

**From:** [Boyle, Douglas J \(DHS\)](#)  
**To:** ["Erin Maher"](#)  
**Cc:** [Steve Zabel](#); [Scott B. Perkins](#)  
**Subject:** RE: City's End Mixed-Use Development - Request to be added to the next Fire Prevention & Building Safety Commission Meeting Agenda  
**Date:** Tuesday, February 26, 2019 6:57:00 PM  
**Attachments:** [image001.png](#)

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Thank you for submitting these documents, Erin. Just to clarify, this will be placed on the Commission's agenda for its next meeting on **Tuesday, March 5, 2019** (not Wednesday) starting at 9:00 a.m. in Conference Room B of Indiana Government Center South, 302 W. Washington Street, Indianapolis, IN 46204. There is no explicit requirement in the Commission's administrative rules that you must absolutely be present at the meeting in order to avoid any delay in a substantive action (approval or denial) on the variance request, since participation/testimony by the applicant or representative is afforded at the discretion of the Commission.

However, with most variance requests, it is the Commission's expectation that the applicant or submitter be present to speak on behalf of the variance request, so that he or she may answer any of the members' questions and be directly aware of the Commission's actions. As such, I will never directly advise anyone that they do not have to attend the Commission's meeting, and I will always advise that it is better to be prepared and err on the side of caution. You or some other representative of Blackline Studio/City's End would obviously not be required to stay for the entire meeting. Please let me know if you have any questions.

Sincerely,

**Douglas J. Boyle** | Director – Fire Prevention and Building Safety Commission  
Indiana Department of Homeland Security  
302 W. Washington Street, Room E-208  
Indianapolis, IN 46204  
Tel: (317) 650-7720  
Email: [DoBoyle@dhs.in.gov](mailto:DoBoyle@dhs.in.gov)  
Web: [www.in.gov/dhs](http://www.in.gov/dhs)



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**From:** Erin Maher [mailto:maher@blacklinestudio.net]  
**Sent:** Tuesday, February 26, 2019 2:50 PM  
**To:** Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>  
**Cc:** Steve Zabel <zabel@blacklinestudio.net>; Scott B. Perkins <Perkins@blacklinestudio.net>  
**Subject:** RE: City's End Mixed-Use Development - Request to be added to the next Fire Prevention & Building Safety Commission Meeting Agenda

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Mr. Boyle,

Thank you for your response!

Please find attached the following items:

- The letter of request for a local variance for the location of the PIV to Ms. Bovard,
- The overall site and floor plans that accompanied the letter,
- Updated IFD inspection report from 2/18/19, and
- Letter from Ms. Bovard with her support for the new PIV location and direction to contact the Commission for official review.

Should you need any additional items in order to review, please do not hesitate to let me know.

For the meeting on Wednesday and in order to have our local variance heard and not tabled, is it required for a proponent to speak on behalf of the project?

Again, thank you for your time,  
Erin Maher  
Project Director | Blackline Studio

1043 Virginia Avenue, Studio 208  
Indianapolis, Indiana 46203

317.803.7900x708  
[m] 317.409.6702  
[maher@blacklinestudio.net](mailto:maher@blacklinestudio.net)

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**From:** Boyle, Douglas J (DHS) [<mailto:DoBoyle@dhs.IN.gov>]

**Sent:** Tuesday, February 26, 2019 11:15 AM

**To:** Erin Maher <[maher@blacklinestudio.net](mailto:maher@blacklinestudio.net)>

**Cc:** Steve Zabel <[zabel@blacklinestudio.net](mailto:zabel@blacklinestudio.net)>; Scott B. Perkins <[Perkins@blacklinestudio.net](mailto:Perkins@blacklinestudio.net)>

**Subject:** RE: City's End Mixed-Use Development - Request to be added to the next Fire Prevention & Building Safety Commission Meeting Agenda

Hello Erin,

I apologize for the delay in responding to your message. The Fire Prevention and Building Safety Commission (the Commission) does not have any additional policies, requirements, or paperwork for reviewing a variance request approved by a political subdivision (i.e. the City of Indianapolis/Indianapolis Fire Department, other than that, pursuant to IC 22-13-2-7(b), the Commission must review variances granted by a political subdivision to the fire safety and building laws adopted in its ordinances, and the variance is not effective until it is approved by the Commission.

With that being said, at your earliest convenience, please send me all of the documents of record (application, plans, exhibits, etc.) you submitted to the City of Indianapolis/IFD regarding the PIV

location variance request, and IFD's order (likely issued by Inspector Bovard) approving the variance request. You may submit these documents directly to me via email, and I will compile them and add them to the Commission's meeting materials, so that the Commission may review them prior to next week's meeting on Tuesday, March 5, 2019. Information regarding next week's meeting (time, location, etc.) is available on the Commission's web page: <https://www.in.gov/dhs/2375.htm>. The Commission's agenda and meeting materials for next week's meeting will likely be posted to the Commission's web page by the end of business on Friday. Please let me know if you have any questions.

Sincerely,

**Douglas J. Boyle** | Director – Fire Prevention and Building Safety Commission  
Indiana Department of Homeland Security  
302 W. Washington Street, Room E-208  
Indianapolis, IN 46204  
Tel: (317) 650-7720  
Email: [DoBoyle@dhs.in.gov](mailto:DoBoyle@dhs.in.gov)  
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**From:** Erin Maher [<mailto:maher@blacklinestudio.net>]  
**Sent:** Wednesday, February 20, 2019 11:23 AM  
**To:** Boyle, Douglas J (DHS) <[DoBoyle@dhs.IN.gov](mailto:DoBoyle@dhs.IN.gov)>  
**Cc:** Steve Zabel <[zabel@blacklinestudio.net](mailto:zabel@blacklinestudio.net)>; Scott B. Perkins <[Perkins@blacklinestudio.net](mailto:Perkins@blacklinestudio.net)>  
**Subject:** FW: City's End Mixed-Use Development - Request to be added to the next Fire Prevention & Building Safety Commission Meeting Agenda

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Mr. Boyle,

I received the below email from Ms. Fitzpatrick on Monday in regards to our review of the PIV location for a local variance at the City's End project located on Prospect Street in Indianapolis. It is our goal for the project to be heard and reviewed at the next Fire Prevention and Building Safety Commission meeting.

Could you please send me information on the next meeting date and time, as well as, any paperwork or exhibits that will need filled out on my end in order to be added to the agenda. Also, for the meeting, do you require a presentation or is this an internally reviewed process?

Thank you in advance for your help,  
Erin Maher  
Project Director | Blackline Studio

1043 Virginia Avenue, Studio 208  
Indianapolis, Indiana 46203

317.803.7900x708  
[m] 317.409.6702  
[maher@blacklinestudio.net](mailto:maher@blacklinestudio.net)

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**From:** Fitzpatrick, Denise [<mailto:dfitzpatrick@dhs.IN.gov>]  
**Sent:** Monday, February 18, 2019 11:10 AM  
**To:** Erin Maher <[maher@blacklinestudio.net](mailto:maher@blacklinestudio.net)>  
**Subject:** RE: City's End Mixed-Use Development - Request to be added to the next Fire Prevention & Building Safety Commission Meeting Agenda

Mr. Maher,

I've forwarded your e-mail to Douglas Boyle, the Director of the Fire Prevention and Building Safety Commission. He prepares the agenda.

**Denise Fitzpatrick** | Program Director  
Code Services  
Indiana Department of Homeland Security  
402 W. Washington Street Room E245  
Indianapolis, Indiana 46204  
Tel: (317)-232-6213  
E-mail: [dfitzpatrick@dhs.in.gov](mailto:dfitzpatrick@dhs.in.gov)  
Web: [www.in.gov/dhs](http://www.in.gov/dhs)

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**From:** Erin Maher [<mailto:maher@blacklinestudio.net>]  
**Sent:** Monday, February 18, 2019 11:06 AM  
**To:** Fitzpatrick, Denise <[dfitzpatrick@dhs.IN.gov](mailto:dfitzpatrick@dhs.IN.gov)>  
**Cc:** Scott B. Perkins <[Perkins@blacklinestudio.net](mailto:Perkins@blacklinestudio.net)>; Steve Zabel <[zabel@blacklinestudio.net](mailto:zabel@blacklinestudio.net)>; Mike Kalasmiki <[mikek@homeisjchart.com](mailto:mikek@homeisjchart.com)>  
**Subject:** City's End Mixed-Use Development - Request to be added to the next Fire Prevention & Building Safety Commission Meeting Agenda

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Ms. Fitzpatrick,

My name is Erin Maher with Blackline Studio, an architecture firm located here in Indianapolis. I have been working with Inspector Bovard at the Indianapolis Fire Department to obtain a local variance for the PIV location on a new mixed-use development project along Prospect Street. As I understand, the variance request must be presented to the Fire Prevention and Building Safety Commission in order to be heard, reviewed, and officially approved. Inspector Bovard indicated that I should reach out to you to be



placed on the Commission's next meeting agenda.

