

Designed by
MULTITREND CONTRACTORS
ARCHITECTS

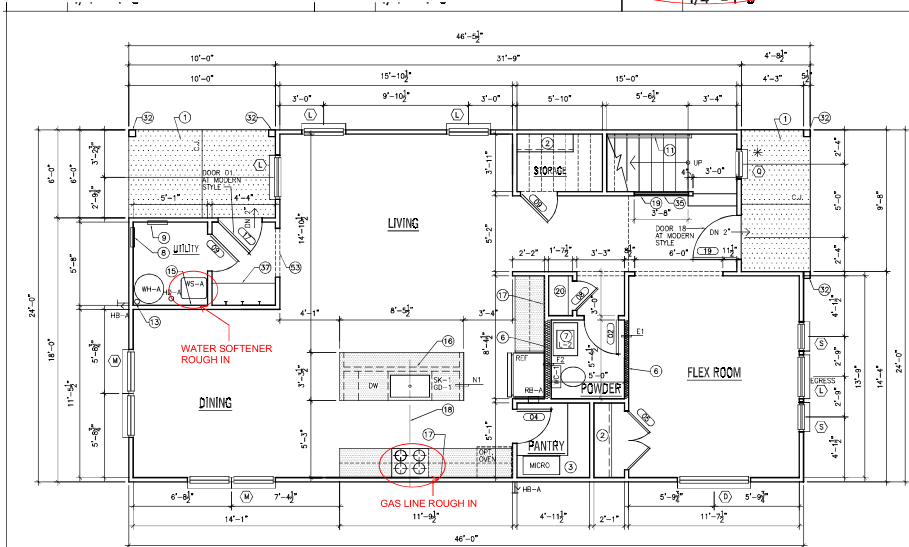
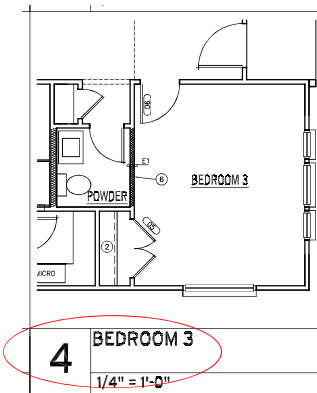
Designed by
MULTITREND CONTRACTORS
ARCHITECTS

PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS.
 - HINGE SIDE OF DOOR SHALL BE 5" OFF THE FACE OF ADJACENT WALL, UNLESS NOTED OTHERWISE.
 - LOCATIONS OF ANY AND ALL CHASES, BULKHEADS, OR DROP CEILING NECESSARY FOR THE RUNNING OF DUCTWORK, PLUMBING, OR ELECTRICAL LINES TO BE DETERMINED ON SITE WITH INPUT FROM THE ARCHITECT AND MAY NOT BE SHOWN ON DRAWINGS.
 - PROVIDE UNTELS AND HEADERS AS REQUIRED.
 - ALL ANGLES AT 45 DEGREE INCREMENTS UNLESS NOTED OTHERWISE.
 - ALL RESIDENTIAL UNIT INTERIOR WALLS ARE TYPE "A1" UNLESS NOTED OTHERWISE.
 - PROVIDE DRYER VENT BOKES AT ALL DRYER LOCATIONS.
 - FRAMER SHALL PRE-BATT AND T-PLY ALL CHASES AND TUB/SHOWER WALLS.
- * INDICATES SAFETY GLAZING.

