

CITY OF BLOOMINGTON



February 10, 2014 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
FEBRUARY 10, 2014 @ 5:30 p.m.**

❖ City Hall Council Chambers, #115

ROLL CALL

MINUTES TO BE APPROVED: Dec. 9, 2013

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- 1. Election of Plan Commission President and Vice President**
- 2. Plan Commission Appointment to Board of Zoning Appeals**
- 3. Plan Commission Appointments to Plat Committee**

CASES WITHDRAWN:

SP-32-13 **Tiffany Clark**
314 E. 3rd St.
Site plan approval for a 3-story mixed-use building. *(Case Manager: Jim Roach)*

PUD-26-13 **Daniel & Jessica Hoover**
339 S. Dunn St.
PUD final plan approval to allow an addition to an existing single-family residence
(Case Manager: Eric Greulich)

CASES CONTINUED TO MARCH 10, 2014:

SP/UV-38-13 **ERL-14, LLC**
1250 N. College Ave.
Site plan review for a 4-story mixed-use building. PC review of a Use Variance to allow first floor residential use *(Case Manager: Jim Roach)*

SP/UV-34-13 **GMS – Pavilion Properties**
306 E. Kirkwood Ave.
Site plan approval for a 3-story mixed-use building. Also, Plan Commission review of a Use Variance for a bank drive-through in the CD zoning district. *(Case Manager: Jim Roach)*

PETITIONS CONTINUED TO SPECIAL MEETING ON FEBRUARY 24, 2014:

PUD-40-13 **First Capital Group**
3209 E. Moores Pike
Site plan approval to allow construction of a 12,000 sq. ft. medical office
(Case Manager: Eric Greulich)

PUD-1-14 **Habitat for Humanity**
901 W. Cottage Grove Ave.
Request to rezone approximately 7 acres from RC to PUD. Also requested is preliminary plan district ordinance and preliminary plat approval for a 43-lot subdivision.
(Case Manager: Patrick Shay)

SP-02-14 **John Halluska**
117 E. 6th St.
Site plan approval to allow a 2-story addition to an existing building. *(Case Manager: Eric Greulich)*

PUD-03-14 **Bloomington Cohousing LLC**
2005 Maxwell St.
Rezone to PUD, approval of a PUD district ordinance, and preliminary plan for 25 mixed housing units. *(Case Manager: James Roach)*

PETITION TO BE HEARD ON 2/10/14:

SP-37-13 **Song Kim**
116 E. 3rd St.
Site plan approval for a 3-story mixed-use building containing a convenience store, commercial space, and multifamily units *(Case Manager: Katie Bannon)*

*****Special Additional Plan Commission hearing scheduled for February 24, 2014**

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**
Location: 116 E. 3rd St.

CASE #: SP-37-13
DATE: February 10, 2014

PETITIONER: Song Kim, Daewoong LLC
1813 E. 10th St., Bloomington IN 47408

CONSULTANT: Doug Bruce, Tabor/Bruce Architects
1101 S Walnut St., Bloomington, IN 47408

REQUEST: The petitioner is requesting site plan approval to allow a four-story mixed-use building.

Area: 0.17 acres
Zoning: Commercial Downtown (CD)
Overlay District: Downtown Core
GPP Designation: Downtown
Existing Land Use: Vacant Commercial
Proposed Land Use: Mixed Use – Convenience Store on First Floor with Multi-Family and Commercial on Second, Third, and Fourth Floors
Surrounding Uses: North - Commercial
East - Commercial
South - Institutional (future Bloomington Transit Center)
West - Mixed Use

REPORT SUMMARY: The subject property is located at 116 E. 3rd Street, on the southwest corner of E. 3rd Street and S. Washington Street. It is zoned Commercial Downtown (CD) and located within the Downtown Core Overlay (DCO) district. The property has been developed with a one-story commercial building and parking lot. The petitioner is proposing to demolish the existing building and build a four-story, mixed-use building.

The first story will contain a convenience store, the second story will contain two 2-bedroom apartments and a commercial space, and the third story will contain one four-bedroom apartment and a commercial space. The fourth story will contain a commercial space for the building owner and a rooftop garden area accessible only to the building owner. Because only one of the first floor commercial spaces has a restroom, both spaces will need to be occupied by the same user.

Plan Commission Site Plan Review: The UDO requires this petition to be reviewed by the Plan Commission because several waivers to the standards in BMC 20.03.120-130 are requested.

Six waivers are requested:

- Parking setbacks;
- Void-to-solid percentage;
- Window height to width ratio and design;

- Vertical and horizontal building design;
- Building façade modulation; and
- Building height step back.

The DCO district lays out considerations for the Plan Commission in the granting of waivers:

- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

SITE PLAN REVIEW

Residential Density: The property is approximately 0.17 acres. The maximum density allowed in the Downtown Core Overlay (DCO) district is 60 dwelling unit equivalents (DUEs) per acre. A maximum of 10.2 DUEs are allowed on this site. The petitioner is proposing two 2-bedroom apartments under 950 SF and one four-bedroom apartment for a total proposed DUE of 2.82.

Height: The DCO district specifies a minimum structure height of 35 feet and a maximum structure height of 50 feet. The proposed structure has a height of 47.3 feet from the lowest elevation along the building to the highest point on the roof.

Parking Setbacks: The DCO requires minimum parking setbacks of 5 feet for the side and rear and 20 feet behind a primary structure's front building wall for the front. The petitioner is proposing 0' side parking setbacks to the west and south and a parking setback of 14 feet behind the front building wall on Washington St.

Parking Setback Waiver – 20.03.120(c)(1): A waiver is required to build parking within the side and front parking setbacks. Granting this waiver would mean that parking lot perimeter landscaping cannot be planted. The property is very small, approximately 93 feet by 79 feet. The DCO district allows 100% impervious surface coverage and 0' building setbacks. The subject lot is bordered on the south by pavement, specifically the Bloomington Transit Center's drives and loading areas. The adjacent lot to the west contains the historic Fleener Building, which has a side setback of approximately five feet with a 5' wide concrete ramp within the setback. Staff believes that this waiver is appropriate considering the lot size, surrounding property pavement, and the impervious surface coverage allowed.

Parking Lot Perimeter Wall: The UDO requires that a decorative wall be built to screen the view of the parking area from surrounding right-of-ways. The petitioner is proposing three decorative planters and a decorative railing on the handicap ramp to shield view of the parking from Washington St. The petitioner states that a wall would limit accessibility from the rear parking lot to the front of the building.

Residential and Nonresidential Parking Standards: No parking is required for residential or nonresidential uses. The petitioner is proposing seven parking spaces, one of which is van accessible.

Building Setback Standards: The DCO allow a 0' front build-to-line. The minimum side building setback is 0'. The petitioner is proposing a building setback on all sides of 0'.

Ground Floor Nonresidential Uses: At least 50% of the total ground floor area is required to be nonresidential. This proposal meets this requirement by providing 100% ground floor nonresidential.

Building Frontage: 100% of the proposed building is at the build-to-line.

