

MESSER GARAGE

421 S. EAST STREET
PLAINFIELD, IN 46168

DRAWINGS PROVIDED BY:



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317.441.2812

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

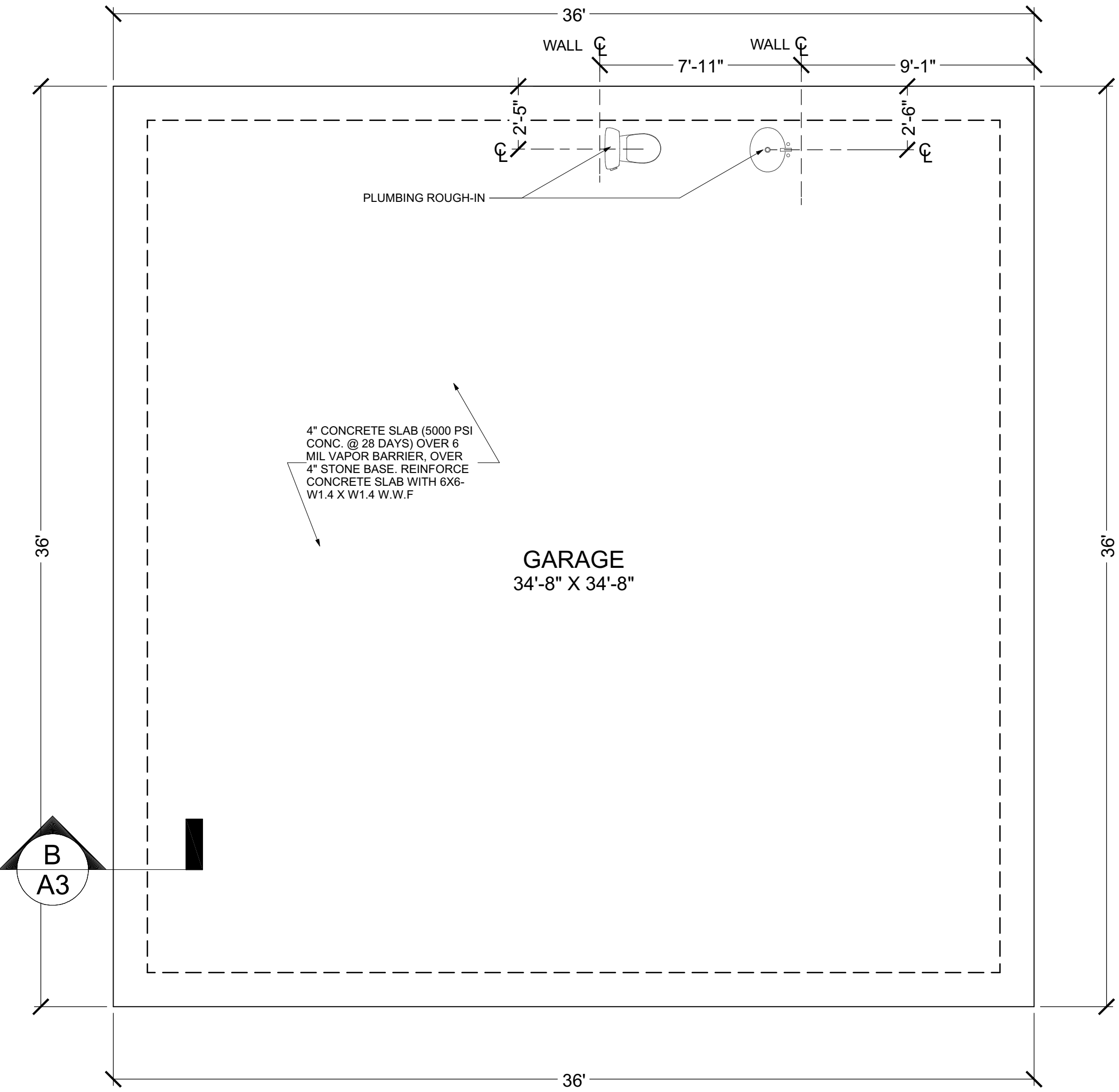
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

TABULATIONS:

ADU (ACCESSORY DWELLING UNIT)

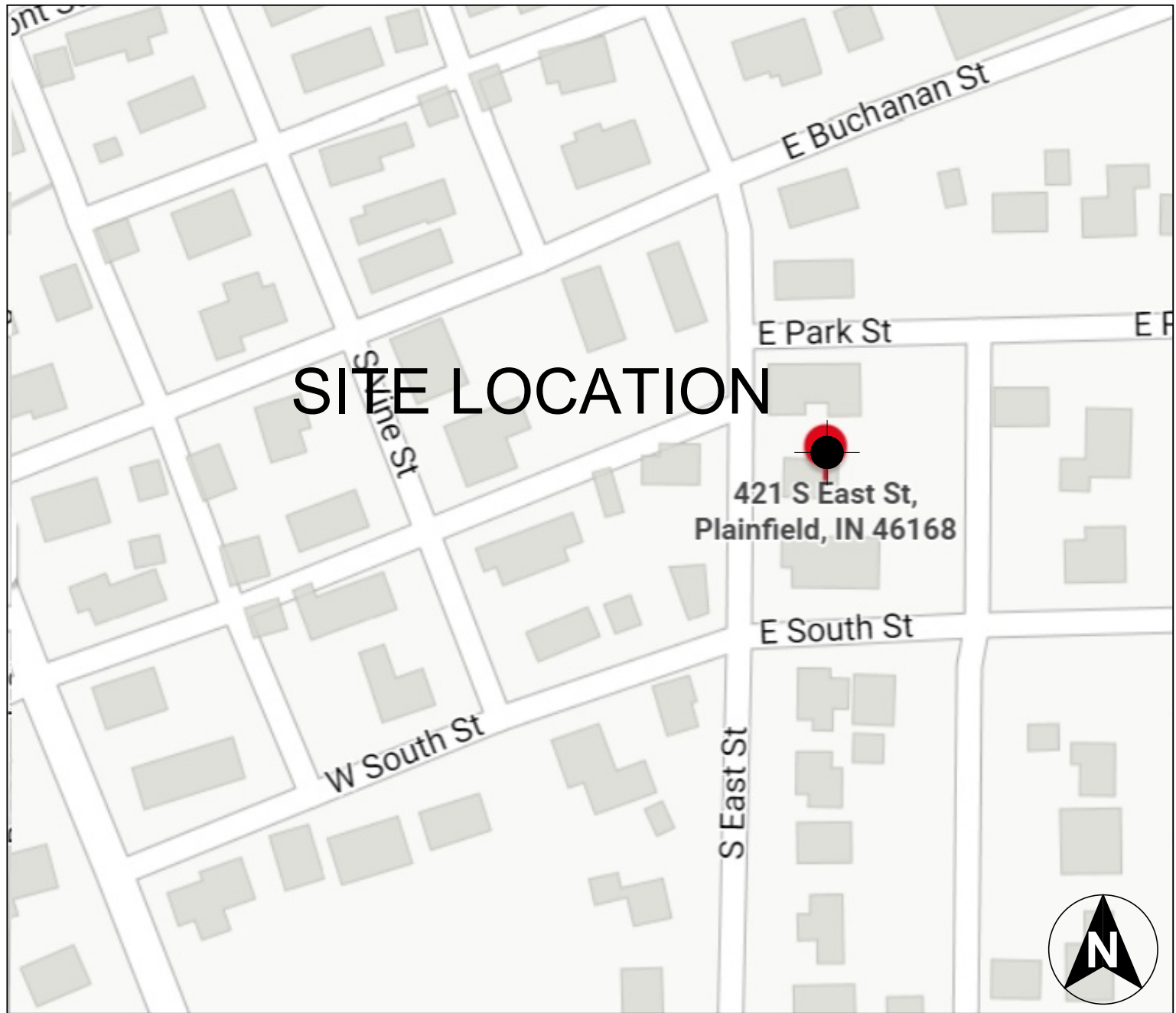
LIVING AREA CALCULATIONS
UPPER FLOOR: 845 SQ. FT.
TOTAL LIVABLE: 845 SQ. FT.

