

CARRIAGE HOUSE PROTOTYPE

INGALLS, INDIANA



ARCHITECT

BLACKLINE
1043 VIRGINIA AVE., STUDIO 208
INDIANAPOLIS, IN 46203
BLACKLINESTUDIO.NET
317.803.7900

OWNER

TOWN OF INGALLS, INDIANA

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TOWN OF INGALLS REDEVELOPMENT COMMISSION - CARRIAGE HOUSE PROTOTYPE

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317.803.7900

GENERAL PROJECT NOTES

SCOPE DRAWINGS AND SPECIFICATIONS, AS DEFINED BY THE INDIANA CONSTRUCTION INDUSTRY COUNCIL'S GUIDELINES.

A. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING:

- CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH ALL ASPECTS OF THE WORK, EVEN THOSE AREAS DESIGNATED TO BE PROVIDED BY OTHERS. THIS FAMILIARIZATION INCLUDES FULL AND COMPLETE UNDERSTANDING OF THE WORK DESCRIBED ON ALL SHEETS OF THE DRAWINGS AND IN ALL SECTIONS OF THE PROJECT MANUAL. FAILURE BY THE CONTRACTOR TO BECOME COMPLETELY FAMILIAR AND COGNIZANT OF ALL ASPECTS OF THE WORK, SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE MATERIALS, ASSEMBLIES, OR SERVICES INDICATED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL REVIEW IN ADVANCE ALL PORTIONS OF THE WORK TO VERIFY THAT THE WORK WILL NOT PROHIBIT COMPLETION OF THE PROJECT AS INTENDED IN THESE CONTRACT DOCUMENTS. ANY QUESTIONS SHALL BE PROMPTLY REFERRED TO THE ARCHITECT OR OWNER FOR RESOLUTION.
- NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE ANY CONTRACTOR FROM RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE AND COORDINATION WITH OTHER TRADES, OR WAIVE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR WAIVE THE CONTRACTOR'S RESPONSIBILITY TO ALERT THE ARCHITECT TO ERRORS OR OMISSIONS CONTAINED THEREIN. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
- 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.
- CONTRACTOR TO KEEP PREMISES FREE FROM ACCUMULATION OF TRASH AND DEBRIS AND SHALL BE RESPONSIBLE FOR CLEANING AND DISPOSAL REQUIREMENTS.
- THROUGHOUT CONSTRUCTION AND AT COMPLETION REMOVE ALL FOREIGN MATERIALS FROM ALL EXPOSED SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURFACES AND FINISHES AT INTERIOR AND EXTERIOR OF BUILDING. DAMAGED SURFACES AND FINISHES RESULTING FROM THE PERFORMANCE OF THE WORK SHALL BE REPAIRED AT NO COST TO THE OWNER BY THE RESPONSIBLE CONTRACTOR TO MATCH EXISTING TO THE SATISFACTION OF THE OWNER.
- 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.

B. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING:

- ALL MATERIAL AND EQUIPMENT OF INDUSTRY STANDARD QUALITY, SPECIFIED OR NOT, AND WITH THE LIMITATION OF THE CONTRACT DOCUMENTS TO CAUSE THE INSTALLATION TO FUNCTION IN ACCORDANCE WITH THE INTENTION AND OBJECTIVE OF THE FINISHED PROJECT.
- ALL MATERIAL NECESSARY FOR EQUIPMENT TO FUNCTION IN A NORMAL AND ACCEPTABLE MANNER.
- ALL WORK REQUIRED TO CAUSE CONTRACTOR'S OPERATIONS TO FIT AND COORDINATE WITH OTHER TRADES.
- ALL WORK REQUIRED TO COMPLY WITH GOVERNING CODES WITH RESPECT TO CONTRACTOR'S ACTIVITY, EXCEPT FOR DESIGN CRITERIA INVOLVING CAPACITIES AND BASIC DESIGN.
- WHEN NOT INDICATED IN THE CONTRACT DOCUMENTS, THE SIZING OF INTERCONNECT FACILITIES, SUCH AS DUCTS AND WIRING PIECES OF EQUIPMENT IN ORDER TO UTILIZE THE SPECIFIED CAPACITIES OF THE EQUIPMENT.
- WHEN NOT INDICATED IN THE CONTRACT DOCUMENTS, THE STANDARDS ESTABLISHED BY THE RECOGNIZED TRADE ASSOCIATION HAVING JURISDICTION FOR THE PRODUCT INCLUDED IN THE PROJECT SHALL GOVERN THE WORK.
- ALL UNSPECIFIED FIXTURES, ACCESSORIES, AND/OR EQUIPMENT PROVIDED BY THE CONTRACTOR SHALL HAVE CUT SHEETS/ DRAWINGS SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- ALL MATERIAL CALLED OUT ON DRAWINGS ARE TO BE NEW UNLESS NOTED OTHERWISE OR "EXISTING."
- 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.
- SUBCONTRACTORS SHALL PROVIDE EVIDENCE OF INSURANCE, LICENSE, & WORKERS COMP. PRIOR TO WORK OF SUBCONTRACTOR AND SHALL MAINTAIN THESE REQUIREMENTS THROUGHOUT DURATION OF WORK.
- ALL CONTRACTOR TO PROVIDE OWNER WITH CONDITIONAL LIEN WAIVER FOR PROGRESS PAYMENTS. FINAL LIEN WAIVER TO BE PROVIDED TO OWNER WITH FINAL INVOICE.

GENERAL FRAMING NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- 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 SOUTHERN YELLOW PINE E = 1,760,000 PSI
- ALL SILL PLATES, DIMENSIONAL FRAMING LUMBER, AND STRUCTURAL MEMBERS EXPOSED TO WEATHER, 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-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 INDIANA RESIDENTIAL BUILDING CODE.
- PROVIDE SECURE BLOCKING, NAILERS, AND GROUNDINGS 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.

GENERAL PLUMBING NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- WATER SUPPLY PLUMBING SHALL UTILIZE A MANIFOLD DISTRIBUTION SYSTEM CONTAINING SHUT OFF VALVES AND INDIVIDUAL PEX TUBING LINES TO EACH FIXTURE.
- 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.
- LOCATE THE MANIFOLD AS CLOSE AS PRACTICAL TO THE WATER HEATER TO MINIMIZE HOT WATER DELIVERY TIME.
- 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.
- TERMINATE PEX TUBING AT ROUGH OUT LOCATIONS WITH COPPER STUB OUT ELBOW WITH MALE THREADED ADAPTER CONNECTION AND THREADED CAP.
- NATURAL GAS SUPPLY PLUMBING SHALL UTILIZE A MANIFOLD DISTRIBUTION SYSTEM CONTAINING SHUT OFF VALVES AND INDIVIDUAL LINES TO EACH APPLIANCE.
- TIE SANITARY VENT LINES TOGETHER IN ATTIC WHERE PRACTICAL TO MINIMIZE THROUGH-THE-ROOF PLUMBING VENT PENETRATIONS.

GENERAL ELECTRICAL NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- ALL RECEPTACLES WITHIN 6"0" OF THE OUTSIDE EDGE OF A SINK TO HAVE GFCI PROTECTION
- ALL WATERPROOF EXTERIOR RECEPTACLES TO HAVE GFCI PROTECTION
- ALL LIGHTING AND EQUIPMENT SWITCHES (AS WELL AS RECEPTACLES ABV COUNTERS) TO BE MOUNTED AT 3'-6" AFF TO CENTER OF DEVICE UNLESS NOTED OTHERWISE
- ALL STANDARD ELECTRICAL RECEPTACLES TO BE MOUNTED AT 1'-3" AFF TO CENTER OF DEVICE UNLESS NOTED OTHERWISE

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.

GENERAL PROTOTYPE CONSTRUCTION NOTES

1. PROJECT SCOPE & USE

THESE CONSTRUCTION DOCUMENTS REPRESENT A PROTOTYPE RESIDENTIAL DESIGN AND ARE INTENDED TO ILLUSTRATE GENERAL DESIGN INTENT FOR SINGLE-FAMILY RESIDENTIAL CONSTRUCTION. FINAL PLANS MUST BE REVIEWED AND MODIFIED, IF NECESSARY, BY A LICENSED DESIGN PROFESSIONAL TO COMPLY WITH LOCAL BUILDING CODES, ZONING ORDINANCES, AND SITE-SPECIFIC CONDITIONS PRIOR TO CONSTRUCTION.

2. CODE COMPLIANCE

PLANS ARE BASED ON COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC)-- LATEST EDITION AT THE TIME OF PREPARATION, UNLESS OTHERWISE NOTED. LOCAL AMENDMENTS, CLIMATE ZONE REQUIREMENTS, WIND/SEISMIC CONDITIONS, ENERGY CODES, ACCESSIBILITY STANDARDS, AND FIRE CODES MUST BE VERIFIED AND ADHERED TO BY THE BUILDER, OWNER, OR LOCAL PROFESSIONAL. ALL DIMENSIONS, MATERIALS, AND CONSTRUCTION ASSEMBLIES MUST COMPLY WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS AND APPROVALS.

3. RESPONSIBILITY & VERIFICATION

IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND/OR LOCAL DESIGN PROFESSIONAL TO: CONFIRM ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE COMMENCING WORK. COORDINATE ALL TRADES AND ENSURE COMPLIANCE WITH ALL GOVERNING CODES AND REGULATIONS. ENGAGE APPROPRIATE LICENSED STRUCTURAL, MECHANICAL, ELECTRICAL, AND CIVIL ENGINEERS, AS NEEDED PER JURISDICTIONAL REQUIREMENTS.

4. SITE ADAPTATION

THESE PLANS MUST BE SITE-ADAPTED TO REFLECT: LOT ORIENTATION, SETBACKS, EASEMENTS, AND TOPOGRAPHY. FOUNDATION DESIGN PER SITE-SPECIFIC SOIL CONDITIONS AND LOCAL FROST DEPTH. DRAINAGE AND GRADING PLANS CONFORMING TO LOCAL MUNICIPAL STANDARDS.

5. DRAWINGS & SPECIFICATIONS

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THESE DOCUMENTS ARE NOT INTENDED FOR CONSTRUCTION UNLESS REVIEWED AND APPROVED BY A QUALIFIED LOCAL PROFESSIONAL AND/OR THE AUTHORITY HAVING JURISDICTION (AHJ). CONTRACTOR SHALL COORDINATE WITH ALL CONSULTANTS' DRAWINGS (STRUCTURAL, MEP, CIVIL, ETC.) AND RESOLVE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

6. CONSTRUCTION STANDARDS

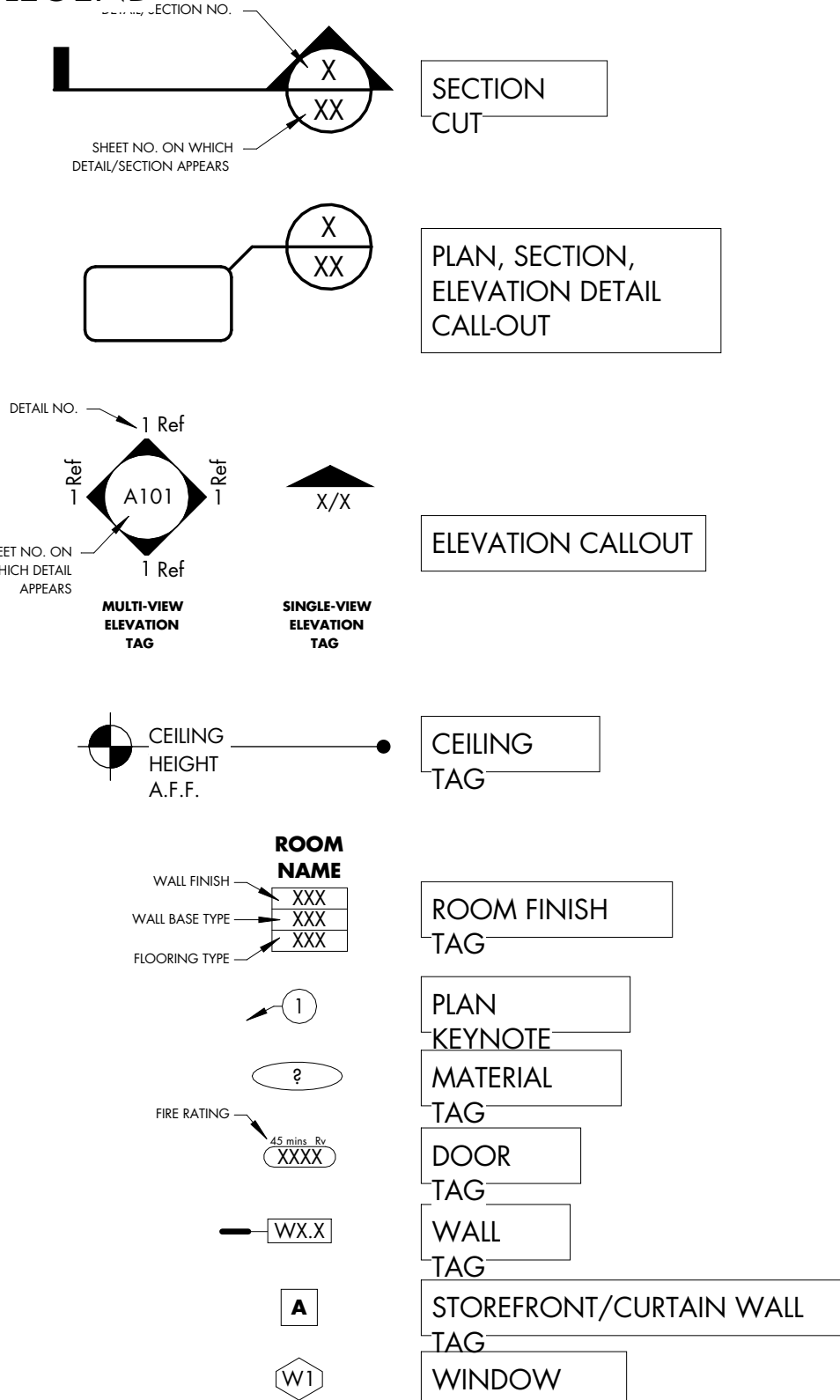
ALL WORK SHALL BE PERFORMED IN A NEAT, PROFESSIONAL, AND WORKMANLIKE MANNER, USING NEW MATERIALS UNLESS OTHERWISE NOTED. ALL MATERIALS AND METHODS OF CONSTRUCTION MUST CONFORM TO APPLICABLE STANDARDS SUCH AS: ASTM, ANSI, AIA, APA, AND MANUFACTURER'S SPECIFICATIONS. LOCAL ENERGY EFFICIENCY REQUIREMENTS (IECC, TITLE 24, OR EQUIVALENT). CONTRACTOR SHALL ENSURE COMPLIANCE WITH FIRE-RESISTANCE CONSTRUCTION, INSULATION, MOISTURE CONTROL, AND OTHER HEALTH AND SAFETY REGULATIONS SPECIFIC TO LOCAL CONDITIONS.

