

# CITY OF BLOOMINGTON



## PLAN COMMISSION

February 8, 2021 @ 5:30 p.m.  
Zoom Meeting:

<https://bloomington.zoom.us/j/96864946190?pwd=NzdXTTFPVkNIWnNKNNBNUDR2WmE2UT09>

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PLAN COMMISSION  
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**ROLL CALL**

**MINUTES TO BE APPROVED:** None

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

Rules of Procedure amendment: Hearing Officer and Plat Committee

Plat Committee appointments

**PETITIONS:**

SP-31-20     **The Standard at Bloomington, LLC**  
301 E. Brownstone Dr.  
Request: Major site plan approval to allow the construction of a multi-family development with 440 dwelling units.  
Case manager: Eric Greulich

<https://arcg.is/SKKT8>



CITY OF BLOOMINGTON

Last Revised: April 15, 2019

PLAN COMMISSION

RULES AND PROCEDURES

Article I. Meetings

- A. The Plan Commission shall hold regularly scheduled meetings at intervals which correspond with the anticipated case load. Each agenda may include cases in preliminary or final hearing.
- B. All meetings shall be held at 5:30 p.m. in the City Hall at the Showers Building unless otherwise publicly announced.
- C. All meetings shall adjourn at 9:30 p.m. and no new cases shall be heard after 9:00 p.m. Any cases remaining to be heard on an agenda at time of adjournment shall be rescheduled for hearing at a special meeting within one (1) week of the original meeting.
- D. Special meetings may be called as provided in by Indiana Code section 36-7-4-307, as amended.
- E. A majority of the voting members shall constitute a quorum. However, no vote of the Commission shall be official unless authorized by a majority of the Commission's membership, and no vote of the Plat Committee shall be official unless authorized by the affirmative vote of two (2) members.
- F. Executive Sessions may be held only with at least forty-eight (48) hours advance notice and in compliance with all requirements of state law, and only such business as permitted by state law may be conducted in such session (certain matters relating to property acquisition, personnel, labor relations, or litigation).
- G. All decisions on petitions, with the exception of those acted upon as part of the consent agenda, shall be by roll call. The vote of each member of the Commission or Plat Committee shall be recorded by the Secretary and placed in the minutes of the meeting.
- H. No member of the Commission or Plat Committee shall participate in the hearing or decision of the Commission or Committee involving any matter in which that person is directly or indirectly interested in a financial sense, other than the preparation and enactment of a Master Plan. In the event that any member disqualifies himself or that any member's eligibility is challenged by a member of

the public, such fact shall be entered on the records of the Commission or Committee and shall appear in the minutes. Members who intend to disqualify themselves from a vote on a particular petition due to direct or indirect financial interest shall notify the staff of this fact a minimum of two (2) business days prior to the hearing in order to provide staff and the Plan Commission President adequate time to arrange the attendance of a substitute member, if applicable, and to make other arrangements as necessary.

- I. As soon as possible a summary of minutes of the proceedings shall be made available to each member of the Commission or Committee.
- J. All minutes of the proceedings, tape recordings of the hearings, and all exhibits submitted by the petitioners, remonstrators and staff shall be public records and shall be filed in the Planning and Transportation Department office. These materials shall become a part of the case and all such materials shall be held by the Planning and Transportation Department for a period of at least one (1) year. At the end of the one (1) year time period, all materials held by the Planning Commission may be placed in a "back filing" system for preservation of city records.
- K. The final disposition of any request, petition, or resolution before the Commission or Plat Committee shall be in the form of a motion, adopted according to proper parliamentary procedures. Said motion may be to grant, deny, continue, forward, modify, or table the petitioner's request; additionally, the members of the Commission may attach such conditions to a motion as are deemed necessary for the furtherance of the public health, safety, or convenience or to achieve consistency with the City Comprehensive Plan or Bloomington Municipal Code. The Plat Committee may impose conditions upon preliminary approval of a plat in accord with Article II(G)(3) of these Rules and Procedures. In all cases, the Plan Commission and Plat Committee shall act to determine the final disposition of a request, petition or resolution; in the absence of a majority vote to determine final disposition, said request, petition or resolution shall be administratively continued to the next regularly scheduled hearing.
- L. No petition shall be heard unless the petitioner is present at the public hearing. In the event that a petitioner is not present at the time their case is called to be heard, that petition will be moved to the end of the agenda. If the petitioner is present after the remaining cases on the agenda have been heard, their case will be heard at that time. If the petitioner is not present, the case will be continued to the next Plan Commission or Plat Committee meeting.

Article II. Officers, Employees, Plat Committee, and Hearing Officer.

- A. The Commission shall at its first hearing in each year elect from among its members a president and vice-president, and appoint the members of the Plat Committee pursuant to Article II, Paragraph G.
- B. The president shall preside over Commission meetings and on behalf of the Commission shall exercise general supervision over the administration of the affairs of the Commission, including the execution of contracts and agreements, the appointment of committees and representatives, the determination of points of order and procedure, and the signing of all official documents. The vice-president shall have authority to act as president of the Commission during the absence of the president. In the case of the resignation of the president, the vice-president shall succeed to the presidency and a new vice-president shall be elected from the membership.
- C. The Planning and Transportation Director is designated as Secretary and shall be responsible for supervising the keeping of an accurate and complete record of all Commission and Plat Committee proceedings, including the keeping of records and minutes, and the custody and preservation of all paper documents of the Commission and Plat Committee. In the event of the absence of both president and vice-president, the secretary shall preside, provided, however, the first and only item of business to be presented by such presiding officer shall be the election of a chairman pro tempore.
- D. The Commission may appoint and prescribe the duties and fix the compensation of such employees as are necessary for the discharge of the duties and responsibilities of the Commission, and may make contracts for special or temporary services and any professional counsel, subject, however, to annual appropriation for same by the Common Council.
- E. The Commission shall request an attorney from the City Legal Department be assigned to serve as Counsel for the Commission.
- F. The Planning and Transportation Director or their designee shall appear at all meetings and assist the Commission presenting factual opinion on significant issues raised by the petition.
- G. Pursuant to Indiana Code section 36-7-4-701(e), as amended, a Plat Committee is established.
  - 1. The Plat Committee shall consist of three (3) members, one (1) staff member from the Planning and Transportation or Engineering Department, one (1) staff member from the Utilities Department and the member of the

- Plan Commission who also serves as the City's Engineer, unless another member of the Plan Commission is appointed instead.
2. Plat Committee members shall be appointed by the Plan Commission for a one-year term ending upon completion of the first Plan Commission meeting of the following calendar year.
  3. The Plan Commission shall appoint one (1) alternate for each member of the Plat Committee to serve for a one-year term ending upon completion of the first Plan Commission meeting of the following calendar year. The alternate for the Planning and Transportation Department member shall be an employee of the Planning and Transportation Department. The alternate for the Utilities Department member shall be an employee of the Utilities Department. The alternate for the Plan Commission member shall be a member of the Plan Commission.
  4. The Plat Committee may approve any subdivision of land, including preliminary and final plats. The Plat Committee may impose conditions upon preliminary approval as authorized and limited by Indiana Code section 36-7-4-702, as amended.
  5. The committee shall meet at such times to be determined by the committee, as needed to accommodate caseload; provided, within eight (8) days of receiving an application for preliminary plat approval, the staff shall announce the date for hearing before the Plat Committee.
  6. All petitions considered by the Plat Committee shall be considered in public hearings pursuant to the rules of procedure herein with respect to conduct of hearings, filing of petitions, fees, and notices, except that all plats may be considered by the committee in a single hearing.

All provisions of these Rules and Procedures shall apply to the Plat Committee only if specified therein.

7. The Plat Committee may act only by a vote of a majority of the full membership of the committee. Decisions must be signed by the president and secretary of the Plan Commission.
8. Any applicant or other interested party may appeal a decision of the Plat Committee approving, disapproving or imposing conditions on a preliminary plat, to the Plan Commission. Such appeal shall be filed with the Planning and Transportation Department within five (5) days of the Plat Committee's decision.

9. The Plat Committee shall at its first meeting in each year elect from among its members, a president and a vice president. The president shall preside over committee meetings and shall exercise general supervision over the administration of the affairs of the committee, including the determination of points of order and procedure. The vice-president shall have authority to act as president of the Plat Committee during the absence of the president. In the case of the resignation of the president, the vice-president shall succeed to the presidency and a new vice-president shall be elected from the membership.
  10. The Planning and Transportation Department, may, at its discretion, schedule plats for consideration by the Plan Commission rather than the Plat Committee.
- H. Pursuant to Indiana Code section 36-7-4-923, as amended, an alternate procedure for variance and conditional use is established.
1. A hearing officer is established.
    - (a) The Plan Commission shall appoint two (2) hearing officers. One (1) of the hearing officers shall generally fulfill the duties of the hearing officer, and the other hearing officer shall serve as an alternate in the event that the first is not available or has a conflict of interest.
    - (b) A hearing officer shall be a member of the Planning and Transportation Department or Engineering Department staff.
    - (c) The Plan Commission may remove a hearing officer from their responsibilities at any time.
  2. The hearing officer may approve or deny:
    - (a) Variances from development standards,
    - (b) Conditional uses,
    - (c) Use Variances;
  3. Hearings conducted by the hearing officer shall be subject to all of the notice, minutes, records, and staff report, rules which apply to the Board of Zoning Appeals.

4. The hearing officer shall be subject to the same requirements of the state law and the zoning ordinance as the Board of Zoning Appeals, with respect to conflicts of interest and communications with the hearing officer.
5. The hearing officer may, at their discretion, transfer a petition filed under this alternative procedure to the Board of Zoning Appeals if, in the judgment of the hearing officer, the issues involved warrant consideration by the Board or it appears likely that the decision of the hearing officer would be appealed to the Board.
6. The staff may file a written objection to a petition filed for consideration by the hearing officer if:
  - (a) the variance or conditional use sought would be injurious to the public health, safety, morals, and general welfare of the community; or
  - (b) the use or value of the area adjacent to the property included would be affected in a substantially adverse manner.

If such written objection is filed, the petition shall:

- (c) be considered withdrawn; or
  - (d) be transferred to the Board of Zoning Appeals if requested by the petitioner.
- Such written objection shall be filed not less than twelve (12) days before the hearing, unless new information comes to the staff's attention within twelve (12) days of the hearing.
7. The staff may indicate that it does not object to the approval of the petition if specified conditions are attached. If the applicant does not accept these conditions, the petition shall:
    - (a) be considered withdrawn; or
    - (b) be transferred to the Board of Zoning Appeals if requested by the petitioner.
  8. The hearing officer may impose conditions and may permit or require the owner of a parcel of property to make a written commitment concerning the use or development of that parcel, as provided in Indiana Code section 36-7-4-1015, as amended. If the applicant for the variance, or conditional use

does not accept these conditions or make the commitment, the petition shall:

- (a) be considered withdrawn; or
- (b) be transferred to the Board of Zoning Appeals if requested by the petitioner.

- 9. The hearing officer may not modify or terminate any commitment, whether made by the hearing officer or under Indiana Code section 36-7-4-1015, as amended. Commitments made by the hearing officer may be only modified by the Board of Zoning Appeals.
- 10. A decision of the hearing officer may be appealed to the Board of Zoning Appeals by an interested person. Any appeal shall be filed with the Planning and Transportation Department within five (5) days of the hearing officer's decision.

Article III. Filing of Petitions, Permits, and Fees

A. All requests to the Commission or Plat Committee shall be by petition and petitioners shall be required to follow these procedures:

- 1. All petitioners shall use the uniform petition forms approved by the Planning and Transportation Director which are available upon request in the Planning and Transportation Department. No petition shall be accepted until the petitioner has consulted with a staff member who has determined that the petition is presented in proper form with all the required exhibits and supporting documents. Upon such determination staff shall sign the application form and the petition shall be accepted.
- 2. All petitions shall be filed no later than the deadlines established on the calendar of meetings to be adopted by the Commission each year; provided, these deadlines shall not apply to petitions to be heard by the Plat Committee.

3. Filing fees for petitions shall be as follows:

a. Rezoning Petitions

Rezone to Single family .....	\$250 + \$25/acre
Rezone to Non-Single Family.....	\$500 + \$50/acre
Rezone to Planned Unit Development .....	\$1000 + \$100/acre

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- b. PUD Preliminary Plan Amendment..... \$500 + \$50/acre
- c. Plat Approvals
  - Preliminary ..... \$300 + \$25/lot
  - Final ..... \$300 + \$25/lot
  - Preliminary and Final together ..... \$300 + \$50/lot
- d. Site Plans/PUD Final Plans
  - Remodels ..... \$200
  - Residential Addition ..... \$200 + \$25/dwelling unit
  - Residential New Construction ..... \$400 + \$25/dwelling unit
  - Non-Residential/Mixed Use Addition..... \$200 + \$0.10/square foot
  - Non-Residential/Mixed Use New Construction .....\$400 + \$0.10/s.f.
- e. Conditional Uses
  - Home Occupation..... \$100
  - Other..... \$250
- f. Use Variances ..... \$500
- g. Variances
  - Single-Family ..... \$100
  - Multi-Family and Non-Residential ..... \$500
- h. Right-of-Way Vacations ..... \$500
- i. Letters of Zoning Verification ..... \$100
- j. Lot Line Adjustments..... \$100
- k. Certificate of Occupancy Inspections ..... \$100
- l. No application fees shall be required for any application by not-for-profit, community service organization.
- m. The Plan Commission may waive the application fee for any proposal which is actively being promoted by a unit of local government or quasi-public organization or which involves a local subsidy.



- n. No refunds shall be permitted after a petition has received a Plan Commission or Plat Committee hearing, whether or not the Plan Commission or Plat Committee has taken action on the petition.

4. Fees associated with City of Bloomington review of building permit applications shall be \$0.14 per square foot of construction. All building permits are applied and paid for, and issued through the Monroe County Building Department. Certain categories of permits do not require this fee payment per the fee schedule contained in the *Monroe County Building Department Construction Permit Fees*. The exemptions contained in this Building Department document are incorporated in this rule. No fee shall be required for City review of any permit application filed by a not-for-profit, community service organization, or a governmental agency. Per the *Interlocal Cooperation Agreement* between the City and the County, the County Building Department shall collect the \$0.14 per square foot residential permit fee and a \$0.15 per square foot non-residential permit fee and transmit the collected fees to the City of Bloomington Controller's Office on a quarterly basis.

#### Article IV. Notices

- A. In the event a request for action by the Plan Commission or Plat Committee is being made by 100% of the property owners directly included in the proposed action, the following requirements for notice must be met:
  - 1. All petitioners for any Plan Commission or Plat Committee approval shall inform interested parties of the proposal by notice sent to the residence or the last known address of the interested parties. Petitioners shall prepare the notice in a form specified by the Planning and Transportation Department and mail by regular first class delivery said notice not less than twenty-one (21) days before the date of the initial Plan Commission or Plat Committee hearing. The Planning and Transportation Department shall verify that the notice is properly distributed by the petitioner not less than twenty-one (21) days before the date of the initial Plan Commission or Plat Committee hearing. If adequate notice in accordance with these rules is not given to the interested parties and this fact is confirmed by staff prior to Plan Commission action, such petition may be continued to a later date to allow proper notice to all interested parties.
  - 2. Such notice shall state:
    - a. The general location by address or other identifiable geographic description of the subject property or area;

- b. A summary of the subject matter contained in the proposal and/or a description of the proposed change in the zone maps, where the proposal involves a change to the zone maps;
  - c. The name of the petitioner;
  - d. The times and places the petition has been set for hearing;
  - e. That the petition and file may be examined in the office of the Planning and Transportation Department;
  - f. That the addressee may voice an opinion at the hearing and/or file written comments with the Commission or Plat Committee; and
  - g. That the hearing may be continued from time to time as may be found necessary.
3. ***Interested parties*** shall be defined as all persons owning land adjacent and contiguous to the property included in the petition or proposal and, all persons owning land abutting the aforementioned immediately-adjacent property owners (i.e, notice shall be provided “two (2) properties deep”) but not to exceed three hundred (300) linear feet from the subject parcel(s) for which a petition or proposal is being requested. Intervening public rights-of-way shall not be considered in determining what property is adjacent and contiguous. Where any adjacent or contiguous parcel is owned by a petitioner, the property included in the petition shall be deemed to include said adjacent parcel or parcels owned by a petitioner, and owners of property adjacent and contiguous to said parcel(s) owned by a petitioner but not included in the petition shall be considered interested parties entitled to notice.
4. In order to determine the names and addresses of property owners to whom notice must be sent under this Rule, the staff shall consult either the current Plat Book and computerized ownership records located in the Office of the Auditor of Monroe County, Indiana or the Monroe County, Indiana Geographic Information System to determine the name and address of each adjacent property owner. A good faith effort shall be made to investigate and resolve any discrepancies or omissions in or among such records in order to determine name and address of the current owner of record. Each notice shall be mailed and postmarked no later than the fifth business day after the date upon which the name and address of the owners were obtained from the Plat Book and the computer records in the Auditor's office as described above or as gained from the Monroe County, Indiana Geographic Information System.

5. The manner in which notice must be sent to interested parties shall be as follows:
  - a. Required notices to interested parties shall be sent by regular first class mail.
  - b. Proof that notice has been mailed shall be sufficient proof of notice under these rules regardless of actual receipt.
  - c. Proof of notice shall consist of submittal of the following items to the Planning and Transportation Department in the following manner:
    - (1). A copy of the Notice of Public Hearing to be mailed to the interested parties.
    - (2). A list of interested parties with addresses.
    - (3). An Affidavit of Notice to Interested Parties in a form approved by the Planning and Transportation Department including: name of person preparing and mailing the notice; name of petitioner; location of petition; and a statement that notice was mailed at least twenty-one (21) days prior to the initial public hearing of the Plan Commission or Plat Committee.
    - (4). A copy of the map indicating interested parties' property as generated by the Planning and Transportation Department.

The Planning and Transportation Department shall retain the proof of notice within the petition file.
  - d. Appearance at any hearing on a petition or proposal, in person or by representative, shall waive any defect in notice unless the alleged defect is raised at the beginning of the hearing.
6. The Planning and Transportation Department shall cause a legal notice to be published in a daily newspaper published and distributed in the county ten (10) days and prior to the initial hearing. Said notice shall serve as a legal advertisement for continued public hearings. The petitioner shall bear the expense of said advertisement.
7. All petitioners for any Plan Commission or Plat Committee approval (excepting zoning text amendments, resolutions, and administrative appeals) shall post a sign or signs on the subject property in a location clearly visible to passing traffic. The staff will determine sign locations with not less than one sign placed on the property per street frontage per block. Signs, of a design approved by the Plan Commission, shall be available in

the City Planning and Transportation Department. Signs shall be placed at least 21 days prior to the hearing of the Plan Commission or Plat Committee. The petitioner shall purchase the signs required for this notice at a price reflecting replacement cost.

- B. In the event a request for action by the Plan Commission or Plat Committee is being made by less than 100% of the property owners directly included in the proposed action, or in the event the Plan Commission or the Common Council are the proponents of the action, the following requirements for notice must be met:
1. All petitioners for any Plan Commission or Plat Committee approval (other than the Plan Commission or Common Council) shall inform interested parties of the proposal by notice sent to the residence or the last known address of the interested parties. Petitioners shall prepare the notice in a form specified by the Planning and Transportation Department and shall mail said notice not less twenty-one (21) days before the initial Plan Commission or Plat Committee hearing date. The Planning and Transportation Department shall verify that the notice is properly distributed by the petitioner not less than twenty-one (21) days before the date of the Plan Commission or Plat Committee hearing. If adequate notice in accordance with these rules is not given to the interested parties and this fact is confirmed by staff prior to Plan Commission action, such petition may be continued to a later date to allow proper notice to all interested parties.
  2. In any case where a proposal to change the zone maps is initiated by the Plan Commission or by the Common Council, other than a proposal to repeal and replace the zone maps for the entire planning jurisdiction, notice shall be given to interested parties by the staff. Such notice shall be postmarked at least twenty-one (21) days prior to the initial hearing on the proposal.
  3. Such notice shall state:
    - a. The general location by address or other identifiable geographic description of the subject property or area.
    - b. A summary of the subject matter contained in the proposal and/or a description of the proposed change in the zone maps, where the proposal involves a change to the zone maps.
    - c. The name of the petitioner.
    - d. The times and places the petition has been set for hearing.

- e. That the petition and file may be examined in the office of the Planning and Transportation Department.
  - f. That the addressee may voice an opinion at the hearing and/or file written comments with the Commission or Plat Committee.
  - g. That the hearing may be continued from time to time as may be found necessary.
4. Interested parties shall be defined as owners of property within the area included in the petition or proposal who are not petitioners, owners of property adjacent and contiguous to the property included in the petition or proposal, and all persons owning land abutting the aforementioned immediately-adjacent property owners (i.e, notice shall be provided “two (2) properties deep”) but not to exceed three hundred (300) linear feet from the subject parcel(s) for which a petition or proposal is being requested. Intervening public rights-of-way shall not be considered in determining what property is adjacent and contiguous.
  5. In order to determine the names and addresses of property owners to whom notice must be sent under this Rule, staff shall consult either the current Plat Book and computerized ownership records located in the Office of the Auditor of Monroe County, Indiana or the Monroe County, Indiana Geographic Information System to determine the name of each adjacent property owner and address. A good faith effort shall be made to investigate and resolve any discrepancies or omissions in or among such records in order to determine name and address of the current owner of record. Each notice shall be mailed and postmarked no later than the fifth business day after the date upon which the name and address of the owner were obtained from the Plat Book and the computer records in the Auditor's office as described above or as gained from the Monroe County, Indiana Geographic Information System.
  6. The manner in which notice must be sent to interested parties shall be as follows:
    - a. Required notices shall be sent by certified mail with return receipt requested to all owners of property within the area included in the petition or proposal, other than those who have signed the petition or application requesting Plan Commission or Plat Committee approval except as otherwise provided in Paragraph 6(c) herein.
    - b. Required notices to all other interested parties shall be sent by regular first-class mail.

- c. It shall be the duty of the staff to examine the file within the three (3) business days prior to the initial hearing to determine whether all required proof of service (as set forth in Paragraph 7 and/or 6(d) of this Rule) has been filed, and to advise the Plat Committee at its hearing, or the Plan Commission at its initial hearing of any omissions or deficiencies in such proof of service. In any case where a notice has been sent by certified mail with return receipt requested in accordance with these rules, but no signed return receipt has been received by the sender on or before the date of the initial hearing, or where the notice is returned to the sender for any reason, Staff shall promptly make a good faith attempt to obtain delivery by reasonable alternative means which shall include:
- (1) Re-sending notice by certified regular mail with return receipt requested, where a new address is located, or
  - (2) where the reason for non-delivery appears to be something other than incorrect address, leaving the notice at the residence of the person to be served, along with mailing a copy of the notice to that address by first class mail; or, where the owner is not a resident of the City of Bloomington, mailing by first class mail.
- d. Except as provided in 6(c) above, proof that notice has been mailed in accordance with Paragraph 7 shall be sufficient proof of notice under these rules regardless of actual receipt. In situations addressed by 6(c) above, proof of notice shall be adequate if it is shown that the second attempt at notice was mailed (and left at the residence, where applicable) at least ten days prior to the final hearing. Such proof shall be by affidavits in substantially the same form as Paragraph 7(a), detailing the manner in which a new address was obtained (where applicable) and the manner in which notice was sent and left at the residence (where applicable). Proof shall also include postmarked certified mail receipts and signed return receipts where used. Provided, however, the Plan Commission or Plat Committee may at its discretion continue a final hearing and require further attempts at notice to non-petitioning property owners whose property is included in the petition or proposal.
- e. Appearance at any hearing on a petition or proposal, in person or by representative, shall waive any defect in notice unless the alleged defect is raised at the beginning of the hearing.

7. Proof of notice shall be in the following form:
  - a. For notice to non-petitioning owners, one or more notarized, sworn affidavits stating the manner in which the affiant(s) obtained the names and addresses of the property owners required to be notified, and stating the date upon which such names and addresses were obtained. Said manner shall be in accordance with Paragraph 5 of this Rule. In the case where the affidavit relates to a second attempt pursuant to Paragraph 6(c) of this Rule, the manner of obtaining a new name and/or address, if any, shall be in accordance with said Paragraph 6(c) and 6(d). Said affidavit(s) shall also include the list of names and addresses thus obtained, keyed to a map showing the petitioned property and surrounding property; and, said affidavit(s) shall also show that notice in the required form was sent to the names and addresses on said list, the date upon which said notice was sent (which shall be not later than the second business day after the names and addresses were obtained in accordance with Paragraph 5 of this Rule), and the manner in which said notice was sent, which shall be in accordance with Paragraph (6) of this Rule. All affidavits shall be made upon personal knowledge. The affidavits required by this provision shall be filed with the Planning and Transportation Department not later than three (3) business days prior to the initial hearing.
  - b. Proof of compliance with these notice requirements shall also include the original receipts for certified mail stamped by the United States Post Office with the date of mailing, whenever these rules require that notice be sent by certified mail. The receipts shall be filed with the Planning and Transportation Department simultaneously with the affidavits required by Paragraph 7(a) above.
  - c. Proof of notice sent by regular first class mail shall consist of submittal of the following items to the Planning and Transportation Department in the following manner:
    - (1) A copy of the Notice of Public Hearing to be mailed to the interested parties.
    - (2) A list of interested parties with addresses.
    - (3) An Affidavit of Notice to Interested Parties in a form approved by the Planning and Transportation Department including: name of person preparing and mailing the notice; name of petitioner; location of the petition; and a statement that notice was mailed at twenty-one (21) days prior to the initial public hearing of the Plan Commission or Plat Committee.

- (4) A copy of the plat map indicating interested parties' property.

The Planning and Transportation Department shall retain the proof of notice within the petition file.

- d. In all cases where notice is required to be sent by certified mail with return receipt requested, proof of compliance with these notice requirements shall also include filing with the Planning and Transportation Department the original, signed return receipts showing the date and to whom delivered. Where the staff is responsible for giving notice, the return receipts shall be placed in the file as they are received. Where any other person is responsible for giving notice under these rules, that person shall file the return receipts with the Planning and Transportation Department at least three (3) business days prior to the initial hearing.

Provided, however, signed receipts which are received by the person responsible for giving notice later than three (3) days before the initial hearing shall be filed with the Planning and Transportation Department as they are received but in no event later than three (3) days before the final hearing. Provided further, where any notice required to be sent by certified mail with return receipt requested is returned to the sender for any reason, the person responsible for sending notice shall promptly notify the Planning and Transportation Department of that fact and shall also provide the returned envelope to the Planning and Transportation Department.

8. The Planning and Transportation Department shall cause a legal notice to be published in a daily newspaper published and distributed in the county ten (10) days prior to the initial hearing. Said notice shall serve as a legal advertisement for both public hearings. The petitioner shall bear the expense of said advertisement.
9. All petitioners for any Plan Commission or Plat Committee approval (excepting zoning text amendments, resolutions, and administrative appeals) shall post a sign or signs on the subject property in a location clearly visible to passing traffic. The staff will determine sign locations with not less than one sign placed on the property per street frontage per block. Signs, of a design approved by the Plan Commission, shall be available in the City Planning and Transportation Department. Signs shall be placed at least 21 days prior to the hearing of the Plan Commission or Plat Committee. The petitioner shall purchase the signs required for this notice at a price reflecting replacement cost.



- C. In the event a proposal is initiated by either the Plan Commission or the Common Council, the following requirements must be met:
1. The Plan Commission shall give notice of all hearings by publication.
  2. The notice by publication shall comply with Indiana Code section 36-7-4-604 and Indiana Code section 5-3-1, as amended. Such notice shall state:
    - a. The time and place of the hearing(s);
    - b. The geographic areas (or zoning areas in a specified geographic area) to which the proposal applies;
    - c. A summary prepared by the Plan Commission of the subject matter contained in the proposal (the entire text of the ordinance is not required);
    - d. If the proposal contains or would add or amend any penalty or forfeiture provisions, the entire text of these penalty or forfeiture provisions;
    - e. The place where a copy of the proposal is on file for examination before the hearing;
    - f. The written objections to the proposal that are filed with the secretary of the Commission before the hearing will be considered;
    - g. That oral comments concerning the proposal will be heard; and
    - h. That the hearing may be continued from time to time as may be found necessary.
  3. An additional notice shall be provided to all interested parties at least ten (10) days before the date set for the hearing.
    - a. An interested party for purposes of this subsection is any person whose property is located in an area that the proposal plans to:
      - (1) Rezone;
      - (2) Subject to a new overlay; and/or
      - (3) Change the permitted or conditional uses.

- b. The notice required by this subsection shall be given via United States mail, postage prepaid. The mailing shall be sent to the address listed on the tax records for the affected property and postmarked at least ten (10) days prior to the preliminary hearing on the matter.
  
- 4. If the subject matter of the proposal abuts or includes a county line (or a county line street or road or county line body of water), then all owners of real property to a depth of two (2) ownerships or one-eighth (1/8) of a mile into the adjacent county, whichever is less, are interested parties who must receive notice under the above subsection (C)(3).
  
- 5. Proof that notice has been mailed in accordance with this Rule shall be sufficient proof of notice. .
  
- 6. Appearance at any hearing on a petition or proposal, in person or by representative, shall waive any defect in notice unless the alleged defect is raised at the beginning of the hearing.
  
- 7. Proof of notice shall be in the following form:
  - a. A notarized, sworn affidavit stating the manner in which the staff obtained the names and addresses of the interested parties, and stating the date upon which such names and addresses were obtained.
  - b. A notarized, sworn affidavit stating the date upon which the required mailing was postmarked.
  - c. A notarized, sworn affidavit stating the date upon which notice given via U.S. mail was returned.
  - d. All affidavits shall be made upon personal knowledge and shall be kept on file in the Planning and Transportation Department with the file associated with the proposal.

Article V. Hearings. Except as expressly provided herein, these provisions shall apply only to Plan Commission hearings, but not to Plat Committee hearings.

A. The order of business of regular meetings shall be as follows:

- I. Roll Call

- II. Approval of Minutes
- III. Reports, Resolutions, and Communications
- IV. Consent Agenda
- IV. Cases (Preliminary and final hearings)
- VI. Discussion, Staff Proposals, etc.
- VII. Adjournment

1. Consent Agenda: A consent agenda shall be developed by staff in advance of the Plan Commission meeting. Each item within the consent agenda shall be individually numbered and included within the Plan Commission packet. The consent agenda shall be presented by the Plan Commission President after the *Reports, Resolutions, and Communications* section of the agenda. The President shall ask if there is anyone from the public in attendance to speak against any consent agenda petition. Items shall be removed from the consent agenda at the request of any member of the Plan Commission. Items not removed from the consent agenda shall be adopted by general consent without debate. Removed items shall be taken up for consideration in accordance with the order they appear in the Plan Commission's packet.

B. Limits on Testimony:

1. The general format for each case will be an order and time limit as follows:

Staff Report

Presentation by Petitioner- 20 minutes total

Questions for the Staff and Petitioner by the Plan Commission

Public Comment - 5 minutes per speaker

Back to the Plan Commission for final action

2. It will be the responsibility of staff to keep time for each speaker wishing to make public comment. Specifically, a five (5) minute time clock must be displayed inside the meeting room and within full view of each presenter.

If a spokesperson for another local government board or commission wishes to address the Plan Commission, the Plan Commission shall allow up to ten (10) minutes of public comment. Upon unanimous vote of the Plan Commission, the same privilege may also be extended to a spokesperson for a neighborhood association or similar group of people wishing to make public comment.

It shall be the responsibility of the staff to publish speaking rules and make them available as handouts for the public. Speaking rules shall also be posted on the doors of the Council Chambers.

3. Thereafter, further public discussion and inquiry by the Commission shall be at the sole discretion of the presiding officer of the Commission unless these rules are modified by a majority vote.

C. Preliminary and Final Hearings:

1. Preliminary Hearings:

- a. The purpose of the preliminary hearing shall be the exchange of information, and to allow the most thorough consideration of all sides of a controversy. All parties are encouraged to provide the Commission with written copies of their statements or position papers.
- b. Any petitioner withholding information from the Commission or other interested parties will be denied the right to rely on such information at the final hearing.
- c. Preliminary hearing cases shall always be forwarded to the next regularly scheduled Plan Commission meeting for a final hearing, unless the Plan Commission votes to forward the case to a different hearing date or to waive a second hearing. A Plan Commission vote is recommended, but not required, to forward cases from the preliminary hearing to the next regularly scheduled Plan Commission meeting for final hearing.

2. Final Hearings:

- a. The final hearing shall be for the purpose of final disposition and decision of the merits of each petition.
- b. In the event that the Commission feels that issues have been adequately aired and the case has received sufficient review, the final hearing may be waived by a majority vote and the petition may be acted upon at the first hearing. No final hearing shall be waived unless both the legal notice and the notices to interested parties have specified that such waiver is requested.

3. Single Hearing Cases. The following case types may be reviewed by the Plan Commission in one (1) hearing:

- a. All preliminary plats which are in full conformance with Title 20 Unified Development Ordinance and all final plats which are in full

conformance with approved preliminary plats and with Title 20 Unified Development Ordinance.

- b. Any preliminary or final plat referred by the staff to the Plat Committee.
- c. Final Plans for planned unit developments which are in essential compliance with approved Preliminary Plans and which have been filed within 18 months of the date of preliminary approval by the Common Council.
- d. Site Plans which are in essential compliance with Title 20, Section 20.09.120 "Site Plan Review" of the Bloomington Municipal Code, as amended.

#### 4. Findings:

The minutes of the Commission shall indicate action taken and the reasons therefore and shall be furnished to any interested party upon request; provided, however, decisions upon applications for subdivision approval shall be in the form of written findings and decisions of the Plan Commission or Plat Committee. All decisions must be signed by the president and secretary of the Plan Commission, and a copy of any decision by the Plan Commission disapproving a preliminary subdivision plat must be provided to the applicant. All decisions of the Plat Committee shall be provided to interested parties, pursuant to Article II(G)(5) of these Rules and Procedures.

### Article VI. Docket

- A. Each case to be publicly heard before the Commission or Plat Committee shall be filed in proper form, numbered serially, and placed on the docket of the Plan Commission or Plat Committee. The document numbers shall begin anew on January 1 of each year.
- B. No case shall be placed on the docket until the petitioner has consulted with a staff member who has determined that the petition has been presented in proper form with all the required exhibits and supporting documents.
- C. The staff may schedule the case for hearing before the Plan Commission or Plat Committee at its discretion, taking into account the magnitude of required review or coordination, or the desirability of modifying the petition, but subject to any time

limits in these Rules, the Subdivision Control Ordinance, the Zoning Ordinance, or state law. Prior to each regularly scheduled Plan Commission hearing, the staff shall determine the estimated time length for each petition. Where it is evident that discussion on petitions would likely occur after 9:00pm, the staff shall have the authority to limit such petitions and forward them to the next regularly scheduled meeting of the Commission. Furthermore, for petitions characterized by a high degree of complexity and public interest, staff and the Commission shall strongly consider skipping monthly meeting cycles in order to allow for more timely consideration of other petitions which have been filed.

- D. The identification of docket numbers for both Plan Commission and Plat Committee cases shall be as follows:

Adoption of or amendment to a Master Plan .....	MP
Adoption of or amendment to a Zoning Ordinance .....	ZO
Approval of Plat or Replat.....	DP
Resolutions.....	RS
Site Plan .....	SP
Planned Unit Development.....	PUD

Article VII. Final Disposition of Petitions

- A. The final disposition of any petition shall be recorded in the minutes of the Commission or Plat Committee. Following a vote against a petition, the Commission or Plat Committee president shall restate the position of the Commission for the record.
- B. The Commission or Plat Committee may dismiss a case for lack of prosecution or lack of jurisdiction. When a petitioner or their representative has failed to appear at two (2) consecutive meetings, the case may be dismissed for lack of prosecution at a subsequent meeting after notice to the petitioner.
- C. No petition may be withdrawn by the petitioner after a vote has been ordered by the presiding officer. No petition which has been withdrawn by the petitioner shall be placed on the docket again for hearing within a period of three (3) months from the date of said scheduled meeting, except upon motion to permit redocketing, adopted by the affirmative vote of a majority of the members of the Commission or Plat Committee.
- D. No zoning petition which has been disapproved by the Commission and rejected by the Common Council, either by lack of action or by vote, shall again be placed on the docket for hearing within a period of one (1) year from the date of the Commission's original disapproval. (Indiana Code section 36-7-4-609, as amended)

Article VIII. Miscellaneous Provisions

- A. Every person appearing before the Commission or Plat Committee shall abide by the order and direction of the president. Discourtesy, disorderly or contemptuous conduct shall be regarded as a breach of the privileges of the Commission or Committee and shall be dealt with as the Commission or Committee directs.
- B. No case shall be continued at the request of the petitioner unless such request has been made to the Planning and Transportation Department not later than noon, one (1) week before the scheduled hearing, and the request has been noted on the agenda before it is distributed. If the petitioner requests that a case be continued prior to the above referenced deadline, the Planning and Transportation Department, at its discretion, may act as agent for the Commission or Plat Committee and may approve such requests without formal Commission or Committee vote. Such staff approval shall be noted on the agenda. However, any request for continuance that occurs after the above-mentioned deadline requires a majority vote by the Commission or Committee. Similarly, if a petition is continued for three (3) consecutive hearings, any further request for continuance, even within the above-referenced deadline, requires a majority vote by the Commission or Committee. If the Commission or Committee denies such a request for continuance, the petition shall be treated as denied on the merits unless the petitioner elects to formally withdraw the petition within twenty four (24) hours.
- C. Amendments to these rules of procedures may be made by the Commission at any regular or special meeting upon the affirmative vote of a majority of the members of the Commission.
- D. The suspension of any rules may be ordered at any Plan Commission meeting by a unanimous vote of those present.

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 301 E. Brownstone Drive**

**CASE #: SP-31-20  
DATE: February 8, 2021**

**PETITIONER:** The Standard at Bloomington, LLC  
315 Oconee St, Athens, GA

**CONSULTANT:** Smith Design Group  
2755 E. Canada Drive, Bloomington

**REQUEST:** The petitioner is requesting site plan approval of a 440 unit student housing development.

**BACKGROUND:**

**Area:** 7.22 acres  
**Current Zoning:** Mixed-Use Student Housing (MS)  
**Comp Plan Designation:** Mixed Urban Residential  
**Existing Land Use:** Dwelling, Multifamily  
**Proposed Land Use:** Student Housing  
**Surrounding Uses:** North – Dwelling, Multifamily and Single family  
South – Railroad/Single family residences  
East – Duke electric substation/Single family residences  
West – Dwelling, multifamily residences/Mixed-Use

**REPORT:** This 7.22 acre property is located at 301 E Brownstone Drive. The site is bounded by 14<sup>th</sup> Street along the north property line, Indiana Rail Road tracks to the south, and Dunn Street to the east. Surrounding land uses include a railroad line to the south, single and multifamily (Terra Trace apartments) residences to the north, multifamily residences and mixed-use commercial buildings to the west, and a Duke substation to the east. This site is adjacent to the locally designated Garden Hill historic district just to the north. The property is currently developed with a multifamily residential development that was approved as a Planned Unit Development (PUD-73-83). There are no known sensitive environmental constraints on this property. The site has approximately 50' of elevation change from the east end of the site to the west end of the site.

The petitioner recently received approval to rezone the property from Planned Unit Development (PUD) to Mixed-Use Student Housing (MS) under case #ZO-20-20. The petitioner is requesting site plan approval to remove all of the current structures and construct a new student oriented, multifamily development with 440 units and 1,061 bedrooms. The proposed site plan shows three buildings that are five and six-stories and that would feature a parking garage with 679 parking spaces. There would be one main entrance to the site and the parking garage from 14<sup>th</sup> Street. A new 10' wide concrete sidewalk will be installed along both the 14<sup>th</sup> and Dunn Street frontages with a minimum 5' wide tree plot and street trees not more than 40' from center. The petitioner has committed to providing a minimum of 15% of the bedrooms within the project for affordable housing, this has been outlined in their commitment that is included in the packet. In addition, the proposed building will be designed and certified to the Silver level standards of the National Green Building standards. These have been outlined in a voluntary zoning commitment that has been recorded. There will also be a 700 square foot retail spaced at the northeast corner of the building adjacent to the 14<sup>th</sup> and Dunn Street intersection.



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**MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii):** Major site plan approval is required for developments that contain more than 30 bedrooms. This petition involves the construction of 1,061 bedrooms.

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**SITE PLAN REVIEW:**

**Dimensional Standards:**

**Setbacks:** The MS zoning district requires a minimum front, side, and rear building setback of 15', which this petition meets.

**Height:** The MS district allows for 6 stories, not to exceed 75 feet. The site plan shows three separate buildings that are staggered across the site. The buildings are predominantly four and five-stories along the 14<sup>th</sup> Street frontage. There are portions of the center building that are six stories in height, however no part of any of the buildings exceeds the 75' height limit.

**Impervious Surface Coverage/Minimum Landscape Area:** A maximum impervious surface coverage of 70% is allowed with a minimum landscape area of 30% required. These have both been met and the site has 70% impervious surface coverage and 30% landscape area.

**Environmental:** There are no known environmental constraints or regulated environmental features on this site.

**Access:** There will be one main vehicular entrance into the site that accesses the parking garage. There are several other emergency access drives that will be installed for emergency vehicle use only. The Department will continue to discuss with the Fire Department how to best insure these emergency access drives will not be utilized for parking. The petitioner is placing one of these emergency access drives in a pedestrian easement since it aligns with Grant Street to the north and could serve as a possible connection opportunity to the railroad line if that converts to a multi-use trail in the future.

**Bicycle Parking/Alternative Transportation:** The petition is required to provide one bicycle parking space per every 5 bedrooms. The petition has 1,061 bedrooms and is therefore required 213 bicycle parking spaces. Since the development is a mixed-use project with more than 20,000 square feet of gross floor area, all of the required bicycle parking facilities must be Class II covered spaces. A minimum of one-quarter of the total required bicycle parking spaces must be long-term Class I facilities, therefore a minimum of 54 spaces must be long term. The petitioner has provided a specific exhibit showing compliance with those regulation. There will be spaces set aside within each of the buildings for the long term spaces. In addition, there will be covered spaces adjacent to each of the buildings.

**Parking:** The UDO requires that a student housing development with 1,061 bedrooms provide a minimum of 526 parking spaces and a maximum of 795 spaces. The petitioner is proposing an on-site parking garage with 679 parking spaces. The proposed number of parking spaces falls within the allowed range.

**Landscaping:** With this petition, there would be new landscaping required to be installed on the site. A landscape plan that meets all UDO requirements, including required street trees, must be submitted and approved prior to approval of a grading permit. There is a portion of the west side of the frontage where there are existing and proposed utilities that pose a conflict with street trees and the street trees are proposed to be located on the south side of the sidewalk. The Department will continue to work with the petitioner to locate the proposed utilities elsewhere on the site in order to allow the street trees to be located in the tree plot as required.

**Architecture:** The building will be finished with brick base and a mix of fiber cement panels and EIFS on the upper portions. All of the buildings feature a diverse mix of modulation and recessed entries, with variations in building heights. Each building is approximately 300' long. The breakup of the site into separate buildings reduces impacts of the massing and creates buildings of a typical block length. All four sides of the buildings have similar architectural features and materials and represents a 360 degree architectural design. The parking garage has been wrapped with residential units along the front to mask the parking garage and create a uniform look along the street frontage.

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### Site Plan Review Criteria [20.06.040(d)(6)(B)]

**i. Compliance with this UDO**

The proposed use and development shall comply with all applicable standards in this UDO, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

**PROPOSED FINDINGS:** The proposed site plan meets all of the requirements of the UDO. A revised and compliant landscape plan will be submitted.

**ii. Compliance with Other Applicable Regulations**

The proposed use and development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations

**PROPOSED FINDINGS:** There are no other known applicable regulations related to this site. The utility and stormwater requirements will be reviewed by the City of Bloomington Utility Department with the grading permit review and no problems with meeting those requirements have been identified yet.

**iii. Compliance with Utility, Service, and Improvement Standards**

1. As applicable, the proposed use and development shall comply with federal, state, county, service district, city, and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards
2. Municipal sewer and water hookup are required for all developments except for instances where written approvals by the City Utilities Department and the County Health Department grant an exception to the hookup requirement. All sewer and water facilities shall meet the design specifications of the City Utilities Department
3. When public improvements are required, the petitioner or authorized representative shall post performance and maintenance guarantees for such improvements. Such

financial guarantees shall be submitted, reviewed, and approved per 20.06.060(c)(3)(E)iii (Financial Bond Required).

**PROPOSED FINDINGS:** As mentioned previously, the utility and stormwater requirements will be reviewed by the City of Bloomington Utility Department with the grading permit review and no problems with meeting those requirements have been identified. Public improvements within the right-of-way will be reviewed with a right-of-way permit. A public improvements bond will be submitted if needed for the sidewalk and street tree work in the rights-of-way.

**iv. Compliance with Previous Approvals**

The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan for development and installation of public improvements and amenities.

**PROPOSED FINDINGS:** The petitioner has recorded a zoning commitment solidifying the commitments made during the rezoning process. A copy of this commitment has been included in the packet. This development will be constructed at one time and no phasing has been proposed.

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**COMPREHENSIVE PLAN:** The Comprehensive Plan designates this site as ‘Mixed Urban Residential’ and acknowledges that within this district the majority of centrally located neighborhoods have been built out, so major changes will occur with redevelopment and property turnover. The Comprehensive Plan notes that this district includes both single-family residences and larger 2-4 story apartment buildings and that densities are higher in this district than the Neighborhood Residential areas. In regards to Land Use Development Approvals, the Comprehensive Plan states that a few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small-scaled neighborhood mixed uses (see Urban Village Center). This site is located along the neighborhood edge and 14<sup>th</sup> Street is a more heavily traveled corridor than parallel streets to the north. Although the site is adjacent to the locally designated Garden Hill historic district and predominant single family neighborhood to the north, there is a high density multifamily development (Terra Trace) immediately to the north of this site and the land uses south of 14<sup>th</sup> Street are all multifamily. Additionally, the site is within walking distance of the IU campus. Other areas of guidance include-

- Historic designations are common within this district, and adjacent infill activities must respect the historic character of adjacent properties. Vacant lots should be redeveloped with compatible infill that reflects the prevailing character of the neighborhood.
- Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles.
- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).

- Promote neighborhood enhancements of public improvements such as sidewalks, streetlights, street trees and landscaping, and playgrounds and play areas.
- Preserve, repair, or upgrade the capacity of aging utilities and sidewalks within the district.
- The close proximity to the downtown, Indiana University, and area employers, along with good access to urban services, makes this district a priority area for affordable housing initiatives.

Additional areas of importance within the Comprehensive Plan that relate to the appropriate location of student housing within the community include-

- Policy 4.4.4: Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.
- Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.
- Policy 5.3.4: Redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate locations closely proximate to the IU campus that already contain a relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system.

This location is also adjacent to the Gateway North district which is the complement to the Gateway South Focus Area. It provides an important transition and gateway into the Downtown from the SR45/46 Bypass to approximately 14th Street. Due to its close proximity to Indiana University, the character of this Focus Area can support the diversification of housing types, including, but not limited to, multifamily residential and commercial uses- such as student housing and service facilities. The Common Council and Plan Commission concluded that the proposed rezoning petition met the goals of the Comprehensive Plan for this location.

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**CONCLUSION:** This petition meets all requirements of the UDO and complies with all of the commitments made during the rezoning process. The commitment to providing affordable housing will greatly help address the housing needs of the community. In addition, the incorporation of a certified Silver level building will bring an environmentally sustainable design to this site. The Common Council in approving the rezoning of this site recognized that this location was appropriate for student-oriented housing.

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**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-31-20 with the following conditions:

1. The building must be consistent with the submitted renderings and elevations, including modulation and materials.
2. A landscape plan that meets all UDO requirements must be submitted and approved prior to issuance of a grading permit. The petitioner will continue to work with staff on relocating proposed utilities to allow street trees to be placed in the tree plot as required.
3. A lighting and photometric plan must be submitted and approved prior to issuance of a building permit.

# MEMORANDUM

Date: February 8, 2021  
To: Bloomington Plan Commission  
From: Bloomington Environmental Commission  
Subject: SP-31-21: The Standard

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The purpose of this memo is to convey the environmental concerns and subsequent recommendations for conditions of approval for this development petition. The Environmental Commission's (EC) objective is that the results of our review and suggestions will lead to enhancement of the ecosystem services provided, and the climate-change mitigation attributes of the site. The request is for the Plan Commission to approve the proposal.

