

**Bloomington Historic Preservation Commission- Showers City
Hall McCloskey Room, Thursday December, 12 2019, 5:00 P.M.
AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. November 14, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-66

1101 E. Hunter Avenue (Elm Heights Historic District)

Petitioner: Johannes Turk

Removal of mature silver maple from front yard.

B. COA 19-68

606 W. Dodds Street (McDoel Historic District)

Petitioner: Loren Kimsey

Removal of damaged masonry chimney and patch roof.

Commission Review

A. COA 19-67

806 S. Woodlawn (Elm Heights Historic District)

Petitioner: Kurt Waldman

Removal of original copper guttering and installation of 6" seamless gutters finished in a color that resembles aged copper.

B. COA 19-69

710/712 E. 9th Street (University Courts Historic District)

Petitioner: Tariq Khan

Replacement of four original windows on front façade with vinyl windows that will maintain the same size, shape, and style as the originals.

C. COA 19-70

812 S. Morton Street (McDoel Historic District)

Petitioner: JT Forbes & Martha Louise Shedd

Several alterations to the home. See packet for details.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-22

800 S. Pleasant Ridge Road

Petitioner: May Brothers Builders

Partial demolition: Construction of two additions to home.

B. Demo Delay 19-23

1109 N. College Avenue

Petitioner: NKS Development LLC

Full demolition

C. Demo Delay 19-24

1116 N. College Avenue

Petitioner: N College 1116 LLC

Full demolition

D. Demo Delay 19-25

414 E. 9th Street

Petitioner: David Kebber

Full demolition

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

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

Next meeting date is January 9, 2020 at 5:00 P.M. in the McCloskey Room. **Posted:** 12/5/2019

Bloomington Historic Preservation Commission

Showers City Hall, McCloskey Room

Thursday November 14, 2019

MINUTES

Meeting was called to order by Jeff Goldin @ 5:00 pm

ROLL CALL

Commissioners

Present

Sam DeSollar
Jeff Goldin
Deb Hutton
John Saunders
Lee Sandweiss
Chris Sturbaum

Absent

Leslie Abshier
Susan Dyer
Doug Bruce

Advisory members

Present

Jenny Southern

Absent

Duncan Campbell
Ernesto Casteneda
Derek Richey

Staff

Conor Herterich, HAND
Doris Sims, HAND
Angela Van Rooy, HAND

Mary Catherine Carmichael,

Mayor's Office

Philippa Guthrie, Legal

Guests

Anthony Eller, DD 19-20

Larry Eller, DD 19-20

Becky Hill, PHNA

Chris Floyd, COA 19-64

Student Reporter, IDS

APPROVAL OF MINUTES

John Saunders made a motion to approve October 24th, 2019 Minutes, **Jeff Goldin** seconded.
Motion carried 4-0-2 (Yes-No-Abstain)

CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-63

403 E. 4th Street (Greater Restaurant Row Historic District)

Petitioner: Dave Harstad

Installation of 35 1/2" x 61 1/2" double hung vinyl window in gable on west elevation

Conor Herterich gave a presentation. See packet for details. Staff approved.

B. COA 19-65

701 W. Dodds Street (McDoel Historic District)

Petitioner: Roy Miller

Replacement of lower exterior door (unoriginal) on east elevation with an embossed steel, six-panel door.

Conor Herterich gave a presentation. See packet for details. Staff approved.

Commission Review

A. COA 19-64

506 S. Ballantine Road (Elm Heights Historic District)

Petitioner: Matheu Architects

Extend rear porch 4' to the west and enclose. Addition of master bathroom over the existing flat roof kitchen.

Conor Herterich gave a presentation. See packet for details. Staff has some concerns about the use of cement board siding on the addition. Overall Staff recommends approval, as the petition is consistent with Elm Heights guidelines and Secretary of the Interior Standards #9.

Chris Floyd, Matheu Architects (petitioner): Material is commonly used on large limestone houses of this period.

Commissioner Questions

Chris Sturbaum: What would you think about the use of bevel (lap) siding? **Chris Floyd**: I would be fine with that. I did not choose it because I thought it would not appeal to the Commission. **Chris Sturbaum**: I have no problem with the use of bevel siding.

Jenny Southern: Is there a portion of the flat roof left on the right side and is there egress to it? Metal rail goes away? **Chris Floyd**: Yes, a portion of the flat roof remains, but no access. Metal railing (not original) will be removed.

Deb Hutton: Can original window in the upper left be reused in the new addition? **Chris Floyd**: No, the bathroom being added is too small to accommodate a window of that size. Bathroom window will match a steel window on the first floor.

Sam DeSollar: Matching roof material to existing roof? **Chris Floyd**: Yes. **Sam DeSollar**: There is a small portion of flat roof that is left, which will be outside the new exterior wall of the bathroom?

Chris Floyd: Yes, it extends about 12-18 inches. **Sam DeSollar**: What is the roof slope and the roofing material for the porch extension? **Chris Floyd**: Slope is about an inch-12. Material will be two layers of ice dam and rubber with asphalt shingles on top for appearance.

Commissioner Comments

General agreement that project is well designed.

Sam DeSollar: I appreciate your sensitivity to the period. I think the foot and a half eave is going to look weird and the water proofing is going to be interesting.

John Saunders made motion to approve COA 19-64, 506 S. Ballantine Road. **Lee Sandweiss** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

DEMOLITION DELAY

Commission Review

A. Demo-Delay 19-21

829 E. Cottage Grove Avenue

Petitioner: Keenyn Smith

Partial demolition: Moving original basement window located on south elevation 32" to the east to meet egress requirements.

Conor Herterich gave a presentation. See packet for details. Staff recommends release of demolition delay, as alterations are not significant enough to recommend historical designation.

Commissioner Questions

None

Commissioner Comments

Sam DeSollar: After moving the window, they should maintain the façade material on this elevation.

Jeff Goldin: Since this is a demo delay, we can only make suggestions or designate.

Sam DeSollar: Please note in the minutes that this is my suggestion.

John Saunders made a motion to waive the demolition delay waiting period for Demo Delay 19-21. **Chris Sturbaum** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

B. Demo-Delay 19-20

1508 W. 11th Street

Petitioner: Thomas Excavating

Full demolition of primary and accessory structures.

Conor Herterich gave a presentation. See packet for details. Staff recommends release of demolition delay.

Petitioner: House is in very bad condition: floors are caving in. We want to clean up the neighborhood.

Commissioner Questions

None

Commissioner Comments

None

John Saunders made a motion to waive the demolition delay waiting period for Demo Delay 19-20. **Chris Sturbaum** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

NEW BUSINESS

A. HPC Consulting Grant Application: 213 S. Rogers Street (Frosted Foods Building)

Conor Herterich: HPC offers \$300-400 grant for A&E work prior to physical restoration. HPC must make a motion to approve the grant. Owners want to replace canopy, tuck point, repair limestone, paint. They wanted to cut off the chimney, but Staff determined that was not acceptable.

Deb Hutton: Is this a typical use of such a grant? **Conor Herterich:** Yes, HPC has plenty of money in the budget for this type of grant. This would be the first we've awarded for 2019.

Jeff Goldin: This is an important building. I think it's a great idea.

Conor Herterich: Approving this grant does not mean that you are approving the work. Owner still needs to submit a COA to HPC for approval. This building is locally designated.

Chris Sturbaum: Is this grant for design consulting? **Conor Herterich:** Yes.

John Saunders made a motion to award an HPC Consulting Grant to 213 S Rogers St. **Deb Hutton** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

OLD BUSINESS

A. Kohr Hospital Building Historic Designation

Conor Herterich: Bloomington's hospitals have a long history at this site: 1905 local Council of Women purchased an Italianate farmhouse (Hopewell House) for the first hospital. After WWI there was need to expand from 10 beds, so a 35-bed limestone building was constructed. In 1947 the Kohr building was constructed. Current hospital building dates to the 1960s, with additions in the 1990s, which resulted in the demolition of the Hopewell House and the 1919 structure. Therefore, the Kohr building is the oldest extant structure on the site.

Staff finds that the Kohr Building meets two of the ten criteria for historic designation:

1A: Association with the evolution of the hospital site and because it has historical value as the oldest building on the grounds.

2G: Kohr represents a minimalist Art Deco style, which was popular in the U.S. from the 1920s to the 1940s. A lot of public building were built in the Art Deco style. Features include a sleek linear appearance and geometric ornamentation. Kohr Building presents bold massing, verticality, stylized ornamentation that characterizes Art Deco.

Chris Sturbaum: Were there other criteria that you thought were close? (e.g. architect?)

Conor Herterich: We know who the architect was, but I believe that he was not a prominent enough figure (locally) to warrant use as a criterion for designation.

Commissioner Comments

Chris Sturbaum: This is an important building in the city's history. Memorializes the hospital site and the local Council of Women. Architecturally it holds an important corner. Deserves to at least go to Common Council for consideration.

John Saunders: How structurally sound is it? **Chris Sturbaum:** It's solid as a rock. One of the worries about it is that walls between offices would be hard to move.

Jenny Southern: It's a cool building, made of local stone. Speaks to the style of the period. It's well-kept, in good condition. Could easily be reused.

Lee Sandweiss: Agree with **Chris**. It's an important part of hospital history, and is a fine example of Art Deco style. We don't have a lot of Art Deco in Bloomington. It has been reused successfully, and could be reused again.

Deb Hutton: I agree with others' comments.

Sam DeSollar: City has raised concerns over costs. City requested that they get their info together before we vote. Maybe we should consider this. There is a hardship—where does the money come from? If we want to designate it, can we help pay for it? I want to know costs and structural integrity. Hospital totally changed this neighborhood. How can this site be redeveloped? Can it be brought back to a single family neighborhood? I want to hear more from the City before making a move on this.

Jeff Goldin: I share Sam's concerns.

Chris Sturbaum: We're not the engineering commission, or the how-will-it-be-reused budget commission. We're the Historic Preservation Commission. Other concerns are not ours. Council will consider the hardships. I suggest that we consider whether or not it's historic.

Mary Catherine Carmichael, Public Engagement Director, Office of the Mayor: Information is still being gathered about the building. The Administration would prefer for everyone to wait on this decision. Nothing is going to happen on this site anytime soon. We don't have all of the information we need to make an informed decision. The site on which the Kohr building stands is part of a big redevelopment of 24 acres. The City recognizes that Kohr is an important building, and will not tear it down without consulting HPC. Based upon what we do know, there looks to be a \$10.5 million shortfall between the value of building and work that would need to be done to make it whole again, as the back of it will come off where it is attached to the current hospital building. Asbestos is also an issue, which has not yet been fully investigated.

Jeff Goldin: Asbestos will have to be dealt with no matter the fate of the building, so that isn't really a consideration.

Philippa Guthrie: If the building is demolished, the cost will not be ours to bear.

Jeff Goldin: The point is that the hospital will not be moving for at least two years. There is no rush. There are lots of things to consider. We owe it to the people who are developing the site to take our time.

Chris Sturbaum: I don't agree. We owe it to developers to let them know whether we think this is an historic building. Decisions will be made based upon our decision. We will hear, "it's too late" or "we've already made a decision". This building will not be less historic in a couple of months.

Jeff Goldin: Is it fair to start this process now, when we're in the middle of so many other things? We have to be realistic about the political side of this. Is City Council even going to consider this right now?

Chris Sturbaum: Council could put this off for a long time. Our only role is to decide if this is an historic building or not. Things will happen if we don't put this in place. Things may happen anyway, but we are the only people in the City speaking up for this building at this moment. If we don't do this, it increases the likelihood of demolition.

Mary Catherine Carmichael: The Administration will not pull a fast one on the HPC. We respect this body and its responsibilities. This is a question of timing. The rush feels artificial to me. I think it's always unwise to make a decision without all of the facts.

Chris Sturbaum: Would you rather we make this decision at the last minute? We know it's historic.

Mary Catherine Carmichael: Its years before the last minute. There's no last minute looming.

Chris Sturbaum: The hospital is going to have to start committing to demolition. We have some time, but the hospital is calling the shots.

Mary Catherine Carmichael: The City is in cooperative negotiation with the hospital.

Chris Sturbaum: I've heard the discussions. Every fact that was brought up said "tear it down". Whether the building is historic is a fact to consider as well. We shouldn't wait until more facts can be built up about why it can't be saved. The Showers building was the same. There were so many reasons given for how it couldn't work, but against all odds it was saved. And it was worth saving. Council can counter us with all the practical reasons in the world. We just have to say it's historic. That won't change in a month or in three months. It's better for them to know what we think.

Sam DeSollar: What is the timeline for getting this information?

Mary Catherine Carmichael: Within the first quarter of next year.

Jeff Goldin: Do you know the hospital's deadline for deciding on demolition.

Mary Catherine Carmichael: We're negotiating with them.

Chris Sturbaum made a motion to recommend the Kohr Building to the Common Council for historic designation. **Deb Hutton** seconded. **Motion carried 3-2-1** (Yes-No-Abstain).

Deb Hutton: When homeowners come before this commission, with properties in very poor condition, we have made them rehab those buildings at their own cost. If we're willing to tell an individual homeowner that they cannot demolish a little house, we have to be willing to do the same for City or a corporation, or for a business, etc.

Jenny Southern: This Commission cannot designate a building as historic. We can only recommend. Council are the money people, and they will make the decision whether or not to designate. Our only role is to determine the building's historic value, regardless of other considerations.

Chris Sturbaum: Only Council can protect the building. HPC cannot protect it.

Jeff Goldin: There is another step to this process. Are we going to place interim protection on this building?

Chris Sturbaum made a motion to place the Kohr Building under Interim Protection pending action by the Common Council, under BMC 8.08.015. **John Saunders** seconded. **Motion**

carried 4-0-2 (Yes-No-Abstain).

Deb Hutton: I would like to assure the Administration that the HPC will do whatever it can to find grant money at the state and federal levels to help ameliorate the City's costs.

Chris Sturbaum: We could seek designation on the National Historic Register.

Conor Herterich: With National Register designation, we would have access to federal tax rehabilitation credits at 20% (which were used to rehab the Showers building).

ANNOUNCEMENTS

Conor Herterich: Remember that tomorrow there is a Board and Commission Appreciation event at the Cascades Clubhouse, beginning at 5:30.

ADJOURNMENT

Meeting adjourned by Jeff Goldin at 5:51 p.m.

END OF MINUTES

COA: 19-66

Staff Decision

Address: 1101 E. Hunter Avenue

Petitioner: Johannes Turk

Parcel #: 53-08-04-102-015.000-009

Rating: Notable

Structure; Colonial Revival c. 1930



Background: Known as the “McDonald House”, this is a Colonial-Revival style home located in the Elm Heights Historic District. The request is will not impact the house.

Request:

1. Removal of mature silver maple tree in front yard.

Guidelines: *Elm Heights Historic District*, pg. 12.

1. A COA is not required to remove a dead tree. Consult with the City staff person to the Historic Preservation Commission regarding diseased, dying, or infested trees.

Staff Decision: Staff approves COA 19-66 due to the following reasons:

1. Staff received a written statement from a certified arborist stating that the tree was in decline and presented a direct hazard to property and pedestrian traffic.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-66

Date Filed: 11-13-2019

Scheduled for Hearing: 12/14/19

Address of Historic Property: 1101 East Hunter Avenue

Petitioner's Name: Johannes Türk and Estela Vieira

Petitioner's Address: 1101 East Hunter Avenue, Bloomington, IN 47401

Phone Number/e-mail: (812)339-1624/joturk@indiana.edu

Owner's Name: Johannes Turk and Estela Vieira

Owner's Address: 1101 East Hunter Avenue, Bloomington, IN 47401

Phone Number/e-mail: (812)3391624/joturk@indiana.edu

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **“Complete Application”** consists of the following:

1. A legal description of the lot. located at the north-east corner of the intersection of Hunt
2. A description of the nature of the proposed modifications or new construction:

Removal of old and dying silver maple tree that poses a hazard in the yard in front of the
The tree has been previously cut and treated twice but poses a risk in its present state.

3. A description of the materials used.

Bluestone tree service will do the work for us. They use saws and all professional equip

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



Conor Herterich <herteric@bloomington.in.gov>

Declining Maple Tree @ 1101 E 1st St

1 message

Bluestone Bloomington <bloomington@bluestonetree.com>

Wed, Nov 13, 2019 at 12:33 PM

To: herteric@bloomington.in.gov

Cc: Amber Goodman <amber@bluestonetree.com>

To whom it may concern,

I was called to 1101 E. 1st St. by the homeowner Johannes Turk about the Silver Maple in the front yard. He was concerned with it dropping limbs. The tree is in decline and presents a direct hazard to the property and pedestrian traffic. I recommend that the tree be removed for safety as pruning mitigation will no longer suffice. Please feel free to respond with any questions.

Jerad L. Oren
ISA Certified Arborist
IN-3368A





COA: 19-68

Staff Decision

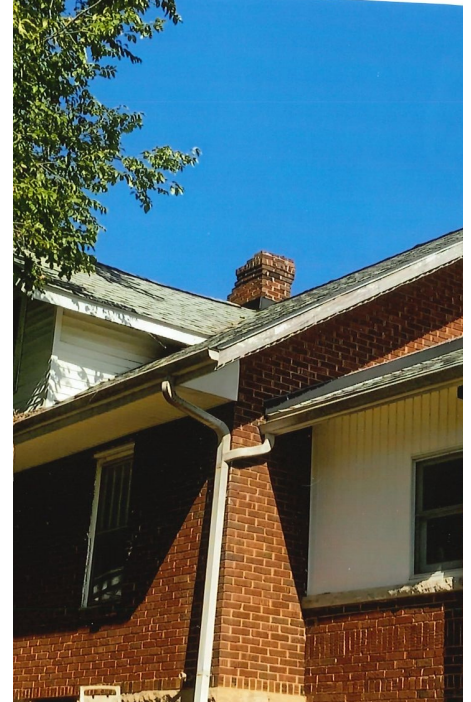
Address: 606 W. Dodds Street

Petitioner: Loren Kimsey

Parcel #: 53-08-05-116-010.000-009

Rating: Contributing

Structure; Dormer Front Bungalow c. 1930



Background: Altered Bungalow home located in the McDoel Historic District. Chimney was damaged by a tree that fell on the house.

Request:

1. Removal of chimney and patch roof.

Guidelines: *McDoel Historic District Design Guidelines*

1. There is no treatment standard for chimneys in the guidelines. The section on roofs only deal with materials.

Staff Decision: Staff approves COA 19-68 due to the following reasons:

1. The damage to the chimney is obvious and severe.
2. The district guidelines do not provide standards for dealing with chimney removal.
3. Staff does not find that the chimney is character defining.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-68

Date Filed: 11/6/19

Scheduled for Hearing: 12/12/19

Address of Historic Property: 606 W. DODDS ST, BLOOMINGTON IN 47403

Petitioner's Name: LOREN KIMSEY

Petitioner's Address: 606 W. DODDS

Phone Number/e-mail: 812-334-8127 KIMSEY.LOREN576GMAIL.COM

Owner's Name: LOREN KIMSEY

Owner's Address: 606 W DODDS

Phone Number/e-mail: 812-334-8127 KIMSEY.LOREN576GMAIL.COM

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. OIS-40380-00 Hillcrest Lot 2

2. A description of the nature of the proposed modifications or new construction:
REMOVAL OF A BADLY DAMAGED CHIMNEY THAT
IS CENTERED IN BUILDING AND IS DAMAGED BELOW RADAR
LINE, DAMAGE WAS CAUSED BY TREES FALLING ON IT.
HAS NOT BEEN USED FOR ANY THING FOR MORE THAN
35 YEARS +

3. A description of the materials used.
ROOF SHINGLES AND SOME WOOD FRAMING TO
COVER HOLES

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



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COA: 19-67

Address: 806 S. Woodlawn Avenue

Petitioner: Kurt Waldman

Parcel #: 53-08-04-114-004.000-009

Rating: Contributing

Structure; Colonial Revival c. 1920



Background: The homeowner has reported that the current gutters (original, copper, 4”) are damaged and not of sufficient size to handle heavy rain events. These factors have caused periodic basement flooding in the past. Homeowner has not been able to find someone who will repair the gutters, and replacement in kind is prohibitively expensive.

Request: Removal of original copper guttering and installation of 6” seamless gutters finished in a color that resembles aged copper.

Guidelines: Elm Heights Historic District Design Guidelines, pg. 22, 24. (Following page)

Recommendation: Staff recommends **APPROVAL** of COA 19-67 with the following comments:

1. Staff finds that the damage to the gutters is severe. In addition to previous patches and minor leaks, the gutters are sagging and bent between the runs. This causes water to overshoot the gutter and pool on the ground below which has resulted in settling of exterior walls, basement flooding, and mold. In addition, the gutters do not have the capacity to handle severe rain events.
2. Staff finds the owner has conducted due diligence in exploring options for repair and has not been able to find willing contractors.
3. The new guttering system will prolong the life of the house by properly channeling and diverting water.

4.3 Architectural Metals

Architectural metals hold a significant place in the history of Elm Heights. Metals have been an integral part of the detailing and the surfacing of homes, street elements, and site features since the original development of the neighborhood. The shapes, textures, and detailing of these metals reflect the nature of their manufacture, whether wrought, cast, pressed, rolled, or extruded. Traditional architectural metals, as well as more contemporary metals, are found throughout Elm Heights. These include copper, tin, terneplate, cast iron, wrought iron, lead, brass, and aluminum.

Metals are commonly used for roofing and guttering applications, such as standing-seam roofs, flashing, gutters, downspouts, finials, cornices, copings, and crestings. Original copper guttering and steel windows retain the charm and maintain the historical character of our area. Other architectural elements, including storm doors, vents and grates, casement windows and industrial sash, railings, hardware, decorative features, and trim work, are often crafted or detailed in metal. These details make Elm Heights not only spectacular to look at but also unique in appearance. Architectural metals also appear throughout Elm Heights in the form of fences, gates, streetlights, signs, site lighting, statuary, fountains, and grates.

Our neighborhood is also home to three Lustron houses. These prefabricated, enameled steel homes were produced following World War II in an effort to reduce housing shortages due to the return of service personnel.

Preservation Goals for Architectural Metals

To retain and restore the original architectural metals of buildings and sites through repair, coating, and routine maintenance.

Things to Consider as You Plan

Preserving architectural metal surfaces and details requires routine maintenance and regular inspection to prevent their deterioration due to the elements or structural fatigue. Early detection of corrosion in metal surfaces is therefore essential to reduce costs. Maintaining a watertight paint film is critical to the life of metal details. The removal of all rust, followed by priming with a zinc-based primer or other rust inhibitor is an important first step. Copper and bronze surfaces should never be painted as they develop a characteristic patina over time. When corroded metals become fragile, coating with a rust converter may be the best solution to halting further damage. Unpainted soft metal elements like brass or bronze hardware may be protected from corrosion with a clear lacquer following a proper cleaning.

If a feature of a painted metal element, such as a decorative cornice, is missing or deteriorated, replacement in kind may not be feasible. In such a case, the replication of the detail in fiberglass, wood, or aluminum may be appropriate.

Asphalt products such as roofing tar can corrode metals and should never be used to patch flashing or other metal surfaces.

The care of metals can be a complicated and complex task. Consult with a specialist or the Historic Preservation Commission to best restore or maintain all metal features.



Guidelines for Architectural Metals

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item assist applicants with the COA process.

- I. Removal, replacement, or restoration of existing architectural metal elements including roofing and gutter applications, steel windows, casement windows and industrial sash, storm doors, vents, grates, railings, fencing, and all decorative features of architectural metal elements that are integral components of the building or site and visible from the right-of-way.**
 - Replace missing elements based on accurate documentation of the original or use a compatible new design. Consider compatible substitute materials only if using the original material is not technically feasible.
- II. Addition of permanent metal features including but not restricted to: buildings, roofs, doors, windows, trim, fencing, and other architectural elements.**
 - The installation of new metal garden artwork or decorative item(s) does not require a COA.

4.4 Roofs

The Elm Heights Historic District is exceptional in the use of fine roofing materials that are increasingly rare in modern construction. Be aware that the salvage value of these materials alone may entice some contractors to suggest replacement. Any change in materials requires a COA. Some of these materials are associated with a specific style of architecture, for example, tile roofs on Spanish Colonial homes. Others are associated with higher-quality construction: slate is a more lasting investment than asphalt shingling. Roof shapes may also illustrate styles of architecture. In Elm Heights, the most common style of house is Colonial Revival. Colonial-style roof shapes are often an assemblage of simple rectangular forms and are usually side-gabled. In this style, additions on either side of the principal roof of the house may have flat roofs with balustrades, a popular sunroom type. This is a typical form that may be appropriate for new additions on existing colonial homes. Roofs are a key element expressing the quality, level of detail, and substance of the historic district as a whole.



Preservation Goals for Roofs

To ensure the structural soundness of the building by preventing moisture damage.

To retain and restore original roofs and special features, such as unique materials, cresting, box gutters, dormers, cornices, cupolas, and chimneys where they are significant to the design of the building, through routine maintenance and repairs.

To minimize impacts to historic roofs and street views through appropriate design when adding new features, room additions, or energy retrofits.



Guidelines for Roofs

A Certificate of Appropriateness (COA) is required for the following bolded, numbered item. The bullet points that follow the numbered item further assist applicants with the COA process.

- I. A change in the appearance, either shape or materials, of a roof or roof feature, including guttering.**
 - Replace only the deteriorated portion of a historic roof and use substitute materials only if using the original material is not technically feasible. If full replacement is necessary, replace it “in kind,” matching the original in materials, scale, detail, pattern, and design.
 - If a historic roof feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.
 - If new gutters and downspouts are needed, install them so that no architectural features are lost or damaged. For modest postwar roofs, galvanized metal may be an appropriate choice. Retain the shape of traditional half-round gutters and downspouts. Historically, copper guttering is not painted.
 - When attempting to introduce new roof features such as skylights, dormers, or vents, locate them so as to minimize damage to the historic roof design, character-defining roof materials, or the character of the historic district.
 - Install equipment such as solar collectors or antennae in locations that do not compromise roofs of significant durability (clay or slate) and on roof slopes less visible from the street.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-67

Date Filed: 11/13/19

Scheduled for Hearing: 12/14/19

Address of Historic Property: 806 S Woodlawn Ave

Petitioner's Name: Kurt Waldman

Petitioner's Address: 806 S Woodlawn Ave

Phone Number/e-mail: 607-206-4364/ kbwaldma@iu.edu

Owner's Name: Kurt Waldman

Owner's Address: 806 S Woodlawn Ave

Phone Number/e-mail: 607-206-4364/ kbwaldma@iu.edu

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

2. A description of the nature of the proposed modifications or new construction:
We have 4" copper gutters that appear to be original to the house. In significant rain events the gutters are overtaken/overshot causing basement flooding. This is partially due to gutter damage but we have been unable to find someone willing to repair the copper gutters and it doesn't solve the volume issue we are having.

3. A description of the materials used.
We would like to replace with 6" seamless gutters that are finished in a color that resembles patinaed copper. We have attained an estimate from RCV Roofing who replaced a neighbors gutters recently.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

COA: 19-69

Address: 710/712 E. 9th Street

Petitioner: Tariq Khan

Parcel #: 53-05-33-403-020.000-005

Rating: Contributing

Structure; American Foursquare c. 1930



Background: Located in the University Courts Historic District, the building is a duplex and is currently a college rental.

Request: Replacement of the four windows on the front façade. Replacement windows will be vinyl and maintain the same size, shape, and style.

Guidelines: University Courts Historic District Design Guidelines, pg. 26.

1. If original windows, doors, and hardware can be restored and reused, they should not be replaced.
2. Inappropriate treatments of windows and doors, particularly in the primary facades, include: introduction of inappropriate styles or materials such as vinyl.

Recommendation: Staff recommends **DENIAL** of COA 19-69 with the following comments:

1. Staff finds that the request does not meet the district guidelines for the following reasons:
 - a. The windows are not deteriorated to the extent that they need to be replaced. They should be restored and reused.
 - b. The proposed replacement windows are vinyl which is an inappropriate material in the district.

4.5 Windows and Doors

Windows and doors are important character-defining features of a building. They present the public “face” of the building and lend texture, movement, and color changes that create interest. Those windows and doors with unusual shapes, colors, or glazing patterns or which are of an unusual material are particularly important character-defining features that generally cannot be replicated.

Although many types of windows are found in University Courts’ homes, a majority of those found in early houses are wooden double-hung windows and metal casement windows. Each sash, depending on the style and the age of the house, may be divided, usually by muntins that hold individual lights (panes) in place. Large multi-paneled, metal frame windows are common in the larger limestone and brick homes.

Doors with various panel configurations as well as a combination of solid panels and glazing are found throughout the neighborhood. Of special note are the round-topped entrance doors, many with distinctive glass inserts and detailing. Decorative stained, beveled, and etched glass is sometimes found, often in entry sidelights and transoms or individual fixed sash.



Preservation Goals for Windows and Doors

To retain and restore the character-defining windows and doors with their original materials and features through cleaning, repair, painting, and routine maintenance.

Guidelines for Windows and Doors

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process.

- I. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.**
 - If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.**
 - Replace missing elements based on accurate documentation of the original.
 - Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
 - New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
 - Inappropriate treatments of windows and doors, particularly in the primary facades, include:
 - a) creation of new window or door openings
 - b) changes in the scale or proportion of existing openings
 - c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
 - d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.
 - Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence. Proportion the shutters so they give the appearance of being able to cover the window openings, even though they may be fixed in place.
 - Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.
- III. Installation of new storm windows or doors visible from the public right-of-way.**
 - Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

Things to Consider as You Plan

Because rehabilitation projects frequently include proposals to replace doors, window sashes, or even entire windows in the name of improved security, thermal efficiency, or new appearance, it is essential that the contribution of the windows and doors to the overall historic character of the building be assessed together with the physical condition before specific repair or replacement work is undertaken. Improper or insensitive treatment of the windows and doors of a historic building can seriously detract from its architectural character.

Repairing the original windows in an older home is more appropriate, sustainable, and cost-effective than replacing them with new ones. Life-cycle cost analyses indicate replacement windows do not pay for themselves with energy savings. Replacement windows have a finite life, and once historic windows are replaced, the owner will need to replace them cyclically. Wood windows also have a lower carbon footprint than their vinyl counterparts. Please refer to the R-Factor computations included in the Appendices.

Routine maintenance and repair of historic wood windows is essential to keep them weathertight and operable. See also Section 7.2. Peeling paint, high air infiltration, sticking sash, or broken panes are all repairable conditions and do not necessitate replacement. Wood windows are generally easy and inexpensive to repair. For example, changing a sash cord is relatively simple, and lightly coating a window track with paste wax may allow the sash to slide smoothly. The inherent imperfections in historic glass give it a visual quality not replicated by contemporary glass manufacturing and such glazing should be retained.

Refer to the sections on Wood Section 4.1, or Architectural Metals Section 4.3, for further assistance with repairs and maintenance.



APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Conor

Case Number: 19-69
Date Filed: 11/15/19
Scheduled for Hearing: 12/12/19

Address of Historic Property: ~~710~~ 710/712 E. 9th St.

Petitioner's Name: TARIQ KHAN

Petitioner's Address: 1201 W. Allen St. BLOOMINGTON, IN 47403

Phone Number/e-mail: 812-369-1661, NORTHSTAR156@HOTMAIL.COM

Owner's Name: Alexander Jwaideh-Khan

Owner's Address: Same

Phone Number/e-mail: Same.

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

2. A description of the nature of the proposed modifications or new construction:
Replacing four windows in the front

3. A description of the materials used.
see attached.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



PH: 812-335-8748

Conner

ORDER: 326317

ORDER DATE: 11/5/2019

ORDER CONTACT:

From: *TARIQ KHAN for 712 E. 9th*

QUOTE

(812-369-1661)

INVOICE INFORMATION

MIDWEST ROOFING SUPPLY
298 COUNTRY CLUB DRIVE
BLOOMINGTON, IN 47403
PH: 812-335-8748 FX: 812-335-8770

SHIPPING INFORMATION

MIDWEST ROOFING SUPPLY
298 COUNTRY CLUB DRIVE
BLOOMINGTON, IN 47403
PH: 812-335-8748 FX: 812-335-8770

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
326317	11/5/2019	HILLTOP VILLAGE	<i>712 E. 9th</i>		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	Corvus Single Hung/CS 1000	1	52 W X 58 H	\$150.90	\$150.90
	WHITE			\$0.00	\$0.00
	EXACT SIZE FRAME (NO DEDUCT)			\$0.00	\$0.00
	HALF SCREEN			\$0.00	\$0.00
	CLEAR			\$0.00	\$0.00
	DOUBLE STRENGTH GLASS			\$0.00	\$0.00
	ARGON GAS			\$3.01	\$3.01
	270-LOWE/LOE2			\$18.15	\$18.15
	COLONIAL PATTERN			\$0.00	\$0.00
	FLAT GRIDS=[5Vx0H]			\$12.10	\$12.10
	TOP ONLY			\$0.00	\$0.00
NFRC RATINGS:		U: 0.3	SHGC: 0.26	VT: 0.49	AIR: ≤0.3
ITEM SUBTOTAL:				\$184.16	\$184.16
2	Sargas Double Hung/2000	1	52 W X 58 H	\$199.06	\$199.06
	WHITE			\$0.00	\$0.00
	EXACT SIZE FRAME (NO DEDUCT)			\$0.00	\$0.00
	HEAD EXP.			\$0.00	\$0.00
	HALF SCREEN			\$0.00	\$0.00
	CLEAR			\$0.00	\$0.00
	DOUBLE STRENGTH GLASS			\$0.00	\$0.00
	ARGON GAS			\$0.00	\$0.00
	270-LOWE/LOE2			\$0.00	\$0.00
	COLONIAL PATTERN			\$0.00	\$0.00
	FLAT GRIDS=[5Vx0H]			\$12.10	\$12.10
	TOP ONLY			\$0.00	\$0.00
NFRC RATINGS:		U: 0.29	SHGC: 0.26	VT: 0.48	AIR: ≤0.3
ITEM SUBTOTAL:				\$211.16	\$211.16
3	FUEL SURCHARGE	1		\$3.96	\$3.96
ITEM SUBTOTAL:				\$3.96	\$3.96
TOTALS: 3				SUBTOTAL:	\$399.28
				TAX 17%:	\$27.95
				TOTAL:	\$427.23

Drawings - Order 326317

ITEM 1	ITEM 2	
<p>Corvus Single Hung/CS 1000 52 W X 58 H QTY: 1</p>	<p>Sargas Double Hung/2000 52 W X 58 H QTY: 1</p>	

COA: 19-70

Address: 812 S. Morton Street

Petitioner: JT Forbes & Martha Shedd

Parcel #: 53-01-55-240-000.000-009

Rating: Contributing

Structure; American Foursquare c. 1925



Background: Located in the McDoel Historic District, and previously a rental property, the current owners are planning to live in the residence and age in place.

Request: Alterations to the exterior to include:

1. Removal of central chimney.
2. Replace asphalt roof on home and porch with non-reflective, standing seam metal roof.
3. Replace 1/1 vinyl windows with aluminum clad , double wood windows of the same size and pane configuration.
4. Replace current wooden doors with three panel Craftsmen-style steel doors and install single pane style storm doors.
5. Install steel railings on porch steps.
6. Remove vinyl siding and replace with board and batten style Hardie Board cement siding.

Guidelines: McDoel Historic District Design Guidelines, pgs. 7-8. Please see guidelines page following staff report.

Recommendation: See next page.

COA: 19-70

(Continued)

Recommendation: Staff recommends **APPROVAL** of COA 19-70 with a condition and finds the following:

1. Removal of central chimney: Guidelines don't mention chimneys, and due to deterioration of chimney staff supports its removal.
2. *Replacement of asphalt shingle roof with standing seam metal.* The McDoel design guidelines lists non-reflective standing seam metal as acceptable, therefore, staff supports.
3. *Replacement of vinyl windows with metal clad aluminum windows:* Staff supports this because the window size and pane configuration will not change, and the style will revert back to double hung which is likely what the original windows were.
4. *Replace current wooden doors with three panel Craftsmen-style steel doors and install single pane style storm doors.* The doors are not visible from the street and the metal doors and storms will increase security and energy efficiency.
5. *Install steel railings on porch steps.* This feature is needed for safety and aging in place which is cited as one of the intents of the design guidelines.
6. *Replacement of vinyl siding and replace with board and batten style Hardie cement board siding.* Staff supports the replacement of vinyl siding with Hardie cement board but does not support the board and batten style because it is traditionally found on accessory structures or Gothic Revival style homes. Staff would recommend clapboard style with 5 to 5-3/8 inches or 3 to 3-3/8 inches exposure.

RECOMMENDED CONDITION: Siding being replaced is clapboard style siding with 5 to 5-3/8 inches or 3 to 3-3/8 inches exposure rather than board and batten style.

II. Guidelines for Existing Buildings

This section is reviewed by staff

MATERIALS:

The neighborhood has seen many changes through the years and most of the houses have been sided and reroofed at least once in their lifetimes.

Preferred

If underlying original materials are in good condition, match with the same materials.

Acceptable

Use materials that will provide a similar look. This may include vinyl or aluminum or cement-board siding of comparable dimension. Match the house trim details.

ROOFS:

Most roofs in the neighborhood are shingled with asphalt or fiberglass, that determines the character of a house. The street has a distinctive look based upon a repeating pattern of roofs.

Preferred

Maintain the original materials or those used by contributing properties nearby.

Acceptable

Standing seam metal roofs are acceptable but should have non-reflective surfaces to avoid reflection on adjoining properties.

WINDOWS:

Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention should be paid to the classification of the house. (See Appendix) Replacement windows should be consistent in appearance with the original design.

Preferred

Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.

Acceptable

Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

DOORS:

Original doors on houses classified as notable should be preserved as an integral part of the design. Doors may be widened or replaced to accommodate wheelchairs.

Preferable

Keep doors that are original to the house in place and add storm doors for weatherization. Replacement doors should closely match the design of original doors.

Acceptable

Replacement doors should be the same style and size as the originals. When retrofitting for accessibility, entries may be enlarged.

PORCHES:

The look of open front porches is perhaps the most significant feature of the neighborhood both architecturally and culturally. Although enclosures can be an affordable way to add space, the impact on the neighborhood can be profound and degrading. For this reason porch enclosures should be reviewed by the full commission and damage to the original design and structure assessed.

Preferable

Add living space at the rear of side of the building where it is less visible.

Acceptable

Enclose the porch with a permanent structure that maintains the house design and maximizes window area.

III. Demolition of Existing Principal Structures

This section is reviewed by the Commission

Guiding principles

In general, all houses within the neighborhood should be kept and maintained.

If the structure is contributing*, that is, it is fifty years old or older and not significantly altered from the original form, and is in good or repairable condition (that is if restoration would cost less than replacement), then a certificate of appropriateness for demolition of the structure will not generally be given. Exceptions may be made if demolition of this structure contributes to the public good of the neighborhood.

If a structure is non-contributing, but is a part of the neighborhood's residential context, a certificate of appropriateness may be given if demolition contributes to the public good of the neighborhood.

*Link to help determine if a structure is contributing:

<http://bloomington.in.gov/media/media/application/pdf/17969.pdf>

IV. Moving of Existing Principal Structures

This section is reviewed by the Commission

Guiding principles

In general all houses within the neighborhood should be kept in place.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-70
Date Filed: 11-26-19
Scheduled for Hearing: 12-14-19

Address of Historic Property: 812 South Morton Street, Bloomington, IN 47403
Petitioner's Name: J Thomas Forbes & Martha Louise Shedd
Petitioner's Address: 2147 South Bent Tree Drive, Bloomington, IN 47401
Phone Number/e-mail: (812) 606-7232/jt.forbes@gmail.com & (812) 320-1050/marthashedd@gmail.com
Owner's Name: Petitioners own the property and intend to live there.
Owner's Address: Same as above, until we can permanently occupy this property.
Phone Number/e-mail: (812) 606-7232/jt.forbes@gmail.com & (812) 320-1050/marthashedd@gmail.com

Instructions to Petitioners

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Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-52400-00 M M Campbells Lot 9

2. A description of the nature of the proposed modifications or new construction:

We have been granted a building permit to renovate the existing structure as our personal home. Exterior changes include:

-Replace existing replacement windows with new windows consistent with current design and dimension.

