

CITY OF BLOOMINGTON



September 28, 2022 @ 2:00 p.m.
Kelly Conference Room #155 and Zoom

Virtual Link:

<https://bloomington.zoom.us/j/88679792812?pwd=MERCYkZSQ1pFVDRVWjdncXZIUGIMUT09>

Meeting ID: 886 7979 2812
Passcode: 491403

**CITY OF BLOOMINGTON
HEARING OFFICER (Hybrid Meeting)
September 28, 2022 at 2:00 p.m.**

**City Hall, 401 N. Morton Street
Kelly Conference Room #155 and Via Zoom**

❖Virtual Link:

<https://bloomington.zoom.us/j/88679792812?pwd=MERCYkZSQ1pFVDRVWjdncXZIUGIMUT09>

Meeting ID: 886 7979 2812

Passcode: 491403

PETITION MAP: <https://arcg.is/m8TX0>

PETITIONS:

- V-40-22 **Mimimis, LLC (Sam DeSollar)**
744 S. Morton St.
Request: Determinate sidewalk variance for a new 'artist studio or workshop' in the Residential Multifamily (RM) zoning district.
Case Manager: Jackie Scanlan
- V-42-22 **Touchdown Terrace, LLC**
1300 N. Lincoln St.
Request: Variance from side building setback standards to allow installation of a wheelchair lift in the Mixed-Use Student Housing (MS) zoning district.
Case Manager: Jackie Scanlan

****Next Meeting: October 12, 2022**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or E-mail human.rights@bloomington.in.gov.

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 744 S. Morton Street**

**CASE #: V-40-22
DATE: September 28, 2022**

PETITIONER: Mimimis, LLC (Sam DeSollar)
731 E. University Street, Bloomington

REQUEST: The petitioner is requesting a determinate sidewalk variance for a new ‘artist studio or workshop’ in the Residential Multifamily (RM) zoning district.

REPORT: This 0.16 acre property is located at 744 S. Morton Street. The property is zoned Residential Multifamily (RM), as are the properties to the north, west, and south. Property to the east is zoned Mixed-Use Downtown - Downtown Gateway Character Area (MD-DG). The site is currently vacant. Surrounding land uses include single-family residential to the west, north, and south, with office uses to the east across S. Morton Street. This site is located in the McDoel Gardens Neighborhood, as well as the McDoel Gardens Local Historic District. The petitioner received a Certificate of Appropriateness for the proposed site plan from the Bloomington Historic Preservation Commission, in August 2021 (COA 21-35). The petitioner has received support for the site plan from the neighborhood association, as well, which was shown without sidewalk.

The petitioner is proposing to build an ‘artist studio or workshop’ on the site. The proposed building is a two-story structure that would contain roughly 10 studio spaces. The site would be improved with landscaping and bicycle parking with the new facility. The petitioner received a variance to buffer yard standards with V-03-22.

Because this is non-single family development of the site, a sidewalk is required along the Morton Street frontage. The Unified Development Ordinance requires, via the Transportation Plan, a six foot sidewalk and five foot greenspace/tree plot along Morton Street. The street is classified as Neighborhood Residential, which the Plan calls to have 60 feet of right-of-way. There is roughly 27 feet of right-of-way at this location. Morton Street is bordered on the east by the B-Line Trail.

The petitioner is requesting a determinate sidewalk variance in order to not install the required sidewalk and tree plot at this location.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

Buffer Yard Requirement

20.09.130 e) Standards for Granting Variances from Development Standards:

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

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

PROPOSED FINDING: The approval will not be injurious to the public health, safety,

morals, and general welfare of the community. There are no existing sidewalk connection opportunities and no expectation of adjacent sidewalk development in the near future.

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

PROPOSED FINDING: No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. The properties to the north and south both have development in the areas (stairs and parking) that would be in line with a sidewalk on this site.

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

PROPOSED FINDING: Strict application of the terms of the UDO will result in practical difficulties in the use of the property because the property fronts on limited right-of-way and has challenging topography that worsens on the lot immediately to the south. There are also an existing tree stand and stairs on the property to the south that would make future connection difficult. The proposed use will have limited public access, dissimilar to a traditional commercial use. The benefits of a sidewalk at this location at this time are extremely limited. Having limited right-of-way, grade change at the sidewalk location, as well as a historic structure to the south are all peculiar conditions of this site that create practical difficulties in the strict application of the UDO. The B-Line trail is also located on the east side of Morton Street, decreasing the immediate need for a north-south pedestrian connection on this undersized Residential Neighborhood street. A determinate sidewalk variance would allow deferral of the sidewalk construction until such time that a through connection is appropriate. Granting the variance allows for development to occur on this physically constrained site.

Determinate Sidewalk:

20.06.080(b)(3)(E)(i)(3): While not to be included as separate findings of fact, items to consider when determining the practical difficulties or peculiar conditions associated with a determinate sidewalk variance include, but are not limited to:

[a] *That the topography of the lot or tract together with the topography of the adjacent lots or tract and the nature of the street right-of-way make it impractical for construction of a sidewalk; or*

[b] *That the pedestrian traffic reasonably to be anticipated over and along the street adjoining such lot or tract upon which new construction is to be erected is not and will not be such as to require sidewalks to be provided for the safety of pedestrians; or*

[c] *The adjacent lot or tracts are at present developed without sidewalks and there is no reasonable expectation of additional sidewalk connections on the block in the near*

