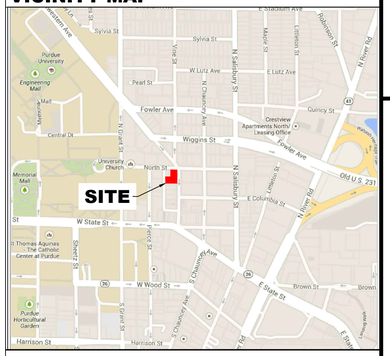
PRELIMINARY PLAN

225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT

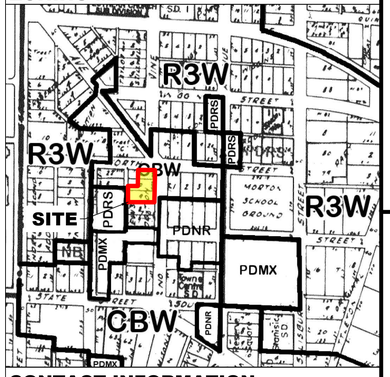
PLANNED DEVELOPMENT (CBW TO PDMX)

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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711 South 9th Street, Suite 1
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Dave Buck, City Engineer
West Lafayette City Engineer's Office
City Hall
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(765) 775-5130

Engineer/Surveyor

TBIRD Design Services Corporation
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SHEET INDEX

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CERTIFIED BY:

MARK	DATE	DESCRIPTION

225 NORTHWESTERN AVENUE
PLANNED DEVELOPMENT

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

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

FILE: P:\2013\13080 225 Northwestern Avenue\DRAWINGS\PLANS\PRELIMINARY PLAN\13080-GENERAL.dwg - USER: DAVID PERRINE - DATE: Friday, January 24, 2014 11:51:05 AM

NARRATIVE
For
225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT

A Mixed Use Development (CBW to PDMX)
Z-2562
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

January 21, 2014

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's unit mix for the Apartments is as follows:

(4) Three-bedroom units
(4) Two-bedroom units
(36) One-bedroom units

Total = 44 units (56 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) = 5,200 S.F. MAX
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. The northeast corner of the Building is designed to wrap the retail around the ground floor of the development while providing distinctive architectural feature and design for the Building and apartments above. The east entrance to the apartments are located midway between the Building. 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.

The Petitioner shall install cloth/vinyl awnings as shown on the Exterior Elevations. The colors of the awnings shall be the same for all awnings. The color and future color changes for the awnings shall be approved by the Administrative Officer. Outside seating for eating and drinking establishments, together with landscaping plantings 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 Northwestern Avenue and along the west side of the Building off North Street. The apartment entrance facing the alley is a convenience to the apartment dwellers using the parking lot. Both the east and west entrance to the apartments have elevator access. 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 lobby of the apartments. Resident access to floors 2-5 shall be restricted via key fob at the lobby 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 west lobby entrance to the apartments will be six (6) feet in width to accommodate move-in day loading for the apartment tenants.

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 more often, as needed, by a waste collection service. No dumpsters shall be located in the alley itself except during the time of trash pickup.

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. 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, including outdoor plantings and benches, are shown on the Landscaping Plan. (The Architectural Site Plan will provide two types of streetscape elements; one for retail tenants and one for restaurant tenants.)

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 a property owner in the West Lafayette Village area. Handicap accessible parking for the on-site parking shall be provided. **24 parking spaces** are being provided on-site and an additional **10 off-site 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. One (1) space for each commercial tenant will be available and twenty-two (22) on-site parking spaces will be assigned to specific apartment units. Each of the four (4) 3-bedroom and the four (4) 2-bedroom units shall be assigned one (1) on-site parking space. The remaining 13 to 15 on-site parking spaces shall be assigned to one-bedroom units. Ten (10) of the one-bedrooms shall be assigned to the Library spaces. The remaining 13 to 15 one-bedroom units without an on-site or Library parking space shall have a lease restriction stating no parking on site. The required West Lafayette rental certificate shall permit West Lafayette to review the tenant leases for this lease restriction. The Parking Agreement spaces shall be reserved for use solely by the residents of the 225 Northwestern Avenue PD. The Parking Agreement shall be for a term of five (5) years which shall automatically renew for successive five (5) year periods subject to a minor modification as hereinafter stated. Petitioner shall have the right to terminate the Parking Agreement and enter into a new parking agreement with another property owner in the Village area upon the same or different term of years subject to the written approval of the West Lafayette Administrative Officer which approval shall not be considered a minor modification but subject to the minor modification provisions of UZO. A copy of such written approval shall be furnished to the APC staff. The proposed parking allocation for the PD is summarized and qualified as follows:

24 on-site parking spaces – 21 for apartment residents; 1 per commercial tenant with maximum of 3
10 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 four (4) 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 Preliminary Plan, including directional signage as follows:

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.

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 for a retail tenant which has two street frontages 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**
- 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.
- Maximum of ten (10) square feet per tenant for lettering/logos on awnings.
- Neon signs shall be permitted.

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

- **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. All sandwich boards or other tenant sidewalk uses shall conform in all respects to all rules and regulations of the City of West Lafayette and the State of Indiana, including, but not limited to, ADA requirements.
- **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 thirty percent (30%) of any window with signage or other obstructions. Information on the door glazing needed as way-finding, hours of operation, and methods of payment accepted shall not be included in this allowance. Window signage (not blockage) shall be considered temporary signage and requires a temporary sign permit.

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

Lighting

The Project will incorporate wall mounted lighting fixtures along Northwestern Avenue, North Street, and the north alley to adequately light the pedestrian walkway and accent the 1st floor, as well as the upper floor, facades. Additional recessed lighting at the retail entrance on the corner of North Street and Northwestern Avenue shall be provided as shown on the Lighting Plan for the Preliminary Plat. 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 parking in the rear of the building under a bicycle parking structure Additional bike loops are provide on North Street and Northwestern Avenue for public temporary bike parking. A total of **(20) bicycle parking spaces** shall be provided with detail shown on the Final Details Plans.

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) (4)(5)
59 Miscellaneous retail
591-596, 599

Finance, Insurance, and Real Estate
60 Depository institutions (3)
61 Non-depository institutions (3)
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
No drive-ins or drive-throughs
No ATM's located on the exterior Building facade

(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) Sales of alcoholic beverages consumed on site shall be limited to the hours of 10:00 a.m. to midnight, 7 days a week, except from 7:00 a.m. to 1:00 a.m. for special events, including, but not limited to, football games and holiday special events (holiday special events shall be approved by the Administrative Officer which approval shall not be considered a minor modification). Hours of operation are subject to change with approval of Administrative Officer as a minor modification. This footnote does not apply to hours of operation for a liquor store. State of Indiana rules and regulations define the hours of operation for a liquor store.

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105 North 10th Street • Lafayette, Indiana
phone: (765) 742-1800 • fax: (765) 742-1805
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CERTIFIED BY:

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

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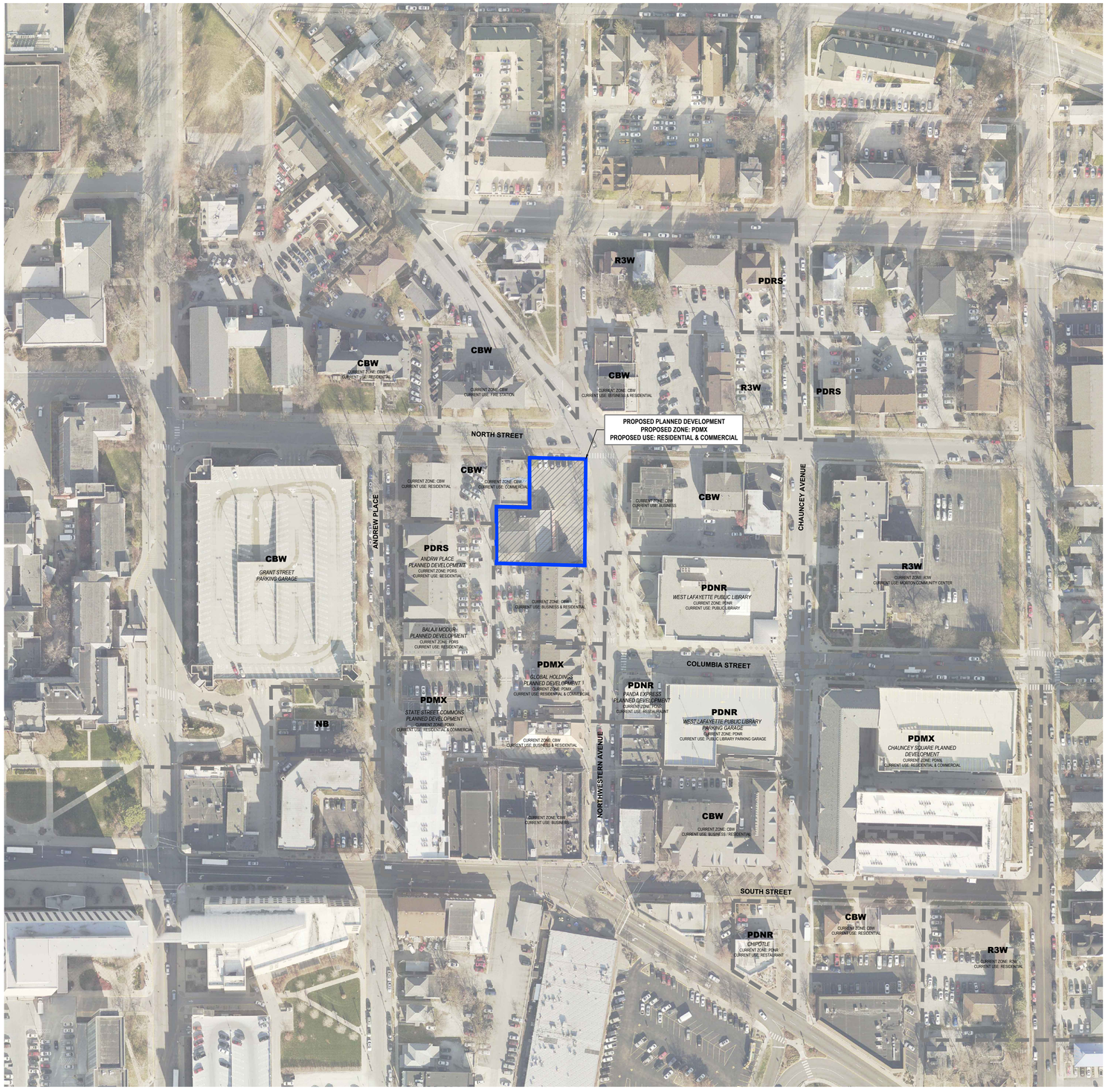

N

0' 80' 160'

HORIZONTAL SCALE: 1" = 80'

LEGEND

= ZONING BOUNDARY

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TITLE:

