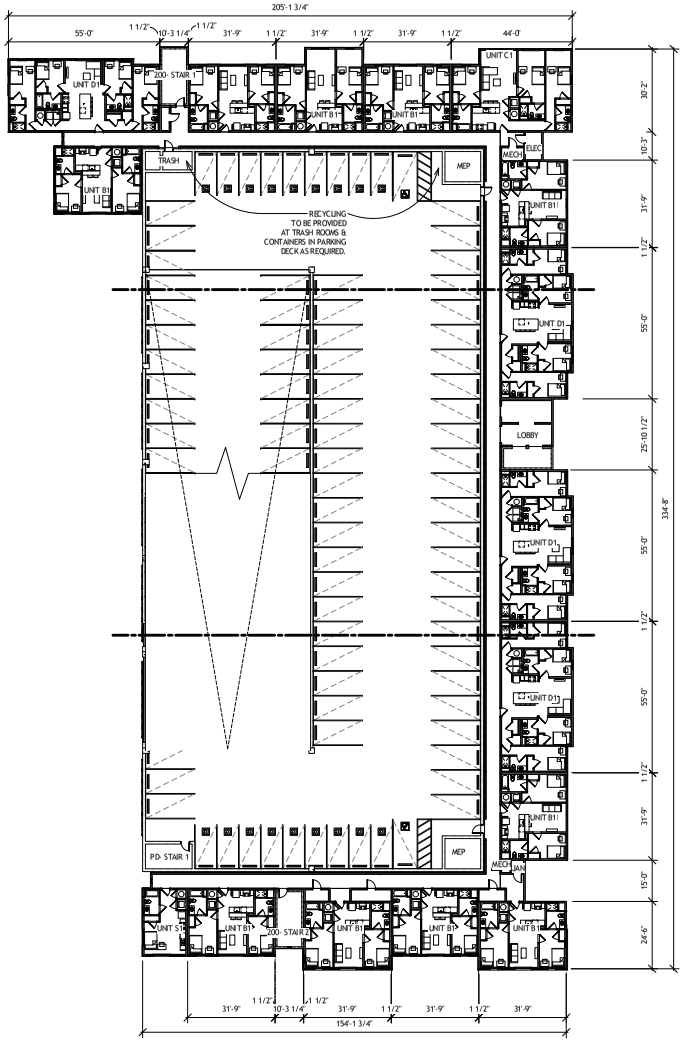

1 / A1.240 BLDG 200- FLOOR PLAN- LEVEL 4
3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS AND ACCESSIBILITY INFORMATION.
5. DOOR ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.
6. REFER TO THE A7 SERIES DRAWINGS FOR ALL STAIR, RAMP, AND ELEVATOR INFORMATION.
7. PROVIDE SOUND ATTENUATION BATT IN AMENITY, RETAIL, AND COMMERCIAL WALLS WHERE THE SAID WALL ADJOINS A RESIDENTIAL UNIT OR ADJACENT AMENITY, RETAIL, OR COMMERCIAL SPACE.
8. ALL DOOR HARDWARE IS TO BE COORDINATED WITH THE CODE REQUIRED EGRESS COMPONENETS, ACCESSIBILITY REQUIREMENTS, AND ACCESS CONTROL REQUIREMS PER THE LOW VOLTAGE DRAWINGS.
9. ACCESS CONTROL FOR ALL DOORS ARE TO BE COORDINATED WITH THE LOW VOLTAGE CONSULTANT, ARCHITECT, AND THE CLIENT.
10. UNLESS TAGED, WALL TYPES ARE ARE NOTATED IN THE ENLARGED PLANS.
11. ALL SLABS ON GRADE TO RECEIVE VAPOR BARRIER, HARDENER AND BREATHABLE SEALERS.
12. ANY WINDOW OR GLASS WITHIN A 24" HORIZONTAL DISTANCE OF A DOOR SHALL HAVE TEMPERED GLAZING. ANY WINDOW OR GLAZING LESS THAN 18" AFF SHALL BE TEMPERED. ANY WINDOW OR GLAZING WITHIN A STAIRWELL OR BATHROOM SHALL BE TEMPERED.
13. DOORS ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.

LEGEND:

- GUEST ROOM W/ MOBILITY FEATURES
- GUEST ROOMS W/ COMMUNICATION FEATURES
- FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%
- A — WINDOW TYPE
- MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

NILES BOLTON ASSOCIATES

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	REVISED SCHEMATIC DESIGN	12/23/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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EVOLVE BLOOMINGTON
BUILDING 100 & 200
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 200- FLOOR PLAN- LEVEL 4

SHEET NUMBER:
A1.240

02/08/17

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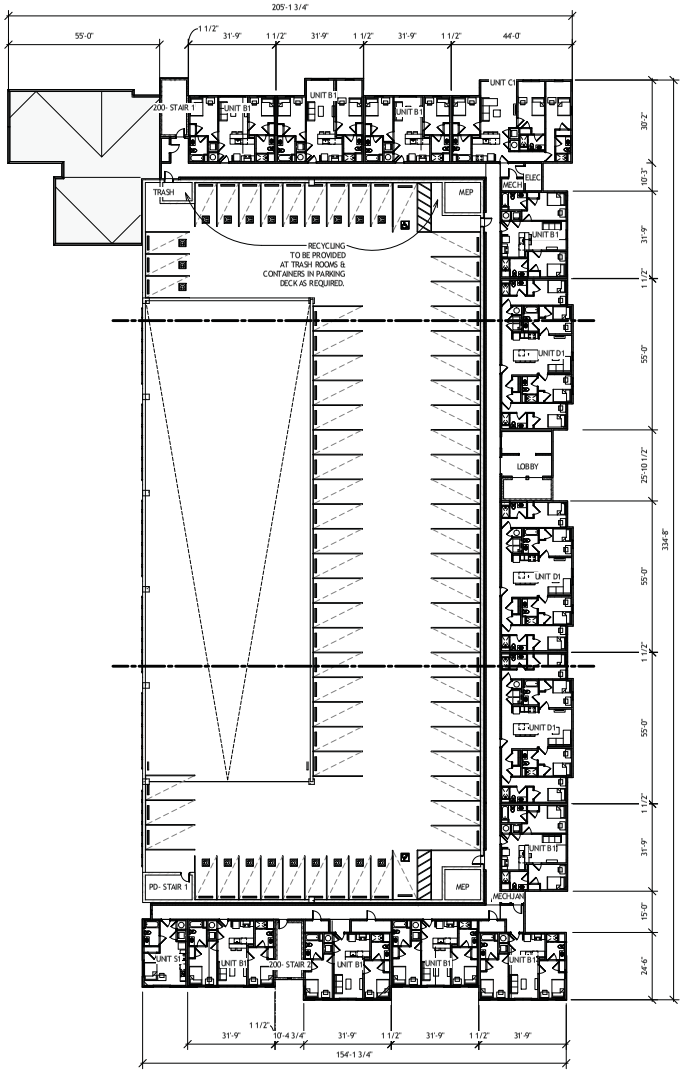

1 BLDG 200- FLOOR PLAN- LEVEL 5
A1.250 3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS AND ACCESSIBILITY INFORMATION.
5. DOOR ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.
6. REFER TO THE A7 SERIES DRAWINGS FOR ALL STAIR, RAMP, AND ELEVATOR INFORMATION.
7. PROVIDE SOUND ATTENUATION BATT IN AMINITY, RETAIL, AND COMMERCIAL WALLS WHERE THE SAID WALL ADJOINS A RESIDENTIAL UNIT OR ADJACENT AMENITY, RETAIL, OR COMMERCIAL SPACE.
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13. DOORS ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.

LEGEND:

GUEST ROOM W/ MOBILITY FEATURES

GUEST ROOMS W/ COMMUNICATION FEATURES

FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%

A WINDOW TYPE

MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	REVISED SCHEMATIC DESIGN	12/23/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 200- FLOOR PLAN- LEVEL 5

SHEET NUMBER:
A1.250

02/08/17

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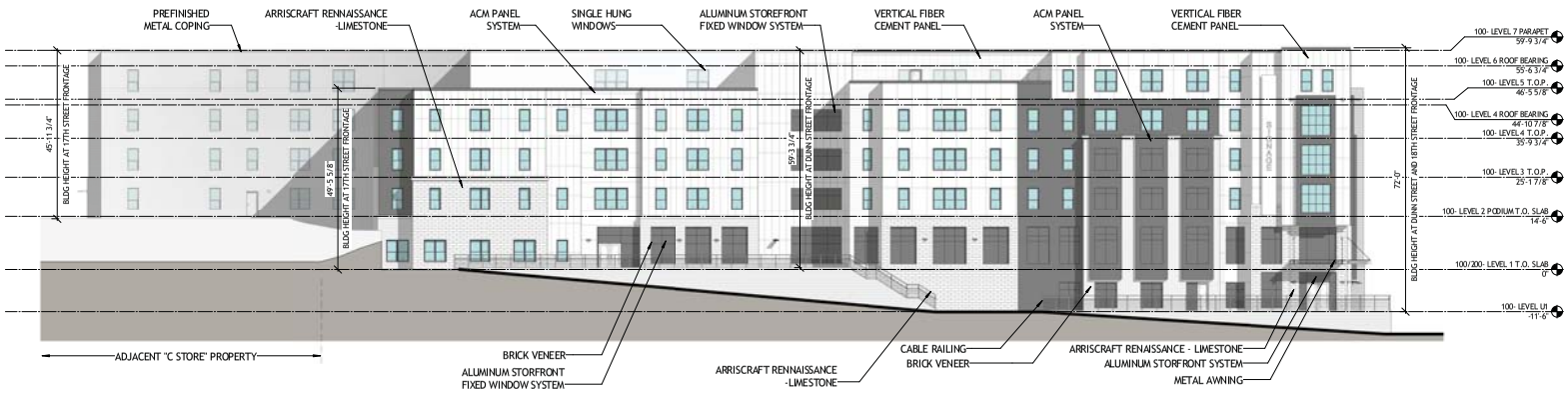

2 A3.101 BLDG 100- ELEVATION- DUNN STREET
1/16" = 1'-0"

1 A3.101 BLDG 100- ELEVATION- 18TH STREET
1/16" = 1'-0"

ARCHITECT'S NAME
ARCHITECT'S AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: KJR, AM
CHECKED BY: KWR

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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BLOOMINGTON, IN, 47408
CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 100- ELEVATIONS- BUILDING

SHEET NUMBER:
A3.101

02/08/17

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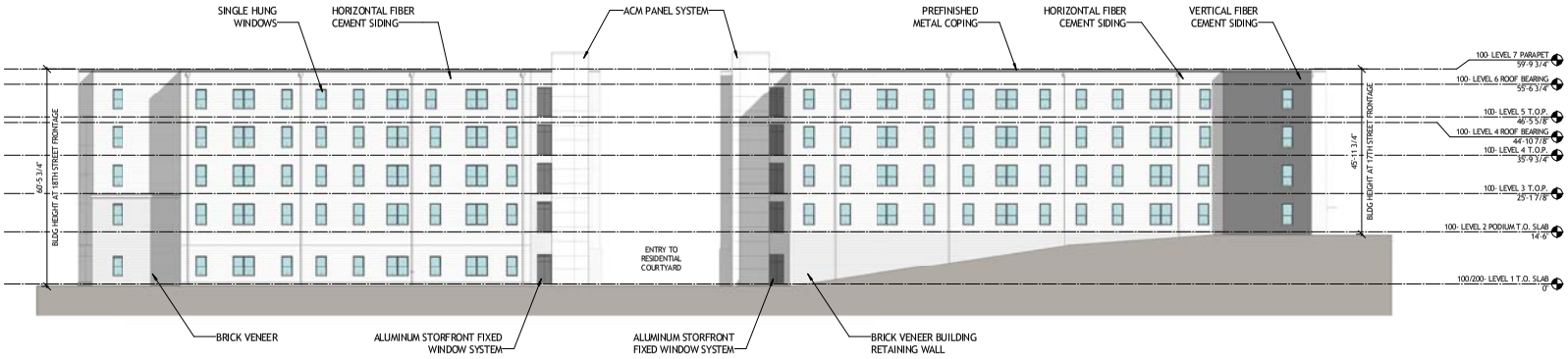
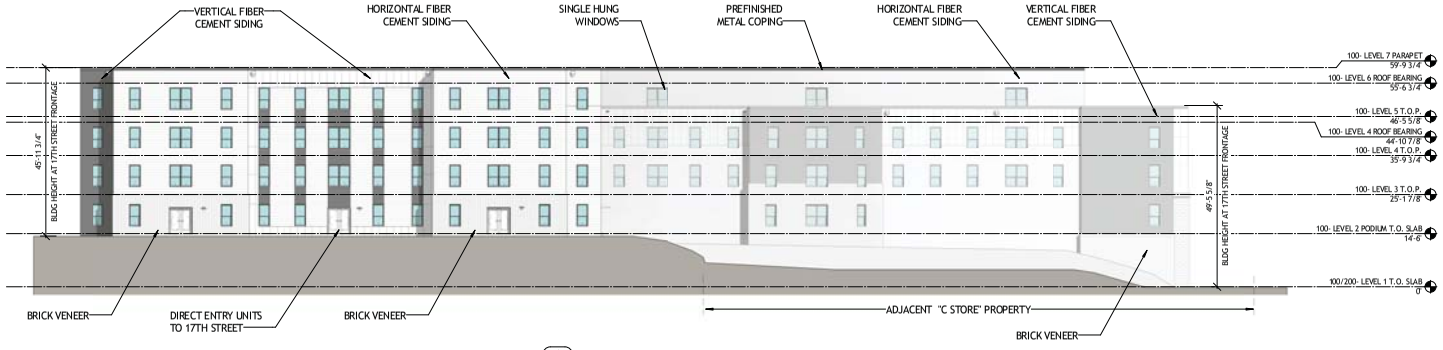


2 A3.102 BLDG 100- ELEVATION- GREENBELT
1/16" = 1'-0"



1 A3.102 BLDG 100- ELEVATION- 17TH STREET
1/16" = 1'-0"

ARCHITECT'S NAME
ARCHITECT'S AR NUM. 2016/XX/XX

PROJECT # : 116022
DRAWN BY: KJR, AM
CHECKED BY: KWR

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No.	Description	Date
	DRC SUBMISSION	2/09/17

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BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 100- ELEVATIONS- BUILDING

SHEET NUMBER:
A3.102

02/08/17

NOT RELEASED FOR CONSTRUCTION

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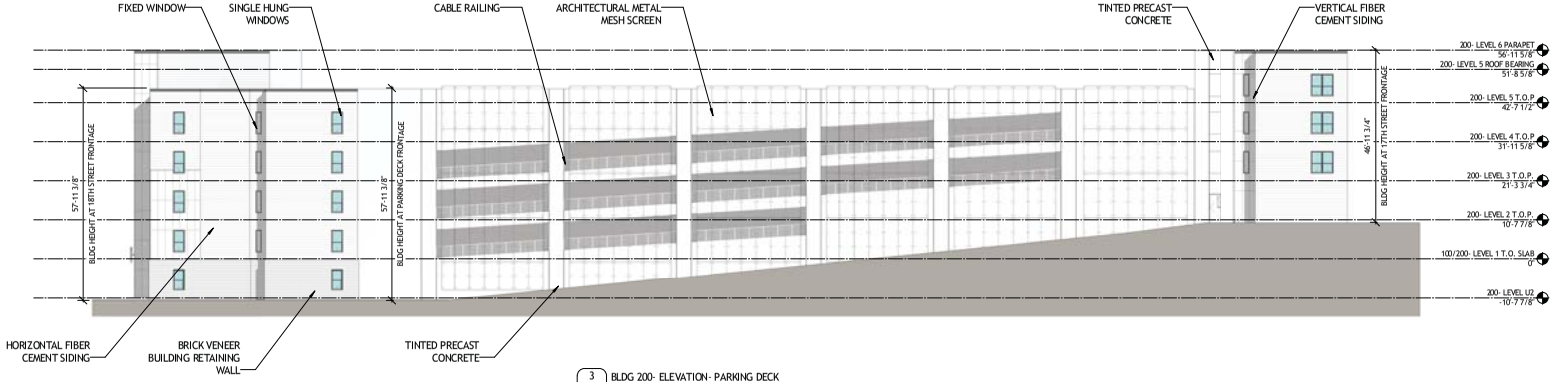
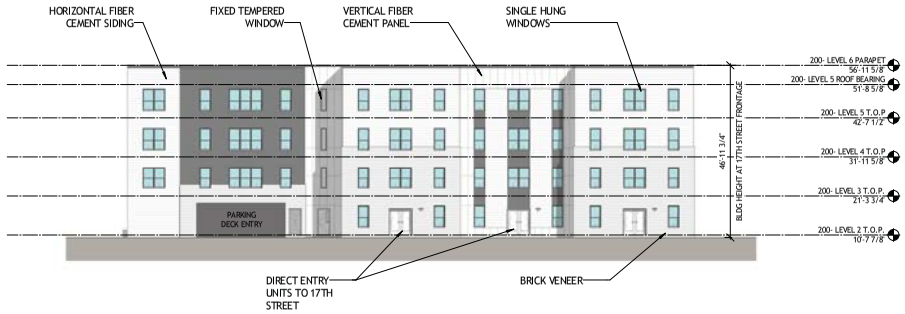
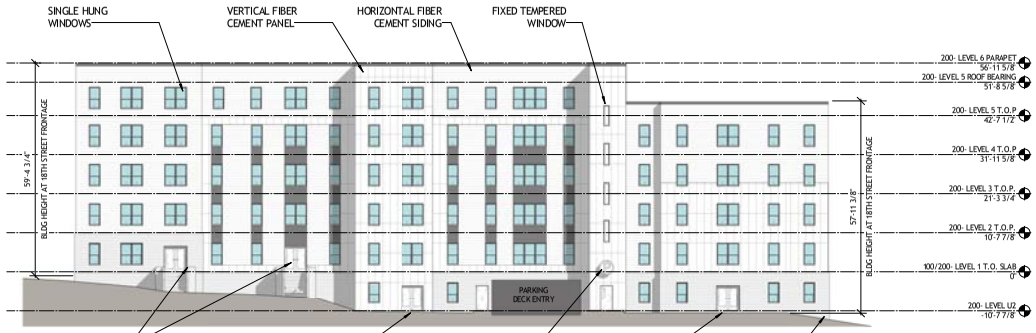


3 A3.201 BLDG 200- ELEVATION- PARKING DECK
1/16" = 1'-0"



2 A3.201 ELEVATION- EXTERIOR- 17TH STREET
1/16" = 1'-0"



1 A3.201 BLDG 200- ELEVATION- 18TH STREET
1/16" = 1'-0"

ARCHITECT'S NAME
ARCHITECT'S AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: KJR, AM
CHECKED BY: KWR

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No.	Description	Date
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 200- ELEVATIONS- BUILDING

SHEET NUMBER:
A3.201

02/08/17

NOT RELEASED FOR CONSTRUCTION

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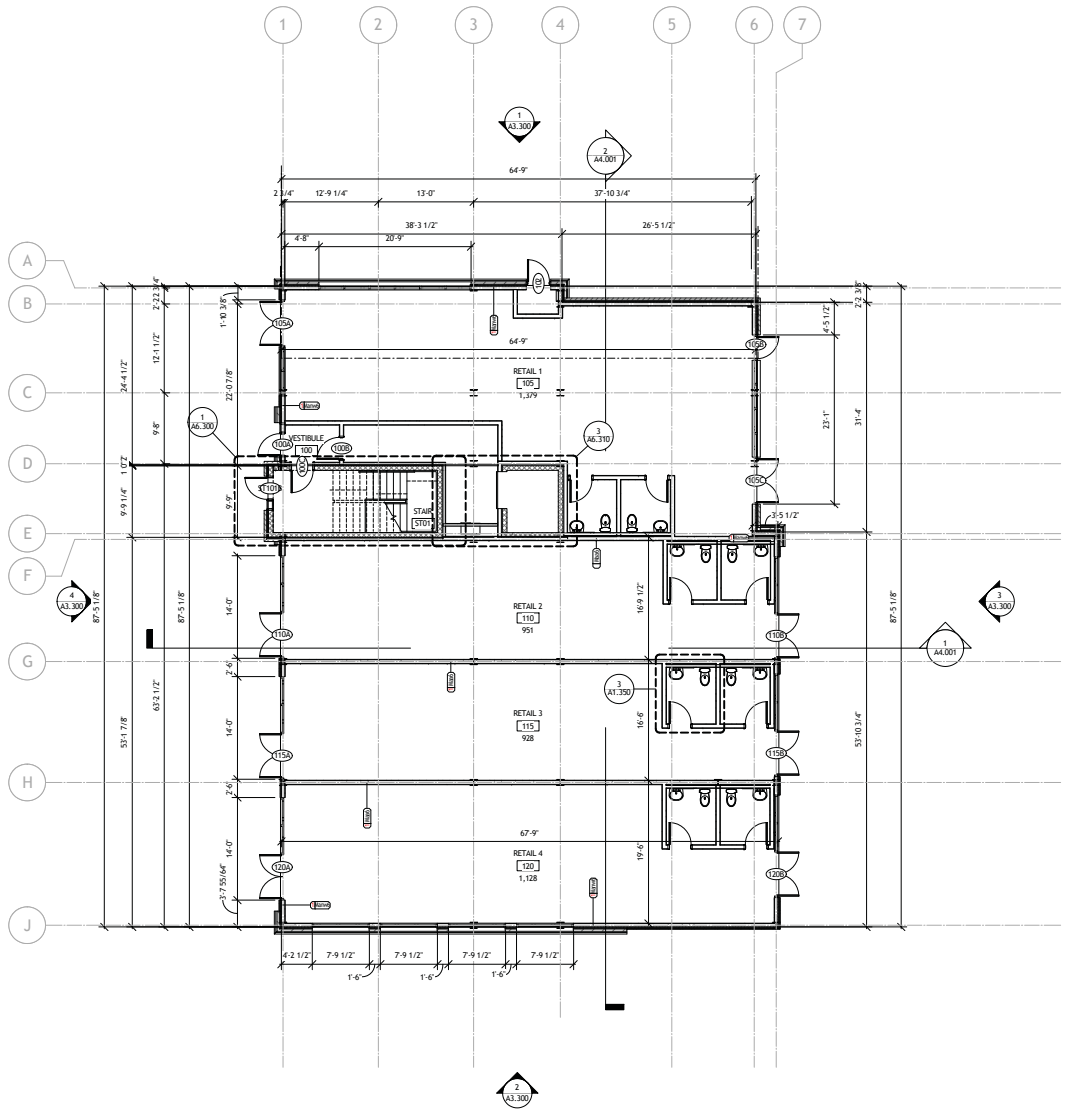

1 BLDG 300- FLOOR PLAN- LEVEL 1
A1.310 1/8" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEER'S DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. NOT USED
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS.
5. DOORS ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.
6. REFER TO THE A6 SERIES DRAWINGS FOR ALL STAIR INFORMATION.
7. PROVIDE SOUND ATTENUATION BATT IN AMENITY, RETAIL, AND COMMERCIAL WALLS WHERE THE SAID WALL ADJOINS A RESIDENTIAL UNIT OR ADJACENT AMENITY, RETAIL, OR COMMERCIAL SPACE.
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11. ALL SLABS ON GRADE TO RECEIVE VAPOR BARRIER, HARDENER AND BREATHABLE SEALERS.
12. ANY WINDOW OR GLASS WITHIN A 24" HORIZONTAL DISTANCE OF A DOOR SHALL HAVE TEMPERED GLAZING. ANY WINDOW OR GLAZING LESS THAN 18" AFF SHALL BE TEMPERED. ANY WINDOW OR GLAZING WITHIN A BATHROOM SHALL BE TEMPERED.

LEGEND:

GUEST ROOM W/ MOBILITY FEATURES

GUEST ROOMS W/ COMMUNICATION FEATURES

FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%

WINDOW TYPE

MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: KJR
CHECKED BY: KMR

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No.	Description	Date
	REVISED SCHEMATIC DESIGN	12/23/16
	50% DESIGN DEVELOPMENT	1/20/17

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EVOLVE BLOOMINGTON - BLDG 300
BUILDING 300
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408
CA VENTURES / REGENCY DUNNHILL JV,LLC

SHEET TITLE:
FLOOR PLAN- LEVEL 1

SHEET NUMBER:
A1.310

01/20/2017

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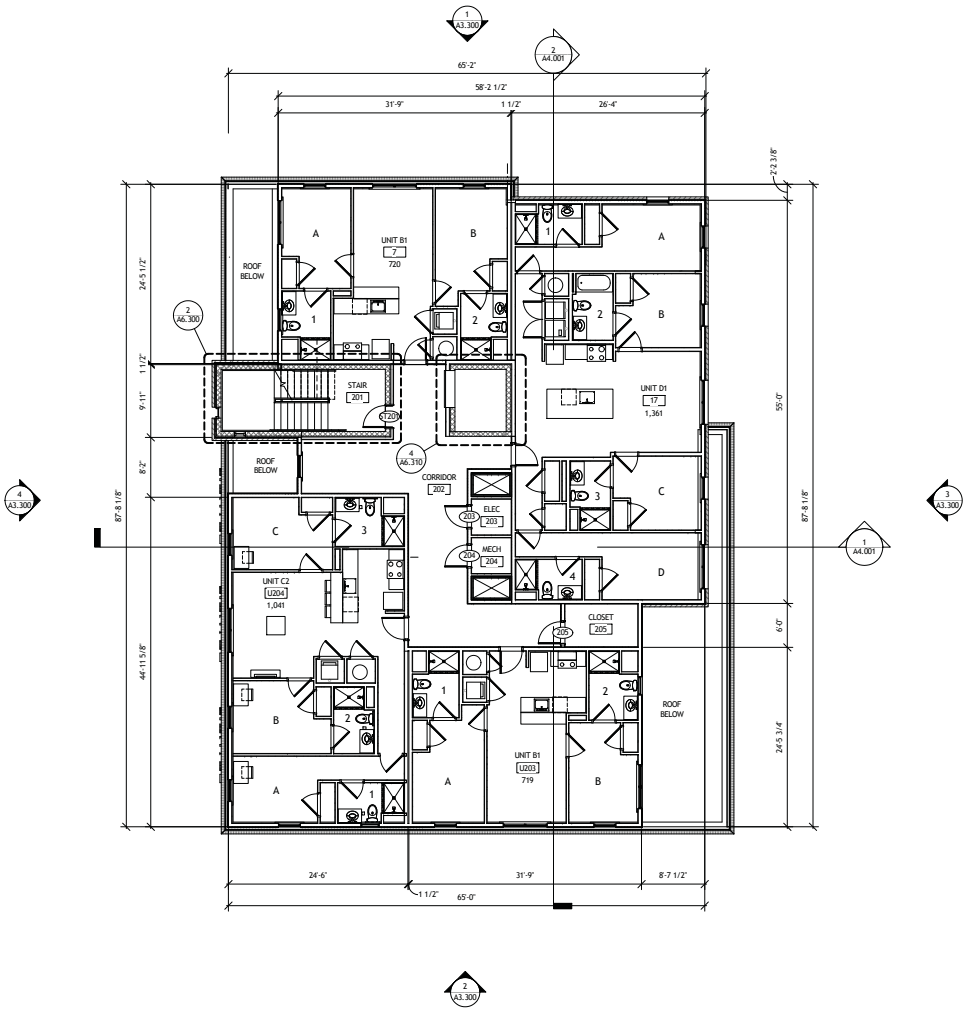

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEER'S DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. NOT USED
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS.
5. DOORS ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.
6. REFER TO THE A6 SERIES DRAWINGS FOR ALL STAIR INFORMATION.
7. PROVIDE SOUND ATTENUATION BATT IN AMENITY, RETAIL, AND COMMERCIAL WALLS WHERE THE SAID WALL ADJOINS A RESIDENTIAL UNIT OR ADJACENT AMENITY, RETAIL, OR COMMERCIAL SPACE.
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LEGEND:

- GUEST ROOM W/ MOBILITY FEATURES
- GUEST ROOMS W/ COMMUNICATION FEATURES
- FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%
- WINDOW TYPE
- MATCH LINE

1 A1.320 BLDG 300- FLOOR PLAN- LEVEL 2
1/8" = 1'-0"

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: KJR
CHECKED BY: KMR

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No.	Description	Date
	REVISED SCHEMATIC DESIGN	12/23/16
	50% DESIGN DEVELOPMENT	1/20/17