future; or

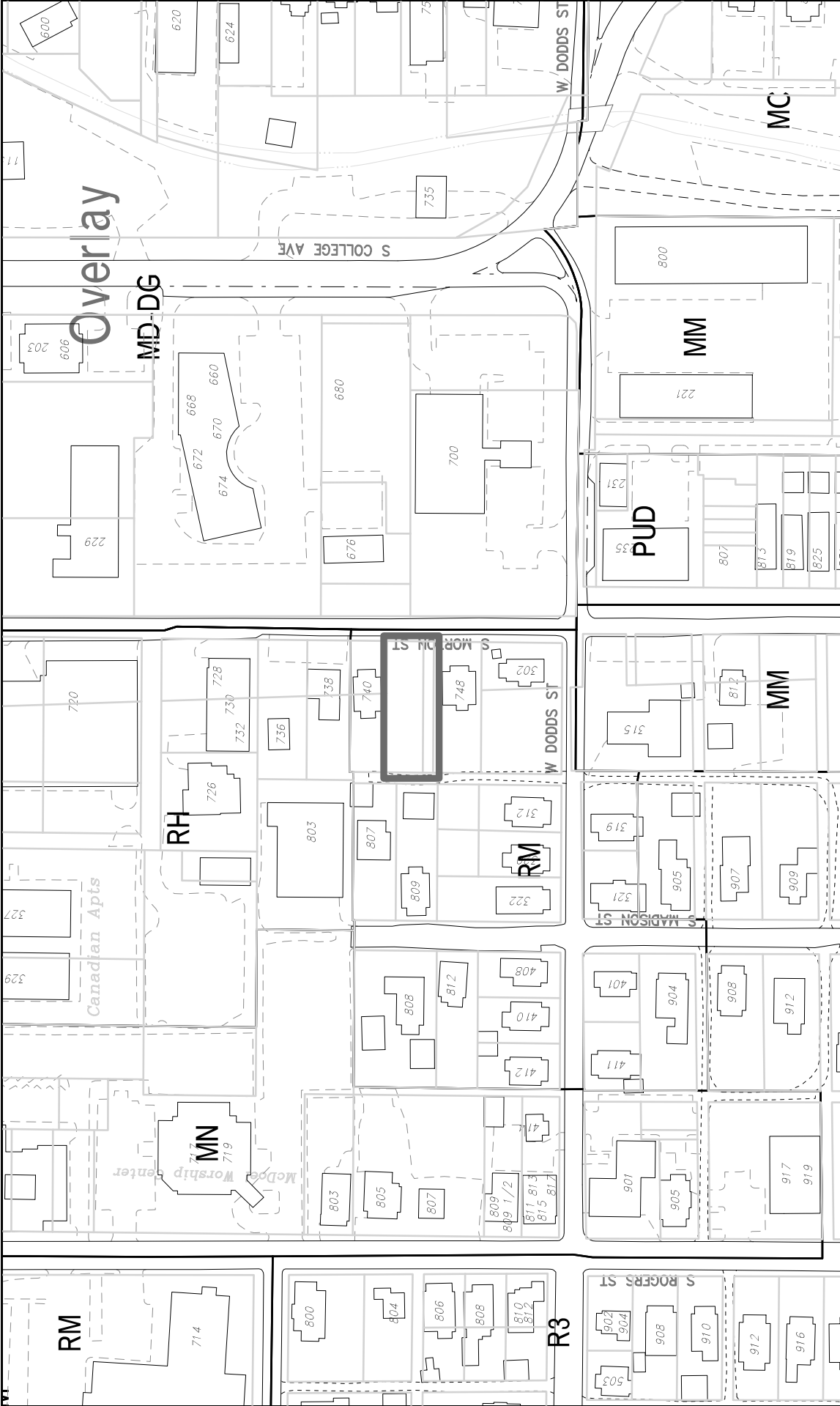
[d] *The location of the lot or tract is such that a complete pedestrian network is present on the other side of the street on the same block; or*

[e] *Uniformity of development of the area would best be served by deferring sidewalk construction on the lot or tract until some future date.*

Review of Determinate Sidewalk Criteria: The topography of the lot, together with the topography of the adjacent lots and the nature of the street right-of-way make it impractical for construction of a sidewalk. There is limited right-of-way immediately adjacent to the site and both the petition site and the property to the south have steep grade change immediately adjacent to the existing pavement. Intensive pedestrian traffic along this frontage is not expected. The proposed use will be open to those renting artist studio space and is not a typical commercial space with walk-in clients. Additionally, pedestrians traveling farther north/south distances would likely use the B-Line trail, east of Morton Street. Both immediately adjacent lots are developed with single family homes, one with an Outstanding historic rating, and there is no reasonable expectation of their redevelopment in the near future. All properties on the west side of Morton Street along this stretch are in a local historic district. While there is not a pedestrian sidewalk immediately adjacent to the eastern side of Morton Street, the B-Line trail is directly east. Because of the historic nature of this area, and particularly the property to the south, limited right-of-way, and the location of the B-Line trail, development of the area is best served by deferring sidewalk construction at this location.

RECOMMENDATION: The Department recommends that the Hearing Officer adopt the proposed findings and approve V-40-22 with the following conditions:

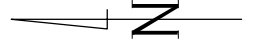
1. This variance is for this particular use and site plan, as submitted with the request.
2. A zoning commitment for the determinate sidewalk variance must be recorded and submitted prior to approval of a building permit.



City of Bloomington
Planning



Scale: 1" = 150'



By: scanlanj
24 Jan 22

For reference only; map information NOT warranted.



By: scanlanj
24 Jan 22



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 50'



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

744 S Morton Studios - Minor Site Plan Review - Landscape, Lighting, Solar + Building Data

Sam DeSollar <samdesollar@gmail.com>

Tue, Aug 30, 2022 at 2:11 PM

To: Jacqueline Scanlan <scanlanj@bloomington.in.gov>

OK, if you don't have a Petitioner's Statement, here's one that actually does what the checklist requests. Apologies for the additional Traffic. S.

The 744 S. Morton Studios building is to be built on a 50' wide by 140' deep vacant lot. It is located across South Morton Street from the B-Line trail, and is adjacent to single family homes on abutting lots. A public alley serves the back of the lot, where a loading zone, dumpster access, and driveway access for a sectional door are located. The two story wood framed building will house 10-13 private artist studios and support spaces. To encourage biking and walking, no vehicular parking is proposed for the site. Bike parking is available, and all entrances have an accessible path. The site will be landscaped with street trees and interior trees and plantings as required by Planning. There is no street parking on this portion of South Morton Street - landscape or parking areas abut the edge of pavement on lots for several blocks in each direction on Morton. The site has a steep slope to the north and east, and there are no sidewalks aside from the B-line trail on either side of this stretch of South Morton Street.

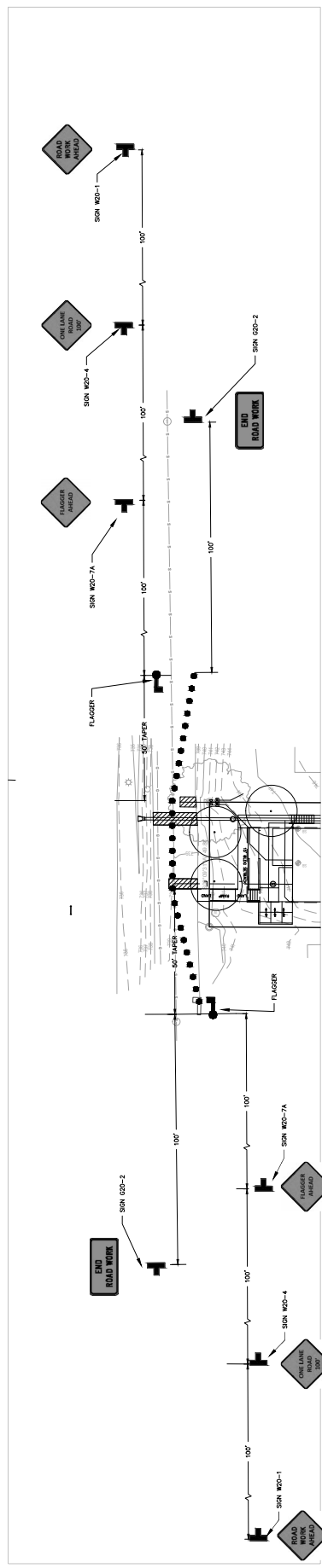
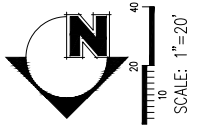
We are requesting a sidewalk and tree plot variance for the following reasons:

- the property immediately to the south has a steep grade and steps that terminate at the edge of pavement. A continuous sidewalk would be unfeasible to construct to the south.
- the B line is immediately to the east of the street. Most or all pedestrian traffic along this stretch of South Morton Street is provided for by the B line.
- The properties immediately to the north have parking areas that start at the edge of pavement, making a continuous sidewalk to the north unfeasible.
- To accomodate an accessible entrance on South Morton Street, most of the front setback is dedicated to ramps and accessible walks, needed to address the steeper slope on that portion of the lot. The size of the site won't accomodate an additional walk and tree plot.

