CITY OF BLOOMINGTON

PLAN COMMISSION

September 12, 2022 5:30 p.m.
Council Chambers, Room #115
Hybrid Zoom Link:

https://bloomington.zoom.us/j/81668059390?pwd=VjRoNkVnaS9LOURSZmgyZkNiWjNUQT09

Meeting ID: 816 6805 9390 Passcode: 424746

CITY OF BLOOMINGTON
PLAN COMMISSION (Hybrid Meeting) **❖City Council Chambers – Room #115**
September 12, 2022 at 5:30 p.m.

❖Virtual Link:

https://bloomington.zoom.us/j/81668059390?pwd=VjRoNkVnaS9LOURSZmgyZkNiWjNUQT09

Meeting ID: 816 6805 9390 **Passcode: 424746**

Petition Map: https://arcg.is/TDvPP

ROLL CALL

MINUTES TO BE APPROVED: July 11, 2022 (there was no Plan Commission meeting August 2022)

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

SP-30-22 **Bailey 8 LLC**
200 E Kirkwood Ave
Request: Major site plan approval for a 4-story building in the Mixed-Use Downtown with University Village Downtown Overlay (MD-UV) zoning district.

PETITIONS CONTINUED TO: October 10, 2022

PUD/DP-24-21 **Robert V Shaw**
N Prow Road: 3500 block of N Hackberry Street
Request: Petitioner requests Final Plan and Preliminary Plat amendment for Ridgefield PUD and Subdivision Section V.
Case Manager: Jackie Scanlan

SP-06-22 **Strauser Construction Co., Inc.**
3000 & 3070 S Walnut St.
Request: Major site plan approval to construct a 9 building self service Storage facility with 10 new vehicle parking spaces.
Case Manager: Karina Pazos

SP-24-22 **Cutters Kirkwood 123 LLC**
115 E Kirkwood Ave
Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds.
Case Manager: Karina Pazos

ZO-40-22 **Monroe County Government**
Northeast Corner of I-69 and Fullerton Pike
Request: Map amendment (rezone) of one roughly 87.12 acre parcel from Mixed-Use Employment (ME) to Mixed-Use Institutional (MI).
Case Manager: Jackie Scanlan

CONSENT AGENDA:

DP-39-22 **Summit Woods Phase 1**
2400 S Adams Street
Request: Primary plat amendment to Phase 1 of Summit Woods plat to amend the approval cross sections.
Case Manager: Eric Greulich

PETITIONS:

SP-38-22 **University Properties**
420 E 19th Street
Request: Major site plan approval to allow construction of a six-story mixed-use building in the Mixed-Use Student Housing (MS) zoning district.
Case Manager: Gabriel Holbrow

BLOOMINGTON PLAN COMMISSION **CASE #: SP-38-22**
STAFF REPORT **DATE: September 12, 2022**
Location: 420 East 19th Street

PETITIONER: Strauser Construction Co., Inc
453 South Clarizz Boulevard
Bloomington, IN

CONSULTANT: Smith Design Group
1505 West Arlington Road
Bloomington, IN

REQUEST: The petitioner is requesting major site plan approval to allow construction of a six-story mixed-use building including 4,845 gross square feet of commercial space, 75 dwelling units comprising 135 bedrooms, and associated parking in the Mixed-Use Student Housing (MS) zoning district.

BACKGROUND:

Area:	0.88 acres
Current Zoning:	Mixed-Use Student Housing (MS)
Comprehensive Plan Designation:	Neighborhood Residential
Existing Land Use:	Multifamily dwelling and Single-family dwelling
Proposed Land Use:	Student housing or dormitory, Office, and Small retail sales
Surrounding Uses:	North – Student housing or dormitory and Small retail sales South – Multifamily dwelling and Student housing or dormitory East – Stadium West – Student housing or dormitory

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REPORT: The site comprises four parcels on the south side of East 19th Street from North Grant Street on the west to North Dunn Street on the east. The site is currently zoned Mixed-Use Student Housing (MS). Properties to the north, south, and west are also zoned MS. The property to the east across Dunn Street is zoned Mixed-Use Institutional (MI). The four existing parcels which compose the site currently have two multifamily dwelling structures with thirty bedrooms combined and two single-family dwellings.

The petitioner is requesting major site plan approval to construct a mixed-use building with six stories and a basement and a building floor plate of approximately 24,138 square feet. The petition is using incentives for both affordable housing and sustainable development to allow this size of building floor plate. The proposed building will contain approximately 4,845 gross square feet of commercial space, including 2,380 square feet of retail space on the ground floor of the Dunn Street facade and 2,465 square feet of office space on the ground floor and second floor of the eastern portion of the 19th Street facade.

For the residential component of the mixed-use building, the proposed building will contain 75 dwelling units with a total of 135 bedrooms. 30 of the dwelling units, or 40 percent, are proposed as three-bedroom units. Because more than 33 percent of the dwelling units contain three bedrooms, the residential component of the development is categorized as the “student housing or dormitory” use.

The proposed mixed-use building will also provide 113 vehicle parking spaces and 32 bicycle parking spaces. The vehicle parking spaces are provided on the basement level and the first-floor level, both accessed by ramps from the driveway entrance on 19th Street, as well as on the second-floor level, accessed by a ramp from the driveway entrance on Grant Street.

In the 2018 City of Bloomington Comprehensive Plan, the site location is designated in the Neighborhood Residential future land use area. In the Neighborhood Residential area, the Comprehensive Plan recommends that for larger tracts of land, multifamily residential uses and small-scale neighborhood mixed use may be appropriate. The Comprehensive Plan also recommends land development policies for the Neighborhood Residential area that "support incentive programs that increase owner occupancy and affordability." The proposed development will earn affordable housing incentives by making a payment in-lieu to the City of Bloomington Housing Development Fund, which will be used to support affordability for owner-occupied housing and rental housing across the city.

The proposed development also addresses policy objectives in the Comprehensive Plan focused on housing supply. Policy 5.3.4 is to "redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate locations closely proximate to the IU campus that already contain a relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system." The development is proposed for a location that meets all of the criteria listed in policy 5.3.4 as appropriate for student-oriented housing.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contains more than 50 dwelling units. This proposed site plan includes 75 dwelling units.

DEVELOPMENT STANDARDS & INCENTIVES 20.04: The following UDO standards are required to be reviewed for all activities that require New Development approval.

Dimensional Standards:

Setbacks – The MS zoning district requires a minimum 15 feet of front, side, and rear setbacks. Because 19th Street and Grant Street are classified as the Neighborhood Residential Street typology per the Transportation Plan, the setback is measured from the existing property line. The front setback from Dunn Street, however, is measured from the proposed right-of-way width in the Transportation Plan. The proposed right-of-way width for Dunn Street is 74 feet. Although the total existing right-of-way of Dunn Street is less than 74 feet, the property line for this lot on the west side Dunn Street is already more than 41 feet from the centerline of road, so no further setback is required. All setbacks are compliant.

Height – The maximum height in the MS zoning district is 6 stories, not to exceed 75 feet. The proposed building is six stories. The maximum height of the proposed building from the median adjacent grade is 60 feet 2 inches.

Impervious Surface Coverage – The maximum impervious surface coverage in the MS zoning district is 70 percent and the minimum landscape area is 30 percent. The petitioner has stated that the proposal contains 0.88 acres, including 0.62 acres (70 percent) of impervious surface coverage

and 0.26 acres (30 percent) of landscape area. The area of paved sidewalks on private property to be placed in a pedestrian access easement does not count toward the maximum impervious surface coverage or against the minimum landscape area for the property.

Use-Specific Standards for Student Housing or Dormitory

Ground Floor Parking – Any portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building facade facing a public street. The proposed building contains parking on the ground floor in relation to Dunn Street and 19th Street (the first floor) and on the ground floor in relation to the higher elevation of Grant Street (the second floor). From Dunn Street, the parking is behind retail space that is approximately 28 feet in depth. From 19th Street, the parking is behind dwelling units and office space that are approximately 26 feet in depth. From Grant Street, the parking is behind a trash room and a utility room that are approximately 28 feet in depth.

Building Floor Plate – The maximum building floor plate for a student housing or dormitory use in the MS district is 10,000 square feet. However, there is no maximum building floor plate for petitions that earn both the affordable housing and sustainable development incentives. The petition is utilizing both incentives, and the proposed building floor plate is approximately 24,138 square feet.

Environment:

The property does not have any naturally occurring environmentally sensitive areas. There are no known environmental constraints on the site.

Access and Connectivity:

Driveways and Access – The proposed site plan has two drive access points, one on 19th Street and a second on Grant Street. The driveway on 19th Street leads directly into a ramp that provides access to the first-floor level parking. The driveway on 19th Street also connects to a second ramp that intersects perpendicularly with the driveway and provides access down to the basement level parking. The driveway on Grant Street leads to a ramp that provides access to the second-floor level parking.

- Location of Drives – For nonresidential uses located on corner lots, such as this location, the UDO requires drive access to be located on the street assigned the lower functional classification. Dunn Street is classified as a secondary arterial, while 19th Street and Grant Street are not classified, otherwise known as local streets. The proposed site plan provides all drive access on 19th and Grant and no drive access on Dunn Street.
- Drives parallel to the street – The UDO prohibits drives that run parallel to the street, or run less than 45 degrees from parallel, anywhere that is closer to the street than the proposed front building wall. A portion of the ramp from the 19th Street driveway down to the basement-level parking runs parallel to 19th Street. However, this portion is located farther from 19th Street than the front building wall to the east and west.
- Separation of Drives – On local streets, including 19th and Grant, no drive is allowed within 100 feet of an intersecting street or within 50 feet of another driveway, unless approved by the City Engineer. The drive on 19th Street is 144 feet from the intersection with Grant Street to the west and 144.25 feet from the intersection with Dunn Street to the east. Although not required by the UDO, the petitioner has aligned the drive on 19th Street to be directly across from the drive on the north side of 19th Street in order to minimize potential turning conflicts. The drive on Grant Street is 58.54 feet from the intersection with 19th Street to the north and 85.44 feet from the existing driveway for the property to

the south. The proposed location of the drive on Grant Street has been approved by the City Engineer.

- Driveway Width – The UDO limits driveway pavement width for mixed-use and multifamily uses to a maximum of 24 feet. The drives on 19th Street and Grant Street are both 24 feet wide.

Pedestrian and Bicycle Circulation – Dunn Street is classified as a General Urban Street typology per the Transportation Plan, where a minimum 10-foot tree plot and a minimum 10-foot sidewalk or multi-use path are required. The proposed site plan shows a tree plot on Dunn Street that varies in width from 14 feet to 21 feet and a 10-foot sidewalk, as required. 19th Street and Grant Street are classified as the Neighborhood Residential Street typology, where a minimum 5-foot tree plot and a minimum 6-foot sidewalk are required. The proposed site plan shows a 5-foot tree plot and 6-foot sidewalk on these frontages, as required. Portions of sidewalk provided outside the public right-of-way and on private property will need to be placed in a pedestrian access easement to be recorded before final occupancy.

Public Transit – There are no existing or planned public transportation routes adjacent to the property. No transit facilities are required.

Parking and Loading:

On-Street Parking – Title 15 of Bloomington Municipal Code allows parking on the south side of 19th Street in the segment adjacent to the property, but does not allow parking on either side of Grant Street in the segment adjacent to the property. The petitioner has proposed a curb design incorporating on-street parking on the south side of 19th Street adjacent to the property, in compliance with Title 15. The petitioner has also proposed a curb design incorporating two on-street parking spaces on Grant Street. Staff is supportive of providing on-street parking at this location and intends to propose an update to Title 15 to allow parking on this segment of Grant Street. On-street parking in the public right-of-way does not count toward minimum vehicle parking requirements or against maximum vehicle parking allowances.

Minimum Vehicle Parking Requirement – The minimum vehicle parking requirement for the student housing or dormitory use is 0.5 spaces per bedroom. For the proposed 135 bedrooms, at least 68 parking spaces must be provided. There is no minimum parking requirement for the nonresidential uses in the building. The proposed building plans include 113 vehicle parking spaces on three levels of the building, which is more than the minimum requirement.

Maximum Vehicle Parking Allowance – The maximum vehicle parking allowance for the student housing or dormitory use is 0.75 spaces per bedroom. For the proposed 135 bedrooms, up to 101 parking spaces can be allowed. The maximum vehicle parking allowance for office use is 3.3 spaces per 1,000 square feet of gross floor area. For the proposed 2,465 square feet of office space, up to eight parking spaces can be allowed. The maximum vehicle parking allowance for small retail sales is four spaces per 1,000 square feet of gross floor area. For the proposed 2,380 square feet of retail space, up to nine parking spaces can be allowed. All three uses together have a maximum vehicle parking allowance of 118 parking spaces. The proposed building plans include 113 parking spaces on three levels of the building, which is under the maximum allowance.

Accessible Parking – For the 113 parking spaces provided, a minimum of five of these must be accessible parking spaces, including four standard accessible spaces and at least one van accessible

space. The proposed building plans include four standard accessible parking spaces and one van accessible parking space, as required.

Electric Vehicle Charging – Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site. For the 113 parking spaces provided, a minimum of five of these must be signed and outfitted with a standard electrical vehicle charging station. The proposed building plans include five electrical vehicle charging stations on the second floor.

Minimum Bicycle Parking Required – The minimum bicycle parking requirement for residential uses is ten percent of the number of vehicle parking spaces provided on site, or one space per five bedrooms, or six spaces, whichever is more. The most in this case is one space per five bedrooms, which requires at least 27 bicycle parking spaces for the 135 bedrooms. The minimum bicycle parking requirement for commercial uses is five percent of the number of vehicle parking spaces provided for the commercial uses on site or six spaces, whichever is more. Six spaces is more in this case. The uses together therefore have a minimum bicycle parking requirement of 33 spaces. The proposed building plans include parking for 32 bicycles, including ten spaces located outside near the northeast corner of the building and 22 spaces in an indoor room on the first floor of the building. At least one additional bicycle parking space is required. A condition has been added requiring fully compliant bicycle parking.

Bicycle Parking Location and Design – Of the 27 bicycle parking spaces required for the residential use, a minimum of one quarter, seven spaces, must be long-term class I facilities and a minimum of one half, 14 spaces, must be short-term class II facilities. All of the six bicycle parking spaces required for the retail and office use must be covered short-term class I facilities. The proposed building plans show 22 bicycle parking spaces in an indoor room on the first floor of the building that comply with the location and design specifications for long-term class I facilities. The proposed building plans and site plan show ten bicycle parking spaces outside near the northeast corner of the building that comply with the location and design specifications for short-term class II facilities. However, these ten outdoor spaces are shown as only partially covered by an overhanging canopy above the second floor and thus do not qualify as covered spaces. These spaces must be covered. At least ten additional covered short-term class II bicycle parking spaces are required. A condition has been added requiring fully compliant bicycle parking.

Site and Building Design:

Building Design – The proposed building exterior is a composition of distinct facade areas, distinguished from each other by materials, height and roof form, and outward projection or inward recess, while sharing patterns that unite the areas across all sides of the building. The lower floors are characterized by exterior finish materials evoking masonry including stone veneer, two types of brick veneer, and split-face concrete blocks. The upper floors are characterized by exterior finish materials including five types of fiber cement siding and metal panels, and feature patterns of residential windows, balconies, and metal railings.

- Materials – Stone, brick, pre-cast concrete blocks, fiber cement siding, and transparent glass are allowed as primary exterior finish materials. Metal and metal panels are allowed as secondary exterior finish materials so long as the material covers no more than 20 percent of the building facade. The proposed design is compliant.
- Exterior Facades – The UDO requires that all facades incorporate at least three design elements every 40 feet to break up monotony. The proposed design includes canopies, changes in building height, regular patterns of transparent glass, and wall elevation

projections and recesses that meet this requirement. The frequency (horizontal distance) and variety of these elements are greatest on the most visible facades facing Dunn Street (east) and 19th Street (north), and less on the west and south facades.

- Patterns – The UDO requires that all facades visible from any roadway shall consist of at least one primary and one secondary color, shall repeat either texture or color horizontally, and shall repeat variations in texture and color at least every 30 feet vertically. The proposed design incorporates at least eight facade colors for the eight different primary finish materials, not including transparent glass or secondary finish materials. The finish materials provide patterns that repeat horizontally. The different exterior treatments for the lower floors and upper floors provide vertical variation in texture and color.
- Eaves and Roofs – The proposed design shows flat roofs behind parapets with portions capped by metal coping, which meets UDO requirements.
- 360-Degree Architecture – The UDO requires the sides of a building that are not visible from a street to incorporate similar material finishes and architectural detail to the facades that are visible. Although the variety and density of architectural details in the proposed design are greatest on the most visible facades facing Dunn Street (east) and 19th Street (north), the west and south facades incorporate the same materials and details as the other two sides.
- Primary Pedestrian Entry – For buildings on corner lots, the UDO requires a primary pedestrian entry incorporating specified architectural details for the facade facing the higher classified street. For the proposed building, a primary pedestrian entry is required on Dunn Street. The pedestrian entry on Dunn Street is prominently identified by a slightly projecting first-story facade module, a metal canopy, a large display of the building address number, an outdoor terrace above the entrance, and an overhanging canopy roof over the corner, among other architectural details.
- Windows on Primary Facades – The UDO requires all first-story windows on the primary facade of a primary structure to be transparent and not make use of dark tinting or reflective glass. The proposed design meets this standard.
- Street Addresses – The UDO requires street address displays to consist of Arabic numerals (e.g., 1, 2, 3...) no less than eight inches in height, to be placed above all exterior entrances visible from a public street, private drive, or parking lot, and shall contrast with the color of the surface on which they are mounted, consisting of reflective materials to be clearly visible and identifiable from the street. The proposed building design incorporates the required street address displays.

Universal Design

- Level access – In buildings with more than 25 residential dwelling units, at least 20 percent of the dwelling units must be accessible by a route from at least one entrance at exterior grade level to the dwelling unit without any steps up or down or a ramp for entry. All but three of the dwelling units have level access to elevators which in turn have level access to exterior entrances at grade level. The remaining three units have their own exterior entrances at grade level.
- Interior Universal Design Features – The petitioner has stated that all interior doorways will have openings at least 32-inches wide, at least one bathroom vanity will have a 32-inch high counter, and at least one bathroom will have wall blocking for handrails.

Solar Ready Building Design – The UDO requires all new primary structures to be designed as solar or renewable energy ready by incorporating specified design features. Verification of the required design features is not possible at the level of detail available from a site plan. Compliance

will be verified prior to issuance of a certificate of zoning compliance for building construction. A condition has been added.

Landscaping, Buffering, and Fences:
Street Trees – A minimum of one canopy tree shall be planted per 40 feet of property that abuts a public right-of-way. The 123.6 feet of frontage on Dunn Street requires a minimum of 4 trees. 4 compliant street trees are provided. The 313 feet of frontage on 19th Street requires a minimum of 8 trees. 8 compliant street trees are provided. The 119.9 feet of frontage on Grant Street requires a minimum of 3 trees. 3 compliant street trees are provided.

Mixed-Use and Nonresidential Landscaping – The minimum landscape area on site or areas not covered by impervious surfaces shall be planted with the following: nine large canopy trees, three evergreen trees, three medium or small canopy trees, and 27 shrubs per acre. The proposed site plan provides 0.26 acres of landscape area, which requires three large canopy trees, one evergreen tree, one medium or small canopy trees, and eight shrubs. The proposed landscape plan provides three large canopy trees, two evergreen trees, and two small canopy trees all on the south side of the building. The proposed landscape plan provides 16 shrubs distributed near the pedestrian entrances to the building. The proposed site plan is compliant with the interior landscaping standards for mixed-use and nonresidential development.

Screening – Roof-mounted and ground-mounted mechanical equipment must be screened from public view. No roof-mounted equipment is shown on the proposed plans. A proposed electric box at the southeast corner is screened with Juniper trees. Refuse areas are provided inside the building adjacent to Grant Street.

Fences and Walls – No fences or walls are proposed other than retaining walls on the 19th Street side of the building.

Outdoor Lighting:
No exterior lighting is shown on the proposed site plan. A lighting and photometric plan will need to be submitted during the grading permit review process which shows that the site meets UDO requirements for maximum light trespass and fixture types. No deviations from the lighting code are expected. A condition has been added.

Signs:
The proposed building elevations show limited signage, primarily building addresses. The signage shown is compliant with UDO standards for wall signage. Any signage, except signs exempt by the UDO, will require a sign permit separately from site plan approval.

Incentives:
Affordable Housing – The petitioner is pursuing affordable housing incentives to increase the allowable floor plate of the building by providing a payment-in-lieu to the City of Bloomington Housing Development Fund. The final payment amount is not yet determined, but it will be based on a per-bedroom cost estimate multiplied by 15 percent of the total number of bedrooms in the project, rounded up, as outlined in the Administrative Manual. For the 135 bedrooms proposed for this project, the payment will be based on the cost estimate for 21 eligible bedrooms. The per-bedroom cost estimate is anticipated to be around $20,000, for a total payment around $420,000.

Sustainable Development – The petitioner is pursuing sustainable development incentives to increase the allowable floor plate of the building by attaining Silver Certification from the Home Innovation National Green Building Standard (NGBS) Green Certified rating system. The petition executed a contract with SK Collaborative, LLC, an NGBS verifier, on August 22, 2022 to verify attainment of NGBS certification. The petitioner has submitted a preliminary score card showing that the project is on track to achieve Silver Certification.

