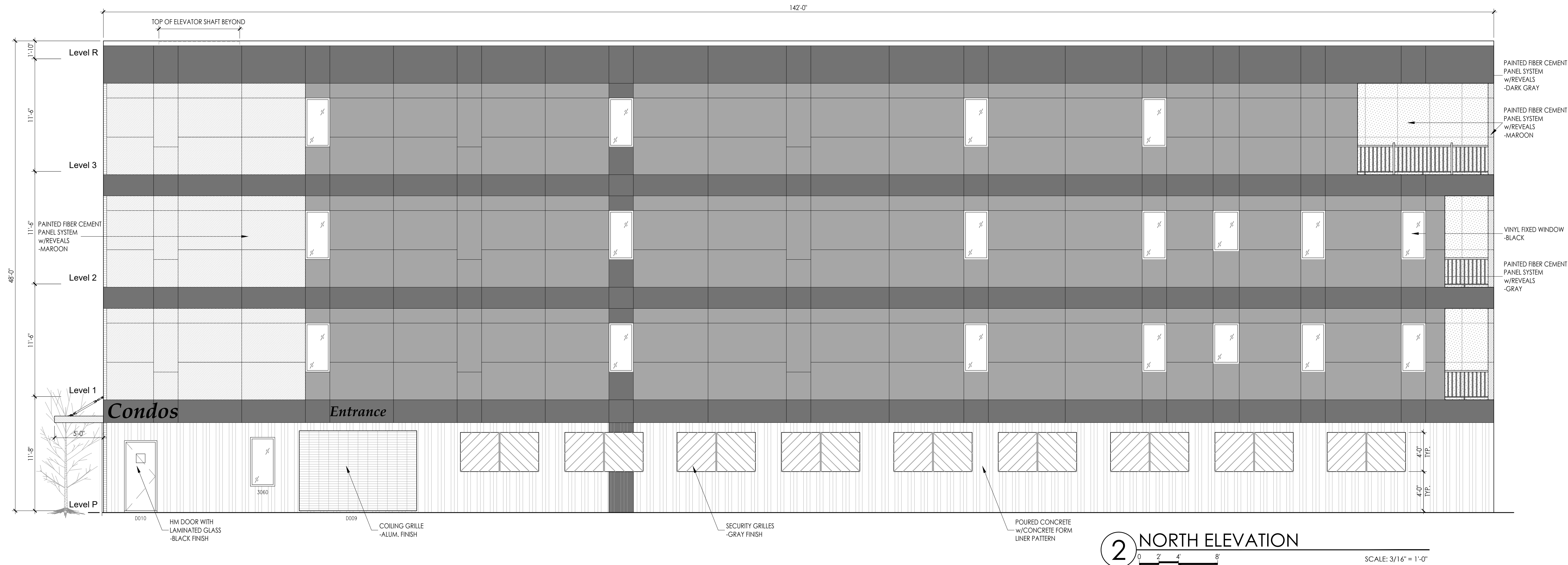


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CONSTRUCTION  
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CITY PERMIT

COMMON  
AREA FLR  
PLAN

A113



2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

L+L Design-Build, LLC

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NORTH &  
SOUTH  
ELEVATIONS  
A201





1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

**Reveal Panel System with EasyTrim**  
Reveal Panel System is a noncombustible fiber-cement panel siding.  
Manufactured by James Hardie Building Products Inc.

**Panel Specs:**  
Thickness: 0.438"  
Weight: 3.1 LBS./SQ. FT.  
Length: 95.5"  
Width: 47.5"  
Color: Primed for paint

**Reveal Countersunk Fasteners**  
Countersunk Fasteners are compatible with primed Reveal Panel

Reveal® Panel System is required to be installed over furring. The furring provides a rainscreen and the fastening base for trims and panels.

EasyTrim Reveals are available primed for site painting

**Reveal Panel System Field Painting Guidance**  
For best results with our primed siding products:

- Use high quality waterborne 100% acrylic exterior paints
- Apply a finish coat within 180 days of installation
- DO NOT paint wet siding
- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- DO NOT use stain, oil/alkyd based paint, or powder coating on James Hardie fiber cement products
- Paint or prime all field cut edges

<b>Garage wall openings</b> 2018 IRC 406.5.2 Openings	
total perimeter wall area	350 FT
aggregate length required	
40%	140 FT
opening length proposed	8 FT
total aggregate length proposed	156 FT
North	1,200 SQ. FT
South	1,200 SQ. FT
East	521 SQ. FT
West	521 SQ. FT
Total Wall Area	3,442 SQ. FT
20%	688 SQ. FT
vehicle openings (2)	-98 SQ. FT
assuming 50% air flow	
net opening area required	590 SQ. FT
net opening area proposed	
18 [8-0x4-0]	576 SQ. FT
3 [4-0x4-0]	48 SQ. FT
	624 SQ. FT

Openings are not required to be distributed over 40 percent of the building perimeter where the required openings are uniformly distributed over two opposing sides of the building.

L+L Design-Build, LLC

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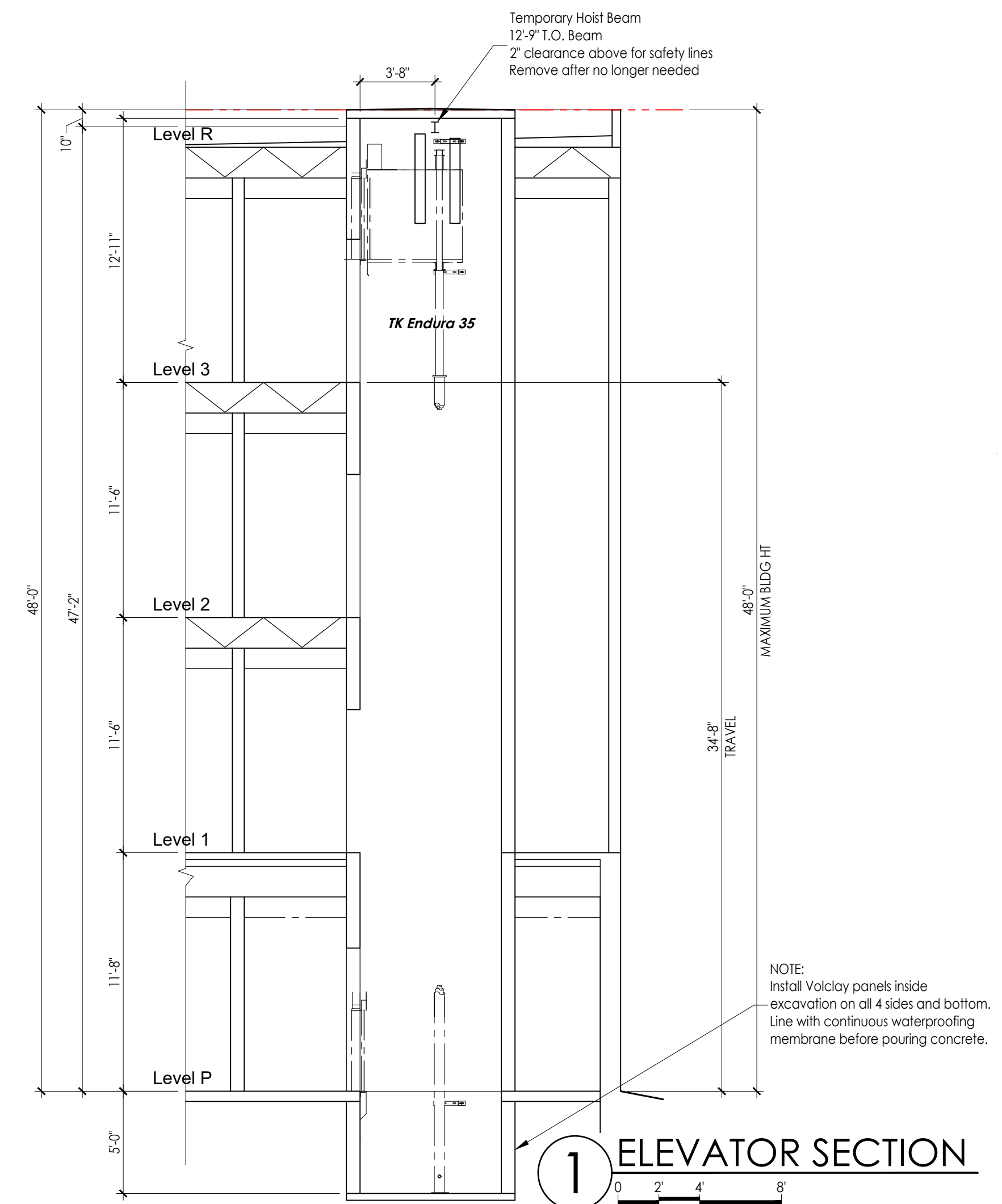
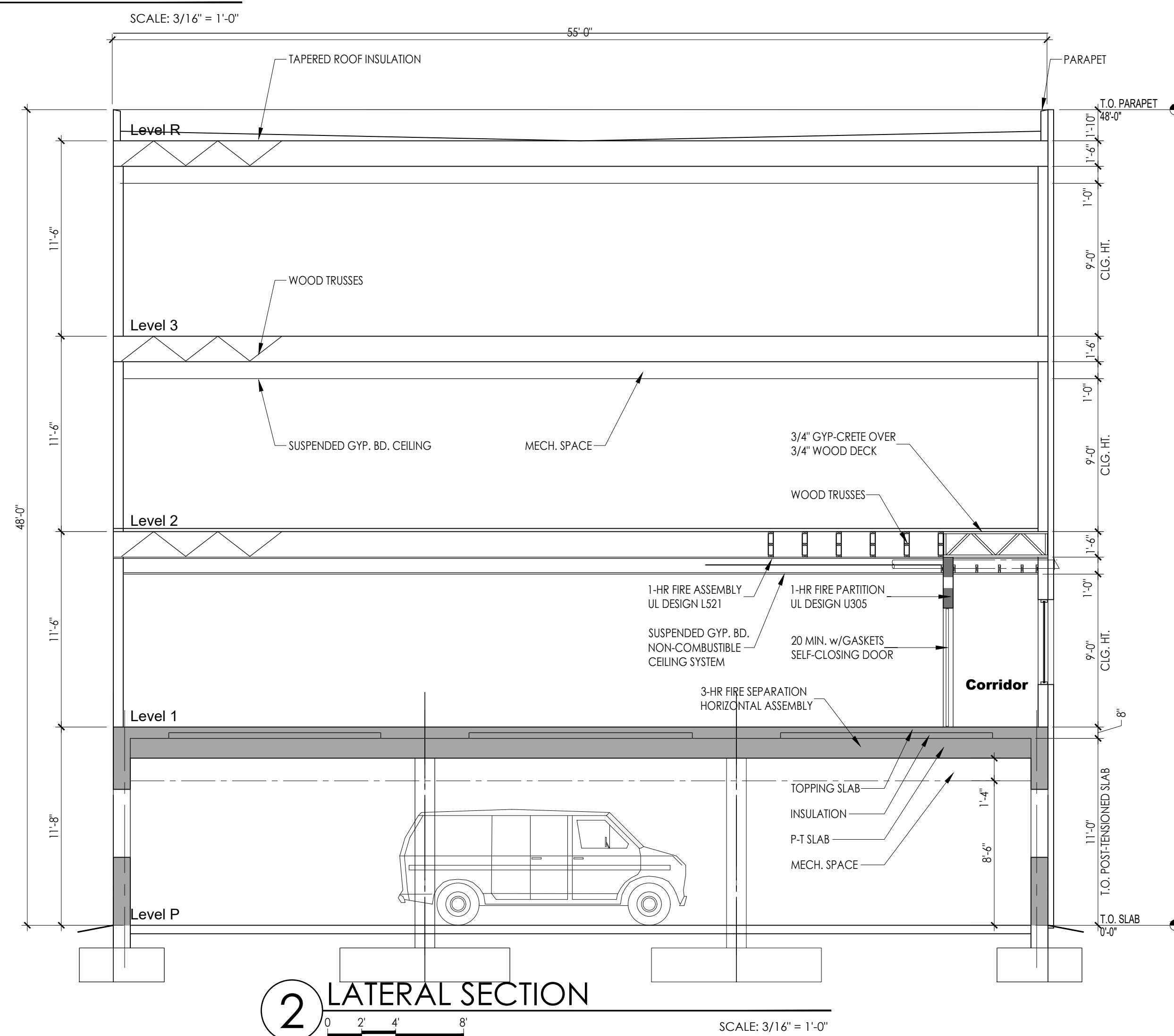
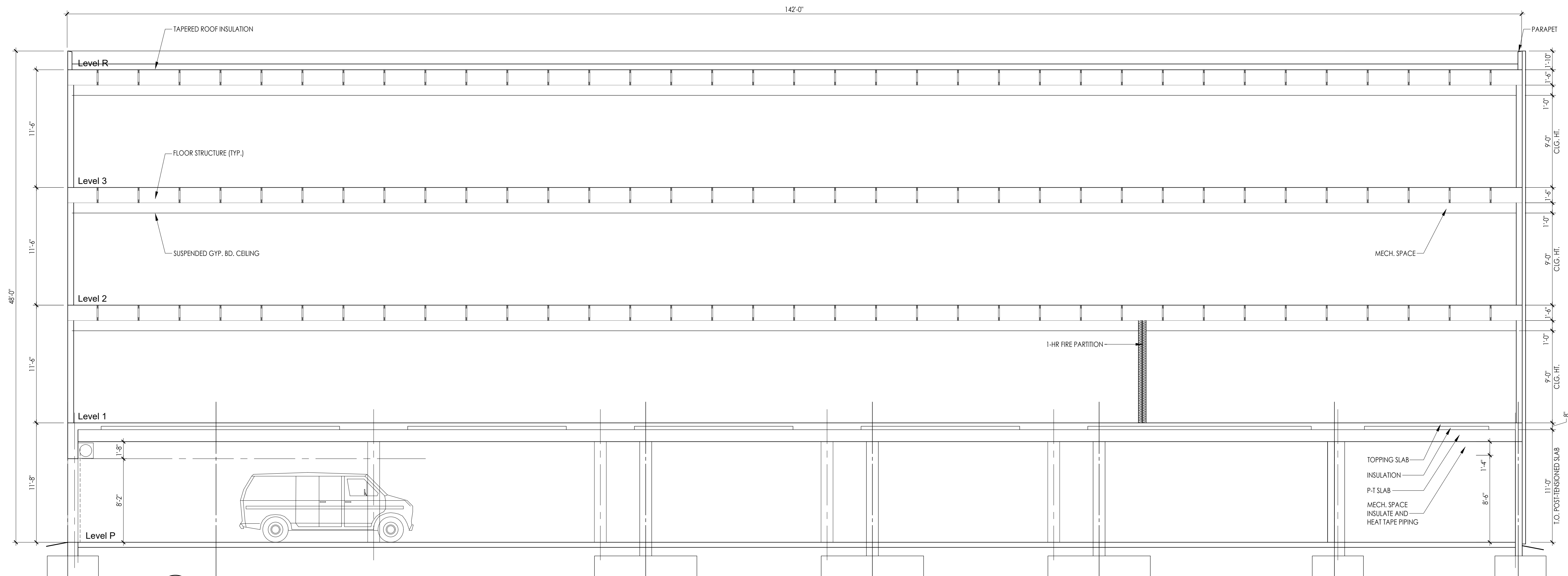


