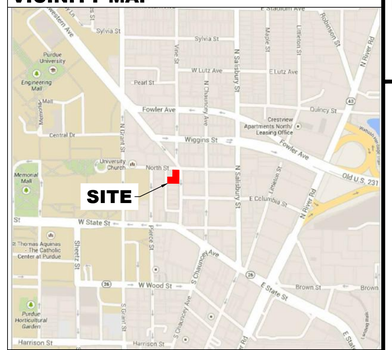
DRAFT PLAN

225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT

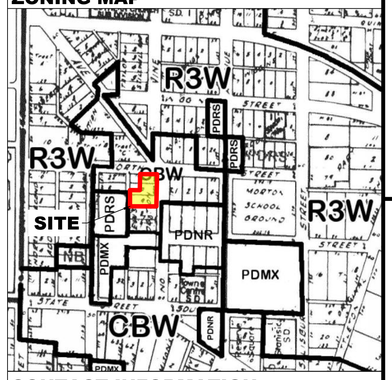
PLANNED DEVELOPMENT (CBW TO PDMX)

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

VICINITY MAP



ZONING MAP



CONTACT INFORMATION

Developer

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SHEET INDEX

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225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT

GOLDEN PAWS INVESTMENTS, LLC
711 SOUTH 9TH STREET, SUITE 1
LAFAYETTE, IN 47905

MARK	DATE	DESCRIPTION

PROJECT NO:	13080
FILE:	13080-GENERAL.DWG
DRAWN BY:	JRF
CHECKED BY:	TRB

LOCATION:
A PART OF THE NORTHEAST QUARTER QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

TITLE:
TITLE SHEET

1

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NARRATIVE
For
225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT

A Mixed Use Development (CBW to PDMX)
Z-XXXX
City of West Lafayette, IN
Near the Purdue University Campus

By

Petitioner:
Golden Paws Investments, LLC

Contact(s): Alan White
711 S. 9th St., Suite 1
Lafayette, IN 47905
(765) 423-1515

November 1, 2013

Consultant/Design Team:

Legal: Daniel Teder – Law firm of Reiling Teder & Schrier
Architect: Kelly J. Good, AIA – KJG Architecture, Inc.
Engineer: Tim Balensiefer – TBIRD Design Services
Surveyor: Justin Frazier, PE, PLS – TBIRD Design Services

Project Overview & Timeline

The "**225 Northwestern Avenue PD**" is a proposed redevelopment of the south-west corner of Northwestern Avenue and North Street in West Lafayette, Indiana (the "Project").

The Project consists of a mixed-use development with commercial/retail space and multifamily units. The building shall be five (5) stories in height (the "Building").

All resident apartment units ("Apartments") shall be limited in occupancy to one (1) occupant per bedroom. The Petitioner is contemplating a unit mix for the Apartments as follows:

(20) Two-bedroom units (40 bedrooms)
(20) One-bedroom units (20 bedrooms)

Total = 40 units (60 beds)

The final unit mix of the Apartments shall consist of only one and two bedroom units. The maximum number of beds shall not exceed sixty (60) beds.

A majority of the Apartments shall be furnished which shall include, but not be limited to, beds, dressers, couches, televisions and appliances.

The area of commercial rentable square feet and number of tenants per floor are as follows:

First Floor (rentable square footage) = 5,290 S.F.
Maximum number of tenants shall not exceed three (3) tenants

Existing Conditions and Zoning History

The "**225 Northwestern Avenue PD**" will redevelop Lots 9, 10 and 11 in Andrew's Addition to the Town of Chauncey, now 225 Northwestern Avenue in West Lafayette, Indiana ("Property"). A single-story CMU (concrete block) building with a flat roof is currently located on the Property with a liquor store tenant occupying the building. The Property is currently zoned CBW.

Building and Architectural Information

On the front and sides of the Building, the façade will incorporate a combination of limestone and brick masonry to match other key buildings in the West Lafayette Village area and Purdue's campus. On the rear alley side, the façade will use a combination of brick veneer and fiber cement horizontal siding to provide an economical yet visually appealing look that mimics other buildings which utilize the alley. The Building's roof will be a sloped roof

with architectural shingles. This design will help the Building blend into the commercial block along the west side of Northwestern Avenue. The building elevations are depicted on the drawings ("Elevations") prepared by KJG Architecture, Inc ("KJG"). The Elevations shall be part of the Preliminary Plan. All signage will be proportional to the Building façade and Building height at which it is mounted as shown in the Elevations.

Each tenant has the options of installing cloth/vinyl awnings as shown on the Exterior Elevations. The colors of the awnings must be the same for all awnings, and no more than four (4) may be installed for each tenant. The color of the awning must be approved by the Administrative Officer. Outside seating for eating and drinking establishments shall be permitted along Northwestern Avenue as shown in the Elevations.

Traffic

Pedestrian access for retail tenants of the Project will be along Northwestern Avenue. The pedestrian access to the apartments of the Project shall be on North Street There is an apartment entrance facing the alley as a convenience to the apartment dwellers using the parking lot (this entrance has no access to the elevator). Vehicular access shall occur in two locations. The parking behind and under the Building shall be accessed from North Street using the one-way drive and exiting onto the alley to the west. Limited vehicular access shall be provided from the alley to the parking lot.

Key fobs will restrict the public from gaining access to the stair and elevator lobbies of the apartments. Resident access to floors 2-5 shall be restricted via key fob at the stair tower doors on the first floor. The elevator will require key-fob access to go to floors 2-5.

Commercial loading/unloading shall occur along North Street in dedicated loading spaces being created as shown on the Elevations. There shall be no loading, unloading or parking in the alley except for trash disposal. Furnished Apartments will minimize the loading/unloading impact of move-in day loading. The trash dumpsters shall be emptied as needed but no less than once per week.

Trash Collection and Pickup

Trash collection for on-site trash generation shall be achieved with the use of up to two (2) front-load dumpsters located in the dumpster enclosure along the alley. The enclosure has been sized to allow up to (2) 6-yard dumpsters, but the actual size of the dumpsters used shall be determined by the frequency of pick-ups and the type of commercial tenant that is located in the first floor space. The enclosure shall have metal gates to limit the exposure of the dumpsters by pedestrians and adjacent properties from ground level.

Trash collection shall be weekly or as needed by a waste collection service. No dumpsters shall be located in the alley itself except during trash collection.

Landscaping

The existing Property contains only five (5) trees. Two (2) are located in tree wells along Northwestern Avenue and three (3) are located in a landscaping bed along North Street Two of the North Street trees are recent plantings of ½" caliper or smaller saplings. The proposed landscaping plan will increase the number of trees and tree wells along Northwestern Avenue. The plan will also increase the caliper size of two trees on North Street In addition, trees and shrubs on the west side of the Property between the Building and the alley will improve the quality of the proposed parking area and buffer the adjacent properties from the parked cars. The specific species and location of all shrubs, plants and trees are shown on the Landscaping Plan.

Streetscape including public bike loops and trash containers shall be provided as recommended and approved by the Administrative Officer. Designs showing quantity, specification, and location of streetscape elements are shown on the Landscaping Plan.

Parking

Parking for the 225 Northwestern Avenue PD will be accommodated with a combination of on-site parking, assigned parking, and a parking license agreement with an adjacent property owner to achieve an appropriate parking ratio. Handicap accessible parking for the on-site parking shall be provided. **25 parking spaces** are being provided on-site and an additional **8 parking** spaces are reserved in the West Lafayette Public Library ("Library") parking garage pursuant to a parking agreement ("Parking Agreement") between Petitioner and the Library. Three (3) on-site parking spaces will be for the commercial tenants and twenty-two (22) on-site parking spaces will be assigned to apartment units. The Parking Agreement spaces shall be reserved for use solely by the residents of the 225 Northwestern Avenue PD. The Parking Agreement shall be subject to the West Lafayette City Attorney's approval. The proposed parking allocation for the PD is summarized and qualified as follows:

25 on-site parking spaces – 22 for apartment residents; 3 commercial
8 off-site parking spaces – apartment residents

At the Administrative Officer's approval, the total number of parking spaces required may be reduced as a Minor Modification provided the owner furnishes a parking report that clearly shows the actual number of parking spaces utilized to be less than those provided over a span of time as approved by the Administrative Officer. The number of required parking spaces may also be reduced as a Minor Modification upon the approval of the Administrative Officer if the Unified Zoning Ordinance requirements for parking spaces are reduced below the number of spaces provided for this project.

The redevelopment of the site will generate six (6) additional public parking spaces along Northwestern Avenue.

Signage

Signage for the commercial uses shall be regulated in accordance with the requirements for the CBW zoning district and as shown on the Signage Plan to be included in the Final Detailed Plans, including directional signage as follows:

Retail Signage: Each retail tenant shall be allowed retail signage up to a maximum of forty (40) square feet per business and up to two (2) separate signs per street frontage as follows:

- Each tenant shall have access to the double-sided internally lit projecting sign as shown on the Exterior Elevations. Each side is 20 square foot per face and is mounted with the bottom no less than 12'-0" above grade.
- Building mounted signage may be mounted above the tenant entrance on the cast-stone band, provided the letters are no taller than 24" tall and the width fits between the steel tie-rods which support the canopies **OR**
- Canopy mounted signage may be mounted on the roof of the metal canopies provided the letters are no taller than 24" tall and the width is no wider than the steel canopy.

PD Building Signage: The owner of the Property shall be allowed to install the following signage mounted on the building as shown on the Elevations.

- One (1) sign, integrated into the masonry, located in the cast-stone banding above the metal canopy. The sign shall be constructed of cast stone and shall not be internally illuminated.

- **Exceptions:** Flags, awnings, sandwich boards, address and business name plaques, wall mounted cases, blade signage, and other architectural elements will not be counted against the allowable square footage of Retail Signage.

  - **Awnings:** Maximum of ten (10) square feet per tenant for lettering/logos on awnings.
  - **Sandwich Boards:** Movable/collapsible chalkboards typically used to display daily specials of size not to exceed 2.5 feet x 4 feet, or 10 square feet maximum per side.
  - **Wall Mounted Case:** Used for menus and/or attractions, not to exceed 2 feet x 3 feet, or 6 square feet total.
  - **Window Signage:** Retail tenants shall not be permitted to block more than fifty percent (50%) of any window with signage. Information on the door glazing needed as way-finding, hours of operation, and methods of payment accepted shall not be included in this allowance.

-

- **Prohibited Sign Types:**
  - Back-lit box signs with transparent or translucent faces.
  - Signs with moving or flashing lights (strobes, chasers, LED, etc.).
  - Customizable message "reader" board signs, Portable signs.

Lighting

The Project will incorporate wall mounted lighting fixtures along Northwestern Avenue, State Street, and the north alley to adequately light the pedestrian walkway and accent the 1st floor façade. Additional recessed lighting at the main retail entrance at the corner of State Street and Northwestern Avenue shall be provided as shown on the Lighting Plan. Exterior balconies shall be softly lit with ceiling mounted light fixtures. All lighting will be subject to final review and approval by the Administrative Office with the Final Detailed Plans.

