

CITY OF BLOOMINGTON



March 23, 2023 @ 5:30 p.m.
City Hall, 401 N. Morton Street
Common Council Chamber, Room #115

<https://bloomington.zoom.us/j/81608011350?pwd=Q0dEYzJWYTJCcDFGNzhHaExRSU5Wdz09>

Meeting ID: 816 0801 1350

Passcode: 282885

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS (Hybrid Meeting)**

City Hall, 401 N. Morton Street
Common Council Chambers, Room #115 and via Zoom

March 23, 2023 at 5:30 p.m.

❖ **Virtual Meeting:**

<https://bloomington.zoom.us/j/81608011350?pwd=Q0dEYzJWYTJCcDFGNzhHaExRSU5Wdz09>

Meeting ID: 816 0801 1350

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Petition Map: <https://arcg.is/0vDTXW>

ROLL CALL

APPROVAL OF MINUTES:

PETITIONS CONTINUED TO: April 20, 2023

- AA-17-22 **Joe Kemp Construction, LLC & Blackwell Construction, Inc.**
Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Dr.
Parcel(s): 53-08-07-400-008.002-009, 53-08-07-400-008.004-009...
Request: Administrative Appeal of the Notice of Violation (NOV) issued
March 25, 2022.
Case Manager: Jackie Scanlan
- V-53-22 **Lisa-Marie Napoli**
405 N Oak St
Parcel: 53-05-32-403-032.000-005
Request: Variance from attached front loading garage or carport setbacks in the
R3 zoning district to allow for a carport 4 feet forward of the front building wall.
Case Manager: Karina Pazos

PETITIONS:

- V-03-23 **David Howard (Tabor Bruce Architects)**
1301 S. Walnut St.
Parcel: 53-01-54-726-000.000-009
Request: Variance from the minimum number of required parking spaces to allow
the construction of two ground floor dwelling units in the Mixed-Use Medium
Scale (MM) zoning district.
Case Manager: Eric Greulich

****Next Meeting: April 20, 2023**

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.

V-06-23 **Walnut Star, LLC (Studio 3 Design, Inc.)**
3391 S. Walnut St.
Parcel: 53-01-53-681-002.000-009
Request: Variance from the minimum required electric vehicle charging in section 20.04.060(i)(8).
Case Manager: Eric Greulich

AA-08-23 **Leo Pilachowski**
2028 E. 1st St.
Parcel: 53-08-03-200-021.000-009
Request: Administrative Appeal of the staff determination regarding non-compliance for a required sidewalk and tree plot with street trees.
Case Manager: Eric Greulich

****Next Meeting: April 20, 2023**

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BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 1301 S. Walnut Street

CASE #: V-03-23
DATE: March 6, 2023

PETITIONER: David Howard
1414 E Rhorer Road, Bloomington

REQUEST: The petitioner is requesting a variance from the minimum number of required parking spaces to allow the construction of two ground floor dwelling units in the Mixed-Use Medium Scale (MM) zoning district.

REPORT: This 0.13 acre property is zoned Mixed-Use Medium Scale (MM) and is located at the southeast corner of S. Walnut Street and E. Driscoll Drive. The property has been developed with a mixed-use building and surrounding land uses include single family residences to the east, and a mix of single and multi-family residences to the north and south.

The petitioner received approval in 2019 to construct a three-story building with nine, one-bedroom apartments, 1,500 sq. feet of commercial space on the ground floor, and 2 parking spaces. The petitioner received a use variance and a variance under (UV/V-12-19) to allow for one ground floor dwelling unit and a variance from the minimum number of on-site parking spaces. There were 2 parking spaces approved that are accessed from an alley on the east side of the property and include one handicap accessible space. The property is only 40' wide and the small lot size, in combination with the 20' front parking setback made the provision of more on-site spaces impractical. There were 5 on-street parking spaces created along Driscoll Drive to offset the lack of on-site parking. A 5' wide tree plot and 5' wide sidewalk were also installed along Driscoll. To offset the requested variance from on-site parking spaces and to promote alternative transportation modes, the petitioner also provided 8 bicycle parking spaces along the front of the building.

The petitioner is now proposing to convert some of the downstairs commercial space into two more dwelling units. Since this site is adjacent to the Residential Small Lot (R3) district, the petitioner is required to provide at least one more parking space for the two, multi-family studio units. The Unified Development Ordinance does allow for ground floor dwelling units, so that use would be allowed.

The petitioner is requesting a variance from the minimum number of on-site parking spaces to not require an additional parking space for the two new dwelling units.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(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 Department does not find that the granting of the variance will be injurious to the public health, safety, morals, or general welfare of the community as it

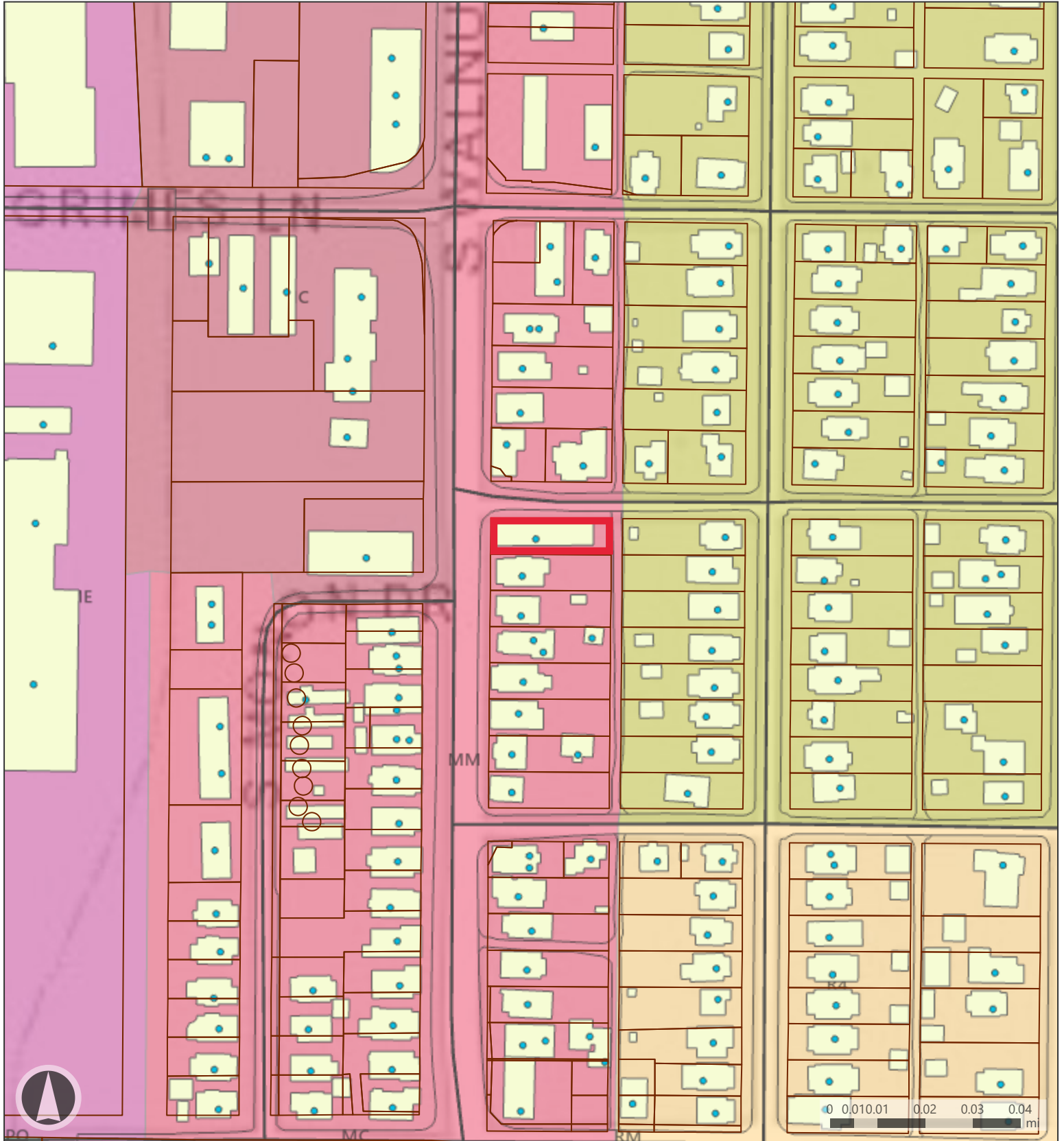
- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

PROPOSED FINDING: The Department does find possible adverse impacts to the use and value of surrounding properties as a result of the requested variance as it would place additional dwelling units on a site without any additional parking spaces. The granting of the previous variance was already a substantial reduction from required parking and the granting of this variance request without any additional parking could cause spillover parking into the adjacent residential neighborhood.

- 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: While the previous variance request was based on the practical difficulties and peculiar conditions inherent in the small size of the property and two street frontages, the creation of new on-street spaces with that variance resulted in an equal number of spaces being provided on-street versus what would be required on-site. There is not additional space available along this property frontage to provide additional on-street parking to offset the lack of parking that would be required. In addition, the Department has noted instances of existing residents parking within the restricted portions of the on-street spaces, including adjacent to a fire hydrant indicating a greater need for parking than what can be currently accommodated. Adding additional dwelling units, without any provision to create new parking further exacerbates the problem. The Department does not find that the strict application of the terms of the Unified Development Ordinance will result in practical difficulty in the use of the property since the property has just recently been developed with a mixed-use building and the dwelling units are fully occupied. There are no peculiar conditions about the property that would require additional space on the ground floor to be utilized for additional residences.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and deny the petition.



Map Legend

Parcels

Address Points

Status

Current

Edge of Pavement

Code : Description

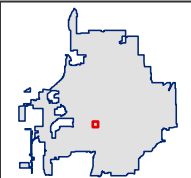
R3 : Residential Small Lot

R4 : Residential Urban

RM : Residential Multifamily

MC : Mixed-Use Corridor

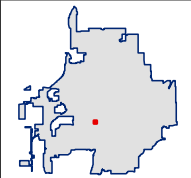
ME : Mixed-Use Employment

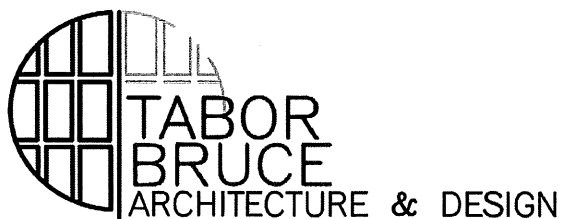




Map Legend

- Parcels
- Address Points
- Status**
- Current
- Edge of Pavement





BLOOMINGTON BOARD OF ZONING APPEALS

Petitioner's Statement-1301 South Walnut Street

To the members of the BZA:

Please accept this petition from minimum vehicle parking space requirements per Table 04-9 of the UDO for the proposed residential build out of commercial space at 1301 South Walnut Street.

The structure currently has 1,518 square feet of vacant ground floor space. The balance of the ground floor contains a single studio apartment unit of 549 square feet. The building contains three stories with nine existing studio units, this proposal adds two more studio apartment units to the ground floor. The difficulty has been that the ground floor commercial space has been vacant for two years with only slight interest from one possible tenant. The lack of foot traffic along this block coupled with the transient population issues has scared commercial tenants away and left the ground floor an empty space.

Currently, the parking usage has only two tenants with vehicles, and the previous year, only three tenants had vehicles. The building has below market rents, and the tenants who do live here are less reliant on the need for private transportation. The building adds to the much needed affordable housing stock in Bloomington. This area for development meets the general approval criteria, more specifically item C, the difficulty for commercial uses as it has been available for two years with no tenants because of the issues faced along this street. This proposal will still leave a very small 443 square feet commercial street front space if needed.

With this in mind, we ask for a variance from the minimum parking requirements as outlined in the UDO.

Thank you.

Sincerely,



Doug Bruce
Architect

Tabor/Bruce Architecture & Design

A NEW BUILD-OUT FOR:

1301 S WALNUT ST

1301 S WALNUT STREET
BLOOMINGTON, INDIANA 47401

DRAWING INDEX

GENERAL

- GC001 GENERAL PLAN INFORMATION
- GC010 ADA STANDARDS
- GC011 ADA STANDARDS
- GI101 LIFE SAFETY PLAN

CIVIL

- AS100 EXISTING ARCHITECTURAL SITE PLAN

ARCHITECTURAL

- AD101 MAIN & UPPER LEVEL DEMO PLANS
- AD201 EXISTING PLANS & ELEVATIONS (REF ONLY)
- AE101 PROPOSED FLOOR PLANS
- AE401 ENLARGED FLOOR PLANS
- AE601 DOOR & WINDOW SCHEDULES

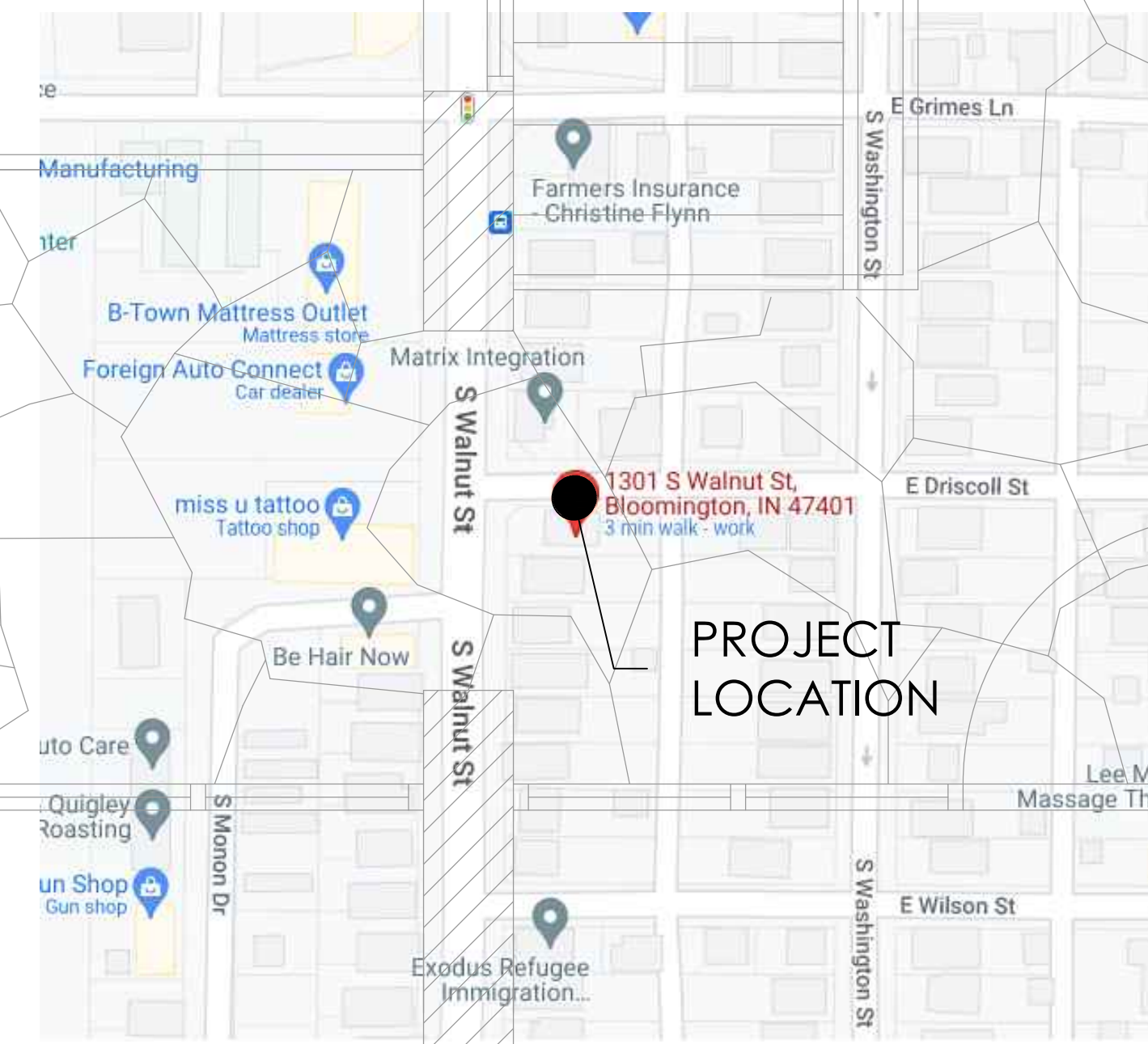
PLUMBING

- PL101 PLUMBING/MECHANICAL PLANS & NOTES

ELECTRICAL

- EL101 ELECTRICAL POWER & LIGHTING PLANS

NOVEMBER 2022
CONSTRUCTION DOCUMENTS



A NEW BUILD-OUT FOR:

1301 S WALNUT ST



SEAL

ARCHITECT:

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

J:\CURRENT\2022\Commercial\2022 - 1301 S Walnut (TIMER) - Howard\Design\Construction\31001 - Title Sheet.dwg, 12/5/2022 1:41:06 PM

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTATION, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO TABOR BRUCE ARCHITECTURE & DESIGN INC.

GENERAL ARCHITECTURAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATING AGENCIES. THIS PROJECT IS DESIGNED AND DOCUMENTED PER THE ARCHITECT'S INTERPRETATION OF THE CODE REQUIREMENTS. VARIOUS GOVERNING AGENCIES SOMETIMES INTERPRET THE CODES, LAWS, AND ORDINANCES DIFFERENTLY. THESE AGENCIES HAVE JURISDICTION TO REQUIRE CHANGES IN DESIGN AND CONSTRUCTION INCLUDING THOSE AGENCIES INVOLVED WITH THE "AMERICANS WITH DISABILITIES ACT".
THE ARCHITECTURAL PLANS SHOWN HEREIN MAY NOT CORRESPOND TO PLANS FINALLY APPROVED BY THE ARCHITECT, OWNER, OR NECESSARY AGENCIES. IT IS THE RESPONSIBILITY OF THE PARTY OR PARTIES RELYING ON THESE PLANS TO VERIFY AND CONFIRM SAID ARCHITECTURAL PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWINGS. DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR FAILS TO VERIFY DIMENSIONS AS INDICATED, ANY AND ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD AND DO NOT INCLUDE WALL FINISHES.
ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJOINING WALL UNLESS NOTED OTHERWISE.
FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER AND PAINT.
CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYPSUM BOARD AND MASONRY.
WHERE METAL STUDS EXTEND TO DECK, PROVIDE SLIP CONNECTIONS FOR FLOOR AND CEILING DEFLECTION.
ALL STEEL STUDS TO BE BRACED PER MANUFACTURERS LIMIT HEIGHT (L/240).

FRAMING PLAN NOTES:

- PROVIDE WOOD BLOCKING FOR ALL WALL CABINETS, ALL WALL ACCESSORIES AND EQUIPMENT, AND ALL OWNER SUPPLIED EQUIPMENT AS SHOWN OR IMPLIED ON DRAWINGS.
ALL DIMENSIONAL LUMBER IS TO BE STRUCTURAL GRADE #1 SOUTHERN YELLOW PINE OR APPROVED EQUAL.
ALL FRAMING WORK IS TO BE DIRECTLY SUPERVISED BY A QUALIFIED, EXPERIENCED CARPENTER. MINIMUM INDUSTRY STANDARDS FOR PLUMB AND LEVEL WALLS WILL BE EXPECTED FOR ALL WORK.
REFER TO FLOOR PLANS FOR BALANCE OF DIMENSIONS AND INFORMATION.
PROVIDE 2-2 X 10 WOOD LINTELS WITH 1/2" SPACERS IN BETWEEN ABOVE ALL DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
ALL ANGLED WALLS IF SHOWN, ARE 45 DEGREES UNLESS NOTED.
ALL FLOOR JOISTS AND TRUSSES TO BEAR ON LOAD BEARING WALLS OR BEAMS AND CARRIED THROUGH ALL LEVELS TO TERMINATE AT BASEMENT OR CRAWL SPACE FOOTINGS AND OR THICKENED SLABS.
FLOOR TRUSS SYSTEM SHALL BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER AND COMPLETE INSTALLATION DETAILS SHALL BE PROVIDED.
COORDINATE ACTUAL FLOOR TRUSS DIMENSIONS WITH THE SELECTED TRUSS MANUFACTURER.
PROVIDE BLOCKING BETWEEN FLOOR TRUSSES UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR TRUSSES.

DEMOLITION PLAN NOTES:

- ABSOLUTE CARE SHOULD BE EXERCISED IN THE REMOVAL OF EXISTING BUILDING FABRIC. REMOVE ONLY WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION OF THE NEW WORK. IF ANY DOUBT OR QUESTIONS ARE ENCOUNTERED, NOTIFY ARCHITECT.
REFER TO THE STRUCTURAL DRAWINGS FOR FRAMING CONDITIONS THAT MAY REQUIRE DEMOLITION OR REINFORCING WORK PRIOR TO NEW CONSTRUCTION.
PRIOR TO DEMOLITION WORK, REFER TO ALL OTHER DRAWINGS TO THOROUGHLY BECOME FAMILIAR WITH ALL CONSTRUCTION WORK TO MINIMIZE DEMOLITION.
REMOVE ALL EXISTING PLUMBING PIPING THAT IS EXPOSED OR ENCOUNTERED.
REMOVE ALL EXPOSED PLUMBING PIPING AFTER REMOVING PLUMBING FIXTURES. CAP BELOW WALL OR FLOOR SURFACE IF COMPLETE REMOVAL IS NOT FEASIBLE.
ALL PLASTER AND INSULATION WRAP AROUND PIPING AND DUCTWORK IS TO BE TESTED FOR THE PRESENCE OF ASBESTOS. IF ASBESTOS IS FOUND TO BE PRESENT, ABATEMENT AND DISPOSAL IS TO CONFORM WITH LOCAL, STATE, AND FEDERAL GUIDELINES.
REFER TO THE ARCHITECTURAL DRAWINGS FOR NEW WORK THAT MAY REQUIRE DEMOLITION NOT SHOWN ON THE DEMOLITION PLANS.
VERIFY ALL STRUCTURAL CONDITIONS PRIOR TO REMOVING ANY WALLS.
DEMOLITION CONTRACTOR TO CAREFULLY LEAVE STRUCTURE THAT REMAINS IN GOOD CONDITION, AND TO USE TEMPORARY SUPPORT AS NEEDED TO INSURE STRUCTURE STABILITY.
DEMOLITION CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE TO ABEID BY ALL RULES, REGULATIONS AND ORDINANCES AS DICTATED BY THE CITY OF PROJECT AND ANY OTHER GOVERNING AGENCY.
DEMOLITION PROCEDURES AND REMOVAL OF REFUSE SHALL OCCUR IN AN ORDERLY FASHION, NO STORAGE OF REFUSE SHALL OCCUR ON SITE. NO SALE OF SCRAP OR REFUSE SHALL OCCUR ON SITE. NO BURNING OF REFUSE SHALL BE PERMITTED. NO USE OF EXPLOSIVES SHALL BE PERMITTED.
DEMOLITION CONTRACTOR SHALL BE HELD RESPONSIBLE TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR ASSUMES ALL RESPONSIBILITIES AND LIABILITIES ASSOCIATED WITH REGARD TO DEMOLITION PRACTICES AND ASSUMES SUCH.
DEMOLITION CONTRACTOR IS RESPONSIBLE FOR SAFETY AND SECURITY OF THE ENTIRE SITE AND FACILITY DURING PROCESS OF DEMOLITION AND SHALL OBTAIN INSURANCE'S PROTECTING THE OWNER, DESIGN BUILDER AND ARCHITECT.
DEMOLITION CONTRACTOR TO TAKE ALL STEPS NECESSARY TO PREVENT POLLUTION OF AIR, WATER AND SOILS, AND SHALL:
A. COMPLY WITH ENVIRONMENTAL POLLUTION REGULATIONS.
B. NO STORAGE OF CONTAMINANTS ARE PERMITTED ON SITE.
C. DEMOLITION CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ACCIDENTS DUE TO PHYSICAL HAZARDS (i.e. BARRICADES, WARNING LIGHTS, SIGNS AS REQUIRED). CONTRACTOR IS REQUIRED TO INSURE PUBLIC SAFETY DURING THE DEMOLITION PROCESS AND ASSUME ALL LIABILITIES FOR SUCH.
D. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT ITEMS SCHEDULED OR NOTED TO REMAIN, STAY INTACT AND UNDAMAGED.
E. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION OF THE ENTIRE BUILDING FACILITIES STRUCTURE AND COORDINATE EFFORTS WITH THE GENERAL CONTRACTOR. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND SCOPE OF WORK AS DESCRIBED HERE IN. THESE DOCUMENTS ARE TO BE UTILIZED FOR INTENT ONLY. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE FULL EXTENT OF THE DEMOLITION.
F. DRAIN, PURGE OR OTHERWISE REMOVE, COLLECT AND LEGALLY DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER HAZARDOUS MATERIALS AND WASTE BEFORE PROCEEDING WITH DEMOLITION OPERATIONS.
G. CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO THE START OF DEMOLITION.
PROTECT EXISTING FINISHES IN EXISTING AREAS TO REMAIN.

FINISH PLAN NOTES:

- THESE GENERAL NOTES APPLY TO FINISH DRAWINGS.
PAINT NEW AND EXISTING HOLLOW METAL DOORS, DOOR FRAMES AND LINTELS EXPOSED TO VIEW IN FINISHED AREAS AND AT EXTERIOR DOOR LOCATIONS UNLESS NOTED OTHERWISE.
PAINT FIRE EXTINGUISHER CABINETS, ACCESS PANELS, LOUVERS, AND UNIT VENTILATORS, IF APPLICABLE, TO MATCH ADJACENT WALL FINISH UNLESS NOTED OTHERWISE.
ALL GYPSUM BOARD CEILING'S, SOFFITS, BULKHEADS, AND EXPOSED STRUCTURE SHALL BE (XXX) UNLESS NOTED OTHERWISE.
ALIGN FLOOR FINISH TRANSITIONS AT DOOR LOCATIONS WITH CENTERLINE OF DOOR SUCH THAT TRANSITION MATERIALS ARE NOT VISIBLE FROM EITHER SIDE WHEN DOOR IS IN CLOSED POSITION.
REFER TO INTERIOR ELEVATIONS, IF APPLICABLE, FOR ADDITIONAL FINISH INFO.
ALL SLAB ON GRADE CONTROL JOINTS TO BE CLEANED AND CAULKED PRIOR TO PLACEMENT OF FLOOR FINISH.
USE OF CONCRETE CURING COMPOUNDS OR SEALANTS ARE PROHIBITED ON FLOORS WHERE TILE OCCURS.

FLOOR PLAN NOTES:

- ALL INTERIOR WALLS TO BE 3 1/2" WOOD STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BOTH SIDES UNLESS NOTED OTHERWISE.
CONTACT ARCHITECT FOR REVIEW OF ON-SITE LAYOUT OF WALLS PRIOR TO CONSTRUCTION.
FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
PROVIDE WOOD BLOCKING FOR ALL WALL CABINETS, ALL WALL ACCESSORIES AND EQUIPMENT, AND ALL OWNER SUPPLIED EQUIPMENT AS SHOWN OR IMPLIED ON DRAWINGS.
ALL DIMENSIONAL LUMBER IS TO BE STRUCTURAL GRADE #1 SOUTHERN YELLOW PINE OR APPROVED EQUAL.
ALL FRAMING WORK IS TO BE DIRECTLY SUPERVISED BY A QUALIFIED, EXPERIENCED CARPENTER. MINIMUM INDUSTRY STANDARDS FOR PLUMB AND LEVEL WALLS WILL BE EXPECTED FOR ALL WORK.
REFER TO FLOOR PLANS FOR BALANCE OF DIMENSIONS AND INFO.
ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR THE AREA AND CLIMATE. INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
CONTRACTOR TO COORDINATE THE LOCATION OF LIGHTING, CABLE AND PHONE OUTLETS WITH OWNER DURING ROUGH-IN WALK-THROUGH.
PROVIDE DRYER VENTING PER RESIDENTIAL CODE.
ANY RATED WALLS IF SHOWN, SHALL HAVE RATED OPENINGS WHERE THEY PENETRATE RATED WALL.

FOUNDATION PLAN NOTES:

- REFER TO FLOOR PLANS FOR BALANCE OF DIMENSIONS AND INFO.
ALL POURED FOOTINGS ARE 24" X 12" WITH 3-#5 BAR UNLESS NOTED OTHERWISE.
CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING.
LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR. SOIL DESIGN BEARING PRESSURE IS ASSUMED 1500 P.S.F.
FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL. SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINISH GRADE, VERIFY WITH LOCAL CODE.
MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDING OF STRUCTURES, FOUNDATION'S AND RETAINING WALLS.
ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULATED MATERIAL COMPACTED TO 95%.
BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3".
INSTALL A NOMINAL 4" DIAMETER PERFORATED DRAIN TILE WITH FILTER FABRIC BELOW THE TOP OF THE FOOTING AND DRAIN TO DAYLIGHT.
CONTRACTOR TO VERIFY FOUNDATION WALL LOCATIONS AND COORDINATE WITH FLOOR PLANS BEFORE EXCAVATION AND FRAMING OF BASEMENT/FOUNDATION WALLS. NOTIFY ARCHITECT IF DISCREPANCY IS FOUND.
COVER ENTIRE CRAWL SPACE WITH 15 MIL. VISQUEEN VAPOR BARRIER.
CRAWL SPACE VENTILATION PROVIDED SHALL BE 1 SQ. FT. OF VENT PER EACH 150 SQ. FT OF CRAWL SPACE AREA. VENTILATION OPENINGS NOT REQUIRED IF CRAWL SPACE IS SUPPLIED WITH CONDITIONED AIR AND PERIMETER WALLS ARE INSULATED.
IF ACCESS TO CRAWL SPACE IS NOT THROUGH AN EXISTING OPENING, THAN MINIMUM 18" X 24" OPENING IN PERIMETER WALL SHALL BE PROVIDED.
PROVIDE RUBBER WALL MEMBRANE WATERPROOFING TO ALL POURED WALLS BELOW GRADE. INSTALL PER MANUFACTURERS INSTRUCTIONS.

GENERAL FOUNDATION NOTES:

- ALL FORMWORK TO BE CONSTRUCTED PER ACI 301.4. EXPOSED VERTICAL EDGES TO HAVE 2" CHAMFER.
CONCRETE SHALL BE PLACED PER ACI 301.8.
EMBEDDED ITEMS SHALL BE INSTALLED PER ACI 301.6.
CURING AND PROTECTION OF CONCRETE SHALL BE PER ACI 301.12.
SLAB CONCRETE SHALL BE 4000 P.S.I. WITH 6X6 W1.4XW1.4.4. PROPORTIONED PER ACI 301.3.
FOUNDATION WALL AND FOOTING CONCRETE SHALL BE 3500 P.S.I., PROPORTIONED PER ACI 301.3.
SLAB SURFACE TOLERANCE TO BE PER ACI 10.1, FINISH TO BE PER ACI 102.2.
ALL REINFORCEMENTS SHALL BE FURNISHED AND INSTALLED PER ACI 301.5.
ANCHOR BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH IBC 2000 REQUIREMENTS.
PROVIDE 2" THICK X 2"-8" HIGH RIGID PERIMETER INSULATION AT BUILDING PERIMETER (TYPICAL).

GENERAL ELECTRICAL NOTES:

- ALL ELECTRICAL WORK IS TO BE IN ACCORDANCE WITH THE INDIANA ELECTRICAL CODE 2009 EDITION (NFPA 70-2008) (675 IAC 17-1-8) EFFECTIVE 8/26/09.
THE ENTIRE ELECTRICAL SYSTEM AND ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE 2008 EDITION OF THE N.E.C.
FURNISH AND INSTALL FIXTURES WHERE INDICATED ON THE DRAWINGS.
A. RECEPTACLES: 20 AMPERE, 125 VOLT, HUBBELL #5252-1
B. WALL SWITCHES: 20 AMPERE, 120 VOLT, HUBBELL #1201-1 FOR 1 POLE; USE MATCHING FOR 3-WAY APPLICATIONS.
C. GFI RECEPTACLES: 20 AMPERE, 125 VOLT, HUBBELL #GF-5252-1 WITH A #P26 COVER PLATE FOR INDOORS AND A #WATER PROOFING-26 COVER PLATE FOR OUTDOORS.
D. WATER PROOFING SWITCHES: 20 AMPERE, 125 VOLT, HUBBELL #5252-1 WITH A #5206 W COVER PLATE.
ALL BRANCH WIRING SHALL BE COPPER, MINIMUM WIRE SIZE #12.
ALL DISTRIBUTION PANELS SHALL HAVE TYPE WRITTEN LABELS.
ELECTRICAL SUBCONTRACTOR TO COORDINATE WITH HVAC SUBCONTRACTOR FOR ALL ELECTRICAL REQUIREMENTS OF ACTUAL EQUIPMENT UTILIZED, INCLUDING HIGH AND LOW VOLTAGE WIRING REQUIREMENTS, DISCONNECTS, ETC.
ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL REQUIREMENTS, INCLUDING CONDUIT, WIRE, CIRCUIT BREAKERS, DISCONNECTS, ETC, FOR MECHANICAL EQUIPMENT, SEE PLANS FOR MECHANICAL EQUIPMENT LOCATIONS.
ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AVAILABLE SHORT CIRCUIT CURRENT AT THE SUPPLY TERMINALS FROM THE SERVICE ENTRANCE CONDUCTORS OF DUKE ENERGY. THE SERVICE EQUIPMENT SHALL MEET OR EXCEED THIS RATING PER ADOPTED INDIANA ELECTRICAL RULES.

ELECTRICAL PLAN NOTES:

- ELECTRICAL WORK SHALL BE DONE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE AS INCORPORATED BY THE INDIANA ELECTRICAL RULES.
EQUIPMENT FURNISHED FOR THIS JOB SHALL BE NEW AND LISTED BY UNDERWRITERS LABORATORY.
ELECTRICAL CONTRACTOR SHALL PAY ALL FEES REQUIRED FOR ELECTRICAL WORK AND ANY PERMITS NECESSARY TO PERFORM WORK.
COORDINATE ALL REVISIONS TO SERVICE ENTRANCE EQUIPMENT WITH DUKE ENERGY.
ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY LIGHTING AND POWER AS REQUIRED FOR OTHER CONSTRUCTION TRADES PERFORMING WORK ON THE PROJECT.
FURNISH MATERIALS, LABOR, AND TOOLS NECESSARY TO INSTALL ELECTRICAL WORK SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. WORK SHALL INCLUDE BUT NOT BE LIMITED TO: NEW LIGHT FIXTURES, RECEPTACLES, SWITCHES, CONDUIT, WIRE, PANEL BOARDS, CIRCUIT BREAKER TYPE, METER CLUSTER, MAIN DISTRIBUTION PANEL AND DISCONNECT SWITCHES.
ELECTRICAL WORK SHALL BE INSTALLED BY JOURNEY ELECTRICIANS UNDER THE DIRECT SUPERVISION OF A COMPETENT FOREMAN. AT NO TIME SHALL THE ELECTRICAL WORK BE INSTALLED BY APPRENTICE ELECTRICIANS WITHOUT THE IMMEDIATE ON THE JOB SUPERVISION OF A JOURNEY MAN ELECTRICIAN.
WORK SHALL BE DONE IN STRICT COMPLIANCE WITH LAST PUBLISHED CODES AND STANDARDS AS LISTED BELOW AS EACH SHALL APPLY.
A. INDIANA OSHA STANDARDS.
B. NATIONAL ELECTRICAL CODE AS INCORPORATED INTO THE INDIANA ELECTRICAL RULES.
C. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION.
D. APPLICABLE CODES AND STANDARDS INCLUDING STATE LAWS, LOCAL ORDINANCES, UTILITY COMPANY REGULATIONS, AND NATIONALLY ACCEPTED CODES AND STANDARDS.
MATERIAL FURNISHED FOR THIS PROJECT SHALL BE UNDERWRITERS LABORATORY LISTED AND BEAR APPROPRIATE UNDERWRITERS LABORATORY LABELS.
THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CLEAN UP. DEBRIS SHALL BE REMOVED DAILY, AND THE SITE SHALL BE LEFT IN BROOM CONDITION AT THE END OF THE PROJECT.
THE ELECTRICAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH DETAILS OF THE WORK TO BE PERFORMED AND TAKE NECESSARY STEPS TO INTEGRATE AND COORDINATE WORK.
THE ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON NEW PANEL BOARDS, CIRCUIT BREAKER TYPE, MAIN DISTRIBUTION PANEL, AND FIRE ALARM TO THE ARCHITECT FOR HIS REVIEW AND APPROVAL.
THE ELECTRICAL CONTRACTOR SHALL WARRANTY MATERIALS AND LABOR FOR THIS PROJECT FREE FROM DEFECTS IN MANUFACTURING AND WORKMANSHIP FOR (1) YEAR AFTER FINAL ACCEPTANCE OF PROJECT.
MATERIALS SHALL BE NEW AND WHERE PRACTICAL AND SHALL BE SHIPPED IN UNBROKEN CARTONS. MATERIALS SHALL BEAR THE LABEL OF OR BE LISTED BY UNDERWRITERS LABORATORY.
CONDUIT SHALL BE ELECTRICAL METALLIC TUBING (EMT) IN INTERIOR SPACES AND SCHEDULE 40 PVC BELOW FLOOR SLABS AND GALVANIZED RIGID STEEL ABOVE GRADE OUTDOORS. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED FOR FIMAL CONNECTIONS TO VIBRATING EQUIPMENT.
FURNISH AND INSTALL INTERIOR FIXTURES AS NOTED ON THE FIXTURES SCHEDULE. CONTRACTOR SHALL PROVIDE ALL MOUNTING HARDWARE, BRACKETS, FRAMES AND ANY MOUNTING ACCESSORIES NEEDED FOR PROPER INSTALLATION OF FIXTURES, WHETHER CALL OUT IN DETAIL IN CATALOG NUMBER OR IMPLIED BY FIXTURE TYPE.
LAMPS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND FIXTURE SCHEDULES.
COVER PLATES SHALL BE PROVIDED FOR ALL SWITCHES, RECEPTACLES, TELEPHONE, AND SPECIAL PURPOSE OUTLETS. MATERIAL SHALL BE NONCOMBUSTIBLE MAR PROOF HEAVY DUTY PLASTIC, COLOR TO MATCH DEVICE.
DEDICATED GROUND CONDUCTORS SHALL BE INSTALLED IN ALL BRANCH CIRCUITS.
EQUIPMENT GROUND CONDUCTORS SHALL BE INSTALLED IN PANEL FEEDERS AND WHERE INDICATED ON THE DRAWINGS.
BATHROOM BRANCH CIRCUITS: AT LEAST ONE 20 AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. EXCEPTION: WHERE THE 20A CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.
ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: DWELLING UNIT BEDROOMS: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT 15 AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
DWELLING UNIT RECEPTACLE OUTLETS: OUTLETS SHALL BE LOCATED WITHIN THE DWELLING UNIT AS DEFINED IN THIS ARTICLE. (6/12 RULE, INCLUDING ANY WALL SPACE 2 FEET OR MORE).
SMALL APPLIANCE RECEPTACLE OUTLETS: THE REQUIRED TWO OR MORE SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN COUNTER RECEPTACLE OUTLETS SHALL HAVE NO OTHER OUTLETS. (THE DISPOSAL, TRASH COMPACTOR, DISH MACHINE, MICROWAVE OVEN, LIGHTING OR OTHER OUTLETS ARE NOT TO BE ON THE TWO SMALL APPLIANCE RECEPTACLE OUTLET CIRCUITS.)
NUMBER OF SERVICES, IDENTIFICATION: WHERE A BUILDING OR STRUCTURE IS SUPPLIED BY MORE THAN ONE SERVICE A PERMANENT PLAQUE OR DIRECTORY SHALL BE INSTALLED AT EACH SERVICE DISCONNECT LOCATION DENOTING ALL OTHER SERVICED SUPPLYING THAT BUILDING AND THE AREA SERVED BY EACH.
GROUNDING AND BONDING: GROUNDING AND BONDING SHALL BE IN ACCORDANCE WITH THIS ARTICLE. (METAL WATER SERVICE PIPING, METAL SPRINKLER SERVICE PIPING AND SUPPLEMENTAL GROUNDING RODS(S)).
COMMON GROUNDING ELECTRODE: WHERE SEPARATE SERVICES SUPPLY A BUILDING AND ARE REQUIRED TO BE CONNECTED TO A GROUNDING ELECTRODE, THE SAME GROUNDING ELECTRODE SHALL BE USED. TWO OR MORE GROUNDING ELECTRODES THAT ARE EFFECTIVELY BONDED TOGETHER SHALL BE CONSIDERED AS A SINGLE GROUNDING ELECTRODE SYSTEM IN THIS CASE. (THE TWO ELECTRICAL SERVICES ARE TO HAVE THEIR GROUNDING ELECTRODES BONDED TOGETHER.)

GENERAL MECHANICAL NOTES:

- THESE NOTES APPLY TO ALL MECHANICAL SHEETS.
ALL MECHANICAL WORK IS TO BE IN ACCORDANCE WITH THE INDIANA MECHANICAL CODE, 2014 EDITION (MC, 2012 EDITION) (6675 IAC 18-1-6) EFFECTIVE 12/01/14.
HVAC SUBCONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL SUBCONTRACTOR FOR ANY AND ALL ELECTRICAL REQUIREMENTS OF ACTUAL MECHANICAL EQUIPMENT UTILIZED, INCLUDING LOW AND HIGH VOLTAGE WIRING, DISCONNECTS, CIRCUIT BREAKERS, ETC.
HVAC SUBCONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR ALL REQUIREMENTS OF SIZE, LOCATION, SCHEDULES, ETC., OF ALL THROUGH-ROOF AND WALL PENETRATIONS REQUIRED FOR INSTALLATION OF ALL MECHANICAL SYSTEMS AND DUCTWORK.
ALL SUPPLY AND RETURN DUCTWORK SHALL BE GALVANIZED STEEL SIZED AS INDICATED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA STANDARDS FOR HVAC AND DUCTWORK CONSTRUCTION. ALL SUPPLY AIR DUCTS SHALL HAVE 1/2" INSULATED DUCT LINERS. DUCT SIZES INDICATED ON PLANS ARE IN INCH DIMENSIONS EXCLUSIVE OF LINER.
ALL REGISTERS AND GRILLS SHALL BE HART AND COOLEY AND SIZED AS REQUIRED FOR CFM NOTED AT 500 FPM MAXIMUM FACE INTERLOCK. ALL REGISTERS SHALL HAVE REGULATING DAMPERS.
EXTEND PVC CONDENSATE DRAIN TO 2" STANDPIPE, COORDINATE WITH PLUMBING CONTRACTOR.
PROVIDE ALL CONTROL AND INTERLOCK WIRING COMPLETE FOR THIS PROJECT.
COORDINATE INSTALLATION OF WORK WITH ALL OTHER TRADES AND CONDITIONS AS REQUIRED FOR A COMPLETE AND OPERABLE HVAC SYSTEM. CLEARANCES ABOVE CEILINGS ARE EXTREMELY TIGHT IN CERTAIN AREAS.
COORDINATE ALL OPENINGS THROUGH NEW WALL AND FLOOR CONSTRUCTION WITH GENERAL TRADES.
REVIEW RETURN AIR PATH BACK TO ALL HVAC EQUIPMENT. PROVIDE RETURN AIR OPENINGS AND/OR TRANSFER DUCTS IN WALLS ABOVE THE CEILING WHERE REQUIRED. COORDINATE WITH GENERAL TRADES. VELOCITY THROUGH AIR OPENINGS SHALL NOT EXCEED 500 FPM. REFERENCE ARCHITECTURAL DRAWINGS FOR WALL EXTENDING TO DECK.
COORDINATE EXACT LOCATION OF ALL EQUIPMENT AND DUCTWORK WITH THE CEILING, SYSTEM AND LIGHT FIXTURES. REFERENCE REFLECTED CEILING PLANS AND ELECTRICAL LIGHTING PLANS.
COORDINATE ROUTING OF DUCTWORK, PIPING AND EQUIPMENT WITH ALL OTHER TRADES.
PROVIDE 45/90 FITTING WITH VOLUME DAMPER LIKE FLEXMASTER MODEL STO AT ALL SUPPLY AIR BRANCH DUCTWORK TAKEOFFS.
COORDINATE LOCATIONS OF ALL GRILLES, REGISTERS AND DIFFUSERS IN CEILINGS WITH THE CEILING, SYSTEM AND LIGHT FIXTURES. REFERENCE REFLECTED CEILING PLANS AND ELECTRICAL LIGHTING PLANS. PROVIDE FLEXIBLE DUCT UPSTREAM OF EACH DIFFUSER WHERE SHOWN.
PROVIDE VOLUME DAMPERS IN ALL SUPPLY AIR BRANCH DUCTWORK AS REQUIRED TO BALANCE EACH SYSTEM AND LIGHT FIXTURES. REFERENCE REFLECTED CEILING PLANS AND ELECTRICAL LIGHTING PLANS. PROVIDE FLEXIBLE DUCT UPSTREAM OF EACH DIFFUSER WHERE SHOWN.
ROUND DUCT SIZE TO BE THE SAME SIZE AS THE DIFFUSER INLET NECK, UNLESS NOTED OTHERWISE.
MAXIMUM LENGTH OF FLEXIBLE DUCTWORK SHALL BE 5'-0".
ALL FURNACE SYSTEM LOW PRESSURE RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK SHALL BE INTERNALLY INSULATED SUPPLY AND RETURN AIR DUCTWORK SHALL BE EXTERNALLY INSULATED OUTSIDE AIR DUCTWORK SHALL BE EXTERNALLY INSULATED SEE SPECS FOR ADDITIONAL INSULATION REQUIREMENTS.
BOX AROUND DUCT SIZE INDICATES INTERNALLY LINED DUCTWORK. SIZE SHOWN INDICATES ACTUAL FREE AREA REFERENCE MECHANICAL SPECS.
TRANSFER AIR DUCTS SHALL BE INTERNALLY LINED WITH INSULATION TO DETER NOISE TRANSFER. SIZE SHOWN ON PLAN INDICATES ACTUAL FREE SPACE.
SQUARE DIFFUSERS ARE 4-WAY BLOW UNLESS NOTED OTHERWISE.
WIRING TO THERMOSTATS SHALL BE CONCEALED WITHIN THE WALL.
DUCTWORK SHALL BE LOCATED IN THE CEILING PLENUM (ABOVE LAY-IN CEILING UNLESS NOTED OTHERWISE.).
COORDINATE ALL DUCTWORK ROUTING AND DUCTWORK ELEVATIONS WITH STRUCTURAL SUPPORTS FOR PARTITION WALLS. REFERENCE STRUCTURAL DRAWINGS FOR SIZE AND LOCATIONS OF PARTITION WALL SUPPORTS.

GENERAL PLUMBING NOTES:

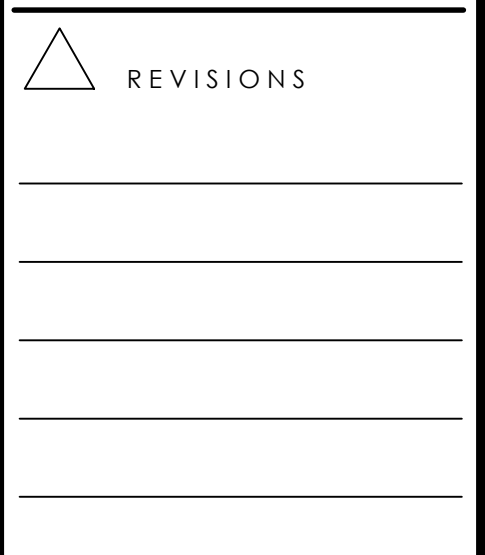
- ALL PLUMBING WORK IS TO BE IN ACCORDANCE WITH THE INDIANA PLUMBING CODE, 2012 EDITION (675 IAC 16-1.4) EFFECTIVE 12/24/12.
COORDINATE ALL NEW UNDERSLAB PIPING WITH ALL NEW AND EXISTING STRUCTURAL FOOTER/FOOTER PAD LOCATIONS.
CONTRACTOR SHALL COORDINATE INSTALLATIONS WITH ALL OTHER TRADES AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.
ALL INTERIOR HORIZONTAL STORM AND SANITARY PIPING SHALL BE INSTALLED AT THE MINIMUM SLOPES AS REQUIRED BY INDIANA PLUMBING CODE, UNLESS NOTED OTHERWISE.
CONTRACTOR TO REFERENCE ARCHITECTURAL DRAWINGS FOR PROJECT PHASING. COORDINATE WITH GENERAL TRADES.
PROVIDE WATER HAMMER ARRESTERS ON ALL QUICK-CLOSING VALVES PER THE PROJECT SPECIFICATIONS AND THE PDI WH-201 GUIDELINES.

PLUMBING PLAN NOTES:

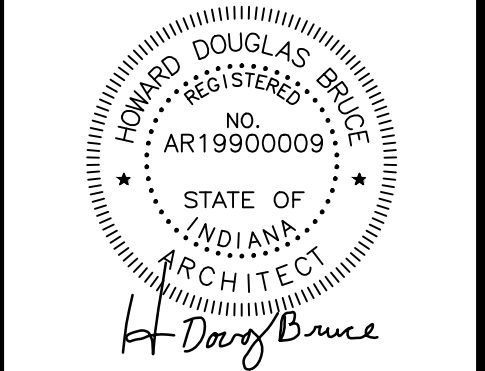
- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR. CONTRACTOR SHALL INSTALL SYSTEMS, EQUIPMENT AND COMPONENTS IN ACCORDANCE WITH MINIMUM REQUIREMENTS SHOWN IN THESE PLANS. ANY DEVIATION FROM THE DESIGN PLANS SHALL ONLY BE PERFORMED IF APPROVED BY THE OWNER REPRESENTATIVE OR DESIGN ENGINEER. ALL WORK SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS. HOWEVER, ANY DEVIATION FROM THE DESIGN PLANS IMPLIED BY LOCAL CODES THAT SUGGESTS INSTALLATION OF LESS THAN THE REQUIREMENTS SPECIFIED IN THESE DESIGN PLANS SHALL NOT BE ALLOWED WITHOUT INSTALLATION OF LESS THAN THE REQUIREMENTS SPECIFIED IN THESE DESIGN PLANS SHALL NOT BE ALLOWED WITHOUT APPROVAL BY THE OWNER REPRESENTATIVE OR THE DESIGN ENGINEER.
INSTALL ALL THREADED CLEAN OUT PLUGS WITH PIPE DOPE TO ALLOW EASY REMOVAL IN THE FUTURE.
IT WILL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO INSURE THAT ITEMS TO BE FURNISHED UNDER PLUMBING CONTRACT WILL FIT THE SPACE AVAILABLE. PLUMBING CONTRACT WILL FIT THE SPACE AVAILABLE. PLUMBING CONTRACTOR SHALL MAKE NECESSARY FIELD MEASUREMENTS TO ASCERTAIN SPACE REQUIREMENTS, INCLUDING THOSE FOR CONNECTIONS AND SHALL FURNISH AND INSTALL SUCH SIZES AND SHAPES OF EQUIPMENT THAT ARE THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS.
ALL PLUMBING FIXTURES SHALL BE NEATLY CAULKED WITH SILICONE COMPOUND WHERE FIXTURE MEETS WALL AFTER APPLICATION OF FINAL INTERIOR FINISH.
PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL AND CONTROL CONNECTIONS TO EQUIPMENT PROVIDED UNDER HIS CONTRACT. REFER TO ELECTRICAL PLANS FOR LOCATIONS OF JUNCTION BOXES, DISCONNECTS, AND CIRCUIT BREAKERS (PANEL BOARDS). TYPE, SIZE AND NUMBER OF CONDUCTORS AND CONDUITS TO EQUIPMENT SHALL BE EQUAL TO THE JUNCTION BOXES AND DISCONNECT SWITCHES. IN CASE OF PLUMBING EQUIPMENT CONNECTION TO A CIRCUIT BREAKER, THE NUMBER AND SIZE OF CONDUCTORS AND CONDUIT SHALL CONFORM TO THE LATEST NATIONAL ELECTRICAL CODE REGULATIONS. ALL MOTOR STARTERS, SWITCHES, CONTROL DEVICES, ETC., PROVIDED BY THIS CONTRACTOR SHALL BE RECESSED IN THE WALLS, EXCEPT WHERE THESE ITEMS ARE LOCATED IN MECHANICAL ROOMS. PROVIDE A NAMEPLATE FOR ALL EQUIPMENT, SWITCHES, CONTROL DEVICES, ETC.
PLUMBING CONTRACTOR SHALL SUPPLY AND INSTALL GAS PIPING AS SHOWN ON PLANS. ALL GAS PIPING SHALL COMPLY WITH LOCAL CODES. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO ALL GAS EQUIPMENT. INSTALL REGULATORS AT EQUIPMENT WHERE REQUIRED BY MANUFACTURER. OR CUTS SUPPLIED BY FURNISHING CONTRACTOR.
PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR APPROVED FLOOR PLAN AND DIMENSIONS. DO NOT SCALE PLUMBING DRAWINGS.
PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDENSATE DRAIN PIPING ON AIR HANDLING UNITS. COORDINATE WORK WITH MECHANICAL CONTRACTOR.
ALL INDIRECT WASTE LINES SHALL HAVE A MINIMUM OF 2" VERTICAL AIR GAP WHERE IT TERMINATES AT FLOOR SINK, FLOOR DRAIN OR OPEN HUB DRAIN.

