



# **Hall County Regional Planning Commission**

**Wednesday, September 7, 2022  
Regular Meeting**

## **Item F2**

**Redevelopment Plan Area 33 Legacy 34 2023 (north of Husker  
Highway and west of Prairie View Street) Innate Development**

**Staff Contact:**

## Agenda Item #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 26, 2022

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area 33 located north of Husker Highway and west of the Prairie View Street being platted as Legacy 34 Subdivision, in Grand Island, Hall County, Nebraska to support this development. (C-36-22G)*

#### PROPOSAL:

Innate Development LLC is proposing to develop the properties described above for mixed use residential and commercial purposes. The property is zoned a R-2 Low Density Residential though there is an application to change the zoning to RD Residential Development Zone and CD Commercial Development Zone. The future land use map call for development of this property as mixed use commercial that is compatible with the anticipated uses.

#### OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **proposed zoning** and the **future land use plan** for this area within the City of Grand Island. This development will promote housing construction in Grand Island and commercial development that will support both the housing and the hospital to the south..

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for the development of a mix of commercial and residential uses at this location. This proposed development will install, extend and connect to city utilities including sewer and water at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a mixed use development at this location appears to be supported by the plan.



**RECOMMENDATION:**

That the Regional Planning Commission finds that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the City of Grand Island and recommends approval as presented. A resolution is attached for your consideration.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment  
Grand Island CRA Area 33  
Amended August 2022 for Legacy 34 2023**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 33 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 33.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT APPROXIMATELY 200 ACRES OF PROPERTY LOCATED WEST OF PRAIRIEVIEW STREET AND NORTH OF HUSKER HIGHWAY IN SOUTHWESTST GRAND ISLAND FOR THE DEVELOPMENT OF A WALKABLE MIXED USE COMMUNITY (DETACHED SINGLE FAMILY RESIDENTIAL, ATTACHED SINGLE FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL, NEIGHBORHOOD SCALE COMMERCIAL, AND RECREATIONAL USES) WHILE PROTECTING PRESERVING AND ENHANCING THE NATURAL WETLANDS ON THE PROPERTY. THIS WILL BE A MULTI-PHASE DEVELOPMENT WITH A REDEVELOPEMENT PLAN AMENDMENT FOR EACH PHASE OF THE DEVELOPMENT TO BE APPROVED SEPARATELY.

This is a site specific plan for 14.08 acres and the second phase of this development to be referred to as Legacy 34 2023. The Legacy 34 2023 project is located directly east of the Legacy 34 2022 project and will include civic, commercial multifamily residential single family residential and recreational uses. Amenities for the neighborhood and community including hike bike trail extensions, civic center building and green space will also be a part of the Legacy 34 2023 phase of this development.