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CITY PERMIT

EAST &  
WEST  
ELEVATIONS

A202



150 SOUTH CONDOMINIUMS  
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150 SOUTH MAIN STREET  
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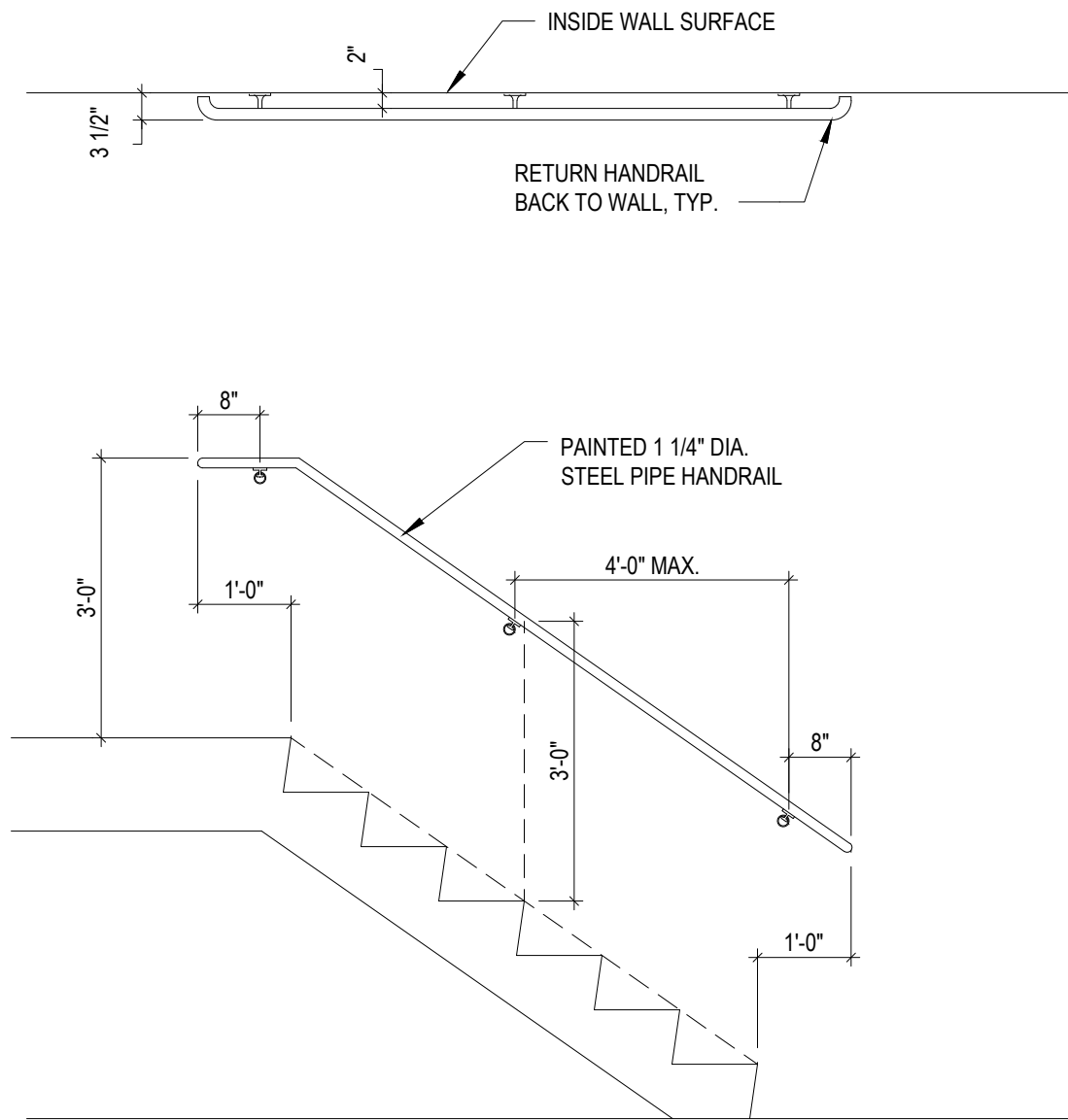


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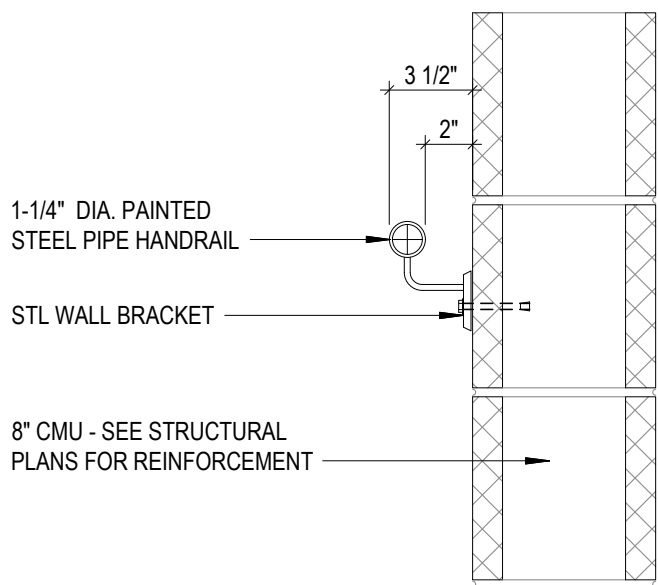
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CITY PERMIT

BUILDING &  
ELEVATOR  
SECTIONS

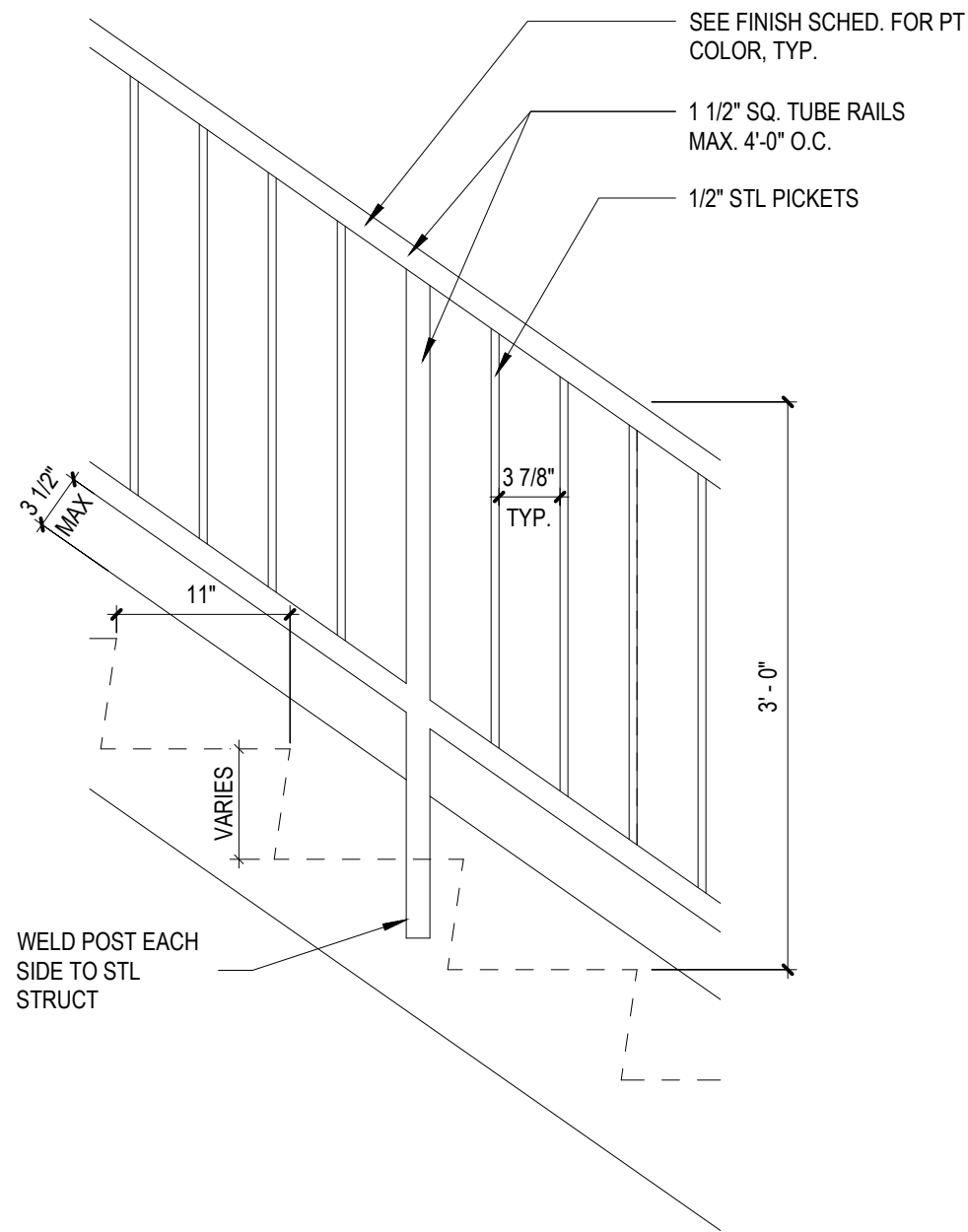
A301



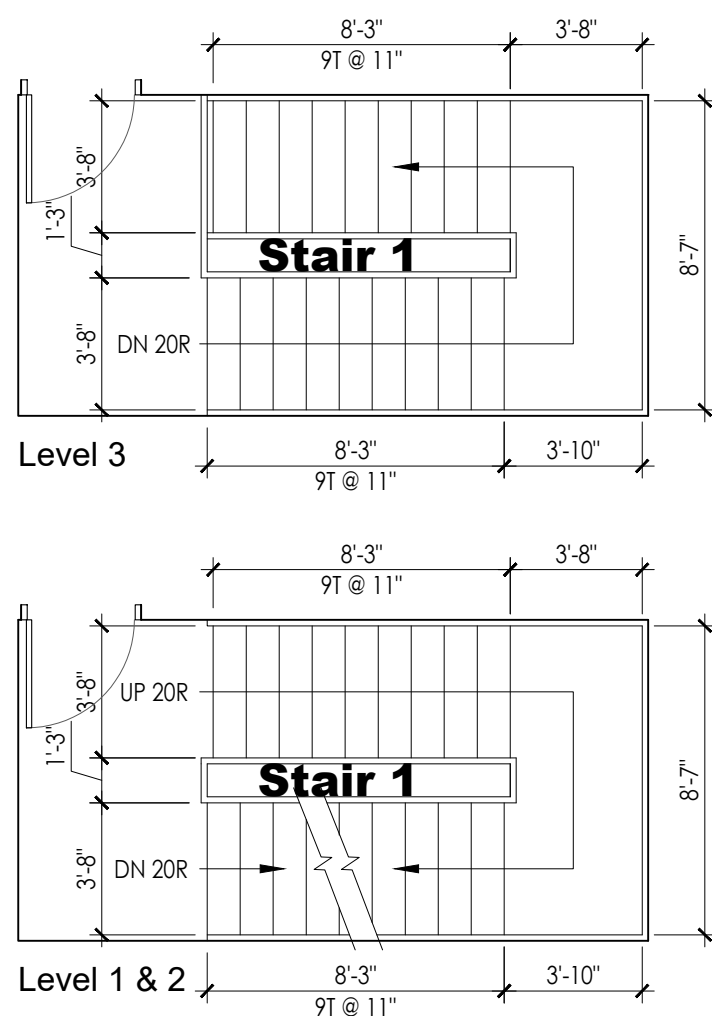
C TYP- WALL HANDRAIL  
0 1' 2'  
SCALE: 1/2" = 1'-0"



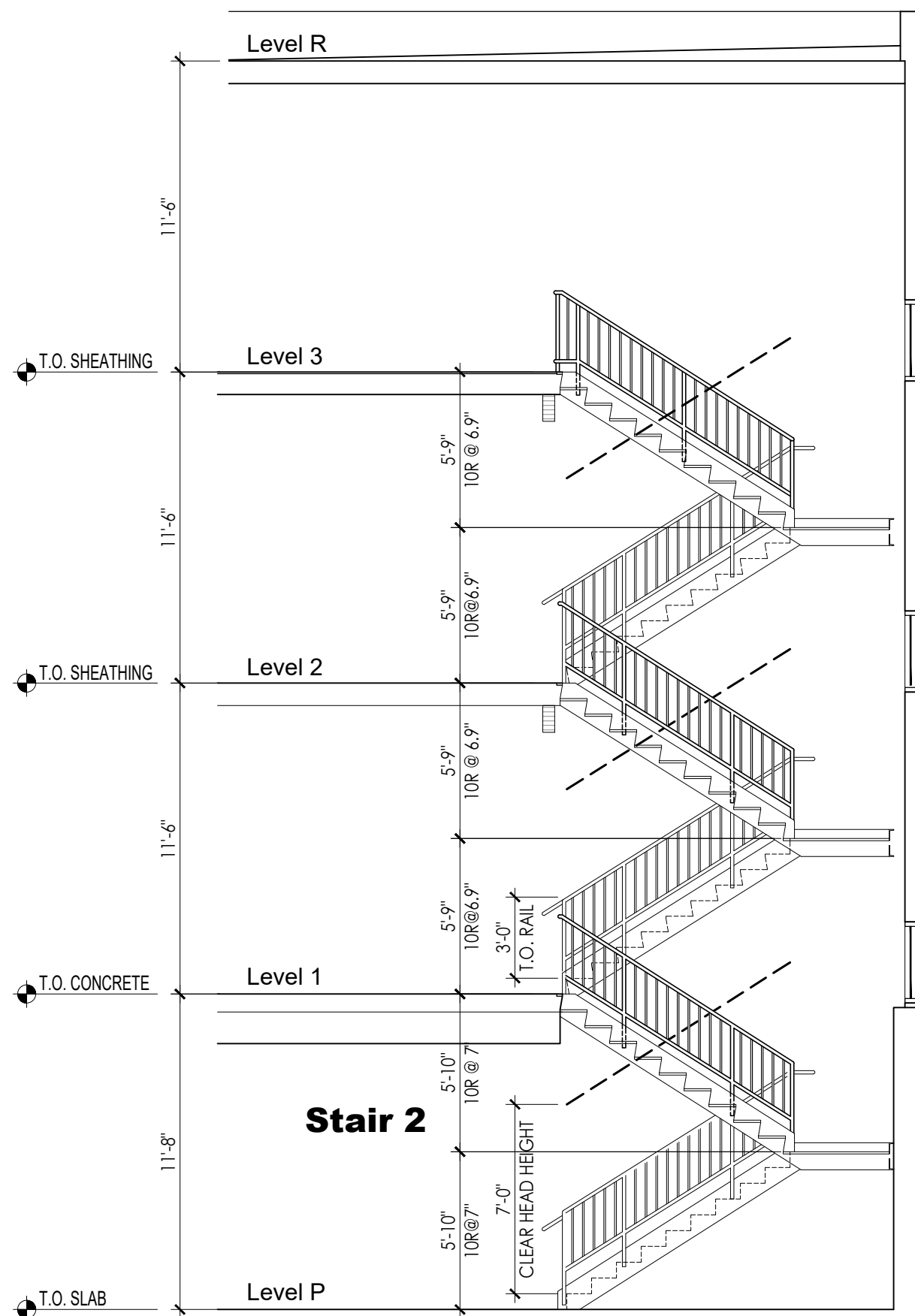
B TYP- HANDRAIL DETAIL  
0 3' 6' 1'  
SCALE: 1-1/2" = 1'-0"



A TYP- RAILING DETAIL  
0 6" 1'  
SCALE: 1" = 1'-0"



2 STAIR PLANS  
0 2' 4' 8'  
SCALE: 3/16" = 1'-0"



1 STAIR SECTION  
0 2' 4' 8'  
SCALE: 3/16" = 1'-0"

#### Section 1009 Accessible Means of Egress

##### 1009.3 Stairways

###### 1009.3.2 Stairway Width

Stairways shall have a clear width of 48 inches minimum between handrails.

Exceptions:

1. The clear width of 48 inches between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

###### 1009.3.3 Area of Refuge

Stairways shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from an area of refuge complying with Section 1009.6.

Exceptions:

2. Areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
5. Areas of refuge are not required at stairways in Group R-2 occupancies.

