

Business Furniture

11500 E 146th St, Suite 140

Noblesville, Indiana 46060

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
T100	TITLE SHEET
C100	SITE PLAN
S200	STRUCTURAL STEEL AND ROOFING PLAN
A100	FLOOR PLAN
A200	WALL SECTIONS
M100	MECHANICAL PLAN
P100	PLUMBING PLAN
E100	POWER AND LIGHTING PLAN
E200	PANEL SCHEDULES AND RISER DIAGRAM
F100	FIRE AND LIFE SAFETY PLAN

OWNER INFORMATION

CAMPUS CENTER PARTNERS LLC
 19 E MAIN STREET, STE 300
 CARMEL, INDIANA 46032
 PHONE: 317-201-1324
 EMAIL: WYATT@JACKSONDEVELOPMENTLLC.COM

BUILDING INFORMATION:

OCCUPANCY GROUP: S1 CONSTRUCTION TYPE II-B
 TOTAL SQUARE FOOTAGE: 62,499 sq.ft.
 BUILDING DESIGN TO MEET EARTHQUAKE ZONE ONE
 BUILDING TO MEET ADA (AMERICAN DISABILITY ACT)
 AUTOMATIC FIRE PROTECTION: YES
 HIGH PILE STORAGE: YES

ENGINEER:

PLANS CERTIFIED BY:
 TRENT A. BAXTER P.E.
 REGISTERED P.E. No. 19700309
 DATE: MAY 6, 2025

CODE SUMMARY:

BUILDING CODE:
 -2014 INDIANA BUILDING CODE
 -INTERNATIONAL BUILDING CODE, 2012 EDITION
 -ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2009 EDITION

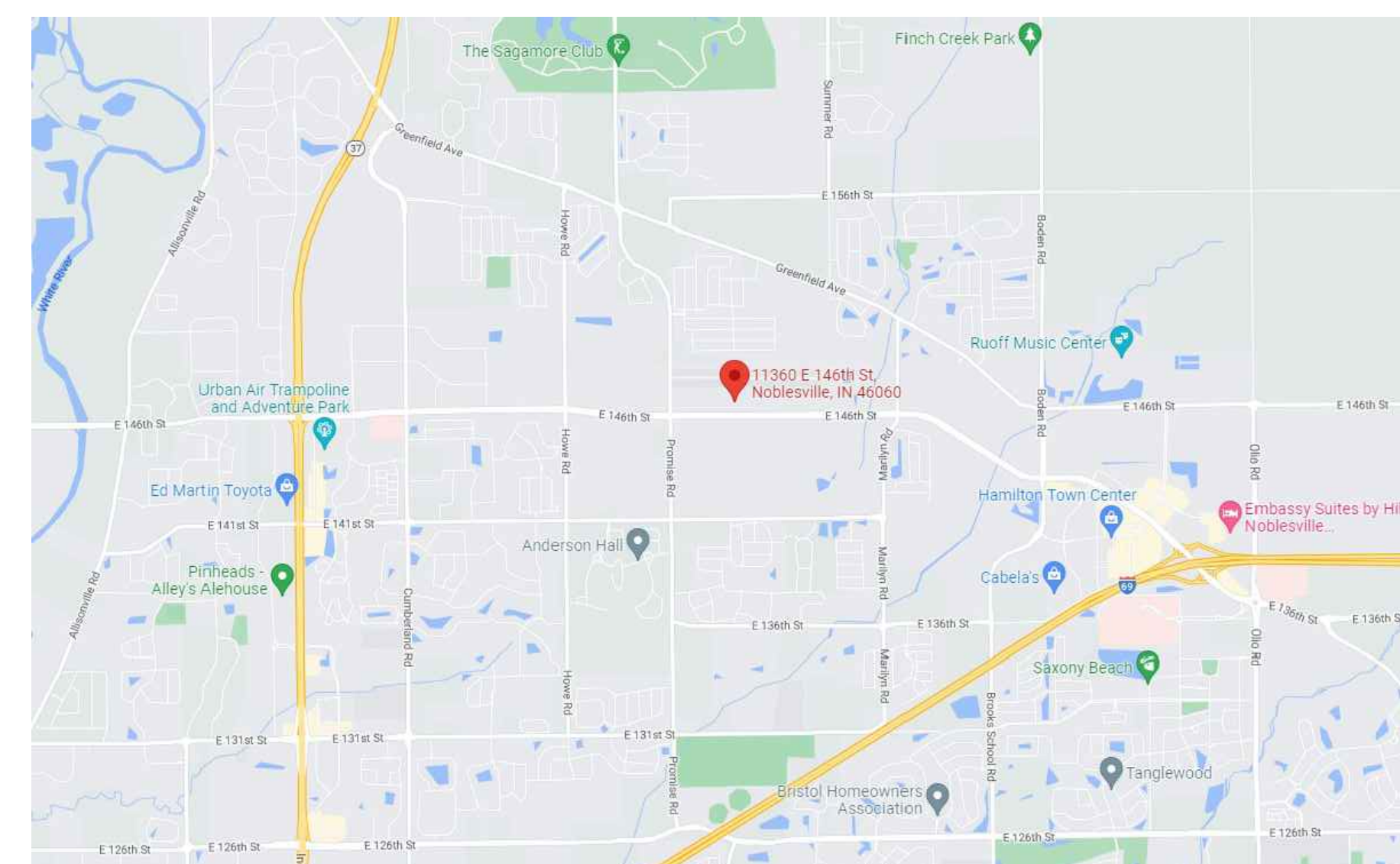
MECHANICAL CODE:
 -2014 INDIANA MECHANICAL CODE
 -INTERNATIONAL MECHANICAL CODE, 2012 EDITION