Thank you for considering our petition.

Sam DeSollar

[Quoted text hidden]



MAINTENANCE OF TRAFFIC LEGEND

- CONVEYING DEVICE (BUSH)
- CONVEYING DEVICE (BUSH)
- CONVEYING DEVICE (BUSH)

MAINTENANCE OF TRAFFIC NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC. ALL MAINTENANCE OF TRAFFIC MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL.
- CONTRACTOR TO OBTAIN RIGHT OF WAY USE PERMIT BEFORE WORK IN THE RIGHT OF WAY.
- AT LEAST ONE LANE OF TRAFFIC ON CITY ROADWAYS MUST BE MAINTAINED AT ALL TIMES.
- FLAGGERS MUST BE PRESENT AT ALL TIMES WHILE WORKS ARE BEING PERFORMED ON ROADWAYS. FLAGGERS MUST BE TRAINED AND LICENSED BY THE INDIANA DEPARTMENT OF TRANSPORTATION. FLAGGERS HAVE NOT BEEN RESTORED TO ALLOW THE SAFE FLOW OF TWO WAY TRAFFIC. **WARNING SIGNS (IMUTCD W8-24) MUST BE PLACED 350 FEET IN ADVANCE OF ANY STEEL PLATES WITHIN THE CONSTRUCTION AREA IF NECESSARY.**
- CONTRACTOR IS TO MAINTAIN ACCESS TO ALL DRIVEWAYS AT ALL TIMES. CONTRACTOR IS TO WORK WITHIN THE RIGHT OF WAY AND NOT IN THE ADJACENT PROPERTY. ALL DRIVEWAYS ARE TO BE KEPT OPEN AND ACCESS THROUGH THE CONSTRUCTION AREA IS TO BE MAINTAINED. ALL DRIVEWAYS ARE TO BE KEPT OPEN AND ACCESS THROUGH THE CONSTRUCTION AREA IS TO BE MAINTAINED. ALL DRIVEWAYS ARE TO BE KEPT OPEN AND ACCESS THROUGH THE CONSTRUCTION AREA IS TO BE MAINTAINED.
- IF SIDEWALKS ARE CLOSED FOR 24 HOURS OR MORE, A WALK AROUND MUST BE PROVIDED AND BE ADA COMPLIANT.



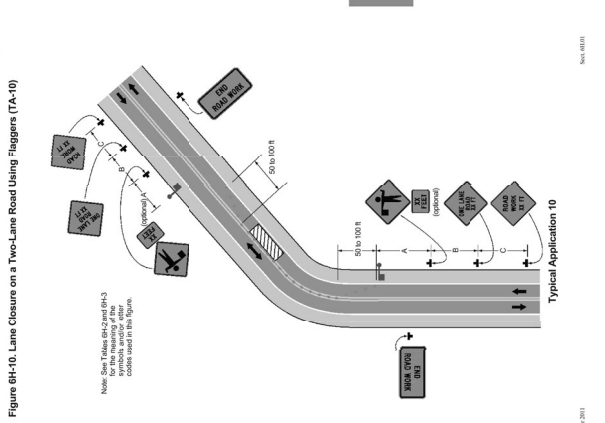
GENERAL NOTES

- SEE WITH DESIGN GROUP INC. 2021 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL CONTACT WITH CITY PLANNING AND TRANSPORTATION ENGINEERING DEPARTMENT FOR ALL MAINTENANCE OF TRAFFIC WORKS. CONTRACTOR SHALL COORDINATE WITH THE CITY OF BLOOMINGTON FOR ALL MAINTENANCE OF TRAFFIC WORKS. CONTRACTOR SHALL COORDINATE WITH THE CITY OF BLOOMINGTON FOR ALL MAINTENANCE OF TRAFFIC WORKS.
- TO OBTAIN RIGHT OF WAY USE PERMIT BEFORE WORKS ARE BEING PERFORMED ON ROADWAYS.
- TOP OF CURB ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: [List of locations]

Table 6H-3. Meaning of Letter Codes on Typical Application Diagrams

Post Type	A	B	C
Urban Area	100 feet	100 feet	100 feet
Suburban Area	200 feet	200 feet	200 feet
Rural Area	300 feet	300 feet	300 feet
Expressway/Interchange	1000 feet	1000 feet	1000 feet

2011 IMUTCD
 Figure 6H-10. Lane Closure on a Two-Lane Road Using Flaggers (TA-10)



2011 IMUTCD
 Notes for Figure 6H-10 Typical Application 10
 Lane Closure on a Two-Lane Road Using Flaggers

- For two-lane maintenance with short work zones on straight roadways where the flagger is visible to road users from both directions, the following signs are permitted to be used to indicate the work zone: **ROAD WORK AHEAD**, **ROAD WORK AHEAD** and the **END ROAD WORK** sign may be omitted for short duration work zones.
- Flashing warning lights and/or flags may be used to call attention to the advance warning signs.
- THE PREPARED TO STOP** sign may be added to the sign array.
- The buffer space should be extended so that the two-way traffic signs are placed before a horizontal or even vertical curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.*
- At night, flaggers should be illuminated, except in emergencies.**
- Signs should be illuminated, except in emergencies.*
- ONE LANE ROAD** sign.
- When a grade crossing exists within or upstream of the transition area and it is unimproved that prevents so that the transition area precedes the grade crossing.
- When a grade crossing exists with active warning devices exists within the activity area, provisions for the grade crossing signs should be provided.
- When a grade crossing exists within the activity area, drivers operating on the left-hand side of the normal roadway should be provided with comparable warning devices as for drivers operating on the right-hand side of the normal roadway.
- Early coordination with the railroad company or light rail transit agency should occur before work starts.
- A flagger on a unimproved law enforcement officer may be used at the grade crossing to minimize the probability that vehicles are stopped within 15 feet of the grade crossing, measured from both sides of the outside edge.