PLUMBING PLAN NOTES (CONTD):

- PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL PRIME CONTRACTORS PRIOR TO INSTALLATION OF HIS WORK.
ALL WATER PIPING UNDER CONCRETE SLAB SHALL BE TYPE "K" SOFT DRAWN COPPER. ALL WATER PIPING ABOVE THE SLAB SHALL BE TYPE "L".
SET TOP RIM OF ALL FLOOR SINKS, FLOOR DRAINS, AND TRENCH DRAINS FLUSH WITH FINISH FLOOR.
FLOOR DRAINS AS JOSAM, JR SMITH OF EQ. AND SHALL INCLUDE INTEGRAL CLEAN OUT.
CLEAN OUTS SHALL BE FLUSH WITH FINISH FLOOR OR FINISH WALL AND INCLUDE BRASS FINISH THREADED CAP.
MINIMUM SIZE FOR UNDERGROUND SANITARY PIPE IS 2".
PROVIDE RELIEF VENTING AS REQUIRED.
INSURE THAT ROOF VENT IS A MINIMUM OF 12" ABOVE ROOF PENETRATION.
PROVIDE A 4" MINIMUM CLEAN OUT, NO LESS THAN 100 FEET APART, IN THE MAIN BUILDING SANITARY DRAIN.
ALL WATER SERVICES TO METER SHALL BE RUN IN TYPE "L" HARD DRAWN COPPER USING 95/5 SOLDER.
ALL WATER SERVICES FROM METER TO POINT OF USE SHALL BE CPVC.
ALL LINES SHALL BE SQUARE AND PLUMB WITH THE BUILDING.
ALL DROPS TO FIXTURES SHALL BE 1/2" MINIMUM UNLESS NOTED OTHERWISE.
INSULATE ALL HOT AND COLD WATER LINES, WITH 1/2" AEROTUBE (ARMAFLEX.)
PROVIDE TEMPERING VALVE AT WATER HEATER TO LIMIT AVERAGE WATER TEMPERATURE TO 110 DEGREES.
PROVIDE LINE SIZE SHUT-OFF AT ALL EQUIPMENT LOCATIONS.
PROVIDE DIELECTRIC CONNECTIONS AT ALL LOCATIONS WITH FERROUS MATERIALS.
FLOOR/CEILING ASSEMBLY PENETRATIONS SHALL BE FIRE-STOPPED WITH APPROPRIATE MATERIAL IN ACCORDANCE WITH APPROVED FLOOR/CEILING SYSTEMS #F-C-2102, F-C-2156, C-AJ-2298 AND ALL RELEVANT ASSEMBLY SYSTEM CODES.
WALL ASSEMBLY PENETRATIONS SHALL COMPLY WITH FIRE-STOP SYSTEMS #W-L-1093 AND ALL RELEVANT ASSEMBLY PENETRATION CODES.
SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE OR MASONRY EXTERIOR OR BEARING WALLS. SLEEVES SHALL BE SIZED SO THERE IS A MINIMUM OF 1/2" CLEAR AROUND THE PIPE AND/OR INSULATION IN EXTERIOR WALLS. ANNULAR SPACE BETWEEN SLEEVES AND PIPES SHALL BE FILLED OR TIGHTLY CAULKED WITH COAL TAR, ASPHALT COMPOUND OR OTHER MATERIAL FOUND EQUALLY EFFECTIVE.
ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. (CLOTHES WASHERS AND DISHWASHERS.)
COORDINATE ALL NEW UNDERSLAB PIPING WITH ALL NEW AND EXISTING STRUCTURAL FOOTER/FOOTER PAD LOCATIONS.
THIS CONTRACTOR SHALL COORDINATE INSTALLATIONS WITH ALL OTHER TRADES AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.
ALL INTERIOR HORIZONTAL STORM AND SANITARY PIPING SHALL BE INSTALLED AT THE MINIMUM SLOPES AS REQUIRED BY INDIANA PLUMBING CODE, UNLESS NOTED OTHERWISE.
CONTRACTOR TO REFERENCE ARCHITECTURAL DRAWINGS FOR PROJECT PHASING. COORDINATE WITH GENERAL TRADES.
PROVIDE WATER HAMMER ARRESTERS ON ALL QUICK-CLOSING VALVES PER THE PROJECT SPECIFICATIONS AND THE PDI WH-201 GUIDELINES.
ALL SEWER LINES SHALL BE PITCHED A MINIMUM OF 1/8" PER FT. IN THE DIRECTION OF FLOW.
COORDINATE ALL FIXTURE MOUNTING HEIGHTS WITH THE ARCHITECTURAL DRAWINGS.



A NEW BUILD-OUT:
1301 S WALNUT ST.
1301 S WALNUT ST.
BLOOMINGTON, INDIANA 47401



PROJECT NO. 2622
DATE OCTOBER 21, 2022
DRAWN BY D. BRUCE
CHECKED BY D. BRUCE
SHEET NAME

GENERAL PLAN INFORMATION

SHEET NO.
GC001

A. WALKS & SIDEWALKS

- WALKS & SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", & SHALL BE A MIN. OF 48" IN WIDTH.
- WHEN ABRUPT CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED W/ A SLOPE NO GREATER THAN 1:2, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY W/ THE REQUIREMENTS FOR CURB RAMPS.
- WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY W/ THE PROVISIONS OF SECTION 1007 AS A PEDESTRIAN RAMP.
- WALK & SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
- WALKS SHALL BE PROVIDED W/ A LEVEL AREA NOT LESS THAN 60" BY 60" @ A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE BY 44" DEEP @ A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.
- WALKS SHALL EXTEND A MIN. OF 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
- ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS @ LEAST 5' IN LENGTH @ INTERVALS OF AT LEAST EVERY 40'.
- WALK & SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS:
 - SURFACES W/ A SLOPE OF LESS THAN 6% GRADIENT SHALL BE @ LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
 - SURFACES W/ A SLOPE OF 6% GRADIENT SHALL BE SLIP-RESISTANT.
- WALKS, SIDEWALKS, & PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

B. RAMPS

- THE MAX. SLOPE OF A RAMP THAT SERVES ANY EXIT-WAY, PROVIDES ACCESS FOR PERSONS W/ DISABILITIES, OR IS IN THE PATH OF TRAVEL SHALL BE 1' RISE IN 12' OF HORIZONTAL RUN.
- THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50. (1/4" PER FT)
- THE WIDTH OF RAMPS SHALL BE AS REQUIRED FOR STAIRWAYS & EXITS.
- ALL OTHER PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES SHALL HAVE A MIN. WIDTH OF 48".
- LANDINGS SHALL BE PROVIDED @ THE TOP & BOTTOM OF EACH RAMP.
- INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30" OF VERTICAL RISE & @ EACH CHANGE OF DIRECTION.
- TOP LANDINGS SHALL BE NOT LESS THAN 60" WIDE & SHALL HAVE A LENGTH OF NOT LESS THAN 60" IN THE DIRECTION OF RAMP RUN.
- DOORS IN ANY POSITION SHALL NOT REDUCE THE MIN. DIMENSION OF THE RAMP LANDING TO LESS THAN 42" AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3" WHEN FULLY OPEN.
- THE WIDTH OF THE LANDING SHALL EXTEND 24" PAST THE STRIKE EDGE OF ANY DOOR OR GATE FOR EXTERIOR RAMPS & 18" PAST THE STRIKE EDGE FOR INTERIOR RAMPS.
- @ THE BOTTOM & INTERMEDIATE LANDINGS, THE WIDTH SHALL BE @ LEAST THE SAME AS REQUIRED FOR THE RAMP. OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60".
- RAMP LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAX. HORIZONTAL DISTANCE OF EACH RAMP.
- HANDRAILS ARE REQUIRED ON RAMPS THAT PROVIDE ACCESS IF THE RAMP SLOPE EXCEEDS 1' RISE IN 20' OF HORIZONTAL RUN.
- HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP, SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP, SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE, SHALL EXTEND A MIN. OF 1' BEYOND THE TOP & BOTTOM OF THE RAMP, & THE ENDS SHALL BE RESUMED.
- THE GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, AND ALL SURFACES SHALL BE SMOOTH W/ NO SHARP CORNERS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2" BETWEEN THE WALL & THE HANDRAIL.
- HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAX. OF 3" DEEP & EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL.
- ANY WALL OR OTHER SURFACE ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MIN. RADIUS OF 1/8".
- WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL OR FENCE & THE RAMP EXCEEDS 10' IN LENGTH, THE RAMP SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
 - A GUIDE CURB A MIN. OF 2" IN HEIGHT SHALL BE PROVIDED @ EACH SIDE OF THE RAMP.
 - A WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED 3" ± 1" ABOVE THE SURFACE OF THE RAMP.
- OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED AND CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

C. CURB RAMPS

- CURB RAMPS SHALL BE A MIN. OF 4' IN WIDTH & SHALL LIE, GENERALLY, IN A SINGLE SLOPED PLANE, W/ A MIN. OF SURFACE WARPING & CROSS SLOPE.
- THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
- MAX. SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE, SHALL NOT EXCEED 1:20 WITHIN 4' OF THE TOP & BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 8 HORIZONTAL.
- TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH & FREE OF ABRUPT CHANGES, EXCEPT THAT THE LOWER END OF EACH CURB RAMP SHALL HAVE A 1/2" LIP BEVELED @ 45 DEGREES.
- IF DIAGONAL (CORNER TYPE) CURB RAMPS HAVE RETURNED CURBS OR OTHER WELL-DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE 48" MIN. CLEAR SPACE. IF DIAGONAL CURB RAMPS ARE PROVIDED @ MARKED CROSSINGS, THE 48" CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE @ LEAST A 24" LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP & WITHIN THE MARKED CROSSING.
- THE SURFACE OF EACH CURB RAMP & ITS FLARED SIDES SHALL BE STABLE, FIRM, & SLIP-RESISTANT & SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
- ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE @ THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP & EACH SIDE APPROXIMATELY 3/4" ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB & THE STREET SHALL HAVE A GROOVED BORDER @ THE LEVEL SURFACE OF THE SIDEWALK.
- A CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH & DEPTH OF THE CURB RAMP INSIDE THE GROOVED BORDER WHEN THE RAMP SLOPE IS LESS THAN 1 VERTICAL TO 15 HORIZONTAL. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9" @ THE BASE TAPERING TO 0.45" @ THE TOP, A HEIGHT OF NOMINAL 0.2", & A CENTER-TO-CENTER SPACING OF NOMINAL 2.35", IN COMPLIANCE W/ FIGURE 11B-23. "NOMINAL", AS USED HERE, SHALL BE IN ACCORDANCE W/ SECTION 12-31-102, STATE REFERENCED STANDARDS CODE. THE DETECTABLE WARNING SHALL CONTRAST VISUALLY W/ ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. THE DOMES MAY BE CONSTRUCTED IN A VARIETY OF METHODS, INCLUDING CAST-IN-PLACE OR STAMPED, OR MAY BE PART OF A PREFABRICATED SURFACE TREATMENT. (SEC 1127B.5 (7))
- CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED CARS.

D. PARKING

- WHERE SINGLE ACCESSIBLE PARKING SPACES ARE PROVIDED, THEY SHALL BE 14' WIDE & OUTLINED TO PROVIDE A 9' PARKING AREA & A 5' LOADING & UNLOADING ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE.
- WHEN MORE THAN ONE ACCESSIBLE PARKING SPACE IS PROVIDED, IN LIEU OF PROVIDING A 14' WIDE SPACE FOR EACH PARKING SPACE, TWO SPACES CAN BE PROVIDED WITHIN A 23' WIDE AREA LINED TO PROVIDE A 9' PARKING AREA ON EACH SIDE OF A 5' LOADING & UNLOADING ACCESS AISLE IN THE CENTER.
- THE MIN. LENGTH OF AN ACCESSIBLE PARKING SPACE SHALL BE 18'. (OR BY LOCAL ORDINANCE)
- SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL BE THE MIN. POSSIBLE & SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ENTRANCES TO & VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MIN. VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO ACCESSIBLE PARKING SPACES.
- PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PEOPLE W/ DISABILITIES SHALL BE PROVIDED FROM EACH SUCH PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS AS NEEDED.
- ACCESSIBLE PARKING SPACES SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.

PARKING SIGNAGE

- EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR W/ OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA &, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MIN. HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE.
- SIGNS TO IDENTIFY ACCESSIBLE PARKING SPACES MAY BE CENTERED ON THE WALL @ THE INTERIOR END OF THE PARKING SPACE @ A MIN. HEIGHT OF 36" FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
- VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN STATING "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
- THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:
 - BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE & OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHEELCHAIR W/ OCCUPANT;
 - BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR W/ OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE & SHALL BE 36" HIGH BY 36" WIDE.

E. ENTRANCES & EXITS

- ALL ENTRANCES & ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS & FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS W/ DISABILITIES.
- DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO & USABLE BY PERSONS WITH DISABILITIES.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS & SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS & APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOORKNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- LATCHING & LOCKING DOORS THAT ARE HAND ACTIVATED & WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE W/ A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" & 48" ABOVE THE FLOOR. LEVER DOOR HARDWARE REQUIRED @ EXTERIOR FACE OF PRIMARY UNIT ENTRY DOOR.
- EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32", MEASURED BETWEEN THE FACE OF THE DOOR & THE OPPOSITE STOP.
- WHERE A PAIR OF DOORS IS UTILIZED, @ LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" W/ THE LEAF POSITIONED @ AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, @ LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" W/ THE DOOR POSITIONED @ AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- THERE SHALL BE A LEVEL & CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF @ LEAST 60" & THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED @ RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MIN. OF 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS & A MIN. OF 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
- THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
- THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MIN. OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED @ AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
- ALL OTHER PASSAGE DOORS LEADING TO ROOMS & USABLE CLOSETS DEEPER THAN 24" IN CLEAR DEPTH WITHIN DWELLING UNITS ARE TO BE USABLE @ 32" MIN.

F. STAIRWAYS

- STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, & EVERY STAIRWAY REQUIRED TO BE MORE THAN 88" IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88" OF REQUIRED LENGTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY ACROSS THE ENTIRE WIDTH OF THE STAIRWAY.
- HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS. HANDRAIL & MOUNTING DEVICE SHALL BE DESIGNED FOR 250 POUNDS P/ LINEAR FEET LOAD.
- HANDRAILS SHALL EXTEND A MIN. OF 12" BEYOND THE TOP NOSING & 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING.
- WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION SHALL BE MADE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST. WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING.
- THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MIN. RADIUS OF 1/8".
- HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2" BETWEEN THE WALL & THE HANDRAIL. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAX. OF 3" DEEP & EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL.
- ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, & NO ABRUPT EDGES @ THE NOSING (LOWER FRONT EDGE).
- THE NOSING SHALL NOT PROJECT MORE THAN 1-1/2" PAST THE FACE OF THE RISER BELOW.
- OPEN RISERS ARE NOT PERMITTED.

G. SINGLE ACCOMMODATION SANITARY FACILITIES

- ALL FIXTURES IN ALL BATHROOMS IN UNIT MUST BE ACCESSIBLE PER TYPE A REQUIREMENTS.
- THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48" LONG TO ENTER THE ROOM & PERMIT THE DOOR TO CLOSE.
- THERE SHALL BE IN THE ROOM A CLEAR FLOOR SPACE OF @ LEAST 60" IN DIAMETER, OR A T-SHAPED SPACE COMPLYING W/ FIGURES 11B-12(A) OR (B). NO DOOR SHALL ENCR OACH INTO THIS SPACE.
- THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MIN. 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MIN. 32" WIDE CLEAR SPACE FROM A WALL @ ONE SIDE. THE OTHER SIDE SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. A MIN. 48" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
- ALL DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE W/ A MIN. CLEAR WIDTH OF 36" EXCEPT AT DOORS. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MIN. CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN IN FIGURE 11B-5E.

H. MULTIPLE ACCOMMODATION SANITARY FACILITIES

- ONE OF EACH TYPE OF FIXTURE IN ONE BATHROOM MUST BE ACCESSIBLE PER TYPE B REQUIREMENTS.
- A CLEAR SPACE MEASURED FROM THE DOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR A CLEAR SPACE 56" BY 63" IN SIZE, SHALL BE PROVIDED FOR WHEELCHAIR MANEUVERING. DOORS OTHER THAN THE DOOR TO THE ACCESSIBLE TOILET COMPARTMENT IN ANY POSITION MAY ENCR OACH INTO THIS SPACE BY NOT MORE THAN 12".
- A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MIN. 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MIN. 32" WIDE CLEAR SPACE FROM A WALL @ ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES.
- A MIN. 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET) & A MIN. 60" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS A DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES.
- EXCEPT FOR DOOR OPENING WIDTHS & DOOR SWINGS. A CLEAR, UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES & THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48" AS MEASURED AT A RIGHT ANGLE TO COMPARTMENT DOOR IN ITS CLOSED POSITION.

J. SANITARY FACILITY FIXTURES & ACCESSORIES

- THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MIN. OF 17" & A MAX. OF 19" MEASURED TO THE TOP OF A MAX. 2" HIGH TOILET SEAT, EXCEPT THAT 3" SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH.
- A CLEAR FLOOR SPACE 30" BY 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE & SHALL EXTEND INTO KNEE & TOE SPACE UNDERNEATH THE LAVATORY.
- LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED W/ A MIN. DISTANCE OF 18" TO THE CENTER LINE OF THE FIXTURE.
- LAVATORIES SHALL BE MOUNTED W/ THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR & W/ A CLEARANCE OF @ LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON W/ KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. OF 30" IN WIDTH & 8" MIN. DEPTH @ THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH & SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR & A MIN. OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
- HOT WATER & DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- WHERE URINALS ARE PROVIDED, @ LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30" BY 48" IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH.
- WHERE ONE OR MORE URINALS ARE PROVIDED, @ LEAST ONE WITH A RIM PROJECTING A MIN. OF 14" FROM THE WALL & @ A MAX. OF 17" ABOVE THE FLOOR SHALL BE PROVIDED.
- WATER CLOSET & URINAL FLUSH VALVE CONTROLS, FAUCET & OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE W/ ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, & SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.
- SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR @ LEAST 10 SECONDS.
- MIRRORS SHALL BE MOUNTED W/ THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.
- WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, & OTHER SIMILAR DISPENSING & DISPOSAL FIXTURES ARE PROVIDED, @ LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FINISHED FLOOR.
- TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT & NO LOWER THAN 19" FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

K. GRAB BARS

- GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ON ONE SIDE & THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT.
- GRAB BARS AT THE SIDE SHALL BE @ LEAST 42" LONG W/ THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL & WITH THE BACK END POSITIONED NO MORE THAN 12" FROM THE REAR WALL. GRAB BARS @ THE BACK SHALL BE NOT LESS THAN 36" LONG.
- GRAB BARS SHALL BE SECURELY ATTACHED 33" ABOVE & PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT @ 33", THE GRAB BAR MAY BE AS HIGH AS 36".
- THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4" TO 1-1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL & THE GRAB BARS SHALL BE 1-1/2".
- A GRAB BAR & ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MIN. RADIUS OF 1/8".

L. DRINKING FOUNTAINS

- DRINKING FOUNTAINS SHALL BE LOCATED COMPLETELY WITHIN ALCOVES OR OTHERWISE POSITIONED SO AS NOT TO ENCR OACH INTO PEDESTRIAN WAYS. THE ALCOVE IN WHICH THE WATER FOUNTAIN IS LOCATED SHALL BE NOT LESS THAN 32" IN WIDTH & 18" IN DEPTH.
- DRINKING FOUNTAINS SHALL BE A MIN. OF 18" IN DEPTH & THERE SHALL BE A CLEAR & UNOBSTRUCTED KNEE SPACE UNDER THE DRINKING FOUNTAIN NOT LESS THAN 27" IN HEIGHT & 8" IN DEPTH, THE DEPTH MEASUREMENT BEING TAKEN FROM THE FRONT EDGE OF THE FOUNTAIN.
- THERE SHALL BE TOE CLEARANCE OF 9" IN HEIGHT ABOVE THE FLOOR, & 17" IN DEPTH FROM THE FRONT EDGE OF THE FOUNTAIN.

M. ELECTRICAL

- THE CENTER OF ELECTRICAL & COMMUNICATION SYSTEM RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM WITH THE EXCEPTION OF OUTLETS & SWITCHES LOCATED ABOVE COUNTERTOPS TO BE MOUNTED @ 46" MAX.
- THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING & RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, & VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM.
- THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.

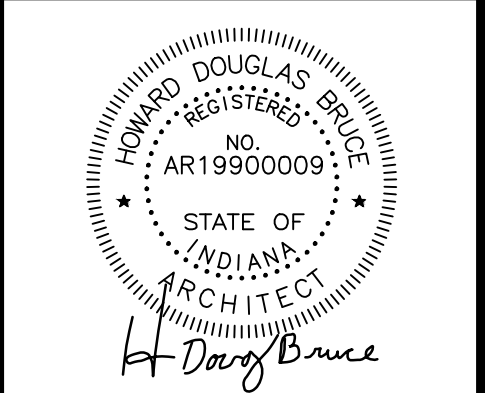
N. KITCHENS

- PROVIDE A CLEARANCE OF @ LEAST 40" BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES & WALL.
- CLEAR FLOOR SPACE OF 30" X 48" IS REQUIRED WITHIN ALL KITCHENS TO ALLOW PARALLEL OR PERPENDICULAR APPROACH TO APPLIANCES & FIXTURES.



△	REVISIONS

A NEW BUILD-OUT:
1301 S WALNUT ST.
 1301 S WALNUT ST.
 BLOOMINGTON, INDIANA 47401

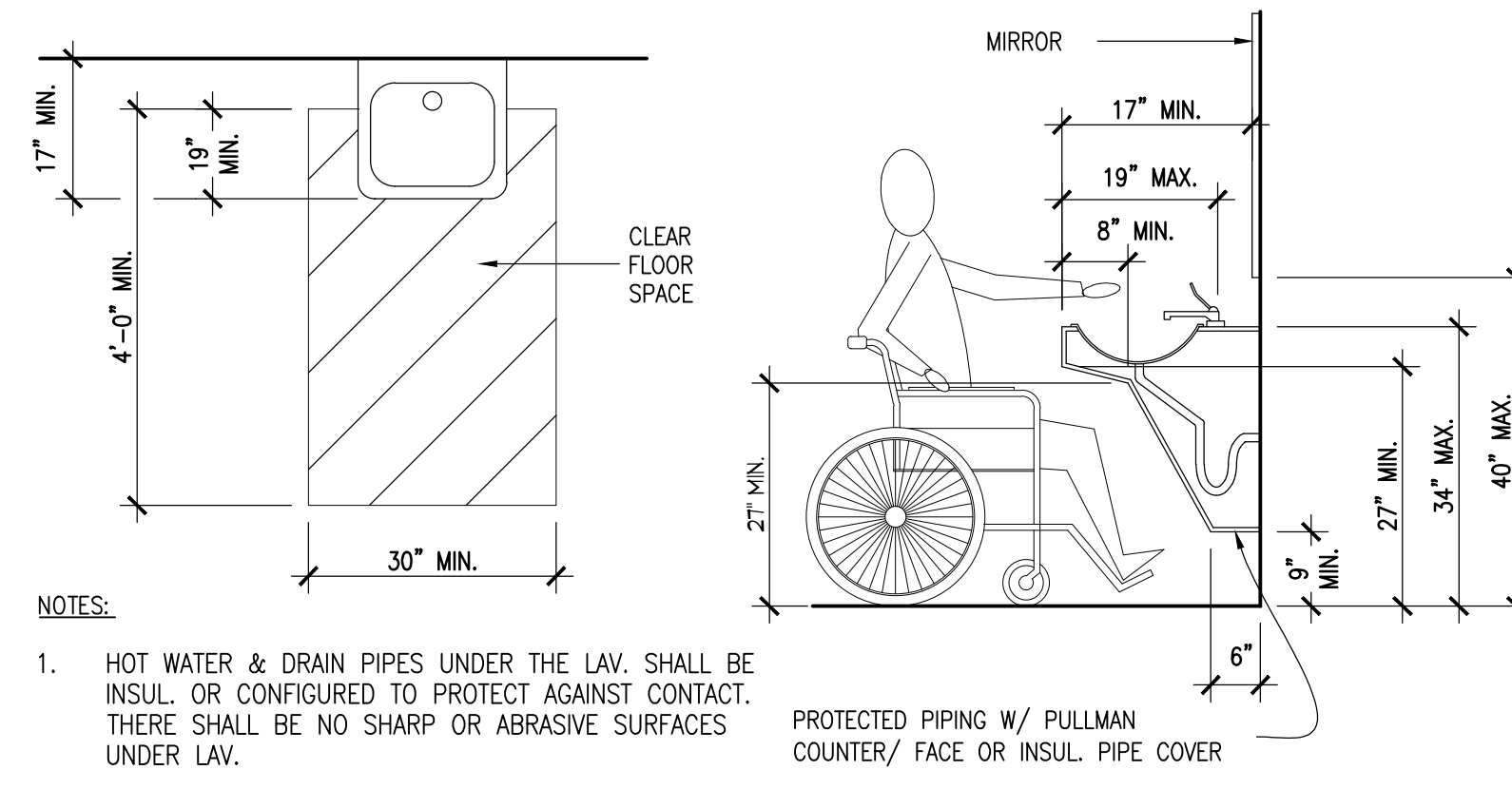


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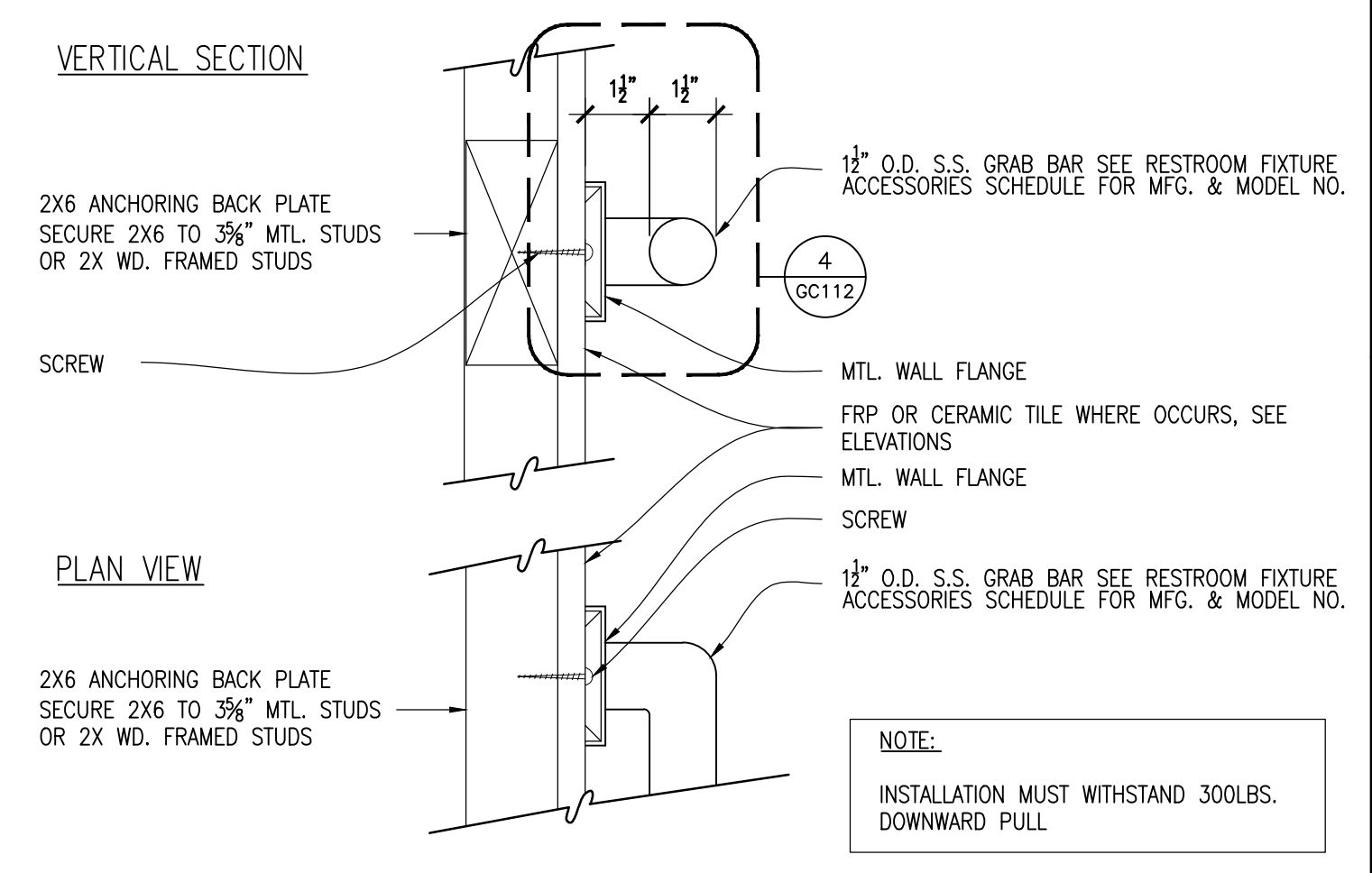
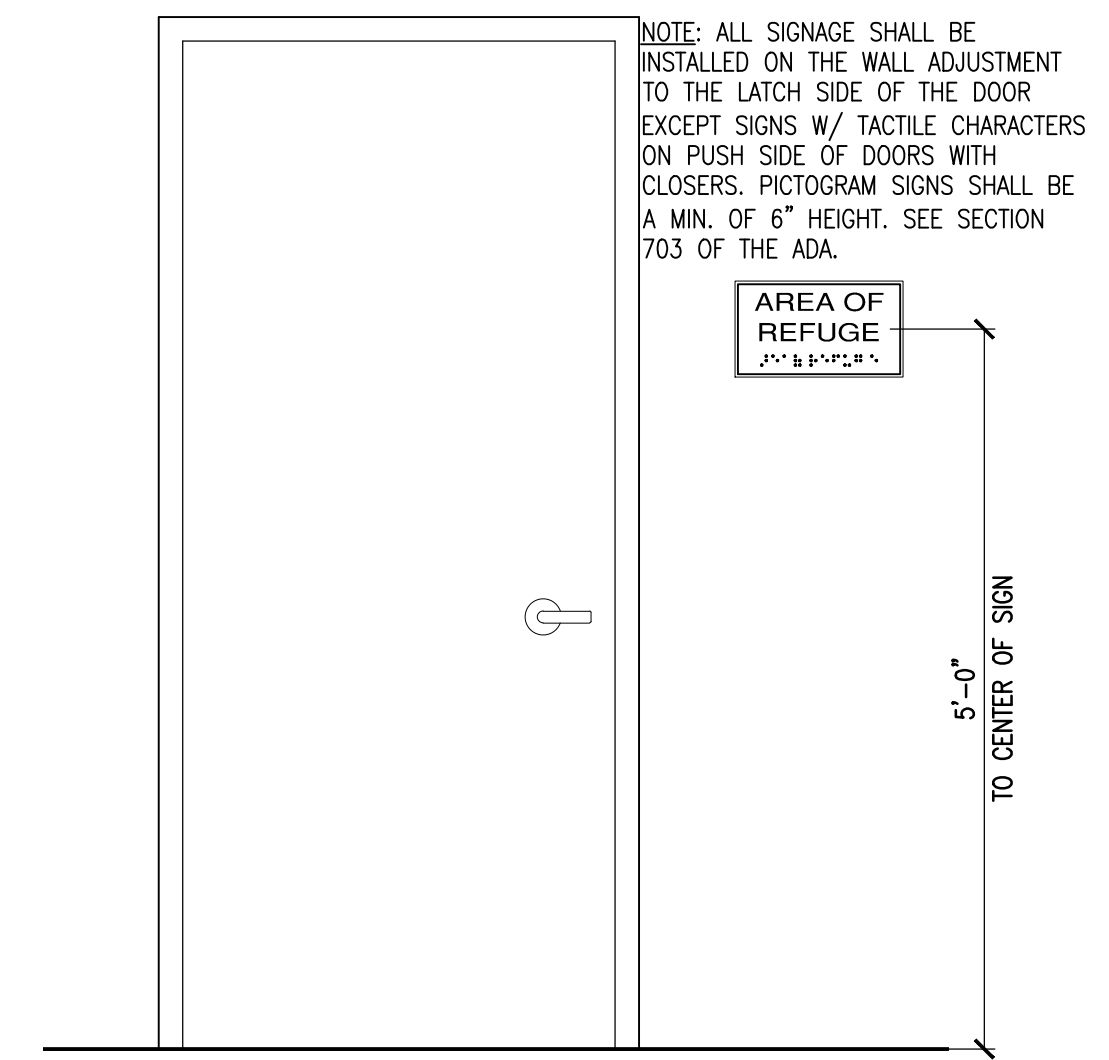
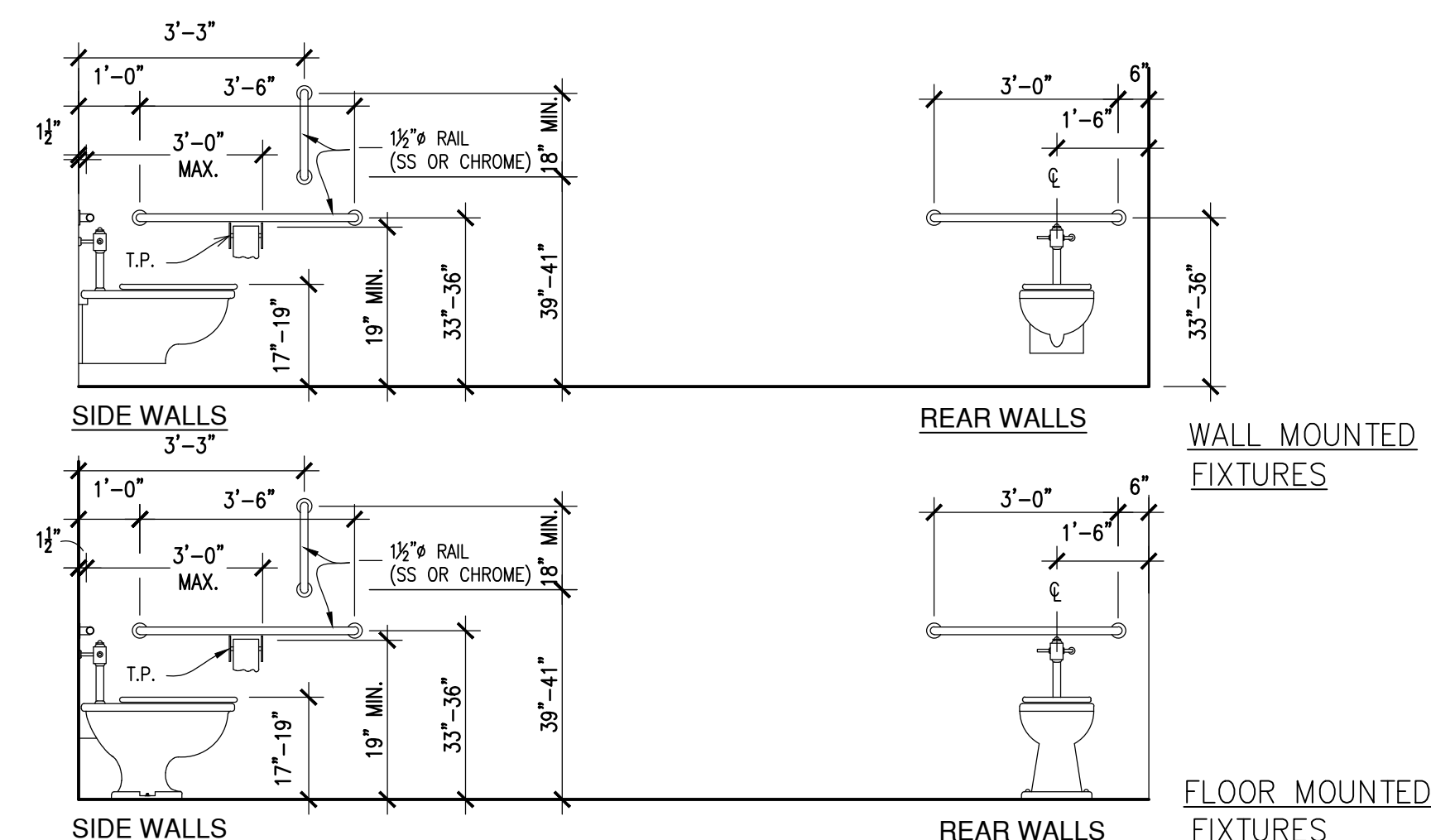
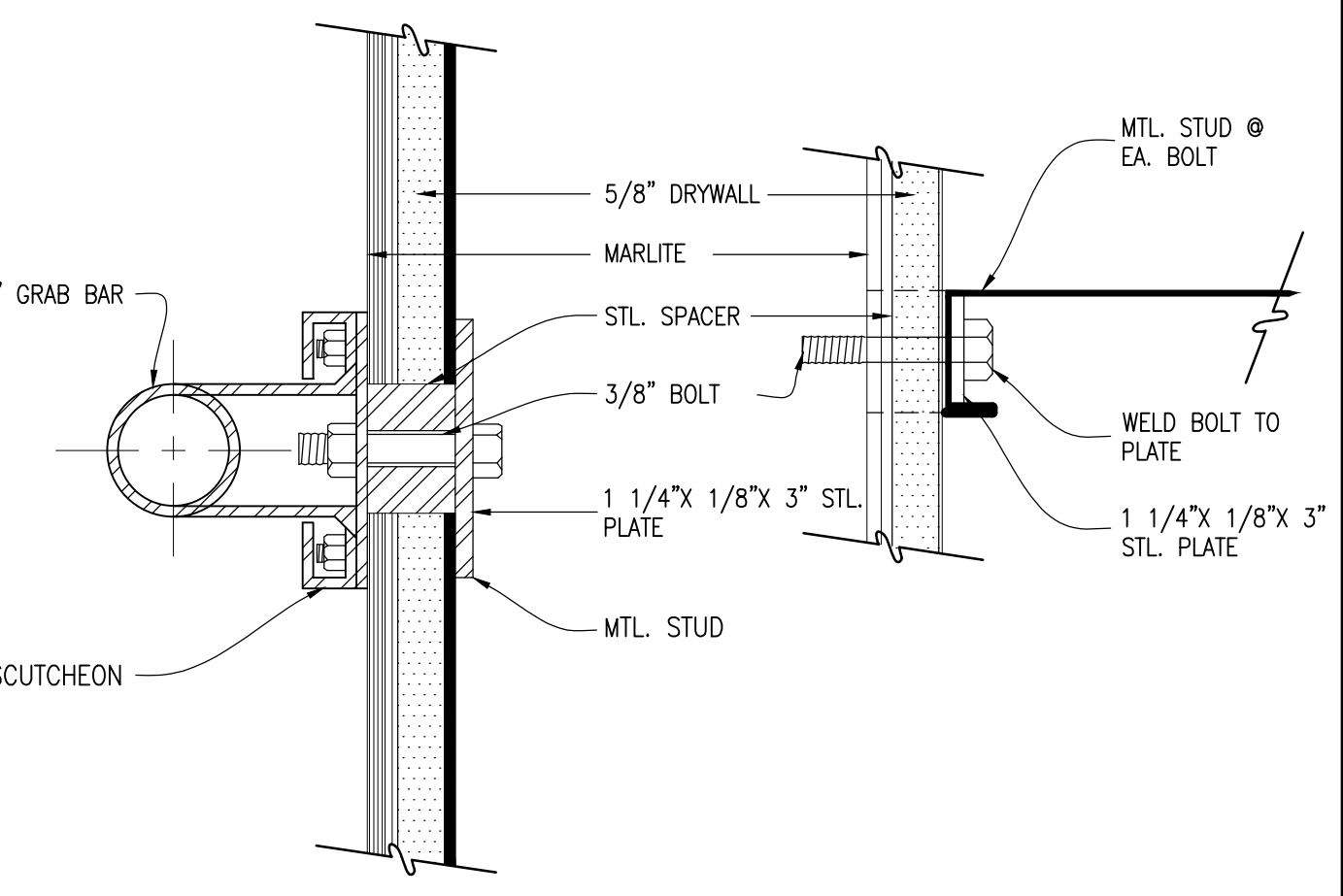
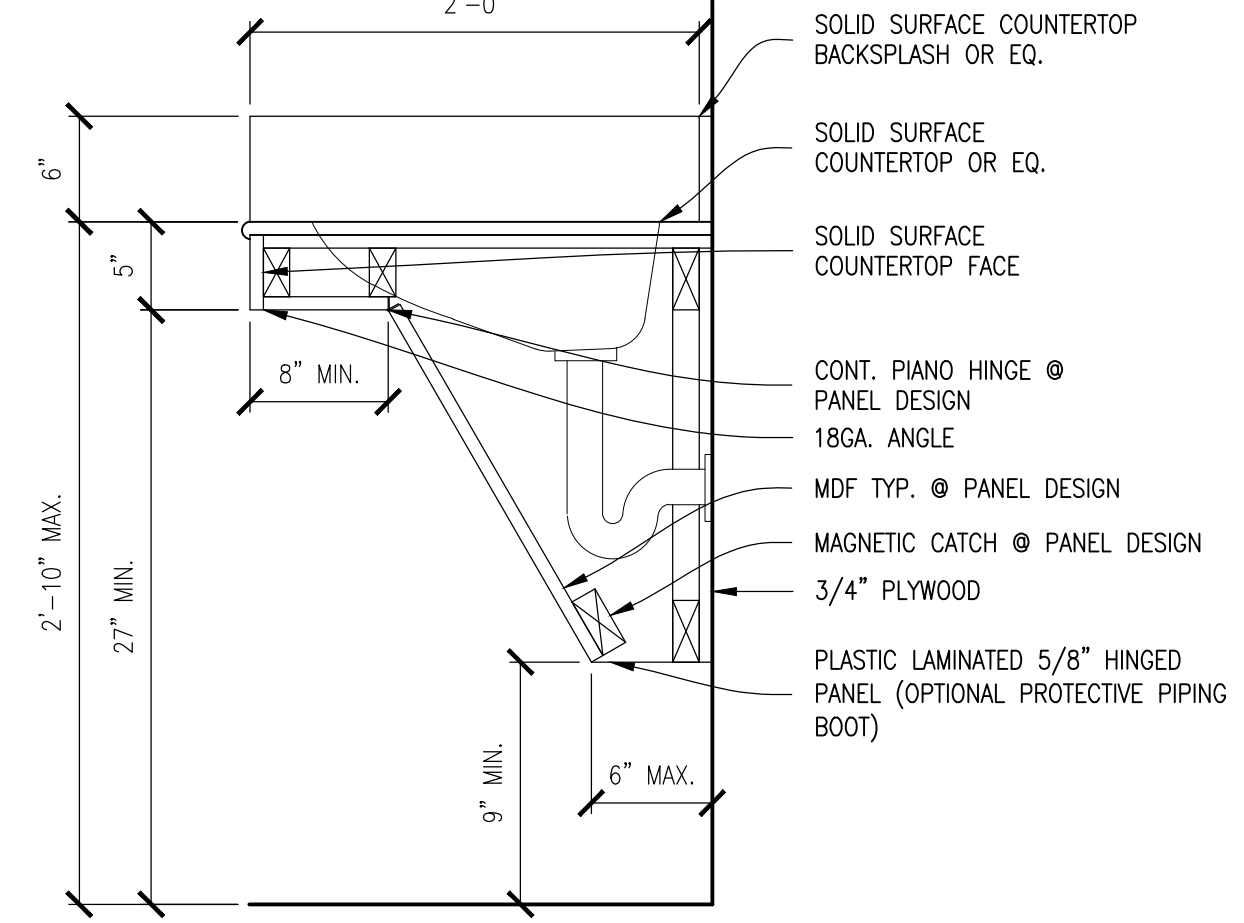
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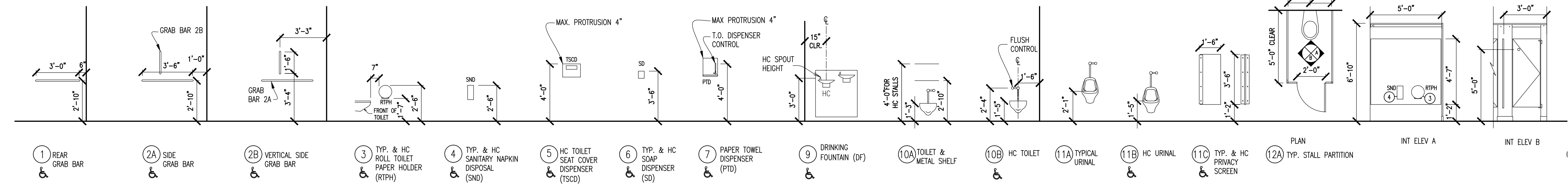
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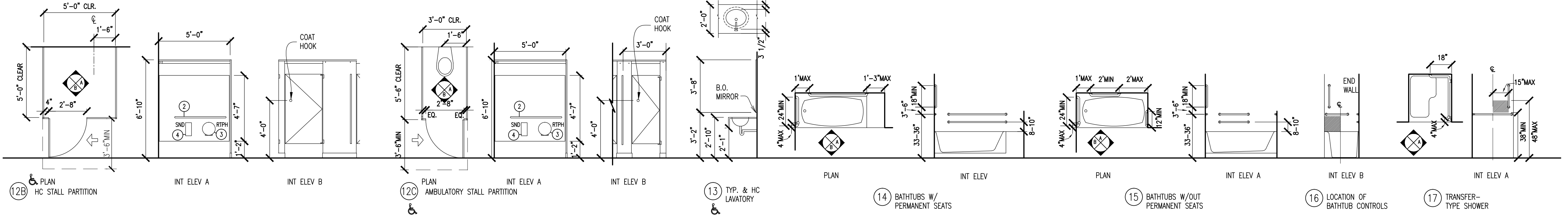
- NOTES:**
- HOT WATER & DRAIN PIPES UNDER THE LAV. SHALL BE INSUL. OR CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAV.
 - FAUCETS SHALL BE LEVER OPERATED, PUSH TYPE, OR ELECTRICALLY CONTROLLED MECHANISMS. SELF-CLOSING VALVES SHALL REMAIN OPEN FOR @ LEAST 10 SECONDS.
 - MIRRORS SHALL BE MTD. W/ THE BTM. EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES A.F.F.



CONTROLS & OPERATING MECHANISMS SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQ. TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N) FAUCETS LEVER-OPERATED, PUSH-TYPE & ELECTRONICALLY SHALL COMPLY W/ 4.27.4 CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR @ LEAST 10 SECONDS.



- ALL "BOBRICK" SPECIFIED ITEMS MAY BE SUBSTITUTED W/ APPROPRIATE ALTERNATE W/ ARCHITECTS APPROVAL.
- ALL TOILET PAPER DISPENSERS INSTALLED @ 7" MIN. TO 9" MAX IN FRONT OF WATER CLOSET.
- BTM. OF MIRROR TO BE INSTALLED 38" A.F.F.
- SEAL AROUND ALL RECESSED RESTROOM EQUIPMENT.
- PROVIDE 16 GA. BACKING @ ALL ACCESSORIES & LAV. TOPS @ GRAB BARS PROVIDE 16 GA. BACKING SECURED TO @ LEAST 3 STUDS.
- CAULK AROUND JOINT @ BTM. OF WATER CLOSET & FLR.