ZONING

3

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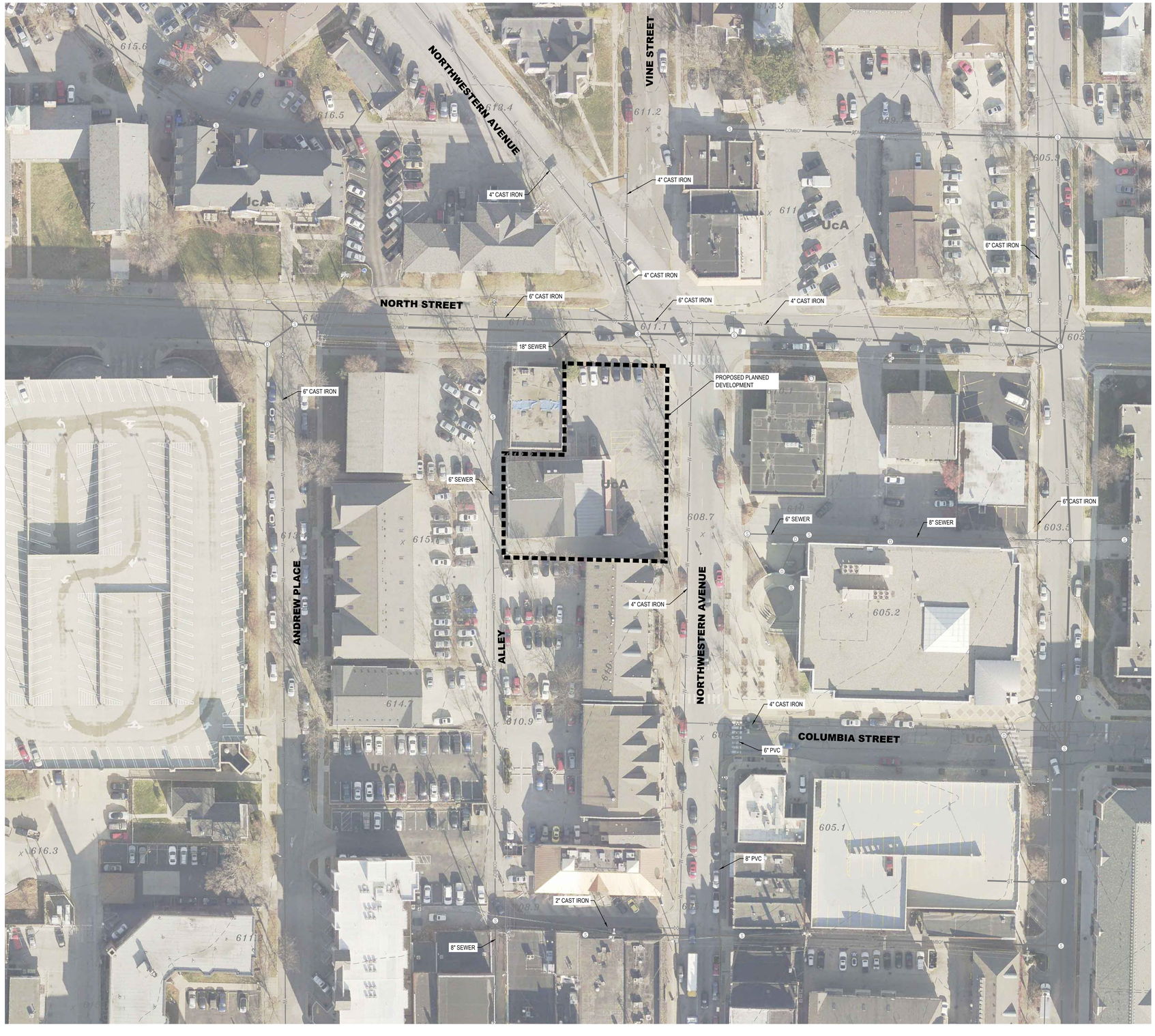

N

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
	= 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
CHECKED BY:	TRB

LOCATION:

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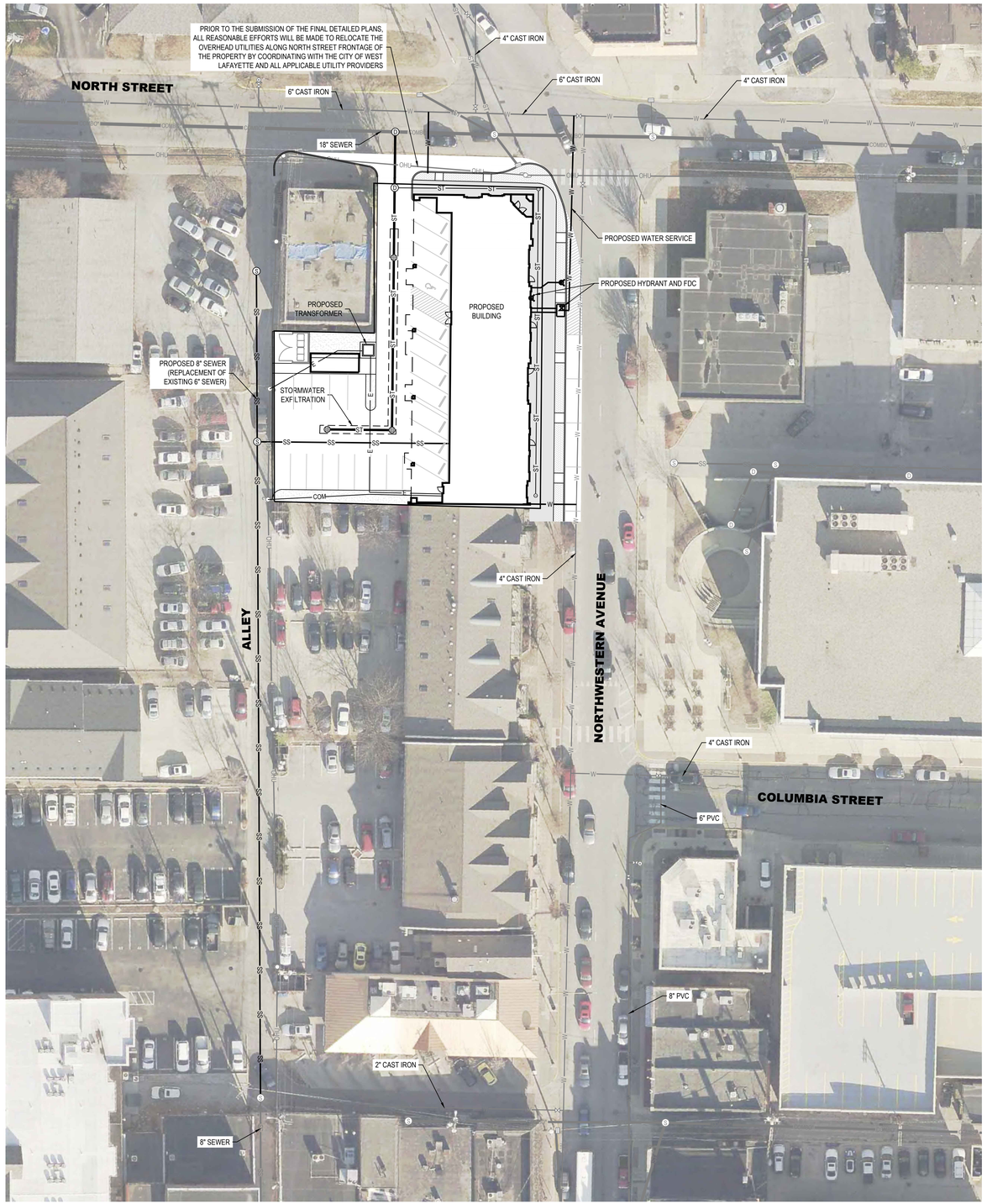
TITLE:

SITE ANALYSIS

4

FILE: P:\2013\13080 225 Northwestern Avenue\DRAWINGS\PLANS\PRELIMINARY PLAN\13080-SITE ANALYSIS.dwg , USER: DAVID PERRINE , DATE: Friday, January 24, 2014 11:51:49 AM



N

0' 30' 60'

HORIZONTAL SCALE: 1" = 30'

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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LAFAYETTE, IN 47905

MARK	DATE	DESCRIPTION

PROJECT NO:	13080
FILE:	13080-SITE UTIL.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:

SITE UTILITY PLAN

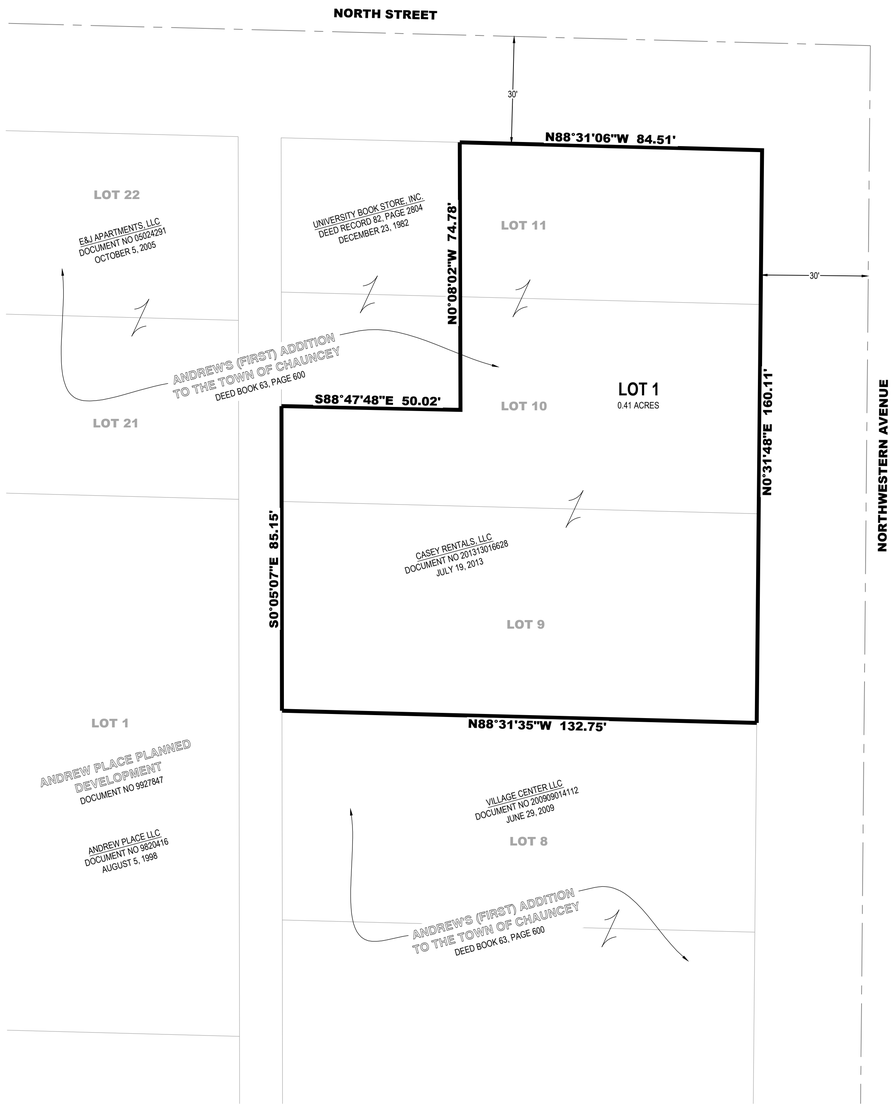
5

FILE: P:\2013\13080 225 Northwestern Avenue\DRAWINGS\PLANS\PRELIMINARY PLAN\13080-SITE UTIL.dwg USER: DAVID PERRINE DATE: Monday, January 27, 2014 12:59:00 PM

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 0.41 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 01/29/13 :
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.

N

0' 20' 40'
HORIZONTAL SCALE: 1" = 20'

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CERTIFIED BY:

JUSTIN R. FRAZIER REGISTERED NO. 20600035 STATE OF INDIANA LAND SURVEYOR

225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT

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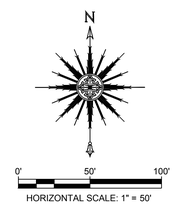
TITLE:
PRELIMINARY PLAT

FILE: P:\2013\13080 225 Northwestern Avenue\DRAWINGS\PLANS\PRELIMINARY PLAN\13080-PRELIMINARY PLAT.dwg USER: JUSTIN FRAZIER DATE: Wednesday, January 29, 2014 8:44:54 AM



CHANGES TO THE MAINTENANCE OF TRAFFIC ARE PERMITTED WITH THE SUBMISSION OF THE FINAL DETAILED PLANS, SUBJECT TO THE APPROVAL OF THE ADMINISTRATIVE OFFICER.

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.

