

INDIANA FIRE PREVENTION AND BUILDING SAFETY COMMISSION

Wednesday, December 9, 2020
By Electronic Mail

Dennis Bradshaw
Representative for the Petitioner
Fire Protection & Code Consultants, LLC
1520 Main Street
Indianapolis, IN 46224
dennisb@fpccllc.com

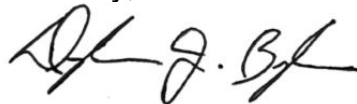
Re: Petition for Administrative Review – IDHS Order of Denial of Variance No. 20-12-33 – 900 Jackson

Dear Mr. Bradshaw:

The Indiana Fire Prevention and Building Safety Commission (Commission) is in receipt of your electronically-filed petition for administrative review of Indiana Department of Homeland Security (IDHS) Order of Denial of Variance No. 20-12-33 – 900 Jackson, submitted on Wednesday, December 9, 2020. Pursuant to the requirements of Indiana Code § 4-21.5-3-7, your petition for administrative review is hereby granted by the Commission.

Your petition will now be forwarded to the Indiana Office on Administrative Law Proceedings (OALP) to be assigned to the Commission's administrative law judge. OALP or the judge will contact you directly to make arrangements for further proceedings. Should you have any questions, you may contact the Indiana Department of Homeland Security's deputy general counsel assigned to this matter, Justin Guedel, at jguedel@dhs.in.gov or (317) 234-9515.

Sincerely,



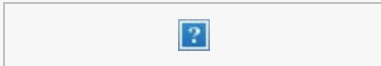
Douglas J. Boyle, Director
Indiana Fire Prevention and Building Safety Commission
Indiana Department of Homeland Security
Indiana Government Center South, Room E-208
302 W. Washington Street
Indianapolis, IN 46204
dboyle@dhs.in.gov

Enclosure

cc: Justin K. Guedel, IDHS Deputy General Counsel – representing the Respondent
(by electronic mail)

From: noreply@formstack.com
To: [DHS Legal Mailbox](#)
Subject: Petition for Review
Date: Wednesday, December 9, 2020 3:55:05 PM
Attachments: [68379161_variance_commission_report_withmultiactiondt.pdf](#)
[68380022_Cost_Hardship.pdf](#)
[68380035_Portage Place Variance Building #1.pdf](#)

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



Formstack Submission For: [petition for review](#)

Submitted at 12/09/20 3:53 PM

Individual Name:	Dennis Bradshaw
Business Name: :	Fire Protection & Code Consultants, LLC
Phone Number:	(317) 313-1899
Email Address:	dennisb@fpcllc.com
Mailing Address:	1520 Main Street Indianapolis, IN 46224
Are you represented by an attorney?:	No
Attorney Name:	
Firm:	
Phone Number:	
Email Address:	
Mailing Address:	

Order Number:	
Facility Device Boiler ID:	900 Jackson
Date Order Received:	Nov 25, 2020
How did you receive the Order? :	Email
Entity Issuing Order:	Fire Prevention and Building Safety Commission
Entity Name:	
Upload Order:	View File
Was this order specifically directed to you?:	No
Explain:	
Explain:	Was issued to the Owner who I represent.
Have you been aggrieved or adversely affected by the order?:	No
Explain:	
Explain:	I'm working on behalf of the Owner who is agreived by this denial.
If the order was not specifically directed to you and you have not been aggrieved or adversely affected by the order, are you entitled to review under some other law? :	No
What law?:	

I request review of the entire order described above:	Yes
If you are not requesting review of the entire order, what is the scope of your request?:	
I request a stay of effectiveness:	No
What is the basis of your challenge? :	We believe the Staff's decision to deny the variance application did not take the Owner's hardship into consideration and the decision is not consistent with approvals by the Commission on similar variance requests.
What is your desired outcome? :	Variance approval
Additional information in support of my request:	The Owner's hardship involves the potential loss of revenue and marketability of the upper units of this high end condominium project. Without the approval of the variance, the buildings will have to be completely redesigned and this would cause a hardship of cost and time delays. The opportunity to explain and discuss the variance request with the Commission was denied by the Staff's denial of the variance request.
Additional Attachments:	View File
Additional Attachments:	View File
Additional Attachments:	View File

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



ERIC J. HOLCOMB, Governor
STATE OF INDIANA

DEPARTMENT OF HOMELAND SECURITY

STEPHEN COX, EXECUTIVE DIRECTOR

Indiana Department of Homeland Security
Indiana Government Center South
302 West Washington Street
Indianapolis, IN 46204
317-232-3980

Dave Weaver
Portage Place Development, LLC
120 W. LEXINGTON AVE.

November 24, 2020

ELKHART, IN 46516

Dear Dave Weaver,

This letter provides notice of the action taken on your application(s) for a variance(s) from the Commission's rules under IC 22-13-2-11.

Project Number	Project Name	Variance Number
0	900 Jackson	20-12-33

Conditions

Edition	Code	Code Section	Action & Date
	Other Code (Not in the list provided)	504, Table 503, 2014 IBC	Not Approved 11/24/2020

If you have any questions regarding this order, you may contact that Department at (317) 232-2222.

ADMINISTRATIVE REVIEW

If you desire administrative review of this order, you must comply with the requirements of Indiana Code IC 4-21.5-3-7 and file a written petition for review within fifteen (15) days after receiving notice of this order. Your petition for review must state facts demonstrating that you are:(1) a person to whom the order is specifically directed; (2) aggrieved or adversely affected by the order; or (3) entitled to review under any law. You may submit your petition by one of the following methods:

U.S.MAIL OR PERSONAL SERVICE

Indiana Department of Homeland Security
Fire Prevention and Building Safety Commission
302 W.Washington Street, Rm. E208
Indianapolis, IN 46204

ONLINE

By completing the form at <https://www.in.gov/dhs/appeals.htm>

For additional information about the administrative review process and applicable templates that may be used for filings, visit the following link

<https://www.in.gov/dhs/appeals.htm>



November 19, 2020

Attention: Dennis Bradshaw

Response to Proposed Order of Denial

In response to the proposed order of denial as it relates to Variance ID #20602, we submit the following information to demonstrate undue hardship in meeting the requirements of the rules of the commission because of excessive costs.

Our variance is being sought to allow for (2) 64 square foot environmental control areas that will allow the elevators to open into a conditioned space, as opposed to exposure to the elements. The variance is asking to eliminate the need to consider the building a 4-story structure and to allow above-mentioned environmental control areas outside of the elevator doors for exiting onto the roof.

A change to 4-stories for these structures does represent a cost hardship to the project, as the implications for the change are significant. The cost increase for the project is approximately \$625,000.00 for the items below (total project cost of \$7.5M):

- Creation of a 1-hour rating on all exterior walls, and on the roof deck surface
- Introduction of (4) additional stair towers to provide egress from a rooftop if considered a 4th story
- Provision of a fire protection stand-pipe
- Addition of fire dampers into the rated floor / roof structures

Please let us know with any questions related to the information above. Thank you for consideration in our variance.

Sincerely,

Patrick Gross
Manager of Project Development
DJ Construction Co., Inc.

PROJECT DIRECTORY

CLIENT
PORTAGE PLACE DEVELOPMENT LLC

DESIGN ARCHITECT
ALEXANDER GORLIN ARCHITECTS
1133 BROADWAY, SUITE 1107
NEW YORK, NY 10010
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www.gorlinarchitects.com

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FAX: (574) 537-0808
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www.cripedesign.com

CONTRACTOR
DJ CONSTRUCTION
3414 ELKHART ROAD
ELKHART, INDIANA 46526
PHONE: (574) 533-1645 OFFICE
www.djconstruction.com

PROJECT DATA

PROJECT NAME: PORTAGE PLACE BUILDING #1
PROJECT ADDRESS: 900 EAST JACKSON BLVD.
PROJECT LOCATION: ELKHART, IN 46514
PROJECT DESCRIPTION:
NEW THREE STORY RESIDENTIAL CONDOMINIUMS. BUILDING CONSTRUCTION SYSTEM WILL BE WOOD FRAMING AND CHIU WITH MISCELLANEOUS STEEL COLUMNS AND BEAMS. EXTERIOR FINISHES WILL CONSIST OF SIDING

APPLICABLE CODES

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS, AND ALL WORK AND MATERIALS SHALL COMPLY WITH THE APPLICABLE CODE AND/OR STANDARDS;

1. GENERAL ADMINISTRATIVE RULES (GAR) (10-11-01)
2. INDIANA BUILDING CODE (IBC), 2014 (12-1-14)
 - 2.1. International Building Code - 2012 - First Printing
 - 2.2. Indiana Amendments
3. INDIANA RESIDENTIAL CODE (IRC), 2014 (9-11-15)
 - 3.1. International Residential Code, 2009
 - 3.2. Indiana Amendments and Change Amendments
4. INDIANA HANDICAPPED ACCESSIBILITY CODE (IAC) 12-21-03
 - 4.1. ANSI A117.1, 2009
 - 4.2. Indiana Amendments
5. INDIANA ELECTRICAL CODE (IEC), 2009, (08-26-09)
 - 5.1. NFPA 70, National Electrical Code, 2009
 - 5.2. Indiana Amendments
6. INDIANA MECHANICAL CODE (IMC), 2014, (12-1-14)
 - 6.1. International Mechanical Code, 2012 - First Printing
 - 6.2. Indiana Amendments
7. INDIANA PLUMBING CODE (IPC), 2012 (12-24-12)
 - 7.1. International Plumbing Code, 2006
 - 7.2. Indiana Amendments
8. INDIANA ENERGY CONSERVATION CODE (IECC), 2010, (05-06-10)
 - 8.1. ANSI/ASHRAE 90.1, 2007 Edition
 - 8.2. Indiana Amendments
9. INDIANA FIRE CODE (IFC) - 2014 (12-1-14)
 - 9.1. International Fire Code - 2012 - First Printing
 - 9.2. Indiana Amendments

USE AND OCCUPANCY CLASSIFICATION

CLASSIFICATION (SECTION 302):
GROUP: R-2 CONDOMINIUMS/ U GARAGE

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE: V-B

MEANS OF EGRESS

OCCUPANT LOAD CALCULATIONS (TABLE 1004.1.1):
FIRST FLOOR: - OCCUPANTS
SECOND FLOOR: - OCCUPANTS
THIRD FLOOR: - OCCUPANTS
TOTAL: -- OCCUPANTS

DRAWING INDEX			
NO.	NAME	NO.	NAME
GENERAL		PLUMBING	
A001	PROJECT INDEX AND JOB INFORMATION		
L5101	FIRST FLOOR LIFE SAFETY PLAN		
L5102	SECOND FLOOR LIFE SAFETY PLAN	MECHANICAL	
L5103	THIRD FLOOR LIFE SAFETY PLAN		
STRUCTURAL		ELECTRICAL	
S001	GENERAL NOTES		
S201	FIRST FLOOR STEEL PLAN		
S202	SECOND FLOOR FRAMING PLAN		
S301	SECOND FLOOR STEEL PLAN		
S302	THIRD FLOOR FRAMING PLAN		
S401	THIRD FLOOR STEEL PLAN		
S402	ROOF FRAMING PLAN		
S501	ROOF DECK STEEL PLAN		
S502	ROOF DECK FRAMING PLAN		
ARCHITECTURAL			
A101	FIRST FLOOR PLAN		
A102	SECOND FLOOR PLAN		
A102	THIRD FLOOR PLAN		
A104	ROOF DECK PLAN		
A151A	ENLARGED FIRST FLOOR PLAN		
A151B	ENLARGED FIRST FLOOR PLAN		
A152A	ENLARGED SECOND FLOOR PLAN		
A152B	ENLARGED SECOND FLOOR PLAN		
A153A	ENLARGED THIRD FLOOR PLAN		
A153B	ENLARGED THIRD FLOOR PLAN		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
A701	DOOR SCHEDULE		
A702	ROOM FINISH SCHEDULE & WINDOW TYPES		
A801	FIRST FLOOR REFLECTED CEILING PLAN		



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Project
Portage Place BUILDING #1
900 East Jackson Blvd.
Elkhart, IN 46514
AGA Project No. 19-13
MAUST Project No. 20-105A

Issue / Revision Date

PRELIMINARY - NOT FOR CONSTRUCTION

Drawing Title
PROJECT INDEX AND JOB INFORMATION
DATE: 10/08/20

Scale

Sheet No.

A001

Issue / Revision	Date

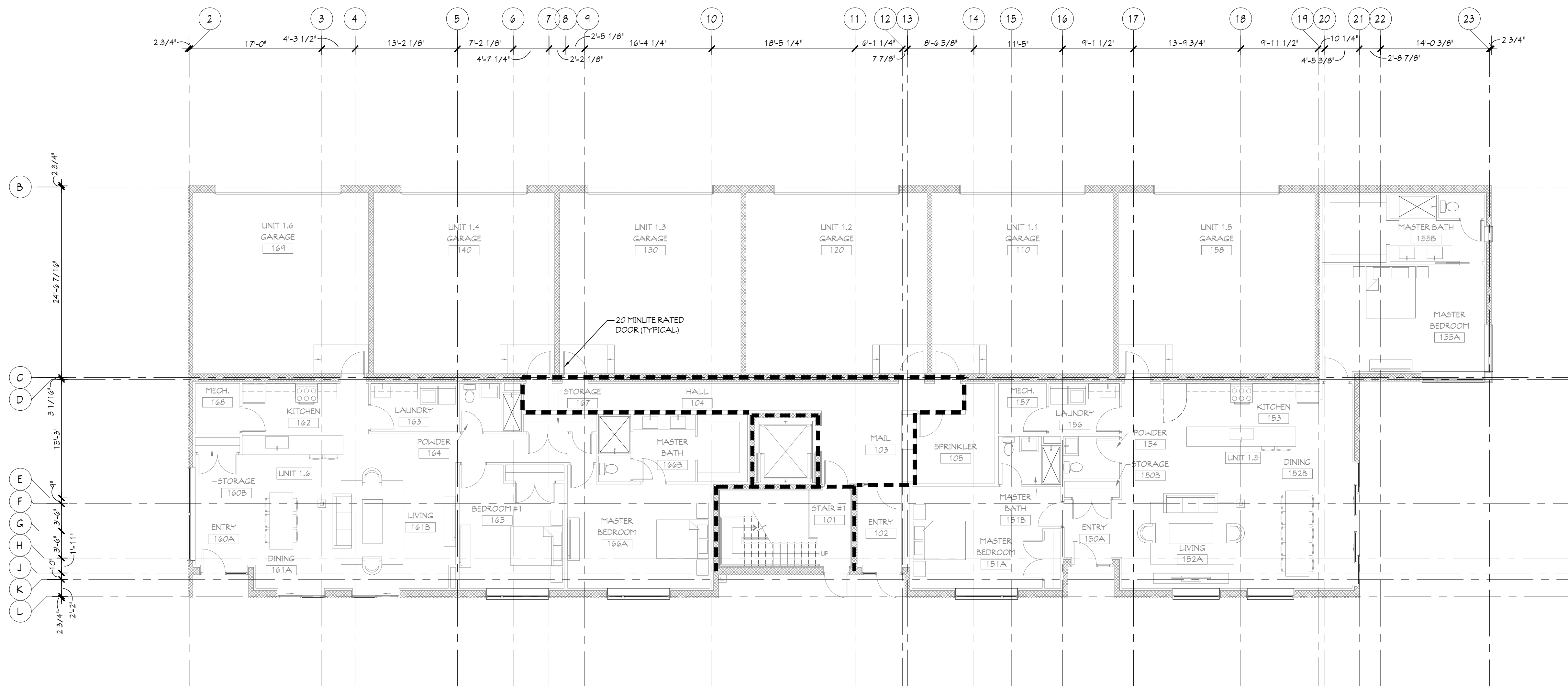
Drawing Title
FIRST FLOOR LIFE SAFETY PLAN

DATE: 10/08/20

Scale

Sheet No.

LS101



1 FIRST FLOOR LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #1

KEY	
	BOUNDARY FOR OCCUPANT CALCULATION
	1-HR. RATED WALL
	1-HR. RATED FIRE PARTITION
	DIRECTION OF EGRESS
	FIRE EXTINGUISHER CABINET - FEC
	WALL MOUNTED FIRE EXTINGUISHER - FE

GENERAL NOTES:

- FLOOR / CEILING ASSEMBLY IS 1-HR RATED
- SEE THE DOOR SCHEDULE FOR RATINGS OF INDIVIDUAL DOORS.

**PRELIMINARY - NOT
 FOR CONSTRUCTION**

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**PRELIMINARY - NOT
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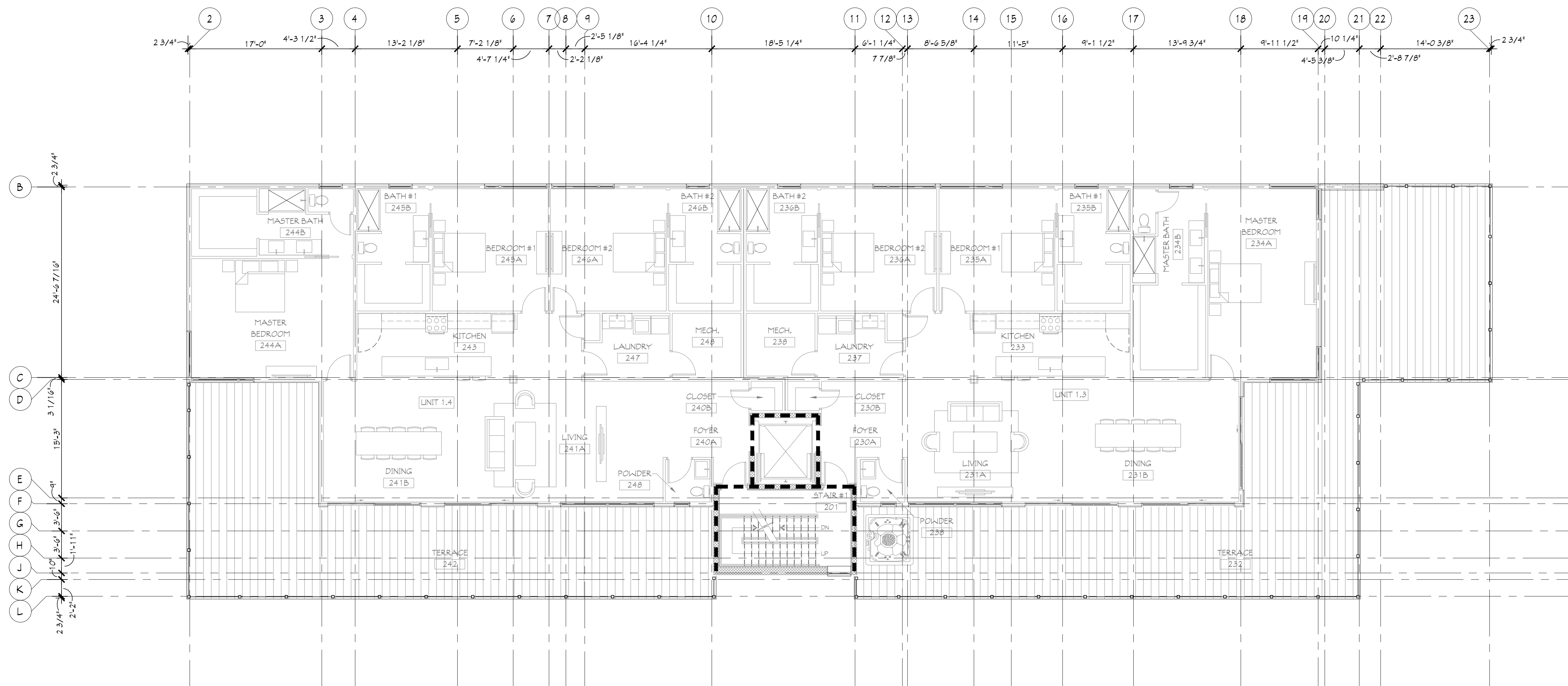
Drawing Title
 SECOND FLOOR LIFE SAFETY PLAN

DATE: 10/08/20

Scale

Sheet No.

LS102



1 SECOND FLOOR LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #1

KEY	
	BOUNDARY FOR OCCUPANT CALCULATION
	1-HR. RATED WALL
	1-HR. RATED FIRE PARTITION
	DIRECTION OF EGRESS
	FIRE EXTINGUISHER CABINET - FEC
	WALL MOUNTED FIRE EXTINGUISHER - FE

GENERAL NOTES:

- FLOOR / CEILING ASSEMBLY IS 1-HR RATED
- SEE THE DOOR SCHEDULE FOR RATINGS OF INDIVIDUAL DOORS.

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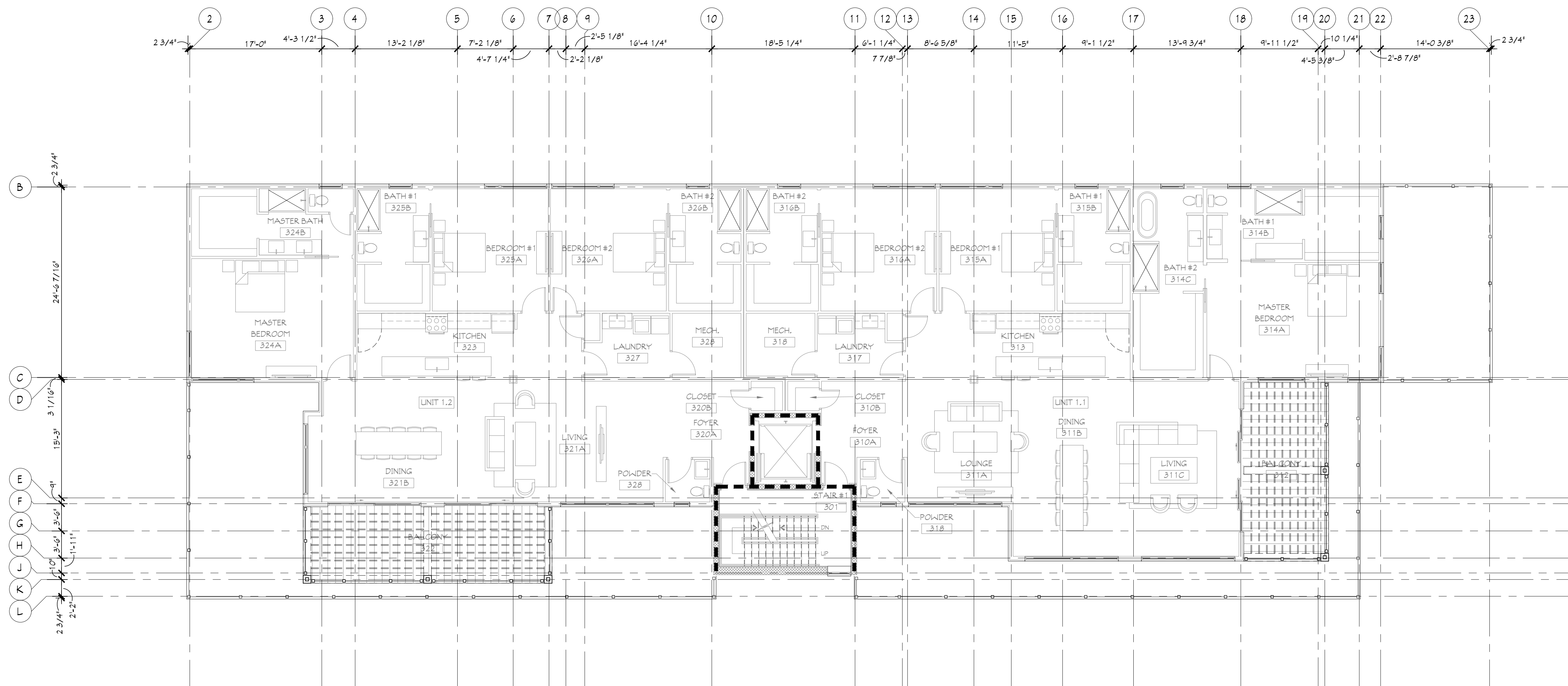
Issue / Revision _____ Date _____

Drawing Title
 THIRD FLOOR LIFE SAFETY PLAN

DATE: 10/08/20

Sheet No.