-Replace existing shingle roof with standing seam metal roof of non-reflective material.

-Replace existing vinyl siding with cement board. Board and batten design preferred by owners.

-Repair existing porch, replace flooring, replace deteriorating closed wood panels with minimalist metal railing panels between existing posts.

-Replace front and back damaged exterior wood doors with more accessible steel Craftsman-style door and new steel frame.

-Remove deteriorating chimney since it is no longer functional as a safe exhaust for utilities. Home does not have a fireplace and all coal- and oil-fired utilities have been removed.

3. A description of the materials used.

All materials will be of superior quality to the original, compliant with McDoel Guidelines, and reflective of the aesthetic of the neighboring B Line Trail structures.

Install double-hung architectural windows in place of current vinyl replacement windows. Retain current design and dimension of windows likely in place when the house was built.

Install non-reflective Firestone steel roof panel system with standing seams in place of existing asphalt roof material. Also install new guttering and downspouts.

Install custom-fabricated metal porch rails and railing panels between existing posts to replace deteriorating wood panels. Replace Trex decking with tongue-and-groove porch flooring.

Install Craftsman-style exterior steel doors in place of broken wood exterior doors. Storm doors will be Anderson 4000 series or similar durable single-pane style door.

Install James Hardie cement siding and trim in place of vinyl siding and trim. HardiePanel board and batten pattern preferred by owners.

Remove crumbling, non-functional chimney. Home has no fireplace or other utilities that can be supported by this unstable infrastructure.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

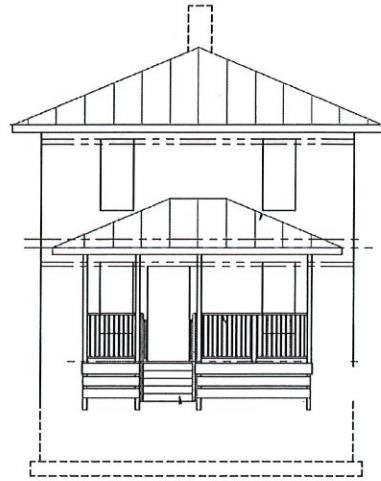
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

4. DRAWING OF PROPOSED MODIFICATIONS AND EXTERIOR SELECTION ILLUSTRATIONS



View without Porch



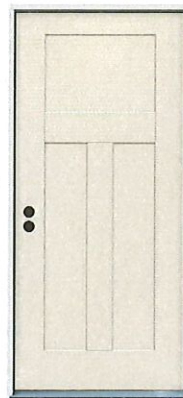
View with Porch



James Hardie Cement Siding Board & Batten HardiePanel® Preferred by Owners



Custom Fabricated Steel Porch Rails and Railing Panels, created locally by Clutch Fabrication



Three-Panel Craftsman Steel Exterior Door by Jeld Wen®



Sun® Clad Architectural Double Hung Windows of same design and dimension as existing

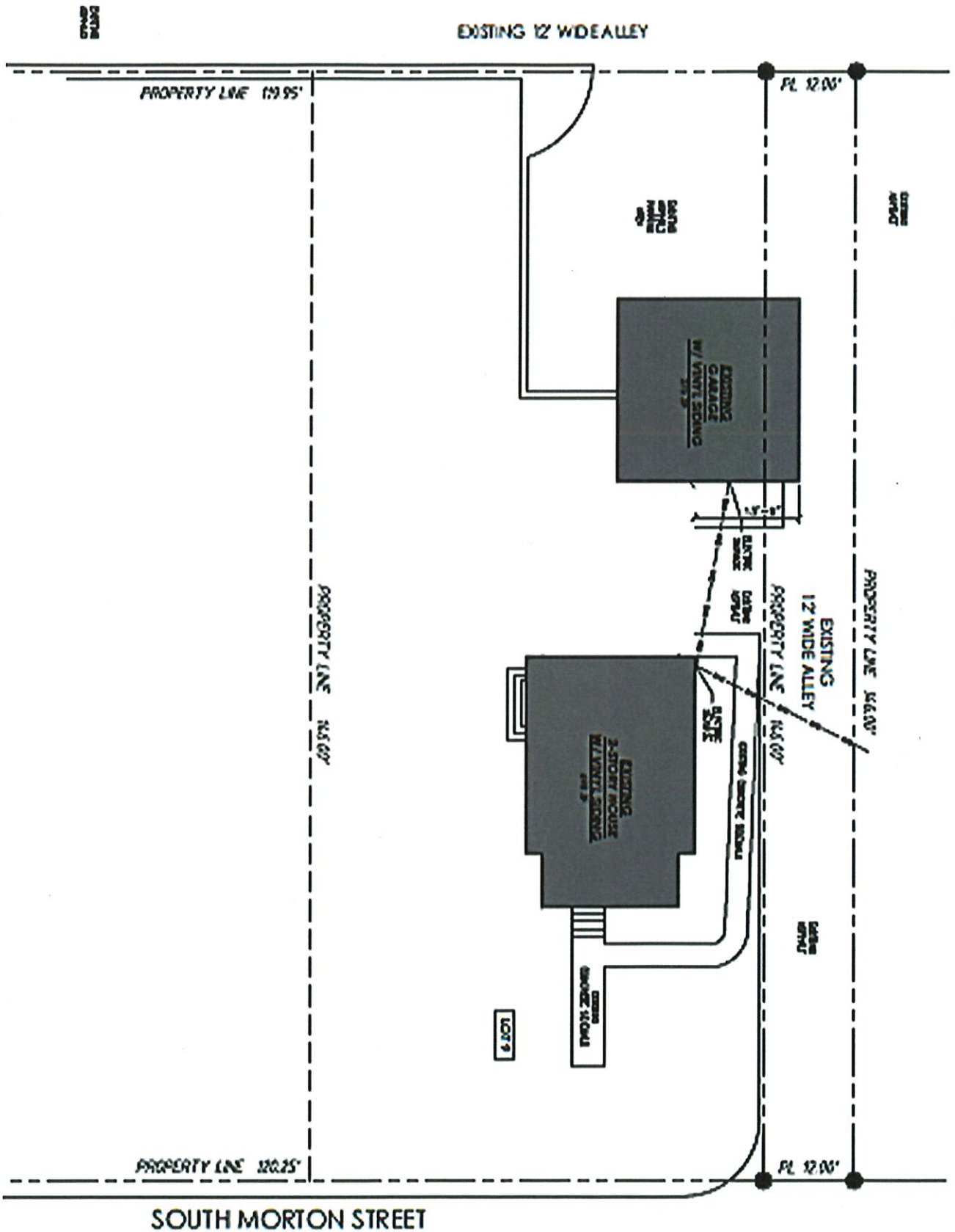


Aeratis® Tongue and Groove Porch Decking

Firestone® Metal Panel Roof System with Standing Seams



5. SCALED DRAWING OF 812 SOUTH MORTON STREET
 Taken from professional architectural drawings for our home



5. SCALED DRAWING OF 812 SOUTH MORTON STREET
Taken from Monroe County Elevate Database



6. EXTERIOR PHOTOS OF OUR HOME



North View of Home from Morton Street/B Line Trail



Front View of Home from Morton Street/B Line Trail



South View of Home from Morton Street/B Line Trail

SUPPLEMENT 1: PETITIONERS' STATEMENT

We respectfully request a Certificate of Appropriateness for our future personal residence at 812 South Morton Street in the McDoel Historic District. We are committed to this neighborhood and this property as place to age in place.

After being advised by some of the original authors of the McDoel Historic District Guidelines that the "guidelines were to be interpreted flexibly by the Historic Preservation Commission, and the Commission was to seek the input of neighbors when reviewing proposed projects," we offer this statement to provide additional background. Supplemental photos of neighboring structures follow this statement.

Many of our adjacent future neighbors have greeted us warmly and are supportive of us transforming what had become a stagnant commercial space back into a vibrant home where friends, loved ones, and neighbors gather. We appreciate and support the aims of the McDoel Historic District Guidelines, which affirm a core principle that drives our approach to renewing this home:

"Livability should be supported by maintaining affordability and property values, fostering energy conservation, fostering the visual compatibility of the neighborhood, promoting aging in place, and sustaining the character of contributing buildings."

We have studied the history of the neighborhood and legacy of the house. While none of the family photos we surfaced provide visual clues to the original exterior of the home, we have learned about its legacy as a single-family occupied residence. We know the existing house structure was built in 1925 and served as a single-family owned residence for 69 years before becoming an investment property for the last two individuals who held title to the property. It has been a home to common laborers who tarried for the Fagan Stone Company, Indiana University, the Monon Railroad, Monroe County Schools, and the Radio Corporation of America.

The changes we propose are detailed in other parts of this application, but the thinking driving these changes is not documented. Therefore, this statement provides background to explain our approach.

- The metal standing seam roof replace an asphalt roof. The metal roof is inspired by the roof of the Fagan Stone Company building next to our property, as well as the Henderson House farther to the north of our home. We see this as consistent with these character-defining elements of the district.
- The two-pane double-hung windows replace vinyl replacement windows. We selected two-pane windows after researching window options prevalent in the 1920s. This style of window was the least expensive option in its day. We see this as consistent with the wages of the Monon baggage man who first occupied the house.
- The porch alterations replace closed "wooden walls" with fabricated metal porch railing and railing panels that open lines of sight to the B Line and our home. With no extant evidence of the original porch design, we see this approach connecting to the architectural details on the 807 South Morton property directly across Morton and B Line from 812 South Morton. The tongue-and-groove flooring replacement also seems more historically appropriate than the current Trex® product in place on the porch, as it matches the interior flooring.
- The James Hardie® cement board siding replaces aging vinyl siding and trim. We would like to implement a HardiePanel™ board and batten design, recognizing that the home currently features a traditional lap siding design. This is consistent with details of homes across the B-Line Trail from our home.
- The Craftsman steel exterior doors and frames concede that our home must be secure, given the addictive and violent behavior we have witnessed in the alley next our house. However, these doors look consistent with others in both the McDoel neighborhood and B Line Trail properties.
- The removal of the chimney is a safety issue. It has not been maintained over the years and exposure to natural gas exhaust has caused the interior mortar to degrade to a point beyond any hope of restoration.

Thank you for consideration. We are both humbled and proud to add our names to the Boshears, Dillard, Hays, and Stalcup families who knew the house at 812 South Morton as a home where adults and children lived, loved, and welcomed beloved friends and family members.

SUPPLEMENT 2: EXAMPLES OF NEIGHBORING ARCHITECTURE



A RESIDENCE RENOVATION FOR:

JT FORBES & MARTHA SHEDD

812 S MORTON ST
BLOOMINGTON, INDIANA 47401

DRAWING INDEX

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STRUCTURAL

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SF111 PROPOSED FLOOR FRAMING PLAN
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AE121 PROPOSED ROOF PLAN
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INTERIOR

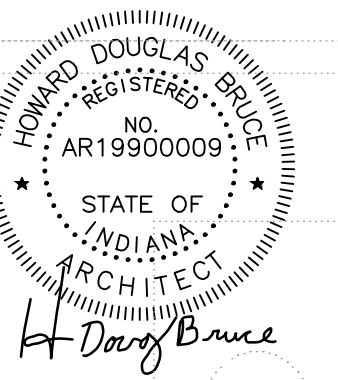
IN101 PROPOSED MAIN LEVEL AND
UPPER LEVEL FINISH PLANS



PROJECT
LOCATION

OCTOBER 2019 - REVISED NOVEMBER 2019
CONSTRUCTION DOCUMENTS

SEAL



ARCHITECT:



A RESIDENCE RENOVATION FOR:
JT FORBES & MARTHA SHEDD

J:\CURRENT\2019\Revised\1919 - JT Forbes & Martha Shedd\Design\Construction\0101 - Title Sheet.dwg, 11/21/2019, 4:03:31 PM

GENERAL ARCHITECTURAL NOTES:

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

ROOF FRAMING PLAN NOTES:

- 1. CONTACT ARCHITECT FOR REVIEW OF ON-SITE LAYOUT OF WALLS PRIOR TO CONSTRUCTION.
- 2. REPORT ANY DISCREPANCIES FOUND ON DRAWINGS TO ARCHITECT. - DO NOT SCALE DRAWINGS.
- 3. PROVIDE KRAFT FACE 4" BATT INSULATION AT ALL EXTERIOR WALL LOCATIONS.
- 4. ALL DIMENSIONAL LUMBER IS TO BE STRUCTURAL GRADE #1 SOUTHERN YELLOW PINE OR APPROVED EQUAL.
- 5. ROOF AND FLOOR FRAMING JOISTS AND "LVL" WOOD BEAMS ARE TO BE VERIFIED WITH MANUFACTURER SPECIFIED. ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT.
- 6. INSTALLATION OF ALL FRAMING MEMBERS IS TO BE WITHIN STRICT COMPLIANCE OF ALL LOCAL APPLICABLE BUILDING CODES AND JOIST MANUFACTURERS SPECIFICATIONS.
- 7. ALL FRAMING WORK IS TO BE DIRECTLY SUPERVISED BY A QUALIFIED, EXPERIENCED CARPENTER. MINIMUM INDUSTRY STANDARDS FOR PLUMB AND LEVEL WALLS WILL BE EXPECTED FOR ALL WORK.
- 8. REFER TO FLOOR PLANS FOR BALANCE OF DIMENSIONS AND INFORMATION.
- 9. ALL STEEL FASTENERS USED FOR TREATED WOOD DECK CONSTRUCTION ARE TO BE GALVANIZED, UNLESS OTHERWISE NOTED, AND SHALL BE RATED FOR USE WITH NEW TREATED WOOD.
- 10. ALL FLOOR JOISTS AND TRUSSES TO BEAR ON LOAD BEARING WALLS OR BEAMS AND CARRIED THROUGH ALL LEVELS TO TERMINATE AT BASEMENT OR CRAWL SPACE FOOTINGS AND/OR THICKENED SLABS.
- 11. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.
- 12. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.
- 13. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SLAB AT VAULTED CEILING AREAS, AND INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.
- 14. HIPS, VALLEYS AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END OUT OF THE RAFTER.
- 15. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
- 16. COORDINATE ACTUAL FLOOR TRUSS DIMENSIONS WITH THE SELECTED TRUSS MANUFACTURER.
- 17. PROVIDE BLOCKING BETWEEN FLOOR TRUSSES UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR TRUSSES.
- 18. PROVIDE 15# ROOFING FELT LAPPED AS PER MANUFACTURERS SPEC'S.
- 19. PROVIDE WATER AND ICE SHIELD MEMBRANE AT 3"-0" OF ALL EAVES AND ROOF VALLEYS.
- 20. 5/8" OSB OR CDX PLYWOOD ROOF DECKING WITH H-CLIPS AT ALL SPANNING BUTT JOINTS AT MIDPOINTS BETWEEN ROOF FRAMING SUPPORTS.
- 21. PROVIDE 5" OEGE SEAMLESS GUTTER AND DOWNSPOUTS AT ALL ROOF EDGES, EXCEPT AT CABLE ENDS.
- 22. CONTRACTOR TO TRY TO THE GREATEST DEGREE POSSIBLE TO KEEP ALL ROOF PENETRATIONS TO THE BACK SIDE OF THE MAIN RIDGE LINE.
- 23. PROVIDE SIMPSON STRONG-TIE H1 SEISMIC TIE AT EACH ROOF TRUSS.
- 24. PROVIDE SIMPSON STRONG-TIE 20 GAUGE GALVANIZED PSLC 3/4" SHEATHING CLIPS BETWEEN ADJUTING PANELS, AND MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS, OR JOISTS.
- 25. SUBMIT SHOP DRAWINGS OF EACH TRUSS TYPE, AND A FRAMING PLAN TO ARCHITECT FOR APPROVAL, INCLUDE ALL TRUSS SHAPES, SPACING, CROSS BRIDGING, AND DIMENSIONS.
- 26. ALL WOOD FRAMING LINTELS ARE TO BE 2 - 2X 12 WITH 1/2" STRUCTURE BOARD SPACERS FOR 2X4 WALLS.
- 27. ALL ROOF TRUSSES ARE TO BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.
- 28. PROVIDE RIDGE VENTING AND/OR UNIT VENTS AT MONO TRUSSES UNLESS OTHERWISE NOTED.

FRAMING PLAN NOTES:

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

DEMOLITION PLAN NOTES:

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

FINISH PLAN NOTES:

- 1. THESE GENERAL NOTES APPLY TO FINISH DRAWINGS.
- 2. PROVIDE FINISHES BEHIND FIXED EQUIPMENT SUCH AS CABINETRY, CASEWORK, ETC.
- 3. ALIGN FLOOR FINISH TRANSITIONS AT DOOR LOCATIONS WITH CENTERLINE OF DOOR SUCH THAT TRANSITION MATERIALS ARE NOT VISIBLE FROM EITHER SIDE WHEN DOOR IS IN CLOSED POSITION.
- 4. REFER TO INTERIOR ELEVATIONS, IF APPLICABLE, FOR ADDITIONAL FINISH INFO.

FLOOR PLAN NOTES:

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

FOUNDATION PLAN NOTES:

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

GENERAL FOUNDATION NOTES:

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

GENERAL ELECTRICAL NOTES:

- ALL ELECTRICAL WORK IS TO BE IN ACCORDANCE WITH THE INDIANA ELECTRICAL CODE 2009 EDITION (NFPA 70-2008) (675 IAC 17-1.5) EFFECTIVE 8/26/09.
- THE ENTIRE ELECTRICAL SYSTEM AND ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE 2008 EDITION OF THE N.E.C.
- FURNISH AND INSTALL FIXTURES WHERE INDICATED ON THE DRAWINGS.
 - A. RECEPTABLES: 20 AMPERE, 125 VOLT, HUBBELL #5252-1
 - B. WALL SWITCHES: 20 AMPERE, 120 VOLT, HUBBELL #1201-1 FOR 1 POLE; USE MATCHING FOR 3-WAY APPLICATIONS.
 - C. GFI RECEPTABLES: 20 AMPERE, 125 VOLT, HUBBELL #GF-5252-1 WITH A #P26 COVER PLATE FOR INDOORS AND A #WATER PROOFING-26 COVER PLATE FOR OUTDOORS.
 - D. WATER PROOFING SWITCHES: 20 AMPERE, 125 VOLT, HUBBELL #5252-1 WITH A #5206 W COVER PLATE.
- ALL BRANCH WIRING SHALL BE COPPER, MINIMUM WIRE SIZE #12.
- ALL DISTRIBUTION PANELS SHALL HAVE TYPE WRITTEN LABELS.
- ELECTRICAL SUBCONTRACTOR TO COORDINATE WITH HVAC SUBCONTRACTOR FOR ALL ELECTRICAL REQUIREMENTS OF ACTUAL EQUIPMENT UTILIZED, INCLUDING HIGH AND LOW VOLTAGE WIRING REQUIREMENTS, DISCONNECTS, ETC.
- ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL REQUIREMENTS, INCLUDING CONDUIT, WIRE, CIRCUIT BREAKERS, DISCONNECTS, ETC. FOR MECHANICAL EQUIPMENT. SEE PLANS FOR MECHANICAL EQUIPMENT LOCATIONS.
- ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AVAILABLE SHORT CIRCUIT CURRENT AT THE SUPPLY TERMINALS FROM THE SERVICE ENTRANCE CONDUCTORS OF DUKE ENERGY. THE SERVICE EQUIPMENT SHALL MEET OR EXCEED THIS RATING PER ADOPTED INDIANA ELECTRICAL RULES.

ELECTRICAL PLAN NOTES:

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

GENERAL MECHANICAL NOTES:

- 1. THESE NOTES APPLY TO ALL MECHANICAL SHEETS.
- 2. ALL MECHANICAL WORK IS TO BE IN ACCORDANCE WITH THE INDIANA MECHANICAL CODE, 2008 EDITION (IMC, 2006 EDITION) (675 IAC 18-1.5) EFFECTIVE 06/16/08.
- 3. HVAC SUBCONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL SUBCONTRACTOR FOR ANY AND ALL ELECTRICAL REQUIREMENTS OF ACTUAL MECHANICAL EQUIPMENT UTILIZED.
- 4. HVAC SUBCONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR ALL PENETRATIONS REQUIRED FOR INSTALLATION OF ALL MECHANICAL SYSTEMS AND DUCTWORK.
- 5. ALL SUPPLY AND RETURN DUCTWORK SHALL BE GALVANIZED STEEL SIZE AS INDICATED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA STANDARDS FOR HVAC AND DUCTWORK CONSTRUCTION. ALL SUPPLY AIR DUCTS SHALL HAVE 1/2" INSULATED DUCT LINERS. DUCT SIZES INDICATED ON PLANS ARE IN INCH DIMENSIONS EXCLUSIVE OF LINER.
- 6. ALL REGISTERS AND GRILLS SHALL BE HART AND COOLEY AND SIZED AS REQUIRED FOR CFM NOTED AT 500 FPM MAXIMUM FACE INTERLOCK. ALL REGISTERS SHALL HAVE REGULATING DAMPERS.
- 7. EXTEND PVC CONDENSATE DRAIN TO 2" STANDPIPE, COORDINATE WITH PLUMBING CONTRACTOR.
- 8. PROVIDE ALL CONTROL AND INTERLOCK WIRING COMPLETE FOR THIS PROJECT.
- 9. COORDINATE INSTALLATION OF WORK WITH ALL OTHER TRADES AND CONDITIONS AS REQUIRED FOR A COMPLETE AND OPERABLE HVAC SYSTEM. CLEARANCES ABOVE CEILING ARE EXTREMELY TIGHT IN CERTAIN AREAS.
- 10. COORDINATE ALL OPENINGS THROUGH NEW WALL AND FLOOR CONSTRUCTION WITH GENERAL TRADES.
- 11. REVIEW RETURN AIR PATH BACK TO ALL HVAC EQUIPMENT. PROVIDE RETURN AIR OPENINGS AND/OR TRANSFER DUCTS IN WALLS ABOVE THE CEILING WHERE REQUIRED. COORDINATE WITH GENERAL TRADES: VELOCITY THROUGH R.A. OPENINGS SHALL NOT EXCEED 500 FPM. REFERENCE ARCHITECTURAL DRAWINGS FOR WALL EXTENDING TO DECK.
- 12. COORDINATE EXACT LOCATION OF ALL EQUIPMENT AND DUCTWORK WITH THE CEILING. SYSTEM AND LIGHT FIXTURES. REFERENCE REFLECTED CEILING PLANS AND ELECTRICAL LIGHTING PLANS.
- 13. COORDINATE ROUTING OF DUCTWORK, PIPING AND EQUIPMENT WITH ALL OTHER TRADES.
- 14. COORDINATE LOCATIONS OF ALL GRILLES, REGISTERS AND DIFFUSERS IN CEILING WITH THE CEILING, SYSTEM AND LIGHT FIXTURES. REFERENCE REFLECTED CEILING, PLANS AND ELECTRICAL LIGHTING PLANS. PROVIDE FLEXIBLE DUCT UPSTREAM OF EACH DIFFUSER WHERE SHOWN.
- 15. PROVIDE VOLUME DAMPERS IN ALL SUPPLY AIR BRANCH DUCTWORK AS REQUIRED TO BALANCE EACH SYSTEM AND LIGHT FIXTURES. REFERENCE REFLECTED CEILING, PLANS AND ELECTRICAL LIGHTING PLANS. PROVIDE FLEXIBLE DUCT UPSTREAM OF EACH DIFFUSER WHERE SHOWN.
- 16. ROUND DUCT SIZE TO BE THE SAME SIZE AS THE DIFFUSER INLET NECK, UNLESS NOTED OTHERWISE.
- 17. MAXIMUM LENGTH OF FLEXIBLE DUCTWORK SHALL BE 5'-0".
- 18. ALL FURNACE SYSTEM LOW PRESSURE RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK SHALL BE INTERNALLY INSULATION ROOF SUPPLY AND RETURN AIR DUCTWORK SHALL BE EXTERNALLY INSULATION OUTSIDE AIR DUCTWORK SHALL BE EXTERNALLY INSULATION SEE SPECS FOR ADDITIONAL INSULATION REQUIREMENTS.
- 19. BOX AROUND DUCT SIZE INDICATES INTERNALLY LINED DUCTWORK. SIZE SHOWN INDICATES ACTUAL FREE AREA REFERENCE MECHANICAL SPECS.
- 20. TRANSFER AIR DUCTS SHALL BE INTERNALLY LINED WITH INSULATION TO DETER NOISE TRANSFER. SIZE SHOWN ON PLAN INDICATES ACTUAL FREE SPACE.
- 21. SQUARE DIFFUSERS ARE 4-WAY BLOW UNLESS NOTED OTHERWISE.
- 22. WIRING TO THERMOSTATS SHALL BE CONCEALED WITHIN THE WALL.
- 23. DUCTWORK SHALL BE LOCATION IN THE CEILING PLENUM (ABOVE LAY-IN CEILING UNLESS NOTED OTHERWISE).
- 24. COORDINATE ALL DUCTWORK ROUTING AND DUCTWORK ELEVATIONS WITH STRUCTURAL SUPPORTS FOR PARTITION WALLS. REFERENCE STRUCTURAL DRAWINGS FOR SIZE AND LOCATIONS OF PARTITION WALL SUPPORTS.

ROOF PLAN NOTES:

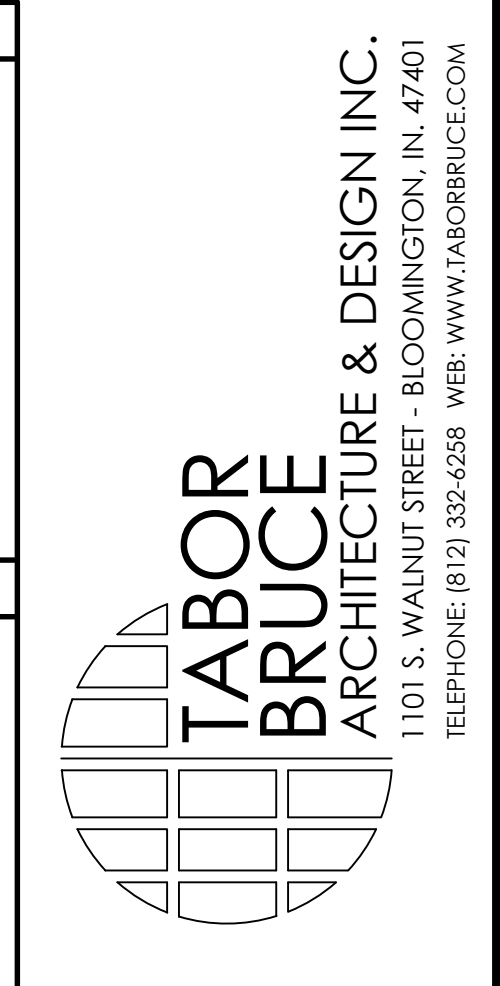
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BEST QUALITY STANDARDS OF THE TRADE AND SHALL CONFORM WITH THE LATEST EDITION OF ALL FEDERAL, STATE, AND LOCAL CODES AND STANDARDS. THE SAME ARE MADE A PART OF THESE CONTRACT DOCUMENTS, AS REPEATED HEREIN.
- 2. CONTRACT DOCUMENTS CONSIST OF BOTH THE PROJECT MANUAL AND DRAWINGS, AND BOTH ARE INTENDED TO BE COMPLEMENTARY. ANYTHING APPEARING ON EITHER MUST BE EXECUTED THE SAME AS IF SHOWN ON BOTH.
- 3. CONSTRUCTION DOCUMENTS SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE, HOWEVER SYSTEMS HAVE BE SHOWN DIAGRAMMATICALLY AND IN SOME CASES, ENLARGED FOR CLARITY. PROVIDE ADDITIONAL ITEMS AS REQUIRED TO PROVIDE A COMPLETE AND COORDINATED SYSTEM.
- 4. CONTRACTOR SHALL REMOVE CONSTRUCTION DEBRIS FROM THE BUILDING AND ROOF DAILY.
- 5. STORE VOLATILE OR FLAMMABLE LIQUIDS IN UL LISTED FIRE CABINETS.
- 6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF ALL STORED MATERIALS AND EQUIPMENT INSIDE OR OUTSIDE THE BUILDING.
- 7. CONTRACTOR SHALL FURNISH NECESSARY TEMPORARY PROTECTION FROM WEATHER TO PROTECT INTERIOR OF BUILDING FROM ELEMENTS OF WEATHER AT ALL TIMES.
- 8. CONTRACTOR RESPONSIBLE FOR TRAFFIC PROTECTION DURING CONSTRUCTION. AREAS OF WORK AND TRAFFIC BY VARIOUS TRADES SHALL BE PROTECTED BY TEMPORARY WALKING PADS.
- 9. PROVIDE TREATED WOOD BLOCKING EQUAL IN THICKNESS TO INSULATION SYSTEM AT ROOF PERIMETER AND AROUND ALL ROOF PENETRATIONS. ANCHOR PER SECTION 1-49 OF THE FM GLOBAL LOSS PREVENTION GUIDE.
- 10. EXTEND ALL PLUMBING VENTS TO PROVIDE A MINIMUM OF 12" OF HEIGHT FROM TOP OF INSULATION ALL FITTINGS TO BE AIR AND WATER TIGHT. SEE PLUMBING PLANS.
- 11. ROOF INSULATION SADDLES AND CRICKETS ARE DIAGRAMATIC. ROOF INSULATION MANUFACTURERS SHALL DESIGN AND SIZE THESE PER ROOF MEMBRANE MFG'S. RECOMMENDATIONS. CRICKETS AND SADDLES TO BE A MINIMUM WIDTH OF 1/2 THE SADDLE LENGTH.
- 12. PROVIDE SADDLES/CRICKETS AROUND ALL NEW ROOF TOP EQUIPMENT.
- 13. PROVIDE TAPERED INSULATION WHERE REQUIRED TO TRANSITION FROM ONE INSULATION HEIGHT TO ANOTHER.
- 14. NOTCH ALL INSULATION AS REQUIRED TO ACCOMMODATE SURFACE MOUNTED CONDUIT, FASTENERS, OFFSETS AND OTHER PROJECTIONS EXTENDING ABOVE THE SURFACE OF THE DECK.
- 15. PERIMETER EDGE METAL TO COMPLY WITH ANSI/SPRI ES-1 FM GLOBAL 1-49.

GENERAL PLUMBING NOTES:

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

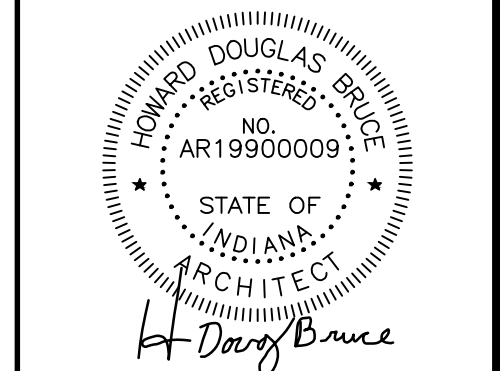
PLUMBING PLAN NOTES:

- 1. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR. CONTRACTOR SHALL INSTALL SYSTEMS, EQUIPMENT AND COMPONENTS IN ACCORDANCE WITH MINIMUM REQUIREMENTS SHOWN IN THESE PLANS. ANY DEVIATION FROM THE DESIGN PLANS SHALL ONLY BE PERFORMED IF APPROVED BY THE OWNER REPRESENTATIVE OR DESIGN ENGINEER. ALL WORK SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS. HOWEVER, ANY DEVIATION FROM THE DESIGN PLANS IMPLIED BY LOCAL CODES THAT SUGGESTS INSTALLATION OF LESS THAN THE REQUIREMENTS SPECIFIED IN THESE DESIGN PLANS SHALL NOT BE ALLOWED WITHOUT INSTALLATION OF LESS THAN THE REQUIREMENTS SPECIFIED IN THESE DESIGN PLANS SHALL NOT BE ALLOWED WITHOUT APPROVAL BY THE OWNER REPRESENTATIVE OR THE DESIGN ENGINEER.
- 2. INSTALL ALL THREADED CLEAN OUT PLUGS WITH PIPE DOPE TO ALLOW EASY REMOVAL IN THE FUTURE.
- 3. IT WILL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO INSURE THAT ITEMS TO BE FURNISHED UNDER PLUMBING CONTRACT WILL FIT THE SPACE AVAILABLE. PLUMBING CONTRACT WILL FIT THE SPACE AVAILABLE. PLUMBING CONTRACTOR SHALL MAKE NECESSARY FIELD MEASUREMENTS TO ASCERTAIN SPACE REQUIREMENTS, INCLUDING THOSE FOR CONNECTIONS AND SHALL FURNISH AND INSTALL SUCH SIZES AND SHAPES OF EQUIPMENT THAT ARE THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS.
- 4. ALL PLUMBING FIXTURES SHALL BE NEATLY CALKED WITH SILICONE COMPOUND WHERE FIXTURE MEETS WALL AFTER APPLICATION OF FINAL INTERIOR FINISH.
- 5. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL AND CONTROL CONNECTIONS TO EQUIPMENT PROVIDED UNDER HIS CONTRACT. REFER TO ELECTRICAL PLANS FOR LOCATIONS OF JUNCTION BOXES, DISCONNECTS, AND CIRCUIT BREAKERS (PANEL BOARDS). TYPE, SIZE AND NUMBER OF CONDUCTORS AND CONDUITS TO EQUIPMENT SHALL BE EQUAL TO THE JUNCTION BOXES AND DISCONNECT SWITCHES. IN CASE OF PLUMBING EQUIPMENT CONNECTION TO A CIRCUIT BREAKER, THE NUMBER AND SIZE OF CONDUCTORS AND CONDUIT SHALL CONFORM TO THE LATEST NATIONAL ELECTRICAL CODE REGULATIONS. ALL MOTOR STARTERS, SWITCHES, CONTROL DEVICES, ETC. PROVIDED BY THIS CONTRACTOR SHALL BE RECESSED IN THE WALLS, EXCEPT WHERE THESE ITEMS ARE LOCATED IN MECHANICAL ROOMS. PROVIDE A NAMEPLATE FOR ALL EQUIPMENT, SWITCHES, CONTROL DEVICES, ETC.
- 6. PLUMBING CONTRACTOR SHALL SUPPLY AND INSTALL GAS PIPING AS SHOWN ON PLANS. ALL GAS PIPING SHALL COMPLY WITH LOCAL CODES. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO ALL GAS EQUIPMENT. INSTALL REGULATORS AT EQUIPMENT WHERE REQUIRED BY MANUFACTURER, OR CUTS SUPPLIED BY FURNISHING CONTRACTOR.
- 7. PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR APPROVED FLOOR PLAN AND DIMENSIONS. DO NOT SCALE PLUMBING DRAWINGS.
- 8. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDENSATE DRAIN PIPING ON AIR HANDLING UNITS. COORDINATE WORK WITH MECHANICAL CONTRACTOR.
- 9. ALL INDIRECT WASTE LINES SHALL HAVE A MINIMUM OF 2" VERTICAL AIR GAP WHERE IT TERMINATES AT FLOOR SINK, FLOOR DRAIN OR OPEN HUB.
- 10. PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL PRIME CONTRACTORS PRIOR TO INSTALLATION OF HIS WORK.
- 11. ALL WATER PIPING UNDER CONCRETE SLAB SHALL BE TYPE "K" SOFT DRAWN COPPER. ALL WATER PIPING ABOVE THE SLAB SHALL BE TYPE "L".
- 12. FLOOR DRAINS AS JOSAM, JR SMITH OF EQ. AND SHALL INCLUDE INTEGRAL CLEAN OUT.
- 13. CLEAN OUTS SHALL BE FLUSH WITH FINISH FLOOR OR FINISH WALL AND INCLUDE BRASS FINISH THREADED CAP.
- 14. MINIMUM SIZE FOR UNDERGROUND SANITARY PIPE IS 2".
- 15. PROVIDE RELIEF VENTING AS REQUIRED
- 16. INSURE THAT ROOF VENT IS A MINIMUM OF 12" ABOVE ROOF PENETRATION.
- 17. PROVIDE A 4" MINIMUM CLEAN OUT, NO LESS THAN 100 FEET APART, IN THE MAIN BUILDING SANITARY DRAIN.
- 18. ALL WATER SERVICES TO METER SHALL BE RUN IN TYPE "L" HARD DRAWN COPPER USING 95/5 SOLDER.
- 19. ALL WATER SERVICES FROM METER TO POINT OF USE SHALL BE CPVC.
- 20. ALL LINES SHALL BE SQUARE AND PLUMB WITH THE BUILDING
- 21. ALL DROPS TO FIXTURES SHALL BE 1/2" MINIMUM UNLESS NOTED OTHERWISE.
- 22. INSULATE ALL HOT AND COLD WATER LINES, WITH 1/2" AEROTUBE (ARMAFLEX) SYSTEM.
- 23. PROVIDE TEMPERING VALVE AT WATER HEATER TO LIMIT AVERAGE WATER TEMPERATURE TO 110 DEGREES.
- 24. PROVIDE LINE SIZE SHUT-OFF AT ALL EQUIPMENT LOCATIONS.
- 25. PROVIDE DIELECTRIC CONNECTIONS AT ALL LOCATIONS WITH FERROUS MATERIALS.
- 26. SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE OR MASONRY ROOF OR BEARING WALLS. SLEEVES SHALL BE SIZED SO THERE IS A MINIMUM OF 1/2" CLEAR AROUND THE PIPE AND/OR INSULATION IN EXTERIOR WALLS, ANNUAL SPACE BETWEEN SLEEVES AND PIPES SHALL BE FILLED OR TIGHTLY CALKED WITH COAL TAR, ASPHALT COMPOUND OR OTHER MATERIAL FOUND EQUALLY EFFECTIVE.
- 27. ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. (CLOTHES WASHERS AND DISHWASHERS).
- 28. THIS CONTRACTOR SHALL COORDINATE INSTALLATIONS WITH ALL OTHER TRADES AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.
- 29. ALL INTERIOR HORIZONTAL STORM AND SANITARY PIPING SHALL BE INSTALLED AT THE MINIMUM SLOPES AS REQUIRED BY INDIANA PLUMBING CODE, UNLESS NOTED OTHERWISE.
- 30. CONTRACTOR TO REFERENCE ARCHITECTURAL DRAWINGS FOR PROJECT PHASING. COORDINATE WITH GENERAL TRADES.
- 31. PROVIDE WATER HAMMER ARRESTERS ON ALL QUICK-CLOSING VALVES PER THE PROJECT SPECIFICATIONS AND THE PDI WH-201 GUIDELINES.
- 32. ALL SEWER LINES SHALL BE PITCHED A MINIMUM OF 1/8" PER FT. IN THE DIRECTION OF FLOW.
- 33. COORDINATE ALL FIXTURE MOUNTING HEIGHTS WITH THE ARCHITECTURAL DRAWINGS.