Building Alignment: The proposed building matches the 0' front setback of the contributing historic Fleener Building to the west.

Building Orientation and Entrances: The petitioner proposes one pedestrian entrance on the small western portion of the building's first floor and another on the corner of 3rd and Washington.

Street Trees: One existing street tree on E. 3rd St. will be preserved . A new street tree will be planted along S. Washington St. A tree grate around the new street tree is not shown on the site plan and will need to be added. The species proposed on Washington St. will need to be revised.

Lighting: The existing street light will be relocated and meet the requirements of the Unified Development Ordinance (UDO).

Mechanical Equipment and Service Areas: Mechanical equipment is located on the roof of the building, set back to screen the equipment from view from adjacent streets. Utility meters will be located on the south side of the building, the functional rear of the building.

Roofs or Building Caps: The proposed building has a metal coping, different color brick, and limestone accents which meet the DCO cap requirements.

Void-to-Solid Percentage: The first floors facing a street are required to have at least 60% void, and upper stories are required to be at least 20% void. The north elevation facing E. 3rd St. meets these requirements. However, the east elevation facing S. Washington St. does not.

Void-to-Solid Percentage Waiver – 20.03.130(b)(2): A waiver is required to allow the east building façade to have less void than required by the DCO. The property is a corner lot with a convenience store proposed for the first floor. Staff believes that the waiver is appropriate because the functional staff, storage, and restroom portions of the store have been pushed to the rear and away from the corner. Although there is no minimum void-solid-percentage for the south side of the building, staff believes that the number of upper floor windows here is desirable due

to its high visibility from the Bloomington Transit Center. This helps visually counteract the lower void percentage on the east side of the building.

Windows: All proposed windows are transparent, and large display windows are proposed on the first floor facades facing 3rd and Washington Streets. All upper floor windows, other than the almost square windows in the middle module facing 3rd St., meet the height to width ratio required in the DCO. Similarly, all upper floor windows, other than the one module, have distinct sills and lintels.

Windows Waiver – 20.03.130(b)(3): A waiver is required to allow windows in the middle building module on the northern facade which do not meet the upper floor height to width ratio and the sill and lintel requirements of the DCO. This module has a unique, more contemporary look with translucent fiberglass panels and metal. The square windows fit the look of this module and allow for greater daylighting in the upper floor commercial spaces. Staff believes this waiver is appropriate.

Materials: The proposed building will be primarily finished with brick and metal. Limestone, metal, and steel are proposed as secondary finish materials. Elevations and renderings have been included in the packet.

Vertical and Horizontal Design: The DCO states that building façade designs shall include a base, middle, and cap and that horizontal elements shall visually align with similar horizontal design elements of adjacent historic structures. The façade module adjacent to the historic Fleener Building aligns well with the Fleener Building's design. Like the Fleener Building, it does not have a distinct base. The rest of the proposed building meets the horizontal design requirements of the DCO. Vertical banding using stone or masonry is also not proposed on the building.

Vertical and Horizontal Design Waiver – 20.03.130(b)(5): A waiver is required to allow a portion of the building to not have a base and to allow a building without vertical banding. Given the need for the proposed building to contain design features similar to the historic Fleener Building, staff believes these waivers are appropriate.

Entrance Detailing: The proposed building will have two pedestrian entrances on the front that access the convenience store spaces. There is an additional pedestrian entrance on the south side of the building which provides access to the apartments and upper floor commercial spaces. The primary entrance on the corner into the convenience store will be angled from the façade, the door set back more than 4 feet from the north and east facades. A canopy over the door further emphasizes the entry.

Building Façade Modulation: The building proposed has three distinct façade modules. The middle module is offset by two feet, less than the 2.58 feet required.

Building Façade Modulation – 20.03.130(c)(1): A waiver is required for a façade modulation offset less than the minimum required in the DCO. The petitioner has stated that a larger offset would result in commercial spaces being too small. The space cannot be enlarged to the south without displacing some of the proposed parking spaces. Staff believes this minor deviation is appropriate.

Building Height Step Down: The building is within one story or fourteen feet in height of the adjacent Fleener Building, which is listed as a Contributing structure in the 2001 historic inventory.

Building Façade Step Back: The middle module along 3rd St. is 47.3' in height. All other portions of the building are less than the 45' in height required for the step back.

Building Façade Step Back – 20.03.130(c)(1): Stepping back just the middle module on this building and just the fourth story would result in a less attractive building. Staff believes this waiver is appropriate.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) reviewed the proposal and made three recommendations:

1.) Provide written proof that the site did not previously contain any leaking underground storage tanks and that the tanks that were there have been properly removed and any possible soil contamination has been remediated.

Staff response: Staff encourages the petitioner to investigate underground storage tanks, but written proof of removal and remediation is not required.

2.) A Landscape Plan shall be submitted that depicts all vegetation planned for the site including the roof, and change the single street tree to an acceptable species.

Staff response: The landscape plan should be revised to provide an acceptable street tree species. The rooftop landscaping is not required so it does not need to meet code.

3.) The Petitioner should apply green building practices to create a high performance and low carbon-footprint structure.

Staff response: Although desirable, this is not required by the zoning code. The petitioner is not requesting approval of a Green Development Incentive project.

RECOMMENDATION: This property is located within an area with a mix of building ages and styles. Staff believes the waivers requested are relatively minor and appropriate to allow a building that respects the historic building to the west while also having some contemporary design features similar to the future Bloomington Transit Center. Staff also believes that the proposed convenience store will be an outstanding complimentary use to the transit center.

Based on the written findings above, staff recommends approval of SP-37-13 and associated waivers with the following conditions:

1. Building materials and elevations must be consistent with submitted plans and renderings.
2. The proposed street tree species must be revised and approved by the Planning

- Department prior to building permit issuance.
3. A tree grate for the proposed street tree must be added to plans prior to building permit issuance.
 4. Lighting cut sheets must be submitted and approved prior to building permit issuance.
 5. Bicycle parking spaces compliant with the UDO must be added to plans prior to building permit issuance.

MEMORANDUM

Date: January 30, 2014
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: SP-37-13 Song Kim
Site Plan at 116 E. Third Street

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a Site Plan request for a 4-story mixed-use building. The site is in the Commercial Downtown Zoning District with a Downtown Core Overlay.

ISSUES OF CODE COMPLIANCE:

1.) UNDERGROUND STORAGE TANKS:

The Petitioner's Statement mentions that this was once the site of a gasoline filling station before becoming an office and a laundry facility. The EC requests written proof that any underground tanks associated with the filling station have been properly removed and assurance that they did not leak or that any contaminated soil has been removed or remediated.

