

SHEET INDEX	
TITLE SHEET	
C101	SITE PLAN (U.G.CONDUIT LAYOUT / LIGHTING)
C102	SITE PLAN (SECURITY CAMERA LOCATIONS)
C103	SITE PLAN (ALTERNATES)
C103a	DETAILS

BOARD OF COMMISSIONERS	
JeNeva Ward	Commissioner
Reverend LeFate Owens	Commissioner
Len Paff	Commissioner

ALTERNATES

[illegible]

GOVERNING CODES	
INDIANA BUILDING CODE 2014	2012 IBC
INDIANA PLUMBING CODE 2012	2006 IPC
INDIANA MECHANICAL CODE 2014	2012 IMC
INDIANA ELECTRICAL CODE 2009	2008 NFPA 70
INDIANA FIRE CODE 2014 INDIANA ENERGY	2012 IFCC
CONSERVATION CODE 2010	ASHRAE 90.1 2007
WITH ALL LOCAL AND STATE AMENDMENTS	

BOARD OF COMMISSIONERS	
JeNeva Ward	Commissioner
Reverend LeFate Owens	Commissioner
Len Paff	Commissioner
Margaret Owens	Commissioner
Tamara Holmes	Commissioner
Tonda Hines	Commissioner
.....	
Terry Walker	Executive Director

ALTERNATES

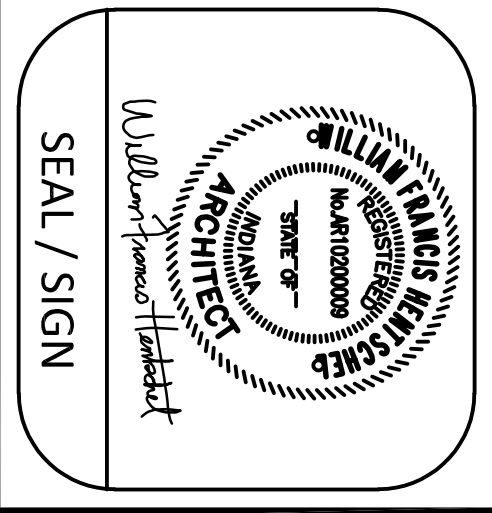
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ISSUED FOR: CONSTRUCTION DOCUMENTS
DATE: FEBRUARY 8, 2019

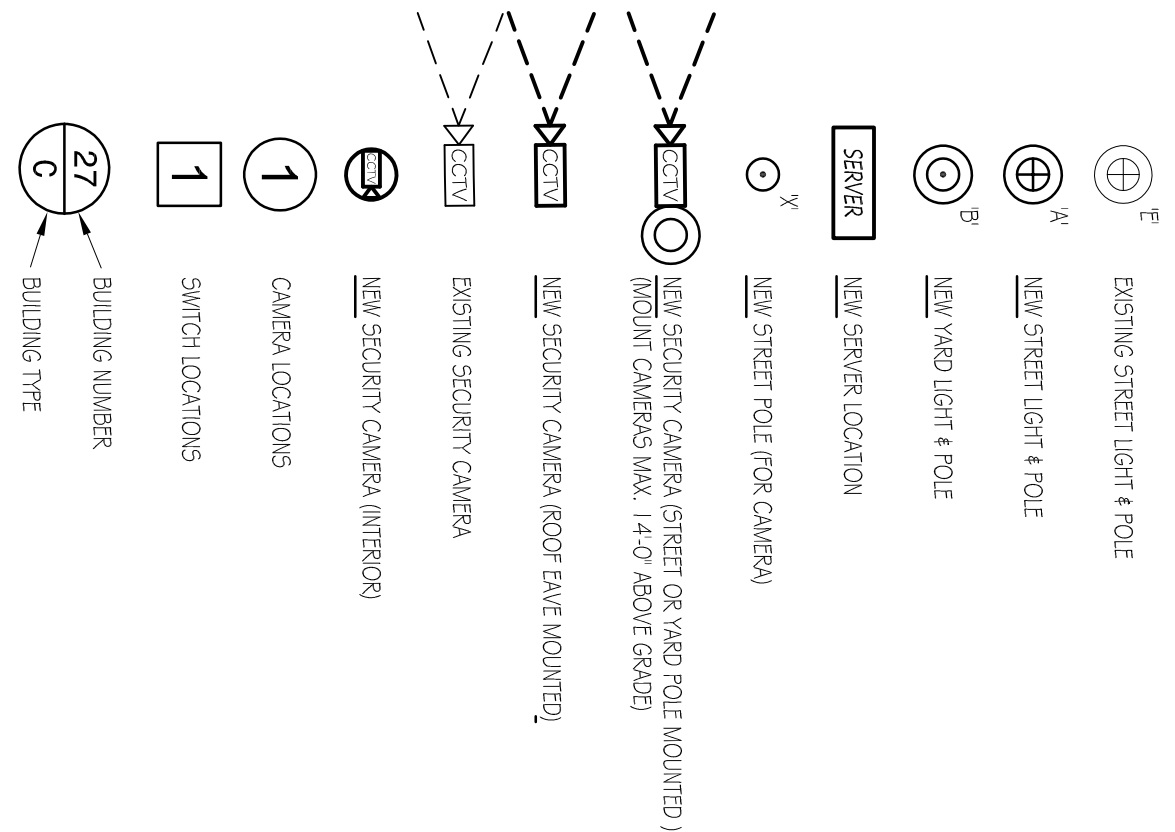
FORUM ARCHITECTS, LLC
122 S. Michigan St.
South Bend
Phone: 574.233.2119
Suite 200
Indiana
Fax: 574.288.0924