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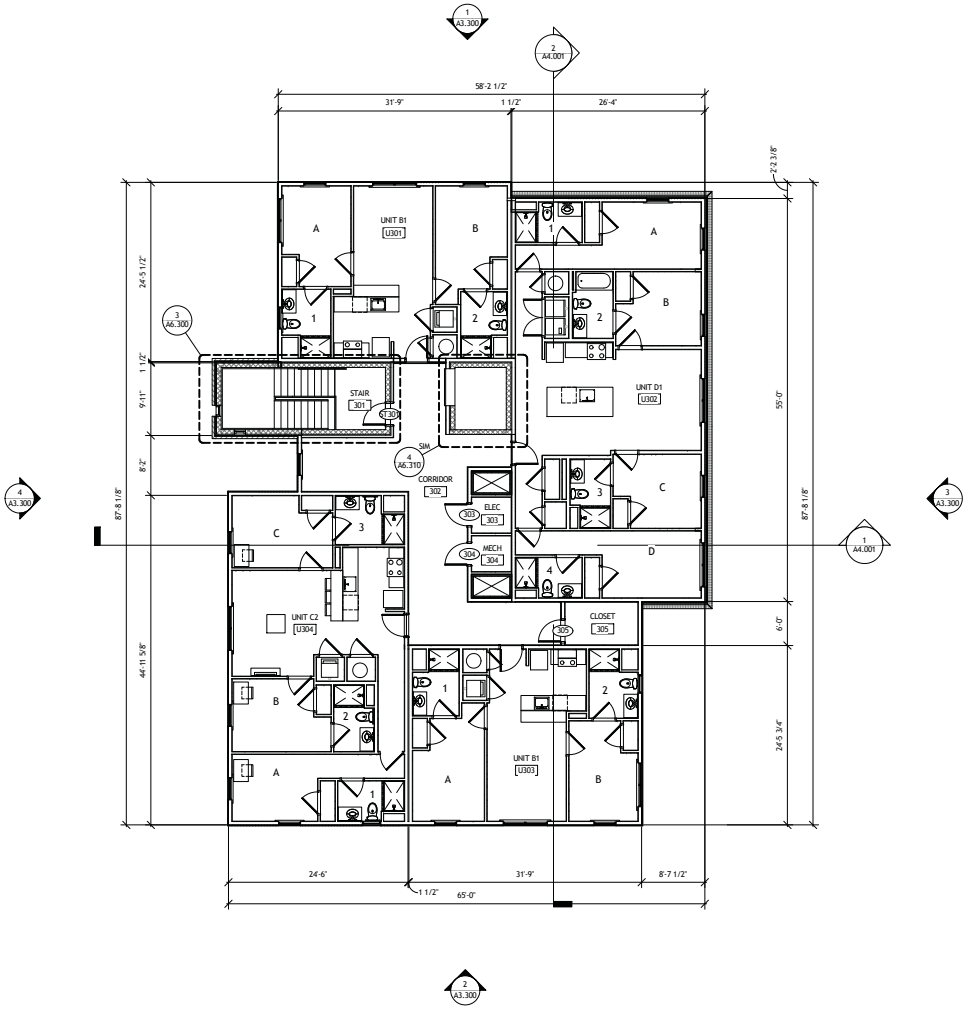
EVOLVE BLOOMINGTON - BLDG 300
BUILDING 300
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408
CA VENTURES / REGENCY DUNNHILL JV,LLC

SHEET TITLE:
FLOOR PLAN- LEVEL 2

SHEET NUMBER:
A1.320

01/20/2017

NOT RELEASED FOR CONSTRUCTION



1 A1.330 BLDG 300- FLOOR PLAN- LEVEL 3
1/8" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEER'S DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. NOT USED
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS.
5. DOORS ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.
6. REFER TO THE A6 SERIES DRAWINGS FOR ALL STAIR INFORMATION.
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LEGEND:

- GUEST ROOM W/ MOBILITY FEATURES
- GUEST ROOMS W/ COMMUNICATION FEATURES
- FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%
- A — WINDOW TYPE
- MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: KJR
CHECKED BY: KMR

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No.	Description	Date
	REVISED SCHEMATIC DESIGN	12/23/16
	50% DESIGN DEVELOPMENT	1/20/17

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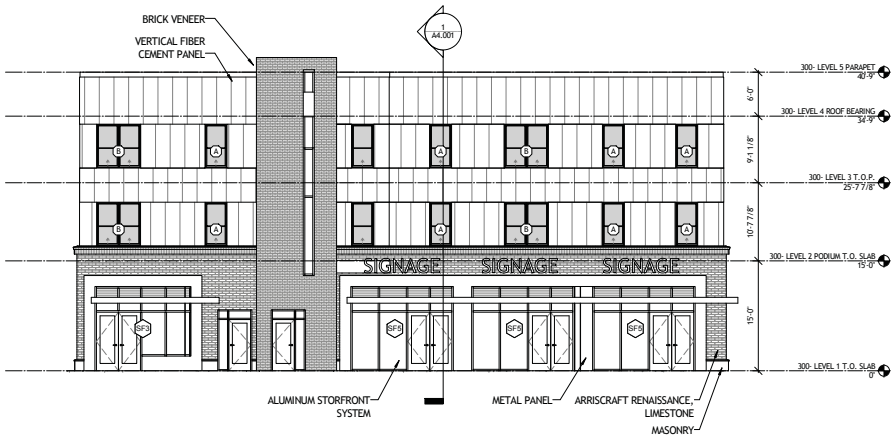
BUILDING 300
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408
CA VENTURES / REGENCY DUNNHILL JV,LLC

SHEET TITLE:
FLOOR PLAN- LEVEL 3

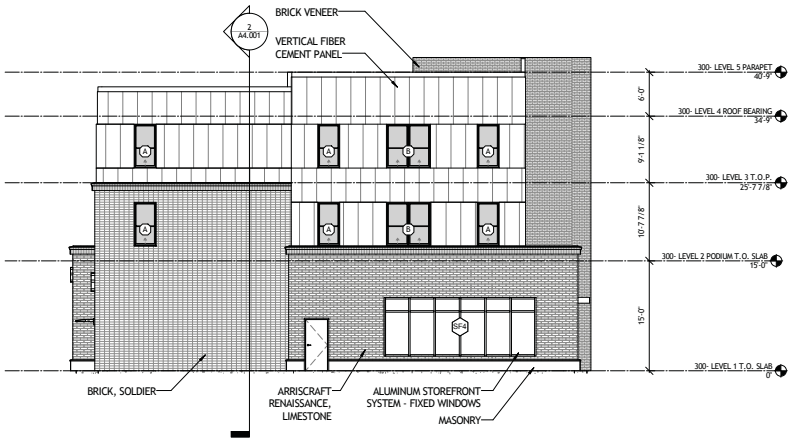
SHEET NUMBER:
A1.330

01/20/2017

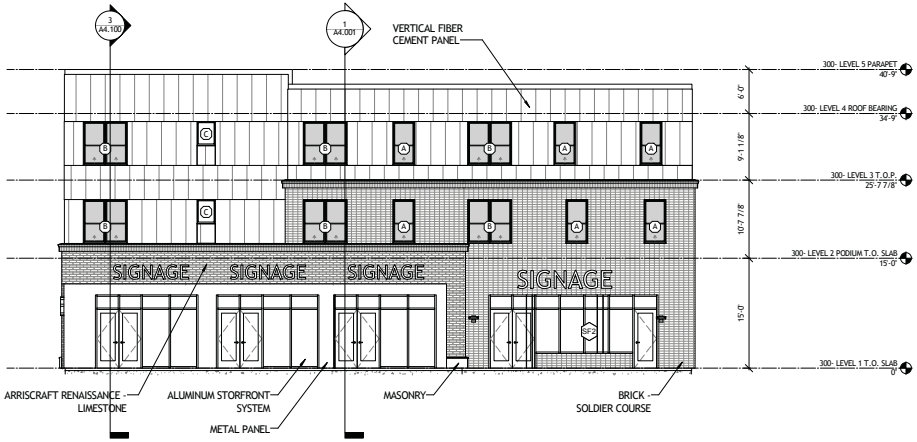
NOT RELEASED FOR CONSTRUCTION



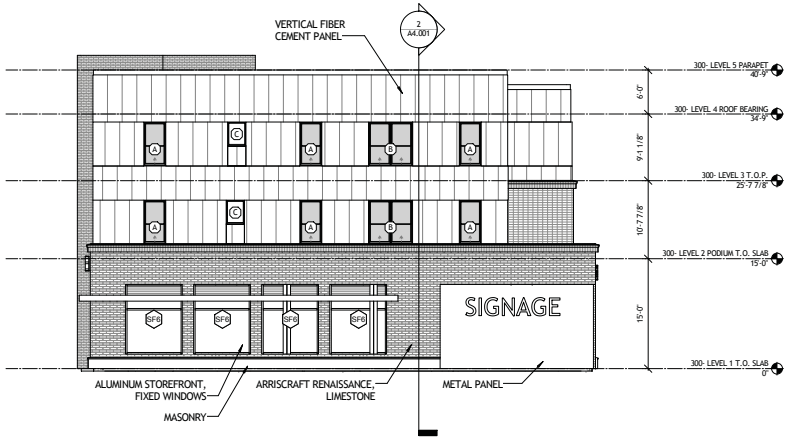
4 A3.300 ELEVATION- EXTERIOR- WEST
1/8" = 1'-0"



1 A3.300 ELEVATION- EXTERIOR- NORTH
1/8" = 1'-0"



3 A3.300 ELEVATION- EXTERIOR- EAST
1/8" = 1'-0"



2 A3.300 ELEVATION- EXTERIOR- SOUTH
1/8" = 1'-0"

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: LW, ER
CHECKED BY: HAB

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No.	Description	Date
	50% DESIGN DEVELOPMENT	1/20/17

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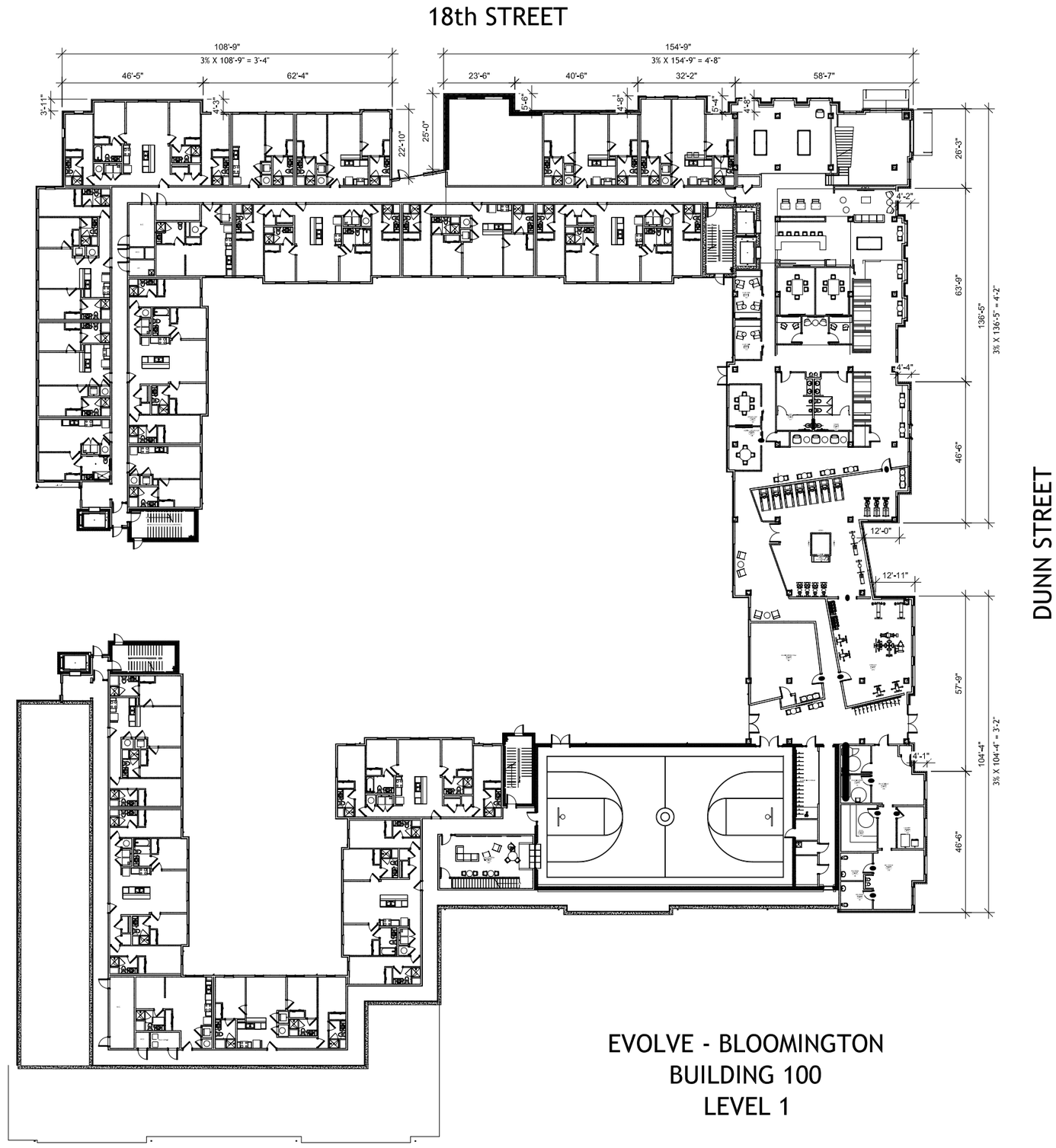
EVOLVE BLOOMINGTON - BLDG 300
BUILDING 300
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408
CA VENTURES / REGENCY DUNNHILL JV,LLC

SHEET TITLE:
ELEVATIONS- EXTERIOR- BUILDING

SHEET NUMBER:
A3.300

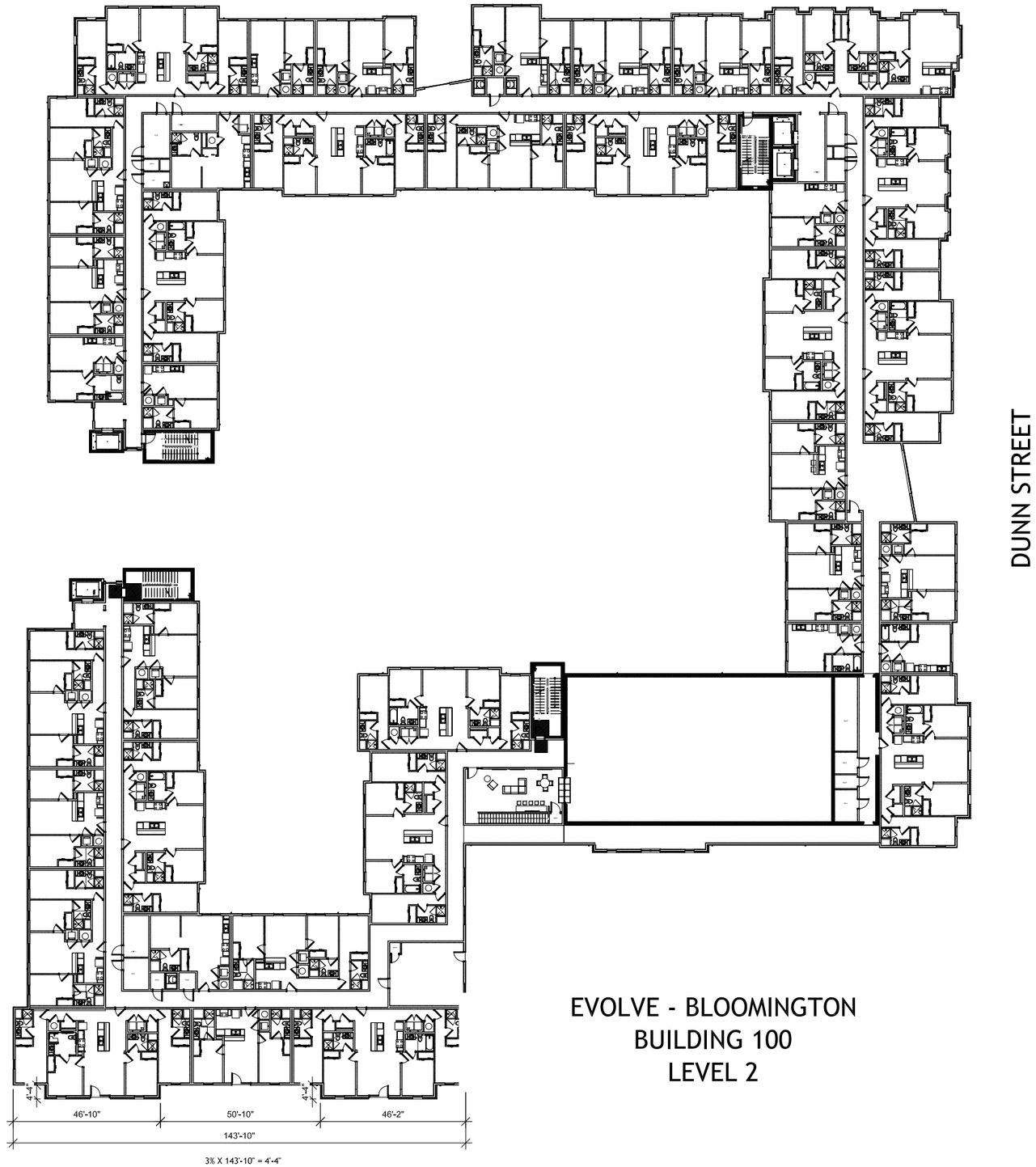
01/20/2017

NOT RELEASED FOR CONSTRUCTION



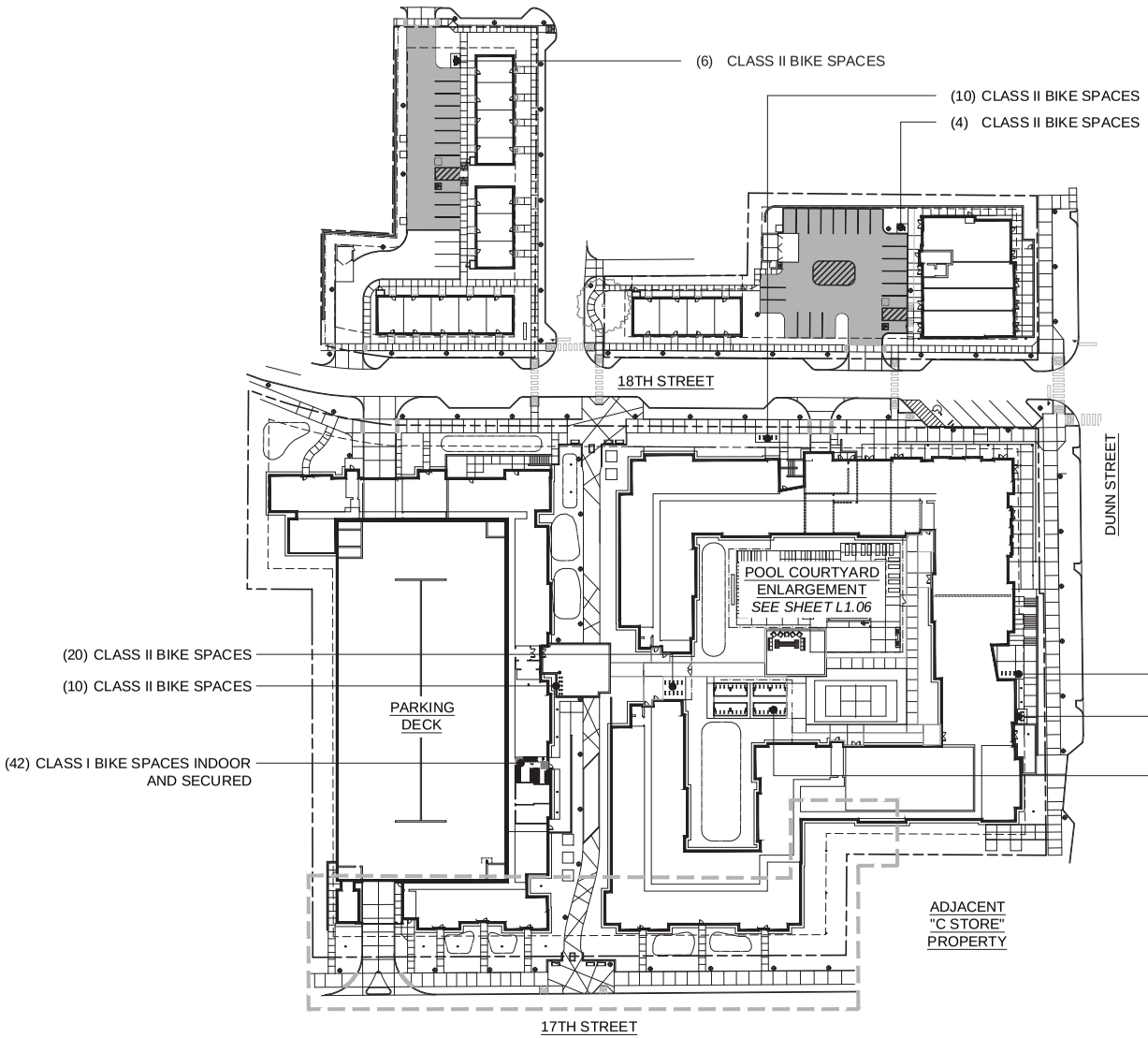
EVOLVE - BLOOMINGTON
BUILDING 100
LEVEL 1

18th STREET



EVOLVE - BLOOMINGTON
BUILDING 100
LEVEL 2

17th STREET



BICYCLE PARKING DATA

RESIDENTIAL UNITS 751 UNITS

REQUIRED BICYCLE PARKING 126 SPACES
- (32) CLASS I (ENCLOSED AND SECURED)
- (63) CLASS II (COVERED AND SECURED)
- (31) CLASS II (SECURED)

BICYCLE PARKING PROVIDED
- (37) CLASS I (BUILDING 200 LEVEL 1)
- (64) CLASS II (BUILDING 100 COURTYARD)
- (66) CLASS II (NEAR BUILDING ENTRIES)

TOTAL BICYCLE PARKING PROVIDED 167 SPACES

1 NORTH 40 30 0 20 40 80

OVERALL SITE PLAN
SCALE: 1" = 40'-0"

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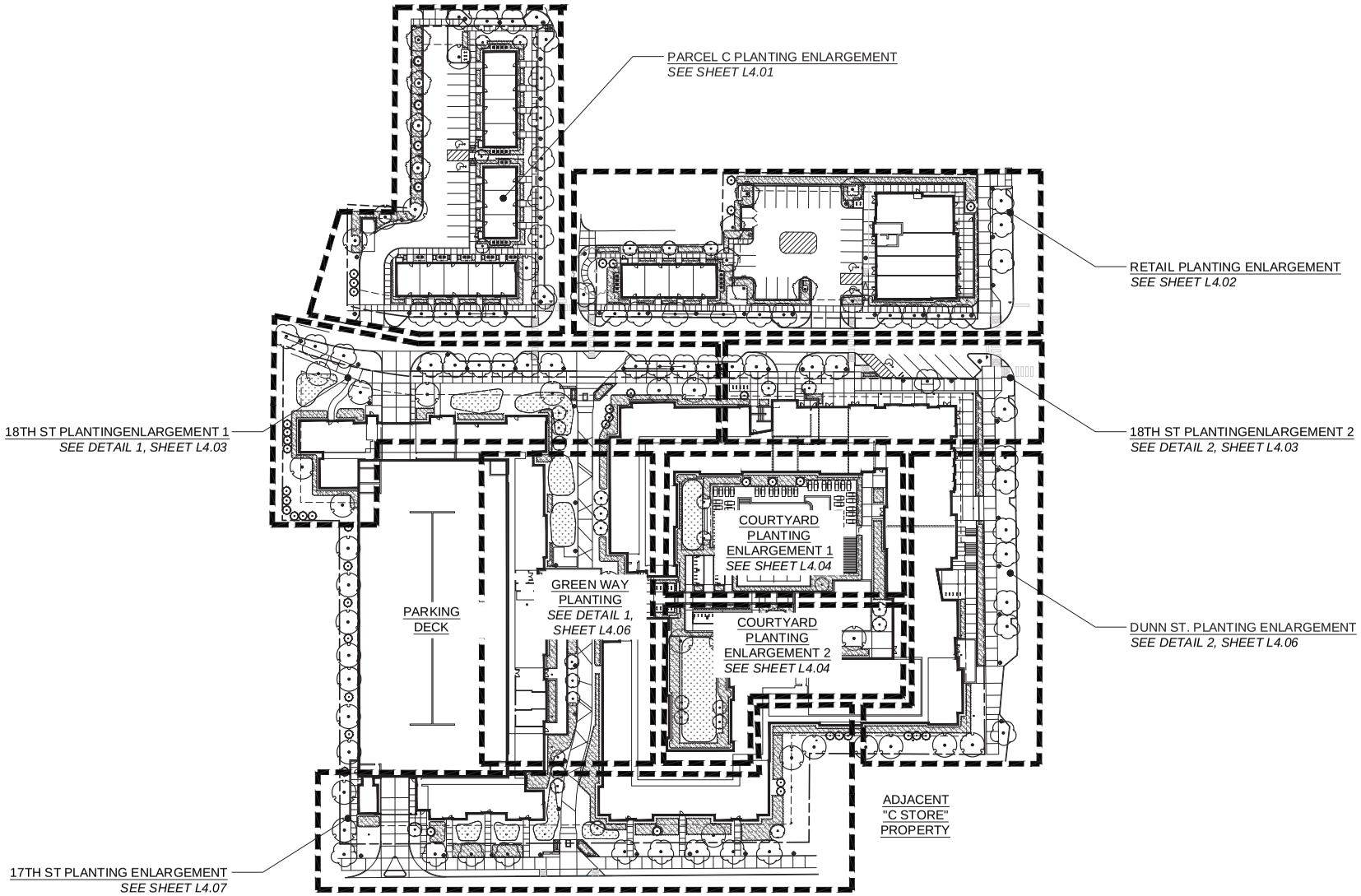

1

OVERALL PLANTING PLAN

SCALE: 1" = 40'-0"

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PROJECT #: 116022

DRAWN BY: EM HG BP

CHECKED BY: PL

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600
F 404 365 7610

www.nilesbolton.com

No.	Description	Date
	50% DESIGN DEVELOPMENT	1/20/17

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EVOLVE BLOOMINGTON
BUILDING 100 & 200
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:

OVERALL PLANTING PLAN

SHEET NUMBER:

L4.00

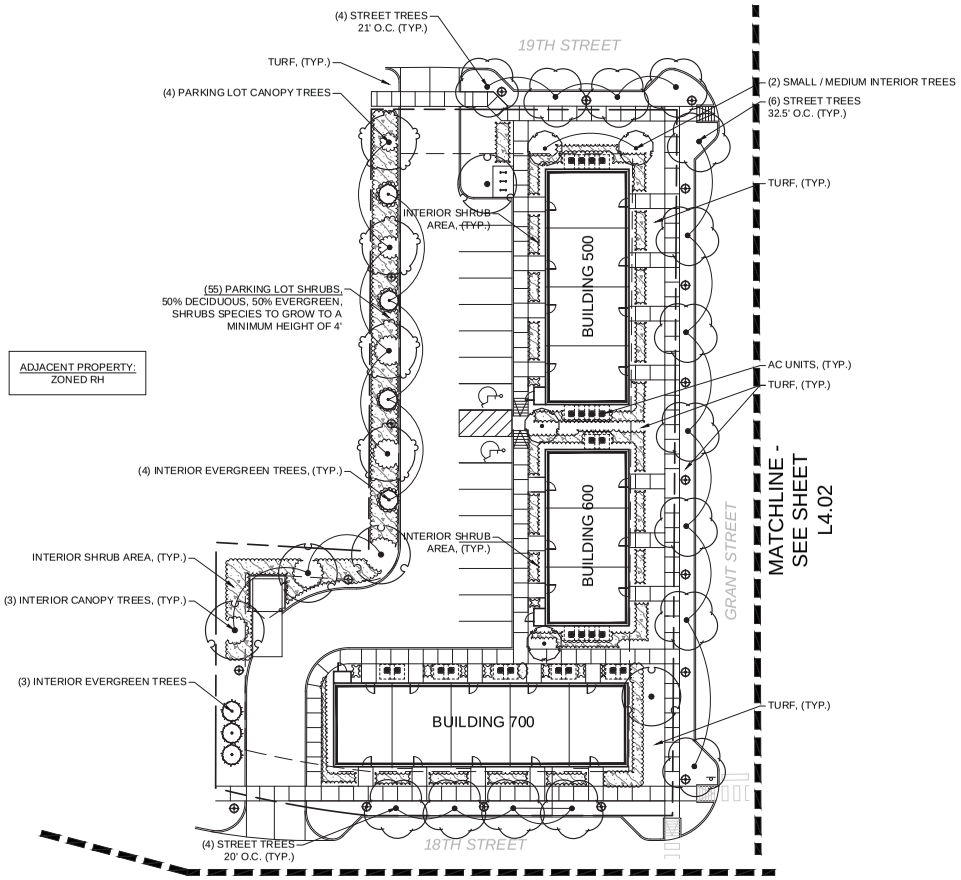
01/20/17

NOT RELEASED FOR CONSTRUCTION

C:\TEMP\116022_Dunn Hill_Arch_R16_Building100-200_Korea.rvt
1/20/2017 9:22:47 AM

GENERAL NOTES:

