

New Pal Shops Addition
5936 Dragon Drive
New Palestine, Indiana 46163

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

UTILITY COMPANIES:

ELECTRICAL UTILITY:
DUKE ENERGY
1000 EAST MAIN STREET
PLAINFIELD, IN 46168
PHONE (800) 774.1202

WATER UTILITIES:
CITIZENS WATER
2020 N MERIDIAN ST
INDIANAPOLIS, IN 46202
PHONE: (317) 924–3311

GAS UTILITY:
CENTERPOINTE ENERGY (VECTREN)
P.O. BOX 6248
INDIANAPOLIS, IN 46206
PHONE (800) 227–1376

TOWN OF NEW PALESTINE:
TOWN HALL
42 E. MAIN STREET
NEW PALESTINE, IN 46163
PHONE: (317) 861–4727

SANITARY SEWER UTILITIES:
NEW PALESTINE WASTEWATER
42 E. MAIN STREET
NEW PALESTINE, IN 46163
PHONE: (317) 861–4727

OWNER INFORMATION

TKC Properties LLC
6910 North Shadeland Ave. Suite 201
Indianapolis, Indiana 46220
PHONE: (317) 890–1714

PROPOSED PROJECTS ADDRESS

ADDITION TO
NEW PAL SHOPS
5936 DRAGON DRIVE
NEW PALESTINE, INDIANA 46163

BUILDING INFORMATION:

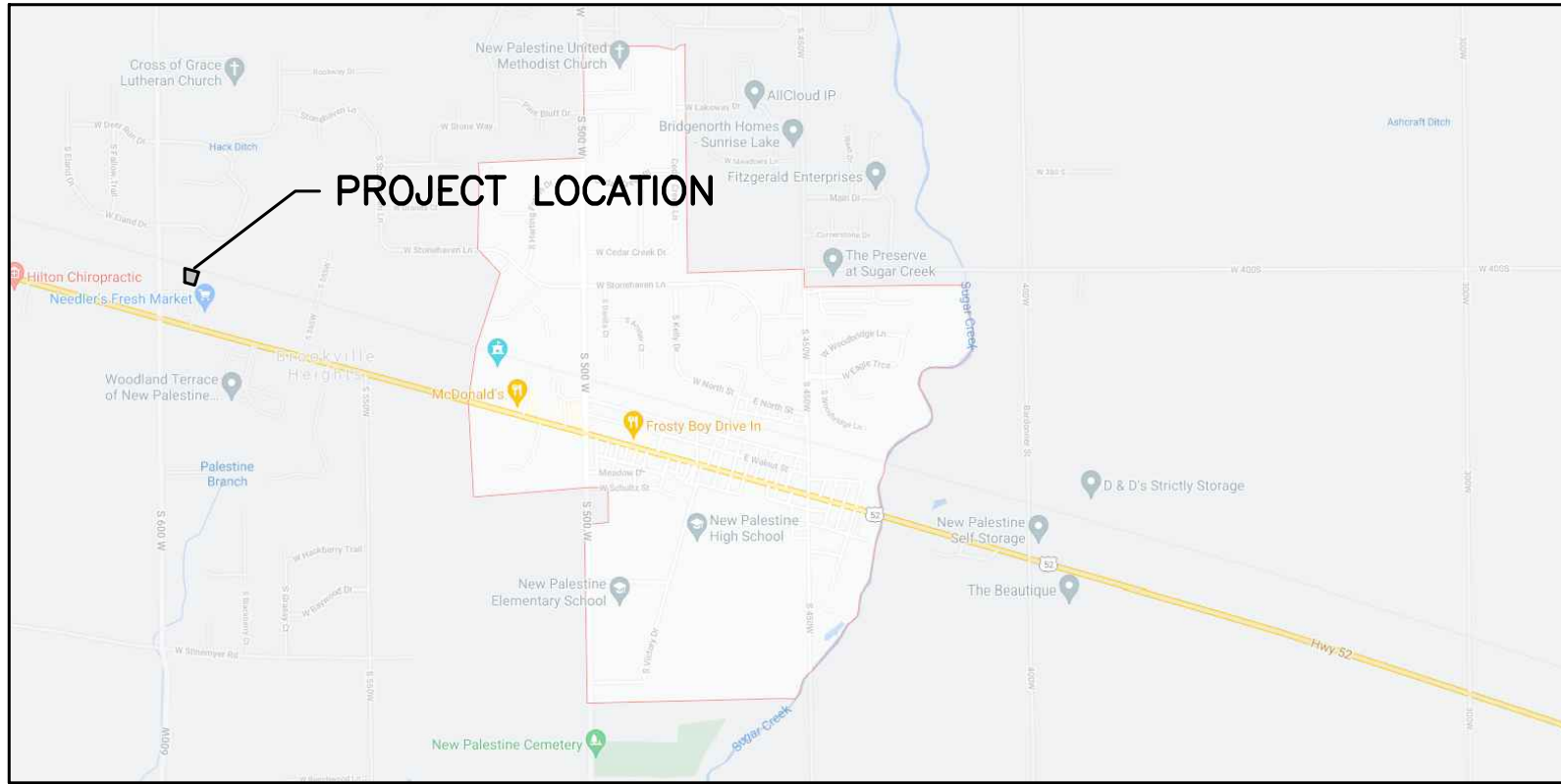
MISCELLANEOUS BUILDING INFORMATION:
OCCUPANCY GROUP: M, CONSTRUCTION TYPE II–B
TOTAL SQUARE FOOTAGE: 5,675 SQ. FT.
BUILDING MAX HT. 26’–1 1/2”
BUILDING DESIGN TO MEET EARTHQUAKE ZONE ONE
BUILDING TO MEET ADA (AMERICAN DISABILITY ACT)

ENGINEERING AND CERTIFICATION:

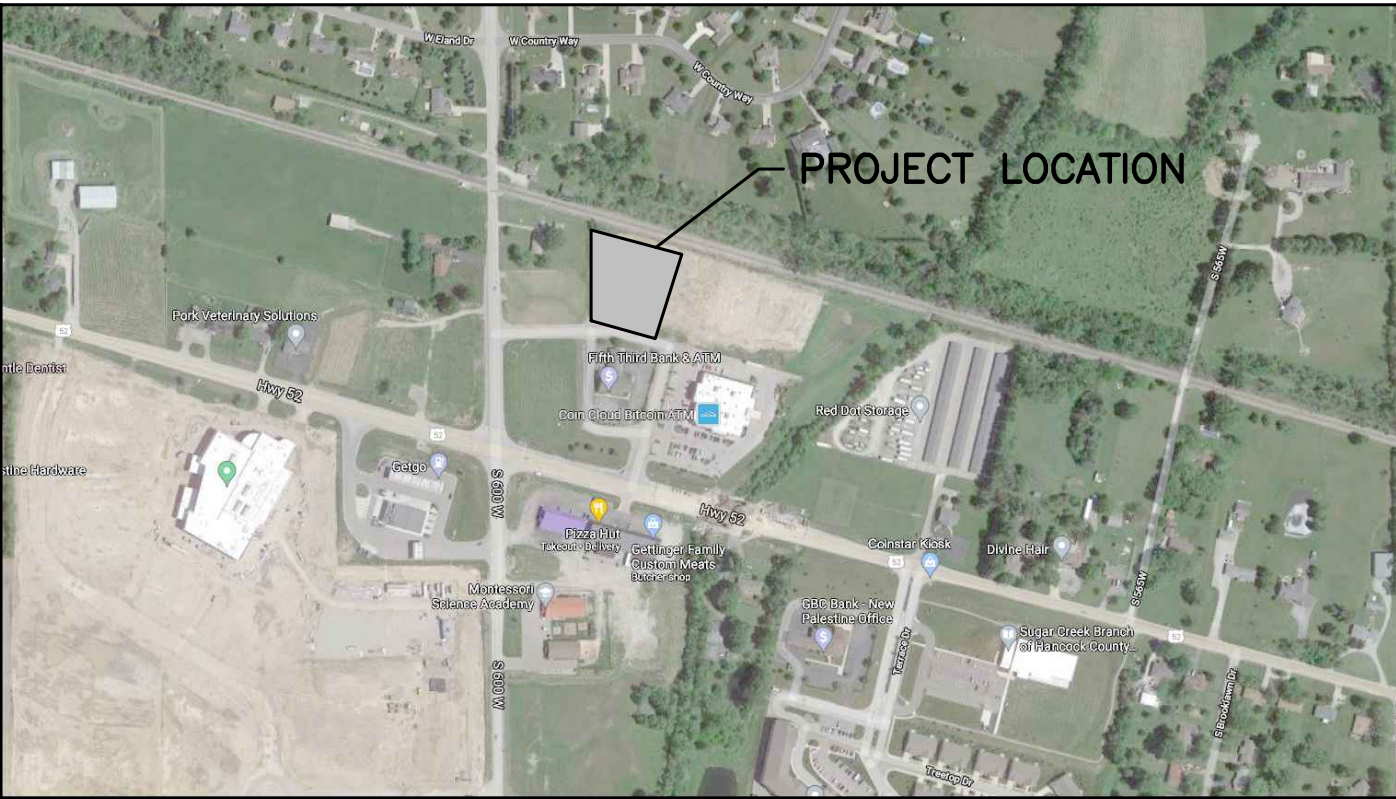
BAXTER ENGINEERING LLC
TRENT A. BAXTER P.E.
INDIANA REGISTRATION NUMBER: 19700309
DATE CERTIFIED: SEPTEMBER 2, 2026

INDEX TO DRAWINGS

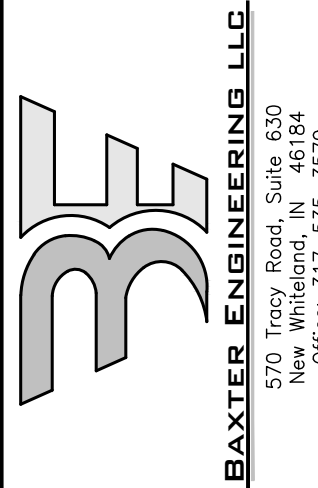
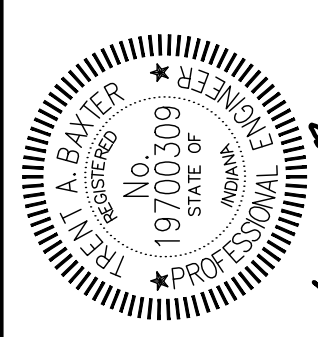
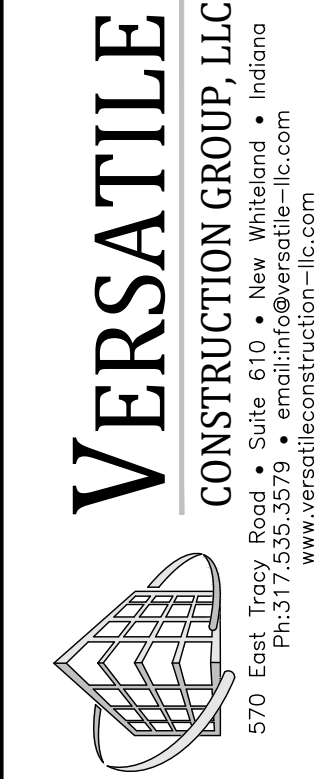
SHEET	DESCRIPTION
T100	TITLE SHEET
G100	CONSTRUCTION SPECIFICATIONS
G200	MASONRY SPECIFICATIONS
S100	FOUNDATION PLAN
S105	FOUNDATION DETAILS
S200	STRUCTURAL FRAMING PLAN
S205	STRUCTURAL FRAMING DETAILS
A100	ELEVATION VIEWS
A105	ELEVATION VIEWS
A200	FLOOR PLAN
A205	DOOR AND WINDOW SCHEDULE
A300	WALL SECTIONS
A305	WALL SECTIONS
A310	WALL SECTIONS
A315	WALL SECTIONS
A320	WALL SECTIONS
A400	ROOFING PLAN
M100	MECHANICAL PLAN
P100	PLUMBING PLAN
E100	POWER AND LIGHTING PLAN
FP100	FIRE AND LIFE SAFETY PLAN



VICINITY MAP



LOCATION MAP



New Pal Shops Addition
5936 Dragon Drive
New Palestine, Indiana 46163

Title Sheet

REVISION	26017	09.02.26	1
Job No.	26017	Date Stamped	09.02.26
Drawn By	kt	Checked By	tab
CAD FILE:	C:\26017\1100 Title sheet	Scale:	1"=1'
THIS DRAWING IS THE PROPERTY OF VERSITILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.			

T100

[Specifier: The DRY-BLOCK System is comprised of DRY-BLOCK Mortar Admixture, specified in this short-form specification, which is added to the mortar, and DRY-BLOCK Block Admixture, which is mixed throughout the low slump concrete during the manufacture of the Concrete Masonry Unit (CMU) by a Qualified DRY-BLOCK Producer. The two admixtures when used together provide effective water-repency in typical masonry construction.

In addition to this short-form specification for the mortar admixture, the short-form specification for GRACE's integral water-repellent CMU admixture, DRY-BLOCK Block Admixture, must be incorporated into your project specification in Section 04 20 00 UNIT MASONRY. If Section 04 20 00 UNIT MASONRY includes the mortar specification, this short-form specification should be incorporated in the mortar portions of the section. You may also elect to use Section 04 05 13 MASONRY MORTARING or Section 04 05 00 COMMON WORK RESULTS FOR MASONRY for mortar materials. Both admixtures are required in your project specifications to achieve a water-repellent masonry wall.

It is important to understand that the DRY-BLOCK System greatly enhances the water-resistant properties of the masonry, but it should not be considered a substitute for good design practices and quality construction procedures (workmanship). Proper flashing details and control joint spacing must also be included in your project specifications. Refer to information in National Concrete Masonry Association (NCMA) TEK 19-2A, 19-4A and 19-5A for flashing details, as well as NCMA TEK 10-1A and 10-2B for crack control and control joint recommendations. This short-form specification directly specifies the DRY-BLOCK System and is important to the water penetration performance of the wall. The DRY-BLOCK System components should be incorporated into your project specifications along with other important requirements, such as those specified in ACI 530.1 "Specification for Masonry Structures."

ASTM C 1403 Standard Test Method for Rate of Water Absorption of Masonry Mortars

[Specifier: Incorporate the following in Part 2 – PRODUCTS]

In-Progress Cleaning: Promptly remove excess wet mortar from face of masonry as work progresses by dry brushing.

1.2 END OF SECTION INSERT

MP-401D 09/12

[Specifier: The DRY-BLOCK System is comprised of DRY-BLOCK Mortar Admixture which is added to the mortar, and DRY-BLOCK Block admixture, specified in this short-form specification, which is mixed throughout the low slump concrete during the manufacture of the Concrete Masonry Unit (CMU) by a Qualified DRY-BLOCK Producer. The admixtures provide effective water-repellency in typical masonry construction.

