

MARCH 6, 2024 SUBMITTALS

**2024-COA-001 (ONS) &
2024-VHP-003
1235 N. ALABAMA ST.**

ATTACH THIS FORM TO THE ELECTRONIC COPY OF YOUR SUBMITTED DRAWING

- Drawings must be 11 x 17 and in color.
- Please make sure to include to-scale site plans, to-scale elevations with (directions appropriately marked; north, south, east, west, etc.,) streetscapes, 3-D drawings and other documentation as required by your reviewer.
- Drawings must be submitted by the documentation deadline of _____ (unless otherwise directed by IHPC staff) no later than **5 PM**.

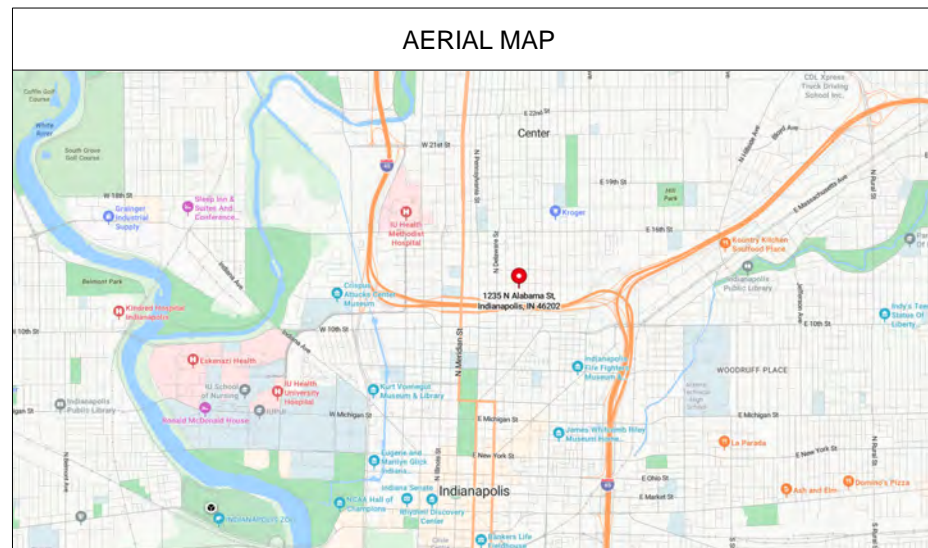
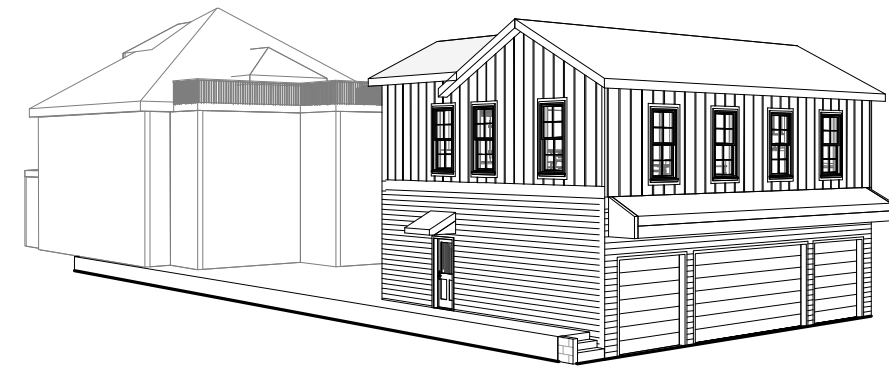
If you have any questions, please contact your reviewer or the IHPC office manager at **317 327-4406** or by email at **IHPC@indy.gov**.

| DATE RECEIVED | CASE INFORMATION |
|---------------|--|
| | <hr/> COA NUMBER: <hr/> ADDRESS WHERE WORK IS TO BE DONE: <hr/> APPLICANT NAME: <hr/> HEARING DATE: |

ALABAMA ST CARRIAGE HOUSE

1235 N ALABAMA ST
INDIANAPOLIS, IN 46202

IHPC SUBMITTAL DOCUMENTS - DECEMBER 26, 2023



| Sheet No. | Sheet Name |
|-----------|------------------------------------|
| A1.0 | COVER SHEET |
| A1.1 | EXISTING SITE |
| A1.2 | PROPOSED SITE |
| A1.3 | PROPOSED SITE - EXPANDED |
| S1.0 | STRUCTURAL NOTES |
| S1.1 | FOUNDATION DETAIL AND PLAN |
| S1.2 | SECOND FLOOR AND ROOF FRAMING PLAN |
| A2.1 | FIRST FLOOR PLAN |
| A2.2 | SECOND FLOOR PLAN |
| A3.1 | MASSING STUDY 1 |
| A3.2 | MASSING STUDY 2 |
| A4.1 | EXTERIOR ELEVATION 1 |
| A4.2 | EXTERIOR ELEVATION 2 |
| A5.1 | SITE AND BUILDING SECTION |
| A5.4 | WALL SECTION |
| A6.1 | CONTEXT PHOTOS |
| A6.2 | CONTEXT PHOTOS - OTHER |
| U1.1 | UTILITY PLANS |



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TAB AND RANDY PULLIAM

1235 N ALABAMA ST
INDIANAPOLIS, IN, 46205

PROJECT
ALABAMA CARRIAGE HOUSE

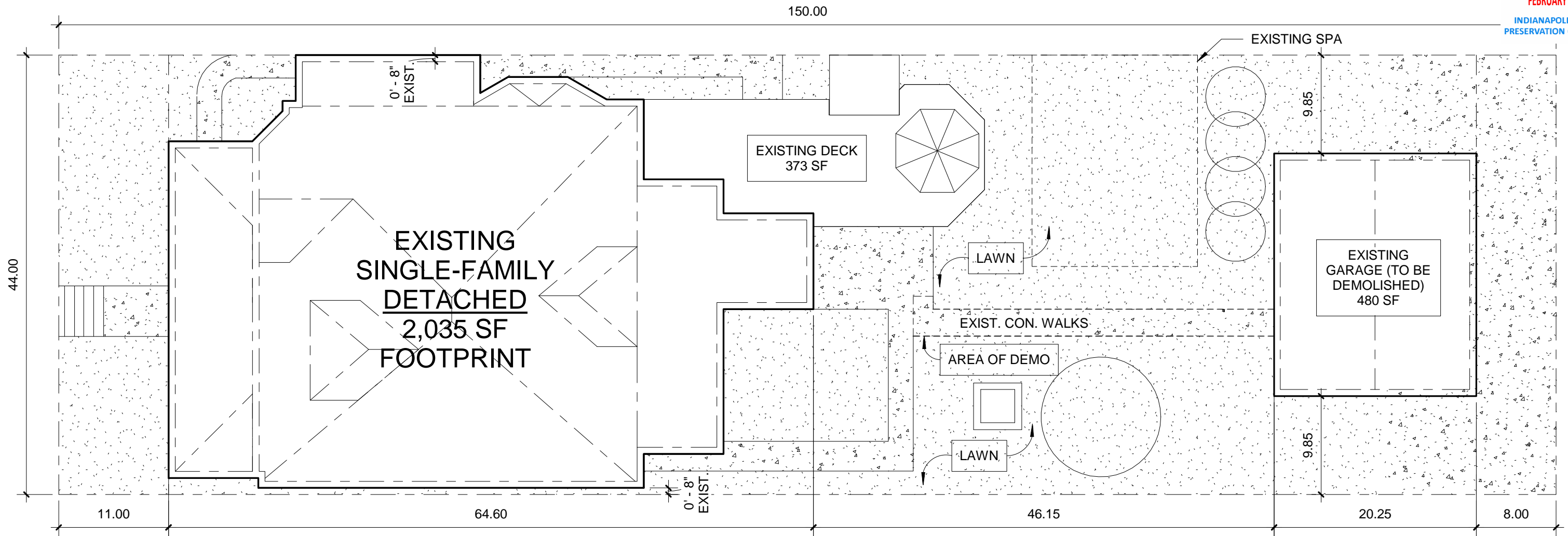
1235 N ALABAMA ST
INDIANAPOLIS, IN 46205

DRAWING TITLE
COVER SHEET

DRAWING DATE
01/06/2024

SHEET NUMBER

A1.0



PARCEL NUMBER: #1062775
 PARCEL AREA: 6600 SQ FT (SMALL LOT)
 PARCEL SIZE: 44' X 150'
 ZONING: D8
 BUILDING COVERAGE: 2,888 SQ FT
 OPEN SPACE (EXISTING): 56.2%
 OPEN SPACE MIN - 40%
 LOT WIDTH AND FRONTAGE: 44'
 FRONT YARD SETBACK: 8' (11' EXISTING)
 SIDE YARD (EXISTING): <1' (HOUSE)
 REAR YARD (EXISTING): +/- 17' (GARAGE)



1

ARCHITECTURAL SITE PLAN EXISTING
 11X17
 1" = 10'-0"



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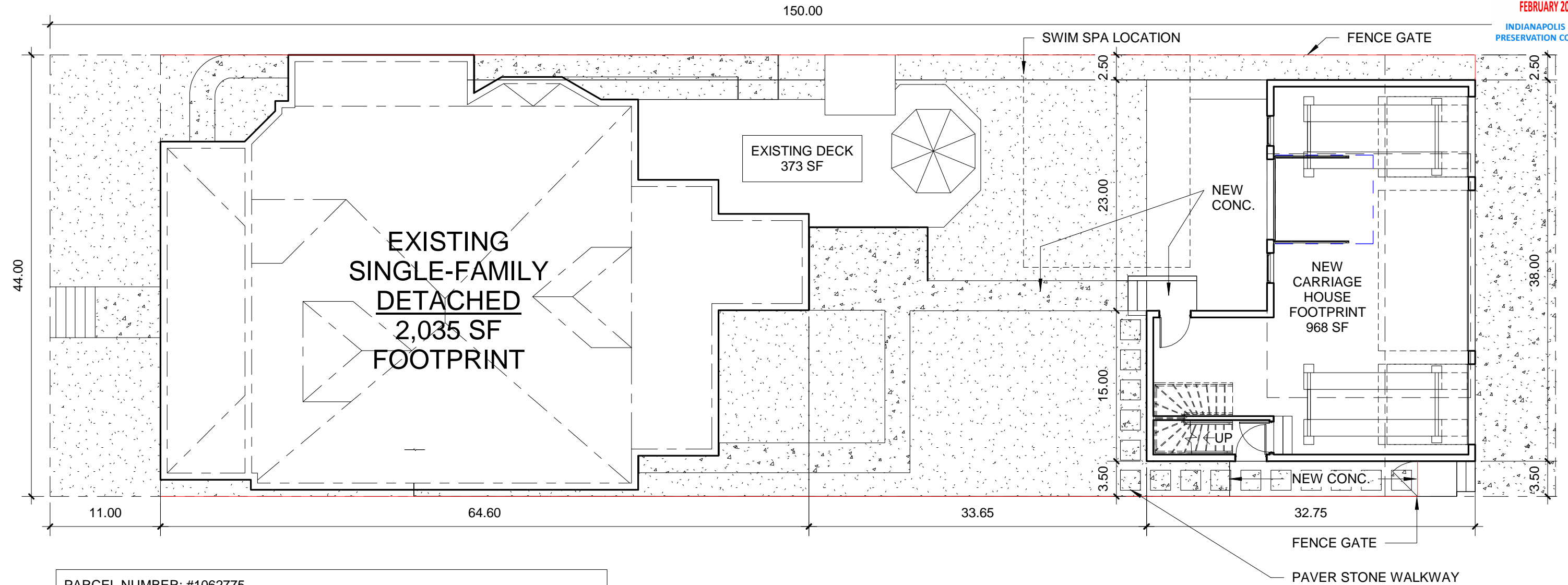
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 ALABAMA CARRIAGE HOUSE
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DRAWING TITLE
 EXISTING SITE
 DRAWING DATE
 01/06/2024

SHEET NUMBER

A1.1



PARCEL NUMBER: #1062775
 PARCEL AREA: 6600 SQ FT
 PARCEL SIZE: 44'-0"X150'-0"
 ZONING: D8
 BUILDING COVERAGE (NEW): 3,376 SQ FT
 OPEN SPACE (NEW): 48.8%
 LOT WIDTH AND FRONTAGE: 44'-0"
 FRONT YARD SETBACK: 18'-0"
 SIDE YARD NEW (NORTH): 2'-6"
 SIDE YARD NEW (SOUTH): 3'-6"
 REAR YARD (NEW): 5'-0"
 ACCESS. BLDG. HEIGHT: 26'-7 1/2" (VARIANCE REQ.)
 SECONDARY DWELLING UNIT AREA: 720 SF MAX (968 ACTUAL - VARIANCE REQ'D)

1 ARCHITECTURAL SITE PLAN NEW 11X17
 1" = 10'-0"



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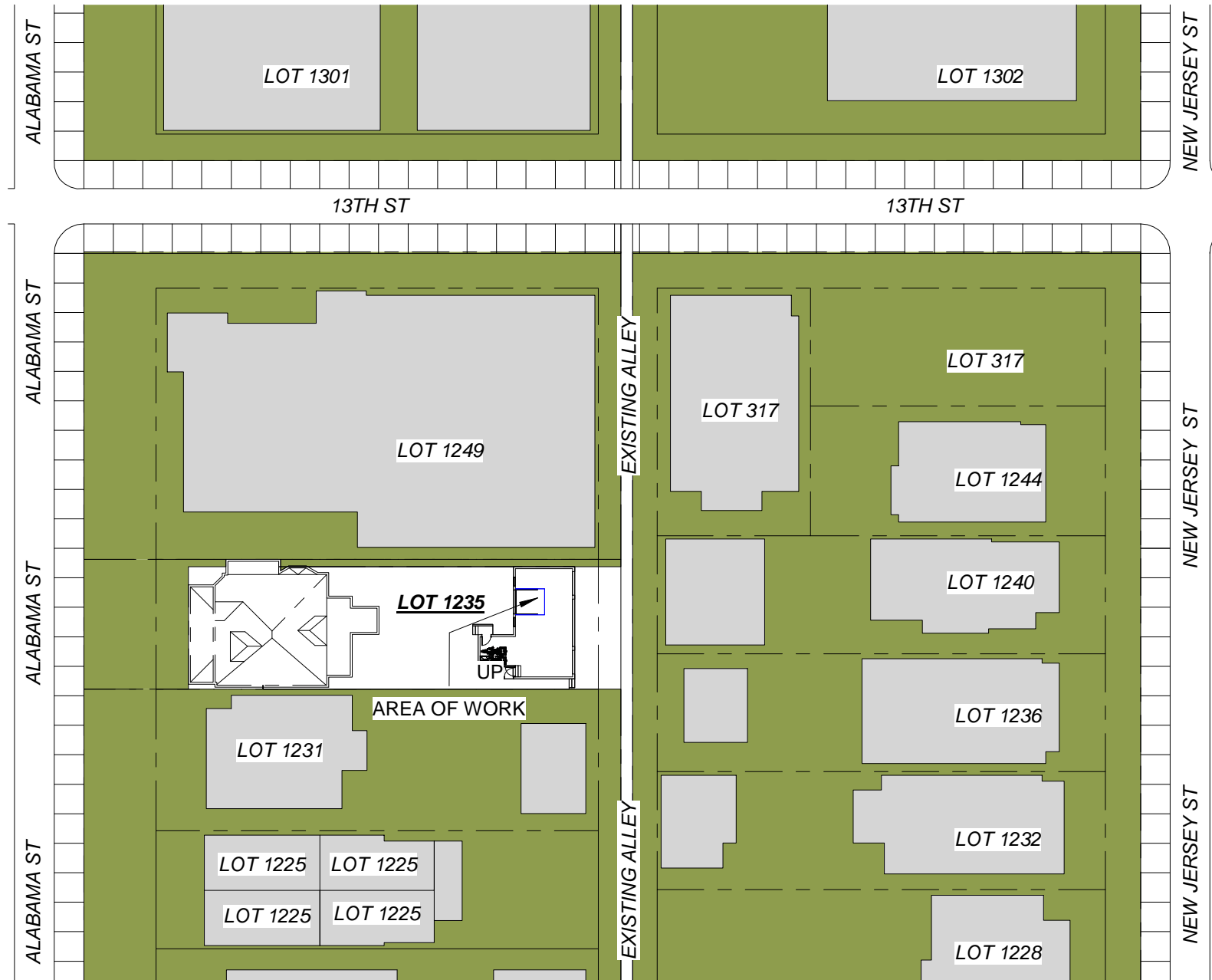
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PROJECT
 ALABAMA CARRIAGE HOUSE
 1235 N ALABAMA ST
 INDIANAPOLIS, IN 46205

DRAWING TITLE
 PROPOSED SITE
 DRAWING DATE
 01/06/2024

SHEET NUMBER

A1.2



PARCEL NUMBER: #1062775
 PARCEL AREA: 6600 SQ FT
 PARCEL SIZE: 44'-0"X150'-0"
 ZONING: D8
 BUILDING COVERAGE (NEW): 3,376 SQ FT
 OPEN SPACE (NEW): 48.8%
 LOT WIDTH AND FRONTAGE: 44'-0"
 FRONT YARD SETBACK: 18'-0"
 SIDE YARD NEW (NORTH): 2'-6"
 SIDE YARD NEW (SOUTH): 3'-6"
 REAR YARD (NEW): 5'-0"
 ACCESS. BLDG. HEIGHT: 26'-7 1/2" (VARIANCE REQ.)
 SECONDARY DWELLING UNIT AREA: 720 SF MAX (968 ACTUAL - VARIANCE REQ'D)



1 ARCHITECTURAL SITE PLAN NEW
 ENLARGED 11X17
 1" = 50'-0"



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 1235 N ALABAMA ST
 INDIANAPOLIS, IN 46205

DRAWING TITLE
 PROPOSED SITE -
 EXPANDED
 DRAWING DATE
 01/06/2024

SHEET NUMBER

A1.3

| FRAMING NOTES | FOUNDATION NOTES |
|--|--|
| <p>A. FLOOR/ROOF FRAMING / TRUSS NOTES: FRAMING DRAWING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.</p> <p>B. ANY ENGINEERED WOOD PRODUCT SHALL CARRY MANUFACTURERS STAMP.</p> <p>C. ANY ENGINEERED WOOD PRODUCT WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.</p> <p>D. ANY ENGINEERED WOOD PRODUCT SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.</p> <p>E. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY LUMBER COMPANY / MANUFACTURER.</p> <p>F. ALL ROOF FRAMING 16" O.C. UNLESS NOTED OTHERWISE.</p> <p>G. INSTALL SPRAY FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.</p> <p>H. MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.</p> <p>I. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.</p> <p>J. SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.</p> <p>K. THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.</p> <p>L. ALL WOOD JOISTS, POSTS, LAP SIDING, STRINGERS, PLATES, ARE TO BE OF TREATED WOOD PRODUCTS WITHIN 12" OR LESS OF CONTACT OF GRADE OR WITH DIRECT CONTACT TO CONCRETE. WOOD OVER CRAWLSPACE OTHER THAN WOOD PLATES IN CONTACT WITH CONCRETE ARE TO BE ENGINEERED WOOD PRODUCTS WITHIN A CONDITIONED CRAWLSPACE ENVIRONMENT.</p> | <p>1. FOUNDATION NOTES: STEP FOUNDATION AT EAST EDGE OF PROPERTY DOWN TO EXISTING FOUNDATION. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.</p> <p>2. ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.</p> <p>3. CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"</p> <p>4. USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE</p> <p>5. CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.</p> <p>6. INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED. * JOINTS AROUND WINDOW AND DOOR FRAMES * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME. * JOINTS BETWEEN WALL AND FOUNDATION * JOINTS BETWEEN WALL AND ROOF * JOINTS BETWEEN WALL PANELS * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS</p> |



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PROJECT
ALABAMA CARRIAGE HOUSE