LS103



1 THIRD FLOOR LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #1

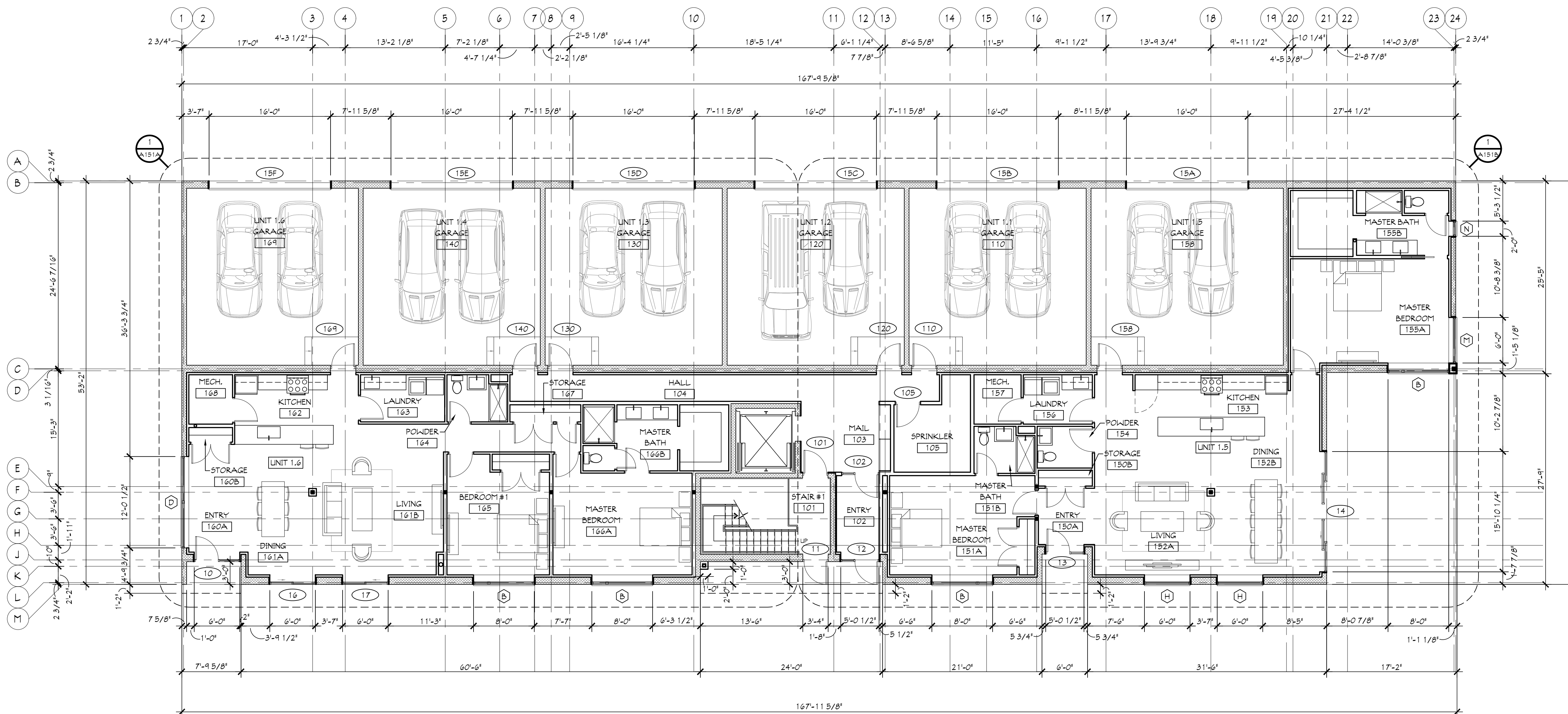
KEY	
	BOUNDARY FOR OCCUPANT CALCULATION
	1-HR. RATED WALL
	1-HR. RATED FIRE PARTITION
	DIRECTION OF EGRESS
	FIRE EXTINGUISHER CABINET - FEC
	WALL MOUNTED FIRE EXTINGUISHER - FE

GENERAL NOTES:

- FLOOR / CEILING ASSEMBLY IS 1-HR RATED
- SEE THE DOOR SCHEDULE FOR RATINGS OF INDIVIDUAL DOORS.

PRELIMINARY - NOT FOR CONSTRUCTION

2
A201



1
A202

2
A202

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING #1

NOTE:
SHOWERS ON THIS FLOOR TO
BE RECESSED 2"
SEE A151A AND A151B FOR
NOTES ON THE PLAN

NOTE:
DIMENSIONS AT EXTERIOR WINDOW AND
DOOR OPENINGS INCLUDE 1 1/2" WOOD
FURRING AT JAMBS FOR CMU WALLS

BUILDING #1 UNIT PERCENTAGE MATRIX						
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	ROOF DECK	TERR. / BAL.	TOTAL
UNIT 1.1	--	--	12.3%	--	1.0%	13.3%
UNIT 1.2	--	--	10.6%	--	1.2%	11.8%
UNIT 1.3	--	10.7%	--	--	6.2%	16.9%
UNIT 1.4	--	10.5%	--	--	4.2%	14.7%
UNIT 1.5	7.9%	--	--	--	--	7.9%
UNIT 1.6	7.1%	--	--	--	--	7.1%
ROOF DECK	--	--	--	6.8%	--	6.8%
PUBLIC	3.4%	1.3%	1.3%	1.4%	--	7.4%
GARAGES	14.1%	--	--	--	--	14.1%
TOTAL SQUARE FOOTAGE	32.5%	22.5%	24.2%	6.2%	12.6%	100%

BUILDING #1 UNIT SQUARE FOOTAGE MATRIX						
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	ROOF DECK	TERR. / BAL.	TOTAL
UNIT 1.1	--	--	3,143	--	251	3,394
UNIT 1.2	--	--	2,705	--	315	3,020
UNIT 1.3	--	2,730	--	--	1,571	4,301
UNIT 1.4	--	2,681	--	--	1,076	3,757
UNIT 1.5	2,020	--	--	--	--	2,020
UNIT 1.6	1,823	--	--	--	--	1,823
ROOF DECK	--	--	--	1,728	--	1,728
PUBLIC	877	333	333	345	--	1,888
GARAGES	3,609	--	--	--	--	3,609
TOTAL SQUARE FOOTAGE	8,329	5,744	6,181	2,073	3,213	25,540

1
A201

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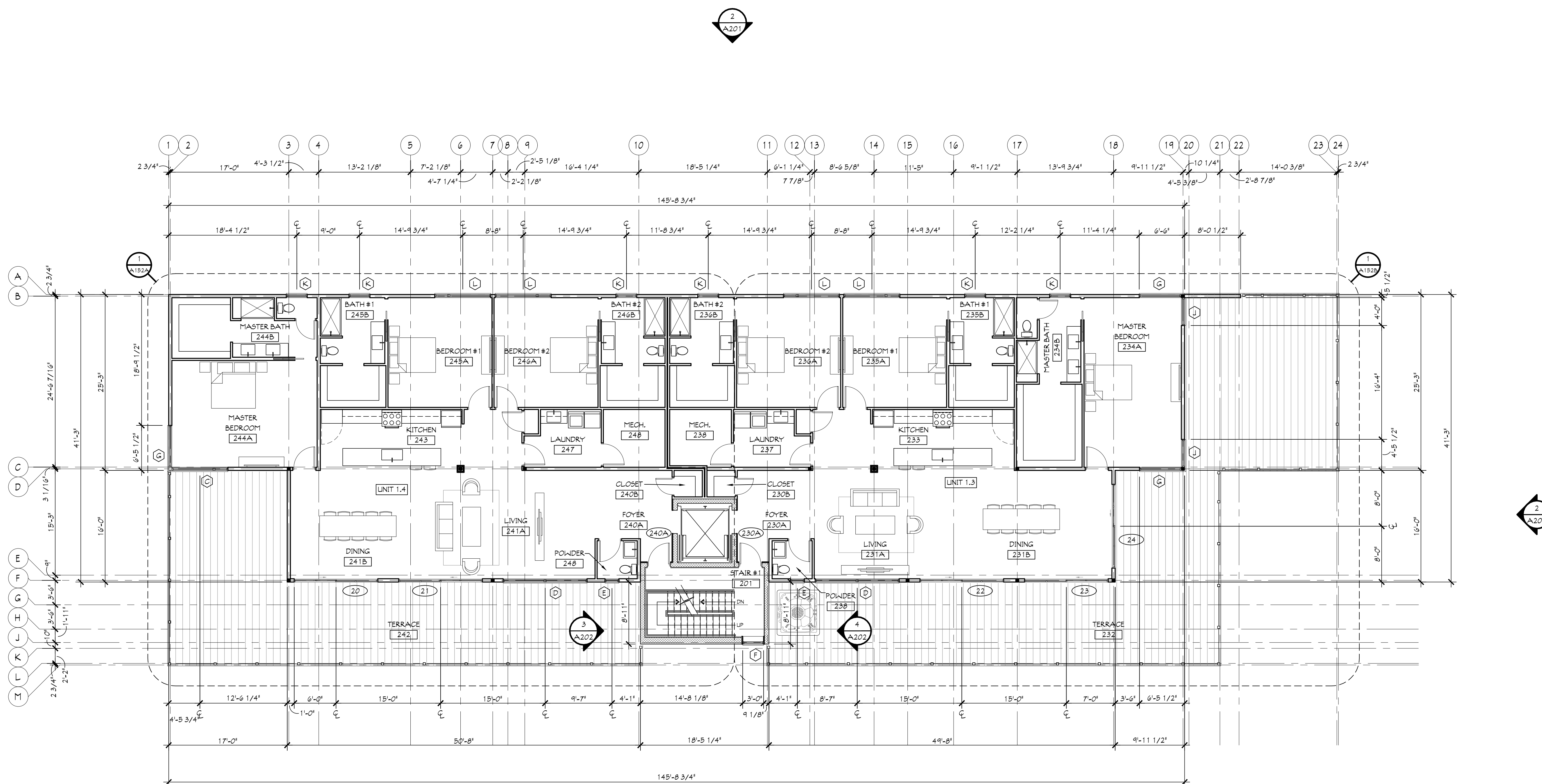
Issue / Revision	Date

Drawing Title
SECOND FLOOR PLAN

DATE: 10/08/20

Sheet No.

A102



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #1

NOTE:
 NO CONCRETE UNDER SHOWERS
 ON THIS FLOOR
 SEE A152A AND A152B FOR
 NOTES ON THE PLAN

NOTE:
 DIMENSIONS AT EXTERIOR WINDOW AND
 DOOR OPENINGS INCLUDE 1 1/2" WOOD
 FURRING AT JAMBS FOR GML WALLS

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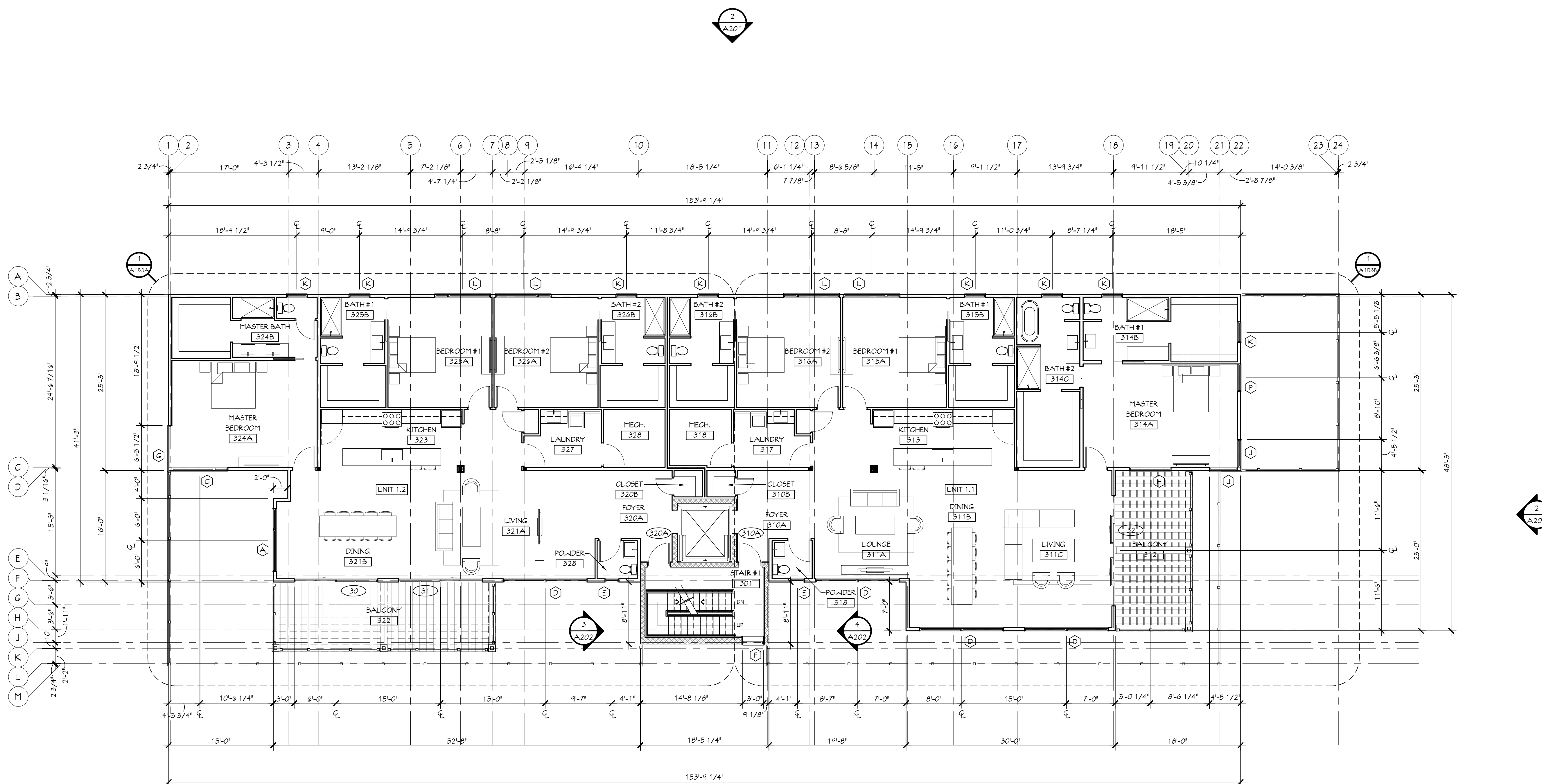
Issue / Revision	Date

Drawing Title
 THIRD FLOOR PLAN

DATE: 10/08/20

Sheet No.

A103



1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #1

NOTE:
 SEE A153A AND A153B FOR
 NOTES ON THE PLAN

NOTE:
 DIMENSIONS AT EXTERIOR WINDOW AND
 DOOR OPENINGS INCLUDE 1 1/2" WOOD
 FURRING AT JAMBS FOR GML WALLS

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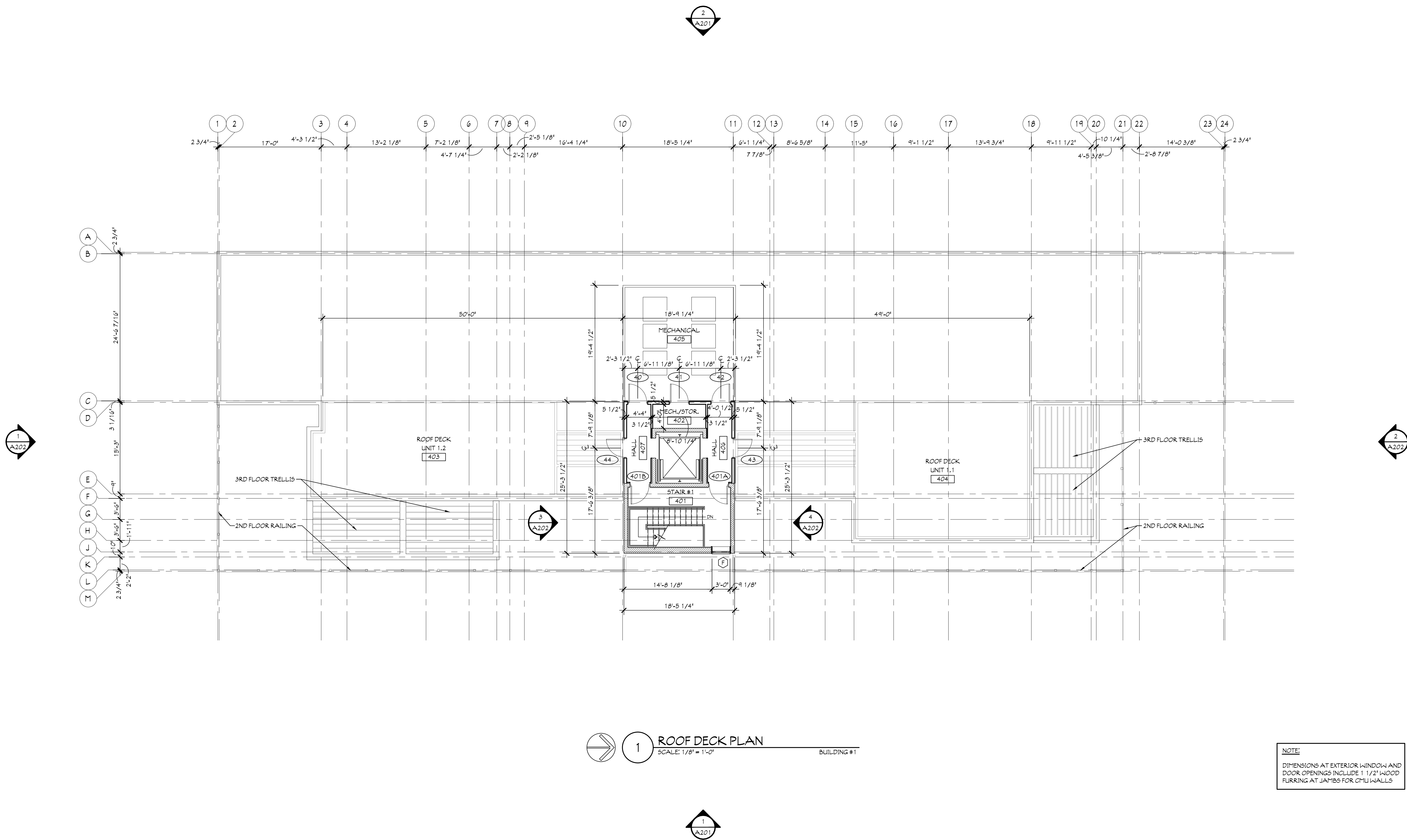
Drawing Title
ROOF DECK PLAN

DATE: 10/08/20

Scale

Sheet No.

A104



1 ROOF DECK PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #1

NOTE:
 DIMENSIONS AT EXTERIOR WINDOW AND
 DOOR OPENINGS INCLUDE 1 1/2" WOOD
 FLOORING AT JAMBS FOR CMU WALLS

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 Elkhart, IN 46514

AGA Project No. 19-13
 MAUST Project No. 20-105A

Issue / Revision	Date

**PRELIMINARY - NOT
 FOR CONSTRUCTION**

Drawing Title
EXTERIOR ELEVATIONS

DATE: 10/08/20

Scale

Sheet No.

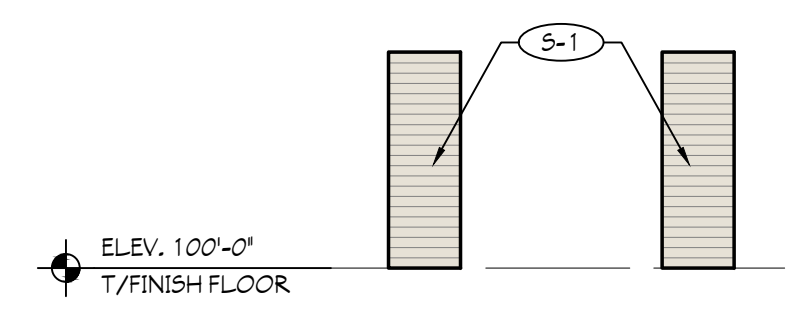
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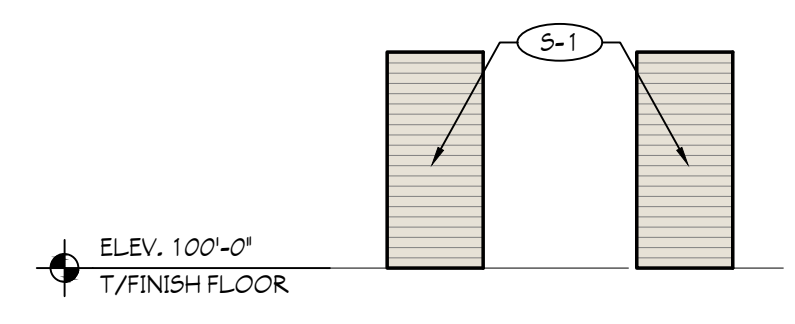
1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDING #1

EXTERIOR FINISH LEGEND:

	S-1 SIDING TYPE 1 MFR: VESTA COLOR: 503 EGG SHELL LENGTH: 12'
	S-2 SIDING TYPE 1 MFR: VESTA COLOR: 480 ALUMIN THISTLE LENGTH: 12'
	M-1 METAL RAILING
	ST-1 STEEL COPING
	AL-1 ALUMINUM SOFFIT



3 ENTRY INSET L/R
 SCALE: 1/8" = 1'-0"
 FIRST FLOOR
 BUILDING #1



4 ENTRY INSET L/R
 SCALE: 1/8" = 1'-0"
 FIRST FLOOR
 BUILDING #1



2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDING #1

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Project
**Portage Place
 BUILDING #1**
 900 East Jackson Blvd.
 Elkhart, IN 46514

AGA Project No. 19-13
 MAUST Project No. 20-105A

Issue / Revision Date

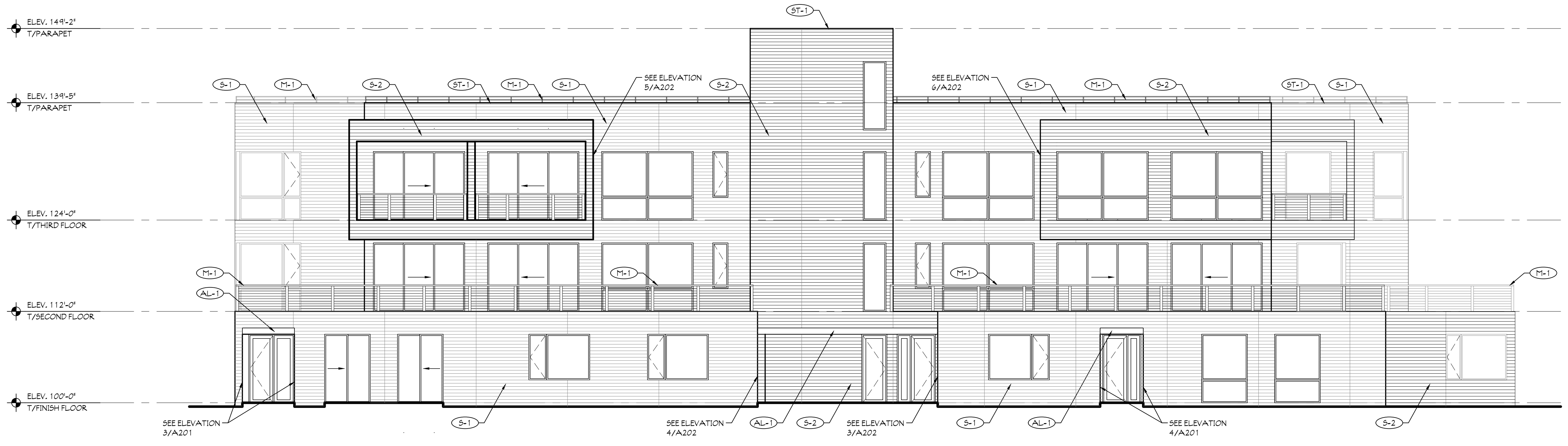
**PRELIMINARY - NOT
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Drawing Title
EXTERIOR ELEVATIONS

DATE: 10/08/20

Sheet No.