SET NUMBER



LEGEND



ELECTRICAL REQUIREMENT NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL CODES IN FORCE AT THE TIME OF BIDDING, INCLUDING, BUT NOT LIMITED TO THE NATIONAL CONSTRUCTION RULES AND NATIONAL ELECTRICAL CODE (NEC).
2. INSTALL A SEPARATE GROUNDING CONDUCTOR, INSULATED GREEN, IN ALL CONDUITS, WHERE WIRING COUNTS ARE INDICATED ON DRAWINGS. THESE WIRING COUNTS EXCLUDE THE GROUNDING CONDUCTOR. HOWEVER, GROUNDING CONDUCTOR IS REQUIRED.
3. ALL DEVICES MUST BE GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NEC, BY USE OF A PROPERLY SIZED GROUNDING CONDUCTOR.
4. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY GROUNDING MATERIALS REQUIRED FOR THE PROPOSED INSTALLATION. THE CONTRACTOR SHALL VERIFY THE ELECTRICAL SYSTEM SHALL BE LAYOUT CAREFULLY IN ADVANCE WHERE CUTTING, CHANGING OR DRILLING IS NECESSARY FOR THE PROPER CONNECTION OF ELECTRICAL WORK. COORDINATE WITH OTHER TRADES AS REQUIRED.
5. REVIEW ELECTRICAL REQUIREMENTS FOR POWER & WIRING FOR ALL EQUIPMENT

