

## **STATEMENT OF INTENT**

**Date:** June 21, 2022

**To:** McCordsville Board of Zoning Appeals

**From:** Vernon Township Fire Territory

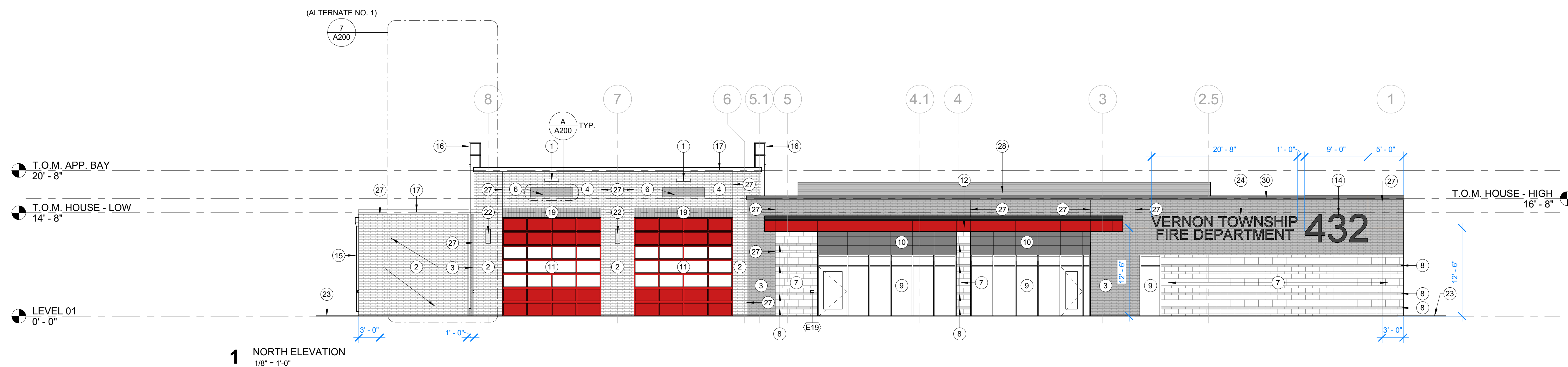