2.) LANDSCAPE PLAN:

A revised landscape plan has not been submitted for this site to date. In addition to all other plants on the property, the Petitioner will need to include the plant species planned for the rooftop patio, and change the street tree from a Red Horse Chestnut (*Aesculus x Carnea*) to an acceptable tree from the Unified Development Ordinance (UDO) Landscape Standards list of street trees in 20.05.058. The Red Horse Chestnut is a good tree for the interior of a site, but not for a street tree because of the large nuts it drops.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

3.) GREEN BUILDING:

The EC recommends that the developer design the building with as many best practices for energy savings as possible. Some examples of BMPs that go beyond the Building Code include enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; high efficiency toilets; programmable thermostats; sustainable floor coverings; and recycled products such as carpet and counter tops. Some specific recommendations to mitigate the effects of climate change include the following.

Reduce Heat Island Effect. The roof material should have a minimum initial Solar Reflective Index

(SRI) of 0.65, and an aged index of 0.55. (SRI is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%)). If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

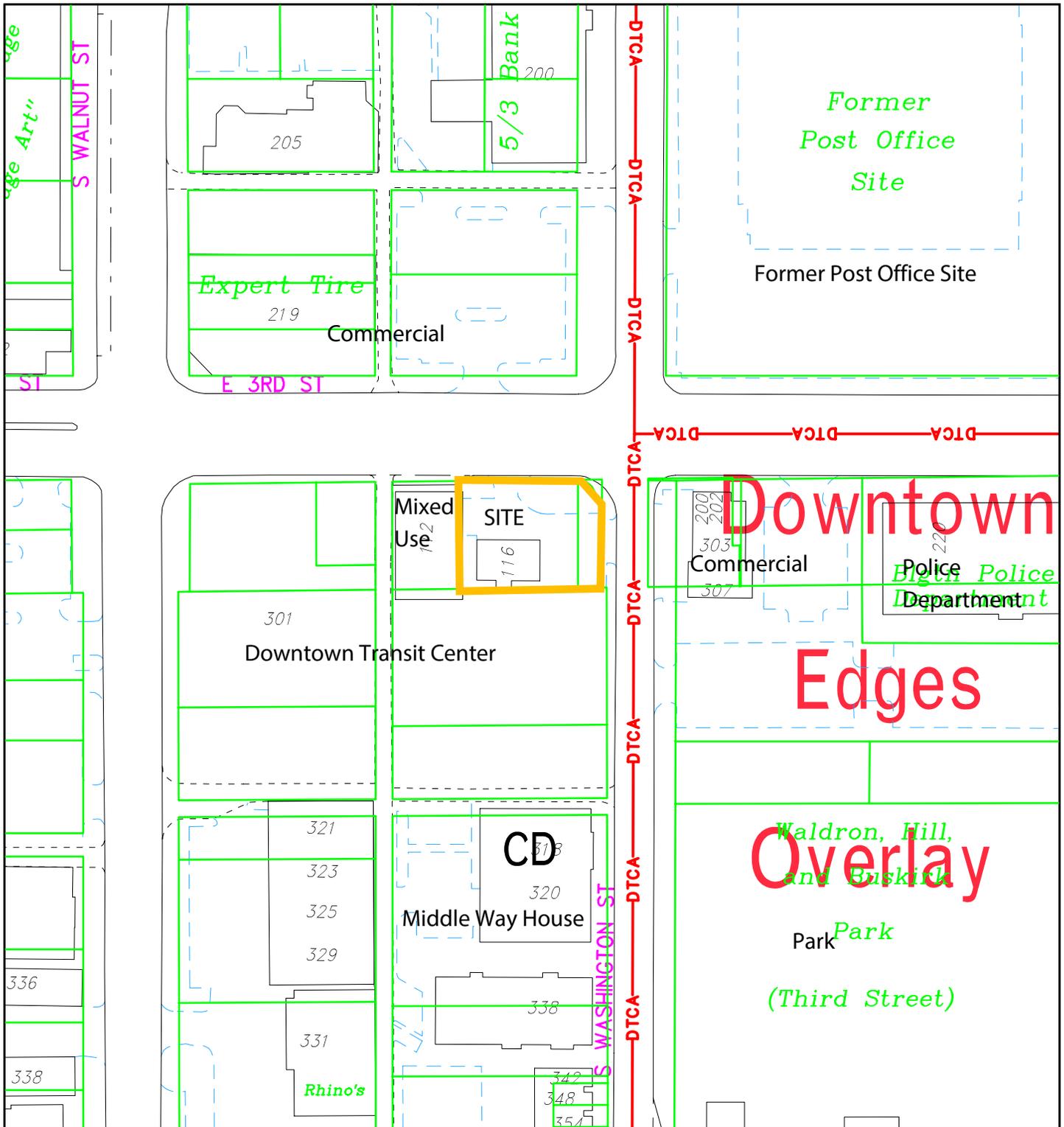
Water conservation. As recommended in the *City of Bloomington Utilities Water Conservation Plan*, every effort should be used to conserve water. All fixtures should be the low-flow type. The faucets for hand washing sinks should be the self-closing type, and the toilet design and plumbing should be the high efficiency type.

Energy efficiency. All insulation and windows should be highly insulating to save energy in both summer and winter, and to reduce greenhouse gas emissions in our region.

Green building supports Bloomington's overall commitment to sustainability and is being actively promoted by the City (<http://bloomington.in.gov/greenbuild> and UDO green building incentives 20.05.049 GD-01). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan, by City Council resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions, and by City Council resolution 06-07, which recognizes and calls for planning for peak oil, and by *Redefining Prosperity: Energy Descent and Community Resilience Report* of the Bloomington Peak Oil Task Force.

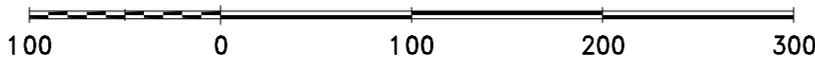
EC RECOMMENDATIONS:

- 1.) Provide written proof that the site did not previously contain any leaking underground storage tanks and that the tanks that were there have been properly removed and any possible soil contamination has been remediated.
- 2.) A Landscape Plan shall be submitted that depicts all vegetation planned for the site including the roof, and change the single street tree to an acceptable species.
- 3.) The Petitioner should apply green building practices to create a high performance and low carbon-footprint structure.



SP-37-13
 116 E. 3rd St.
 Song Kim
 Zoning and Surrounding Land Use

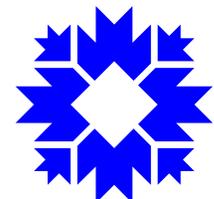
By: bannok
 3 Feb 14



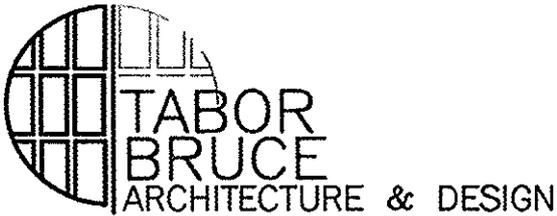
For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 100'



1101 S Walnut Street Bloomington, Indiana. 47401 Ph. 812.332.6258 Fax 812.332.8658
www.taborbruce.com E-Mail dbruce@taborbruce.com

PLAN COMMISSION

Petitioner's Statement 116 East Third Street

Overview-Existing site

The site as it exists is a small, 1,350 square foot, single story building with 2 sides of exposed concrete block and 2 sides of a brick veneer. Currently, the structure is used as a laundry facility and before that, it has been numerous offices, including Fee & Meir Insurance in the 1980's. (I know, because my father worked for them in this very building).