NON-LIVING AREA CALCULATIONS
GARAGE: 1,180 SQ. FT.
TOTAL NON-LIVABLE: 1,180 SQ. FT.
TOTAL UNDER ROOF: 2,025 SQ. FT.



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VICINITY MAP



1 FOUNDATION PLAN
A1 SCALE: 1/4"=1'

DRAWING DATE:
3/23/2023

A1

MESSER GARAGE
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MAIN FLOOR PLAN
A2

FLOOR PLAN NOTES:

- ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTERS. INTERIOR DIMENSIONS ARE TO THE STUDS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

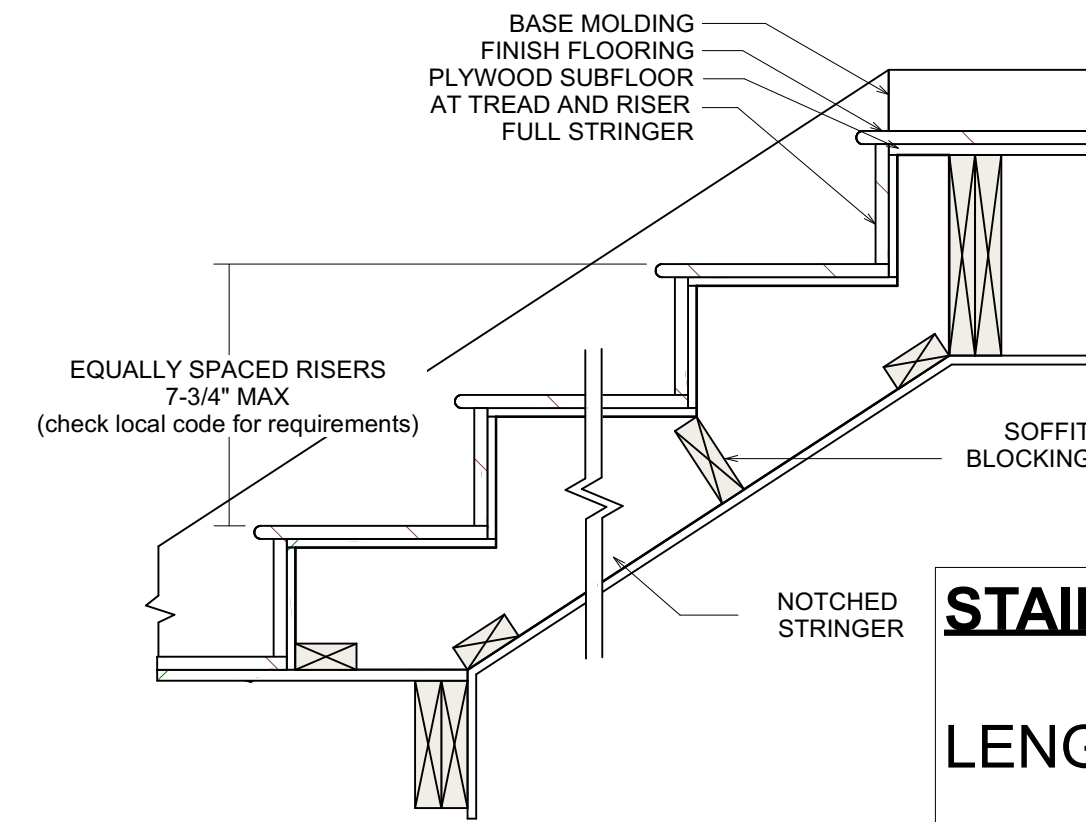
WALL TYPE LEGEND

- 2X6 EXTERIOR WALL, STUDS @ 16" O.C.
- 2X4 WALL, STUDS @ 16" O.C., 1/2" GWB. EA. SIDE

SCHEDULES

| DOOR SCHEDULE | | | | | | | | |
|---------------|-------|-----|-------|-------|--------|--------------------------|---------------|-----------|
| NUMBER | LABEL | QTY | FLOOR | WIDTH | HEIGHT | DESCRIPTION | HEADER | THICKNESS |
| D01 | 3068 | 2 | 1 | 36" | 80" | EXT. HINGED-SLAB | 2X6X41" (2) | 1 3/4" |
| D02 | 3068 | 1 | 1 | 36" | 80" | HINGED-SLAB | 2X6X41" (2) | 1 3/8" |
| D03 | 10068 | 2 | 1 | 120" | 80" | GARAGE-GARAGE DOOR CHD05 | 2X12X128" (2) | 1 3/4" |
| D04 | 2668 | 4 | 2 | 30" | 80" | HINGED-DOOR P04 | 2X6X35" (2) | 1 3/8" |
| D05 | 8068 | 1 | 1 | 96" | 80" | GARAGE-GARAGE DOOR CHD05 | 2X12X104" (2) | 1 3/4" |
| D06 | 2668 | 1 | 1 | 30" | 80" | HINGED-DOOR P04 | 2X6X35" (2) | 1 3/8" |
| D07 | 2668 | 2 | 2 | 30" | 80" | HINGED-DOOR P04 | 2X6X32" (2) | 1 3/8" |
| D08 | 3068 | 1 | 3 | 36" | 80" | EXT. HINGED-SLAB | 2X6X38" (2) | 1 3/4" |
| D09 | 2868 | 1 | 2 | 32" | 80" | HINGED-DOOR P04 | 2X6X37" (2) | 1 3/8" |

| WINDOW SCHEDULE | | | | | | | | |
|-----------------|--------|-----|-------|-------|--------|--------|-------------|-------------|
| NUMBER | LABEL | QTY | FLOOR | WIDTH | HEIGHT | EGRESS | DESCRIPTION | HEADER |
| W01 | 2650DH | 4 | 2 | 30" | 60" | YES | DOUBLE HUNG | 2X6X34" (2) |