## **Comments**

1.) LANDSCAPE PLAN

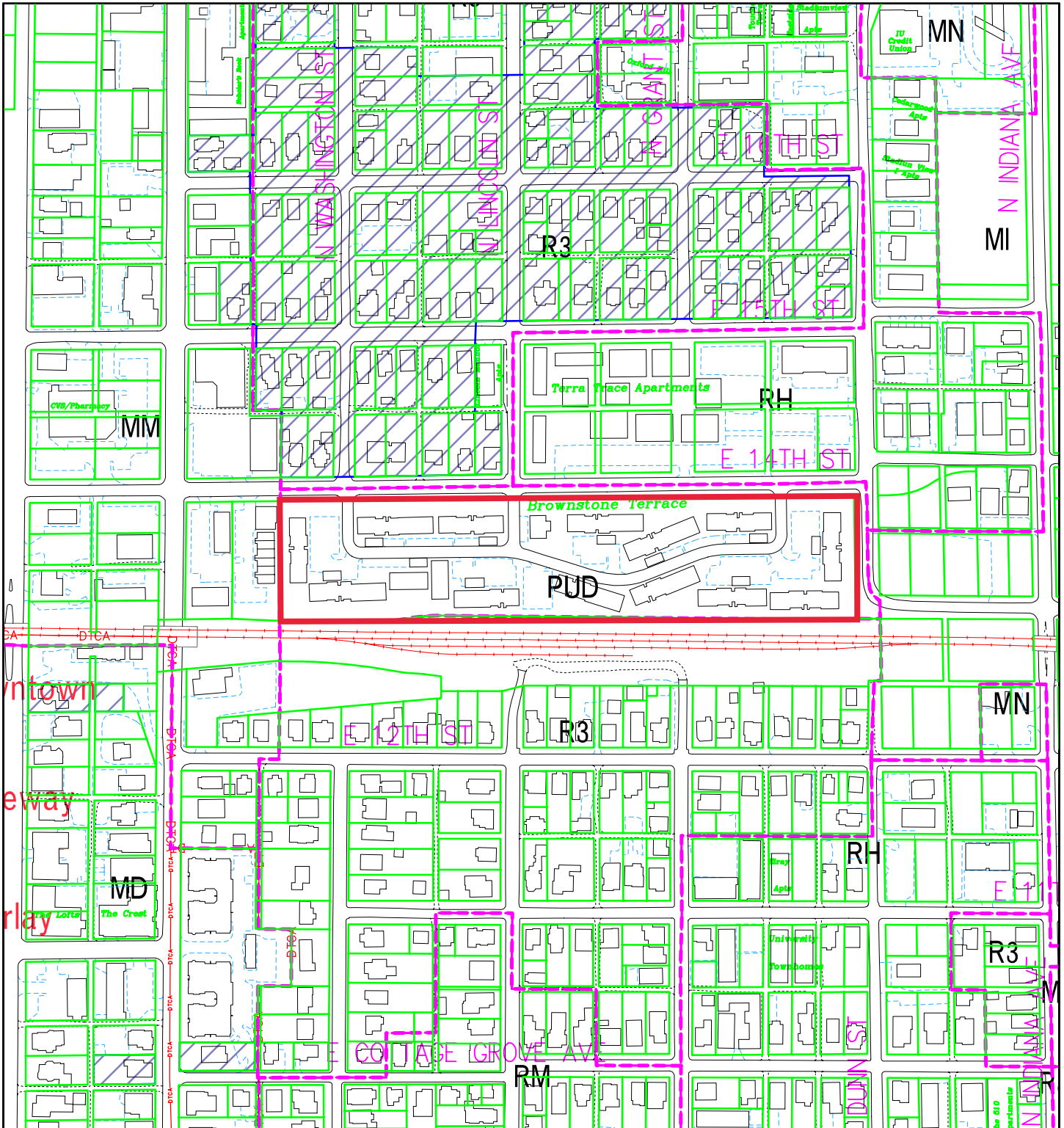
The Landscape Plan is robust, but nevertheless needs some revisions.

2.) GREEN BUILDING STANDARDS

The EC applauds the petitioner for committing to designing the site per the National Green Building Standards. We continue to request that the Petitioner use an Emerald rating rather than a Silver rating.

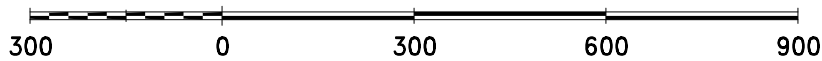
## **Recommended Conditions of Approval**

- 1.) Revise the Landscape Plan.
- 2.) Consider using the National Green Building Standard Emerald for this development.

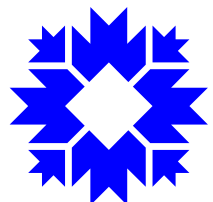


Downtown  
 Freeway  
 Railway

By: greulice  
 3 Aug 20

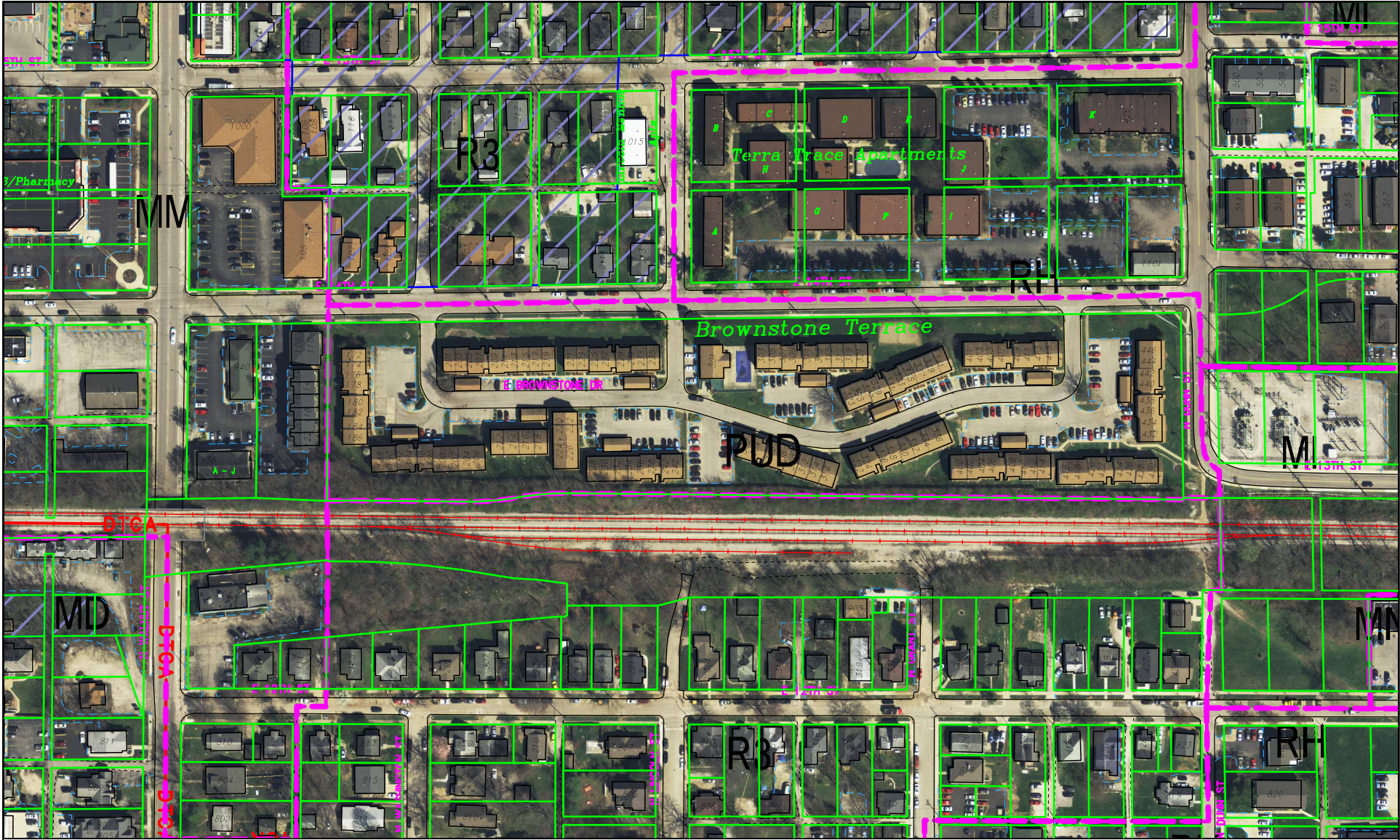


City of Bloomington  
 Planning & Transportation

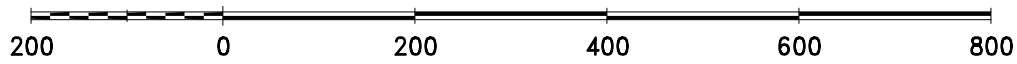


Scale: 1" = 300'





By: greulice  
3 Aug 20



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation

Scale: 1" = 200'



Todd M. Borgman, P.L.S.

Katherine E. Stein, P.E.

Don J. Kocarek, R.L.A.

Stephen L. Smith

January 4, 2021

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

Dear Eric and Members of the Plan Commission,

For your consideration, The Standard at Bloomington, LLC is submitting to you this petition for Major Site Plan Approval for a property located at 301 E Brownstone Dr currently known as "Brownstone Terrace Apartments". The site was recently rezoned to Mixed-Use Student Housing (MS).

The proposal consists of the demolition of the existing 121 unit / 232 bed multifamily residential development and the construction of a new 440 unit / 1,061 bed multifamily housing development consisting of three buildings and a parking garage structure. The proposed project is very similar to what was shown to the Plan Commission during the Rezone process.

### **Commitments**

During the Rezone process, the following commitments were made:

1. **Affordable Housing Commitment** (Attached)
2. **National Green Building Standard Certification:** The Owner voluntarily commits to obtain National Green Building Standard Silver level certification within one (1) year of the Owner's receipt of a final certificate of occupancy of the Project.
3. **Commercial Space:** The Owner voluntarily commits to incorporate a commercial space into the Project subject to approval of a landscape buffer yard variance from the Board of Zoning Appeals.
4. **No Private Shuttle:** The Owner voluntarily commits to not operate a private shuttle service from the site.





Todd M. Borgman, P.L.S.  
Katherine E. Stein, P.E.  
Don J. Kocarek, R.L.A.  
Stephen L. Smith

### **Location**

The project is located on a 7.22 acre parcel that is currently known as the "Brownstone Terrace Apartments". The site is located within the Garden Hill neighborhood. Directly adjacent to the site to the south is the Indiana Rail Road, an active railway corridor. Beyond that is the largely single family residential Old Northeast neighborhood, zoned R3. Directly adjacent to the west is multifamily residential, zoned Mixed-Use Medium Scale (MM). North of the site is E 14<sup>th</sup> St, and across the street is single family residential (zoned R3) as well as multifamily residential (zoned RH), all within the Garden Hill neighborhood. To the east is N Dunn St, and across the street is a Duke Energy electric power substation and vacant property owned by Indiana University, all zoned Mixed-Use Institutional (MI).

### **Utilities**

Preliminary coordination with the City of Bloomington Utilities has identified two off site improvements that will be necessary for the city to adequately serve the new project. The petitioner has committed to making these improvements as part of this project. A new water main in E 14<sup>th</sup> St between N Walnut St and N Dunn St will replace the existing 6" water main that was installed in 1937. A new sanitary sewer main in N Walnut St between approximately E 15<sup>th</sup> St and E 17<sup>th</sup> St will upsize the existing sanitary sewer main. The existing storm sewer located near the northwest corner of the site in 14<sup>th</sup> street will be extended east and all stormwater runoff from the project site will be properly managed on site with approval from the City of Bloomington Utilities Department in order to not overwhelm the city storm sewer.

### **Fire Protection**

Preliminary coordination with City of Bloomington Fire Department has identified necessary fire access drives that have been incorporated into the project. The upgraded water main along E 14<sup>th</sup> St will provide adequate hydrant coverage for fire suppression.

### **Vehicle Parking**

The proposed parking garage will have 679 parking spaces (0.64 spaces per bedroom). The UDO calls for a minimum of 0.50 spaces per bedroom and a maximum of 0.75 spaces per bedroom. The garage will also include electric vehicle charging stations as required by the UDO and solar panels to power the garage lighting.



Todd M. Borgman, P.L.S.

Katherine E. Stein, P.E.

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### **Bicycle & Electric Scooter Parking**

The project will provide the 212 required bicycle parking spaces including long term class I parking within the parking garage. Every entrance to the building will have both bicycle and electric scooter parking within 50 feet of the entrance to accommodate short term bicycle and electric scooter parking needs.

### **Public Transportation**

Bloomington Transit. The project is currently served by Bloomington Transit's #1 bus route (which stops directly adjacent to the project site along E 14th St) and the #6 route with runs along N College Ave and N Walnut St (about two and a half blocks from the project site). The #6 route provides frequent service with buses running every 20 minutes. Bloomington Transit has confirmed that the #1 route will be relocated to the N College Ave and N Walnut St corridor beginning in January 2021. The #6 route will remain the same. These routes will both still be within easy walking distance of the project site when the Bloomington Transit route optimization takes effect in January 2021.

IU Bus. The IU Campus shuttle from the stadium takes riders directly to the Union or to 10th and 3rd Streets on a regular basis. The Standard residents could board those buses at the stadium or at Luddy Hall, each a little more than a 5-minute walk from The Standard. The shuttle is very heavily used by students in the 17th Street area and by the park and ride at the stadium.

### **Pedestrian Improvements and Connectivity**

The City's Transportation Plan identifies E 14<sup>th</sup> St as a Neighborhood Connector (NC) and N Dunn St as General Urban (GU). As identified in the Transportation Plan for these street typologies, the sidewalks adjacent to the project site will be improved. E 14<sup>th</sup> St will be improved to have a seven foot wide walk and N Dunn St will be improved to have a ten foot wide walk.

It is anticipated that a majority of the future residents at this project site will be affiliated with the Indiana University campus community and will make at least one if not several trips to the campus and downtown areas most days. Due to the lack of available parking on campus, it is anticipated most of these trips will be made via walking, cycling, scootering, or public transit. The existing Brownstone Terrace Apartments generates frequent pedestrian trips to and from the campus areas and it is expected that the



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Don J. Kocarek, R.L.A.

Stephen L. Smith

number of these trips will increase with the completion of this proposed project. The primary pedestrian route from the site appears to be east along E 13<sup>th</sup> St and then south along N Indiana Ave with traffic dispersing to the east depending on destination. E 13<sup>th</sup> St and N Indiana Ave appear to already have sidewalks on both sides of the streets to accommodate this pedestrian traffic. Nearly all classroom buildings are within ½ to ¾ mile, a ten to fifteen minute walk from The Standard.

### **Vehicular Traffic**

This area within the community close to campus is favorable for student housing in large part because students here are close to campus within easy walking distance and are served by excellent transit. Vehicular trip generation from this project will be much less than from a similar project distant from campus and without efficient transit service.

Counts of the am and pm peak hours at Brownstone were made by Smith Brehob and Associates in 2016 as part of another nearby student housing project. Those counts are the basis for traffic projections for The Standard project (see attached spreadsheets). The Standard is expected to add about 800 daily trips to the about 3100 existing daily trips on 14<sup>th</sup> Street. These trips are quickly distributed to the College/Walnut one way pair to the west and to Indiana/Dunn to the east. Area streets have adequate capacity for this nominal increase. Projections for the am and pm peak hour turning movements are included in the spreadsheet.

### **Environmental Constraints**

There are no known karst features, wetland areas, surface watercourses, floodways, or mature tree stands on site. The existing railway embankment (steep slope) will be not be disturbed as part of this project. The existing fence along the railway embankment will be kept (or replaced in place as required) and none of the vegetated slope areas beyond this point are anticipated to be disturbed. Stormwater quality measures as required by the City of Bloomington Utilities Department will be installed and maintained as part of this project. Proper erosion and sediment control measures will be implemented during construction as required by the UDO, state, and federal regulations.



Todd M. Borgman, P.L.S.

Katherine E. Stein, P.E.

Don J. Kocarek, R.L.A.

Stephen L. Smith

### **Neighborhood Meetings**

Two neighborhood meetings were held with various community members from both the Old Northeast neighborhood across the railroad tracks to the south and the Garden Hill neighborhood during the Rezone process. Relevant design changes were made based off of the comments received at these meetings, including:

- Removal of amenity deck from roof of building
- Addition of enclosed courtyards
- Building broken up into three separate buildings
- Ground floor entrance units added
- Scooter parking and bike storage added
- National Green Building Standard Silver design standards will be used
- Recycling on site
- Parking garage lights will be solar powered
- Affordable housing units will be spread throughout the property

### **Tentative Development Schedule**

July 2021 - Begin Construction

August 2023 – Construction Complete

### **Development Review Committee**

The project has received preliminary feedback from various city departments as part of the Development Review Committee during the Rezone process. Below is a summary of changes made to address the feedback received:

- Added a 20ft wide north/south pedestrian and bicycle access easement in line with N Grant St to allow for a future planned city bicycle corridor along N Grant St
- Added an east/west sidewalk along the south side of building 3 to allow for on site pedestrian flow from buildings 1 and 2 to E 13<sup>th</sup> St
- Updated plans to show the required minimum of 5ft wide tree plot along all street frontages
- Updated plans to ensure compliance with the required landscape and impervious surface area requirements
- Added a potential retail component to building 3 at the corner of N Dunn St and E 14<sup>h</sup> St
- Added areas of proposed right of way along N Dunn St and E 14<sup>th</sup> St in accordance with the city's Transportation Plan



Todd M. Borgman, P.L.S.

Katherine E. Stein, P.E.

Don J. Kocarek, R.L.A.

Stephen L. Smith

Thank you for your consideration of this petition.

Regards,

A handwritten signature in blue ink, appearing to read 'Kendall Knoke', is written over a faint, light blue rectangular background.

Kendall Knoke

Smith Design Group, Inc.

812-336-6536 Ext. 3

kknoke@smithdginc.com

August 4<sup>th</sup>, 2020

Doris Sims, Director  
Housing & Neighborhood Development  
City of Bloomington  
401 N Morton Street  
Bloomington, IN 47404

Re: The Standard at Bloomington – Planned Unit Development  
N Brownstone Drive

Dear Doris:

The Standard at Bloomington, LLC (Petitioner), is pleased to bring its proposed, multi-family development to the city of Bloomington. Pursuant to our recent conversations and meetings related to the subject matter, Petitioner offers the below workforce and affordable housing commitments in fulfilling a public benefit for Bloomington:

- Petitioner will commit to offering 10% of the total bedrooms within its project to residents whose annual income is not more than 100% of HUD's Area Median Income (AMI) for Monroe County, IN at the time of the lease. The base rental rate shall not exceed an amount equal to 25% of the adjusted AMI at the time of the lease.
- Petitioner will commit to offering 5% of the total bedrooms within its project to residents whose annual income is not more than 120% of HUD's AMI for Monroe County, IN at the time of the lease. The base rental rate shall not exceed an amount equal to 25% of the adjusted AMI at the time of the lease.
- Said commitment will remain in place for ninety-nine (99) years.
- The base rental rates shall be inclusive of utilities with the exception of cable/internet and electricity. As to Petitioner including water/sewer in the base rental rate: In the event the individual units within the property are separately metered or sub-metered for water/sewer utility, to discourage waste and encourage preservation, Petitioner (or property landlord) shall have the right to pass through to tenant the amount of monthly billing/usage that exceeds the average monthly billing (based upon usage) for same/similar sized units at the property.
- Additional fees that apply for all tenants at the property including, but not limited to, application fees, pet fees, late payment fees, and parking space rental fees shall not be included in base rental rates, rather these will be additional to base rent rates.
- If the Petitioner is unable to rent an affordable unit to a tenant meeting the AMI qualifications after making a good faith effort to locate a qualifying tenant for a continuous period of six (6) months, then the Petitioner shall be allowed to rent the affordable unit at market rate for a period of one year. Before renting an affordable unit at market rate, the Petitioner will send an email to the Director of Housing and Neighborhood Development, or his/her designee. Said email shall include documentation demonstrating the Petitioner's good faith efforts to locate a qualifying tenant so that the City can verify that the efforts made to market and rent to an AMI-qualifying tenant were adequate and were made for a continuous period of six (6) months.

- The 15% of the project's beds that are to be offered at workforce and affordable rates will be allocated between studios, one bedroom units, and two bedroom units at the Petitioner's discretion.
- AMI for 2019 for Bloomington is mutually agreed by Petitioner and The City of Bloomington to be \$51,700.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "A. Stange".

Aaron Stange  
Developer  
Landmark Properties







ISSUE #	DATE	DESCRIPTION
1	03/20/20	10% SD SET
2	10/29/20	10% SD SET

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	MANAGER
SHEET TITLE	

Sheet List

SHEET NUMBER	SHEET NAME	NO. SHEETS LOCATED TOTAL NO. OF SHEETS	NO. SHEETS LOCATED	NO. SHEETS REVISION	NO. SHEETS REVISION	NO. SHEETS REVISION
<b>GENERAL</b>						
G00	COVER SHEET	1	1			
G01	SHEET INDEX	1	1			
G02	REV. SHEET	1	1			
G03	ABBREVIATIONS & SYMBOLS	1	1			
G04	SECTION CUT & WINDOW SCHEDULES	1	1			
G05	SMELLING UNIT ACCESSIBLE RESTROOM REQUIREMENTS	1	1			
<b>CON</b>						
CON 1	CON PLAN	1	1			
CON 2	CON PLAN	1	1			
CON 3	CON PLAN	1	1			
<b>LANDSCAPE</b>						
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L02	BUILDING 1 SITE LANDSCAPE REFERENCE PLAN	1	1			
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L161	BLDG					

PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	50% SD SET
2	10/26/2018	100% SD SET

CERTIFICATION

NOT FOR  
CONSTRUCTION

DRAWN BY: Author  
CHECKED BY: Checker  
DATE: 10/26/18

SHEET TITLE

3D VIEWS

SHEET NUMBER

G102



Table with 3 columns: ISSUE #, DATE, DESCRIPTION. Row 1: 2, 10/28/2018, 100% NO SET

NOT FOR CONSTRUCTION

DRAWN BY Author CHECKED BY Checker

SHEET TITLE

ABBREVIATIONS & SYMBOLS

SHEET NUMBER

G130

Main abbreviations table with columns A through T. Includes entries like AB ARCHITECT/ENGINEER, AC ACCESSORIES, AD ACCESSORIES, etc.

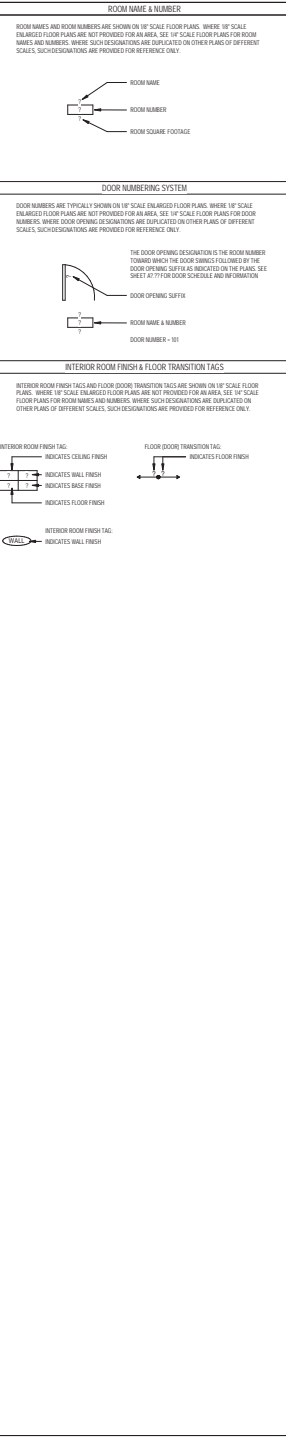
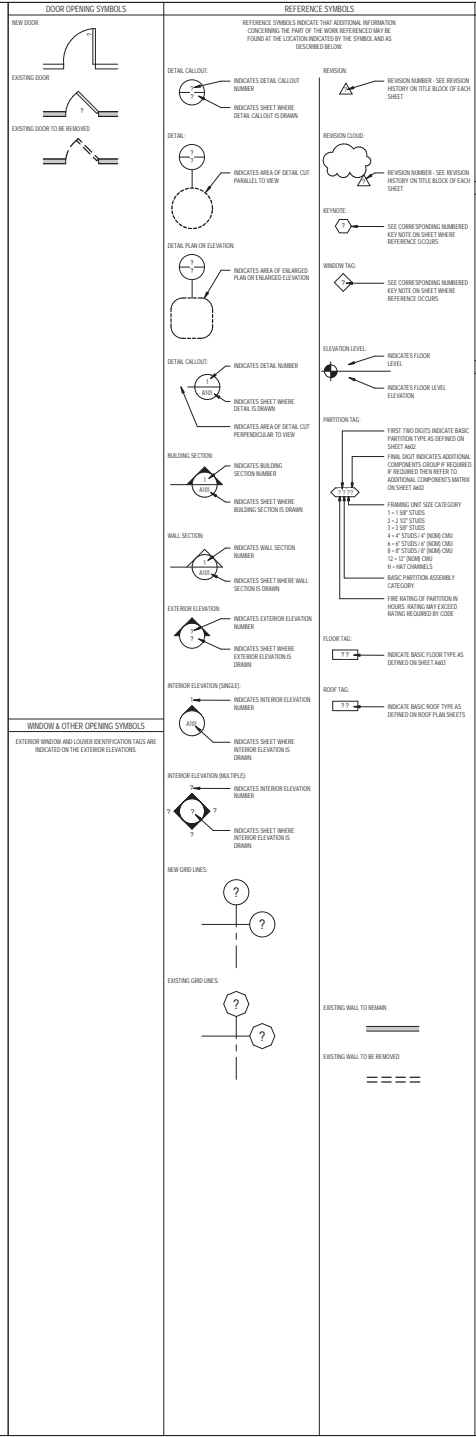
Table with columns U through Y. Includes entries like UH UNIT HEATER, UL UNDERCABINET LABORATORY, UM UNIMPREG, etc.

SYMBOLS

Table with columns A through Z. Includes entries like A APPROXIMATE(S), AD ANGLE, AN ANGLE, etc.

WINDOW & OTHER OPENING SYMBOLS

Table with columns A through Z. Includes entries like A1 WINDOW AND COVER IDENTIFICATION TAGS, A2 WINDOW AND COVER IDENTIFICATION TAGS, etc.



SHEET NOTES: THE PURPOSE OF THIS SHEET IS TO ILLUSTRATE AND DEFINE TYPICAL GRAPHIC SYMBOLS AND SYSTEMS OF GRAPHIC SYMBOLS WHICH MAY OCCUR ON THE ARCHITECTURAL DRAWINGS. THE ILLUSTRATIONS OF A SYMBOL OR SYSTEM OF SYMBOLS ON THIS SHEET SHOULD BE NECESSARILY INDICATE THAT THE BUILDING, FIRM OR SYSTEM DESCRIBED BY THE SYMBOL IS USED AS PART OF THE WORK OF THIS PROJECT. REFER TO THE PLANS, ELEVATIONS, SECTIONS, SCHEDULES, DETAILS, AND SPECIFICATIONS TO DETERMINE THE SCOPE OF WORK. SYMBOLS ARE NOT DRAWN TO SCALE. TO DETERMINE ACTUAL SIZES OF ELEMENTS REPRESENTED BY SYMBOLS, REFER TO THE ARCHITECTURAL DRAWING DIMENSIONS AS SHOWN ON SHEET #11. FOR INFORMATION REGARDING SYMBOLS WHICH ARE USED AS ABBREVIATIONS, REFER TO THE ARCHITECTURAL DRAWING DIMENSIONS AS SHOWN ON SHEET #11. CLUTTER SYMBOLS MAY ACCOMPANY SPECIAL ABBREVIATIONS AS PART OF THE SYMBOLS. SUCH ABBREVIATIONS ARE AS SHOWN ON THIS SHEET. SYMBOLS ARE NOT DRAWN TO SCALE. TO DETERMINE ACTUAL SIZES OF ELEMENTS REPRESENTED BY SYMBOLS, REFER TO THE ARCHITECTURAL DRAWING DIMENSIONS AS SHOWN ON SHEET #11. CLUTTER SYMBOLS MAY ACCOMPANY SPECIAL ABBREVIATIONS AS PART OF THE SYMBOLS. SUCH ABBREVIATIONS ARE AS SHOWN ON THIS SHEET. SYMBOLS ARE NOT DRAWN TO SCALE. TO DETERMINE ACTUAL SIZES OF ELEMENTS REPRESENTED BY SYMBOLS, REFER TO THE ARCHITECTURAL DRAWING DIMENSIONS AS SHOWN ON SHEET #11.





ISSUE #	DATE	DESCRIPTION
2	ADDITIONAL	100% NO SET

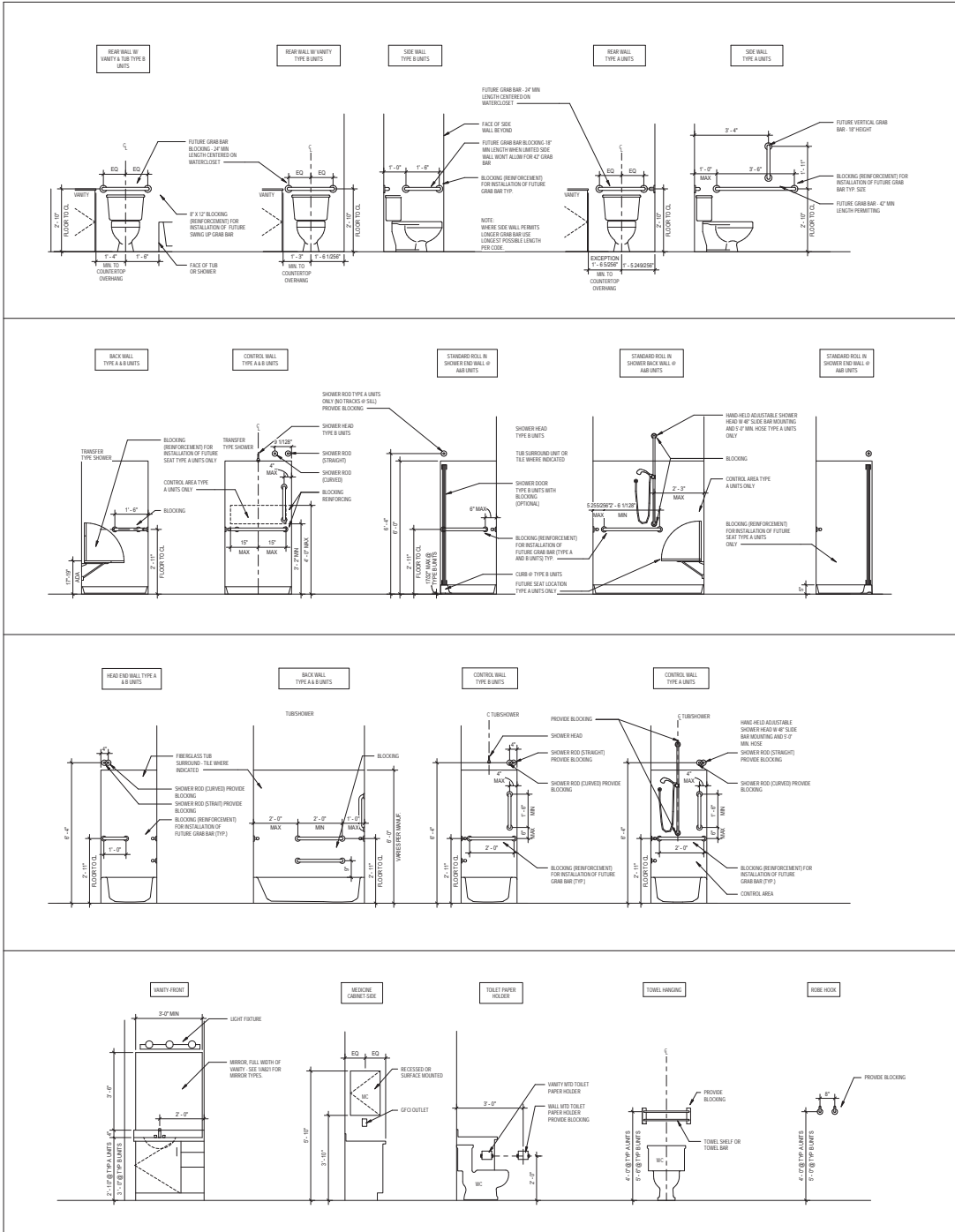
NOT FOR  
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COORDINATION NUMBER	12/13/18

SHEET TITLE  
**DWELLING UNIT  
ACCESSIBLE  
MOUNTING  
REQUIREMENTS**




SHEET NUMBER

**G141**



DWELLING UNIT ACCESSIBLE MOUNTING REQUIREMENTS

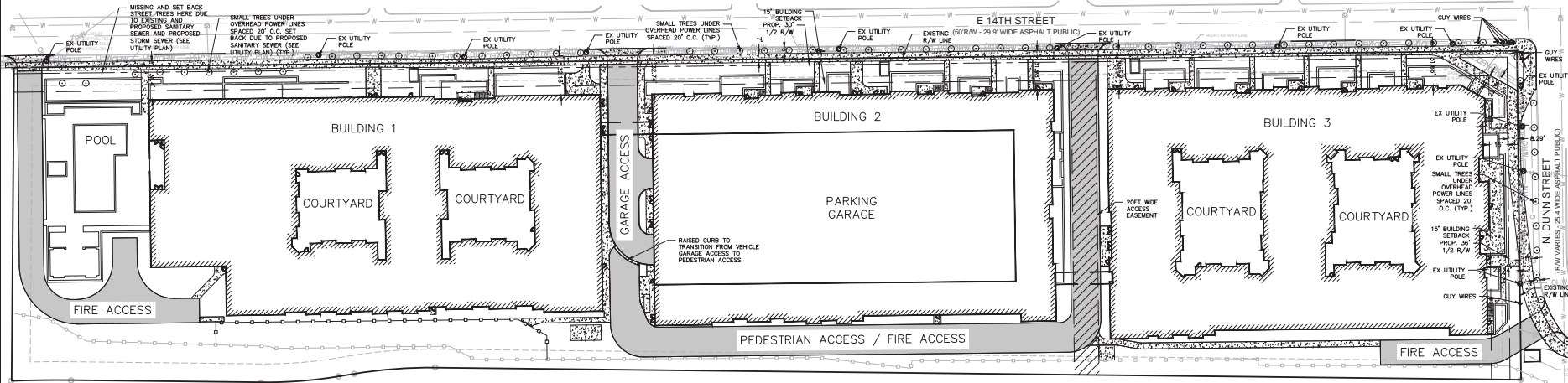
SITE LEGEND

- AREAS OF PROPOSED ASPHALT PAVEMENT 
- AREAS OF PROPOSED CONCRETE 
- AREAS PROPOSED TO HAVE AN ACCESS EASEMENT BENEFITING THE CITY OF BLOOMINGTON 



XX/XX/20XX

THE STANDARD AT  
BLOOMINGTON  
301 E BROWNSTONE DR  
BLOOMINGTON IN 47408

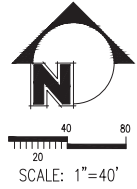


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INDIANA RAILROAD COMPANY  
NOT TO BE USED FOR  
LIMITED ACCESS

NO.	DATE	BY	REVISIONS

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**1 OF 3**  
DATE  
12/09/2020  
SITE PLAN

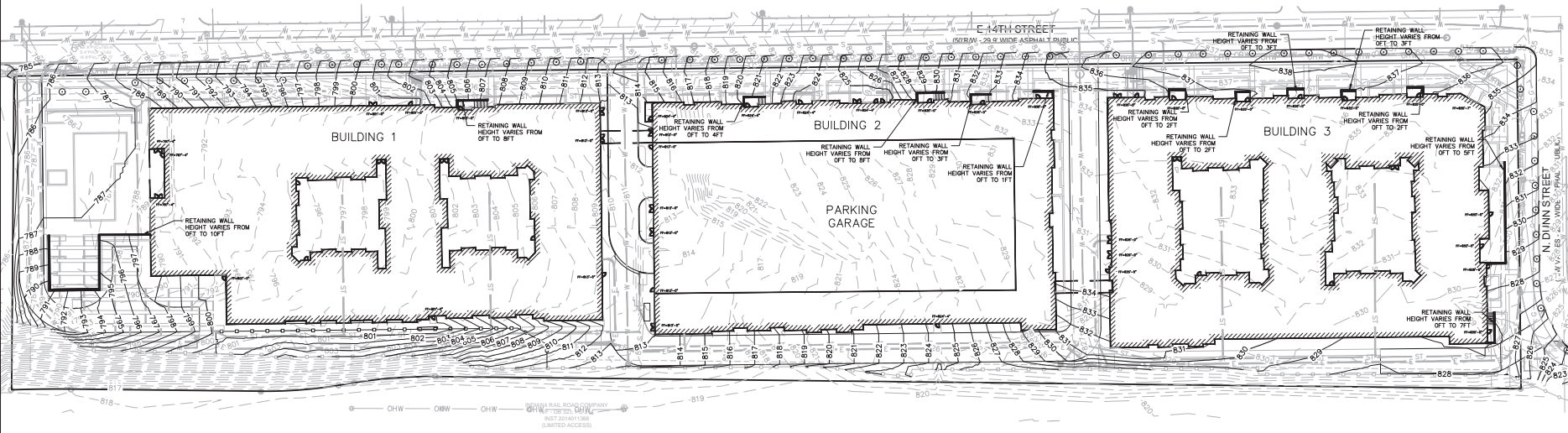


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XX/XX/20XX

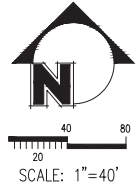
THE STANDARD AT  
BLOOMINGTON  
301 E BROWNSTONE DR  
BLOOMINGTON IN 47408



REVISIONS	DATE	BY

DESIGNED BY	KCK
CHECKED BY	RCK
DATE	

JOB NUMBER	5919
SHEET	2 OF 3
DATE	12/09/2020
TITLE	GRADING PLAN



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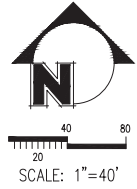
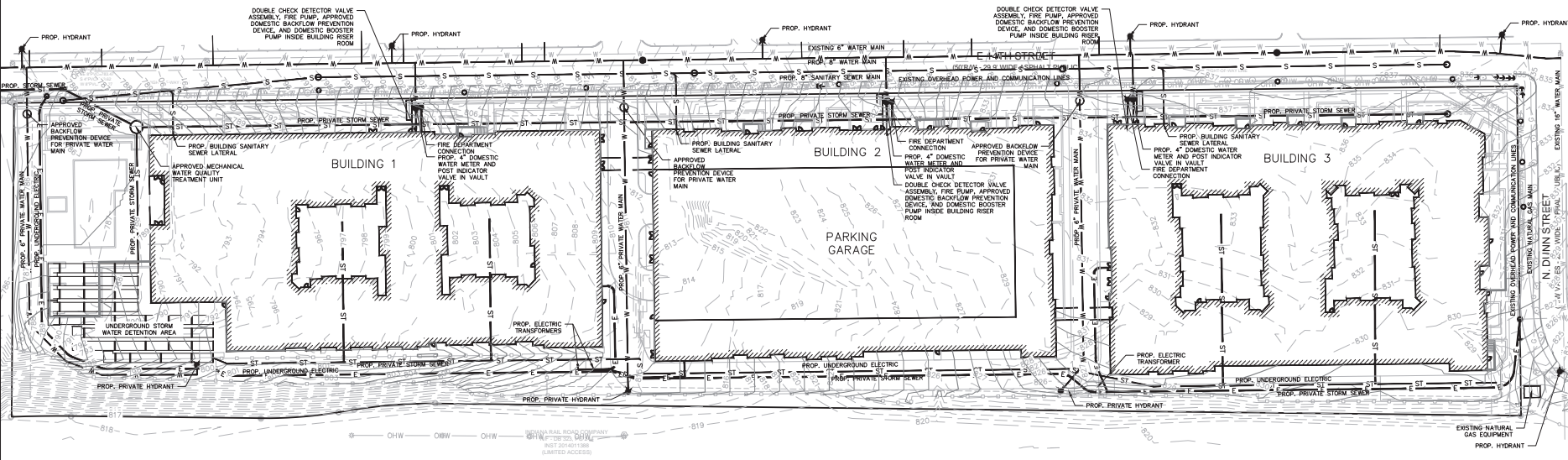
XX/XX/20XX

THE STANDARD AT  
BLOOMINGTON  
301 E BROWNSTONE DR  
BLOOMINGTON IN 47408

NO.	DATE	BY	REVISIONS

DESIGNED BY	KCK
CHECKED BY	KCK
DATE	

JOB NUMBER	5919
SHEET	3 OF 3
DATE	12/09/2020
UTILITY PLAN	



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**PROJECT TITLE**

The Standard at  
Bloomington

NO.	DATE	DESCRIPTION
1	1/20/2020	ISSUE FOR PERMITS
2	1/20/2020	REVISED PERMITS

- GENERAL NOTES**
- LANDSCAPE CONTRACTOR SHALL RESPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
  - LANDSCAPE CONTRACTOR SHALL VERIFY ALL DEPTH AND DIMENSIONS SHOWN BY BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR FUNCTION OF THE PROJECT ELEMENTS.
  - LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
  - LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS, GUTTERS, TRAILS, TREES, AND/OR SITE ELEMENTS FROM CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
  - LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UNDERGROUND AND ABOVE GROUND UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS. MINIMUM 10' CLEARANCE.
  - UNDERGROUND UTILITIES SHALL BE NOTICED SO THAT TREES DO NOT GET THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
  - EXISTING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
  - ALIGNMENT AND SPACING OF THE PROPOSED HEDGELINE SHALL BE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MAINTAIN TREE SPACING AND SPACING CONGRUENT TO THE ALIGNMENT AND SPACING. MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
  - LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT. SUFFICIENTLY INADEQUATE PLANT MATERIAL SELECTIONS OR OTHER CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
  - LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT RESPONSIBLE AS BUILT DRAWINGS OF LANDSCAPE INSTALLATION, BRIGATION AND IRRIGATION WITH COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
  - NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
  - SOIL AREAS DETERMINED FOR GRADING SHALL BE REPAIRED. (SEE NOTES D-1 THROUGH D-3)
  - WHERE SOIL ADJUSTS PAVED SURFACES FINISHED GRADE OF SOILS SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, S.A.R., CURB, ETC.
  - SOIL SHALL BE LAY FLOWABLE TO THE CONTAINMENT WALL WITH STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOIL SHALL BE STAKED SECURELY.
  - PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN SOCIETY OF HEDGELINE PRACTICE AND ALL OTHER RELEVANT REGULATIONS. SPECIFICATIONS SHALL HAVE NO "OR" OPTIONS AND SHALL BE SPECIFIC TO THE SITE. PLANTS SHALL BE AT LEAST 18" TALL, STREET AND BOULEVARD TREES SHALL BECH BRANCHING OTHER THAN 4' ABOVE FINISHED GRADE.
  - LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
  - LANDSCAPE CONTRACTOR SHALL PREPARE FOR RECORD DRAWINGS OF ALL MATERIALS, MATERIALS LIST, TREE OF OWNER ACCEPTANCE, ACTS OF VANDALISM OR DAMAGE WHICH HAS OCCURRED TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
  - LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
  - PLANTING AREAS NOT OVER STRUCTURE RECEIVING GROUND COVER, PERENNIALS, ANNUALS AND/OR TREES SHALL BE A MINIMUM 4" DEPTH OF PLANTING MIX. EXCEPT FOR AT LEAST 4" PARTS TOPSOIL, 4" PARTS SCREENED COMPOST OR MANURE AND 0" PARTS SAND.
  - ANNUAL AND PERENNIAL PLANTING NEEDS TO RECEIVE 4" DEEP SHREDED HARDWOOD MULCH WITH NO WEED BARRIERS.
  - SHRUB BEDS MUST RECEIVE 4" DEEP SHREDED HARDWOOD MULCH WITH NO WEED BARRIERS.
  - STEEL EDGES TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BEDS NEED SOIL IN ORDER TO PREVENT NOTES.
  - REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
  - IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIAL SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
  - CONTRACTOR SHALL SHARE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

- IRRIGATION NOTES**
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPED WORK WHEN RECORDS. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SCHEDULED IRRIGATION ARE AREAS ARE PROTECTED PROPERLY, INCLUDING THOSE AREAS DIRECTLY ADJACENT AND ADJUTING BUILDING FOUNDATION.
  - SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOIL TO BE IRRIGATED WITH SPRAY.
  - LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION PLAN, IRRIGATION SCHEDULE APPROVED BY THE PROJECT SITE CONDITIONS AND TO MEET MATERIALS GROWTH REQUIREMENTS.
  - LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTNESS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. INADEQUATE SOIL CONDITIONS OR COMPACTNESS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
  - COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
  - RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
  - IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

- SUBJECT NOTES**
- ALL EXISTING CONDITIONS SHOWN ON THE DRAWING ARE BASED ON AN OWNER FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE EXISTING EXISTING CONDITIONS.
  - THE CONTRACTOR SHALL VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO: EXISTING BUILDING FOOTING, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADINGS PRIOR TO THE START OF WORK.
  - ANY DEFICIENCIES IN EXISTING CONDITIONS OR INFORMATION ON THE DRAWING SHALL BE BROUGHT TO THE ARCHITECT FOR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREA OF ANY DISCOVERED DEFICIENCIES UNTIL THE DEFICIENCIES ARE RESOLVED.