REVISIONS
1. REMOVED ADDITION NOVEMBER 22, 2019

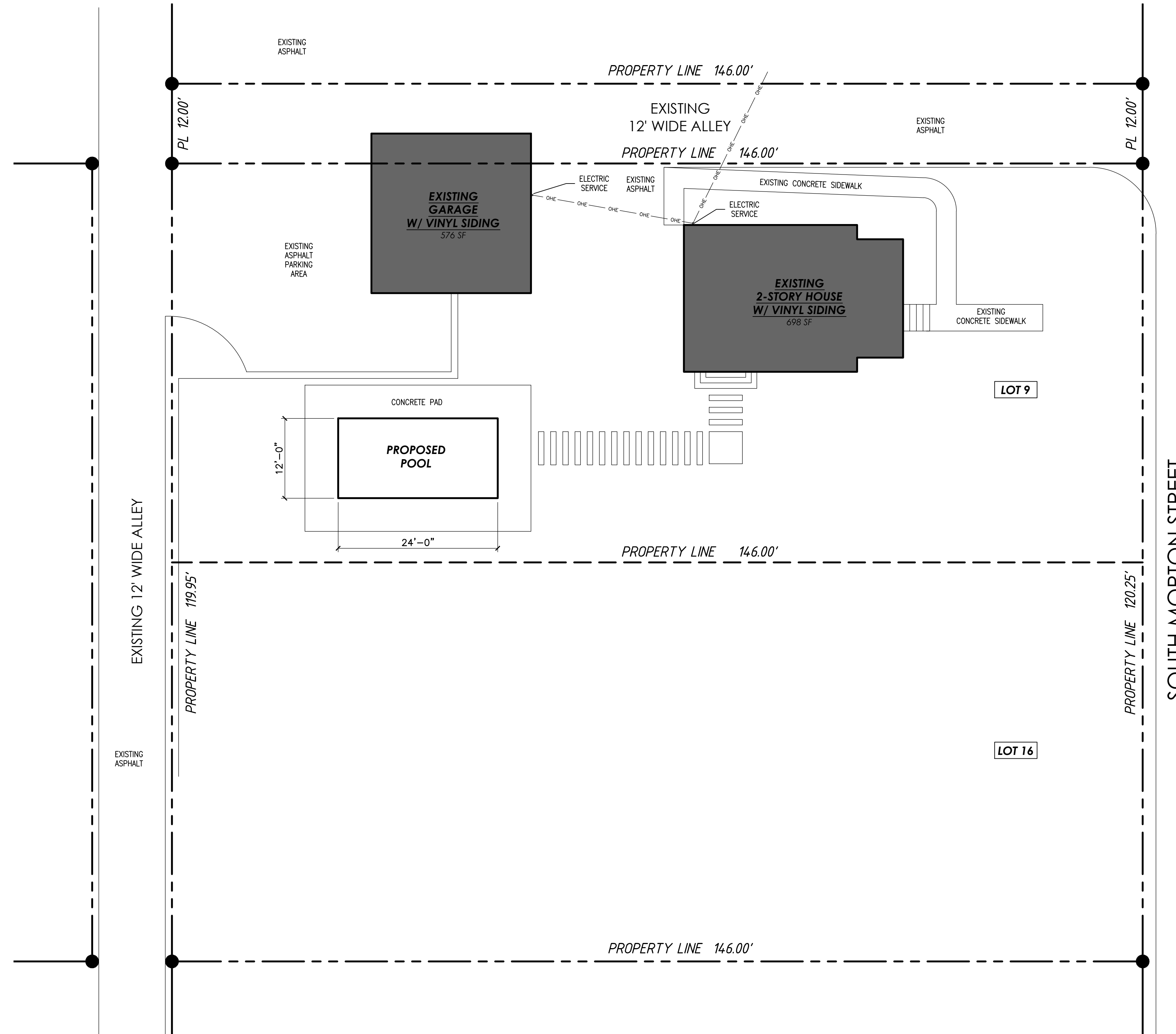
RESIDENTIAL RENOVATION FOR:
JT FORBES & MARTHA SHEDD
812 S MORTON ST
BLOOMINGTON, INDIANA 47401



PROJECT NO. 2019
DATE OCTOBER 15, 2019
DRAWN BY A. LAMBERT
CHECKED BY D. BRUCE
SHEET NAME

GENERAL PLAN INFORMATION

SHEET NO.
GC001



1 SITE PLAN
1" = 10'

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

UTILITY NOTES

- MS. ; IF SHOWN ON THE PLANS, MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER CONNECTION WITHOUT A SPECIAL BLACK WATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO THE UNIFORM PLUMBING CODE.
- SEE DRAWINGS & SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
- ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH THE CITY OF BLOOMINGTON UTILITIES. FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSON AT (812) 349-3689 FOR MORE INFORMATION.
- WHEN CONNECTING A NEW PIPE TO AN EXISTING MAN HOLE, THE MAN HOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MAN HOLE BY EITHER A FLEXIBLE BOOT KOP-IN-SEAL, 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT TO THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
- IN ACCORDANCE WITH SECTION 4.5.2.1.5.1 OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE ALL CLEAN-OUTS. THE SHALL BE IN GRASSY AREAS OR IN PAVEMENT & SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE ON THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. THE TOP OF THE CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATER 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"
- WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C-900 TO SDR-35 ADAPTER WYES.
- ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INDIAN PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
- A PERMANENT INDICATING VALVE IS TO BE INSTALLED 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATING POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST, AND WILL REMAIN AS PART OF THE SYSTEM ONCE ALL IS COMPLETE. THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM.
- ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN @ (812) 349-3633 TO SCHEDULE A MEETING.
- CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM, OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, & PROPER AS-BUILT MADE. WHEN A CONTRACTOR WILL PERFORM WORK ON A WEEKEND, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR SHALL PAY THE INSPECTORS OVERTIME. FOR CBU WORK HOURS & HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. @ (812) 349-3660.

SITE PLAN KEYNOTES:

- 1 XXXX

SITE UTILITIES CONTACT INFORMATION:

- COMCAST:
SCOTT CRIFE Ph. 812-332-9612
Email: scott_cripe@cable.comcast.com
- AT&T:
BRENT MCCABE Ph. 812-334-4521
Email: bm1792@att.com
- CITY OF BLOOMINGTON WATER & SEWER:
NANCY AXSON Ph. 812-349-3689
Email: axson@bloomington.in.gov
- DUKE ENERGY:
KERRY DUCKER Ph. 812-337-3035
Email: kerry.ducker@duke-energy.com
- VECTREN:
DOUG ANDERSON Ph. 812-330-4031
Email: danderson@vectron.com

SITE LAYOUT NOTES:

- ALL DIMENSIONS SHOWN ARE MIN.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (U.N.O.)
- DOWNSPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DAYLIGHT IF ALLOWED.

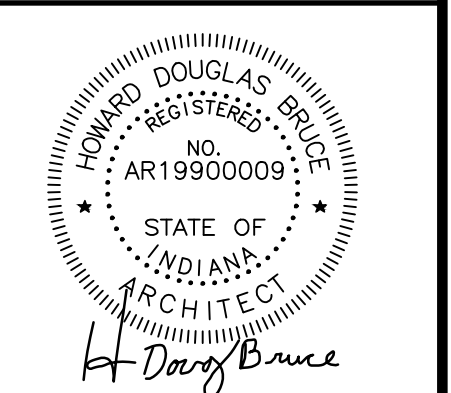
GENERAL SITE NOTES:

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



- REVISIONS**
- 1 REMOVED ADDITION NOVEMBER 22, 2019

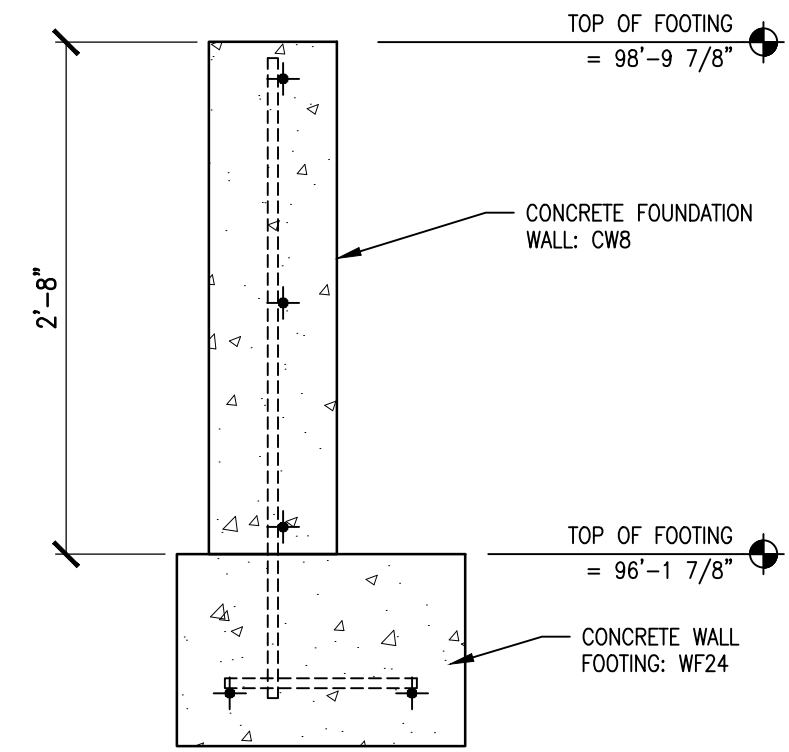
RESIDENTIAL RENOVATION FOR:
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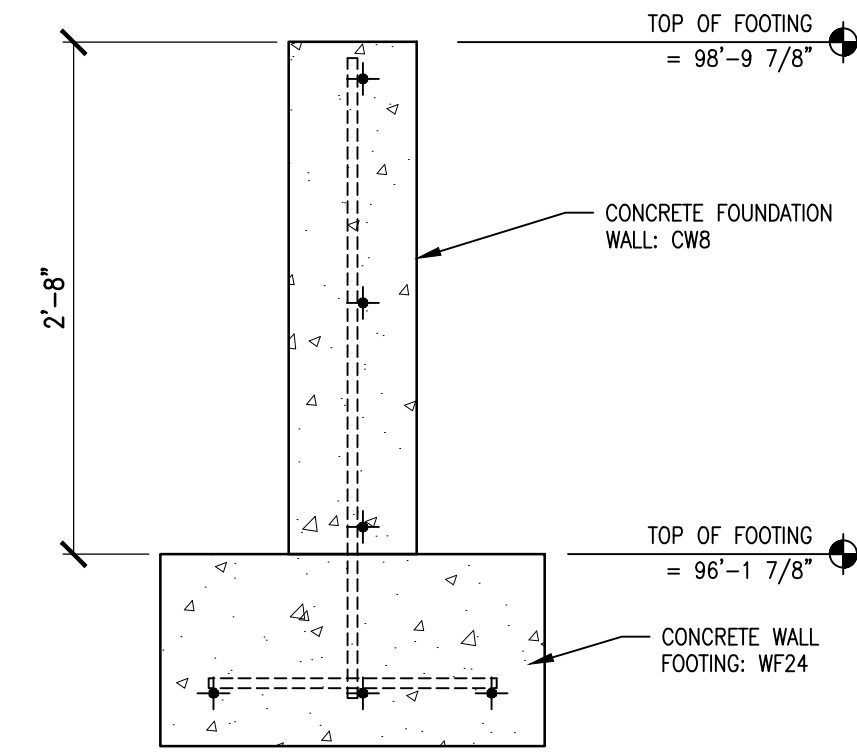
PROJECT NO.	2019
DATE	OCTOBER 15, 2019
DRAWN BY	DRAWN BY
CHECKED BY	D. BRUCE
SHEET NAME	

ARCHITECTURAL SITE PLAN

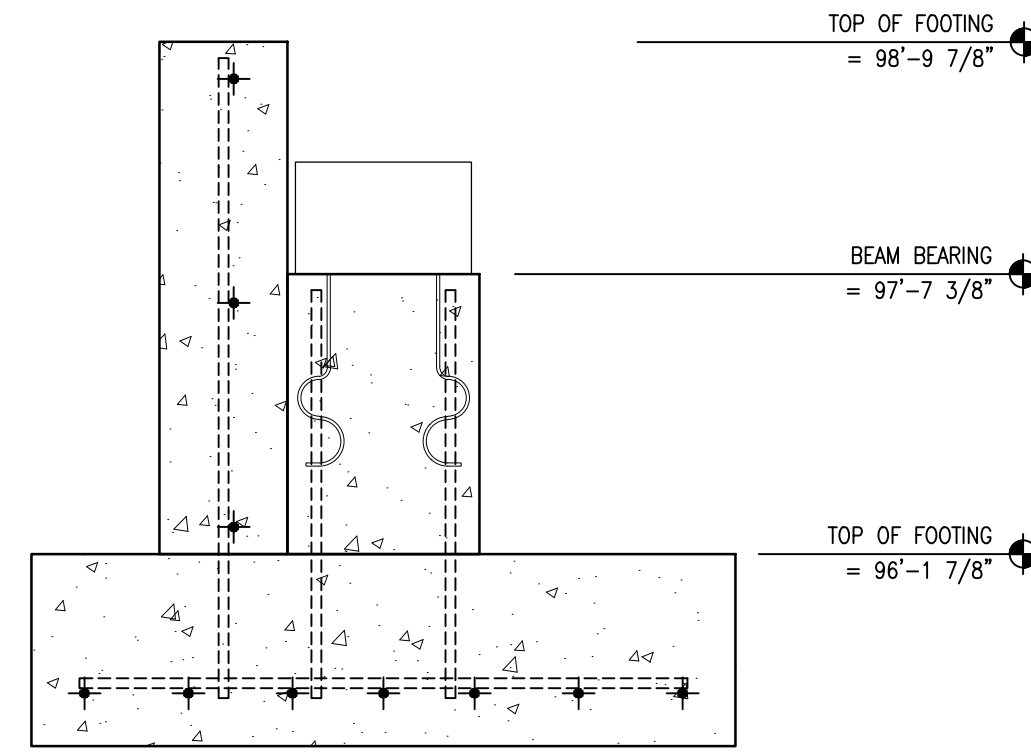
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AS101



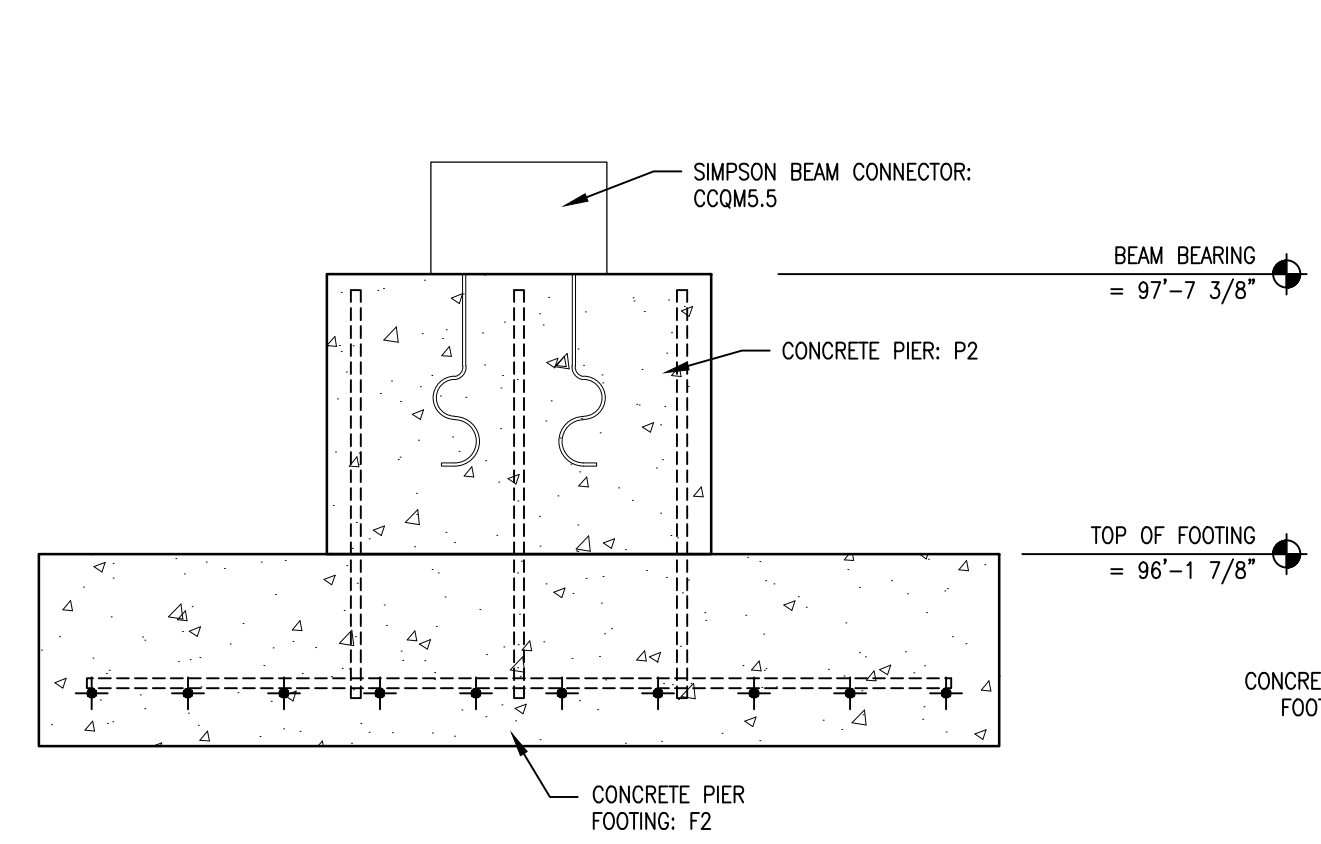
E FOUNDATION DETAIL
1/4" = 1'-0"



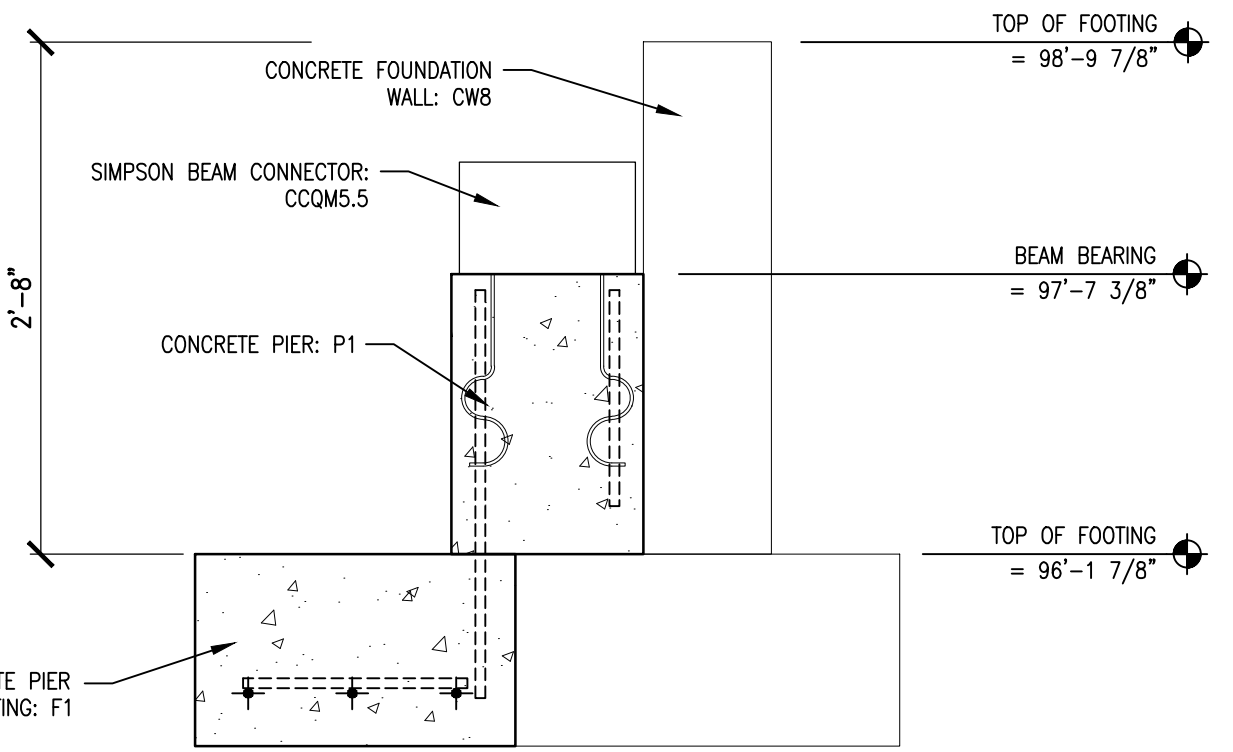
D FOUNDATION DETAIL
1/4" = 1'-0"



C FOUNDATION DETAIL
1/4" = 1'-0"



B FOUNDATION DETAIL
1/4" = 1'-0"



A FOUNDATION DETAIL
1/4" = 1'-0"

CONCRETE PIER FOOTING SCHEDULE					
FOOTING MARK	PIER SIZE			PIER REINFORCING (EACH WAY)	REMARKS
	LENGTH	WIDTH	DEPTH		
F1	3'-8"	3'-8"	1'-2"	(7) #5 @ 6" O.C.	
F2	5'-0"	5'-0"	1'-2"	(10) #5 @ 6" O.C.	
F3	4'-0"	4'-0"	1'-0"	(8) #5 @ 6" O.C.	

NOTES:
1. CENTER FOOTINGS BENEATH EACH COLUMN, U.N.O.
2. INCREASE THICKNESS OF FOOTING AS REQUIRED FOR MIN 3" COVER AROUND ANCHOR BOLTS.

FOUNDATION WALL SCHEDULE						
FOOTING MARK	FOOTING SIZE			FOOTING REINFORCING		REMARKS
	WIDTH	DEPTH	TRANSVERSE	LONGITUDINAL		
CW8	8"	2'-8"	#5 @ 12" O.C.	#5 @ 12" O.C.		

NOTES:
1. SEE DETAIL SHEET FOR TYP. CONSTRUCTION JOINT DETAIL.
2. LAP FOOTING REINFORCING A MIN. OF 30 BAR DIAMETERS.

WALL FOOTING SCHEDULE						
FOOTING MARK	FOOTING SIZE			FOOTING REINFORCING		REMARKS
	WIDTH	DEPTH	TRANSVERSE	LONGITUDINAL		
WF24	2'-0"	1'-0"	#5 @ 48" O.C.	(3) #5 x CONT.		

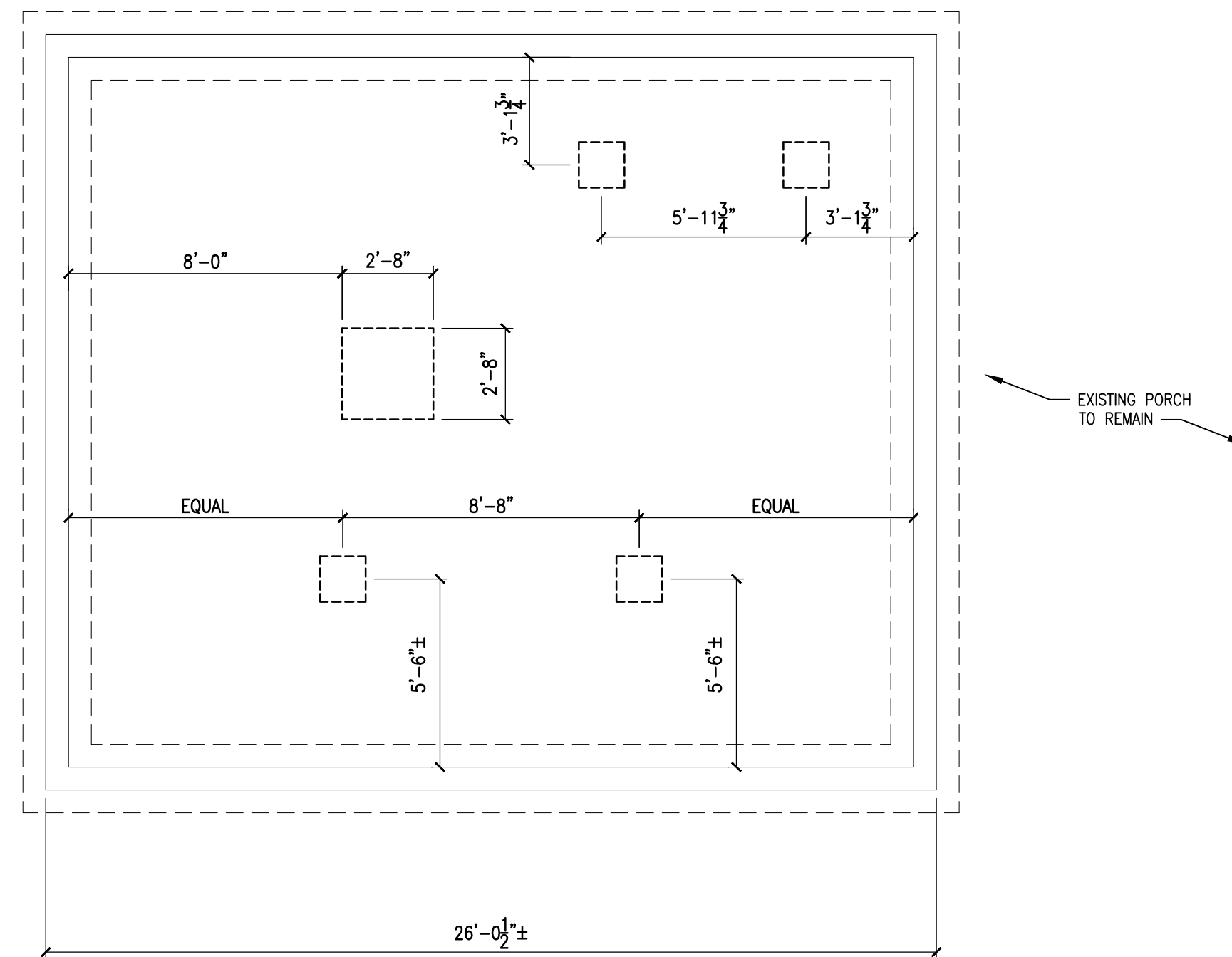
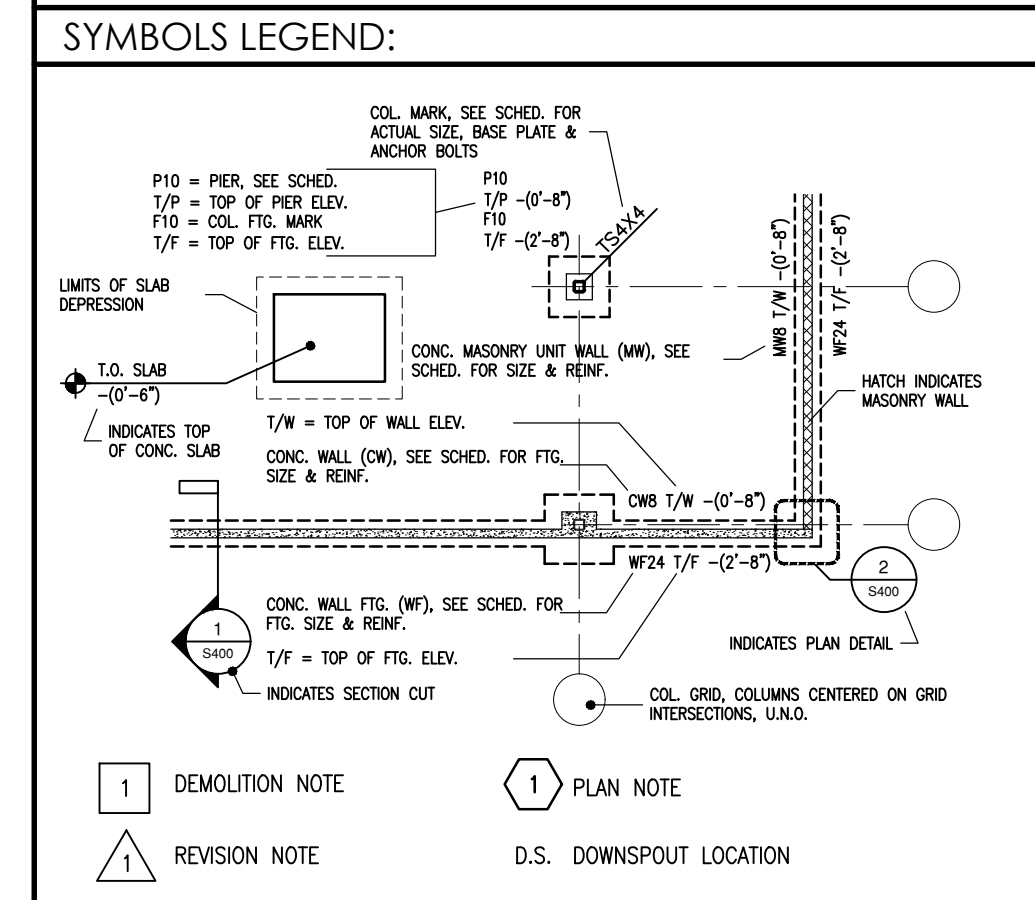
NOTES:
1. SEE DETAIL SHEET FOR TYP. CONSTRUCTION JOINT DETAIL.
2. LAP FOOTING REINFORCING A MIN. OF 30 BAR DIAMETERS.

CONCRETE PIER SCHEDULE						
FOOTING MARK	PIER SIZE		PIER REINFORCING			REMARKS
	LENGTH	WIDTH	VERTICALS	TIE SIZE & SPACING	DETAIL	
P1	24"	12"	(6) #5	#3 @ 10" O.C.	A	
P2	24"	24"	(8) #5	#3 @ 10" O.C.	B	

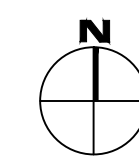
NOTES:
1. PROVIDE MIN. 1 1/2" CLEAR TO PIER TIES.

- FOUNDATION PLAN KEYNOTES:**
- 4" (MIN.) CONCRETE SLAB WITH 6X6-10/10 W.W.M. OVER 4" (MIN.) COMPACTED CRUSHED STONE OVER 4" (MIN.) GRANULAR FILL. SLOPE SLAB 1/4" PER FOOT AWAY FROM BUILDING.
 - CRAWL SPACE MIN. 24" HIGH POUR PEA GRAVEL OVER 0.20 VISQUEEN & 4" (MIN.) COMP. GRANULAR FILL.
 - LVL WOOD BEAM: SEE FLOOR FRAMING PLAN FOR SIZE.
 - NEW 18"x18" CONCRETE PAD FOOTING WITH (3) #5 BARS EACH WAY. 3" MIN. CLEARANCE.
 - NEW 18" WIDE CONCRETE STRIP FOOTING WITH (3) #5 BARS CONT. AND #5 BARS x 12" @ 36" o.c. 3" MIN. CLEARANCE.
 -
 -

- GENERAL FOUNDATION NOTES:**
- ALL FORMWORK TO BE CONSTRUCTED PER ACI 301.4. EXPOSED VERTICAL EDGES TO HAVE 2" CHAMFER.
 - CONCRETE SHALL BE PLACED PER ACI 301.8.
 - EMBEDDED ITEMS SHALL BE INSTALLED PER ACI 301.6.
 - CURING & PROTECTION OF CONCRETE SHALL BE PER ACI 301.12.
 - SLAB CONCRETE SHALL BE 4000 P.S.I. W/ 6X6 W1.4XW1.4.4. PROPORTIONED PER ACI 301.3.
 - FOUNDATION WALL & FOOTING CONCRETE SHALL BE 3500 P.S.I., PROPORTIONED PER ACI 301.3.
 - SLAB SURFACE TOLERANCE TO BE PER ACI 10.1, FINISH TO BE PER ACI 102.2.
 - ALL REINFORCEMENT SHALL BE FURNISHED & INSTALLED PER ACI 301.5.
 - ANCHOR BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH IBC 2000 REQUIREMENTS.
 - PROVIDE 2" THICK X 2'-8" HIGH RIGID PERIMETER INSULATION @ BUILDING PERIMETER (TYPICAL).
 - ALL POURED FOOTINGS ARE 24" X 12" WITH 3-#5 BARS.
 - LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING & FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR. SOIL DESIGN BEARING PRESSURE IS ASSUMED 1500 P.S.F.
 - FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL & STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE, VERIFY WITH LOCAL CODE.
 - BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE @ SIDES & ENDS WITH A MIN. BEARING OF 3".
 - INSTALL A NOMINAL 4" DIA. PERFORATED DRAIN TILE WITH FILTER FABRIC BELOW THE TOP OF THE FOOTING & DRAIN TO DAYLIGHT.
 - CONTRACTOR TO VERIFY FOUNDATION WALL LOCATIONS & COORDINATE WITH FLOOR PLANS BEFORE EXCAVATION & FRAMING OF BASEMENT/FOUNDATION WALLS. NOTIFY ARCHITECT IF DISCREPANCY IS FOUND.
 - PROVIDE RUB-R-WALL MEMBRANE WATERPROOFING TO ALL POURED WALLS BELOW GRADE. INSTALL PER MANUFACTURERS INSTRUCTIONS.



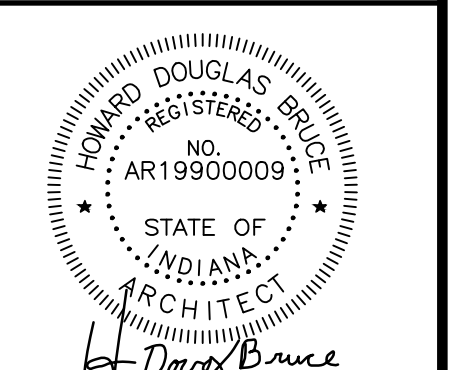
I FOUNDATION PLAN
1/4" = 1'-0"



NOTE: PROVIDE RECESSED CRAWLSPACE SUMP PIT AREA IN CORNER WITH AN ELECTRIC PUMP. DRAIN LINE BELOW FOOTING & AWAY FROM BUILDING, EXACT CORNER DETERMINED BY SITE CONDITIONS.