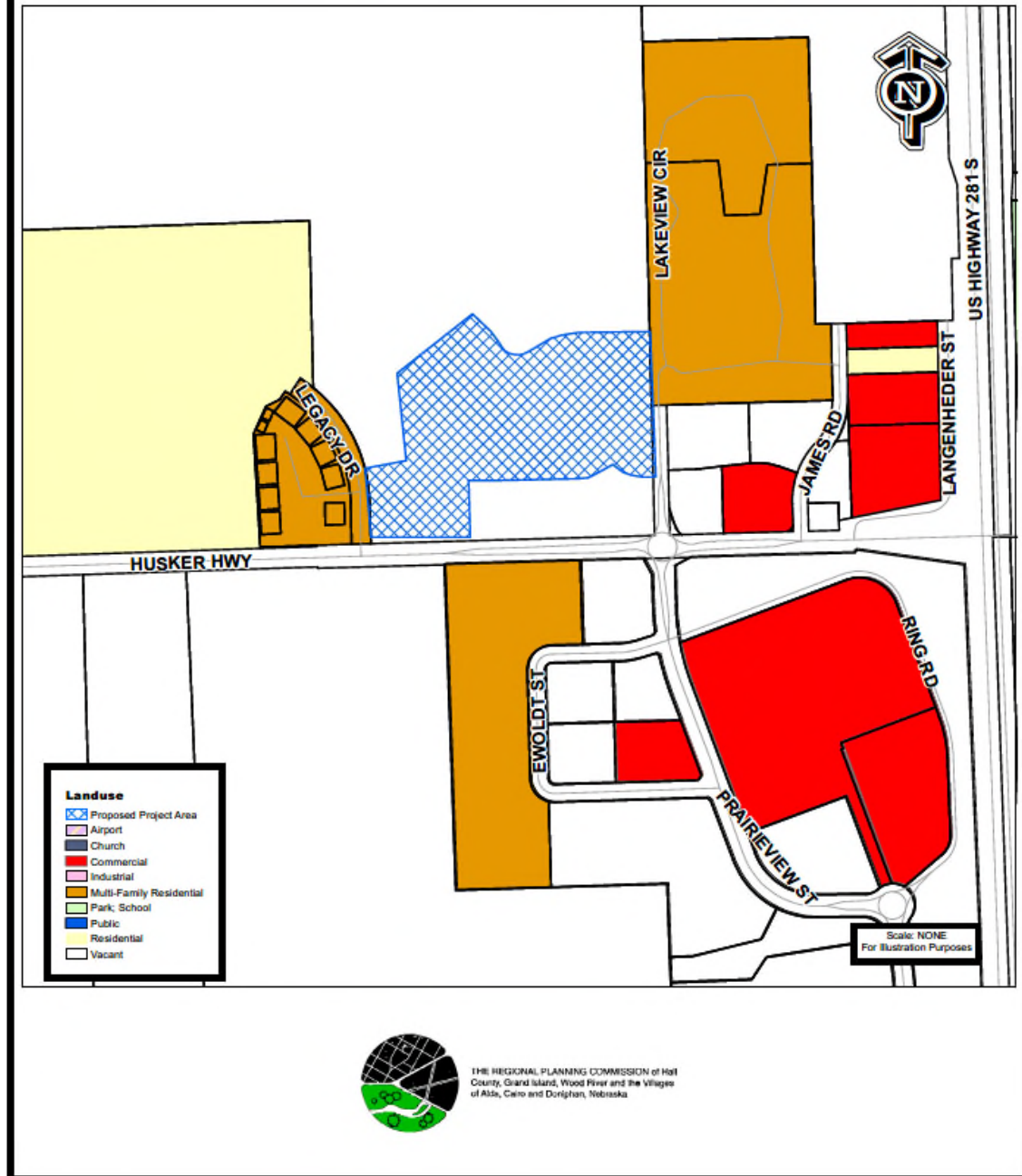
The use of Tax Increment Financing to aid in redevelopment expenses associated with platting and installing the necessary infrastructure (streets, sanitary sewer, water, and storm sewer) for the development of a 7000 square foot civic building, 150 units of apartments in 10 unit buildings, 4 carriage houses and about 11,000 square foot of commercial space planned for a sports bar, ice cream shop and coffee shop. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project feasible as presented this was anticipated with the approval of the general development plan for this property in 2022. The proposed development does not maximize the number of units that can be built on the property but maximizes the livability of the neighborhood by creating a walkable neighborhood with a mix of housing types and recreation features scattered throughout the development. It is anticipated that the Legacy 34 2023 phase of this development will take up to 6 years to complete and that the next phase will likely begin before the last of this one has been developed.

Innate Development 2, LLC has purchased the full 200 acres that will encompass this development. The property was annexed in 2011. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with this project. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over multiple 15 year periods beginning January 1, 2024 towards the allowable costs and associated financing for redevelopment of this property.

TAX INCREMENT FINANCING TO PAY FOR THE REDEVELOPMENT OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:  
Property Description (the “Redevelopment Project Area”)

**Legal Descriptions:** Property to be platted as Legacy 34 Second Subdivision in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  and the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of 25-11-10 (Parcels 400201089 and 400201097) in the City of Grand Island, Hall County, Nebraska.