**SHEET INDEX:**

SHEET NUMBER	SHEET NAME	DATE	BY	CHKD	APP'D
1	GENERAL INFORMATION				
2	LANDSCAPE TITLE SHEET				
3	GENERAL INFORMATION				
4	GENERAL INFORMATION				
5	GENERAL INFORMATION				
6	GENERAL INFORMATION				
7	GENERAL INFORMATION				
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9	GENERAL INFORMATION				
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49	GENERAL INFORMATION				
50	GENERAL INFORMATION				

**CERTIFICATION**

NOT FOR CONSTRUCTION

DESIGNED BY: JCB  
CHECKED BY: JCB  
DATE: 1/20/2020

**SHEET TITLE**

LANDSCAPE  
TITLE SHEET

**SHEET NUMBER**

L001

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**LANDSCAPE REQUIREMENTS**

- ZONING REGULATIONS: ALL PLANTS: TREES: MINIMUM MULTIPLE HIGH DENSITY (MHM) AND TOTAL SITE AREA: 41.23 AC (14,822 SF)
- BUFFER TREES REQUIRED:
  - WESTERN PROPERTY ADJACENT COMMERCIAL GENERAL ZONING (CG)
  - BUFFER WIDTH: 10'
    - STRUCK REQUIRED: 10' 0"
    - ONE 20" DIA. CROWN TREE PLANTED IN BUFFER YARD FOR EVERY 20' OF BUFFER BETWEEN ADJACENT PROPERTIES
    - REQUIRED: 10 DIA (1) TREE
    - PROVIDED: 1
  - SOUTHERN PROPERTY ADJACENT RESIDENTIAL CORE ZONING (RC)
    - BUFFER WIDTH: 10' 0"
    - STRUCK REQUIRED: 10' 0"
    - ONE 20" DIA. CROWN TREE PLANTED IN BUFFER YARD FOR EVERY 20' OF BUFFER BETWEEN ADJACENT PROPERTIES
    - REQUIRED: 10 DIA (1) TREE
    - PROVIDED: 1
- STREET TREES:
  - MINIMUM 10' 0" CANOPY TREE ROW BY 10' PROPERTY THAT ADJUTS A PUBLIC ROW
    - DATE 1/1/2020 (1) 20" DIA. OF FRONTSIDE
    - REQUIRED: 10 DIA (1) TREE
    - PROVIDED: 1
  - MINIMUM 10' 0" CANOPY TREE ROW BY 10' PROPERTY THAT ADJUTS A PUBLIC ROW
    - DATE 1/1/2020 (1) 20" DIA. OF FRONTSIDE
    - REQUIRED: 10 DIA (1) TREE
    - PROVIDED: 1
  - MINIMUM 10' 0" CANOPY TREE ROW BY 10' PROPERTY THAT ADJUTS A PUBLIC ROW
    - DATE 1/1/2020 (1) 20" DIA. OF FRONTSIDE
    - REQUIRED: 10 DIA (1) TREE
    - PROVIDED: 1
- INTERIOR LANDSCAPING:
  - ANY AREA NOT COVERED BY STRUCTURE, PARKING LOT OR OTHERWISE REQUIRED BUFFER SHALL BE PLANTED:
    - TOTAL INTERIOR LANDSCAPING: 10,000 SF (1) 40' DIA
    - TREES:
      - 1. LARGE CANOPY TREES PER ACRE:
        - REQUIRED: 10
        - PROVIDED: 10
      - 2. MEDIUM CANOPY TREES PER ACRE:
        - REQUIRED: 20
        - PROVIDED: 20
      - 3. SMALL CANOPY TREES PER ACRE:
        - REQUIRED: 40
        - PROVIDED: 40

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**PROJECT TITLE**

The Standard at Bloomington

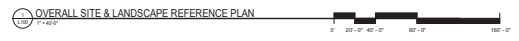
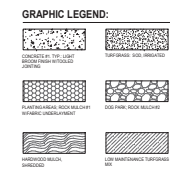
DATE	DESCRIPTION
11/20/2018	ISSUE FOR PERMIT
11/20/2018	ISSUE FOR PERMIT

**GENERAL NOTES:**

STREETCURES:  
 14TH ST: SIDEWALK WIDTH: 7'-0"  
 BOULEVARD WIDTH: 0'-0"

DUNE:  
 SIDEWALK WIDTH: 10'-0"  
 BOULEVARD WIDTH: 10'-0"

**KEY NOTES:**



NOT FOR CONSTRUCTION

**CERTIFICATION**

DESIGNED BY: JCB  
 CHECKED BY: JCB  
 DATE: 11/20/2018

**SHEET TITLE**

OVERALL SITE LANDSCAPE REFERENCE PLAN

**SHEET NUMBER**

L100



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 12/20/2018 11:48:03 AM



11 BUILDING 1 OVERALL SITE LANDSCAPE REFERENCE PLAN  
 0 10' 20' 30' 40' 50'

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PROJECT TITLE

The Standard at Bloomington

DATE	DESCRIPTION
12/20/18	REVISED BY
12/20/18	REVISED BY

CERTIFICATION

NOT FOR  
 CONSTRUCTION

DRAWN BY	JSB
CHECKED BY	JSB
DATE PLOTTED	12/20/18

SHEET TITLE

BUILDING 1 SITE  
 LANDSCAPE REFERENCE  
 PLAN

SHEET NUMBER

L101



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PROJECT TITLE

The Standard at  
 Bloomington

DATE	DESCRIPTION
1/22/2018	REVISED BY
1/22/2018	REVISED BY

CERTIFICATION

NOT FOR  
 CONSTRUCTION

DRAWN BY	JSB
CHECKED BY	JSB
DATE PLOTTED	8/20/18

**SHEET TITLE**  
 BUILDING 2 SITE  
 LANDSCAPE  
 REFERENCE  
 PLAN

**SHEET NUMBER**

L102

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**BUILDING 2 OVERALL SITE LANDSCAPE REFERENCE PLAN**

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**BUILDING 3 OVERALL SITE LANDSCAPE REFERENCE PLAN**



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**PROJECT TITLE**

The Standard at Bloomington

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12/20/20	REVISED BY

**CERTIFICATION**

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DATE PLOTTED	12/20/20

**SHEET TITLE**

**BUILDING 3 SITE  
 LANDSCAPE  
 REFERENCE  
 PLAN**

**SHEET NUMBER**

**L103**

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The Standard at  
 Bloomington

TABLE #	DATE	DESCRIPTION
1	1/20/20	ISSUE FOR PERMIT
2	1/20/20	REVISED PER PERMIT COMMENTS

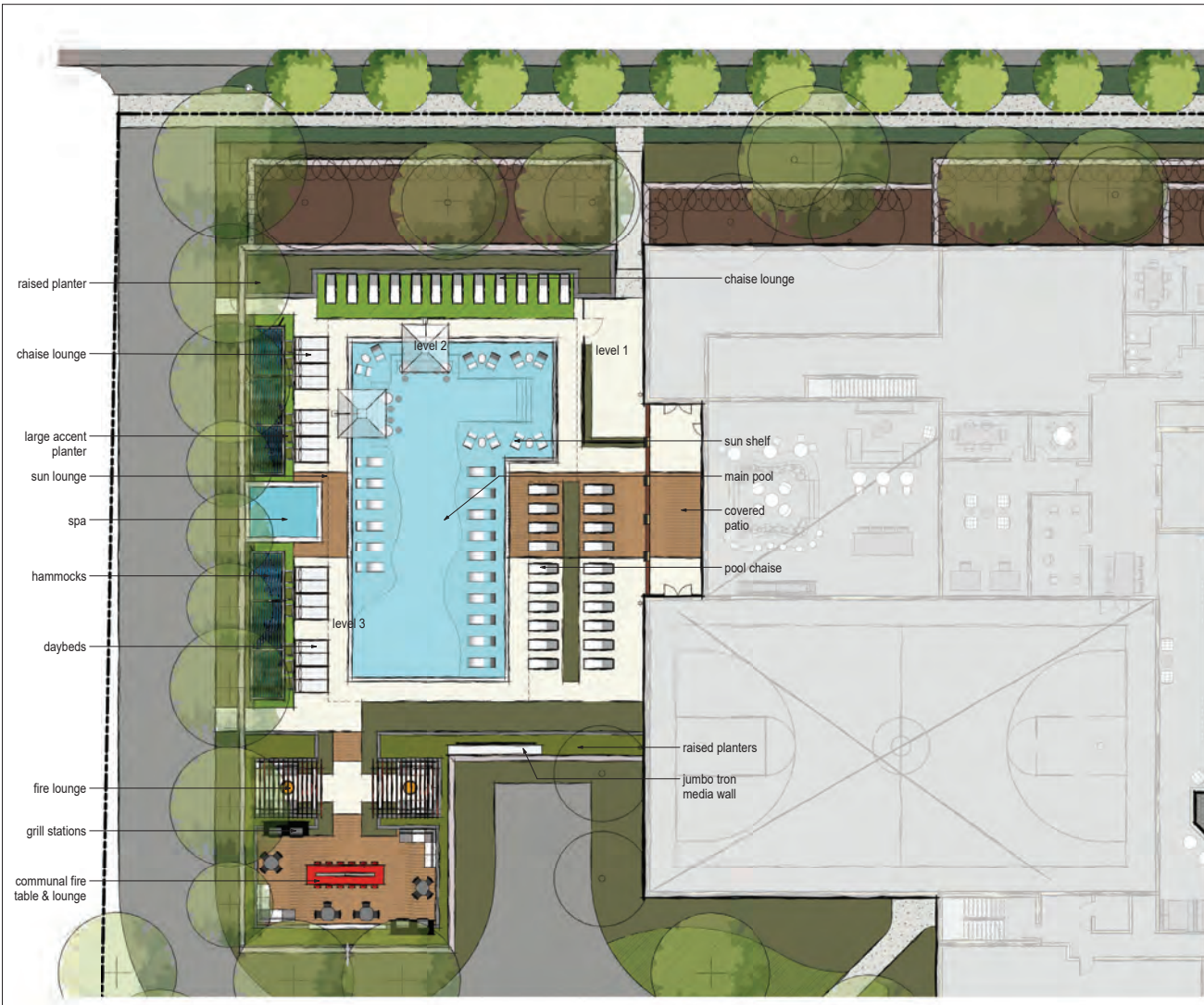
**GENERAL NOTES:**

POOL AREA IS ENCLOSED BY 6" CONCRETETHE WALLS ON THE NORTH, WEST AND SOUTH SIDES  
 POOL: 158.0' 0"  
 SPA: 30.0' 0"

**KEY NOTES:**

**PROPOSED PLANT SCHEDULE:**

SYM	COMMON NAME	SCIENTIFIC NAME	PLANTER SIZE	COMMENTS
1	PLANTER TREE (LARGE)	Quercus agrifolia	12" DIA	
2	PLANTER TREE (MEDIUM)	Quercus agrifolia	8" DIA	
3	PLANTER TREE (SMALL)	Quercus agrifolia	6" DIA	
4	PLANTER TREE (SMALL)	Quercus agrifolia	6" DIA	
5	PLANTER TREE (SMALL)	Quercus agrifolia	6" DIA	
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49	PLANTER TREE (SMALL)	Quercus agrifolia	6" DIA	
50	PLANTER TREE (SMALL)	Quercus agrifolia	6" DIA	



AMENITY POOL COURTYARD REFERENCE PLAN (Option 2A)  
 0' 4' 8' 12' 16' 20' 24' 28' 32' 36'

CERTIFICATION

NOT FOR  
 CONSTRUCTION

DRAWN BY: JCB  
 CHECKED BY: JCB  
 DATE: 1/20/20

SHEET TITLE  
 AMENITY POOL COURTYARD  
 OPTION 2A

SHEET NUMBER  
 L150-2A

TRUE NORTH  
 PLAN NORTH  
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BKV 1501 (REV) 3/18 The Standard at Bloomington (REV) 3/18 The Standard at Bloomington\_L150\_2A (REV) 1/20/20 11:48:23 AM



**BUILDING 1 OVERALL COURTYARD PLAN**  
 1/2" = 1'-0"  
 0' 4' 8' 12' 16' 20' 24' 28' 32' 36'



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PROJECT TITLE  
**The Standard at Bloomington**

DATE	DESCRIPTION
1/20/2020	REVISED BY: BOARMAN, KNOSS

CERTIFICATION

*NOT FOR CONSTRUCTION*

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CHECKED BY	JSB
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SHEET TITLE  
**BUILDING 1 OVERALL COURTYARD PLAN**

SHEET NUMBER  
**L151**

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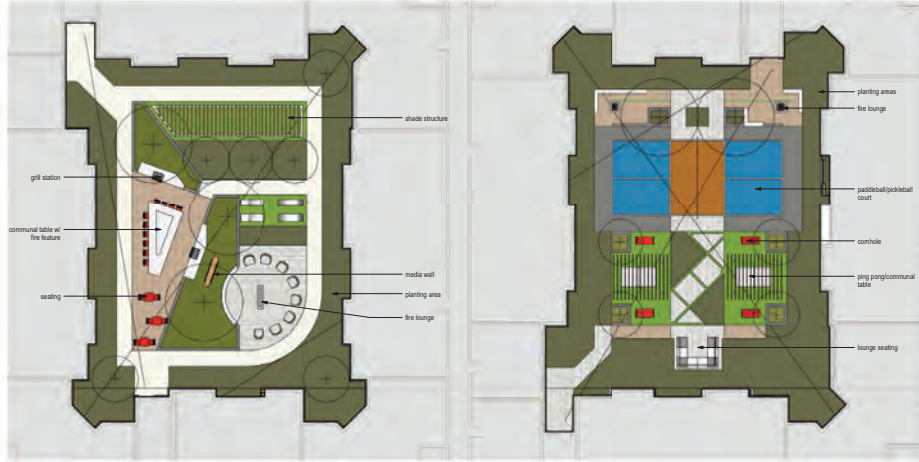
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 Telephone: 612.339.3752  
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 EOE

CONSULTANTS

PROJECT TITLE

The Standard at  
 Bloomington

DATE	DESCRIPTION
1/22/2018	REVISED BY
1/22/2018	REVISED BY



B:\160117820\_35 The Standard at Bloomington\1670\_35\_The Standard at Bloomington\_LAND\_2018.rvt  
 1/22/2018 11:48:27 AM

CERTIFICATION

NOT FOR  
 CONSTRUCTION

DRAWN BY	JSB
CHECKED BY	JSB
DATE PLOTTED	1/22/18

SHEET TITLE

**BUILDING 3  
 OVERALL  
 COURTYARD  
 PLAN**

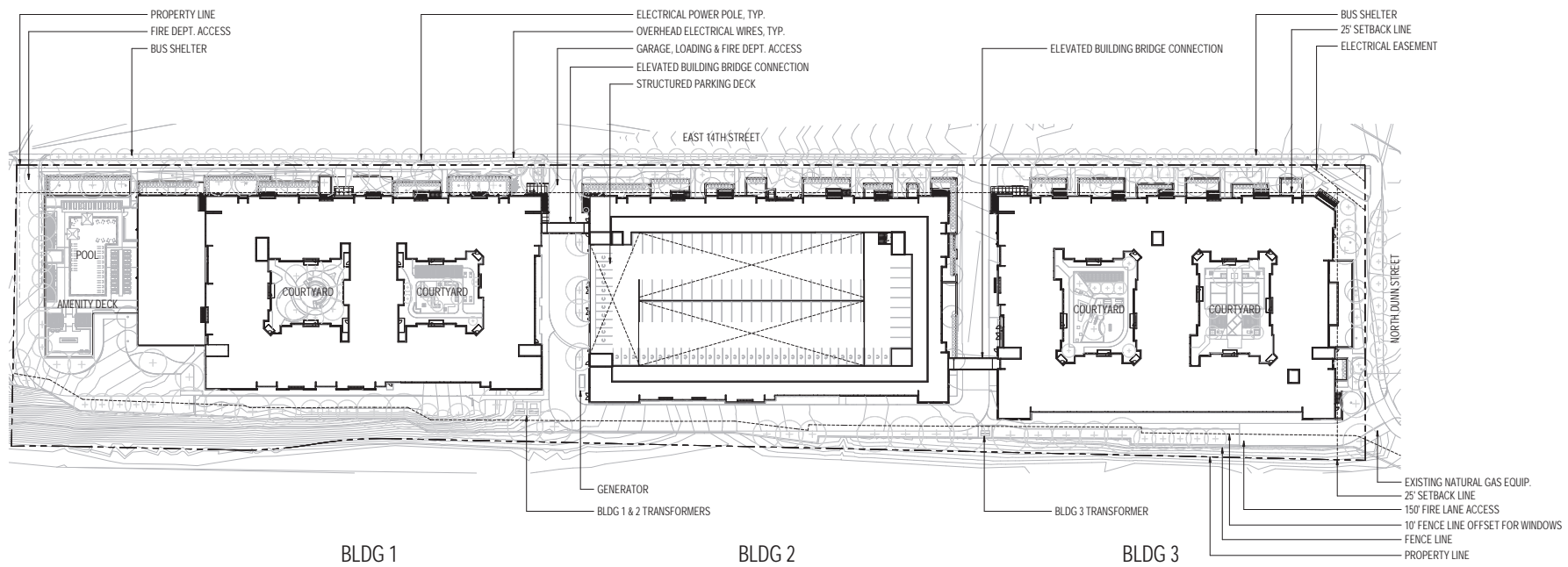
SHEET NUMBER

**L152**

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PROJECT TITLE  
**The Standard at  
Bloomington**

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	50% SD SET
2	10/26/2018	100% SD SET

BLDG 1

BLDG 2

BLDG 3



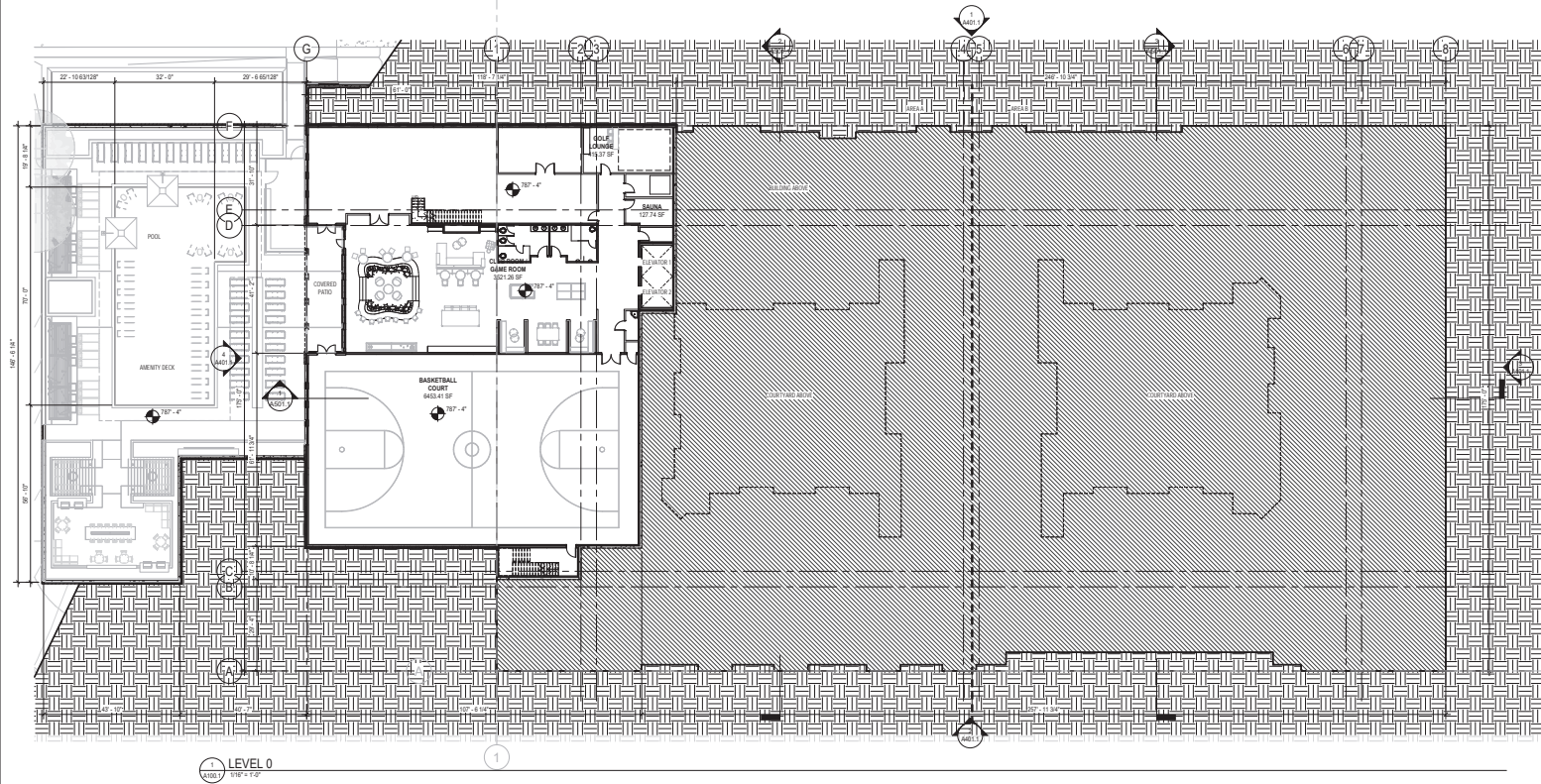
CERTIFICATION  
**NOT FOR  
CONSTRUCTION**

DRAWN BY: Author  
CHECKED BY: Checker  
DATE: 10/26/18  
SHEET TITLE

SITE PLAN

SHEET NUMBER

**A010**



PROJECT TITLE  
**The Standard at  
Bloomington**

ISSUE #	DATE	DESCRIPTION
1	09/20/18	REV. 02 SET
2	10/09/18	REV. 03 SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY: Author  
CHECKED BY: Checker  
DESIGNED BY: Designer

SHEET TITLE

**BLDG 1 LEVEL 0 -  
OVERALL FLOOR  
PLAN**

SHEET NUMBER

**A100.1**

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ISSUE #	DATE	DESCRIPTION
1	10/20/20	100% NO SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY: Author  
CHECKED BY: Checker  
DATE: 10/20/20

SHEET TITLE

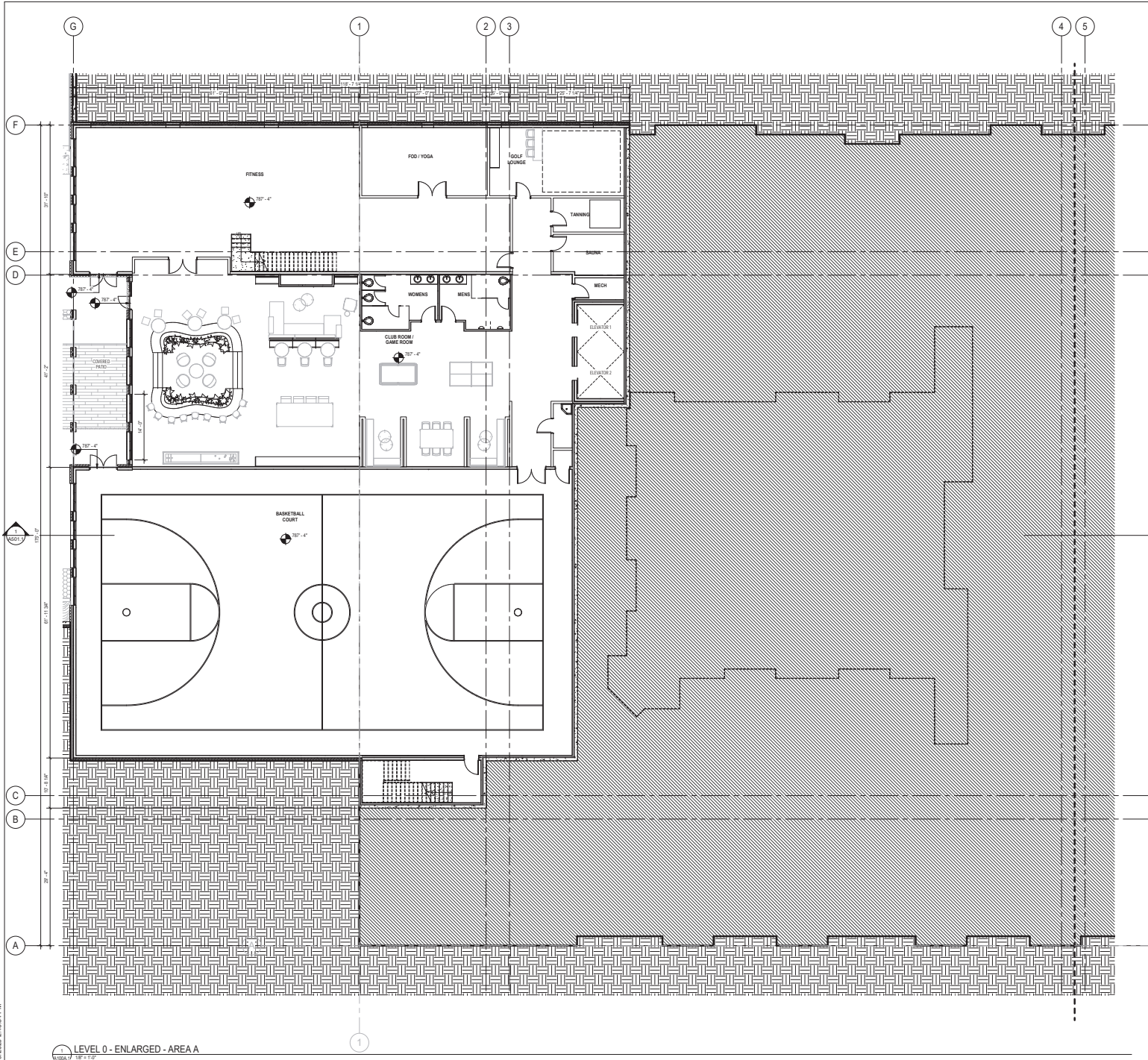
LEVEL 0 FLOOR  
PLAN - AREA A

SHEET NUMBER

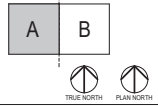
**A100A.1**

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ARCHITECTURAL KEYNOTES



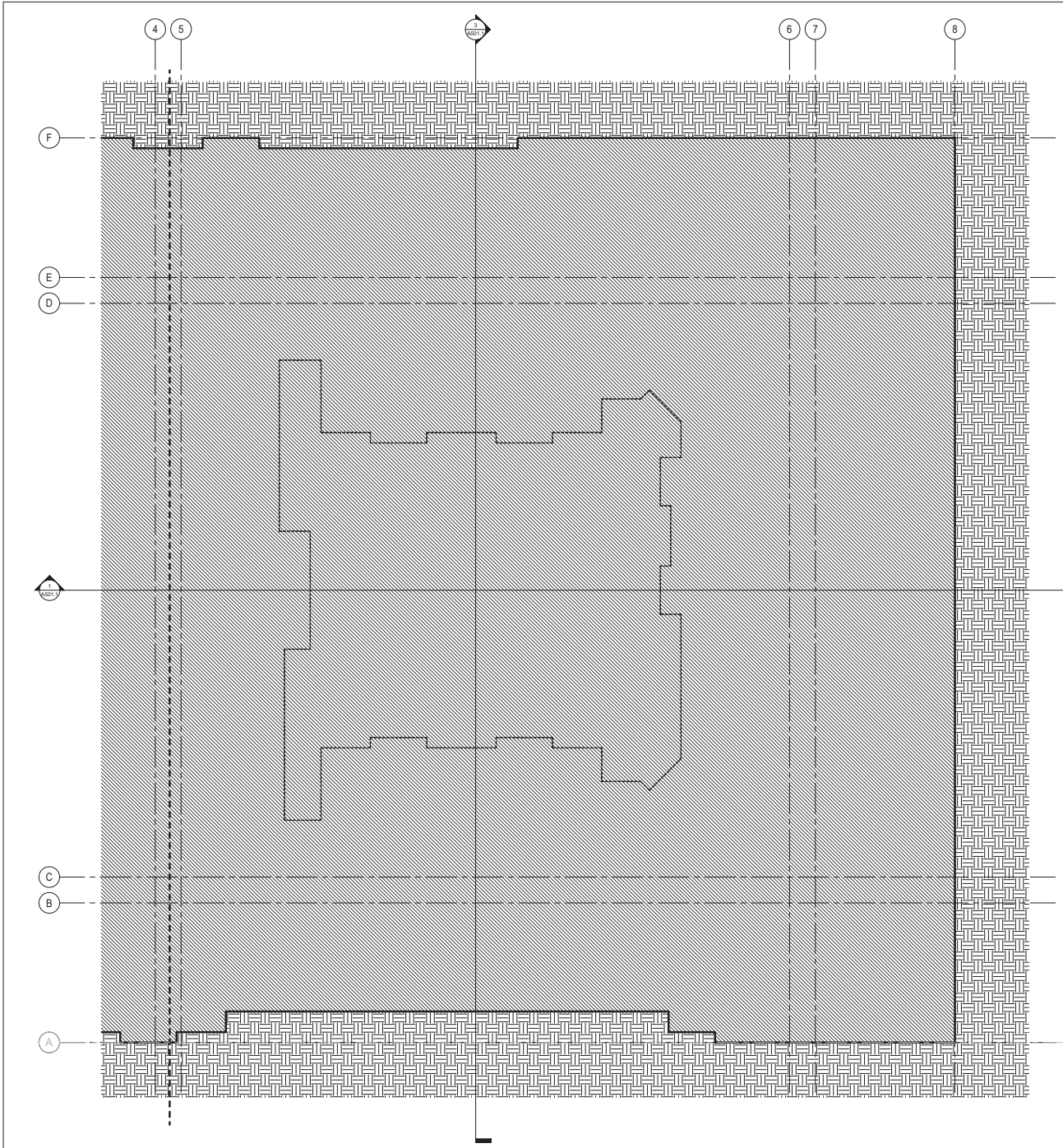
LEVEL 0 - ENLARGED - AREA A



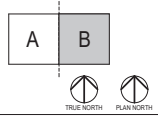
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12/9/2020 2:43:54 PM

ISSUE #	DATE	DESCRIPTION
1	10/20/18	ISSUE NO. 01

**NOT FOR  
CONSTRUCTION**



LEVEL 0 - ENLARGED - AREA B

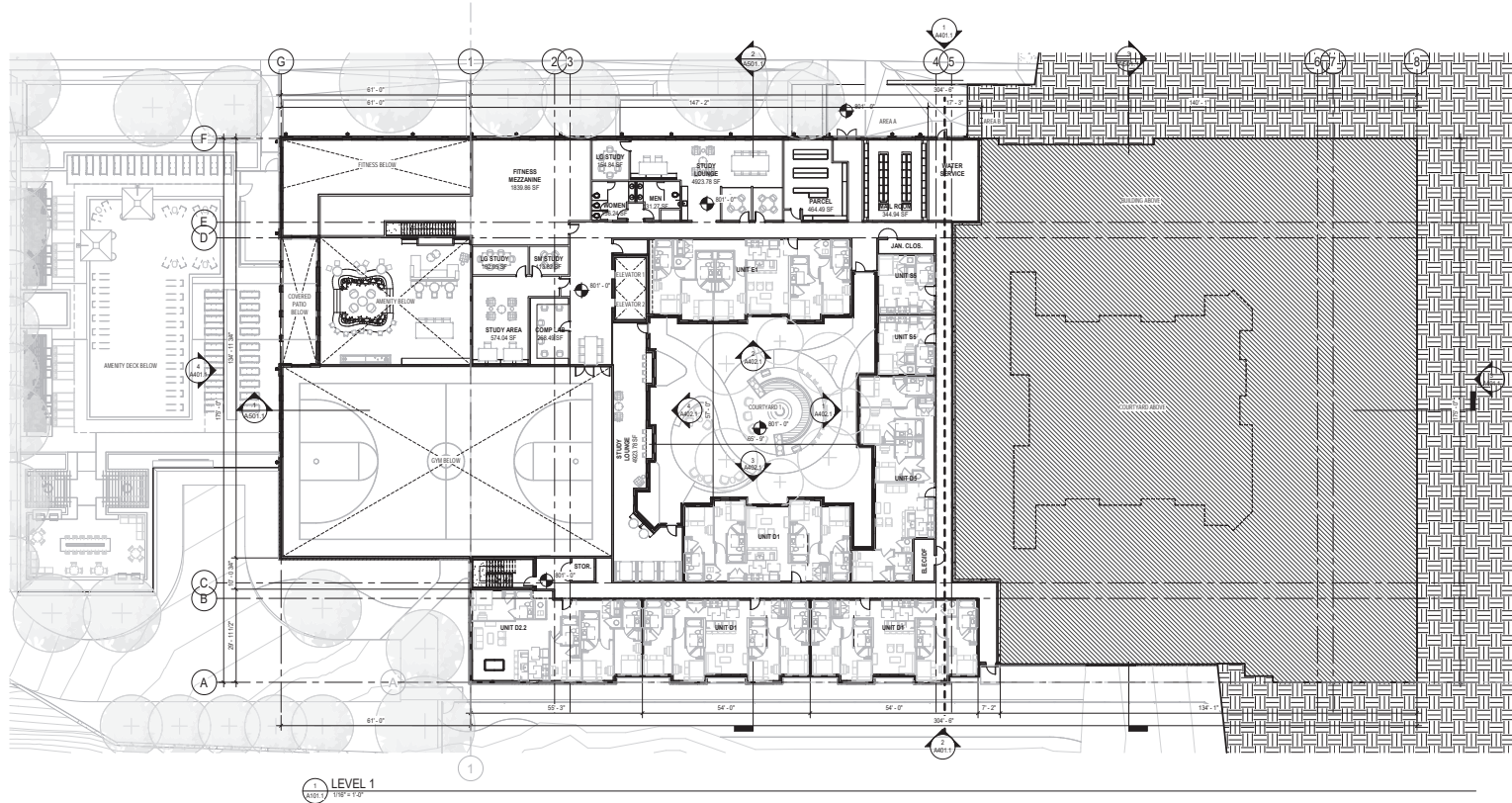


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PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	10/20/20	PLS 50 SET
2	10/29/20	ISSN 50 SET



B:\A\2018\1870\35 The Standard at Bloomington\1870\35\_ The Standard at Bloomington\_BLDG 1\_A1\_2018.rvt  
12/9/2020 2:44:08 PM

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COMPILED BY	Modeler

SHEET TITLE

BLDG 1 LEVEL 1 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A101.1**

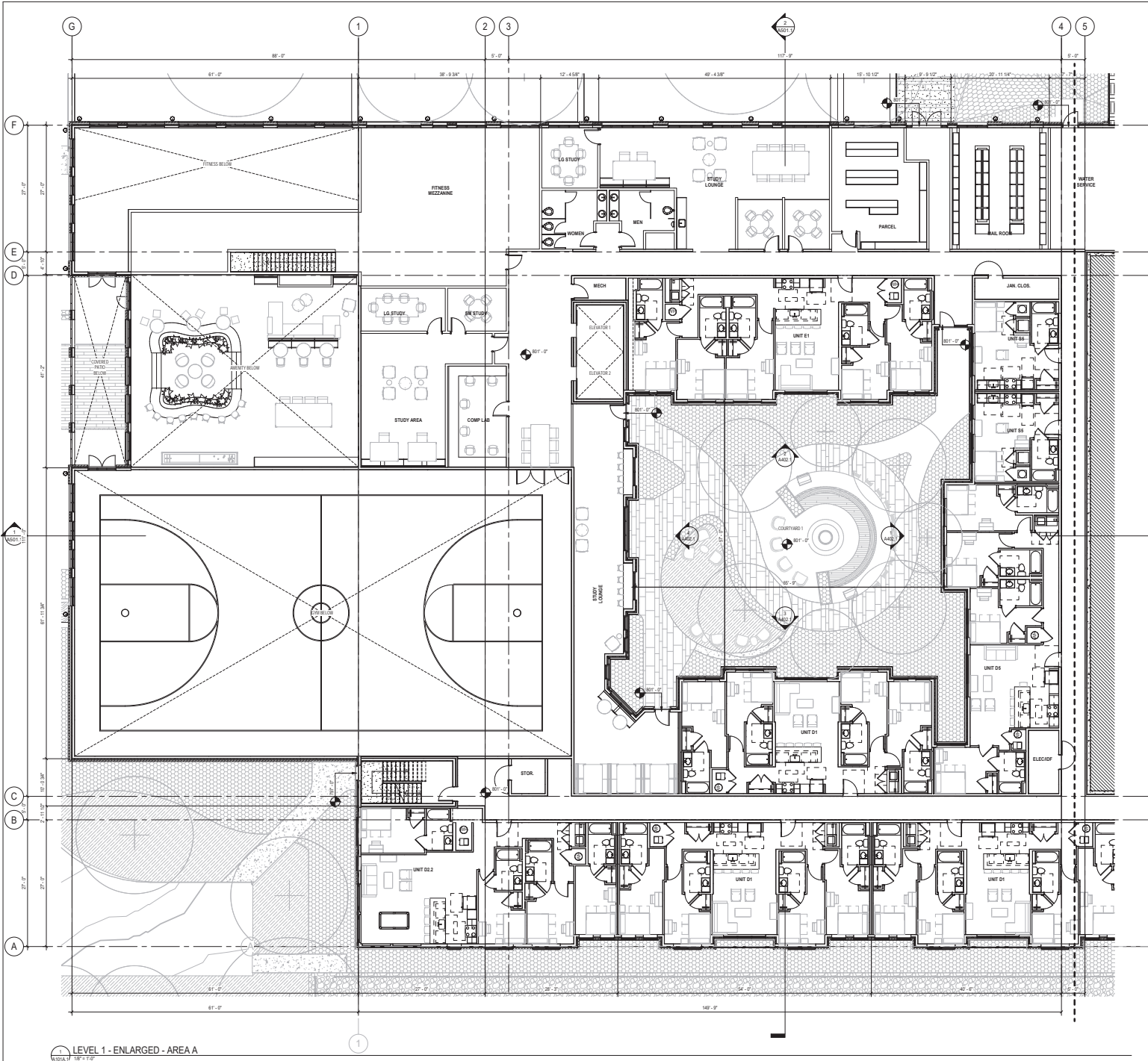




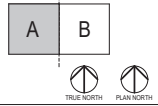
ISSUE #	DATE	DESCRIPTION
1	10/20/20	100% NO SET

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COMMISSIONED BY	10/20/20



LEVEL 1 - ENLARGED - AREA A



B:\14\1870\35 The Standard at Bloomington\1870\35\_The Standard at Bloomington\_BLDG1\_LAI\_2018.rvt  
12/8/2020 2:44:17 PM

PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	04/20/20	100% DD SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

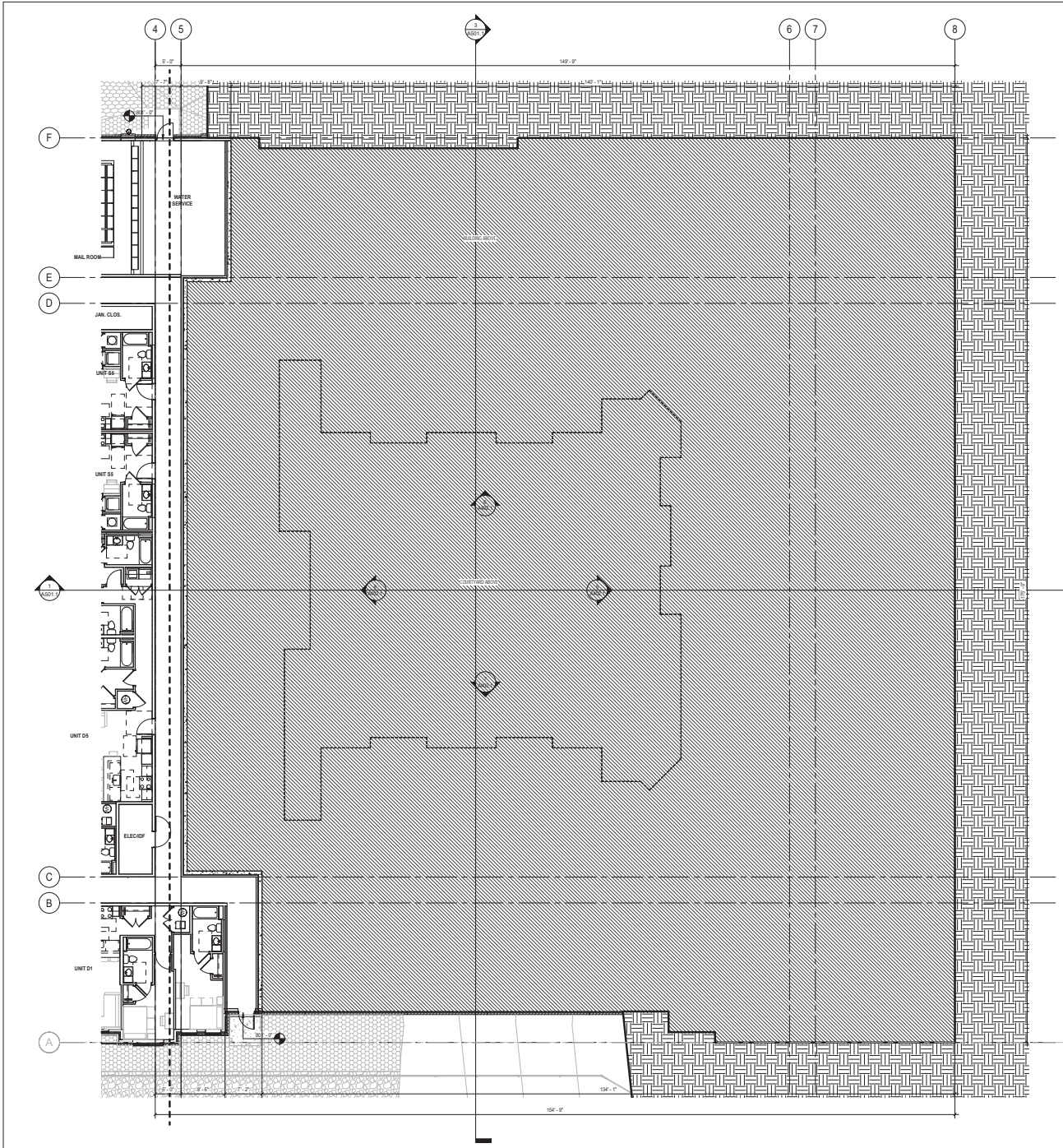
DRAWN BY	Author
CHECKED BY	Checker
DATE	DATE

SHEET TITLE

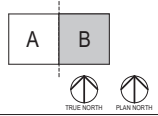
LEVEL 1 FLOOR  
PLAN - AREA B

SHEET NUMBER

**A101B.1**



LEVEL 1 - ENLARGED - AREA B

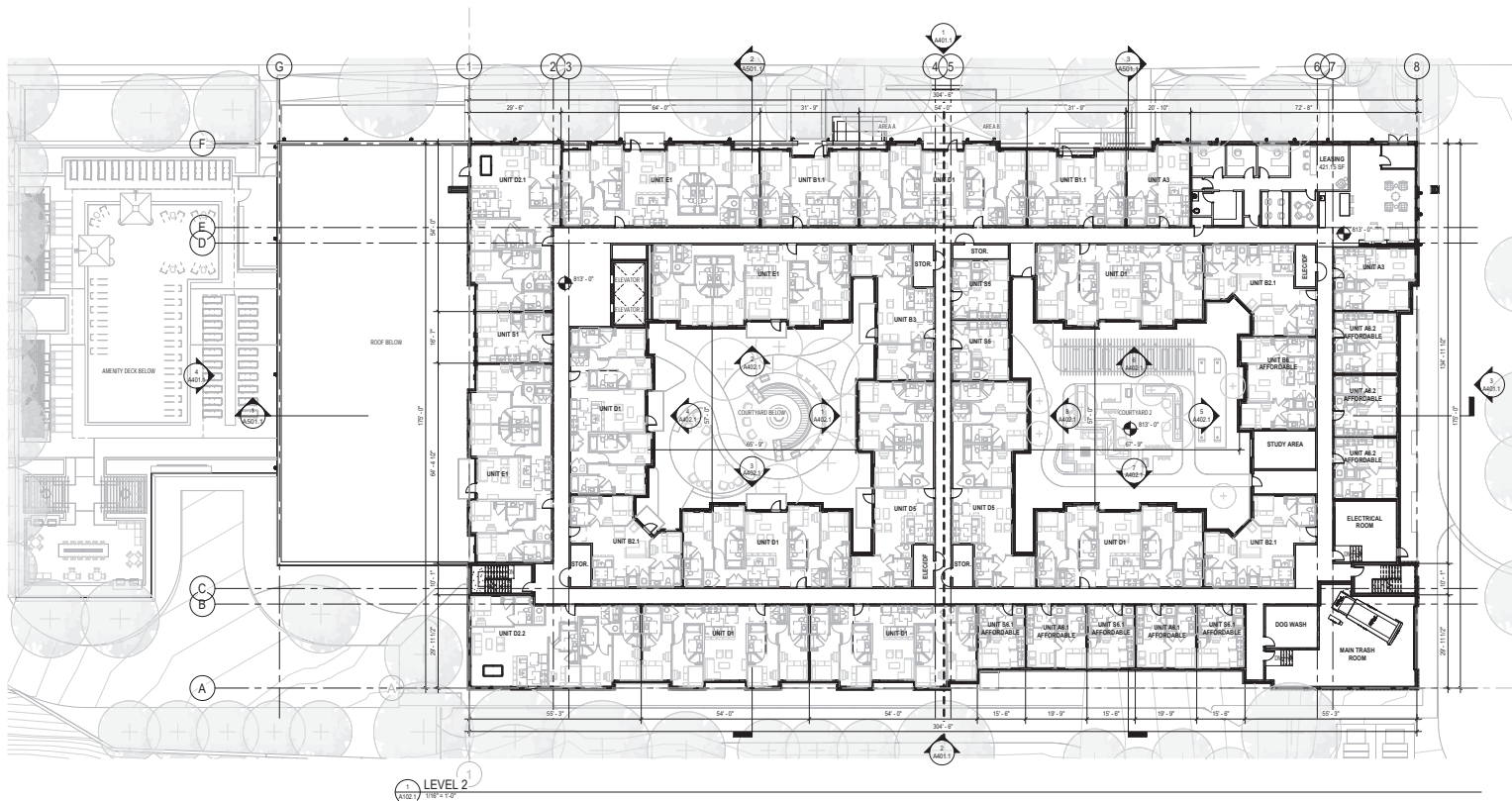


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1/29/2020 2:44:21 PM

PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	03/20/20	R/S, S/D SET
2	10/29/20	10% S/D SET



LEVEL 2  
1/8" = 1'-0"

B:\A\2018\1870\35 The Standard at Bloomington\1870\35\_ The Standard at Bloomington\_BLDG\_LAI\_2018.rvt  
12/9/2020 2:44:40 PM

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	MANAGER
SHEET TITLE	

BLDG 1 LEVEL 2 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A102.1**





ARCHITECTURAL KEYNOTES

PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
2	10/29/2018	100% NO SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY: Author  
CHECKED BY: Checker  
COMPILED BY: 10/29/18

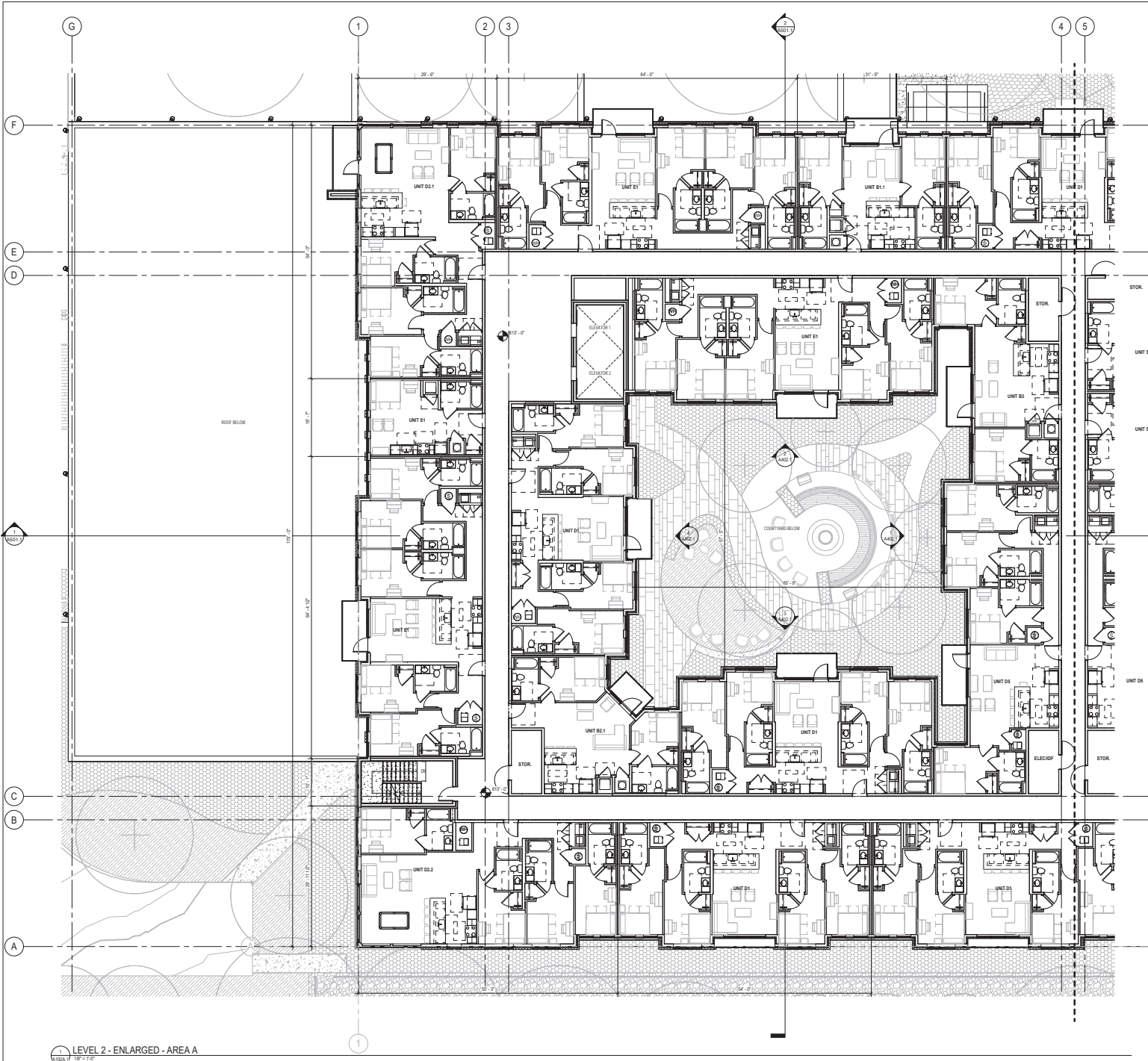
SHEET TITLE

LEVEL 2 FLOOR  
PLAN - AREA A

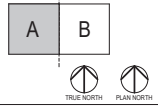
SHEET NUMBER

**A102A.1**

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LEVEL 2 - ENLARGED - AREA A



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12/29/2018 2:44:50 PM



PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	03/20/20	50% SD SET
2	10/29/20	100% SD SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR/REVISION	10/29/20

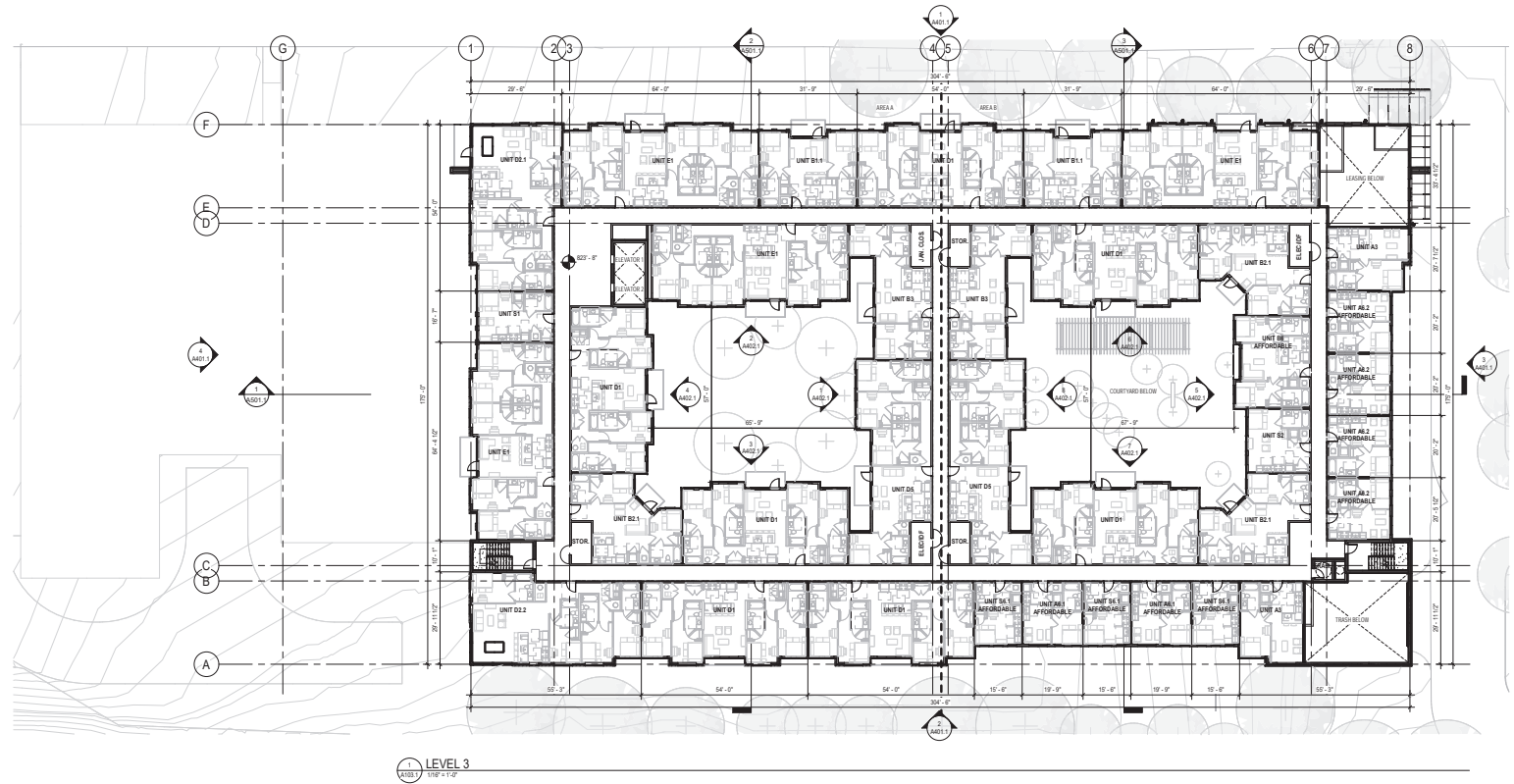
SHEET TITLE

BLDG 1 LEVEL 3 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A103.1**

B:\A\2018\187035\_The Standard at Bloomington\187035\_The Standard at Bloomington\_BLDG 1\_A1\_2018.rvt  
12/9/2020 2:45:14 PM



LEVEL 3  
1/8" = 1'-0"



PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	10/29/2020	100% DD SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
DATE	10/29/20