In addition to this short-form specification for the CMU admixture, the short-form specification for the GRACE integral water-repellent DRY-BLOCK Mortar Admixture must be incorporated into your project mortar specification, either in Section 04 20 00 UNIT MASONRY, or in a separate Section 04 05 13 MASONRY MORTARING or Section 04 05 00 COMMON WORK RESULTS FOR MASONRY for mortar materials. Both the masonry unit and the mortar admixtures are required in your project specifications to achieve a water-repellent masonry wall.

It is important to understand that the DRY-BLOCK System greatly enhances the water-resistant properties of the masonry, but it should not be considered as a substitute for good design practices and quality construction procedures and workmanship. Proper flashing details and control joint spacing should also be included in your project specifications. Refer to information in National Concrete Masonry Association (NCMA) TEK 9-2A, 19-2A, 19-4A and 19-5A for flashing details, as well as NCMA TEK 10-1A and 10-2B for crack control and control joint recommendations. This short-form specification directly specifies the DRY-BLOCK System and is important to the water penetration performance of the wall. The DRY-BLOCK System components should be incorporated into your project specifications along with other important requirements, such as those specified in ACI 330.1 "Specification for Masonry Structures."

F. National Concrete Masonry Association (NCMA): NCMA TEK 8-4A Cleaning Concrete Masonry

[Specifier: Incorporate the following in Part 2 – PRODUCTS]

[Specifier: Incorporate the following in Part 3 – Execution]

END OF SECTION INSERT

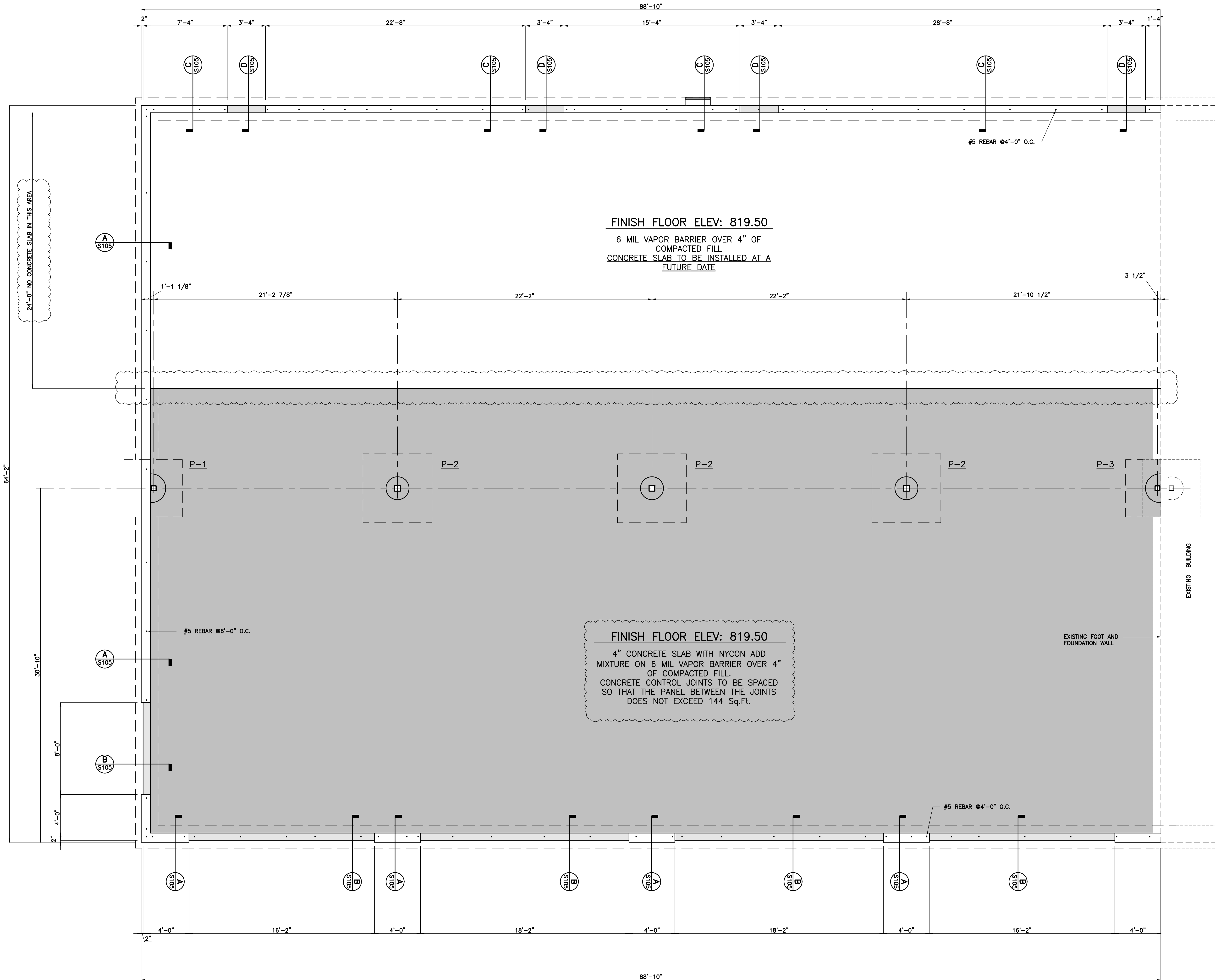
***Specifier – ASTM E 514 Modification Clarification:** Note that this guide specification recommends modifying the current version of ASTM E 514 by extending the test period to 72 hours and applying the Rating Scale found in ASTM E 514-74, an earlier version of the test method. Both versions subject test specimens to a 140 mm (5.5 in.) per hour rainfall and a 100.6 kPa (2.31 psi) water pressure. The modification to the test method is to extend the test period to 72 hours and to require the test specimen to be sealed to rate the wall on an objective Rating Scale in one of five categories from L (indicating leakage), to E (for Excellence). Under the current version of the ASTM E 514 the minimum test period is only 4 hours, and the laboratory is instructed only to record their observations on the specimen. The current version of the standard is not as demanding as the previous version and does not provide the same level of performance required by the 1974 version. If you want the kind of performance the DRY-STAR system is capable of, you need to use the modified version of the test method. The modification to the test method extends the test period to 72 hours and applies the rating criteria found in ASTM E 514-74 to the results.

We hope the information here will be helpful. It is based on data and knowledge considered to be true and accurate and is offered for the users' consideration, investigation and verification, but we do not warrant the results to be obtained. Please read all statements, recommendations or suggestions in conjunction with our conditions of sale, which apply to all goods supplied by us. No statement, recommendation or suggestion is intended for any use, which would infringe any patent or copyright.

E. Tooling: Tool mortar joints to [concave] [V-profile] when thumbprint hard.

SHEET TITLE:

G200



VERSATILE
CONSTRUCTION GROUP, LLC
570 East Tracy Road • Suite 610 • New Whiteland • Indiana
Ph: 317-559-4142
www.versatileconstruction-llc.com

