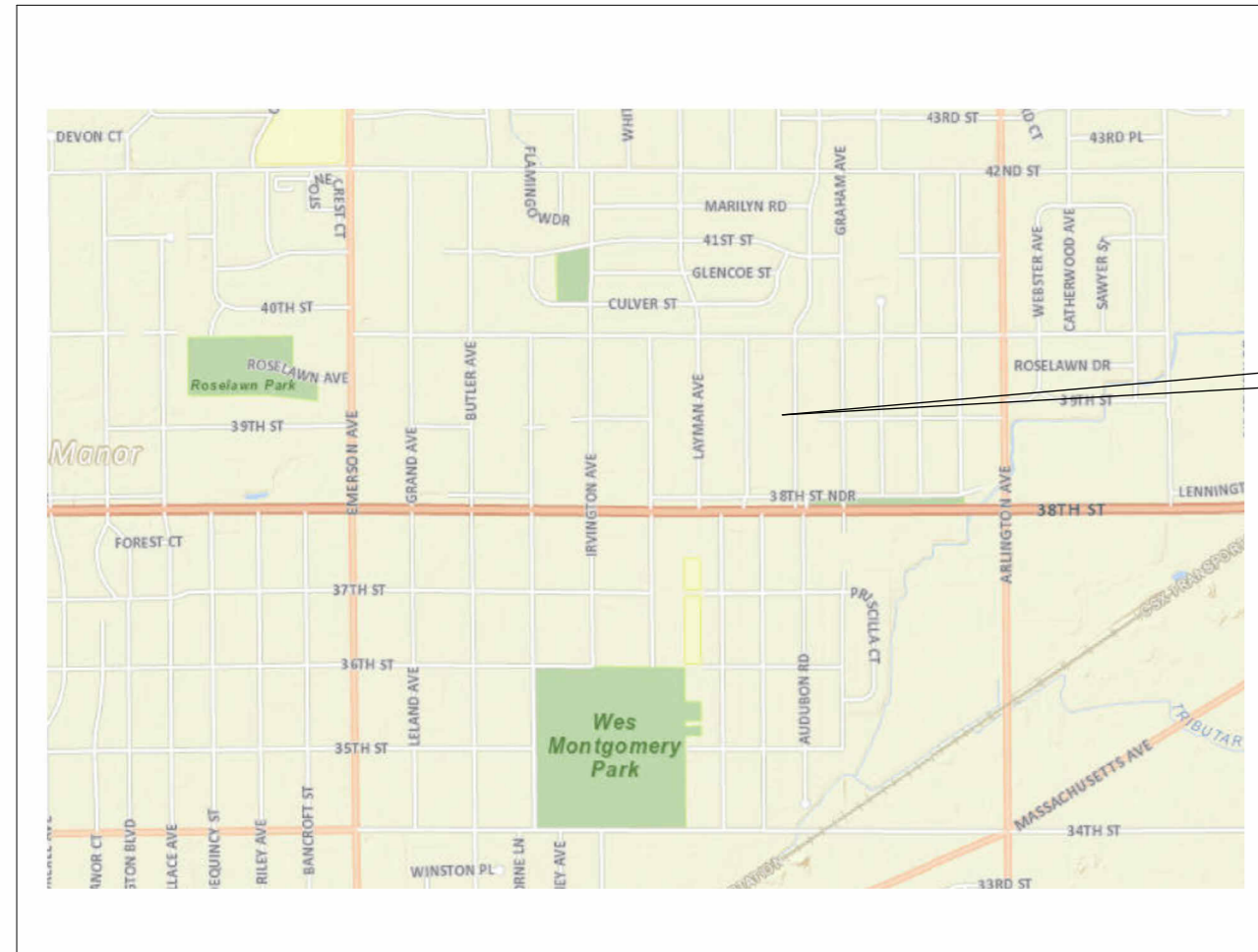


INHP 3 BED 2 BATH

3852 N AUDUBON RD, INDIANAPOLIS, IN

46226 PROJECT VICINITY



PROJECT LOCATION



CODE SUMMARY

2020 INDIANA RESIDENTIAL CODE

DESIGN WIND SPEED 90
SEISMIC ZONE B

LAND ZONING

D5

TABLE R301.4 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

ATTICS - NONACCESSIBLE 0 PSF
BALCONIES - EXTERIOR 60 PSF
DECKS 60 PSF
GARAGES 50 PSF
ROOMS OTHER THAN SLEEPING 40 PSF
SLEEPING ROOMS 30 PSF
GUARDS & HANDRAILS 200 SF
STAIRS 40 PSF
W/300 PSF CONCENTRATED LOAD

EMERGENCY ESCAPE AND RESCUE OPENINGS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING

SMOKE ALARMS

REQUIRED SMOKE ALARM LOCATIONS:
LIVING AREA
ALL BEDROOMS OR SLEEPING AREAS
ON THE CEILING OF THE UPPER LEVEL NEAR THE TOP OR ABOVE EACH STAIRWAY

BUILDING GROSS S.F.

1ST FLOOR 1,520 G.S.F
TOTAL 1,520 G.S.F

SHEET INDEX

SD	DD	CD	REV	
1 - General				
•			G-000	COVER SHEET
•			G-002	ARCHITECTURAL GENERAL NOTES AND ABBREVIATIONS
4 - Architectural				
			A-100	SITE/ROOF & FOUNDATION PLAN
			A-101	1ST FLOOR
			A-102	REFLECTED CEILING PLAN
			A-200	BUILDING ELEVATIONS
			A-300	BUILDING SECTIONS

DRAWING SYMBOLS LEGEND

NORTH ARROW

SECTION CUT REFERENCE
DETAIL NUMBER
SHEET NUMBER

ELEVATION REFERENCE
DETAIL NUMBER
SHEET NUMBER

INTERIOR ELEVATION REFERENCE
DETAIL NUMBER
SHEET NUMBER

ELEVATION TARGET

Room name
ROOM NAME & NUMBER

CENTER LINE

WALL TYPE IDENTIFICATION

REVISION MARKER

DOOR IDENTIFICATION

WINDOW TYPE IDENTIFICATION

PLAN NOTE

DEMOLITION NOTE

ELEVATION NOTE

MATERIAL SYMBOLS LEGEND

ALUMINUM

CONCRETE

GYPSON BOARD

RIGID INSULATION

FACE BRICK

CONCRETE BLOCK

PLASTIC

EARTH

FINISHED WOOD

ACOUST. CEILING PANEL

PLYWOOD

SAND

STEEL

WOOD

GRAVEL

BATT INSULATION

WOOD, FRAMING CONTINUOUS MEMBER



BID SET

3 BED_2 BATH

3852 N AUDUBON RD, INDIANAPOLIS, IN 46226

#	Revision	Date

ISSUE DATE: 04-02-2024
PROJECT NO.: P22-0129

COVER SHEET

G-000

WINDOW SCHEDULE				
Type Mark	Window			Comments
	Width	Height	Head Height	
A	3'- 0"	5'- 0"	<varies>	
B	3'- 0"	2'- 0"	7'- 0"	
C	6'- 0"	6'- 8"	8'- 8"	

DOOR & FRAME SCHEDULE M+D				
NUMBER	ROOM NAME	DOOR PANEL SIZE		NOTES
		W	H	
		B126		
B127	LIVING ROOM	3' - 4"	6' - 8"	
B128	ENTRY WAY	3' - 4"	6' - 8"	
B129	BATHROOM #1	2' - 10"	6' - 8"	
B130	BEDROOM #2	2' - 4"	6' - 8"	
B131	BEDROOM #2	2' - 10"	6' - 8"	
B132	MASTER BEDROOM	2' - 10"	6' - 8"	
B133	MASTER BEDROOM	2' - 10"	6' - 8"	
B134	WIC	2' - 10"	6' - 8"	
B135	BEDROOM #1	2' - 10"	6' - 8"	
B136	BEDROOM #1	2' - 4"	6' - 8"	
B137	HALLWAY	5' - 0"	6' - 8"	
B139	MASTER BATH	2' - 4"	6' - 8"	
B141	LIVING ROOM	2' - 10"	6' - 8"	
B143	HALLWAY	2' - 4"	6' - 8"	
B144	KITCHEN	0"	0"	
B145		2' - 8"	2' - 0"	

DOOR GENERAL NOTES

- THIS DOOR SCHEDULE(S) IS FURNISHED FOR WHATEVER ASSISTANCE IT MAY AFFORD THE CONTRACTOR. DO NOT CONSIDER IT AS ENTIRELY INCLUSIVE. CAREFULLY EXAMINE THE DRAWINGS (ESPECIALLY THE FLOOR PLANS) AND THE SPECIFICATIONS TO DETERMINE THE EXTENT OF DOOR AND FRAME QUANTITIES REQUIRED (INCLUDING INTERIOR BORROWED LITE OR SIDELITE OPENINGS). SHOULD ANY PARTICULAR DOOR, FRAME, OR INTERIOR BORROWED LITE OR SIDELITE SHOWN ON THE DRAWINGS BE INADVERTENTLY OMITTED FROM THIS SCHEDULE, SUPPLY SAME AS REQUIRED FOR SIMILAR OPENINGS.
- THE "DOOR WIDTH" COLUMN DESIGNATES THE TOTAL WIDTH OF ALL LEAVES. IN MULTIPLE LEAF CONDITIONS, THE LEAVES SHALL EQUALLY DIVIDE THE "DOOR WIDTH" UNLESS NOTED OTHERWISE; HOWEVER, THE ACTIVE LEAF SHALL NOT BE LESS THAN 3'-0" WIDE.
- DOOR TYPE "X" DENOTES A FRAME WITH NO DOOR SUCH AS A BORROWED LITE, REFERENCE FRAME ELEVATIONS.
- AN ASTERISK (*) IN A DIMENSION DENOTES A WIDTH THAT VARIES, REFERENCE PLANS, ELEVATIONS, DETAILS AND SCHEDULES.

VERIFY LOCKSETS WITH THE OWNER DURING SUBMITTALS.

DOOR & FRAME SCHEDULE NOTES

SEE DOOR SCHEDULE

- SET DOOR IN FRAME TO ALLOW FOR 180° DOOR SWING
- INTERIOR DOORS** - 2 PANEL HOLLOW-CORE DOORS
- EXTERIOR DOORS** - QUARTER LITE WITH ZERO ENTRY THRESHOLD FOR OF THE EXTERIOR DOORS.

GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- CONTRACTOR SHALL CAREFULLY STUDY ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY ALL EXISTING SITE CONDITIONS WITH CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH ANY PORTION OF THE WORK AND TO NOTIFY THE ARCHITECT OF ANY VARIANCES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
- ANY CONDITIONS, MATERIALS, DEVICES OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE CONSTRUCTION INSTALLATION OR APPLICATION. GENERAL SUBCONTRACTORS SHALL COMPLY WITH ALL GOVERNING CODES, BUILDINGS REGULATIONS OF FEDERAL, STATE, CITY, AND COUNTY, WHICHEVER GOVERNS THE CONSTRUCTION WORK.
- GENERAL AND/OR SUBS SHALL PAY FOR ALL PERMITS AND FEES AND ARRANGE FOR INSPECTION BY AUTHORITIES. THEY SHALL MAKE ARRANGEMENTS AND PAY FOR WORK TO BE DONE BY UTILITY COMPANIES PERTAINING TO THIS WORK.
- ALL MATERIAL CALLED OUT ON DRAWINGS ARE TO BE NEW UNLESS NOTED OTHERWISE OR "EXISTING."
- EACH TRADE SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE OWNER OR THE WORK, MAKE GOOD ANY LOSS, DAMAGE OR INJURY WITHOUT COST TO THE OWNER.
- KEEP PREMISES FREE FROM ACCUMULATION OF TRASH AND DEBRIS.
- UPON COMPLETION REMOVE ALL FOREIGN MATERIALS FROM ALL EXPOSED SURFACES.
- CONFINE ALL OPERATIONS TO AREAS OF WORK AS SHOWN. KEEP AREAS ADJACENT TO THE WORK CLEAR AT ALL TIMES.
- SUBCONTRACTORS SHALL PROVIDE EVIDENCE OF INSURANCE, LICENSE, & WORKERS COMP. PRIOR TO WORK OF SUBCONTRACTOR AND SHALL MAINTAIN THESE REQUIREMENTS THROUGHOUT DURATION OF WORK
- SITE**- SEED AND STRAW IN THE YARD
- RADON SYSTEM** - ADD AN ACTIVE RADON REMOVAL SYSTEM
- DOOR HARDWARE** - BRUSH NICKEL FINISH (KWIKSET MINIMUM LEVEL OF QUALITY FOR HARDWARE MANUFACTURES.)
- WINDOWS** - ALL WINDOWS SHALL BE SINGLE-HUNG WINDOWS WITH A LOW-E FINISH
A. SILL SHALL BE CONSTRUCTED OF WOOD
- INTERIOR TRIM** - WOOD IS TO BE USED THROUGH OUT (MDF NOT ALLOWED)
- WALL BASE** - 4 1/4" WOOD BASE WITH SHOE MOLDING AT HARD SURFACE FLOOR FINISHES
- SHELVING** - WIRE BASE SHELVING
- FURNACE & A/C** - 92% FURNACE EFFICIENT OR BETTER (GAS) WITH 14+ SEAR FOR THE A/C
A. PAD AND CAGE FOR THE CONDENSOR
B. LOCATE THE CONDENSOR NEXT TO FURNACE ROOM.
C. ONE AIR RETURN PER FLOOR
- WATER HEATER** - ELEC. WATER HEATER 50 GALLON
- FIXTURES** - DELTA FIXTURES
- LIGHTING** - CAN LED LIGHTS (DAYLIGHT 5000K) IN ALL PUBLIC AREAS
A. NO CAN LIGHTS IN BEDROOM PROVIDE (J-BOX FOR CEILING FANS)
B. DAY LIGHTS 5000K FOR BEDROOM
C. EXTERIOR LIGHTS LOCATED IN PORCH CEILING
D. HANGING LIGHTS OVER BAR COUNTER- (PICKED BY OWNER)
- KITCHEN** - A. 30" ELEC. RANGE, B. 36" REFRIGERATOR W/ WATERLINE (ROUGH-IN FOR AN ICE MAKER)
C. KITCHEN SINK - STAINLESS STEEL, D. OVERHEAD MICROWAVE & VENT COMBO VENTED OUTSIDE
- CRAWL SPACE** - ONE LIGHT WITH A SUMP PUMP PIT WITH POWER.
- MAILBOX** - WALL MOUNTED
- HOSE BIB** - OPPOSITE THE KITCHEN SINK LOCATION
- INTERIOR DOORS** - 2 PANEL HOLLOW-CORE DOORS
- ROOF FRAMING** - 2X JOIST AND RAFTER FRAMING @ 16" O.C. WITH 7/16" DECKING

GENERAL FRAMING NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

DESIGN LOADS

FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
L/600 LIVE LOAD DEFLECTION

ROOF:

20 PSF LIVE LOAD (SNOW)
10 PSF DEAD LOAD
NOTE: REFER TO STRUCTURAL DRAWINGS FOR TRUSS SPECIFICATIONS

ROUGH CARPENTRY

- THE CARPENTER SHALL CAREFULLY LAY OUT AND ERECT ALL STRUCTURAL MEMBERS OF ROUGH CARPENTRY, FRAMING, SHEATHING, AND BRIDGING. ALL MEMBERS SHALL BE PROPERLY PLUMBED, LEVELED, AND BRACED UNTIL ALL STRUCTURAL CONNECTIONS ARE IN PLACE. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO INSURE THE RIGIDITY OF CONSTRUCTION.
- FRAMING LUMBER SHALL CONFORM WITH NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

JOIST AND ALL OTHERS: Fb = 1450 PSI
NO. 2 DOUGLAS FIR LARCH Fc = 1000 PSI
OR SOUTHER YELLOW PINE E = 1,760,000 PSI
- ALL SILL PLATES, DIMENSIONAL FRAMING LUMBER, AND STRUCTURAL MEMBERS EXPOSED TO EITHER, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED AND ANCHORED IN PLACE WITH HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS.
- LAMINATED VENEER LUMBER (LVL) STRUCTURAL PROPERTIES:

Fb = 2800 PSI
Fc = 2700 PSI
E = 1,900,000 PSI
- FRAMING OVER GIRDERS AND BEARING PARTITIONS-JOISTS MAY BE BUTTED TOGETHER OVER THE CENTER BEARING, PROVIDED JOISTS ARE TIED TOGETHER, OR JOISTS MAY BE LAPPED AND NAILED TOGETHER. MINIMUM LAP, 4 INCHES; MAX. OVERHANG 12"
- FLOOR JOISTS SHALL BE DOUBLE UNDER EACH PARALLEL PARTITION.
- BRIDGING, MAXIMUM SPACING 10'. BRIDGING SHALL BE CROSS BRIDGING USING 1X3 INCH BOARDS OR SOLID BRIDGING OF JOIST DIMENSION, EXCEPT WHERE NOTED.
- WHEN UTILIZING AN ENGINEERED FLOOR FRAMING SYSTEM CAREFULLY FOLLOW ALL THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. PROVIDE AND INSTALL WEB STIFFENERS AND SQUASH BLOCKS AS NECESSARY TO TRANSFER IMPOSED WALL LOADS THROUGH FLOOR FRAMING SYSTEM AND ULTIMATELY TO THE BUILDING FOUNDATION.
- WALL & PARTITION FRAMING - UNLESS OTHERWISE SHOWN SPACE STUDS @ 16" O.C. DOUBLE STUDS AT OPENINGS. CONSTRUCT PARTITION CORNERS WITH NO LESS THAN 3 FULL MEMBERS. EXTERIOR WALLS AND BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES. PLATES RESTING ON MASONRY OR CONCRETE SHALL BE ANCHORED WITH BOLTS.
- SUB-FLOOR DECKING SHALL BE TONGUE AND GROOVE APA RATED SHEATHING OR STURD-I-FLOOR. GLUE AND NAIL (ALTERNATIVE GLUE AND SCREW) SUB-FLOOR USING PANEL ADHESIVE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS; FASTEN PANELS USING 8d RING-OR SCREW-SHANK NAILS SPACED AT 12" O.C.
- ROOF DECKING SHALL HAVE SQUARE EDGES AND SHALL COMPLY WITH THE APA RATED SHEATHING CLASSIFICATION. INSTALL PANEL CLIPS WHEN THE RAFTER OR ROOF TRUSS SPACING IS GREATER THAN 16" O.C. SECURE PANELS ACCORDING TO THE FASTENER SCHEDULE FOUND IN THE MISSOURI RESIDENTIAL BUILDING CODE.
- PROVIDE SECURE BLOCKING, NAILERS, AND GROUNDS AS NECESSARY FOR ATTACHMENT OF DRYWALL, FINISH TRIM, AND OTHER FINISH WORK.
- JOIST HANGERS SHALL BE MIN. 16 GA. GALVANIZED STEEL, AND PROPERLY SIZED TO ACCEPT JOISTS, ETC.
- JOIST HANGERS EXPOSED TO TREATED LUMBER SHALL HAVE A G185 TRIPLE ZINC COATING OR BE STAINLESS STEEL, AND FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

ARCHITECTURAL GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS
- DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE
- WALL CONSTRUCTION SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
 - EXTERIOR WALL FRAMING SHALL BE 2x6 STUDS @ 24" O.C.
 - INTERIOR LOAD BEARING WALLS SHALL BE 2x4 STUDS @16" O.C.
 - INTERIOR PARTITION WALLS SHALL BE 2x4 STUDS @ 16" O.C.
- CONTRACTOR SHALL VERIFY ALL ACCESSORY, EQUIPMENT, CASEWORK MOUNTING HEIGHTS AND PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED ITEMS THAT REQUIRE ANCHORAGE. COORDINATE WITH MANUFACTURER, OR WHERE INDICATED, THE ARCHITECT.
- PROVIDE UNDERCUTS AS REQUIRED FOR DOORS WHERE CARPET IS TO BE INSTALLED.
- FLOOR FINISH TRANSITIONS AT DOORS SHALL ALIGN WITH STOP SIDE OF DOOR AND CONTINUE UNDER DOOR SO THAT ALL TRANSITION MATERIALS ARE COVERED BY DOOR WHEN IN CLOSED POSITION. ALL FINISH FLOOR TRANSITION AND REDUCER STRIPS SHALL BE PROVIDED BY FLOORING CONTRACTOR.
- FIBER CEMENT SIDING AND TRIM BOARDS TO BE INSTALLED PER MANUF. RECOMMENDATIONS. FLASH TOP OF HORIZ. TRIM BOARDS.

GENERAL PLUMBING NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- WATER SUPPLY PLUMBING SHALL UTILIZE PEX TUBING.
- INCOMING SERVICE LINE TO THE MANIFOLD SHALL BE SIZED TO ACCOMMODATE THE REQUIRED GPM FLOW RATE FOR THE NUMBER OF FIXTURES AT THE MINIMUM STREET PRESSURE.
- USE THE SMALLEST DISTRIBUTION TUBE SIZE THAT MEETS EACH FIXTURE'S DEMAND, I.E. RECOMMENDED SIZE TO LAVATORIES AND SINKS IS 3/8" AND 1/2" TO TUB & SHOWERS.
- THE SANITARY VENT LINES TOGETHER IN ATTIC WHERE PRACTICAL TO MINIMIZE THROUGH-THE-ROOF PLUMBING VENT PENETRATIONS.

GENERAL HVAC NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- HVAC SYSTEM SHALL CONSIST OF AN AIR TO AIR HEAT PUMP SYSTEM WITH CONVENTIONAL FORCED AIR SHEET METAL DUCTWORK SUPPLY AND RETURN DISTRIBUTION.
- BATHROOM EXHAUST UNDER NO CIRCUMSTANCES SHALL TERMINATE IN THE ATTIC. EXHAUST DUCT LINES SHALL TERMINATE OUTSIDE THE EXTERIOR BUILDING ENVELOPE.
- PER INHP TWO RETURN AIR GRILLES OR ONE PER FLOOR

GENERAL ROOF PLAN NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

WEATHER LIMITATIONS: PROCEED WITH INSTALLATION ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

- ROOF PENETRATIONS AND EQUIPMENT SHOWN SHALL NOT BE CONSIDERED ALL INCLUSIVE. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DOCUMENTS TO CONFIRM PENETRATIONS AND EQUIPMENT LOCATIONS. FLASH ALL ROOF PENETRATIONS IN ACCORDANCE WITH ROOFING MANUFACTURER'S RECOMMENDATIONS, PROVIDE CRICKETS TO ALLOW FOR PROPER DRAINAGE AROUND UNITS.
- PROVIDE GRACE ICE & WATER SHIELD AT ALL EAVES, VALLEYS, SLOPE BREAKS, AND DORMER WALLS
- SIZE GUTTERS & DOWNSPOUTS IN ACCORDANCE WITH SMACNA STANDARDS.
- PLUMBING VENTS & OTHER PENETRATIONS SHALL BE LOCATED IN INCONSPICUOUS LOCATIONS. CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.
- PROVIDE PROPERLY SIZED BOOT/FLASHINGS AT ALL ROOF PENETRATIONS
- INSTALL METAL STEP FLASHING WHERE ROOFING MEETS WALLS, CHIMNEYS, OR OTHER VERTICAL SURFACES.
- PROVIDE BOX TYPE ROOF VENTS WHERE ADDITIONAL VENT AREA IS REQUIRED. CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.
- PROVIDE CONTINUOUS EDGE VENTING OR VENTED SOFFIT MATERIAL, (SEE WALL SECTIONS FOR ADDITIONAL DETAIL).
- ENSURE ALL PENETRATION CURBS/FLASHINGS ARE AT LEAST 8" ABOVE MEMBRANE.