SITE PLAN REVIEW: The Plan Commission shall review the major site plan petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

i. Compliance with this UDO
ii. Compliance with Other Applicable Regulations
iii. Compliance with Utility, Service, and Improvement Standards
iv. Compliance with Prior Approvals

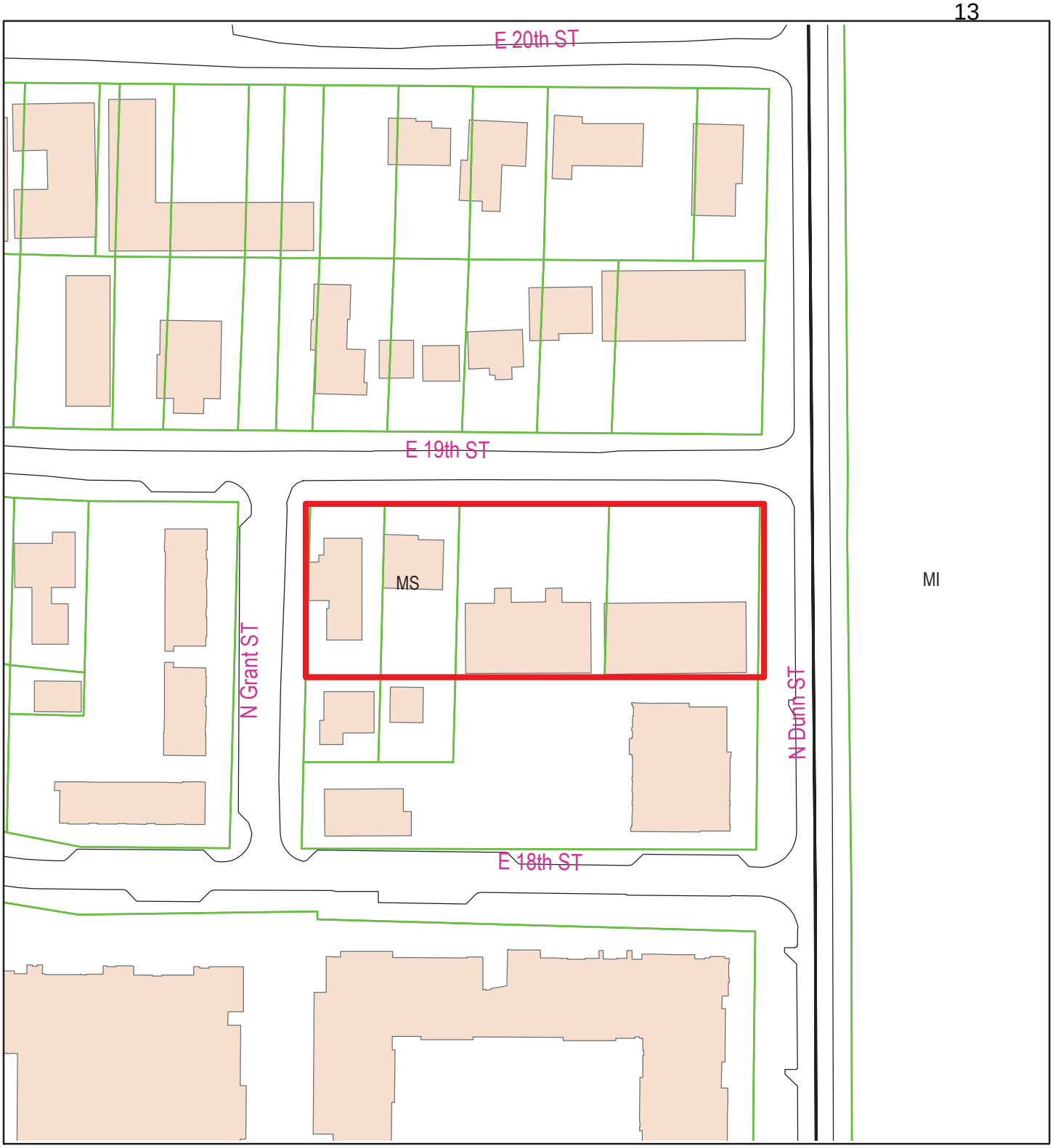
PROPOSED FINDINGS:
This development will meet all applicable standards in the UDO, subject to the conditions listed below. This development is in compliance with other applicable regulations. This development is in compliance with city regulations including utility, service, and improvement standards. There are no prior approvals that this petition must comply with.

CONCLUSION: The petition meets all requirements of the Unified Development Ordinance, once the conditions listed below are met. The proposed development will provide a net increase in housing in a location that fulfills the Comprehensive Plan's description of where student-oriented housing is most appropriate, while also providing space for small-scale neighborhood-serving retail consistent with the character of the neighborhood. The development's commitment to sustainable design, as demonstrated by the NGBS Green Certified rating system, will assist Bloomington's efforts for climate change mitigation. The petition will support housing affordability indirectly by increasing the overall supply of housing in the community as well as directly by making a substantial payment into the City of Bloomington Housing Development Fund.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-38-22 with the following conditions:

1. The petitioner must obtain a grading permit before land disturbing activity.
2. Revised building plans and site plan complying with all UDO requirements for bicycle parking, including providing at least seven long-term class I spaces, at least 20 fully covered short-term class II spaces, and at least 33 spaces in total, must be submitted and approved prior to issuance of a grading permit.
3. A lighting and photometric plan that meets all UDO requirements must be submitted and approved prior to issuance of a grading permit.
4. Architectural and electrical plans that verify compliance with UDO requirements for solar ready building design must be submitted and approved prior to issuance of a certificate of zoning compliance for a building permit.

5. The petitioner must record a pedestrian access easement for all portions of public sidewalk on private property out of the public right-of-way prior to issuance of final occupancy.
6. The petition must make an agreement with the City establishing the amount of a payment in-lieu for affordable housing and must complete payment prior to issuance of final occupancy.
7. This site plan review does not approve signage. A sign permit will need to be applied for.



400-420 East 19th Street

City of Bloomington
Planning & Transportation

N

100 0 100 200 300 Feet

Scale: 1 " = 125 '

By: Gabriel Holbrow
7/29/2022

For reference only. Map information NOT warranted.

400-420 East 19th Street

City of Bloomington
Planning & Transportation

N

100 0 100 200 300 Feet

Scale: 1 " = 125 '

By: Gabriel Holbrow
7/29/2022

For reference only. Map information NOT warranted.

SMITH DESIGN GROUP
CIVIL ENGINEERING & LAND SURVEYING
Todd M. Borgman, P.L.S.
Katherine E. Stein, P.E.
Don J. Kocarek, R.L.A.
Stephen L. Smith, Founder

August 8, 2022

City of Bloomington Plan Commission
City of Bloomington Planning & Transportation Department
Showers Building Suite 130
401 N Morton St
Bloomington, Indiana 47404

Dear Gabriel and Plan Commission Members,

For your consideration, University Properties VI, LLC is submitting to you this petition for Major Site Plan Approval of a 0.88 acre property located at 400, 402, 412, and 420 East 19th Street. The site is zoned Mixed Use Student Housing (MS).

The surrounding properties consist of a mix of single-family residential and multi-family residential uses. Directly east of the property is an institutional use – IU Memorial Stadium. The site is currently fully developed and there are no known environmental issues on site. There are four existing buildings on site – two single-family and two multi-family residential buildings. There is currently a large surface parking lot in the front of the two multi-family residential buildings and gravel parking areas and driveways serving the two single-family residential buildings.

The proposed project consists of the demolition of the existing buildings on site and the construction of a six-story (plus a basement parking level) mixed-use building with 88 multifamily residential dwelling units totaling 128 beds and 4,180 SF of commercial space. 113 vehicle parking spaces will be provided within a three-level parking structure along with approximately 38 bicycle parking spaces (exact number to be determined – will meet minimum UDO requirements). The building will also include community/amenity spaces along with outdoor terrace and patio space.

Per the city's 2019 Transportation Plan guidance the street frontage along E 19th St and N Grant St will be improved to have a minimum 5.5 foot wide street tree plot and a 6 foot wide sidewalk. The street frontage along N Dunn St will be improved to have a minimum 5 foot wide street tree plot and a 10 foot wide multi-use path. The existing driveways will be reduced to two driveways: a driveway off of E 19th St and a driveway off of N Grant St. The project will provide a minimum of 30% landscape area and a maximum of 70% impervious surface area as required by the UDO. Drainage from the site will be managed as required by city utilities.

The architectural design responds to the scale and character of recent development in the area, particularly the neighboring building that is currently under construction to the North, by

SMITH DESIGN GROUP
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incorporating a unique mix of materials, roof forms, and façade projections. The exterior will consist of a mixture of brick veneer, metal panel, fiber cement siding, metal railings, and canopies to help bring down the scale of the facades. Many units will contain a balcony that adds visual interest and activity along 19th & Dunn Streets. The NW corner of the building is anchored by a two-story masonry storefront and a second level outdoor terrace that overlooks Memorial Stadium. The ground level parking garage will be wrapped with a combination of brick colors and broken up with patios and stoops that provide direct access to the new pedestrian pathway along 19th Street. The upper-level apartments contain a mix of studio, one, and three-bedroom units with informal gathering spaces on each level.

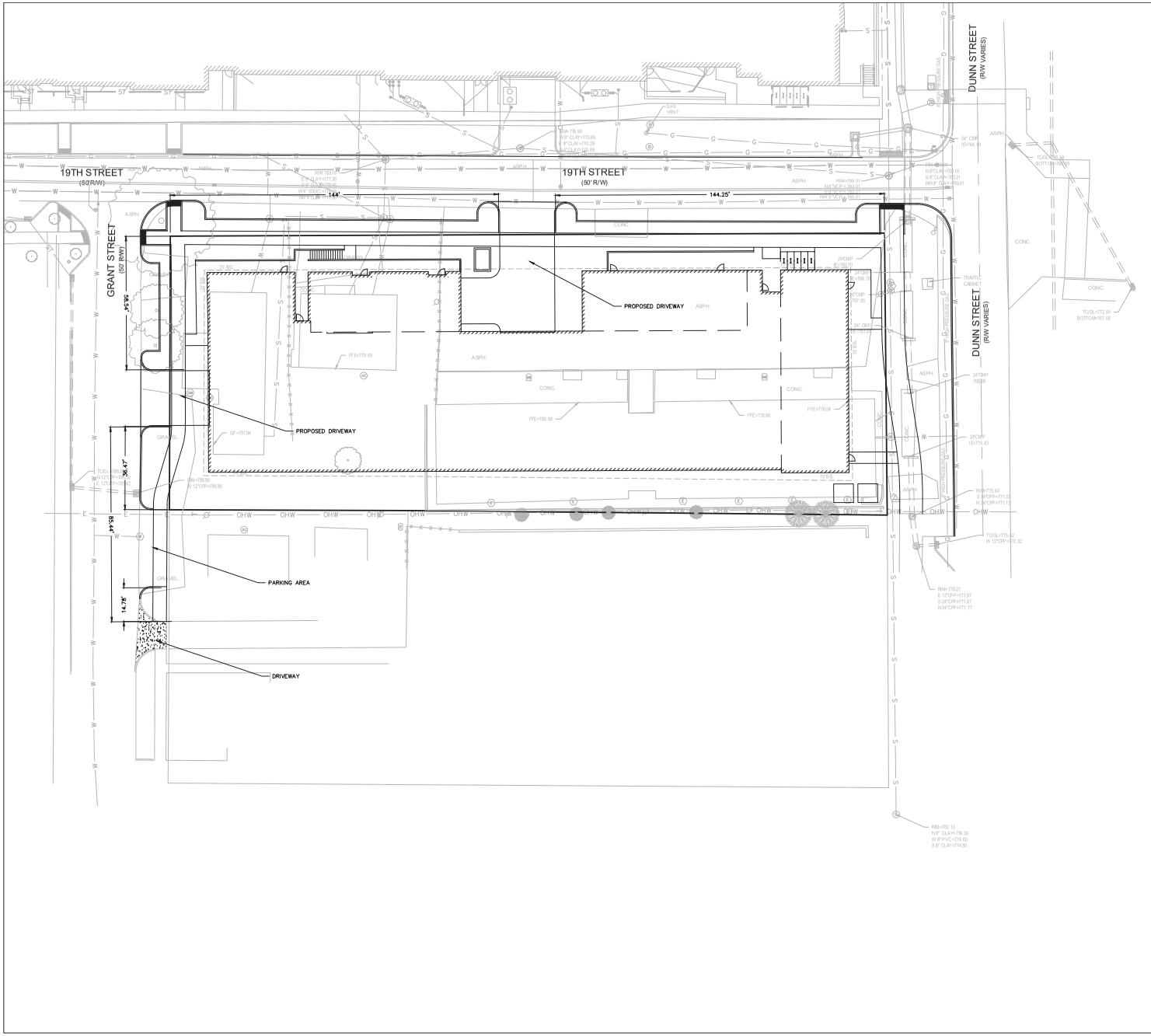
The petitioner is seeking two development incentives as part of this petition: 1) Affordable Housing and 2) Sustainable. Buildings that utilize both the of these incentives are allowed a maximum of 30,000 square feet of building floor plate area as well as additional stories. The affordable housing incentive will be obtained via a Housing Development Fund Contribution ("Payment-in-Lieu"). The sustainable incentive will be obtained by receiving Silver Certification from the Home Innovation National Green Building Standard (NGBS) Green Certified rating system.

Construction for this project is anticipated to take place between November of 2022 through August of 2024.

Thank you for your consideration of this petition. Please feel free to reach out to me with any questions.

Regards,

Kendall Knoke
Smith Design Group, Inc.
812-336-6536 Ext. 3
kknoke@smithdginc.com

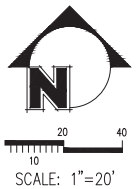


SITE PLAN NOTES

1. THE 400 BLOCK OF E 19TH ST IS CLASSIFIED AS "NEIGHBORHOOD RESIDENTIAL WITH NEIGHBORHOOD GREENWAY" IN THE TRANSPORTATION PLAN WHICH CALLS FOR A 6 FOOT (5.5' MIN WITH CURB) WIDE TREE PLOT AND 6 FOOT WIDE SIDEWALK.
2. THE 1400 BLOCK OF N GRANT ST IS CLASSIFIED AS "NEIGHBORHOOD RESIDENTIAL" IN THE TRANSPORTATION PLAN WHICH CALL FOR A 6 FOOT (5.5' MIN WITH CURB) WIDE TREE PLOT AND A 6 FOOT WIDE SIDEWALK.

SITE PLAN LEGEND

- CONCRETE
- CONCRETE DRIVE APRON
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT



SCALE: 1"=20'

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
2755 E Canada Dr Suite 101 Bloomington, IN 47401
(812) 336-6536 - smithdginc.com

XX/XX/20XX

420 E 19TH ST
MIXED USE BUILDING
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

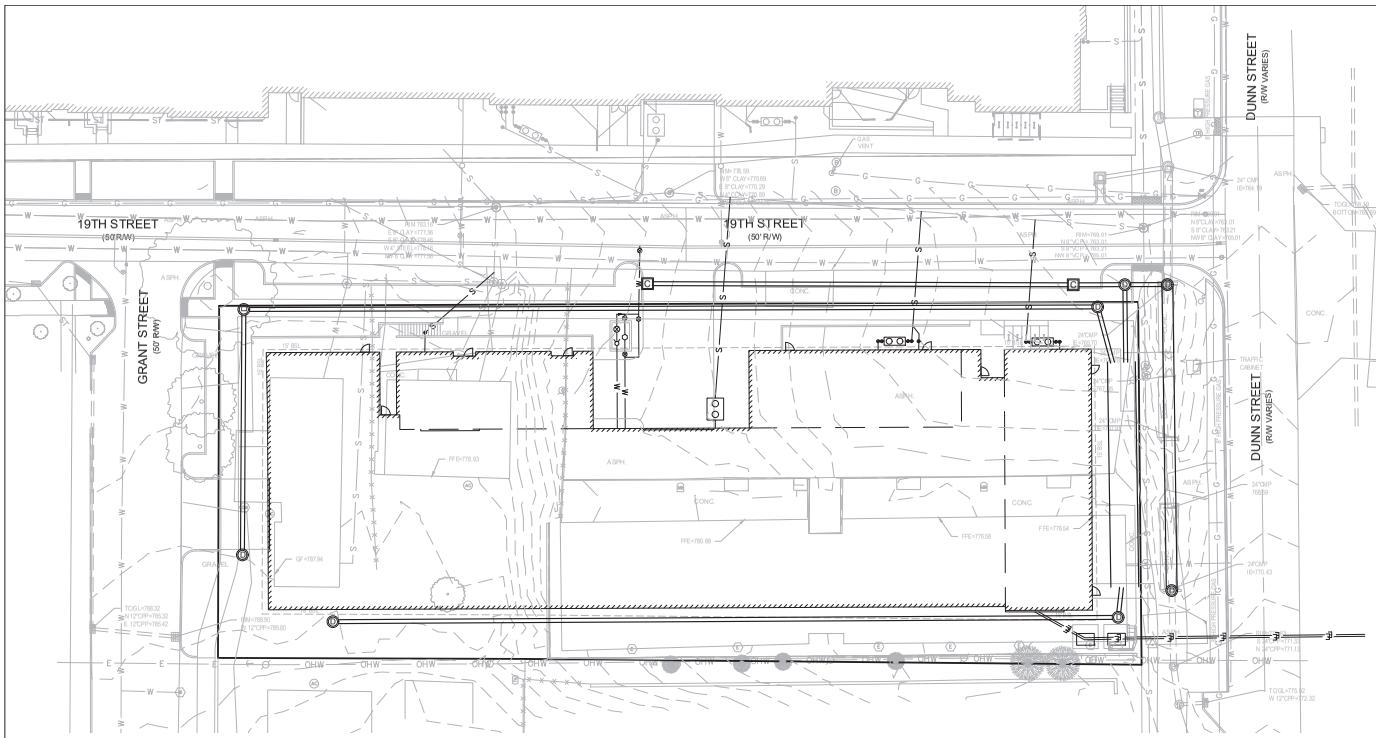
DESIGNED: KCK
DRAFTED: KCK
CHECKED:

JOB NUMBER 6448

SHEET C200

DATE 08/29/2020

SITE PLAN



UTILITY NOTES

1. ALL WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT ISSUE OF THE CITY OF BLOOMINGTON UTILITIES (CBU) CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR MUST CALL 811 AND HAVE ALL UTILITIES MARKED PRIOR TO THE START OF CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.
3. ALL EXISTING WATER MAINS AND SERVICES ARE TO REMAIN IN SERVICE THROUGHOUT THE DURATION OF THE PROJECT. ANY SHUT DOWNS, IF NEEDED FOR LINE VALVE INSTALLATIONS, MUST HAVE PRIOR APPROVAL OF THE CITY OF BLOOMINGTON UTILITIES.
4. CONSTRUCTION SCHEDULING AND PHASING ARE TO BE COORDINATED WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO CONSTRUCTION.
5. COORDINATE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE UTILITIES TECHNICIAN AT (812) 349-3676 TO SCHEDULE THE MEETING, WHICH WILL BE HELD AT THE CITY OF BLOOMINGTON UTILITIES OFFICE.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CITY OF BLOOMINGTON RIGHT OF WAY EXCAVATION PERMIT WHICH WILL REQUIRE THE CONTRACTOR TO SUPPLY THE COMPLETED PERMIT APPLICATION, MAINTENANCE OF TRAFFIC PLANS, AND MAY REQUIRE ATTENDANCE AT THE BOARD OF PUBLIC WORKS MEETINGS PRIOR TO CONSTRUCTION AND THROUGHOUT THE CONSTRUCTION PROCESS.
7. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION OF ANY WATER, STORM SEWER, OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL NOT BE CHARGED FOR THE INSPECTOR'S OVERTIME BUT THE CONTRACTOR MUST PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE WHEN AN OVERTIME INSPECTION MAY BE REQUIRED. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812) 349-3640.
8. ALL TAPS ON EXISTING WATER MAINS MUST BE MADE BY CBU PERSONNEL. CONTRACTOR TO PROVIDE THE EXCAVATION FOR THE TAP AND SCHEDULE THE TAP WITH A CBU CREW. CONTRACTOR IS THEN RESPONSIBLE FOR BACKFILL AND SURFACE RESTORATION. CONTRACTOR IS ALSO RESPONSIBLE FOR EXPOSING AND RESTRAINING THE EXISTING WATER MAIN NEAR THE TAP AS SHOWN ON THESE PLANS. CONTRACTOR IS PERMITTED TO MAKE TAPS ON THE PROPOSED MAIN IN ACCORDANCE WITH SECTION 4.5.3.6.2 OF THE MOST RECENT ISSUE OF THE CBU CONSTRUCTION SPECIFICATIONS.
9. CONTRACTOR TO INSTALL NEW SERVICES UP TO WHERE THE EXISTING SERVICES CONNECT TO THE EXISTING WATER MAIN. WHEN THE CONTRACTOR IS READY FOR THE NEW SERVICES TO BE CONNECTED TO THE EXISTING SERVICES THEY ARE TO EXPOSE THE EXISTING SERVICE LINE AND SCHEDULE A CBU CREW TO MAKE THE CONNECTION.
10. THE EXISTING WATER MAIN SHALL NOT BE TAKEN OUT OF SERVICE UNTIL ALL SERVICES ARE CONNECTED TO THE PROPOSED MAIN AND TESTED.
11. ALL EXISTING WATER MAINS MARKED WITH "X"S ARE TO BE ABANDONED IN PLACE ONCE THE NEW MAIN IS OPERATIONAL AND TESTED. IN ORDER TO PROPERLY RETIRE THE EXISTING WATER MAIN AT ALL TIE IN LOCATIONS, THE EXISTING WATER MAIN IS TO BE CUT AND CAPPED ON BOTH ENDS WITH A BLIND FLANGE. CONTRACTOR TO BE DIRECTED AS NEEDED BY CBU TO PROPERLY RETIRE EXISTING WATER MAINS.
12. THE EXISTING MAIN SHALL ONLY BE CUT AND CAPPED WITH BLIND FLANGES AT WATER STOP LOCATIONS ONCE THE PROPOSED MAIN IS OPERATIONAL AND THE DISTING MAIN HAS BEEN TAKEN OUT OF SERVICE.
13. ALL WATER PIPE IS TO HAVE 48" MINIMUM COVER.
14. MATERIALS: ALL PROPOSED WATER MAINS FOR THIS PROJECT ARE TO BE C900 PVC DR-14 PIPE WITH LOCATE WIRE IN CONFORMANCE WITH AWWA C900-16 AND ALL SPECIFICATIONS GIVEN IN THE MOST RECENT ISSUE OF THE CBU CONSTRUCTION SPECIFICATIONS. ALL PROPOSED SERVICES 2" OR SMALLER ARE TO BE BLUE POLYETHYLENE AWWA 901 PE4710, ASTM D2737, CTS SDR9 PC250 (NSF 61) WITH LOCATE WIRE IN ACCORDANCE WITH THE MOST RECENT ISSUE OF THE CBU UTILITIES CONSTRUCTION SPECIFICATIONS. ALL FITTINGS AND APPURTENANCES SHALL MEET THE REQUIREMENTS OF THE MOST RECENT ISSUE OF THE CBU UTILITIES CONSTRUCTION SPECIFICATIONS.
15. ALL JOINTS ARE REQUIRED TO BE RESTRAINED WITHIN THE DISTANCES SHOWN ON THESE PLANS PER CBU CONSTRUCTION SPECIFICATION SECTION 4.5.3.4.1.1. THE NEXT JOINT OUTSIDE OF THE DISTANCES SHOWN ON THE PLANS MUST ALSO BE RESTRAINED.
16. FILLING, STERILIZATION, FLUSHING, AND TESTING OF WATER MAINS SHALL BE IN ACCORDANCE WITH THE MOST RECENT ISSUE OF THE CBU CONSTRUCTION SPECIFICATIONS.
17. EXISTING UTILITIES IN MOST INSTANCES HAVE BEEN LOCATED BY THEIR RESPECTIVE AUTHORITIES USING INDIANA 811 AND THEIN THE MARKINGS FIELD SURVEYED AND SHOWN ON THESE PLANS. NON 811 MEMBER UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN ON THE PLANS OR ARE SHOWN FROM RECORD INFORMATION. DEPTHS OF NON-GRAVITY SEWER EXISTING UTILITIES HAVE BEEN ESTIMATED AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. IF ADJUSTMENTS TO THE DESIGN DOCUMENTS ARE NECESSARY FOR THE COMPLETION OF THE PROPOSED WORK PLEASE NOTIFY THE ENGINEER. THE CONTRACTOR MUST CALL 811 TO HAVE ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION.
18. INDOT NO. 11 AND NO. 53 STONE USED FOR THIS PROJECT CAN BE COMMERCIAL GRADE AND DOES NOT NEED TO BE INDOT APPROVED AGGREGATE BUT MUST STILL MEET THE INDOT GRADATION STANDARD.
19. DO NOT DISTURB ANY EXISTING TREES DURING CONSTRUCTION.
20. ENSURE POSTAL SERVICE ACCESS TO ALL MAILBOXES IS MAINTAINED AT ALL TIMES.
21. ALL PUBLIC ROADWAYS CUT DURING CONSTRUCTION MUST BE RESTORED PER THE CITY OF BLOOMINGTON ROADWAY DETAILS SHOWN IN THIS PLAN SET. ANY DRIVEWAYS, CURBS, AND SIDEWALKS DISTURBED DURING CONSTRUCTION MUST BE RESTORED TO MATCH EXISTING CONDITIONS. WHEN SIDEWALK IS DISTURBED, REMOVE EXISTING WALK TO THE NEAREST JOINT AND RESTORE TO MATCH EXISTING CONDITIONS. ENSURE AT LEAST ONE EXPANSION JOINT IS PROVIDED FOR EACH SECTION OF SIDEWALK RESTORATION.
22. RESTRIPE ANY DISTURBED STRIPING TO MATCH EXISTING. THE CITY OF BLOOMINGTON REQUIRES EITHER EPOXY OR THERMOPLASTIC STRIPING.
23. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR PARKING/STAGING AREAS.
24. ALL AREAS DISTURBED FOR THE INSTALLATION OF SERVICES ARE TO BE RESTORED TO MATCH EXISTING CONDITIONS. THIS INCLUDES CONCRETE WALKS, FENCING, ADA RAMPS, CURB, LANDSCAPING, GRASS AREAS, AND OTHER DISTURBED SITE FEATURES.
31. ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL). POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A 21.5, USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.
32. ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.
33. WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
34. IN ACCORDANCE WITH SECTION 4.5.2.1.5.1. OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".
35. WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
36. ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
37. A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812-349-3689) FOR ADDITIONAL INFORMATION.
38. BACKFLOW PREVENTER CONDUIT REQUIREMENTS:
39. RADIO READ EQUIPMENT MUST BE PLACED ON THE OUTSIDE OF THE BUILDING.
40. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE RADIO HEAD DEVICE FROM CBU.
41. CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUIT AND WIRING FROM THE METER LOCATION, THROUGH THE BUILDING WALL, AND ATTACHING THE DEVICE TO THE WALL AT A POINT HIGH ENOUGH TO KEEP IT OUT OF REACH FROM TAMPERING AND DAMAGE, YET ACCESSIBLE WITH A LADDER.
42. CBU WILL MAKE THE WIRING CONNECTIONS AT THE TWO END POINTS.
43. ALL GRATES AND CASTINGS WITHIN THE PUBLIC RIGHT OF WAY MUST BE EJ (FORMERLY EAST JORDAN IRON WORKS).
44. ALL DRAINS MUST HAVE THE PHRASE "DUMP NO WASTE - DRAINS TO STREAM" OR SIMILAR STAMPED ON THEM.