PROFESSIONAL ENGINEER
A. BAXTER
19700309
STATE OF INDIANA
CERTIFIED BY:
And A. Baxter

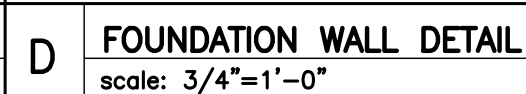
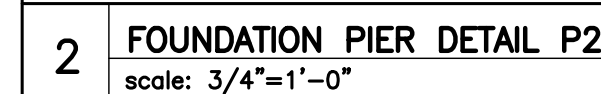
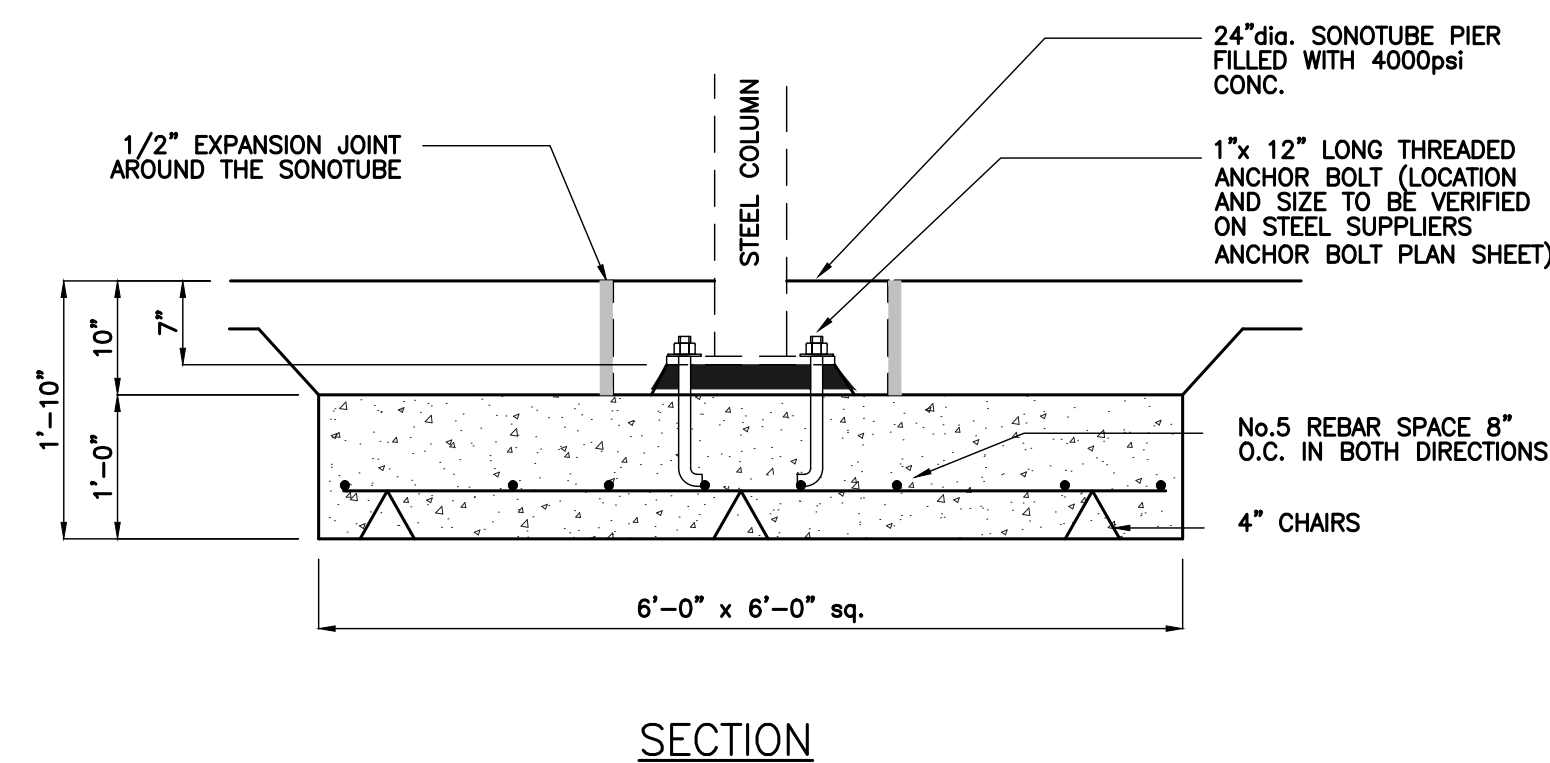
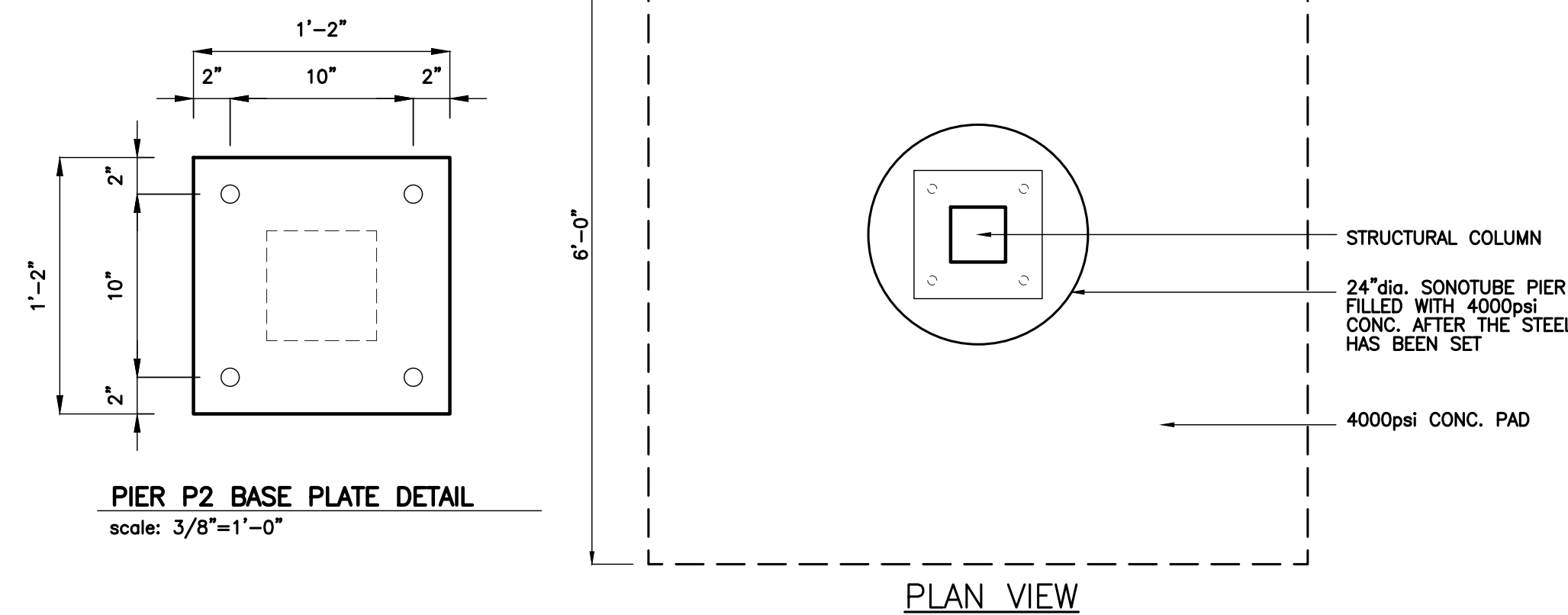
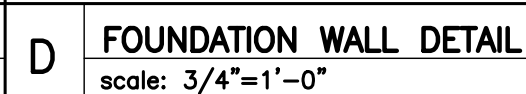
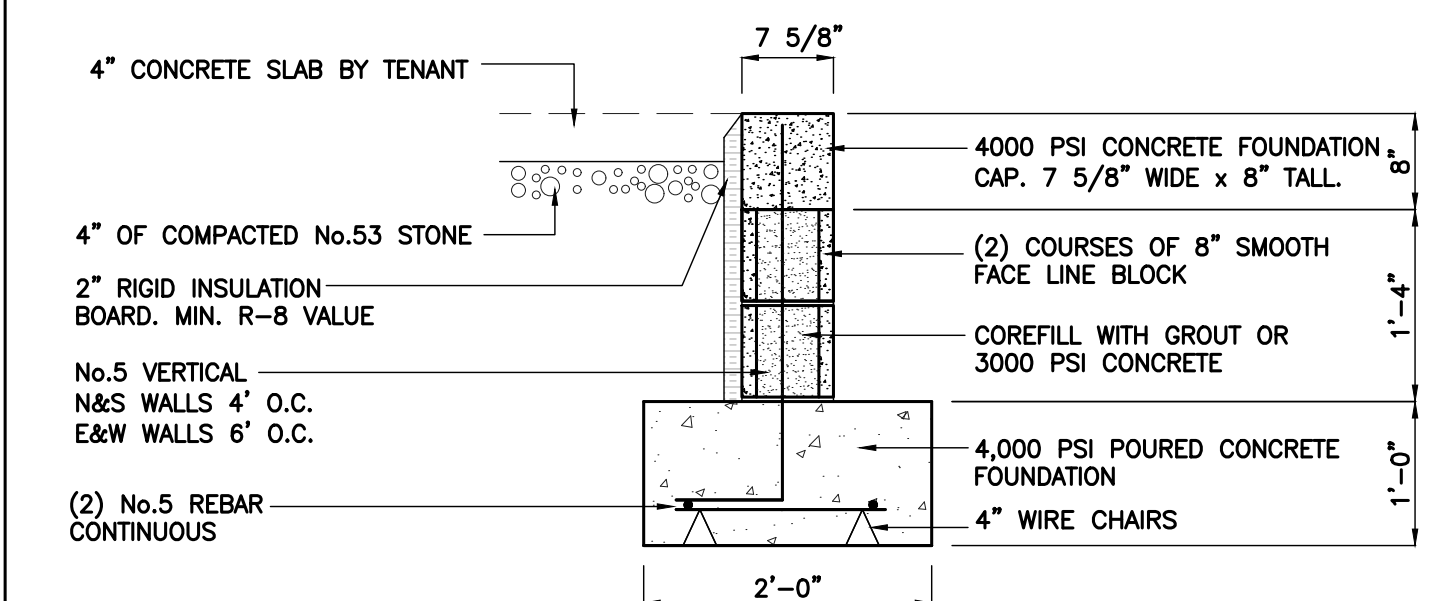
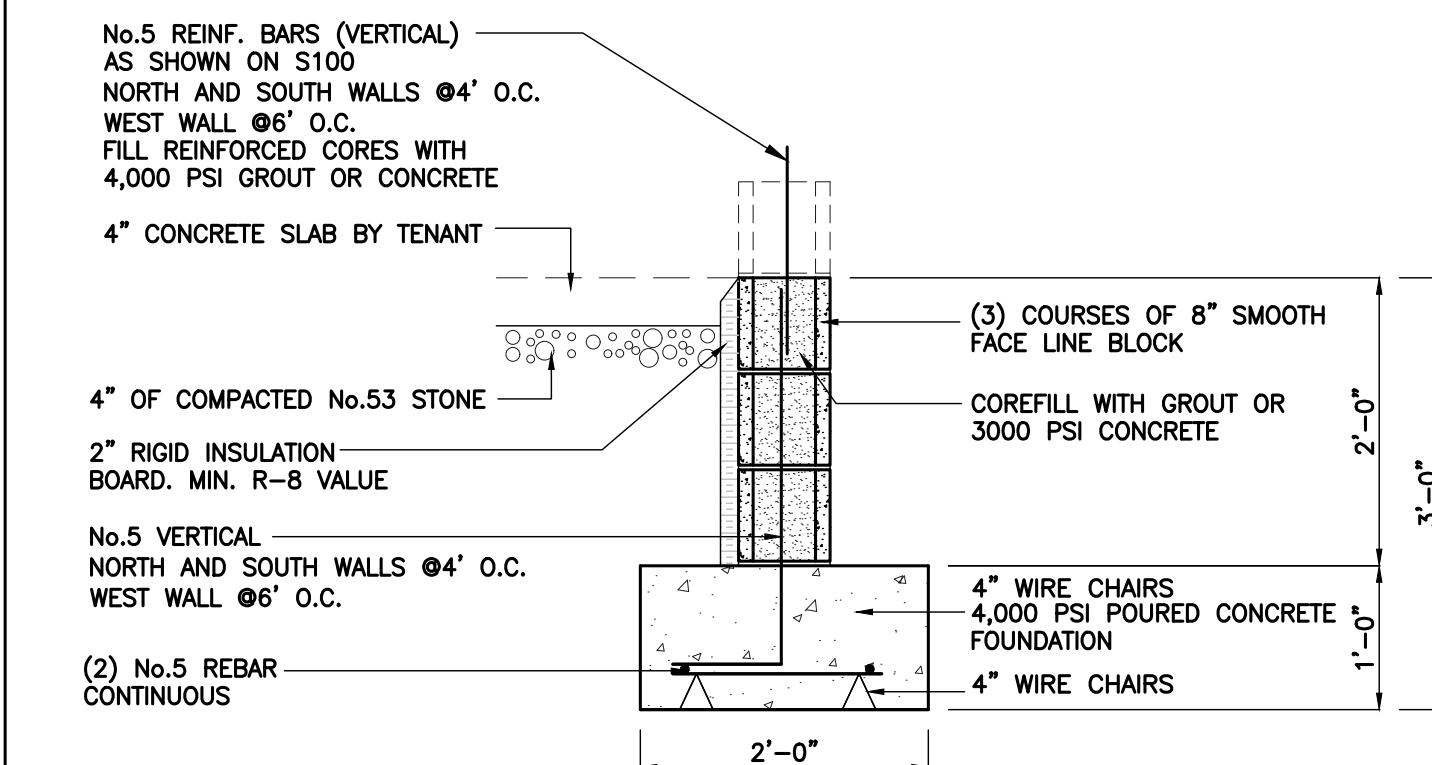