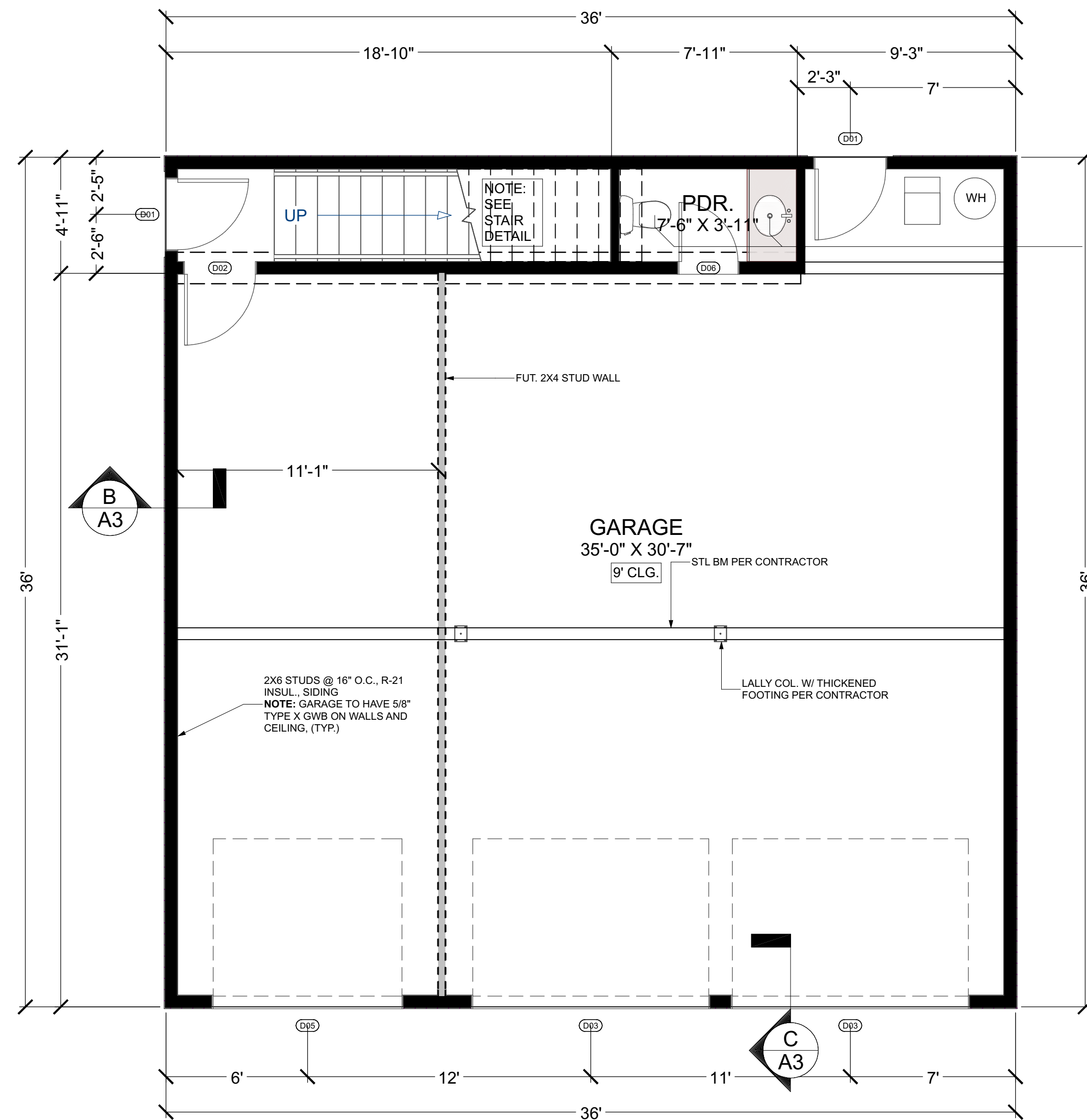


STAIR NOTES:

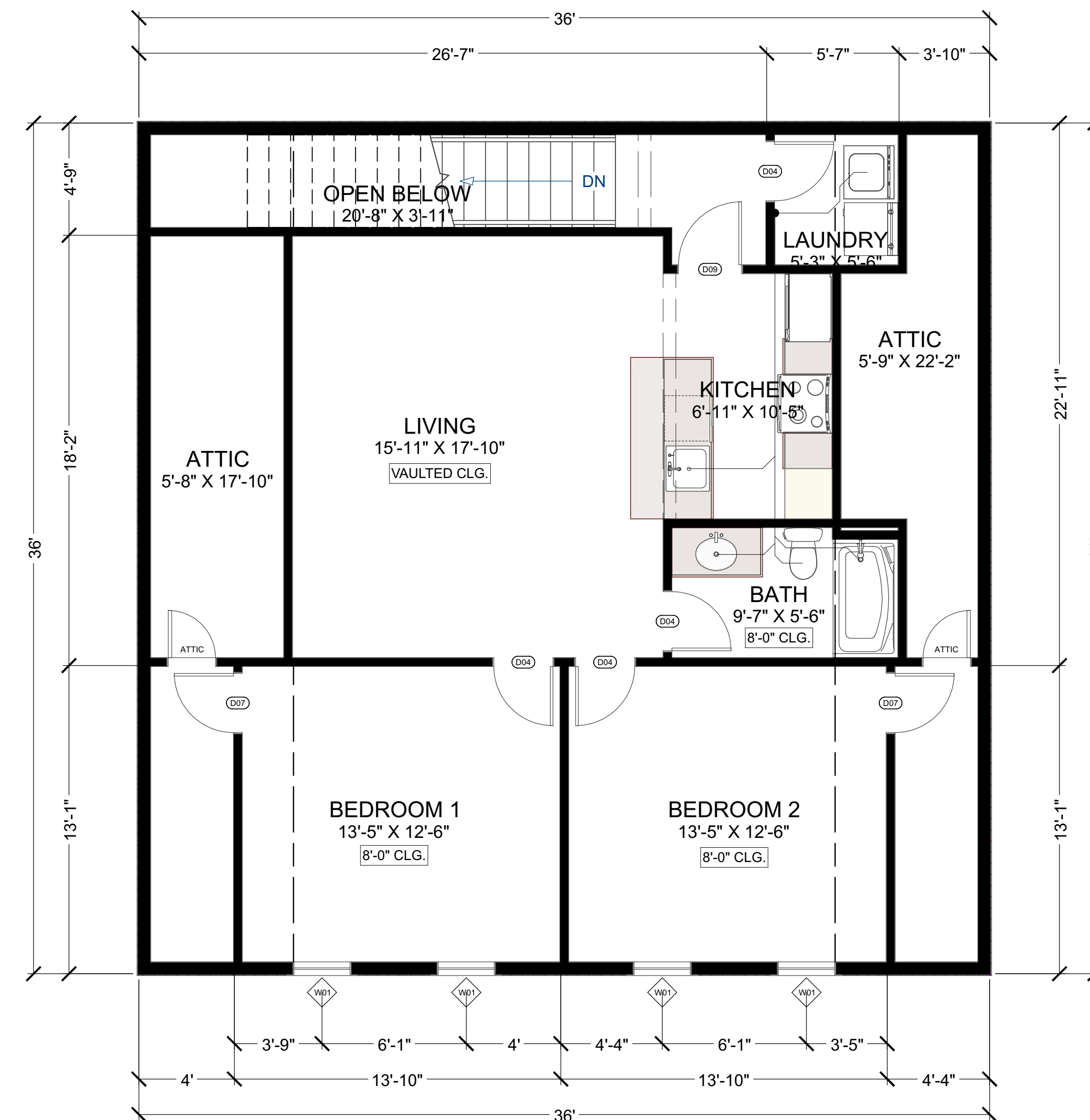
LENGTH: 198"
 WIDTH: 48"
 RISERS: 19 @ 6-7/8"
 TREADS: 18 @ 11"