TBIRD
Design Services Corporation
Engineering • Surveying
Environmental • Construction Management
105 North 19th STREET • LAFAYETTE, INDIANA
phone: (765) 742-1905 • fax: (765) 742-1905
www.tbirddesign.com

CERTIFIED BY:

225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT

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

MARK	DATE	DESCRIPTION

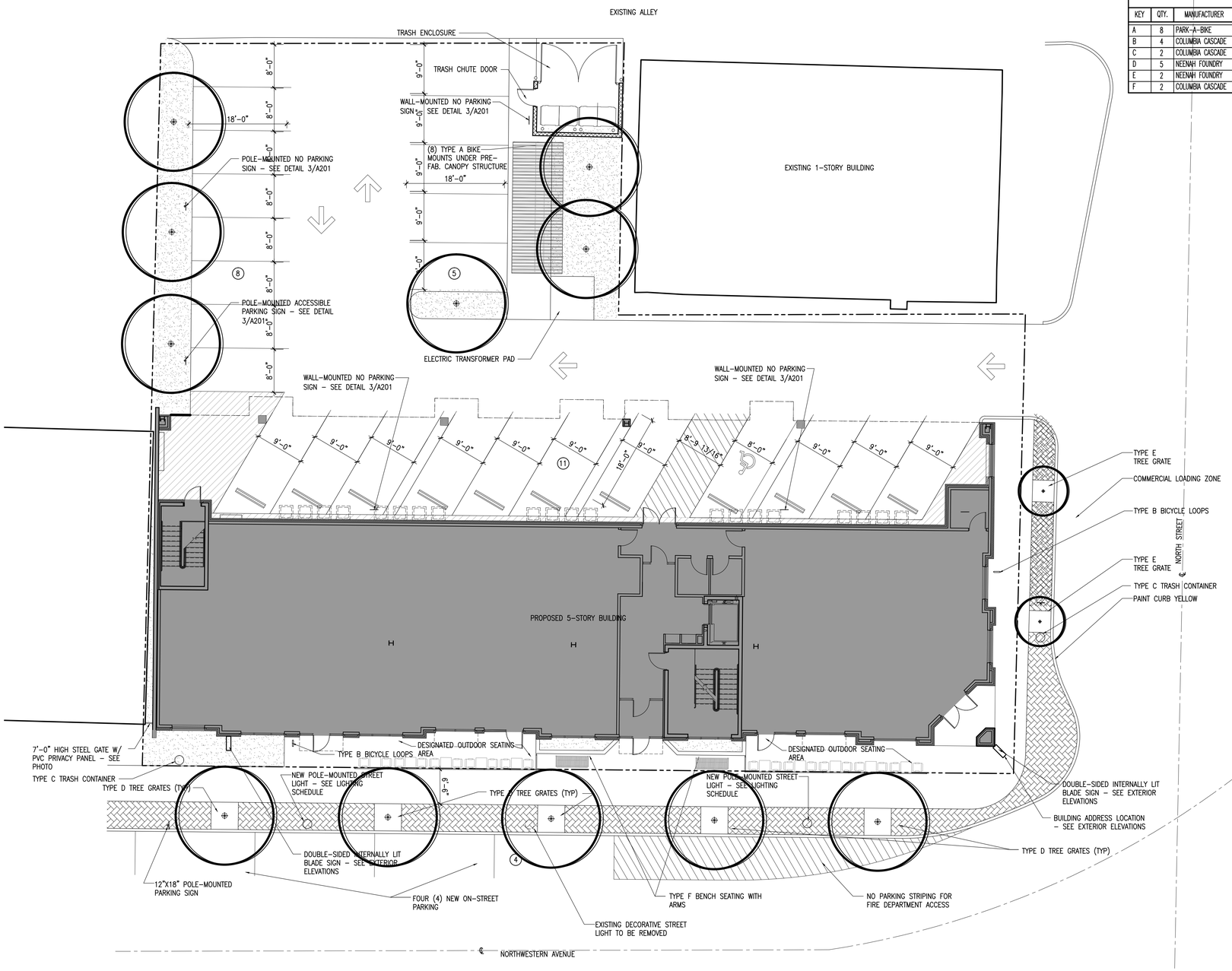
PROJECT NO:	13080
FILE:	13080-TRAFFIC.DWG
DRAWN BY:	JRF
CHECKED BY:	TRB

LOCATION:

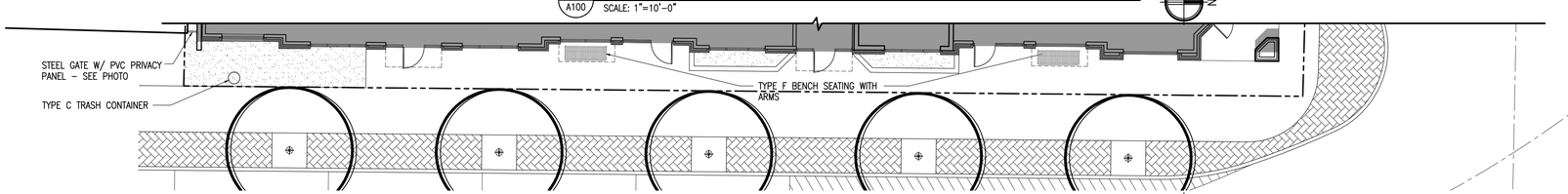
A PART OF THE NORTHEAST QUARTER QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

TITLE:
MAINTENANCE OF TRAFFIC PLAN

FILE: P:\2013\13080 225 Northwestern Avenue\DRAWINGS\PLANS\PRELIMINARY PLAN\13080-TRAFFIC.dwg USER: JUSTIN FRIZZER DATE: Friday, January 24, 2014 3:35:29 PM



1 / A100 ARCHITECTURAL SITE PLAN (W/ RESTAURANT SEATING)
SCALE: 1"=10'-0"



2 / A100 ARCHITECTURAL SITE PLAN (RETAIL TENANT)
SCALE: 1"=10'-0"

STREETSCAPE SCHEDULE

KEY	QTY.	MANUFACTURER	SERIES	DESCRIPTION
A	8	PARK-A-BIKE	VARSITY MODEL DV21212	2 BIKES, SILVER
B	4	COLUMBIA CASCADE	CASCADE ORIGINAL CYCLOOPS 2170-3-E	2 BIKES, BLACK
C	2	COLUMBIA CASCADE	CASCADE RENAISSANCE 2814-DT-P	W/ 2000-P-7 LINER
D	5	NEENAH FOUNDRY	ADIRONDACK COLLECTION 8760-A1 60X60	5' TREE GRATE
E	2	NEENAH FOUNDRY	ADIRONDACK COLLECTION 8742-A1 48X48	4' TREE GRATE
F	2	COLUMBIA CASCADE	CASCADE RENAISSANCE 2806-6	6' BENCH W/ ARMRESTS

SITE PLAN INFORMATION:

ZONING CLASSIFCATION:
CBW TO PDMX (PLANNED DEVELOPMENT)

PARKING PROVIDED
REGULAR = 23 SPACES
ACCESSIBLE = 1 SPACES
TOTAL ONSITE PARKING PROVIDED = 24 SPACES

ADDITIONAL RESIDENTIAL PARKING IS BEING PROVIDED OFF-SITE. SEE NARRATIVE ON SHEET 2 FOR DETAILS.

LOT COVERAGE
LOT AREA = 16,784 S.F. (.385 ACRES)
BUILDING COVERAGE = 8,936 S.F. (53.2%)
VEGETATION COVERAGE = 1,170 S.F. (7.0%)

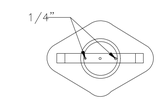
BUILDING HEIGHT = 64'-0"

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"

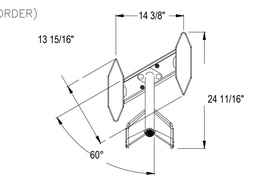
RETAIL SPACE = 5,200 S.F. MAX

UNIT MIX
SECOND FLOOR
(9) 1-BEDROOM UNITS PER FLOOR = 9 BEDS
(1) 2-BEDROOM UNITS PER FLOOR = 2 BEDS
(1) 3-BEDROOM UNITS PER FLOOR = 3 BEDS
THIRD FLOOR
(9) 1-BEDROOM UNITS PER FLOOR = 9 BEDS
(1) 2-BEDROOM UNITS PER FLOOR = 2 BEDS
(1) 3-BEDROOM UNITS PER FLOOR = 3 BEDS
FOURTH FLOOR
(9) 1-BEDROOM UNITS PER FLOOR = 9 BEDS
(1) 2-BEDROOM UNITS PER FLOOR = 2 BEDS
(1) 3-BEDROOM UNITS PER FLOOR = 3 BEDS
FIFTH FLOOR
(9) 1-BEDROOM UNITS PER FLOOR = 9 BEDS
(1) 2-BEDROOM UNITS PER FLOOR = 2 BEDS
(1) 3-BEDROOM UNITS PER FLOOR = 3 BEDS
TOTAL
44 UNITS = 56 BEDS (MAX.)

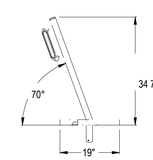
☑ SELECT DESIRED MATERIAL
☐ ASTM A36 STEEL STRUCTURAL STEEL PLATE
☐ ASTM A53 STEEL FOR ALL PIPE
☐ 300 SERIES STAINLESS STEEL (SPECIAL ORDER)
☑ SELECT DESIRED FINISH
☐ GALVANIZED
☐ BLACK POWDER COAT