PLUMBING CODE:
 -2012 INDIANA PLUMBING CODE
 -INTERNATIONAL PLUMBING CODE, 2006 EDITION

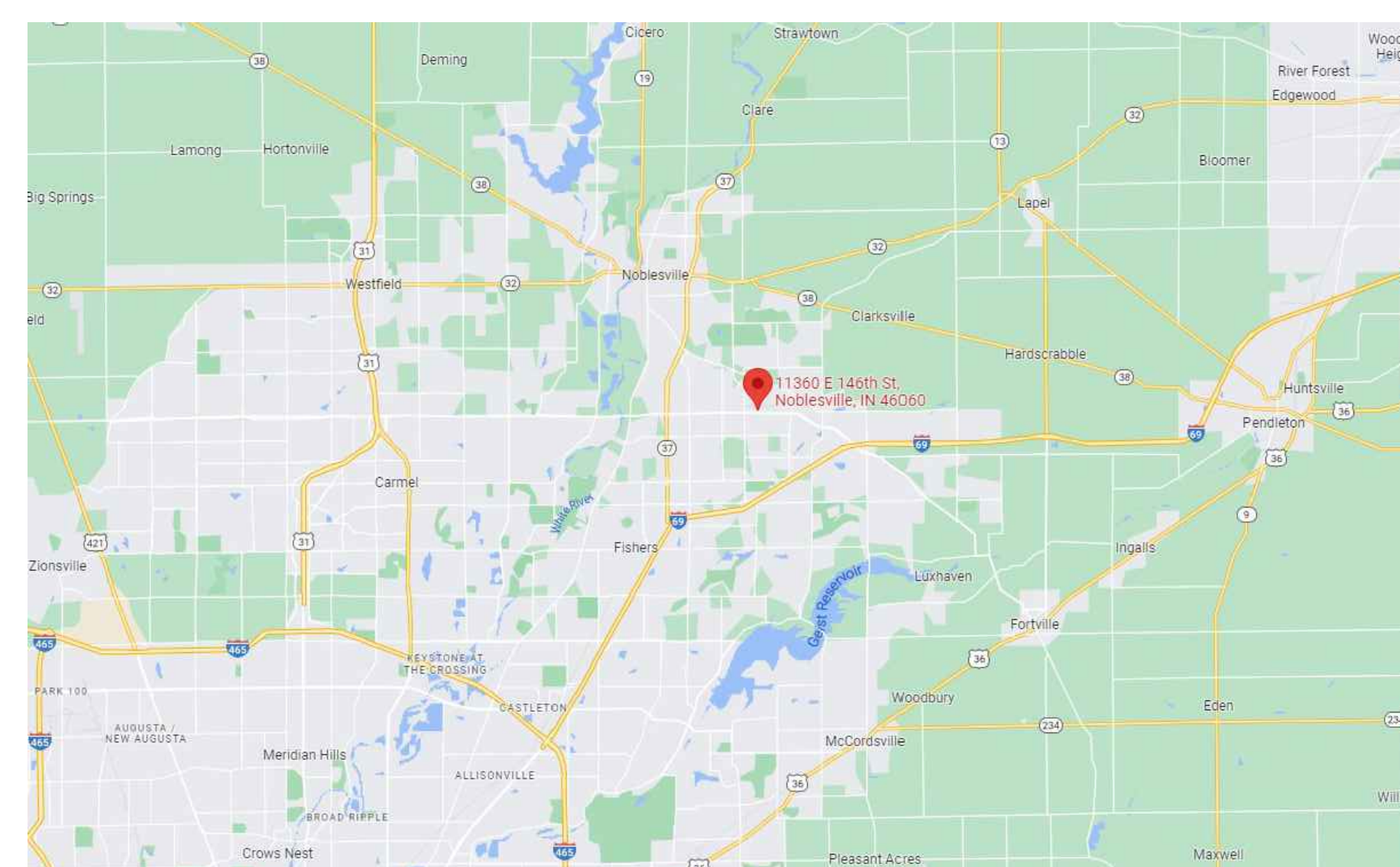
ELECTRICAL CODE:
 -INDIANA ELECTRICAL CODE, 2009 EDITION
 -NFPA 70 - NATIONAL ELECTRICAL CODE, 2008 EDITION

ENERGY CONSERVATION CODE:
 -2010 INDIANA ENERGY CONSERVATION CODE
 -ANSI/ASHRAE 90.1 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS, 2007 EDITION, I-P EDITION

FIRE PREVENTION CODE:
 -2014 INDIANA FIRE CODE
 -INTERNATIONAL FIRE CODE, 2012 EDITION



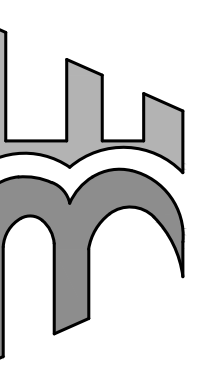
LOCATION MAP



VICINITY MAP

VERSATILE
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CERTIFIED BY
 TRENT A. BAXTER P.E.

