CITY OF BLOOMINGTON

BOARD OF ZONING APPEALS

September 22, 2016 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS
September 22, 2016 at 5:30 p.m. ***Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: June 23, 2016

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

- UV/V-25-16 **Milestone Ventures, Inc.**
  2446 S. Henderson St.
  Request: Use variance to allow ground floor residential dwelling units and a variance from maximum height standards.
  Case Manager: Eric Greulich

******Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.***

BLOOMINGTON BOARD OF ZONING APPEALS **CASE #: UV/V-25-16**
STAFF REPORT **DATE: September 22, 2016**
Location: 2446 S. Henderson Street

PETITIONER: **Milestone Ventures**
8152 Castilla Dr, Indianapolis

CONSULTANT: **Bynum Fanyo and Assoc., Inc.**
528 N. Walnut St., Bloomington

REQUEST: The petitioner is requesting a use variance to allow ground floor residential units in a Commercial Arterial (CA) zoning district and a variance from maximum building height.

REPORT: This 0.98 acre property is located at 2446 S. Henderson Street and is zoned Commercial Arterial (CA). The property was previously used as a parking lot for the adjacent property to the east. Surrounding land uses include multi-family units (Timber Ridge and Crawford Apartments) to the north and various commercial uses to the east (Winslow Plaza), business/professional offices to the south, and commercial business to the west. The Plan Commission and Board of Zoning Appeals approved a similar use variance petition (UV-25-12) for the Crawford apartments to the north of this site that were constructed in 2012.

The petitioner is proposing to remove the existing parking area and construct a 4-story building with 36 one-bedroom apartments. The apartments are of a type called "supportive housing" for individuals transitioning from homelessness or shelters to more permanent housing. A parking area will be provided under the building with 7 parking spaces for the tenants and employees. New landscaping will be planted throughout the property as required. There is an existing ingress/egress easement along the north property line for an existing shared access drive that will provide access for this property from Henderson Street. The building has been designed to meet at least the gold level LEED (Leadership in Energy & Environmental Design) standards (similar to the other Crawford apartment building) and will also officially be certified as a LEED building.

The petitioner is requesting a use variance to allow 3 ground floor dwelling units and a variance from the maximum allowed building height. Although the ground floor of this building will be mostly offices and nonresidential uses, the ground floor dwelling units are not allowed in the Commercial Arterial district. The petitioner is also seeking a variance from the maximum height in order to allow a portion of an exterior stairwell and elevator room to be 53' tall rather than the standard 50' height limit.

PLAN COMMISSION RECOMMENDATION: The Plan Commission reviewed the plan and the use variance request at their September 12, 2016 meeting. The Plan Commission voted 7-0 to forward the use variance request to the BZA with a positive recommendation. The Plan Commission found that the proposed use variance does not interfere with the Growth Policies Plan.

SITE PLAN ISSUES:

Density: The petitioner is proposing 36, one-bedroom units for a total of 9 DUE's for an overall density of 9.2 units/acre. This is within the maximum allowed density of 15 units/acre of the Commercial Arterial district.

Parking: No parking is required for this multi-family use. The petitioner proposes 7 spaces, including a van accessible handicap space. The proposed 36 dwelling units are permitted a maximum of 1 parking space per bedroom, 36 parking spaces. Because of the limited use of vehicles by the residents, the 7 space parking lot will be used primarily by employees and visitors and will meet the parking needs for this use.

Environmental: There is creek that runs through the rear of this site that would require a 25' riparian buffer and that has been shown on the site plan. The riparian buffer prevents a majority of the rear of the property from being developed. Most of the disturbance for the new building would occur on the existing parking area and there would be very little new disturbed area.

Architecture: The building will have a variety of architectural materials including brick, limestone, and fiber cement siding and panels. The building will be four stories overall. There will be two entrances to the building with one entrance on the north side and the other on the south side.

CRITERIA AND FINDINGS

20.09.130 e) Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

   STAFF FINDING: Staff finds that the request is not injurious to the public health, safety, morals, or general welfare of the community. The variance to allow a portion of the building to be 3' taller than the maximum 50' height limit will not be injurious or have adverse impacts.

2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

   STAFF FINDING: Staff finds no adverse impacts to the use and value of the surrounding area associated with the proposed variance. Once again the variance to allow a portion of the building to be 3' taller than the maximum 50' height limit will not have a substantially adverse impact on the use or value of the area adjacent to the property.

3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

STAFF FINDING: Staff finds peculiar condition in that only a very small portion of the building for a stairwell will exceed the allowable height limit and the main building itself meets the height limit. Practical difficulty is found in that strict adherence to the UDO will not allow the building to have elevator access to all floors that would increase accessibility with only a small increase in a portion of the building height.

20.09.140 CRITERIA AND FINDINGS FOR USE VARIANCE:

Findings of Fact: Pursuant to IC 36-7-4-918.4. the Board of Zoning Appeals or the Hearing Officer may grant a variance from use if, after a public hearing, it makes findings of fact in writing, that:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and

Staff Finding: Staff finds no injury with the use variance request for ground floor units. This site is immediately adjacent to another large multi-family complex (Timber Ridge). The prohibition of ground level units was intended to achieve a mix of uses along commercial corridors. Staff finds the area to have an adequate mix of uses due to the surrounding commercial developments.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

Staff Finding: Staff finds no adverse impacts associated with the proposed use variance.

(3) The need for the variance arises from some condition peculiar to the property involved; and

Staff Finding: Staff finds peculiar condition in that the presence of established commercial uses and commercially zoned land surrounding this site reduces the need for this property to have commercial uses.

