CASEY ACRES APARTMENTS

WESTFIELD, INDIANA

PROJECT NO. 12020

JULY 31, 2012

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SIGNATURES

ARCHITECT
SEBREE ARCHITECTS, INC

AUTHORIZED SIGNATURE

OWNER
HERMAN & KITTLE PROPERTIES, INC.

AUTHORIZED SIGNATURE

CONTRACTOR
HERMAN & KITTLE PROPERTIES, INC.

AUTHORIZED SIGNATURE

BONDING AGENT

AUTHORIZED SIGNATURE

DEFERRED SUBMITTALS

AUTOMATIC FIRE SUPPRESSION SYSTEM SHOP DRAWINGS
FIRE ALARM SYSTEM SHOP DRAWINGS
CERTIFIED (WOOD) ROOF TRUSS AND FLOOR JOIST TRUSS DETAIL SHOP DRAWINGS

BUILDING TYPE

#-#BR#

OF BUILDING UNITS
UNIT TYPE
OF BUILDING LEVELS

PROJECT SUMMARY

CODE INFORMATION–APARTMENTS

1. INDIANA BUILDING CODES:
   –Building/Dwelling Code 2008 Indiana Building Code (2006 IBC w/ state amendments) & 2005 Indiana Residential Code (2003 IRC) with amendments
   –2010 ADA Standard (ANSI A–117.1–2003, ASCE–7–2005)
   –Structural Code 2008 Indiana Building Code (2006 IBC)
   –Plumbing Code 1999 Indiana Plumbing Code (UPC 1997 w/ state amendments)
   –Mechanical Code 2008 Indiana Mechanical Code (2006 IMC with state amendments)
   –Electrical Code 2009 Indiana Electrical Code (2008 NEC with amendments)
   –Fire/Life Safety Code 2008 Indiana Fire Code (2006 IFC with state amendments)
   –Accessibility Code 2008 Indiana Building Code, Chapter 11 (ANSI A–117.1–2003, ASCE–7–2005)
   –Energy Code 2010 Indiana Energy Conservation Code (ASHRAE 90.1 – 2007 with Indiana amendments)
   –Gas Code 2008 Indiana Fuel Gas Code (2006 IFGC with state amendments)
2. OCCUPANCY: R2
3. CONSTRUCTION TYPE: 5A, ONE HOUR
4. FIREWALLS:
   EXTERIOR BEARING WALLS.....1–HOUR–TABLE 601/602
   EXTERIOR NON–BEARNG WALLS.....1–HOUR–TABLE 601/602
   INTERIOR BEARING WALLS.....1–HOUR–TABLE 601/602
   INTERIOR NON–BEARING WALLS (INTERIOR PARTITIONS).....0–HOUR–TABLE 601/602
   OPEN CORRIDORS.....1–HOUR–TABLE 1017.1
   OPEN STAIRS.....1–HOUR–1020.1
   FLOORS: FLOOR/CEILING ASSEMBLIES.....1–HOUR–TABLE 601/708.1
   ROOFS: ROOF/CEILING ASSEMBLIES.....1–HOUR–TABLE 601
   FIRE PARTITIONS (UNIT SEPARATIONS).....1–HOUR–708.1
   STRUCTURAL FRAME.....1–HOUR–TABLE 601
5. FIRE SPRINKLER SYSTEM, YES (IBC SECTION 903)
   NFPA 13R THROUGHOUT
   SPRINKLERS ARE REQUIRED FOR PORCHES, BALCONIES
   SPRINKLERS ARE NOT REQUIRED FOR ALL CONCEALED SPACES WHICH INCLUDE ATTIC AREA, FLOOR/CEILING ASSEMBLIES.
6. DRYER VENTING: MAXIMUM 25 LINEAL FEET MINUS 5 FEET FOR EACH 90°
7. SMOKE DETECTORS PROVIDED AS REQUIRED BY CODE.
8. TOTAL BUILDING STORIES: 3 STORIES BUILDINGS EXCEPT TYPE A IS 2 STORIES
9. BUILDING HEIGHT: ALLOWED BY TABLE 503 AS MODIFIED BY SECT. 504.2. = 50 FT. + 20 FT.
10. AUTOMATIC FIRE ALARM SYSTEM PER 907.2.9
11. PROVIDE ACCESSIBLE DWELLING UNITS PER OBC 1107
    ACCESSIBLE TYPE A DWELLING UNITS =2% OF TOTAL UNITS (252x.02=5.04 UNITS)
    ACCESSIBLE TYPE B DWELLING UNITS =ALL FIRST FLOOR UNITS EXCEPT THOSE WHICH ARE TYPE A UNITS
    ACCESSIBLE GARAGES =2%
12. MAXIMUM FLOOR AREA EACH FLOOR INCLUDING FRONTAGE INCREASE = 21,000 SF
    CODE SQUARE FOOTAGE SUMMARY (INCLUDES BALCONIES AND PORCHES):
    BUILDING 2–1BR8: TOTAL (8,173 SQ. FT.)
    FIRST FLOOR – 4,145 SQ. FT.
    SECOND FLOOR – 4,028 SQ. FT.
    BUILDING 2–1BR12: TOTAL (12,224 SQ. FT.)
    FIRST FLOOR – 6,201 SQ. FT.
    SECOND FLOOR – 6,023 SQ. FT.
    BUILDING 3–1BR14: TOTAL (15,361 SQ. FT.)
    FIRST FLOOR – 6,574 SQ. FT.
    SECOND FLOOR – 6,409 SQ. FT.
    THIRD FLOOR – 2,378 SQ. FT.
    BUILDING 2–2BR8: TOTAL (9,217 SQ. FT.)
    FIRST FLOOR – 4,663 SQ. FT.
    SECOND FLOOR – 4,554 SQ. FT.
    BUILDING 2–2BR12: TOTAL (13,792 SQ. FT.)
    FIRST FLOOR – 6,979 SQ. FT.
    SECOND FLOOR – 6,813 SQ. FT.
    BUILDING 2–3BR8: TOTAL (10,708 SQ. FT.)
    FIRST FLOOR – 5,397 SQ. FT.
    SECOND FLOOR – 5,311 SQ. FT.
    BUILDING 2–3BR12: TOTAL (16,028 SQ. FT.)
    FIRST FLOOR – 8,082 SQ. FT.
    SECOND FLOOR – 7,946 SQ. FT.
    BUILDING 2–4BR8: TOTAL (12,873 SQ. FT.)
    FIRST FLOOR – 6,479 SQ. FT.
    SECOND FLOOR – 6,394 SQ. FT.
13. DRAFTSTOPS: IN FLOOR AND ATTIC AT EVERY UNIT ABOVE ONE HOUR SEPARATION WALLS.