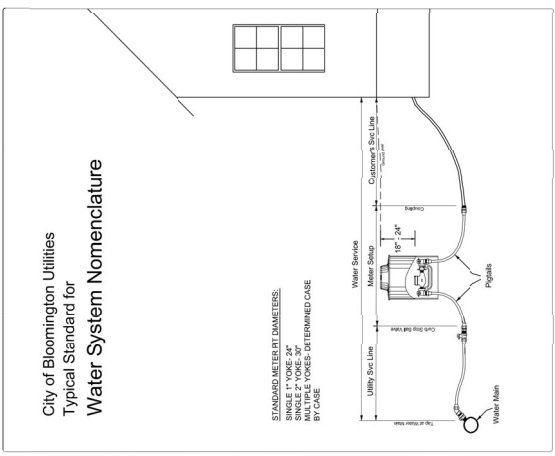


744 S. MORTON STREET
BLOOMINGTON, INDIANA

NO.	DATE	BY	REVISIONS

DESIGNED	WJM
CHECKED	WJM
DATE	

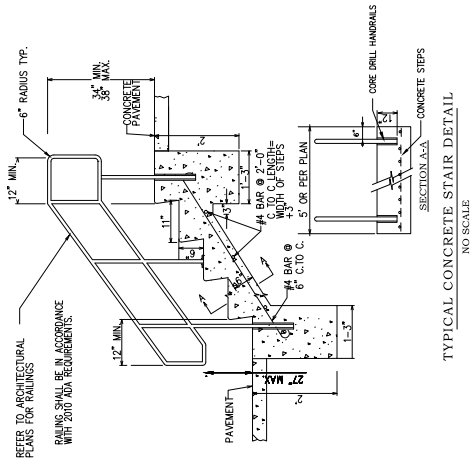
6472
SHEET
10 OF 10
08/24/2022
MISCELLANEOUS
DETAILS



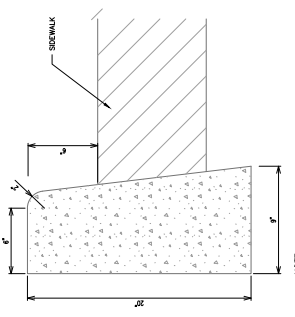
STANDARD METER SET DIAMETERS:
SINGLE 1" VOLT 3P
SINGLE 2" VOLT 3P
BY CASE *VOLTAGE DETERMINED CASE BY CASE

WATER SYSTEM NOMENCLATURE

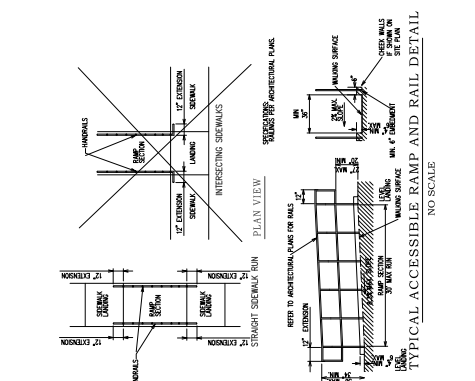
STANDARD DETAIL NUMBER 10



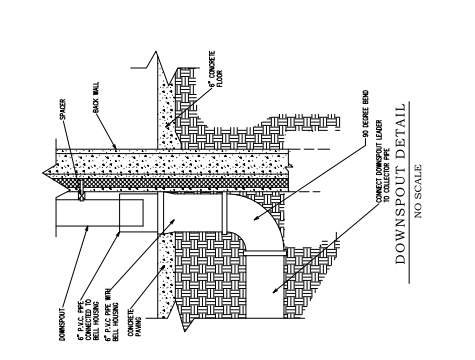
TYPICAL CONCRETE STAIR DETAIL
NO SCALE



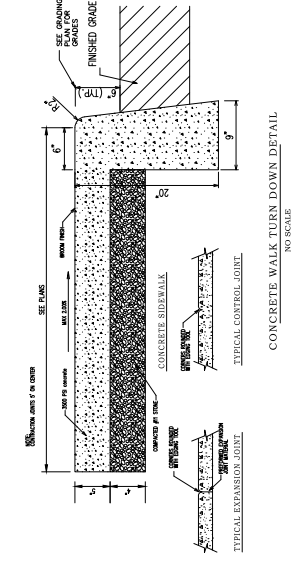
STANDING CONCRETE CURB DETAIL
NO SCALE



TYPICAL ACCESSIBLE RAMP AND RAIL DETAIL
NO SCALE



DOWNSPOUT DETAIL
NO SCALE



CONCRETE WALK TURN DOWN DETAIL
NO SCALE

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 1300 North Lincoln Street**

**CASE #: V-42-22
DATE: September 28, 2022**

PETITIONER: Touchdown Terrace LLC
2015 North Dunn Street
Bloomington, IN

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

REQUEST: Variance from the side building setback standards to allow installation of a wheelchair lift in the Mixed-Use Student Housing (MS) zoning district.

REPORT: The property is located at the northeast corner of East 17th Street and North Lincoln Street. The property is zoned Mixed-Use Student Housing (MS) and was recently redeveloped as a four-story multifamily dwelling structure. The existing building received variance V-17-21 from the Board of Zoning Appeals on September 23, 2021 to allow a seven-foot parking setback on the north side of the building for partially unenclosed basement-level parking where an eight-foot parking setback would normally be required. All surrounding properties are also zoned MS and contain single-family dwellings, multi-family dwellings, and one vacant office building to the west.

The petitioner is proposing to add a wheelchair lift to the northwest corner of the building in order to provide direct access from the basement parking level to the first-floor apartments. On the basement level, the proposed wheelchair lift will take up a portion of the existing trash/recycling room. Access to the wheelchair lift on the basement level will be from the accessible parking access aisle to the east, not through the trash/recycling room. On the first floor, the wheelchair lift will be outside the existing exterior wall of the building, with access directly to the existing balcony, which also serves as the exterior corridor to access the first-floor apartments.

A variance is required because the proposed wheelchair lift will project two feet eight inches into the required 15-foot side building setback for the north side of the property. The City of Bloomington Unified Development Ordinance (UDO) exempts accessible ramps from all setback requirements, but the UDO does not mention exemptions for other accessibility features.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i)(1) Standards for Granting Variances from Development Standards: Pursuant to Indiana Code 36-7-4-918.5, the Board of Zoning Appeals or Hearing Officer may grant a variance from the development standards of this UDO if, after a public hearing, it makes findings of fact in writing, that:

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

PROPOSED FINDING: The proposed wheelchair lift will not increase the residential occupancy or intensity of use on the property. Instead, it will provide greater accessibility and inclusivity. Approval will not be injurious to the public health, safety, morals, and general welfare of the community.