Apparently, this building was a gas station at some time in its history. The existing site is opposite to everything we like to see in modern planning and zoning. Its use of exposed concrete block, the lack of cohesiveness and its "parking lot forward-building to the rear" site design. It contains roughly .17 of an acre.

Location

The location of this site and the changes around it are foremost the reasons for this project. Within sight of the Third Street Park and now the new City of Bloomington bus terminal, it will be convenient for those wanting a quick snack, newspaper or cold drink. Nearby development changes with the bus terminal and the adjacent historic office building renovation for Pavilion Properties and the demolition of the post office with its promise of a new future have only made the development of this small site feasible. Our design and re-use of this site is a small attempt to counteract sprawl. We are proposing a structure on an underutilized site that will fit in the UDO and hopefully be affordable to build. The use as a small market fits the area and its needs well. The site is close to a park and next to the new bus terminal and will provide a close location for both as a stop for a newspaper, coffee or soda as a small neighborhood activity center.

Building design

After discussion with city planning, the owner has agreed and made many changes in the direction of this development. The initial thought was to renovate the existing structure as it sits. This would leave a building located in the back corner of the lot and asphalt in front. The footprint of the existing building is just not large enough in size for the space needs of a convenient store. Moving the building out to the streets edge and sidewalk will allow for us to fill in the block with a pedestrian scale building and hide the parking behind the structure. We have agreed to create a "one-way" drive thru from Washington Street to Third Street for site access. Locating the drive entry on Washington Street allows for both East and West traffic to enter because of the stop light at Third and Washington Streets. Exiting the site will be eastbound only as a future City of Bloomington plan is to create an island down 3rd street. The new

footprint is the only way we could maximize the needed size of the first floor for the market and still leave some parking for employees and customers.

Our proposed development will contain a 1,753 square foot market and 263 square foot bakery on the ground floor and two-2 bedroom apartments of approximately 900 square foot each and a 549 square foot office or kitchen area for the bakery. The third floor will have a single 1,857 square feet, four bedroom apartment. The roof will contain a space for the owner to use as storage or a small office with 375 square feet of enclosed space and the majority of the rest of the roof will be dedicated to the owner's own rooftop garden and planting areas for a true "green" roof with plantings that should be visible to the street.

Just as the Secretary of the Interior Standards do not want us to change the character of a historic building with additions; we are trying to utilize some defining elements of the historic Fleener building elevation such as the grid lines established by the base, window units and brick. It is these very character defining elements that will complete a sense of space along this street block.

Key Downtown Plan Attributes

From Downtown core-From 2005 Downtown plan:

Need for small scale downtown structures

Small businesses were leaving downtown because of not having parking for employees

Maintain the alignment of buildings exhibited by existing, traditional buildings in the Character Area. In the Courthouse Square and Downtown Core Character Areas, align the building with the sidewalk edge to create a zero setback. Align the front building facade with the sidewalk edge

The Fleener Building constructed in 1928 in the Vernacular Commercial architectural style is our neighbor directly to the west. This structure will stand on its own merits as an architectural work. Our intent was to follow another guideline while respecting the "grid" imposed by the historic structure:

Architectural Character

While it is important that a new building be compatible with the traditions exhibited by existing buildings in Downtown Bloomington, the new building does not necessary have to imitate older building styles. In fact, stylistically distinguishing a new building from its older neighbors in Downtown Bloomington is preferred, when the overall design of the new infill project reinforces traditional development patterns

This petition seeks to add to the heart of our downtown with a small scale mixed-use residential/commercial building that has some elements of the past. Pedestrian scale massing, a main street-front façade with defining corner elements at the entries will all be combined in the redevelopment.

A new building should maintain the alignment of key horizontal elements along the block.

New designs that respect traditional building styles are encouraged. A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the new project to be construed as a product of its own time, yet be compatible with its historic neighbors. In general, the imitation of

older historic styles is discouraged except where necessary to conform to the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

The building will be clad with a primary material of its massing of Brick and limestone with storefront commercial windows along the retail ground floor. Proposed site improvements will include a bicycle rack, planters, and street trees and street lighting as required.

Our use of masonry and even limestone accents all are materials and designs that reflect the past but also are combined with other elements to reflect a building that is a product of this era.

Mass, Scale and Form

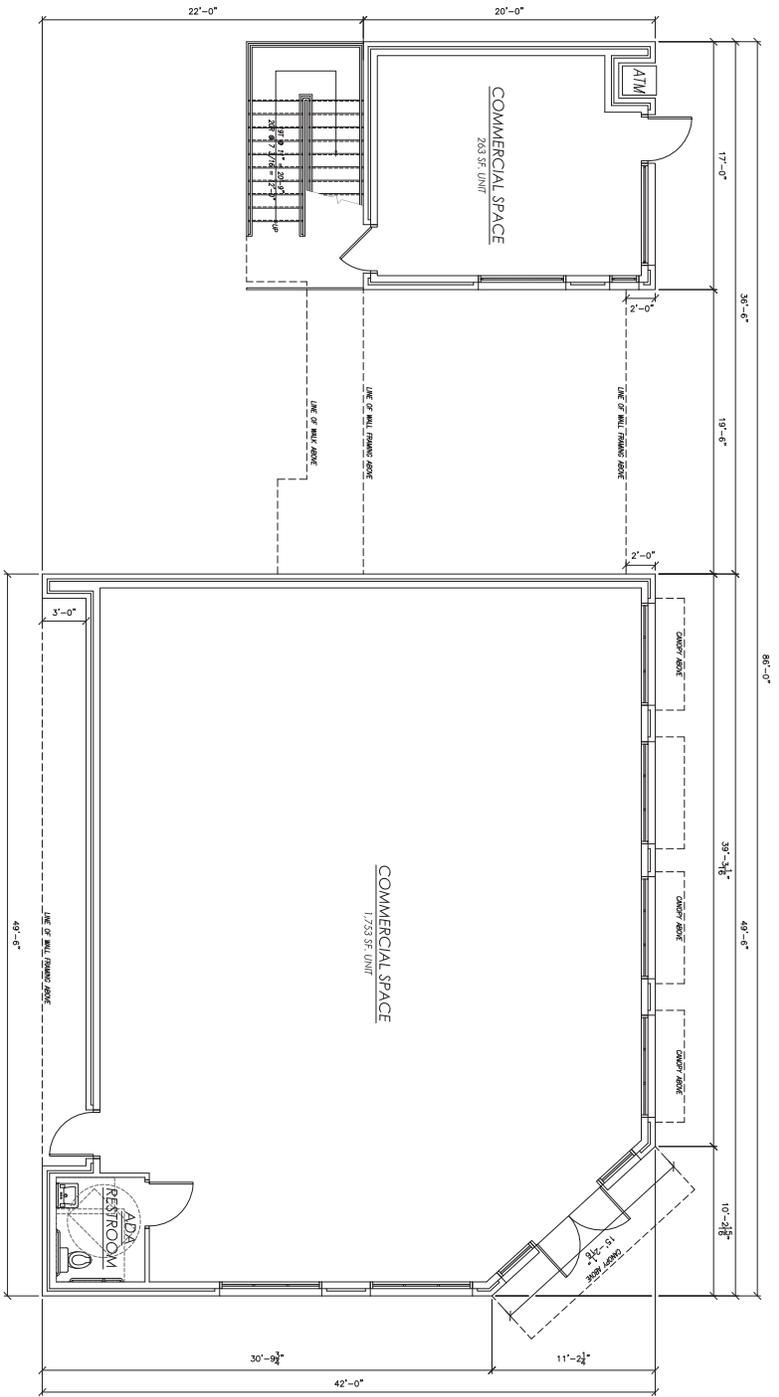
Building heights vary substantially in Downtown Bloomington and yet there is a strong sense of similarity in scale. This is in part because most buildings are within two to four stories in height. In addition, most buildings have features at the lower levels that are similar in scale. First floors, for example, are similar in height. Upper stories are defined by moldings, which align along the block and contribute to a perceived uniformity in height to pedestrians. A variety of building heights in new construction is, therefore, appropriate. However, the dominant scale of two to four stories should be maintained. This may be accomplished by literally constructing a building within this traditional height range; in other cases, design elements that reflect this traditional height may be incorporated into larger structures. Setting upper floors back from the building front also may be considered.