STAIR DETAIL

SCALE: NTS



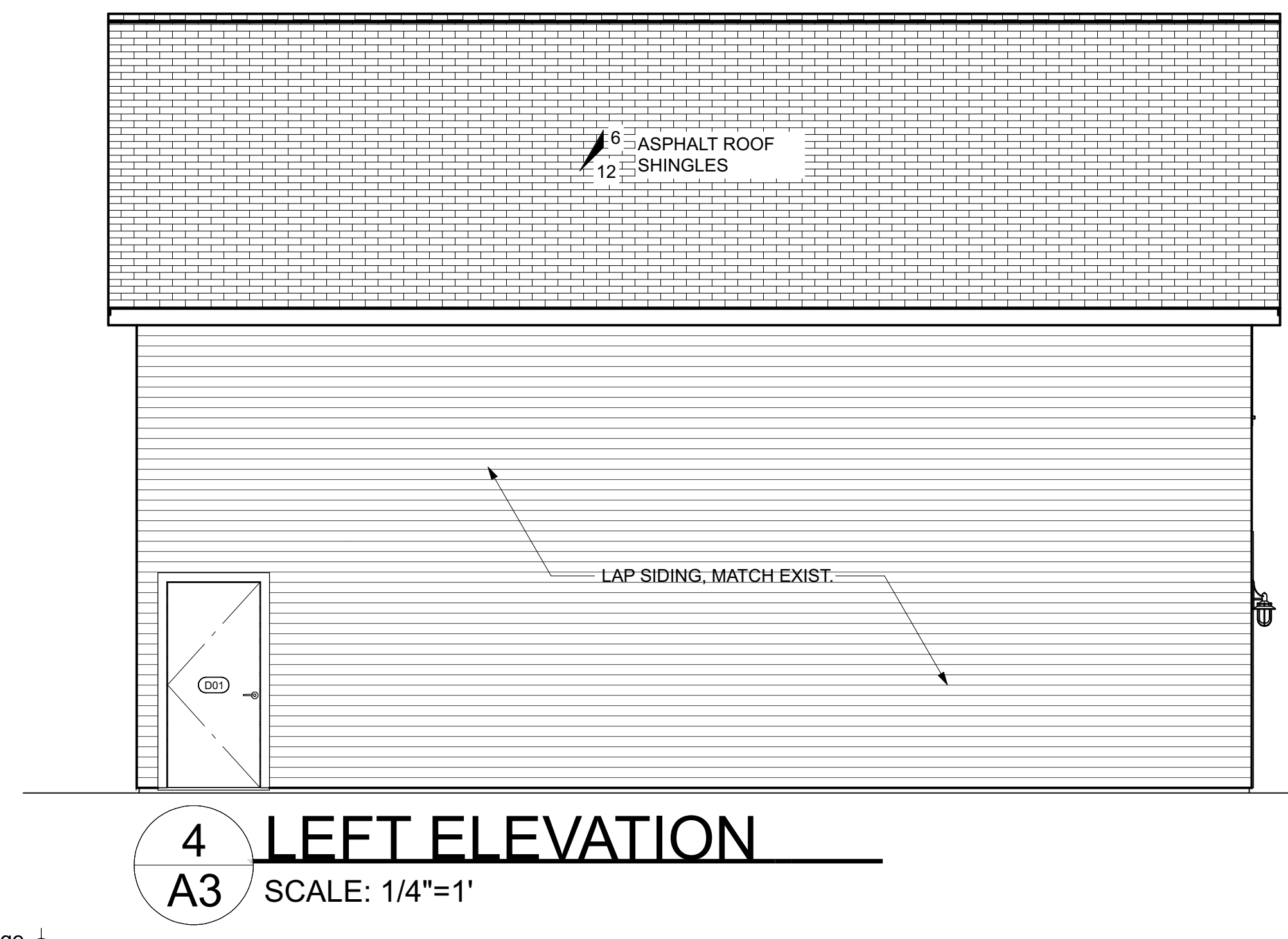
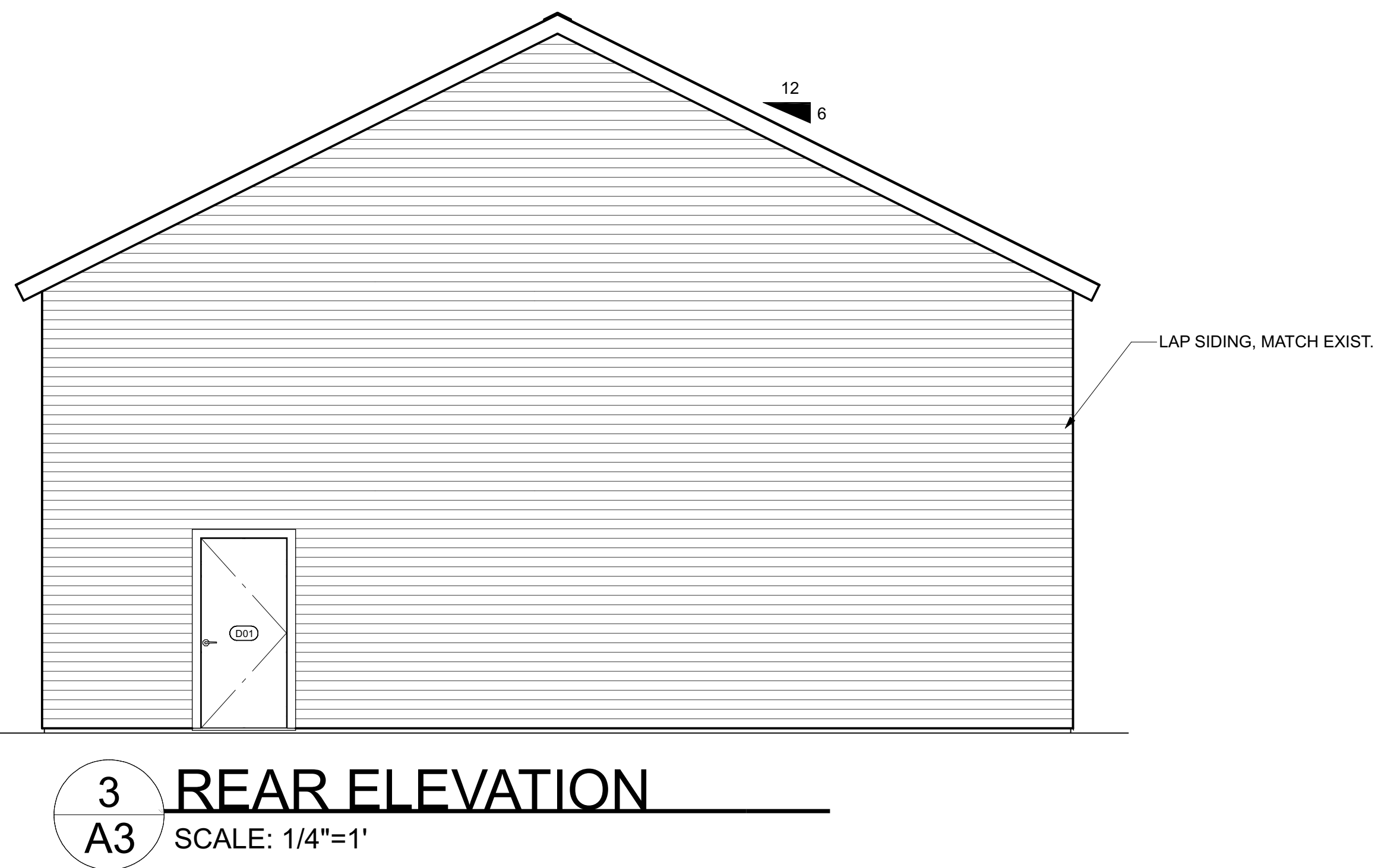
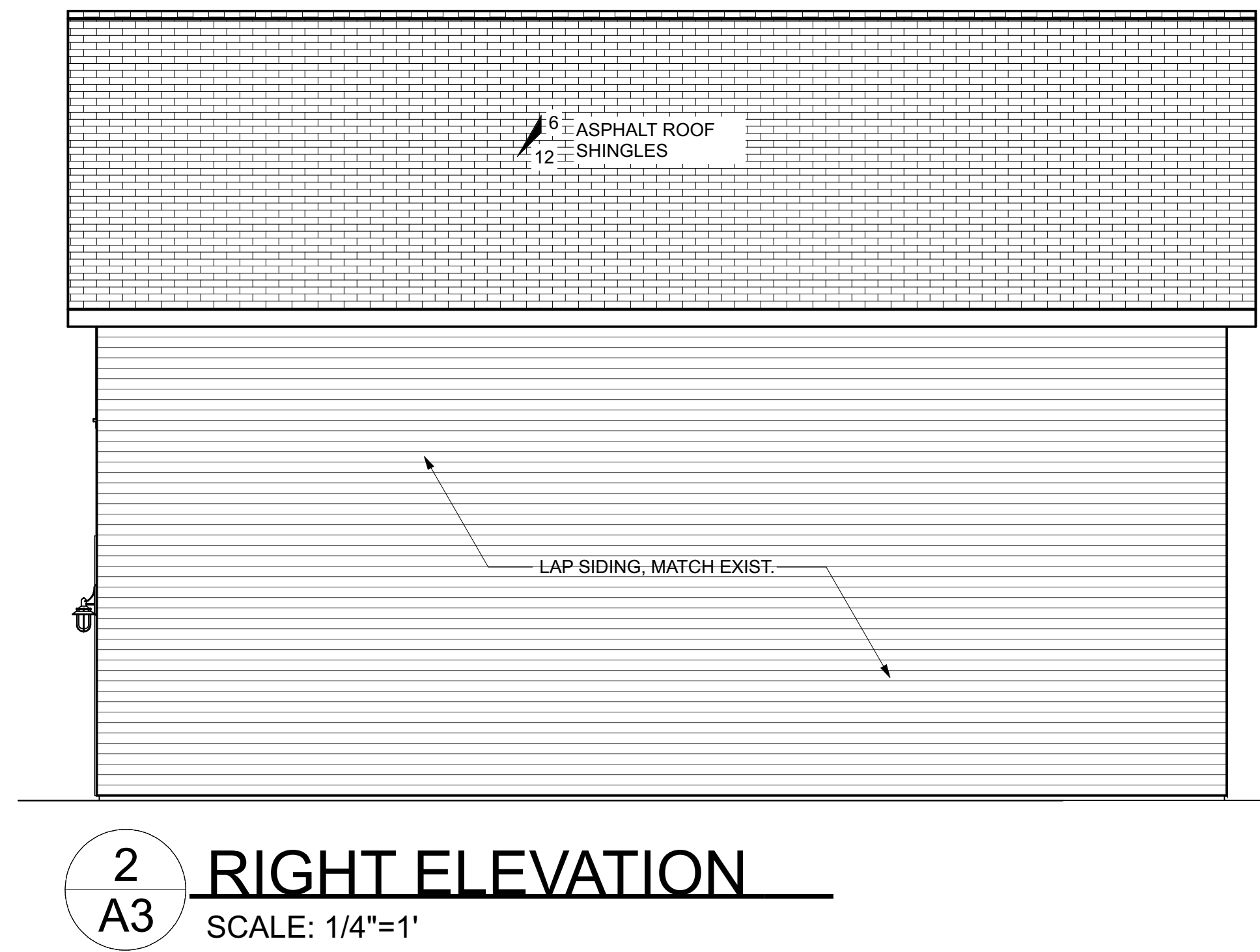
1 MAIN FLOOR PLAN
 A2 SCALE: 1/4"=1'