REVISIONS	
1	REMOVED ADDITION NOVEMBER 22, 2019

RESIDENTIAL RENOVATION FOR:
JT FORBES & MARTHA SHEDD
812 S MORTON ST
BLOOMINGTON, INDIANA 47401



PROJECT NO.	2019
DATE	OCTOBER 15, 2019
DRAWN BY	D. TALISMA
CHECKED BY	D. BRUCE

SECOND FLOOR FRAMING PLAN

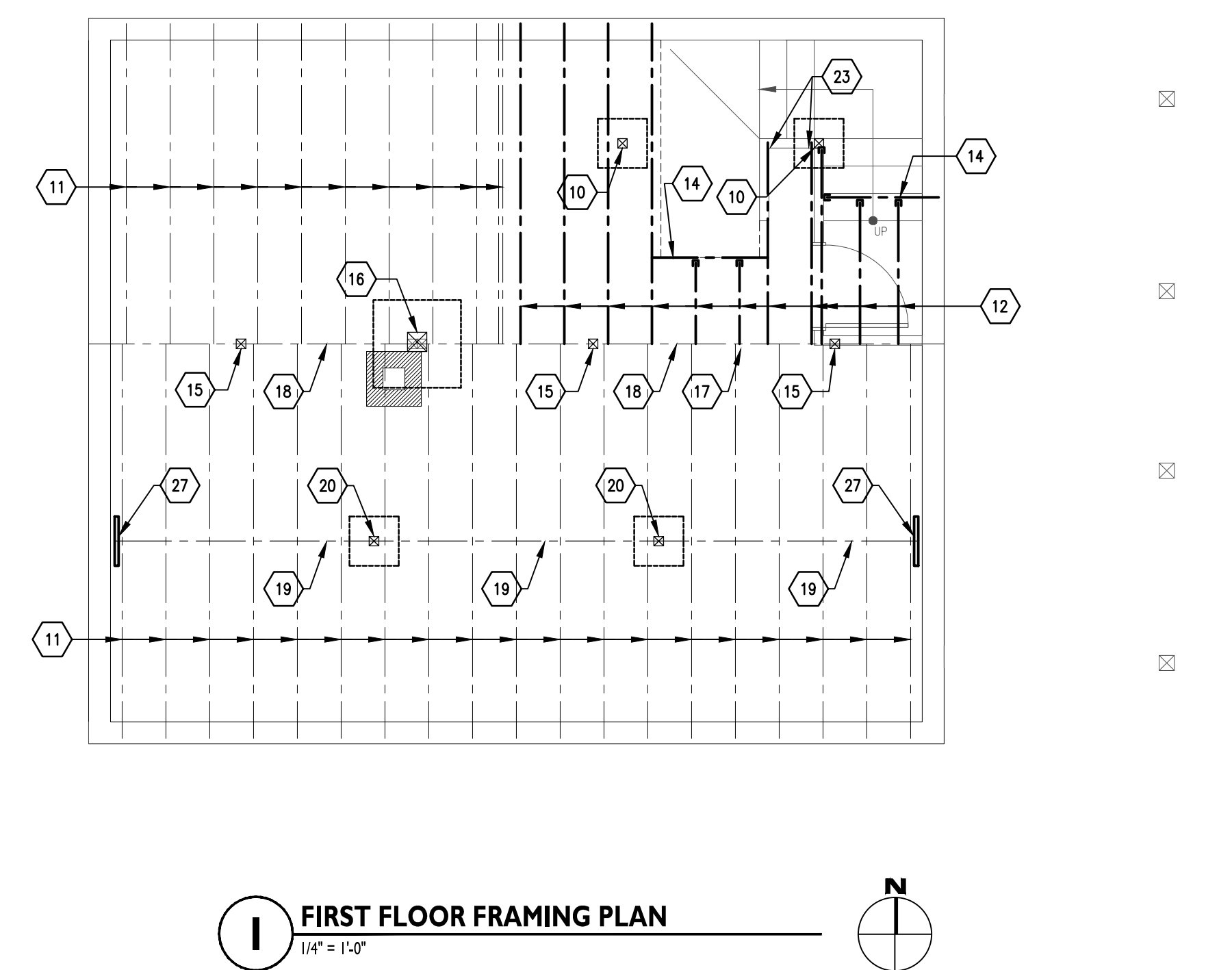
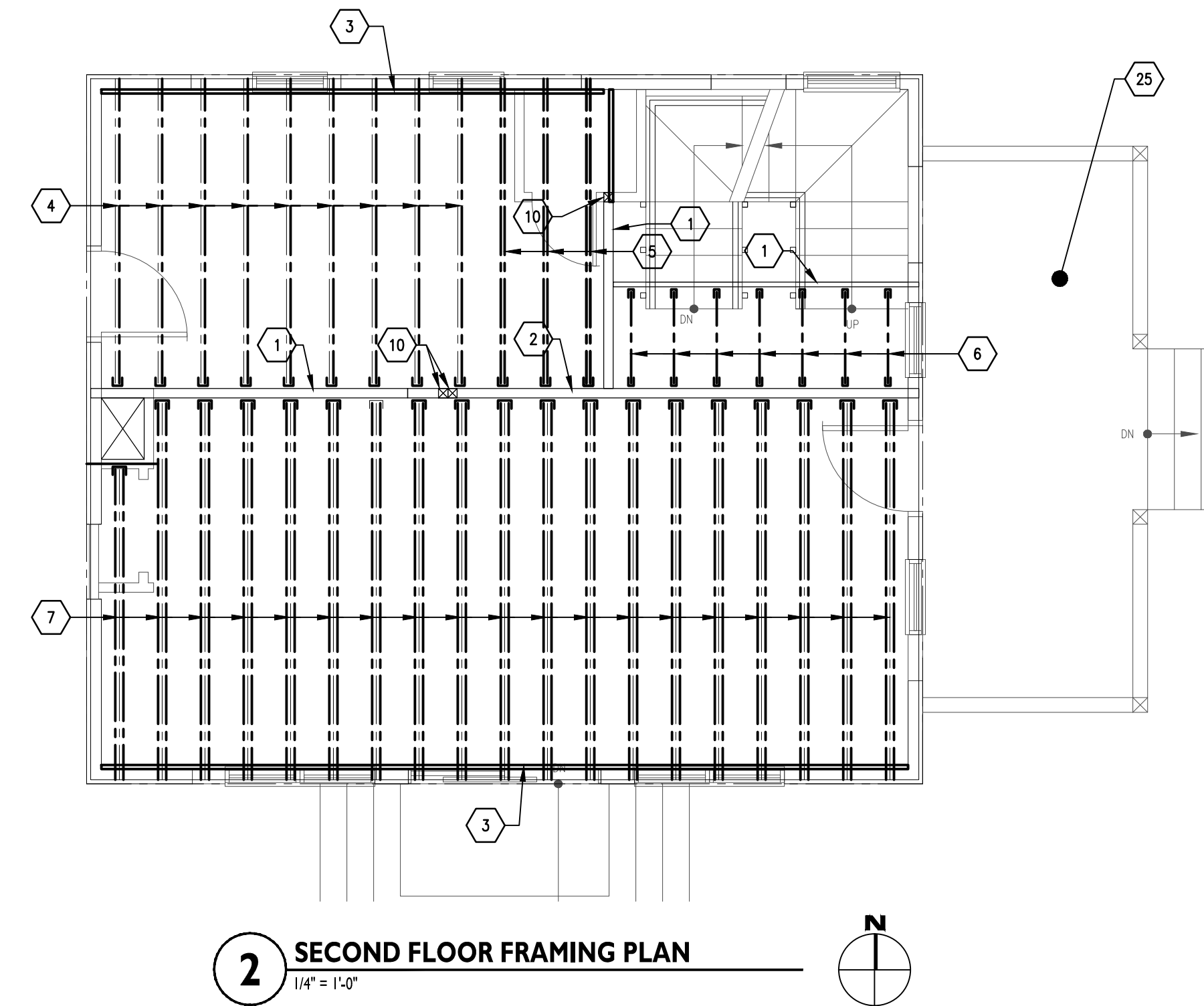
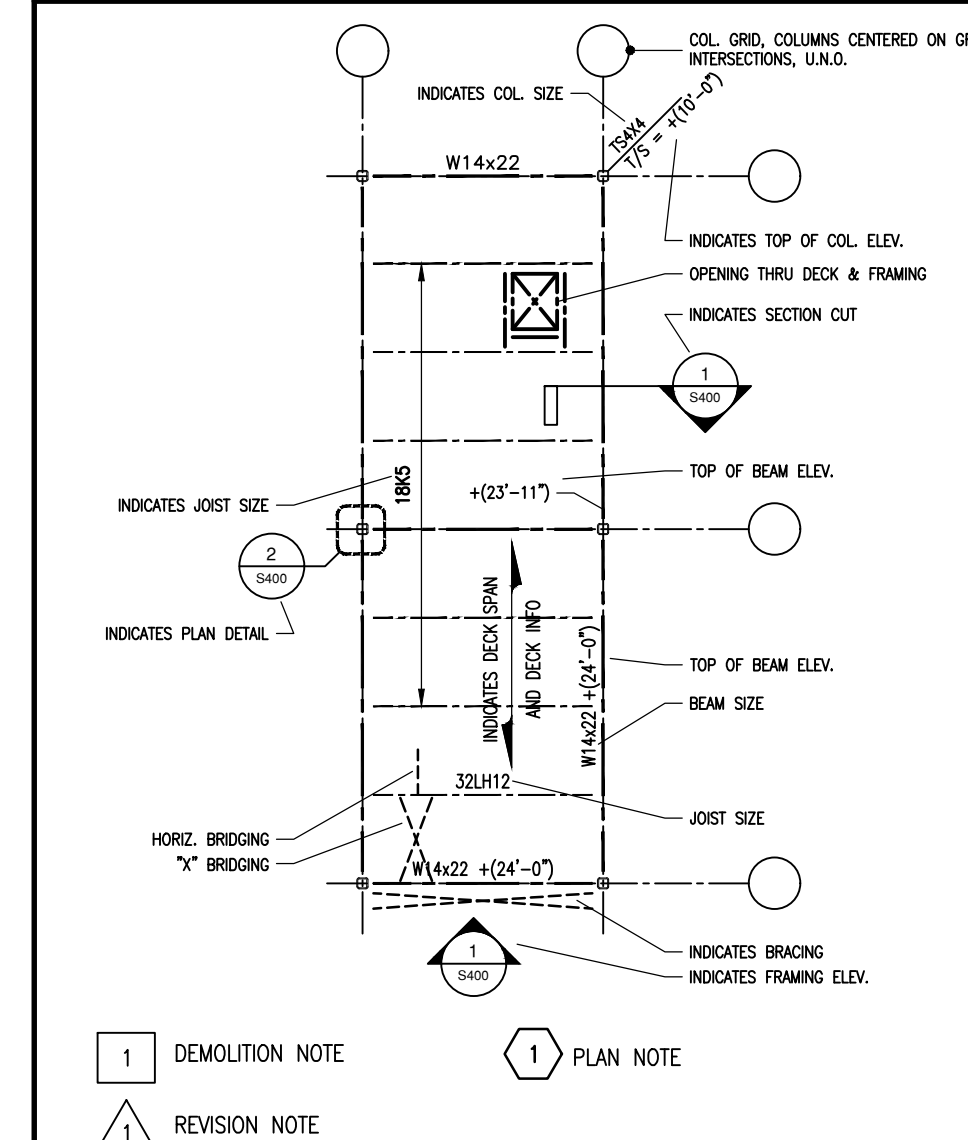
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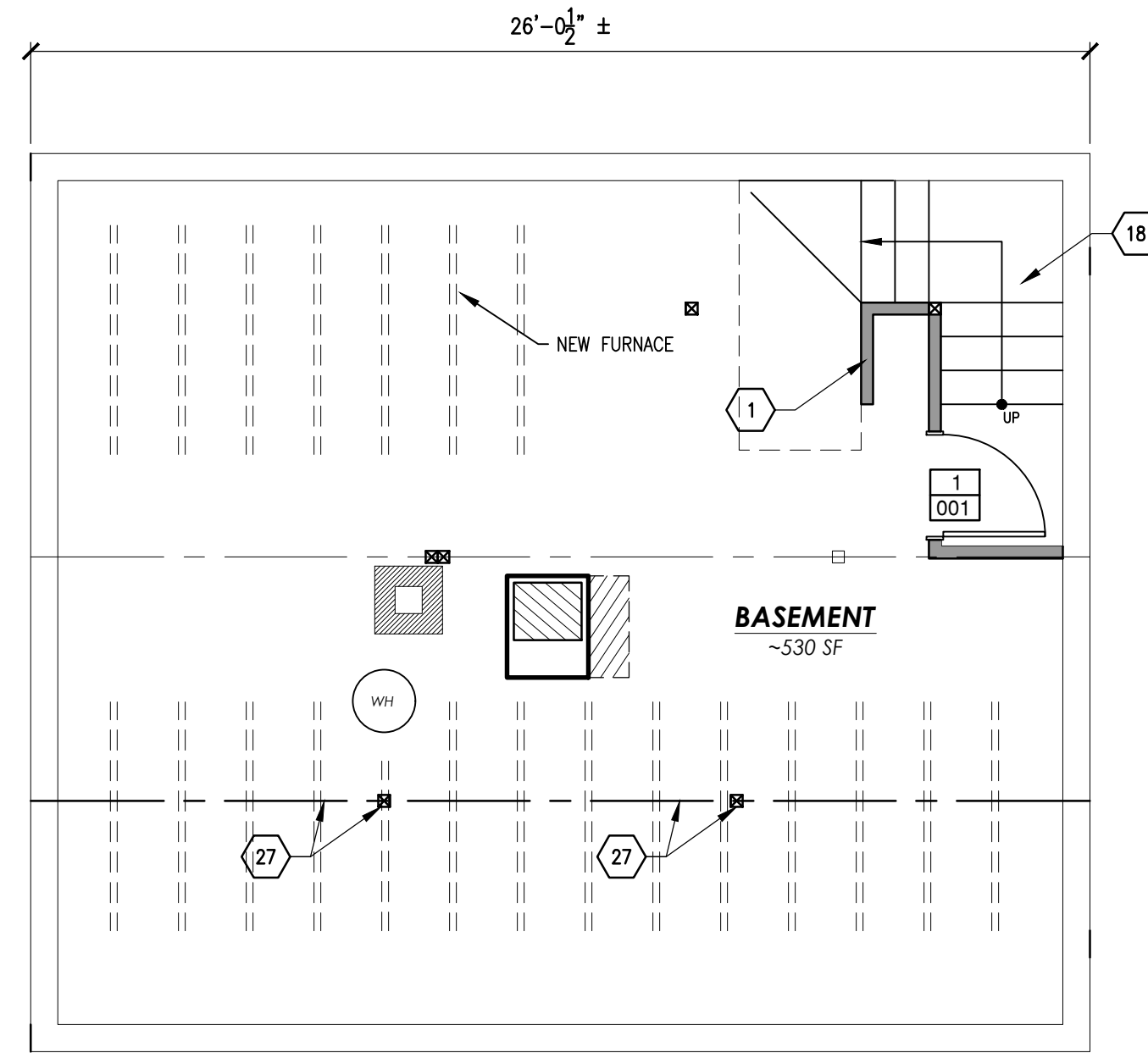
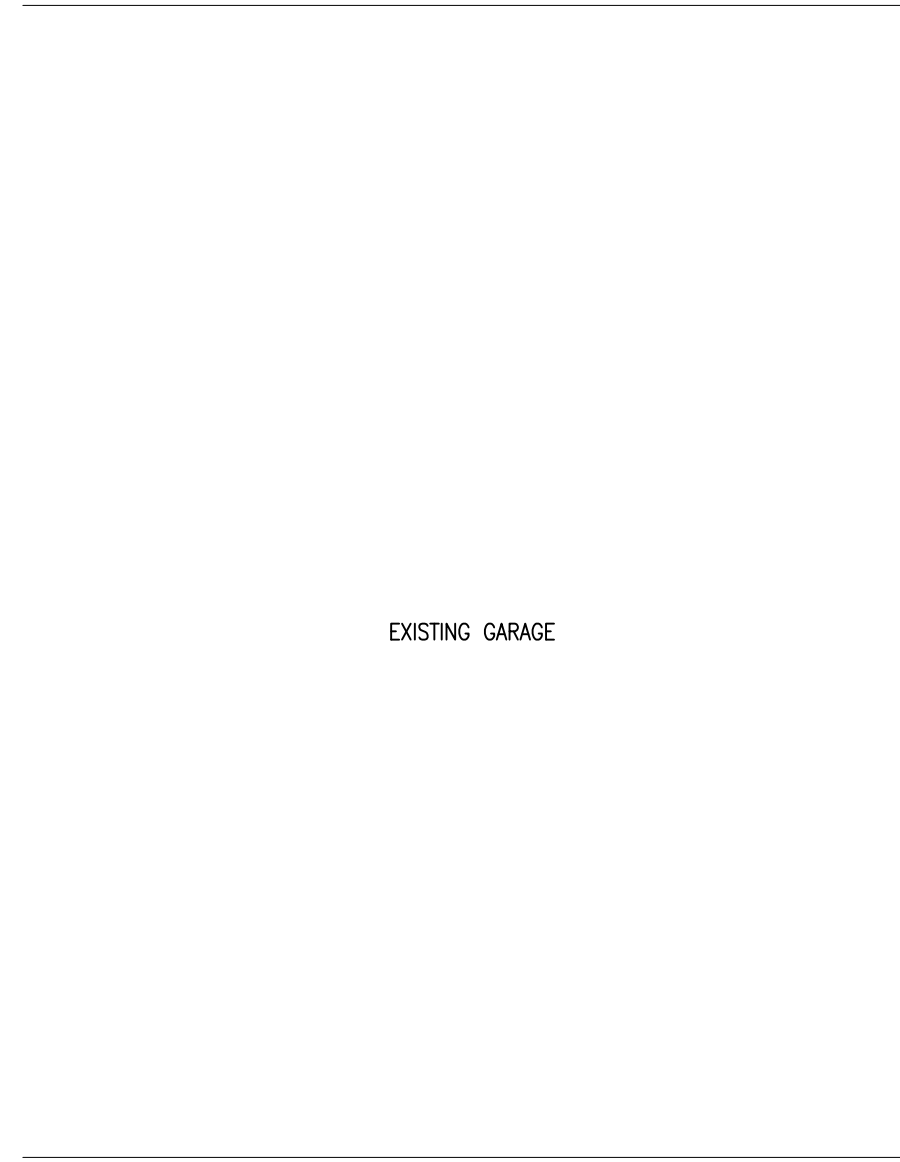
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STRUCTURAL KEYNOTES:

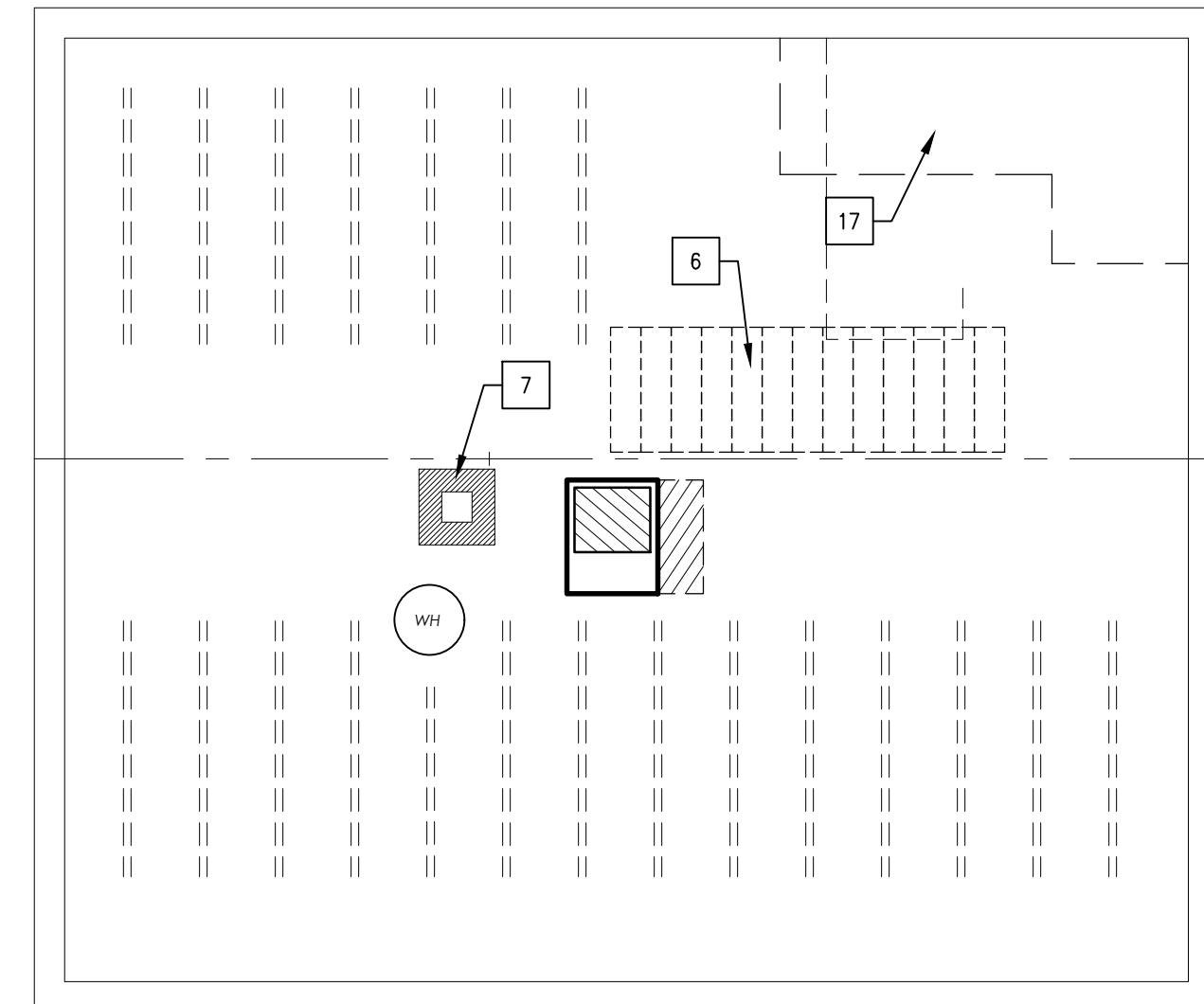
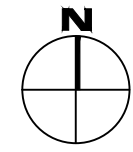
- 1 3 1/2" x 9 1/2" LVL HEADER - 3" MIN. WOOD BEARING AT EACH END (DROP)
- 2 3 1/2" x 16" LVL HEADER - 4 1/2" MIN. WOOD BEARING AT EACH END (FLUSH WITH TOP OF 2x6 FLOOR JOISTS)
- 3 CONTINUOUS 2x6 LEDGER ON 2x4 WALL.
- 4 SISTER 2x6 TO ONE SIDE OF EXISTING 2x6 FLOOR JOIST.
- 5 NEW DOUBLE 2x6 FLOOR JOIST @ 16" o.c. - PROVIDE SIMPSON "HU26-2" AT WOOD BEAM BEARING CONNECTION. (REMOVE EXISTING JOISTS AS REQUIRED)
- 6 NEW 2x6 FLOOR JOIST @ 16" o.c. - PROVIDE SIMPSON "HU26" AT WOOD BEAM BEARING CONNECTION. (REMOVE EXISTING JOISTS AS REQUIRED)
- 7 SISTER 2x6 TO BOTH SIDES OF EXISTING 2x6 FLOOR JOIST - PROVIDE SIMPSON "HU26-3" AT WOOD BEAM BEARING CONNECTION.
- 8 WOOD BEAM.
- 9 WOOD BEAM.
- 10 4x4 WOOD POST.
- 11 EXISTING 2x8 WOOD JOISTS @ 16" o.c..
- 12 NEW 2x8 WOOD JOISTS @ 16" o.c. MAX.
- 13 (2) 2x8 WOOD HEADER JOIST
- 14 2x8 WOOD HEADER JOIST
- 15 NEW 4-PLY 2x6 WOOD POST ON NEW PAD FOOTING.
- 16 4-PLY 2x8 WOOD POST ON NEW PAD FOOTING - UNDER WOOD POSTS ABOVE.
- 17 EXISTING WOOD POST TO REMAIN
- 18 EXISTING WOOD BEAM TO REMAIN
- 19 ADD 4 PLY 2x6 BEAM (BUTT JOINTS ONLY AT POSTS)
- 20 4 PLY 2x6 POST OR STEEL POST WITH 16"x16" FOOTING PAD
- 21 11 7/8" TJI WOOD JOISTS @ 16" o.c. WITH 1 3/4" x 11 7/8" LVL RIM BOARDS
- 22 5 1/4" x ?? LVL WOOD BEAM.
- 23 TAIL END OF FLOOR JOISTS TO BEAR ON WALL BELOW
- 24 PRE-ENGINEERED WOOD TRUSSES @ 24" o.c. SEE TRUSS PROFILE T-1
- 25 EXISTING PORCH STRUCTURE TO REMAIN. REPLACE DECK BOARDS WITH TREX DECKING
- 26
- 27 DOUBLE 2x8 TREATED BOARDS PLACED VERTICAL FOR BEAM SUPPORT. ANCHOR WITH LDT ANCHORS CONNECTED TO EXISTING FOUNDATION WALL
- 28
- 29
- 30

SYMBOLS LEGEND

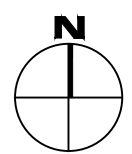




2 BASEMENT LEVEL FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT LEVEL DEMOLITION PLAN
1/4" = 1'-0"



FLOOR PLAN KEYNOTES:

- 1 NEW 1 1/2" WD. STUD WALL FURRING & 5/8" CYP. BD. ALIGN WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
- 2 NEW 2X WD. STUD WALL @ 16" O.C. AS INDICATED PER WALL TYPES. ALIGN W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
- 3 NEW WD. PARTIAL HT. STUD WALL @ 16" O.C. W/ STAINED WD. CAP. INSTALL 5/8" CYP. BD. ON BOTH SIDES & FINISH PER INTERIOR DWG'S.
- 4 INFILL EXIST. WD. STUD WALL @ 16" O.C. AS INDICATED. INSTALL 5/8" CYP. BD. ON BOTH SIDES & ALIGN W/ EXIST. WALL, ALIGN W/ EXIST. WALL & MATCH FINISH.
- 5 NEW EXTERIOR INSUL. WDW., SEE SCHED. FOR SIZING.
- 6 NEW INTERIOR WDW., SEE SCHED. FOR SIZING.
- 7 NEW EXTERIOR MTL. INSUL. DOOR, FRAME & HARDWARE. SEE SCHED.
- 8 NEW EXTERIOR O.H. DOOR & OPENER.
- 9 NEW INTERIOR DOOR, FRAME & HARDWARE. SEE SCHED.
- 10 NEW INTERIOR CASED OPENING.
- 11 SOLID SURFACE COUNTERTOP & BASE CABINET (WHERE APPLICABLE). SEE ENLARGED PLANS & INTERIOR ELEVATIONS FOR DETAILS.
- 12 NEW FLR. MTD. WATER CLOSET, TIE INTO SUPPLY & WASTE LINES & VENT AS REQ'D.
- 13 NEW WALL MTD. LAVATORY, TIE INTO SUPPLY & WASTE LINES & VENT AS REQ'D.
- 14 NEW DROP-IN LAVATORY, TIE INTO SUPPLY & WASTE LINES & VENT AS REQ'D.
- 15 NEW WALL MTD. URINAL, TIE INTO SUPPLY & WASTE LINES. VENT AS REQ'D.
- 16 NEW 1 1/2" SQ. MTL. GUARDRAIL (PAINTED), TOP OF RAIL +42" ABOVE FIN. SURFACE. FINAL DESIGN DETERMINED BY OWNER.
- 17 NEW 1 1/2" MTL. HANDRAIL (PAINTED), TOP OF RAIL +36" ABOVE FIN. SURFACE. EXTEND HANDRAILS +12" PAST FINAL RISER @ ALL LANDINGS.
- 18 NEW STAIRS. MINIMUM 10" TREAD AND 8" MAXIMUM RISER.
- 19 NEW STRUCTURAL COL. LOC.
- 20 DASHED LINE INDICATES ROOF ABV., SEE PLANS & WALL SECTIONS FOR DETAILS.
- 21 DASHED LINE INDICATES FLR. OUTLINE ABV., SEE PLANS & WALL SECTIONS FOR DETAILS.
- 22 DASHED LINE INDICATES WALL BELOW, SEE PLANS & WALL SECTIONS FOR DETAILS.
- 23 PRE-FINISHED ALUM. DOWNSPOUT W/ ALL REQ'D. ANCHORAGES FROM ROOF ABV. SEE ROOF PLAN FOR SIZING INFO.
- 24 NEW WDW. WELL LOCATION.
- 25 NEW CONC. PAD FOR NEW MECHANICAL SYSTEMS.
- 26 DIRECT VENT GAS ONLY FIREPLACE W/ ELECTRONIC IGNITION (SHALL MEET REQUIREMENTS OF T-24. INSTALL PER I.B.C., I.M.C., & MFG. SPECS. UL #Z21.88
- 27 SEE STRUCTURAL DRAWINGS

DEMOLITION PLAN KEYNOTES:

- 1 REMOVE & DISPOSE OF EXISTING EXTERIOR WALL AS REQUIRED FOR NEW WINDOW OR EXTERIOR DOOR.
- 2 REMOVE & DISPOSE OF EXISTING WINDOW. PREPARE OPENING FOR NEW WINDOW OR NEW INFILL EXTERIOR WALL.
- 3 REMOVE & DISPOSE OF EXISTING EXTERIOR DOOR. PREPARE OPENING FOR NEW DOOR.
- 4 REMOVE & DISPOSE OF EXISTING INTERIOR STUD WALL AS INDICATED.
- 5 REMOVE & DISPOSE OF EXISTING INTERIOR DOOR, FRAME & HARDWARE.
- 6 REMOVE & DISPOSE OF EXISTING STAIRS, INCLUDING TREADS, RISERS AND STRINGERS.
- 7 VERIFY INTEGRITY OF EXISTING CHIMNEY. VERIFY CHIMNEY SIZE AND LOCATION.
- 8 REMOVE & DISPOSE OF EXISTING WATERCLOSET, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
- 9 REMOVE & DISPOSE OF EXISTING LAVATORY, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
- 10 REMOVE & DISPOSE OF EXISTING BATH TUB, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
- 11 REMOVE & DISPOSE OF EXISTING KITCHEN SINK, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
- 12 REMOVE & DISPOSE OF EXISTING BASE CABINET & COUNTERTOP.
- 13 REMOVE & DISPOSE OF EXISTING WALL CABINETS.
- 14 REMOVE & DISPOSE OF EXISTING REFRIGERATOR.
- 15 REMOVE & DISPOSE OF EXISTING PORCH ROOF.
- 16 REMOVE & DISPOSE OF EXISTING GARAGE ROOF AS REQUIRED FOR NEW ADDITIONS ROOF.
- 17 REMOVE & DISPOSE OF EXISTING SUBFLOOR AND FLOOR JOISTS AS INDICATED FOR NEW STAIR.

GENERAL ARCHITECTURAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE W/ ALL GOVERNING CODES & REGULATING AGENCIES. THIS PROJECT IS DESIGNED & DOCUMENTED PER THE ARCHITECT'S INTERPRETATION OF THE CODE REQUIREMENTS. VARIOUS GOVERNING AGENCIES SOMETIME INTERPRET THE CODES, LAWS, & ORDINANCES DIFFERENTLY. THESE AGENCIES HAVE JURISDICTION TO REQUIRE CHANGES IN DESIGN & CONSTRUCTION INCLUDING THOSE AGENCIES INVOLVED WITH THE "AMERICANS W/ DISABILITIES ACT".
- THE ARCHITECTURAL PLANS SHOWN HEREIN MAY NOT CORRESPOND TO PLANS FINALLY APPROVED BY THE ARCHITECT, OWNER, OR NECESSARY AGENCIES. IT IS THE RESPONSIBILITY OF THE PARTY OR PARTIES RELYING ON THESE PLANS TO VERIFY & CONFIRM SAID ARCHITECTURAL PRIOR TO CONSTRUCTION.
- ALL NEW WALL SWITCHES SHALL BE LUTRON ROCKER SWITCHES, TYPICAL.

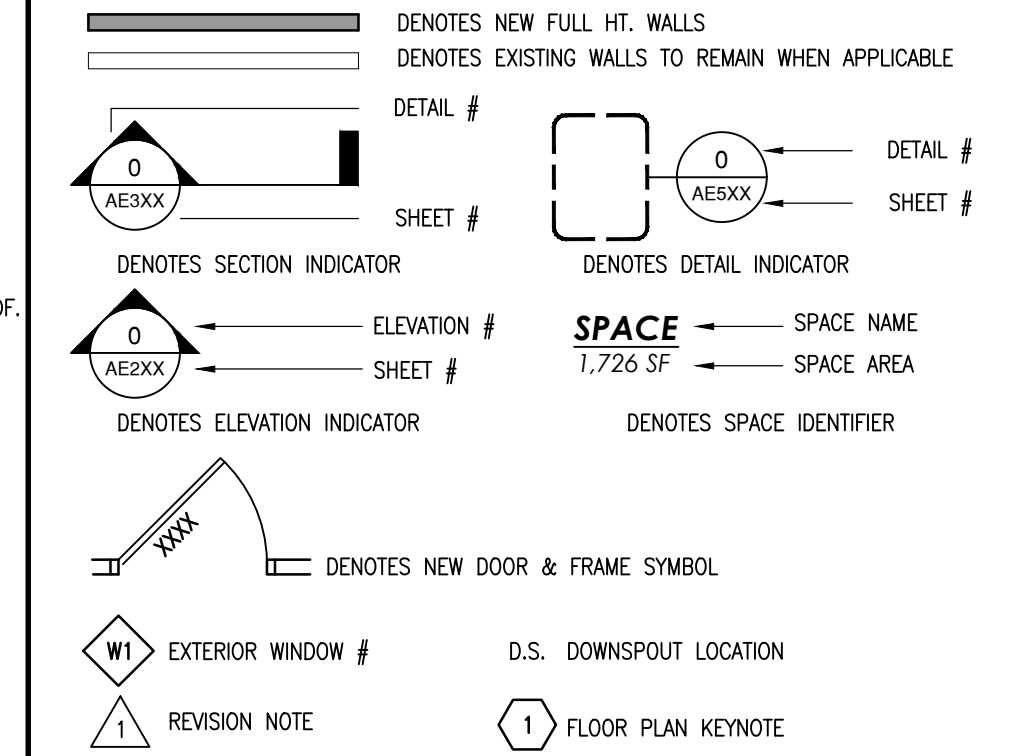
GENERAL FLOOR PLAN NOTES:

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

DEMOLITION PLAN NOTES:

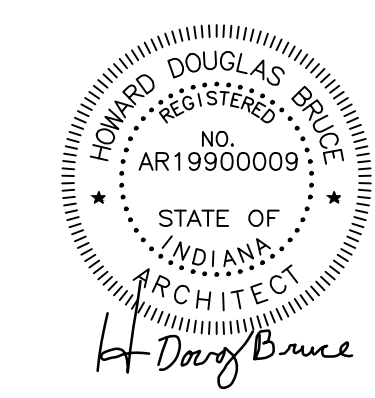
1. ABSOLUTE CARE SHOULD BE EXERCISED IN THE REMOVAL OF EXISTING BUILDING FABRIC. REMOVE ONLY WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION OF THE NEW WORK. IF ANY DOUBT OR QUESTIONS ARE ENCOUNTERED NOTIFY ARCHITECT.
2. REFER TO THE STRUCTURAL DRAWINGS FOR FRAMING CONDITIONS THAT MAY REQUIRE DEMOLITION OR REINFORCING WORK PRIOR TO NEW CONSTRUCTION.
3. REMOVE ALL EXISTING PLUMBING PIPING THAT IS EXPOSED OR ENCOUNTERED.
4. REMOVE ALL EXPOSED PLUMBING PIPING AFTER REMOVING PLUMBING FIXTURES. CAP BELOW WALL OR FLOOR SURFACE IF COMPLETE REMOVAL IS NOT FEASIBLE.
5. DEMOLITION CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE TO ABIDE BY ALL RULES, REGULATIONS & ORDINANCES AS DICTATED BY THE CITY OF PROJECT & OR ANY OTHER GOVERNING AGENCY.
6. DEMOLITION PROCEDURES & REMOVAL OF REFUSE SHALL OCCUR IN AN ORDERLY FASHION. NO STORAGE OF REFUSE SHALL OCCUR ON SITE. NO SALE OF SCRAP OR REFUSE SHALL OCCUR ON SITE. NO BURNING OF REFUSE SHALL BE PERMITTED. NO USE OF EXPLOSIVES SHALL BE PERMITTED.
7. DEMOLITION CONTRACTOR SHALL BE HELD RESPONSIBLE TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR ASSUMES ALL RESPONSIBILITIES & LIABILITIES ASSOCIATED WITH REGARD TO DEMOLITION PRACTICES & ASSUMES SUCH.
8. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR SAFETY & SECURITY OF THE ENTIRE SITE & FACILITY DURING PROCESS OF DEMOLITION & SHALL OBTAIN INSURANCE'S PROTECTING THE OWNER, DESIGN BUILDER & ARCHITECT.
9. DEMOLITION CONTRACTOR TO TAKE ALL STEPS NECESSARY TO PREVENT POLLUTION OF AIR, WATER AND SOILS, AND SHALL:
 - A. COMPLY WITH ENVIRONMENTAL POLLUTION REGULATIONS.
 - B. NO STORAGE OF CONTAMINANTS ARE PERMITTED ON SITE.
 - C. DEMOLITION CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ACCIDENTS DUE TO PHYSICAL HAZARDS (i.e. BARRICADES, WARNING LIGHTS, SIGNS AS REQUIRED). CONTRACTOR IS REQUIRED TO INSURE PUBLIC SAFETY DURING THE DEMOLITION PROCESS & ASSUME ALL LIABILITIES FOR SUCH.
 - D. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT ITEMS SCHEDULED OR NOTED TO REMAIN, STAY INTACT & UNHARMED.
 - E. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION OF THE ENTIRE BUILDING FACILITIES STRUCTURE & COORDINATE EFFORTS WITH THE GENERAL CONTRACTOR. DEMOLITION CONTRACTOR SHALL VERIFY ALL CONDITIONS AND SCOPE OF WORK AS DESCRIBED HERE IN. THESE DOCUMENTS ARE TO BE UTILIZED FOR INTENT ONLY. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE FULL EXTENT OF THE DEMOLITION.
 - F. DRAIN, PURGE OR OTHERWISE REMOVE, COLLECT & LEGALLY DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER HAZARDOUS MATERIALS & WASTE BEFORE PROCEEDING WITH DEMOLITION OPERATIONS.
 - G. CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES @ LEAST 72 HOURS PRIOR TO THE START OF DEMOLITION.
10. PROTECT EXISTING FINISHES IN EXISTING AREAS TO REMAIN.

SYMBOLS LEGEND:



REVISIONS
1 REMOVED ADDITION NOVEMBER 22, 2019

RESIDENTIAL RENOVATION FOR:
JT FORBES & MARTHA SHEDD
812 S MORTON ST
BLOOMINGTON, INDIANA 47401

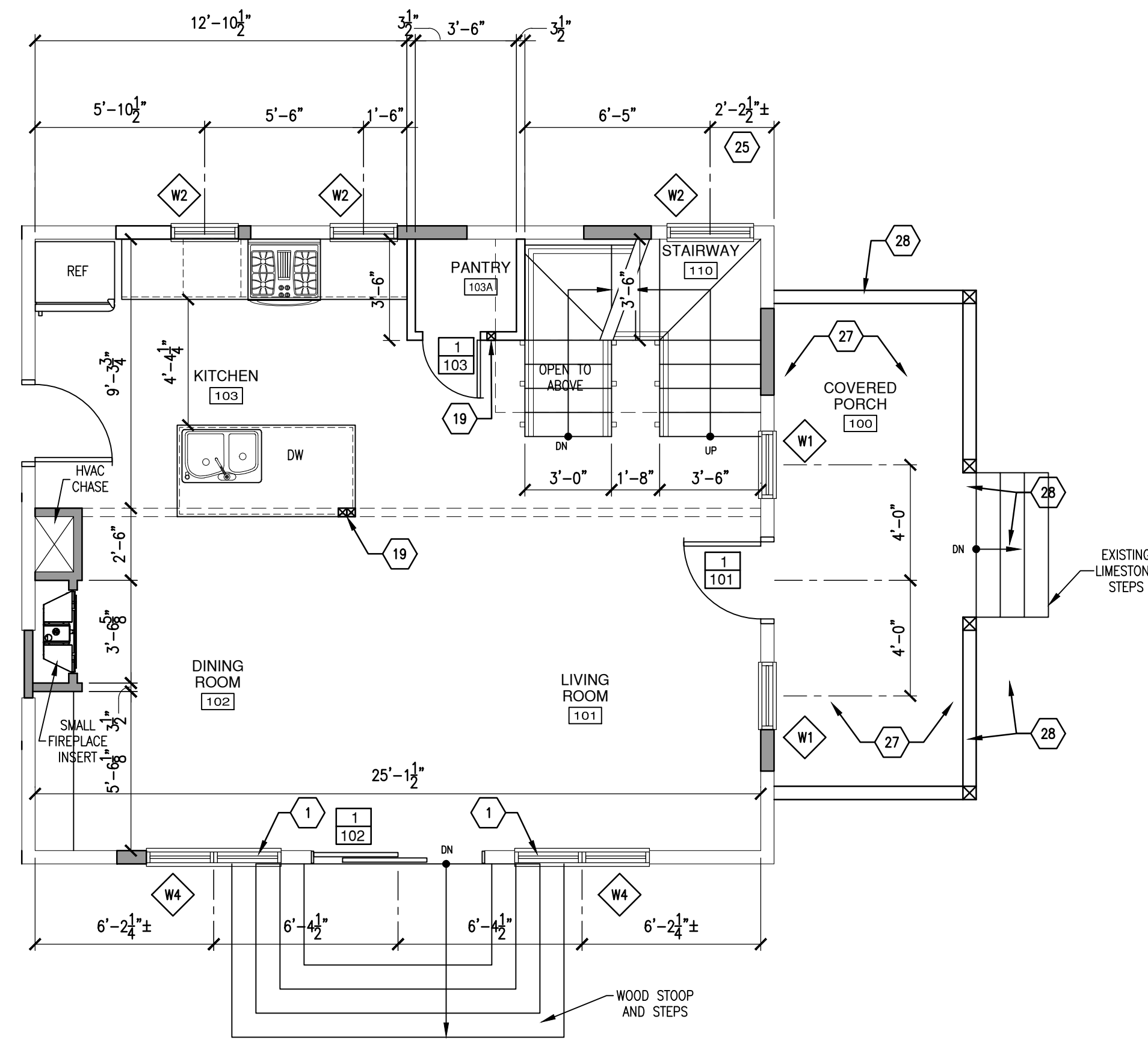
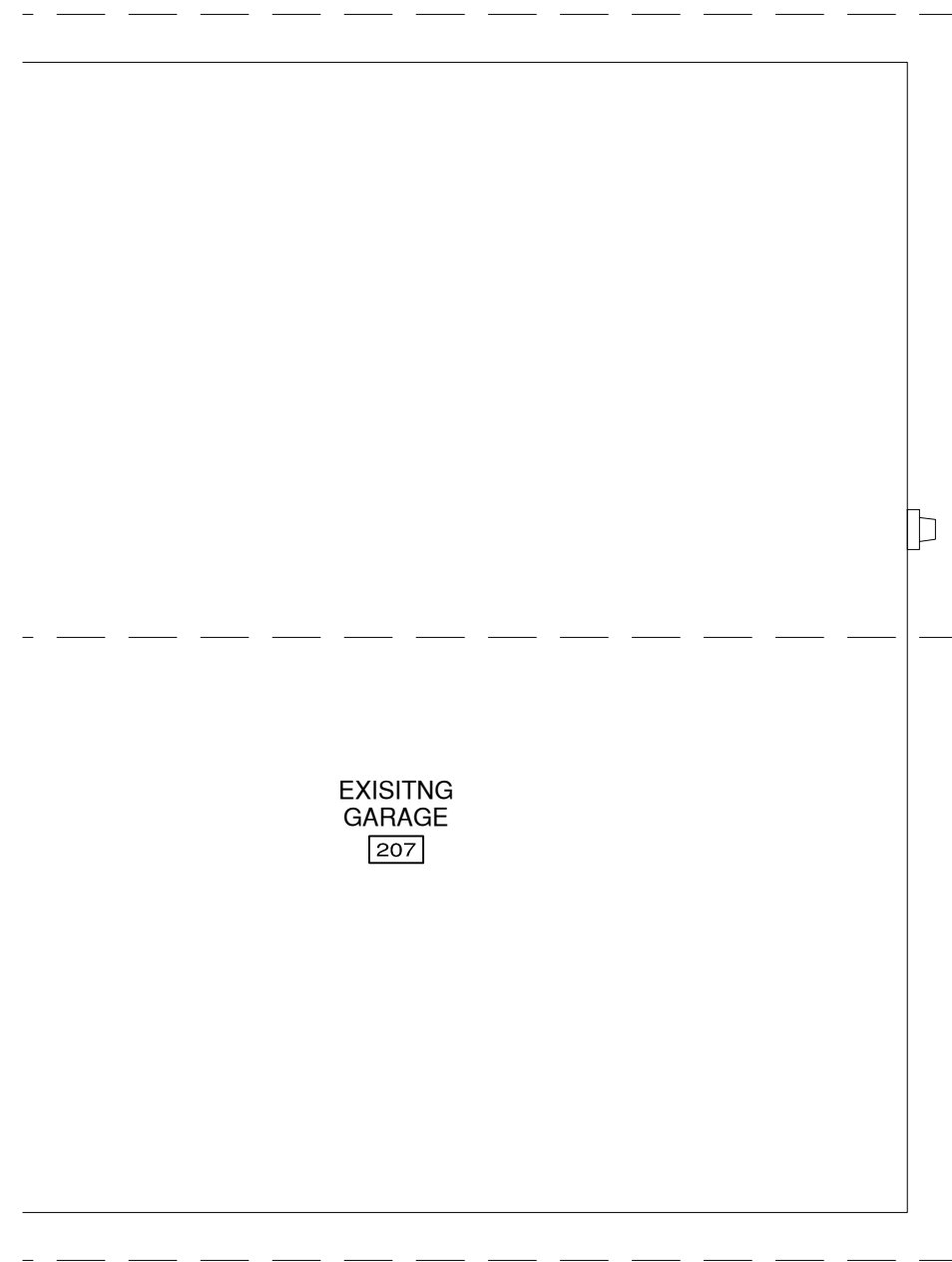