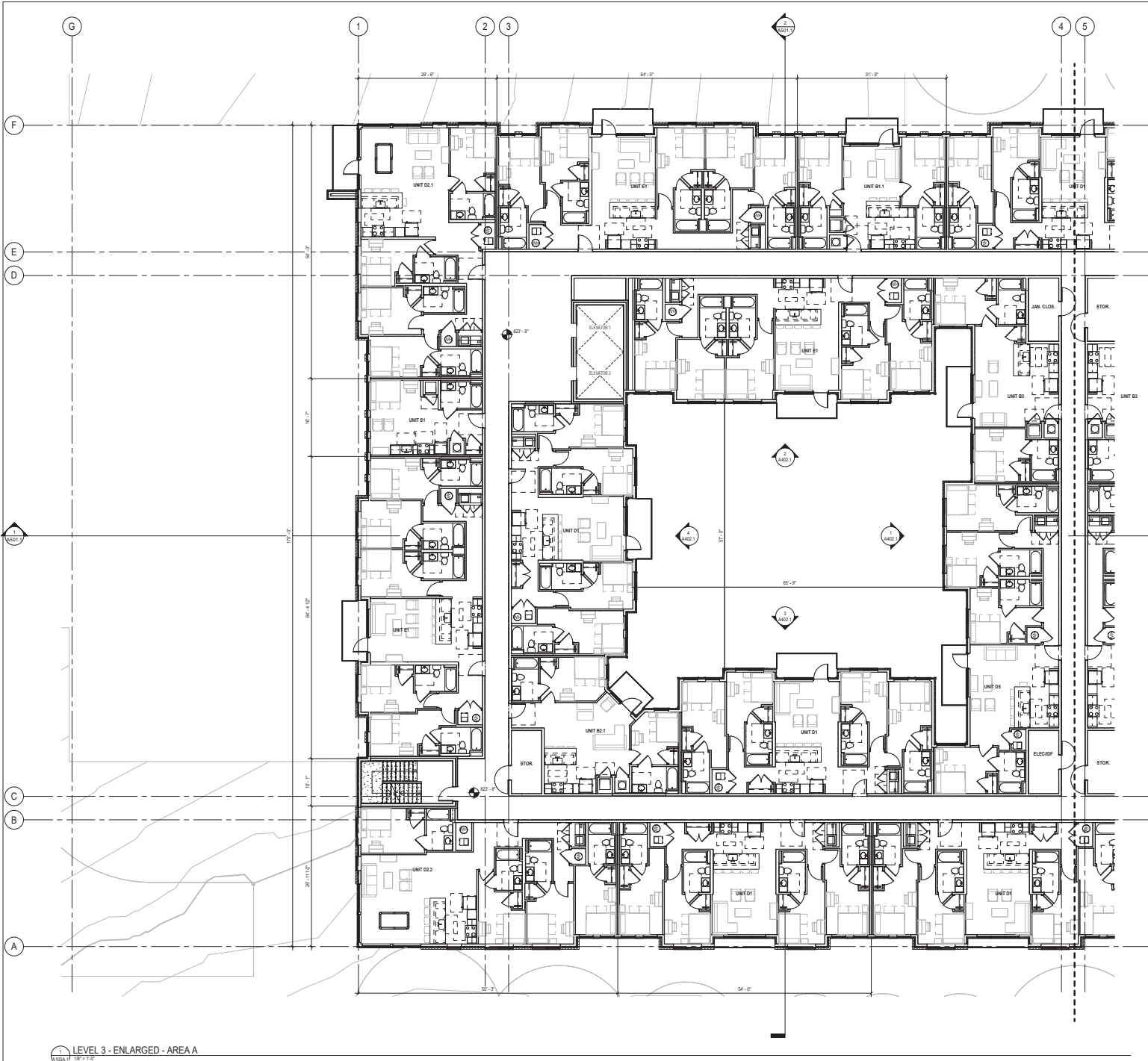
SHEET TITLE

LEVEL 3 FLOOR  
PLAN - AREA A

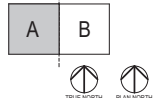
SHEET NUMBER

**A103A.1**

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LEVEL 3 - ENLARGED - AREA A



B:\14\1870\35 The Standard at Bloomington\1870\35\_The Standard at Bloomington\_BLDG\_LAI\_2018.rvt  
12/9/2020 2:42:20 PM





PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	03/20/20	5% SD SET
2	10/29/20	15% SD SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

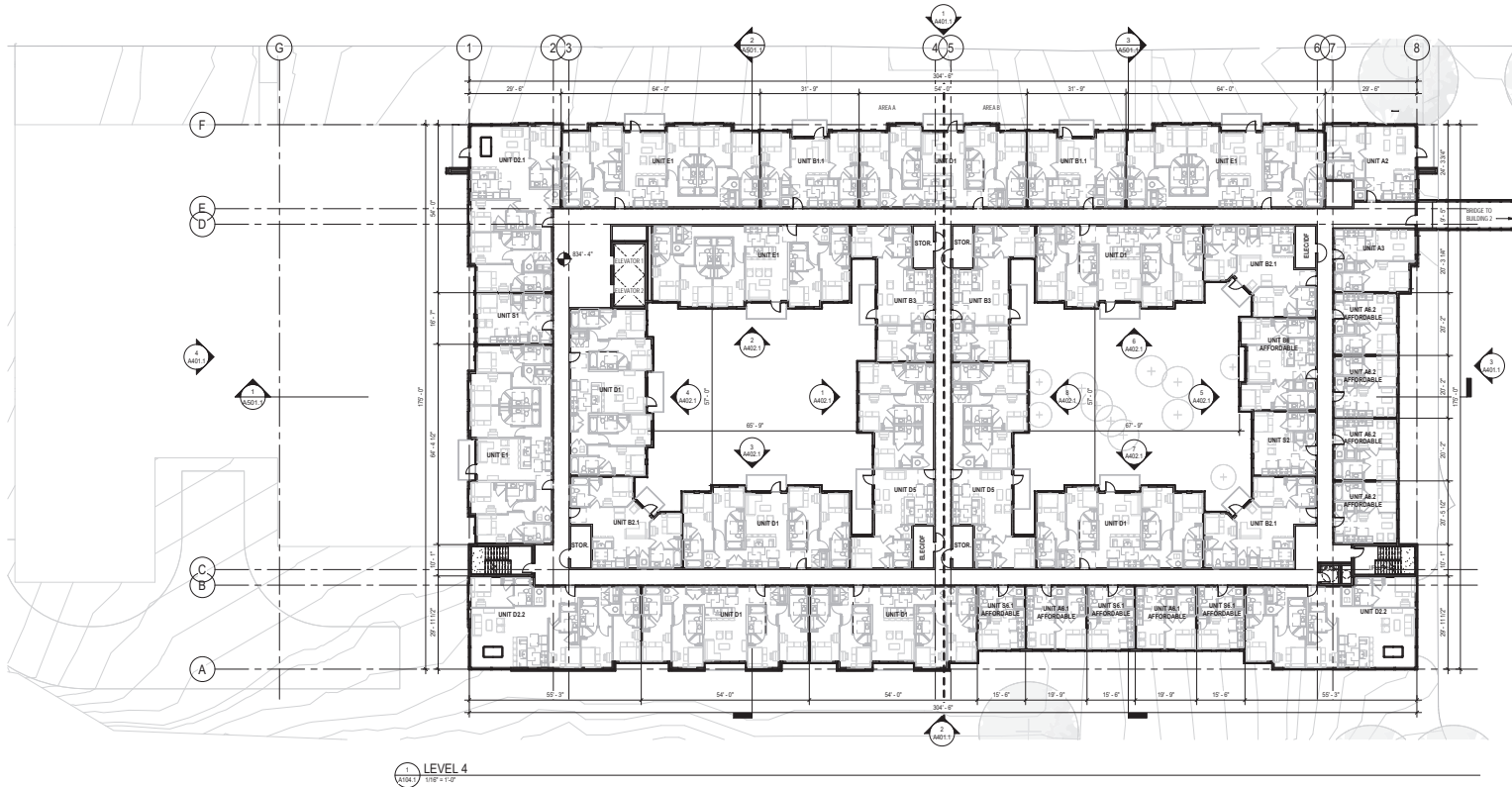
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CHECKED BY	Checker
COORDINATOR	10/10/20

SHEET TITLE

BLDG 1 LEVEL 4 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A104.1**



ISSUE #	DATE	DESCRIPTION
1	10/29/2020	100% DD SET

**NOT FOR  
CONSTRUCTION**

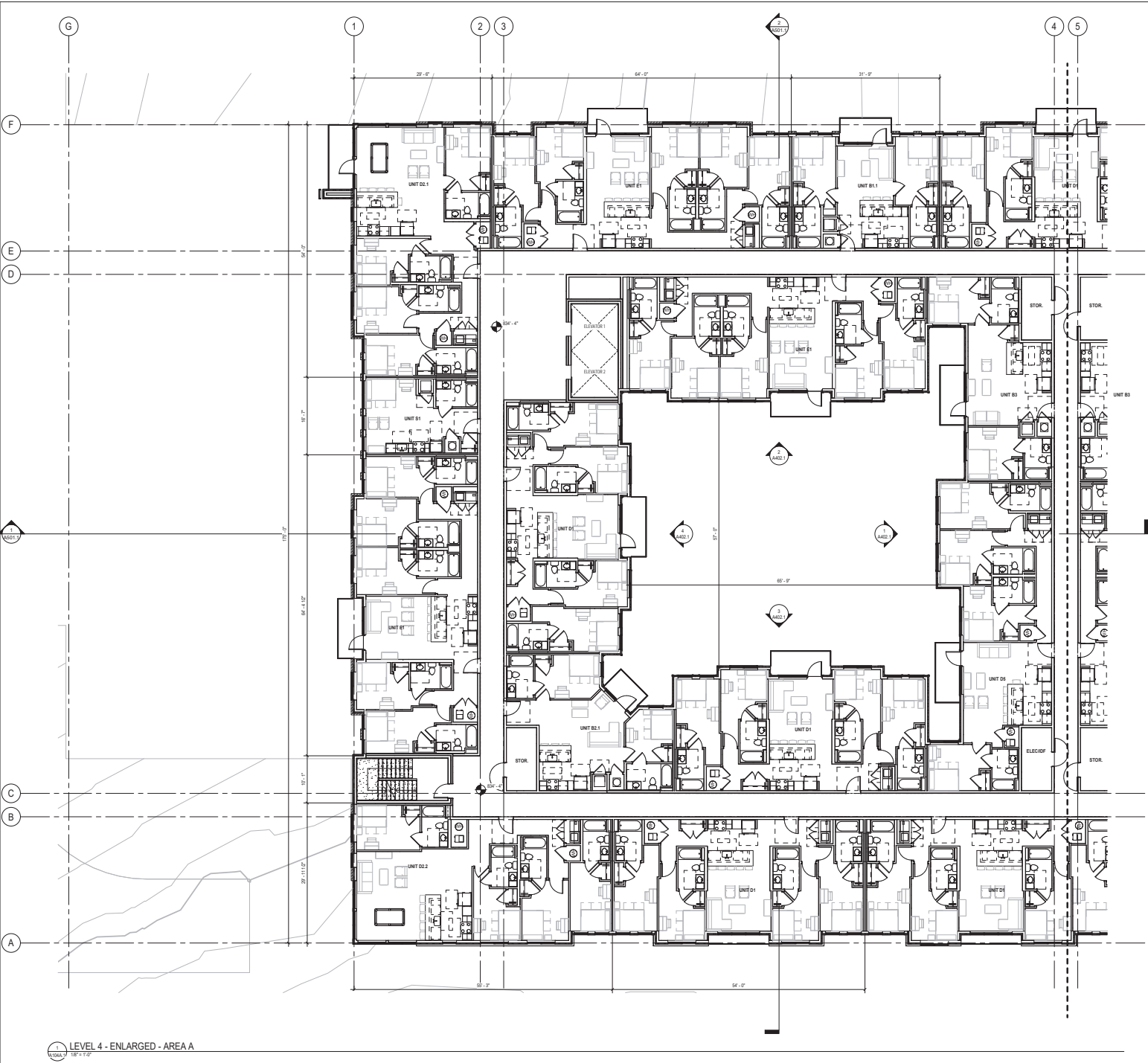
DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	10/29/20

SHEET TITLE

**LEVEL 4 FLOOR  
PLAN - AREA A**

SHEET NUMBER

**A104A.1**



LEVEL 4 - ENLARGED - AREA A

B:\14\10\1870\35 The Standard at Bloomington\1870\35\_The Standard at Bloomington\_BLDG\_LAI\_2018.rvt  
12/9/2020 2:42:42 PM







ISSUE #	DATE	DESCRIPTION
1	10/29/2018	100% DD SET

**NOT FOR  
CONSTRUCTION**

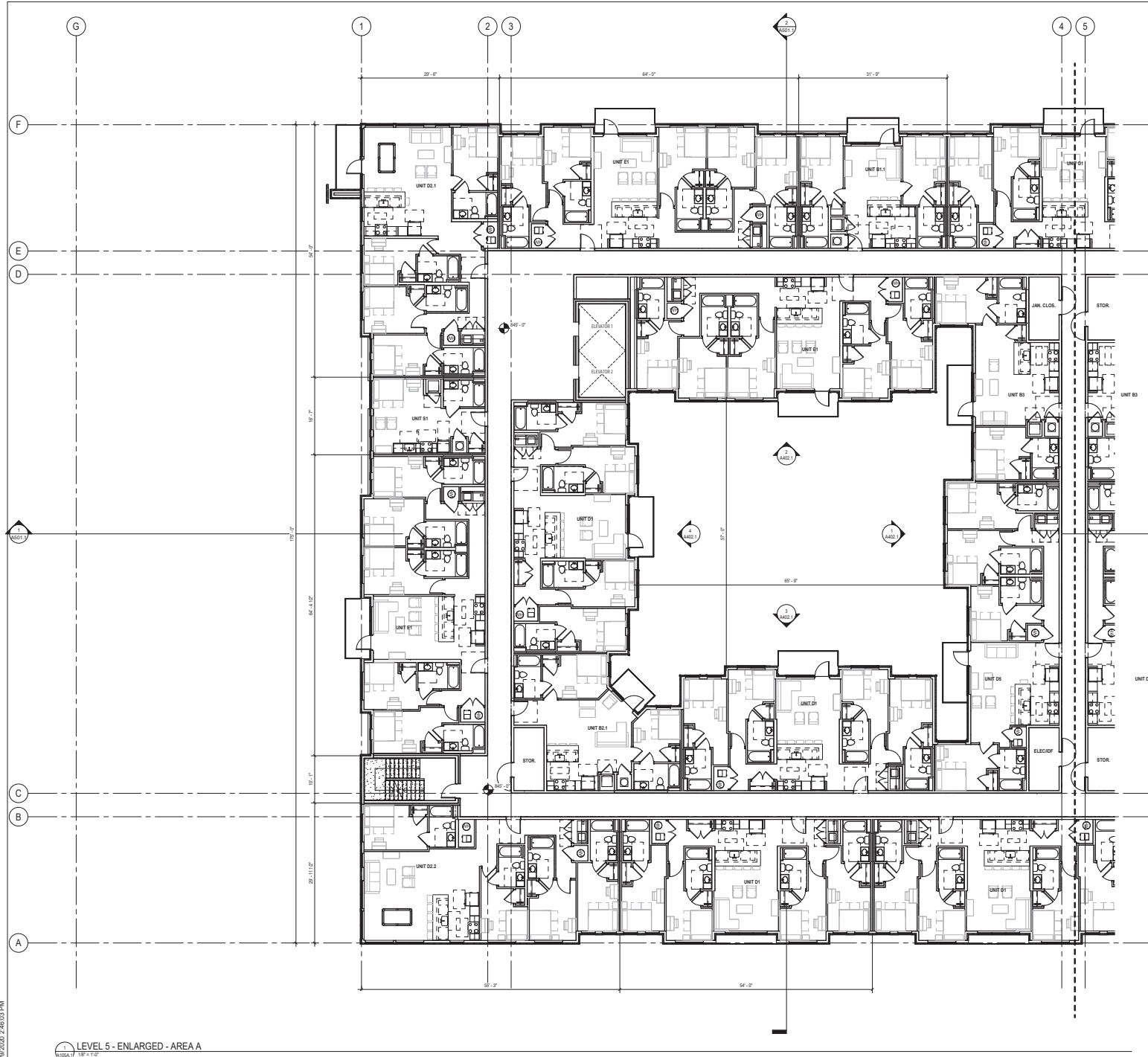
DRAWN BY	Author
CHECKED BY	Checker
DATE	10/29/18

SHEET TITLE  
**LEVEL 5 FLOOR  
PLAN - AREA A**

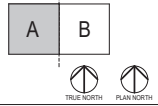
SHEET NUMBER

**A105A.1**

ARCHITECTURAL KEYNOTES



LEVEL 5 - ENLARGED - AREA A



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12/29/2018 2:40:03 PM

ISSUE #	DATE	DESCRIPTION
2	10/29/2020	100% 90 SET

**NOT FOR  
CONSTRUCTION**

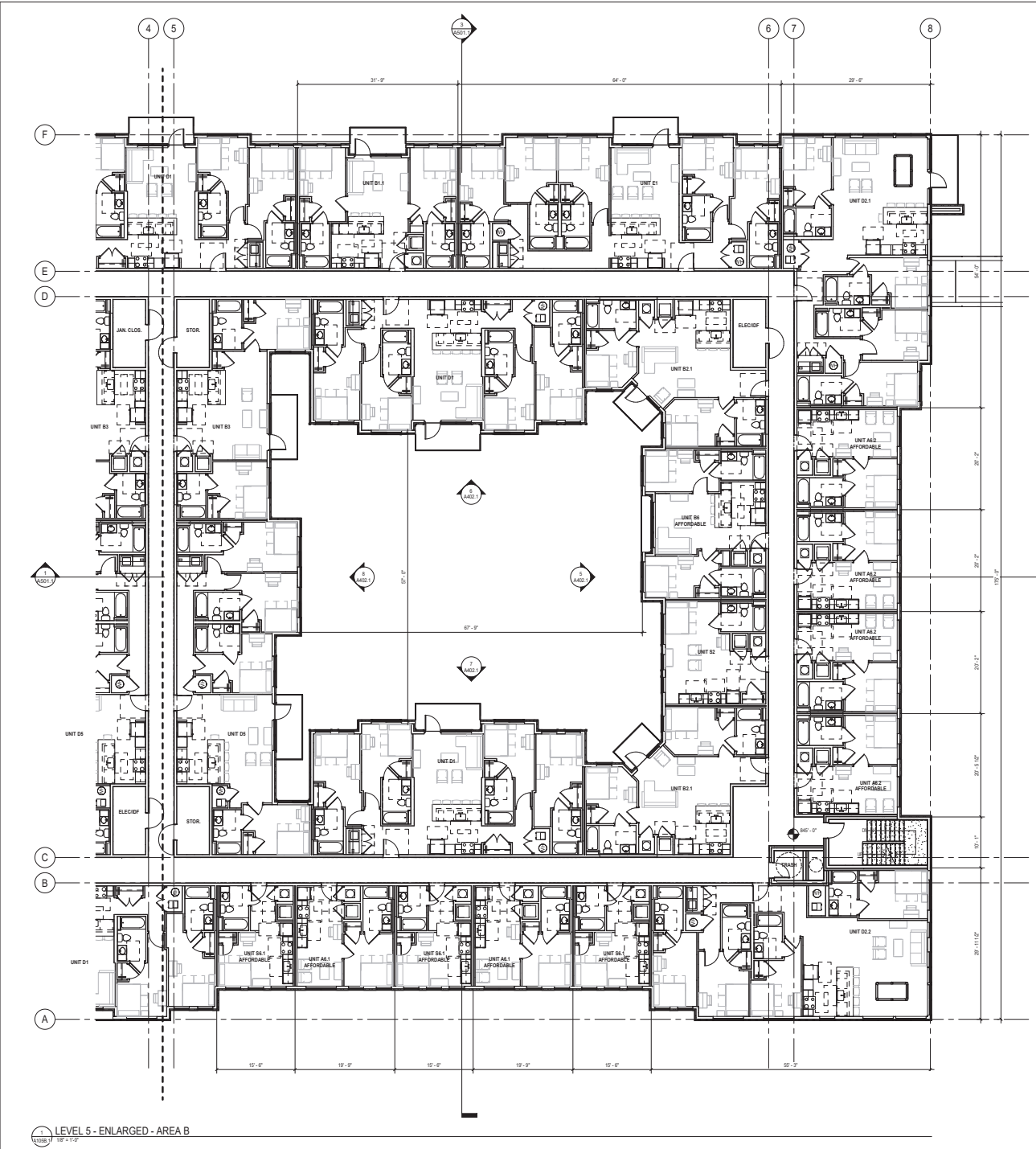
DRAWN BY	Author
CHECKED BY	Checker
COMPILED BY	10/29/20

SHEET TITLE

**LEVEL 5 FLOOR  
PLAN - AREA B**

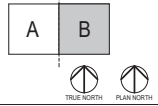
SHEET NUMBER

**A105B.1**



B:\A\200\1870\35 The Standard at Bloomington\1870\35\_The Standard at Bloomington\_BLDG 1\_A1\_2018.rvt  
12/9/2020 2:45:10 PM

**LEVEL 5 - ENLARGED - AREA B**  
1/8" = 1'-0"







ISSUE #	DATE	DESCRIPTION
2	10/29/2018	100% NO SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY: Author  
CHECKED BY: Checker  
COORDINATOR: W. HANSEN | 10/29/18

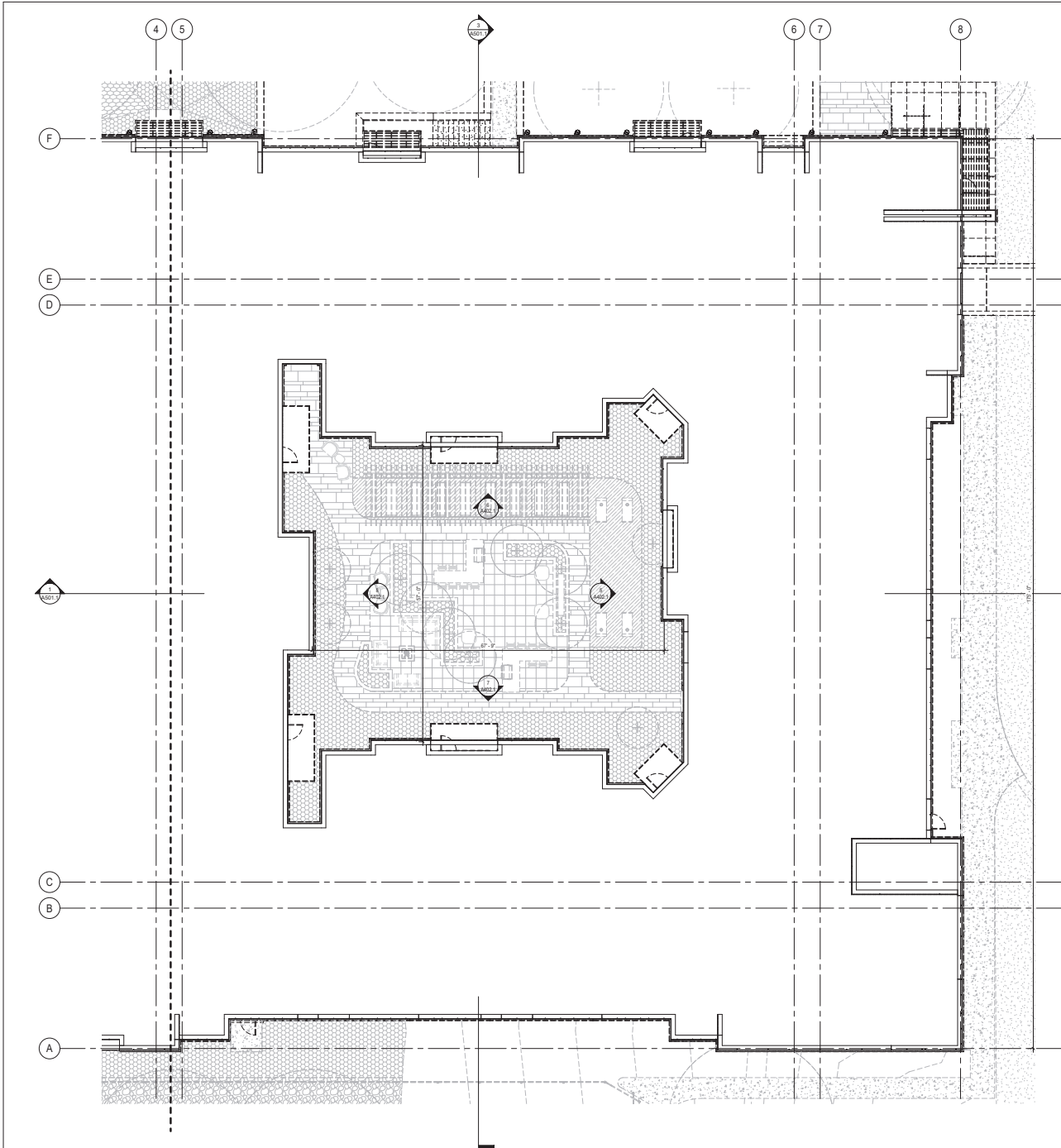
SHEET TITLE

**ROOF PLAN -  
AREA B**

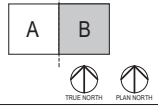
SHEET NUMBER

**A140B.1**

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1 ROOF - ENLARGED - AREA B  
1/8" = 1'-0"



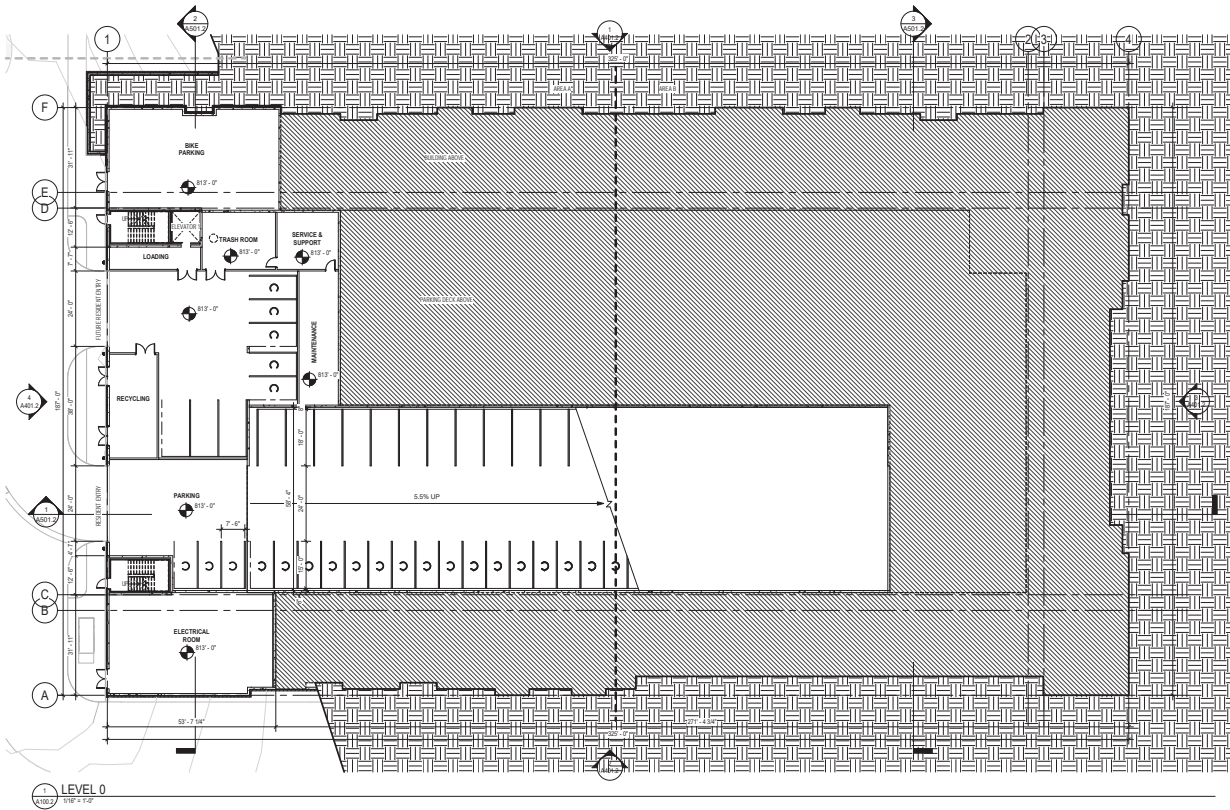
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12/29/2018 2:52:29 PM



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
1	02/02/20	R/S 50 SET
2	10/06/20	R/S % 50 SET



CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	MANAGER

SHEET TITLE

BLDG 2 LEVEL 0 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A100.2**



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	10/20/20	ISSUE SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

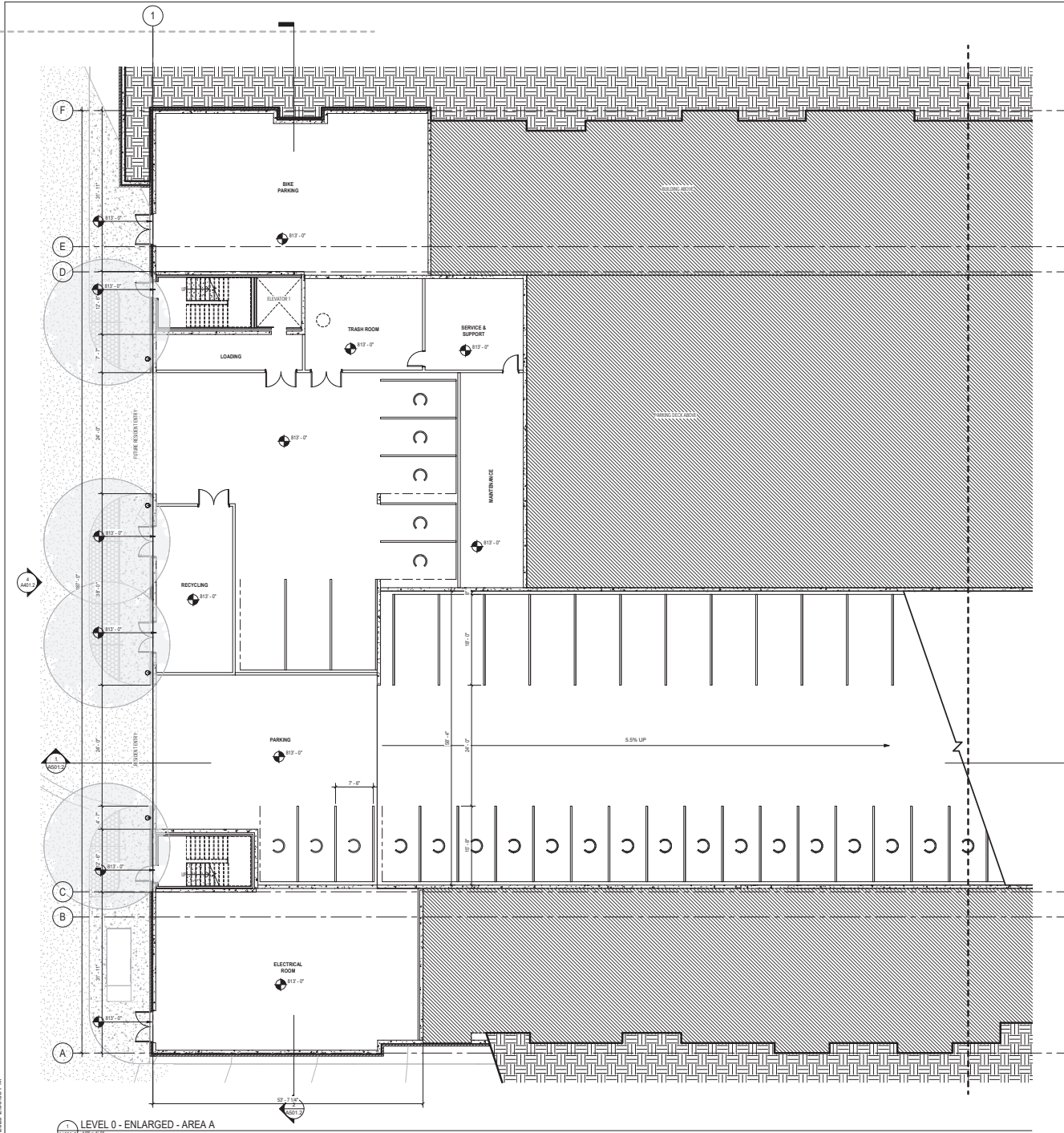
DRAWN BY	Author
CHECKED BY	Checker
DATE	10/20/20

SHEET TITLE

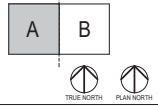
LEVEL 0 FLOOR  
PLAN - AREA A

SHEET NUMBER

**A100A.2**



1 LEVEL 0 - ENLARGED - AREA A  
10/20/20



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12/29/2020 2:50:05 PM



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
1	02/01/2018	ISSUE SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
DATE	DATE

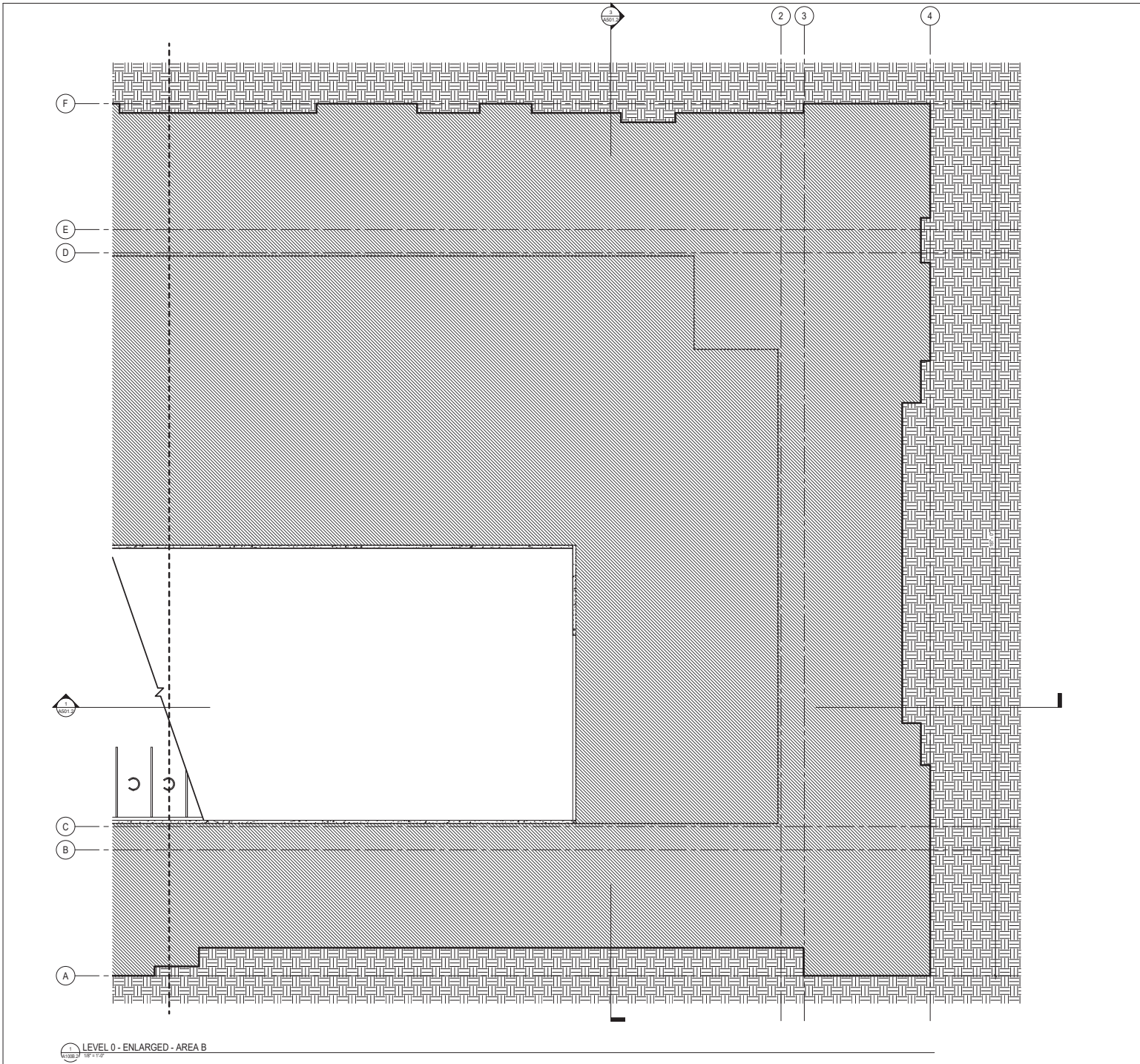
SHEET TITLE

LEVEL 0 FLOOR  
PLAN - AREA B

SHEET NUMBER

**A100B.2**

ARCHITECTURAL KEYNOTES



B:\A100\187035 The Standard at Bloomington\187035\_ The Standard at Bloomington\_BLDG 2\_A1\_2018.rvt  
1/29/2020 2:50:03 PM

LEVEL 0 - ENLARGED - AREA B



PROJECT TITLE

The Standard at  
 Bloomington BLDG  
 2

ISSUE #	DATE	DESCRIPTION
2	10/28/2020	ISSUE SET

CERTIFICATION

**NOT FOR  
 CONSTRUCTION**

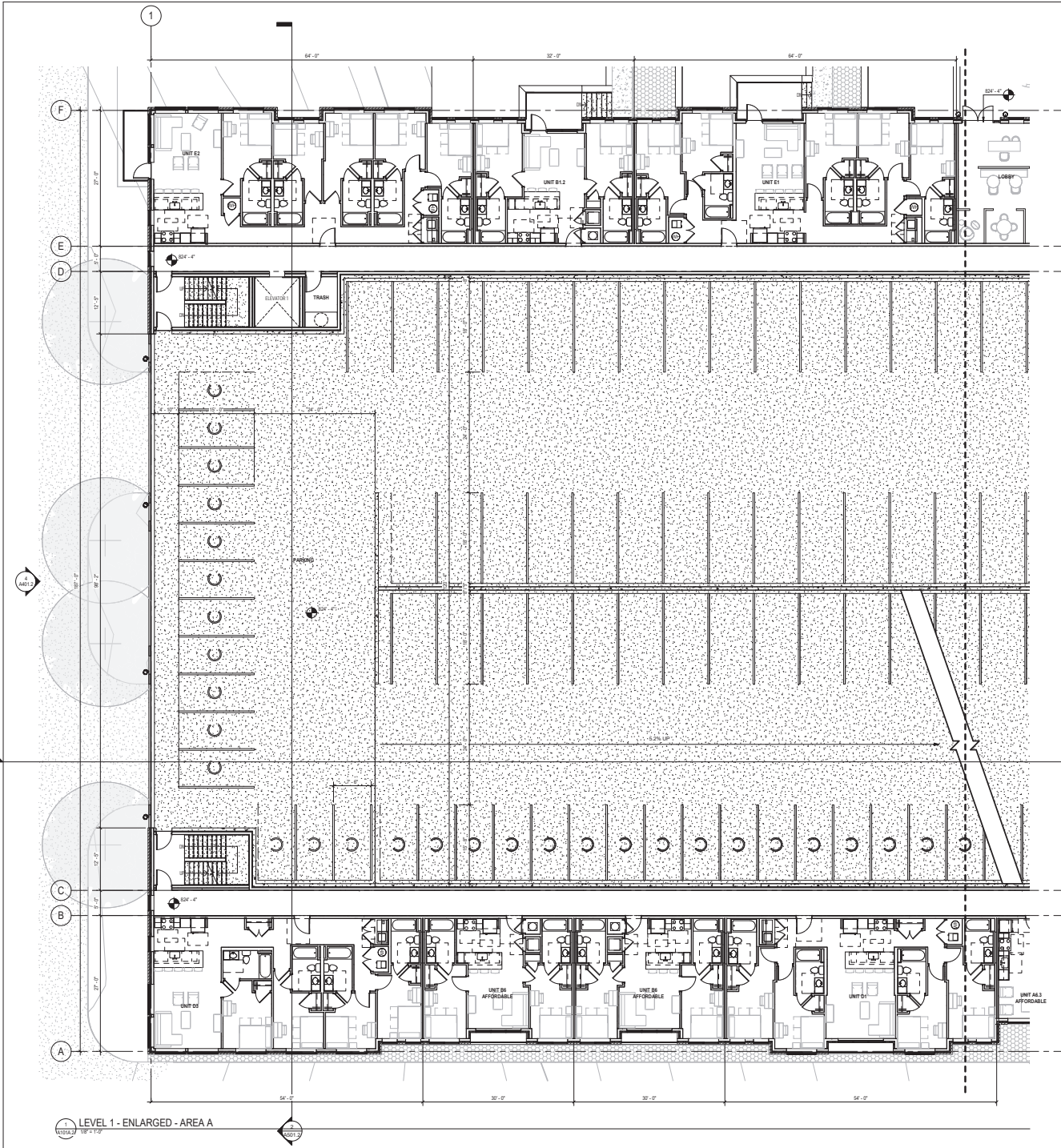
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CHECKED BY	Checker
COORDINATOR	10/28/20

SHEET TITLE

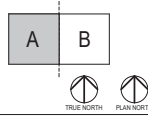
LEVEL 1 FLOOR  
 PLAN - AREA A

SHEET NUMBER

**A101A.2**



1 LEVEL 1 - ENLARGED - AREA A  
 10/28/20 1" = 1/8"



B:\1\2018\1070\_35 The Standard at Bloomington\1070\_35\_ The Standard at Bloomington\_BLDG 2\_A1\_2018.rvt  
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ISSUE #	DATE	DESCRIPTION
2	10/26/2018	ISSUE TO SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY: Author  
CHECKED BY: Checker  
DESIGNED BY: Designer

SHEET TITLE

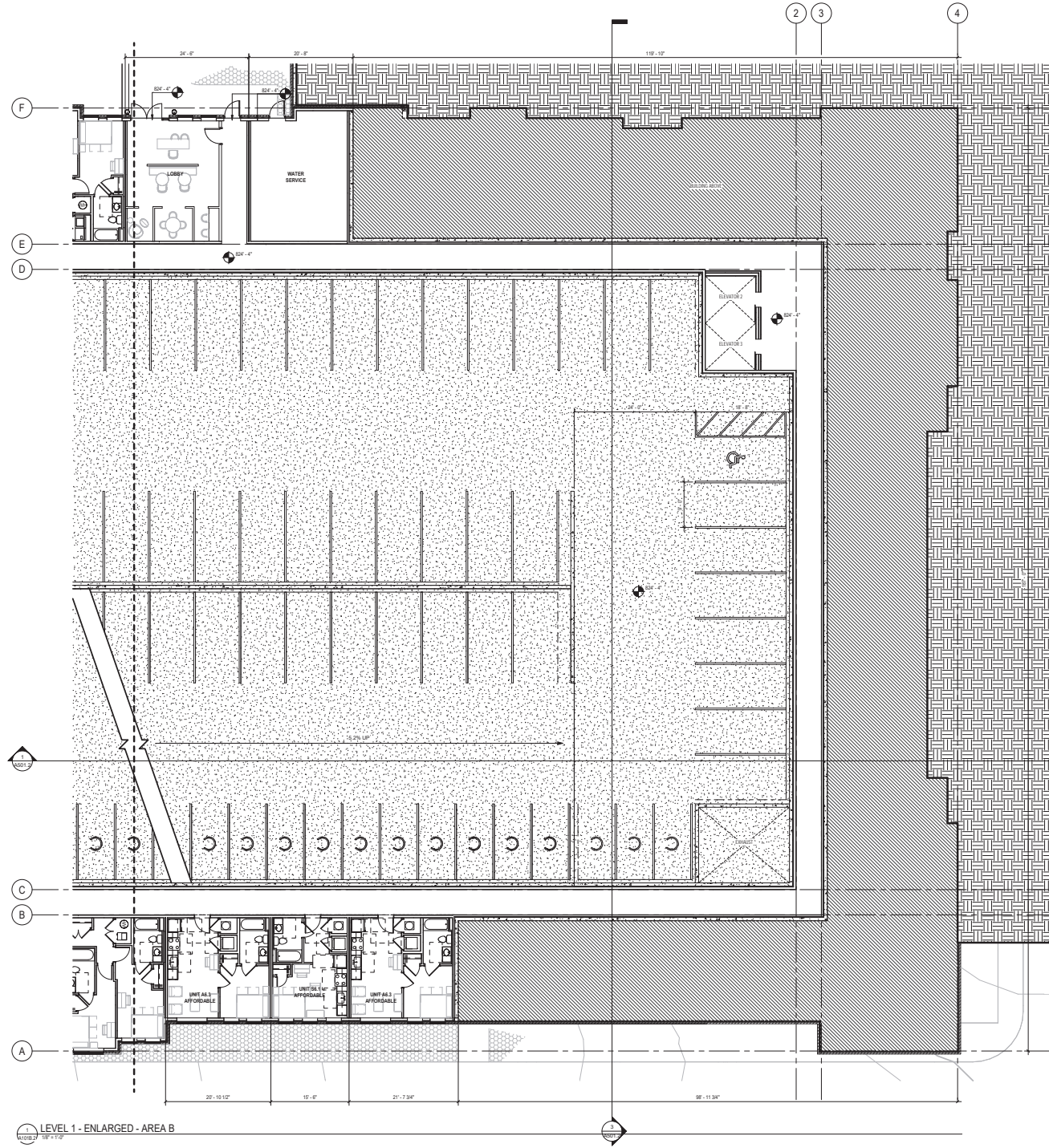
LEVEL 1 FLOOR  
PLAN - AREA B

SHEET NUMBER

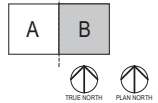
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ARCHITECTURAL KEYNOTES



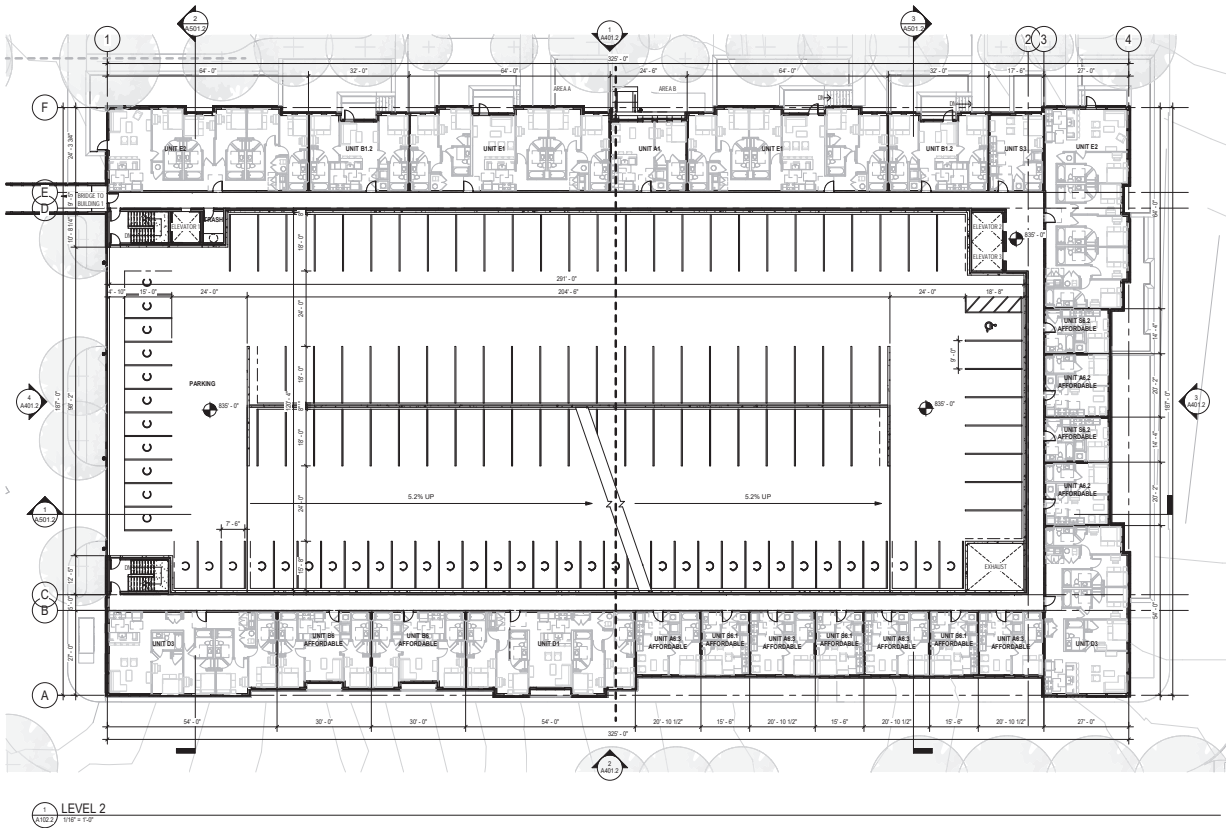
LEVEL 1 - ENLARGED - AREA B



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	R/S 50 SET
2	10/26/2020	100% 50 SET



CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR/REVISION	1/12/18

SHEET TITLE  
BLDG 2 LEVEL 2 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A102.2**



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	10/26/2018	ISSUE SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

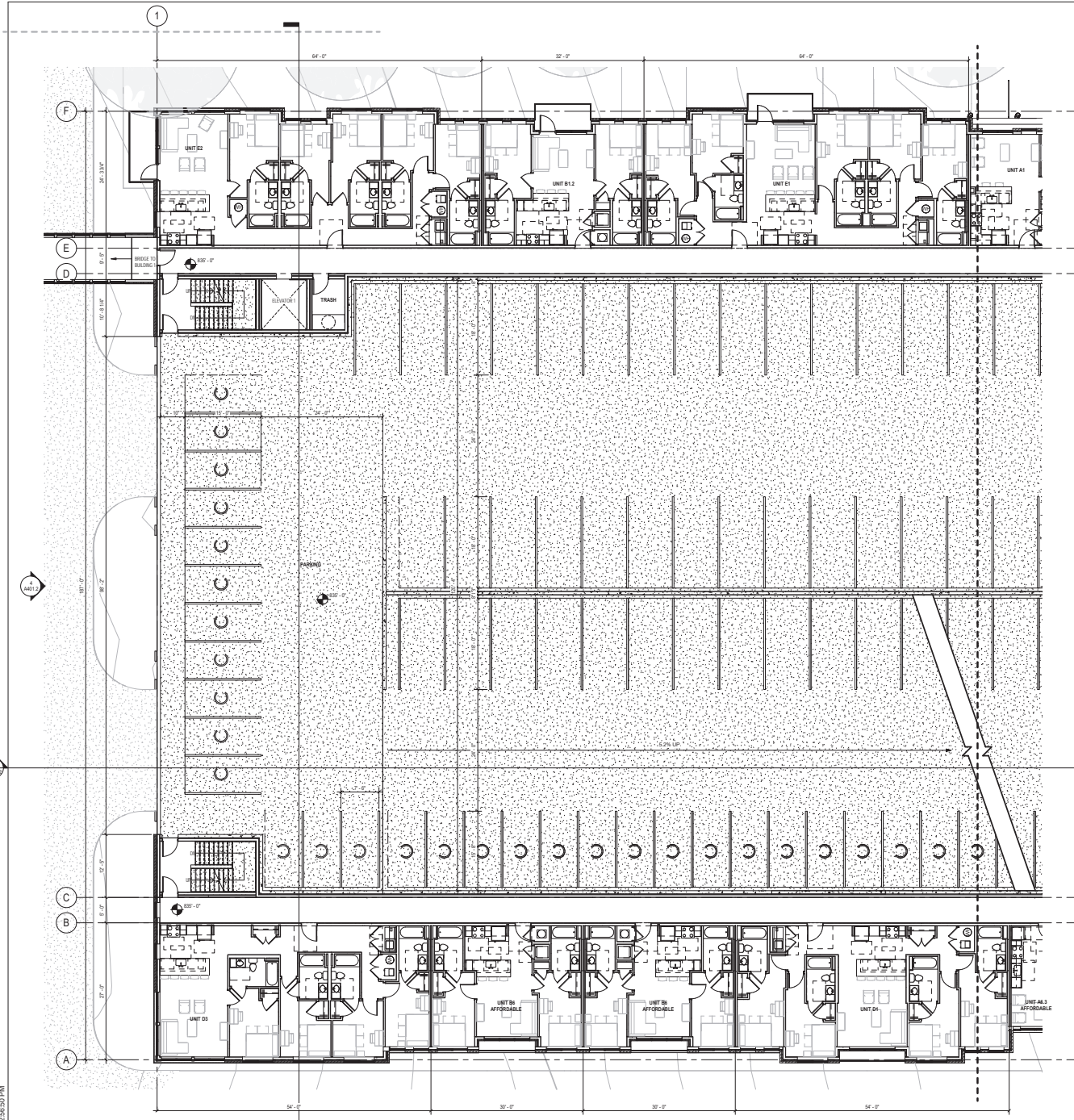
DRAWN BY	Author
CHECKED BY	Chase
COORDINATOR	10/26/18