1. SHRUBS TO BE PLANTED NO CLOSER THAN 2'-8" FROM STRUCTURE.



MATCHLINE - SEE DETAIL 1,
SHEET L4.03

1 NORTH 20 30 0 10 20 40

PARCEL C PLANTING ENLARGEMENT

SCALE: 1" = 20'-0"

SYMBOL LEGEND

	BOLLARD LIGHT	BL-1
	WALL LIGHT	WL-1
	UPLIGHT	UL-1
	AREA DRAIN	AD-1
	YARD DRAIN - TYPE A	YD-1
	TRENCH DRAIN	TD-1
	HOSE BIB	
	EMERGENCY PHONE	
PA	PLANTING AREA	
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEET L5.00*	

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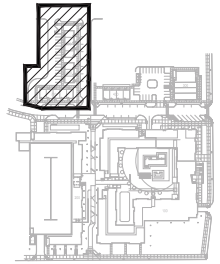
7. ALL LANDINGS AT BUILDING ENTRIES, ACCESSIBLE DOORS AND GATES SHALL HAVE A 2% MAXIMUM SLOPE AWAY FROM THE DOOR IN ALL DIRECTIONS FOR A MINIMUM OF 5'-0".
8. SEE MATERIAL SCHEDULE, SHEET L1.05, FOR SITE FURNITURE, LIGHTING & MATERIAL SPECIFICATIONS



SITE KEY
NOT TO SCALE

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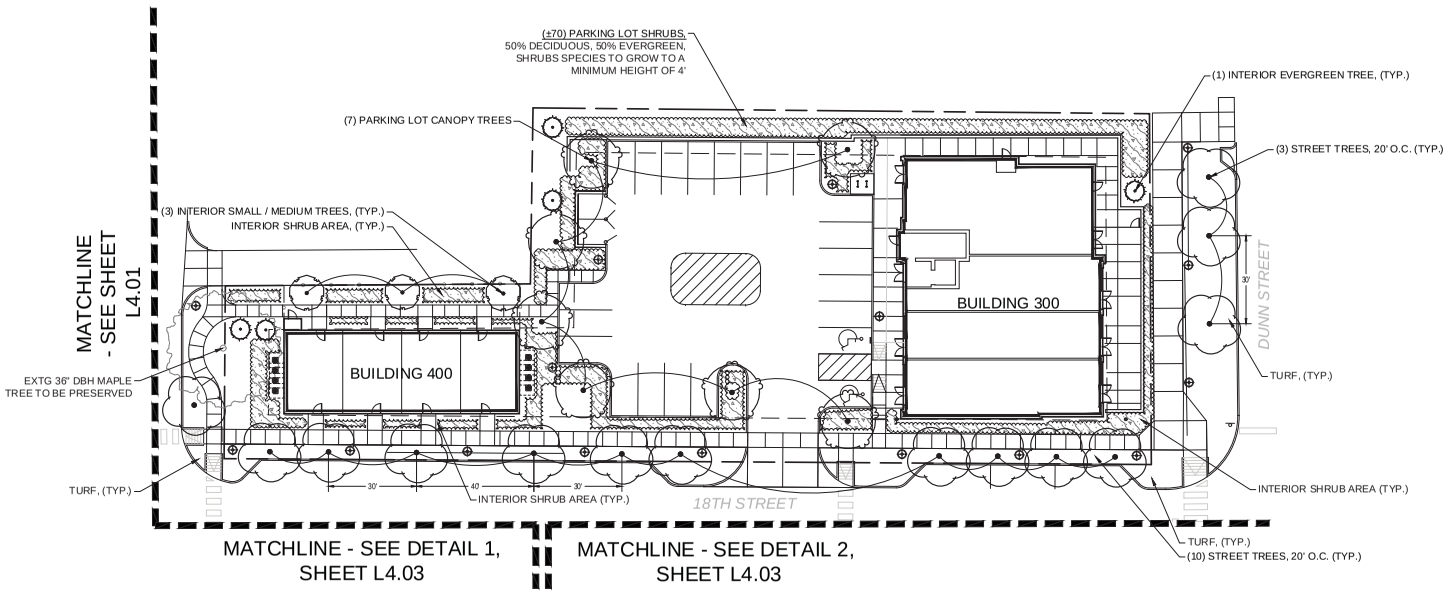

NORTH 20 10 0 10 20 40

PARCEL B ENLARGEMENT

SCALE: 1" = 20'-0"

SYMBOL LEGEND

	BOLLARD LIGHT	BL-1
	WALL LIGHT	WL-1
	UPLIGHT	UL-1
	AREA DRAIN	AD-1
	YARD DRAIN - TYPE A	YD-1
	TRENCH DRAIN	TD-1
	HOSE BIB	
	EMERGENCY PHONE	
PA	PLANTING AREA	
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEET L5.00*	

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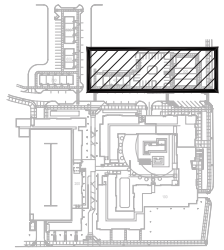
8. SEE MATERIAL SCHEDULE, SHEET L1.05, FOR SITE FURNITURE, LIGHTING & MATERIAL SPECIFICATIONS



SITE KEY
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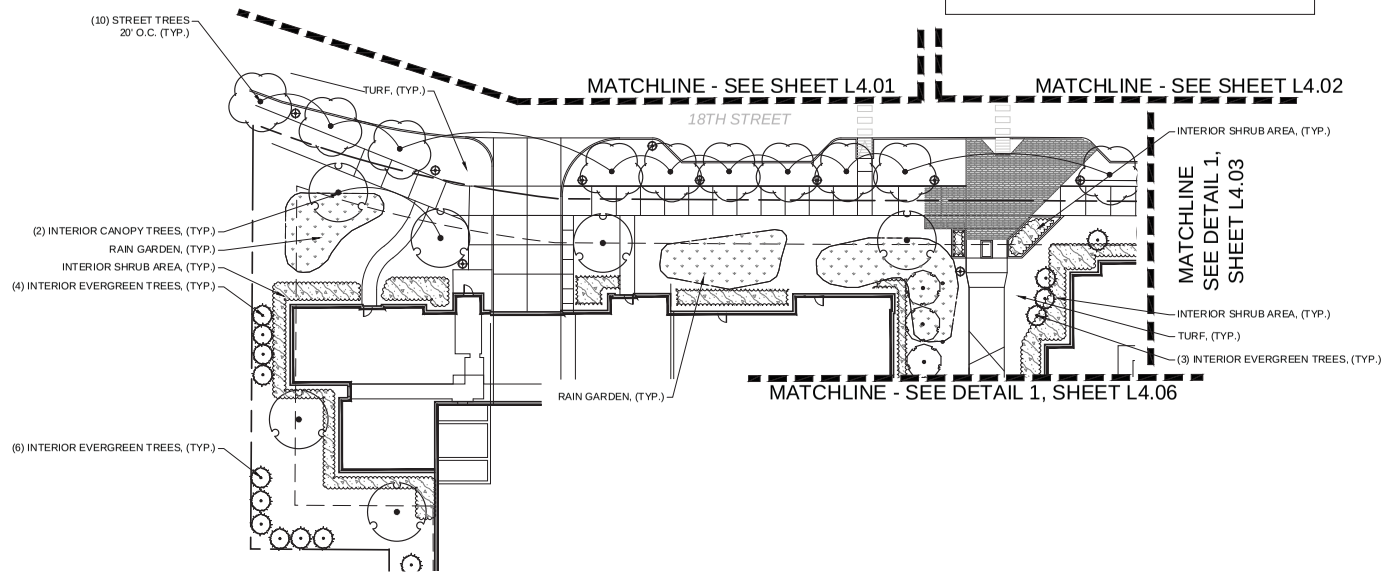


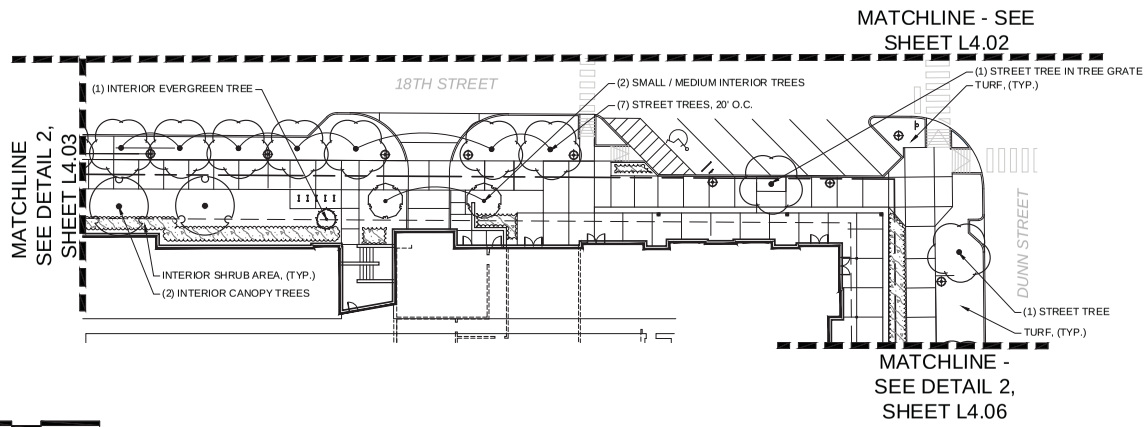
1 NORTH 20 10 0 10 20 40

18TH ST ENLARGEMENT 1

SCALE: 1" = 20'-0"

GENERAL NOTES:

1. SHRUBS TO BE PLANTED NO CLOSER THAN 2'-8" FROM STRUCTURE.



2 NORTH 20 10 0 10 20 40

18TH ST ENLARGEMENT 2

SCALE: 1" = 20'-0"

SYMBOL LEGEND

	BOLLARD LIGHT	BL-1
	WALL LIGHT	WL-1
	UPLIGHT	UL-1
	AREA DRAIN	AD-1
	YARD DRAIN - TYPE A	YD-1
	TRENCH DRAIN	TD-1
	HOSE BIB	
	EMERGENCY PHONE	
PA	PLANTING AREA	
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEET L5.00*	

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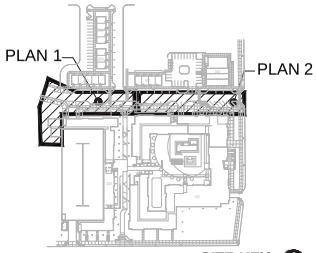

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PROJECT #: 116022

DRAWN BY: EM HG BP

CHECKED BY: PL

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
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Atlanta, GA 30305

T 404 365 7600
F 404 365 7610

www.nilesbolton.com

No.	Description	Date
	50% DESIGN DEVELOPMENT	1/20/17

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EVOLVE BLOOMINGTON
BUILDING 100 & 200
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:

PLANTING PLAN ENLARGEMENT

SHEET NUMBER:

L4.03

01/20/17

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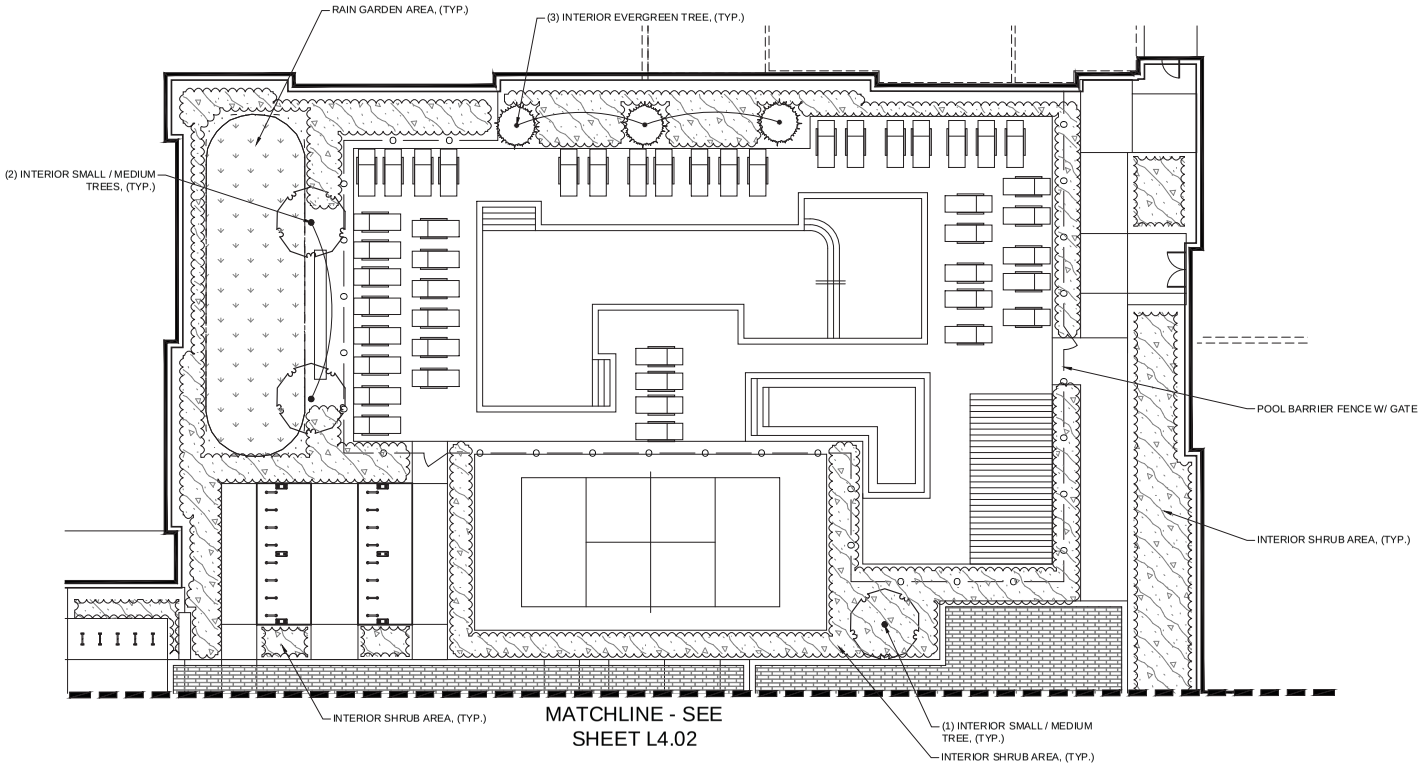
GENERAL NOTES:

1. SHRUBS TO BE PLANTED NO CLOSER THAN 2'-8" FROM STRUCTURE.



1 NORTH 10 5 0 5 10 20

COURTYARD PLANTING ENLARGEMENT 1

SCALE: 1" = 20'-0"

SYMBOL LEGEND

	BOLLARD LIGHT	BL-1
	WALL LIGHT	WL-1
	UPLIGHT	UL-1
	AREA DRAIN	AD-1
	YARD DRAIN - TYPE A	YD-1
	TRENCH DRAIN	TD-1
	HOSE BIB	
	EMERGENCY PHONE	
PA	PLANTING AREA	
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEET L5.00*	

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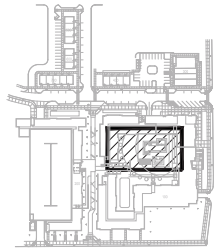

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PROJECT # : 116022

DRAWN BY: EM HG BP

CHECKED BY: PL

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No.	Description	Date
	50% DESIGN DEVELOPMENT	1/20/17

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CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:

PLANTING PLAN ENLARGEMENT

SHEET NUMBER:

L4.04

01/20/17

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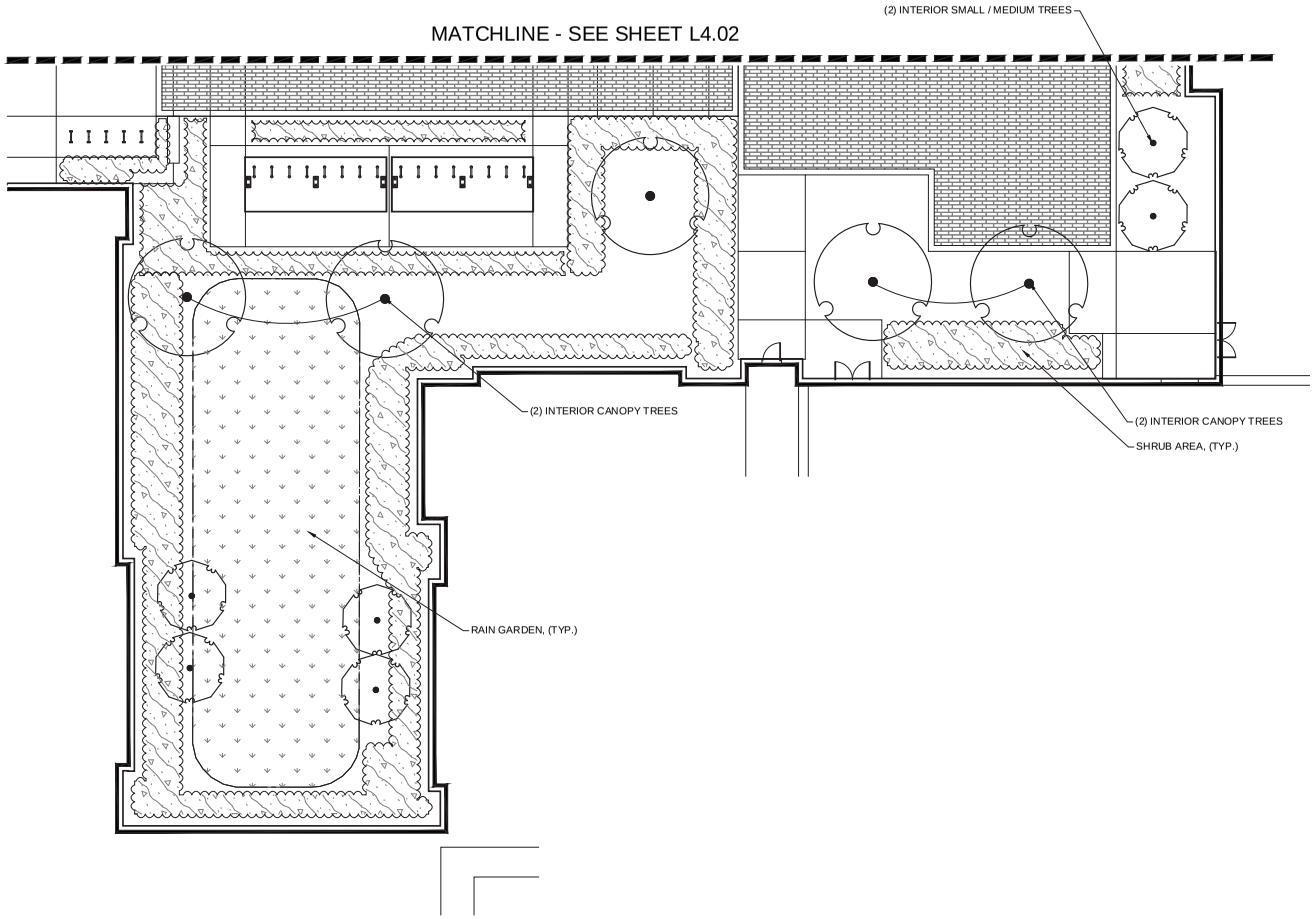

1 NORTH 10 5 0 5 10 20

COURTYARD PLANTING ENLARGEMENT 2

SCALE: 1" = 10'-0"

SYMBOL LEGEND

	BOLLARD LIGHT	BL-1
	WALL LIGHT	WL-1
	UPLIGHT	UL-1
	AREA DRAIN	AD-1
	YARD DRAIN - TYPE A	YD-1
	TRENCH DRAIN	TD-1
	HOSE BIB	
	EMERGENCY PHONE	
PA	PLANTING AREA	
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEET L5.00*	

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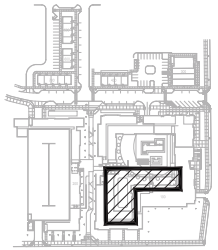

SITE KEY
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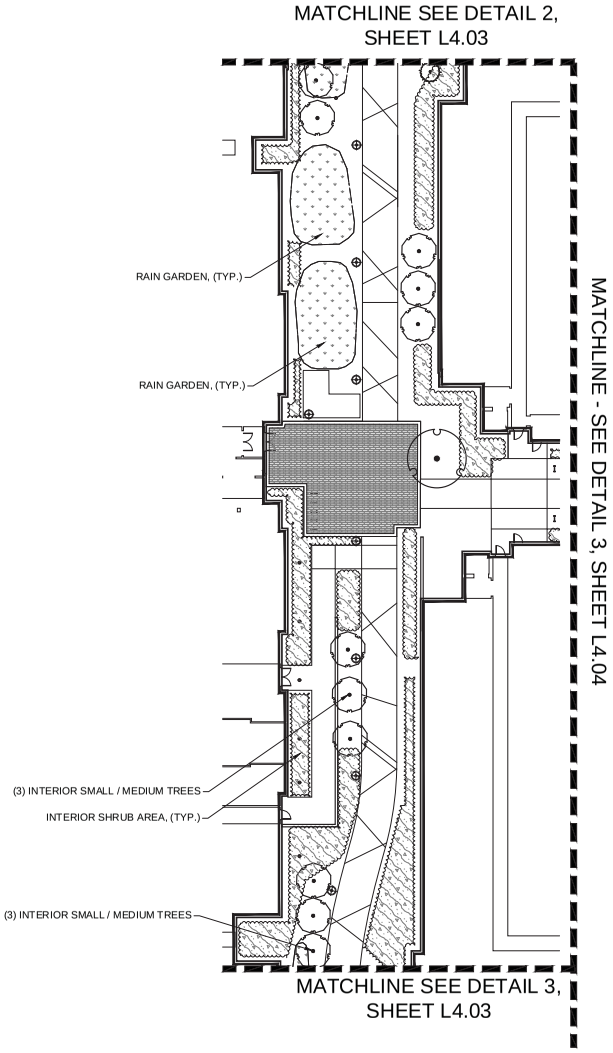

NORTH 20 10 0 10 20 40

GREENWAY ENLARGEMENT

SCALE: 1" = 20'-0"

GENERAL NOTES:

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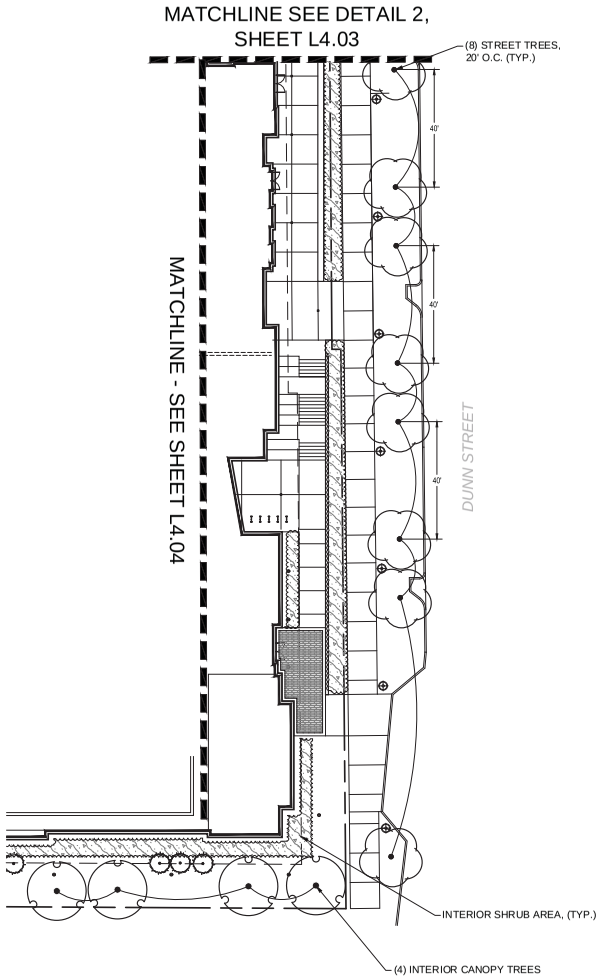


2

NORTH 20 10 0 10 20 40

DUNN ST STREETSCAPE ENLARGEMENT

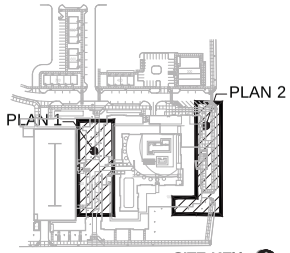
SCALE: 1" = 20'-0"

SYMBOL LEGEND

	BOLLARD LIGHT	BL-1
	WALL LIGHT	WL-1
	UPLIGHT	UL-1
	AREA DRAIN	AD-1
	YARD DRAIN - TYPE A	YD-1
	TRENCH DRAIN	TD-1
	HOSE BIB	
	EMERGENCY PHONE	
PA	PLANTING AREA	
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEET L5.00*	

GENERAL NOTES:

1. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND PLANS PRIOR TO PROCEEDING WITH WORK.
2. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. REFER TO CIVIL ENGINEER FOR PARKING AND DRIVEWAY LAYOUT AND GRADING, CURBS, GUTTERS, ACCESSIBLE CURB RAMPS, CROSSWALKS AND DETECTABLE WARNING PAVERS.
5. REFER TO CIVIL ENGINEER DRAWINGS FOR OVERALL SITE GRADING AND DRAINAGE.
6. ALL ACCESSIBLE SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5%. SEE CIVIL ENGINEER PLANS FOR ACCESSIBLE ROUTES.
7. ALL LANDINGS AT BUILDING ENTRIES, ACCESSIBLE DOORS AND GATES SHALL HAVE A 2% MAXIMUM SLOPE AWAY FROM THE DOOR IN ALL DIRECTIONS FOR A MINIMUM OF 5'-0".
8. SEE MATERIAL SCHEDULE, SHEET L1.05, FOR SITE FURNITURE, LIGHTING & MATERIAL SPECIFICATIONS



SITE KEY
NOT TO SCALE

DO NOT REMOVE!!