(4) The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and

Staff Finding: Staff finds the strict application of the Unified Development Ordinance will place an unnecessary hardship in that there are adequate commercial services surrounding the site and additional commercial space is not needed in this area. This use will provide a needed social service housing type and is adjacent to another project that was approved for the same use. In addition, this

site is further north on Walnut Street Pike than other commercial uses and transitions to strictly residential developments north of this, with no commercial uses further north.

(5) The approval does not interfere substantially with the Growth Policies Plan.

Staff Finding: The Plan Commission found that this proposal does not substantially interfere with the Growth Policies Plan. The GPP designates this property as Community Activity Center (CAC). The CAC designation "is designed to provide community-serving commercial opportunities in the context of a high density, mixed-use development." The small size of the property does not provide an opportunity to develop this site as a complete CAC and not every property needs to have every feature of a CAC, however some of the relevant policies for this area state that:

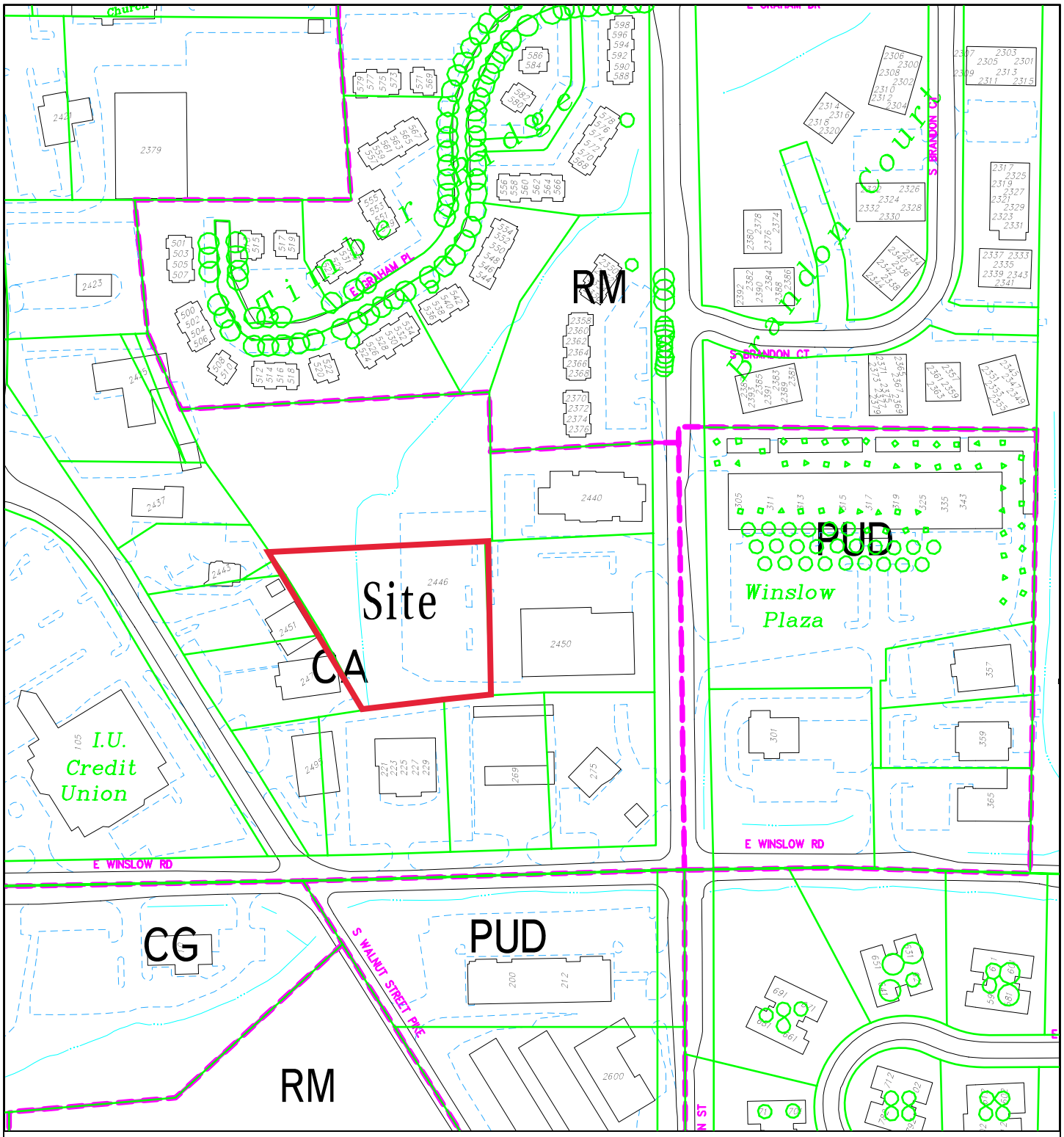
- *Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.*
- *Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.*
- *Street cuts should be limited as much as possible to reduce interruptions of the streetscape.*
- *Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.*

In addition to the policies of the CAC, the GPP's guiding principles have several policy recommendations that relate to this petition. The "Sustain Economic and Cultural Vibrancy" guiding principle states:

- *…the redevelopment of under-utilized parcels should not be neglected in favor of open land outside of the City.*
- *Within Bloomington, there are significant numbers of properties within downtown, along arterial roadways, and even in core neighborhoods that could be better utilized through redevelopment strategies.*

CONCLUSIONS: Staff finds that this petition provides an ideal reuse of an underdeveloped property. The small size of this property, environmental constraints, and lack of direct street frontage does not provide a viable opportunity for a commercial use. The Plan Commission found that the use of a portion of the ground floor space for 3 dwelling units does not interfere with the goals and policies of the Growth Policies Plan. The presence of several commercial uses immediately surrounding this property provides commercial services in this area. The petitioner will be providing a needed housing type with this project that will be furthered with the granting of this use variance.