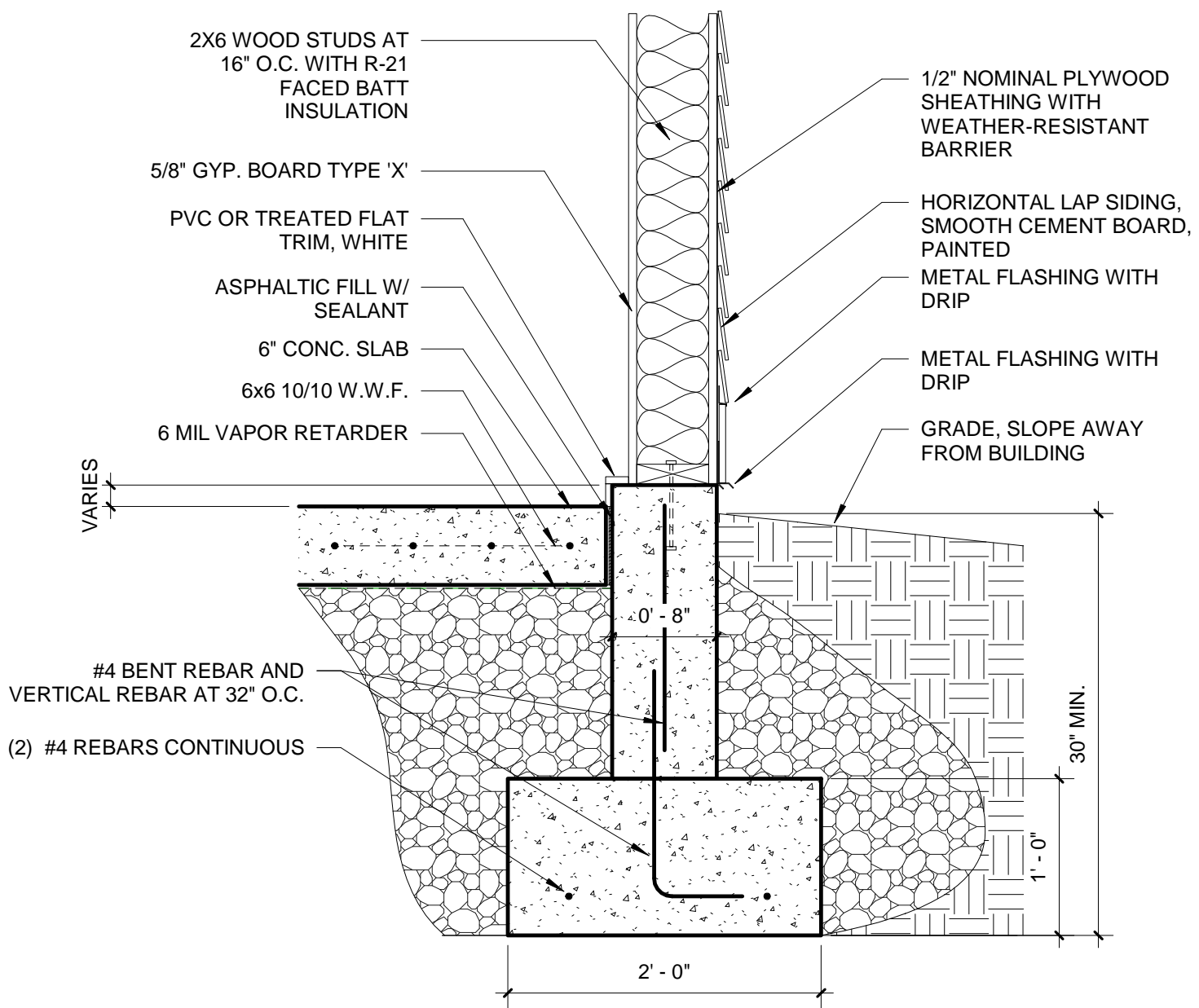
1235 N ALABAMA ST
INDIANAPOLIS, IN 46205

DRAWING TITLE
STRUCTURAL NOTES

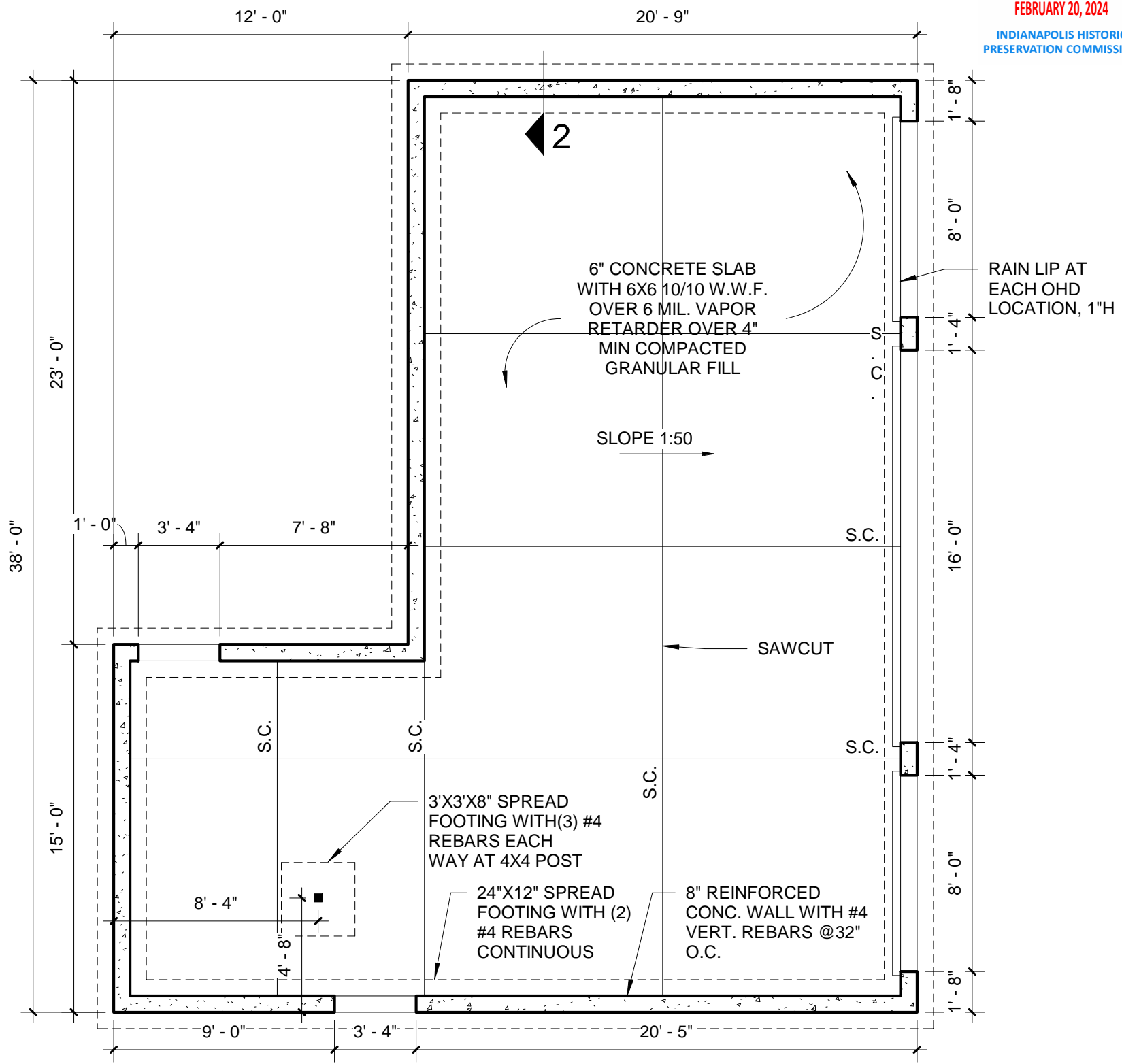
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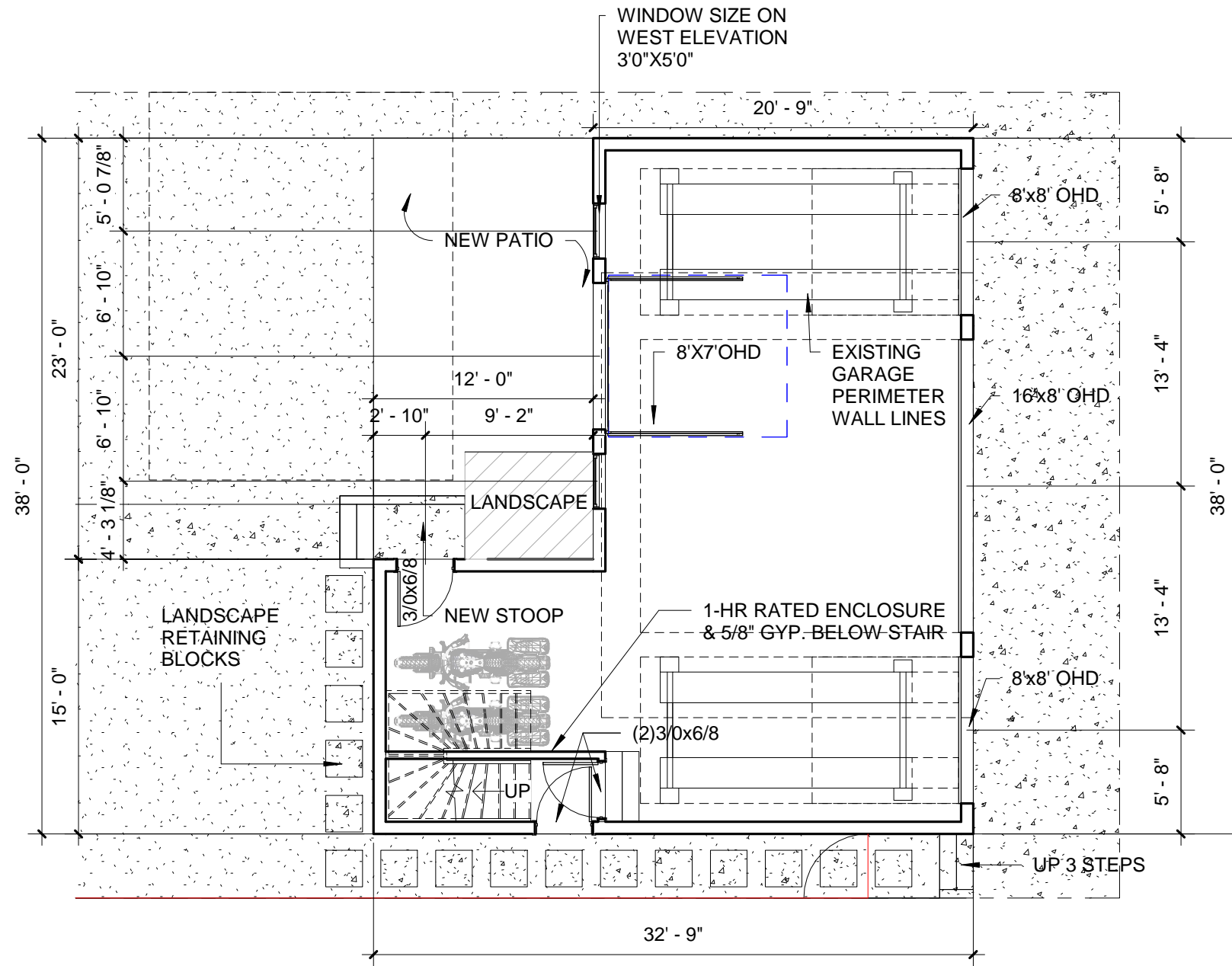
S1.0





2 TYPICAL FOUNDATION DETAIL
 1" = 1'-0"



1 FOUNDATION PLAN
 3/16" = 1'-0"





FIRST FLOOR CONSTRUCTION PLAN
 11X17
 1/8" = 1'-0"



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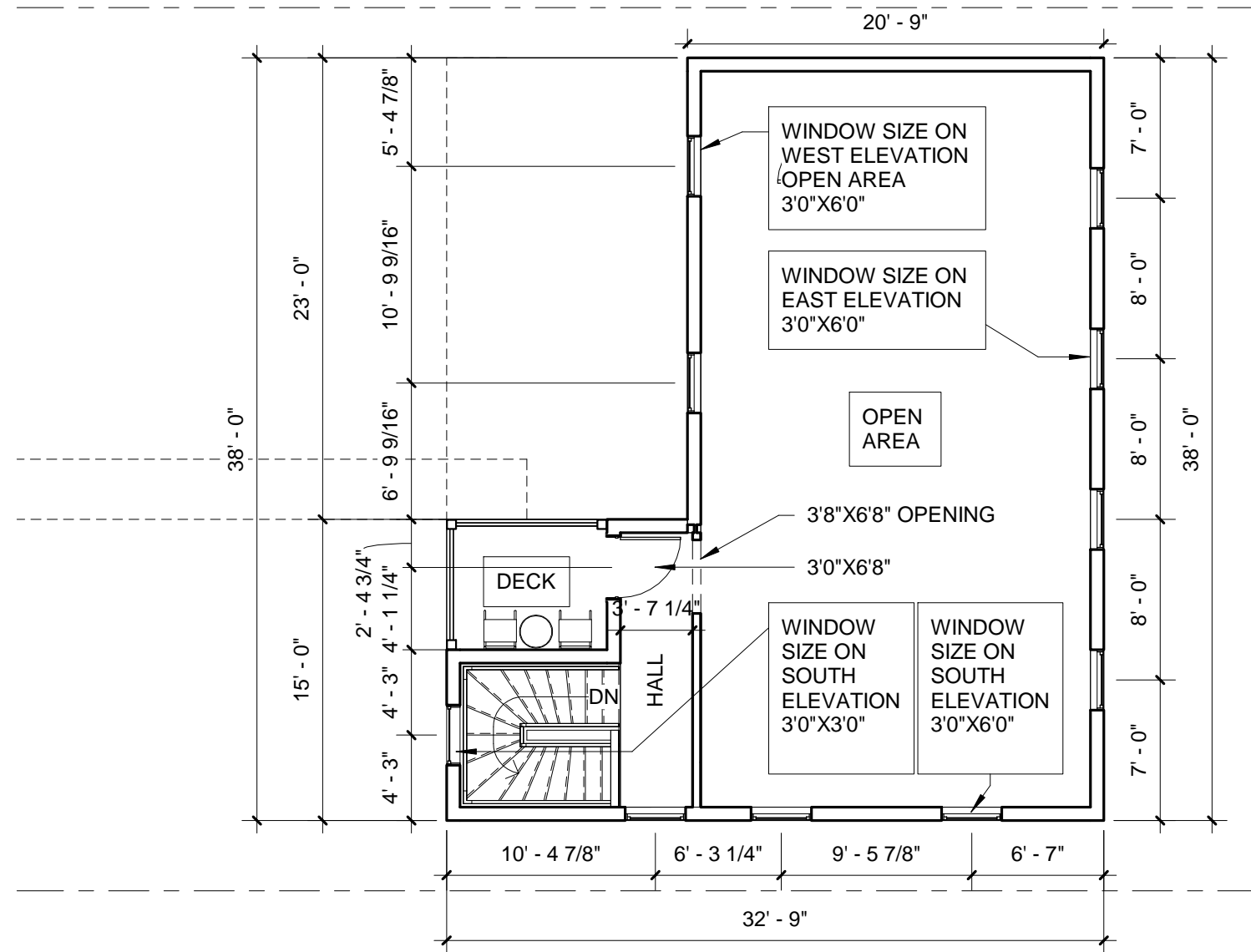
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DRAWING TITLE
 FIRST FLOOR PLAN
DRAWING DATE
 01/06/204

SHEET NUMBER

A2.1




SECOND FLOOR CONSTRUCTION PLAN
 11X17
 1/8" = 1'-0"



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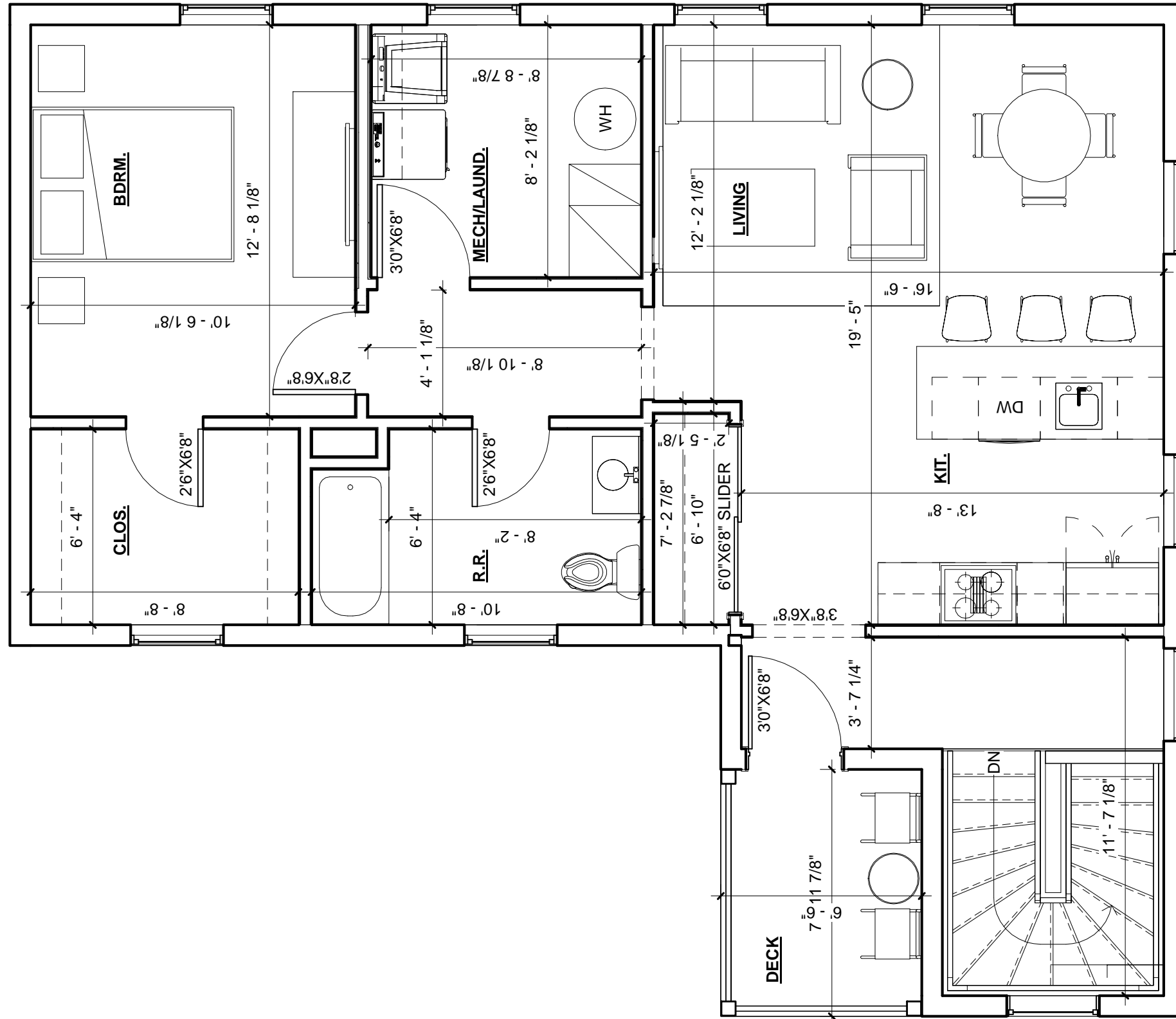
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 1235 N ALABAMA ST
 INDIANAPOLIS, IN 46205