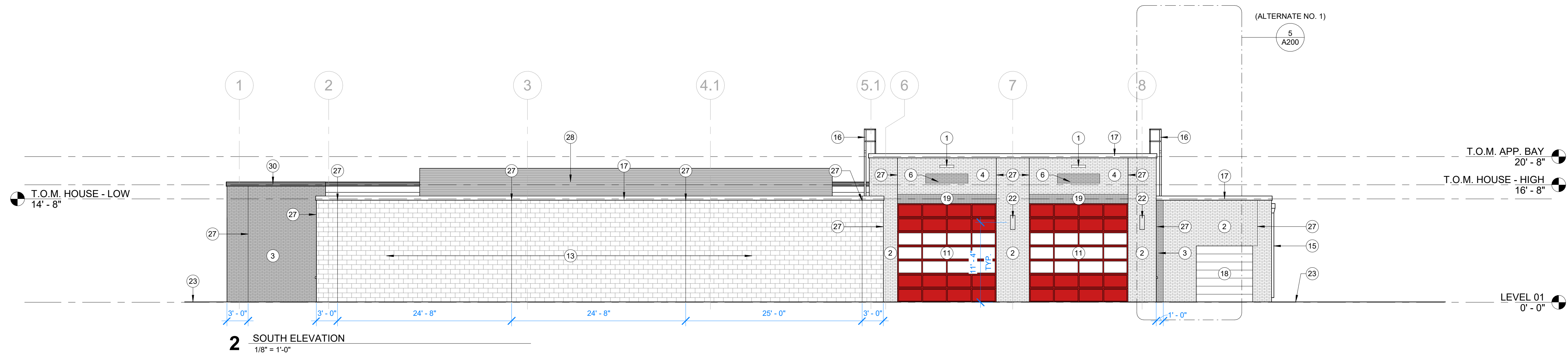
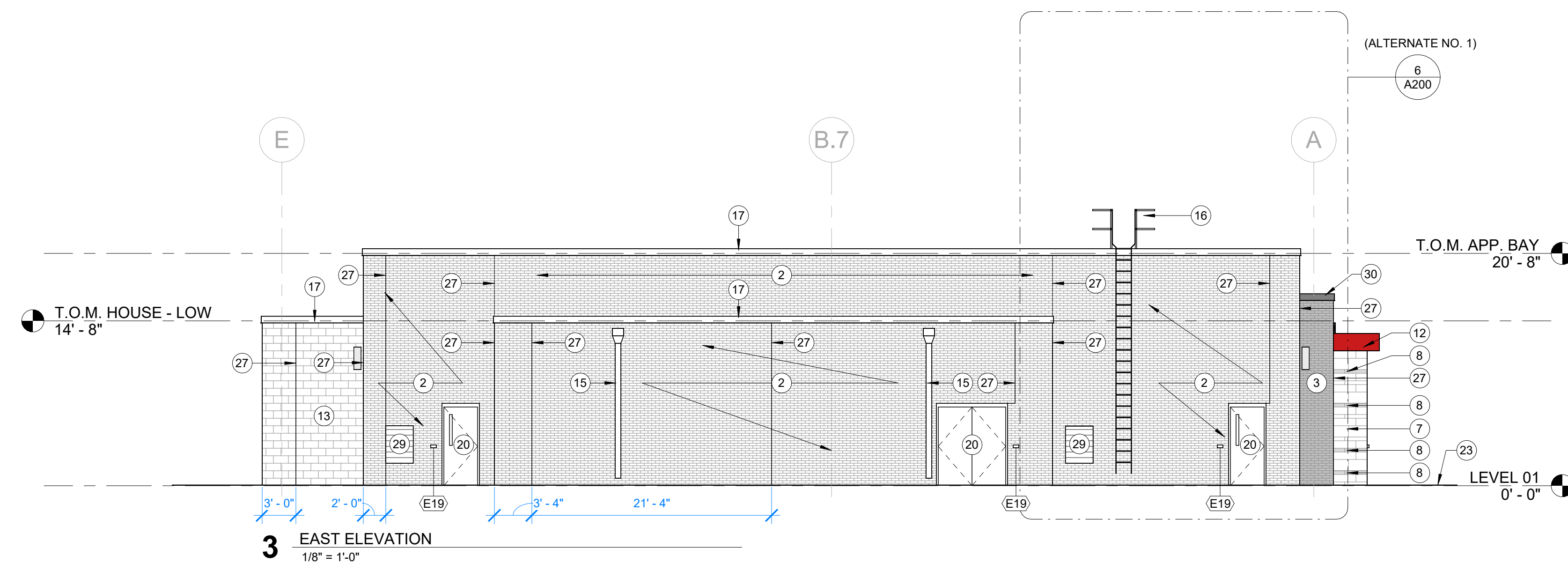
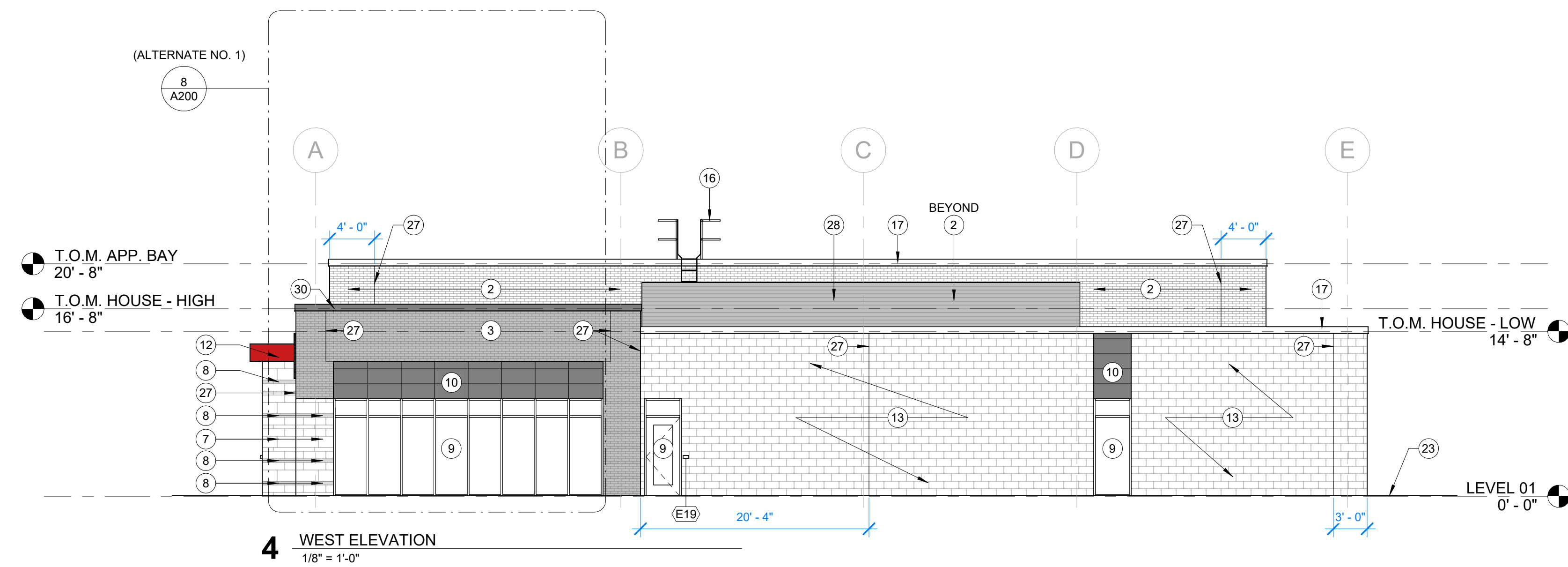
**Re:** Development Standards Variance Request Statement of Intent