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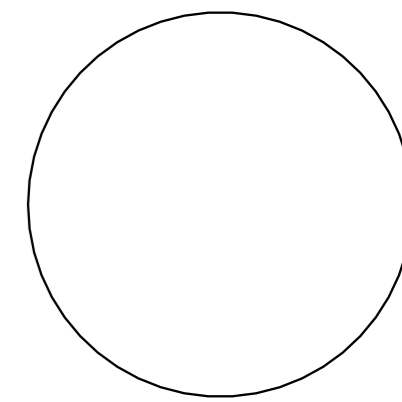
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REVISIONS

#	Revision	Date
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CERTIFIED BY:



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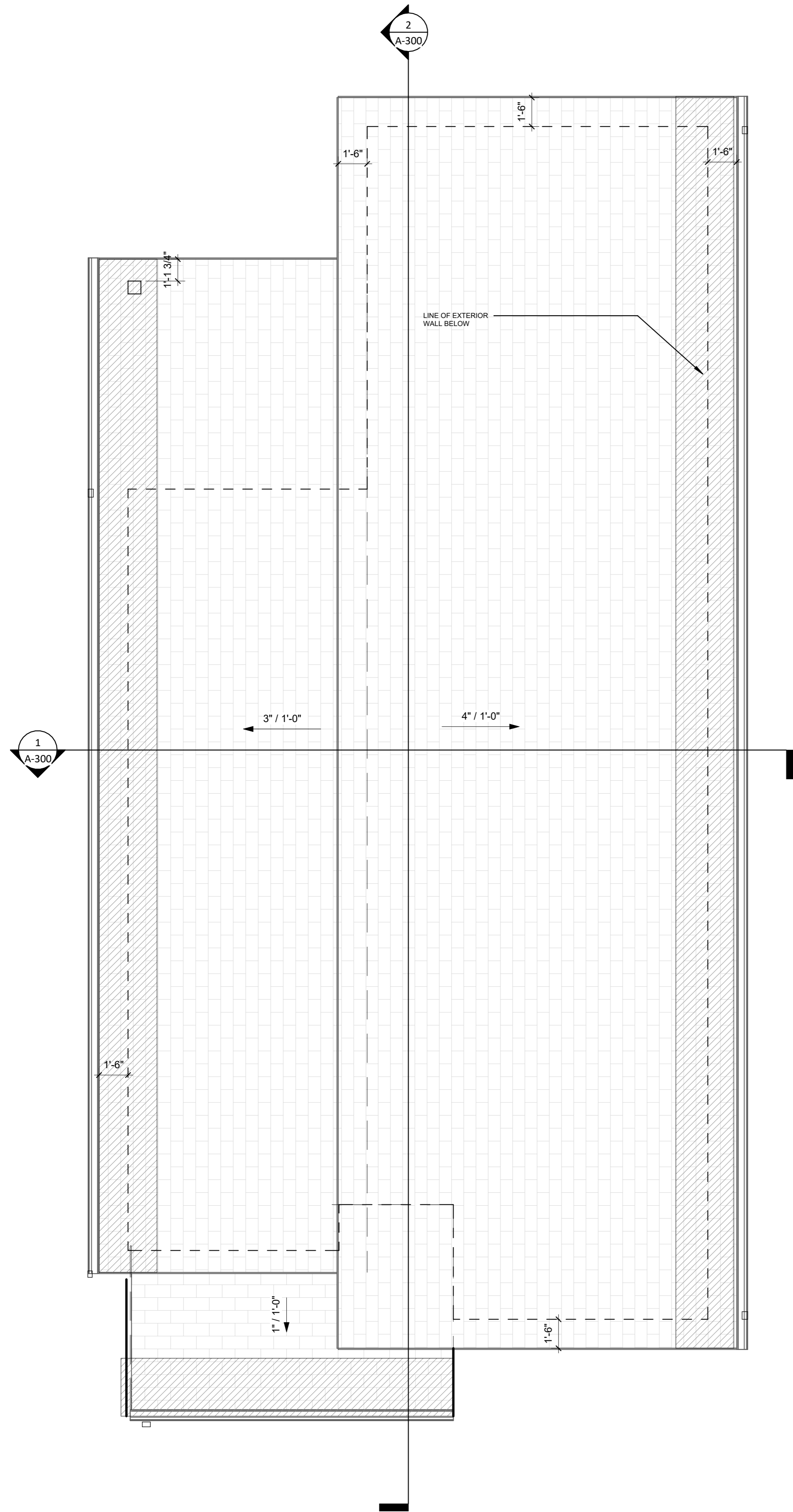
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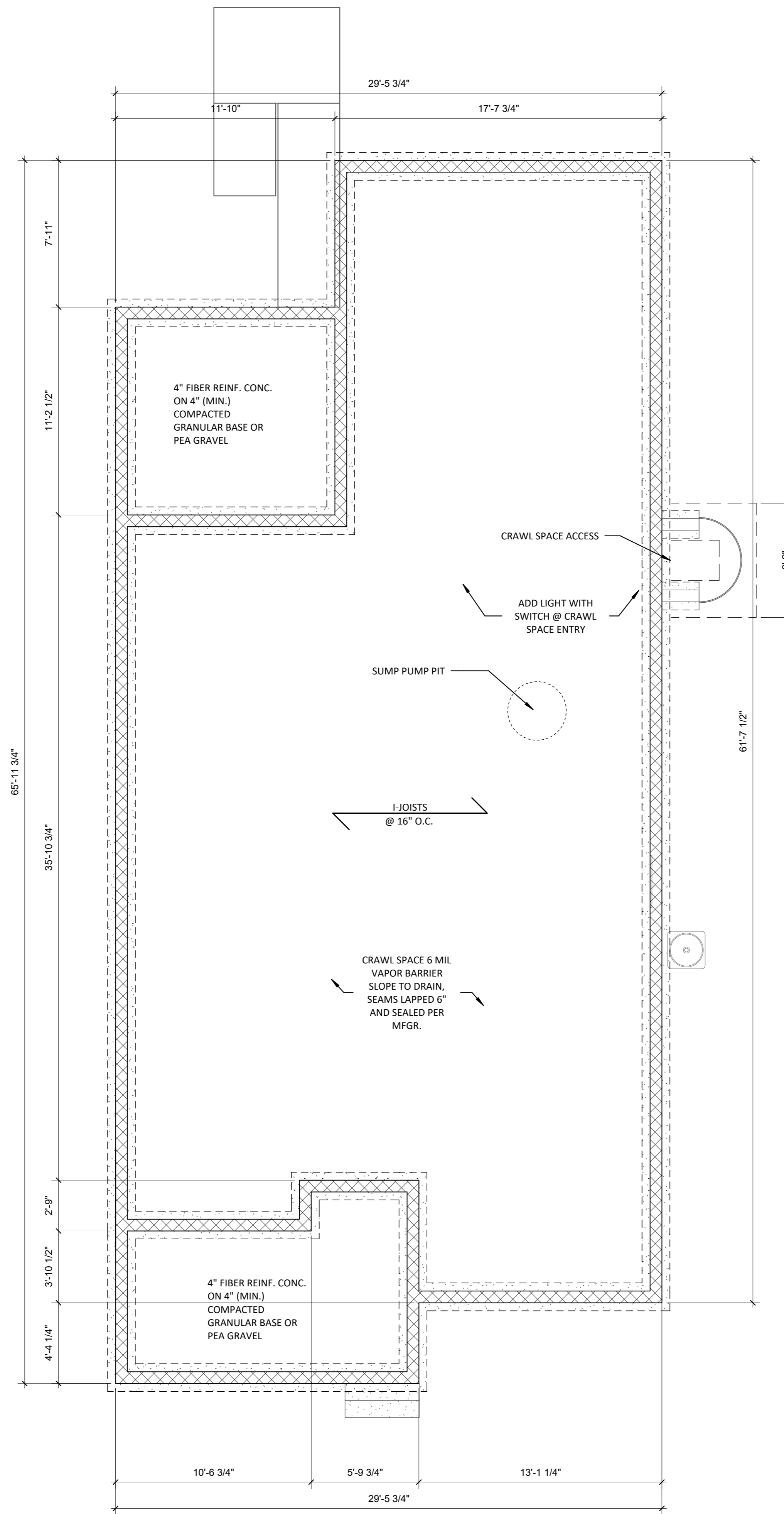
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ARCHITECTURAL
GENERAL NOTES AND
ABBREVIATIONS

G-002



2 T.O ROOF
A-100 1/4" = 1'-0"



1 FOUNDATION
A-100 1/4" = 1'-0"

GENERAL ROOF PLAN NOTES

- THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.
- WEATHER LIMITATIONS: PROCEED WITH INSTALLATION ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
- A. COORDINATE INSTALLING MEMBRANE ROOF AND SYSTEM COMPONENTS SO INSULATION IS NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT THE END OF THE WORKDAY.
 - B. COMPLY WITH MEMBRANE ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ROOF INSULATION.
 - C. REPAIR OR REMOVE AND REPLACE COMPONENTS OF MEMBRANE ROOFING SYSTEM WHERE INSPECTIONS INDICATE THAT THEY DO NOT COMPLY WITH SPECIFIED REQUIREMENTS.
 - D. PROVIDE GRACE ICE & WATER SHIELD AT ALL EAVES, VALLEYS, SLOPE BREAKS, AND DORMER WALLS.
 - E. SIZE GUTTERS & DOWNSPOUTS IN ACCORDANCE WITH SMACNA STANDARDS.
 - F. PLUMBING VENTS & OTHER PENETRATIONS SHALL BE LOCATED IN INCONSPICUOUS LOCATIONS. CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.
 - G. PROVIDE PROPERLY SIZED BOOTS/FLASHING AT ALL ROOF PENETRATIONS ALL TO THE PROPERTY.
 - H. INSTALL METAL STEP FLASHING WHERE ROOFING MEETS WALLS, CHIMNEYS, OR OTHER VERTICAL SURFACES.
 - I. PROVIDE BOX TYPE ROOF VENTS WHERE ADDITIONAL VENT AREA IS REQUIRED. CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.
 - J. PROVIDE CONTINUOUS EDGE VENTING OR VENTED SOFFIT MATERIAL. (SEE WALL SECTIONS FOR ADDITIONAL DETAIL).
 - K. ENSURE ALL PENETRATION CURBS / FLASHING ARE AT LEAST 8" ABOVE MEMBRANE.