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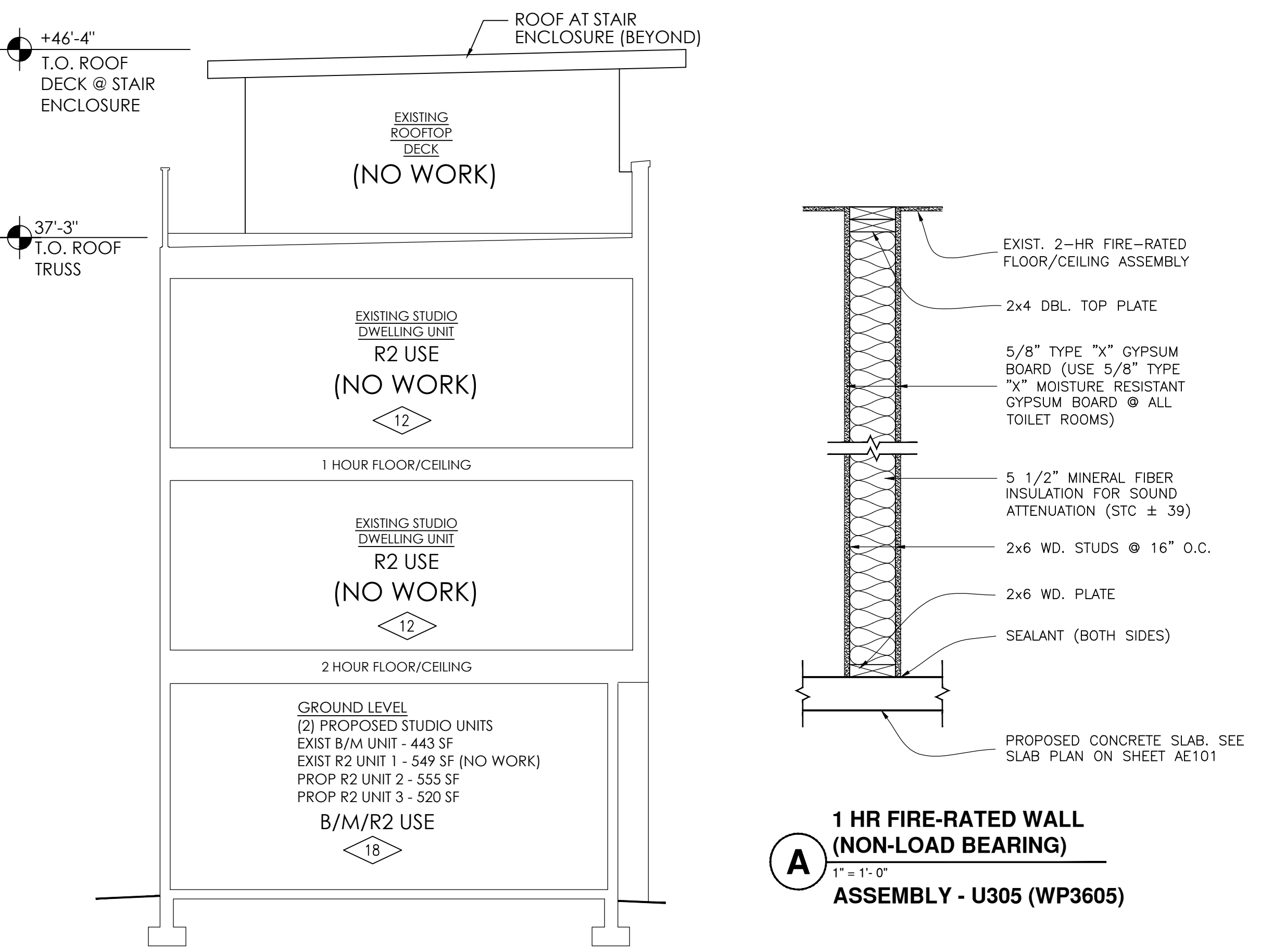
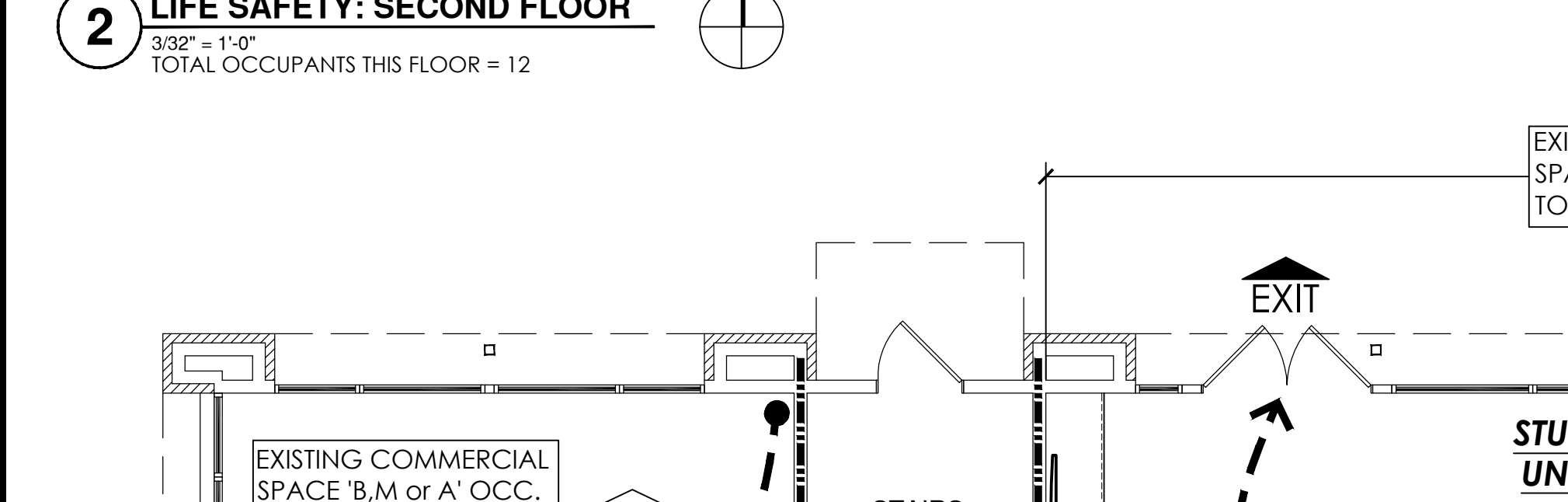
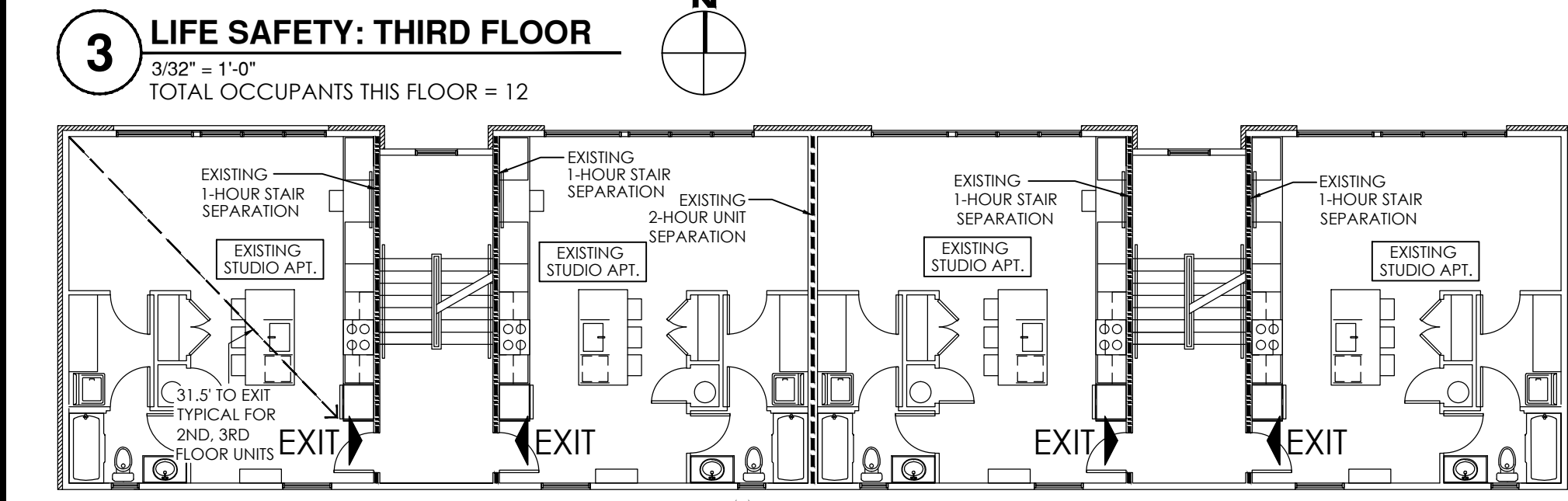
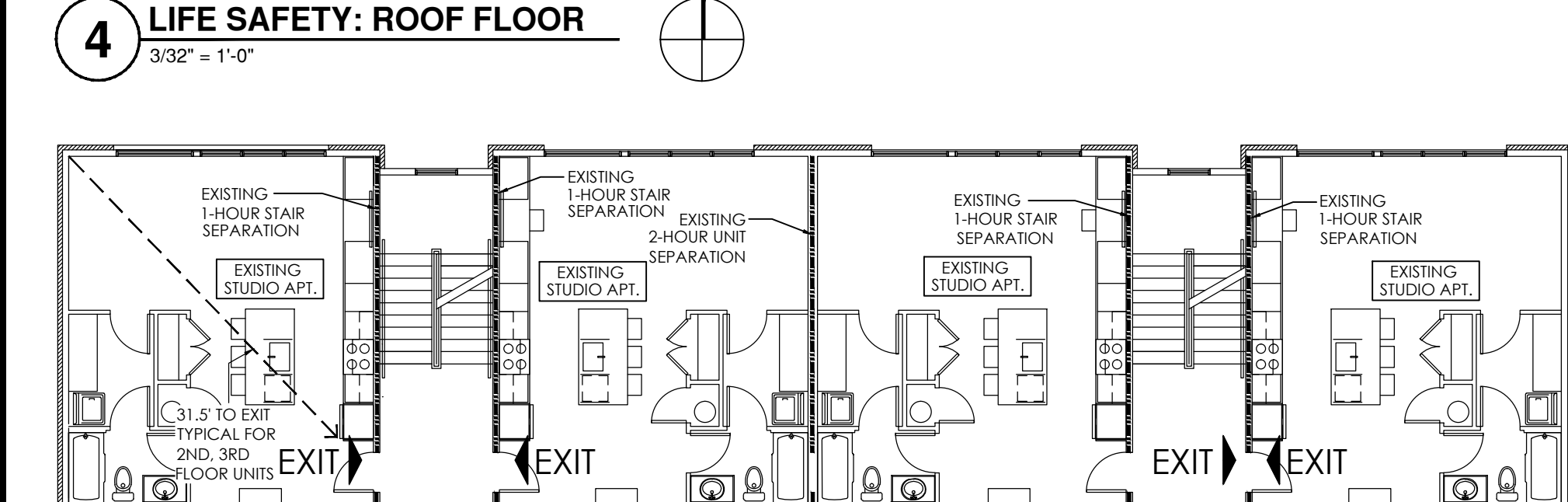
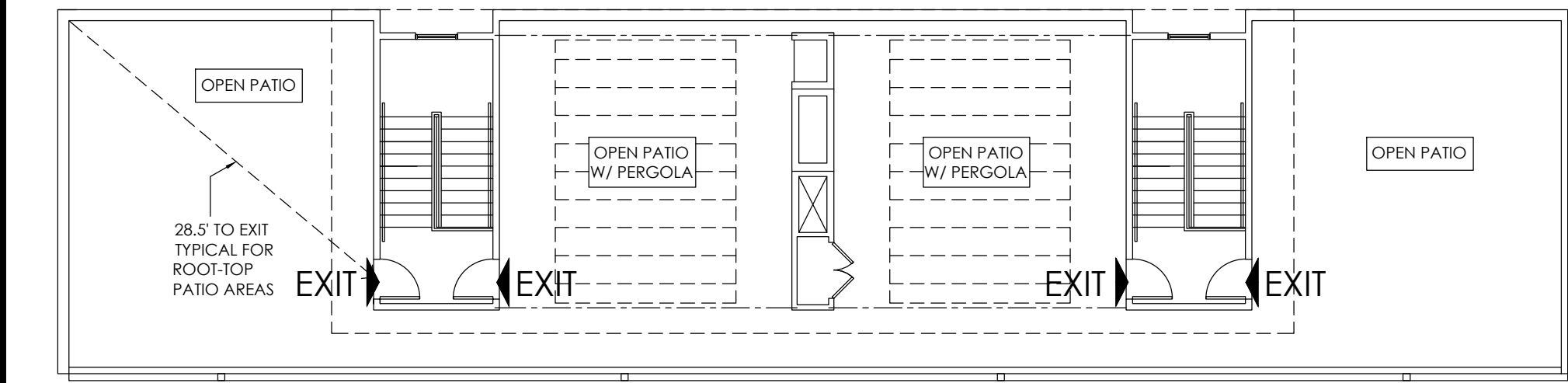
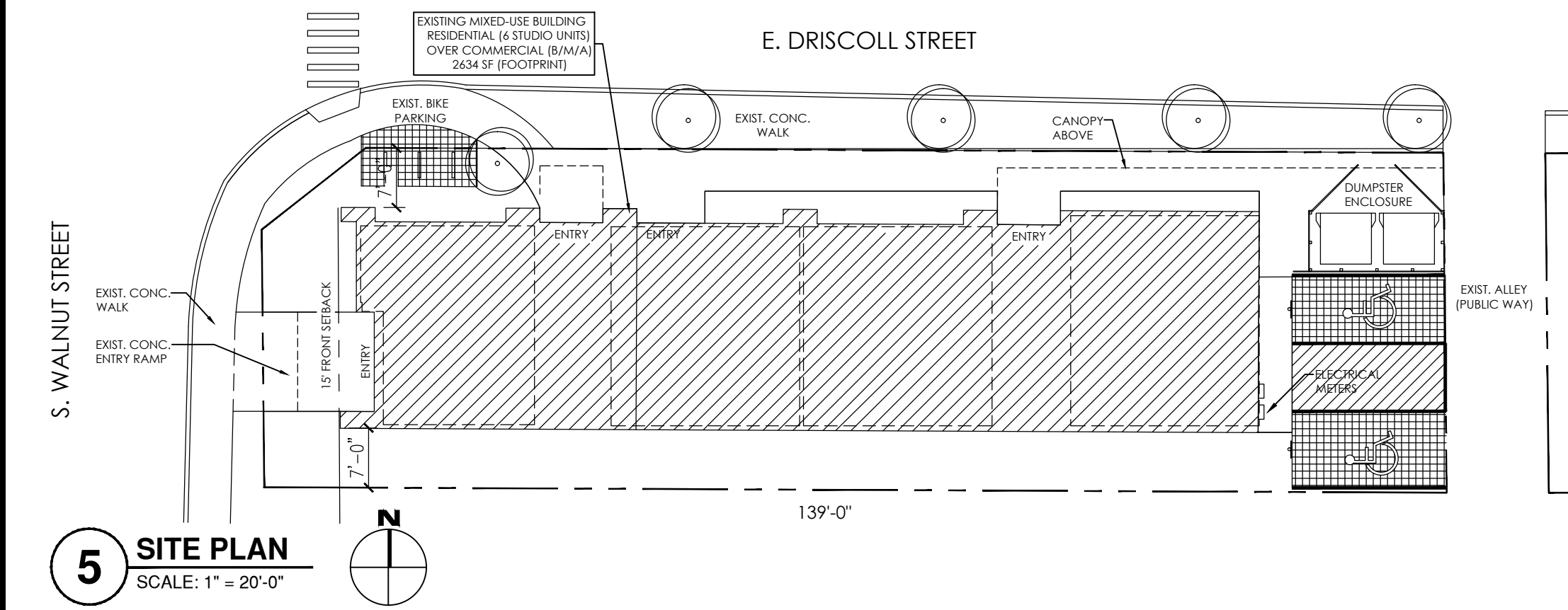
REVISIONS

A NEW BUILD-OUT:
1301 S WALNUT ST.
1301 S WALNUT ST.
BLOOMINGTON, INDIANA 47401

HOWARD DOUGLAS BRUCE
REGISTERED ARCHITECT
STATE OF INDIANA
ARCHITECT
H. Darryl Bruce

PROJECT NO. 2622
DATE OCTOBER 21, 2022
DRAWN BY
CHECKED BY D. BRUCE
SHEET NAME
ADA STANDARDS

SHEET NO.
GC011



GENERAL FIRE PROTECTION NOTES

- ELECTRICAL SUBCONTRACTOR SHALL COORDINATE WITH SPRINKLER SYSTEM SUBCONTRACTOR TO PROVIDE AND INSTALL ANY AND ALL DEVICES TO ACHIEVE AN APPROVED FULLY OPERATIONAL SYSTEM INCLUDING BUT NOT LIMITED TO THE FOLLOWING: FLOW SWITCH, TAMPER SWITCH AT VALVE PIT AND RISER ROOM, MANUAL PULL STATION IN RISER ROOM, SMOKE DETECTOR(S), EXTERIOR HORN/STROBE (VERIFY EXACT LOCATION WITH BLOOMINGTON FIRE DEPARTMENT), ALARM HARM IN EACH BEDROOM, AND CONTROL PANEL FOR ALL ABOVE DEVICES.

FIRE PROTECTION NOTES:

- THIS BUILDING IS FULLY SPRINKLERED WITH A NFPA 13R SYSTEM IN THE UNITS & A NFPA 13 SYSTEM FOR THE COMMERCIAL SPACE ON THE FIRST FLOOR.
- THE FIRE PROTECTION SYSTEM SHALL BE DESIGNED AND INSTALLED IN STRICT COMPLIANCE WITH NFPA AND THE CODES AND REGULATIONS OF APPLICABLE GOVERNMENTAL AGENCIES.
- THE FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CALCULATIONS, DRAWINGS, AND SPECIFICATIONS OF THE FIRE PROTECTION SYSTEM, AND FILING WITH ALL APPLICABLE GOVERNMENTAL AGENCIES FOR REVIEW AND APPROVAL.
- THE FIRE PROTECTION CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO START OF INSTALLATION.

CODE SUMMARY 2014 INDIANA BUILDING CODE

CODE ITEM	CODE REFERENCE	VALUE
OCCUPANCY CLASSIFICATION	SECTION 301	B/M/R-2
OCCUPANCY USE TYPE	SECTION 301	RETAIL/APARTMENT
CONSTRUCTION TYPE	TABLE 602.1	VB
SPRINKLER SYSTEM	903.3.1.1 903.3.1.2	NFPA13 & NFPA13R
UNIT SEPARATION	SECTION 708	
DWELLING UNIT		1 HOUR DWELLING UNIT WALL
CORRIDORS	SECTION 1018.1	1 HOUR RATED
FLOORS & ROOFS	SECTION 711	1 HOUR RATED
SHAFTS (LESS THAN 4 STORIES)	SECTION 713	1 HOUR RATED
MAXIMUM TRAVEL DISTANCE	SECTION 1016.2	LESS THAN 250FT (63'-0" ACTUAL)
BUILDING DATA		
MAXIMUM HEIGHT (STORIES)	TABLE 503	N/A
R2 OCCUPANCY		3
MAXIMUM HEIGHT (LN. FT.)	TABLE 503	46 LF
AREA W/ ALLOWABLE INCREASE (SQ. FT.) PER FLOOR	SECTION 506.1	N/A
AREA OF WORK (SQ. FT.) (M/B (443 SF), UNIT 2 (555 SF) & UNIT 3 (520 SF))		1,518 SF
TOTAL FIRST FLOOR AREA (SQ. FT.)		
		2,461 SF
TOTAL SECOND FLOOR AREA (SQ. FT.)		
		2,619 SF
TOTAL THIRD FLOOR AREA (SQ. FT.)		
		2,619 SF
TOTAL BUILDING AREA (SQ. FT.)		
		7,699 SF

GENERAL NOTES:

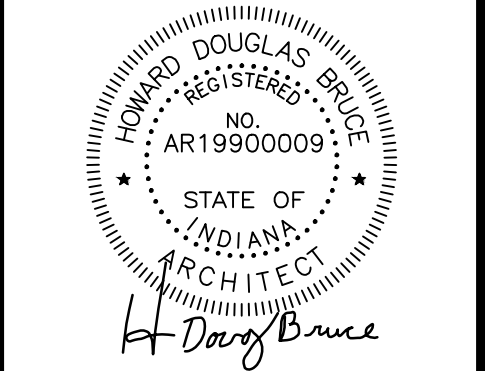
- EXTERIOR OPENING PERCENTAGE PER TABLE 705.8
- PER 506.3 NFPA 13R SYSTEM, 1 ADDITIONAL STORY IS ALLOWED.
- MANUAL FIRE ALARMS NOT REQ'D. PER 907.2.9, EXCEPTION 2
- EXIT WIDTH PER SECTION 1005. ONE EXIT PER TABLE 1021
- OCCUPANT LOADING PER TABLE 1004.1.2:
- B/M = 9 OCCUPANTS
- R = 33 GROSS
- TOTAL = 42 OCCUPANTS

CODE SUMMARY LEGEND

ALL WALLS SEPARATING THE INDICATED ROOM FROM ADJACENT INTERIOR SPACES SHALL COMPLY WITH THE FOLLOWING: INCIDENTAL USE NON-RATED SMOKE RESISTANT SEPARATION WALLS TO EXTEND TIGHT TO FLOOR OR ROOF DECK ABOVE. DOORS TO BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE.	EXIT
NEW FIRE EXTINGUISHER BOX LOCATION EXTINGUISHER: LARSEN MP5, 5LB, 2A-10 B:C EXTINGUISHER CABINET: LARSEN MEDALLION SERIES RECESSED FS BZ 2409-R3, FIRE RATED W/ VERT. DUO DOOR W/ ACRYLIC DOOR STANDARD #4 BRUSHED BRONZE FINISH	DOORS WITH PANIC HARDWARE
SIGNIFIES 45 MIN. FIRE RATED DOOR ASSEMBLY, ALSO SEE DOOR SCHEDULE SHEET.	OCCUPANT LOAD
SIGNIFIES 1.5 HOUR FIRE RATED DOOR ASSEMBLY W/ PANIC HARDWARE, ALSO SEE DOOR SCHEDULE SHEET.	MAJOR EGRESS ROUTES
1/2 HOUR RATED FIRE BARRIER WITH 3/4 HOUR MINIMUM OPENING PROTECTION, FIRESTOP ALL PENETRATIONS AND TOP OF WALL.	1 HOUR RATED FIRE BARRIER WITH 3/4 HOUR MINIMUM OPENING PROTECTION, FIRESTOP ALL PENETRATIONS AND TOP OF WALL.

REVISIONS

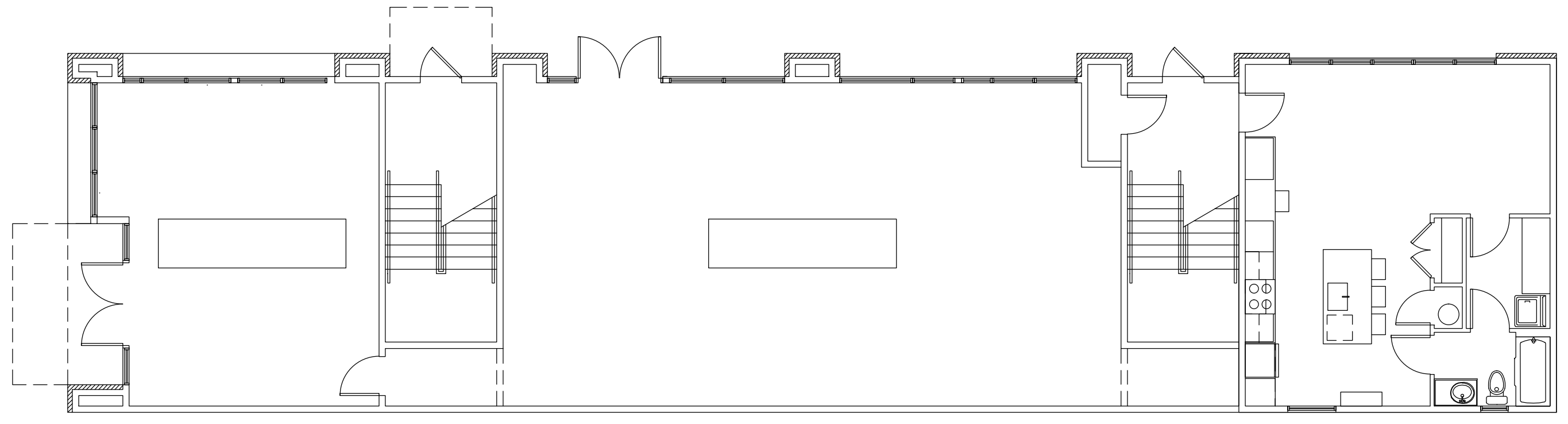
A NEW BUILD-OUT:
1301 S WALNUT ST.
1301 S WALNUT ST.
BLOOMINGTON, INDIANA 47401



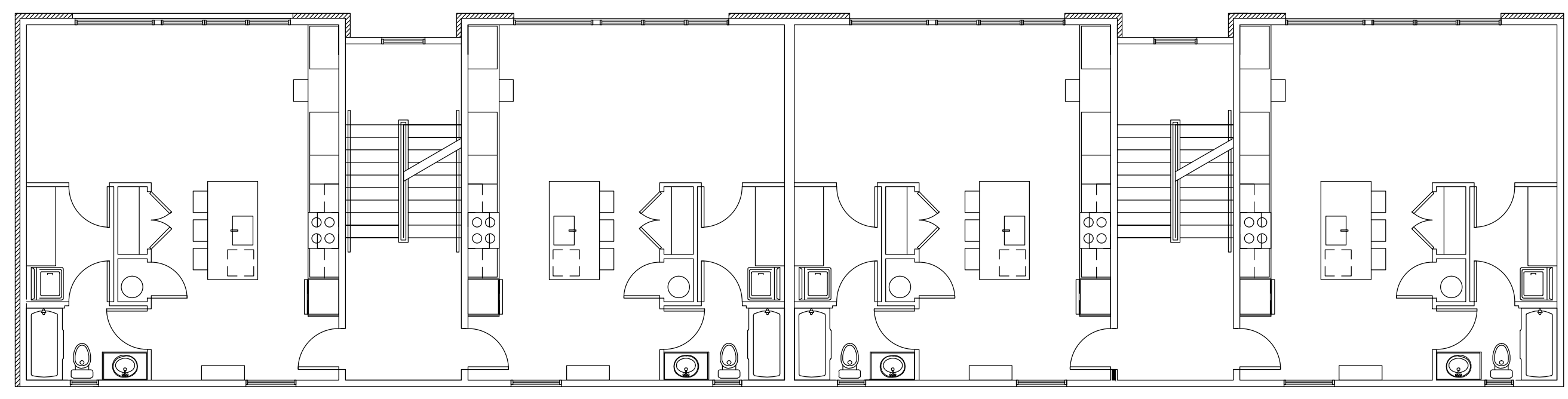
PROJECT NO. 2622
DATE: OCTOBER 21, 2022
DRAWN BY: D. BRUCE
CHECKED BY: D. BRUCE
SHEET NAME: LIFE SAFETY PLAN

SHEET NO. G1101

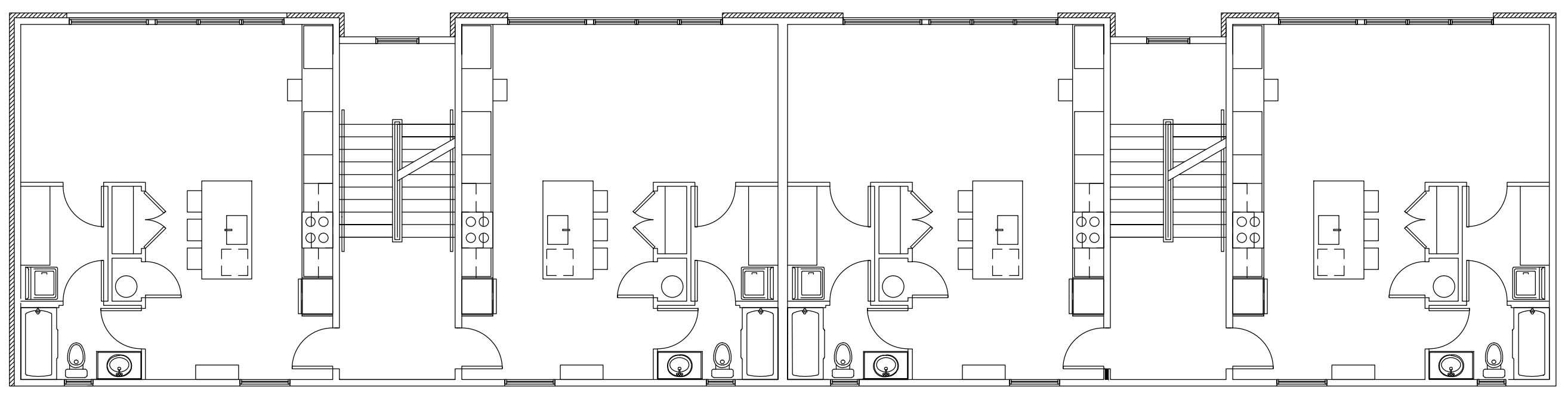
TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN 47401
TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM



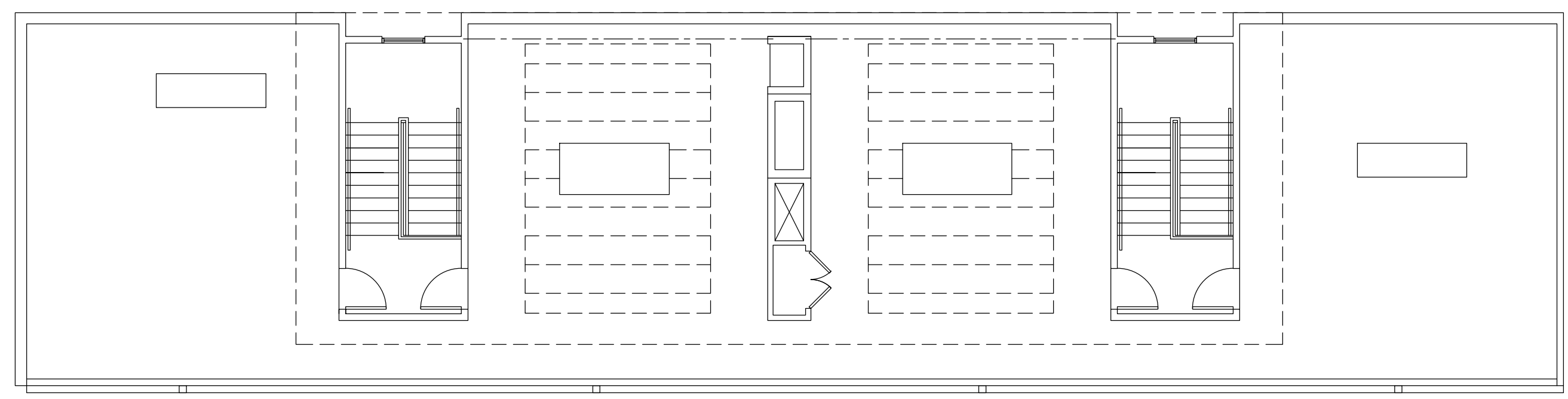
1 EXISTING GROUND LEVEL PLAN
1/8" = 1'-0"



2 EXISTING SECOND LEVEL PLAN
1/8" = 1'-0"

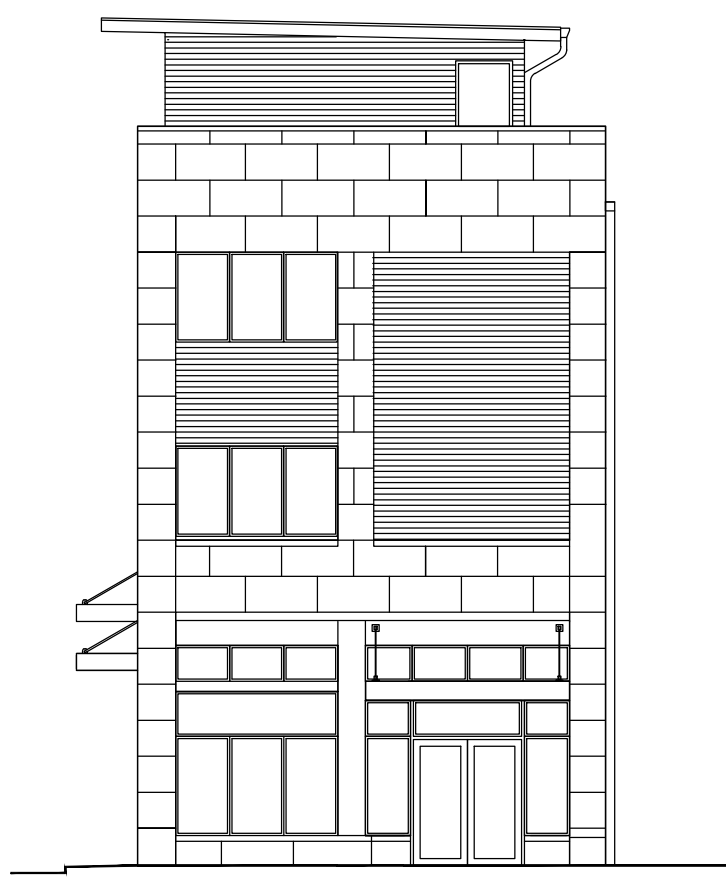


3 EXISTING THIRD LEVEL PLAN
1/8" = 1'-0"



4 EXISTING ROOF LEVEL PLAN
1/8" = 1'-0"

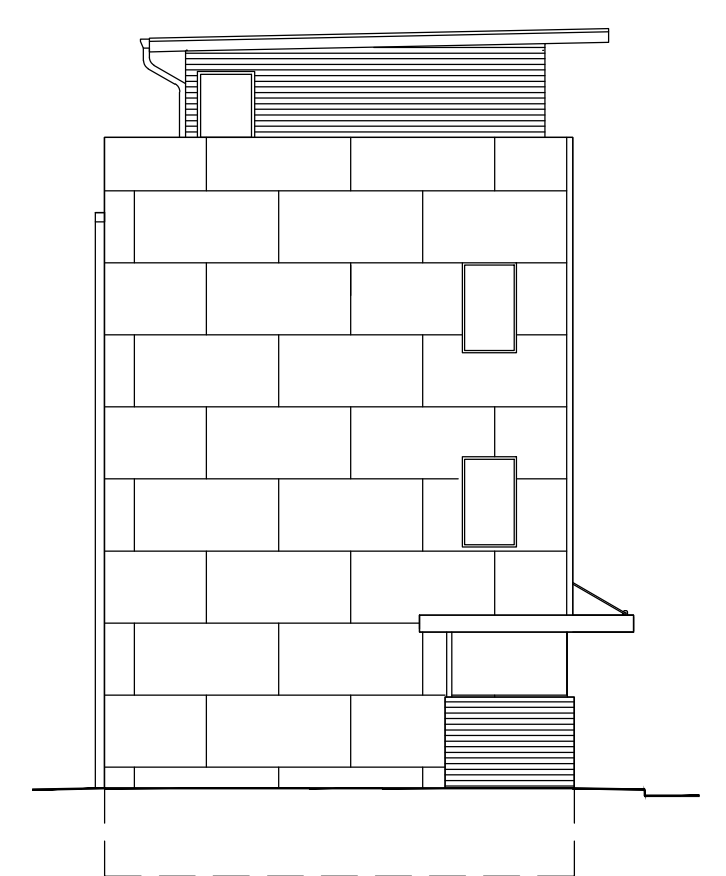
***EXISTING PLANS & ELEVATIONS SHOWN FOR REFERENCE ONLY**



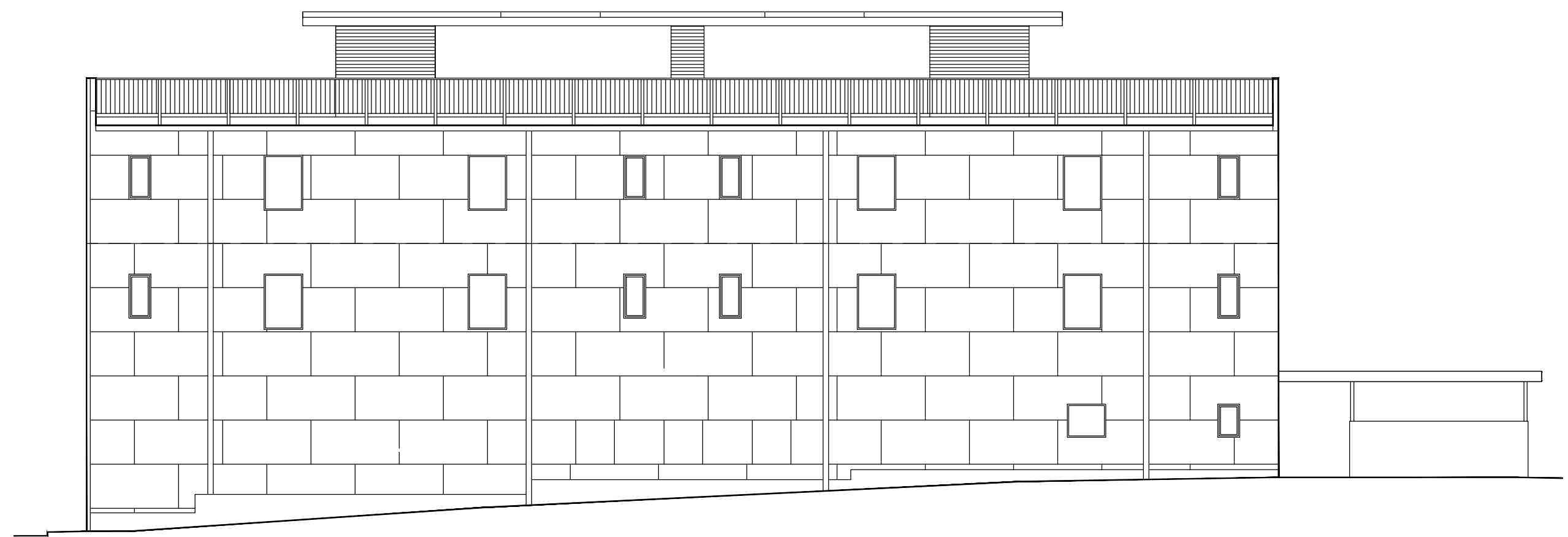
5 EXISTING WEST ELEVATION (WALNUT ST)
1/8" = 1'-0"



6 EXISTING NORTH ELEVATION (DRISCOLL AVE)
1/8" = 1'-0"



7 EXISTING EAST ELEVATION
1/8" = 1'-0"

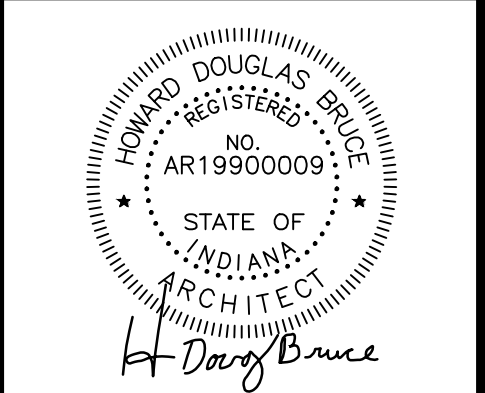


8 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

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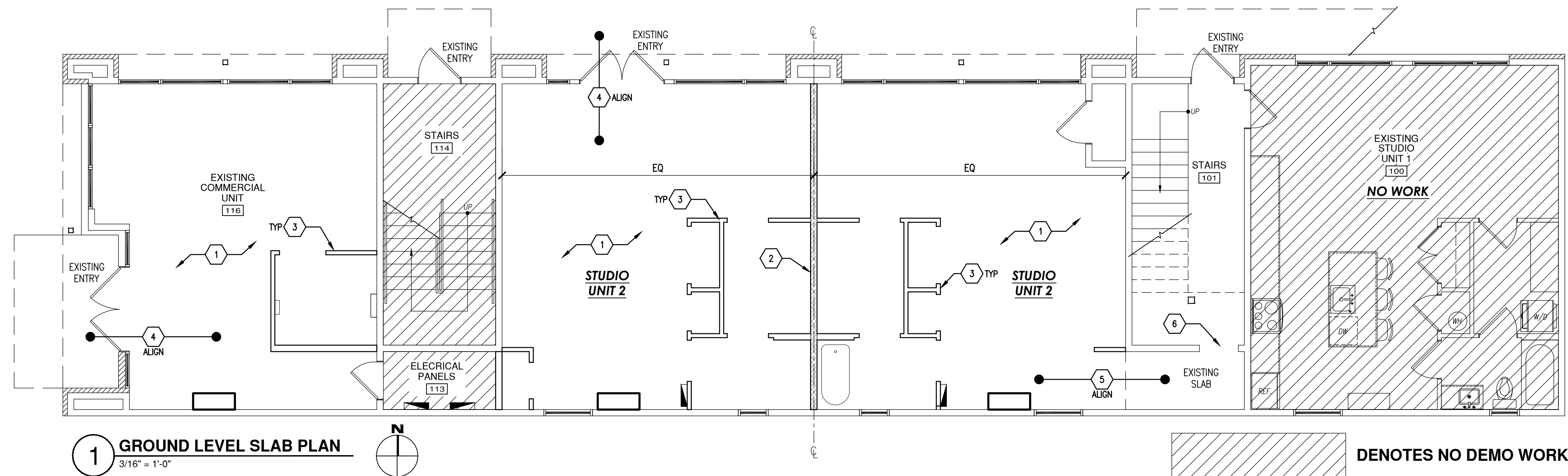
A NEW BUILD-OUT:
1301 S WALNUT ST.
1301 S WALNUT ST.
BLOOMINGTON, INDIANA 47401



PROJECT NO.	2622
DATE	OCTOBER 21, 2022
DRAWN BY	DRAWN BY
CHECKED BY	D. BRUCE

EXISTING PLANS & EXTERIOR ELEVATIONS

SHEET NO.
AD201

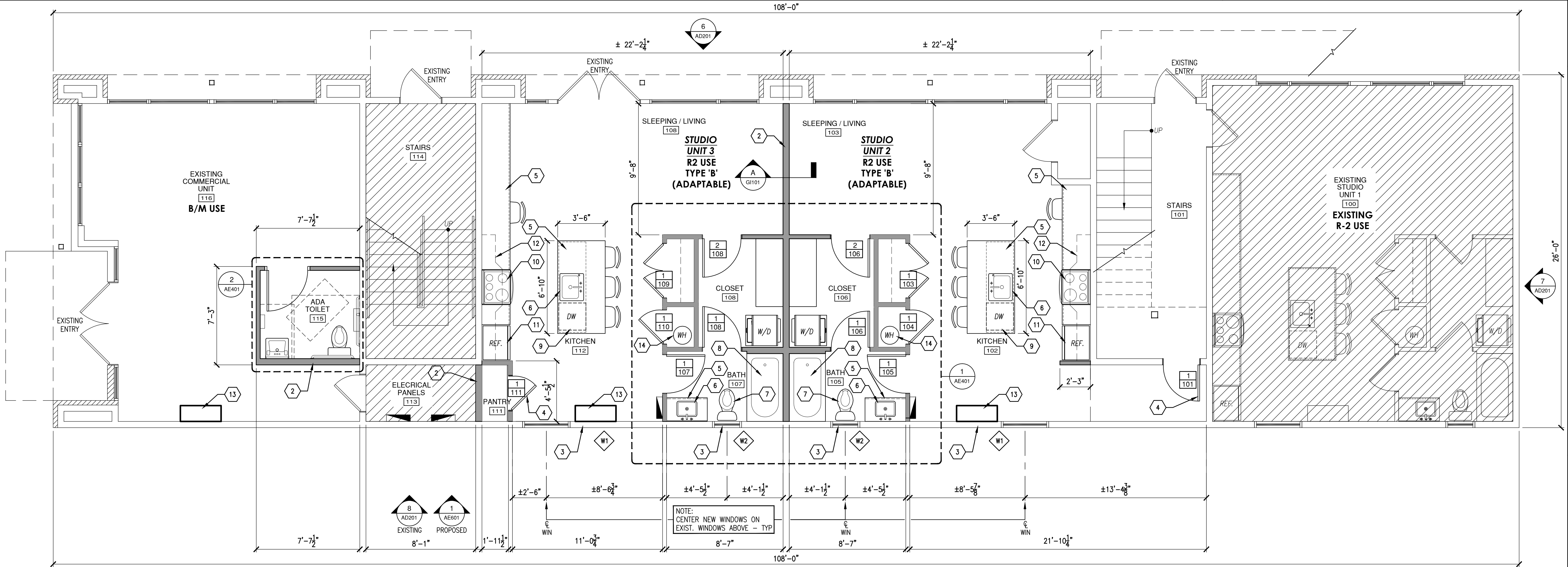


- SLAB PLAN KEYNOTES ONLY:**
- 1 PROVIDE 4" REINFORCED CONCRETE SLAB W/6X6 W1.4 X W1.4 WWF OVER 2" EXTRUDED POLYSTYRENE 48" FROM INSIDE FACE OF FOUNDATION. BLOCK OVER 6 MIL VISQUEEN VAPOR BARRIER OVER 4" MIN CRUSHED #53 STONE AGGREGATE BASE OVER COMPACTED FILL. PROVIDE CONTROL JOINTS AS REQUIRED. COORDINATE NEW SLAB ELEVATIONS WITH EXISTING UNIT ENTRY ELEVATIONS. SEE NOTES 4 & 5 BELOW.
 - 2 PROPOSED 2X6 WD. STUD SEPARATION WALL TO BE 1-HR MIN FIRE-RATED. SEE SHEET G101 FOR DETAIL AND OTHER INFORMATION. REFER TO PLAN ON THIS SHEET FOR DIMENSIONAL INFORMATION.
 - 3 PROPOSED PARTITIONS. REFER TO PLAN ON THIS SHEET FOR DIMENSIONAL & PLUMBING LOCATION INFORMATION.
 - 4 EXISTING ENTRY. ALIGN PROPOSED SLAB ELEVATION IN EACH RESPECTIVE UNIT WITH EXISTING ENTRY SLAB ELEVATION.
 - 5 ALIGN PROPOSED SLAB ELEVATION FOR UNIT 2 WITH EXISTING SLAB AT PROPOSED ENTRY.
 - 6 PROPOSED ENTRY FOR UNIT 2. REFER TO PLAN ON THIS SHEET AND DOOR SCHEDULE FOR DIMENSIONAL & PLUMBING LOCATION INFORMATION.



REVISIONS

NO.	DATE	DESCRIPTION

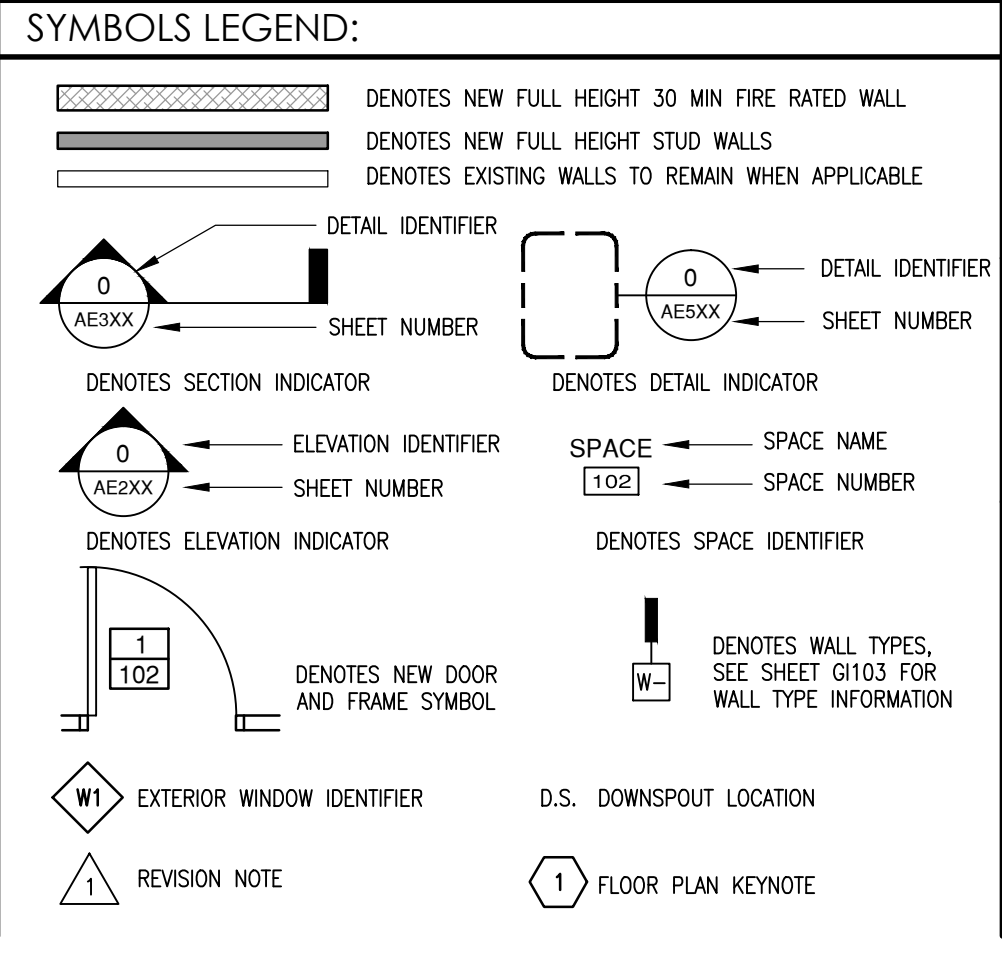


**** NOTE:**
VERIFY ALL PLUMBING FIXTURES AND APPLIANCES WITH OWNER PRIOR TO ORDERING

**** NOTE:**
ALL FLOOR FINISHES, WALL FINISHES & TRIM MILLWORK TO MATCH EXISTING IN OTHER UNITS. COORDINATE ALL FINISHES WITH OWNER

- FLOOR PLAN KEYNOTES ONLY:**
- 1 NEW 2X4 WD. STUD WALL @ 16" O.C. ALIGN W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH. TYPICAL WALL UNLESS NOTED OTHERWISE.
 - 2 NEW 2X6 WD. STUD WALL @ 16" O.C. TO BE 30 MIN FIRE-RATED. ALIGN W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH. SEE SHEET G101 FOR DETAIL AND OTHER INFORMATION.
 - 3 NEW EXTERIOR INSULATED, LOW-E WINDOW. SEE WINDOW SCHEDULE.
 - 4 NEW INTERIOR DOOR, FRAME & HARDWARE. SEE DOOR SCHEDULE.
 - 5 NEW SOLID SURFACE COUNTERTOP & BASE CABINET (WHERE APPLICABLE). COORDINATE WITH OWNER.
 - 6 NEW DROP-IN SINK. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY & WASTE LINES AS REQ'D.
 - 7 NEW FLOOR-MOUNTED WATER CLOSET. TIE INTO EXIST. SUPPLY & WASTE LINES & VENT AS REQ'D.
 - 8 NEW COMBINATION TUB & SHOWER. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY & WASTE LINES AS REQ'D.
 - 9 NEW DISHWASHER. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY & WASTE LINES AS REQ'D.
 - 10 NEW STOVE. COORDINATE WITH OWNER.
 - 11 NEW REFRIGERATOR. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY LINES AS REQ'D.
 - 12 NEW OVER HEAD CABINET (WHERE APPLICABLE).
 - 13 NEW MINI SPLIT WALL UNIT ABOVE. COORDINATE WITH OWNER.
 - 14 NEW 40 GAL. HOT WATER HEATER. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY LINES AS REQ'D.

- GENERAL FLOOR PLAN NOTES:**
- DO NOT SCALE DRAWINGS, DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR FAILS TO VERIFY DIMENSIONS AS INDICATED, ANY AND ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD & DO NOT INCLUDE WALL FINISHES.
 - ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJOINING WALL UNLESS NOTED OTHERWISE.
 - FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
 - ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
 - CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYPSUM BOARD & MASONRY.
 - ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), & WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
 - ANY OPERABLE WDW'S. W/ SILL LESS THAN 36" ABV. FIN. FLR. SHALL BE EQUIPPED W/ A OPENING CONTROL DEVICE PER 1013.8.1.
 - IF NO WINDOW SCHEDULE IS PRESENT, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EGRESS WINDOW IN EVERY SLEEPING ROOM.
 - SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.
 - ALL INTERIOR WALLS SHALL BE 2 X 4 STUDS @ 16" O.C. W/ 5/8" GYP. BOARD ON BOTH SIDES UNLESS NOTED OTHERWISE.

