

1905 N COLORADO AVE REMODEL

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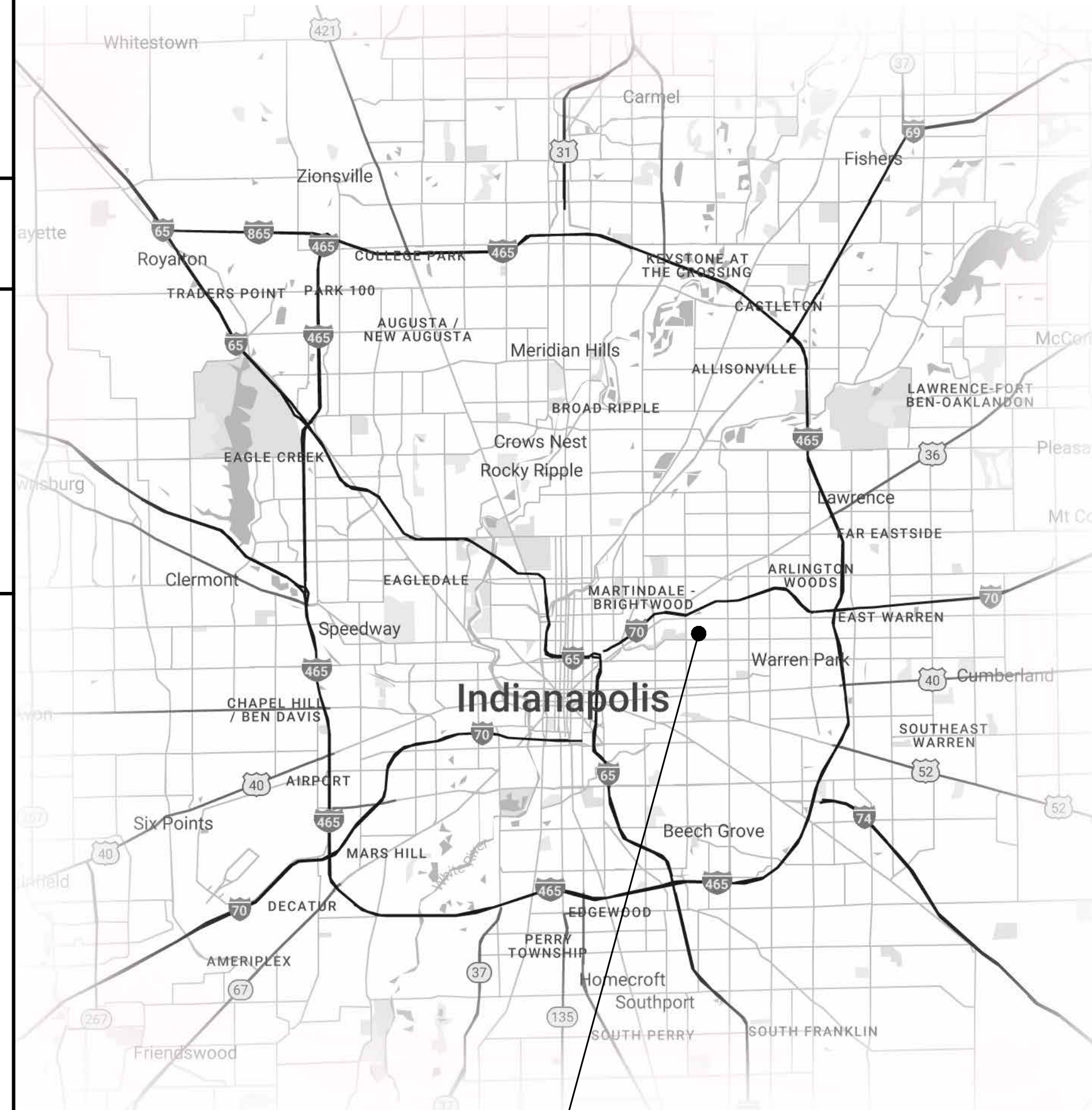
NOTES

1905 N COLORADO AVE INDIANAPOLIS, IN 46218

PROJECT INFO:

LOT SIZE:	5,520 SF (40' X 138')	LEGAL DESCRIPTION:	BROOKSIDE SUNNYGROVE ADD 3RD SEC L267
REMODEL SQUARE FOOTAGE:	679 SF	LOCAL PARCEL #:	1093778
ZONING CLASSIFICATION:	D5	NEIGHBORHOOD:	144582106-1-445r-106
COUNTY:	MARION		
TOWNSHIP:	CENTER		

VICINITY MAP



PROJECT LOCATION

PARCEL MAP



GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THESE PLANS AND THE 2020 INDIANA RESIDENTIAL CODE (2018 IRC).
2. DIMENSIONS ARE TO THE FACE OF FRAMING FOR NEW CONSTRUCTION AND TO FINISH FACE FOR EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED.
3. DO NOT SCALE DRAWINGS, USE GIVEN DIMENSIONS. CONSULT ARCHITECT FOR ANY DISCREPANCIES.
4. ALL PRODUCTS TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

SHEET LIST

SITE & GRADING PLAN	A000
DEMOLITION PLANS	A010
FOUNDATION PLAN	A100
FLOOR PLANS	A101
ROOF PLAN & DETAILS	A102
EXTERIOR ELEVATIONS	A200
WALL SECTIONS & DETAILS	A500
FRAME ELEVATIONS, SCHEDULES & DETAILS	A600

PROJECT

COLORADO AVE REMODEL

1905 N COLORADO AVE
INDIANAPOLIS, IN 46218

PROJECT NO.	2023.04
DATE	09/01/2023
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SHEET TITLE
PROJECT COVER SHEET

SHEET NO.
G000

DRAINAGE NOTES

- MINIMUM 6" VERTICAL FALL FROM FOUNDATION TO A POINT 10'-0" FROM FOUNDATION RO TO PROPERTY LINE.
- SWALES TO BE CREATED WHERE REQUIRED TO PREVENT RUNOFF FROM TRAVELING ONTO NEIGHBORING PROPERTIES.
- SILT FENCE TO BE INSTALLED AROUND ENTIRE PERIMETER OF SITE DURING CONSTRUCTION.
- SITE ACCESS POINTS AT FRONT AND REAR VIA TEMPORARY REMOVAL OF SILT FENCE. SOIL REMOVAL WILL TAKE PLACE AS EXCAVATION OCCURS TO AVOID RUNOFF ISSUES.
- DEBRIS AND TRASH WILL BE CONTAINED WITHIN A DUMPSTER LOCATED AT THE REAR OF THE PROPERTY. ACCESS VIA ALLEY EAST OF COLORADO AVE.

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NOTES

PROJECT

COLORADO AVE REMODEL

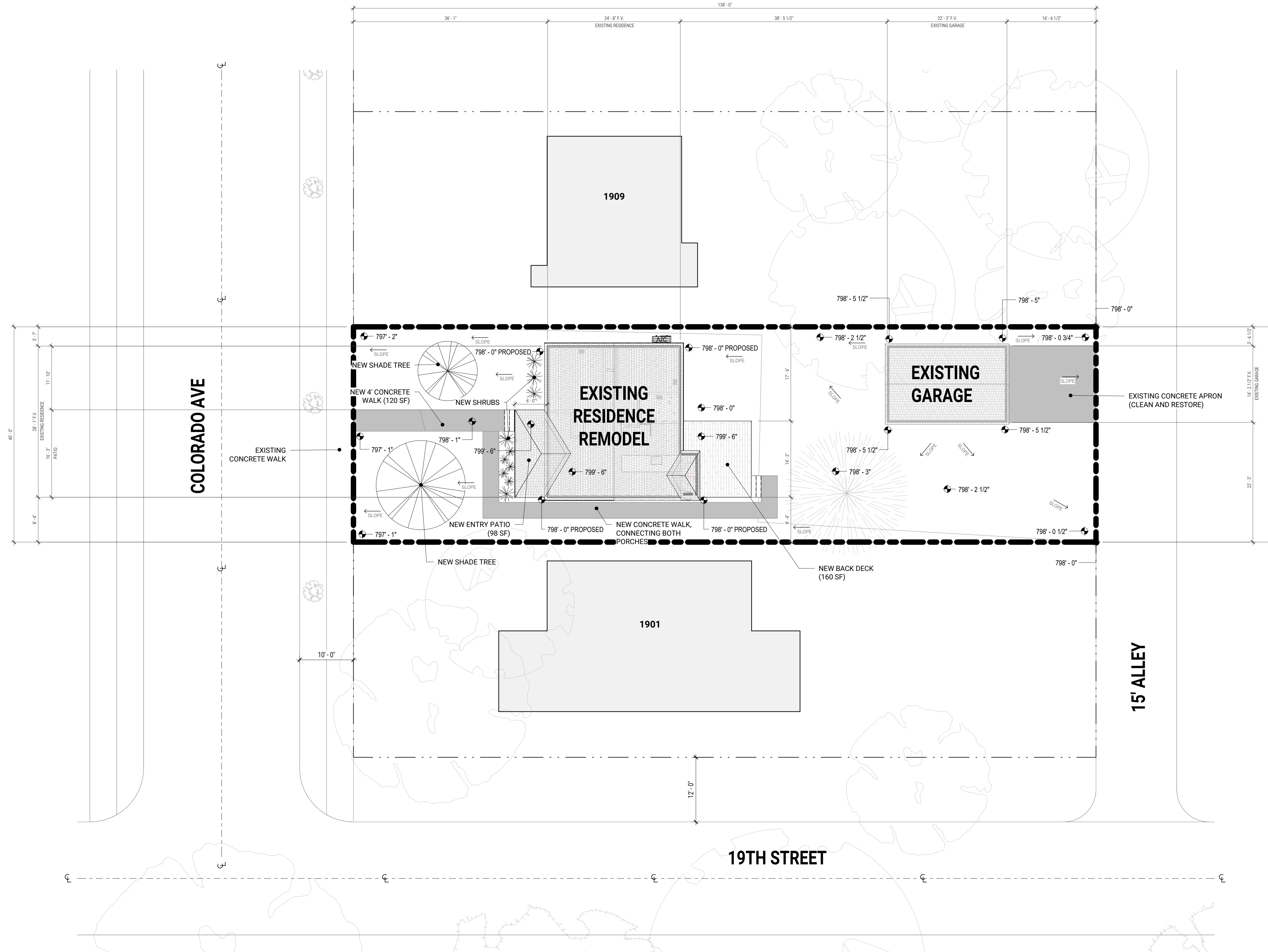
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INDIANAPOLIS, IN 46218

PROJECT NO.	2023.04	
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SHEET TITLE
SITE & GRADING PLAN

SHEET NO.

A000



1 SITE PLAN
1" = 10'-0"
NORTH

****VISITABILITY NOTES:**
- PORTABLE RAMPS AT FRONT PORCH AND REAR PATIO STEPS
- ALL ENTRY POINTS TO BE ZERO STEP ENTRY DOORS

SCOPE NOTES

IN THE EVENT OF QUESTIONS REGARDING THE CONTRACT DOCUMENTS, SPECIFICATIONS, EXISTING CONDITIONS, OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO BID SUBMITTAL AND PROCEEDING WITH ANY WORK IN QUESTION.

THESE CONTRACT DOCUMENTS ARE INTENDED TO DESCRIBE ONLY THE SCOPE AND APPEARANCE OF THE REAL PROPERTY IMPROVEMENTS, INCLUDING THE PERFORMANCE AND LEVEL OF QUALITY EXPECTED OF ITS COMPONENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL WORK COMPLETED AND MATERIALS INSTALLED BE IN FULL COMPLIANCE AT A MINIMUM, WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTIONAL AUTHORITY OVER THE PROJECT.

THESE CONTRACT DOCUMENTS DO NOT ATTEMPT TO INSTRUCT THE CONTRACTOR IN THE DETAILS OF HIS TRADE. THEY ARE PERFORMANCE SPECIFICATIONS IN THAT THEY DO REQUIRE THAT ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

ALL WORK SHALL BE WARRANTED SATISFACTORY, IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR, OR FOR THE PERIOD OF WARRANTY CUSTOMARY, OR STIPULATED FOR THE TRADE, CRAFT, OR PRODUCT, WHICHEVER IS LONGER. ONLY COMPETENT MECHANICS CAPABLE OF PRODUCING GOOD WORKMANSHIP CUSTOMARY TO THE TRADE SHOULD BE USED. COMMENCING WORK BY A CONTRACTOR OR SUBCONTRACTOR CONSTITUTES ACCEPTANCE OF THE CONDITIONS AND SURFACES CONCERNED. IF ANY SUCH CONDITIONS ARE UNACCEPTABLE, THE GENERAL CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY, AND NO WORK SHALL BE PERFORMED UNTIL THE CONDITIONS ARE MADE ACCEPTABLE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE PROJECT SCOPE OF WORK, BUILDING STANDARDS, SCHEDULE AND DEADLINES. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR ADVISING THE OWNER OF ALL LONG LEAD ITEMS AND AFFECTING THE PROJECT SCHEDULE AND SHALL, UPON REQUEST FROM THE OWNER, SUBMIT ORDER CONFIRMATIONS AND DELIVERY DATES FOR SUCH LONG LEAD ITEMS TO THE OWNER.

ALL CONTRACTOR OR SUPPLIER REQUESTS FOR SUBSTITUTIONS OF SPECIFIC ITEMS SHALL BE SUBMITTED, IN WRITING, ACCOMPANIED BY THE ALTERNATIVE PRODUCT INFORMATION, TO THE ARCHITECT, NO LATER THAN TEN (10) BUSINESS DAYS PRIOR TO BID OPENING DATE. SUBSTITUTIONS SHALL ONLY BE CONSIDERED IF THEY DO NOT SACRIFICE QUALITY, FUNCTIONALITY, APPEARANCE, OR WARRANTY. UNDER NO CIRCUMSTANCES WILL THE OWNER BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. REFER TO PLANS, SECTIONS, AND DETAILS FOR ALL DIMENSIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SELECTED MATERIALS WHICH SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO THE FINAL ACCEPTANCE, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL PRESERVE ALL PRINTED INSTRUCTIONS AND WARRANTY INFORMATION THAT IS PROVIDED WITH EQUIPMENT OR MATERIALS USED, AND DELIVER SAID PRINTED MATTER TO THE OWNER AT THE TIME OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL INSTRUCT THE OWNER IN THE PROPER USE OF THE EQUIPMENT FURNISHED BY THEIR TRADE.

GENERAL CONTRACTOR SHALL PROVIDE A THOROUGH CONSTRUCTION CLEANING AT PROJECT CLOSE OUT, PRIOR TO PUNCH LIST WALK THROUGH.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS, AND PHYSICAL SAMPLES OF ALL FINISH MATERIALS SPECIFIED TO THE ARCHITECT TO REVIEW.

REVIEWED SHOP DRAWINGS AND SUBMITTALS BY OTHERS SHALL NOT BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DRAWINGS, SCHEDULES, AND/OR SPECIFICATIONS FOR WORK ON THE PROJECT PREPARED BY OTHERS.

THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS, SUBMITTALS, AND SAMPLES FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND RETURN THEM TO THE CONTRACTOR WITHIN SEVEN (7) WORKING DAYS EXCEPT AS MAY OTHERWISE BE PROVIDED FOR BY THE OWNER.

THE CONTRACTOR SHALL NOT REPRODUCE AND MARK UP ANY PART OF THE CONTRACT DOCUMENTS FOR SUBMITTAL AS A SHOP DRAWING. ANY SUCH SUBMITTAL WILL BE REJECTED.

ANY SUBMITTAL REQUIRED TO BE REVIEWED MORE THAN THE INITIAL REVIEW AND ONE (1) ADDITIONAL REVIEW, WILL BE CONSIDERED TO BE IN EXCESS OF THE SCOPE OF THE PROJECT. THE TIME REQUIRED FOR THIRD AND SUBSEQUENT REVIEWS OF A SUBMITTAL WILL BE PAID FOR BY THE CONTRACTOR TO THE ARCHITECT AT THE ARCHITECT'S STANDARD BILLING RATES, PLUS REIMBURSABLE EXPENSES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ANY EXISTING CONDITIONS AND ALL CRITICAL DIMENSIONS ASSOCIATED WITH THE PROPOSED WORK. THE CONTRACTOR SHALL CONFIRM THAT ALL WORK OUTLINED WITHIN THE CONTRACT DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN, PRIOR TO BID OPENING. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS ENCOUNTERED WHICH MAY AFFECT BUILDING CODE COMPLIANCE, LIFE SAFETY, ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR COMPLETION OF THE PROJECT AS DIRECTED IN THE CONTRACT DOCUMENTS.

NO ADDITIONAL FUNDS WILL BE APPROVED FOR WORK OMITTED FROM THE CONTRACTOR'S BID DUE TO LACK OF VERIFICATION BY THE CONTRACTOR, EXCEPT AS OTHERWISE APPROVED BY THE OWNER FOR WORK ASSOCIATED WITH HIDDEN CONDITIONS WHICH ARE NOT ACCESSIBLE PRIOR TO CONSTRUCTION.

REFER TO PROJECT MANUAL (WHEN APPLICABLE) FOR ADDITIONAL REQUIREMENTS AND DIRECTIONS.

ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER EIGHT (8) OF THE 2012 INTERNATIONAL BUILDING CODE WITH INDIANA AMENDMENTS.

STEEL REQUIRED TO TRANSMIT GRAVITY AND/OR LATERAL LOADS TO THE STRUCTURE NOT DETAILED ON THE STRUCTURAL DRAWINGS IS THE RESPONSIBILITY OF THE METAL STUD SUPPLIER TO DESIGN, DETAIL, PROVIDE, AND INSTALL.

DEFLECTION DUE TO LATERAL LOAD SHALL BE LIMITED TO 1/360 OF THE STUD SPAN. FOR CANTILEVERS, THE DEFLECTION DUE TO LATERAL LOAD AT THE END OF THE CANTILEVER SHALL BE LIMITED TO 1/180 OF THE CANTILEVER DIMENSION.

WHERE TREATED LUMBER (ROUGH CARPENTRY) IS IN CONTACT WITH OTHER MATERIALS IT MUST BE SEPARATED FROM THESE MATERIALS BY A PRODUCT THAT WILL NOT ALLOW ANY CHEMICAL REACTION BETWEEN THE PRESERVATIVE AND ADJACENT MATERIAL. COORDINATE WITH LUMBER MANUFACTURER.