SHEET TITLE

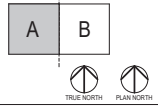
LEVEL 2 FLOOR  
PLAN - AREA A

SHEET NUMBER

**A102A.2**



LEVEL 2 - ENLARGED - AREA A



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 12/8/2020 2:56:50 PM

PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	10/26/20	ISSUE NO. 02

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

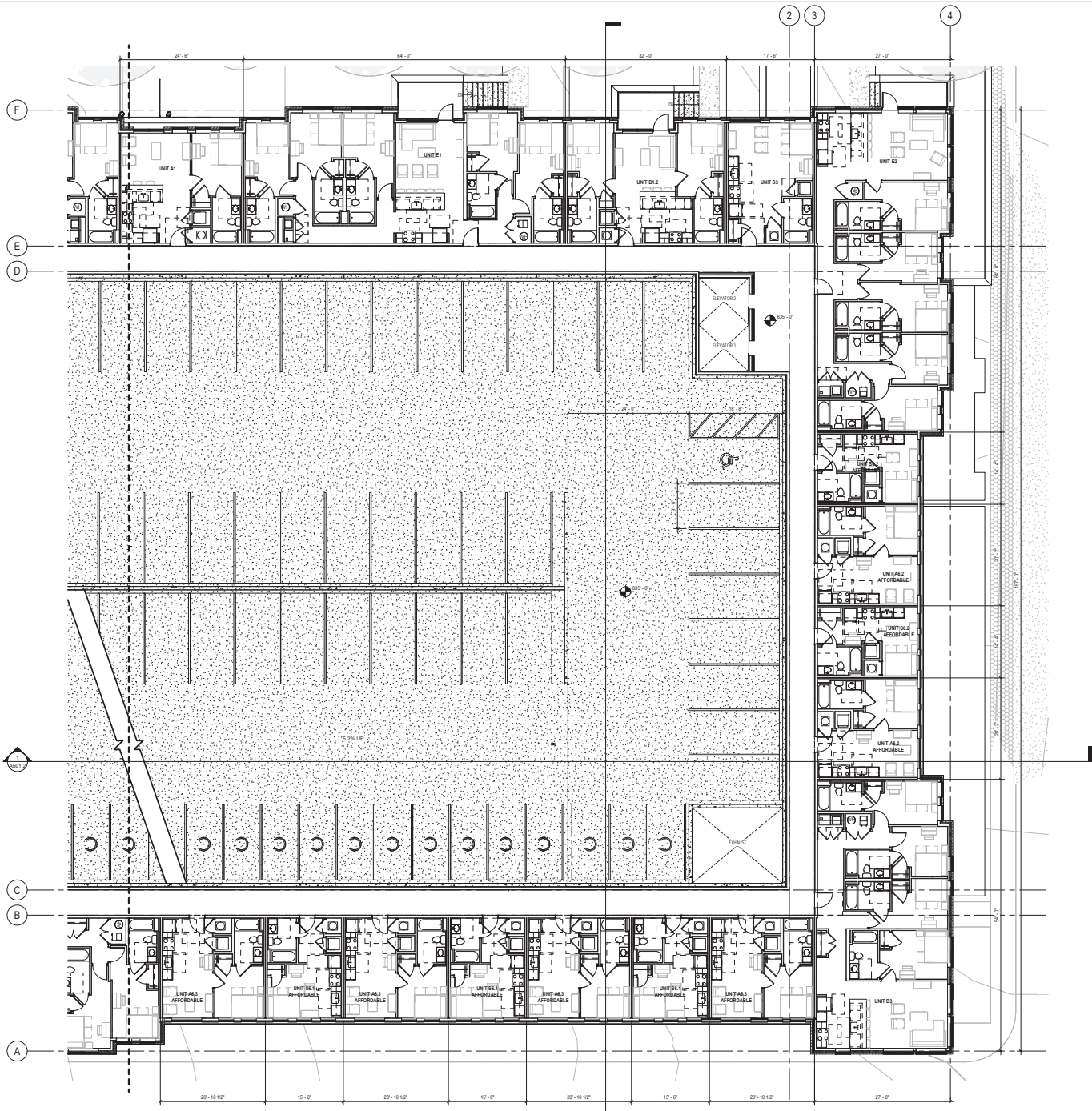
DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR/REVISION	10/26/20

SHEET TITLE

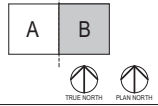
LEVEL 2 FLOOR  
PLAN - AREA B

SHEET NUMBER

**A102B.2**



LEVEL 2 - ENLARGED - AREA B



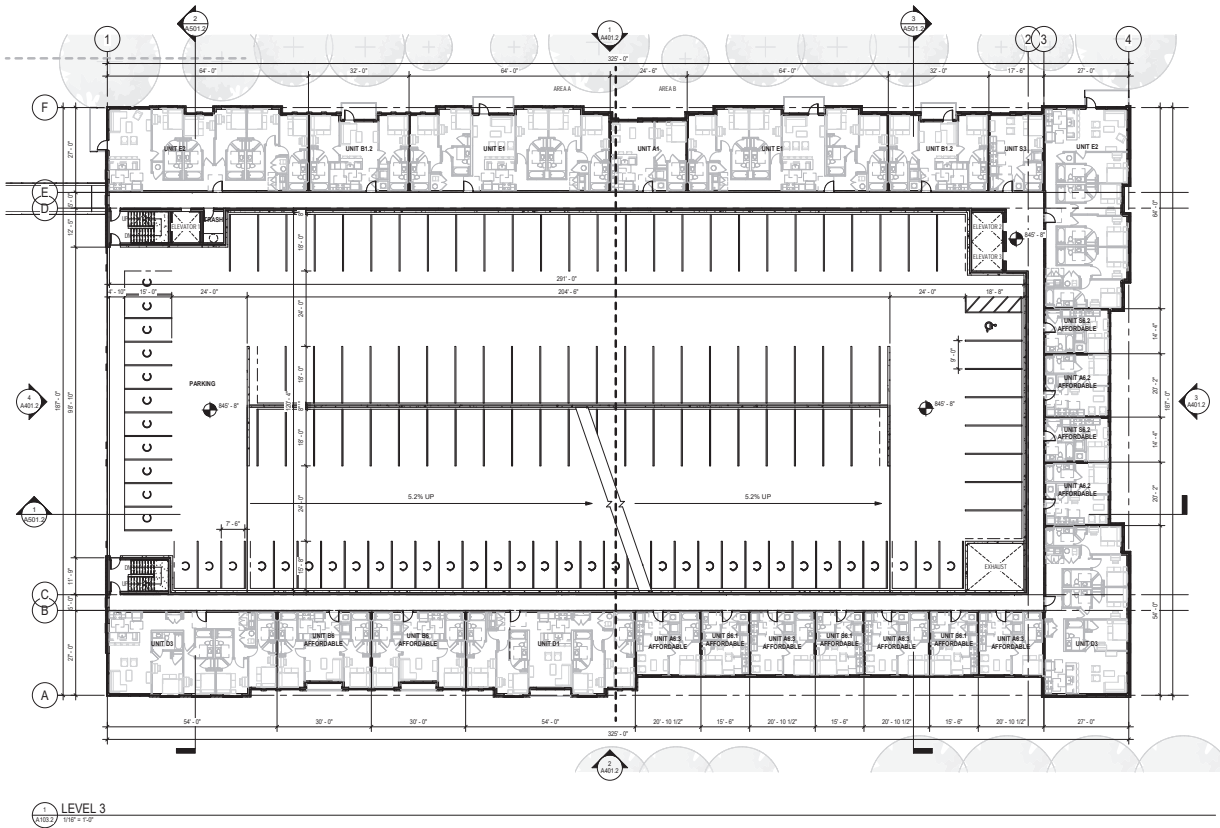
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12/9/2020 2:56:58 PM



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	5% SD SET
2	10/26/2020	10% SD SET



LEVEL 3  
103 - 103

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
CONSTRUCTION MANAGER	10/10/20

SHEET TITLE

BLDG 2 LEVEL 3 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A103.2**



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	10/26/2018	ISSUE SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

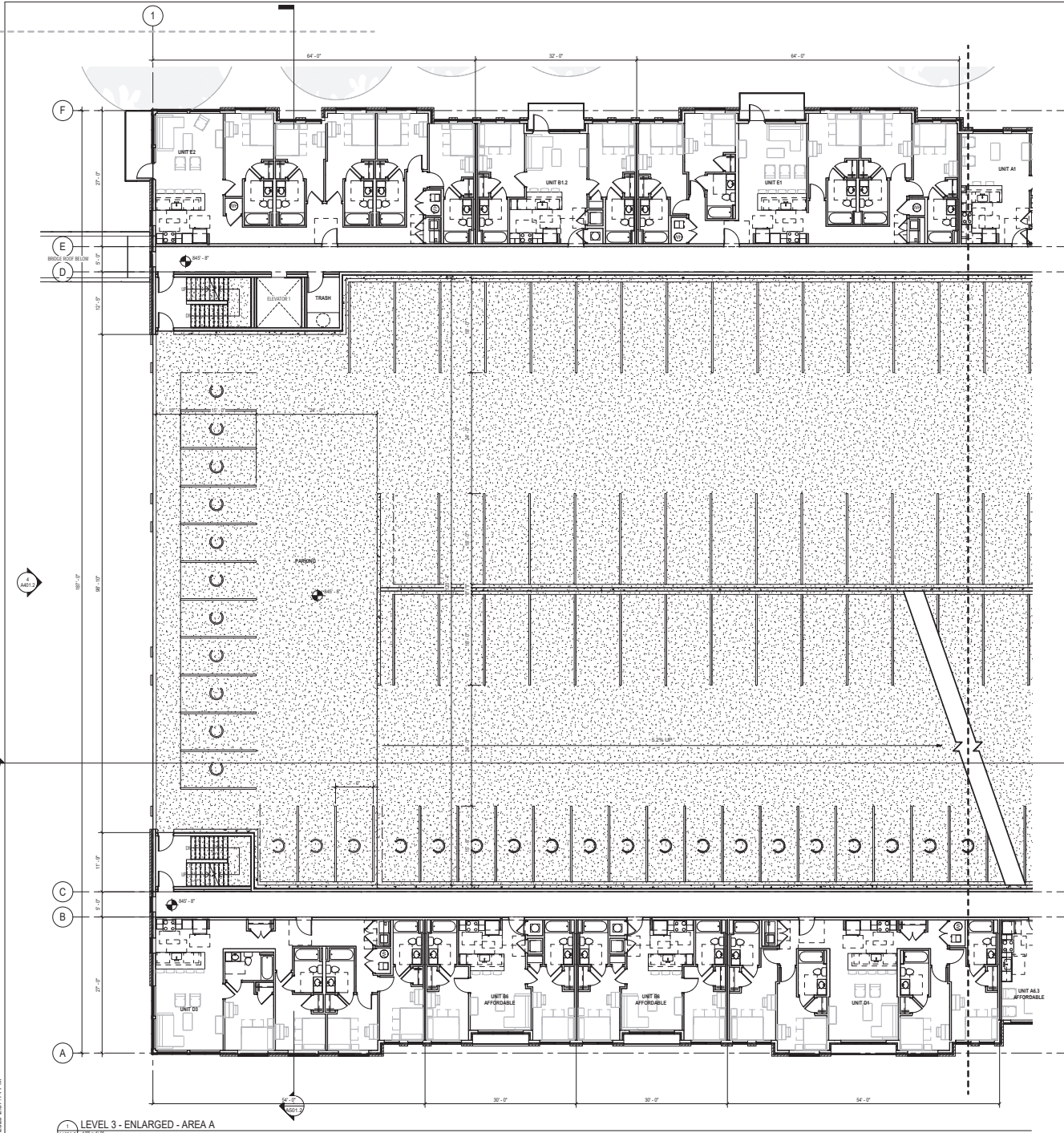
DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	10/26/18

SHEET TITLE

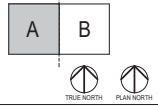
LEVEL 3 FLOOR  
PLAN - AREA A

SHEET NUMBER

**A103A.2**



LEVEL 3 - ENLARGED - AREA A



B:\1\2018\187035\_The Standard at Bloomington\187035\_The Standard at Bloomington\_BLDG 2\_A1\_2018.rvt  
12/29/2020 2:57:14 PM

PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	10/26/2018	ISSUE NO. 02

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

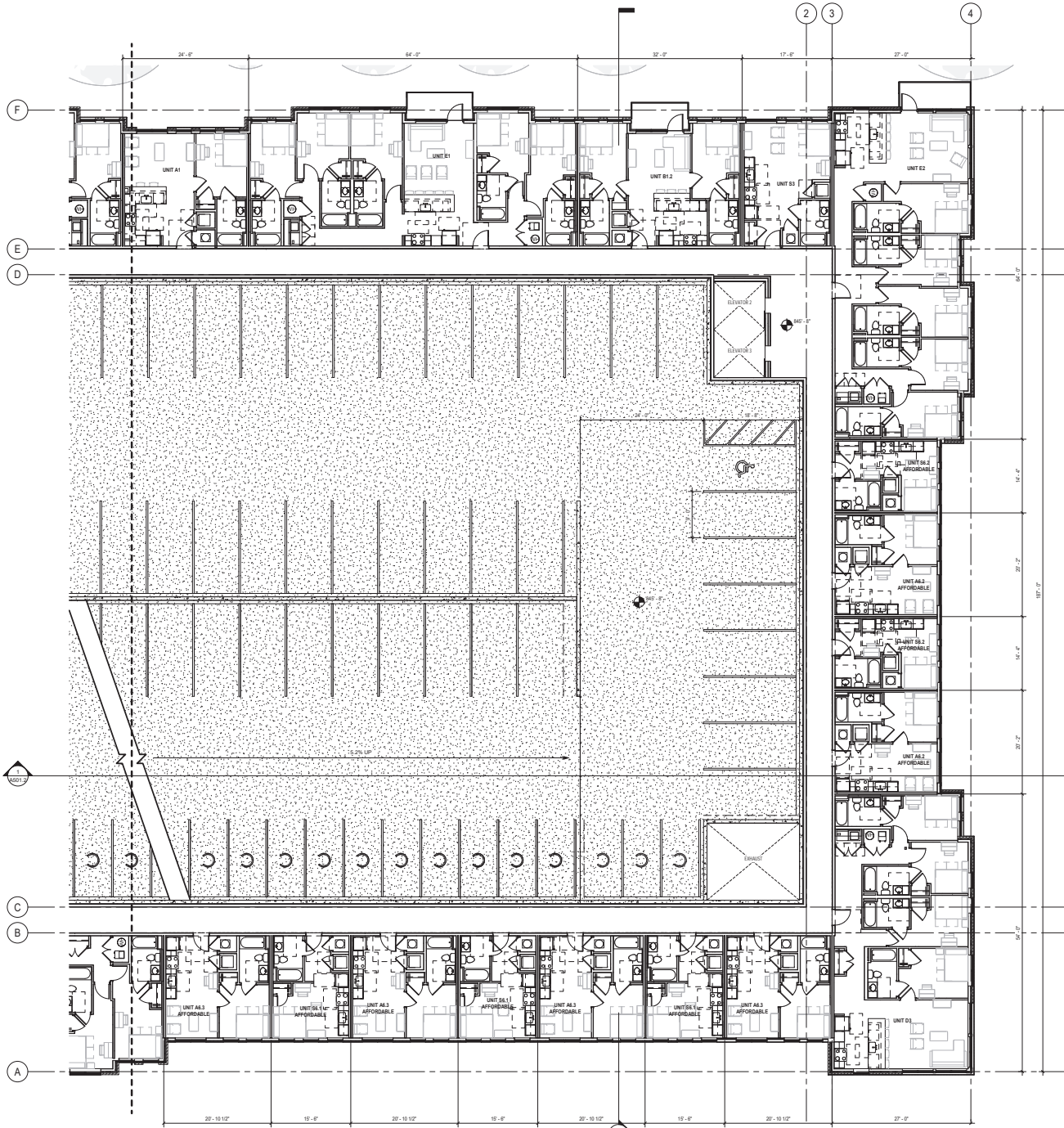
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CHECKED BY	Checker
CONSTRUCTION NUMBER	10103B

SHEET TITLE

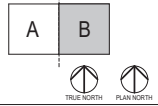
LEVEL 3 FLOOR  
PLAN - AREA B

SHEET NUMBER

**A103B.2**



LEVEL 3 - ENLARGED - AREA B  
10/26/2018 10:11:12

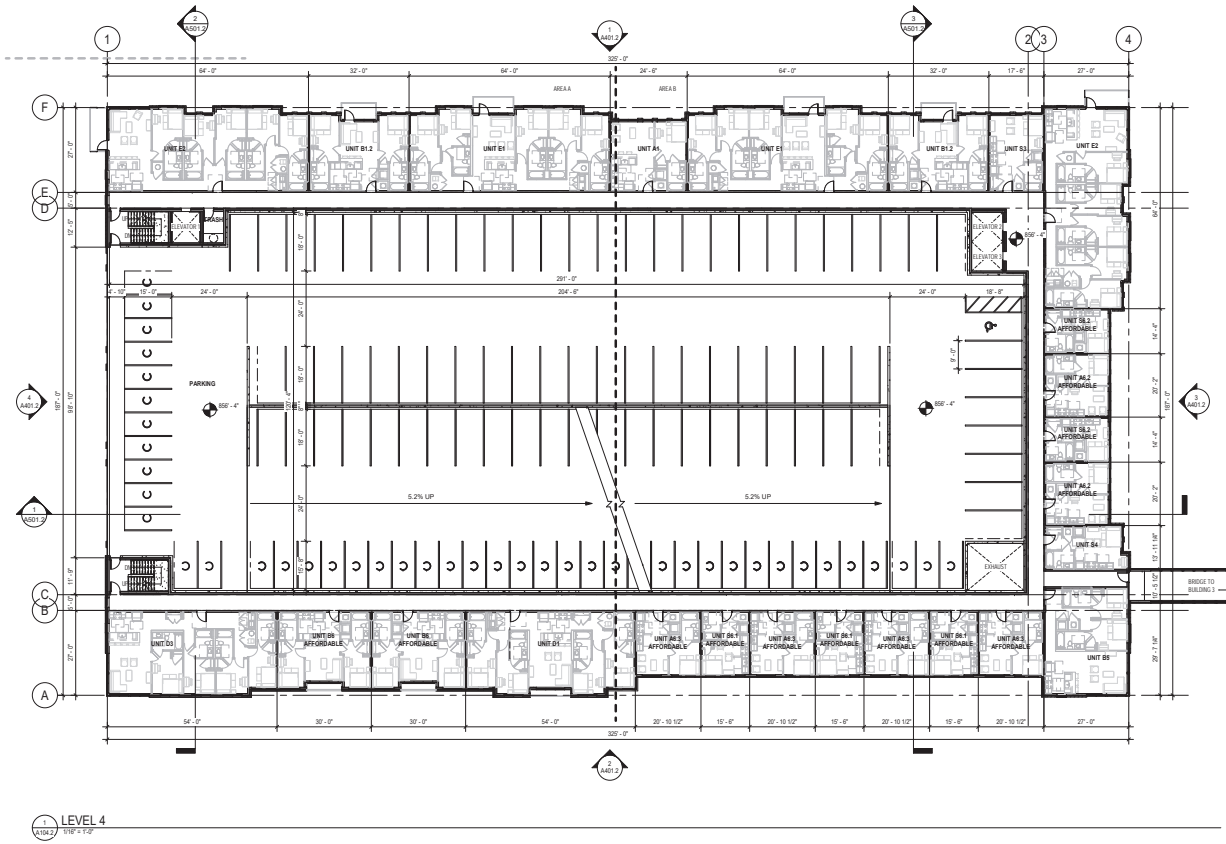


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12/28/2020 2:57:22 PM

PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	R/S 50 SET
2	10/26/2020	100% 50 SET



1 LEVEL 4  
10/26/20

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COMPILED BY	10/26/20

SHEET TITLE  
BLDG 2 LEVEL 4 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A104.2**



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12/8/2020 2:57:30 PM



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	10/26/2018	ISSUE SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

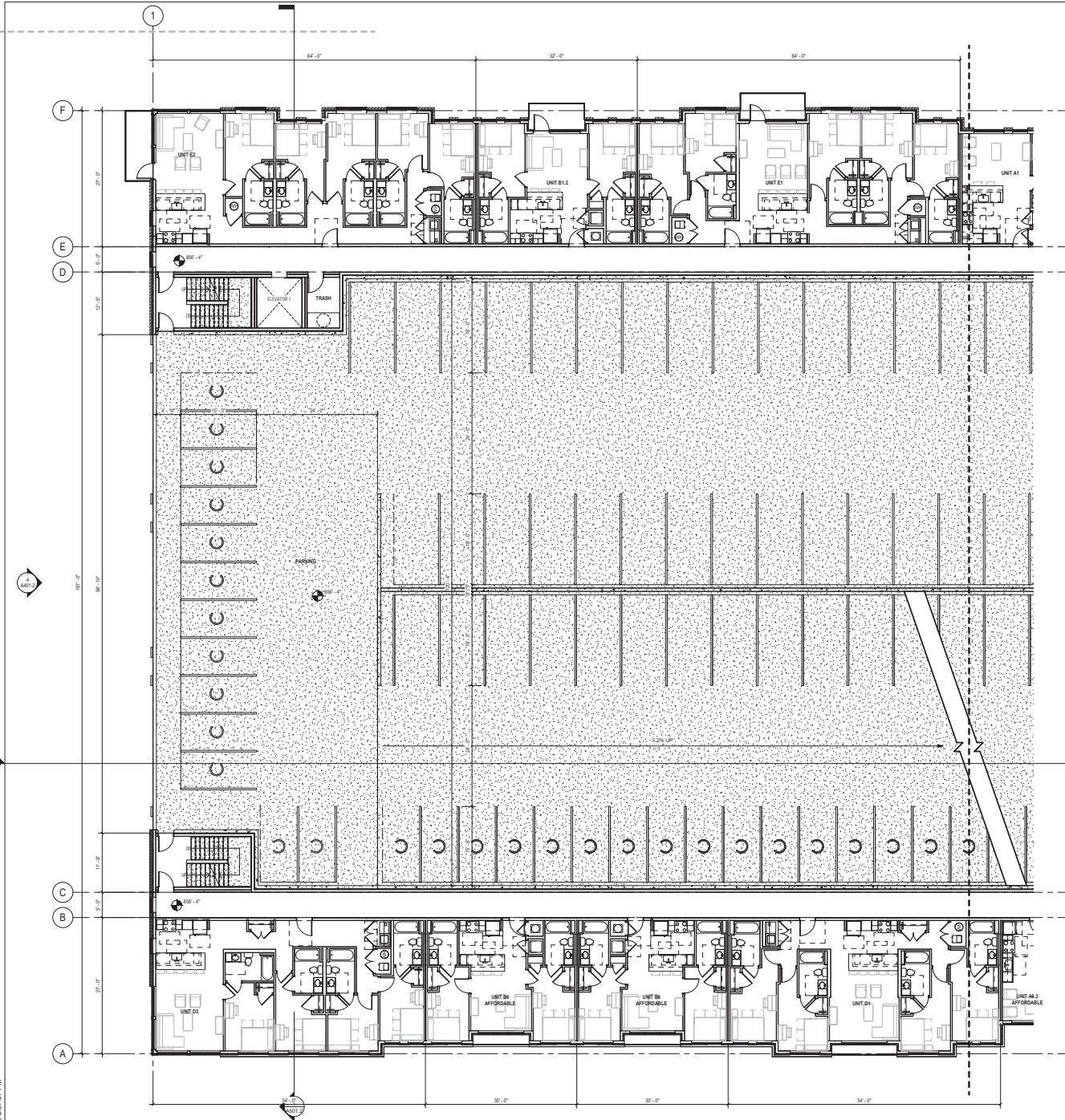
DRAWN BY	Author
CHECKED BY	Checker
DATE	10/26/18

SHEET TITLE

LEVEL 4 FLOOR  
PLAN - AREA A

SHEET NUMBER

**A104A.2**



LEVEL 4 - ENLARGED - AREA A



BIM 360://187035\_The Standard at Bloomington (187035\_The Standard at Bloomington\_BLDG 2\_A1\_2018.rvt  
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PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	10/26/2018	ISSUE NO. 02

CERTIFICATION

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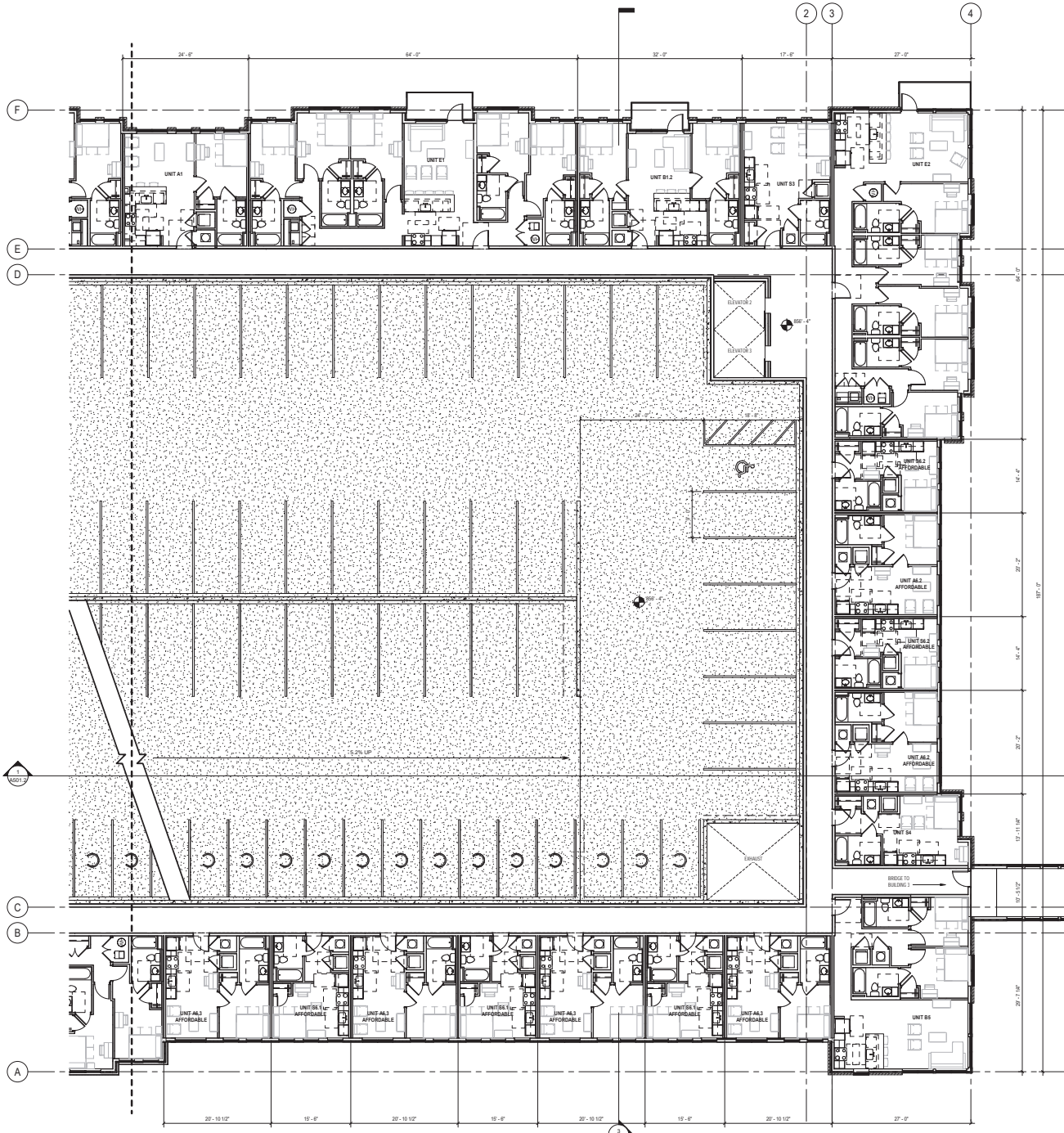
DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	10/26/18

SHEET TITLE

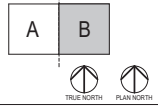
LEVEL 4 FLOOR  
PLAN - AREA B

SHEET NUMBER

**A104B.2**



LEVEL 4 - ENLARGED - AREA B

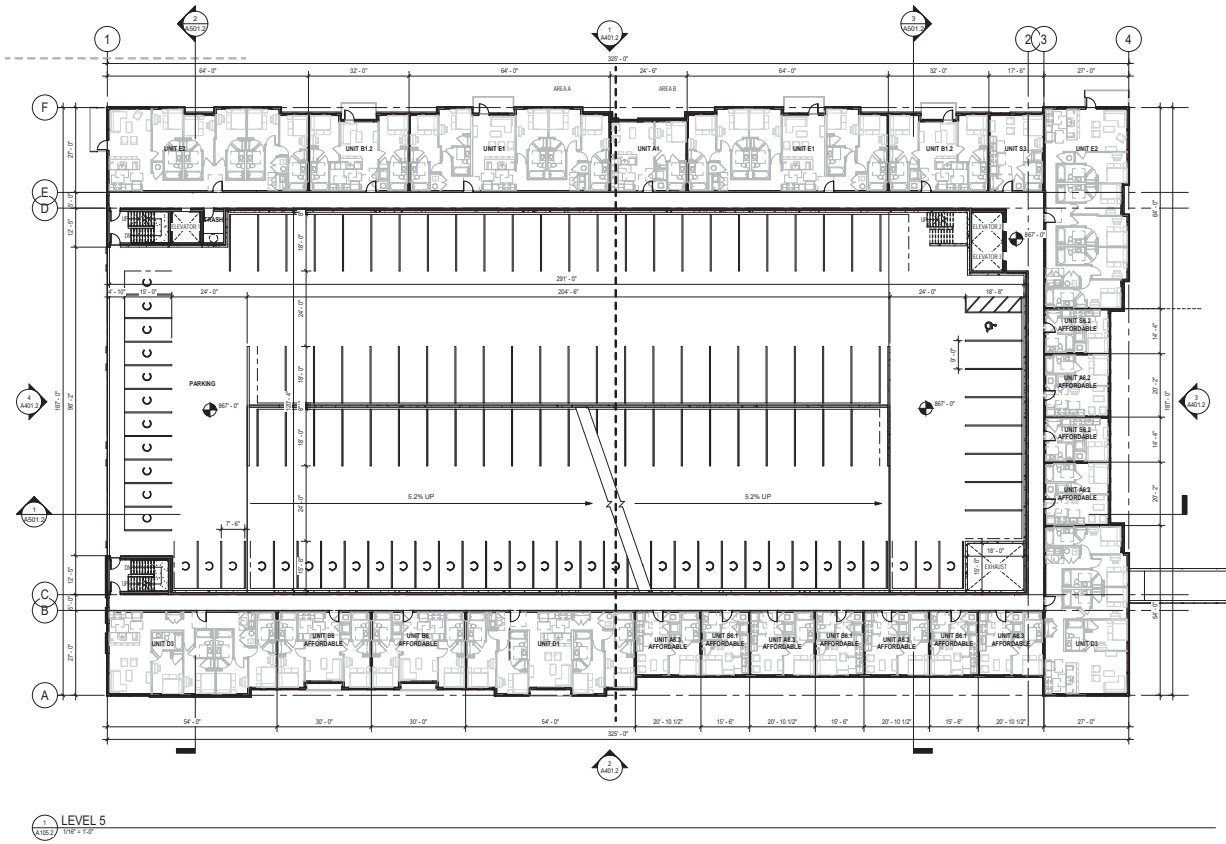


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PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	5% SD SET
2	10/26/2020	10% SD SET



LEVEL 5  
1054 31st St

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COMPILED BY	10/26/20

SHEET TITLE

BLDG 2 LEVEL 5 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A105.2**



B:\A\2018\1054 31st St\1054 31st St - The Standard at Bloomington\1054 31st St - The Standard at Bloomington\_BLDG 2\_A1\_2018.rvt  
12/8/2020 2:57:53 PM





PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	03/28/20	ISSUE NO. SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

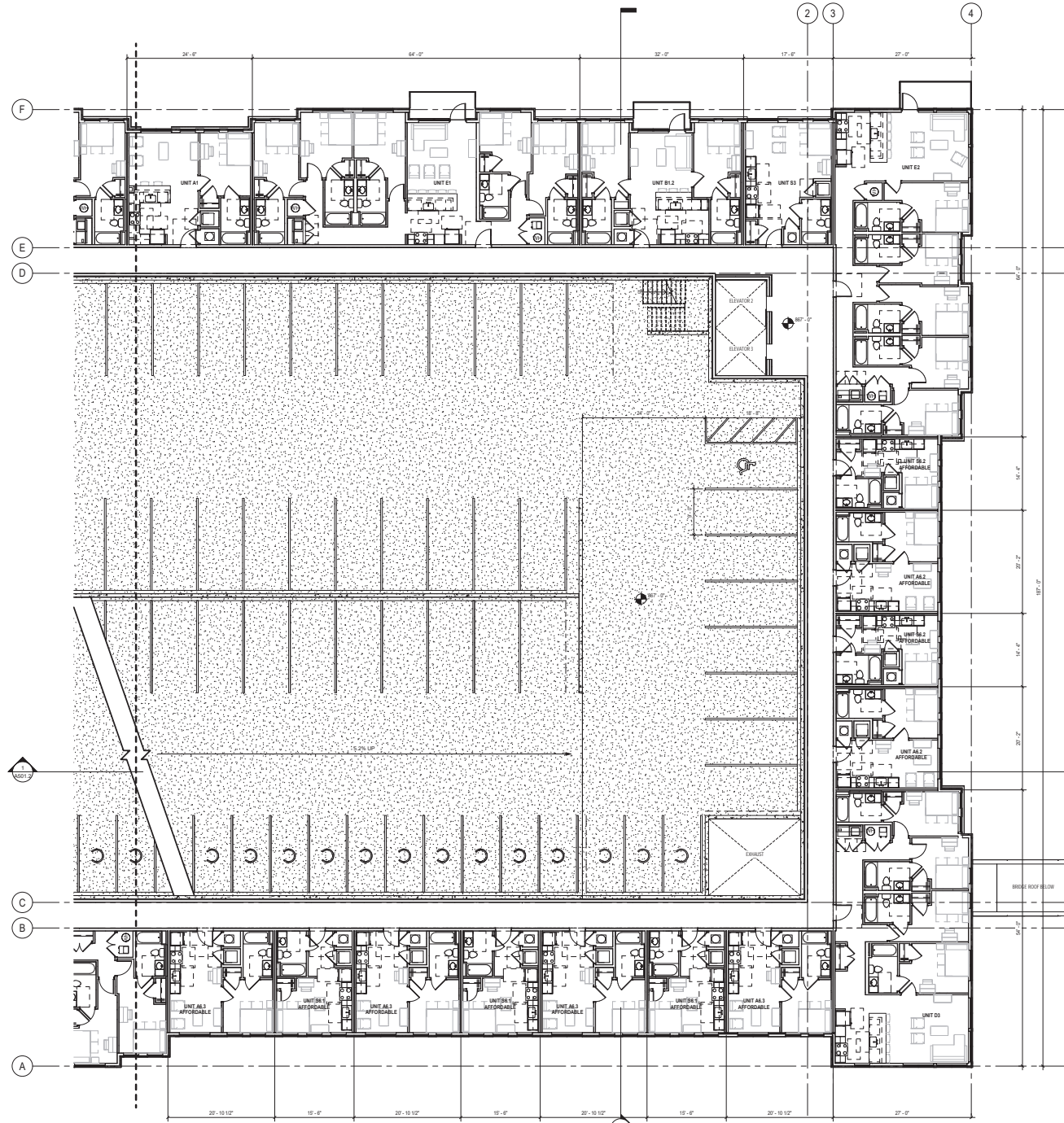
DRAWN BY	Author
CHECKED BY	Checker
COMMISSIONED BY	10/10/18

SHEET TITLE

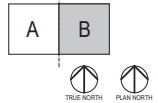
LEVEL 5 FLOOR  
PLAN - AREA B

SHEET NUMBER

**A105B.2**



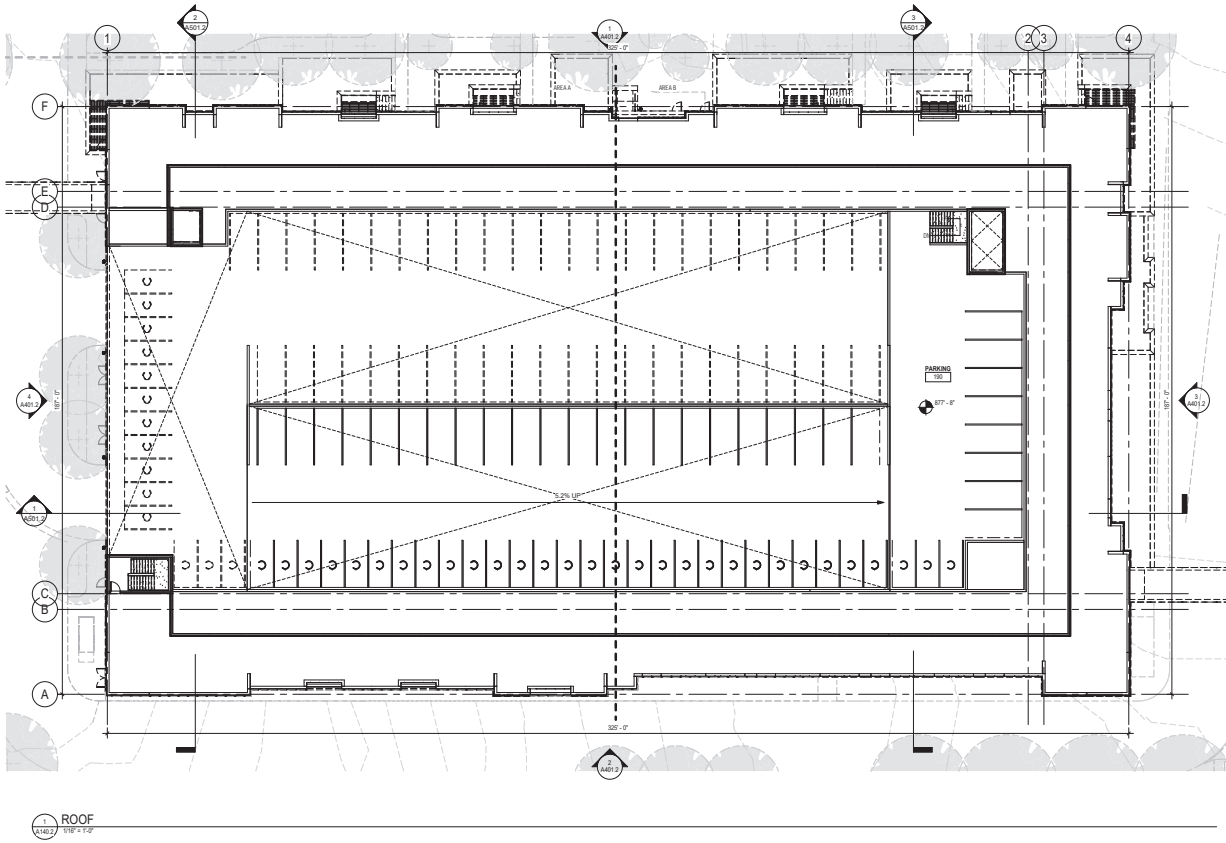
LEVEL 5 - ENLARGED - AREA B



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	15% SD SET
2	10/26/2018	100% SD SET



CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR/REVISION	10/26/18

SHEET TITLE

BLDG 2 ROOF -  
OVERALL PLAN

SHEET NUMBER

**A140.2**



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	10/26/2018	ISSUE TO SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

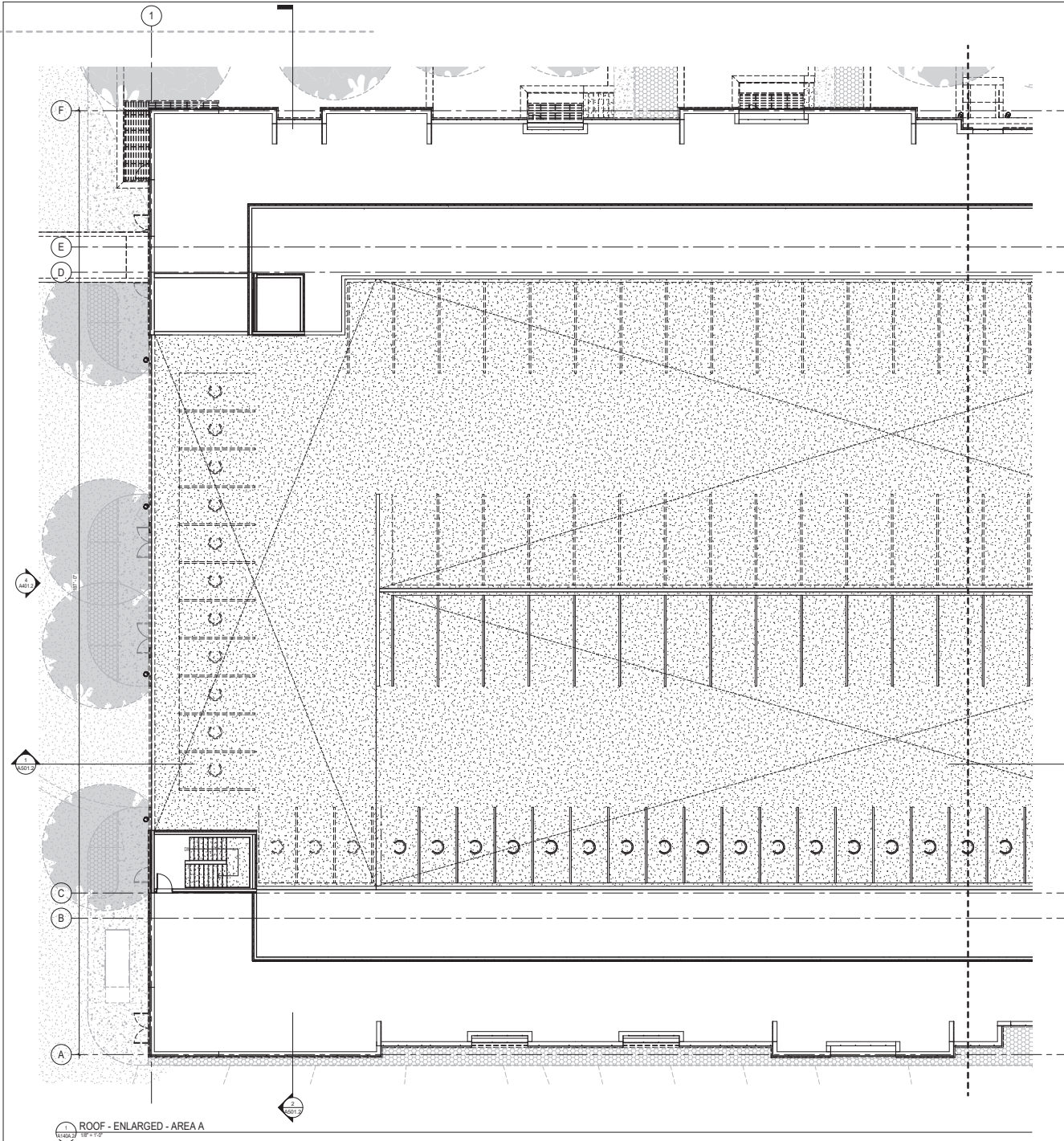
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CHECKED BY	Checker
DATE	10/26/2018

SHEET TITLE

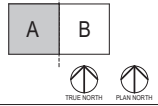
ROOF PLAN -  
AREA A

SHEET NUMBER

**A140A.2**



1 ROOF - ENLARGED - AREA A  
1/4" = 1'-0"



B:\1400\1470\35 The Standard at Bloomington\1470\35\_The Standard at Bloomington\_BLDG 2\_A1\_2018.rvt  
12/8/2020 2:58:31 PM



PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	10/29/2018	ISSUE NO. SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

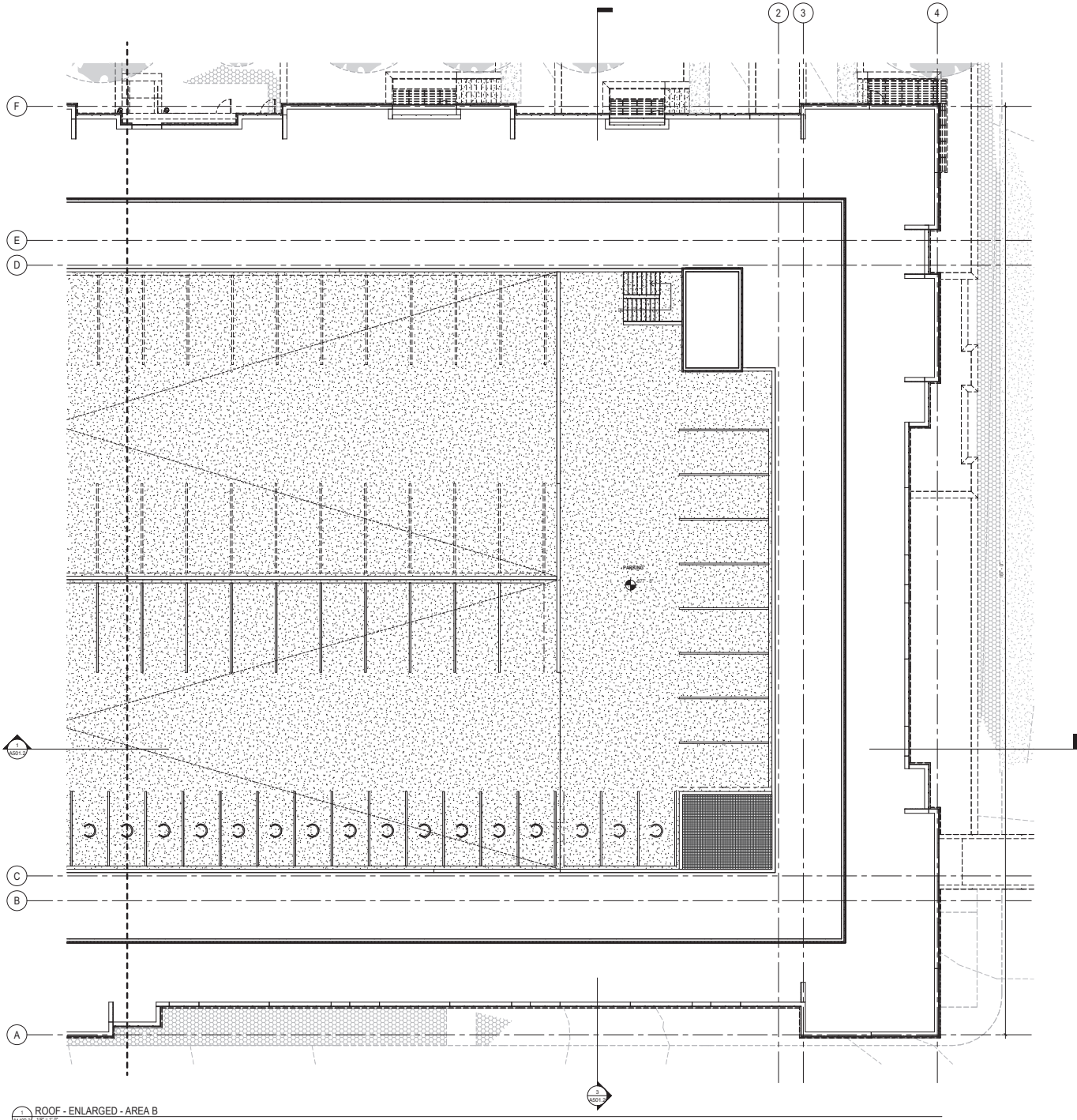
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CHECKED BY	Checker
DATE	10/29/2018

SHEET TITLE

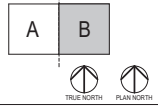
ROOF PLAN -  
AREA B

SHEET NUMBER

**A140B.2**



ROOF - ENLARGED - AREA B



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ISSUE #	DATE	DESCRIPTION
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2	10/29/20	100% SD SET

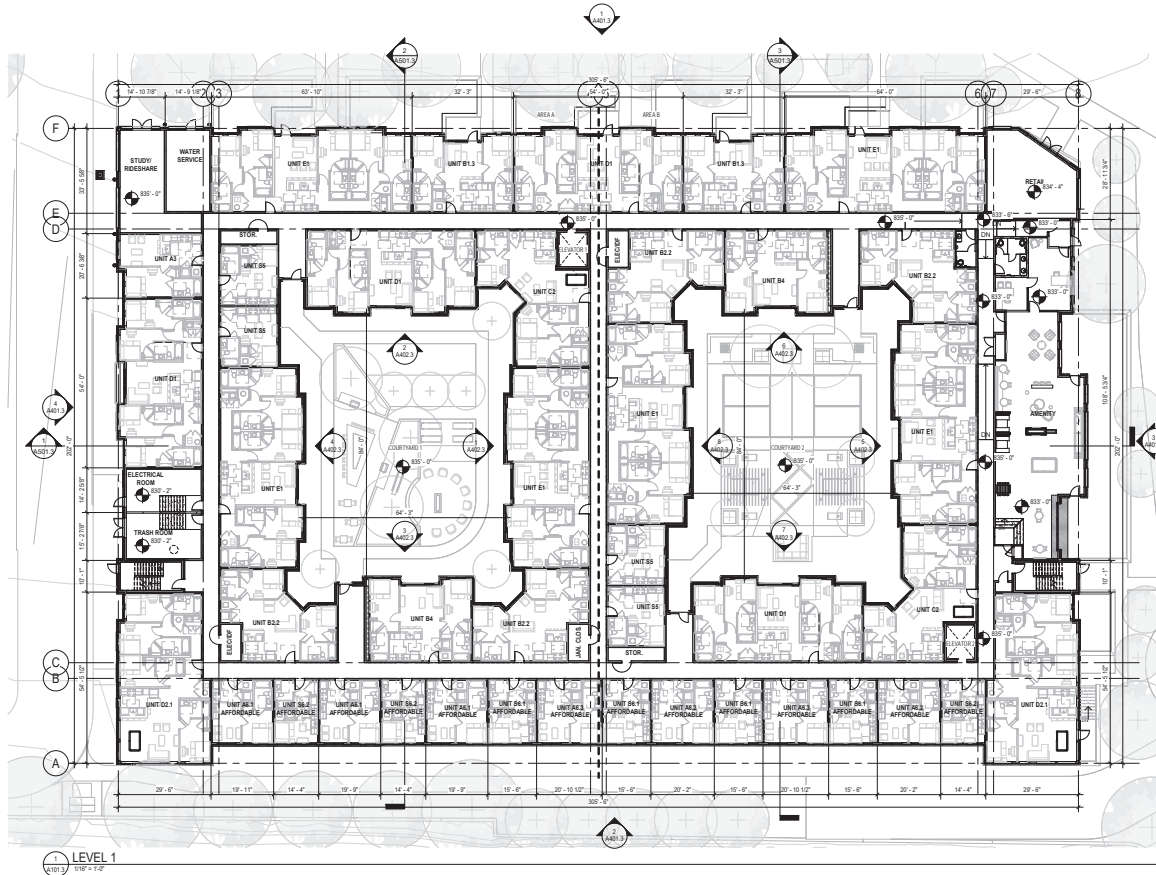
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CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	MANAGER

SHEET TITLE

BLDG 3 LEVEL 1 -  
OVERALL FLOOR  
PLAN

**A101.3**



LEVEL 1  
10/29/20



B:\A\2018\1020\1020\_35 The Strand at Bloomington\1020\_35\_ The Strand at Bloomington\_BLDG 3\_A1\_2018.rvt  
10/29/20 4:52:52 PM

ARCHITECTURAL KEYNOTES

**BKV GROUP**  
 Architecture  
 Interior Design  
 Landscape Architecture  
 Engineering

Boorman  
 Kroos  
 Vogel  
 Group  
 Inc.