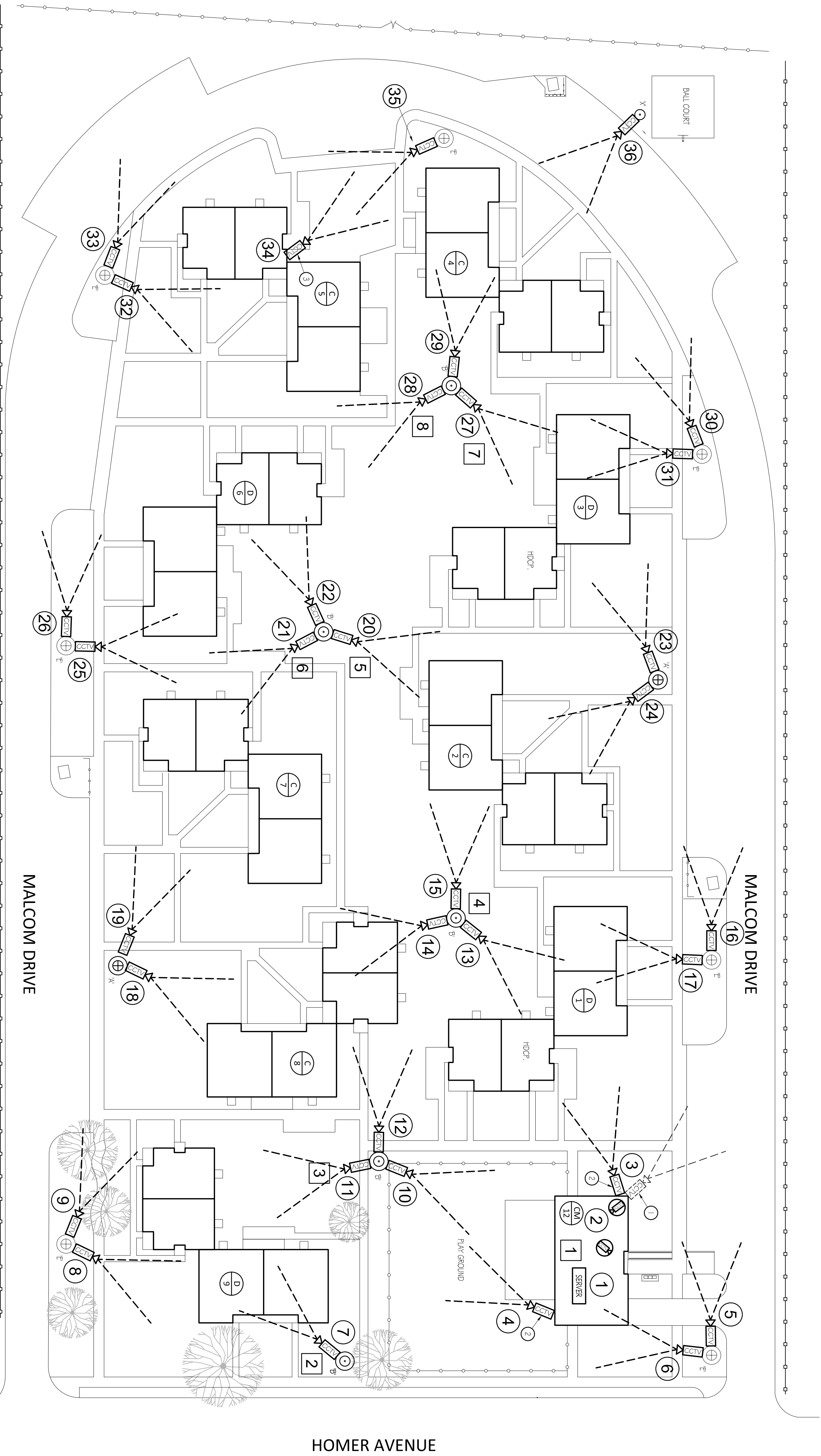
GENERAL NOTES - CONSTRUCTION

1. CONTACT UNDER GROUND UTILITY MARKING SERVICE TO LOCATE AND MARK ALL UTILITIES PRIOR TO ANY CONSTRUCTION. EXISTING DRAWINGS NOT PROVIDED BY OWNER ARE USED TO DETERMINE THESE DOCUMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK.
2. THE SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS, BUILDING SITE, AND EXISTING CONDITIONS. CLAIMS MADE BY THE CONTRACTOR FOR MATERIALS, LABOR, OR EQUIPMENT, OR FOR WORK NOT BEING RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN HAD PROPER EXAMINATION BEEN MADE.
3. ALL SITE WORK TO BE IN ACCORDANCE WITH CITY OF ELKHART, INDIANA STANDARDS AND REQUIREMENTS.
4. BEFORE ANY WORK COMMENCING WITH NATIONAL ELECTRICAL CODE (NEC), STATE AND LOCAL CODES, AND MANUFACTURER'S UTILITIES, AND OWNER REQUIREMENTS.
5. ORIGINAL DRAWINGS AND OR SITE MEASUREMENTS WERE USED AS BASIS FOR THE PROPOSAL. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS, DIMENSIONS, & QUANTITIES PRIOR TO COMMENCING RENOVATION WORK.
6. REPAIR AND OR REPLACE TO ORIGINAL, UNLESS NEW CONDITION ANY EXISTING MATERIALS OR SURFACES TO REMAIN THAT BECOME DAMAGED DUE TO CONSTRUCTION OPERATIONS.
7. REPAIR AND /OR REPLACE WITH NEW MATCHING MATERIALS ANY EXISTING MATERIALS OR SURFACES TO REMAIN THAT BECOME DAMAGED DUE TO CONSTRUCTION OPERATIONS.
8. TENANTS SHALL OCCUPY ADJACENT BUILDINGS AND APARTMENTS DURING CONSTRUCTION. CONDUCT WORK IN A MANNER WHICH WILL MINIMIZE THE NEED FOR DISRUPTION OF TENANTS DAILY ACTIVITIES.
9. LIMIT DEMOLITION OR CONSTRUCTION OPERATIONS, WITHIN REASON, TO STAGING AREAS AS APPROVED BY OWNER. ALLOW OWNER /TENANTS FREE USE OF OTHER PORTION OF THE SITE AT ALL TIMES.
10. PROVIDE TEMPORARY BARRICADES AND /OR OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY.
11. CONTRACTOR TO PROVIDE CLEANING AND PROPER DISPOSAL OF WASTE AND MATERIALS FROM PROJECT SITE ON A DAILY BASIS.
12. PROVIDE TEMPORARY CHAIN LINK FENCING TO SECURE STAGING AREA AS NECESSARY.
13. SUBMIT PRODUCT DATA, SAMPLES, AND SHOP DRAWINGS FOR REVIEW BY ARCHITECT.
14. ALL EQUIPMENT TO BE NEW AND FREE OF ANY DEFECTS. ALL EQUIPMENT, MATERIALS, ACCESSORIES, WIRING, ETC. TO BE SUPPLIED BY SINGLE SOURCE MANUFACTURER.
15. PROVIDE ALL MATERIALS, EQUIPMENT, COMPONENTS, AND LABOR TO PROVIDE FULLY OPERATIONAL SECURITY CAMERA SYSTEM TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
16. PROTECT EXISTING BUILDING, LANDSCAPING, AND LAWNS. REGRADE LAWN AREAS WITH 4" TOP SOIL AND SEED THAT HAVE BEEN DAMAGED DUE TO PROJECT WORK TO ORIGINAL LIKE NEW CONDITION.

GENERAL NOTES - DEMOLITION

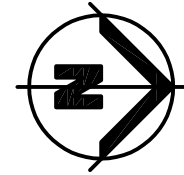
KEY NOTES

1. REPAIR, PATCH AND /OR REPLACE EXISTING FLOOR, WALL AND /OR CEILING FINISHES ADJACENT OR CONTIGUOUS TO RENOVATION WORK FOR CONSISTANT FINISH ACCEPTABLE TO THE ARCHITECT.
 2. CONTRACTOR TO MAINTAIN A DAILY CLEANING PROCESS AND TO KEEP DUST AND DEBRIS TO A MINIMUM. USE TEMPORARY ENCLOSURES TO PREVENT DUST AND DEBRIS MIGRATION INTO OTHER AREAS.
 3. OWNER AND TENANTS SHALL OCCUPY PORTIONS OF THE BUILDING DURING CONSTRUCTION. CONDUCT WORK IN A MANNER WHICH WILL MINIMIZE THE NEED FOR DISRUPTION OF OWNERS' NORMAL OPERATIONS AND TENANTS DAILY ACTIVITIES.
 4. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
- 1 REMOVE EXIST. SECURITY CAMERA ON # 594L EXIST. WIRING INSIDE BUILDING
2 REMOVE EXIST. SECURITY CAMERA & INSTALL NEW SECURITY CAMERA IN SAME LOCATION
3 INSTALL NEW SECURITY CAMERA TO ROOF EAVE