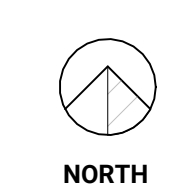
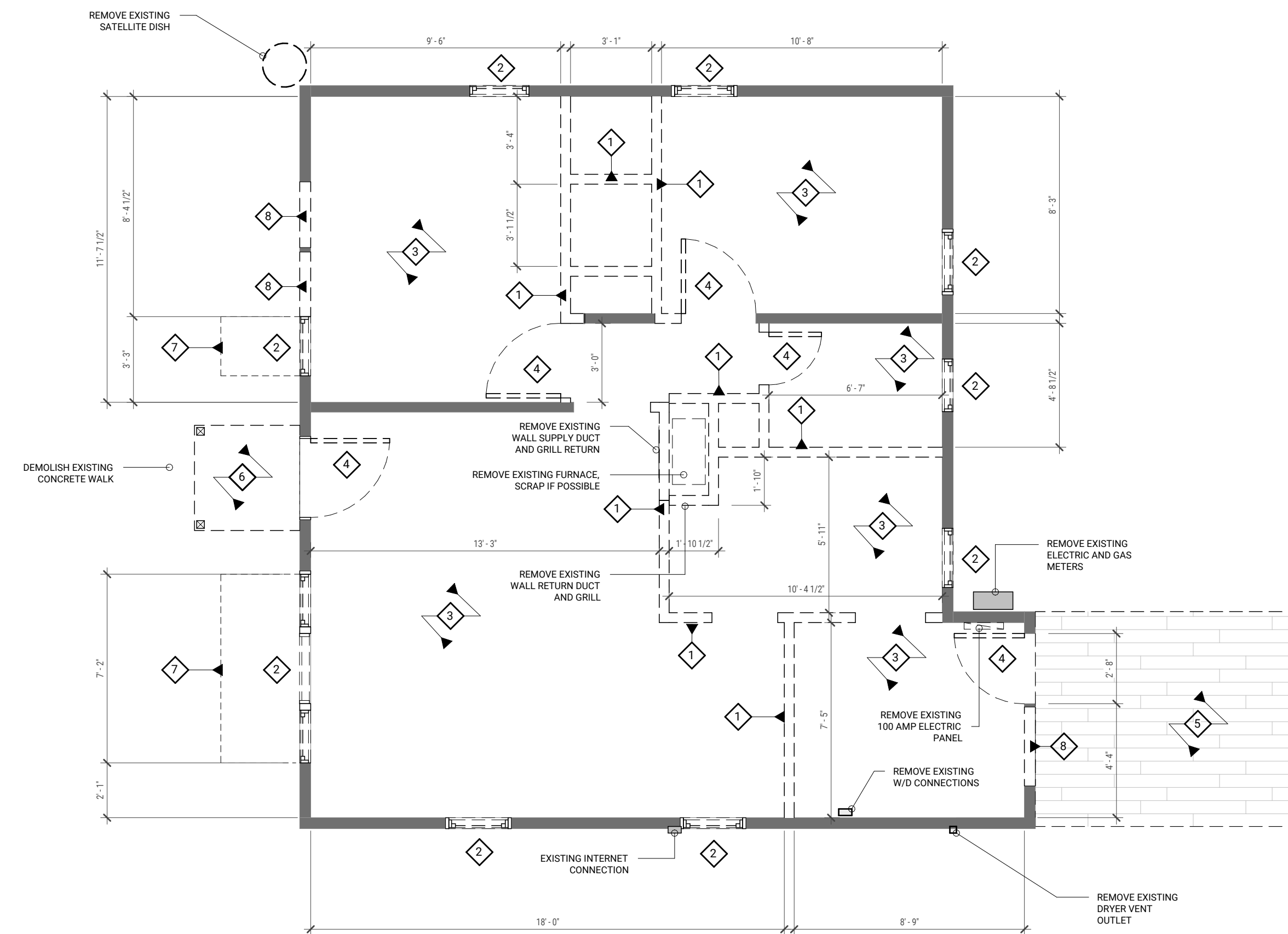
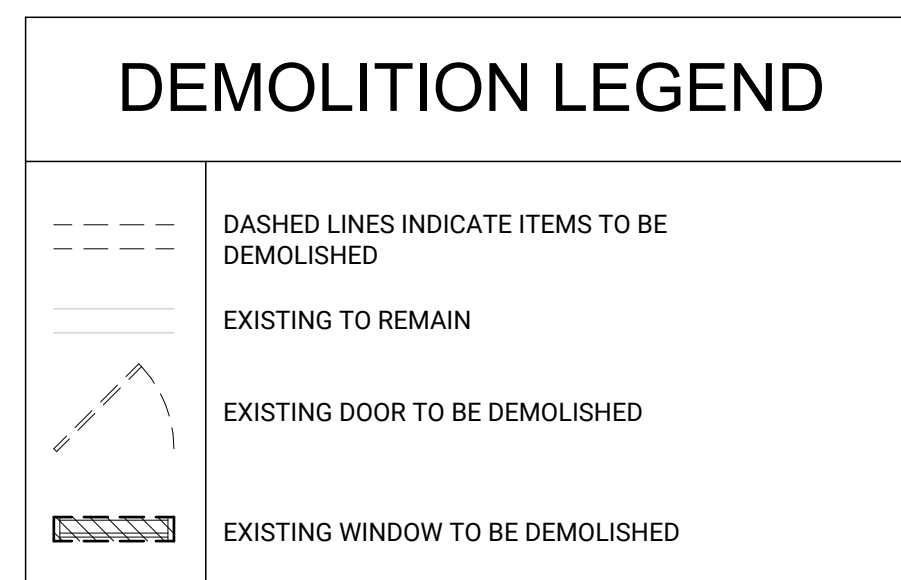
ALL WOOD SHEATHING TO BE FIRE TREATED UNLESS NOTES OTHERWISE.

DEMOLITION NOTES

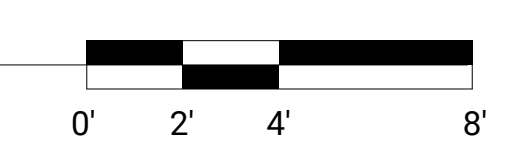
- 1. DEMOLISH PARTITION WALL (FINISH AND STRUCTURE). REMOVE ALL ELECTRICAL AND PLUMBING PRIOR TO DEMOLITION
- 2. REMOVE WINDOW UNIT AND TRIM. PREPARE OPENING TO RECEIVE NEW WINDOW UNIT OR WALL INFILL
- 3. DEMOLISH EXISTING FLOOR FINISH, TYP. PREP AND LEVEL SUBFLOOR TO RECEIVE NEW FLOOR FINISH
- 4. REMOVE DOOR UNIT AND TRIM.
- 5. DEMOLISH ALL PATIO FINISH & STRUCTURE BACK TO HOUSE STRUCTURE
- 6. DEMOLISH AND REMOVE ENTRY PATIO ROOF, COLUMNS, AND FLOOR STRUCTURES & FINISHES.
- 7. REMOVE SHADE DEVICE AND FASTENERS
- 8. DEMOLISH EXTERIOR WALL STRUCTURE AND FINISHES - REINFORCE NEW OPENING AND PREP FOR NEW WINDOW OR DOOR UNIT

GENERAL NOTES

1. REMOVE ALL PLUMBING FIXTURES AND CAP PLUMBING SUPPLY AND DRAIN LINES BACK TO STUB. PREP FOR NEW PLUMBING SUPPLY AND DRAIN LINES
2. REMOVE ALL ELECTRICAL DEVICES AND FINISHES. CAP ALL ELECTRICAL AND COMMUNICATION WIRE BACK TO STUB. PREP FOR NEW ELECTRICAL AND COMMUNICATION WIRE.
3. REMOVE ALL CABINETRY AND COUNTERTOPS, TYP.
4. REMOVE ALL SIDING & TRIM BACK TO EXISTING WALL SHEATHING. PREP WALL TO RECEIVE NEW WEATHER BARRIER AND SIDING.
5. REMOVE ALL ROOF FINISH, TRIM, AND GUTTERS BACK TO ROOF SHEATHING. PREP ROOF TO RECEIVE NEW UNDERLAYMENT, TRIM, AND ROOF FINISH
6. REMOVE ALL INTERIOR TRIM AND DRYWALL FINISH BACK TO STUDS. REMOVE ALL INSULATION ON EXTERIOR WALLS



1 DEMOLITION - LEVEL 1
1/4" = 1'-0"



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1905 N COLORADO AVE
INDIANAPOLIS, IN 46218

PROJECT NO. 2023.04

DATE 09/01/2023

ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

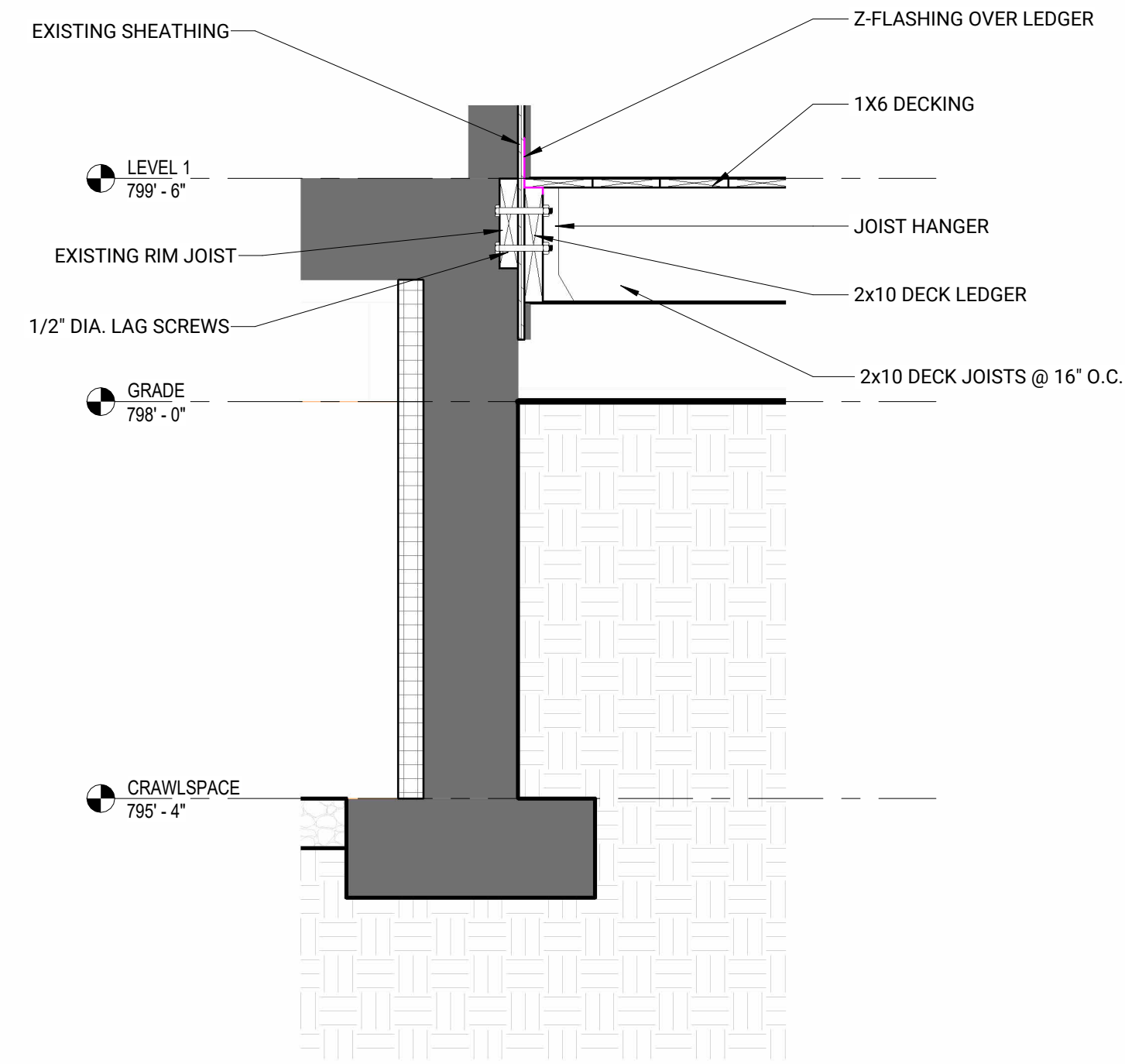
SHEET TITLE
DEMOLITION PLANS

SHEET NO.

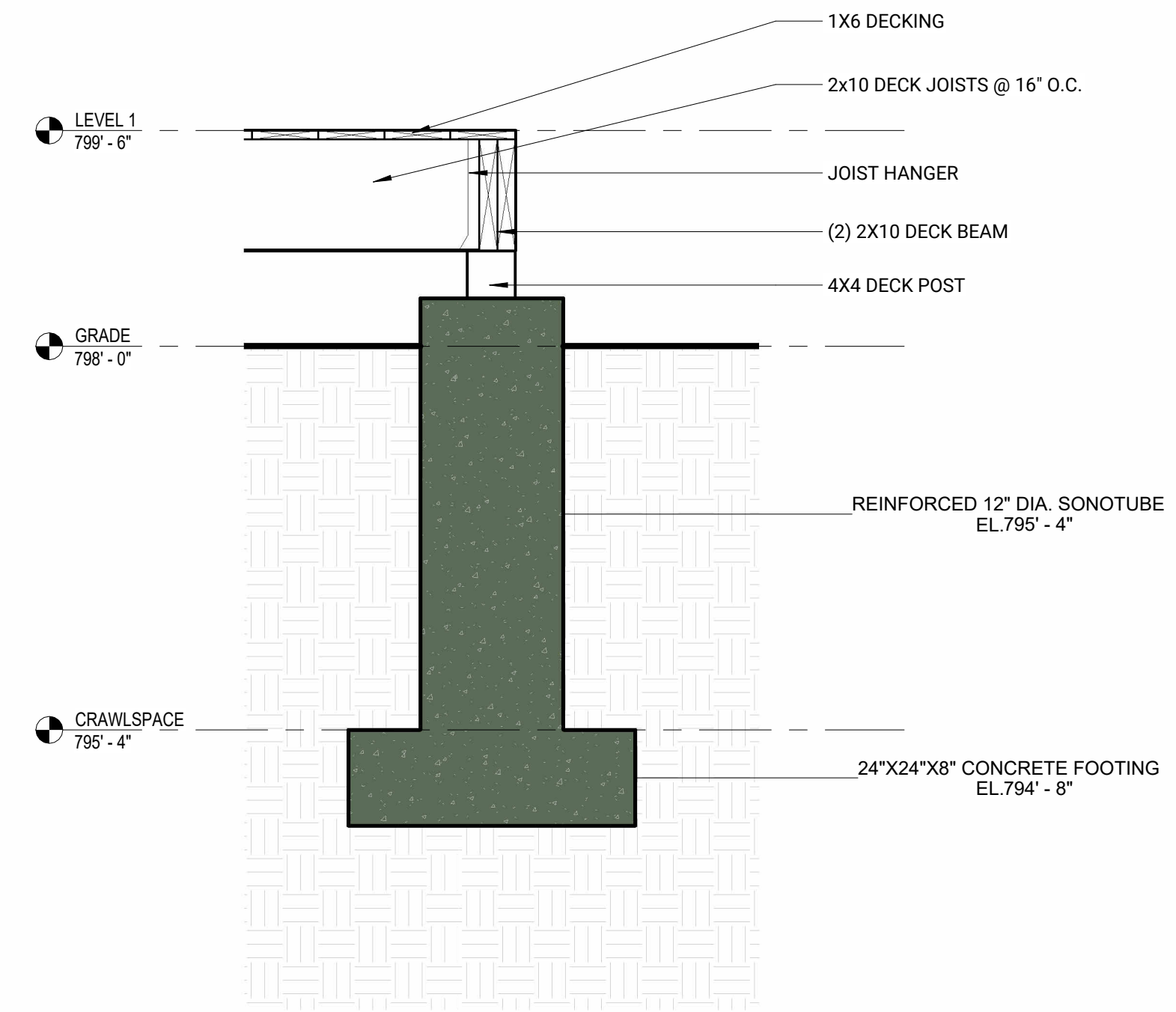
A010

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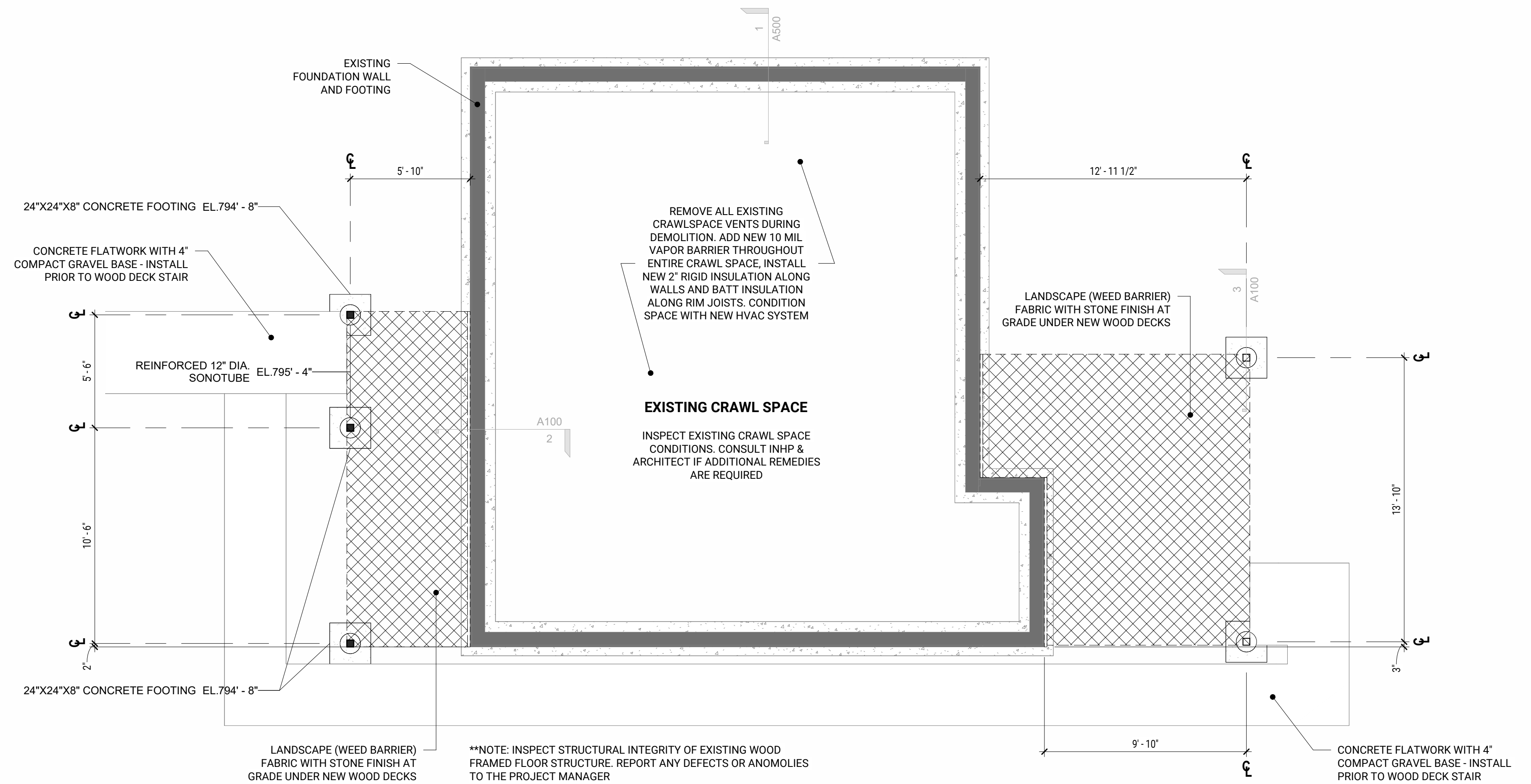
NOTES



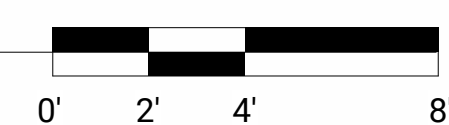
2 DECK LEDGER SECTION DETAIL
SCALE: 1" = 1'-0"



