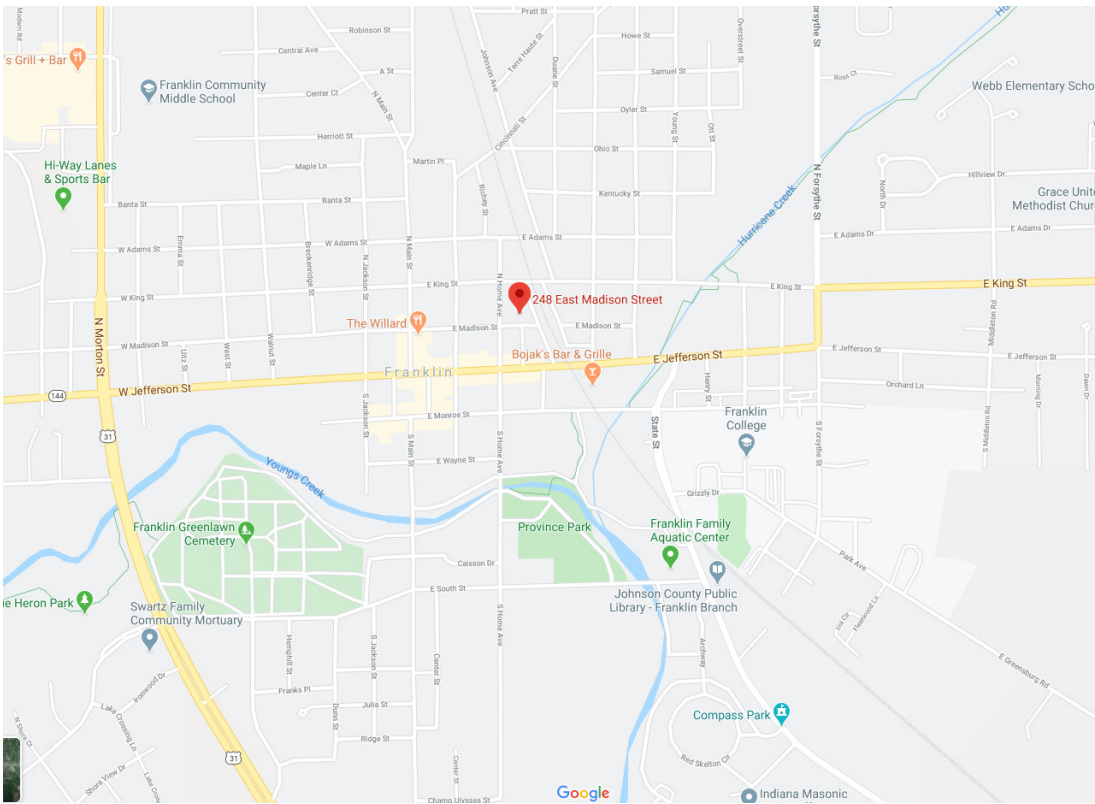


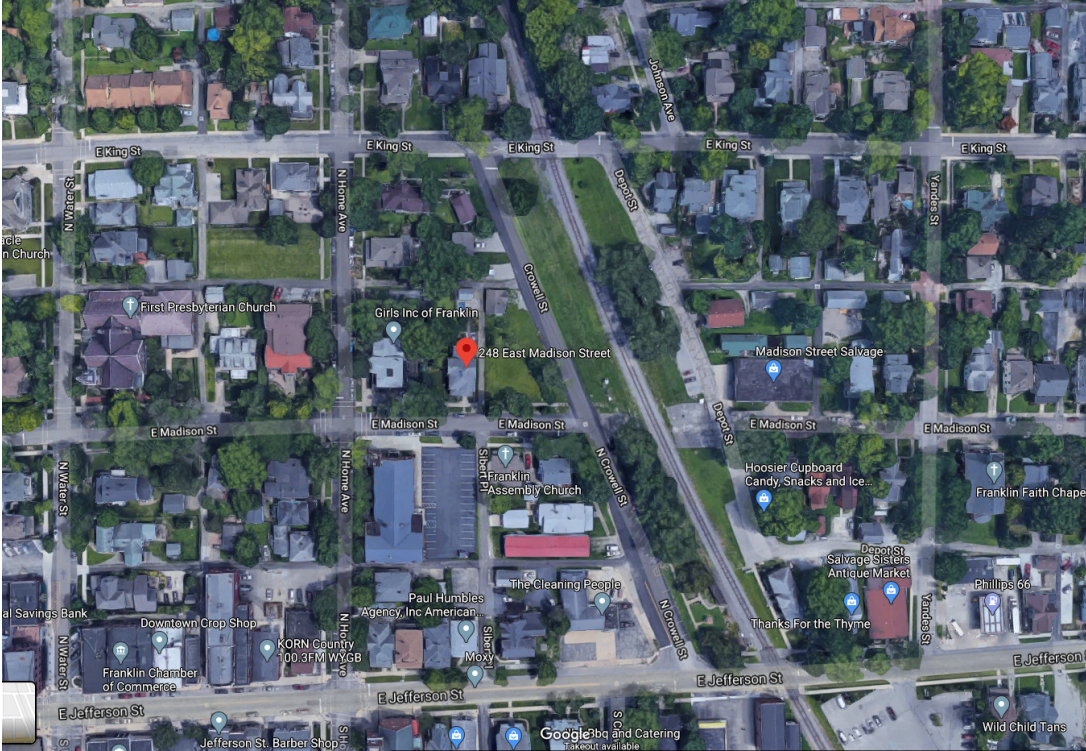
CRAIG WELLS CARRIAGE HOUSE

248 EAST MADISON ST
FRANKLIN, IN 46131

REVIEW - 25 APR 2020



VICINITY MAP



LOCATION MAP

SUMMARY OF WORK

NEW GARAGE WITH APARTMENT ABOVE ON A VACANT LOT.