CODE INFORMATION–CLUBHOUSE

1. INDIANA BUILDING CODE 2008
2. OCCUPANCY: B
3. CONSTRUCTION TYPE: 5B
4. SF PERMITTED (W/O INCREASES) = 9,000 SF–PER TABLE 503
5. NOT SPRINKLERED
6. SMOKE DETECTORS PROVIDED AS REQUIRED BY CODE.
7. TOTAL BUILDING STORIES: 1 STORY
8. BUILDING HEIGHT: ALLOWED BY TABLE 503 = 40 FT.
9. NOT SPRINKLERED
10. CODE SQUARE FOOTAGE: 3,442 SQ. FT.

CODE INFORMATION–GARAGES

1. INDIANA BUILDING CODE 2008
2. OCCUPANCY: U
3. CONSTRUCTION TYPE: 5B
4. SF PERMITTED (W/O INCREASES) = 1,000 SF–PER TABLE 503
5. NOT SPRINKLERED
6. SMOKE DETECTORS PROVIDED AS REQUIRED BY CODE.
7. TOTAL BUILDING STORIES: 1 STORY
8. BUILDING HEIGHT: ALLOWED BY TABLE 503 = 40 FT.
9. NOT SPRINKLERED
10. CODE SQUARE FOOTAGES
    4–BAY GARAGE: 1,481 SQ. FT.
    6–BAY GARAGE: 2,217 SQ. FT.
    6–BAY GARAGE, ADA COMPLIANT: 2,370 SQ. FT.