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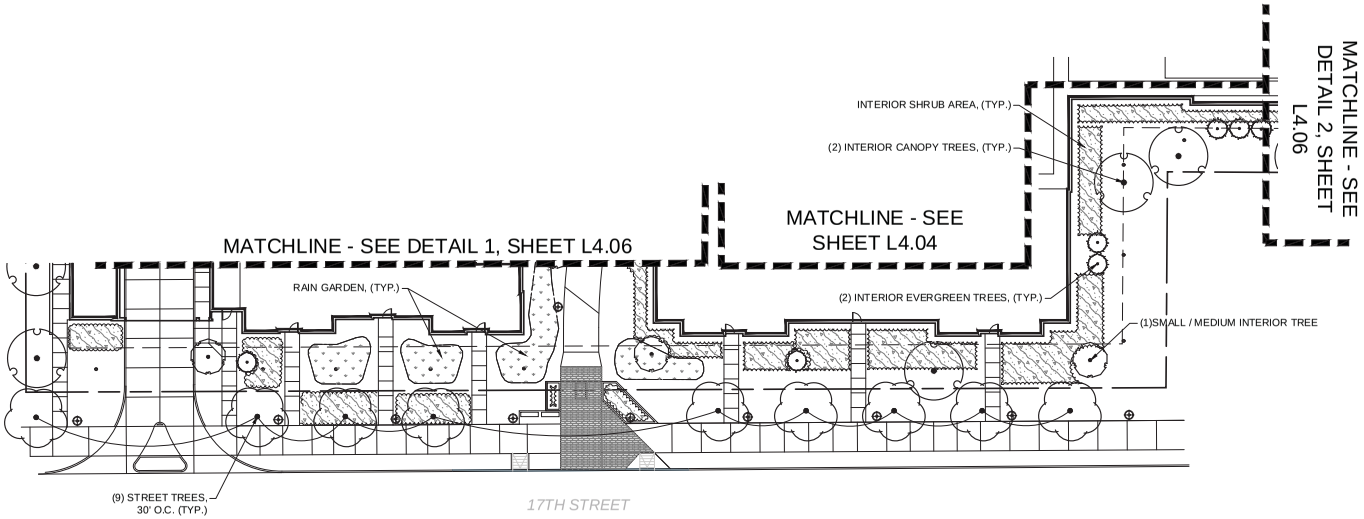
GENERAL NOTES:

1. SHRUBS TO BE PLANTED NO CLOSER THAN 2'-8" FROM STRUCTURE.



1 NORTH 20 10 0 10 20 40

17TH ST ENLARGEMENT

SCALE: 1" = 20'-0"

SYMBOL LEGEND

	BOLLARD LIGHT	BL-1
	WALL LIGHT	WL-1
	UPLIGHT	UL-1
	AREA DRAIN	AD-1
	YARD DRAIN - TYPE A	YD-1
	TRENCH DRAIN	TD-1
	HOSE BIB	
	EMERGENCY PHONE	
PA	PLANTING AREA	
XX-X	MATERIAL SCHEDULE TAG *SEE MATERIAL SCHEDULE, SHEET L5.00*	

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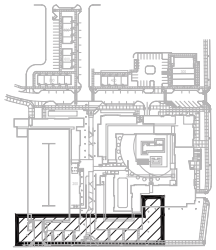

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PROJECT # : 116022
DRAWN BY: EM HG BP
CHECKED BY: PL

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No.	Description	Date
	50% DESIGN DEVELOPMENT	1/20/17

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EVOLVE BLOOMINGTON
BUILDING 100 & 200
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:

PLANTING ENLARGEMENT

SHEET NUMBER:

L4.07

01/20/17

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CONCEPT PLANT SCHEDULE

CANOPY TREES ACER RUBRUM / RED MAPLE ACER SACCHARUM / SUGAR MAPLE NYSSA SYLVATICA / BLACK GUM PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE QUERCUS RUBRA / RED OAK TILIA AMERICANA / AMERICAN LINDEN	35
SMALL/MEDIUM CANOPY TREES AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY BETULA NIGRA / RIVER BIRCH CERCIS CANADENSIS / EASTERN REDBUD CORNUS ALTERNIFOLIA / PAGODA DOGWOOD CORNUS FLORIDA / EASTERN DOGWOOD CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	33
EVERGREEN TREES ILEX OPACA / AMERICAN HOLLY PINUS STROBUS / WHITE PINE PINUS VIRGINIANA / VIRGINIA PINE THUJA OCCIDENTALIS / AMERICAN ARBORVITAE TSUGA CANADENSIS / CANADIAN HEMLOCK	47
STREET TREES ACER RUBRUM / RED MAPLE ACER SACCHARUM / SUGAR MAPLE QUERCUS RUBRA / RED OAK	64
PARKING LOT TEES ACER RUBRUM / RED MAPLE ACER SACCHARUM / SUGAR MAPLE QUERCUS RUBRA / RED OAK	11
SHRUBS ARONIA ARBUTIFOLIA / RED CHOKEBERRY CORNUS SERICEA / RED TWIG DOGWOOD FORSYTHIA X INTERMEDIA / BORDER FORSYTHIA HYDRANGEA ARBORESCENS / WILD HYDRANGEA HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA ILEX VERTICILLATA / WINTERBERRY JUNIPERUS COMMUNIS / JUNIPER KALMIA LATIFOLIA / MOUNTAIN LAUREL MAHONIA REPENS / CREEPING MAHONIA PHYSOCARPUS OPULIFOLIUS / NINEBARK TAXUS CANADENSIS / AMERICAN YEW VIBURNUM DENTATUM / VIBURNUM	22,723 SF ***1,928 SHRUBS BASED ON 42" SPACING, FINAL QUANITITY TO BE DETERMINED
RAIN GARDEN BETULA NIGRA / RIVER BIRCH CAREX MUSKINGUMENSIS / PALM SEDGE CAREX PENSYLVANICA / PENNSYLVANIA SEDGE CORNUS SERICEA / RED TWIG DOGWOOD ECHINACEA PURPUREA / PURPLE CONEFLOWER EUTROCHIUM PURPUREUM / SWEET JOE PYE WEED JUNCUS EFFUSUS / SOFT RUSH PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER	8,411 SF *** 934 PLANTS BASED ON 36" SPACING, FINAL QUANITITY TO BE DETERMINED

STREET TREE PLANTING REQUIREMENTS

PARCEL A: STREET FRONTAGE — **1423 LF**

	REQUIRED	PROPOSED
NORTH PROPERTY LINE	18.1 TREES	18 TREES
EAST PROPERTY LINE	7.7 TREES	8 TREES
SOUTH PROPERTY LINE	9.7	9 TREES
SUBTOTAL	35.5	36 TREES

PARCEL B : STREET FRONTAGE — **494 LF**

	REQUIRED	PROPOSED
WEST PROPERTY LINE	1.4 TREES	1 TREE
EAST PROPERTY LINE	2.9 TREES	3 TREES
SOUTH PROPERTY LINE	7.9 TREES	10 TREES
SUBTOTAL	12.3 TREES	14 TREES

PARCEL C: STREET FRONTAGE — **500 LF**

	REQUIRED	PROPOSED
NORTH PROPERTY LINE	2.6 TREES	4 TREES
EAST PROPERTY LINE	6 TREES	7 TREES
SOUTH PROPERTY LINE	3.9 TREES	4 TREES
SUBTOTAL	12.5 TREES	15 TREES

TOTAL	**60.4 TREES**	**64 TREES**

INTERIOR PLANTING REQUIREMENTS

EXISTING TREE TO BE PRESERVED:
(1) 36" DBH MAPLE

PARCEL A: SITE AREA — **2.15 ACRES**

	REQUIRED	PROPOSED
CANOPY TREES	30 TREES	31 TREES
EVERGREEN TREES	10	35 TREES
SMALL/MEDIUM TREES	10	26 TREES
SHRUBS	77 SHRUBS	FINAL QUANTITIES TBD

PARCEL B :SITE AREA — **.53 ACRES**

	REQUIRED	PROPOSED
CANOPY TREES	7 TREES	7 TREES
EVERGREEN TREES	2	5 TREES
SMALL/MEDIUM TREES	2	3 TREES
SHRUBS	19 SHRUBS	FINAL QUANTITIES TBD

PARCEL C: SITE AREA — **.52 ACRES**

	REQUIRED	PROPOSED
CANOPY TREES	7 TREES	9 TREES
EVERGREEN TREES	3	7 TREES
SMALL/MEDIUM TREES	3	4 TREES
SHRUBS	18 SHRUBS	FINAL QUANTITIES TBD

PARKING LOT PLANTING REQUIREMENTS

PARCEL B: PARKING LOT SPACES — **22 SPACES**

	REQUIRED	PROPOSED
CANOPY TREES	5.5 TREES	7 TREES
REQUIRED SHRUBS	66 SHRUBS	±70 SHRUBS

PARCEL C: PARKING LOT SPACES — **16 SPACES**

	REQUIRED	PROPOSED
CANOPY TREES	4 TREES	4 TREES
REQUIRED SHRUBS	48 SHRUBS	±55 SHRUBS

NOTES:

THE LANDSCAPE PLAN WILL MEET THE REQUIREMENT FOR STREET TREES, INTERIOR PLANTINGS, AND PARKING LOT PLANTING LISTED IN THE BLOOMINGTON UDO. ADDITIONALLY, ALL VEGETATION, EXCEPT TURF GRASSES AND ANNUALS, WILL BE COMPRISED OF PLANTS NATIVE TO SOUTH CENTRAL INDIANA. PREFERENCE WILL BE GIVEN TO PLANTS THAT PROVIDE HABITAT ADVANTAGE FOR POLLINATORS AND OTHER NATIVE ANIMALS. NO INVASIVE SPECIES, AS LISTED IN BLOOMINGTON MUNICIPAL CODE (BMC) SECTION 20.05.059, WILL BE USED ON THE PROJECT. THE PLANT DENSITY WILL BE AT LEAST WHAT THE BMC REQUIRES, WITH ADDED PLANTINGS ALONG 17TH AND DUNN STREETS.

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No.	Description	Date
	50% DESIGN DEVELOPMENT	1/20/17

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EVOLVE BLOOMINGTON
BUILDING 100 & 200
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
PLANT SCHEDULE

SHEET NUMBER:
L4.08

01/20/17

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BLOOMINGTON PLAN COMMISSION **CASE #: SP/UV-05-17**
STAFF REPORT **DATE: March 6, 2017**
Location: 200 S. Washington Street
114 E. 4th Street
121 E. 3rd Street

PETITIONER: Lewis Development Company
601 N. College Suite 1A, Bloomington

CONSULTANTS: Studio 3 Design Inc.
8604 Allisonville Road, Indianapolis

Smith Brehob and Associates, Inc.
453 S. Clarizz Boulevard, Bloomington

REQUEST: The petitioner is requesting site plan approval for two four-story mixed use buildings. The petitioner is requesting a use variance approval to allow a 'drive-through' use within a Commercial Downtown (CD) zoning district. The use variance request requires Plan Commission review of compliance with the Growth Policies Plan.

BACKGROUND:

Area:	.8 acres
Current Zoning:	CD – Downtown Core Overlay
GPP Designation:	Downtown
Existing Land Use:	Bank/Credit Union / Surface Parking
Proposed Land Use:	Bank/Credit Union / Commercial / Dwelling, Multi-Family
Surrounding Uses:	North – Parking Lot
	West – Commercial / Office / Parking Lot
	East – Parking Lot
	South – Commercial /Dwelling, Multi-Family

REPORT: The property is located on the west side of Washington Street between 3rd and 4th Streets and is zoned Commercial Downtown (CD), in the Downtown Core Overlay. The property is bisected by an alley that runs east/west in the middle of the petition site. Surrounding land uses include an office building with parking lot and Firestone Tire to the west, parking lots to the north and east, and a mixed-use building across 3rd Street to the south. The Downtown Transit Center and First United Methodist Church are also in the immediate area. The property currently contains a Fifth/Third Bank branch with a drive-through on the northern lots and a parking lot on the southern lots. The adjacent property to the west, which faces Walnut Street, contains a contributing surveyed historic structure.

The petitioner proposes to develop this property by building a new building on the southern lots, and maintaining the existing bank building and adding to it on the northern lots. Building One, which is located on the southern lots and is at the corner of Washington Street and 3rd Street, contains roughly 4,750 square feet on the first floor for commercial space. The first floor also contains 21 parking spaces that are accessed from 3rd Street. A lobby for the residential uses above, a trash and recycling room, and

a bike room are also located on the first floor. The second through fourth floors contain 36 studio units, 3 one-bedroom units, 3 three-bedroom units, 3 four-bedroom units, and 3 five-bedroom units for a total of 48 units and 75 beds. The second floor also contains an interior courtyard that is open above. The basement level contains 29 parking spaces that are accessed from Washington Street.

Building Two, which is located on the northern lots, is at the southwest corner of 4th Street and Washington Street. It will maintain the existing bank building and an addition will be added to the top of the building and to the west of the building. The proposal contains 12 parking spaces and the bank drive-through, along with the Fifth/Third branch and an exercise room on the first floor. The parking and drive-through area is accessed from an entrance on 4th Street and exits to the alley that bisects this project. The second through fourth floors contain 2 studio units, 2 two-bedroom units, 6 three-bedroom units, 3 four-bedroom units, and 6 four-bedroom townhomes for a total of 19 units and 60 beds. The second floor also contains an interior courtyard that is open above. The fourth floor also contains an outdoor deck area with a living wall.

The Unified Development Ordinance does not allow the use 'drive-through' in the CD district. The petitioner is requesting to incorporate the existing drive-through into the proposed design. The petitioners must receive a use variance from the Board of Zoning Appeals (BZA) for the drive-through.

The alley between the buildings will remain open and will be a minimum of 16 feet wide, opening to 20 feet on the west end.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.090. This aspect is as follows:

- The petitioner is requesting waivers to multiple standards in BMC 20.03.120 and BMC 20.03.130.

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the Downtown Core Overlay is 60 units per acre. The petition site is .8 acres. The petitioner is proposing a density of 53.33 units per acre, meeting the density requirements.

Building One: Dwelling Unit Equivalent Breakdown

Type of Unit	Number of Units	Number of Beds	DUEs
Studio	36	36	7.2
1-bedroom	3	3	0.75
3-bedroom	3	9	3
4-bedroom	3	12	4.5
5-bedroom	3	15	6
	48 Units	75 Beds	21.45 DUEs

Building Two: Dwelling Unit Equivalent Breakdown

Type of Unit	Number of Units	Number of Beds	DUEs
Studio	2	2	0.4
2-bedroom	2	4	1.32
3-bedroom	6	18	6
4-bedroom	3	12	4.5
4-bedroom townhouses	6	24	9
	19 Units	60 Beds	21.22 DUEs

Non-Residential Uses on the First Floor: Building One contains 4,738 square feet, or 34% of first floor area, of retail space. The floor also contains space to serve the residential units above including a bike room and a trash and recycle room. The remainder of the floor is a parking area. Per 20.03.120(e)(2), enclosed parking garages shall not be counted toward the required nonresidential uses. Building Two contains 5,680 square feet, or 36% of first floor area, dedicated to the bank use. Additional square footage is dedicated to the drive-through for the bank, residential-serving area, and parking. A waiver is necessary for this design.

Build-to-Line: The UDO requires buildings in the Downtown Core Overlay to be built at the front property line. The proposal meets this requirement.

Height: The maximum height in the DCO is 50 feet. The UDO defines building height as "the vertical dimension from the lowest point of the building, structure, or wall exposed above the ground surface to the highest point of the roof, parapet wall, or uppermost part. Chimneys, vents, mechanical equipment or utility service structures shall not be included in the measurement of vertical dimension." Building One measures 56' 4" above the lowest point on grade at the southeast corner, where the parapet focal point is located. The petitioner schematic shows Building Two as high as 58' 9", while the letter states 54' is the highest point. A waiver is needed to maintain these heights.

Parking and Surrounding Roads: The DCO requires no parking spaces for residential developments south of 4th Street. Non-residential uses are not required to provide parking, either. The petitioner is proposing a total of 77 parking spaces, including 15 street parking spaces. 12 of the spaces will be in the northern building adjacent to the bank, 21 of the spaces will be on the first floor of the southern building, and the remaining 29 spaces will be in the basement of the southern building. 12 of the street parking spaces are proposed as back-in angled parking on Washington Street.

One concern is that there is a dedicated bike lane that would be immediately adjacent to this parking. The petitioner also proposes to remove the dedicated right-turn lane on Washington Street. A traffic study related to this proposal has been submitted and is being reviewed by staff.

Access: There are two vehicular accesses to the parking spaces in Building One because the basement and first floor parking are not internally connected. Access to the first floor parking is located on 3rd Street, and access to the basement parking is located on Washington Street. Per 20.05.035(g), nonresidential uses on corner lots will derive access from the street assigned the lower classification in the Thoroughfare Plan. As a

result, the access on 3rd Street should either be moved to Washington, which does not seem to be possible with the building design, or be moved to the alley.

Vehicular access to Building Two is located on 4th Street with an exit onto the east/west alley that bisects this project. Those using the bank drive-through, which would now be located inside of Building Two, would use this route, as well. Pedestrian access to the buildings is provided on all three street frontages.

Bicycle Parking: Building One requires thirteen bicycle parking spaces, including seven covered spaces and four Class I spaces. Building Two requires ten bicycle parking spaces, including five covered spaces and three Class I spaces. Four additional bicycle parking spaces are required for the commercial development. This is a total of 27 required bicycle parking spaces. A total of 42 have been provided, though no space appears to be provided in Building Two. Three Class I spaces need to be located in that building.

Architecture/Materials: The two buildings are designed to visually read as three separate buildings. Building One's primary material is brick veneer in two colors. There are areas of fiber cement panel planned at the southeast corner, on the western façade, and in the recessed balcony areas. The building also utilizes cast stone banding to accent the material separations.

Building Two will reuse the existing bank building and add a third and fourth floor. The renderings show fiber cement siding and brick as the materials for the new floors in this portion of the building. There may be too much fiber cement board, and staff is reviewing the proposal. There will also be a green wall feature on the fourth floor of the east façade. The western part of this building will appear as a separate building. This new addition and the bank portion of the building will be connected by a two-story addition. The entirely new western part of Building Two uses brick as a primary material with a cast stone masonry base on the first floor. Metal paneling and rough cast stone banding are shown as accents.

Some windows in both buildings will need some adjustment to meet the height-to-width ratio, 1.5:1, and the lintel and sill requirement in the DCO.

Streetscape: Street trees and pedestrian-scaled lighting are required along 4th Street, 3rd Street, and Washington Street. The petitioner will meet these requirements.

Impervious Surface Coverage: The Downtown Core Overlay allows for 100% impervious surface coverage.

Pedestrian Facilities/Alternative Transportation: Sidewalk exists along 3rd, 4th, and Washington Streets. The petition will meet UDO requirements to maintain or enhance those facilities with street trees and lighting. The sidewalks along 4th Street will be about 12 feet wide. The sidewalks on Washington Street will vary from about 7 feet wide to 9.5 feet wide. The sidewalk along 3rd Street will be about 9 feet wide. More sidewalk space is included at the corners on Washington Street. There is one driveway cut on each street.

No additional Bloomington Transit facilities are required with the development, and the Downtown Transit Center is almost immediately adjacent to the development site.

Building Façade Modulation: BMC 20.03.130(c)(1)(A) requires a maximum façade width for each module of 65 feet for those sides of the buildings with frontage. This regulation only applies to new buildings and additions. The addition above the existing bank needs to be altered to meet this requirement. Staff would prefer to see more detailed modulation of the first floor on the 3rd Street side of Building One to provide the a visually interesting building for pedestrians.

Building Height Step Down: BMC 20.03.130(c)(2) requires that buildings located to the side of a surveyed historic structure not be more than one story taller, or 14 feet taller, than the surveyed structure. The high-roofed two-story building to the west of Building Two is listed as contributing in the City of Bloomington Survey of Historic Sites and Structures. That building faces Walnut Street. The UDO is concerned with the view from the right-of-way of new structures adjacent to historic structures, which is not the case here. However, the adjacent portion of Building Two does meet the step down requirement.

Building Height Step Back: BMC 20.03.130(c)(3) requires that building facades over 45 feet in height shall step back the horizontal façade/wall plane a minimum of 15 feet from the horizontal façade/wall plane below 45 feet in height and above 45 feet in height. A waiver is necessary for the current design to be approved.

Void-to-Solid Percentage: The DCO sets a minimum first floor void-to-solid requirement of 60%, consisting of transparent glass or façade openings, for facades facing a street. Again, this standard only applies to the new building and addition to Building Two. Upper stories are required to have a minimum of 20% void area. The proposal meets those requirements.

USE VARIANCE: The petition site currently contains a drive-through in a surface parking lot. The proposed site plan would keep the drive-through in the same general location related to the bank, but because of the addition to the structure, the drive-through would now be inside of proposed Building Two. The general exclusion of drive-throughs as a permitted use in the CD district is not exclusive to banks, but includes all drive-throughs, such as fast food restaurants. Numerous banks are located in the Bloomington downtown business area, and provide a distinct service to the community. The existing building is designed to accommodate a drive-through, and incorporating that connection in the interior of the building is a visual improvement for pedestrians in the area. The Plan Commission must make a decision about whether or not the proposal substantially interferes with the Growth Policies Plan.

GROWTH POLICIES PLAN: The Growth Policies Plan (GPP) designates this property as Downtown. The Downtown designation “is a mixed use, high intensity activity center serving regional, community-wide, and neighborhood markets. Bloomington must strive to improve downtown as a compact, walkable, and architecturally distinctive area in the traditional block pattern that serves as the heart of Bloomington while providing land use choices to accommodate visitors, business, shoppers and residents.’ Land use policies

for this area state that:

> *The Downtown area should be targeted for increased residential density (100 units per acre) and for intensified usage of vacant and under-utilized buildings*
>
> *The mix of retail goods and services must be expanded and diversified at both the neighborhood and community scales of activity, including such uses as groceries, drug stores, and specialty item stores.*
>
> *Utilities improvement projects, especially those dealing with stormwater drainage facilities, must be coordinated with streetscape improvement projects to minimize impacts on downtown businesses and residents.*

CD & DCO DISTRICT INTENT: Within the UDO is a description of the CD zoning district intent and guidance for the Plan Commission and Board of Zoning Appeals. Within the UDO is a description of the DCO District Intent.

BMC 20.02.370 Commercial Downtown (CD); District Intent

The CD (Commercial Downtown) District is intended to be used as follows:

- Protect and enhance the central business district, which contains many unique and historic structures.
- Promote high density development of mixed uses with storefront retail, professional office, and residential dwelling uses.
- Promote a diversity of residential housing for all income groups and ages.
- Development should incorporate pedestrian-oriented design (scale and massing) and accommodate alternative means of transportation.

Plan Commission/Board of Zoning Appeals Guidance:

- The downtown is targeted for intensified usage of vacant and under utilized buildings and sites.
- Space on the first floor of downtown buildings should be commercial with residential uses on the second floor and above.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

BMC 20.03.280 Downtown Core Overlay (DCO); District Intent

The Downtown Core Overlay (DCO) District is intended to guide both new development and redevelopment activities as follows:

- Ensure that new development is compatible in mass and scale with historic structures in the Downtown Core Character Area;
- Draw upon the design traditions exhibited by historic commercial buildings by providing individual, detailed storefront modules that are visually interesting to pedestrians;
- Promote infill and redevelopment of sites using residential densities and

building heights that are higher in comparison to other Character Areas within the Downtown.

CONCLUSION: This petition meets most UDO requirements for the DCO zoning district, including density and architectural design. It also includes various positive aspects related to larger City goals including preserving an existing structure, the addition of housing stock of various sizes, and additional commercial space in the downtown. It does not, however, adequately address other goals, such as inclusion of workforce housing, innovative design, and significant green building design. Over the next month, staff hopes to work with the petitioner to work toward accomplishing these goals.

RECOMMENDATION: Staff recommends continuance of SPUV-05-17 to the April 17, 2017 hearing.

MEMORANDUM

Date: March 1, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP/UV-05-17, Cityside
Lewis Development
200 S. Washington St., 114 E. 4th St., 121 E. 3rd St.

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environmental integrity of this proposed plan.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) GREEN BUILDING
The only green building practice that the Petitioner committed to is setting aside space in the trash room for recyclables staging.

The EC believes that the Petitioner should commit to green building practices. The Petitioner's Statement reads "we are reviewing the incorporation of the following in the project:" All developers and builders should design their structures with as many best practices for energy savings and resource conservation as possible, and simply stating an interest does not seem adequate.

Some project-specific green building practices for mitigating the effects of climate change and dwindling resources include the following.

Reduce the Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (*SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%)). If a roof membrane is used, it should be white in color, embedded with reflective material, or covered with a reflective coating or a white granulated cap sheet. The EC does not believe that reviewing the possibility for a

white roof with no reflective material is good enough.

Façade materials The existing bank building (building number 2) incorporates limestone in its facade. Limestone is not only beautiful, but it's a local product that the EC encourages using. The addition of buildings number 1 and 3 should also use local limestone rather than concrete simulated to vaguely look like limestone, because "architectural cast stone", which is concrete, carries a large environmental footprint.

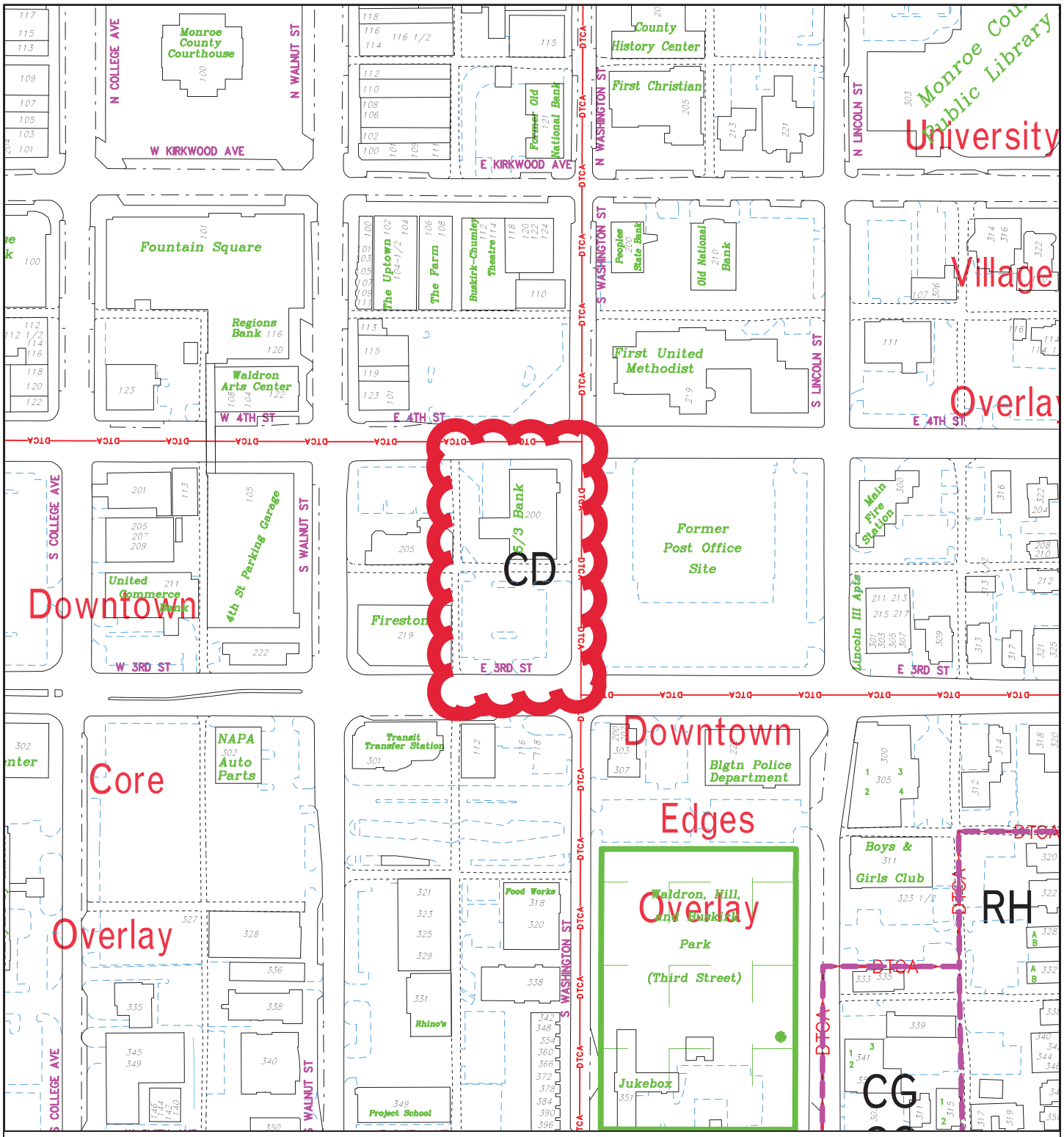
Solar panels This building is ideal for photovoltaic (PV) solar panels because it has a flat roof. The price of PV systems continues to drop and the full-cost-accounting price of carbon-based electricity is skyrocketing.

Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (http://Bloomington.in.gov/greenbuild). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by former Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

The EC is pleased that the Petitioner did include in both the Petitioner's Statement and the exterior elevation renderings the use of local limestone as shown in the legend as E12, rough limestone; E13, smooth limestone; E52, limestone veneer; E55, limestone watertable; and E56, limestone banding.

EC RECOMENDATIONS

1.) The Petitioner should apply green building and site design practices, including using local products, to create a high performance, low-carbon footprint structure, and commit to them in the Petitioner's Statement.



City of Bloomington
Planning & Transportation

By: roachja
26 Jan 17

200 0 200 400 600

N

Scale: 1" = 200'

For reference only; map information NOT warranted.

By: roachja
26 Jan 17

60 0 60 120 180

N

City of Bloomington
Planning & Transportation

Scale: 1" = 60'

For reference only; map information NOT warranted.

STUDIO THREE DESIGN

February 20, 2017

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

Attn: Mrs. Jackie Scanlan

RE: Cityside

PETITIONERS STATEMENT

Dear Mrs. Scanlan,

Studio 3 Design is pleased to submit the attached apartment development, "Cityside", for Plan Commission consideration. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any questions that you may have.

Project Location

The project is located along Washington St. between 3rd St. and 4th St. in the Downtown Core Overlay. The site currently houses the existing Fifth Third retail bank branch on the north half and a surface parking lot on the south half. A majority of the existing bank building will be preserved and added on to on the north property. The surrounding land use includes a commercial office building and auto care business to the West, the Bloomington Transit Center and apartment/office buildings to the South, a surface parking lot to the East, and surface parking and retail to the North.

Project scope:

The project consist of 3 buildings. Two on the north Lot and 1 on the south lot.
Building designation for the purpose of this filing will be noted as follows:

Building 1 Located on the South lot with frontage on both 3rd street and Washington Street.
Basement level will be a parking garage
Street Level will be a Retail box and retail parking
Levels 2, 3 and 4 will be apartments.

Building 2 Existing bank building. Located at NE corner of the north lot,
Building 2 fronts Washington St and 4th street.
Level 1 will remain 5th third bank with zone on the south end for a work out facility.
Level 2 will be converted to apartments
A new level 3 and partial level 4 will be constructed over the existing building.

Building 3 Located on the NW corner of the north lot.
Building 3 fronts 4th street and will connect to the existing building at level 2.
Street level will be a garage containing parking for bank customers and a drive thru with a teller line and an ATM line.
Levels 2, 3 and 4 will be a row of 6 three story townhomes and 2 studio units all accessed from level 2.

Non-Residential space

Non-residential space is required in the Downtown Core Overlay district for 50% of the ground floor footprint. At the North parcel, Building 2 (existing bank building) will re-use the first floor of the building for 5th third bank and a work-out facility. Building 3 (connected to building 2) contains the Bank parking and bank drive thru. Building 1 will contain a commercial space at the corner and parking for the commercial tenant.

North parcel: **Buildings 2 and 3** – Total footprint: 15,719 gsf. Dedicated Non-residential 10,027 gsf **(64%)** – add in the dedicated commercial parking for the bank (12 spaces rented by the commercial tenant) and you are at 100% non-residential.