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MIXED USE BUILDING
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

DESIGNED: KCK
DRAFTED: KCK
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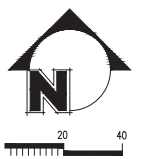
DATE:

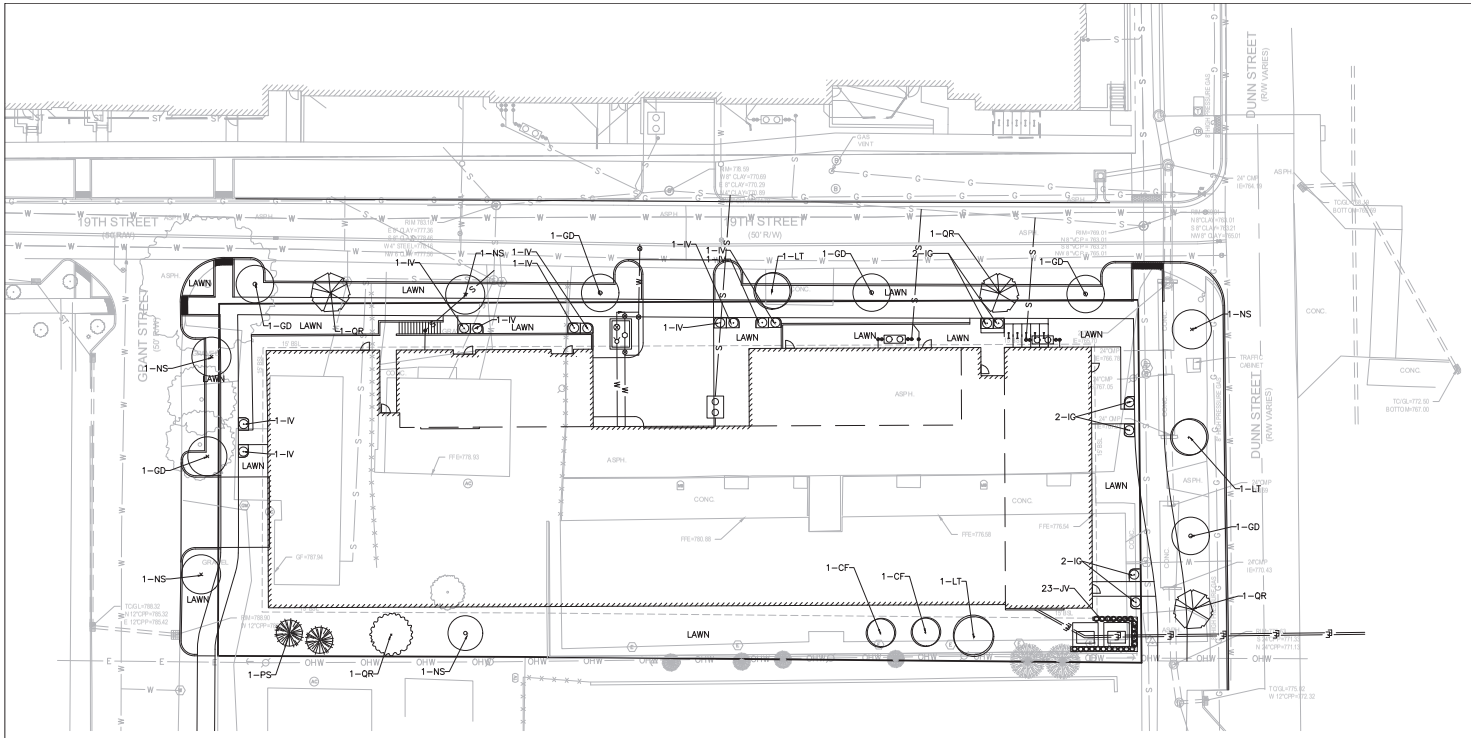
JOB NUMBER 6448

SHEET C300

DATE 08/29/2020

UTILITY PLAN





LANDSCAPE NOTES

1) PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED IN WRITING BY CITY PLANNING PRIOR TO INSTALLATION.
2) ALL LANDSCAPED BEDS AND ISLANDS SHALL RECEIVE A MINIMUM OF 18" OF PLANTING MIX,AND A MINIMUM OF 4" OF SHREDDED HARDWOOD BARK MULCH. BEDS SHALL HAVE A SPADE CUT EDGE.
3) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING EXISTING AND NEW LANDSCAPING AS SHOWN ON THE APPROVED PLAN.

FINISH LAWN TYPE

FINISHED SEED MIXTURE shall be 50 lb/ac of Perennial Ryegrass, 50 lb/ac of Certified Common Kentucky Bluegrass, and 50 lb/ac Merit Kentucky Bluegrass or approved equivalent. Contractor shall seed at a rate of 150 lbs/acre.

SOIL MIXTURE shall be 25% Compost 25% Sand and 50% Topsoil.

STREET TREES PLANT TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
GD	6	GYMNOCLADUS dioica	Kentucky Coffee Tree	2" Caliper
LT	2	LIRIODENDRON tulipfera	Tulip Tree	2" Caliper
NS	4	NYSSA sylvatica	Tupelo	2" Caliper
QR	3	QUERCUS rubra	Northern Red Oak	2" Caliper

INTERIOR LANDSCAPING PLANT TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
CF	2	CORNUS florida	Flowering Dogwood	2" Caliper
LT	1	LIRIODENDRON tulipfera	Tulip Tree	2" Caliper
NS	1	NYSSA sylvatica	Black Tupelo	2" Caliper
PS	2	PINUS strobus	White Pine	6' Hgt.
QR	1	QUERCUS rubra	Northern Red Oak	2" Caliper
		SHRUBS		
IG	6	ILEX glabra	Inkberry	3 Gallon
IV	10	ITEA virginica	Virginia Sweetspire	3 Gallon

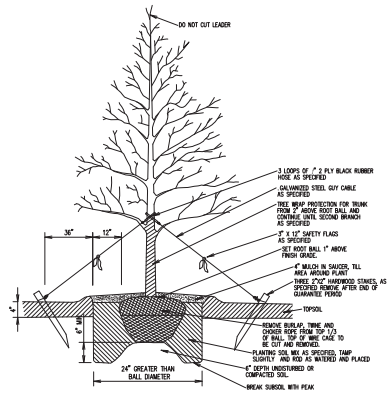
TRANSFORMER SCREEN SHRUBS

JV	23	JUNIPERUS virginiana 'Taylor'	Taylor Juniper Tree	6' Height

420 E. 19th Street
Zone=MS

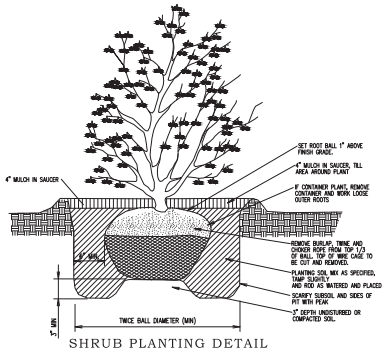
Streetscape Landscape
1 tree per every 40 of right of way required.
19th Street R/W=313', 8 Trees required.
Dunn Street R/W=123.6' 4 trees required
Grant Street R/W=119.9' = 3 trees required

Interior plantings
Total Site = 0.88 ac
Building, sidewalk, and pavement area =.62 ac
Area not covered by building, sidewalk, and pavement= .26
14 large canopy trees, 5 evergreen trees, and 5 medium or small canopy trees per acre of pervious area
3 large canopy trees required, 2 evergreen tree required, 2 medium/small tree required.
36 shrubs per acre, 9 shrubs required.



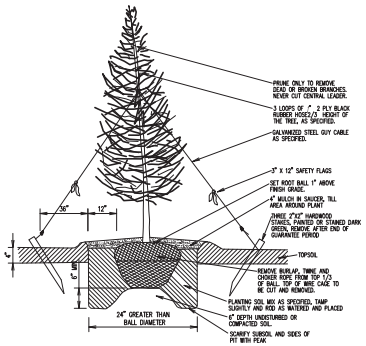
TREE PLANTING & GUYING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



EVERGREEN PLANTING & GUYING DETAIL

NO SCALE

SCALE: 1"=20'

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REVISIONS	BY	DATE

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DRAFTED: KCK
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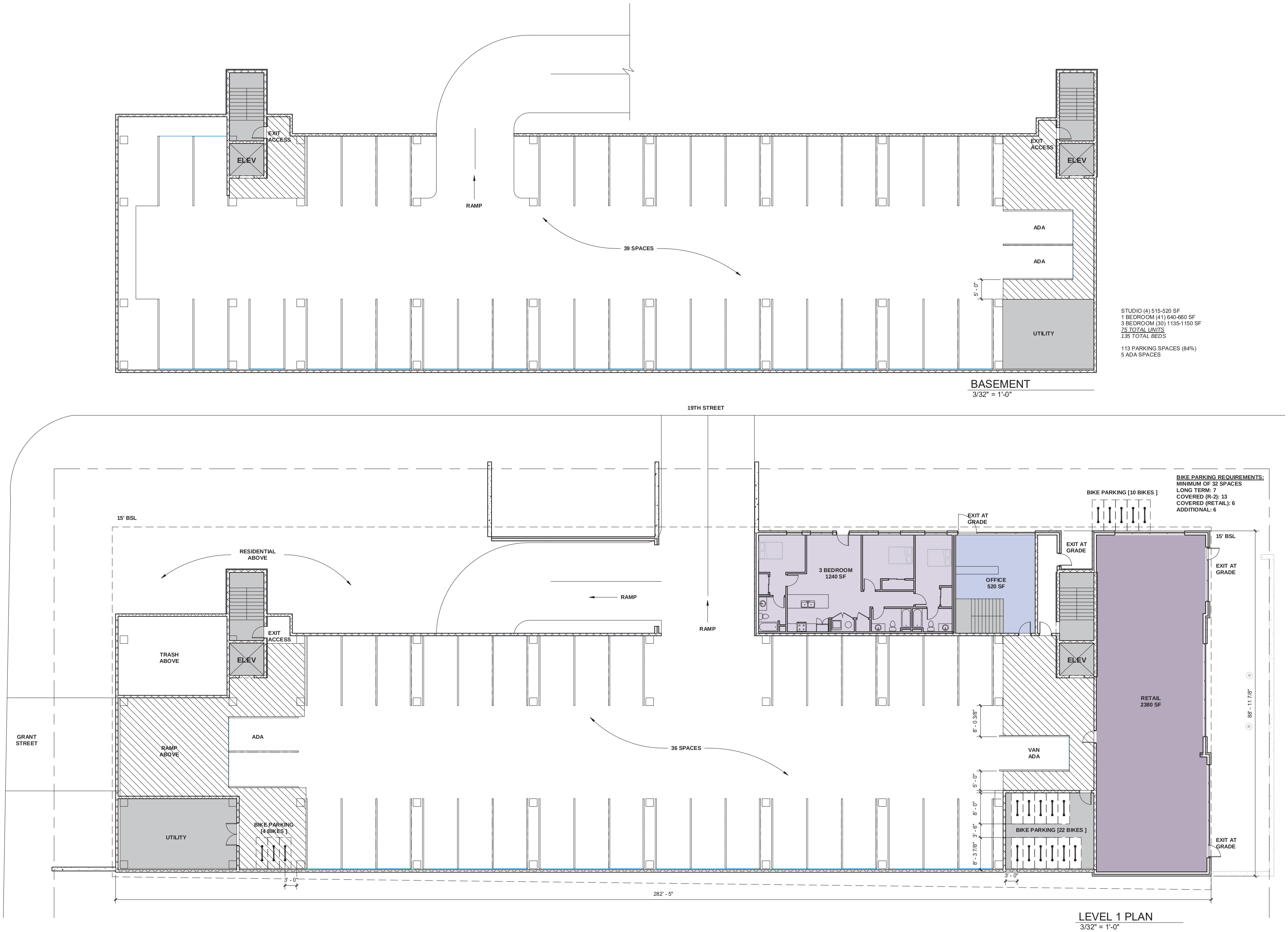
JOB NUMBER 6448

SHEET L100

DATE 08/29/2020

LANDSCAPE PLAN



STUDIO (4) 515-520 SF
1 BEDROOM (41) 640-660 SF
3 BEDROOM (30) 1135-1150 SF
75 TOTAL UNITS
135 TOTAL BEDS

113 PARKING SPACES (84%)
5 ADA SPACES

PROJECT C

UNIVERSITY PROPERTIES, LLC

STRAUSER DESIGN + BUILD, LLC

STRAUSER DESIGN + BUILD, LLC
453 S. Clarizz Blvd.
Bloomington, Indiana 47401

LA+D
LAMAR ARCHITECTURE & DESIGN
10400 STATE ROUTE 662 W
NEWBURGH, IN 47630

-

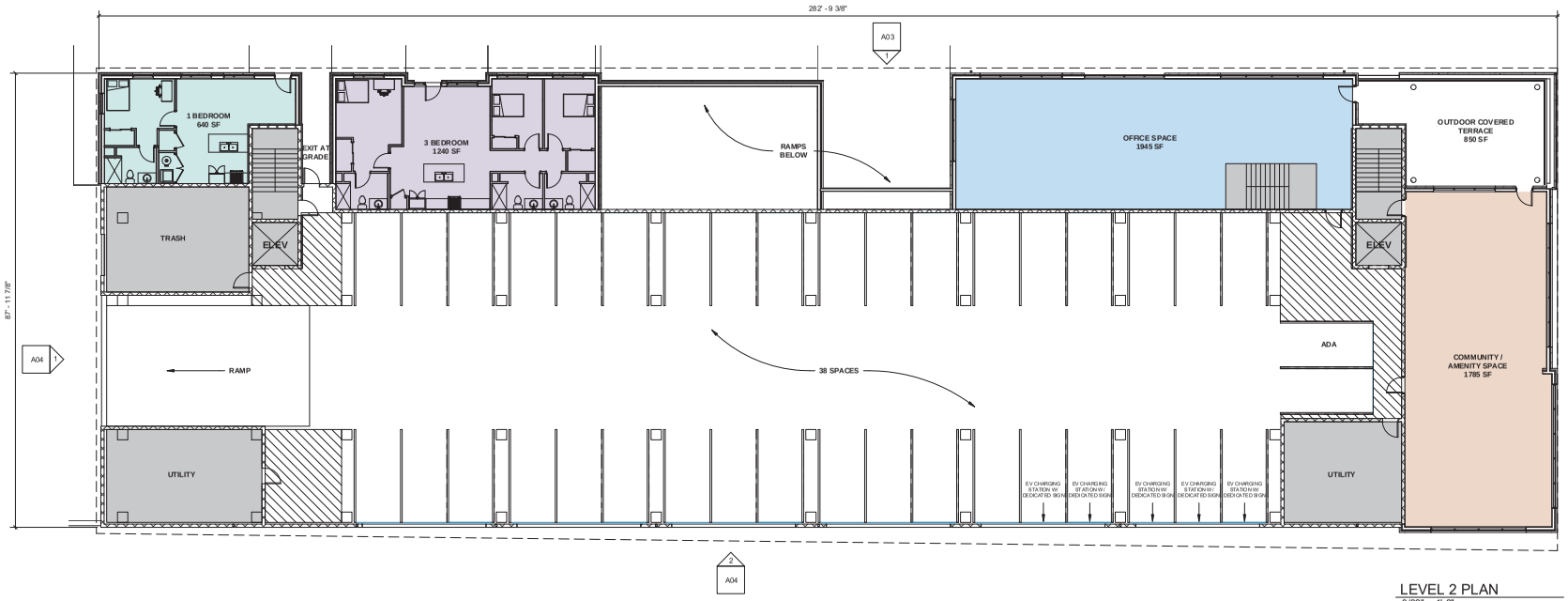
Date: 08-26-22

Revision:

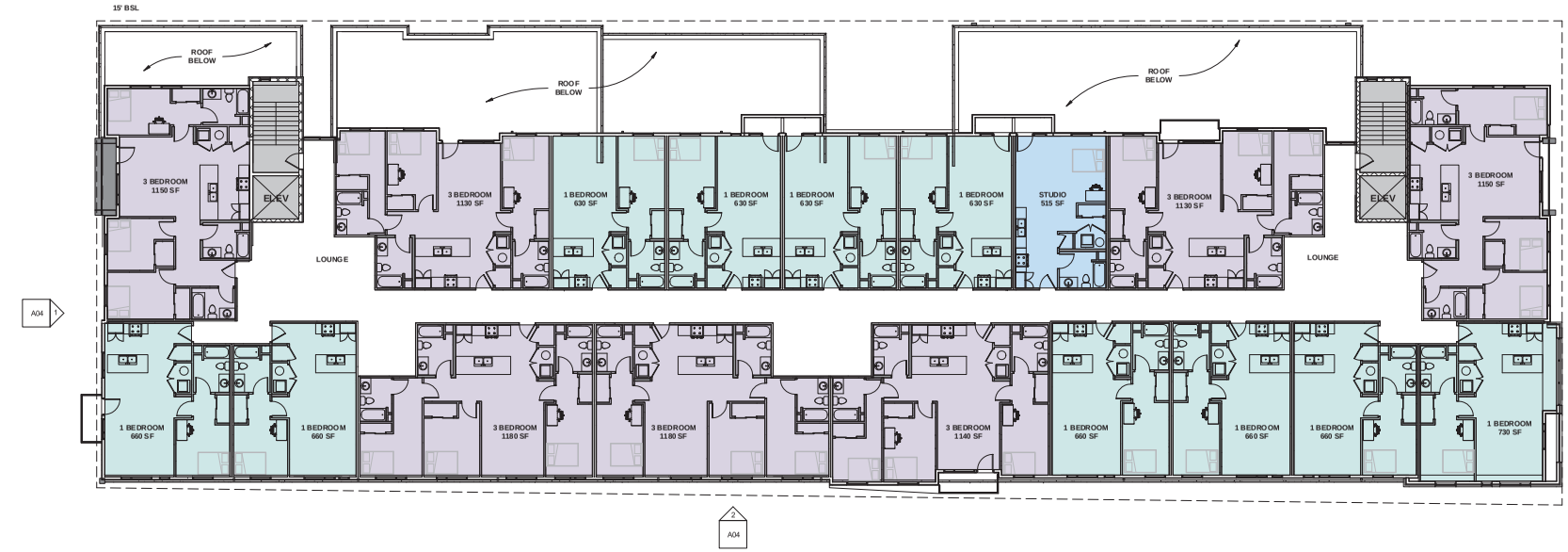
JASON P. BARISANO
REGISTERED
No. AR11700092
STATE OF INDIANA
ARCHITECT

OVERALL PLANS

A01



LEVEL 2 PLAN
3/32" = 1'-0"