#### Section 1011 Stairways

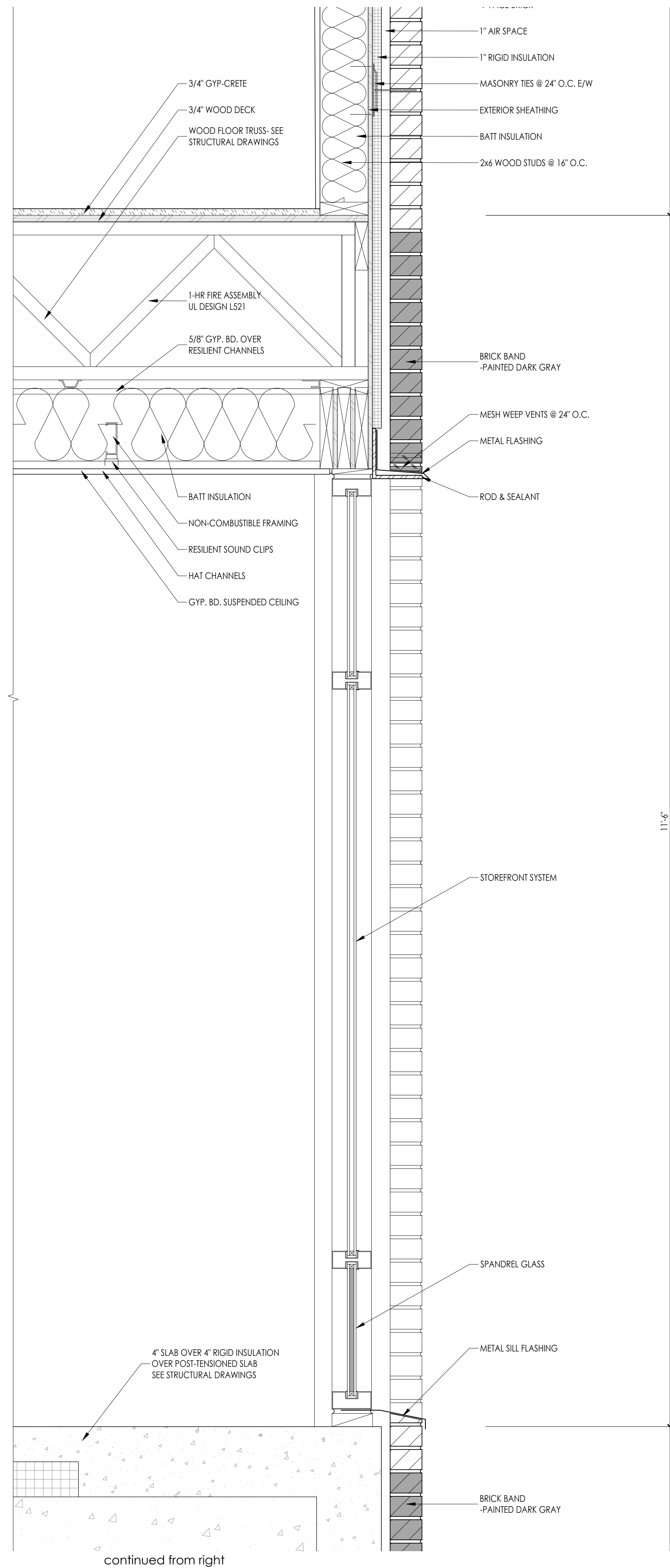
##### 1011.2 Width and Capacity

The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches.

##### 1011.6 Stairway Landings

Every landing shall have a minimum depth, measured parallel to the direction of travel, equal to the width of the stairway or 48 inches, whichever is less. Doors opening onto a landing shall not reduce the landing to less than one-half the required width.





Level 2

T.O. PLYWOOD  
EL. +23'-2"

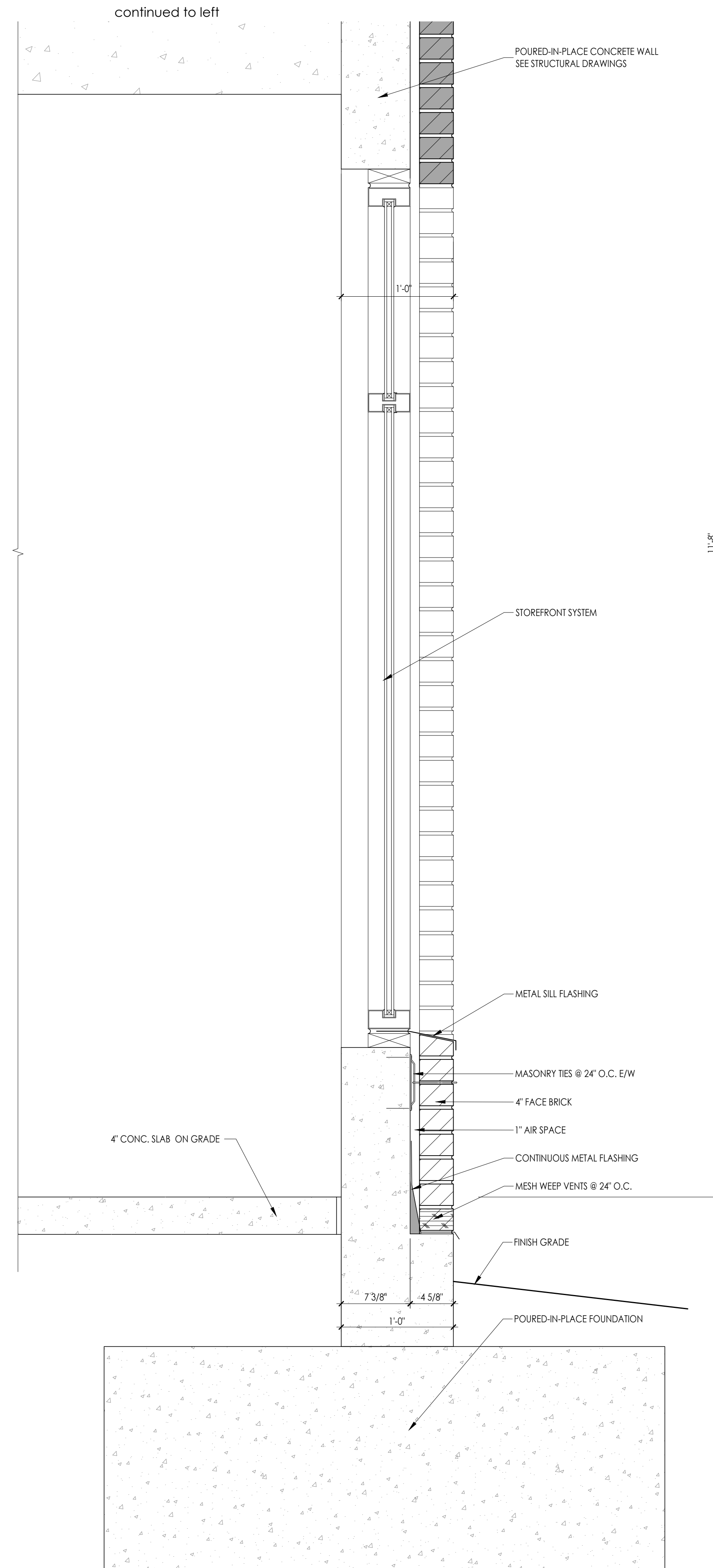
Level 1

T.O. SLAB  
EL. +11'-8"

1 WALL SECTION

0 3' 6' 1'

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



Level P

TOP OF SLAB  
EL. +0'-0"

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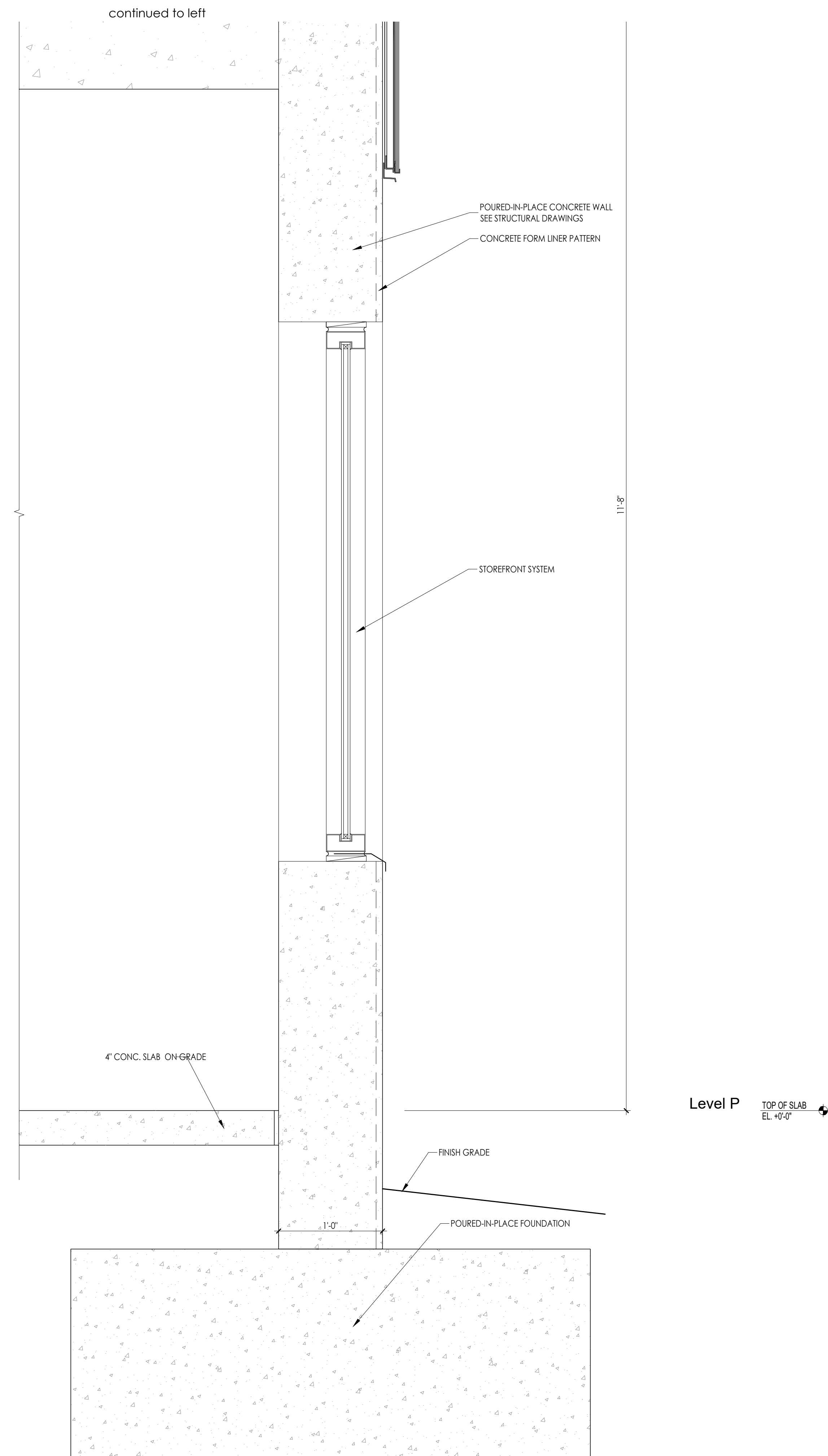
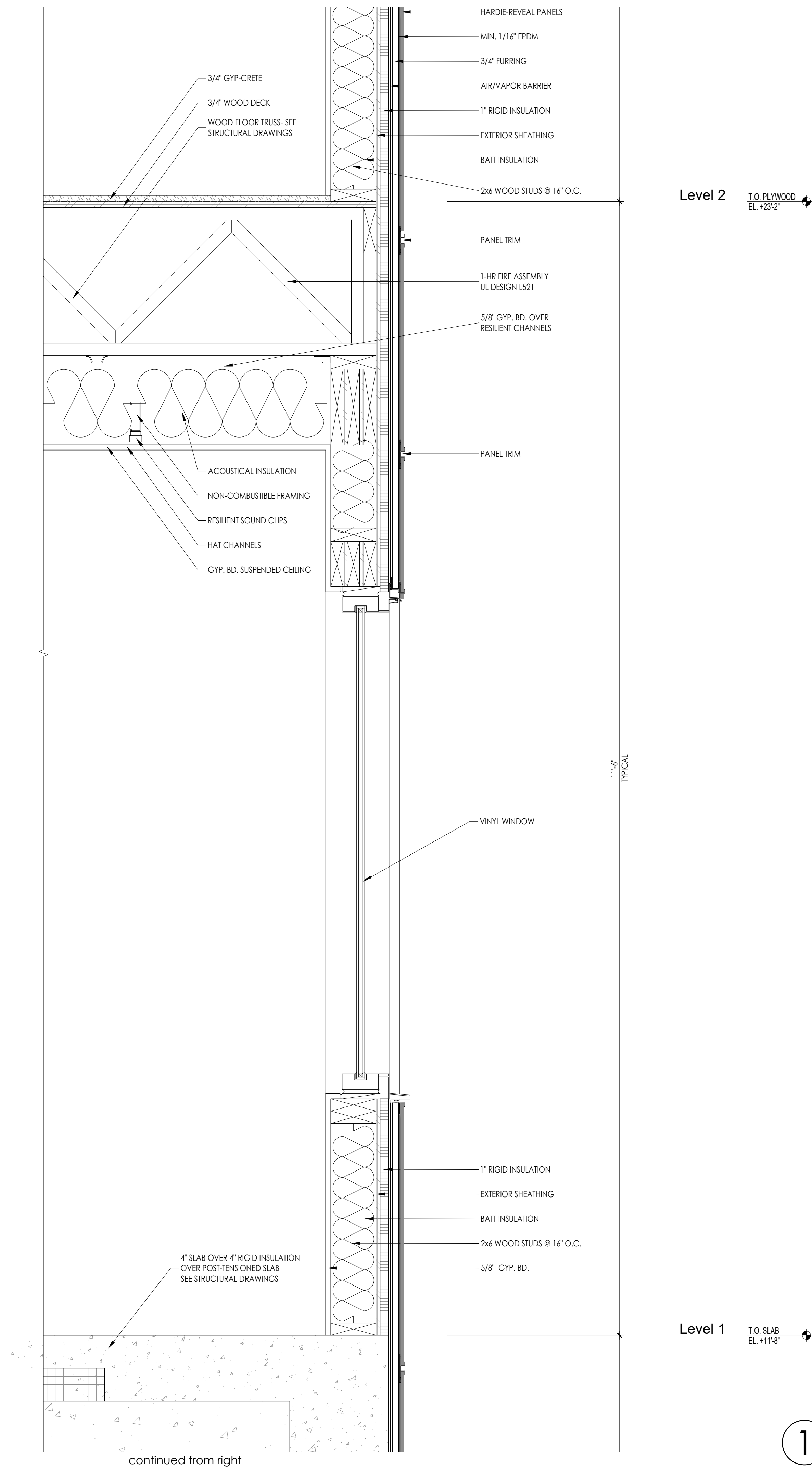
150 SOUTH CONDOMINIUMS  
PROPOSED DEVELOPMENT  
150 SOUTH MAIN STREET  
FRANKLIN, IN 46131