Business Furniture
 11500 146th Street, Suite 140
 Noblesville, Indiana 46060

Title Sheet

REVISION
 05.06.25 P.100

Job No.	Date Stamped
25009	05.06.25

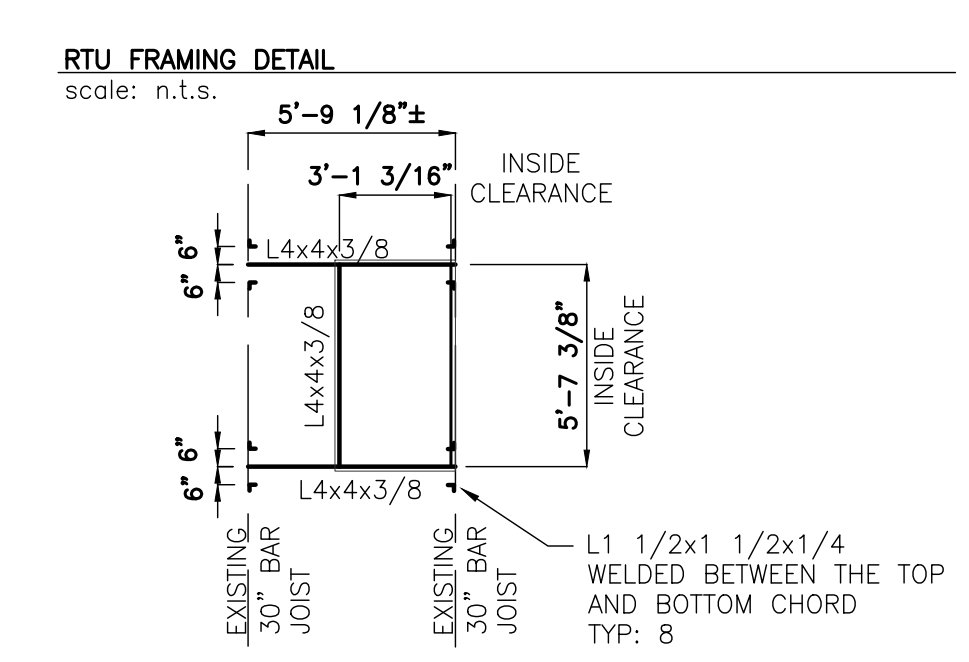
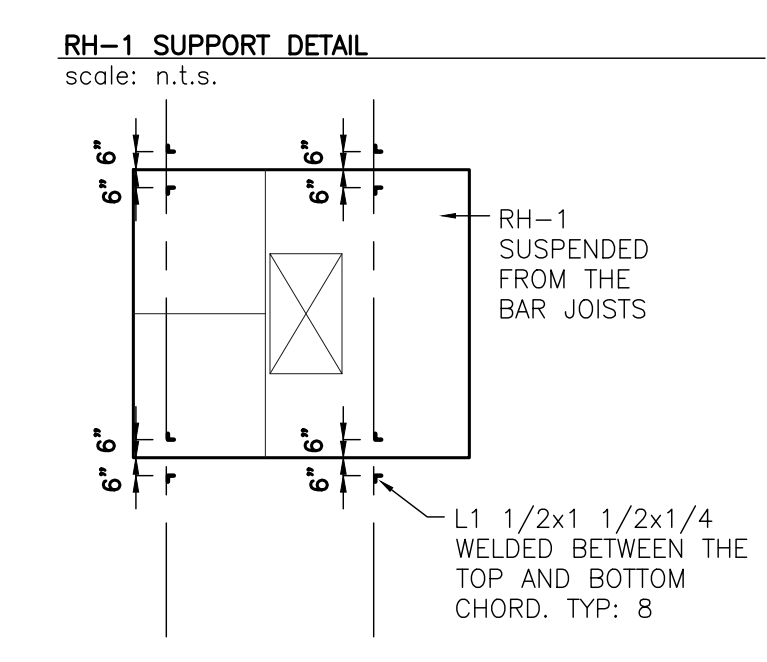
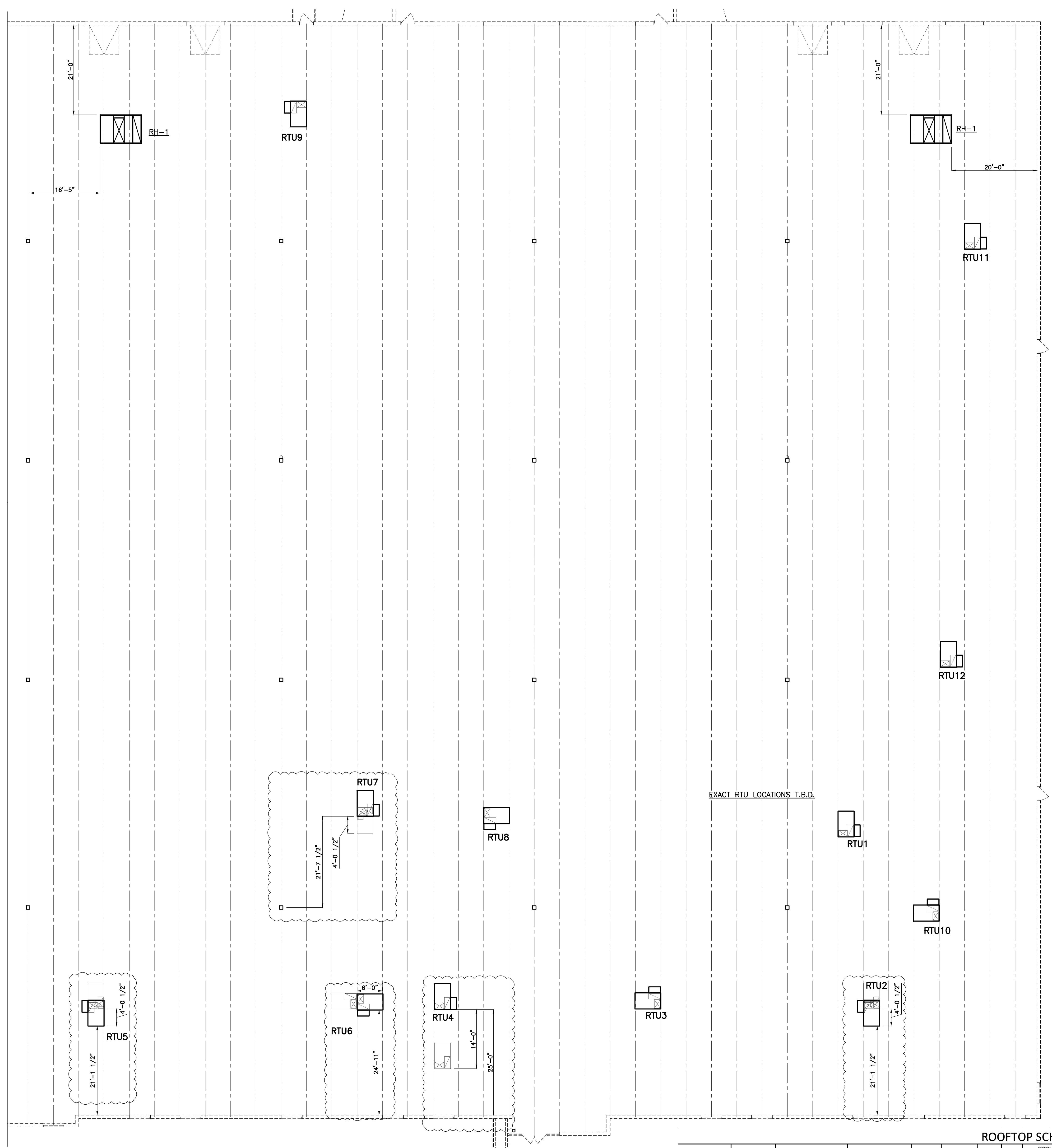
Drawn By	Checked By	Scale:
kt	tab	1=1

CAD FILE:
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SHEET TITLE

T100



ROOFTOP SCHEDULE																
TAG	MANUFACTURE	MODEL	AREA SERVED	AIR FLOW (CFM)	VENTILATION AIR (CFM)	ESP (IN WG)	TONS	COOLING TOTAL (MBH)	SENSIBLE (MBH)	HEATING INPUT (MBH)	EFF.	SUPPLY FAN HP	ENTERING AIR WB (DEG F) DB (DEG F)	ELECTRICAL VOLTS/PHASE MCA MOCP	ACCESSORIES	
RTU 5-8, 12	CARRIER	48FCEA06A2AS-0A0A0	OFFICE AREA	2,000	0	0.5	5	59.37	45.3	110	80%	1.04	67	80	208/3 31 45	1,3,13,14
RTU 9-11	CARRIER	48FCEA05A2AS-0A0A0	OFFICE AREA	1,600	0	0.5	4	48.41	34.31	110	80%	0.62	67	80	208/3 26 30	1,3,12,14
RTU 1-4	CARRIER	48FCEA07A2AS-0A0A0	OFFICE AREA	2400	0	0.5	7	72.13	54.73	110	80%	1.28	67	80	208/3 28 45	1,3,12,14