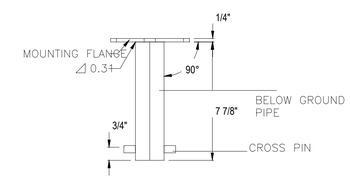
MOUNTING FLANGE TOP VIEW



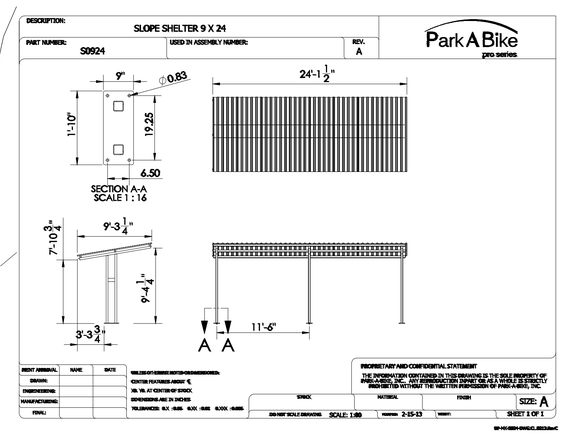
ISOMETRIC



SIDE ELEVATION



MOUNTING FLANGE SIDE ELEVATION



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

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

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PROFESSIONAL SEAL:
PRELIMINARY PLAN SUBMITAL NOT FOR CONSTRUCTION

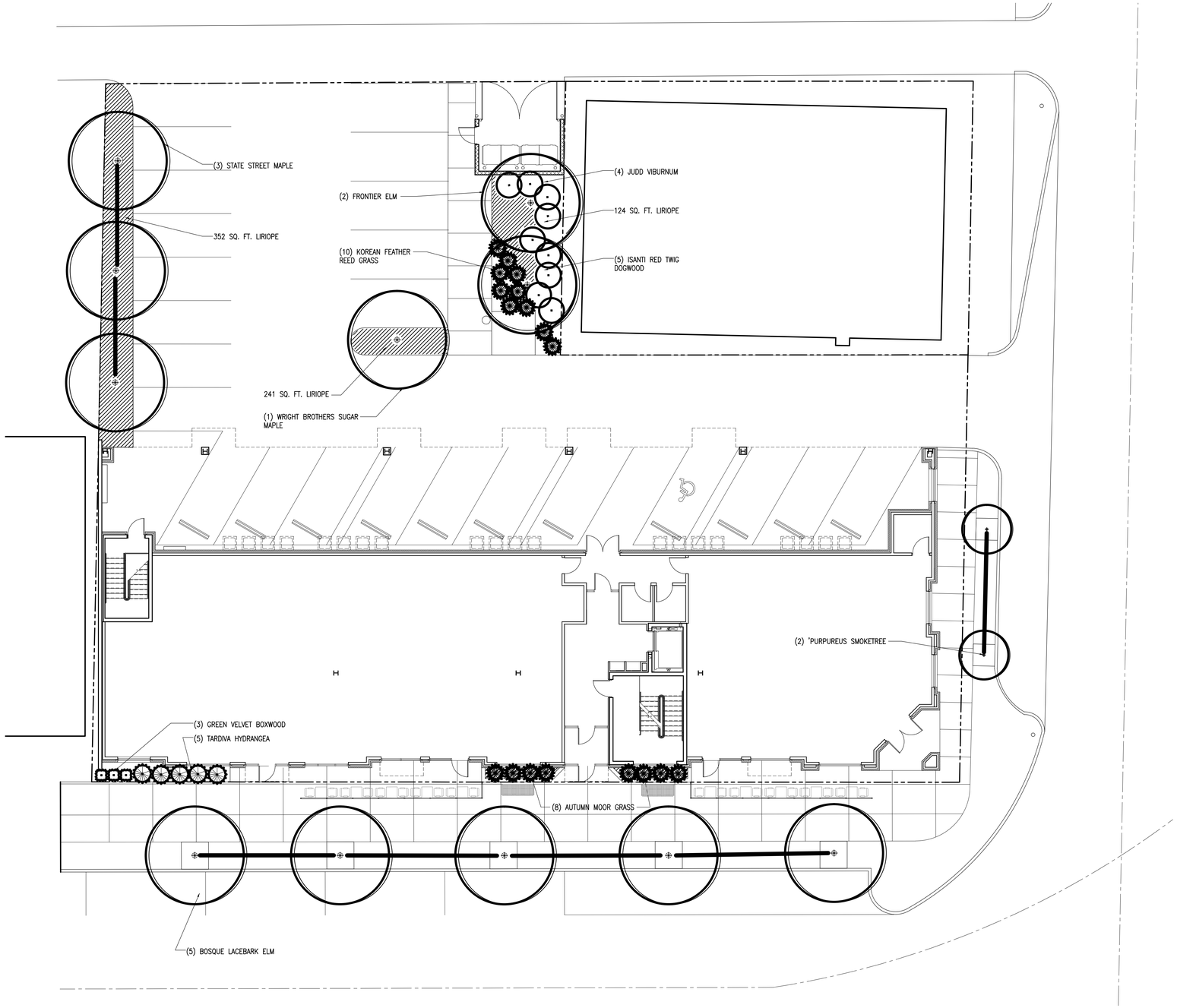
PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: A2013.087
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.
CpS	2	CONTINUS COGGYGRIA 'PURPUREUS'	PURPUREUS SMOKETREE	2-1/2" CAL.
SHRUBS				
BGV	3	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"
CsL	5	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	24"
HpT	5	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	30"
VIB	4	VIBURNUM X JUDDI	JUDD VIBURNUM	36"
ORNAMENTAL GRASSES				
CaB	10	CALAMAGROSTIS ARUNDINACEA BARCHTYRIDCHA	KOREAN FEATHER REED GRASS	1G
Sa	8	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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PROJECT TITLE:
225 NORTHWESTERN AVE.
PLANNED DEVELOPMENT
CBW TO PDMX

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

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PROFESSIONAL SEAL:
PRELIMINARY PLAN SUBMITAL NOT FOR CONSTRUCTION

PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

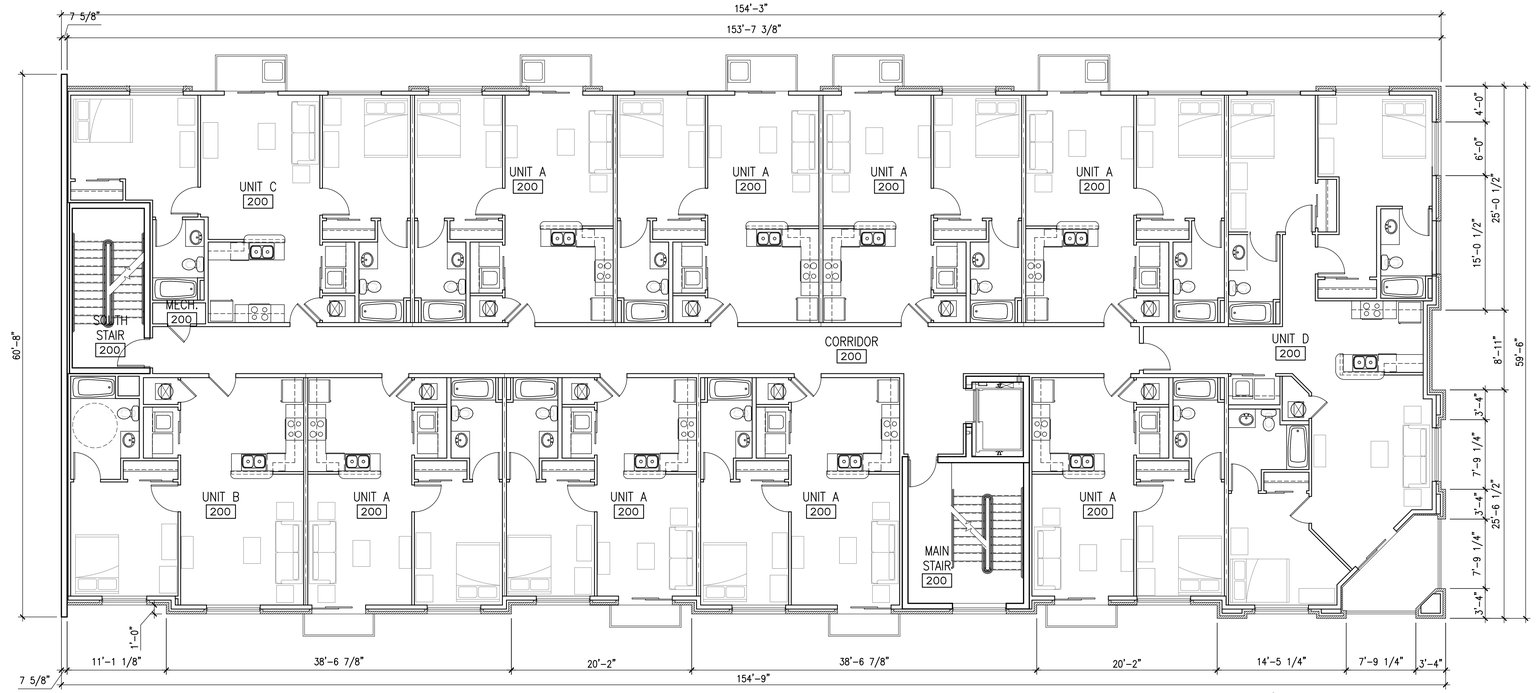
PROJECT NUMBER: A2013.087
DRAWN BY: BGK

DRAWING TITLE:
LANDSCAPING PLAN

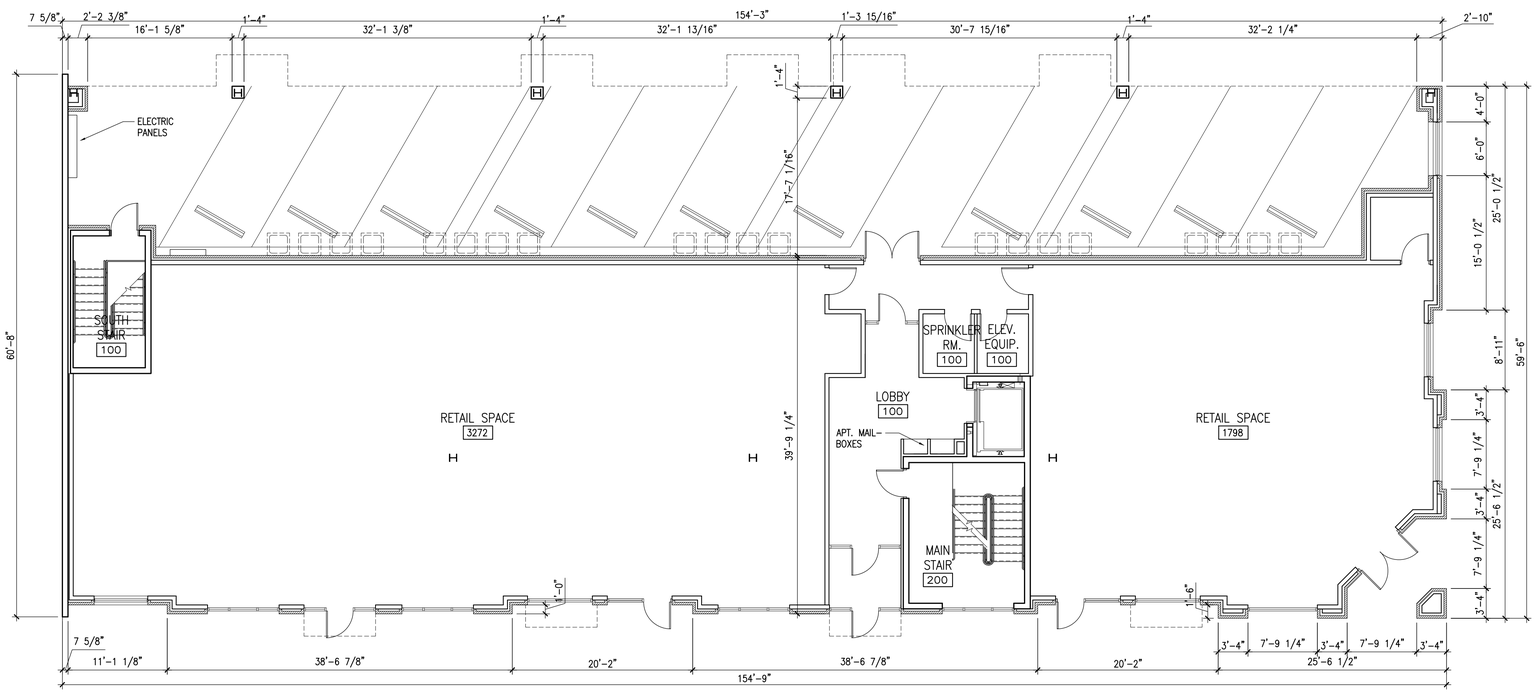
SHEET NUMBER:
A101

4 A105 BIKE RACK B - EXAMPLE
SCALE: NOT TO SCALE

3 A105 BIKE RACK A - EXAMPLE
SCALE: NOT TO SCALE



2 A105 2ND - 5TH FLOOR PLAN
SCALE: 1/8"=1'-0"



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

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225 NORTHWESTERN AVE.
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PROFESSIONAL SEAL:
PRELIMINARY PLAN
SUBMITAL NOT FOR
CONSTRUCTION

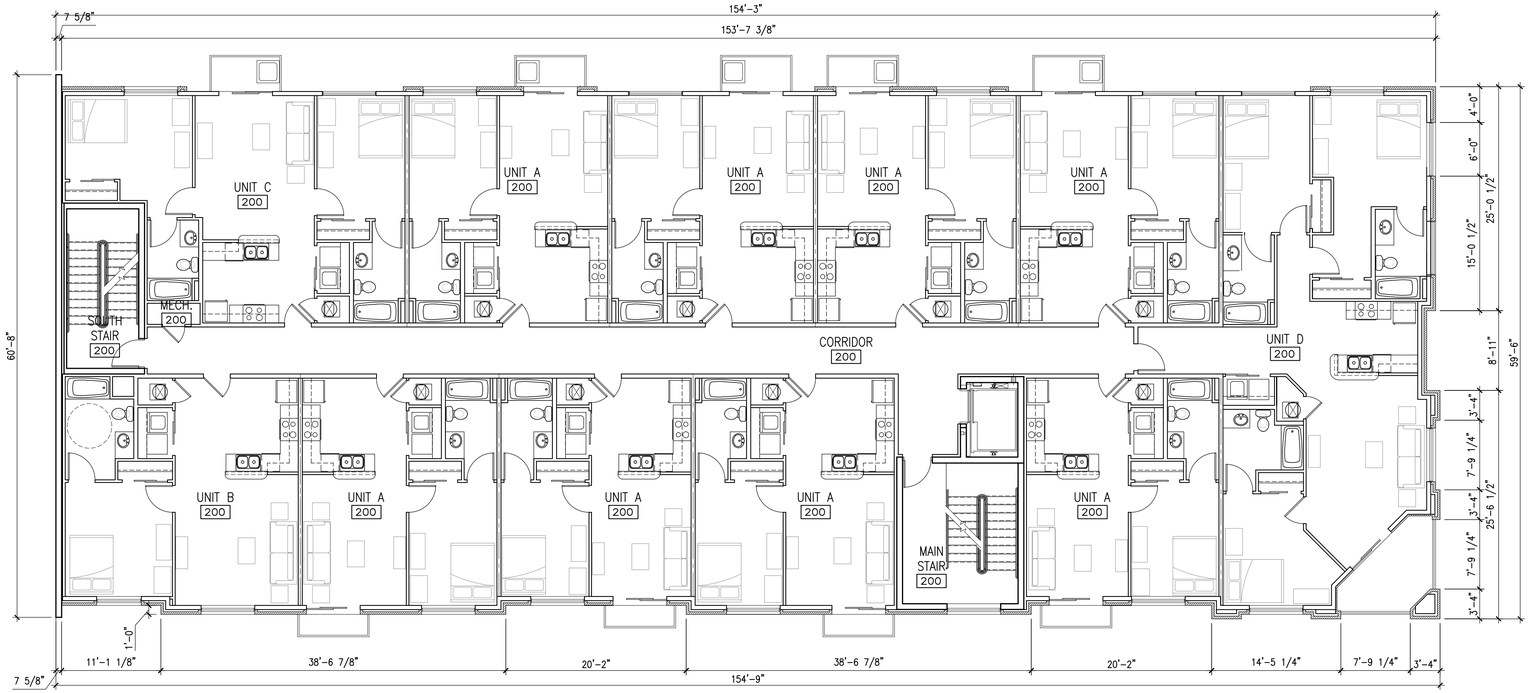
PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