---

Vernon Township is seeking one (1) Development Standards Variance for exterior materials for the proposed fire station on CR 900N in McCordsville. This station, once completed, will be manned 24/7, providing emergency services to the Town of McCordsville's residents and businesses. We are requesting approval to have less than 50% brick (as the exterior material) on the west and south building elevations, as shown in the enclosed. Both elevations are faced primarily with brick and concrete masonry units (CMU). The CMUs will be integral color, split face which produces a very low maintenance exterior building envelope. These two elevations were chosen because the amount of landscaping and mounding limit the visibility of the CMU material. The north and east elevations will remain very visible and primarily faced with brick. We respectfully request approval of this variance, so that we may begin construction on the McCordsville station as soon as possible.

Building Total
2269 SF non-brick/stone (31%)
5069 SF brick/stone (69%)
7338 SF total

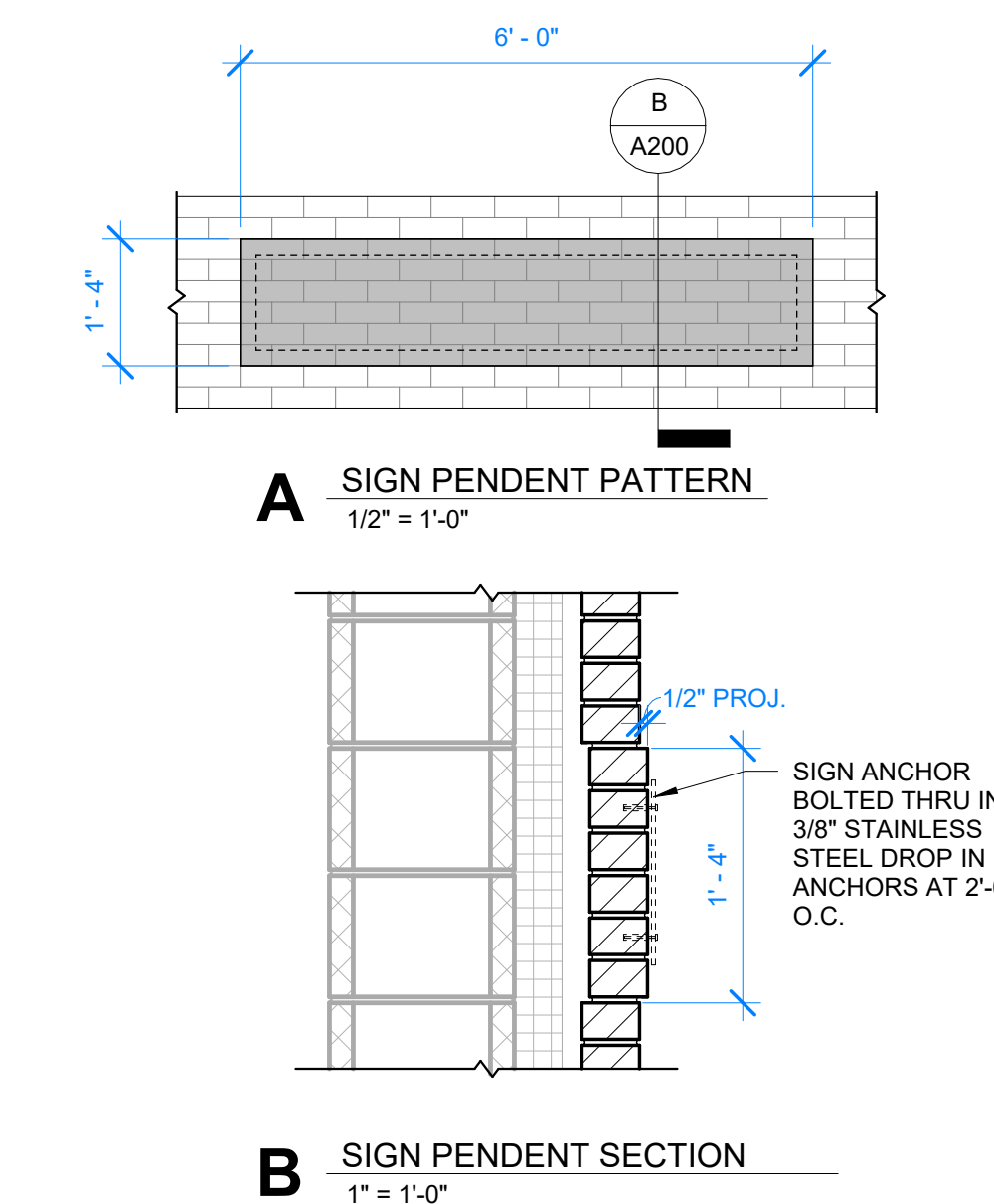
West Elevation
963 SF non-brick/stone (58%)
702 SF brick/stone (42%)
1665 SF total
East Elevation
132 SF non-brick/stone (7%)
1709 SF brick/stone (93%)
1841 SF total
South Elevation
1174 SF non-brick/stone (59%)
802 SF brick/stone (41%)
1976 SF total
North Elevation
0 SF non-brick/stone (0%)
1856 SF brick/stone (100%)
1856 SF total



\* THE FOLLOWING REQUIREMENTS ARE CODE MINIMUM, LISTED PRIMARILY FOR REFERENCE, AND NOT ALL MAY APPLY TO THIS PROJECT. MEETING THESE REQUIREMENTS DOES NOT EXEMPT CONTRACTOR FROM FOLLOWING OTHER SPECIFICATIONS OR DOCUMENTATION. ANY CONFLICT OR QUESTION SHALL BE REFERRED TO THE ARCHITECT FOR INTERPRETATION.