- ACCESSORIES**
- 1. INSULATED ROOF CURB
 - 2. 30% PLEATED FILTERS
 - 3. 100% ECONOMIZER WITH ENTHALPHY CONTROLS AND BAROMETRIC RELIEF DAMPER
 - 4. BAROMETRIC RELIEF DAMPERS
 - 5. 3-POSITION - SPRING RETURN DAMPER FOR 25% OUTSIDE AIR
 - 6. MANUAL OUTSIDE AIR DAMPER
 - 7. RETURN AIR SMOKE DETECTOR
 - 8. SUPPLY AIR SMOKE DETECTOR
 - 9. LOW AMBIENT CONTROLS
 - 10. POWERED EXHAUST
 - 11. FUSED DISCONNECT
 - 12. CONVENIENCE OUTLET
 - 13. PROGRAMMABLE THERMOSTAT
 - 14. MEDIUM STATIC DRIVE MOTOR
 - 15. DEMAND CONTROL VENTILATION

N

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 Baxter@baxterengr.com

TRENT A. BAXTER
 REGISTERED PROFESSIONAL ENGINEER
 No. 19703-09
 STATE OF INDIANA
 CERTIFIED BY
 Trent A. Baxter P.E.

Business Furniture
 11500 146th Street, Suite 140
 Noblesville, Indiana 46060

Structural Framing Plan

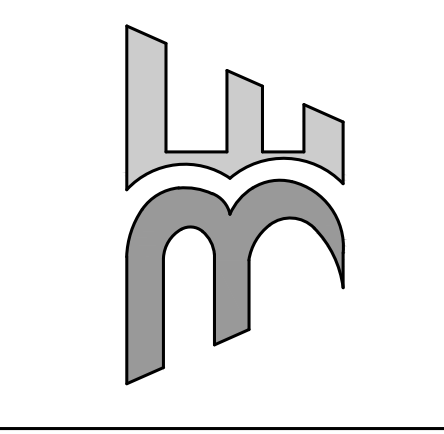
REVISION	Job No.	Date Stamped
0.02.25 revised per tenant's plans	25009	05.06.25
0.02.25 revised per tenant's plans		
0.02.25 revised per tenant's plans		
0.02.25 revised per tenant's plans		
0.02.25 revised per tenant's plans		

Drawn By: **kt** Checked By: **tab** Scale: **3/32"=1'-0"**

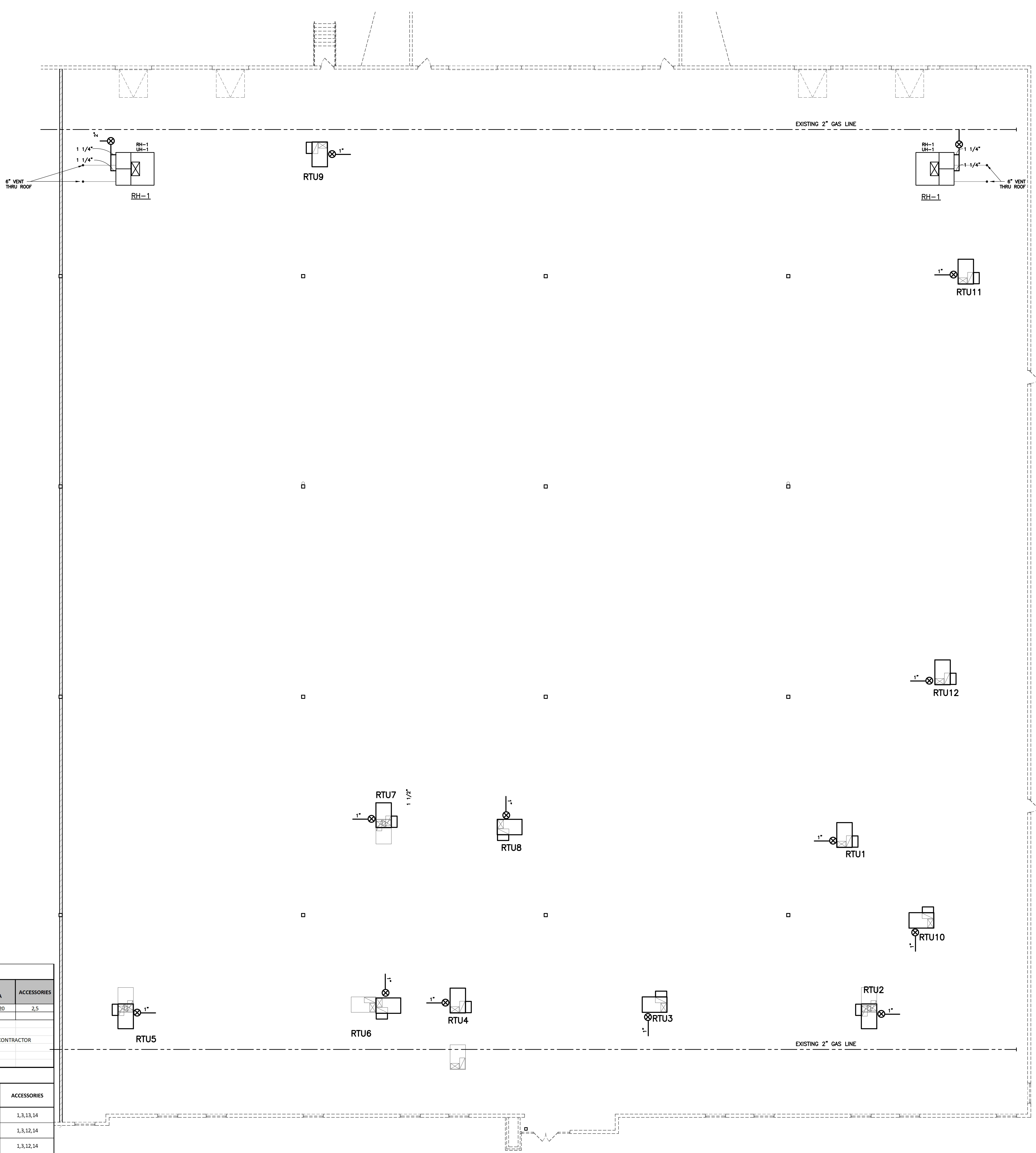
CAD FILE: G:\25009\1100 structural framing plan