1054 31st Street NW  
 Canal Square, Suite 410  
 Washington, DC 20007  
 Telephone: 202.595.3173  
 www.bkvgroup.com  
 EOE

CONSULTANTS

PROJECT TITLE

The Strand at  
 Bloomington BLDG  
 3

ISSUE #	DATE	DESCRIPTION
2	10/20/20	100% SET

CERTIFICATION

**NOT FOR  
 CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	10/20/20

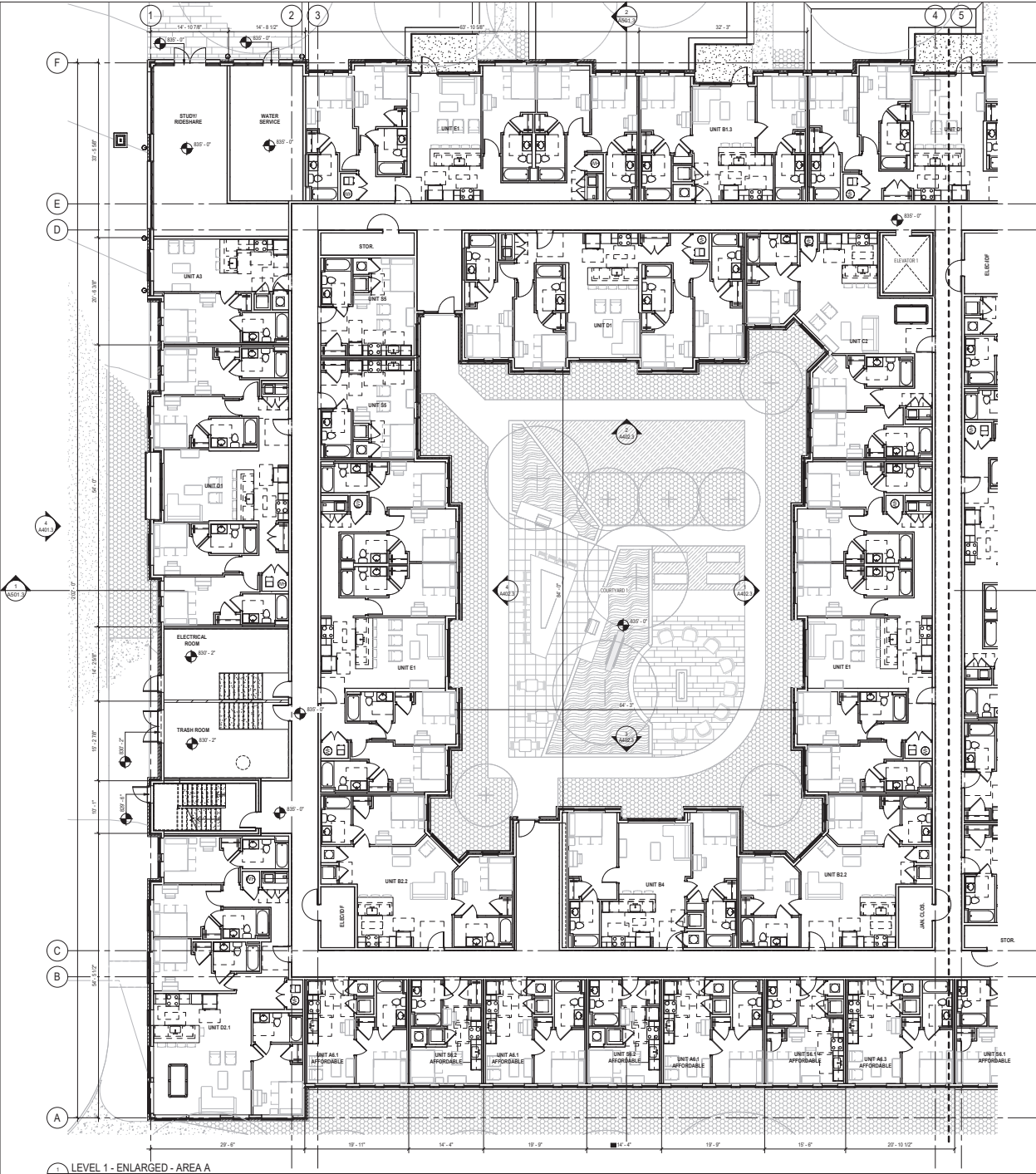
SHEET TITLE

LEVEL 1 FLOOR  
 PLAN - AREA A

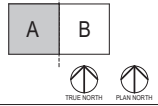
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**A101A.3**

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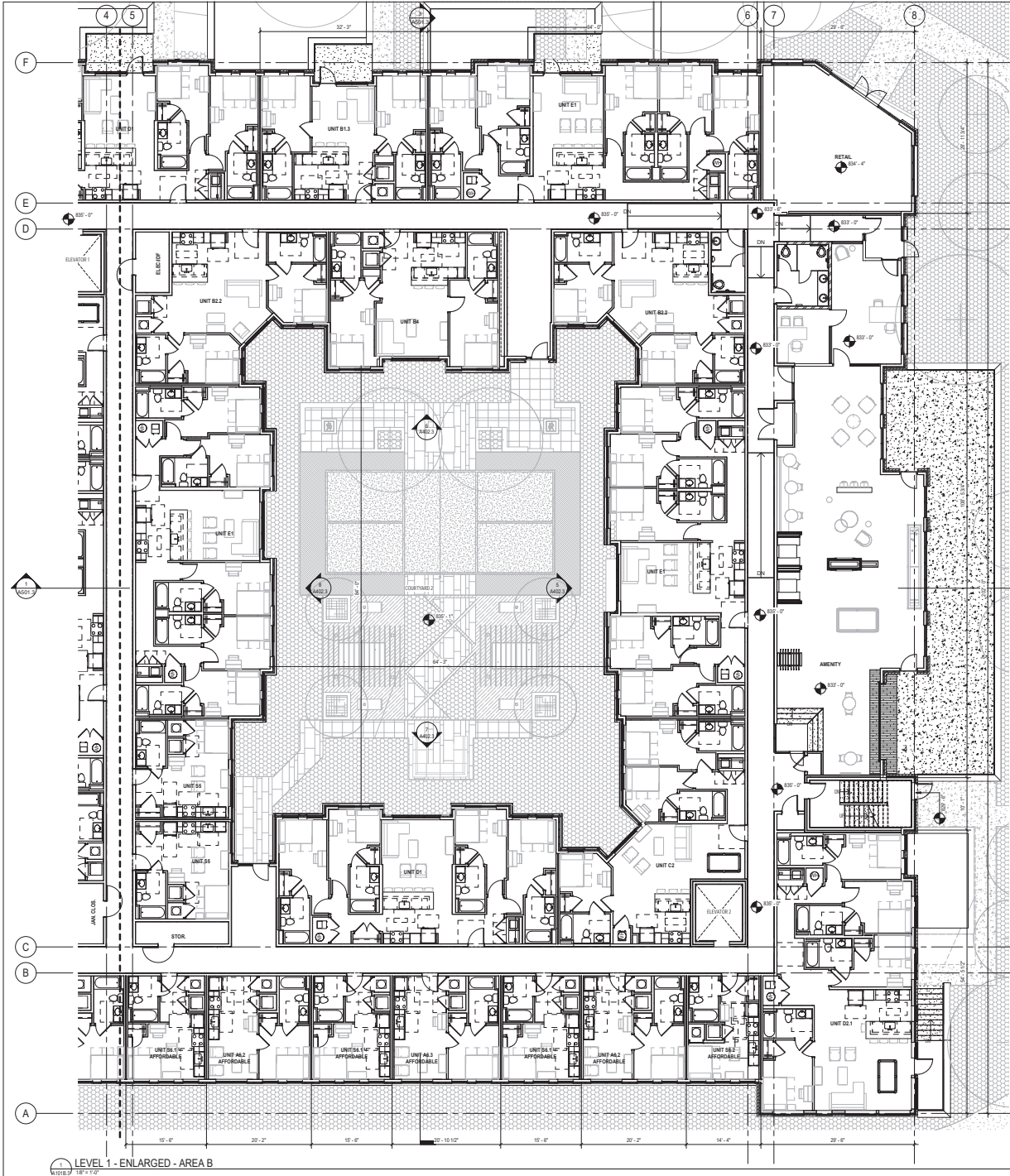


LEVEL 1 - ENLARGED - AREA A



BIM 360://187035-The Strand at Bloomington/187035\_The Strand at Bloomington\_BLDG 3\_A1\_2018.rvt  
 12/8/2020 4:05:31 PM





ARCHITECTURAL KEYNOTES

**BKV GROUP**  
 Architecture  
 Interior Design  
 Landscape Architecture  
 Engineering

Boorman  
 Kroos  
 Vogel  
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 Inc.

1054 31st Street NW  
 Canal Square, Suite 410  
 Washington, DC 20007  
 Telephone: 202.595.3173  
 www.bkvgroup.com  
 EOE

CONSULTANTS

PROJECT TITLE  
**The Strand at  
 Bloomington BLDG  
 3**

ISSUE #	DATE	DESCRIPTION
2	10/20/20	100% SET

CERTIFICATION  
**NOT FOR  
 CONSTRUCTION**

DRAWN BY: Author  
 CHECKED BY: Checker  
 COMMISSION NUMBER: 180139

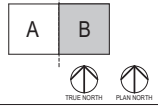
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**LEVEL 1 FLOOR  
 PLAN - AREA B**

SHEET NUMBER  
**A101B.3**

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LEVEL 1 - ENLARGED - AREA B



PROJECT TITLE

The Strand at  
Bloomington BLDG  
3

ISSUE #	DATE	DESCRIPTION
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2	10/29/2020	100% 50 SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

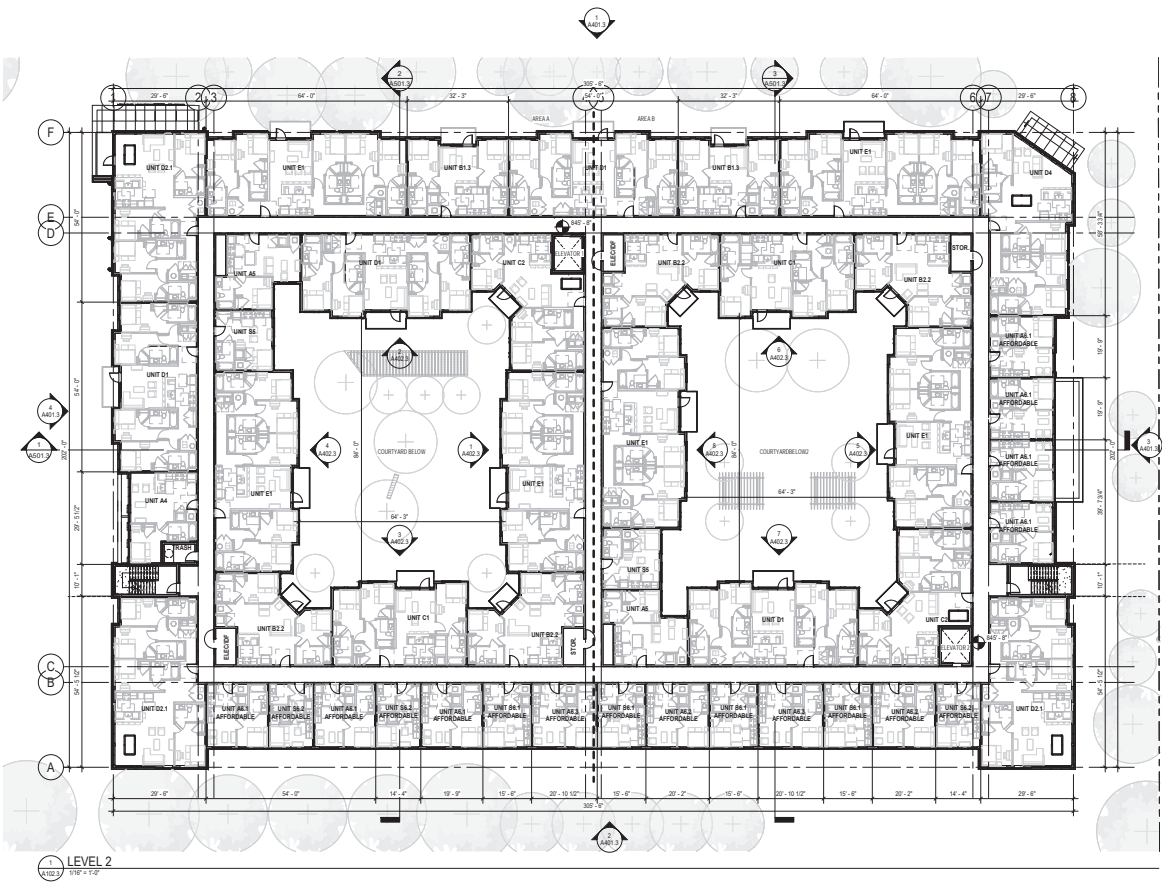
DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	10/20/20

SHEET TITLE

BLDG 3 LEVEL 2 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A102.3**



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1/29/2020 4:52:59 PM

ARCHITECTURAL KEYNOTES

**BKV GROUP**  
 Architecture  
 Interior Design  
 Landscape Architecture  
 Engineering

Boorman  
 Kroos  
 Vogel  
 Group  
 Inc.

1054 31st Street NW  
 Canal Square, Suite 410  
 Washington, DC 20007  
 Telephone: 202.595.3173  
 www.bkvgroup.com  
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CONSULTANTS

PROJECT TITLE

The Strand at  
 Bloomington BLDG  
 3

ISSUE #	DATE	DESCRIPTION
2	10/26/2018	100% NO SET

CERTIFICATION

**NOT FOR  
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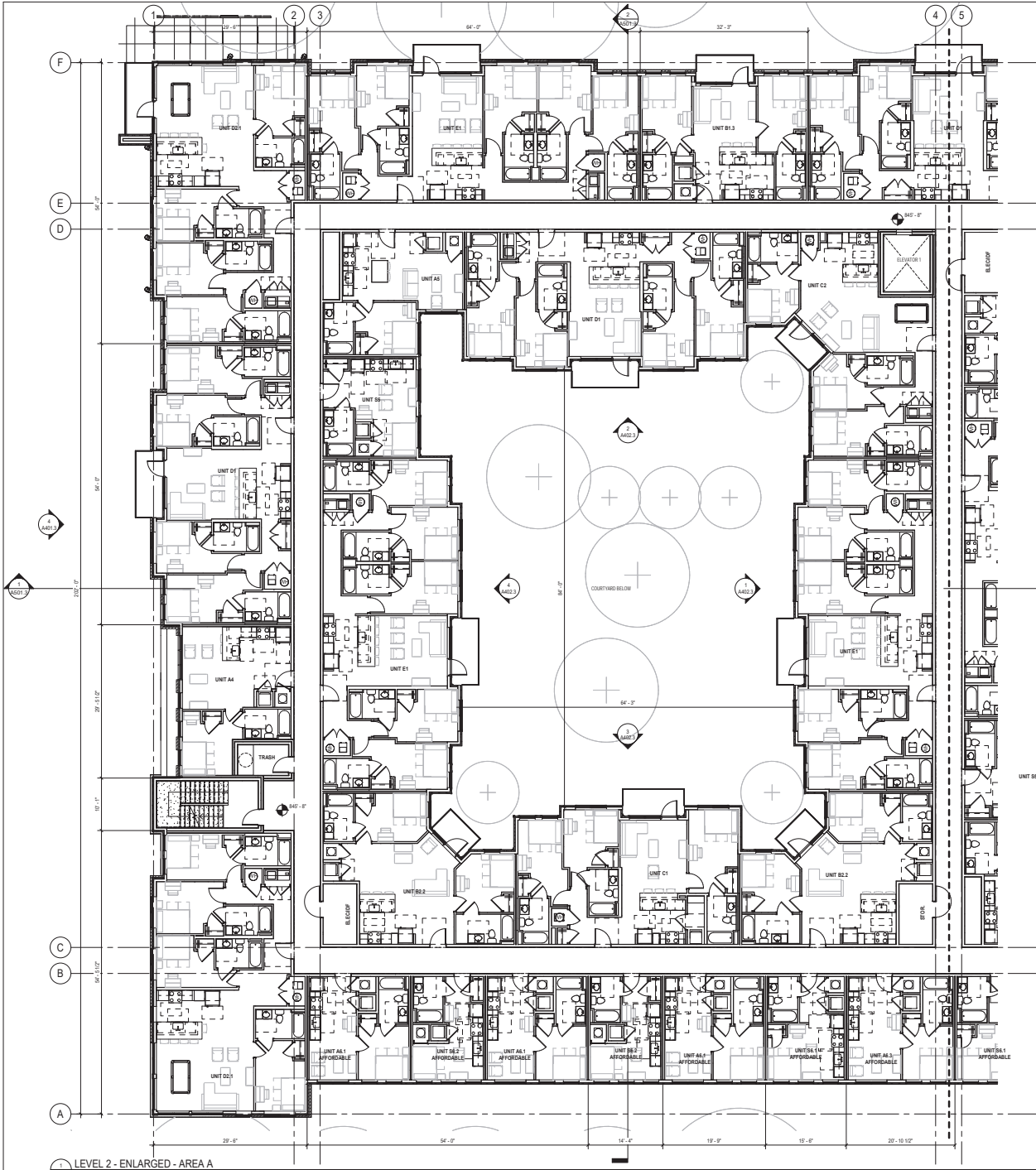
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 SHEET TITLE

LEVEL 2 FLOOR  
 PLAN - AREA A

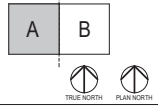
SHEET NUMBER

**A102A.3**

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LEVEL 2 - ENLARGED - AREA A



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PROJECT TITLE

The Strand at  
Bloomington BLDG  
3

ISSUE #	DATE	DESCRIPTION
2	10/20/20	100% SET

CERTIFICATION

**NOT FOR  
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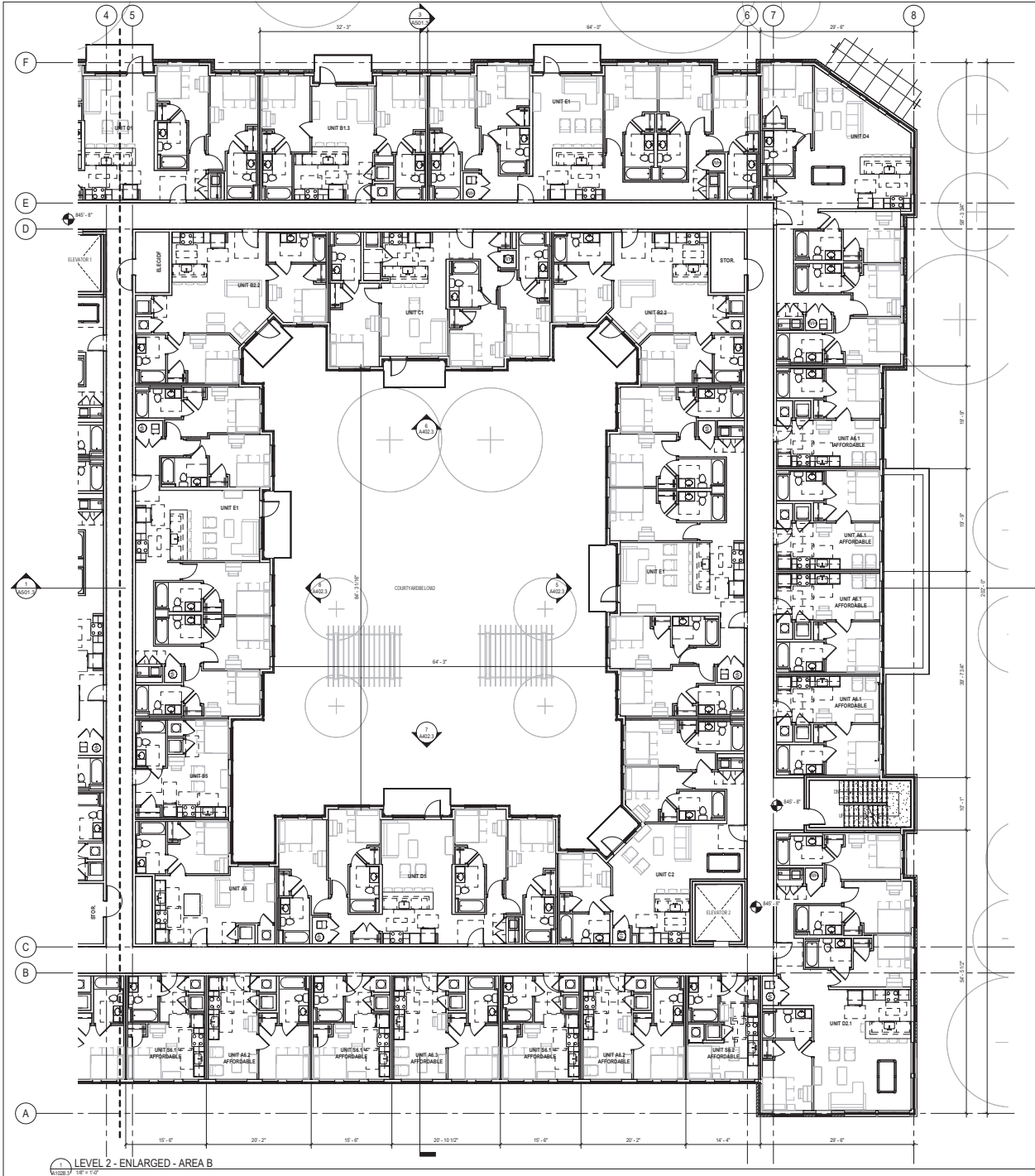
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CHECKED BY	Checker
CONSTRUCTION NUMBER	100/00

SHEET TITLE

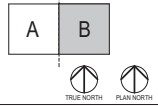
LEVEL 2 FLOOR  
PLAN - AREA B

SHEET NUMBER

**A102B.3**



LEVEL 2 - ENLARGED - AREA B



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12/29/2020 4:10:17 PM





PROJECT TITLE

The Strand at  
Bloomington BLDG  
3

ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

**NOT FOR  
CONSTRUCTION**

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CHECKED BY	Checker
COMMISSION NUMBER	180130

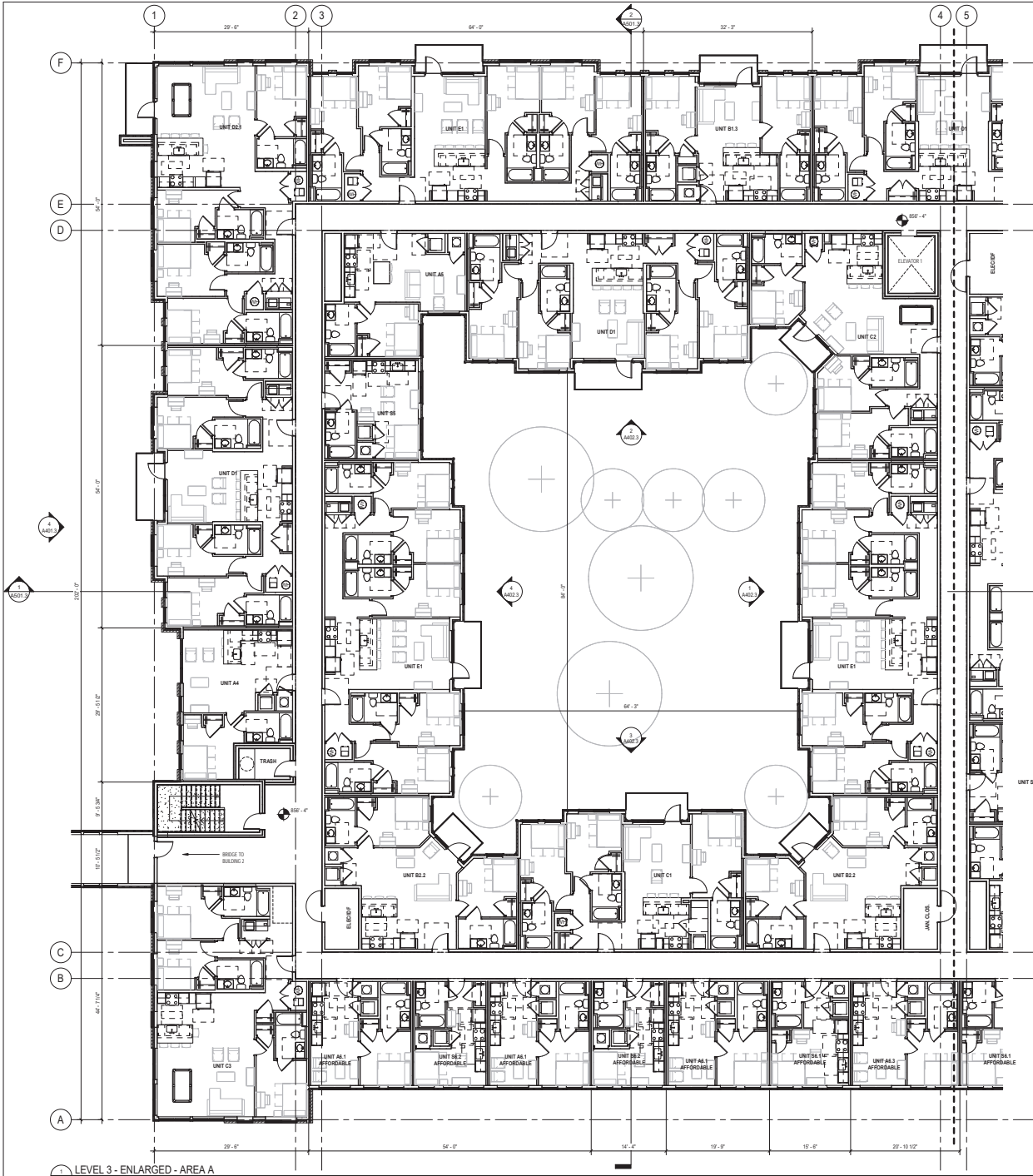
SHEET TITLE

LEVEL 3 FLOOR  
PLAN - AREA A

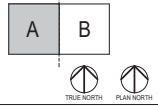
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**A103A.3**

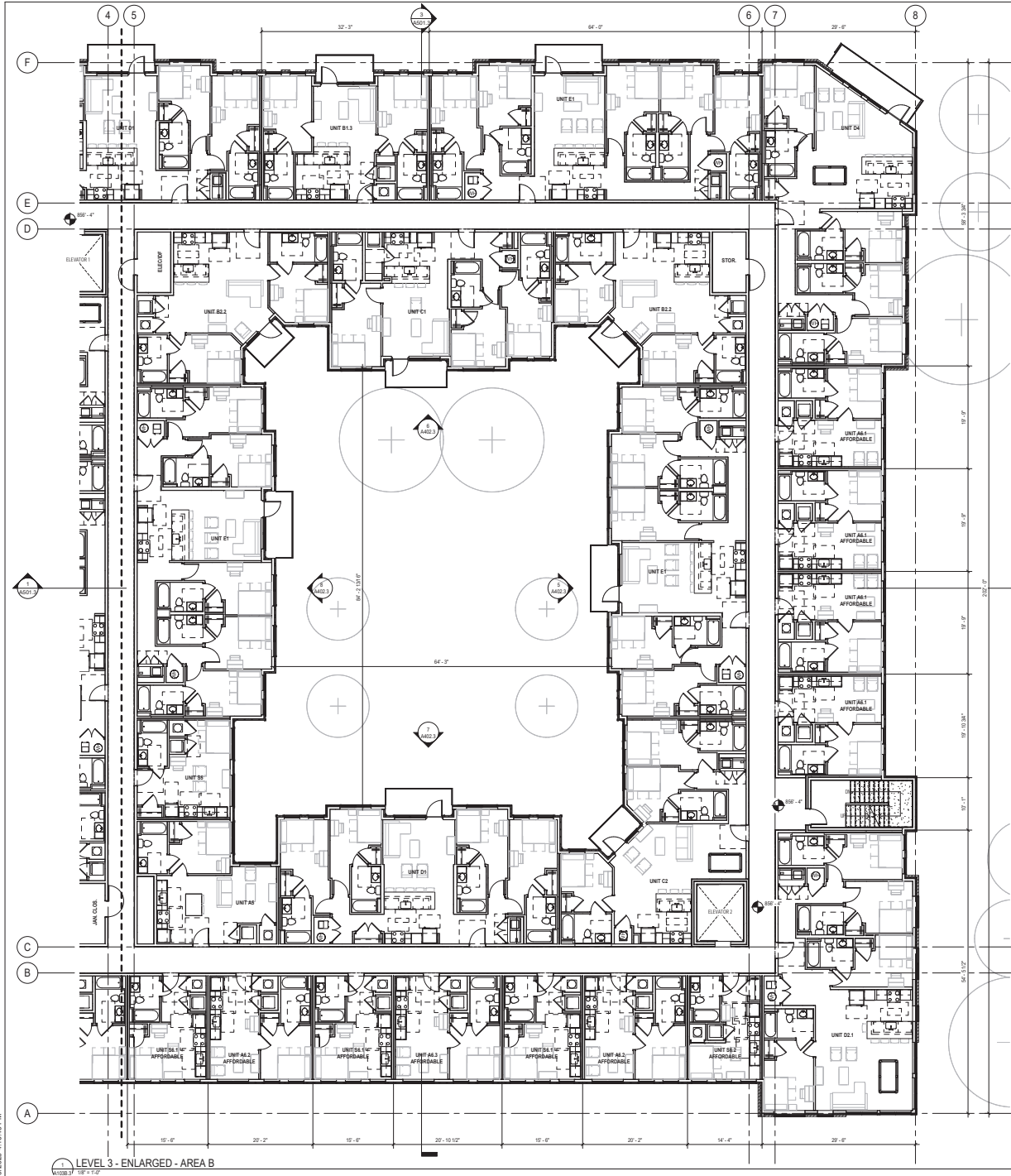
ARCHITECTURAL KEYNOTES



LEVEL 3 - ENLARGED - AREA A



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12/29/2018 4:10:40 PM



ARCHITECTURAL KEYNOTES

**BKV GROUP**  
 Architecture  
 Interior Design  
 Landscape Architecture  
 Engineering

Boorman  
 Kroos  
 Vogel  
 Group  
 Inc.

1054 31st Street NW  
 Canal Square, Suite 410  
 Washington, DC 20007  
 Telephone: 202.595.3173  
 www.bkvgroup.com  
 EOE

CONSULTANTS

PROJECT TITLE  
**The Strand at  
 Bloomington BLDG  
 3**

ISSUE #	DATE	DESCRIPTION
2	10/20/20	100% SET

CERTIFICATION  
**NOT FOR  
 CONSTRUCTION**

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 CHECKED BY: Checker  
 COMMERCIAL NUMBER: 10103P  
 SHEET TITLE

LEVEL 3 FLOOR  
 PLAN - AREA B

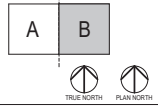
SHEET NUMBER

**A103B.3**

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B:\A103\187035 The Strand at Bloomington\187035\_The Strand at Bloomington\_BLDG 3\_A1\_2018.rvt  
 12/29/2020 4:10:49 PM

LEVEL 3 - ENLARGED - AREA B  
 1/8" = 1'-0"







ARCHITECTURAL KEYNOTES

**BKV GROUP**  
 Architecture  
 Interior Design  
 Landscape Architecture  
 Engineering

Boorman  
 Kroos  
 Vogel  
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1054 31st Street NW  
 Canal Square, Suite 410  
 Washington, DC 20007  
 Telephone: 202.595.3173  
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CONSULTANTS

PROJECT TITLE

The Strand at  
 Bloomington BLDG  
 3

ISSUE #	DATE	DESCRIPTION
2	10/26/2018	100% SET

CERTIFICATION

**NOT FOR  
 CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	180138

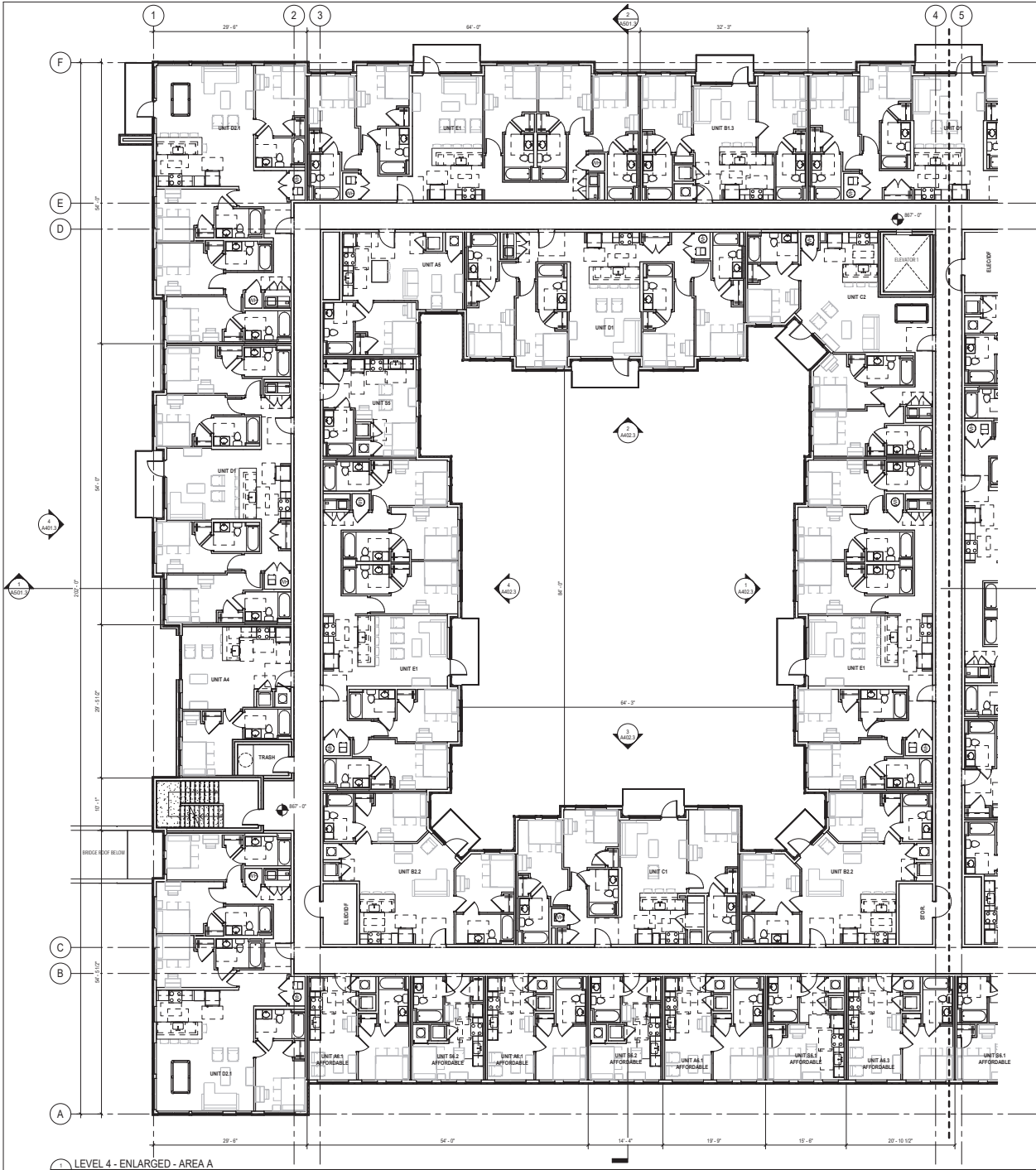
SHEET TITLE

LEVEL 4 FLOOR  
 PLAN - AREA A

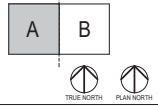
SHEET NUMBER

**A104A.3**

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LEVEL 4 - ENLARGED - AREA A



BIM 360/187035 The Strand at Bloomington (187035\_The Strand at Bloomington\_BLDG 3\_A1\_2018.rvt  
 12/29/2020 4:11:10 PM

PROJECT TITLE

The Strand at  
Bloomington BLDG  
3

ISSUE #	DATE	DESCRIPTION
2	10/20/20	100% SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

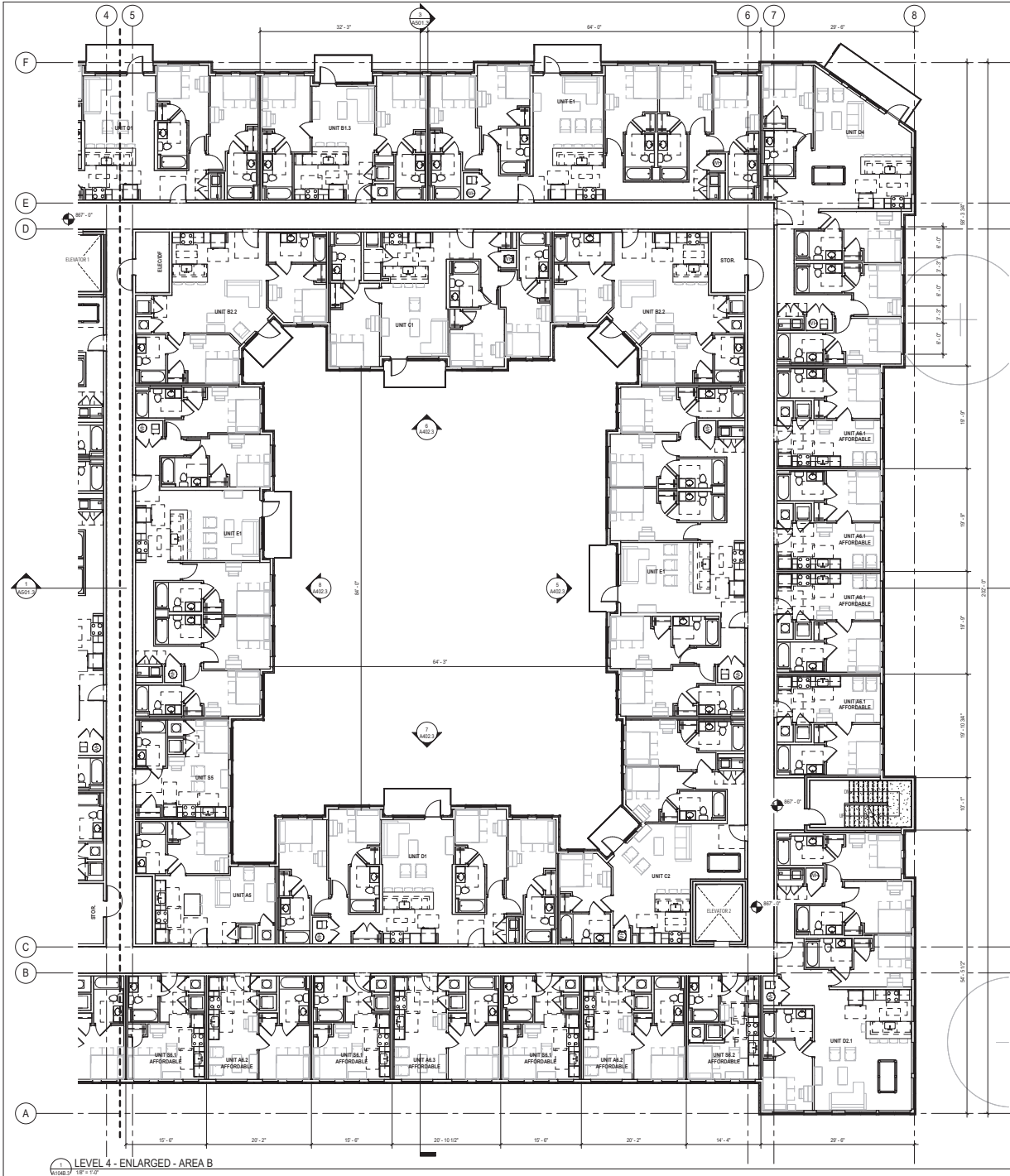
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COMMISSIONED BY	10/20/20

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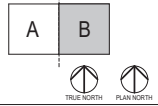
LEVEL 4 FLOOR  
PLAN - AREA B

SHEET NUMBER

**A104B.3**



LEVEL 4 - ENLARGED - AREA B  
1/8" = 1'-0"



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12/29/2020 4:11:19 PM

PROJECT TITLE

The Standrd at  
Bloomington BLDG  
3

ISSUE #	DATE	DESCRIPTION
1	10/20/2018	50% SD SET
2	10/26/2018	100% SD SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

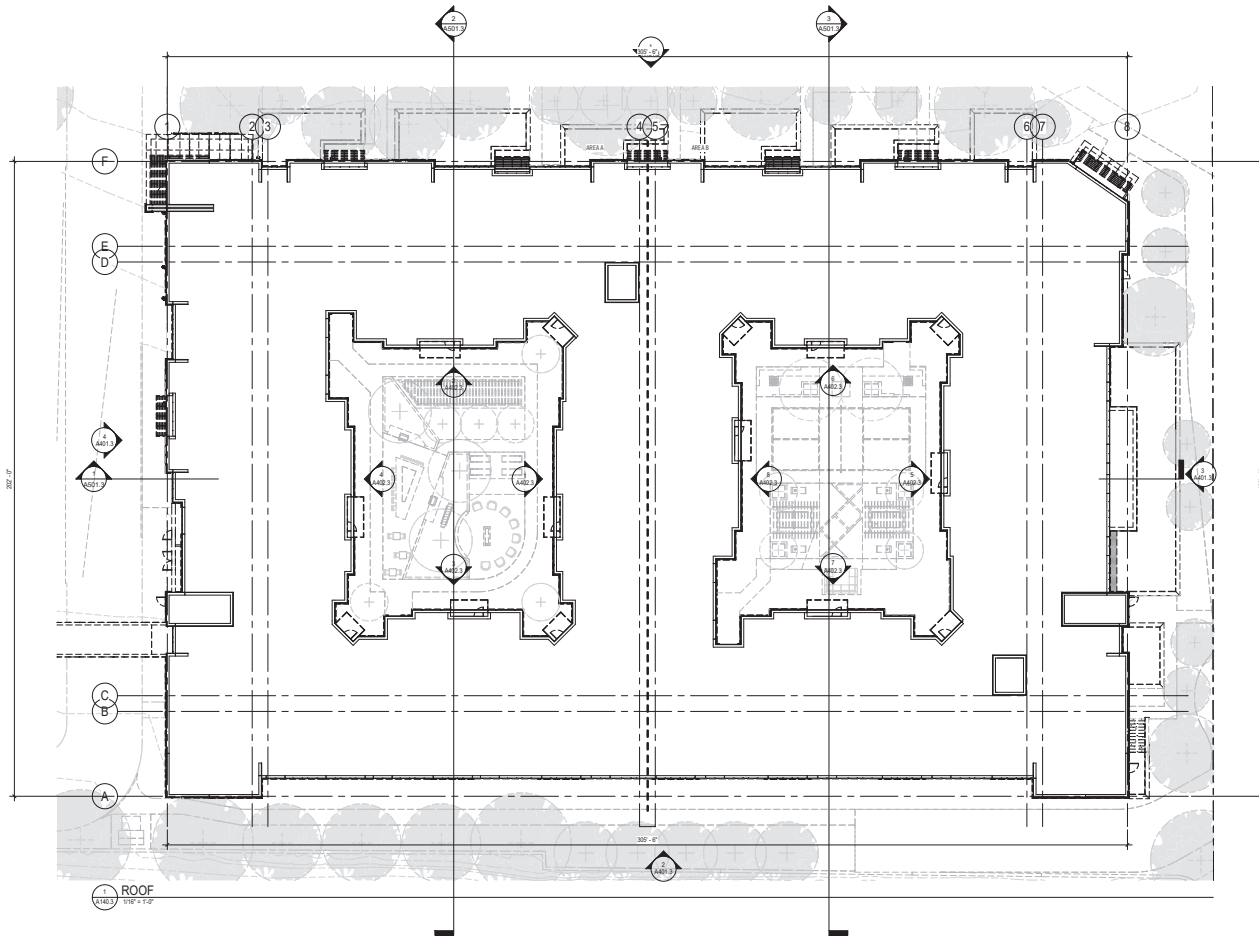
DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR/REVISION	10/26/18

SHEET TITLE

BLDG 3 ROOF -  
OVERALL PLAN

SHEET NUMBER

**A140.3**



B:\A\2018\1870\35 The Standrd at Bloomington\1870\35\_ The Standrd at Bloomington\_BLDG 3\_AI\_2018.rvt  
12/8/2020 4:11:32 PM



PROJECT TITLE  
The Standrd at  
Bloomington BLDG  
3

ISSUE #	DATE	DESCRIPTION
2	10/26/2018	100% NO SET

CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY: Author  
CHECKED BY: Checker  
COORDINATOR: WASHINGTON, DC

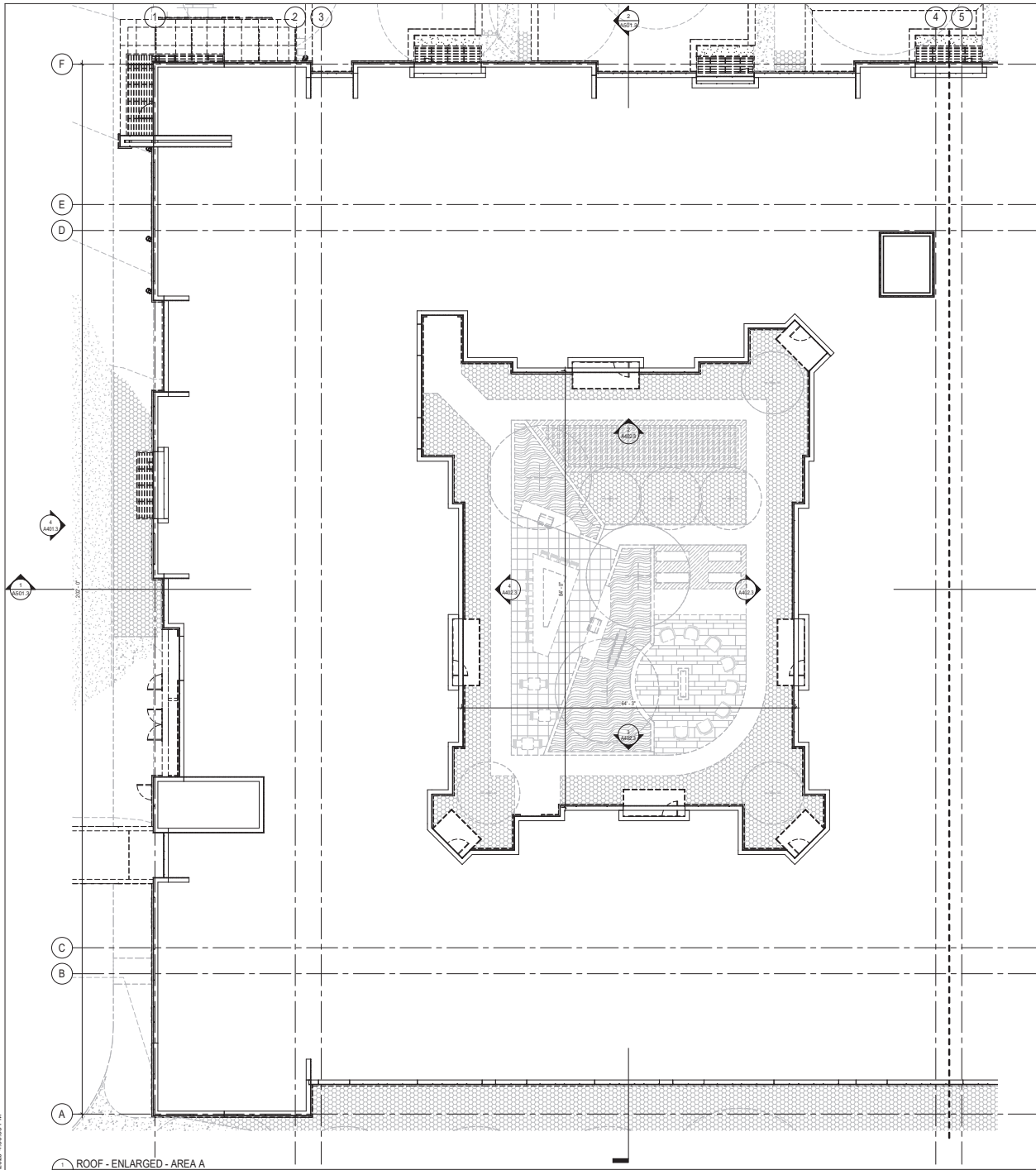
SHEET TITLE

ROOF PLAN -  
AREA A

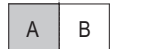
SHEET NUMBER

**A140A.3**

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ROOF - ENLARGED - AREA A



BVA 300/1870.35 The Standrd at Bloomington (1870.35\_The Standrd at Bloomington\_BLDG 3\_A1\_2018.rvt  
12/8/2018 4:52:59 PM







1	03/20/20	50% SD SET
2	12/09/20	100% SD SET

NOT FOR  
CONSTRUCTION

UNIT PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS
- DO NOT PART FRAME OR DOOR OF ELECTRICAL BOXES
- PAIN ALL CEILING MOUNTED ACCESS PANELS TO MATCH ADJACENT CEILING

UNIT PLAN DIMENSIONING / LAYOUT NOTES

- REFER TO A100 SERIES FLOOR PLANS FOR EXTERIOR WALL DIMENSIONING AND DOOR WINDOW WALL AND FEATURE ELEMENTS - CONDITIONS AT EXTERIOR WALLS VARY DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO FACE OF WALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO FACE OF SHEATHING
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNIT SEPARATIONS WALLS PRIOR TO INFILING PARTITIONS INTERIOR TO EACH UNIT.
- KITCHEN BATH DIMENSIONS TO SUPERSEDE ALL OTHER INTERIOR DIMENSIONS IF DISCREPANCIES OCCUR
- CONTRACTOR TO VERIFY DIMENSIONS FOR KITCHEN / BATH POWDER ROOM CABINETS, FIXTURES AND APPLIANCES
- 2" MIN CLEAR AT UNIT HALLWAYS AND
- VERIFY THAT SELECTED WALKMET AND DRIVER ALLOWS FOR 3/4" CLEAR SPACE BEHIND PANELS TO THE WALKMET AND DRIVER. THE CLEARANCE SPACE SHALL BE CONTROLLED ON THE WALKMET AND DRIVER. THE CLEARANCE SPACE SHALL BE CONTROLLED ON THE WALKMET AND DRIVER LOCATED IN CLOSETS WITH BUILT-OUT DOORS SHALL NOT BE INSET MORE THAN 1/4" FROM THE OUTSIDE FACE OF DOOR WALL.

