APPLICATION FOR PRIOR APPROVAL OF A VARIANCE

MSPC Case No.: V- MSPC 16-15

Send completed application and check to:
Meridian Street Preservation Commission
200 E. Washington Street, Suite 1821
Indianapolis, IN 46204

Address of the Property where work is to be done: 5538 PENNSYLVANIA ST. INDPLS. IN 46220

Applicant's Name: CHRIS CURTS
Address: 6229 CRITTENDEN AVE
INDPLS.
E-Mail address: CMCURTS@HOTMAIL.COM
Phone No: (317) 446-1553
FAX No:
Zip Code: 46220

Name of Owner(s): CYNTHIA GRIGSON
Address of Owner: 5538 PENNSYLVANIA ST.
INDPLS. IN
E-Mail address: CYNTHIAGRIGSON@~~HOTMAIL.COM~~ GMAIL.COM
Phone No: (401) 536-7348
FAX No:
Zip Code: 46220

Is the applicant the owner of one hundred percent (100%) of the property involved in the petition? ☒ Yes ☐ No

Legal Description (check one):
- ☒ Complete Metes and Bounds legal description attached.
- ☐ Platted site within a recorded subdivision, copy of plat map attached.
  Lot No(s). _____ Section No(s) _____ in _____ Subdivision
  Recorded in Plat Book _____ page(s) _____ in the Marion County Recorder's Office,
  Or recorded as Instrument No. _____ in the Marion County Recorder's Office.

Is this property the subject of any code enforcement action? ☒ Yes ☐ No

Was this property the subject of any previous petition(s)? ☐ Yes ☒ No
If yes, list the original case number(s) _____

The present Use of the property is: EXISTING RESIDENCE GUESTHOUSE & GARAGE
The current Zoning Classification of the property is: RESIDENTIAL
List of the Existing Improvements on the property are: GARAGE

Approval is for a Variance of (check one):
☐ Use ☒ Development Standards ☐ Use and Development Standards

Provide a detailed description of the proposal; state the specific ordinance(s), standard(s), and/ or regulation(s) sought to be modified; state the specific reason approval should be granted. Attach additional pages, if necessary.

VARIANCE OF SETBACK ON GARAGE

RECEIVED
MERIDIAN STREET PRESERVATION COMMISSION
DATE~ 11-16-16

I (we) affirm, under the penalties for perjury, that the foregoing representations are true.

Signature of Owner _____ Date 11.2.16

Signature of Applicant (if different than Owner) _____ Date 11/2/16

BOUNDARY SURVEY

PART OF THE NW 1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 03 EAST
MARION COUNTY, INDIANA

Indiana 811 Know what's below. Call before you dig.

PER INDIANA STATE LAW IS-68-1291, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

ASSUMED NORTH
SCALE: 1" = 20'

20 0 20 40 60

SYMBOL LEGEND

	Curb Inlet		Water Valve		Handicap Parking
	Storm Manhole		Fire Hydrant		Sign
	Storm Inlet		Water Meter		Clean Out
	Sanitary Manhole		Gas Meter		Bollard
	Telephone Manhole		Gas Valve		Existing Tree
	Traffic Manhole		Electric Meter		Clipped Rebar Set
	Telephone Pedestal		Area Light		Air Conditioner
E	Electric Transformer		Utility Pole	(P)	Plat Distance
E	Electric Pedestal		Guy Anchor	(M)	Measured Distance
	Cable Pedestal		Yard Light	(D)	Deed Distance

Underground Telephone Marking
Underground Water Line Marking
Overhead Utility Lines
Underground Gas Line Marking
Storm Pipe Underground
Electric Line Marking

LEGAL DESCRIPTION
INSTRUMENT #A101200040025

Lot Numbered 12 in A.B. Carter's Second Addition, an addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 13, page 171, in the Office of the Recorder of Marion County, Indiana.

CERTIFICATE OF SURVEY

I hereby certify to the best of my knowledge and belief that the plat and description represent a survey completed under my direction.

This survey was prepared without the benefit of an up-to-date title commitment and is subject to any statement of fact disclosed thereto.

I further certify that the survey work performed on the project shown is true and correct to the best of my belief.

I further certify to the best of my knowledge and belief this report conforms to the requirements contained in Section 1 through 19 of the IAC 865, 1.1-12 for a Re-tracement or Record Document Survey.

Certified this 14th day of March, 2016

Roger Ward Engineering, Inc.

Jeffrey J. Kandy – Indiana Registered
Land Surveyor No. 20100068

SURVEYOR'S REPORT

The purpose of this project was to conduct a Retracement Survey of the subject real estate depicted hereon as Parcel I. Research for this Survey was conducted in the offices of the Marion County Recorder, and Surveyor. Conventional electronic data collection equipment was utilized to acquire data necessary for this Survey.

There may be differences between deed dimensions versus measured dimensions along the boundary lines of the subject real estate and there may be found survey markers near but not precisely at the same boundary corners. In cases where the magnitude of these differences in location of found survey markers is less than the Theoretical Uncertainty and less than the uncertainty identified for the Reference Monumentation, said differences may be considered insignificant and are only for purposes of mathematical closure.

In accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners of the subject real estate due to Reference Monumentation, Record Descriptions, Evidence of Occupation, and Relative Positional Accuracy of Measurements. There may be uncertain rights associated with these uncertainties. The client should examine there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of these lines of possession from the surveyed lines.

Uncertainty Due to Availability and Condition of Reference Monumentation

Reference Monumentation recovered for this project consisted of the following monuments:

The Northeast, Southeast and Southwest section corners were recovered per Marion County Surveyor Ties. Other monumentation recovered on and around the subject property were utilized to recreate the subject property in accordance with the deeds of record. These monuments were found to be within 0.30 feet of the calculated corners.

Uncertainty Due to Record Documents

None.

Uncertainty Due to Evidence of Occupation

Unless otherwise noted or depicted herein or on the survey drawing, there is no visible evidence of occupation. Occupation was also reviewed for agreement with the established boundary lines. The North line of the surveyed parcel is occupied by a fence that varies 0.7 feet to 3.1 feet north of said line. The West line is occupied by a chain link fence that varies 2.8 to 3.4 feet west of said line. There are no lines of occupation along the South line. The East line is occupied by the west right of way line of Pennsylvania Street. Any depiction of intrusion, trespass, invasion into the possessions or rights of another is not a matter of survey. An attorney should be consulted in all matters with respect to rights of possession.

Relative Positional Accuracy of Measurements

The Relative Positional Accuracy of Measurements for this Survey does not exceed that allowable for an Urban Class Survey (0.07) feet.