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S100



Business Furniture
 11500 146th Street, Suite 140
 Noblesville, Indiana 46060
 Mechanical Plan



TAG	MANUFACTURE	MODEL	AREA SERVED	TYPE	CFM	SONES	ELECTRICAL VOLTAGE/PHASE	MCA	ACCESSORIES
RH-1	AIR ENERGY SYSTEM	ER-242-800	WAREHOUSE	SUSPENDED	33,000	12.6	115/1	20	2.5

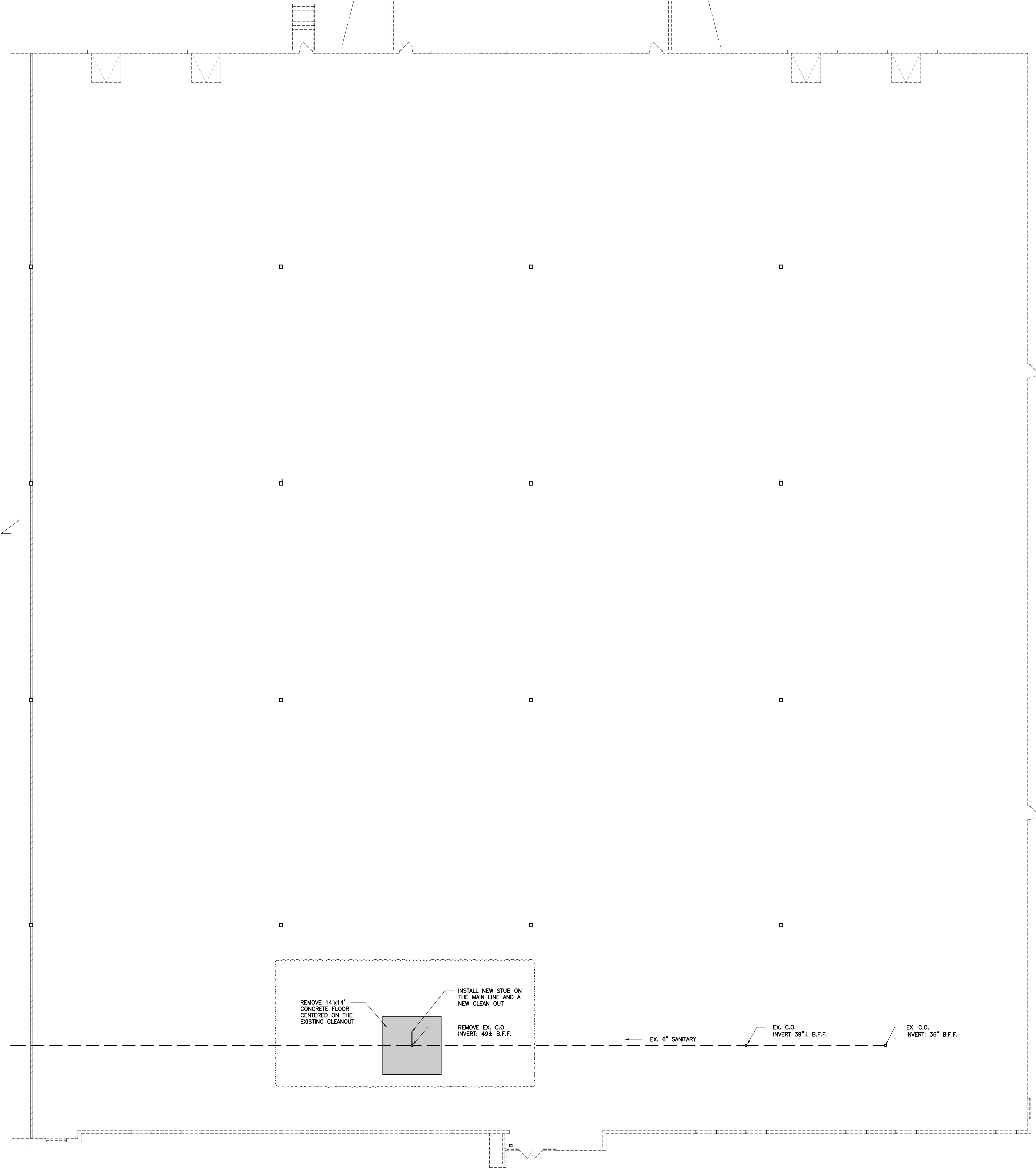
ACCESSORIES
 1. SURFACE MOUNTING ADAPTER
 2. SUSPENDED MOUNTING
 3. INTEGRAL THERMOSTAT
 4. REMOTE THERMOSTAT
 5. DISCONNECT SWITCH BY ELECTRICAL CONTRACTOR
 6. TRIM KIT FOR HARD LID

TAG	MANUFACTURE	MODEL	AREA SERVED	AIR FLOW (CFM)	VENTILATION AIR (CFM)	ESP (IN WG)	TONS	COOLING TOTAL (MBH)	COOLING SENSIBLE (MBH)	HEATING INPUT (MBH)	EFF.	SUPPLY FAN HP	ENTERING AIR WB (DEG F) DB (DEG F)	ELECTRICAL VOLTS/PHASE	MCA	MOCP	ACCESSORIES	
RTU 5-8, 12	CARRIER	48CEA06A2A5-0A0A0	OFFICE AREA	2,000	0	0.5	5	59.37	45.3	110	80%	1.04	67	80	208/3	31	45	1,3,13,14
RTU 9-11	CARRIER	48CEA05A2A5-0A0A0	OFFICE AREA	1,600	0	0.5	4	48.41	34.31	110	80%	0.62	67	80	208/3	26	30	1,3,12,14
RTU 1-4	CARRIER	48CEA07A2A5-0A0A0	OFFICE AREA	2400	0	0.5	6	72.13	54.73	110	80%	1.28	67	80	208/3	28	45	1,3,12,14

- ACCESSORIES
- | | | | |
|--|--|-------------------------|--------------------------------|
| 1. INSULATED ROOF CURB | 5. 2-POSITION - SPRING RETURN DAMPER FOR 25% OUTSIDE AIR | 9. LOW AMBIENT CONTROLS | 13. PROGRAMMABLE THERMOSTAT |
| 2. 30% PLEATED FILTERS | 6. MANUAL OUTSIDE AIR DAMPER | 10. POWERED EXHAUST | 14. MEDIUM STATIC DRIVE MOTOR |
| 3. 100% ECONOMIZER WITH ENTHALPY CONTROLS AND BAROMETRIC RELIEF DAMPER | 7. RETURN AIR SMOKE DETECTOR | 11. FUSED DISCONNECT | 15. DEMAND CONTROL VENTILATION |
| 4. BAROMETRIC RELIEF DAMPERS | 8. SUPPLY AIR SMOKE DETECTOR | 12. CONVENIENCE OUTLET | |

REVISION	DATE	BY	DESCRIPTION

Job No. 25009 Date Stamped 05.06.25
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 CAD FILE: G:\25009\m100 mechanical plan
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Professional Engineer Seal for Trent A. Baxter, P.E., No. 19700300, State of Indiana.