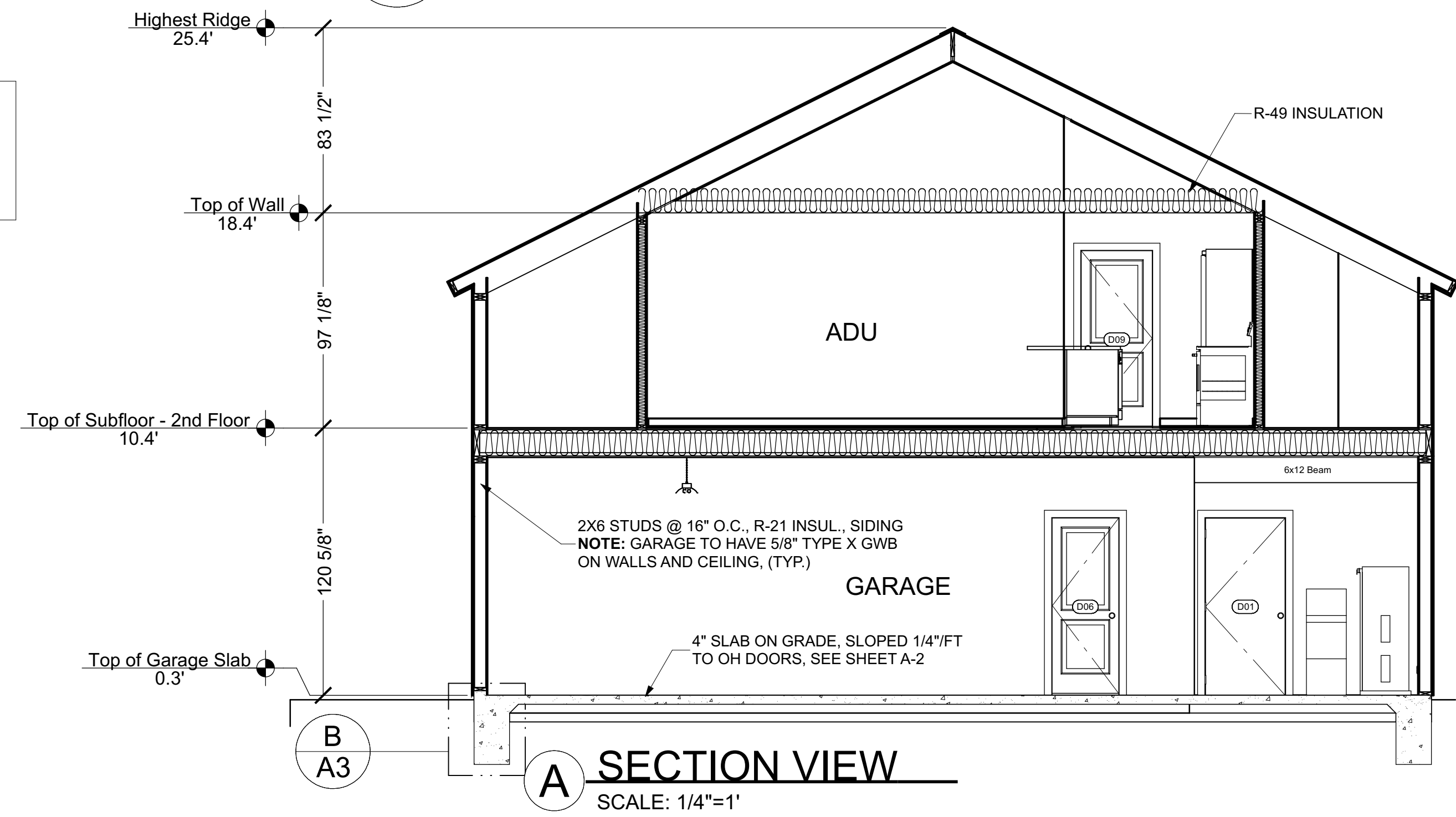
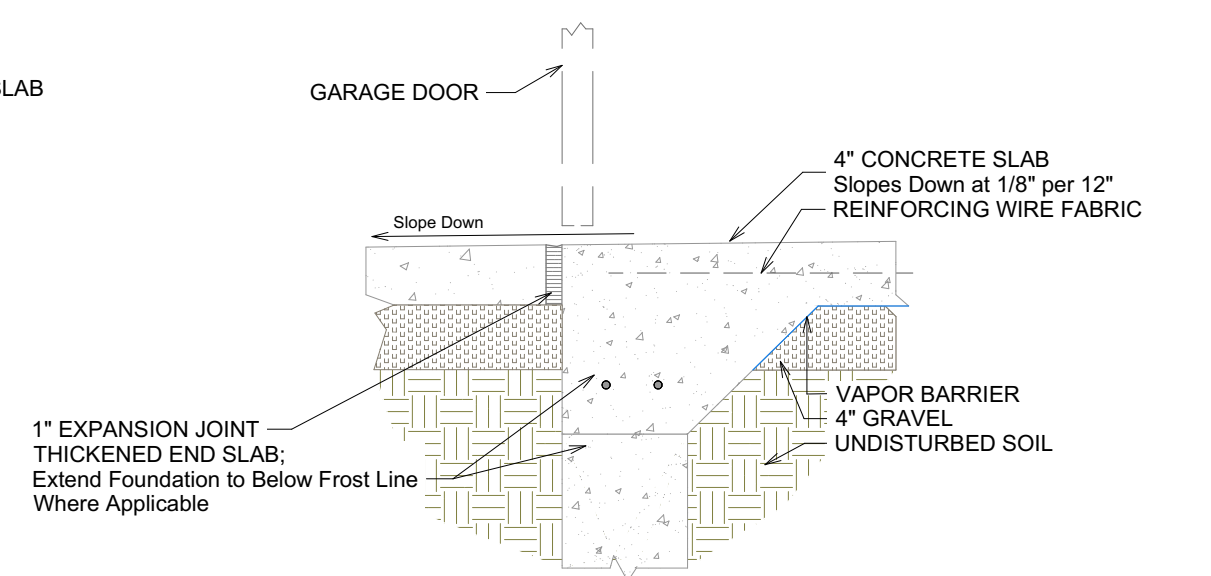
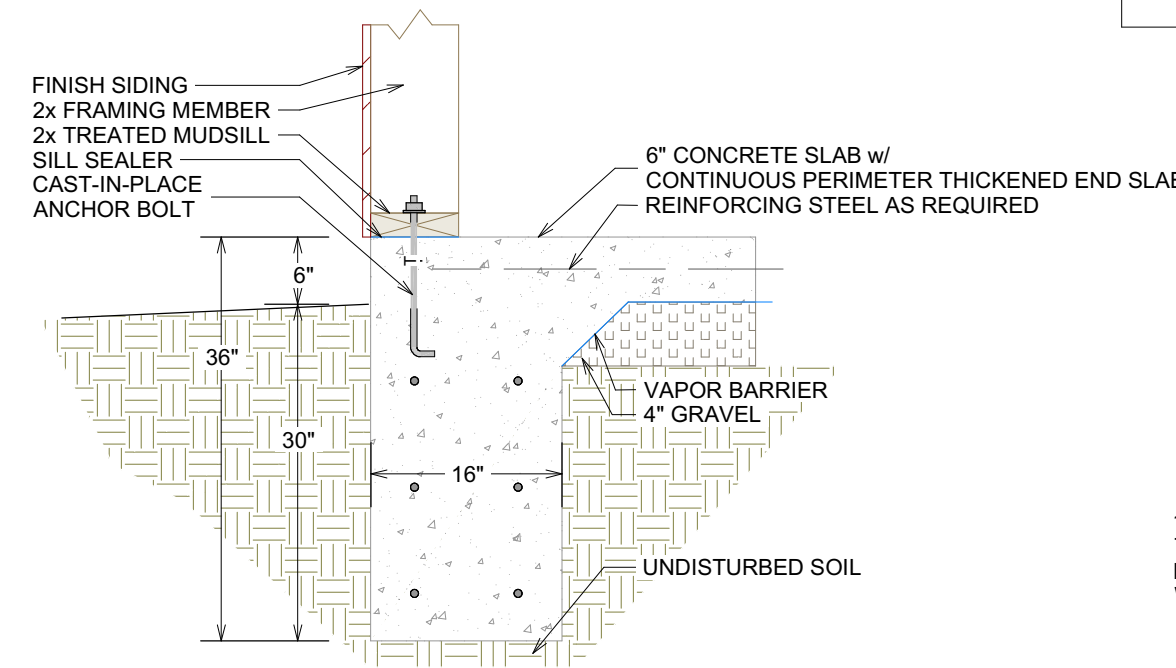
1 UPPER FLOOR PLAN
 A2 SCALE: 1/4"=1'