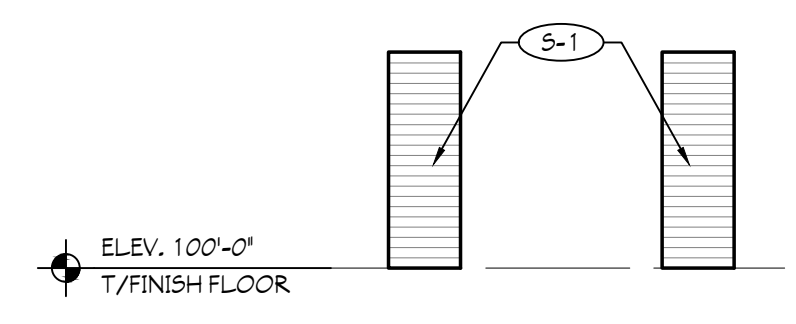
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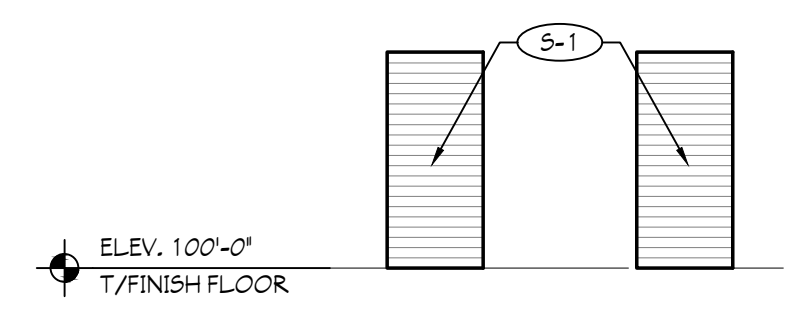
1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDING #1

EXTERIOR FINISH LEGEND:

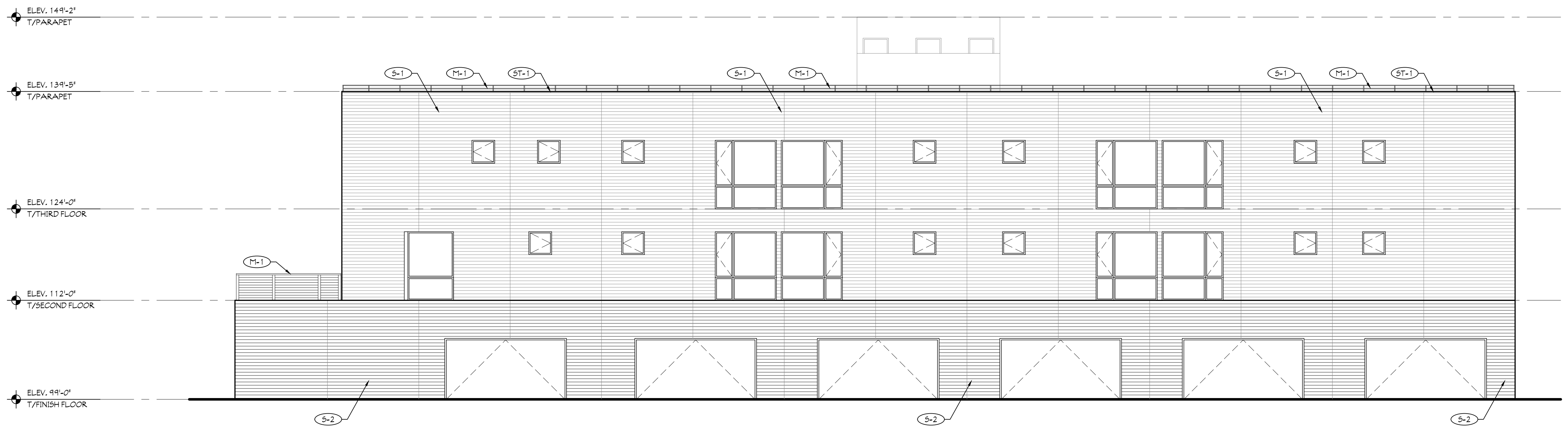
	S-1 SIDING TYPE 1 MFR: VESTA COLOR: 503 EGG SHELL LENGTH: 12'
	S-2 SIDING TYPE 1 MFR: VESTA COLOR: 480 ALUMIN THISTLE LENGTH: 12'
	M-1 METAL RAILING
	ST-1 STEEL COPING
	AL-1 ALUMINUM SOFFIT



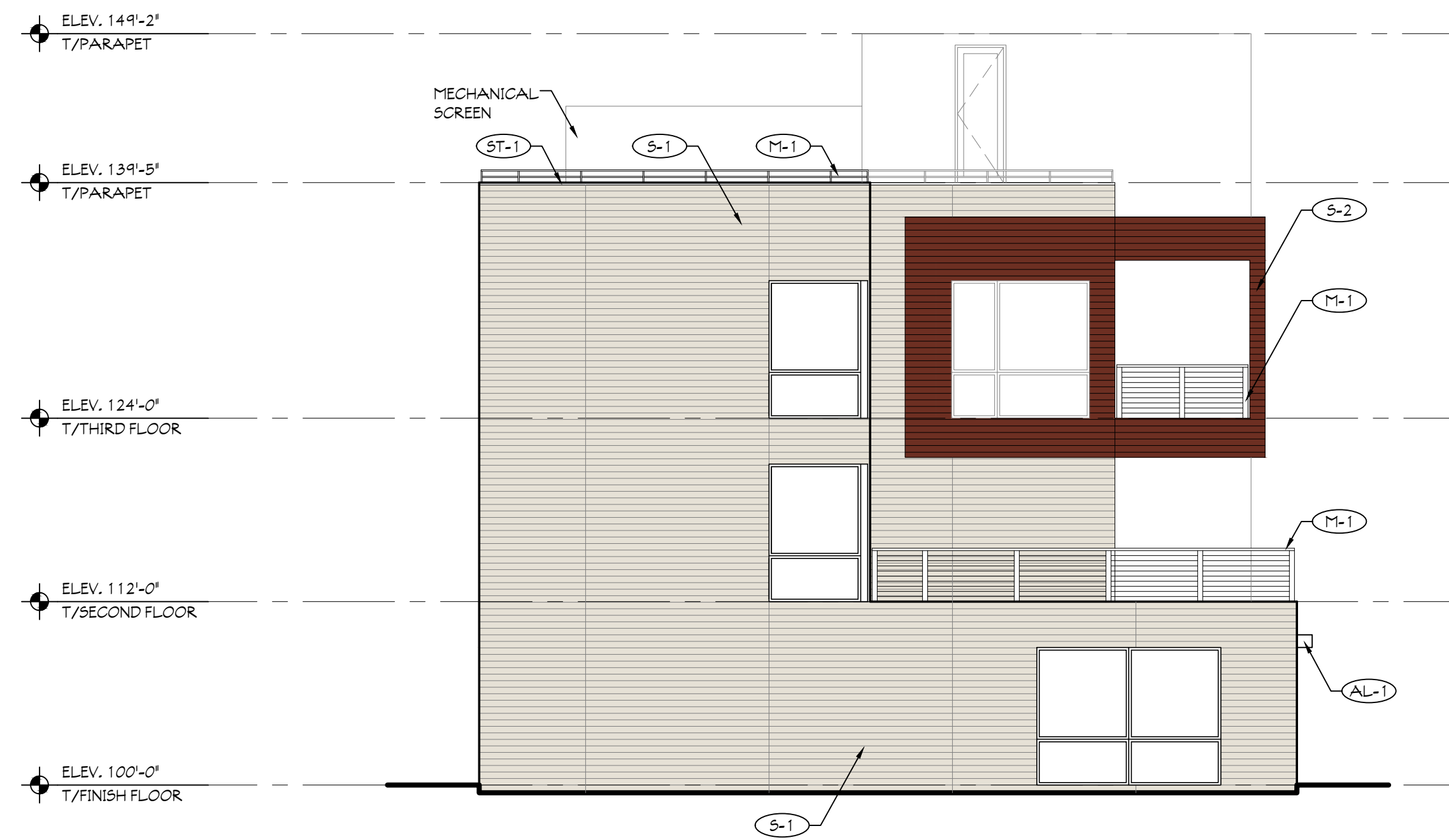
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 SCALE: 1/8" = 1'-0"
 FIRST FLOOR
 BUILDING #1



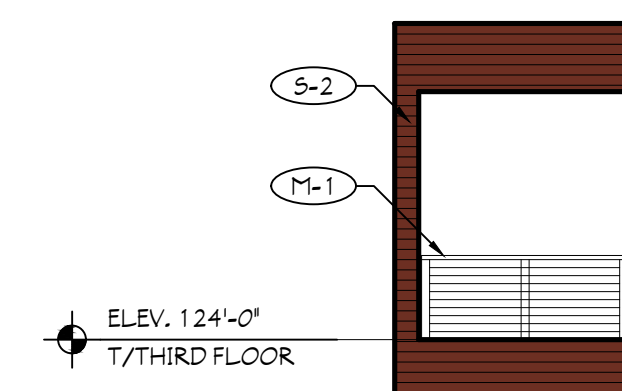
4 ENTRY INSET L/R
 SCALE: 1/8" = 1'-0"
 FIRST FLOOR
 BUILDING #1



2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDING #1

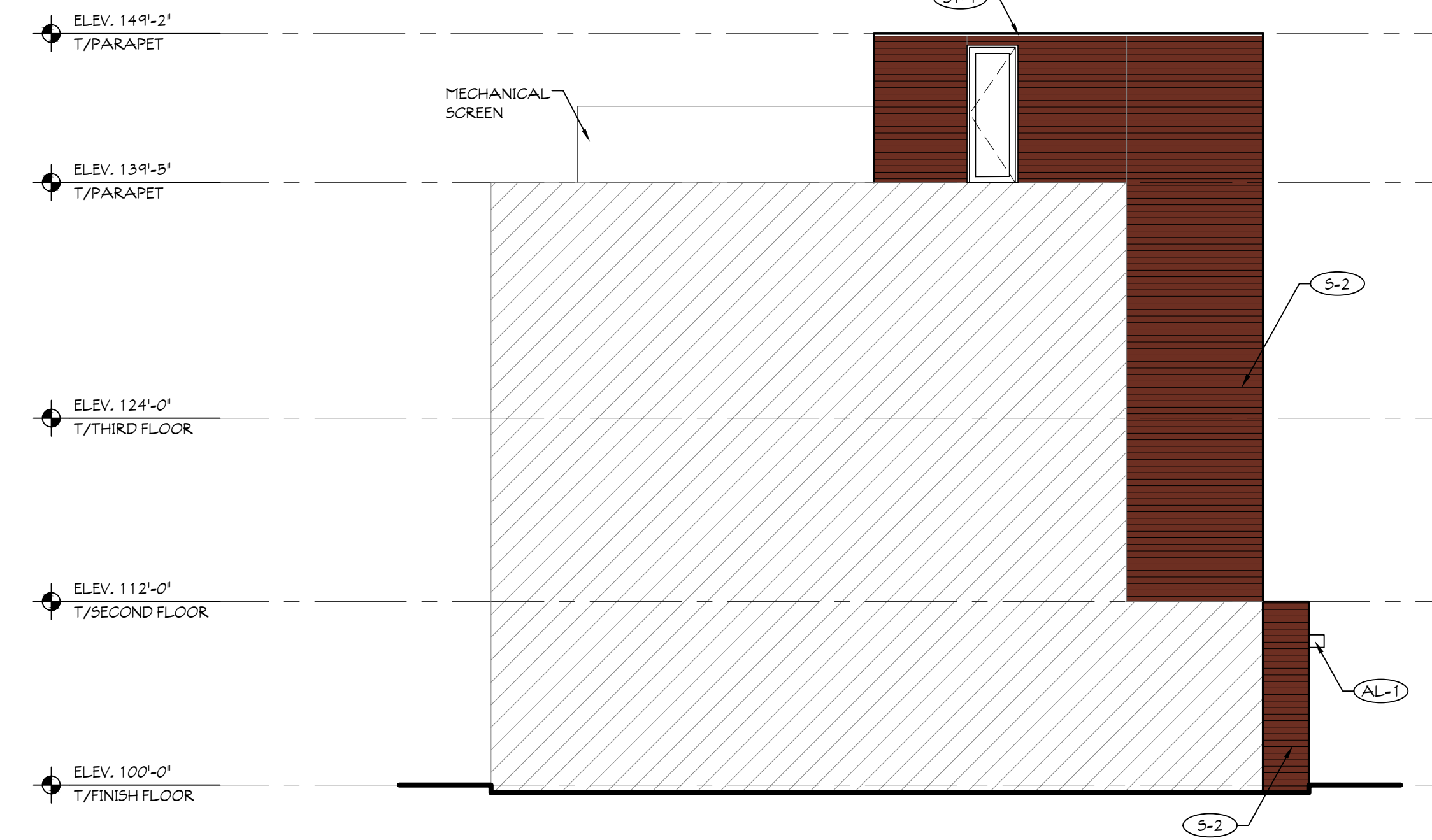


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" BUILDING #1

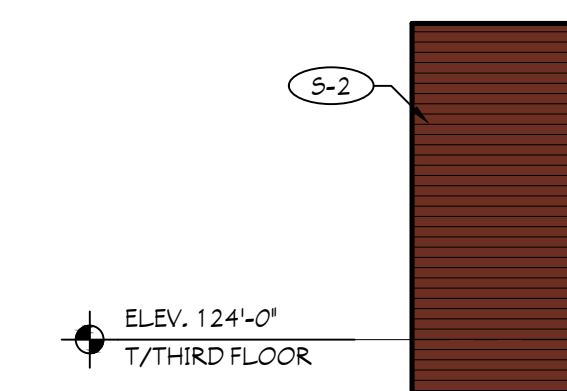


5 TERRACE ELEVATION NORTH
SCALE: 1/8" = 1'-0" BUILDING #1 3RD FLOOR

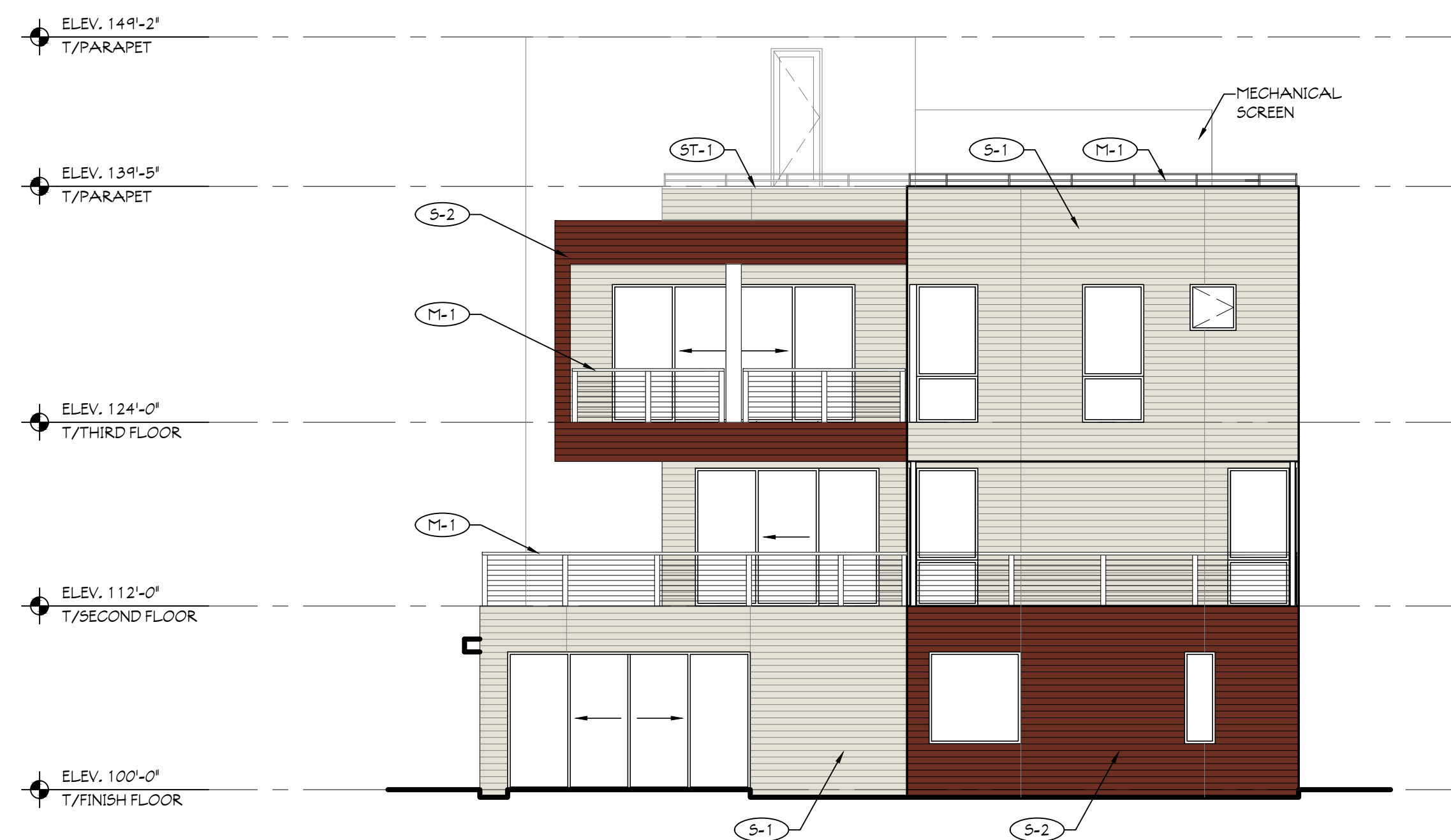
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	(S-2) SIDING TYPE 1 MRF: VESTA COLOR: 480 ALUMIN THISTLE LENGTH: 12'
	(M-1) METAL RAILING
	(ST-1) STEEL COPING
	(AL-1) ALUMINUM SOFFIT



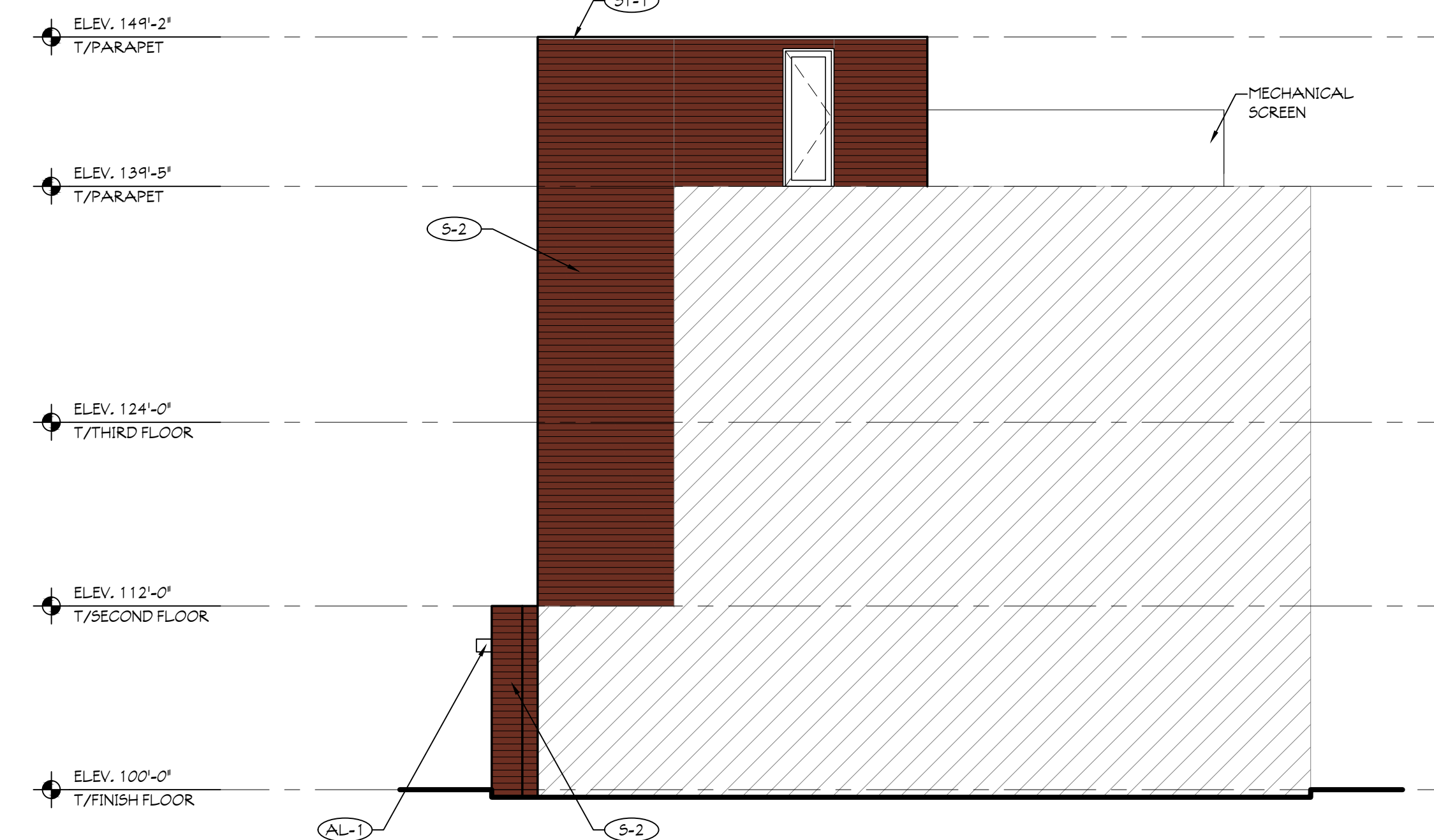
3 SOUTH ELEVATION STAIR TOWER
SCALE: 1/8" = 1'-0" BUILDING #1



6 TERRACE ELEVATION SOUTH
SCALE: 1/8" = 1'-0" BUILDING #1 3RD FLOOR



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0" BUILDING #1



4 NORTH ELEVATION STAIR TOWER
SCALE: 1/8" = 1'-0" BUILDING #1

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Project
**Portage Place
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900 East Jackson Blvd.
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AGA Project No. 19-13
MAUST Project No. 20-105A