SITE PLAN (SECURITY CAMERA LOCATIONS)

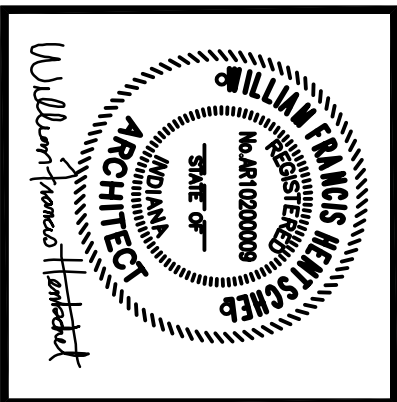
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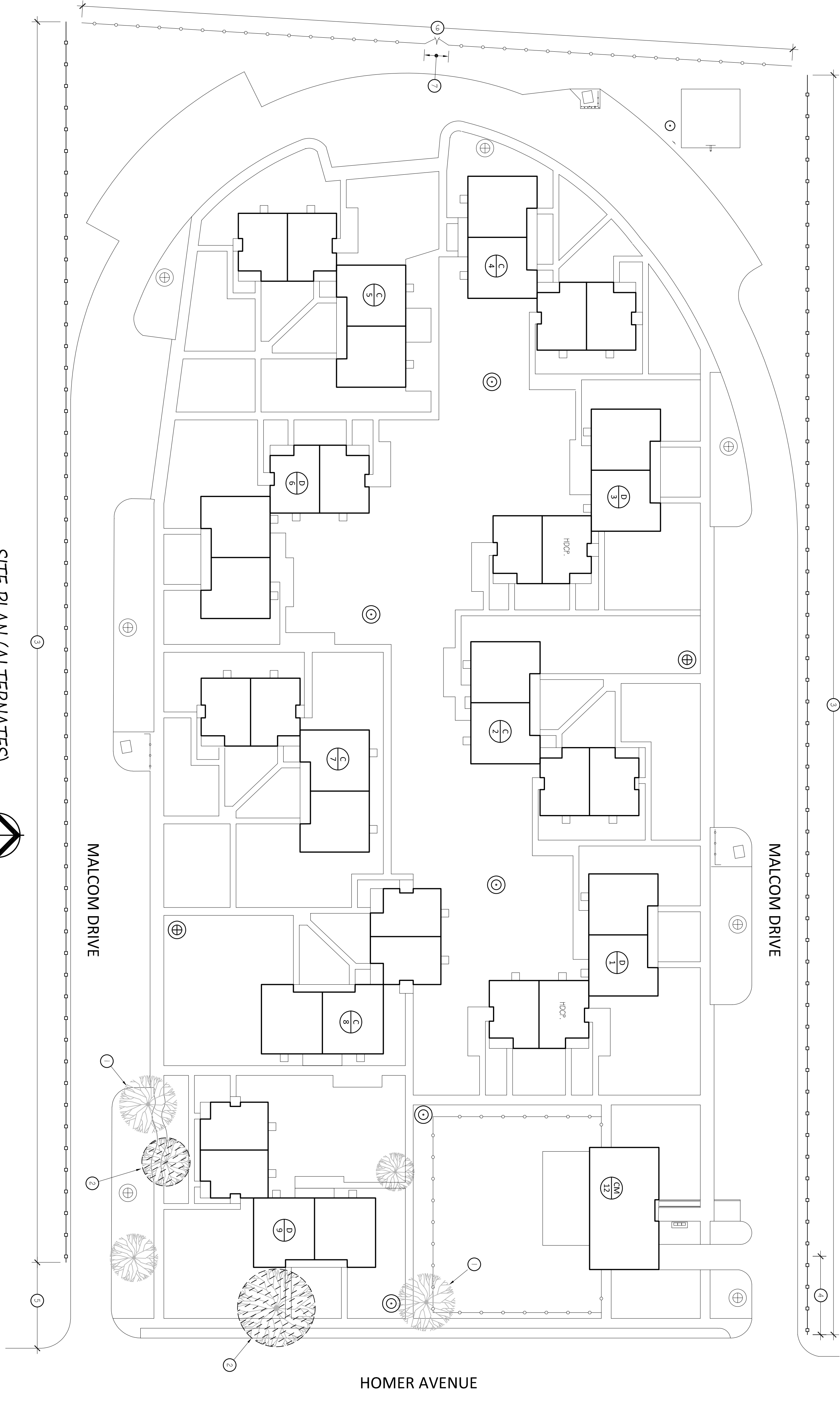
NEW CAMERA SECURITY SYSTEM FOR:
BANNERKER HEIGHTS
THE HOUSING AUTHORITY OF THE CITY OF ELKHART INDIANA
1396 BENHAM AVENUE
ELKHART, INDIANA