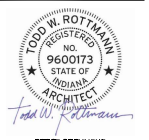
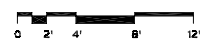
PLAN KEYNOTES

- CONCRETE SToop/PORCH/PATIO.
- SINGLE (1) ROOF AND SHELF.
- FOUR (4) PANTRY SHELVES.
- FOUR (4) 12" DEEP PANTRY SHELVES.
- LOWEDED CEILING AT INDICATED AREA. SEE DETAILS.
- INSTALL 8-11 SOUND BATT INSULATION IN THIS WALL.
- COORDINATE WITH OWNER ALL FLOORING INSTALLATION LOCATIONS, IN-WALL BLOCKING FOR MOUNTING, AND WATER SUPPLY AND DRAIN LINE LOCATIONS, BASED ON TYPE OF FINISH SELECTED.
- RECESSED ELECTRIC PANEL.
- DATA PANEL.
- INSTALL STUD WALL IN FRONT OF FIRE-RATED WALL AFTER DRYWALL.
- SPANNED WOOD HANDRAIL AT 36" ABOVE NOSING EXTENDED FROM TOP RISER TO BOTTOM RISER. PROVIDE CONTINUOUS BLOCKING IN WALL. RETURN ENDS TO WALL.
- BULKHEAD ABOVE AT SAME HEIGHT AS LOWERED CEILING.
- 4" O.D. SCHEDULE 40 PVC PIPE FOR RACON SYSTEM FROM BELOW SLAB UP TO ROOF. NOTCH INTO WALL AT CHASES AS NEEDED.
- RUN GAS LINE TO FURNACE. VERIFY LINE SIZE WITH FURNACE MANUFACTURER. INSTALL SHUT OFF VALVE.
- PROVIDE CONNECTION PIPING FOR OPTIONAL WATER SOFTENER.
- 2x4 STUD WALL WITH 1/2" GYPSUM BOARD BELOW COUNTERTOP.
- FRAMER BLOCKING IN WALLS FOR CABINETS AT 30" AND 90".
- POSITION ISLAND SUCH THAT CENTERLINE OF SINK IS ALIGNED WITH THE CENTERLINE OF THE RANGE.
- 36" TALL QUARTER.
- FOUR (4) LAMEN SHELVES.
- CHASE CONSTRUCTED OF TYPE "A1" WALLS. DO NOT INSTALL FLOOR TRUSSES THROUGH CHASE SPACE.
- DOUBLE (2) ROOFS AND SHELVES.
- 36" TALL WALL WITH WOOD CAP.
- PREFABRICATED ONE-PIECE FIBERGLASS TUB/SHOWER COMBO.
- DOUBLE STUD WALL RUN PLUMBING IN INTERIOR STUD WALL.
- INSTALL LABEL ON DRYER VENT BOX LISTING EQUIVALENT DRYER DUCT LENGTH.
- 24" DEEP COUNTERTOP AT 30" A.F.F. WITH (1) CABINET AT EACH END BELOW.
- SHOWER BASE WITH TILE SURROUND AND FRAMELESS GLASS ENCLOSURE. INSTALL SCHLUTER-KERDI SYSTEM BOUND TILE.
- PROVIDE TWO (2) SOLID SURFACE CORNER SHELVES AT 48" AND 40" A.F.F.
- 22"x30" ATTIC ACCESS PANEL WITH 8-3/4" HULL ATTACHED TO 3/8" O.P.S.M. BOARD PANEL. ATTIC ACCESS TO FIT BETWEEN ROOF/FLOORING FRAMING. ADJUST LOCATION AND DIRECTION OF PANEL ACCORDINGLY.
- LAUNDRY SHELF AT 60" A.F.F.
- 6x6 TREATED WOOD POST WITH SMOOTH FIBER CEMENT TRIM WRAP ON STAND-OFF ANCHOR.
- WOOD-FRAMED PORCH WITH 6" COMPOSITE DECKING BOARDS.
- WRAP BOTTOM AND SIDE OF STAIRS IN O.P.S.M. BOARD.
- SLATED LOW WALL WITH WOOD CAP RIGHT ABOVE NOSING.
- COUNTERTOP AT 36" A.F.F. WITH CABINETS BELOW.
- BROCK WITH CORP PEGS ABOVE. SEE DETAIL.
- CABINETS ABOVE.
- DRIP DRY ROD.
- DRYWALL SQUATTLE OPENING. SEE DETAIL.
- LOW WALL TO 42" ABOVE NOSING WITH WOOD CAP.
- 48" TALL WALL WITH WOOD CAP.
- 12" DEEP COUNTERTOP AT 44" A.F.F.
- SHELVES ABOVE.
- HANDHELD SHOWER AT 48" A.F.F.
- 42" TALL WALL WITH STONE TOP.
- SHOWER CURB WITH STONE TOP.
- INSTALL O.P.S.M. BOARD ON UNDERSIDE OF STAIRS.
- 18" TALL BENCH WITH STONE TOP.
- 4" WIDE LEISSE AT 36" A.F.F. WITH STONE TOP.
- TILED SHOWER WITH FRAMELESS GLASS ENCLOSURE. INSTALL SCHLUTER-KERDI SYSTEM BOUND TILE.
- 18" TALL TILED WOOD WITH STONE SILL.
- O.P.S.M. BOARD OPENING AT 6'-0" A.F.F.
- O.P.S.M. BOARD OPENING AT 8'-0" A.F.F.
- 12" DEEP CABINETS BELOW.