## TAX INCREMENT FINANCING - PROJECT SITE EXISTING LANDUSE MAP



**Existing Land Use and Subject Property**

**The tax increment on Legacy 34 2023 will be captured for the tax years the payments for which become delinquent in years 2024 through 2046 inclusive. The TIF contract will be structured so it can be amended each year for up to six years to add the buildings to be completed during that year. No single building will be eligible for TIF for a period of more than 15 years.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of the property for a mix of residential and commercial uses in the project area to be permitted as the project progresses.**

**Statutory Pledge of Taxes.**

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract or redevelopment contract amendment, consistent with this Redevelopment Plan. The general plan approved in 2021 anticipated that the whole 200 acre project will be developed in several phases with a redevelopment plan amendment specific to each phase of the development. This is the second of the proposed phases and should be referred to as Legacy 34 2023. The Legacy 34 2023 plan anticipates that buildings constructed each year of the development will constitute new effective date for the purposes of determining the period of fifteen years. Improvements for the overall development may be constructed prior to the development of later phases and eligible expenses from those improvements not covered by early phases may be applied to later phases for reimbursement by TIF funds generated in the later phases. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness,

whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on August 26, 2021.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

**2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]**

Grand Island adopted a Comprehensive Plan on July 13, 2004 and has maintained and amended it since that time. Changes to future land use map in the Grand Island Comprehensive Plan for this project were approved in 2021 with Legacy 34 2022. This phase of the project including the multifamily, single family residential, commercial and civic space is consistent with the planned development for this area shown on the future landuse map as mixed use commercial. **The Hall County Regional Planning Commission held a public hearing at their meeting on September 7, 2022 and passed Resolution 2022-13 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment prior to it being submitted to the CRA for initial consideration.

**3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]**

***a. Land Acquisition:***

This Redevelopment Plan for Area 33 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

***b. Demolition and Removal of Structures:***

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. The future land use map for the 2004 plan was amended in 2021 to show the southern portion of this 200 acres as planned for mixed use commercial. Legacy 34 2023 is within the portion planned for mixed use development. This property is in private ownership. [§18-2103(b) and §18-2111] The general plan approved in 2022 anticipated development of 278 single family detached lots, 25 duplex lots, 53 townhouse/condo lots, 300 units of apartments and 6.3 acres of retail and 9 acres of light industrial backing on to the industrial property to the north across the entire 200 acres. The development of this 14 acres is consistent with that original plan. [§18-2111(5)]

***d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.***

The area is zoned R-2 Low Density Residential zone and M-1 Light Manufacturing Zone. The property has historically been farmed a permitted use in both of those districts. The plan for a mixed use neighborhood at this location will require a mix of zoning changes. New streets and storm drainage are planned throughout the site as part of the development in a manner consistent with the existing development. It is anticipated that TIF revenues will offset the costs of those improvements and that some of these improvements may be built. No changes are anticipated in building codes or ordinances. [§18-2103(b) and §18-2111]

***e. Site Coverage and Intensity of Use***

The proposed development will meet the coverage and intensity of use requirements for each phase of the development as it is approved. The overall planned density of the project is less than would be permitted with no changes. [§18-2103(b) and §18-2111]