C102
SITE PLAN
(SECURITY CAMERA SYSTEM)

FORUM ARCHITECTS, LLC
122 S. Michigan St. Suite 200
South Bend Indiana
Phone:574.233.2119 Fax:574.288.0924



DATE:	FEBRUARY 8, 2019
FILE:	18-120 C101_02_03.dwg
DRAWN BY:	JG
CHECKED BY:	WH
REVISIONS:	

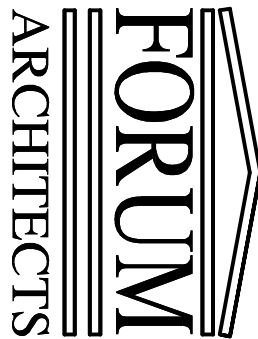


LEGEND

- EXISTING CHAIN LINK FENCE
- NEW WOOD FENCE
- BUILDING NUMBER
- BUILDING TYPE

KEY NOTES

- ALT. #1 1 NEW TREE LINES AS REQUIRED TO PROVIDE NECESSARY SIGHT LINES FOR DRIVING. SEE LOCATION TO PROVIDE FULL COVERAGE OF SECURITY CAMERA SYSTEM.
- ALT. #1 2 REMOVE TREE IN ITS ENTIRETY. GRIND STUMP TO 6" BELOW GRADE. INSTALL 4" NEW TOPSOIL AND GRASS SEED TO MATCH ADJACENT LAWN AREAS.
- ALT. #2 3 INSTALL NEW 6" HIGH WOOD FENCE. SEE NEW WOOD FENCE 4-C 03A.
- ALT. #2 4 PORTION OF NEW WOOD FENCE TO BE 3' IN HEIGHT. VERIFY WITH OWNER LENGTH OF FENCING TO BE 3' IN HEIGHT.
- ALT. #2 5 STOP NEW 6" HIGH WOOD FENCE SHORT OF MAIN STREET INTERSECTION. VERIFY WITH OWNER DISTANCE FROM STREET.
- ALT. #3 6 RESTORE EXIST. CHAIN LINK FENCE TO ORIGINAL LINE NEW CONDITION. I.E. REPAIR OR REPLACE BENT RAILS & POSTS WITH NEW RAILS & POSTS. AND REATTACH FENCING TO RAILS & POSTS WITH 16GAUGED WIRE TIES AS NECESSARY.
- ALT. #3 7 RESTORE & REPAIR EXIST. GATE GEE. KNOTCH #4 TO ORIGINAL LINE NEW CONDITION. REPLACE MISSING HARDWARE AND UNCORRECTABLE RAILS WITH NEW MATCHING ONES.



C103

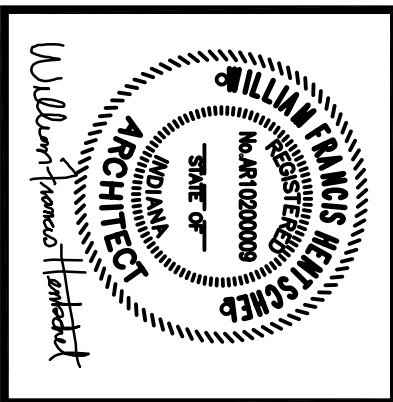
SITE PLAN - (ALTERNATES)

NEW CAMERA SECURITY SYSTEM FOR:
BANNERKER HEIGHTS
THE HOUSING AUTHORITY OF THE CITY OF ELKHART INDIANA

1396 BENHAM AVENUE

ELKHART, INDIANA

FORUM ARCHITECTS, LLC
122 S. Michigan St. Suite 200
South Bend Indiana
Phone:574.233.2119 Fax:574.288.0924



DATE:	FEBRUARY 8, 2019
FILE:	18-120 C101, 02, 03.dwg
DRAWN BY:	JG
CHECKED BY:	WH
REVISIONS:	