DRAWING TITLE
 SECOND FLOOR PLAN
DRAWING DATE
 01/06/2024

SHEET NUMBER

A2.2



1 SECOND FLOOR PRELIM. PLAN
1/4" = 1'-0"



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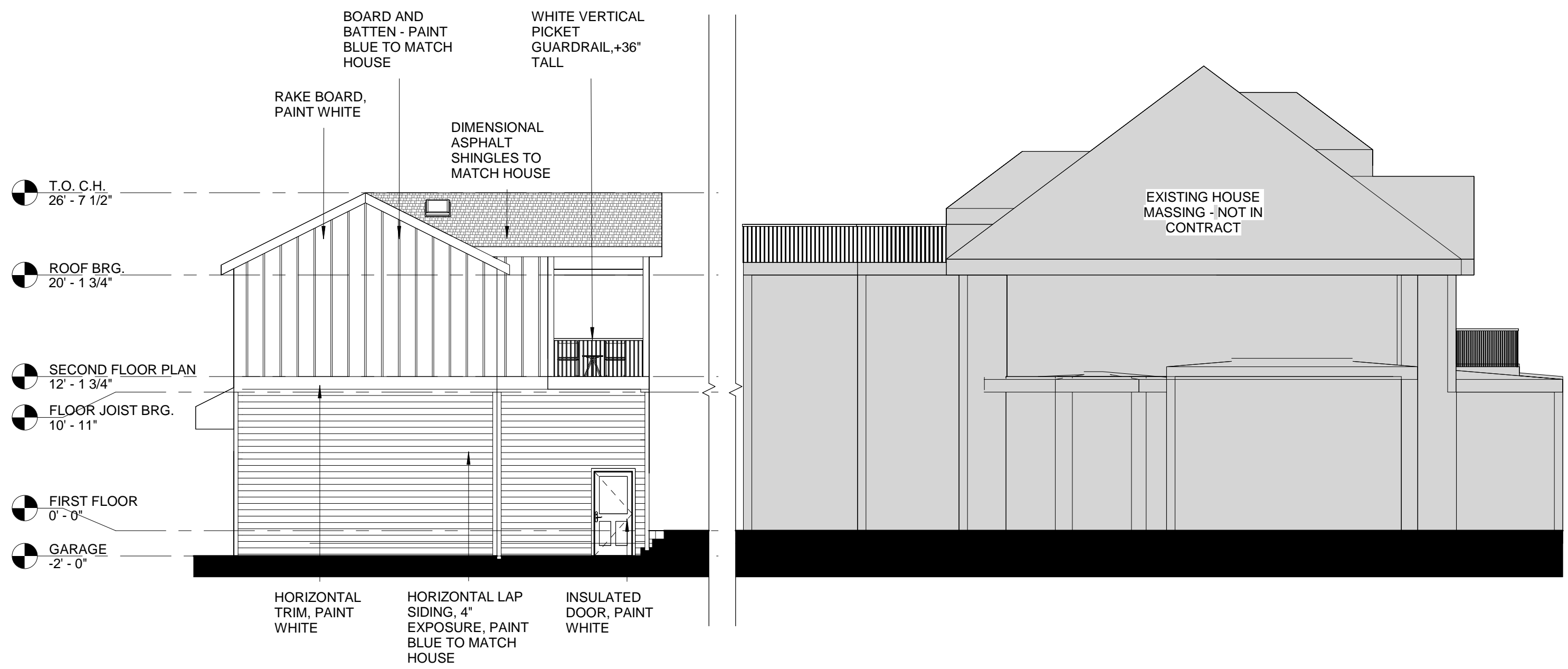
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ALABAMA CARRIAGE HOUSE
1235 N ALABAMA ST
INDIANAPOLIS, IN 46205

DRAWING TITLE
SECOND FLOOR
PRELIM. PLAN
DRAWING DATE
12/26/23

SHEET NUMBER

A2.3



1 NORTH ELEVATION - MASSING 11X17"
 1/8" = 1'-0"



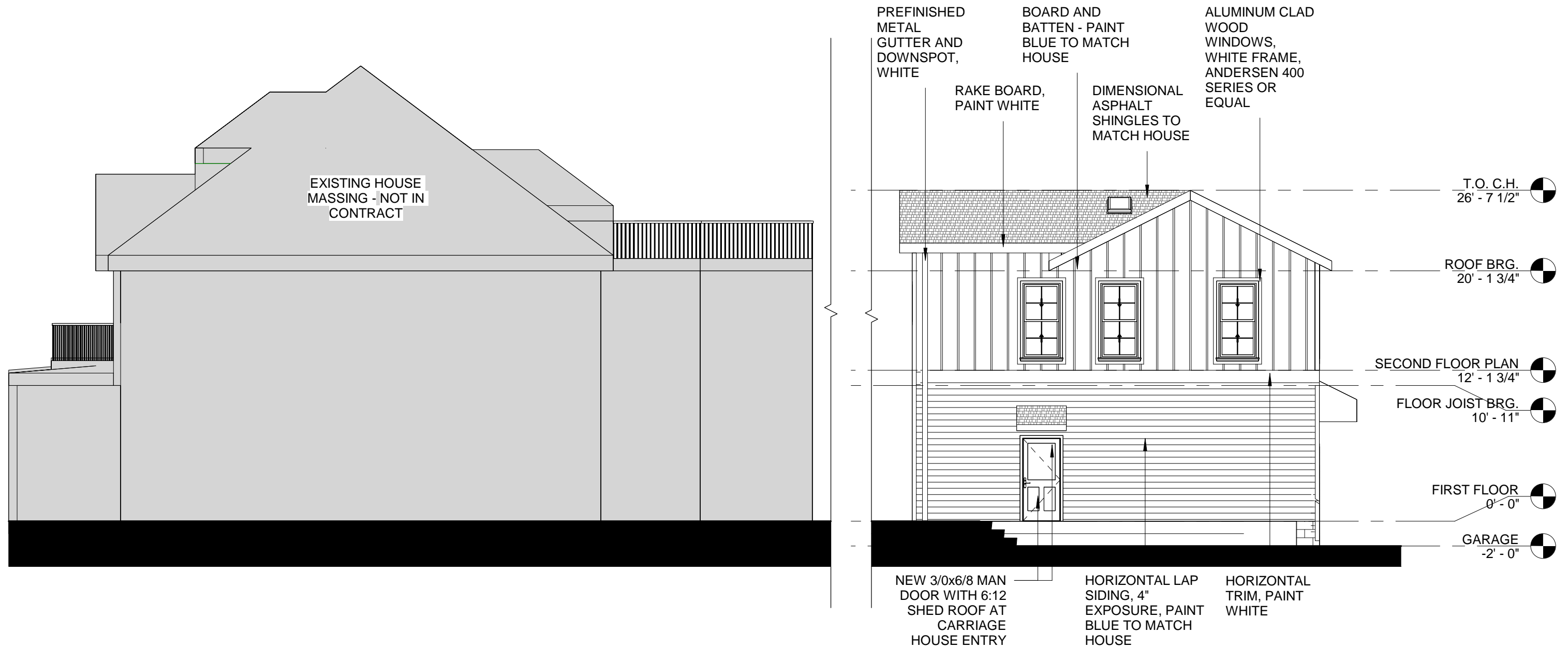
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 INDIANAPOLIS, IN 46205

DRAWING TITLE
 MASSING STUDY 1
 DRAWING DATE
 01/06/2024

SHEET NUMBER
A3.1



1 SOUTH ELEVATION - MASSING 11X17"
1/8" = 1'-0"



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ALABAMA CARRIAGE HOUSE

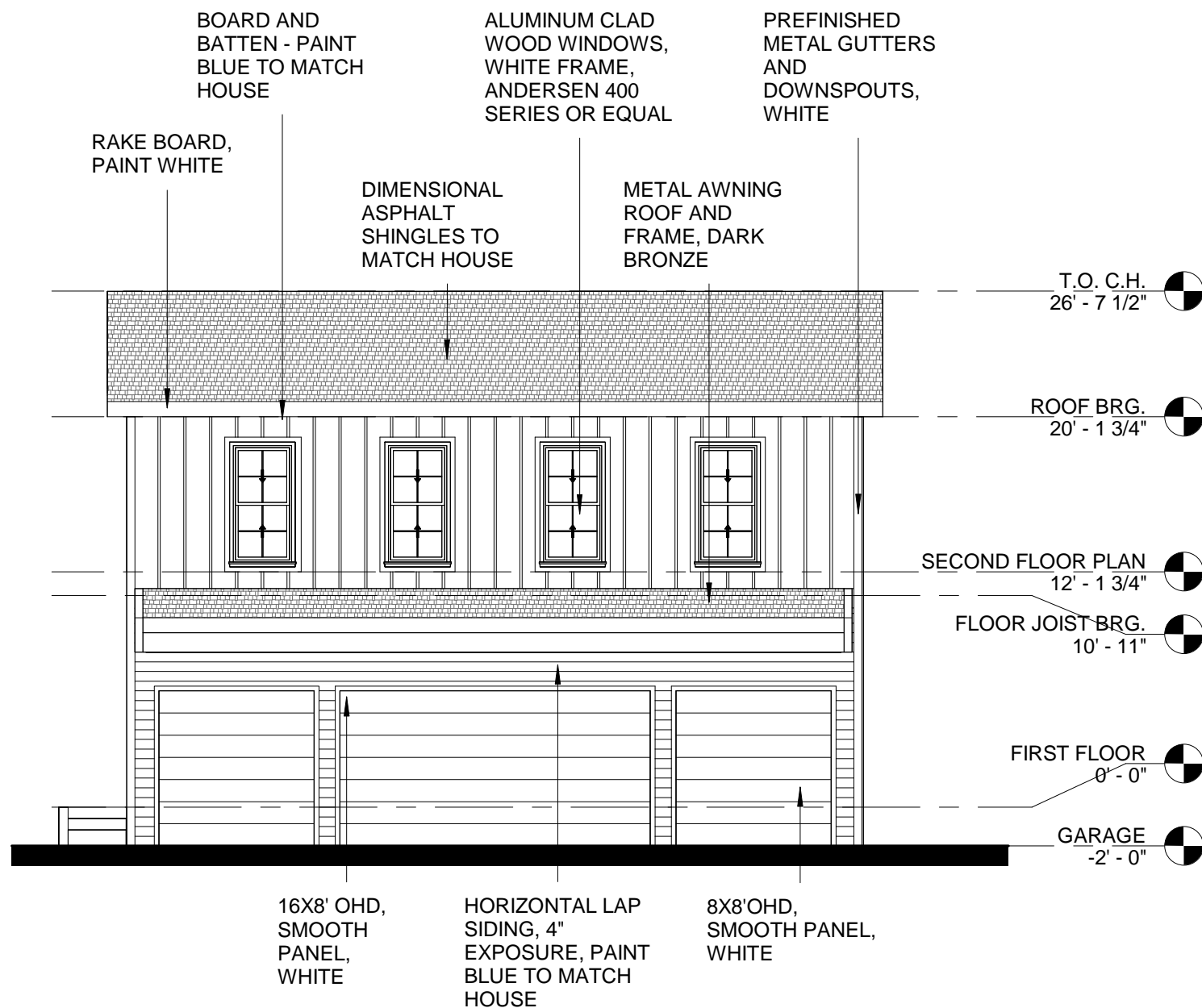
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DRAWING TITLE
MASSING STUDY 2

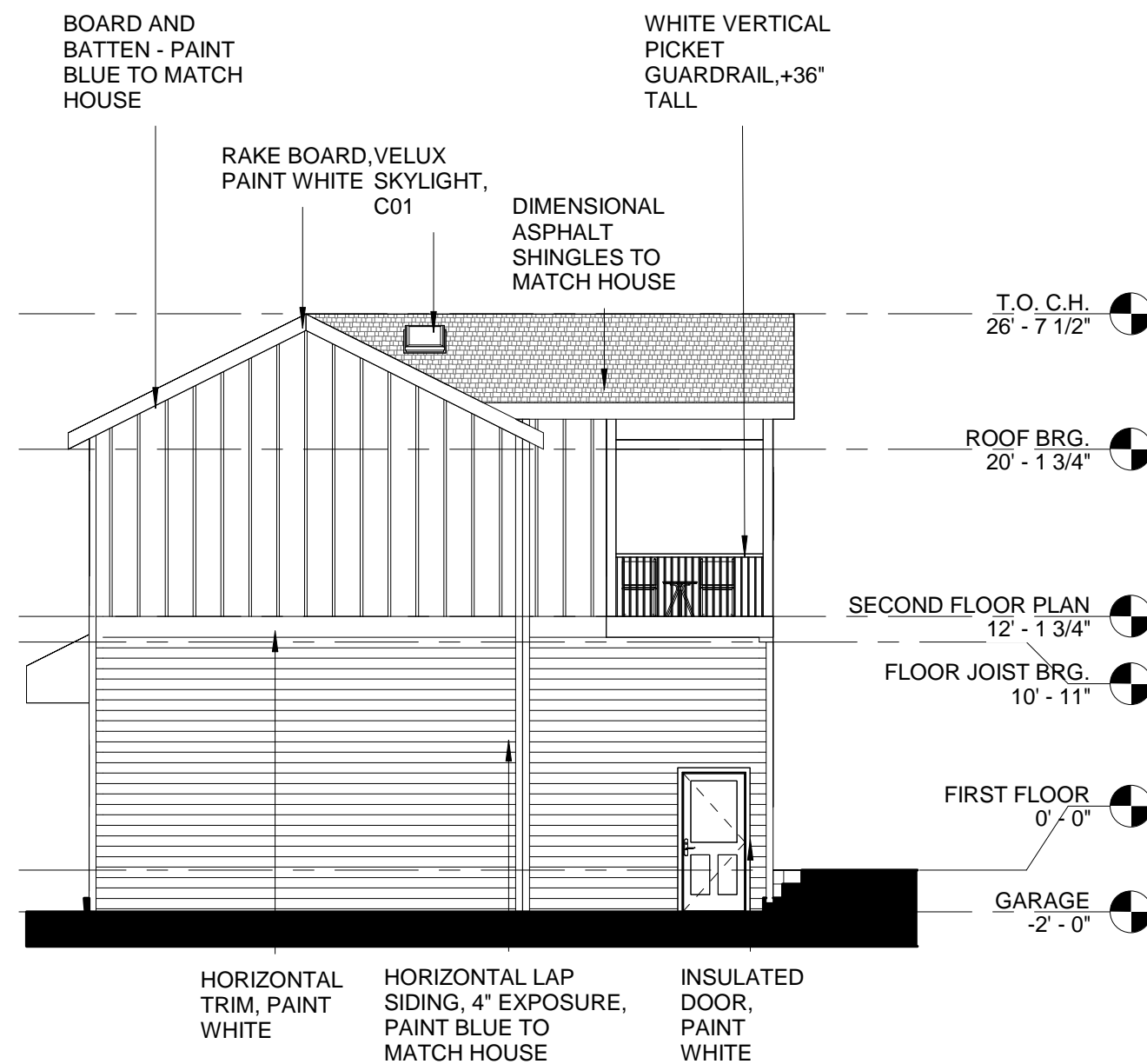
DRAWING DATE
01/06/2024

SHEET NUMBER

A3.2



1 EAST ELEVATION - C.H. 11X17
 1/8" = 1'-0"



2 NORTH ELEVATION - C.H. 11X17
 1/8" = 1'-0"



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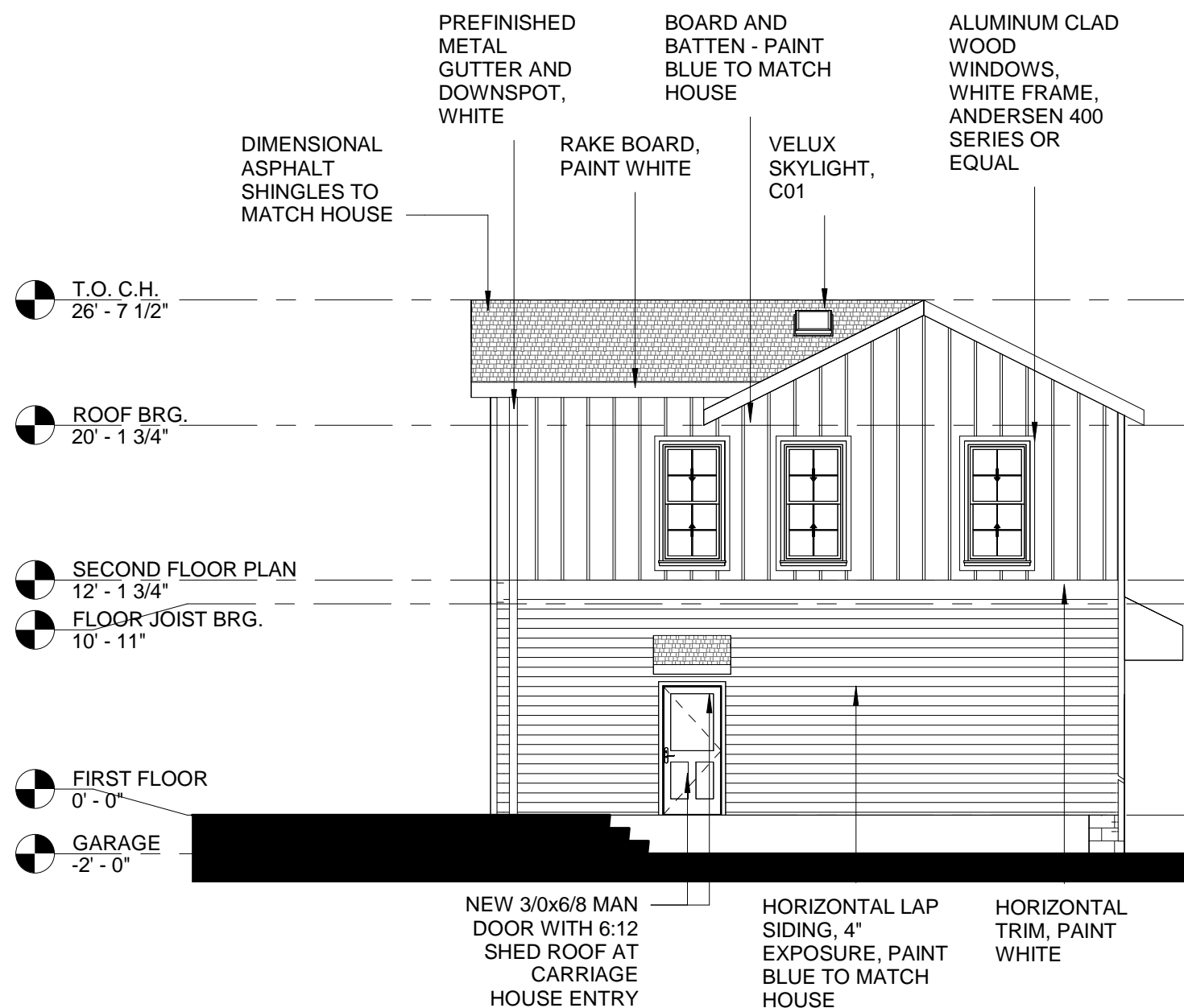
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 ALABAMA CARRIAGE HOUSE
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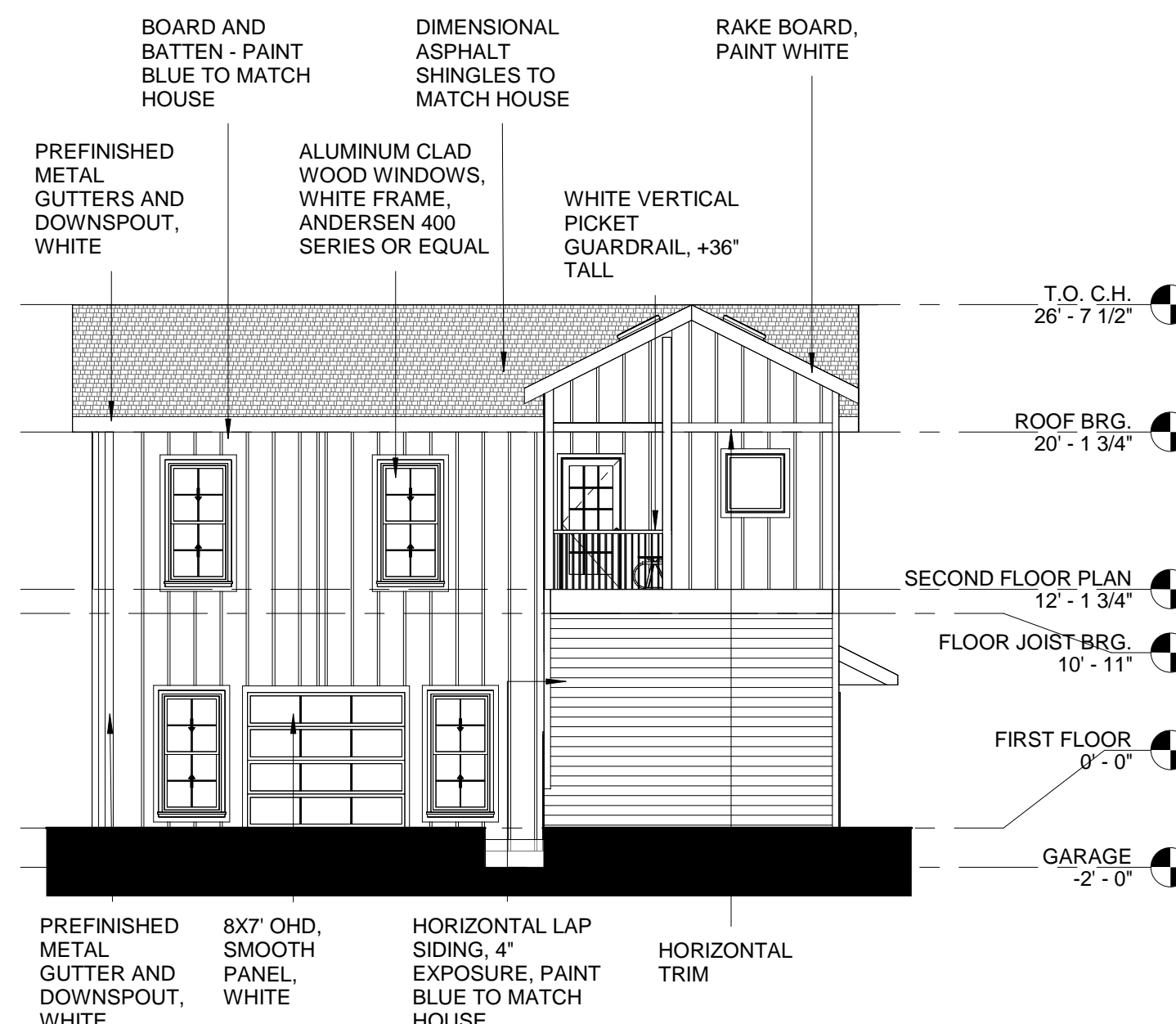
DRAWING TITLE
 EXTERIOR ELEVATION 1
 DRAWING DATE
 01/06/2024