LEVEL 3 -6 PLANS
3/32" = 1'-0"

STUDIO (4) 515-520 SF
1 BEDROOM (41) 640-660 SF
3 BEDROOM (30) 1135-1150 SF
75 TOTAL UNITS
135 TOTAL BEDS

113 PARKING SPACES (84%)

FLOOR PLATE = 18,540 SF

UNIT UNIVERSAL DESIGN FEATURES
_ALL INTERIOR DOORS > 32" WIDE
_AT LEAST ONE BATH VANITY WITH 32" H COUNTER
_AT LEAST ONE BATH WITH WALL BLOCKING FOR HANDRAILS

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Date: 08-26-22

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OVERALL PLANS

A021

EXTERIOR REFERENCE NOTES:

- (A) ALUMINUM STOREFRONT SYSTEM
- (B) BRICK VENEER #1
- (C) FIBER CEMENT SIDING TYPE #1
- (D) FIBER CEMENT SIDING TYPE #2
- (E) INSULATED METAL PANEL
- (F) FIBER CEMENT SIDING TYPE #3
- (G) BRICK VENEER #2
- (H) PARKING GARAGE OPENINGS
- (J) RESIDENTIAL WINDOW
- (K) METAL PANEL FASCIA
- (L) FIBER CEMENT SIDING TYPE #4
- (M) CONCRETE MASONRY UNIT - SPLIT FACE
- (N) SUSPENDED METAL CANOPY
- (P) TPO ROOF MEMBRANE. SLOPE TO SCUPPERS
- (Q) PRE-CAST CONCRETE SILL
- (R) ALUMINUM GAURDRAIL (48" H)
- (S) SIGNAGE - BY OTHERS
- (T) STONE VENEER #1
- (U) ALUMINUM SCUPPER & DOWNSPOUT
- (V) METAL PARAPET COPING
- (W) FIBER CEMENT SIDING TYPE #5
- (X) ROLL-UP GARAGE DOOR

2 EAST ELEVATION
3/32" = 1'-0"

1 NORTH ELEVATION
3/32" = 1'-0"

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NEWBURGH, IN 47630

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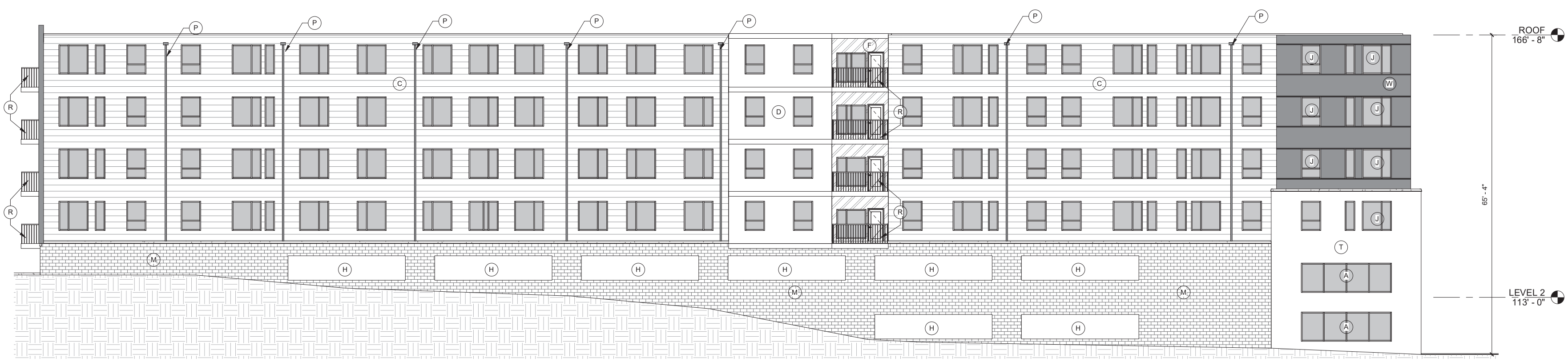
Date: 08-26-22

Revision:

ELEVATIONS

A03.22

WEST ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR REFERENCE NOTES:

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- (B) BRICK VENEER #1
- (C) FIBER CEMENT SIDING TYPE #1
- (D) FIBER CEMENT SIDING TYPE #2
- (E) INSULATED METAL PANEL
- (F) FIBER CEMENT SIDING TYPE #3
- (G) BRICK VENEER #2
- (H) PARKING GARAGE OPENINGS
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- (K) METAL PANEL FASCIA
- (L) FIBER CEMENT SIDING TYPE #4
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- (T) STONE VENEER #1
- (U) ALUMINUM SCUPPER & DOWNSPOUT
- (V) METAL PARAPET COPING
- (W) FIBER CEMENT SIDING TYPE #5
- (X) ROLL-UP GARAGE DOOR

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Date: 08-26-22

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JASON P. BARISANO
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No. AR11700092
STATE OF INDIANA
ARCHITECT

ELEVATIONS

A04

NORTH

NORTHEAST

NORTHWEST

SOUTHEAST

PROJECT C

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RENDERINGS

A05

SK COLLABORATIVE
MAKING BUILDINGS BETTER

2020 National Green Building Standard Project Verification Contract

This agreement is made between Strauser Construction (Contractor) and SK Collaborative, LLC (Consultant).

1. Contractor employs Consultant to provide the following services as a National Green Building Standard (NGBS) Verifier on a 128 unit project known as 19th and Dunn located in Bloomington, Indiana:

a. Facilitate a project review in person or via web conference to determine available points and certification level.
b. Provide marked up plans identifying insulation, air sealing, and other details required to meet certification requirements.
c. Meet with construction team prior to start of mechanical systems and insulation to review scope of work and advise on methods to meet certification requirements.
e. Provide verification of all required items to complete scoring via site inspections at the following points:
i. Rough inspection of exterior walls, floors, and ceilings immediately prior to drywall installation to review insulation, air sealing, duct sealing, and other items required to obtain certification.
ii. Final inspections, when all work on project is complete to confirm balance of measures and finalize NGBS score and energy model.
iii. Inspection will include detailed evaluation of insulation, air sealing, and other measures seeking points in scoring sheet on all units available for inspection.
iv. If work in any of these units does not meet criteria to obtain points, Contractor has the option of foregoing those points or reworking the installations for a reinspection.
v. If work in random samples is satisfactory, balance of units in that block will receive a visual walk through inspection at each phase.
vi. Reinspections, if requested or required, will be done at an additional fee as noted below.
f. Prepare required operations and maintenance manuals with documentation provided by construction team.
g. No duct or envelope testing is required nor included in the scope of work.
h. Consultant will register project and notify Home Innovation Research Labs (HIRL) of rough and final inspections, and deliver completed verifier scoring reports to HIRL at completion of each phase.

2. Contractor agrees to:

a. Pay registration fee to HIRL, Estimated to be $4,540.00.
b. Complete HIRL provided client agreement and provide HIRL with required insurance documents prior to rough inspections.
c. Host web or in-person conference and invite key team members including contractor, Architect, HVAC design and installers, insulation installer, landscape designer, and other appropriate professionals as available.
d. Include consultant on all project submittals to confirm materials meet NGBS requirements.
e. Provide COMcheck report for building envelope, mechanical and lighting showing compliance with 2018 IECC. If reports are not available, a whole building energy model will need to be prepared at an estimated additional cost of $18,000.00.
f. Deliver the following documents to Consultant: plans, drawings, specifications, and other information required to document all mandatory measures and points claimed on NGBS scoring tool.
g. Provide radon test report after completion of a sample of all units.

3. Consultant's work as a provider/rater does not imply responsibilities for design, installation or construction. Consultant's inspections are checks intended to help the Contractor meet the NGBS standards. Consultant does not guarantee that project will obtain certification under the NGBS.

4. Fees:

a. For the services listed above, Contractor agrees to pay Consultant a fixed fee of [redacted]

Payment Schedule	
Contract Signing	[redacted]
50% Rough Inspections Complete	[redacted]
100% Rough Inspections Complete	[redacted]
100% Final Inspections Complete	[redacted]

b. The maximum number of pre-drywall inspections in the work scope is 8.

c. The maximum number of final inspections in the work scope is 2.

d. Any additional site visits required to confirm corrections or retest due to work being incomplete or deficient will be billed as follows:

i. Per site visit fee: $700.00

e. Fees are non-refundable regardless of whether or not project receives NGBS certification.

f. If project delays result in changes in project management or require Consultant to revisit certification requirements, Consultant reserves the right to charge an additional fee to cover the costs of remobilizing for project restart.

5. Consultant carries workers compensation and general liability insurance. Proof of insurance will be supplied on request.

6. Independent Contractor. Both the Developer and the Consultant agree that the Consultant will act as an independent contractor in the performance of its duties under this contract. Accordingly, the Consultant shall be responsible for payment of all taxes including Federal, State and local taxes arising out of the Consultant's activities in accordance with this contract, including by way of illustration but not limitation, Federal and State income tax, Social Security tax, Unemployment Insurance taxes, and any other taxes or business license fee as required. All travel costs are included in fees listed above.

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7. Place Where Services Will Be Rendered. The Consultant will perform most services in accordance with this contract at a location of Consultant's discretion. In addition the Consultant will perform services on the telephone and at such other places as necessary to perform these services in accordance with this agreement.

8. Signage and Credit. Developer agrees to include Consultant in all professional credits on project signage and promotion. If no common project signage is installed, Consultant shall be entitled to install individual exterior signage during construction phase of project.

Accepted:	Strauser Construction	SK Collaborative LLC
	Ryan M. Strauser	
	08-22-2022	2022-08-22

Summary of Results of the Design Phase

Project Name: 19th and Dunn
Location: 420 E 19th St, Bloomington, Indiana 47408

✓ No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed	Mandatory Practices	No Errors
	Bronze	Silver	Gold	Emerald			
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	**163**	✓	✓
Chapter 6: Resource Efficiency	43	59	89	119	**77**	✓	✓
Chapter 7: Energy Efficiency	30	45	60	76	**54**	✓	✓
Chapter 8: Water Efficiency	25	39	67	92	**64**	✓	✓
Chapter 9: Indoor Environmental Quality	25	42	69	97	**61**	✓	✓
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	**24**	✓	✓
Additional Points required	50	75	100	100			
Additional points required due to SF over 4000 (601.1)	0	0	0	0			
Total points required	231	334	489	611	**443**		

Additional Points Claimed	**262**	**184**	**54**	**(68)**

Overall Level Achieved for Design	**Silver**

NOTE:
This is a draft score card that is based upon the preliminary design and engineering. Not all credits currently assumed to be achieved may be possible as design progresses. Intent is to meet enough requirements in order to achieve Silver Certification

Goal Level:	**Bronze**					© Home Innovation Research Labs, Inc., 2020. All rights reserved.	Mandatory Information is missing on the Overview (Verification) page!		
Goal Level: Bronze, Overall Level: None							There is mandatory information or practices missing from this Page!		
Points to Goal Level: Ch5: 50, Ch6: 43, Ch7: 30, Ch8: 25, Ch9: 25, Ch10: 6							**Home Address:**		
Add'l Pts above goal level: Ch5: 0, Ch6: 0, Ch7: 0, Ch8: 0, Ch9: 0, Ch10: 0							**Community/Lot #:**		
Report Phase:	Rough								

Practice #		Practice	Points Available	Points Claimed	Points Awarded	Status	Verifier Notes	Design Phase Notes
501 LOT SELECTION								
501.1		**501.1 Lot.** Lot is selected in accordance with § 501.1(1) or § 501.1(2).		20	0	Certified Site:		None
	(1)	A lot is selected within a site certified to this Standard or equivalent	**15**					
	(2)	A lot is selected to minimize environmental impact by one or more of the following:						
	(a)	An infill lot is selected.	**10**					
	(b)	A lot is selected that is a greyfield.	**10**					
	(c)	An EPA-recognized brownfield lot is selected.	**15**					
501.2		**501.2 Multi-modal transportation.** A range of multi-modal transportation choices are promoted by one or more of the following:						None
	(1)	A lot is selected within one-half mile (805 m) of pedestrian access to a mass transit system	**6**	6	0			None
	(3)	Walkways, street crossings, and entrances designed to promote pedestrian activity are provided. New buildings are connected to existing sidewalks and areas of development.	**5**	5	0			None
	(4)	A lot is selected within one-half mile (805 m) of six or more community resources No more than two each of the following use category can be counted toward the total: Recreation, Retail, Civic, and Services. Examples of resources in each category include, but are not limited to the following:						Clothing Store, Sports Stadium, Restaurants, Park, Credit Union,
		Recreation: recreational facilities (such as pools, tennis courts, basketball courts), parks. Retail: grocery store, restaurant, retail store. Civic: post office, place of worship, community center. Services: bank, daycare center, school, medical/dental office, laundromat/dry cleaners. NOTE: List the 6 community resources in the Notes field.	**4**	4	0			
		OR						
	(5)	Bicycle use is promoted by building on a lot located within a community that has rights-of-way specifically dedicated to bicycle use in the form of paved paths or bicycle lanes, or on an infill lot located within 1/2 mile of a bicycle lane designated by the jurisdiction.	**5**	5	0			None
	(6)	Dedicated bicycle parking and racks are indicated on the site plan and constructed for mixed-use and multifamily buildings:		4	0			36 bike parking spaces
	(a)	Minimum of 1 bicycle parking space per 3 residential units	**2**					
	(b)	Minimum of 1 bicycle parking space per 2 residential units	**4**					
	(c)	Minimum of 1 bicycle parking space per 1 residential unit.	**6**					
502 PROJECT TEAM, MISSION STATEMENT, AND GOALS								
503 LOT DESIGN								
503.2		**503.2 Slope disturbance.** Slope disturbance is minimized by one or more of the following: Note: Points are only available for lots with slopes of 25% or greater.				Max Slope in Const. Zn:		None
	(1)	The use of terrain adaptive architecture.	**5**	5	0			
	(2)	Hydrological/soil stability study is completed and used to guide the design of all buildings on the lot.	**5**	5	0			
	(3)	All or a percentage of driveways and parking are aligned with natural topography to reduce cut and fill.		6	0			
	(a)	10 percent to < 25 percent	**1**					
	(b)	25 percent to 75 percent	**4**					
	(c)	greater than 75 percent	**6**					
	(4)	Long-term erosion effects are reduced through the design and implementation of clustering, terracing, retaining walls, landscaping, or restabilization techniques.	**6**	6	0			
	(5)	Underground parking uses the natural slope for parking entrances.	**5**	5	0			
503.3		**503.3 Soil disturbance and erosion.** Soil disturbance and erosion are minimized by one or more of the following: (also see Section 504.3) Note: Points must be earned in 503.3 in order for points in 504.1 to be available.						None
	(1)	Construction activities are scheduled such that disturbed soil that is to be left unworked for more than 21 days is stabilized within 14 days..	**5**	5	0			
	(3)	Limits of clearing and grading are demarcated on the lot plan.	**5**	5	0			
503.5		**503.5 Landscape plan.** A plan for the lot is developed to limit water and energy use while preserving or enhancing the natural environment.						None
	(2)	Non-invasive vegetation that is native or regionally appropriate for local growing conditions is selected to promote biodiversity..	**0**	7	0			None
	(7)	Plants with similar watering needs are grouped (hydrozoning) and shown on the lot plan.	**0**	5	0			None
504 LOT CONSTRUCTION								
504.1		**504.1 On-site supervision and coordination.** On-site supervision and coordination is provided during on-the-lot clearing, grading, trenching, paving, and installation of utilities to ensure that specified green development practices are implemented. (also see Section 503.3) NOTE: Points must be taken in 503.3 to claim points in 504.1.	**4**	4	0			None
504.3		**504.3 Soil disturbance and erosion implementation.** On-site soil disturbance and erosion are minimized by one or more of the following in accordance with the SWPPP or applicable plan: (also see Section 503.3)						None
	(1)	Sediment and erosion controls are installed on the lot and maintained in accordance with the stormwater pollution prevention plan, where required.	**5**	5	0			None
	(2)	Limits of clearing and grading are staked out on the lot.	**5**	5	0			None
	(6)	Disturbed areas on the lot that are complete or to be left unworked for 21 days or more are stabilized within 14 days using methods as recommended by the EPA or in the approved SWPPP, where required.	**3**	3	0			None
505 INNOVATIVE PRACTICES								
505.1		**505.1 Driveways and parking areas.** Driveways and parking areas are minimized or mitigated by one or more of the following:						
	(3)	Structured parking is utilized to reduce the footprint of surface parking areas.		6	0			None
	(a)	25 percent to less than 50 percent	**4**					
	(b)	50 percent to 75 percent	**5**					
	(c)	greater than 75 percent	**6**					
505.2		**505.2 Heat island mitigation.** Heat island effect is mitigated by the following.						
	(1)	Hardscape: Not less than 50 percent of the surface area of the hardscape on the lot meets one or a combination of the following methods.	**5**	5	0			None
	(a)	Shading of hardscaping: Shade is provided from existing or new vegetation (within five years) or from trellises. Shade of hardscaping is to be measured on the summer solstice at noon.						
	(b)	Light-colored hardscaping: Horizontal hardscaping materials are installed with a solar reflectance index (SRI) of 29 or greater. The SRI is calculated in accordance with ASTM E1980. A default SRI value of 35 for new concrete without added color pigment is permitted to be used instead of measurements.						
	(c)	Permeable hardscaping: Permeable hardscaping materials are installed.						
505.3		**505.3 Density.** The average density on the lot on a net developable area basis is:		8	0	Lot Size (Acres):		None
	(1)	7 to less than 14 dwelling units/sleeping units per acre (per 4,047 m2)	**4**					
	(2)	14 to less than 21 dwelling units/sleeping units per acre (per 4,047 m2)	**5**			Density:		
	(3)	21 to less than 35 dwelling units/sleeping units per acre (per 4,047 m2)	**6**			0.000 units per acre		
	(4)	35 to less than 70 dwelling units/sleeping units per acre (per 4,047 m2)	**7**					
	(5)	70 or greater dwelling units/sleeping units per acre (per 4,047 m2)	**8**					
505.4		**505.4 Mixed-use development.**						
	(1)	The lot contains a mixed-use building.	**8**	8	0			None
505.8		**505.8 Street network.** Locate the project in an area of high intersection density.	**5**	5	0			None
505.9		**505.9 Smoking prohibitions.** Signs are provided on multifamily and mixed-use lots prohibiting smoking at the following locations:						
	(a)	Smoking is prohibited within 25 feet (7.5 m) of all building exterior doors and operable windows or building air intakes within 15 (4.5 m) vertical feet of grade or a walking surface.	**3**	3	0			None
	(b)	Smoking is prohibited on decks, balconies, patios and other occupied exterior spaces.	**3**	3	0			None
	(c)	Smoking is prohibited at all parks, playgrounds, and community activity or recreational spaces.	**3**	3	0			None

601 QUALITY OF CONSTRUCTION MATERIALS AND WASTE

601.1		**601.1 Conditioned floor area.** Finished floor area of a dwelling unit or sleeping unit is limited. Finished floor area is calculated in accordance with ANSI Z765 for single family and ANSI/BOMA Z65.4 for multifamily buildings. Only the finished floor area for stories above grade plane is included in the calculation. [For every 100 square feet (9.29 m2) over 4,000 square feet (372 m2), one point is to be added to rating level points shown in Table 303, Category 7 for each rating level.]		12	0			None
	(1)	less than or equal to 700 square feet (65 m^2)	14					
	(2)	less than or equal to 1,000 square feet (93 m^2)	12					
	(3)	less than or equal to 1,500 square feet (139 m^2)	9					
	(4)	less than or equal to 2,000 square feet (186 m^2)	6					
	(5)	less than or equal to 2,500 square feet (232 m^2)	3					
	(6)	greater than 4,000 square feet (372 m^2) **(For every 100 square feet (9.29 m^2) over 4,000 square feet (372 m^2), one point is to be added to rating level points shown in Table 303, Category 7 for each rating level.)**	N/A					
601.5		**601.5 Prefabricated components.** Precut or preassembled components, or panelized or precast assemblies are utilized for a minimum of 90 percent for the following system or building:	13 Max					
	(1)	floor system	4	4	0			None
	(2)	wall system	4	4	0			None
	(3)	roof system	4	4	0			None
601.6		**601.6 Stacked stories.** Stories above grade are stacked, such as in 1½-story, 2-story, or greater structures. The area of the upper story is a minimum of 50 percent of the area of the story below based on areas with a minimum ceiling height of 7 feet (2,134 mm).	8 Max	8	0	from overview: no stacked stories		None
	(1)	first stacked story	4					
	(2)	for each additional stacked story	2					
601.7		**601.7 Prefinished materials. Prefinished building** materials or assemblies listed below have no additional site-applied finishing material are installed. **(Points awarded for each type of material or assembly.)**	12 Max	9	0			None
	(a)	interior trim not requiring paint or stain						
	(b)	exterior trim not requiring paint or stain						
	(c)	window, skylight, and door assemblies not requiring paint or stain on one of the following surfaces:						
		i. exterior surfaces						
		ii. interior surfaces						
	(d)	interior wall coverings or systems, floor systems, and/or ceiling systems not requiring paint or stain or other type of finishing application						
	(e)	exterior wall coverings or systems, floor system, and/or ceiling systems not requiring paint or stain or other type of finishing application						
	(1)	90 percent or more of the installed building materials or assemblies listed above:	5					
	(2)	50 percent to less than 90 percent of the installed building material or assembly listed above:	2					
	(3)	35 percent to less than 50 percent of the installed building material or assembly listed above:	1					