Theory of Location

The boundary lines and corners of the subject real estate were established by holding bearings and distances cited in the Record description of the subject real estate relative to the monuments referenced.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

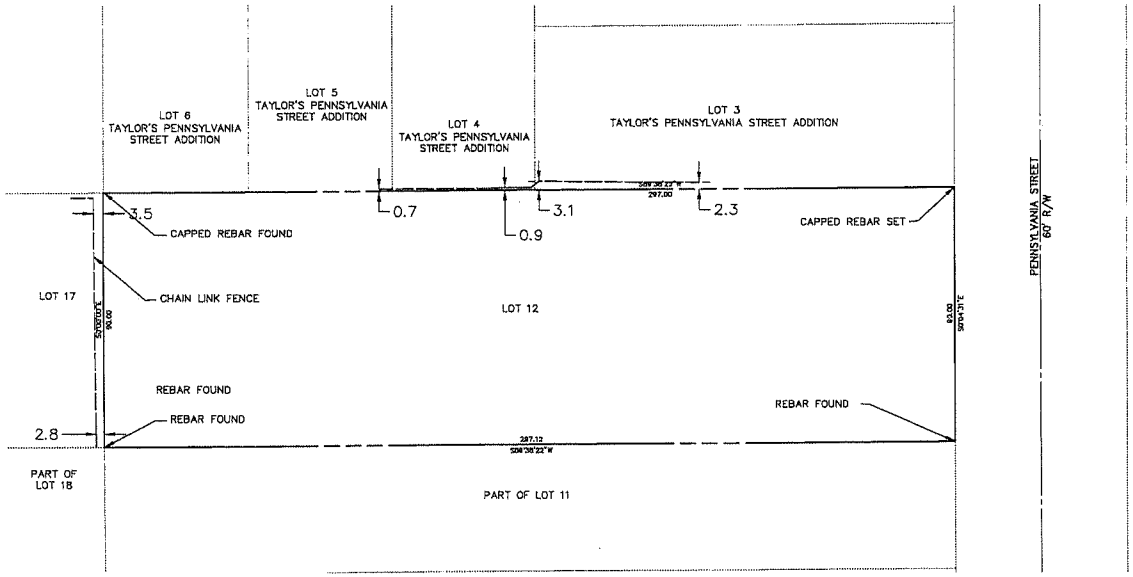
Due to Variances in reference monuments: 0.0 feet +/-.

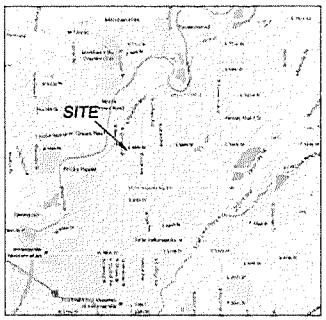
Due to Discrepancies in the record descriptions: None.

Due to Inconsistencies in lines of occupation: See above concerning physical occupation.

Flood Zone Note

The subject real estate lies within Flood Hazard Zone X & Zone X (shaded) as scaled from FIRM Map 18097 C 0135 E, dated January 5, 2001.





VICINITY MAP
NOT TO SCALE

ROGER WARD ENGINEERING INCORPORATED
CIVIL ENGINEERS - LAND PLANNERS - DEVELOPMENT CONSULTANTS
7474 MORRIS ROAD INDIANAPOLIS, INDIANA 46278
(317) 291-1758 (FAX) 291-1923
www.rogerwardeng.com

Prepared For:
BELLA VISTA LANSCAPE INC

REVISIONS:
1. ADD
2. ADD

DRAWN BY: CAP
DATE: 3/14/2016
FIELD WORK: PA/RD/BK/JMH

BOUNDARY SURVEY
5538 N PENNSYLVANIA STREET
INDIANAPOLIS, INDIANA

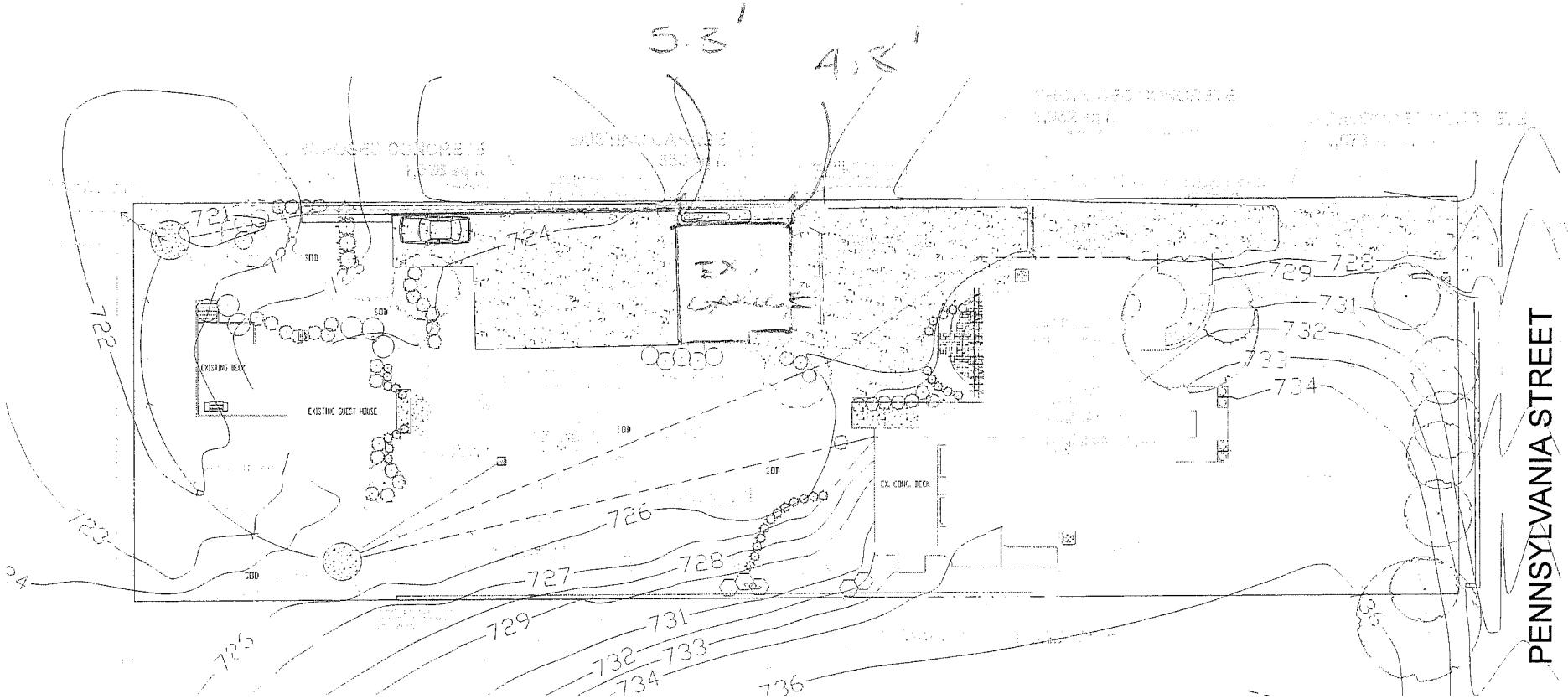
JEFFREY J. KANDY No. LS20100068 STATE OF INDIANA LAND SURVEYOR

BY:

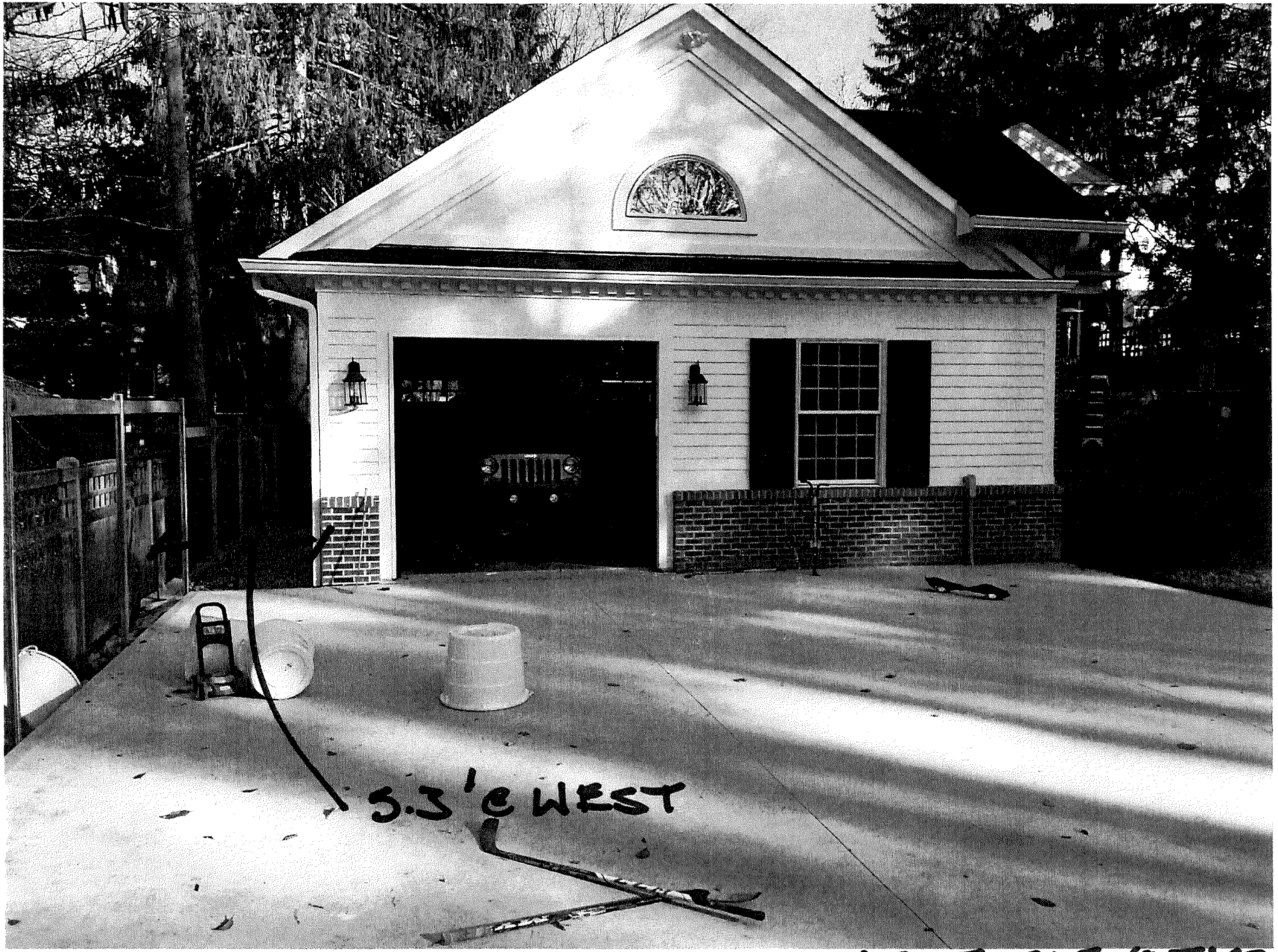
DATE: 03-14-2016

SHEET 1 OF 1

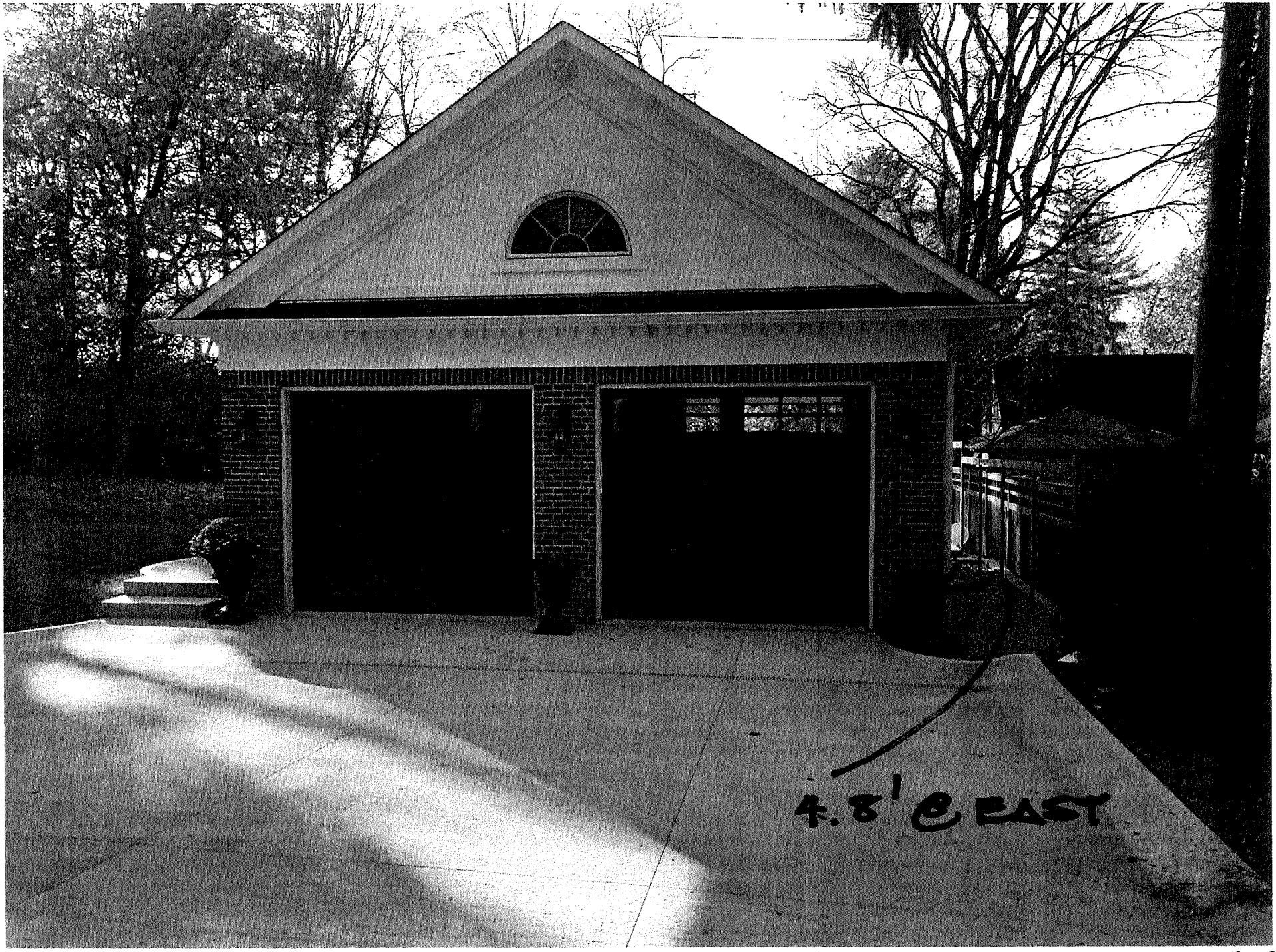
JOB#: BVL_001



EXISTING CONDITIONS
1"=40'-0"