SHEET NUMBER

A4.1



1 SOUTH ELEVATION - C.H. 11X17
 1/8" = 1'-0"



2 WEST ELEVATION - C.H. 11X17
 1/8" = 1'-0"



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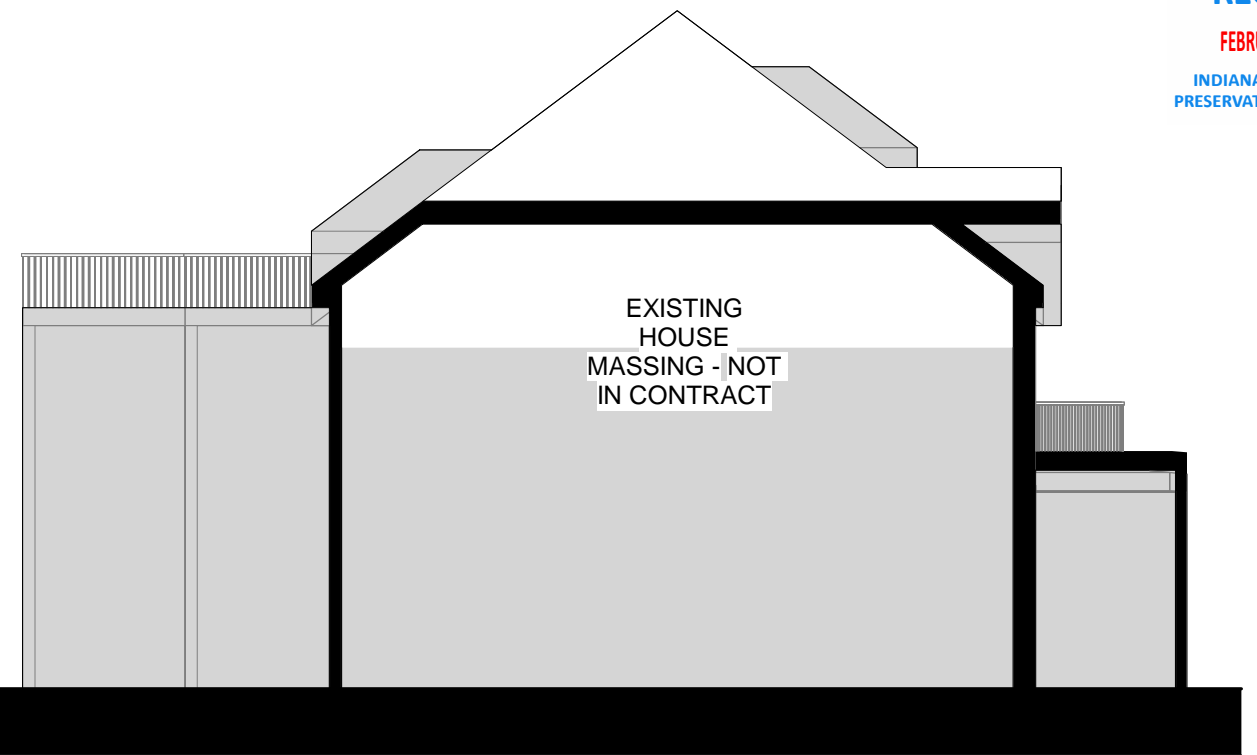
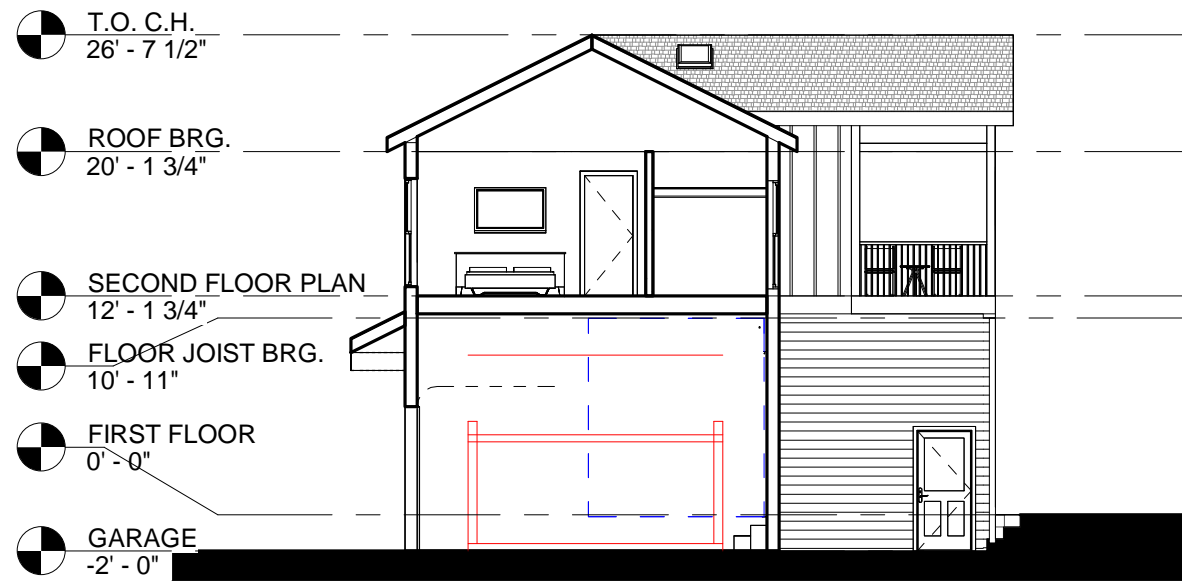
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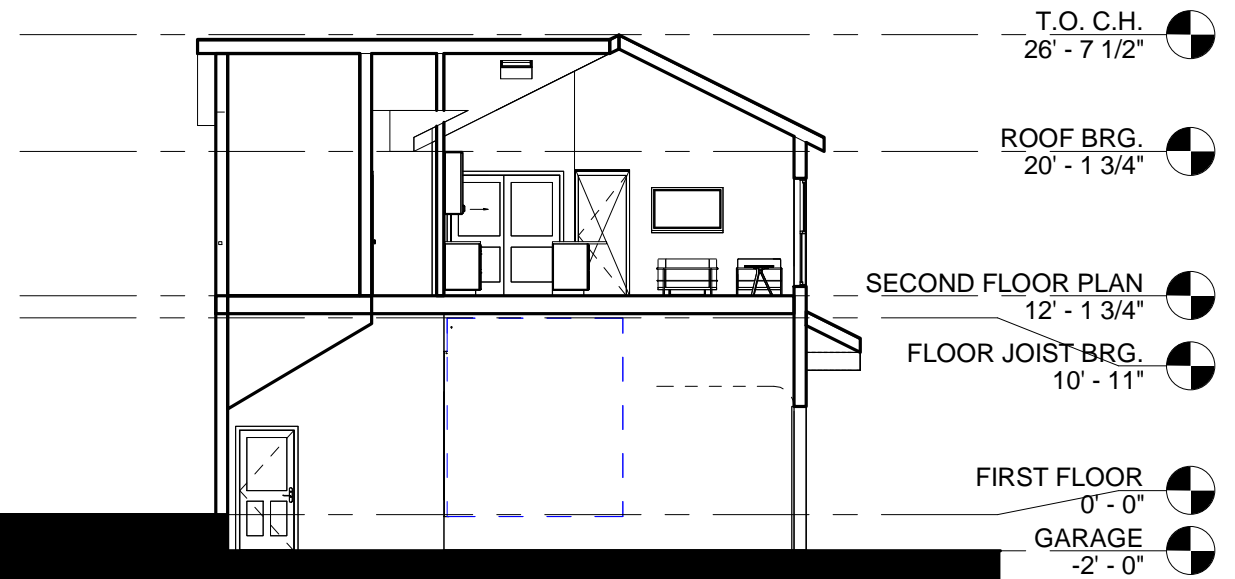
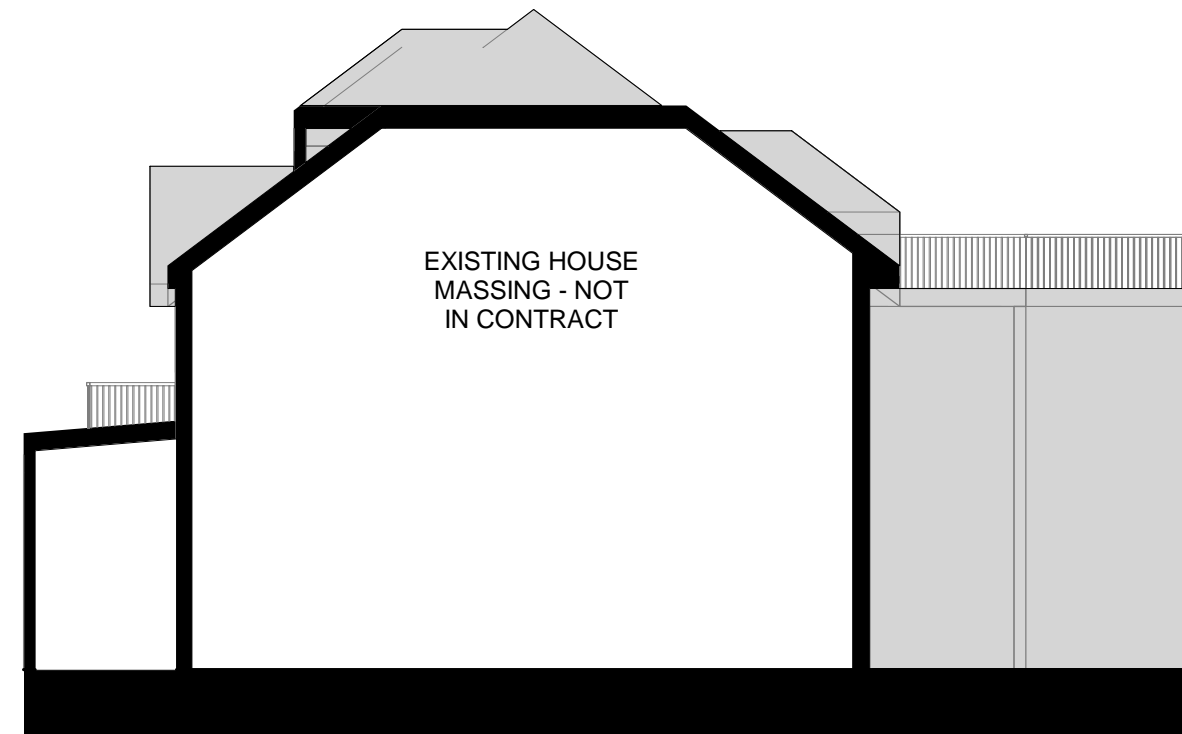
DRAWING TITLE
 EXTERIOR
 ELEVATION 2
 DRAWING DATE
 01/06/2024

SHEET NUMBER

A4.2



1 NORTH SITE SECTION 11X17
3/32" = 1'-0"



2 SOUTH SITE SECTION 11X17
3/32" = 1'-0"



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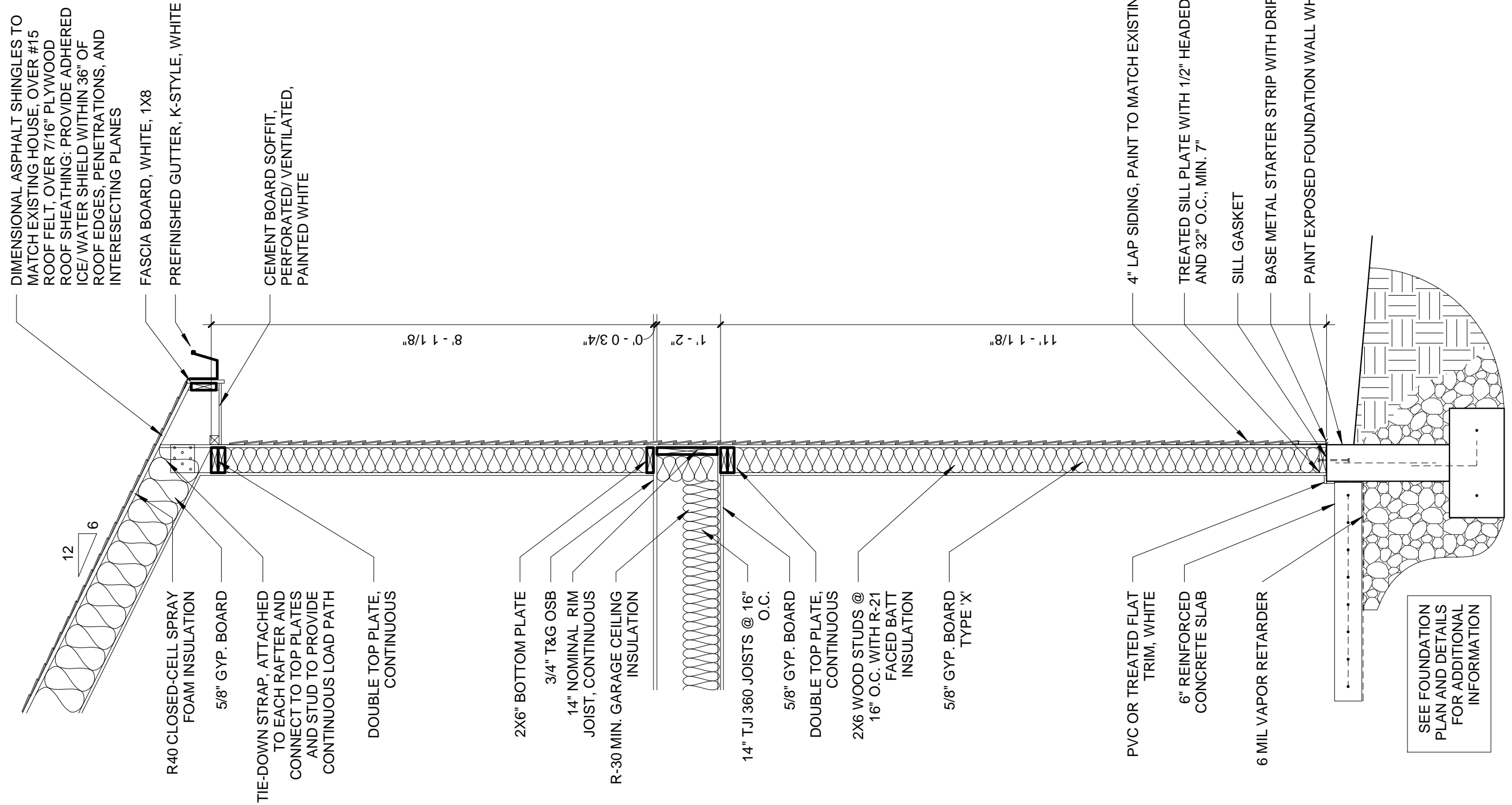
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ALABAMA CARRIAGE HOUSE
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DRAWING TITLE
SITE AND BUILDING SECTION
DRAWING DATE
01/06/2024

SHEET NUMBER

A5.1



1 WALL SECTION
1/2" = 1'-0"



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DRAWING TITLE
WALL SECTION
DRAWING DATE
01/06/2024

SHEET NUMBER

A5.4



① Existing Conditions: East Elevation of Existing House
Scale: N/A



③ Existing Conditions: East Perspective of Existing Garage
Scale: N/A



④ Existing Conditions: East Elevation of Existing Garage and House
Scale: N/A



② Existing Conditions: Southeast Perspective of Existing Garage
Scale: N/A



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CONTEXT PHOTOS
DRAWING DATE
01/06/2024