KENNETH A. SEBREE REGISTERED #2498 STATE OF INDIANA ARCHITECT

CERTIFIED BY

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CASEY ACRES APARTMENTS
HERMAN + KITTLE PROPERTIES, INC.
WESTFIELD, INDIANA

NO.	DATE	BY	DESCRIPTION

DATE 07/31/2012	DRAWN BY RMM
PROJECT NO. 12020	CHECKED BY KAS
DRAWING SCALE 1/8" = 1'-0"	PLOT SCALE 1:1
FILE NAME 12020T1.1	

TITLE, SHEET INDEX & CODE INFORMATION

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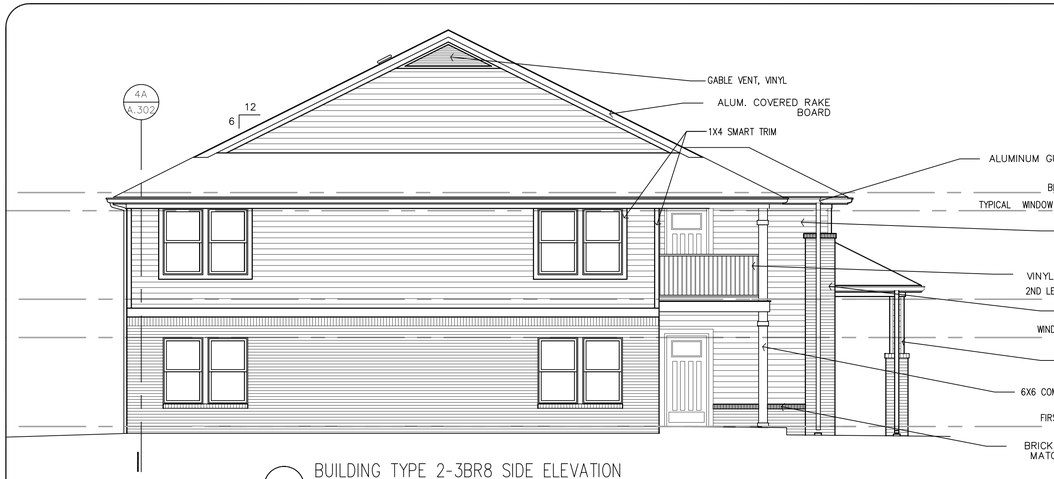

4 BUILDING TYPE 2-3BR8 SIDE ELEVATION
SCALE: 3/16"=1'-0"

3 BUILDING TYPE 2-3BR8 SIDE ELEVATION
SCALE: 3/16"=1'-0"

2 BUILDING TYPE 2-3BR8 REAR ELEVATION
SCALE: 3/16"=1'-0"

1 BUILDING TYPE 2-3BR8 FRONT ELEVATION
SCALE: 3/16"=1'-0"

INDICATES SEPERATE BRICK COLOR ON SOLDIER AND ROWLOCK COURSE. LOCATED ON FRONT ELEVATIONS AND UNDER PORCH RETURNS.