Issue / Revision Date

**PRELIMINARY - NOT
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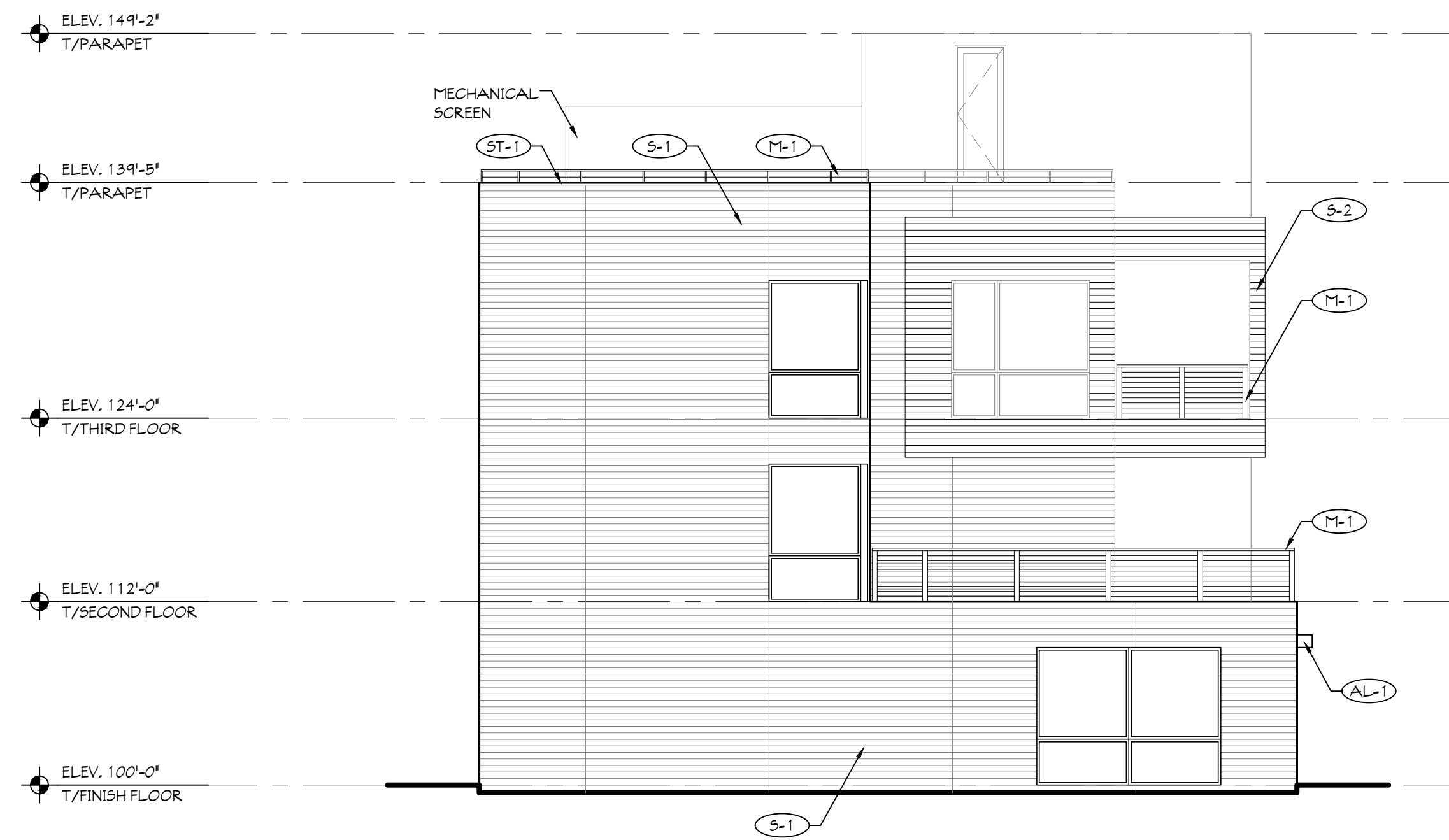
Drawing Title
EXTERIOR ELEVATIONS

DATE: 10/08/20

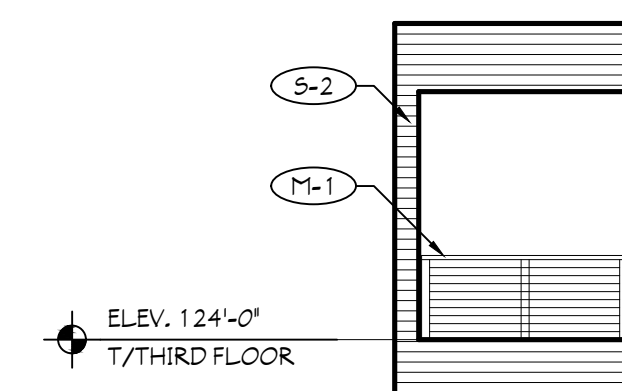
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Sheet No.

A202

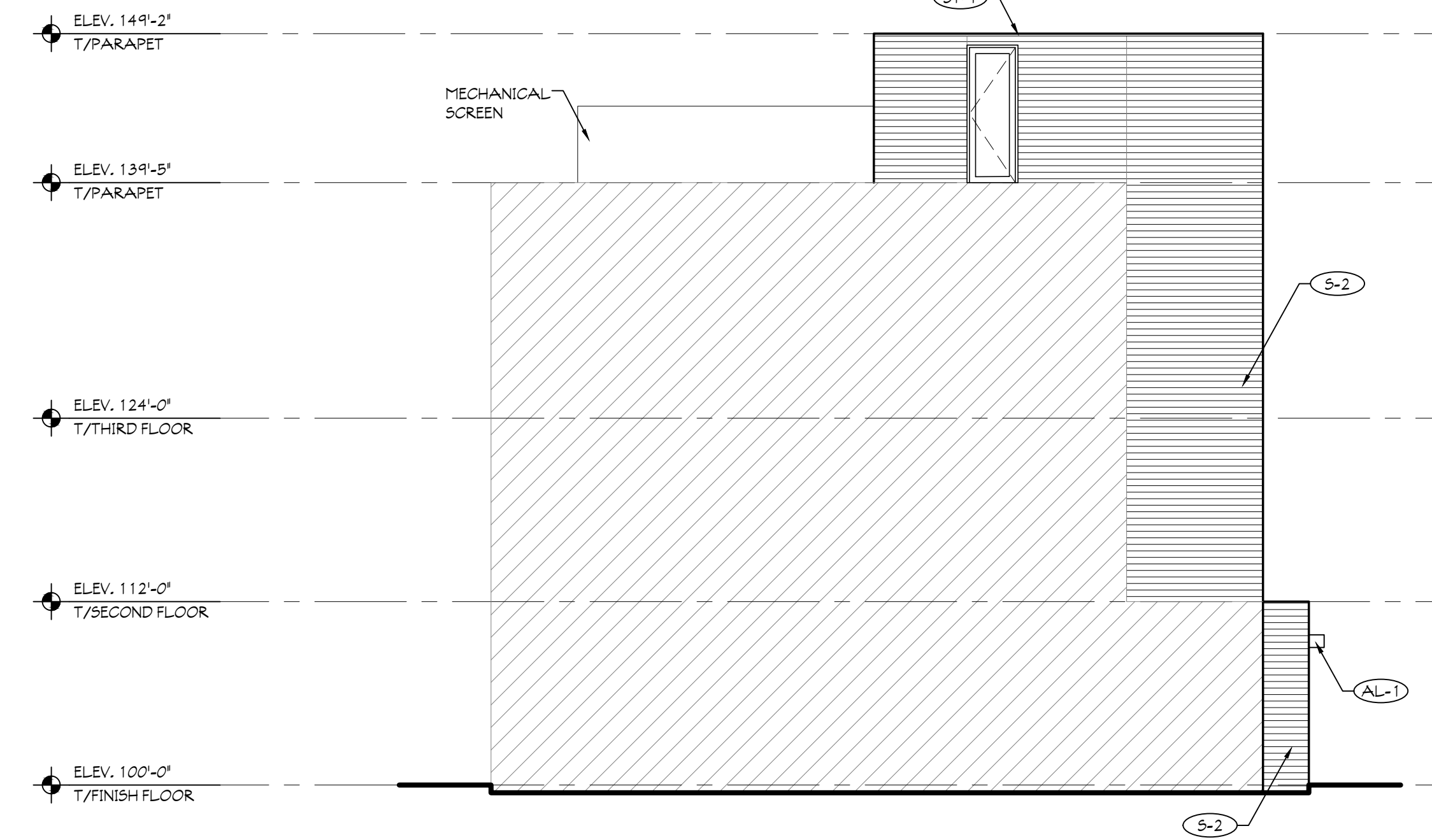


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" BUILDING #1

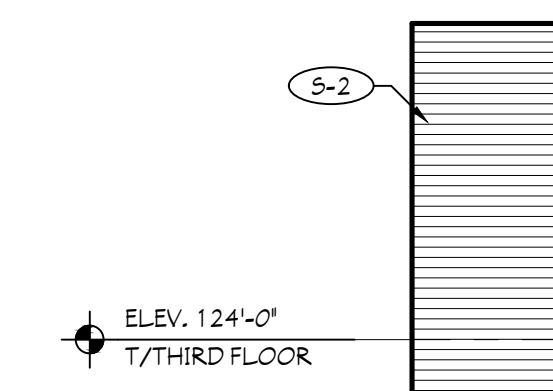


5 TERRACE ELEVATION NORTH
SCALE: 1/8" = 1'-0" BUILDING #1 3RD FLOOR

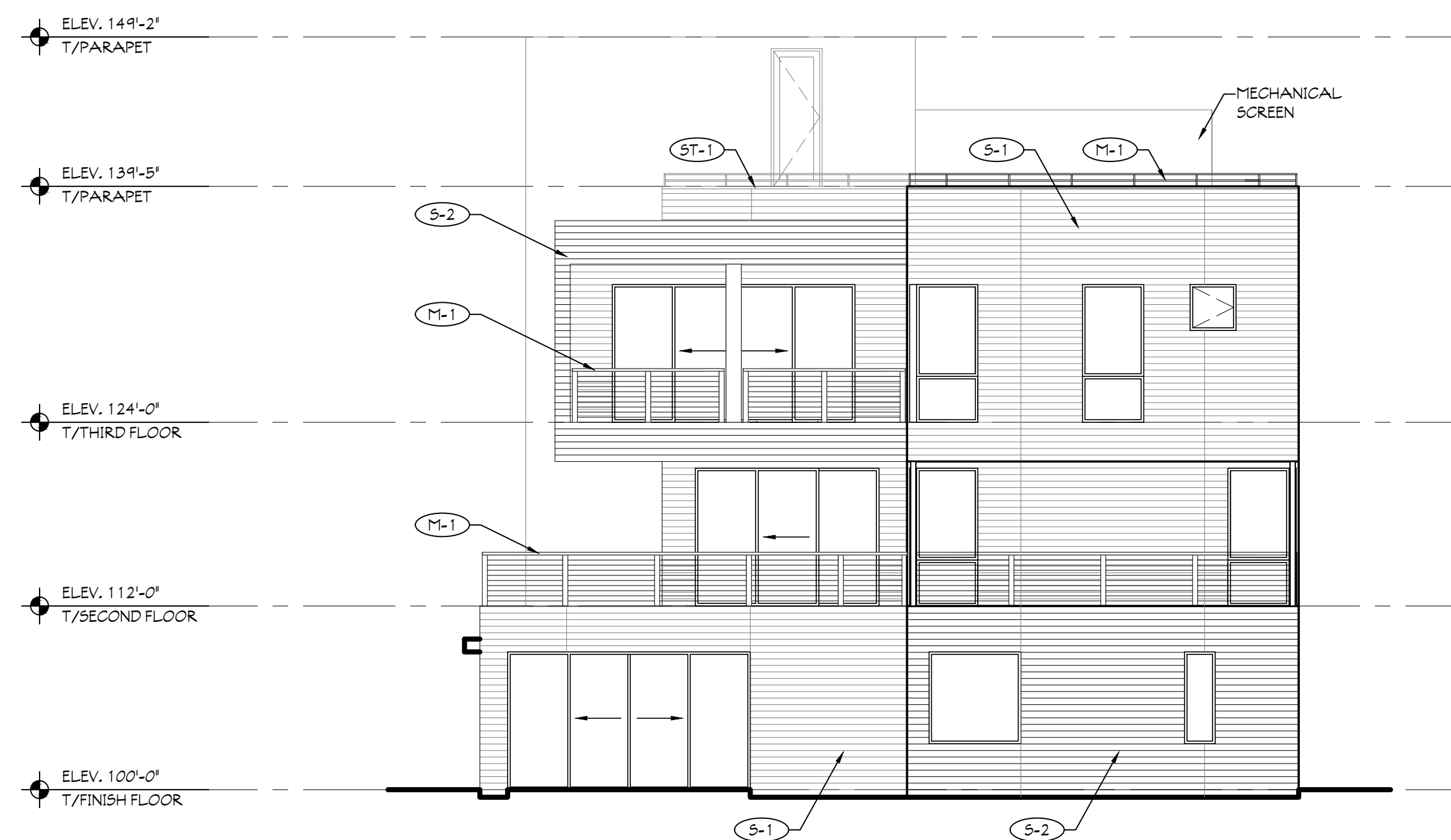
EXTERIOR FINISH LEGEND:	
	S-1 SIDING TYPE 1 MRF: VESTA COLOR: 503 EGGSHELL LENGTH: 12'
	S-2 SIDING TYPE 1 MRF: VESTA COLOR: 480 ALUMIN THISTLE LENGTH: 12'
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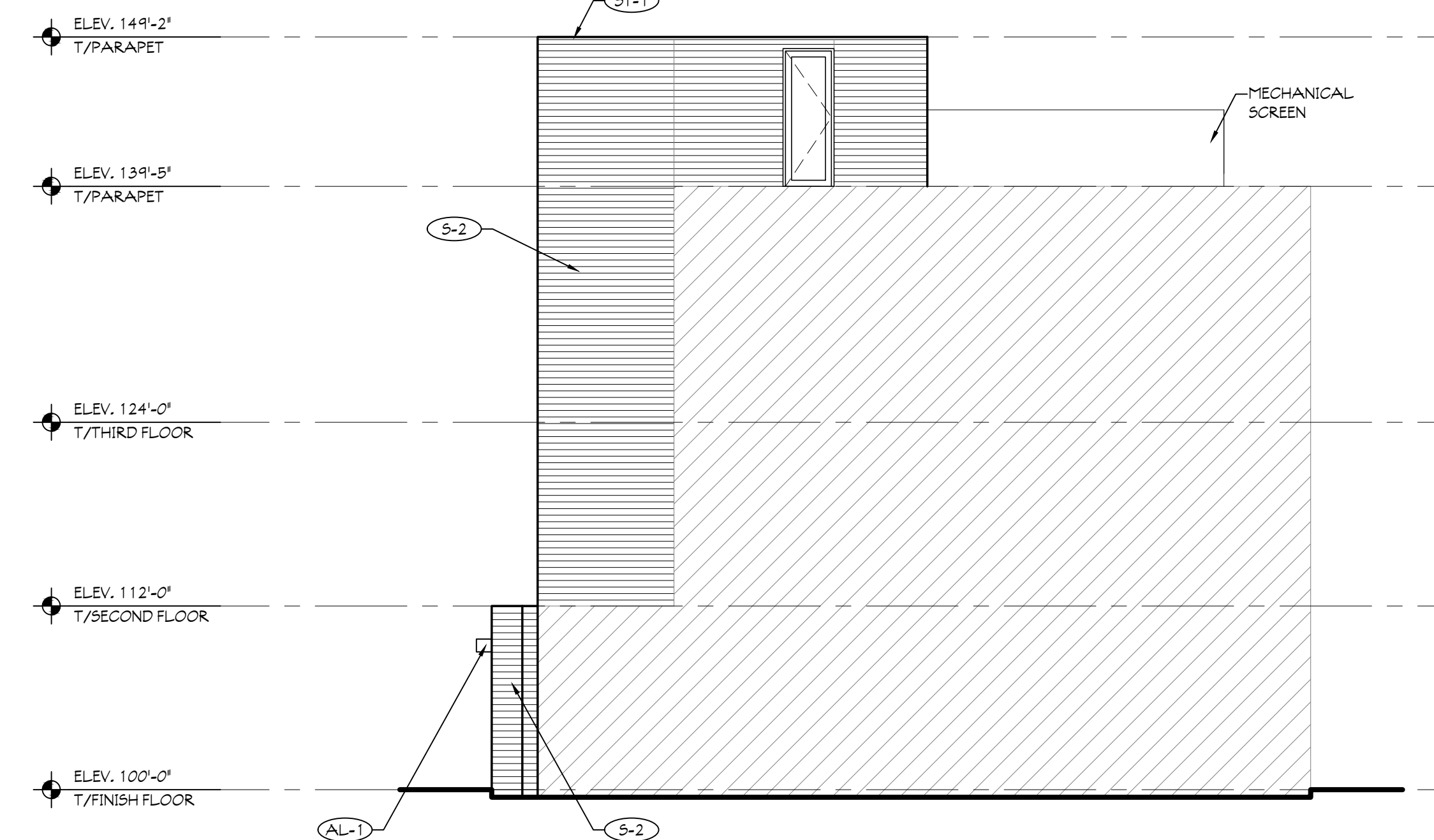
3 SOUTH ELEVATION STAIR TOWER
SCALE: 1/8" = 1'-0" BUILDING #1



6 TERRACE ELEVATION SOUTH
SCALE: 1/8" = 1'-0" BUILDING #1 3RD FLOOR



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0" BUILDING #1



4 NORTH ELEVATION STAIR TOWER
SCALE: 1/8" = 1'-0" BUILDING #1

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AGA Project No. 19-13
MAUST Project No. 20-105A

Issue / Revision	Date

**PRELIMINARY - NOT
FOR CONSTRUCTION**

Drawing Title
EXTERIOR ELEVATIONS

DATE: 10/08/20

Scale

Sheet No.

A202

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PROJECT DATA

PROJECT NAME: PORTAGE PLACE BUILDING #2
PROJECT ADDRESS: 900 EAST JACKSON BLVD.
PROJECT LOCATION: ELKHART, IN 46514
PROJECT DESCRIPTION:

NEW THREE STORY RESIDENTIAL CONDOMINIUMS. BUILDING CONSTRUCTION SYSTEM WILL BE WOOD FRAMING AND CHIU WITH MISCELLANEOUS STEEL COLUMNS AND BEAMS. EXTERIOR FINISHES WILL CONSIST OF SIDING.

APPLICABLE CODES

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS, AND ALL WORK AND MATERIALS SHALL COMPLY WITH THE APPLICABLE CODE AND/OR STANDARDS:

1. GENERAL ADMINISTRATIVE RULES (GAR) (10-11-01)
2. INDIANA BUILDING CODE (IBC), 2014 (12-1-14)
 - 2.1. International Building Code - 2012 - First Printing
 - 2.2. Indiana Amendments
3. INDIANA RESIDENTIAL CODE (IRC), 2014 (9-11-15)
 - 3.1. International Residential Code, 2003
 - 3.2. Indiana Amendments and Change Amendments
4. INDIANA HANDICAPPED ACCESSIBILITY CODE (I2-21-03)
 - 4.1. ANSI A117.1, 2009
 - 4.2. Indiana Amendments
5. INDIANA ELECTRICAL CODE (IEC), 2009, (08-26-09)
 - 5.1. NFPA 70, National Electrical Code, 2008
 - 5.2. Indiana Amendments
6. INDIANA MECHANICAL CODE (IMC), 2014, (12-1-14)
 - 6.1. International Mechanical Code, 2012 - First Printing
 - 6.2. Indiana Amendments
7. INDIANA PLUMBING CODE (IPC), 2012 (12-24-12)
 - 7.1. International Plumbing Code, 2006
 - 7.2. Indiana Amendments
8. INDIANA ENERGY CONSERVATION CODE (IECC), 2010, (05-06-10)
 - 8.1. ANSI/ASHRAE 90.1, 2007 Edition
 - 8.2. Indiana Amendments
9. INDIANA FIRE CODE (IFC) - 2014 (12-1-14)
 - 9.1. International Fire Code - 2012 - First Printing
 - 9.2. Indiana Amendments

USE AND OCCUPANCY CLASSIFICATION

CLASSIFICATION (SECTION 302):
GROUP: R-2 CONDOMINIUMS/ U GARAGE

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE: V-B

MEANS OF EGRESS

OCCUPANT LOAD CALCULATIONS (TABLE 1004.1.1):
FIRST FLOOR: - OCCUPANTS
SECOND FLOOR: - OCCUPANTS
THIRD FLOOR: - OCCUPANTS

TOTAL: -- OCCUPANTS

DRAWING INDEX			
NO.	NAME	NO.	NAME
GENERAL		PLUMBING	
A001	PROJECT INDEX AND JOB INFORMATION		
L5101	FIRST FLOOR LIFE SAFETY PLAN		
L5102	SECOND FLOOR LIFE SAFETY PLAN	MECHANICAL	
L5103	THIRD FLOOR LIFE SAFETY PLAN		
STRUCTURAL		ELECTRICAL	
S001	GENERAL NOTES		
S201	FIRST FLOOR STEEL PLAN		
S202	SECOND FLOOR FRAMING PLAN		
S301	SECOND FLOOR STEEL PLAN		
S302	THIRD FLOOR FRAMING PLAN		
S401	THIRD FLOOR STEEL PLAN		
S402	ROOF FRAMING PLAN		
S501	ROOF DECK STEEL PLAN		
S502	ROOF DECK FRAMING PLAN		
ARCHITECTURAL			
A101	FIRST FLOOR PLAN		
A102	SECOND FLOOR PLAN		
A102	THIRD FLOOR PLAN		
A104	ROOF DECK PLAN		
A151A	ENLARGED FIRST FLOOR PLAN		
A151B	ENLARGED FIRST FLOOR PLAN		
A152A	ENLARGED SECOND FLOOR PLAN		
A152B	ENLARGED SECOND FLOOR PLAN		
A153A	ENLARGED THIRD FLOOR PLAN		
A153B	ENLARGED THIRD FLOOR PLAN		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
A701	DOOR SCHEDULE		
A702	ROOM FINISH SCHEDULE & WINDOW TYPES		
A801	FIRST FLOOR REFLECTED CEILING PLAN		



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Project
**Portage Place
BUILDING #2**

900 East Jackson Blvd.
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AGA Project No. 19-13
MAUST Project No. 20-105B

Issue / Revision Date

PRELIMINARY - NOT
FOR CONSTRUCTION

Drawing Title
**PROJECT INDEX AND JOB
INFORMATION**

DATE: 10/08/20

Scale

Sheet No.