PROJECT NO. 2019
DATE OCTOBER 15, 2019
DRAWN BY D. TALISMA
CHECKED BY D. BRUCE

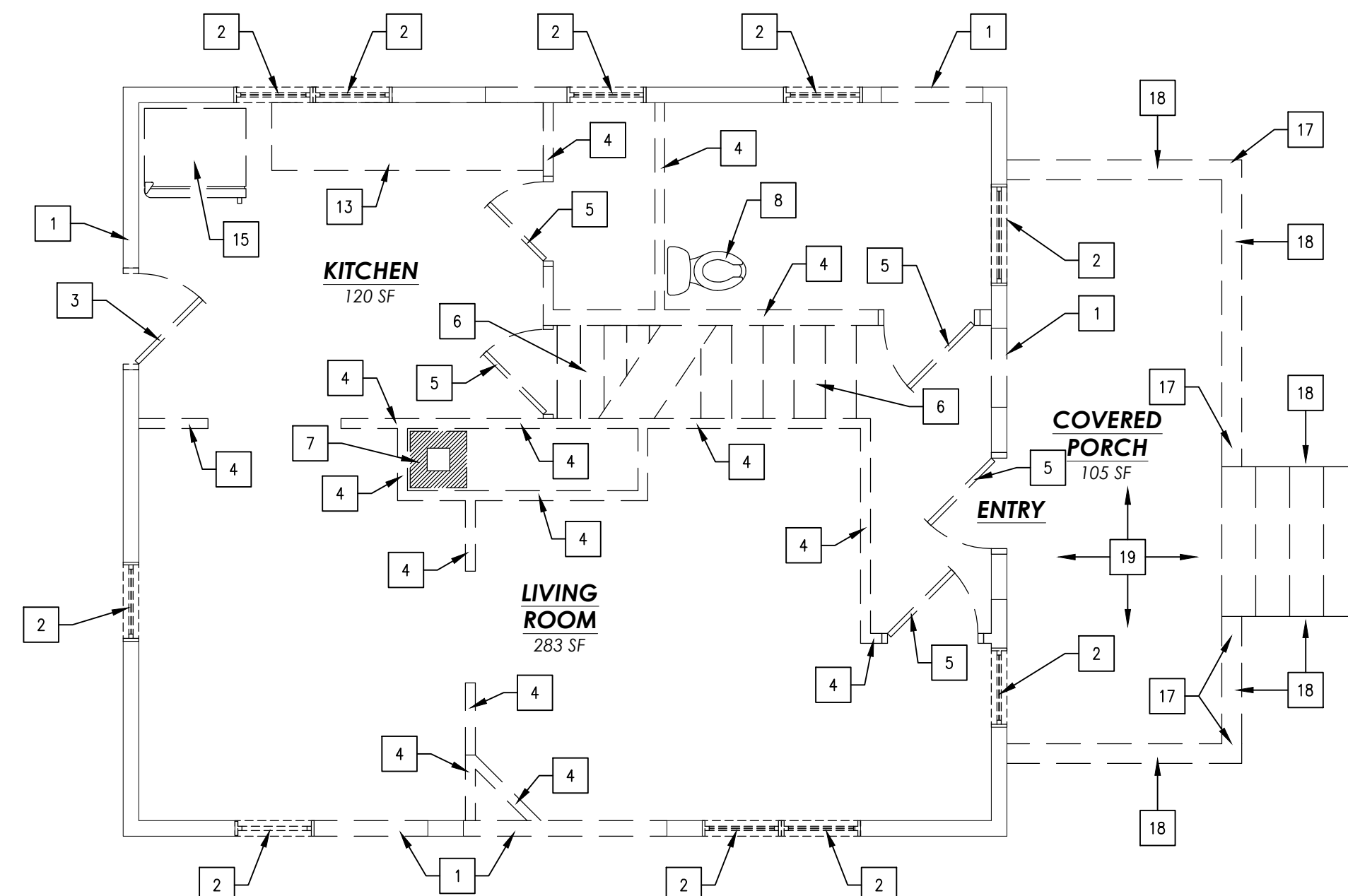
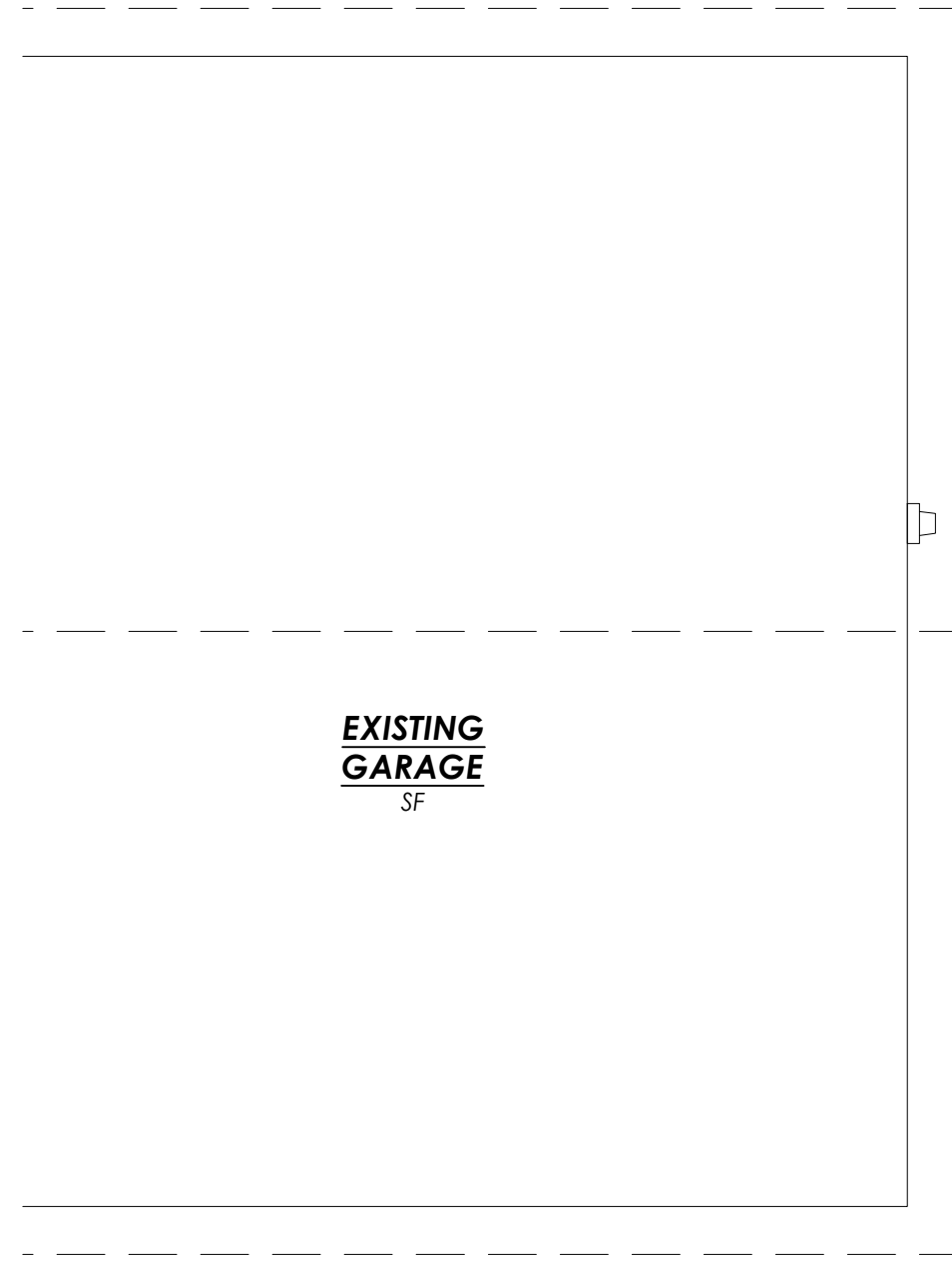
SHEET NAME
BASEMENT LEVEL DEMOLITION AND FLOOR PLAN

SHEET NO.

AE100



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 MAIN LEVEL DEMOLITION PLAN
1/4" = 1'-0"

FLOOR PLAN KEYNOTES:

- 1 NEW 1 1/2" WD. STUD WALL FURRING & 5/8" GYP. BD. ALIGN WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
- 2 NEW 2X WD. STUD WALL @ 16" O.C. AS INDICATED PER WALL TYPES. ALIGN W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
- 3 NEW WD. PARTIAL HT. STUD WALL @ 16" O.C. W/ STAINED WD. CAP. INSTALL 5/8" GYP. BD. ON BOTH SIDES & FINISH PER INTERIOR DWG'S.
- 4 INFILL EXIST. WD. STUD WALL @ 16" O.C. AS INDICATED. INSTALL 5/8" GYP. BD. ON BOTH SIDES & ALIGN W/ EXIST. WALL, ALIGN W/ EXIST. WALL & MATCH FINISH.
- 5 NEW EXTERIOR INSUL. WDW., SEE SCHED. FOR SIZING.
- 6 NEW INTERIOR WDW., SEE SCHED. FOR SIZING.
- 7 NEW EXTERIOR MTL. INSUL. DOOR, FRAME & HARDWARE. SEE SCHED.
- 8 NEW EXTERIOR O.H. DOOR & OPENER.
- 9 NEW INTERIOR DOOR, FRAME & HARDWARE. SEE SCHED.
- 10 NEW INTERIOR CASED OPENING.
- 11 SOLID SURFACE COUNTERTOP & BASE CABINET (WHERE APPLICABLE). SEE ENLARGED PLANS & INTERIOR ELEVATIONS FOR DETAILS.
- 12 NEW FLR. MTD. WATER CLOSET, TIE INTO SUPPLY & WASTE LINES & VENT AS REQ'D.
- 13 NEW WALL MTD. LAVATORY, TIE INTO SUPPLY & WASTE LINES & VENT AS REQ'D.
- 14 NEW DROP-IN LAVATORY, TIE INTO SUPPLY & WASTE LINES & VENT AS REQ'D.
- 15 INSTALL INSULATED DOG DOOR IN WALL. (SIZE TO BE DETERMINED BY OWNER)
- 16 NEW 1 1/2" SQ. MTL. GUARDRAIL (PAINTED), TOP OF RAIL +42" ABOVE FIN. SURFACE. FINAL DESIGN DETERMINED BY OWNER.
- 17 NEW 1 1/2" MTL. HANDRAIL (PAINTED), TOP OF RAIL +36" ABOVE FIN. SURFACE. EXTEND HANDRAILS +12" PAST FINAL RISER @ ALL LANDINGS.
- 18 NEW STAIRS.
- 19 NEW STRUCTURAL COLUMN LOCATION
- 20 VELLUX "FRESH AIR" SKYLIGHT (21" x 45 3/4" R.O.) PROVIDE MANUAL PLEATED BLINDS
- 21 DASHED LINE INDICATES FLR. OUTLINE ABV., SEE PLANS & WALL SECTIONS FOR DETAILS.
- 22 DASHED LINE INDICATES WALL BELOW, SEE PLANS & WALL SECTIONS FOR DETAILS.
- 23 PRE-FINISHED ALUM. DOWNSPOUT W/ ALL REQ'D. ANCHORAGES FROM ROOF ABV. SEE ROOF PLAN FOR SIZING INFO.
- 24 NEW WDW. WELL LOCATION.
- 25 CENTER WINDOW ON STAIRS
- 26 DIRECT VENT GAS ONLY FIREPLACE W/ ELECTRONIC IGNITION (SHALL MEET REQUIREMENTS OF T-24. INSTALL PER I.B.C., I.M.C., & MFG. SPECS. UL #Z21.88
- 27 NEW WOOD TREX DECKING
- 28 PROVIDE NEW PREFINISHED ALUMINUM RAILING.

DEMOLITION PLAN KEYNOTES:

- 1 REMOVE & DISPOSE OF EXISTING EXTERIOR WALL AS REQUIRED FOR NEW WINDOW OR EXTERIOR DOOR.
- 2 REMOVE & DISPOSE OF EXISTING WINDOW. PREPARE OPENING FOR NEW WINDOW OR NEW INFILL EXTERIOR WALL.
- 3 REMOVE & DISPOSE OF EXISTING EXTERIOR DOOR. PREPARE OPENING FOR NEW DOOR.
- 4 REMOVE & DISPOSE OF EXISTING INTERIOR STUD WALL AS INDICATED.
- 5 REMOVE & DISPOSE OF EXISTING INTERIOR DOOR, FRAME & HARDWARE.
- 6 REMOVE & DISPOSE OF EXISTING STAIRS, INCLUDING TREADS, RISERS AND STRINGERS.
- 7 CAREFULLY REMOVE AND DISPOSE OF EXISTING CHIMNEY, COMPLETE.
- 8 REMOVE & DISPOSE OF EXISTING WATERCLOSET, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
- 9 REMOVE & DISPOSE OF EXISTING LAVATORY, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
- 10 REMOVE & DISPOSE OF EXISTING BATH TUB, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
- 11 REMOVE & DISPOSE OF EXISTING KITCHEN SINK, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
- 12 REMOVE & DISPOSE OF EXISTING BASE CABINET & COUNTERTOP.
- 13 REMOVE & DISPOSE OF EXISTING WALL CABINETS.
- 14 REMOVE & DISPOSE OF EXISTING REFRIGERATOR.
- 15 REMOVE & DISPOSE OF EXISTING GAS STOVE, CAP OFF LINES AS REQUIRED.
- 16 VERIFY WITH OWNER EXISTING BATHROOM FIXTURES THAT ARE TO REMAIN.
- 17 EXISTING WOOD PORCH COLUMNS TO REMAIN. INSPECT EACH POST TO ENSURE THEY ARE FREE OF ROT. REPLACE ANY DETERIORATED POSTS WITH PRESSURE TREATED POSTS OF THE SAME SIZE.
- 18 REMOVE LOW WALL AND RAILINGS ALONG PERIMETER OF COVERED PORCH AND STEPS. ALSO REMOVE WOOD LATTICE BELOW PORCH.
- 19 REMOVE ALL DECK BOARDS AND PREP JOISTS FOR NEW DECKING. INSPECT EACH JOIST AFTER REMOVAL OF DECK BOARDS TO ENSURE JOISTS ARE FREE FROM ROT. REPLACE ANY DETERIORATED JOISTS WITH 2x PRESSURE TREATED JOISTS.
- 20
- 21

GENERAL ARCHITECTURAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE W/ ALL GOVERNING CODES & REGULATING AGENCIES. THIS PROJECT IS DESIGNED & DOCUMENTED PER THE ARCHITECT'S INTERPRETATION OF THE CODE REQUIREMENTS. VARIOUS GOVERNING AGENCIES SOMETIME INTERPRET THE CODES, LAWS, & ORDINANCES DIFFERENTLY. THESE AGENCIES HAVE JURISDICTION TO REQUIRE CHANGES IN DESIGN & CONSTRUCTION INCLUDING THOSE AGENCIES INVOLVED WITH THE "AMERICANS W/ DISABILITIES ACT".
- THE ARCHITECTURAL PLANS SHOWN HEREIN MAY NOT CORRESPOND TO PLANS FINALLY APPROVED BY THE ARCHITECT, OWNER, OR RELAYING AGENCIES. IT IS THE RESPONSIBILITY OF THE PARTY OR PARTIES NECESSARY ON THESE PLANS TO VERIFY & CONFIRM SAID ARCHITECTURAL PRIOR TO CONSTRUCTION.
- ALL STL. STUDS TO BE BRACED PER MFG'S. LIMIT HT. (L/240)

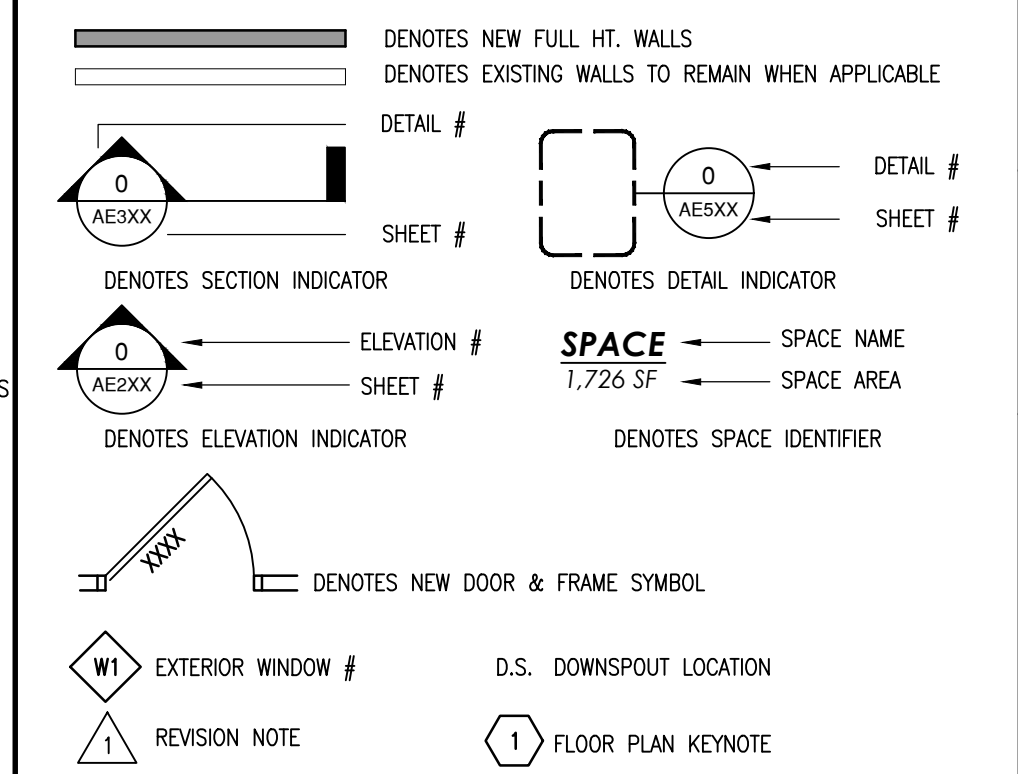
GENERAL FLOOR PLAN NOTES:

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

DEMOLITION PLAN NOTES:

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

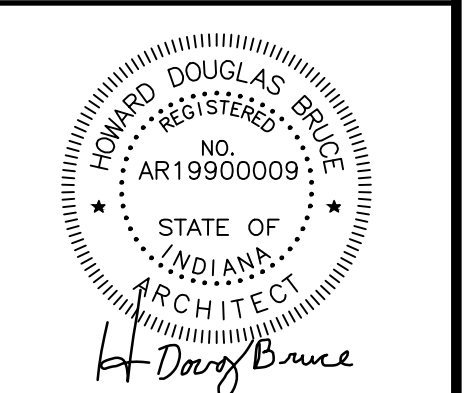
SYMBOLS LEGEND:



REVISIONS

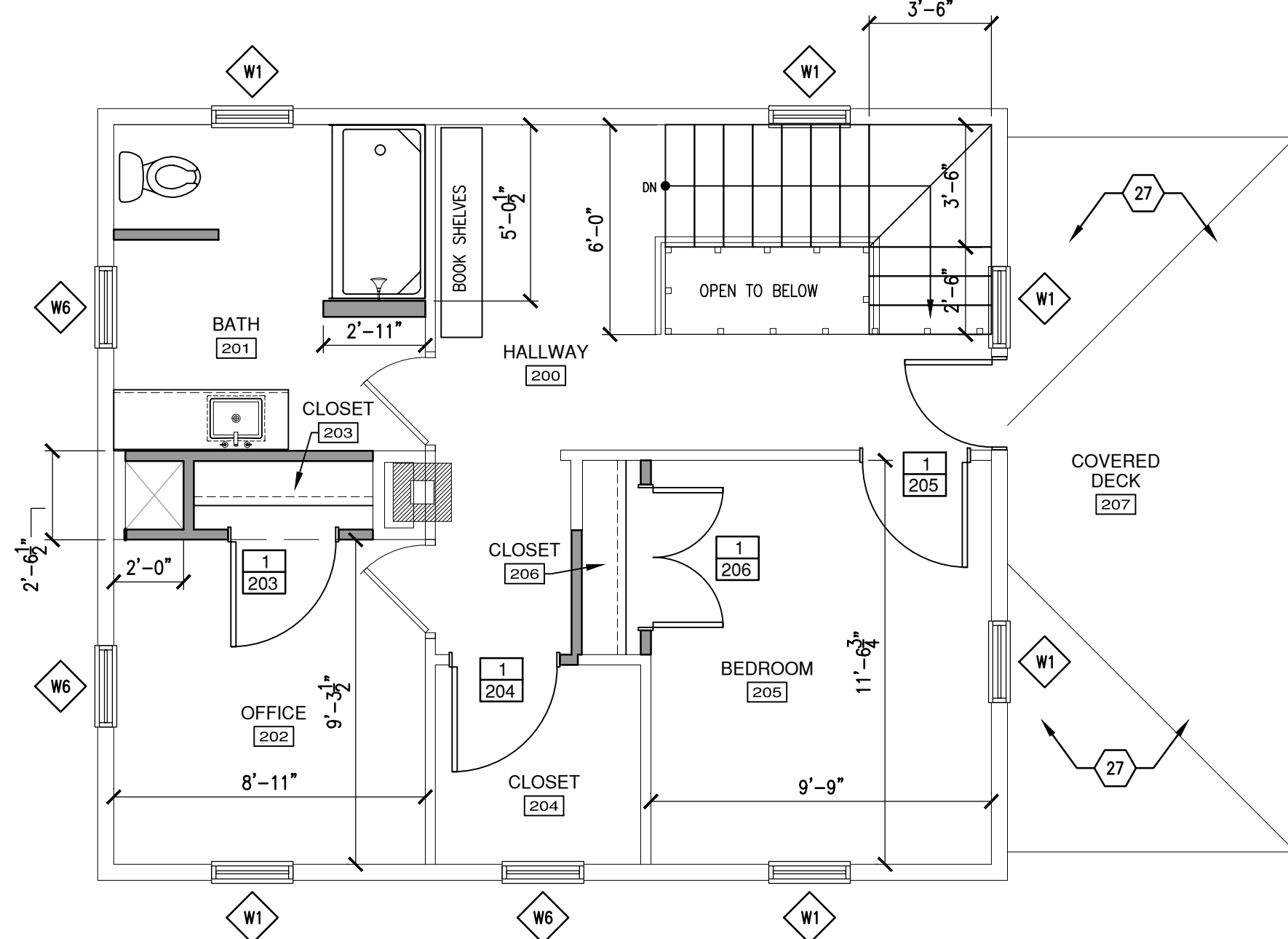
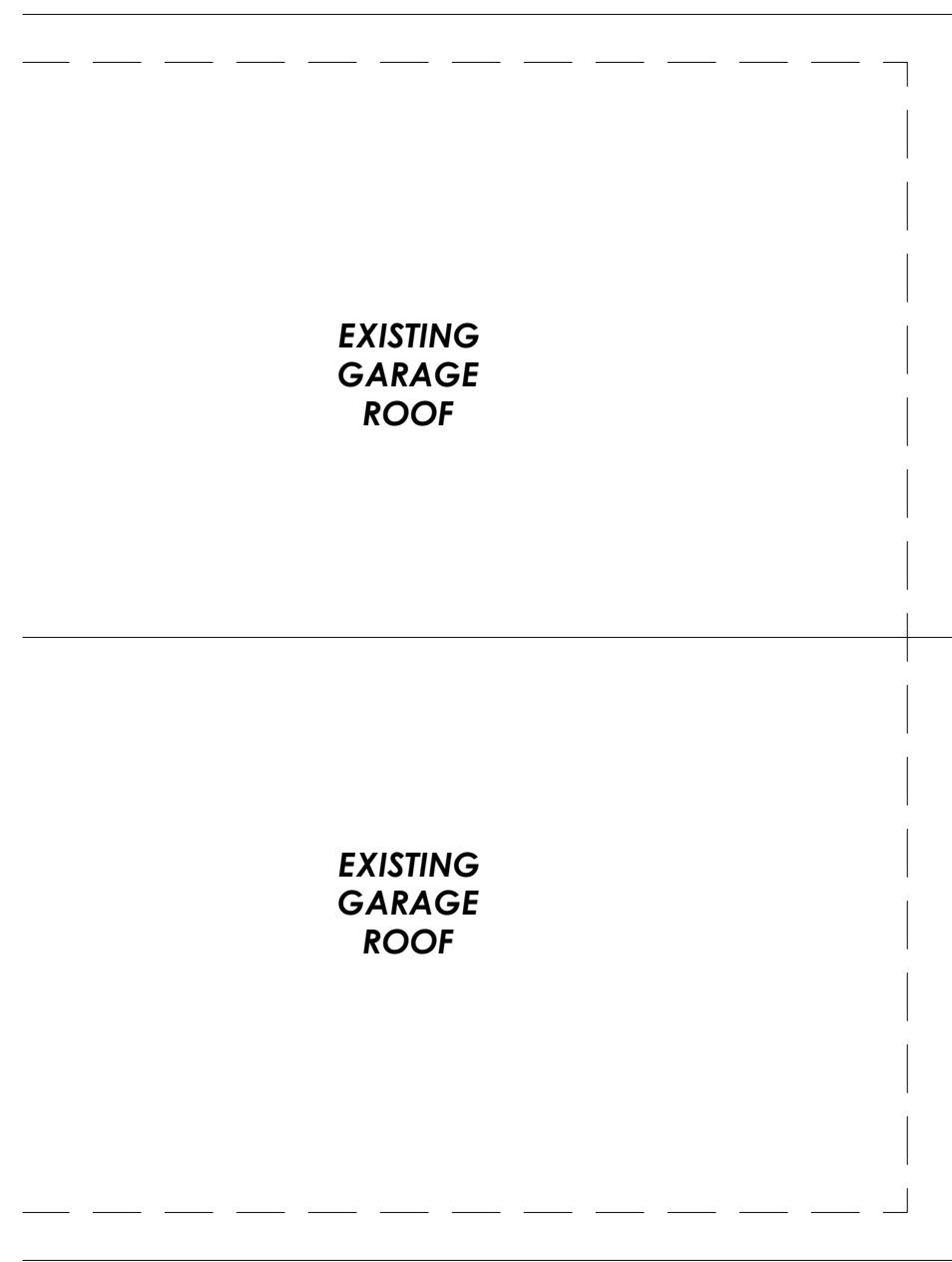
1	REMOVED ADDITION NOVEMBER 22, 2019
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RESIDENTIAL RENOVATION FOR:
JT FORBES & MARTHA SHEDD
812 S MORTON ST
BLOOMINGTON, INDIANA 47401

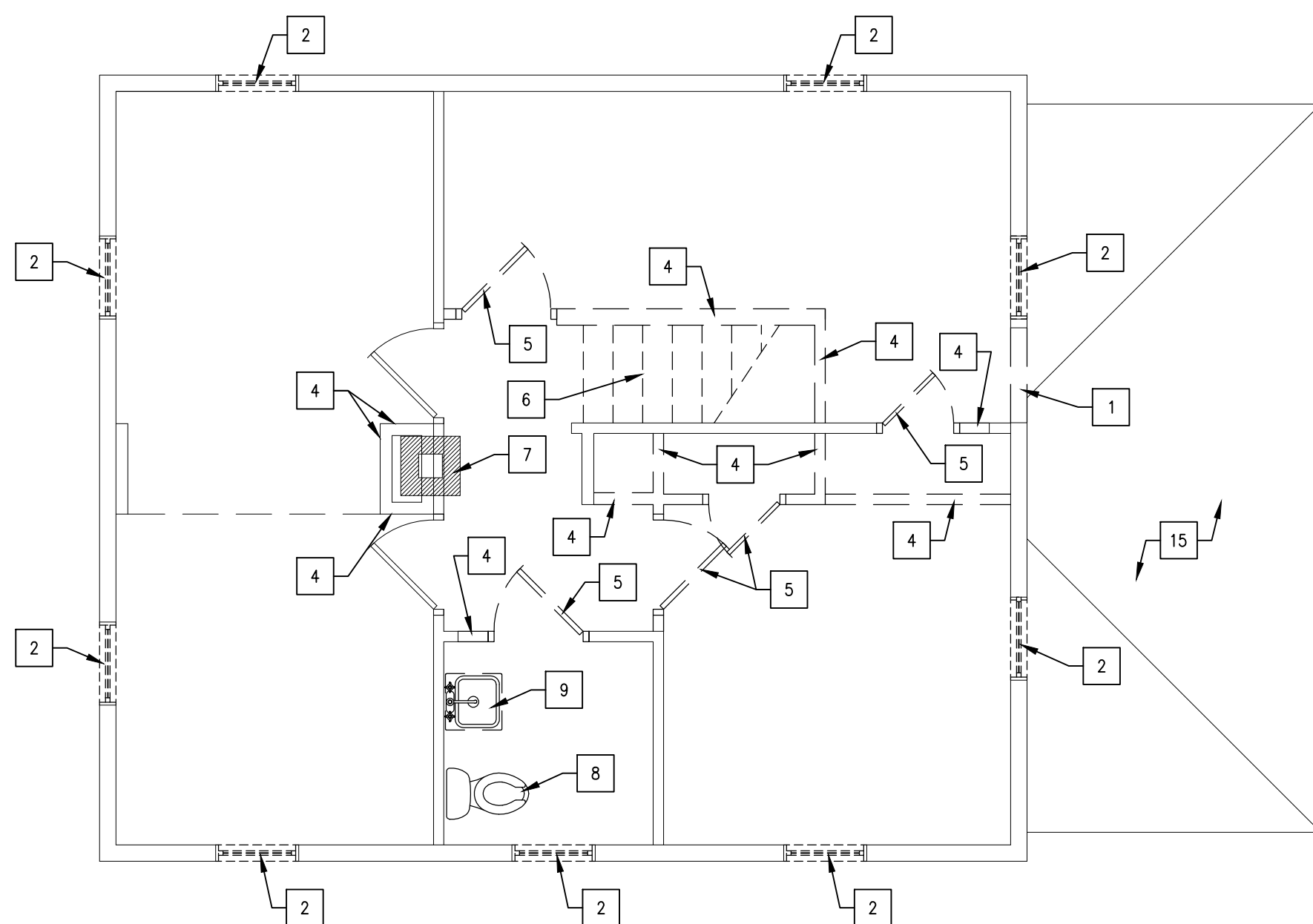
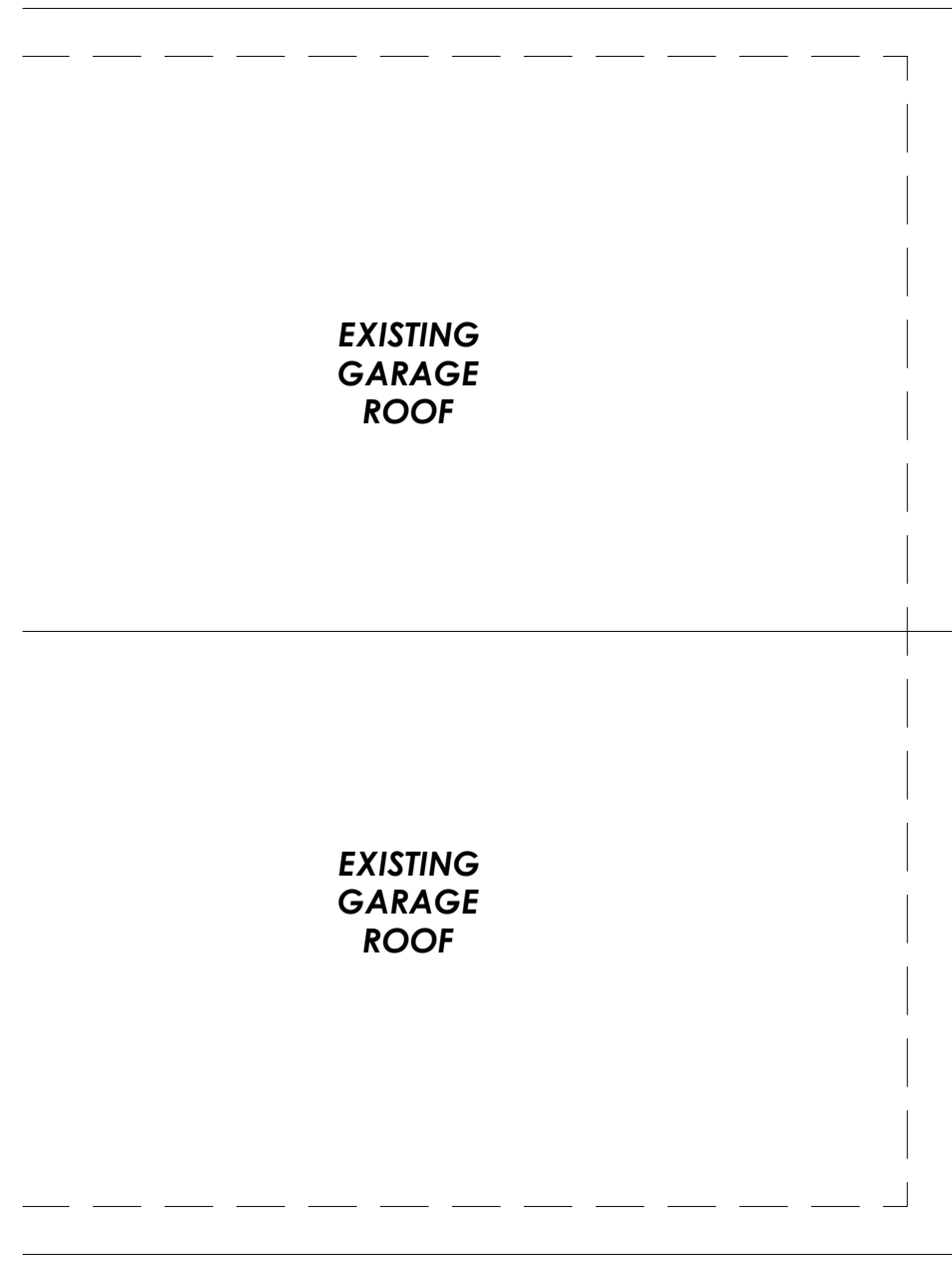


PROJECT NO.	2019
DATE	OCTOBER 15, 2019
DRAWN BY	D. TALISMA
CHECKED BY	D. BRUCE
SHEET NAME	MAIN LEVEL DEMOLITION AND FLOOR PLAN
SHEET NO.	AE101

AE101



2 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



1 UPPER LEVEL DEMOLITION PLAN
1/4" = 1'-0"

FLOOR PLAN KEYNOTES:

- 1 NEW 1 1/2" WD. STUD WALL FURRING & 5/8" CYP. BD. ALIGN WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
- 2 NEW 2X WD. STUD WALL @ 16" O.C. AS INDICATED PER WALL TYPES. ALIGN W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
- 3 NEW WD. PARTIAL HT. STUD WALL @ 16" O.C. W/ STAINED WD. CAP. INSTALL 5/8" CYP. BD. ON BOTH SIDES & FINISH PER INTERIOR DWG'S.
- 4 INFILL EXIST. WD. STUD WALL @ 16" O.C. AS INDICATED. INSTALL 5/8" CYP. BD. ON BOTH SIDES & ALIGN W/ EXIST. WALL, ALIGN W/ EXIST. WALL & MATCH FINISH.
- 5 NEW EXTERIOR INSUL. WDW., SEE SCHED. FOR SIZING.
- 6 NEW INTERIOR WDW., SEE SCHED. FOR SIZING.
- 7 NEW EXTERIOR MTL. INSUL. DOOR, FRAME & HARDWARE. SEE SCHED.
- 8 NEW EXTERIOR O.H. DOOR & OPENER.
- 9 NEW INTERIOR DOOR, FRAME & HARDWARE. SEE SCHED.
- 10 NEW INTERIOR CASING OPENING.
- 11 SOLID SURFACE COUNTERTOP & BASE CABINET (WHERE APPLICABLE). SEE ENLARGED PLANS & INTERIOR ELEVATIONS FOR DETAILS.
- 12 NEW FLR. MTD. WATER CLOSET, TIE INTO SUPPLY & WASTE LINES & VENT AS REQ'D.
- 13 NEW WALL MTD. LAVATORY, TIE INTO SUPPLY & WASTE LINES & VENT AS REQ'D.
- 14 NEW DROP-IN LAVATORY, TIE INTO SUPPLY & WASTE LINES & VENT AS REQ'D.
- 15 NEW WALL MTD. URINAL, TIE INTO SUPPLY & WASTE LINES. VENT AS REQ'D.
- 16 NEW 1 1/2" SQ. MTL. GUARDRAIL (PAINTED), TOP OF RAIL +42" ABOVE FIN. SURFACE. FINAL DESIGN DETERMINED BY OWNER.
- 17 NEW 1 1/2" MTL. HANDRAIL (PAINTED), TOP OF RAIL +36" ABOVE FIN. SURFACE. EXTEND HANDRAILS +12" PAST FINAL RISER @ ALL LANDINGS.
- 18 NEW STAIRS.
- 19 NEW STRUCTURAL COL. LOC.
- 20 DASHED LINE INDICATES ROOF ABV., SEE PLANS & WALL SECTIONS FOR DETAILS.
- 21 DASHED LINE INDICATES FLR. OUTLINE ABV., SEE PLANS & WALL SECTIONS FOR DETAILS.
- 22 DASHED LINE INDICATES WALL BELOW, SEE PLANS & WALL SECTIONS FOR DETAILS.
- 23 PRE-FINISHED ALUM. DOWNSPOUT W/ ALL REQ'D. ANCHORAGES FROM ROOF ABV. SEE ROOF PLAN FOR SIZING INFO.
- 24 NEW WDW. WELL LOCATION.
- 25 NEW CONC. PAD FOR NEW MECHANICAL SYSTEMS.
- 26 DIRECT VENT GAS ONLY FIREPLACE W/ ELECTRONIC IGNITION (SHALL MEET REQUIREMENTS OF T-24. INSTALL PER I.B.C., I.M.C., & MFG. SPECS. UL #221.88
- 27 EXISTING PORCH ROOF TO RECEIVE NEW METAL ROOFING

DEMOLITION PLAN KEYNOTES:

- 1 REMOVE & DISPOSE OF EXISTING EXTERIOR WALL AS REQUIRED FOR NEW WINDOW OR EXTERIOR DOOR.
- 2 REMOVE & DISPOSE OF EXISTING WINDOW. PREPARE OPENING FOR NEW WINDOW OR NEW INFILL EXTERIOR WALL.
- 3 REMOVE & DISPOSE OF EXISTING EXTERIOR DOOR. PREPARE OPENING FOR NEW DOOR.
- 4 REMOVE & DISPOSE OF EXISTING INTERIOR STUD WALL AS INDICATED.
- 5 REMOVE & DISPOSE OF EXISTING INTERIOR DOOR, FRAME & HARDWARE.
- 6 REMOVE & DISPOSE OF EXISTING STAIRS, INCLUDING TREADS, RISERS AND STRINGERS.
- 7 CAREFULLY REMOVE AND DISPOSE OF EXISTING CHIMNEY, COMPLETE.
- 8 REMOVE & DISPOSE OF EXISTING WATERCLOSET, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
- 9 REMOVE & DISPOSE OF EXISTING LAVATORY, CAP OFF LINES AS REQUIRED. COVER IN WALL OR FLOOR IF LINES ARE NOT TO BE RE-USED.
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- 12 REMOVE & DISPOSE OF EXISTING BASE CABINET & COUNTERTOP.
- 13 REMOVE & DISPOSE OF EXISTING WALL CABINETS.
- 14 REMOVE & DISPOSE OF EXISTING REFRIGERATOR.
- 15 REMOVE & DISPOSE OF EXISTING PORCH ROOFING MATERIAL. PREP ROOF DECKING TO RECEIVE NEW METAL ROOF.
- 16 MODIFY GARAGE ROOF AS NEEDED FOR CONSTRUCTION OF ADDITION.