7. REVISIONS & CUSTOMIZATION

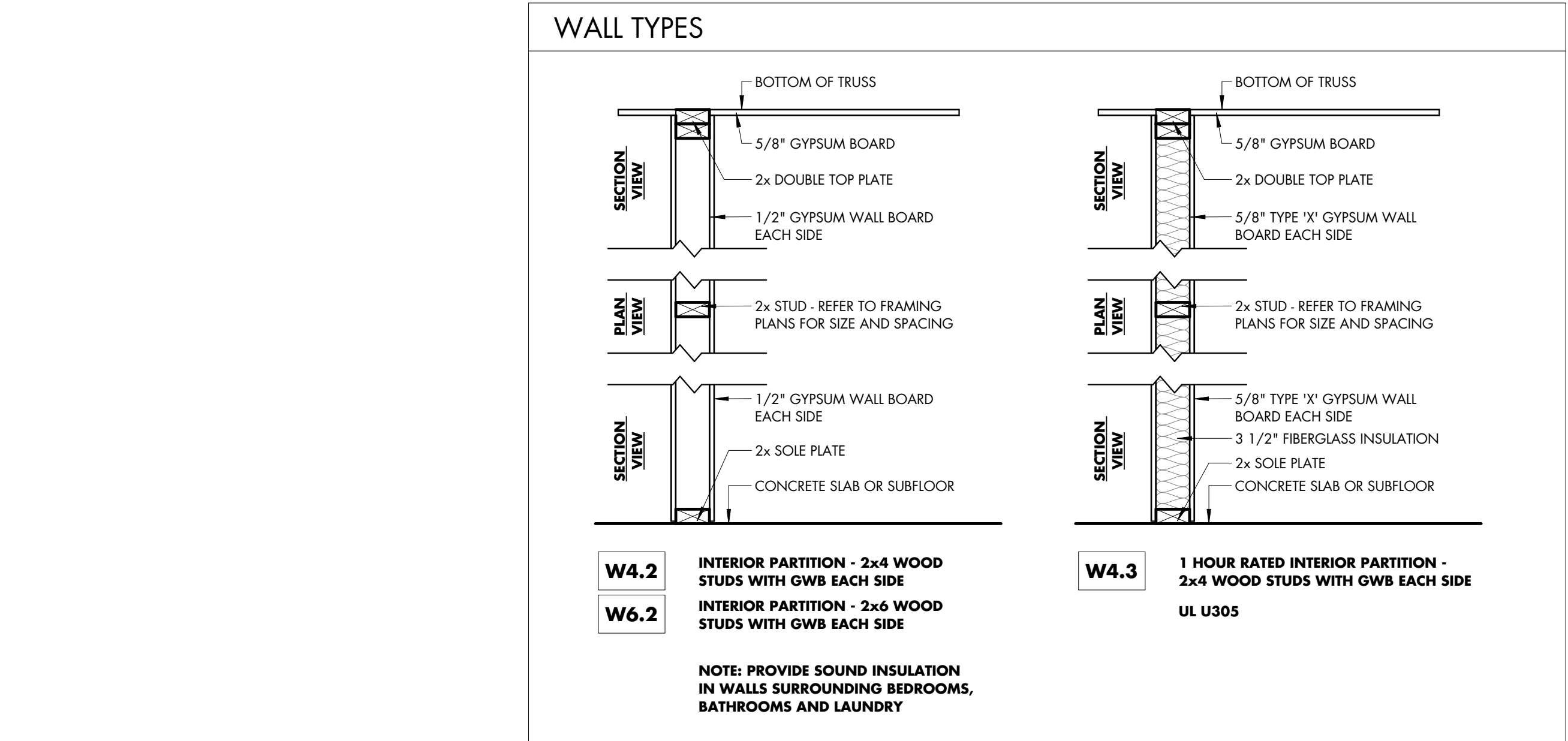
PROTOTYPE PLANS MAY BE MODIFIED FOR AESTHETIC, PROGRAMMATIC, OR STRUCTURAL REASONS AS NEEDED. ANY REVISIONS MUST BE DOCUMENTED AND APPROVED BY A QUALIFIED PROFESSIONAL. REUSE OR DUPLICATION OF THIS PLAN IS SUBJECT TO APPLICABLE COPYRIGHT LAWS AND LICENSING AGREEMENTS.

SYMBOL

LEGEND

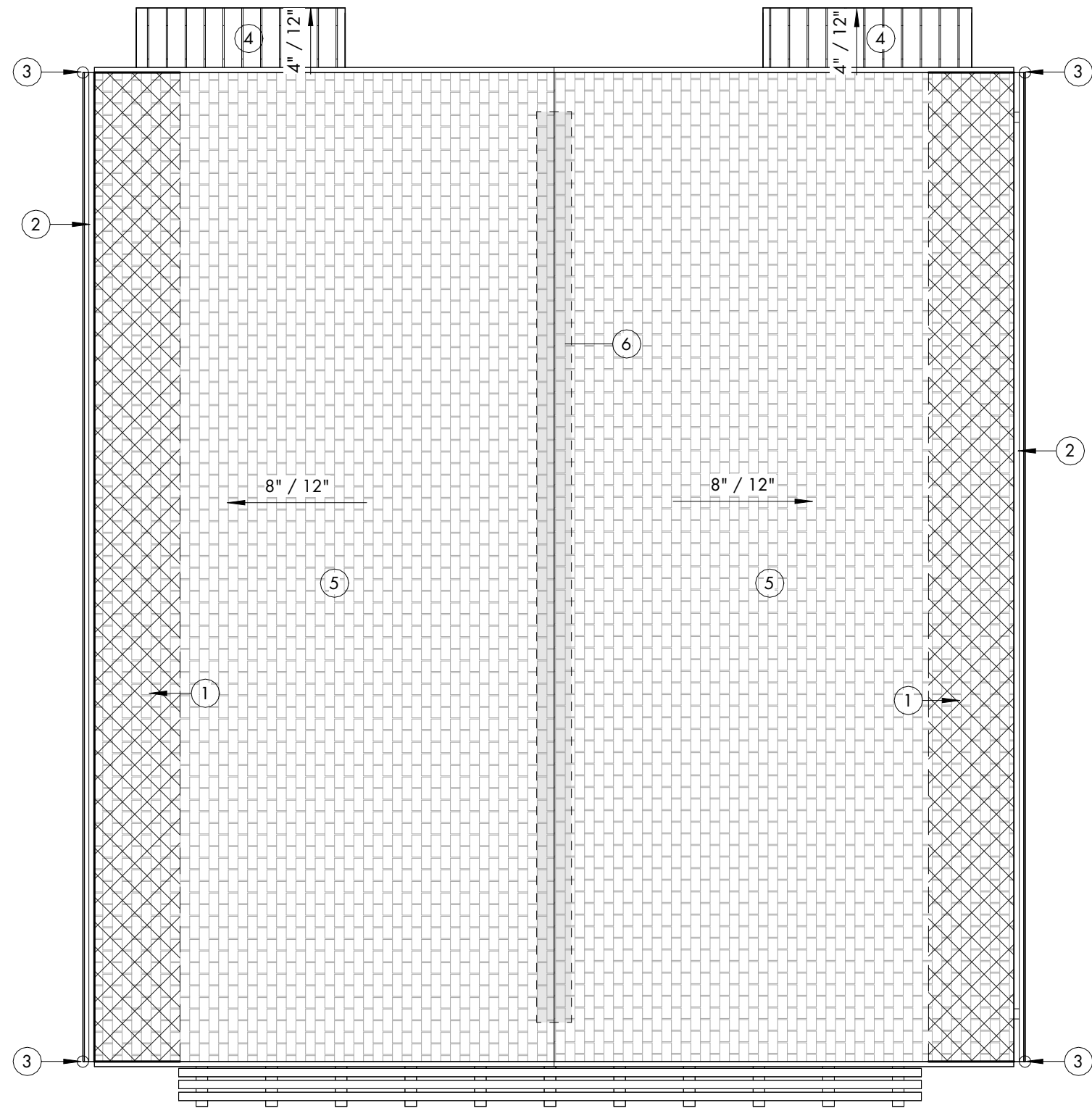


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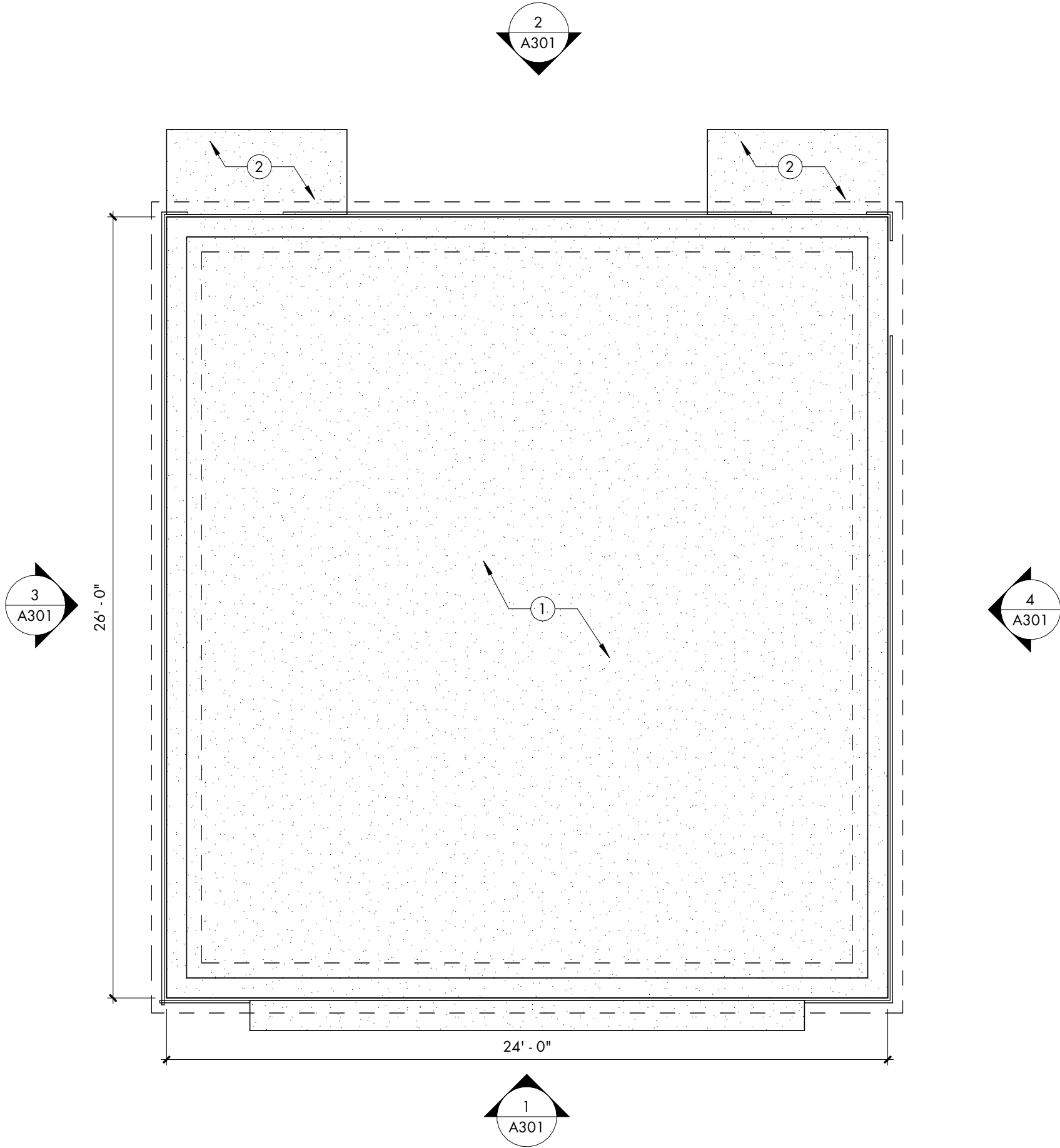