Business Furniture
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Plumbing Plan

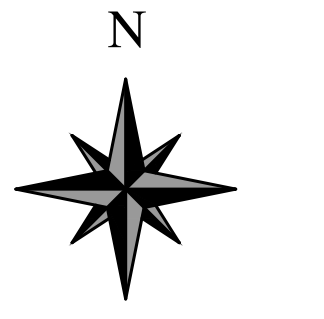
REVISION	DATE	BY

Job No. 25009	Date Stamped 05.14.25
Drawn By kt	Checked By / Scale: tab 3/32"=1'-0"

CAD FILE:
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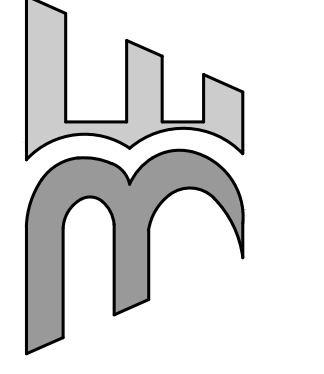
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SHEET TITLE:
P100



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Plumbing Plan

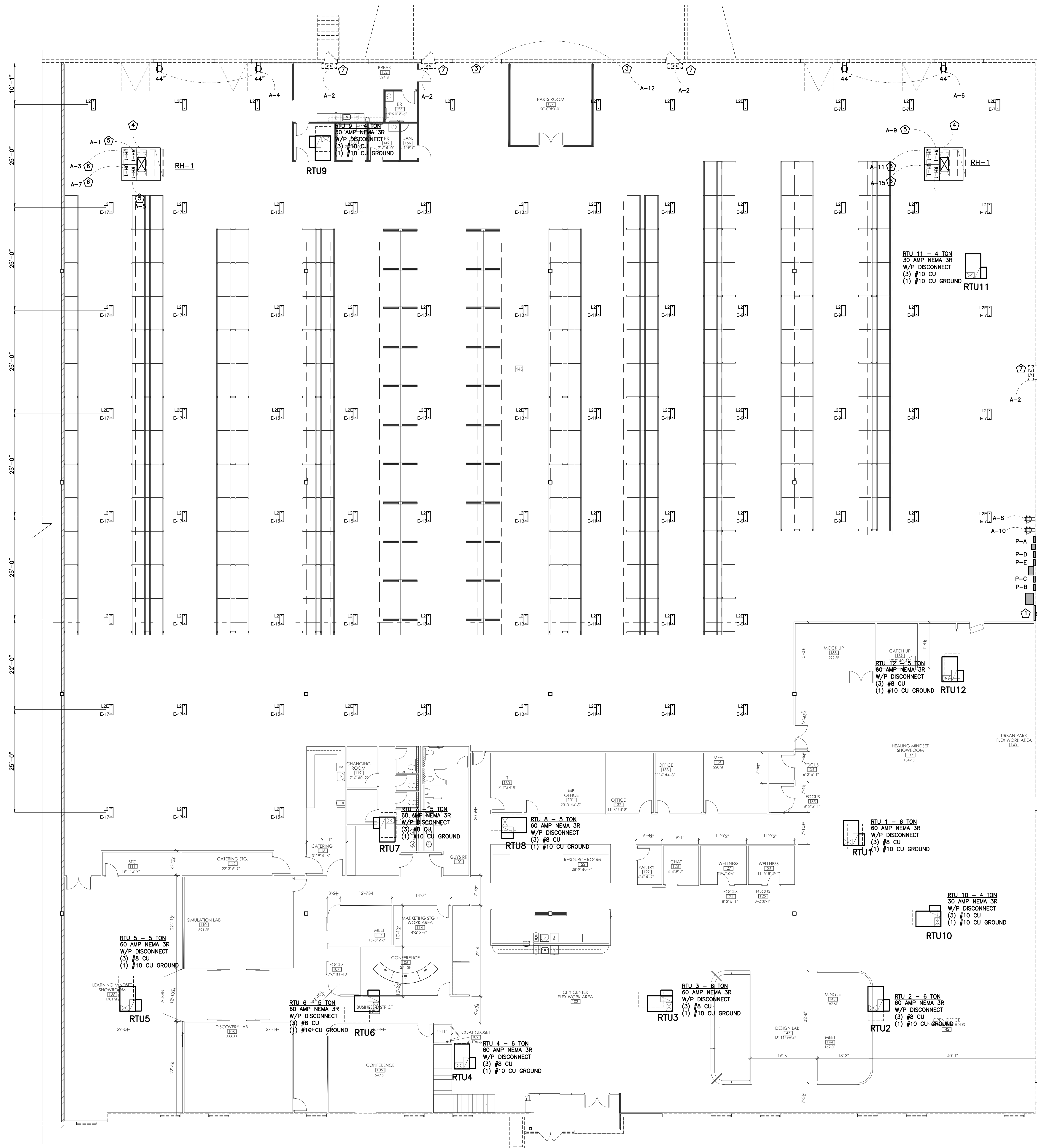
REVISION	DATE	BY

Job No. 25009	Date Stamped 05.14.25
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CAD FILE:
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SHEET TITLE:
P100



- ELECTRICAL NOTES**
- 1000 AMP, 480/277V, 3Ø PANEL BOARD
 - 4" CONDUITS TO NEW POWER COMPANY TRANSFORMER
 - 600 MCM ALH IN EACH CONDUIT
 - 600 MCM ALN IN EACH CONDUIT
 - RUN 110V POWER TO THE EXISTING DOOR OPENER.
 - 1 1/4" CONDUIT, 8ØA, #4 THHN CU, #8 CU GROUND
 - RH-1: (1) 115/1, 3/4 HP, 14 AMPS, 120V
 - UH-1: (1) 115/1, 3/4 HP, 5 AMPS, 120V
 - RE-WIRE THE EXISTING EXIT LIGHT

- LIGHTING LEGEND**
- D LENEAR LED HIGH BAY FIXTURE, 40,800 LUMENS, 300W, 5000K, DIMMABLE
 - MFG: PLOT SOLUTIONS
 - WITH OCCUPANCY SENSOR, PASSIVE INFRARED
 - MODEL: ENER-MPC50HW
 - EL: LED EMERGENCY BACKUP DRIVER
 - MFG: AC ELECTRONICS
 - MODEL: ACE-H20-S5-380C

N

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Trent A. Baxter
 CERTIFIED BY
 TRENT A. BAXTER P.E.