WEST ELEVATION



EAST ELEVATION

ORIGINAL PERMIT SET

NEW TWO - CAR GARAGE FOR :

THE GRIGSON RESIDENCE

5538 NORTH PENNSYLVANIA STREET
INDIANAPOLIS, INDIANA 46220

CONTRACT NOTES:

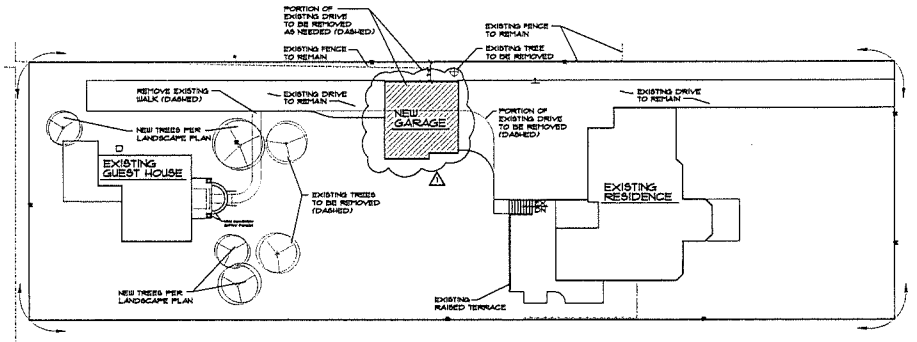
1. THE CONTRACT FOR CONSTRUCTION IS TO BE AIA DOCUMENT A105 (2007) FOR RESIDENTIAL OR SMALL COMMERCIAL PROJECTS.
2. THE GENERAL CONTRACTOR SHALL FILE ALL DRAWINGS OR OTHER MATERIALS REQUIRED TO SECURE ALL NECESSARY BUILDING PERMITS AS REQUIRED BY LOCAL ORDINANCES TO PERFORM THIS WORK. SUB-CONTRACTORS WILL BE RESPONSIBLE FOR OBTAINING THEIR OWN LOCAL PERMITS.
3. THE DRAWINGS ARE NOT TO BE SCALED WITHOUT THE APPROVAL OF THE ARCHITECT. THE G.C. SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO COMMENCING WORK AND SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK. BUILT-IN CABINETS, TOPS & EQUIPMENT SIZES SHOULD BE FIELD VERIFIED & CONFIRMED.
4. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED.
5. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
6. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
7. ALL LABOR, CONSTRUCTION MATERIALS, PROVIDED AND INSTALLED TO COMPLETE THE WORK IN THESE DOCUMENTS SHALL BE EXECUTED IN COMPLETE COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, PRACTICES OR ORDINANCES WITHIN THE CONSTRAINTS OF THE HIGHEST ACCEPTABLE CONSTRUCTION PRACTICES.
8. PRIOR TO BEGINNING ANY WORK, THE G.C. SHALL FURNISH A LIST OF ALL SUBCONTRACTORS, INCLUDING ADDRESSES, TELEPHONE NUMBERS, TRADE AND A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF THE WORK. THIS SCHEDULE SHALL INDICATED ALL ORDERING LEAD TIMES, LENGTH OR TIME OF EACH PHASE, ITS START AND COMPLETION, AND PROJECTED COMPLETION DATE.
9. THE G.C. SHALL PROVIDE SUPERVISION AND COORDINATION OF ALL SUBCONTRACTORS' WORK INCLUDING ALL WORK PERFORMED BY OTHERS INCLUDING SUPPLIERS OF OWNER SUPPLIED ITEMS SUCH AS CABINETRY & MATERIALS.
10. THE G.C. SHALL PROVIDE DAILY CLEANUP OF ALL CONSTRUCTION DEBRIS AND DIRT, FINAL CLEANING PER MANUFACTURER'S INSTRUCTIONS OF ALL FINISH SURFACES, AND WILL MAKE EVERY POSSIBLE EFFORT TO CONTROL DUST ON ADJACENT PROPERTIES.
11. UPON COMPLETION OF PROJECT, PROVIDE OWNER WITH ALL INSTRUCTION MANUALS, WARRANTIES OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE CONTRACTOR'S WORK.
12. THE G.C. SHALL PROVIDE ALL NECESSARY PROTECTION & SECURITY MEANS FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

GENERAL CONSTRUCTION NOTES:

1. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED & AMENDED BY THE 2006 STATE OF INDIANA AMENDMENTS & CURRENT EDITIONS OF THE STATE ADOPTED MECHANICAL, PLUMBING & ELECTRICAL CODES & LOCAL ORDINANCES.
2. DIMENSIONS ARE FROM FACE TO FACE OF STUDS ON INTERIOR WALLS, AND TO OUTSIDE OF SHEATHING ON EXTERIOR WALLS. (OUTSIDE OF MASONRY ON EXTERIOR MASONRY WALLS).
3. PROVIDE TREATED WOOD FOR ALL PLATES AND NAILER IN CONTACT WITH CONCRETE OR EARTH, SET ALL PLATES ON SILL SEALER.
4. PROVIDE 1/2" CEMENT BD. UNDER ALL CERAMIC TILE INSTALLED ON WOOD FRAMED FLOORS AND 1/2" CEMENT BD. BEHIND CERAMIC TILE.
5. PROVIDE WATER RESISTANT GYPSUM BD. IN ALL AREAS SUBJECT TO MOISTURE.
6. ALL GYPSUM BD. IS TO BE SECURED WITH ACRESERT FASTENERS (TYPICALLY).
7. ALL CLOSETS ARE TO BE FINISHED WITH FLOOR FINISHES IDENTICAL TO THE ROOM ADJACENT, UNLESS OTHERWISE NOTED.
8. THE PREFERRED PAINT MANUFACTURERS ARE: MAB, SHERWIN WILLIAMS & DEVOE. OTHER PROPOSED MANUFACTURERS SHALL BE APPROVED BY THE OWNER PRIOR TO CONTRACT.

   INTERIOR PAINTING:
   ALL GYPSUM BOARD IS TO RECEIVE A MINIMUM OF PRIMER COAT AND TWO FINISH COATS OF SATIN FINISH OR EGGSHELL (VERIFY W/ OWNER) LATEX PAINT. INTERIOR DOORS & TRIM IS TO BE PAINTED W/ ONE COAT OF A PRIMER AND 2 COATS OF SEMI-GLOSS ACRYLIC PAINT.