KENNETH A. SEBREE REGISTERED #2498 STATE OF INDIANA ARCHITECT

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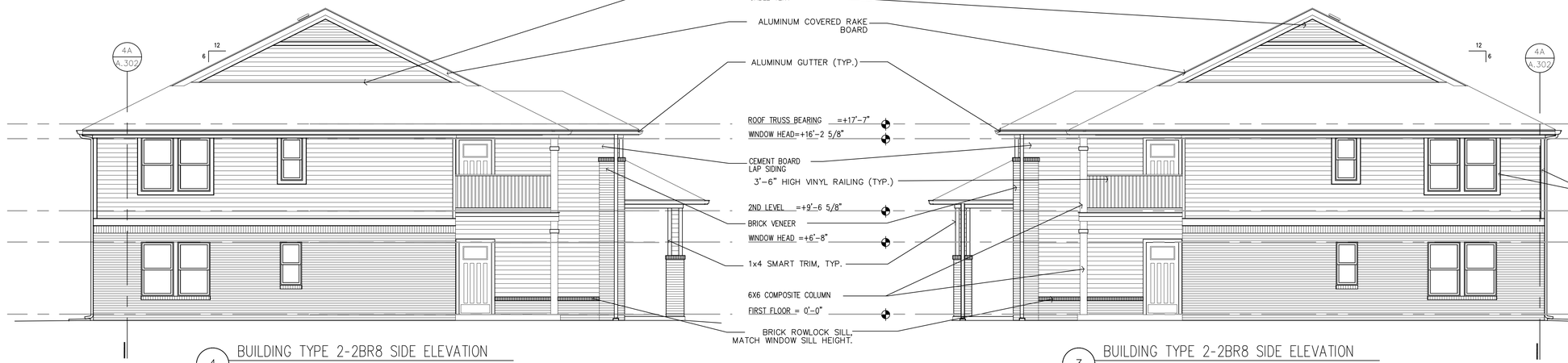
FILE NAME 12020A5.6	
BUILDING TYPE 2-3BR8 EXT. ELEVATIONS	

SHEET NO.
A5.6
SHEET OF



4 BUILDING TYPE 2-2BR8 SIDE ELEVATION
SCALE: 3/16"=1'-0"

3 BUILDING TYPE 2-2BR8 SIDE ELEVATION
SCALE: 3/16"=1'-0"

2 BUILDING TYPE 2-2BR8 REAR ELEVATION
SCALE: 3/16"=1'-0"

INDICATES SEPERATE BRICK COLOR ON SOLDIER AND ROWLOCK COURSE. LOCATED ON FRONT ELEVATIONS AND UNDER PORCH RETURNS.

1 BUILDING TYPE 2-2BR8 FRONT ELEVATION
SCALE: 3/16"=1'-0"

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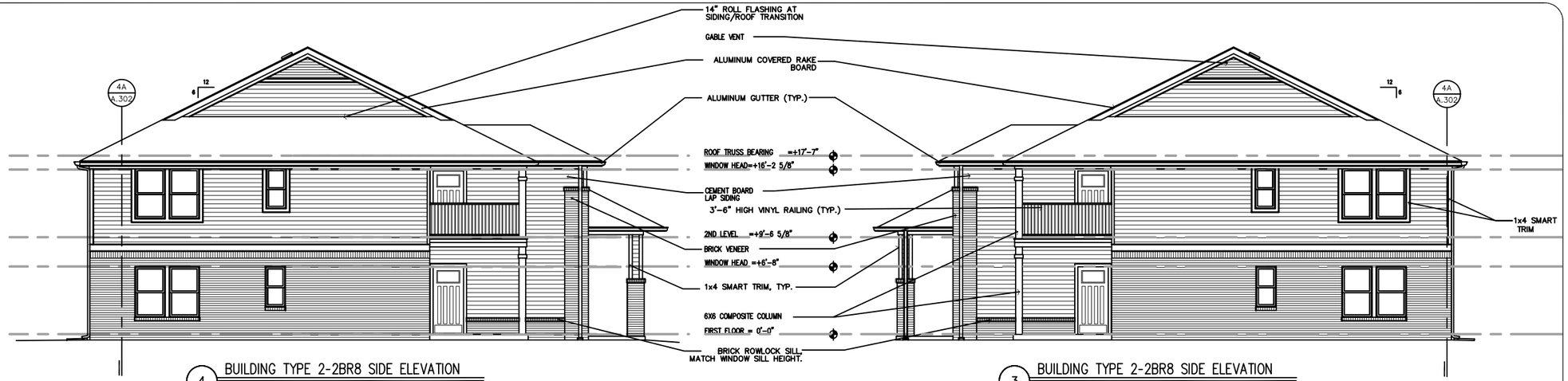
FILE NAME 12020A5.5	