RECOMMENDATION: Based upon the written report, staff recommends approval with no additional conditions.



UV/V-25-16 2446 S Henderson St

Milestone Ventures

Board of Zoning Appeals

Site Location, Zoning, Land Use, Parcels

By: greulice

9 Sep 16

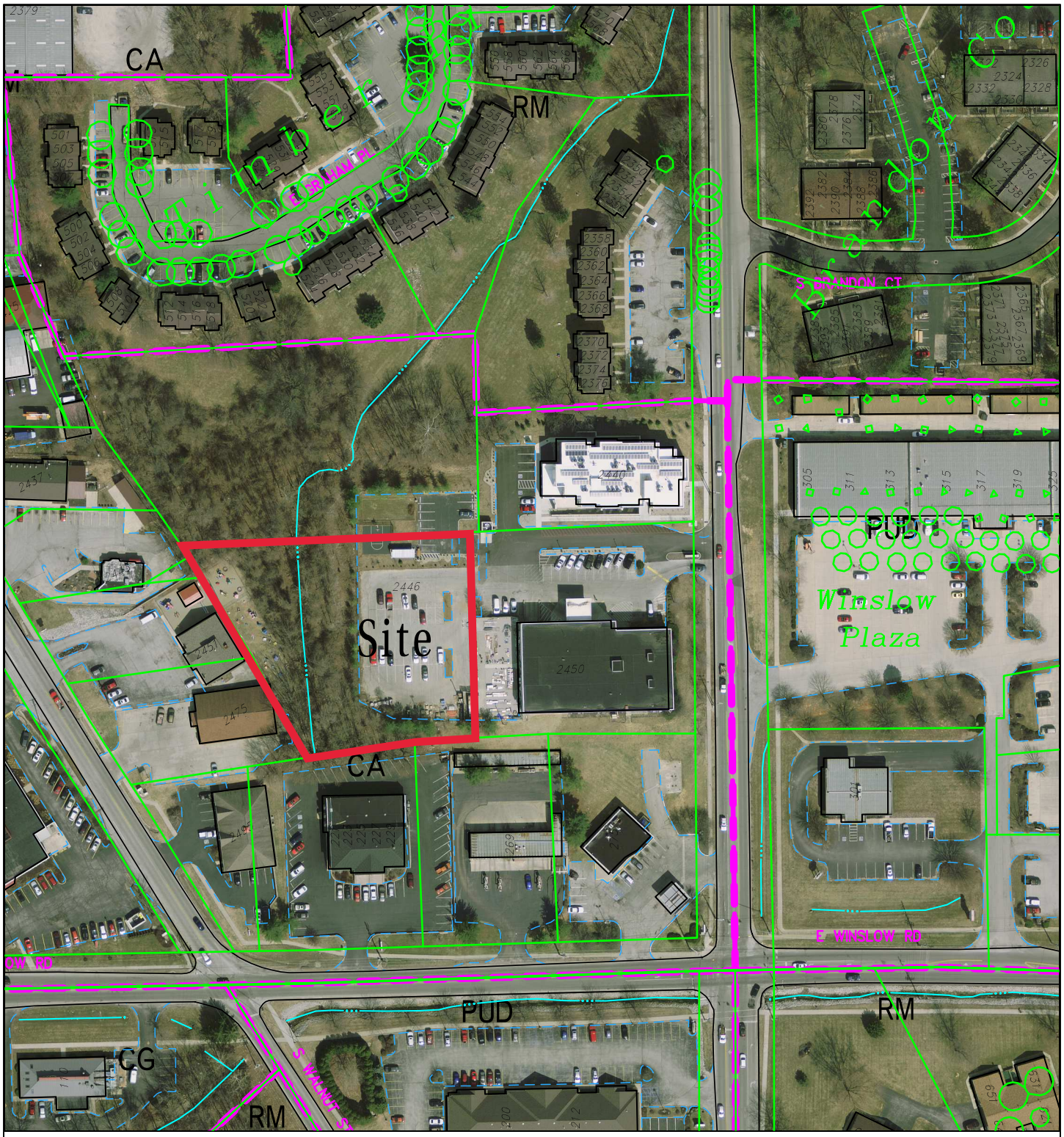
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



UV/V-25-16

Milestone Ventures

2446 S Henderson Street

Board of Zoning Appeals

2014 Aerial Photogragh

By: greulice

9 Sep 16

150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.

August 8, 2016

City of Bloomington Plan Commission

401 N. Morton Street

Bloomington, Indiana 47403

Re: Crawford Apartments II

Dear Plan Commission and BZA Members:

Our client, Milestone Ventures, Inc., respectfully request approval of variances to the CA zoning for residential uses on the first floor and height. Most of the square footage on the first floor is office, meeting rooms, case manager offices, etc. however, there are 3 one bedroom apartments that do require a variance. While the majority of the building at the parapet elevation is well below the 50-foot height restriction at 43' 7" the extension of the stair tower on the north end of the building does exceed the maximum height allowed at 53' 4".