Could you please send me information on the next meeting date, time, and location, as well as, any paperwork or exhibits that will need filled out on my end in order to be added to the agenda.

Thank you in advance for your help,

**Erin Maher**

Project Director | Blackline Studio

1043 Virginia Avenue, Studio 208  
Indianapolis, Indiana 46203

317.803.7900x708

[m] 317.409.6702

[maher@blacklinestudio.net](mailto:maher@blacklinestudio.net)

February 15, 2019

Margie Bovard, Building Inspector | Indianapolis Fire Department  
955 Fort Wayne Avenue, Indianapolis, Indiana 46202

Inspector Bovard,

This letter is to formally request a local variance for the location of the Post Indicator Valve for the City's End Mixed-Use Development to be located at 1441 Prospect Street, Indianapolis, IN 46203.

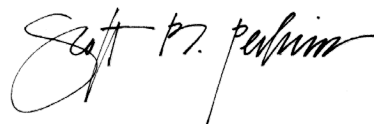
As exhibited on the attached Site Plan, the building is situated in close proximity to the property lines with no adjacently owned property. Due to this restriction, we are unable to install the PIV at a distance of over 40 feet from the building.

Located in the right-of-way on the Northside of the development along Prospect Street, we have designated planting beds between the street parking and sidewalk. It is our proposal that the PIV be located in the eastern most planting bed near the corner of Prospect and Spruce Streets. This location will not only be the most visible on site, it is also in close proximity to additional fire department resources.

Should you have additional questions or need further exhibits, please contact me at the below number or email.

Thank you for your review and consideration.

Sincerely,



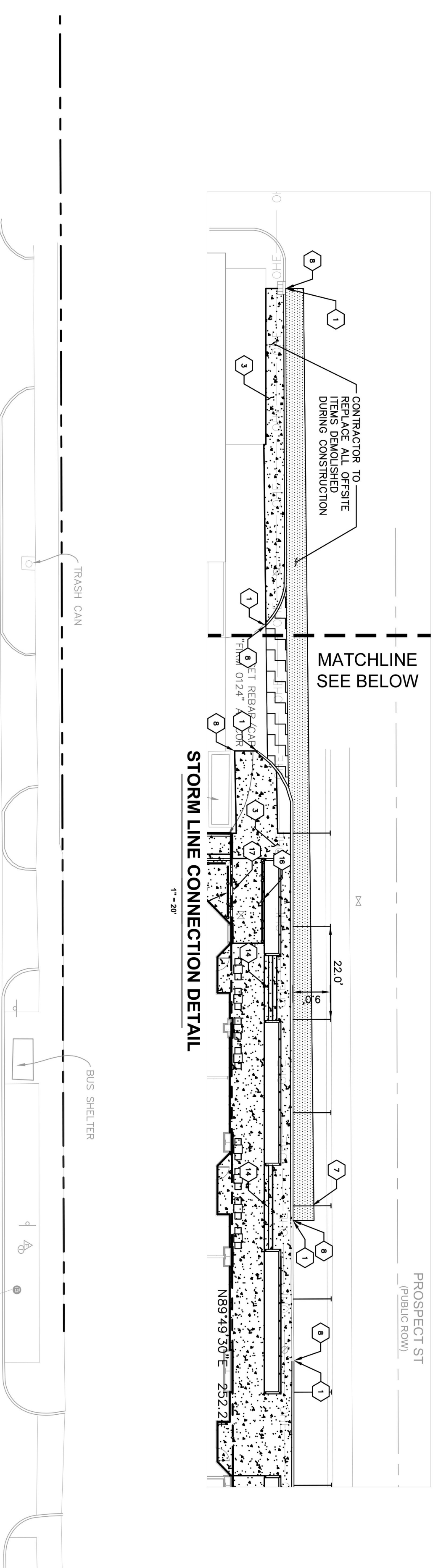
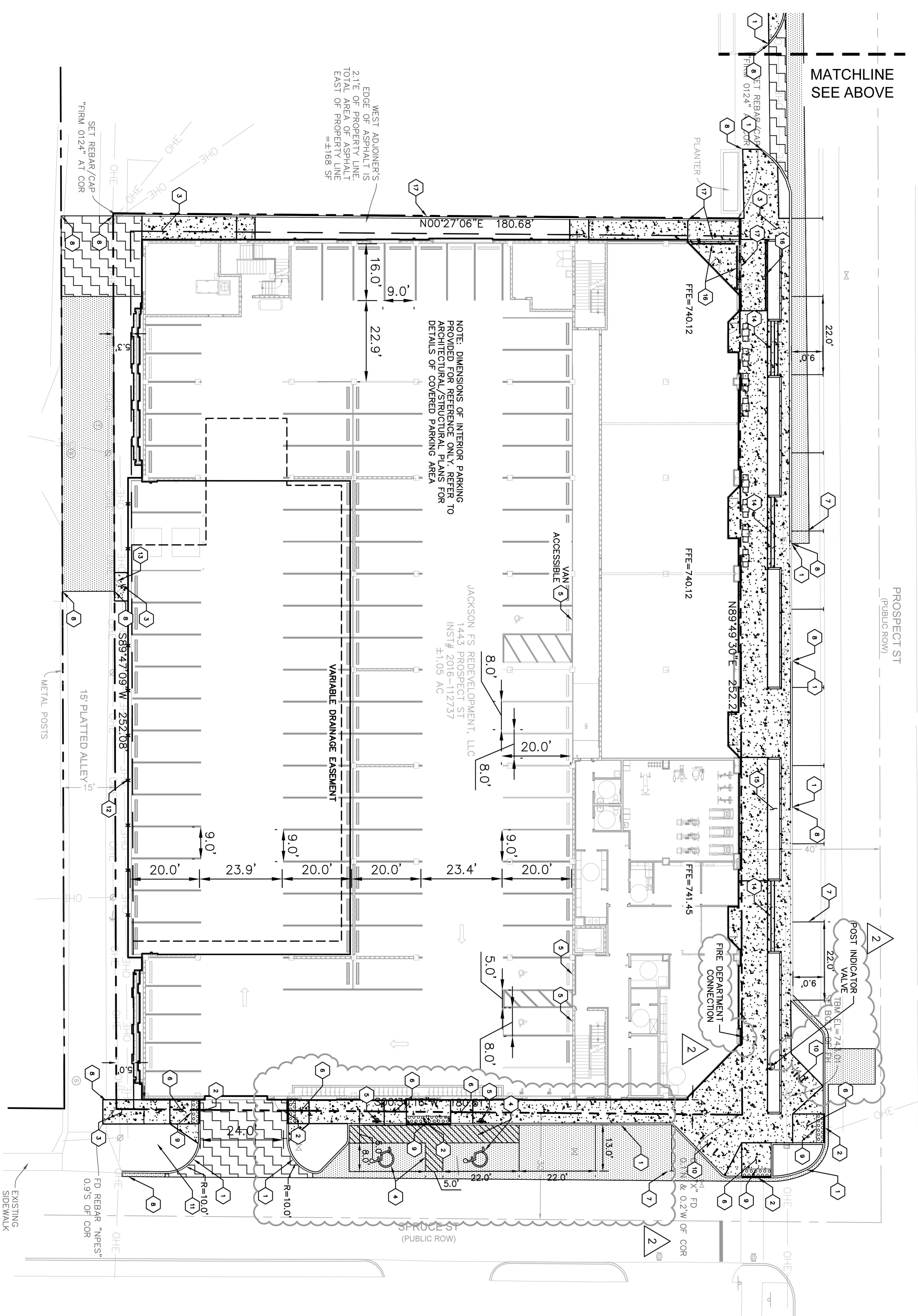
Scott Perkins, Blackline Principal