Business Furniture
 11500 146th Street, Suite 140
 Noblesville, Indiana 46060

Power and Lighting Plan

REVISION	Date Stamped
10.26.25, Lighting and rti's revised per tenant's drawings	
10.28.25, revised service and rti location	

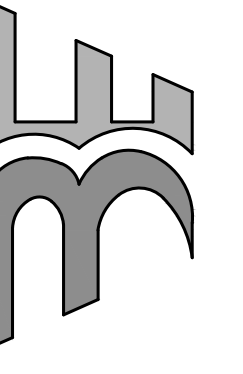
Job No.	Date Stamped
25009	05.06.25

Drawn By: kt
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 Scale: 3/32"=1'-0"

CAD FILE: G:\25009\100 power plan

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SHEET TITLE
E100



CERTIFIED BY
 TRENT A. BAXTER P.E.

Business Furniture
 11500 146th Street, Suite 130 & 140
 Noblesville, Indiana 46060
Riser Diagram & Panel Schedules

PANEL A
 100 AMP 3# 208/120 4-WIRE

CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)	PHASE	CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)
1 RH-1	20A			A	2 EXIT LIGHTS	20A		
3 UH-1	20A			B	4 WAREHOUSE OUTLETS	20A		
5 RH-1	20A			C	6 WAREHOUSE OUTLETS	20A		
7 UH-1	20A			A	8 WAREHOUSE OUTLETS	20A		
9 RH-1	20A			B	10 WAREHOUSE OUTLETS	20A		
11 UH-1	20A			C	12 DOOR OPENER	20A		
13 RH-1	20A			A	14	20A		
15 UH-1	20A			B	16	20A		
17 RTU OUTLETS	20A			C	18	20A		
19 RTU OUTLETS	20A			A	20	20A		
21	20A			B	22	20A		
23	20A			C	24	20A		
25				A	26	20A		
27				B	28	20A		
29				C	30			
31				A	32			
33				B	34			
35				C	36			
37				A	38			
39				B	40			
41				C	42			

PANEL B
 600 AMP 3# 208/120 4-WIRE

CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)	PHASE	CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)
1				A	2			
3 RTU-1	45A			B	4			
5				C	6			
7				A	8			
9 RTU-2	45A			B	10 RTU-10	30A		
11				C	12			
13				A	14			
15 RTU-3	45A			B	16 RTU-11	30A		
17				C	18			
19				A	20			
21 RTU-4	45A			B	22 RTU-12	45A		
23				C	24			
25				A	26	20A		
27 RTU-5	45A			B	28	20A		
29				C	30	20A		
31				A	32	20A		
33 RTU-6	45A			B	34	20A		
35				C	36	20A		
37				A	38	20A		
39 RTU-7	45A			B	40	20A		
41				C	42	20A		
43				A	44	20A		
45 RTU-8	45A			C	46			
47				C	48			
49				C	50			
51				C	52			
53				C	54			
55				C	56			
57				C	58			
59				C	60			
61				C	62			
63				C	64			
65				C	66			

PANEL C
 200 AMP 3# 208/120 4-WIRE

CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)	PHASE	CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)
1				A	2			
3				B	4			
5				C	6			
7				A	8			
9				B	10			
11				C	12			
13				A	14			
15				B	16			
17				C	18			
19				A	20			
21				B	22			
23				C	24			
25				A	26			
27				B	28			
29				C	30			
31				A	32			
33				B	34			
35				C	36			
37				A	38			
39				B	40			
41				C	42			