Almost all of this is reflected in our building. This proposal follows many of the vision statements for the GPP and completes the notion of the Main Street motto, Live, Work and Play downtown. This project is a small piece to the larger puzzle where the process has strived for creative solutions to keep our downtown vibrant and competitive. This area is a pedestrian friendly environment. We do not lose character when we build a modern building; we continue the very history that we want to protect! Our town is not and was not constructed in a singular era and should continue to represent that thought with these small scale infill developments.

Thank you for your consideration.



Doug Bruce NCARB-LEED AP
TABOR/BRUCE ARCHITECTURE & DESIGN, Inc.
1101 S Walnut Street
Bloomington, IN 47401
(812) 332-6258

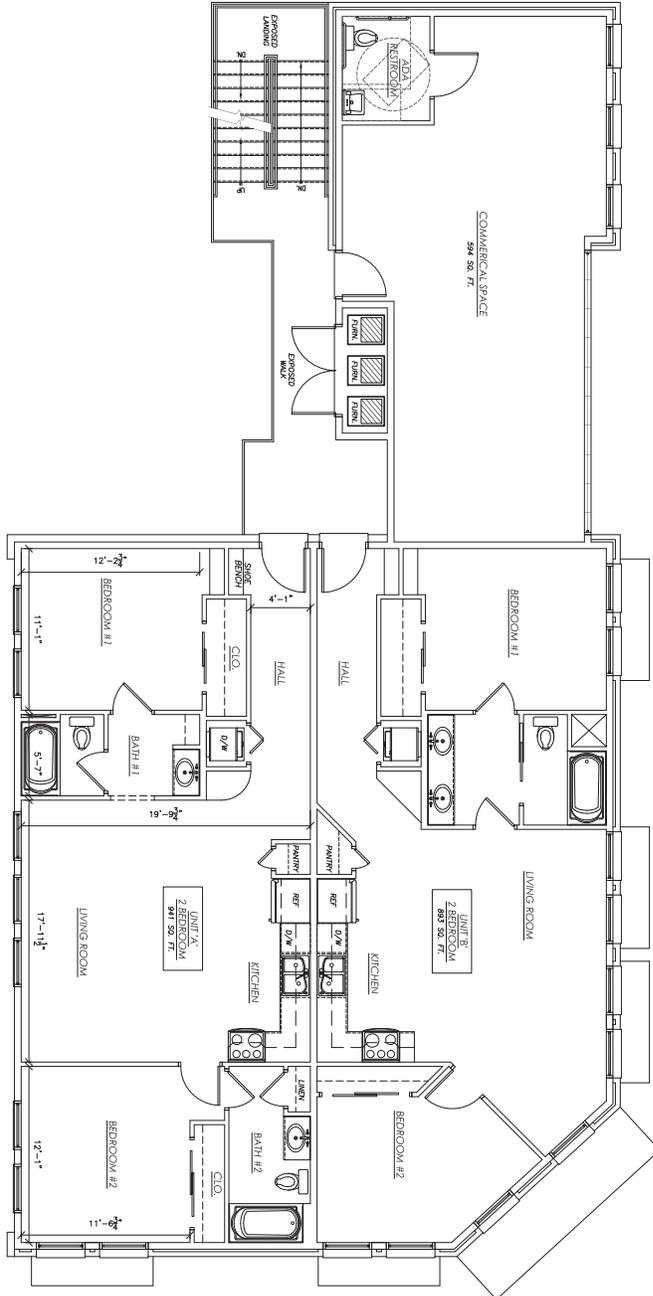


- BUILDING INFO:**
 7,968 TOTAL SQ. FT.
 4 STORY BUILDING
 2 UNITS, 2 BEDROOMS
 2 ~ 2 BEDROOMS + 1 ~ 4 BEDROOMS
- FIRST FLOOR FT:**
 2 ~ COMMERCIAL SPACES
- SECOND FLOOR:**
 2,880 COMMERCIAL SPACE
 2 ~ 2 BEDROOMS
- THIRD FLOOR FT:**
 1 ~ COMMERCIAL SPACE
 1 ~ 4 BEDROOM
 FLOOR SOFT
 775 SQ. FT.
 1 ~ COMMERCIAL SPACE
 ROOFTOP GARDEN

FIRST FLOOR PLAN

| | |
|---------------------------------------|----------------|
| SONG KIM - HOOPER/MADE | DATE: 01/24/14 |
| CONCEPT | 01/08/14 |
| 031031403 BRICE ARCHITECTURE A. BRICE | |