SHEET LIST

G-000	COVER
G101	GENERAL NOTES & MATERIAL REFERENCE
A100	FOUNDATION & FRAMING PLANS
A101	FIRST, SECOND & ROOF PLANS
A301	EXTERIOR ELEVATIONS
A401	BUILDING SECTIONS
A410	WALL & STAIR SECTIONS

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CARRIAGE HOUSE
248 EAST MADISON ST
FRANKLIN, IN 46131

GENERAL PROJECT ABBREVIATIONS

AB	-	ANCHOR BOLT
ACT	-	ACOUSTIC CEILING TILE
AD	-	AREA DRAIN
AFF	-	ABOVE FINISHED FLOOR
AHU	-	AIR HANDLING UNIT
ALUM	-	ALUMINUM
ANOD	-	ANODIZED
BD	-	BOARD
BLOG	-	BUILDING
BTM	-	BOTTOM
BRG	-	BEARING
CIP	-	CAST IN PLACE
CJ	-	CONTROL JOINT
CL	-	CENTER LINE
CLG	-	CEILING
CLR	-	CLEAR
CMU	-	CONCRETE MASONRY UNIT
COL	-	COLUMN
CONC	-	CONCRETE
CONT	-	CONTINUOUS
CPT	-	CARPET
CRFCRI	-	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CT	-	CERAMIC TILE
D	-	DRYER
DBL	-	DOUBLE
DEMO	-	DEMOLISH OR DEMOLITION
DIA	-	DIAMETER
DIM	-	DIMENSION
DN	-	DOWN
DR	-	DOOR
DW	-	DISHWASHER
DWG	-	DRAWING
EA	-	EACH
EJ	-	EXPANSION JOINT
EPDM	-	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	-	EQUAL
EX	-	EXISTING
EXT	-	EXTERIOR
FOL	-	FINISHED CEILING LEVEL
FD	-	FLOOR DRAIN
FE	-	FIRE EXTINGUISHER
FEC	-	FIRE EXTINGUISHER CABINET
FHC	-	FIRE HOSE CABINET
FFL	-	FINISHED FLOOR LEVEL
FLR	-	FLOOR
FM	-	FILLED METAL
FND	-	FOUNDATION
FRP	-	FIBERGLAS REINFORCED PLASTIC
FT	-	FOOT/FEET
GA	-	GAUGE
GALV	-	GALVANIZED
GB	-	GYPSUM BOARD
GL	-	GLASS
GR	-	GRANITE
GSF	-	GROSS SQUARE FOOTAGE
GWB	-	GYPSUM WALL BOARD
HB	-	HOSE BIB
HC	-	HOLLOW CORE
HM	-	HOLLOW METAL
HP	-	HIGH POINT
HR	-	HOUR
HVAC	-	HEATING, VENTILATING, AND AIR CONDITIONING
ID	-	INSIDE DIAMETER
IN LIEU OF	-	
IN	-	INCH/INCHES
INT	-	INTERIOR
INSUL	-	INSULATED OR INSULATION
IRGWB	-	IMPACT RESISTANT GYPSUM WALL BOARD
JC	-	JANITORS CLOSET
MAX	-	MAXIMUM
MECH	-	MECHANICAL
MEMBR	-	MEMBRANE
MIN	-	MINIMUM OR MINUTE
MO	-	MASONRY OPENING
MRGWB	-	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	-	METAL
N/A	-	NOT APPLICABLE
NIC	-	NOT IN CONTRACT
NTS	-	NOT TO SCALE
OC	-	ON CENTER
OD	-	OUTSIDE DIAMETER
OFCRI	-	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	-	OWNER FURNISHED, OWNER INSTALLED
OSB	-	ORIENTED STRAND BOARD
PCC	-	PRE-CAST CONCRETE
PL	-	PLASTIC LAMINATE
PLUMB	-	PLUMBING
PLYD	-	PLYWOOD
PT	-	PAINT OR PAINTED
PTR	-	PRESSURE TREATED
PVC	-	POLYVINYL CHLORIDE
R	-	RISER
RBR	-	RUBBER
RBRB	-	RUBBER BASE
RCP	-	REFLECTED CEILING PLAN
RD	-	ROOF DRAIN
REF	-	REFERENCE
REFR	-	REFRIGERATOR
REQ'D	-	REQUIRED
RM	-	ROOM
RO	-	ROUGH OPENING
SC	-	SOLID CORE
SCONC	-	SEALED CONCRETE
SD	-	SMOKE DETECTOR
SF	-	SQUARE FOOT, FEET
SIM	-	SIMILAR
SP	-	SPRINKLER
SPEC	-	SPECIFICATION
SPK	-	SPEAKER
SSTL	-	STAINLESS STEEL
STC	-	SOUND TRANSMISSION COEFFICIENT
STL	-	STEEL
STRUCT	-	STRUCTURE OR STRUCTURAL
T	-	TREAD
T&G	-	TONGUE AND GROOVE
T/D	-	TELEPHONE/DATA
TELE	-	TELEPHONE
TLT	-	TOILET
TME	-	TO MATCH EXISTING
T/	-	TOP OF
T/C	-	TOP OF CONCRETE
T/S	-	TOP OF STEEL
T/W	-	TOP OF WALL
TR	-	TREATED
TYP	-	TYPICAL
U/S	-	UNDERSIDE
UNO	-	UNLESS NOTED OTHERWISE
VIF	-	VERIFY IN FIELD
VCT	-	VINYL COMPOSITION TILE
VT	-	VINYL TILE
W	-	WASHER
WI	-	WITH
W/O	-	WITHOUT
WC	-	WATER CLOSET
WD	-	WOOD
WH	-	WATER HEATER
WWF	-	WELDED WIRE FABRIC

GENERAL ROOF PLAN NOTES

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 ROOFING SYSTEM COMPONENTS SO INSULATION IS NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT THE END OF THE WORKDAY.
B. COMPLY WITH ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ROOF INSULATION.
C. FINAL ROOF INSPECTION: ARRANGE FOR ROOFING SYSTEM MANUFACTURER'S TECHNICAL PERSONNEL TO INSPECT ROOFING INSTALLATION ON COMPLETION.

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 ITS RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE, AND COORDINATION WITH ITS 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 STUD UNLESS INDICATED OTHERWISE BY THE DESIGNATIONS "CLR," "CLEAR," OR "MIN." COORDINATE WITH APPLICABLE NEW WALL TYPES AND WITH APPLICABLE SECTIONS/DETAILS.
D. AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC TILE, PROVIDE CEMENT BACKER BOARD

PROJECT GENERAL NOTES:

- A. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK COMPLETED IN COMPLIANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH INDIANA AMENDMENTS, APPLICABLE LOCAL LAWS, CODES, ORDINANCES, AND STANDARDS.
B. ALL WORK CONTRACTED OR SUBCONTRACTED FOR THE COMPLETION OF THIS PROJECT IS SUBJECT TO REVIEW AND FINAL APPROVAL BY THE OWNER.
C. ALL CHANGES SHALL BE APPROVED BY OWNER PRIOR TO PROCEEDING WITH THE WORK..

STRUCTURAL NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- A. ALL WOOD BEAMS, FLOOR JOISTS, CEILING JOISTS AND RAFTERS TO BE SIZED BY THE LUMBER SUPPLIER.
B. ALL STUDS TO BE 2x4's @ 16" O.C.
C. SILL PLATES SHALL BE 2x8 PRESSURE TREATED.
D. PRESSURE TREAT ANY WOOD WITHIN 8" OF CONTACT WITH EARTH / FINISHED LANDSCAPE.