FIRST FLOOR: 967 SF
FRONT PORCH: 46 SF
REAR STOOOP: 60 SF

1 FIRST FLOOR PLAN
1/4" = 1'-0"
TRADITIONAL



SCOPE DOCUMENT
THESE DOCUMENTS DEFINE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS OF THE BUILDING, MAJOR MECHANICAL, ELECTRICAL AND TYPE OF STRUCTURAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INCLUDE OR INDICATE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK.

ONYX EAST

OBSDIAN
ADDRESS TRS
INDIANAPOLIS INDIANA

REV	DATE	DESCRIPTION
01	11-02-2020	OWNER REVIEW SET
02	11-18-2020	CONSTRUCTION SET
03	12-17-2020	STRUCTURAL CHANGES
04	01-28-2021	UPDATED SET
05	02-18-2021	LARGE PHOTO
06	03-11-2021	MODERN PORCH ROOF
07	06-29-2021	UPDATED SET

FIRST FLOOR PLAN

PROJECT NO.	15188-002
DATE	11-18-2020
SHEET	

A1-2

PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
 2. HINSE SIDE OF DOOR SHALL BE 5" OFF THE FACE OF ADJACENT WALL, UNLESS NOTED OTHERWISE.
 3. LOCATIONS OF ANY AND ALL CHASES, BULKHEADS, OR DROP CEILING NECESSARY FOR THE RUNNING OF PLUMBING, OR ELECTRICAL LINES TO BE DETERMINED ON SITE WITH INPUT FROM THE ARCHITECT AND MAY NOT BE SHOWN ON DRAWINGS.
 4. PROVIDE LINTELS AND HEADERS AS REQUIRED.
 5. ALL ANGLES AT 45 DEGREE INCREMENTS UNLESS NOTED OTHERWISE.
 6. ALL RESIDENTIAL UNIT INTERIOR WALLS ARE TYPE 'A1' UNLESS NOTED OTHERWISE.
 7. PROVIDE DRYER VENT BOXES AT ALL DRYER LOCATIONS.
 8. FRAMER SHALL PRE-BILT AND T-PLY ALL CHASES AND TUB/SHOWER WALLS.
- * INDICATES SAFETY GLAZING.