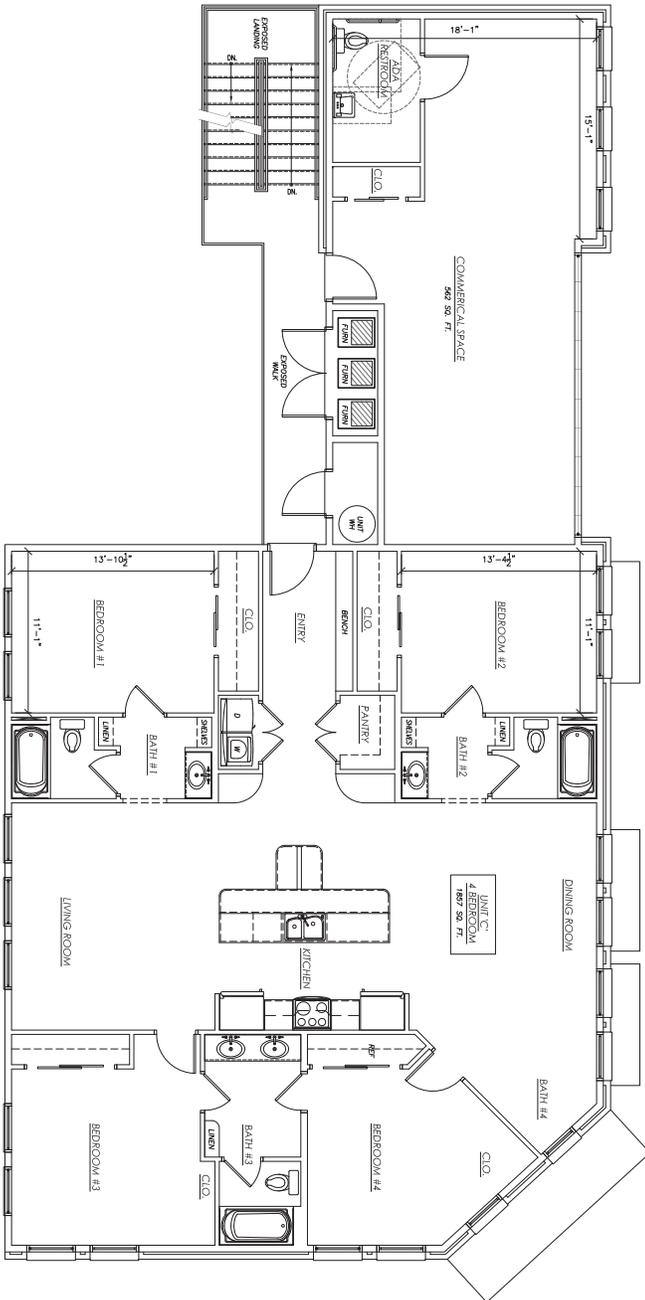


SECOND FLOOR PLAN

SONG KIM - HOOBER WARD
 ARCHITECTS
 3030 TARBOR BRIDGE ARCHITECTURE & DESIGN
 01/08/14

1/2" = 1'-0"
 01/08/14



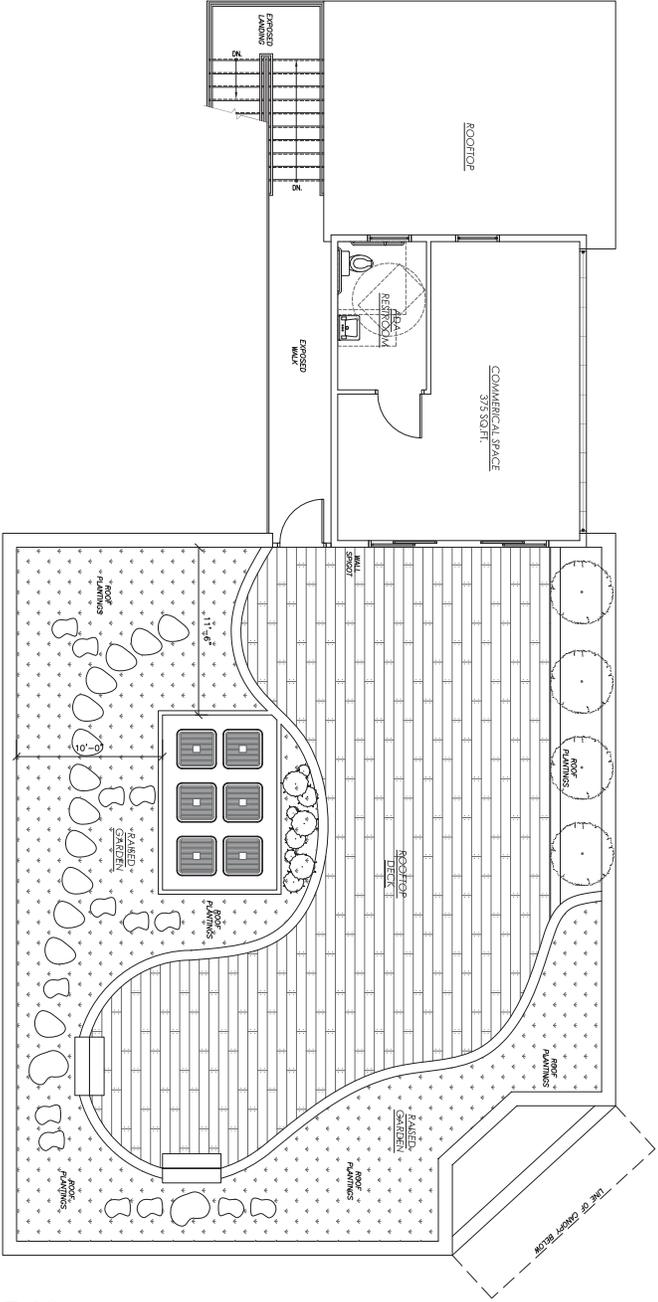


THIRD FLOOR PLAN

SONG KIM - HOOPER/MADEI
 ARCHITECTS
 3030 HARBOUR BRIDGE ARCHITECTURE & DESIGN
 01/09/14



SP-37-13



FOURTH FLOOR PLAN

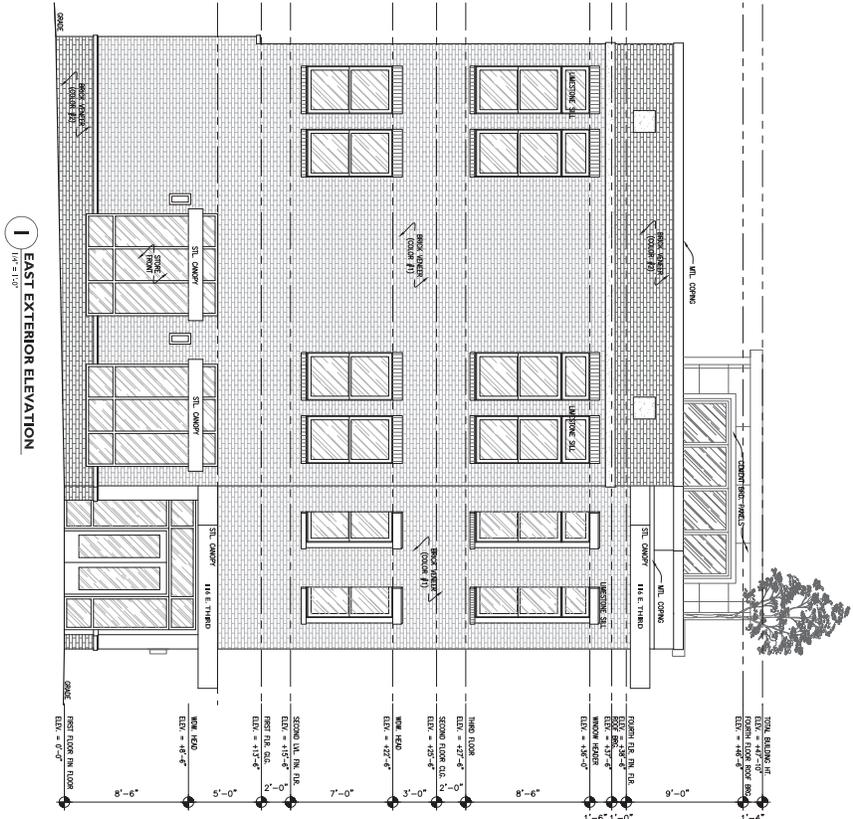
SONG KIM - ARCHITECT
 COMMERCIAL
 2013 THABO BRICE ARCHITECTURE & DESIGN
 01/08/14

