

From: [Boyle, Douglas J \(DHS\)](#)
To: "Scott Schafer"
Cc: [Fitzpatrick, Denise](#); [Bovard, Margie F.](#)
Subject: RE: Local variance for PIV location
Date: Wednesday, March 27, 2019 10:56:00 AM
Attachments: [image001.png](#)

Thank you for submitting these documents, Scott. This will be placed on the Commission's agenda for its next meeting on Tuesday, April 2, 2019. The meeting will start 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. With that being said, this type of variance request for a P.I.V. location is fairly common, and as far as I am aware, the Commission has never denied this type of variance request, especially if it has already been approved by the City of Indianapolis/IFD. As such, it's up to you decide if you will attend the meeting. You or some other representative of Blackline Studio/the Ardmore would obviously not be required to stay for the entire meeting. Please let me know if you have any questions.

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: Scott Schafer [mailto:schafer@blacklinestudio.net]
Sent: Tuesday, March 26, 2019 7:04 PM
To: Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Cc: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>; Bovard, Margie F. <Margie.Bovard@indy.gov>
Subject: RE: Local variance for PIV location

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or

click links from unknown senders or unexpected email. ****

Mr. Boyle,

Thank you for your email response below. I am including four drawing sheets to reference regarding the Ardmore variance request for the P.I.V. location - they are:

C200 – Site Plan (*proposed P.I.V. location within slightly raised planter box*)

C500 – Site Utility Plan (*showing municipal water main and water service connection for building*)

A110 – First Floor Plan (*general orientation and to show there is no available wall space for a wall mounted control valve*)

P100 – Sub-Basement Plumbing Plan (*showing location of fire protection riser with fire pump on east side of building*)

Please let me know if any further documentation is required, or if there are questions.

Thank you,

Scott Schafer

Blackline

1043 Virginia Ave., Suite 208

Indianapolis, IN 46203

P. 317.803.7900 Ext. 702

M. 317.667.4998

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

Sent: Tuesday, March 26, 2019 9:24 AM

To: Scott Schafer <schafer@blacklinestudio.net>

Cc: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>; Bovard, Margie F. <Margie.Bovard@indy.gov>

Subject: RE: Local variance for PIV location

Hello Scott,

I apologize for the delay in responding to your message. Denise forwarded your message to me, as I am responsible to setting the Commission's monthly meeting agendas. 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, in addition to Inspector Bovard's approval and your variance request letter, please send me all of the documents of record (plans, exhibits, etc.) you submitted to the City of Indianapolis/IFD regarding the PIV location 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, April 2, 2019. Information regarding next week's meeting (time, location, etc.) is available of 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
Web: www.in.gov/dhs



From: Fitzpatrick, Denise
Sent: Thursday, March 21, 2019 8:22 AM
To: Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Subject: FW: Local variance for PIV location

Denise Fitzpatrick
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
Web: www.in.gov/dhs

From: Scott Schafer [<mailto:schafer@blacklinestudio.net>]
Sent: Wednesday, March 20, 2019 10:23 AM
To: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Subject: Local variance for PIV location

****** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ******

Good morning Ms. Fitzpatrick,

I am placing this email request as directed by your voicemail message. I was provided your name and number from Margie Bovard with IFD (see email message below from Ms. Bovard for the details). We

are the architects for the project known as The Ardmore and are requesting to be added to the upcoming Commission's variance hearing agenda. The variance is to locate the Post Indicator Valve closer than 40 feet from the building.

Please advise if there is an application that we must complete or what the process is for us to have The Ardmore added to the agenda.

Thank you,

Scott Schafer

Blackline

1043 Virginia Ave., Suite 208

Indianapolis, IN 46203

P. 317.803.7900 Ext. 702

M. 317.667.4998

RE: Local Variance

[The Ardmore](#)

[231 N Pennsylvania Street](#)

Indianapolis, Indiana

Dear Mr. Perkins

Thank you for your letter dated [March 7, 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 7, 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.

March 7, 2019

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

RE: The Ardmore
231 N. Pennsylvania Street
Indianapolis, Indiana 46204



Ms. Bovard,

Blackline 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 proposed Ardmore project located at 231 N. Pennsylvania Street.

The requirement for a post indicator valve creates difficulties for this project due to the water service main point of connection being located along Delaware Street. The distance between property line and building foundation is approximately 4 feet. The distance between building foundation and Delaware Street curb is approximately 19 feet. This space is comprised of a public concrete sidewalk with (3) evenly spaced 6'x20' planters. We propose to locate the Post Indicator Valve within the southernmost planter. This location provides the necessary access, is located clear of pedestrian and vehicular traffic, and does not obstruct the fire lane.

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,

A handwritten signature in black ink, appearing to read 'Scott Perkins'.

