

From: Boyle, Douglas J (DHS)
To: Derek S. Mills
CC: Fitzpatrick, Denise; Scott, Shannon; "cshort@werk-build.com"; Bartram, Stephen; "Allison.Richardson@indy.gov"; Bovard, Margie E.
Subject: RE: G BLOC - Reference ID #19284
Date: Thursday, April 11, 2019 5:23:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon Derek,

I apologize for the delay in responding to this message. I have received the attachments you sent me on Monday, and I am aware that the City of Indianapolis/IFD has approved your variance request to Section 591-406, Chapter 591 of the Indianapolis-Marion County Fire Code regarding the location of the post indicator valve (PIV) for the G BLOC project located at 841 E 64th Street, Indianapolis, IN 46220. My colleague Denise Fitzpatrick had forwarded some of this information to me on 3/25/19, but we had not received Inspector Bovard's approval letter at that time. Now that we have received written confirmation of the approval of the local variance, this matter will be placed on the Commission's agenda for its next meeting on **May 9, 2019**, for the Commission's review and approval pursuant to I.C. 22-13-2-7(b).

As for your variance request for the FDC location, it was brought to my attention back at the end of March that the variance application that Mr. Short filed with us (Variance ID #19284) probably needed to be revised to cite the right code section to the Commission's rules (2014 Indiana Fire Code, Section 912.2.1). It appears that that correction has been made, and this variance application is also now ready to be considered by the Commission at its next meeting on **May 9, 2019** (see screenshot below). This variance application will be assigned a separate number on the Commission's agenda in advance of the meeting (19-05-** G BLOC, Indianapolis). If you or Mr. Short have any additional questions or concerns in advance of the meeting, please feel free to contact me, Denise, or the Commission's secretary, Shannon Scott. Otherwise, we'll look forward to seeing you on May 9th.

19284 (Online) Application Date:03/20/2019 Name 2019-0320 FDC State Variance Request (G BLOC).pdf Date:03/20/2019 View Plan Name 2019-0320 IFD Variance request (G BLOC) CAS signed.pdf Date:03/20/2019 View Plan Name 2019-0320 FDC State Variance Request (G BLOC).pdf Date:03/20/2019 View Plan	G BLOC 841 E. 64th Street Indianapolis 46219 View application in html View app in pdf for IE Ready for IDHS processing! LFO acknowledgement received. LBO acknowledgement received! View Applicant View Designer View Submitter View Project Upload Files Update LBO/LFO	MARION Code Name:2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5) View code Details Specific Section: 912.2.1 Staff Recommendation: VOID (explanation key at the top of the table) Staff Comments: VOID Code Name:2014 IFC View code Details Specific Section: 912.2.1 Staff Recommendation: C (explanation key at the top of the table) Staff Comments: 19284 The code requires fire department connections to be located on the street side of buildings. The request is to allow the fire department connection to be placed on Guilford Ave, in lieu of the street side, 64th Street. Proponent states it would create difficulties if had to put fire department connection on the street side due to the location of the water main, proposed PIV valve, and proximity to the sprinkler room. In addition, per the proponent, the water main coming into the building at the proposed location makes future maintenance easier.
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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
Web: www.in.gov/dhs



From: Derek S. Mills [mailto:dsmills@werk-build.com]
Sent: Wednesday, April 10, 2019 5:29 PM
To: Boyle, Douglas J (DHS) <DoBoyle@dhs.in.gov>
Cc: Fitzpatrick, Denise <dfitzpatrick@dhs.in.gov>
Subject: RE: G BLOC - Reference ID #19284

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Hi Douglas,

Could you please let us know if we will be on the May 9th Agenda? We look forward to the opportunity to explain our variance requests.

Thanks.

DEREK SCOTT MILLS
PROJECT MANAGER



317 989 4823
WERK-BUILD.COM
dsmills@werk-build.com

933 N Layman Avenue - Studio 1
Indianapolis, IN 46219



From: Derek S. Mills <dsmills@werk-build.com>
Sent: Monday, April 8, 2019 9:12 AM
To: 'DoBoyle@dhs.in.gov' <DoBoyle@dhs.in.gov>
Cc: 'Christopher Short' <cshort@werk-build.com>; 'Fitzpatrick, Denise' <dfitzpatrick@dhs.in.gov>
Subject: G BLOC - Reference ID #19284

Douglas,

We would like to be put on the May 9th Fire Prevention and Building Safety Commission agenda to review two variance requests for 841 E. 64th Street project. Attached you will find letters of intent for each variance (FDC and PIV), as well as an email confirmation from Margie Bovard. Please let us know if we will be able to be placed on the agenda and if you need any additional information.

We look forward to hearing from you soon.

Thanks.

DEREK SCOTT MILLS
PROJECT MANAGER



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933 N Layman Avenue - Studio 1
Indianapolis, IN 46219



From: [Bovard, Margie F.](#)
To: [Derek S. Mills](#)
Cc: [Bovard, Margie F.](#)
Subject: FW: G Bloc - Local Variance
Date: Thursday, March 21, 2019 9:29:57 AM

March 21, 2019

RE: Local Variance
G Bloc
841 E 64th Street
Indianapolis, Indiana

Dear Mr. Short

Thank you for your letter dated [March 20, 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 March 20, 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

Respectfully
Margie Bovard

Senior Fire Cod Plans Examiner
Indianapolis Fire Department.



DATE: 03/20/2019

Margie Bovard
Indianapolis Fire Department
Fire and Life Safety Division
955 Fort Wayne Avenue
Indianapolis, IN 46202

RE: G BLOC, 841 E. 64th Street – Local Variance (PIV location)

Dear Ms. Bovard:

WERK, LLC is requesting a variance to the Marion County Code Section 591-406 that requires a post indicator valve on the private fire main for the new G BLOC building located at 841 E. 64th Street.

The requirement for a post indicator valve creates difficulties for this project due to the condensed site. The size of site, placement of building, and size of building eliminate the ability to have the PIV located 40' from the structure. If this distance were met the PIV would be located in neighboring properties and or the street.

The proposed location of the Post Indicator Valve is to be placed on the South West side of building as it relates directly to the existing water main running down Guilford Avenue and the proposed sprinkler room location. It is our intention to locate the PIV 5' away from the proposed FDC that will be located on the same side of the building which will also require a State Variance. We propose to install a rapid entry system at the front entry located on the North East, as well as a one located off the West entry which is in closer proximity to sprinkler room, FDC, PIV, and emergency stairwell with standpipe.

For these reasons, we are requesting a Local Variance as proposed.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Christopher A. Short

CONSTRUCTION MANAGER – WERK, LLC (dba - WERK | Building Modern, dba - WERK) 933 N Layman Avenue, Studio 1, Indianapolis, IN 46219

317 652 2828 WERK-BUILD.COM
933 N Layman Ave - Studio 1
Indianapolis, IN 46219

Date: _____
Authorized Signature - Christopher A. Short - Owner



20 March 2019

Mr. Douglas Boyle
IDHS – Fire and Building Safety Division
Fire Prevention and Building Safety Commission
302 W. Washington Street
E241, IGC-S
Indianapolis, IN 46204

RE: G BLOC, 841 E. 64th Street – State Variance (FDC location)

Dear Mr. Boyle:

We are requesting a variance to the Fire Code Section (NFPA 13 – 912.2.1) that requires a fire department connection on the private fire main to be located on the building's street address for the new G BLOC building located at 841 E. 64th Street.