Bicycle Parking

The residents will be allowed to utilize bike loops located in the lower-level bike storage room. Access will be restricted to residents-only via key access control. A total of **(46) bicycle parking spaces** shall be provided.

Approved Uses

The uses proposed for the PD commercial space are shown on the attached Table A – "Allowable Uses".

TABLE A – ALLOWABLE USES
State Street Corner PD
Allowed Land Use List by Standard Industrial Classification Code (SIC):

For clarity, the following allowed uses and noted exclusions will be applied to this planned development based upon the associated SIC number as indicated below:

Residential Uses
6513 Multi-family housing

Manufacturing (1), (2)
205 Bakery products
27 Printing and publishing

Transportation and Public Utilities
43 U.S. Postal Service
48 Communications

Retail
523 Paint, glass and wallpaper stores
525 Hardware stores
591 Drug Store and Proprietary Store
53 General merchandise
54 Food stores
56 Apparel and accessory stores
57 Furniture and home furnishings stores
58 Eating and drinking places (3)
59 Miscellaneous retail
591-596, 599

Finance, Insurance, and Real Estate
60 Depository institutions (3), (6)
61 Non-depository institutions (3), (6)
62 Security and commodity brokers
63 Insurance carriers
64 Insurance agents, brokers, and service
65 Real estate
65 Apartment rental office (3)
66 Holding and other investment offices

Services
72 Personal services
73 Business services
76 Miscellaneous repair services
79 Amusement and recreation service (4)
80 Health services

81 Legal services
83 Social services
86 Membership organizations
87 Engineering and management services
89 Services

Public Administration
91 Executive, legislative and general
92 Justice, public order and safety
93 Finance, taxation and monetary policy
94 Administration of human resources
95 Environmental quality and housing
96 Administration of economic programs
97 National security and international affairs, including military recruiting offices

Special Provision: Any use not specifically allowed or prohibited in this section shall be subject to approval by the Administrative Officer as a minor modification.

General Exclusions
Adult entertainment
Car sales

(1) Must have a retail component associated with the manufacturing activity.
(2) No open outdoor storage allowed.
(3) No drive in or drive through permitted.
(4) No "adult entertainment business" activities as defined in the New Unified Zoning Ordinance (NUZO).
(5) No ATM's located on the exterior building facade.

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225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT
GOLDEN PAWS INVESTMENTS, LLC
711 SOUTH 9TH STREET, SUITE 1
LAFAYETTE, IN 47905

MARK	DATE	DESCRIPTION

PROJECT NO:	13080
FILE:	13080-GENERAL.DWG
DRAWN BY:	JRF
CHECKED BY:	TRB

LOCATION:
A PART OF THE NORTHEAST QUARTER QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

TITLE:
NARRATIVE

2

FILE: P:\2013\13080 Bur Barry\DRAWINGS\PLANS\DRAFT PLAN\13080-GENERAL.dwg USER: JUSTIN FRAZIER DATE: Tuesday, November 26, 2013 2:31:16 PM

N

0' 50' 100'

HORIZONTAL SCALE: 1" = 50'

LEGEND

= ZONING BOUNDARY

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GOLDEN PAWS INVESTMENTS, LLC
711 SOUTH 9TH STREET, SUITE 1
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TITLE:

ZONING

3

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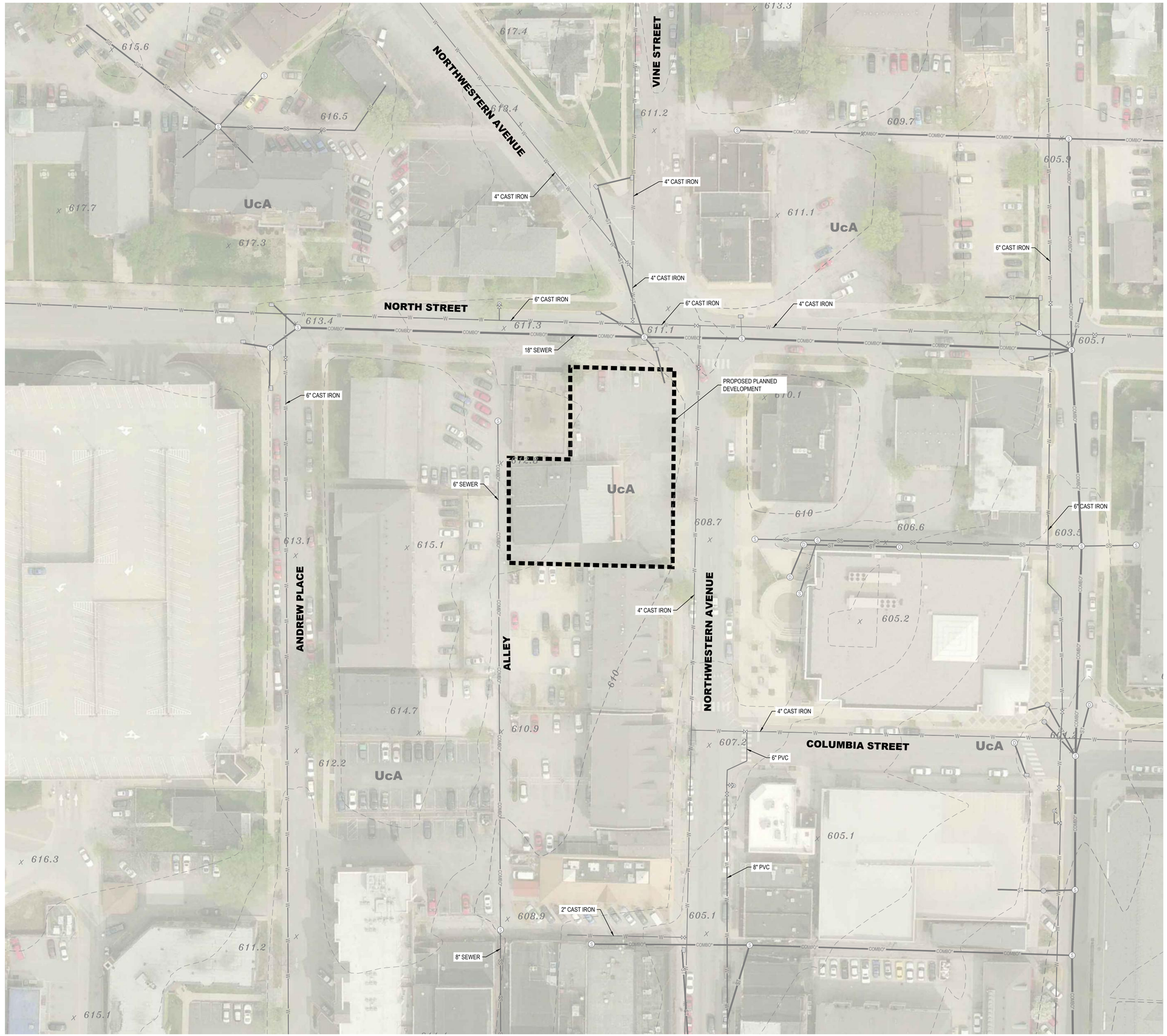

N

0' 40' 80'

HORIZONTAL SCALE: 1" = 40'

LEGEND

- 670 = EXISTING CONTOUR
- x 671.3 = EXISTING SPOT ELEVATION
- = SOIL TYPE BOUNDARY
- ST = EXISTING STORM SEWER
- = EXISTING STORM STRUCTURE
- SS = EXISTING SANITARY SEWER
- COMBO" = EXISTING COMBINATION SEWER
- S = EXISTING SANITARY STRUCTURE
- W = EXISTING WATERMAIN

SOILS LEGEND

SOIL	NAME	HYDROLOGIC GROUP
UcA	Urban Land - Carmi Complex	N/A

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GOLDEN PAWS INVESTMENTS, LLC
711 SOUTH 9TH STREET, SUITE 1
LAFAYETTE, IN 47905

MARK	DATE	DESCRIPTION

PROJECT NO:	13080
FILE:	13080-SITE ANALYSIS.DWG
DRAWN BY:	JRF
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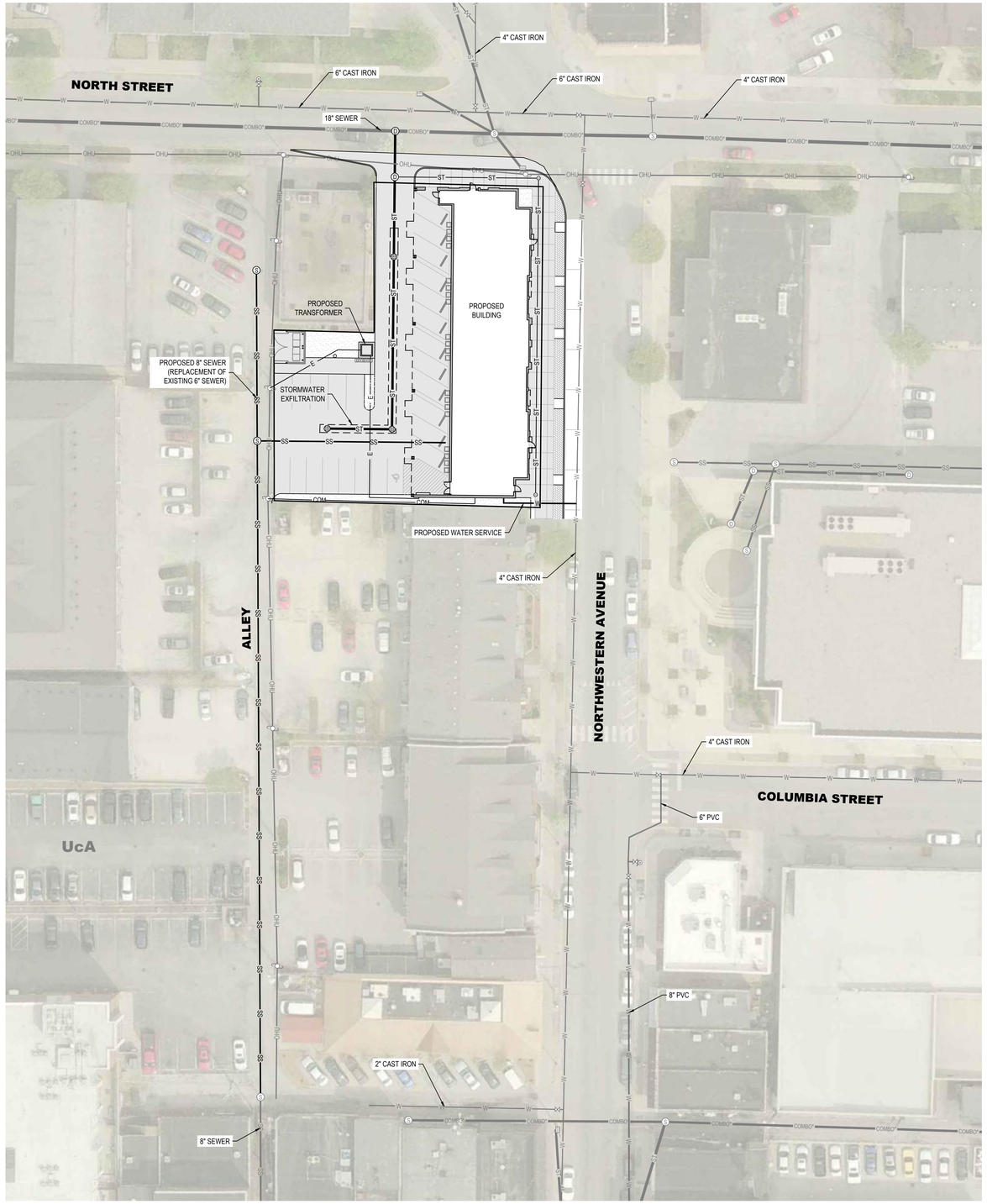
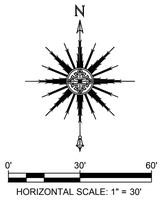
LOCATION:
A PART OF THE NORTHEAST QUARTER QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