PLAN KEYNOTES

- 1) CONCRETE STOOD/PORCH/PATIO.
- 2) SINGLE (1) ROOF AND SHELF.
- 3) FOUR (4) PANTRY SHELVES.
- 4) FOUR (4) DEEP PANTRY SHELVES.
- 5) LOWERED CEILING AT INDICATED AREA. SEE DETAILS.
- 6) INSTALL 8-11 SOUND BATT INSULATION IN THIS WALL.
- 7) COORDINATE WITH OWNER ALL FLOORING INSTALLATION LOCATIONS, IN-WALL BLOCCING FOR VANITY MOUNTING, AND WATER SUPPLY AND DRAIN LINE LOCATIONS, BASED ON TYPE OF VANITY SELECTED.
- 8) RECESSED ELECTRIC PANEL.
- 9) DATA PANEL.
- 10) INSTALL STUD WALL IN FRONT OF FIRE-RATED WALL AFTER DRYWALL.
- 11) STAINED WOOD HANDRAIL AT 36" ABOVE NOSINGS EXTENDED FROM TOP RISER TO BOTTOM RISER. PROVIDE CONTINUOUS BLOCKING IN WALL. RETURN ENDS TO WALL. BULKHEAD ABOVE AT SAME HEIGHT AS LOWERED CEILING.
- 12) 4" DIA. SCHEDULE 40 PVC PIPE FOR RAINWATER SYSTEM FROM BELOW SUB UP TO ROOF. MATCH INTO WALL AT CHASES AS NEEDED.
- 13) RUN GAS LINE TO FURNACE. VERIFY LINE SIZE WITH FURNACE MANUFACTURER. INSTALL SHUT OFF VALVE.
- 14) PROVIDE CONNECTION PIPING FOR OPTIONAL WATER SOFTENER.
- 15) 2x4 STUD WALL WITH 1/2" GYPSUM BOARD BELOW COUNTERTOP.
- 16) INSTALL BLOCCING IN WALLS FOR CABINETS AT 36" AND 96".
- 17) POSITION ISLAND SUCH THAT CENTERLINE OF ISLAND IS ALIGNED WITH THE CENTERLINE OF THE RANGE.
- 18) 36" TALL GUARDRAIL.
- 19) FOUR (4) LINEN SHELVES.
- 20) CHASE CONSTRUCTED OF TYPE 'A1' WALLS. DO NOT INSTALL FLOOR TRUSSES THROUGH CHASE SPACE.
- 21) DOUBLE (2) ROOFS AND SHELVES.
- 22) 36" TALL WALL WITH WOOD CAP.
- 23) PREFABRICATED ONE-PIECE FIBERGLASS TUB/SHOWER COMBO.
- 24) DOUBLE STUD WALL. RUN PLUMBING IN INTERIOR STUD WALL.
- 25) INSTALL LABEL ON DRYER VENT BOX LISTING EQUIVALENT DRYER DUCT LENGTH.
- 26) 24" DEEP COUNTERTOP AT 30" A.F.F. WITH (1) CABINET AT EACH END BELOW.
- 27) SHOWER BASE WITH TILE SURROUND AND FRAMELESS GLASS ENCLOSURE. INSTALL SHOULDER-KERFI SYSTEM BEHIND TILE.
- 28) PROVIDE TWO (2) SOLID SURFACE CORNER SHELVES AT 48" AND 60" A.F.F.
- 29) 22"x30" ATTIC ACCESS PANEL WITH R-38 INSUL. ATTACHED TO 3/4" GYPSUM BOARD PANEL. ATTIC ACCESS TO FIT BETWEEN ROOF/CEILING FRAMING. ADJUST LOCATION AND DIRECTION OF PANEL ACCORDINGLY.
- 30) LAUNDRY SHELF AT 60" A.F.F.
- 31) 6x6 TREATED WOOD POST WITH SMOOTH FIBER CEMENT TRIM WRAP ON STAND-OFF ANCHOR.
- 32) WOOD-FRAMED PORCH WITH 6" COMPOSITE DECKING BOARDS.
- 33) WRAP BOTTOM AND SIDE OF STAIRS IN GYPSUM BOARD.
- 34) SLOPED LOW WALL WITH WOOD CAP RIGHT ABOVE NOSINGS.
- 35) COUNTERTOP AT 36" A.F.F. WITH CABINETS BELOW.
- 36) BENCH WITH CORN POSTS ABOVE. SEE DETAIL.
- 37) CABINETS ABOVE.
- 38) DEEP DRY ROLL.
- 39) DRYWALL SOFFIT. OPENING. SEE DETAIL.
- 40) LOW WALL TO 42" ABOVE NOSINGS WITH WOOD CAP.
- 41) 48" TALL WALL WITH WOOD CAP.
- 42) 12" DEEP COUNTERTOP AT 44" A.F.F.
- 43) SHELVES ABOVE.
- 44) HANDHELD SHOWER AT 48" A.F.F.
- 45) 42" TALL WALL WITH STONE TOP.
- 46) SHOWER CURB WITH STONE TOP.
- 47) INSTALL GYPSUM BOARD ON UNDERSIDE OF STAIRS.
- 48) 18" TALL BENCH WITH STONE TOP.
- 49) 4" WIDE LEDGE AT 36" A.F.F. WITH STONE TOP.
- 50) TILED SHOWER WITH FRAMELESS GLASS ENCLOSURE. INSTALL SHOULDER-KERFI SYSTEM BEHIND TILE.
- 51) 14" TALL TILED WOVEN WITH STONE SILL.
- 52) GYPSUM BOARD OPENING AT 6'-4" A.F.F.
- 53) 12" DEEP CABINETS BELOW.