The requirement for a fire department connection creates difficulties for this project due to the location of water main, proposed PIV valve (pending Local variance), and proximity to sprinkler room. The proposed FDC location is not on the address side of the building (64th street), instead we propose it be placed on Guilford Ave. Due to the proximity of sprinkler room, PIV, and water main we believe the FDC location as proposed is located in a logical place from a construction, piping, and maintenance standpoint.

The proposed location of the FDC is on the South West side of building as this location is between the existing water main running down Guilford Avenue and the proposed sprinkler room location. It is our intention to locate the PIV 5' away from the proposed FDC that will be located on the same side of the building which we are currently working on a local variance for.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Yours truly,

Christopher A. Short
Owner – WERK | Building Modern (Construction Manager and agent for G BLOCK, LLC, the property owner)
cshort@werk-build.com
317.652.2828

317 652 2828 WERK-BUILD.COM
933 N Layman Ave - Studio 1
Indianapolis, IN 46219

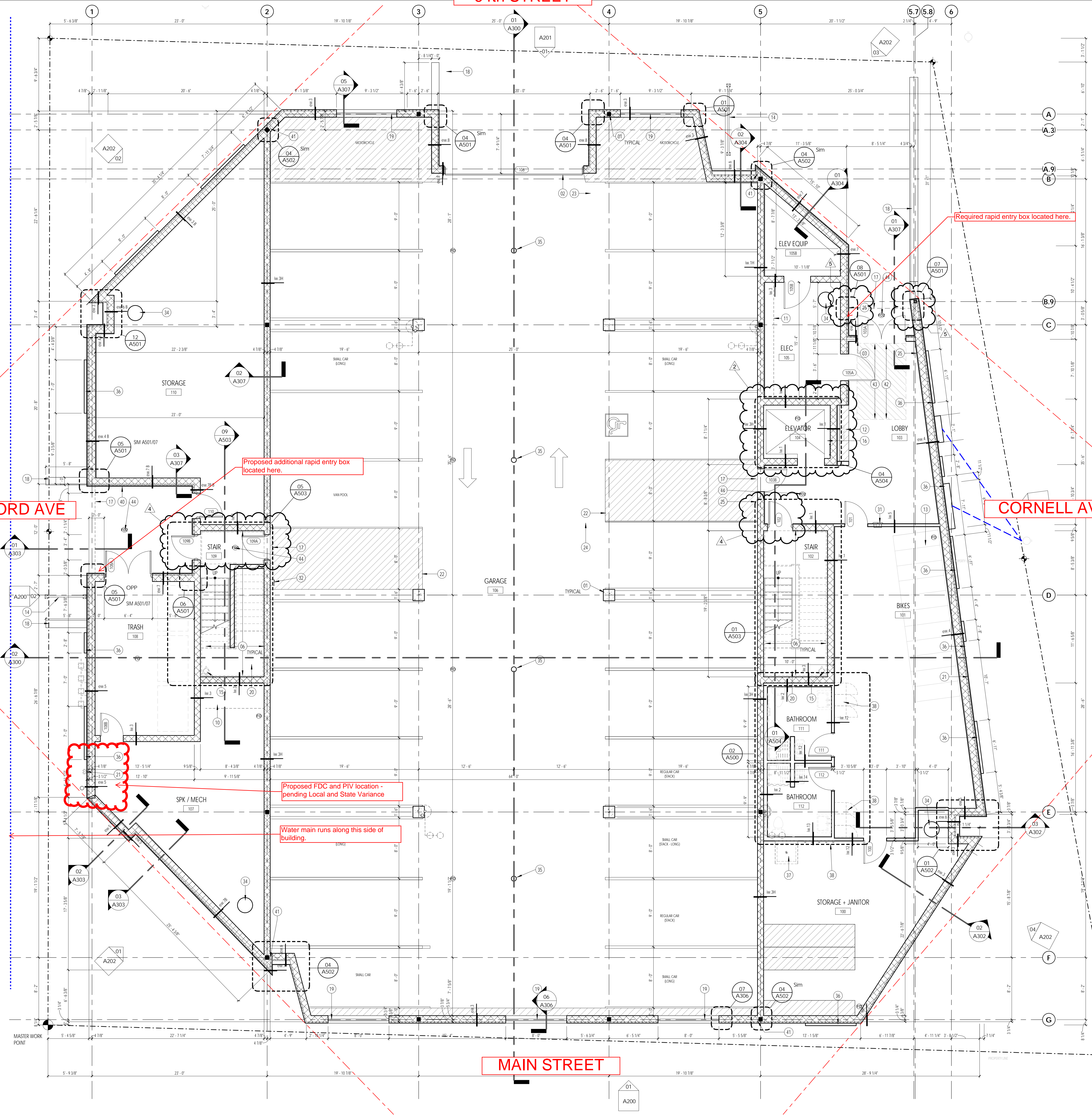
Attachments: First Floor Plan, Landscape Plan, PIV 3D exterior view

64th STREET

GUILFORD AVE

CORNELL AVE

MAIN STREET



GENERAL NOTES - FLOOR PLANS

- A. REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION REGARDING DRIVEWAYS/ SIDEWALKS/ RAMPS/ FENCES.
- B. FOR ALL WINDOW AND DOOR OPENINGS, REFER TO STRUCTURAL DWGS FOR HEADER DESIGN.
- C. PROVIDE 2x4 SOLID BLOCKING AS REQ'D TO SUPPORT WALL MOUNTED ITEMS.
- D. SEAL ALL EXTERIOR WALL FLOOR PLATE, AND SILL PENETRATIONS WITH LOW-EXPANDING FOAM SEALANT AND APPROPRIATE FLASHINGS.
- E. SOUND INSULATE ALL MECHANICAL ROOM WALLS AND BATHROOM WALLS AND CEILINGS.
- F. FLOOR PLAN DIMENSIONS ARE INDICATED FROM FACE OF STUD. FACE OF EXISTING FINISH SURFACE, AND FACE OF MASONRY UNLESS NOTED OTHERWISE.
- G. FOR ALL INTERIOR FINISHES / DETAILS / CEILING DECISIONS / DIMENSIONS / REFER TO FINISH PLANS.
- H. FOR ALL LIMIT PLAN DETAILS / DIMENSIONS / NOTES REFER TO ADD SHEETS.
- J. REFER TO LIFE SAFETY PLAN FOR REQUIRED RATINGS.