TITLE:
SITE ANALYSIS

4

FILE: P:\2013\13080 Bur Barry\DRAWINGS\PLANS\DRAFT PLAN\13080-SITE ANALYSIS.dwg USER: JUSTIN FRAZIER DATE: Tuesday, November 26, 2013 2:33:54 PM





LEGEND

ST	= EXISTING STORM SEWER
	= EXISTING STORM STRUCTURE
SS	= EXISTING SANITARY SEWER
	= EXISTING SANITARY STRUCTURE
SS	= PROPOSED SANITARY SEWER
W	= EXISTING WATERMAIN
W	= PROPOSED WATER SERVICE

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GOLDEN PAWS INVESTMENTS, LLC
711 SOUTH 9TH STREET, SUITE 1
LAFAYETTE, IN 47905

MARK	DATE	DESCRIPTION

PROJECT NO:	13080
FILE:	13080-SITE UTIL.DWG
DRAWN BY:	JRF
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LOCATION:
A PART OF THE NORTHEAST QUARTER QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

TITLE:
SITE UTILITY PLAN

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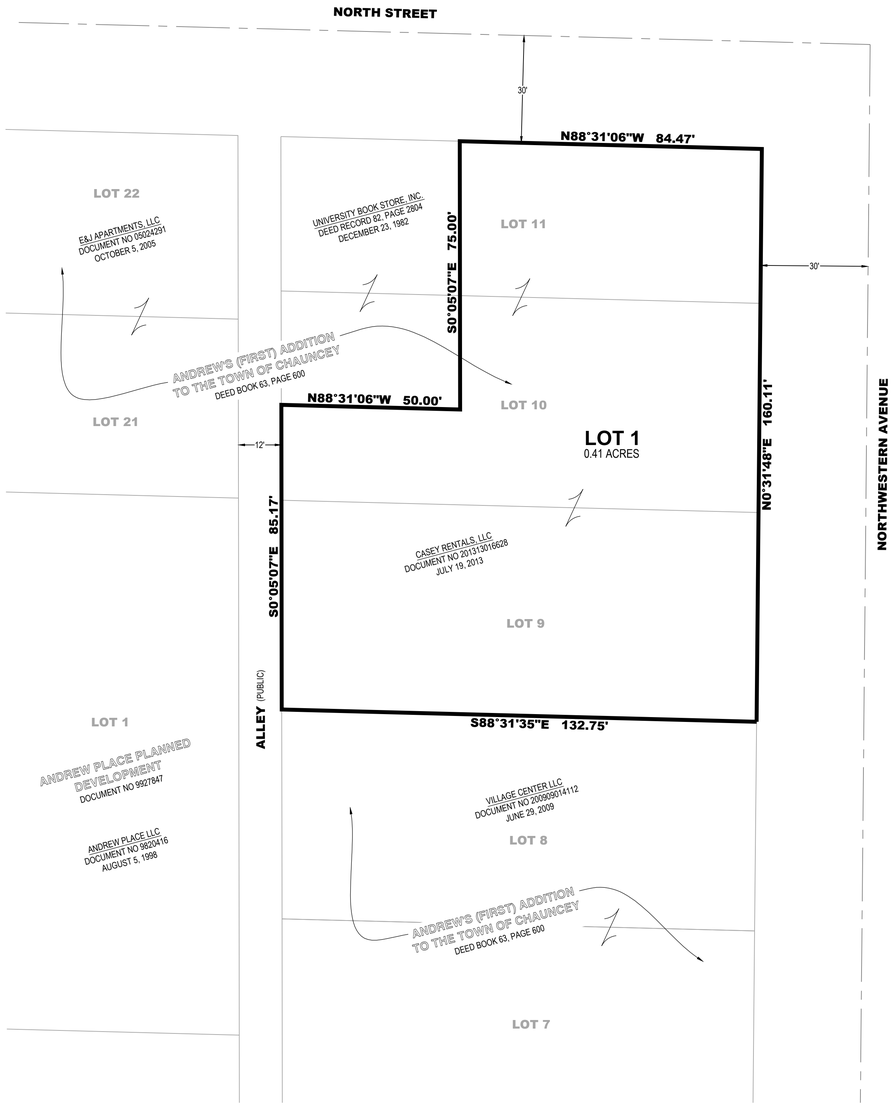


PRELIMINARY PLAT

225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

LEGAL DESCRIPTION

Lots Numbered Nine (9), Ten (10), and Eleven (11) in Andrews First Addition to the Town, now City of West Lafayette, Tippecanoe County, Indiana, being a part of the East Half of the Northeast Quarter of Section Nineteen (19), in Township Twenty-three (23) North, Range Four (4) West.

EXCEPT a part of said lots described as follows: BEGINNING at the northwest corner of Lot Numbered Eleven (11) and running thence East along the north line of said Lot a distance of fifty (50) feet; thence South parallel with the west line of said Lots a distance of seventy-five (75) feet; thence West parallel with the north line of said Lot Numbered Eleven (11) a distance of fifty (50) feet to the west line of said Lot Numbered Ten (10); thence North along the west line of Lots Numbered Ten (10) and Eleven (11) to the PLACE OF BEGINNING.

Containing in all,1.93 acres ,more or less.

SUBJECT TO ALL EASEMENTS ,RESTRICTIONS ,AND RIGHTS-OF-WAY OF RECORD

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY :

Title Holder: Casey Rentals, LLC
Document Number: 201313016628
Key Number: 79-07-19-286-003.000-026 (164-02600-0556)

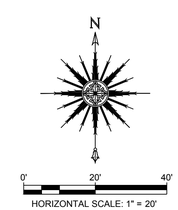
LAND SURVEYOR'S CERTIFICATE

The undersigned ,a Registered Professional Land Surveyor of the State of Indiana does hereby certify that the above preliminary plat was prepared under his direct supervision .

CERTIFIED BY_____ :
Justin R .Frazier Date

SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted .This plat has been prepared pursuant to Section B-1 (Preliminary Plats for PD Submissions), of the Unified Zoning Ordinance of Tippecanoe County, Indiana as adopted January 2, 1998 (amended) and is based on survey work by TBIRD Design Services, Job No. 13080.



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711 SOUTH 9TH STREET, SUITE 1
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PROJECT NO:	13080
FILE:	13080-PRELIMINARY PLAT.DWG
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TITLE:
PRELIMINARY PLAT

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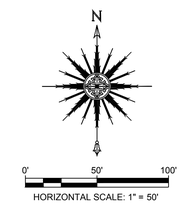

TRAFFIC CONTROL SUMMARY

ALLEY

THE ALLEY WILL REMAIN OPEN UNTIL THE ONSITE BUILDING IS DEMOLISHED. ONCE SITE IS CLEARED, THE SEWER CONSTRUCTION WILL COMMENCE. THE PROJECT SITE WILL BE UTILIZED AS TEMPORARY PARKING FOR PROPERTIES AFFECTED BY THE ALLEY CLOSURE.

NORTHWESTERN AVENUE

THE WESTERLY PARKING LANE WILL BE UTILIZED FOR CONSTRUCTION ACTIVITIES. TWO LANE (ONE WAY) TRAFFIC WILL BE MAINTAINED BY SHIFTING TRAFFIC AND UTILIZING THE EASTERLY PARKING LANE.

NORTH STREET

LANES WILL BE SHIFTED TO THE NORTH BY APPROXIMATELY EIGHT FEET TO ALLOW A CONSTRUCTION ZONE IN PORTIONS OF NORTH STREET. TWO LANE (TWO DIRECTIONAL) TRAFFIC WILL BE MAINTAINED.

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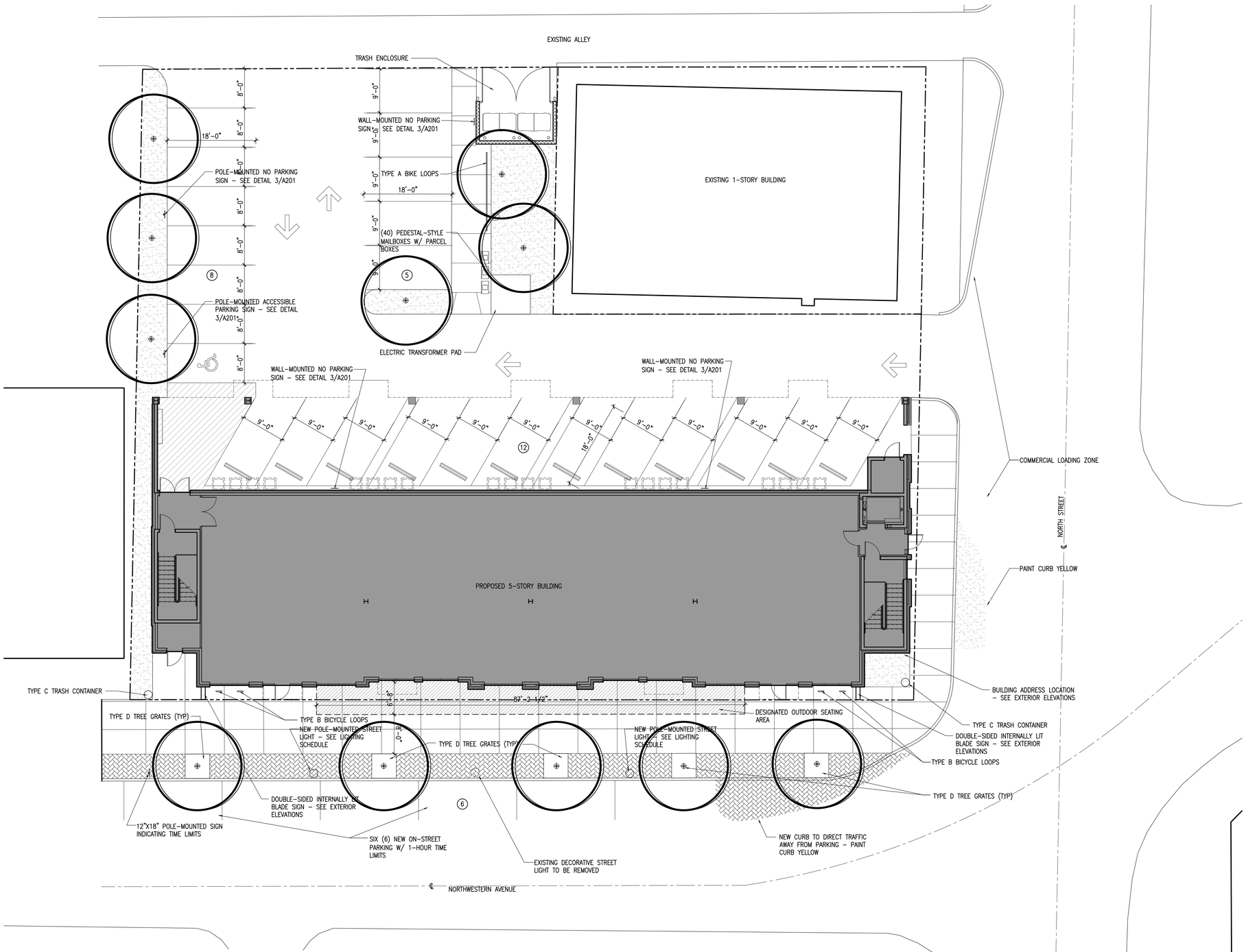
TITLE:
MAINTENANCE OF TRAFFIC PLAN