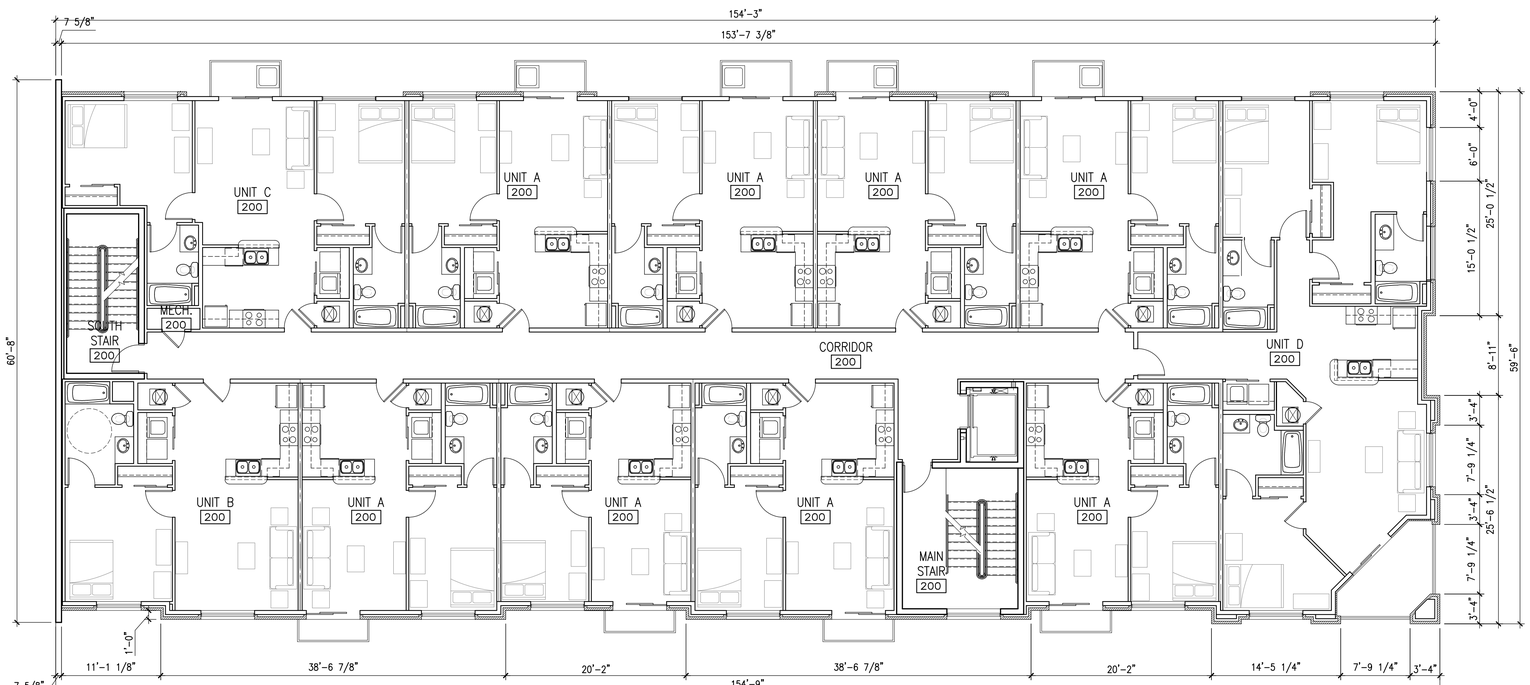
PROJECT NUMBER:	DRAWN BY:
A2013.087	BGK

DRAWING TITLE:
1ST-2ND FLOOR PLANS

SHEET NUMBER:
A105



2 A106 4TH FLOOR PLAN
SCALE: 1/8"=1'-0"



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

3 A106 BIKE SHELTER EXAMPLE
SCALE: N.T.S.

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

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

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PROFESSIONAL SEAL:
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SUBMITAL NOT FOR
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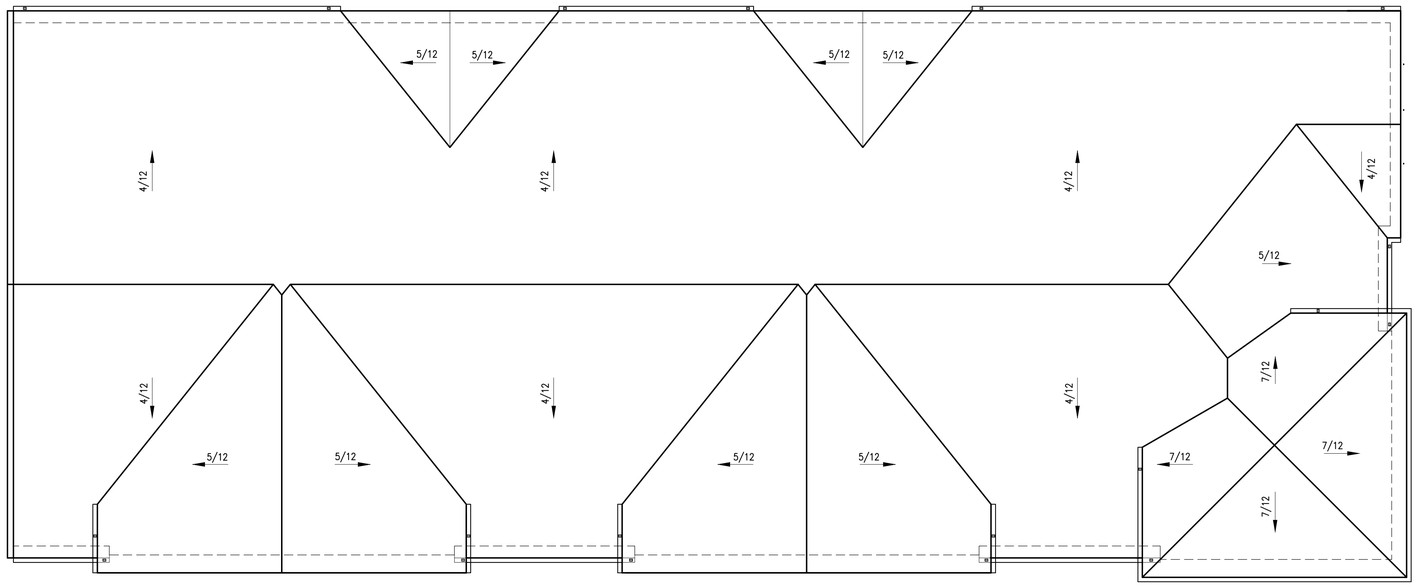
PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

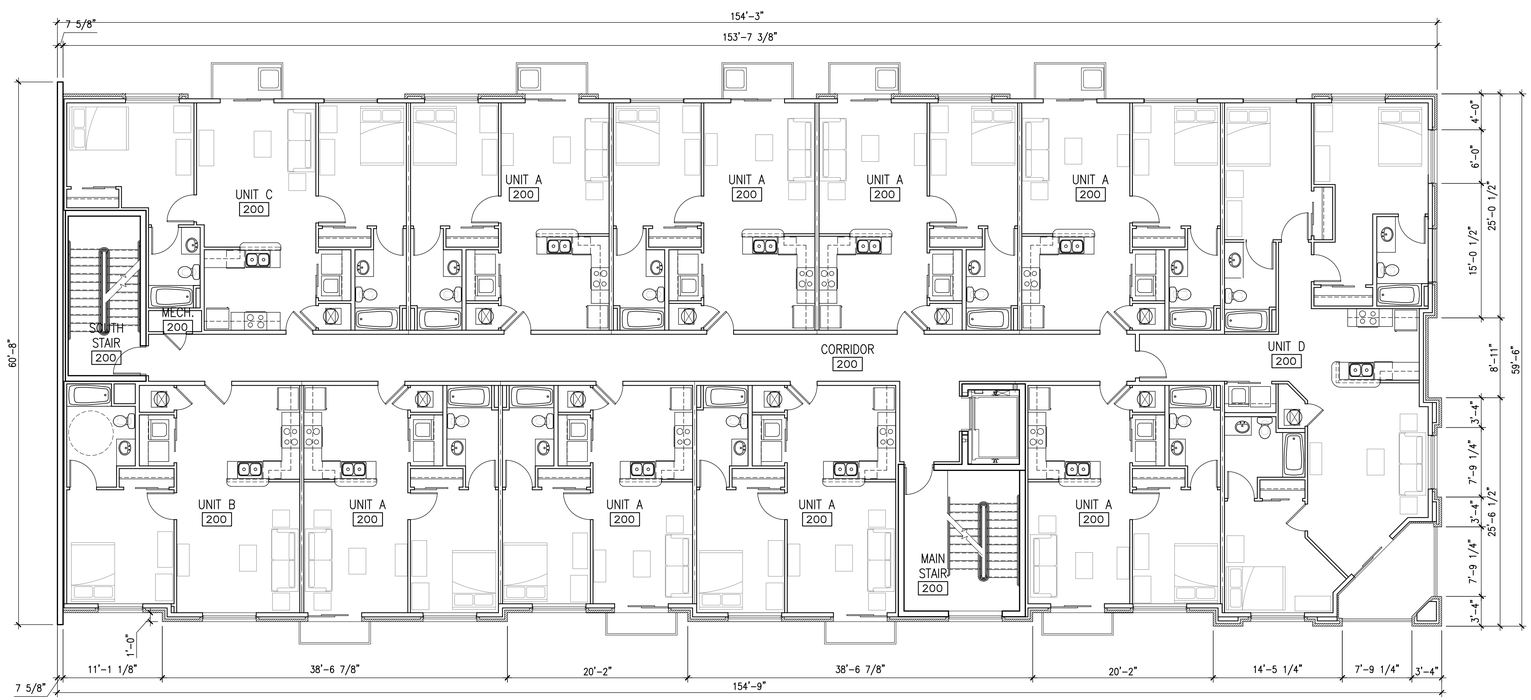
PROJECT NUMBER: A2013.087
DRAWN BY: BGK

DRAWING TITLE:
3RD-4TH FLOOR PLANS

SHEET NUMBER:
A106



2 A107 ROOF PLAN
SCALE: 1/8"=1'-0"



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

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

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

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PROFESSIONAL SEAL:
PRELIMINARY PLAN
SUBMITAL NOT FOR
CONSTRUCTION

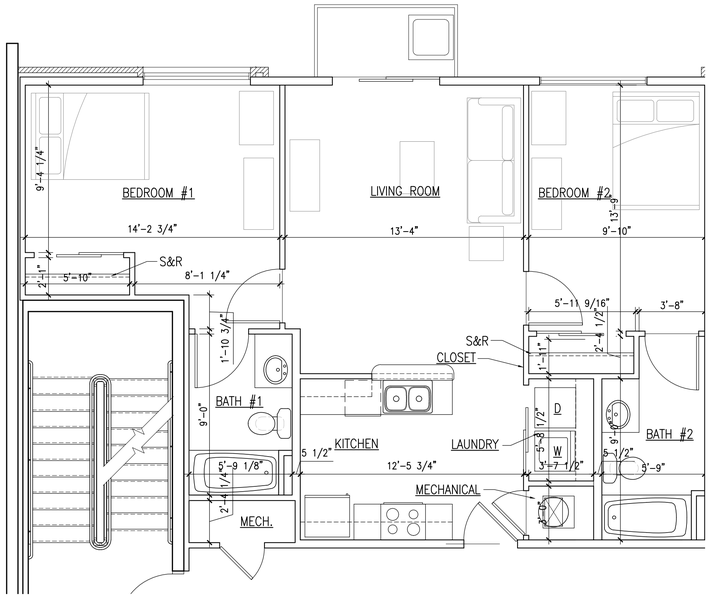
PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