NOTES - FLOOR PLANS

- 01. COLUMN - REF: STRUCTURAL - REF: PLAN DETAIL FOR TYPICAL COLUMN WRAP
- 02. DOOR / OPENING - REF: SCHEDULE
- 03. STAIRFRONT SYSTEM - REF: DETAILS
- 04. EQUIPMENT - REF: ENGINEER SCHEDULES
- 05. STORAGE
- 06. STAIR WALL TO ALIGN ALL FLOORS (INTENT) UNO
- 07. ALIGN FINISH SURFACES
- 08. ALIGN OPENINGS
- 09. BUILT-IN (WALLS / CABINETS TBD - REF: INTERIORS PACKAGE
- 10. MECHANICAL CHASE (NOTE: FIREPROOFING TO OCCUR AT EACH FLOOR LEVEL PENETRATION)
- 11. ELECTRICAL METER LOCATIONS - REF: ELECTRICAL PLANS
- 12. MAIL BOXES - REF: ARCHITECT SPECIFICATIONS
- 13. BIKE STORAGE UNITS - PROVIDE BLOCKING IN WALL AS NEEDED - REF: SPECS
- 14. EXTERIOR BIKE RACK - REF: SPECS
- 15. CLASS 1 STAND PIPE - REF: LIFE SAFETY PLANS / FIRE CODE SUMMARY / ENGINEER
- 16. ELEVATOR - REF: SPECS
- 17. FLOOD BARRIER - REF: SPECS / DETAILS
- 18. CONCRETE RETAINING WALL - REF: STRUCTURAL ENGINEER + LANDSCAPE PLANS
- 19. MESH OPENING - REF: SPECS / DETAILS - REF: EXTERIOR ELEVATIONS FOR SILL AND HEAD ELEVATIONS.
- 20. STAIR - REF: PLANS / DETAILS / STRUCTURAL DWGS
- 21. SIAMSESE CONNECTION - REF: MEP
- 22. STRIPED AREA (VAN POOL / ADA VAN SPOT)
- 23. STRIPED AREA
- 24. OUTLINE OF OFFICE FLOOR OPENING ABOVE (THIRD FLOOR)
- 25. BARRIER FREE DOOR OPERATOR - REF: SPECS
- 26. RAILING SYSTEM - 2x4 VERTICAL BAILS INTEGRATED INTO TRUSS PROFILE - MINIMUM 42" FINISH HEIGHT
- 27. LINE OF WALL BELOW
- 28. ARCHITECTURAL STAIR - REF: DETAILS
- 29. PLUMBING FIXTURE - REF: PLUMBING DRAWINGS / SCHEDULE
- 30. TOILET COMPARTMENT - REF: SPECS / INTERIOR ELEVATIONS
- 31. RECESSED FIRE EXTINGUISHER CABINET - REF: SPECS - IN RATED WALLS AS INDICATED ON LIFE SAFETY PLAN, RECESS SHALL BE DETAILED TO MAINTAIN THE RATING.
- 32. SURFACE MOUNTED FIRE EXTINGUISHER CABINET - REF: SPECS
- 33. STORAGE UNITS
- 34. SUMP PIT - REF: MEP
- 35. FLOOR DRAIN - REF: MEP - PROVIDE FLOOD GATE COVERS THAT REPLACE THE FLOOD DRAIN CAPS TO INSTALL AT FLOOD EVENTS
- 36. PUBLIC ART / LANDSCAPE WALL AREA - REF: EXTERIOR ELEVATIONS
- 37. FLOOR SINK - REF: MEP
- 38. WALL HOOKS
- 39. WALL LOCKERS
- 40. RAPID ACCESS CONTROL SYSTEM - REF: SPECS
- 41. WATERPROOFING DETAIL TURNS HERE
- 42. DEPRESSED SLAB FOR INTEGRATED WALK-OFF MATS - REF: STRUCTURAL DWGS
- 43. WALK-OFF MATS
- 44. FLOOR DRAIN WITH REMOVABLE COVER - TO BE COVERED AT ALL TIMES EXCEPT DURING FLOOD EVENT - DRAIN TO SUMP

ROOM IDENTIFICATION	ROOM NAME
100	100

SECTION CUT INDICATION	1 A XXX
DETAIL IDENTIFICATION	1 A XXX
ELEVATION SYMBOL	FIRST LEVEL ELEV. 100'-0"
REVISION SYMBOL	X
SPECIFIC NOTES	1
WINDOWS/GLAZING IDENTIFICATION	1
DOOR IDENTIFICATION	100
FURNITURE AND EQUIPMENT IDENTIFICATION	1
TOILET ACCESSORIES	1
GENERAL NOTES	NOTE
WALL TYPE	w.1
ELEVATION ANNOTATION	1 A XXX
NORTH ARROW	