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FRAMING NOTE:
 1. WALL STUDS SHALL NOT BE Laterally UNSUPPORTED FOR MORE THAN 10' OF THEIR HEIGHT.



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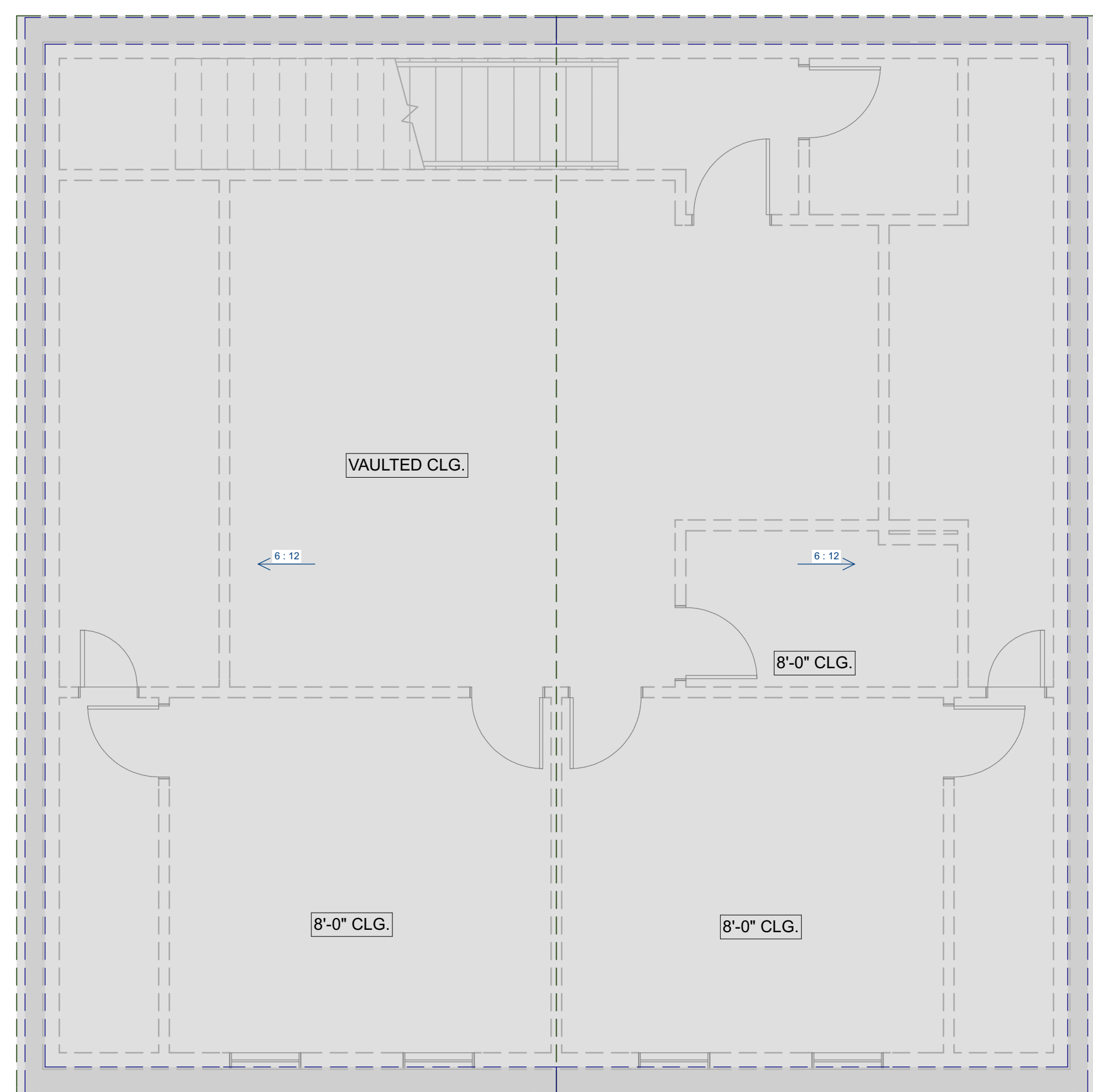
SCALE:
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EXTERIOR ELEVATIONS & SECTION
A3

ROOF FRAMING NOTES:
 1. ROOF PITCH TO BE 6:12, U.N.O.
 2. 18" OVERHANGS TYPICAL W/ BOXED EAVES
 3. ROOF TRUSSES TO BE DESIGNED BY OTHERS, INSTALLED PER SPECIFICATIONS.

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1 ROOF PLAN
 A4 SCALE: 1/4"=1'