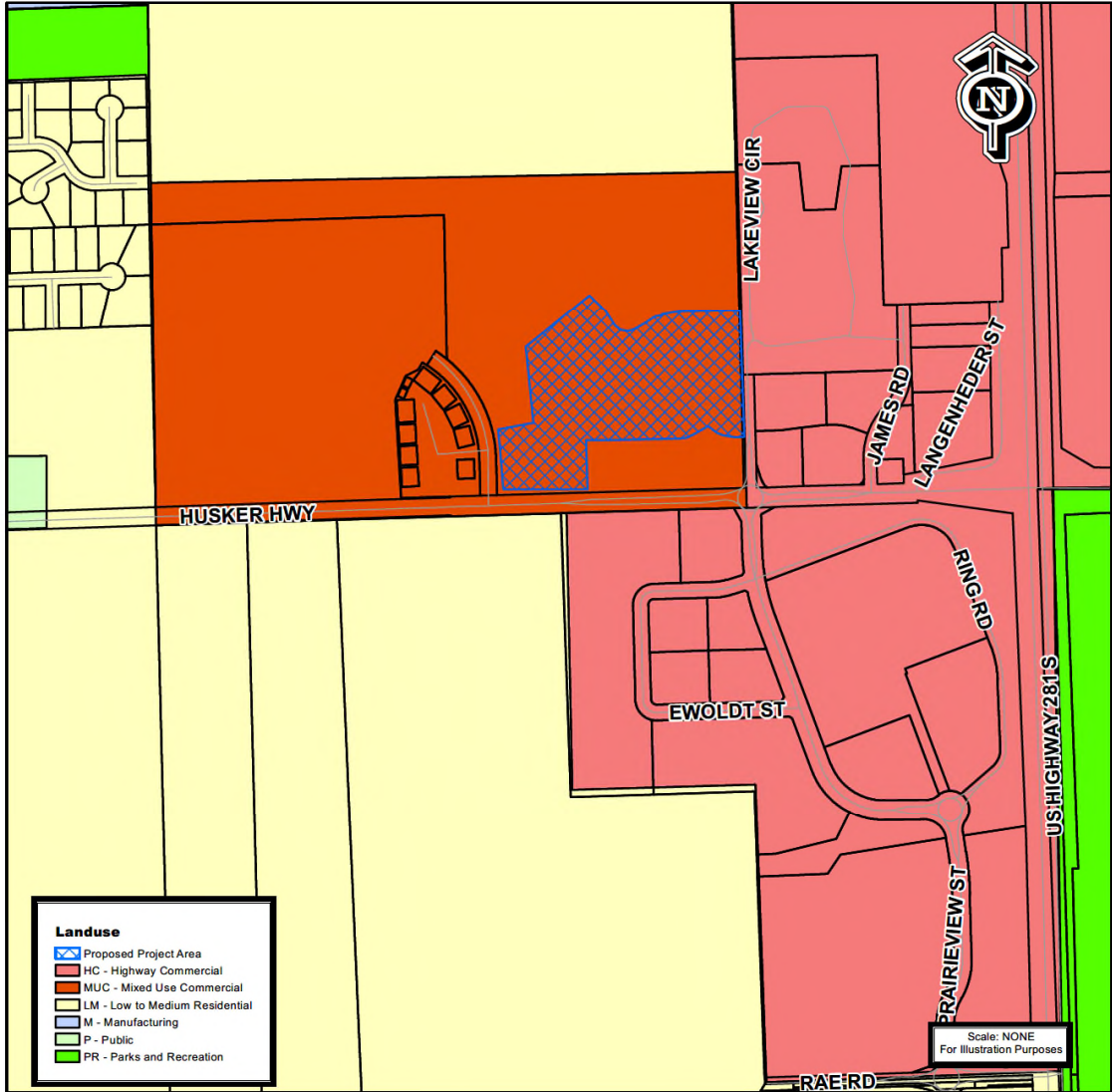
***f. Additional Public Facilities or Utilities***

Sanitary sewer and water are available to support this development. Both sanitary sewer and water will need to be extended throughout the site. TIF revenues will be used to offset the cost of these public utility improvements.

Electric utilities are sufficient for the proposed use of this property. Electric lines will need to be extended throughout the property.

No other publicly owned utilities would be impacted by the development. §18-2103(b) and §18-2111]

# TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

City of Grand Island Future Land Use Map





Proposed layout for Legacy 34 2023 Phase of the Proposed Development in blue located to the east of Legacy 34 2022 in red.

**4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and no relocation is contemplated or necessary. [§18-2103.02]**

**5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]** No members of the authority or staff of the CRA have any interest in this property.

**6. Section 18-2114 of the Act requires that the Authority consider:**

*a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.*

The developer has purchased this property and proposing to use \$220,000 of that purchase price as an eligible expense attributed to the Legacy 34 2023 project. For the Legacy 34 2023 phase the estimated costs of utilities including sanitary sewer, water, storm sewer, electric and gas is \$1,666,875. Site work and grading is expected to cost \$2,612,000. Total cost for paving of public and private streets, public parking, sidewalks and trails is \$3,940,214. It is anticipated that planning activities including design, engineering and architecture for the site will be at least \$1,300,000 and need to be included in Legacy 34 2022 project costs. Other eligible activities including government fees and expenses and legal and contract expenses are expected to be \$100,000. The total of the eligible expenses for this project is estimated by the developer at \$9,839,089.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

***b. Statement of proposed method of financing the redevelopment project.***

The developer will provide all necessary financing for the project. The Authority will assist the Legacy 34 2022 project by granting the sum of \$9,839,089 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2024 through December 2046.