Jeffrey L. Cowart

DATE:  
02.04.22  
CONSTRUCTION  
DOCUMENTS  
STATE CDR  
CITY PERMIT  
EAST WALL  
SECTION

A311



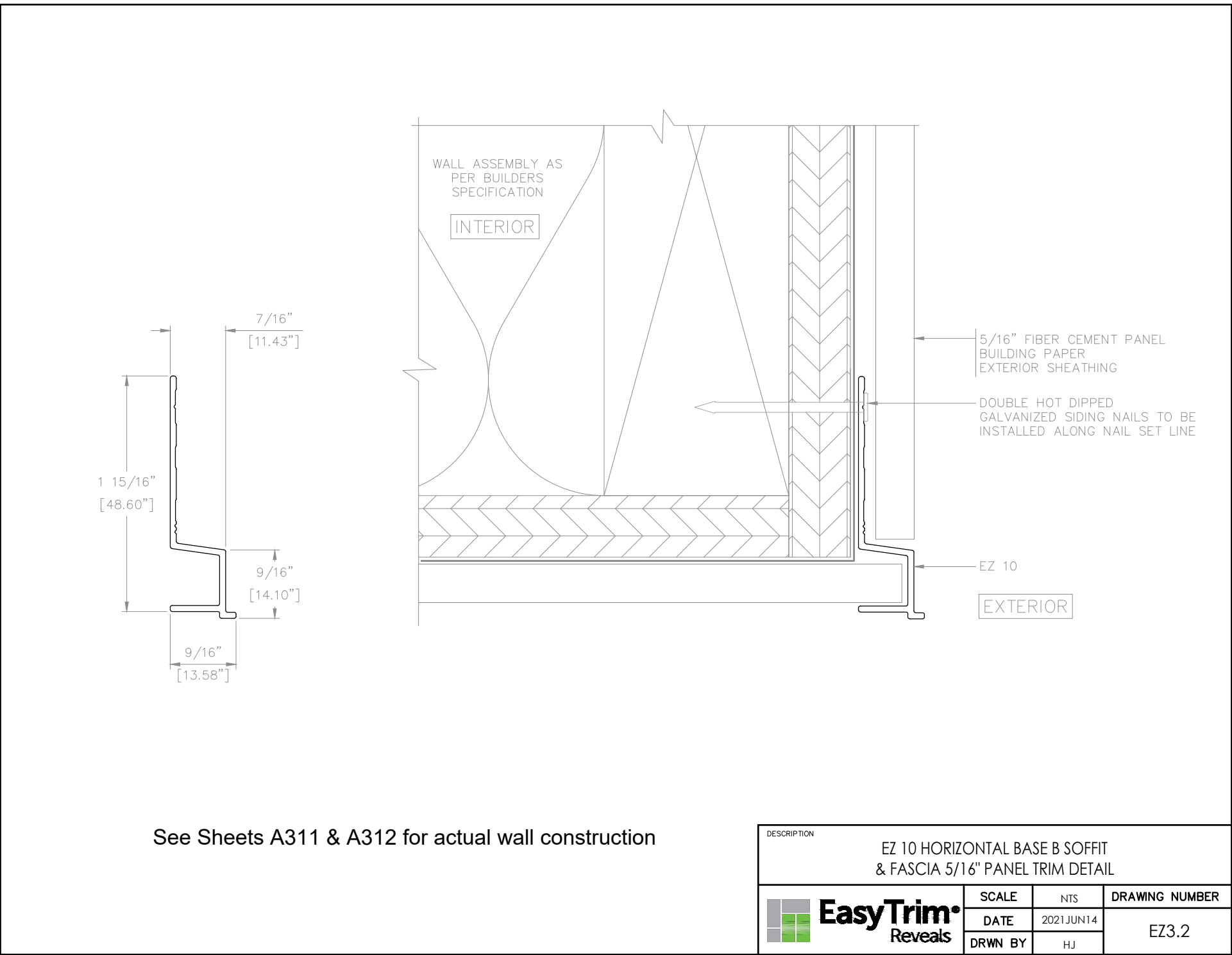
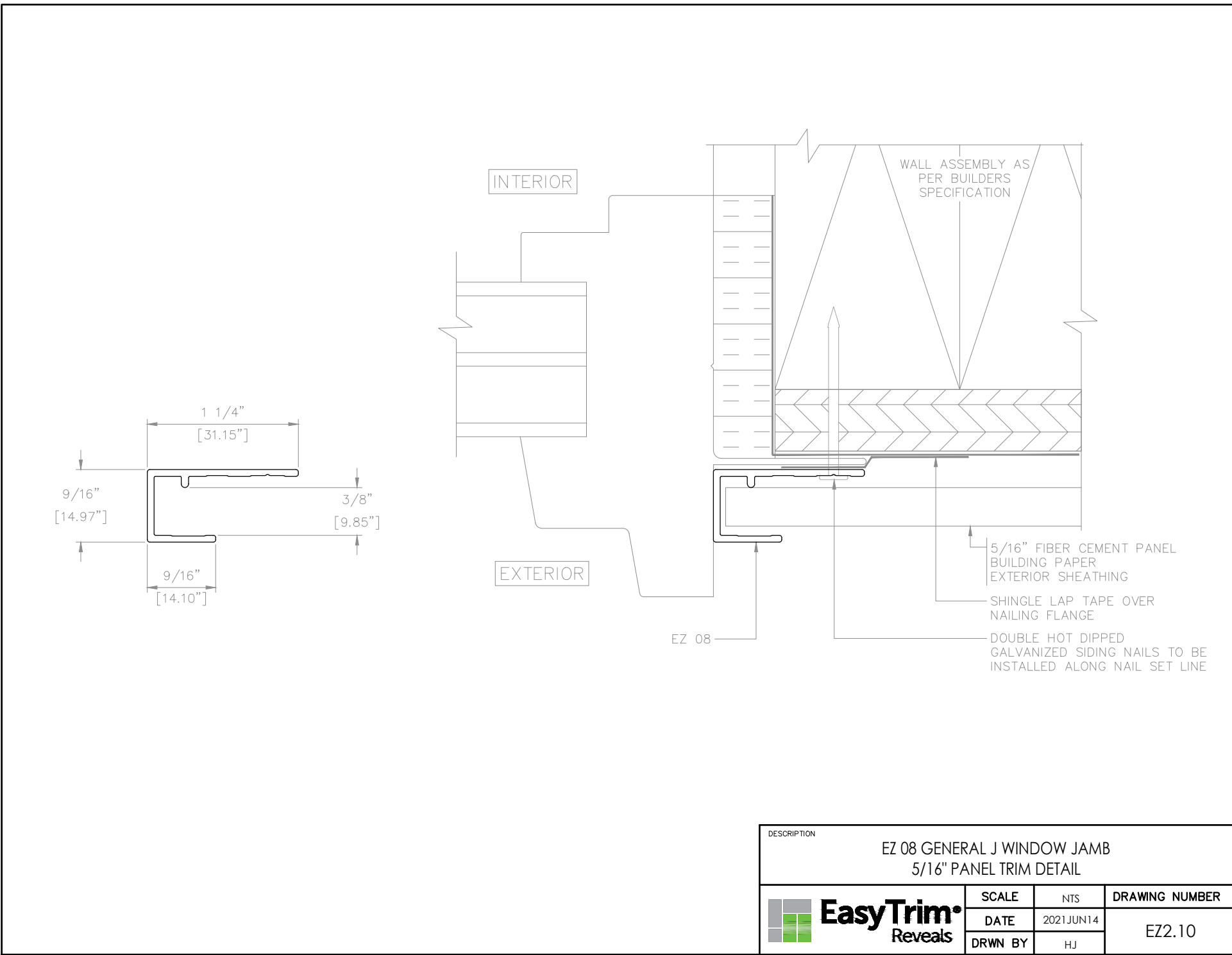
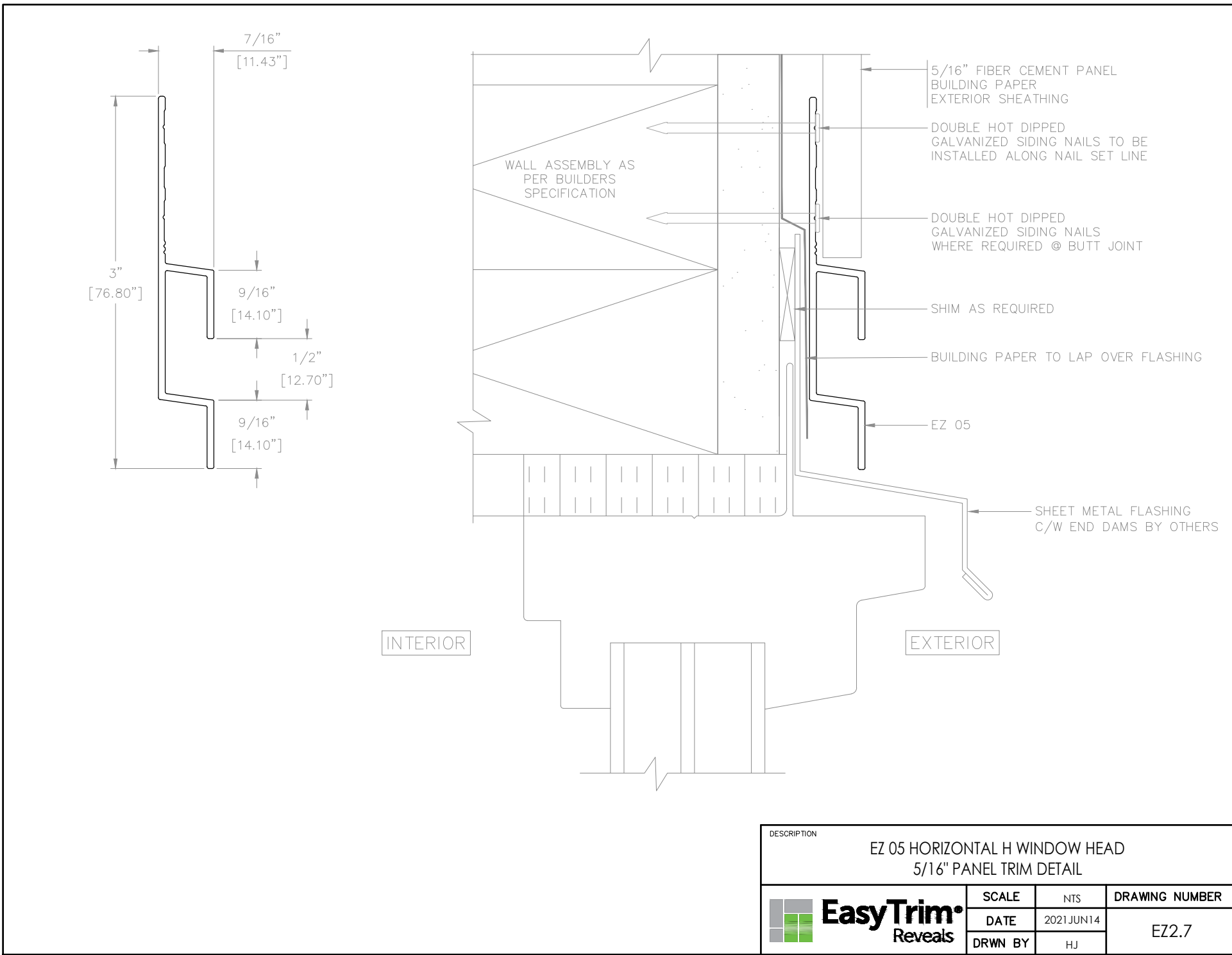
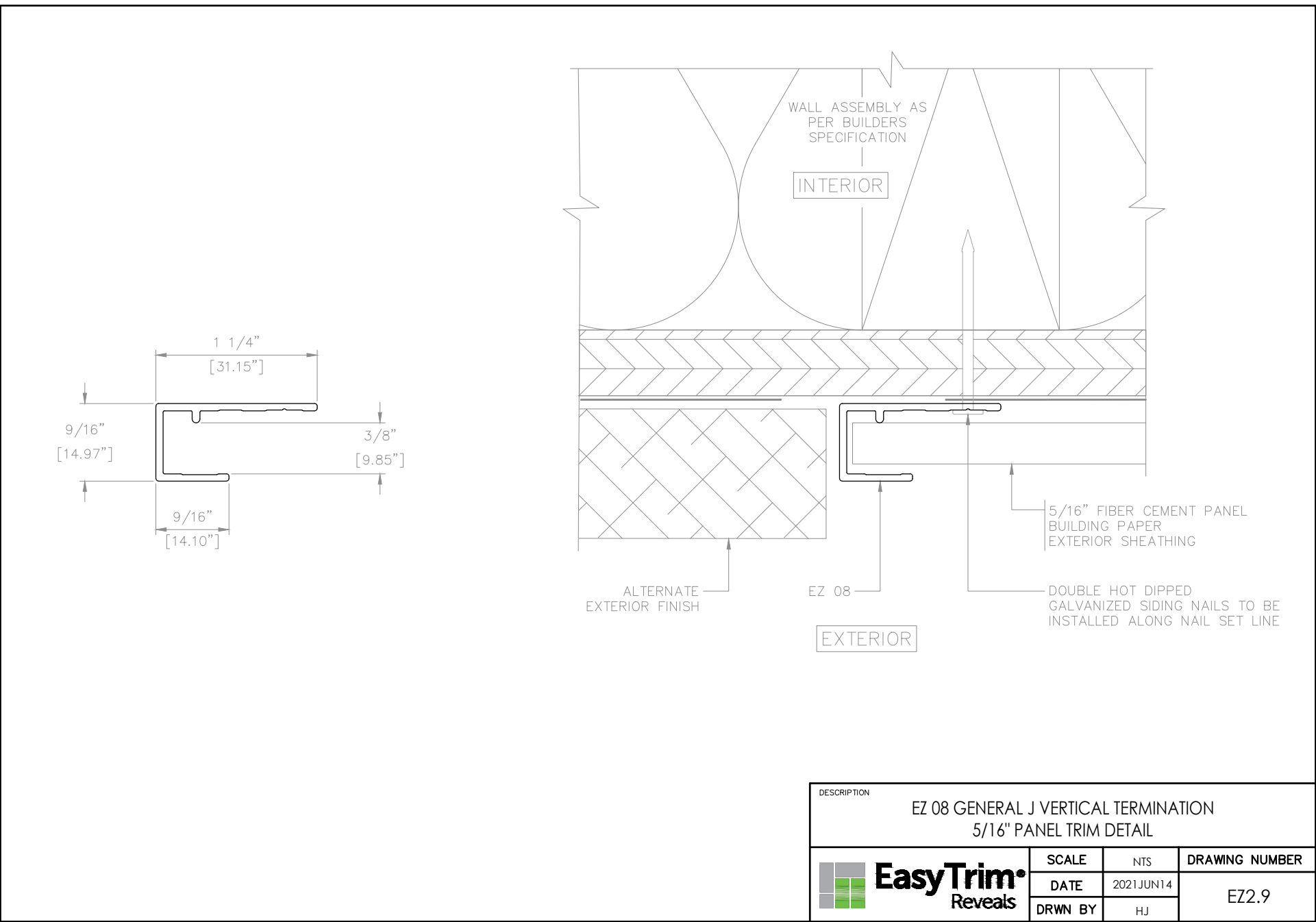