A001

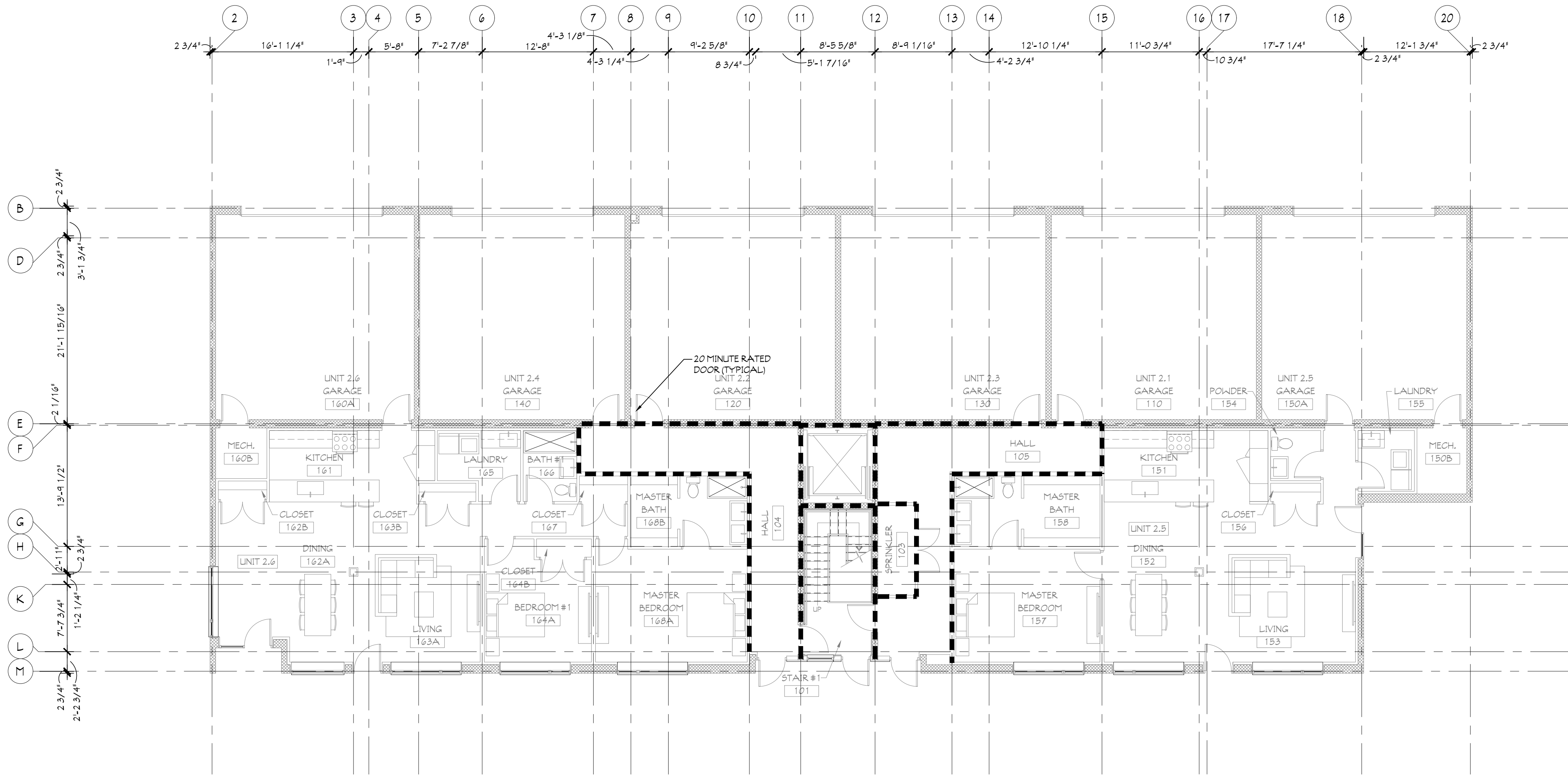
Issue / Revision	Date

Drawing Title
FIRST FLOOR LIFE SAFETY PLAN

DATE: 10/08/20

Sheet No.

LS101



1 FIRST FLOOR LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #2

KEY

	BOUNDARY FOR OCCUPANT CALCULATION
	1-HR. RATED WALL
	1-HR. RATED FIRE PARTITION
	DIRECTION OF EGRESS
	FIRE EXTINGUISHER CABINET - FEC
	WALL MOUNTED FIRE EXTINGUISHER - FE

- GENERAL NOTES:**
- FLOOR / CEILING ASSEMBLY IS 1-HR RATED
 - SEE THE DOOR SCHEDULE FOR RATINGS OF INDIVIDUAL DOORS.

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 AGA Project No. 19-13
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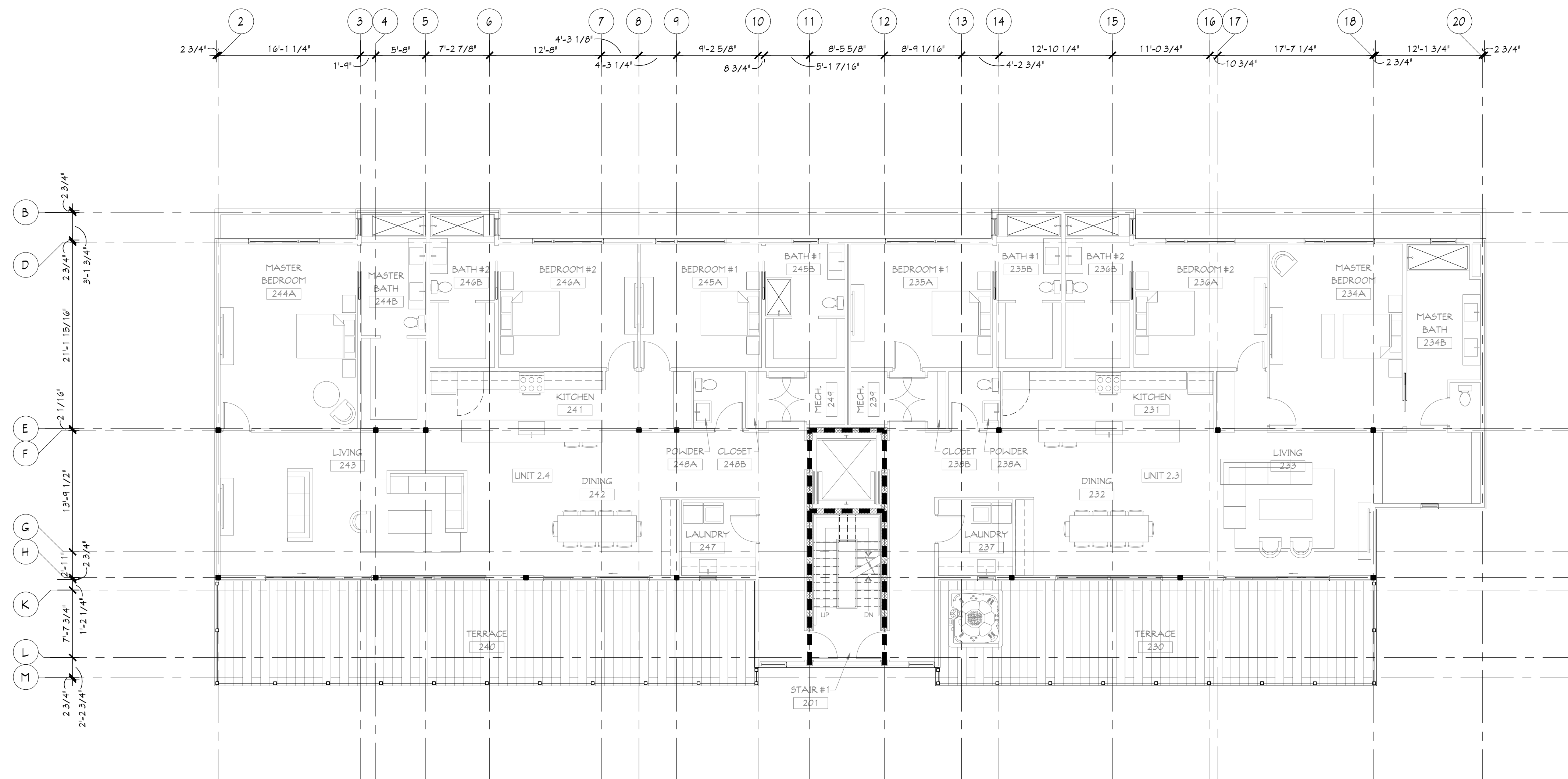
Issue / Revision	Date

Drawing Title
SECOND FLOOR LIFE SAFETY PLAN

DATE: 10/08/20

Sheet No.

LS102



1 SECOND FLOOR LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #2

KEY

- BOUNDARY FOR OCCUPANT CALCULATION
- 1-HR. RATED WALL
- 1-HR. RATED FIRE PARTITION
- 1-HR. RATED FIRE PARTITION
- DIRECTION OF EGRESS
- FIRE EXTINGUISHER CABINET - FEC
- WALL MOUNTED FIRE EXTINGUISHER - FE

GENERAL NOTES:

- FLOOR / CEILING ASSEMBLY IS 1-HR RATED
- SEE THE DOOR SCHEDULE FOR RATINGS OF INDIVIDUAL DOORS.

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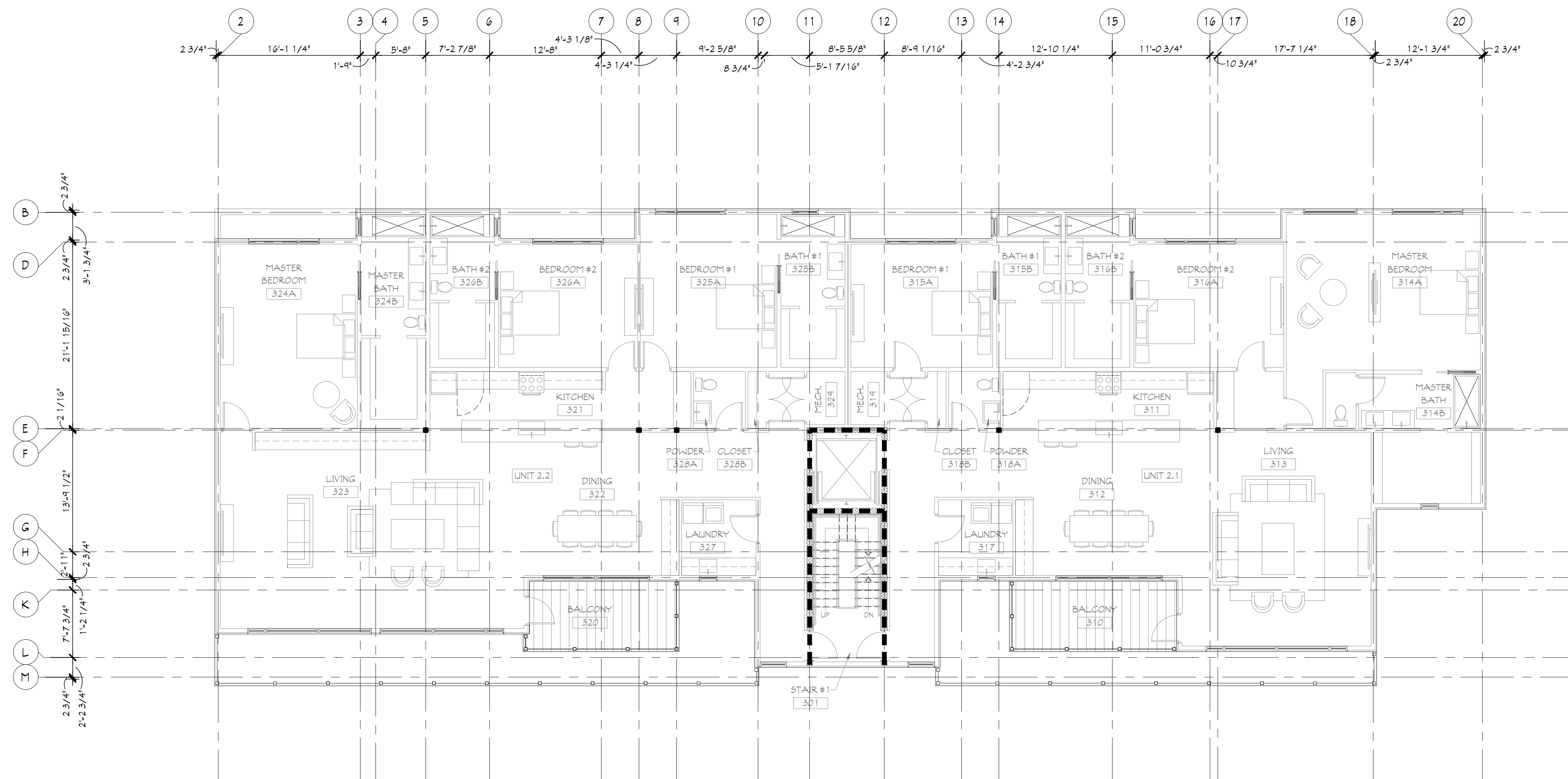
Drawing Title
THIRD FLOOR LIFE SAFETY PLAN

DATE: 10/08/20

Sheet

Sheet No.

LS103



1 THIRD FLOOR LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #2

KEY

- BOUNDARY FOR OCCUPANT CALCULATION
- 1-HR. RATED WALL
- 1-HR. RATED FIRE PARTITION
- DIRECTION OF EGRESS
- FIRE EXTINGUISHER CABINET - FEC
- WALL MOUNTED FIRE EXTINGUISHER - FE

GENERAL NOTES:

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- SEE THE DOOR SCHEDULE FOR RATINGS OF INDIVIDUAL DOORS.

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AGA Project No. 19-13
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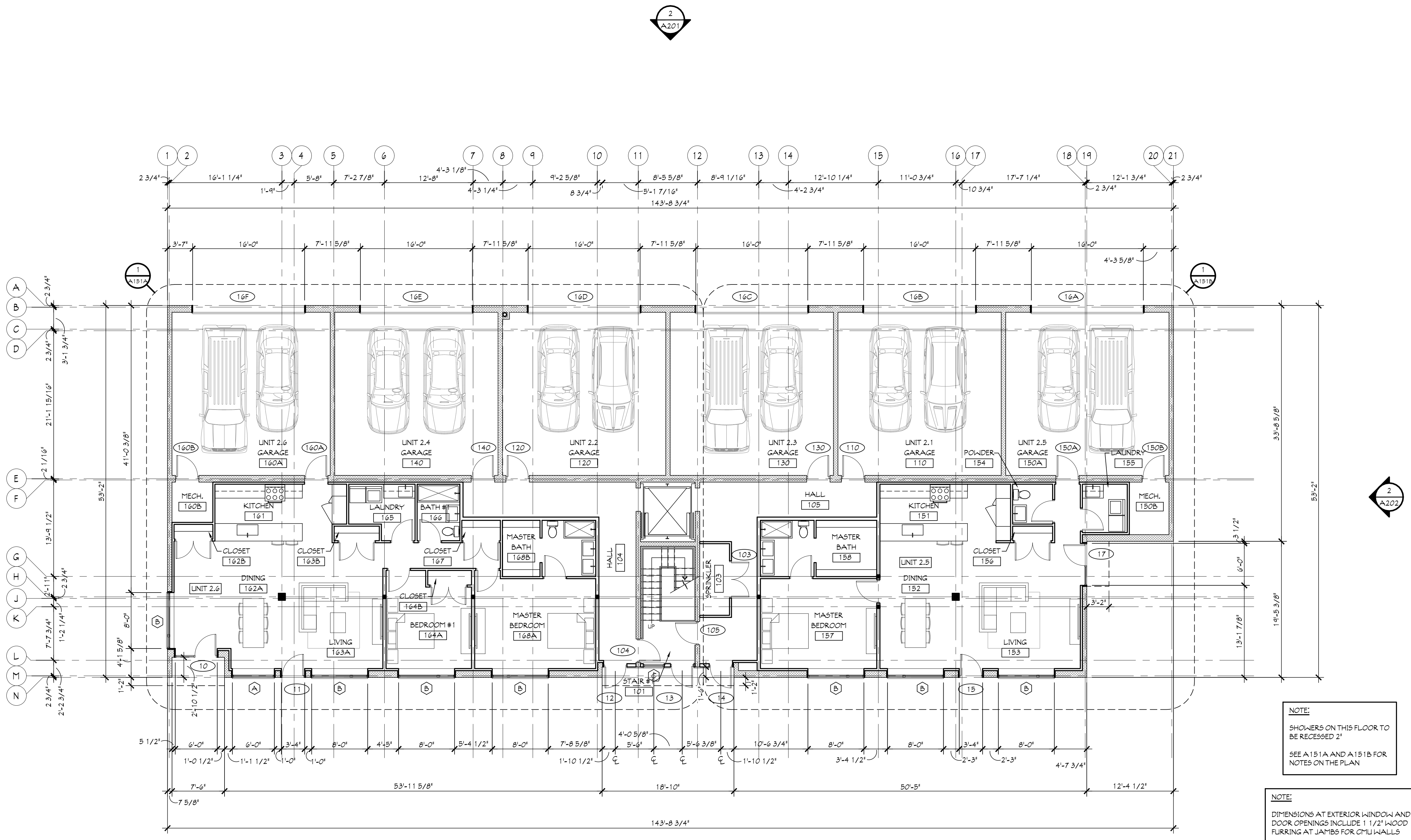
Drawing Title
FIRST FLOOR PLAN

DATE: 10/08/20

Scale

Sheet No.

A101



NOTE:
 SHOWERS ON THIS FLOOR TO
 BE RECESSED 2"
 SEE A151A AND A151B FOR
 NOTES ON THE PLAN

NOTE:
 DIMENSIONS AT EXTERIOR WINDOW AND
 DOOR OPENINGS INCLUDE 1 1/2" WOOD
 FLOORING AT JAMBES FOR CMU WALLS

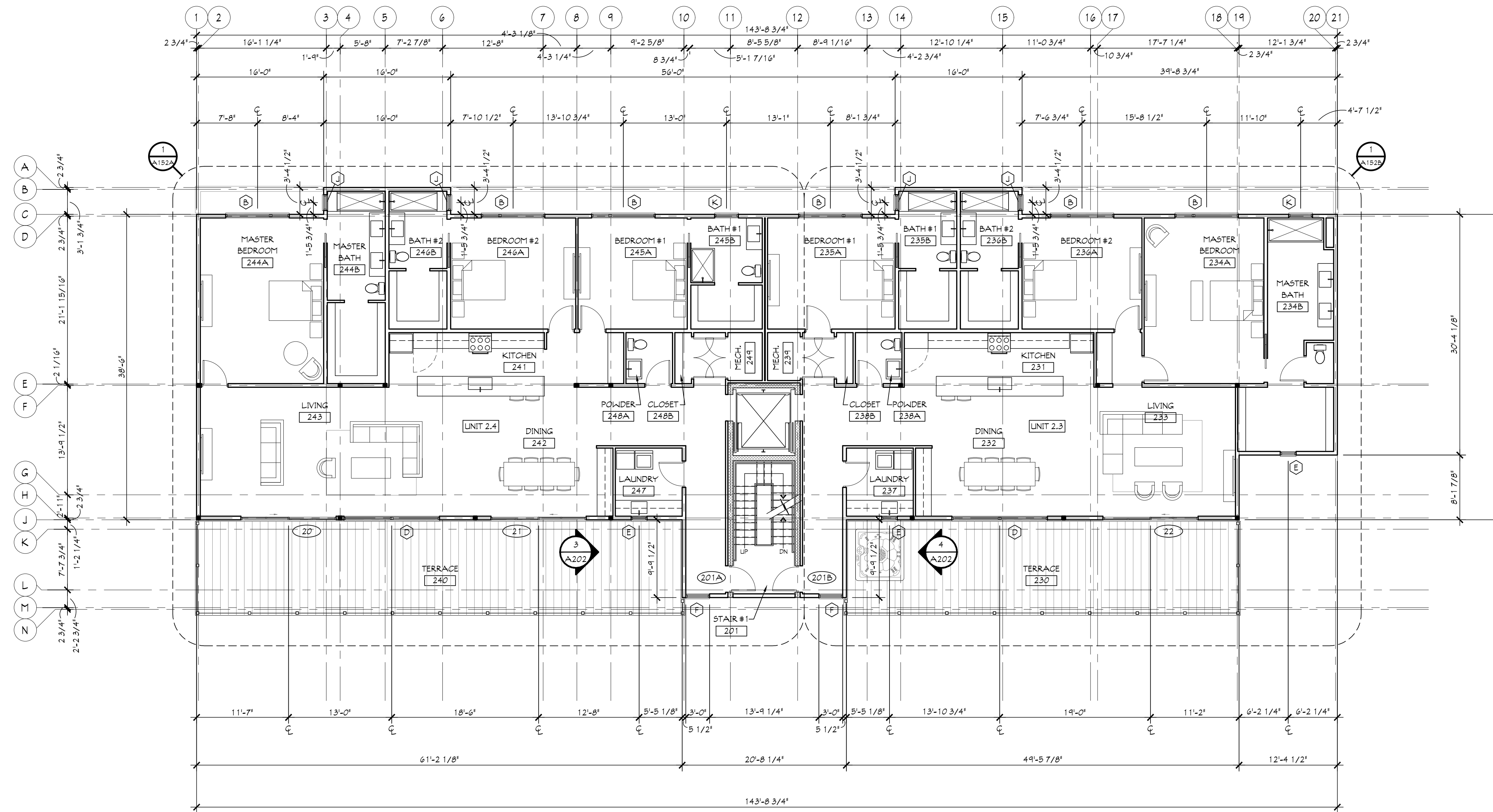
BUILDING #2 UNIT PERCENTAGE MATRIX

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	ROOF DECK	TERR. / BAL.	TOTAL
UNIT 2.1	--	--	13.0%	--	0.7%	13.7%
UNIT 2.2	--	--	13.4%	--	0.6%	14.0%
UNIT 2.3	--	11.9%	--	--	2.5%	14.4%
UNIT 2.4	--	12.1%	--	--	3.2%	15.3%
UNIT 2.5	5.9%	--	--	--	--	5.9%
UNIT 2.6	7.1%	--	--	--	--	7.1%
ROOF DECK	--	--	--	6.2%	--	6.2%
PUBLIC	3.7%	1.2%	1.2%	1.8%	--	7.9%
GARAGES	15.5%	--	--	--	--	15.5%
TOTAL SQUARE FOOTAGE	32.2%	25.2%	27.6%	8.0%	7.0%	100.0%

1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #2

BUILDING #2 UNIT SQUARE FOOTAGE MATRIX

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	ROOF DECK	TERR. / BAL.	TOTAL
UNIT 2.1	--	--	2,960	--	152	3,112
UNIT 2.2	--	--	3,070	--	137	3,207
UNIT 2.3	--	2,704	--	--	589	3,293
UNIT 2.4	--	2,776	--	--	728	3,504
UNIT 2.5	1,344	--	--	--	--	1,344
UNIT 2.6	1,613	--	--	--	--	1,613
ROOF DECK	--	--	--	1,409	--	1,409
PUBLIC	834	263	263	406	--	1,766
GARAGES	3,560	--	--	--	--	3,560
TOTAL SQUARE FOOTAGE	7,351	5,743	6,243	1,815	1,606	22,808



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING #2

NOTE:
 NO CONCRETE UNDER
 SHOWERS ON THIS FLOOR

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Project
**Portage Place
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 AGA Project No. 19-13
 MAUST Project No. 20-105B

Issue / Revision Date

**PRELIMINARY - NOT
 FOR CONSTRUCTION**

Drawing Title
SECOND FLOOR PLAN

DATE: 10/08/20

Scale

Sheet No.