602 ENHANCED DURABILITY AND REDUCED MAINTENANCE

602.1		**602.1 Moisture Management – Building Envelope**						
602.1.1		**602.1.1 Capillary breaks**						
602.1.1.1		**602.1.1.1** A capillary break and vapor retarder are installed at concrete slabs in accordance with ICC IRC Sections R506.2.2 and R506.2.3 or ICC IBC Sections 1907 and 1805.4.1.	Mandatory					None
602.1.3		**602.1.3 Foundation drainage**						
602.1.3.1		**602.1.3.1** Where required by the ICC IRC or IBC for habitable and usable spaces below grade, exterior drain tile is installed.	N/A					None
602.1.4		**602.1.4 Crawlspaces**						
602.1.4.1		**602.1.4.1** Vapor retarder in unconditioned vented crawlspace is in accordance with the following, as applicable. Joints of vapor retarder overlap a minimum of 6 inches (152 mm) and are taped.						
	(2)	Walls. Dampproof walls are provided below finished grade.	N/A					None
602.1.4.2		**602.1.4.2** Crawlspace that is built as a conditioned area is sealed to prevent outside air infiltration and provided with conditioned air at a rate not less than 0.02 cfm (.009 L/s) per square foot of horizontal area and one of the following is implemented:						
	(2)	6 mil polyethylene sheeting, or other Class I vapor retarder installed in accordance with Section 408.3 or Section 506 of the International Residential Code	N/A					None
602.1.6		**602.1.6 Termite-resistant materials.** In areas of termite infestation probability as defined by Figure 6(3), termite-resistant materials are used as follows: See Figure 6(3)						
	(2)	In areas of moderate to heavy termite infestation probability: for the foundation, all structural walls, floors, concealed roof spaces not accessible for inspection, exterior decks, and exterior claddings within the first 3 feet (914 mm) above the top of the foundation.	4	4	0			None
602.1.7		**602.1.7 Moisture control measures**						
602.1.7.1		**602.1.7.1** Moisture control measures are in accordance with the following:						
	(1)	Building materials with visible mold are not installed or are cleaned or encapsulated prior to concealment and closing.	2	2	0			None
	(2)	Insulation in cavities is dry in accordance with manufacturer's instructions when enclosed (e.g., with drywall). NOTE: If "N/A" is selected, explain why in the assigned Notes area.	Mandatory 2	2	0			None
602.1.8		**602.1.8 Water-resistive barrier.** Where required by the ICC, IRC, or IBC, a water-resistive barrier and/or drainage plane system is installed behind exterior veneer and/or siding. NOTE: If "N/A" is selected, explain why in the assigned Notes area.	Mandatory					None
602.1.9		**602.1.9 Flashing.** Flashing is provided as follows to minimize water entry into wall and roof assemblies and to direct water to exterior surfaces or exterior water-resistive barriers for drainage. Flashing details are provided in the construction documents and are in accordance with the fenestration manufacturer's instructions, the flashing manufacturer's instructions, or as detailed by a registered design professional.						
	(1)	Flashing is installed at all of the following locations, as applicable:	Mandatory					None
	(a)	around exterior fenestrations, skylights, and doors						
	(b)	at roof valleys						
	(c)	at all building-to-deck, -balcony, -porch, and -stair intersections						
	(d)	at roof-to-wall intersections, at roof-to-chimney intersections, at wall-to-chimney intersections, and at parapets						
	(e)	at ends of and under masonry, wood, or metal copings and sills						
	(f)	above projecting wood trim						
	(g)	at built-in roof gutters, and						
	(h)	drip edge is installed at eave and rake edges.						
	(2)	All window and door head and jamb flashing is either self-adhered flashing complying with AAMA 711-13 or liquid applied flashing complying with AAMA 714-15 and installed in accordance with fenestration or flashing manufacturer's installation instructions.	2	2	0			None
	(3)	Pan flashing is installed at sills of all exterior windows and doors.	3	3	0			None
	(6)	Through-wall flashing is installed at transitions between wall cladding materials or wall construction types.	2	2	0			None
602.1.10		**602.1.10 Exterior doors.** Entries at exterior door assemblies, inclusive of side lights (if any), are covered by one of the following methods to protect the building from the effects of precipitation and solar radiation. Either a storm door or a projection factor of 0.375 minimum is provided. Eastern- and western-facing entries in Climate Zones 1, 2, and 3, as determined in accordance with Figure 6(1) or Appendix A, have either a storm door or a projection factor of 1.0 minimum, unless protected from direct solar radiation by other means (e.g., screen wall, vegetation). This Project's Climate Zone: 1	2 per exterior door 6 Max	2	0			None
	(a)	installing a porch roof or awning						
	(b)	extending the roof overhang						
	(c)	recessing the exterior door						
	(d)	Installing a storm door						
		Note: The pedestrian door protected in a garage leading to living space does not quality for points.						
602.1.11		**602.1.11 Tile backing materials.** Tile backing materials installed under tiled surfaces in wet areas are in accordance with ASTM C1178, C1278, C1288, or C1325.	Mandatory					None
602.1.13		**602.1.13 Ice barrier.** In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier is installed in accordance with the ICC IRC or IBC at roof eaves of pitched roofs	Mandatory					None

		and extends a minimum of 24 inches (610 mm) inside the exterior wall line of the building.	Mandatory					
602.1.14		**602.1.14 Architectural features**. Architectural features that increase the potential for water intrusion are avoided:						
	(1)	All horizontal ledgers are sloped away to provide gravity drainage as appropriate for the application.	Mandatory 1	1	0			None
	(2)	No roof configurations that create horizontal valleys in roof design.	2	2	0			None
	(3)	No recessed windows and architectural features that trap water on horizontal surfaces.	2	2	0			None
602.2		**602.2 Roof surfaces.** A minimum of 90 percent of roof surfaces, not used for roof penetrations and associated equipment, on-site renewable energy systems such as photovoltaics or solar thermal energy collectors, or rooftop decks, amenities and walkways, are constructed of one or more of the following:	3	3	0			
	(1)	products that are in accordance with the ENERGY STAR® cool roof certification or equivalent						None
	(2)	a vegetated roof system						None
	(3)	Minimum initial SRI of 78 for low-sloped roof (a slope less than 2:12) and a minimum initial SRI of 29 for a steep-sloped roof (a slope equal to or greater than 2:12). The SRI is calculated in accordance with ASTM E1980. Roof products are certified and labeled.						None
602.3		**602.3 Roof water discharge.** A gutter and downspout system or splash blocks and effective grading are provided to carry water a minimum of 5 feet (1524 mm) away from perimeter foundation walls.	4	4	0			underground
602.4		**602.4 Finished grade.**						
602.4.1		**602.4.1** Finished grade at all sides of a building is sloped to provide a minimum of 6 inches (150 mm) of fall within 10 feet (3048 mm) of the edge of the building. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade is sloped away from the edge of the building at a minimum slope of 2 percent.	Mandatory					None
603 REUSED OR SALVAGED MATERIALS								
604 RECYCLED-CONTENT BUILDING MATERIALS								
605 RECYCLED CONSTRUCTION WASTE								
605.1		**605.1 Hazardous waste.** The construction and waste management plan shall include information on the proper handling and disposal of hazardous waste. Hazardous waste is properly handled and disposed.	Mandatory					None
606 RENEWABLE MATERIALS								
607 RECYCLING AND WASTE REDUCTION								
607.2		**607.2 Food waste disposers.** A minimum of one food waste disposer is installed at the primary kitchen sink.	1	1	0			None
608 RESOURCE-EFFICIENT MATERIALS								
608.1		**608.1 Resource-efficient materials.** Products containing fewer materials are used to achieve the same end-use requirements as conventional products, including but not limited to:						trusses and brick
	(1)	lighter, thinner brick with bed depth less than 3 inches and/or brick with coring of more that 25 percent	9 Max 3 per material	6	0			
	(2)	engineered wood or engineered steel products						
	(3)	roof or floor trusses						
		NOTE: In the assigned Notes area, describe the types of products that comply with 608.1.						
609 REGIONAL MATERIALS								
610 LIFE CYCLE ASSESSMENT								
611 PRODUCT DECLARATIONS								
612 INNOVATIVE PRACTICES								
613 RESILIENT CONSTRUCTION								

701 MINIMUM ENERGY EFFICIENCY REQUIREMENTS

701.1	**701.1 Mandatory requirements.** The building shall comply with Section 702 (Performance Path), Section 703 (Prescriptive Path), or Section 704 (ERI Target Path). Items listed as "mandatory" in Section 701.4 apply to all Paths. Unless otherwise noted, buildings in the Tropical Climate Zone shall comply with Climate Zone 1 requirements. Please indicate energy modeler's professional credential and, in the notes field, their name. When selecting "Other," enter professional credentials (e.g., engineer, architect) within the notes field.		Select Path: Modeler's Credential:			None
701.1.1	**701.1.1 Minimum Performance Path requirements.** A building complying with § 702 shall include a minimum of two practices from § 705, or a minimum of one practice from § 705 and a minimum of one practice from § 706.					None
701.1.2	**701.1.2 Minimum Prescriptive Path requirements.** A building complying with § 703 shall obtain a minimum of 30 points from § 703 and shall include a minimum of two practices from § 705, or a minimum of one practice from § 705 and a minimum of one practice from § 706.					None
701.1.3	**701.1.3 ERI Target Path requirements.** A building complying with § 704 shall obtain a minimum of 30 points from § 704 and shall include a minimum of two practices from § 705, or a minimum of one practice from § 705 and a minimum of one practice from § 706.					None
701.1.4	**701.1.4 Alternative bronze and silver level compliance**. As an alternative, any building that qualifies as an ENERGY STAR Version 3.0 Certified Home or ENERGY STAR Multifamily High Rise Version 1.0 Rev. 03 building or demonstrates compliance with the 2018 IECC or Chapter 11 of the 2018 IRC achieves the bronze level for Chapter 7. As an alternative, any building that qualifies as an ENERGY STAR Version 3.1 Certified Home or ENERGY STAR Multifamily High Rise Version 1.0 Rev. 03 (with the baseline at ASHRAE 90.1-2010) building achieves the silver level for Chapter 7. As an alternative in the Tropical Climate Zone, any building that meets all of the requirements in IECC Section R401.2.1 (Tropical Zone) achieves the silver level for Chapter 7. The buildings achieving compliance under Section 701.1.4 are not eligible for achieving a rating level above silver.	0 0	Alternative: Option:			None
701.1.6	**701.1.6 Alternative gold level compliance for tropical zones**. One- or two-family dwelling in the tropical zone at an elevation less than 2,400 feet (731.5 m) above sea level that complies with the following shall achieve the gold level for chapter 7:					
(1)	The residence complies with IECC Tropical Zone than section R401.2.1.	N/A				None
(2)	The residence includes a minimum of 2 kW of PV and a minimum of 6 kWh of battery storage.	N/A				None
(3)	Any air conditioning has a minimum of 18 SEER.	N/A				None
(4)	Solar, wind or other renewable energy source supplies not less than 90 percent of the energy for service water heating.	N/A				None
(5)	Glazing in conditioned spaces has a solar heat gain coefficient of less than or equal to 0.25, or has an overhang with a projection factor equal to or greater than 0.30.	N/A				None
(6)	The exterior roof/ceiling complies with at least two of the following:					
(a)	Minimum roof reflectance and emittance in IECC Table C402.3	N/A				None
(b)	Roof or ceiling has insulation with an R-value of R-15 or greater	N/A				None
(c)	Includes a radiant barrier	N/A				None
(7)	Walls comply with at least one of the following:					
(a)	Walls have an overhang with a projection factor equal to or greater than 0.30	N/A				None
(b)	Walls have insulation with an R-value of R-13 or greater	N/A				None
(c)	Walls have a solar reflectance of 0.64	N/A				None
(8)	A ceiling fan is provided for bedrooms and the largest space that is not used as a bedroom; alternately a whole house fan is provided.	N/A				None
(9)	Wiring sufficient for a Level 2 (208/240V 40-80 amp) electric vehicle charging station is installed on the building site.	N/A				None
701.2	**701.2 Emerald level points.** The Performance Path (Section 702) or the ERI Target Path (Section 704) shall be used to achieve the emerald level.	Emerald Not Available				
701.3	**701.3 Adopting Entity review.** A review by the Adopting Entity or designated third party shall be conducted to verify design and compliance with Chapter 7. NOTE: List the reviewer in the assigned Notes field.					SK Collaborative
701.4	**701.4 Mandatory practices.**					
701.4.1	**701.4.1 HVAC systems.**					
701.4.1.1	**701.4.1.1 HVAC system sizing.** Space heating and cooling system is sized according to heating and cooling loads calculated using ACCA Manual J, or equivalent. Equipment is selected using ACCA Manual S or equivalent.	Mandatory				None
701.4.1.2	**701.4.1.2 Radiant and hydronic space heating.** Where installed as a primary heat source in the building, radiant or hydronic space heating system is designed, installed, and documented, using industry-approved guidelines and standards (e.g., ACCA Manual J, AHRI I=B=R, ACCA S QI-2010, or an accredited design professional's and manufacturer's recommendations).	Mandatory				None
701.4.2	**701.4.2 Duct systems.**					
701.4.2.1	**701.4.2.1 Duct air sealing.** Ducts are air sealed. All duct sealing materials are in conformance with UL 181A or UL 181B specifications and are installed in accordance with manufacturer's instructions.	Mandatory				None
701.4.2.2	**701.4.2.2 Ducts and Plenums.** Building framing cavities are not used as ducts or plenums.	Mandatory				None
701.4.2.3	**701.4.2.3 Duct system sizing.** Duct system is sized and designed in accordance with ACCA Manual D or equivalent.	Mandatory				None
701.4.3	**701.4.3 Insulation and air sealing.**					
701.4.3.1	**701.4.3.1 Building Thermal Envelope Air Sealing.** The building thermal envelope is durably sealed to limit infiltration. The sealing methods between dissimilar materials allow for differential expansion and contraction. The following are caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film, or solid material:		701.4.3.3 Exception:			None
(a)	All joints, seams and penetrations.	Mandatory				None
(b)	Site-built windows, doors, and skylights.					None
(c)	Openings between window and door assemblies and their respective jambs and framing.					None
(d)	Utility penetrations.					None
(e)	Dropped ceilings or chases adjacent to the thermal envelope.					None
(f)	Knee walls.					None
(g)	Walls, ceilings, and floors separating conditioned spaces from unconditioned.					None
(h)	Behind tubs and showers on exterior walls.					None
(i)	Common walls between dwelling units or sleeping units.					None
(j)	Attic access openings.					None
(k)	Joints of framing members at rim joists.					None
(l)	Top and bottom plates.					None
(m)	Other sources of infiltration.					None
701.4.3.2	**701.4.3.2 Air barrier, air sealing, building envelope testing, and insulation.** Building envelope air barrier, air sealing envelope tightness, and insulation installation is verified to be in accordance with this Section and Section 701.4.3.2.1. Insulation installation other than Grade 1 is not permitted.	Mandatory				
(1)	**Testing.** Building envelope tightness is tested. Testing is conducted in accordance with ASTM E-779 using a blower door at a test pressure of 1.04 psf (50 Pa). Testing is conducted after rough-in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation, and combustion appliances. Testing is conducted under the following conditions:		ACH50: ELR50 (optional):			None
(a)	Exterior windows and doors, fireplace and stove doors are closed, but not sealed;					None
(b)	Dampers are closed, but not sealed, including exhaust, intake, makeup air, backdraft and flue dampers;					None
(c)	Interior doors are open;					None
(d)	Exterior openings for continuous ventilation systems and heat recovery ventilators are closed and sealed;					None
(e)	Heating and cooling systems are turned off;					None
(f)	HVAC duct terminations are not sealed; and					None
(g)	Supply and return registers are not sealed.					None
	Multifamily Building Note: Testing by dwelling units, sleeping units, groups of dwelling units, groups of sleeping units, or the building as a whole is acceptable.					None
(2)	**Visual inspection.** The air barrier and insulation items listed in Table 701.4.3.2(2) are field verified by visual inspection. See Table 701.4.3.2(2)					None
701.4.3.2.1	**701.4.3.2.1 Grade I insulation installations.** Field-installed insulation products to ceilings, walls, floors, band joists, rim joists, conditioned attics, basements, and crawlspaces, except as specifically noted, are verified as Grade I by a third-party are in accordance with the following:	Mandatory				

	(1)	Inspection is conducted before insulation is covered.						None
	(2)	Air-permeable insulation is enclosed on all six sides and is in substantial contact with the sheathing material on one or more sides (interior or exterior) of the cavity. Air permeable insulation in ceilings is not required to be enclosed when the insulation is installed in substantial contact with the surfaces it is intended to insulate.						None
	(3)	Cavity insulation uniformly fills each cavity side-to-side and top-to-bottom, without substantial gaps or voids around obstructions (such as blocking or bridging).						None
	(4)	Cavity insulation compression or incomplete fill amounts to 2 percent or less, presuming the compressed or incomplete areas are a minimum of 70 percent of the intended fill thickness; occasional small gaps are acceptable.						None
	(5)	Exterior rigid insulation has substantial contact with the structural framing members or sheathing materials and is tightly fitted at joints.						None
	(6)	Cavity insulation is split, installed, and/or fitted tightly around wiring and other services.						None
	(7)	Exterior sheathing is not visible from the interior through gaps in the cavity insulation.						None
	(8)	Faced batt insulation is permitted to have side-stapled tabs, provided the tabs are stapled neatly with no buckling, and provided the batt is compressed only at the edges of each cavity, to the depth of the tab itself.						None
	(9)	Where properly installed, ICFs, SIPs, and other wall systems that provide integral insulation are deemed to compliance with this section.						None
701.4.3.3		**701.4.3.3 Multifamily air leakage alternative.** Multifamily buildings four or more stories in height and in compliance with IECC section C402.5 (Air leakage-thermal envelope) are deemed to comply with Sections 701.4.3.1 and 701.4.3.2.				See 701.4.3.1		None
701.4.3.4		**701.4.3.4 Fenestration air leakage.** Windows, skylights and sliding glass doors have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled. For site-built fenestration, a test report by an accredited, independent laboratory verifying compliance with the applicable infiltration rate shall be submitted to demonstrate compliance with this practice. This practice does not apply to field-fabricated fenestration products. **Exception:** For Tropical Zones Only, Jalousie windows are permitted to be used as a conditioned space boundary and shall have an air infiltration rate of not more than 1.3 cfm per square foot.	Mandatory					None
701.4.3.5		**701.4.3.5 Lighting in building thermal envelope.** Luminaires installed in the building thermal envelope which penetrate the air barrier are sealed to limit air leakage between conditioned and unconditioned spaces. All luminaires installed in the building thermal envelope which penetrate the air barrier are IC-rated and labeled as meeting ASTM E283 when tested at 1.57 psf (75 Pa) pressure differential with no more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to the ceiling cavity. All luminaires installed in the building thermal envelope which penetrate the air barrier are sealed with a gasket or caulk between the housing and the interior of the wall or ceiling covering.	Mandatory					None
701.4.4		**701.4.4 High-efficacy lighting.** Lighting efficacy in dwelling units or sleeping units is in accordance with one of the following:	Mandatory					
	(1)	A minimum of 75 percent of the total hard-wired lighting fixtures or the bulbs in those fixtures qualify as high efficacy or equivalent.						None
	(2)	Lighting power density, measured in watts/square foot, is 1.1 or less.						None
701.4.5		**701.4.5 Boiler piping.** Boiler piping in unconditioned space supplying and returning heated water or steam is insulated.	N/A					None
702 PERFORMANCE PATH								
702.2		**702.2 Energy performance levels.**						
702.2.1		**702.2.1 ICC IECC analysis.** Energy efficiency features are implemented to achieve energy cost or source energy performance that meets the ICC IECC. A documented analysis using software in accordance with ICC IECC, Section R405, or ICC IECC Section C407.2 through C407.5, applied as defined in the ICC IECC, is required.	N/A					None
703 PRESCRIPTIVE PATH								
703.1		**703.1 Mandatory practices.**		30	30	0		
703.1.1		**703.1.1 Building thermal envelope compliance.** The building thermal envelope is in compliance with Section 703.1.1.1 or 703.1.1.2. Exception: Section 703.1.1 is not required for Tropical Climate Zone	N/A					None
703.1.1.1		**703.1.1.1 Maximum UA and SHGC.** For IECC residential buildings, the total building UA is less than or equal to the total maximum UA as computed by ICC IECC Section R402.1.5. The SHGC requirements for fenestration in Table R402.1.2 are also met. For IECC commercial buildings, the total UA is less than or equal to the sum of the UA for ICC IECC Tables C402.1.4 and C402.4, including the U-factor times the area and C-factor or F-factor times the perimeter. The SHGC requirements for fenestration in Table C402.4 are also met. The total UA proposed and baseline calculations are documented. REScheck or COMcheck is deemed to provide UA calculation documentation.						
703.1.1.2		**703.1.1.2 Prescriptive R-values and fenestration requirements**. The building thermal envelope is in accordance with the insulation and fenestration requirements of ICC IECC Table R402.1.2 or Tables C402.1.3. The fenestration U-factors and SHGC's are in accordance with Table 703.2.5.1 or ICC IECC Table C402.4.						
703.1.2		**703.1.2 Building envelope leakage.** The building thermal envelope is in accordance with ICC IECC R402.4.1.2 or C402.5 as applicable. Exception: Section 703.1.2 is not required for Tropical Climate Zone	N/A					None
703.1.3		**703.1.3 Duct Testing.** The duct system is in accordance with ICC IECC R403.3.2 through R403.3.5 as applicable.	N/A			Rough-In Test: Postconstruction Test:		None
703.3		**HVAC equipment efficiency**						
703.3.0		**703.3.0 Multiple heating and cooling systems.** For multiple heating or cooling systems in one home, practices 703.3.1 through 703.3.6 apply to the system that supplies 80% or more of the total installed heating or cooling capacity. Where multiple systems each serve less than 80% of the total installed heating or cooling capacity, points under Sections 703.3.1 through 703.3.6 are awarded either for the system eligible for the fewest points or the weighted average of the systems. The weighted average shall be calculated in accordance with the following equation and be based upon the efficiency and capacity of the equipment as selected in accordance with ACCA Manual S with it loads calculated in accordance with ACCA Manual J. Weighted Average = $[(E_{unit\,1}*C_{unit\,1})+(E_{unit\,2}*C_{unit\,2})+\cdots+(E_{unit\,n}*C_{unit\,n})] / (C_{unit\,1}+C_{unit\,2}+\cdots+C_{unit\,n})$ where: E = Rated AHRI efficiency for unit C = Rated heating or cooling capacity for unit n = Unit count				multiple heating sys.? multiple cooling sys.?		None None
703.3.4		**703.3.4** Cooling efficiency is in accordance with Table 703.3.4(1) or Table 703.3.4(2). Refrigerant charge is verified for compliance with manufacturer's instructions utilizing a method in Section 4.3 of ACCA 5 QI-2010.						
	(1)	Electric Air Conditioner and Heat Pump Cooling		1	0	Min. or Average SEER:		MAYBE
		≥15 SEER	0					
		≥17 SEER	0					
		≥19 SEER	0					
		≥21 SEER	0					
		≥25 SEER	0					
703.6		**703.6 Lighting and appliances**						
703.6.1		**703.6.1 Hard-wired lighting.** Hard-wired lighting is in accordance with one of the following:						
	(1)	A minimum percent (95%) of the total hard-wired interior luminaires or lamps qualify as ENERGY STAR, DesignLights Consortium (DLC), or applicable equivalent.	0	2	0			None
703.6.2		**703.6.2 Appliances.** ENERGY STAR or equivalent appliance(s) are installed:						
	(1)	Refrigerator	1	1	0			None
	(2)	Dishwasher	1	1	0			None
	(3)	Washing machine Multifamily Building Note: Washing machines in ALL units must comply.	4	4	0			None
704 ERI TARGET PATH								
705 ADDITIONAL PRACTICES								
705.2		**705.2 Lighting**						
705.2.1		**705.2.1 Lighting controls** **(Percentages for point thresholds are based on lighting not required for means of egress or security lighting as defined by local building codes.)**						
705.2.1.2		**705.2.1.2 Exterior lighting.** Photo or motion sensors are installed on 75 percent of outdoor lighting fixtures to control lighting.	1	1	0			confirm