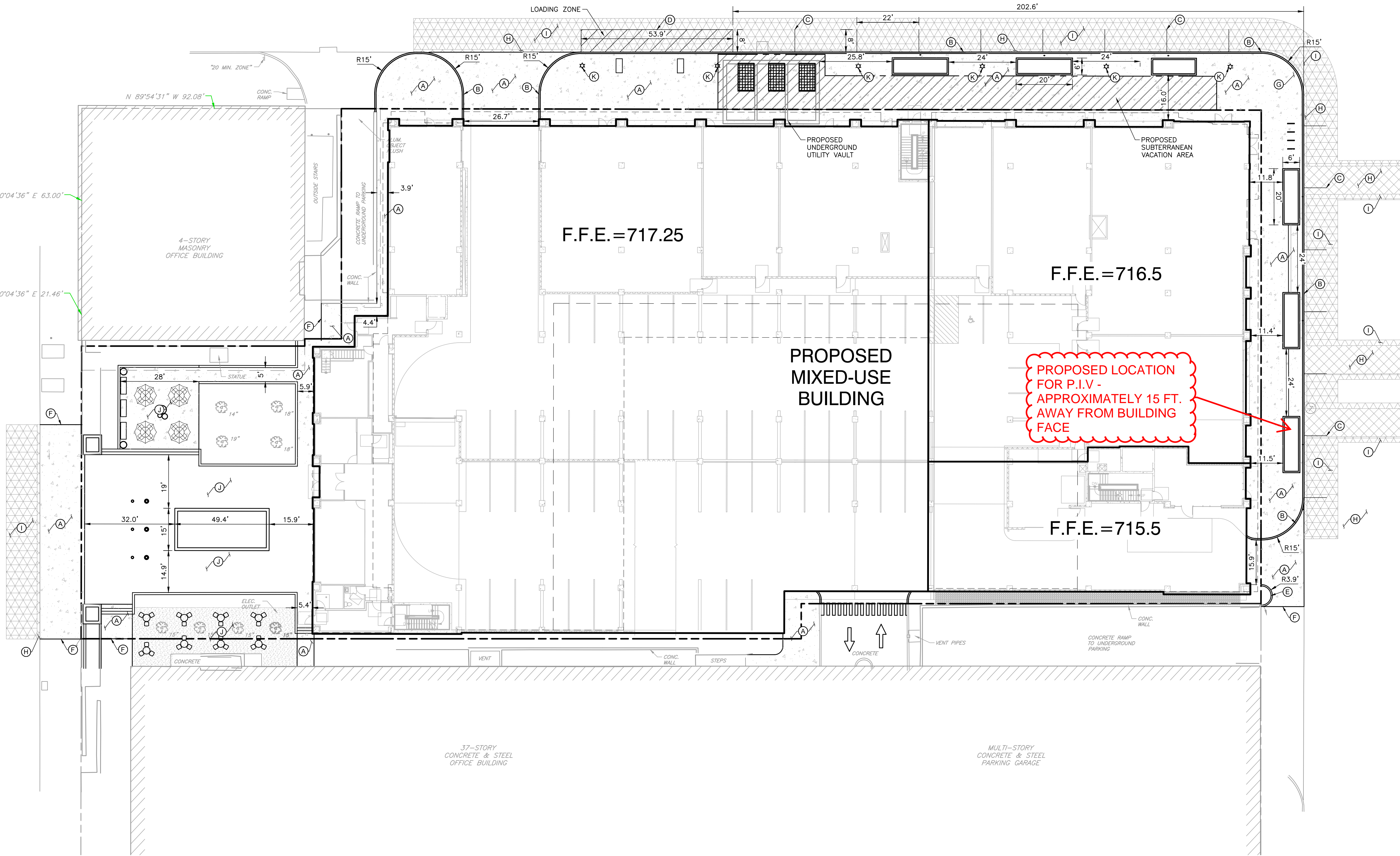
Scott Perkins, Blackline Principal



NEW YORK STREET
(90° PUBLIC RIGHT-OF-WAY)
(ONE-WAY EAST)

PENNSYLVANIA STREET
(90° PUBLIC RIGHT-OF-WAY)
(ONE-WAY SOUTH)

DELAWARE STREET
(90° PUBLIC RIGHT-OF-WAY)
(ONE-WAY NORTH)



GENERAL SITE LAYOUT NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF INDIANAPOLIS. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

BENCHMARKS:

- UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.
- TBM#1: NGS VERTICAL BENCHMARK KA0184 LOCATED ON THE NORTH FACE OF THE US POST OFFICE AND COURTHOUSE BUILDING ±75 WEST OF THE NORTHEAST BUILDING CORNER ELEV. = 718.98
- TBM#2: CUT "X" ON NORTH BOLT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF NEW YORK ST. AND ON THE EAST SIDE OF THE ENTRANCE TO THE SITE ELEV. = 718.01
- TBM#3: MAG NAIL WITH WASHER "CEC CONTROL" LOCATED IN NORTHEAST QUADRANT OF THE INTERSECTION OF NEW YORK STREET AND DELAWARE STREET. ELEV. = 716.69

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" AS SAID PARCEL PLOTS ON MAP NUMBER 18097C0144F (DATED APRIL 19, 2016) OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF INDIANAPOLIS, MARION COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTIES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 1610262971, 1610263015, 1610263024, 1610263057 AND 1610263099 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

PROPOSED LEGEND:

- PROPOSED INDIANAPOLIS RIGHT OF WAY PAVEMENT
- PROPOSED ASPHALT SURFACE OVERLAY
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SUBTERRANEAN VACATION AREA

SITE KEY NOTES:

- (A) CONCRETE SIDEWALK; SEE "L" SERIES PLANS FOR SCORING PATTERN.
- (B) COMBINED CURB & WALK; SEE DETAIL ON SHEET C800.
- (C) 4" WIDE PAINTED STRIPE; COLOR-WHITE.
- (D) 4" WIDE PAINTED STRIPE; COLOR-YELLOW.
- (E) 6" STRAIGHT CONCRETE CURB; SEE DETAIL ON SHEET C800.
- (F) EXPANSION JOINT.
- (G) ADA RAMP; SEE DETAIL SHEET C800.
- (H) INDIANAPOLIS RIGHT OF WAY PAVEMENT; SEE DETAIL SHEET C800.
- (I) ASPHALT SURFACE OVERLAY.
- (J) AMENITY AREA; SEE "L" SERIES PLANS.
- (K) IPL ACORN LIGHT FIXTURE (BY IPL)