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ROOF PLAN
A4

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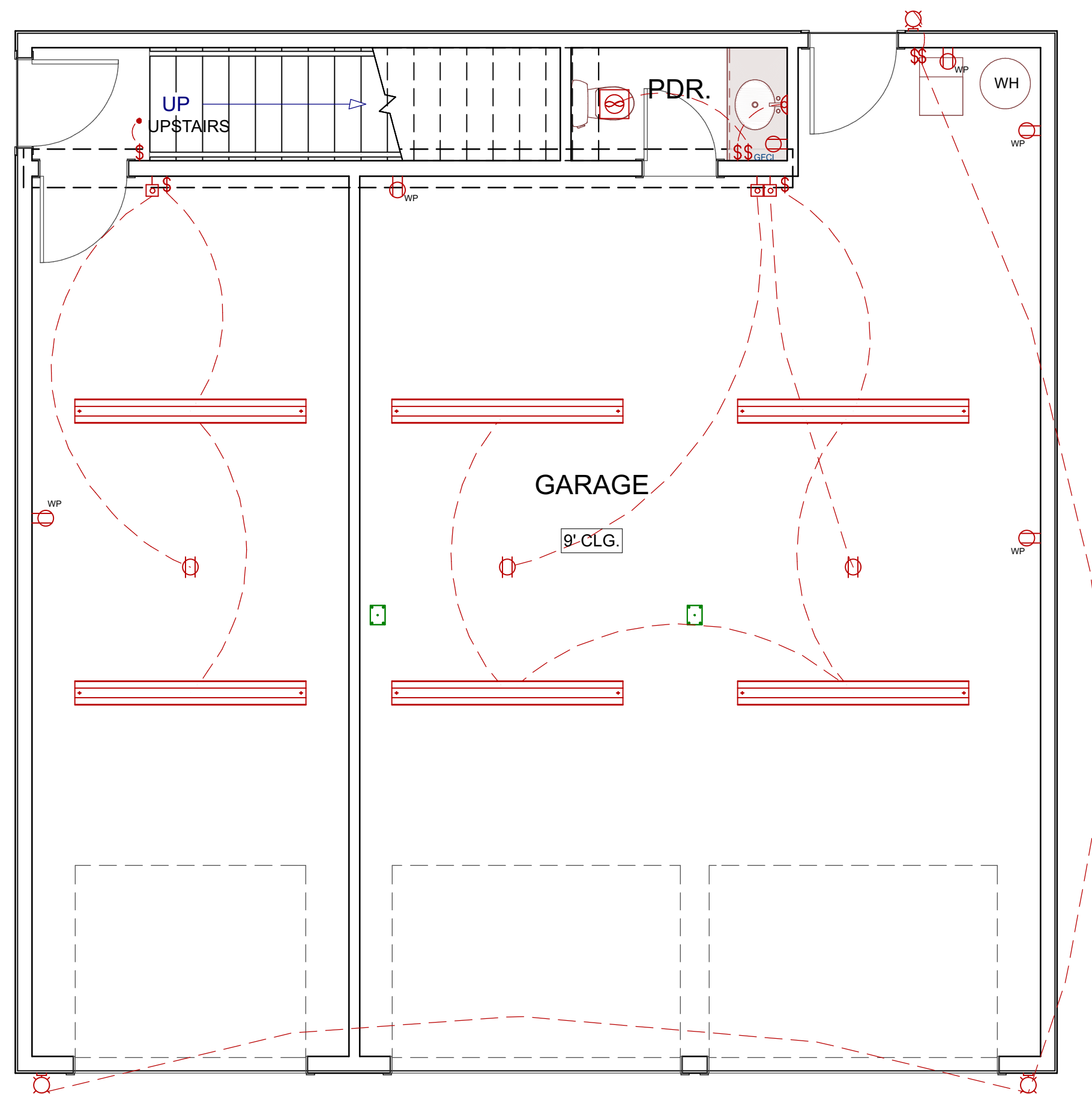
ELECTRICAL, DATA, & AUDIO NOTES:

OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

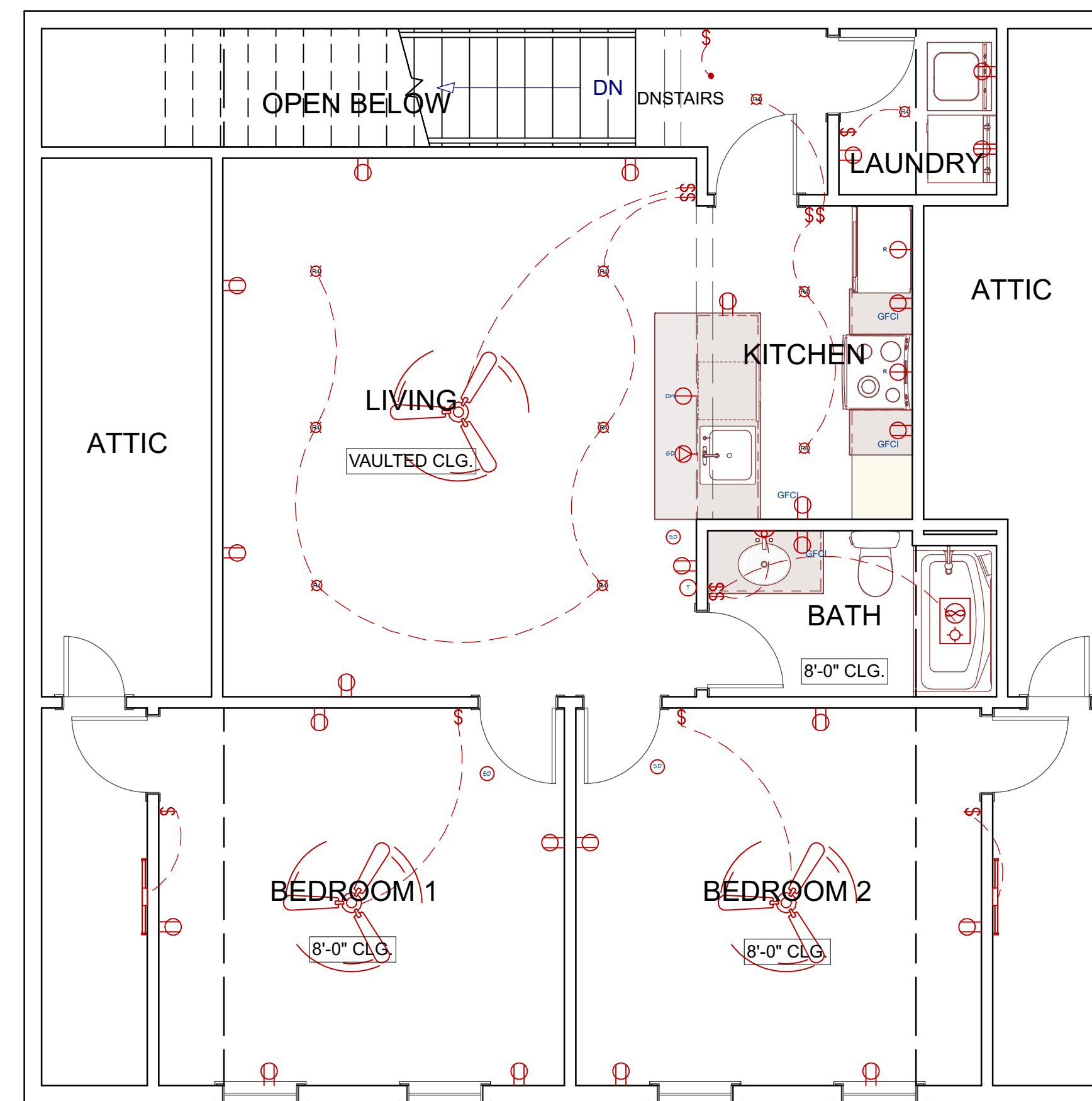
ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER.
5. FIXTURES TO BE SELECTED BY OWNER.
6. UNFINISHED BONUS ROOM SHALL HAVE (3) BARE BULB LIGHT FIXTURES ONLY

| ELECTRICAL - DATA - AUDIO LEGEND | |
|----------------------------------|---|
| SYMBOL | DESCRIPTION |
| | Ceiling Fan |
| | Ventilation Fans: Ceiling Mounted, Wall Mounted |
| | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage |
| | Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce |
| | 240V Receptacle |
| | 110V Receptacles: Duplex, Weather Proof, GFCI |
| | Switches: Single Pole, Weather Proof, 3-Way, 4-Way |
| | Thermostat |
| | Door Chime, Door Bell Button |
| | Smoke Detectors: Ceiling Mounted, Wall Mounted |
| | Electrical Breaker Panel |