SHEET NUMBER

A6.1



1 CARRIAGE HOUSE: ACROSS FROM SITE - 3 CAR
Scale: N/A



3 CARRIAGE HOUSE: NORTH OF SITE 2 - 4 CAR
Scale: N/A



2 CARRIAGE HOUSE: NORTH OF SITE 1 - 3 CAR
Scale: N/A



4 CARRIAGE HOUSE: NORTH OF SITE 3 - 3 CAR
Scale: N/A



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DRAWING TITLE
CONTEXT PHOTOS -
OTHER
DRAWING DATE
01/06/2024

SHEET NUMBER

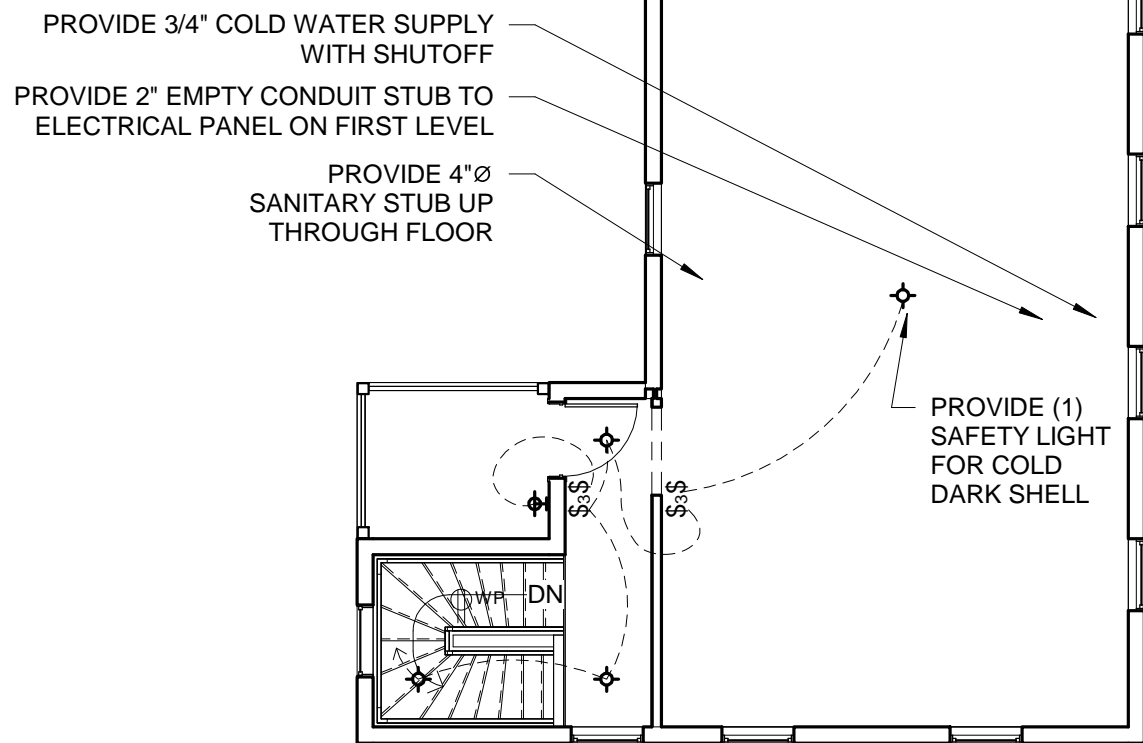
A6.2

ELECTRICAL LEGEND

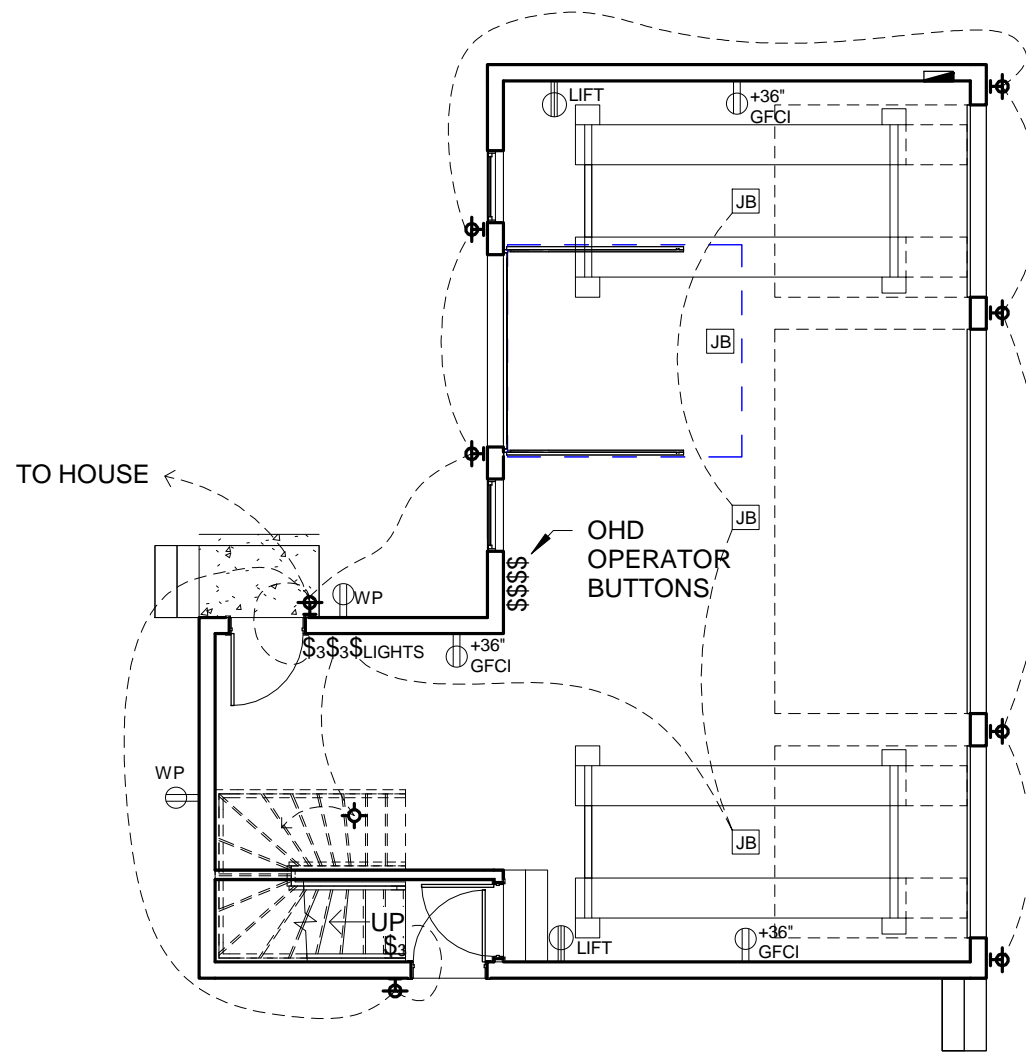
| | | | |
|--|-------------------------------|---------------------|--------------|
| | DUPLEX OUTLET | D = DIMMER | |
| | SPECIALTY OUTLET | 3 = THREE-WAY | |
| | JUNCTION BOX | WP = WATERPROOF | |
| | TELEPHONE DEVICE | GFCI = GROUND FAULT | |
| | CABLE TV DEVICE | CIRCUIT INTERRUPT | |
| | THERMOSTAT | | PENDANT |
| | SURFACE MOUNT | | LIGHT SWITCH |
| | SD = SMOKE DETECTOR | | |
| | CO = CARBON MONOXIDE DETECTOR | | |
| | ELEC. PANEL | | |

GENERAL ELECTRICAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND APPLICABLE CODES PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS SHOW ARE TO CENTERLINE OF OUTLETS OR GROUP OF OUTLETS, UNLESS OTHERWISE NOTED.
3. ADJACENT OUTLETS SHALL BE GANGED WHEN POSSIBLE. IF THEY CANNOT BE GANGED, THEY SHALL BE INSTALLED WITH A MIN. DISTANCE BETWEEN UNITS.
4. THESE ELECTRICAL DRAWINGS REFLECT LOCATIONS ONLY. CONSULT WITH ELECTRICAL CONTRACTOR FOR FURTHER TECHNICAL INFORMATION.
5. ELECTRICAL/DATA OUTLET LOCATION TO BE VERIFIED WITH OWNER PRIOR TO ROUGH-IN.
6. THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, AND CONTRACTORS SERVICES NECESSARY TO COMPLETE INSTALLATION OF SYSTEMS REQUIRED IN FULL CONFORMITY WITH APPLICABLE CODES AND ORDINANCES. THE FINISHED JOB SHALL BE FUNCTIONAL AND COMPLETE IN EVERY DETAIL INCLUDING ANY AND ALL SUCH ITEMS FOR A COMPLETE SYSTEM.
7. ALL OUTLETS, DATA DEVICES, AND CABLE TELEVISION DEVICES SHALL BE MOUNTED 18" A.F.F. TO CENTERLINE OF DEVICE, UNLESS OTHERWISE INDICATED ON PLANS.



2 SECOND FLOOR UTILITY PLAN
1/8" = 1'-0"



1 FIRST FLOOR UTILITY PLAN
1/8" = 1'-0"



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DRAWING TITLE
UTILITY PLANS
DRAWING DATE
01/06/2024

SHEET NUMBER

U1.1

2024-COA-005 (WP)
578 WOODRUFF PL.
MIDDLE DR.

ATTACH THIS FORM TO THE ELECTRONIC COPY OF YOUR SUBMITTED DRAWINGS

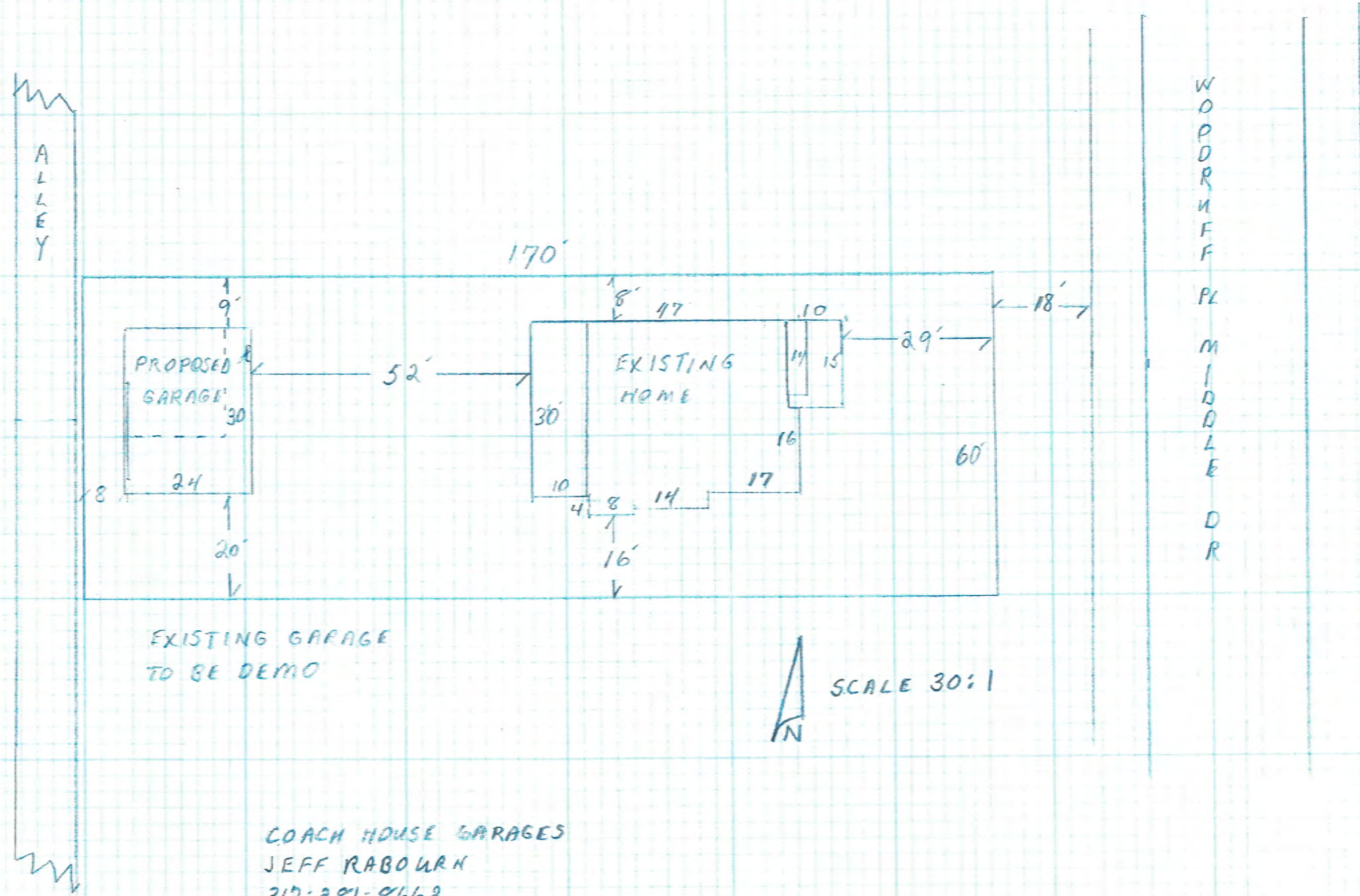
- Drawings must be 11 x 17 and in color.
- Please make sure to include to-scale site plans, to-scale elevations with (directions appropriately marked; north, south, east, west, etc.,) streetscapes, 3-D drawings and other documentation as required by your reviewer.
- Drawings must be submitted by the documentation deadline of **FEBRUARY 16, 2024** (unless otherwise directed by IHPC staff) no later than **5 PM**.

If you have any questions, please contact your reviewer or the IHPC office manager at 317 327-4406 or by email at IHPC@indy.gov.

| DATE RECEIVED | CASE INFORMATION |
|--|--|
| <p style="text-align: center;">RECEIVED February 20, 2024 INDIANAPOLIS HISTORIC PRESERVATION COMMISSION</p> | <p style="text-align: center;">2024-COA-005 (WP)</p> <hr/> <p>COA NUMBER: 578 WOODRUFF PL. MIDDLE DR.</p> <hr/> <p>ADDRESS WHERE WORK IS TO BE DONE: BRENT BENNETT</p> <hr/> <p>APPLICANT NAME: MARCH 6, 2024</p> <hr/> <p>HEARING DATE:</p> |

PLEASE BE SURE TO SEND AN ELECTRONIC COPY OF THESE PLANS WITH THIS COVER SHEET ATTACHED TO THE TOP TO IHPC@INDY.GOV

MICHAEL GRAIG BOWEN
JACOB R MILLER
578 WOODRUFF MIDDLE DR
INDIANAPOLIS, IN 46201



EXISTING GARAGE
TO BE DEMO

SCALE 30:1
N

COACH HOUSE GARAGES
JEFF RABOURN
317-281-8662

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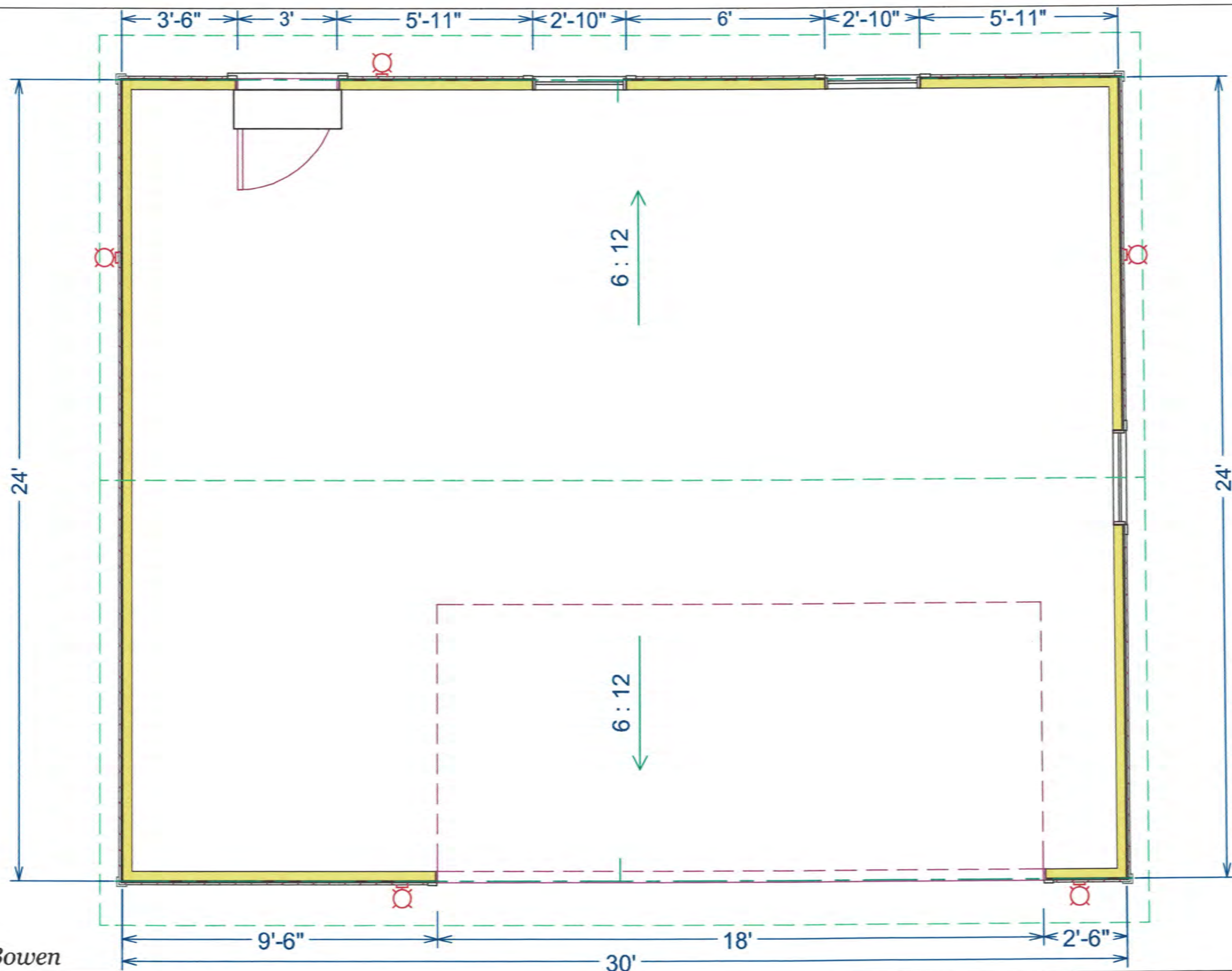
February 20, 2024

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PRESERVATION COMMISSION

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PRESERVATION COMMISSION



Craig Bowen

Sheet #

1

140

Scale: 1/4"=1'

Date: 2/9/2024

Drawing By:
Coach House Garages

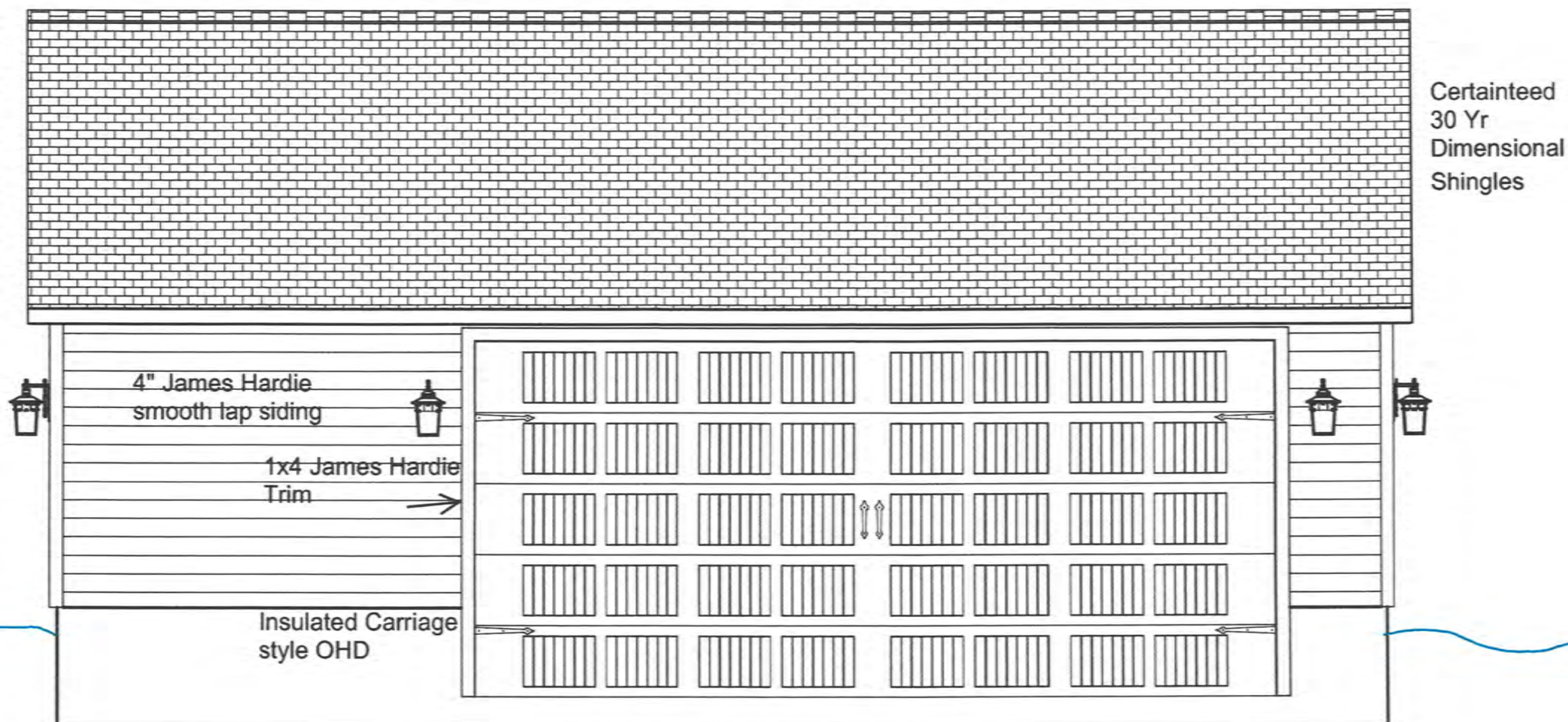


700 Mill St.
Arthur IL 61911
Phone-217-543-3761
FAX-217-543-3350

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West

Craig Bowen

Sheet #

2

Scale: 1/4"=1'