WILLIAM FRANCIS HUNT
 ARCHITECT

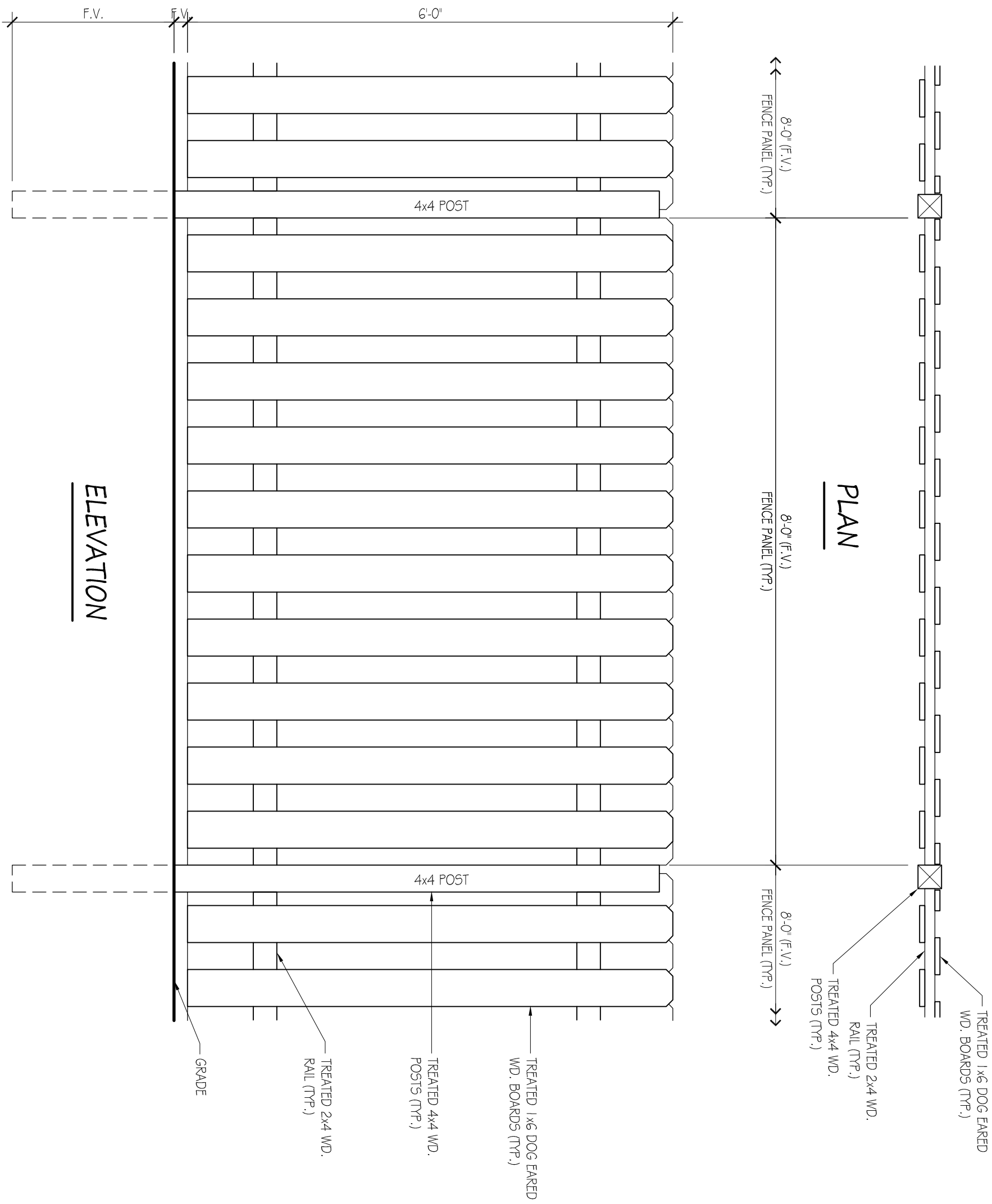
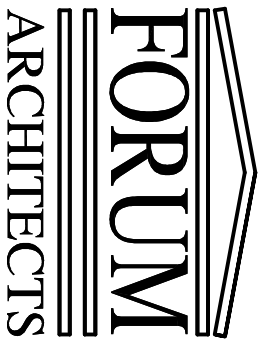
STATE OF INDIANA
 No. 0200009
 REGISTERED