   ⚠ EXTERIOR TRIM:
   IS TO RECEIVE (1) ONE COAT OF PRIMER & 2 COATS OF SATIN GLOSS ACRYLIC PAINT.
9. PROVIDE NEW 3-1/2" UN-FACED ACOUSTICAL INSULATION IN INTERIOR PERIMETER WALLS OF NEW OR FULLY RENOVATED ROOMS. PROVIDE FACED INSULATION OR ADDITIONAL 4 MIL INTERIOR VAPOR BARRIER AT EXTERIOR WALLS.
10. DOOR HARDWARE LATCHSETS & LOCKSETS SHALL BE BY ALLOWANCE.



A / T-1 FIRST FLOOR PLAN
SCALE: 1" = 20'-0"

NORTH

SHEET INDEX

T-1	COVER SHEET
A-1	FOUNDATION, FLOOR FRAMING, FIRST & SECOND FLOOR PLANS
A-2	ROOF FRAMING PLAN & ROOF PLAN
A-3	EXTERIOR ELEVATIONS
A-4	WALL SECTIONS

Mack Architects
Mack Architects, P.C.
5920 North Keystone Avenue 46220
Indianapolis, Indiana
Phone: (317) 251-2468 Fax: (317) 251-2469
E-mail: mackarchitects@sbcglobal.net

PROJECT NO. 1522

NEW 2-CAR GARAGE FOR:
THE GRIGSON RESIDENCE
5538 NORTH PENNSYLVANIA STREET
INDIANAPOLIS, INDIANA 46220

ISSUE DATE: JULY 13, 2015
REVISIONS: A SEPTEMBER 1, 2015

CERTIFICATION

T-1
SHEET NO.

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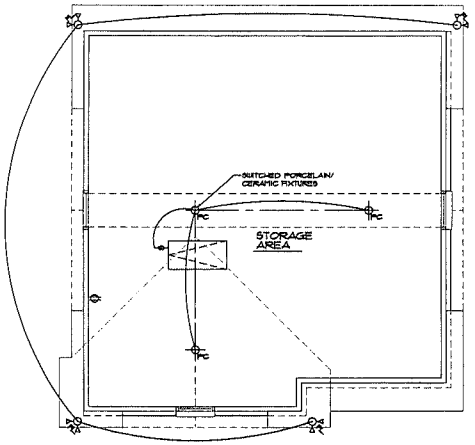
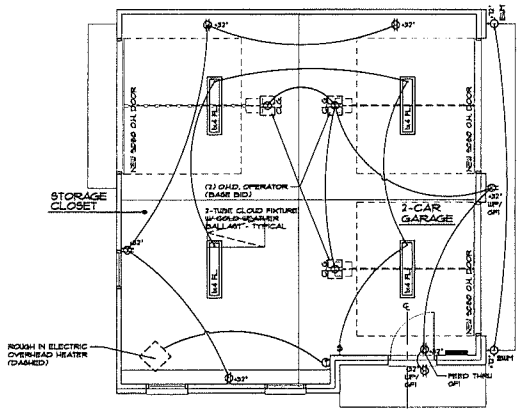


C A-2 SECOND FLOOR
MECHANICAL & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NORTH

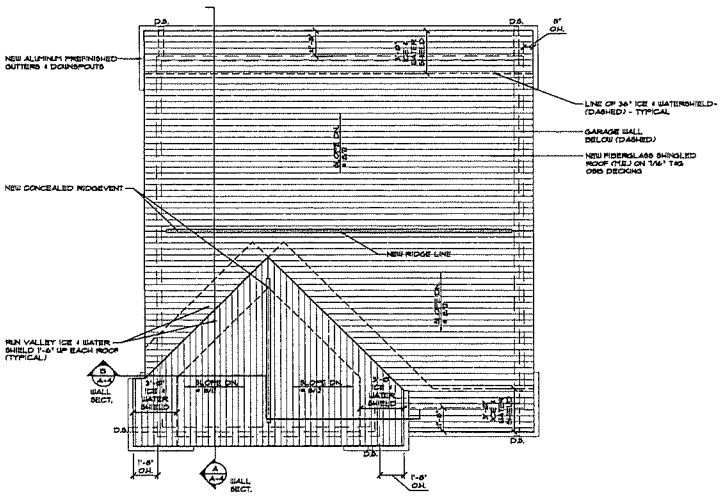
ELECTRICAL NOTES:

1. WORK SHALL INCLUDE STARTUP OF ALL SYSTEMS, FURNISHING OF OPERATING AND MAINTENANCE INSTRUCTIONS, AND ONE YEAR GUARANTEE, COMMENCING ON DATE OF ACCEPTANCE.
2. FURNISH ALL MATERIAL AND EQUIPMENT AS SPECIFIED, EXCEPT WHERE SPECIFIED APPROVAL FOR SUBSTITUTION IS GIVEN.
3. PROPOSAL SHALL BE BASED ON SPECIFIED MATERIAL AND EQUIPMENT IN ORDER TO PROMOTE COMPETITION, BIDDERS ARE ENCOURAGED TO SUBMIT ALTERNATE PROPOSALS ON ANY ALTERNATE MATERIALS AND/OR EQUIPMENT THEY WISH TO PROPOSE, INCLUDING ANY PRICE CHANGE AFFECTED BY ACCEPTANCE OF ALTERNATES.
4. COST OF ANY CHANGES REQUIRED BY OTHER TRADES DUE TO SUBSTITUTION OF ALTERNATE EQUIPMENT SHALL BE INCLUDED IN THE ALTERNATE PROPOSAL.
5. VERIFY LOCAL CONDITIONS AT SITE.
6. ALL WORK IS TO BE IN ACCORDANCE WITH THE INDIANA ELECTRICAL CODE, LATEST EDITION, AS ADOPTED BY THE STATE AND LOCAL BUILDING DEPTS.
7. SECURE AND PAY FOR ALL REQUIRED PERMITS.
8. ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE NEC, INCLUDING NEC 811. INSULATED GROUNDING WIRE SHALL BE INCLUDED WITH ALL CIRCUITS.
9. ALL WIRES SHALL BE COPPER. MINIMUM SIZE #4 AWG. ALL CONDUCTORS #8 AND SMALLER SHALL HAVE THWN TYPE INSULATION. CONDUCTORS LARGER THAN #8 SHALL HAVE THWN TYPE INSULATION.
10. FURNISH AND INSTALL TYPE WRITTEN PANEL DIRECTORY. IDENTIFY AND LABEL ALL ELECTRICAL SERVICE EQUIPMENT.
11. REFER TO MECHANICAL DRAWINGS FOR MOUNTING HEIGHTS AND MOUNTING DETAILS FOR ALL FIXTURES AND EQUIPMENT, WHERE APPLIABLE.
12. ALL HEIGHT DIMENSIONS SHOWN ON PLANS OR INDICATED IN THESE NOTES SHALL BE TO THE CENTER OF THE DEVICE.
13. SUBMIT A COPY OF PRODUCT LITERATURE W/ CONTRACTOR PRICING WHEN INDICATED AS AN ALLOWANCE ITEM FOR EACH MAJOR PIECE OF EQUIPMENT TO THE OWNER FOR REVIEW/APPROVAL TO VERIFY COMPLIANCE WITH DESIGN.