ROOF PLAN NOTES	
MARK	DESCRIPTION
1	ICE/WATER SHIELD AT VALLEYS AND ALONG GUTTER EDGES. SHOWN CROSS-HATCHED.
2	PREFINISHED METAL GUTTER
3	PREFINISHED METAL DOWNSPOUT
4	CONTINUOUS SELF-ADHERED ICE/WATER SHIELD AT PORCH ROOF.
5	ARCHITECTURAL SHINGLE ROOF
6	CONTINUOUS RIDGE VENT. PROVIDE VENTILATED SOFFITS

FOUNDATION PLAN NOTES	
MARK	DESCRIPTION
1	REINF. CONC. SLAB ON GRADE OVER CONT. 1.5 MIL VAPOR BARRIER & GRANULAR FILL BASE
2	REINF. CONC. PATIO SLAB OVER GRANULAR FILL BASE

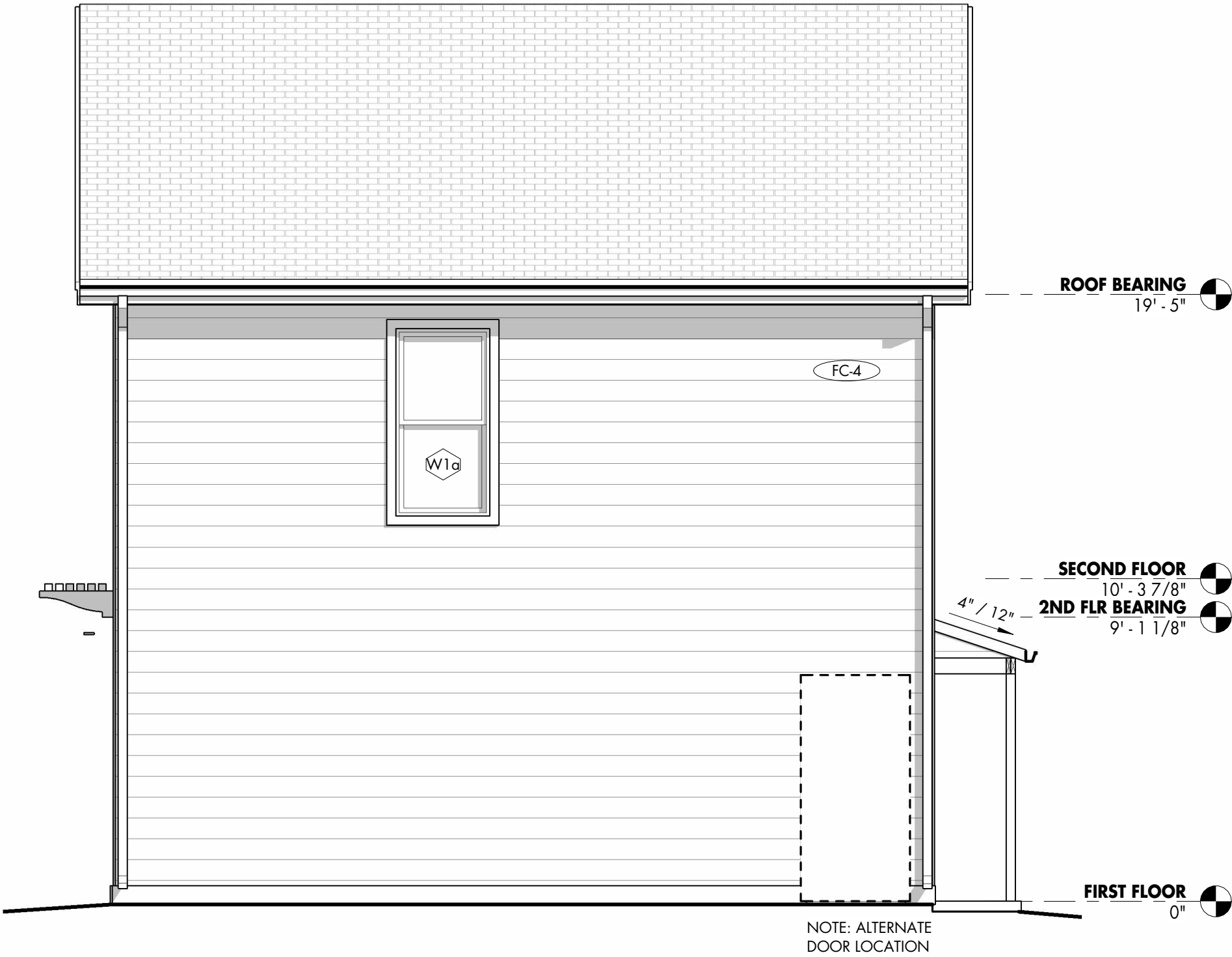
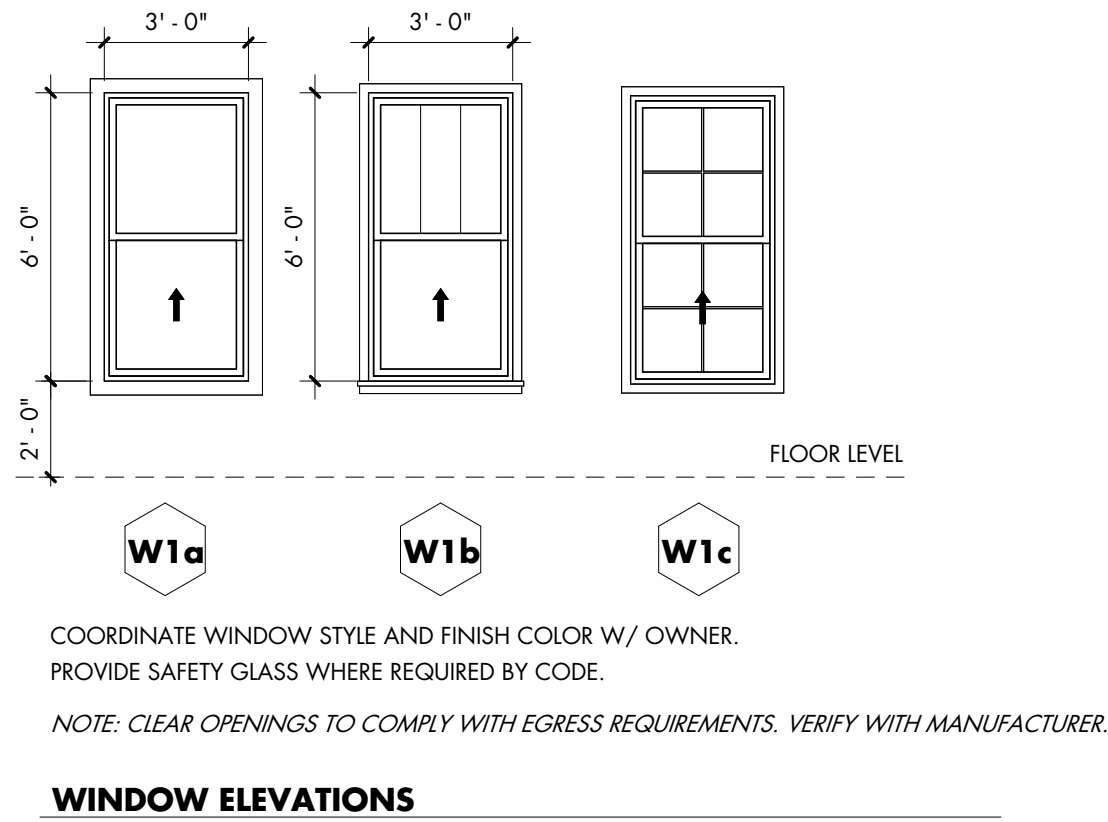