South Parcel: Building 1 Total footprint: 13,975 gsf. Dedicated Non-residential 7,099 gsf **(51%)** – add in the dedicated commercial parking for the bank (3 additional spaces rented by the commercial tenant) and you are at 55% non-residential.

Apartment Types (Total Project)	Count	Beds
Studio	38 Units	38 Beds
1 Bedroom Flat	3 Units	3 Beds
2 Bedroom Flat	2 Unit	4 Beds
3 Bedroom Flat	9 Units	27 Beds
4 Bedroom Flat	6 Units	24 Beds
4 Bedroom Townhouse	6 Units	24 Beds
5 Bedroom Flat	3 Units	15 Beds
	67 Units	**135 Beds**

Property density:

North Property
Site: 132' x 132' = **.4 acres**
60 apartments/ acre = **24 DUE's allowed**

Studio units	.20 DUE x 2=	.40
2 Bedroom Flat	.66 DUE x 2 =	1.32 DUEs
3 Bedroom Flat	1.0 DUE x 6 =	6.0 DUEs
4 Bedroom Flat	1.5 DUE x 3 =	4.5 DUEs
4 Bedroom Townhouse	1.5 DUE x 6 =	9,0 DUEs
		21.22 DUEs provided (24 DUE's allowed)

South Property
Site: 132' x 132' = **.4 acres**
60 apartments/ acre = **24 DUE's allowed**

Studio	.20 DUE x 36 =	7.2 DUEs
1 Bedroom Flat	.25 DUE x 3 =	.75 DUEs
3 Bedroom Flat	1.0 DUE x 3 =	3.0 DUEs
4 Bedroom Flat	1.5 DUE x 3 =	4.5 DUEs
5 Bedroom Flat	2.0 DUE x 3 =	6.0 DUEs
		21.45 DUEs provided (24 DUE's allowed)

Parking Counts

The Downtown Core Overlay does **not require any parking** for non-residential space or for residential developments south of 4th street. Parking will be provided in both buildings. In addition, street parking is being proposed on both 4th Street and Washington Street.

North Building	
Required parking for Retail/Residential	0 spaces
Level 1 Garage	12 spaces
South Building	
Required parking for Retail/Residential	0 spaces
Sub-grade Garage	29 spaces
Level 1 Garage	21 spaces
Total Enclosed Spaces	**62 spaces provided , zero spaces required**
Street parking	
4th Street	3 spaces (parallel parking)
Washington Street	12 spaces (back-in angled parking)
Total on-site	**77 spaces**

Build to Line

Per the requirements in the Downtown Core Overlay, the buildings area all built to the "build-to" line on all required street frontages.

Building Height

The Site has approximately 11' of fall from high to low between 4th street and 3rd street. The City UDO measures buildings from the lowest point on grade to highest point on building. As a result, the allowable building height of 50' is adversely impacted by the change in grade on the site. Additionally, the owners choice to reuse the existing bank building is impacted by the existing high floor to floor volume of the bank building, with the first, second and partial third floors all measuring roughly 15'-8" feet floor to floor in lieu of a tall first floor for retail and then nominal 10'-8" floor levels for upper stories.

The resulting impact of these conditions creates a need for a waiver for all three buildings. While the creation of a 4 level building is in line with the district and the 50' height, the drop in grade and

the measurement of highest to lowest point on the building pushes us over the allowable limits and will be addressed thru a request for a waiver to this guideline for the project.

Building 1 measures 49'-8" above the lowest point of grade on site, which meets the UDO height requirement. The southeast corner of the building becomes a focal point, and a tower element at this point measures 56'-4" above the lowest point on grade.

Building 2 exceeds the 50'height limit on a portion of the building. Due to re-use of the existing building on the north property the tallest portion of Building 2 measures 55'-11" above the lowest grade level on site. This height occurs only at the portion of the North building that is built on top of the existing building.

Building 3 measures 51'-11" at the south above the lowest point on the site and 54' at the north compared to the lowest point at the south end of the south, exceeding the 50'-0" height requirement.

Parking Garage

An underground parking garage is located beneath Building 1 on the south lot only, accessed via ramp off of Washington Street. Level 1 parking garage spaces in the south building are accessed off of 3rd Street. Level 1 parking garage spaces in the North building are accessed via 4th Street as well as the alley between the buildings. All enclosed parking garage spaces measure 9'-0" wide x 18'-0" deep, and have a full 24'-0" drive lane between spaces.

Building Entrances

Building entrances are provided on all primary streets- 3rd street, 4th street and Washington Street.

Building 1 provides 3 entrance points to the building. The primary resident entrance is located near the northeast corner of the building on Washington Street, and provides access to the elevator lobby. The main commercial space entrance is located mid-site on the east façade off of Washington Street. A secondary entrance that can serve both the retail and the residential space is provided on the south façade (3rd street) at the stair tower location.

Building 2, Existing building, provides a primary entrance for the bank and the residential off of Washington Street and a secondary entrance for both uses at the south end of the building off of the alley.

Building 3, connected to building 2, provides a primary pedestrian entrance off of 4th street into the public parking garage,

Vehicular entrances are provided to public parking off of 3rd street into building 3, and off of 4th street into building 1. Residential parking is provided in the sub-grade parking garage under building 1 and accessed off of Washington Street.

Streetscape

Street trees and pedestrian scale street lighting are provided in a regular rhythm along 3rd Street, Washington Street and 4th Street. All trees and lighting meet the requirements of the UDO, with trees being planted in 5' x 5' ornamental tree grates. The wide right of way on 3rd, 4th and Washington streets allow for sidewalks, lighting, trees and in many areas additional green space along the street front.

Void to Solid Percentages

The UDO asks for a building in this overlay district to have a 60% void to solid ratio on the ground floor and 20% void to solid ratio on the upper floors. The existing building is exempt from this requirement, but the new portions of the building are as follows:

Building 1:
South façade – Level 1 60%
South façade - Upper floors 29%

Building 2: (existing)
East façade – Level 1 NA (exempt)
East façade – upper levels 48%

North façade – Level 1 NA (exempt)
North façade – upper levels 41%

Building 3:
North façade – Level 1 67%
North façade - upper levels 28%

Window detailing

Upper story windows have been ganged together where possible to obtain the best natural lighting possible for the interior of apartment living spaces. The issue of providing the UDO requested proportions of the windows has been addressed through the incorporation of a vertical 6" mullion between each window unit allowing for the rectangular units to be grouped together to create the best possible natural interior lighting. Windows at the corner of 4th and Washington Streets are storefront units running from floor to ceiling. The windows – while large to create the exterior expression as well as great views and natural lighting for the corner apartments, still meet the intended proportions as described in the Downtown Core Overlay. Where possible, windows incorporate visually distinct sills and lintels in complementary materials.

Building Materials

The three structures have been detailed to provide the look and feel of three separate buildings along the street. Building 1 is fully separated from buildings 2 and 3. Buildings two and three, while connected, are detailed differently and are divided by a two story building element that is unique as well in color and architectural expression.

Architectural cast stone, two colors of brick and a fiber cement panel system form the majority of the palette for Building 1 (south building). A strong stone base will be provided around the perimeter of Level 1. Additionally, glass storefront windows wrap a majority of the ground floor level and carry to upper stories at the southeast corner. A strong roof element will cap off the corner and be trimmed out in metal fascia. Inset balcony areas will be primarily clad in fiber cement reveal panel with a steel guardrail system at the front. Fiber cement products and other secondary materials will be kept to a minimum of 20% on primary facades.

Building 2 (existing) will maintain existing materials such as limestone and glass, and build off of that with complementary materials on the new level 3 and partial level 4. The building addition above the existing building will use a complementary color brick to continue the rhythm of vertical pilasters on the facade of the building with dark infill panels of hardy siding to create contrast and interest. A strong horizontal band will replace the old building cornice and provide a base for the transition to the new portions of the structure.

Building 3 will be a mix of cast stone and brick on primary facades and have a mix of brick and hardy siding on interior courtyard elevations. The 4 story elements of building 2 and 3 will be divided by a 2 story structure, slightly recessed and detailed in a different brick with metal panel canopies and copings to accent the façade. The courtyard elevations will be primarily cementious siding.

Building Façade modules

Building façade modules are not attainable on the North building (building 2) due to the re-use of the existing building on site. A break in the façade between Building 2 and 3 is provided, and breaks the 4th street elevation both in height and setback.

The south building (building 1) provides the required step back at the residential entrance at the northeast corner of the site as well as at the main commercial space entrance on Washington Street and mid-block on the south façade. At each location the step back is carried up the full height of the building.

Building Step Back

The Downtown Core Overlay requires that any building over 45' step back at the 45' mark a minimum of 15' from the build-to line. The intent of this requirement was for structures exceeding 4 stories in height so that additional floors would be set back leaving the perceived street elevation at no more than 4 stories. The UDO allows a 50 ' structure in this district, setting the top 5 feet of the building back makes little sense in this development. A waiver will be pursued for a building step back.

Building Height Step Down

The property at 205 S. Walnut Street is identified on the City of Bloomington Survey of Historic Sites and Structures. Although this structure does not share any adjacent street frontage with Building 3, the properties back up to each other across the north south alley. As such, consideration has been taken with regard to overall building height. Building 3 on the North property is within 14'-0" in height of the existing building, meeting the requirement in the UDO. The existing buildings highest roof is +40 feet above grade
Building 3 across the alley from the historic building is at 52' above grade putting the roof within the 14' limit.

Bike Storage/ Parking

A total of 27 bike parking spaces are required for the development as a whole. This includes (4) spaces provided for the non-residential space and 23 spaces provided for the 135 total bedrooms on site. ¼ of the required spaces will be provided as long term, class 1 spaces and ½ of the spaces will be provided as covered, short term class 2 spaces.

A total of 42 spaces have been provided. 20 in a secured bike room serving all buildings.

(4) located on 4th street, (16) located along Washington street and (2) located along 3rd street
All of which exceed the required amounts by 15 bike spaces or 55%.

Environmental Considerations

The developer is interested in providing a building that is sensitive to the concerns of today's built environment. As such, we are reviewing the incorporation of the following into the project:

- Recycling provided on site for all three buildings.
- Salvage and adaptive reuse of existing building.
- Living wall – planting system provided on building 2 roof terrace.
- "Green friendly" building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius. Primary building materials include cementitious siding/panels, brick, CMU blocks, cast concrete and wood.
  Interior building materials include carpeting, low VOC paints
- LED lighting package
- Energy efficient "Energy Star" appliances.
- High efficiency furnaces
- Energy efficient windows with low-E glazing
- White reflective roofing membrane for energy conservation and reduced heat island effect.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- Covered and secured bike parking beyond requirements (55% over requirement)
- Creation of walkable sidewalks- plantings, trees and lighting

Benefits to the Community

- Use of local labor for construction
- Job creation and retention with new retail and maintaining 5th 3rd bank on site.
- Tax dollars for the city
- Salvage and adaptive reuse of existing building
- Addition of 15 back-in angled parking along Washington Street- providing for more parking opportunities for retail patrons and the surrounding churches on weekends.
- Converting open parking lots into active street frontage.
- Adding population that will support downtown business.
- Burying utilities in North-South alley from 3rdx Street to 4th Street– this will make the alleys more traversable.
- Repaving alleys surrounding property as part of utility relocate.
- Widening East- West alley between our properties to allow for two cars to pass.
- Adding streetscape along 3rd, 4th and Washington streets – lighting and landscaping.
- Reducing the drive-thru lane pull in off of 3rd street making sidewalk more pedestrian friendly.
- Concealing drive-thru under building- creating a nicer streetscape.

Encroachments:

The project will require the following encroachments with the city:

- Street trees and street lights along all 3 primary facades along 3rd Street, Washington Street and 4th Street.

- Grease interceptor at the southeast corner of the property – Due to the presence of a full underground parking garage, this is being proposed in the Washington Street right-of-way.
- Building entrance canopies along the proposed level 1 commercial space as well as all building entry points.

Trash Removal

A central trash room will be provided in building 1 on the north end, across from building 2 & 3 entrance. The trash room is sized to include multiple recycle bins and 2 dumpsters. Trash will be concealed behind a rolling garage door in a secured room made available to trash and recycle collection companies.

Water Service & Meter Pit

The project will connect to the water main along 3rd Street and 4th Street. A master meter will be installed in the City right-of-way at the northwest corner of the site and will house the necessary meter. A city standard riser room will be located adjacent to the service entrance on both buildings.

Sewer Service

Both buildings will connect to the city sewer mains along Washington Street. A new section of sanitary sewer will be provided from the alley dividing the properties south to the intersection of 3rd Street. All connections will be lateral connections with standard patching of the street as required.

Private Utilities

Duke Energy and a cable/phone/internet provider to be determined will provide for the service needs of the development. We anticipate 2 electrical transformers for the project, both located on the west side of the property near the alley that divides the building.

Anticipated Waivers

We will be asking for 4 waivers for the development:

1. A height waiver to allow the building to be built over the 50'-0" height limitation imposed by the UDO- this will be for the project as a whole.

2. A waiver is being requested to allow the building to not step back at 45 feet above grade. This will be for the project as a whole.

Variances:

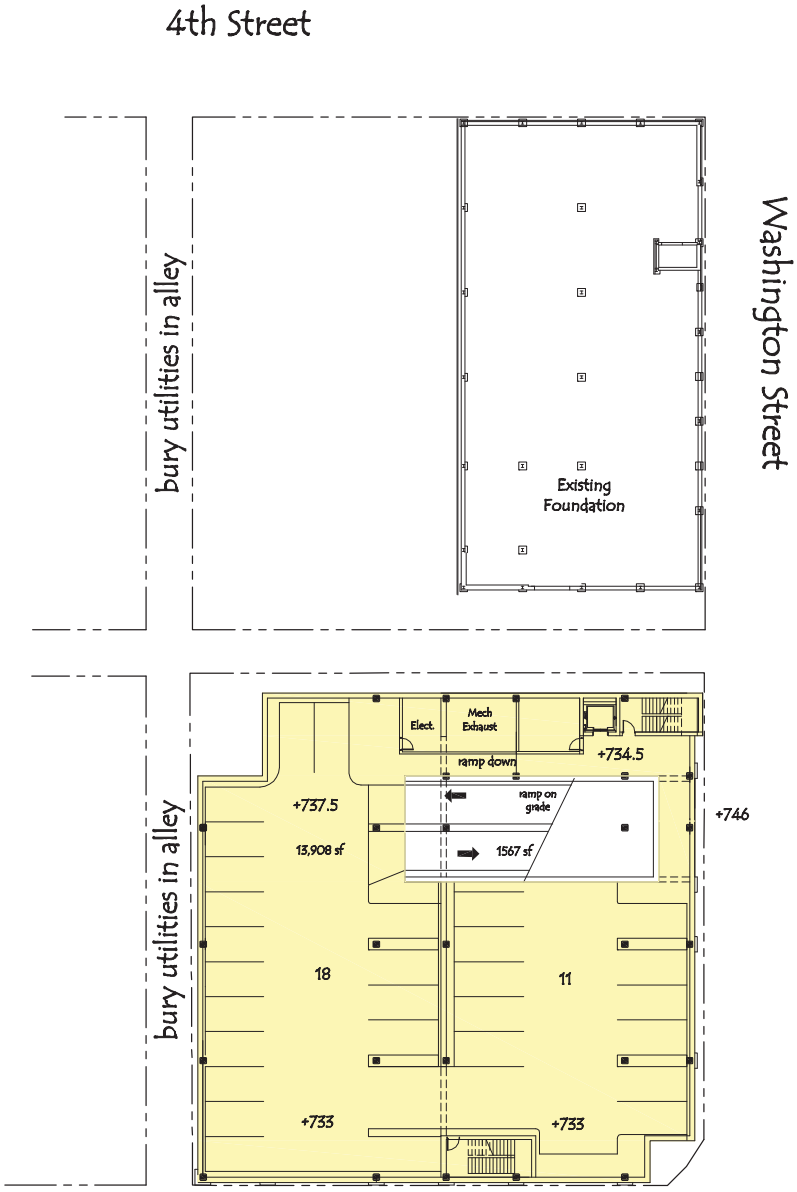
We have identified a variance that will need to be approved by the BZA, and are requesting support from both planning staff and the planning commission.

1. A variance is required to provide a drive-thru in the downtown area. We are replacing an existing drive-thru on site that is currently out in the open with one that will be fully enclosed under roof and screened from public view. We feel that this is an improvement on the current situation on site and allows a long term commercial tenant to remain on site and allows for the adaptive reuse of the current structure as part of maintaining the bank at this location.

Respectfully submitted,

STUDIO 3 DESIGN, INC

Timothy W. Cover



Bldg. 1

Lower Level

NORTH

STUDIO THREE DESIGN
architecture interior design
www.studio3design.net
317 595.1000 main 317 572.1236 fax
8604 Allisonville Road, Suite 330 Indianapolis, IN 46250

Cityside 123 LLC

CITYSIDE

Bloomington, Indiana

PROJECT NO.	SHEET DESCRIPTION	SHEET NUMBER
17009	LOWER LEVEL FLOOR PLAN	A0
DATE 2-20-17		

STUDIO THREE DESIGN architecture ▪▪ interior design www.studio3design.net 317 595.1000 main 317 572.1236 fax 8604 Allisonville Road, Suite 330 Indianapolis, IN 46250	Cityside 123 LLC CITYSIDE Bloomington, Indiana	PROJECT NO. 17009 DATE 2-20-17	SHEET DESCRIPTION LEVEL 1 FLOOR PLAN	SHEET NUMBER A1

level 2

NORTH

STUDIO THREE DESIGN
architecture interior design
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8604 Allisonville Road, Suite 330 Indianapolis, IN 46250

Cityside 123 LLC

CITYSIDE

Bloomington, Indiana

PROJECT NO.	SHEET DESCRIPTION	SHEET NUMBER
17009	LEVEL 2 FLOOR PLAN	A2
DATE 2-20-17		

level 3

NORTH

STUDIO THREE DESIGN
architecture ** interior design
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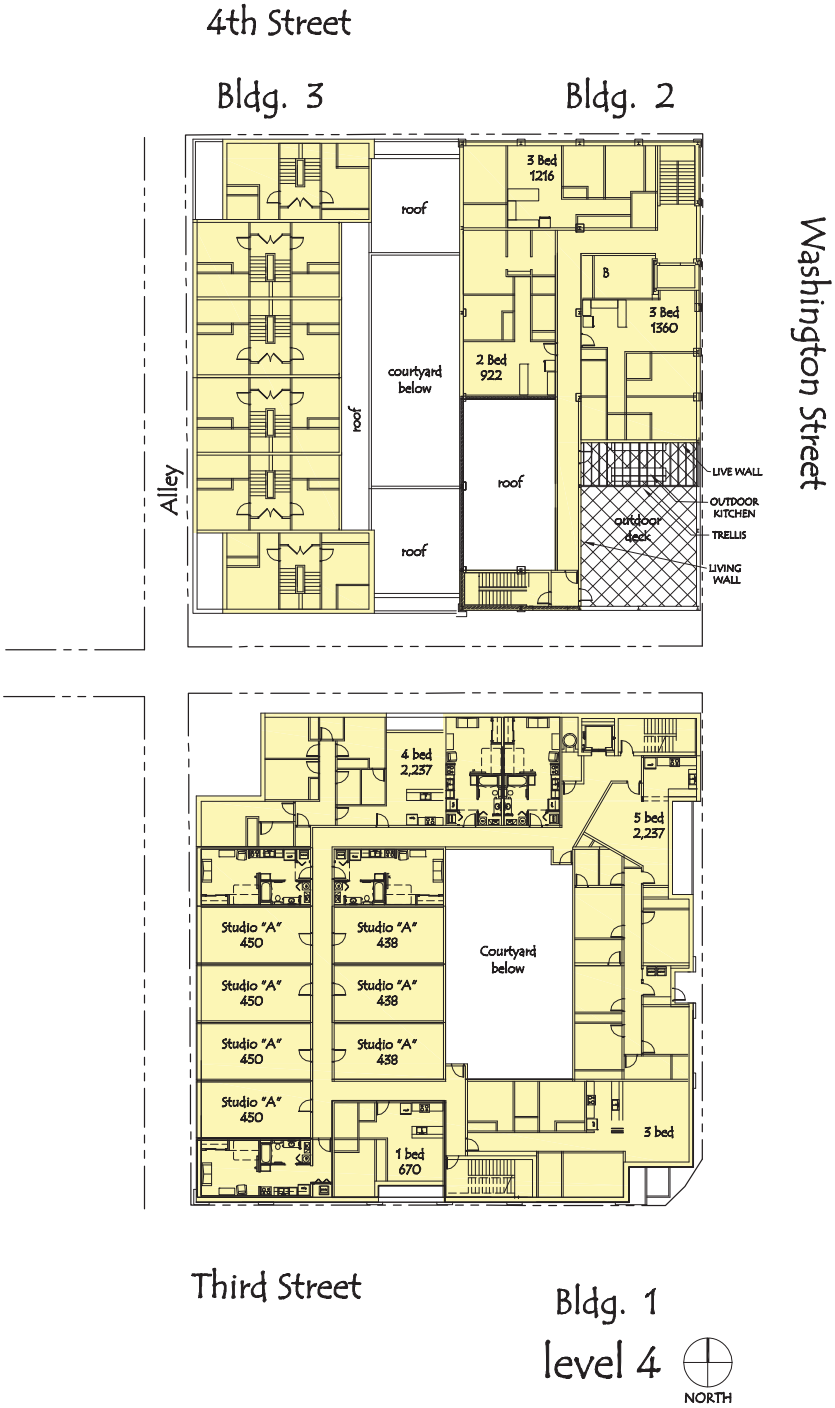
8604 Allisonville Road, Suite 330 Indianapolis, IN 46250

Cityside 123 LLC

CITYSIDE

Bloomington, Indiana

PROJECT NO.	SHEET DESCRIPTION	SHEET NUMBER
17009	LEVEL 3 FLOOR PLAN	A3
DATE 2-20-17		



STUDIO THREE DESIGN
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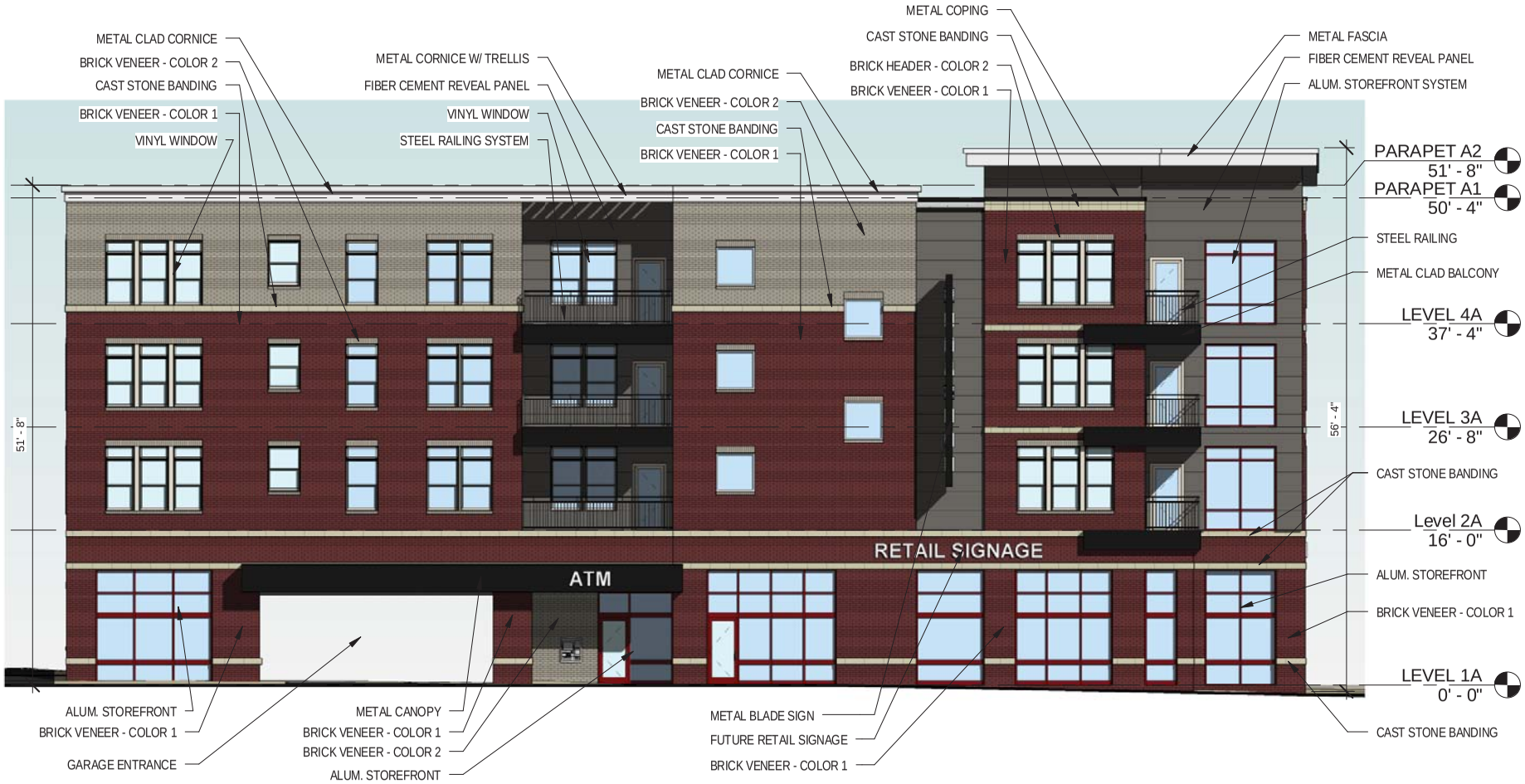
8604 Allisonville Road, Suite 330 Indianapolis, IN 46250

Cityside 123 LLC

CITYSIDE

Bloomington, Indiana

PROJECT NO.	SHEET DESCRIPTION	SHEET NUMBER
17009	LEVEL 4 FLOOR PLAN	A4
DATE 2-20-17		



1 / A5 BLDG 1 - SOUTH ELEVATION - 3RD ST.
3/32" = 1'-0"

SHEET NUMBER
A5

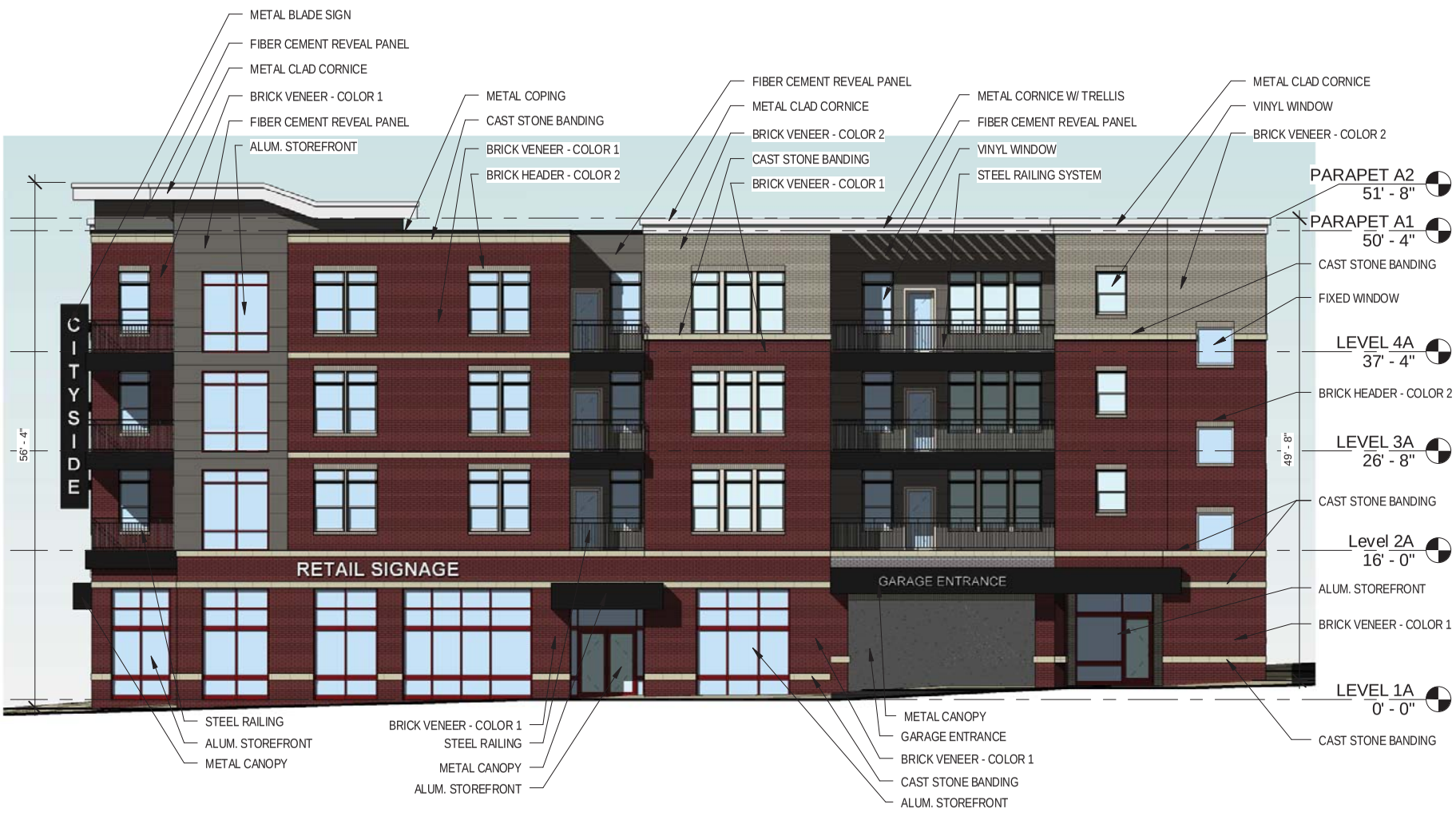
SHEET DESCRIPTION
BLDG 1 - SOUTH ELEVATION

PROJECT NO.
17009

DATE
2/20/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design



1 / A6 BLDG 1 - EAST ELEVATION - WASHINGTON ST.