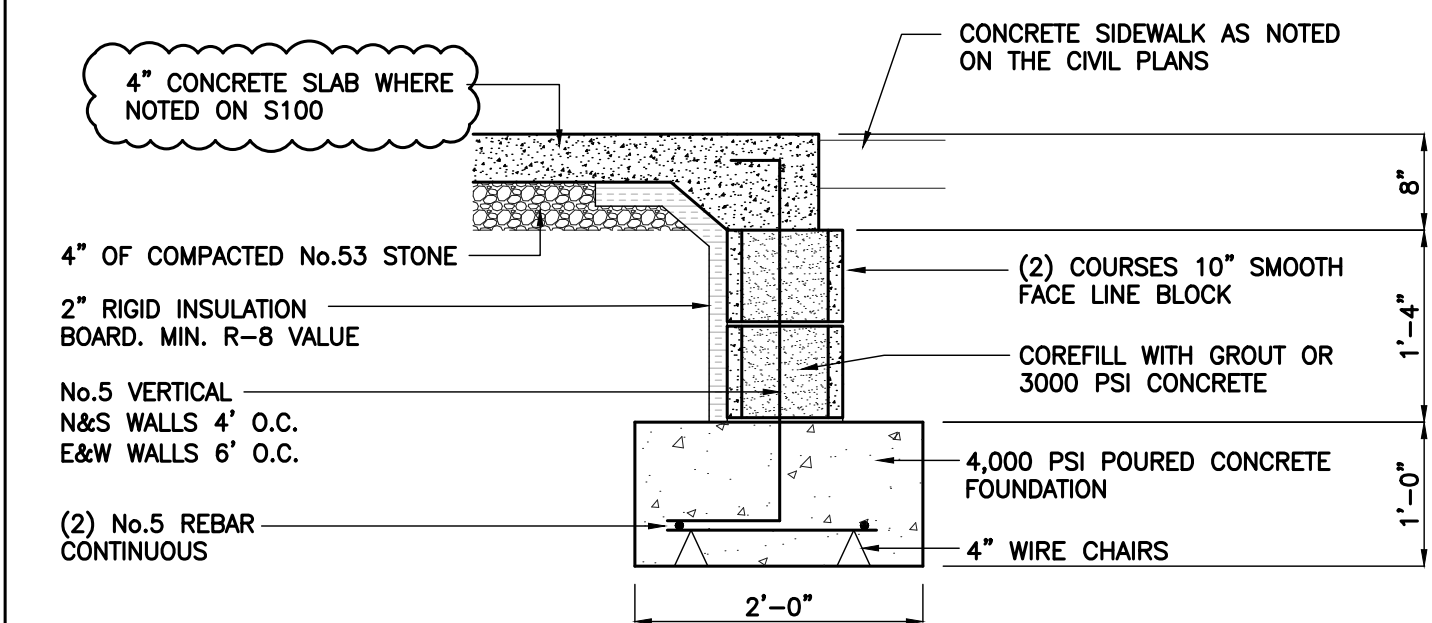
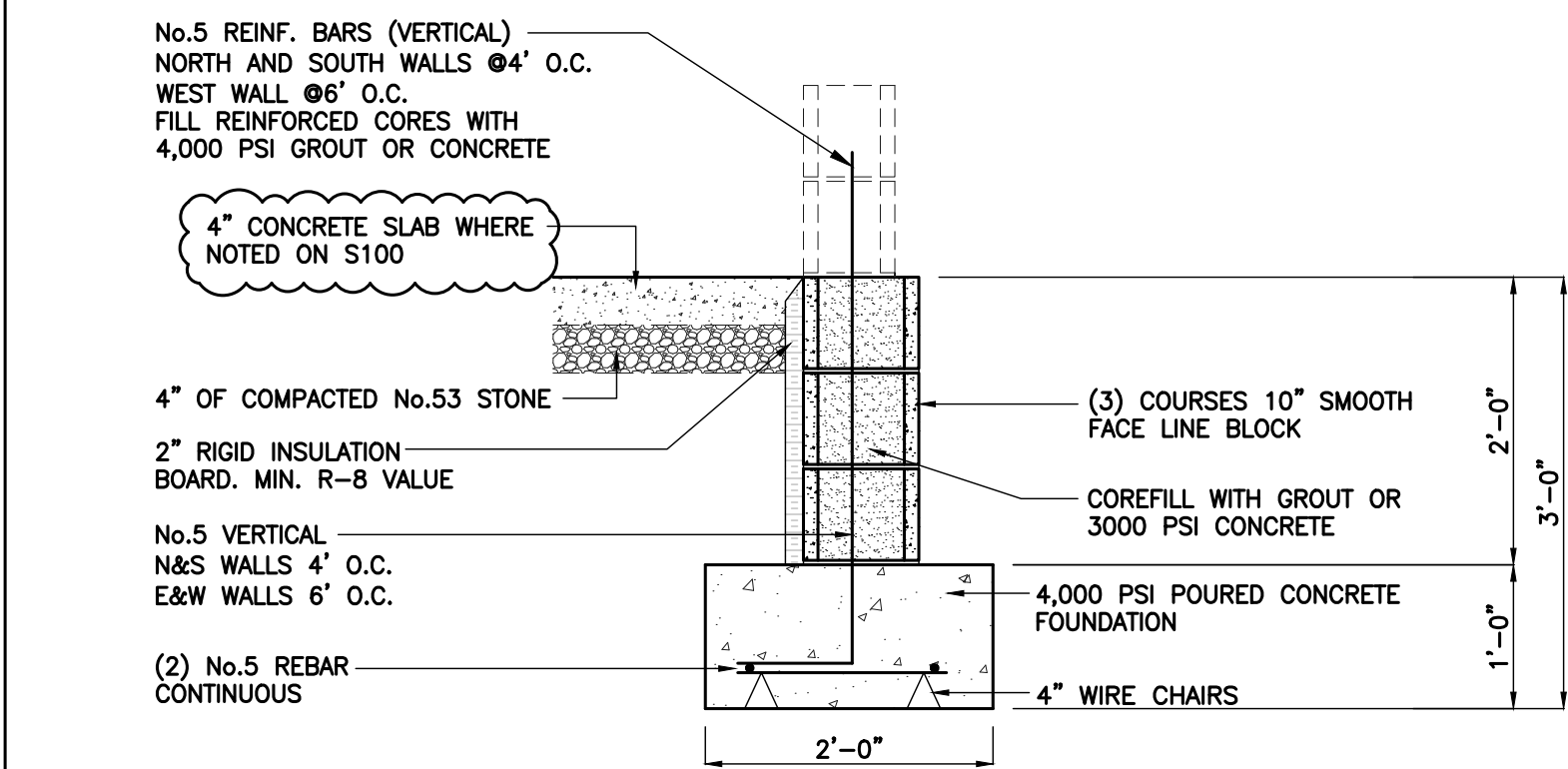
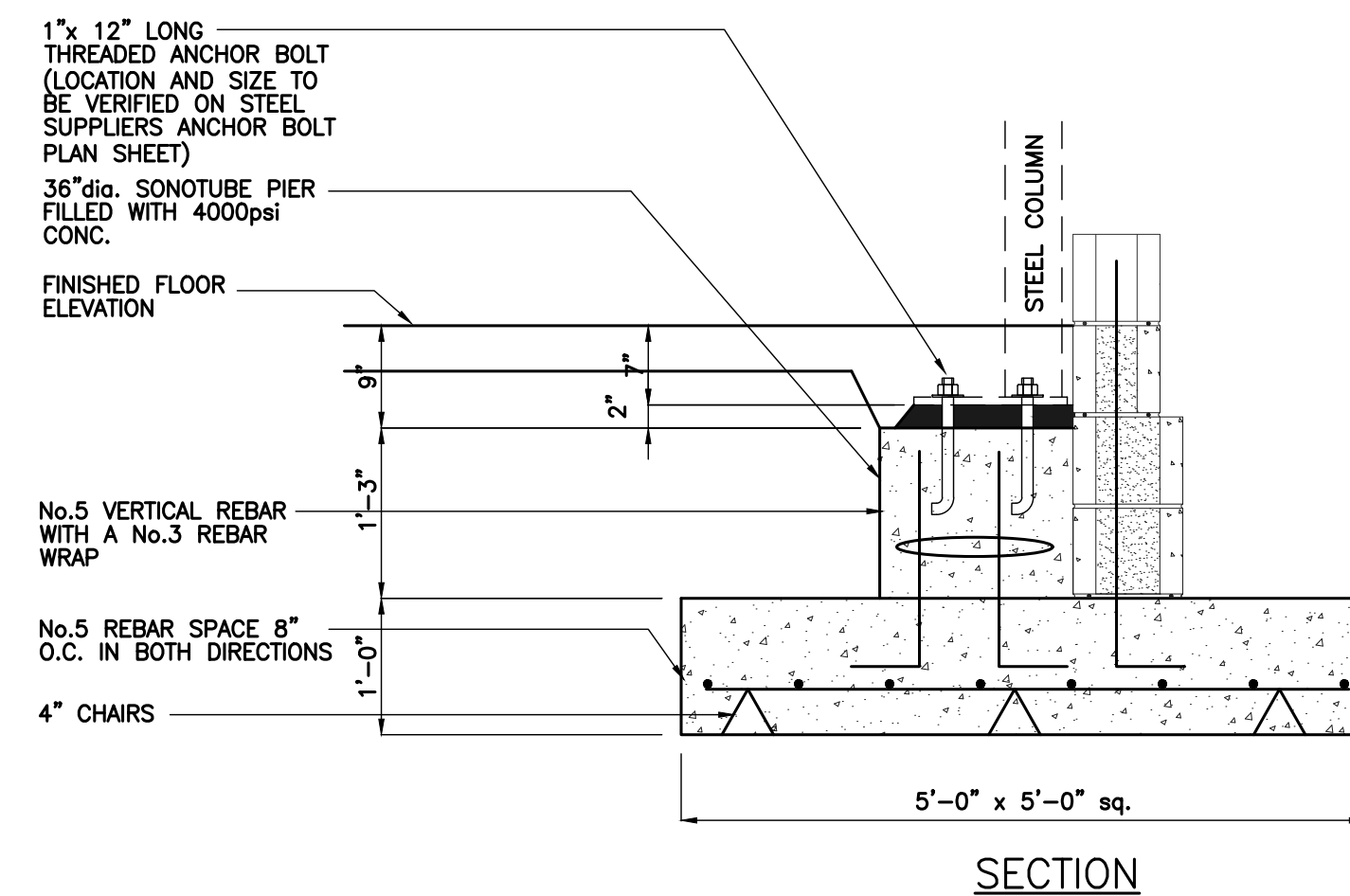
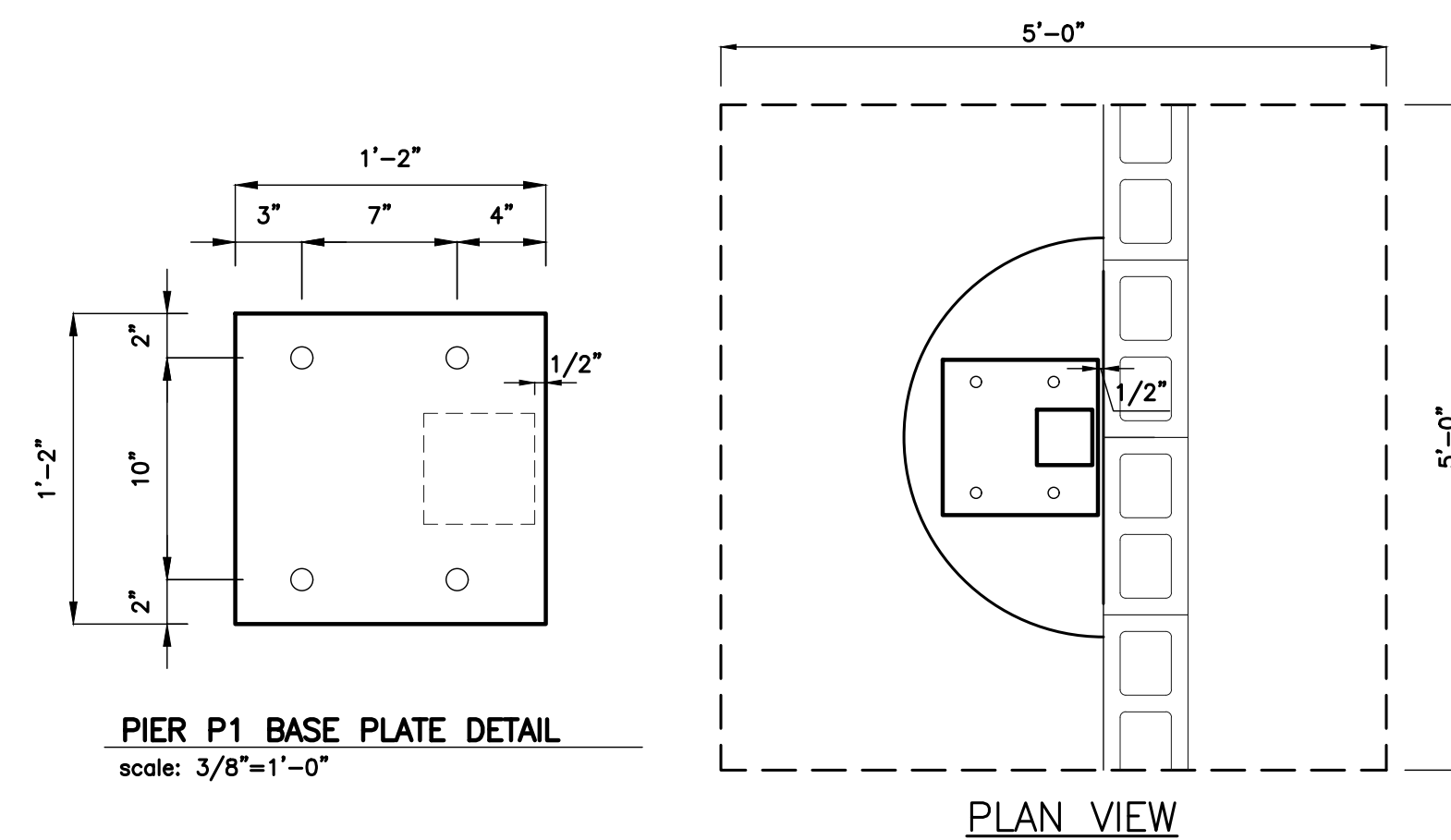
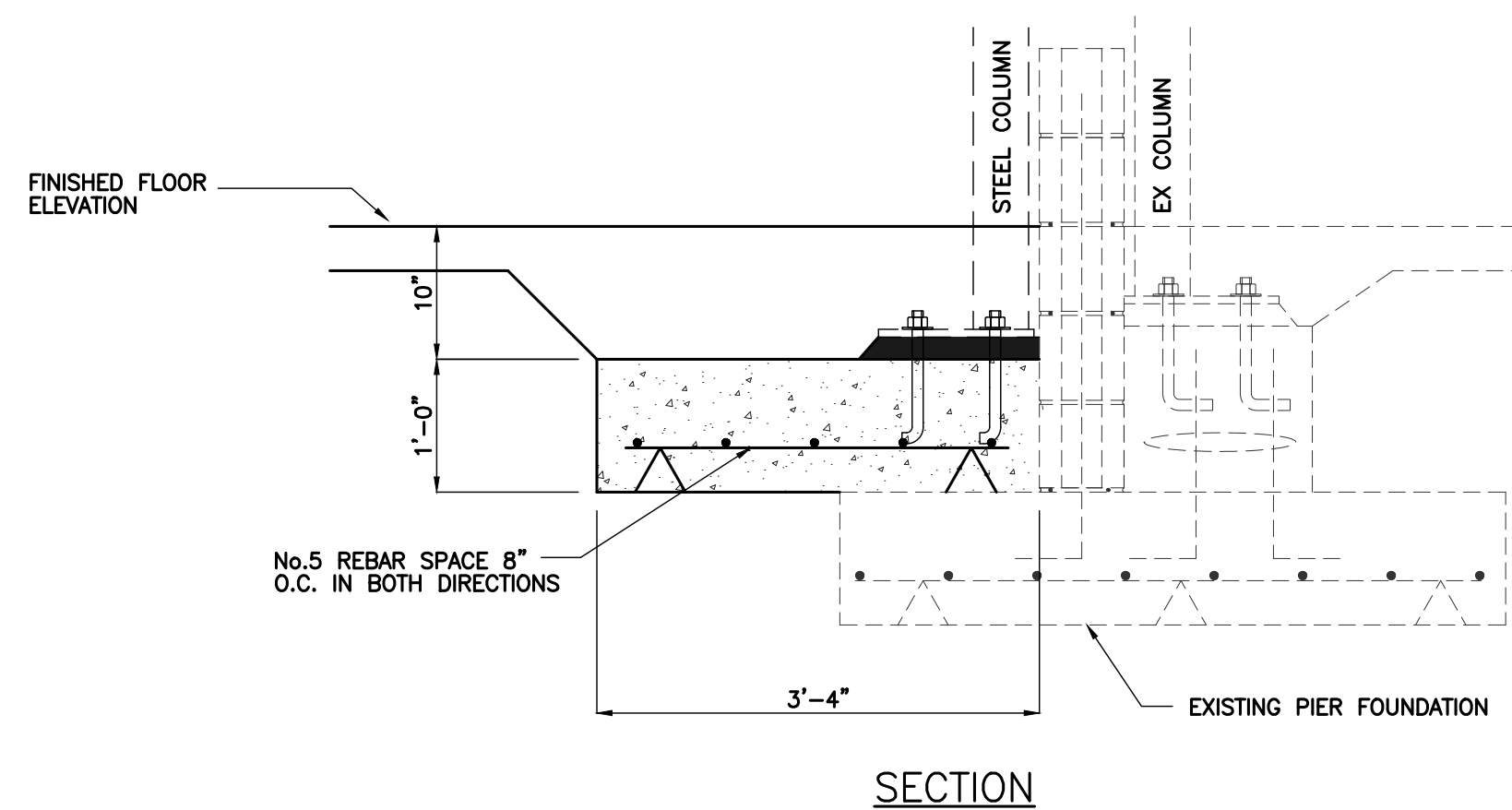
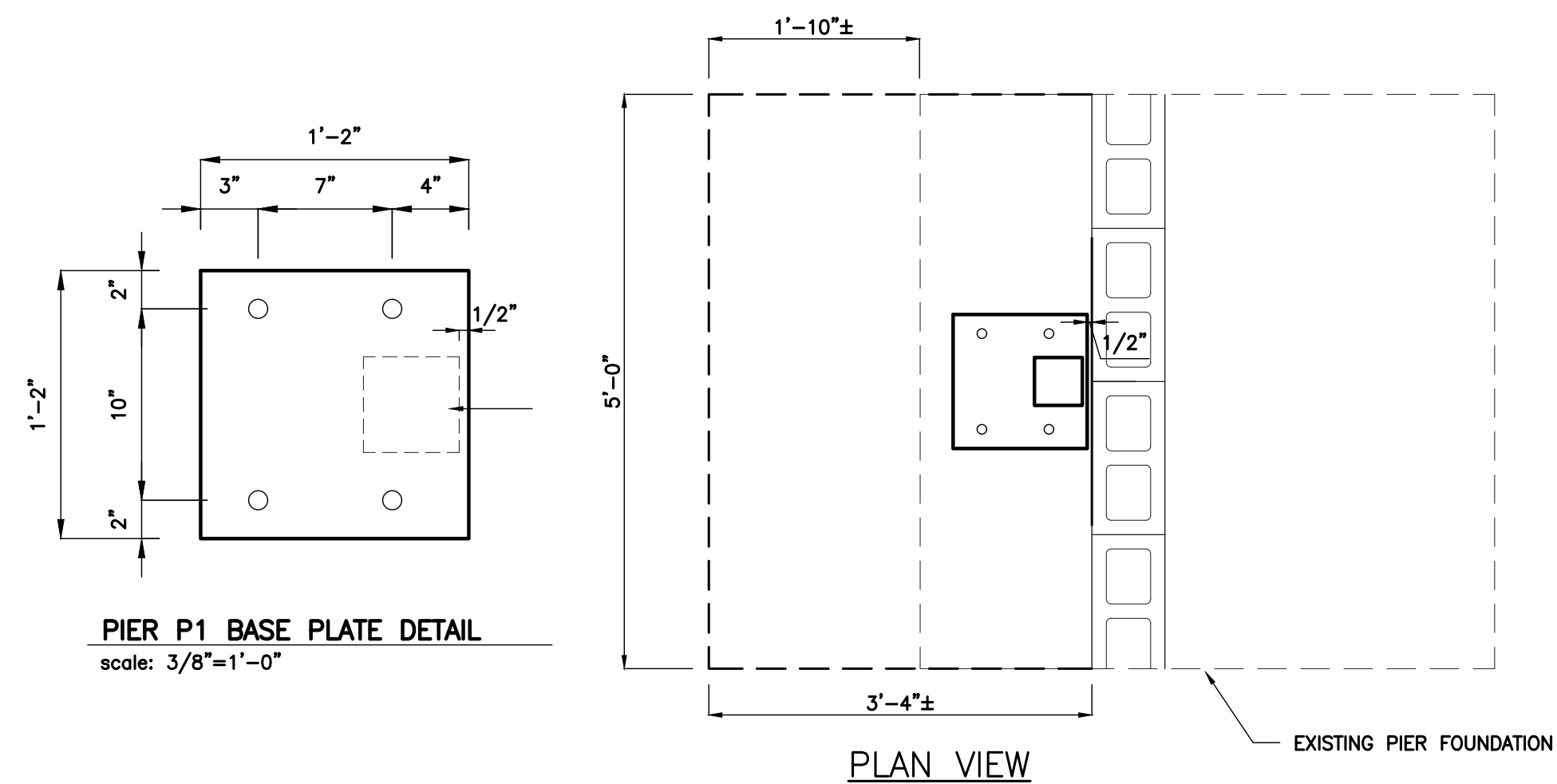
BAXTER ENGINEERING LLC
570 Tracy Road, Suite 630
New Whiteland, IN 46184
Tel: 317-559-4142
Fax: 317-559-4143
BaxterEngineeringllc@gmail.com