***c. Statement of feasible method of relocating displaced families.***

No families will be displaced as a result of this plan.

**7. Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting

conditions. This will accomplish the goal of increasing the number of residential units, commercial development and recreational opportunities within the City of Grand Island and encouraging infill development.

## **8. Time Frame for Development**

Development of this project is anticipated to begin in the 2022 year. The Legacy 34 2023 phase will likely be built over a six year period between 2022 and 2028 based on market demand. Excess valuation should be available for the Legacy 34 2023 project for 15 years beginning with the 2024 tax year. Additional phases of development are anticipated for the remainder of the project. It is anticipated that the developers will be including TIF in the capital stack of future phases but each future phase will be evaluated with a site specific redevelopment plan prior to contract approval similar to this one.

## **9. Justification of Project**

The 2020 housing study for the City of Grand Island projected that by 2024 we would need an additional 1361 new housing units. Between January 1 of 2020 and June of 2022 permits for 547 new housing units had been issued leaving a need for more than 800 additional units in the next 2 years to meet the anticipated need. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, maintenance of residential units and rents.

**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2019), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$9,839,089 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$20,332,911 in private sector financing; a private investment of \$2.06 for every TIF and grant dollar investment.

Use of Funds.	Source of Funds		
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$ 220,000		\$ 220,000
Building Costs		\$ 20,332,911	\$ 20,332,911
Sewer	\$ 388,000		\$ 388,000
Water	\$ 528,875		\$ 528,875
Electric	\$ 725,000		\$ 725,000
Gas	\$ 25,000		\$ 25,000
Public Streets/Sidewalks/Plaza	\$ 1,629,814		\$ 1,629,814
Private Streets/Public Parking	\$ 2,010,400		\$ 2,010,400
Trails	\$ 300,000		\$ 300,000
Grading/Dirtwork/Fill	\$ 2,612,000		\$ 2,612,000
Demolition			\$ -
Other			\$ -
Architectural & Engineering Fees	\$ 1,300,000		\$ 1,300,000
Financing Fees	\$ 25,000		\$ 25,000
Legal	\$ 50,000		\$ 50,000
Developer Fees			\$ -
Audit Fees	\$ 25,000		\$ 25,000
Contingency Reserve			\$ -
Other			\$ -
<b>Total</b>	<b>\$ 9,839,089</b>	<b>\$ 20,332,911</b>	<b>\$ 30,172,000</b>

**Tax Revenue.** The 14.08 acres of this site to be redeveloped as Legacy 34 2022 is anticipated to have a January 1, 2022, valuation of approximately \$41,325 based on the per acre valuation of the current parcel. Based on the 2021 levy this would result in a real property tax of approximately \$853. It is anticipated that the assessed value will increase by \$30,172,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$655,939 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2023 assessed value (14.08 acres):	\$ 41,235
Estimated value after completion	\$ 30,213,235
Increment value	\$ 30,172,000
Annual TIF generated (estimated)	\$ 655,939
TIF bond issue	\$ 9,839,089

***(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;***

The redevelopment project area currently has an estimated valuation of \$41,235. The proposed redevelopment will create additional valuation of \$30,172,000 over the course of the next six years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing 154 additional housing units, neighborhood commercial space and recreational trail connections and opportunities. The tax shift from this project will be equal to the total of the bond principal of \$9,839,089 if fully funded and any associated interest on the bond to be assigned with contract approval.

***(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;***

Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. This is infill development with services connecting to existing line with capacity. This development is likely to result in a larger number of students in the Gates Elementary School service area. Fire and police protection are available and should not be negatively impacted by this development though there will be some increased need for officers and fire fighters as the City continues to grow whether from this project or others.