3/32" = 1'-0"

SHEET NUMBER A6

SHEET DESCRIPTION BLDG 1 - EAST ELEVATION

PROJECT NO. 17009

DATE 2/20/2017

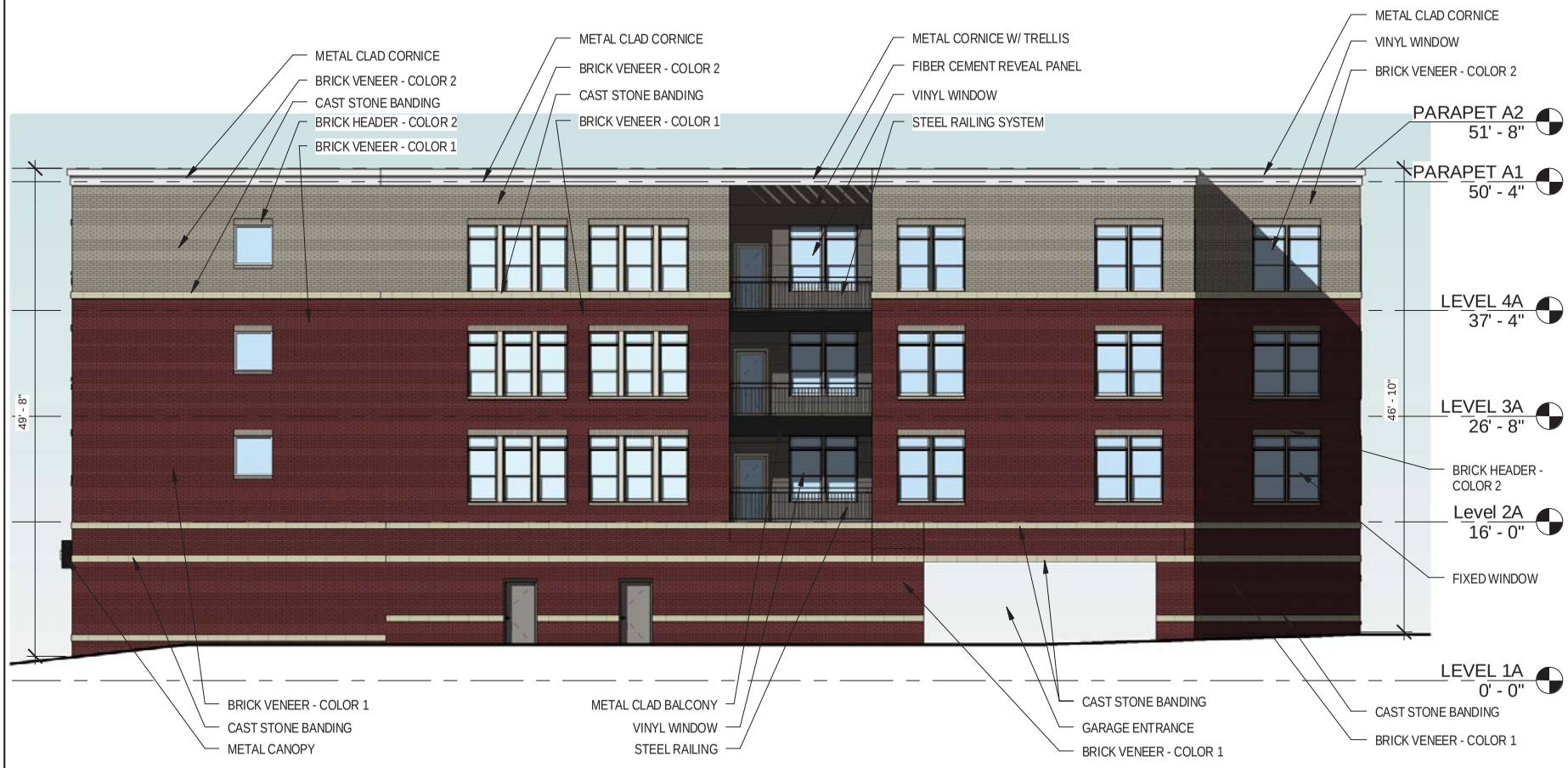
CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN

Architecture • Interior Design



2
A7

BLDG 1 - NORTH ELEVATION

3/32" = 1'-0"

SHEET NUMBER
A7

SHEET DESCRIPTION
BLDG 1 - NORTH ELEVATION

PROJECT NO.
17009

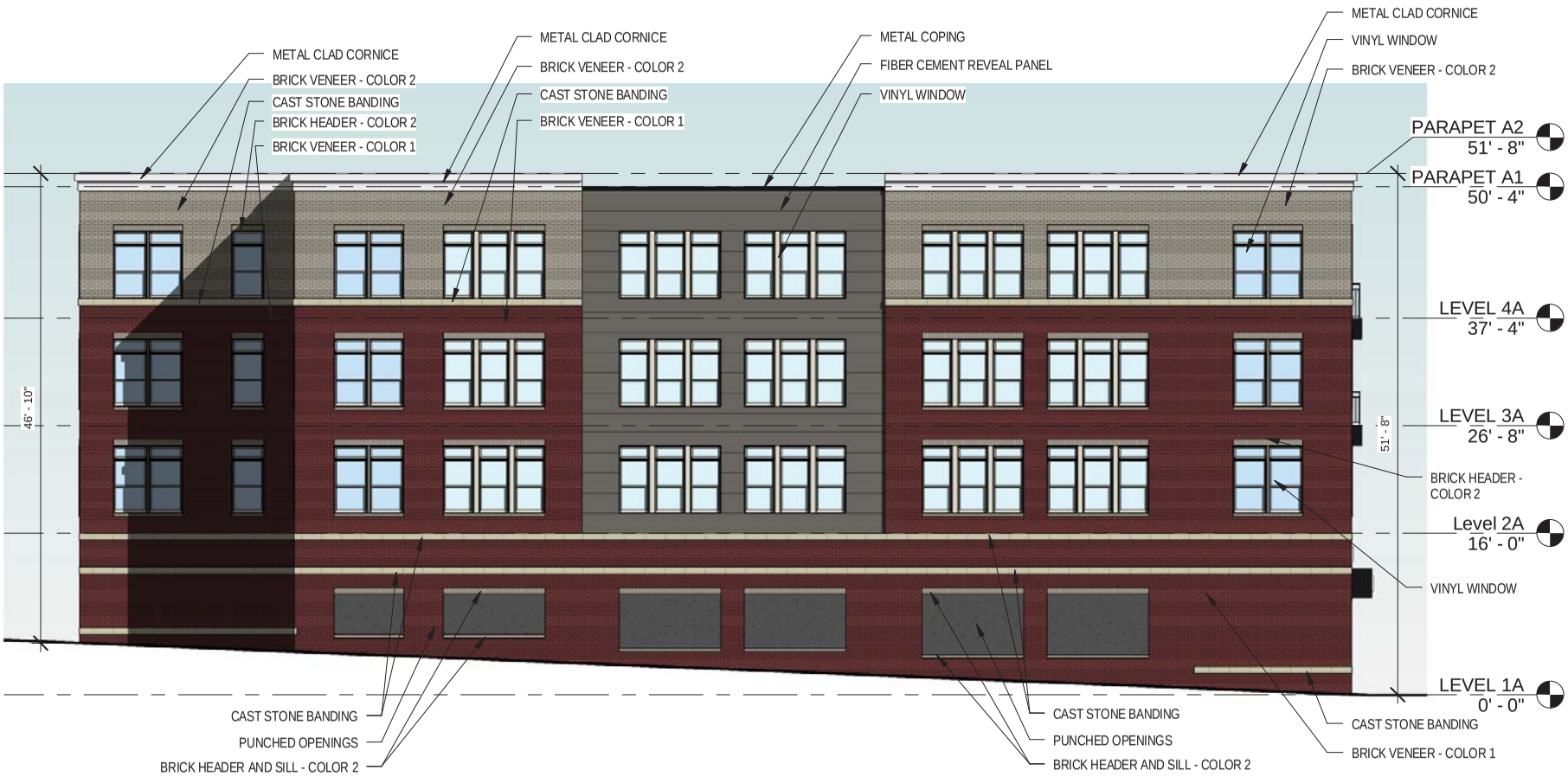
DATE
2/20/2017

CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design



1 / A8 BLDG 1 - WEST ELEVATION

3/32" = 1'-0"

SHEET NUMBER

A8

SHEET DESCRIPTION

BLDG 1 - WEST ELEVATION

PROJECT NO.

17009

DATE

2/20/2017

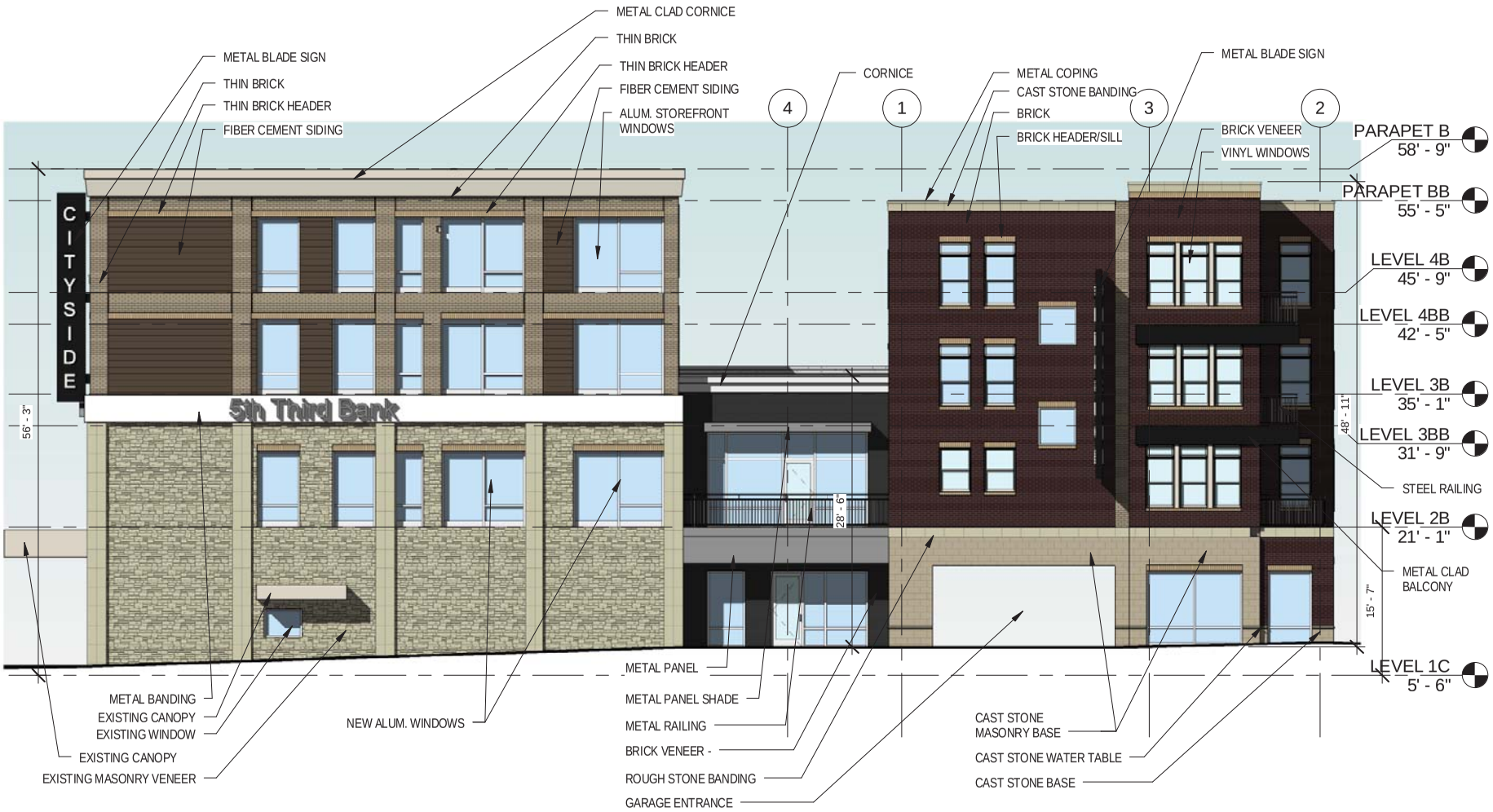
CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN

Architecture • Interior Design



1 / A9 BLDGS 2 & 3 - NORTH ELEVATION - 4TH ST

3/32" = 1'-0"

SHEET NUMBER

A9

SHEET DESCRIPTION

BLDGS 2 & 3 - NORTH ELEVATION

PROJECT NO.

17009

DATE

2/20/2017

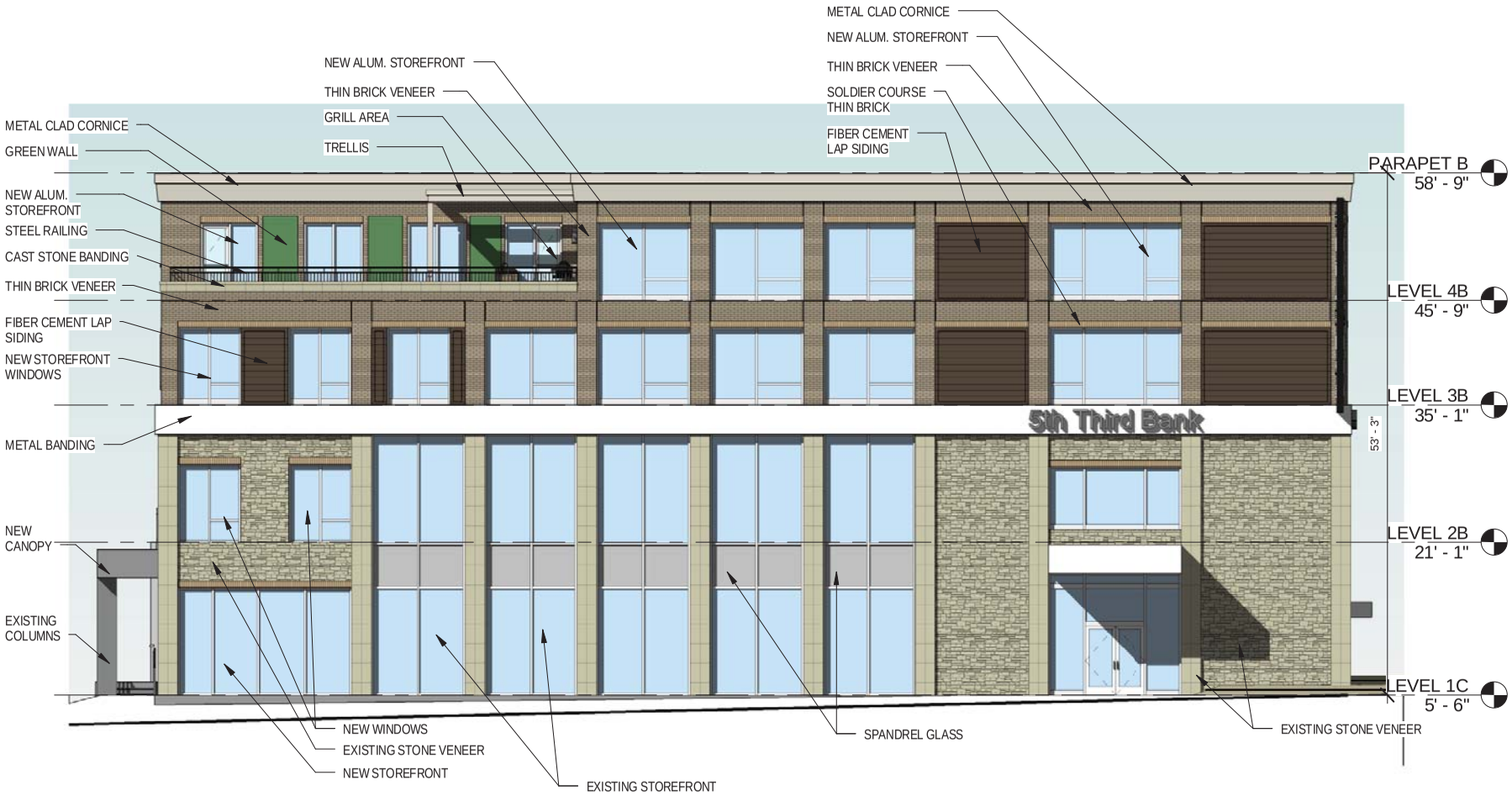
CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN

Architecture • Interior Design



1 / A10 BLDG 2 - EAST ELEVATION - WASHINGTON ST.

3/32" = 1'-0"

SHEET NUMBER
A10

SHEET DESCRIPTION
BLDG 2 - EAST ELEVATION

PROJECT NO.
17009

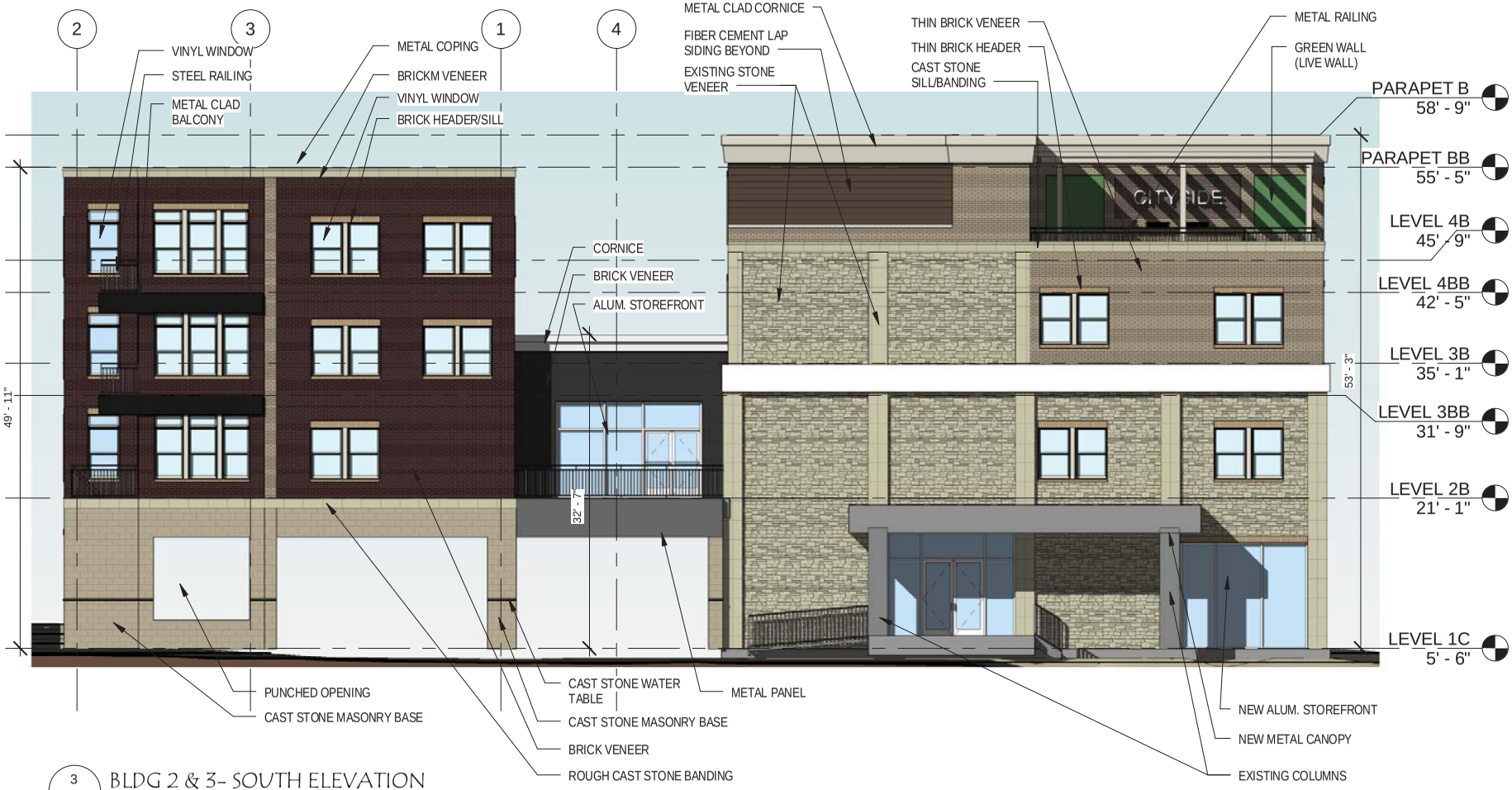
DATE
2/20/2017

CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design



3 / A11 BLDG 2 & 3- SOUTH ELEVATION

3/32" = 1'-0"

SHEET NUMBER A11

SHEET DESCRIPTION BLDGS 2 & 3 - SOUTH ELEVATION

PROJECT NO. 17009

DATE 2/20/2017

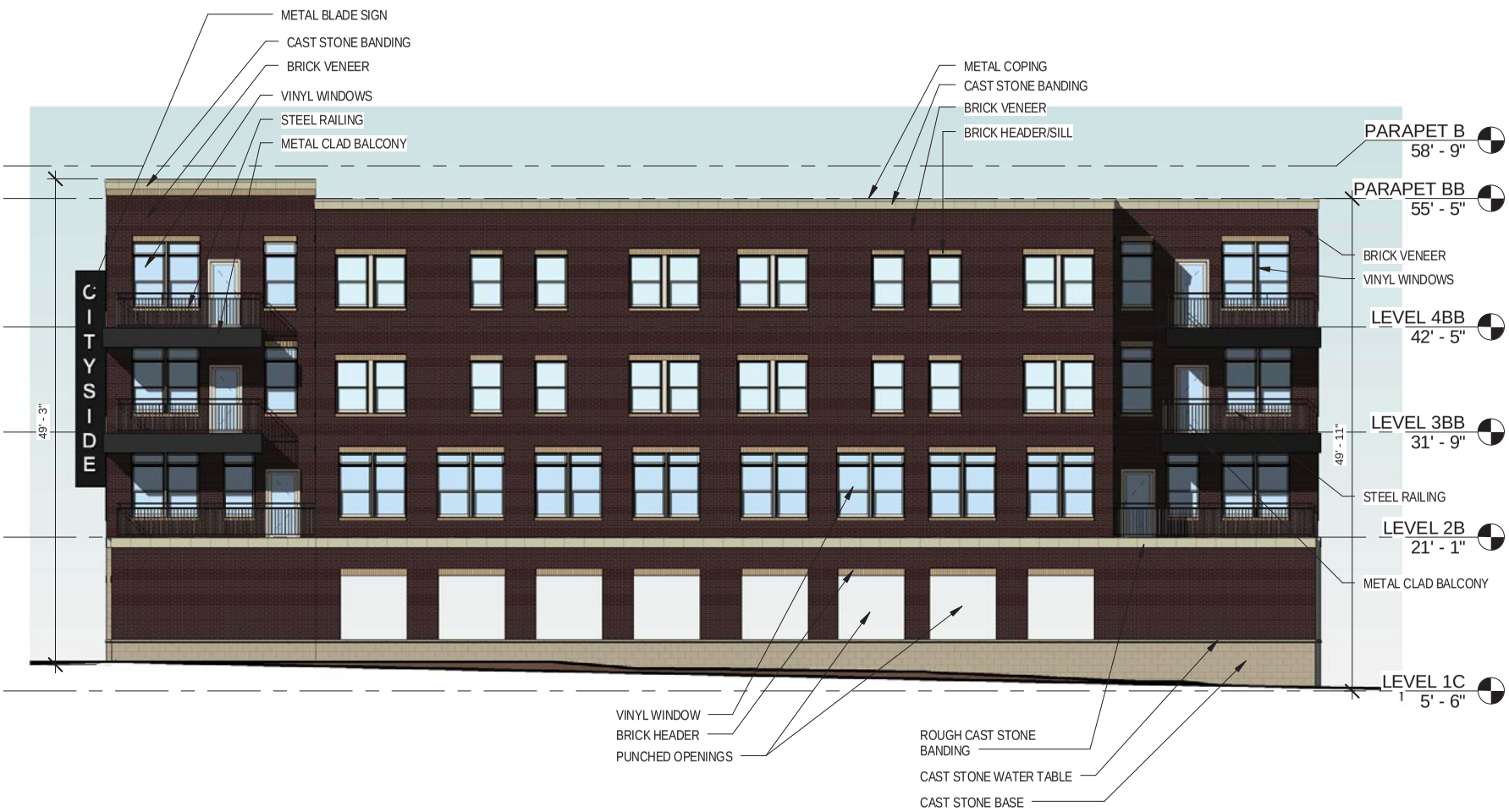
CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN

Architecture • Interior Design



1 / A12 BLDG 3 - WEST ELEVATION - ALLEY

3/32" = 1'-0"

SHEET NUMBER A12

SHEET DESCRIPTION BLDG 2 - WEST ELEVATION

PROJECT NO. 17009

DATE 2/20/2017

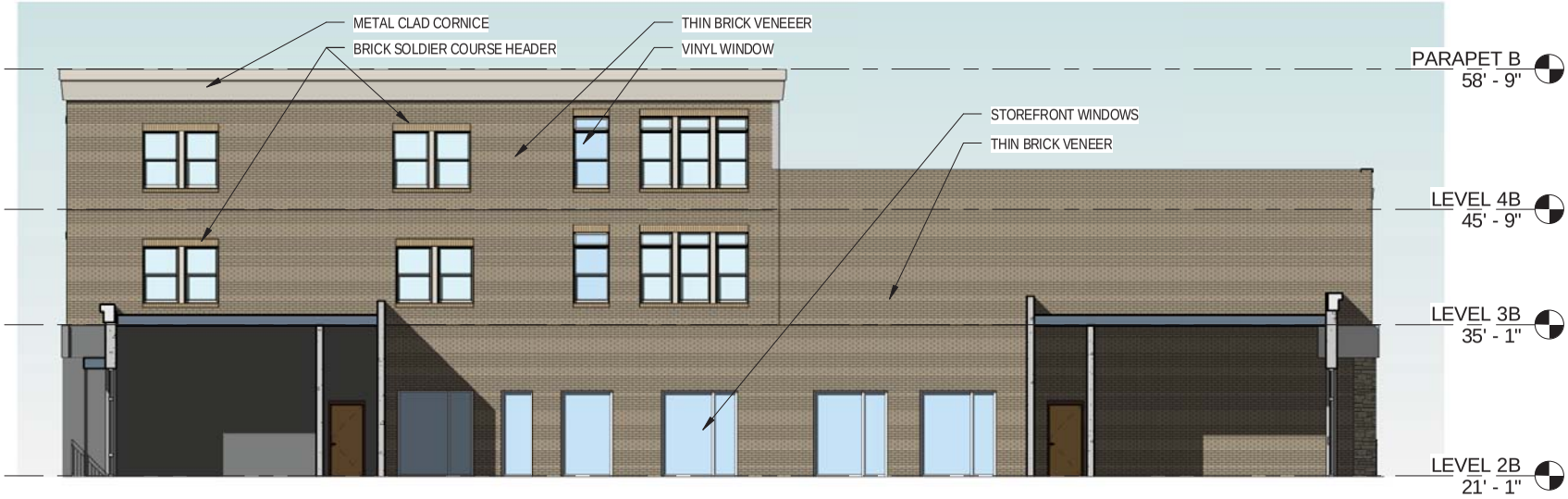
CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