DOOR SCHEDULE

MARK	DOOR		FIRE RATING	COMMENTS
	WIDTH	HEIGHT		
101A	3'-0"	6'-8"		
101B	10'-0"	8'-0"		
101C	10'-0"	8'-0"		
102A	10'-0"	8'-0"		
102B	3'-0"	6'-8"		
103A	8'-0"	8'-0"		
103B	3'-0"	6'-8"		
104	3'-0"	6'-8"		
105	5'-0"	7'-0"		
201	3'-0"	6'-8"		
204	2'-10"	6'-8"		
205	5'-0"	7'-0"		
206	3'-0"	6'-8"		
207	3'-0"	6'-8"		
208	3'-0"	6'-8"		
209	2'-6"	6'-8"		
211	2'-6"	6'-8"		
212A	2'-8"	6'-8"		
212B	2'-4"	6'-8"		
213	2'-8"	6'-8"		
214	1'-6"	6'-8"		
215	3'-0"	6'-8"		

WINDOW SCHEDULE - SIZES VARY BY MANUFACTURER

TYPE MARK	WINDOW			COMMENTS
	WIDTH	HEIGHT	HEAD HEIGHT	
A	3'-2"	5'-1"	8'-0"	1
A	3'-2"	5'-1"	8'-0"	1
A	3'-2"	5'-1"	8'-0"	1
A	3'-2"	5'-1"	6'-8"	1
A	3'-2"	5'-1"	6'-8"	1
A	3'-2"	5'-1"	6'-8"	1
A	3'-2"	5'-1"	6'-8"	1
A	3'-2"	5'-1"	6'-8"	1
A	3'-2"	5'-1"	6'-8"	1
A	3'-2"	5'-1"	6'-8"	1
A	3'-2"	5'-1"	6'-8"	1
B	2'-0"	2'-0"	7'-8"	
B	2'-0"	2'-0"	7'-8"	
B	2'-0"	2'-0"	7'-8"	
B	2'-0"	2'-0"	7'-8"	
B	2'-0"	2'-0"	6'-8"	
C	3'-0"	3'-0"	6'-8"	
D	3'-0"	5'-1"	6'-8"	1
D	3'-0"	5'-1"	6'-8"	1
D	3'-0"	5'-1"	6'-8"	1
D	3'-0"	5'-1"	6'-8"	1
E	2'-0"		9'-6"	2

WINDOW COMMENTS

1. WINDOW MEETS THE EGRESS CRITERIA OF MINIMUM 20" NET OPENING WIDTH, MINIMUM 24" NET OPENING HEIGHT, AND MINIMUM 5.7 S.F. OPENING AREA.
2. 24" DIAMETER FIXED WINDOW.