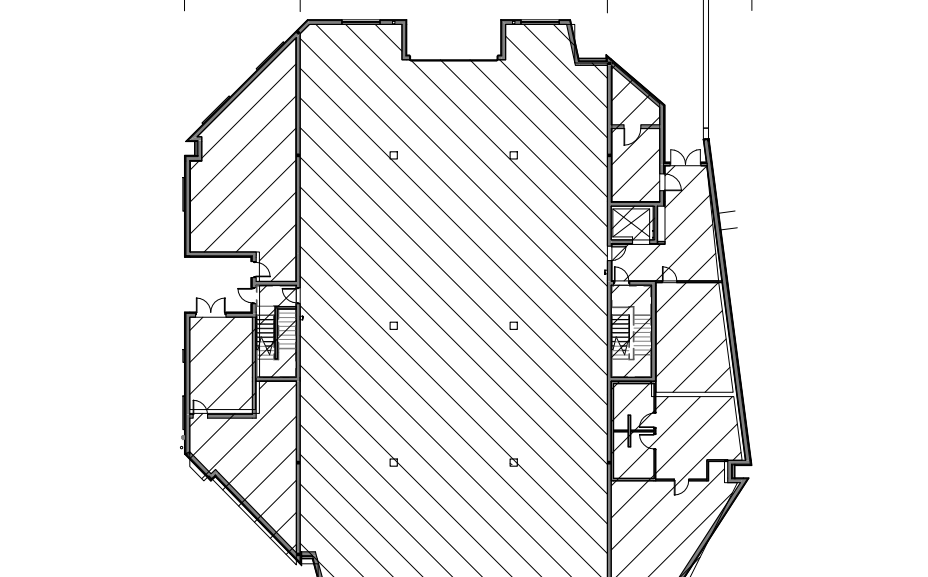
EXTERIOR WALL TYPES - REF: A003 FOR MORE DETAIL

- TYPE ew.1 (CMU EXTERIOR - GARAGE/STORAGE)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 7/8" HAT CHANNEL, 10" CMU WITH HORIZONTAL REINFORCING @ 16" O.C., FLUID APPLIED WATERPROOFING (EXTERIOR).
- TYPE ew.2 (EIFS EXTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM BOARD, 7/8" FURRING CHANNEL, 10" CMU, FLUID-APPLIED WATERPROOFING, PROTECTION MAT, 1-1/2" Z-CHANNELS WITH 1-1/2" BOARD INSULATION, 1/2" CEMENT BOARD, EIFS (TYPE B) (EXTERIOR).
- TYPE ew.3 (EIFS EXTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM BOARD, FLUID APPLIED WATERPROOFING (TYPE 1 AT ALL EXTERIOR WALLS, TYPE 2 AT PARKING GARAGE INTERIOR WALLS), PROTECTION MAT, 1-1/2" Z-CHANNELS WITH 1-1/2" BOARD INSULATION, 1/2" CEMENT BOARD, EIFS (TYPE B) (EXTERIOR).
- TYPE ew.4 (METAL EXTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM BOARD, 7/8" FURRING CHANNEL, 10" CMU, FLUID-APPLIED WATERPROOFING, PROTECTION MAT, 1-1/2" Z-CHANNELS WITH 1-1/2" BOARD INSULATION, 3/4" FURRING BATTENS, METAL WALL PANELS (EXTERIOR).
- TYPE ew.5 (METAL EXTERIOR)**
NEW WALL: (INTERIOR) 10" CMU, FLUID-APPLIED WATERPROOFING, PROTECTION MAT, 1-1/2" Z-CHANNELS WITH 1-1/2" BOARD INSULATION, 3/4" FURRING BATTENS, METAL WALL PANELS (EXTERIOR).
- TYPE ew.6 (WOOD EXTERIOR)**
NEW WALL: (INTERIOR) 10" CMU, FLUID-APPLIED WATERPROOFING (TYPE 1 AT ALL EXTERIOR WALLS, TYPE 2 AT PARKING GARAGE INTERIOR WALLS), PROTECTION MAT, 1-1/2" Z-CHANNELS WITH 1-1/2" BOARD INSULATION, 1/2" CEMENT BOARD, FLUID-APPLIED WEATHER RESISTIVE BARRIER, SCREENWALL CLADDING SYSTEM (EXTERIOR).
- TYPE ew.7 (WOOD EXTERIOR)**
NEW WALL: (INTERIOR) 10" CMU, FLUID-APPLIED WATERPROOFING, PROTECTION MAT, 1-1/2" Z-CHANNELS WITH 1-1/2" BOARD INSULATION, 3/4" VERTICAL FURRING CHANNELS, WOOD SIDING (EXTERIOR).
- TYPE ew.8 (WOOD EXTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM BOARD, 7/8" FURRING CHANNEL, 10" CMU, FLUID-APPLIED WATERPROOFING, PROTECTION MAT, 1-1/2" Z-CHANNELS WITH 1-1/2" BOARD INSULATION, 3/4" VERTICAL FURRING CHANNELS, WOOD SIDING (EXTERIOR).
- TYPE ew.9 (WOOD/COMPOSITE EXTERIOR)**
NEW WALL: (INTERIOR) 2x6 STUD WALLS @ 12" O.C. WITH FULL CAVITY INSULATION (R-19), 1/2" EXTERIOR WALL SHEATHING (TYPE A), WOOD SIDING TYPE A (EXTERIOR).
- TYPE ew.10 (EIFS EXTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM BOARD, 2x6 STUD WALLS @ 12" O.C. WITH FULL CAVITY INSULATION (R-19), 1/2" EXTERIOR WALL SHEATHING (TYPE A), 2" EIFS (TYPE A) (EXTERIOR).
- TYPE ew.11 (EIFS EXTERIOR)**
NEW WALL: (INTERIOR) ROOFING MEMBRANE, 1/2" SHEATHING W/ INTEGRATED WRB, 2x6 STUD WALLS @ 12" O.C., 1/2" EXTERIOR WALL SHEATHING (TYPE A), 2" EIFS (TYPE A) (EXTERIOR).
- TYPE ew.12 (METAL EXTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM BOARD, 2x6 STUD WALLS @ 12" O.C., 1/2" EXTERIOR WALL SHEATHING (TYPE A), 3/4" FURRING BATTENS, METAL WALL PANELS (EXTERIOR).
- TYPE ew.13 (METAL EXTERIOR)**
NEW WALL: (INTERIOR) ROOFING MEMBRANE, 1/2" SHEATHING W/ INTEGRATED WRB, 2x6 STUD WALLS @ 12" O.C., 1/2" EXTERIOR WALL SHEATHING (TYPE A), 3/4" VENTILATED RAINSCREEN, METAL WALL PANELS (EXTERIOR).
- TYPE ew.14 (WOOD/COMPOSITE EXTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM BOARD, 2x6 STUD WALLS @ 12" O.C. WITH FULL CAVITY INSULATION (R-19), 1/2" EXTERIOR WALL SHEATHING (TYPE A), WOOD SIDING TYPE C (EXTERIOR).
- TYPE ew.15 (WOOD/COMPOSITE EXTERIOR)**
NEW WALL: (INTERIOR) ROOFING MEMBRANE, 1/2" SHEATHING W/ INTEGRATED WRB, 2x6 STUD WALLS @ 12" O.C. WITH FULL CAVITY INSULATION (R-19), 2" EXTERIOR WALL SHEATHING (TYPE B), WEATHER RESISTIVE BARRIER, SCREENWALL CLADDING SYSTEM (EXTERIOR).
- TYPE ew.16 (WOOD/COMPOSITE EXTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM BOARD, 2x6 STUD WALLS @ 12" O.C. WITH FULL CAVITY INSULATION (R-19), 1/2" EXTERIOR WALL SHEATHING (TYPE A), WOOD SIDING TYPE B (EXTERIOR).
- TYPE ew.17 (WOOD/COMPOSITE EXTERIOR)**
NEW WALL: (INTERIOR) ROOFING MEMBRANE, 1/2" SHEATHING W/ INTEGRATED WRB, 2x6 STUD WALLS @ 12" O.C. WITH FULL CAVITY INSULATION (R-19), 2" EXTERIOR WALL SHEATHING (TYPE B), WEATHER RESISTIVE BARRIER, SCREENWALL CLADDING SYSTEM (EXTERIOR).
- TYPE ew.18 (EIFS EXTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM BOARD, 2x6 STUD WALLS @ 12" O.C. WITH FULL CAVITY INSULATION (R-19), 1/2" EXTERIOR WALL SHEATHING (TYPE B), ROOFING MEMBRANE (EXTERIOR).

INTERIOR WALL TYPES - REF: A002 FOR MORE DETAIL

- TYPE iw.1 (CMU INTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 7/8" HAT CHANNEL, 10" CMU WITH HORIZONTAL REINFORCING @ 16" O.C., FLUID APPLIED WATERPROOFING (TYPE 2 AT PARKING GARAGE WALLS) (EXTERIOR).
- TYPE iw.2 (METAL STUD AT CMU INTERIOR)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 3-1/2" METAL STUD @ 24" O.C. WITH FULL CAVITY INSULATION (R-19), 10" CMU WITH HORIZONTAL REINFORCING @ 16" O.C. (EXTERIOR).
- TYPE iw.3 (CMU INTERIOR)**
NEW WALL: (INTERIOR) 10" CONCRETE MASONRY UNIT WITH HORIZONTAL REINFORCING @ 16" O.C. (EXTERIOR).
- TYPE iw.4 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 2x4 STUD WALL @ 24" O.C. (EXTERIOR).
- TYPE iw.5 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 2x4 STUD WALL @ 24" O.C., 5/8" GYPSUM DRYWALL (EXTERIOR).
- TYPE iw.6 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 2x4 STUD WALL @ 24" O.C. W/ CAVITY INSULATION (SOUND ATTENUATING), 5/8" GYPSUM DRYWALL (EXTERIOR).
* EXTEND WALL TO UNDERSIDE OF FLOOR OR ROOF DECKING ABOVE
- TYPE iw.7 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 2x6 STUD WALL @ 24" O.C., 5/8" GYPSUM DRYWALL (EXTERIOR).
- TYPE iw.8 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 2x6 STUD WALL @ 24" O.C. W/ CAVITY INSULATION (SOUND ATTENUATING), 5/8" GYPSUM DRYWALL (EXTERIOR).
* EXTEND WALL TO UNDERSIDE OF FLOOR OR ROOF DECKING ABOVE
- TYPE iw.9 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 7/8" RESILIENT CHANNEL, 2x4 STUD WALL @ 16" O.C. W/ CAVITY INSULATION (SOUND ATTENUATING), 5/8" GYPSUM DRYWALL (EXTERIOR).
* EXTEND WALL TO UNDERSIDE OF FLOOR OR ROOF DECKING ABOVE
- TYPE iw.10 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 2x6 STUD WALL @ 24" O.C. W/ CAVITY INSULATION (SOUND ATTENUATING), 7/8" RESILIENT CHANNEL, 5/8" GYPSUM DRYWALL (EXTERIOR).
* EXTEND WALL TO UNDERSIDE OF FLOOR OR ROOF DECKING ABOVE
- TYPE iw.11 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 7/8" RESILIENT CHANNEL, 2x4 STAGGERED STUD WALL @ 12" O.C. @ 4" O.C. EACH (R20) W/ CAVITY INSULATION (SOUND ATTENUATING), 7/8" RESILIENT CHANNEL, 5/8" GYPSUM DRYWALL (EXTERIOR).
* EXTEND WALL TO UNDERSIDE OF FLOOR OR ROOF DECKING ABOVE
- TYPE iw.12 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 3-1/2" METAL STUD WALL @ 24" O.C., 5/8" GYPSUM DRYWALL (EXTERIOR).
- TYPE iw.13 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 5-1/2" METAL STUD WALL @ 24" O.C. WITH CAVITY INSULATION (SOUND ATTENUATING), 5/8" GYPSUM DRYWALL (EXTERIOR).
- TYPE iw.14 (INTERIOR PARTITION)**
NEW WALL: (INTERIOR) 5/8" GYPSUM DRYWALL, 5-1/2" METAL STUD WALL @ 24" O.C., 5/8" GYPSUM DRYWALL (EXTERIOR).