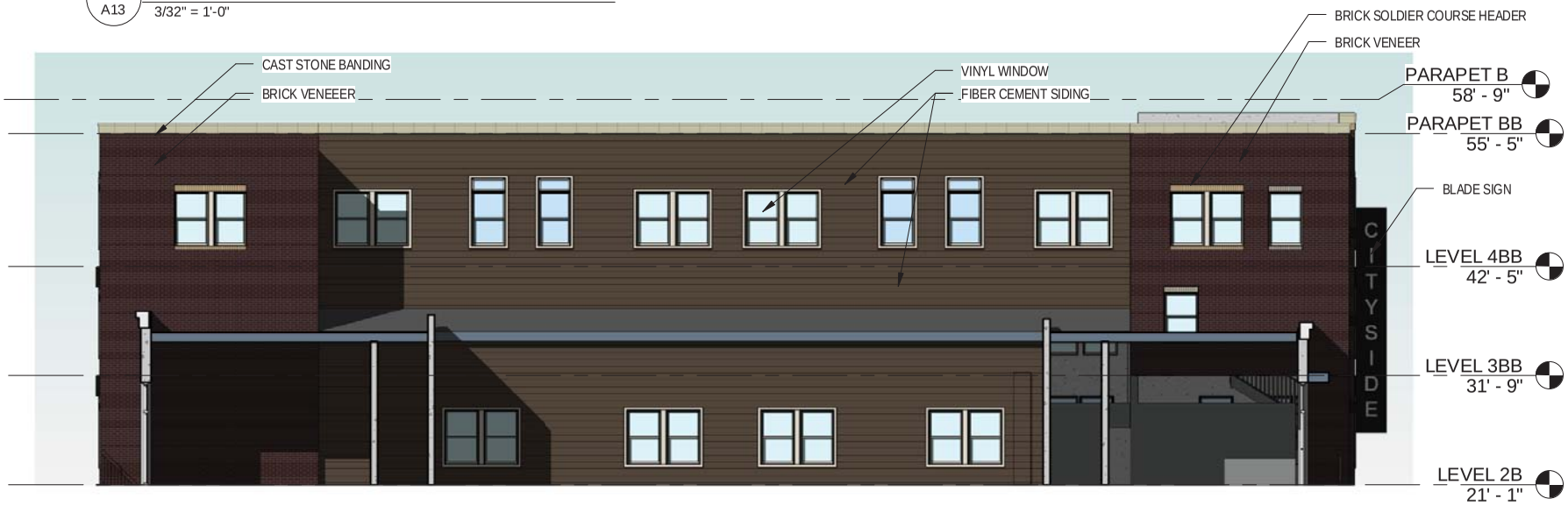
STUDIO THREE DESIGN

Architecture • Interior Design



1 / A13 BLDG 2 & 3 COURTYARD ELEVATION - WEST

3/32" = 1'-0"



2 / A13 BLDG 2 & 3 COURTYARD ELEVATION - EAST

3/32" = 1'-0"

SHEET NUMBER
A13

SHEET DESCRIPTION
BLDGS 2 & 3 COURTYARD ELEVATIONS

PROJECT NO.
17009

DATE
2/20/2017

CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

1 / A14 BLDG 1 - SOUTHEAST CORNER PERSPECTIVE

SHEET NUMBER
A14

SHEET DESCRIPTION
BLDG 1 - SOUTHEAST PERSPECTIVE

PROJECT NO.
17009

DATE
2/20/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

1
A15

BLDG 1 - SOUTHWEST CORNER PERSPECTIVE

STUDIO THREE DESIGN Architecture • Interior Design	CITYSIDE 123, LLC. CITYSIDE BLOOMINGTON, IN	PROJECT NO. 17009 DATE 2/20/2017	SHEET DESCRIPTION BLDG 1 - SOUTHWEST PERSPECTIVE	SHEET NUMBER A15

1
A16
BLDG 1 - NORTHEAST CORNER PERSPECTIVE

SHEET NUMBER
A16

SHEET DESCRIPTION
BLDG 1 - NORTHEAST PERSPECTIVE

PROJECT NO.
17009

DATE
2/20/2017

CITYSIDE 123, LLC.
CITYSIDE
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

1
A17
BLDG 2 &3 NORTHWEST PERSPECTIVE

STUDIO THREE DESIGN Architecture • Interior Design	CITYSIDE 123, LLC. CITYSIDE BLOOMINGTON, IN	PROJECT NO. 17009 DATE 2/20/2017	SHEET DESCRIPTION BLDGS 2 & 3 - NORTHWEST PERSPECTIVE	SHEET NUMBER A17

1
A18

BLDGS 2 & 3 - NORTHEAST CORNER PERSPECTIVE

SHEET NUMBER
A18

SHEET DESCRIPTION
BLDGS 2 & 3 - NORTHEAST PERSPECTIVE

PROJECT NO.
17009

DATE
2/20/2017

CITYSIDE 123, LLC.

CITYSIDE

BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

1 / A19 BLDG 2 – ROOF DECK PERSPECTIVE

STUDIO THREE DESIGN Architecture • Interior Design	OLAF LAVA 933, LLC. CITYSIDE BLOOMINGTON, IN	PROJECT NO. 17009 DATE 2/20/2017	SHEET DESCRIPTION BLDGS 2 – ROOF DECK PERSPECTIVE	SHEET NUMBER A19

1
A20
AERIAL PERSPECTIVE - NORTHEAST

STUDIO THREE DESIGN
Architecture • Interior Design

CITYSIDE 123, LLC.

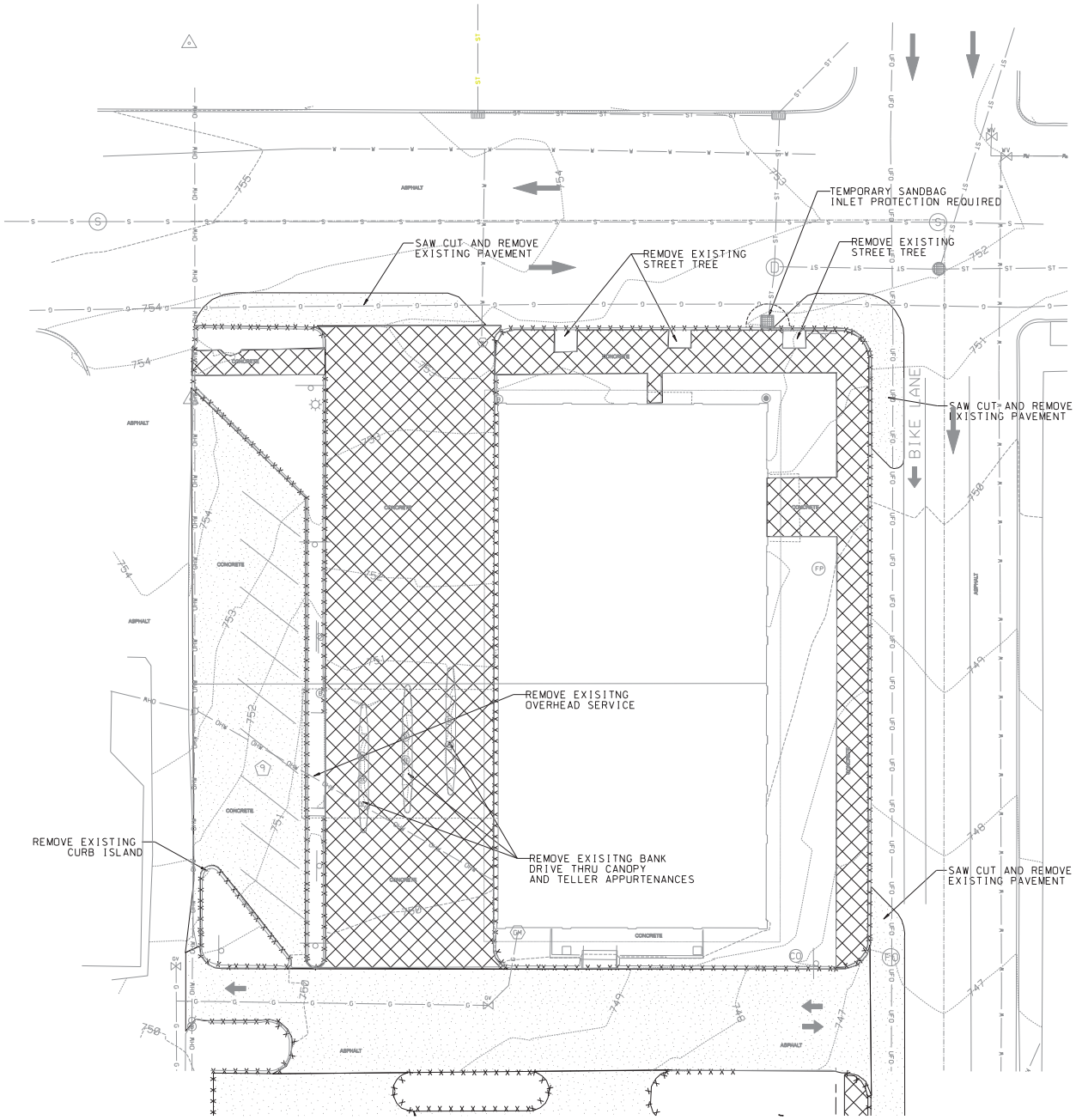
CITYSIDE

BLOOMINGTON, IN

PROJECT NO.	SHEET DESCRIPTION	SHEET NUMBER
17009	AERIAL - NORTHEAST	A20
DATE 2/20/2017		

1 / A21 AERIAL - SOUTHEAST CORNER

STUDIO THREE DESIGN Architecture • Interior Design	CITYSIDE 123, LLC.	PROJECT NO.	SHEET DESCRIPTION	SHEET NUMBER
	CITYSIDE	17009	AERIAL - SOUTHEAST	A21
	BLOOMINGTON, IN	DATE 2/20/2017		



GRAPHIC DEMOLITION LEGEND

- REMOVE EXISTING ASPHALT MATERIAL AND AGGREGATE BASE
- REMOVE EXISTING CONCRETE SIDEWALK SLAB AND APPROACH
- X X X X X REMOVE EXISTING CONCRETE CURB

0 10 20 40
SCALE: 1"=20'

DEMOLITION NOTES

1) PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AND ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
2) CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
3) ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
4) USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY DPW.
5) WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
6) SIDEWALK CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SIDEWALK CLOSURE.
7) BUILDINGS, FOOTINGS, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
8) TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED WITH COMPLACTED GRANULAR MATERIAL IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
9) BURYING OF DEMOLITION MATERIALS ON SITE IS NOT PERMITTED.
10) THOUGH AN IDEM NPDES STORM WATER NOI IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
11) IF TRACKING OF MATERIAL ONTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
12) REFER TO SHEET C200 AND C209 FOR REQUIRED MAINTENANCE OF TRAFFIC PLAN.
13) TOPOGRAPHIC SURVEY WAS COMPLETED IN 2016. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED. CONTACT ENGINEER IF ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
14) EXISTING SANITARY SEWER LATERALS BEYOND THOSE SHOWN ON THE TOPOGRAPHIC SURVEY MAY BE UNCOVERED DURING CONSTRUCTION. ANY SUCH LATERAL FOUND THAT WILL NOT BE RE-USED MUST BE CAPPED. COORDINATE WORK WITH CBU INSPECTOR.

UTILITIES

AT&T (Phone)
Brent McCabe - (812) 334-4521
4517 E. Indiana Bell Ct.
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Bloomington, Indiana 47408
(812) 334-4594 Fax

DUKE ENERGY (Electric)
Kerry Ducker (812) 337-3035
1100 W. 2nd St.
Bloomington, IN 47403
(812) 337-3000 Fax

CITY OF BLOOMINGTON
UTILITIES (Water/Sewer)
Nancy Axsom (812) 349-3689
600 E. Miller Dr.
Bloomington, IN 47402
(812) 349-3683 Fax

VECTREN (Gas)
Gary Hopkins (812) 330-4031
205 S. Madison
Bloomington, IN 47404
(812) 330-4057 Fax

COMCAST (Cable)
Scott Cripe (812) 355-7822
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Bloomington, IN 47401
(812) 332-0129 Fax

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CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

SAB
SAB
SAB
DRAWN
CHECKED
DATE

JOB NUMBER
5464
SHEET
C100
DATE
02/07/17

DEMOLITION PLAN

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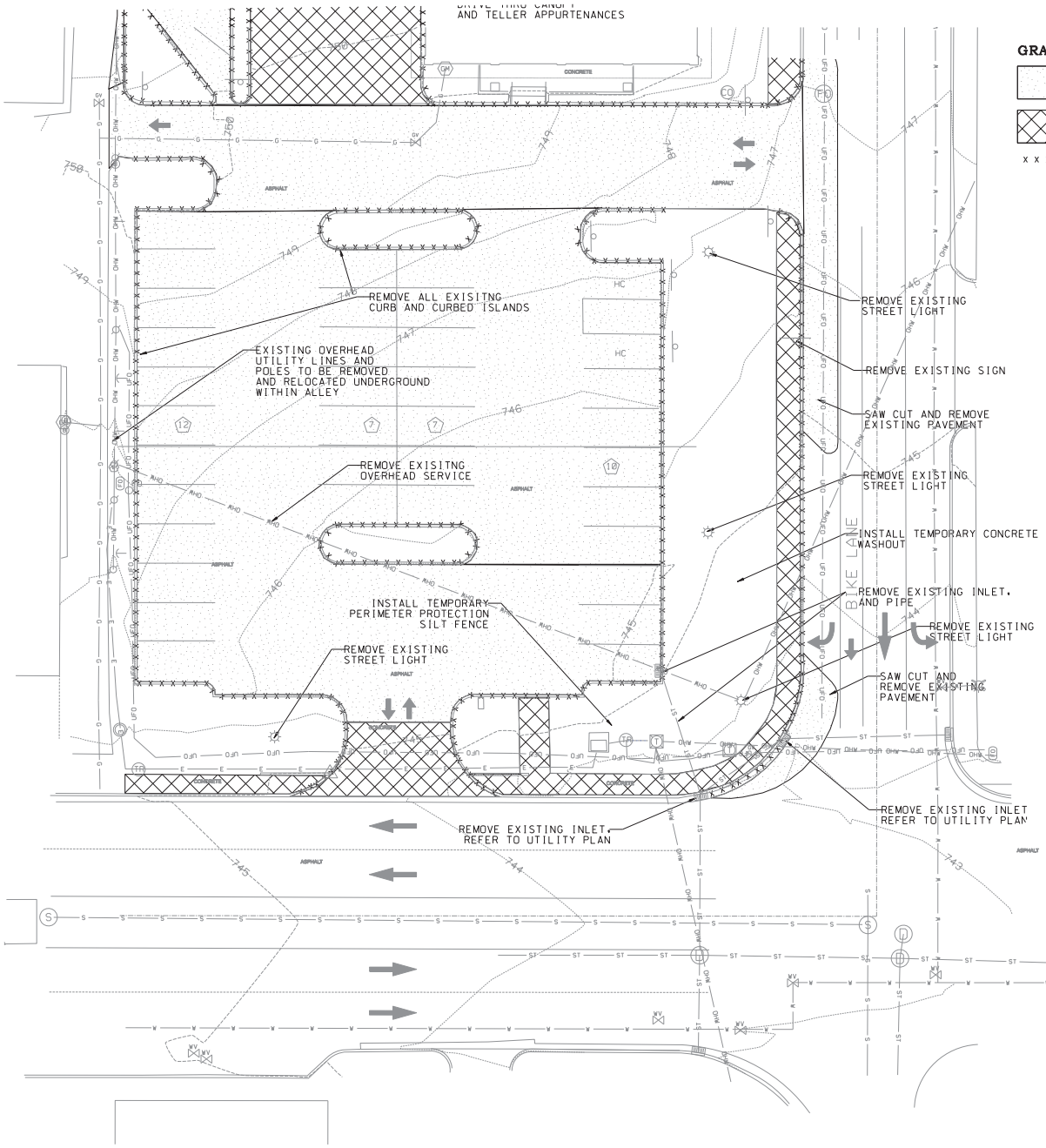
5464_C100_Demolition Plan.dwg 3/16/2017 9:39:38 AM



GRAPHIC DEMOLITION LEGEND

- REMOVE EXISTING ASPHALT MATERIAL AND AGGREGATE BASE
- REMOVE EXISTING CONCRETE SIDEWALK SLAB AND APPROACH
- X X X X X REMOVE EXISTING CONCRETE CURB

SCALE: 1"=20'

DEMOLITION NOTES

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8) TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED WITH COMPLACTED GRANULAR MATERIAL IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
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11) IF TRACKING OF MATERIAL ONTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
12) REFER TO SHEET C200 AND C200 FOR REQUIRED MAINTENANCE OF TRAFFIC PLAN.
13) TOPOGRAPHIC SURVEY WAS COMPLETED IN 2016. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED. CONTACT ENGINEER IF ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
14) EXISTING SANITARY SEWER LATERALS BEYOND THOSE SHOWN ON THE TOPOGRAPHIC SURVEY MAY BE UNCOVERED DURING CONSTRUCTION. ANY SUCH LATERAL FOUND THAT WILL NOT BE RE-USED MUST BE CAPPED. COORDINATE WORK WITH CBU INSPECTOR.

UTILITIES

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Fax: (812) 336-6613
Web: www.smithbrebob.com

CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

DESIGNED SAB
DRAWN SAB
CHECKED
DATE

JOB NUMBER 5464A
SHEET C101
DATE 02/07/17

DEMOLITION PLAN

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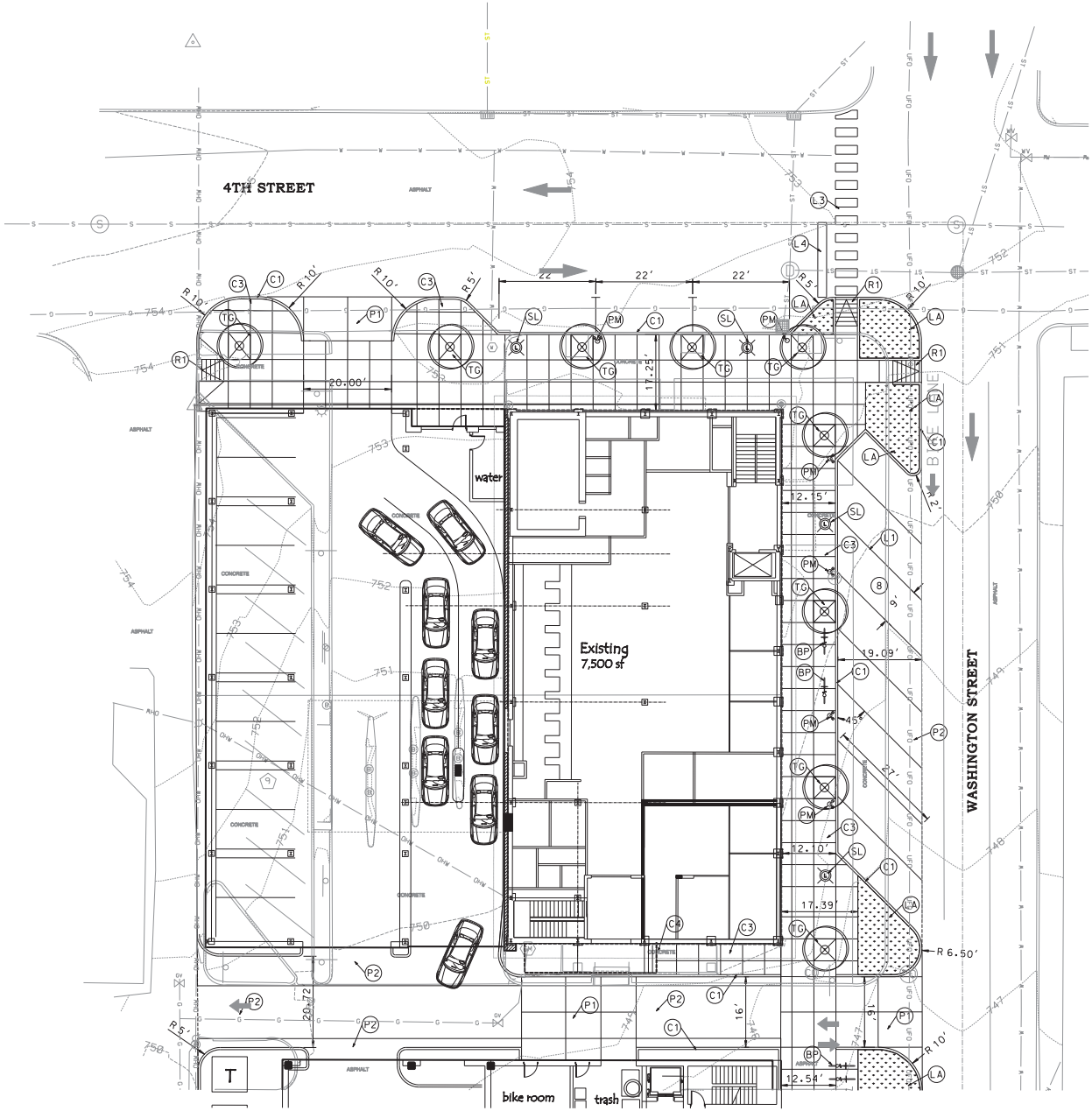
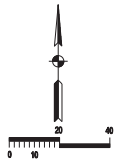
5464_C101_Demolition Plan.dwg 2/16/20 17:9:40 (SAB)





SCALE: 1"=20'

SITE LEGEND

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

MATERIALS LEGEND

1. CONCRETE APPROACH PAVEMENT
   6" THICK, 4000 PSI CONCRETE ON
   6" COMPACTED AGGREGATE BASE #53
2. 1.5" HMA SURFACE ON
   3.5" HMA BASE ON
   7" COMPACTED AGGREGATE BASE #53
3. 6" STANDING CURB
4. 2" CONCRETE CURB AND GUTTER
5. CONCRETE SIDEWALK - WIDTH VARIES
   4" THICK, 4000 PSI CONCRETE ON
   4" COMPACTED AGGREGATE BASE #53
6. CONCRETE STAIRS AND HANDRAIL
   12" TREAD, 7" RISER
7. LINE, PAINT, SOLID, WHITE, 4"
8. LINE, PAINT, SOLID, YELLOW, CROSSHATCH, 6"
9. THERMOPLASTIC PAVEMENT MARKINGS, TRANSVERSE MARKINGS, PAINT, WHITE, 24" CROSSWALK
10. THERMOPLASTIC PAVEMENT MARKINGS, LINE, WHITE, 24" STOP BAR
11. ACCESSIBLE RAMP, PERPEDICULAR
12. TREE GRATE WITH STREET TREE, 5' X 5'
13. PARKING METER
14. LANDSCAPE PLANTER OR LAWN AREA
15. BICYCLE PARKING

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Web : www.smithbrebob.com

CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

SAB
SAB
SAB

JOB NUMBER
5464A

SHEET
C201

DATE
02/07/17

SITE PLAN

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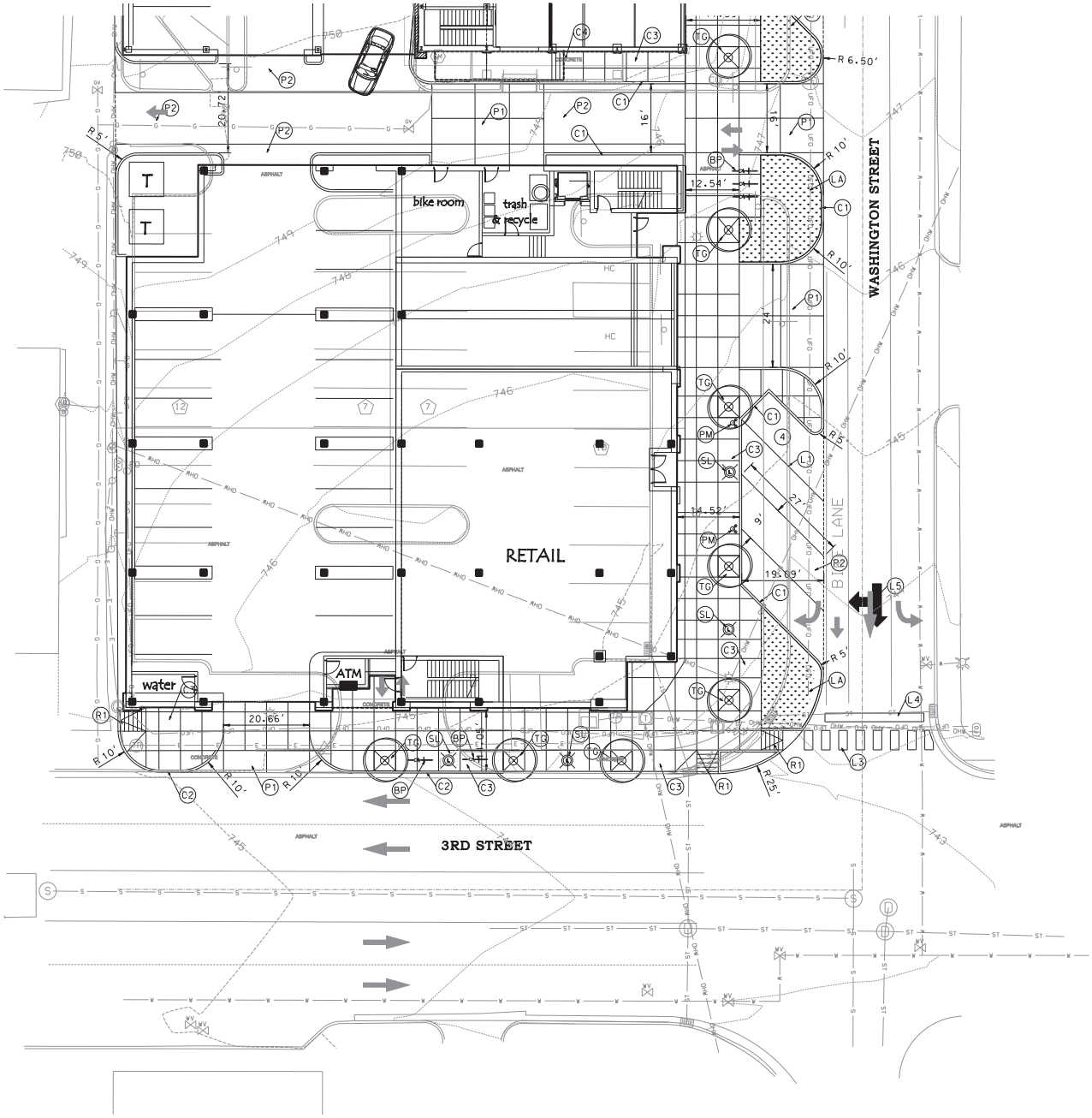

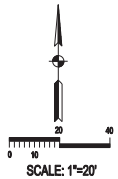

SCALE: 1"=20'

SITE LEGEND

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

MATERIALS LEGEND

1. CONCRETE APPROACH PAVEMENT
   6" THICK, 4000 PSI CONCRETE ON
   6" COMPACTED AGGREGATE BASE #53
2. 1.5" HMA SURFACE ON
   3.5" HMA BASE ON
   7" COMPACTED AGGREGATE BASE #53
3. 6" STANDING CURB
4. 2" CONCRETE CURB AND GUTTER
5. CONCRETE SIDEWALK - WIDTH VARIES
   4" THICK, 4000 PSI CONCRETE ON
   4" COMPACTED AGGREGATE BASE #53
6. CONCRETE STAIRS AND HANDRAIL
   12" TREAD, 7" RISER
L. LINE, PAINT, SOLID, WHITE, 4"
L. LINE, PAINT, SOLID, YELLOW, CROSSHATCH, 6"
B. THERMOPLASTIC PAVEMENT MARKINGS, TRANSVERSE MARKINGS, PAINT, WHITE, 24" CROSSWALK
B. THERMOPLASTIC PAVEMENT MARKINGS, LINE, WHITE, 24" STOP BAR
B. ACCESSIBLE RAMP, PERPEDICULAR
B. TREE GRATE WITH STREET TREE, 5' X 5'
B. PARKING METER
B. LANDSCAPE PLANTER OR LAWN AREA
B. BICYCLE PARKING

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CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

DESIGNED SAB
DRAWN SAB
CHECKED
DATE

JOB NUMBER 5464.2
SHEET C202
DATE 02/07/17

SITE PLAN

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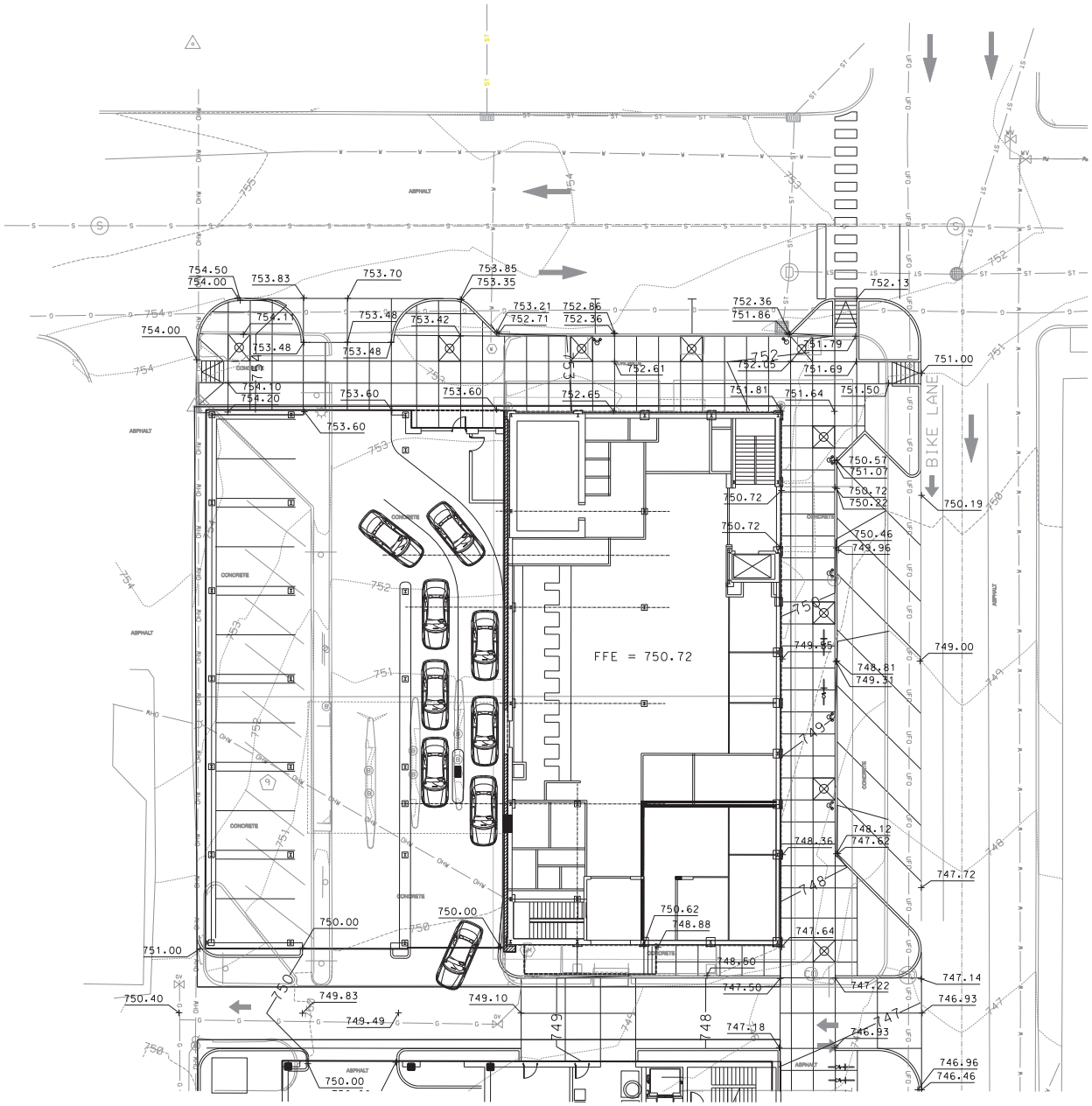

GRADING NOTES

1) FF.=# IF SHOWN ON THE PLANS. = RECOMMENDED FINISH FLOOR ELEVATION.
2) GRADING LIMITS: IF SHOWN ON THE PLANS, INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.
3) PROPOSED SPOT ELEVATIONS: IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS
4) MAXIMUM SIDEWALK CROSS SLOPE IS 2%.
5) MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5% OR ½" PER FOOT FALL. UNLESS FOLLOWING AN EXISTING MONUMENT.
6) MAXIMUM ACCESSIBLE RAMP SLOPE IS 8.3% OR 1" IN 12" FALL.