1043 Virginia Avenue, Studio 208  
Indianapolis, IN 46203  
317.803.7900

perkins@blacklinestudio.net







### PARKING SUMMARY

CODE REQUIREMENTS (105 WF UNITS & 5,600 SFT RETAIL)	=	79
MULTI-FAMILY PARKING SPACES REQUIRED (0.25/UNIT)	=	79
TOTAL PARKING SPACES REQUIRED (1/3500 SFT)	=	95
PROPOSED PARKING SPACES	=	72
8'X16' COMPACT INTERIOR SPACES	=	16
8'X22' PARALLEL SPACES PROVIDED	=	103
TOTAL PARKING SPACES PROVIDED	=	119
ADA ACCESSIBLE SPACES PROVIDED	=	5
ADA ACCESSIBLE SPACES REQUIRED	=	5
BIKE RACK SPACES REQUIRED	=	10
BIKE RACK SPACES PROPOSED	=	10

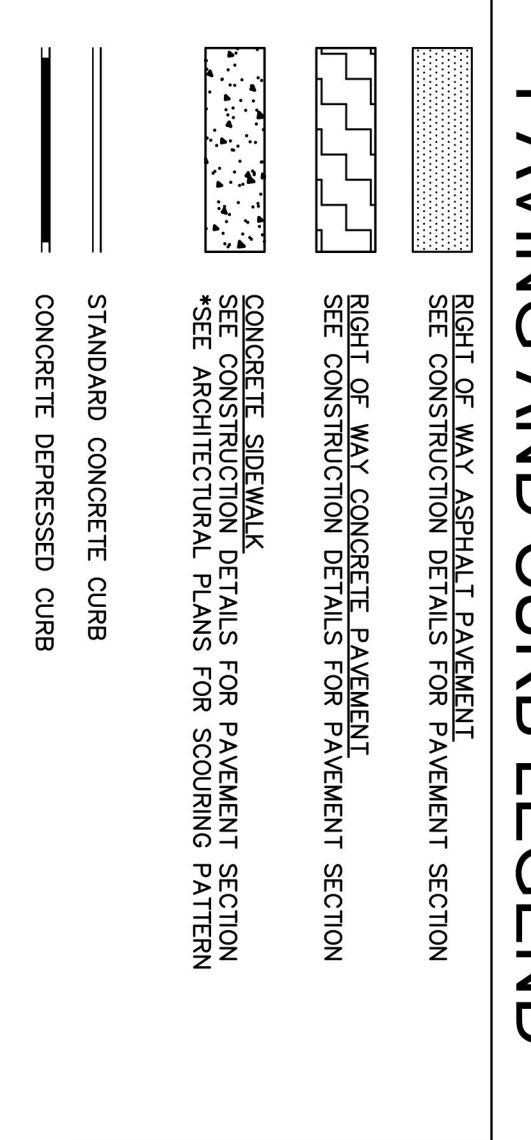
### GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADIUS ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 5'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

### KEY NOTES

- CONCRETE CURB, TYP. (SEE DETAILS)
- DEPRESSED CURB
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (AUTO RT-8, SEE DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- 4" WIDE WHITE SOLID LINE, THERMOPLASTIC, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 2" WIDE TACTILE WARNING STRIP
- BIKE RACK
- PUBLIC PET AREA
- 8' EXTRUDED ALUMINUM ORNAMENTAL FENCE
- 12' FENCE GATE
- STANS (SEE ARCH. PLAN FOR DETAILS)
- PLANTER BOX, TYP.
- HANDRAIL, (SEE ARCH. PLAN FOR DETAILS)
- CONCRETE STEP

### PAVING AND CURB LEGEND



### LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT NUMBER 3 IN THE REAR OF MARTINDALE & MCCARTY'S SOUTH EAST ADDITION TO THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 3, PAGE 112, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PROSPECT STREET; THENCE NORTH 89 DEGREES 47 MINUTES 39 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOT NUMBER 6 IN SAID ADDITION SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SPRUCE STREET; THENCE SOUTH 00 DEGREES 26 MINUTES 27 SECONDS WEST ALONG SAID WEST 6' A POINT ON THE EAST LINE OF SAID LOT NUMBER 6 AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 15 FOOT PLATTED ALLEY; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 252.06 FEET TO THE SOUTHWEST CORNER OF LOT NUMBER 3 IN SAID ADDITION; THENCE NORTH 00 DEGREES 23 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID LOT NUMBER 3 A DISTANCE OF 180.68 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES MORE OR LESS.

HORIZONTAL DATUM: NAD 83/2011 (INDIANA EAST)  
 VERTICAL DATUM: NAVD 83  
 BENCHMARK: SOUTH BOUNDARY OF FIRE HYDRANT, SE QUADRANT OF SPRUCE ST. & PROSPECT ST.

Indiana Utilities Protection Service  
**Call 811**  
 before you dig

NO.	REVISIONS	DATE	BY
	AD.02 PERMIT SET	02/15/19	NPK
	95% PROGRESS SET	12/01/18	ART
	50% PROGRESS SET	11/06/18	ART
		10/24/18	ART

**Kimley»Horn**  
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 250 EAST 96TH STREET, SUITE 580,  
 INDIANAPOLIS, IN 46240  
 PHONE: 317.552.8500  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: NPK  
 DRAWN BY: NPK  
 CHECKED BY: ART

**JC HART**  
 Builders • Developers • Managers

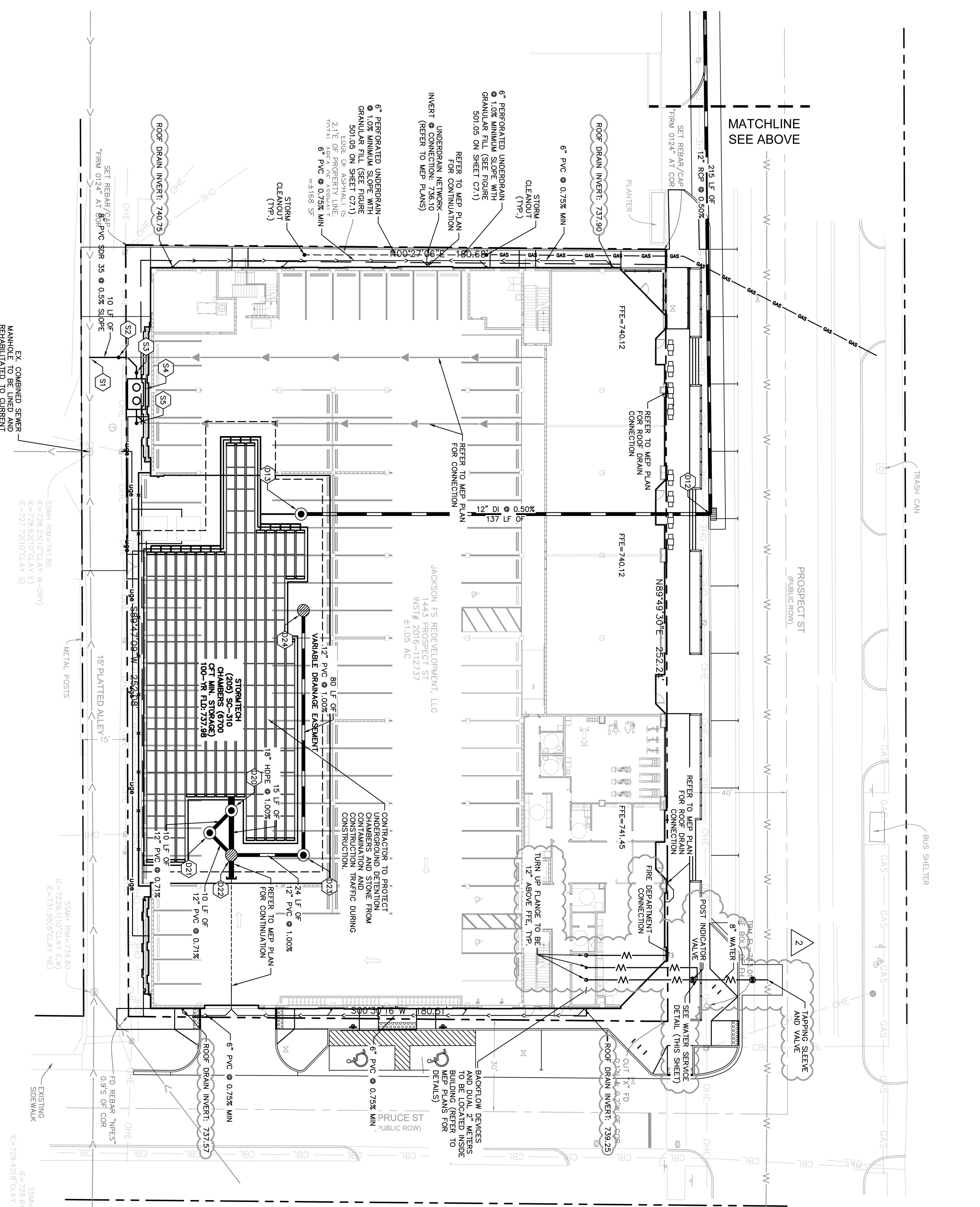
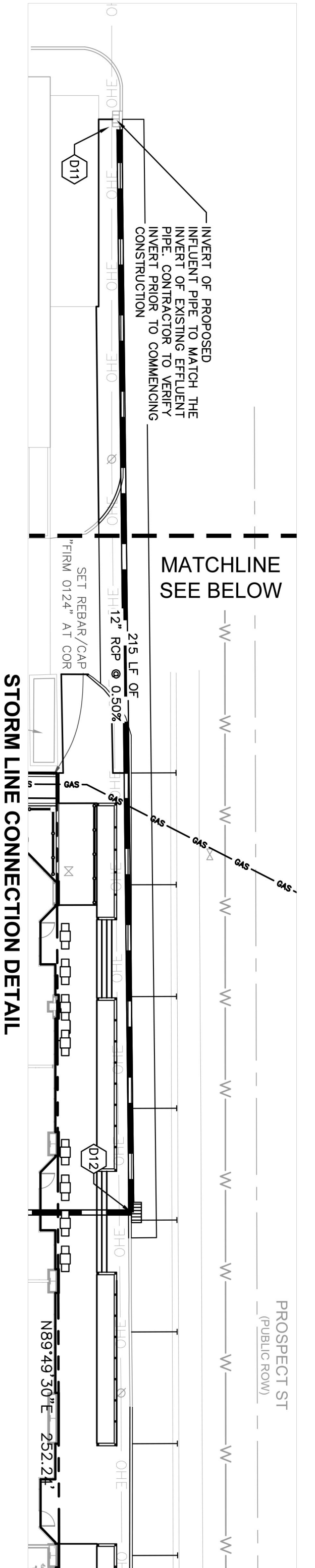
**CITY'S END**  
 1441 PROSPECT STREET  
 INDIANAPOLIS, IN 46203