SCOPE DOCUMENT
 THESE DOCUMENTS PROVIDE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE PERFORMANCE AND COMPLETION OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS IS DESIRED. TRADE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK.

ONYX EAST

OBSIDIAN
 ADDRESS TBD
 INDIANAPOLIS, INDIANA

REV	DATE	DESCRIPTION
11-00-2020	OWNER REVIEW SET	
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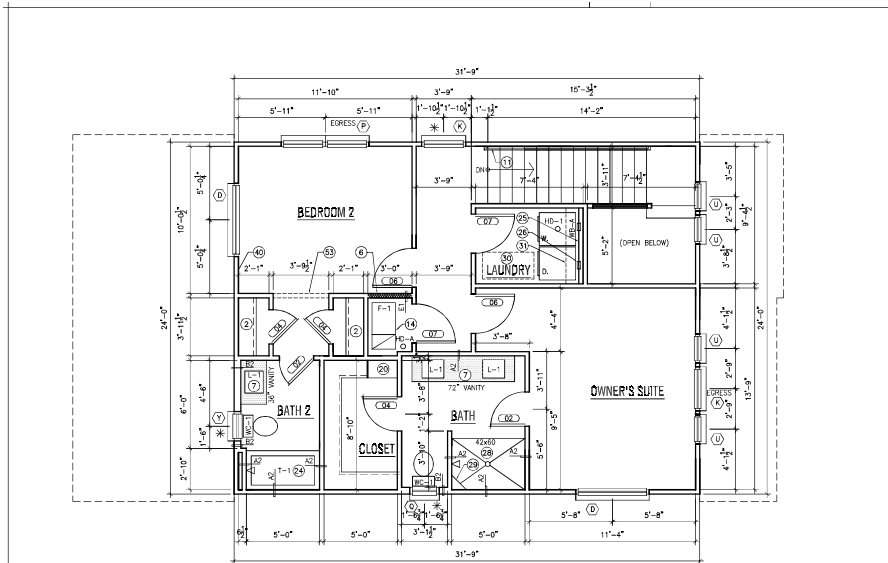
SECOND FLOOR PLAN

PROJECT NO.	15198-002
DATE	11-18-2020
SHEET	

A1-4

Developed by: 10/11/2021
MATTHEW GARDNER
 ARCHITECT

Developed by: 10/11/2021
MATTHEW GARDNER
 ARCHITECT



SECOND FLOOR: 718 SF
 OPTION FARMHOUSE STYLE: 746 SF
 OPTION MODERN STYLE: 779 SF
 LUXE BATH: 44 SF

1 SECOND FLOOR PLAN

1/4" = 1'-0"
 TRADITIONAL