SCALE: 1"=20'

GRADING & EROS. CTRL LEGENDS

PROPOSED 1' CONTOUR
PROPOSED 5' CONTOUR
PROPOSED SPOT ELEVATION
SOIL BORING
RIP-RAP
SILT TRAP
INLET PROTECTION
DETENTION BASIN
STRAW BALE DAM
ROCK CHECK DAM
PAVED SIDE DITCH
DIVERSION DITCH
TREE PROTECTION FENCE
FLOOD LINE
FLOW LINE
GRADING LIMITS
SEDIMENT BASIN
SILT FENCE

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Bloomington, Indiana 47401
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CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

DATE	BY	REVISIONS

SAB
SAB
DRAWN
CHECKED

JOB NUMBER
5464

SHEET
C203

DATE
02/07/17

GRADING PLAN

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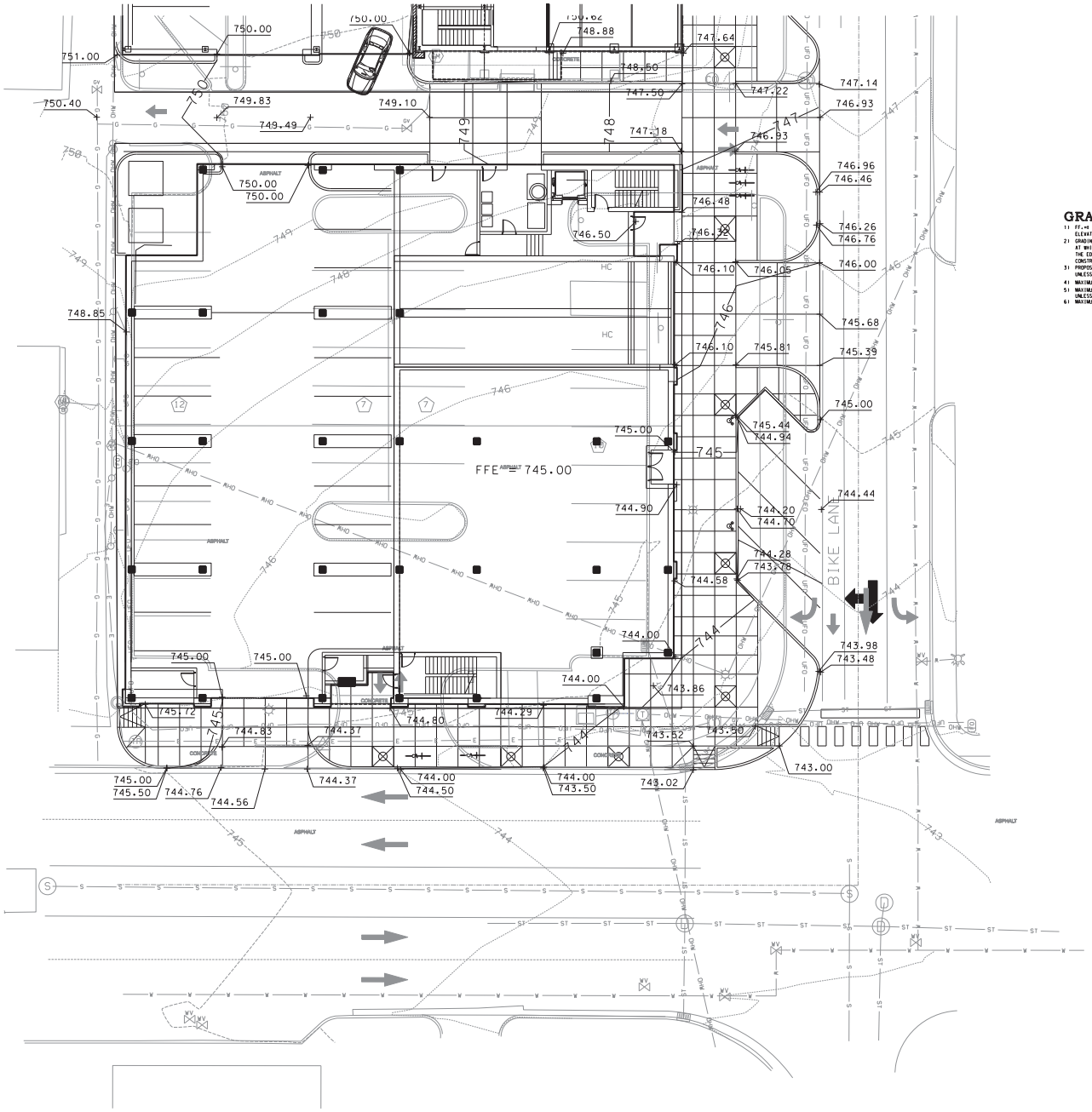

GRADING NOTES

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3) PROPOSED SPOT ELEVATIONS, IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS
4) MAXIMUM SIDEWALK CROSS SLOPE IS 2%.
5) MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5% OR ½" PER FOOT FALL. UNLESS FOLLOWING AN EXISTING ROADWAY.
6) MAXIMUM ACCESSIBLE RAMP SLOPE IS 8.3% OR 1" IN 12" FALL.

SCALE: 1"=20'

GRADING & EROS. CTRL LEGENDS

PROPOSED 1' CONTOUR
PROPOSED 5' CONTOUR
PROPOSED SPOT ELEVATION
SOIL BORING
RIP-RAP
SILT TRAP
INLET PROTECTION
DETENTION BASIN
STRAW BALE DAM
ROCK CHECK DAM
PAVED SIDE DITCH
DIVERSION DITCH
TREE PROTECTION FENCE
FLOOD LINE
FLOW LINE
GRADING LIMITS
SEDIMENT BASIN
SILT FENCE

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CONSTRUCTION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

DESIGNED SAB
DRAWN SAB
CHECKED
DATE

JOB NUMBER 5464
SHEET C204
DATE 02/07/17

GRADING PLAN

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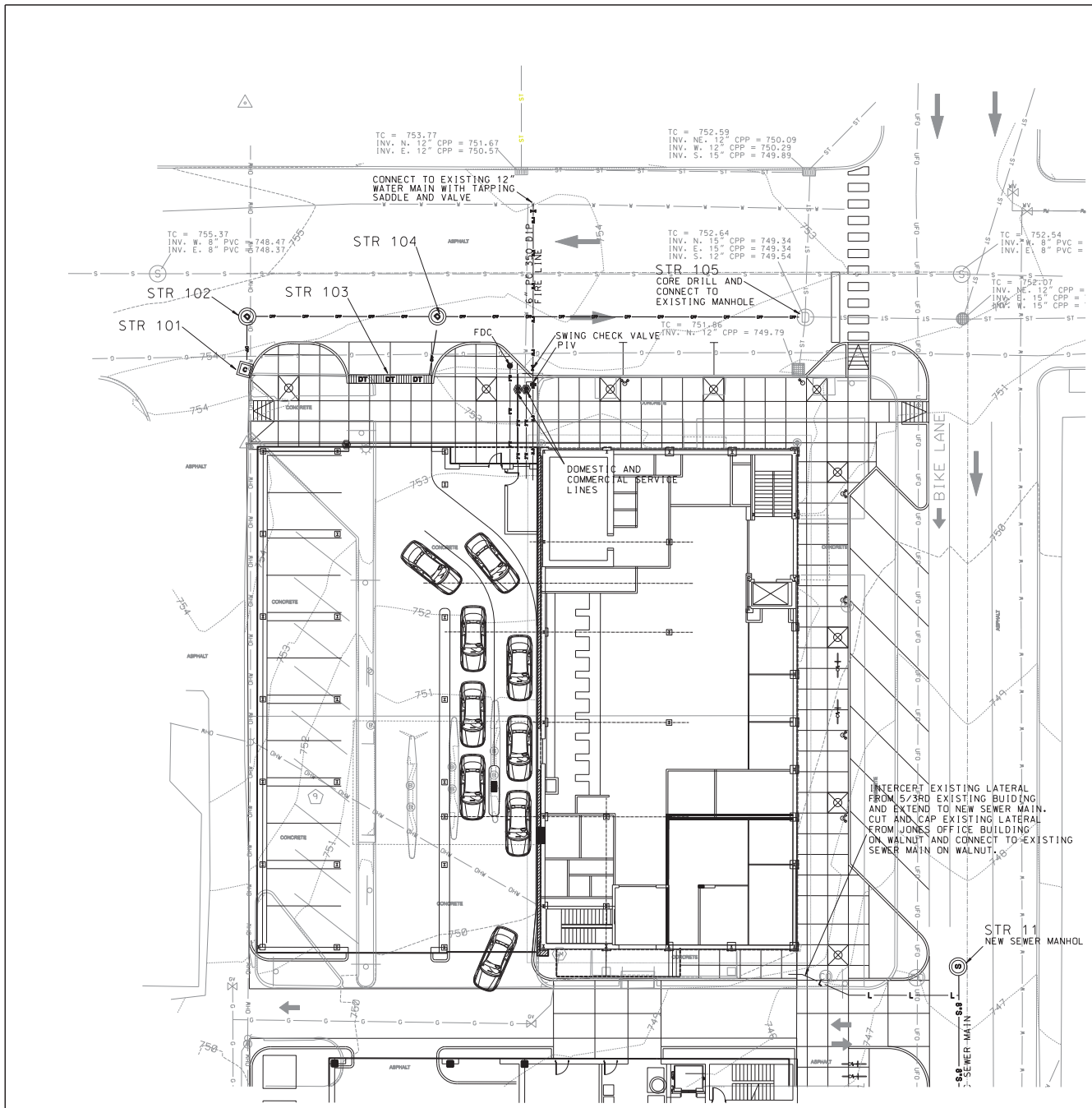
G:\5K_C204_Grading Plan.dwg 2/10/2017 9:42:31 AM



SCALE: 1"=20'

UTILITY NOTES

1) 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 UTILITIES TECHNICIAN AT (812) 349-3633 TO SCHEDULE THE MEETING.
2) CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
4) MS-#: IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER 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 SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.
6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL I OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
7) IN ACCORDANCE WITH SECTION 4.5.2.1.5.1. OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 4" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".
8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
9) ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
10) THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH. WHEN EASEMENT ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLOGY ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
11) A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812-349-3689) FOR ADDITIONAL INFORMATION.
12) ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL) POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5 USING PLASTIC TIE STRAPS ON CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.

UTILITY LEGEND

WATER IRRIGATION LINE
DOMESTIC WATER SERVICE
FIRE WATER SERVICE
WATER MAIN
WATER SERVICE LINE
WATER VAULT
WATER HANDHOLE
WATER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
FLUSH HYDRANT
WATER MASTER METER
WATER AIR RELEASE VALVE
WATER END CAP
WATER TANK
SANITARY MAIN LINE
SANITARY FORCE MAIN
LOW PRESSURE SEWER
SANITARY LATERAL
SANITARY MANHOLE
SANITARY CLEANOUT
SANITARY VAULT METER
SANITARY METER
SANITARY LIFT STATION
SINGLE FLUSHING CONN.
DOUBLE FLUSHING CONN.
LOW PRESSURE SEWER PUMP
L.P.S. AIR RELEASE VALVE
F.M. AIR RELEASE VALVE
GREASE TRAP
SEPTIC TANK
MONITORING WELL
STORM PIPE
ROOF DRAIN PIPE
UNDERDRAIN PIPE
STORM MANHOLE
STORM CURB INLET
STORM CATCH BASIN
STORM YARD INLET
STORM DOWNSPOUT
STORM TRENCH DRAIN
STORM PIPE END SECTION
PROPOSED GAS LINE
GAS MANHOLE
GAS VAULT METER
GAS METER
GAS PLANT
GAS SHUTOFF VALVE
GAS MARKER
CABLE TV
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE
ELECTRIC VAULT
ELECTRIC MANHOLE
ELECTRIC TRANS. PAD
ELECTRIC TRANS. VAULT
ELECTRIC HANDHOLE
ELECTRIC POWER POLE
PHONE RISER
PHONE VAULT
PHONE MANHOLE

STRUCTURE DATA TABLE

STRUCTURE NUMBER	CASTING EAST JORDAN	DESCRIPTION	OUTLET PIPE SPECS. LENGTH FT	IN	SIZE	TYPE	UP INV.	DOWN INV.	TC. RIM/ INVERT	PROPOSED RIM ELEV.	END MANHOLE	REMARKS
101	7030	CURB INLET	13	12	CPP	90°	754.75	754.75	754.75			CONNECT TO 102
102	1022	MANHOLE	46	12	CPP	90°	754.25	754.25	754.25			CONNECT TO 104
103	V7304	TRENCH DRAIN	15	12	CPP	90°	754.25	754.25	754.25			CONNECT TO 104
104	1022	MANHOLE	88	12	CPP	90°	753.75	753.75	753.75			CONNECT TO 105
105		EXISTING STR										
106	7030	CURB INLET	34	12	CPP	90°	754.75	754.75	754.75			CONNECT TO 107
107	7030	CURB INLET	39	12	CPP	90°	754.25	754.25	754.25			CONNECT TO 108
108		EXISTING STR										

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/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

SAB
SAB
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JOB NUMBER
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SHEET
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DATE
02/07/17

UTILITY PLAN

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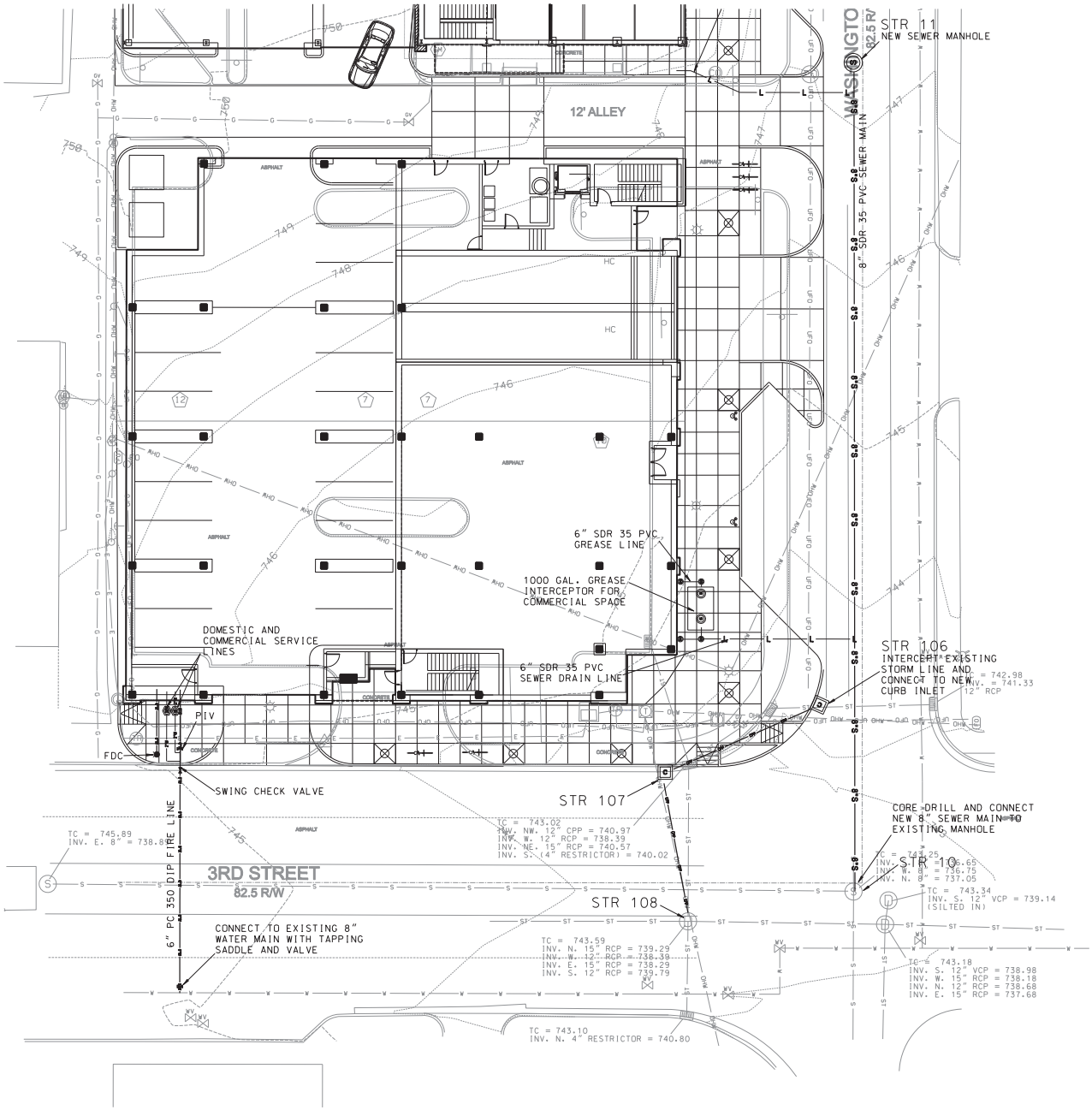

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6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL I OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
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SCALE: 1"=20'

UTILITY LEGEND

WATER IRRIGATION LINE
DOMESTIC WATER SERVICE
FIRE WATER SERVICE
WATER MAIN
WATER SERVICE LINE
WATER VAULT
WATER HANDHOLE
WATER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
FLUSH HYDRANT
WATER MASTER METER
WATER AIR RELEASE VALVE
WATER END CAP
WATER TANK
SANITARY MAIN LINE
SANITARY FORCE MAIN
LOW PRESSURE SEWER
SANITARY LATERAL
SANITARY MANHOLE
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SANITARY METER
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UNDERDRAIN PIPE
STORM MANHOLE
STORM CURB INLET
STORM CATCH BASIN
STORM YARD INLET
STORM DOWNSPOUT
STORM TRENCH DRAIN
STORM PIPE END SECTION
PROPOSED GAS LINE
GAS WANHOLE
GAS VAULT METER
GAS METER
GAS PLANT
GAS SHUTOFF VALVE
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OVERHEAD TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE
ELECTRIC VAULT
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ELECTRIC TRANS. VAULT
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ELECTRIC POWER POLE
PHONE RISER
PHONE VAULT
PHONE MANHOLE

STRUCTURE DATA TABLE

STRUCTURE NUMBER	CASTING: BART JORDAN	CASTING: DESCRIPTION	OUTLET PIPE SPECS.: LOCATION FT	LOCATION IN	SIZE	TYPE	UP INV.	DOWN INV.	TC. ELEV.	EOP-ROAD ELEVATION	BED SECTION	REMARKS
101	7030	CURB INLET	13	12	CPP	741.90	741.20	743.40				CONNECT TO 102
102	1022	MANHOLE	46	12	CPP	741.20	741.12	743.40				CONNECT TO 104
103	V7304	TRENCH DRAIN	15	12	CPP	741.70	740.92	743.40				CONNECT TO 104
104	1022	MANHOLE	88	12	CPP	741.12	740.92	743.40				CONNECT TO 105
105		EXISTING STR										
106	7030	CURB INLET	34	12	CPP	741.14	740.94	743.17				CONNECT TO 107
107	7030	CURB INLET	39	12	CPP	740.97	739.29	743.02				CONNECT TO 108
108		EXISTING STR										

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UTILITY PLAN

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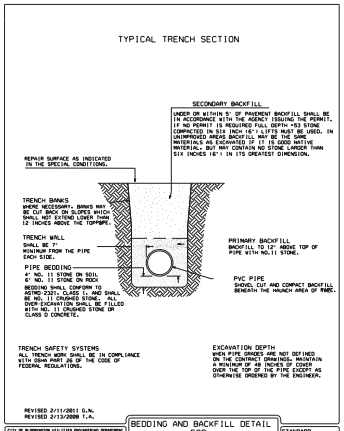
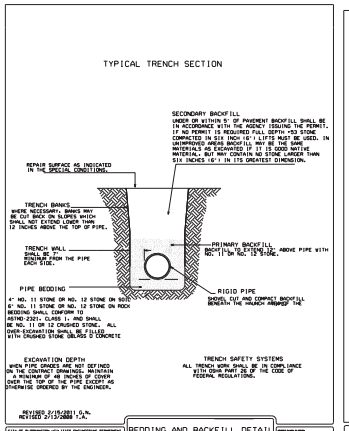
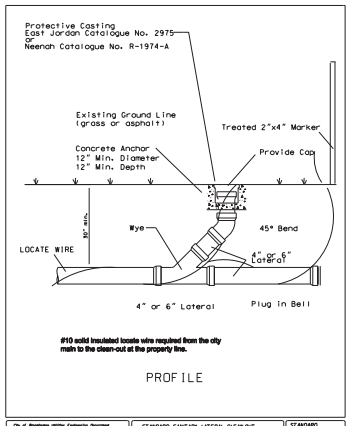
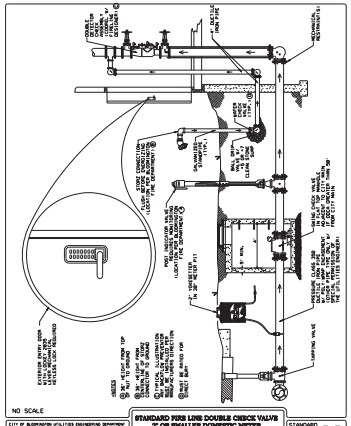
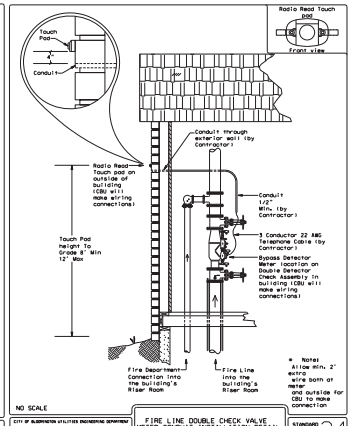
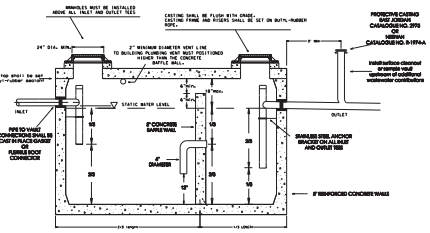


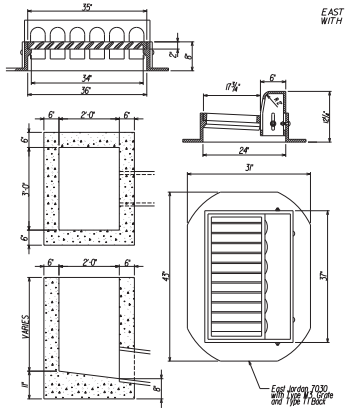




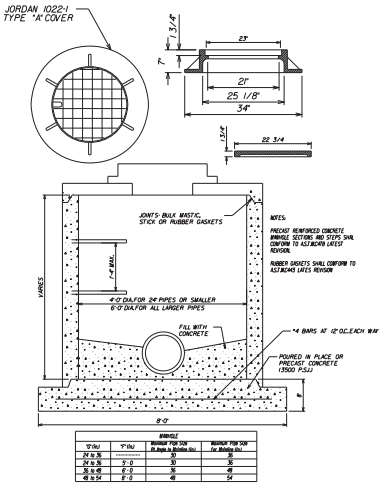






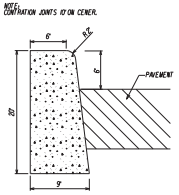


CURB AND GUTTER INLET DETAIL
NO SCALE



MANHOLE			
"D" (in)	"T" (in)	Minimum Pipe Size (In Angle to Manhole Dia)	Maximum Pipe Size (In Manhole Dia)
24 to 36	----------	30	36
24 to 36	9"-0	30	36
36 to 48	6"-0	36	48
48 to 54	8"-0	48	54

STORM MANHOLE JUNCTION DETAIL
NO SCALE



STANDING CONCRETE CURB DETAIL
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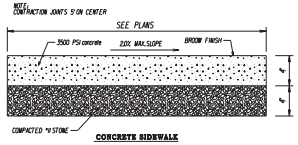
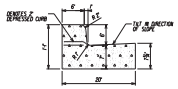
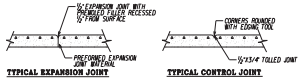


CONCRETE SIDEWALK



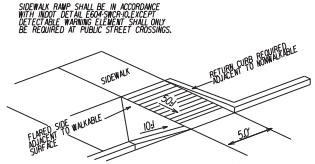
COMBINED CONCRETE CURB & GUTTER DETAIL
NO SCALE



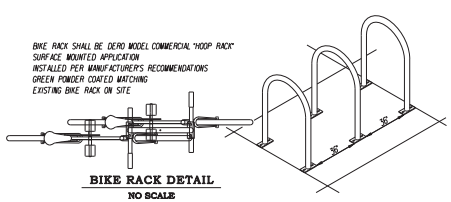
TYPICAL EXPANSION JOINT

TYPICAL CONTROL JOINT

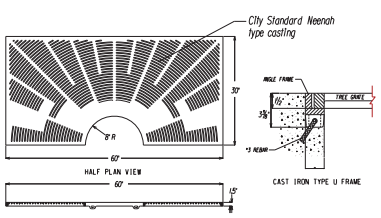
SIDEWALK & JOINT DETAIL
NO SCALE



PERPENDICULAR CURB RAMP DETAIL
NO SCALE



BIKE RACK DETAIL
NO SCALE



TREE GRATE DETAIL
NO SCALE

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CERTIFICATION DATE
/ /

JOB TITLE
5/3RD SITE
NW CORNER OF 3RD AND WASHINGTON

REVISIONS	BY	DATE

SAB
SAB
SAB
DESIGNED
DRAWN
CHECKED
DATE

JOB NUMBER
54644
SHEET
C209
DATE
01/27/17
CIVIL DETAILS

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