FILE: P:\2013\13080 Bar Barry\DRAWINGS\PLANS\DRAFT PLAN\13080-TRAFFIC.dwg USER: JUSTIN FRAZER DATE: Tuesday, November 26, 2013 2:35:09 PM



1 / A100 ARCHITECTURAL SITE PLAN
SCALE: 1"=10'-0"

SITE PLAN INFORMATION:

ZONING CLASSIFCATION:
CBW TO PDMX (PLANNED DEVELOPMENT)

PARKING PROVIDED

REGULAR	=	24 SPACES
ACCESSIBLE	=	1 SPACES
TOTAL ONSITE PARKING PROVIDED	=	25 SPACES

LOT COVERAGE

LOT AREA	= 16,784 S.F. (.385 ACRES)
BUILDING COVERAGE	= 8,923 S.F. (53.2%)
VEGETATION COVERAGE	= 1,025 S.F. (6.1%)

BUILDING HEIGHT = 64'-0"

PROPOSED BUILDING SETBACKS

EAST FRONT YARD SETBACK	= 2'-0"
SOUTH SIDE YARD SETBACK	= 3'-6"
NORTH SIDE YARD SETBACK	= 0'-0"
WEST REAR YARD SETBACK	= 17'-0"

RETAIL SPACE = 5,290 S.F.

UNIT MIX

SECOND FLOOR	
(5) 1-BEDROOM UNITS PER FLOOR	= 5 BEDS
(5) 2-BEDROOM UNITS PER FLOOR	= 10 BEDS
THIRD FLOOR	
(5) 1-BEDROOM UNITS PER FLOOR	= 5 BEDS
(5) 2-BEDROOM UNITS PER FLOOR	= 10 BEDS
FOURTH FLOOR	
(5) 1-BEDROOM UNITS PER FLOOR	= 5 BEDS
(5) 2-BEDROOM UNITS PER FLOOR	= 10 BEDS
FIFTH FLOOR	
(5) 1-BEDROOM UNITS PER FLOOR	= 5 BEDS
(5) 2-BEDROOM UNITS PER FLOOR	= 10 BEDS
TOTAL	
40 UNITS	= 60 BEDS (MAX.)

STREETSCAPE SCHEDULE

KEY	QTY.	MANUFACTURER	SERIES	DESCRIPTION
A	1	COLUMBIA	CASCADE ORIGINAL CYCLOOPS 2170-23-E	23 BIKES, BLACK
B	4	COLUMBIA	CASCADE ORIGINAL CYCLOOPS 2170-3-E	2 BIKES, BLACK
C	2	COLUMBIA	CASCADE RENAISSANCE 2814-DT-P	W/ 2000-P-7 LINER
D	5	NEENAH FOUNDRY	ADIRONDACK COLLECTION 8742-A1 48X48	4' TREE GRATE

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PROJECT TITLE:
225 NORTHWESTERN AVE.
PLANNED DEVELOPMENT
GB TO PDMX

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

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PROFESSIONAL SEAL:
DRAFT PLAN NOT FOR CONSTRUCTION

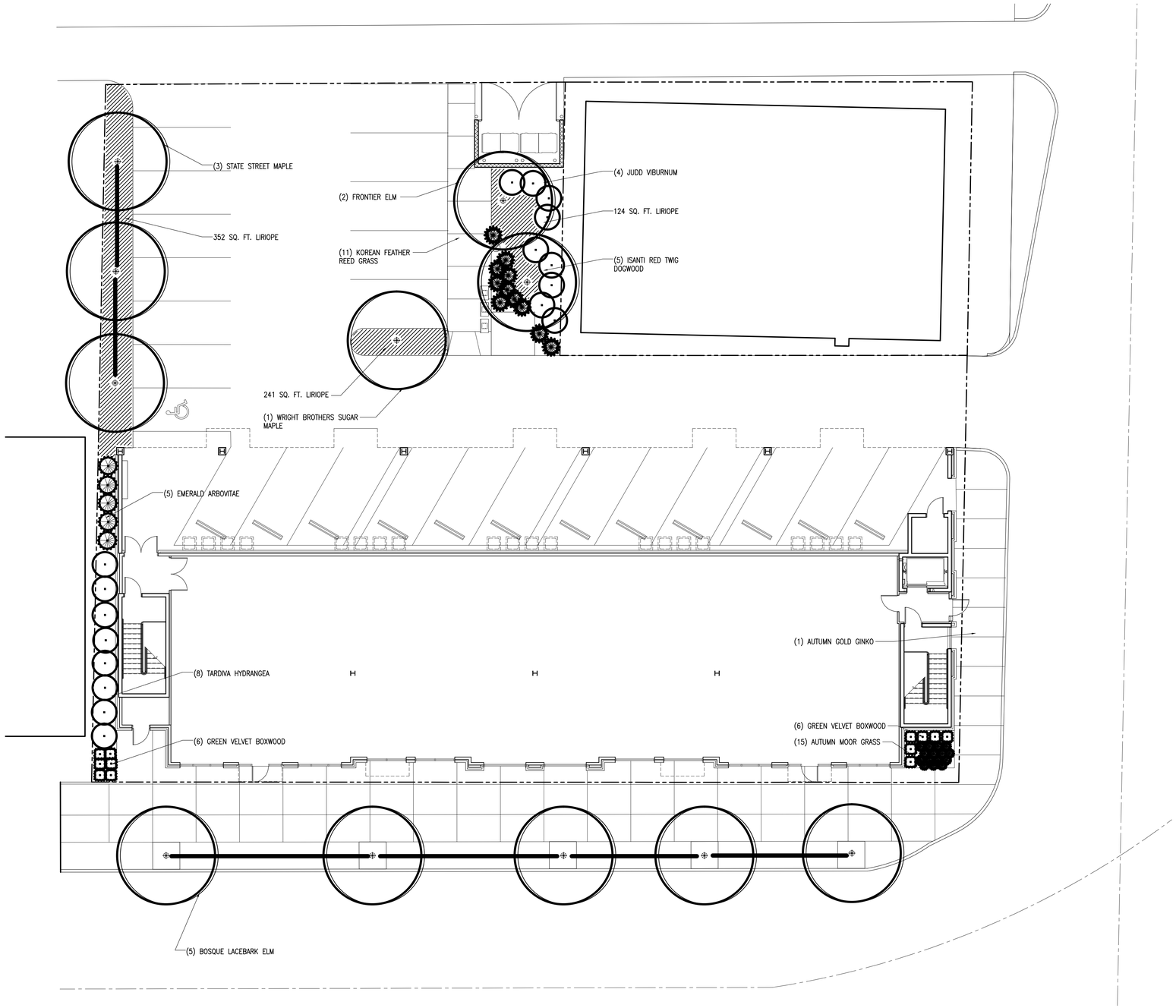
PROJECT DATE:
11/26/2013

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: C2013.044
DRAWN BY: BGK

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A100



1 A101 LANDSCAPING PLAN
SCALE: 1"=10'-0"

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ArmM	3	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	2-1/2" CAL.
AsW	1	ACER SACCHARUM 'WRIGHT BROTHERS'	WRIGHT BROTHERS SUGAR MAPLE	2-1/2" CAL.
UF	2	ULMUS 'FRONTIER'	FRONTIER ELM	2-1/2" CAL.
UpU	5	ULMUS PARVIFOLIA 'UPMTF'	BOSQUE LACEBARK ELM	2-1/2" CAL.
CONIFERS				
ToS	5	THUJA OCCIDENTALIS 'SMARGD'	EMERALD ARBORVITAE	6'-0"
SHRUBS				
BGV	12	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"
CsL	5	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	24"
HpT	8	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	30"
ViB	4	VIBURNUM X JUDDI	JUDD VIBURNUM	36"
ORNAMENTAL GRASSES				
CaB	11	CALAMAGROSTIS ARUNDINACEA BARCHTYRIDCHA	KOREAN FEATHER REED GRASS	1G
Sa	15	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1G
GROUNDCOVERS				
Ls	1025 SQ. FT.	LIRIOPE SPICATA	LIRIOPE	4"

LANDSCAPE GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT & THE WEST LAFAYETTE REDEVELOPMENT AND GREENSPACE ADMINISTRATOR.

2. ALL SHRUB PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL PERENNIAL BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.

3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.

4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND THE WEST LAFAYETTE GREENSPACE ADMINISTRATOR BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATION SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS.

5. SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED SUBJECT TO WEST LAFAYETTE STANDARDS. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING & SUBJECT TO WEST LAFAYETTE APPROVAL. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.

6. ALL PLANTS ARE TO MEET OR EXCEED THE MOST CURRENT EDITION OF THE WEST LAFAYETTE CITY STANDARDS.

7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.

8. ALL NEW LANDSCAPE PLANTING SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTON BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.

10. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE ARCHITECT.

11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT & THE CITY OF WEST LAFAYETTE REDEVELOPMENT & GREENSPACE ADMINISTRATOR IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.