3 DECK FOUNDATION SECTION
SCALE: 1" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



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SHEET TITLE
FOUNDATION PLAN

SHEET NO.
A100

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1	Date 1	Revision 1

SHEET TITLE
FLOOR PLANS

SHEET NO.
A101

ELECTRICAL LEGEND

<p>*ALL SWITCHES & OUTLET DEVICES TO BE LEGRAND RADIANT AND PROVIDED BY CONTRACTOR*</p> CAT6A CABLE (2) RJ45 SOCKET SINGLE-POLE SINGLE, DUAL, OR TRIPLE LIGHT SWITCH - SEE PLANS FOR NUMBER OF CIRCUITS CFL/LED DIMMER LIGHT SWITCH 3-WAY LIGHT SWITCH AFGF152TRW - 15A TAMPER RESISTANT DUAL-FUNCTION AFCI/GFCI OUTLET, 42" A.F.F. AFGF152TRW - 15A TAMPER RESISTANT DUAL-FUNCTION AFCI/GFCI OUTLET 110V OUTLET R26USBAC6W - RADIANT 15A TAMPER-RESISTANT ULTRA-FAST USB TYPE A/C OUTLET 220V OUTLET RANGE OUTLET	<p>*ALL LIGHT FIXTURES, FANS, AND BATH FANS PROVIDED BY CONTRACTOR* *COLOR TEMPERATURE TO BE 2700K-3000K*</p> <p>(R1) HALO HLBSL 4" ADJUSTABLE CCT CANLESS IC RATED DIMMABLE INDOOR INTEGRATED LED RECESSED LIGHT KIT (R2) HALO HLBSL 4" ADJUSTABLE CCT CANLESS IC RATED DIMMABLE INDOOR/OUTDOOR INTEGRATED LED RECESSED LIGHT KIT (P1) GLOBE ELECTRIC SCARLETT 1-LIGHT MATTE WHITE PENDANT LIGHTING (F1) HOME DECORATORS COLLECTION BRITTON 52" INTEGRATED LED INDOOR MATTE WHITE CEILING FAN WITH LIGHT KIT AND REMOTE CONTROL (S1) CANARM BYCK 1-LIGHT MATTE WHITE WALL SCONCE WITH METAL SHADE @ 80" A.F.F. TYP. (U.N.O.) (S2) C CATTLEYA 11.75 IN. 2-LIGHT BLACK DIE-CAST ALUMINIUM CYLINDER OUTDOOR WALL SCONCE @ 72" A.F.F. TYP. (U.N.O.) (FL) BROAN-NUTONE 80 CFM BATHROOM EXHAUST FAN WITH LED CLEAN COVER, ENERGY STAR (T) HONEYWELL HOME T3 5-2 DAY PROGRAMMABLE THERMOSTAT WITH 2H/2C MULTISTAGE HEATING AND COOLING (SM) KIDDIE FIREX SMOKE DETECTOR, HARDWIRED W/ 9 VOLT BATTERY BACKUP & FRONT LOAD BATTERY DOOR, SMOKE ALARM (D) GE 1/2" HORSEPOWER GARBAGE DISPOSAL - MODEL #GREEN05P 120 V (4.5 A) (K1) LEVITON PLASTIC KEYLESS LAMP HOLDER</p>
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ELECTRICAL NOTES

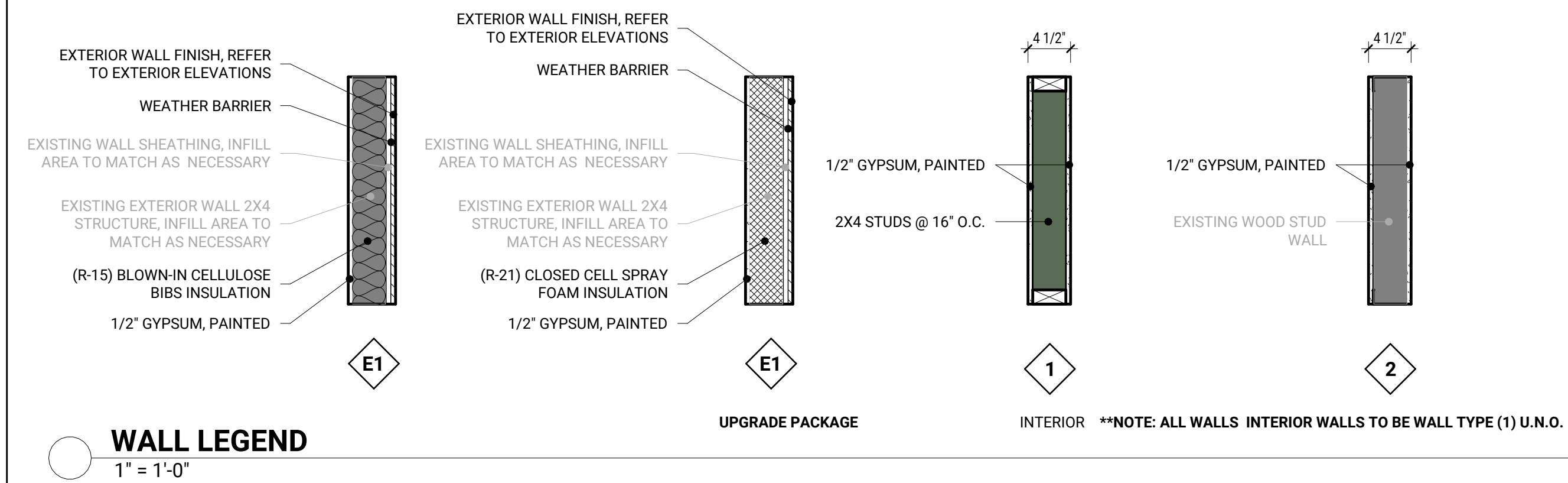
- MOUNTING HEIGHTS:**
- 24" A.F.F. - CL OF ALL OUTLETS & DATA PORTS U.N.O.
 - 42" A.F.F. - CL OF ALL COUNTER HEIGHT OUTLETS U.N.O.
 - 42" A.F.F. - CL OF ALL SWITCHES U.N.O.
 - 18" BELOW CEILING FINISH - CL OF ALL WALL SCONCES U.N.O.
 - P.O.E. CAMERAS REFER TO ELEVATIONS
- VERTICALLY ALIGN CENTER OF ALL OUTLETS AND SWITCHES IF SHOWN NEXT TO EACH OTHER IN PLAN
 - GANG ALL SWITCHES AND OUTLETS IF SHOWN NEXT TO EACH OTHER IN PLAN WITH SAME COUNTER HEIGHT ELEVATION
 - COORDINATE ALL FIXTURE TYPES WITH ARCHITECT PRIOR TO INSTALLATION
 - COORDINATE LOCATION OF THERMOSTAT, ALARM CONTROLS, SENSORS, OR ANY FIXTURES NOT OTHERWISE SHOWN ON PLANS WITH ARCHITECT

ELECTRICAL SWITCH & OUTLET SCHEDULE

Type Mark	Product Name	Model	Finish	Count
220V	LEVITON 20 AMP 250 V COMMERCIAL GRADE DOUBLE-POLE SINGLE OUTLET	R52-05821-0WS	WHITE	3
DATA	LEVITON WHITE 1-GANG DATA JACK WALL PLATE	40144-W	WHITE	4
GFCI	LEVITON 15 AMP 125 V DUPLX SMARTEST SELF-TEST TAMPER RESISTANT GFCI OUTLET	GFTR1-W	WHITE	5
GFI	LEVITON 15 AMP 125 V SMARTLOCK PRO GFCI OUTLET, WEATHER-RESISTANT	GFWR1-W	WHITE	2
OUTLET TYP.	LEVITON DECORA EDGE15 AMP 125 V TAMPER RESISTANT DUPLX OUTLET	E5325-W	WHITE	30
S/3-WAY	LEVITON 15 AMP 120 V DECORA ROCKER 3-WAY SWITCH, GROUNDING	S603-2W	WHITE	8
S/TYP.	LEVITON 15 AMP 120 V DECORA SINGLE-POLE SWITCH, GROUNDING	S601-2W	WHITE	15
SM	KIDDIE FIREX SMOKE DETECTOR, HARDWIRED W/ 9 VOLT BATTERY BACKUP & FRONT LOAD BATTERY DOOR, SMOKE ALARM	21029886	WHITE	3

ELECTRICAL EQUIPMENT SCHEDULE

Type Mark	Product Name	Model
ELEC. PANEL	EATON 200 AMP 40-CIRCUIT INDOOR MAIN LUG PLUG-ON NEUTRAL LOAD CENTER	#BRP20L200
ELEC. METER	EATON 200 AMP RING TYPE SINGLE METER SOCKET	#UNRRS213BEUSE

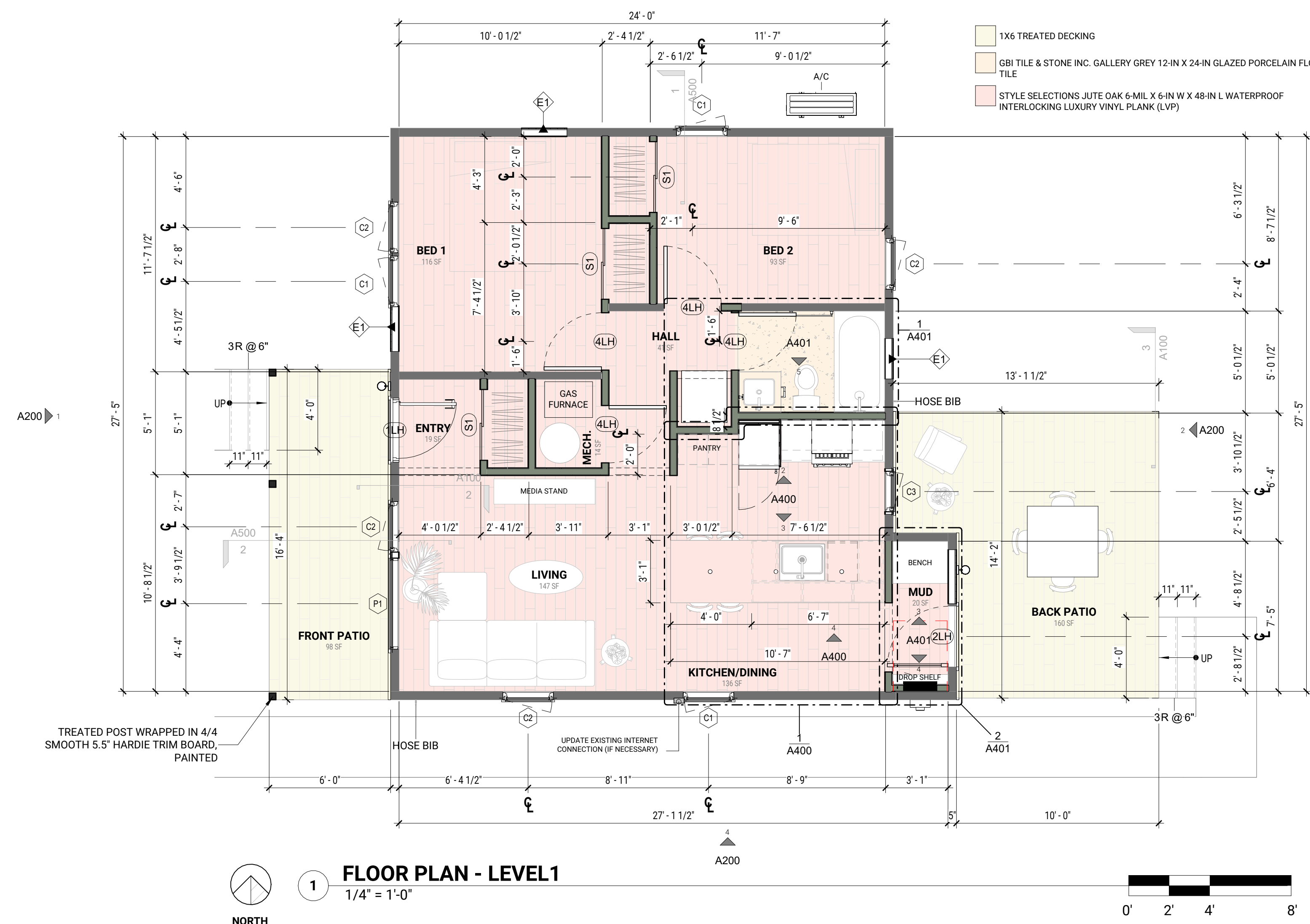
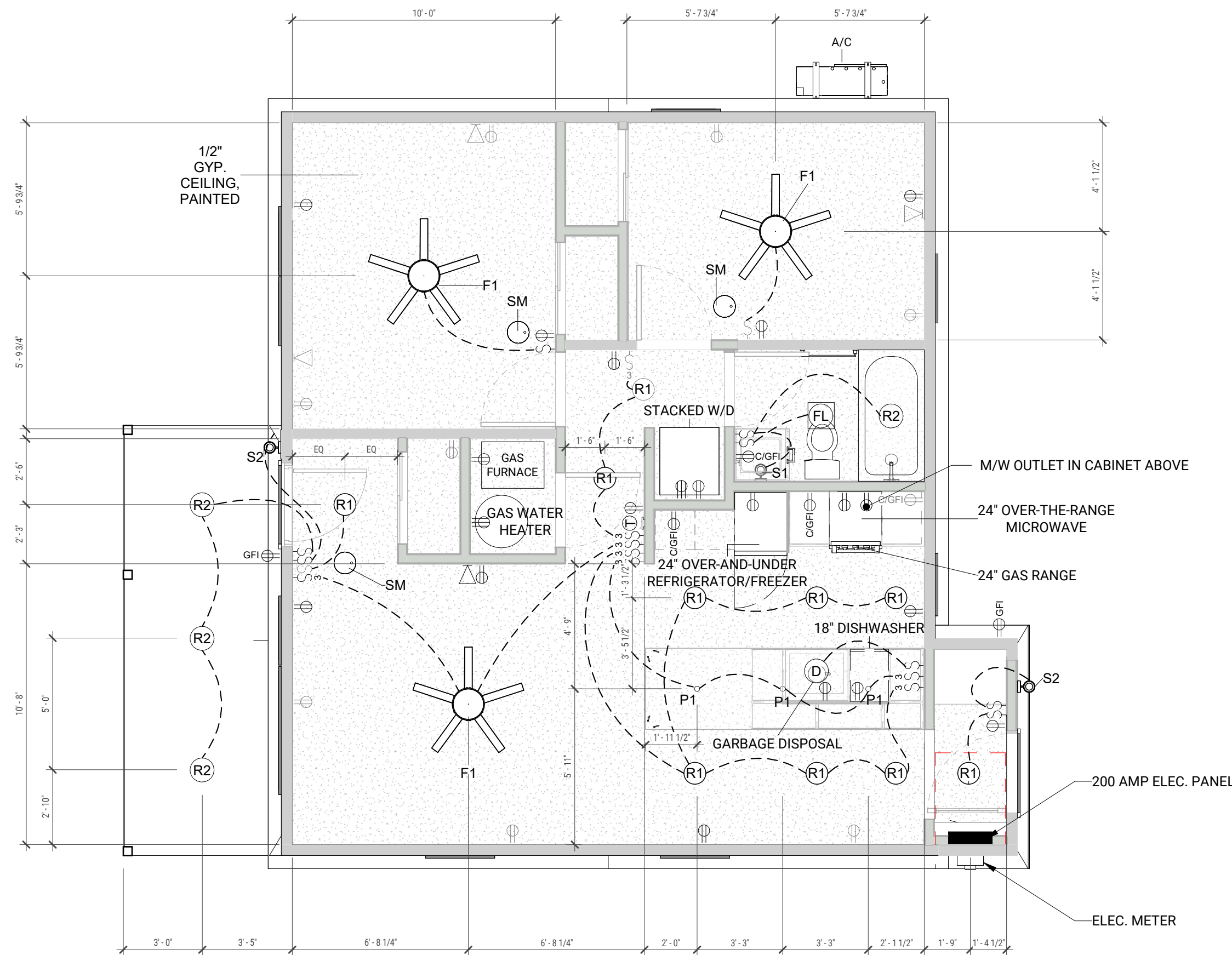


DOOR SCHEDULE

Mark	Count	Width	Height	Rough Width	Rough Height	Type	Exterior Finish	Interior Finish	Hardware	Header
1LH	1	3'-0"	6'-8"	3'-2"	6'-10 1/2"	Thermatru Smooth Panel w/ Integrated Single Lite	PAINTED	PAINTED	Privacy Lever & Deadbolt	EXISTING
2LH	1	3'-0"	6'-8"	3'-2"	6'-10 1/2"	Thermatru Flush Glazed	EBONY	EBONY	Privacy Lever & Deadbolt	(2) 2X10
3LH	1	3'-0"	6'-8"	3'-2"	6'-10 1/2"	LH Fiberglass Flush Insulated Entry	PAINTED	PAINTED	Privacy Lever & Deadbolt	EXISTING
4LH	4	2'-10"	6'-8"	2'-8"	6'-10 1/2"	1-Panel Solid Core	PAINTED	PAINTED	Privacy Lever	-
OH5	1	9'-0"	8'-0"	9'-3"	8'-1 1/2"	Flush Panel Overhead Door	PAINTED	PAINTED	N/A	EXISTING

WINDOW SCHEDULE

Mark	Count	Width	Height	Rough Width	Rough Height	Description	Operation	Exterior Color	Interior Color	Header
C1	3	2'-6"	4'-6"	2'-6 1/2"	4'-6 1/2"	ANDERSON 100	CASEMENT	EBONY	WHITE	(2) 2x8
C2	4	2'-6"	4'-6"	2'-6 1/2"	4'-6 1/2"	ANDERSON 100	CASEMENT	EBONY	WHITE	(2) 2x8
C3	1	2'-0"	3'-2"	2'-0 1/2"	3'-2 1/2"	ANDERSON 100	CASEMENT	EBONY	WHITE	(2) 2x8
P1	1	4'-6"	4'-6"	4'-6 1/2"	4'-6 1/2"	ANDERSON 100	FIXED	EBONY	WHITE	(2) 2x8



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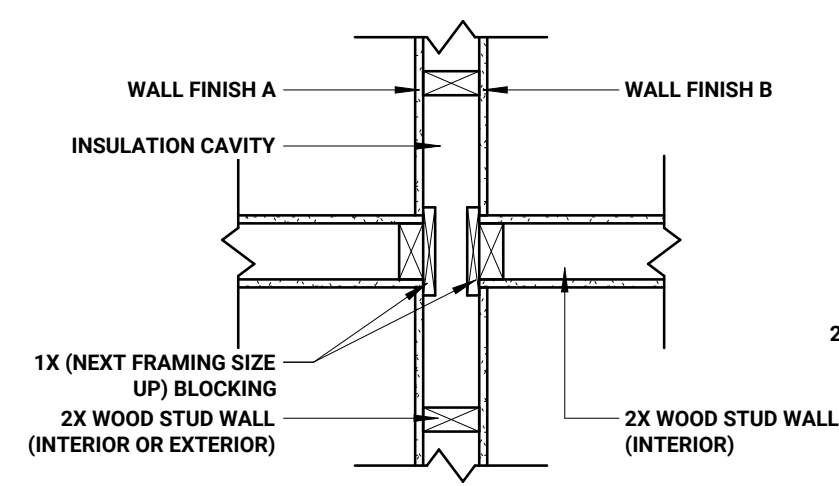
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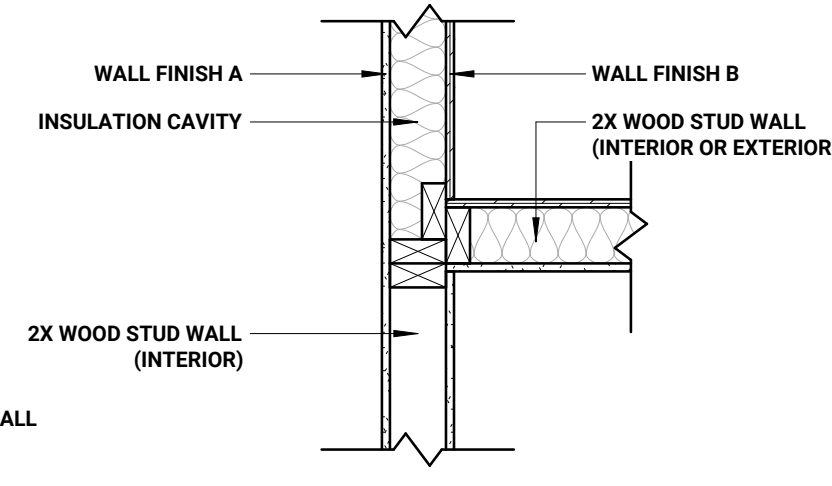
SHEET TITLE
ROOF PLAN & DETAILS