THIS PLAN 375 SQ FT
 TOTAL 7,968 SQ FT

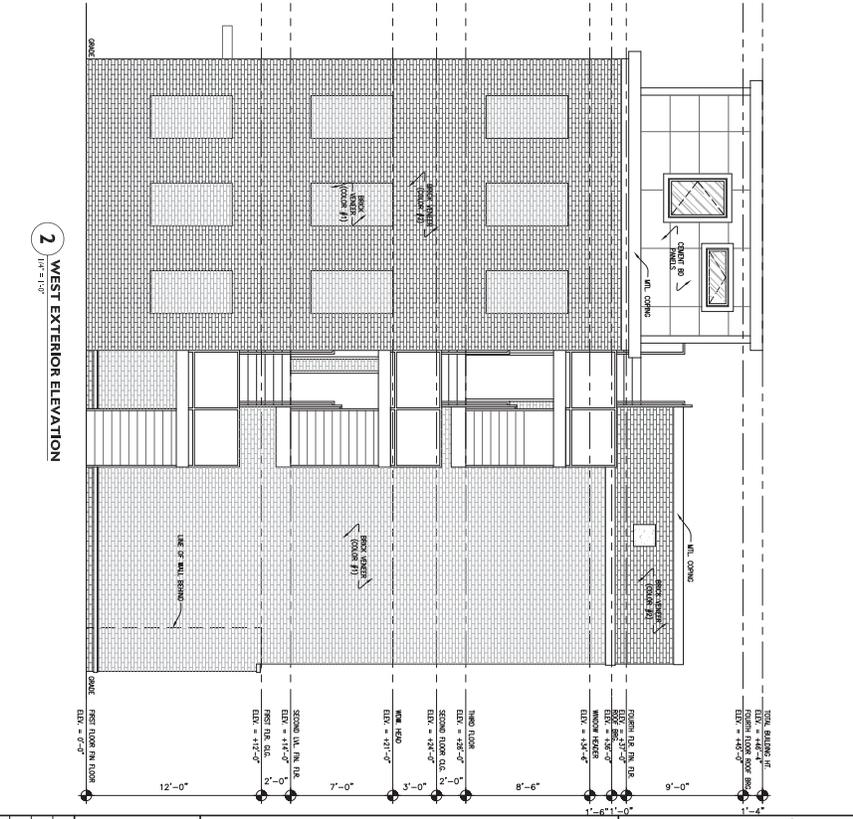
1/2" = 1'-0"



THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO CONTRACT PROVISIONS OF ARCHITECTURAL AGREEMENT, AND TO THE EXTENT OF CONFLICT, THESE CONTRACT PROVISIONS SHALL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

SP-37-13

AE202

EXTERIOR ELEVATIONS

PROJECT NO. 3000

DATE 03/10/14

DRAWN BY M. COZAN

CHECKED BY D. BRUCE

SHEET NAME

| | |
|-------------|----------|
| PROJECT NO. | 3000 |
| DATE | 03/10/14 |
| DRAWN BY | M. COZAN |
| CHECKED BY | D. BRUCE |
| SHEET NAME | |

A NEW BUILDING FOR:

SONG KIM

116 EAST THIRD STREET

BLOOMINGTON, INDIANA 47401-3504

REVISIONS

| | |
|-----|-------------|
| NO. | DESCRIPTION |
| | |
| | |
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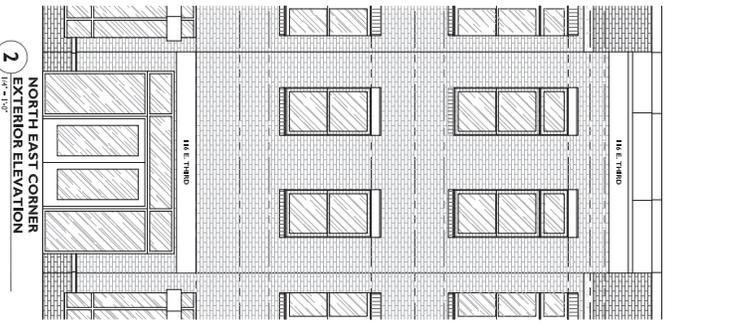
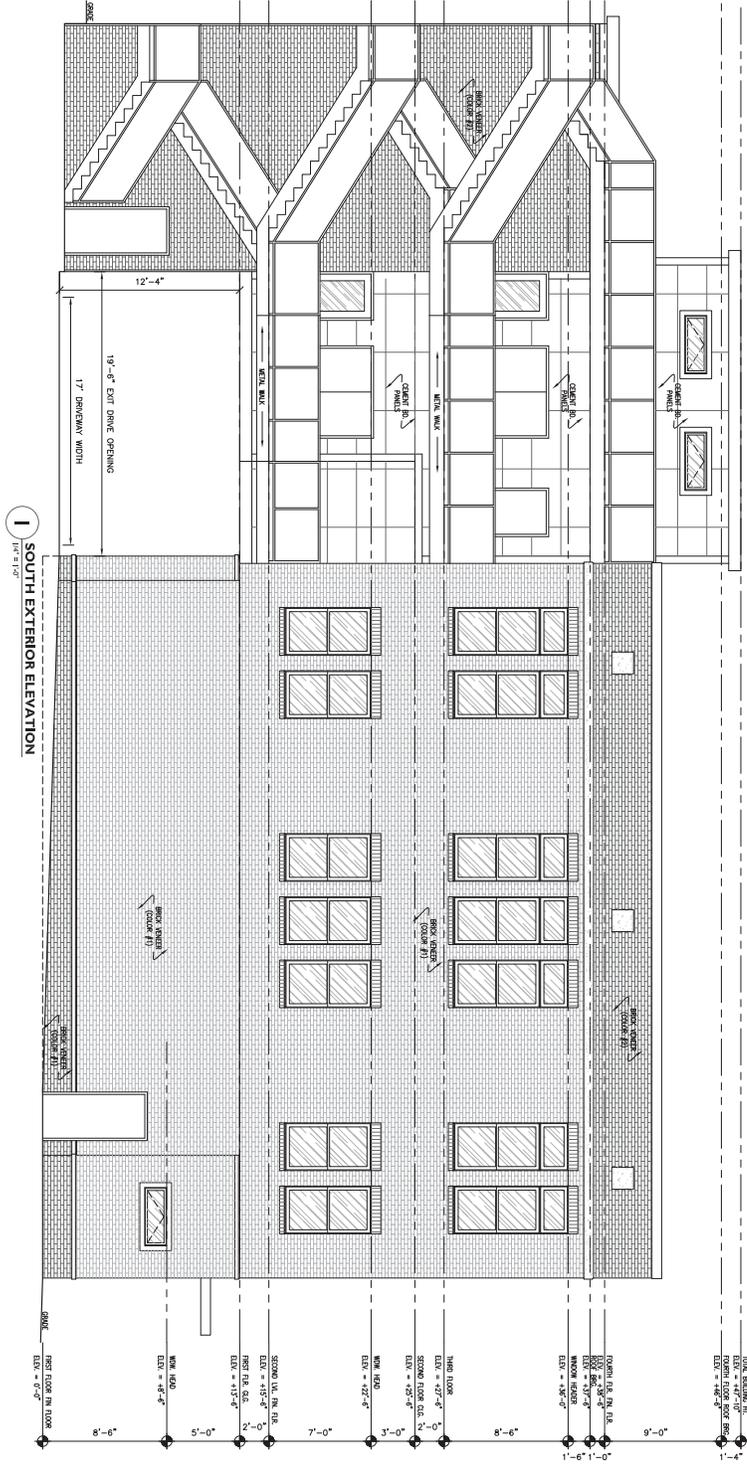
TABOR BRUCE