12. ALL DISTURBED LAWN AREAS SHALL BE SODDED OR SEEDED AS NOTED. LAWNS SHALL BE SODDED OR SEEDED WITH SEED MIX AS APPROVED BY LANDSCAPE ARCHITECT.

13. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT END OF ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.

14. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. ALL SEEDED LAWNS TO BE MAINTAINED FOR A PERIOD OF 60 DAYS AND SODDED LAWNS 30 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT AFTER WRITTEN REQUEST FROM LANDSCAPE CONTRACTOR. MAINTENANCE TO INCLUDE WATERING WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.

15. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE ARCHITECT.

16. ALL LAWN AREAS WITHIN BASE PROJECT SITE TO RECEIVE 4-6'' APPROVED TOPSOIL PRIOR TO SODDING OR SEEDING OPERATIONS.

17. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.

18. PROVIDE MINIMUM 6" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREA WITH A MIXTURE COMPRISED OF ONE PART COMPOSTED MANURE, 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.

19. LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING AND RAKING. LAWN AREAS SHALL BE FERTILIZED WITH 12-12-12 ANALYSIS FERTILIZER AT THE RATE OF 10 LBS./1000 S.F. AND LIME APPLIED AS DICTAED BY SOILS TESTS PRIOR TO SEEDING.

20. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATIONS, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATIONIS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING THE EXCAVATION.

21. TREE PRESERVATION NOTE: PROTECT EXISTING TREES THAT ARE TO BE SAVED BY ERECTING CONSTRUCTION FENCE AROUND THESE TREES BEFORE ANY SITE WORK BEGINS. PLACE FENCING AT LEAST AT THE DRIPLINE OF THE TREE AND FURTHER FROM THE TRUNK IF POSSIBLE. THE FENCED AREA IS TO BE KEPT CLEAR OF BUILDING MATERIALS, WASTE AND EXCESS SOIL. NO DIGGING, TRENCHING, COMPATION, OR OTHER SOIL DISTURBANCE IS ALLOWED IN THE FENCED AREAS.

22. CHANGES TO THE LANDSCAPE PLANTING AT THE FRONT OF THE BUILDING TO ALLOW FOR FLEXIBLE TENANT SPACE ON THE FIRST FLOOR SHALL BE ALLOWED W/ THE CITY OF WEST LAFAYETTE GREENSPACE ADMINISTRATOR'S APPROVAL

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GB TO PDMX

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WEST LAFAYETTE, IN 47906

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PROFESSIONAL SEAL:
DRAFT PLAN NOT FOR CONSTRUCTION

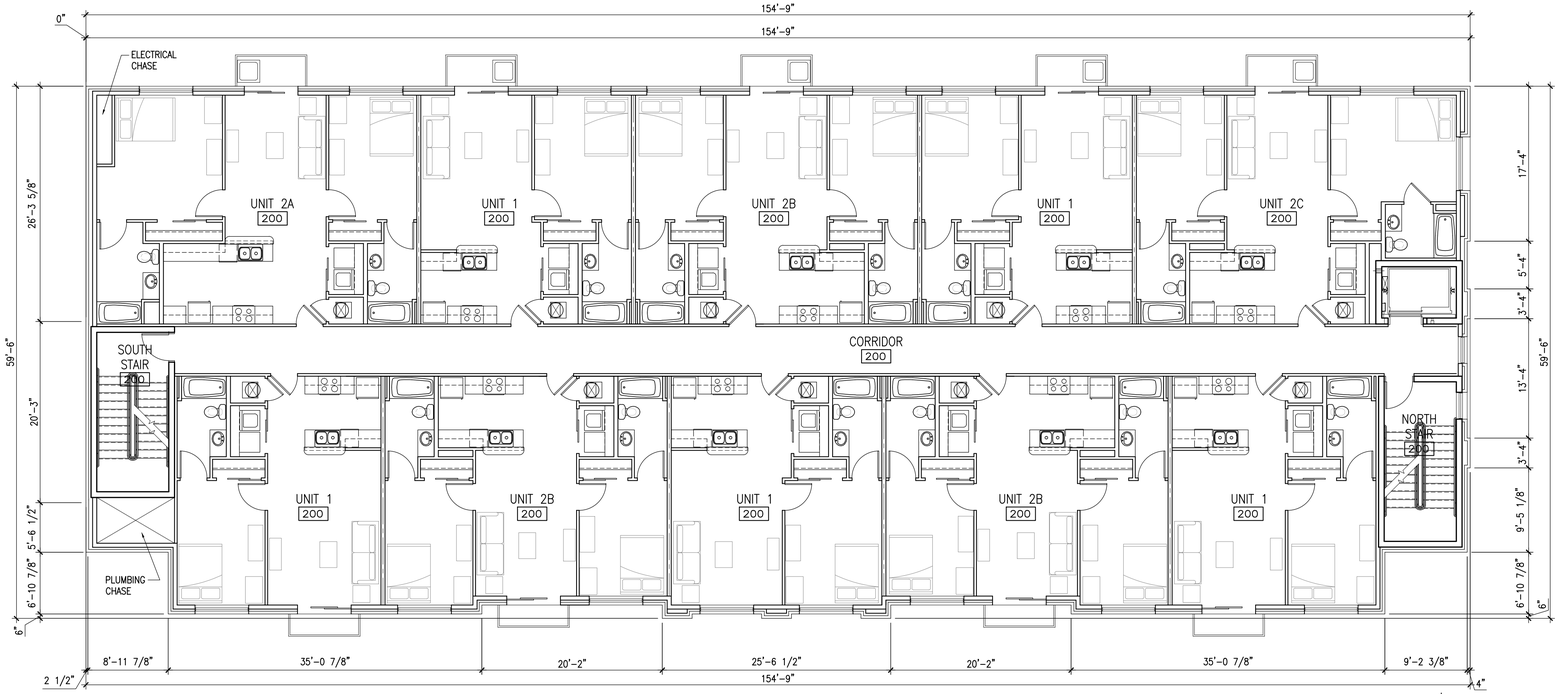
PROJECT DATE:
11/26/2013

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: C2013.044
DRAWN BY: BGK

DRAWING TITLE:
LANDSCAPING PLAN

SHEET NUMBER:
A101



2 A105 2ND - 5TH FLOOR PLAN
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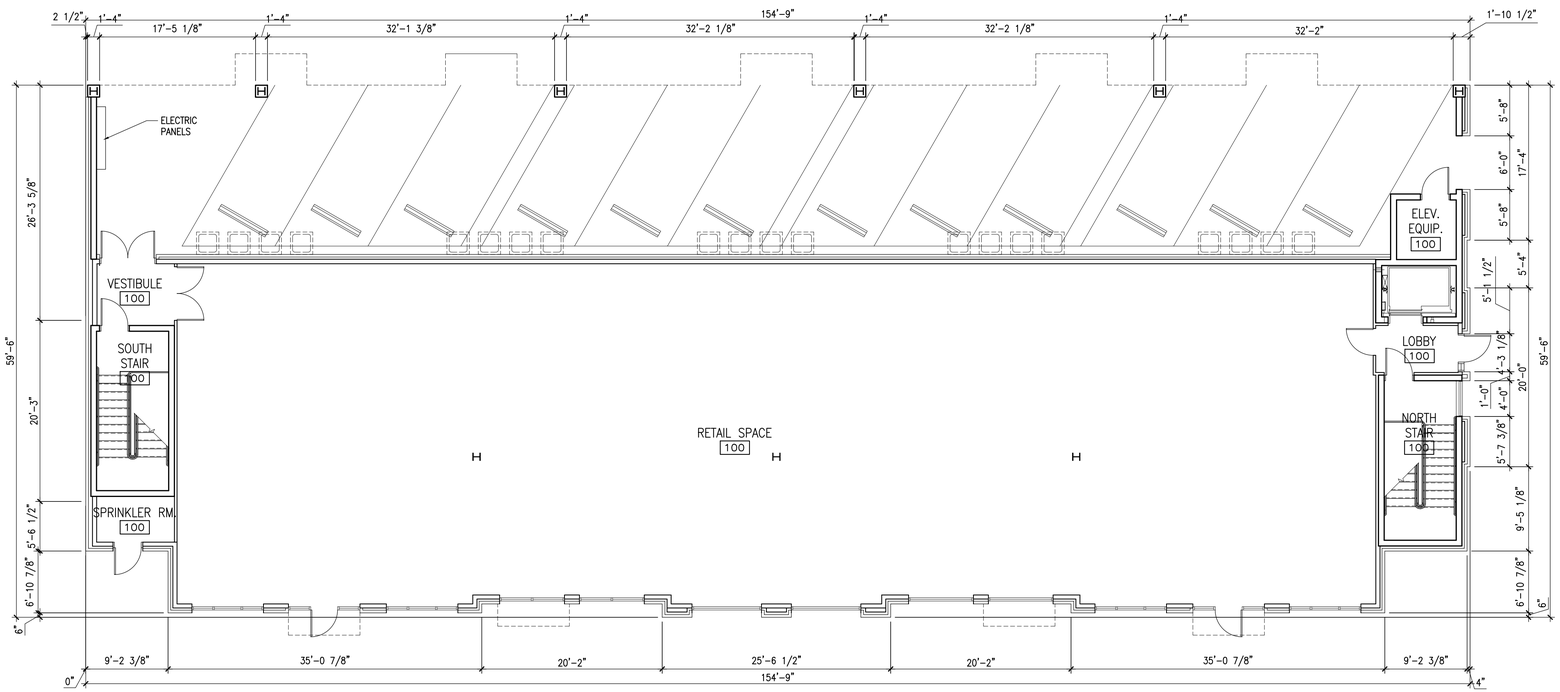