UNIT PLAN - CODE COMPLIANCE NOTES

- REFER TO A100 SERIES CONSTRUCTION ASSEMBLIES FOR WALL TYPES
- REFER TO A100 SERIES CONSTRUCTION ASSEMBLIES FOR WINDOW AND WINDOW TYPES
- REFER TO A100 SERIES DOOR AND WINDOWS FOR DOOR INFORMATION
- REFER TO "F" SERIES FOR
- REFER TO "F" SERIES FOR
- OVERLAP BOARD CEILING...
- OVERLAP BOARD...

UNIT PLAN - DRAWING SET COORDINATION NOTES

- REFER TO A100 SERIES CONSTRUCTION ASSEMBLIES FOR WALL TYPES
- REFER TO A100 SERIES CONSTRUCTION ASSEMBLIES FOR WINDOW AND WINDOW TYPES
- REFER TO A100 SERIES DOOR AND WINDOWS FOR DOOR INFORMATION
- REFER TO "F" SERIES FOR
- REFER TO "F" SERIES FOR
- OVERLAP BOARD CEILING...
- OVERLAP BOARD...
- PROVIDE
- REFER TO STRUCTURAL DRAWINGS ("S" SERIES) FOR WALLING INFO AND LOCATION OF REINFORCEMENT WALLS MORE RESTRICTIVE WALL PATTERNS AND OVERLAP BOARD ORIENTATION OF STRUCTURAL OR ULGA
- EXPANSION JOINTS SHALL BE SERIAL DUCT. SEE MECHANICAL ("M" SERIES)
- REMOVE ALL WADCOE, TAGS, ETC FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION WITH PERMANENT MARKING TO CONDUIT.
- ALL PIPE PENETRATIONS TO RECEIVE ISCOUCHEN PLATE
- WHERE TWO OPENING FIRE RESISTIVE CONSTRUCTION INTERSECT THE MORE RESTRICTIVE SHALL BE CONTINUOUS PER DETAILS ON SHEETS AS-AS-AS
- FIRE CALLS AROUND ALL PENETRATIONS THROUGH FIRE RESISTIVE CONSTRUCTION PER CURRENT BUILDING CODE REQUIREMENTS

UNIT PLAN - KITCHEN CABINET NOTES

- CABINET SUPPLIER SHALL ADJUST LAYOUT FOR NECESSARY OPERATIONAL CLEARANCES OF DRAWERS AND DOORS, OTHER CABINETS, AND APPLIANCES
- DIMENSION IN KITCHENS AND BATH TO FACE OF CABINET
- COUNTERTOP OVERHANG FROM FACE OF BASE CABINET NOT TO EXCEED 1"
- MINIMUM 4" MINIMUM CLEARANCE FROM COUNTERTOP FACE TO FACE
- PROVIDE FINISHED END PANELS AT ALL CORNERS CABINET FRONT
- PROVIDE MANUFACTURER'S SURFACE TOE KICK AT CABINET TOE SPACE AND EXPOSED CABINET SIDES (AS APPLICABLE) FOR MANUFACTURER TOE KICK BACK AT FACE END EXPOSED CABINET FLUSH CORNER
- PANELS EXPOSED END PANELS TO MATCH CABINET
- PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES, TWO SHELVES AT 30" OR 36" HIGH CABINETS ONE SHELVES AT 30" OR 36" HIGH CABINETS AND SHELVES AT 10" HIGH CABINETS, AND
- PROVIDE GRANITE COUNTERTOP TOPS WITH 4" BACK SPLASH, APPLY SILICONE SEALANT ON ALL COUNTERTOP TOP JOINTS PRIOR TO SINKING COUNTERTOPS TOGETHER.
- EXTEND WALL FLOOR FINISHES TO WALL BEHIND AT REMOVABLE SINK BASE CABINETS.
- SEE SHEET A301 FOR KITCHEN CABINET ELEVATIONS.
- PROVIDE CONTINUOUS WOOD MOLDING AT TOP OF OVERHEAD CABINETS TO MATCH CABINET
- KITCHEN ISLANDS TO HAVE 30" HIGH COUNTER, 30" DEEP X UNITS SHOWN SUPPORTING BASE CABINETS 24" DEEP WITH FINISHED ENDS AND BACK PANELS. CABINET MANUFACTURER TO PROVIDE SUPPORT FOR 24" OVERHANG AT 3" EDGE OF ISLANDS. PROVIDE FOR 1/4" OVERLAP OUTLET AT EACH END PANEL OF KITCHEN ISLAND CABINETS. OUTLET BUILT INTO CABINET.

UNIT PLAN - KITCHEN FINISH AND CONSTRUCTION NOTES

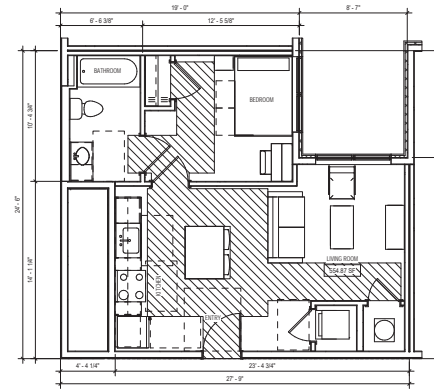
- PROVIDE BASE BEHIND ALL EXTENDED FLOORING INTO ALL RANGE & REFRIGERATOR RECESSES CALLA BACKSPASH AT WALLS & CALLA SEAMS AT BACKSPASH CORNERS
- VERIFY ALL APPLIANCE DIMENSIONAL SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES FIRE CALLS AROUND PENETRATIONS THROUGH RATED WALLS
- PROVIDE ISCOUCHEN PLATES AROUND ALL WASTE AND WATER LINE PENETRATIONS THROUGH FLOORS AND WALLS
- VERIFY NECESSARY ELECTRICAL OUTLETS ARE PROVIDED FOR ALL APPLIANCES.

UNIT PLAN - KITCHEN FINISH AND CONSTRUCTION NOTES

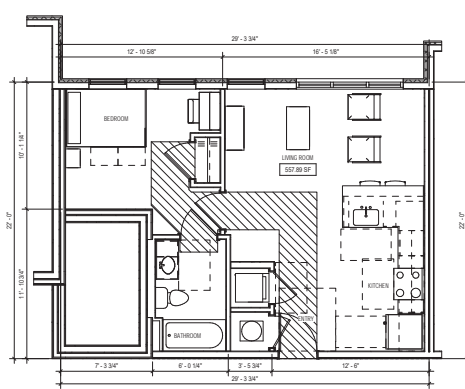
- PROVIDE BASE BEHIND ALL EXTENDED FLOORING INTO ALL RANGE & REFRIGERATOR RECESSES CALLA BACKSPASH AT WALLS & CALLA SEAMS AT BACKSPASH CORNERS
- VERIFY ALL APPLIANCE DIMENSIONAL SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES FIRE CALLS AROUND PENETRATIONS THROUGH RATED WALLS
- PROVIDE ISCOUCHEN PLATES AROUND ALL WASTE AND WATER LINE PENETRATIONS THROUGH FLOORS AND WALLS
- VERIFY NECESSARY ELECTRICAL OUTLETS ARE PROVIDED FOR ALL APPLIANCES.

UNIT PLAN - ACCESSIBLE NOTES

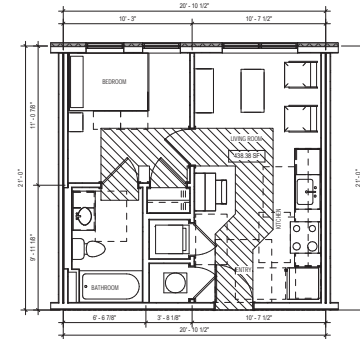
- ADA-1 PROVIDE 34" HIGH SINK WITH REMOVABLE CABINET FACE
- ADA-2 PROVIDE 34" HIGH ISLAND WITH 37" CLEAR SPACE BELOW
- ADA-3 PROVIDE 52" DOOR CLEAR OPENING ALL DOORS IN UNIT
- ADA-4 24" CORNERS AT 34" ABOVE FINISHED FLOOR
- ADA-5 REMOVABLE CABINET FACE AT WALKWAY



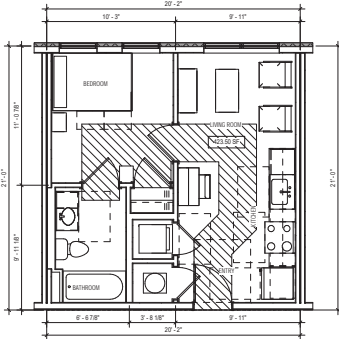
UNIT A5  
14' x 17'



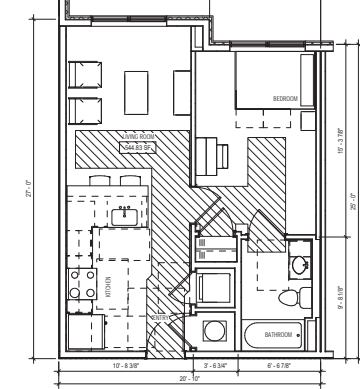
UNIT A4  
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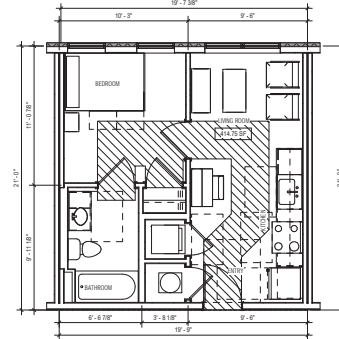
UNIT A6.3 AFFORDABLE  
14' x 17'



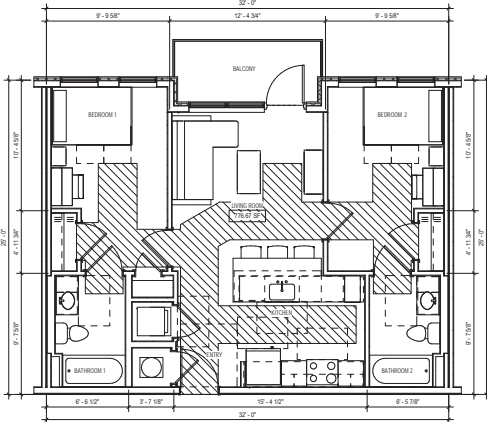
UNIT A6.2 AFFORDABLE  
14' x 17'



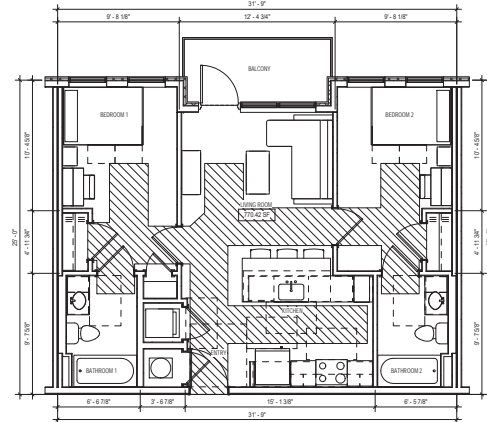
UNIT A3  
14' x 17'



UNIT A6.1 AFFORDABLE  
14' x 17'



UNIT B1.2  
14' x 17'



UNIT B1.1  
14' x 17'



ISSUE #	DATE	DESCRIPTION
1	03/20/20	10% SET
2	10/09/20	15% SET

NOT FOR  
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COORDINATION NUMBER	10/13/20

SHEET TITLE

ENLARGED UNIT PLANS

SHEET NUMBER

A204

UNIT PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS
- DO NOT PAINT TRIM OR DOOR OF ELECTRICAL BOXES
- PAINT ALL CEILING MOUNTED ACCESS PANELS TO MATCH ADJACENT CEILING

UNIT PLAN DIMENSIONING / LAYOUT NOTES

- REFER TO A100 SERIES (FLOOR PLAN) FOR EXTERIOR WALL DIMENSIONING AND DOOR WINDOW WALL AND FEATURE ELEMENTS - CONDITIONS AT EXTERIOR WALLS VARY DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO FACE OF WALL - DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO FACE OF SHEATHING
- CONTRACTOR SHALL VERIFY DIMENSIONS FOR ALL UNIT SEPARATIONS PRIORS TO INFILING PARTITIONS INTERIOR TO EACH UNIT.
- KITCHEN AND BATH DIMENSIONS TO SUPERSEDES ALL OTHER INTERIOR DIMENSIONS IF DISCREPANCIES OCCUR
- CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR KITCHEN / BATH POWDER ROOM CABINETS, FIXTURES AND APPLIANCES
- 2" MIN CLEAR AT UNIT HALLWAYS AND
- VERIFY THAT SELECTED WASHNET DRYER ALLOWS FOR 30" CLEAR FLOOR SPACE FACILE TO THE WASHER AND DRYER. THE CLEAR FLOOR SPACE SHALL BE CONTROLLED ON THE INSIDE OF THE DOOR. THE CLEAR FLOOR SPACE SHALL BE CONTROLLED ON THE INSIDE OF THE DOOR. WALKERS AND DRYERS LOCATED IN CLOSETS WITH BUILT-UP DOORS SHALL NOT BE INSET MORE THAN 4" FROM THE OUTSIDE FACE OF DOOR WALL.

UNIT PLAN - CODE COMPLIANCE NOTES

- REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES
- REFER TO A600 SERIES (EXTERIOR GLAZING) FOR EXTERIOR MATERIAL AND WINDOW TYPES
- REFER TO "M" SERIES FOR DOOR AND WINDOWS FOR DOOR INFILTRATION
- REFER TO "P" SERIES FOR
- REFER TO "G" SERIES FOR
- GYP/SIM BOARD CEILING
- GYP/SIM BOARD
- PROVIDE

UNIT PLAN - DRAWING SET COORDINATION NOTES

- REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES
- REFER TO A600 SERIES (EXTERIOR GLAZING) FOR EXTERIOR MATERIAL AND WINDOW TYPES
- REFER TO "M" SERIES FOR DOOR AND WINDOWS FOR DOOR INFILTRATION
- REFER TO "P" SERIES FOR
- REFER TO "G" SERIES FOR
- GYP/SIM BOARD CEILING
- GYP/SIM BOARD
- PROVIDE
- REFER TO STRUCTURAL DRAWINGS ("S" SERIES) FOR WALKING INFO AND LOCATION OF REINFORCEMENT WALLS WHERE RESTRICTIVE WALL PATTERNS AND OPERATIONAL ORIENTATION OF STRUCTURAL OR TAGS
- EXPOSED DUCTWORK SHALL BE SPIRAL DUCT. SEE MECHANICAL ("M" SERIES)
- REMOVE ALL BARRIERS, ETC FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION OF PERMANENT MARKINGS TO CONDUIT
- ALL PIPE PENETRATIONS TO RECEIVE ISOLATION PLATE
- WHERE TWO OPENING FIRE-RESISTIVE CONSTRUCTIONS INTERSECT THE MORE RESTRICTIVE SHALL BE CONTINUOUS PER DETAILS ON SHEETS AS-AS-AS
- FIRE CALLS AROUND ALL PENETRATIONS THROUGH FIRE-RESISTIVE CONSTRUCTION PER CURRENT BUILDING CODE REQUIREMENTS

UNIT PLAN - KITCHEN CABINET NOTES

- CABINET SUPPLIER SHALL ADJUST LAYOUT FOR NECESSARY OPERATIONAL CLEARANCES OF DRAWERS AND DOORS, OTHER CABINETS, AND APPLIANCES
- DIMENSION IN KITCHEN AND BATH TO FACE OF CABINET
- COUNTERTOP OVERHANG FROM FACE OF BASE CABINET NOT TO EXCEED 1"
- MAINTAIN 4" MINIMUM CLEAR FROM COUNTERTOP FACE TO FACE
- PROVIDE FINISHED TRIM PANELS AT ALL CORNER CABINET ENDS
- PROVIDE FINISHED TRIM PANELS TO KICK BACK AT CABINET TOE SPACE AND EXPOSED CABINET FLUSH CORNER
- PANELS EXPOSED ON PANELS TO MATCH CABINET
- PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES. TWO SHELVES AT 30" OR 36" HIGH CABINETS. ONE SHELVES AT 30" OR 36" HIGH CABINETS. TWO SHELVES AT 10" HIGH CABINETS, AND
- PROVIDE GRANITE COUNTERTOP TOPS WITH 4" BACK SPLASH. APPLY SILICONE SEALANT ON ALL COUNTERTOP TOP CORNS PRIOR TO SINKING COUNTERTOPS TOGETHER
- EXTEND WALL FLOOR FINISHES TO WALL BEHIND AT REMOVABLE SINK BASE CABINETS
- SEE SHEET A204 FOR KITCHEN CABINET ELEVATIONS
- PROVIDE CONTINUOUS WOOD MOLDING AT TOP OF OVERHEAD CABINETS TO MATCH CABINET KITCHEN ISLANDS TO HAVE 30" HIGH COUNTER, 30" DEEP X 4" EXPOSED BRONZ SUPPORTING BASE CABINETS 24" DEEP WITH FINISHED ENDS AND BACK PANELS. CABINET MANUFACTURER TO PROVIDE SUPPORT FOR 24" OVERHANG AT 3" EDGE OF ISLAND. PROVIDE FOR 1/2" OVERLAP OUTLET AT EACH END PANEL OF KITCHEN ISLAND CABINETS. OUTLET BUILT INTO CABINET.

UNIT PLAN - KITCHEN FINISH AND CONSTRUCTION NOTES

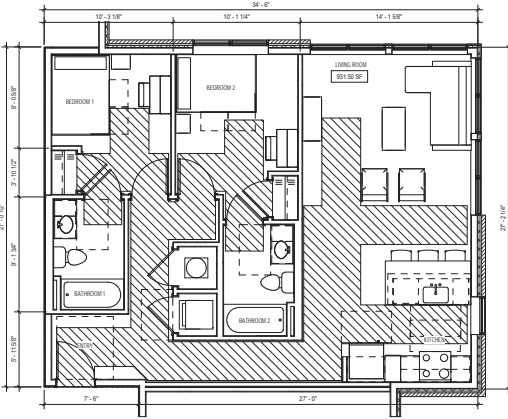
- PROVIDE BASE BEHIND ALL EXTENDED FLOORING INTO ALL RANGE & REFRIGERATOR RECESSES
- CALLA BACK SPLASH AT WALLS & CALLA SEAMS AT BACKSPLASH CORNERS
- VERIFY ALL APPLIANCE DIMENSIONAL SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES
- FIRE CALLS AROUND PENETRATIONS THROUGH RATED WALLS
- PROVIDE ISOLATION PLATES AROUND ALL WASTE AND WATER LINE PENETRATIONS THROUGH FLOORS AND WALLS
- VERIFY NECESSARY ELECTRICAL OUTLETS ARE PROVIDED FOR ALL APPLIANCES

UNIT PLAN - KITCHEN FINISH AND CONSTRUCTION NOTES

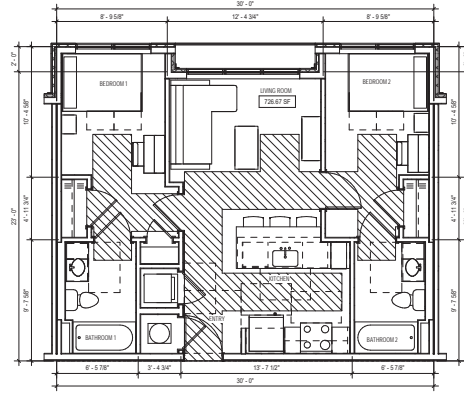
- PROVIDE BASE BEHIND ALL EXTENDED FLOORING INTO ALL RANGE & REFRIGERATOR RECESSES
- CALLA BACK SPLASH AT WALLS & CALLA SEAMS AT BACKSPLASH CORNERS
- VERIFY ALL APPLIANCE DIMENSIONAL SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES
- FIRE CALLS AROUND PENETRATIONS THROUGH RATED WALLS
- PROVIDE ISOLATION PLATES AROUND ALL WASTE AND WATER LINE PENETRATIONS THROUGH FLOORS AND WALLS
- VERIFY NECESSARY ELECTRICAL OUTLETS ARE PROVIDED FOR ALL APPLIANCES

UNIT PLAN - ACCESSIBLE NOTES

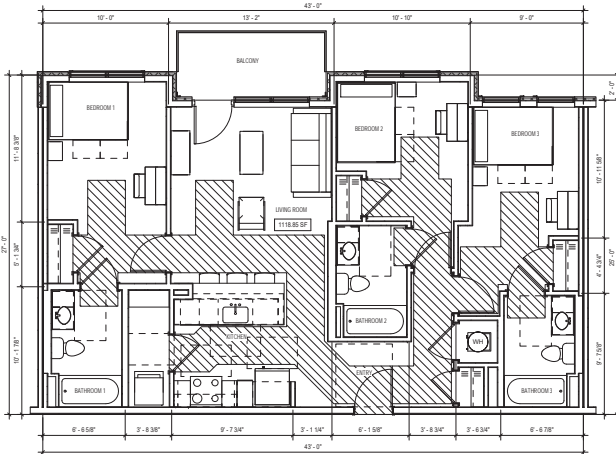
- ADA-1 PROVIDE 34" HIGH SINK WITH REMOVABLE CABINET FACE
- ADA-2 PROVIDE 34" HIGH ISLAND WITH 30" CLEAR SPACE BELOW
- ADA-3 PROVIDE 50" FLOOR CLEAR OPENING ALL DOORS IN UNIT
- ADA-4 24" CURB BAR AT 34" ABOVE FINISHED FLOOR
- ADA-5 REMOVABLE CABINET FACE AT WASH.



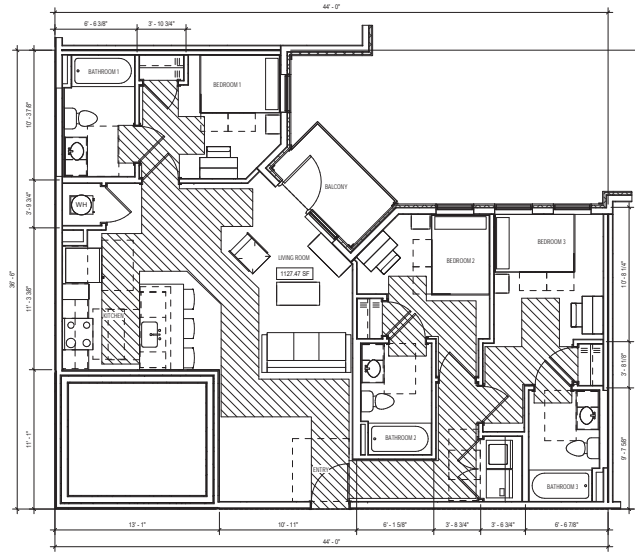
UNIT B5  
14' x 17'-0"



UNIT B6 AFFORDABLE  
14' x 17'-0"



UNIT C1  
14' x 17'-0"



UNIT C2  
14' x 17'-0"





ISSUE #	DATE	DESCRIPTION
1	03/20/20	10% SET
2	10/09/20	15% SET

NOT FOR  
CONSTRUCTION

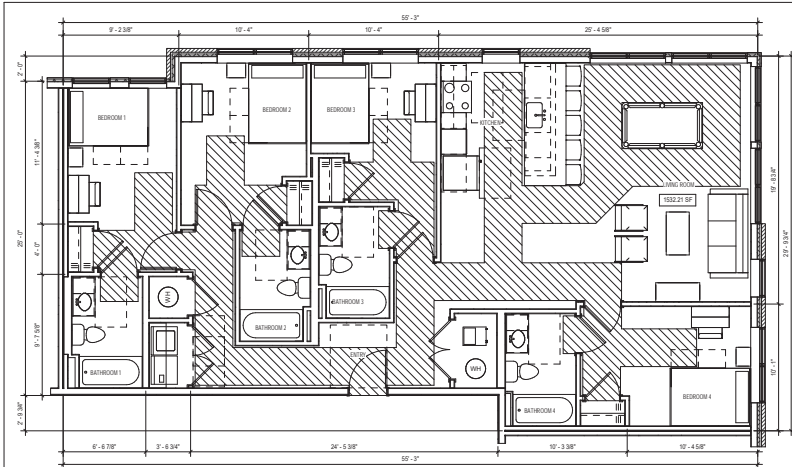
DRAWN BY	Author
CHECKED BY	Checker
COORDINATION NUMBER	10/10/20

SHEET TITLE

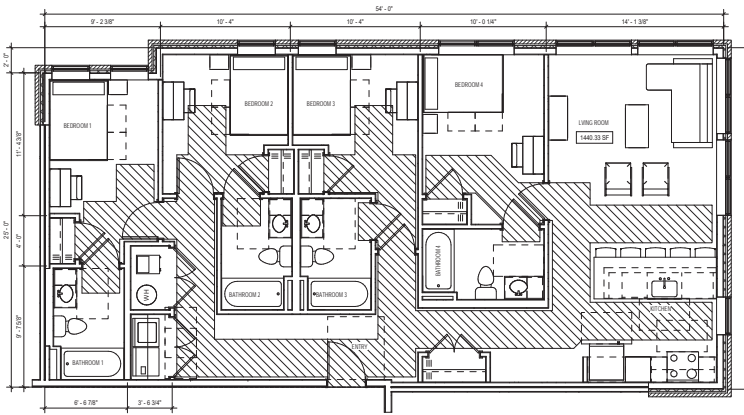
ENLARGED UNIT  
PLANS

SHEET NUMBER

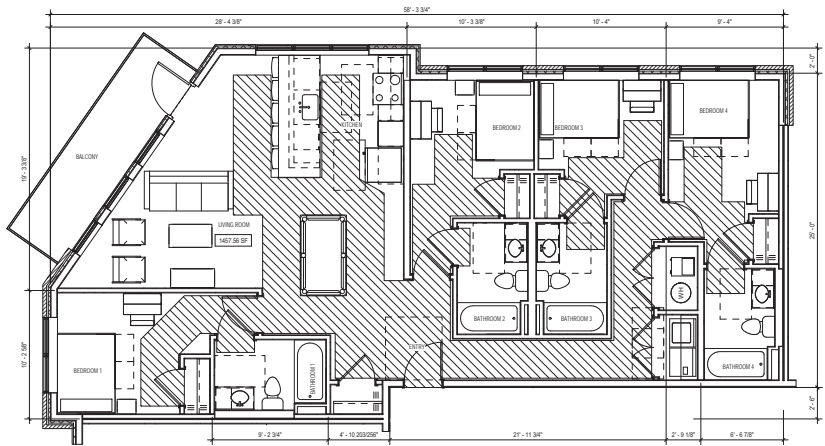
A206



UNIT D22  
1/4" = 1'-0"



UNIT D3  
1/4" = 1'-0"



UNIT D4  
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS
  - DO NOT PAINT TRIM OR DOOR OF ELECTRICAL BOXES
  - PAIN ALL CEILING MOUNTED ACCESS PANELS TO MATCH ADJACENT CEILING
- UNIT PLAN DIMENSIONING / LAYOUT NOTES
- REFER TO A100 SERIES (FLOOR PLAN) FOR EXTERIOR WALL DIMENSIONING AND DOOR WINDOW WALL AND FEATURE ELEMENTS - CONDITIONS AT EXTERIOR WALLS VARY DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO FACE OF WALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO FACE OF SHEATHING
  - CONTRACTOR SHALL VERIFY DIMENSIONS FOR ALL UNIT SEPARATIONS PRIORS TO INFILING PARTITIONS INTERIOR TO EACH UNIT.
  - KITCHENS AND BATHS DIMENSIONS TO SUPERSEDES ALL OTHER DIMENSIONS IF DISCREPANCIES OCCUR
  - CONTRACTOR TO VERIFY DIMENSIONS FOR KITCHEN / BATH / POWDER ROOM CABINETS, FIXTURES AND APPLIANCES
  - 2" MIN CLEAR AT UNIT HALLWAYS AND
  - VERIFY THAT SELECTED WALKER AND DYERS ALLOW FOR A 30" CLEAR FLOOR SPACE PARALLEL TO THE WALKER AND DYERS. THE CLEAR FLOOR SPACE SHALL BE CONTROLLED THROUGHOUT THE ENTIRE UNIT. WALKER AND DYERS LOCATED IN CLOSETS WITH BUILD-OUT DOORS SHALL NOT BE INSET MORE THAN 6" FROM THE OUTSIDE FACE OF DOOR WALL.

UNIT PLAN - CODE COMPLIANCE NOTES

- REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES
- REFER TO A600 SERIES (EXTERIOR ELEVATIONS) FOR EXTERIOR MATERIAL AND WINDOW TYPES
- REFER TO A600 SERIES (DOOR AND WINDOWS) FOR DOOR INFORMATION
- REFER TO "F" SERIES FOR...
- REFER TO "F" SERIES FOR...
- GYPSUM BOARD CEILING...
- GYPSUM BOARD...
- PROVIDE...
- REFER TO STRUCTURAL DRAWINGS ("P" SERIES) FOR MARKING INFO AND LOCATION OF REINFORCEMENT WALLS MORE RESTRICTIVE WALL PATTERN AND GYPSUM BOARD ORIENTATION OF STRUCTURAL OR ULGA
- EXPOSED DUCTWORK SHALL BE SPIRAL DUCT. SEE MECHANICAL ("M" SERIES)
- REMOVE ALL BRACKETS, TAGS, ETC FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION PERMANENT MARKING TO CONDUIT.
- ALL PIPE PENETRATIONS TO RECEIVE EIC(D)CLOTHES PLATE
- WHERE TWO DIFFERING FIRE RESISTIVE CONSTRUCTIONS INTERSECT THE MORE RESTRICTIVE SHALL BE CONTINUOUS PER DETAILS ON SHEETS AS-604-56
- FIRE CALLS AROUND ALL PENETRATIONS THROUGH FIRE RESISTIVE CONSTRUCTION PER CURRENT BUILDING CODE REQUIREMENTS

UNIT PLAN - DRAWING SET COORDINATION NOTES

- REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES
- REFER TO A600 SERIES (EXTERIOR ELEVATIONS) FOR EXTERIOR MATERIAL AND WINDOW TYPES
- REFER TO A600 SERIES (DOOR AND WINDOWS) FOR DOOR INFORMATION
- REFER TO "F" SERIES FOR...
- REFER TO "F" SERIES FOR...
- GYPSUM BOARD CEILING...
- GYPSUM BOARD...
- PROVIDE...
- REFER TO STRUCTURAL DRAWINGS ("P" SERIES) FOR MARKING INFO AND LOCATION OF REINFORCEMENT WALLS MORE RESTRICTIVE WALL PATTERN AND GYPSUM BOARD ORIENTATION OF STRUCTURAL OR ULGA
- EXPOSED DUCTWORK SHALL BE SPIRAL DUCT. SEE MECHANICAL ("M" SERIES)
- REMOVE ALL BRACKETS, TAGS, ETC FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION PERMANENT MARKING TO CONDUIT.
- ALL PIPE PENETRATIONS TO RECEIVE EIC(D)CLOTHES PLATE
- WHERE TWO DIFFERING FIRE RESISTIVE CONSTRUCTIONS INTERSECT THE MORE RESTRICTIVE SHALL BE CONTINUOUS PER DETAILS ON SHEETS AS-604-56
- FIRE CALLS AROUND ALL PENETRATIONS THROUGH FIRE RESISTIVE CONSTRUCTION PER CURRENT BUILDING CODE REQUIREMENTS

UNIT PLAN - KITCHEN CABINET NOTES

- CABINET SUPPLIER SHALL ADJUST LAYOUT FOR NECESSARY OPERATIONAL CLEARANCES OF DRAWERS AND DOORS, OTHER CABINETS, AND APPLIANCES
- DIMENSION IN KITCHENS AND BATHS TO FACE OF CABINET
- COUNTERTOP OVERHANG FROM FACE OF BASE CABINET NOT TO EXCEED 1"
- MAINTAIN 4" MINIMUM CLEARANCE FROM COUNTERTOP FACE TO FACE
- PROVIDE MANUFACTURERS SURFACE TOE KICK AT CABINET TOE SPACE AND EXPOSED CABINET SIDES (SEE HEADERS) FROM MANUFACTURERS TOE KICK BACK AT FACE END EXPOSED CABINET FLUSH CORNER
- PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES. TWO SHELVES AT 30" OR 36" HIGH CABINETS. ONE SHELF AT 48" OR 54" HIGH CABINETS. TWO SHELVES AT 10" HIGH CABINETS, AND
- PROVIDE GRANITE COUNTERTOP TOPS WITH 4" BACK SPLASH. APPLY SILICONE SEALANT ON ALL COUNTERTOP TOP JOINTS PRIOR TO SINKING COUNTERTOPS TOGETHER.
- EXTEND WALL FLOOR FINISHES TO WALL BEHIND AT REMOVABLE SINK BASE CABINETS.
- SEE SHEET A405 FOR KITCHEN CABINET ELEVATIONS.
- PROVIDE CONTINUOUS WOOD MOLDING AT TOP OF OVERHEAD CABINETS TO MATCH CABINET KITCHEN ISLANDS TO HAVE 30" HIGH COUNTER, 30" DEEP X UNFINISHED SUPPORTING BASE CABINETS 24" DEEP WITH FINISHED ENDS AND BACK PANELS. CABINET MANUFACTURER TO PROVIDE SUPPORT FOR 24" OVERHANG AT 3" EDGE OF ISLAND. PROVIDE FOR 1/2" OVERLAP OUTLET AT EACH END PANEL OF KITCHEN ISLAND CABINETS. OUTLET BUILT INTO CABINET.

UNIT PLAN - KITCHEN FINISH AND CONSTRUCTION NOTES

- PROVIDE BASE BEHIND ALL EXTENDED FLOORING INTO ALL RANGE & REFRIGERATOR RECESSES
- CALLA BACKSPRASH AT WALLS & CALLA SEAMS AT BACKSPRASH CORNERS
- VERIFY ALL APPLIANCE DIMENSIONAL SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES
- FIRE CALLS AROUND PENETRATIONS THROUGH RATED WALLS
- PROVIDE EIC(D)CLOTHES PLATES AROUND ALL WASTE AND WATER LINE PENETRATIONS THROUGH FLOORS AND WALLS
- VERIFY NECESSARY ELECTRICAL OUTLETS ARE PROVIDED FOR ALL APPLIANCES

UNIT PLAN - KITCHEN FINISH AND CONSTRUCTION NOTES

- PROVIDE BASE BEHIND ALL EXTENDED FLOORING INTO ALL RANGE & REFRIGERATOR RECESSES
- CALLA BACKSPRASH AT WALLS & CALLA SEAMS AT BACKSPRASH CORNERS
- VERIFY ALL APPLIANCE DIMENSIONAL SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES
- FIRE CALLS AROUND PENETRATIONS THROUGH RATED WALLS
- PROVIDE EIC(D)CLOTHES PLATES AROUND ALL WASTE AND WATER LINE PENETRATIONS THROUGH FLOORS AND WALLS
- VERIFY NECESSARY ELECTRICAL OUTLETS ARE PROVIDED FOR ALL APPLIANCES

UNIT PLAN - ACCESSIBLE NOTES

- ADA-1 PROVIDE 34" HIGH SINK WITH REMOVABLE CABINET FACE
- ADA-2 PROVIDE 34" HIGH ISLAND WITH 30" CLEAR SPACE BELOW
- ADA-3 PROVIDE 54" DEEP CLEAR OPENING ALL DOORS IN UNIT
- ADA-4 24" CORNER BAR AT 34" ABOVE FINISHED FLOOR
- ADA-5 REMOVABLE CABINET FACE AT WALKWAY



ISSUE #	DATE	DESCRIPTION
1	03/20/20	10% SET
2	10/09/20	15% SET

NOT FOR  
CONSTRUCTION

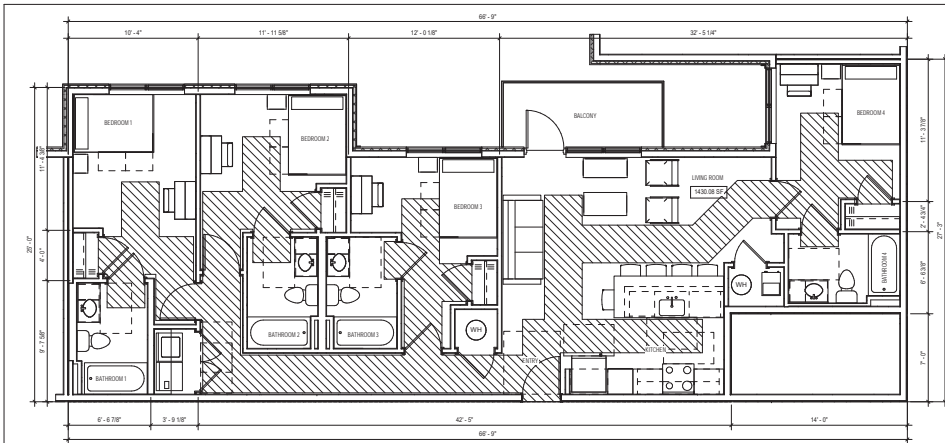
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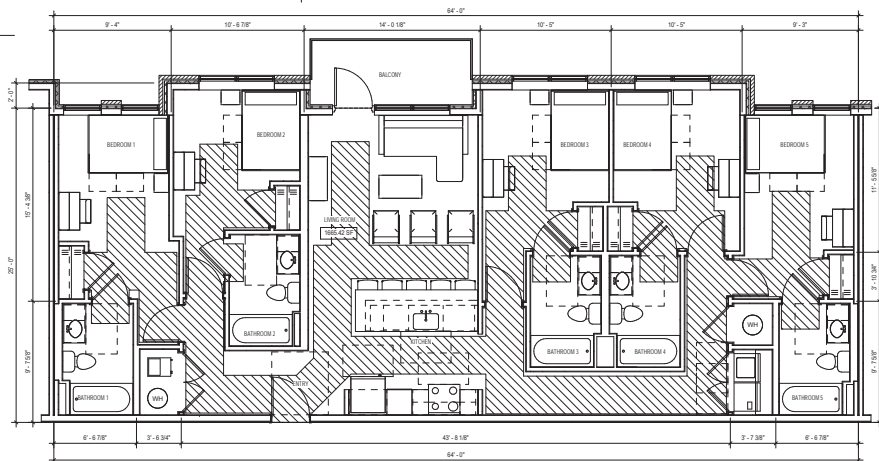
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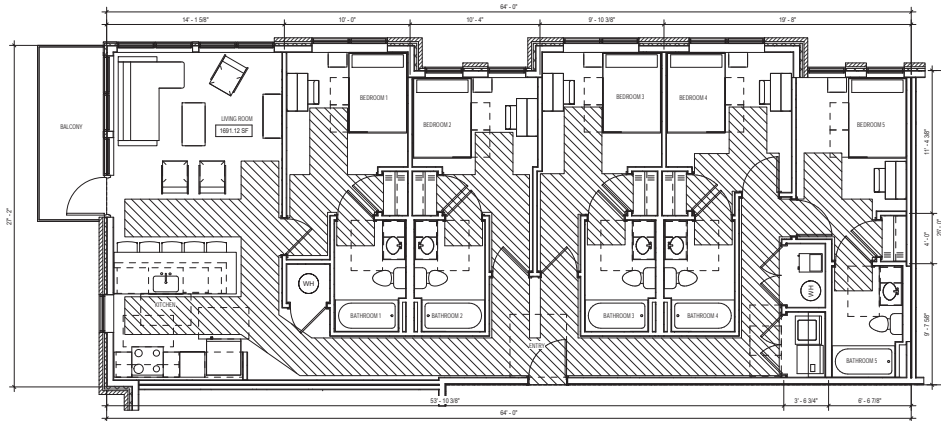
A207



UNIT D5  
10' x 11'0"



UNIT E1  
13'0" x 12'0"



UNIT E2  
10' x 12'0"

UNIT PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS
- DO NOT PAINT FRAM OR DOOR OF ELECTRICAL BOXES
- PAIN ALL CEILING MOUNTED ACCESS PANELS TO MATCH ADJACENT CEILING

UNIT PLAN DIMENSIONING / LAYOUT NOTES

- REFER TO A100 SERIES (FLOOR PLAN) FOR EXTERIOR WALL DIMENSIONING AND DOOR WINDOW WALL AND FEATURE ELEMENTS - CONDITIONS AT EXTERIOR WALL VERIFY DIMENSIONS AT INTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF WALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO FACE OF SHEATHING
- CONTRACTOR SHALL VERIFY DIMENSIONS FOR ALL UNIT SEPARATIONS WALLS PRIOR TO INFILING PARTITIONS INTERIOR TO EACH UNIT.
- KITCHENS AND BATH DIMENSIONS TO SUPERSEDES ALL OTHER INTERIOR DIMENSIONS IF DISCREPANCIES OCCUR
- CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR KITCHEN / BATH / POWDER ROOM CABINETS, FIXTURES AND APPLIANCES
- IF ANY CLEAR AT UNIT HALLWAYS UNO
- VERIFY THAT SELECTED WALKER AND DYER ALLOWS FOR 30" CLEAR FLOOR SPACE PARALLEL TO THE WALKER AND DYER. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE WALKER AND DYER. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE WALKERS AND DYERS LOCATED IN CLOSETS WITH BUILT-UP DOORS SHALL NOT BE INSET MORE THAN 6" FROM THE OUTSIDE FACE OF DOOR WALL.

UNIT PLAN - CODE COMPLIANCE NOTES

- REFER TO A400 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES
- REFER TO A400 SERIES (EXTERIOR ELEVATIONS) FOR EXTERIOR MATERIALS AND WINDOW TYPES
- REFER TO A400 SERIES (DOOR AND WINDOWS) FOR DOOR INFORMATION
- REFER TO "F" SERIES FOR
- REFER TO "F" SERIES FOR
- GYPSUM BOARD CEILING...
- GYPSUM BOARD...
- GYPSUM BOARD...

UNIT PLAN - DRAWING SET COORDINATION NOTES

- REFER TO A400 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES
- REFER TO A400 SERIES (EXTERIOR ELEVATIONS) FOR EXTERIOR MATERIALS AND WINDOW TYPES
- REFER TO A400 SERIES (DOOR AND WINDOWS) FOR DOOR INFORMATION
- REFER TO "F" SERIES FOR
- REFER TO "F" SERIES FOR
- GYPSUM BOARD CEILING...
- GYPSUM BOARD...
- GYPSUM BOARD...
- PROVIDE
- REFER TO STRUCTURAL DRAWINGS ("P" SERIES) FOR WALLING INFO AND LOCATION OF REINFORCEMENT WALLS MORE RESTRICTIVE WALL PATTERN AND GYPSUM BOARD ORIENTATION OF STRUCTURAL OR LULGA
- EXPOSED DUCTWORK SHALL BE SPIRAL DUCT. SEE MECHANICAL ("M" SERIES)
- REMOVE ALL BARCODE TAGS, ETC FROM CONDUIT PIPING AND DUCTWORK PRIOR TO INSTALLATION TO BE PERMANENT MARKING TO CONDUIT.
- ALL PIPE PENETRATIONS TO RECEIVE ISCOUCHON PLATE
- WHERE TWO OPENING FIRE RESISTIVE CONSTRUCTION INTERSECT THE MORE RESTRICTIVE SHALL BE CONTINUOUS PER DETAILS ON SHEETS AS APPLICABLE
- FIRE CALLS AROUND ALL PENETRATIONS THROUGH FIRE RESISTIVE CONSTRUCTION PER CURRENT BUILDING CODE REQUIREMENTS

UNIT PLAN - KITCHEN CABINET NOTES

- CABINET SUPPLIER SHALL ADJUST LAYOUT FOR NECESSARY OPERATIONAL CLEARANCES OF DRAWERS AND DOORS, OTHER CABINETS, AND APPLIANCES
- DIMENSION IN KITCHENS AND BATHS TO FACE OF CABINET
- COUNTERTOP OVERHANG FROM FACE OF BASE CABINET NOT TO EXCEED 1"
- MAINTAIN 4" MINIMUM CLEARANCE FROM COUNTERTOP FACE TO FACE
- PROVIDE FINISHED END PANELS AT ALL CORNER CABINET ENDS
- PROVIDE MANUFACTURER'S SURFACE TOE KICK AT CABINET FACE
- SEE (AS APPLICABLE) FOR MANUFACTURER'S TOE KICK BACK AT FACE END EXPOSED CABINET FLUSH CORNER
- FINISH CORNERS AND PANELS TO MATCH CABINET
- PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES - TWO SHELVES AT 30" OR 36" HIGH CABINETS ONE SHELF AT 30" HIGH CABINETS AND SHELVES AT 10" HIGH CABINETS, UNO
- PROVIDE GRANITE COUNTERTOP TOPS WITH 4" BACK SPLASH APPLY SILICONE SEALANT ON ALL COUNTERTOP TOP CORNERS PRIOR TO JOINING COUNTERTOPS TOGETHER.
- EXTEND WALL FLOOR FINISHES TO WALL BEHIND AT REMOVABLE SINK BASE CABINETS.
- SEE SHEET A400 FOR KITCHEN CABINET ELEVATIONS.
- PROVIDE CONTINUOUS WOOD MOLDING AT TOP OF OVERHEAD CABINETS TO MATCH CABINET
- KITCHEN ISLANDS TO HAVE 36" HIGH COUNTER, 36" DEEP X 4" EXPOSED BRONZ SUPPORTING BASE CABINETS 24" DEEP WITH FINISHED ENDS AND BACK PANELS. CABINET MANUFACTURER TO PROVIDE SUPPORT FOR 24" OVERHANG AT 3 SIDES OF ISLANDS. PROVIDE FOR 1/2" OVERLAP OUTLET AT EACH END PANEL OF KITCHEN ISLAND CABINETS. OUTLET BUILT INTO CABINET.