A102

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**Portage Place
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AGA Project No. 19-13
MAUST Project No. 20-105B

Issue / Revision Date

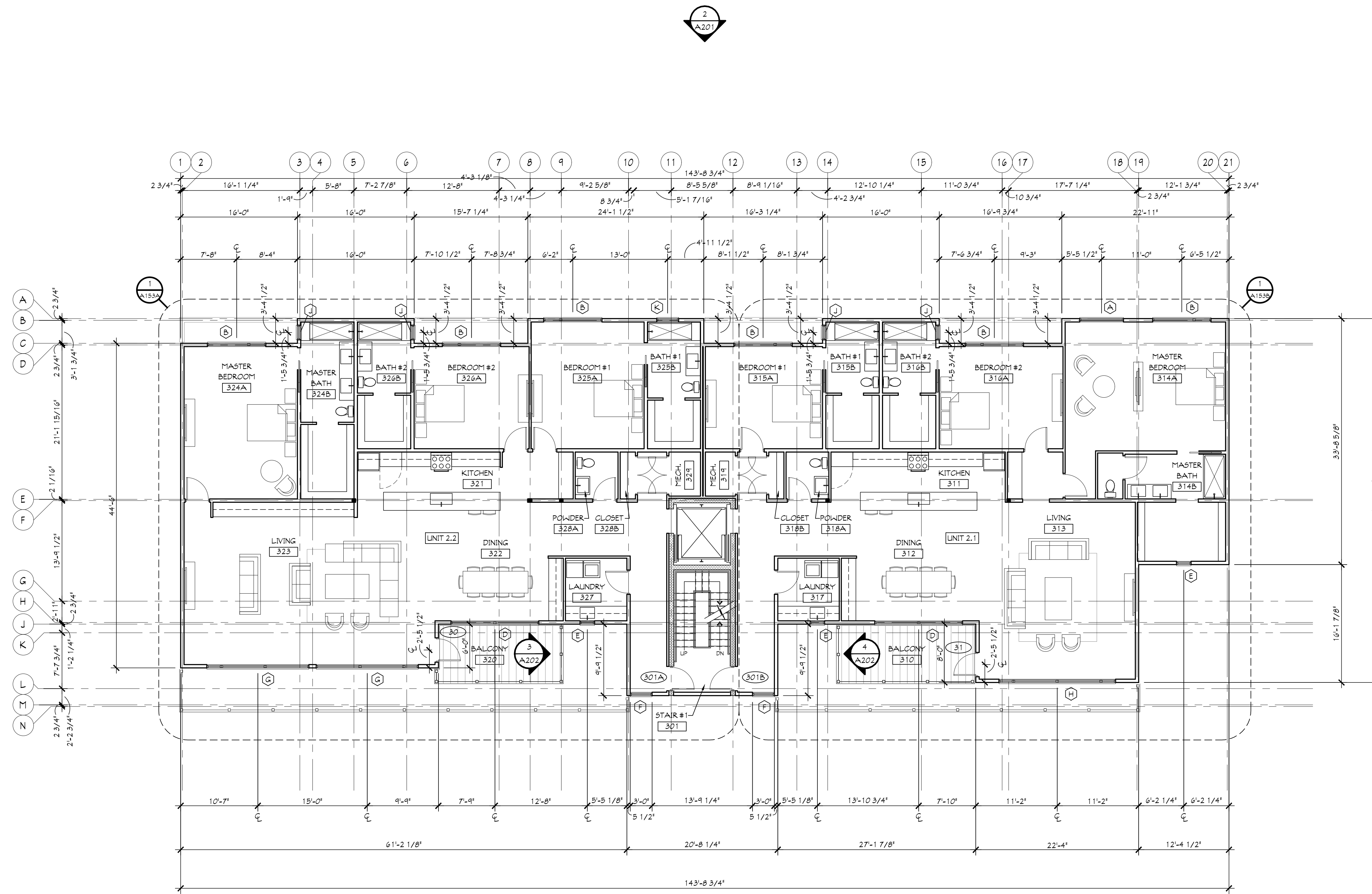
**PRELIMINARY - NOT
FOR CONSTRUCTION**

Drawing Title
THIRD FLOOR PLAN

DATE: 10/08/20

Sheet No.

A103



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING #2

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MAUST Project No. 20-105B

Issue / Revision	Date

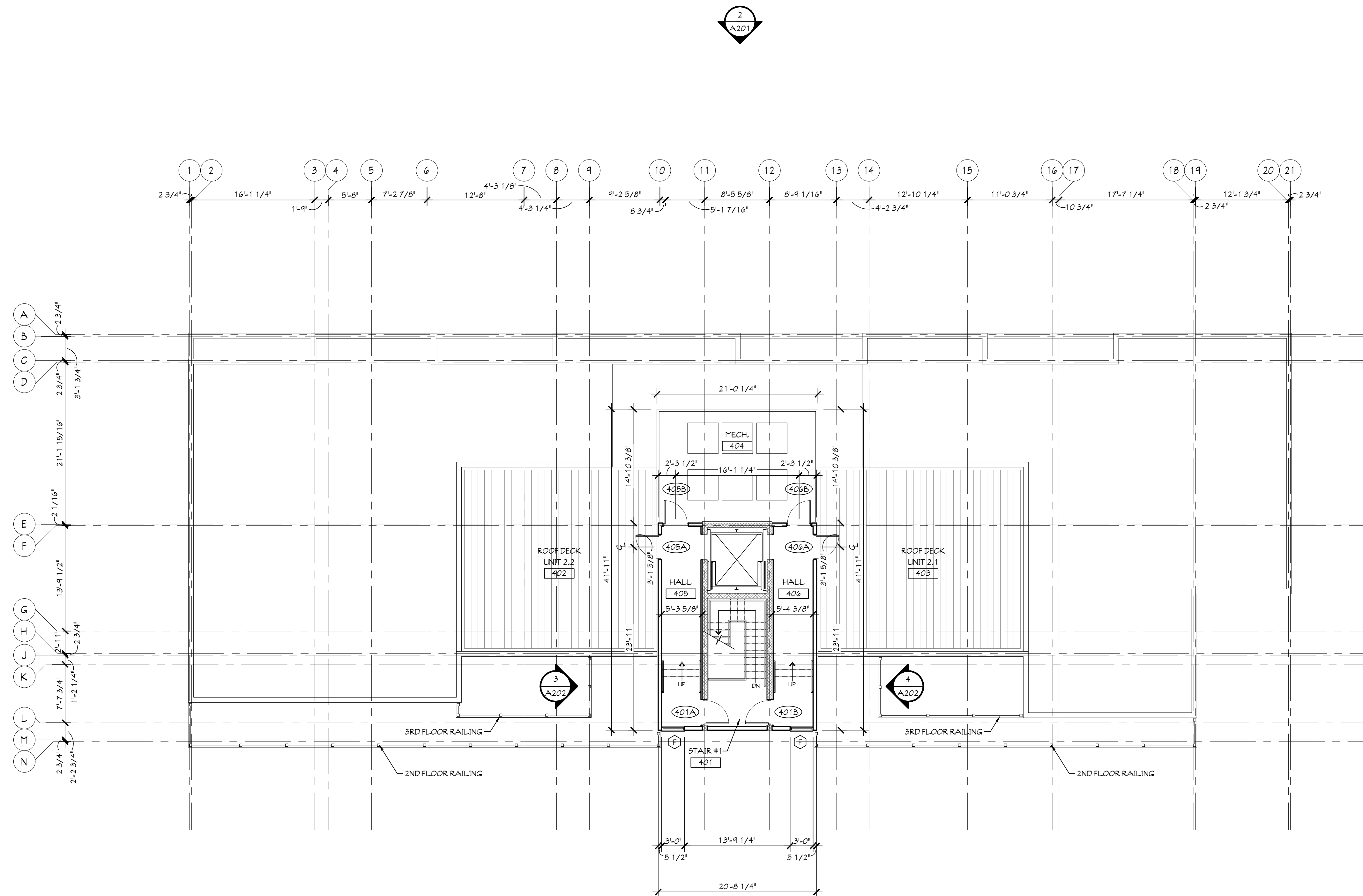
Drawing Title
ROOF DECK PLAN

DATE: 10/08/20

Scale

Sheet No.

A104



1 ROOF DECK PLAN
SCALE: 1/8" = 1'-0" BUILDING #2

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AGA Project No. 19-13
 MAUST Project No. 20-105B

Issue / Revision Date

Drawing Title
EXTERIOR ELEVATIONS

DATE: 10/08/20

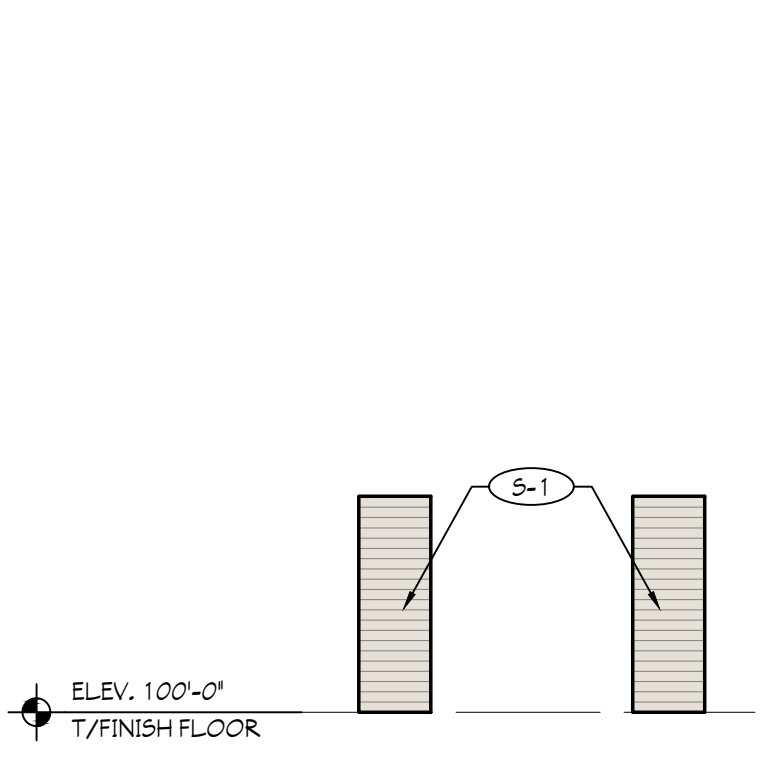
Scale

Sheet No.

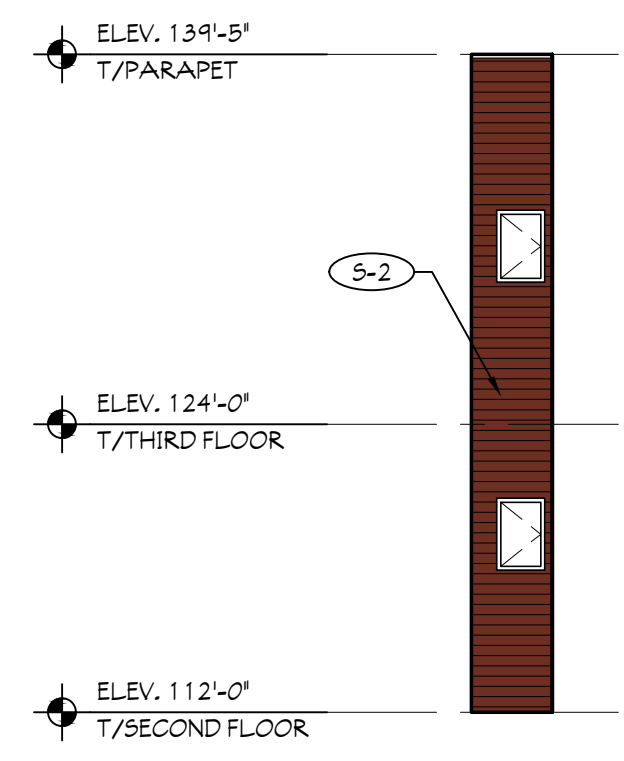
A201



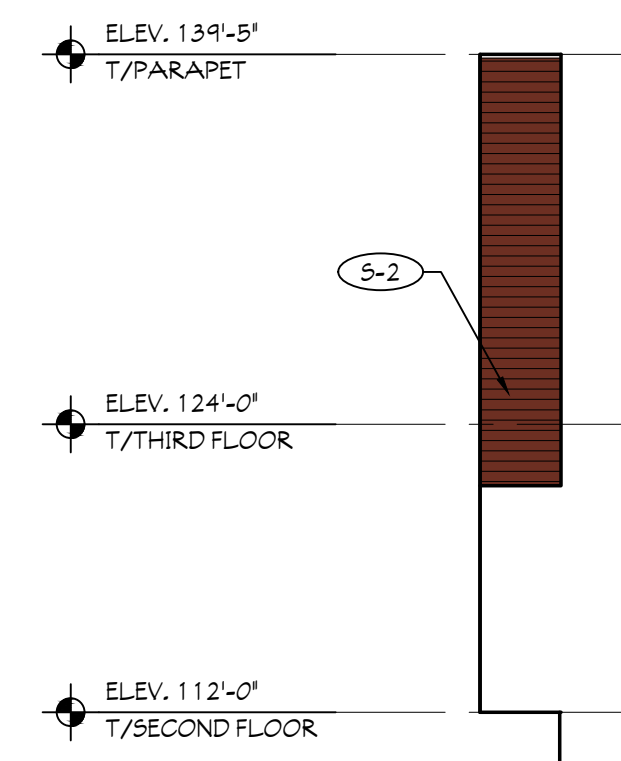
1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDING #2



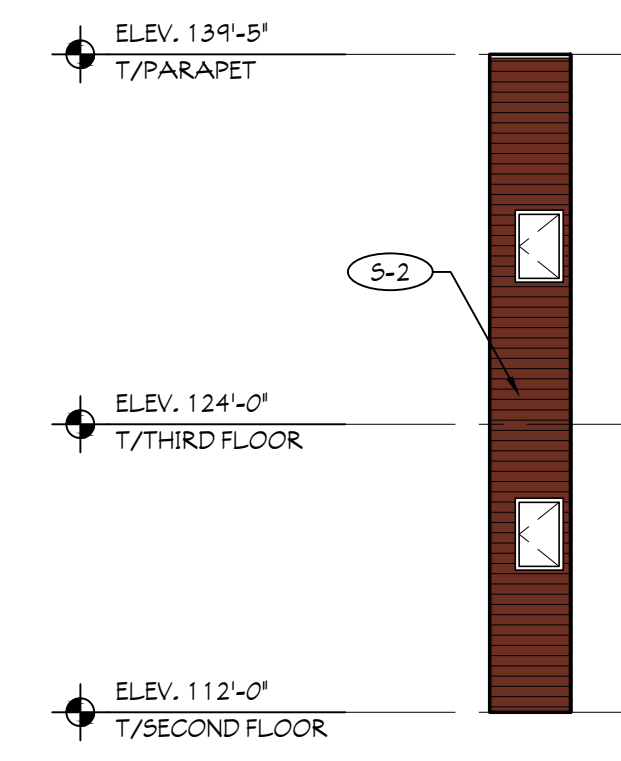
3 ENTRY INSET L/R
 SCALE: 1/8" = 1'-0"
 FIRST FLOOR
 BUILDING #1



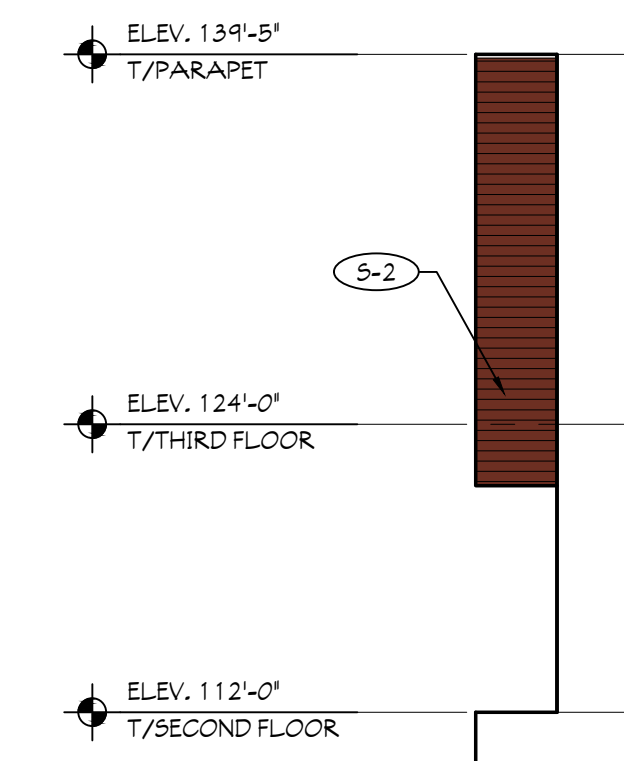
4 BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 2ND & 3RD FLOORS
 BUILDING #1



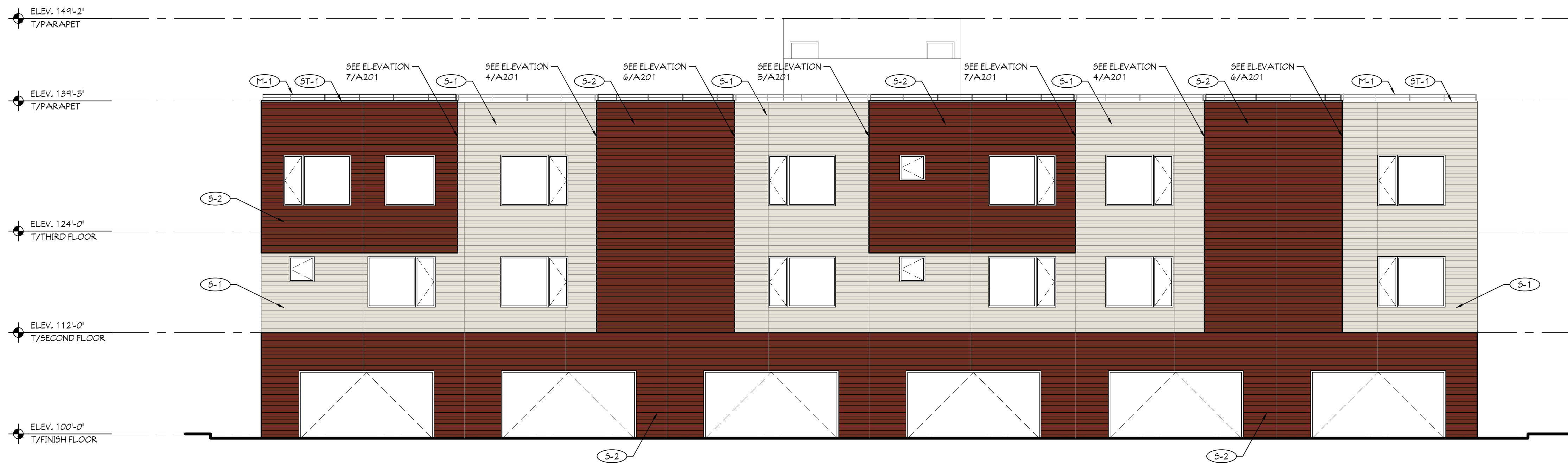
5 BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 2ND & 3RD FLOORS
 BUILDING #1



6 BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 2ND & 3RD FLOORS
 BUILDING #1



7 BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 2ND & 3RD FLOORS
 BUILDING #1



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDING #2

EXTERIOR FINISH LEGEND:

	S-1 SIDING TYPE 1 MRF: VESTA COLOR: 503 EGGSHELL LENGTH: 12'
	S-2 SIDING TYPE 1 MRF: VESTA COLOR: 480 ALUMIN THISTLE LENGTH: 12'
	M-1 METAL RAILING
	ST-1 STEEL COPING
	AL-1 ALUMINUM SOFFIT

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Project
**Portage Place
 BUILDING #2**
 900 East Jackson Blvd.
 Elkhart, IN 46514