DRY FLOODPROOF WET FLOODPROOF DRY FLOODPROOF



317.652.2828
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933 N. Layman Ave. Studio 2
Indianapolis, IN 46219

HAUS

Architecture For Modern Lifestyles™

STATUS

FINAL CONSTRUCTION PLANS - 10.17.18

CERTIFICATION

CONSULTANTS

CIVIL ENGINEERING:
MOENCH ENGINEERING, LLC
4000 CLARKS CREEK ROAD
PLAINFIELD, IN 46168
317.837.2743

MECHANICAL/PLUMBING ENGINEERING:
SPENCER ENGINEERING
1532 E. NORTHFIELD DR.
SUITE 400
BROWNSBURG, IN 46112
317.658.9970

PROJECT NAME

G BLOC
841 E. 64th Street
Indianapolis, Indiana 46220

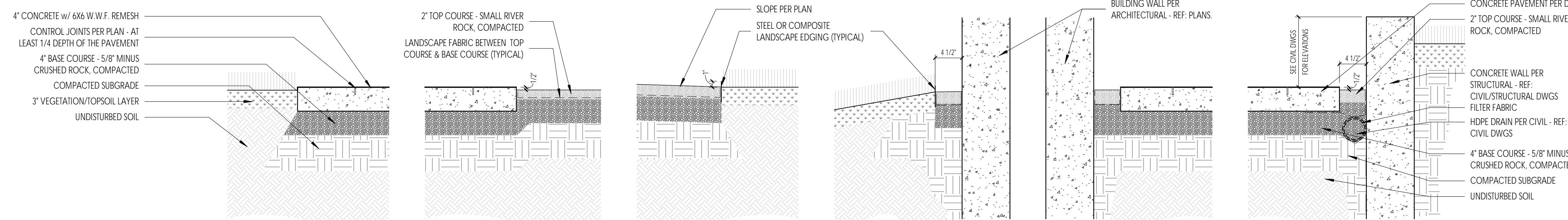
MARK	DATE	DESCRIPTION
	10/17/18	CONSTR SET

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PROJECT NUMBER: 2016-17

FILE NAME:
SHEET TITLE:

FIRST FLOOR PLAN

SHEET NUMBER:
A100



SITE LIGHTING LEGEND

1. PROVIDE PRODUCT DATA AND LIGHTING SCHEDULE FOR REVIEW BY ARCHITECT PRIOR TO MTL'S PURCHASE.
2. ALL LIGHTS TO BE LED IN U.O.
3. CONSULT ARCHITECT FOR FUTURE MOUNTING HEIGHTS IN QUESTION.
4. ALL BULBS/FIXTURES TO BE 3,000 KELVIN IN TEMPERATURE.

SYMBOL	MFG.	#LAMPS	LAMP TYPE	VOLTS	MOUNTING	DESCRIPTION
S1	FOCUS - DL47-LEDM2015-BLT	1	SW (600M) LED	12V	GROUND	DIRECTIONAL FLOOD LIGHT TO BE INTEGRATED WITH LANDSCAPE - ADJUSTABLE - NO CUT-OFF FIXTURE - 100 LPW
S2	KUICO ERT120-GY	1	14.5W (1200 LM) LED	12V	WALL	LOW VOLTAGE LED LIGHTING INTEGRATED WITH CONCRETE WALL FOR PATH LIGHTING - FULL CUT OFF FIXTURE - 83 LPW

NOTE: REFER TO LANDSCAPE PLAN FOR SITE LIGHTING DESIGN

GENERAL NOTES - LANDSCAPE PLAN

- ALL PLANT MATERIAL SHALL BE GRADE #1 MINIMUM.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS & DISEASE.
- RESERVE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY FOR ALL DAMAGE TO UTILITIES, STRUCTURES, ETC. WHICH OCCURS AS A RESULT OF THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES.
- ALL SITE LIGHTING INDICATED - NOT SHOWN ARE LIGHTS ATTACHED TO / INSTALLED ON THE STRUCTURE.
- ENTRANCES ARE ILLUMINATED BY CEILING MOUNTED/SCOFF MOUNTED LIGHTS. REF. ARCHITECTURAL REFLECTED CEILING PLANS.
- TREES PLANTED WITHIN THE CLEAR SIGHT TRIANGLE SHALL HAVE CANOPIES NO LOWER THAN 9'6" ABOVE ADJACENT GRADE. PER ZONING ORDINANCE.
- GRADE INDICATED IS IN REFERENCE TO SEA LEVEL. FIRST FLOOR FINISH SHALL BE 718'-0".

LANDSCAPE NOTES

- BR BIKE RACK
- CB CHOKEBERRY (PRUNUS VIRGINIANA) - AS LISTED IN 'SELECTED AND PROHIBITED PLANTS LIST' VIA CITY OF INDIANAPOLIS WEBSITE, UNDERSKY TREE
- CP PENNSYLVANIA SEDGE (CAREX PENNSYLVANICA)
- DP CONCRETE DUMPSER PAD - REF. CIVIL DRAWINGS FOR CONCRETE INFORMATION.
- EH EUROPEAN HORNBLEM (CARRINUS BETULUS) - AS LISTED IN 'SELECTED AND PROHIBITED PLANTS LIST' VIA CITY OF INDIANAPOLIS WEBSITE, SHADE TREE
- GW GUY WIRES - TO REMAIN - PROTECT DURING CONSTRUCTION.
- NP NO PARKING ZONE
- PZ PARKING ZONE - ON STREET, PARALLEL PARKING SPOT
- SC SMALL RIVER ROCK - USED FOR GROUND COVER
- SW CONCRETE SIDE WALK - REF. CIVIL DRAWINGS FOR NEW WORK - MUCH OF EXISTING WALKS TO REMAIN
- TG PERENNIAL RYE GRASS BLEND - DROUGHT TOLERANT - TO BE USED AS MAIN GRASS
- UP EXISTING UTILITY POLE - TO REMAIN.