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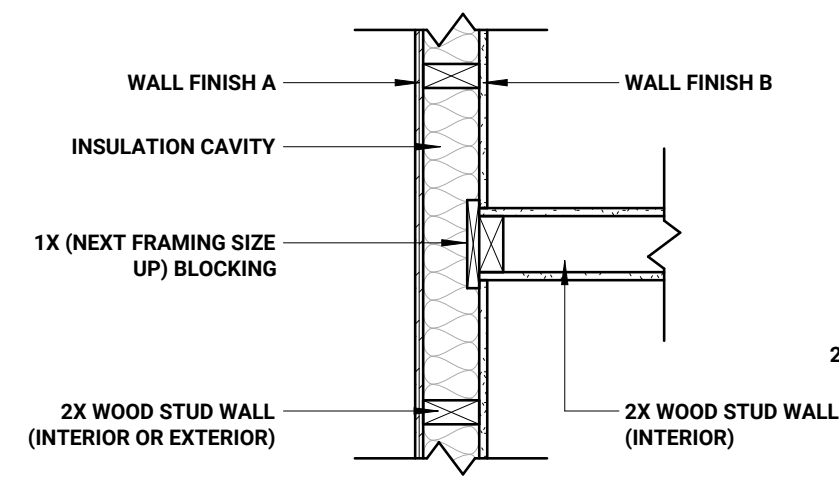
A102



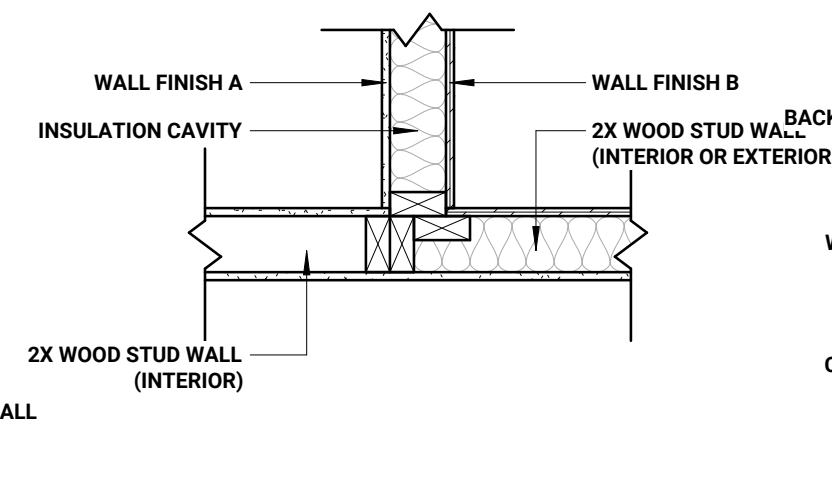
4-STUD CROSS INTERSECTION (INTERIOR)