New Pal Shops Addition
5936 Dragon Drive
New Palestine, Indiana 46163
Foundation Plan

REVISION	
1	26017
2	26017
3	26017
4	26017
5	26017
6	26017
7	26017
8	26017
9	26017
10	26017

Job No.	26017	Date Stamped	09.02.26
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CAD FILE: C:\26017\1x100 foundation plan			
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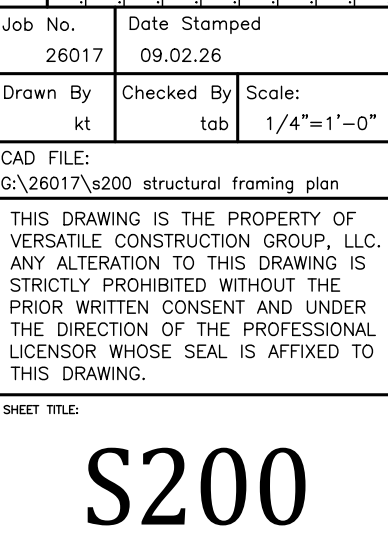
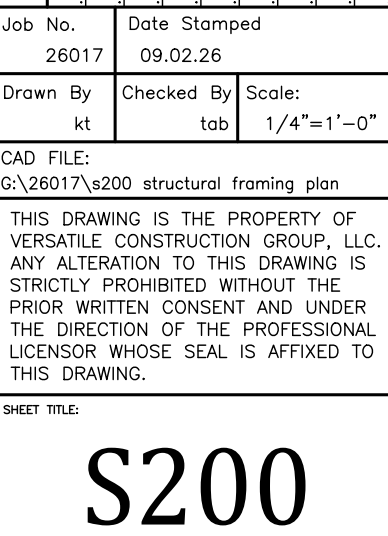
S100



- ## FOUNDATION NOTES

1. ALL INSTALLATIONS SHALL BE PER THE RULES AND REGULATIONS OF THE STATE DEPARTMENT OF FIRE PREVENTION AND BUILDING SAFETY, AND ALL LOCAL ORDERS.
2. PAD AND FOOTING SURFACES SHALL BE COMPACTED TO 95% STANDARD PROCTOR WITHIN THE CONCRETE LIMITS, AND HAVE A MINIMUM SOILS BEARING PRESSURE OF 3,000 P.S.I.
3. ALL CONCRETE SLABS SHALL BE 4000 PSI STRENGTH AFTER TWENTY-EIGHT (28) DAYS WITH ALL REINFORCING STEEL 60,000 PSI.
4. ALL CONCRETE WALLS SHALL BE THREE THOUSAND PSI STRENGTH AFTER TWENTY-EIGHT (28) DAYS WITH ALL REINFORCING STEEL 60,000 PSI.
5. THE BOTTOM OF ALL CONCRETE FOOTINGS SHALL BE A MINIMUM OF 44 INCHES BELOW FINISH GRADE UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
6. ALL FOOTING TRENCHES SHALL BE FREE FROM STANDING WATER AND DEBRIS WITH THE REINFORCING STEEL SUSPENDED FROM THE BOTTOM OF THE TRENCH.
7. FOOTERS AND PEIRS TO HAVE 4,000 PSI CONCRETE
8. CONCRETE SLAB FLATNESS TO HAVE NO MORE THAN 1/8" DIFFERENCE IN 10'
9. INSTALL NO. 5 REBAR AND FILL THE 2 MASONRY CORES SOLD DIRECTLY NEXT TO ALL MASONRY OPENINGS WITH 4000 PSI GROUT TO THE BOTTOM OF THE CONCRETE/STEEL LINTEL

REVISION <table border="1"> <tr> <td>Job No.</td> <td>26017</td> <td>Date Stamped</td> <td>09.02.26</td> </tr> <tr> <td>Drawn By</td> <td>ktl</td> <td>Checked By</td> <td>tab</td> </tr> <tr> <td colspan="2">CAD FILE:</td> <td colspan="2">C:\26017\st105 foundation details</td> </tr> </table>		Job No.	26017	Date Stamped	09.02.26	Drawn By	ktl	Checked By	tab	CAD FILE:		C:\26017\st105 foundation details		REVISION <table border="1"> <tr> <td>Job No.</td> <td>26017</td> <td>Date Stamped</td> <td>09.02.26</td> </tr> <tr> <td>Drawn By</td> <td>ktl</td> <td>Checked By</td> <td>tab</td> </tr> <tr> <td colspan="2">CAD FILE:</td> <td colspan="2">C:\26017\st105 foundation details</td> </tr> </table>		Job No.	26017	Date Stamped	09.02.26	Drawn By	ktl	Checked By	tab	CAD FILE:		C:\26017\st105 foundation details	
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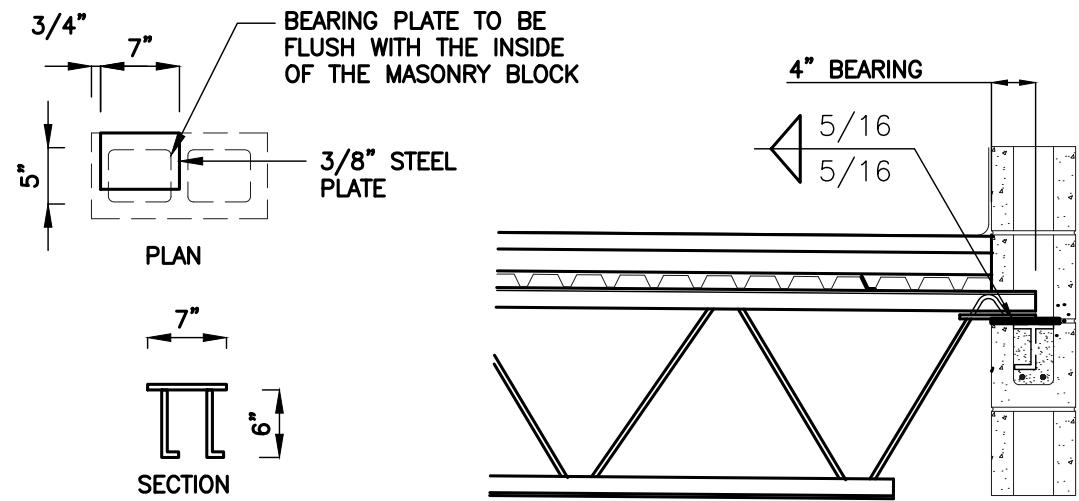


NOTES

1. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED PER "AISC SPECIFICATIONS"--LATEST EDITION.
2. SHOP DRAWING CONNECTIONS SHALL BE WELDED OR BOLTED AS SHOWN. ALL BOLTS TO BE 3/4" DIAMETER A-325, EXCEPT AS NOTED OTHERWISE. ALL WELDING SHALL BE DONE WITH E70XX ELECTRODE, EXCEPT AS NOTED OTHERWISE.
3. NO FINAL BOLTING SHALL BE DONE UNTIL AS MUCH OF THE STRUCTURE AS WILL BE STIFFENED HAS BEEN PROPERLY ALIGNED.
4. MISCELLANEOUS ANGLE LINTELS SHALL BEAR 8" MINIMUM ON MASONRY, BEAMS SHALL BEAR 8" MINIMUM ON MASONRY AND SHALL BE ANCHORED WITH A GOVERNMENT TYPE ANCHOR, EXCEPT AS OTHERWISE NOTED.
5. ERECTOR SHALL BE RESPONSIBLE FOR TEMPORARY ERECTION BRACING UNTIL ALL JOISTS, JOIST-GIRDER AND DECK WELDS HAVE BEEN COMPLETED.

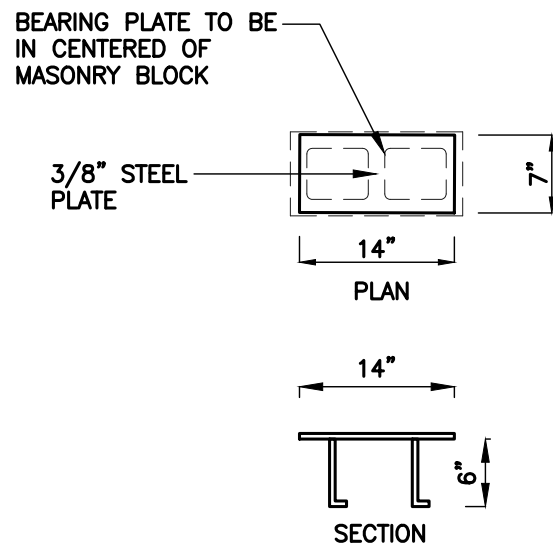
BAR JOIST BEARING PLATE DETAIL

scale: n.t.s.



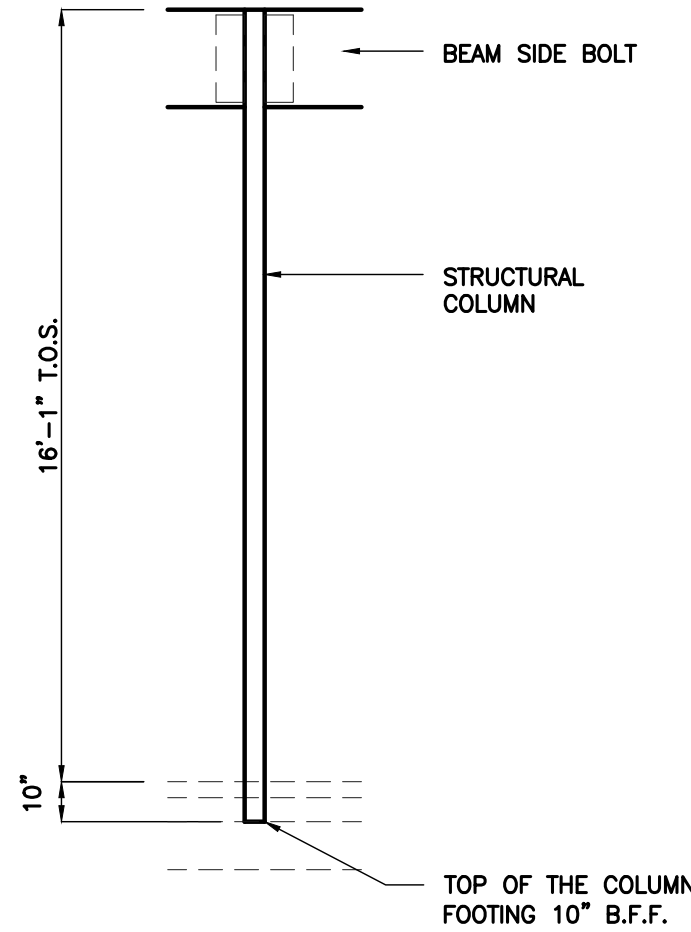
BEAM BEARING PLATE DETAIL

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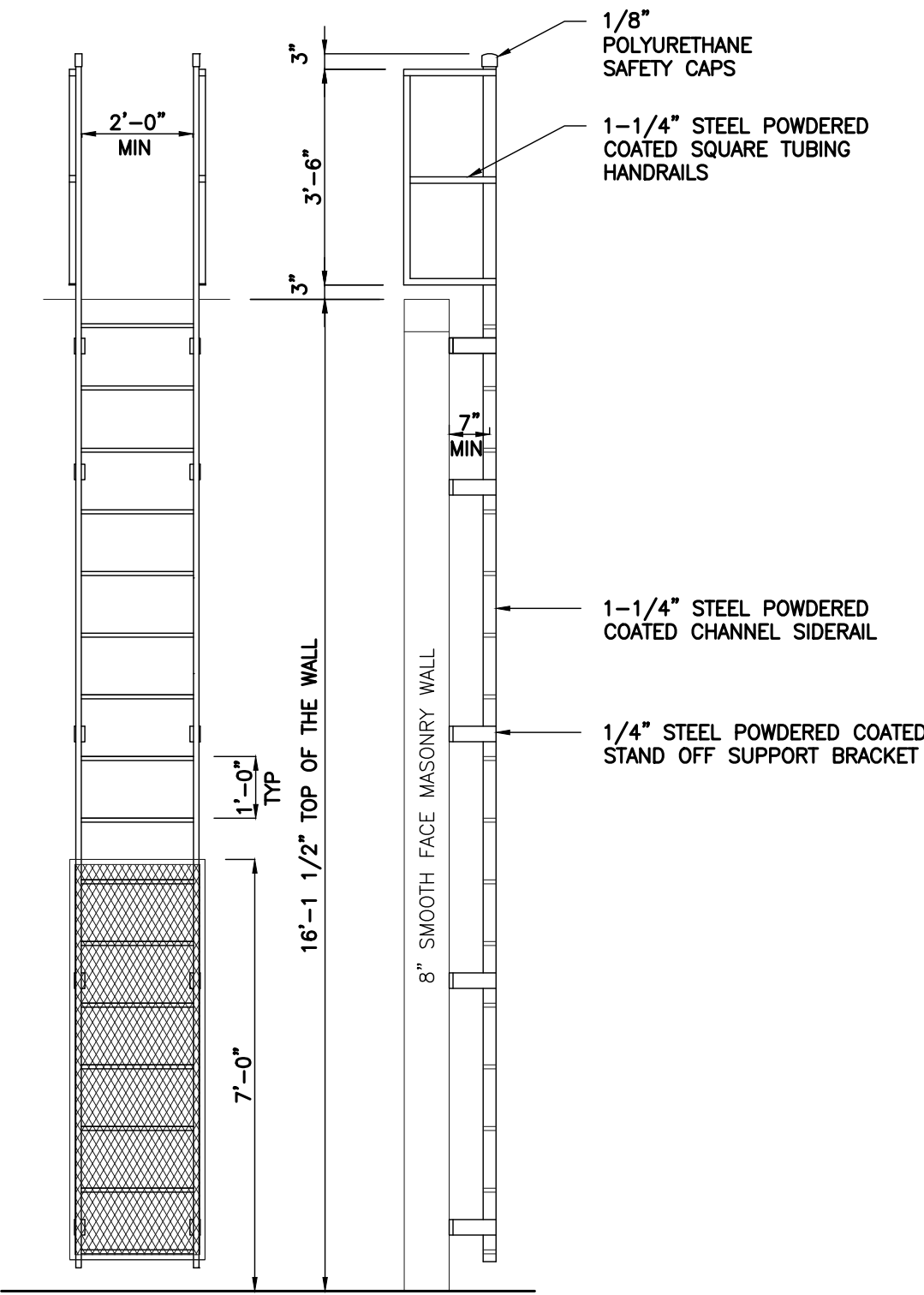
INTERIOR COLUMN DETAIL