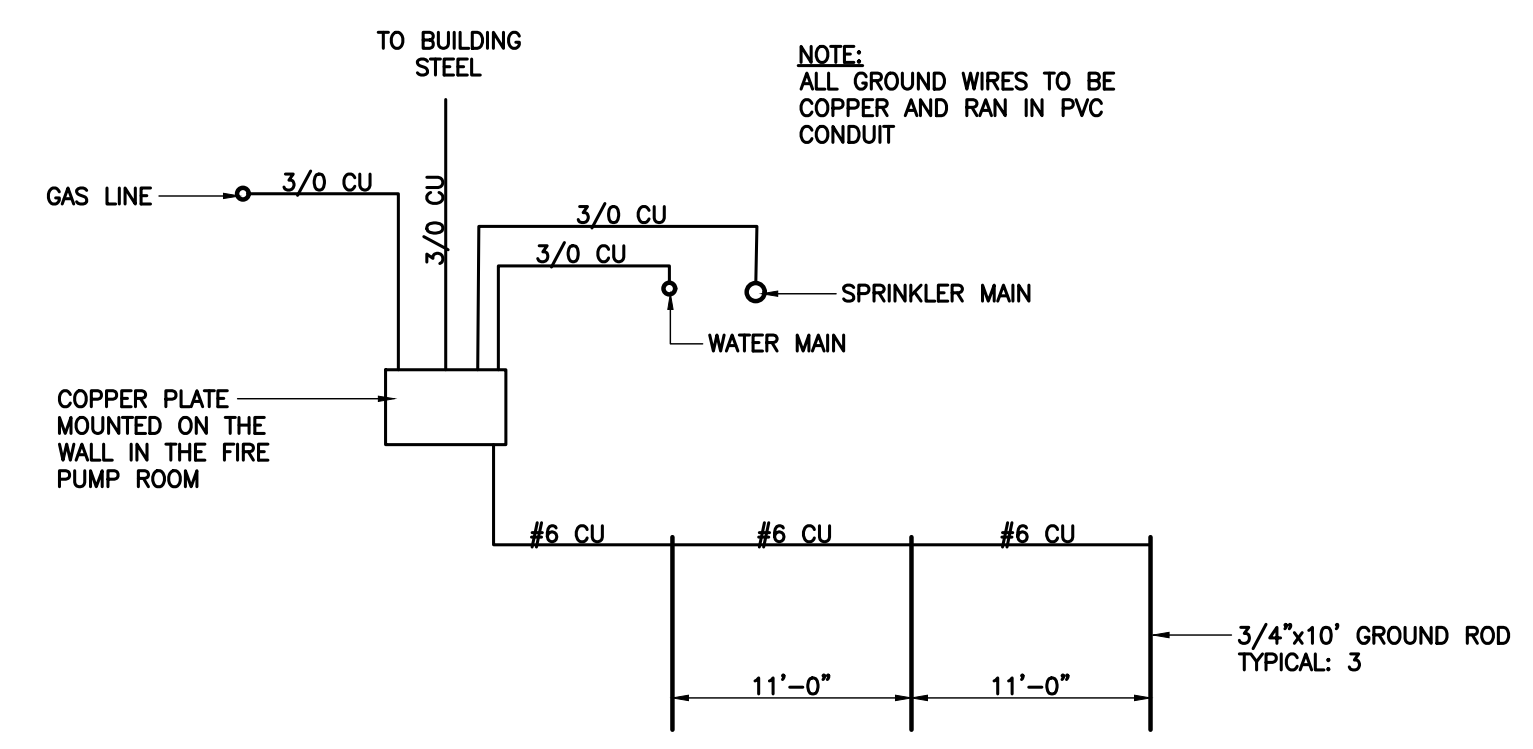
PANEL D
 200 AMP 3# 208/120 4-WIRE

CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)	PHASE	CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)
1				A	2			
3				B	4			
5				C	6			
7				A	8			
9				B	10			
11				C	12			
13				A	14			
15				B	16			
17				C	18			
19				A	20			
21				B	22			
23				C	24			
25				A	26			
27				B	28			
29				C	30			
31				A	32			
33				B	34			
35				C	36			
37				A	38			
39				B	40			
41				C	42			

PANEL E
 200 AMP 3# 480/277 4-WIRE

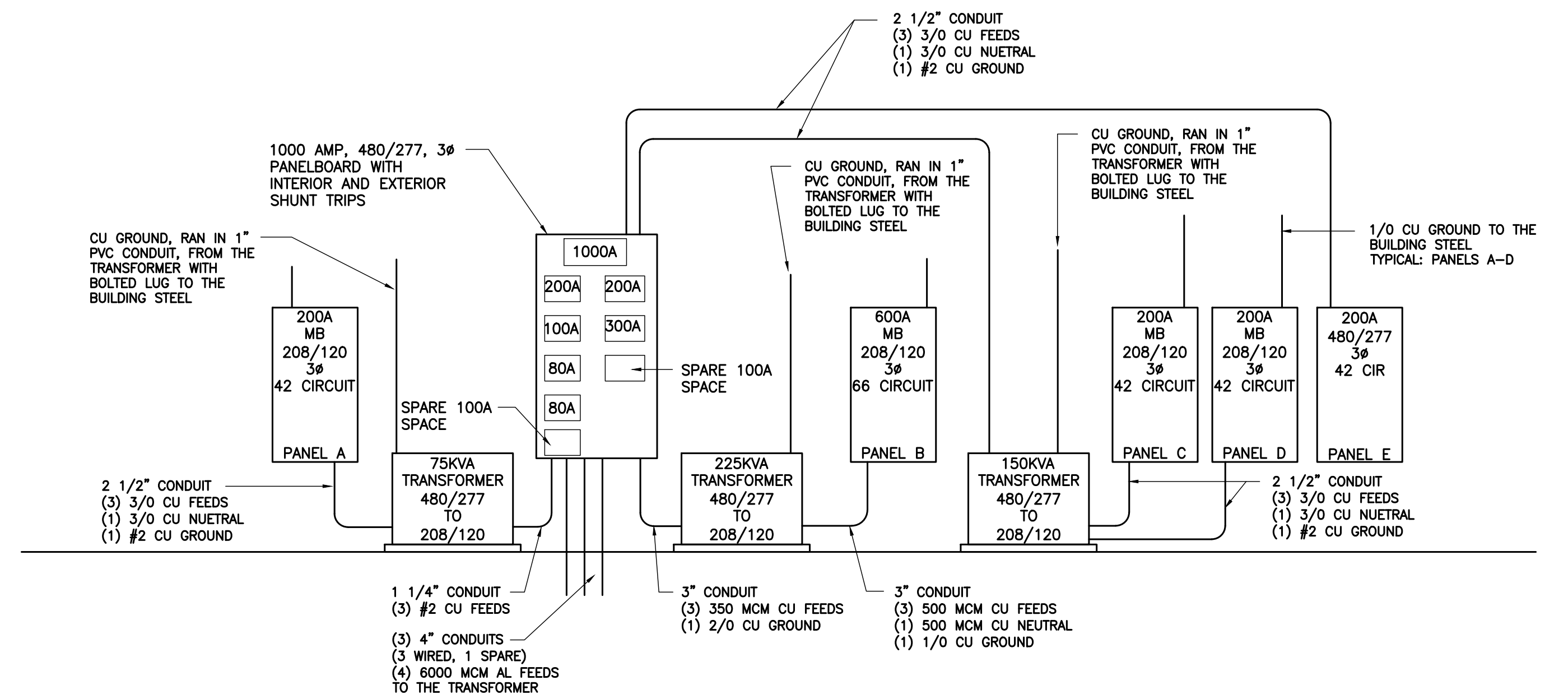
CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)	PHASE	CIRCUIT ITEM	BREAKER	LOAD(VA)	LOAD(A)
1 WAREHOUSE LIGHTS	20A			A	2			
3 WAREHOUSE LIGHTS	20A			B	4			
5 WAREHOUSE LIGHTS	20A			C	6			
7 WAREHOUSE LIGHTS	20A			A	8			
9	20A			B	10			
11	20A			C	12			
13	20A			A	14			
15	20A			B	16			
17	20A			C	18			
19	20A			A	20			
21	20A			B	22			
23	20A			C	24			
25	20A			A	26			
27	20A			B	28			
29				C	30			
31				A	32			
33				B	34			
35				C	36			
37				A	38			
39				B	40			
41				C	42			

ELECTRICAL SERVICE GROUNDING DIAGRAM



ELECTRICAL SERVICE GROUNDING DIAGRAM

E.C. IS ALLOWED TO USE ALUMINUM FEEDERS BUT THE MUST BE UP SIZED ACCORDINGLY



REVISION

Job No.	Date Stamped
25009	05.06.25
Drawn By	Checked By
kt	tab
Scale: 1/4"=1'-0"	

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