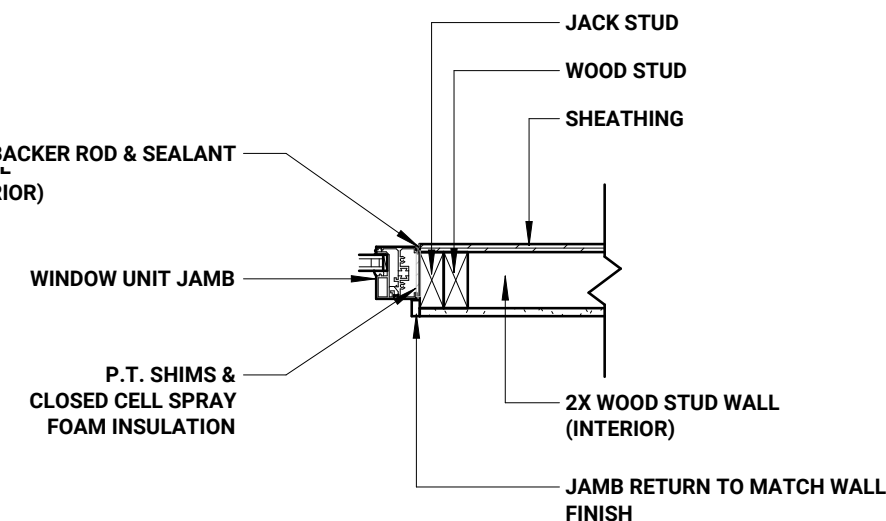
3-STUD (CALIFORNIA) CORNER TO INTERIOR WALL



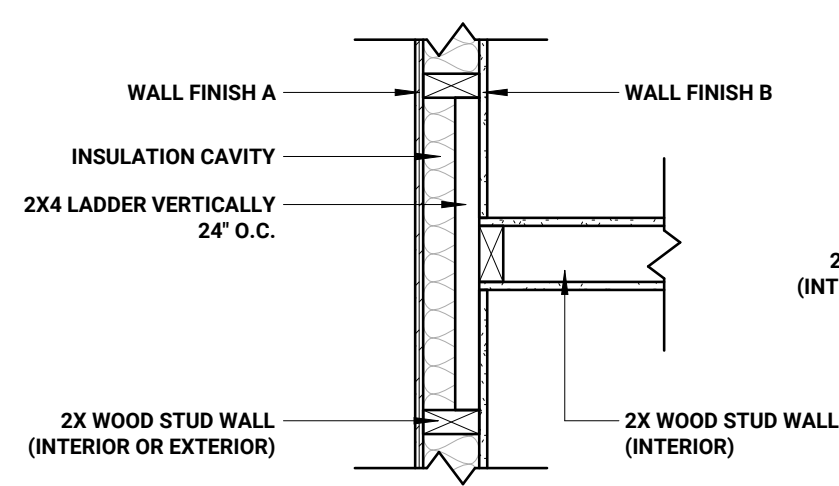
3-STUD T-INTERSECTION - OPTION 2



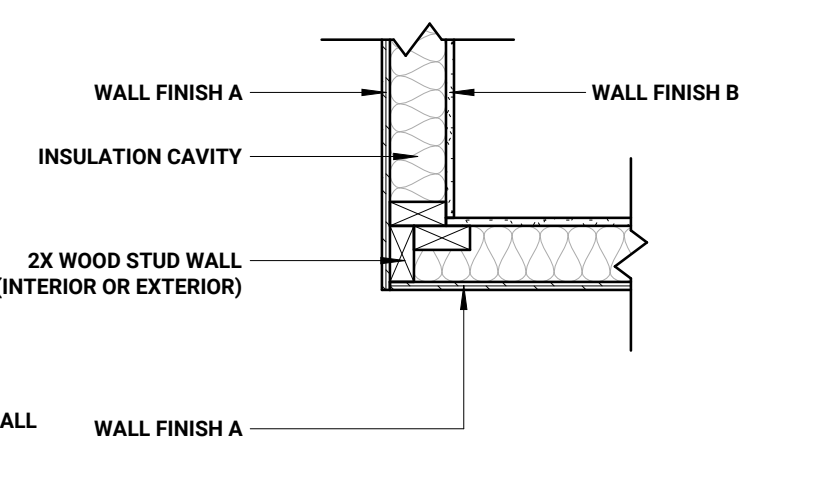
3-STUD (CALIFORNIA) CORNER TO INTERIOR WALL



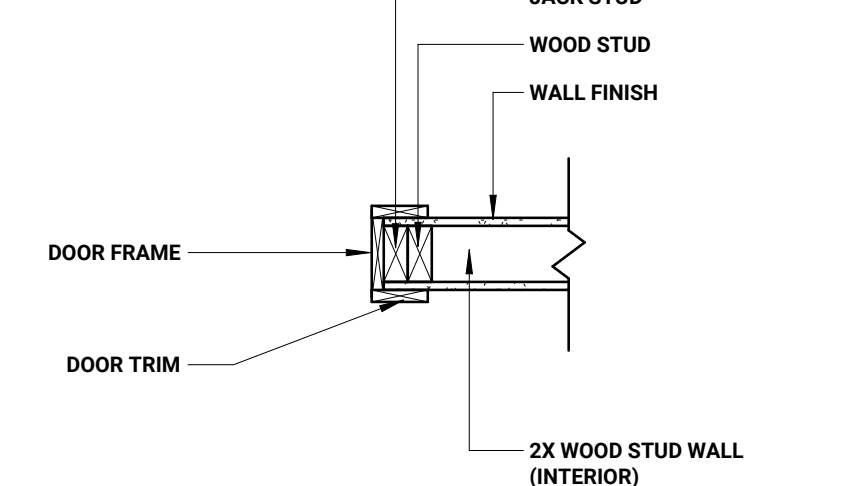
WINDOW JAMB DETAIL



3-STUD T-INTERSECTION

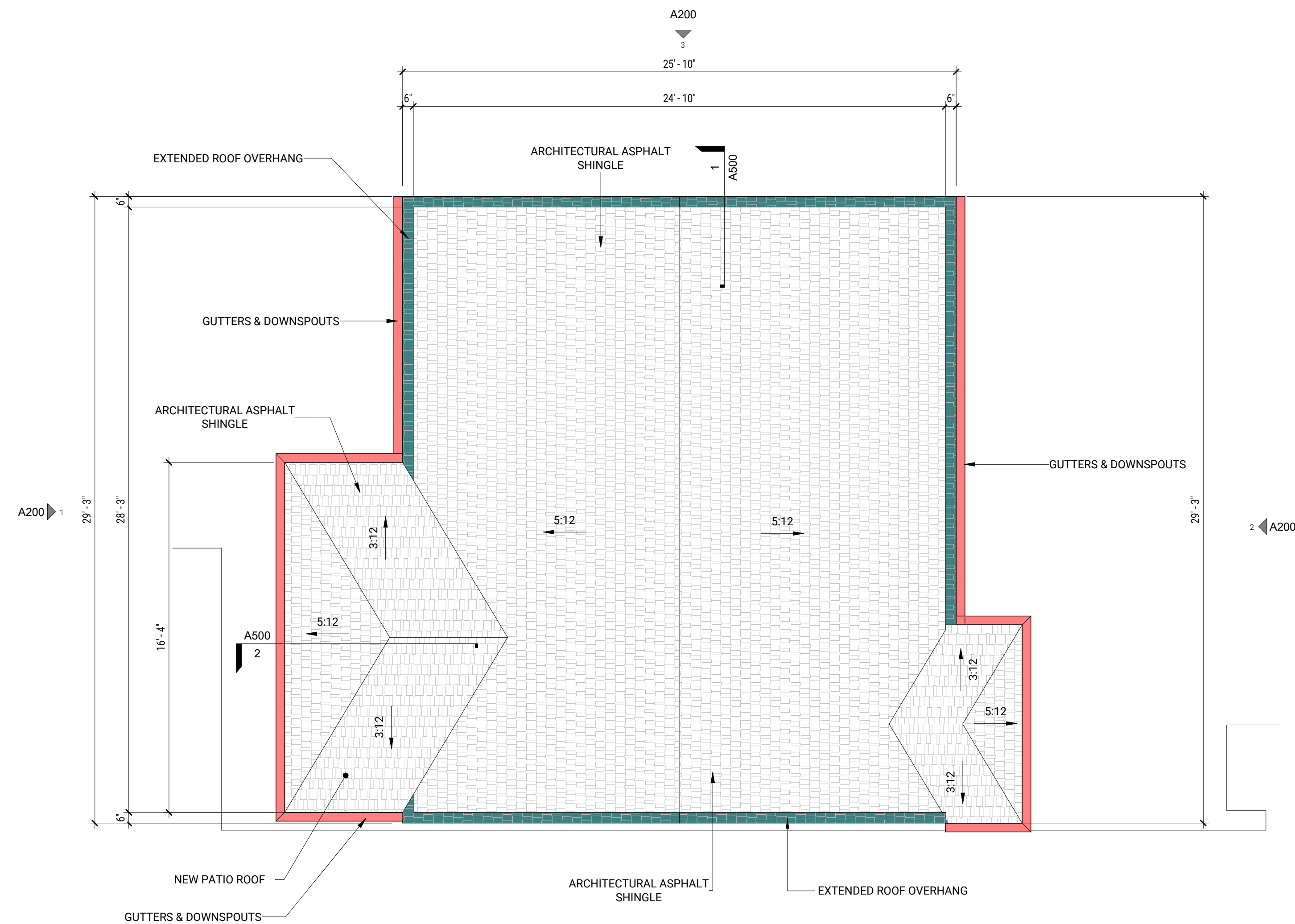


3-STUD (CALIFORNIA) CORNER

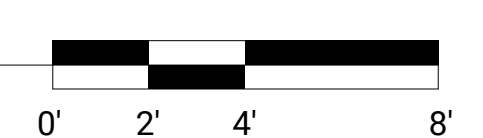


INTERIOR DOOR JAMB DETAIL

3 FRAMING - PLAN DETAILS
SCALE: 1" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



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NOTES

PROJECT

COLORADO AVE REMODEL

1905 N COLORADO AVE
INDIANAPOLIS, IN 46218

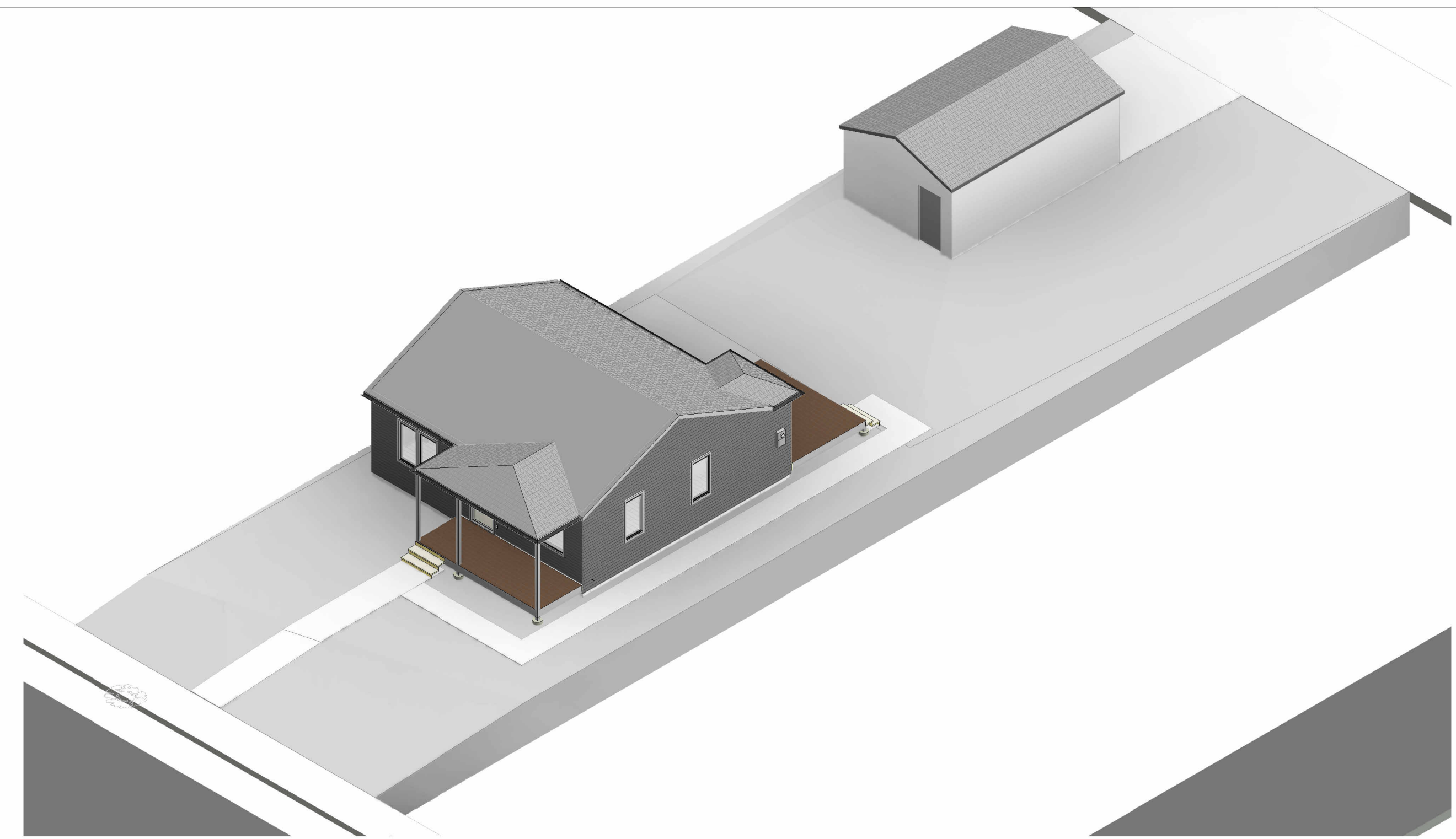
PROJECT NO.	2023.04
DATE	09/01/2023
ISSUE FOR	CONSTRUCTION

REVISIONS

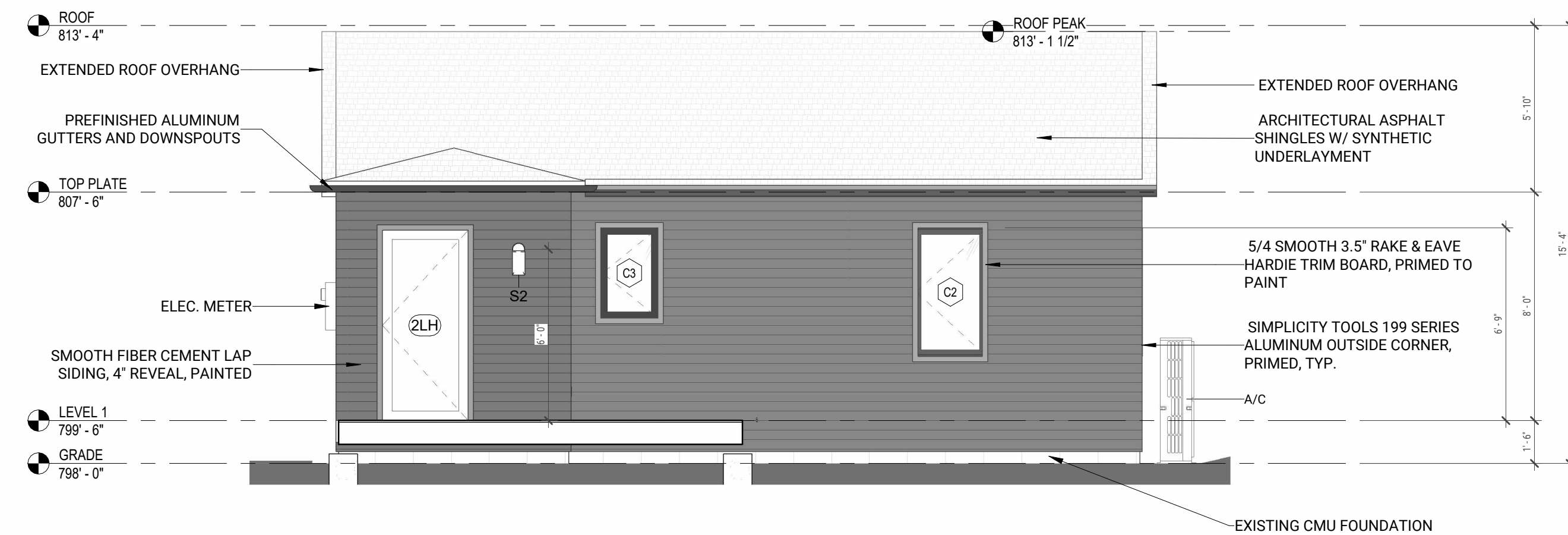
NO.	DATE	DESCRIPTION

SHEET TITLE
EXTERIOR ELEVATIONS

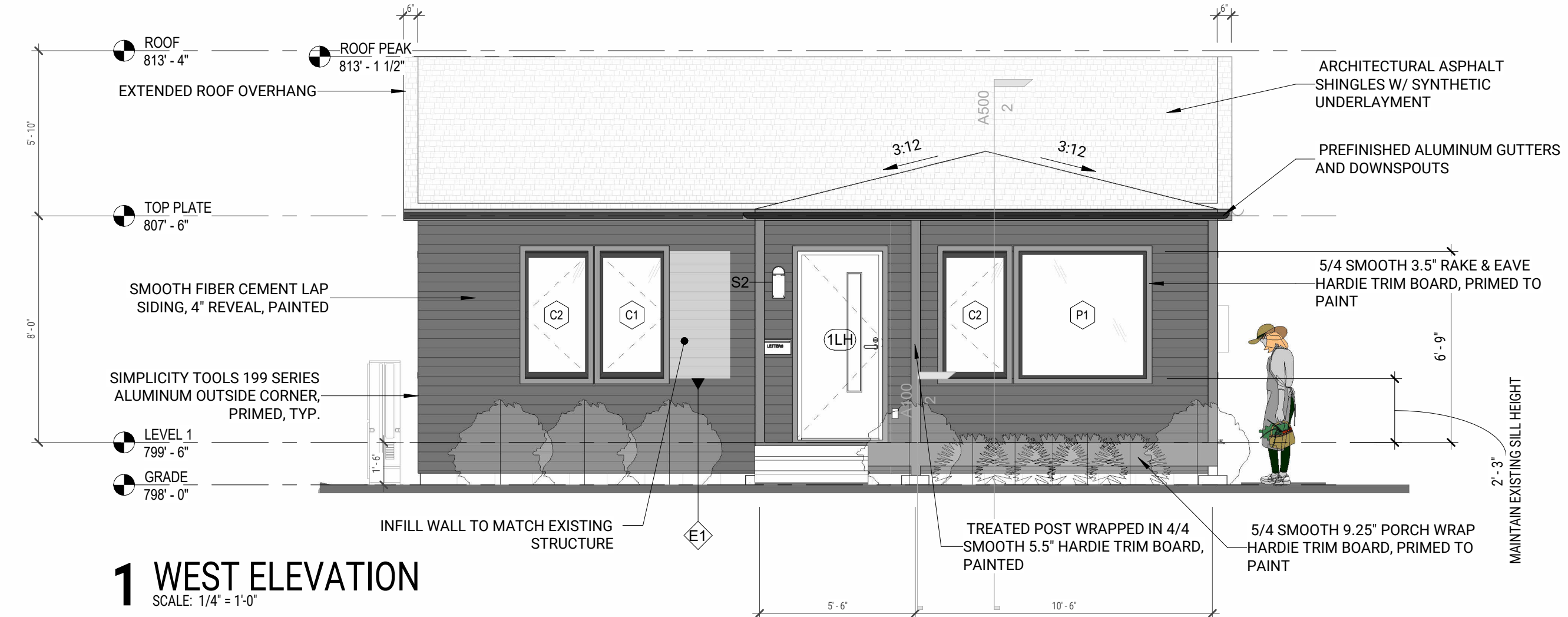
SHEET NO.
A200



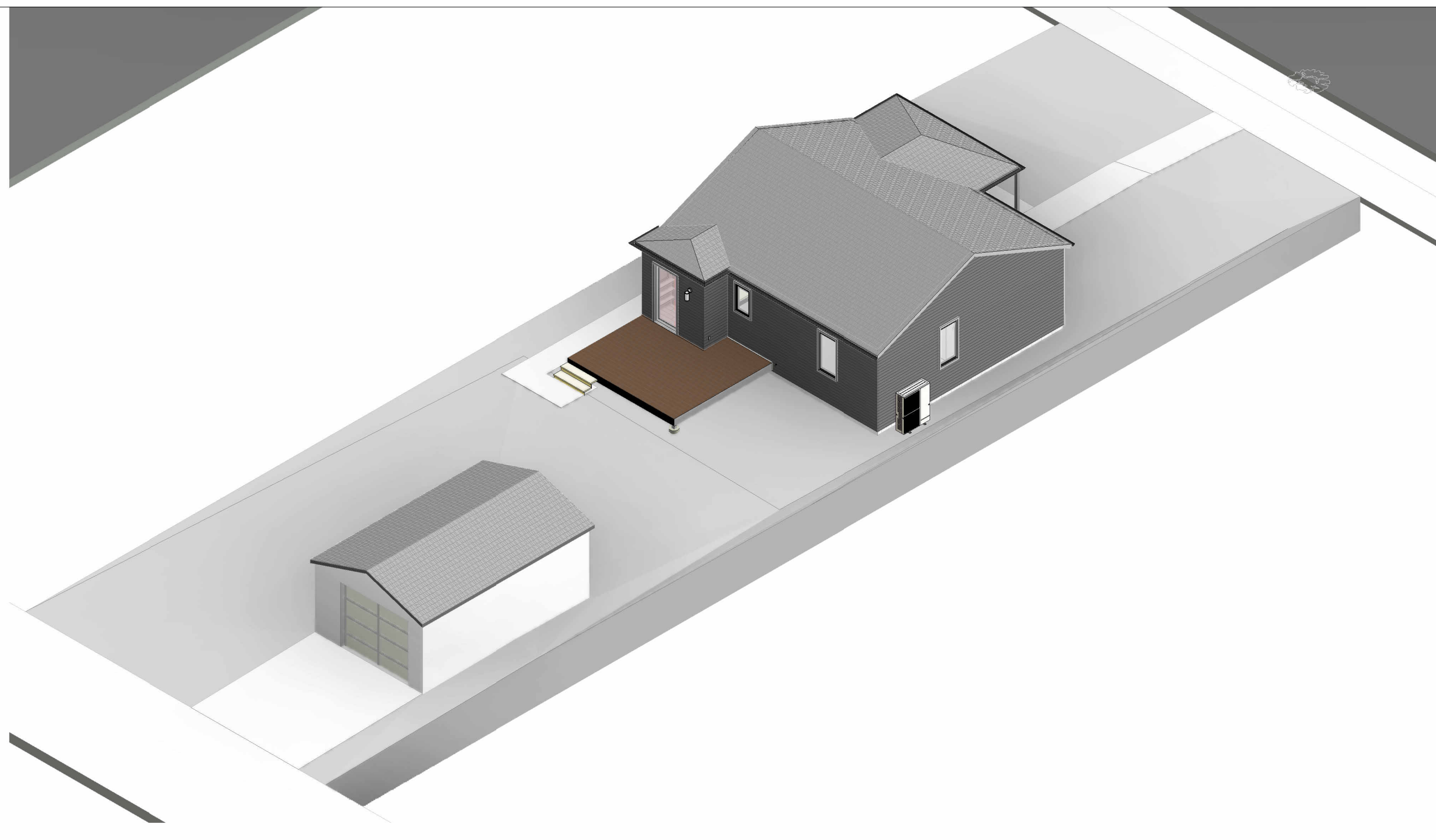
5 SOUTHWEST
SCALE:



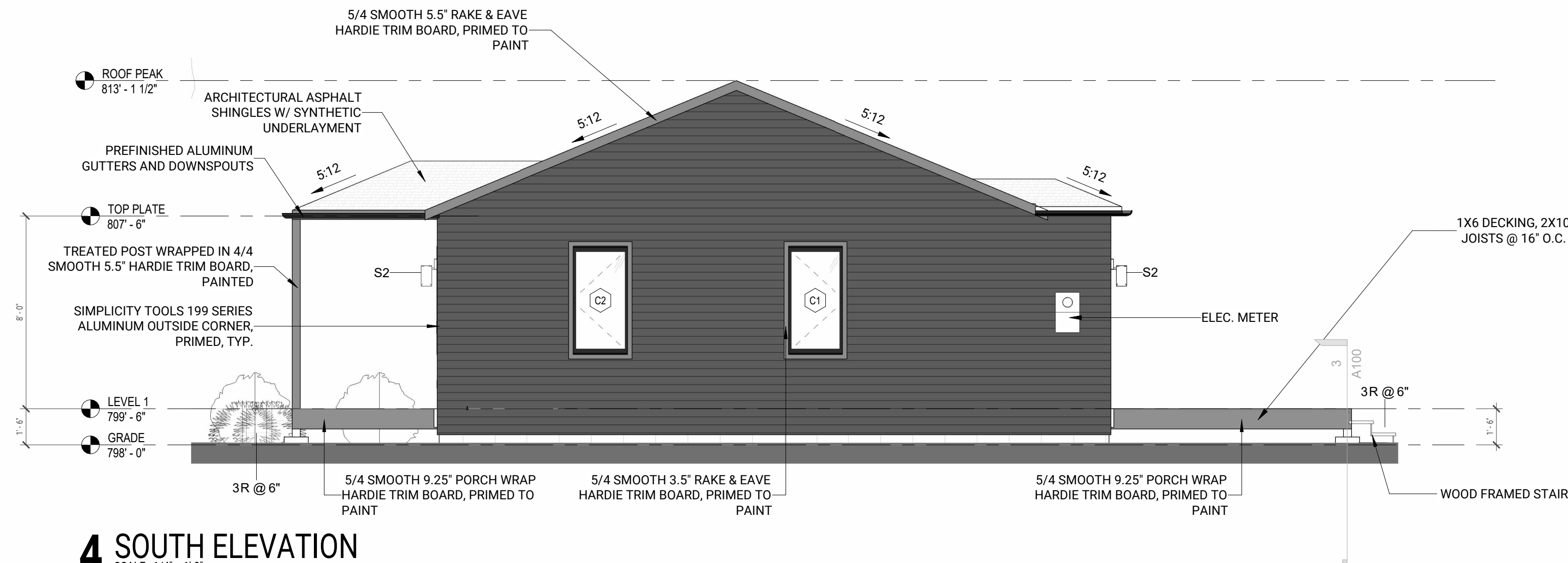
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



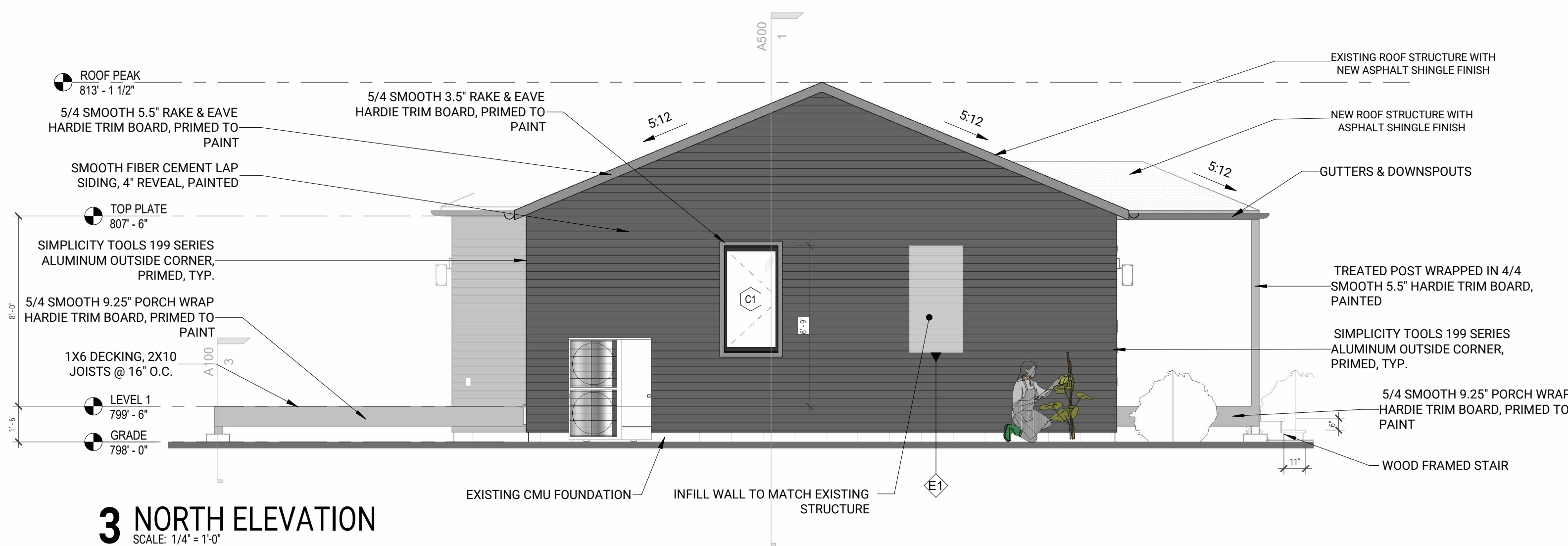
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



6 NORTHEAST
SCALE:



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

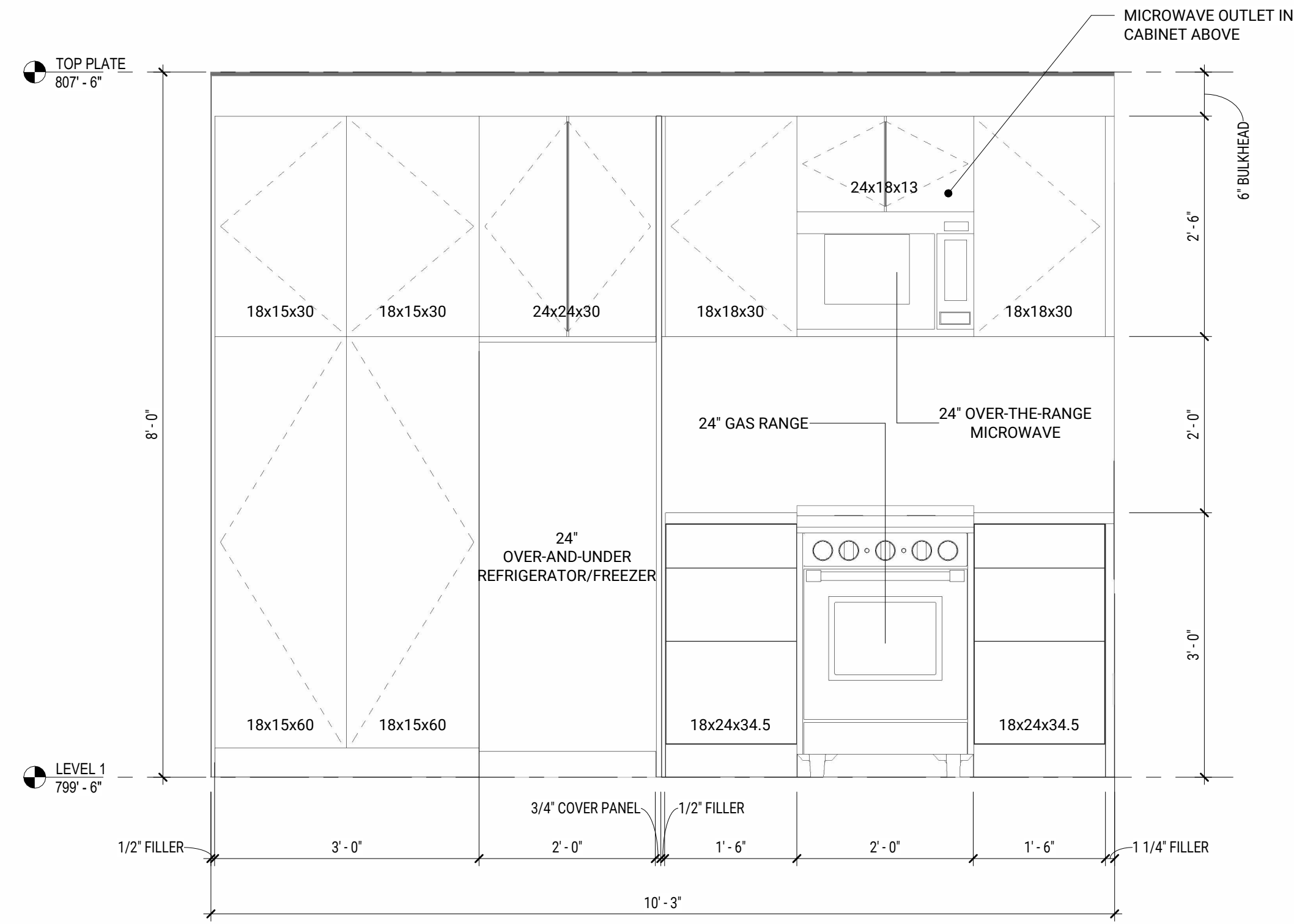


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

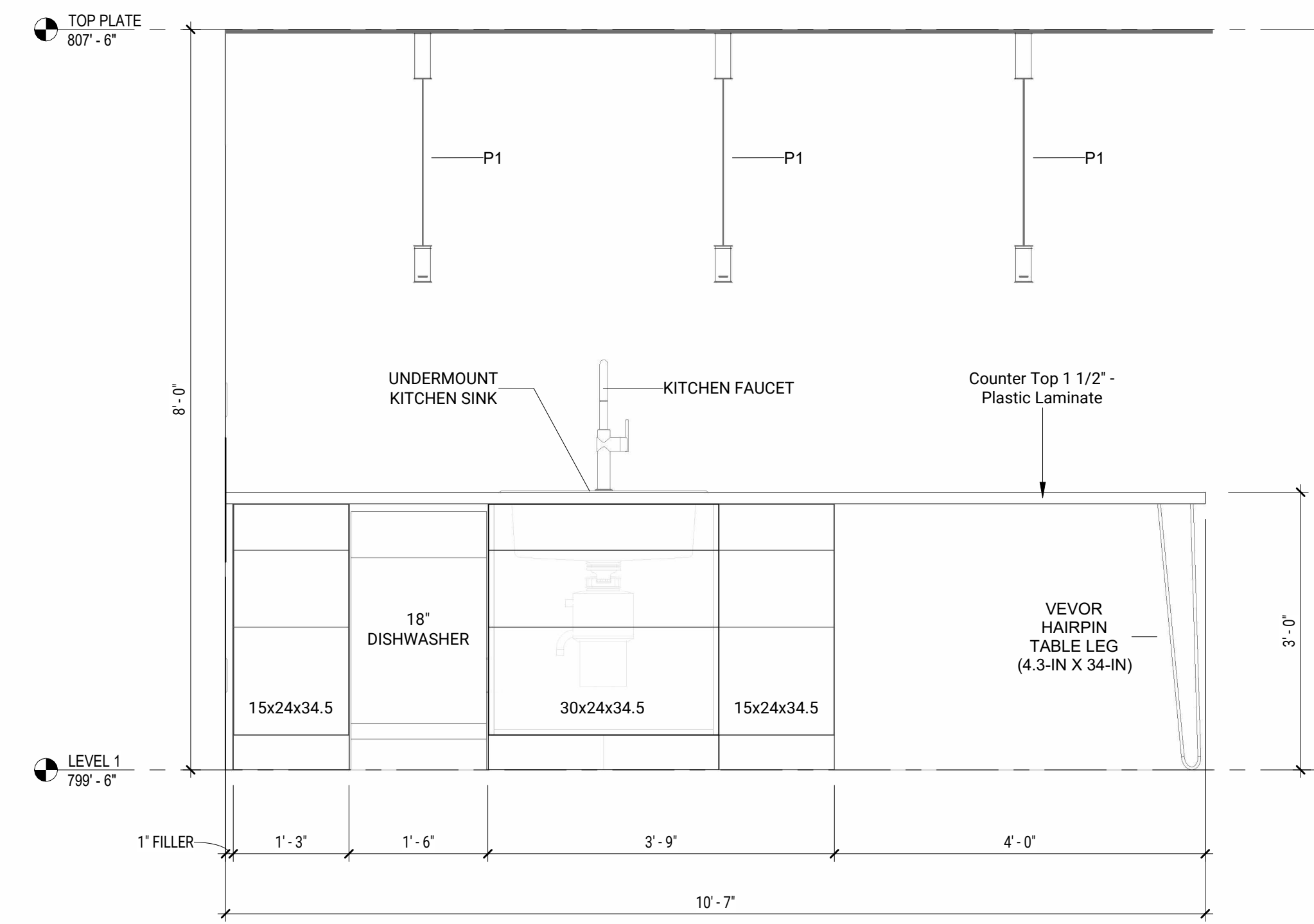
****NOTE: ALL DIMENSIONS ON ENLARGED PLANS AND INTERIOR ELEVATIONS ARE TAKEN FROM FINISHED FACE OF WALLS**