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

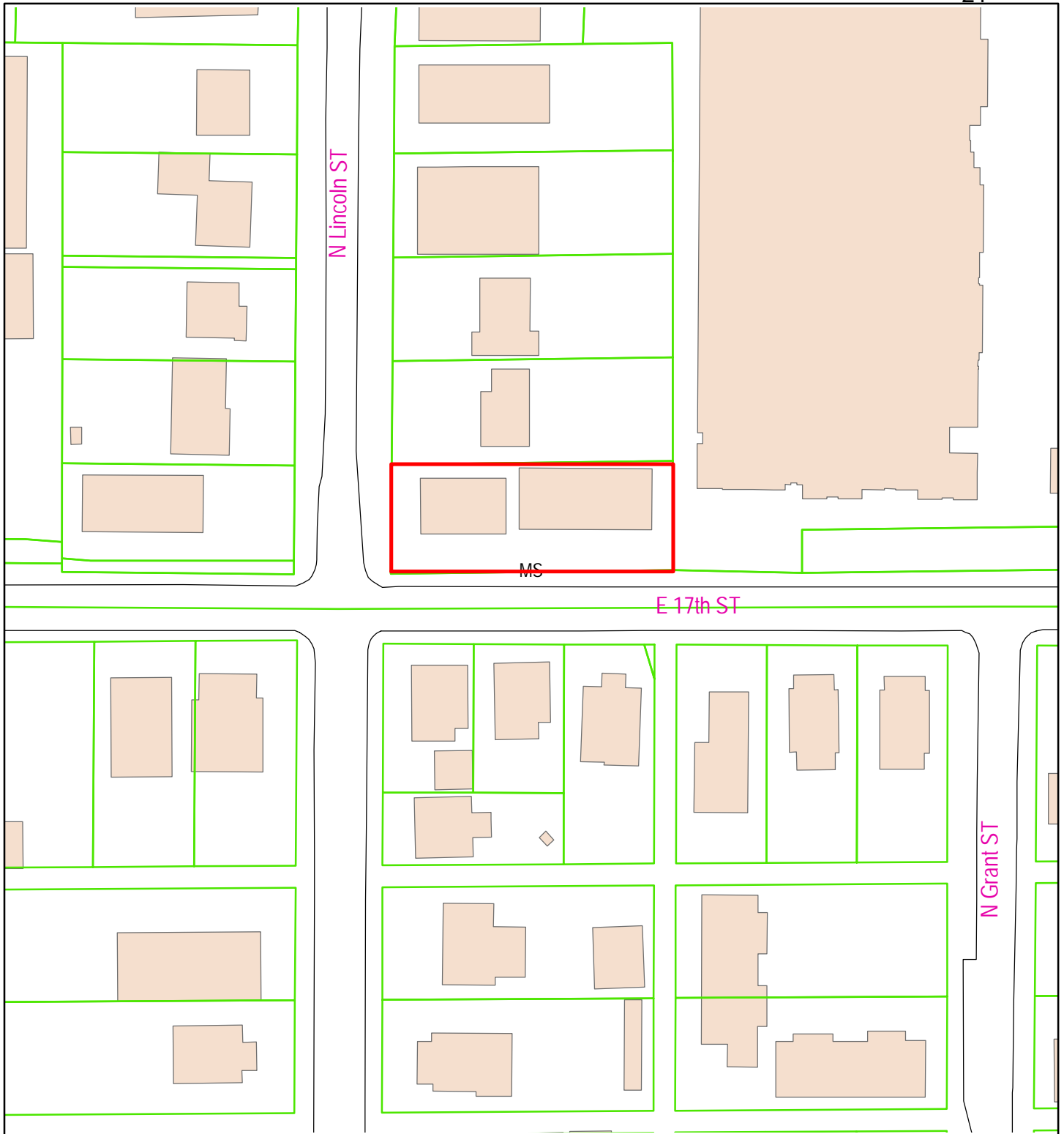
PROPOSED FINDING: The extent of the projection into the required setback is small, and is no greater than the allowed setback exception for the existing balconies. The proposed wheelchair lift will not have any substantial effect on the use and value of the area adjacent to the property.

- (3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in questions; that the development standards variance will relieve the practical difficulties.*

PROPOSED FINDING: Practical difficulty is found in the 60 foot width of the property in combination with the required front building setback from 17th Street and the side building setback from the north property boundary. Practical difficulty is also found in the slope of the site, which makes it practically infeasible to provide any dwelling units on the same level as vehicle parking. The slope of the site therefore makes it necessary to provide an accessible route to change levels, and the proposed wheelchair lift would be the most direct accessible route possible on this property. The requested variance would relieve the practical difficulties by allowing a direct accessible route to overcome the slope of the site, despite the limited width of the property.

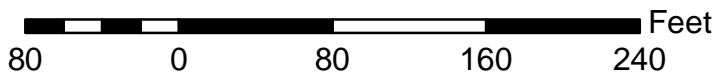
RECOMMENDATION: Based upon the report and written findings of fact above, the Department recommends that the Hearing Officer adopt the proposed findings for V-42-22 and grant the requested variance with the following condition:

1. This variance approves only the design as shown in the petition packet. No other addition is requested or approved.



1300 North Lincoln Street

City of Bloomington
Planning & Transportation



Scale: 1 " = 100 '



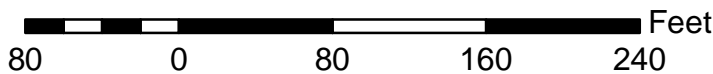
By: Gabriel Holbrow
9/23/2022

For reference only. Map information NOT warranted.



1300 North Lincoln Street

City of Bloomington
Planning & Transportation



Scale: 1 " = 100 '



By: Gabriel Holbrow
9/23/2022

For reference only. Map information NOT warranted.

Petitioner's Statement

1300 N LINCOLN ST



Attention: City of Bloomington Board of Zoning Appeals
Petitioner: Tom Guthrie (Touchdown Terrace LLC)

Property Description

The **.21 acre (9,322 sf)** property at 1300 N Lincoln was recently redeveloped with a 4 story apartment building and is currently occupied by tenants. The building also contains a basement/ground level parking garage with 10 parking spaces (1 Van Accessible). The upper level apartments are accessed via 2 stair towers and there is no elevator. The property is designated **MS (Mixed-Use Student Housing)**.

Variance Request

The petitioner is proposing to add a wheelchair lift to provide direct access from the parking level to the first floor apartments. Currently, a nonambulatory tenant utilizing the ADA Van Accessible parking space would need to navigate outside the garage and along the public walk to access the first floor (SE entry). A wheelchair lift from the ADA space to the first floor exterior corridor above would provide enhanced accessibility without disrupting the current tenants and occupancy of the building. As shown in the provided documents the proposed lift would project about 2'-8" into the rear building setback (15') closely aligned with the north side of the existing exterior corridor.

Thank you for your consideration of this petition.

A handwritten signature in black ink that reads "Matt Ellenwood".