The property is 0.98 acres located south and west of the completed Crawford Apartment building. We are proposing a 4 story building with 8 parking spaces. As stated there will be 3 apartments on the first floor and 11 apartments on each of the upper three floors for a total of 36-one bedroom apartments each at 565 square feet. Allowable density is 14 units. Using the DUE of .25 for a one-bedroom apartment we have a density of 9 units, well below the 14 allowed.

With the exception of some minor grading at the southwest corner of the access drive all construction activities will occur on previously disturbed ground. The following narrative prepared by the petitioner describes the sustainable initiatives to be included in this project:

Crawford Apartments II is modeled on its predecessor, Crawford Apartments I, which is the State's first certified LEED Platinum multi-family building. At a minimum, Crawford Apartments II will be certified LEED Gold, although it may achieve the Platinum designation.

To be LEED Gold certified, the site and building will have been judged to have been designed and constructed to minimize its carbon footprint to an exceptional degree.

Specific Sustainable Features to be Incorporated are:

- **Insulation exceeding Energy Code by 15% or more.**
- **At least 50% of rainwater will be captured.**
- **Low flow plumbing fixtures will be installed**

UV-24-16
Petitioner Statement

- All lighting will be LED lighting.
- Ceiling fans will be installed in each apartment.
- Energy Star certified appliances will be installed.
- High Energy Efficient Heating and Cooling will be installed
- Highly Efficient Windows will be installed
- Good Indoor air quality will be ensured through minimization of VOC materials and incorporating fresh air systems.

In addition to typical architect, engineer, local and state inspections, third-party construction inspectors for the LEED program will verify all insulation, caulking, and sealing is installed to the highest standards.

After you have had a chance to review our petition please feel free to contact me with any questions or clarifications you have.

Sincerely,

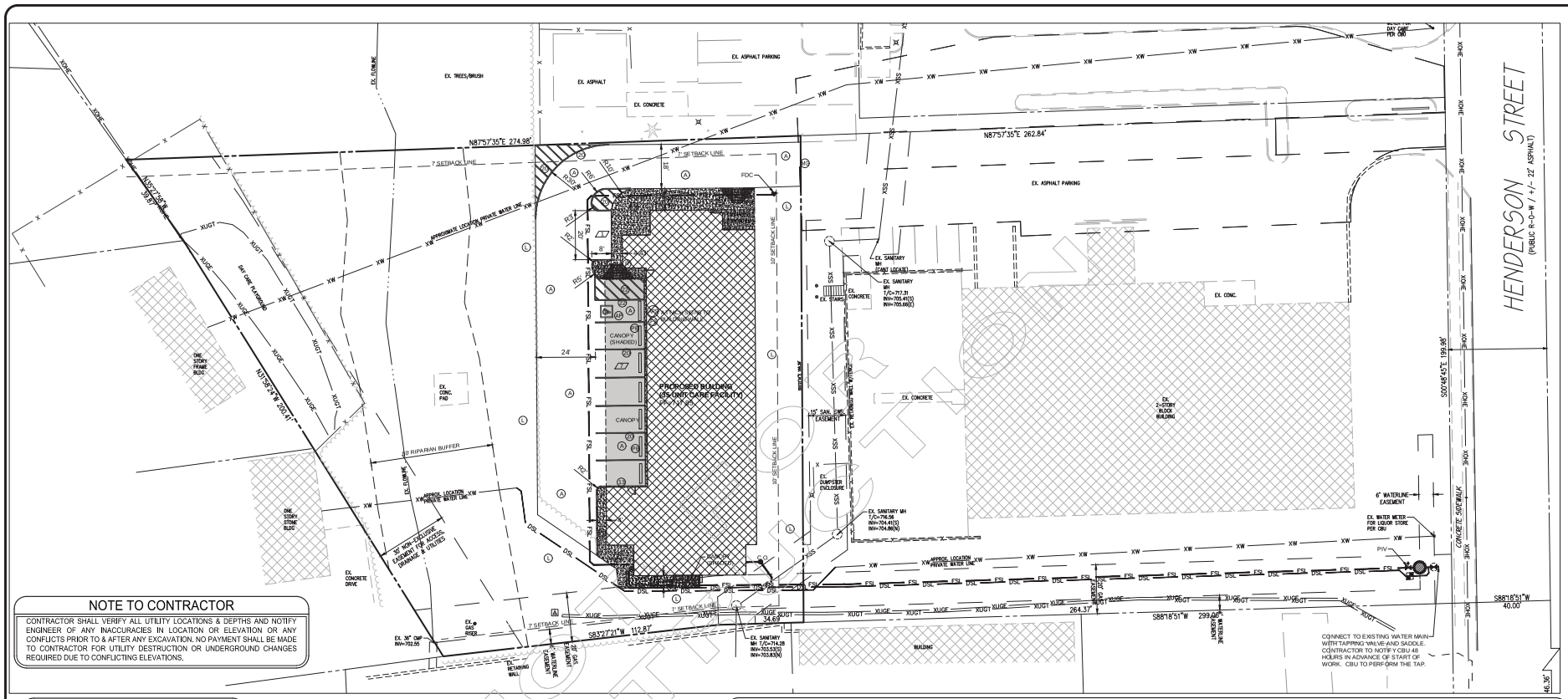
Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.