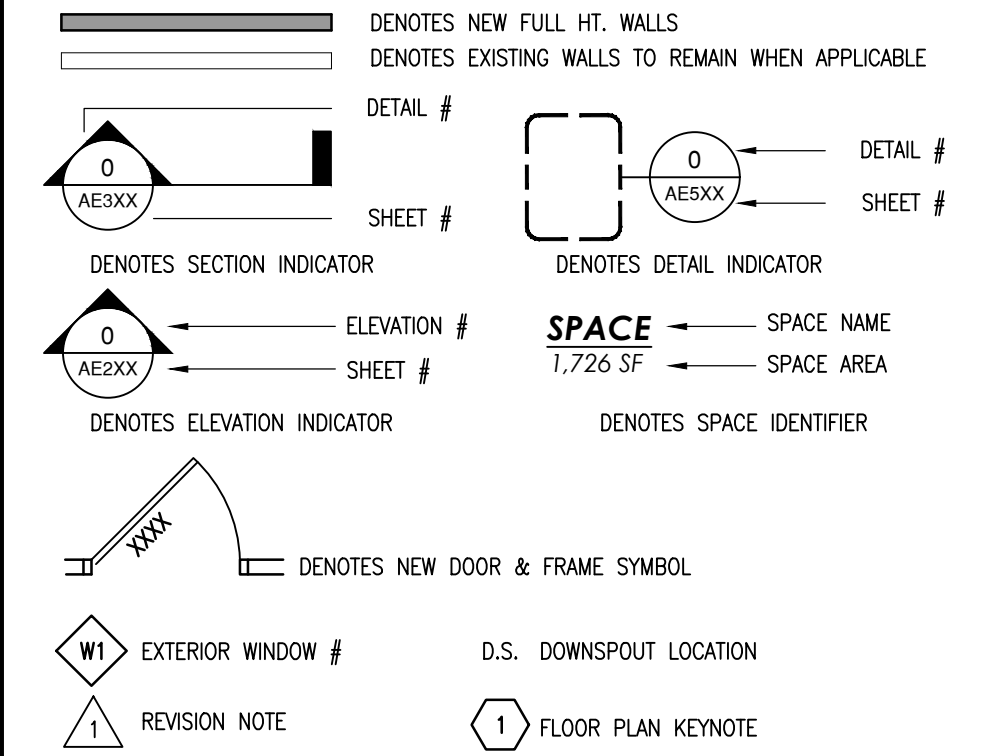
GENERAL ARCHITECTURAL NOTES:

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 - ALL STL. STUDS TO BE BRACED PER MFG'S. LIMIT HT. (L/240)
- GENERAL FLOOR PLAN NOTES:**
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 - ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD & DO NOT INCLUDE WALL FINISHES.
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 - FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
 - ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
 - CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYPSUM BOARD & MASONRY.
 - ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), & WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
 - ANY OPERABLE WDW'S. W/ SILL LESS THAN 36" ABV. FIN. FLR. SHALL BE EQUIPPED W/ A OPENING CONTROL DEVICE PER 1013.8.1.
 - IF NO WINDOW SCHEDULE IS PRESENT, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EGRESS WINDOW IN EVERY SLEEPING ROOM.
 - SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

DEMOLITION PLAN NOTES:

1. ABSOLUTE CARE SHOULD BE EXERCISED IN THE REMOVAL OF EXISTING BUILDING FABRIC. REMOVE ONLY WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION OF THE NEW WORK. IF ANY DOUBT OR QUESTIONS ARE ENCOUNTERED NOTIFY ARCHITECT.
2. REFER TO THE STRUCTURAL DRAWINGS FOR FRAMING CONDITIONS THAT MAY REQUIRE DEMOLITION OR REINFORCING WORK PRIOR TO NEW CONSTRUCTION.
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6. DEMOLITION PROCEDURES & REMOVAL OF REFUSE SHALL OCCUR IN AN ORDERLY FASHION. NO STORAGE OF REFUSE SHALL OCCUR ON SITE. NO SALE OF SCRAP OR REFUSE SHALL OCCUR ON SITE. NO BURNING OF REFUSE SHALL BE PERMITTED. NO USE OF EXPLOSIVES SHALL BE PERMITTED.
7. DEMOLITION CONTRACTOR SHALL BE HELD RESPONSIBLE TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR ASSUMES ALL RESPONSIBILITIES & LIABILITIES ASSOCIATED WITH REGARD TO DEMOLITION PRACTICES & ASSUMES SUCH.
8. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR SAFETY & SECURITY OF THE ENTIRE SITE & FACILITY DURING PROCESS OF DEMOLITION & SHALL OBTAIN INSURANCE'S PROTECTING THE OWNER, DESIGN BUILDER & ARCHITECT.
9. DEMOLITION CONTRACTOR TO TAKE ALL STEPS NECESSARY TO PREVENT POLLUTION OF AIR, WATER AND SOILS, AND SHALL:
 - A. COMPLY WITH ENVIRONMENTAL POLLUTION REGULATIONS.
 - B. NO STORAGE OF CONTAMINANTS ARE PERMITTED ON SITE.
 - C. DEMOLITION CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ACCIDENTS DUE TO PHYSICAL HAZARDS (i.e. BARRICADES, WARNING LIGHTS, SIGNS AS REQUIRED). CONTRACTOR IS REQUIRED TO INSURE PUBLIC SAFETY DURING THE DEMOLITION PROCESS & ASSUME ALL LIABILITIES FOR SUCH.
 - D. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT ITEMS SCHEDULED OR NOTED TO REMAIN, STAY INTACT & UNDAMAGED.
 - E. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION OF THE ENTIRE BUILDING FACILITIES STRUCTURE & COORDINATE EFFORTS WITH THE GENERAL CONTRACTOR. DEMOLITION CONTRACTOR SHALL VERIFY ALL CONDITIONS AND SCOPE OF WORK AS DESCRIBED HERE IN. THESE DOCUMENTS ARE TO BE UTILIZED FOR INTENT ONLY. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE FULL EXTENT OF THE DEMOLITION.
 - F. DRAIN, PURGE OR OTHERWISE REMOVE, COLLECT & LEGALLY DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER HAZARDOUS MATERIALS & WASTE BEFORE PROCEEDING WITH DEMOLITION OPERATIONS.
 - G. CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES @ LEAST 72 HOURS PRIOR TO THE START OF DEMOLITION.
10. PROTECT EXISTING FINISHES IN EXISTING AREAS TO REMAIN.

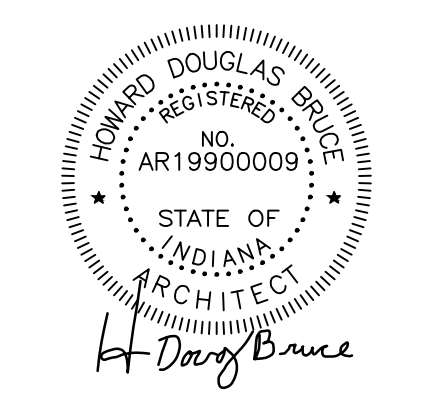
SYMBOLS LEGEND:



REVISIONS

1	REMOVED ADDITION NOVEMBER 22, 2019
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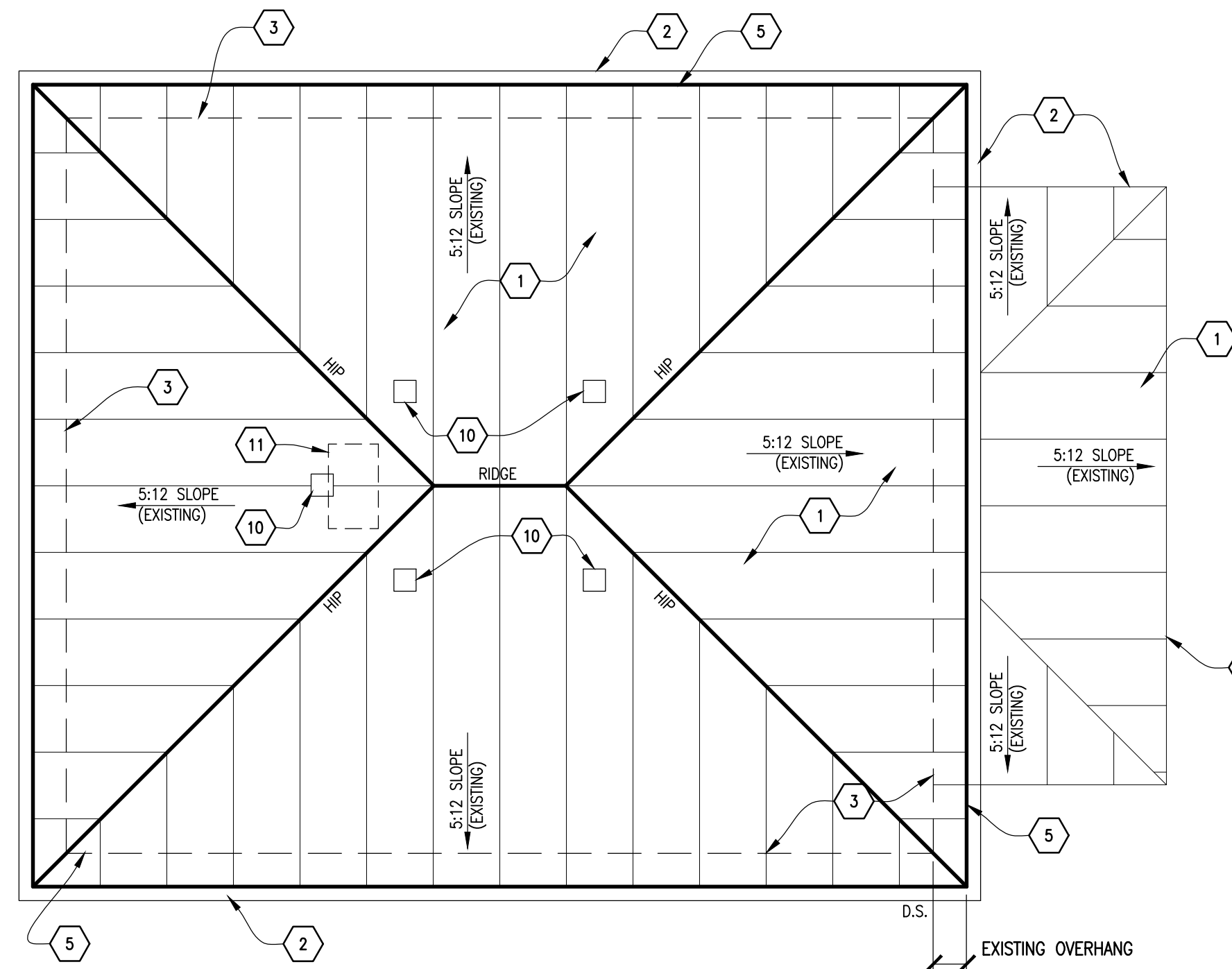
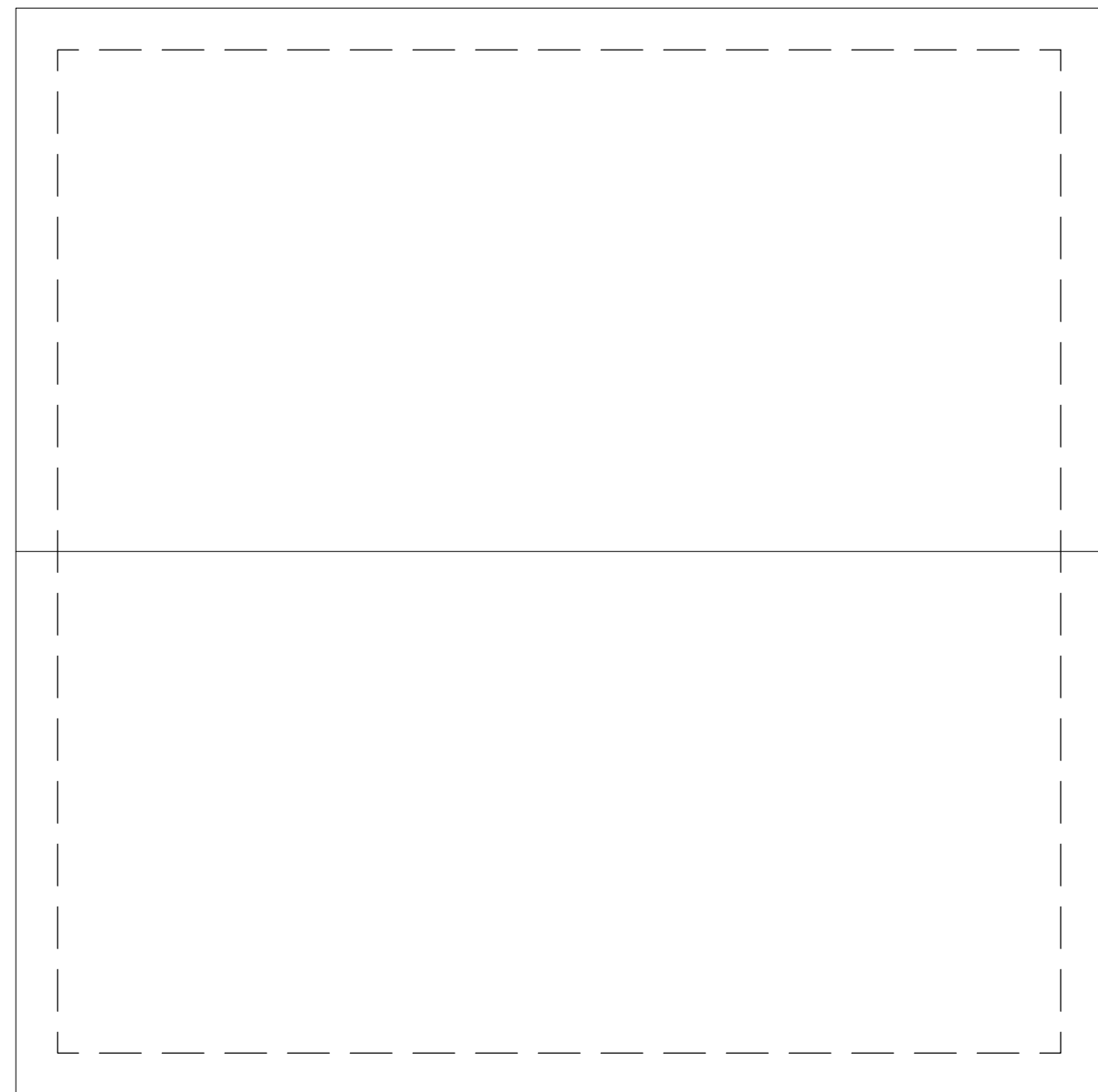
RESIDENTIAL RENOVATION FOR:
JT FORBES & MARTHA SHEDD
812 S MORTON ST
BLOOMINGTON, INDIANA 47401



PROJECT NO.	2019
DATE	OCTOBER 15, 2019
DRAWN BY	D. TALISMA
CHECKED BY	D. BRUCE
SHEET NAME	

UPPER LEVEL DEMOLITION AND FLOOR PLAN

SHEET NO.
AE102



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

ROOF PLAN KEYNOTES:

- 1 STANDING SEAM METAL ROOF SYSTEM OVER ONE LAYER OF 30# ASPHALT FELT & ICE DAM PER MFG. RECOMMENDATIONS @ ALL EAVES, VALLEYS, & RIDGES. STYLE & COLOR SHALL BE SELECTED FROM STANDARD COLOR PALLETTE BY OWNER.
- 2 5" K-STYLE PRE-FINISHED SEAMLESS ALUM. .032GA GUTTERS @ ALL ROOF EDGES ALONG BTM. OF ROOF SLOPE. EA. GUTTER SHALL HAVE 3"x4" ALUM. DOWNSPOUTS PROPERLY SUPPORTED W/ SPLASH-BLOCKS OR DIRECTLY TIE INTO BELOW GRADE STORM DRAIN SYSTEM.
- 3 LINE OF WALL FRAMING BELOW.
- 4 PROVIDE CONT. RIDGE VENT @ ROOF RIDGES.
- 5 PROVIDE PRE-FINISHED ALUM. DRIP EDGE @ ENTIRE ROOF PERIMETER.
- 6 PROVIDE MTL. FLASHING @ ALL ROOF VALLEYS.
- 7 -- NOT USED --
- 8 PROVIDE BUILT UP CRICKET TO ALLOW FOR POSITIVE DRAINAGE
- 9 VELUX "FRESH AIR" SKYLIGHT
- 10 ATTIC VENT
- 11 CAREFULLY REMOVE CHIMNEY COMPLETE. PATCH ROOF DECKING WITH SAME THICKNESS DECKING. PROVIDE BLOCKING AS NEEDED.



REVISIONS
1 REMOVED ADDITION NOVEMBER 22, 2019

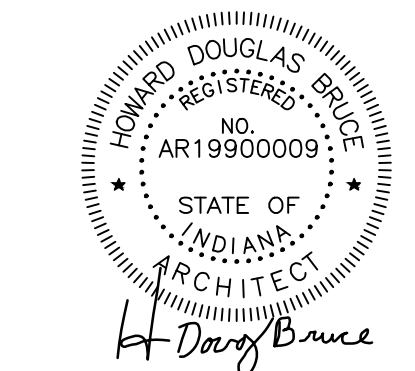
RESIDENTIAL RENOVATION FOR:
JT FORBES & MARTHA SHEDD
812 S MORTON ST
BLOOMINGTON, INDIANA 47401

TYPICAL ROOF ASSEMBLY:

1. 240#3-TAB ASPHALT/FIBERGLASS SHINGLES, FASTENED W/ ONLY ROOFING NAILS AS PER SHINGLE SPEC. NO STAPLES.
2. 15# ROOFING FELT LAPPED AS PER MFG'S. SPEC'S.
3. WATER & ICE SHIELD MEMBRANE.
4. 5/8" OSB. OR CDX PLYWOOD ROOF DECKING W/ H-CLIPS @ ALL SPANNING BUTT JOINTS @ MIDPOINTS BETWEEN ROOF FRAMING SUPPORTS.

GENERAL ROOF PLAN NOTES:

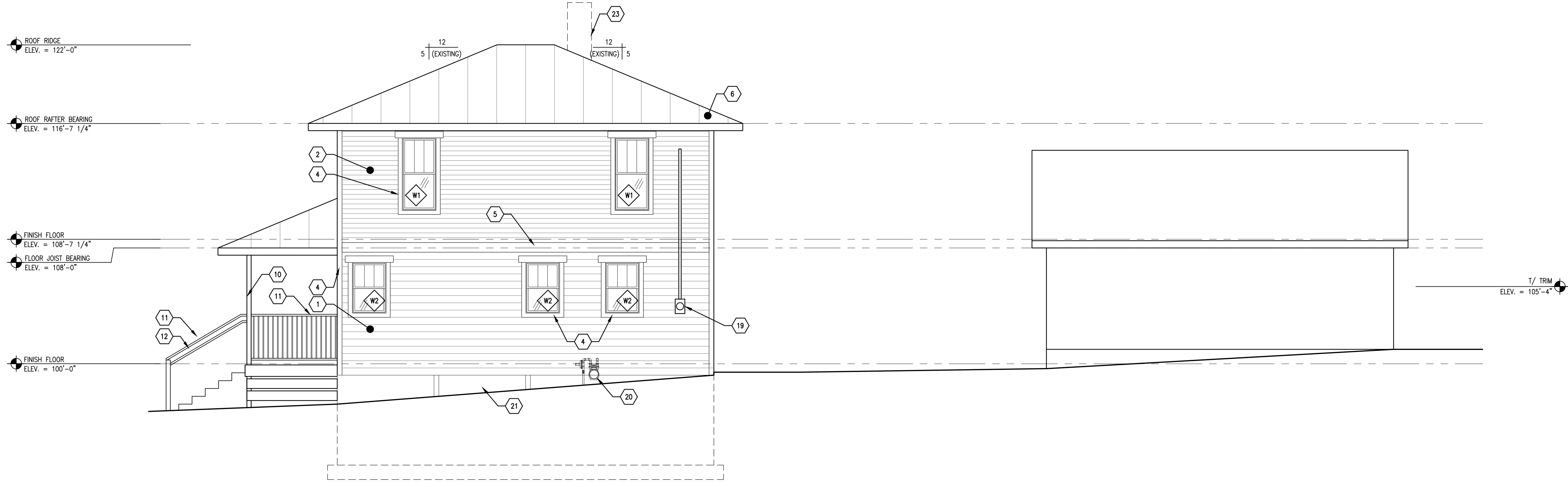
- ALL WORK SHALL BE IN ACCORDANCE W/ THE BEST QUALITY STANDARDS OF THE TRADE & SHALL CONFORM W/ THE LATEST EDITION OF ALL FEDERAL, STATE, & LOCAL CODES & STANDARDS. THE SAME ARE MADE A PART OF THESE CONTRACT DOCUMENTS, AS REPEATED HEREIN.
- CONTRACT DOCUMENTS CONSIST OF BOTH THE PROJECT MANUAL & DRAWINGS, & BOTH ARE INTENDED TO BE COMPLEMENTARY. ANYTHING APPEARING ON EITHER MUST BE EXECUTED THE SAME AS IF SHOWN ON BOTH.
- CONSTRUCTION DOCUMENTS SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE, HOWEVER SYSTEMS HAVE BEEN SHOWN DIAGRAMMATICALLY & IN SOME CASES, ENLARGED FOR CLARITY. PROVIDE ADOT'L. ITEMS AS REQ'D. TO PROVIDE A COMPLETE & COORDINATED SYSTEM.
- CONTRACTOR SHALL REMOVE CONSTRUCTION DEBRIS FROM THE BLDG. & ROOF DAILY.
- STORE VOLATILE OR FLAMMABLE LIQUIDS IN UL LISTED FIRE CABINETS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF ALL STORED MATERIALS & EQUIP. INSIDE OR OUTSIDE THE BLDG.
- CONTRACTOR SHALL FURNISH NECESSARY TEMPORARY PROTECTION FROM WEATHER TO PROTECT INTERIOR OF BLDG. FROM ELEMENTS OF WEATHER @ ALL TIMES.
- CONTRACTOR RESPONSIBLE FOR TRAFFIC PROTECTION DURING CONSTRUCTION. AREAS OF WORK & TRAFFIC BY VARIOUS TRADES SHALL BE PROTECTED BY TEMPORARY WALKING PADS.
- PROVIDE TR. WD. BLOCKING EQ. IN THICKNESS TO INSUL. SYSTEM @ ROOF PERIMETER & AROUND ALL ROOF PENETRATIONS. ANCHOR PER SECTION 1-49 OF THE FM GLOBAL LOSS PREVENTION GUIDE.
- EXTEND ALL PLUMBING VENTS TO PROVIDE A MIN. OF 12" OF HT. FROM TOP OF INSUL. ALL FITTINGS TO BE AIR & WATER TIGHT. SEE PLUMBING PLANS.
- ROOF INSUL. SADDLES & CRICKETS ARE DIAGRAMATIC. ROOF INSUL. MFG'S. SHALL DESIGN & SIZE THESE PER ROOF MEMBRANE MFG'S RECOMMENDATIONS. CRICKETS & SADDLES TO BE A MIN. WIDTH OF 1/2 THE SADDLE LENGTH.
- PROVIDE SADDLES/CRICKETS AROUND ALL NEW ROOF TOP EQUIPMENT.
- PROVIDE TAPERED INSUL. WHERE REQ'D. TO TRANSITION FROM ONE INSUL. HT. TO ANOTHER.
- NOTCH ALL INSUL. AS REQ'D. TO ACCOMMODATE SURFACE MTD. CONDUIT, FASTENERS, OFFSETS & OTHER PROJECTIONS EXTENDING ABOVE THE SURFACE OF THE DECK.
- PERIMETER EDGE MTL. TO COMPLY WITH ANSI/SPRI ES-1 FM GLOBAL 1-49.
- SEE MECHANICAL, ELECTRICAL & PLUMBING (MEP) SHEETS FOR ROOF TOP EQUIP.



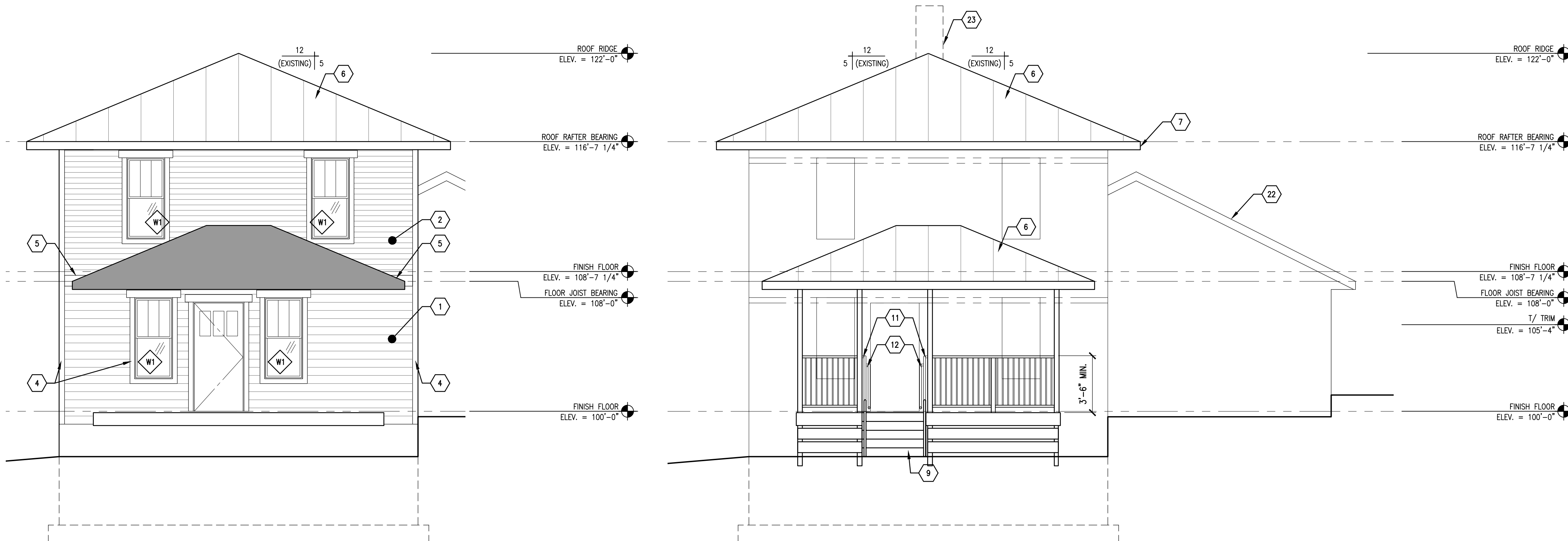
PROJECT NO. 2019
DATE OCTOBER 15, 2019
DRAWN BY
CHECKED BY D. BRUCE

ROOF PLAN

SHEET NO.
AE121



1 NORTH ELEVATION
1/4" = 1'-0"



3 PARTIAL EAST ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

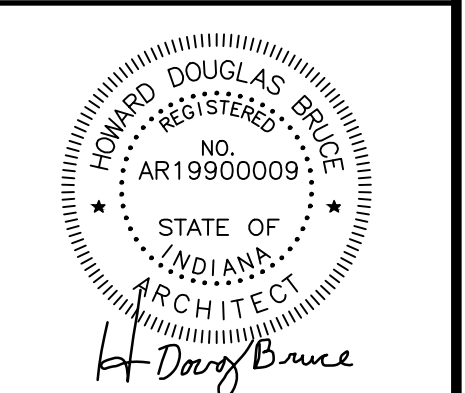
NOTE:
FRONT DECK NOT SHOWN FOR CLARITY. SEE ELEVATION 2/AE201 FOR DECK ELEVATION.

ELEVATION KEYNOTES:

- 1 JAMES HARDIE CEMENT SIDING WITH 6" PROFILE PAINT COLOR TO BE SELECTED BY OWNER
- 2 JAMES HARDIE CEMENT SIDING WITH 4" PROFILE PAINT COLOR TO BE SELECTED BY OWNER
- 3 JAMES HARDIE BOARD AND BATTEN SIDING PAINT COLOR TO BE SELECTED BY OWNER
- 4 JAMES HARDIE 4" TRIM BOARD PAINT COLOR TO BE SELECTED BY OWNER
- 5 JAMES HARDIE 8" BAND BOARD TRIM PAINT COLOR TO BE SELECTED BY OWNER
- 6 STANDING SEAM METAL ROOF - SEE ROOF PLAN SHEET AE121.
- 7 GUTTERS AND DOWNSPOUTS - SEE ROOF PLAN SHEET AE121.
- 8 RIDGE VENTS - SEE ROOF PLAN SHEET AE121.
- 9 EXISTING LIMESTONE STEPS
- 10 EXISTING WOOD POSTS. REPLACE POSTS IF THEY ARE DETERIORATED WITH PRESSURE TREATED POSTS OF THE SAME SIZE.
- 11 NEW ALUMINUM RAILING. TOP OF RAILING TO BE 42" ABOVE FINISHED DECK
- 12 NEW 1" DIAMETER PREFINISHED ALUMINUM HANDRAIL.
- 13 VENTED SOFFIT
- 14 INSULATED DOG DOOR. VERIFY DOOR OPENING SIZE WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
- 15 VELUX "FRESH AIR" SKYLIGHT (21" x 45 3/4" R.O.) PROVIDE MANUAL PLEATED BLIND.
- 16 EXISTING WINDOW AND AC UNIT TO REMAIN
- 17 EXISTING GARAGE DOORS
- 18 PAINTED 1x6 DECORATIVE TRIM
- 19 EXISTING OVERHEAD ELECTRICAL SERVICE
- 20 EXISTING GAS METER
- 21 EXISTING ABANDONED BASEMENT ACCESS
- 22 EXISTING ROOF OVER GARAGE TO REMAIN
- 23 CAREFULLY REMOVE CHIMNEY COMPLETE. PATCH ROOF DECKING WITH SAME THICKNESS DECKING. PROVIDE BLOCKING AS NEEDED.

REVISIONS	
1	REMOVED ADDITION NOVEMBER 22, 2019

RESIDENTIAL RENOVATION FOR:
JT FORBES & MARTHA SHEDD
812 S MORTON ST
BLOOMINGTON, INDIANA 47401

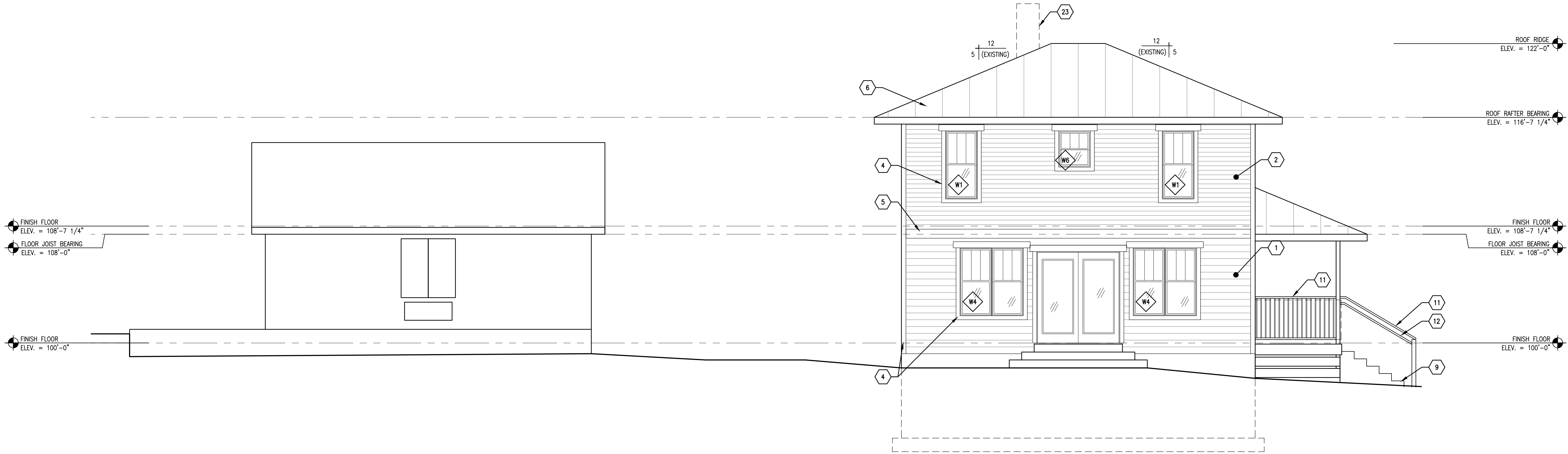


PROJECT NO.	2019
DATE	OCTOBER 15, 2019
DRAWN BY	D. TALISMA
CHECKED BY	D. BRUCE

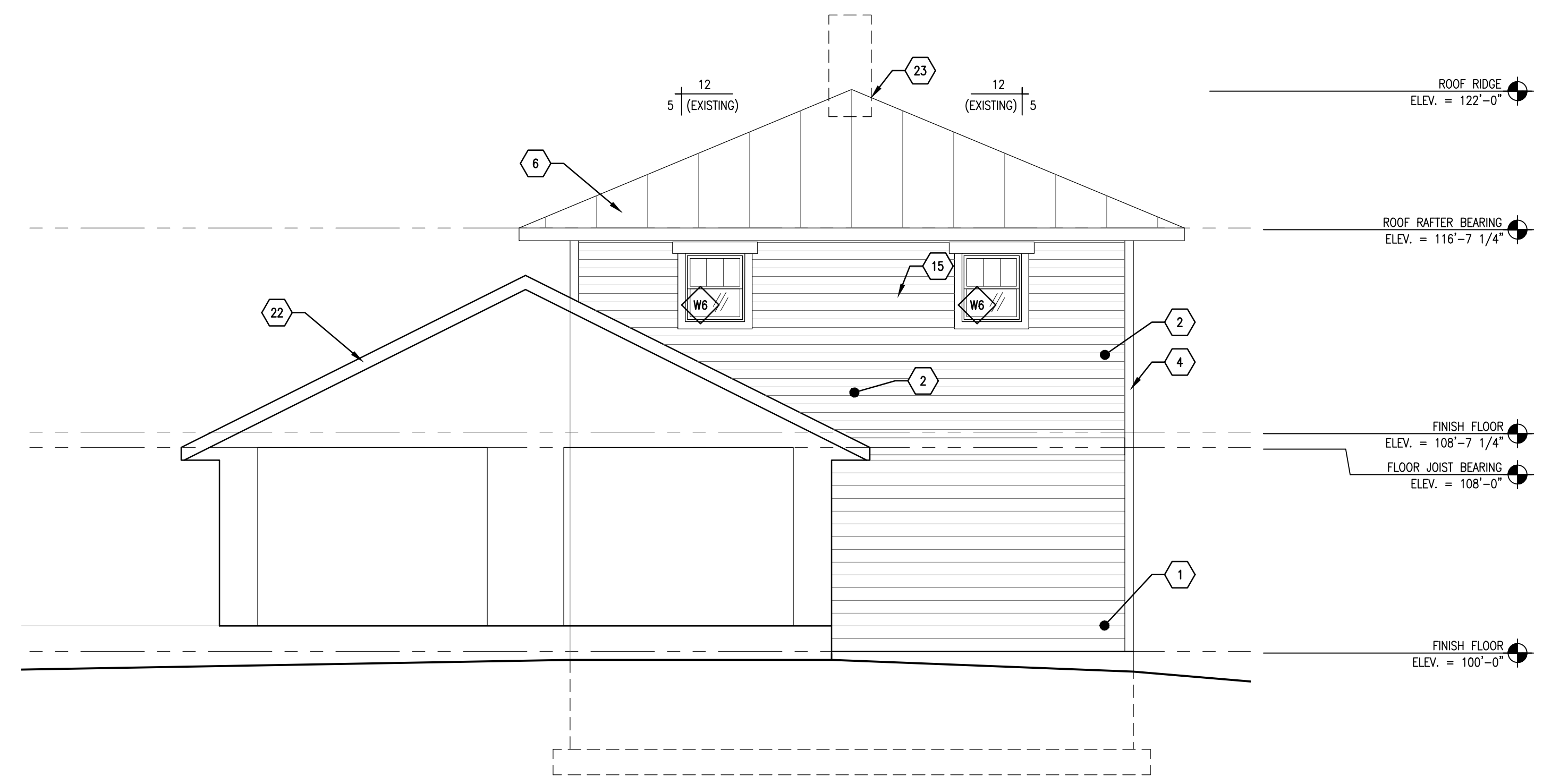
EXTERIOR ELEVATIONS

SHEET NO.