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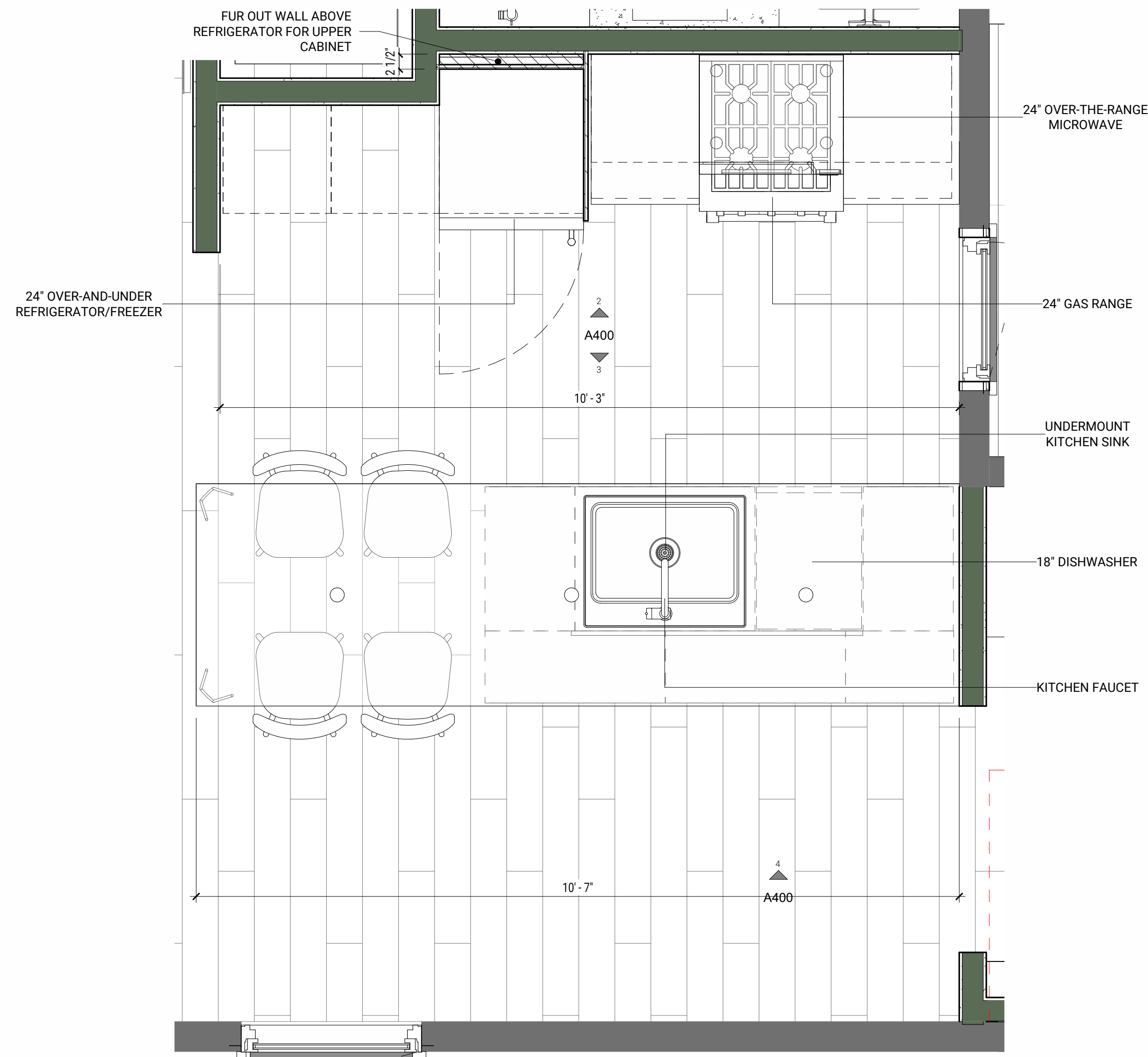
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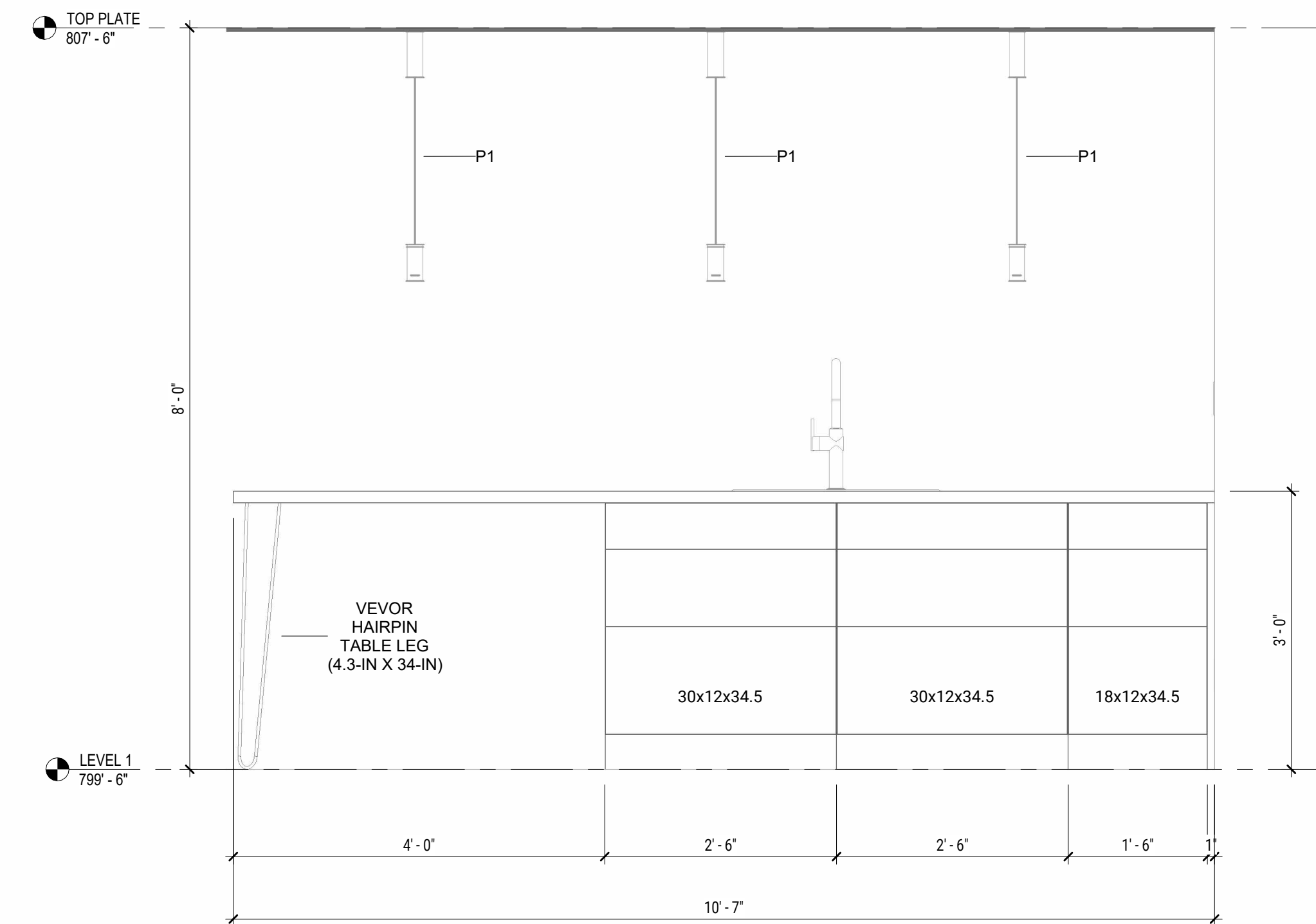
2 KITCHEN ELEVATION
SCALE: 3/4" = 1'-0"



3 ISLAND ELEVATION A
SCALE: 3/4" = 1'-0"



1 KITCHEN PLAN
SCALE: 3/4" = 1'-0"



4 ISLAND ELEVATION B
SCALE: 3/4" = 1'-0"

PROJECT

COLORADO AVE REMODEL

1905 N COLORADO AVE
INDIANAPOLIS, IN 46218

PROJECT NO.	2023.04	
DATE	09/01/2023	
ISSUE FOR	CONSTRUCTION	
REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET NO.

A400

SPECIALTY EQUIPMENT SCHEDULE

Room	Type Mark	Product Name	Model	Finish
BATH	TP HOLDER	KOHLER SETRA TOILET PAPER HOLDER, MOUNTING HEIGHT @ 26 IN.	#K-R26693-BN	VIBRANT BRUSHED NICKEL
BATH	TOWEL HOOK	KOHLER SETRA TOWEL HOOK, MOUNTING HEIGHT @ 52 IN.	#K-R26695-BN	VIBRANT BRUSHED NICKEL
BATH	TOWEL BAR	KOHLER SETRA 24" TOWEL BAR, MOUNTING HEIGHT @ 48 IN.	#K-R26691-BN	VIBRANT BRUSHED NICKEL
BATH: 3				
FRONT PATIO	WALL MOUNT MAILBOX	ARCHITECTURAL MAILBOXES CIELO BLACK, SMALL, STEEL, WALL MOUNT MAILBOX	#2682B-10	BLACK
FRONT PATIO: 1				
HALL	STACKED W/D	LG WASH TOWER STACKED SMART LAUNDRY CENTER 4.5 CU.FT. FRONT LOAD WASHER & 7.4 CU.FT. ELECTRIC DRYER	#WKE100HWA	WHITE
HALL: 1				
KITCHEN/DINING	24" OVER-AND-UNDER REFRIGERATOR/FREEZER	FRIGIDAIRE 11.6 CU.FT. TOP FREEZER REFRIGERATOR	#FFET1222UV	BRUSHED STAINLESS FINISH
KITCHEN/DINING	24" GAS RANGE	FRIGIDAIRE 1.9 CU.FT. FREESTANDING GAS RANGE	#FFGH2422US	BRUSHED STAINLESS FINISH
KITCHEN/DINING	18" DISHWASHER	FRIGIDAIRE 18" FULL CONTROL BUILT-IN DISHWASHER	#FFBD1831US	BRUSHED STAINLESS FINISH
KITCHEN/DINING	24" OVER-THE-RANGE MICROWAVE	FRIGIDAIRE 1.4 CU.FT. OVER-THE-RANGE MICROWAVE	#UMV1422US	BRUSHED STAINLESS FINISH
KITCHEN/DINING	GARBAGE DISPOSAL	GE 1/2" HORSEPOWER GARBAGE DISPOSAL 120 V (4.5 A)	#GREEN05P	STAINLESS STEEL
KITCHEN/DINING: 5				

****NOTE: ALL DIMENSIONS ON ENLARGED PLANS AND INTERIOR ELEVATIONS ARE TAKEN FROM FINISHED FACE OF WALLS**

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NOTES

PROJECT

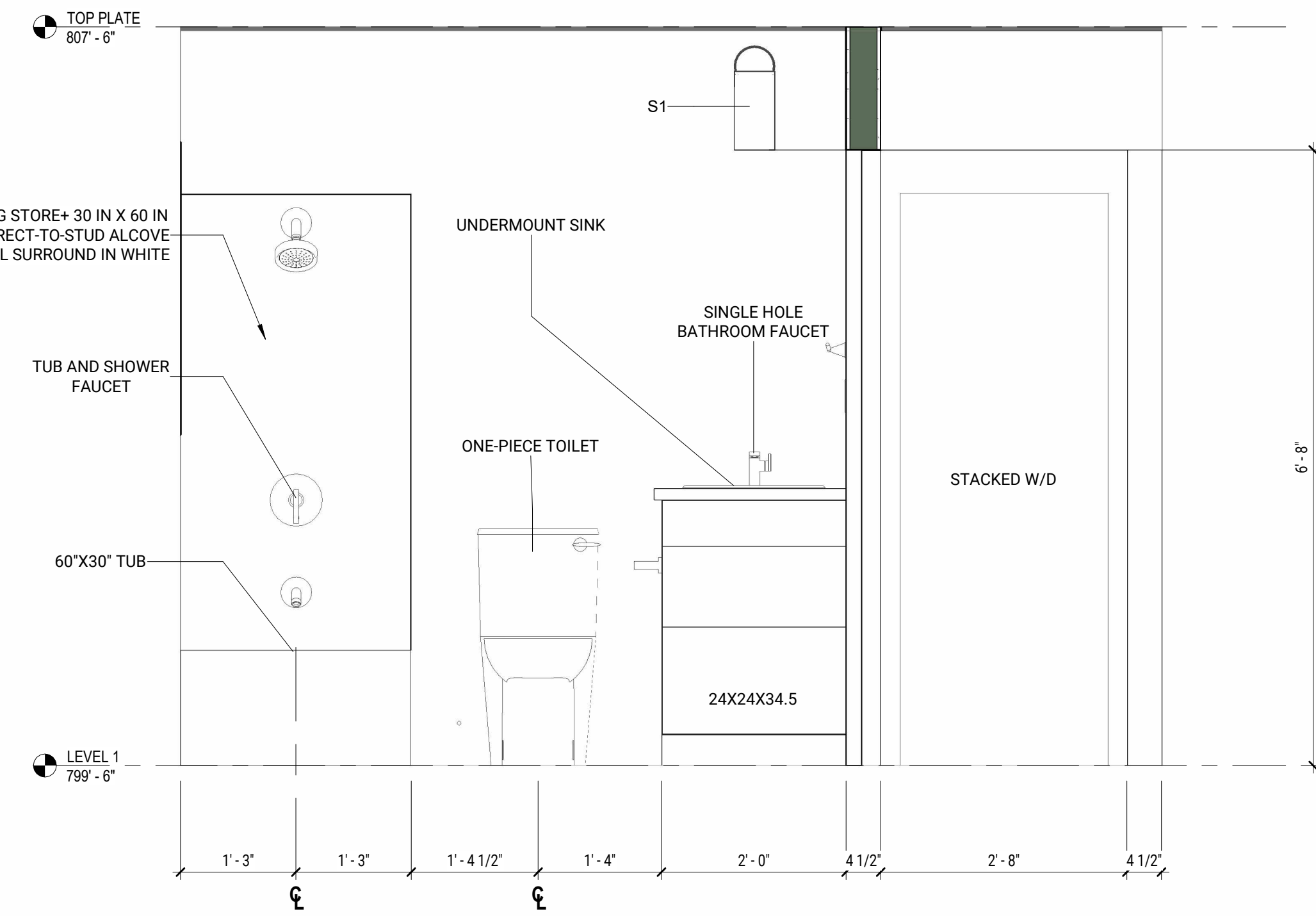
COLORADO AVE REMODEL

1905 N COLORADO AVE
INDIANAPOLIS, IN 46218

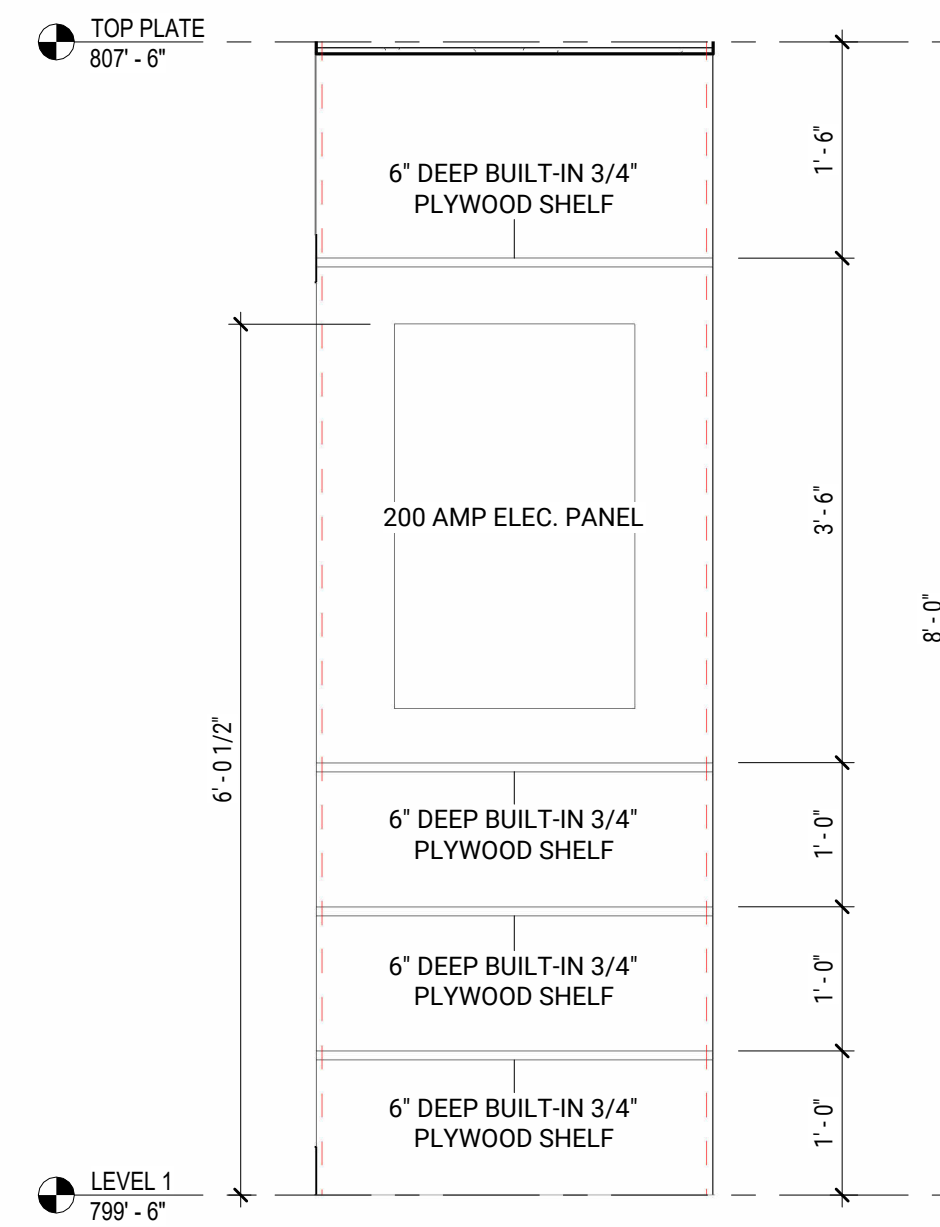
PROJECT NO.	2023.04	
DATE	09/01/2023	
ISSUE FOR	CONSTRUCTION	
REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
ENLARGED PLANS & INTERIOR ELEVATIONS