Housing of the type proposed in Legacy 34 2023 (1 and 2 bedroom apartments) is less likely to attract families to the neighborhood than the single family detached housing proposed for later phases of this project. Overall there will be a net increase in the number of students attending the Grand Island Public School system as a result of this development.

***(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;***

This will provide additional housing options for the residents of Grand Island. The National Homebuilders Association estimates that each new single family home is the equivalent of 2.5 full time equivalent jobs and each unit of multifamily housing results in an FTE of 1.16 job. An average of 25 apartments and 1 carriage house would produce about 31 FTE's per year for the next 6 years plus additional FTE's for the commercial space that is proposed.

***(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and***

This project will not have a negative impact on other employers different from any other expanding business within the Grand Island area. Grand Island does have tight labor market and part of that is due to the availability and cost of housing. This development may help alleviate some of those pressures.

***(e) Impacts on student populations of school districts within the City or Village:***

**This development will have an impact on the Grand Island School system and will likely result in additional students at both the elementary and secondary school levels.**

The average number of persons per household in Grand Island for 2015 to 2019 according to the American Community Survey is 2.61. 173 additional households would house 402 people. According to the 2010 census 19.2% of the population of Grand Island was over 4 years old and under 18 years old. 2020 census number for this population cohort are not yet available but 27.6% of the 2021 population is less than 18 years of age this is the same percentage as the under 18 age cohort in 2010. If the averages hold it would be expected that there would be an additional 77 school age children generated by this development. Given the nature of the units (150- 1 and 2 bedroom apartments) proposed for Legacy 34 2023 these numbers are likely to be significantly less than for detached single family development. If this develops at a rate of 25 unit per year for 6 years approximately 13 children could be added to the school age population every year with this development. These 13 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics<sup>1</sup> the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally. The Grand Island Public School System was notified on August 4, 2022 that the CRA would be considering this application at their August 10, 2022 meeting.

***(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.***

This project is consistent the goals of the 2020 Housing Study for the City of Grand Island to create more than 1300 new dwelling units by 2024. Based on the permits between January of 2020 and June of 2022 there are 547 units of housing that have been permitted. More than 750 units still need to be built before the end of 2024 to meet the projected need. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

**Time Frame for Development**

Development of the Legacy 34 2023 project is anticipated to be completed during between the Spring of 2023 and the end of 2028. The base tax year should be calculated on the value of the property as of January 1, 2023 for the first phase with each phase based on the preceding year's valuation of the property included in the amendment for that year. Excess valuation should be available for this project beginning in 2024 with taxes due in 2025. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on each property or an amount not to exceed \$9,839,089 the projected amount of increment based upon the anticipated value of the project and current tax rate.

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<sup>1</sup> [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?ID2=3100016](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016)

This is the second phase of this development just over 42 acres of the full 200 acres will be subject to redevelopment contracts upon final approval of this plan and the associated contracts. It is anticipated that full development of the 200 acre site will take a minimum of 15 years though it could take as long as 30 or more based on average development in Grand Island. Each additional project will be brought forward as an amendment in a format similar to this amendment.





Legacy 34 Village Center Concept Sketch



EXTERIOR MATERIALS KEY:

- 1 QUEEN SIZE BRICK VENEER
- 2 BRICK VENEER SOLDIER-HEADER COURSE
- 3 BRICK VENEER SILL
- 4 BLOKED WOOD CAP
- 5 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- 6 1/4 VERTICAL BATTERS (PAINTED) SIZE AS NOTED
- 7 FIBER CEMENT 1" EXPOSURE LAP SIDING
- 8 PAINTED 1/4 TRIM (SMOOTH FINISH) - SIZE AS NOTED
- 9 PAINTED 3/4 CAP OVER 3/4x8 BASE TRIM (SMOOTH FINISH)
- 10 PAINTED GARAGE DOOR COLUMNS - SIZE AS NOTED
- 11 PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
- 12 DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
- 13 SCREEN
- 14 ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
- 15 PRE-FINISHED ALUMINUM K-STYLE GUTTER
- 16 ROOF RIDGE VENT - REFER TO ROOF PLAN
- 17 PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES, VALLEY FLASH AT ALL VALLEYS
- 18 COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- 19 PAINTED FIBERGLASS OR STEEL DOOR
- 20 PAINTED ENTRY DOOR w/ TEMPERED GLAZING
- 21 OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- 22 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- 23 KNOX BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECESSED MODEL AT HAZARDOUS & ACCESSIBLE LOCATION OR KNOX BOX PRIOR TO INSTALLATION ON BUILDING
- 24 ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS
- 25 PAINTED WOOD BRACKETS