1 A105 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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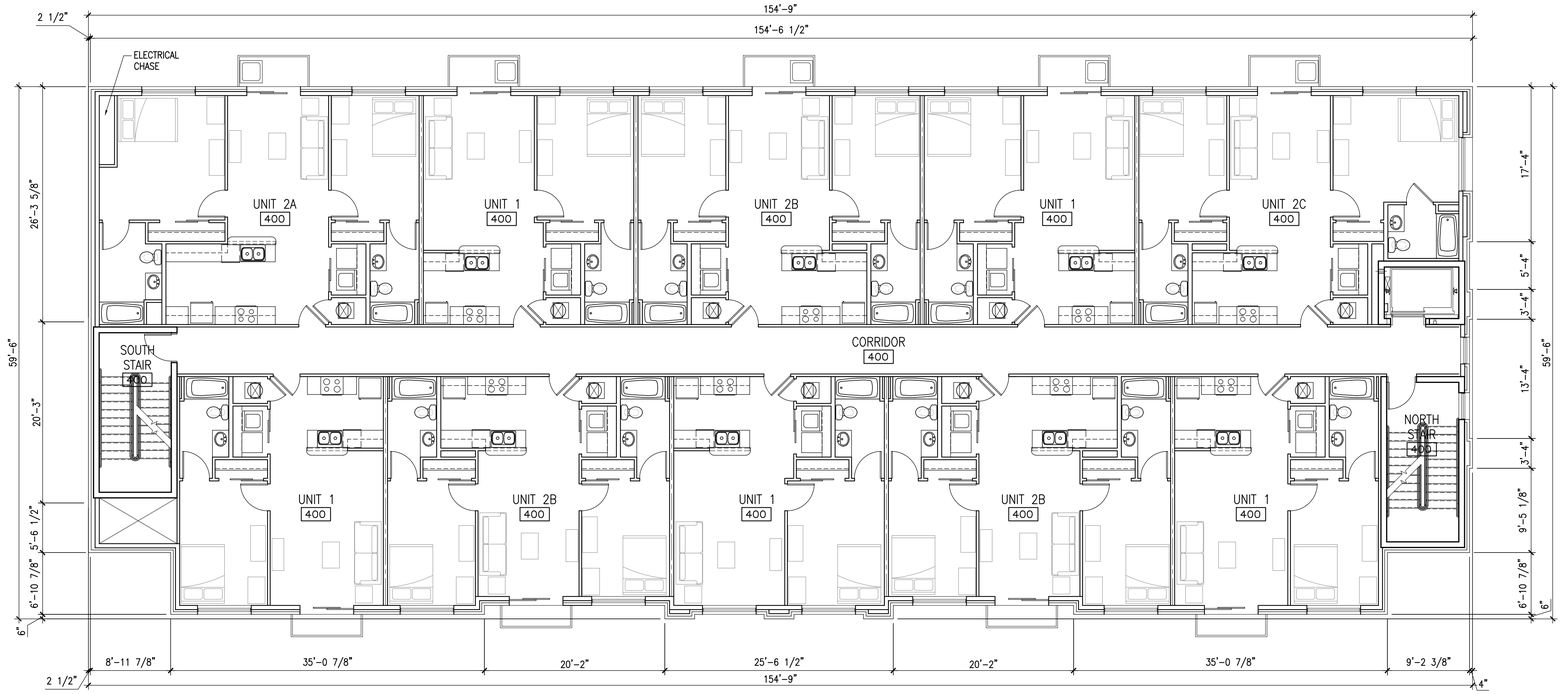
PROJECT NUMBER: C2013.044
DRAWN BY: BGK

DRAWING TITLE:
1ST-2ND FLOOR PLANS

SHEET NUMBER:
A105



2 A106 4TH FLOOR PLAN
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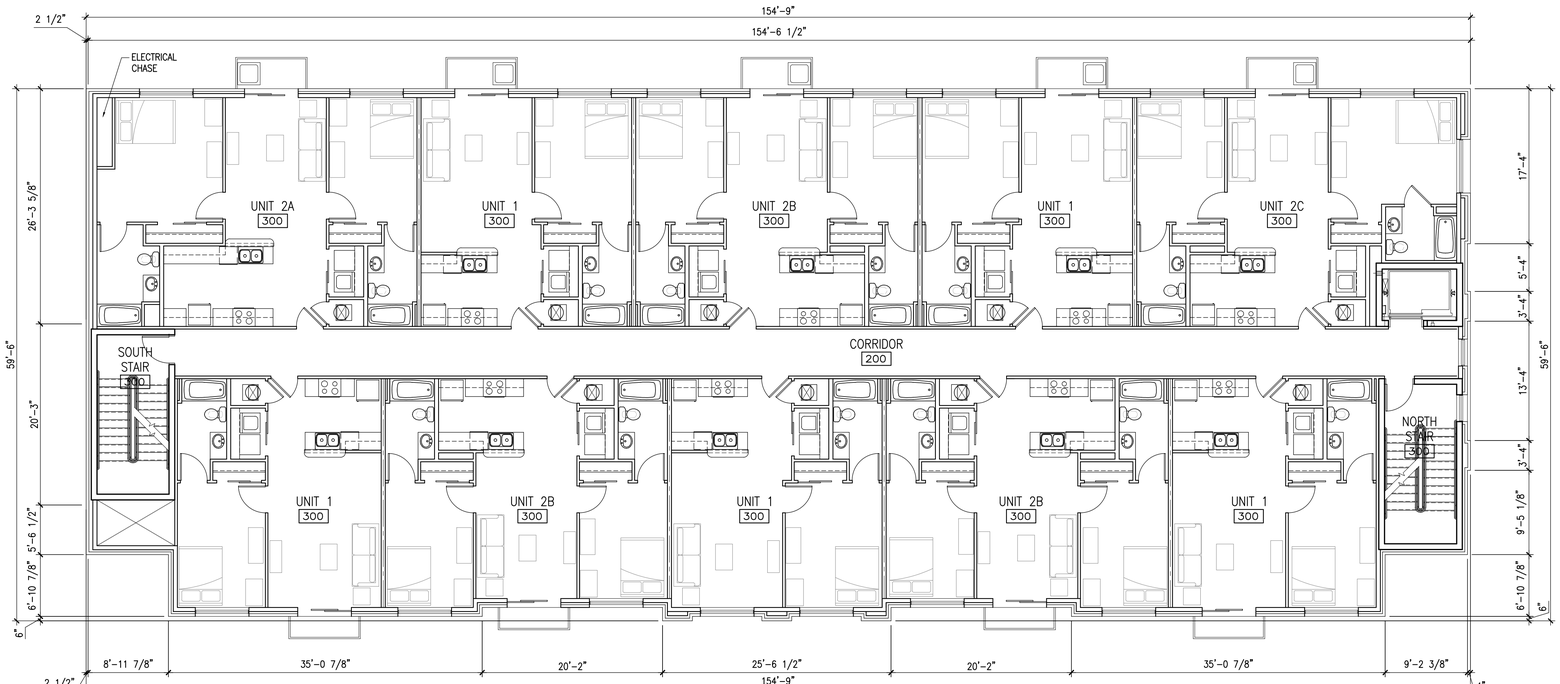

1 A106 3RD FLOOR PLAN
SCALE: 1/8"=1'-0"

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11/26/2013

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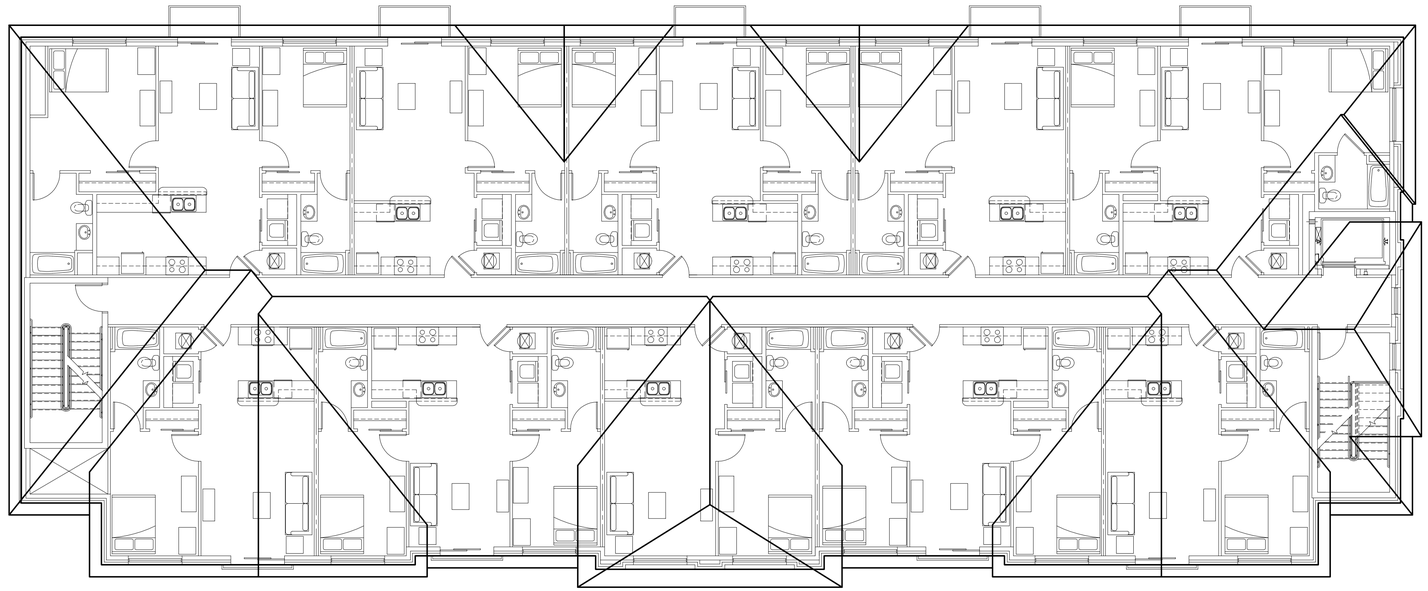
PROJECT NUMBER: C2013.044
DRAWN BY: BGK