**SITE PLAN**

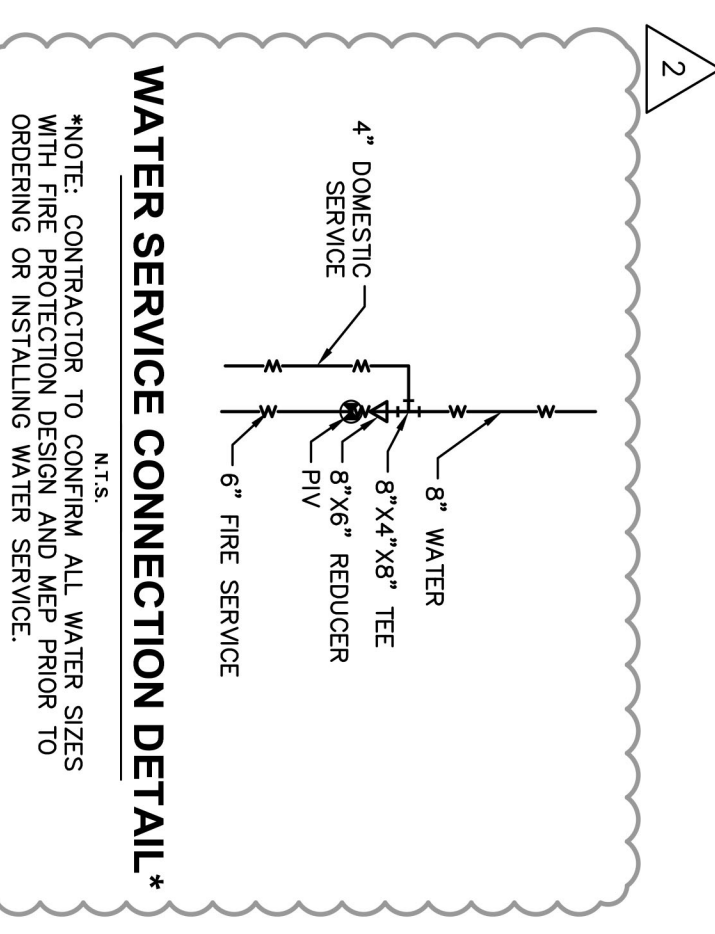
ORIGINAL ISSUE: 10/24/2018  
 KHA PROJECT NO. 170077000  
 SHEET NUMBER

**C3.0**



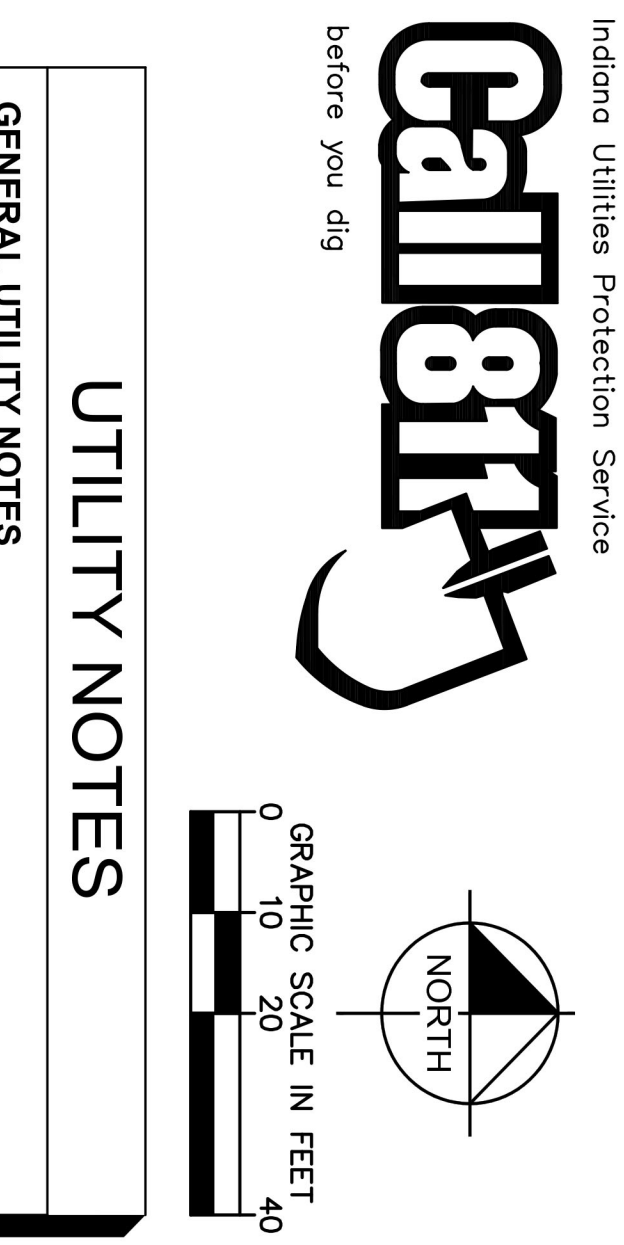


- NOTES:**
- WHERE CONNECTIONS ARE MADE TO EXISTING MANHOLES OR INLET STRUCTURES, HOSE STRUCTURES SHALL BE REMOVED OR RECONSTRUCTED TO MEET THE CITY OF INDIANAPOLIS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION, THE REHABILITATION PRESERVED MEASURES TO ELIMINATE THE POTENTIAL FOR MIGRATION OF BACKFILL MATERIALS INTO THE STORMWATER SYSTEM.
  - ALL PROPOSED STORM SEWER AND DRAINAGE APPURTENANCES SHALL BE IN CONFORMANCE WITH CHAPTERS 400 AND 500 OF THE CITY OF INDIANAPOLIS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION. THE REHABILITATION PRESERVED MEASURES TO ELIMINATE THE POTENTIAL FOR MIGRATION OF BACKFILL MATERIALS INTO THE STORMWATER SYSTEM SHALL NOT AFFECT THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.
  - PER SECTION 405.03, INLET CASTINGS SHALL HAVE THE WORST LETTERS AT A MINIMUM 1" IN HEIGHT. A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
  - IF A NEW MANUFACTURED FITTING IS TO BE INSTALLED FOR THE LATERAL CONNECTION TO THE EXISTING SANITARY MAIN, THEN THE EXISTING MAIN SHALL BE REINFORCED WITH STEEL BARS. A NUTFLOW LINING MUST BE INSTALLED EXTENDING TO LINEAR FEET UPSTREAM AND DOWNSTREAM FROM THE PROPOSED LATERAL CONNECTION POINT.
  - TRACER WIRE IS REQUIRED FROM THE TOP OF THE LATERAL FROM THE BUILDING CLEANOUT TO THE DOWNSTREAM CONNECTION POINT.
  - ALL CLEANOUTS INSTALLED UNDER CONCRETE OR ASPHALT PAVING SHALL BE HEAVY DUTY AND ABLE TO WITHSTAND TRAFFIC LOADS.