705.2.1.3		**705.2.1.3 Multifamily common areas.**						
	(1)	In a multifamily building, occupancy sensors, or dimmers are installed in common areas (except corridors and stairwells).		2	0			confirm
	(a)	50 percent to less than 75 percent of lighting fixtures.	1					
	(b)	A minimum of 75 percent of lighting fixtures.	2					
	(2)	In a multifamily building, occupancy controls are installed to automatically reduce light levels in interior corridors and exit stairwells when the space is unoccupied. Light levels are reduced by:		3	0			confirm
	(a)	50 percent to less than 75 percent or to local minimum requirements	2					
	(b)	A minimum of 75 percent	3					
705.2.1.4		**705.2.1.4** In a multifamily building, occupancy controls are installed to automatically reduce light levels in garages and parking structures when the space is unoccupied. Light levels are reduced by:		3	0			confirm
	(1)	50 percent to less than 75 percent or to local minimum requirements	2					
	(2)	A minimum of 75 percent	3					
705.2.4		**705.2.4 Recessed luminaires.** The number of recessed luminaires that penetrates the thermal envelope is less than 1 per 400 square feet (37.16 m^2) of total conditioned floor area and they are in accordance with Section **701.4.3.5**.	1	1	0	#of luminaires: per 0 square feet		None
705.6		**705.6 Installation and performance verification.**						
705.6.1		**705.6.1** Third-party on-site inspection is conducted to verify compliance with all of the following, as applicable. Minimum of two inspections are performed: one inspection after insulation is installed and prior to covering, and another inspection upon completion of the building. Where multiple buildings or dwelling units of the same model or sleeping units of the same model are built by the same builder, a representative sample inspection of a minimum of 15 percent of the buildings or dwelling units or sleeping units is permitted.	3	3	0	By using this tool, this project automatically qualifies for this practice.		None
706 INNOVATIVE PRACTICES								
706.8		**706.8 Electrical vehicle charging station.** A Level 2 (208/240V 40-80 amp) or Level 3 electric vehicle charging station is installed on the building site. (Note: Charging station shall not be included in the building energy consumption.)	2	2	0			None

801 INDOOR AND OUTDOOR WATER USE								
801.1	**801.1 Mandatory requirements.** The building shall comply with Section 802 (Prescriptive Path) and 803 (Innovative Practices) or Section 804 (Performance Path). Points from Section 804 (Performance Path) shall not be combined with points from Section 802 (Prescriptive Path) or Section 803 (Innovative Practices). The mandatory provisions of Section 802 (Prescriptive Path) are required when using the Water Rating Index of Section 804 (Performance Path) for Chapter 8 Water Efficiency compliance.							None
802 PRESCRIPTIVE PATH								
802.2	**802.2 Water-conserving appliances.** Energy Star or equivalent water-conserving appliances are installed.							
(1)	dishwasher	**2**	2	0				None
(2)	clothes washer, or	**13**	18	0				None
(3)	clothes washer with an Integrated Water Factor of 3.8 or less	**18**						
	NOTE: If multiple dishwashers and washing machines are installed, ALL instances must meet the above conditions to be awarded points.							
	Multifamily Building Note: Washing machines are installed in individual units or provided in common areas of multifamily buildings.							
802.4	**802.4 Showerheads.** Showerheads are in accordance with the following:				# of compartments:			
(1)	The total maximum combined flow rate of all showerheads in a shower compartment with floor area of 2600 square inches or less is equal or less than 2.0 gpm. For each additional 1300 square inches or any portion thereof of shower compartment floor area, an additional 2.0 gpm combined showerhead flow rate is allowed. Showerheads shall comply with ASME A112.18.1/CSA B125.1 and shall meet the performance criteria of the U.S. EPA WaterSense Specification for showerheads. Showerheads shall be served by an automatic compensating valve that complies with ASSE 1016/ASME A112.1016/CSA B125.16 or ASME A112.18.1/CSA B125.1 and specifically designed to provide thermal shock and scald protection at the flow rate of the showerhead.	**4 for first compartment** **1 for each additional compartment in dwelling**	4	0				WaterSense 1.8 GPM
	(Points awarded per shower compartment. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.)	**7 Max**						
(2)	All shower compartments in the dwelling unit(s) or sleeping unit(s) and common areas meet the requirements of 801.3(1) and all showerheads are in accordance with one of the following:		6	0				None
(a)	maximum of 1.8 gpm	**6 Additional**						
(b)	maximum of 1.5 gpm	**10 Additional**						
802.5	**802.5 Faucets**							
802.5.1	**802.5.1** Install water-efficient lavatory faucets with flow rates not more than 1.5 gpm (5.68 L/m), tested in compliance with ASME A112.18.1/CSA B125.1 and meeting the performance criteria of the EPA WaterSense High-Efficiency Lavatory Faucet Specification:		14	0				WaterSense 1.2 GPM
(1)	Flow rate ≤ 1.5 gpm (*all faucets in a bathroom are in compliance)							
	(Points awarded for each bathroom. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.)	**1** **3 Max**						
(2)	Flow rate ≤ 1.2 gpm (*all faucets in a bathroom are in compliance)	**2 (6 Max)**						
(3)	Flow rate ≤ 1.5 gpm for all lavatory faucets in the dwelling unit(s) or sleeping unit(s)	**6 Additional**						
(4)	Flow rate ≤ 1.5 gpm for all lavatory faucets in the dwelling unit(s), and at least one bathroom has faucets with flow rates ≤ 1.2 gpm	**8 Additional**						
(5)	Flow rate ≤ 1.2 gpm for all lavatory faucets in the dwelling unit(s)	**12 Additional**						
802.5.2	**802.5.2** Water-efficient residential kitchen faucets are installed in accordance with ASME A112.18.1/CSA B125.1. Residential kitchen faucets may temporarily increase the flow above the maximum rate but not to exceed 2.2 gpm.		3	0				1.8 GPM
(1)	All residential kitchen faucets have a maximum flow rate of 1.8 gpm.	**3**						
(2)	All residential kitchen faucets have a maximum flow rate of 1.5 gpm.	**1 Additional**						
802.5.4	**802.5.4 Water closets and urinals.** Water closets and urinals are in accordance with the following:							
(1)	Gold and emerald levels: All water closets and urinals are in accordance with Section 802.5.4.	**Gold/Emerald not available**						None
(2)	A water closet is installed with an effective flush volume of 1.28 gallons (4.85 L) or less in accordance with ASME A112.19.2/CSA B45.1 or ASME A112.19.14 as applicable. Tank-type water closets shall be in accordance with the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.	**4** **12 Max**	4	0				WaterSense 1.28 GPF
	(Points awarded per fixture. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.)							
(3)	All water closets are in accordance with Section 802.5.4(2).	**17 Additional**	13	0				None
802.6	**802.6 Irrigation systems**							
802.6.1	**802.6.1** Where an irrigation system is installed, an irrigation plan and implementation are executed by a qualified professional or equivalent.	**Mandatory**						None
802.9	**802.9 Water treatment devices.**							
802.10	**802.10 Pools and spas.**							
802.10.1	**802.10.1** Pools and Spas with water surface area greater than 36 square feet and connected to a water supply shall have a dedicated meter to measure the amount of water supplied to the pool or spa.	**Mandatory**						None
803 INNOVATIVE PRACTICES								
804 PERFORMANCE PATH								
804.1	**804.1 Performance Path.** The index score for the Performance Path shall be calculated in accordance with Appendix D Water Rating Index (WRI) or equivalent methodology.				WRI			
804.2	**804.2 Water efficiency rating levels.** In lieu of threshold levels for Chapter 8 in Table 303, rating levels for Section 804.1 are in accordance with Table 804.2.	**None**						None
804.3	**804.3 Water efficiency NGBS points equivalency.** The additional points for use with Table 303 from the Chapter 8 Water Efficiency Category are determined in accordance with equation 804.3.	**(As Designed)**						
			0	0				

Equation 804.3
NGBS = WRI x (-2.29) + 181.7

901 POLLUTANT SORCE CONTROL								
901.1		**901.1 Space and water heating options**						
901.1.2		**901.1.2** Air handling equipment or return ducts are not located in the garage, unless placed in isolated, air-sealed mechanical rooms with an outside air source. Not available if there is no garage.	5	5	0			None
901.1.4		**901.1.4** Gas-fired fireplaces and direct heating equipment is listed and is installed in accordance with the NFPA 54, ICC IFGC, or the applicable local gas appliance installation code. Gas-fired fireplaces within dwelling units or sleeping units and direct heating equipment are vented to the outdoors. Alcohol burning devices and kerosene heaters are vented to the outdoors.	Mandatory					None
901.1.6		**901.1.6** The following electric equipment is installed:		5	0			None
	(1)	heat pump air handler in unconditioned space	2					
	(2)	heat pump air handler in conditioned space	5					
901.2		**901.2 Solid fuel-burning appliances**						
901.2.1		**901.2.1** Solid fuel-burning fireplaces, inserts, stoves and heaters are code compliant and are in accordance with the following requirements:						
	(1)	Site-built masonry wood-burning fireplaces use outside combustion air and include a means of sealing the flue and the combustion air outlets to minimize interior air (heat) loss when not in operation.	Mandatory 4	0	0			None
	(2)	Factory-built, wood-burning fireplaces are in accordance with the certification requirements of UL 127 and are an EPA Phase 2 Emission Level Qualified Model.	Mandatory 6	0	0			None
	(3)	Wood stove and fireplace inserts, as defined in UL 1482 Section 3.8, are in accordance with the certification requirements of UL 1482 and are in accordance with the emission requirements of the EPA Certification and the State of Washington WAC 173-433-100(3).	Mandatory 6	0	0			None
	(4)	Pellet (biomass) stoves and furnaces are in accordance with ASTM E1509 or are EPA certified.	Mandatory 6	0	0			None
	(5)	Masonry heaters are in accordance with the definitions in ASTM E1602 and ICC IBC Section 2112.1.	Mandatory 6	0	0			None
901.2.2		**901.2.2** Fireplaces, woodstoves, pellet stoves, or masonry heaters are not installed.	6	6	0			None
901.3		**901.3 Garages.** Garages are in accordance with the following:						
	(1)	Attached garage						
	(a)	Doors installed in the common wall between the attached garage and conditioned space are tightly sealed and gasketed.	Mandatory 2	2	0			None
	(b)	A continuous air barrier is provided separating the garage space from the conditioned living spaces.	Mandatory 2	2	0			None
901.4		**901.4** Wood materials. A minimum of 85 percent of material within a product group (i.e., wood structural panels, countertops, composite trim/doors, custom woodwork, and/or component closet shelving) is manufactured in accordance with the following:	10 Max	4	0			
	(1)	Structural plywood used for floor, wall, and/or roof sheathing is compliant with DOC PS 1 and/or DOC PS 2. OSB used for floor, wall, and/or roof sheathing is compliant with DOC PS 2. The panels are made with moisture-resistant adhesives. The trademark indicates these adhesives as follows: Exposure 1 or Exterior for plywood, and Exposure 1 for OSB. NOTE: If "N/A" is selected, please explain in the Notes area.	Mandatory					None
		Countertops						quartz countertops
		Composite trim/doors						
		Custom woodwork						
		Component closet shelving						
	(2)	Particleboard and MDF (medium density fiberboard) is manufactured and labeled in accordance with CPA A208.1 and CPA A208.2, respectively.	2					
	(3)	Hardwood plywood in accordance with HPVA HP-1.	2					
	(4)	Particleboard, MDF, or hardwood plywood is in accordance with CPA 4.	3					
	(5)	Composite wood or agrifiber panel products contain no added urea-formaldehyde or are in accordance with the CARB *Composite Wood Air Toxic Contaminant Measure Standard* .	4					
	(6)	Non-emitting products.	4					
901.6		**901.6 Carpets.** Wall-to-wall carpeting is not installed adjacent to water closets and bathing fixtures.	Mandatory					None
901.7		**901.7 Floor materials.** The following types of finished flooring materials are used. The materials have emission levels in accordance with CDPH/EHLB Standard Method v1.1. Product is tested by a laboratory with the CDPH/EHLB Standard Method v1.1 within the laboratory scope of accreditation to ISO/IEC 17025 and certified by a third-party program accredited to ISO 17065, such as, but not limited to, those in Appendix B. **(Points are awarded for every 10% of conditioned floor space using one of the below materials.)**	1 8 Max	5	0	actual %:		
	(1)	Hard surface flooring: Prefinished installed hard-surface flooring is installed. Where post-manufacture coatings or surface applications have not been applied, the following hard surface flooring types are deemed to comply with the emission requirements of this practice:						None
	(a)	Ceramic tile flooring						
	(b)	Organic-free, mineral-based flooring						
	(c)	Clay masonry flooring						
	(d)	Concrete masonry flooring						
	(e)	Concrete flooring						
	(f)	Metal flooring				actual %'s:		
	(2)	Carpet meeting and carpet cushion not meeting the emission limits is installed.						None
	(3)	Carpet and carpet cushion meeting the emission limits is installed. **(When carpet cushion meeting the emission limits of the practice is also installed, the percentage of compliant carpet area is calculated at 1.33 times the actual installed area.)**						None
901.9		**901.9 Interior architectural coatings.** A minimum of 85 percent of the interior architectural coatings are in accordance with either Section 901.9.1 or Section 901.9.3, not both. A minimum of 85 percent of architectural colorants are in accordance with Section 901.9.2.						
901.9.1		**901.9.1** Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with one or more of the following:	5	5	0			
	(1)	Zero VOC as determined by EPA Method 24 (VOC content is below the detection limit for the method)						None
	(2)	GreenSeal GS-11						None
	(3)	CARB *Suggested Control Measure for Architectural Coatings* (see Table 901.9.1). See Table 901.9.1						None
901.11		**901.11 Insulation.** Emissions of 85 percent of wall, ceiling, and floor insulation materials are in accordance with the emission levels of CDPH/EHLB Standard Method v1.1. Emission levels are determined by a laboratory accredited to ISO/IEC 17025 and the CDPH/EHLB Standard Method v1.1 is in its scope of accreditation. Insulation is certified by a third-party program accredited to ISO 17065, such as, but not limited to, those in Appendix B.	4	4	0			None
901.13		**901.13 Carbon monoxide (CO) alarms.** A carbon monoxide (CO) alarm is provided in accordance with the IRC Section R315.	Mandatory					None
901.15		**901.15 Non-smoking areas.** Environmental tobacco smoke is minimized by one or more of the following:						
	(1)	All interior common areas of a multifamily building are designated as non-smoking areas with posted signage.	1	1	0			None
	(2)	Exterior smoking areas of a multifamily building are designated with posted signage and located a minimum of 25 feet from entries, outdoor air intakes, and operable windows.	1	1	0			None
902 POLLUTANT CONTROL								
902.1		**902.1 Spot ventilation.**						
902.1.1		**902.1.1** Spot ventilation is in accordance with the following:						
	(1)	Bathrooms are vented to the outdoors. The minimum ventilation rate is 50 cfm (23.6 L/s) for intermittent operation or 20 cfm (9.4 L/s) for continuous operation in bathrooms.	Mandatory					None
	(2)	Clothes dryers (except listed and labeled condensing ductless dryers) are vented to the outdoors.	Mandatory					None
902.1.4		**902.1.4** Exhaust fans are ENERGY STAR, as applicable.	12 Max	2	0			None
	(1)	ENERGY STAR, or equivalent, fans operating above 1 sone **(Points awarded per fan.)**	2			# of fans:		
	(2)	ENERGY STAR, or equivalent, fans operating at or below 1 sone **(Points awarded per fan.)**	3					
902.2		**902.2 Building ventilation systems.**						
902.2.1		**902.2.1** One of the following whole building ventilation systems is implemented and is in accordance with the specifications of ASHRAE Standard 62.2-2010 Section 4 and an explanation of the operation and importance of the ventilation system is **included in either 1001.1(9) or 1002.2(11)**.	N/A	0	0			no
	(1)	exhaust or supply fan(s) ready for continuous operation and with appropriately labeled controls	3					
	(2)	balanced exhaust and supply fans with supply intakes located in accordance with the manufacturer's	6					

		guidelines so as to not introduce polluted air back into the building						
	(3)	heat-recovery ventilator	7					
	(4)	energy-recovery ventilator	8					
	(5)	Ventilation air is preconditioned by a system not specified above	10					
902.3		**902.3 Radon reduction measures.** Radon reduction measures are in accordance with ICC IRC Appendix F or 902.3.1. Radon Zones as identified by the AHJ or, if the zone is not identified by the AHJ, as defined in Figure 9(1).	Mandatory					Passive radon venting of slab up through roof deck required at walk up units on grade
	(1)	Buildings located in Zone 1		0	0			
	(a)	a passive radon system is installed	N/A					
	(b)	an active radon system is installed	12					
	(2)	Buildings located in Zone 2 or Zone 3		0	0			
	(a)	a passive radon system is installed	6					
	(b)	an active radon system is installed	12					
902.3.1		**902.3.1 Radon reduction option.** This option requires section 902.3.2.1 through 902.3.2.7.						
902.3.1.1		**902.3.1.1 Soil-gas barriers and base course.** A base course in accordance with Section 506.2.2 of the IRC shall be installed below slabs and foundations. There shall be a continuous gas-permeable base course under each soil-gas retarder that is separated by foundation walls or footings. Between slabs and the base course, damp proofing or water proofing shall be installed in accordance with Section 406 of the IRC. Punctures, tears and gaps around penetrations of the soil-gas retarder shall be repaired or covered with an additional soil-gas retarder. The soil-gas retarder shall be a continuous6-mil (0.15 mm) polyethylene or an approved equivalent.						
902.3.1.2		**902.3.1.2 Soil gas collection.** There shall be an unobstructed path for soil gas flow between the void space installed in the base course and the vent through the roof. Soil gases below the foundation shall be collected by a perforated pipe with a diameter of not less than 4 inches (10 cm) and not less than 5 feet (1.5 m) in total length. A tee fitting or equivalent method shall provide two horizontal openings to the radon collection. The tee fitting shall be designed to prevent clogging of the radon collection path. Alternately the soil gas collection shall be by approved radon collection mats or an equivalent approved method.						
902.3.1.3		**902.3.1.3 Soil gas entry routes.** Openings in slabs, soil-gas retarders, and joints such as, but not limited to, plumbing, ground water control systems, soil-gas vent pipes, piping and structural supports, shall be sealed against air leakage at the penetrations. The sealant shall be a polyurethane caulk, expanding foam or other approved method. Foundation walls shall comply with Section 103.2.3 of the IRC. Sumps shall be sealed in accordance with Section 103.2.2 of the IRC. Sump pits and sump lids intended for ground water control shall not be connected to the sub-slab soil-gas exhaust system.						
902.3.1.4		**902.3.1.4 Soil gas vent.** A gas-tight pipe vent shall extend from the soil gas permeable layer though the roof. The vent pipe size shall not be reduced at any location as it goes from gas collection to the roof. Exposed and visible interior vent pipes shall be identified with not less than one label reading "Radon Reduction System" on each floor and in habitable attics.						
902.3.1.5		**902.3.1.5 Vent pipe diameter.** The minimum vent pipe diameter shall be as specified in Table 902.3.2.5.						
902.3.1.6		**902.3.1.6 Multiple vented areas.** In dwellings where interior footings or other barriers separate the soil-gas permeable layer, each area shall be fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof.						
902.3.1.7		**902.3.1.7 Fan.** Each sub-slab soil-gas exhaust system shall include a fan, or dedicated space for the post-construction installation of a fan. The electrical supply for the fan shall be located within 6 feet (1.8 m) of the fan. Fan is not required to be on a dedicated circuit.						
902.3.2		**902.3.2 Radon testing.** Radon testing is mandatory for Zone 1. **Exceptions:** (2) Testing is not mandatory where the occupied space is located above an unenclosed open space.	N/A			Exception:		
	(1)	Testing specifications. Testing is performance as specified in (a) through (j).	8	8	0			Radon testing required for same walk up units on grade
	(a)	Testing is performed after the residence passes its airtightness test.				Test results (pCi/L):		
	(b)	Testing is performed after the radon control system installation is complete. If the system has an active fan, the residence shall be tested with the fan operating.						
	(c)	Testing is performed at the lowest level within a dwelling unit which will be occupied, even if the space is not finished.						
	(d)	Testing is not performed in a closet, hallway, stairway, laundry room, furnace room, kitchen or bathroom.						
	(e)	Testing is performed with a commercially available test kit or with a continuous radon monitor that can be calibrated. Testing shall be in accordance with the testing device manufacturer's instructions.						
	(f)	Testing shall be performed by the builder, a registered design professional, or an approved third party.						
	(g)	Testing shall extend at least 48 hours or to the minimum specified by the manufacturer, which ever is longer.						
	(h)	Written radon test results shall be provided by the test lab or testing party. Written test results shall be included with construction documents.						
	(i)	An additional pre-paid test kit shall be provided for the homeowner to use when they choose. The test kit shall include mailing or emailing the results from the testing lab to the homeowner.						
	(j)	Where the radon test result is 4 pCi/L or greater, the fan for the radon vent pipe shall be installed.						
	(2)	Testing results. A radon test done in accordance with 902.3.1 and completed before occupancy receives a results of 2 pCi/L or less.	6	0	0			None
902.4		**902.4 HVAC system protection.** One of the following HVAC system protection measures is performed.	3	3	0			
	(1)	HVAC supply registers (boots), return grilles, and rough-ins are covered during construction activities to prevent dust and other pollutants from entering the system.						None
	(2)	Prior to owner occupancy, HVAC supply registers (boots), return grilles, and duct terminations are inspected and vacuumed. In addition, the coils are inspected and cleaned and the filter is replaced if necessary.						None
	(3)	If HVAC systems are to be operated, during construction, all return grilles have a temporary MERV 8 or higher filter installed in a manner ensuring no leakage around the filter.						None
902.6		**902.6 Living space contaminants.** The living space is sealed in accordance with Section 701.4.3.1 to prevent unwanted contaminants.	Mandatory					None
903 MOISTURE MANAGEMENT: VAPOR, RAINWATER, PLUMBING, HVAC								
903.1		**903.1 Plumbing.** Plumbing is in accordance with one of the following.		5	0			None
	(1)	Cold water pipes in unconditioned spaces are insulated to a minimum of R-4 with pipe insulation or other covering that adequately prevents condensation.	2					
	(2)	Plumbing is not installed in unconditioned spaces.	5					
903.2		**903.2 Duct insulation.** Ducts are in accordance with one of the following.		3	0			None
	(1)	All HVAC ducts, plenums, and trunks are located in conditioned space.	1					
	(2)	All HVAC ducts, plenums, and trunks are in conditioned space. All HVAC ducts are insulated to a minimum of R4.	3					
904 INDOOR AIR QUALITY								
904.3		**904.3 Microbial growth & moisture inspection and remediation.** A visual inspection is performed to confirm the following:						
	(1)	Verify that no visible signs of discoloration and microbial growth on ceilings, walls or floors, or other building assemblies Or If minor microbial growth is observed (less than within a total area of 25 square feet) in homes or multifamily buildings, reference EPA Document 402-K-02-003 (A Brief Guide to Mold, Moisture, and Your Home) for guidance on how to properly remediate the issue. If microbial growth is observed, on a larger scale in homes or multifamily buildings (greater than 25 sq ft), reference EPA document 402-k-01-001 (Mold Remediation in Schools and Commercial Buildings) for guidance on how to properly remediate the issue.	Mandatory					None
	(2)	Verify that there are no visible signs of water damage or pooling. If signs of water damage or pooling are observed, verify that the source of the leak has been repaired, and that damaged materials are either properly dried or replaced as needed.	Mandatory					None
905 INNOVATIVE PRACTICES								