BUILDING TYPE 2-2BR12
EXT. ELEVATIONS

KENNETH A. SEBREE REGISTERED #2498 STATE OF INDIANA ARCHITECT

CERTIFIED BY

SHEET NO.
A5.5
SHEET OF



4 BUILDING TYPE 2-2BR8 SIDE ELEVATION
SCALE: 3/16"=1'-0"

3 BUILDING TYPE 2-2BR8 SIDE ELEVATION
SCALE: 3/16"=1'-0"

2 BUILDING TYPE 2-2BR8 REAR ELEVATION
SCALE: 3/16"=1'-0"

1 BUILDING TYPE 2-2BR8 FRONT ELEVATION
SCALE: 3/16"=1'-0"

INDICATES SEPERATE BRICK COLOR ON SOLDIER AND ROWLOCK COURSE. LOCATED ON FRONT ELEVATIONS AND UNDER PORCH RETURNS.

KENNETH A. SEBREE REGISTERED # 2498 STATE OF INDIANA ARCHITECT

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CASEY ACRES APARTMENTS
HERMAN + KITTLE PROPERTIES, INC.
WESTFIELD, INDIANA

NO.	DATE	BY	DESCRIPTION

DATE 07/31/2012	DRAWN BY ABC
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FILE NAME 12020A5.4	
BUILDING TYPE 2-2BR8 EXT. ELEVATIONS	

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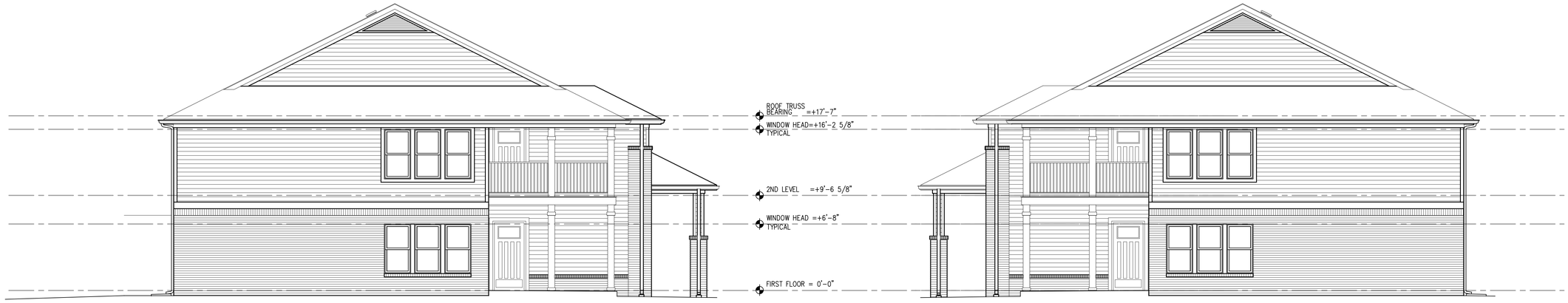
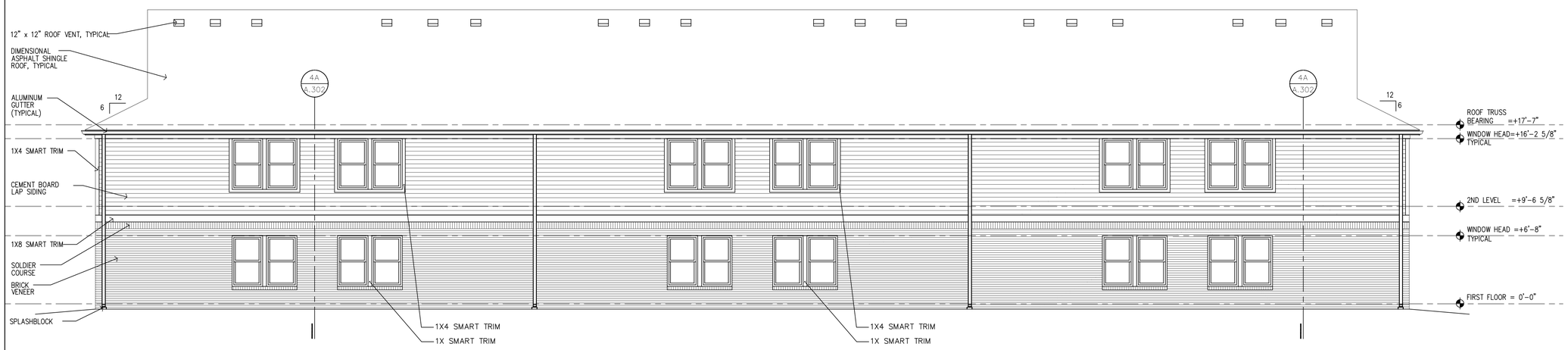
A5.4
SHEET OF