UNIT PLAN - KITCHEN FINISH AND CONSTRUCTION NOTES

- PROVIDE BASE BEHIND ALL EXTENDED FLOORING INTO ALL RANGE & REFRIGERATOR RECESSES
- CALLA BACKSPASH AT WALLS & CALLA SEAMS AT BACKSPASH CORNERS
- VERIFY ALL APPLIANCE DIMENSIONAL SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES
- FIRE CALLS AROUND PENETRATIONS THROUGH RATED WALLS
- PROVIDE ISCOUCHON PLATES AROUND ALL WASTE AND WATER LINE PENETRATIONS THROUGH FLOORS AND WALLS
- VERIFY NECESSARY ELECTRICAL OUTLETS ARE PROVIDED FOR ALL APPLIANCES

UNIT PLAN - KITCHEN FINISH AND CONSTRUCTION NOTES

- PROVIDE BASE BEHIND ALL EXTENDED FLOORING INTO ALL RANGE & REFRIGERATOR RECESSES
- CALLA BACKSPASH AT WALLS & CALLA SEAMS AT BACKSPASH CORNERS
- VERIFY ALL APPLIANCE DIMENSIONAL SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES
- FIRE CALLS AROUND PENETRATIONS THROUGH RATED WALLS
- PROVIDE ISCOUCHON PLATES AROUND ALL WASTE AND WATER LINE PENETRATIONS THROUGH FLOORS AND WALLS
- VERIFY NECESSARY ELECTRICAL OUTLETS ARE PROVIDED FOR ALL APPLIANCES

UNIT PLAN - ACCESSIBLE NOTES

- ADA-1 PROVIDE 34" HIGH SINK WITH REMOVABLE CABINET FACE
- ADA-2 PROVIDE 34" HIGH ISLAND WITH 30" CLEAR SPACE BELOW
- ADA-3 PROVIDE 5'0" DEEP CLEAR OPENING ALL DOORS IN UNIT
- ADA-4 24" OVER BAR AT 34" ABOVE FINISHED FLOOR
- ADA-5 REMOVABLE CABINET FACE AT WALKWAY

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	PKL 05 SET
2	10/26/2018	100% SD SET



1 North  
1/8" = 1'-0"

**MATERIAL LEGEND**

- EPS-1 TAN EPS
- EPS-2 BRICK EPS
- EPS-3 BROWN EPS
- PKL-1 TAN FIBER CEMENT PANEL
- PKL-2 BLACK FIBER CEMENT PANEL
- PKL-3 TERRACOTTA FIBER CEMENT PANEL
- SDC-1 TAN FIBER CEMENT SIDING
- SDC-2 BLACK FIBER CEMENT SIDING
- FB-1 GRAY BRICK
- FB-2 BUFF BRICK
- FB-3 BROWN BRICK
- FB-4 TERRACOTTA BRICK
- PC-1 PRECAST SAND
- AGGREGATE MATERIAL BREAKDOWN BRICK, 2X8
- EPS-100 FIBER CEMENT SIDING
- FINISH SYSTEM ON OUTDOOR ELEVATIONS
- LAP JOINT SYSTEM ON COURTYARDS
- STANDARD: 2X8

**LEVEL SCHEDULE**

- ROOF 855'-8"
- LEVEL 5 845'-0"
- LEVEL 4 834'-4"
- LEVEL 3 823'-8"
- LEVEL 2 813'-0"
- LEVEL 1 801'-0"
- LEVEL 0 787'-4"



2 South  
1/8" = 1'-0"



3 East  
1/8" = 1'-0"



4 West  
1/8" = 1'-0"

NOT FOR  
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMPROVERSED BY	10/10/18

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ISSUE #	DATE	DESCRIPTION
2	1/29/2020	100% SD SET

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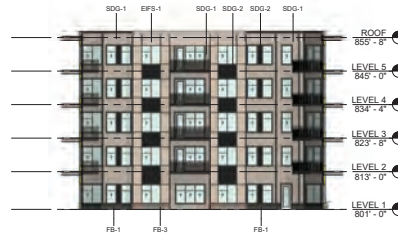
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- EF-2 - BLACK EPS
- EF-3 - BROWN EPS
- FR-1 - TAN FIRE CEMENT PANEL
- FR-2 - BLACK FIRE CEMENT PANEL
- FR-3 - TERRACOTTA FIRE CEMENT PANEL
- SDG-1 - TAN FIRE CEMENT SIDING
- SDG-2 - BLACK FIRE CEMENT SIDING
- SDG-3 - BROWN FIRE CEMENT SIDING
- FR-1 - GRAY BRICK
- FR-2 - BUFF BRICK
- FR-3 - BROWN BRICK
- FR-4 - TERRACOTTA BRICK
- FC - PRECAST SAND
- APPROXIMATE MATERIAL BREAKDOWN  
 BRICK 20%  
 FIRE CEMENT 50%  
 FINISH SYSTEM ON OUTWARD ELEVATIONS  
 LAMP SIDING SYSTEM ON COURTYARDS  
 (CONCRETE 2%)



1  
 A402.1  
 Courtyard 1 Elevation - East  
 1/19/19



2  
 A402.1  
 Courtyard 1 Elevation - North  
 1/19/19



3  
 A402.1  
 Courtyard 1 Elevation - South  
 1/19/19



4  
 A402.1  
 Courtyard 1 Elevation - West  
 1/19/19



5  
 A402.1  
 Courtyard 2 Elevation - East  
 1/19/19



6  
 A402.1  
 Courtyard 2 Elevation - North  
 1/19/19



7  
 A402.1  
 Courtyard 2 Elevation - South  
 1/19/19



8  
 A402.1  
 Courtyard 2 Elevation - West  
 1/19/19

NOT FOR  
 CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COORDINATION NUMBER	100000

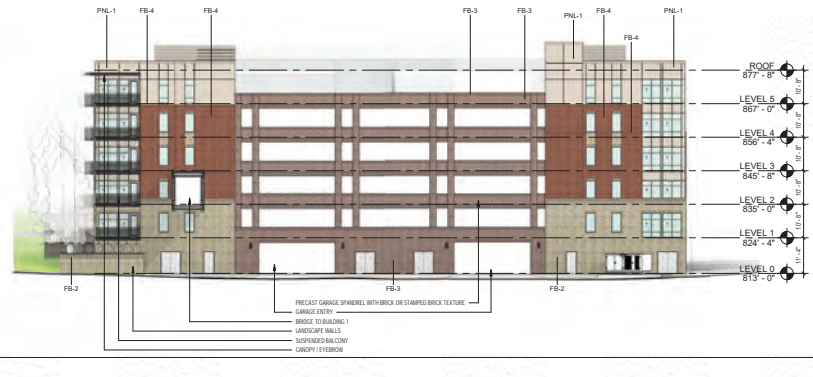
SHEET TITLE

BLDG 1  
 COURTYARD  
 ELEVATIONS

SHEET NUMBER

A402.1





PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
1	03/20/2020	15% SD SET
2	10/29/2020	75% SD SET

CERTIFICATION

NOT FOR  
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMPRODUCTION NUMBER	180338

SHEET TITLE

BLDG 2  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

A401.2



**MATERIAL LEGEND**

- EPS-1: TANK EPS
- EPS-2: BRICK EPS
- EPS-3: BROWN EPS
- PNL-1: TANK FIBER CEMENT PANEL
- PNL-2: BLACK FIBER CEMENT PANEL
- PNL-3: TERRACOTTA FIBER CEMENT PANEL
- SOCL-1: TANK FIBER CEMENT SILING
- SOCL-2: BLACK FIBER CEMENT SILING
- SOCL-3: BROWN FIBER CEMENT SILING
- FB-1: GRAY BRICK
- FB-2: BUFF BRICK
- FB-3: BROWN BRICK
- FB-4: TERRACOTTA BRICK
- PC-1: PRECAST BRICK
- APPROXIMATE MATERIAL BREAKDOWN: BRICK 20%
- EPS 10%
- FIBER CEMENT 50%
- FINISH SYSTEM ON OUTWARD ELEVATIONS
- LAIF SEAM SYSTEM ON COURTYARDS
- STORING/REIN: 20%

1 North  
118'-1'-0"



2 South  
118'-1'-0"



3 East  
118'-1'-0"



4 West  
118'-1'-0"

PROJECT TITLE

The Strand at  
Bloomington BLDG  
3

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	PNL 60 SET
2	10/26/2020	100% 50 SET

CERTIFICATION

NOT FOR  
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMPROVED BY	10/10/20

SHEET TITLE

BLDG 3  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

A401.3



**MATERIAL LEGEND**

- EPS-1 TAN EPS
- EPS-2 BLACK EPS
- EPS-3 BROWN EPS
- PR-1 TAN FIBER CEMENT PANEL
- PR-2 BLACK FIBER CEMENT PANEL
- PR-3 TERRAZZOTA FIBER CEMENT PANEL
- SDG-1 TAN FIBER CEMENT SIDING
- SDG-2 BLACK FIBER CEMENT SIDING
- FB-1 GRAY BRICK
- FB-2 BUFF BRICK
- FB-3 BROWN BRICK
- FB-4 TERRAZZOTA BRICK
- PC - PRECAST CONCRETE
- APPROXIMATE MATERIAL BREAKDOWN  
BRICK 25%  
EPS 10%  
FIBER CEMENT 50%  
FINISH SYSTEM ON OUTWARD ELEVATIONS  
LAP JOINT SYSTEM ON COURTYARDS  
CONCRETE 15%

PROJECT TITLE

The Strand at  
Bloomington BLDG  
3

ISSUE #	DATE	DESCRIPTION
2	10/29/2020	100% RD SET

CERTIFICATION

NOT FOR  
CONSTRUCTION

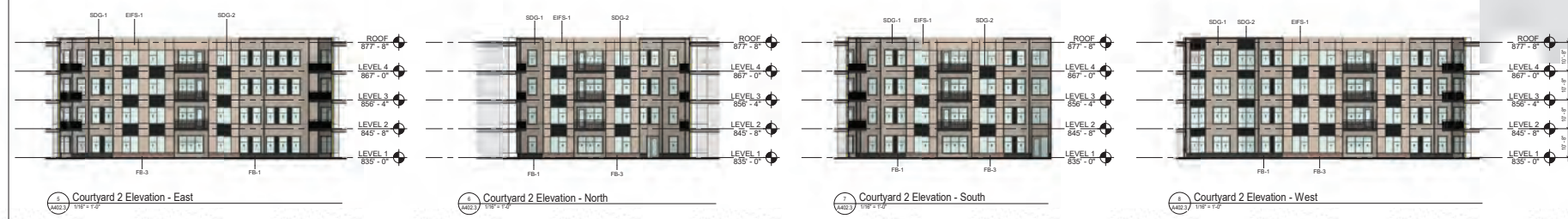
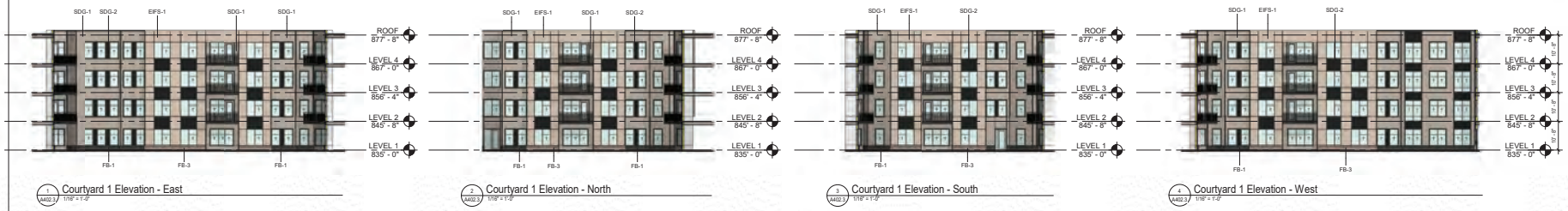
DRAWN BY	Author
CHECKED BY	Checker
COMPILED BY	10/29/20

SHEET TITLE

BLDG 3  
COURTYARD  
ELEVATIONS

SHEET NUMBER

A402.3



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PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	03/22/2018	5% SD SET
2	10/26/2018	10% SD SET



1 Section 1 - North  
1/8" = 1'-0"



2 Section 2 - West  
1/8" = 1'-0"



3 Section 3 - East  
1/8" = 1'-0"

CERTIFICATION

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CONSTRUCTION

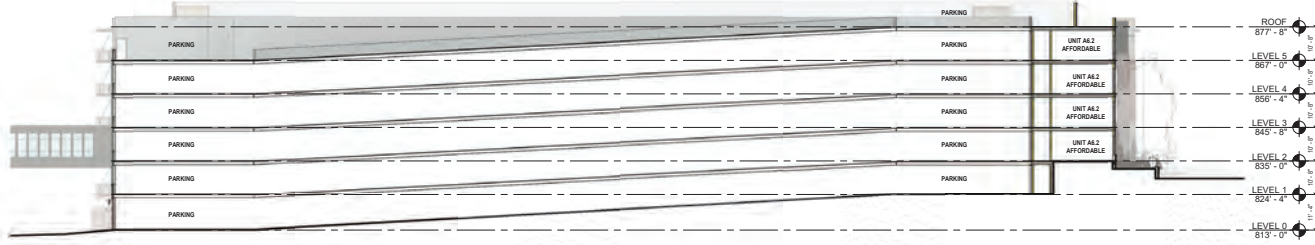
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CHECKED BY	Checker
COMPILED BY	10/13/18

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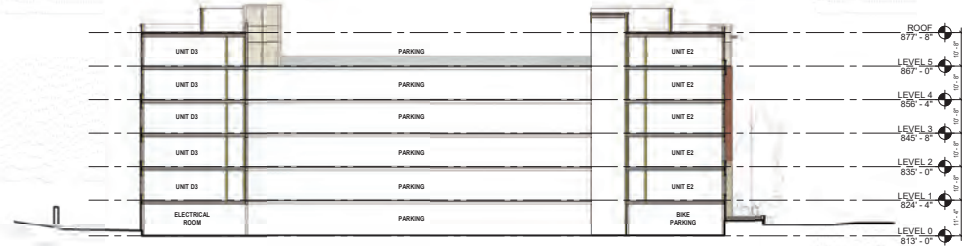
BLDG 1 BUILDING  
SECTIONS

SHEET NUMBER

A501.1



1 Section 1 - North  
A501.2 1/8" = 1'-0"



2 Section 2 - West  
A501.2 1/8" = 1'-0"



3 Section 3 - East  
A501.2 1/8" = 1'-0"

PROJECT TITLE  
The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
1	03/20/2018	15% SD SET
2	10/26/2018	75% SD SET

CERTIFICATION

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CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
DATE	10/26/18

SHEET TITLE  
BLDG 2 BUILDING  
SECTIONS

SHEET NUMBER

A501.2

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1/28/2020 5:01:13 PM



Section 1 - North  
1/8" = 1'-0"



Section 2 - West  
1/8" = 1'-0"



Section 3 - East  
1/8" = 1'-0"

PROJECT TITLE

The Standrd at  
Bloomington BLDG  
3

ISSUE #	DATE	DESCRIPTION
1	03/20/2020	50% SD SET
2	10/29/2020	100% SD SET

CERTIFICATION

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CONSTRUCTION

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CHECKED BY	Checker
COMPILED BY	10/1/20

SHEET TITLE

BLDG 3 BUILDING  
SECTIONS

SHEET NUMBER

A501.3





Table with 3 columns: ISSUE #, DATE, DESCRIPTION. Row 1: 2, 02/05/20, 100% SET

Main table with columns: Item ID, Qty, UOM, Description, Manufacturer / Product / Model / Finish, Project Application / Note. Rows include items like FLOORING, WALLS, CEILING, etc.

Continuation of the main table with columns: Item ID, Qty, UOM, Description, Manufacturer / Product / Model / Finish, Project Application / Note. Rows include items like FLOORING, WALLS, CEILING, etc.

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NOT FOR CONSTRUCTION

Table with 2 columns: DRAWN BY, CHECKED BY, APPROVED BY, SHEET TITLE. Values: Author, Checker, MGR, SHEET TITLE



PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	10/20/2018	PKL SD SET
2	10/26/2018	10% SD SET

CERTIFICATION

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CONSTRUCTION**

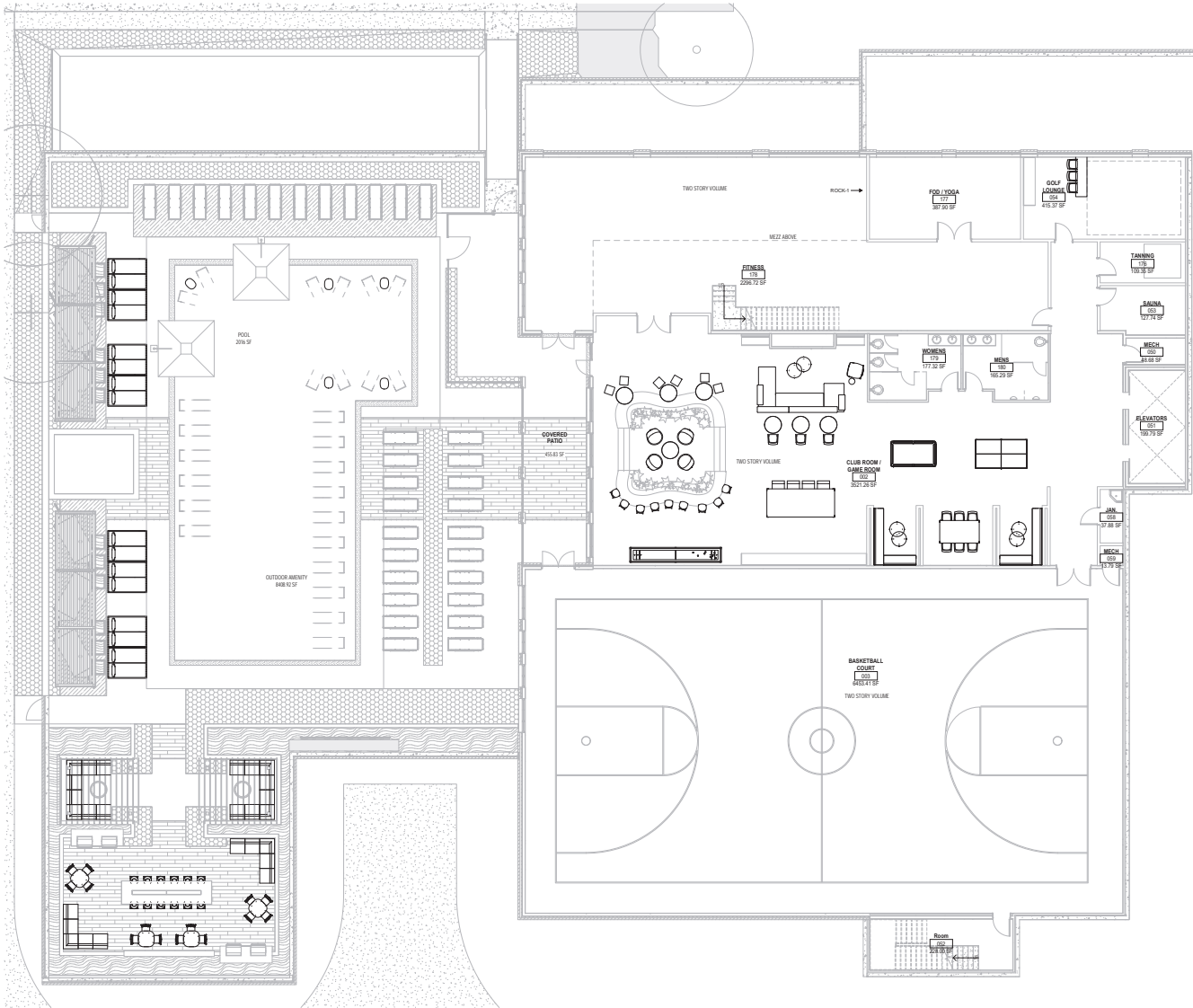
DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	Manager

SHEET TITLE

BLDG 1 - LEVEL 0  
FURNITURE PLAN

SHEET NUMBER

1301.1



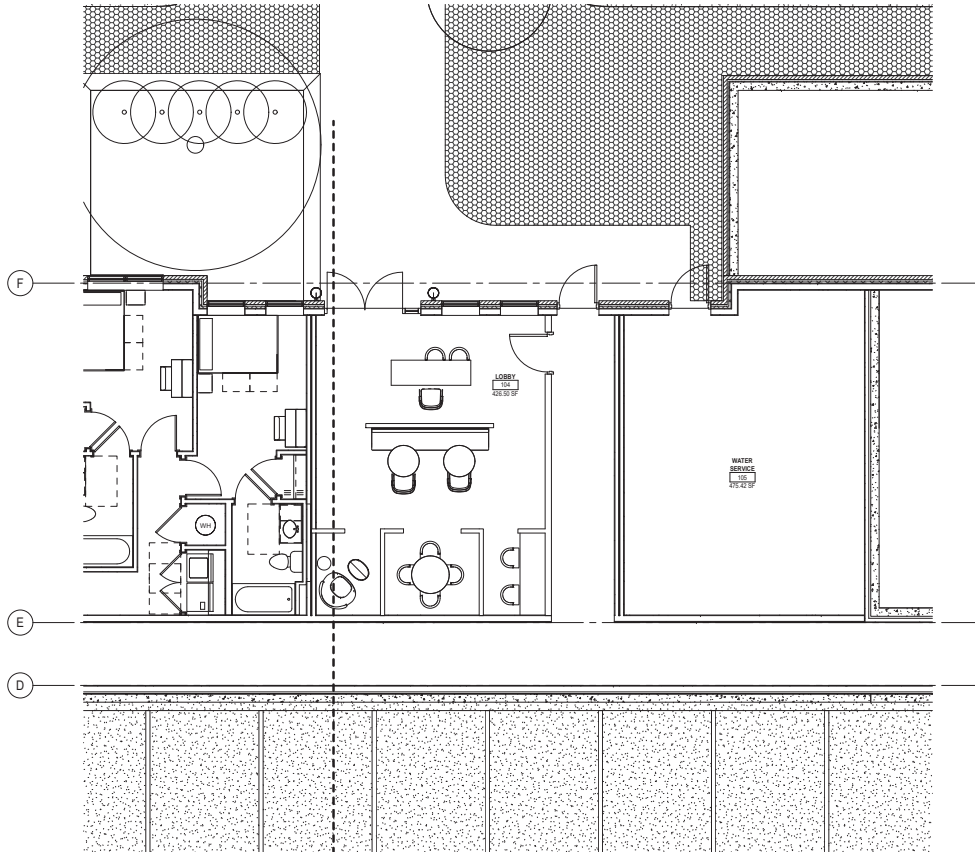
1 LEVEL 0 - FURNITURE PLAN - FOR REFERENCE ONLY

10/17/18

PROJECT TITLE

The Standard at  
Bloomington BLDG  
2

ISSUE #	DATE	DESCRIPTION
2	04/20/20	ISSUE SET



LEVEL 1 - ENLARGED AMENITY FURNITURE PLAN

CERTIFICATION

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CONSTRUCTION**

DRAWN BY: Author  
CHECKED BY: Checker  
DESIGNED BY: Designer

SHEET TITLE

LEVEL 1  
FURNITURE PLAN

SHEET NUMBER

1301.2

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PROJECT TITLE  
**The Strand at  
Bloomington BLDG  
3**

ISSUE #	DATE	DESCRIPTION
2	10/20/2018	100% SET

CERTIFICATION

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CONSTRUCTION**

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DATE: 10/20/2018

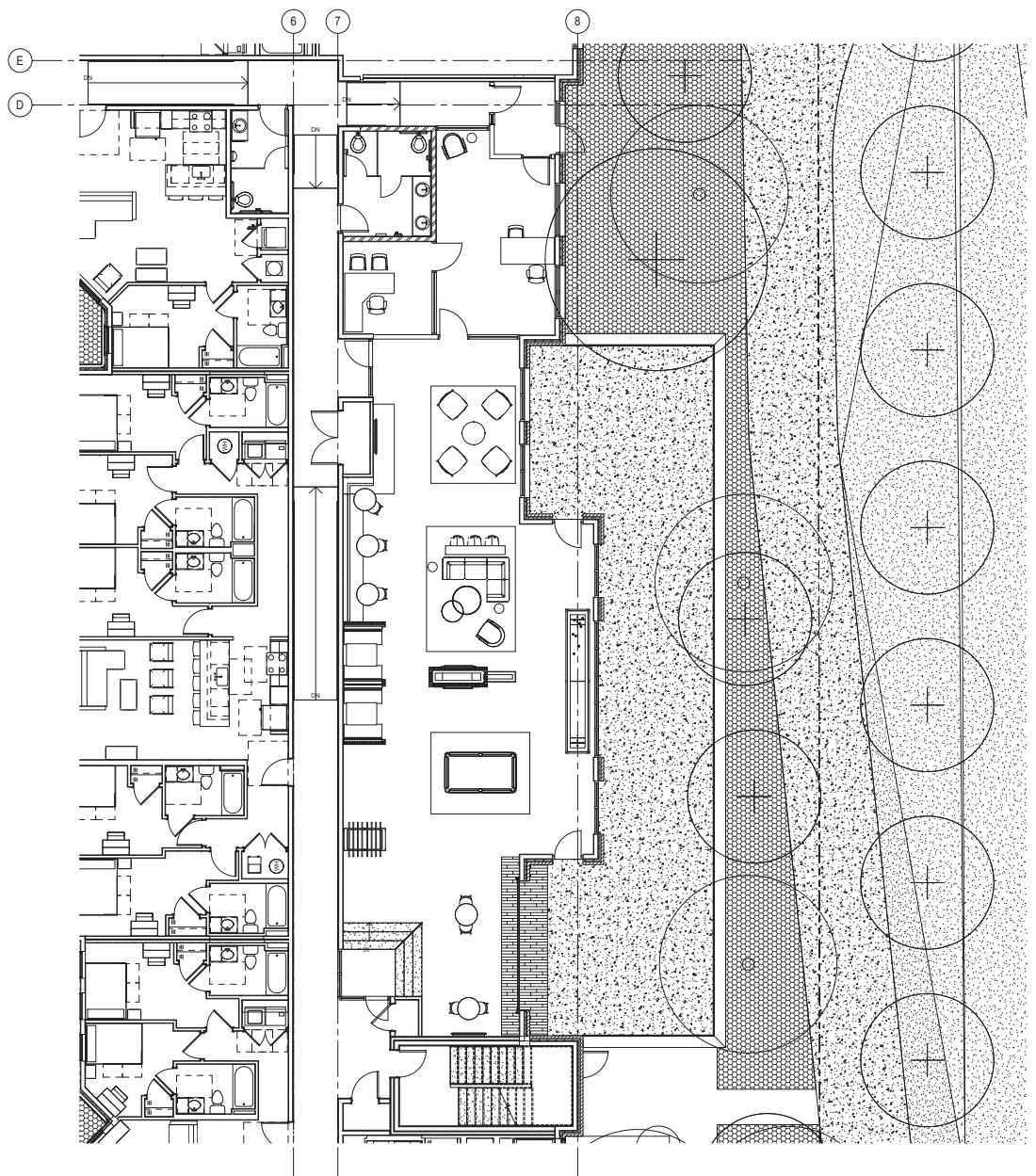
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**LEVEL 1  
FURNITURE PLAN**

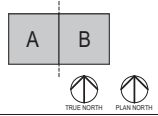
SHEET NUMBER

**1301.3**

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1301.3 LEVEL 1 - ENLARGED AMENITY FURNITURE PLAN - FOR REFERENCE



PROJECT TITLE

The Standard at  
Bloomington

ISSUE #	DATE	DESCRIPTION
1	03/20/20	50% SD SET
2	04/09/20	100% SD SET

CERTIFICATION

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CONSTRUCTION**

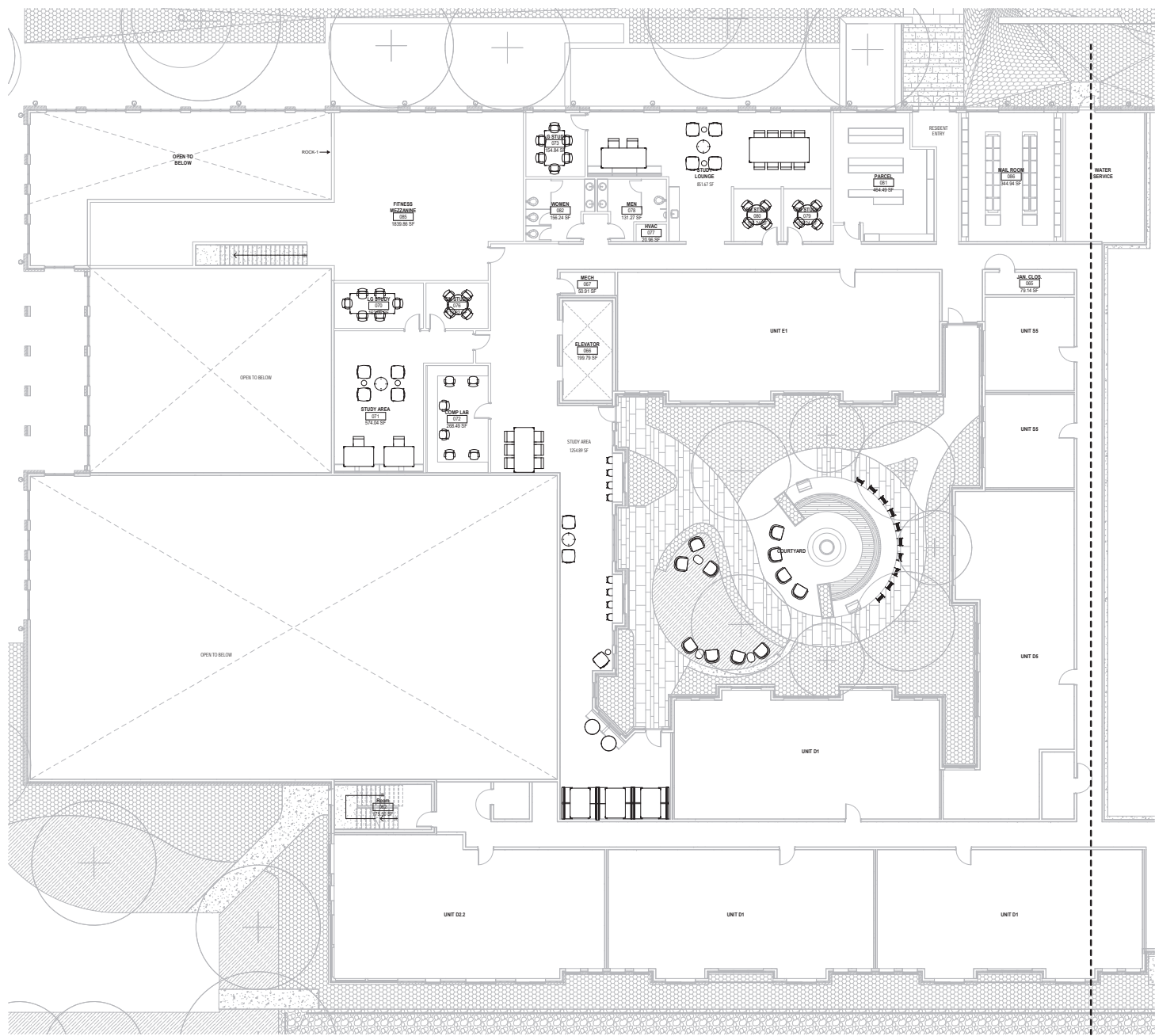
DRAWN BY	Author
CHECKED BY	Checker
COORDINATOR	MANAGER

SHEET TITLE

BLDG 1 - LEVEL 1  
FURNITURE PLAN

SHEET NUMBER

**1302.1**



LEVEL 1 - FURNITURE PLAN - FOR REFERENCE ONLY

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PROJECT TITLE  
**The Standard at  
Bloomington**

ISSUE #	DATE	DESCRIPTION
1	10/09/2018	50% SD SET
2	10/09/2018	100% SD SET

CERTIFICATION

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CONSTRUCTION**

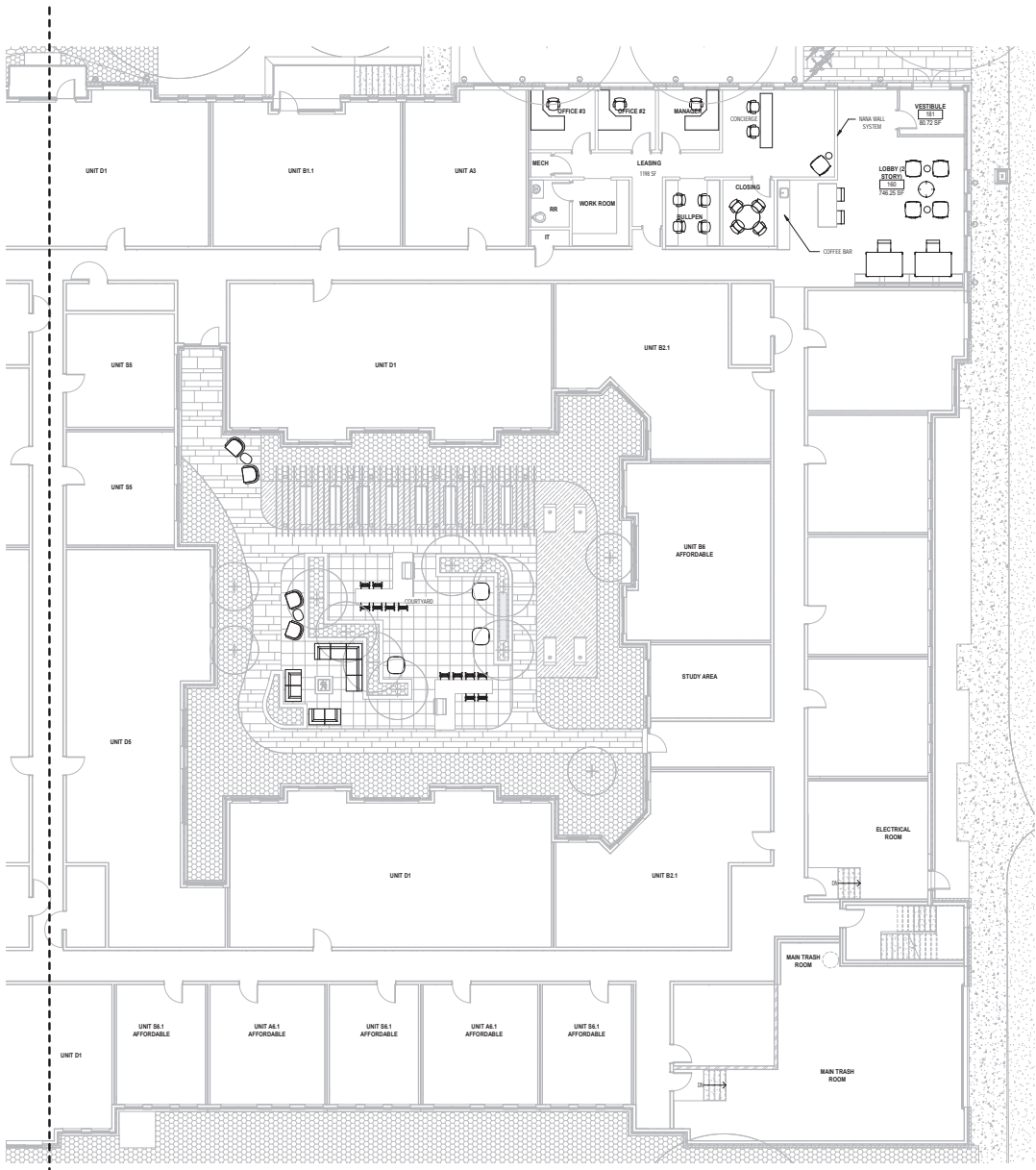
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CHECKED BY: Checker  
DESIGNED BY: Designer

SHEET TITLE

BLDG 1 - LEVEL 2  
FURNITURE PLAN

SHEET NUMBER

**1303.1**



LEVEL 2 - FURNITURE PLAN - FOR REFERENCE ONLY

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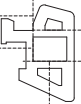


CONSULTANTS

PROJECT TITLE

Landmark -  
Bloomington, IN

KEY PLAN



ISSUE #	DATE	DESCRIPTION
1	12/29/2020	100% TO SET

CERTIFICATION

Chal S. Kandi (LICENSED)	_____	Date	_____
License Number	_____		
DATE	_____	28	_____
DRAWN BY	_____	CJK	_____
CHECKED BY	_____		_____
COMMISSION NUMBER	_____		_____

SHEET TITLE

ELECTRICAL  
ONE-LINE / RISER  
DIAGRAMS

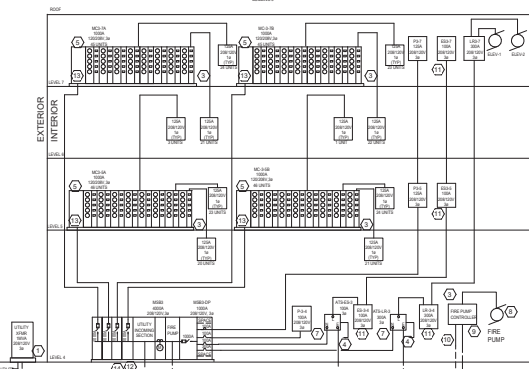
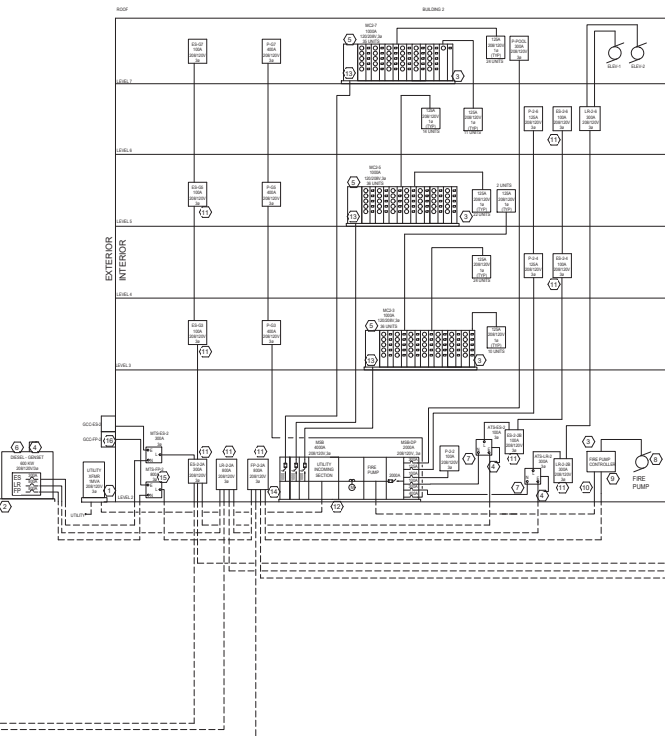
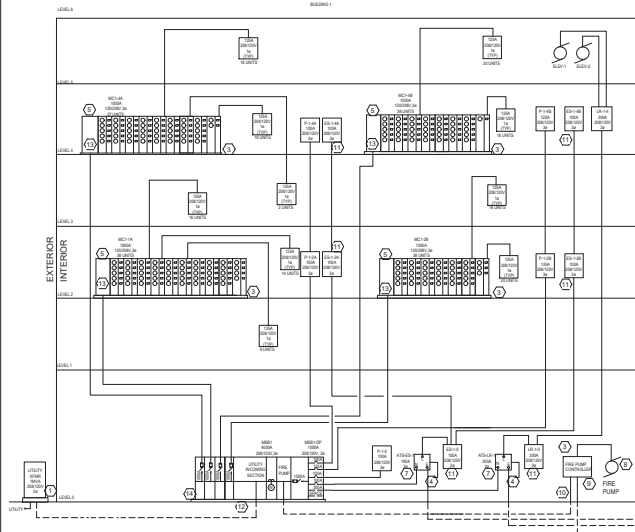
SHEET NUMBER

E401

ELECTRICAL RISER KEYNOTES

- 1 PROVIDE CONCRETE TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS. COORDINATE WITH UTILITY COMPANY PRIOR TO ANY WORK.
- 2 PROVIDE REINFORCED #4 CONCRETE PAD FOR GENERATOR. COORDINATE WITH GENERATOR SUPPLIER AND STRUCTURAL ENGINEER.
- 3 PROVIDE #4 THICK CONCRETE EQUIPMENT PAD.
- 4 1" CONDUIT W/ CABLING AS REQUIRED BY MANUFACTURER TO GENERATOR FOR CONTROL.
- 5 REFERENCE METER CENTER SCHEDULES ON SHEETS E551 & E552 FOR MORE INFORMATION.
- 6 PROVIDE TWO (2) 200AMP CIRCUITS FROM LEGALLY REQUIRED PANEL FOR BATTERY CHARGER AND JACKET HEATER.
- 7 AUTOMATIC TRANSFER SWITCH, NEMA 1 120/208V, 3PH, 4W, OPEN TRANSITION.
- 8 SEE ME MOTOR SCHEDULES.
- 9 FIRE PUMP CONTROLLER SHALL BE SOFT START.
- 10 PROVIDE FIRE PUMP WITH EMERGENCY POWER FROM GENERATOR. FIRE PUMP FEEDER SHALL BE M CABLE FEEDER OR FEEDER ROUTED OUTSIDE THE BUILDING. COORDINATE WITH DIVISION 21 TO PROVIDE AUTOMATIC TRANSFER SWITCH THAT IS INTEGRAL TO THE FIRE PUMP CONTROLLER.
- 11 PROVIDE SPD FOR ALL EMERGENCY SYSTEM PANELS.
- 12 PROVIDE SPD INTEGRAL TO SWITCHGEAR/MCB.
- 13 ALL METER SECTIONS SHALL BE RATED FOR THE SAME AMPACITY AS THE FEEDER AND OCPD.
- 14 PROVIDE A BOND WITH THE AVAILABLE FAULT CURRENT AT EACH SERVICE ENTRANCE EQUIPMENT PER NEC110.24.
- 15 PROVIDE MANUAL TRANSFER SWITCH (MTS) PER NEC 2017.
- 16 PROVIDE PORTABLE GENERATOR CONNECTION CABINET (GCC) CUM PLAG PER NEC 2017.

MARK (AMPLICITY)	COPPER		ALUMINUM	
	FEEDER SW (W/ NEUTRAL) PH-GND-C	FEEDER SW (W/ NEUTRAL) PH-GND-C	FEEDER SW (NO NEUTRAL) PH-GND-C	FEEDER SW (W/ NEUTRAL) PH-GND-C
30	10-10-10"	10-10-10"	NOT ALLOWED	NOT ALLOWED
30	10-10-3/4"	10-10-3/4"	NOT ALLOWED	NOT ALLOWED
40	8-10-3/4"	8-8-3/4"	NOT ALLOWED	NOT ALLOWED
50	8-10-1"	8-8-1"	NOT ALLOWED	NOT ALLOWED
60	8-8-1/8"	8-8-1/8"	NOT ALLOWED	NOT ALLOWED
80	3-8-1/4"	3-8-1/4"	NOT ALLOWED	NOT ALLOWED
100	3-8-1/4"	3-8-1/4"	1-6-1 1/2"	1-6-1 1/2"
125	1-6-1 1/2"	1-6-1 1/2"	20-4 1/2"	20-4 1/2"
150	10-6-1 1/2"	10-6-2"	30-4 1/2"	30-4 1/2"
175	20-6-1 1/2"	20-6-2"	40-4 1/2"	40-4 1/2"
200	30-6-2"	30-6-2"	250KCMIL-4.2 1/2"	250KCMIL-4.2 1/2"
225	40-4-2"	40-4-2 1/2"	300KCMIL-2.2 1/2"	300KCMIL-2.2"
250	250KCMIL-4.2 1/2"	250KCMIL-4.2 1/2"	400KCMIL-2.3"	400KCMIL-2.3"
300	250KCMIL-4.2 1/2"	250KCMIL-4.2"	500KCMIL-2.3"	500KCMIL-2.3 1/2"
400	500KCMIL-3.3"	500KCMIL-3.3 1/2"	(2) 250KCMIL-1.2 1/2"	(2) 250KCMIL-1.3"
600	(2) 500KCMIL-2.3 1/2"	(2) 500KCMIL-2.3"	(2) 400KCMIL-1.6-3"	(2) 400KCMIL-1.6-3 1/2"
800	(2) 500KCMIL-1.3"	(2) 500KCMIL-1.3"	(2) 500KCMIL-20-3"	(2) 500KCMIL-20-3 1/2"
800	(2) 500KCMIL-1.6-3"	(2) 500KCMIL-1.6-3 1/2"	(3) 500KCMIL-30-3"	(3) 500KCMIL-30-3 1/2"
1000	(3) 400KCMIL-2.0-3"	(3) 400KCMIL-2.0-3 1/2"	(3) 600KCMIL-40-3 1/2"	(3) 600KCMIL-40-3 1/2"
1200	(4) 350KCMIL-2.0-3"	(4) 350KCMIL-2.0-3"	(4) 500KCMIL-200KCMIL-3 1/2"	(4) 500KCMIL-250KCMIL-3 1/2"
1500	(5) 400KCMIL-2.0-3"	(5) 400KCMIL-4.0-3 1/2"	(5) 600KCMIL-300KCMIL-3 1/2"	(5) 600KCMIL-350KCMIL-3 1/2"
2000	(5) 600KCMIL-250KCMIL-4"	(5) 600KCMIL-250KCMIL-3 1/2"	(5) 600KCMIL-450KCMIL-4"	(5) 600KCMIL-450KCMIL-3 1/2"
2500	(5) 600KCMIL-350KCMIL-4"	(5) 600KCMIL-350KCMIL-3 1/2"	(5) 600KCMIL-550KCMIL-4"	(5) 600KCMIL-550KCMIL-3 1/2"
3000	(5) 600KCMIL-400KCMIL-3 1/2"	(5) 600KCMIL-400KCMIL-3 1/2"	(10) 600KCMIL-600KCMIL-4"	(10) 600KCMIL-600KCMIL-3 1/2"
4000	(10) 600KCMIL-400KCMIL-3 1/2"	(10) 600KCMIL-400KCMIL-3 1/2"	(10) 750KCMIL-600KCMIL-4"	(10) 750KCMIL-600KCMIL-3 1/2"



ELECTRICAL RISER DIAGRAM

**Voluntary Written Zoning Commitment**

**WHEREAS,** The Standard at Bloomington, LLC (“Owner”), is, or will soon become, the fee simple owner of property at 301 E. Brownstone Drive (“the Property”); and

**WHEREAS,** Owner petitioned the Bloomington Common Council for an amendment to the City of Bloomington Zoning Maps by rezoning 7.22 acres of property from Planned Unit Development to Mixed-Use Student Housing (the “Petition”).

**NOW, THEREFORE,** Owner voluntarily provides and records this *Voluntary Written Zoning Commitment* in connection with the Petition.

**1. Legal Description of Property**

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE EAST LINE OF N. WALNUT STREET INTERSECTS THE SOUTH LINE OF EAST FOURTEENTH STREET, THENCE ON AND ALONG SAID SOUTH LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING), 200.00 FEET TO A 1/2 INCH REBAR FOUND AND BEING THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 04 MINUTES 31 SECONDS WEST 254.91 FEET TO THE NORTH LINE OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY AND BEING AN INTERSECTION WITH A NON-TANGENT CURVE, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 01 DEGREES 23 MINUTES 18 SECONDS EAST, 1037.45 FEET FROM SAID INTERSECTION, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 39 MINUTES 57 SECONDS, THENCE EASTERLY ALONG SAID CURVE 48.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 43 MINUTES 20 SECONDS EAST, 154.78 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 360.25 FEET, THENCE EASTERLY 62.88 FEET NORTH 81 DEGREES 16 MINUTES 39 SECONDS EAST 12.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 00 SECONDS TO A POINT OF TANGENCY, THENCE HAVING A RADIUS OF 380.25 FEET, THENCE EASTERLY 66.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 00 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 43 MINUTES 20 SECONDS EAST, 882.27 FEET; THENCE LEAVING SAID RAILROAD LINE NORTH 00 DEGREES 05 MINUTES 01 SECOND WEST 267.60 FEET TO THE SOUTH LINE OF SAID FOURTEENTH STREET, THENCE ON AND ALONG SAID SOUTH LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1221.50 FEET TO THE POINT OF BEGINNING, CONTAINING 7.22 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY THAT IS INSURED IN THE TITLE POLICY ISSUED BY CHICAGO TITLE INSURANCE COMPANY PURSUANT TO TITLE FILE NO.: RAIN-36012, EFFECTIVE ON JUNE 19, 2019.

**2. Binding**

This *Voluntary Written Zoning Commitment* is binding on the Owner of the Property. Upon recordation in the Office of the Recorder of Monroe County, Indiana, this commitment shall become binding on any subsequent owner, or anyone who acquires an interest in the Property.

**3. Recording**

This *Voluntary Written Zoning Commitment*, if approved, shall be recorded in the Office of the Recorder of Monroe County, Indiana on or before December 17, 2020.

**4. Modification**

This *Voluntary Written Zoning Commitment* shall only be modified by action of the Bloomington Common Council.

**5. Termination**

This *Voluntary Written Zoning Commitment* shall terminate upon the first of either: (1) action by the Bloomington Common Council; or (2) a determination that the project as described in the Petition (the "Project") was, or will not be, built in whole or in part.

**6. Enforcement**

An action to enforce any provision of this *Voluntary Written Zoning Commitment* may be brought in Monroe Circuit Court by the Bloomington Common Council pursuant to I.C. § 36-7-4-1015(d)(1).

**7. National Green Building Standard Certification**

The Owner voluntarily commits to obtain National Green Building Standard Silver level certification within one (1) year of the Owner's receipt of a final certificate of occupancy of the Project.

**8. Commercial Space**

The Owner voluntarily commits to incorporate a commercial space into the Project subject to approval of a landscape buffer yard variance from the Board of Zoning Appeals.

**9. Private Shuttle**

The Owner voluntarily commits to not operate a private shuttle service from the site.

**10. Copy**

Prior to the issuance of any permits, a copy of the recorded *Voluntary Written Zoning Commitment* shall be provided to the City of Bloomington's Planning and Transportation Department and to the Office of the Bloomington Common Council.

**11. Violation**

Failure to honor this *Voluntary Written Zoning Commitment* shall constitute a violation of the City of Bloomington's Unified Development Ordinance and shall be subject to all penalties and remedies provided thereunder. Failure to honor this *Voluntary Written Zoning Commitment* shall subject person(s) obligated hereby to revocation of occupancy permits and other legal action.

[Signature on following page]

DATED this 15<sup>th</sup> day of December, 2020.

The Standard at Bloomington, LLC

By: [Signature]

ATTEST:

STATE OF Georgia )

COUNTY OF Clarke, SS: )

On the 15<sup>th</sup> day of December, 2020, W. Christopher Hart personally appeared before me, the undersigned Notary Public, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the within instrument, the person(s), or the entity(ies) on behalf of which the person(s) acted, executed the within instrument.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.

[Signature]

Notary Public

My Commission expires: 12/21/21



(SEAL)



Eric Greulich &lt;greulice@bloomington.in.gov&gt;

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**Brownstone Development 14th Street**

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Kay Olges &lt;board@windfalldancers.org&gt;

Fri, Feb 5, 2021 at 8:18 AM

To: crowleya@bloomington.in.gov, Eric Greulich &lt;greulice@bloomington.in.gov&gt;, Susan Sandberg &lt;sandbers@bloomington.in.gov&gt;, volans@bloomington.in.gov

Greetings,

I am writing to address concerns related to the proposed development of the Brownstone Apartments. As the only business (not for profit) in that area, we are impacted differently than other residents. Our concerns are as follows:

- Impact of the building height on the roof of our building on the corner of 14th and Dunn Streets on our proposed solar panel installation
- Increased congestion in the area
- Increased vandalism
- Impact of parking

Windfall has been researching the feasibility of installing solar panels on the south facing section of our roof. This project would be primarily to reduce our energy footprint and the impact of a 5 story building across the street is unclear. (Setbacks might reduce the impact, we just need information. It also appears in the renderings that the building most involved is a 4 story instead of 5 ...?)

In the past few years, vandalism has become an increasing issue at our location. After IU's football victory over Penn State October 24th, our main sign was broken in two, which required complete replacement. We have also had to replace the front door glass and a upstairs window and clean up trash (beer cans, bottles, solo cups, etc) every weekend, especially on game weekends. We are concerned that increased young adult residents to the density indicated will increase these problems. We see increased security as a need, including the added expense of a system installation on our building. We would appreciate anything the property management can do to increase responsibility and respect toward others in the neighborhood.

Don't just build them then let it be a free for all. These are youngsters even though they are adults.

Lastly, the parking restrictions placed on this area in recent years have visitors to area residents seeking alternative parking, which, unfortunately includes our small lot. I appreciate that the builder is including a parking garage, but visitor parking also needs to have conscious consideration. (Due to the nature of others who use our space, it is not feasible to have a towing company cruise and tow. We do have a contract for removal as needed.)

Thank you very much for your consideration of these concerns. I am planning to attend the February 8th meeting.

Stay safe!

Kay Olges

President, Board of Directors

Rental Coordinator



Windfall Dancers, Inc  
@windfalldancers