D A-2 FIRST FLOOR
MECHANICAL & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NORTH



GENERAL ROOF NOTES:

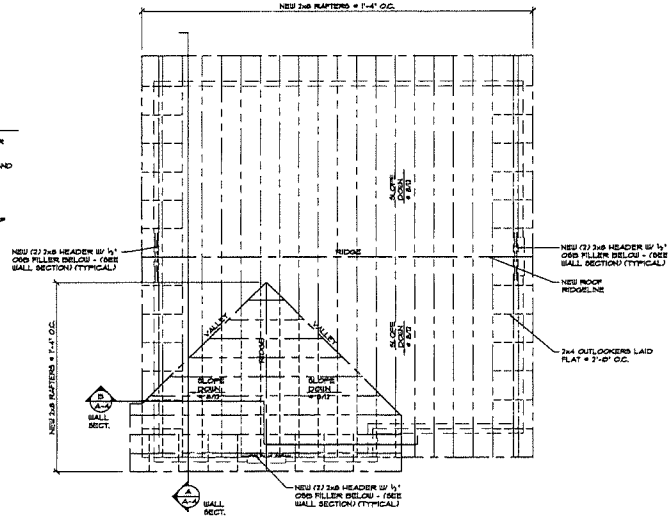
1. SHINGLES ARE TO BE 30 FIBERGLASS SHINGLES TO MATCH EXISTING INSTALLED PER MANUFACTURERS INSTRUCTIONS OVER 15# FELT OR ICE & WATER SHIELD (AS SHOWN).
2. PROVIDE 3'-0" PERIMETER OF ICE & WATER SHIELD AT ALL BOTTOM DECK EDGES AND VALLEYS.
3. PROVIDE A METAL DRIP EDGE AT ALL ROOF EDGES. (MFR-FINISHED)
4. PROVIDE 6" PREFINISHED SEAMLESS GUTTERS & 3"x4" D.S. AS SHOWN.
5. PROVIDE CONCEALED FLASHING TO EXTEND WALL UP 6" MIN. AND 6" MIN. ONTO ROOF DECK. (IF APPLICABLE)
6. PROVIDE CONCEALED (ROOF OVER) CONTINUOUS ROOF VENTS AT ROOF PEAKS. (AS SHOWN)
7. PROVIDE MASONRY SPLASHBLOCKS @ EACH DOWNSPOUT.

WOOD FRAMING NOTES:

1. ROOF TRUSS LOADING CRITERIA: (N/A)
2. MAXIMUM DEFLECTION IS LIMITED TO L/240.
3. PROVIDE 2x4 "X" BRACING @ GUART POINTS OF TRUSSES.
4. CUTTING AND NOTCHING OF STRUCTURAL WOOD MEMBERS SHALL BE ALLOWED ONLY AS ALLOWED IN THE INDIANA RESIDENTIAL CODE & BY THE TRUSS MANUFACTURER.
5. ALL MEMBERS CARRYING CONCENTRATED LOADS SHALL BE DESIGNED IN ACCORDANCE WITH THE INDIANA BUILDING CODE.
6. PROVIDE UPLIFT CONNECTORS FOR A NET UPLIFT OF 10 PSF FOR JOISTS & RAFTERS NOT OTHERWISE NOTED.
7. PROVIDE HURRICANE STRAPPING @ EACH RAFTER/JOIST TO TOP PLATES.

B A-2
ROOF PLAN
SCALE: 1/4" = 1'-0"

NORTH



A A-2
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NORTH

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A-2
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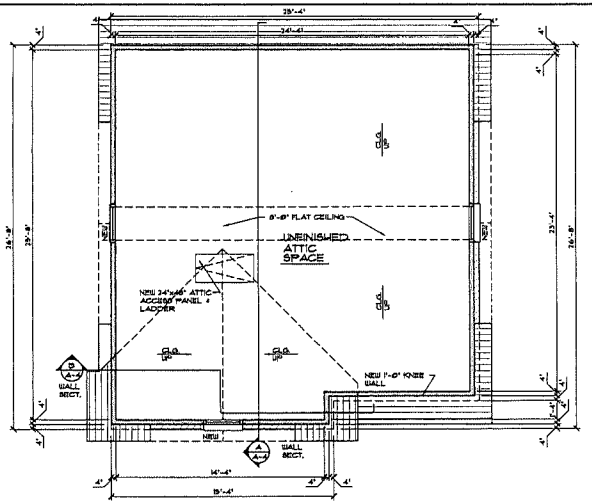


D A-1 SECOND FLOOR PLAN

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

NORTH

ROOM FINISH SCHEDULE					* ITEM BY ALLOWANCE		
	FLOOR		BASE		WALLS		CEILING
A	¾" T&G PLYWOOD DECKING (GLUE & SCREW)	1	PAINTED 11" STAIR STRINGER	A	PAINT 5/8" TYPE 'X' GYPSUM BOARD	1	PAINT NEW 1/2" GYPSUM BOARD W/ TEXTURE *
B	SEALED CONCRETE SLAB	2	4" VINYL BASE	B	NONE	2	PAINTED 5/8" TYPE 'X' GYPSUM BOARD
C		3	NONE	C		3	NONE

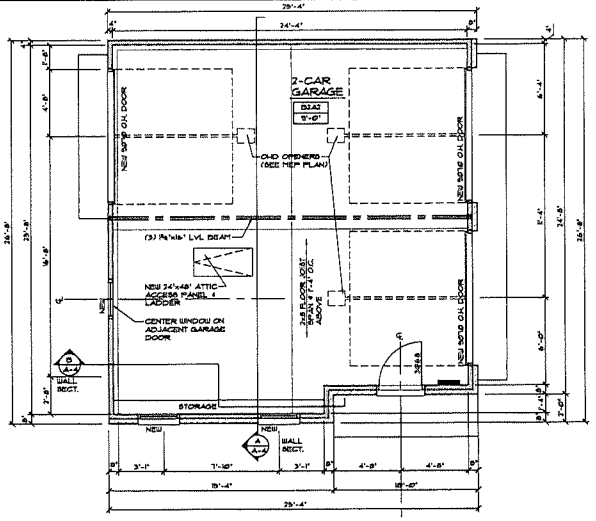
1. RATED FIRE WALLS & CEILINGS WILL REQUIRE 5/8" TYPE 'X' GYPSUM BOARD-TYP. - SEE DETAILS FOR # OF LAYERS.