NOTES - FLOOR PLANS

- 12" REINFORCED CONCRETE RETAINING WALL - REF. STRUCTURAL/CIVIL FOR DETAILS - REMOVE FORMS AND TROWEL SMOOTH WHILE CONCRETE SURFACE STILL WET
- BIKE RACK AREA - BAKED ENAMEL FINISH ON STEEL RACK. STEEL BACKS BOLTED TO CONCRETE PAD - REF. ARCHITECT FOR FINAL DESIGN (MINIMUM BEE)
- SITE SEATING - BENCHES TO BE SECURED TO GROUND - REF. ARCHITECT FOR DESIGN OF SEATING. BENCHES ARE AT OWNER OPTION AND NOT REQUIRED - COULD BE FUTURE PHASE
- CONCRETE DRIVE PER CIVIL DRAWINGS
- CONCRETE DRIVE TRANSITION TO CONCRETE DRIVE - REF. CIVIL DRAWINGS
- CONCRETE SIDEWALK WITH CONTROL JOINTS AS INDICATED BY ARCHITECT - REF. CIVIL DRAWINGS FOR ADDITIONAL DETAILS/INFORMATION - CONCRETE TO BE BROOM FINISH - JOINTS TO BE CUT IN, NOT TOOKED IN.
- SUB-GRADE DRAINAGE TILE ALONG THIS EDGE - DRAIN TO AND CONNECT WITH OTHER PERMETER DRAINAGE AS INDICATED ON CIVIL DRAWINGS - REF. CIVIL DRAWINGS
- METAL GRATING OVER GARAGE OPENING - REF. ARCHITECTURAL SPECIFICATIONS
- ARCHITECTURAL GREEN SCREEN / PUBLIC ART - PLANT MATERIAL TO BE CLIMBING EUONYMUS OR SIMILAR - REFER TO BUILDING ELEVATIONS
- DIRECTIONAL LOW-VOLTAGE LED FLOOD LIGHTING, INTEGRATED WITH LANDSCAPE - GROUND MOUNT - ENSURE LIGHTING IS POSITIONED SO NOT TO PRODUCE GLARE FOR PEDESTRIANS, CYCLISTS, AND MOTORISTS - POSITION TO LIGHT TREE CANOPIES - ADJUSTABLE FIXTURE
- DIRECTIONAL LED FLOOD LIGHTING, INTEGRATED WITH LANDSCAPE - GROUND MOUNT - POSITION LIGHTING TO LIGHT BUILDING SLOTS - ADJUSTABLE FIXTURE
- DIRECTIONAL LOW-VOLTAGE LED SPOT LIGHTING, INTEGRATED WITH LANDSCAPE - GROUND MOUNT - POSITION LIGHTING TO ILLUMINATE SIGNAGE - ADJUSTABLE FIXTURE
- LOW-VOLTAGE LED LIGHTING INTEGRATED WITH CONCRETE WALL FOR PATH LIGHTING

NOTES - TREE PLANTING

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
- DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOT BALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUST. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
- LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE THE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF ROOT BALL.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
- USE THREE 2" x 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES SPACE STAKES EQUALLY AROUND THE TREE.
- ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
- APPLY 2" - 3" SETTLED DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
- REMOVE ANY TRUNK WRAPS REMAINING AT THE TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