Date: 2/9/2024

Drawing By:
Coach House Garages

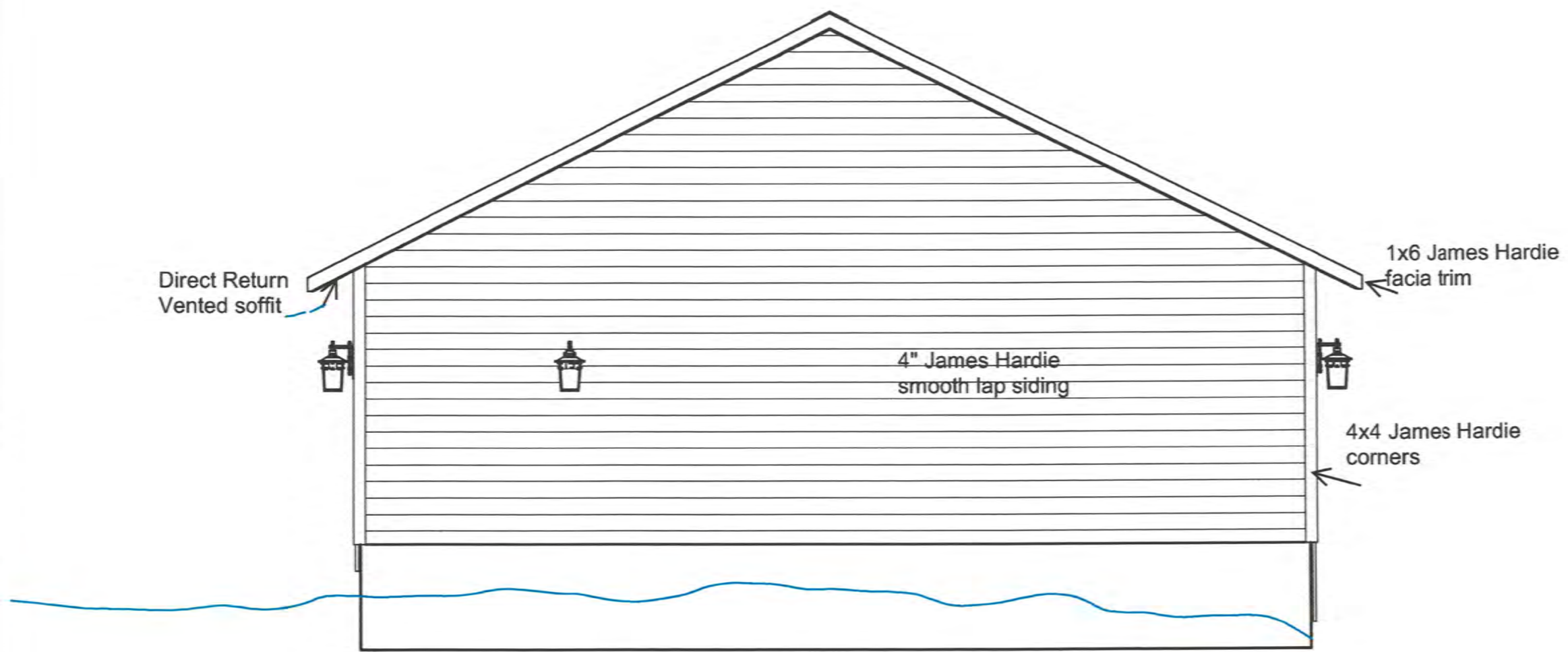


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Soil elevation drop approx. 14"
back of yard to alley

North

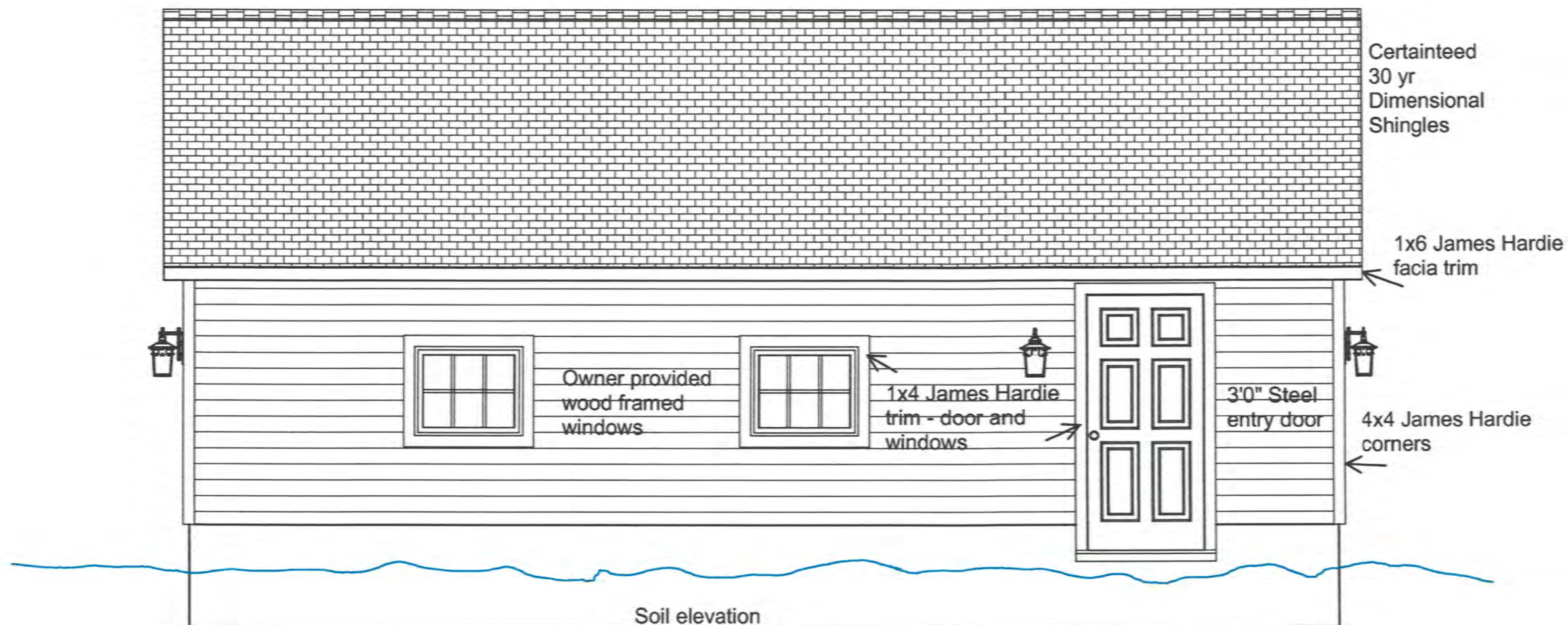
Craig Bowen

| | | | |
|---------------------|--|---|---|
| Sheet # 3 | Scale: 1/4"=1' Date: 2/9/2024 Drawing By: Coach House Garages |  <p>Coach House Garages MORE THAN JUST A GARAGE...IT'S A COACH HOUSE</p> | 700 Mill St. Arthur IL 61911 Phone-217-543-3761 FAX-217-543-3350 |
|---------------------|--|---|---|

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East

Craig Bowen

Sheet #

4

143

Scale: 1/4"=1'

Date: 2/9/2024

Drawing By:
Coach House Garages

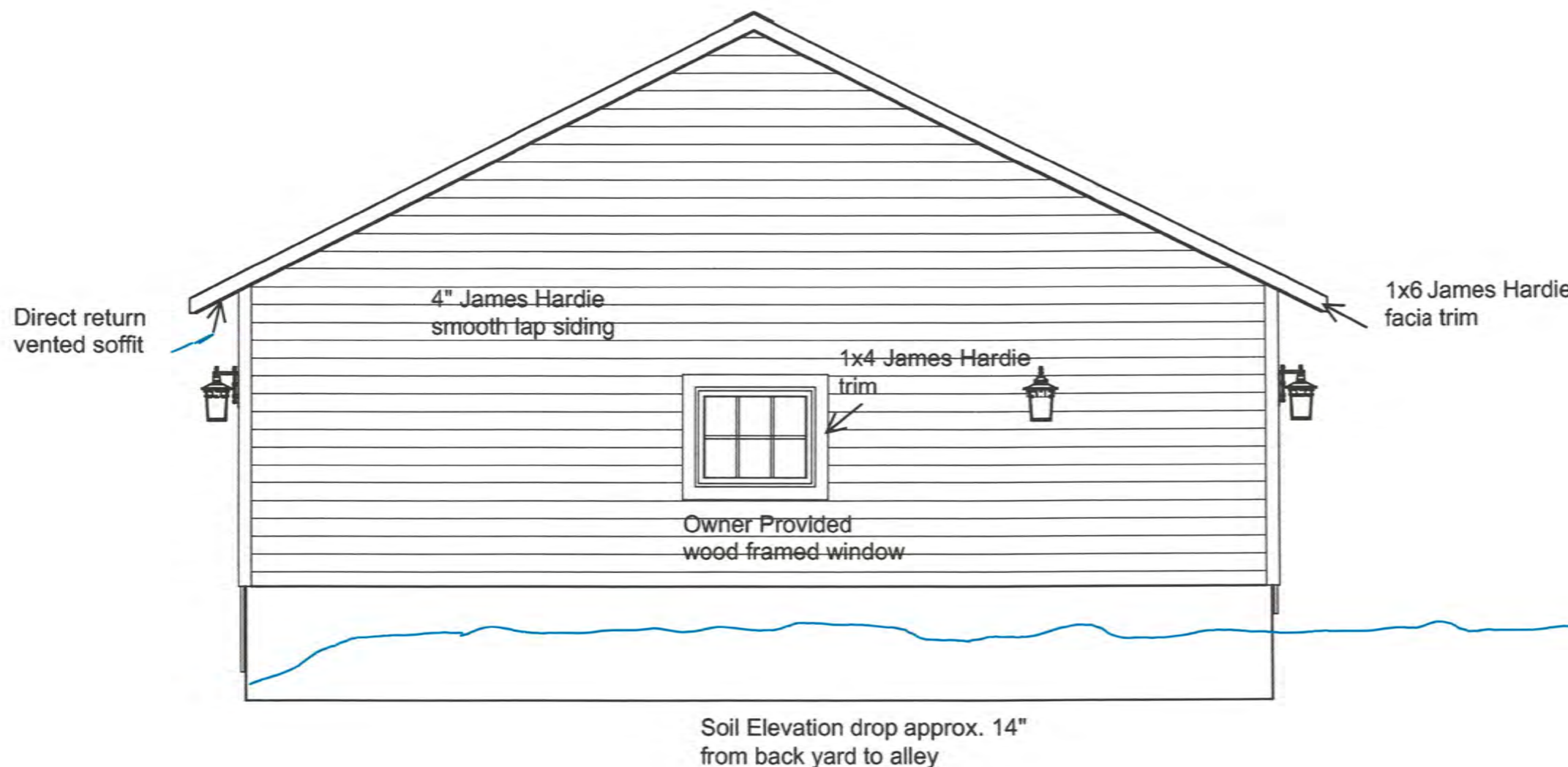


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PRESERVATION COMMISSION



South

Craig Bowen

Sheet #

5

Scale: 1/4"=1'

Date: 2/9/2024

Drawing By:
Coach House Garages



700 Mill St.

Arthur IL 61911

Phone-217-543-3761

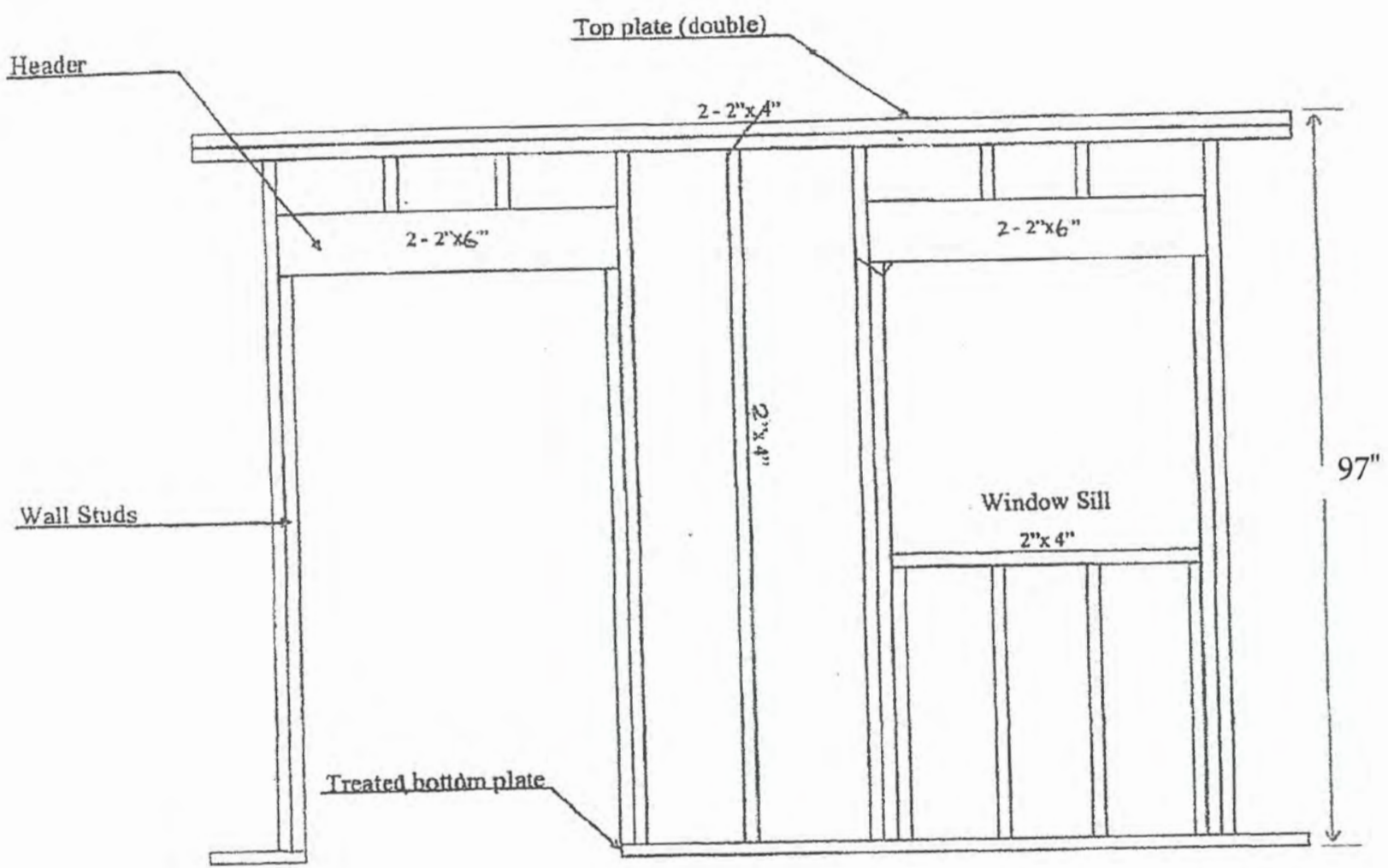
FAX-217-543-3350

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Window & Door Framing Detail

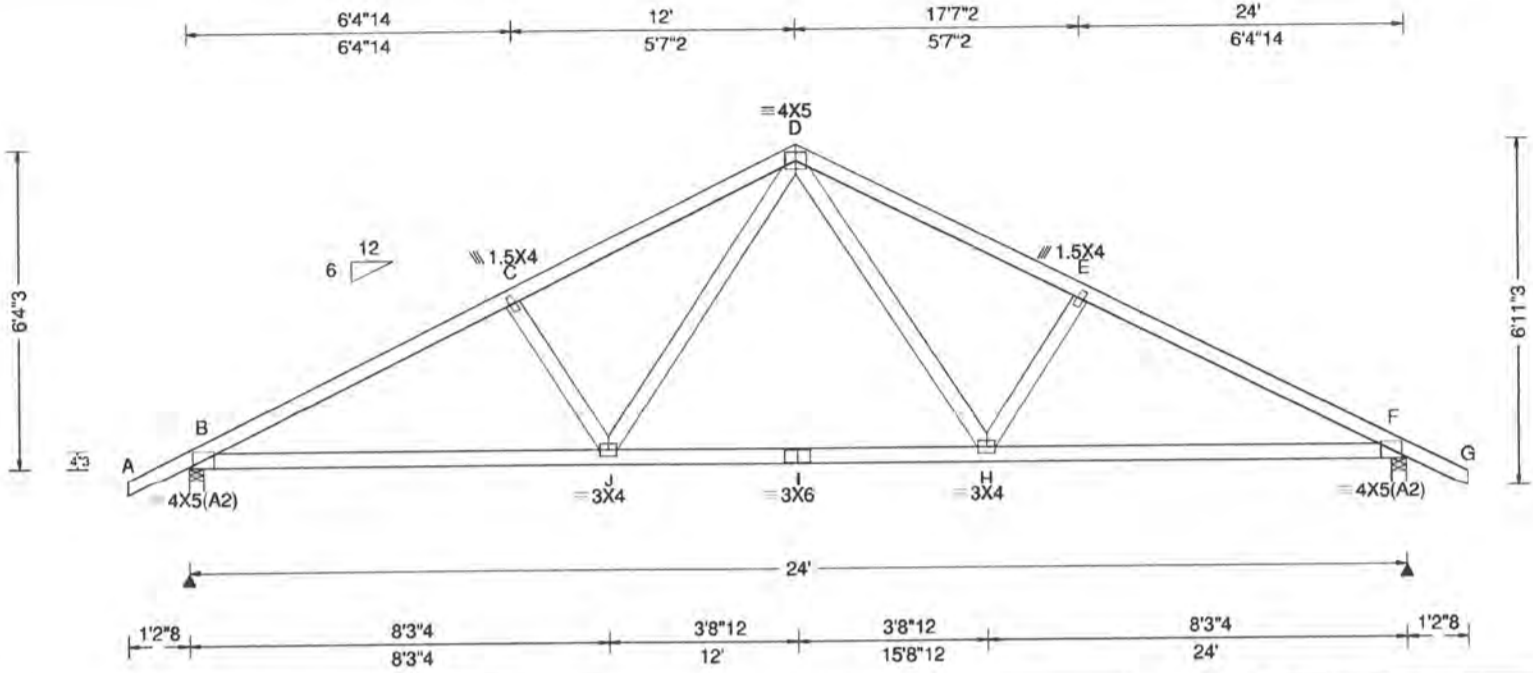


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February 20, 2024

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| | | | |
|----------------------|--------------------|--|---|
| SEQN: 156251 / FROM: | COMN Ply: 1 Qty: 1 | Job Number: 1-Sealed file -Fill in later Truss Label: 24'/6/12 | Cust: R 6679 JRef: 1X2Z66790002 T33 / DrwNo: 047.21.1314.44777 / AHF 02/16/2021 |
|----------------------|--------------------|--|---|



| Loading Criteria (psf) | |
|------------------------|--------|
| TCLL: | 30.00 |
| TCDL: | 10.00 |
| BCLL: | 0.00 |
| BCDL: | 10.00 |
| Des Ld: | 50.00 |
| NCBCLL: | 10.00 |
| Soffit: | 2.00 |
| Load Duration: | 1.15 |
| Spacing: | 24.0 " |

| Wind Criteria | |
|----------------------|-----------|
| Wind Std: | ASCE 7-16 |
| Speed: | 115 mph |
| Enclosure: | Closed |
| Risk Category: | II |
| EXP: | C Kzt: NA |
| Mean Height: | 15.00 ft |
| TCDL: | 0.0 psf |
| BCDL: | 0.0 psf |
| MWFRS Parallel Dist: | 0 to h/2 |
| C&C Dist a: | 3.00 ft |
| Loc. from endwall: | Any |
| GCpi: | 0.18 |
| Wind Duration: | 1.33 |

| Snow Criteria (Pg, Pf in PSF) | |
|-------------------------------|-------------|
| Pg: | 30.0 |
| Ct: | 1.1 |
| CAT: | II |
| Pf: | 23.1 |
| Ce: | 1.0 |
| Lu: | - |
| Cs: | 1.00 |
| Snow Duration: | 1.15 |
| Building Code: | |
| IRC: | 2018 |
| TPI Std: | 2014 |
| Rep Fac: | Yes |
| FT/RT: | 20(0)/10(0) |
| Plate Type(s): | WAVE |

| Defl/CSI Criteria | |
|---------------------------------|-------------------|
| PP Deflection in loc L/defl L/# | |
| VERT(LL): | 0.075 H 999 240 |
| VERT(CL): | 0.127 H 999 180 |
| HORZ(LL): | 0.031 H - - |
| HORZ(TL): | 0.051 H - - |
| Creep Factor: | 2.0 |
| Max TC CSI: | 0.406 |
| Max BC CSI: | 0.978 |
| Max Web CSI: | 0.234 |
| VIEW Ver: | 18.02.01A.0205.20 |

| ▲ Maximum Reactions (lbs) | | | | | |
|---|-----------------|--------|---------------|------|-----------|
| Gravity | | | Non-Gravity | | |
| Loc | R+ | / R- | / Rh | / Rw | / U / RL |
| B | 1333 | - | - | /616 | /358 /145 |
| F | 1333 | - | - | /616 | /358 - |
| Wind reactions based on MWFRS | | | | | |
| B | Brg Width = 3.5 | | Min Req = 1.6 | | |
| F | Brg Width = 3.5 | | Min Req = 1.6 | | |
| Bearings B & F are a rigid surface. | | | | | |
| Members not listed have forces less than 375# | | | | | |
| Maximum Top Chord Forces Per Ply (lbs) | | | | | |
| Chords | Tens.Comp. | Chords | Tens. Comp. | | |
| B - C | 861 -2082 | D - E | 840 -1830 | | |
| C - D | 840 -1830 | E - F | 861 -2082 | | |

Lumber
 Top chord: 2x4 SP #1;
 Bot chord: 2x4 SP #1;
 Webs: 2x4 SP #1;

Purlins
 In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

| Chord | Spacing(in oc) | Start(ft) | End(ft) |
|-------|----------------|-----------|---------|
| BC | 113 | 0.15 | 23.85 |

 Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced snow loads.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.