FOUNDATION GENERAL NOTES

1. FOUNDATION FOOTINGS MUST BE A MINIMUM OF 30" BELOW GRADE
 2. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, UNLESS NOTED OTHERWISE
 3. FLOOR SLAB AREAS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
 4. STRUCTURAL CONCRETE FOOTINGS TO BE 2000 PSI. WALLS AND SLABS 3500 PSI.
 5. BOTTOM OF ALL FOOTINGS TO BE SET BELOW LOCAL FROST LINE. SEE DETAILS.
 6. CONCRETE TRENCH FOOTINGS TO BE POURED CONC. REINFORCED PER LOCAL CODES AND CONDITIONS.
 7. PROVIDE HOT DIPPED GALVANIZED ANCHOR BOLTS 1/2" DIA X 1 0' STARTING 11 6' FROM EACH CORNER 11 6'-0" O.C. AND AT EACH SIDE OF ALL OPENINGS, MLN. 12) PER PIECE OF SILL PLATE.
 8. GARAGE SLABS ARE TO BE SEALED/FINISHED.
 9. SLABS IN CONDITIONED SPACE ARE TO BE TROWELED SMOOTH
 10. FOUNDATION WALLS ARE 8" THICK CONCRETE U.N.O.
- ABBREVIATIONS:**
- T.O.BL. TOP OF BRICK LEDGE
 - T.O.F. TOP OF FOOTING
 - T.O.P. TOP OF PIER
 - T.O.S. TOP OF STEEL
 - T.O.W. TOP OF WALL
- 811 KNOW WHATS BELOW CALL BEFORE YOU DIG. CALL 1-800-DIG-RITE, 811 OR ONLINE TO PLACE A LOCATE REQUEST.

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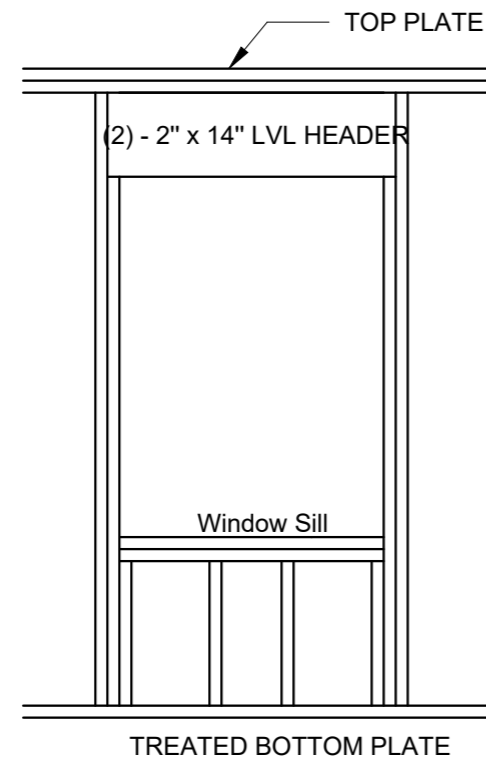
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ISSUE DATE: 04-02-2024

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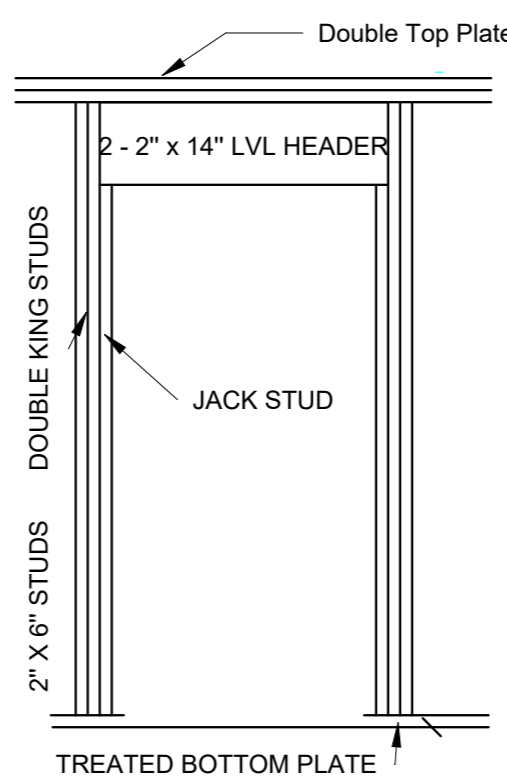
PROJECT NO.: P22-0129

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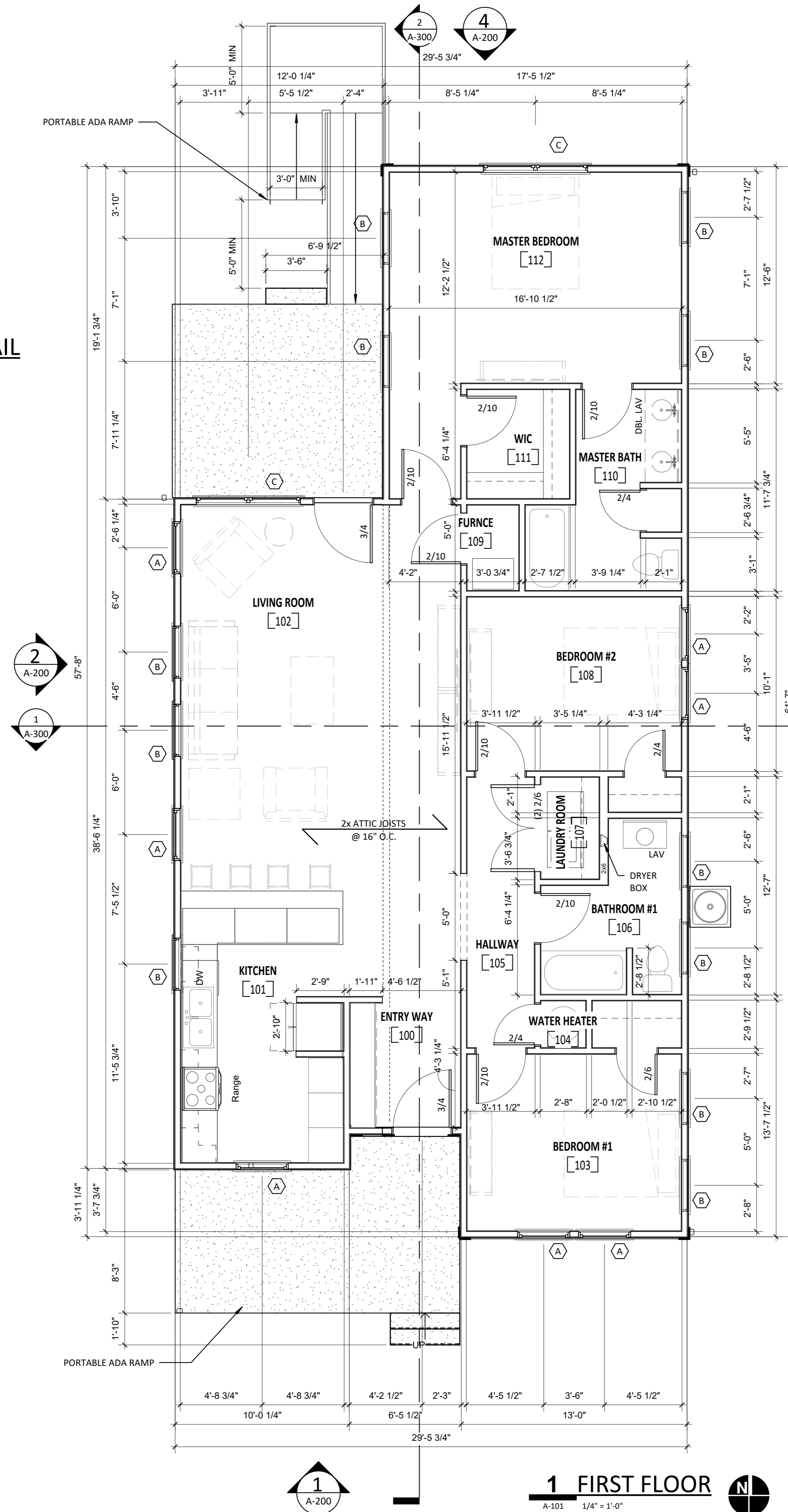
WINDOW FRAMING DETAIL

3/8" = 1'-0"



DOOR FRAMING DETAIL

3/8" = 1'-0"



1
A-200

1 FIRST FLOOR

A-101 1/4" = 1'-0"



GENERAL PROJECT NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- A. NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE THE CONTRACTOR FROM ITS RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE, AND COORDINATION WITH ALL OTHER SUBCONTRACTORS AND TRADES, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THESE DOCUMENTS, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO ALERT THE ARCHITECT TO ERRORS OR OMISSIONS CONTAINED THEREIN.
- B. THE CONTRACTOR AND ALL ITS SUBCONTRACTORS SHALL VERIFY IN THE FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THESE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH, OR CAUSED BY, ITS FAILURE TO COMPLY WITH THIS REQUIREMENT.
- C. ELEVATION CALLOUTS INCLUDING "AFF", (ABOVE FINISH FLOOR) REFERENCE THE FINISHED SURFACE OF THE STRUCTURAL SUBFLOOR PRIOR TO THE APPLICATION OF FLOORING OR FLOOR FINISHES INDICATED ON THE INTERIOR FLOOR PLANS AND INTERIOR ROOM FINISH SCHEDULES UNLESS NOTED OTHERWISE. WHERE MINIMUM CLEAR HEIGHTS OR MAXIMUM HEIGHTS OF CASEWORK AND EQUIPMENT ARE SHOWN, SUCH DIMENSIONS ARE REQUIRED BETWEEN THE TOP OF THE FINISHED FLOORING (AS INDICATED ON THE INTERIOR FLOOR PLANS AND INTERIOR ROOF FINISH PLANS).
- D. COORDINATE, PROVIDE, AND INSTALL 2X FIRE TREATED WOOD WALL BLOCKING AS REQUIRED FOR THE ANCHORAGE AND SUPPORT OF ALL NEW CASEWORK, TRIM, TOILET ACCESSORIES, ETC., AS APPLICABLE.
- E. AT ALL AREAS WHERE EXISTING FLOOR COVERING OR WALL COVERING MATERIAL IS SHOWN TO BE REMOVED, THE CONTRACTOR SHALL PROPERLY PREPARE THE REMAINING SUB-SURFACE AS REQUIRED BY THE NEW COVERING MANUFACTURER SUCH THAT COVERING PROVIDED BY THE CONTRACTOR MEETS ALL WARRANTY REQUIREMENTS SET FORTH BY THE COVERING MANUFACTURER.

GENERAL FLOOR PLAN NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- A. NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE THE CONTRACTOR FROM RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE, AND COORDINATION WITH ALL OTHER SUBCONTRACTORS AND TRADES, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THESE DOCUMENTS, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO ALERT THE ARCHITECT TO ERRORS OR OMISSIONS CONTAINED THEREIN.
- B. THE CONTRACTOR AND ALL ITS SUBCONTRACTORS SHALL VERIFY IN THE FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THESE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH, OR CAUSED BY, ITS FAILURE TO COMPLY WITH THIS REQUIREMENT.
- C. ALL FLOOR PLAN DIMENSIONS SHOWN ON THE NEW FLOOR PLANS ARE FROM FACE OF STRUCTURAL INSULATED PANELS OR FACE OF STUD FRAMING UNLESS INDICATED OTHERWISE BY THE DESIGNATIONS "CLR", "CLEAR", "FIN", OR "MIN." COORDINATE WITH APPLICABLE NEW WALL TYPES AND WITH APPLICABLE SECTION / DETAILS.
- D. ALL NEW DOOR FRAMES ARE LOCATED 5" FROM THE ADJACENT WALL FACE (TO OUTER EDGE OF FRAME, NOT TRIM) UNLESS DIMENSIONED OR DETAILED OTHERWISE.
- E. AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC TILE, PROVIDE GLASS MAT INTERIOR GYPSUM WALLBOARD FOR THE STANDARD GYPSUM WALLBOARD IDENTIFIED IN THE WALL TYPES. REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS OF CERAMIC TILE. PROVIDE CEMENT FRACKER LOAD AT NATURAL SLATE TILE. REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS OF SLATE.
- F. CONFIRM TUB SURROUND WITH G. C.
- G. CLOSET SHELVES: (5) 16" DEEP SPACED EVENLY UP TO 5'-8" ON 1X2 PAINTED CLEATS
- H. ALL FIREBLOCK TO BE PROVIDED BY G. C.
- I. ALL INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
- J. ALL EXTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. U.N.O.