DRAWING TITLE:
3RD-4TH FLOOR PLANS

SHEET NUMBER:
A106



2 A107 ROOF PLAN
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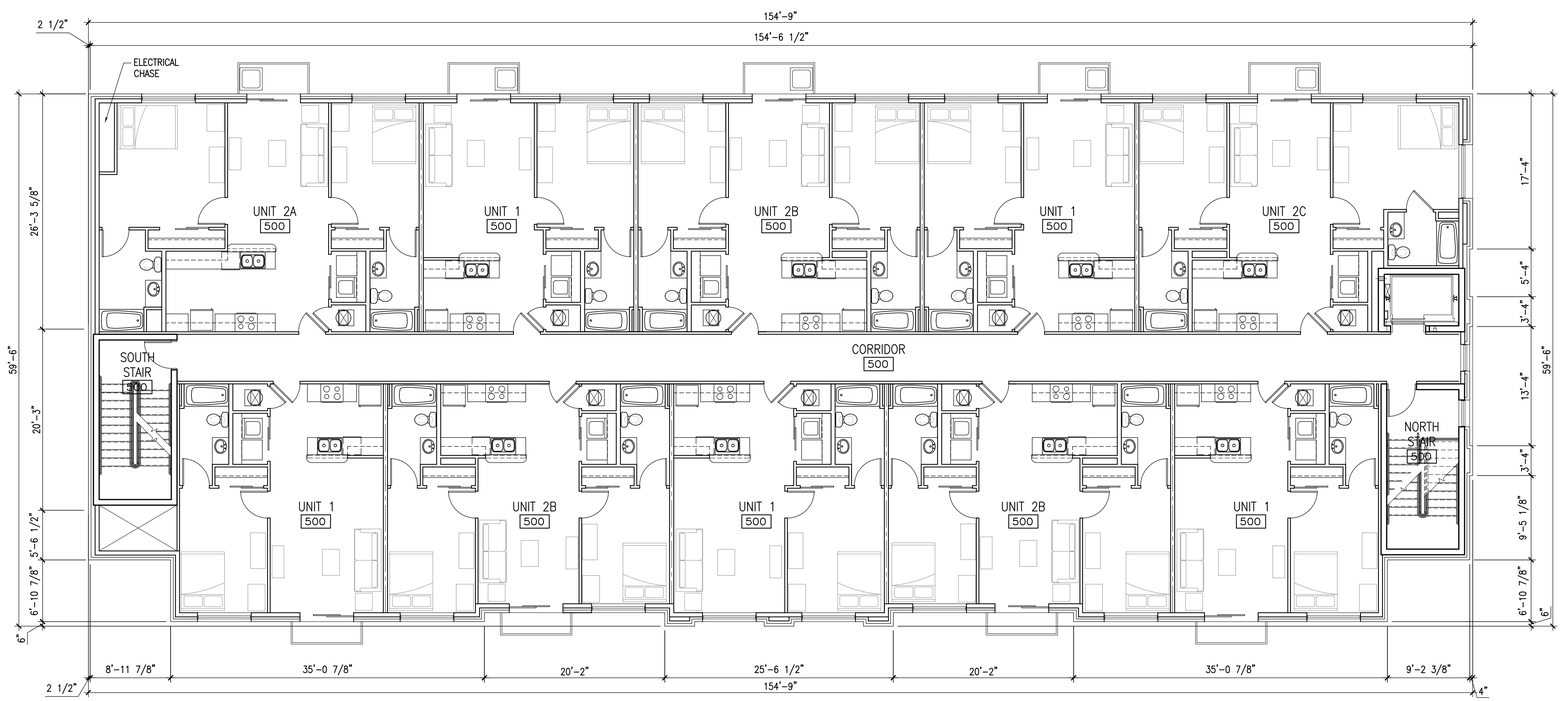

1 A107 FIFTH FLOOR PLAN
SCALE: 1/8"=1'-0"

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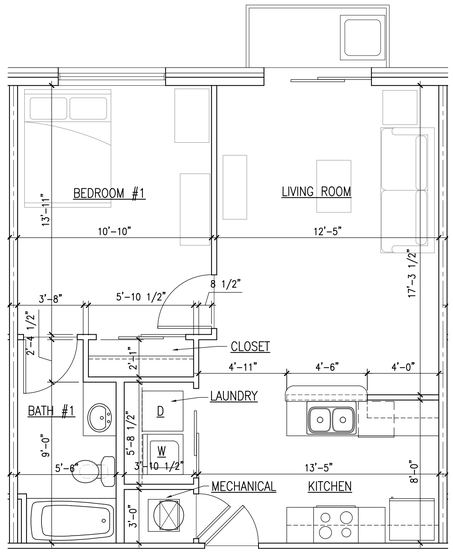
REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

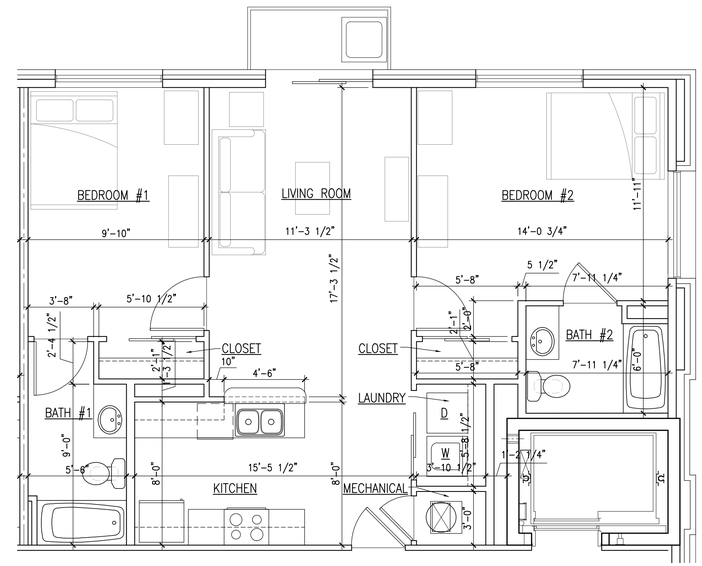
PROJECT NUMBER:	DRAWN BY:
C2013.044	BGK

DRAWING TITLE:
5TH FLOOR PLAN

SHEET NUMBER:
A107



4 A110 UNIT 1 FLOOR PLAN
SCALE: 1/4"=1'-0"



3 A110 UNIT 2C FLOOR PLAN
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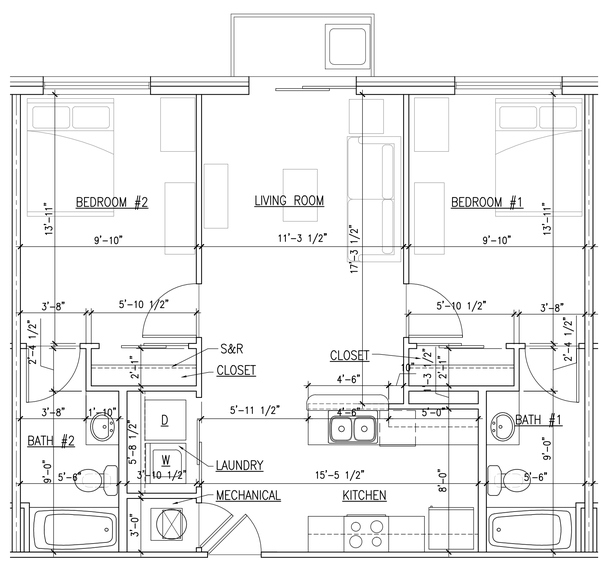
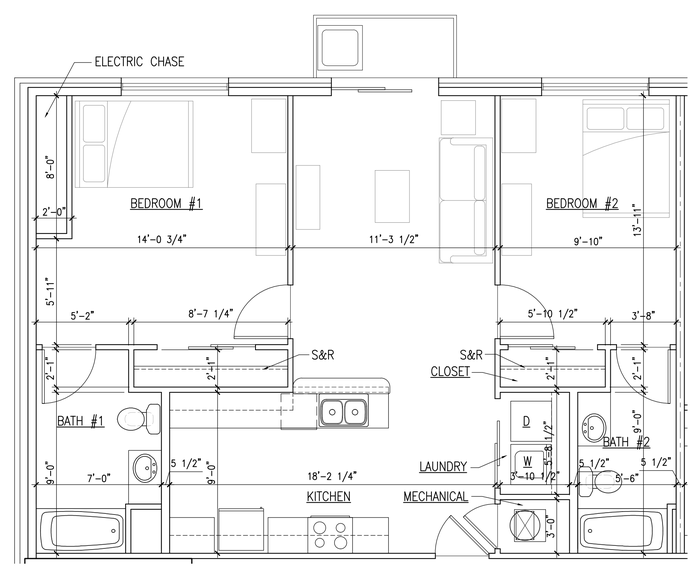


2 A110 UNIT 2B FLOOR PLAN
SCALE: 1/4"=1'-0"



1 A110 UNIT 2A FLOOR PLAN
SCALE: 1/4"=1'-0"

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PROJECT NUMBER:	DRAWN BY:
C2013.044	BGK

DRAWING TITLE:
UNIT PLANS

SHEET NUMBER:
A110

2 A200 WEST ELEVATION
SCALE: 1/8"=1'-0"

1 A200 EAST ELEVATION
SCALE: 1/8"=1'-0"

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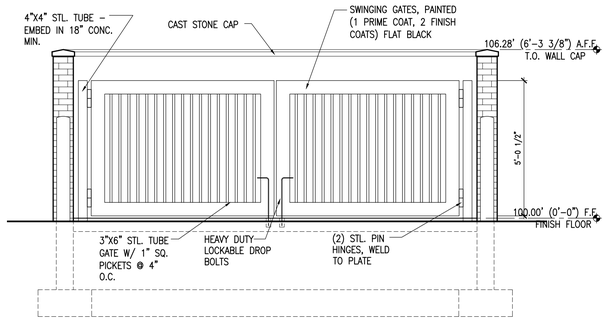
PROJECT DATE:
11/26/2013

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: C2013.044
DRAWN BY: BGK

DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A200



6 A201 TRASH ENCLOSURE FRONT ELEVATION
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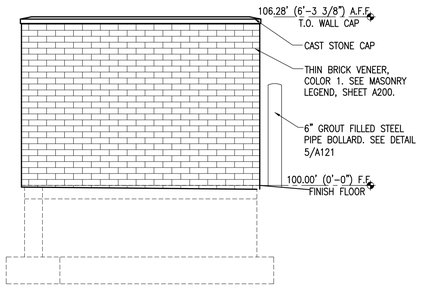
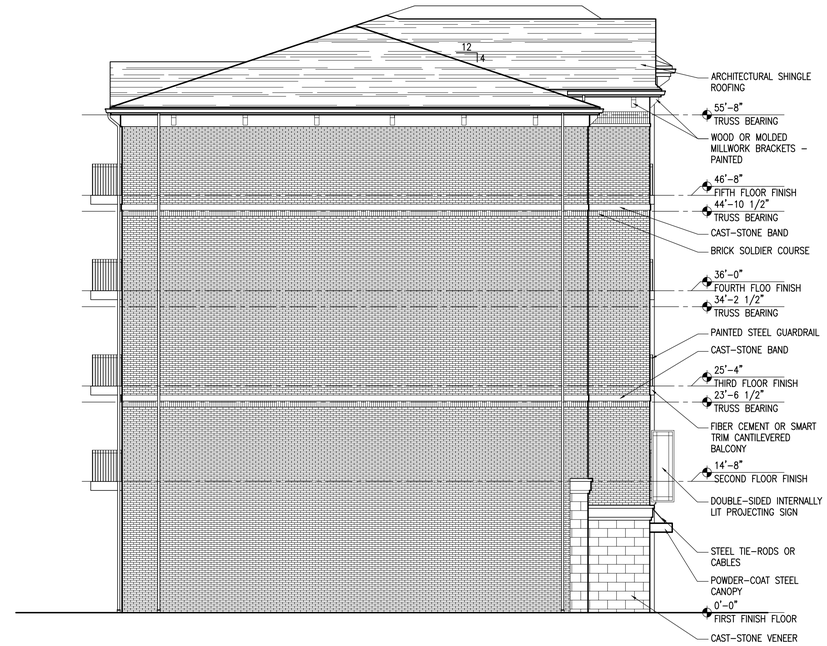
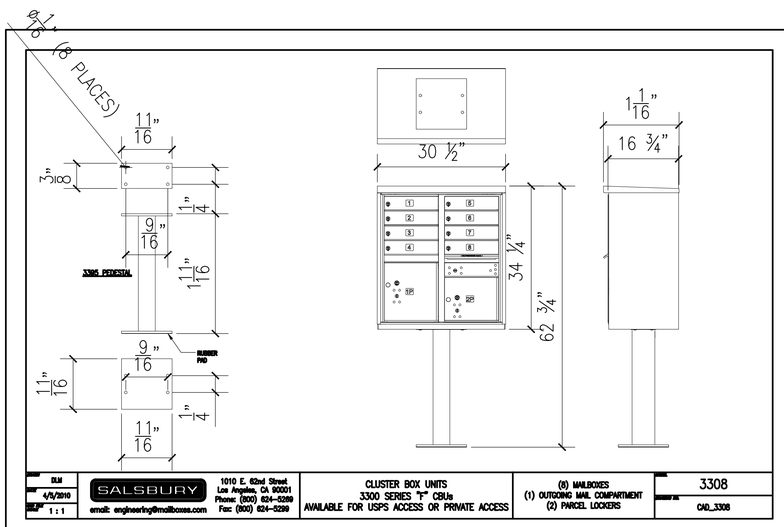
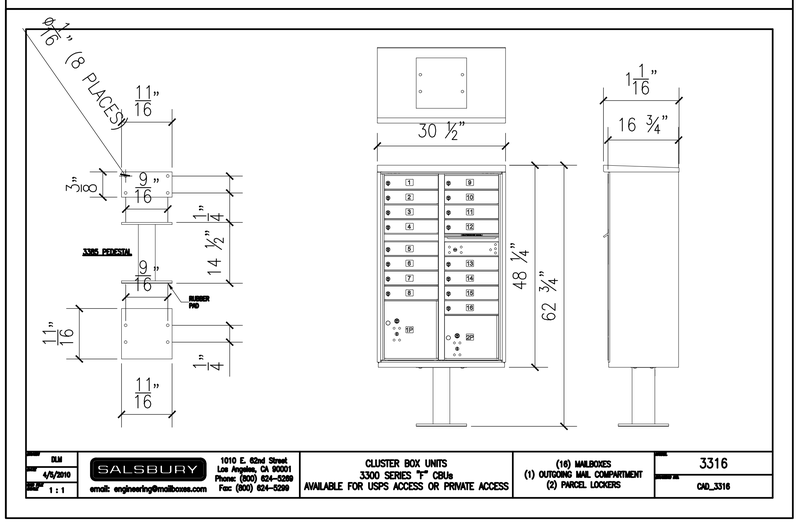