SYMBOL/ WALL KEY

ROOM NAME
RM. FINISH
CLG. HGT.
ROOM FINISH BOX (SEE ROOM SCHEDULE)
ME = MATCH EXISTING
EX = EXISTING

INTERIOR WALL- 2x4 STUDS @ 1'-4" O.C. W/ ½" TYPE 'X' GYPSUM BOARD EACH SIDE (SEE ROOM FINISH SCHEDULE)

EXTERIOR WALL- 2X4 STUDS @ 1'-4" O.C. W/ GYPSUM BOARD INTERIOR W/ R-13 INSUL., VAPOR BARRIER, 1/2" OSB SHEATHING & TYVEK HOUSE WRAP W/ 1" MINIMUM AIR SPACE & BRICK VENEER EXTERIOR (MATCH EXISTING)



C A-1 FIRST FLOOR PLAN

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

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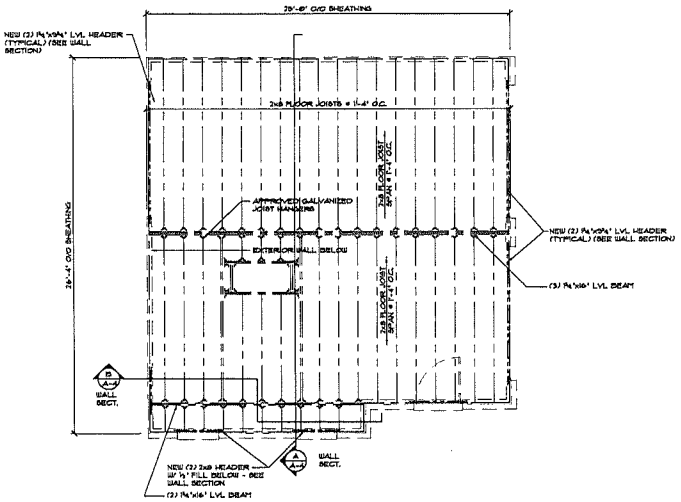


B A-1 FLOOR FRAMING PLAN

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

NORTH

GENERAL FOUNDATION NOTES:

1. REMOVE ALL TOP SOIL TO MINIMUM DEPTH OF SIX INCHES IN AREAS TO BE OCCUPIED BY PAVING, CONCRETE, BUILDING OR OTHER STRUCTURES. STORE TOP SOIL THAT IS REQUIRED FOR FUTURE USE ON SITE. IF APPLICABLE, REMOVE ALL EXCESS TOPSOIL AND DEBRIS FROM SITE AT END OF PROJECT.
2. EXCAVATE SITE AS REQUIRED TO FINISH GRADE WITH A SUITABLE ALLOWANCE FOR TOPSOIL AND/OR PAVING. FILL AREAS WHERE GRADE RAISE IS REQUIRED WITH EXCAVATED OR IMPORTED EARTH. EARTH USED FOR FILL SHALL BE FREE FROM ORGANIC MATTER AND LARGE ROCKS. PLACE FILL MATERIAL IN LAYERS NOT TO EXCEED SIX INCHES IN LOOSE DEPTH AND COMPACT. REMOVE ALL EXCESS EXCAVATED MATERIAL FROM THE SITE.
3. DEPTHS OF FOOTINGS SHALL BE AS INDICATED OR TO UNDISTURBED EARTH, WHICHEVER IS GREATER. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-0" BELOW FINISH GRADE.
4. ALL CONCRETE FOOTINGS, INTERIOR SLABS, AND PILASTER CONCRETE SHALL BE 3,000# PSI, 28 DAYS.
5. GROUT BLOCK FOUNDATION TO FULL DEPTH AT EACH ANCHOR BOLT. ANCHOR BOLTS TO BE ½" X 9" @ 48" O.C. (MAX.) W/ REBAR FULL DEPTH & ALSO WITHIN 12" OF CORNERS & PLATE SPLICES.
6. FIELD VERIFY ALL DIMENSIONS & NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS PRIOR TO START OF CONSTRUCTION.

FOUNDATION KEY

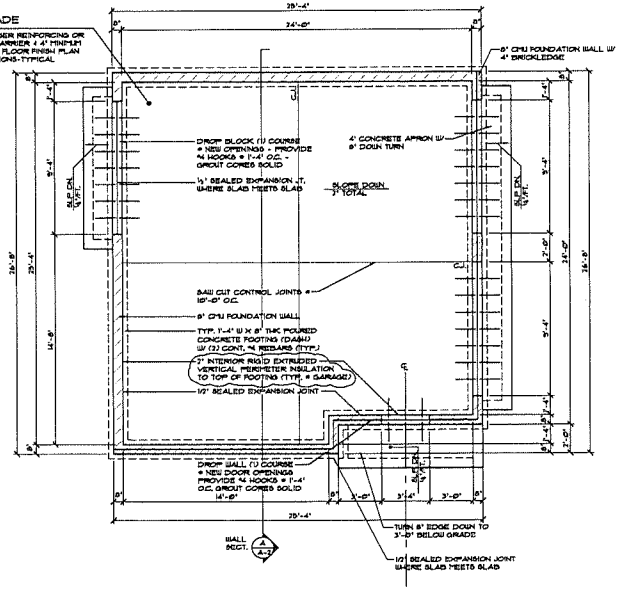
EXISTING FOUNDATION WALL

FOUNDATION WALL 8" CMU OR CAST CONCRETE FOUNDATION WALL W/ 4" BRICKLEDGE (AS NOTED)

FOUNDATION FOOTING 1'-4" W X 8" THK POURED FOOTING W/ (3) CONT. ¾ REBARS (AS NOTED)

TYPICAL SLAB ON GRADE

4" POURED CONCRETE SLAB W/ FIBER REINFORCING OR 6x6 10/10 WWF ON 6 MIL VAPOR BARRIER & 4" MINIMUM COMPACTED GRANULAR FILL (SEE FLOOR FINISH PLAN FOR SAW-CUT FLOOR JOINT LOCATIONS-TYPICAL



A A-1 FOUNDATION PLAN

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

NORTH

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PROJECT NO: 1522

NEW 2-CAR GARAGE FOR:

THE GRIGSON RESIDENCE
5538 NORTH PENNSYLVANIA STREET
INDIANAPOLIS, INDIANA 46220

ISSUE DATE: JULY 13, 2015
REVISIONS: SEPTEMBER 1, 2015

CERTIFICATION

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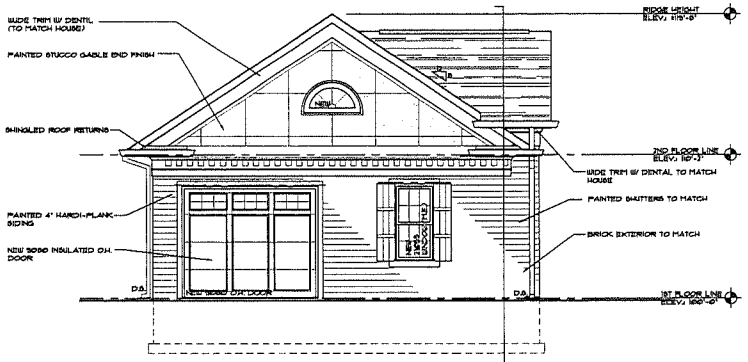
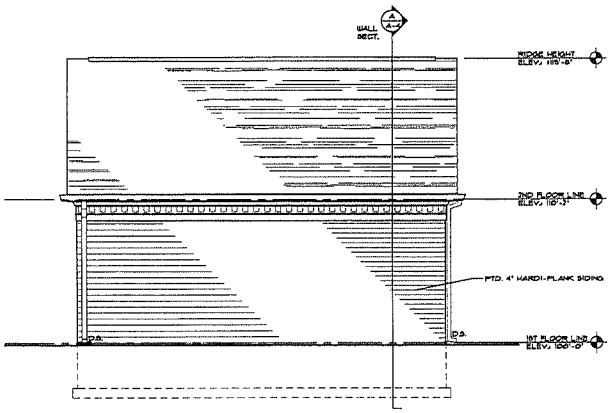