02/16/2021

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
 Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to job's General Notes page for additional information.
 Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
 For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbcindustry.com; ICC: iccsafe.org; AWC: awc.org

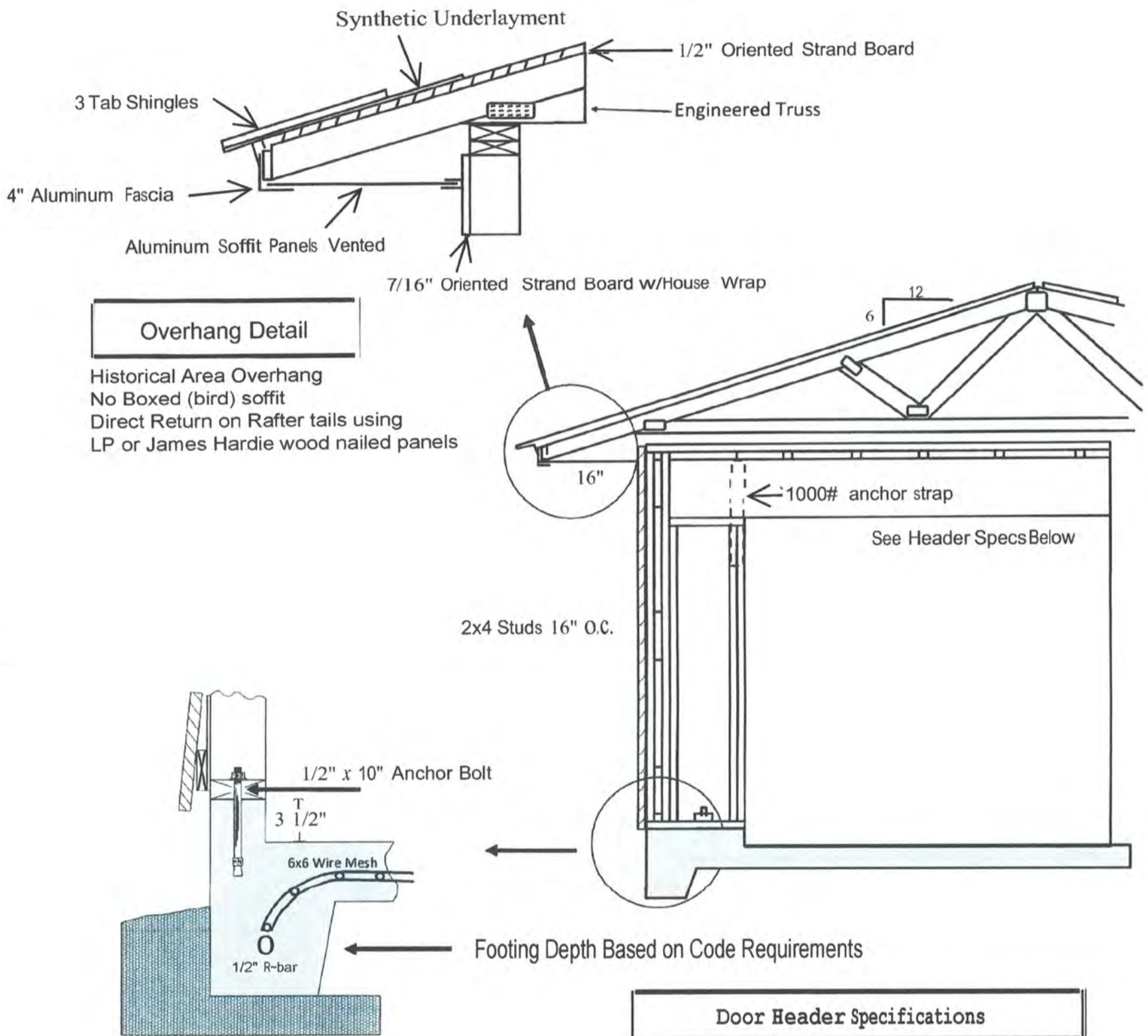


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**INDIANAPOLIS HISTORIC
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CROSS SECTION VIEW



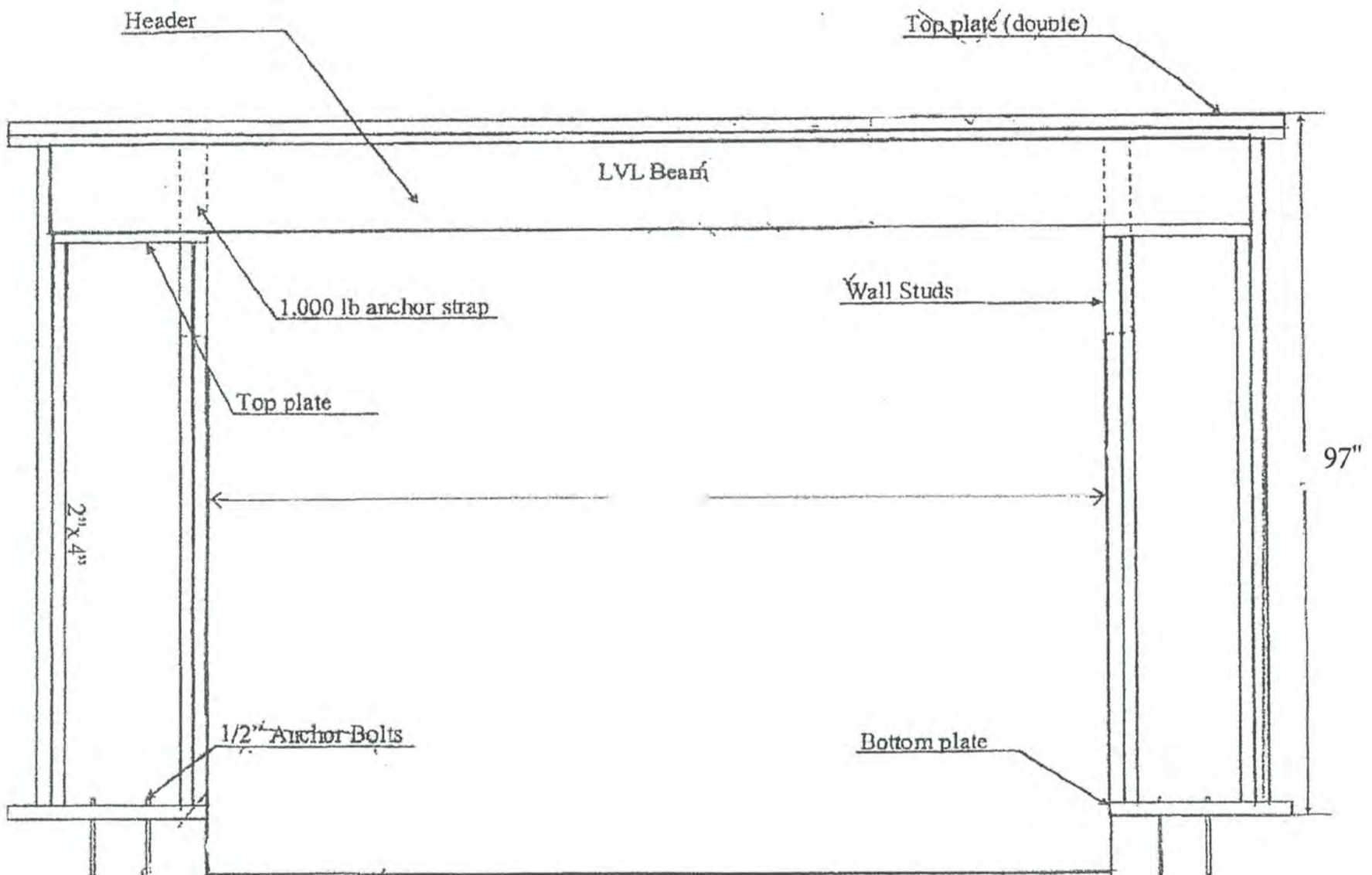
 **Coach House Garages**
MORE THAN JUST A GARAGE... IT'S A COACH HOUSE

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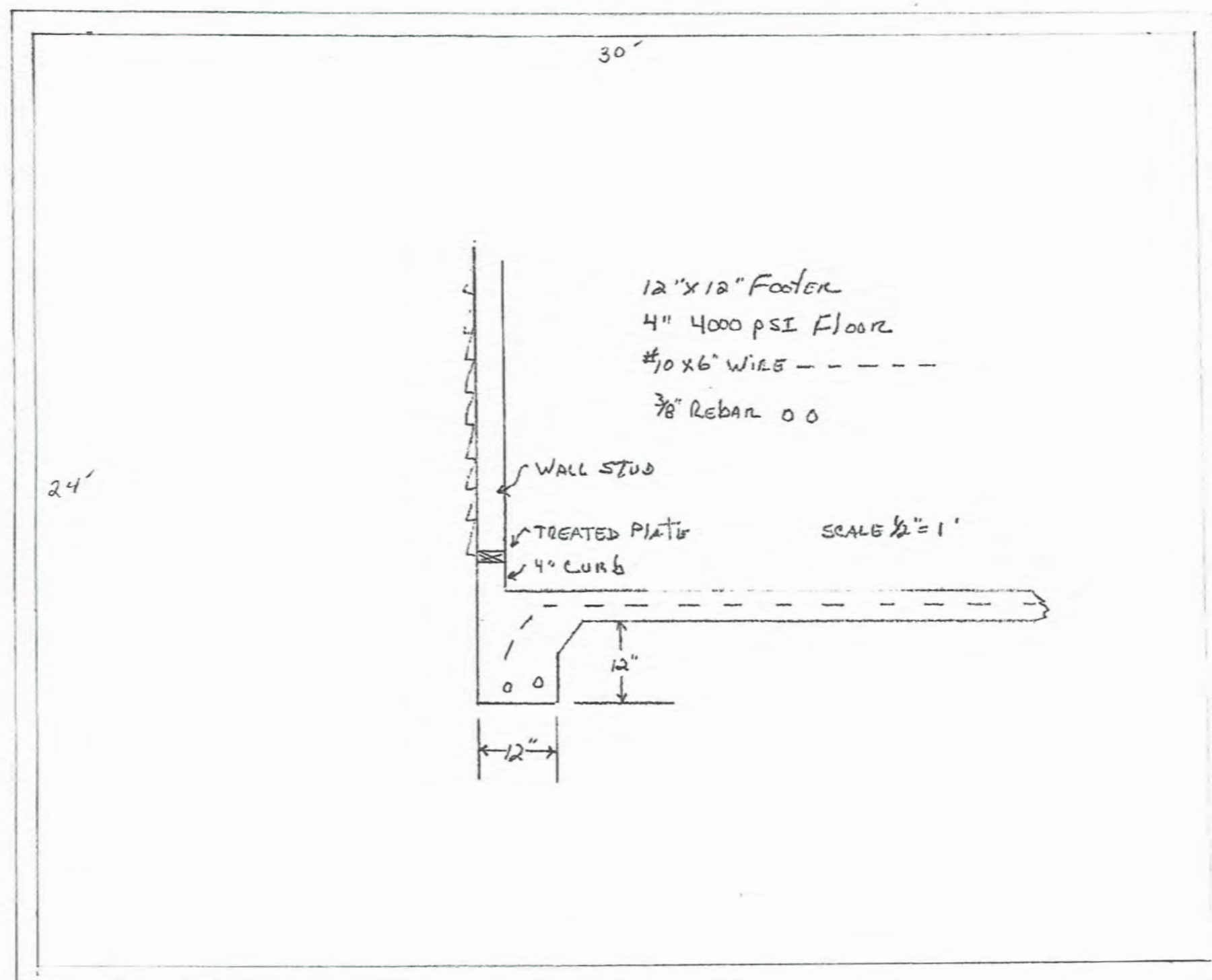
Garage Door Framing Detail



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SCALE
1/4" = 1'

FOUNDATION PLAN 24' x 30'



1
1 Alley view facing north // Garage on right



2
1 Alley view facing north // Garage on right



3
1 Alley view facing north // Garage on right



4
1 Alley view facing north // Garage on right

Client
JAKE MILLER & CRAIG BOWEN
 578 Woodruff Place Middle Drive
 Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Neighborhood
 Context



1 Existing neighborhood carriage house // N of subject property
2



2 Existing neighborhood carriage house
2



3 Existing neighborhood carriage house // N of subject property
2



4 Existing neighborhood carriage houses // N of subject property
2

Client
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Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE
HOUSE
578 Woodruff Place Middle Drive
Drawing Date
January 23, 2020

Sheet Number
Neighborhood
Context



1 Existing house along alley // N of subject property
3



2 Existing house along alley // N of subject property
3



3 Existing carriage house // N of subject property
3



4 Existing carriage house // N of subject property
3

Client
JAKE MILLER & CRAIG BOWEN
578 Woodruff Place Middle Drive
Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE
HOUSE
578 Woodruff Place Middle Drive
Drawing Date
January 23, 2020

Sheet Number
Neighborhood
Context



1
4

Alley view facing south // N of subject property



2
4

Alley view facing south // N of subject property



3
4

Alley view facing south // N of subject property



4
4

Alley view facing south // N of subject property

Client
JAKE MILLER & CRAIG BOWEN
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Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

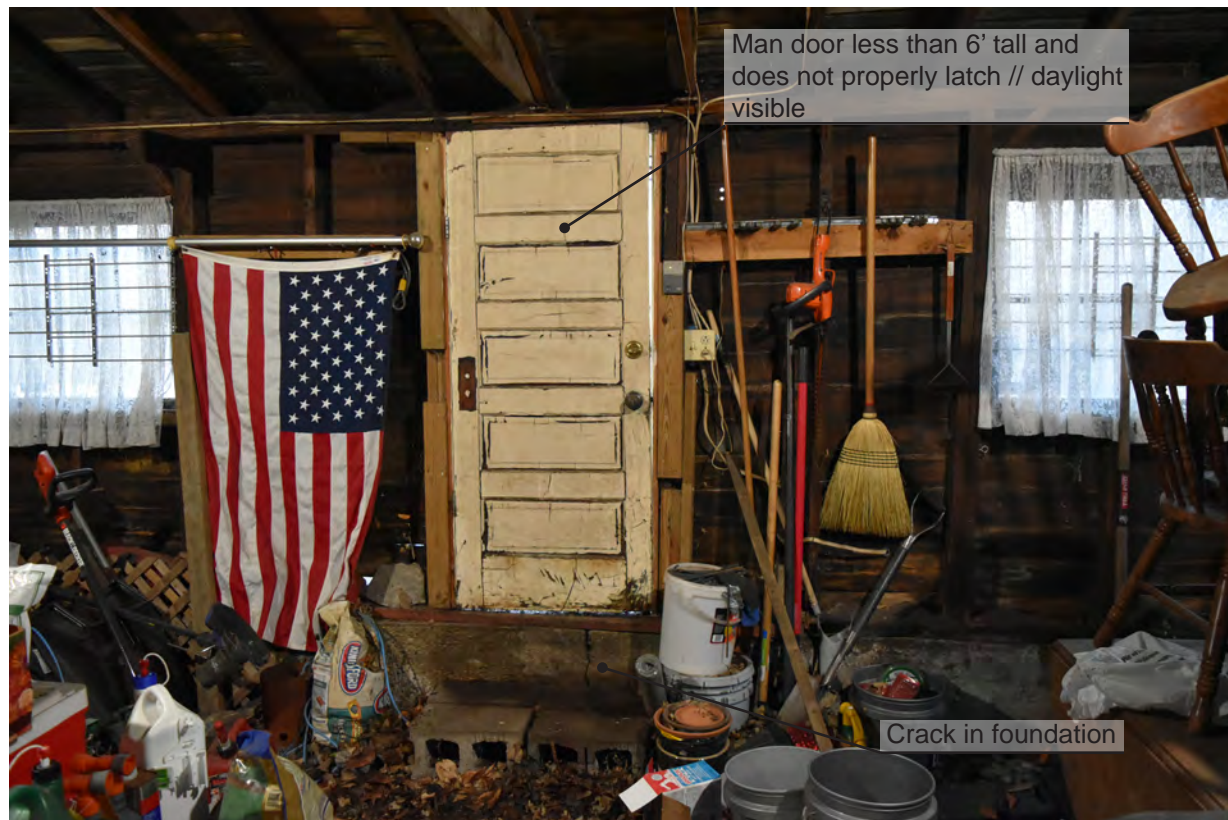
Sheet Number
 Neighborhood
 Context



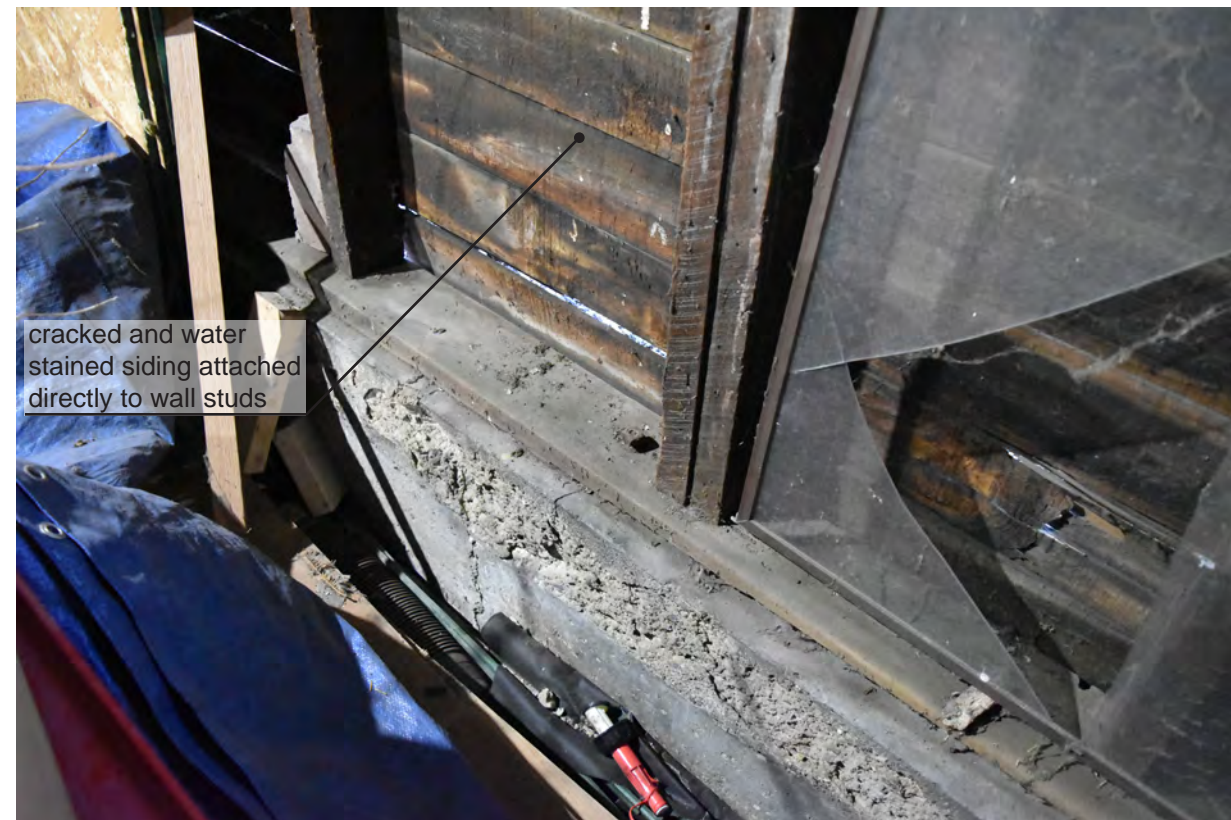
1 West facade of garage // wall out of plumb
5 See Image 1/6



2 Garage interior // cracks in the foundation
5



3 Garage interior // east wall
5



4 Garage interior
5

Client
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Project
DETACHED GARAGE AND CARRIAGE
HOUSE
578 Woodruff Place Middle Drive
Drawing Date
January 23, 2020

Sheet Number
Existing Garage/
Structural Dam-
age



1
6 Garage door frame out of plumb



2
6 Exterior wall // stud wall out of plumb



3
6 Exterior wall // stud wall out of plumb



4
6 Garage interior // window facing main house

Client
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DETACHED GARAGE AND CARRIAGE
HOUSE
578 Woodruff Place Middle Drive
Drawing Date
January 23, 2020