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinco.com

**BLACKLINE STUDIO
THE ARDMORE
136 E. NEW YORK ST
INDIANAPOLIS, IN**

SITE PLAN

DATE:	JUNE 22, 2019	DRAWN BY:	JAR
DWG SCALE:	1" = 20'	CHECKED BY:	ACH
PROJECT NO.:	183-956	APPROVED BY:	ACH

PERMIT SET

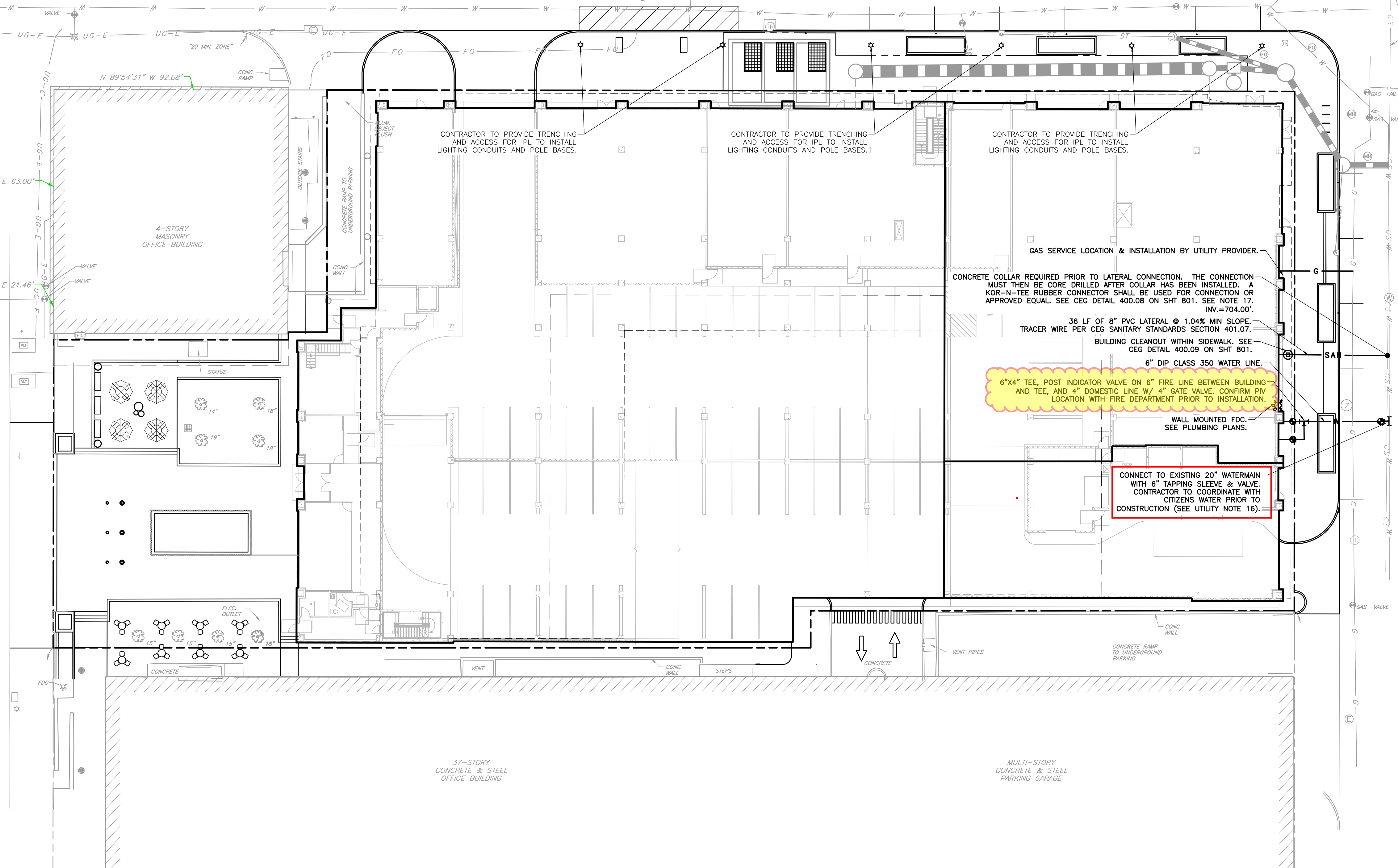




NEW YORK STREET
(90' PUBLIC RIGHT-OF-WAY)
(ONE-WAY EAST)

PENNSYLVANIA STREET
(90' PUBLIC RIGHT-OF-WAY)
(ONE-WAY SOUTH)

DELAWARE STREET
(90' PUBLIC RIGHT-OF-WAY)
(ONE-WAY NORTH)



UTILITY NOTES:

- THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE UTILITIES PRESENT ON AND AROUND THE SITE. THE LOCATION AND SIZE OF THESE UTILITIES MAY BE APPROXIMATE. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING, WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
- BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
- WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
- FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
- ALL NEW WATER LINES SHALL HAVE A MINIMUM OF 54 INCHES OF COVER.
- MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN NEW WATER AND SANITARY SEWER LINES. IF 18 INCHES OF CLEARANCE IS NOT PROVIDED THEN THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS WITHIN TEN FEET OF THE WATER LINE.
- NEW 6" AND 8" SANITARY LATERALS SHALL BE SDR-35, SCHEDULE 80 OR SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D2241, AND SHALL MEET THE DEFLECTION STANDARDS OF ASTM D-3303.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY OR LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR OR CONTRACTORS ARE RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED IN THE CONTRACT OR SPECIFICATIONS. ALL ASSOCIATED BONDING REQUIREMENTS AND COSTS ARE INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE ENGINEERING PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR ELECTRIC, TELEPHONE, AND CABLE CONDUITS AND TRENCHING. COORDINATE WITH THE LOCAL UTILITY PROVIDERS AND MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR SIZES AND QUANTITIES.
- WATER AND FIRE SERVICE SIZES AND CONNECTION LOCATIONS SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- 18" OF SEPARATION IS TO BE MAINTAINED BETWEEN THE BOTTOM OF DRAINAGE PIPE AND THE TOP OF THE WATER LINE. ADJUSTMENT TO THE WATER LINE MAY BE NEEDED TO MEET THIS SEPARATION.
- PER SECTION 201.05, SADDLE CONNECTIONS TO VCP PIPE ARE NOT ALLOWED AND THE CONNECTION SHOULD BE PER SECTION 402.05. MANUFACTURED FITTING SHOULD BE USED, IF A MANUFACTURED FITTING IS NOT AVAILABLE, WHEN CONNECTING TO A VCP SEWER, THE CONNECTION SHALL BE MADE BY INSTALLING A NEW PVC MANUFACTURED WYE FITTING. NON-SHEAR COUPLINGS SHALL BE USED TO CONNECT THE NEW MANUFACTURED FITTING TO THE EXISTING SEWER.
- CONTRACTOR TO PROVIDE OSHA COMPLIANT TRENCH IN ROADWAY FOR CITIZENS ENERGY GROUP. CITIZENS ENERGY WILL PROVIDE AND INSTALL TAPPING SLEEVE AND VALVE. CONTRACTOR IS RESPONSIBLE TO CONNECT WATER SERVICE TO VALVE AND INSTALL SERVICE TO BUILDING.
- A WATERMAIN LIES DIRECTLY ABOVE THE 54" RCP COMBINED SEWER. CONTRACTOR IS REQUIRED TO NOTIFY CITIZENS WATER OPERATIONS PRIOR TO MAKING THIS CONNECTION AND CITIZENS STAFF MUST BE PRESENT TO OBSERVE THIS CONSTRUCTION ACTIVITY. SEE CONTACT INFO THIS SHEET.
- THE 54" RCP COMBINED SEWER SHALL BE CCTV INSPECTED AND PROVIDED TO CITIZENS PRIOR TO CONSTRUCTION OF THE LATERAL CONNECTION. THE OWNER WILL PROVIDE THIS.

BENCHMARKS:

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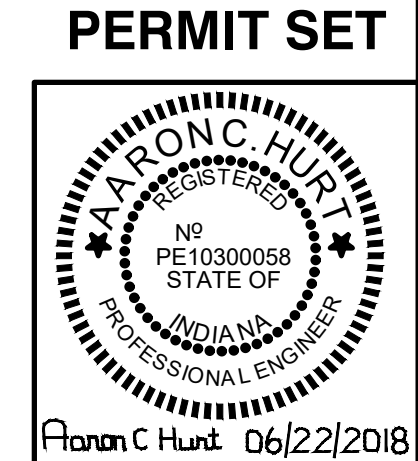
BRANDON L. CARTER
SR. CONSTRUCTION COORDINATOR - WATER/WASTEWATER
UNDERGROUND ENGINEERING & CONSTRUCTION
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
OFFICE: (317) 263-6456
CELL: (317) 714-7939
EMAIL: bcarter@citizensenergygroup.com

PROPOSED LEGEND:

— ST —	PROPOSED STORM SEWER LINE
— SAN —	PROPOSED SANITARY LINE
— T —	PROPOSED TELEPHONE LINE
— G —	PROPOSED GAS LINE
— W —	PROPOSED WATER LINE
— FP —	PROPOSED FIRE PROTECTION LINE
— DW —	PROPOSED DOMESTIC WATER LINE
====	PROPOSED CONDUIT
☼	PROPOSED LIGHT POLE
⊕	PROPOSED FIRE DEPT. CONNECTION, HYDRANT, WALL PIV, WATER VALVE, THRUST BLOCK
⊙	PROPOSED SANITARY MANHOLE, CLEAN OUT
⊞	PROPOSED TELEPHONE PEDESTAL
⊠	PROPOSED ELECTRIC TRANSFORMER



SCALE IN FEET
0 20' 40'



REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

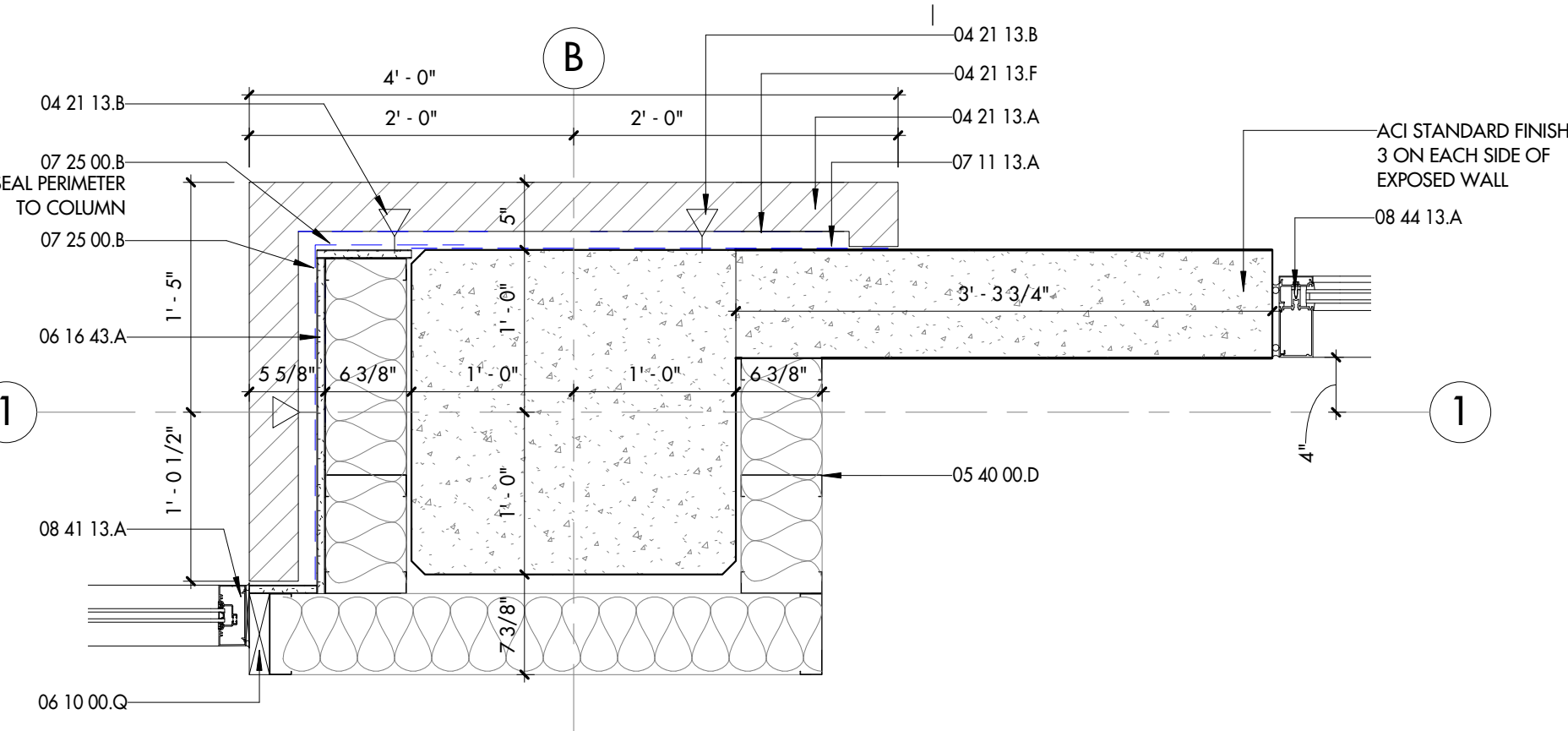
**BLACKLINE STUDIO
THE ARDMORE
136 E. NEW YORK ST
INDIANAPOLIS, IN**

UTILITY PLAN

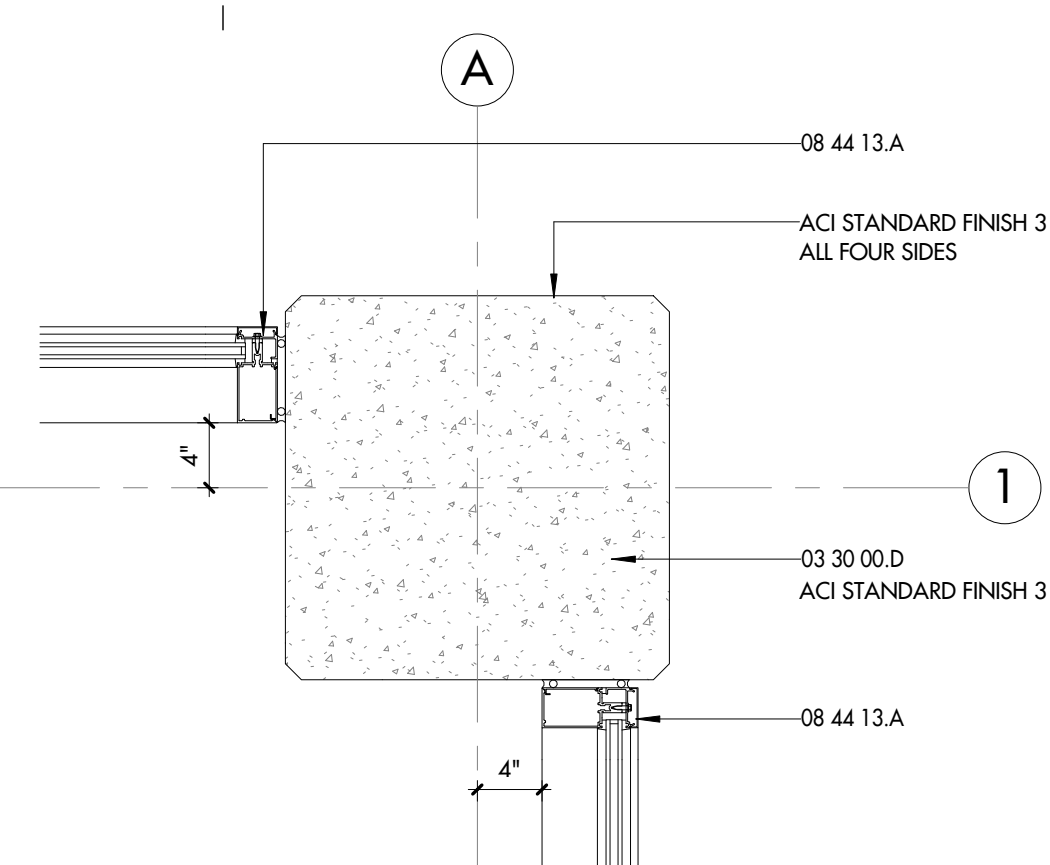
DATE:	JUNE 22, 2018	DRAWN BY:	JAR
DWG SCALE:	1" = 20'	CHECKED BY:	ACH
PROJECT NO.:	163-956	APPROVED BY:	ACH