1 MAIN FLOOR PLAN
 E1 SCALE: 1/4"=1'



2 UPPER FLOOR PLAN
 E1 SCALE: 1/4"=1'

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ELECTRICAL PLAN

E1

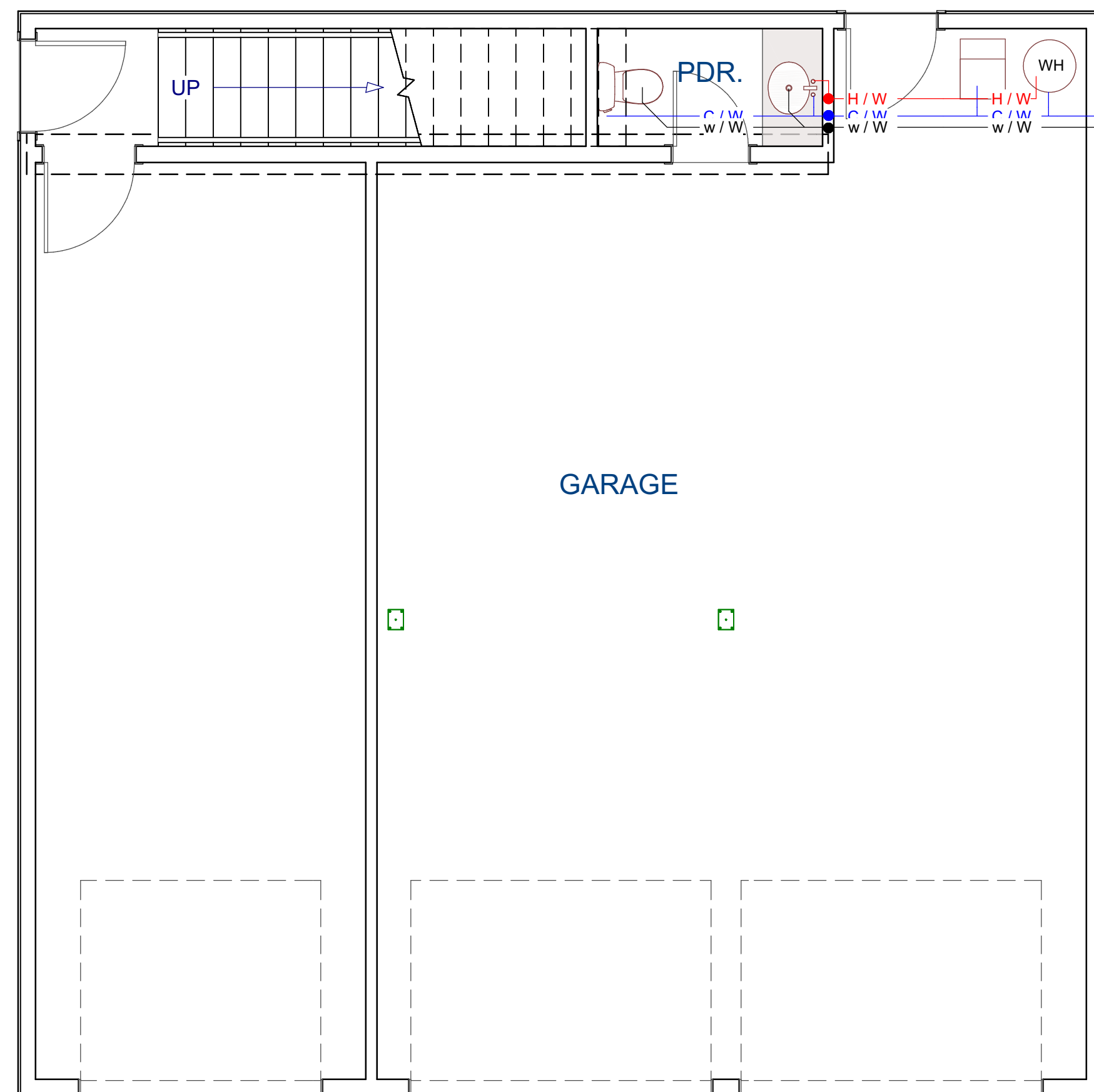
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GENERAL PLUMBING & HVAC NOTES:

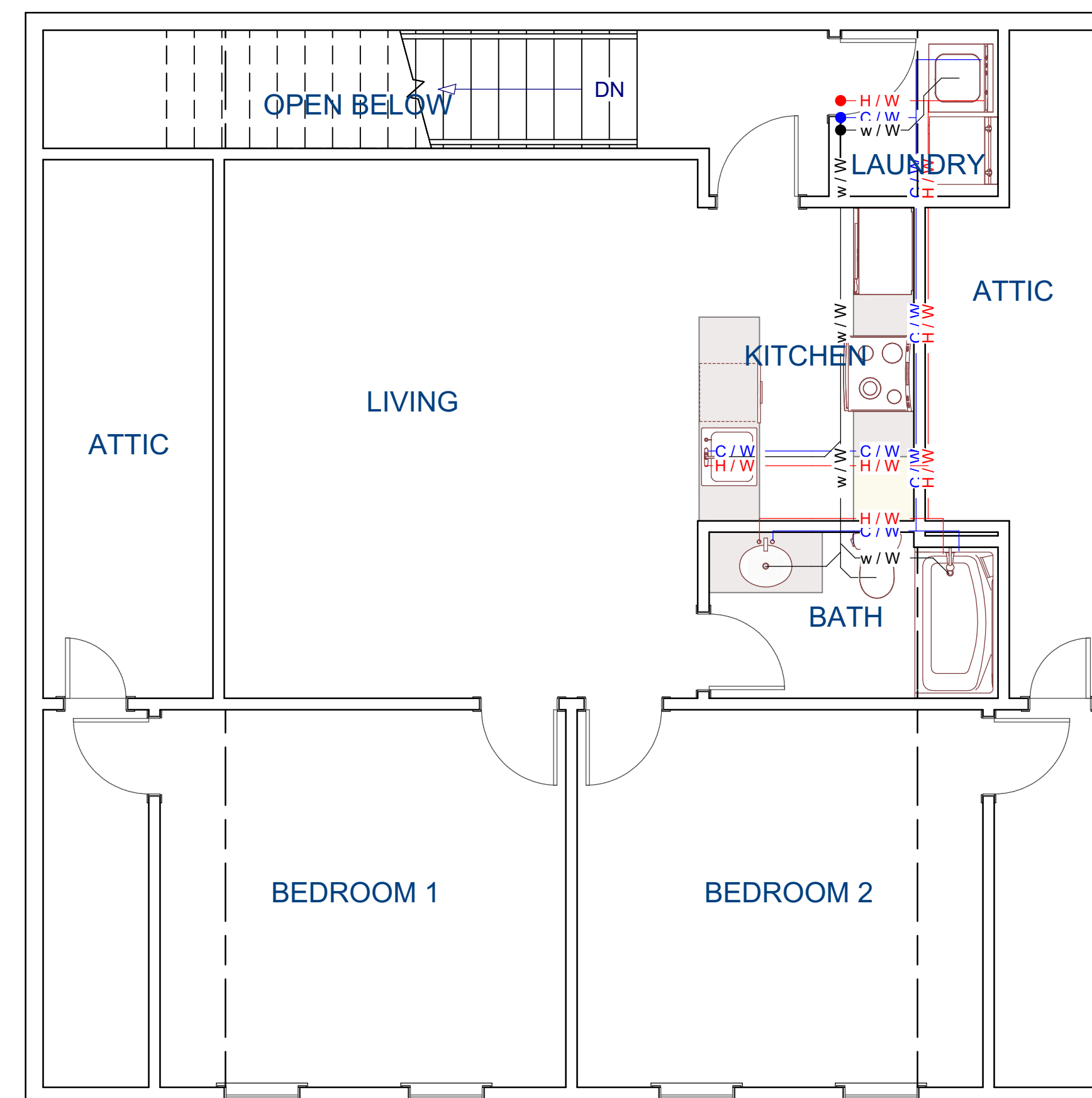
- 1 THE FURNACE AND WATER HEATER IN ATTIC SHALL SERVE FLOORS 1 & 2.
- 2 METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
- 3 DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
- 4 ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
- 5 TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
- 6 WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
- 7 EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
- 8 HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
- 9 INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
- 10 INSULATE WASTE LINES FOR SOUND CONTROL.
- 11 INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

PLUMBING LEGEND

- C/W — C/ COLD WATER PIPE PLUMBING
- H/W — H/ HOT WATER PIPE PLUMBING
- w/W — w/ WASTE PIPE PLUMBING



1 MAIN FLOOR PLAN
 P1 SCALE: 1/4"=1'



2 UPPER FLOOR PLAN
 P1 SCALE: 1/4"=1'

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PLUMBING PLAN

P1