- A. THESE GENERAL NOTES APPLY TO THE ENTIRE PROJECT, AS IT RELATES TO THE BUILDING ENVELOPE (INCLUDING SLAB, FLOORS, FOUNDATIONS, WALLS, ROOFS, DOORS, GLAZING, SKYLIGHTS, ANY PENETRATIONS, AND ETC.) AND TO THE BUILDING THERMAL ENVELOPE.
- B. ENSURE ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WHEATED STRIPPED OR WIPED OF MOISTURE, AND VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.
- C. ENSURE PENETRATION PRODUCTS ARE RATED IN ACCORDANCE WITH THE FOLLOWING:
- D. ENSURE HIGH-BALANCE ROOFS MEET SOLAR REFLECTANCE OF 0.70 AND THERMAL EMITTANCE OF 0.75 OR SRI OF 82.
- E. ENSURE BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR THERMAL RESISTANCE CERTIFICATION PROVIDING R-VALUE AND OTHER RELEVANT DATA IS PROVIDED.
- F. ENSURE INSULATION IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE SURFACE OF THE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE.
- G. ENSURE RECESSED EQUIPMENT INSTALLED IN BUILDING ENVELOPE INSULATION DOES NOT CONTACT INSULATION.
- H. ALL STEEL MEMBERS ORIGINATING INSIDE THE BUILDING AND PROTRUDING PAST THE EXTERIOR FACE OF THE BUILDING SHALL BE INSULATED WITH A SPRAY APPLIED COATING SUITABLE FOR THE CONDITIONS 1" BEYOND THE INSULATION TO A MINIMUM OF 3" PAST THE INTERIOR FINISHED FACE OF THE WALL.
- I. REFER TO DETAIL C/200 FOR MORE INFORMATION ON SUSSEX BOARD PATTERNS AND DETAIL ELEVATIONS FOR DETAILS AT BUILDING CORNERS AND TRANSITIONS.

1. LINEAR LIGHT FIXTURE ABOVE BAY SIGNAGE. REFER TO ELECTRICAL.
2. BRICK VENER - COLOR 1 (RUNNING BOND)
3. BRICK VENER - COLOR 2 (RUNNING BOND)
4. BRICK VENER - COLOR 1 (RUNNING BOND, RECESS 1/2")
5. BRICK VENER SIGN PENDENT - COLOR 2 (RUNNING BOND, PROJECT 1/2")
6. REFER TO DETAILS FOR SIGNAGE
7. STONE MASONRY VENER (MODIFIED RUNNING BOND)
8. STONE MASONRY VENER (MODIFIED RUNNING BOND, RECESS COURSE 1/2")
9. DEEP PRE-FINISHED ALUMINUM STOREFRONT
10. PRE-FIN. (CHARCOAL GRAY) METAL WALL PANELS. PROVIDE REVEAL JOINT AS SHOWN, REFER TO SPECIFICATIONS, SECTION DETAILS, AND ENLARGED SECTION. (DIMENSIONS, VERTICAL REVEALS TO ALIGN WITH STOREFRONT MULLIONS)
11. PRE-FINISHED (CUSTOM RED) INSULATED, ALUMINUM FRAMED, COMPOSITE GLAZED, MOTORIZED OVERHEAD DOORS WITH GLAZING AT CENTER 6" OF PANELS
12. STEEL FRAMED DECK PROJECTION CANOPY CLAD IN PRE-FIN. (CUSTOM RED) METAL WALL PANELS, WITH MEMBRANE ROOF ASSEMBLY SLOPED TO DRAIN. REFER TO MECHANICAL, ELECTRICAL, AND STRUCTURAL DETAILS. SYSTEM REFER TO CIVIL DRAWINGS. PROVIDE REVEAL JOINTS AS SHOWN TO MATCH ENLARGED SECTION DETAILS
13. SPLIT FACE C&I VENER WITH INTEGRAL COLOR
14. INTERNALLY TILT BUILDING SIGNAGE, 48" LETTER HEIGHT, COORDINATE POWER CONNECTION AT EACH NUMBER ABOVE CEILING OR IN CLOUD WITH RECESSED
15. PREFINISHED SHEET METAL SCUPPER AND DOWNSPOUT, REFER TO ROOF PLAN AND DETAILS, CONNECT DOWNSPOUT TO BOOT AND STORMWATER LEADER
16. MANUFACTURED METAL LADDER, REFERTO TO BOOT PLANS AND SPECIFICATIONS
17. PREFINISHED SHEET METAL SCUPPER - COLOR 1
18. PRE-FINISHED, UNSULATED, ALUMINUM, COMMERCIAL GRADE MANUAL SECTION OVERHEAD DOOR
19. DOUBLE BRICK SOLDIER COURSE - COLOR 2
20. GALVANIZED HOLLOW METAL DOOR AND FRAME (PAINTED)
21. 2" DEEP, PRE-FINISHED ALUM. COMPOSITE PANEL IN STEEL ANGLE FRAME, REFER TO DETAILS
22. DECORATIVE CYLINDRICAL LIGHT FIXTURE, REFER TO ELECTRICAL
23. LINE-FRAMED GLASS OVER DOOR, REFER TO DETAILS
24. PRE-FINISHED BUILDING MOUNTED LIGHTS, 16" HEIGHT
25. PREFINISHED SHEET METAL SCUPPER AND DOWNSPOUT, REFER TO ROOF PLAN AND DETAILS, SPLASH DOWNSPOUT ONTO METAL SPLASH PAN FLAT
26. INTERNALLY TILT BUILDING SIGNAGE, 60" LETTER HEIGHT, COORDINATE POWER CONNECTION AT EACH NUMBER ABOVE CEILING OR IN CLOUD WITH RECESSED
27. 3/8" MASONRY CONTROL JOINT, FULL HEIGHT
28. PREFIN. CORRUGATED METAL MECHANICAL SCREEN ON STRUCTURAL STEEL FRAMING, REFER TO DETAILS AND STRUCTURAL
29. MEDIUM WEIGHT ALUMINUM LADDER
30. PREFINISHED SHEET METAL SCUPPER - COLOR 2