2 ROOF PLAN
1/4" = 1'-0"

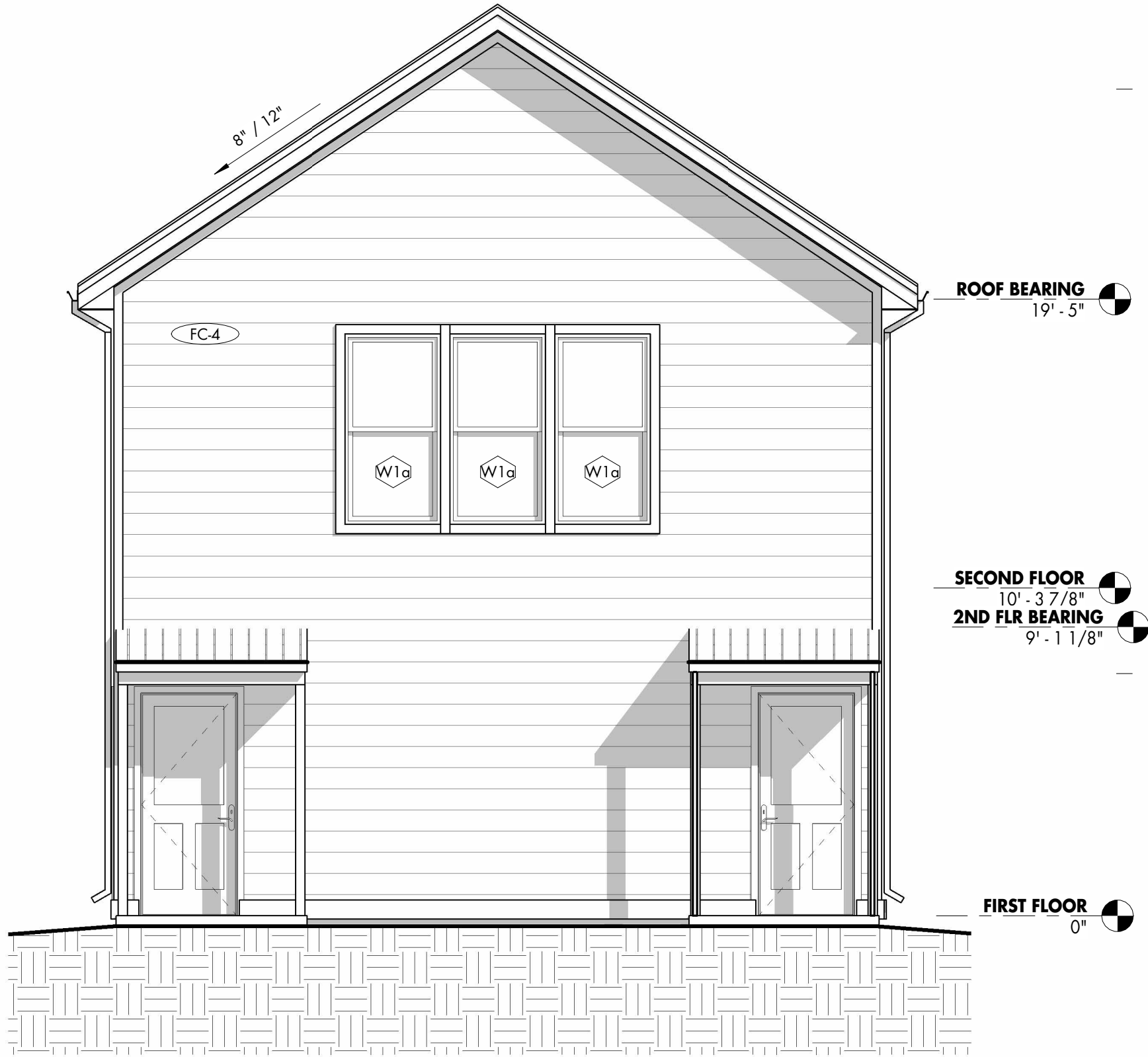


1 FOUNDATION PLAN
1/4" = 1'-0"

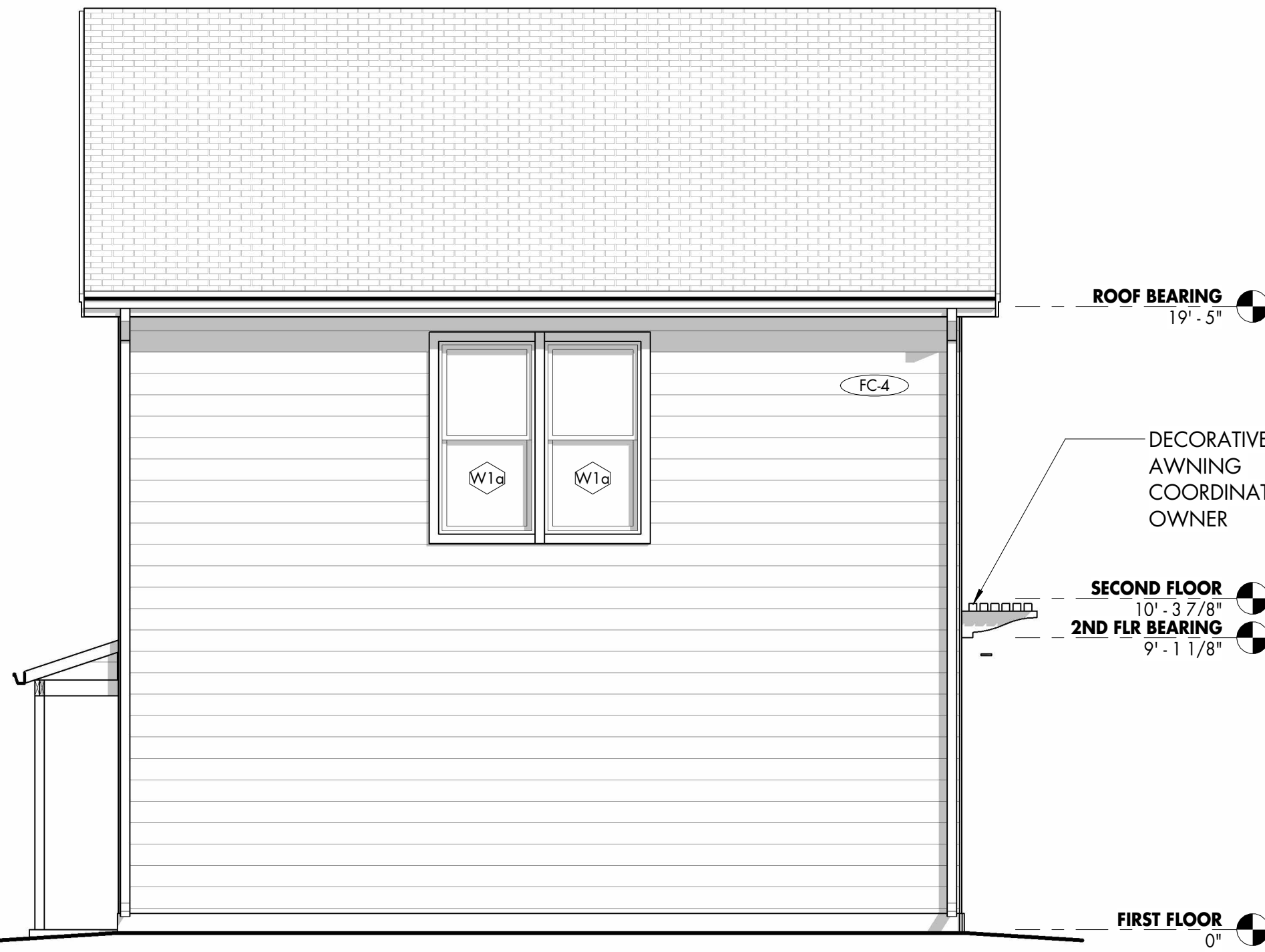
EXTERIOR MATERIAL SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	SIZE	STYLE	COLOR	COMMENTS
AL-1	GUTTERS, GUTTER BOX, DOWNSPOUTS	—	—	—	BY OWNER	
ASPH-1	DIMENSIONAL ASPHALT SHINGLE	GAF	5.625" EXPOSURE	TIMBERLINE HDZ	BY OWNER	
FC-1	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	4" EXPOSURE	SMOOTH	BY OWNER	
FC-2	FIBER CEMENT SHINGLE SIDING, STAGGERED EDGE PANEL	JAMES HARDIE	6" EXPOSURE	STAGGERED EDGE	BY OWNER	
FC-3	FIBER CEMENT VERTICAL PANEL W/ BATTEN STRIPS	JAMES HARDIE	BATTEN @ 1.6" OC	SQUARE CHANNEL	BY OWNER	
FC-4	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	8" EXPOSURE	SMOOTH	BY OWNER	
PVC-1	PVC TRIM BOARD	AZEK OR SIM.	8"	SMOOTH	BY OWNER	SKIRT TRIM BOARD, TYP. ALL ELEVATIONS
TRIM-1	FIBER CEMENT TRIM BOARD	JAMES HARDIE	4" 5/4	SMOOTH	BY OWNER	ELEVATION TYPE A
TRIM-2	FIBER CEMENT TRIM BOARD	JAMES HARDIE	6" 5/4	SMOOTH	BY OWNER	ELEVATION TYPE B



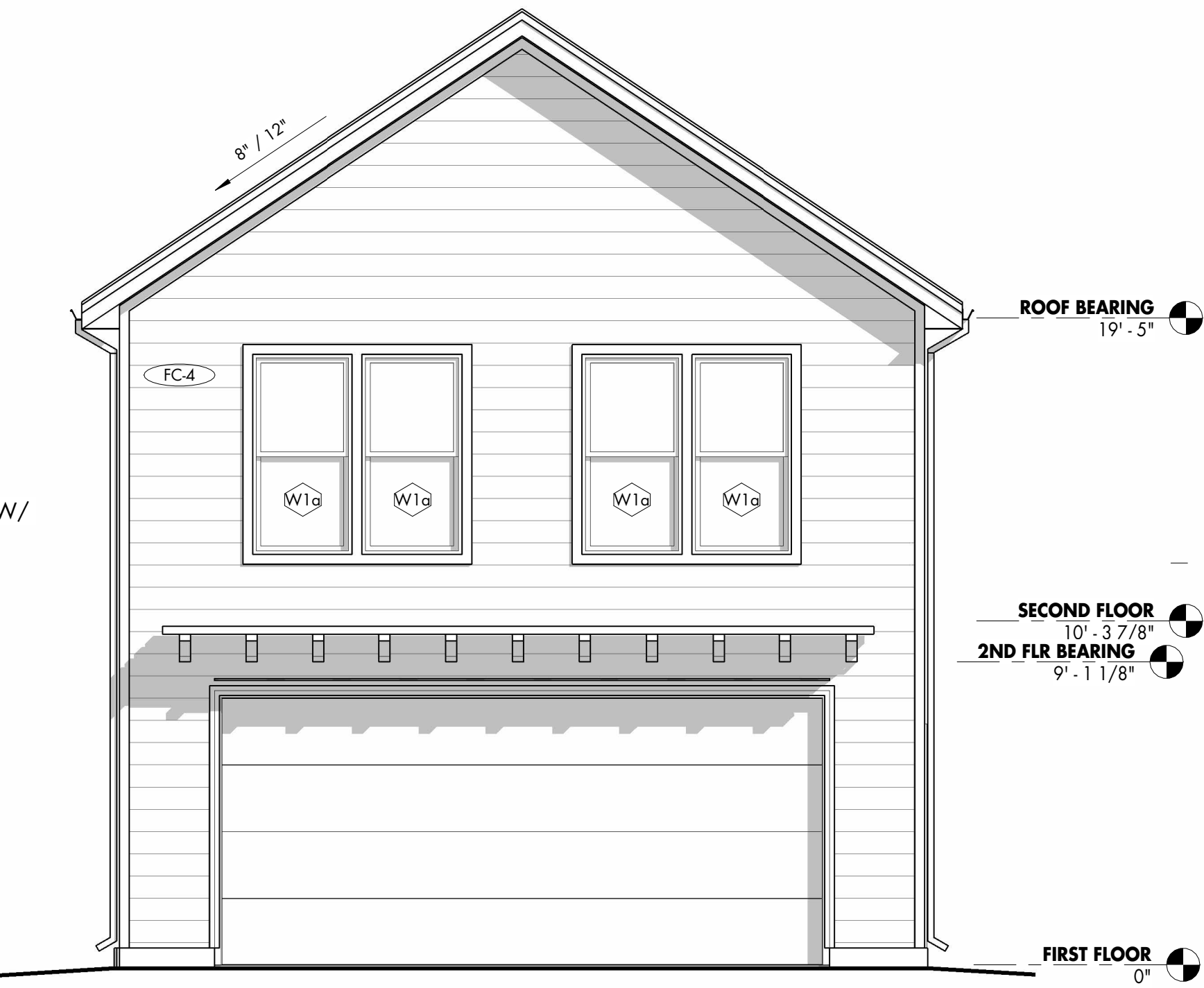
4 ELEVATION TYPE A - RIGHT SIDE
1/4" = 1'-0"



2 ELEVATION TYPE A - BACK
1/4" = 1'-0"



3 ELEVATION TYPE A - LEFT SIDE
1/4" = 1'-0"



1 ELEVATION TYPE A - ALLEY
1/4" = 1'-0"



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EXTERIOR ELEVATIONS - OPTION A

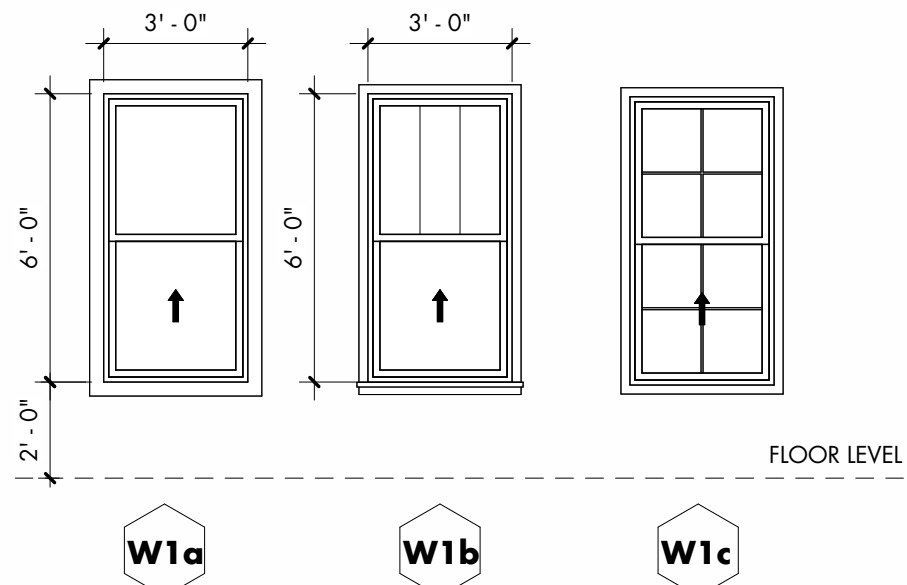
TOWN OF INGALLS REDEVELOPMENT COMMISSION -

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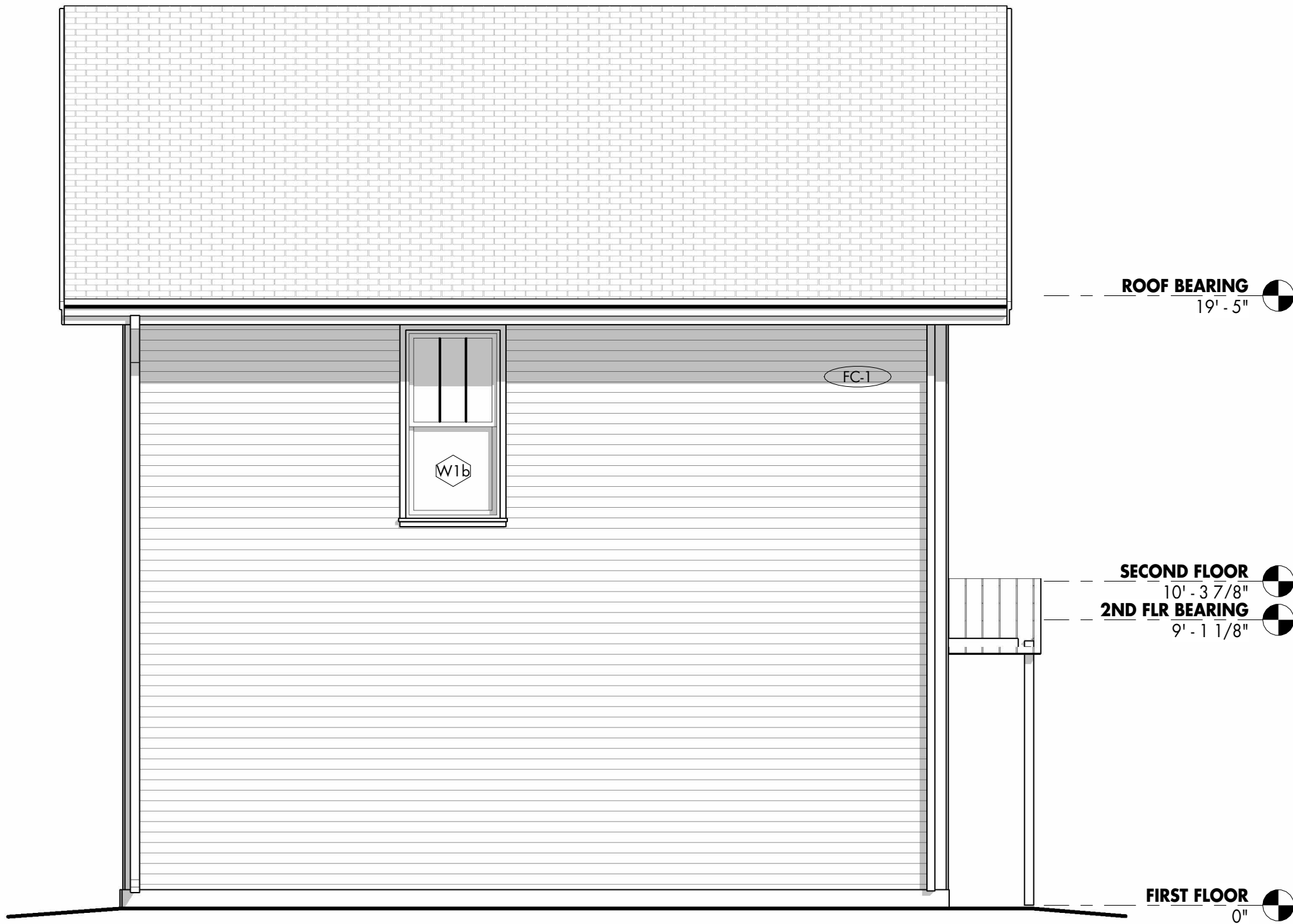
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EXTERIOR MATERIAL SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	SIZE	STYLE	COLOR	COMMENTS
AL-1	GUTTERS, GUTTER BOX, DOWNSPOUTS	—	—	—	BY OWNER	
ASPH-1	DIMENSIONAL ASPHALT SHINGLE	GAF	5.625" EXPOSURE	TIMBERLINE HDZ	BY OWNER	
FC-1	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	4" EXPOSURE	SMOOTH	BY OWNER	
FC-2	FIBER CEMENT SHINGLE SIDING, STAGGERED EDGE PANEL	JAMES HARDIE	6" EXPOSURE	STAGGERED EDGE	BY OWNER	
FC-3	FIBER CEMENT VERTICAL PANEL W/ BATTEN STRIPS	JAMES HARDIE	BATTEN @ 16" OC	SQUARE CHANNEL	BY OWNER	
FC-4	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	8" EXPOSURE	SMOOTH	BY OWNER	
PVC-1	PVC TRIM BOARD	AZEK OR SIM.	8"	SMOOTH	BY OWNER	SKIRT TRIM BOARD, TYP. ALL ELEVATIONS
TRIM-1	FIBER CEMENT TRIM BOARD	JAMES HARDIE	4" 5/4	SMOOTH	BY OWNER	ELEVATION TYPE A
TRIM-2	FIBER CEMENT TRIM BOARD	JAMES HARDIE	6" 5/4	SMOOTH	BY OWNER	ELEVATION TYPE B