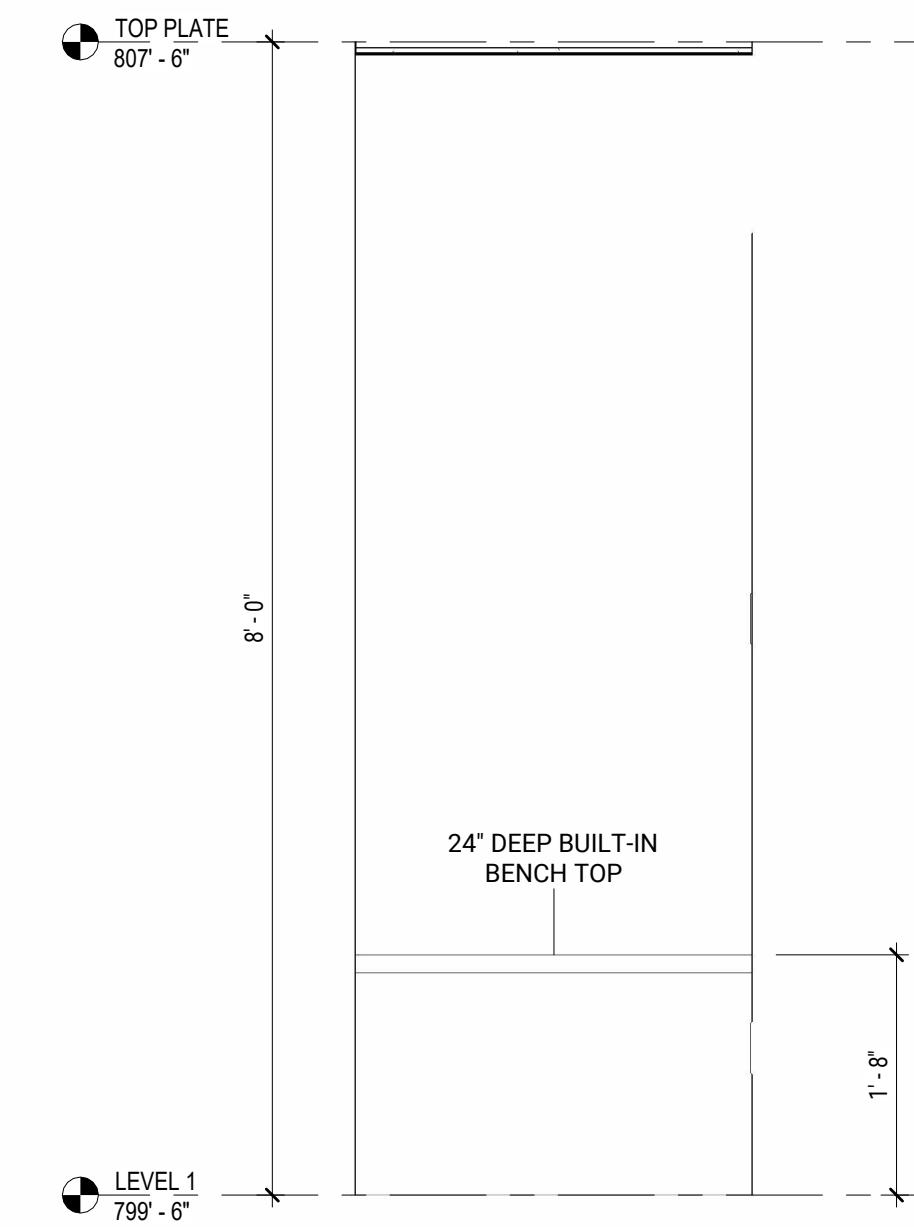
SHEET NO.
A401



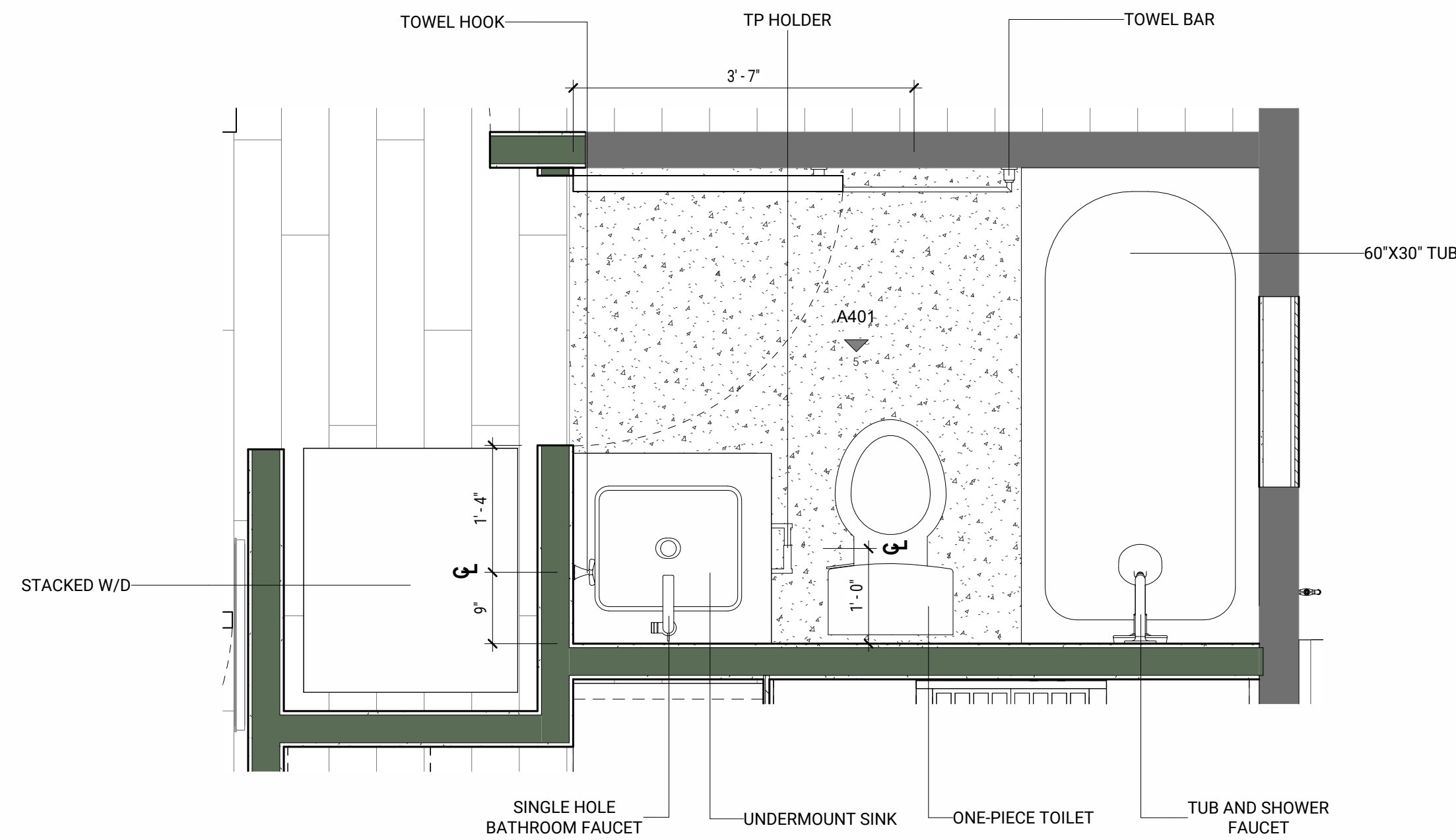
5 BATH & LAUNDRY ELEVATION
SCALE: 3/4" = 1'-0"



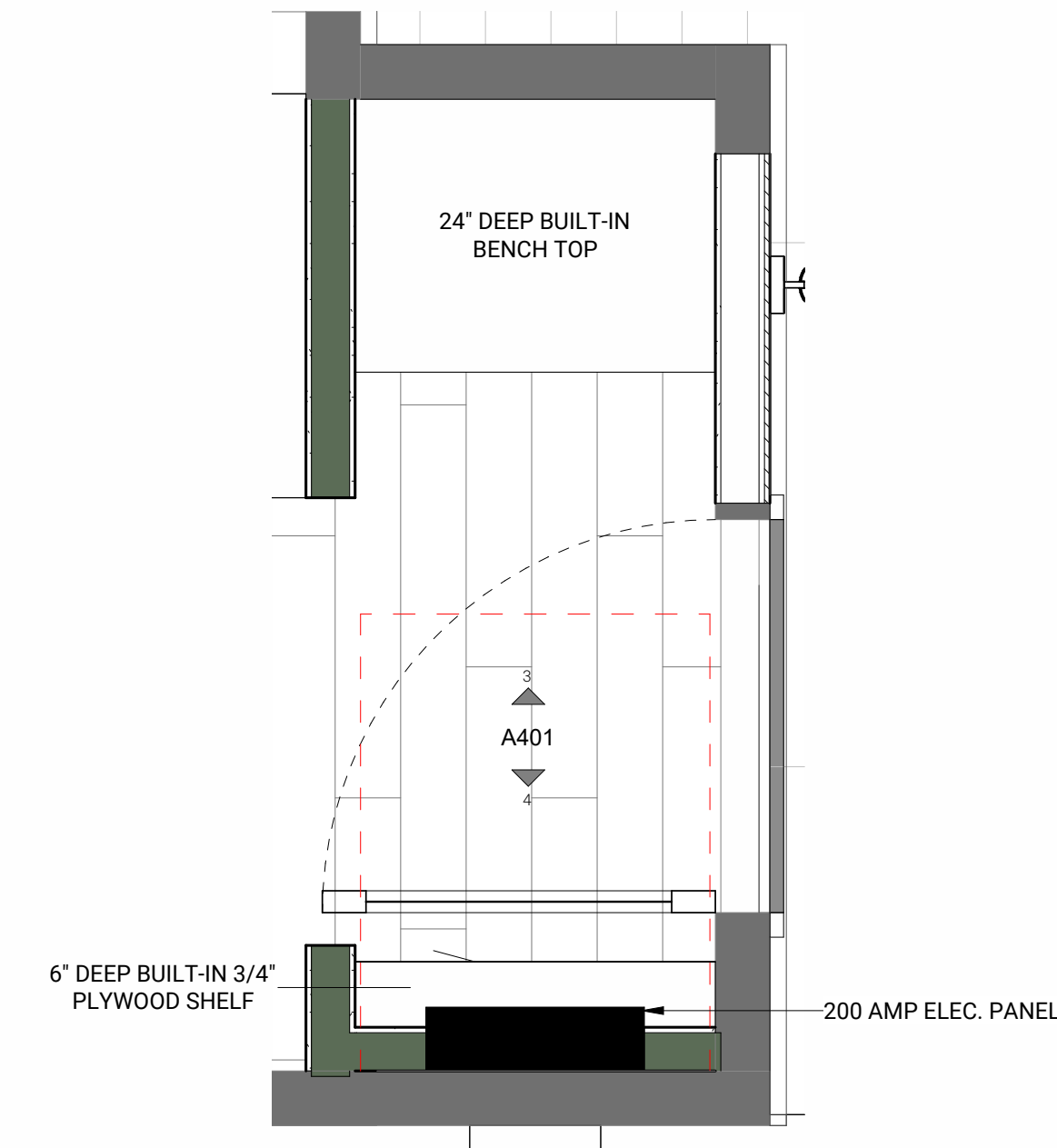
4 MUD SHELF ELEVATION
SCALE: 3/4" = 1'-0"



3 MUD BENCH ELEVATION
SCALE: 3/4" = 1'-0"



1 BATHROOM & LAUNDRY PLAN
SCALE: 3/4" = 1'-0"



2 MUDROOM PLAN
SCALE: 3/4" = 1'-0"

PLUMBING FIXTURE SCHEDULE				
Room	Type Mark	Product Name	Model	Finish
BATH	ONE-PIECE TOILET	SWISS MADISON, SUBLIME II 1-PIECE 0.8/1.28 GPF DUAL FLUSH COMPACT TOILET	#SM-11257	WHITE
BATH	60"X30" TUB	KOHLER ELMBROOK 60"X30.25" SOAKING BATHTUB WITH RIGHT-HAND DRAIN	#K-R23217-RA-0	WHITE
BATH	UNDERMOUNT SINK	KOHLER CAYTON 20-5/16 IN. UNDERMOUNT RECTANGULAR BATHROOM SINK	#K-R20000-0	WHITE
BATH	SINGLE HOLE BATHROOM FAUCET	KOHLER SETRA SINGLE HOLE 2-HANDLE MONOBLOCK BATHROOM FAUCET	#K-R29664-4D-BN	VIBRANT BRUSHED NICKEL
BATH	TUB AND SHOWER FAUCET	KOHLER CURSIVA SINGLE-HANDLE 3-SPRAY TUB AND SHOWER FAUCET	#R26929-4G-BN	VIBRANT BRUSHED NICKEL
BATH: 5	HOSE BIB	EVERBILT 3/4" MIP OR 1/2" FIP X 3/4" MHT FORGED BRASS QUARTER TURN HOSE BIB VALVE	#103-054EB	N/A
EXTERIOR:	HOSE BIB	EVERBILT 3/4" MIP OR 1/2" FIP X 3/4" MHT FORGED BRASS QUARTER TURN HOSE BIB VALVE	#103-054EB	N/A
EXTERIOR: 2				
KITCHEN/DINING	UNDERMOUNT KITCHEN SINK	KOHLER CURSIVA 27 IN. SINGLE BOWL UNDERMOUNT KITCHEN SINK	#K-RH28176-1-NA	STAINLESS STEEL
KITCHEN/DINING	KITCHEN FAUCET	KOHLER CRUE SINGLE-HANDLE PULL-DOWN SPRAYER KITCHEN FAUCET	#K-22972-VS	VIBRANT STAINLESS
KITCHEN/DINING: 2				
MECH.:	GAS WATER HEATER	RHEEM PERFORMANCE 40 GAL TALL 6-YEAR 36,000 BTU NATURAL GAS TANK WATER HEATER	#XG40T06EC36U1	N/A
MECH.: 1				

ELECTRICAL EQUIPMENT SCHEDULE		
Type Mark	Product Name	Model
ELEC. PANEL	EATON 200 AMP 40-CIRCUIT INDOOR MAIN LUG PLUG-ON NEUTRAL LOAD CENTER	#BRP20L200
ELEC. METER	EATON 200 AMP RING TYPE SINGLE METER SOCKET	#UNRRS213BEUSE

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NOTES

PROJECT

COLORADO AVE REMODEL

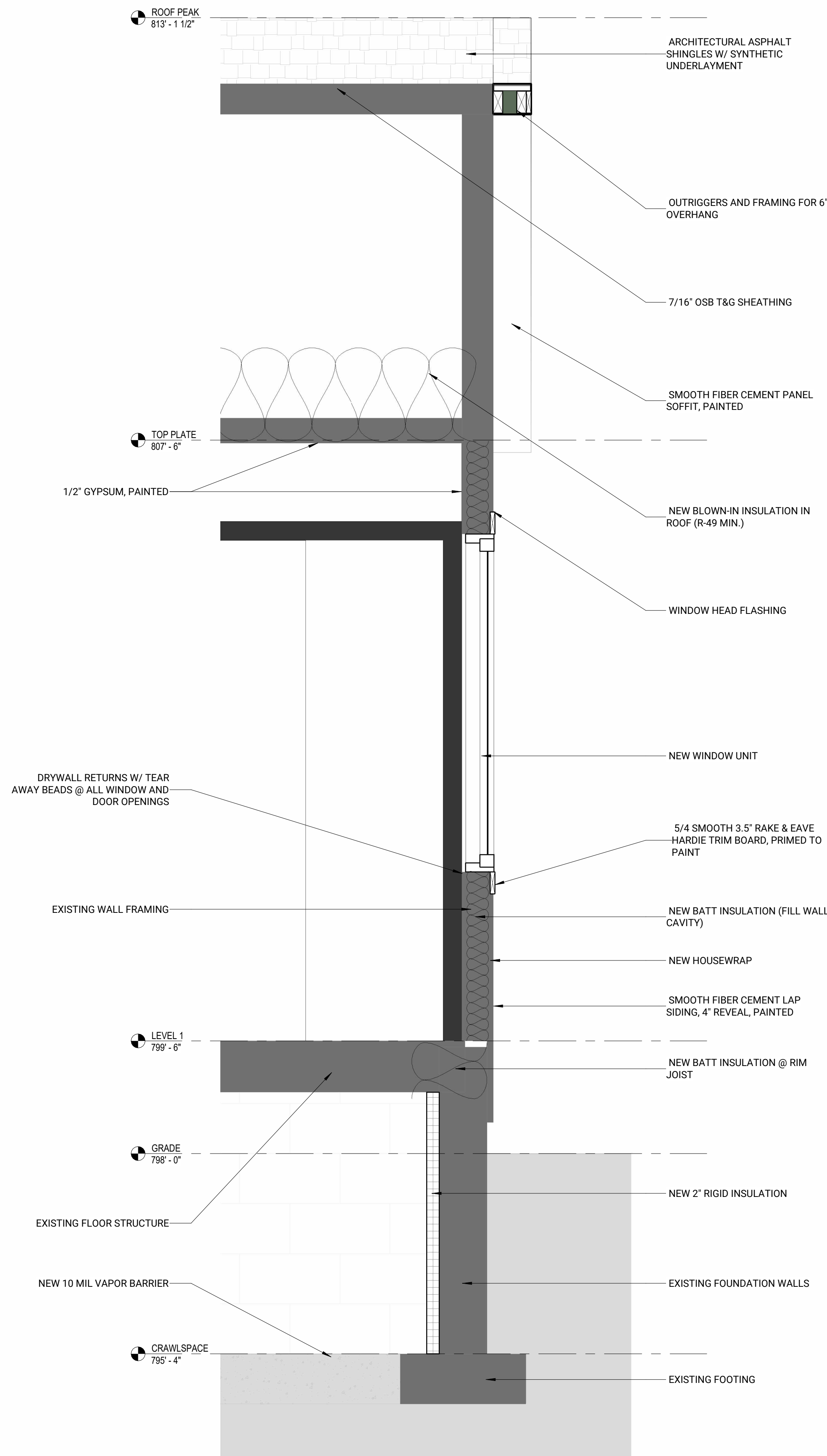
1905 N COLORADO AVE
INDIANAPOLIS, IN 46218