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ROOF ACCESS LADDER DETAILS

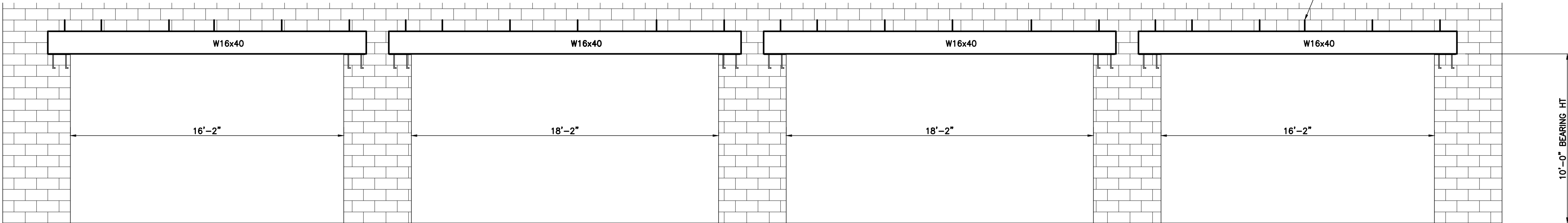
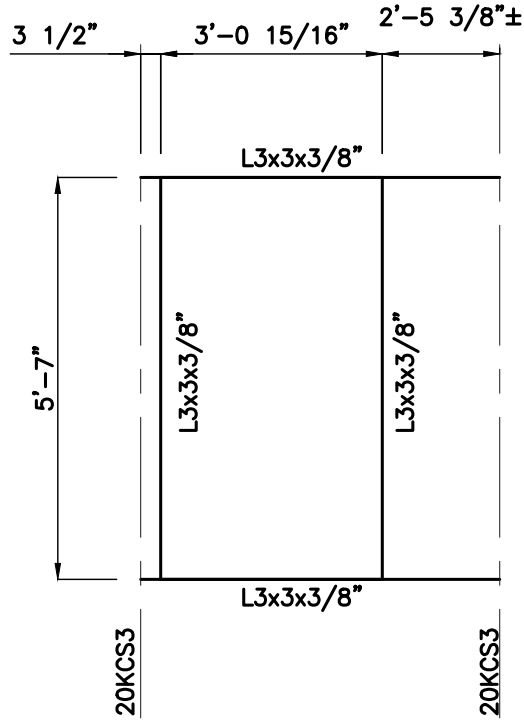
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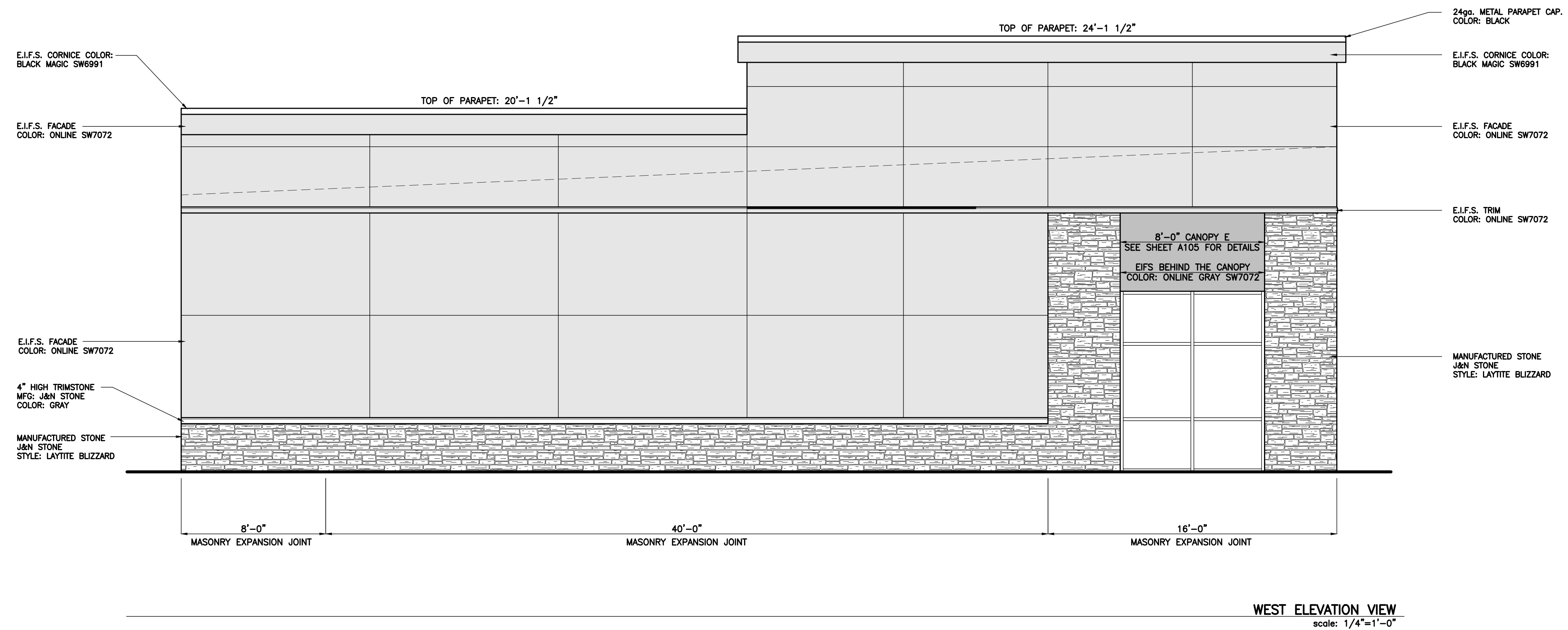
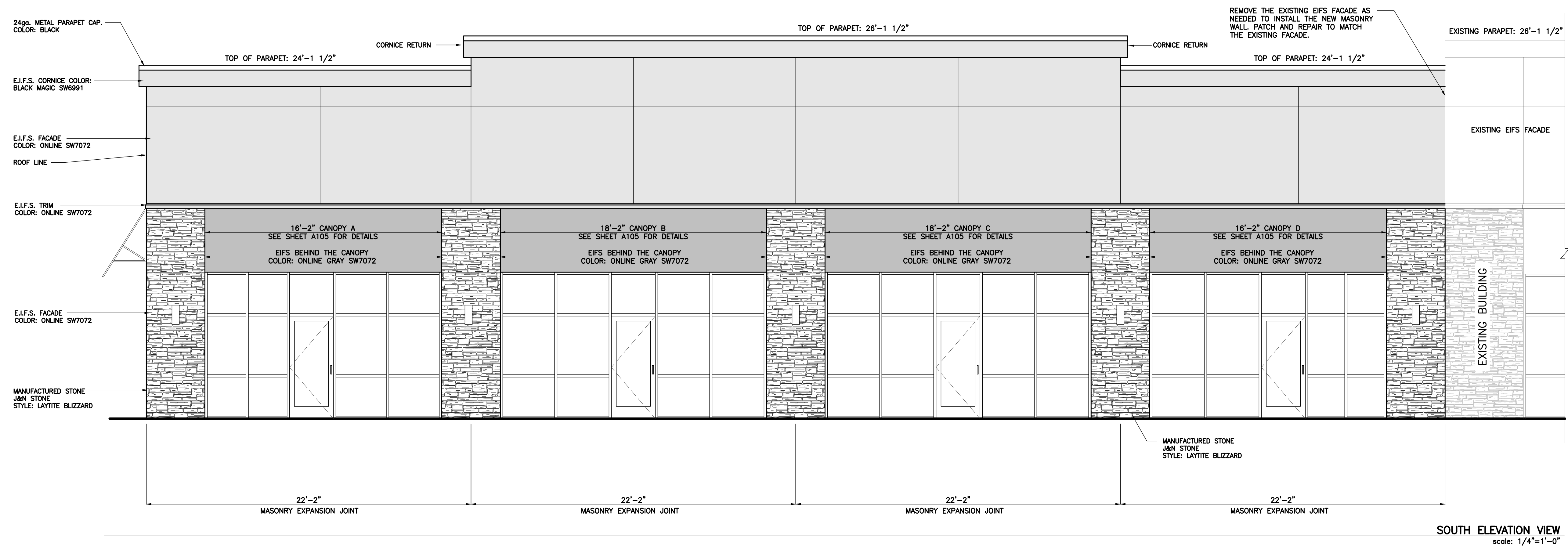
RTU SUPPORT DETAIL

SCALE: N.T.S.

- ALL ROOF TOP UNIT SUPPORTS TO BE 3x3x3/8 ANGLE IRON
- DIMENSIONS SHOWN ARE INSIDE CLEARANCE OF UNIT

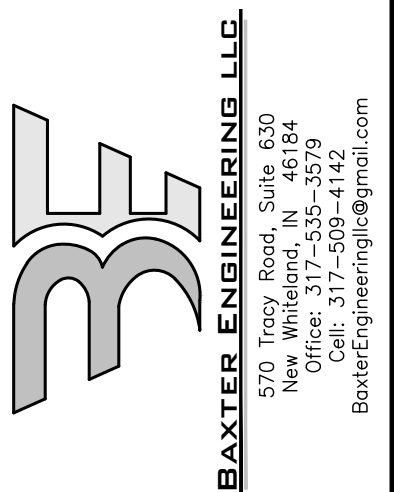
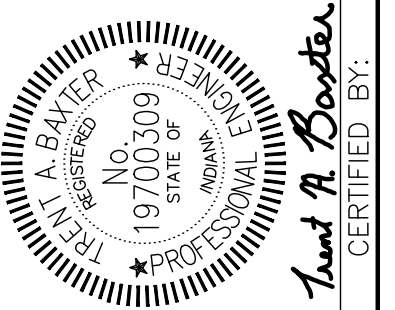


ELEVATION VIEW -- A
SCALE: 1/4"=1'-0"



VERSATILE
CONSTRUCTION GROUP, LLC

570 East Tracy Road • Suite 610 • New Whiteland • Indiana
Ph:317.535.3579 • email:info@versatile-llc.com
www.versatileconstruction-llc.com



New Pal Shops Addition
5936 Dragon Drive
New Palestine, Indiana 46163

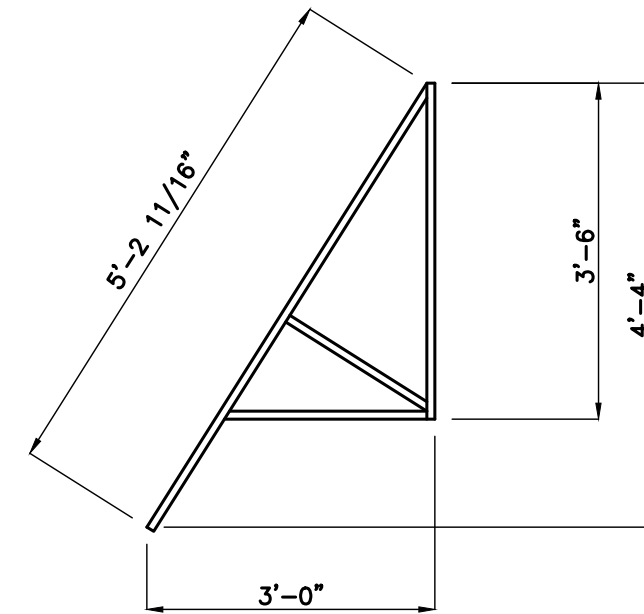
Elevation Views

[illegible]

Job No.	Date Stamped	
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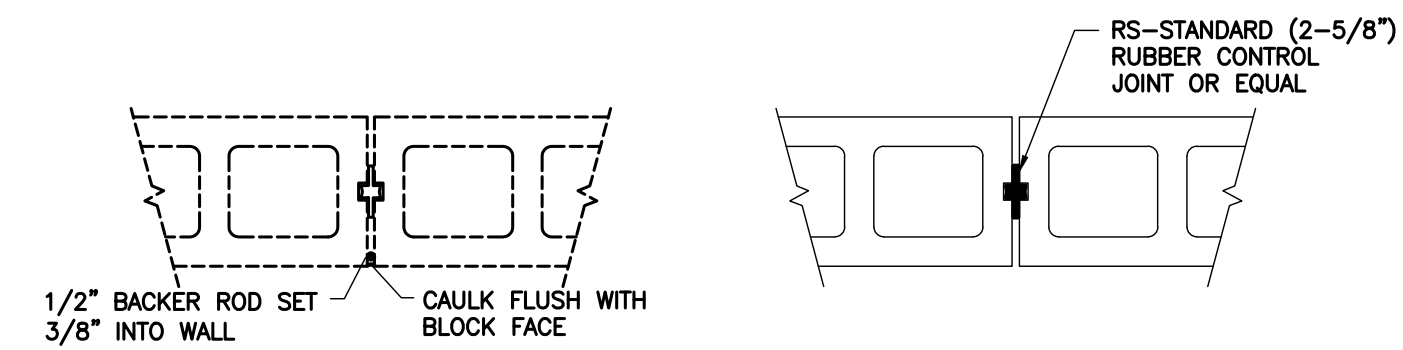
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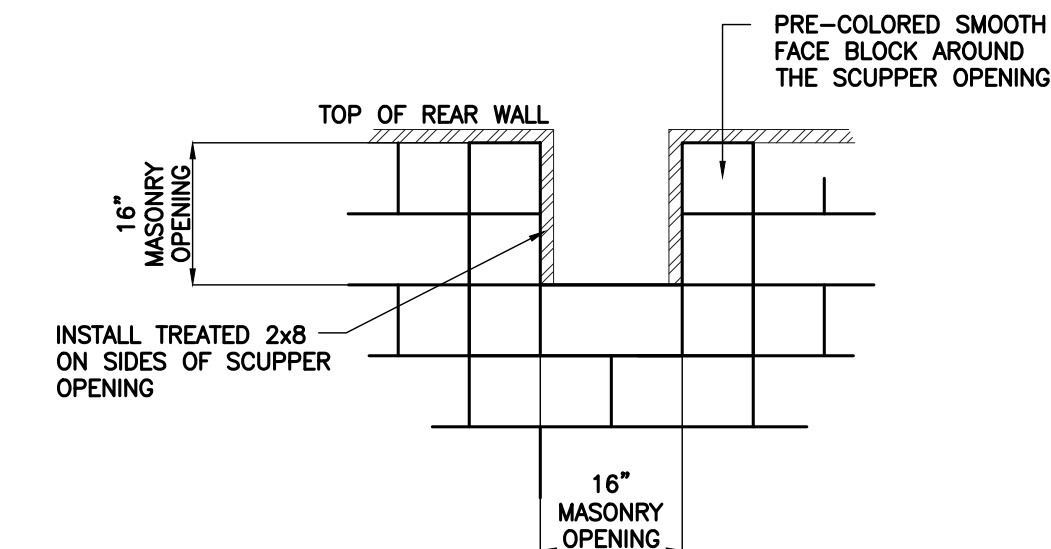