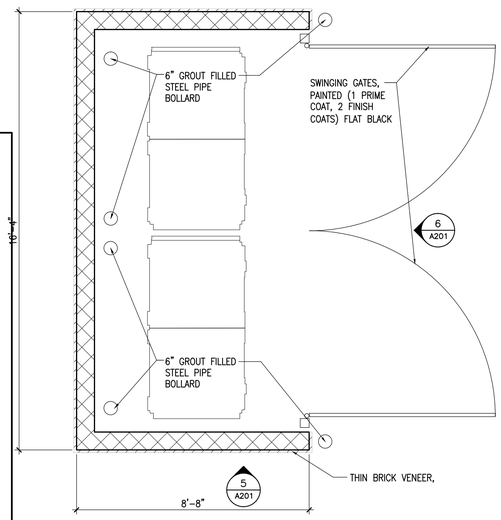
5 A201 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 3/8" = 1'-0"



2 A201 SOUTH ELEVATION
SCALE: 1/8"=1'-0"







7 A201 TRASH ENCLOSURE PLAN
SCALE: 3/8"=1'-0"

4 A201 12"X18" ADA PARKING SIGN
SCALE: N.T.S.

3 A201 12"X18" PERMIT PARKING SIGN
SCALE: N.T.S.

1 A201 NORTH ELEVATION
SCALE: 1/8"=1'-0"

KJG Architecture, Inc.
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www.kjgarchitecture.com

PROJECT TITLE:
225 NORTHWESTERN AVE.
PLANNED DEVELOPMENT
GB TO PDMX

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

DISCLAIMER:
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PROFESSIONAL SEAL:
DRAFT PLAN NOT FOR CONSTRUCTION

PROJECT DATE:
11/26/2013

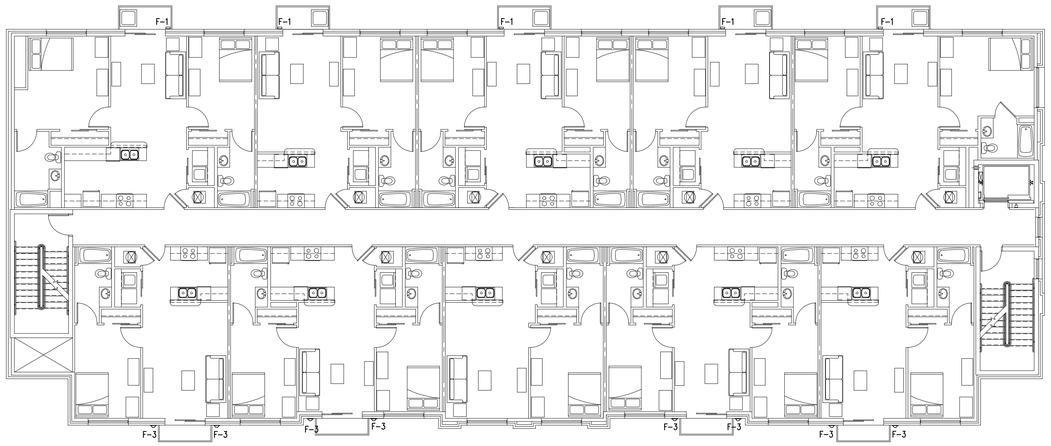
REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: C2013.044
DRAWN BY: BGK

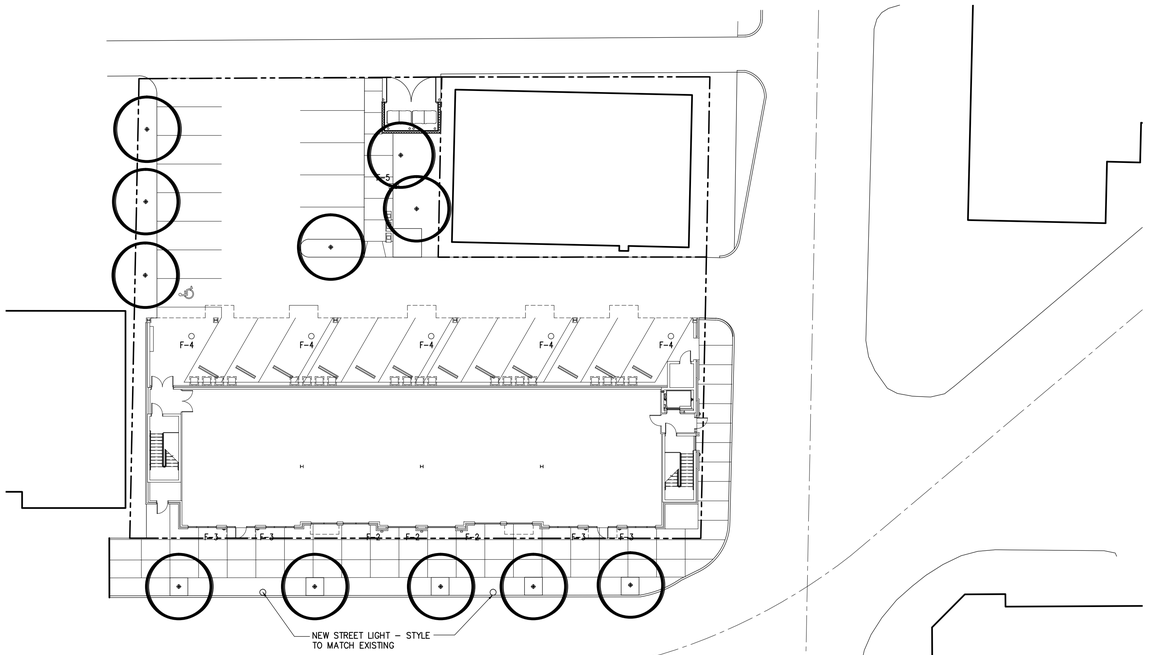
DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

LIGHT FIXTURE SCHEDULE		
SYMBOL	LABEL	DESCRIPTION
	F-1	(2) 13W QUAD TUBE 4-PIN FLUOURESCENT WALL-MOUNTED FIXTURE IN A BLACK FINISH WITH POLYCARBONATE MATTE WHITE DIFFUSER. OXYGEN LIGHTING 2-706-15 OR APPROVED EQUAL.
	F-2	(1) 18 WATT TRIPLE TUBE COMPACT FLOURESCENT IN BLACK METAL FRAME HOUSING W/ OPAL GLASS DIFFUSER DOWNLIGHT, LBL LIGHTING PW-635-BL-CF1HE-W OR APPROVED EQUAL.
	F-3	(1) 13 WATT QUAD TUBE COMPACT FLOURESCENT IN BLACK POLYCARBONATE ENCLOSURE FRAME HOUSING, LBL LIGHTING PW-6021-B-2131HE-W OR APPROVED EQUAL.
	F-4	SURFACE-MOUNTED LED PARKING GARAGE AND CANOPY LUMINAIRE W/ ALUMINUM HOUSING W/ WAVESTREAM ACRYLIC DIFFUSER. MCGRAW-EDISON TOPTIER LED TT-A4-LED-E1-CQ OR APPROVED EQUAL.
	F-5	20' HIGH POLE-MOUNTED LED LUMINAIRE IN DIE-CAST ALUMINUM HOUSING AND HEAT SINK W/ 51 WATT LIGHT SQUARE. MCGRAW-EDISON GLEON GALLEON LED GLEON-AA-04-LED-E1-SL4 OR APPROVED EQUAL.



1 E100 UPPER FLOORS LIGHTING PLAN
SCALE: 3/32"=1'-0"



1 E100 SITE LIGHTING PLAN
SCALE: 1"=20'-0"

LIGHTING GENERAL NOTES

REFER TO THE GRANT STREET STATION PLANNED DEVELOPMENT NARRATIVE FOR THE SCHEDULE OF PROPOSED LIGHT FIXTURES.

1. THE PROPOSED LIGHT FIXTURES MAY BE SUBSTITUTED FOR A SIMILAR FIXTURE AT THE APPROVAL OF THE ARCHITECT PROVIDED THE LIGHTING TYPE, LAMP WATTAGE, AND GENERAL STYLE OF FIXTURE IS THE SAME.
2. EMERGENCY LIGHTING AND EXIT SIGNAGE SHALL BE PROVIDED PER THE INDIANA BUILDING CODE ALTHOUGH NOT SHOWN ON THESE PLANNED DEVELOPMENT DRAWINGS.
3. SEE APPENDIX B IN THE ATTACHED NARRATIVE FOR CUTSHEETS FOR THE LIGHT FIXTURE APPEARANCE FOR THE KEYS LISTED ON THE LIGHTING PLAN.

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REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER:	DRAWN BY:
C2013.044	BGK

DRAWING TITLE:
ELECTRICAL
LIGHTING PLAN

SHEET NUMBER:
E100