NEW FIRE STATION  
432

DELV Design  
212 W 10th St, STE F125  
Indianapolis, IN 46202  
(317) 296-7400

Advanced Engineering Consultants  
8606 Allisonville Rd, STE 270  
Indianapolis, IN 46250  
(317) 413-5724

CE Solutions, Inc.  
10 Shoshone Dr  
Carmel, IN 46032  
(317) 818-1912

HWC Engineering  
135 N Pennsylvania Street, STE 2800  
Indianapolis, IN 46204  
(317) 347-3663

Garmong Construction Services  
5988 N Michigan Rd  
Indianapolis, IN 46228  
(317) 682-1001

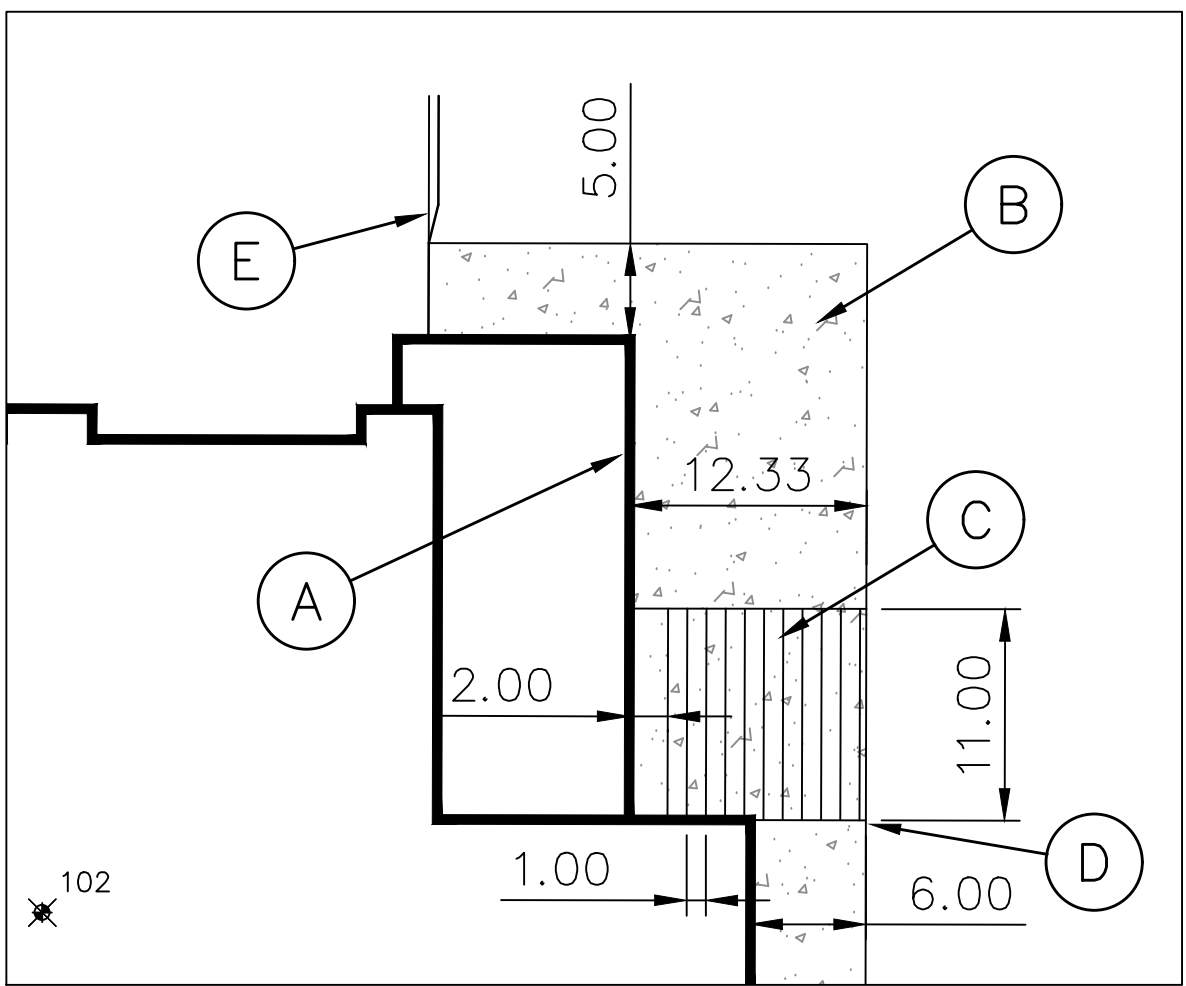
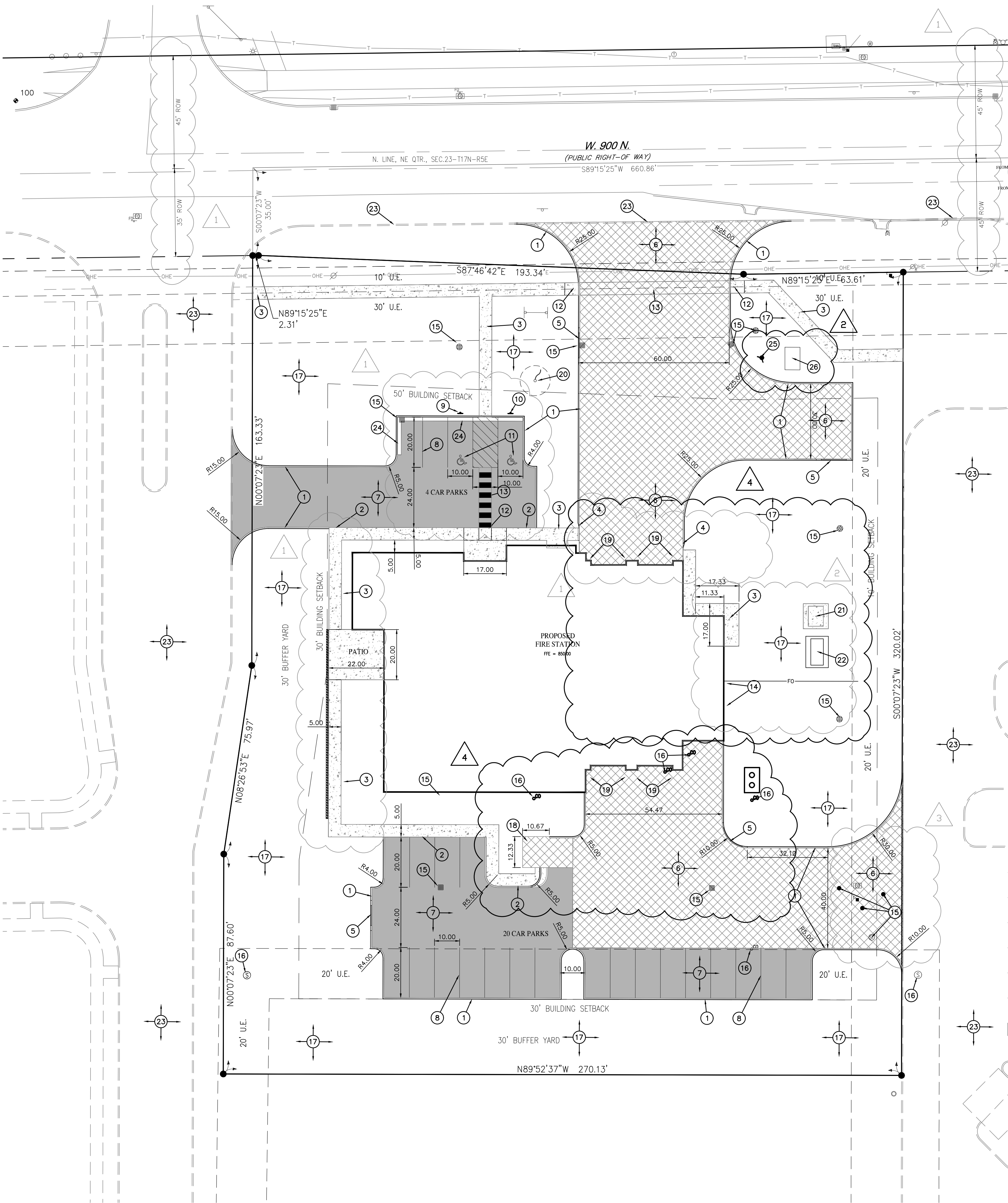
[illegible]