4 BUILDING TYPE 2-1BR12 SIDE ELEVATION
SCALE: 3/16"=1'-0"

3 BUILDING TYPE 2-1BR12 SIDE ELEVATION
SCALE: 3/16"=1'-0"



2 BUILDING TYPE 2-1BR12 REAR ELEVATION
SCALE: 3/16"=1'-0"

INDICATES SEPERATE BRICK COLOR ON SOLDIER AND ROWLOCK COURSE. LOCATED ON FRONT ELEVATIONS AND UNDER PORCH RETURNS.

1 BUILDING TYPE 2-1BR12 FRONT ELEVATION
SCALE: 3/16"=1'-0"

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HERMAN + KITTLE PROPERTIES, INC.

WESTFIELD, INDIANA

NO.	DATE	BY	DESCRIPTION

DATE 07/31/2012	DRAWN BY RMM
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DRAWING SCALE 1/8" = 1'-0"	PLOT SCALE 1:1
FILE NAME 12020A5.2	

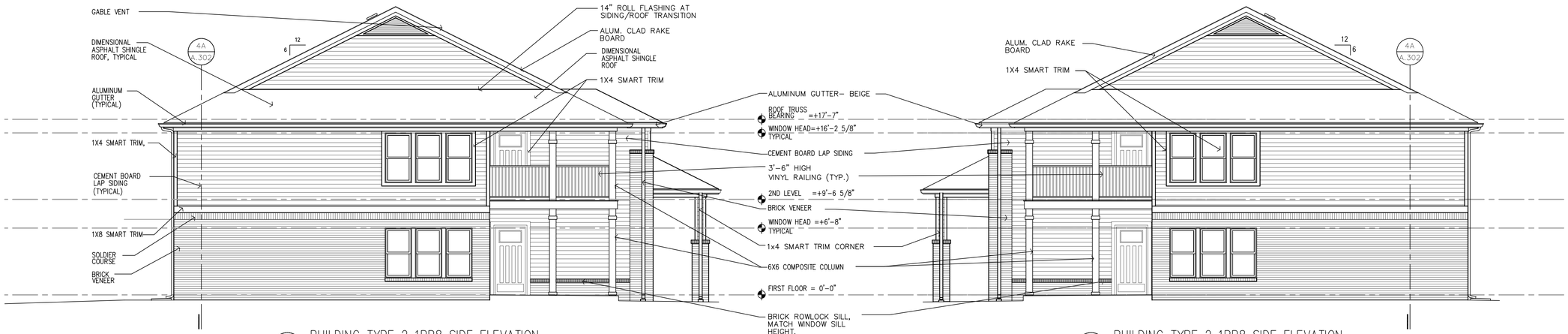
BUILDING TYPE 2-1BR12 EXT. ELEVATIONS

KENNETH A. SEBREE REGISTERED #2498 STATE OF INDIANA ARCHITECT

CERTIFIED BY

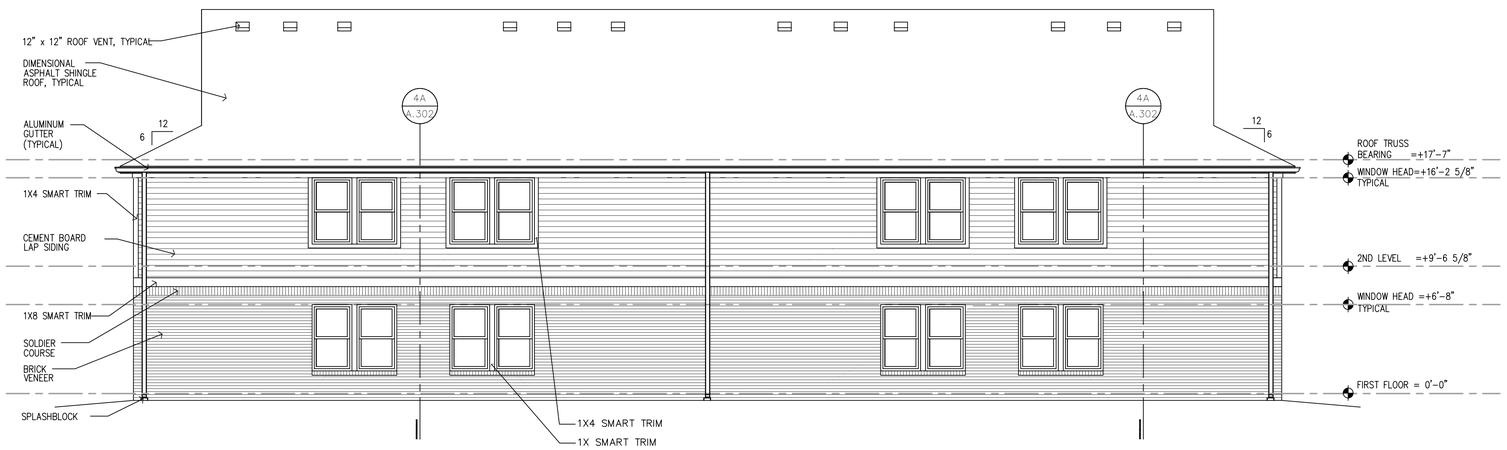
SHEET NO. A5.2

SHEET OF



4 BUILDING TYPE 2-1BR8 SIDE ELEVATION
SCALE: 3/16"=1'-0"

3 BUILDING TYPE 2-1BR8 SIDE ELEVATION
SCALE: 3/16"=1'-0"



2 BUILDING TYPE 2-1BR8 REAR ELEVATION