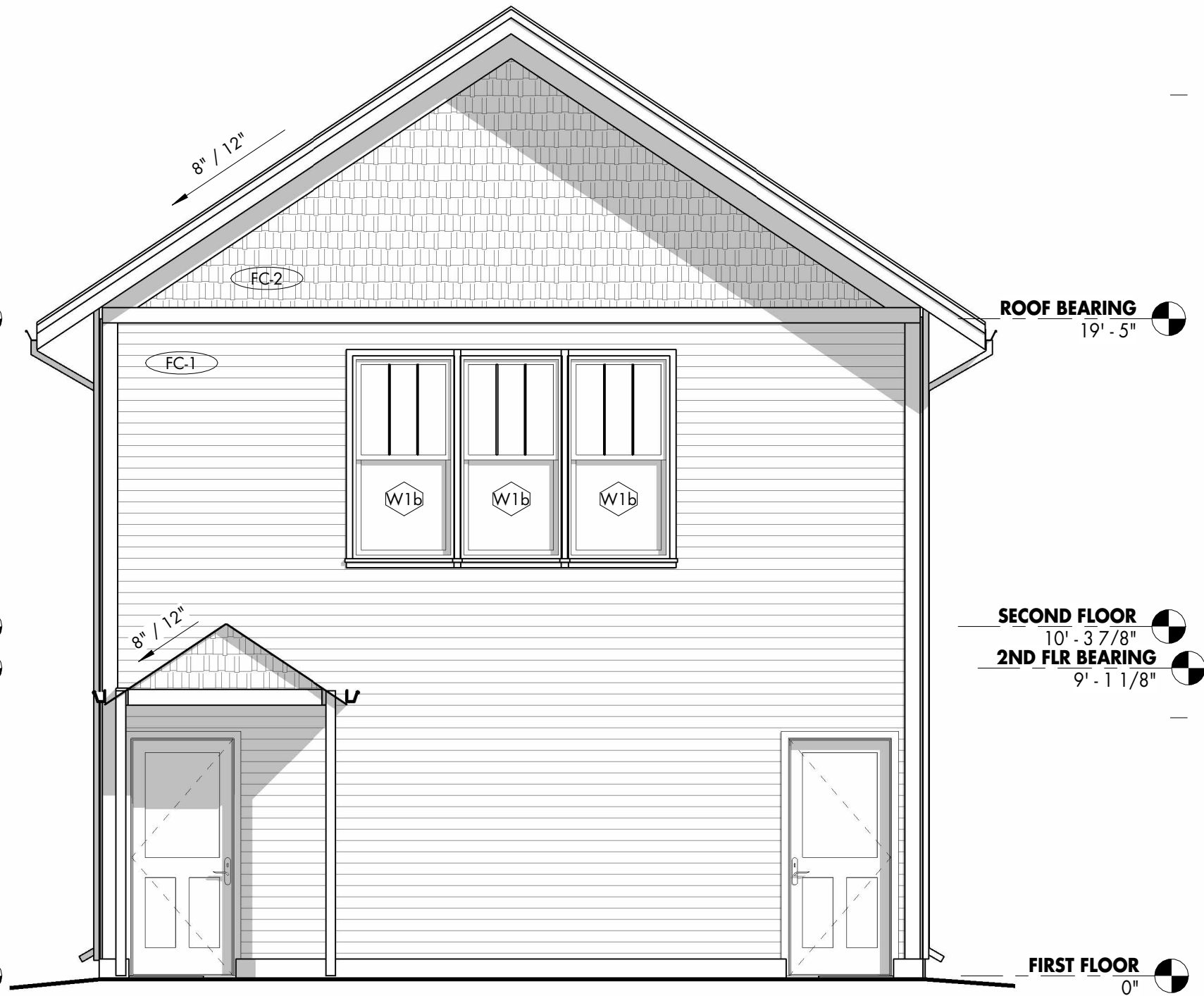


COORDINATE WINDOW STYLE AND FINISH COLOR W/ OWNER.
PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE.
NOTE: CLEAR OPENINGS TO COMPLY WITH EGRESS REQUIREMENTS. VERIFY WITH MANUFACTURER.

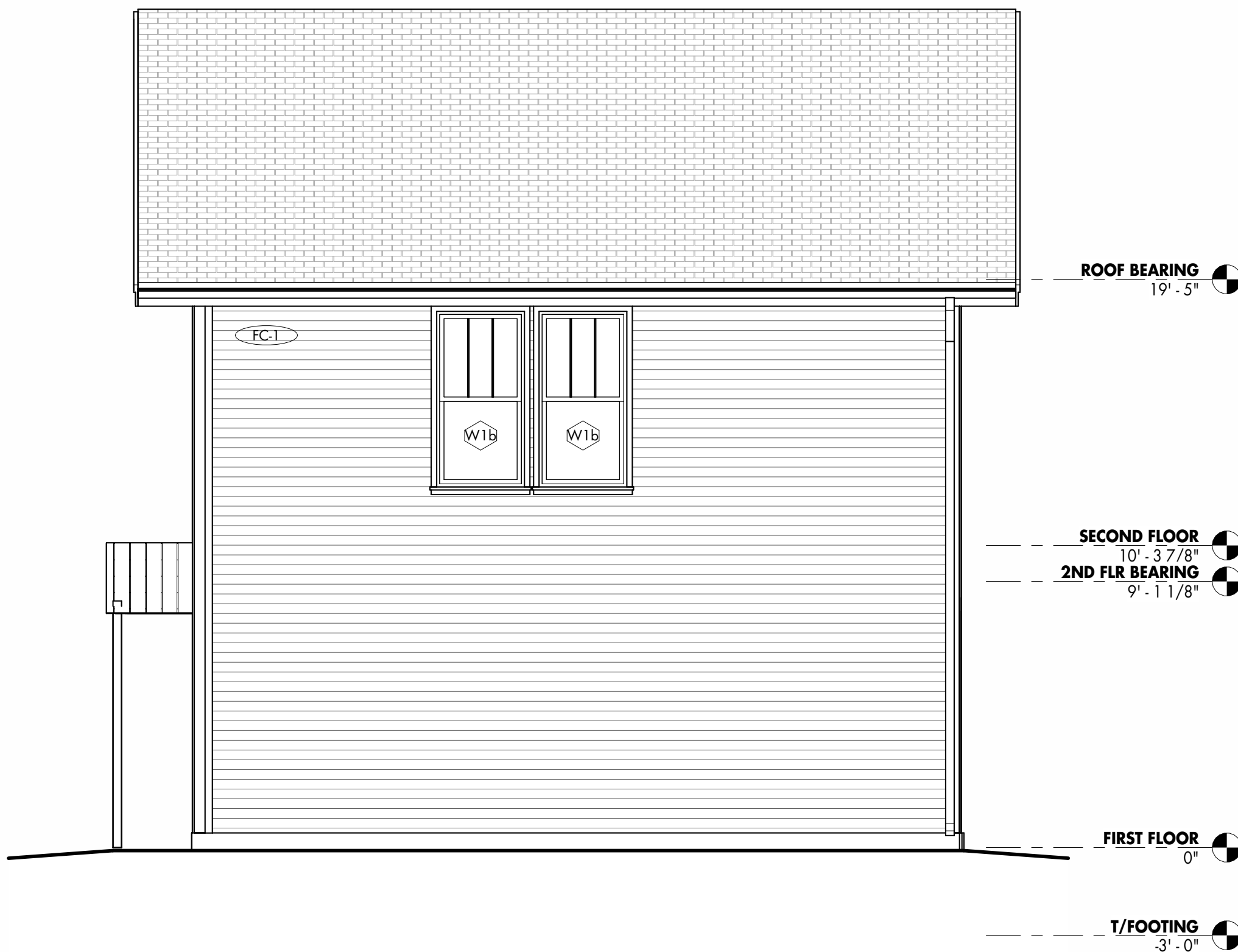
WINDOW ELEVATIONS



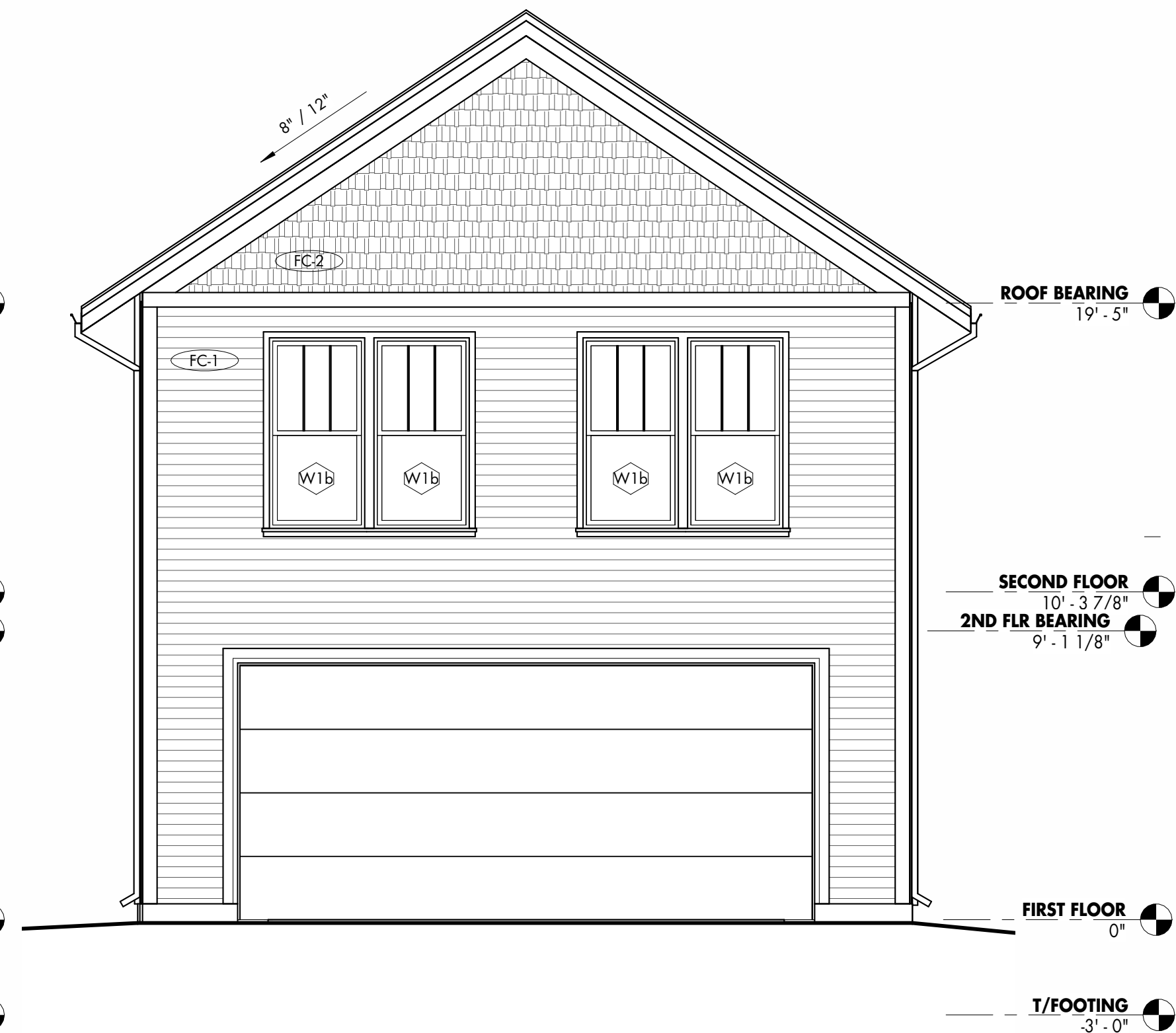
4 ELEVATION TYPE B - RIGHT SIDE
1/4" = 1'-0"