Matt Ellenwood, AIA (on behalf of the petitioner)



5' X 5' WHEELCHAIR
LIFT ENCLOSURE

GENERAL FLOOR PLAN NOTES

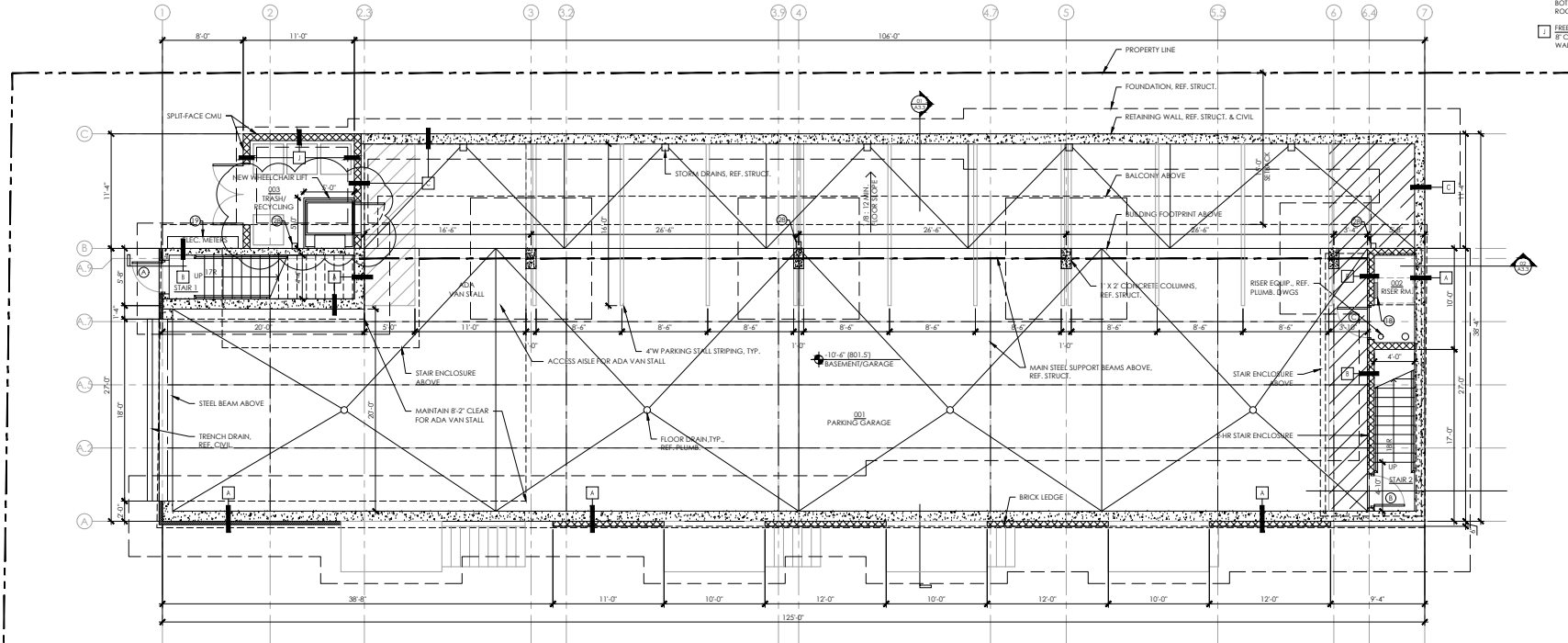
- A. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTER OF STRUCTURE OR OPENING, U.N.O.
- B. ALL INTERIOR PARTITION WALLS SHALL BE 2X4S AT 16" O.C. U.N.O.
- C. EXTEND ALL GYPSUM WALL BOARD (G.W.B.) TO FRAMING ABOVE, U.N.O.
- D. PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS, FLOORS, AND ROOFS PRIOR TO COMPLETION OF PERMANENT VERTICAL AND LATERAL LOAD SYSTEMS.
- E. PROVIDE ALL NECESSARY PERMANENT SUPPORT FOR CABINETS, SHELVING, FIXTURES, ETC.
- F. PROVIDE SOUND ATTENUATION BLANKETS IN ALL INTERIOR BEDROOM WALLS.
- G. PROVIDE BLOCKINGS FOR THE FUTURE INSTALLATION OF GRAB BARS, AND SHOWER SEATS AT WATER CLOSET, BATHUB, AND SHOWER AT TYPE B UNIT.

FLOOR PLAN KEY NOTES

- 1 HANGINGS BLDG. SHEET
- 2 24" W UNDERCOUNTER DISHWASHER
- 3 30" W SINK W/GARBAGE DISPOSAL
- 4 36" H COUNTERTOP (PLASTIC LAMINATE)
- 5 30" W STOVE WITH MICROWAVE/HOOD VENT ABOVE
- 6 12" D UPPER WALL CABINETS
- 7 24" D BASE CABINETS
- 8 30" W REFRIGERATOR
- 9 30" X 40" FIBERGLASS BATHTUB W/WALL SURROUND
- 10 34" H X 36" W VANITY W/SINK
- 11 34" H X 48" W VANITY W/SINK
- 12 WALL MIRROR ABOVE VANITY
- 13 STACKED WASHER & DRYER
- 14 WASHER BOX, REF. MEP
- 15 WATER HEATER
- 16 FURNACE, REF. MEP
- 17 24" D ADJUSTABLE LINEN SHELVES, U.N.O.
- 18 ELECTRICAL PANELS, REF. MEP
- 19 ELECTRICAL METER CENTER, REF. MEP
- 20 COMPOSITE WOOD DECK
- 21 CONC. PATIO AND STAIRS, REF. CIVIL
- 22 42" RAILING, SEE DETAILS
- 23 STAIR HANDRAILS, SEE DETAILS
- 24 ROOF ACCESS LADDER AND ROOF HATCH ABOVE
- 25 20" X 40" ATTIC ACCESS
- 26 ELEC. CLOSET, REF. MEP
- 27 USPS MAILBOX, SEE 02/AS.0
- 28 DOWNSPOUT, TYP. SEE ROOF PLAN
- 29 PROVIDE 4" COMPACTED FILL
- 30 PROVIDE 2-HR FIREPROOFING AT ALL INTERIOR EXPOSED COLUMNS, TYP.
- 31 STEEL BEAM ABOVE, REF. STRUCT.
- 32 RAIL HEIGHT WALL
- 33 STAND PIPE, REF. SPRINKLER DWGS.
- 34 Z66 WALL, TYP.
- 35 BEARING WALL, REF. STRUCT.
- 36 STEEL COLUMN, REF. STRUCT.