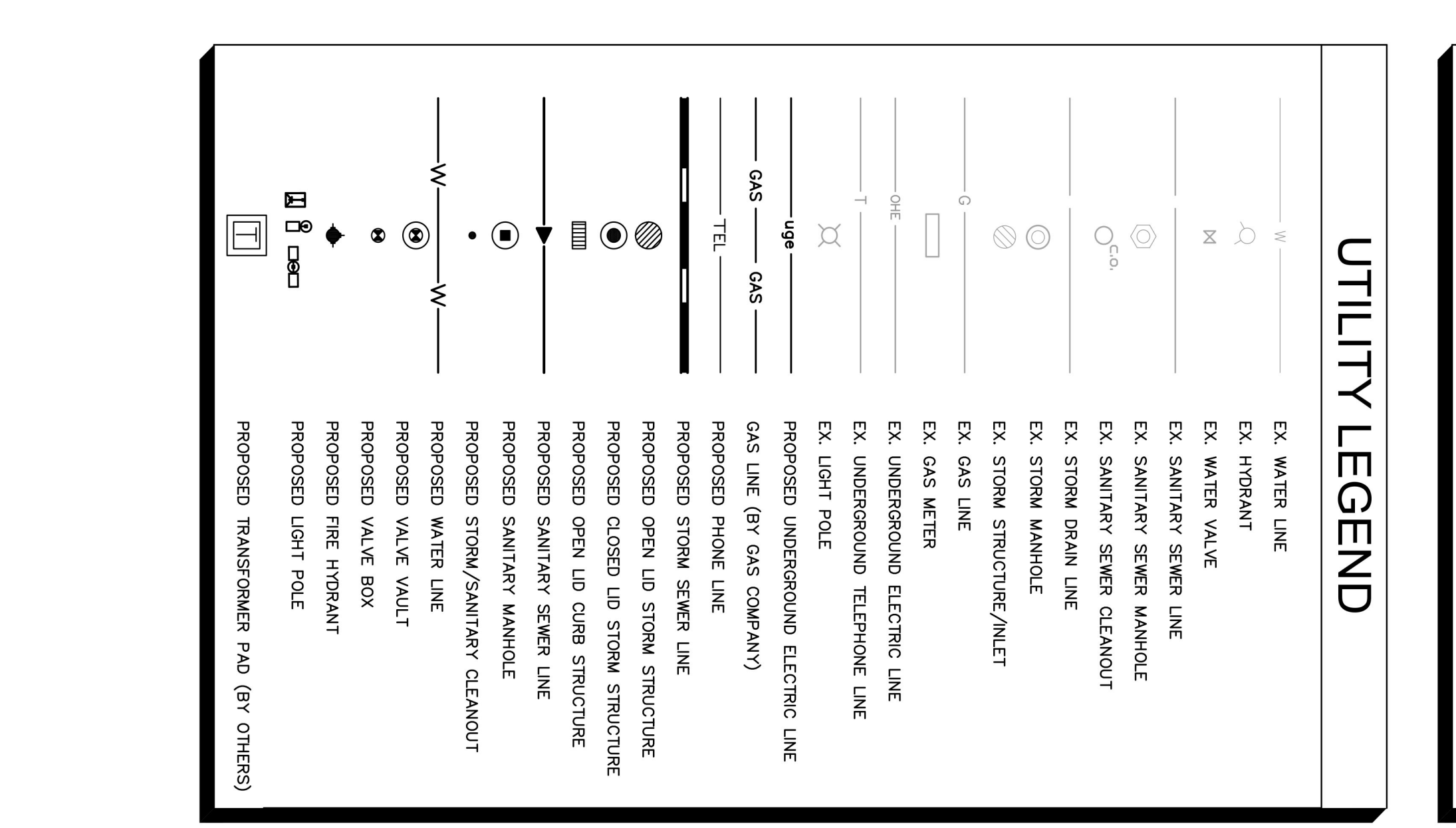


STRUCTURE NAME	DETAILS
D11	EXISTING STRUCTURE RM: 733.76 (E) INV. OUT: 733.76 (N)
D12	TYPE "C" MH NEENAH R-3287-SB10 RM: 739.00 INV. IN: 734.83 (S) INV. OUT: 734.83 (W)
D13	OUTLET CONTROL STRUCTURE (SEE DETAILS) RM: 735.50 (S) INV. OUT: 735.50 (N)
D20	TYPE "C" MH NEENAH R-1772 RM: 739.50 INV. IN: 735.55 (SE) INV. OUT: 735.92 (E) INV. OUT: 735.55 (W)
D21	AAOASWBL AS-4 RM: 739.31 INV. IN: 735.62 (NE) INV. OUT: 735.62 (NW)
D22	TYPE "C" MH NEENAH R-3472 RM: 735.69 (E) INV. IN: 735.69 (N) INV. OUT: 735.69 (SW) INV. OUT: 736.06 (W)
D23	TYPE "C" MH NEENAH R-1772 RM: 739.42 (W) INV. IN: 735.53 (N) INV. OUT: 735.53 (S)
D24	TYPE "A" INLET NEENAH R-3472 RM: 739.42 (W) INV. OUT: 736.73 (E)

STRUCTURE NAME	DETAILS
S1	SERVICE CONNECTION (SEE DETAILS) RM: 741.94 (N) INV. IN: 728.49 (N) INV. OUT: 728.39 (E)
S2	CHECK VALVE CLEANOUT RM: 742.03 (E) INV. IN: 732.73 (N) INV. OUT: 732.73 (S)
S3	6" CLEANOUT RM: 741.97 (W) INV. IN: 732.82 (E) INV. OUT: 732.82 (W)
S4	GEESE TRAP (REFERS TO MEP PLANS FOR SIZING) RM: 742.03 (E) INV. IN: 732.89 (E) INV. OUT: 732.89 (W)
S5	6" CLEANOUT RM: 741.97 (W) INV. OUT: 737.42 (W)



- UTILITY NOTES**
- ALL WATER LINES SHALL BE PVC 9000 DR-14 OR DUCTILE IRON CL 350.
  - ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 24" MINIMUM COVER.
  - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
  - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONTINUATIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
  - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL APPROPRIATE PERMITS HAVE BEEN OBTAINED AND CONTRACTORS HAVE BEEN NOTIFIED BY THE ENGINEER.
  - CONTRACTORS TO CALL VERINA 911 (911 OR 800-369-5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE GREENING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISRUPTIONS IMMEDIATELY.
  - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR IS NOTIFIED OF ANY CONFLICT WITH A MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
  - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
  - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANTS TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
  - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
  - LIGHT POLES SHOW FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE THE LIGHTING PLANS FOR MORE INFORMATION.
  - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
  - STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.