WEST ELEVATION

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



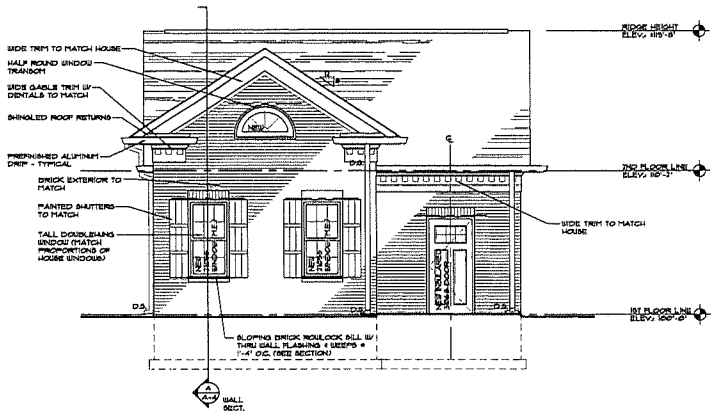
NORTH ELEVATION

C
A-3

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

EXTERIOR WINDOW AND DOOR NOTES: (APPLIES TO ALL ELEVATION SHEETS)

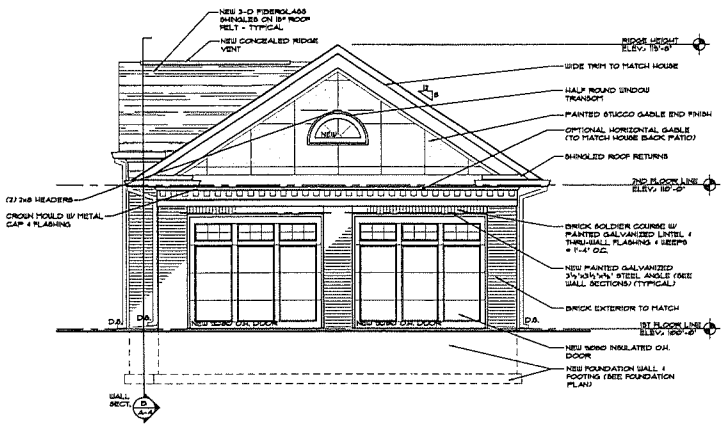
1. WINDOW NUMBERS SHOWN ARE IN FEET & INCHES - USE CLOSEST MANUFACTURER SIZE FOR ACTUAL OPENING. VERIFY APPROVAL OF STYLE & BRAND W/ OWNER.
2. WINDOWS ARE TO HAVE THE FOLLOWING OPTIONS:
   A) PREFINISHED SCREEN FRAMES (MATCHING COLOR) (AS SELECTED BY OWNER)
   B) INTEGRAL 6-150 GRIDS & INSULATED LOW-E GLASS
   C) LOW 'E' INSUL-GLASS W/ A SHGC OF .22 & U-FACTOR OF .31
3. EXTERIOR SWINGING DOORS SHALL BE INSULATED FIBERGLASS EXTERIOR W/ FULL SURROUND SOL GRID MUNTIN 3/4" INSUL-GLASS, PAINTED BRICK MOULD FRAME, WEATHERSTRIP & THRESHOLD, HARDWARE TO BE SELECTED BY THE OWNER.
4. INSTALL FLASHING TAPE & SEALANT BEDS AND FOLLOW ALL INSTALLATION METHODS REQUIRED BY THE MANUFACTURER.



SOUTH ELEVATION

B
A-3

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



EAST ELEVATION

A
A-3

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

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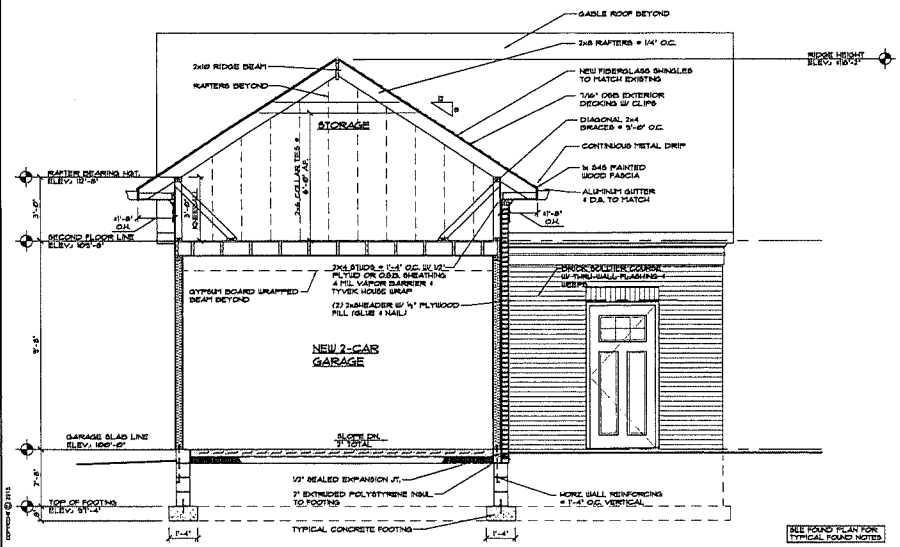
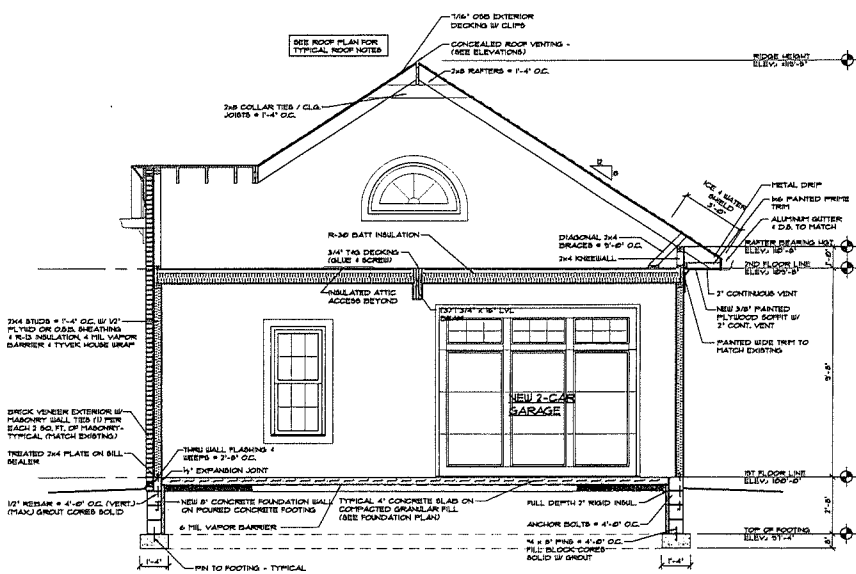


B / A-4 WALL SECTION

SCALE: 3/8" = 1'-0"



A / A-4 WALL SECTION

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