WALL LEGEND

- A BASEMENT EXTERIOR WALL, TYP.
CAST STONE VENEER ON 12" FOURED CONCRETE WALL, 6" CMU WALL FOR BRICK LEDGE, WHERE OCCURS. SEE ELEVATIONS FOR THE LIMIT OF VENEER.
- B 2-HOUR FIRE BARRIER - STAIR TOWER AT BASEMENT
8" X 16" CMU WALL, SMOOTH FACE. UL DES 1095 SPLIT-FACE ON EXPOSED EXTERIOR SIDE.
- C RETAINING WALL
12" FOURED CONCRETE WALL W/ WATER-PROOFING, PER STRUCT.
- D EXTERIOR WALL, TYP.
BRICK VENEER OR PANEL W/ AIR SPACE AND 1/2" EXTERIOR SHEATHING W/ HOUSE WRAP ON 2x6 WOOD STUDS AT 12" O.C. W/ CELLULOSE INSULATION, 5/8" GYPSUM WALLBOARD ON INTERIOR SIDE. SEE ELEVATIONS.
- E EXTERIOR WALL, TYP.
BRICK VENEER W/ AIR SPACE AND 1/2" EXTERIOR SHEATHING W/ HOUSE WRAP ON 2x6 WOOD STUDS AT 12" O.C. W/ CELLULOSE INSULATION, 5/8" GYPSUM WALLBOARD ON INTERIOR SIDE. SEE ELEVATIONS.
- F 2-HOUR FIRE BARRIER - EXTERIOR STAIR TOWER, TYP.
FRIBER CEMENT SIDING W/ AIR SPACE AND (2) LAYERS 5/8" TYPE 'X' EXTERIOR SHEATHING AND (2) LAYERS 5/8" TYPE 'X' GYPSUM WALLBOARD ON INTERIOR SIDE ON 2x6 WOOD STUDS AT 16" O.C. CONTINUE WALL FROM FLOOR TO B.O. FLOOR ABOVE. UL DES U301
- G 2-HOUR FIRE BARRIER - STAIR TOWER
2x6 WOOD STUDS AT 16" O.C. W/ (2) LAYERS 5/8" TYPE 'X' GYPSUM WALLBOARD BOTH SIDES. CONTINUE WALL FROM FLOOR TO B.O. FLOOR ABOVE. UL DES U301
- H 1-HOUR EXTERIOR WALL - CORRIDOR/BALCONY SIDE
FRIBER CEMENT SIDING ON FRAME W/ AIR SPACE AND (1) LAYER 5/8" TYPE 'X' EXTERIOR SHEATHING AND (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD AT 16" O.C. W/ CELLULOSE INSULATION. CONTINUE WALL FROM FLOOR TO B.O. FLOOR ABOVE. UL DES U301
- I 1-HOUR FIRE PARTITION - DWELLING UNIT SEPARATION
2x6 WOOD STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD, BOTH SIDES. INSULATE W/ SOUND ATTENUATION BATS AT ROOMS INDICATED IN GENERAL FLOOR PLAN NOTES.
- J INTERIOR WALL, TYPICAL
2x6 WOOD STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD, BOTH SIDES. INSULATE W/ SOUND ATTENUATION BATS AT ROOMS INDICATED IN GENERAL FLOOR PLAN NOTES.
- K FINISH STANDING CMU WALL
6" CMU WALL, SPLIT-FACE CMU AT EXTERIOR EXPOSED WALLS.



01 BASEMENT FLOOR PLAN
A2.0 SCALE: 3/16" = 1'-0"



GENERAL FLOOR PLAN NOTES

- A. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTER OF STRUCTURE OR OPENING, U.S.C.
- B. ALL INTERIOR PARTITION WALLS SHALL BE 2X4'S AT 16" O.C., U.S.C.
- C. EXTEND ALL GYPSUM WALL BOARD (G.W.B.) TO FRAMING ABOVE, U.S.C.
- D. PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS, FLOORS, AND ROOFS PRIOR TO COMPLETION OF PERMANENT VERTICAL AND LATERAL LOADING SYSTEMS.
- E. PROVIDE ALL NECESSARY PERMANENT SUPPORT FOR CABINETS, SINKS, FIXTURES, ETC.
- F. PROVIDE SOUND ATTENUATION BLANKETS IN ALL INTERIOR BEDROOM WALLS
- G. PROVIDE BLOCKINGS FOR THE FUTURE INSTALLATION OF GRAB BARS, AND SHOWER SEATS AT WATER CLOSET, BATHS, AND SHOWER AT TYPE B UNIT.