**CITY'S END**  
1441 PROSPECT STREET  
INDIANAPOLIS, IN 46203

**UTILITY PLAN**

**Kimley»Horn**  
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250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
PHONE: 317.552.2222  
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
AD.02	PERMIT SET	02/15/19	NPK
95% PROGRESS SET		12/01/18	ART
50% PROGRESS SET		11/06/18	ART
		10/24/18	ART

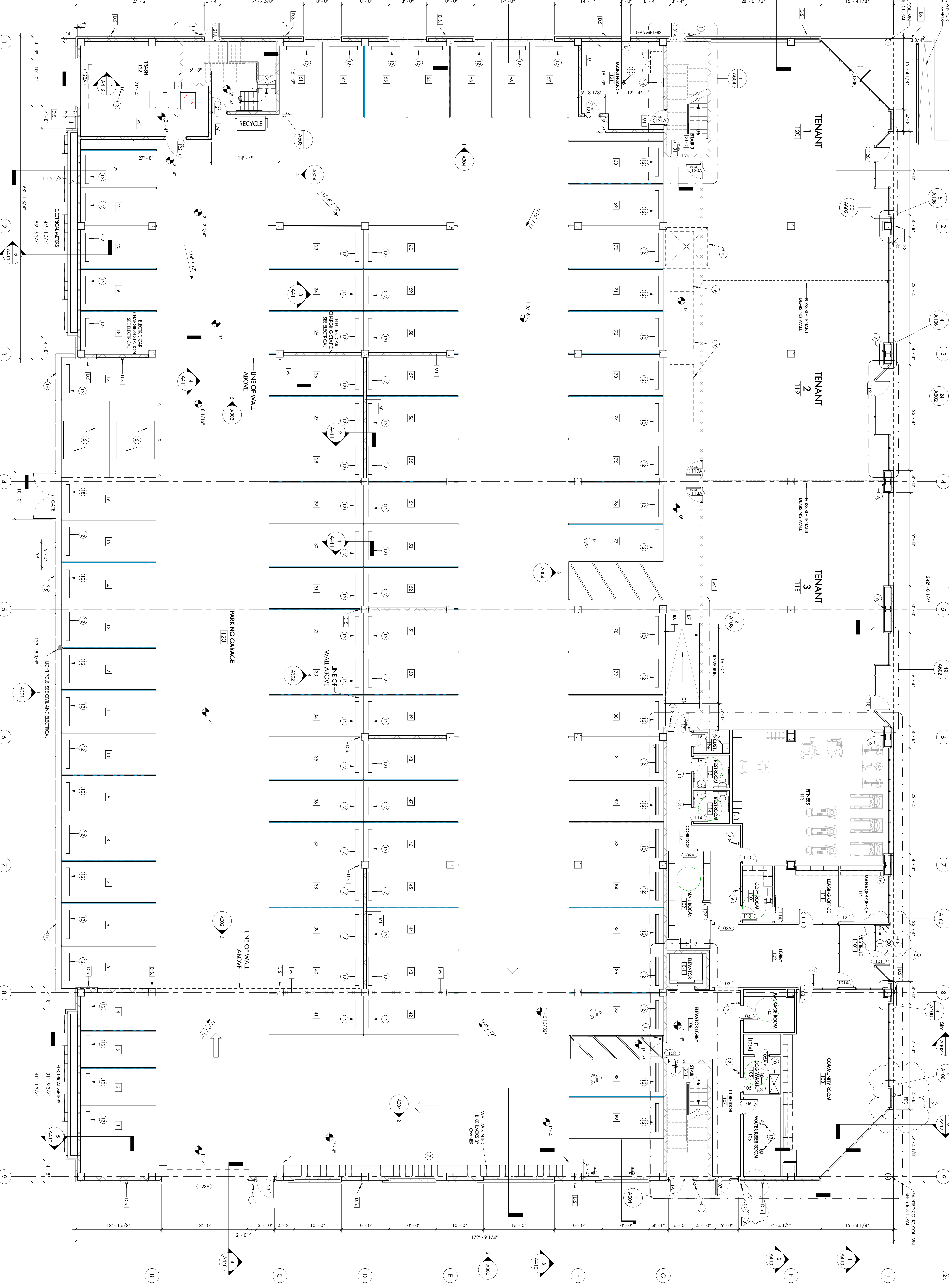
ORIGINAL ISSUE:  
10/24/2018  
KHA PROJECT NO.  
170077000  
SHEET NUMBER  
CG.0

**WORLDWIDE**  
ARCHITECTS  
PENDING  
NOT FOR  
CONSTRUCTION

SCALE: AS NOTED  
DESIGNED BY: NPK  
DRAWN BY: NPK  
CHECKED BY: ART



1 LEVEL 1 - FLOOR PLAN



**FLOOR PLAN NOTES**

MARK	DESCRIPTION
1	CAD BEATER. SEE ELECTRICAL SHEETS AND SHEET 0007 FOR MOUNTING HEIGHT INFORMATION.
2	PROVIDE ELECTRICAL WIRING FOR FUTURE CAB BEATER. SEE ELECTRICAL.
3	PROVIDE FLOOR AND WALL RESTROOM SENSORS BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
4	2x8 x 2x4 PAINTED ACCESS PANEL TOP TO BE MOUNTED IN 5'-6" AFF. PANEL TO MATCH.
5	2x8 PAINTED SHIRT FOR FUTURE RETAIL TENANTS ABOVE.
6	BASED CONCRETE PAD FOR TRANSFORMER. SEE ELECTRICAL.
7	CONCRETE CURB.
8	PROVIDE ELECTRICAL WIRING FOR FUTURE CALL WINDOW. CALL BOX SYSTEM. SEE ELECTRICAL.
9	PROVIDE EXPANSION IN ROOM RECESSED METAL CABINET TOP AT 48" AFF. & REMOVE 5/8" THE "X" JOINT.
10	PROVIDE FIT GROUNDING/WASH THE BASIS OF DESIGN. FINISHING GROUNDING 50" STAINLESS BATH TUB. SEE FURNISHING FOR DRAIN AND WATER REQUIREMENTS.

**FLOOR PLAN NOTES**

MARK	DESCRIPTION
11	BLANKED OUT ABOVE. SEE REFLECTED CEILING SHEETS FOR HEIGHTS AND STANDARD BULBHEAD DETAILS ON SHEET A410.
12	CONCRETE WHEEL STOP.
13	FLOOR DRAIN TO BE GRATED IN ROOM. SLOPE CONCRETE FLOOR TO DRAIN. COORDINATE WITH ARCHITECT.
14	2'-0" x 1'-0" UTILITY SINK. SEE FINISHING.
15	8'-0" EXTENDED ALUMINUM FENCE. SEE CIVIL FOR DETAILS.
16	STEEL COLUMNS TO BE REPROCESSED IN THEIR ENTIRETY.
17	REPROCESSED RUBBER WHEEL STOP.
18	REPROCESSED RUBBER WHEEL STOP.
19	PROVIDE RECESSED RACK BOX (RACKBOX 3200 SERIES) OR EQUAL PRODUCT. COUCH TO BE RECESSED BY THE CONTRACTOR.
20	SEE ELECTRICAL SHEETS FOR FUTURE RETAIL TENANTS ABOVE.