SCALE: 3/16"=1'-0"

INDICATES SEPERATE BRICK COLOR ON SOLDIER AND ROWLOCK COURSE. LOCATED ON FRONT ELEVATIONS AND UNDER PORCH RETURNS.

1 BUILDING TYPE 2-1BR8 FRONT ELEVATION
SCALE: 3/16"=1'-0"

SEBREE Architects, Inc.
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CASEY ACRES APARTMENTS
HERMAN + KITTLE PROPERTIES, INC.
WESTFIELD, INDIANA

NO.	DATE	BY	DESCRIPTION

DATE 07/31/2012	DRAWN BY ABC
PROJECT NO. 12020	CHECKED BY KAS
DRAWING SCALE 1/8" = 1'-0"	PLOT SCALE 1:1
FILE NAME 12020A5.1	

BUILDING TYPE 2-1BR8 EXT. ELEVATIONS

KENNETH A. SEBREE REGISTERED #2498 STATE OF INDIANA ARCHITECT

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SHEET NO.
A5.1
SHEET OF

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CASEY ACRES APARTMENTS

HERMAN + KITTLE PROPERTIES, INC.

WESTFIELD, INDIANA

NO.	DATE	BY	DESCRIPTION

DATE 07/31/2012	DRAWN BY ABC
PROJECT NO. 12020	CHECKED BY KAS
DRAWING SCALE 1/8" = 1'-0"	PLOT SCALE 1:1
FILE NAME 12020A5.7	

BUILDING TYPE 2-3BR12 EXT. ELEVATIONS

SHEET NO.
A5.7
SHEET OF