MIN. HEADER SCHEDULE

LENGTH	DESCRIPTION	END BEARING
≤ 3'-4" NON-BEARING	(2) 2X6	(1) 2X STUDS
≤ 3'-4" BEARING	(2) 2X10	(2) 2X STUDS
≤ 9'-0" BEARING	(3) 2X10	(2) 2X STUDS
≤ 16'-0" BEARING	(3) 2X12	(3) 2X STUDS

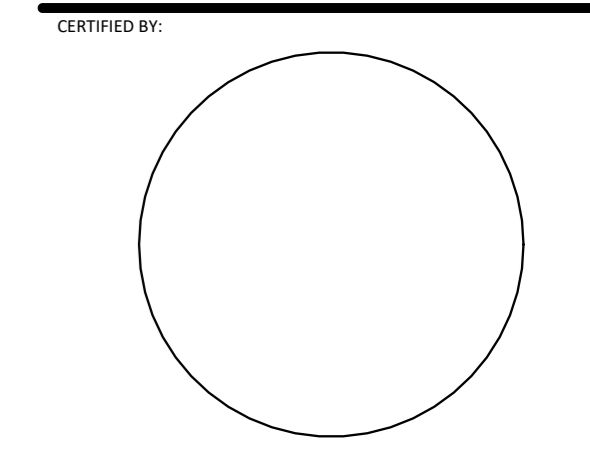
CIVIL ENGINEER:
 STRUCTURAL ENGINEER:
 MECH/ELECT./PLUMB./FIRE PROT. ENGINEER:

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REVISIONS

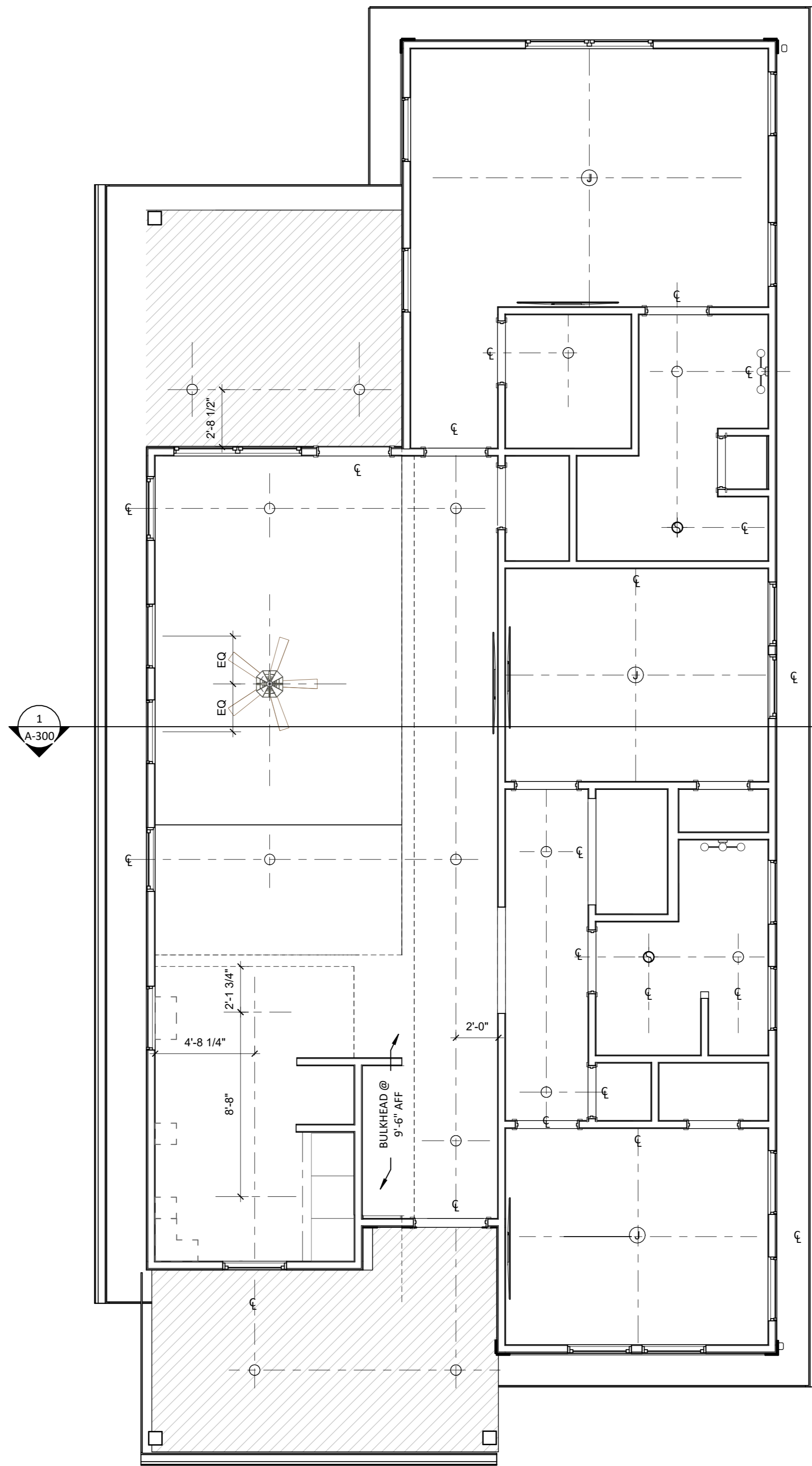
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ISSUE DATE: 04-02-2024
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 PROJECT NO.: P22-0129
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1ST FLOOR

A-101



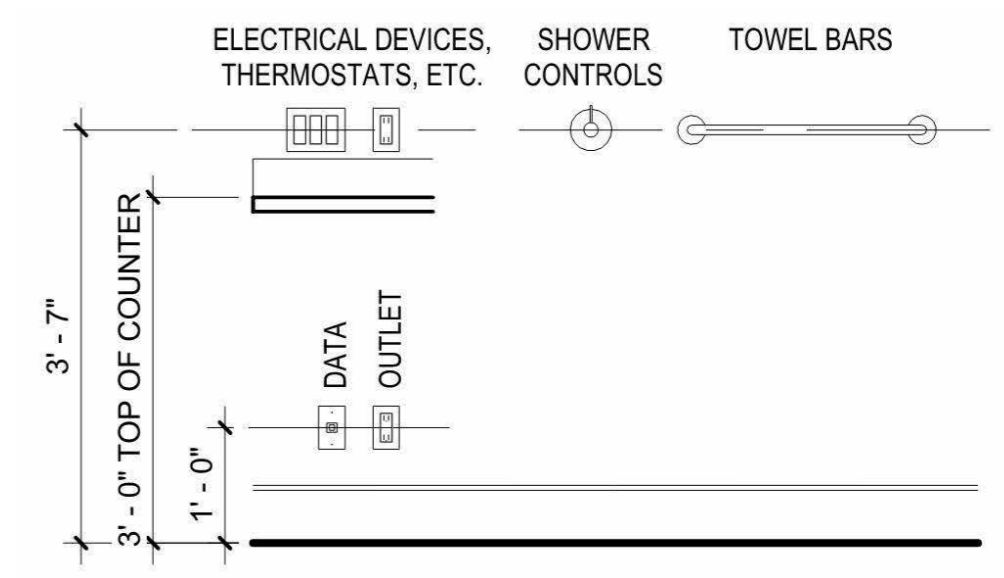
1 FIRST FLOOR RCP 

A-102 1/4" = 1'-0"

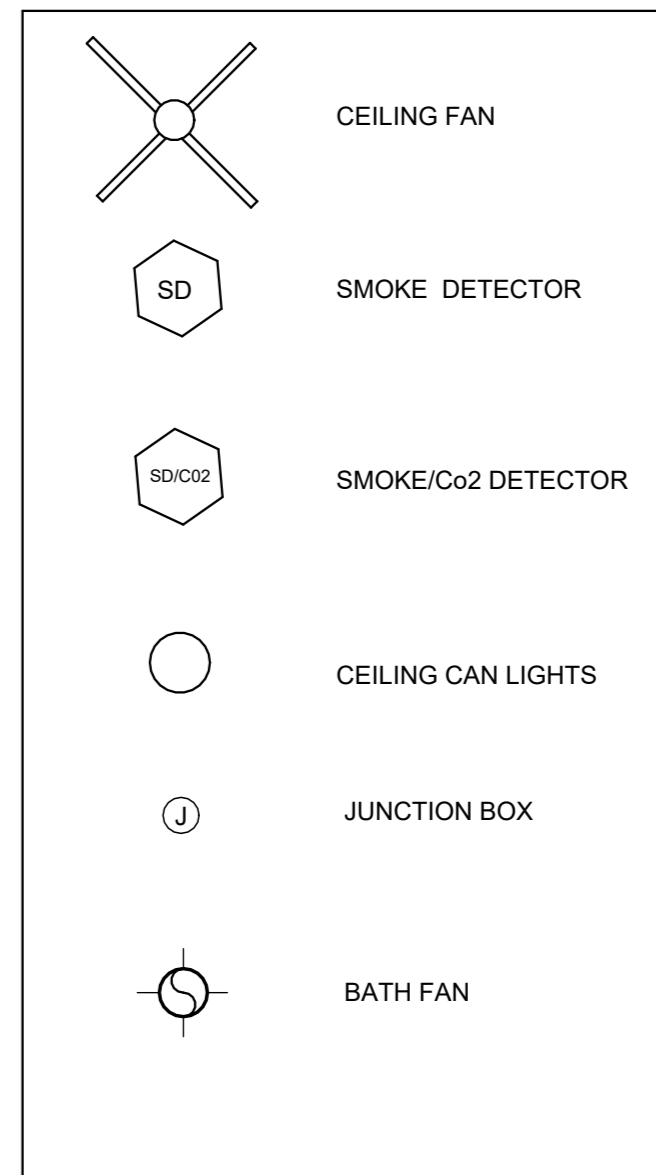
GENERAL ELECTRICAL NOTES

- A. CONFIRM LOCATIONS OF ALL ELECTRICAL ITEMS WITH OWNER PRIOR TO ROUGH-IN. ITEMS INCLUDE: SWITCHES, OUTLETS, POWER/DATA, AND PANEL LOCATIONS.
- B. REVIEW ALL **PLANS & INTERIOR ELEVATIONS** FOR SPECIFIC MOUNTING HEIGHTS, INSTRUCTIONS, DESIGN INTENT, ETC.
- C. ALL OUTLET RECEPTACLE ROUGH-INS TO BE INSTALLED 12" TO CENTER OF BOX ABOVE FLOOR, U.N.O. COORDINATE WITH OWNER SELECTED BASE TRIM.
- D. ALL SWITCH RECEPTACLE ROUGH-INS TO BE INSTALLED 43" TO CENTER OF BOX ABOVE FLOOR, U.N.O.
- E. ALL SWITCHES TO BE DIMMABLE, U.N.O.
- F. COORDINATE WITH FRAMING AND OTHER TRADES AS REQUIRED FOR LOCATION OF DEVICES.
- G. CONFIRM WITH OWNER THAT SWITCHES AND RECEPTACLES ARE TO BE "DECORATOR" STYLE.
- H. ELECTRICAL CONTRACTOR SHALL PROVIDE FOR COMPLETE, OPERATIONAL AND CODE-COMPLIANT SYSTEM.
- I. COORDINATE POWER WITH ALL APPLIANCES.
- J. COORDINATE WITH SECURITY REPRESENTATIVE FOR SECURITY SYSTEM ELECTRICAL REQUIREMENTS, IF PROVIDED.