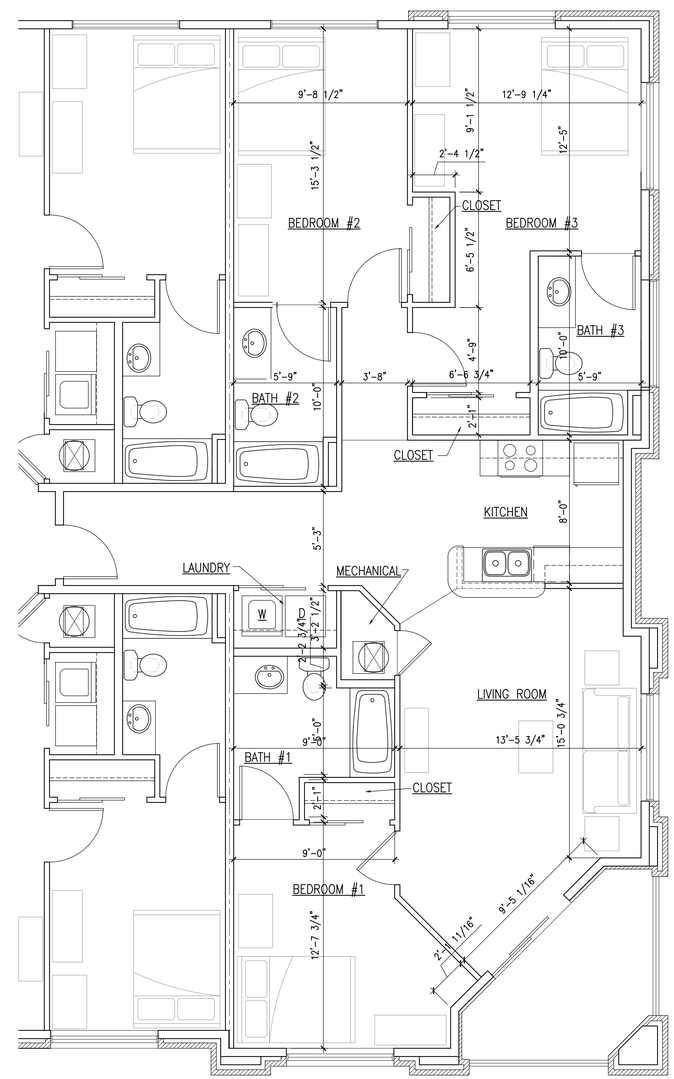
PROJECT NUMBER: A2013.087
DRAWN BY: BGK

DRAWING TITLE:
5TH FLOOR PLAN

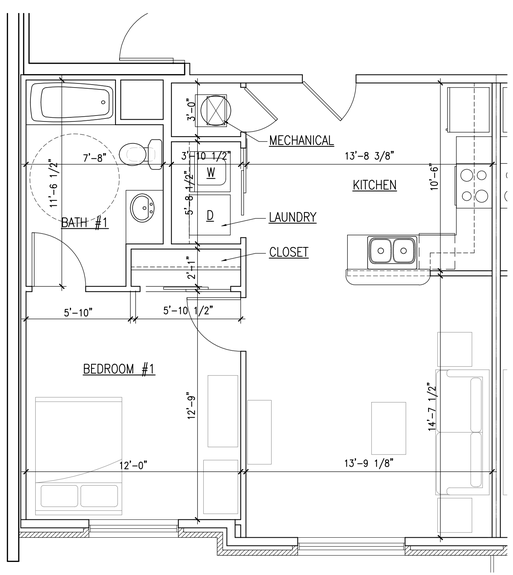
SHEET NUMBER:
A107



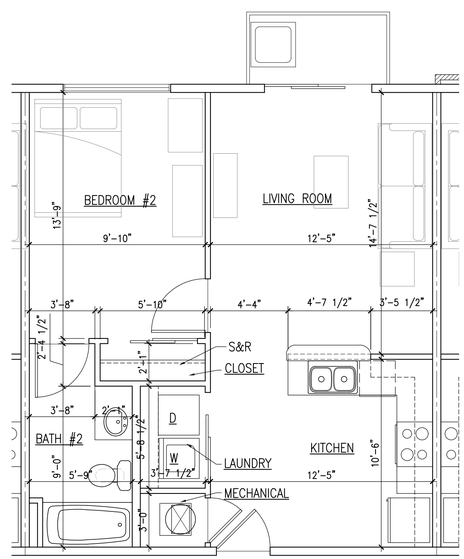
3 A110 UNIT 2C FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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



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

KJG Architecture, Inc.
527 Sagamore Parkway W., Suite 101
West Lafayette, Indiana 47906
Office: 765.497.4598 Fax: 765.497.4599
www.kjgarchitecture.com

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

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

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PROFESSIONAL SEAL:
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PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

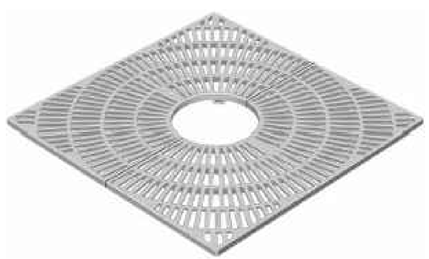
PROJECT NUMBER: A2013.087
DRAWN BY: BGK

DRAWING TITLE:
UNIT PLANS

SHEET NUMBER:
A110

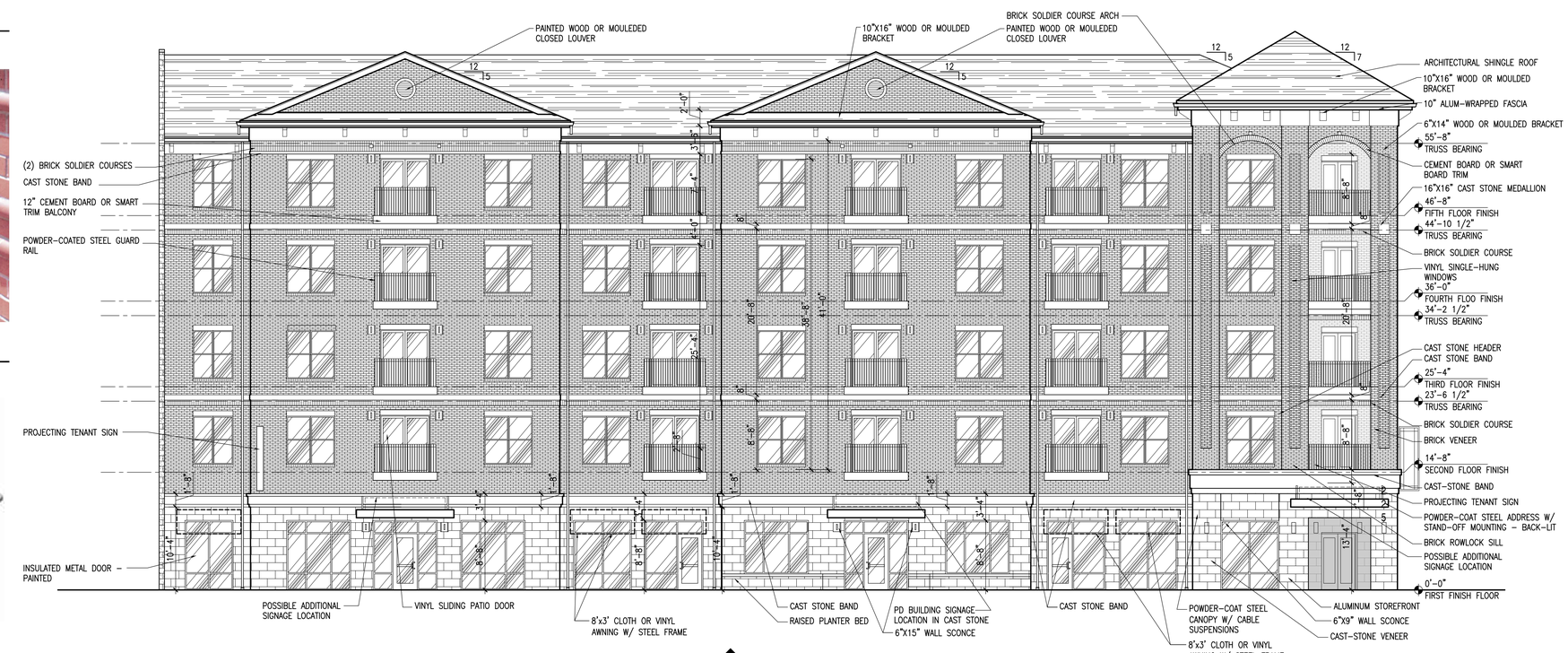
5 A200 STREETSCAPE TRASH CONTAINER
SCALE: N.T.S

4 A200 STREETSCAPE BENCH
SCALE: N.T.S



3 A200 TREE GRATE EXAMPLE
SCALE: N.T.S

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



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

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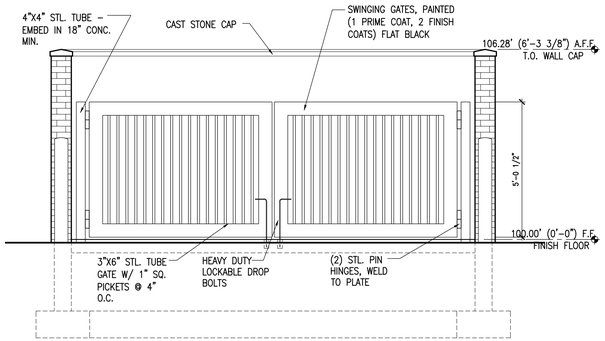
PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