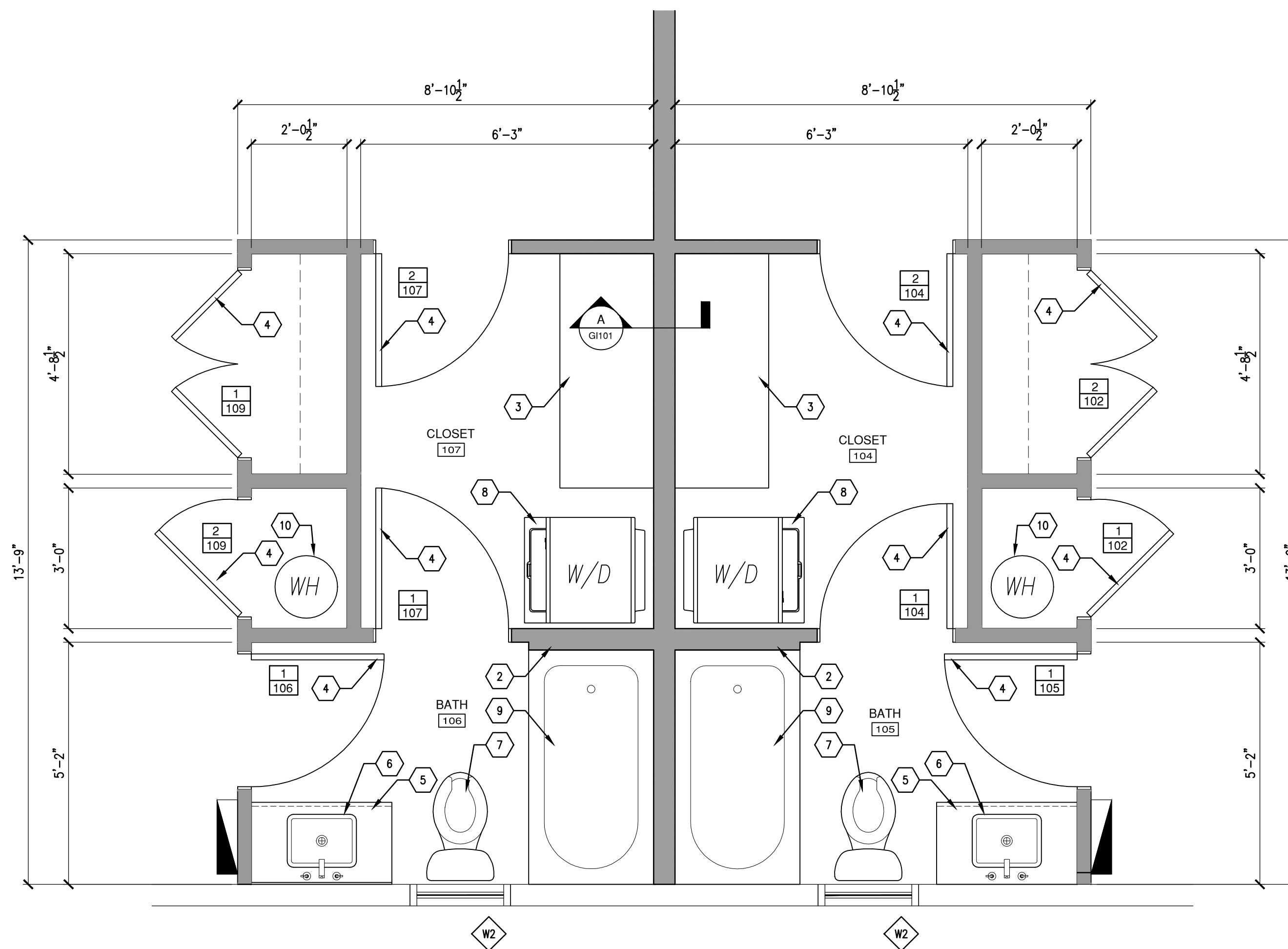


TOILET ACCESSORIES SCHEDULE

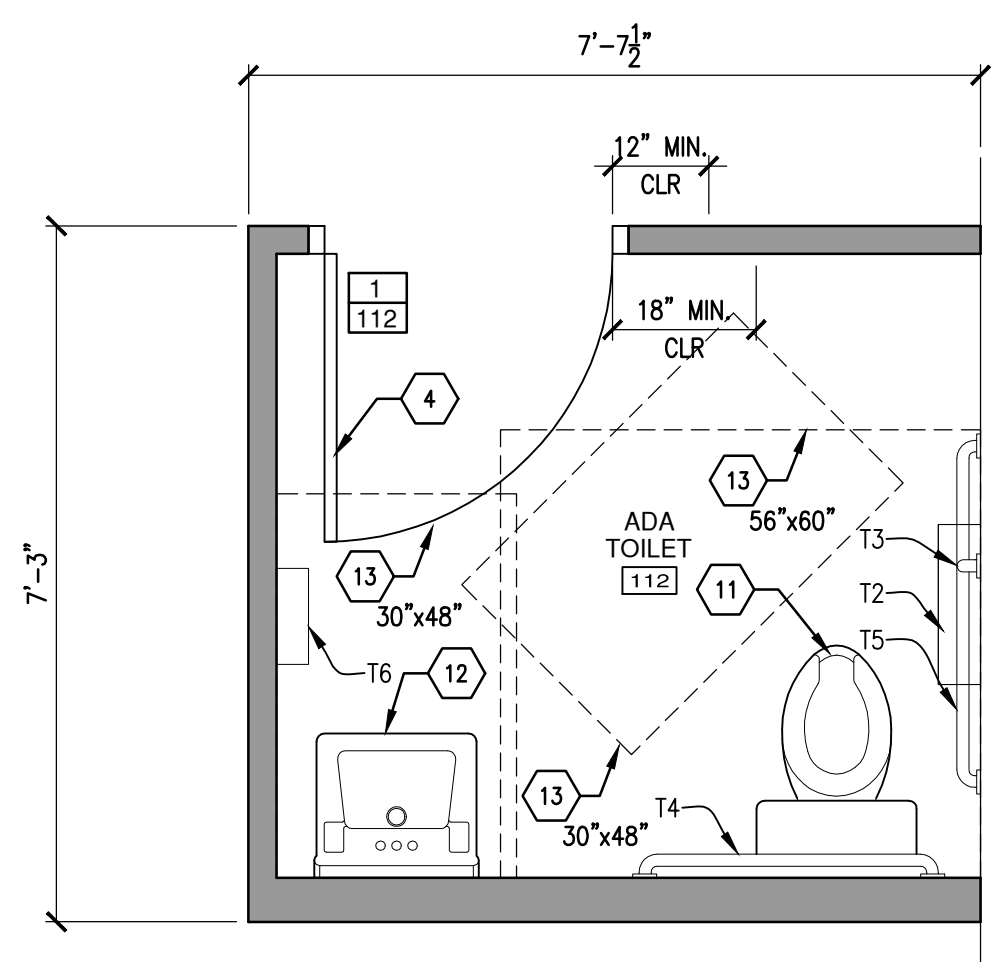
MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	NOTES
T1	ADA UNDER SINK COVER	PRO EXTREME	X4444	COVER ALL EXPOSED PLUMBING
T2	TOILET TISSUE DISPENSER	BOBRICK	B-2892	MOUNT 24" AFF TO CENTERLINE
T3	VERTICAL GRAB BAR	BOBRICK	B-6806.99 X 18"	SS #4 SATIN FINISH, BLOCKING AS REQ'D.
T4	HORIZONTAL GRAB BAR	BOBRICK	B-6806.99 X 36"	SS #4 SATIN FINISH, BLOCKING AS REQ'D.
T5	HORIZONTAL GRAB BAR	BOBRICK	B-6806.99 X 42"	SS #4 SATIN FINISH, BLOCKING AS REQ'D.
T6	PAPER TOWEL DISPENSER	BOBRICK	-	MOUNT AT 51" MAX. - COORDINATE FRAMING

FLOOR PLAN KEYNOTES:

- 1 NEW 2X4 WD. STUD WALL @ 16" O.C. AS INDICATED PER WALL TYPES. ALIGN W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH. TYPICAL WALL UNLESS NOTED OTHERWISE.
- 2 NEW 2X6 WD. STUD WALL @ 16" O.C. AS INDICATED PER WALL TYPES. ALIGN W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
- 3 NEW BUILT-IN WARDROBE. COORDINATE WITH OWNER.
- 4 NEW INTERIOR DOOR, FRAME & HARDWARE. SEE SCHED.
- 5 NEW SOLID SURFACE COUNTERTOP & BASE CABINET (WHERE APPLICABLE). COORDINATE WITH OWNER.
- 6 NEW DROP-IN SINK. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY & WASTE LINES AS REQ'D.
- 7 NEW FLR. MTD. WATER CLOSET. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY & WASTE LINES & VENT AS REQ'D.
- 8 NEW STACKED WASHER AND DRYER. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY & WASTE LINES & VENT AS REQ'D.
- 9 NEW BATHTUB. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY & WASTE LINES AS REQ'D.
- 10 NEW WATER HEATER. COORDINATE WITH OWNER.
- 11 NEW ADA FLR. MTD. WATER CLOSET. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY & WASTE LINES & VENT AS REQ'D.
- 12 NEW ADA COMPLIANT WALL MTD. COORDINATE WITH OWNER. TIE INTO EXIST. SUPPLY & WASTE LINES & VENT AS REQ'D.
- 13 DASHED LINE INDICATES REQUIRED FIXTURE CLEAR FLOOR SPACE. SIZE NOTED ON DRAWING TO BE MINIMUM REQUIRED BY ADA. NO DOOR SHALL SWING INTO REQUIRED CLEAR FLOOR SPACE.



1 ENLARGED FLOOR PLAN
1/2" = 1'-0"



2 ENLARGED ADA TOILET PLAN
1/2" = 1'-0"

GENERAL FLOOR PLAN NOTES:

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- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.
- ALL INTERIOR WALLS SHALL BE 2 X 4 STUDS @ 16" O.C. W/ 5/8" GYP. BOARD ON BOTH SIDES UNLESS NOTED OTHERWISE.

SYMBOLS LEGEND:

	DENOTES NEW FULL HEIGHT MASONRY WALLS		DENOTES NEW FULL HEIGHT STUD WALLS
	DENOTES EXISTING WALLS TO REMAIN WHEN APPLICABLE		DENOTES DETAIL IDENTIFIER
	DENOTES SECTION INDICATOR		DENOTES SHEET NUMBER
	DENOTES ELEVATION INDICATOR		DENOTES SPACE NAME
	DENOTES NEW DOOR AND FRAME SYMBOL		DENOTES SPACE NUMBER
	DENOTES EXTERIOR WINDOW IDENTIFIER		DENOTES WALL TYPES. SEE SHEET G103 FOR WALL TYPE INFORMATION
	DENOTES REVISION NOTE		D.S. DOWNSPOUT LOCATION
	DENOTES FLOOR PLAN KEYNOTE		

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REVISIONS

A NEW BUILD-OUT:
1301 S WALNUT ST.
1301 S WALNUT ST.
BLOOMINGTON, INDIANA 47401

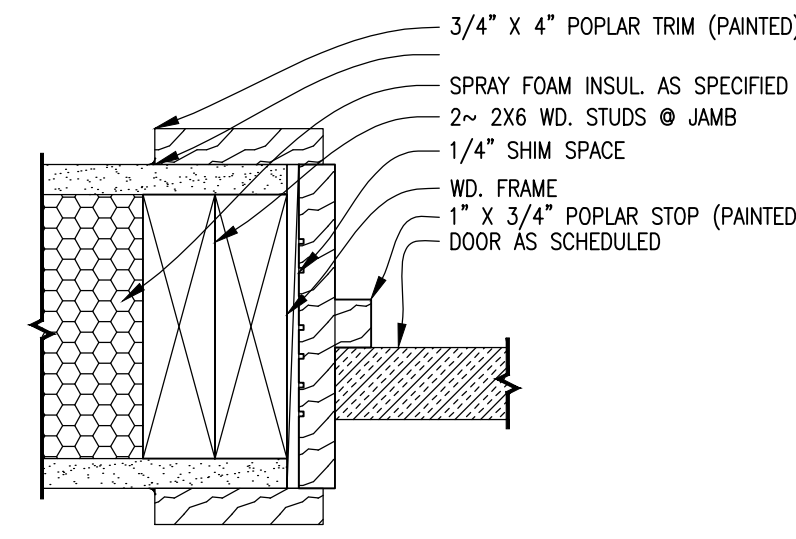


PROJECT NO. 2622
DATE OCTOBER 21, 2022
DRAWN BY S. MATTHEWS
CHECKED BY D. BRUCE

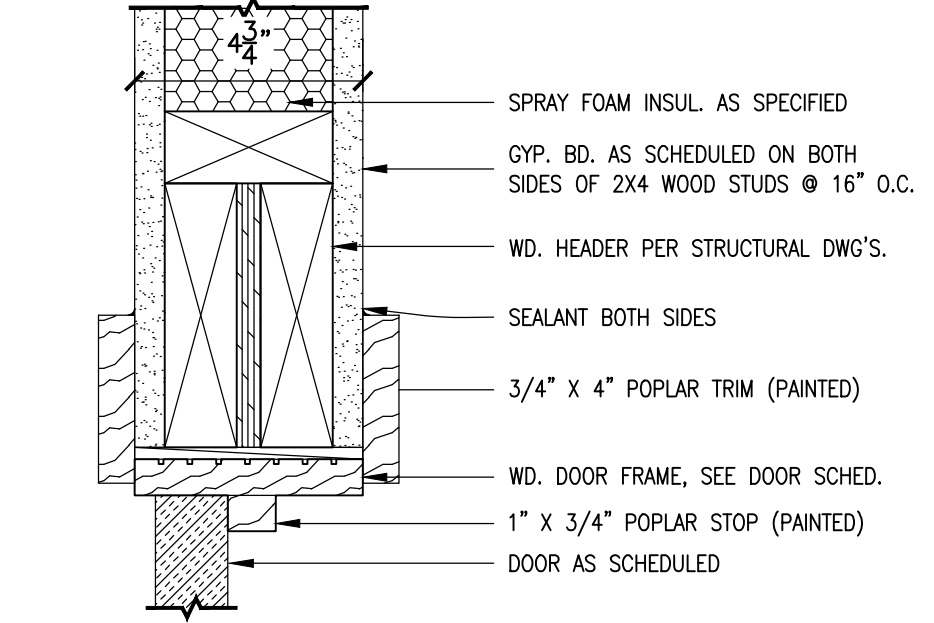
ENLARGED FLOOR PLANS

SHEET NO.

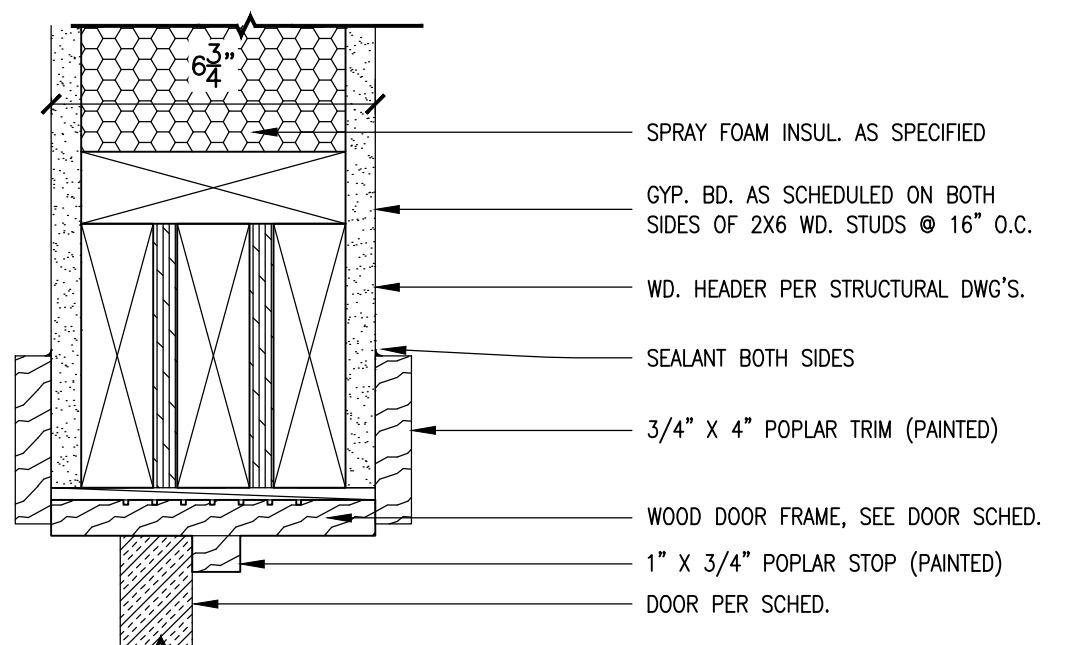
AE401



A WD INTERIOR DOOR JAMB
3" = 1'-0"



B WD INTERIOR DOOR HEAD
3" = 1'-0"

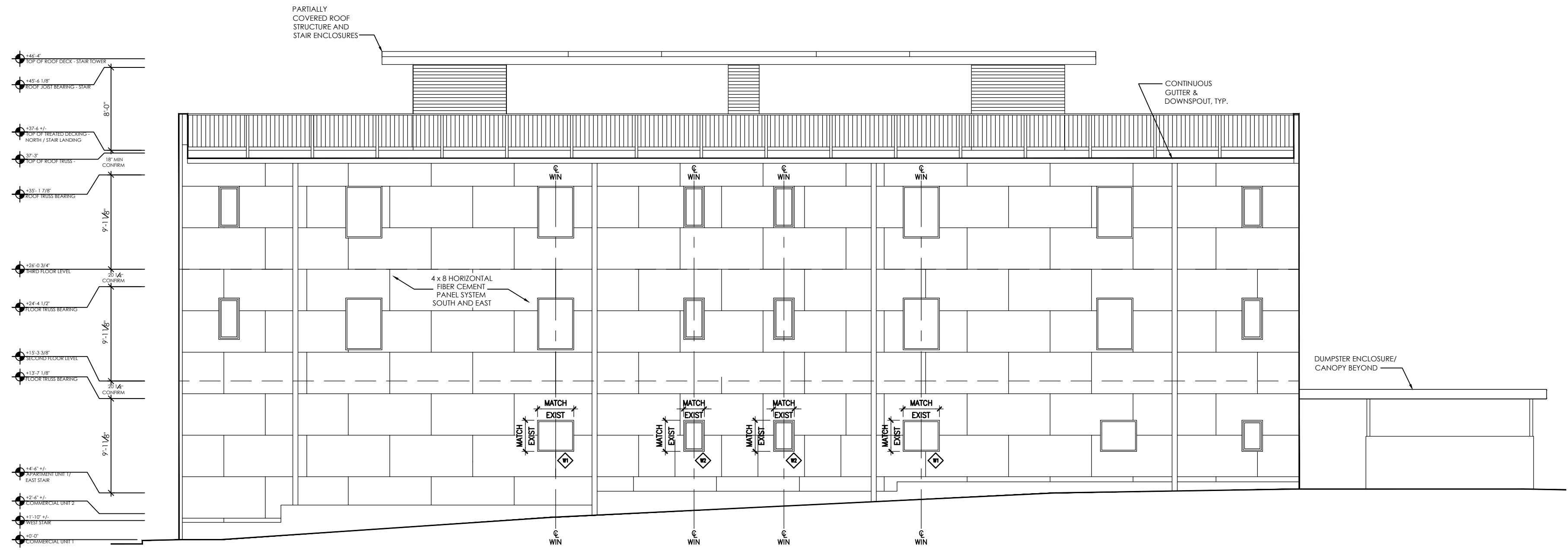
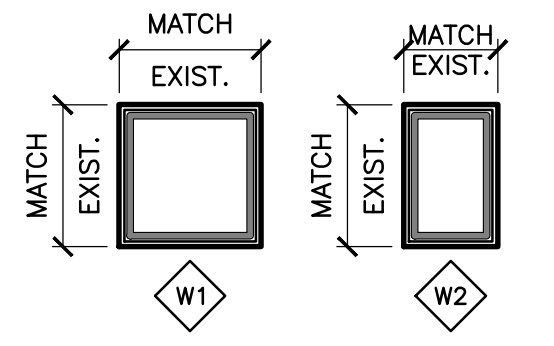


C WD INTERIOR DOOR HEAD
3" = 1'-0"

UNIT	DOOR AND FRAME SCHEDULE										FIRE RATING LABEL	HARDWARE			STOP		MISC.			NOTES	
	MARK	SIZE			MATERIAL		DETAIL			LOCKSET FUNCTION		SET	PANIC BAR	WALL	FLOOR	CLOSER	COAT HOOK	KICK PLATE			
		DOOR #	ROOM #	WD	HGT	THK	MATERIAL	MATERIAL	HEAD										JAMB		SILL
STUDIO UNIT 2	1	101	3'-0"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	20 MIN.	KEYED	-	-	-	-	-	YES, AUTO	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	1	103	4'-0"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	PASSAGE	-	-	-	-	-	-	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	1	104	2'-6"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	KEYED	-	-	-	-	-	-	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	1	105	2'-10"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	PRIVACY	-	-	-	-	-	-	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	1	106	2'-10"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	PRIVACY	-	-	-	-	-	-	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	2	106	2'-10"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	PASSAGE	-	-	-	-	-	-	-	-	-
STUDIO UNIT 3	1	107	2'-10"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	PRIVACY	-	-	-	-	-	-	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	1	108	2'-10"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	PRIVACY	-	-	-	-	-	-	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	2	108	2'-10"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	PASSAGE	-	-	-	-	-	-	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	1	109	4'-0"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	PASSAGE	-	-	-	-	-	-	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	1	110	2'-6"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	KEYED	-	-	-	-	-	-	-	-	DOOR STYLE & HARDWARE TO MATCH EXISTING (COORD W/ OWNER)
	1	111	2'-6"	6'-8"	1 3/4"	MATCH EXIST.	MATCH EXIST.	-	-	-	-	PASSAGE	-	-	-	-	-	-	-	-	-

FLOOR	WINDOW SCHEDULE										FRAME			INFORMATION
	MARK	MANUF.	SERIES/STYLE	MODEL #	SIZE		TYPE	MATERIAL		HEAD HT. LOCATION (A.F.F.)	DETAIL			
					WIDTH	HEIGHT		INTR.	EXTR.		HEAD	JAMB	SILL	
GROUND	W1	PELLA	IMPERVIA/FIBERGLASS	MATCH EXIST.	MATCH EXIST.	MATCH EXIST.	OPERABLE CASEMENT	FIBERGLASS	FIBERGLASS	7'-0" (V.I.F.)	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	FIBERGLASS LOW-E, NO GRILLES
	W2	PELLA	IMPERVIA/FIBERGLASS	MATCH EXIST.	MATCH EXIST.	MATCH EXIST.	OPERABLE CASEMENT	FIBERGLASS	FIBERGLASS	7'-0" (V.I.F.)	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	FIBERGLASS LOW-E, NO GRILLES

WINDOW TYPES



1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401
TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

REVISIONS

NO.	DESCRIPTION

A NEW BUILD-OUT:
1301 S WALNUT ST.
1301 S WALNUT ST.
BLOOMINGTON, INDIANA 47401

REGISTERED ARCHITECT
STATE OF INDIANA
NO. AR19900009
HOWARD DOUGLAS BRUCE
H. Darryl Bruce

PROJECT NO.	2622
DATE	OCTOBER 21, 2022
DRAWN BY	D. BRUCE
CHECKED BY	D. BRUCE

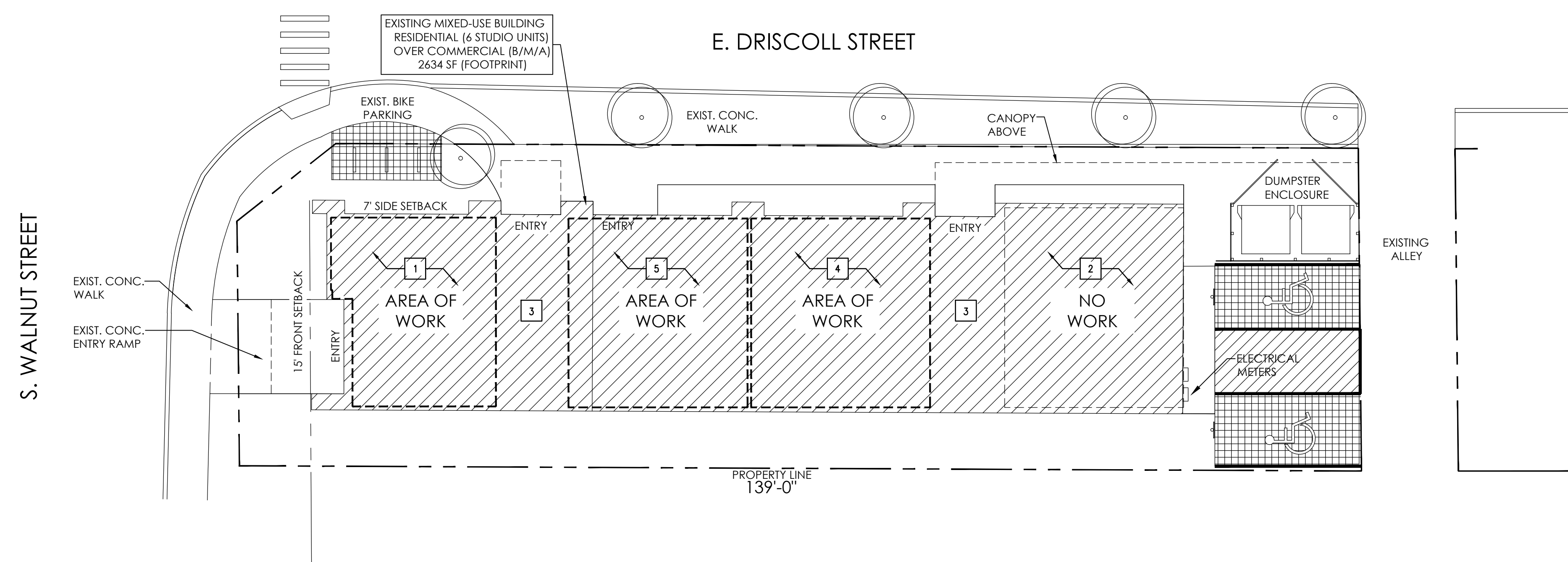
DOOR AND WINDOW DETAILS

SHEET NO.
AE601

- SITE PLAN DEMOLITION KEYNOTES:**
- 1 EXISTING GROUND LEVEL COMMERCIAL SPACE
 - 2 EXISTING GROUND LEVEL STUDIO APARTMENT (UNIT #1)
 - 3 EXISTING STAIR
 - 4 PROPOSED STUDIO APARTMENT (UNIT #2)
 - 5 PROPOSED STUDIO APARTMENT (UNIT #3)

- UTILITY NOTES:**
1. MS. : IF SHOWN ON THE PLANS, MINIMUM SEWER ELEVATION, IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER CONNECTION WITHOUT A SPECIAL BLACK WATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO THE UNIFORM PLUMBING CODE.
 2. SEE DRAWINGS & SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
 3. ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH THE 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 BYRON REINHOLD AT (812) 349-3627 FOR MORE INFORMATION.
 4. WHEN CONNECTING A NEW PIPE TO AN EXISTING MAN HOLE, THE MAN HOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MAN HOLE 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 TO THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
 5. IN ACCORDANCE WITH SECTION 4.5.2.1.5.1 OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE ALL CLEAN-OUTS. THEY SHALL BE IN GRASSY AREAS OR IN PAVEMENT & SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN 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. THE TOP OF THE 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"
 6. 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 C-900 TO SDR-35 ADAPTER WYES.
 7. ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
 8. A PERMANENT INDICATING VALVE IS TO BE INSTALLED 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATING POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST, AND WILL REMAIN AS PART OF THE SYSTEM ONCE ALL IS COMPLETE. THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM.
 9. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN @ (812) 349-3633 TO SCHEDULE A MEETING.
 10. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM, OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE 50 WORK CAN BE INSPECTED, DOCUMENTED, & PROPER AS-BUILT MADE. WHEN A CONTRACTOR WILL PERFORM WORK ON A WEEKEND, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR SHALL PAY THE INSPECTORS OVERTIME. FOR CBU WORK HOURS & HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. @ (812) 349-3660.

- SITE LAYOUT NOTES:**
- ALL DIMENSIONS SHOWN ARE MIN.
 - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (U.N.O.)
 - DOWNSPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DAYLIGHT IF ALLOWED.
- GENERAL SITE NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & VERIFYING THAT ALL PERMITS & APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, & STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY LOC. & INVERT ELEVATIONS OF EXIST. SEWERS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL INCLUDE IN THEIR BID PROPOSAL COSTS FOR CUTTING & PATCHING AS REQ'D. TO COMPLETELY INSTALL THE NEW WORK INDICATED.
 - CONTRACTOR SHALL INCLUDE ALL TAP FEES & APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
 - CONTRACTOR WILL COORDINATE EXACT UTILITY LOCATIONS W/ THE OWNER & LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
 - THE CONTRACTOR IS TO MAINTAIN A COMPLETE & OPERABLE UTILITY SYSTEM. UTILIZE PERMANENT &/OR TEMPORARY ROUTINGS TO ACCOMPLISH & MAINTAIN A FUNCTIONAL SYSTEM AT ALL TIMES.
 - CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK W/ OWNER REPRESENTATIVES & ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
 - CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF IRRIGATION LINES & SPRINKLER HEADS W/ OWNER IF APPLICABLE.
 - COORDINATE STORAGE & STAGING AREAS W/ OWNER.
 - LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
 - ALL APPLICABLE STATE (D.O.T.) & LOCAL (PUBLIC WORKS DEPT.) CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL BE USED AS REQ'D. FOR SITE SPECIFIC ISSUES.
 - ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.



1 EXISTING ARCHITECTURAL SITE PLAN
1" = 10'

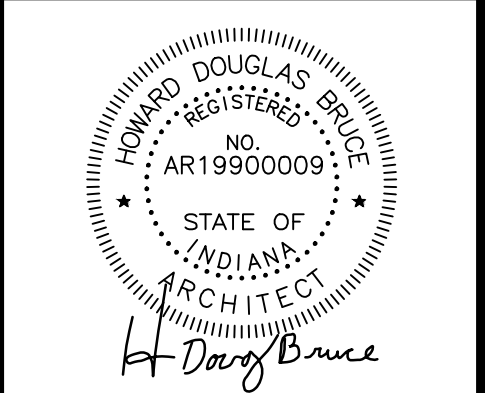
THIS SITE PLAN HAS BEEN CREATED FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A CIVIL ENGINEER OR STAMPED SURVEY. THE ARCHITECT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.



REVISIONS

NO.	DESCRIPTION

A NEW BUILD-OUT:
1301 S WALNUT ST.
 1301 S WALNUT ST.
 BLOOMINGTON, INDIANA 47401



PROJECT NO.	2622
DATE	OCTOBER 21, 2022
DRAWN BY	DRAWN BY
CHECKED BY	D. BRUCE

EXISTING ARCHITECTURAL SITE PLAN

SHEET NO.
AS100

PLUMBING NOTES & SPECIFICATIONS

1. SEE INDIVIDUAL FLOOR PLANS FOR EXACT UNIT LAYOUT. PROVIDE INTENT OF TYPICAL PLANS AS REQUIRED. NOTIFY ARCHITECT OF ANY ISSUES OR DISCREPANCIES.
2. ACTUAL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH 675 IAC 16, INDIANA PLUMBING CODE. ALL PROPOSED PLUMBING SYSTEMS SHALL BE INSTALLED TO MEET OR EXCEED ASHRAE 90.1-2007 (WITH INDIANA AMENDMENTS) AND 2009 IECC REQUIREMENTS SPECIFICALLY REGARDING PIPING INSULATION AND MANDATORY WATER HEATER EFFICIENCIES.
3. ALL DWV PIPING SHALL BE ABS OR PVC AS REQUIRED. ALL POTABLE WATER PIPING SHALL BE CPVC. ALL BELOW SLAB WATER LINES SHALL BE TYPE-L SOFT COPPER (CONTINUOUS) WITH INSULATIVE SLEEVE AT THRU SLAB LOCATIONS. ALL EXPOSED WATER LINES (HOT AND COLD) SHALL HAVE INSULATIVE SLEEVE.
4. PLUMBING SUBCONTRACTOR SHALL COORDINATE CUTTING AND PATCHING REQUIREMENTS WITH GENERAL CONTRACTOR THAT ARE NECESSARY FOR THE INSTALLATION OF PLUMBING WORK. PLUMBING SUBCONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR PLUMBING LINE LOCATIONS WITH WALLS AND UNDER CONCRETE SLAB.
5. PLUMBING SUBCONTRACTOR SHALL COORDINATE WITH HVAC SUBCONTRACTOR AS TO ANY AND ALL GAS SUPPLY PIPING REQUIREMENTS PER ACTUAL HVAC EQUIPMENT UTILIZED, INCLUDING GAS-FIRED FURNACES. ALL GAS PIPING SHALL BE SCHEDULE 40, A-120 BLACK STEEL PIPE WITH 150# CLASS BLACK WALLEABLE FITTINGS. PROVIDE LEVER HANDLE BRONZE SHUT OFF COCK AND DRIP LEG AT EACH APPLIANCE.
6. PLUMBING SUBCONTRACTOR SHALL COORDINATE HVAC EQUIPMENT LOCATIONS AND SHALL PROVIDE 2" STANDPIPES AT EACH LOCATION FOR CONDENSATE DRAINAGE.
7. PROVIDE AND INSTALL CHROME STOP L VALVE FOR WATER SUPPLY AT EACH FIXTURE. THRU WALL NIPPLE SHALL BE CHROME WITH EXCUTCHEON PLATES AS REQUIRED.
8. ALL WATER HEATERS, UNLESS OTHER NOTED, SHALL BE EQUAL TO A.O. SMITH #ECL-50 LOWBOY ELECTRIC WATER HEATERS (50 GALLON CAPACITY).

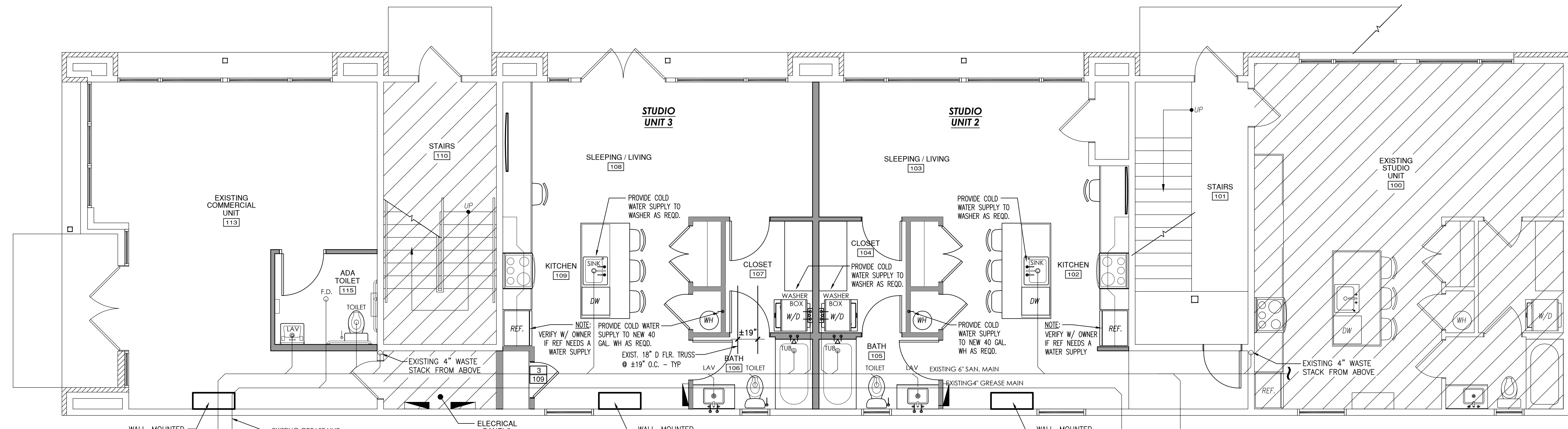
HVAC GENERAL NOTES & SPECIFICATIONS

1. SEE INDIVIDUAL FLOOR PLANS FOR EXACT UNIT LAYOUT. PROVIDE INTENT OF TYPICAL PLANS AS REQUIRED. NOTIFY ARCHITECT OF ANY ISSUES OR DISCREPANCIES.
2. ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE 2010 INDIANA ENERGY CONSERVATION CODE (675 IAC 19-4) CONSISTING OF ASHRAE STANDARD 90.1 2007 EDITION. ALL PROPOSED MECHANICAL SYSTEMS SHALL BE INSTALLED TO MEET OR EXCEED ASHRAE 90.1-2007 (WITH INDIANA AMENDMENTS) AND 2010 IECC REQUIREMENTS.
3. HVAC SUBCONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL SUBCONTRACTOR FOR ANY AND ALL ELECTRICAL REQUIREMENTS OF ACTUAL HVAC EQUIPMENT UTILIZED.
4. HVAC SUBCONTRACTOR SHALL COORDINATE WITH ELECTRICAL SUBCONTRACTOR AS TO THE LOCATIONS OF ALL CEILING DIFFUSERS IN THE CEILING SYSTEM. PLACEMENT OF LIGHT FIXTURES HAS PRIORITY.
5. HVAC SUBCONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR ALL REQUIREMENTS OF SIZE, LOCATION, SCHEDULES, ETC. OF ALL THRU ROOF AND WALL PENETRATIONS REQUIRED FOR INSTALLATION OF HVAC SYSTEMS AND DUCTWORK.
6. ALL REGISTERS AND GRILLES SHALL BE AS FOLLOWS: SIZED AS REQUIRED FOR CFM AS NOTED AT 500 FPM MAX. FACE VELOCITY. ALL REGISTERS TO HAVE REGULATING DAMPERS.
7. ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE GALVANIZED STEEL. SIZED AS INDICATED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA STANDARDS FOR HVAC AND DUCTWORK CONSTRUCTION. ALL SUPPLY AIR DUCTS SHALL HAVE 1/2" INSULATIVE DUCT LINER. DUCT SIZES INDICATED ARE EXCLUSIVE OF LINER.
8. EXTEND PVC CONDENSATION DRAIN TO 2" STANDPIPE. COORDINATE WITH PLUMBING SUBCONTRACTOR.
9. PROVIDE AND INSTALL FRESH AIR INLET AND EXHAUST SYSTEM ON EACH HVAC UNIT.
10. HVAC SUBCONTRACTOR SHALL PROVIDE AND INSTALL THE FOLLOWING HVAC UNIT IN EACH APARTMENT: 1200 BTU MINI-SPLIT HEAT PUMP WITH 95% EFFICIENCY (HEATING) AND 17.00 SEER (COOLING), COMPLETE WITH THERMOSTAT, PIPING, ETC.



REVISIONS

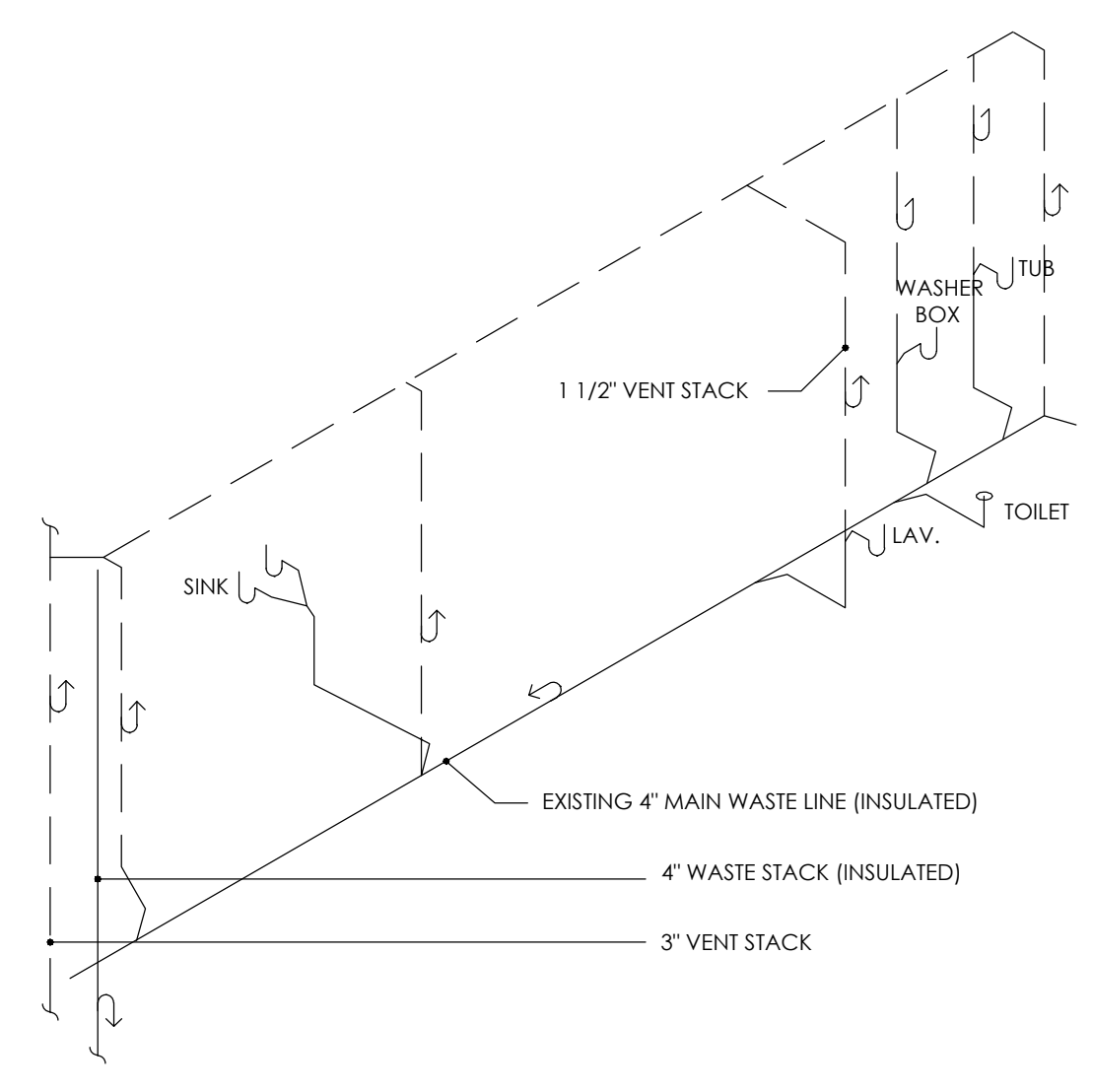
A NEW BUILD-OUT:
1301 S WALNUT ST.
1301 S WALNUT ST.
BLOOMINGTON, INDIANA 47401



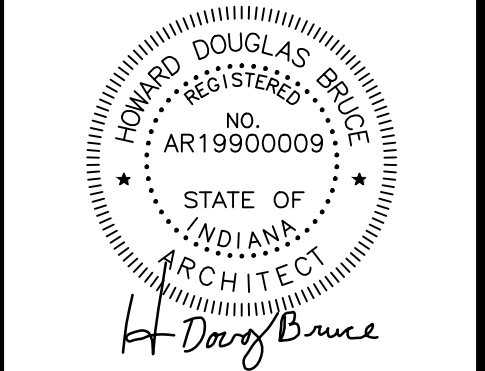
1 PLUMBING PLAN
1/4" = 1'-0"

** NOTE:
SEE SHEET AE101 REGARDING ALL FIXTURE & APPLIANCE DESIGNATIONS.

DENOTES NO MEP WORK



2 TYPICAL UNIT RISER DIAGRAM
N.T.S.



PROJECT NO.	2622
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CHECKED BY	D. BRUCE

MECHANICAL & PLUMBING PLANS & NOTES

SHEET NO.
PL101

POWER & LIGHTING LEGEND

- 120V DUPLEX RECEPTACLE
- GROUND FAULT CIRCUIT INTERRUPTER
- 120V RECP. WATERPROOF OUTLET - GFCI
- 240V RECEPTACLE
- TV OUTLET
- DATA OUTLET
- 120V SINGLE POLE SWITCH, +48" TO TOP
- 120V THREE-WAY SWITCH, +48" TO TOP
- 120V THREE-WAY SWITCH W/ DIMMER, +48" TO TOP
- RECESSED CAN FIXTURE
- CEILING MOUNTED OR PENDANT LIGHT FIXTURE
- WALL SCONCE LIGHT FIXTURE
- EXHAUST FAN LIGHT COMBO
- 120V BATTERY BACKUP SMOKE DETECTOR, HARD-WIRED, INTERCONNECTED
- ILLUMINATED EXIT SIGN W/ BATTERY BACK UP

ELECTRICAL PLAN KEY NOTES

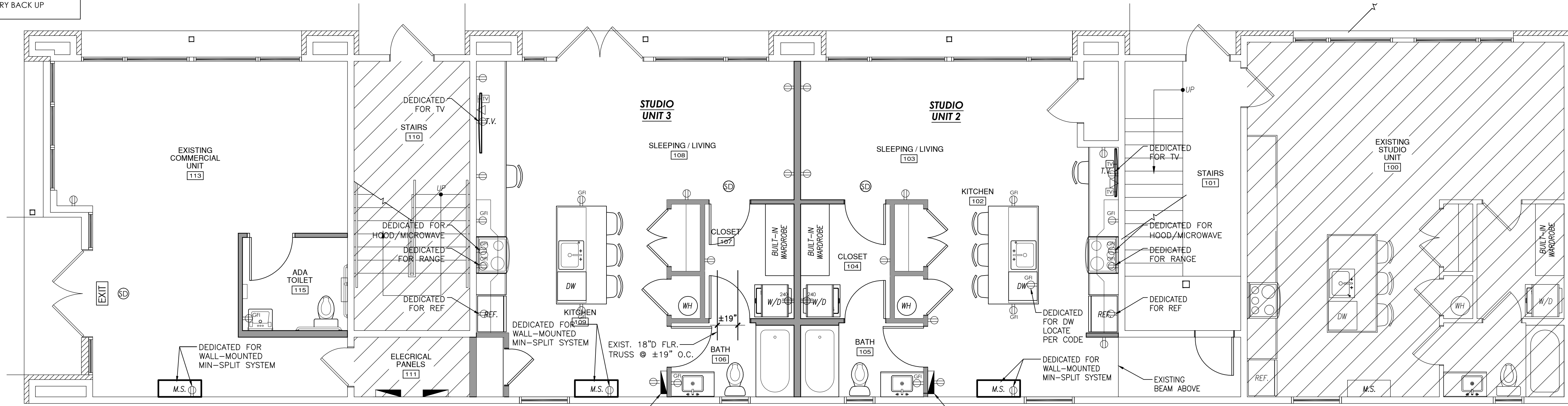
1. ELECTRICAL PANEL (24 POLES) - 120/240V, 100 AMP MAIN BREAKER, 1 PHASE, 3 WIRE WITH GROUND. PROVIDE PANEL WITH FOLLOWING CIRCUIT BREAKERS:
A. FIRST & SECOND FLOOR - 2P-50A (1), 2P-30A (3), 2P-20 (1), 1P-20A (10) AND 1-#10 GRD.
2. INSTALL GFCI TYPE DUPLEX RECEPTACLE ABOVE KITCHEN COUNTER BACK SPLASH. PROVIDE SEPARATE BRANCH CIRCUIT WITH NO APPLIANCES)
3. REFRIGERATOR - INSTALL DUPLEX RECEPTACLE AT +48".
4. DISHWASHER - INSTALL JUNCTION BOX AT +18".
5. GARBAGE DISPOSAL - INSTALL MOTOR RATED TOGGLE SWITCH ABOVE KITCHEN COUNTER BACK SPLASH.
6. RANGE HOOD - COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.
7. ELECTRIC RANGE - PROVIDE 120/208V, 50 AMP, SINGLE PHASE, 4 WIRE RANGE RECEPTACLE.
8. TELEPHONE OUTLET - INSTALL SINGLE GANG BOX, TELEPHONE JACK AND COVER PLATE. PROVIDE TELEPHONE CABLE BACK TO UTILITY ROOM.
9. TELEVISION OUTLET - INSTALL SINGLE GANG BOX, BNC CONNECTOR AND COVER PLATE. PROVIDE RG-6 TELEVISION CABLE BACK TO UTILITY ROOM.
10. PROVIDE AREA SMOKE DETECTOR, HARDWIRE TO ALARM SYSTEM IN ALL R-1 UNITS.
11. PROVIDE SWITCH TO CONTROL EXHAUST FAN.
12. INSTALL GFCI TYPE DUPLEX RECEPTACLE ABOVE SINK COUNTER BACK SPLASH.
13. WASHER/ELECTRIC DRYER - PROVIDE 120/208V, 30 AMP, SINGLE PHASE, 4 WIRE DRYER RECEPTACLE (NEMA 14-30R). CONNECT TO 2P-30 AMP CIRCUIT BREAKER UTILIZING 3/4" C. 3-#10 AND 1-#10 GRD.
14. WATER HEATER (4.5KW) - PROVIDE 240V, 2P-30A DISCONNECT. COORDINATE DISCONNECT LOCATION WITH MECHANICAL AND PLUMBING CONTRACTORS. CONNECT WATER HEATER TO 2P-30 AMP CIRCUIT BREAKER UTILIZING 3/4" C. 2-#10 AND 1-#10 GRD.
15. FAN COIL AND ASSOCIATED HEAT PUMP.
A. FAN COIL (FIRST & SECOND FLOORS) - PROVIDE 240V, 2P-30 AMP DISCONNECT. CONNECT FAN COIL TO 2P-30 AMP BREAKER UTILIZING 3/4" C. 2-#10 AND 1-#10 GRD.
16. EXTERIOR SCONCE LIGHT - PORTFOLIO ELICOTT 10.75" GALV. DARK SKY WALL LIGHT
17. CEILING-MOUNTED LIGHT - PORTFOLIO 13" BRUSHED NICKEL LED FLUSH MOUNT
18. PENDANT LIGHT - ALLEN+ROTH GALILEO 10" BRUSHED NICKEL MINI PENDANT
19. CEILING-MOUNTED TRACK LIGHT - STYLE SELECTIONS 4-LIGHT BRUSHED NICKEL FIXED
20. FLUORESCENT STRIP LIGHT - PORTFOLIO WHITE FLUSH MOUNT 17W
21. CEILING-MOUNTED EXHAUST FAN/LIGHT COMBO - UTILITECH 1.5 SONE 100 CFM B.N.
22. WALL-MOUNTED VANITY LIGHT - PORTFOLIO 3-LIGHT LYNDSAY BRUSHED NICKEL
23. CEILING-MOUNTED LIGHT - UTILITECH PRO 12.5" WHITE LED FLUSH MOUNT
24. CEILING FAN WITH LIGHT - PROGRESS LIGHTING AIRPRO SIGNATURE 54" BRUSHED NICKEL

ELECTRICAL GENERAL NOTES & SPECIFICATIONS

1. SEE INDIVIDUAL FLOOR PLANS FOR EXACT UNIT LAYOUT. PROVIDE INTENT OF TYPICAL PLANS AS REQUIRED. NOTIFY ARCHITECT OF ANY ISSUES OR DISCREPANCIES.
2. ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE INDIANA ELECTRICAL CODE (75C IAC 17-1.8 IEC) BASED ON THE 2008 NATIONAL ELECTRICAL CODE WITH INDIANA AMENDMENTS. ALL LIGHTING SYSTEMS SHALL MEET OR EXCEED ASHRAE 90.1-2007 (WITH INDIANA AMENDMENTS) AND 2010 IECC REQUIREMENTS.
3. ALL BRANCH WIRING TO BE COPPER, MIN. WIRE SIZE #12. ALL WIRE #8 OR LARGER TO BE STRANDED.
4. ELECTRICAL SUBCONTRACTOR SHALL COORDINATE WITH HVAC SUBCONTRACTOR FOR ALL ELECTRICAL REQUIREMENTS OF ACTUAL HVAC EQUIPMENT UTILIZED, INCLUDING HIGH AND LOW VOLTAGE WIRING REQUIREMENTS, DISCONNECTS, ETC.
5. ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AVAILABLE SHORT CIRCUIT CURRENT AT THE SUPPLY TERMINALS FROM THE SERVICE ENTRANCE CONDUCTORS OF THE POWER COMPANY. THE SERVICE EQUIPMENT SHALL MEET OR EXCEED THIS RATING PER THE CURRENT INDIANA ELECTRICAL RULES.
6. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL REQUIREMENTS, INCLUDING CONDUIT, WIRE, BREAKERS, DISCONNECTS, ETC. FOR HVAC EQUIPMENT. SEE MECH. PLAN FOR EQUIP. LOCATIONS.
7. ALL COVER PLATES SHALL BE WHITE UNLESS OTHERWISE NOTED IN THE ELECTRICAL PLANS.
8. ALL DISTRIBUTION PANELS SHALL HAVE TYPE WRITTEN LABELS.

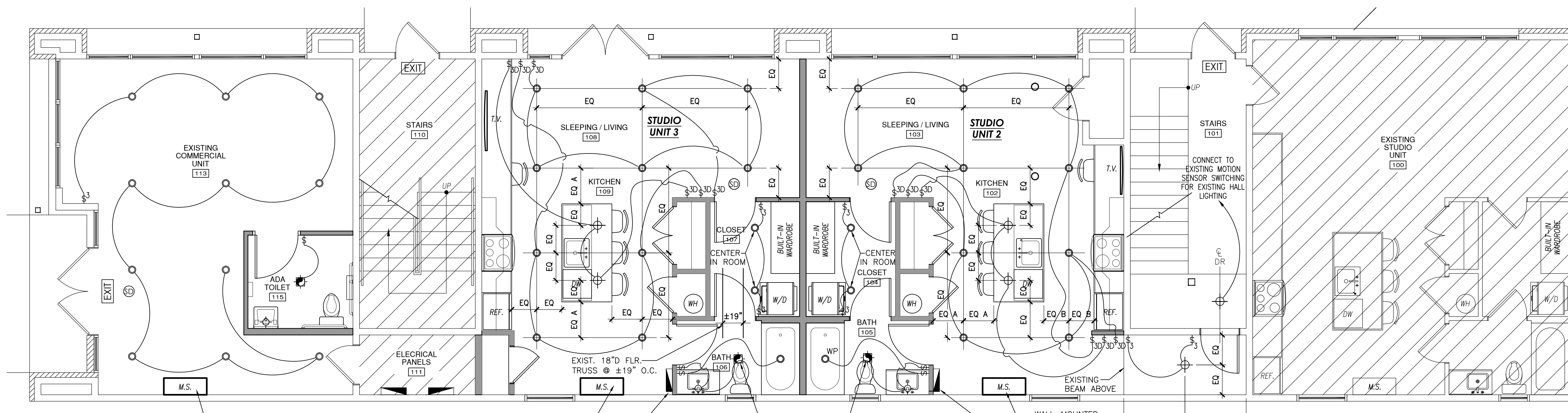
GENERAL FIRE PROTECTION NOTES

1. ELECTRICAL SUBCONTRACTOR SHALL COORDINATE WITH SPRINKLER SYSTEM SUBCONTRACTOR TO PROVIDE AND INSTALL ANY AND ALL DEVICES TO ACHIEVE AN APPROVED FULLY OPERATIONAL SYSTEM INCLUDING BUT NOT LIMITED TO THE FOLLOWING: FLOW SWITCH, TAMPER SWITCH AT VALVE PIT AND RISER ROOM, MANUAL PULL STATION IN RISER ROOM, SMOKE DETECTOR(S), EXTERIOR HORN/STROBE (VERIFY EXACT LOCATION WITH BLOOMINGTON FIRE DEPARTMENT), ALARM HARM IN EACH BEDROOM, AND CONTROL PANEL FOR ALL ABOVE DEVICES.