**LEVEL 1 - FLOOR PLAN**

OWNER: CITY'S END, LLC

ARCHITECT: JC HART COMPANY

DEVELOPER: JC HART COMPANY

DEVELOPER: JACKSON DEVELOPMENT, LLC

CIVIL ENGINEER: KAMAL CHAKRABORTY

STRUCTURAL ENGINEER: LYNCH HANCOCK BUILDERS

M.E.P. ENGINEER: M.E.P. ENGINEERS & DESIGN

**LEVEL 1 - FLOOR PLAN**

JC HART COMPANY - CITY'S END

1441 PROSPECT ST. INDIANAPOLIS, IN 46203

DATE: 02/15/19

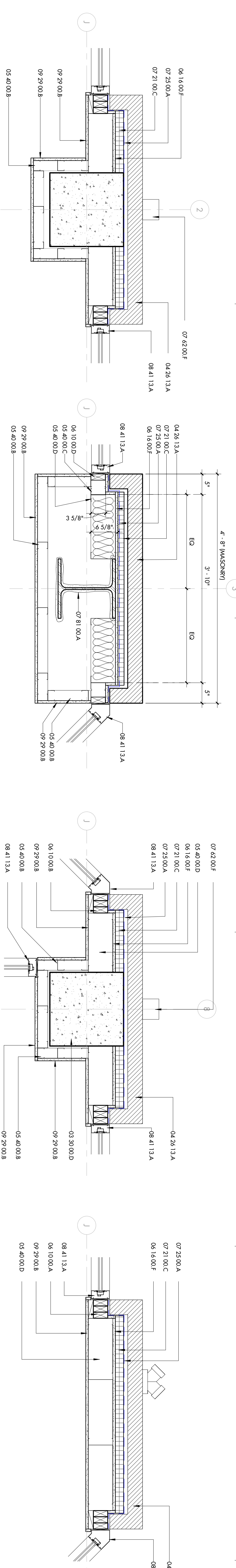
2 AD 02

**A101**

PERMIT SET

12/17/2018



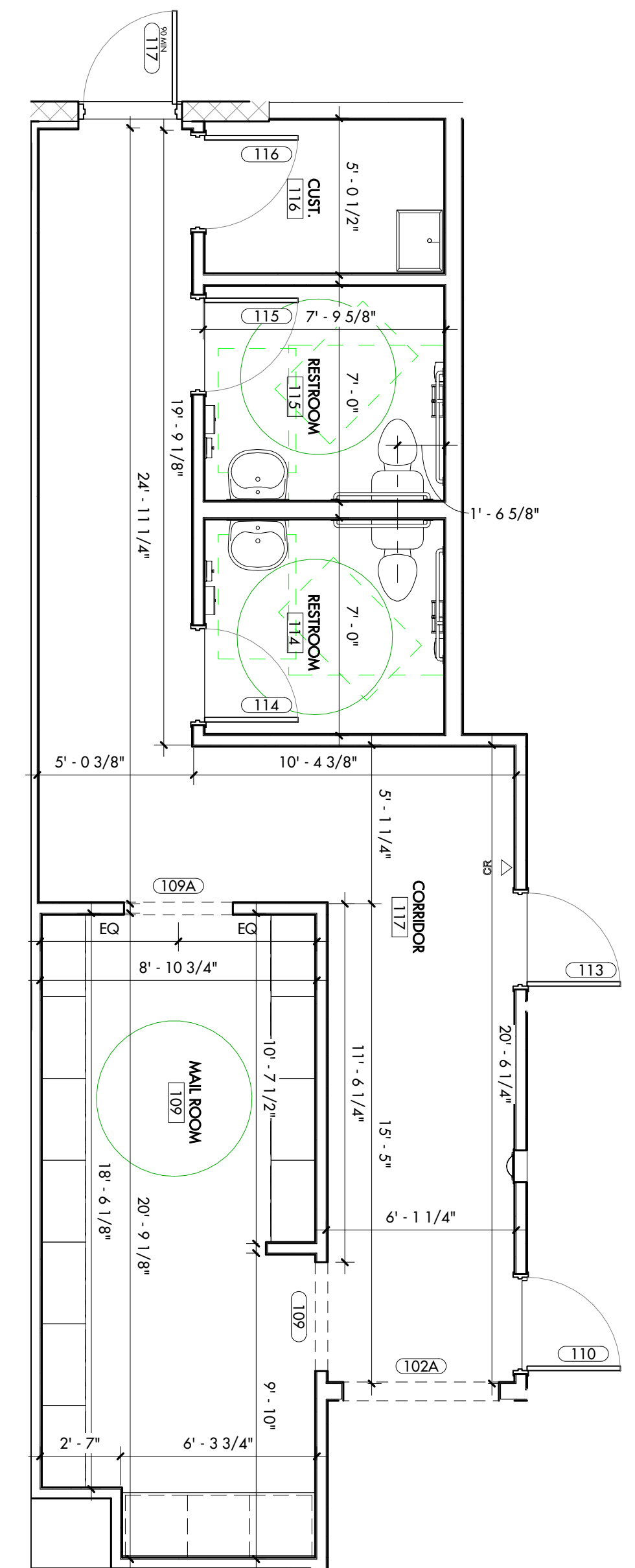


5 PLAN DETAIL @ CONC. COLUMN  
1" = 1'-0"

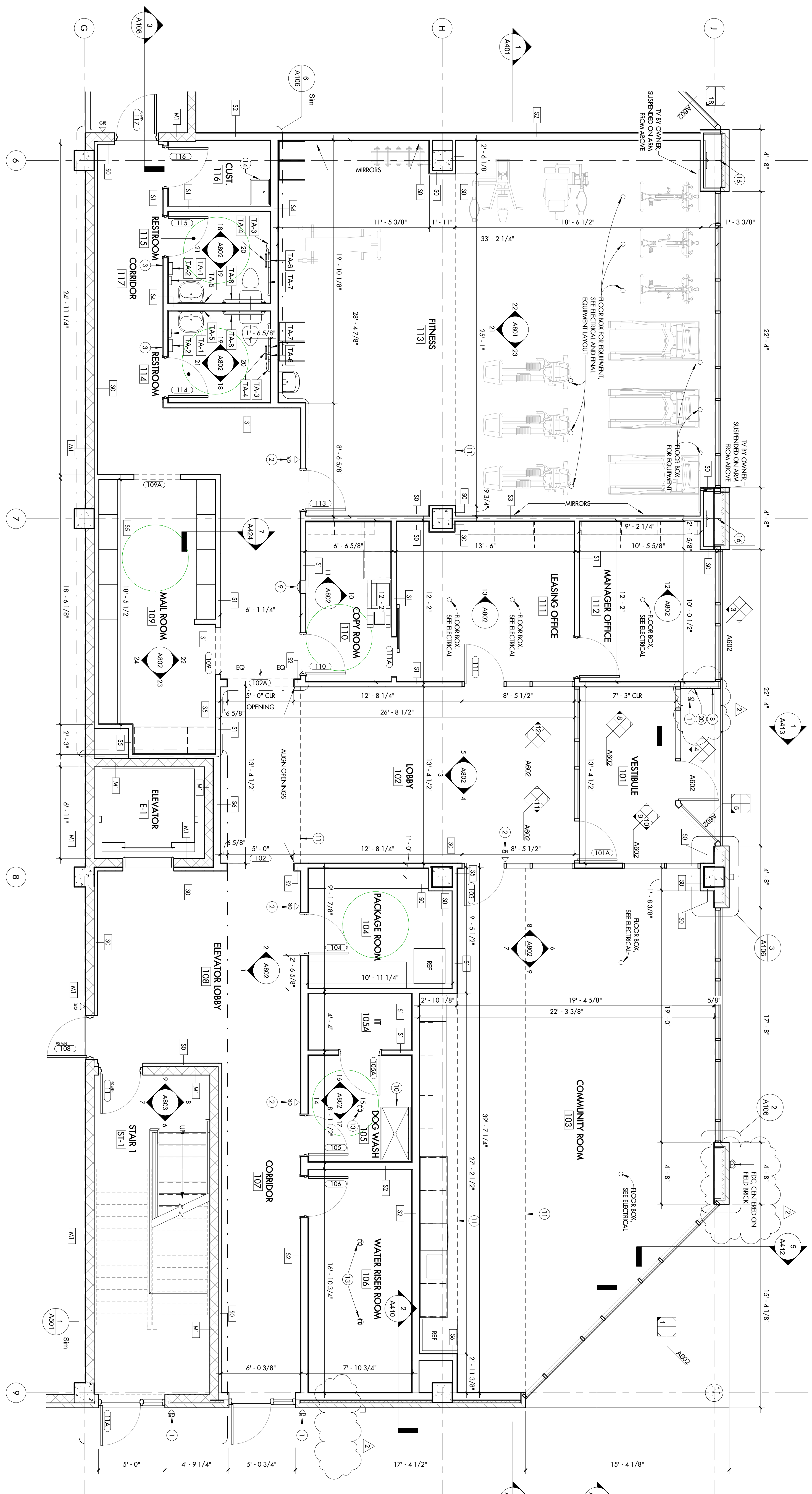
4 PLAN DETAIL @ CONCRETE WALL  
1" = 1'-0"