ROOM FINISH SCHEDULE

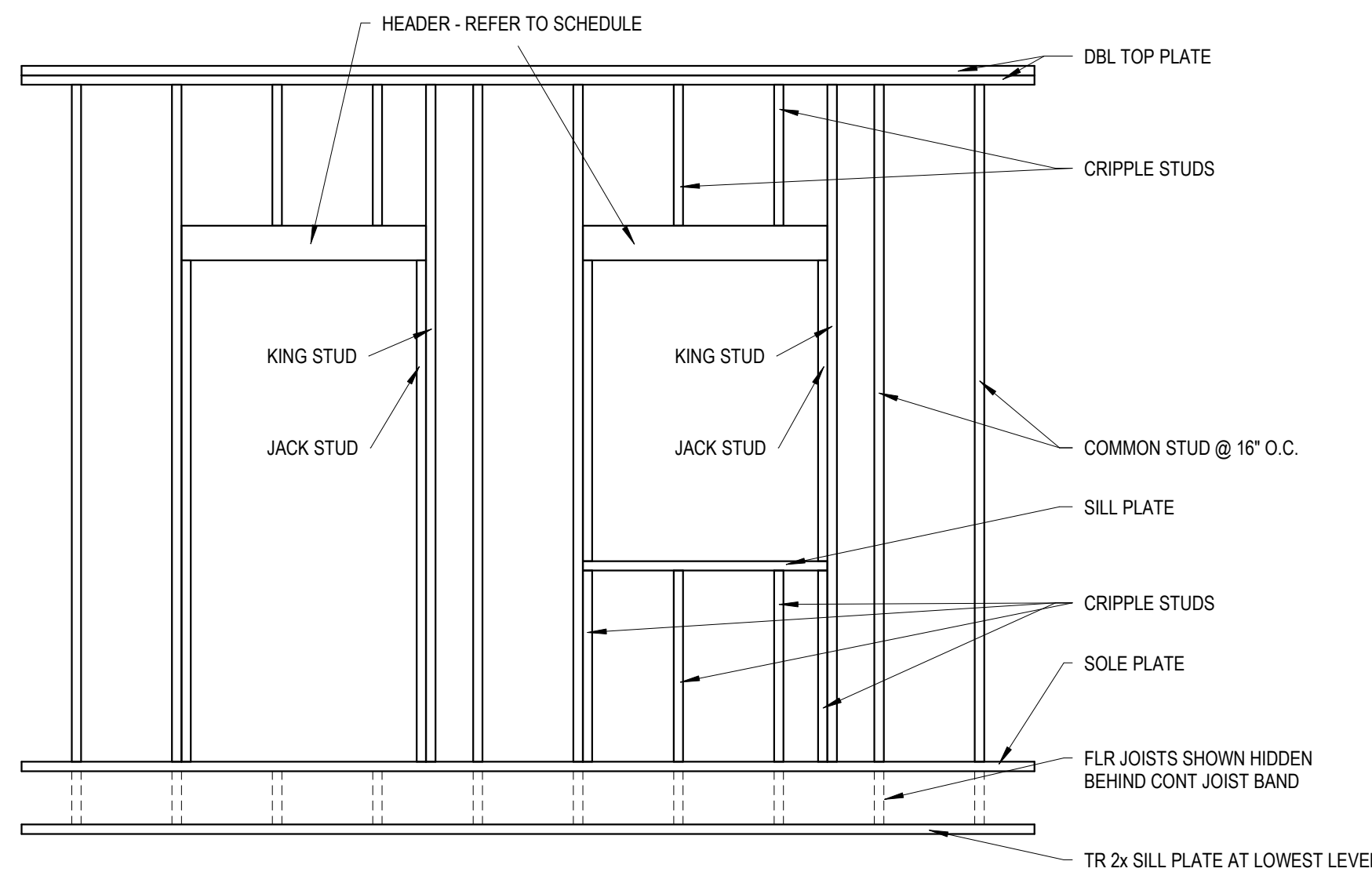
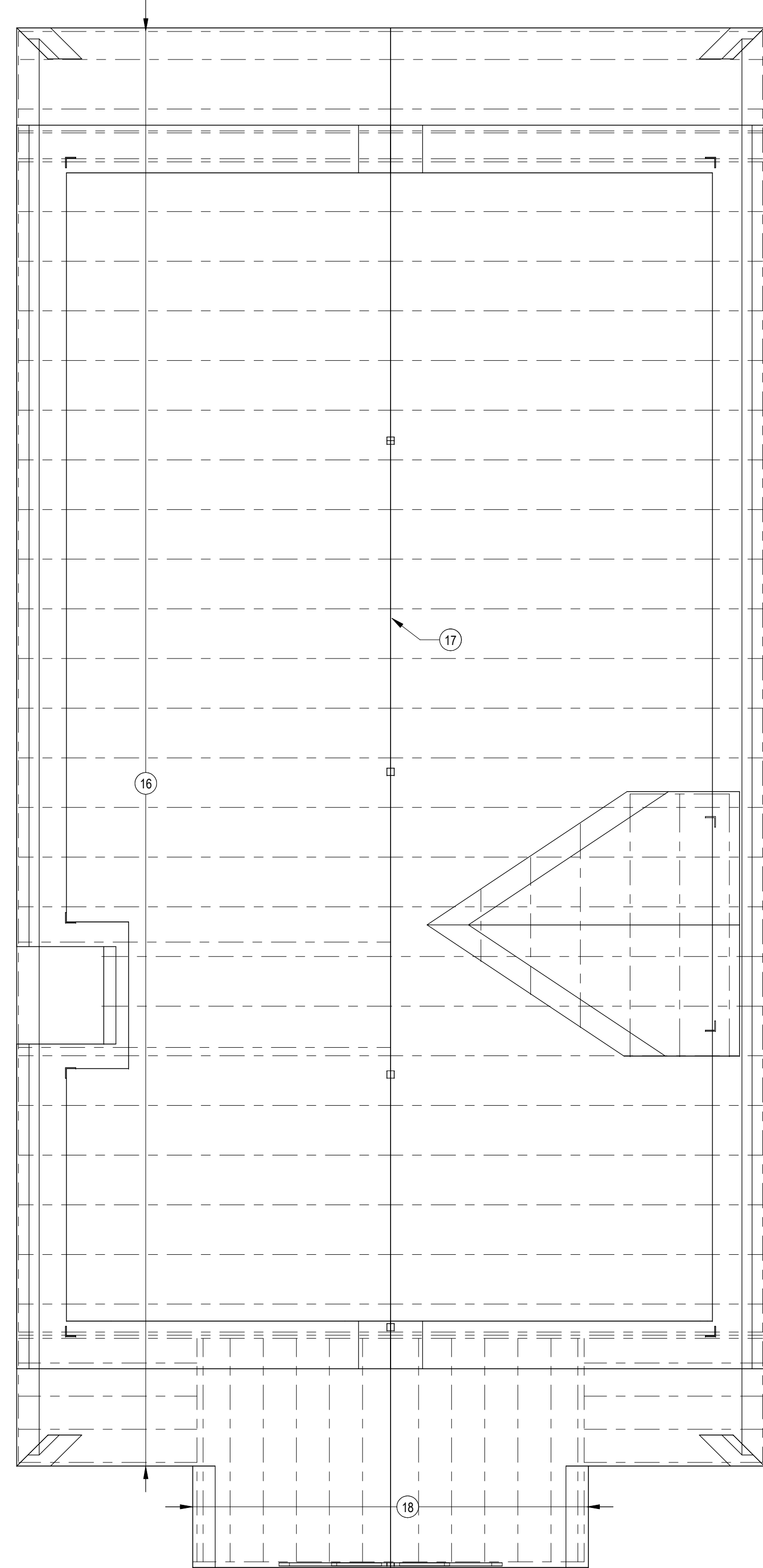
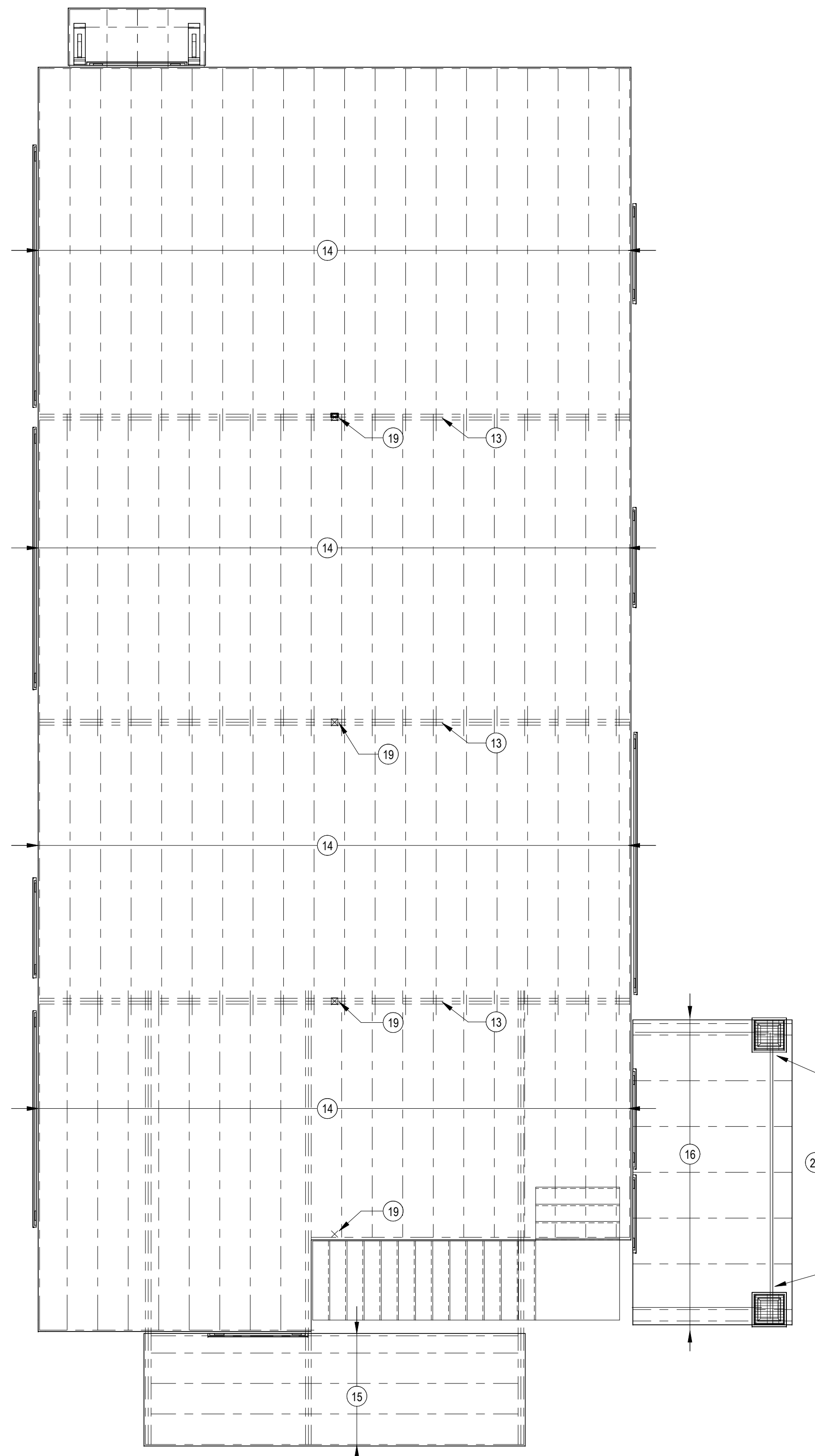
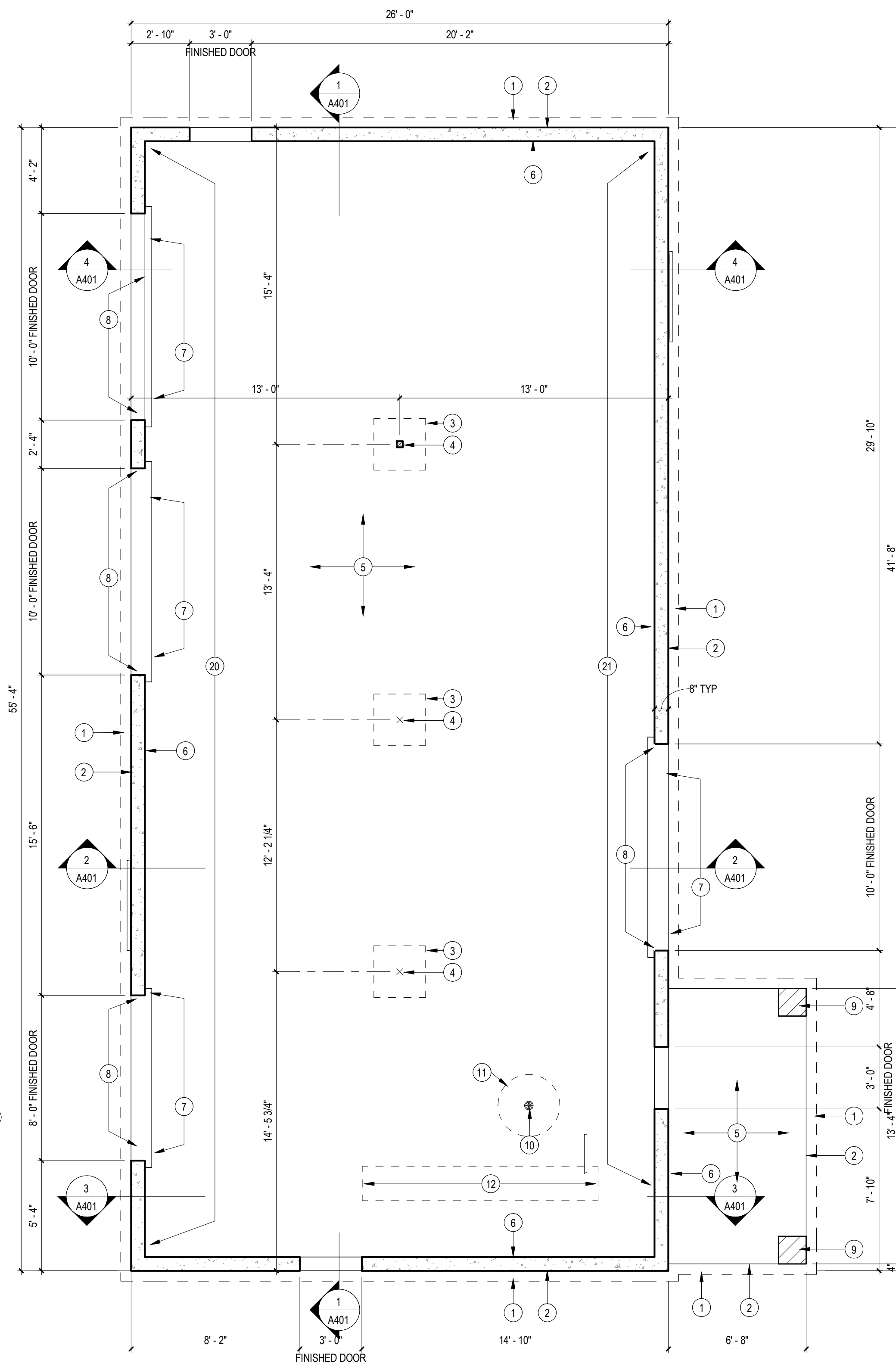
ROOM		Area	FINISH		WALL FINISH				CASEWORK FINISH	COUNTER FINISH	CEILING FINISH	COMMENTS
NUMBER	NAME		FLOOR FINISH	BASE FINISH	EAST	NORTH	SOUTH	WEST				
FIRST FFL												
101	ENTERTAINMENT/LIVING CENTER	718 SF										
102	TENNANT GARAGE	309 SF										
103	FITNESS ROOM	229 SF										
104	STAIRS	95 SF										
105	MEP/CL	34 SF										
SECOND FFL												
201	FOYER	89 SF										
202	DINING ROOM	109 SF										
203	KITCHEN	141 SF										
204	LAUNDRY	14 SF										
205	CLOSET	34 SF										
206	ROOM	18 SF										
207	BEDROOM	166 SF										
208	BATHROOM	50 SF										
209	CLOSET	18 SF										
210	LIVING ROOM	333 SF										
211	CLOSET	19 SF										
212	BATHROOM	71 SF										
213	BEDROOM	204 SF										
214	ROOM	24 SF										
215	CLOSET	74 SF										