2 ELEVATION TYPE B - BACK
1/4" = 1'-0"



3 ELEVATION TYPE B - LEFT SIDE
1/4" = 1'-0"



1 ELEVATION TYPE B - ALLEY
1/4" = 1'-0"



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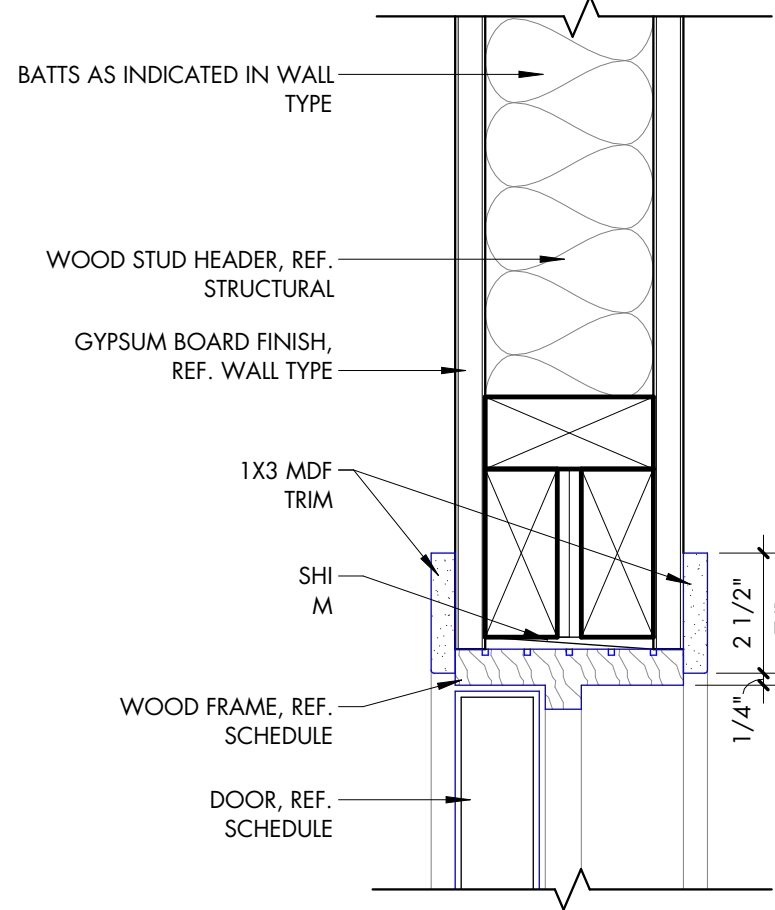
EXTERIOR ELEVATIONS - OPTION B

TOWN OF INGALLS REDEVELOPMENT COMMISSION -

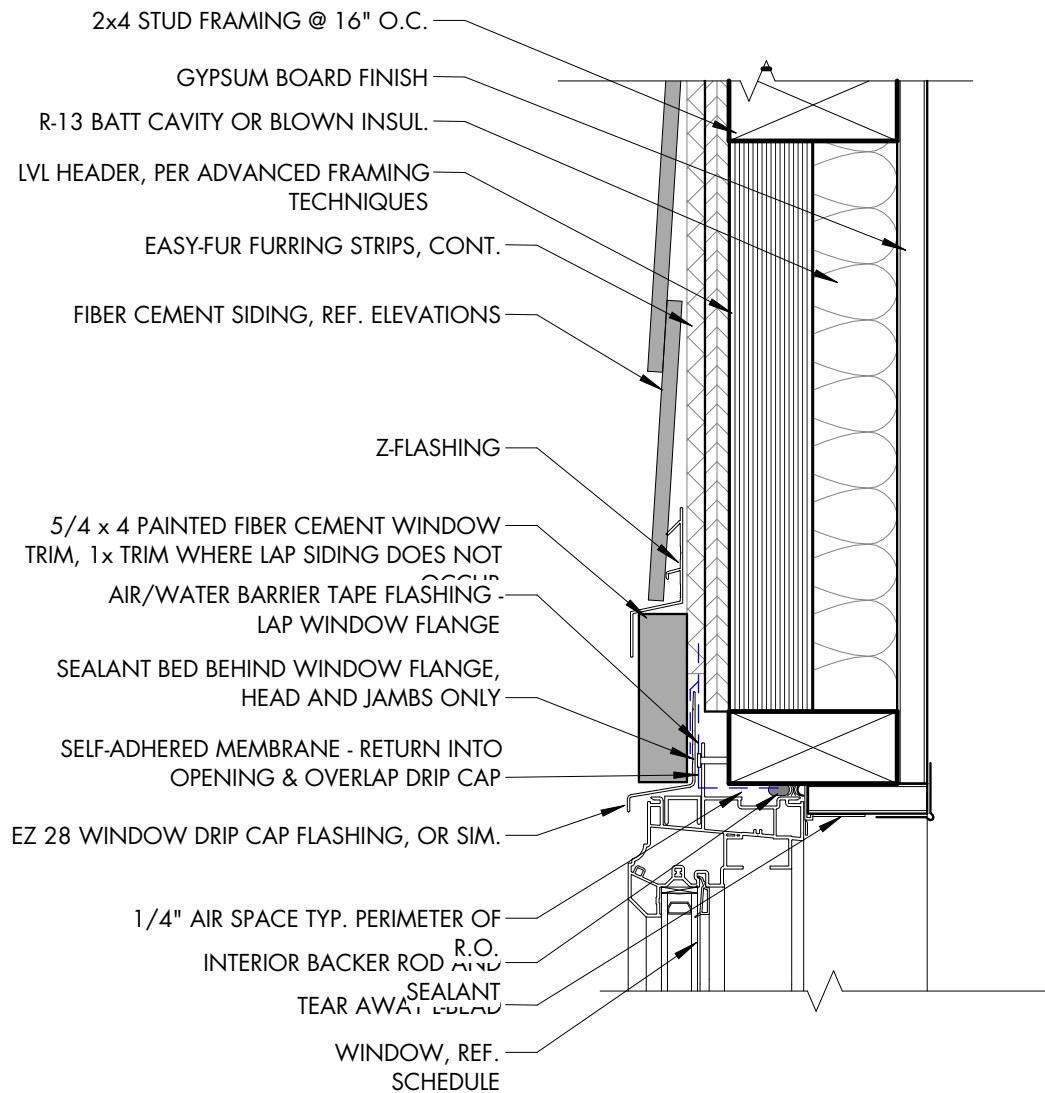
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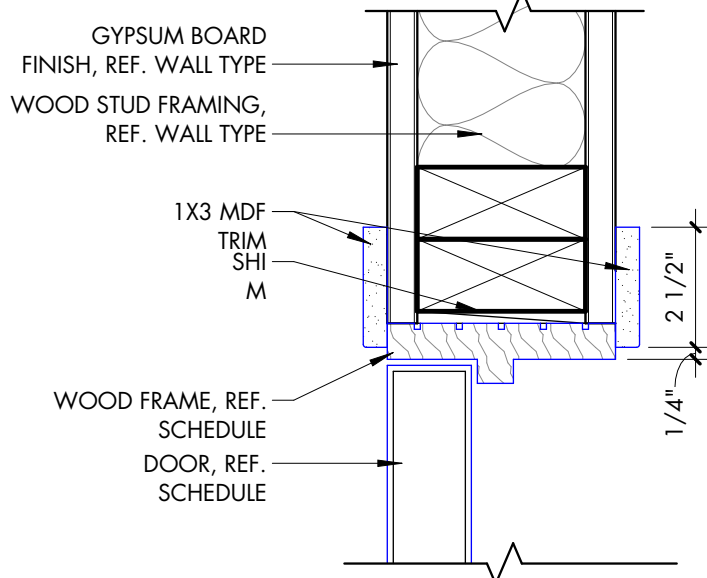
A302



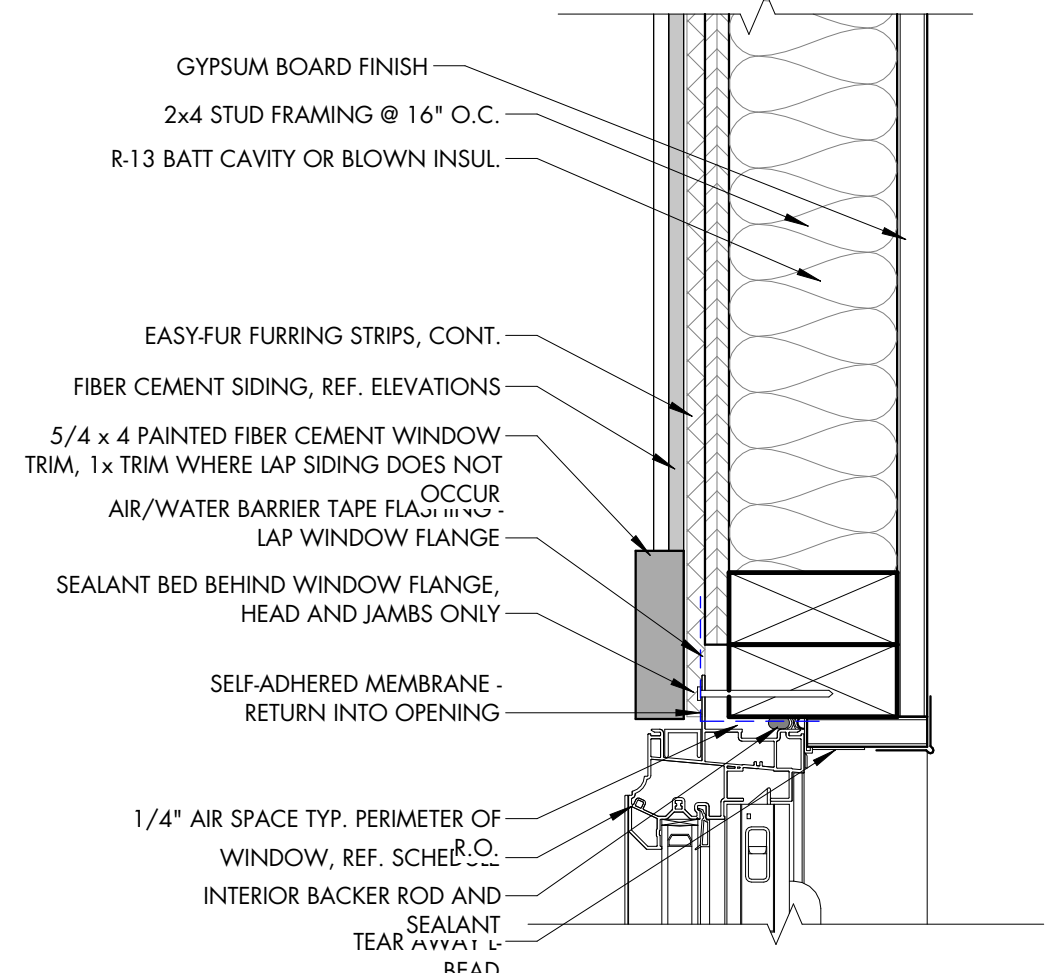
10 DOOR HEAD @ WOOD FRAME
3\"/>



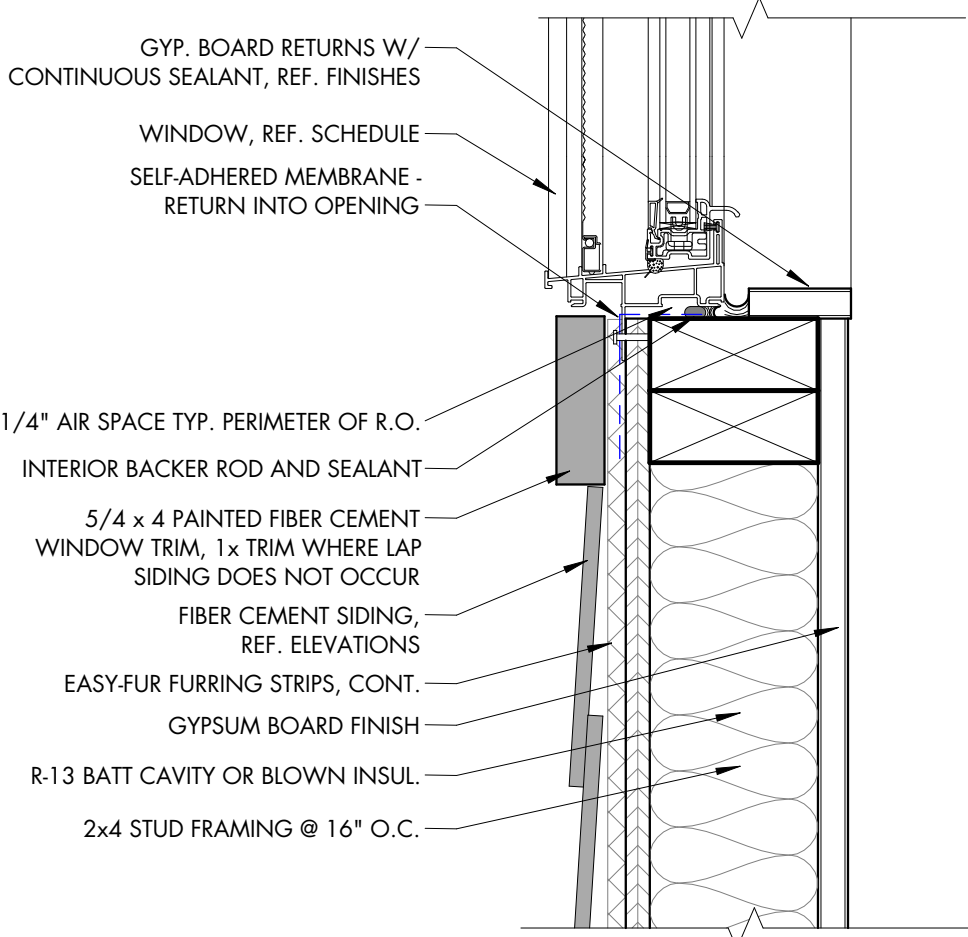
7 WINDOW HEAD @ WOOD STUD W/ F.C. SIDING
3\"/>