PROJECT #: 21-044  
ISSUE DATE: 05/06/2022  
DRW: ATZ | CHK: JSS

## EXTERIOR ELEVATIONS

# A200





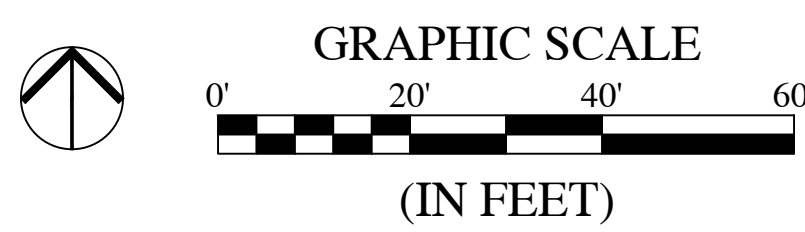
ALT. #1 BUILDING & WALK ADD:  
SCALE: 1" = 10'

SITE IMPROVEMENT KEYNOTES:

- A. ALT. HOSE TOWER. SEE ARCH. PLANS FOR DETAILS.
- B. INSTALL SIDEWALK APRON
- C. INSTALL SCORED JOINTS ON WALK @ 12" O.C.
- D. LIMIT OF ALTERNATE
- E. INSTALL CURB TAPER

ALT. #2 CONCRETE PAVING:

CONTRACTOR TO PROVIDE ALTERNATE PRICING TO PROVIDE REGULAR DUTY CONCRETE IN LIEU OF THE REGULAR DUTY ASPHALT IN THE PARKING AND DRIVE AREAS. SEE DETAIL #1 ON SHEET C803 FOR CONCRETE SECTION.