528 North Walnut Street

Bloomington, Indiana 47404

Office 812 332 8030



NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

SITE INFORMATION

PROPOSED NUMBER OF PARKING SPACES: 8

LOT WIDTH: 198.39 FT

LOT AREA: 0.98 AC (42,614.23 SF)

EXISTING IMPERVIOUS AREA: 15,745.87 SF

EXISTING IMPERVIOUS COVERAGE (ON PROP. LOT ONLY): 36.95%

PROPOSED IMPERVIOUS AREA: 15,685.65 SF

PROPOSED IMPERVIOUS COVERAGE: 36.81%

ZONING INFORMATION

JURISDICTION: CITY OF BLOOMINGTON

ZONING: COMMERCIAL ARTERIAL (CA)

MINIMUM LOT AREA: 32,670 SF

MINIMUM LOT WIDTH: 130 FT

MAXIMUM PRIMARY STRUCTURE HEIGHT: 50 FT

MAXIMUM ACCESSORY STRUCTURE HEIGHT: 30 FT

MAXIMUM IMPERVIOUS COVERAGE: 60%

MAXIMUM DENSITY: 15 UNITS/AC; 2,904 SF/UNIT

FRONT YARD BUILDING SETBACK: 15 FT FROM THE PROPOSED R.O.W. INDICATED ON THE THOROUGHFARE PLAN; OR THE AVG. OF FRONT SETBACKS OF THE EXISTING PRIMARY STRUCTURES ON THE SAME BLOCK FACE, WHICHEVER IS LESS. FOR LOTS OF RECORD WITH NO STREET FRONTAGE, A MINIMUM SETBACK OF 10 FT IS REQUIRED FROM THE PROPERTY LINE WHERE ACCESS IS GAINED.

SIDE & REAR YARD BUILDING SETBACK: 7 FT

FRONT YARD PARKING SETBACK: 20 FT BEHIND THE STRUCTURE'S FRONT BUILDING WALL.

SIDE & REAR YARD PARKING SETBACK: 7 FT ADJACENT TO NONRESIDENTIAL ZONING DISTRICTS; 15 FT ADJACENT TO RESIDENTIAL ZONING DISTRICTS.

EXISTING LEGEND

- PROPERTY LINE
- FENCE
- WATER LINE PIPE
- CONTOUR & ELEVATION
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- OVERHEAD TELEPHONE LINES
- UNDERGROUND TELEPHONE LINE
- GAS LINE PIPE

UTILITY LEGEND

- W — 6" DIP. FIRE SERVICE LINE (OWNED BY C.O.B. UTILITIES)
- FSL — 6" DIP FIRE SERVICE LINE (PRIVATELY OWNED)
- DSL — 2" SDR-21 PVC DOMESTIC WATER SERVICE LINE (PRIVATELY OWNED)
- WATER LINE GATE VALVE
- F.D.C. — FIRE DEPARTMENT "STORZ" CONNECTION
- P.I.V. — POST INDICATING VALVE
- 6SL — 6" SDR-35 PVC SANITARY SEWER LATERAL (PRIVATELY OWNED)
- ST — ADS BRAND SERIES N-12 HDPE STORM SEWER PIPE (PRIVATELY OWNED)
- BD — SDR-35 PVC BUILDING/DOWNSPOUT DRAIN PIPE (PRIVATELY OWNED)
- GAS — GAS SERVICE LINE
- ELEC — ELECTRIC SERVICE LINE - SEE NOTE THIS SHEET

SITE LEGEND

- A — BITUMINOUS PAVEMENT
- AP — ADA ACCESSIBLE PARKING SPACE
- APS — ADA ACCESSIBLE PARKING SIGN
- BP — BIKE PARKING AREA ON CONCRETE PAD
- C — REINFORCED CONCRETE PAVING
- EC — EXPANSION JOINT
- CC — CONTRACTION JOINT
- F — CONCRETE SIDEWALK
- F1 — MONOLITHIC CONCRETE CURB AND SIDEWALK
- M — MATCH EXISTING CURB, SIDEWALK, PAVEMENT ELEVATIONS
- PB — CONCRETE PARKING BUMPER BLOCK
- PP — STANDARD ROAD PAVEMENT PATCH
- R — SIDEWALK ADA ACCESSIBLE RAMP
- VA — VAN ACCESSIBLE SUPPLEMENTAL SIGN
- 13 — 6-IN WIDE CONCRETE CURB
- 20 — 4-IN. WIDE SOLID WHITE PAINTED PAVEMENT MARKING
- 22 — 4-IN. WIDE SOLID BLUE PAINTED ADA PAVEMENT MARKING
- 30 — THERMOPLASTIC PAVEMENT MARKING ("ONLY")
- XX — NUMBER OF PARKING SPACES PER LOT