122 S. Michigan St. Suite 200
South Bend Indiana
Phone:574.233.2119 Fax:574.288.0924

THE HOUSING AUTHORITY OF THE CITY OF ELKHART INDIANA

ELKHART, INDIANA

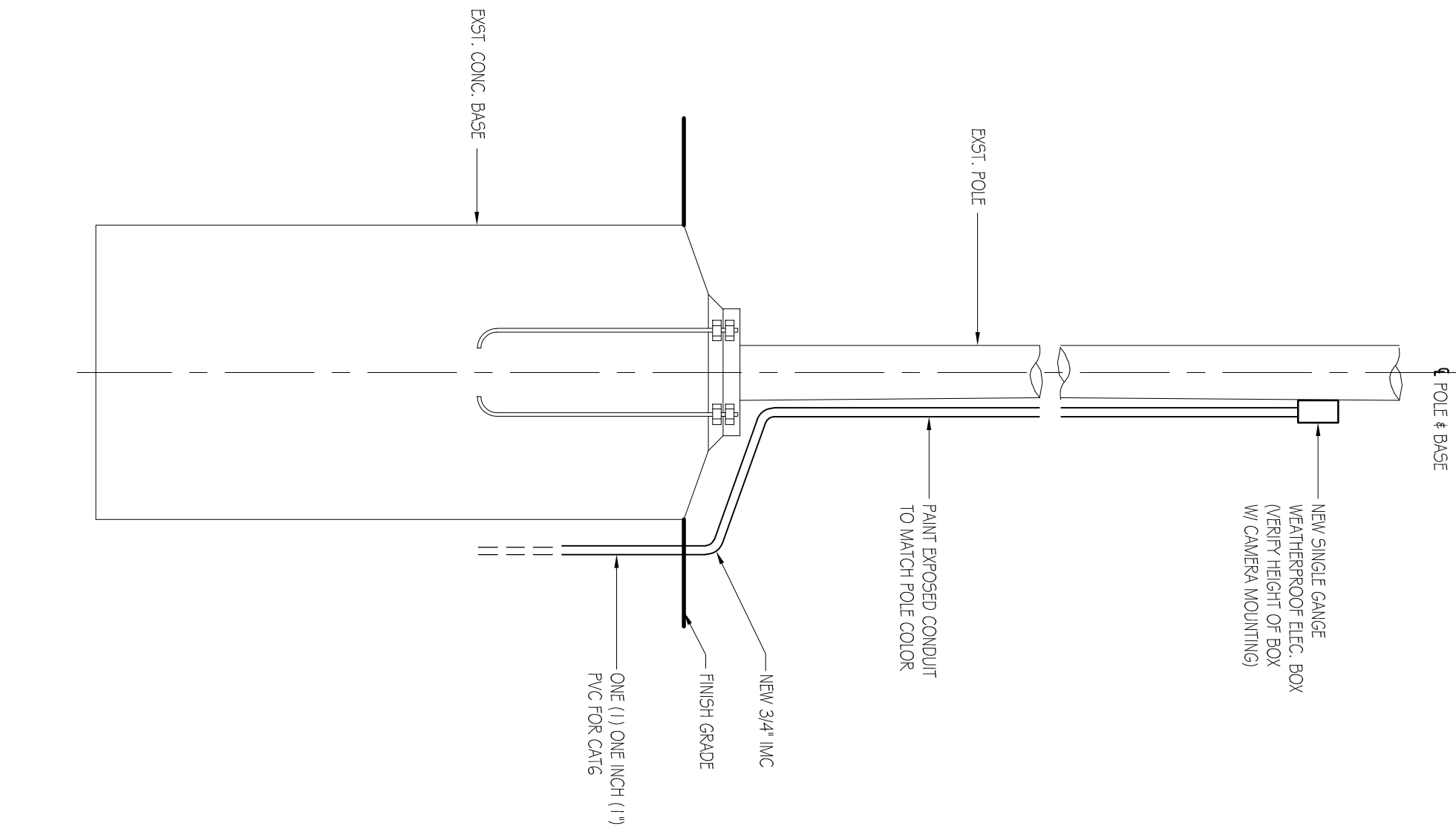
C103a



4
C103A

NEW WOOD FENCE

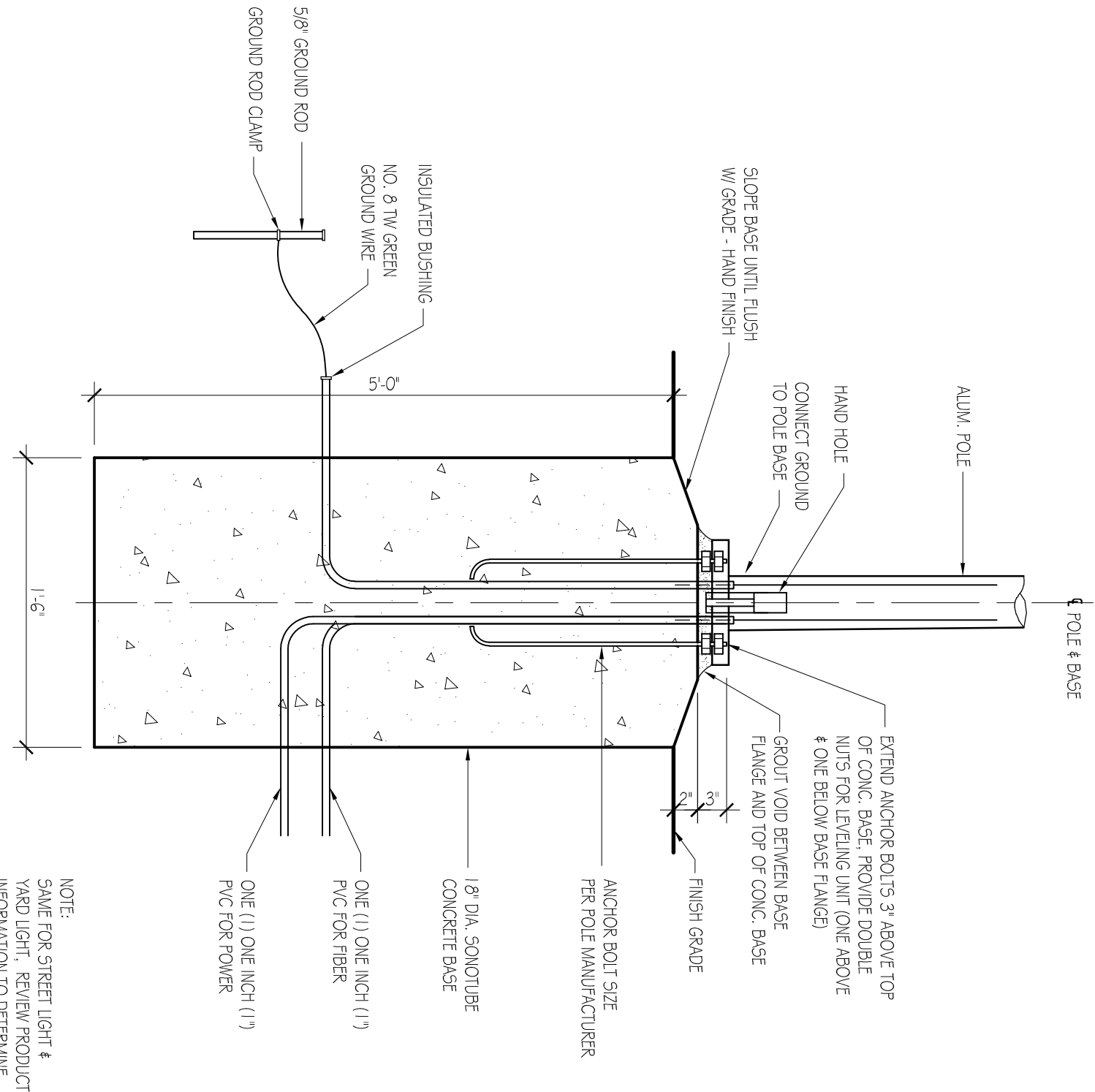
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3
C1103a