3 PLAN DETAIL @ CONC. COLUMN  
1" = 1'-0"

2 TYP. EXTERIOR WALL w/ METAL STUD  
1" = 1'-0"



6 ENLARGED LEVEL 1 DETAIL  
1/4" = 1'-0" (VERTICAL) 1/4" = 1'-0" (HORIZONTAL)



1 LEVEL 1 - ENLARGED AMENITY FLOOR PLAN  
1/4" = 1'-0"

**FLOOR PLAN NOTES**

MARK	DESCRIPTION
1	CARD READER, SEE ELECTRICAL SHEETS AND SHEET G003 FOR MOUNTING HEIGHT INFORMATION.
2	REMOVE ELECTRICAL WIRING FOR FINITE CARD READER, SEE ELECTRICAL.
3	REMOVE AND INSTALL RESTROOM SIGNS BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. 24" x 24" 2" RH RAISED ACCESS PANEL, TOP TO BE MOUNTED IN 5' AFF. PAINT PANEL TO MATCH ADJACENT WALL COLOR.
4	REMOVE ELECTRICAL WIRING FOR FINITE CALL WORKON. CALL BOX SYSTEM, SEE ELECTRICAL.
5	REMOVE ELECTRICAL WIRING FOR FINITE CALL WORKON. CALL BOX SYSTEM, SEE ELECTRICAL.
6	REMOVE ELECTRICAL WIRING FOR FINITE CALL WORKON. CALL BOX SYSTEM, SEE ELECTRICAL.
7	REMOVE ELECTRICAL WIRING FOR FINITE CALL WORKON. CALL BOX SYSTEM, SEE ELECTRICAL.
8	REMOVE ELECTRICAL WIRING FOR FINITE CALL WORKON. CALL BOX SYSTEM, SEE ELECTRICAL.
9	REMOVE ELECTRICAL WIRING FOR FINITE CALL WORKON. CALL BOX SYSTEM, SEE ELECTRICAL.
10	REMOVE EXCESSIVE KNOCKBOX (KNOCKBOX 5000 SERIES) OR EQUAL PRODUCT COLOR TO BE SELECTED BY THE ARCHITECT.

**FLOOR PLAN NOTES**

MARK	DESCRIPTION
11	BLINDS ABOVE, SEE REFLECTED CEILING SHEETS FOR HEIGHTS AND STANDARD BLINDS/GRILLS.
12	CONCRETE WHEEL STOP.
13	FLOOR BRAN TO BE GRENDED IN ROOM, SLOPE CONCRETE FLOOR TO DRAIN, COORDINATE WITH DEVELOPER.
14	2'-0" x 2'-0" UTILITY SINK, SEE FINISHING.
15	8'-0" EXTERIOR ALUMINUM FENCE, SEE CIVIL FOR DETAILS.
16	STEEL COLUMNS TO BE REINFORCED IN THEIR ENTIRETY.
17	1.8" DIA. METAL COLUMN W/VA TO CONCRETE STRUCTURAL COLUMN.
18	REMOVE EXCESSIVE RUBBER WHEEL STOP.
19	REMOVE EXCESSIVE RUBBER WHEEL STOP.
20	REMOVE EXCESSIVE KNOCKBOX (KNOCKBOX 5000 SERIES) OR EQUAL PRODUCT COLOR TO BE SELECTED BY THE ARCHITECT.

**REFERENCED KEYNOTES - PER SHEET**

#	DESCRIPTION
01 30 00 00	REIN. CONC. COLUMN, SEE STRUCT. PLANS.
04 26 13 A	FACE BRICK VENEER, RANDOM BOND PATTERN.
05 40 00 00	2 1/2" GALV. STEEL STUD FRAMING.
05 40 00 00	6" GALV. STEEL STUD FRAMING.
06 10 00 A	2x4 STUD FRAMING AT 16" O.C.
06 10 00 00	2x4 BLOORING.
06 10 00 00	5/8" GLASS W/AFI FACED GYP. SHEATHING.
07 25 00 A	CONCRETE BUILDING W/AFI WEATHER BARRER SYSTEM.
07 42 00 F	REIN. FIBERGLASS SHEET METAL 4" x 5" DOWNPOUT.
07 81 00 A	GRAV. ARMED FIBERGLASS TO STRUCTURAL STEEL, SEE THE RESISTANCE SCHED.
08 41 13 A	ALUM. FRAMED THERMALLY BROKEN STOREFRONT ASSEMBLY.
09 29 00 B	5/8" GYP. BOARD.

**TOILET ACCESSORY SCHEDULE**

MARK	DESCRIPTION	MANUFACTURER	MODEL NO.	REMARKS
1A.1	Rebuck B-2117 Chair Seat, Stripes	Rebuck Washroom Equipment, Inc.	B-2112	
1A.2	Rebuck B-2117 Chair Seat, Stripes	Rebuck Washroom Equipment, Inc.	B-2112	
1A.3	Rebuck B-2117 Chair Seat, Stripes	Rebuck Washroom Equipment, Inc.	B-2112	
1A.4	Rebuck B-2117 Chair Seat, Stripes	Rebuck Washroom Equipment, Inc.	B-2112	
1A.5	Rebuck B-2117 Chair Seat, Stripes	Rebuck Washroom Equipment, Inc.	B-2112	
1A.6	Rebuck B-2117 Chair Seat, Stripes	Rebuck Washroom Equipment, Inc.	B-2112	
1A.7	Rebuck B-2117 Chair Seat, Stripes	Rebuck Washroom Equipment, Inc.	B-2112	
1A.8	Rebuck B-2117 Chair Seat, Stripes	Rebuck Washroom Equipment, Inc.	B-2112	





## INDIANAPOLIS FIRE DEPARTMENT

1200 Madison Avenue  
Indianapolis, IN 46225  
Office (317) 327-5529  
IFD PLAN REVIEW



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**Occupant Name:** City's End  
**Address:** 1441 Prospect Street  
Indianapolis  
**Zip Code:** 46906

**Inspection Date:** 2/18/2019  
**Inspection Type:** Reinspection  
**Inspected By:** Margie Bovard  
(317) 327-5529  
margie.bovard@indy.gov

Insp. Result	Location	Code Set	Code
Fail - Cleared	Floor 1	Building Plan Reviews Fire Department Connections (FDC)	10.03 - FDC shall be located on the street side of buildings
<b>OK Cleared on 2/18/2019</b>			
Fail - Cleared	Floor 1	Building Plan Reviews Post Indicator Valves (PIV)	13.01 - Connections to public water supply systems
<b>OK Cleared on 2/18/2019</b>			

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A plan review has been conducted pursuant to the 2014 Indiana Fire Code 675 IAC22-2.4 and / or the Marion County Fire Prevention Code Section 591.

**\*Your project will remain on hold pending modifications/addendums to the proposed drawings requiring the submission of revised plans indicating changes. Revised plans shall be submitted to Indianapolis Fire Department Plan Review.\***

**From:** Bovard, Margie F. <[Margie.Bovard@indy.gov](mailto:Margie.Bovard@indy.gov)>  
**Sent:** Monday, February 18, 2019 9:56 AM  
**To:** Scott B. Perkins <[Perkins@blacklinestudio.net](mailto:Perkins@blacklinestudio.net)>  
**Cc:** Bovard, Margie F. <[Margie.Bovard@indy.gov](mailto:Margie.Bovard@indy.gov)>  
**Subject:** City's End - Local Variance

February 18, 2019

RE: Local Variance  
City's End  
1441 Prospect Street  
Indianapolis, Indiana

Dear Mr. Perkins

Thank you for your letter dated [February 15, 2019](#) requesting a local variance from Section 591-406, Chapter 591 of the Indianapolis-Marion County Fire Prevention Code which adopts NFPA 24, 1995 Edition, Section 3, requiring a post indicator valve for a fire service water supply line.

Your request and justifications for a variance from the provisions of Chapter 591-406 is in compliance with the provision of Section 591-246, Chapter 591 of the Indianapolis-Marion County Fire Prevention Code which was passed by the City-Council on April 29, 2002 and signed by Bart Peterson on May 2, 2002, and approved by the Fire Prevention and Building Safety Commission on May 8, 2002.

In accordance with NFPA 24, 1995, [exception to Section 3-3.2, Post Indicator Valves shall be located not less than 40' from buildings.](#)

Based on the items listed in your letter dated [February 15, 2019](#), a local variance to the above mentioned Section is granted by the Indianapolis Fire Department. [A Post Indicator Valve will be closer than 40' from the building.](#)

[This approval must be presented to the Fire Prevention and Building Safety Commission as per IC 22-13-2-7. "The Commission shall review variances granted by a political subdivision to the fire safety laws and building laws adopted in its ordinances". This variance is not effective until it is approved by the Commission. There is no fee but the item must be placed on the Commission's agenda. Please contact Denise Fitzpatrick at the Indiana State Fire Prevention and Building Safety Office 317-232-6213 to place this item on the next Commission meeting agenda.](#)

If you have any questions, feel free to contact me at 317-327-5529 or [margie.bovard@indy.gov](mailto:margie.bovard@indy.gov)

Respectfully  
Margie Bovard  
Senior Fire Cod Plans Examiner  
Indianapolis Fire Department.