1 ELECTRICAL POWER PLAN
1/4" = 1'-0"

•• NOTE: VERIFY ALL RECEPTACLE LOCATIONS AND SWITCHING WITH OWNER PRIOR TO INSTALLATION



2 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"

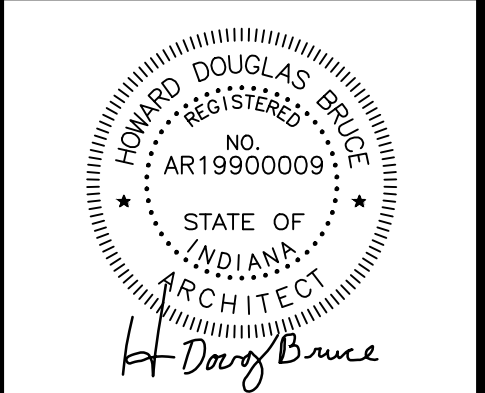
•• NOTE: PROPOSED LIGHTING FIXTURES TO MATCH EXISTING. VERIFY ALL LIGHTING FIXTURES WITH OWNER PRIOR TO ORDERING

DENOTES NO MEP WORK



REVISIONS

A NEW BUILD-OUT:
1301 S WALNUT ST.
1301 S WALNUT ST.
BLOOMINGTON, INDIANA 47401

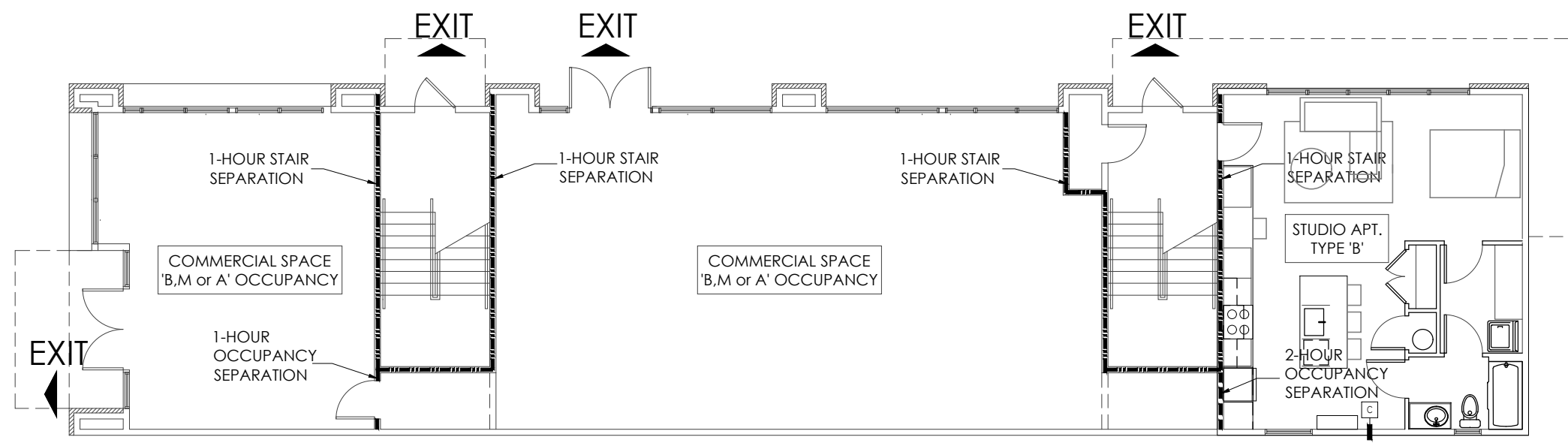


PROJECT NO. 2622
DATE OCTOBER 21, 2022
DRAWN BY
CHECKED BY D. BRUCE
SHEET NAME

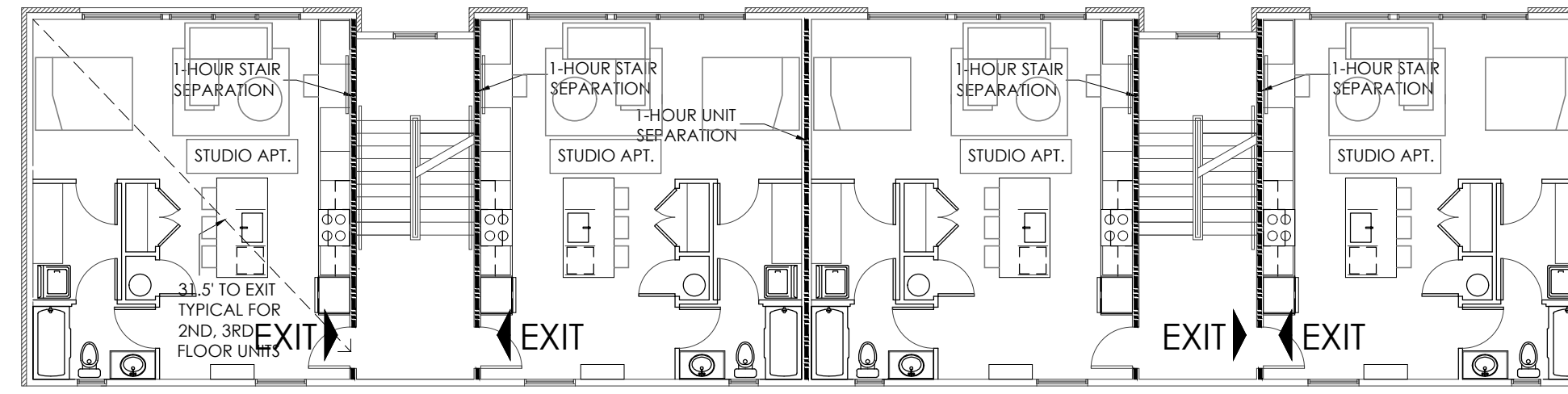
ELECTRICAL POWER & LIGHTING PLANS
SHEET NO.

EL101

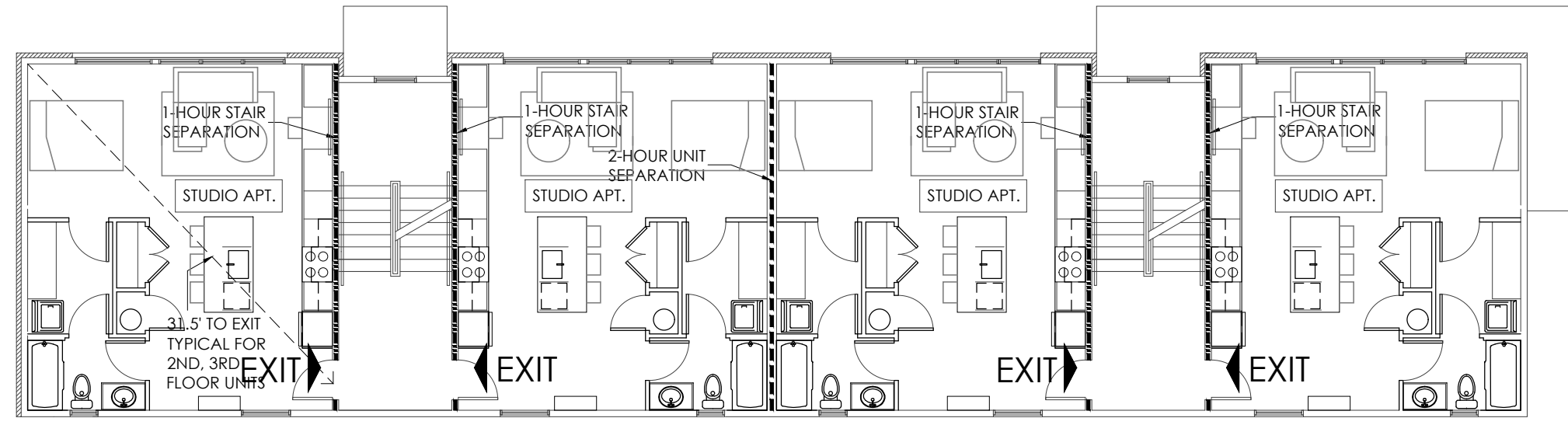
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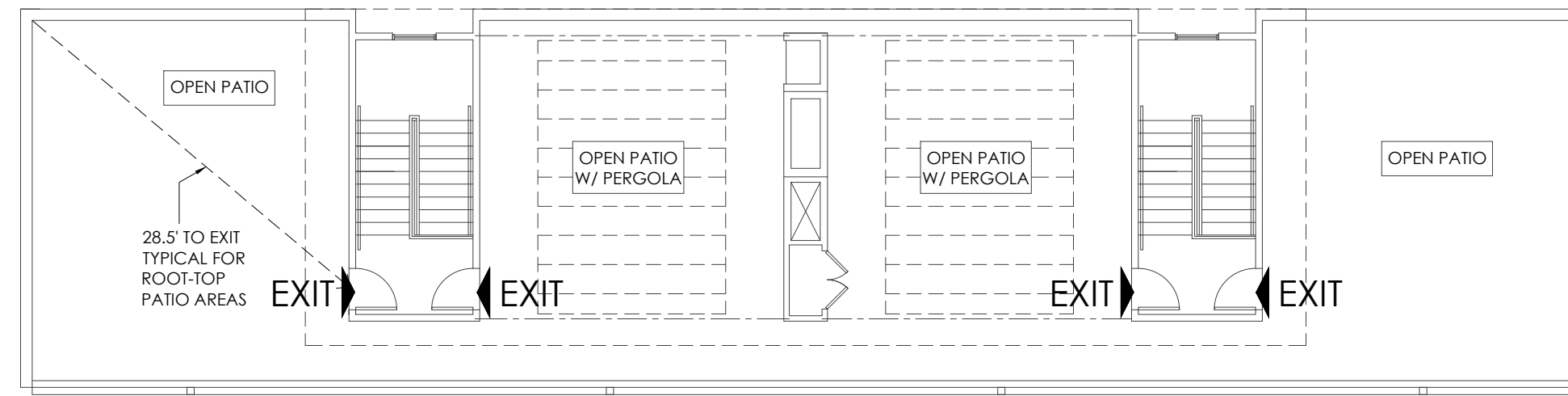
FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

GENERAL NOTES (APPLICABLE TO ALL TRADES):

- ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT AND LOCAL BUILDING CODE AND ANY AMENDMENTS OR INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL.
- THESE DRAWINGS AND ALL NOTES ARE INTENDED TO SET MINIMUM STANDARDS OF CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN DRAWINGS, NOTES OR MANUFACTURER'S INSTRUCTIONS, THE MORE STRINGENT REQS. SHALL APPLY.
- CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY OWNER & ARCHITECT OF ANY DISCREPANCIES.
- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING, CENTER OF WALL OPENING (DOOR OR WINDOW) AND CENTER OF COLUMN, U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUDS AND FACE OF CABINERY, U.N.O.
- PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS, FLOORS AND ROOFS PRIOR TO COMPLETION OF PERMANENT VERTICAL AND LATERAL LOAD SYSTEMS.

DRAWING SHEET INDEX:

- A1.0 CODE REVIEW, SITE PLAN & SHEET INDEX
- A1.1 SITE UTILITY DETAILS
- A2.0 FIRST FLOOR, SECOND FLOOR PLANS
- A2.1 THIRD FLOOR PLAN, ROOF PLANS
- A2.2 FOUNDATION PLAN / SCHEDULES
- A3.0 BUILDING ELEVATIONS
- A3.1 BUILDING ELEVATIONS
- A4.0 BUILDING SECTIONS
- E1.0 ELECTRICAL & HVAC PLANS
- P1.0 PLUMBING PLANS
- P1.1 PLUMBING RISER DIAGRAMS

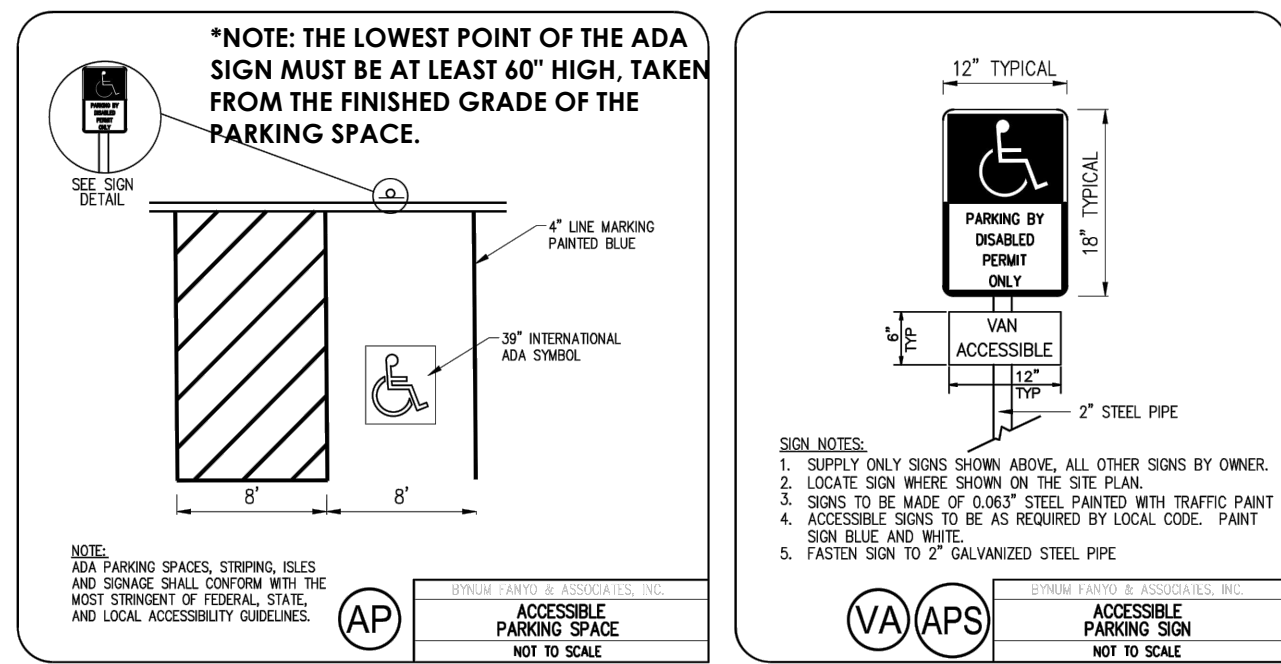
REFERENCE BUILDING SECTION SHEET FOR RATED FLOORS

02 FIRE SEPARATION / LIFE SAFETY PLAN
 A1.0 SCALE: N.T.S.

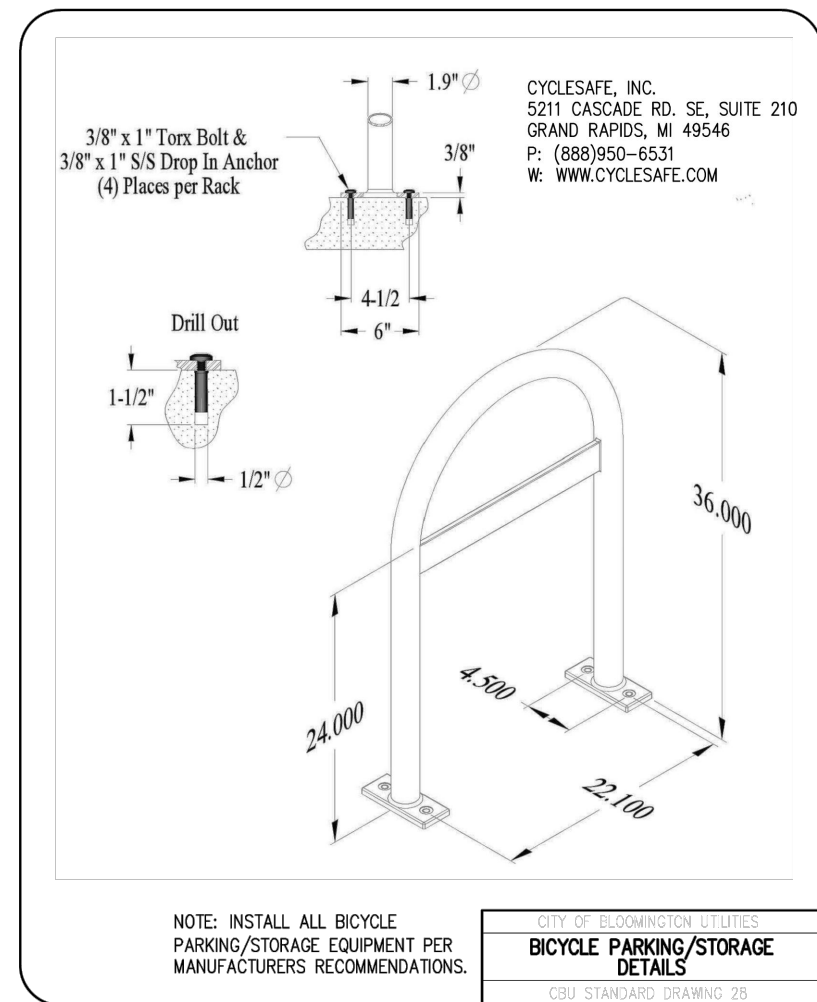
LOT COVERAGE: XXXX SF
 LOT AREA: .13 ACRES (5504 SF)
 BUILDING AREA: 2634 SF
 TOTAL IMPERVIOUS AREA: 3964 SF
 TOTAL OPEN (PERVIOUS AREA): 1810 SF

PARALLEL STREET PARKING (CONFIRM & COORDINATE W/ CITY PLANNING & TRANSPORTATION)

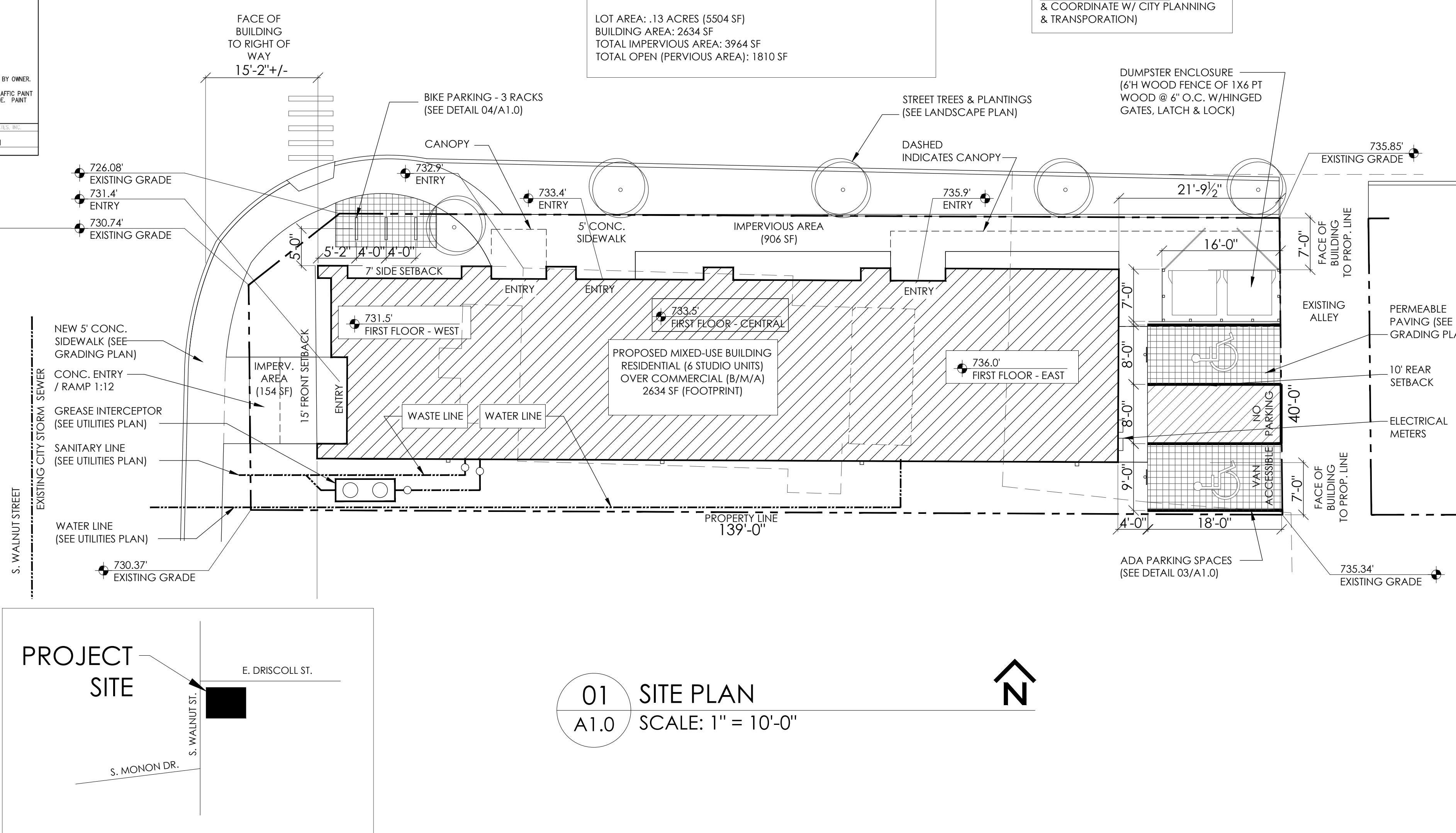
DUMPSTER ENCLOSURE (6" H WOOD FENCE OF 1X6 PT WOOD @ 6" O.C. WITHINGED GATES, LATCH & LOCK)



03 ADA PARKING DETAILS
 A1.0 SCALE: N.T.S.



04 BIKE PARKING DETAILS
 A1.0 SCALE: N.T.S.



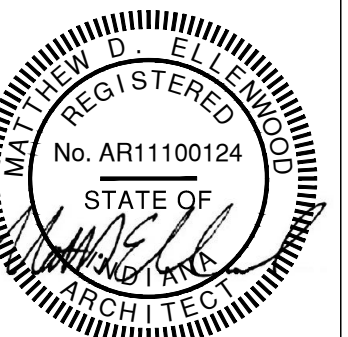
01 SITE PLAN
 A1.0 SCALE: 1" = 10'-0"

CODE REVIEW

2014 INDIANA BUILDING CODE (2012 INTERNATIONAL BUILDING CODE WITH INDIANA AMENDMENTS), ACCESSIBILITY STANDARD ICC/ANSI A117.1-2012 WITH INDIANA ACCESSIBILITY ISSUE, CHAPTER 11, 2014 INDIANA FIRE CODE, 2014: KEY BOX COORDINATE LOCATION AND KEY BOX TYPE WITH FIRE DEPARTMENT AND OWNER.

CODE ITEM	CODE REFERENCE	VALUE
OCCUPANCY TYPE	SECTION 301	B: 1ST FLOOR R2: 1ST, 2ND & 3RD FLOORS
CONSTRUCTION TYPE	TABLE 602.1	V-B
SPRINKLER SYSTEM	903.2.8. & 903.3.2	SPRINKLED: NFP13 (8-OCC) 13R (R-2 OCC)
FIRE-RESISTANCE RATING	TABLE 601 & 602	1-HOUR REQUIRED AT BEARING WALL AND FLOOR AND ROOF CONSTRUCTION
DWELLING UNIT SEPARATION	SECTION 708.3 & 711.3	1-HOUR REQUIRED, SEE PLANS & SECTION
OCCUPANCY SEPARATION (FLOOR/CEILING)	TABLE 508.4 TABLE 707.3.10 SECTION 711	2-HOUR REQUIRED BETWEEN A/B/M & R-2 1-HOUR REQUIRED BETWEEN A & B/M (SEE PLANS AND BUILDING SECTIONS)
INTERIOR EXIT STAIRWAYS	SECTION 1022.2	1-HOUR
	SECTION 1022.4 & TABLE 716.5	1-HOUR DOOR
BUILDING DATA		ACTUAL ALLOWABLE
MAXIMUM HT. (STORIES)	TABLE 503	3 STORIES (R2) B: 2 STORIES R2: 3 STORIES*
MAXIMUM HT.	TABLE 503	39.9' 60' (40')
*AUTOMATIC SPRINKLER INCREASE	SECTION 504.2	3 STORIES MAX. 60' MAX. (ADDITIONAL 1 STORY AND 20' OF BUILDING HEIGHT INCREASE IS ALLOWED.)
TOTAL FLOOR AREA		2658 SF (1ST FLOOR) 2783 SF (2ND/3RD) 8224 SF (TOTAL) R2: 7,000 SF
# OF EXITS (ACCESSIBLE MEANS OF EGRESS)	SECTION 1007.1 SECTION 1015.1 SECTION 1021.2	1 PROVIDED (1 PER 1-3 UNITS/FLR) 125' MAX TRAVEL 1 REQUIRED (1 PER 4 UNITS/FLR) (125' MAX TRAVEL)
MAX. EXIT ACCESS TRAVEL DISTANCE	TABLE 1016.2	99.5' (TO EXTERIOR) 125'
OCCUPANCY LOAD	TABLE 1004.1.2	1ST FLOOR: A/B/M = 1508 SF, R2 = 547 SF 2ND - 3RD FLOORS: R2 = 2172 SF/FLR FIRST FLOOR COMM'L T.B.D. R: 200 GROSS = 3 OCC AT 1ST FLOOR 22 OCC AT 2ND-3RD FLR TOTAL OCC. LOAD = 25 OCC (R-2 ONLY)
TYPE 'B' UNIT AT R-2	SECTION 1107.6.2 INDIANA AMENDMENTS	1 PROVIDED AT FIRST FLOOR

1301 S. WALNUT ST. MIXED USE
 BLOOMINGTON, IN
 1301 S. WALNUT ST.

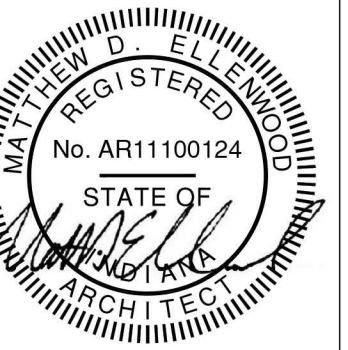


DATE **05.06.20**
 ISSUE PERMIT REVS
 JOB NO. **17-15**
 CHECKED BY **MDE**

© MATTEBLACK ARCHITECTURE
 THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT AND ANY REPRODUCTION OR USE FOR CONSTRUCTION MUST BE APPROVED BY THE ARCHITECT WITH PRIOR CONSENT. ALL REVISIONS SHALL BE DOCUMENTED AND SENT TO THE ARCHITECT FOR REVIEW BEFORE BEING REQUIRED FOR PERMITTING OR CONSTRUCTION.

A1.0
 CODE INFO & SITE PLAN

1301 S. WALNUT ST. MIXED USE
 1301 S. WALNUT ST. BLOOMINGTON, IN



DATE **8.11.20**

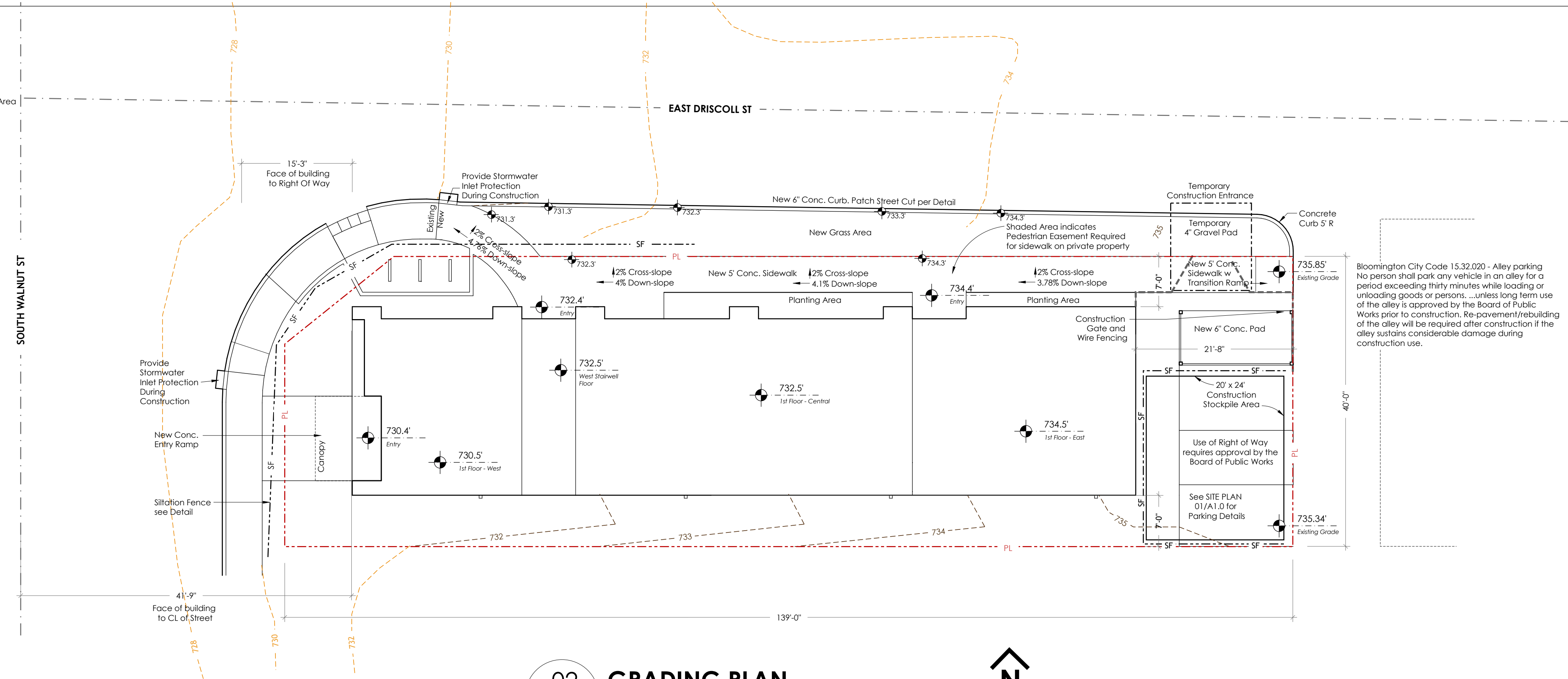
ISSUE **PERMIT REVS**

JOB NO. **17-15**

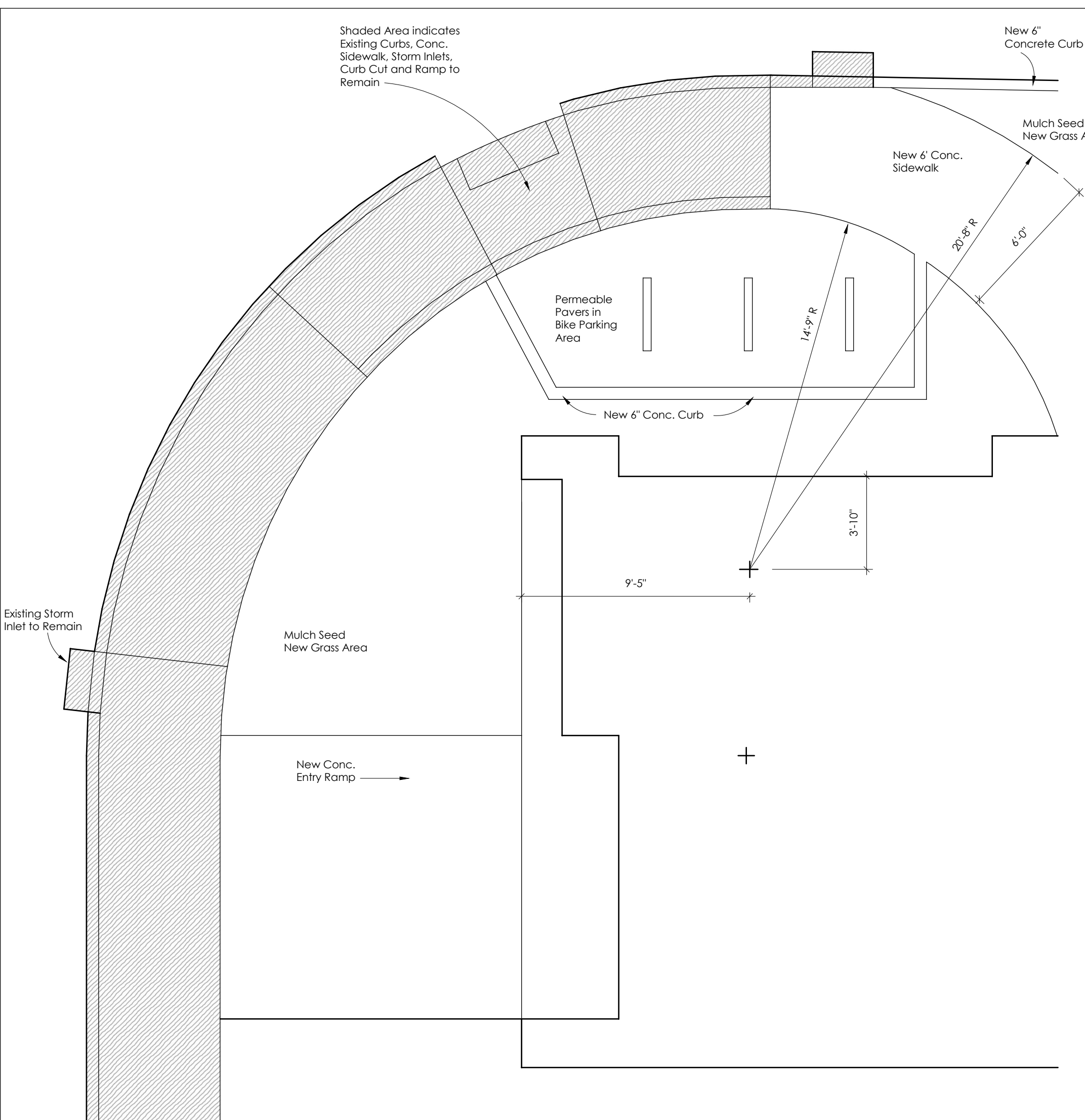
CHECKED BY **MDE**

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 TO THE ARCHITECT FOR REVIEW BEFORE BEING
 REQUIRED FOR PERMITTING OR CONSTRUCTION.

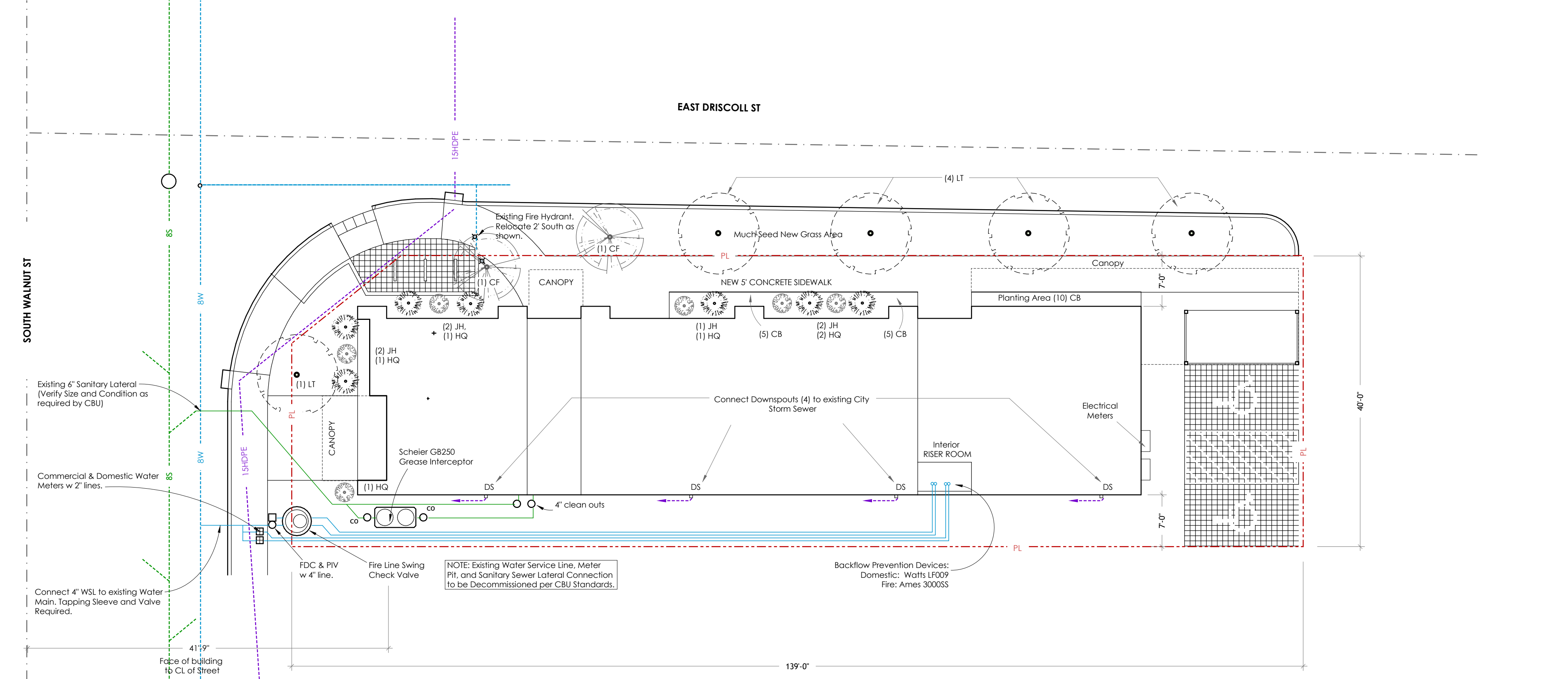
A1.1
 ADDITIONAL
 SITE PLANS



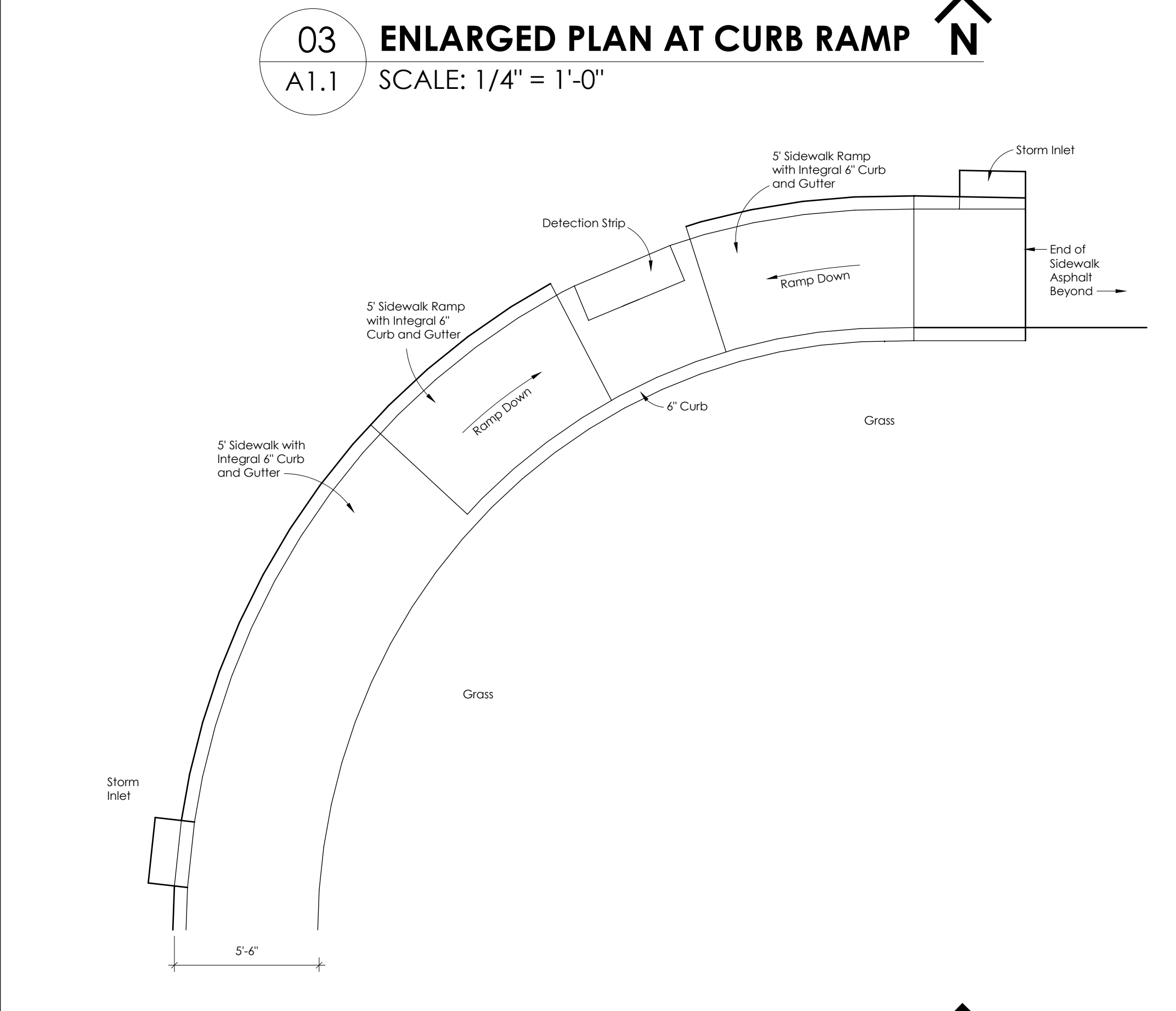
02 GRADING PLAN
 A1.1 SCALE: 1" = 10'-0"



03 ENLARGED PLAN AT CURB RAMP
 A1.1 SCALE: 1/4" = 1'-0"



01 LANDSCAPE AND UTILITIES PLAN
 A1.1 SCALE: 1" = 10'-0"



04 EXIST. COND. AT CORNER
 A1.1 SCALE: 1/4" = 1'-0"

PLANT SCHEDULE	KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE & CONDITION
CANOPY TREE	LT	Liliodendron Tulipifera	Tulip Poplar	4	2' GAL. B & B
ORNAMENTAL TREE	CF	Cornus Florida	Flowering Dogwood	2	2' GAL. B & B
DECIDUOUS SHRUB	HQ	Hydrangea Quercifolia "Sike's Dwarf"	Oakleaf Hydrangea	6	18" Height
EVERGREEN SHRUB	JH	J. Horizontalis "Wiltoni"	Blue Rug Juniper	7	18" Height
GRASS	CB	Carex Brevif	Shorbreak Sedge	20	6" potted

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 3391 S. Walnut Street

CASE #: V-06-23
DATE: March 23, 2023

PETITIONER: Walnut Star, LLC
601 N. College Ave, Suite #1A, Bloomington

CONSULTANTS: Studio 3 Design, Inc.
10748 Sky Prairie St, Fishers, IN

REQUEST: Variance from the minimum required electric vehicle charging in Section 20.04.060(i)(8).

REPORT: The property is located at 3391 S. Walnut Street and is zoned Mixed-Use Corridor (MC). Surrounding zoning includes Mixed-Use Corridor (MC) to the north and south, Residential Multifamily (RM) to the east, and Mixed Use Institutional (MI) to the west. The surrounding properties have been developed with a mix of single and multi-family residences to the east, offices to the north and south, and public service facilities to the west. This site was recently vacant and has several trees along the property border with no known sensitive environmental features.

The Plan Commission approved a site plan (SP-15-22) to allow for the construction of 103 dwelling units with 105 bedrooms. The project involves the construction of four multifamily buildings, a clubhouse and pool, and a surface parking lot with 121 parking spaces.

Section 20.04.060(i)(8) of the Unified Development Ordinance requires that one electric vehicle charging station be provided for every 25 parking spaces. Based on the 121 parking spaces proposed, a minimum of 5 electric vehicle charging stations are required and were shown on the approved site plan. Specifically, the UDO states that-

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. The provision of three or fewer electric vehicle parking spaces shall not count toward the maximum allowed number of parking spaces. The provision of four or more electric vehicle parking spaces shall count toward the maximum allowed number of parking spaces. The electric vehicle parking space shall be:

- (A) Located on the same lot as the principal use;
- (B) Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and
- (C) Outfitted with a standard electric vehicle charging station.

The petitioner is requesting a variance from these standards to not require the installation of the electric vehicle charging stations.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**20.06.080(b)(3)(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 granting of the variance will be injurious to the public health, safety, morals, or general welfare of the community as it was a stated goal of the Comprehensive Plan and provisions of the Unified Development Ordinance to promote environmental sustainability and decrease carbon emissions through the encouragement of alternative fuels and vehicles. The installation of the required chargers promotes the visual awareness of the availability of these resources and promotes many of the stated goals of the Comprehensive Plan.

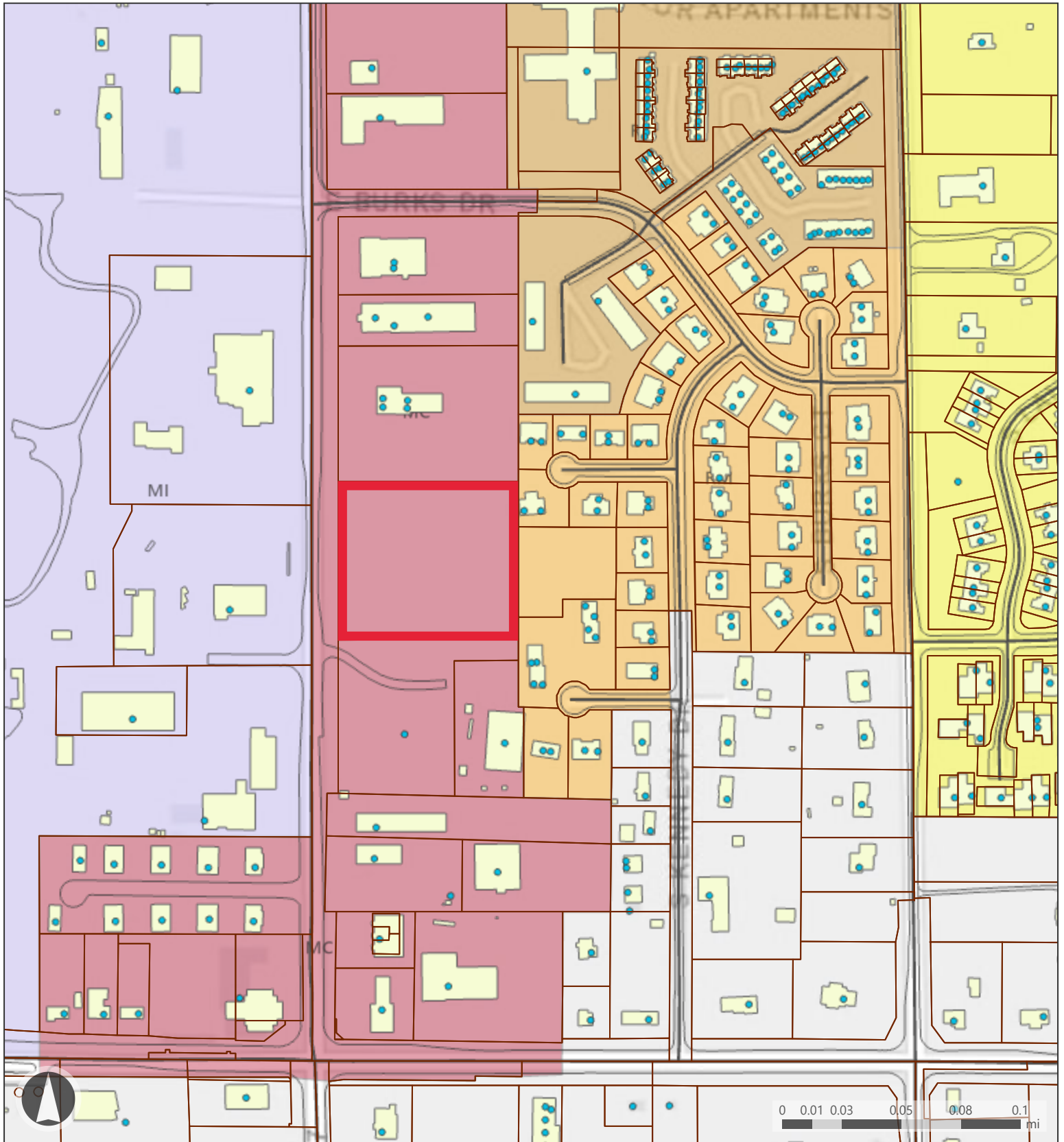
- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

PROPOSED FINDING: No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found.

- 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: The Department does not find that the strict application of the terms of the Unified Development Ordinance will result in any practical difficulties in the use of the property. The installation of the required electric vehicle charging stations will not prevent the petitioner from using the property for the manner in which it is zoned. The petitioner was aware of the requirement at the site plan approval stage and showed the required chargers. Further, the Department does not find any practical difficulties that are peculiar to the property in question that would not allow them to install the required electric vehicle charging stations. The petitioner has not demonstrated anything that is unique about this specific property that would not allow them to install the chargers as required.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and deny V-06-23.



Map Legend

Parcels

Address Points

Status

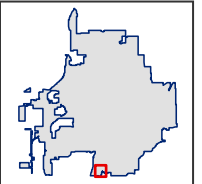
Current

Edge of Pavement

Code : Description

R2 : Residential Medium Lot

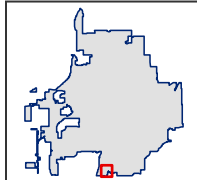
RH : Residential High-Density Multifamily





Map Legend

- Parcels
- Address Points
- Status**
- Current
- Edge of Pavement





February 23, 2023

Mr. Eric Greulich
City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

**RE: Water's Edge Apartment Development
Variance to Required Electric Vehicle Charging Spaces**

Petitioners Statement

Dear Mr. Greulich,

Studio 3 Design would like to submit the attached petition for a Development Standards Variance for your consideration on the Water's Edge Apartments project. The development is currently under construction and was previously approved by the Planning Commission in April of 2022.

Project Location

The project site is located at 3391 S. Walnut Street, Bloomington, IN on a currently undeveloped 3.28 acre parcel of land. The project is located in the Mixed-Use Corridor (MC) zoning overlay.

Project Description

The approved project consists of four multifamily apartment buildings, primarily 3 stories in height, consisting of a total of 103 apartment units with 105 bedrooms and a total of 120 parking spaces. It is important to note that all of the apartment are single bedroom units, except for 2 two-bedroom townhomes. There are no 3, 4 or 5 bedroom units in this project.

Variance Requested

We are requesting a variance the Uniform Development Ordinance section 20.04.060(i)(8) Electric Vehicle Charging. This section of the UDO requires parking areas with 50 or more parking spaces to provide a minimum of one electric vehicle parking space for every 25 parking spaces provided on site. This represents a minimum of 4% of spaces on site and a maximum of 5%. We see no support for this extreme quantity of EV charging stations.

This variance petition is not asking to totally eliminate the 5 EV parking spaces currently required by the UDO, but rather to install the underground infrastructure for all 5 spaces but only install 2 end user charging stations at the opening of the development. This represents 1.17% of the total spaces on site, much more in line with what the current data demonstrates for Indiana drivers. If

additional charging stations need to be connected in the future we can do so because the infrastructure will already be in place.

The UDO asks that a variance petition meet the following approval criteria:

- a. Approval will not be injurious to public health, safety, morals, and general welfare of the Community

The reduction from 5 EV spaces to 2 will not have any negative affects to public health, safety, morals, and general welfare of the Community. This variance will only have impact on the residents of the development, and can be catered to true demand over time if trends change and dictate additional EV spaces be installed.

- b. 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:

Adjacent properties will be unaffected by the requested variance.

- c. The strict application of the terms of this UDO 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:

Per the US Department of Energy: Alternative Fuels Data Center, in 2021 Indiana had a total of 10,400 electric vehicle registrations. Compared to the total number of automobiles registered in the state in 2020 of 2,121,269 and that only accounts for 0.49% of all vehicles in the state. **This data supports requiring no more than one EV station in this development.**

Even the State with highest concentration of electric vehicles per capita, California, is only at 1.6% of all registered vehicles. To require between 4-5% of parking spaces on site be dedicated to electric vehicle charging, **nearly 10 times the current in-state demand, puts an undue practical difficulty on the development.**

From a practical use standpoint, the location of this development will necessitate the use of vehicles as the primary source of transportation to and from the site. This is not like a downtown project location where proximity to campus, retail stores, offices and other places of employment permit the use of bicycles and walking as a convenient form of transportation. Also, due to the location, the project is traditional market-rate housing, not student housing. Given that fact, this site will have a heavier dependence on vehicle parking due to a working resident population being dependent on driving to their places of employment. The nature of this development also has a higher tendency than housing in the downtown to attract couples and/or families that may need multiple vehicles due to schedules and jobs that aren't conducive to ride sharing. Dedicating a total of 5 (4.17%) on-site parking spaces solely to electric vehicles further reduces available parking in the event there are couples or families with more than one car.