STANDARD DEVICE HEIGHT



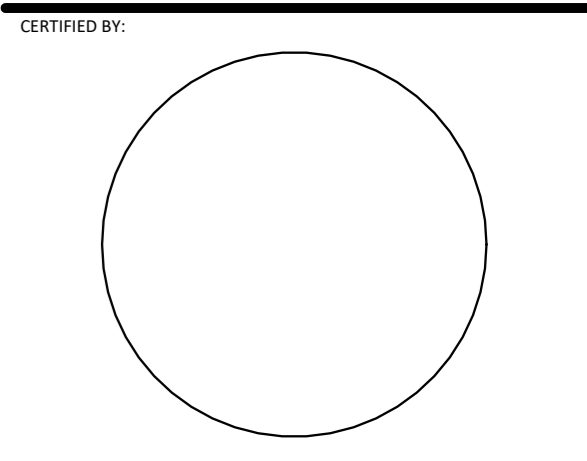
CEILING PLAN LEGEND



CIVIL ENGINEER: _____
 STRUCTURAL ENGINEER: _____
 MECH./ELECT./PLUMB./FIRE PROT. ENGINEER: _____

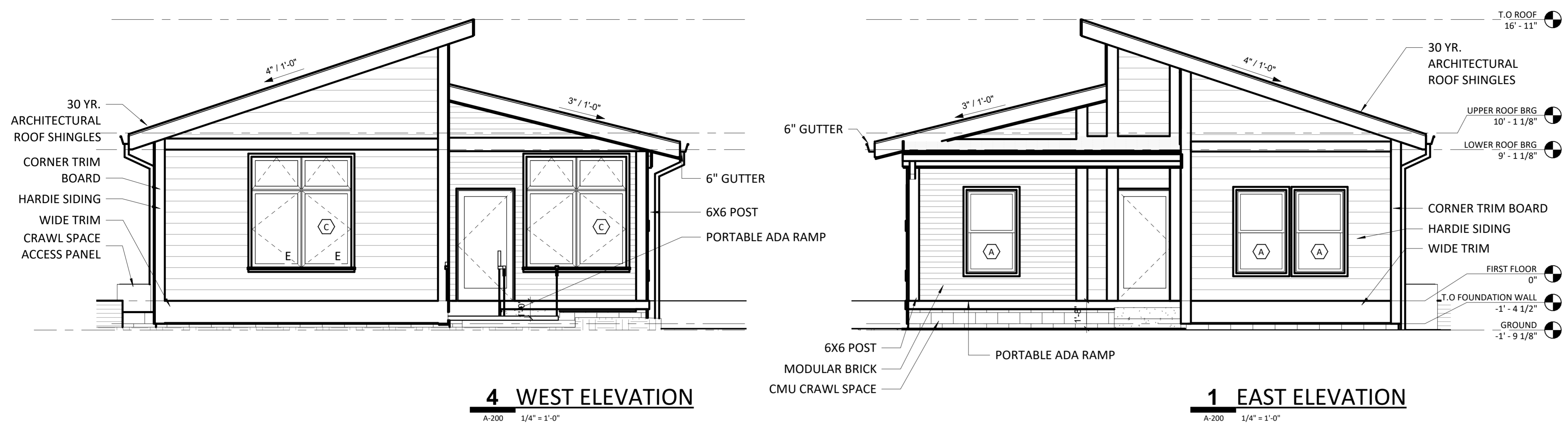
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#	Revision	Date



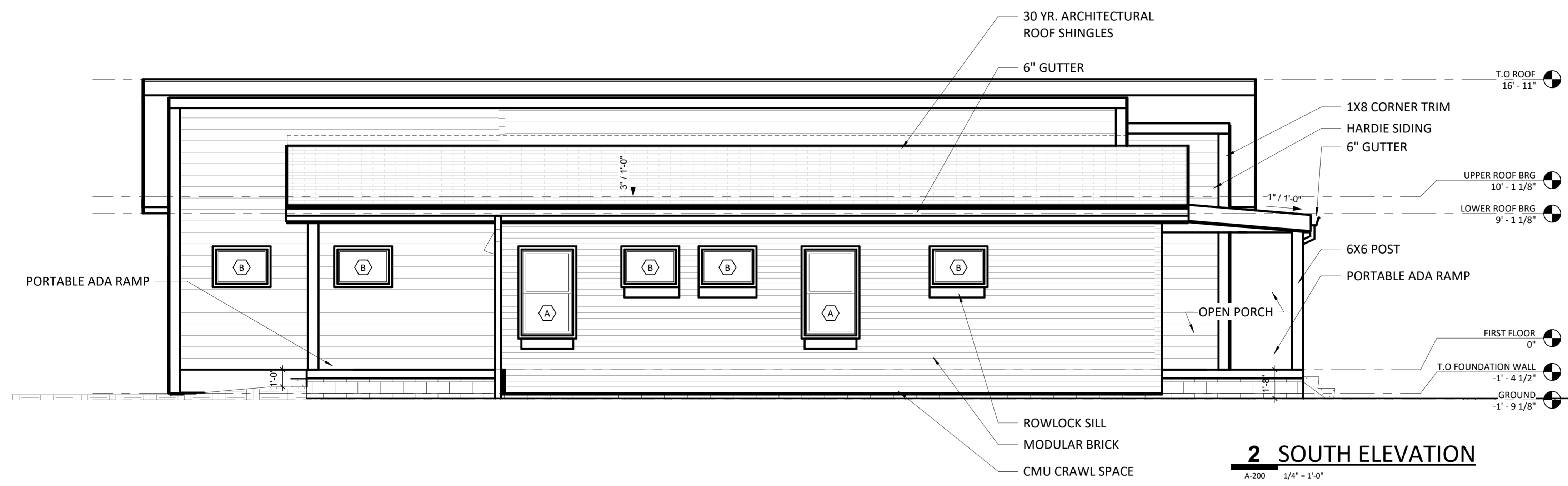
ISSUE DATE: 04-02-2024
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 PROJECT NO.: P22-0129
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REFLECTED CEILING PLAN

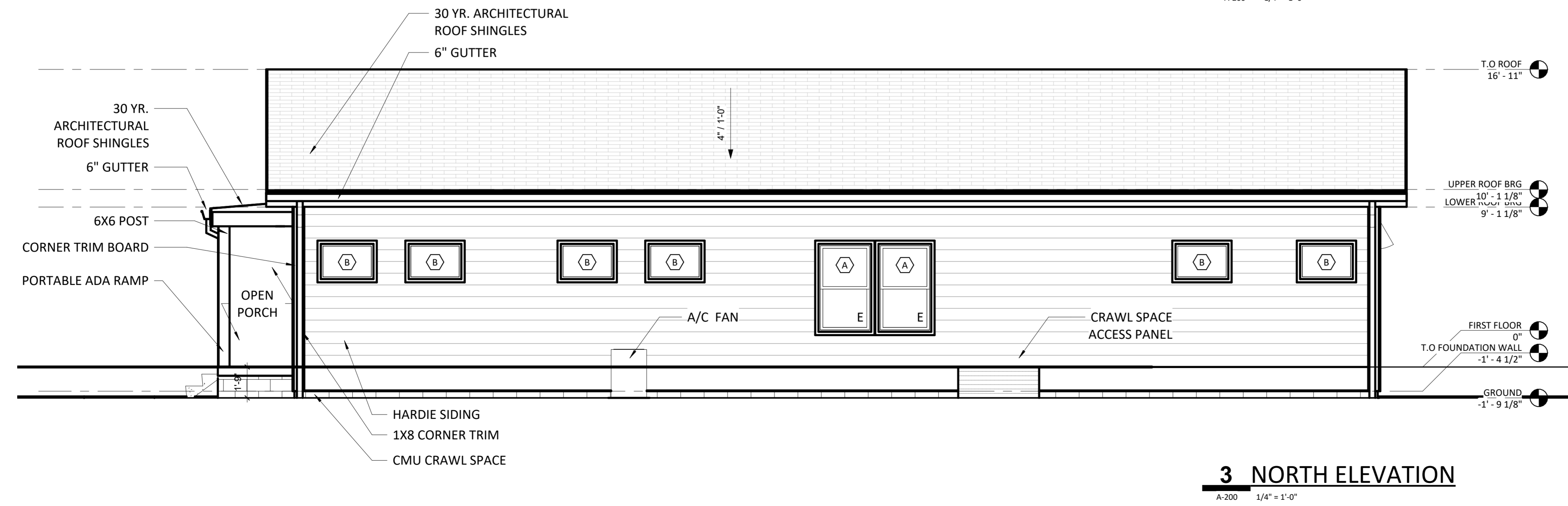


4 WEST ELEVATION
A-200 1/4" = 1'-0"

1 EAST ELEVATION
A-200 1/4" = 1'-0"



2 SOUTH ELEVATION
A-200 1/4" = 1'-0"



3 NORTH ELEVATION
A-200 1/4" = 1'-0"

GENERAL ELEVATION NOTES

- BUTT SIDING TO VERTICAL CASING AND OTHER TRIM THEN CAULK. INSIDE CORNERS, SQUARE CORNER BASE WIDER THAN DEEPEST PART OF SIDING TO FORM SURFACE FOR SIDING TO BUTT. PROVIDE INSIDE CORNER TRIM TO BE FIBER CEMENT SMOOTH SURFACE.
- OUTSIDE CORNER TRIM WITH TWO-PIECE CORNER BOARDS AT LEAST AS DEEP AS DEEPEST PART OF SIDING. CORNER TRIM TO BE FIBER CEMENT SMOOTH SURFACE.
- 1" X 10" FIBER CEMENT SMOOTH BAND BOARD.
- WINDOW AND DOOR TRIM -1" X 4" FIBER CEMENT SMOOTH.
- SIDING SHALL BE FIBER CEMENT LAP SIDING SMOOTH WITH 6" WEATHER EXPOSURE
- 5" CONTINUOUS ALUMINUM OGEE GUTTER.
- 3X4 RECT. ALUMINUM DOWNSPOUTS.
- EXTERIOR CEMENT BOARD PANELS:
- FASTENERS FOR PANELS SHALL BE 1 5/8" NO. 8 WAFER-HEAD STEEL DRILL SCREWS WITH ORGANIC-POLYMER COATING.