DRAWING NO. **C500**

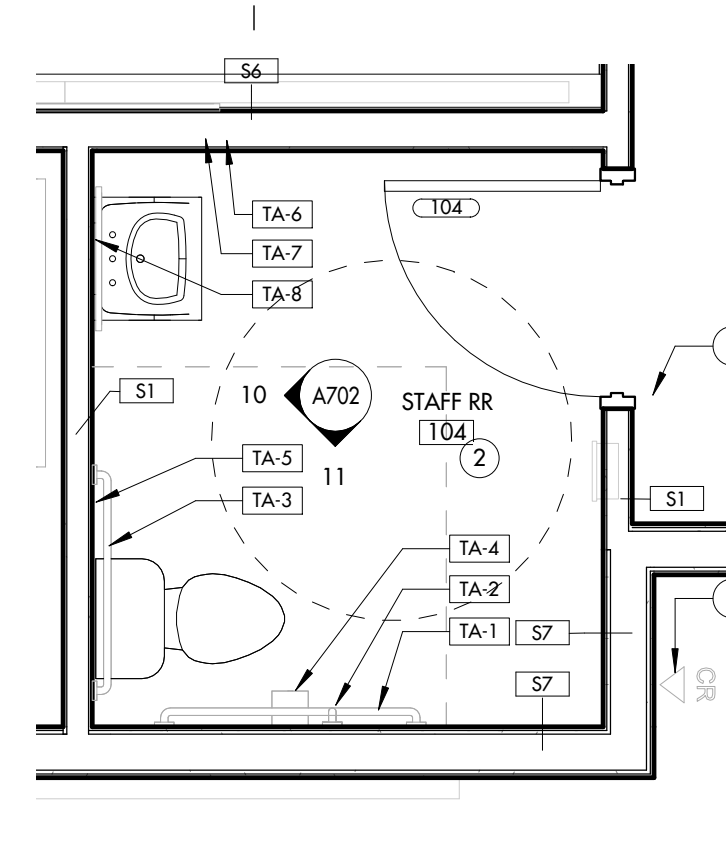
DATE: 06/22/2018 SHEET 7 OF 13



3 PILASTER CONDITION 2
1" = 1'-0"



4 CORNER CURTAIN WALL DETAIL
1" = 1'-0"



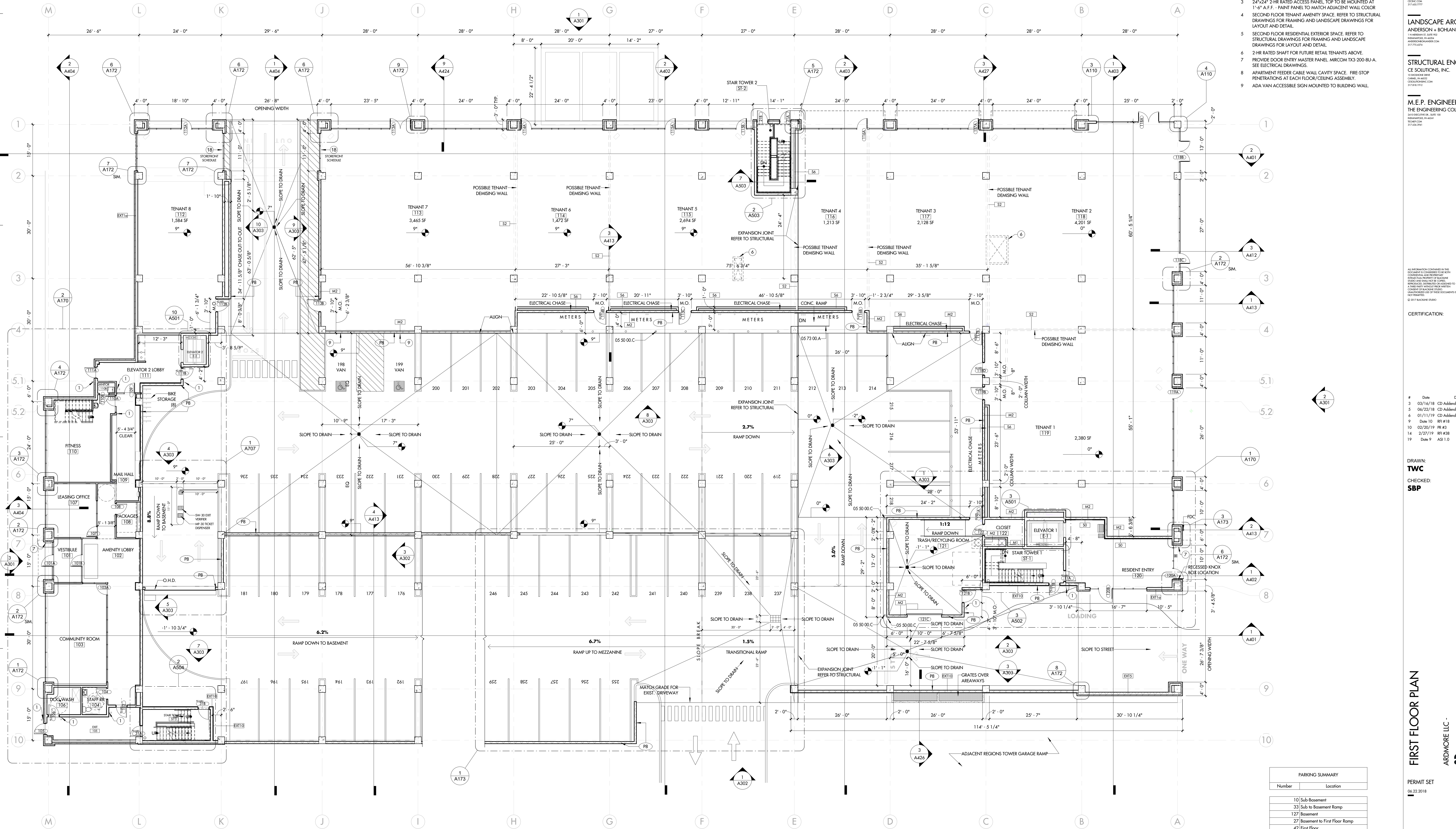
5 ENLARGED PLAN DETAIL
3/8" = 1'-0"