Sheet Number
Existing Garage/
Structural Dam-
age



1
7 Garage interior // exterior siding deterioration



2
7 Garage interior // W wall of garage



3
7 Garage interior // W wall of garage



4
7 Garage interior // N wall of garage

Client
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Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Existing Garage/
 Structural Dam-
 age



water damaged siding attached directly to studs // cracked siding and gaps between boards

1
8 Garage interior



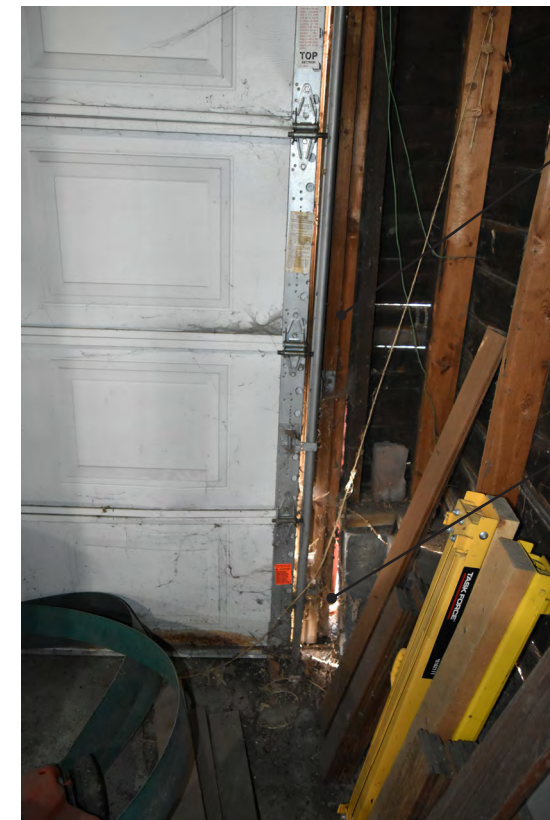
water damaged siding attached directly to studs // cracked siding and gaps between boards

2
8 Garage interior



missing threshold
grade above threshold

3
8 Garage interior



racking of garage door opening

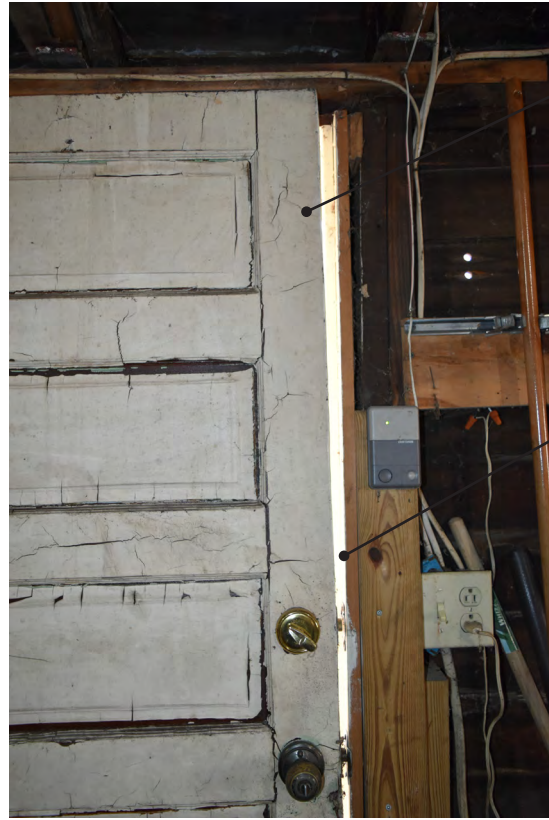
day light visible

4
8 Garage interior

Client
JAKE MILLER & CRAIG BOWEN
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DETACHED GARAGE AND CARRIAGE
HOUSE
578 Woodruff Place Middle Drive
Drawing Date
January 23, 2020

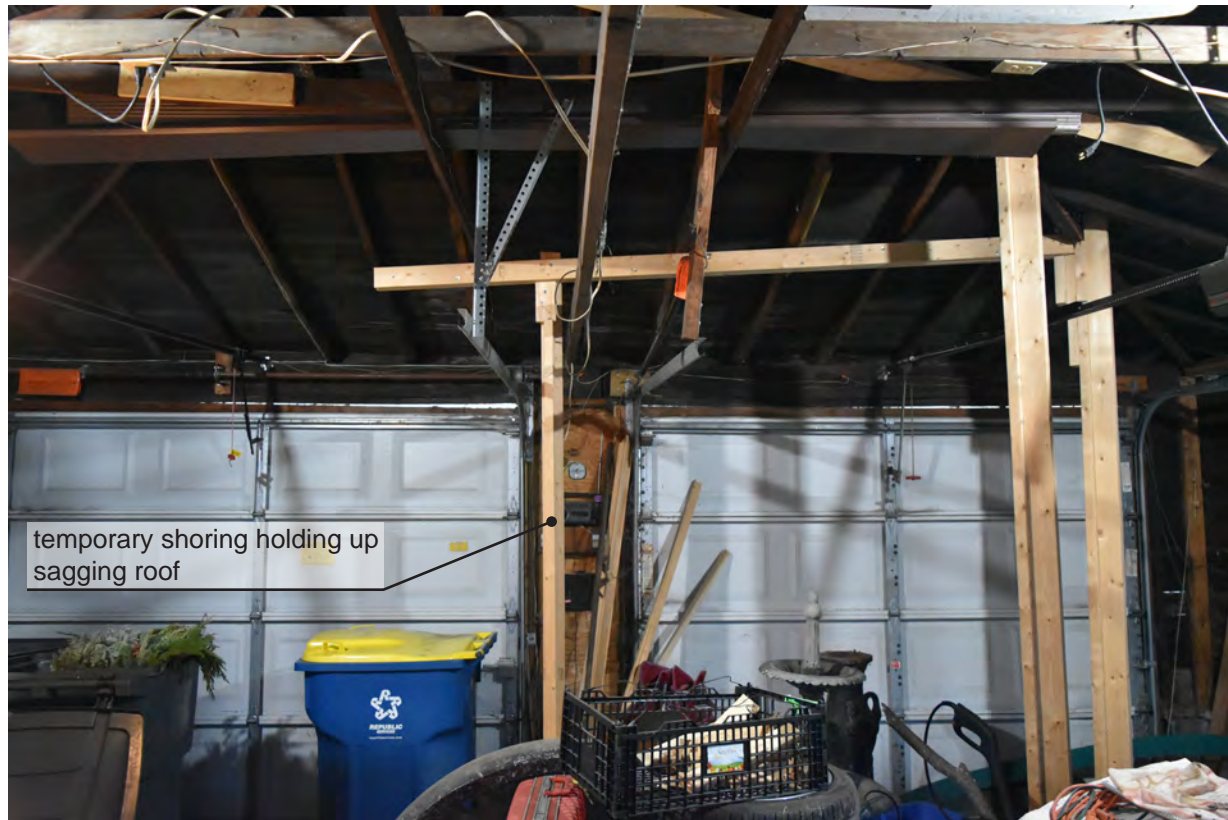
Sheet Number
Existing Garage/
Structural Dam-
age



1
9 Garage interior



2
9 Garage interior



3
9 Garage interior



4
9 Garage interior

Client
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578 Woodruff Place Middle Drive
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DETACHED GARAGE AND CARRIAGE
HOUSE
578 Woodruff Place Middle Drive
Drawing Date
January 23, 2020

Sheet Number
Existing Garage/
Structural Dam-
age



temporary shoring under cracked hip beam

1
10 Garage interior



temporary shoring under cracked hip beam

sistered rafter does not extend proper length

2
10 Garage interior



water damage at roof deck

sistered rafters not proper length

3
10 Garage interior



sistered rafters

water damage at roof deck

4
10 Garage interior

Client
JAKE MILLER & CRAIG BOWEN
578 Woodruff Place Middle Drive
Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE
HOUSE
578 Woodruff Place Middle Drive
Drawing Date
January 23, 2020

Sheet Number
Existing Garage/
Structural Dam-
age



1
11 Garage interior



2
11 Garage interior



3
11 Garage interior



4
11 Garage interior

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JAKE MILLER & CRAIG BOWEN
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Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Existing Garage/
 Structural Dam-
 age



1
12 Garage interior



2
12 Garage interior



3
12 Garage interior



4
12 Garage interior

Client
JAKE MILLER & CRAIG BOWEN
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Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Existing Garage/
 Structural Dam-
 age



1
13 Garage interior



2
13 Garage interior



3
13 Garage interior



4
13 Garage interior

Client
JAKE MILLER & CRAIG BOWEN
 578 Woodruff Place Middle Drive
 Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Existing Garage/
 Structural Dam-
 age



1
14 Garage interior



2
14 Garage interior



3
14 Garage interior



4
14 Garage exterior

Client
JAKE MILLER & CRAIG BOWEN
 578 Woodruff Place Middle Drive
 Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Existing Garage/
 Structural Dam-
 age



1
15
Garage exterior



2
15
Garage exterior



3
15
Garage exterior

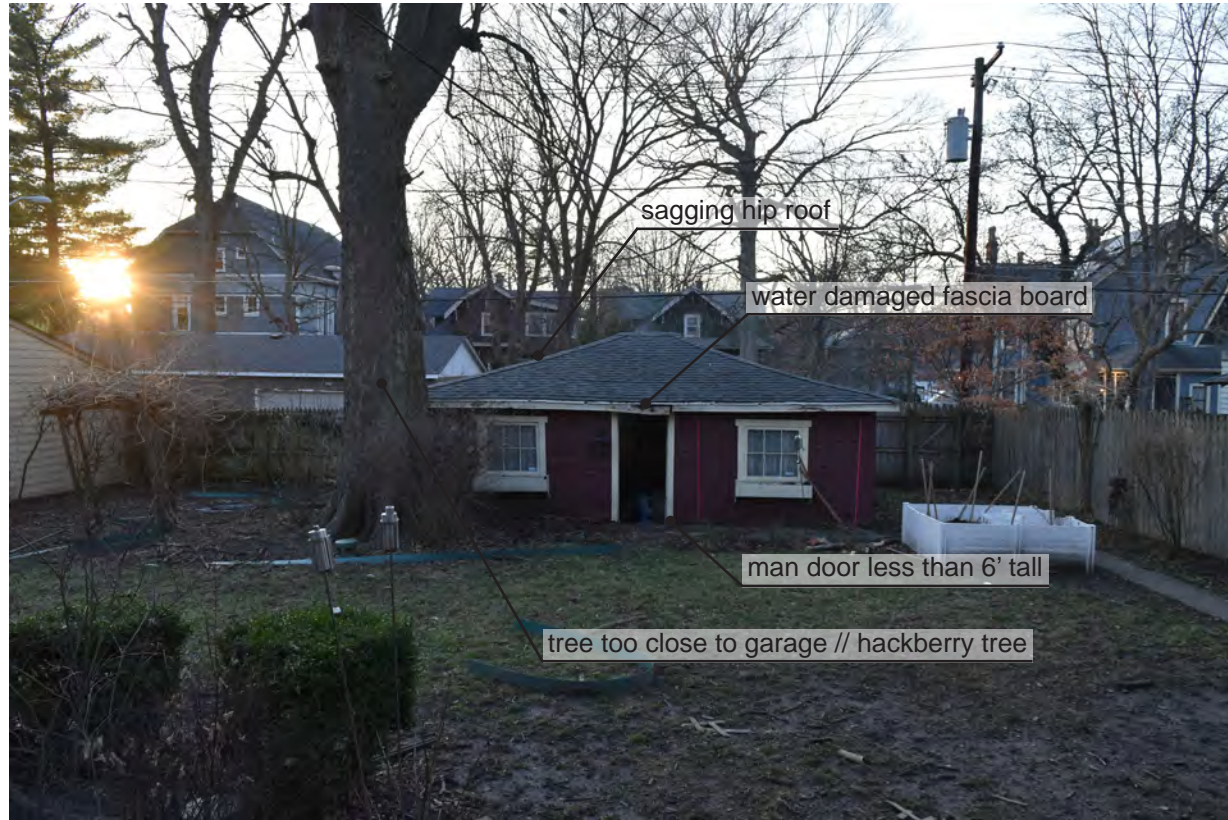


4
15
Garage exterior

Client
JAKE MILLER & CRAIG BOWEN
 578 Woodruff Place Middle Drive
 Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Existing Garage/
 Structural Dam-
 age



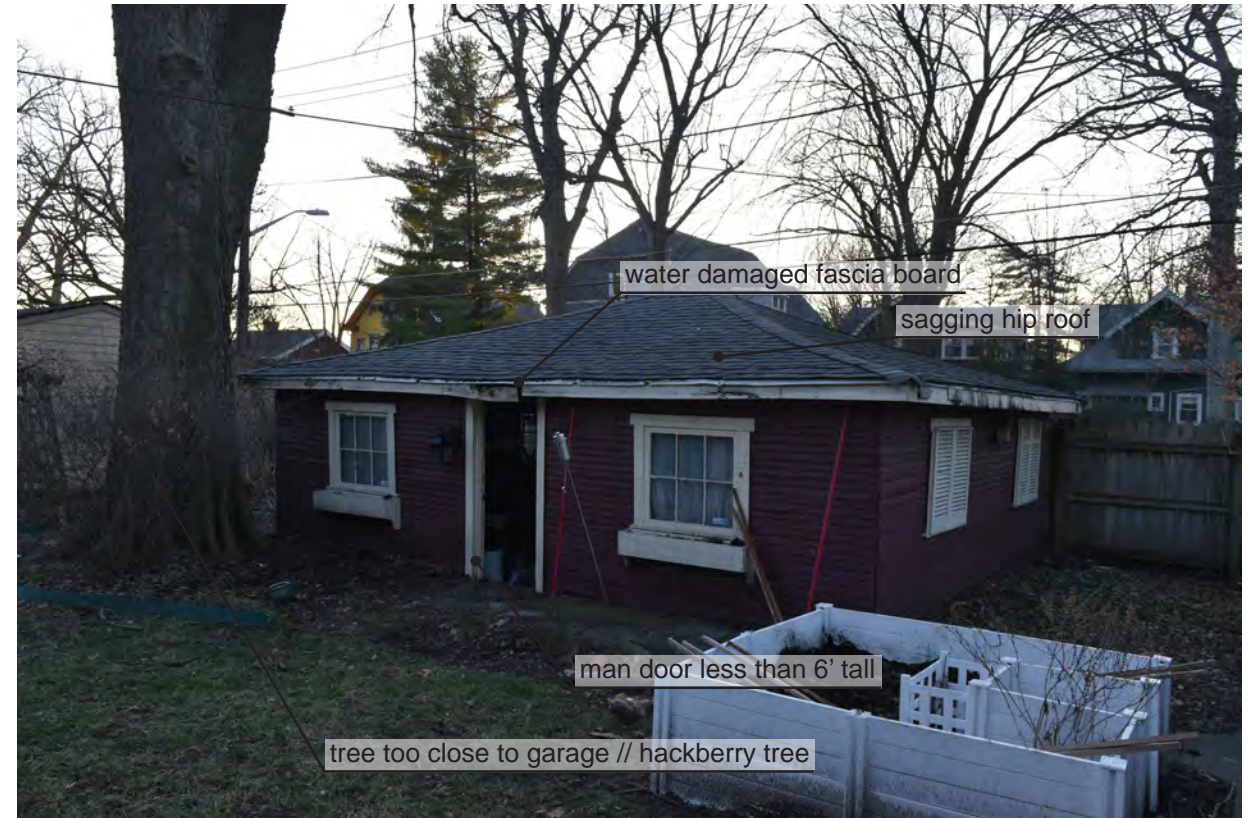
1
16 East facade of garage



2
16 Context for existing large trees



3
16 View of adjacent carriage houses looking NW



4
16 North and east facades of garage

Client
JAKE MILLER & CRAIG BOWEN
 578 Woodruff Place Middle Drive
 Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Comparison
 Photos



exposed ends at horizontal siding

existing walk

1 North facade of garage // gate to alley
17



2 West facade of main house
17



3 West facade of garage
17



4 Alley gate and steps
17

Client
JAKE MILLER & CRAIG BOWEN
578 Woodruff Place Middle Drive
Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE
HOUSE
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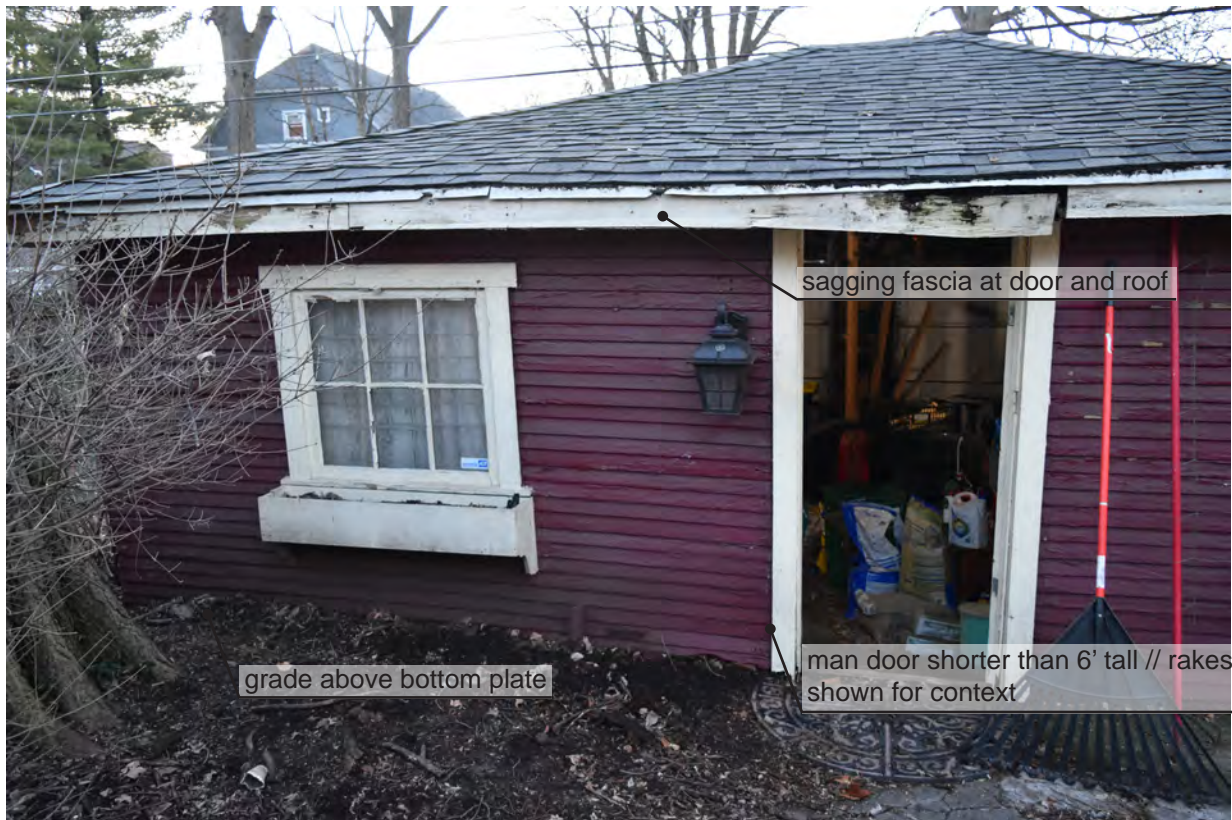
Sheet Number
Comparison
Photos



1
18 View from alley towards garage and main house



2
18 Deteriorating soffit and door jamb of garage door



3
18 East facade of garage



4
18 East facade of garage



1
19
Alley view facing south



2
19
Alley view facing south



3
19
Alley view facing south



4
19
View of garage facing NW

Client
JAKE MILLER & CRAIG BOWEN
 578 Woodruff Place Middle Drive
 Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Comparison
 Photos



1
20 View of east facade of garage



2
20 View of garage from second story of main house



vv too close to garage // hackberry tree

3
20 View from main house facing SW



Subject property

4
20 View from alley facing SE

Client
JAKE MILLER & CRAIG BOWEN
 578 Woodruff Place Middle Drive
 Indianapolis, IN 46201

Project
DETACHED GARAGE AND CARRIAGE HOUSE
 578 Woodruff Place Middle Drive
 Drawing Date
 January 23, 2020

Sheet Number
 Comparison
 Photos