FRAME: 1" ALUMINUM TUBING	
CANOPY LENGTH	No. FRAMES
A: 14'-0"	4
B: 16'-0"	4
C: 16'-0"	4
D: 14'-0"	4
E: 8'-0"	3

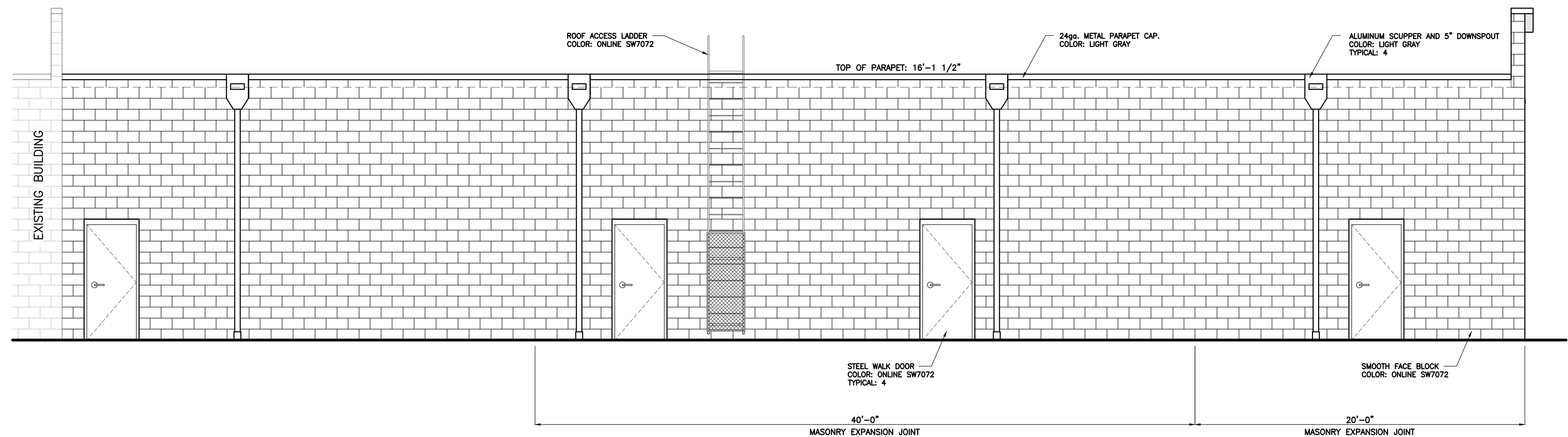
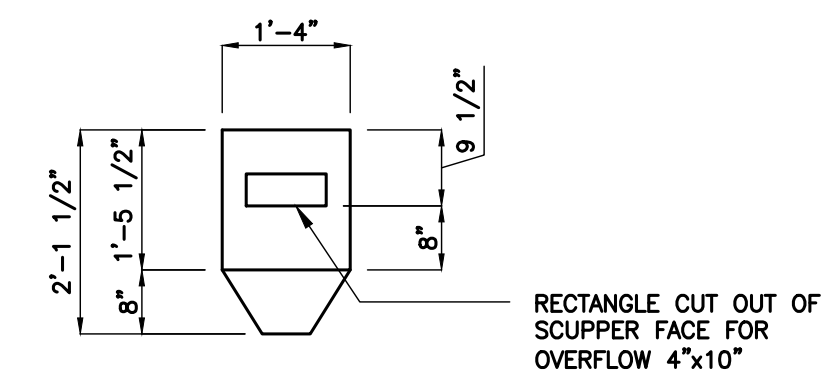
MINIMUM EVERY 40' APART



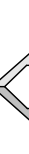
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SCALE: N.T.S.

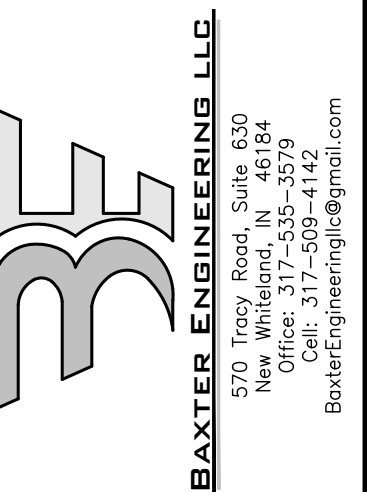
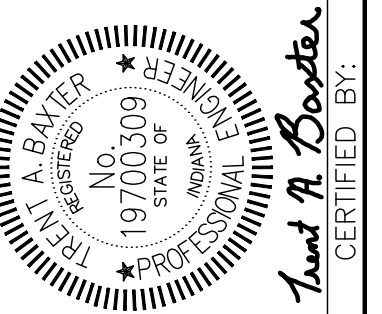


NORTH ELEVATION VIEW
scale: 1/4"=1'-0"



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Elevation Views

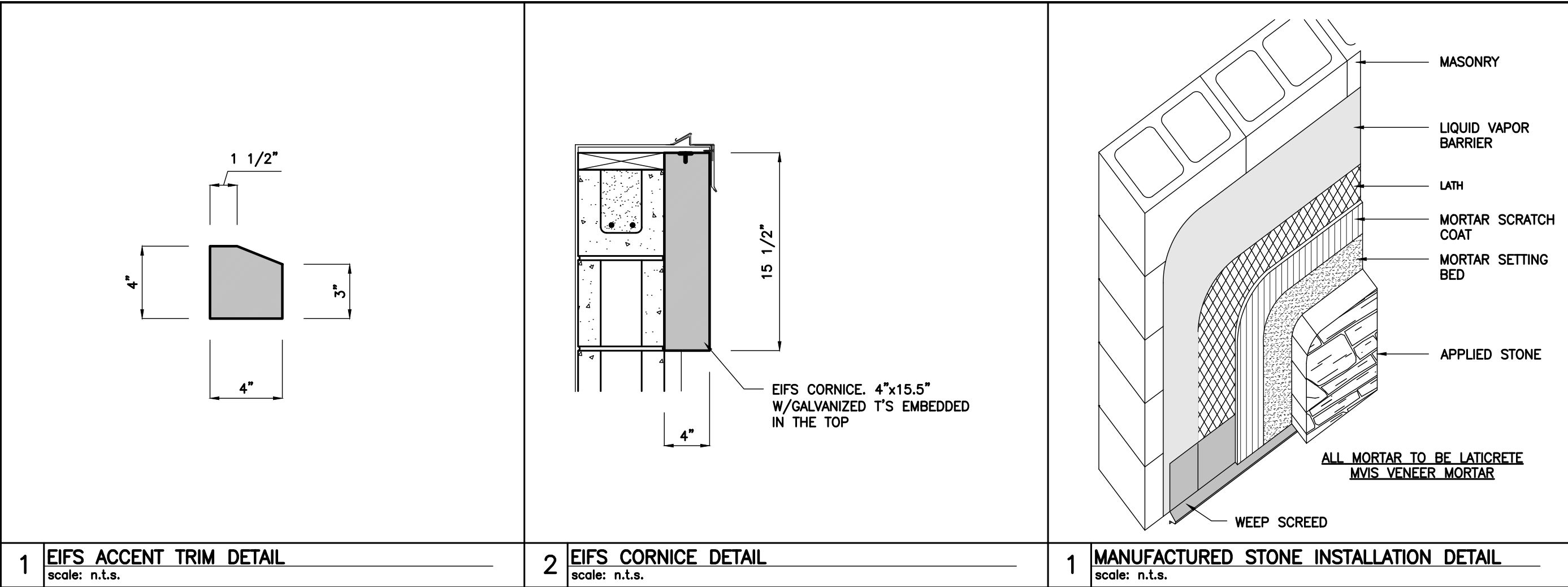
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Job No.	Date Stamped	
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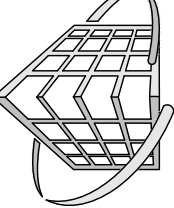
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BaxterEngineeringllc@gmail.com

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Wall Sections

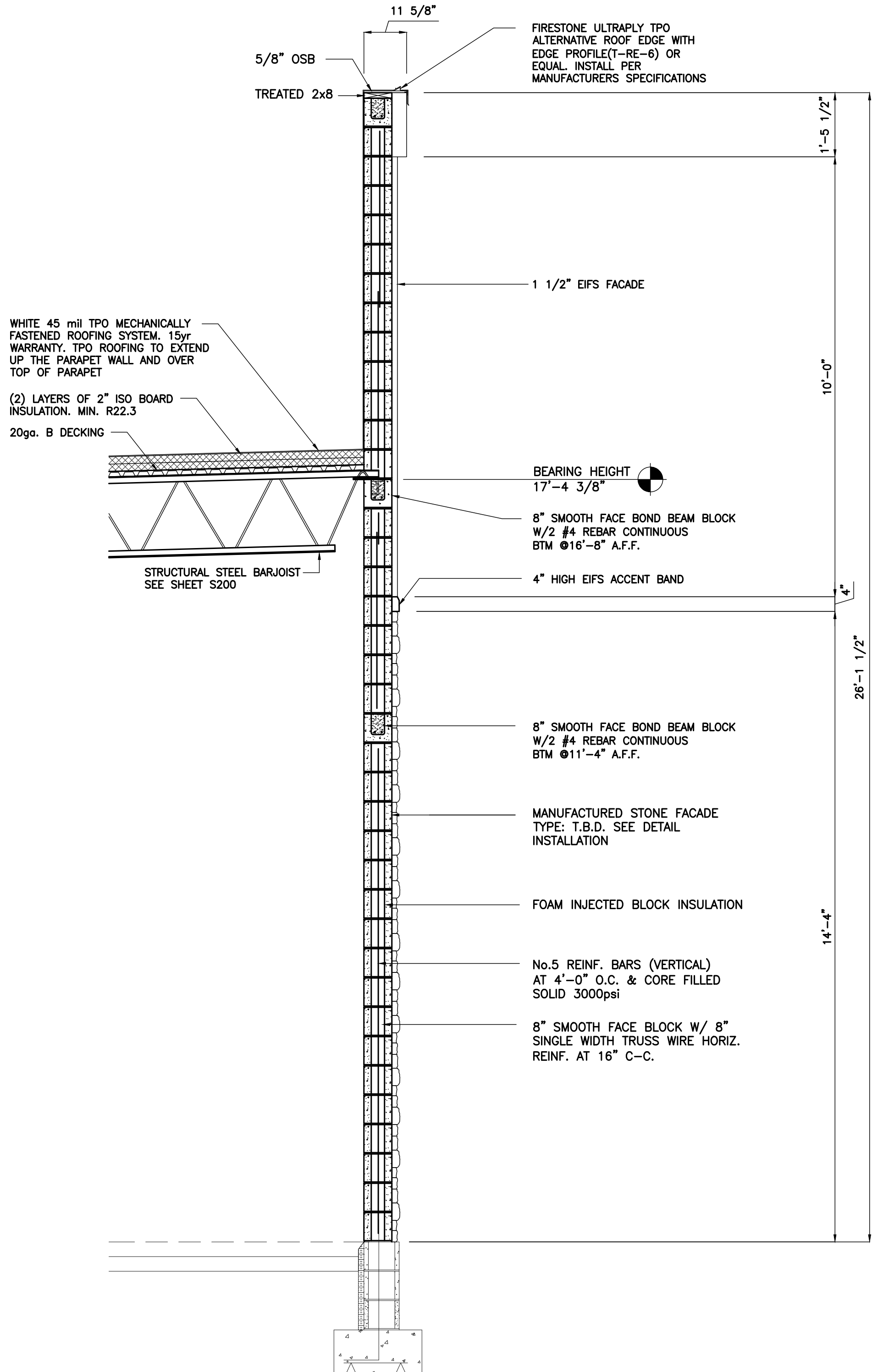
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Job No.	Date Stamped
26017	09.02.26
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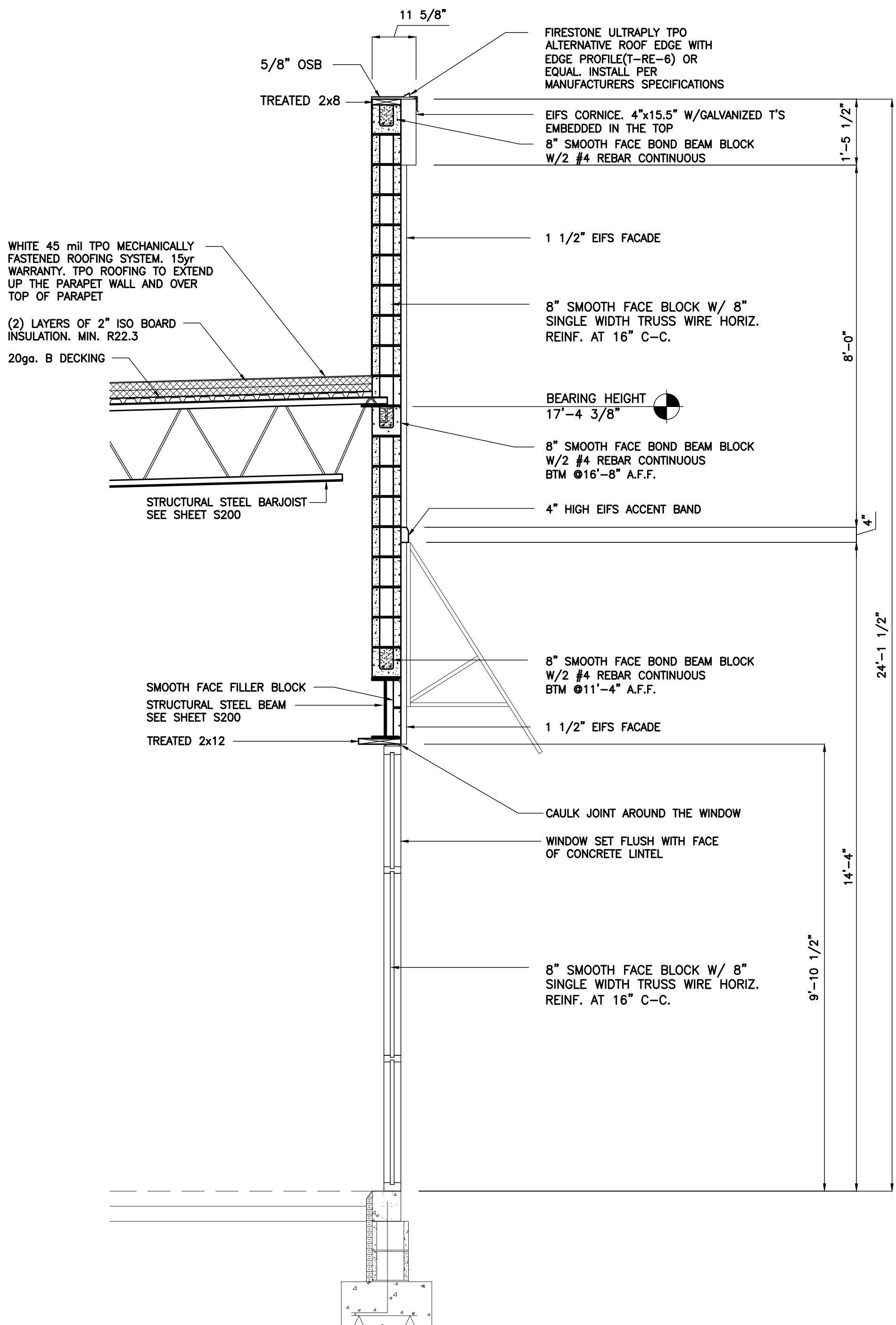
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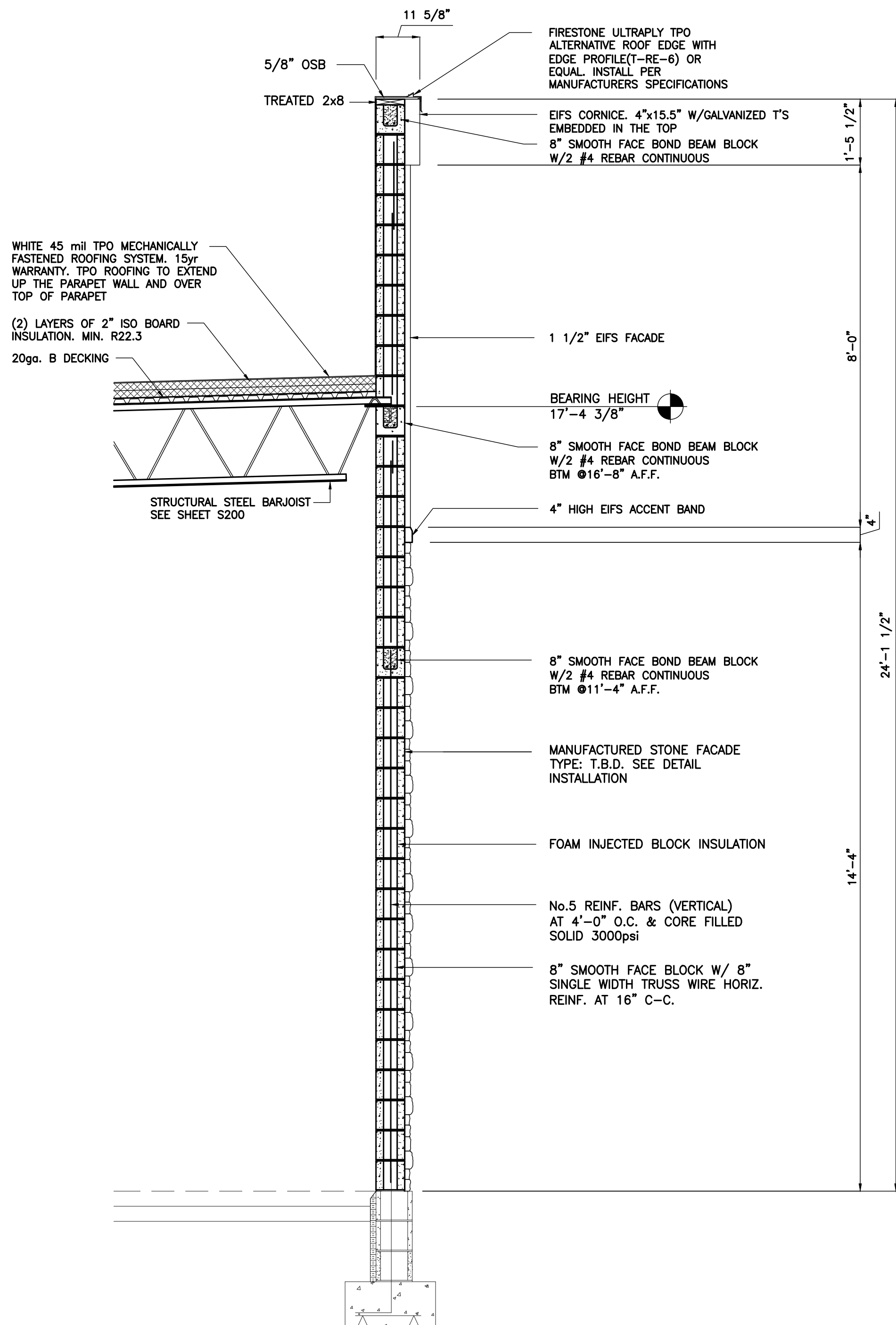
A300