The charging stations that are currently in the approved plans for the development offer integrated software that allow the developer to track usage by day and allow the end users to monitor their vehicles charge level through an app. This data can be collected over the course of time and can inform on the total number of unique vehicles being charged as well as the amount of time per day that each charging station is being utilized. We strongly believe that 2 spaces are more than sufficient and if the data collected

Water's Edge Variance Request
February 23, 2023
Page 3

suggests otherwise, the developer will be in a position to make adjustments accordingly. By installing the underground infrastructure up front, this transition becomes quick and easy in the future when metrics dictate demand is present for additional charging stations.

We would like to request support from both planning staff and the Board of Zoning Appeals in seeking approval of the above outlined variance.

Respectfully submitted,

STUDIO 3 DESIGN, INC

A handwritten signature in black ink, appearing to read 'J. Zach Bode', written over a horizontal line.

J. Zach Bode, Architect

Sources of Data:

US Department of Energy: Alternative Fuels Data Center
<https://afdc.energy.gov/transatlas/#/?view=percent>

US Department of Transportation: Federal Highway Administration – Office of Highway Policy Information
<https://www.fhwa.dot.gov/policyinformation/statistics/2020/mv1.cfm>

WALNUT STAR, LLC
 THE WATER'S EDGE APARTMENTS

3391 S. WALNUT STREET
 BLOOMINGTON, IN 47401

PROJECT NUMBER:
22010

DATE:
7/15/2022

REVISION SCHEDULE:

#	Revision Description	Date Issued
1	ADDENDUM #1	8/3/2022
2	PROPOSAL REQUEST #1	11/29/2022

CERTIFICATION:



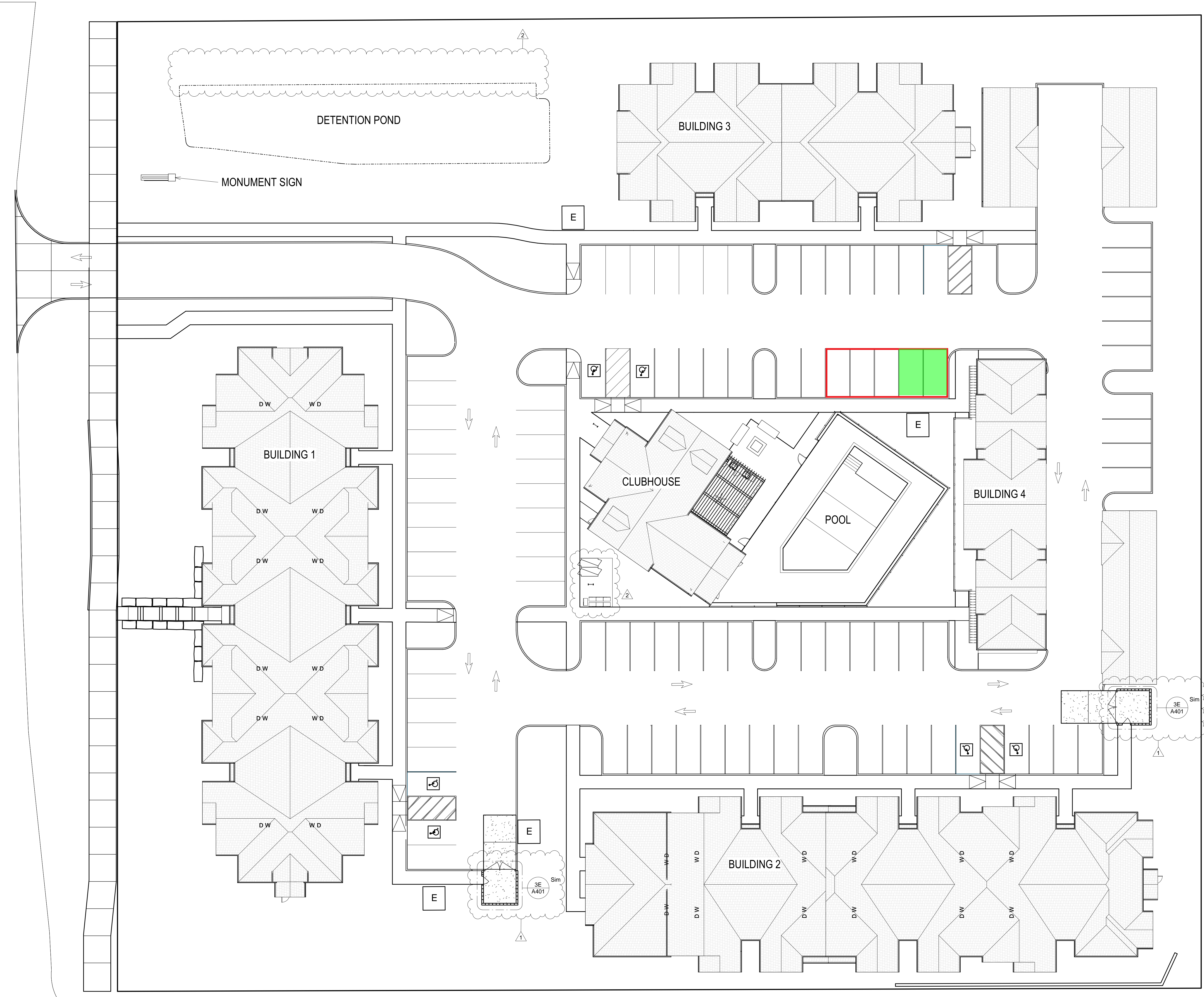
SHEET DESCRIPTION:
**ARCHITECTURAL
 SITE PLAN**

SHEET NUMBER:

A100

THESE DRAWINGS ARE THE PROPERTY
 OF STUDIO 3 DESIGN, INC. ALL RIGHTS
 RESERVED

- PARKING SPACES WITH UNDERGROUND INFRASTRUCTURE INSTALLED
- PARKING SPACES WITH END-USER E.V. CHARGING STATIONS INSTALLED



ARCHITECTURAL SITE PLAN
 1/16" = 1'-0"

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 2028 E 1st Street

CASE #: AA-08-23
DATE: March 23, 2023

PETITIONER: Leo Pilachowski
 2028 E. 1st Street, Bloomington

REQUEST: The petitioner is requesting an administrative appeal of the staff determination regarding noncompliance for a required sidewalk and tree plot with street trees.

STAFF REPORT: The applicant applied for a building permit (C21-309) to construct a new single family residence on a vacant lot at 2028 E. 1st Street. Section 20.04.050(d) of the Unified Development Ordinance requires a sidewalk and tree plot with street trees to be constructed along High Street. Specifically, section 20.04.050(d)(2) of the UDO states that-

Pedestrian facilities shall be required on both sides of all streets, with the exception of new single-family, duplex, and triplex residences built on existing legal lots of record on non-classified (neighborhood) streets with no adjacent pedestrian facilities, and additions to existing residential structures; and except that cul-de-sacs less than 300 feet in length and providing access to less than 10 residential units shall be required to provide pedestrian facilities on one side of the street. All required trails and connector paths shall be provided. Where there are conflicting standards in this UDO and the most recently adopted Transportation Plan, the Planning and Transportation Director shall determine which standard governs.

A tree plot is also required per Section 20.04.050(d)(8) and the UDO states that-

All sidewalks shall be spaced away from the back of curb to provide a tree plot and to provide pedestrian separation from vehicles. This minimum distance shall be as indicated in the Transportation Plan. Except as specified elsewhere in this UDO, tree plots may not be less than five feet and shall be planted with grass. The Planning and Transportation Director may allow tree grates, tree boxes, or other appropriate streetscape treatments in areas that anticipate increased pedestrian traffic.

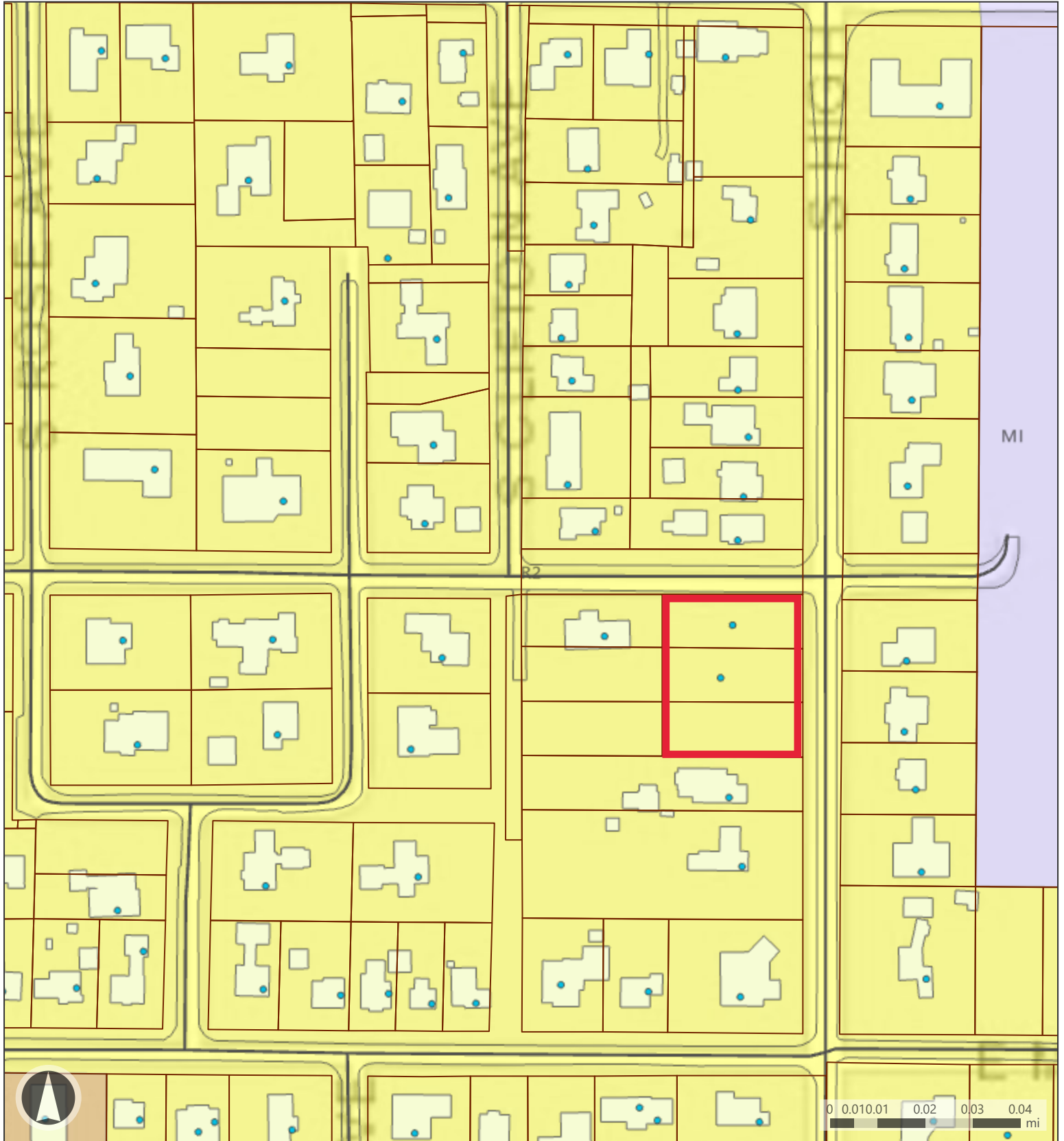
High Street, at this location, is classified as a Primary Collector, and is therefore not excepted from sidewalk installation.

The petitioner showed the required 6' wide concrete sidewalk and tree plot on the site plan that was approved with the Certification of Zoning Compliance (CZC) issued for the building permit to build the new dwelling, single-family (detached). The Certificate of Zoning Compliance also included the condition that a 6' wide concrete sidewalk and tree plot is required along the High Street property frontage.

The petitioner has constructed the residence and has not installed the required sidewalk or tree plot with street trees. A final occupancy was given by the Monroe County Building Department, though the Certificate of Zoning Compliance conditions were not met. A visual inspection of the property

on February 14, 2023 confirmed that the sidewalk and tree plot with street trees had not been installed. The petitioner was alerted to contact the Department by the Monroe County Building Department. He appealed the determination that the requirements exist before a Notice of Violation was issued. A Notice of Violation was issued on March 10, 2023 regarding the lack of sidewalk and tree plot with street trees. As of the date of the writing of this report (March 14, 2023), the sidewalk and street trees are still not in place.

RECOMMENDATION: In accordance with UDO Section 20.06.080(d)(3)(B)(ii), because this petition is an administrative appeal, the staff report shall not make a formal recommendation.



Map Legend

Parcels

Address Points

Status

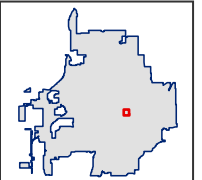
Current

Edge of Pavement

Code : Description

R2 : Residential Medium Lot

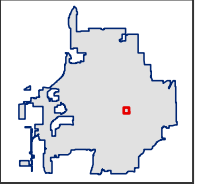
RH : Residential High-Density Multifamily





Map Legend

- Parcels
- Address Points
- Status**
- Current
- Edge of Pavement





City of Bloomington
Planning and Transportation Department

March 10, 2023

Leo Pilachowski
 2326 E Woodbine Avenue
 Bloomington, IN 47401

Leo B & Catherine A Pilachowski
 2028 E 1st Street
 Bloomington, IN 47401

Re: Notice of Violation

Failure to Comply with Development Standards, Access and Connectivity
 Failure to Comply with CZC C21-309

Dear Sir or Madam:

This Notice of Violation (NOV) serves as a formal warning of non-compliance with Unified Development Ordinance (UDO) **Section 20.04.050 [Development Standards & Incentives; Access and Connectivity]** and **Section 20.06.100(b) [Administration & Procedure; Enforcement and Penalties; Penalties and Remedies for Violations]** at 2028 E 1st Street. Records show that you are the owner or Building Permit applicant of this property.

The City of Bloomington Planning and Transportation Department observed the status of the project located at 2028 E 1st Street on 02/14/2023. The Monroe County Building Department communicated to Planning and Transportation that the project at 2028 E 1st Street received a Certificate of Use and Occupancy from Monroe County on 04/08/2022. However, there are required improvements that have not been built. Specifically, a sidewalk and tree plot with street trees were required to be built along S. High Street. This property is in the R2 Zoning District (Residential Medium Lot).

A requirement of CZC C21-309 is as follows: "A 6' concrete sidewalk and tree plot is required along the entire property frontage and must be installed prior to occupancy."

According to UDO **Section 20.06.100(b) [Administration & Procedure; Enforcement and Penalties; Penalties and Remedies for Violations]**;

- (1) For the purposes of this UDO, a violation shall be defined as violation of or failure to comply with :
- (B) Any condition, requirement or commitment established with the approval of a variance, conditional use, site plan, Planned Unit Development, subdivision, certificate of zoning compliance, or other development approval under this UDO

According to Unified Development Ordinance (UDO) **Section 20.04.050(d) [Development Standards & Incentives; Access and Connectivity; Pedestrian and Bicycle Circulation]**;

- (2) **Applicability**
 Pedestrian facilities shall be required on both sides of all streets, with the exception of new single-family, duplex, and triplex residences built on existing legal lots of record on non-classified (neighborhood) streets with no adjacent pedestrian facilities, and additions to existing residential

structures; and except that culs-de-sac less than 300 feet in length and providing access to less than 10 residential units shall be required to provide pedestrian facilities on one side of the street. All required trails and connector paths shall be provided. Where there are conflicting standards in this UDO and the most recently adopted Transportation Plan, the Planning and Transportation Director shall determine which standard governs.

In accordance with UDO Section 20.06.100, a violation of Failure to Comply with CZC may result in a two hundred and fifty-dollar (\$250) fine. In accordance with UDO Section 20.06.100, a violation of Failure to Comply with Development Standards may result in a one-hundred dollar (\$100) fine. Each day a violation is allowed to continue is considered a distinct and separate violation. Subsequent violations are twice the previous fine, up to a maximum daily fine of seven thousand five hundred dollars (\$7,500).

If the violation remains unresolved, fines will begin to accrue daily on 03/25/2023 in accordance with above referenced UDO Section 20.06.100 [Enforcement and Penalties] until such a time as the violation is remedied. You have the following options to remedy the situation.

1. Submit a sidewalk completion timeline for review and approval by the Planning and Transportation Department in conjunction with the Engineering Department on or before 03/24/2023.

You have already disputed the City's assertion that the property is in violation of the above referenced sections of the Unified Development Ordinance by filing an administrative appeal on February 20, 2023. Said appeal is scheduled to be heard in the coming weeks by the Board of Zoning Appeals.

Failure to resolve this violation may result in further enforcement action. If a fine is issued, the final fine amount shall be paid to the City of Bloomington. All fines may be contested in the Monroe County Circuit Courts.

Please contact the Planning and Transportation Department at planning@bloomington.in.gov or 812-349-3423 with any questions or concerns.

Sincerely,



Jennifer Burrell
Zoning Compliance Planner, Planning and Transportation

Enclosure: (2) Photographs

CC: Scott Robinson, AICP, Director, Planning and Transportation Department
Beth Rosenbarger, AICP, Assistant Director, Planning and Transportation Department
Jackie Scanlan, AICP, Development Services Manager, Planning and Transportation Department
Andrew Cibor, P.E., Director, Engineering Department



Photo 1: The portion of the 2028 E 1st Street site adjacent to High Street where a sidewalk and tree plot have not yet been built on 02/14/2023.



Photo 2: The portion of the 2028 E 1st Street site adjacent to High Street where a sidewalk and tree plot have not yet been built on 02/14/2023.



City of Bloomington
Planning and Transportation Department
Certificate of Zoning Compliance

Application #:	C21-309	Property Address:	2028 E 1st Street
Date Received:	6/16/2021	Date Issued:	7/8/2021
Zoning District:	R2	Proposed Use:	Dwelling, single-family (Detached)

The attached plans have been reviewed for compliance with applicable provisions of Title 20, Bloomington Unified Development Ordinance, and conformance with the terms of any approvals which have been granted under authority of the Ordinance. The Planning and Transportation Department finds the plans to be in compliance. The following terms and conditions apply:

- This permit authorizes the proposed New Construction as shown on the Certificate of Zoning Compliance application only; no other construction is permitted.
- Occupancy of each dwelling unit is limited to not more than 3 unrelated adults, or as defined by the definition of "Family." [BMC 20.07.10 (Family)]
- This permit does not allow for work in a city right-of-way. An excavation permit is required for any work done within a public right-of-way
- All new driveway aprons onto a street shall be surfaced with concrete. [BMC 20.04.060(i)(7)(B)]
- Siding material must extend from roofline to within six (6) inches of finished grade. [BMC 20.04.070(d)(3)(C)]
- Appropriate erosion control measures must be installed and maintained. Yard must be seeded and stabilized after final grade is established. [BMC 20.04.030(d)(3)(I)]
- A 6' concrete sidewalk and tree plot is required along the entire property frontage and must be installed prior to occupancy.

This Certificate of Zoning Compliance pertains only to the attached plans and the specific use proposed, exactly as submitted and reviewed. This Certificate does not constitute the issuance of any additional required permits nor exempt the property from compliance with any requirements of other governmental entities.

Eric Greulich
 Senior Zoning Planner
 City of Bloomington
 Planning and Transportation Department

Leo Pilachowski

From: Nancy Axsom <axsomin@bloomington.in.gov>
Sent: Wednesday, May 19, 2021 12:09 AM
To: leop@lyradev.com
Subject: Re: Letter for building permit application

Leo,

The following statement should suffice for the needs of the Health Dept:

***CBU is the water and sewer provider for 2028 E 1st St St.**

Let me know if myounhave any questions.

On Mon, May 17, 2021 at 11:40 AM Leo Pilachowski <leop@lyradev.com> wrote:

Nancy,

Monroe County tells me they need a "Sewer Capacity Letter" to be submitted with the building permit application. I am told any email saying something about the sewer tap work will be adequate. Can I get such an email from you?

Also, looking over the Bloomington Utilities site, I see something like I need to submit my plans to the CBU. Does this apply to my single family residence or have I already handled all this with the sewer tap process?

Thanks,

Leo

812-331-9858

--

[Click Here to sign up for the Smart Meter Customer Portal!](#)

 <p>CITY OF BLOOMINGT</p>	<p>Nancy Axsom Proj Coord - New Services Utilities Department City of Bloomington, IN axsompn@bloomington.in.gov 812.349.3689 bloomington.in.gov/utilities</p>
---	---



REAR ELEVATION

**
NOTE: STOOPS, STEPS, APRON
AND DRIVE BY OWNER

INSTALL 3'-0" ICE AND WATER
SHIELD ALL AROUND THE BOTTOM
OF THE PERIMETER OF THE HIP ROOF



FRONT ELEVATION

**
NOTE: STOOPS, STEPS, APRON
AND DRIVE BY OWNER



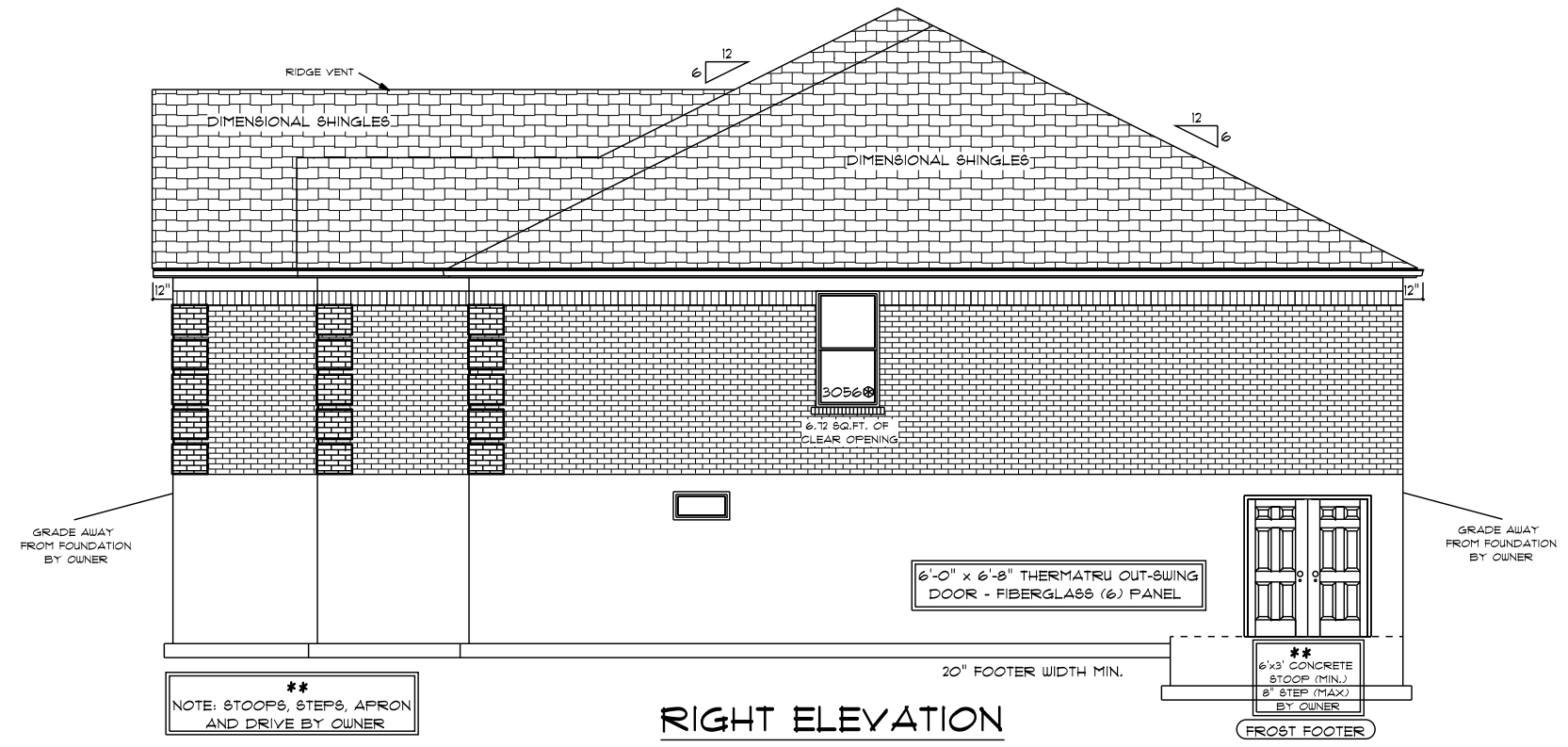
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TK CONSTRUCTORS
CLEARWATER



LEFT ELEVATION

INSTALL 3'-0" ICE AND WATER SHIELD ALL AROUND THE BOTTOM OF THE PERIMETER OF THE HIP ROOF



RIGHT ELEVATION



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TK CONSTRUCTORS
CLEARWATER

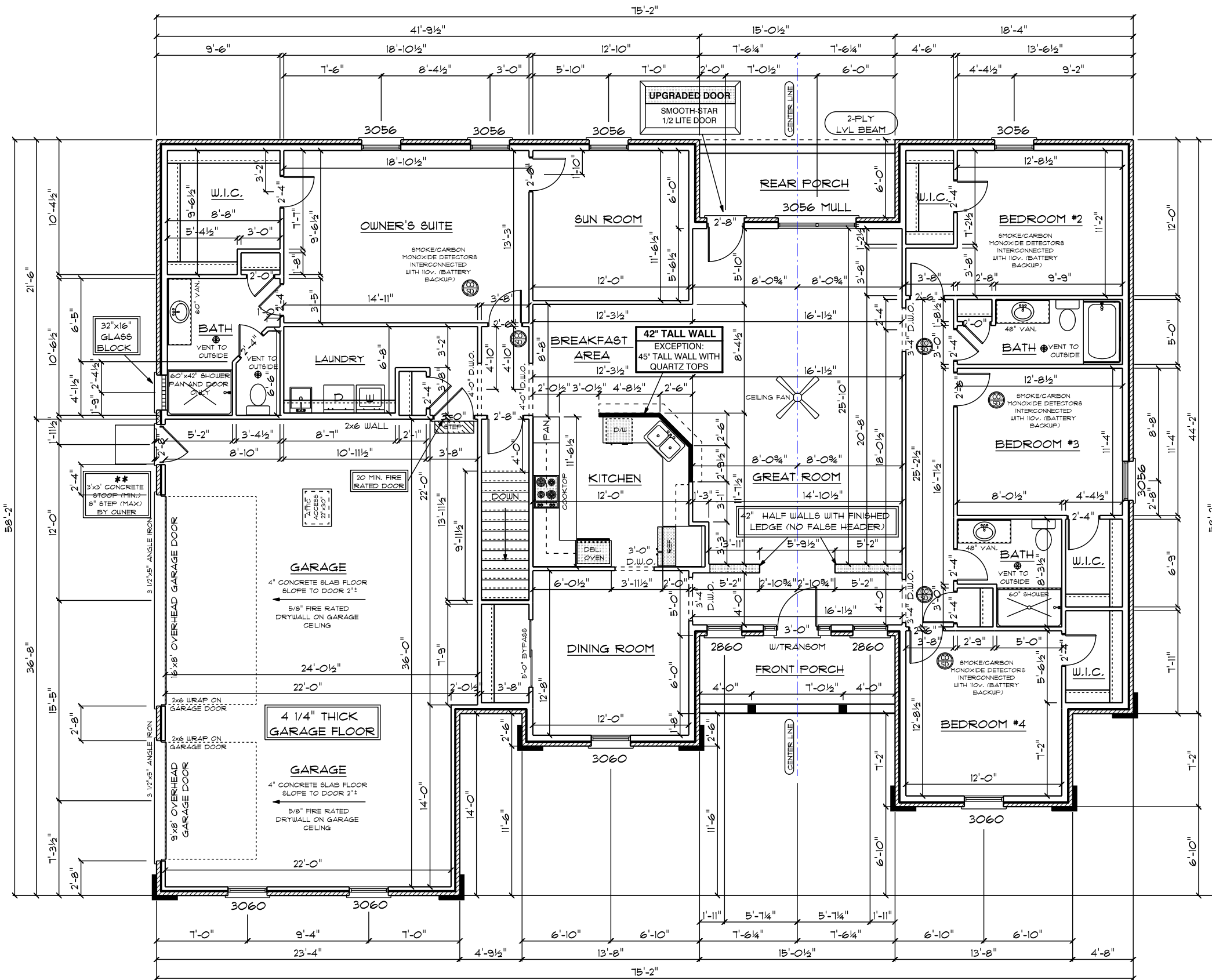
FLOOR PLAN

TOTAL LIVING SQ.FT.	2,710
GARAGE	886
TOTAL SQ.FT.	3,596
EXCLUDING FRONT PORCH	90
EXCLUDING REAR PORCH	90

ANDERSEN WINDOW SCHEDULE - 200 SERIES -

ANDERSEN MODEL NO.	R.O. SIZE
3030	36" x 36"
3040	36" x 48"
3049*	36" x 57"
3056*	36" x 66"
3060*	36" x 72"
3049 MULL*	73" x 57"
3056 MULL*	73" x 66"
3060 MULL*	73" x 72"
ANDERSEN SLIDING DOOR R.O. 72 3/4" x 82 1/8"	
3'-0" FRONT DOOR R.O. 38 3/8" x 82 1/2"	
3'-0" FRONT DOOR WITH (1) SIDELITE R.O. 51 1/8" x 82 1/2"	
3'-0" FRONT DOOR WITH (2) SIDELITES R.O. 65 3/8" x 82 1/2"	
R.O. FOR BI-FOLD DOORS USING DRYWALL JAMB FACING = 1 1/4" + DOOR SIZE x (81 1/2")	
R.O. FOR BYPASS DOORS USING DRYWALL JAMB FACING MAKE SAME AS BOTH DOORS ADDED TOGETHER	
ALL INTERIOR DOORS SIZE + 2" TO WIDTH x 82 1/2" HIGH	
R.O. POCKET DOOR (2x DOOR WIDTH + 1") x 85" HIGH	

* - DENOTES OPENING MEETS EGRESS REQUIREMENTS



9'-0" FIRST FLOOR CEILING HEIGHT

INCLUDES:

- 3060 WINDOWS IN LIEU OF 3056 WINDOWS
- 3056 WINDOWS IN LIEU OF 3049 WINDOWS
- DRYWALL WRAPPED OPENINGS 12" TALLER
- 42" KITCHEN CABINETS STANDARD
- 9'x8' GARAGE DOORS STANDARD

** INDICATES WORK SHALL BE DONE BY HOMEOWNER UNLESS OTHERWISE NOTED ON AN ADDENDUM

ALL WALL DIMENSIONS ARE FACE TO FACE OF STUDS
ALL INTERIOR WALLS ARE 3/2" (UNLESS NOTED)
EXHAUST BATH FANS ARE VENTED TO OUTSIDE AIR
*3049 SASH (5.10 SQ.FT. OF CLEAR OPENING)
ALL BRICK LAYOUT MEASUREMENTS ARE 4"

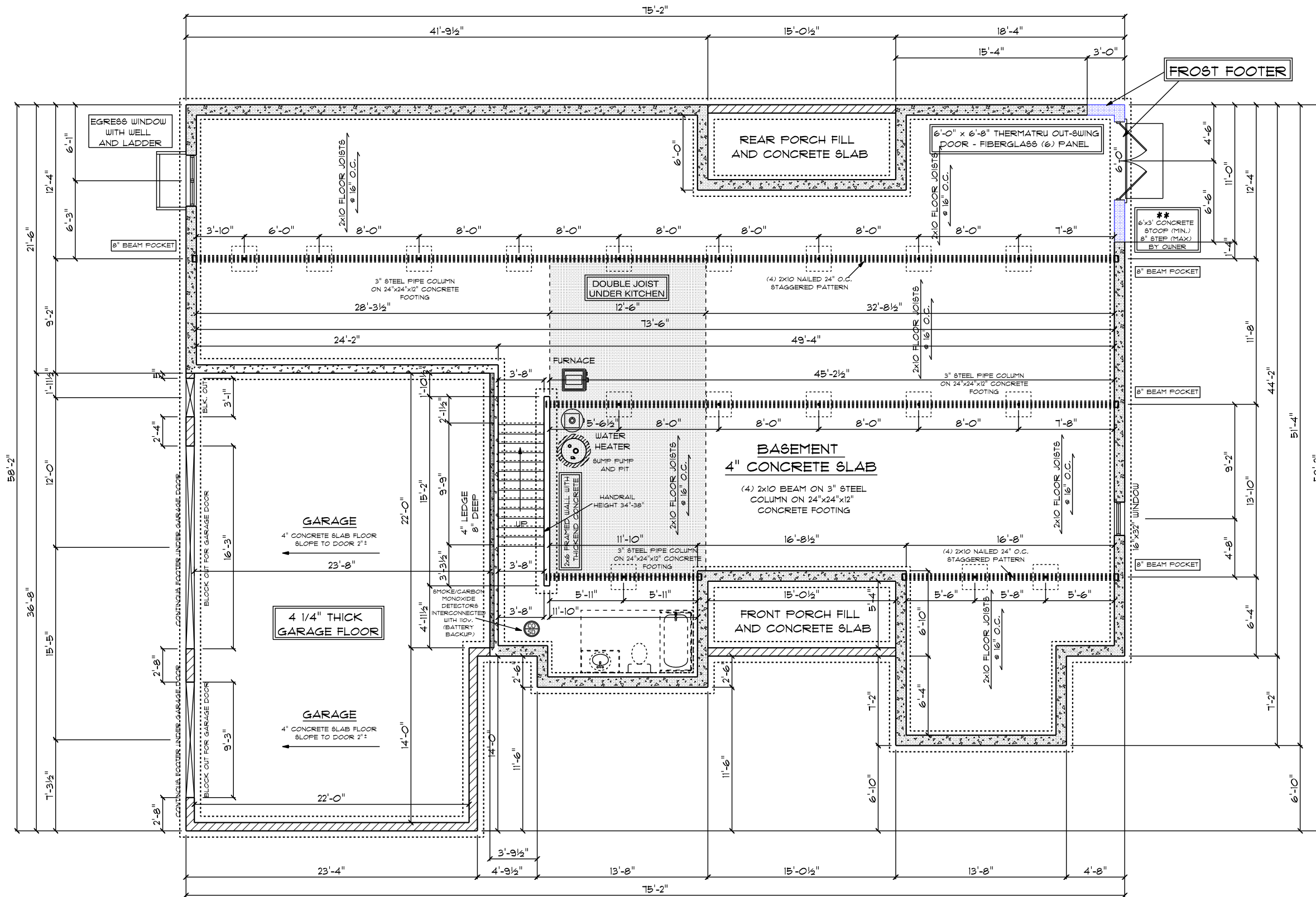
ADDENDUM 1
DATE: 5/24/2021
HOMEOWNER: LEO PILACHOWSKI
JOB NO: I1-2129

VER: 01:36 PM
DRAWING BY: SES
0.117" = 1'-0"



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TK CONSTRUCTORS
CLEARWATER



TK CONSTRUCTORS
CLEARWATER

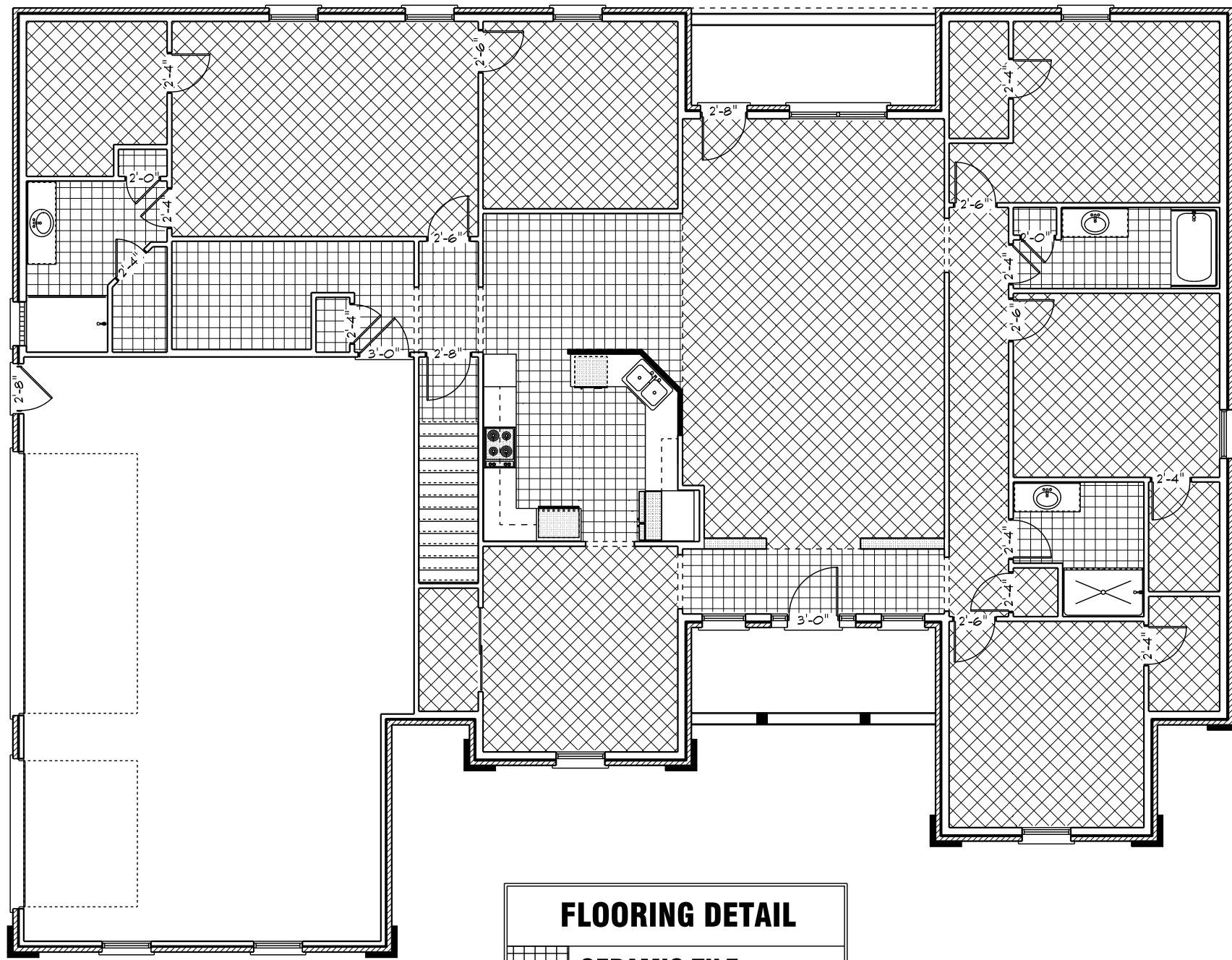
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
CONSTRUCTORS

DATE: 5/24/2021
 HOMEOWNER: LEO PILACHOWSKI
 JOB NO: 11-2129

ADDENDUM 1
 VER: 01:36 PM
 DRAWING BY: SES
 0.117" = 1'-0"

PAGE NO: **4B**



FLOORING DETAIL	
	CERAMIC TILE
	HARDWOOD FLOORING

TK CONSTRUCTORS
CLEARWATER

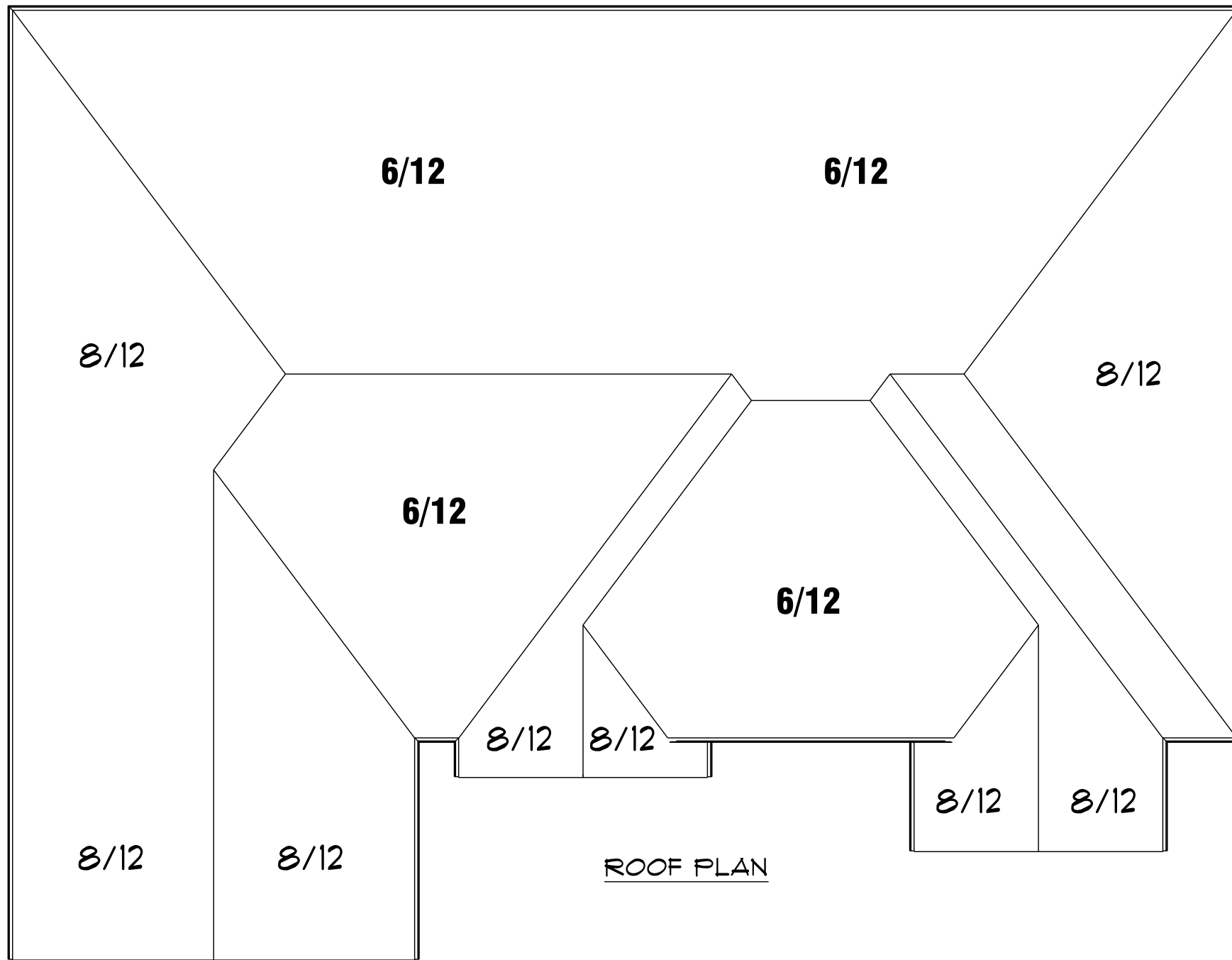
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DATE: 5/24/2021
 HOMEOWNER: LEO PILACHOWSKI
 JOB NO.: II-2129

ADDENDUM I
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 DRAWING BY: SES
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PAGE NO.: **5B**



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DATE: 5/24/2021
 HOMEOWNER: LEO PILACHOWSKI
 JOB NO.: 11-2129

ADDENDUM 1
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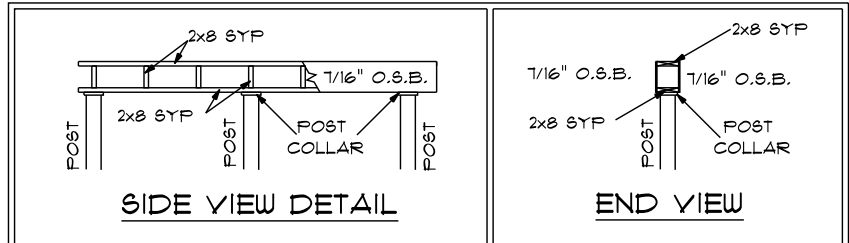
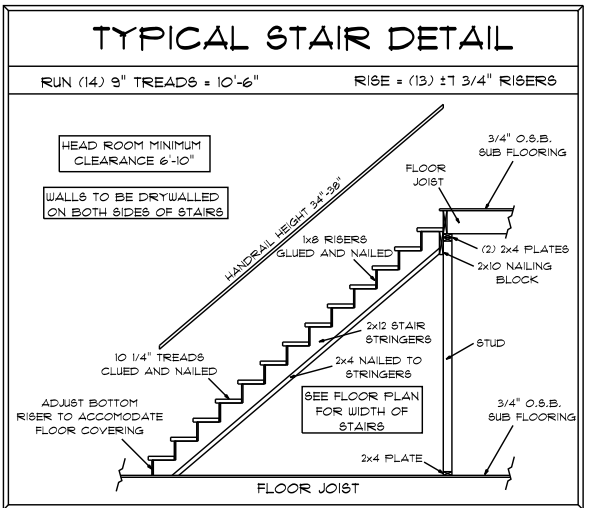
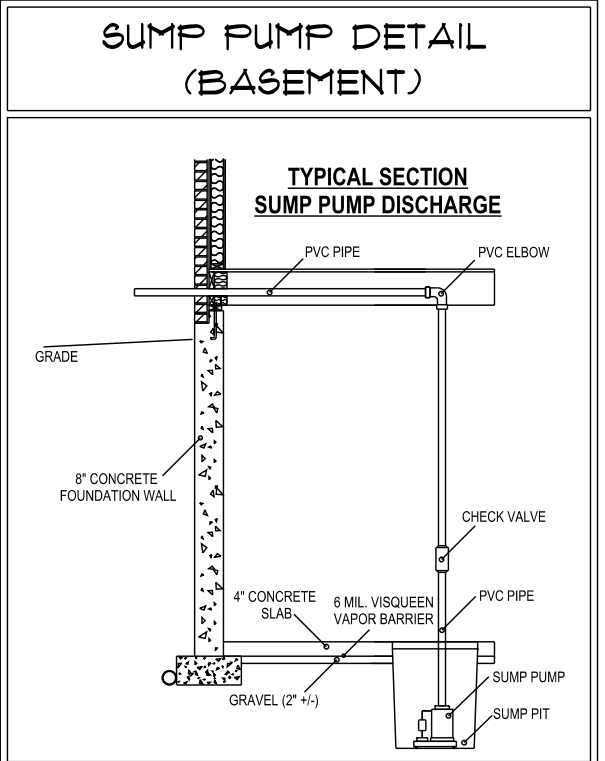
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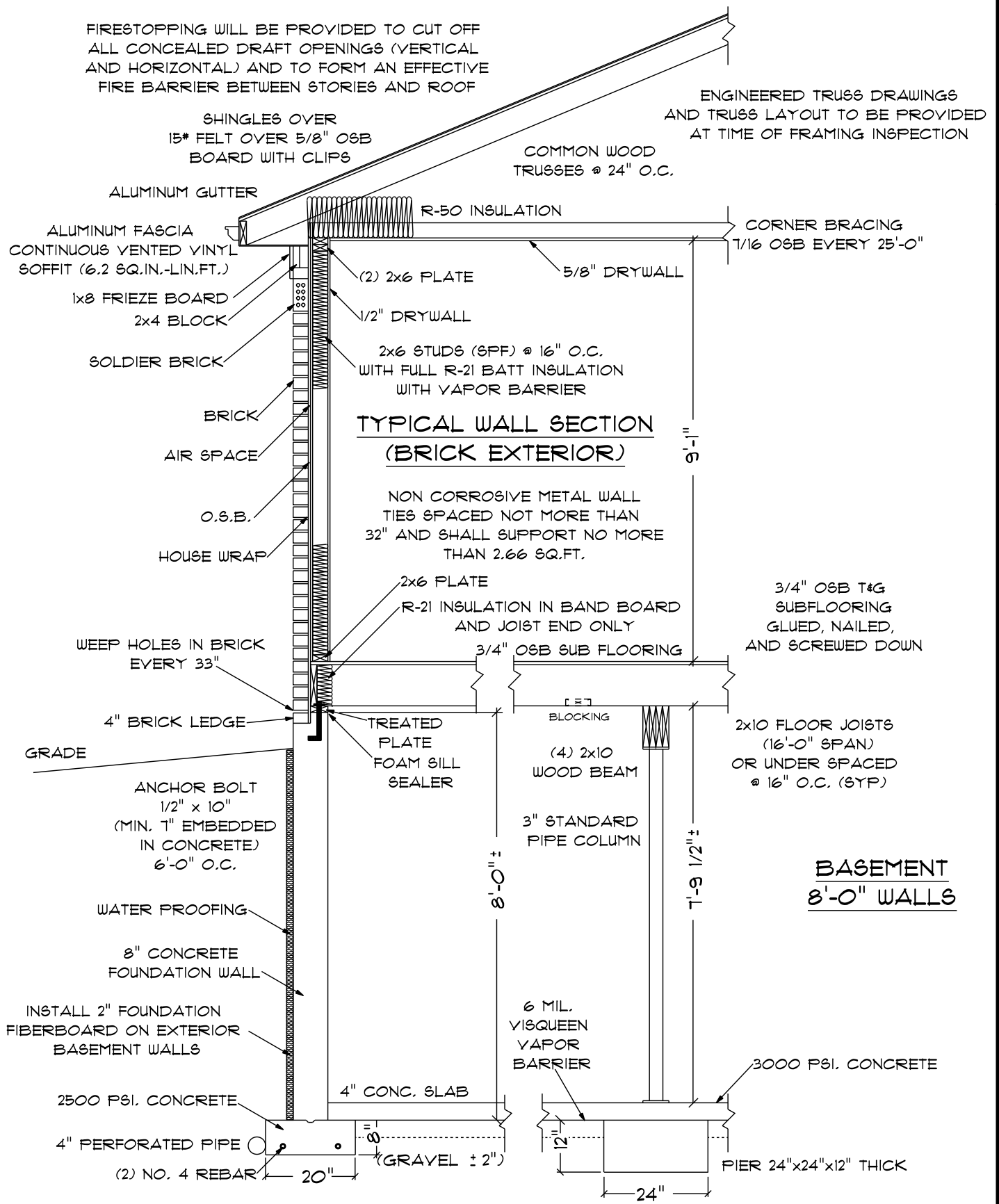
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TK CONSTRUCTORS
CLEARWATER

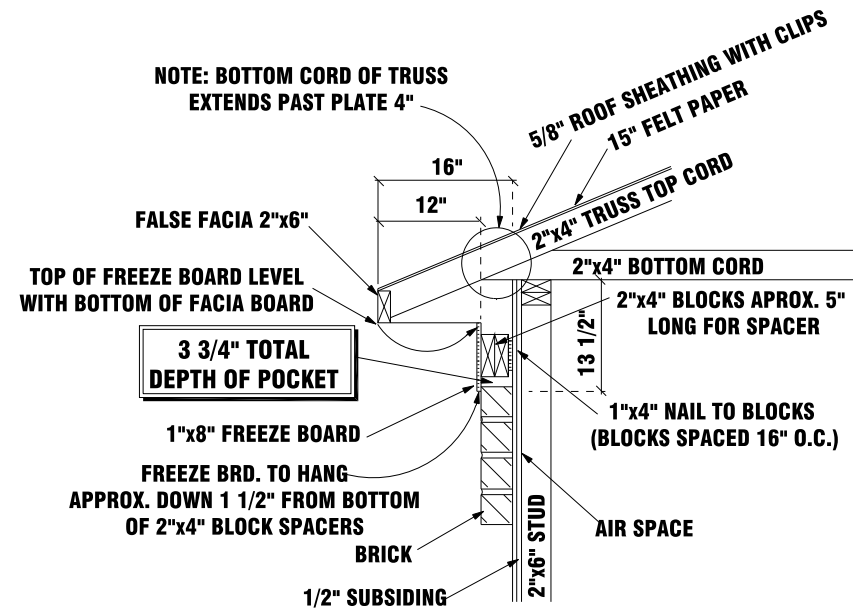
BASEMENT BEAM SIZE
- (4) 2x10 BEAM IN BASEMENT
STIFFBACKS AND BLOCKING
- BASEMENTS AND TWO STORY WILL HAVE 2x6 BLOCKING FLAT AT BOTTOM AND INSIDE JOIST TO JOIST
- CRAWL SPACE WILL HAVE 2x4 FLAT WITH 2x6 UPRIGHT
STIFFBACK AND OVERLAP 4'
- STIFFBACKS AND/OR BLOCKING NEEDED WHEN JOISTS ARE 10'-0" OR LONGER
GREEN PLATE SIZE AND LENGTH
- 2x4 FOR BRICK
- 2x8 FOR VINYL
EXTERIOR WALL HEADER SIZE
- FIRST FLOOR 2x12 WITH 7/16 IN BETWEEN
- SECOND FLOOR 2x8 WITH 7/16 IN BETWEEN
WALL LEADS
- 2x6 WALL LEADS ARE STANDARD
PORCH BEAM SIZE
- 2x8 BOX BEAM IS STANDARD
WINDOW INSTALLATION
WINDOWS TO BE BOTH SILICONED AND TAPED. DOUBLE
TAPE TOP UNDER AND OVER HOUSEWRAP