LEGEND:

- EXISTING
  - ① SANITARY MANHOLE
  - ② STORM MANHOLE
  - ③ STORM INLET
  - ④ FIRE HYDRANT
  - ⑤ BENCHMARK
  - ⑥ WATER VALVE
  - ⑦ GAS VALVE
  - ⑧ CLEAN OUT
  - ⑨ BOLLARD
  - ⑩ MONUMENT
  - ⑪ WATER METER
  - ⑫ LIGHT POLE
  - ⑬ UTILITY POLE
  - ⑭ GUY ANCHOR
- PROPOSED
  - ① FENCE
  - ② SANITARY MANHOLE
  - ③ STORM MANHOLE
  - ④ STORM INLET
  - ⑤ FIRE HYDRANT
  - ⑥ BENCHMARK
  - ⑦ WATER VALVE
  - ⑧ GAS VALVE
  - ⑨ CLEAN OUT
  - ⑩ BOLLARD
  - ⑪ MONUMENT
  - ⑫ WATER METER
  - ⑬ LIGHT POLE
  - ⑭ UTILITY POLE
  - ⑮ GUY ANCHOR
- PROPOSED REGULAR DUTY ASPHALT PAVEMENT (SEE ALT. #2 NOTE)
- PROPOSED SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

SITE IMPROVEMENT KEYNOTES:

1. INSTALL BARRIER CURBS PER TOWN STANDARDS
2. INSTALL INTEGRAL CONCRETE CURB AND WALK (PER DETAIL #3 ON SHEET C803)
3. INSTALL CONCRETE SIDEWALK (PER DETAIL #2 ON SHEET C803)
4. INSTALL CURB TAPER (PER DETAIL #18 ON SHEET C803)
5. INSTALL DEPRESSED CURB (PER DETAIL #17 ON SHEET C803)
6. INSTALL HEAVY DUTY CONCRETE PAVEMENT (PER DETAIL #6 ON SHEET C803)
7. INSTALL REGULAR DUTY ASPHALT (PER DETAIL #8 ON SHEET C803)
8. INSTALL PAVEMENT STRIPING. (PER DETAIL #9 ON SHEET C803 & TOWN STANDARDS)
9. INSTALL VAN ACCESSIBLE PARKING SIGN (PER DETAIL #14 ON SHEET C803)
10. INSTALL ACCESSIBLE PARKING SIGN (PER DETAIL #14 ON SHEET C803)
11. INSTALL ADA PARKING STRIPING (PER DETAIL #9 ON SHEET C803)
12. INSTALL CONCRETE RAMP (PER DETAIL #10 ON SHEET C803)
13. INSTALL STRIPED CROSSWALK
14. SEE MEP SHEETS FOR UTILITY CONNECTIONS
15. STORM STRUCTURE. (SEE SITE DRAINAGE AND UTILITY PLAN FOR MORE INFORMATION)
16. SANITARY STRUCTURE. (SEE SITE DRAINAGE AND UTILITY PLAN FOR MORE INFORMATION)
17. LANDSCAPING / GRASS. (SEE LANDSCAPE PLANS AND DETAILS ON SHEETS L101-L102)
18. INSTALL DUMPSTER ENCLOSURE (PER DETAILS ON SHEET C806)
19. INSTALL PIPE BOLLARD (PER DETAIL #4 ON SHEET C803)
20. INSTALL FLAGPOLE
21. INSTALL TRANSFORMER PAD PER UTILITY
22. GENERATOR BY OTHERS
23. PROPOSED IMPROVEMENTS BY OTHERS UNDER CONSTRUCTION
24. INSTALL CURB & GUTTER PER TOWN STANDARDS
25. INSTALL FIRE HYDRANT
26. INSTALL WATER SERVICE VAULT

SITE IMPROVEMENT GENERAL NOTES:

1. ALL EXCAVATED TRENCHES UNDER PROPOSED PAVED AREAS INCLUDING SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER PROJECT SPECIFICATIONS AND COMPACTED IN LIFTS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVEMENT AT THE SURFACE WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.
2. WHERE NECESSARY, UTILITY SERVICE CONDUITS SHALL BE INSTALLED UNDER PAVED AREAS AND BACKFILLED AS SPECIFIED ABOVE BEFORE PAVEMENT IS CONSTRUCTED. COORDINATE CONDUIT REQUIREMENTS WITH UTILITY COMPANIES AND MECHANICAL CONTRACTORS.
3. FOLLOWING THE COMPLETION OF ALL UNDERGROUND WORK IN PAVED AREAS, AGGREGATE BASE SHALL BE APPLIED AND COMPACTED TO THE THICKNESS INDICATED ON THE APPROPRIATE PAVEMENT DESIGN DETAIL. COMPACT BASE COURSE AT OPTIMUM MOISTURE CONTENT TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D-1557. WHEN THICKNESS OF COMPACTED BASE EXCEEDS 6 INCHES, PLACE MATERIALS IN EQUAL LAYERS, WITH NO LAYER MORE THAN 6 INCHES OR LESS THAN 3 INCHES THICK WHEN COMPACTED. COMPACT WITH A MEDIUM WEIGHT SMOOTH WHEELED ROLLER OR EQUIVALENT, ALONG CURBS, WALLS AND ALL LOCATIONS NOT ACCESSIBLE TO THE ROLLER, COMPACT AGGREGATE BASE WITH HAND OPERATED TAMPERS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. SEE CONSTRUCTION DETAILS FOR PAVEMENT DESIGN INFORMATION.
5. THE CONNECTION OF NEW PAVEMENT TO EXISTING PAVEMENT SHALL MATCH EXISTING GRADES AND PROFILES.
6. PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-150. ONLY ONE BRAND AND MANUFACTURER OF APPROVED CEMENT SHALL BE USED FOR ANY ONE STRUCTURE. REGULAR FINE AND COARSE AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33. ALL WATER USED SHALL BE POTABLE, CLEAN AND FREE FROM OILS, ACIDS, ALKALIS, ORGANIC MATERIAL OR OTHER SUBSTANCES THAT MAY BE DEleterious TO CONCRETE OR STEEL.
7. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. WELDED WIRE FABRIC OR WIRE MESH SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-185. REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH ACI 315. COMPLY WITH AISH RECOMMENDED PRACTICE "PLACING REINFORCING BARS" FOR PLACING AND SUPPORTING REINFORCEMENT.
8. ALL CONCRETE USED ON THIS PROJECT SHALL BE CLASS A STRUCTURAL CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, 6-1/2 BAGS, 2 TO 4 INCH SLUMP RANGE, 5% TO 8% AIR CONTENT. CLASS A CONCRETE SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 211.1. ALL READY MIXED CONCRETE SHALL BE MIXED, DELIVERED, AND PLACED IN ACCORDANCE WITH ASTM C-94.
9. FORMS SHALL BE CONSTRUCTED OF WOOD, PLYWOOD, STEEL, OR OTHER APPROVED MATERIALS AND SHALL BE CONSTRUCTED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE DIMENSIONS AND CONTOURS SHOWN ON THE DRAWINGS. FORM SURFACES SHALL BE SMOOTH AND FREE FROM HOLES, GENTS, SACS, AND OTHER IRREGULARITIES. THE FORMS SHALL BE COATED WITH A NON-STAINING OIL BEFORE CONCRETE IS POURED. REMOVE FORMS A MINIMUM OF 24 HOURS AFTER PLACING CONCRETE.
10. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304. FORMED CONCRETE SHALL BE UNIFORMLY CONSOLIDATED USING A MECHANICAL VIBRATOR. COMPLY WITH THE RECOMMENDATIONS OF ACI 308R FOR COLD WEATHER PLACEMENT AND ACI 308R FOR HOT WEATHER PLACEMENT. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND TO ENSURE PROPER MOISTURE CONTROL DURING CURING.

GEOMETRIC LAYOUT NOTES:

1. SURVEY PREPARED BY:  
HWC ENGINEERING LLC  
135 N PENNSYLVANIA STREET, SUITE 2800  
INDIANAPOLIS, INDIANA 46204  
317-347-5663
2. ALL DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, EDGE OF SIDEWALK, FRONT OF CURB, OR OUTSIDE SURFACE OF BUILDING WALL UNLESS OTHERWISE NOTED.
3. REFER TO BUILDING PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT DETAILS.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED CONSTRUCTION LINE AND GRADE TO ENSURE ACCURATE LAYOUT OF SITE IMPROVEMENTS. DIGITAL FILES OF CONSTRUCTION PLANS ARE AVAILABLE UPON REQUEST.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. ANY PROPERTY CORNER MONUMENT DISTURBED OR DESTROYED DURING CONSTRUCTION ACTIVITY SHALL BE REPLACED BY AN INDIANA LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING BENCHMARKS. IF BENCHMARKS ARE TO BE DISTURBED OR REMOVED AS PART OF THE CONSTRUCTION PLAN ACTIVITY, CONTRACTOR SHALL HAVE A INDIANA LICENSED SURVEYOR ESTABLISH ANOTHER BENCHMARK AT A LOCATION OUT OF HARM'S WAY.
7. ANY DISCREPANCIES IN LAYOUT DIMENSIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH WORK AT THAT LOCATION.

**DELV**  
DESIGN

VERNON  
TOWNSHIP  
FIRE  
DEPARTMENT  
NEW FIRE STATION

ARCHITECT

DELV Design  
212 W 10th St, STE F125  
Indianapolis, IN 46202  
(317) 296-7400

MEP

Advanced Engineering Consultants  
8606 Allisonville Rd, STE 270  
Indianapolis, IN 46250  
(317) 413-5724

STRUCTURAL

CE Solutions, Inc.  
10 Shoshone Dr  
Carmel, IN 46032  
(317) 818-1912

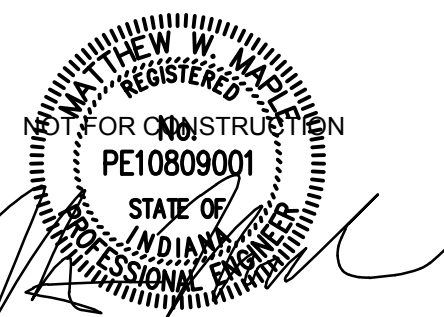
CIVIL

HWC Engineering  
135 N Pennsylvania Street, STE 2800  
Indianapolis, IN 46204  
(317) 347-3663

CONSTRUCTION MANAGER

Garmong Construction Services  
5988 N Michigan Rd  
Indianapolis, IN 46228  
(317) 682-1001

BID PACKAGE 1



No.	Description	Date
1	TAC COMMENTS	04/13/2022
2	ADDENDUM 04	05/17/2022
3	ADDENDUM 05	05/24/2022
4	ADDENDUM 06	06/13/2022

PROJECT #: 21-044  
ISSUE DATE: 04/01/2022  
TLL: Author | MWM: Checker

SITE PLAN

C101