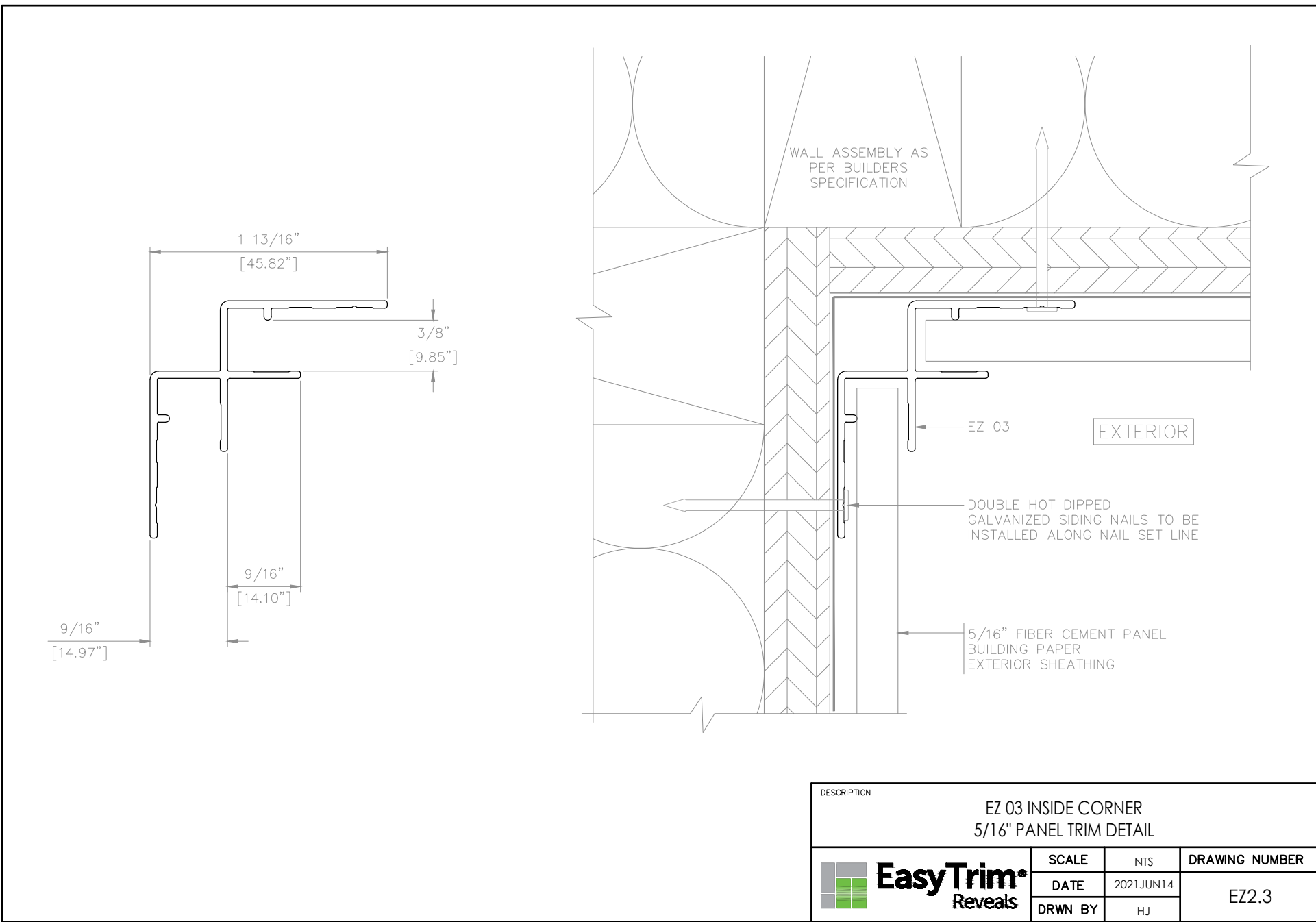
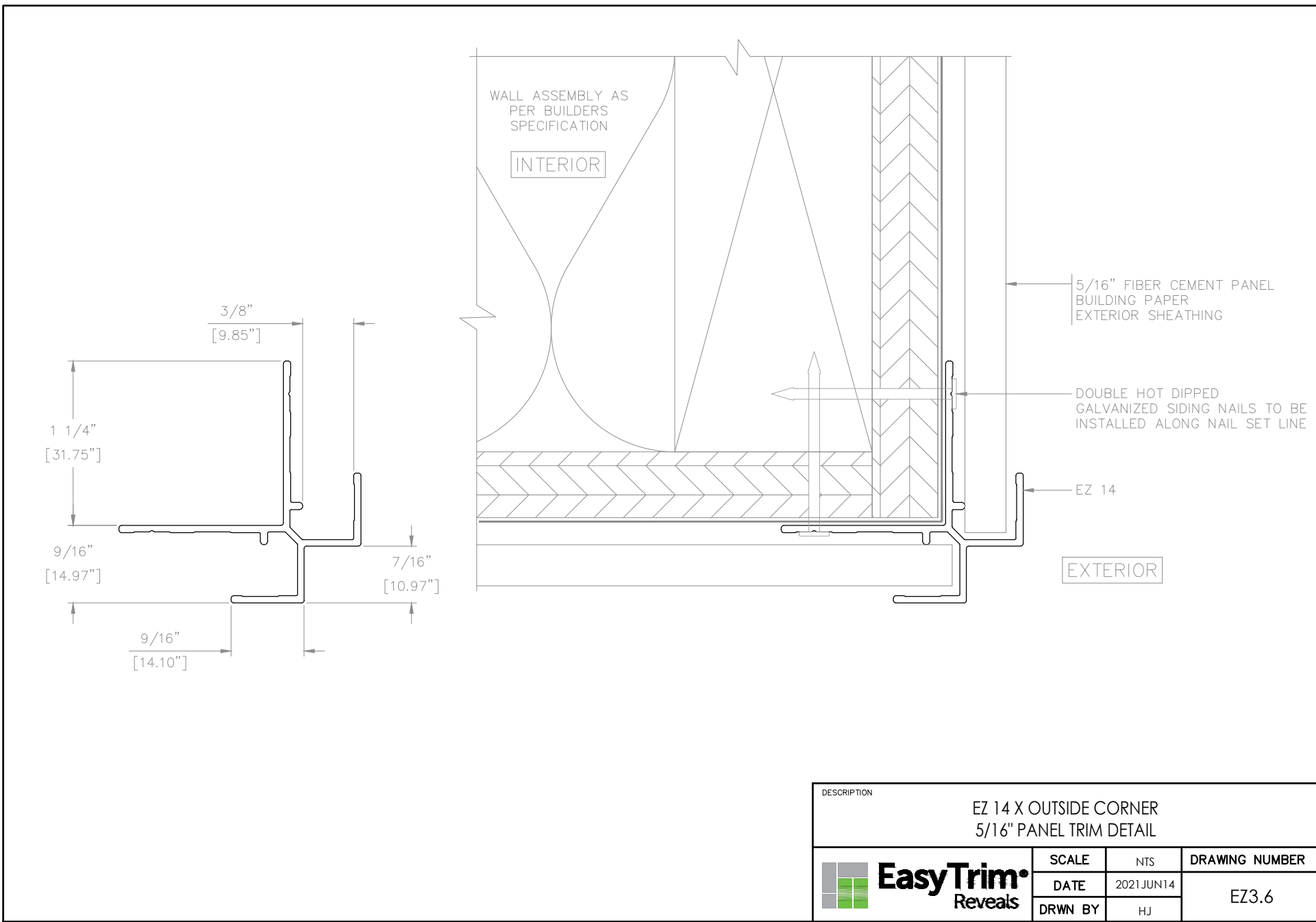
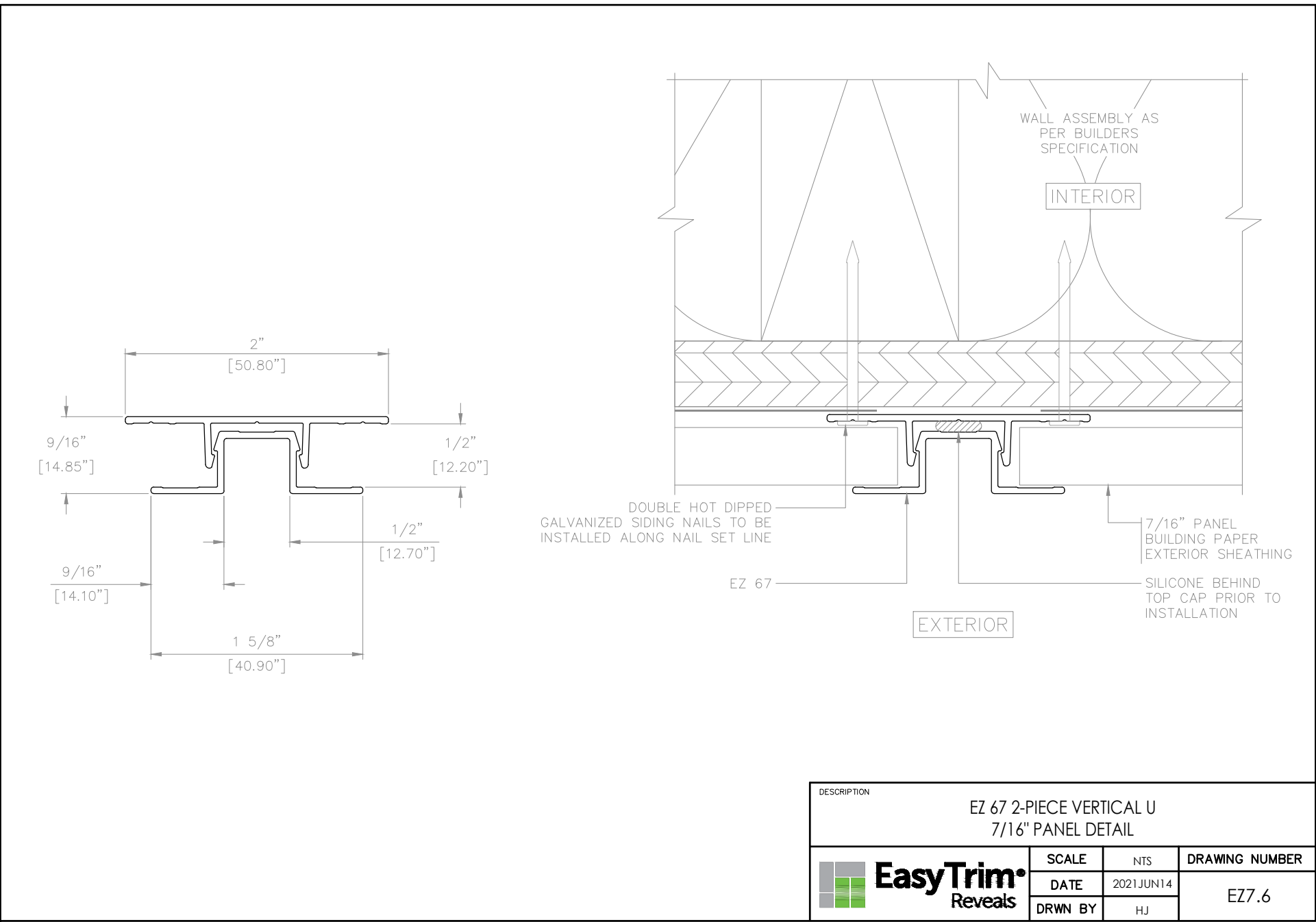
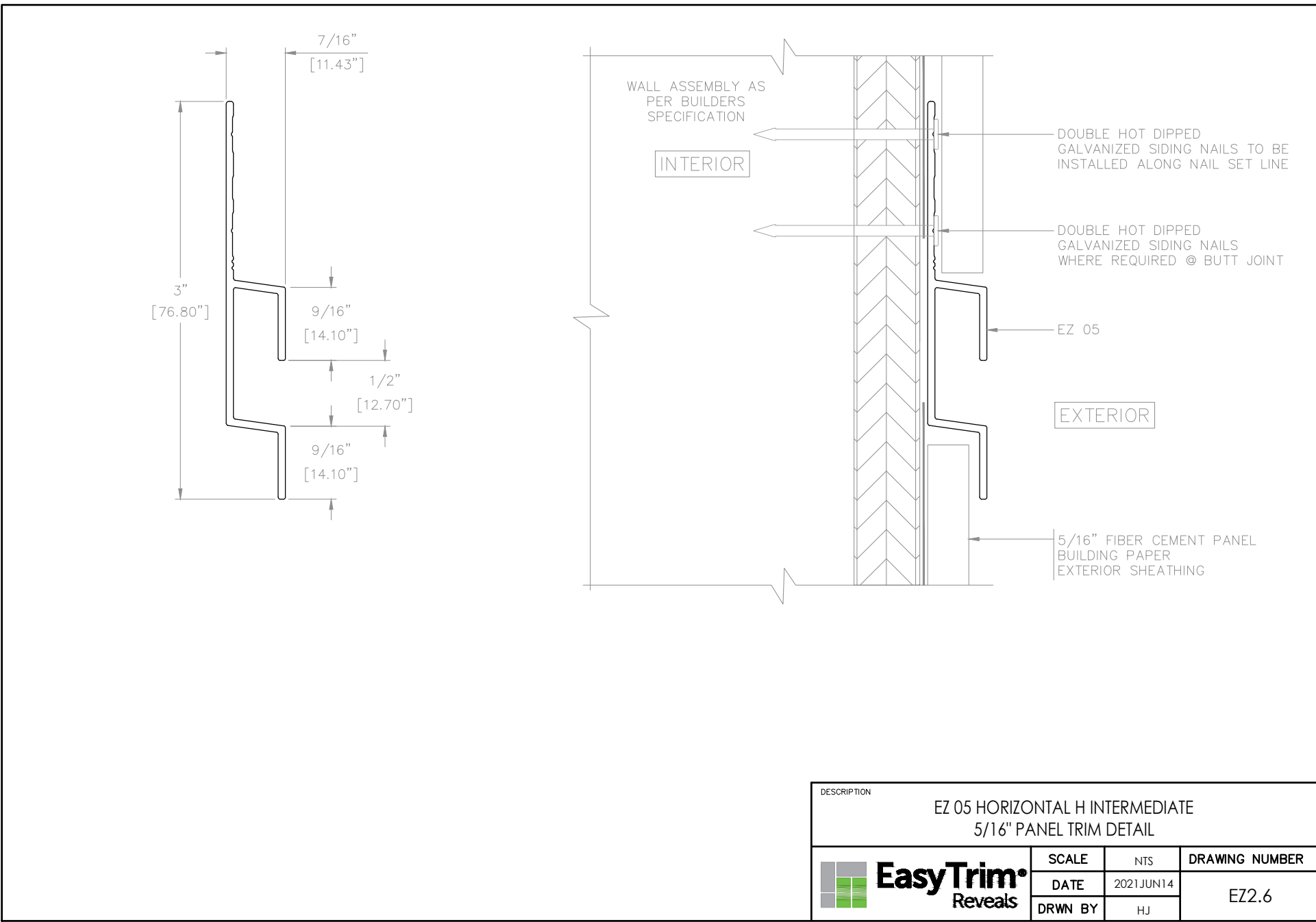
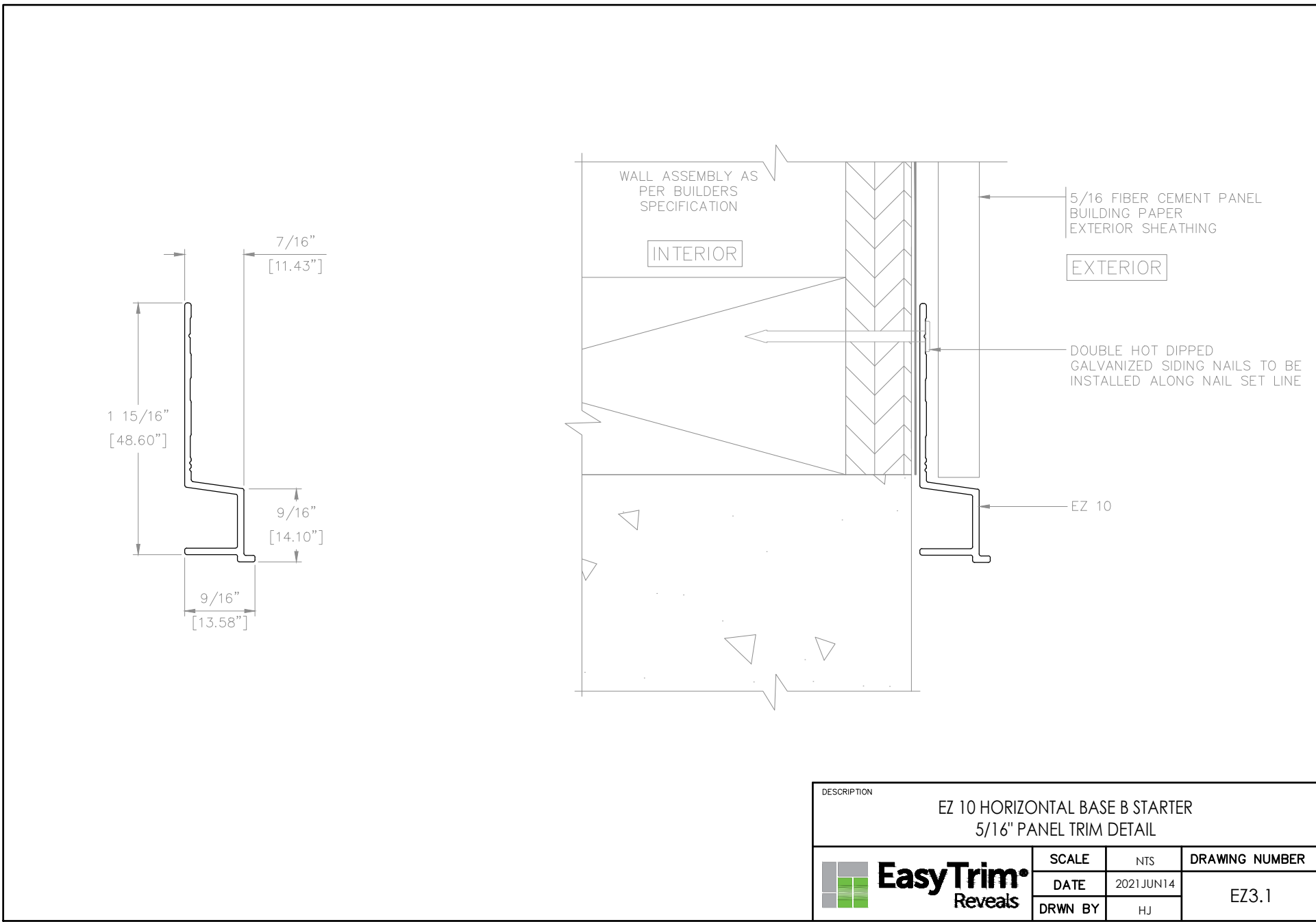
1 WALL SECTION  
0 3' 6' 1'  
SCALE: 1-1/2" = 1'-0"