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY BYNUM FANYO AND ASSOCIATES, 528 NORTH WALNUT STREET, BLOOMINGTON, INDIANA 47404. PHONE (812) 332-8030
2. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
3. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
4. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
5. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY A.G.C. OF AMERICA, INC. AND THE HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
7. CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF THE FACILITY.
8. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
9. SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
10. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
11. BUILDING CONTRACTOR SHALL PROVIDE & INSTALL A PERMANENT INDICATING VALVE 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST & WILL REMAIN AS PART OF THE SYSTEM ONCE ALL TESTING IS COMPLETED. THE FIRE LINE MAIN WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FIRE MAIN WITH THE BUILDING CONTRACTOR.
12. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT TOM AXSOM AT (812)349-3633 TO SCHEDULE THE MEETING.
13. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
14. CONTRACTOR SHALL FURNISH AND INSTALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
15. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOLS.
16. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS).
17. NEW FINISHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED OR PLANTED.
18. AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED OR PLANTED SHALL RECEIVE 6" OF TOPSOIL. THIS TOPSOIL IS TO BE PLACED AND LEVELED BY THE CONTRACTOR.
19. ALL AREAS NOT COVERED BY BUILDING OR PAVING ARE TO BE VEGETATED (SEEDED OR PER LANDSCAPE PLAN).
20. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR.
21. THESE DOCUMENTS ARE SCHEMATIC IN NATURE AND CANNOT SHOW EVERY ITEM NEEDED FOR A COMPLETE OPERATIONAL STORM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE OPERATING STORM SYSTEM.
22. ALL FILL SHALL BE FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTION. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT AS DICTATED BY THE TYPE OF FILL MATERIAL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILARLY TRACKED VEHICLE BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTED TO THE SPECIFIED PERCENTAGE OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM DENSITY TEST D-698 (98 PERCENT OF MAXIMUM DRY DENSITY). IF THE SPECIFIED COMPACTION LIMITS ARE NOT MET, SUCH AREAS SHOULD BE REWORKED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED LIMITS ARE REACHED.
23. ALL WATER PIPE 6" AND LARGER SHALL BE PRESSURE CLASS 350 DIP WATER PIPE CONFORMING TO ALL STATE AND LOCAL STANDARDS.
24. WATER MAIN FITTINGS 6" AND LARGER SHALL BE DUCTILE IRON CONFORMING TO AWWA/ANSI STANDARD SPECIFICATIONS C153/A21.53, LATEST REVISION.
25. 2" WATER MAINS SHALL BE SDR-21 (PR200) AND 4" PIPE MAY BE EITHER SDR-21 (PR200) OR C900 (DR-14).
26. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
27. WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 4'-0" ABOVE TOP OF PIPE.
28. ALL WATER LINE GATE VALVES OTHER THAN AIR RELEASE VALVES AND TAPPING VALVES SHALL BE CAST IRON BODY, FULLY BRONZE MOUNTED, WITH RESILIENT SEAT AND NON-RISING STEM AND SHALL BE MANUFACTURED BY M & H VALVE COMPANY, DARLING VALVE AND MANUFACTURING COMPANY, KENNEDY VALVE COMPANY, OR MUELLER COMPANY.
29. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18").
30. 6" GRAVITY SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SDR-35 PVC.

revisions:

SCALE: 1"=20'

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

PRELIMINARY NOT FOR CONSTRUCTION

JUNE 30, 2016

PROPOSED CRAWFORD HOUSE

2450 SOUTH HENDERSON STREET
BLOOMINGTON, INDIANA 47401

title: SITE PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C101
project no.: 401626

Symbol Legend

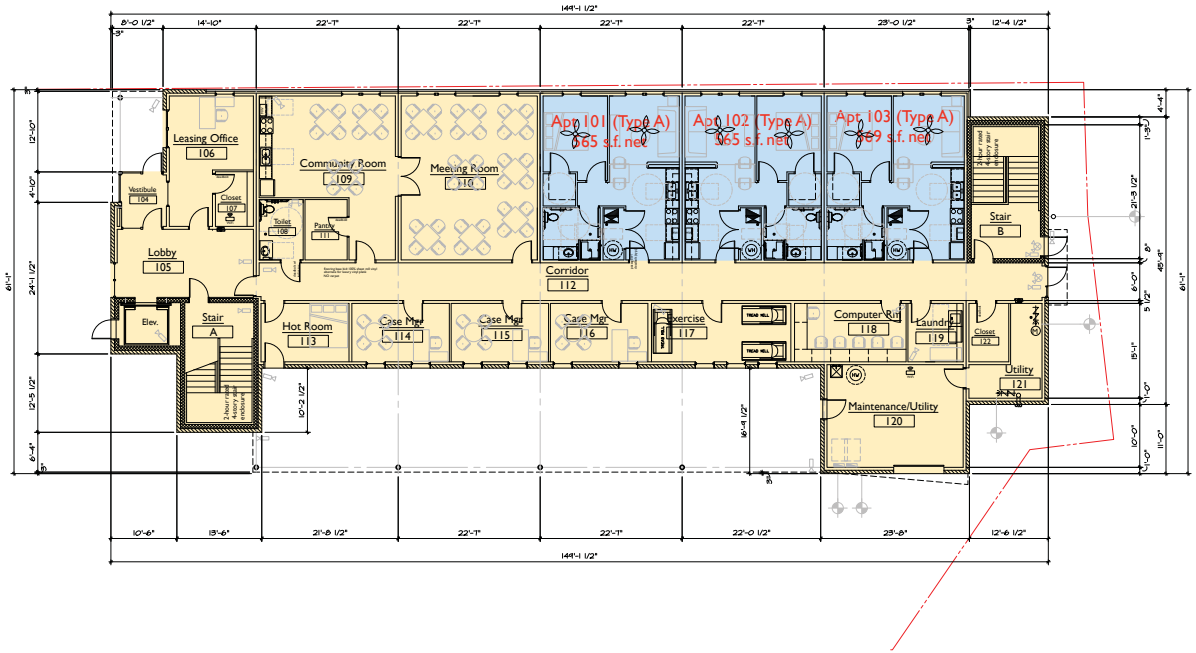
- DOOR IDENTIFICATION– (SEE DOOR SCHEDULE ON SHEET A–801)
- PLAN KEYNOTE– SEE NOTES INDICATED ON EACH SHEET
- WINDOW IDENTIFICATION– (SEE ELEVATIONS ON SHEET A–803)
- PARTITION WALL TYPE– (SEE DETAILS ON SHEET A–901)
- ENLARGED PLAN MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- BUILDING SECTION CUT MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- WALL SECTION CUT MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- ELEVATION MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- ROOM IDENTIFICATION– ABOVE – ROOM NAME BELOW – ROOM NUMBER
- DRAWING REVISION (SEE TITLE BLOCK FOR DATES)
- BUILDING LINE
- COLUMN CENTERLINE
- WIFI ACCESS POINT SEE E–SERIES DRAWINGS
- SECURITY CAMERA SEE E–SERIES DRAWINGS
- FIRE EXTINGUISHER CABINET SEMI–RECESSED, FIRE RATED WITH FIRE EXTINGUISHER SEE Q–SERIES DRAWINGS
- FIRE EXTINGUISHER WALL MOUNT ON BRACKET, SEE Q–SERIES DRAWINGS

Area Summary

XX s.f.	(gross s.f. building)
XX s.f.	(common s.f.)
XX s.f.	(apartment s.f.)