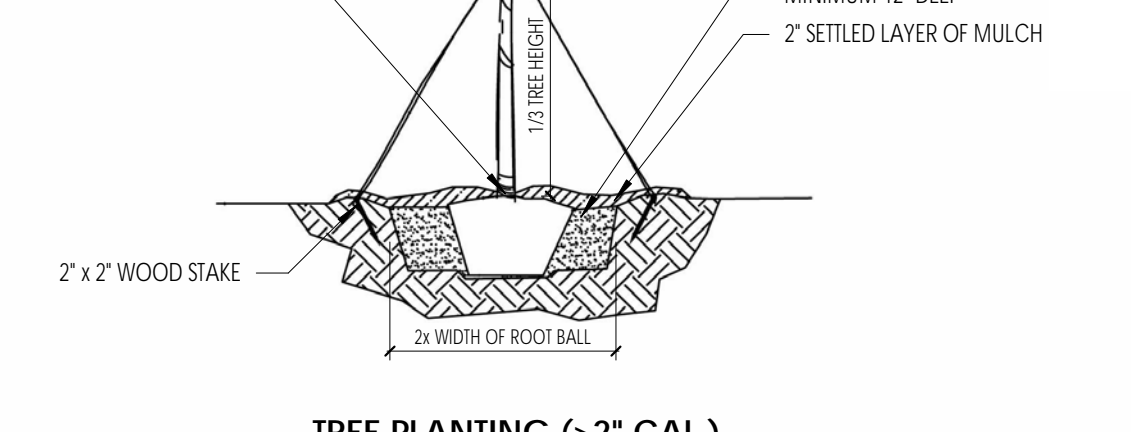
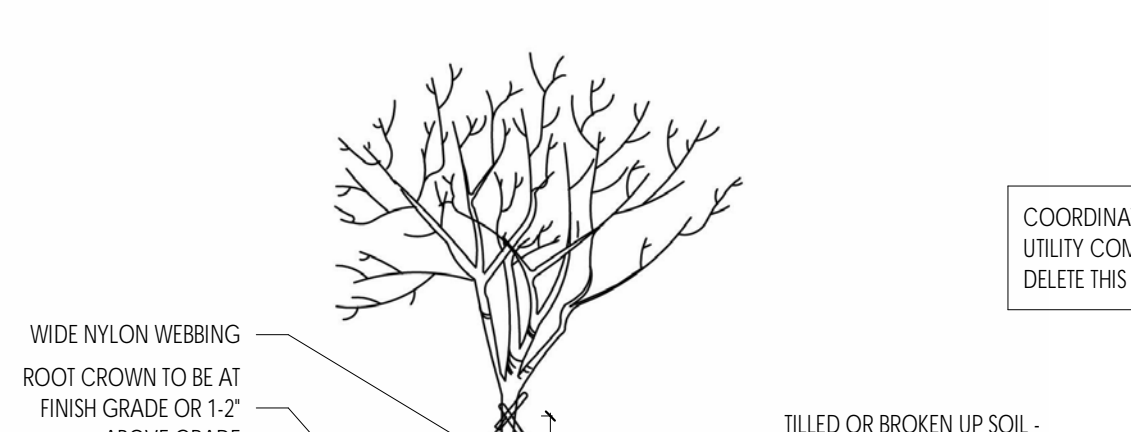
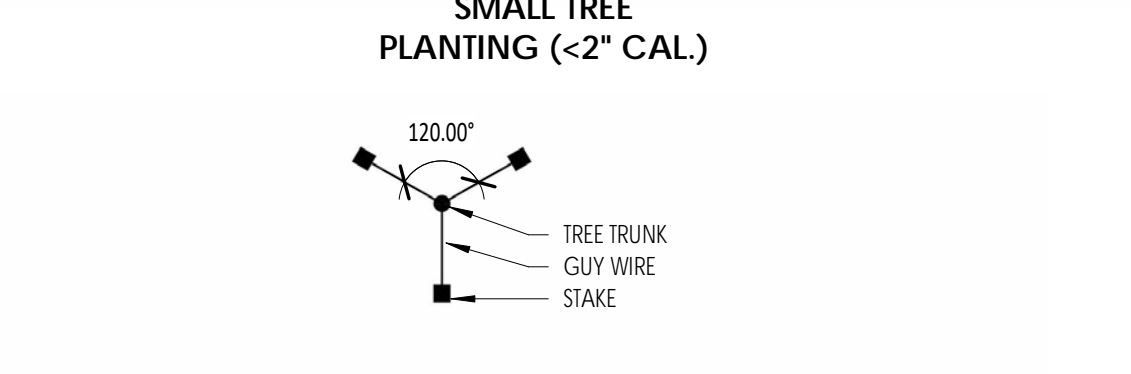
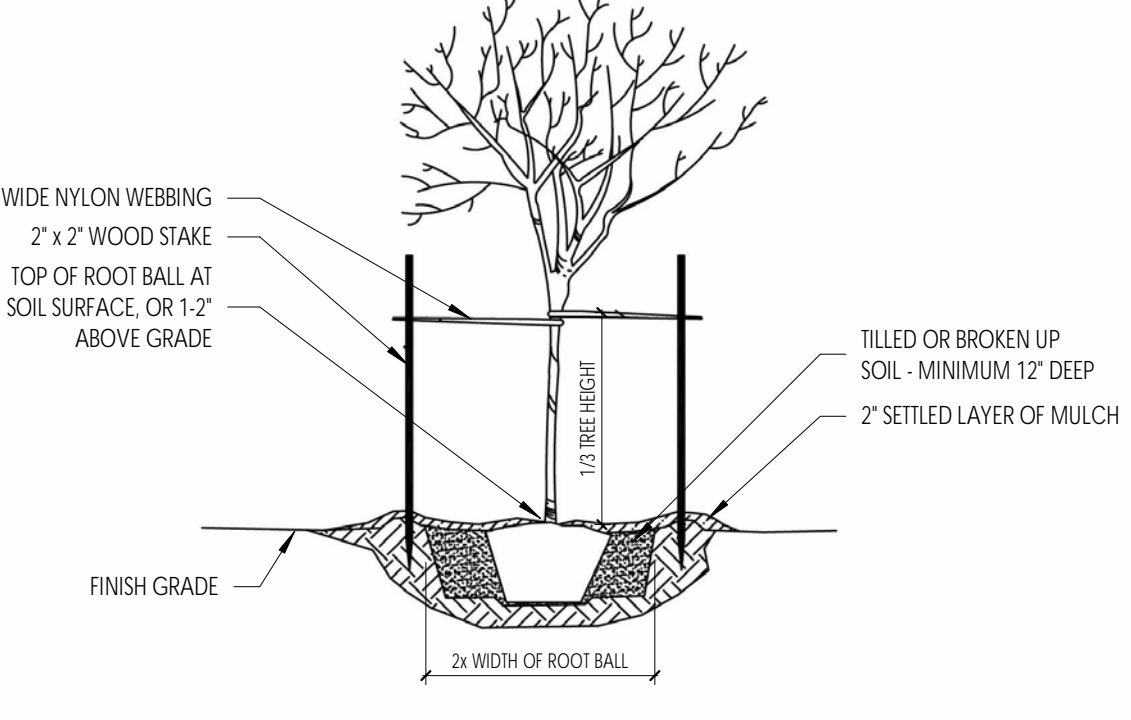
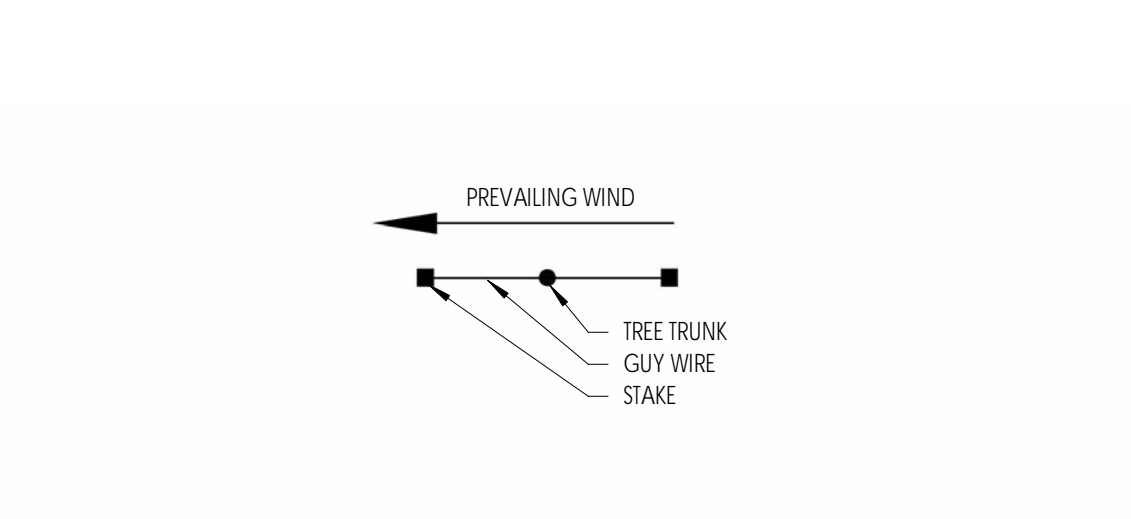
NOTES - TREE PROTECTION

- REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
- DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAK HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2 INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
- TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE THE TREES. TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRP LINE OF TREES TO BE PRESERVED.
- PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
- FOR PRUNING GUIDELINES, SEE ANSI #300.
- NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF THE FENCING.

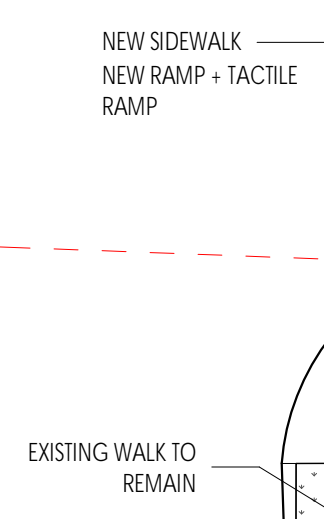
NOTES - TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

- DIG PLANTING HOLE AT LEAST 2x THE WIDTH OF THE ROOT BALL OR CONTAINER.
- SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL (MORE THAN 15% CLAY).
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
- IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER, DISTURB THE ROOTS.
- IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12" OF THE ROOT BALL WITHOUT DISTURBING THE ROOT BALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET IF PRESENT FROM THE ROOT BALL.
- BACKFILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
- PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