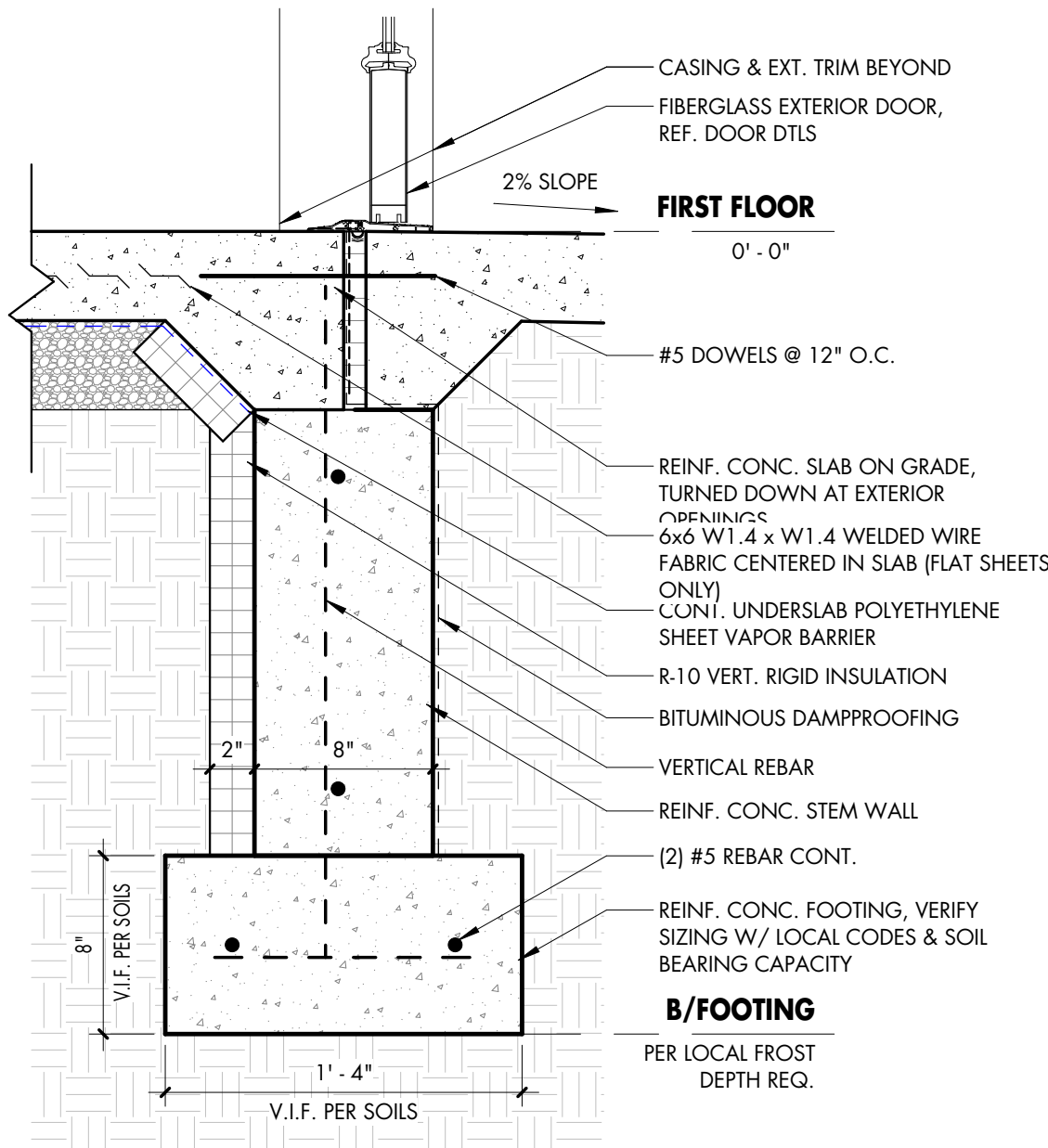
9 DOOR JAMB @ WOOD FRAME
3\"/>



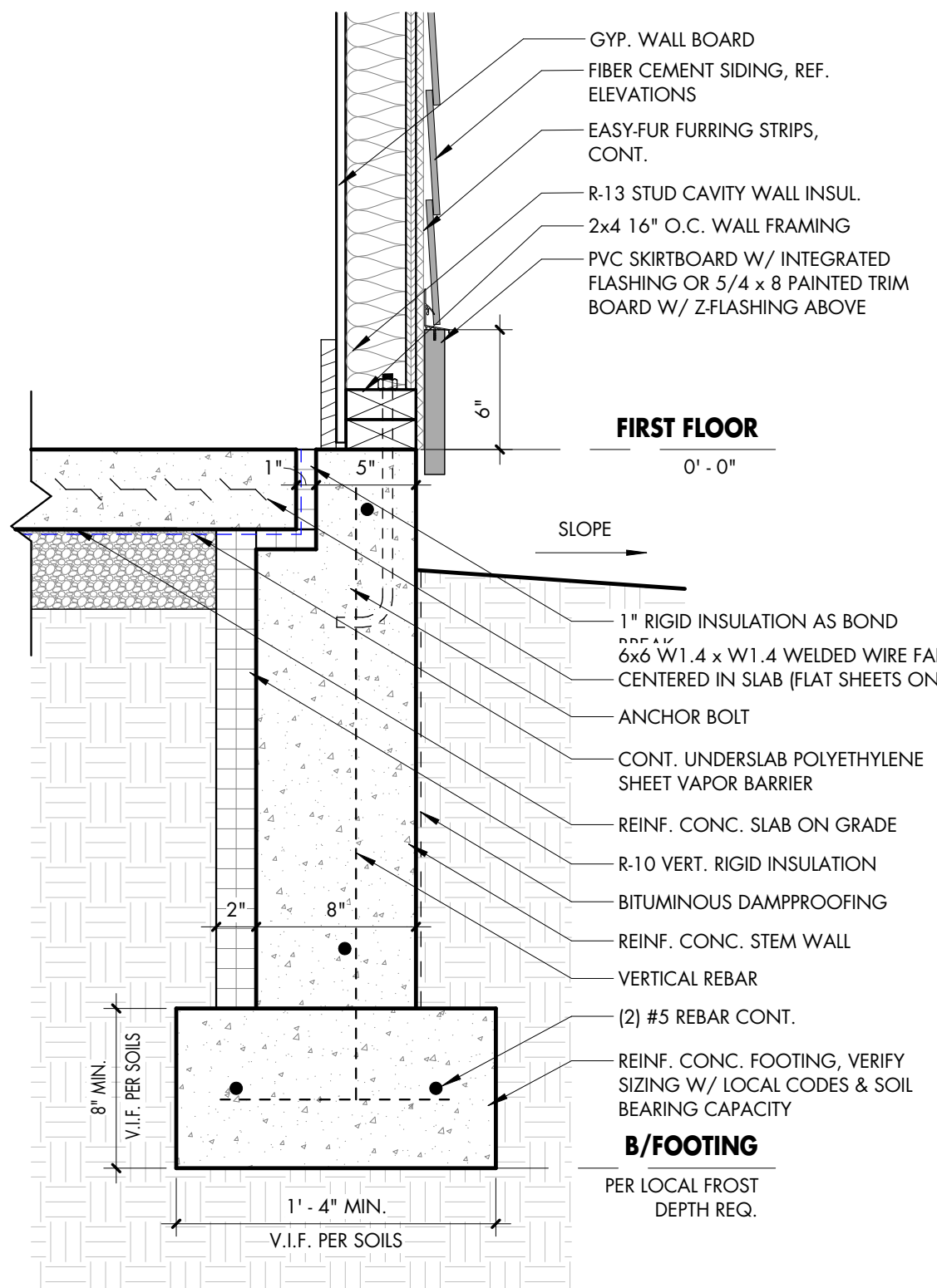
6 WINDOW JAMB @ WOOD STUD W/ F.C. SIDING
3\"/>