General Plan Notes

1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE 2X WOOD STUDS or METAL STUDS AT 16" O.C. (SEE PLAN FOR SIZE), WITH 5/8" GYP. BOARD EACH SIDE. ALL CORRIDOR WALLS AND TENANT DEMISING WALLS TO BE 1-HOUR RATED (5/8" TYPE 'X' GYP. BOARD). SEAL ALL PENETRATIONS WITH FIRE CAULKING.
2. INTERIOR STUD WALLS ARE DIMENSIONED TO FACE OF STUD. EXTERIOR STUD WALLS ARE DIMENSIONED TO FACE OF STUD ON INTERIOR FACE AND FACE OF BRICK AT EXTERIOR FACE. EXISTING WALLS ARE DIMENSIONED TO FACE OF WALL.
3. ALL CORRIDOR STUD WALLS TO HAVE 3-1/2" FIBERGLASS SOUND BLANKETS TO CEILING HEIGHT. PROVIDE FOAM GASKET UNDER ALL BOTTOM PLATES. PROVIDE CONTINUOUS BEAD OF SEALANT ON BOTH SIDES OF BOTTOM PLATE BETWEEN BOTTOM OF GYP. BOARD AND FLOOR SLAB.
4. ALL FLOOR-CEILING ASSEMBLIES ARE 1-HOUR RATED. ALL PENETRATION TO BE SEALED WITH LISTED FIRE SEALANT. PROVIDE SLEEVES AND COLLARS AS NECESSARY TO COMPLY WITH JOINT ASSEMBLY LISTING. PENETRATIONS OF RATED CEILING MEMBRANE BY STUD WALLS TO HAVE DOUBLE STUD PLATES.
5. ALL WOOD STUD WALLS SHALL HAVE FIRE-BLOCKING AT TOP OF CEILING HEIGHT. ALL GAPS BETWEEN DOUBLE STUD WALLS TO EITHER BE COMPLETELY FILLED WITH FIBERGLASS INSULATION, OR HAVE FULL HEIGHT WOOD FIRESTOP BLOCKING AT 10'-0" O.C. HORIZONTALLY.
6. ALL APARTMENT TOILET ROOMS TO HAVE BLOCKING IN WALLS AT WATER CLOSET AND SHOWER FOR GRAB BARS AND SHOWER SEATS. INSTALL BLOCKING IN WALLS FOR ALL TOILET ACCESSORIES.
7. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY.
8. SEE 'Q' SERIES DRAWINGS FOR CASEWORK DETAILS AND CLOSET SHELVING.
9. SEE 'Q' SERIES DRAWINGS FOR RESIDENTIAL APPLIANCES.
10. SEE 'Q' SERIES DRAWINGS FOR TOILET ACCESSORIES AND ADA CLEAR FLOOR SPACES.
11. SEE '1' SERIES DRAWINGS FOR INTERIOR FINISH DETAILS



North

Overall First Floor Plan

full size plot scale: 1/8"=1'-0"

	1st Floor
Common Area	5,229 s.f.
Apartments	1,760 s.f.
Total Gross Floor Area	6,989 s.f.
Horizontal Projections	1,662 s.f.

NOTE: THIS DRAWING IS INTENDED TO BE PLOTTED IN COLOR. IF THIS SHEET APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING

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Drawn: JP
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Project No: 1420.01
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Revisions
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Contract Set

MILESTONE VENTURES
8152 Castillo Drive
Indianapolis, IN 46236

Crawford 2 Apartments
24XX S. Henderson St.
Bloomington, Indiana 47401

Sheet
A-101

Symbol Legend

- DOOR IDENTIFICATION– (SEE DOOR SCHEDULE ON SHEET A–801)
- PLAN KEYNOTE– SEE NOTES INDICATED ON EACH SHEET
- WINDOW IDENTIFICATION– (SEE ELEVATIONS ON SHEET A–803)
- PARTITION WALL TYPE– (SEE DETAILS ON SHEET A–901)
- ENLARGED PLAN MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- BUILDING SECTION CUT MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- WALL SECTION CUT MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- ELEVATION MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- ROOM IDENTIFICATION– ABOVE – ROOM NAME BELOW – ROOM NUMBER
- DRAWING REVISION (SEE TITLE BLOCK FOR DATES)
- BUILDING LINE
- COLUMN CENTERLINE
- WIFI ACCESS POINT SEE E–SERIES DRAWINGS
- SECURITY CAMERA SEE E–SERIES DRAWINGS
- FIRE EXTINGUISHER CABINET SEMI–RECESSED, FIRE RATED WITH FIRE EXTINGUISHER SEE Q–SERIES DRAWINGS
- FIRE EXTINGUISHER WALL MOUNT ON BRACKET, SEE Q–SERIES DRAWINGS

Area Summary

XX s.f.	(gross s.f. building)
XX s.f.	(common s.f.)
XX s.f.	(apartment s.f.)