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CONSTRUCTION DOCUMENTS
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NORTH,  
SOUTH, WEST  
WALL SECTS.



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150 SOUTH CONDOMINIUMS  
PROPOSED DEVELOPMENT  
150 SOUTH MAIN STREET  
FRANKLIN, IN 46131



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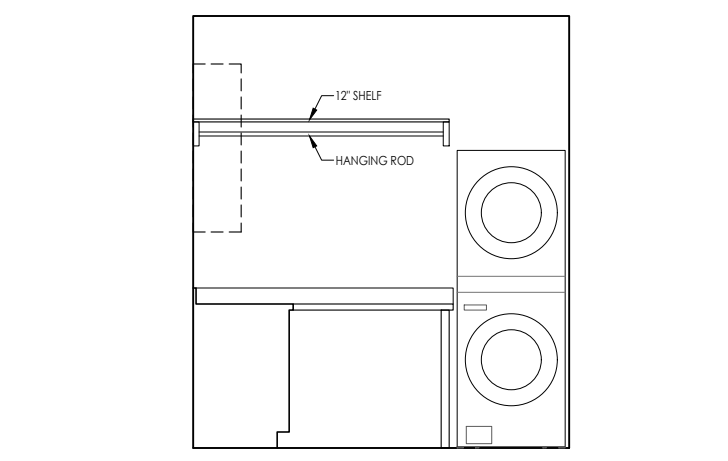
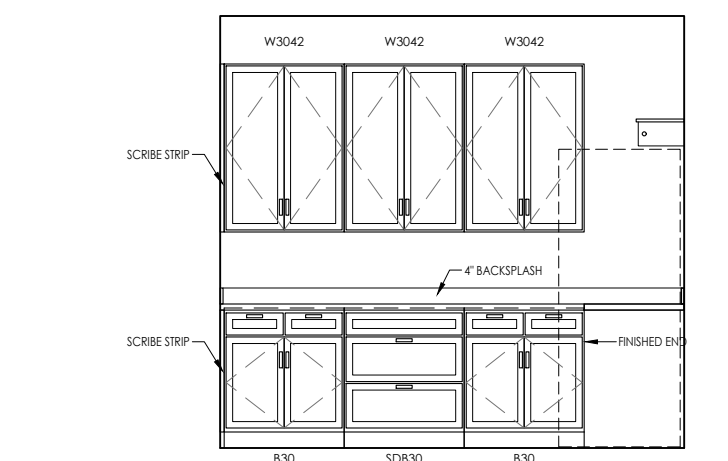
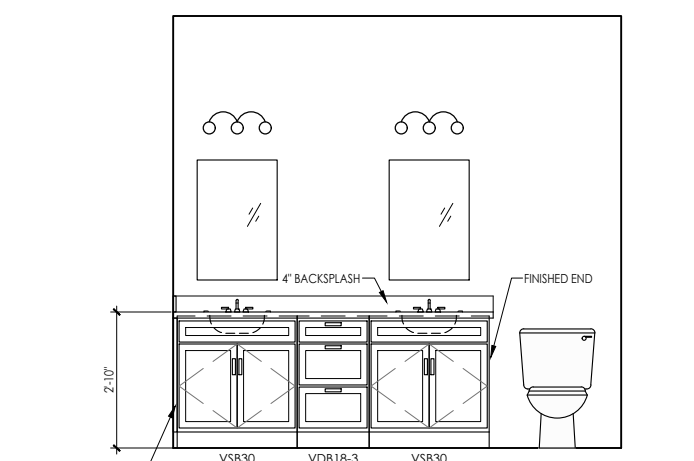
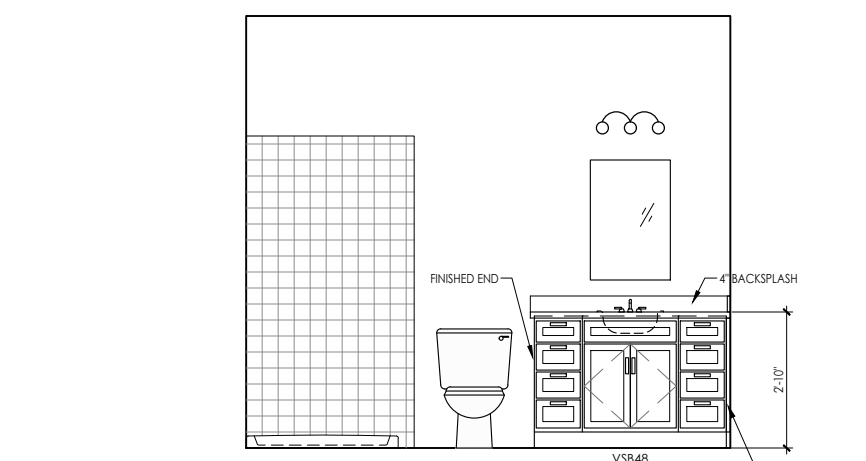
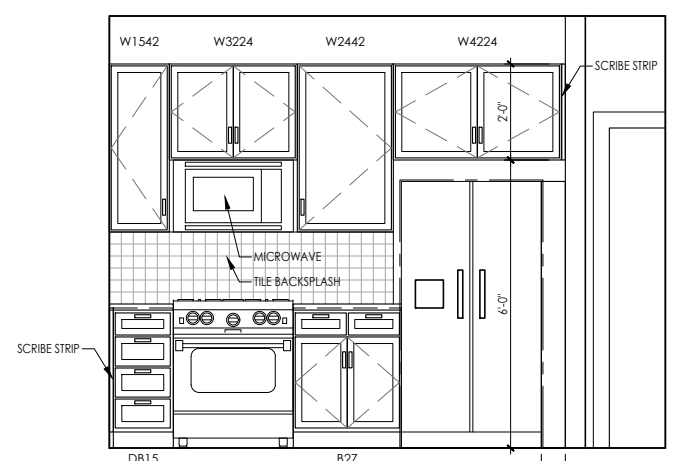
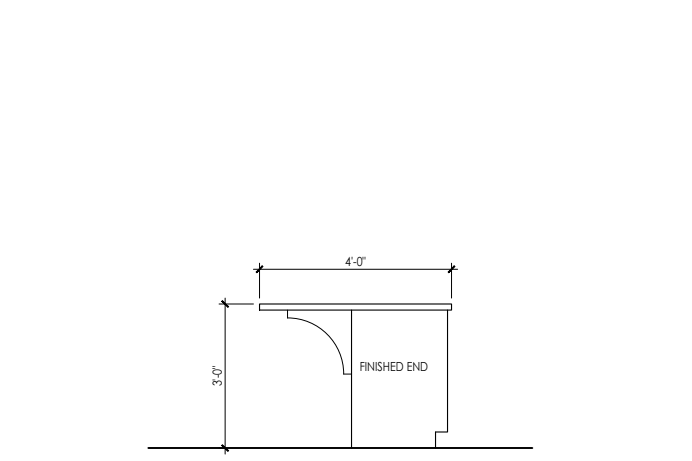
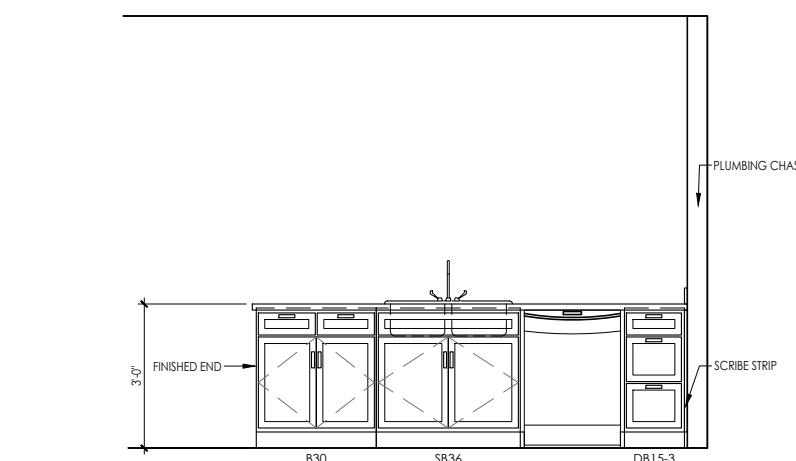
DATE:  
02.04.22  
CONSTRUCTION  
DOCUMENTS

STATE CDR  
CITY PERMIT

PANEL  
SYSTEM TRIM  
DETAILS

A321





## Unit A

**A** Kitchen  
SCALE: 1/4" = 1'-0"

**A1** Kitchen  
SCALE: 1/4" = 1'-0"

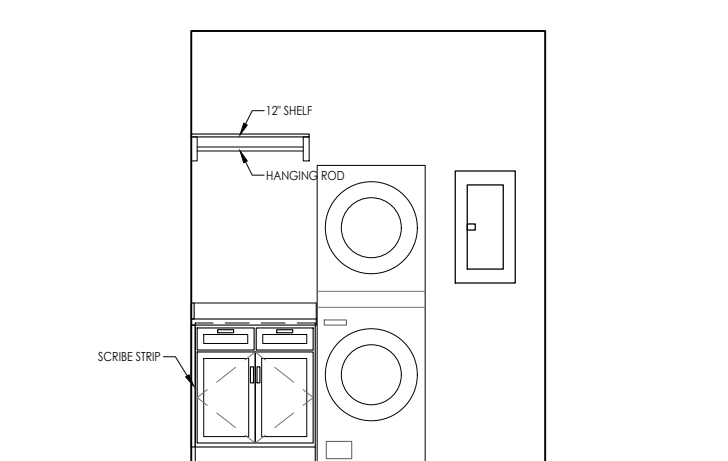
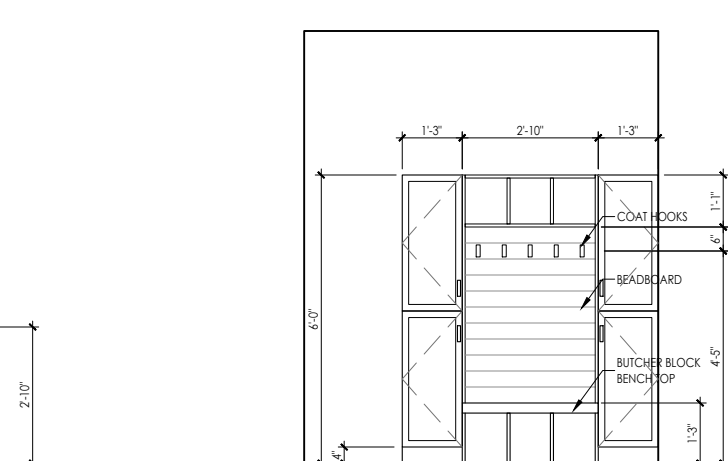
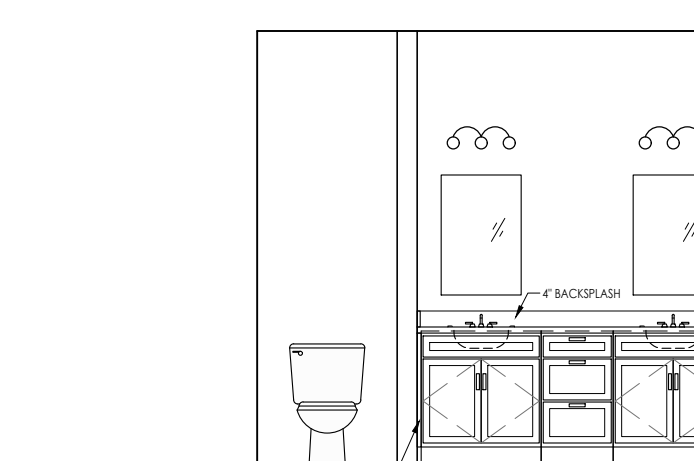
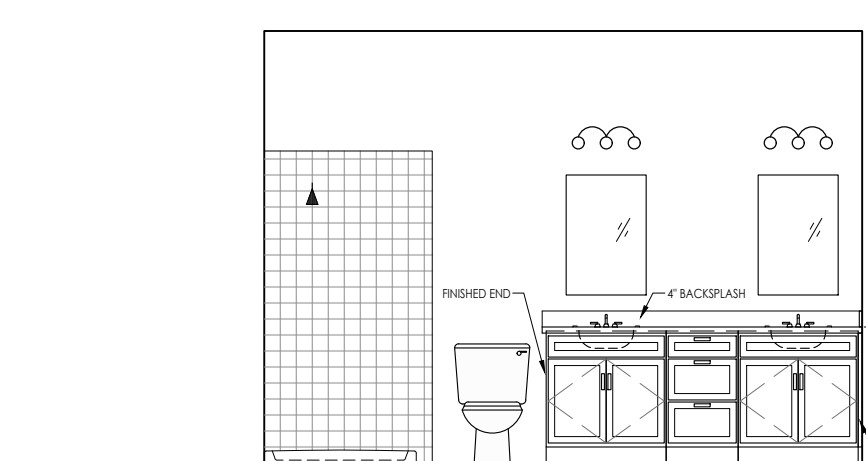
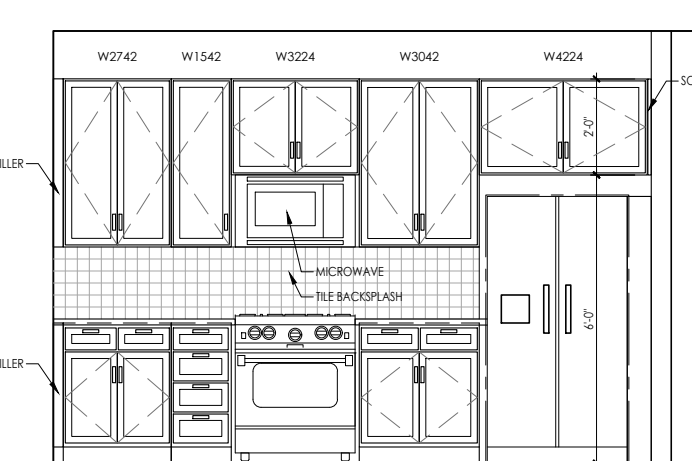
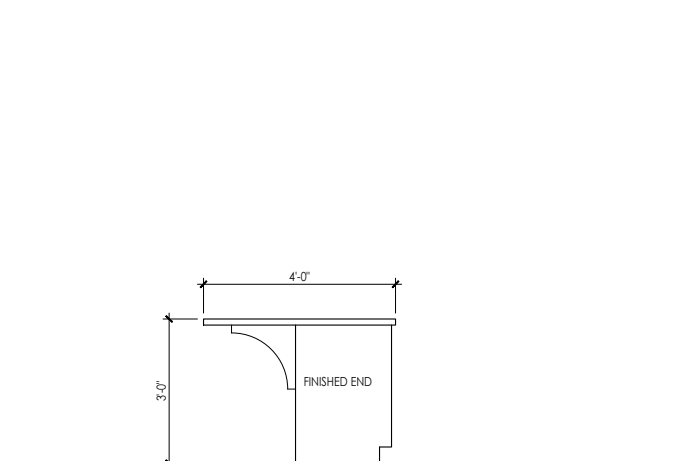
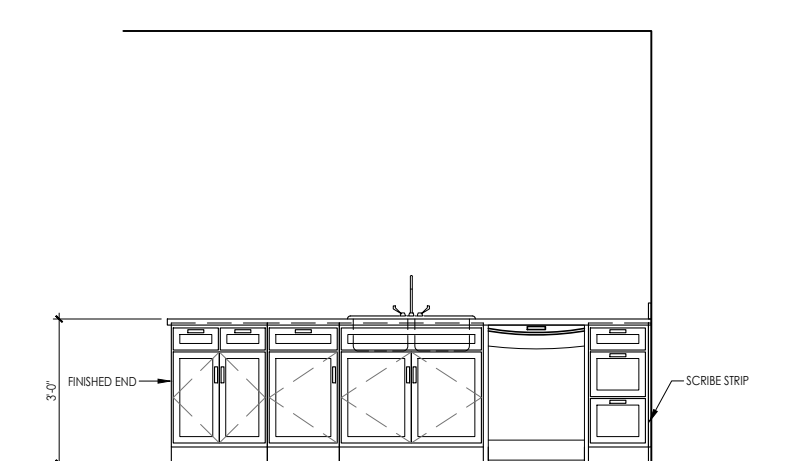
**B** Kitchen  
SCALE: 1/4" = 1'-0"