4 WINDOW SILL @ WOOD STUD W / F.C. SIDING DETAIL
3\"/>

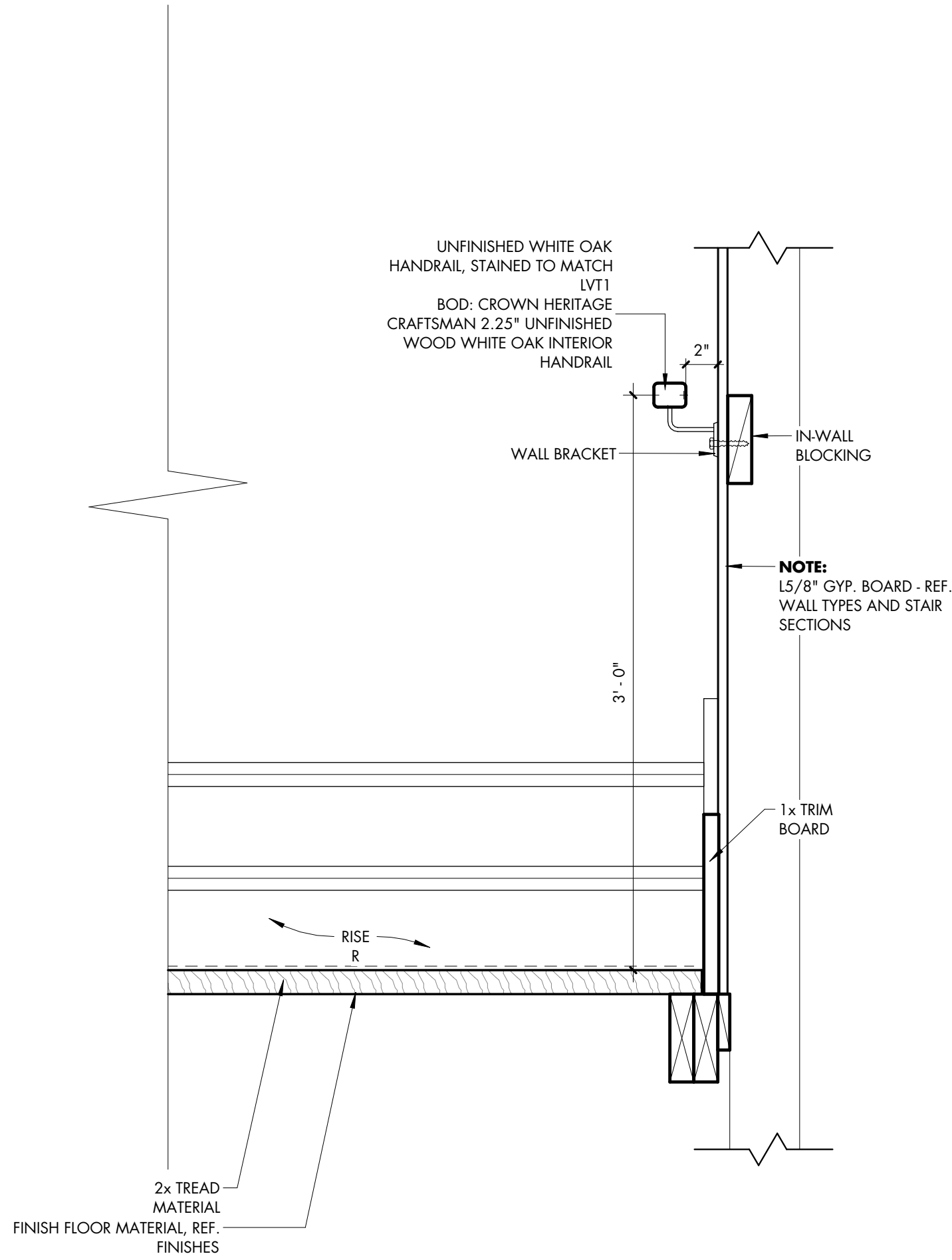


1 TYP. FOUNDATION DTL @ OPENING
1 1/2\"/>

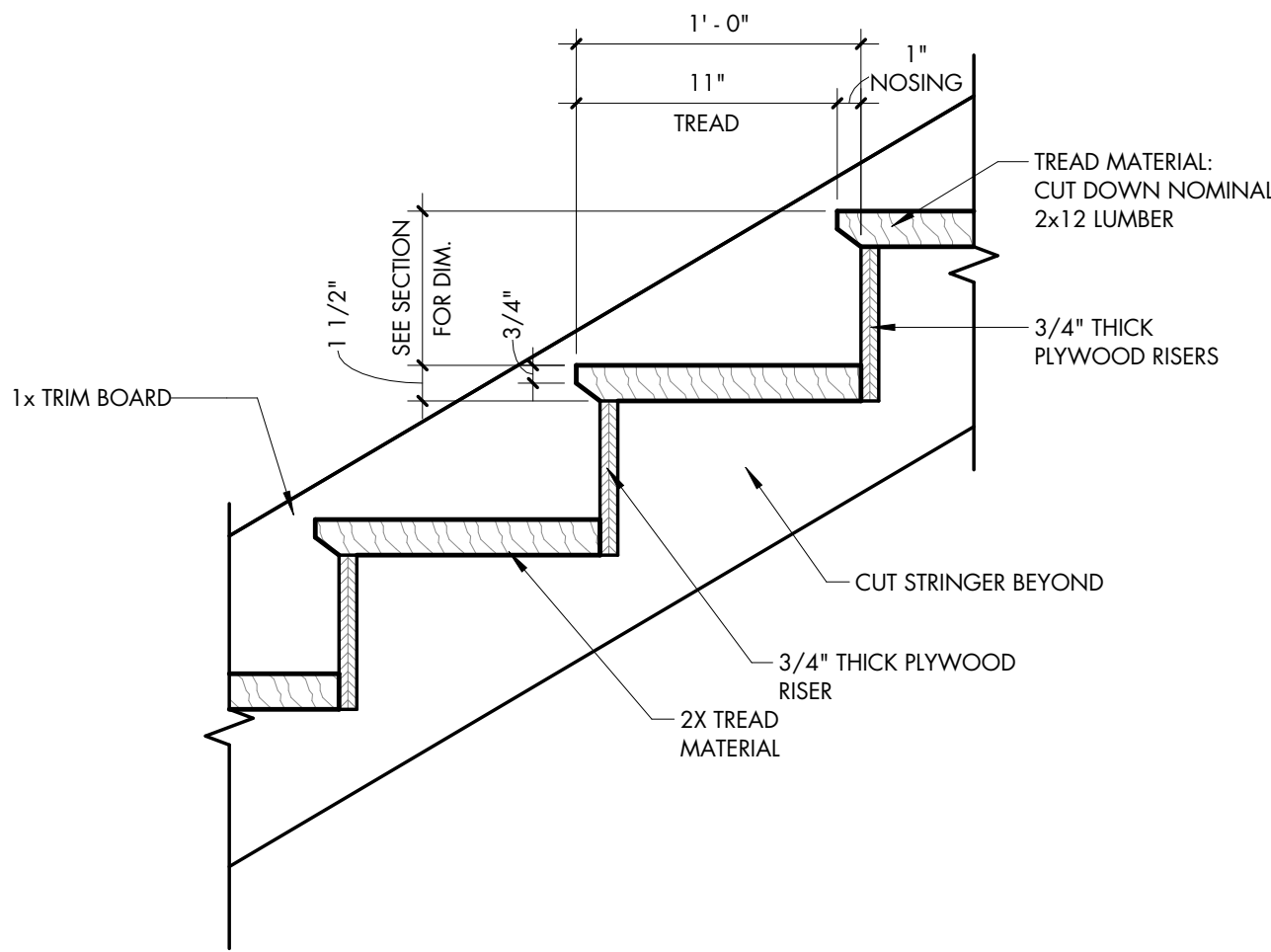


2 TYP. FOUNDATION DETAIL
1 1/2\"/>

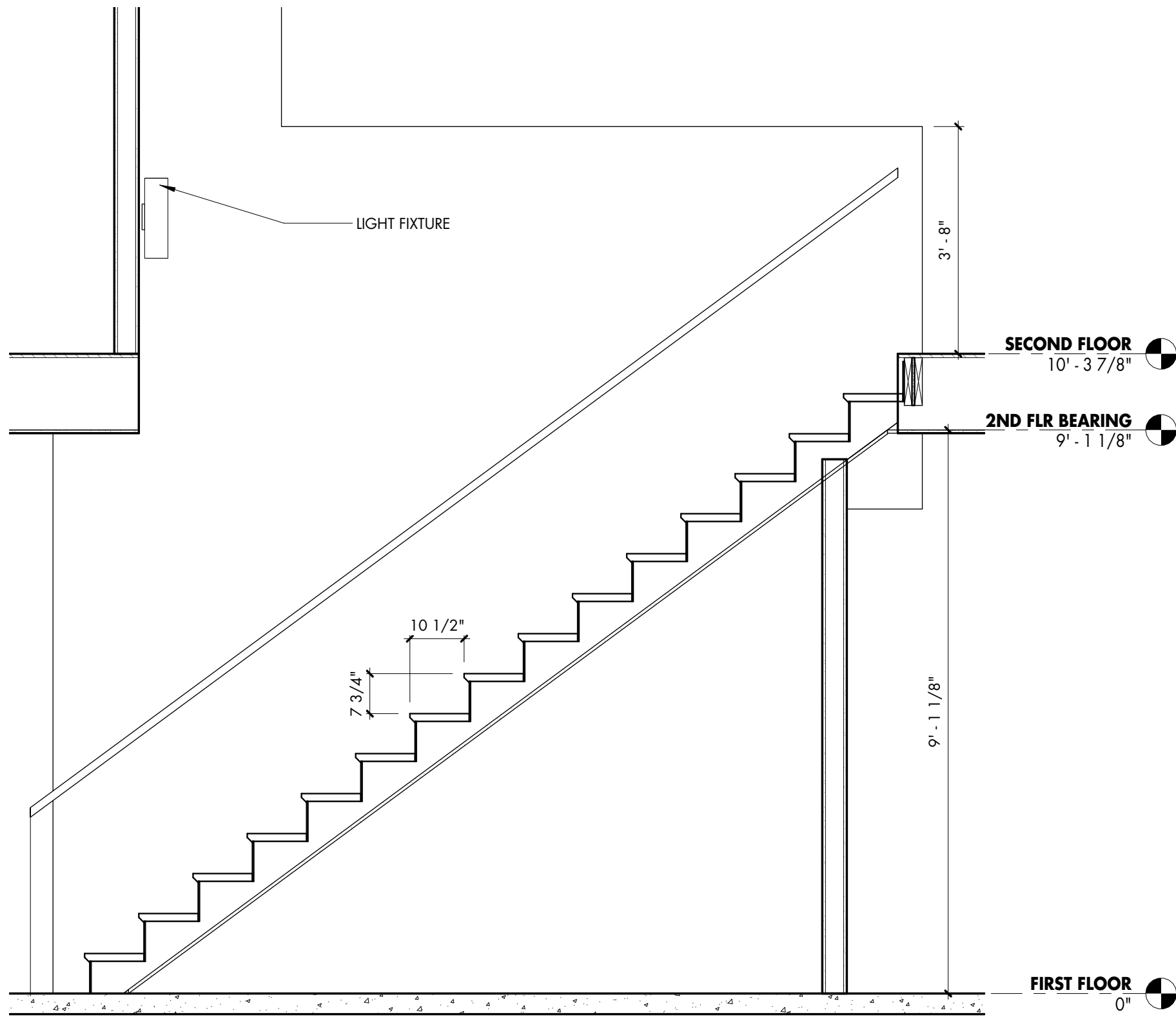
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7/24/2026 12:42:02 AM



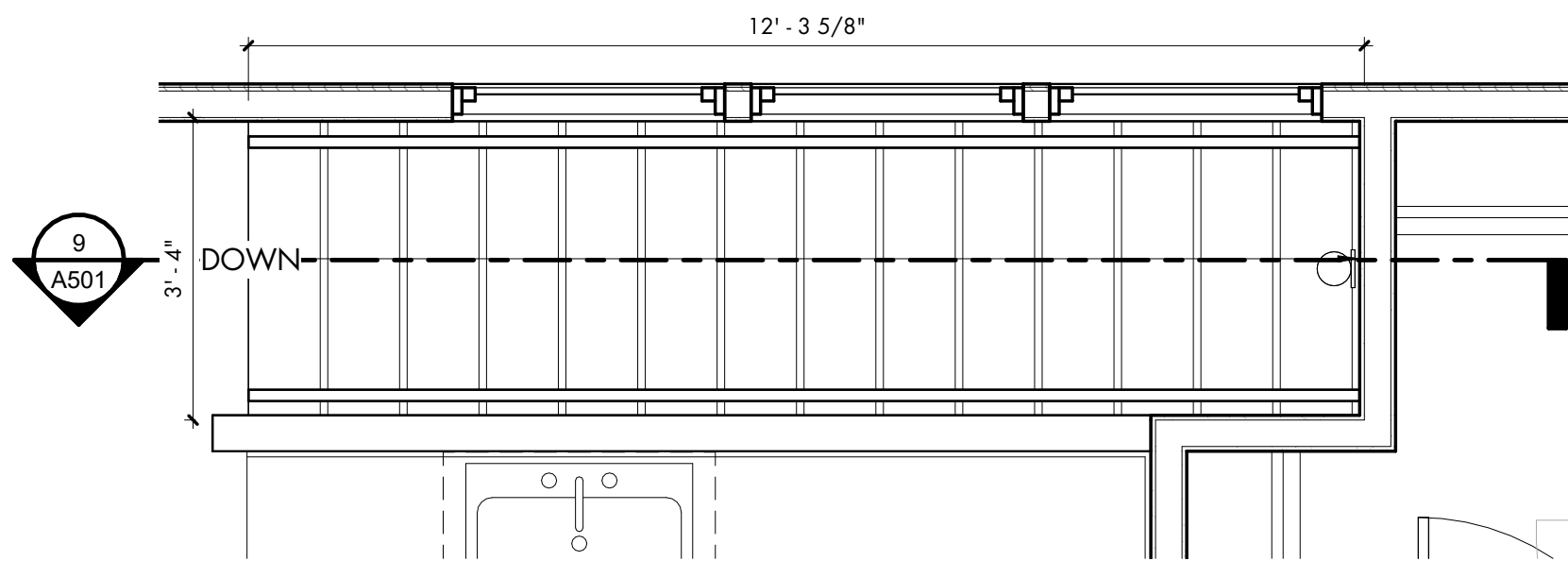
8 WOOD STAIR - RAILING & STRINGER SECTION DETAIL
1 1/2" = 1'-0"



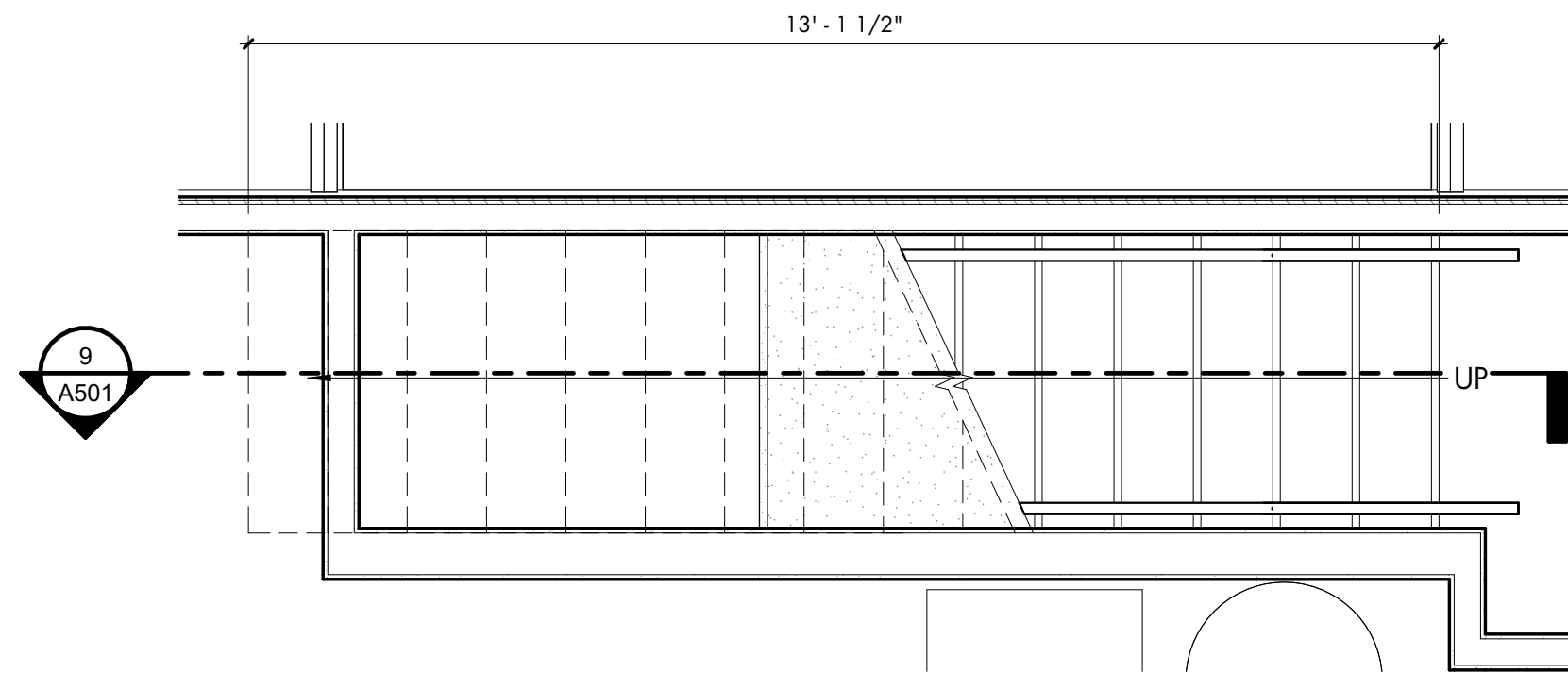
7 WOOD STAIR - TYPICAL TREAD DETAIL
1 1/2" = 1'-0"



9 STAIR SECTION
1/2" = 1'-0"



2 SECOND FLOOR PLAN - STAIRS
1/2" = 1'-0"



1 FIRST FLOOR PLAN - STAIRS
1/2" = 1'-0"