AGA Project No. 19-13
 MAUST Project No. 20-105B

Issue / Revision Date

Drawing Title
EXTERIOR ELEVATIONS

DATE: 10/08/20

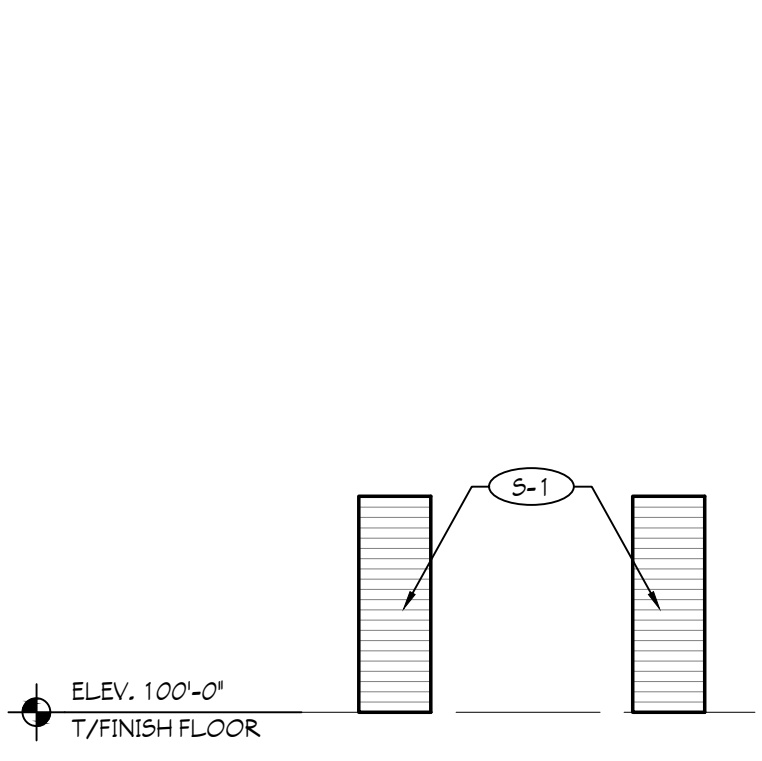
Scale

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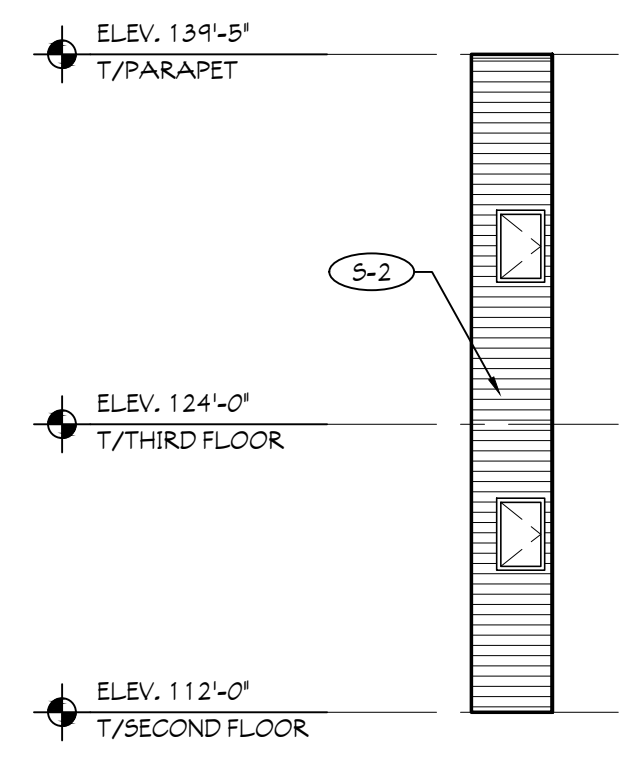
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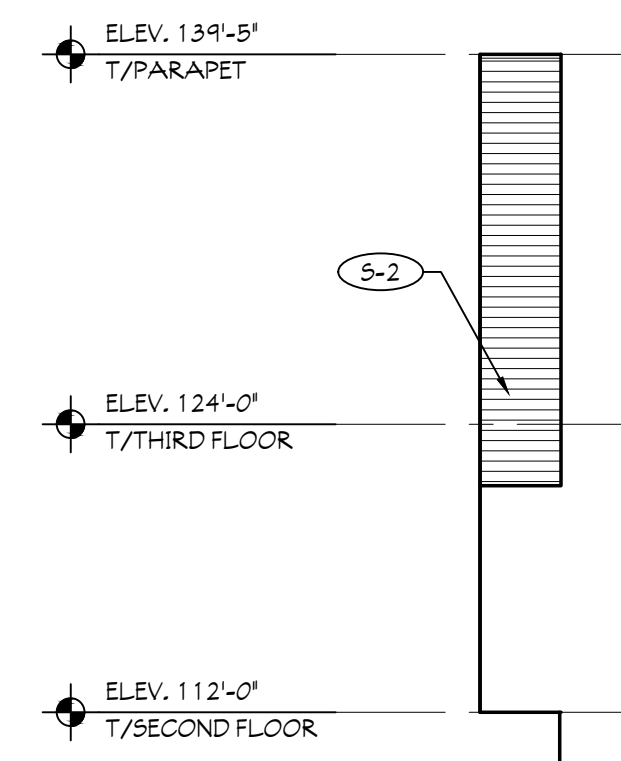
1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDING #2



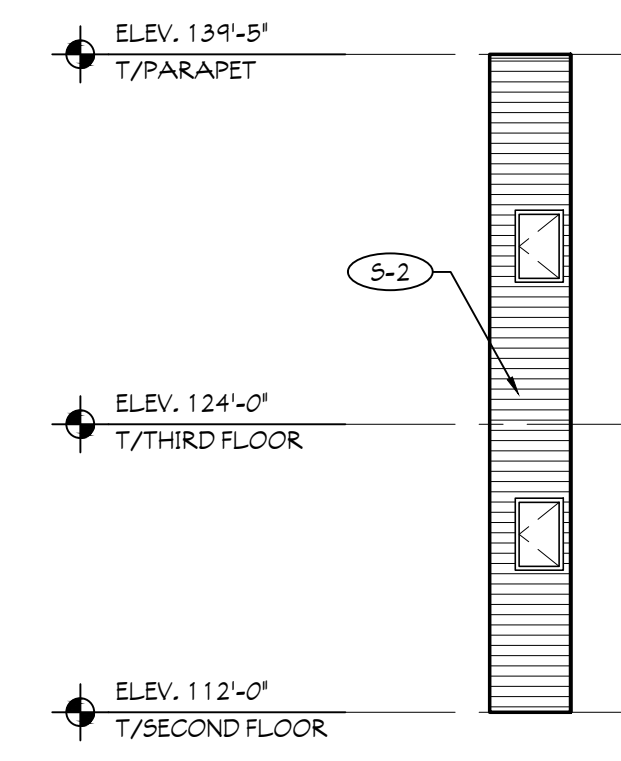
3 ENTRY INSET L/R
 SCALE: 1/8" = 1'-0"
 FIRST FLOOR
 BUILDING #1



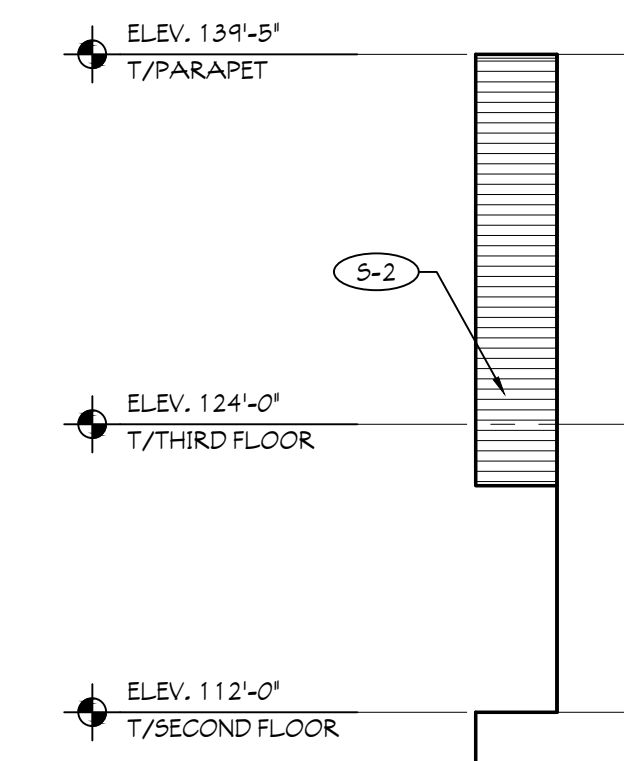
4 BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 2ND & 3RD FLOORS
 BUILDING #1



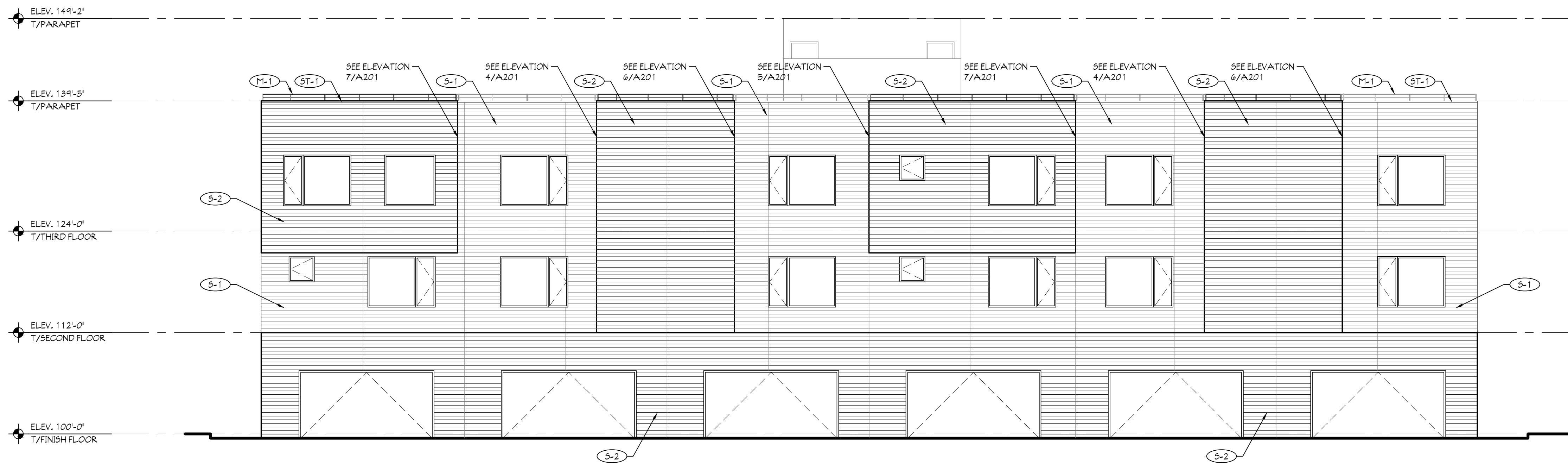
5 BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 2ND & 3RD FLOORS
 BUILDING #1



6 BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 2ND & 3RD FLOORS
 BUILDING #1



7 BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 2ND & 3RD FLOORS
 BUILDING #1

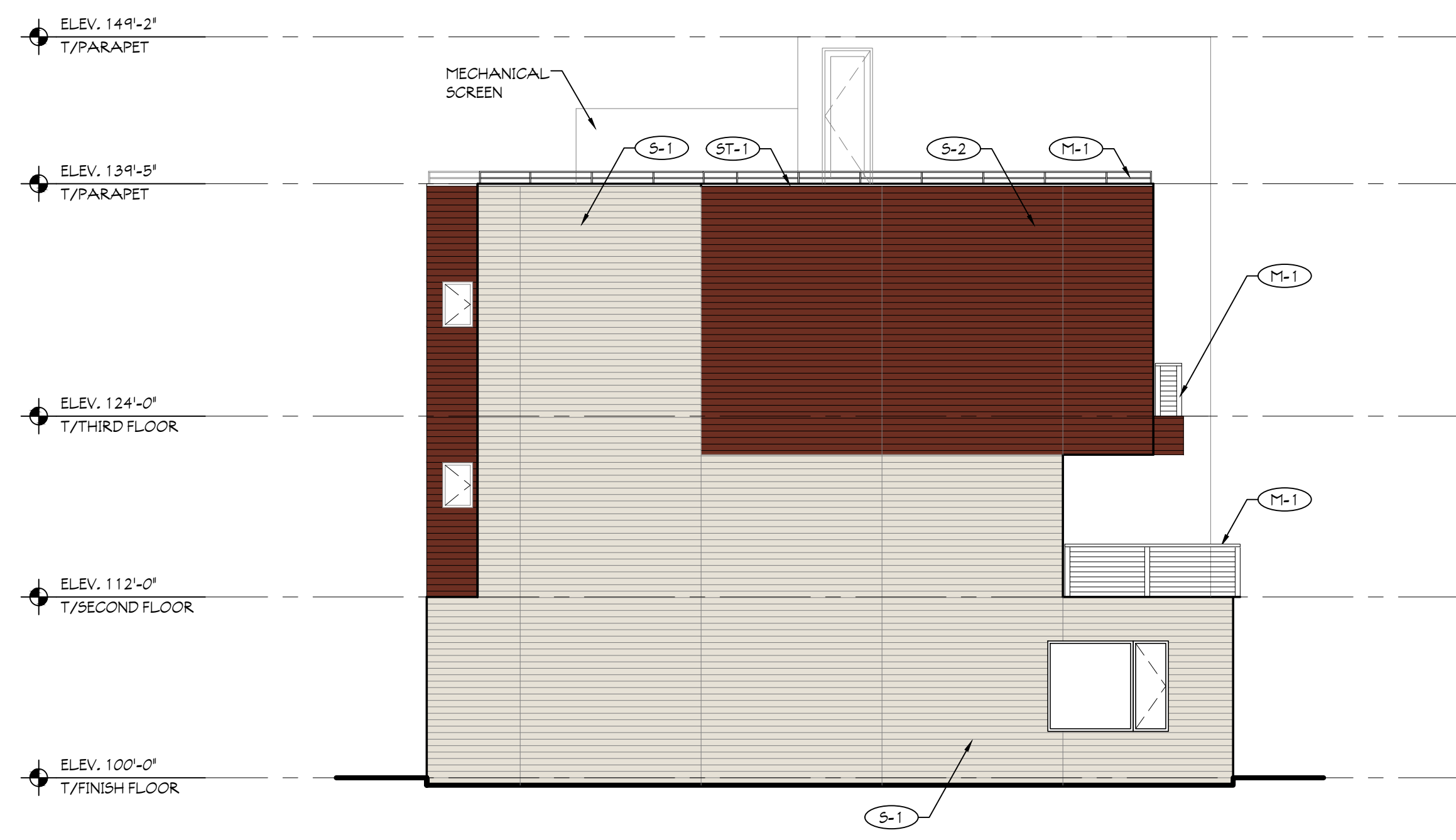


2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDING #2

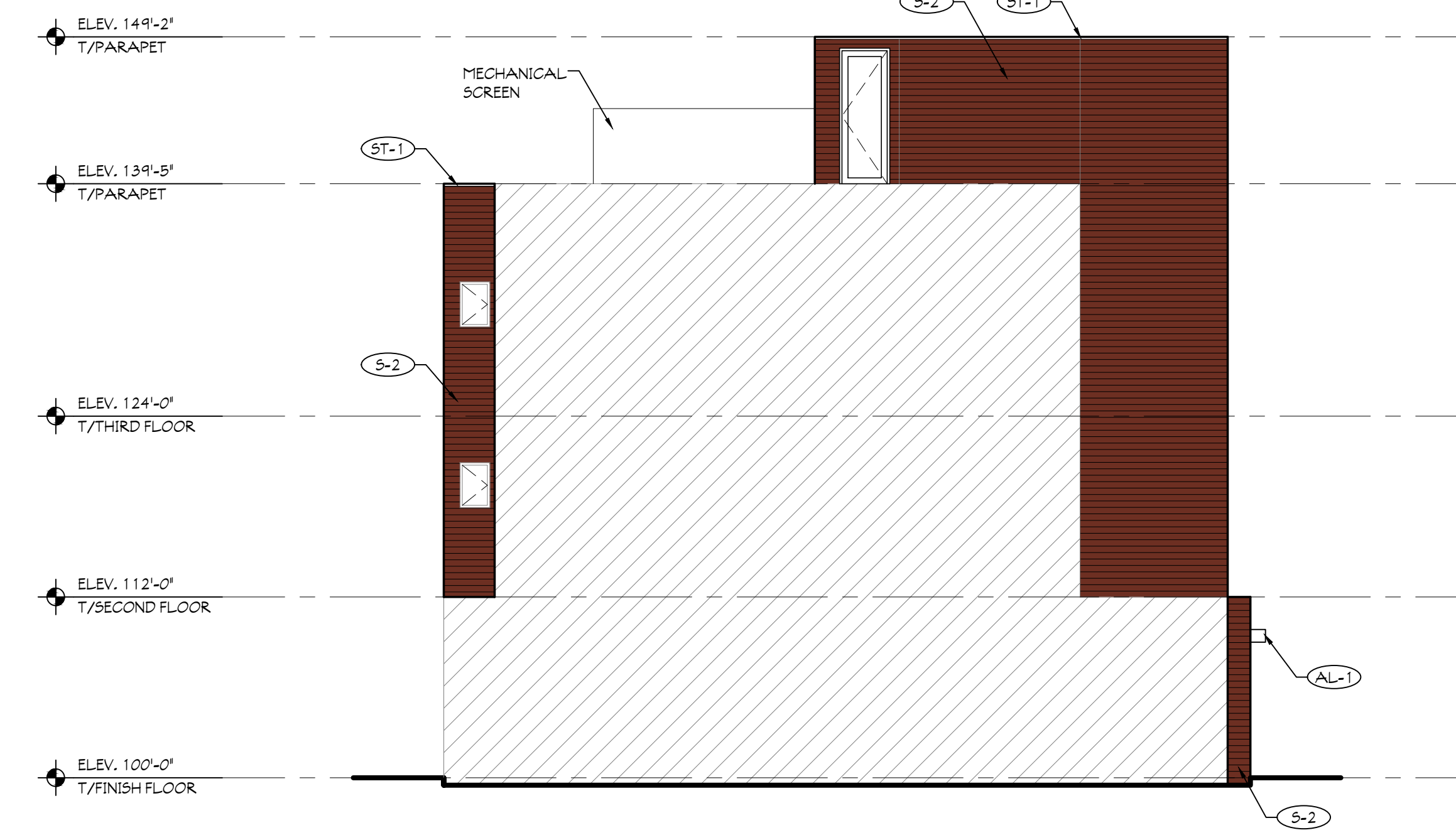
EXTERIOR FINISH LEGEND:

	S-1 SIDING TYPE 1 MRF: VESTA COLOR: 503 EGGSHELL LENGTH: 12'
	S-2 SIDING TYPE 1 MRF: VESTA COLOR: 480 ALUMIN THISTLE LENGTH: 12'
	M-1 METAL RAILING
	ST-1 STEEL COPING
	AL-1 ALUMINUM SOFFIT

**PRELIMINARY - NOT
 FOR CONSTRUCTION**



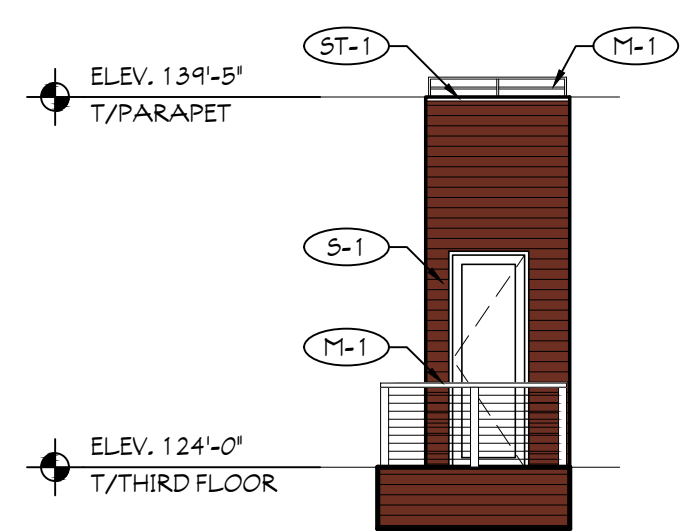
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING #2



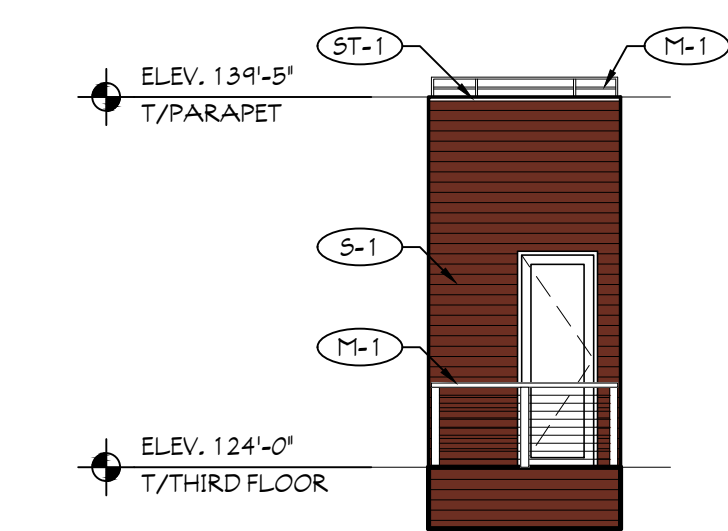
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"
STAIR TOWER
BUILDING #2

EXTERIOR FINISH LEGEND:

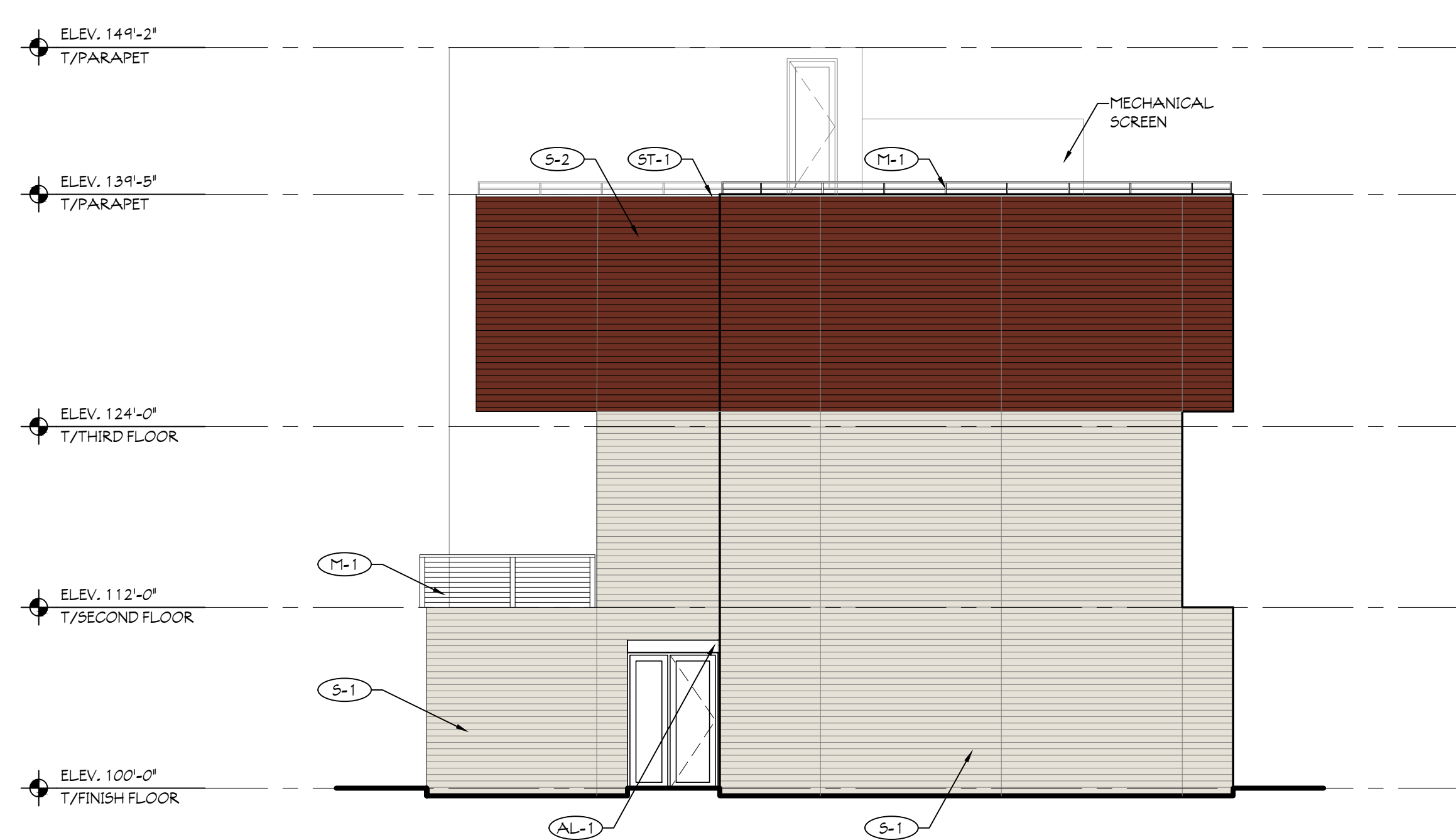
	S-1 SIDING TYPE 1 MRF: VESTA COLOR: B03 EGGSHELL LENGTH: 12'
	S-2 SIDING TYPE 1 MRF: VESTA COLOR: 480 ALUMIN THISTLE LENGTH: 12'
	M-1 METAL RAILING
	ST-1 STEEL COPING
	AL-1 ALUMINUM SOFFIT