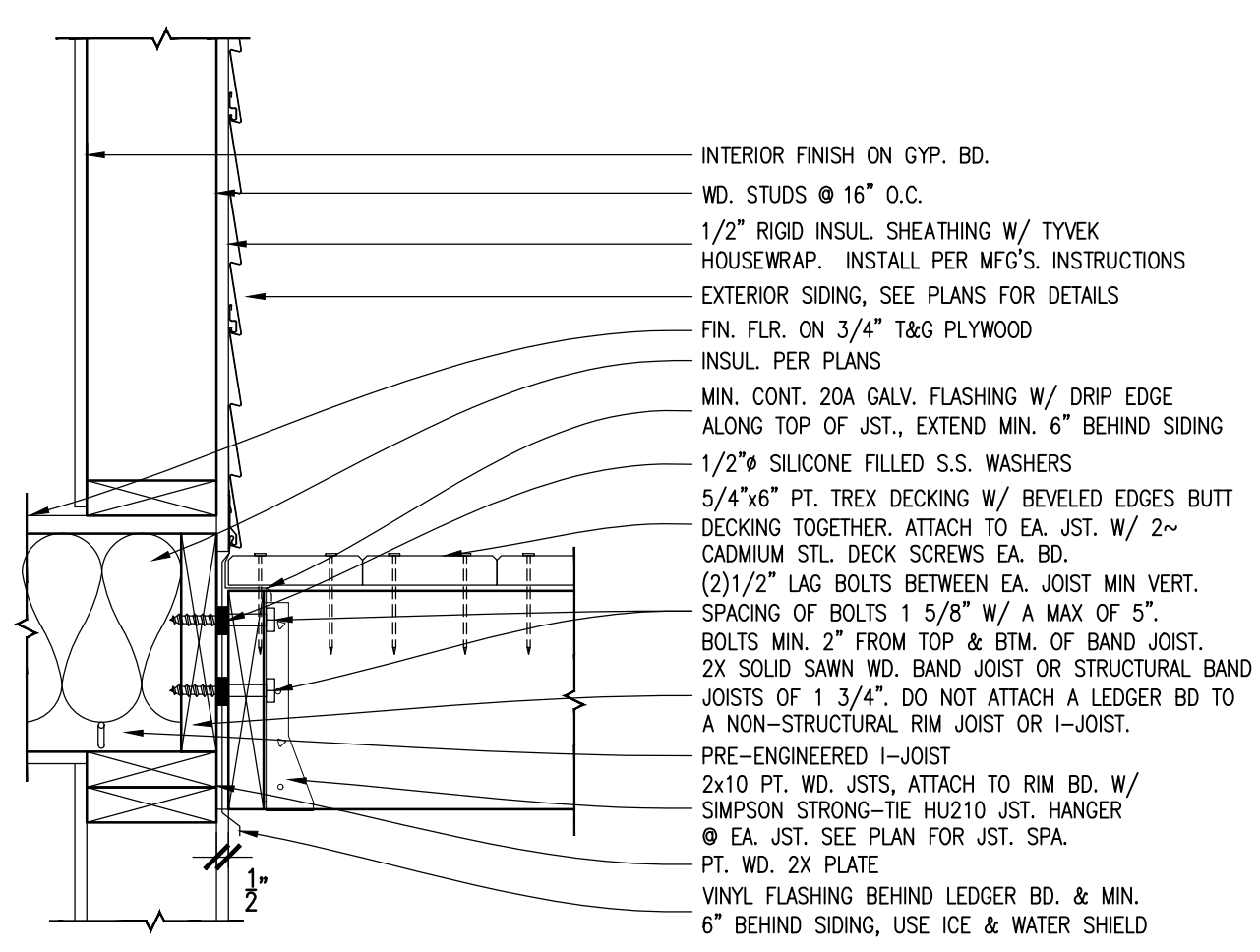
AE202



1 SOUTH ELEVATION
1/4" = 1'-0"



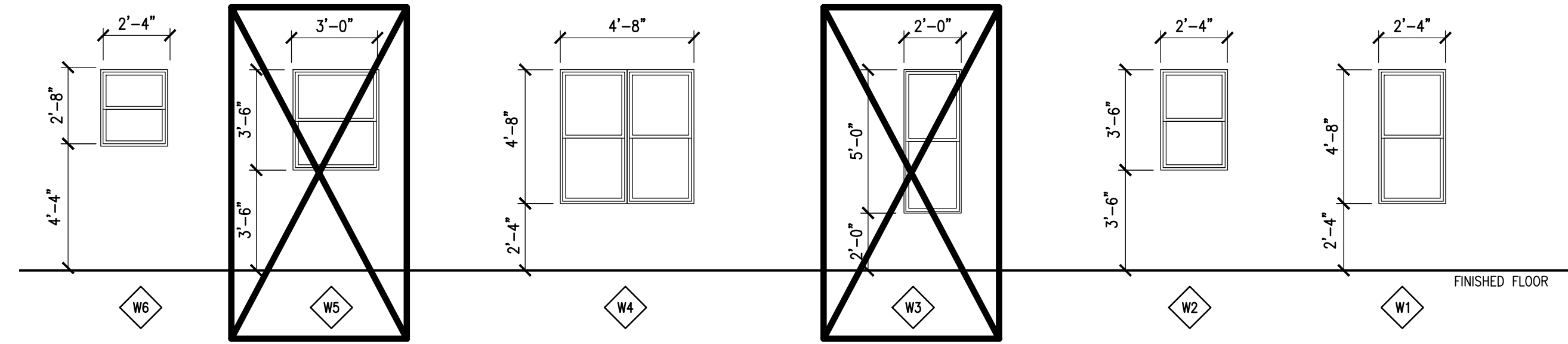
2 WEST ELEVATION
1/4" = 1'-0"



A LEDGER DETAIL
1/12" = 1'-0"

- INTERIOR FINISH ON GYP. BD.
- WD. STUDS @ 16" O.C.
- 1/2" RIGID INSUL. SHEATHING W/ TYVEK HOUSEWRAP. INSTALL PER MFG'S. INSTRUCTIONS
- EXTERIOR SIDING, SEE PLANS FOR DETAILS
- FIN. FLR. ON 3/4" T&G PLYWOOD
- INSUL. PER PLANS
- MIN. CONT. 20A GALV. FLASHING W/ DRIP EDGE ALONG TOP OF JST., EXTEND MIN. 6" BEHIND SIDING
- 1/2" SILICONE FILLED S.S. WASHERS
- 5/4"x6" PT. TREX DECKING W/ BEVELED EDGES BUTT DECKING TOGETHER. ATTACH TO EA. JST. W/ 2~ CADMIUM STL. DECK SCREWS EA. BD.
- (2) 1/2" LAG BOLTS BETWEEN EA. JOIST MIN. VERT. SPACING OF BOLTS 1 5/8" W/ A MAX OF 5". BOLTS MIN. 2" FROM TOP & BTM. OF BAND JOIST.
- 2X SOLID SAWN WD. BAND JOIST OR STRUCTURAL BAND JOISTS OF 1 3/4". DO NOT ATTACH A LEDGER BD TO A NON-STRUCTURAL RIM JOIST OR I-JOIST.
- PRE-ENGINEERED I-JOIST
- 2x10 PT. WD. JSTS, ATTACH TO RIM BD. W/ SIMPSON STRONG-TIE HU210 JST. HANGER @ EA. JST. SEE PLAN FOR JST. SPA.
- PT. WD. 2X PLATE
- VINYL FLASHING BEHIND LEDGER BD. & MIN. 6" BEHIND SIDING, USE ICE & WATER SHIELD

- ELEVATION KEYNOTES:**
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 - 2 JAMES HARDIE CEMENT SIDING WITH 4" PROFILE PAINT COLOR TO BE SELECTED BY OWNER
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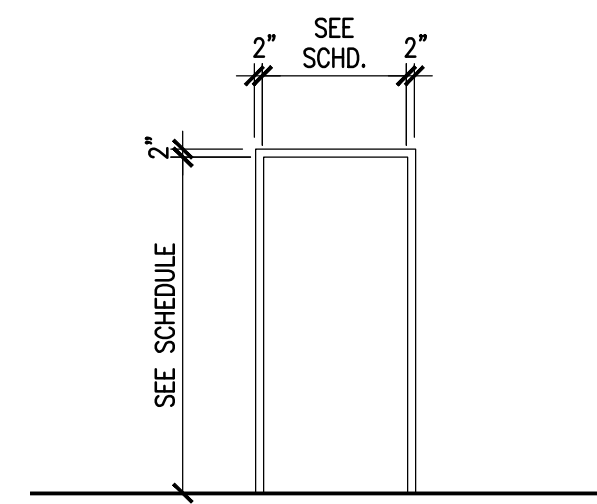
WINDOW TYPES

1/4" = 1'-0"

REVISIONS

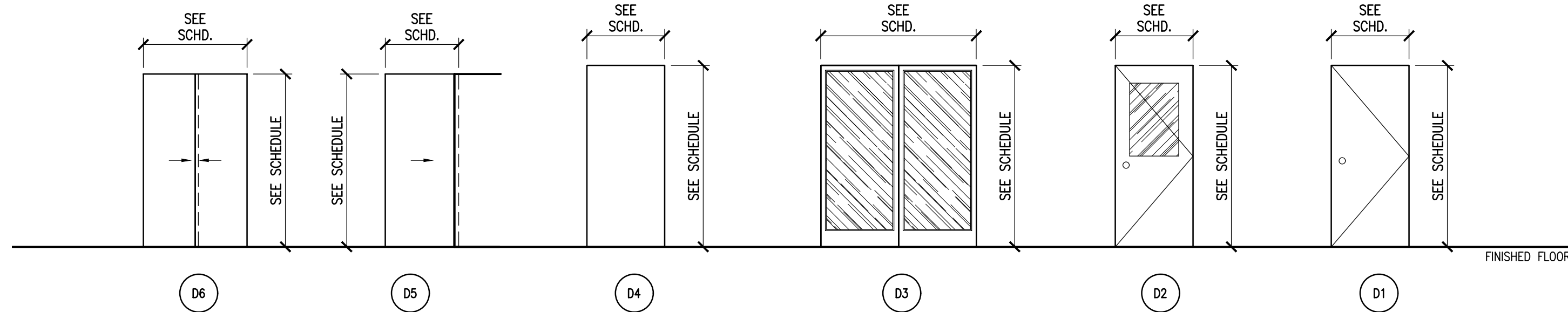
1	REMOVED ADDITION
	NOVEMBER 22, 2019

FLOOR	WINDOW								FRAME			INFORMATION
	W1 MARK	SIZE		TYPE	MATERIAL	MFG.	MODEL #	HEAD HT. LOCATION (A.F.F.)	DETAIL			NOTES
		WIDTH	HEIGHT						HEAD	JAMB	SILL	
	W1	2'-4"	4'-8"	DOUBLE HUNG				7'-0"				REPLACEMENT AND NEW, VERIFY
	W2	2'-4"	3'-6"	DOUBLE HUNG				7'-0"				REPLACEMENT
	W3	2'-0"	5'-0"	DOUBLE HUNG				7'-0"				REPLACEMENT
	W4	4'-8"	4'-8"	DOUBLE HUNG				7'-0"				REPLACEMENT
	W5	3'-0"	3'-6"	DOUBLE HUNG				7'-0"				REPLACEMENT
	W6	2'-4"	2'-8"	DOUBLE HUNG				7'-0"				REPLACEMENT AND NEW, VERIFY



FRAME TYPES

1/4" = 1'-0"



DOOR TYPES

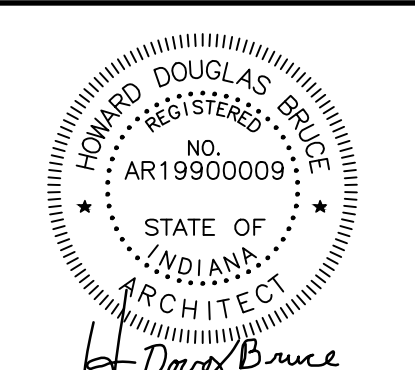
1/4" = 1'-0"

DOOR SCHEDULE ABBREVIATIONS:

- ALUM ALUMINUM
- ASF ALUMINUM STOREFRONT
- FG FIBERGLASS
- HM HOLLOW METAL
- HM-S HOLLOW METAL SOUND INSULATED
- HM-I INSULATED HOLLOW METAL
- HCW HOLLOW CORE WOOD
- MDF MEDIUM-DENSITY FIBERBOARD
- SCW SOLID CORE WOOD
- SLH SPRING LOADED HINGES
- VIN VINYL
- W WEATHERSTRIP
- WD WOOD

FLOOR	DOOR AND FRAME SCHEDULE											NOTES						
	DOOR #	ROOM #	SIZE			MATL	ELEV	GLAZING	FRAME				HARDWARE					
			WD	HGT	THK				MATL	ELEV	DETAIL		SET	WALL STOP	FLOOR STOP	COAT HOOK		
	101																	
MAIN LEVEL	1	001	3'-0"	6'-8"	1 3/4"	SCW	D1		WD	F1							INSULATED EXTERIOR DOOR	
	1	101	3'-0"	6'-8"	1 3/4"	FG	D2	TEMPERED	WD	F1							EXTERIOR SLIDING DOOR	
	1	102	(2) 3'-0"	6'-8"	1 3/4"			TEMPERED										
	1	103	2'-0"	6'-8"	1 3/4"	SCW	D1		WD	F1								
	1	104	2'-0"	6'-8"	1 3/4"	SCW	D1		WD	F1								SLIDING DOOR EXPOSED METAL TRIMMING
	1	105	3'-0"	6'-8"	1 3/4"	FG	D2	TEMPERED	WD	F1								INSULATED EXTERIOR DOOR
	1	106	3'-0"	6'-8"	1 3/4"	SCW	D1		WD	F1								SLIDING DOOR EXPOSED METAL TRIMMING
	1	107	2'-0"	6'-8"	1 3/4"	SCW	D5		WD	F1								POCKET DOOR
MAIN LEVEL	1	108	3'-0"	6'-8"	1 3/4"	FG	D2	TEMPERED	WD	F1								INSULATED EXTERIOR DOOR
	1	109	2'-0"	6'-8"	1 3/4"	WD			WD	F1								POCKET DOOR
UPPER LEVEL	1	110	2'-0"	6'-8"	1 3/4"	SCW	D1		WD	F1								BASEMENT DOOR
	1	203	3'-0"	6'-8"	1 3/4"	SCW	D1		WD	F1								
	1	204	3'-0"	6'-8"	1 3/4"	SCW	D1		WD	F1								
	1	205	3'-0"	6'-8"	1 3/4"	SCW	D1		WD	F1								
	1	206	(2) 2'-0"	6'-8"	1 3/4"	SCW	D6		WD	F1								SLIDING CLOSET DOOR

RESIDENTIAL RENOVATION FOR:
JT FORBES & MARTHA SHEDD
812 S MORTON ST
BLOOMINGTON, INDIANA 47401



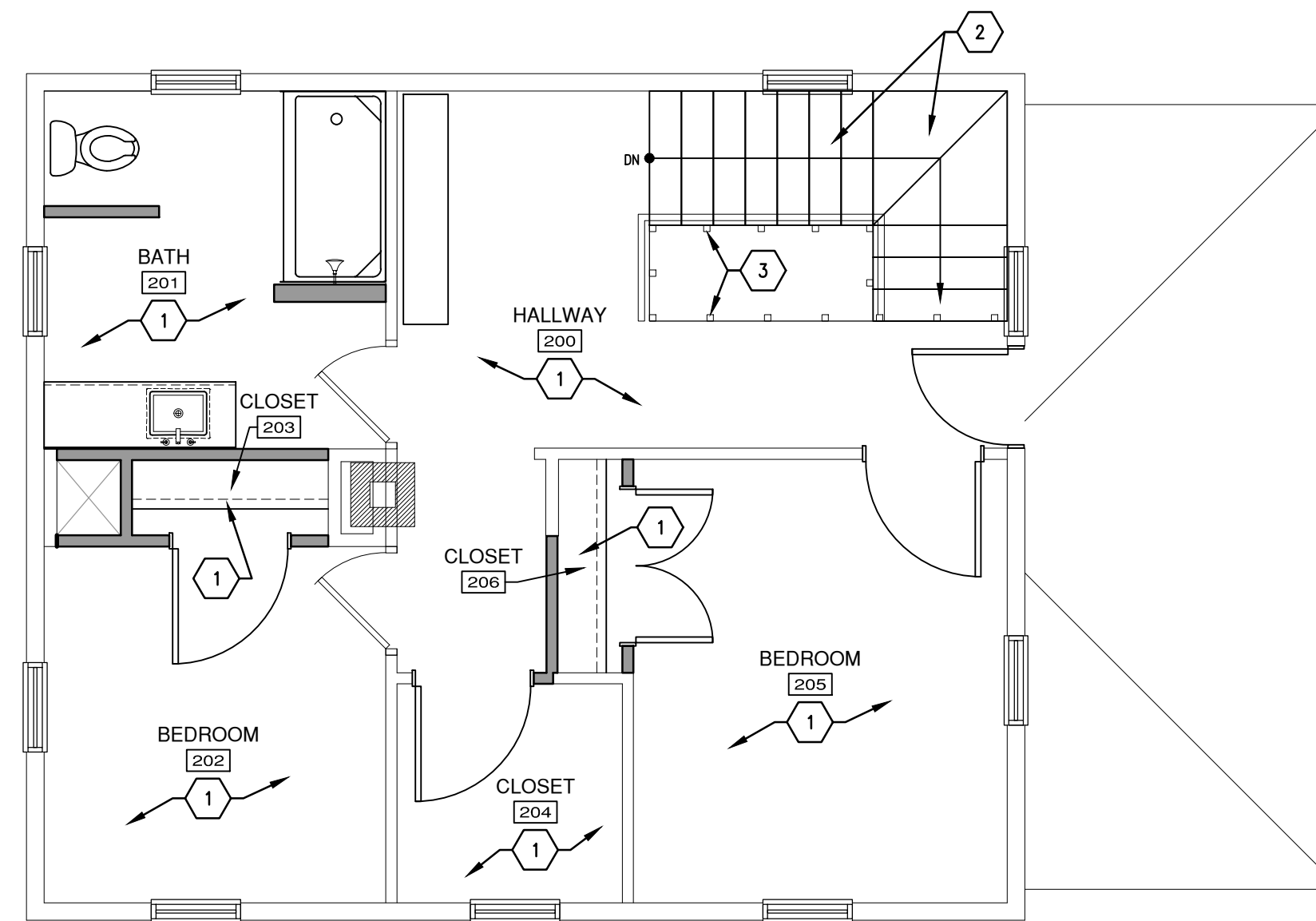
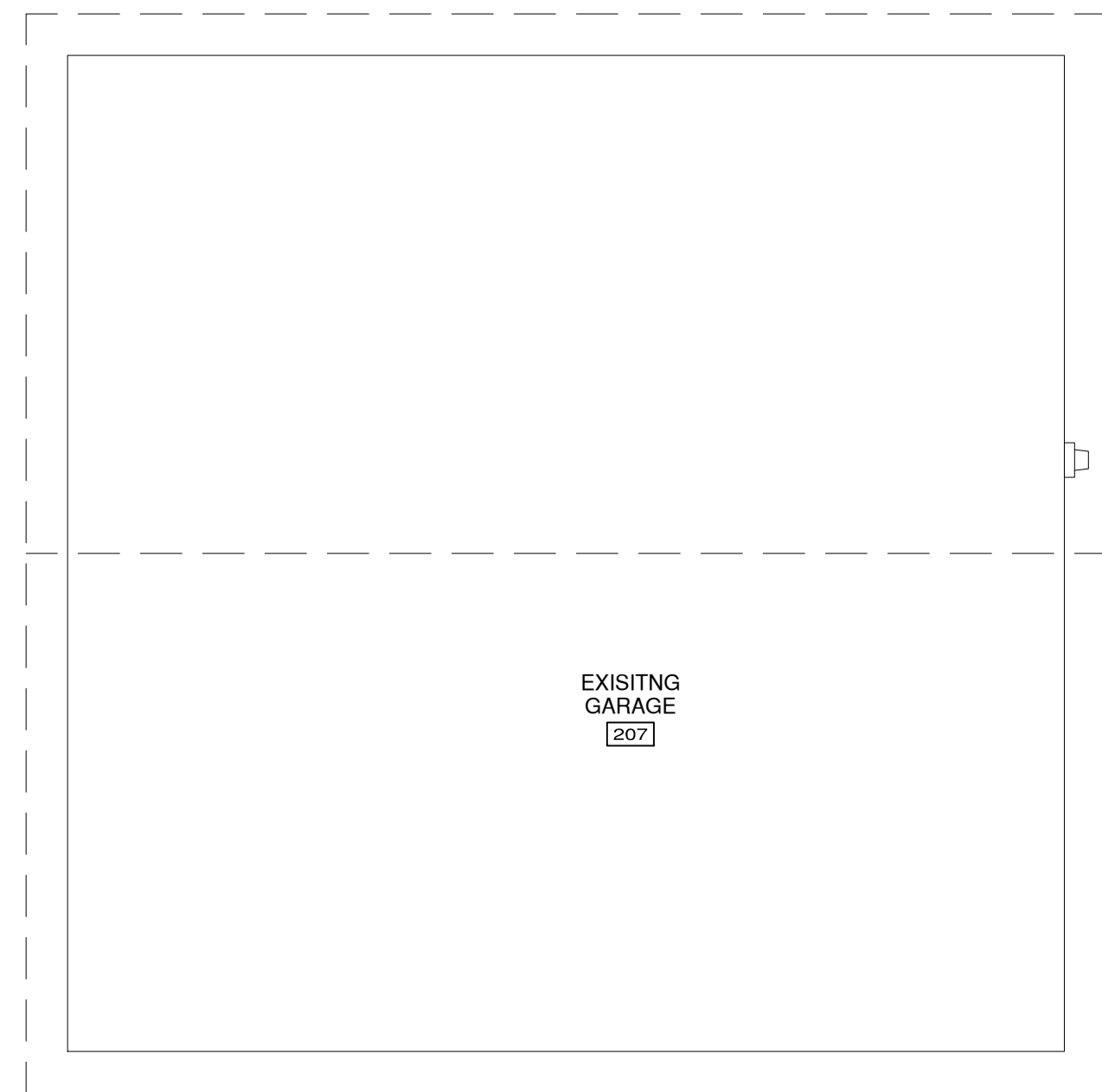
PROJECT NO. 2019
DATE OCTOBER 15, 2019
DRAWN BY D. TALISMA
CHECKED BY D. BRUCE

DOOR AND WINDOW DETAILS

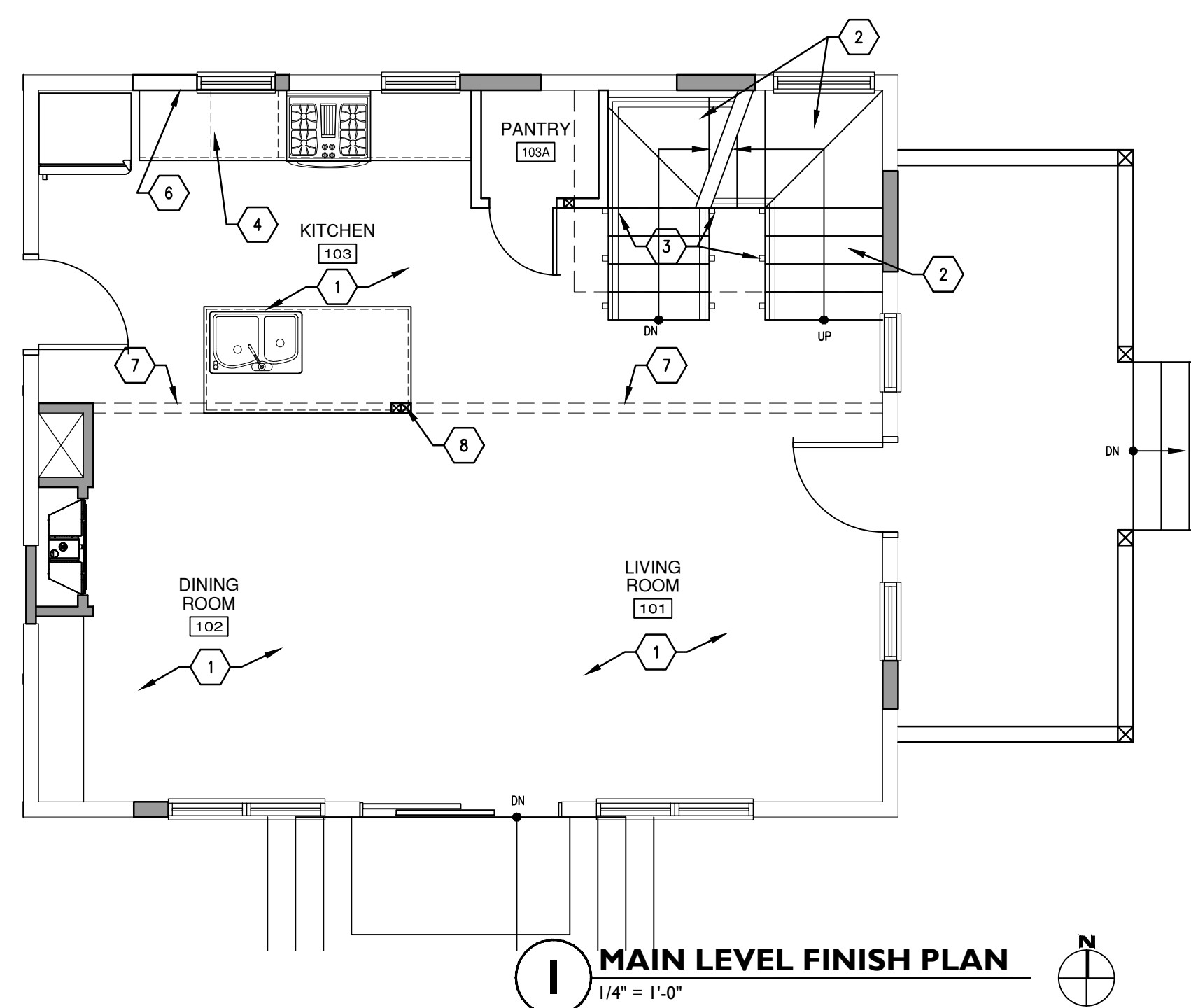
SHEET NO.

AE601

REVISIONS
1 REMOVED ADDITION NOVEMBER 22, 2019



2 UPPER LEVEL FINISH PLAN
1/4" = 1'-0"



1 MAIN LEVEL FINISH PLAN
1/4" = 1'-0"

FINISH PLAN KEYNOTES:

- 1 NEW BAMBOO FLOORING WITH PAINTED WOOD BASE BOARD TRIM TYP.
- 2 NEW WHITE OAK STAIR TREADS AND LANDING WITH CLEAR STAIN TYP.
- 3 NEW ALUMINUM STAIR POSTS/TOP RAIL PAINTED BLACK AND LAG SCREWED TO SIDE OF STAIR STRINGER. RAILINGS SHALL BE S.S. CABLE WIRES.
- 4 NEW WOOD SHAKER 24" DEEP BASE CABINETS PAINTED GRAY WITH BLACK 1" THICK COUNTERTOPS.
- 5 NEW WOOD SHAKER 18" DEEP PANTRY CABINET WITH PULL OUT SHELVES PAINTED GRAY.
- 6 NEW WHITE SUBWAY TILE ON WALL ABOVE COUNTERTOPS.
- 7 NEW FLUSH WOOD LVL BEAMS - SEE STRUCTURAL DRAWINGS.
- 8 NEW WOOD COLUMNS - SEE STRUCTURAL DRAWINGS.
- 9 -- NOT USED --
- 10 NEW TWO SIDED FIREPLACE.
- 11 -- NOT USED --
- 12 NEW 36" SLIDING BARN DOOR PAINTED WHITE WITH EXPOSED METAL HARDWARE.
- 13 NEW 30" SLIDING BARN DOOR PAINTED WHITE WITH EXPOSED METAL HARDWARE.
- 14 NEW BUILT-IN WOOD BENCH WITH WHITE OAK CLEAR STAINED.
- 15 NEW BOOKSHELVES

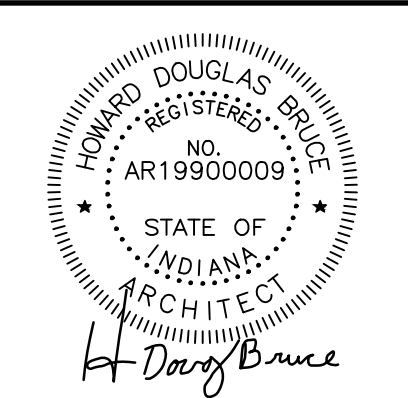
GENERAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE W/ ALL GOVERNING CODES & REGULATING AGENCIES. THIS PROJECT IS DESIGNED & DOCUMENTED PER THE ARCHITECT'S INTERPRETATION OF THE CODE REQUIREMENTS. VARIOUS GOVERNING AGENCIES SOMETIME INTERPRET THE CODES, LAWS, & ORDINANCES DIFFERENTLY. THESE AGENCIES HAVE JURISDICTION TO REQ'D. CHANGES IN DESIGN & CONSTRUCTION INCLUDING THOSE AGENCIES INVOLVED W/ THE "AMERICANS WITH DISABILITIES ACT".
- THE ARCHITECTURAL PLANS SHOWN HEREIN MAY NOT CORRESPOND TO PLANS FINALLY APPROVED BY THE ARCHITECT, OWNER, OR NECESSARY AGENCIES. IT IS THE RESPONSIBILITY OF THE PARTY OR PARTIES RELYING ON THESE PLANS TO VERIFY & CONFIRM SAID ARCHITECTURAL PRIOR TO CONSTRUCTION.
- DO NOT SCALE DWG'S, DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR FAILS TO VERIFY DIMENSIONS AS INDICATED, ANY & ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD & DO NOT INCLUDE WALL FINISHES.
- ALL DOOR OPENINGS SHALL BE LOC. 4" FROM ADJOINING WALL U.N.O.
- FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
- ALL NEW WALLS SHALL BE FINISHED TO MATCH EXIST. SURFACES INCLUDING PRIMER & PAINT.

SYMBOLS LEGEND:

	DENOTES SEALED CONC.
	DENOTES CARPET SQUARES
	DENOTES ROLLED CARPET
	DENOTES VINYL SHEET FLOORING
	DENOTES 12" TILE

RESIDENTIAL RENOVATION FOR:
JT FORBES & MARTHA SHEDD
812 S MORTON ST
BLOOMINGTON, INDIANA 47401



PROJECT NO.	2019
DATE	OCTOBER 15, 2019
DRAWN BY	DRAWN BY
CHECKED BY	D. BRUCE
SHEET NAME	

FLOOR FINISH PLAN

SHEET NO.

IN101

Demo Delay: 19-22

Commission Decision

Address: 800 S. Pleasant Ridge Road

Petitioner: May Brothers Builders

Parcel Number: 53-08-02-104-007.000-009

Property is Outstanding

Structure; Contemporary c. 1958



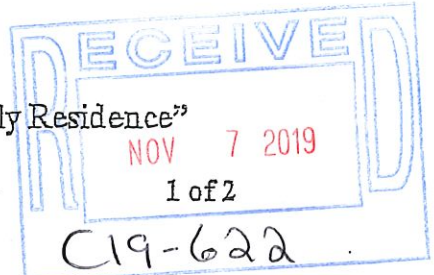
Background: Built by Terence and Barbara Martin in 1958. Terence taught in the English Department at Indiana university from 1954-1997. He became a Guggenheim Fellow in 1983 and was named an IU Distinguished Professor in 1984. The house received an “Outstanding” on the state survey due to architectural significance and features a dramatic one and a half story glass front bay and limestone half wall and chimney.

Request: Partial Demolition: Construction of two additions.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends holding **Demo Delay 19-22** to gather more information. Staff finds that the additions as proposed would jeopardize the integrity and rating of the home, and that the home may meet architectural criteria for local designation.

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"
MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967



67301
BL
11/7/19

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-08-02-104-007, 009-009 Subdivision Hoosier Acres Lot No. 22
Project Address 800 S. Pleasant ridge City Bloomington Zip Code _____
Township _____ Section No. _____

Property Owners Name Marten and Andrea Havill Phone No. _____
Property Owners Address 800 S. Pleasant ridge City Bloomington Zip Code _____

Applicants Name May Brothers Builders Phone No. (812) 327-7704
Applicants Address P.O. Box 22 City Harracksburg Zip Code 47434

General Contractor May Brothers Builders Phone No. (812) 327-7704

Please check applicable boxes and fill in blanks as required:

Proposed Work: New Construction Addition Remodel (area) _____ Other (explain) _____
Rental: Yes No Flood Plain: Yes No Sink Holes: Yes No Watershed: Yes No
Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain) personal residence

Total number of bedrooms 2 Number of residential units _____ Estimated construction cost (census) 140,000
Total Square Footage of proposed structure 1026
First floor square footage 480 Garage/Carport square footage _____ Attached Detached
Second floor square footage 546 Covered Deck(s)/Porch(s) square footage _____
Third floor square footage _____ Other Floor square footage (explain) _____
Basement square footage _____ Grading area (area of soil disruption) _____
Elevated deck (>30") square footage _____

Driveway Permit No. _____ State of Indiana Monroe County City of Bloomington
Wastewater system to be connected to: City of Bloomington Sewer Other sanitary system
Septic System: Permit no. _____ Number of bedrooms on permit _____

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

Signature of Applicant: [Signature] May Brothers Builders Date: 11-6-19

Email address Maybrothersbuilders@yahoo.com

0-114, in table

For New Construction, Additions & Remodels:
Please check appropriate boxes and fill in all
required blanks: **PRINT CLEARLY**

FOUNDATION

- type(s): material:
- Basement
 - Crawl space
 - Slab on Grade
 - Other _____
 - Poured Concrete
 - Concrete Block
 - Other _____

GIRDER BEAM (floor beam(s)):

- Metal Size _____
- Manufactured wood Size _____
- Wood Species _____ Grade _____
Size 2 - 2" x _____
3 - 2" x _____
4 - 2" x _____

GIRDER BEAM SUPPORTS:

- Metal 3" steel pipe
- Wood column size _____
- Concrete size _____
- Masonry size _____
Spacing on center _____

FLOOR JOIST SYSTEM - HOUSE:

- Steel size _____
- Manufactured "T" joist size 14"
- Wood Size _____ Species _____
Grade _____ Spacing on center 16"OC

FLOOR JOIST SYSTEM - DECK:

- Wood size _____ Species _____
- Grade _____ Spacing on center 16"OC

CEILING JOIST/TRUSS SYSTEM:

- Joist or Truss
Size _____
- Manufactured "T" Joist size 12"
- Wood size _____
Species _____
Grade _____ Spacing on Center 24"OC
- Other _____

ATTIC VENTILATION:

- Ridge Vent
- Gable Vents
- Roof Vents
- Soffit Vents
- Other (explain) _____

RAFTER / TRUSS SYSTEM 2 of 2

- Joist or Truss
- Steel size _____
- Manufactured "T" Joist size 12"
- Wood size _____ Species _____
Grade _____ Spacing on center 24"OC

TOTAL # OF SLEEPING ROOMS: 4

(to include new and existing)

TOTAL # OF SMOKE ALARMS: 6

(Hardwired with Battery back up)

WATER HEATER:

- Quantity _____
- Gas B.T.U. input: _____
 - Electric
 - Other Energy: (explain) _____
- Location:
- Garage
 - Basement existing
 - Attic
 - Crawl space
 - Utility room
 - Other explain _____

FURNACE SYSTEM:

- Quantity _____
- Gas B.T.U. input: _____
 - Electric Geothermal _____
 - Other energy: _____
- Location:
- Garage
 - Basement
 - Attic
 - Crawl space
 - Utility room
 - Other explain _____

FIREPLACE:

- Quantity _____ Location(s) _____
- Type:
- Masonry or Factory Built
- Fuel source:
- Gas Wood

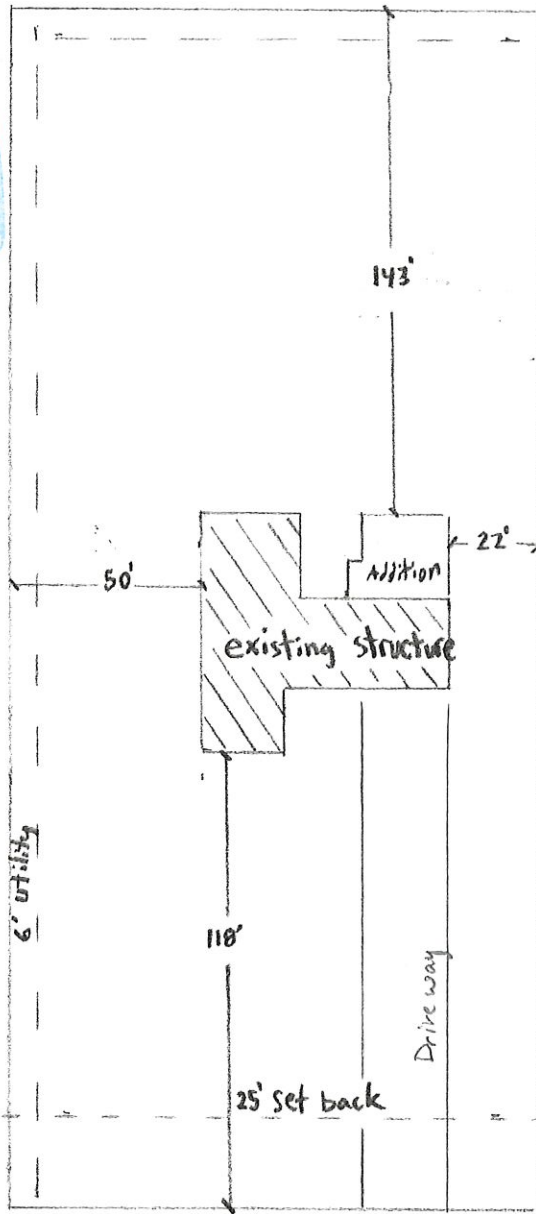
ELECTRIC SERVICE:

- Service Panel:
- Location existing basement
- Size: 100 amp 400
 200 amp Other _____
- Sub Panel(s)
- Location(s) _____
- Size: 100 amp 400
 200 amp Other _____

800 S. PLEASANT RIDGE

LOT 22

RECEIVED
NOV - 7 2019
BY: _____

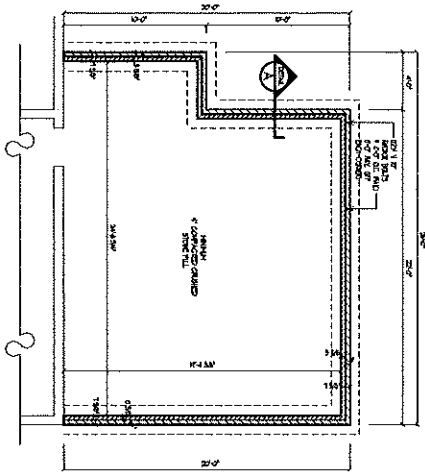


*genius show 13'
-still ok*

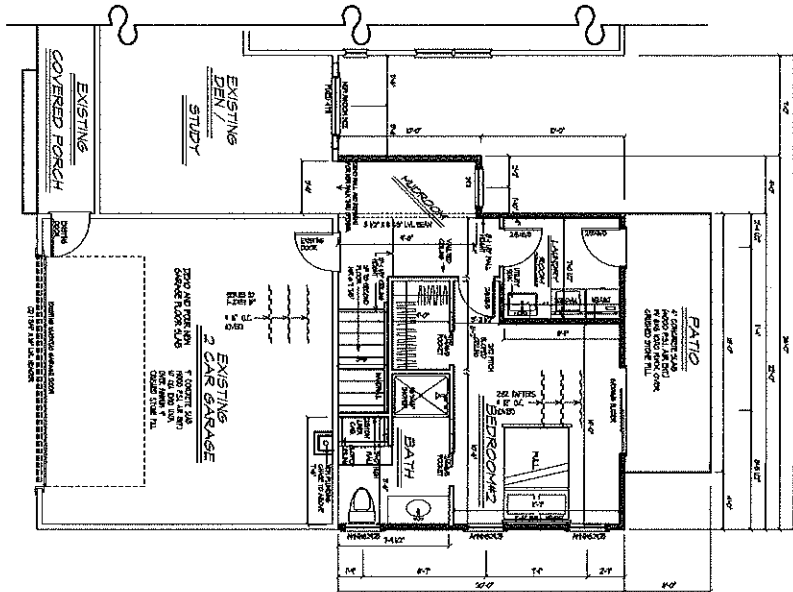
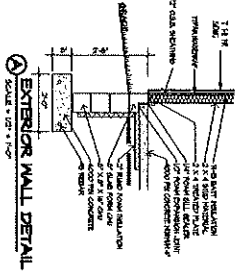
HAVILL, MARTEN & ANDREA
Project - HAVILL-RES ADD-800
Address - 800 PLEASANT RIDGE RD S
Parcel - 53-08-02-104-007.009-009
App # - 67301 Twp - PR-02

PLEASANT RIDGE

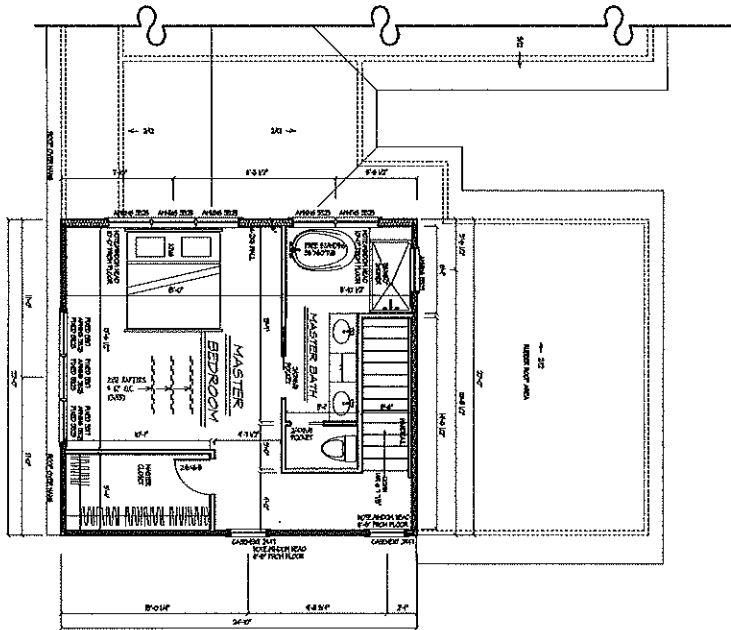
SITE PLAN HAVILL JOB



FOUNDATION PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

GENERAL NOTES:

- 1. ALL EXISTING WALLS & FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
- 2. ALL NEW WORK SHALL BE CONFORMANT WITH ALL APPLICABLE CODES AND ALL CITY ORDINANCES.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- 4. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
- 5. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
- 6. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
- 7. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
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- 9. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
- 10. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.