NOT
FOR
CONSTRUCTION

FOUNDATION AND FRAMING NOTES

- 20" x 10" CAST IN PLACE CONCRETE FOOTING W/ 2 #4 REBAR CONTINUOUS.
- 8" REINFORCED CONCRETE FOUNDATION.
- 30" x 30" x 12" CAST IN PLACE CONCRETE FOOTING.
- STEEL PIPE COLUMN SIZED BY LUMBER SUPPLIER.
- 4" CONC SLAB W/ 6x6 10/10 WWF OVER 6 MIL POLY VAPOR BARRIER OVER 4" MIN GRANULAR FILL.
- PROVIDE FULL PERIMETER 1/2" INSULATING BOND BREAK BETWEEN CAST IN PLACE CONCRETE FOUNDATION AND FLOOR SLAB. REFER TO WALL SECTIONS.
- PROVIDE BOND BREAK SLIP JOINT BETWEEN TOP OF FOUNDATION AND BOTTOM OF SLAB EXTENSION INTO OPENING. REFER TO WALL SECTIONS.
- PROVIDE 1/2" RECESSED DOOR WELL. ELEVATION 99'-11 1/2" REFER TO WALL SECTIONS.
- 16" x 16" BRICK MASONRY COLUMN BASE.
- FLOOR DRAIN: SET TOP AT 1/2" BELOW SLAB.
- SLOPE FLOOR TO DRAIN.
- 20" x 10" THICKENED SLAB UNDER SUPPORT WALL AT STAIR OPENING.
- BUILT UP WOOD BEAM SIZED BY LUMBER SUPPLIER.
- 2x JOISTS @ 16" O.C. SIZED BY LUMBER SUPPLIER.
- TREATED 2x JOISTS @ 16" O.C. SUPPORT BY TREATED CANTILEVERED BEAMS. TOP OF FINISHED DECK TO BE 1" LOWER THAN DOOR SILL. TREATED 5/4x6 DECKING.
- 2x ROOF FRAMING @ 24" O.C. PROVIDE 1/2" OSB DECKING. FRAMING SIZED BY LUMBER SUPPLIER.
- RIDGE BEAM.
- 2x AWNING ROOF FRAMING TO BE CANTILEVERED.
- PROVIDE DOUBLE STUDS ABOVE STEEL COLUMN BELOW AND UP TO ROOF RIDGE BEAM.
- LOW EDGE OF SLAB ELEVATION 100'-0"
- HIGH EDGE OF SLAB ELEVATION 100'-2"
- WOOD ROOF BEAM SIZED BY LUMBER SUPPLIER.

HEADER SCHEDULE		
LENGTH	MEMBER	END SUPPORT
UP TO 3'-2" R.O.	(2) 2x6 W/ (1) 1/2" PLYWOOD	JACK - (1) 2x4 KING - (1) 2x4
UP TO 5'-0" R.O.	(2) 2x8 W/ (1) 1/2" PLYWOOD	JACK - (1) 2x4 KING - (1) 2x4
UP TO 8'-0" R.O.	(2) 2x10 W/ (1) 1/2" PLYWOOD	JACK - (2) 2x4 KING - (2) 2x4
HEADERS LARGER THAN 8'-0" WIDE TO BE SIZED BY LUMBER SUPPLIER		

**4** TYPICAL WALL FRAMING
1/2" = 1'-0"**3** ROOF FRAMING PLAN
1/4" = 1'-0"**2** SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"**1** FOUNDATION PLAN
1/4" = 1'-0"

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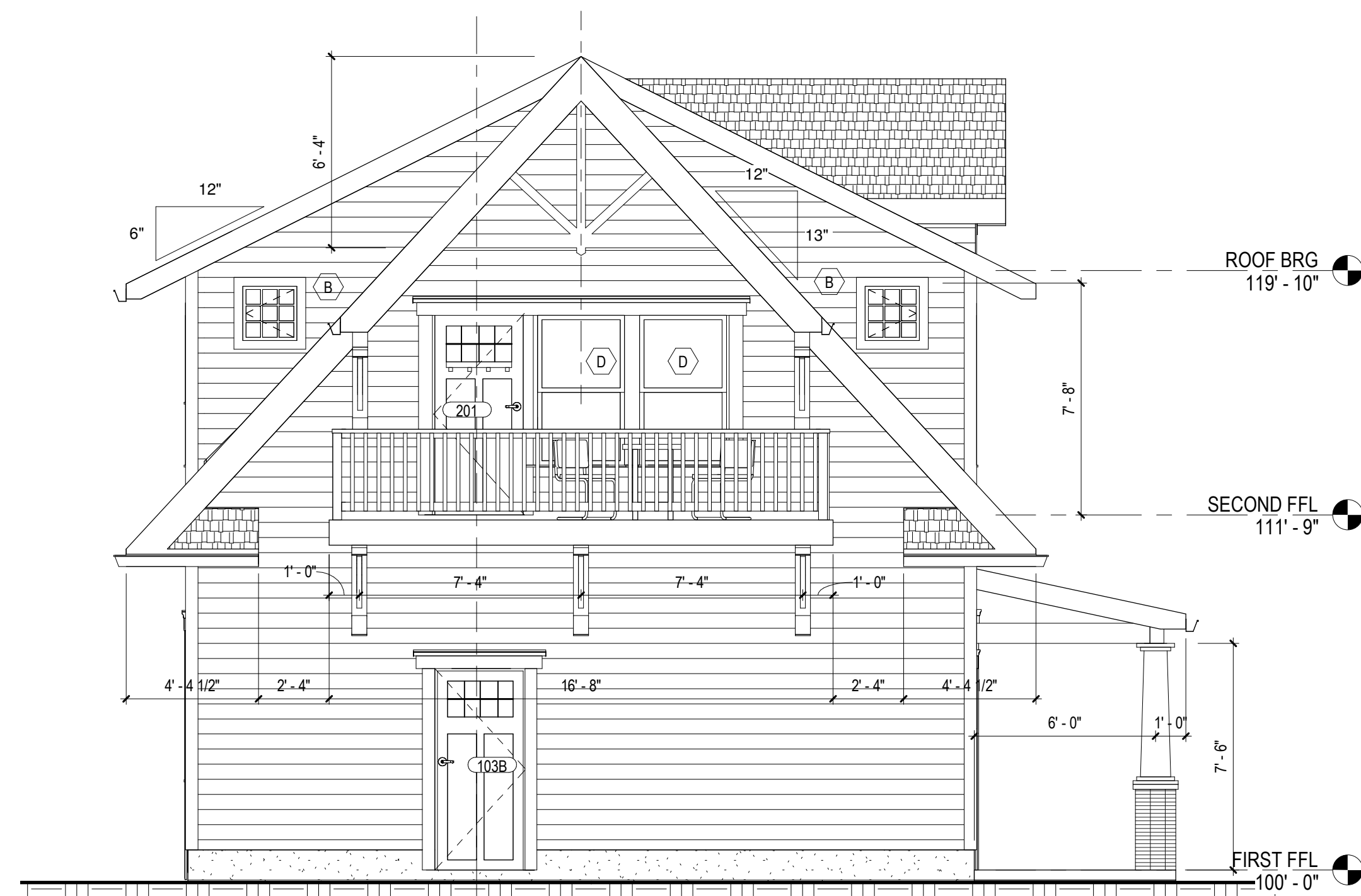
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PLAN NOTES

1. PROVIDE 1 HOUR FIRE WALL BETWEEN GARAGE AND ENTRY TO LIVING SPACE.
2. PROVIDE 1 HOUR FLOOR / CEILING ASSEMBLY BETWEEN GARAGE AND LIVING SPACE.
3. DUCTS THAT PENETRATE FIRE WALL MUST BE ENCLOSED IN A 1 HOUR BULKHEAD OR PROVIDE A FIRE DAMPER AT THE WALL PENETRATION.
4. PROVIDE DOUBLE STUDS ABOVE STEEL COLUMN BELOW AND UP TO ROOF RIDGE BEAM.
- 5.