1001 HOMEOWNER'S MANUAL AND TRAINING GUIDELINES FOR ONE- AND TWO-FAMILY DWELLINGS
1002 CONSTRUCTION, OPERATION, AND MAINTENANCE MANUALS AND TRAINING FOR MULTI-UNIT BUILDINGS

1002.1		**1002.1 Building construction manual.** A building construction manual, including five or more of the following, is compiled and distributed in accordance with Section 1002.0. **(Points awarded per two items. Points awarded for non-mandatory items.)**	1	2	0			
	(1)	A narrative detailing the importance of constructing a green building, including a list of green building attributes included in the building. This narrative is included in all responsible parties' manuals.	Mandatory					None
	(2)	A local green building program certificate as well as a copy of the *National Green Building Standard* ™, as adopted by the Adopting Entity, and the individual measures achieved by the building.	Mandatory					None
	(3)	Warranty, operation, and maintenance instructions for all equipment, fixtures, appliances, and finishes.	Mandatory					None
	(4)	Record drawings of the building.						None
	(5)	A record drawing of the site including stormwater management plans, utility lines, landscaping with common name and genus/species of plantings.						None
	(6)	A diagram showing the location of safety valves and controls for major building systems.						None
	(7)	A list of the type and wattage of light bulbs installed in light fixtures.						None
	(8)	A photo record of framing with utilities installed. Photos are taken prior to installing insulation and clearly labeled.						None
1002.2		**1002.2 Operations manual.** Operations manuals are created and distributed to the responsible parties in accordance with Section 1002.0. Between all of the operation manuals, five or more of the following options are included. **(Points awarded per two items. Points awarded for non-mandatory items.)**	1	4	0			
	(1)	A narrative detailing the importance of operating and living in a green building. This narrative is included in all responsible parties' manuals.	Mandatory					None
	(2)	A list of practices to conserve water and energy (e.g., turning off lights when not in use, switching the rotation of ceiling fans in changing seasons, purchasing ENERGY STAR appliances and electronics).	Mandatory					None
	(3)	Information on methods of maintaining the building's relative humidity in the range of 30 percent to 60 percent.						None
	(4)	Information on opportunities to purchase renewable energy from local utilities or national green power providers and information on utility and tax incentives for the installation of on-site renewable energy systems.						None
	(5)	Information on local and on-site recycling and hazardous waste disposal programs and, if applicable, building recycling and hazardous waste handling and disposal procedures.						None
	(6)	Local public transportation options.						None
	(7)	Explanation of the benefits of using compact fluorescent light bulbs, LEDs, or other high-efficiency lighting.						None
	(8)	Information on native landscape materials and/or those that have low water requirements.						None
	(9)	Information on the radon mitigation system, where applicable.						None
	(10)	A procedure for educating tenants in rental properties on the proper use, benefits, and maintenance of green building systems including a maintenance staff notification process for improperly functioning equipment.						None
	(11)	Information on the importance and operation of the building's fresh air ventilation system.	N/A					None
1002.3		**1002.3 Maintenance manual.** Maintenance manuals are created and distributed to the responsible parties in accordance with Section 1002.0. Between all of the maintenance manuals, five or more of the following options are included. **(Points awarded per two items. Points awarded for non-mandatory items.)**	1	2	0			
	(1)	A narrative detailing the importance of maintaining a green building. This narrative is included in all responsible parties' manuals.	Mandatory					None
	(2)	A list of local service providers that offer regularly scheduled service and maintenance contracts to ensure proper performance of equipment and the structure (e.g., HVAC, water-heating equipment, sealants, caulks, gutter and downspout system, shower and/or tub surrounds, irrigation system).						None
	(3)	User-friendly maintenance checklist that includes: (a) HVAC filters (b) thermostat operation and programming (c) lighting controls (d) appliances and settings (e) water heater settings (f) fan controls						None
	(4)	List of common hazardous materials often used around the building and instructions for proper handling and disposal of these materials.						None
	(5)	Information on organic pest control, fertilizers, deicers, and cleaning products.						None
	(6)	Instructions for maintaining gutters and downspouts and the importance of diverting water a minimum of 5 feet away from foundation.						None
	(7)	Instructions for inspecting the building for termite infestation.						None
	(8)	A procedure for rental tenant occupancy turnover that preserves the green features.						None
	(9)	An outline of a formal green building training program for maintenance staff.						None
	(10)	A green cleaning plan which includes guidance on sustainable cleaning products.						None
	(11)	A maintenance plan for active recreation and play spaces (e.g., playgrounds, ground markings, exercise equipment.						None
1002.4		**1002.4 Training of building owners.** Building owners are familiarized with the role of occupants in achieving green goals. On-site training is provided to the responsible party(ies) regarding equipment operation and maintenance, control systems, and occupant actions that will improve the environmental performance of the building. These include: (1) HVAC filters (2) thermostat operation and programming (3) lighting controls (4) appliances operation (5) water heater settings and hot water use (6) fan controls (7) recycling and composting practices (8) Whole-dwelling mechanical ventilation systems	Mandatory 8	8	0			None
1002.5		**1002.5 Multifamily occupant manual.** An occupant manual is compiled and distributed in accordance with Section 1002.0. *[Points awarded for non-mandatory items.]*	1 per 2 items	4	0			
	(1)	NGBS certificate	Mandatory					None
	(2)	List of green building features	Mandatory					None
	(3)	Operations manuals for all appliances and occupant operated equipment including lighting and ventilation controls, thermostats, etc.	Mandatory					None
	(4)	Information on recycling and composting programs						None
	(5)	Information on purchasing renewable energy from utility						None
	(6)	Information on energy efficient replacement lamps						None
	(7)	List of practices to save water and energy						None
	(8)	Local public transportation options						None
	(9)	Explanation of benefits of green cleaning						None

1003 PUBLIC EDUCATION

1003.1		**1003.1 Public Education.** One or more of the following is implemented:	2 Max	2	0			
	(1)	**Signage.** Signs showing the project is designed and built in accordance with the National Green Building Standard are posted on the construction site.	1					None
	(2)	**Certification Plaques.** National Green Building Standard certification plaques with rating level attainted are placed in a conspicuous location near the utility area of the home or, in a conspicuous location near the main entrance of a multifamily building.	1					None
	(3)	**Education.** A URL for the National Green Building Standard is included on site signage, builder website (or property website for multifamily buildings), and marketing materials for homes certified under the National Green Building Standard.	1					None

1004 POST OCCUPANCY PERFORMANCE ASSESSMENT
1005 INNOVATIVE PRACTICES

1005.1		**1005.1 Appraisals.** One or more of the following is implemented:							
	(3)	NGBS certification information or one of the Appraisal Institute Forms cited in (2) above is uploaded to a multiple listing service (MLS) or equivalent database so that appraisers can access it to compare property valuations.	2	2	2		Home Innovation makes key certification details available, but MLS organizations need to take	organizations need to take affirmative action to ensure data is received and made publicly available. Contact us for more details.	

BLOOMINGTON PLAN COMMISSION **CASE #: DP-39-22**
STAFF REPORT **DATE: September 12, 2022**
Location: 2400 S. Adams Street

PETITIONER: Joe Kemp Construction
5458 N. 1200 E, Loogootee, IN

CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Blvd, Bloomington, IN

REQUEST: The petitioner is requesting a primary plat amendment to Phase 1 of Summit Woods to amend the approved cross sections. Also requested is a waiver of the required second hearing.

BACKGROUND:

Area:	27.98
Current Zoning:	PUD
GPP Designation:	Urban Residential
Existing Land Use:	Vacant
Proposed Land Use:	Single and Multifamily dwelling units
Surrounding Uses:	North – Vacant (Sudbury Parcel N) West – Single family residence East – Elementary school (Summit) South – Attached Single Family (Summit Ridge/Woolery Mill)

SUMMARY: The property is located at 2400 S. Adams Street and is on Parcel O of the Sudbury PUD. The Sudbury PUD was approved in 1999 under PUD-80-98 and this section received final plan approval and preliminary plat approval under PUD-08-15. Parcel O of the PUD was approved for single and multifamily residences, as well as a school. Surrounding land uses include Summit Elementary School to the east, Summit Ridge attached single family units and the Woolery Mill to the south, the Sudbury residence to the west, and the vacant Parcel N of the PUD to the north. This property is developed with single family detached and attached homes.

This phase received final plan approval to construct 17 single family residences and 42 attached single family residences, as well as several new public streets within this development. With the final plan and preliminary plat approval, the Plan Commission approved specific cross sections for the public streets. During construction of a portion of this phase, there were errors made on the developer's part regarding the location of sidewalks and width of the tree plots. The Department worked with the developer to address the errors, however due to several factors including the location of the already installed roads, stormwater structures, private steps and residences, and adjacent environmental features, the required 8.5' tree plots could not be achieved. All of the required sidewalks are the minimum 5' wide and all of the streets meet the approved design standards. The petitioner must amend the approved cross sections to allow for a tree plot that varies in width from 7' to 8.5'. All of the tree plots have the required street

trees. No impacts to the approved roads or other infrastructure or public improvements are impacted with this request.

This amendment would only apply to the south side of Ezekiel Drive along Lots #1-2, the south side of Victoria Lane between Samuel Lane and Delila Star Drive, and the east and west sides of Samuel Lane along Lots #6-9 and #16-24.

SITE PLAN ISSUES:

Pedestrian Facilities/Alternative Transportation: There are no impacts to the sidewalks or sidepaths within the development as a result of the change to the width of the tree plot. All sidewalks are 5' wide and the sidepaths are 8' wide.

Utilities: There are no impacts to utilities with this request. All public utilities are in dedicated right-of-way.

PRELIMINARY PLAT REVIEW:

Lot Layout: This amendment will not impact any of the already platted lots.

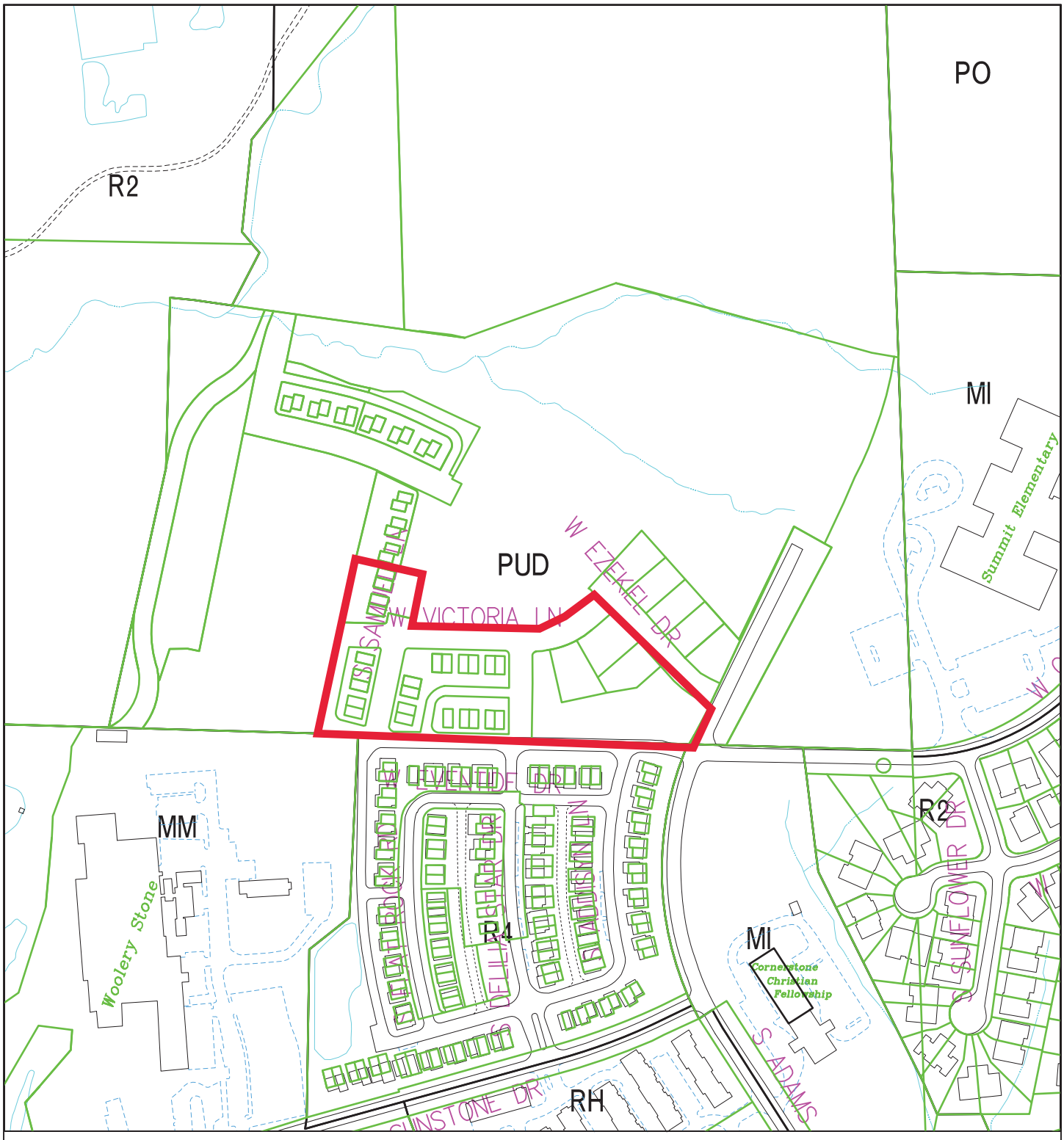
Right-of-Way: All public roads will still have the minimum required dedicated right-of-way, only the width of the tree plots are affected.

Street Trees: All of the tree plots will have the required street trees and the reduced tree plots will still have a minimum 6.5' of width.

CONCLUSION: This amendment only approves the modifications to the specific areas listed to resolve the errors made during construction. No other changes to any other phases or cross sections within the development are approved.

RECOMMENDATION: Staff recommends approval of DP-39-22 with the following conditions:

1. This amendment applies only to the sections specified in the attached exhibits and report.



City of Bloomington
Planning

By: greulice
5 Jul 22

300 0 300 600 900

Scale: 1" = 300'

For reference only; map information NOT warranted.

City of Bloomington
Planning

By: greulice
9 Sep 22

200 0 200 400 600

Scale: 1" = 200'

For reference only; map information NOT warranted.

SMITH DESIGN GROUP
CIVIL ENGINEERING & LAND SURVEYING
Todd M. Borgman, P.L.S.
Katherine E. Stein, P.E.
Don J. Kocarek, R.L.A.
Stephen L. Smith, Founder

August 8, 2022

City of Bloomington Plan Commission
City of Bloomington Planning & Transportation Department
c/o Mr. Eric Greulich
Showers Building Suite 130
401 N Morton St
Bloomington, Indiana 47404

Dear Members of the Plan Commission,

On behalf of our clients, Joe Kemp Construction, LLC. and Blackwell Contractors Inc, we respectfully request to be placed on the August 2022 Plan Commission agenda for consideration of a Primary Plat Amendment for Summit Woods Phase 1 with waiver request. Summit Woods Phase I is part of Sudbury PUD Parcel O. Phase 1 construction is complete, and the developer has been working with various City departments towards reaching Final Acceptance for Phase 1. With this petition, a waiver from the typical road sections that were approved in 2015 is being requested.

The waiver request from the typical road sections is for approval of the as-built sections for Summit Woods Phase 1. The installed tree plot widths vary slightly from the approved widths in some areas within Phase 1. From the original Sudbury PUD outline plan, the residential roads within the Sudbury PUD were to have minimum 5' wide tree plots, which is being met in Phase 1. The original approved typical sections from 2015 had varying tree plot widths from 5' to 8.5' depending on the section of road. The as-built tree plot width varies from 5' to 8.5'.

The developer has continuously worked with City Engineering to revise tree plot widths where it was conducive to do so by removing and replacing sidewalk. Revising tree plot widths in other areas will be challenging and quite interruptive to the residents. Along the south side of Victoria Lane, the grades from the homes to the public sidewalk do not allow adjustments to the sidewalks due to steps that end at the public sidewalk.

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Stephen L. Smith, Founder

The sidewalks as installed with the varying tree widths from the approved typical sections do not pose a risk or safety concern to the public. The tree plots widths meet the City's minimum width of 5' within Phase 1.

We appreciate the Plan Commission's consideration to approve the waiver of the typical road sections per the as-built plans. The developer will continue to work with the various City departments to reach the goal of final acceptance for all phases of Summit Woods.

Attached with this letter are the as built plans and the application form. We also request a waiver of final hearing with this petition. Should you have any questions, please contact me.

Regards,

Katherine E Stein
Smith Design Group, Inc.