PROJECT NO.	2023.04	
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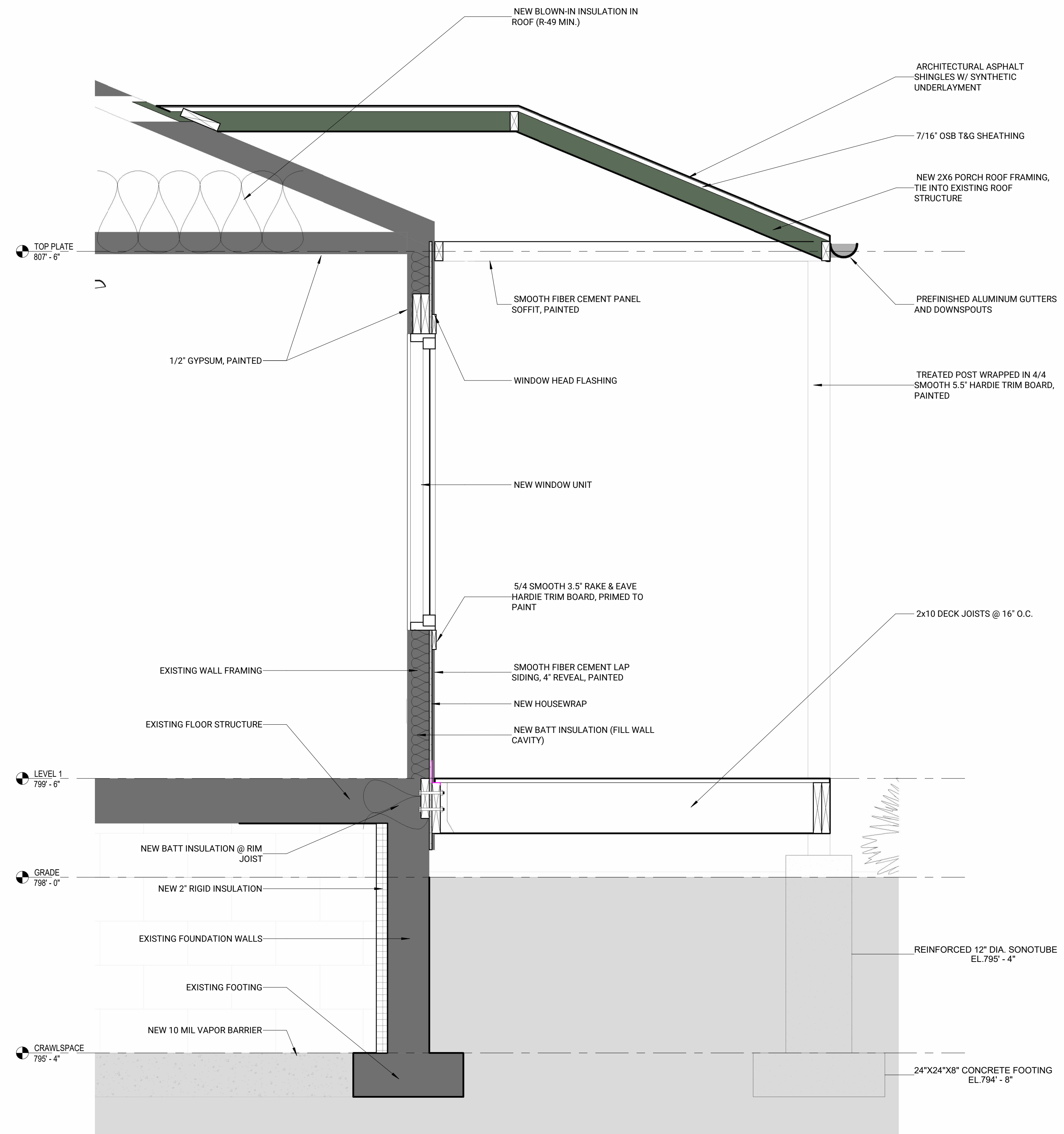
SHEET TITLE
WALL SECTIONS & DETAILS

SHEET NO.

A500

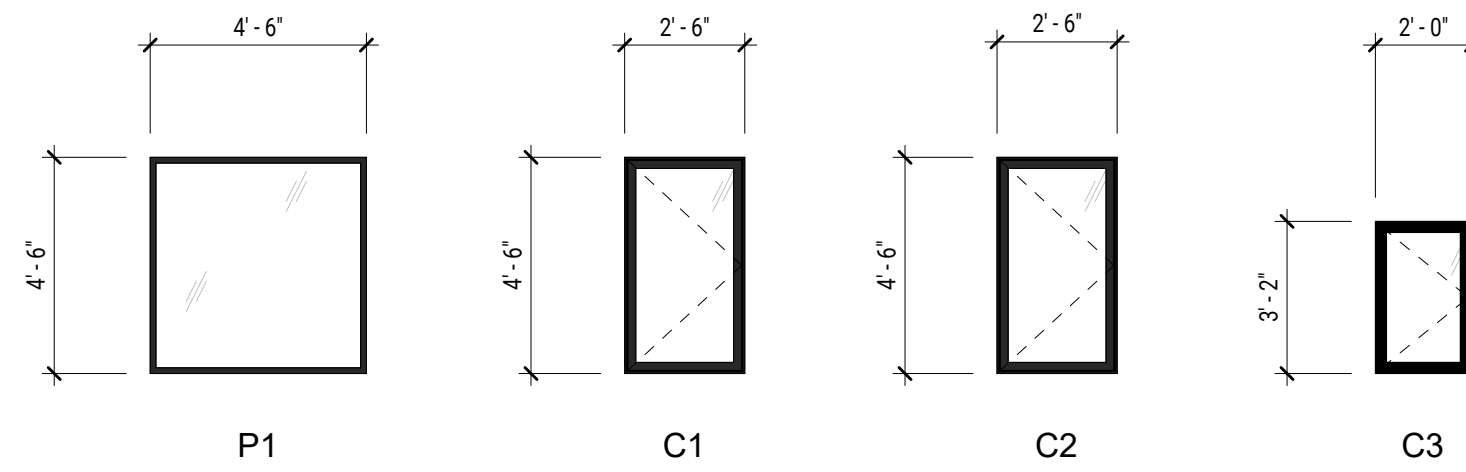


1 STANDARD WALL SECTION
SCALE: 1" = 1'-0"



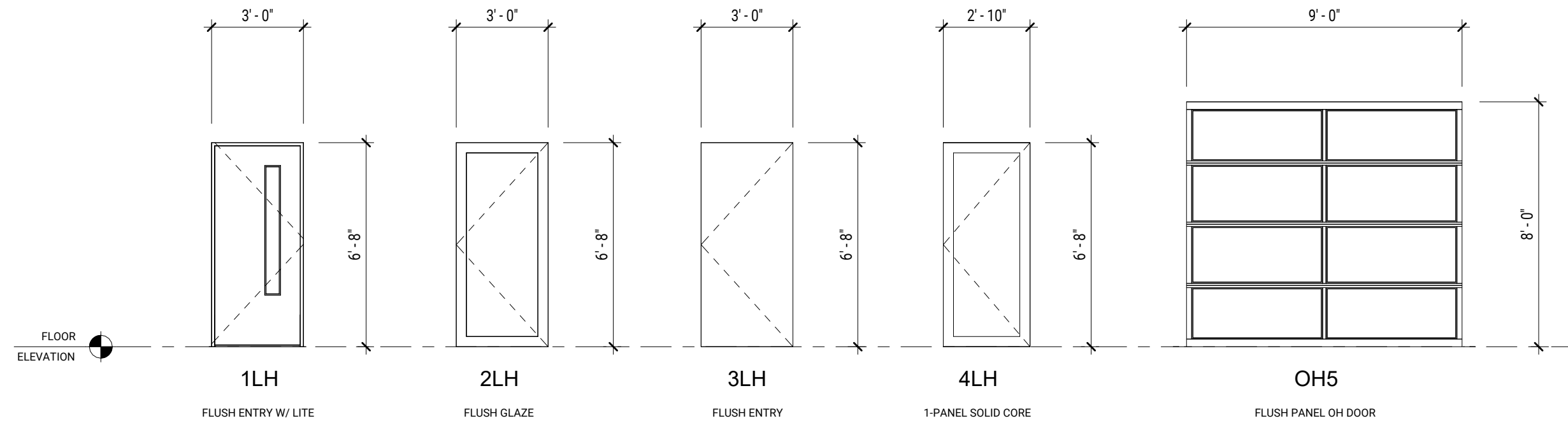
2 PORCH WALL SECTION
SCALE: 1" = 1'-0"

WINDOW SCHEDULE										
Mark	Count	Width	Height	Rough Width	Rough Height	Description	Operation	Exterior Color	Interior Color	Header
C1	3	2'-6"	4'-6"	2'-6 1/2"	4'-6 1/2"	ANDERSON 100	CASEMENT	EBONY	WHITE	(2) 2x8
C2	4	2'-6"	4'-6"	2'-6 1/2"	4'-6 1/2"	ANDERSON 100	CASEMENT	EBONY	WHITE	(2) 2x8
C3	1	2'-0"	3'-2"	2'-0 1/2"	3'-2 1/2"	ANDERSON 100	CASEMENT	EBONY	WHITE	(2) 2x8
P1	1	4'-6"	4'-6"	4'-6 1/2"	4'-6 1/2"	ANDERSON 100	FIXED	EBONY	WHITE	(2) 2x8



WINDOW LEGEND
1/4" = 1'-0"

DOOR SCHEDULE												
Mark	Count	Width	Height	Rough Width	Rough Height	Type	Exterior Finish	Interior Finish	Hardware	Header		
1LH	1	3'-0"	6'-8"	3'-2"	6'-10 1/2"	Thermatru Smooth Panel w/ Integrated Single Lite	PAINTED	PAINTED	Privacy Lever & Deadbolt	EXISTING		
2LH	1	3'-0"	6'-8"	3'-2"	6'-10 1/2"	Thermatru Flush Glazed	EBONY	EBONY	Privacy Lever & Deadbolt	(2) 2X10		
3LH	1	3'-0"	6'-8"	3'-2"	6'-10 1/2"	LH Fiberglass Flush Insulated Entry	PAINTED	PAINTED	Privacy Lever & Deadbolt	EXISTING		
4LH	4	2'-10"	6'-8"	2'-8"	6'-10 1/2"	1-Panel Solid Core	PAINTED	PAINTED	Privacy Lever	-		
OH5	1	9'-0"	8'-0"	9'-3"	8'-1 1/2"	Flush Panel Overhead Door	PAINTED	PAINTED	N/A	EXISTING		



DOOR LEGEND
1/4" = 1'-0"

ROOM FINISH SCHEDULE							
Name	Area	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Casework Finish	Countertops
BACK PATIO	160 SF	-	1X6 TREATED DECKING	-	-	-	-
BATH	36 SF	1/2" x 3-1/4" TRIM, PAINTED	GBI TILE & STONE INC. GALLERY GREY 12-IN X 24-IN GLAZED PORCELAIN FLOOR TILE	SEE ELEVATION	1/2 GYP. PAINTED	PAINTED	1-1/2" LAMINATE
BED 1	116 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	-	-
BED 2	93 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	-	-
CLOSET 1	8 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	-	-
CLOSET 2	8 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	-	-
ENTRY	19 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	-	-
ENTRY CLOSET	9 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	-	-
EXTERIOR	134 SF	-	-	SMOOTH FIBER CEMENT LAP SIDING, PAINTED	-	-	-
FRONT PATIO	98 SF	-	1X6 TREATED DECKING	-	-	-	-
HALL	41 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	-	-
KITCHEN/DINING	136 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	PAINTED	1-1/2" LAMINATE
LIVING	147 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	-	-
MECH.	14 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	-	-
MUD	20 SF	1/2" x 3-1/4" TRIM, PAINTED	STYLE SELECTIONS JUTE OAK 6-MIL X 6-IN W X 48-IN L WATERPROOF INTERLOCKING LUXURY VINYL PLANK (LVP)	1/2" GYP, PAINTED	1/2 GYP. PAINTED	PAINTED	WOOD, PAINTED

WALL MATERIAL TAKEOFF	
Material: Name	Material: Area
1X SMOOTH TRIM - PAINTED	2 SF
2x4 Wood Stud Wall	1138 SF
Damp-proofing	1600 SF
Fiber Cement Lap Siding, 4" Exposure	1601 SF
Gypsum - Wall Board 1/2"	2255 SF
Gypsum Wall Board	1482 SF
Masonry - CMU - 8"	448 SF
Plywood, Sheathing	1602 SF
Sheathing - Plywood - 3/4"	35 SF
Structure, Wood Joist/Rafter Layer	1485 SF
Grand total: 271	11649 SF

ROOF MATERIAL TAKEOFF	
Material: Name	Material: Area
1X SMOOTH TRIM - PAINTED	52 SF
Asphalt Shingle	1407 SF
Default Roof	1406 SF
Structure, Wood Joist/Rafter Layer, Batt Insulation	1402 SF

SPECIALTY EQUIPMENT SCHEDULE				
Room	Type Mark	Product Name	Model	Finish
BATH	TP HOLDER	KOHLER SETRA TOILET PAPER HOLDER, MOUNTING HEIGHT @ 26 IN.	#K-R26693-BN	VIBRANT BRUSHED NICKEL
BATH	TOWEL HOOK	KOHLER SETRA TOWEL HOOK, MOUNTING HEIGHT @ 52 IN.	#K-R26695-BN	VIBRANT BRUSHED NICKEL
BATH	TOWEL BAR	KOHLER SETRA 24" TOWEL BAR, MOUNTING HEIGHT @ 48 IN.	#K-R26691-BN	VIBRANT BRUSHED NICKEL
BATH: 3				
FRONT PATIO	WALL MOUNT MAILBOX	ARCHITECTURAL MAILBOXES CIELO BLACK, SMALL, STEEL, WALL MOUNT MAILBOX	#2682B-10	BLACK
FRONT PATIO: 1				
HALL	STACKED W/D	LG WASHTOWER STACKED SMART LAUNDRY CENTER 4.5 CU.FT. FRONT LOAD WASHER & 7.4 CU.FT. ELECTRIC DRYER	#WKE100HWA	WHITE
HALL: 1				
KITCHEN/DINING	24" OVER-AND-UNDER REFRIGERATOR/FREEZER	FRIGIDAIRE 11.6 CU.FT. TOP FREEZER REFRIGERATOR	#FFET1222UV	BRUSHED STAINLESS FINISH
KITCHEN/DINING	24" GAS RANGE	FRIGIDAIRE 1.9 CU.FT. FREESTANDING GAS RANGE	#FFGH2422US	BRUSHED STAINLESS FINISH
KITCHEN/DINING	18" DISHWASHER	FRIGIDAIRE 18" FULL CONTROL BUILT-IN DISHWASHER	#FFBD1831US	BRUSHED STAINLESS FINISH
KITCHEN/DINING	24" OVER-THE-RANGE MICROWAVE	FRIGIDAIRE 1.4 CU.FT. OVER-THE-RANGE MICROWAVE	#UMV1422US	BRUSHED STAINLESS FINISH
KITCHEN/DINING	GARBAGE DISPOSAL	GE 1/2" HORSEPOWER GARBAGE DISPOSAL 120 V (4.5 A)	#GREEN05P	STAINLESS STEEL
KITCHEN/DINING: 5				

PLUMBING FIXTURE SCHEDULE				
Room	Type Mark	Product Name	Model	Finish
BATH	ONE-PIECE TOILET	SWISS MADISON. SUBLIME II 1-PIECE 0.8/1.28 GPF DUAL FLUSH COMPACT TOILET	#SM11257	WHITE
BATH	60"X30" TUB	KOHLER ELMBROOK 60"X30.25" SOAKING BATH TUB WITH RIGHT-HAND DRAIN	#K-R23217-RA-0	WHITE
BATH	UNDERMOUNT SINK	KOHLER CAXTON 20.5/16 IN. UNDERMOUNT RECTANGULAR BATHROOM SINK	#K-R20000-0	WHITE
BATH	SINGLE HOLE BATHROOM FAUCET	KOHLER SETRA SINGLE HOLE 2-HANDLE MONOBLOCK BATHROOM FAUCET	#K-R29664-4D-BN	VIBRANT BRUSHED NICKEL
BATH	TUB AND SHOWER FAUCET	KOHLER CURSIVA SINGLE-HANDLE 3-SPRAY TUB AND SHOWER FAUCET	#R26929-4G-BN	VIBRANT BRUSHED NICKEL
BATH: 5				
EXTERIOR	HOSE BIB	EVERBILT 3/4" MIP OR 1/2" FIP X 3/4" MHT FORGED BRASS QUARTER TURN HOSE BIB VALVE	#103-054EB	N/A
EXTERIOR	HOSE BIB	EVERBILT 3/4" MIP OR 1/2" FIP X 3/4" MHT FORGED BRASS QUARTER TURN HOSE BIB VALVE	#103-054EB	N/A
EXTERIOR: 2				
KITCHEN/DINING	UNDERMOUNT KITCHEN SINK	KOHLER CURSIVA 27 IN. SINGLE BOWL UNDERMOUNT KITCHEN SINK	#K-RH28176-1-NA	STAINLESS STEEL
KITCHEN/DINING	KITCHEN FAUCET	KOHLER CRUE SINGLE-HANDLE PULL-DOWN SPRAYER KITCHEN FAUCET	#K-22972-VS	VIBRANT STAINLESS
KITCHEN/DINING: 2				
MECH.	GAS WATER HEATER	RHEEM PERFORMANCE 40 GAL TALL 6-YEAR 36,000 BTU NATURAL GAS TANK WATER HEATER	#XG40T06EC36U1	N/A
MECH.: 1				

ELECTRICAL SWITCH & OUTLET SCHEDULE					
Type Mark	Product Name	Model	Finish	Count	
220V	LEVITON 20 AMP 250 V COMMERCIAL GRADE DOUBLE-POLE SINGLE OUTLET	RS2-05821-0WS	WHITE	3	
DATA	LEVITON WHITE 1-GANG DATA JACK WALL PLATE	40144-W	WHITE	4	
GFCI	LEVITON 15 AMP 125 V DUPLEX SMARTEST SELF-TEST TAMPERS RESISTANT GFCI OUTLET	GFTR1-W	WHITE	5	
GFI	LEVITON 15 AMP 125 V SMARTLOCK PRO GFCI OUTLET, WEATHER-RESISTANT	GFWR1-W	WHITE	2	
OUTLET TYP.	LEVITON DECORA EDGE15 AMP 125 V TAMPERS-RESISTANT DUPLEX OUTLET	E5325-W	WHITE	30	
S/3-WAY	LEVITON 15 AMP 120 V DECORA ROCKER 3-WAY SWITCH, GROUNDING	5603-2W	WHITE	8	
S/TYP.	LEVITON 15 AMP 120 V DECORA SINGLE-POLE SWITCH, GROUNDING	5601-2W	WHITE	15	
SM	KIDDIE FIREX SMOKE DETECTOR, HARDWIRED W/ 9 VOLT BATTERY BACKUP & FRONT LOAD BATTERY DOOR, SMOKE ALARM	21029886	WHITE	3	

ELECTRICAL EQUIPMENT SCHEDULE		
Type Mark	Product Name	Model
ELEC. PANEL	EATON 200 AMP 40-CIRCUIT INDOOR MAIN LUG PLUG-ON NEUTRAL LOAD CENTER	#BRP20L200
ELEC. METER	EATON 200 AMP RING TYPE SINGLE METER SOCKET	#UNRRS213BEUSE

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NOTES

PROJECT

COLORADO AVE REMODEL

1905 N COLORADO AVE
INDIANAPOLIS, IN 46218

PROJECT NO.	2023.04
DATE	09/01/2023
ISSUE FOR	CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
FRAME ELEVATIONS,
SCHEDULES & DETAILS

SHEET NO.
A600