NOTE:

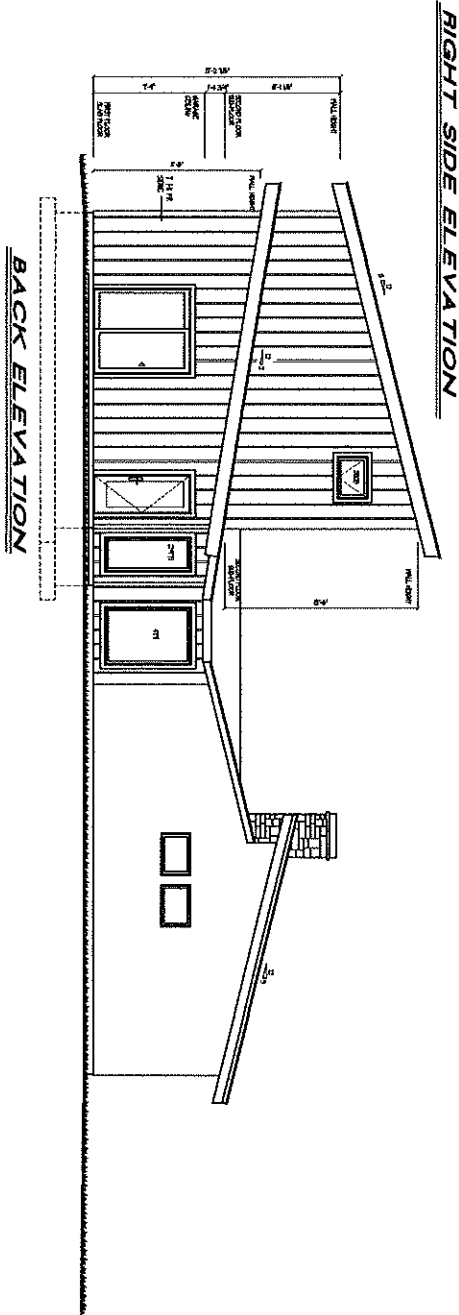
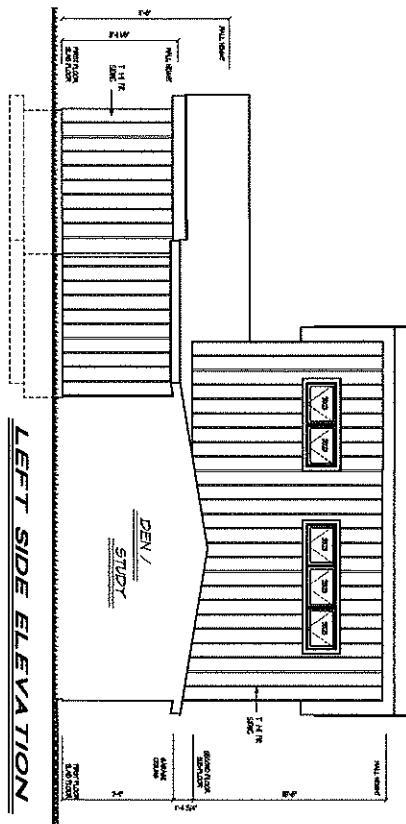
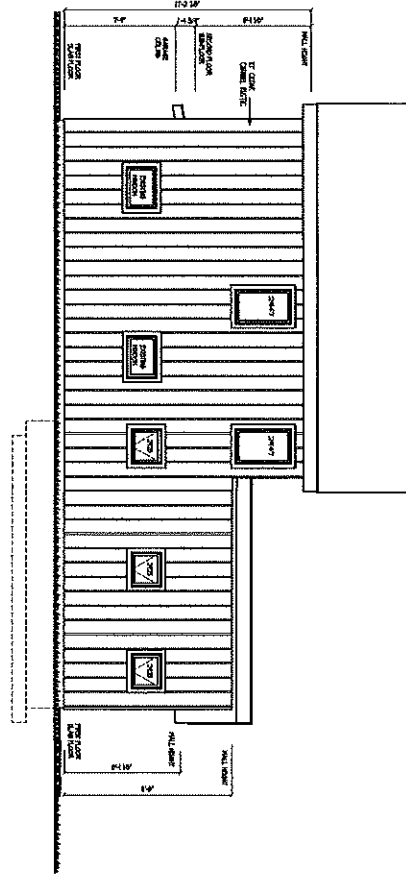
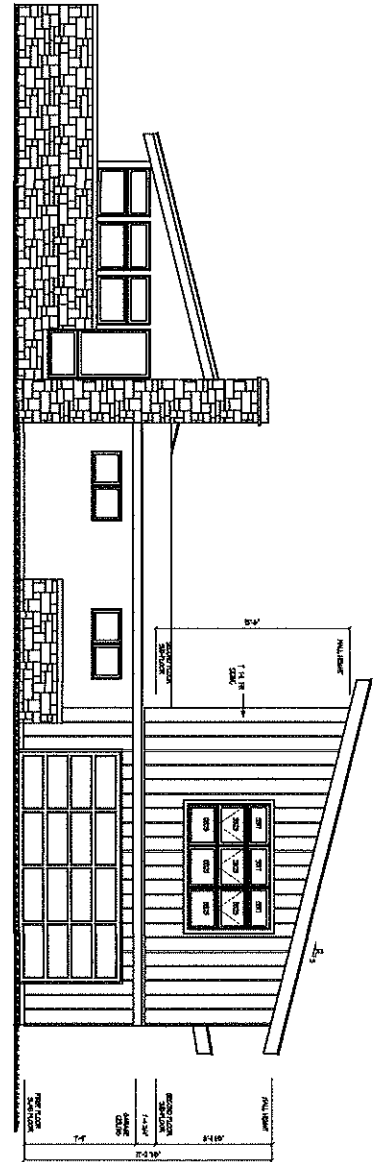
- 1. ALL EXISTING WALLS & FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
- 2. ALL NEW WORK SHALL BE CONFORMANT WITH ALL APPLICABLE CODES AND ALL CITY ORDINANCES.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- 4. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
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- 6. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
- 7. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
- 8. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
- 9. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.
- 10. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL CITY ORDINANCES.

PROPOSED PLANS FOR
ROOM ADDITION AND REMODEL
 NEW FLOOR PLANS
 JOB SITE:
 SCALE: 1/4" = 1'-0"
 DATE: MARCH 30, 2018
 DATE REVISED: APRIL 10

PROPOSED PLANS
 FOR
MARTEN AND ANDREA HAVILL

DATE: MARCH 30, 2018
 DATE REVISED: APRIL 10

DIMENSIONAL DRAFTING L.L.C.
 COMPUTER-AIDED DRAFTING SERVICE 812-825-2864



PROPOSED PLANS FOR
ROOM ADDITION AND REMODEL
ELEVATIONS
JOB SITE:
SCALE: 1/4" = 1'-0"
DATE: MARCH 20, 2016
DATE REVISION: APRIL 16

PROPOSED PLANS FOR MARTEN AND ANDREA HAVIL

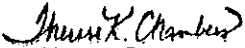
THESE PLANS ARE THE PROPERTY OF DIMENSIONAL DRAFTING, LLC. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF DIMENSIONAL DRAFTING, LLC IS STRICTLY PROHIBITED. DIMENSIONAL DRAFTING, LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.


DIMENSIONAL DRAFTING, LLC

COMMERCIAL DRAFTING SERVICE 612-820-2804

DULY ENTERED
FOR TAXATION

DEC 27 2016


Auditor Monroe County, Indiana

2016017875 PERS REP \$18.00
12/27/2016 02:40:13P 2 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented


PERSONAL REPRESENTATIVES' DEED

Kathleen Klugman and Terence J. Martin, Jr., personal representatives of the estate of Barbara B. Martin ("Grantors") which estate is pending in the Probate Court of Monroe County, Indiana, under Cause No.: 53C01-1607-EU-000166, by virtue of the power and authority granted by the Indiana Code to a personal representative proceeding under unsupervised administration, hereby convey to Andrea Havill and Maarten Bout, as wife and husband ("Grantees"), a fee simple interest, in the real estate in Monroe County, Indiana, described as follows, to-wit:

- Lot Number Twenty-two (22) in the Hoosier Acres Second Addition, the same being a sub-division of a part of the thirty (30) acres off of the west side of the Northeast Quarter of Section 2, Township 8, North, Range 1 West, in Monroe County, State of Indiana, as shown by the recorded plat thereof.

Commonly known as: 800 S. Pleasant Ridge Road, Bloomington, IN 47401

Subject to:

Any and all covenants, restrictions, reservations, easements, conditions and rights appearing of record and SUBJECT to any state of facts an accurate survey would show; and

Real estate taxes due in 2016, payable in 2017 and thereafter.

Grantors herein, Kathleen Klugman and Terence J. Martin, Jr., Personal Representatives of the Estate of Barbara B. Martin, hereby represent that Barbara B. Martin and Terence J. Martin, as husband and wife, were the grantees in a certain deed for the above described real estate, as shown in Instrument No. 2011005363, recorded April 25, 2011, in the Office of the Recorder of Monroe County, Indiana; and that they continued living together in the relationship as husband and wife until the death of said Terence J. Martin, on May 26, 2016.

The undersigned attorney in fact swears or affirms under the penalties for perjury that the undersigned is executing this instrument pursuant to the Power of Attorney, recorded 12-27-16 as instrument number 2016017874, that it has not been amended or revoked, and that it remains in full force and effect.

IN WITNESS, WHEREOF, Kathleen Klugman and Terence J. Martin, Jr., as personal representatives of the estate of Barbara B. Martin have hereunto set their hand and seal this 15th day of December, 2016.

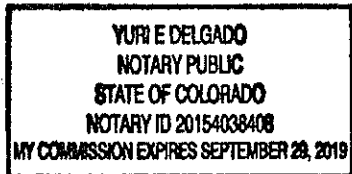
Terence J. Martin, Jr.
Terence J. Martin, Jr.
Grantor by Kathleen Klugman, As Attorney In Fact
*Grantor by Kathleen Klugman
AS ATTORNEY IN FACT*

Kathleen Klugman, Grantor
Kathleen Klugman, Grantor

STATE OF ~~INDIANA~~ Colorado)
COUNTY OF Denver)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kathleen Klugman, as the personal representative of the estate of Barbara B. Martin, and the attorney-in-fact for Terence J. Martin, Jr. and acknowledged the execution of the foregoing deed to be her voluntary act and deed for the uses and purposes expressed therein.

Witness my hand and seal this 15th day of December, 2016.



Yuri E. Delgado
Yuri E. Delgado, Notary Public

This deed was prepared by, Mallor Grodner, LLP, 101 W. Ohio Street, Suite 1600, Indianapolis, Indiana 46204-5125.

Send Tax Bills: ~~property address~~

511 S. Anita Street
Bloomington, IN 47401

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Anne M. Hamilton Curry

Demo Delay: 19-24

Commission Decision

Address: 1116 N. College Avenue

Petitioner: N College 1116 LLC

Parcel Number: 53-05-33-204-120.000-005

Property is Contributing

Structure; Pyramid Roof Cottage c. 1915



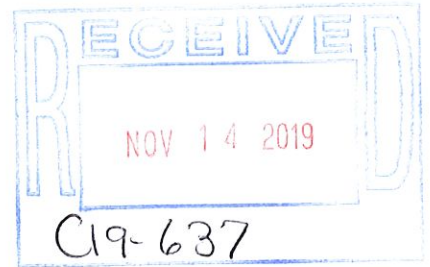
Background: The property is currently vacant and the front porch steps have been removed. The surrounding buildings which are mostly commercial in nature and newer infill.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-24**. The property does not meet the architectural criteria for local designation, and due to significant changes in the surrounding area, which have seen this section of North College street become commercially oriented, the potential for a historic district does not exist.

67345
BL
11/14/19



Demolition Application
Monroe County Building Department
501 N. Morton St Rm 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967
<http://www.co.monroe.in.us/buildingdept.html>

Date: 11/13/19

Project Address: 1116 N. College Ave Bloomington IN 47404
Street City, State Zip

Township: Bloomington Section #: _____

Parcel Number 53-05-33-204-120.000-005

Subdivision: KENWOOD Lot #: 85
Applicant Name: N College 1116 LLC Phone #: 812-360-1518

Property Owner Name: N College 1116 LLC
Address: 3802 E 3rd St Bloomington IN 47401 Phone #: 812-360-1518
Street City, State & Zip

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other
NONE

WORK BEING PERFORMED:

DEMOLITION, FILL, COMPACT

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct (2) if there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature D. Michael Snapp
Owner/Applicant

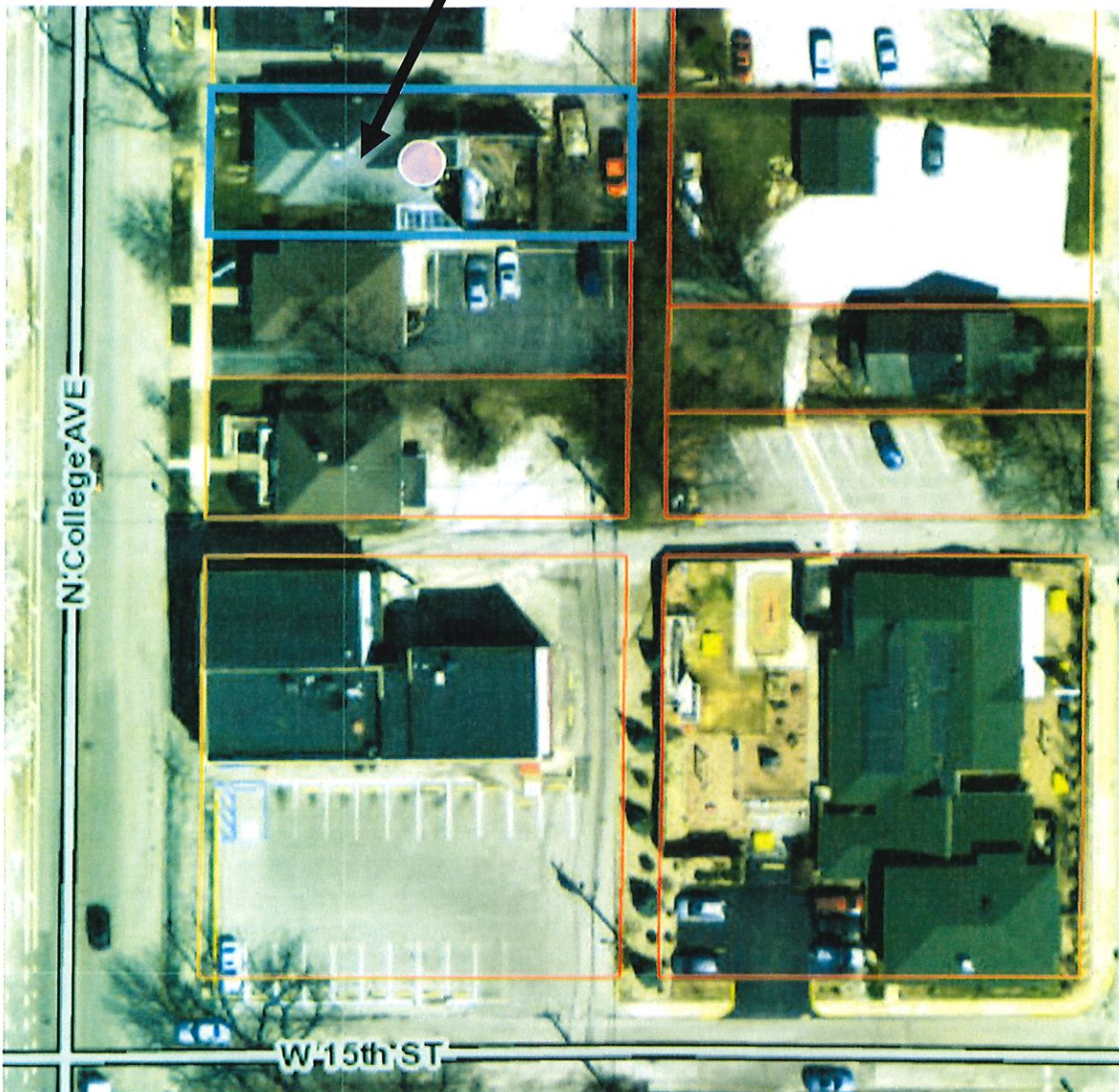
C-14 Needs Demo Delay

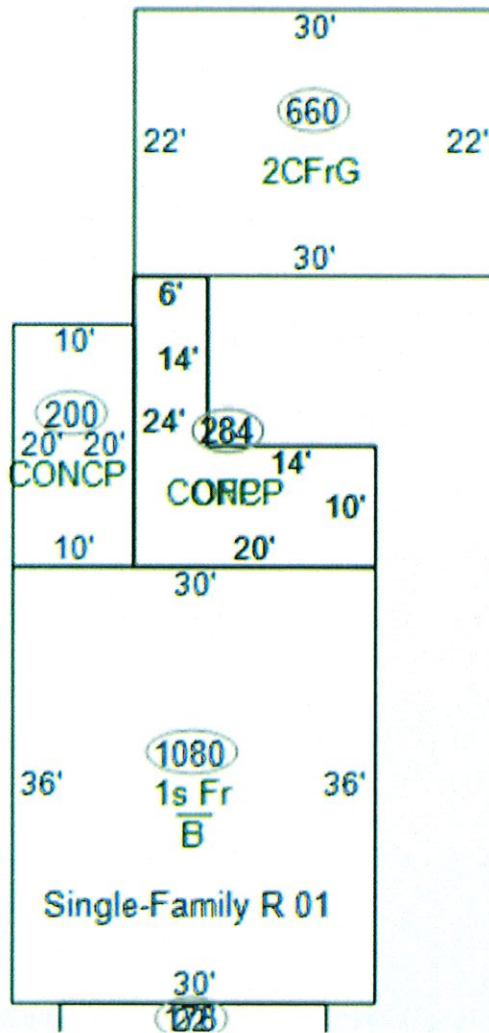
1116 N COLLEGE AVE DEMOLITION PLAN

RECEIVED
NOV 13 2019
BY: _____

N COLLEGE 1116 LLC
Project - N COLLEGE 1116- RES DEMO-1116
Address - 1116 COLLEGE AVE N
Parcel - 013-47830-00
App # - 67345 Twp - BL 33

1,080 SQ FT BUILDING +
GREENHOUSE TO BE
REMOVED





DULY ENTERED
FOR TAXATION

NOV 09 2018

Catherine Smith

Auditor Monroe County, Indiana

Mail Tax Bills to:

*3802 E 3rd Street
Bloomington IN 47404*

2018015214 TRUST \$25.00
11/09/2018 02:02:44P 3 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that Robert Wayne Grabbe Revocable Trust dated 27 September 2007, of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to N COLLEGE 1116 LLC, an Indiana limited liability company, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County, in the State of Indiana, to-wit:

Forty-four (44) feet off the north side of Lot Number 85 in Kenwood Addition as shown by the plat recorded thereof, recorded in Plat Cabinet "B", Envelope "23", in the office of the Recorder of Monroe County, Indiana.

Also, a part of the Northwest quarter of Section 33, Township 9 North, Range 1 West described as follows: Beginning on the North line of said Lot Number 85 in Kenwood Addition intersects the same, thence North 2 feet, thence East 132 feet, thence South 2 feet, thence West to the place of beginning.

Parcel No. 013-47830-00 (53-05-33-204-120.000-005)

Commonly known as: 1116 North College Avenue, Bloomington, Indiana 47404

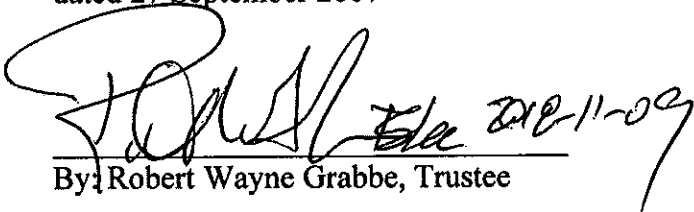
SUBJECT TO THE FOLLOWING:

1. All covenants, conditions, restrictions, easements, and encumbrances in the plat of Kenwood Addition, as shown by the recorded plat thereof recorded in Plat Cabinet "B", Envelope 23, in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

2. Water main easement as set forth in that certain Warranty Deed dated October 1, 2007 and recorded October 2, 2007, at Instrument No. 2007018310, in the office of the Recorder of Monroe County, Indiana.
3. Gas main easement as set forth in that certain Warranty Deed dated October 1, 2007 and recorded October 2, 2007, at Instrument No. 2007018310, in the office of the Recorder of Monroe County, Indiana.
4. Taxes for the year 2018 due and payable in 2019 and all subsequent taxes and assessments.

Dated this 09th day of November, 2018

Robert Wayne Grabbe Revocable Trust
dated 27 September 2007


By: Robert Wayne Grabbe, Trustee

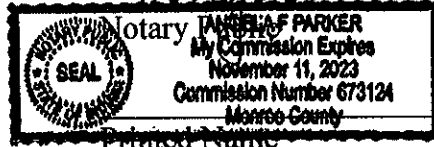
STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for said County and State, personally appeared Robert Wayne Grabbe, Trustee for the Robert Wayne Grabbe Revocable Trust dated 27 September 2007, who acknowledged execution of the above and foregoing Trustee's Deed this 9th day of November, 2018.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: _____

Residing in Monroe County



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michael L. Carmin

This instrument prepared by Michael L. Carmin, Attorney at Law, CarminParker, PC, A Professional Corporation, 116 W. 6th Street, Suite 200, P.O. Box 2639, Bloomington, IN 47402-2639

411550/56167-01AT

Demo Delay: 19-23
Commission Decision

Address: 1109 N. College Avenue

Petitioner: NKS Development

Parcel Number: 53-05-33-204-013.000-005

Property is Contributing

Structure; Craftsman, 1927



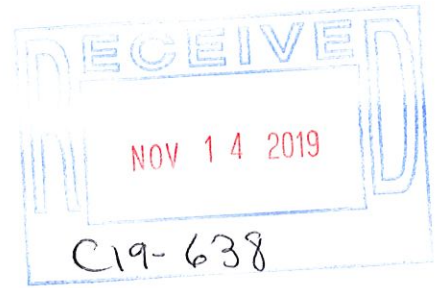
Background: Built by Fred Bunger in 1927 as his residence, Bunger co-owned Bunger Brothers Overland Agency, a car dealership that sold Willys-Knight automobiles (produced between 1914 and 1933 by the Willys-Overland Company of Toledo, Ohio. This building was most recently being used as office space.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-23**. The property does not meet the architectural criteria for local designation, and staff does not have any information that would support designation based on historic criteria.

67344
BL
11/14/19



Demolition Application
Monroe County Building Department
501 N. Morton St Rm 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967
<http://www.co.monroe.in.us/buildingdept.html>

Date: 11/13/19

Project Address: 1109 N College Ave Bloomington, IN 47404
Street City, State Zip

Township: Bloomington Section #: _____

Parcel Number 53-05-33-204-013.000-005

Subdivision: KENWOOD Lot #: 83
Applicant Name: NKS DEVELOPMENT LLC Phone #: 812-360-1518

Property Owner Name: NKS DEVELOPMENT LLC
Address: 1447 W. ESTATE DR. Bloomington Phone #: 812-360-1518
Street City, State & Zip IN 47403

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure
 Gas Electricity Septic/Sewer Water Other

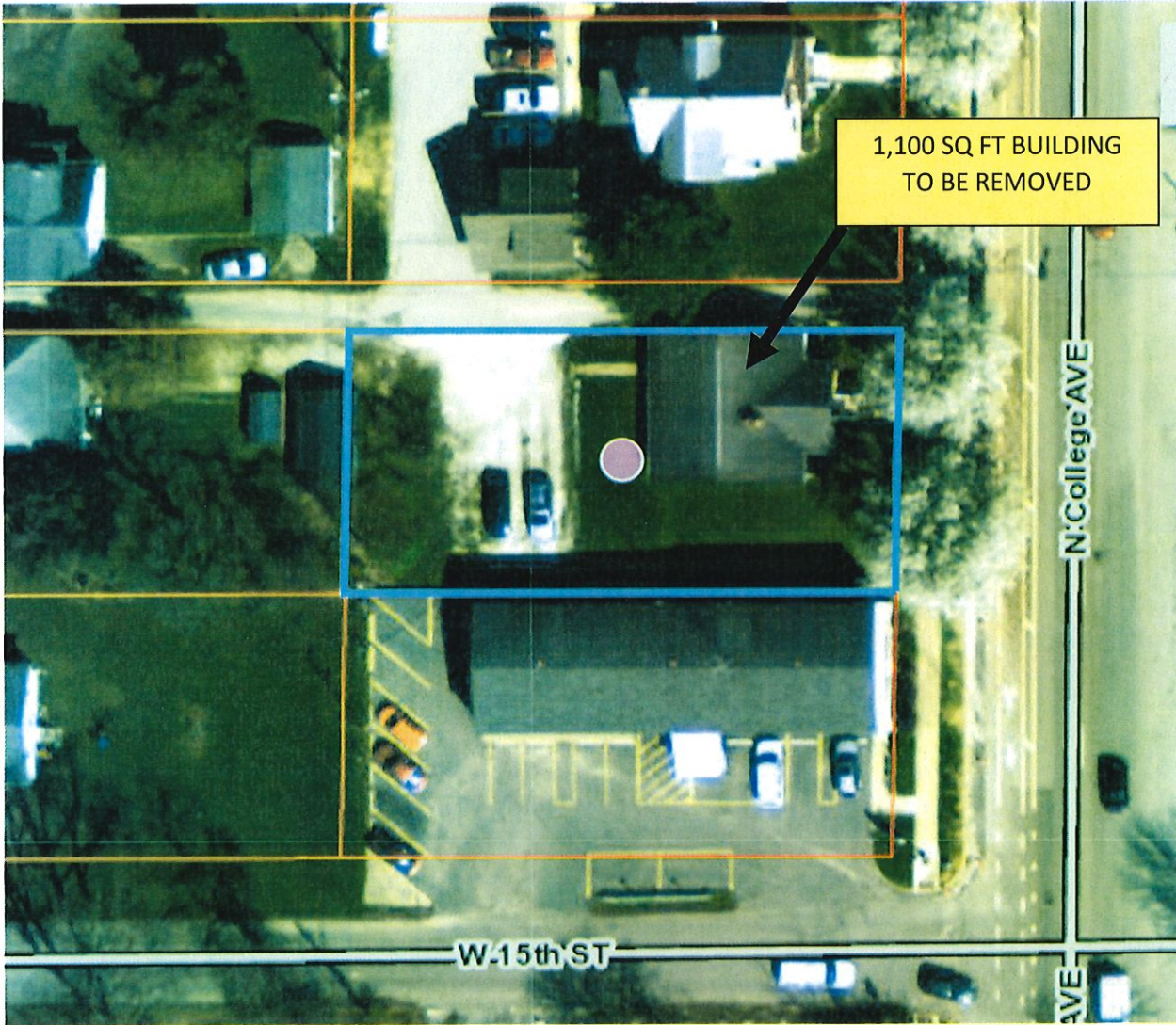
WORK BEING PERFORMED:
DEMOLITION, FILL, COMPACT

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct (2) if there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature D. Michael Surpp
Owner/Applicant

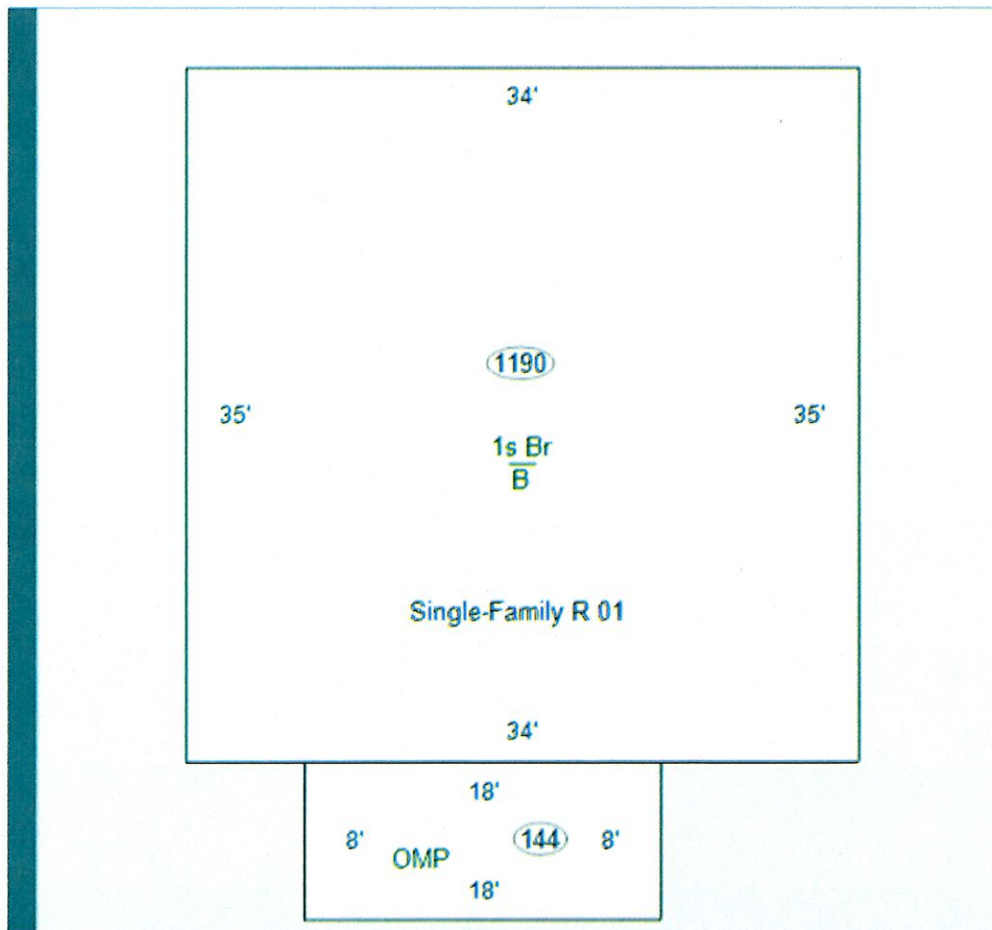
C-01
(but missing from table)
C-14

1109 N COLLEGE AVE DEMOLITION PLAN



RECEIVED
NOV 13 2010

NKS DEVELOPMENT LLC
Project - NKS DEV-RES DEMO-1109
Address - 1109 COLLEGE AVE N
Parcel - 53-05-33-204-013.000-005
App # - 67344 Twp - BL-33



DULY ENTERED
FOR TAXATION

MAY 06 2019

Catherine Smith

Auditor Monroe County, Indiana

Re-record correct buyers name

* 2019006515 RREC \$25.00
05/16/2019 08:40:22A 4 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



2019006071 WAR \$25.00
05/08/2019 02:13:47P 4 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Mark R. Sovinski and Patricia M. Sovinski, as husband and wife, an undivided 1/2 interest and Jeffrey S. Gustaitis and Patricia M. Gustaitis, as husband and wife, an undivided 1/2 interest

Grantor(s), of Monroe County, in the State of Indiana **CONVEYS AND WARRANTS** to

~~D. Michael Snapp, of legal age~~
NKS Development, LLC

Grantee(s), of Monroe County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Monroe County, Indiana:

The Northeast quarter of Lot Number Eighty-three (83) in Kenwood Addition to the City of Bloomington, Indiana, as shown by the plat thereof recorded in Plat Cabinet B, Envelope 23, in the Office of the Recorder of Monroe County, Indiana.

Tax ID No.: 53-05-33-204-013.000-005

The address of the real estate described herein is 1109 N. College Ave., Bloomington, IN 47404.

Subject to Taxes for the year 2018 payable 2019 and thereafter, and, subject to Covenants, Conditions, Restrictions, and Easements of record.

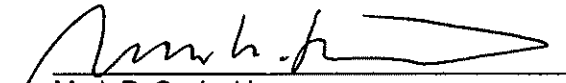

DULY ENTERED
FOR TAXATION

MAY 14 2019

Catherine Smith

Auditor Monroe County, Indiana

IN WITNESS WHEREOF, Grantor(s) has/have executed this Deed this 30th day of April, 2019.



Mark R. Sovinski

Patricia M. Sovinski

STATE OF Indiana

County OF Monroe

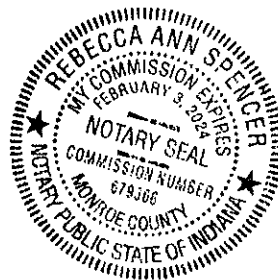
Before me, the undersigned, a Notary Public in and for said county and state, do hereby certify that Mark R. Sovinski and Patricia M. Sovinski personally appeared this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of April, 2019.

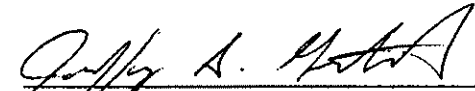

Notary Public

My Commission Expires: 2/3/2021

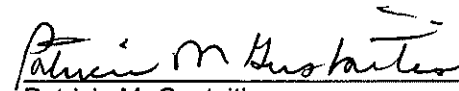
(SEAL)



IN WITNESS WHEREOF, Grantor(s) has/have executed this Deed this 30 th day of April, 2019.



Jeffrey S. Gustaitis




Patricia M. Gustaitis

STATE OF Indiana

County OF Monroe

Before me, the undersigned, a Notary Public in and for said county and state, do hereby certify that Jeffrey S. Gustaitis and Patricia M. Gustaitis personally appeared this day and acknowledged the due execution of the foregoing instrument.

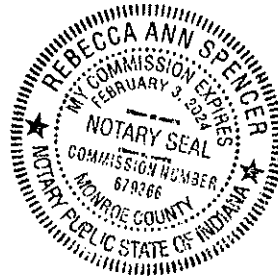
Witness my hand and official seal, this the 30 th of April, 2019.



Notary Public

My Commission Expires: 2/3/2024

(SEAL)



Prepared By: Vincent S. Taylor, Attorney At Law

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: John Bethell

Grantee's address/ mailing address to which tax statements should be mailed is:

1 North Illinois St. Apt 1901 Indianapolis IN
46207

Grantee's address if the above mailing address is not a street address or rural route address:

53-62994

Demo Delay: 19-25 Commission Decision

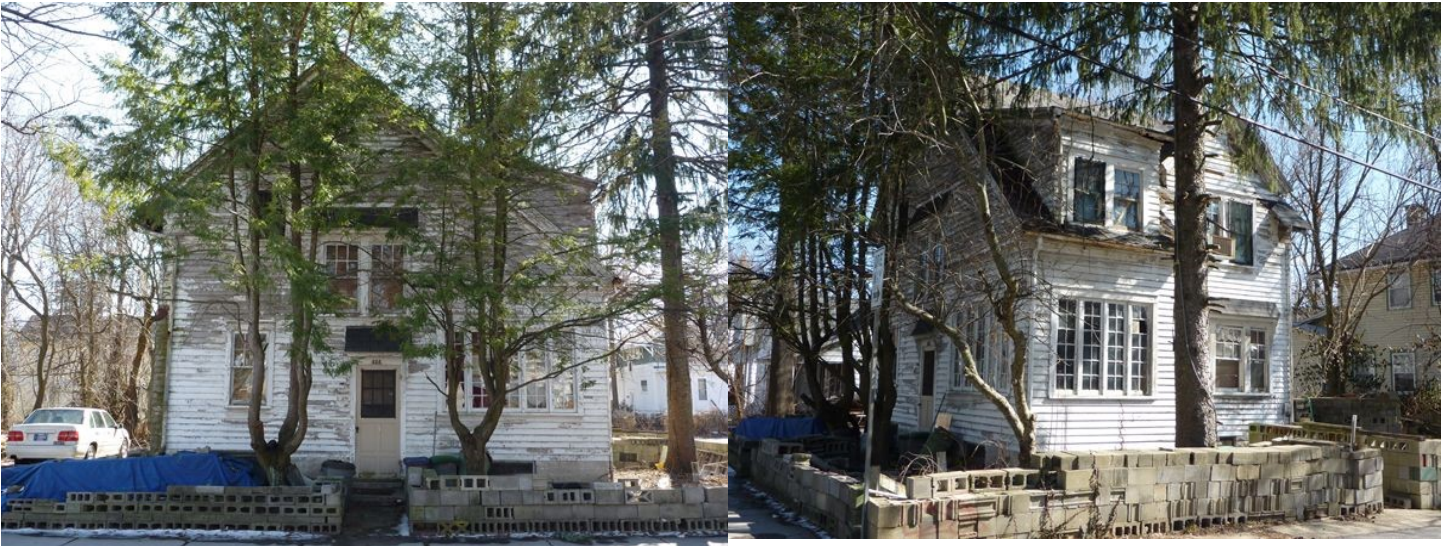
Address: 414 E. 9th Street

Petitioner: David Kerber

Parcel Number: 53-05-33-302-020.000-005

Property is Contributing

Structure; Colonial Revival c. 1927



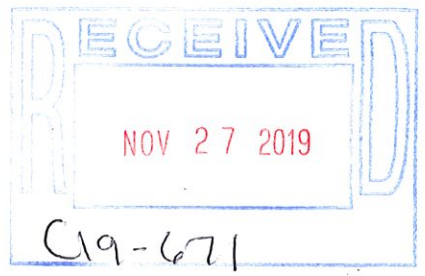
Background: This property is in the Old Showers Furniture Factory study area. Initial address was 414 Harold Avenue. H.H. Hudson (stonecutter) lived there from 1927-1938.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-25**. The property does not meet the architectural or historical criteria for local designation.

67446
BL
11/26/19



Demolition Application
Monroe County Building Department
501 N. Morton St Rm 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967
<http://www.co.monroe.in.us/buildingdept.html>

Date: 11/26/19

Project Address: 414 E 9TH ST Bloomington, IN 47408
Street City, State Zip

Township: Bloomington Section #: 33

Parcel Number 53-05-33-302-020.000-005

Subdivision: 013-10040-00 Araws Creek Lot #: 10

Applicant Name: DAVID KATZ Phone #: 812-287-9977

Property Owner Name: 5703 LLC
Address: 925 E 9TH ST, SUITE 235 Phone #: 317-295-7000
Street City, State & Zip
INDIANAPOLIS, IN 46250

Contractor: (if applicable) TRD
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other
Lid Already Discovered By Araws Creek

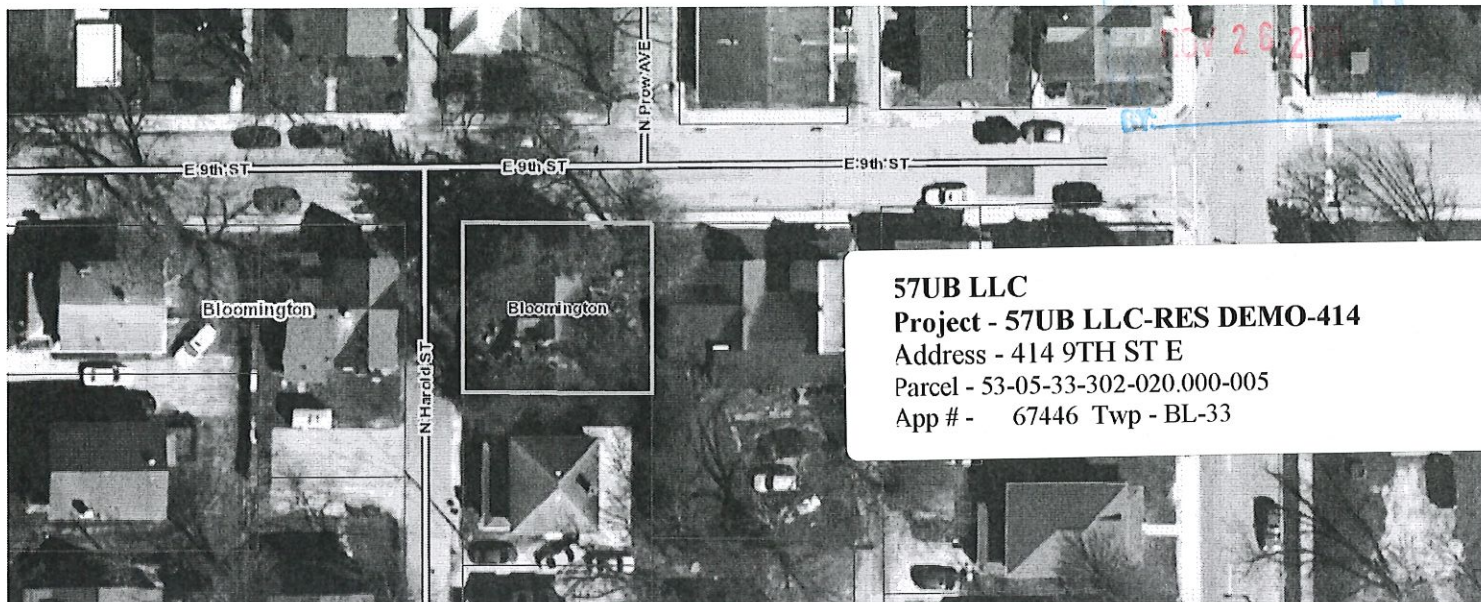
WORK BEING PERFORMED:

COMPLETE DEMO (STRUCTURE & FOUNDATION)
HOUSE

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature [Signature]
Owner/Applicant

C-01 NC-14 Owner-Occ



Tax Bill

Parcel Information

Parcel Number	53-05-33-302-020.000-005
Tax ID	013-10040-00
Owner Name	57UB Llc
Owner Address	6925 E 96th Street, Ste 255 Indianapolis, In 46250
Legal Description	013-10040-00 PROWS GARDEN LOT 10

2018 PAY 2019

Deductions

Type	Amount
Supplemental Hsc	\$14,420.00
Standard Hmst	\$45,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$712.18	\$1,424.36	\$-712.18
Bloomington City Bloomington Twp	Fall Installment	\$712.18	\$0	\$0
Bloomington City Bloomington Twp	Year Total	\$1,424.36	\$1,424.36	\$0

Overlay Report

Monroe County, IN

414 E 9th ST

39 DEGREES NORTH (855) GIS-3939