METICULOUS

M

932 E. WASHINGTON STREET
INDIANAPOLIS, IN 46202

WWW.METICULOUSDA.COM
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317.926.1820

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STRUCTURAL ENGINEER: _____

MECH./ELECT./PLUMB./FIRE PROT. ENGINEER: _____

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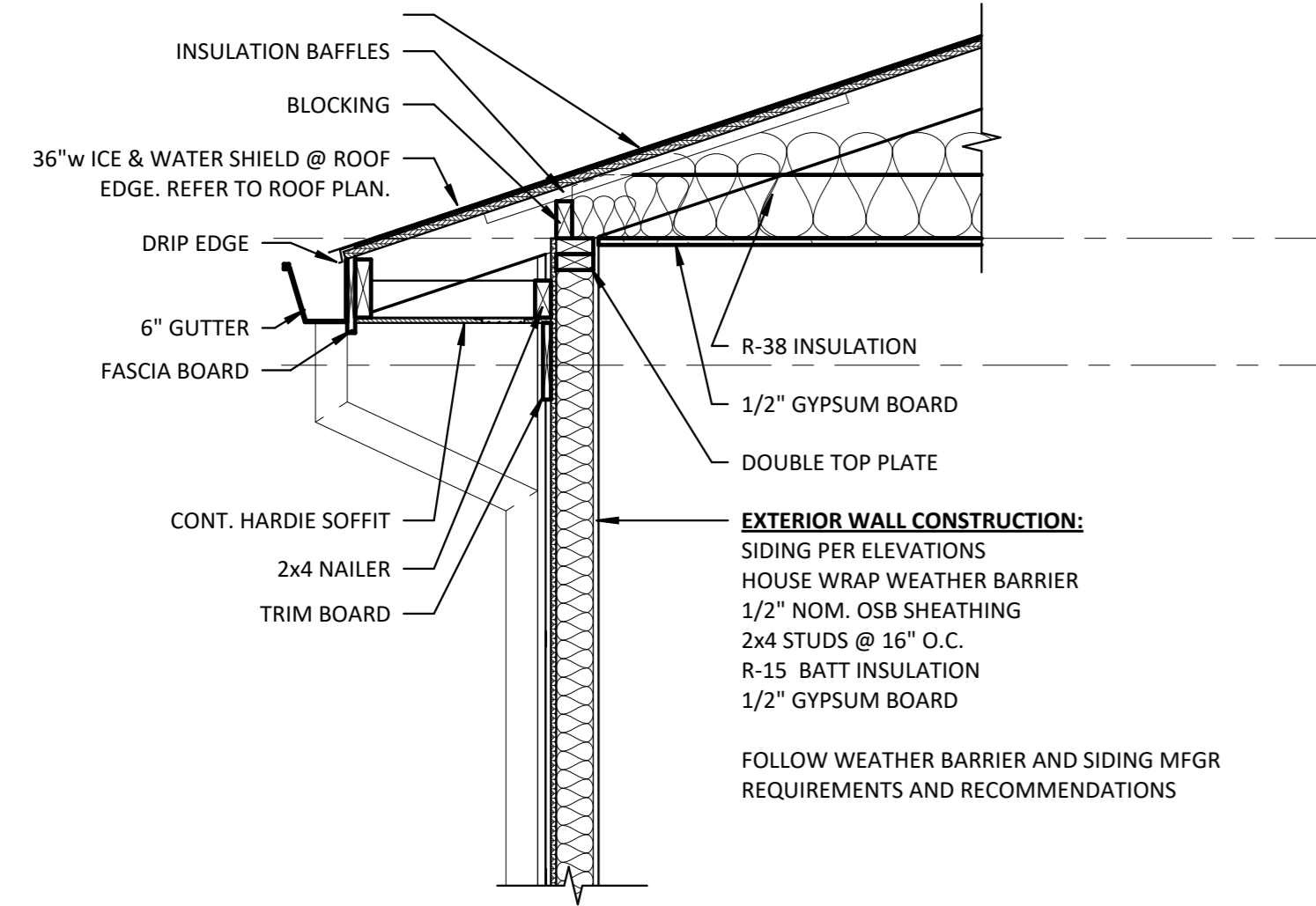
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BUILDING ELEVATIONS

A-200

4/2/2024 9:12:05 AM

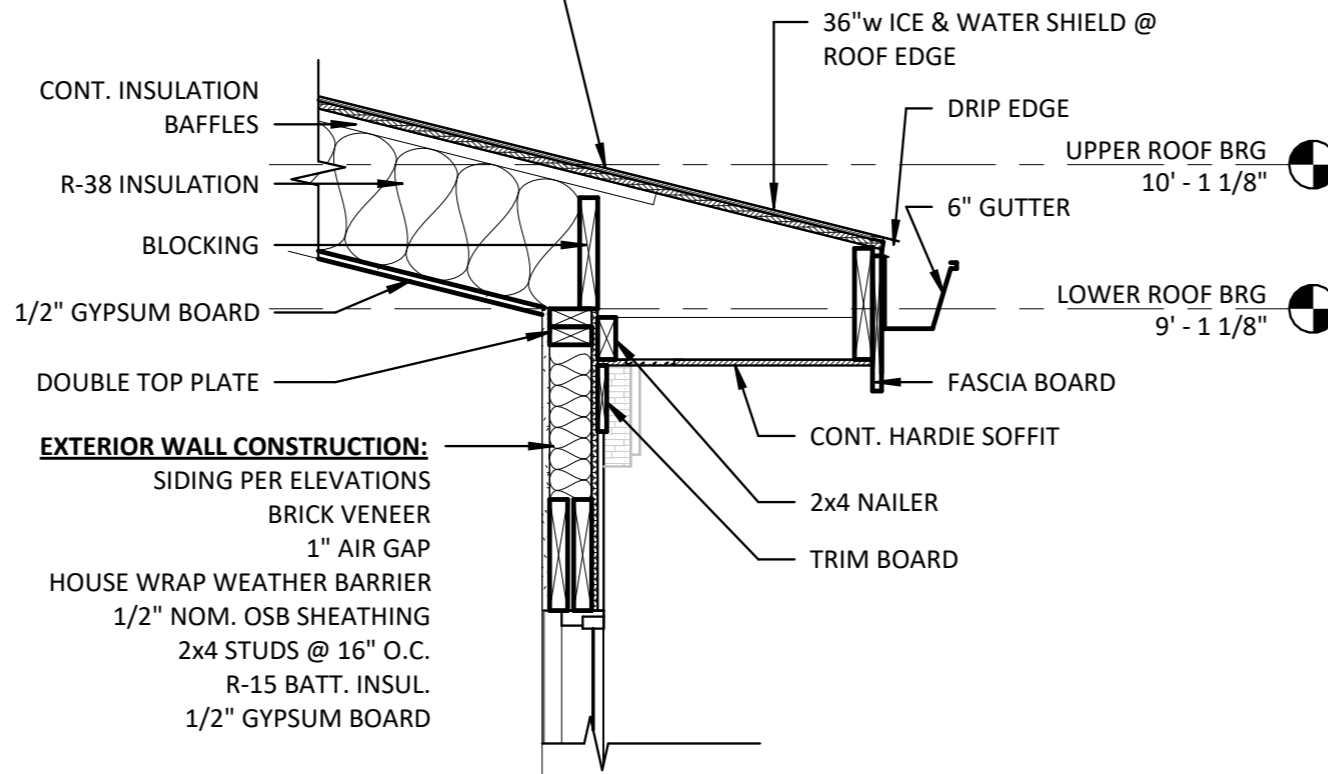
ROOF:
 -30 YEAR ARCHITECTURAL SHINGLES
 -#30 FELT PAPER
 -7/16" NOM. APA RATED OSB DECKING
 -WOOD FRAMING @ 16" O.C. SEE
 ENGINEERING DRAWINGS
 -SYNTHETIC UNDERLAYMENT



5 EAVE DETAIL, TYP.

A-300 3/4" = 1'-0"

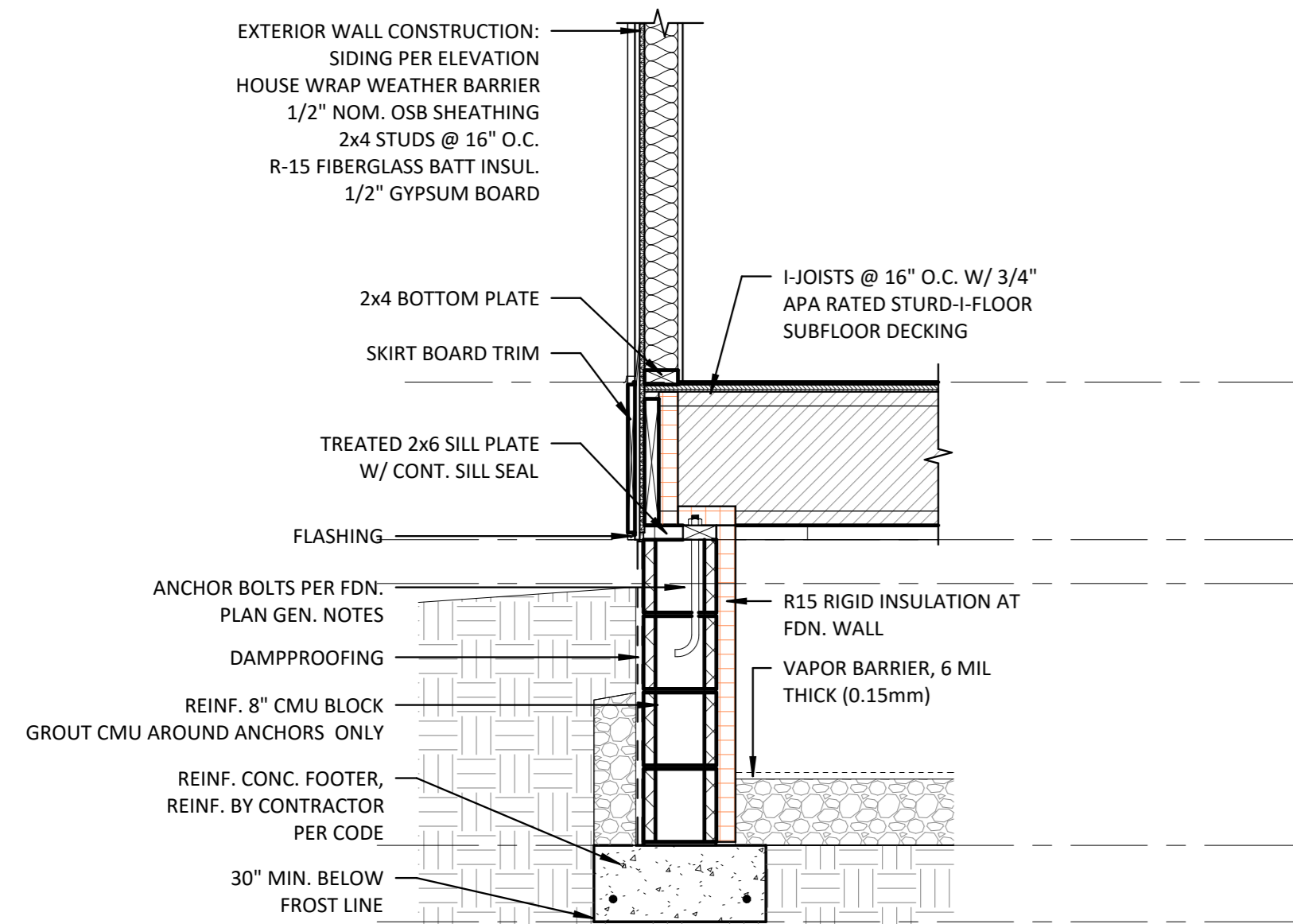
ROOF:
 -30 YEAR ARCHITECTURAL SHINGLES
 -#30 FELT PAPER
 -7/16" NOM. APA RATED OSB DECKING
 -WOOD FRAMING @ 16" O.C. SEE
 ENGINEERING DRAWINGS
 -SYNTHETIC UNDERLAYMENT



3 EAVE DETAIL 2, TYP.

A-300 3/4" = 1'-0"