**C** Bath 2  
SCALE: 1/4" = 1'-0"

**D** Bath 1  
SCALE: 1/4" = 1'-0"

**E** Laundry  
SCALE: 1/4" = 1'-0"

**F** Laundry  
SCALE: 1/4" = 1'-0"



## Unit B

**A** Kitchen  
SCALE: 1/4" = 1'-0"

**A1** Kitchen  
SCALE: 1/4" = 1'-0"

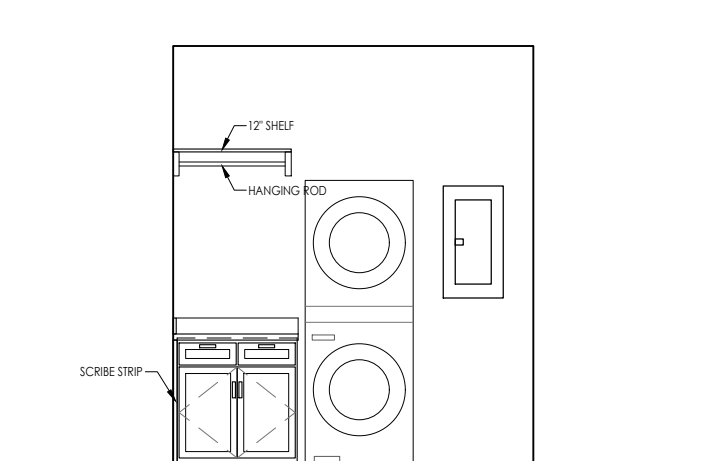
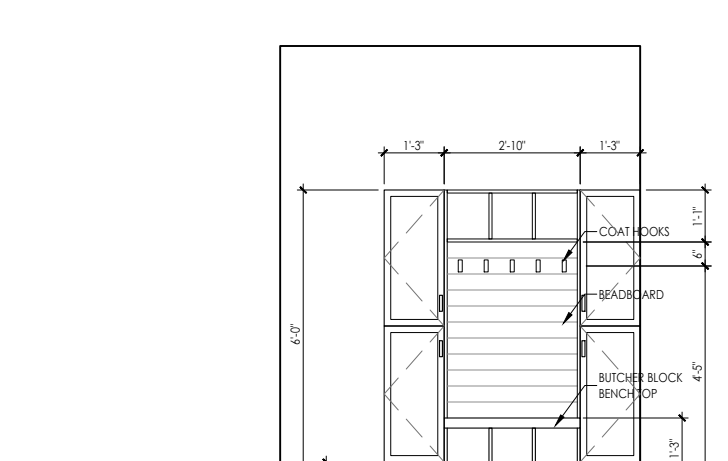
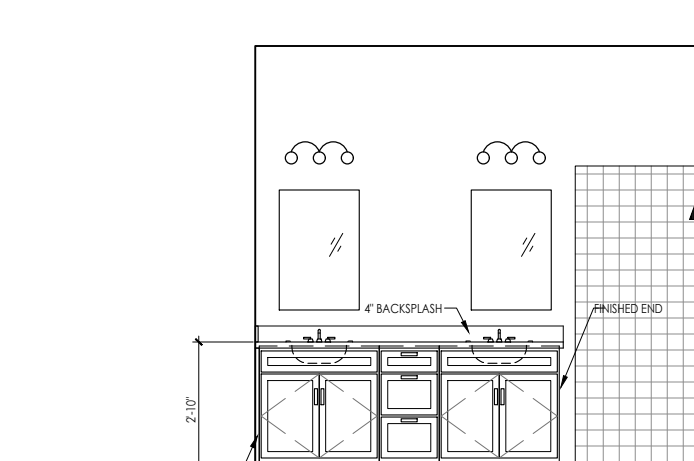
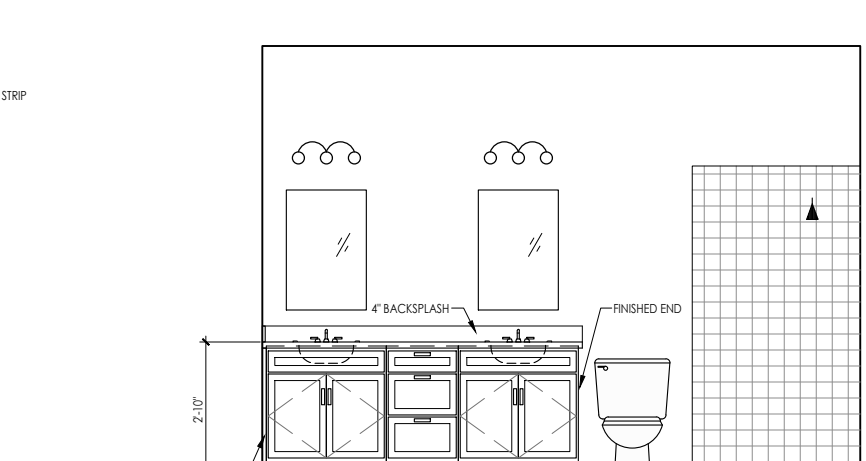
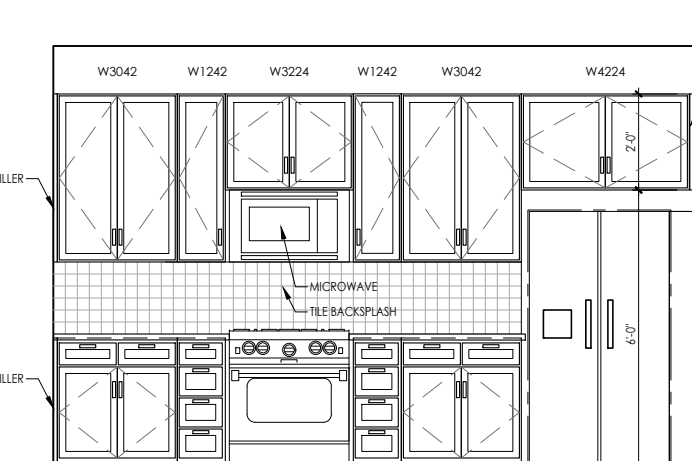
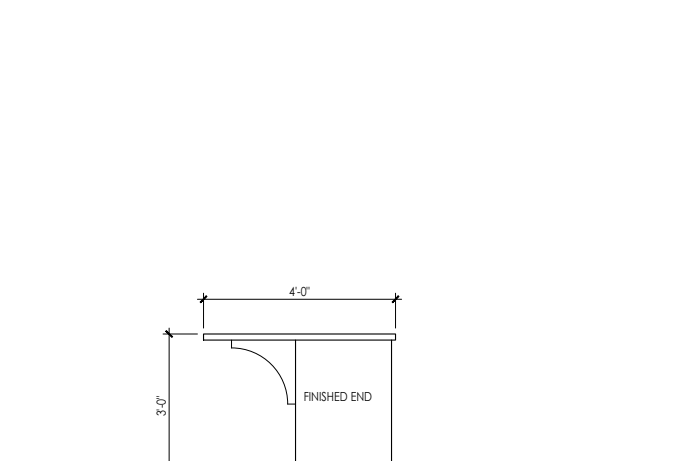
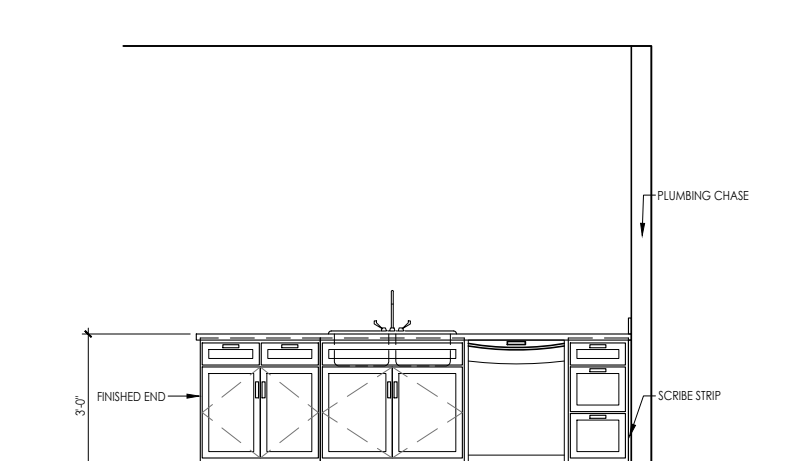
**B** Kitchen  
SCALE: 1/4" = 1'-0"

**C** Bath 2  
SCALE: 1/4" = 1'-0"

**D** Bath 1  
SCALE: 1/4" = 1'-0"

**E** Laundry  
SCALE: 1/4" = 1'-0"

**F** Laundry  
SCALE: 1/4" = 1'-0"



## Unit C

**A** Kitchen  
SCALE: 1/4" = 1'-0"

**A1** Kitchen  
SCALE: 1/4" = 1'-0"

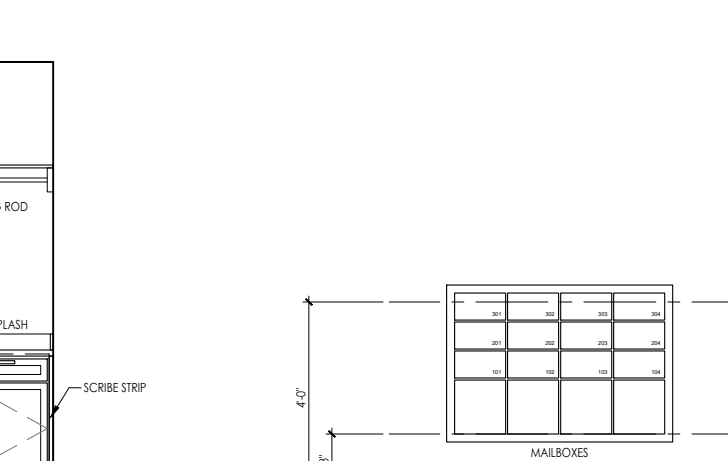
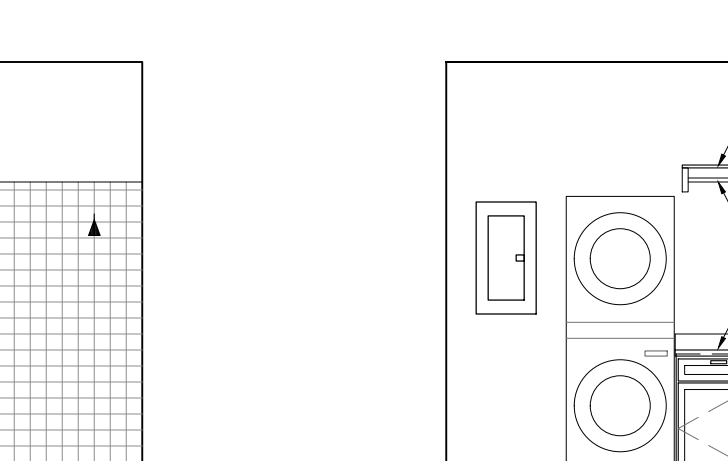
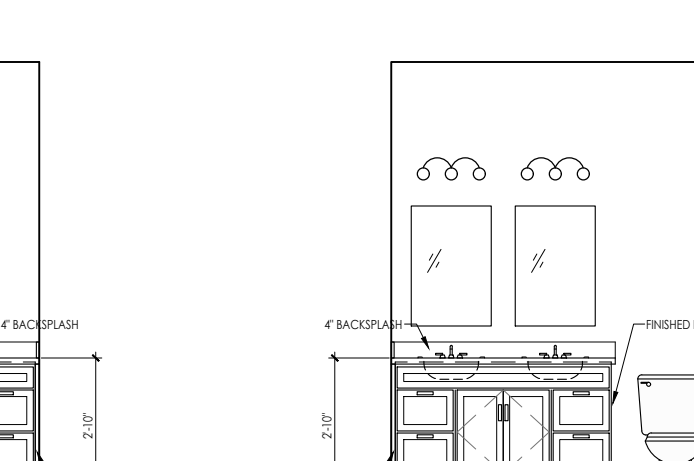
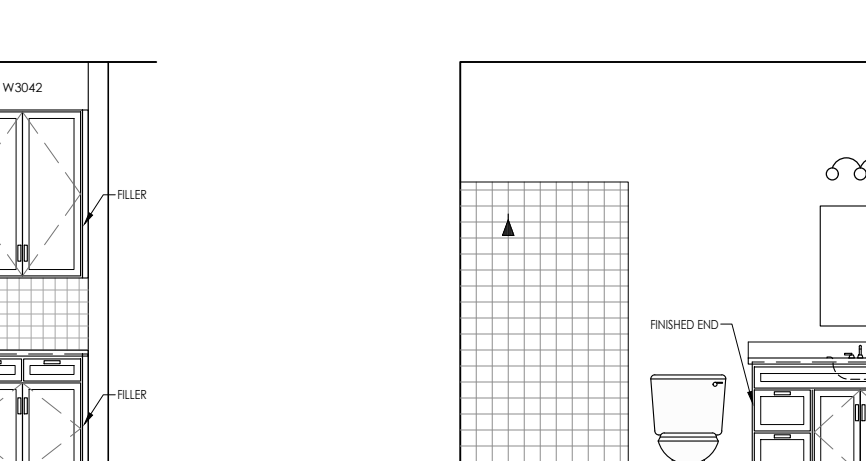
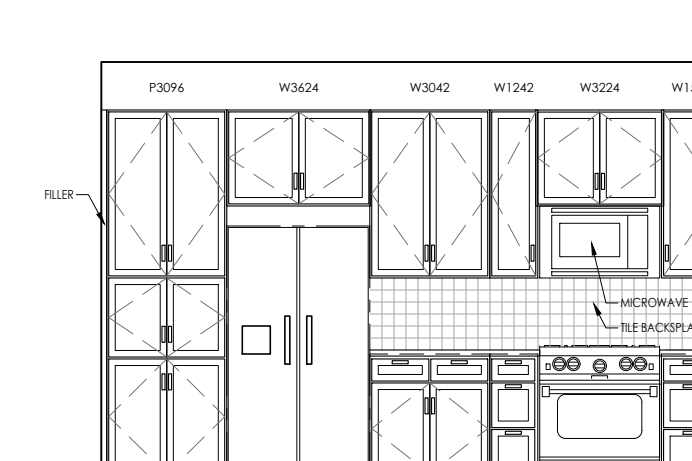
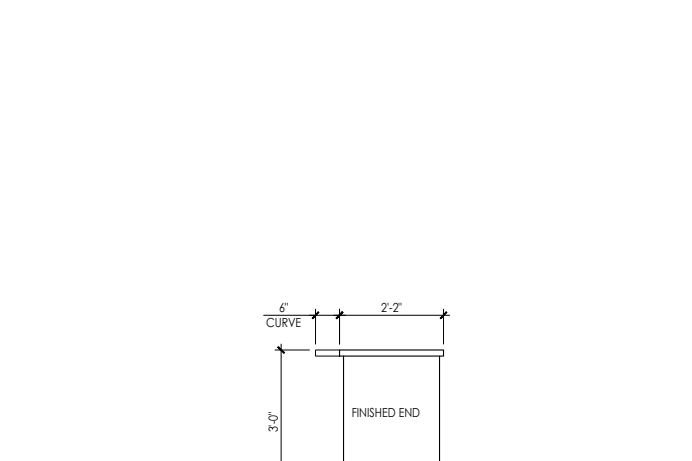
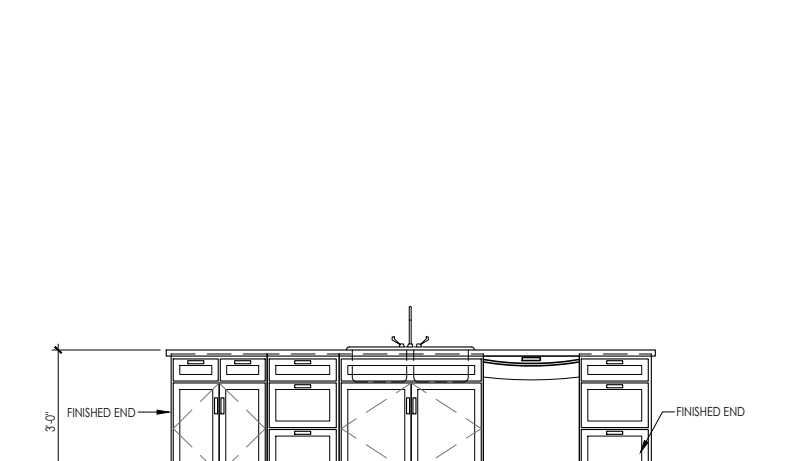
**B** Kitchen  
SCALE: 1/4" = 1'-0"