EXISTING STREET POLE & BASE DETAIL

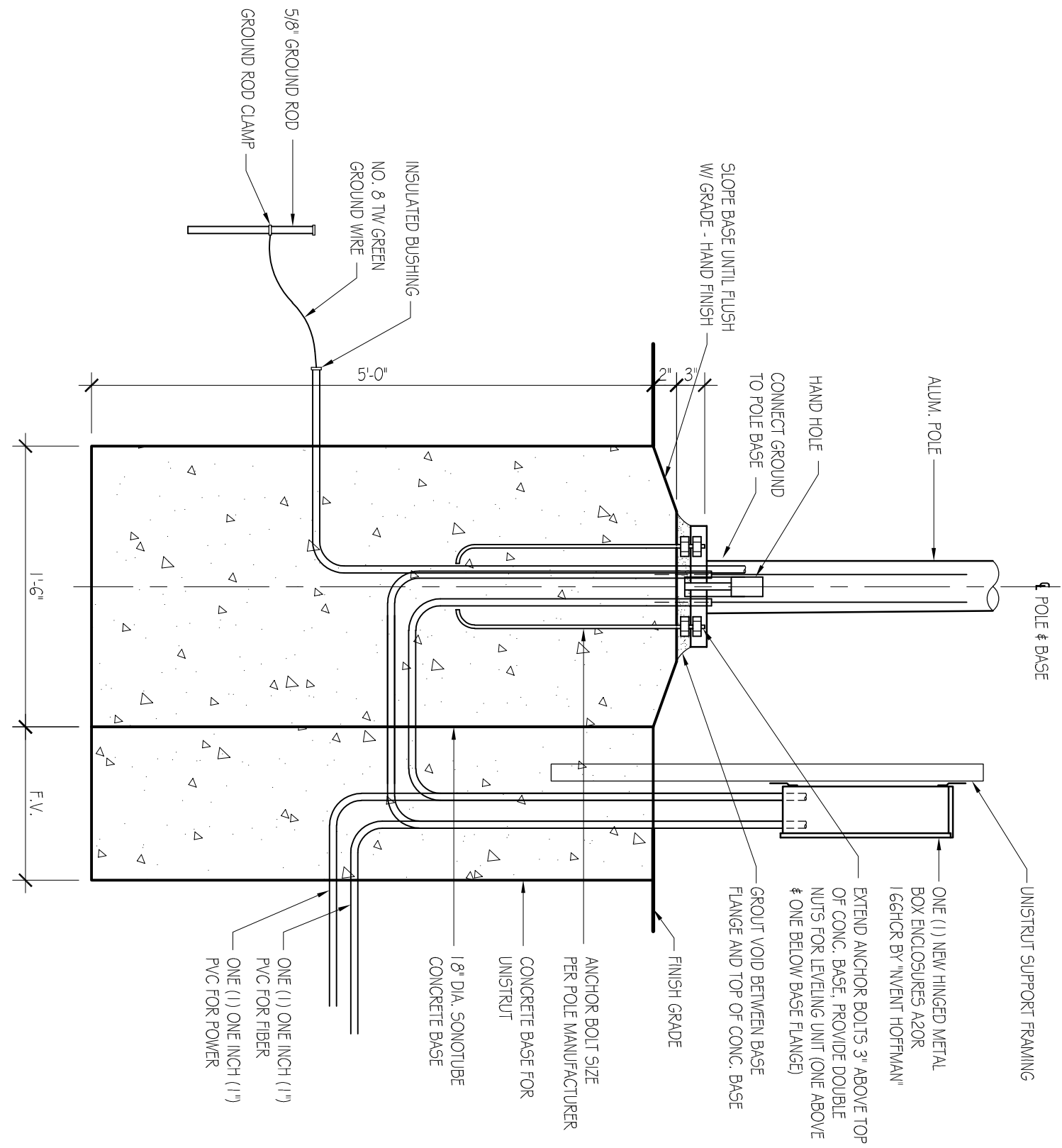
SCALE: 3/4" = 1'-0"



2
C103a

NEW STREET LIGHT POLE & BASE DETAIL

SCALE: 3/4"=1'-0"



1
C103a

NEW YARD LIGHT POLE & BASE DETAIL

SCALE: 3/4"=1'-0"