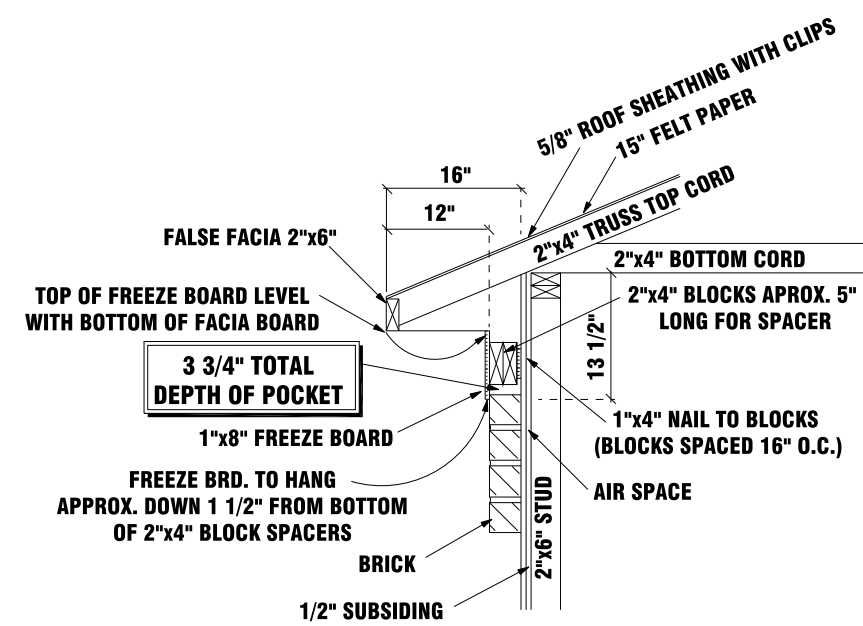
HEIGHT OF BOX BEAM IS DETERMINED BY FREEZE BOARD HEIGHT



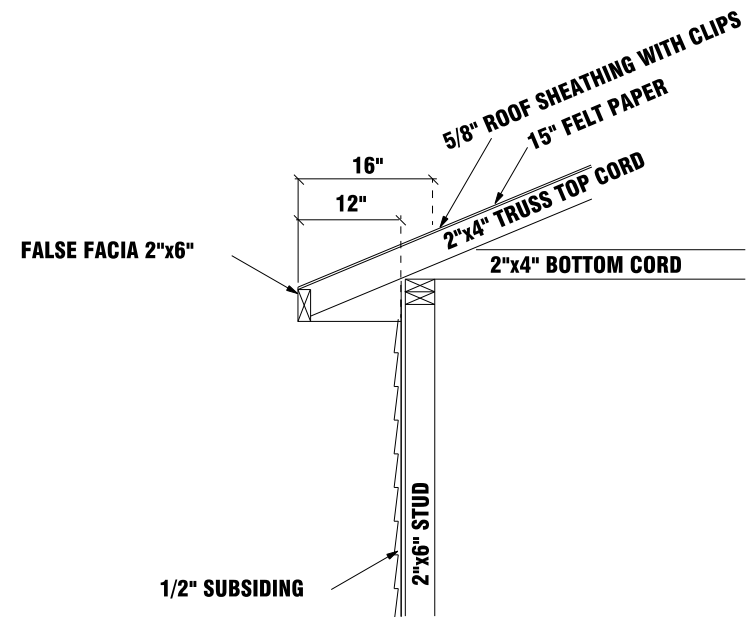
BASEMENT 8'-0" WALLS



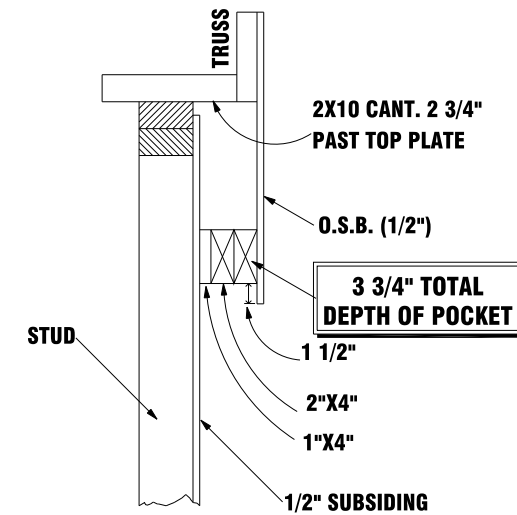
HOUSE WITH QUEEN BRICK FRONT ONLY



HOUSES WITH FULL QUEEN BRICK WRAP



TYPICAL HOUSE WITH VINYL SIDING AREA AT EAVE



GABLE WALL DETAIL WITH QUEEN BRICK FRIEZE BOARD

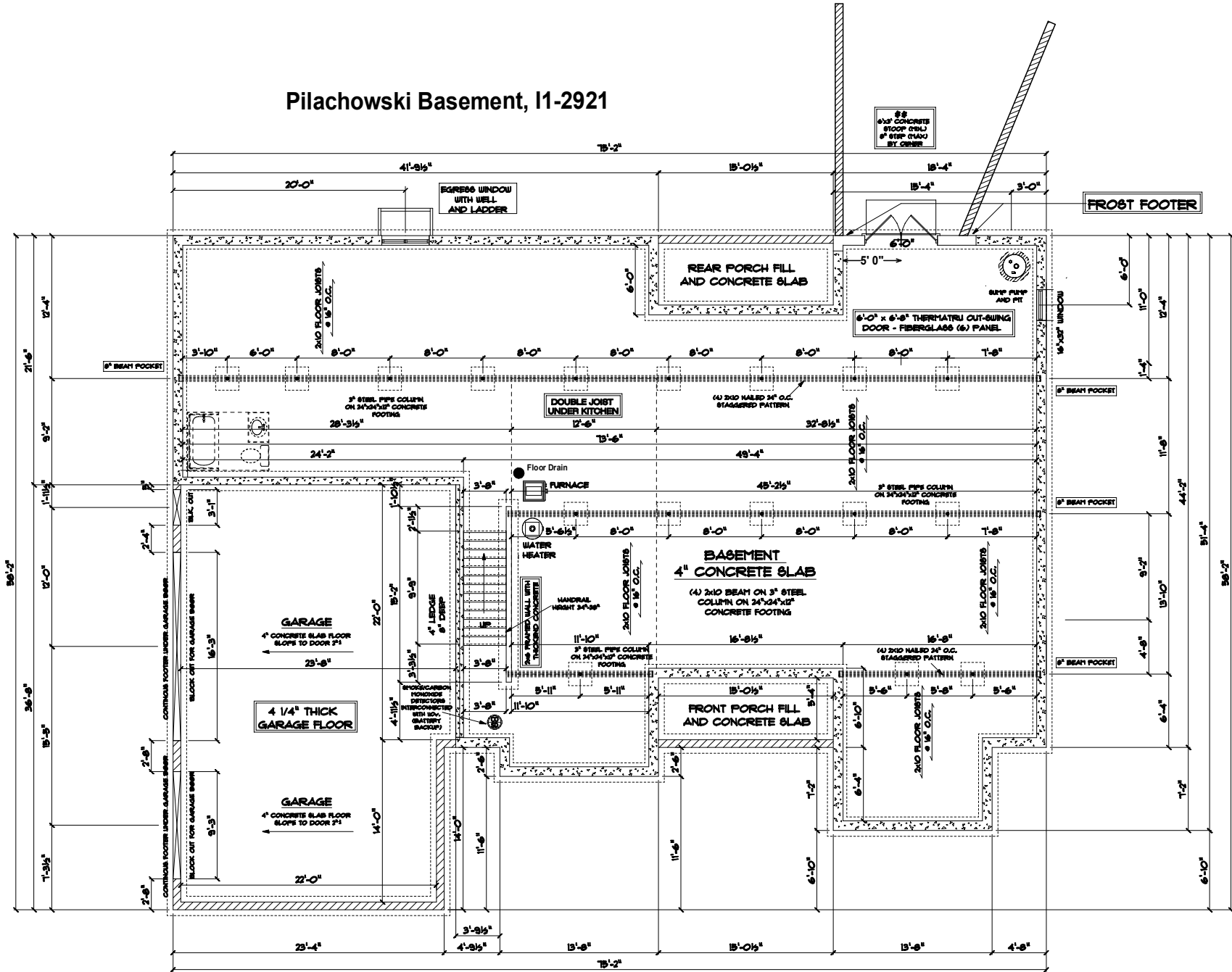
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TK CONSTRUCTORS
CLEARWATER

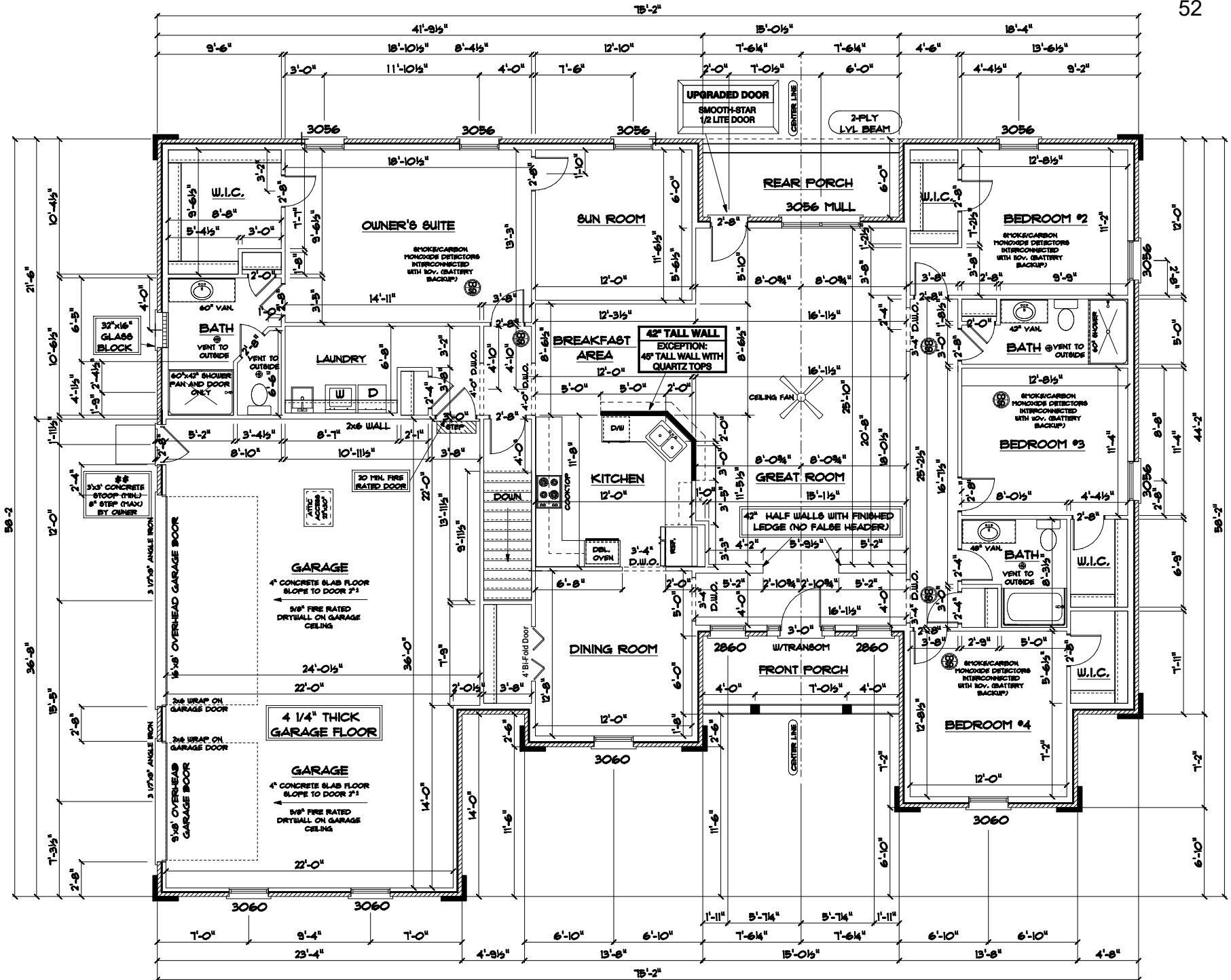
Pilachowski Basement, 11-2921



INCREASED POURED WALL THICKNESS WHERE BRICK IS APPLIED

FOUNDATION - BASEMENT

INSTALL 2\"/>



Pilachowski Floorplan, I1-2921

[Note: 6" gutters and 3"x4" downspouts]

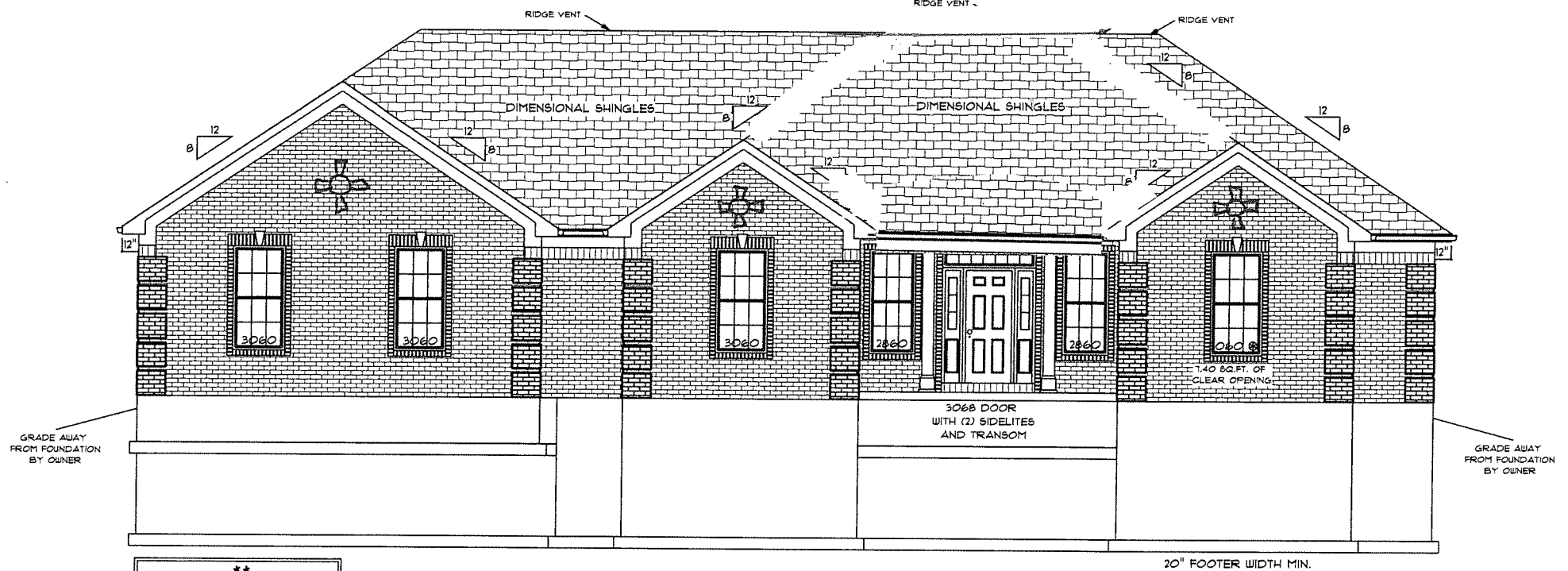


REAR ELEVATION

NOTE: STOOPS, STEPS, APRON AND DRIVE BY OWNER

INSTALL 3'-0" ICE AND WATER SHIELD ALL AROUND THE BOTTOM OF THE PERIMETER OF THE HIP ROOF

Wing wall 20' out from house



FRONT ELEVATION

NOTE: STOOPS, STEPS, APRON AND DRIVE BY OWNER

PAGE NO.: 1B

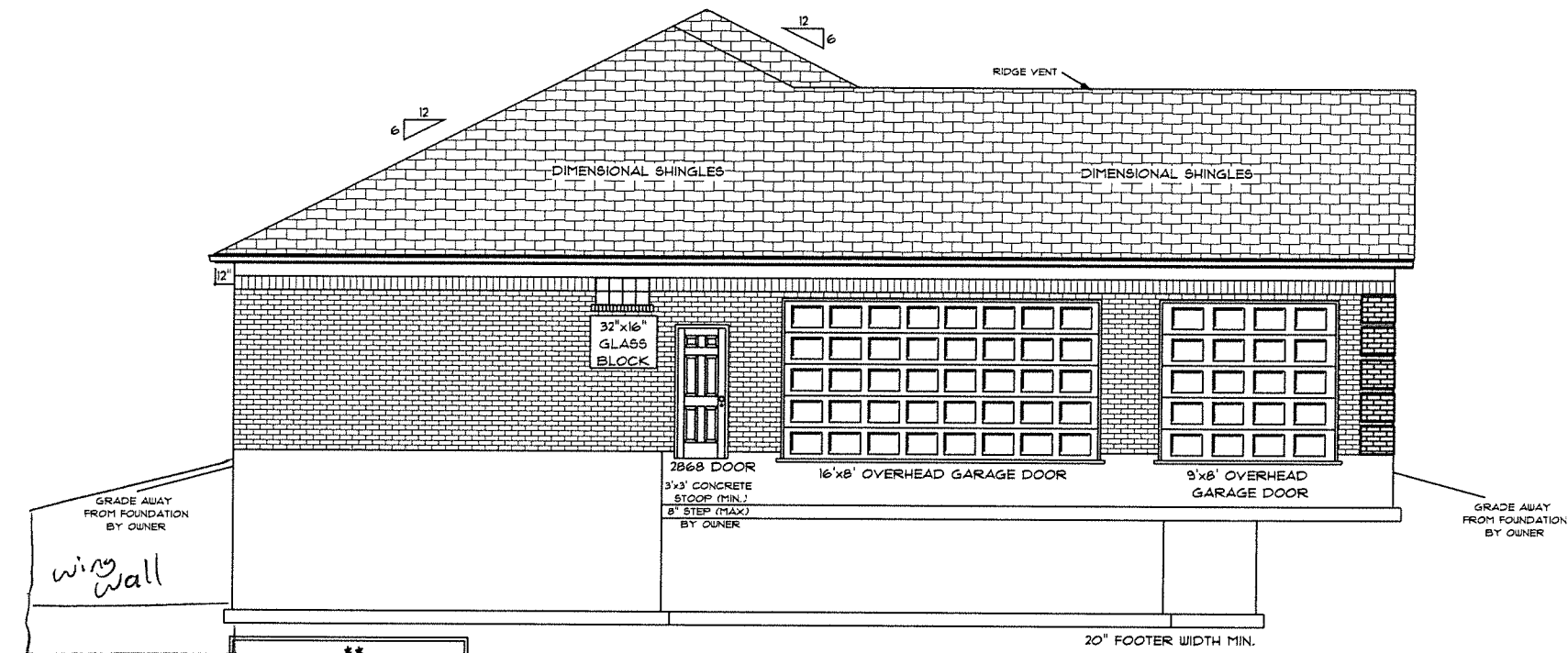
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DATE: 5/24/2021
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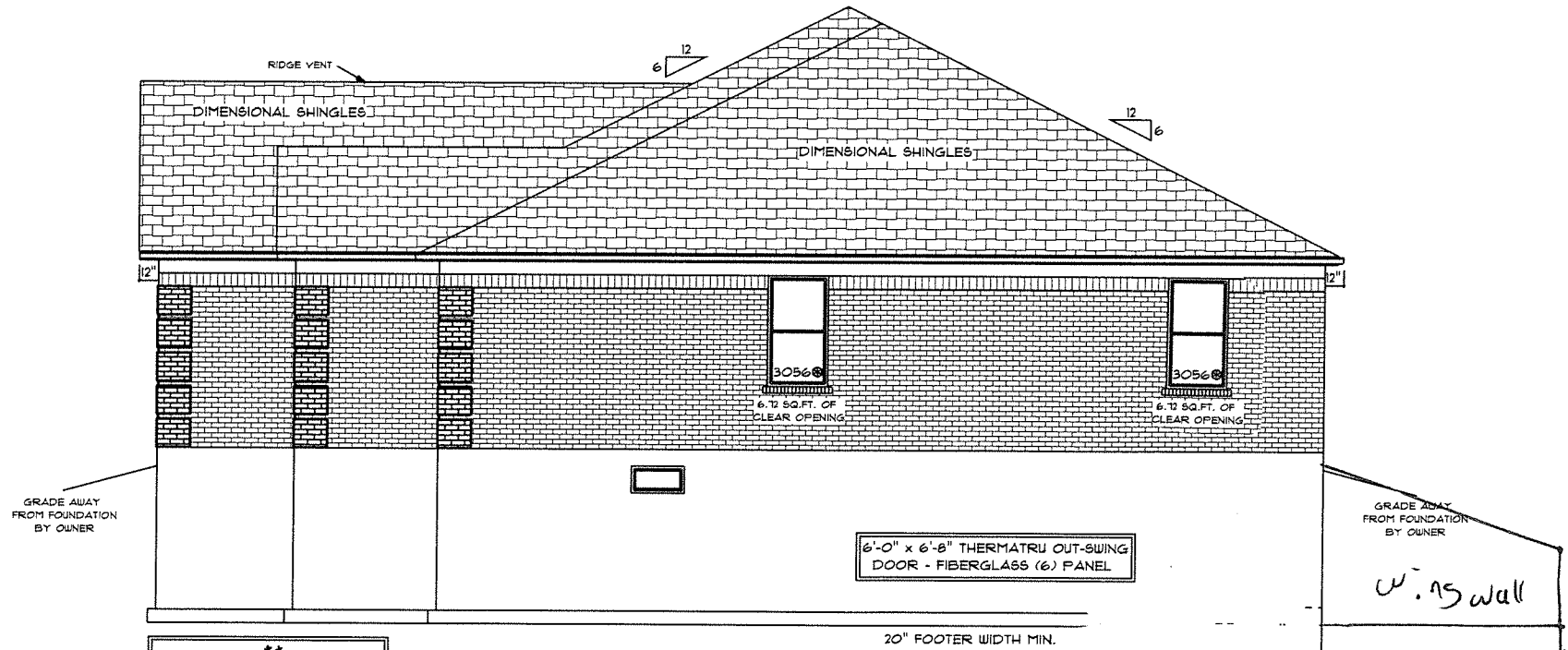
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TK CONSTRUCTORS
CLEARWATER



LEFT ELEVATION

INSTALL 3'-0" ICE AND WATER SHIELD ALL AROUND THE BOTTOM OF THE PERIMETER OF THE HIP ROOF

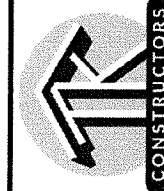


RIGHT ELEVATION

PAGE NO.: 2B

ADDENDUM 1
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DRAWING BY: SES
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DATE: 5/24/2021
HOMEOWNER: LEO PILACHOWSKI
JOB NO.: II-2129



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TK CONSTRUCTORS
CLEARWATER

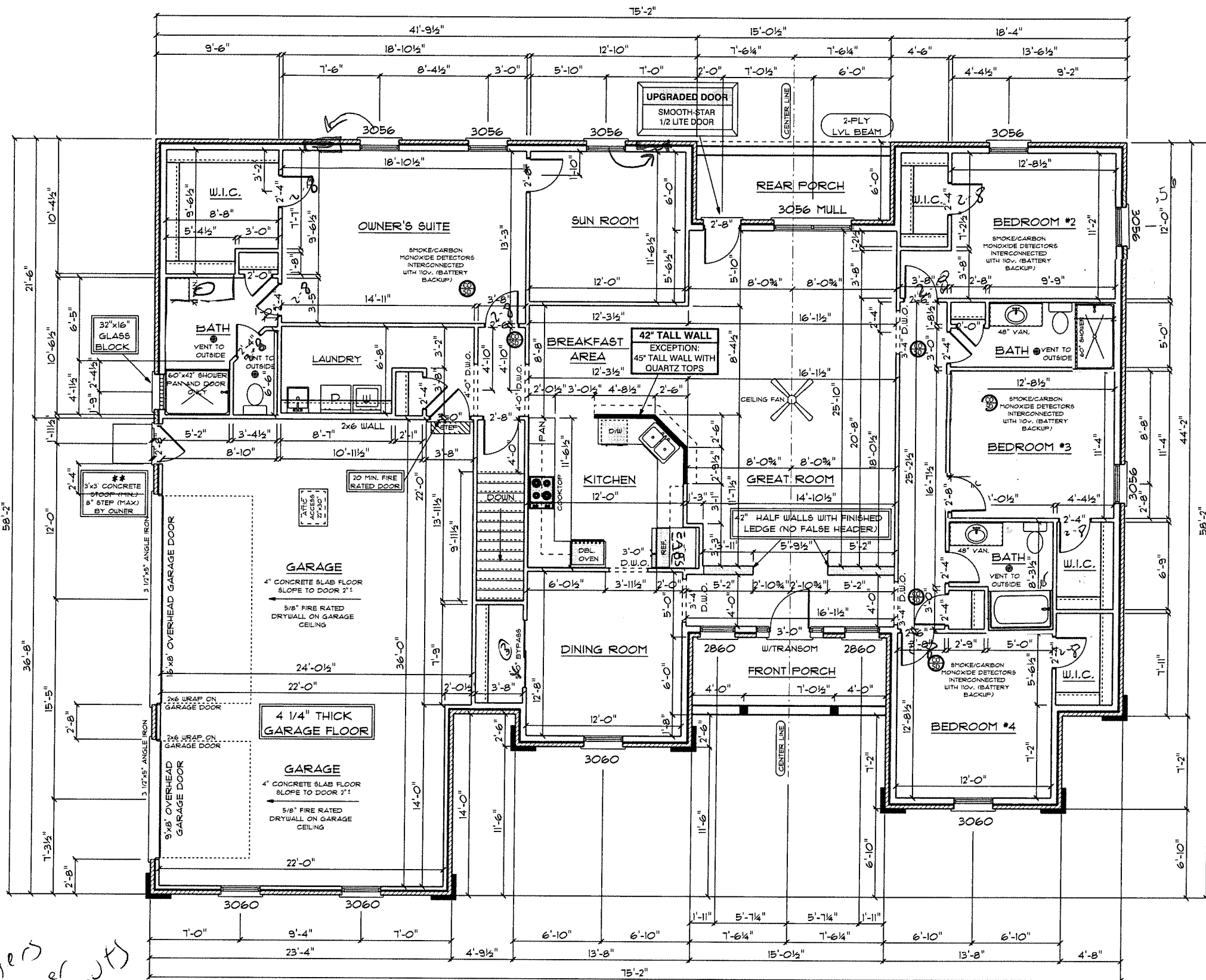
FLOOR PLAN

TOTAL LIVING SQ.FT.	2,110
GARAGE	886
TOTAL SQ.FT.	3,596
EXCLUDING FRONT PORCH	90
EXCLUDING REAR PORCH	90

ANDERSEN WINDOW SCHEDULE - 200 SERIES -	
ANDERSEN MODEL NO.	R.O. SIZE
3030	36" x 36"
3040	36" x 48"
3049	36" x 51"
3056	36" x 66"
3060	36" x 72"
3049 MULL.	73" x 51"
3056 MULL.	73" x 66"
3060 MULL.	73" x 72"
ANDERSEN SLIDING DOOR R.O. 12 3/4" x 82 1/8"	
3'-0" FRONT DOOR R.O. 38 3/8" x 82 1/2"	
3'-0" FRONT DOOR WITH (1) SIDELITE R.O. 51 1/8" x 82 1/2"	
3'-0" FRONT DOOR WITH (2) SIDELITES R.O. 65 3/8" x 82 1/2"	
R.O. FOR BI-FOLD DOORS USING DRYWALL JAMB FACING = 1 1/4" + DOOR SIZE x (81 1/2")	
R.O. FOR BYPASS DOORS USING DRYWALL JAMB FACING MAKE SAME AS BOTH DOORS ADDED TOGETHER	
ALL INTERIOR DOORS SIZE + 2" TO WIDTH x 82 1/2" HIGH	
R.O. POCKET DOOR (2x DOOR WIDTH + 1") x 85" HIGH	

** DENOTES OPENING MEETS EGRESS REQUIREMENTS

6" Gutters + larger downspouts



9'-0" FIRST FLOOR CEILING HEIGHT	
INCLUDES:	
1.	3060 WINDOWS IN LIEU OF 3056 WINDOWS
2.	3056 WINDOWS IN LIEU OF 3049 WINDOWS
3.	DRYWALL WRAPPED OPENINGS 12" TALLER
4.	42" KITCHEN CABINETS STANDARD
5.	9'x8' GARAGE DOORS STANDARD

** INDICATES WORK SHALL BE DONE BY HOMEOWNER UNLESS OTHERWISE NOTED ON AN ADDENDUM

ALL WALL DIMENSIONS ARE FACE TO FACE OF STUDS
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3049 SASH (5.70 SQ.FT. OF CLEAR OPENING)
ALL BRICK LAYOUT MEASUREMENTS ARE 4"

PAGE NO: 3B

ADDENDUM 1

DATE: 5/24/2021

HOMEOWNER: LEO PLACHOWSKI

CONTRACTORS: TK CONSTRUCTORS CLEARWATER

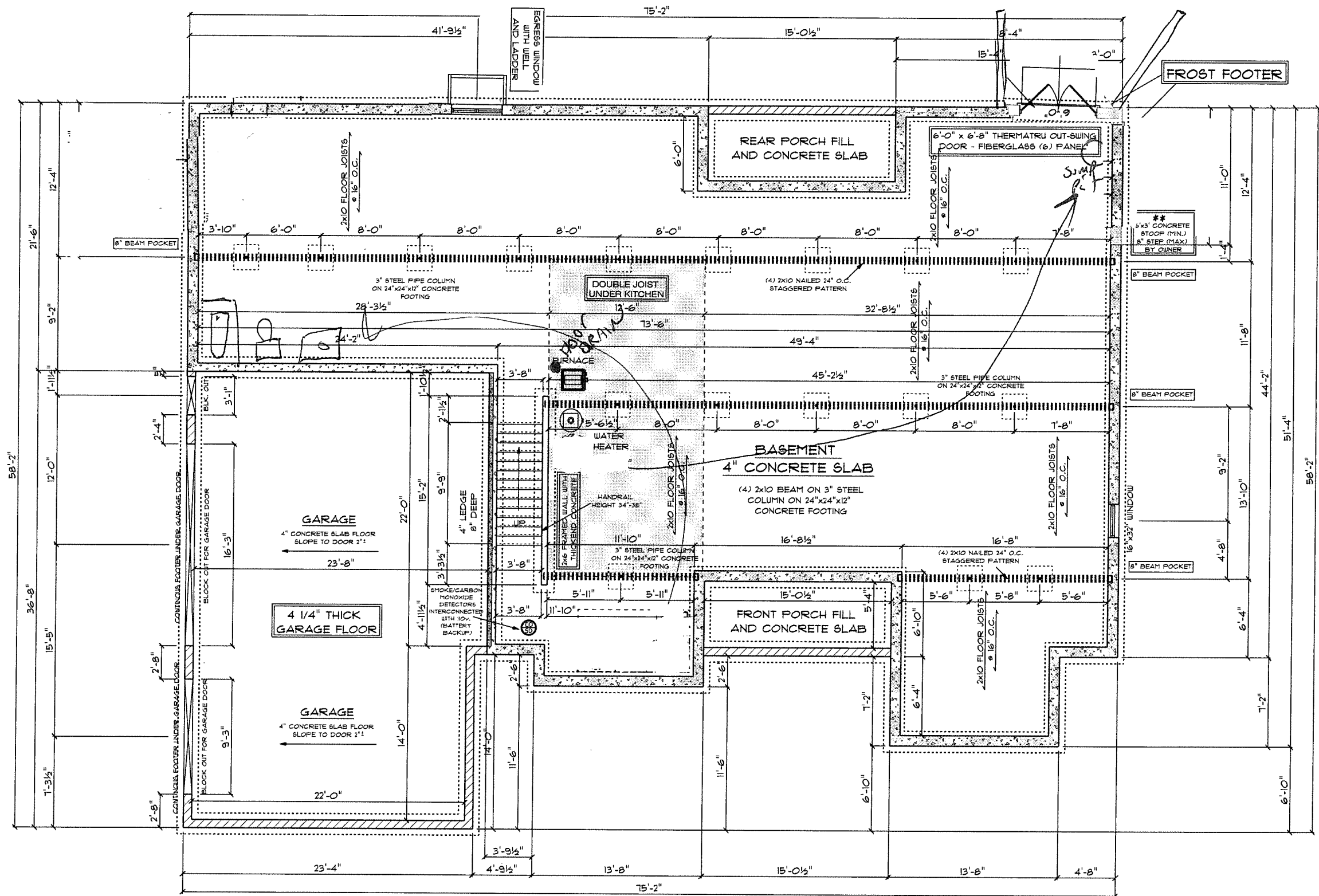
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JOB NO: 11-2129

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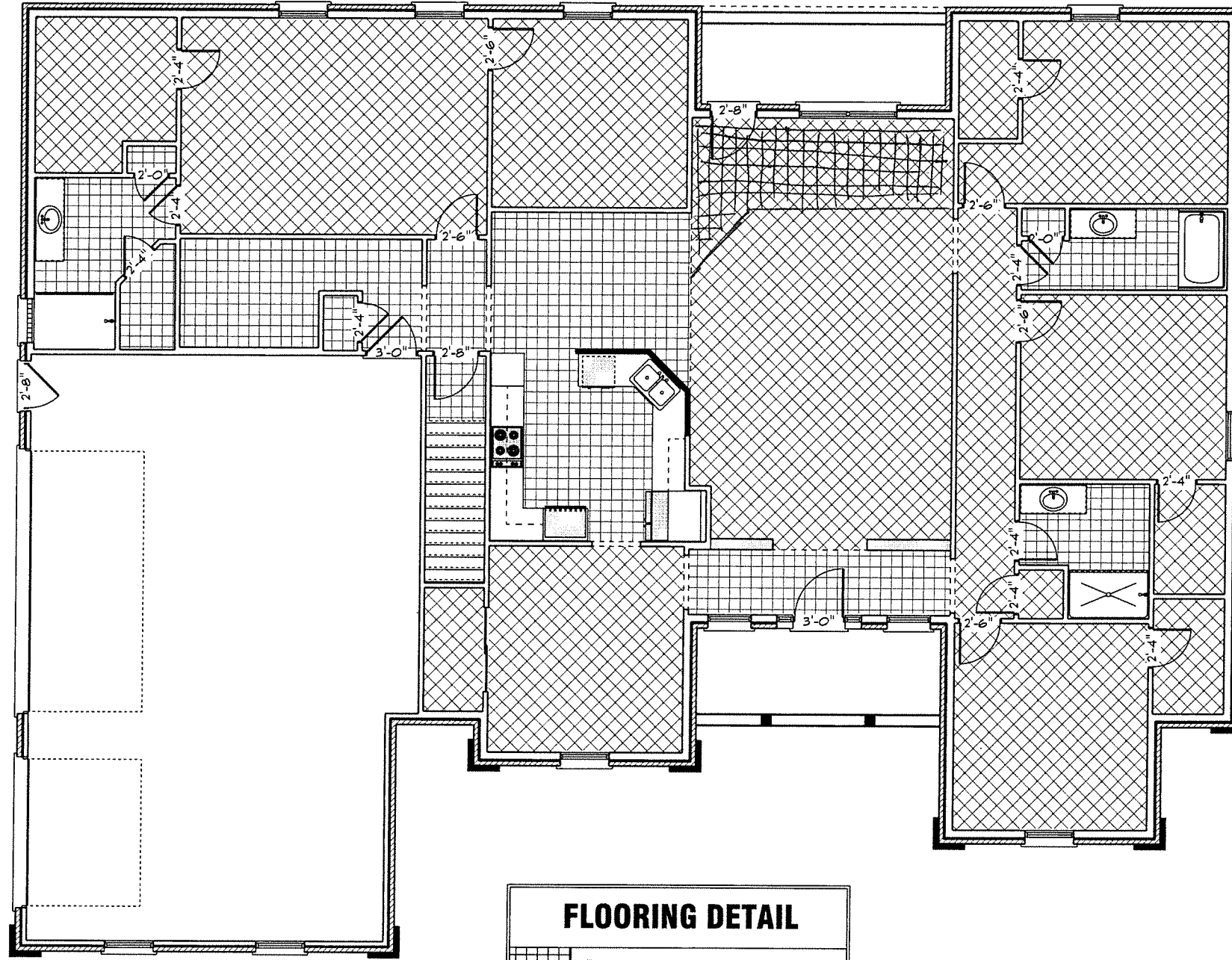


FOUNDATION - BASEMENT

INCREASED POURED WALL THICKNESS WHERE BRICK IS APPLIED

INSTALL 2\"/>

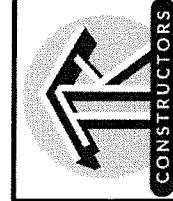
TK CONSTRUCTORS		DATE: 5/24/2021 HOMEOWNER: LEO PILACHOWSKI JOB NO.: II-2129	ADDENDUM 1 VER: 01:36 PM DRAWING BY: SES 0.11" = 1'-0"	PAGE NO: 4B
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CLEARWATER				



FLOORING DETAIL	
	CERAMIC TILE
	HARDWOOD FLOORING

TK CONSTRUCTORS
CLEARWATER

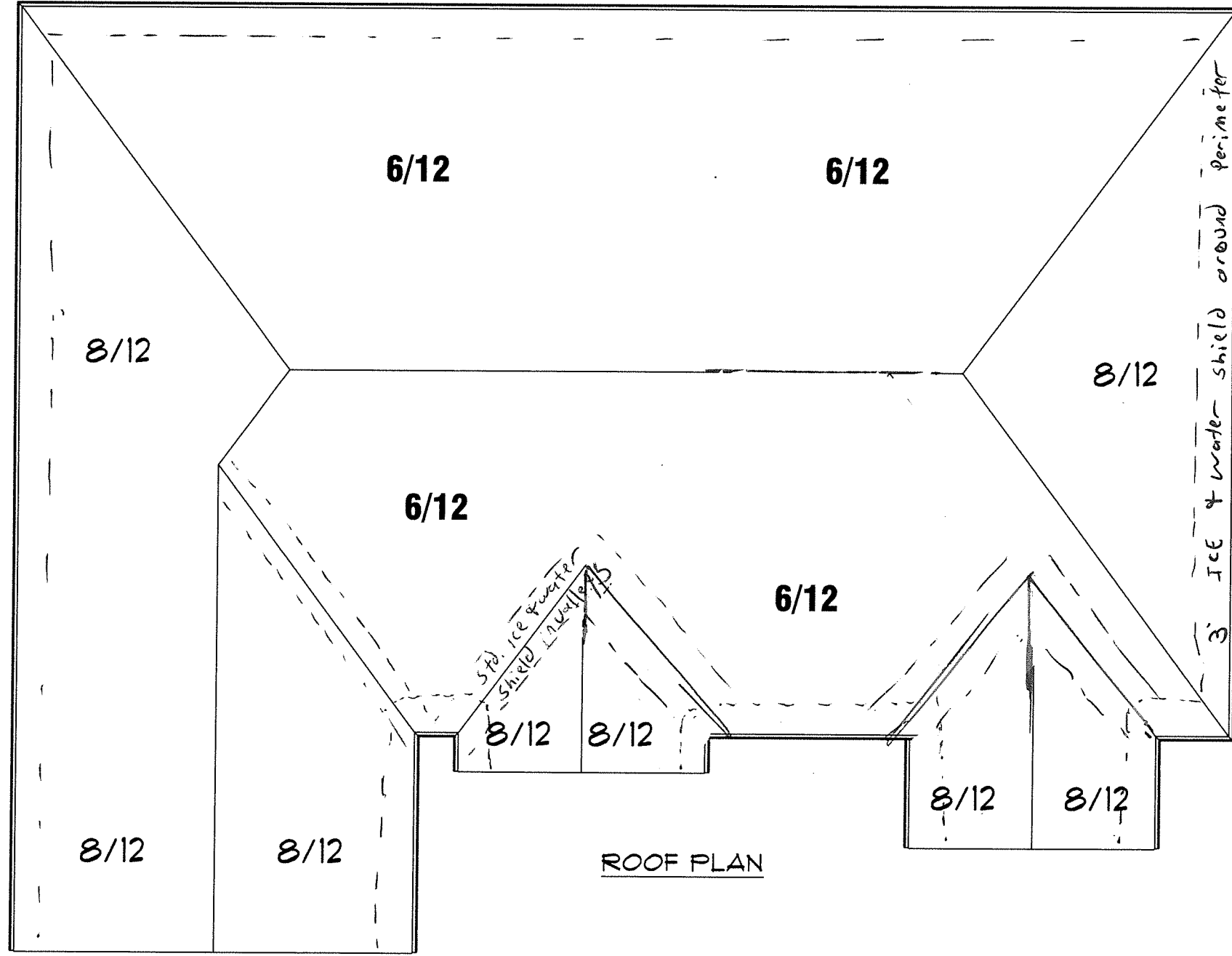
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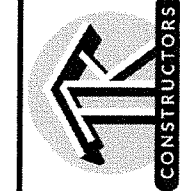
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PAGE NO.: **5B**



TK CONSTRUCTORS
CLEARWATER

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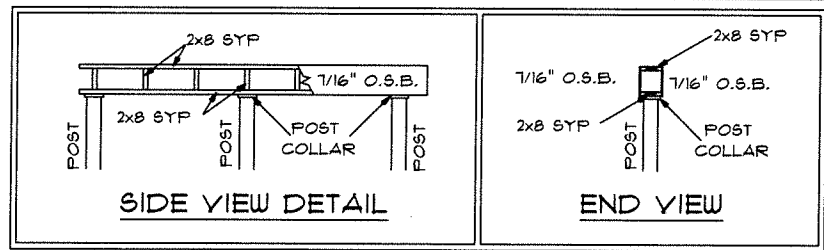
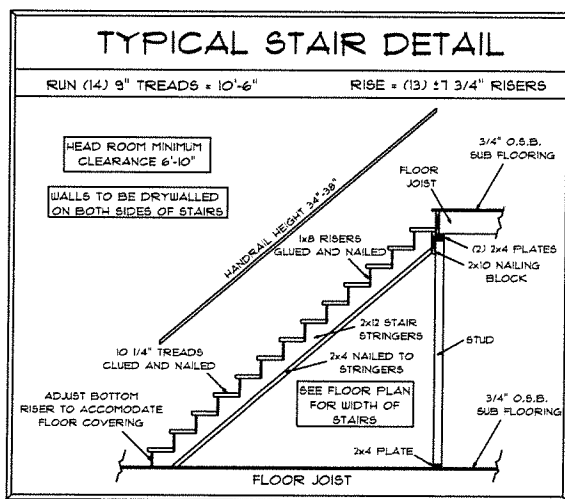
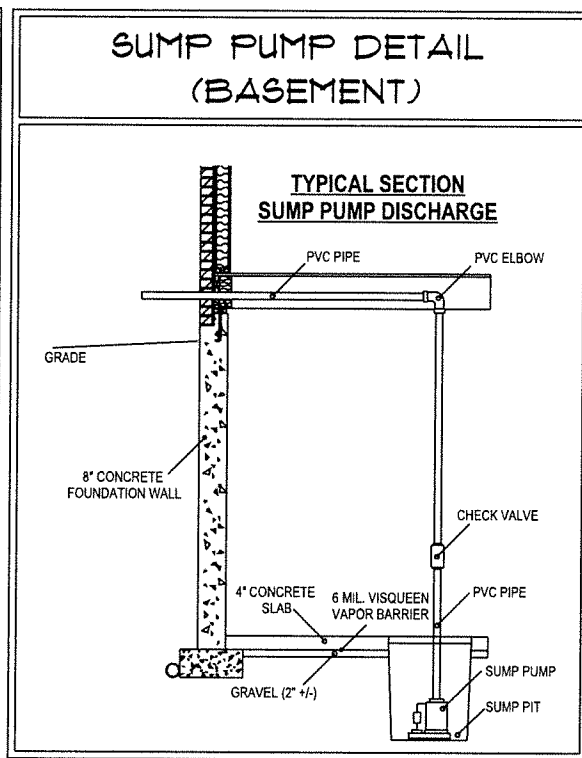


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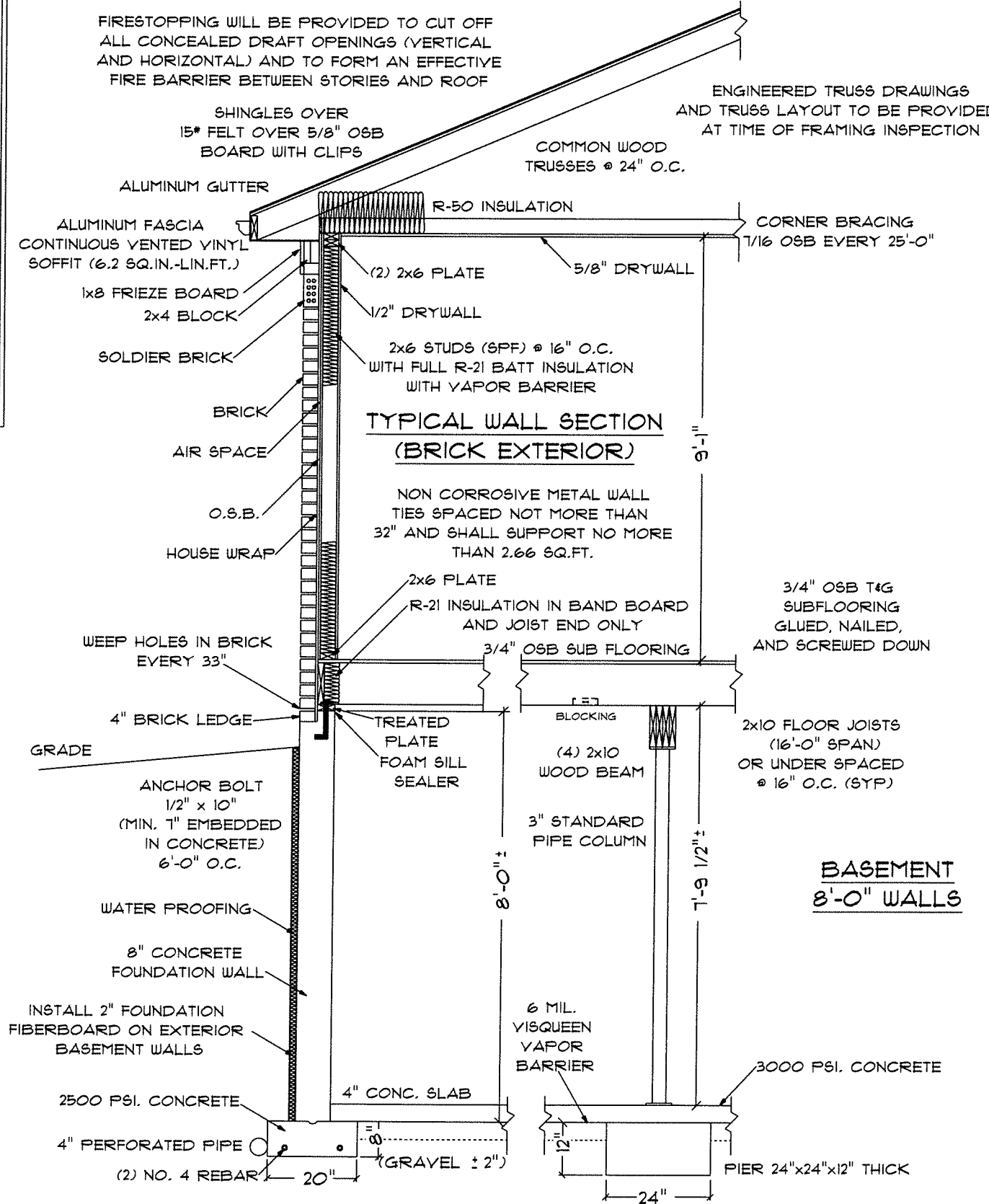
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 1/16" = 1'-0"

PAGE NO.: **6B**

BASEMENT BEAM SIZE
- (4) 2x10 BEAM IN BASEMENT
STIFFBACKS AND BLOCKING
- BASEMENTS AND TWO STORY WILL HAVE 2x6 BLOCKING
FLAT AT BOTTOM AND INSIDE JOIST TO JOIST
- CRAWL SPACE WILL HAVE 2x4 FLAT WITH 2x6 UPRIGHT
STIFFBACK AND OVERLAP 4'
- STIFFBACKS AND/OR BLOCKING NEEDED WHEN JOISTS
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GREEN PLATE SIZE AND LENGTH
- 2x4 FOR BRICK
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EXTERIOR WALL HEADER SIZE
- FIRST FLOOR 2x12 WITH 7/16 IN BETWEEN
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WALL LEADS
- 2x6 WALL LEADS ARE STANDARD
PORCH BEAM SIZE
- 2x8 BOX BEAM IS STANDARD
WINDOW INSTALLATION
WINDOWS TO BE BOTH SILICONED AND TAPED. DOUBLE
TAPE TOP UNDER AND OVER HOUSEWRAP



HEIGHT OF BOX BEAM IS DETERMINED BY FREEZE BOARD HEIGHT



PAGE NO.: **1B**

ADDENDUM 1

DATE: 5/24/2021

HOMEOWNER: LEO PILACHOWSKI

VER: 01:37 PM

DRAWING BY: SES

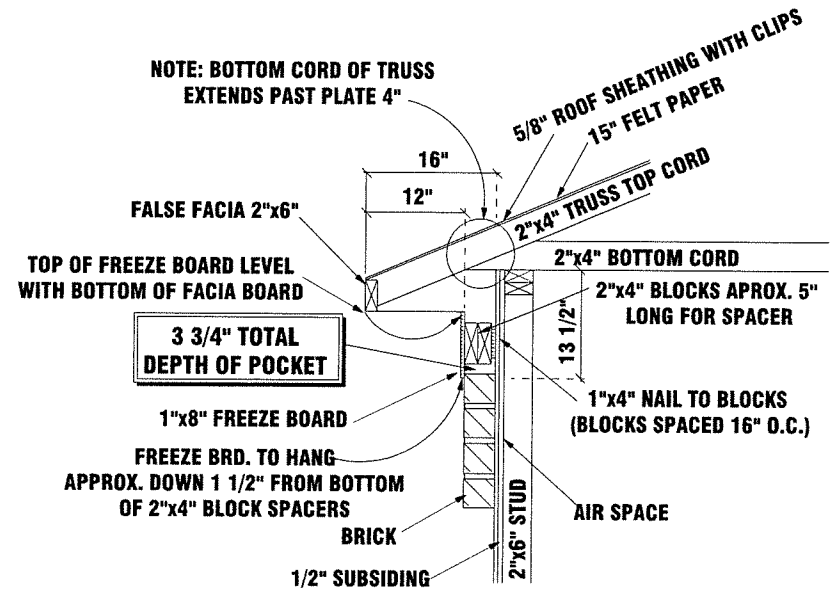
JOB NO.: 11-2129

CONSTRUCTORS

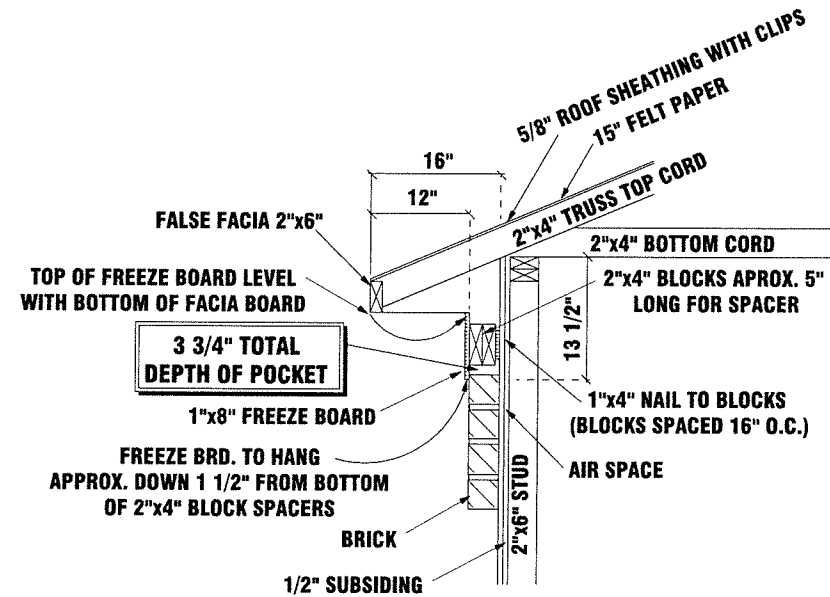
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF TK CONSTRUCTORS. IT SHALL NOT BE REPRODUCED WITHOUT SPECIFIC PERMISSION (ACTUAL DIMENSIONS AND/OR SQ.FT. MAY VARY SLIGHTLY). CONTRACTOR TO ALTER PLANS ACCORDING TO VARIOUS SITE CONDITIONS TO COMPLY WITH STATE AND LOCAL BUILDING CODES

TK CONSTRUCTORS

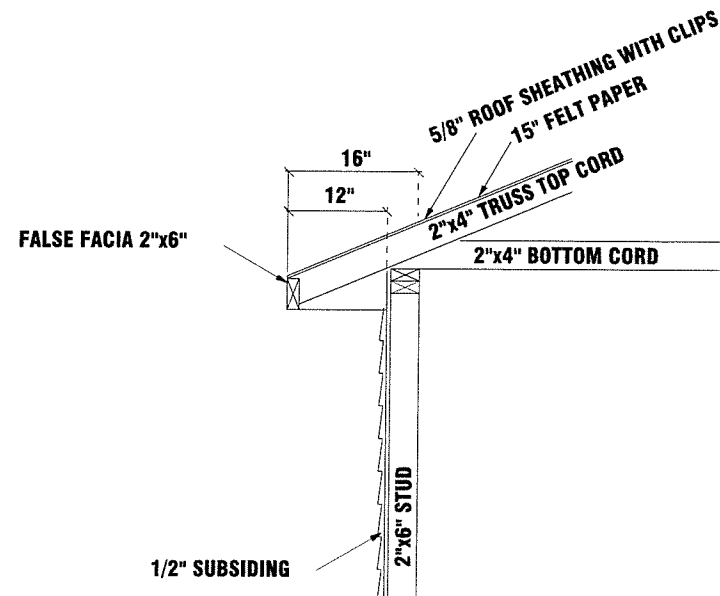
CLEARWATER



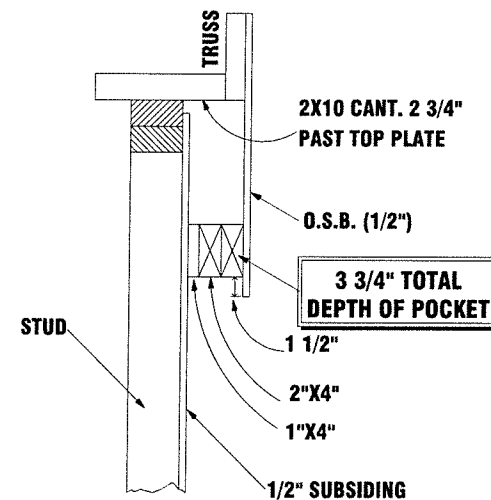
HOUSE WITH QUEEN BRICK FRONT ONLY



HOUSES WITH FULL QUEEN BRICK WRAP



TYPICAL HOUSE WITH VINYL SIDING AREA AT EAVE



GABLE WALL DETAIL WITH QUEEN BRICK FRIEZE BOARD

PAGE NO:	8B
ADDENDUM 1	
DATE: 5/24/2021	
HOMEOWNER: LEO PILACHOWSKI	
VER: 01:37 PM	
DRAWING BY: SES	
JOB NO: 11-2129	



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TK CONSTRUCTORS
CLEARWATER

R-21-547

Residential Building Permit

Status: Complete**Date Created:** Jun 16, 2021**Applicant**

Leo Pilachowski
leop@lyradev.com
2326 E Woodbine Ave
Bloomington, IN 47401-5472
812-331-9858

Primary Location

2028 E 1ST ST
Bloomington, IN 47401

Owner:

PILACHOWSKI, LEO B & CATHERINE A
2326 E WOODBINE AVE BLOOMINGTON, IN 47401-5472

Project Info**Please check all types of work involved in your project.****New Construction****New Construction Sq ft**

6,486

Owner Name

--

Note, beginning April 27, 2022, the Monroe County Planning Department will be requiring a certified plot plan for all NEW residential construction in the Monroe County IN jurisdiction (Outside of Ellettsville and City of Bloomington). Call 812-349-2560 with any questions. Also, see the press release (https://www.co.monroe.in.us/egov/documents/1648127476_00358.pdf) for how to get involved.