AMENITY TOILET ACCESSORIES		
Type	Item	Finish
TA-1	42" HORIZONTAL GRAB BAR, BOBRICK B5806-42	SATIN/BRUSHED CHROME
TA-2	18" VERTICAL GRAB BAR, BOBRICK B5806-18	SATIN/BRUSHED CHROME
TA-3	36" HORIZONTAL GRAB BAR, BOBRICK B5806-36	SATIN/BRUSHED CHROME
TA-4	TISSUE DISPENSER, BOBRICK B4997	SATIN/BRUSHED CHROME
TA-5	NAPKIN DISPOSAL, BOBRICK B270	SATIN/BRUSHED CHROME
TA-6	PAPER TOWEL DISPENSER, BOBRICK B262	SATIN/BRUSHED CHROME
TA-7	SOAP DISPENSER BY OWNER	BLACK
TA-8	24"x36" MIRROR, RENWIL VALE MT1628	CHARCOAL
TA-9	NOT USED	N/A

REFERENCED KEYED NOTES - PER SHEET	
03 30 00.D	REINFC CONC COLUMN-SEE FRAMING PLANS
04 21 13.A	FACE BRICK VNR - RUNNING BOND PATTERN TYP
04 21 13.B	BRICK VNR WALL TIE @ 16" O.C. VERT
04 21 13.F	1" AIR SPACE
05 40 00.D	6" STL STUD FRAMING
05 50 00.C	6" DIA. STEEL PIPE BOLLARD
05 73 00.A	PBR COATED ALUM. GUARDRAIL
06 10 00.D	2" FIRE RETARD FRAMING
06 16 43.A	5/8" GLASS MAT FACED GYP SHEATH
07 11 13.A	APPLIED BITUM DAMPPROOFING
07 25 00.B	CONT SHEET WEATHER BARRIER
08 41 13.A	ALUM FRAMED 4 1/2" DEEP STOREFRONT ASSEMBLY
08 44 13.A	GLAZED ALUM CURTAIN WALL

FLOOR PLAN NOTES

- CARD READER. SEE ELECTRICAL SHEETS AND SHEET A010 FOR MOUNTING HEIGHT INFORMATION.
- PROVIDE AND INSTALL RESTROOM SIGNS BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNTING HEIGHT SHALL BE 60" AFF TO THE CENTERLINE OF THE SIGN.
- 24"x24" 2-HR RATED ACCESS PANEL, TOP TO BE MOUNTED AT 11'-6" A.F.T. - PAINT PANEL TO MATCH ADJACENT WALL COLOR.
- SECOND FLOOR TENANT AMENITY SPACE. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND LANDSCAPE DRAWINGS FOR LAYOUT AND DETAIL.
- SECOND FLOOR RESIDENTIAL EXTERIOR SPACE. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND LANDSCAPE DRAWINGS FOR LAYOUT AND DETAIL.
- 2-HR RATED SHAFT FOR FUTURE RETAIL TENANTS ABOVE.
- PROVIDE DOOR ENTRY MASTER PANEL. MIRCOM TX3-200-BU-A. SEE ELECTRICAL DRAWINGS.
- APARTMENT FEEDER CABLE WALL CAVITY SPACE. FIRE-STOP PENETRATIONS AT EACH FLOOR/CEILING ASSEMBLY.
- ADA VAN ACCESSIBLE SIGN MOUNTED TO BUILDING WALL.



1 FIRST FLOOR PLAN
3/32" = 1'-0"

PARKING SUMMARY	
Number	Location
10	Sub-Basement
33	Sub to Basement Ramp
127	Basement
27	Basement to First Floor Ramp
42	First Floor
28	First Floor to Mezzanine Ramp
45	First Floor Mezzanine
312	Total

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CERTIFICATION:

#	Date	Description
3	03/16/18	CD Addendum 1
5	06/22/18	CD Addendum 3
6	01/11/19	CD Addendum 4
9	04/10/19	RFI #18
10	02/20/19	RFI #3
14	2/27/19	RFI #38
19	04/09/19	RFI #10

DRAWN: TWC
CHECKED: SBP

ARDMORE LIC. - Ardmore LLC - 231 N. PENNSYLVANIA ST. INDIANAPOLIS, IN 46204

PERMIT SET
05.22.2018

A110



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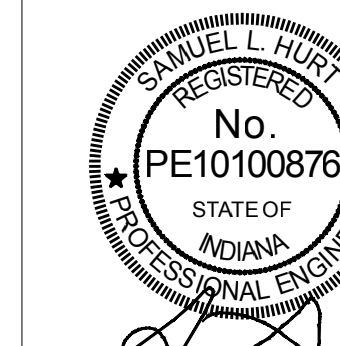
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CERTIFICATION:



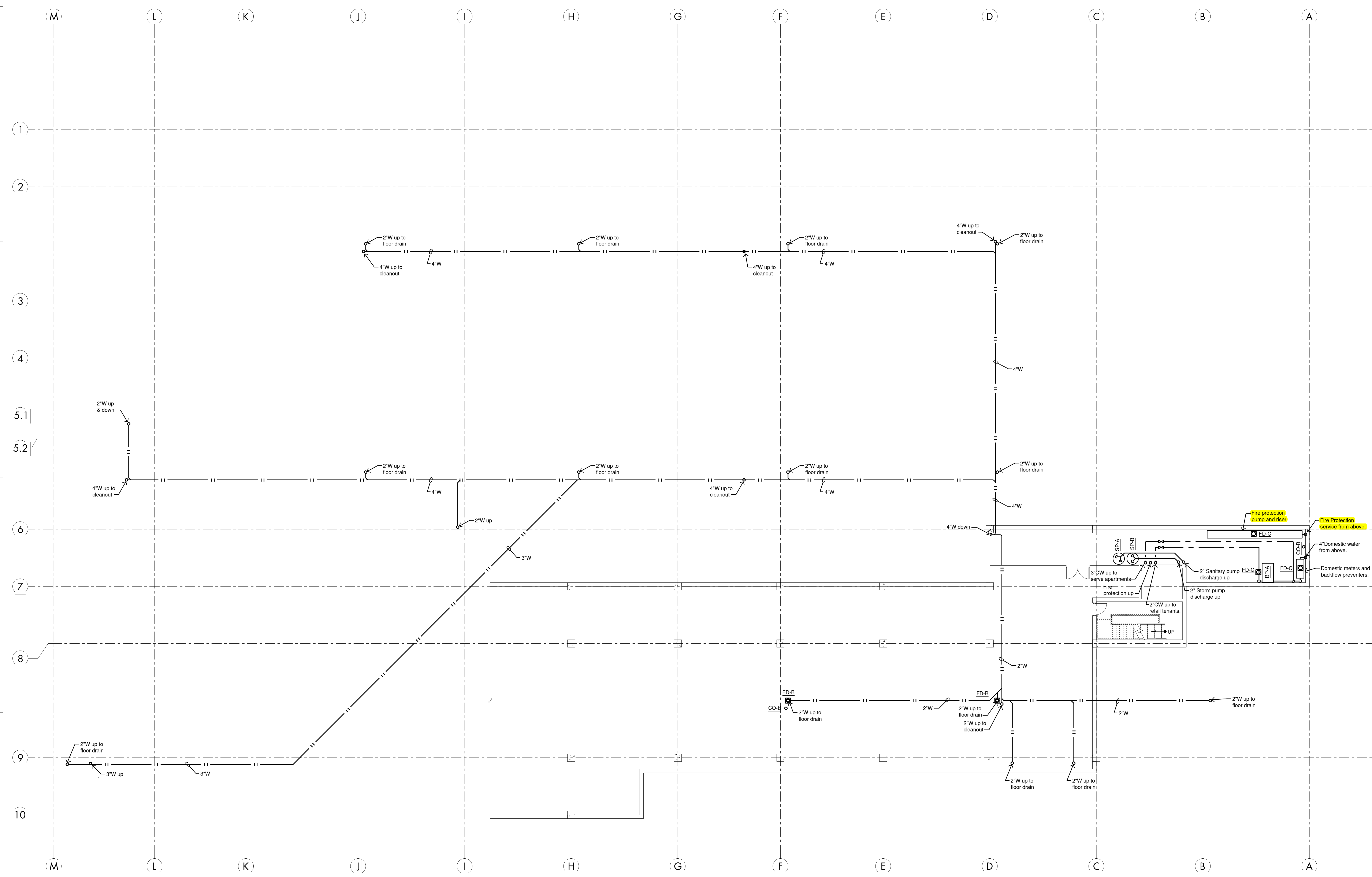
Date Description

DRAWN:
GJR
CHECKED:
SLH

SUB-BASEMENT PLUMBING PLAN
ARDMORE LIC. #
Ardmore
231 N. PENNSYLVANIA ST.
INDIANAPOLIS, IN 46204

PERMIT SET
06.22.2018

P100



General Notes:

- A. All fittings, piping, fixtures, materials, etc. to meet the current Safe Drinking Water Act with all of its amendments and the Reduction of Lead in Drinking Water Act.
- B. All work shall comply with all national, state, local codes and ordinances pertaining to the work in this project.
- C. All plumbing fixtures shall be supplied with individual water supply stops and code approved traps. Exposed piping shall be chrome plated.
- D. All plumbing fixtures shall be installed with approved backflow prevention devices.
- E. No piping shall pass directly over electrical power distribution cabinets, panelboards, etc. Contractor to coordinate panel locations prior to piping installation.
- F. DO NOT USE CELLULAR CORE PVC.
- G. All plumbing vents to be a minimum of 10'-0" from any air intake. Coordinate locations with HVAC plans.
- H. Single runouts to plumbing fixtures shall be the same size as on the plumbing fixture schedule unless otherwise noted.
- I. Concealed gas piping shall be constructed in accordance with code without unions, tubing fittings or running threads.
- J. Gas lines run on roof to be supported by Roof Top Box or similar and equal. DO NOT USE LUMBER FOR GAS PIPING SUPPORT.
- K. Dry-pipe fire protection system shall be used in all areas subject to freezing.
- L. All waste, water, vent, gas and condensate lines shown to be connected to their associated fixture/equipment, unless noted otherwise. All equipment and systems shown must be complete and usable upon completion of project. All connections and installations to be per the manufacturer's requirements.

Plan Notes:

- 1) 3"W riser and 3"V riser. Connect top of waste riser to top of vent riser. Provide 4"VTR.
- 2) 3"W riser & 3"V riser up and down.
- 3) 3"W riser & 3"V riser from above. Connect bottom of vent riser to bottom of waste riser.
- 4) 2"CW from below to serve this tenant.
- 5) 1"CW from below to serve this tenant.
- 6) 1"CW from below, 3/4"CW tap to serve this tenant, 1/2"CW up.
- 7) 1 1/2"CW from below, 3/4"CW tap to serve this tenant, 1"CW up.
- 8) 1"CW from below, 1"CW tap to serve this tenant, 1"CW up.
- 9) 1 1/2"CW from below, 3/4"CW tap to serve this tenant, 1 1/4"CW up.
- 10) 1 1/2"CW from below, 1"CW tap to serve this tenant, 1 1/2"CW up.
- 11) 1 1/2"CW from below, 1"CW tap to serve this tenant, 1 1/2"CW up.
- 12) 2"CW tap to serve this tenant, 1 1/2"CW up.
- 13) 1"CW tap to serve this tenant, 1 1/2"CW up.
- 14) 1"CW tap to serve this tenant, 1 1/2"CW up.
- 15) Provide 3/4"CW, upstream of tenant sub-meter, up to roof hydrant.

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1 SUB-BASEMENT PLUMBING PLAN
3/32" = 1'-0"