**C** Bath 2  
SCALE: 1/4" = 1'-0"

**D** Bath 1  
SCALE: 1/4" = 1'-0"

**E** Laundry  
SCALE: 1/4" = 1'-0"

**F** Laundry  
SCALE: 1/4" = 1'-0"



## Unit D

**A** Kitchen  
SCALE: 1/4" = 1'-0"

**A1** Kitchen  
SCALE: 1/4" = 1'-0"

**B** Kitchen  
SCALE: 1/4" = 1'-0"

**C** Bath 2  
SCALE: 1/4" = 1'-0"

**D** Bath 1  
SCALE: 1/4" = 1'-0"

**E** Laundry  
SCALE: 1/4" = 1'-0"

**A** Lobby  
SCALE: 1/4" = 1'-0"

## Common

L+L Design-Build, LLC

150 SOUTH CONDOMINIUMS  
PROPOSED DEVELOPMENT  
150 SOUTH MAIN STREET  
FRANKLIN, IN 46131



Jeffrey L. Cowart

DATE:  
02.04.22  
CONSTRUCTION  
DOCUMENTS  
STATE CDR  
CITY PERMIT  
INTERIOR  
ELEVATIONS

A351

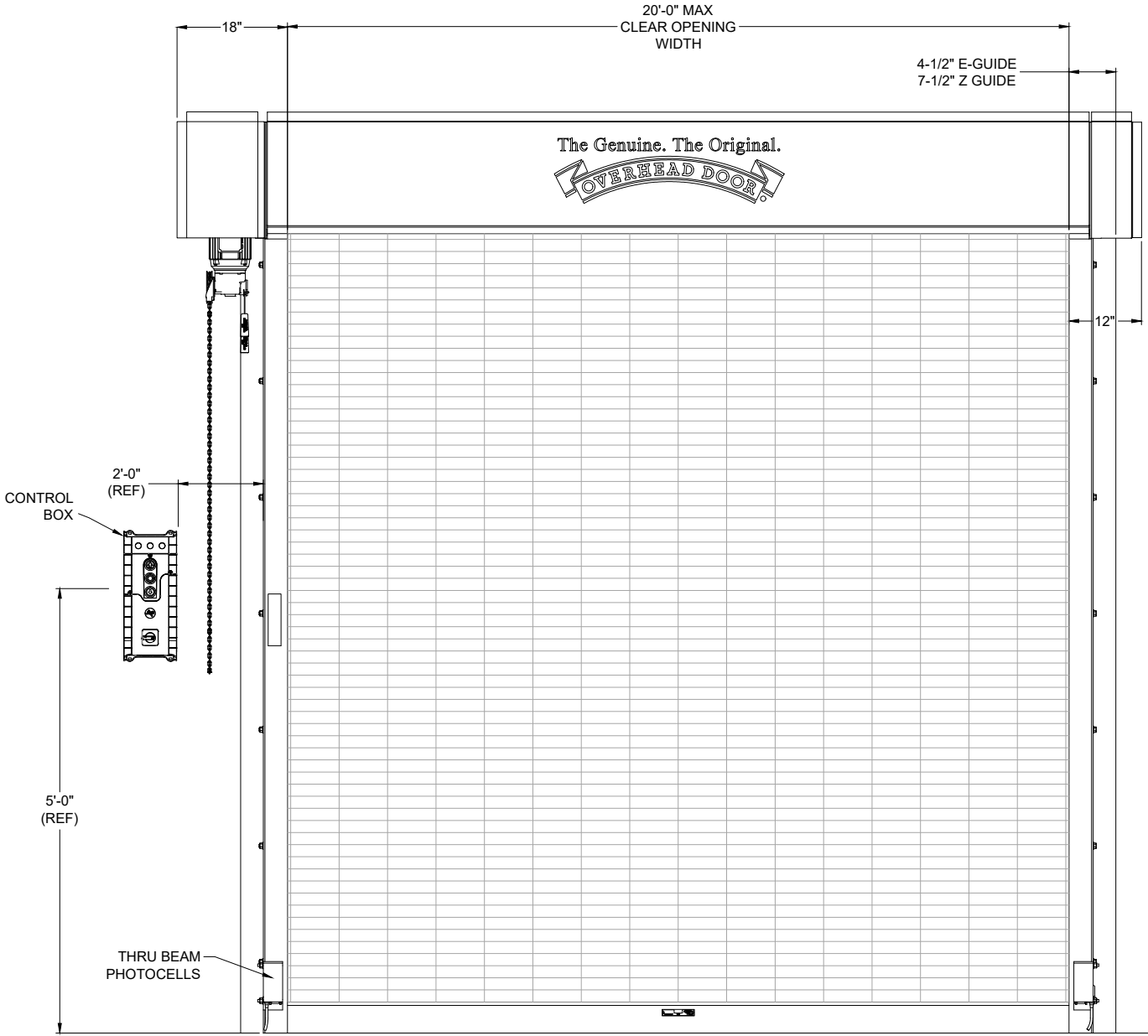
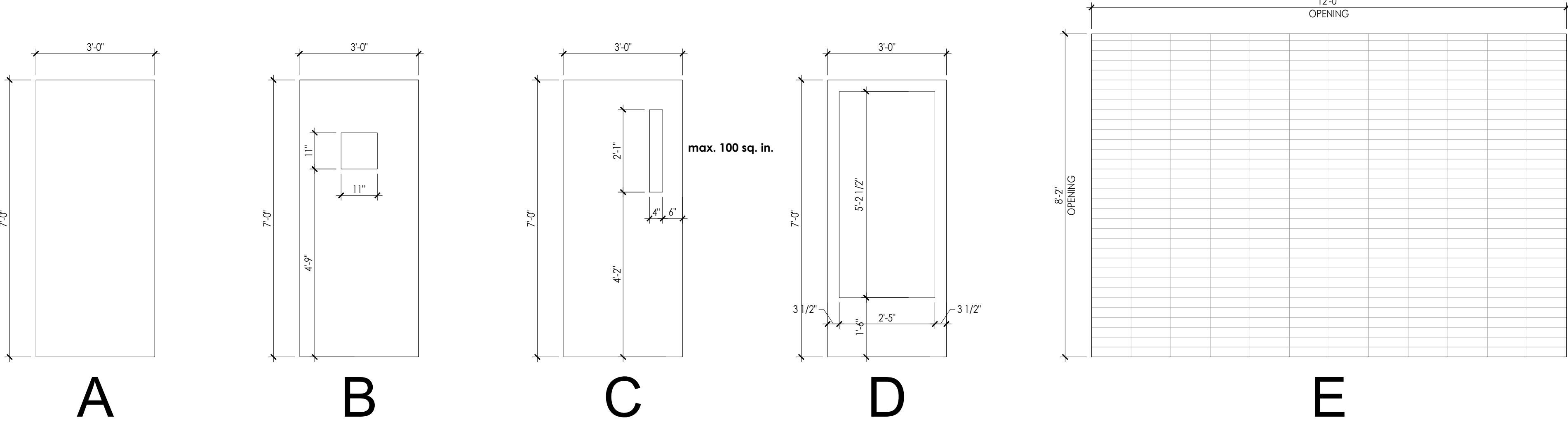
Window	Sill Ht
3060	3'-4"
3232	4'-10"
3250	2'-6"
8436	3'-11 1/4"

Door No	Level	Room Name	Door			Frame		Glazing	Hardware Group	Fire Rating	Notes
			Elev	Material	Size	Elev	Material				
D001	P	Lobby		ALUM	3-0 x 7-0	D	ALUM	1" INSUL TEMP			
D002	P	Water Service		HM	3-0 x 7-0	A	HM				
D003	P	Retail		ALUM	3-0 x 7-0	D	ALUM	1" INSUL TEMP			
D004	P	Retail HC RR		HM	3-0 x 7-0	A	HM				
D005	P	Retail Jan		HM	2@2-8 x 7-0	A	HM				
D006	P	Parking		HM	3-0 x 7-0	C	HM	1" INSUL TEMP	self-closing	2 HR	
D007	P	Parking		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	Exterior	
D008	P	Parking		Galv steel	12-0 x 8-2	E	Integral				Overhead-EverServe-Grille-671S
D009	P	Parking		Galv steel	12-0 x 8-2	E	Integral				Overhead-EverServe-Grille-671S
D010	P	Stair 1		HM	3-0 x 7-0	B	HM	1" INSUL TEMP	self-closing	Exterior	
D011	P	Carts		HM	3-0 x 7-0	B	HM	1/4" TEMP			
D012	P	Stair 2		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	2 HR	
D101	1	Stair 1		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	1 HR	
D102	1	Stair 1		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	20 MN	
D103	1	Stair 2		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	20 MN	
D104	1	Unit 101		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D105	1	Unit 102		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D106	1	Unit 103		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D107	1	Unit 104		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D201	2	Stair 1		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	1 HR	
D202	2	Stair 1		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	20 MN	
D203	2	Stair 2		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	20 MN	
D204	2	Unit 201		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D205	2	Unit 202		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D206	2	Unit 203		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D207	2	Unit 204		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D301	3	Stair 1		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	1 HR	
D302	3	Stair 1		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	20 MN	
D303	3	Stair 2		HM	3-0 x 7-0	C	HM	1/4" TEMP	self-closing	20 MN	
D304	3	Unit 301		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D305	3	Unit 302		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D306	3	Unit 303		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets
D307	3	Unit 304		HM	3-0 x 7-0	A	HM		self-closing	20 MN	gaskets

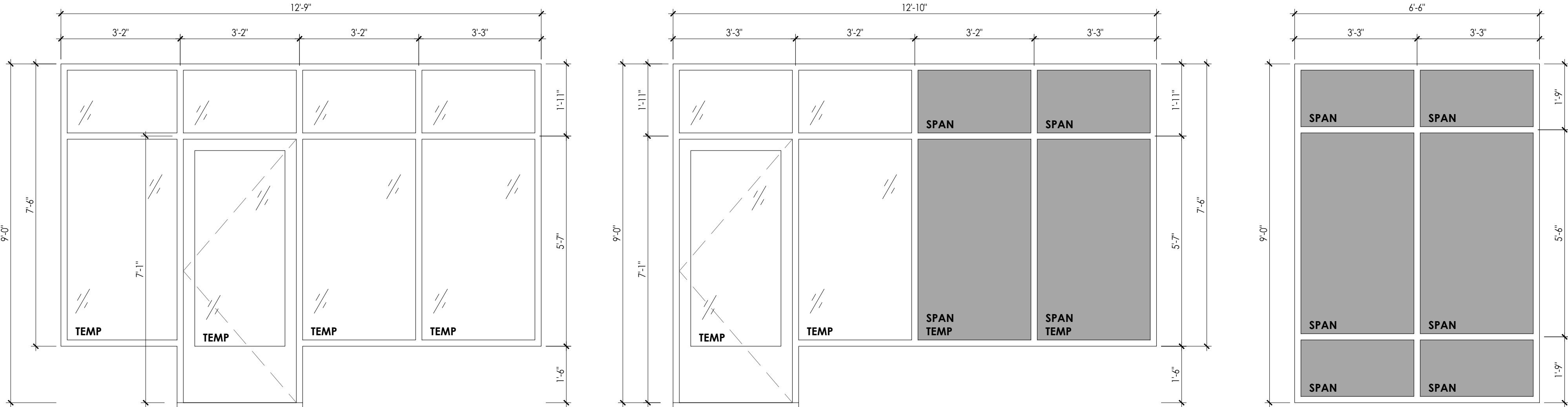
Section 716 Opening Protectives

716.1 General  
TABLE 716.1 [2] Horizontal exits in fire walls<sup>1</sup>; 100 sq. in.  
<sup>1</sup> See Section 716.2.5.1.2.1.  
716.2.5.1.2 Fire-Protection-Rated Glazing in Door Assemblies in Fire Walls and Fire Barriers Rated Greater Than 1 Hour  
716.2.5.1.2.1 Horizontal Exits  
Fire-protection-rated glazing shall be permitted as vision panels in self-closing swinging fire door assemblies serving as horizontal exits in fire walls where limited to 100 square inches.  
716.2.5.2 Elevator, Stairway and Ramp Protectives  
Approved fire-protection-rated glazing used in fire door assemblies in elevator, stairway and ramp enclosures shall be so located as to furnish clear vision of the passageway or approach to the elevator, stairway or ramp.  
Maximum glass light sizes for 3-hour fire doors is as follows:  
Wire glass - not approved for use in 3-hour fire doors.  
Ceramic glass:  
UL & ITS/WH allow one (1) light with 100 square inches maximum of glass is permitted on 3-hour  
Maximum width of 12" or height of 33".  
L, B, & T series doors if Firelife or other 3-hour listed glazing material is used.

Door Types



Curtainwall



Retail Entrance

Lobby Entrance

Mech. Shaft

SPAN = Spandrel glass  
TEMP = Tempered glass

L+L Design-Build, LLC

150 SOUTH CONDOMINIUMS  
PROPOSED DEVELOPMENT  
150 SOUTH MAIN STREET  
FRANKLIN, IN 46131



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DATE:  
02.04.22  
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CITY PERMIT

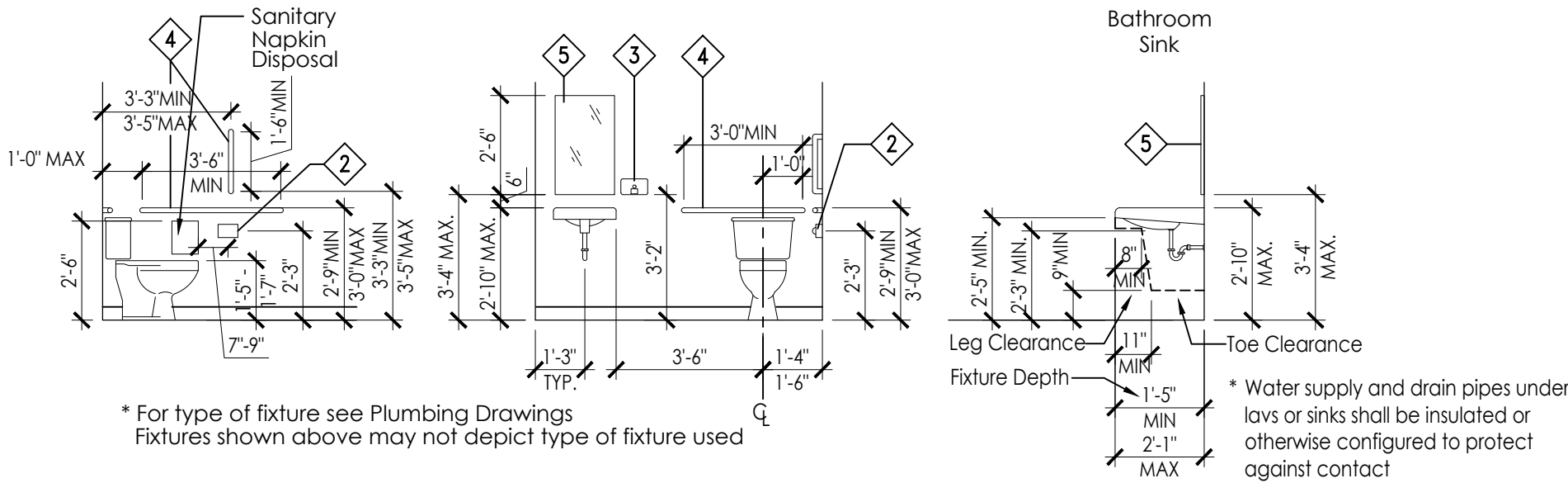
DOOR &  
WINDOW  
SCHEDULES

A701

Level	Room Name	Walls				Floor	Base	Ceiling	Notes
		North	East	South	West				
P	Lobby	CMU	Conc/CW	GB	Conc	LVT	WD	GB	
P	Foyer	Conc	Conc/CMU	--	Conc	LVT	WD	GB	
P	Carts	CMU	CMU	CMU	Conc	Conc	none	--	
P	Stair 1	Conc	Conc	CMU	CMU	Conc	none	--	
P	Retail	GB	GB/CW	GB	GB	LVT	WD	ACT	
P	Water Service	GB	Conc	GB	GB	Conc	none	open	
P	HC Restroom	GB	GB	GB	GB	VCT	RB	GB	
P	Janitor	GB	Conc	GB	GB	VCT	RB	none	
P	Car Park	Conc	Conc	Conc	Conc	Conc	none	--	
P	Stair 2	Conc	Conc	Conc	Conc	Conc	WD	--	
1	Stair 1	CMU/GB	GB	GB	GB	Conc	none	--	
1	Corridor North	GB	CMU	GB	GB	LVT	WD	GB	
1	Corridor West	GB	GB	GB	GB	LVT	WD	GB	
1	Stair 2	GB	GB	GB	GB	Conc	WD	--	
2	Stair 1	CMU/GB	GB	GB	GB	Conc	none	--	
2	Corridor North	GB	CMU	GB	GB	LVT	WD	GB	
2	Corridor West	GB	GB	GB	GB	LVT	WD	GB	
2	Stair 2	GB	GB	GB	GB	Conc	none	--	
3	Stair 1	CMU/GB	GB	CMU	GB	Conc	none	--	
3	Corridor North	GB	CMU	GB	GB	LVT	WD	GB	
3	Corridor West	GB	GB	GB	GB	LVT	WD	GB	
3	Stair 2	GB	GB	GB	GB	Conc	none	--	

ACT	acoustical tile
CMU	concrete block
Conc	concrete
CW	curtainwall
GB	gypsum board
LVT	luxury vinyl tile
RB	rubber base
VCT	vinyl tile
WD	wood

Plumbing Fixture and Accessory Locations



150 SOUTH CONDOMINIUMS  
PROPOSED DEVELOPMENT  
150 SOUTH MAIN STREET  
FRANKLIN, IN 46131



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ROOM FINISH  
SCHEDULE

A721