Scope of Project

single story house, attached garage, full basement, and two covered porches

Estimated Project Cost (Do not include the dollar symbol [\$].)

485,000

Building Type

Single Family (1 unit)

Is the current use of the property changing?

--

Contractor**Contractor Name**

TK Constructors

Contractor Email

rlafary@tkconstructors.com

Contractor Phone #

812-361-1729

Project Details**First Floor Sq. Ft**

2,710

Deck sq.ft (30" + above grade)

0

Attached Garage Sq. Ft

886

Basement Sq. Ft

2,710

Energy/Insulation Information

Prescriptive

Foundation Material

--

Roof Structure

Truss

Other Attic Ventilation

--

Wood Species

--

Wood Column**Concrete****Masonry****Spacing on Center**

--

Water Heater Type

--

Other Water Heater Type

--

Other Water Heater location

--

Furnace System Type

--

Second Floor Sq. Ft

0

Covered Porch(es) Sq. Ft

180

Detached Garage Sq. Ft

0

Number of Bedrooms (After Project)

4

Foundation and Attic**Foundation Type**

Basement

Other Foundation Material:

--

Attic Ventilation

--

Floor System

Wood Joist

Girder Beam Supports**Metal 3" steel pipe****Wood Column Size**

--

Concrete Size

--

Masonry Size

--

Water Heater**How many water heaters will there be?**

--

BTU Input

--

Where will the water heater be located?

--

Furnace System**Number of Furnace Units**

--

Other Furnace System

--

BTU Input

--

Furnace System Location

--

Other Furnace Location

--

Fireplace

Will there be a fireplace?

--

Number of Fireplaces

--

Fireplace material

--

Electric System

Fireplace fuel source

--

Electric Service Panel Location

--

Size of electric service

--

Other size of electric service

--

Electric subpanel location

--

Electric subpanel size

--

Other Electric subpanel size

--

Total Square Footage of project area

6,486

Will 1 or more acres be disturbed?

No

Is the property part of a Subdivision?

No

Is this permit needed as a result of storm damage?

--

If the damage was a result of flooding, please list how many inches of water penetrated the main home?

--

Please digitally sign by checking the box below to consent to the required state law regarding soil and erosion control for construction:

Site Specifications

Is this property on sewer?

Yes

Septic Permit #

sewer

A **driveway permit** is needed when an applicant: 1. does not have a pre-existing driveway; 2. wants to move the location of the driveway entrance; or 3. is changing the use of the property from commercial to residential, or vice versa. If the property is within the City limits you will need to reach out to them, and if in County please apply for Right of Way Permit within this online portal <https://monroecountyin.viewpointcloud.com/categories/1084/record-types/6468>

Is there a driveway that is pre-existing on the site?

No

Driveway Permit #

application submitted to City of Bloomington

Plumbing Code

Indiana Residential Plumbing Code

Electrical Code

Indiana Residential Electrical Code

Certify Application

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Leo B Pilachowski
06/16/2021

Staff Dept Section - General**Staff Use - Building Front Office****Plumbing Sign Off Needed for project?**

Yes

Electrical Sign Off Needed for project?

Yes

Staff Use - Building Inspectors**Staff Confirmed Living Square Footage**

2,710

Staff Confirmed Attached Non-Living Square Footage

3,776

Living and Non-Living Sq Ft Total

6,486

Temporary Occupancy Notes for the Permit

--

Notes/Constraints

--

Planning Staff Review**Does the lot contain at least 1 acre of contiguous area with less than 12% slope?**

--

Second Health Department Review

--

Second MS4 Review

--

Is there a drainage easement on the lot?

--

Does the property meet minimum lot size?

--

Does the property have a historic preservation overlay?

--

Airport Noise Sensitive Zone?

--

List of Permit History on the Property (only list if not in OpenGov)

--

How much area (approximate) in square footage is being disturbed with this building permit?

--

Is a denial letter needed for this application?

--

Content of denial letter

--

Certified or non-certified plot plan submitted?

--

Was additional Plot Plan information requested?

--

If more information was requested for non-certified plot plan, was the final plot plan certified?

--

Chapter 803 Expansion?

--






Square Footage of Chapter 803 Expansion

--

Attachments

-  pilachowski_1st_plans.zip
Uploaded by Leo Pilachowski on Jun 16, 2021 at 11:41 am
-  site_high_1st_pilachowski_7_7_2021.pdf
Uploaded by Leo Pilachowski on Jul 7, 2021 at 11:40 am
-  city_sewer_ltr.pdf
Uploaded by Leo Pilachowski on Jun 16, 2021 at 11:43 am
-  R-21-547.docx
Uploaded by Misty Deckard on Aug 13, 2021 at 11:59 am
-  R21547 Electrical Sign Off Sheet.pdf
Uploaded by Misty Deckard on Nov 9, 2021 at 1:01 pm
-  structural_components_form_pilachowski.pdf
Uploaded by Leo Pilachowski on Jun 16, 2021 at 11:43 am
-  R-21-547 one story over basement.pdf
Uploaded by Brian Arnett on Jun 29, 2021 at 8:21 am
-  20210708123915321.pdf
Uploaded by Misty Deckard on Jul 8, 2021 at 12:37 pm

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Building Intake Review	Complete	Jun 16, 2021 at 11:45 am	Jun 16, 2021 at 11:54 am	Misty Deckard	06/16/2021
 City of Bloomington Utilities Review	Complete	Jun 16, 2021 at 11:54 am	Jun 18, 2021 at 4:10 pm	CBU Utilities	-
 Building Department Plan Review	Complete	Jun 16, 2021 at 11:54 am	Jun 29, 2021 at 8:22 am	Brian Arnett	-
 Planning Department Plan Review (City)	Complete	Jun 16, 2021 at 11:54 am	Jul 8, 2021 at 12:36 pm	Misty Deckard	-
 Building Review before Permit Issuance	Complete	Jul 8, 2021 at 12:36 pm	Jul 8, 2021 at 12:37 pm	Misty Deckard	-

Label	Status	Activated	Completed	Assignee	Due Date
 Permit Issuance	Issued	Jul 12, 2021 at 10:43 am	Jul 12, 2021 at 10:43 am	-	-
 Permit Fees	Paid	Jul 8, 2021 at 12:37 pm	Aug 4, 2021 at 7:23 pm	-	-
 Electrical Sign off	Complete	Nov 9, 2021 at 1:01 pm	Nov 9, 2021 at 1:01 pm	Misty Deckard	-
 Plumbing sign off	Complete	Nov 9, 2021 at 1:01 pm	Nov 9, 2021 at 1:01 pm	Misty Deckard	-
 Residential Building Inspection	Complete	Jul 12, 2021 at 10:43 am	Apr 8, 2022 at 7:55 am	Brian Arnett	-
 Final Inspection	Complete	Apr 8, 2022 at 7:55 am	Apr 8, 2022 at 7:59 am	Brian Arnett	-
 Certificate of Occupancy	Issued	Apr 8, 2022 at 7:59 am	Apr 8, 2022 at 7:59 am	Brian Arnett	-

PLUMBING SIGNOFF**MONROE COUNTY BUILDING DEPARTMENT**

501 N. Morton St. Rm 220, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Please note: This office *MUST* have the completed sign off sheet *PRIOR TO* scheduling a rough-in inspection or we *CANNOT* schedule the inspection. The completed sign off can be MAILED or HAND DELIVERED to our office; we *CANNOT* accept a fax of the sign off.

LICENSE HOLDER: Derek CarducciMONROE COUNTY REGISTRATION NUMBER: PC-116COMPANY NAME: Pro Plumb LLC**JOBSITE INFORMATION:**Homeowner Name (Project Name if commercial): PilachowskiPERMIT NUMBER (required): R-21-547Project Address: 2028 E 1st Street Bloomington
Street Address City

I AM (required) check one:

The Installer
 Overseeing the installation and accept liability for work performed

This Project will be plumbed to the requirements of the:

Indiana Plumbing Code 1999 edition (Commercial or Residential)
 Indiana Residential Code 2008 edition (Residential only)

The work performed will be in accordance with the National, Indiana, and Monroe County plumbing codes which regulate this installation. I understand my registration is subject to forfeit in the event I am found in violation of Ordinance 430 (the Building Code Ordinance which specifically requires permits) and/or 96-38 (which provides for the registration of plumbers in Monroe County).

DA LL
 (License Holder's Original Signature)

Date 8/13/21

MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton Street, Suite 220B
BLOOMINGTON, INDIANA 47404
TELEPHONE: (812)349-2580 FAX: (812)349-2837

Revised 06/29/2021

OWNER: PILACHOWSKI, LEO B & CATHERINE A

PROJECT: 1 Story over Basement with Garage

ADDRESS: 2028 E 1ST ST

This plan review is intended to provide the applicant with the minimum building requirements set forth by the Indiana Residential Code, 2020 edition. The following code references apply to the proposed construction for which this permit is issued. Please review this information and ask any questions you might have prior to construction. These items will be checked when site is inspected.

THIS REFERENCE SHEET MUST BE ON SITE WHEN INSPECTIONS ARE MADE.

FOOTINGS:

301.1.3 Engineered Design: Where a building of otherwise conventional construction contains structural elements exceeding the limits of Section R301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice.

319.1.3 Post, Poles and Columns: Post, poles and columns supporting permanent structures that are embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather shall be suitable for ground contact use.

403.1.1: Minimum size: The minimum width, W, and thickness, T, for concrete footings shall be in accordance with Tables 403.1(1) through 403.1 (3), as applicable.

403.1.4 Minimum depth: All exterior footings shall be placed at least 12 inches below the undisturbed ground. *Minimum frost depth in Monroe County Indiana is 24 inches below final grade.*

403.1 Footings for precast concrete foundations: shall comply with section 403.4 and Table 403

FOUNDATION:

317.1: Protection of wood and wood based products against decay: Protection of wood and wood based products from decay shall be provided in the following location by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1.

1. Wood joists or the bottom of wood structural floor where closer than 18 inches or wood girders where closer than 12 inches to the exposed ground in crawl spaces or unexcavated area located within periphery and the building foundation. 2. Wood framing members that rest on concrete masonry exterior foundation walls and are less than 8 inches from the exposed ground. 3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier. 5. Wood siding, sheathing and wall framing on the exterior of the building having a clearance less 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather. 7. Wood furring strips or other wood framing

members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

317.3.1 Fasteners for preservative-treated wood: Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc coated galvanized steel, stainless steel, silicon bronze, or copper. Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations.

Exception: One-half-inch diameter or greater steel bolts.

403.1.6: Foundation Anchorage: Wood sole plates and sill plates supported directly on concrete slab and concrete and masonry wall, shall be anchored to the foundation in accordance to this section. **403.1.6.1 Anchor bolts** shall be located in the center one-third of the plate, shall have at least seven (7) inches embedment into the concrete or grouted masonry cell, and shall have at least on and one half (1 ½) inches of concrete or grout surrounding the bolt shaft. Each anchor bolt shall have a washer, sized to be at least two times the diameter of the hole it covers and a nut tightened to the plate. Except as allowed otherwise in this section anchor bolts shall be no farther than twelve (12) inches from corners. **403.1.6.2 Anchor bolts spaced** a maximum of six (6) feet on center shall fasten wood sole plate of the exterior walls and braced wall panels at building interiors, *when installed directly on concrete slab foundations*. There shall be no fewer than two bolts per plate section with one bolts located not more than twelve (12) inches or less than seven bolt diameters from each end of the plate. **403.1.6.3 Sill plate anchor bolts location.** *Anchor bolts shall fasten sill plate to concrete floors a maximum of 6 feet on center. Anchor bolts shall fasten sill plates to top of concrete masonry walls a maximum of 4ft on center. Exception: Sill plate anchor bolts shall be spaced a maximum of 6 feet on center when installed on foundation walls retain less than 7 feet of unbalanced fill.*

404.1.1, 404.1.2, 404.1.3 Foundation wall unbalanced fill: Foundation walls with unbalanced fill of **48 inches or greater** in height may require additional thickness and reinforcement with various levels of backfill in accordance with **Tables 404.1.1(1), 404.1.1(2), 404.1.1(3), or 404.1.1(4).**

404.1.7 Backfill Placement: Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.

405.1: Concrete or masonry foundations: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stones drains, perforated pipe or other approved systems or materials shall be installed at or below the top of the footing or below the bottom of the slab and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extended not less than 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered up with an approved filter membrane material. Drainage tiles or perforated pipe shall be placed on not less than 2 inches of washed gravel or crushed rick not less than one sieve size or larger than the tile openings or perforation and covered with not less than 6 inches of the same material.

406.2: Concrete and masonry foundation waterproofing: In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the higher of (a) the top of the footing (b) 6 inches below the top of the basement floor, to the finished grade.

407.3 Structural requirements: The columns shall be restrained to prevent lateral displacement at the bottom end and attached at the top to the structural framing. Wood columns shall not be less in nominal size than 4" by 4" and steel columns shall not be less than 3" in diameter.

506.1, 506.2, 506.2.3: Concrete floors (on ground): Concrete slab-on-ground floors shall be a minimum 3 ½ inches thick, vegetation, top soil and foreign material removed, fill free of vegetation and foreign material, compacted and limited to 24 inches for sand and gravel, 8 inches for earth. A 4 inch thick base course of clean sand, gravel, crushed stone is required below grade. A 6 mil approved vapor retarder shall be placed between the slab and the base course.

703.7.4.2, 703.7.5, 703.7.6: Masonry veneer: Masonry veneer shall be separated from the sheathing by an air space not less than ¾ inch but not more than 4 ½ inches. Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab. Weep holes not less than 3/16 inch in diameter shall be provided at a maximum 33 inches on center, located immediately above the flashing.

DECKS:

507.3 Footings: Decks shall be supported on concrete footings or other approved structural system designed to accommodate loads in accordance with Section R301. Deck footings shall be sized to carry the imposed loads from the deck structure to the ground as shown in figure R507.3. The footing depth shall be in accordance with Section 403.1.4, **minimum depth of 24in. *The footing size for decks shall be in accordance to Table 507.3.1.***

507.4 Deck post: For single level wood framed decks with beams sized in accordance with Table 507.5, deck post size shall be in accordance with Table R507.4. (Deck post size 4x4 maximum height 8ft for one or two ply beam, maximum height 6ft 9in for three ply beam on post cap; deck post size 4x6 maximum height 8ft,; deck post size 6x6 maximum height 14ft, deck post size 8x8 maximum height 14ft.)

507.5 Deck Beams: Maximum allowable spans for wood deck beams, as shown in Figure R507.5, shall be in accordance with Table R507.5. Beam plies shall be fastened with Two Rows of 10d nails minimum at 16 inches on center each edge. Beams shall be permitted to cantilever at each end up to one fourth of the allowable beam span. Deck beams of other materials shall be permitted where deigned in accordance with accepted engineering practices.

507.5.1 Deck beam bearing: The ends shall have not less than 1 ½ inches of bearing on wood or metal and not less than 3 inches of bearing on concrete or masonry for the entire width of the beam. Where multiple-span beams bear on intermediate posts, each ply must have full bearing on the post in accordance with Figures R507.5.1(1) and R507.5.1(2).

507.5.2 Deck beam connection to supports: Deck beams shall be attached to supports in a manner capable of transferring vertical loads and resisting horizontal displacement.

R507.5 Deck Beam Span Lengths

507.9.1.1 Ledger details: Deck ledgers shall be a minimum of 2inch by 8 inch nominal, pressure-preservative-treated, No. 2 or better lumber. Deck ledgers shall not support concentrated loads for beams or girders. Deck ledgers shall not be supported on stone or masonry veneer.

507.9.2 Lateral connections: Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Where lateral load connection is provided in accordance with Figure R507.9.2(1), hold-down tension devises shall be installed in not less than two location per deck, within 24inches of each end of the deck. Where the lateral load is provided in accordance with Figure R507.9.2(2), the hold-down tension devices shall be install not less than four locations per deck and one within 24inches of each end.

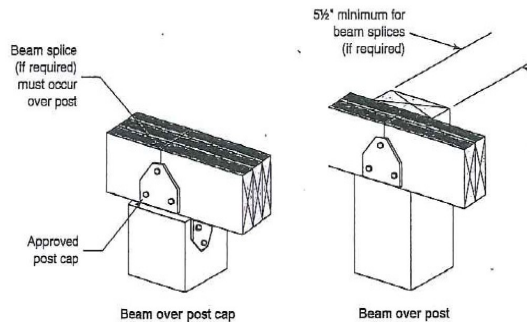
DECK BEAM TO DECK POST

NOTCHED POST-TO-BEAM CONNECTION

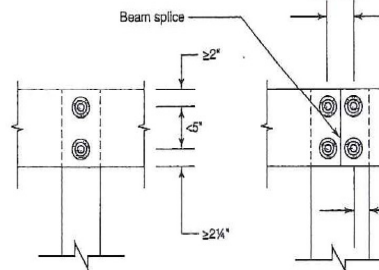
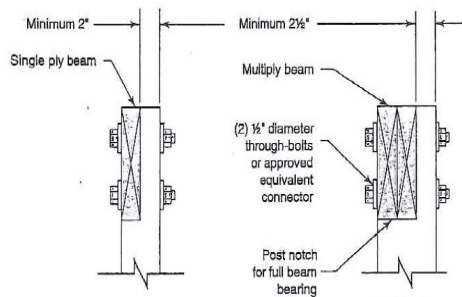
R507.5 Deck Beams. Maximum allowable spans for wood deck beams, as shown in Figure R507.5, shall be in accordance with Table R507.5. Beam plies shall be fastened with two rows of 10d (3-inch x 0.128-inch) nails minimum at 16 inches (406 mm) on center along each edge. Beams shall be permitted to cantilever at each end up to one-fourth of the allowable beam span. Deck beams of other materials shall be permitted where designed in accordance with accepted engineering practices.

R507.5.1 Deck beam bearing. The ends of beams shall have not less than 1½ inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) of bearing on concrete or masonry for the entire width of the beam. Where multiple-span beams bear on intermediate posts, each ply must have full bearing on the post in accordance with Figures R507.5.1(1) and R507.5.1(2).

R507.5.2 Deck beam connection to supports. Deck beams shall be attached to supports in a manner capable of transferring vertical loads and resisting horizontal displacement. Deck beam connections to wood posts shall be in accordance with Figures R507.5.1(1) and R507.5.1(2). Manufactured post-to-beam connectors shall be sized for the post and beam sizes. Bolts shall have washers under the head and nut.



Deck beam to deck post connection



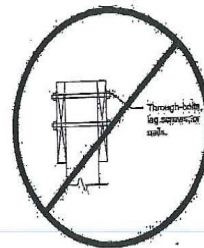
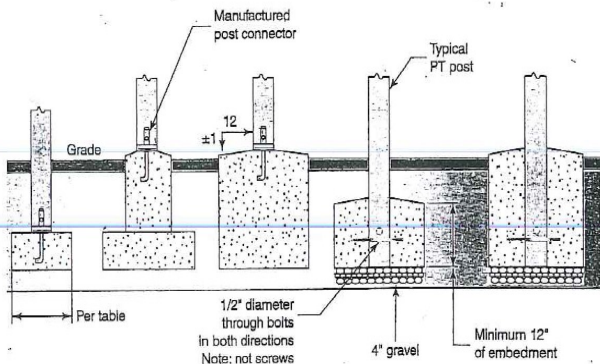
Notched post to beam connection

© International Code Council

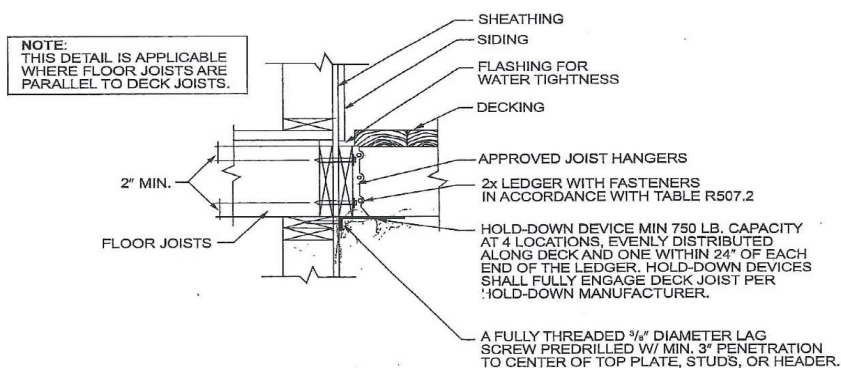
TABLE R507.3.1
MINIMUM FOOTING SIZE FOR DECKS

LIVE OR GROUND SNOW LOAD ^b (psf)	TRIBUTARY AREA (sq. ft.)	LOAD BEARING VALUE OF SOILS ^{a, c, d} (psf)		
		Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness (inches)
40	20	12	14	6
	40	12	14	6
	60	15	17	6
	80	17	19	6
	100	19	21	6
	120	21	23	7
	140	22	25	8
160	24	27	9	

FIGURE R507.3
DECK POSTS TO DECK FOOTING CONNECTION



R317.3.1 Fasteners for preservative-treated wood. Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, not less than ASTM A653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.



2018 INTERNATIONAL RESIDENTIAL CODE®

2018 INTERNATIONAL RESIDENTIAL CODE®

FRAMING & DESIGN: Number of bedrooms as shown on the plans: 4

Verify the compatibility of metal fasteners and nails with the type of treated wood being used.

502.3 Allowable joist spans: Spans for floor joists shall be in accordance with Table R502.3.1(1) and R502.3.1(2). For other grades and species and for other loading conditions, refer to the AF&PA Span Tables for Joists and Rafters.

502.5: Allowable spans of girders & headers fabricated of dimensional lumber shall not exceed the values in Tables R502.5(1) & R502.5(2) **OR** *manufactured girder & header beams to be engineered.*

502.6 & 802.6: Bearing: The ends of each floor joist, beam or girder, shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete or be supported by approved joist hangers.

502, 602, 802: Engineered wood products: Engineered products, such as but not limited to I-joists, floor trusses, laminated girders, laminated beams, laminated headers, trusses, etc., shall be installed as designed. Cuts, notches and bored holes of engineered products shall be within the design allowances permitted by the manufacturer **OR engineering required.**

602.3(5) Table: Framed walls supporting two floors and a roof are to be 2x6 at 16: o.c. minimum.

302.11: Fireblocking required: In combustible construction, Fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective barrier between stories and between a top story and the roof space. In wood frame construction, fireblocking shall be provided at 10 foot intervals horizontally, at interconnections between concealed vertical and horizontal spaces, openings around all vents, pipes, ducts, cables & wires at ceiling and floor levels, and in concealed spaces between stair stringers at the top and bottom of the run.

802.4.1 & 802.5: Ceiling joists and Rafters: See tables 802.4(1), 802.4(2), 802.5.1(1) thru 802.5.1(8) for allowable spans for ceiling joists & rafters.

802.10.3 Bracing. Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the construction documents for building and on the individual truss design drawings.

802.10.4 Alterations to trusses. Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional.

802.11.1 Uplift resistance: Trusses shall be attached to supporting wall assemblies by connections capable of resisting uplift forces as specified by the truss design drawings for the ultimate design wind speed as determined by Figure R301.2(5)A. Roof rafters or trusses attached to their supporting wall assemblies by connections capable of providing the resistance required in Table R802.11

807.1: Attic access: Attic access is required for areas that exceed 30 square feet with a 30 inch height with a minimum opening of 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.

WINDOWS/GLAZING:

308.4: Glazing: Glazing less than 60 inches measured vertically above any tub/shower drain level is to be **safety glazing.**

308.4.2: Glazing in doors: Glazing in an individual fixed or operable panel adjacent to a door shall be considered a hazardous location; 1. Within 24in of either side of a door in a closed position. 2. Where glazing is on a wall less than 180 degrees from the plane of the door in a closed position and within 24in of the hinge side of an in-swinging door.

308.4.3: Glazing in windows: Glazing in an individual fixed or operable panel that meets all the following conditions shall be considered to be a hazardous location: 1. The exposed area of an individual pane is larger than 9 square feet. 2. Bottom edge of an individual glazing is less than 18inches above floor. 3. The top edge of the glazing is more than 36inches above the floor. 4. One or more walking surfaces are within 36in measured horizontally and in a straight line of the glazing.

310.1: Emergency escape and rescue openings: Basements, habitable attics, and every sleeping room shall have not less than one openable emergency escape and rescue opening that opens directly to a public way, or to a yard or court that opens to a public way.

Emergency escape and rescue openings shall be a minimum net clear opening of **5.7 square feet**. Sill height shall not be more than **44 inches** above the floor.

310.2.1: Minimum opening height: The minimum net clear opening height shall be **24 inches**.

310.1.3: Minimum opening width: The minimum net clear opening width shall be **20 inches**.

STAIRWAYS, LANDINGS, RAILINGS and GUARDS:

303.7 & 308: Stairway illumination: Interior and exterior stairways, landings and treads shall be provided with illumination. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.

311.3.1 Floor elevation at the required egress doors. Landings or finished floors at the required egress door shall be not more than 1 ½ inches lower than the top of the threshold. Exception: The landing or floor on the exterior side shall be not more than one stairs riser below the top of the threshold provided that the door doesn't swing over the landing or floor.

311.3: Landings for stairways: There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension not less than of **36 inches** in the direction of travel.

311.5.2, 311.5.3, 311.5.6, 312.1: Headroom, stair treads and risers, handrails & guards: The minimum required headroom is 6 feet 8 inches measured vertically from a sloped plane adjoining the treads nosing, maximum riser height 8 1/4 inches, minimum tread depth 9 inches (nosing to nosing), nosing depth ¾ - 1 ¼ inches, minimum stair width of 36", handrails on at least one side of each continuous flight with 4 or more risers measured 34 inches to 38 inches vertically from a sloped plane adjoining the treads nosing. Open side of decks and balconies **more than 30 inches above grade** or floor must have guardrails at least **36 inches in height**. **Spindle separation to be 4 inches or less**. **Exception: When replacing a stairway in an existing structure, which cannot accommodate the requirements of Section 311.5.1,2. The stairs riser/tread may be replaced utilizing dimensions that do not exceed the riser height of the original staircase.**

311.7.8.4: Continuity: Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.

Handrail ends shall be returned or shall terminate in newel posts or safety terminals.

311.7.8.5 Handrail Grip Size. Type 1. Circular handrail not less than 1 ½ inches and not more than 2 inches, Square handrail 4in min perimeter, 6 ¼ in maximum perimeter. Type 2 handrail not less than 1 ¼ not more than 2 ¾ in width. Finger recession shall be 5/16 in in depth. **This includes ALL exterior stair handrails.**

302.7 Under-stair protection: Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed sides with ½ in gypsum board.

SMOKE ALARMS: MINIMUM number required for this structure: 6

314.3: Location: Alarms shall be installed in the following location. 1. In the **living area** remote from the kitchen and cooking appliances. 2. In each **room designed for sleeping** 3. On each level of a dwelling, or on the ceiling of the **upper level near the top or above each stairway**, other than a basement stairway, in any multistory dwelling. The alarm shall be located so that the smoke rise in the stairway will not be prevented from reaching the alarm by an intervening door or obstruction. 4. On the **basement ceiling** near the stairway.

314.3.4: Prohibited locations: 1. Within 3ft horizontally from any grille moving conditioned air within the living space or a door or opening of a bathroom containing a bathtub or shower. 2. In any location or environment prohibited by the terms of the listing.

314.3.3.1: Locations on flat ceilings: On the ceiling a least 4 in from each wall or on the wall with the top of the alarm not less than 4 inches below the ceiling and not farther than 12 inches.

314.3.3.2: Locations on peaked sloping ceilings: On ceiling or wall within 3 feet measured horizontally, from the peak of the ceiling, or at least 4 in below the peak of ceiling.

314.4: Interconnection: Where more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit.

314.6: Power source: Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, primary power is interrupted, shall receive power from a battery.

314.2.2: Alterations additions and system replacement: Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

- Exceptions:
1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck.
 2. Installation, alteration or repairs of plumbing or mechanical systems.
 3. Electrical installations or alterations for existing rooms other than newly constructed or relocated bedrooms.
 4. Electrical work, which is limited to the replacement, relocation, or upgrade of an existing service panel or meter base.

314.5: Combination Alarms: Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

CARBON MONOXIDE ALARMS MINIMUM number required for this structure: 1

315.2.1, 315.2.2: New construction and alteration and repair: Carbon monoxide alarms shall be provided in dwelling units contains a fuel-fired appliance. The dwelling unit has an attached garage with an opening that communicated with the dwelling unit.

315.3: Location: Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of bedrooms. Where fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed.

315.6: Power source: Carbon Monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, primary power is interrupted, shall receive power from a battery.

BATHROOMS:

303.3: Bathrooms: Bathroom and water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than three square feet, one-half of which must be openable. Glazing areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be determined according to Section 1505. Exhaust air from space shall be exhausted directly to the outside.

307.2: Bathtub and shower spaces: Bath tubs and shower floors and walls above tubs with shower heads shall have a nonabsorbent surface that extends to a height of 6 feet above the floor.

2705.1: Installation: Centerline of water closets or bidets shall not be less than 15" from adjacent walls or partitions. There shall be at least 21 inches clearance in front of the water closet, bidet or lavatory to any wall fixture or door.

2720.1: Whirlpool bathtubs access to pump: A door or panel of sufficient size shall be installed to provide access to the pump for repair and/or replacement. The motor-pump assembly shall be on a GFCI circuit.

GARAGES, CARPORTS or ACCESSORY STRUCTURES:

302.5.1: Opening protection: Openings from a private garage directly into a room used for sleeping purpose shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35mm) in thickness, solid or honeycomb-core steel door not less than 1 3/8 inches (35mm) thick, or 20 minute fire-rated doors. Pull down stairs that have a 20 minute fire rating may be installed in garage attic separations.

302.5.2: Duct penetration: Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be minimum of 26 gauge metal or other approved material and shall not have openings into the garage.

302.6: Dwelling-garage fire separation: The garage shall be separated as required by Table R302.6. Openings in garage wall shall comply with Section 302.5. Attachment of Gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table #02.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

309.1: Floor surface: The area of the floor used for parking of vehicles shall be sloped to facilitate the movement of liquids to an approved drain or toward the main vehicle entry doorway.

309.6 Detached garages, carports, and accessory structures: Any habitable area located within a detached garage or accessory structure shall meet all applicable sections of this code and shall be provided with an exit door or window as specified in Section R310 and Section R311.

302.6 Table Dwelling-Garage separation: From the residence and attics, not less than 1/2 inch Gypsum board or equivalent. From habitable rooms above the garage, not less than 5/8 in Type X gypsum board or equivalent. Structure(s) supporting floor/ceiling assemblies used for separation required by this section, not less than 1/2 inch Gypsum board or equivalent. Garages located less than 3 feet from dwelling unit on the same lot not less than 1/2 inch Gypsum board or equivalent applied to the interior side of the exterior wall that are within the area.

602.7: Headers: Garage door headers to be engineered or comply with Tables 502.5(1) and 502.5(2). See section 602.10.4 & figure 602.10.5,602.10.6.1,2,3,4 for garage door braced wall panel requirements.

3901.9 Basement, garages, accessory buildings: Not less than one receptacle outlet, in addition to any provided for specific equipment and in each vehicle bay more than 5.5 feet above the floor.

ENERGY EFFICENCY:

Table 11.02.1.2: Climate Zone 4A; Ceiling R-Value 38; Wood Frame R-Value 15; Floor R-Value 19; Basement R-Value 10 if continuous R13 if Wood Frame; Slab on grade R-Value with Depth R10-2ft, Crawl Space R-Value 10/13.

1102.2.4 (402.2.4) Access Hatches and door: Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

1102.2.9 (402.2.9) Basement walls: Walls associated with conditioned basement shall be insulated from the top of the basement wall down 10ft. below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall comply with this requirement except where the floor overhead is insulated in accordance with Sections 1102.1.2 and 1102.2.8

1102.2.10,(402.2.10) Slab-on-grade floors: Slab on grade floors with a floor surface less than 12 inches below grade shall be insulated in accordance to Table 1102.1.2. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below Grade shall extend the distance provided in Table N1102.1.2 by any combination of vertical insulation, insulation extending under the slab, or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10inches of soil.

1102.4.4 (402.4.4) Rooms containing fuel-burning appliances: Where open combustion air ducts provide combustion air to open combustion fuel appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room that is isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table 1102.1.2.

1103.3.0 (403.3.1) Duct Insulation (Prescriptive): Supply and return ducts in attics shall be insulated to an R-value of not less than R-8 for ducts 3 inches in diameter or larger and not less than R-6 for ducts smaller than 3 inches in diameter. Supply and return ducts in other portions of the building shall be installed to not less than R-6 for ducts 3 inches in diameter and to not less than R-4.2 for ducts smaller than 3 inches.

1103.3.2 (403.3.2) Sealing: Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply to Section M1601.4.1

1104.1 (404.1) Lighting equipment: Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

ELECTRICAL:

3601.6.2: Service disconnect location: The service disconnecting means shall be installed at a readily accessible location either outside of a building or inside nearest the point of entrance of the service conductors. Disconnection means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

3405.2: Location of equipment and working clearances: Panel boards and overcurrent devices shall not be located in clothes closets or bathrooms and shall have proper working clearances of 36 inches deep x 30 inches wide x 6'-6" high.

3406.3: Minimum size of conductors: for feeder and branch circuits shall be 14 AWG copper and 12 AWG aluminum.

Table 3603.4 Grounding Electrode conductor size:

3901.2.1: Spacing: Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from a receptacle outlet.

3901.2.2: Wall space: Any space that is 2 feet or more in width unbroken along the floor line by doorways, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces, fixed panels in exterior walls or space created by fixed room dividers, railings or free standing bar-type counters require receptacles.

3901.4: Wall countertop space: Receptacle outlets shall be installed at each wall counter and work surface that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24". At least one receptacle outlet shall be installed at each island and at each peninsular counter space. Spaces separated by range tops, refrigerators or sinks shall be considered separate countertop spaces.

3901.6: Bathroom: At least one wall receptacle outlet shall be installed in bathrooms and shall be located within 36 inches of the outside edge of each lavatory basin.

3902: Ground-fault Circuit-interrupter protection: GFCI protection shall be provided at all 125-volt, single phase, 15- and 20-ampere receptacles in all bathrooms, garages, accessory buildings, outdoor receptacles, crawlspace receptacles, unfinished basements, all countertop, kitchen dishwasher branch circuit, electrically heated floors, receptacle outlets in kitchens and outlets within 6 feet of wet bars, laundry tubs and utility sinks.

3902.15 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, den, bedrooms, sunrooms, recreation rooms closets, hallways, laundry areas and similar rooms or areas shall be protected.

3903.3: Lighting outlets: At least one wall switch-controlled lighting outlet shall be installed to provide illumination on the exterior side of each outdoor egress door having grade access.

3905.8,4101.6: Boxes at fan outlets: Outlet boxes and outlet box systems used as the sole support of ceiling-suspended fans (paddle) shall be marked by their manufacturer as suitable for this purpose and shall not support ceiling-suspended fans (paddle) that weigh more than 70 pounds.

4003.5: Recessed incandescent luminaries: Recessed incandescent luminaries shall have thermal protection and shall be listed as thermally protected.

4003.11: Luminaries in clothes closet: The types of luminaries installed in clothes closet shall be limited to surface mounted or recessed incandescent or LED luminaries with completely enclosed light sources, surface mounted or recessed fluorescent or LED luminaries identified as suitable for installed within the closet storage area. Incandescent luminaries with open or partially enclosed lamps and pendant luminaries or lamp-holders shall be prohibited. 1. Surface mounted Incandescent or LED luminaries with a completely enclosed light source shall be installed on the wall above the door or on the ceiling, provided there is a minimum clearance of 12 inches between the fixture and the nearest point of a storage space. 2. Surface mounted fluorescent luminaries shall be installed on the wall above the door or on the ceiling provided that there is a minimum clearance of 6 inches. 3. Recessed incandescent luminaries or LED luminaries with a completely enclosed light source shall be installed in the wall above the door or on the ceiling, provided that there is a minimum clearance of 6 inches. 4. Recessed fluorescent luminaries shall be installed in the wall or on the ceiling provided that there is a minimum clearance of 6 inches between the fixture and the nearest point of a storage space. 5. Surface mounted fluorescent or LED luminaries shall be permitted to be installed within the closet storage space where identified for this use.

4003.9: Wet or damp locations: luminaries installed in wet or damp locations shall be installed so that water cannot enter or accumulate in wiring compartments, lamp holders or other electrical parts. All luminaries installed in wet locations shall be marked "Suitable for wet locations". All luminaries installed in damp locations shall be marked "Suitable for wet locations or suitable for damp locations".

PLUMBING – HEATING, VENTILATION and AIR CONDITIONING:

1305.1.2.1: Electrical requirements: A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the appliance location.

2408.2: Elevation of ignition source: Equipment and Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" above the floor in hazardous locations and public garages, private garages, repair garages, motor fuel-dispensing facilities and parking garages. Elevation of the ignition source is not required for appliances that are listed as flammable-vapor-ignition resistant.

2005.2: Water heaters: Fuel fired water heaters shall **not be installed in a room** used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space.

2406.2: Prohibited locations: Appliances shall not be located in, Sleeping rooms, Bathrooms, Toilet rooms or Storage Closets, or surgical rooms, or in a space that opens only into such rooms or spaces, except where the installation complies with one or the following: See Section 2406.2

24007.5.1 Standard Method: The minimum required volume shall be **50 cubic feet per 1,000 BTU** of the appliance input rating.

2419.2: Drips: Condensation drip legs are required in gas piping.

2420.5.1: Appliance shutoff valve within the same room: An accessible shutoff valve shall be separate from the appliance, located in the same room, within 6 feet, and installed upstream from the union.

1502.4.5: Clothes dryer duct length. Specified length: Maximum length of the exhaust duct shall be **35'**. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table 1502.4.5.1

1502.4.5.2 Manufacturer's instructions. The size and maximum length of the exhaust duct shall be determined by the dryer manufacturer's installation instructions.

2603.2: Drilling and notching: Wood framed structural members shall not be drilled, notched or altered in any manner except as provided in Sections 502.8, 602.6, 802.7 and 802.7.1.

2603.4: Pipes through footings or foundations: A pipe that passes through a foundation wall shall be provided with a relieving arch or a pipe sleeve shall be built into the foundation wall. The sleeve shall be larger than the pipe passing through the wall.

2804.6.1: Requirements of discharge pipe: Water heater discharge pipe/pressure relief, temperature relief valve must be constructed of those materials indicated in Section 2606.5 or materials tested, and must terminate not more than 6 inches above the floor, to the outside of the building or into an indirect waste receptor. *Be one nominal size larger than the size of the relief-valve outlets, where relief-valve discharge pipe is installed with insert fittings. The outlet end shall be fastened in place.* The discharge shall be installed in a manner that does not cause personal injury or property damage.

REGISTRATION AND LICENSING REQUIREMENTS:

Plumbing and electrical work on the project is required to be performed by a Monroe County registered plumber and licensed electrician.

CALL FOR INSPECTIONS AT LEAST 24 HOURS IN ADVANCE

Call the Monroe County Building Department if there any questions concerning the plan review.

OCCUPANCY:

All requirements of the following shall be satisfied prior to issuing the final Certificate of Compliance:

- 1) All requirements of the Planning Department having jurisdiction.
- 2) Satisfactory Final inspection by the Monroe County Building Department.

Brian Arnett,
Monroe County Building Inspector

ELECTRICIAN SIGNOFF

Monroe County / City of Bloomington Building Department
501 North Morton- Suite 220 Bloomington, IN 47404

Please note: this office must have the complete and original sign off sheet **PRIOR TO** scheduling the rough-in inspection or we will not schedule the inspection. The completed signoff can be **hand delivered** to the office by the license holder. We cannot accept a scanned or faxed document, as it must have an original signature upon it.

LICENSE HOLDER: John Elliott

MONROE COUNTY LICENSE NUMBER: ME 162

COMPANY NAME: Elliott Electric

HOMEOWNER OR COMMERCIAL PROJECT NAME: TK Construction - Leo Pilachowski

PERMIT NUMBER (required): R-21-547

PROJECT ADDRESS: 2028 E 1st Street Bloomington, IN

This project will be wired to the requirements of the (check one) 47401

- 2020 Indiana Residential Code (limited to Single-Family, Duplexes, or Townhomes only, and based upon the 2017 National Electric Code).
- 2009 Indiana Electrical Code (any residential or commercial projects and based upon the 2008 National Electric Code).

I am the license holder and am installing the regulated work, or the work is being performed by direct employees of my licensed company on the project specified above. The work performed will be in accordance with the National, Indiana, and Monroe County codes and rules which regulate this installation. I understand my license is subject to forfeit in the event I am found in violation of Chapter 430 of the Monroe County Code (which, among other things requires permits) or Ordinance 96-38 (Which provides for the licensing of electricians in Monroe County).



License Holder's original signature

11/9/2021
Date

ADVANCED STRUCTURAL COMPONENTS BUILDING PERMIT APPLICATION REPORTING FORM 393

This form is required in order to comply with the requirements of a new law IC 22-11-21 (Public Law- 104, 2018) as it relates to the use of advanced structural components ("lightweight" I-Joists or "lightweight" roof trusses) in Class 1 and Class 2 construction that:

- 1. Have less mass cross-sectional area than sawn lumber of equivalent application; and
- 2. Are assembled from combustible or non-combustible materials, or both

ADDRESS OF PROJECT: _____
Street State Zip

TOWNSHIP:

- | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------|
| <input type="checkbox"/> Bean Blossom | <input type="checkbox"/> Washington | <input type="checkbox"/> Benton North | <input type="checkbox"/> Richland |
| <input type="checkbox"/> Bloomington | <input type="checkbox"/> Benton South | <input type="checkbox"/> Van Buren | <input type="checkbox"/> Perry |
| <input type="checkbox"/> Salt Creek | <input type="checkbox"/> Indian Creek | <input type="checkbox"/> Clear Creek | <input type="checkbox"/> Polk |

TYPE OF ADVANCED STRUCTURAL COMPONENT:

- | | | | |
|--------------|----------|--|--|
| ____ TRUSSES | LOCATED: | <input type="checkbox"/> ROOF | <input type="checkbox"/> 1 ST FLOOR |
| | | <input type="checkbox"/> 2 ND FLOOR | <input type="checkbox"/> OTHER |
| "I" JOISTS | LOCATED: | <input type="checkbox"/> RAFTERS | <input type="checkbox"/> 1 ST FLOOR |
| | | <input type="checkbox"/> 2 ND FLOOR | <input type="checkbox"/> OTHER |

ADDITIONAL LOCATION: _____

I hereby certify that I have knowledge and authority to make this declaration and that the information is correct.

APPLICANT SIGNATURE: _____

PRINTED NAME: _____

DATE: _____











800 S High St

SPEED BUMPS

15
M.P.H.

BIKE PICK UP

Leo Pilachowski - Petition for Appeal of the 2/17/2023 determination by Eric Greulich that Alleges Violations of the UDO.

In an email of Friday, 2/17,2023, Eric Greulich, a Senior Zoning Planer with the City of Bloomington's Department of Planning and Transportation, determines and alleges that there are violations of the UDO at 2028 E 1st Street where a new single family dwelling is located. The alleged violations are "that the sidewalk and tree plot with street trees has (sic) not been constructed." We contend that this determination is incorrect and we appeal to the Bloomington Board of Zoning Appeals (BZA).

1.) An adequate, five foot wide tree plot is not able to be located along the S High Street frontage. In an email of 7/7/2023 Eric Greulich stated:

"The Transportation Plan dictates the standards for alternative transportation improvements and the minimum width of sidewalks was increased to 6' in width. The sidewalk still needs to be one foot inside the right-of-way and it is fine if the tree plot only becomes 2' wide. Obviously trees could not be planted in a 2' wide tree plot, so no trees are required in that instance. If you want to have a 5' tree plot so that you can plant street trees, we can still work towards that; however that would mean that the sidewalk would be pushed onto your property and a pedestrian easement would be required."

Thus, a five foot wide tree plot with trees is not required.

2.) Contrary to the email above, the UDO 20.04.080(f)(3)(B) states:

"If a tree plot is not available, then the street trees shall be planted within the front yard immediately adjacent to the street."

However, the UDO 20.04.080(c)(3)(F)ii. allows for "the substitution of required landscape with existing vegetation." In an email of 5/9/2021 to Eric Greulich about our draft site plan, we stated our intention "to substitute the tree credits of three existing qualified deciduous trees for the required street trees along East 1st and South High Streets." This contention was not disqualified and the site plan submitted for the building permit was approved by the City with the statement, in bold letters on the upper right side:

"Existing west walnut, honeylocust, and hickory trees to count toward, the street tree requirement (4 on 1st St and 5 on High St)."

Since the site plan so noted was approved, the street trees along S High Street are not required.

However, we will probably plant more trees along the street frontages as part of the final landscape plan.

3.) We are not questioning the City's power to require a sidewalk in the S High Street abutting right-of-way. We are not questioning the City's power to require the owners of the site abutting the S High Street right-of-way to pay for any sidewalk if the proper procedure is followed. However, Eric Gruelich stated and determined in his 2//17/2023 email that "It is the property owner's responsibility to install" the sidewalk. We contend that this is incorrect.

Indiana has a "Home Rule" statute that grants broad powers to municipalities. However, these broad powers have some limits. In particular IC 346-1-3-6 reads:

"Sec. 6. (a) If there is a constitutional or statutory provision requiring a specific manner for exercising a power, a unit wanting to exercise the power must do so in that manner."

Although there are many avenues in the Indiana Code for funding the construction of an off-site sidewalk, there is but one section in the Indiana Code that speaks to the power of a municipality to request that an abutting property owner construct an off-site sidewalk. This is IC 36-9-36-17, part of what entitled Barrett Law funding:

“IC 36-9-36-17 Construction or repair of sidewalks and curbs; notice to abutting property owner of order requiring construction or repair

(a) The works board may require the owners of abutting property to construct or repair the owners' own sidewalks or curbs if the works board:

- (1) desires to improve or repair any sidewalks or curbs in the unit; and
- (2) adopts a final resolution to that effect.

(b) The works board must give notice of the order concerning the construction or repair to the abutting property owners in person or by mail. Mailing of notices to owners as the names of the owners appear on the assessor's books of the county in which the land is located complies with this requirement.

(c) A property owner has thirty (30) days from the date of the notice to construct the sidewalks or curbs or make the repairs as required by the notice.

(d) If a property owner fails to comply with the order, the works board may have the sidewalk or curb constructed or repaired by an independent contractor.”

This is the only manner in which a municipality may request an abutting property owner construct an off-site sidewalk. This manner (part (d)) allows the abutting property owner the option not to construct the requested sidewalk. Subsequent sections proscribe the manner in which the abutting property owner is then required to pay for the construction.

Unlike Eric Greulich’s assertion, the UDO does not explicitly say that the property owner must install or have installed the required off-site sidewalk. If the City and the BZA interpret the UDO to say that the property owner is required to construct the off-site sidewalk in a manner not the same as that proscribed by the Indiana Code, then this provision of the UDO is invalid. **We ask that the BZA resolve this issue by finding that there is no zoning violation on the part of the property owners as result of the sidewalk not having been constructed. The BZA may direct the Planning Department, if the Planning Department desires the off-site sidewalk to be constructed, to request that the Bloomington Works Board to proceed in the manner proscribed by the Indiana Code 36-9-36-17.**