WALL SECTION C
SCALE: 1/2"= 1'-0"
A200 | A300



WALL SECTION B
SCALE: 1/2"= 1'-0"
A200 | A300



WALL SECTION A
SCALE: 1/2"= 1'-0"
A200 | A300



Trent A. Baxter
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Wall Sections

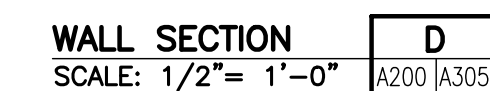
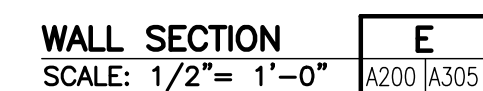
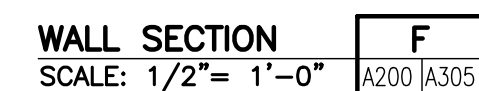
No.	Date Stamped	
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FILE:
5017\q300 wall sections

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A305





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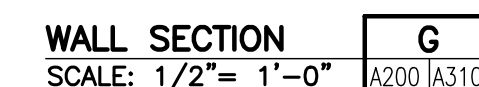
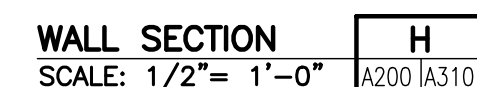
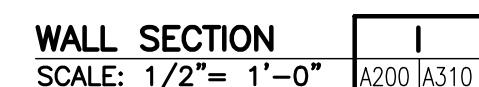
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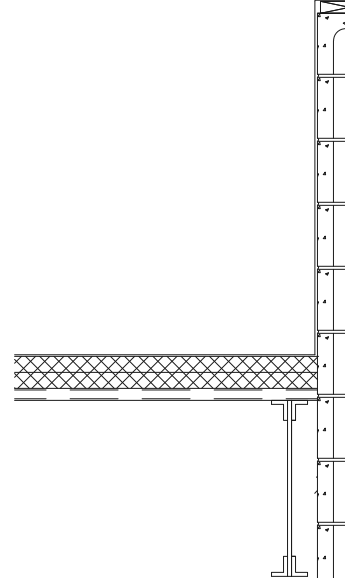
Wall Sections

Wall Sections

SHEET TITLE:

A310





20'-1 1/2"

J	
A200	A315

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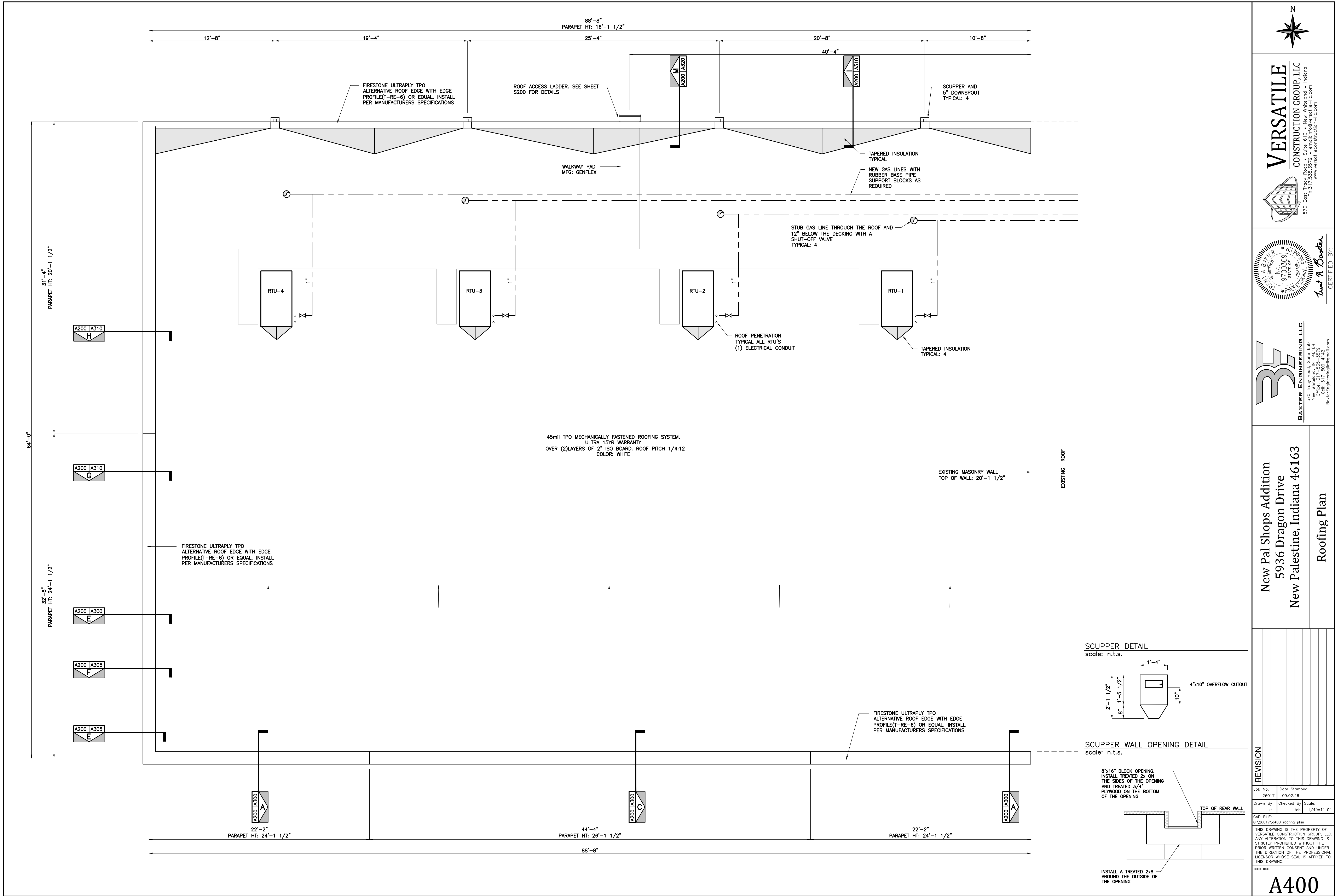
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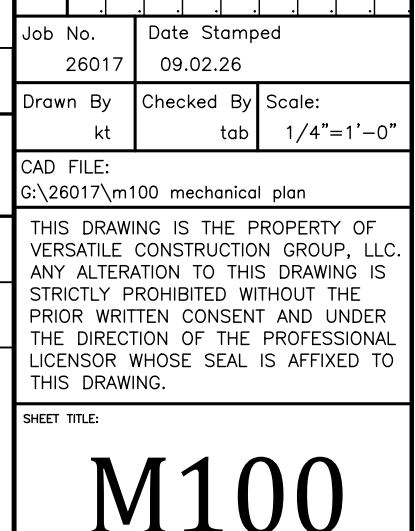
Wall Sections

TRENT A. BAXTER
REGISTERED
No. 19700309
STATE OF

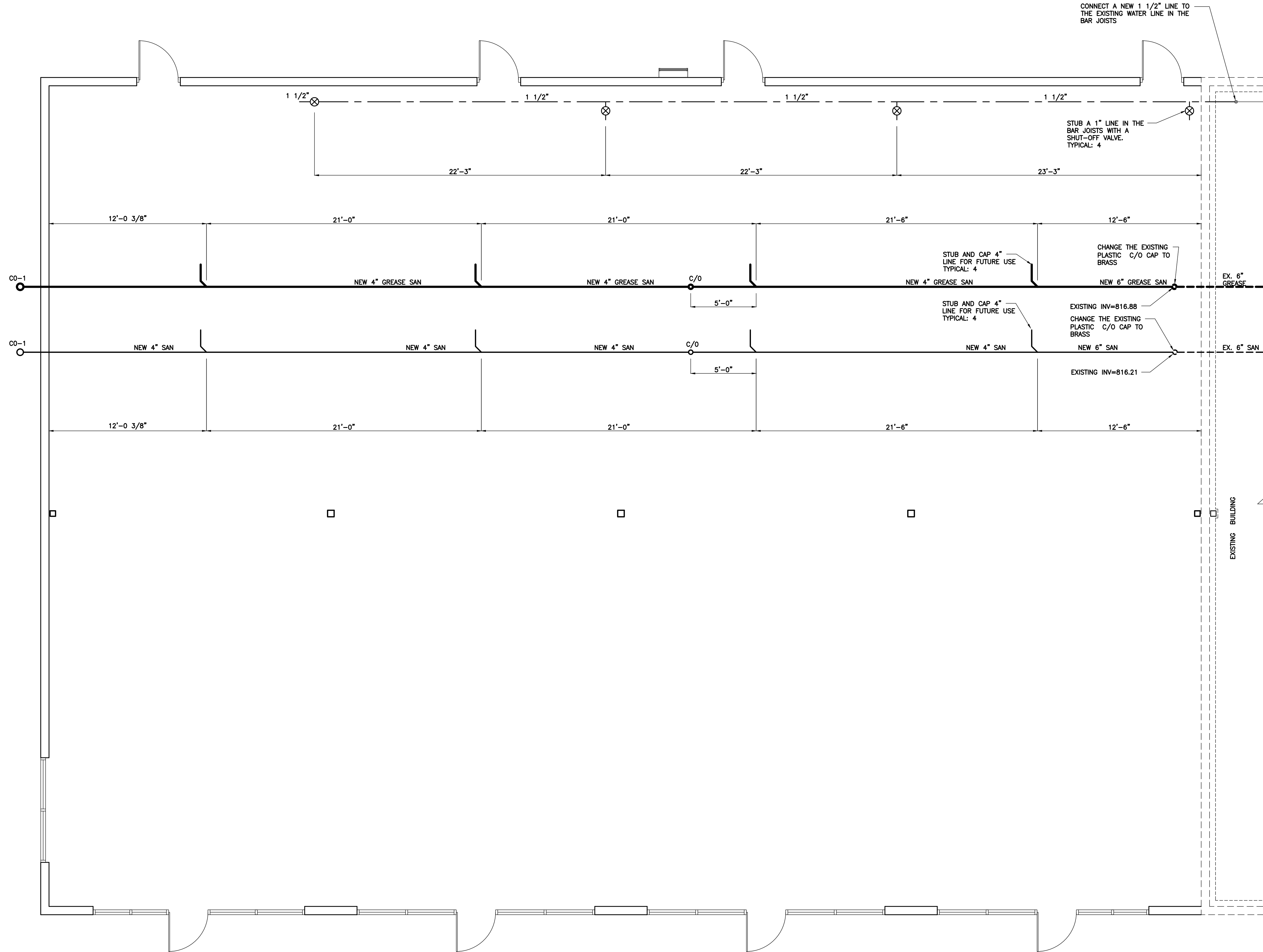


570 Fast Trac





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 #1-4	CARRIER	48CEA0SA2AS-0A0A0		1250	0	0.8	4				80%	1.04	67	80	208/3	27	40	1,3,13,14		
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 ENTHALPHY 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					16. AUDIO/VISUAL ALARM WITH REMOTE			



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Plumbing Plan

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P100



UNOCCUPIED. TENANT PLANS
TO FOLLOW AT A FUTURE DATE

EXISTING BUILDING

FP100