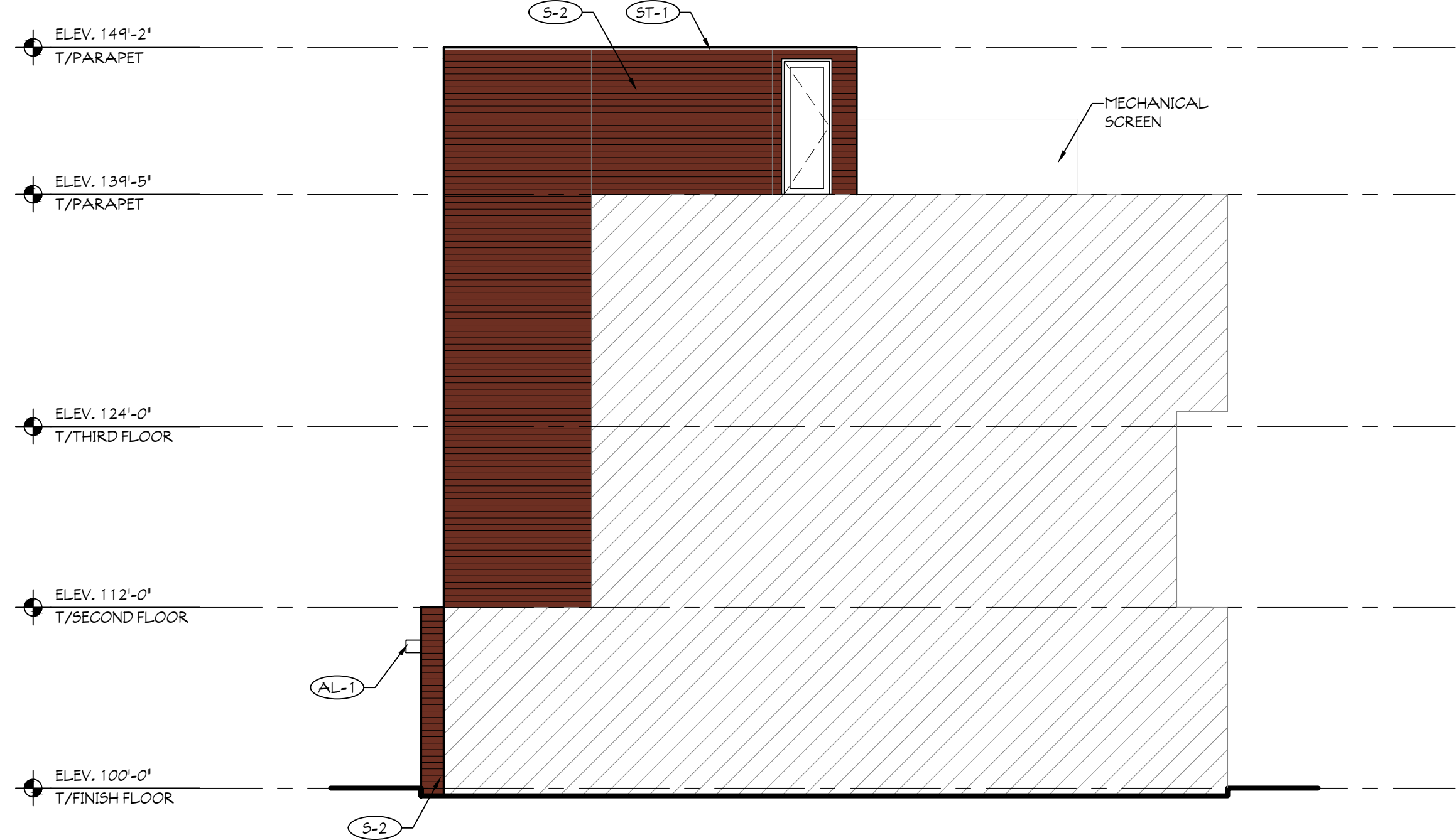
5 TERRACE ENTRY ELEVATION WEST
SCALE: 1/8" = 1'-0"
BUILDING #2 3RD FLOOR



6 TERRACE ENTRY ELEVATION EAST
SCALE: 1/8" = 1'-0"
BUILDING #2 3RD FLOOR



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING #2



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"
STAIR TOWER
BUILDING #2

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Project
**Portage Place
BUILDING #2**
900 East Jackson Blvd.
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AGA Project No. 19-13
MAUST Project No. 20-105B

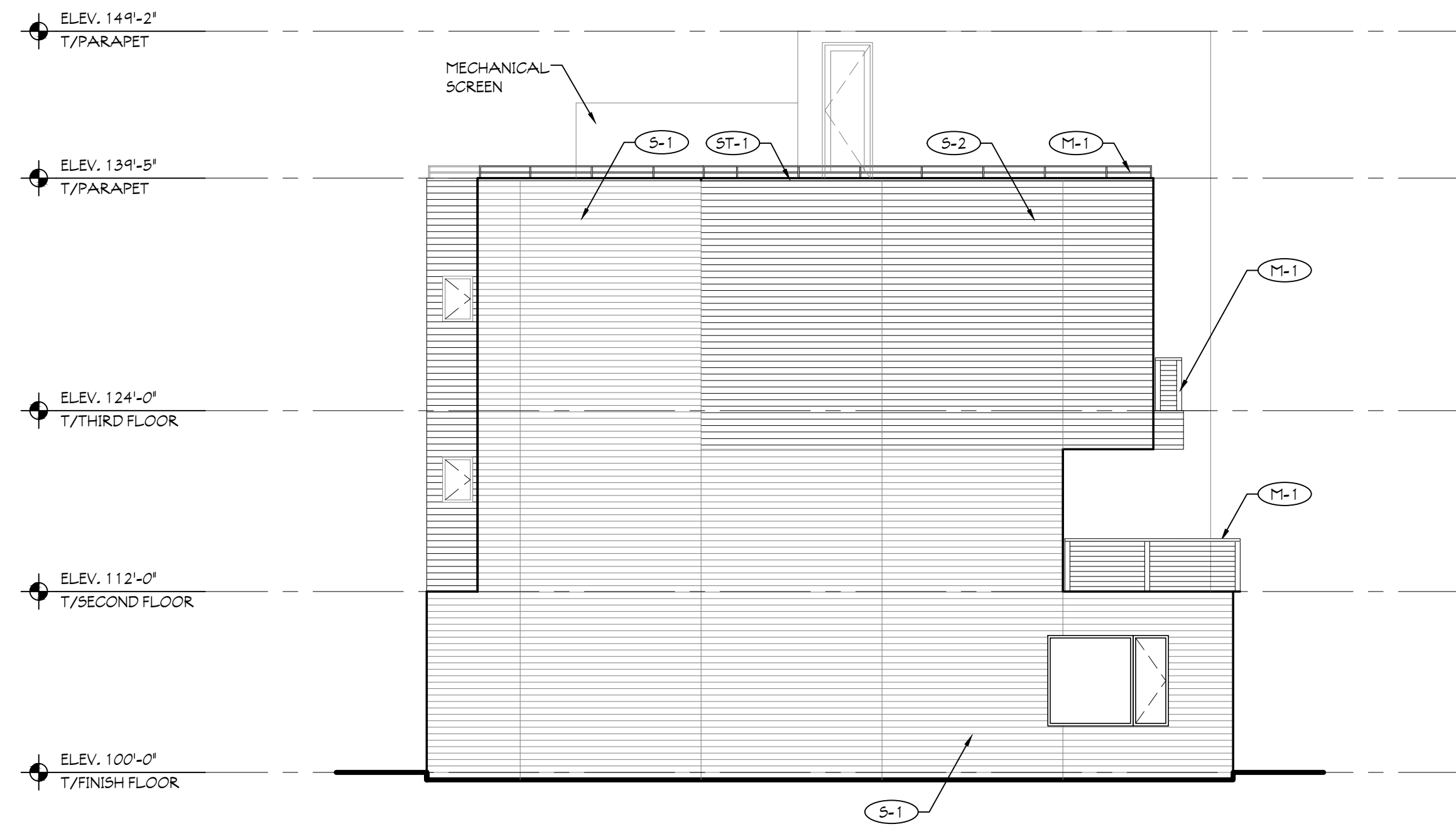
Issue / Revision	Date

Drawing Title
EXTERIOR ELEVATIONS

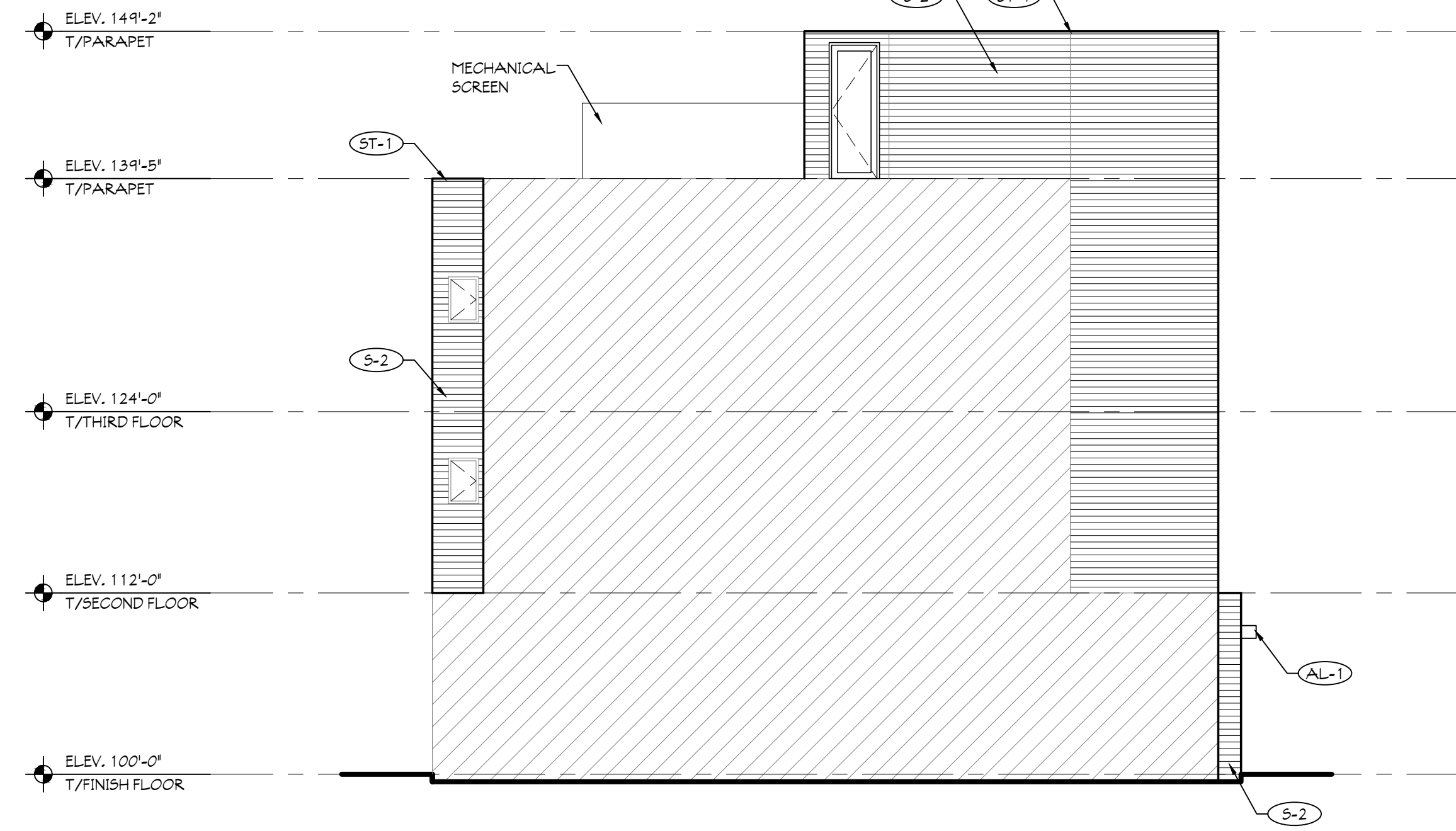
DATE: 10/08/20

Sheet No.

A202



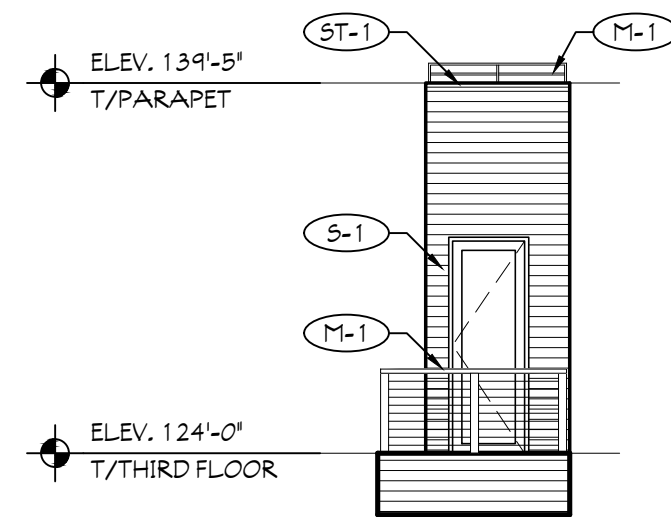
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING #2



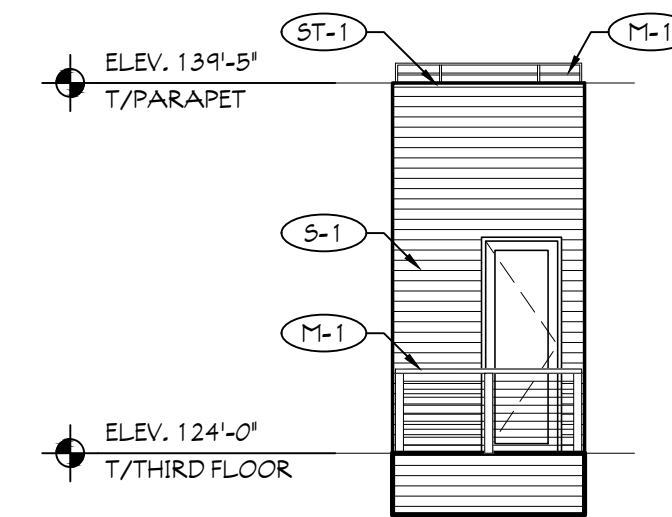
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"
STAIR TOWER
BUILDING #2

EXTERIOR FINISH LEGEND:

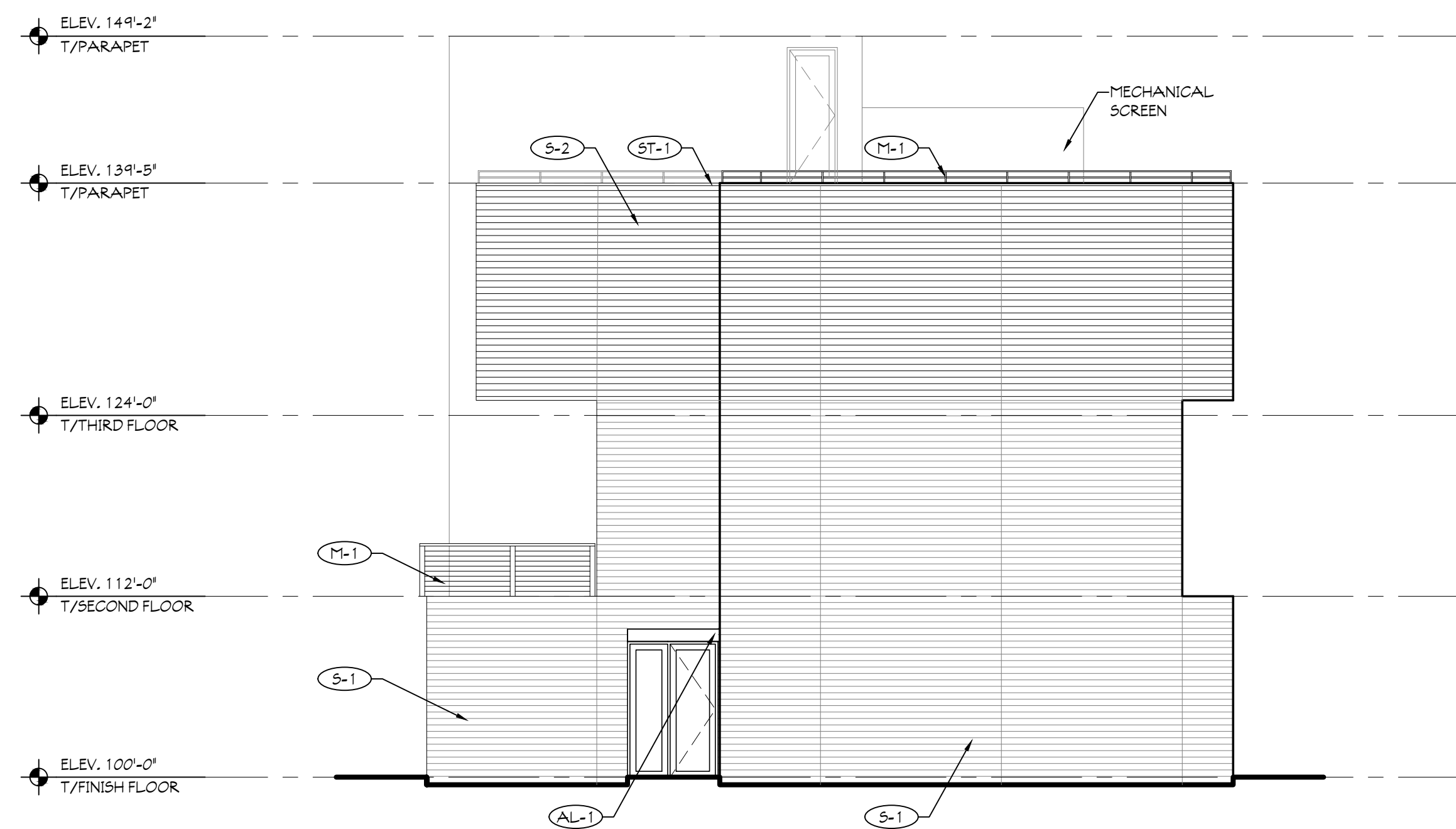
	S-1 SIDING TYPE 1 MRF: VESTA COLOR: 803 EGGSHELL LENGTH: 12'
	S-2 SIDING TYPE 1 MRF: VESTA COLOR: 480 ALUMIN THISTLE LENGTH: 12'
	M-1 METAL RAILING
	ST-1 STEEL COPING
	AL-1 ALUMINUM SOFFIT



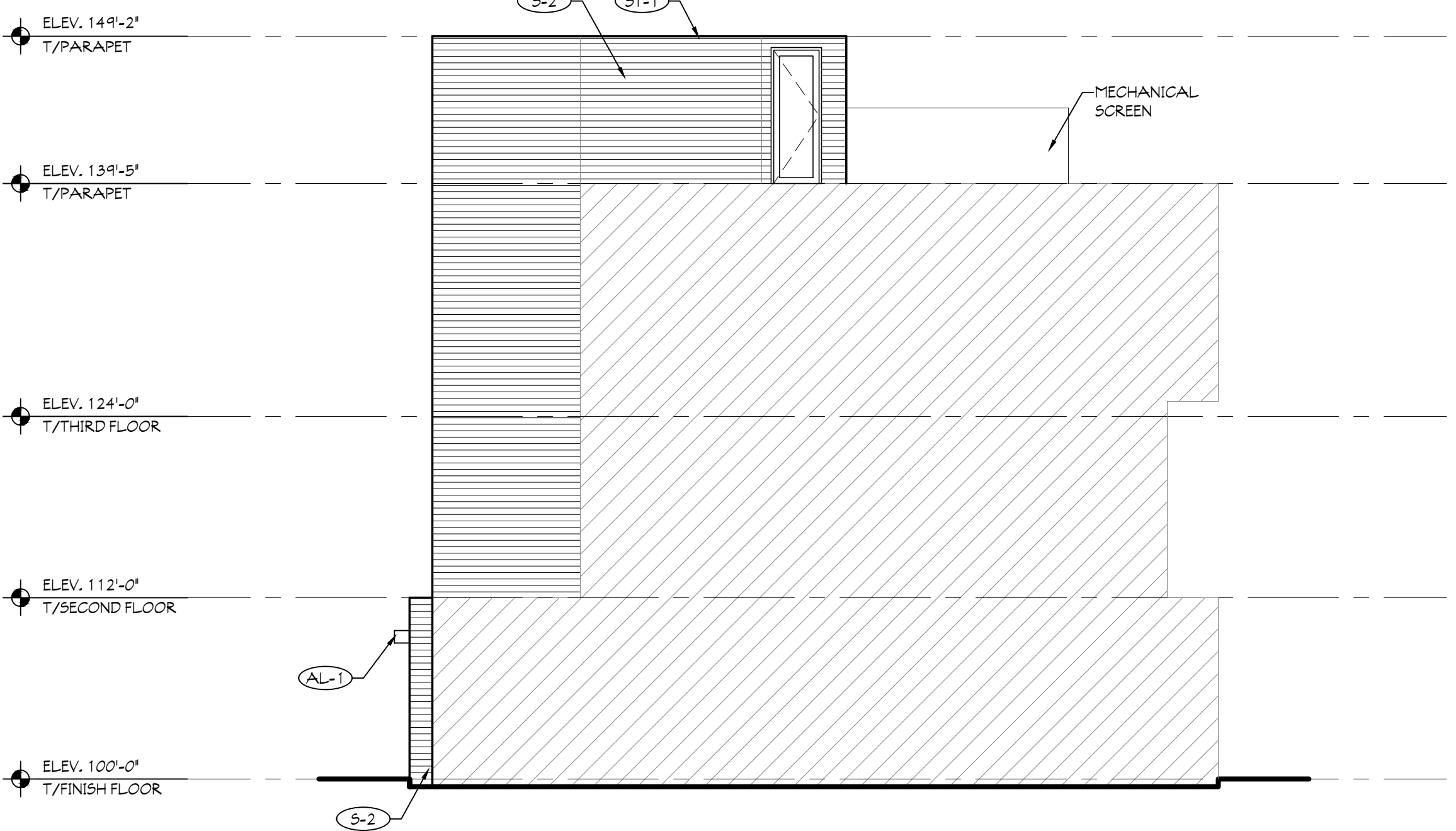
5 TERRACE ENTRY ELEVATION WEST
SCALE: 1/8" = 1'-0"
BUILDING #2 3RD FLOOR



6 TERRACE ENTRY ELEVATION EAST
SCALE: 1/8" = 1'-0"
BUILDING #2 3RD FLOOR



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING #2



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"
STAIR TOWER
BUILDING #2

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MAUST Project No. 20-105B

Issue / Revision	Date

Drawing Title
EXTERIOR ELEVATIONS

DATE: 10/08/20

Scale

Sheet No.

A202