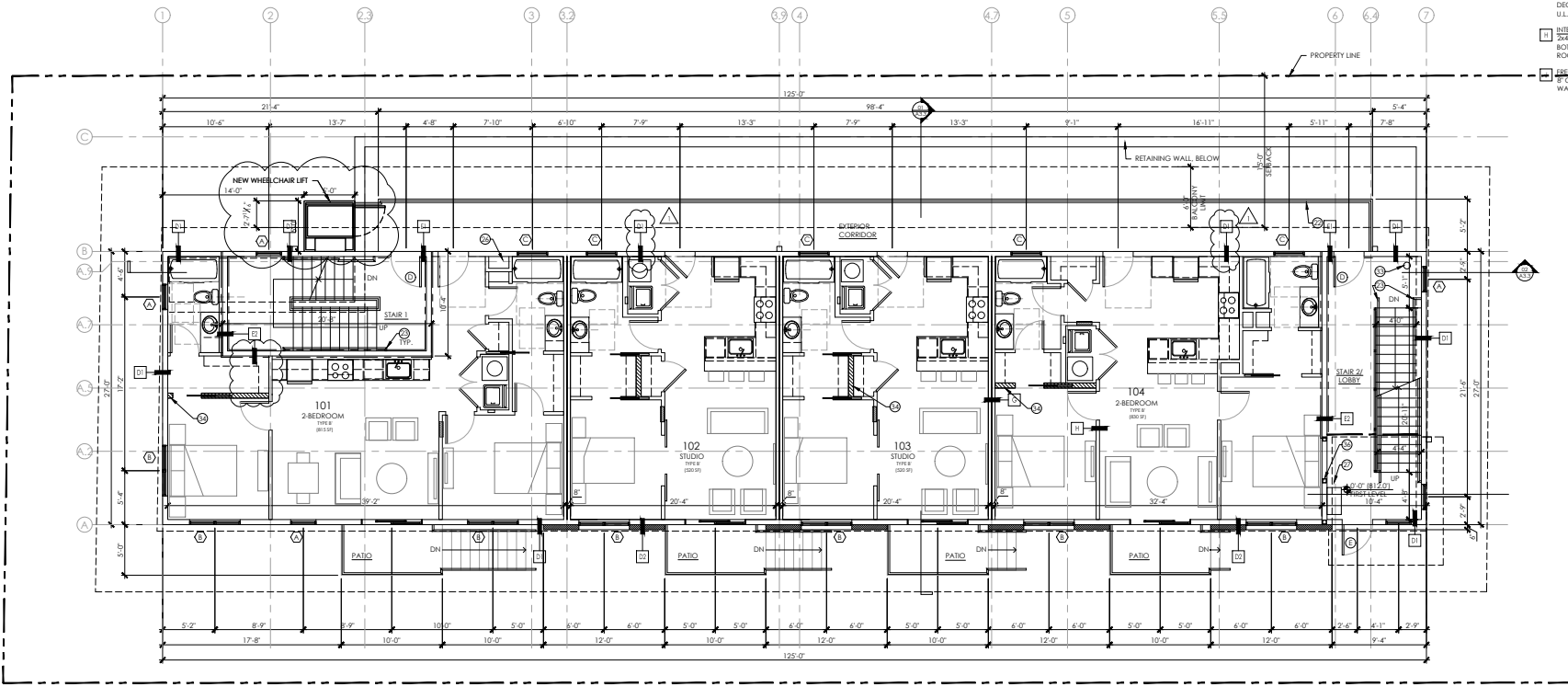
FLOOR PLAN KEY NOTES

- 1 HANGINGS BLDG & SHED
- 2 24" W UNDERCOUNTER DISHWASHER
- 3 30" W SINK W/GARBAGE DISPOSAL
- 4 36" H COUNTERTOP (PLASTIC LAMINATE)
- 5 30" W STOVE WITH MICROWAVE/HOOD VENT ABOVE
- 6 12" D UPPER WALL CABINETS
- 7 24" D BASE CABINETS
- 8 30" W REFRIGERATOR
- 9 30" X 40" FIBERGLASS BATHTUB W/WALL SURROUND
- 10 34" H X 36" W VANITY W/SINK
- 11 34" H X 48" W VANITY W/SINK
- 12 WALL MIRROR ABOVE VANITY
- 13 STACKED WASHER & DRYER

- 14 WASHER BOX, REF. MEP
- 15 WATER HEATER
- 16 RURNACE, REF. MEP
- 17 24" D ADJUSTABLE LINEN SHELVES, U.S.C.
- 18 ELECTRICAL PANELS, REF. MEP
- 19 ELECTRICAL METER CENTER, REF. MEP
- 20 COMPOSITE WOOD DECK
- 21 CONC. PATIO AND STAIRS, REF. CIVIL
- 22 42H RAILING, SEE DETAILS
- 23 STAIR HANDRAILS, SEE DETAILS
- 24 ROOF ACCESS LADDER AND ROOF HATCH ABOVE
- 25 20" X 40" ATTIC ACCESS
- 26 ELEC. CLOSET, REF. MEP
- 27 USPS MAILBOX, SEE 02/AS.0
- 28 DOWNSPOUT, TYP. SEE ROOF PLAN
- 29 PROVIDE 4" COMPACTED FILL
- 30 PROVIDE 2 HR FIREPROOFING AT ALL INTERIOR EXPOSED COLUMNS, TYP.
- 31 STEEL BEAM ABOVE, REF. STRUCT.
- 32 FULL HEIGHT WALL
- 33 STAND PIPE, REF. SPRINKLER DWGS.
- 34 2X6 WALL, TYP.
- 35 BEARING WALL, REF. STRUCT.
- 36 STEEL COLUMN, REF. STRUCT.

WALL LEGEND

- A BASEMENT EXTERIOR WALL, TYP. CAST STONE VENER ON 12" FOURED CONCRETE WALL. CMU WALL FOR ROCK LEDGE, WHERE OCCURS. SEE ELEVATIONS FOR THE LIMIT OF VENER.
- B 2-HOUR FIRE BARRIER - STAIR TOWER AT BASEMENT. 8" X 18" CMU WALL, SMOOTH FACE. UL DES 1905. SPLIT-FACE ON EXPOSED EXTERIOR SIDE.
- C RETAINING WALL. TYP. FOURED CONCRETE WALL W/ WATER-PROOFING, PER STRUCT.
- D EXTERIOR WALL, TYP. FIBER CEMENT SIDING OR PANEL W/ AIR SPACE AND 1/2" EXTERIOR SHEATHING W/ HOUSE WRAP ON 2x6 WOOD STUDS AT 16" O.C. W/ CELLULOSE INSULATION, 5/8" GYPSUM WALLBOARD ON INTERIOR SIDE. SEE ELEVATIONS.
- E EXTERIOR WALL, TYP. BRICK VENER W/ AIR SPACE AND 1/2" EXTERIOR SHEATHING W/ HOUSE WRAP ON 2x6 WOOD STUDS AT 12" O.C. W/ CELLULOSE INSULATION, 5/8" GYPSUM WALLBOARD ON INTERIOR SIDE. SEE ELEVATIONS.
- F 2-HOUR FIRE BARRIER - EXTERIOR STAIR TOWER, TYP. FIBER CEMENT SIDING W/ AIR SPACE AND (2) LAYERS 5/8" TYPE 'X' EXTERIOR SHEATHING AND (2) LAYERS 5/8" TYPE 'X' GYPSUM WALLBOARD ON INTERIOR SIDE ON 2x6 WOOD STUDS AT 16" O.C. CONTINUE WALL FROM FLOOR TO B.O. FLOOR ABOVE. UL DES U301
- G 2-HOUR FIRE BARRIER - STAIR TOWER. 2x6 WOOD STUDS AT 16" O.C. W/ (2) LAYERS 5/8" TYPE 'X' GYPSUM WALLBOARD, BOTH SIDES. CONTINUE WALL FROM FLOOR TO B.O. FLOOR ABOVE. UL DES U301
- H 1-HOUR EXTERIOR WALL - CORRIDOR/BALCONY SIDE. FIBER CEMENT SIDING OR PANEL W/ AIR SPACE AND (1) LAYER 5/8" TYPE 'X' EXTERIOR SHEATHING AND (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD AT 16" O.C. W/ CELLULOSE INSULATION. CONTINUE WALL FROM FLOOR TO B.O. FLOOR ABOVE. UL DES U301
- I 1-HOUR FIRE PARTITION - DWELLING UNIT SEPARATION. DOUBLE ROW OF 2x6 WOOD STUDS AT 16" O.C. ON SEPARATE PLATE W/ AIR SPACE BETWEEN. (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE. CONTINUE WALL TO DECK. PROVIDE SOUND ATTENUATION BATS, FULL HEIGHT. UL L395 OR UL DES U341
- J INTERIOR WALL, TYPICAL. 2x6 WOOD STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD, BOTH SIDES. INSULATE W/ SOUND ATTENUATION BATS AT ROOMS INDICATED IN GENERAL FLOOR PLAN NOTES.
- K FREE-STANDING CMU WALL. CMU WALL - SPLIT-FACE CMU AT EXTERIOR EXPOSED WALLS.



01 FIRST FLOOR PLAN
A2.1 SCALE: 3/16" = 1'-0"