ARCHITECTURE & DESIGN INC.

1101 S. WALNUT STREET - BLOOMINGTON, IN 47401

TELEPHONE: (812) 332-0285 FACSIMILE: (812) 332-8658

THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO CONTRACT PROVISIONS OF ARCHITECTURAL AGREEMENT, FORM NO. 100, AS AMENDED, AND TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT, FORM NO. 100, AS AMENDED, AND TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT, FORM NO. 100, AS AMENDED, AND TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT, FORM NO. 100, AS AMENDED.



SP-37-13

AE203

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| PROJECT NO. | 3000 |
| TITLE | ELEVATIONS |
| DRAWN BY | NA, OZDEM |
| CHECKED BY | D. BRUCE |
| DATE | |

A NEW BUILDING FOR:
SONG KIM
 116 EAST THIRD STREET
 BLOOMINGTON, INDIANA 47401-3504

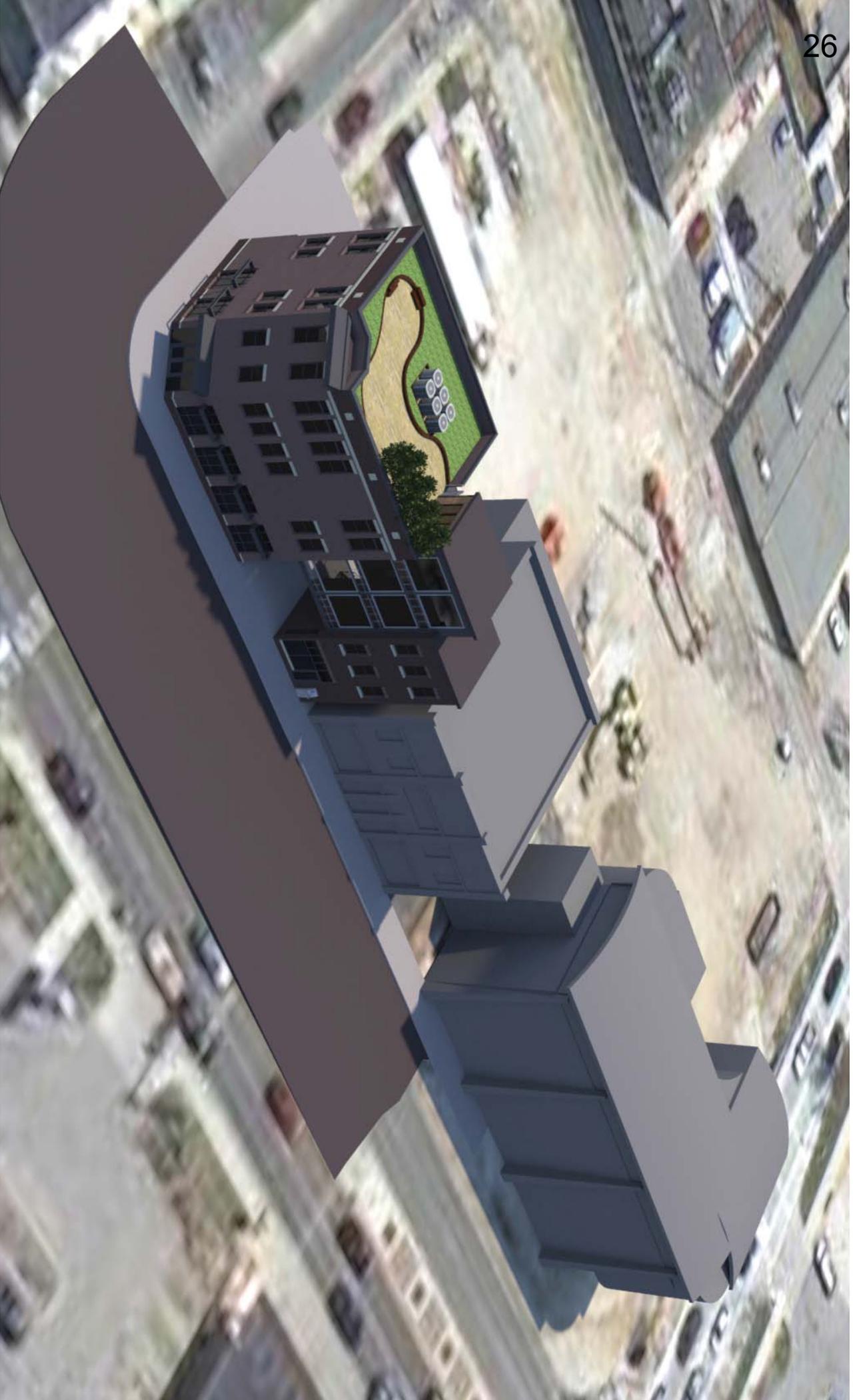
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| REVISIONS | |
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TABOR BRUCE
 ARCHITECTURE & DESIGN INC.
 1101 S. WALNUT STREET - BLOOMINGTON, IN 47401
 TELEPHONE: (812) 330-0286 FACSIMILE: (812) 332-8658





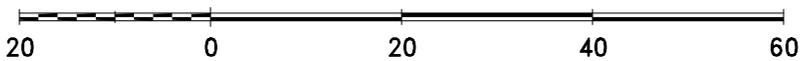




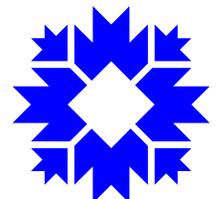


SP-37-13
 116 E. 3rd St.
 Song Kim
 2010 Aerial Photograph

By: bannonk
 17 Jan 14



City of Bloomington
 Planning



Scale: 1" = 20'

For reference only; map information NOT warranted.