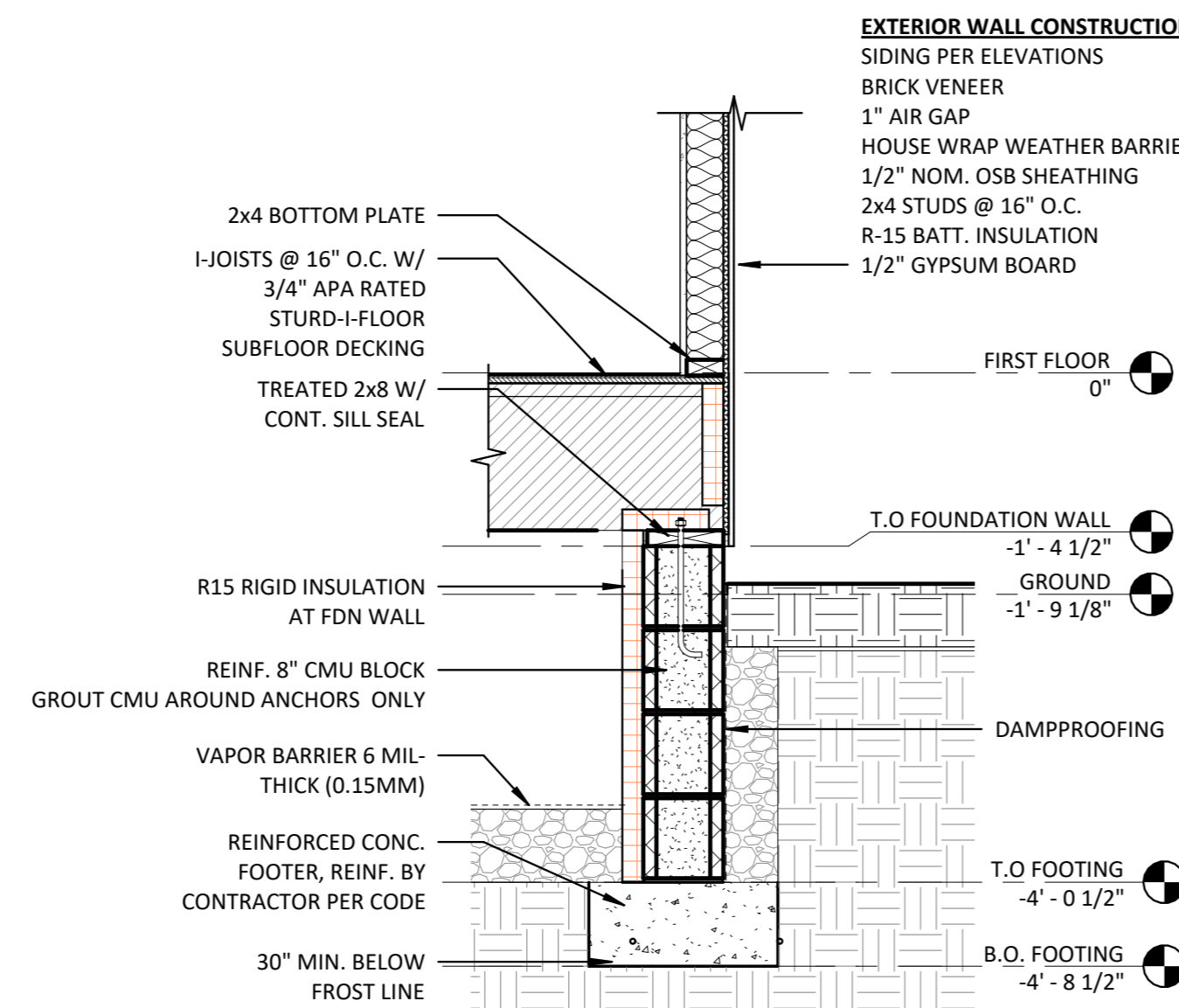
EXTERIOR WALL CONSTRUCTION:
 SIDING PER ELEVATION
 HOUSE WRAP WEATHER BARRIER
 1/2" NOM. OSB SHEATHING
 2x4 STUDS @ 16" O.C.
 R-15 FIBERGLASS BATT INSUL.
 1/2" GYPSUM BOARD



6 FOUNDATION DETAIL, TYP.

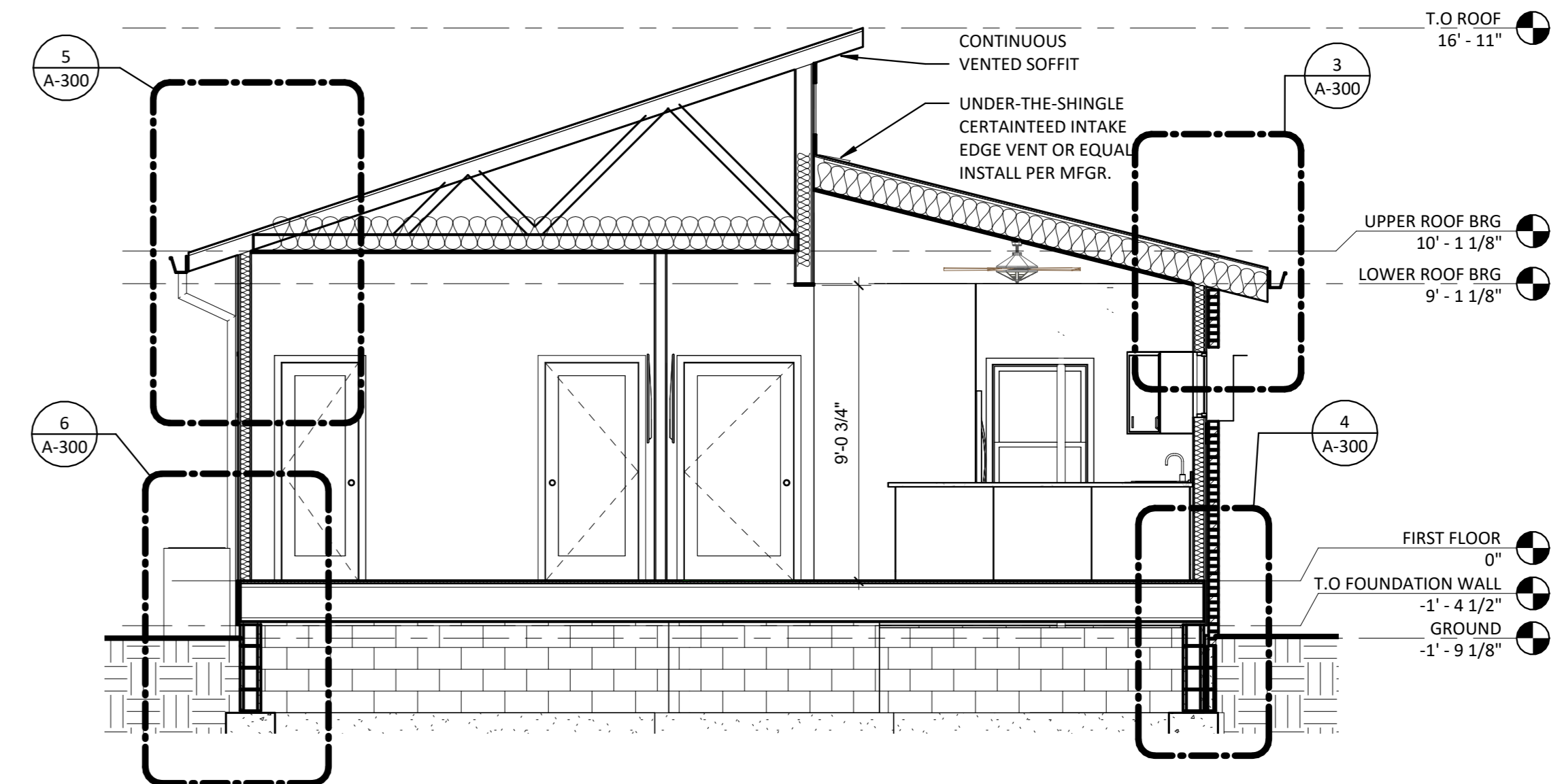
A-300 3/4" = 1'-0"

EXTERIOR WALL CONSTRUCTION:
 SIDING PER ELEVATIONS
 BRICK VENEER
 1" AIR GAP
 HOUSE WRAP WEATHER BARRIER
 1/2" NOM. OSB SHEATHING
 2x4 STUDS @ 16" O.C.
 R-15 BATT. INSULATION
 1/2" GYPSUM BOARD



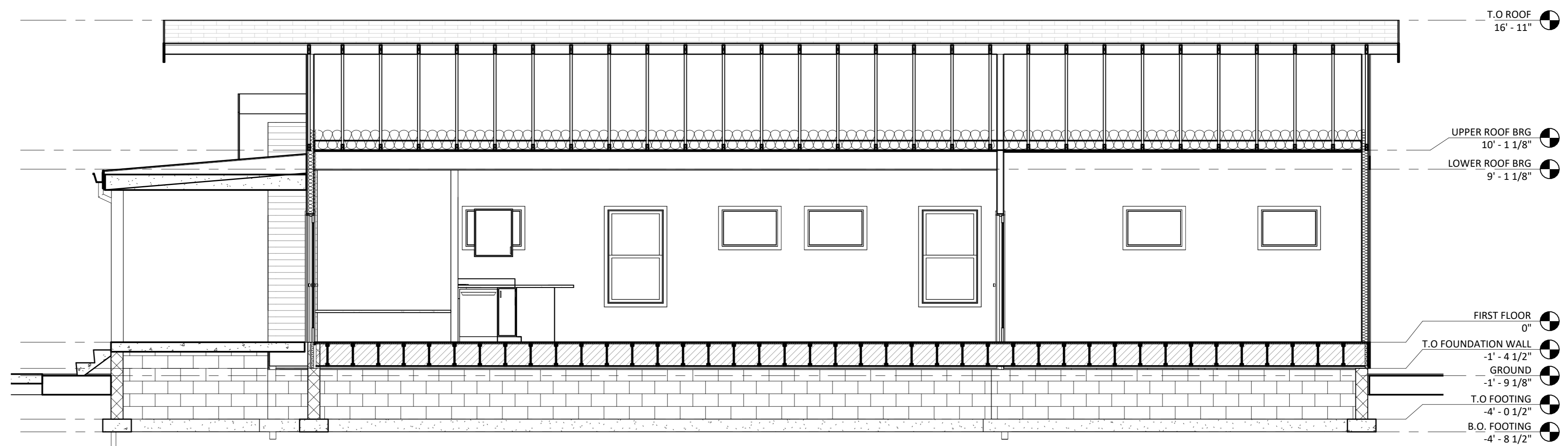
4 FOUNDATION DETAIL @ BRICK

A-300 3/4" = 1'-0"



1 BUILDING SECTION - SHORT

A-300 1/4" = 1'-0"



2 BUILDING SECTION - LONG

A-300 1/4" = 1'-0"

CIVIL ENGINEER:

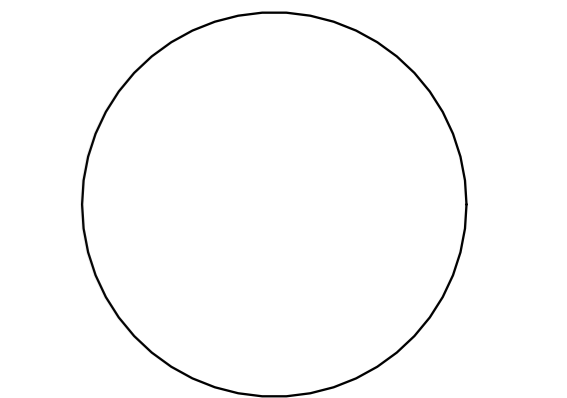
STRUCTURAL ENGINEER:

MECH./ELECT./PLUMB./FIRE PROT. ENGINEER:

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BUILDING SECTIONS

A-300