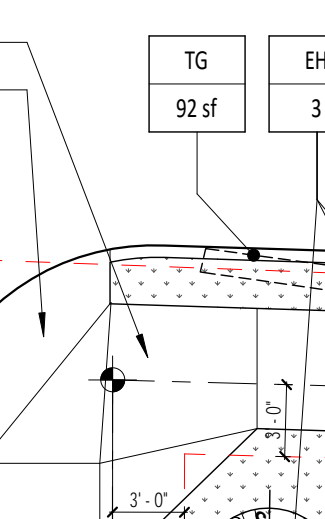
TURF GRASS TO PAVEMENT



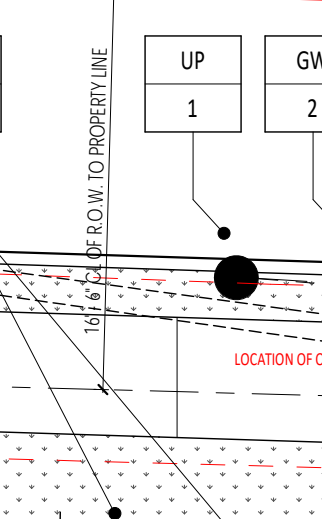
PAVEMENT TO STONE



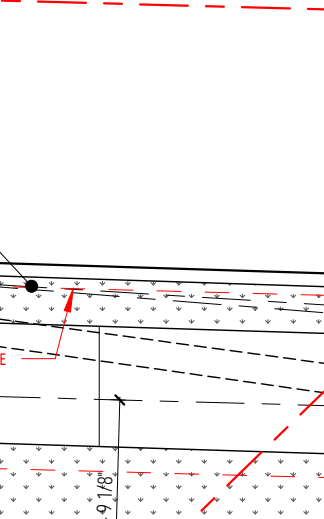
STONE TO TURF GRASS



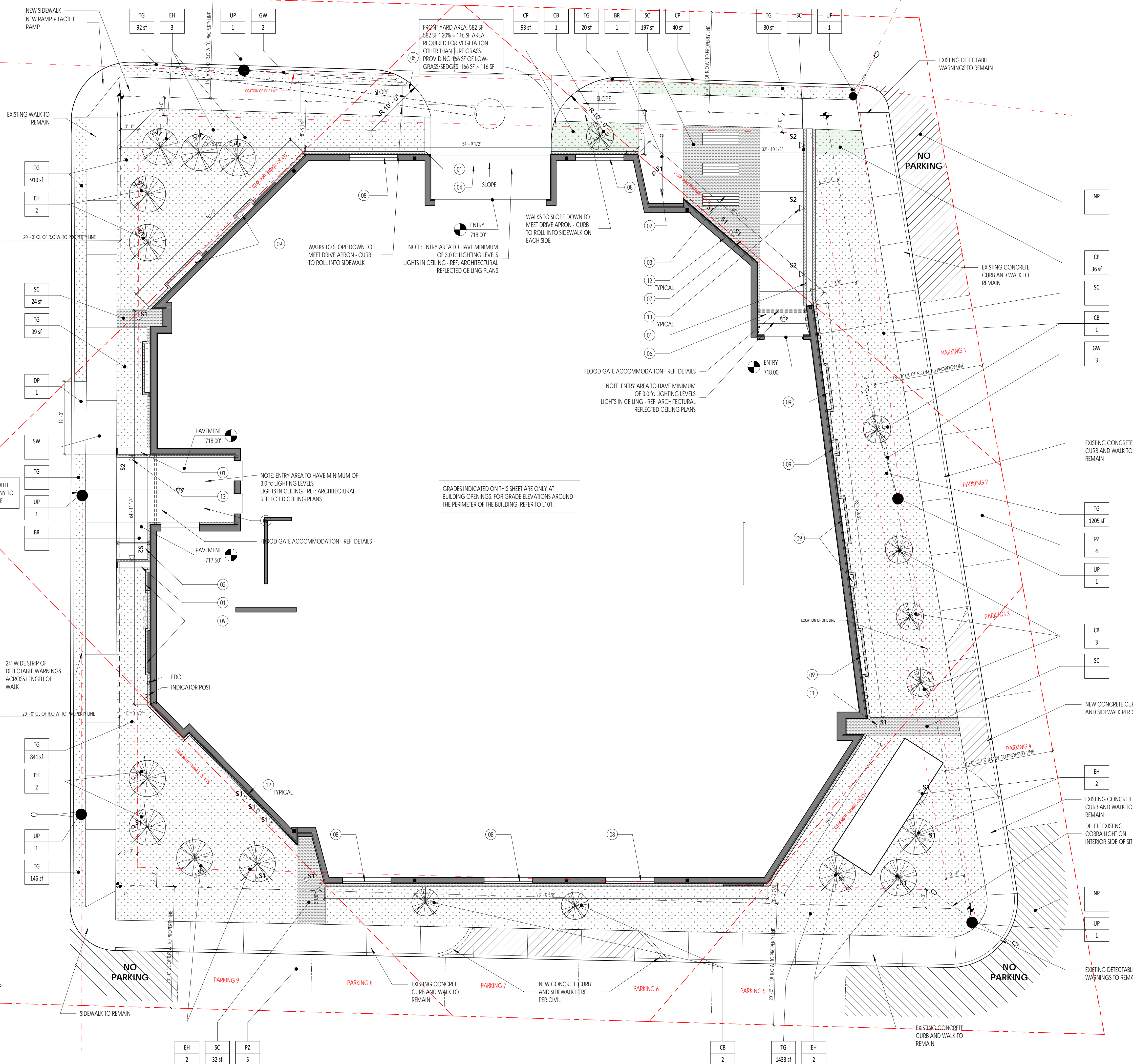
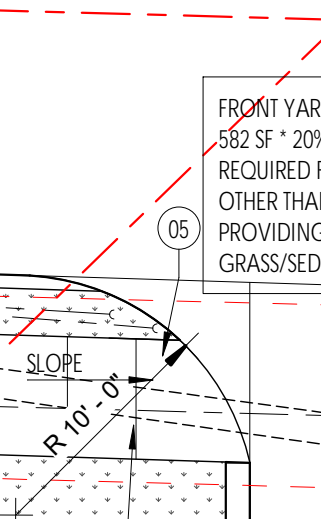
TURF GRASS TO BUILDING



BUILDING TO PAVEMENT



PAVEMENT TO RETAINING WALL



01 Base Level - Landscape Plan
1/8" = 1'-0"

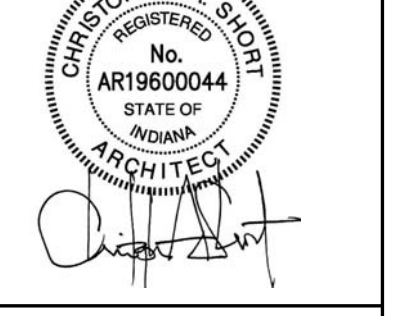
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STATUS

FINAL CONSTRUCTION PLANS - 10.17.18

CERTIFICATION



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MARK: DATE: DESCRIPTION:

	10/17/18	CONSTR SET
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LANDSCAPE PLAN
L100

Green screen on wall will only protrude a few inches off of the siding - will this be OK with FDC clearance.

FDC - mounted 24" (to center) above adjacent grade.

PIV - mounted 4-6" away from exterior wall (possibly more as needed) and within 14" from center of PIV to edge of FDC. Per 912.3.2 these need to be located a minimum of 36" apart. Margie Bovard requests we maintain 5'-0" clear space



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