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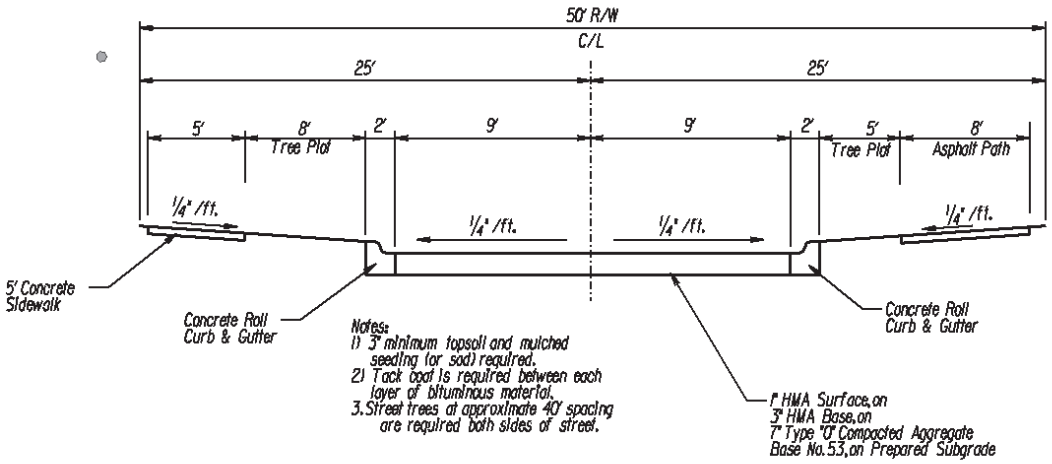
COMPARISON OF TYPICAL ROAD SECTIONS

Ezekiel

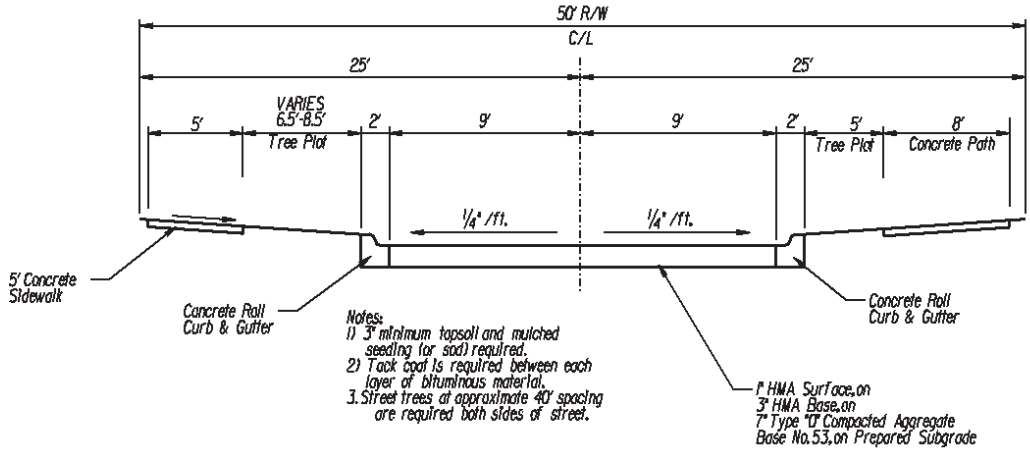
2015 Approved A-A



TYPICAL CROSS SECTIONS FOR PUBLIC STREETS
LOTS 1-2, 4-17 (A-A)

NO SCALE

2022 As-Built A-A



TYPICAL CROSS SECTIONS FOR PUBLIC STREETS
LOTS 1-2, 4-17 (A-A)

NO SCALE

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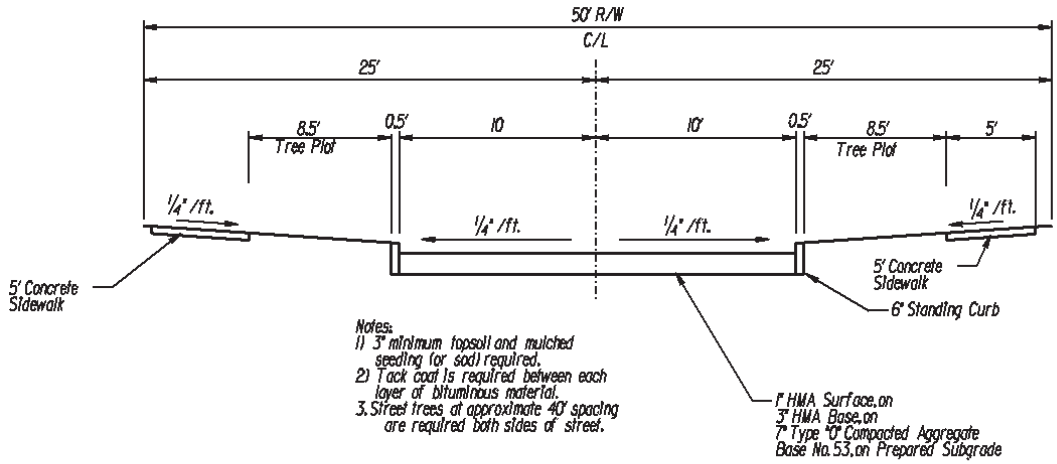
Don J. Kocarek, R.L.A.
Stephen L. Smith, Founder

Victoria and Samuel

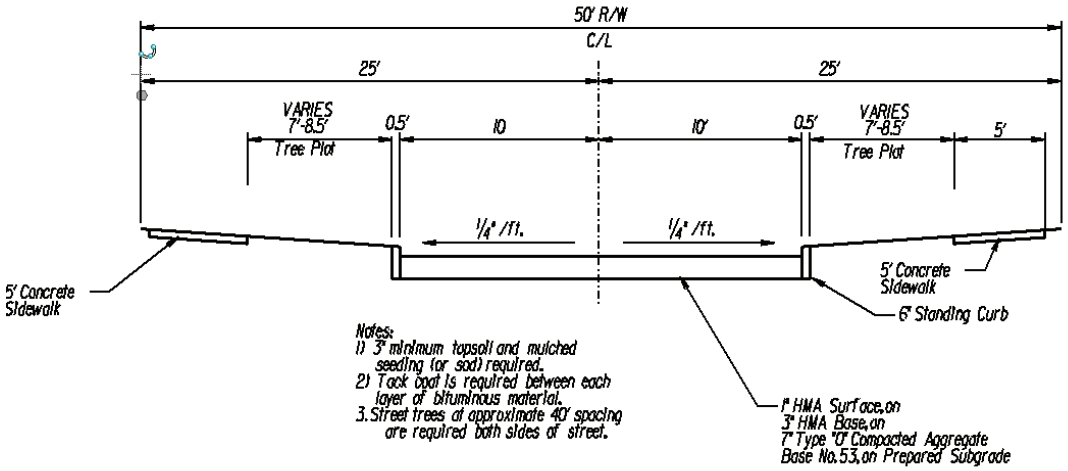
2015 Approved C-C



TYPICAL CROSS SECTIONS FOR PUBLIC STREETS WITHOUT ON-STREET PARKING (C-C)

NO SCALE

2022 As-Built C-C



TYPICAL CROSS SECTIONS FOR PUBLIC STREETS WITHOUT ON-STREET PARKING (C-C)

NO SCALE

2755 E Canada Dr Suite 101
Bloomington, Indiana 47401
812-336-6536
smithdginc.com

SMITH DESIGN GROUP
CIVIL ENGINEERING & LAND SURVEYING
Todd M. Borgman, P.L.S.
Katherine E. Stein, P.E.
Don J. Kocarek, R.L.A.
Stephen L. Smith, Founder

Sudbury PUD Outline Plan

Type 3 (Residential 2-Way)
50' r/w (20-27' for 2 lanes, 5' tree plots, 4' sidewalks)
10-15' build-to line
15-20 mph design speed; 500-1,800 ADT
2-3 story building heights, 1st floor 2-4' above sidewalk grade
Parking on 1 side
Fences/hedges setback 3-4' from sidewalk, suitable for utility easements

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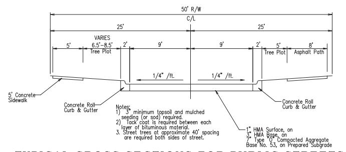
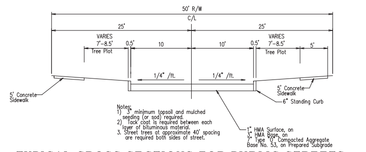


TYPICAL CROSS SECTIONS FOR PUBLIC STREETS
LOTS 1-2, 4-17 (A-A)

NO SCALE

Street trees are required both sides of public streets, generally at 40' spacing. Refer to site plan for location. Street trees may be any species listed in the City Unified Development Ordinance as suitable for street trees with the exception of maple trees. Maple trees shall not be used. Not more than 1 species of street tree shall total more than 20% of the total street trees planted on site.



TYPICAL CROSS SECTIONS FOR PUBLIC STREETS
WITHOUT ON-STREET PARKING (C-C)

NO SCALE

Street trees are required both sides of public streets, generally at 40' spacing. Refer to site plan for location. Street trees may be any species listed in the City Unified Development Ordinance as suitable for street trees with the exception of maple trees. Maple trees shall not be used. Not more than 1 species of street tree shall total more than 20% of the total street trees planted on site.

GENERAL NOTES

1) SEE SMITH BREHOB& ASSOCIATES, INC STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: RIM ELEVATION
B) INLETS: GUTTER ELEVATION
3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

SITE PLAN NOTES

1) SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.
2) PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 2014 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.
3) CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CITY R/W EXCAVATION PERMIT IF WORK WITHIN THE PUBLIC R/W IS NECESSARY FOR THE PROJECT COMPLETION.
4) HOMES SHOWN ON LOTS 1-17 ARE ILLUSTRATIVE IN NATURE.
5) APARTMENTS SHOWN WITHIN AREA C ARE ILLUSTRATIVE IN NATURE.
6) REFER TO SHEETS 3 AND 4 FOR ADDITIONAL SITE PLAN DETAIL.

SCALE: 1"=25'

DEVELOPMENT DATA

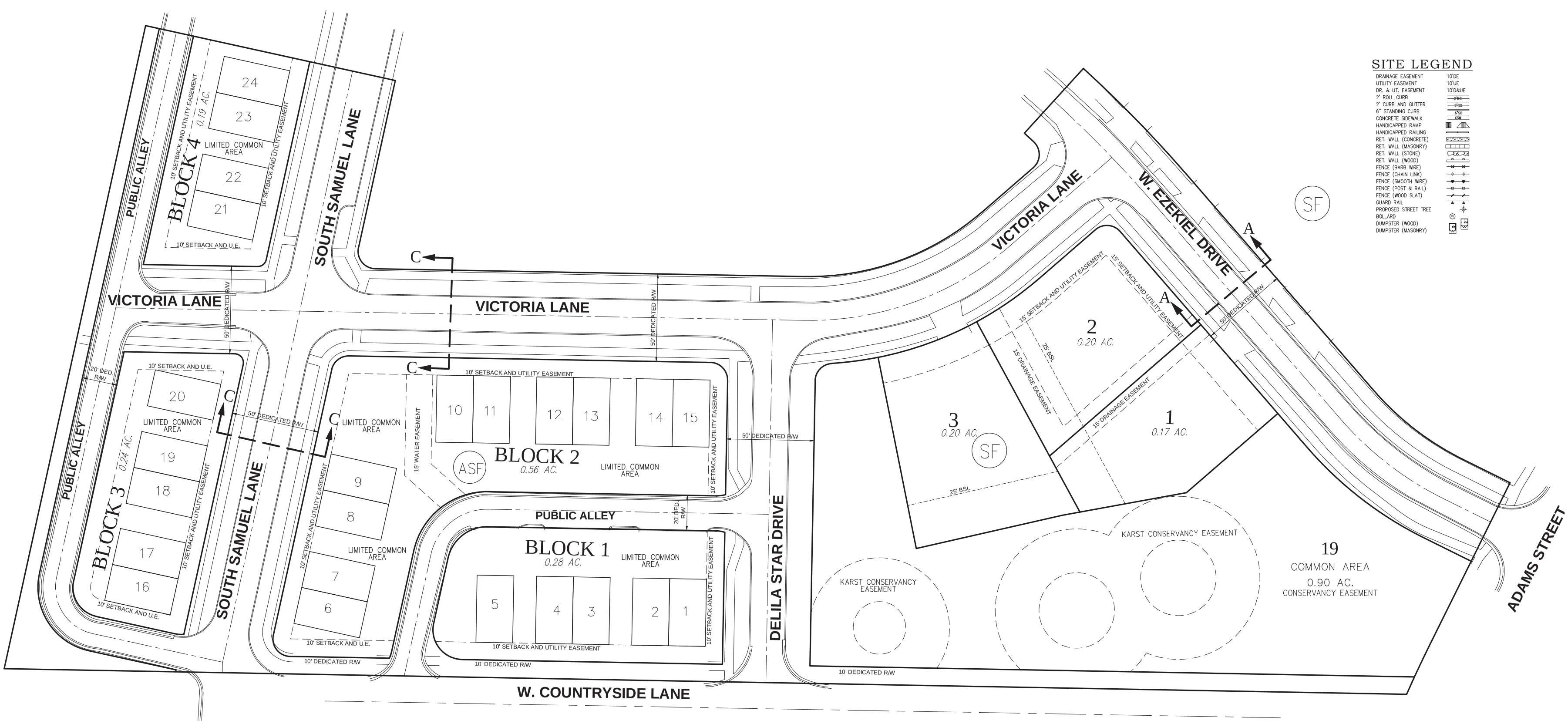
RESIDENTIAL STYLES

(SF) DETACHED SINGLE FAMILY RESIDENTIAL
- MIN. LOT AREA = 6,600 SF
- FRONT YARD SETBACK = 15'
- REAR YARD SETBACK = 25'
- SIDE YARD SETBACK = 5', REGARDLESS OF STORY
- MIN. LOT WIDTH AT SETBACK = 60'

(ASF) ATTACHED SINGLE FAMILY RESIDENTIAL
- LIMITED COMMON AREA AROUND UNIT
- UNIT STYLE = WALK-OUT WITH GARAGE BELOW OR FLAT
- MIN. DRIVEWAY DEPTH = 20'
- 2 PARKING SPACES PER UNIT PROVIDED FOR FLATS

SITE LEGEND

DRAINAGE EASEMENT	10'DE
UTILITY EASEMENT	10'UE
DR. & UT. EASEMENT	10'D&UE
2' ROLL CURB	
2' CURB AND GUTTER	
6" STANDING CURB	
CONCRETE SIDEWALK	
HANDICAPPED RAMP	
HANDICAPPED RAILING	
RET. WALL (CONCRETE)	
RET. WALL (MASONRY)	
RET. WALL (STONE)	
RET. WALL (WOOD)	
FENCE (BARB WIRE)	
FENCE (CHAIN LINK)	
FENCE (SMOOTH WIRE)	
FENCE (POST & RAIL)	
FENCE (WOOD SLAT)	
GUARD RAIL	
PROPOSED STREET TREE	
BOLLARD	
DUMPSTER (WOOD)	
DUMPSTER (MASONRY)	



SUDBURY PARCEL O
SUMMIT WOODS PHASE 1
PUD FINAL PLAN
PRIMARY PLAT AMENDMENT

XX/XX/20XX

REVISIONS	BY	DATE

DESIGNED KES
DRAFTED SPP
CHECKED KES

JOB NUMBER 5121
SHEET 1 OF 1
DATE 06/23/2022
PRIMARY PLAT AMENDMENT - AS-BUILT

SMITH DESIGN GROUP
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(812) 336-6536 - smithdgi.com

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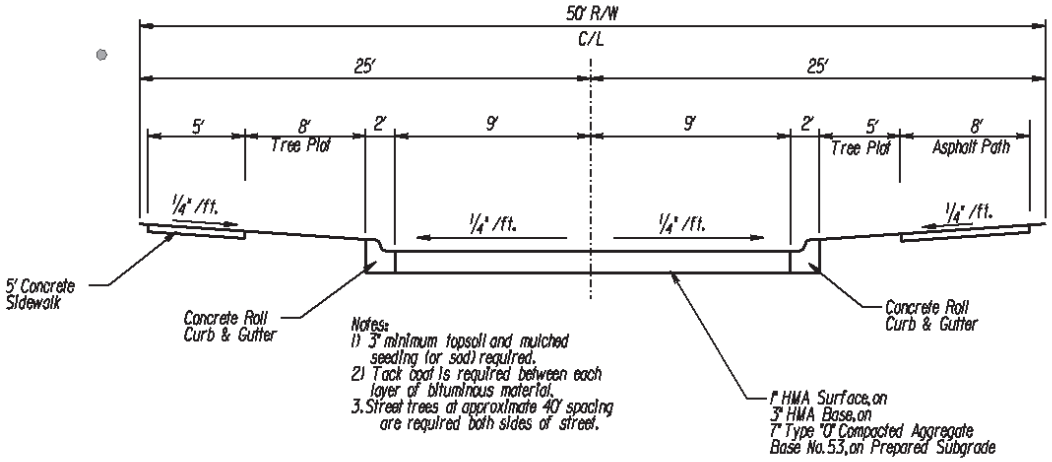
COMPARISON OF TYPICAL ROAD SECTIONS

Ezekiel

Approved cross section

2015 A-A

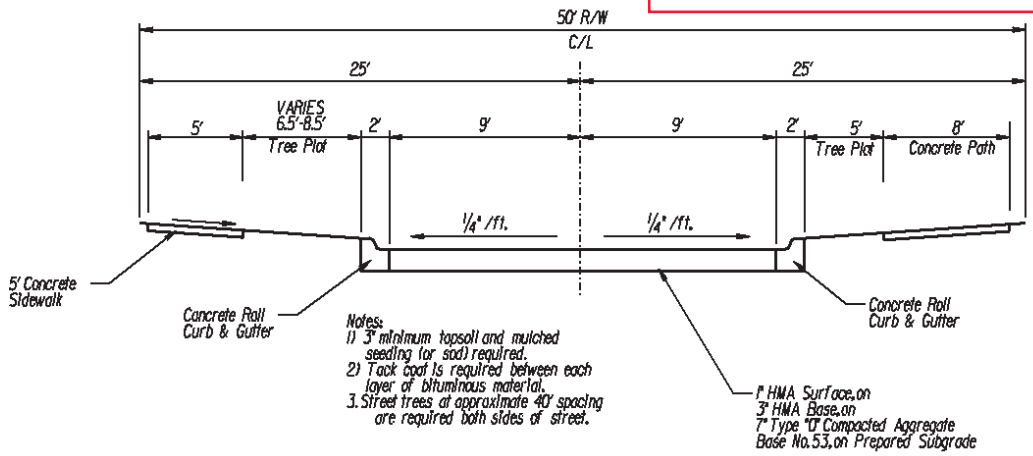


TYPICAL CROSS SECTIONS FOR PUBLIC STREETS
LOTS 1-2, 4-17 (A-A)

NO SCALE

As-built cross section

2022 A-A



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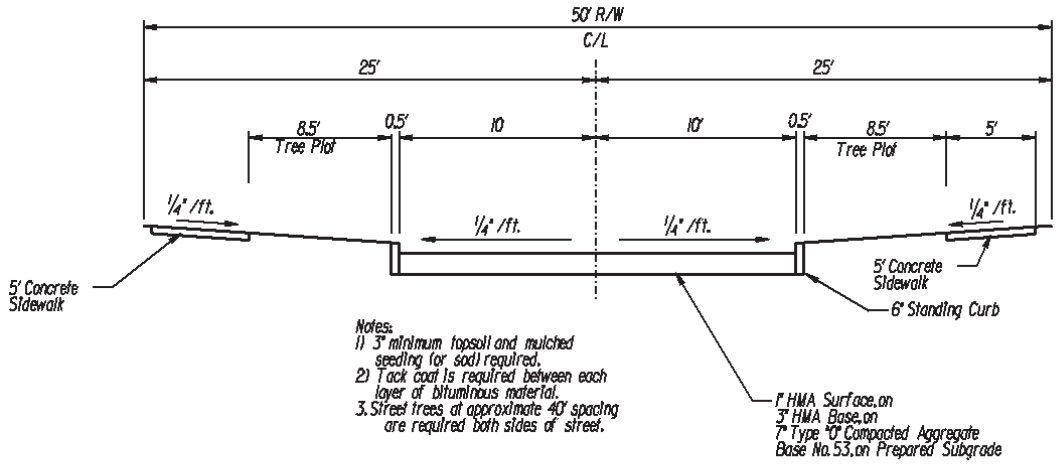
Stephen L. Smith, Founder

Victoria and Samuel

Approved cross-section

2015 C-C

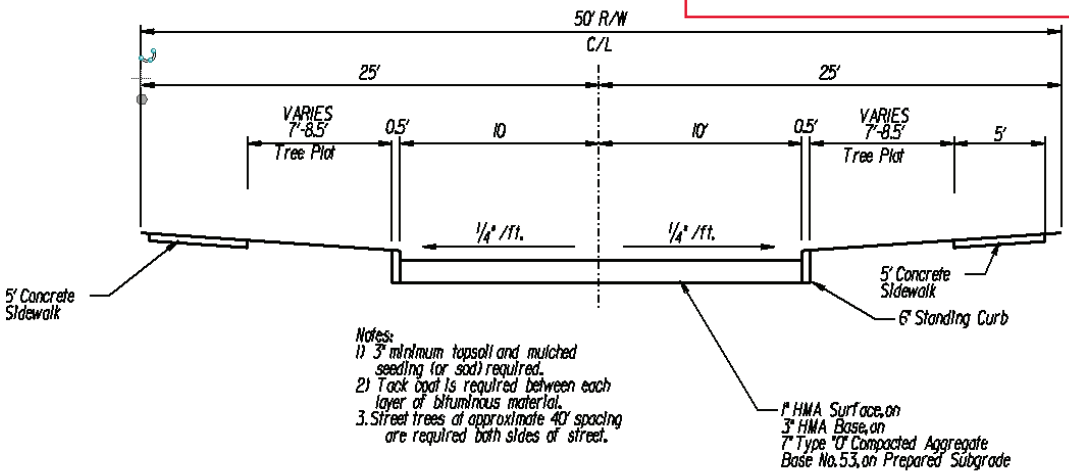


TYPICAL CROSS SECTIONS FOR PUBLIC STREETS WITHOUT ON-STREET PARKING (C-C)

NO SCALE

As-built cross-section

2022 C-C



TYPICAL CROSS SECTIONS FOR PUBLIC STREETS WITHOUT ON-STREET PARKING (C-C)

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6) REFER TO SHEETS 3 AND 4 FOR ADDITIONAL SITE PLAN DETAIL.

DEVELOPMENT DATA

SITE AREA = 27.98 ACRES
PERMITTED DENSITY = 160 UNITS
PROPOSED DENSITY
17 SINGLE FAMILY LOTS
42 ATTACHED SINGLE FAMILY UNITS
73 - 101 APARTMENT UNITS*** (APARTMENT AREA IS CONCEPTUAL)
132 - 160 TOTAL UNITS
WOODED PRESERVATION = 12.2 AC.
COMMON AREA = 11.6 AC

RESIDENTIAL STYLES

(SF) DETACHED SINGLE FAMILY RESIDENTIAL
MIN. LOT AREA = 6,600 SF
FRONT YARD SETBACK = 15'
REAR YARD SETBACK = 25'
SIDE YARD SETBACK = 5', REGARDLESS OF STORY
MIN. LOT WIDTH AT SETBACK = 60'

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LIMITED COMMON AREA AROUND UNIT
UNIT STYLE = WALK-OUT WITH GARAGE BELOW OR FLAT
MIN. DRIVEWAY DEPTH = 20'
2 PARKING SPACES PER UNIT PROVIDED FOR FLATS

(C) MULTIFAMILY / APARTMENT RESIDENTIAL
APARTMENT AREA IS CONCEPTUAL IN NATURE
PRIVATE DRIVE CONNECTION TO WOOLERY MILL IS REQUIRED
PARCEL O COMMON DETENTION AREAS AREA REQUIRED
DEDICATION OF 40' R/W FOR TRAIL IS REQUIRED

Smith Brehob & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web : www.smithbrehob.com

CERTIFICATION DATE / /

JOB TITLE
SUDBURY PARCEL O
PUD FINAL PLAN

REVISIONS	BY	DATE

DESIGNED SAB · DRAFTED SB/WW · CHECKED SAB · DATE

JOB NUMBER 5121
SHEET 2 OF 27
DATE 3/18/15
OVERALL SITE PLAN