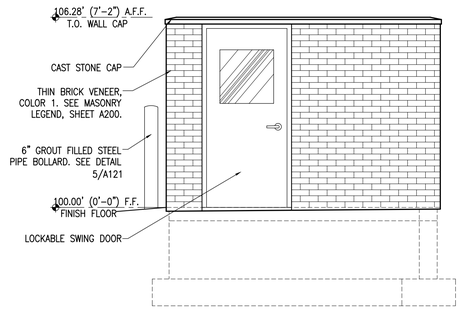
PROJECT NUMBER: A2013.087
DRAWN BY: BGK

DRAWING TITLE:
EXTERIOR ELEVATIONS

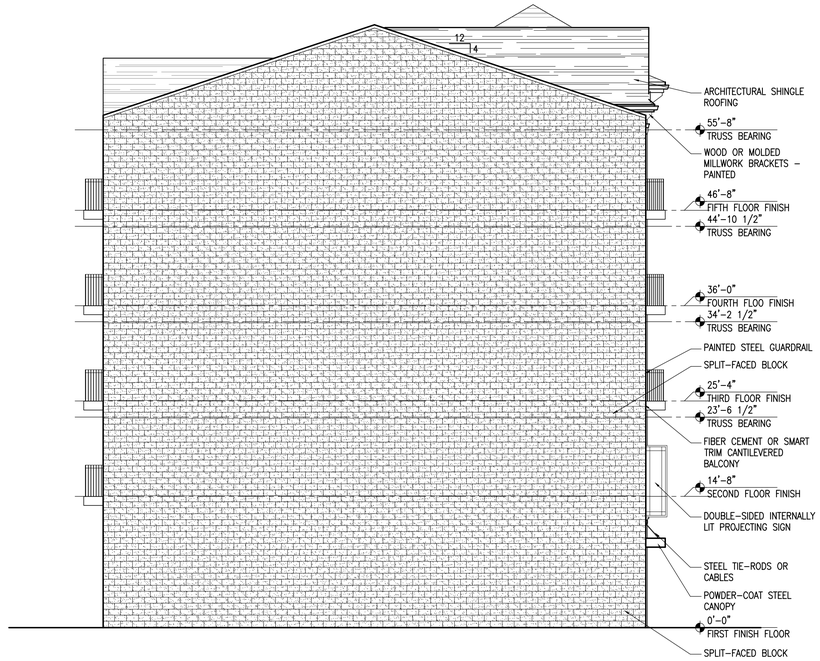
SHEET NUMBER:
A200



6 A201 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 3/8" = 1'-0"

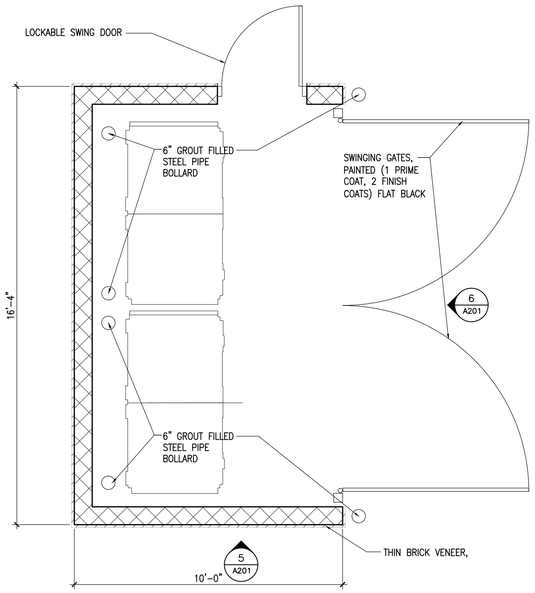


5 A201 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 3/8" = 1'-0"



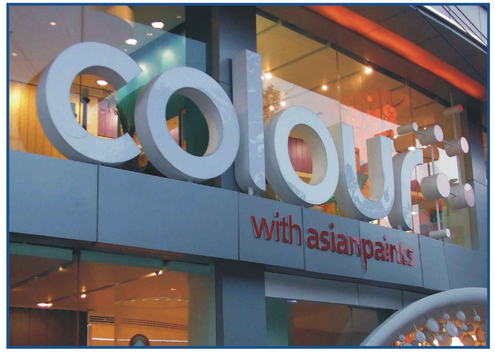
2 A201 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

11 A201 METAL GATE W/ PVC PRIVACY SCREEN
SCALE: N.T.S.

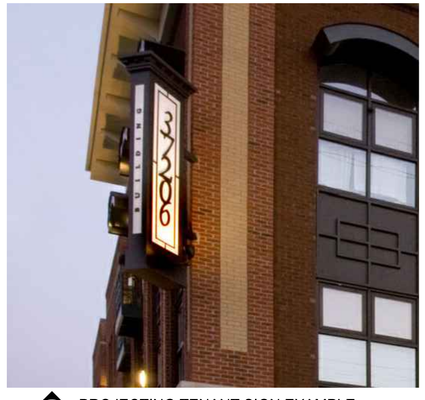


7 A201 TRASH ENCLOSURE PLAN
SCALE: 3/8"=1'-0"

10 A201 OUTDOOR SEATING COMPONENT EXAMPLE
SCALE: N.T.S.



9 A201 ON-OVERHANG SIGNAGE EXAMPLE
SCALE: N.T.S.



8 A201 PROJECTING TENANT SIGN EXAMPLE
SCALE: N.T.S.

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"

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225 NORTHWESTERN AVE.
PLANNED DEVELOPMENT
CBW TO PDMX

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

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PROFESSIONAL SEAL:
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PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER:	DRAWN BY:
A2013.087	BGK

DRAWING TITLE:
EXTERIOR ELEVATIONS

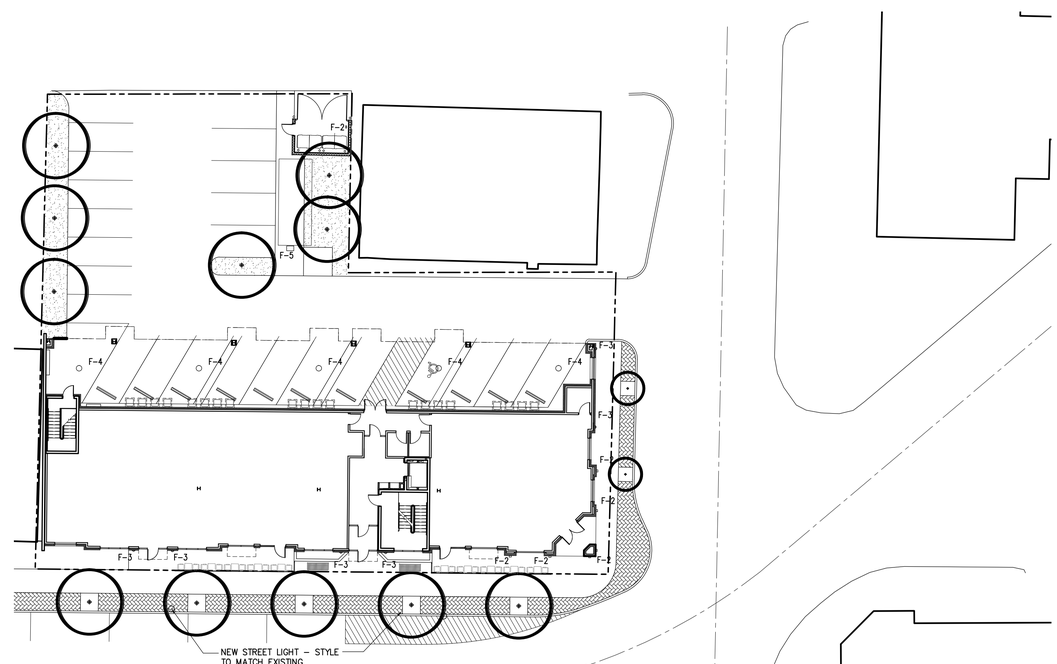
SHEET NUMBER:
A201

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.
	F-6	7-1/4" WALL-MOUNTED LED LUMINAIRE WALL FLOOD IN DIE-CAST ALUMINUM HOUSING AND HEAT SINK W/ 51 WATT LIGHT SQUARE. MASQUE II LED OR APPROVED EQUAL.

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

2 E100 FLOORS 2-5 LIGHTING PLAN
SCALE: 3/32"=1'-0"



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

LIGHTING GENERAL NOTES

REFER TO THE 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 ADMINISTRATIVE OFFICER 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 SHEET E101 FOR CUTSHEETS OF THE LIGHT FIXTURE APPEARANCE FOR THE KEYS LISTED ON THE LIGHTING PLAN.

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225 NORTHWESTERN AVE.
PLANNED DEVELOPMENT
CBW TO PDMX

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

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PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: A2013.087
DRAWN BY: BGK

DRAWING TITLE:
ELECTRICAL LIGHTING PLAN

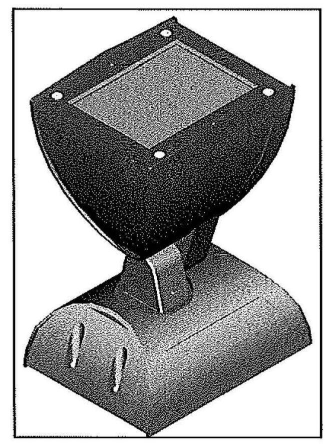
SHEET NUMBER:
E100

EXTERIOR ARCHITECTURAL LUMINAIRES FACADE LIGHTING

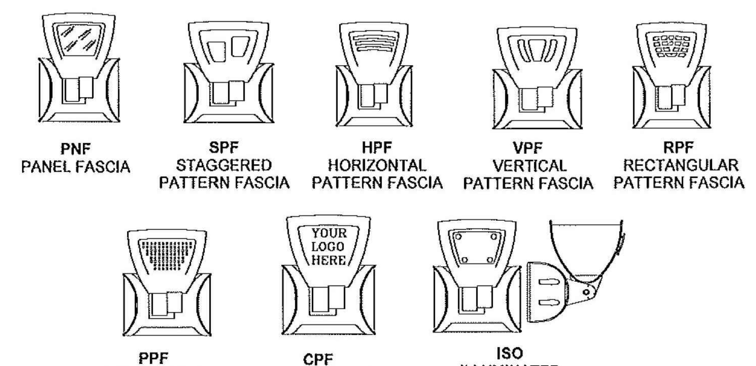
MASQUE™ II

CERAMIC METAL HALIDE / QUARTZ HALOGEN / LED

F-6



FASCIA OPTIONS (NOTE: FASCIAS W/ LEDs ARE NOT AVAILABLE)



PNF PANEL FASCIA · SPF STAGGERED PATTERN FASCIA · HPF HORIZONTAL PATTERN FASCIA · VPF VERTICAL PATTERN FASCIA · RPF RECTANGULAR PATTERN FASCIA · PPF PERFORATED PATTERN FASCIA · CPF CUSTOM FASCIA (CONTACT FACTORY) · ISO ILLUMINATED SOILD OFFSET

SPECIFICATIONS

Housing: The optical housing is a heavy duty single piece die-casting of 360 low copper content aluminum.

Doorframe & Lenses: The doorframe is constructed from a heavy duty single piece die-casting of 360 low copper content aluminum. Flush captive stainless steel bolts fasten the doorframe to the housing.

A single piece molded silicone gasket seals the primary and any optional lenses between the doorframe and housing. The design of this unique gasket allows the Dichroic Lens option to be easily installed or changed in the field. The standard lens is 3/16" thick clear tempered glass and covers the optional Dichroic Lens when used.

Aiming Knuckle: The aiming knuckle attaches the optical housing to the ballast compartment and allows for a ± 90° vertical and a 350° rotational adjustment. The knuckle is a die-cast from 360 low copper content aluminum.

A flush stainless steel socket head bolt, die-cast teeth and silicone gaskets insure solid aiming positions are retained.

Ballast Enclosure: The ballast housing is a heavy duty single piece 360 low copper content aluminum die-casting, as is the base plate that completes the enclosure assembly. To aid with the installation and fixture service, the base plate is attached to the ballast enclosure by a stainless steel safety cable.

Electrical: All ballasts are integral to the fixture. All fixtures are operationally tested prior to shipment. Electronic ballasts are used for Ceramic Metal Halide fixtures. The electronic ballasts have an "A" sound rating and are HPF, with a THD of less than 10% and available in 120V and 277V. Consult factory for any special requirements. LED fixtures are 120 to 277V, with a 24 volt output.

Finish: Outdoor grade polyester powder paints with UV inhibitors are used to provide a textured finish with a minimum thickness of 3mil. A multi-stage phosphate pre-treatment wash is utilized in our automated in-house dry powder painting system. See the Insight standard pallet for color selection. Custom colors are available. Please consult the factory.

Labels: Masque II fixtures are UL/CUL approved for use in wet Locations, mounted in any position. 150W CMH fixtures are EISA compliant.

Insight Lighting reserves the right to change specifications without notice due to product improvements.

INSIGHT

Rio Rancho, NM 87144
TEL: 505 345-0888
www.insightlighting.com

12/10

McGRAW-EDISON® energy solutions

Catalog #	TT-A4-LED-E1-CQ	Type
Project	225 NORTHWESTERN	F-4
Comments		Date
Prepared by		

DESCRIPTION

The TopTier™ Parking Garage and Canopy Luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

SPECIFICATION FEATURES

Construction
One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

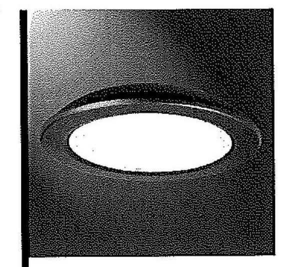
Optics
Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic with MicroLens® optics. The MicroLens optics contain microscopic inclusions that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. For the ultimate level of glare control and visual comfort, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate. Offered standard in 4000K (+/-275K) CCT, optional 3000K and 6000K. Minimum 70 CRI.

Electrical
LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. For 0-10V dimming driver(s), specify the DIM option. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 85% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting
Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted to a rigid or free swinging pendant. Optional mounting methods include trunnion mount and wall mount.

Finish
Housing finished in white Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year limited warranty.