**4 WEST ELEVATION**
1/4" = 1'-0"**2 SOUTH ELEVATION**
1/4" = 1'-0"**3 EAST ELEVATION**
1/4" = 1'-0"**1 NORTH ELEVATION**
1/4" = 1'-0"

CERTIFICATION:

**NOT
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CONSTRUCTION**

Description

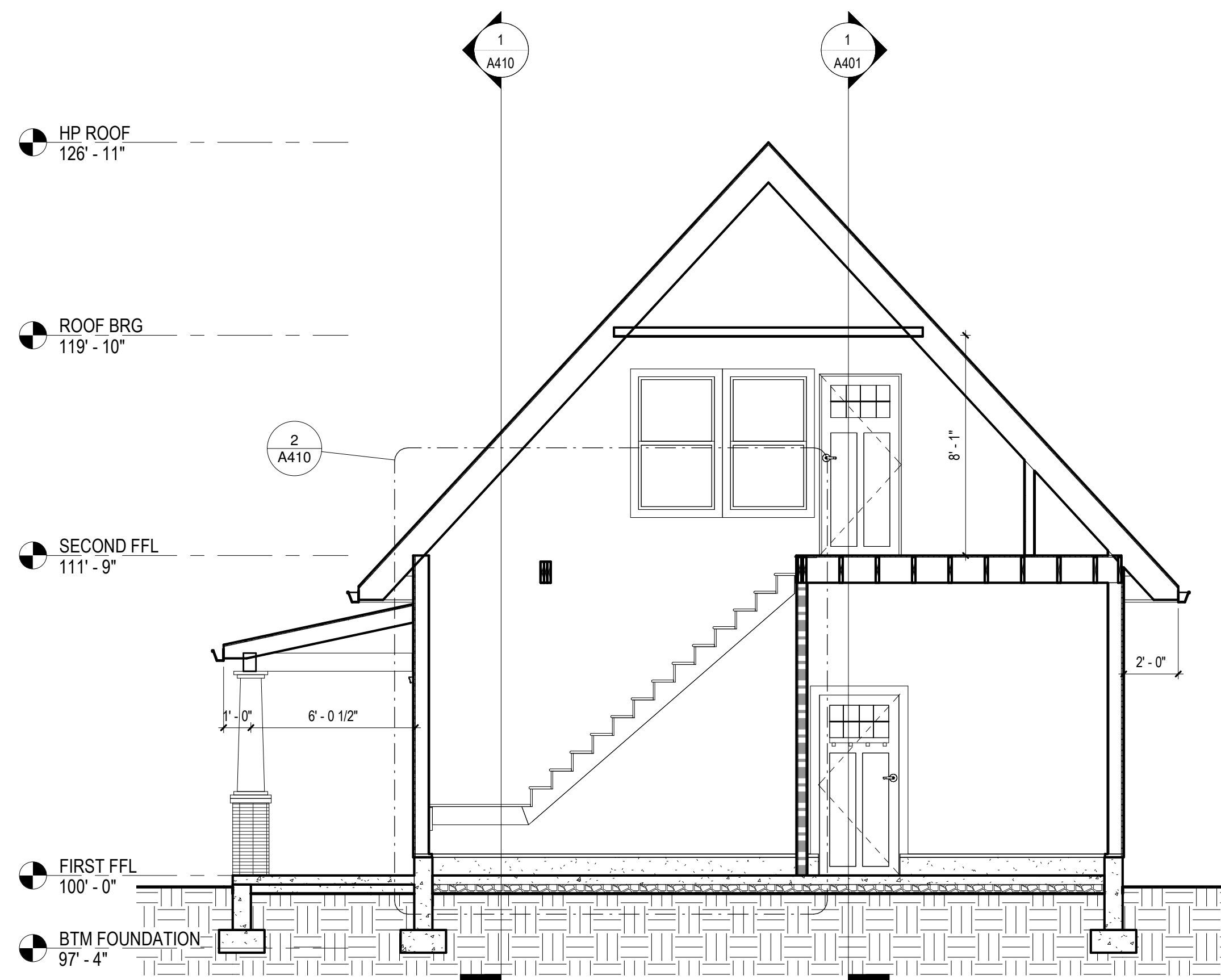
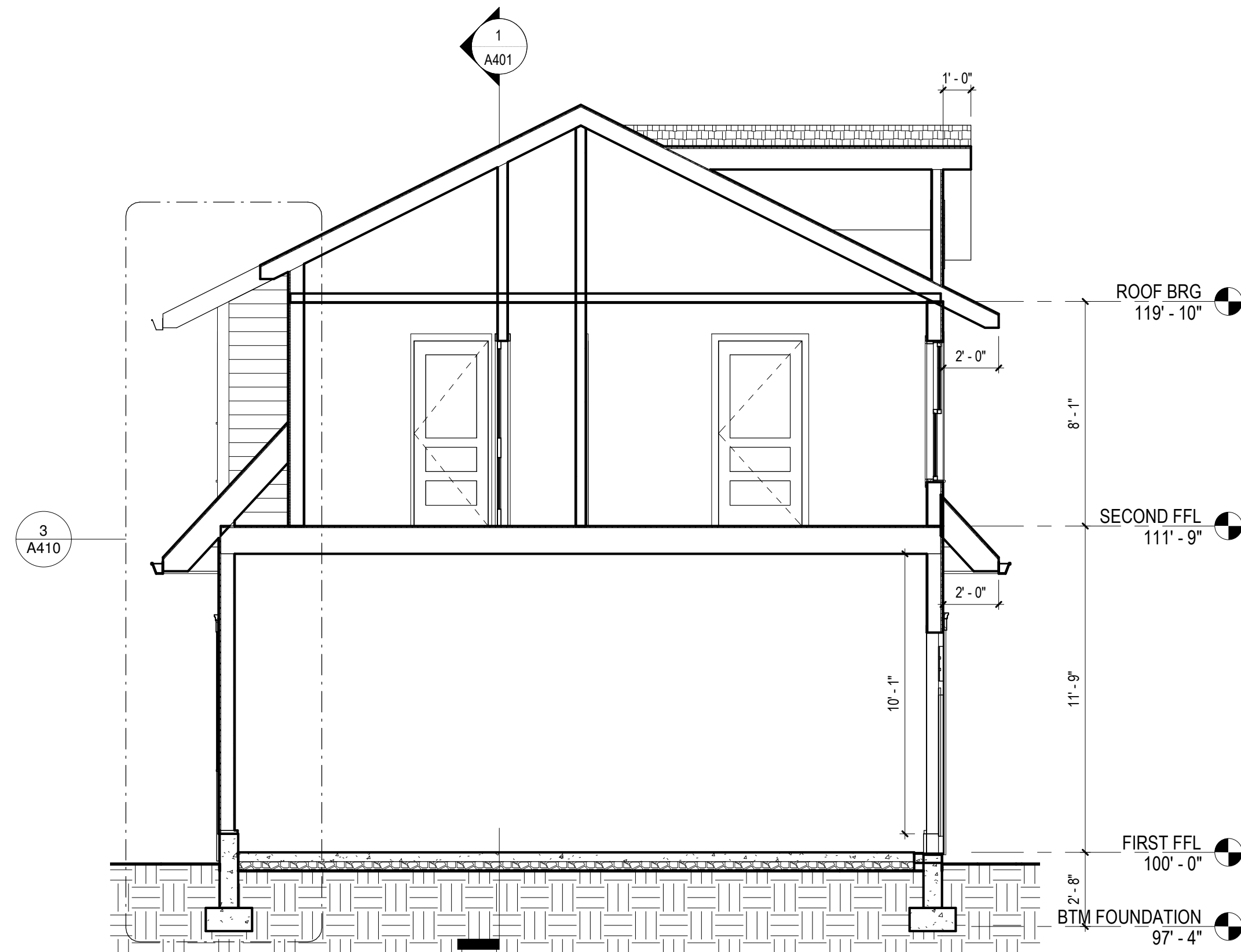
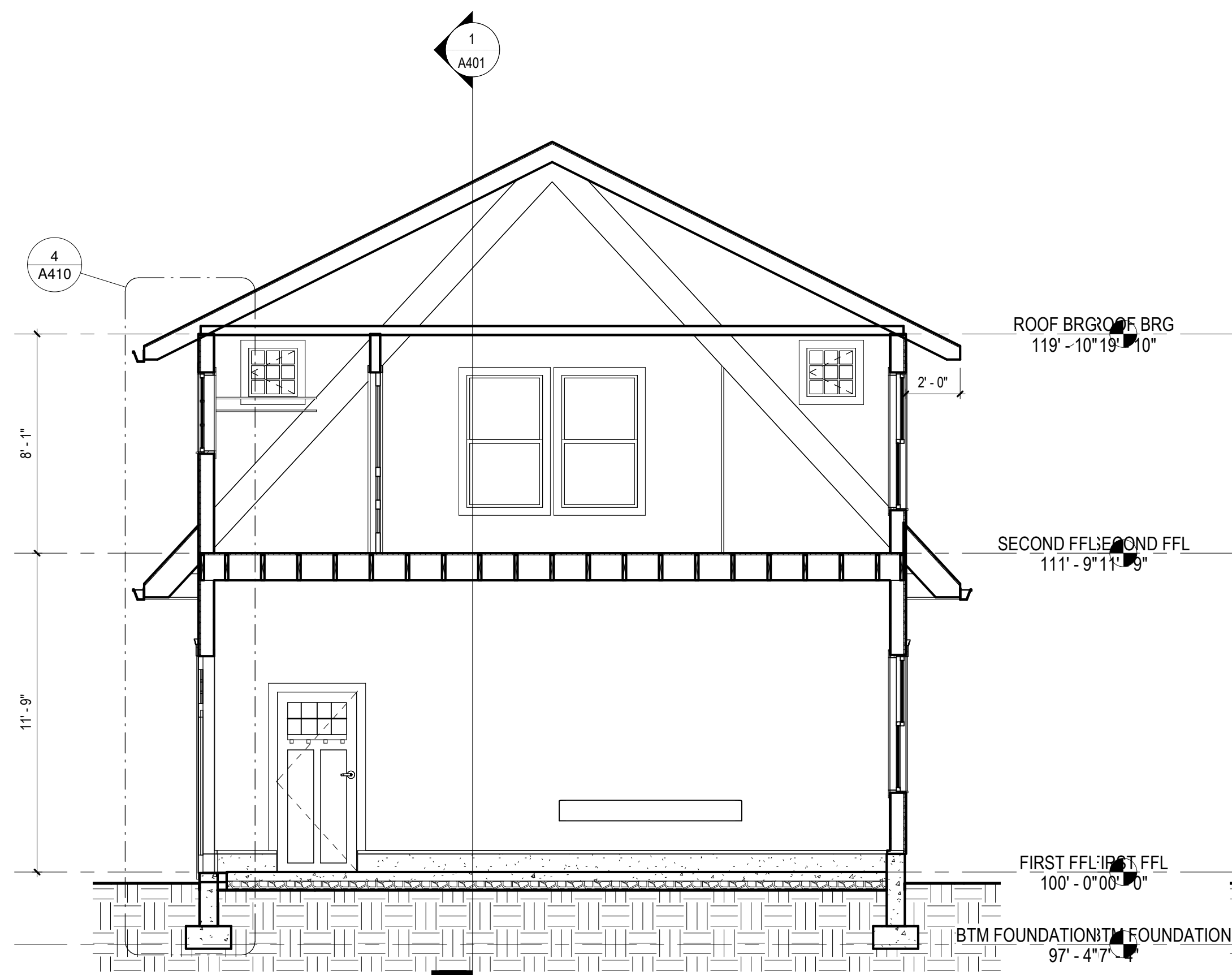
Date

DRAWN BY: A.E.
CHECKED BY: J.C.**EXTERIOR ELEVATIONS**CRAIG WELLS - CWC_001
CARRIAGE HOUSE248 EAST MADISON ST
FRANKLIN, IN 46131

REVIEW

25 APR 2020

A301

**3 WALL SECTION1**
1/4" = 1'-0"**2 WALL SECTION**
1/4" = 1'-0"**4 WALL SECTION2**
1/4" = 1'-0"**1 BUILDING SECTION**
1/4" = 1'-0"

**NOT
FOR
CONSTRUCTION**

Description

also

DRAWN BY: A
CHECKED BY: J

WALL & STAIR SECTIONS

CRAIG WELLS - CWC_001
CARRIAGE HOUSE

248 EAST MADISON ST
FRANKLIN, IN 46131

VIEW

APR 2020

A410