General Plan Notes

1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE 2X WOOD STUDS or METAL STUDS AT 16" O.C. (SEE PLAN FOR SIZE), WITH 5/8" GYP. BOARD EACH SIDE. ALL CORRIDOR WALLS AND TENANT DEMISING WALLS TO BE 1-HOUR RATED (5/8" TYPE 'X' GYP. BOARD). SEAL ALL PENETRATIONS WITH FIRE CAULKING.
2. INTERIOR STUD WALLS ARE DIMENSIONED TO FACE OF STUD. EXTERIOR STUD WALLS ARE DIMENSIONED TO FACE OF STUD ON INTERIOR FACE AND FACE OF BRICK AT EXTERIOR FACE. EXISTING WALLS ARE DIMENSIONED TO FACE OF WALL.
3. ALL CORRIDOR STUD WALLS TO HAVE 3-1/2" FIBERGLASS SOUND BLANKETS TO CEILING HEIGHT. PROVIDE FOAM GASKET UNDER ALL BOTTOM PLATES. PROVIDE CONTINUOUS BEAD OF SEALANT ON BOTH SIDES OF BOTTOM PLATE BETWEEN BOTTOM OF GYP. BOARD AND FLOOR SLAB.
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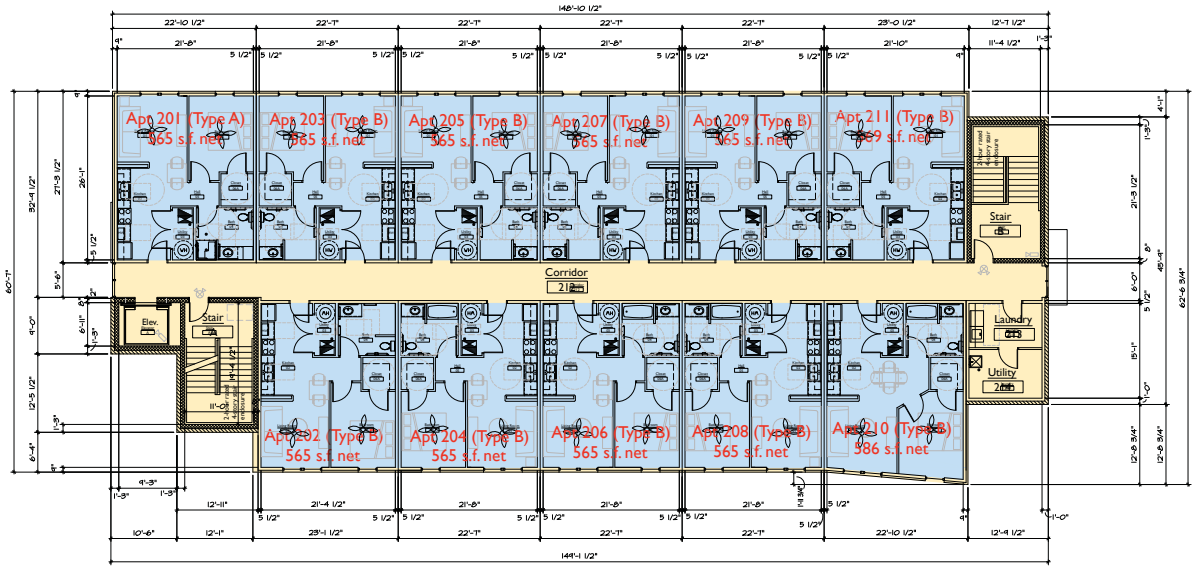

North

Overall Second Floor Plan

full size plot scale: 1/8"=1'-0"

	2nd Floor
Common Area	2,132 s.f.
Apartments	6,453 s.f.
Total Gross Floor Area	8,585 s.f.
Horizontal Projections	0 s.f.

NOTE: THIS DRAWING IS INTENDED TO BE PLOTTED IN COLOR. IF THIS SHEET APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING

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Sheet
A-102

1 A-501 **East Elevation**
full size plot scale: 1/8"=1'-0" 0 4'-0" 8'-0"

2 A-501 **West Elevation**
full size plot scale: 1/8"=1'-0" 0 4'-0" 8'-0"

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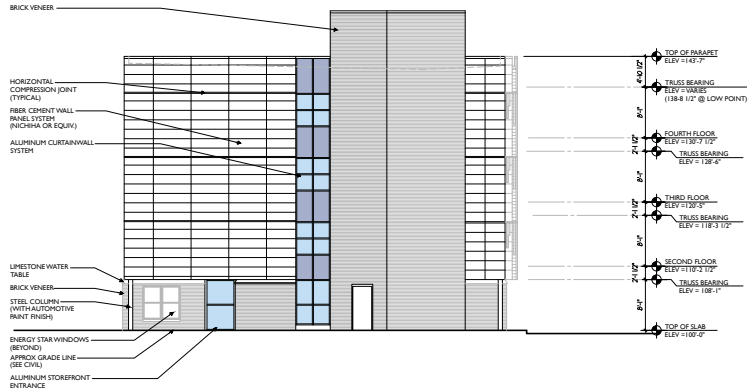

1 A-502 North Elevation
full size plot scale: 1/8"=1'-0"
0 4'-0" 8'-0"

2 A-502 South Elevation
full size plot scale: 1/8"=1'-0"
0 4'-0" 8'-0"

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