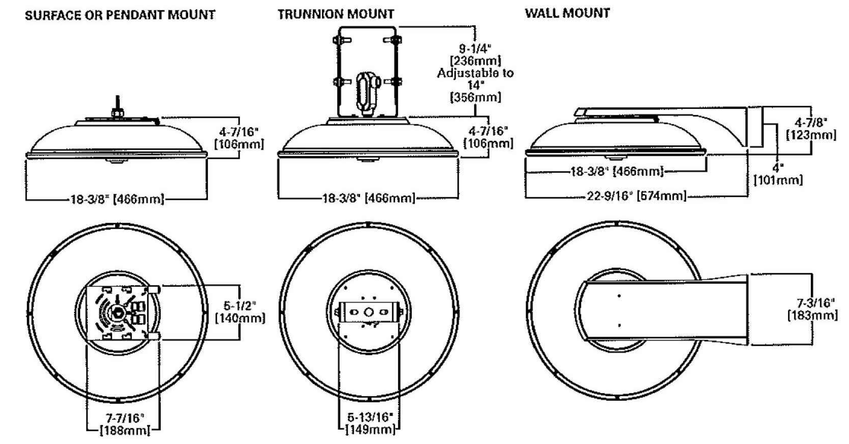


TT TOPTIER LED

Solid State LED

PARKING GARAGE AND CANOPY LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ARRA Compliant
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
16 lbs. (7.2 kgs.)

Cooper Lighting by E:T·N

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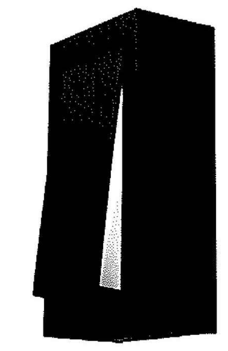
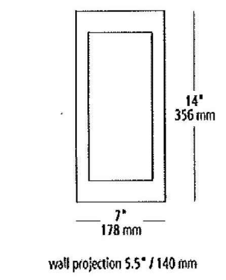
outdoor

boardwalk small outdoor

DESCRIPTION
Sleek metal frame offers down light through an opal glass diffuser. Incandescent includes (1) E26 medium base 60 watt or equivalent A19 lamp; fluorescent includes (1) GX24Q-2 base 18 watt triple tube compact fluorescent lamp.120 or 277v.

WEIGHT
5lb / 2.27kg ±





ORDERING INFORMATION

type	model	finish	lamp	wet location
JW Incandescent PW Compact Fluorescent	635	BL black SI silver	2D E26 A19 60w 120v (JW only) CF1HE GX24Q-2 triple tube 18w 120v (PW only) CF2HE GX24Q-2 triple tube 18w 277v (PW only)	W wet location

FIXTURE TYPE: F-2
JOB NAME: 225 NORTHWESTERN
NOTES:

LBL

7400 Linder Avenue
Skokie, Illinois 60077
T 847.626.6300
F 847.626.6350
www.lbllighting.com

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McGRAW-EDISON® energy solutions

Catalog #	GLEON-AA-04-LED-E1-SL4	Type
Project	225 NORTHWESTERN	F-5
Comments		Date
Prepared by		

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

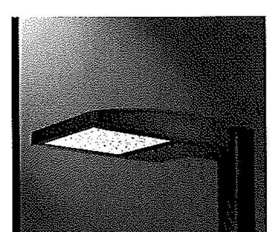
Optics
Choice of 12 patented, high-efficiency AccuLED Optics™ manufactured from injection molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 6000K CCT and 3000K CCT (80 CRI).

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. 90% lumen maintenance expected at 60,000 hours.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

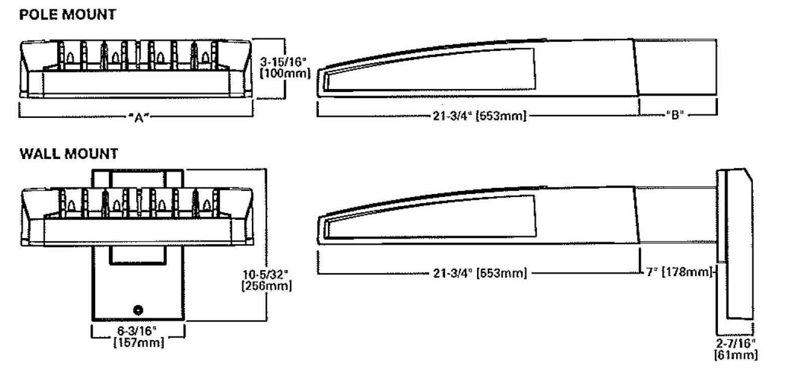


GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
ARRA Compliant
DesignLights Consortium® Qualified*
IP66 Rated

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

Cooper Lighting by E:T·N

*www.designlights.org

ADH120541
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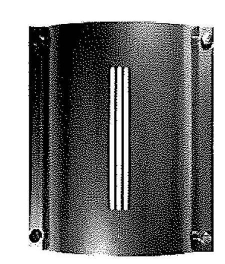
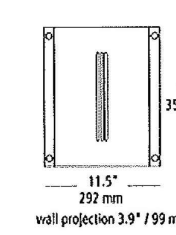
outdoor

stingray saturn outdoor

DESCRIPTION
Outdoor version of Saturn fixture includes die-cast aluminum trim ring, clear polycarbonate enclosure, and waterproof rubber gasket. Available in black, bronze, silver and white finish. Incandescent accepts (2) 40 watt or equivalent E26 medium base T10 lamps (not included); Fluorescent 13w Quad includes (2) 13 watt G24Q-1 base quad tube compact fluorescent lamps and electronic ballast; Fluorescent 18w Quad includes (2) 18 watt G24Q-2 base quad tube compact fluorescent lamps and electronic ballast; Fluorescent 26w Quad includes (2) 26 watt G24Q-3 base quad tube compact fluorescent lamps and electronic ballast..





ORDERING INFORMATION

type	model	finish	lamp	wet location
JW Incandescent PW Compact Fluorescent	6021	B black BZ bronze S silver W white	2131HE G24Q-1 Quad Tube 2x13w 120v (PW only) 2132HE G24Q-1 Quad Tube 2x13w 277v (PW only) 2181HE G24Q-2 Quad Tube 2x18w 120v (PW only) 2182HE G24Q-2 Quad Tube 2x18w 277v (PW only) 2261HE G24Q-3 Quad Tube 2x26w 120v (PW only) 2262HE G24Q-3 Quad Tube 2x26w 277v (PW only) 240 E26 T10 2x40w 120v (JW only)	W wet location

FIXTURE TYPE: F-3
JOB NAME: 225 NORTHWESTERN
NOTES:

LBL

7400 Linder Avenue
Skokie, Illinois 60077
T 847.626.6300
F 847.626.6350
www.lbllighting.com

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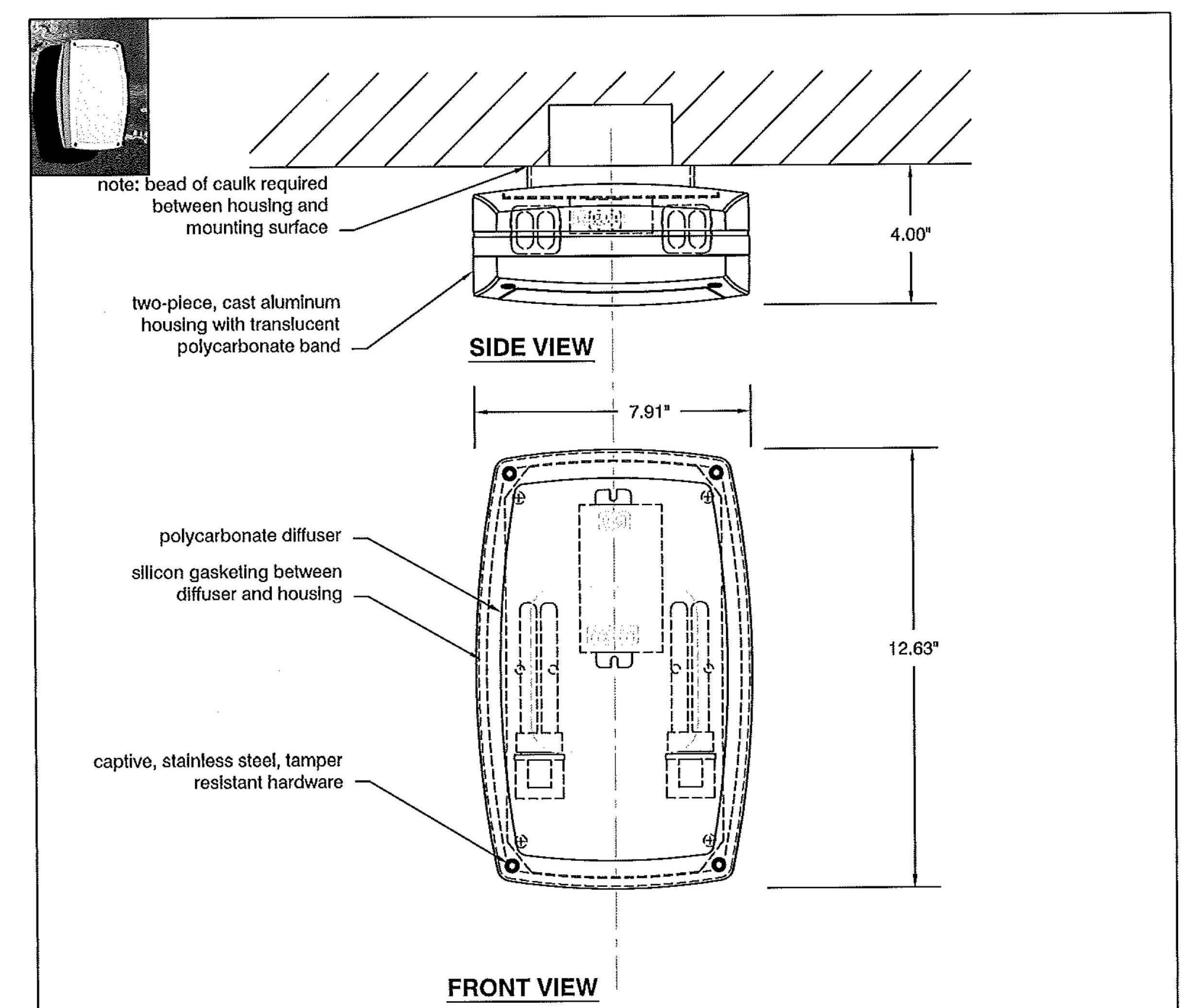

DEVA outdoor
oxygen **2-706-xx**

OXYGEN LIGHTING ©

LAMPING
o 2 x 13W quad tube 4-pin fluorescent (G24q-2)

BALLAST
o electronic, HPF programmed start (-30°C minimum starting temperature)

DIFFUSER
o injection molded matte white polycarbonate

METAL FINISHES
o **6** - white
o **15** - black
o **16** - grey
o all finishes: polyester powdercoat

DIMENSIONS
o 7.91"(w) x 12.63"(h) 4.00" (ext)

VOLTAGE
o 120V to 277V

Sample Catalog Number

Series #	Finish		Catalog number
2-706 -	15	=	2-706-15

INSTALLATION
o 4" octagonal "J"- Box
o UL approved for wet locations, (installer must provide a bead of caulk between fixture housing and mounting surface)
o wall or ceiling mount

oxygen

OXYGEN LIGHTING SUITE 900
580 BROADWAY, NEW YORK, NY 10012
TEL. (877) 607-0202 FAX (877) 607-0203

PROJECT: 225 NORTHWESTERN
DATE: ____ F-1

KJG Architecture, Inc.
527 Sagamore Parkway W., Suite 101
West Lafayette, Indiana 47906
Office: 765.497.4598 Fax: 765.497.4599
www.kjgarchitecture.com

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

225 NORTHWESTERN AVE.
WEST LAFAYETTE, IN 47906

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PROFESSIONAL SEAL:
PRELIMINARY PLAN SUBMITAL NOT FOR CONSTRUCTION

PROJECT DATE:
01/28/14

REV.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: A2013.087
DRAWN BY:

DRAWING TITLE:
LIGHTING CUTSHEETS

SHEET NUMBER:
E101