NOTES:

- 1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
- 2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO 'SHINGLE VENT III'.
- 3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS, COLORS AS SELECTED BY ARCHITECT.
- 4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM UNO.
- 5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS. REFER TO THE ELECTRICAL DRAWINGS.
- 6. FURNISH & INSTALL PRE-FINISHED ALUMINUM 2" FLASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE
- 7. BATHROOM & CLOSET DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
- 8. PROVIDE 3/16 INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
- 9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
- 10. REFER TO SHEET A302 FOR WINDOW AND GLAZING NOTES.

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION	GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	*****	
B	3'-0" x 3'-0"	FIXED	*****	
C	NOT USED			
D	2'-6" x 5'-4"	SINGLE HUNG	YES	
E	(2) 2'-6" x 5'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	*****	
G	NOT USED			
H	3'-0" x 5'-4"	SINGLE HUNG	*****	
I	(2) 3'-0" x 5'-4"	SINGLE HUNG	*****	
J	(2) 3'-0" x 2'-0" TRAM OVER (2) 3'-0" x 5'-4"	SINGLE HUNG	*****	
K	3'-0" x 6'-0"	SINGLE HUNG	*****	
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	*****	
M	3'-0" x 2'-0" TRAM OVER (2) 3'-0" x 6'-0"	SINGLE HUNG	*****	
N	3'-0" x 2'-0" TRAM OVER (2) 3'-0" x 6'-0"	SINGLE HUNG	*****	

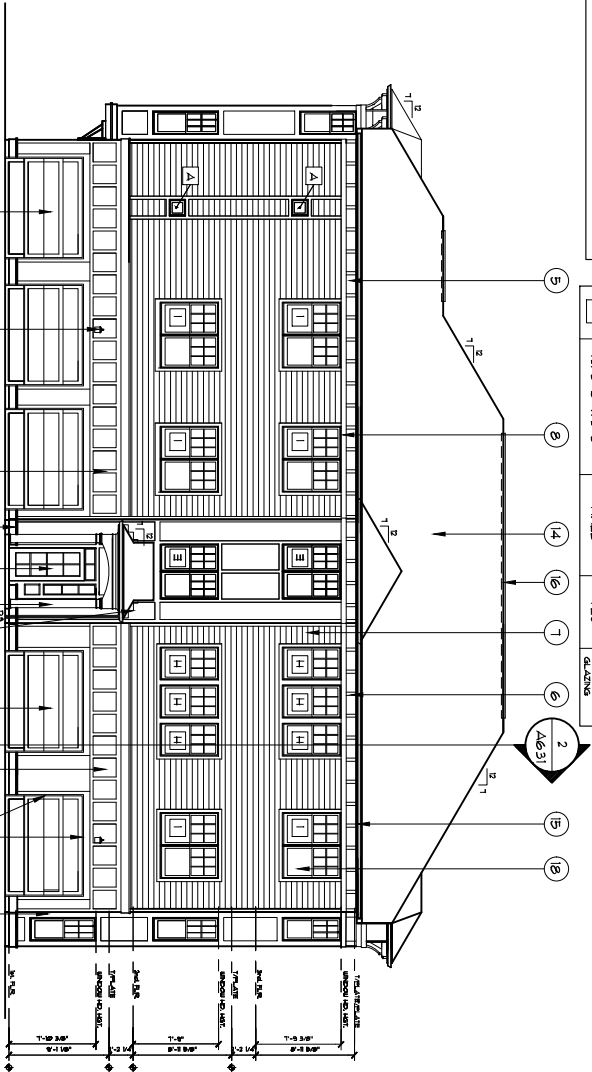
REFER TO SHEET A302 FOR WINDOW AND GLAZING NOTES

BUILDING ELEVATIONS KEY:

- A WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- T TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED
- 1 DENOTES PRELIMINARY UNITS REQUIRED TO HAVE ACCESSIBLE OPERATING MECHANISMS CORRELATING WITH FLOOR PLANS FOR ADDITIONAL NOTATIONS.
- \* DENOTES DRYER VENT ON EXTERIOR WALL. IF SHOWN ON BUILDING ELEVATIONS, ALIGN OR GROUP WITH FILE VENTS - REFER TO MECHANICAL DWGS.
- 1 DENOTES RIDGE VENT

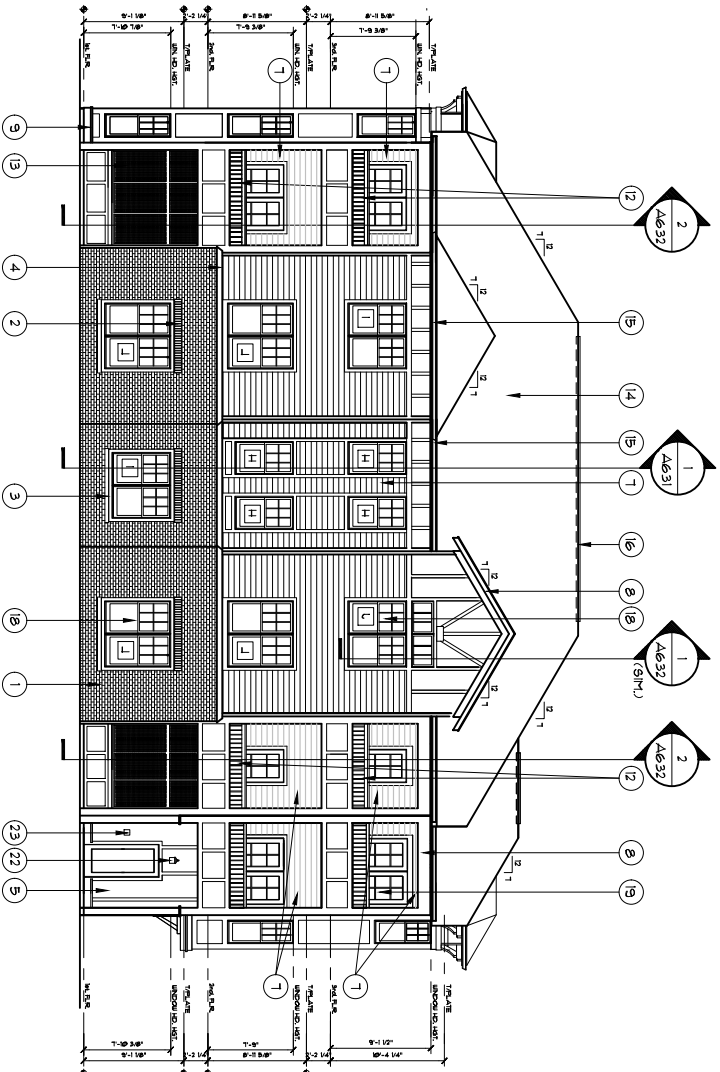
DOOR TRANSOM SCHEDULE

TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
T1	3'-0" x 1'-0"	FIXED	YES	GLASS UNIL. GLAZING
T2	3'-0" x 2'-0"	FIXED	YES	GLASS UNIL. GLAZING
T3	(2) 3'-0" x 1'-0"	FIXED	YES	GLASS UNIL. GLAZING
T4	(2) 3'-0" x 2'-0"	FIXED	YES	GLASS UNIL. GLAZING
T5	3'-0" x 2'-0"	FIXED	YES	GLASS UNIL. GLAZING
T6	(2) 3'-0" x 2'-0"	FIXED	YES	GLASS UNIL. GLAZING



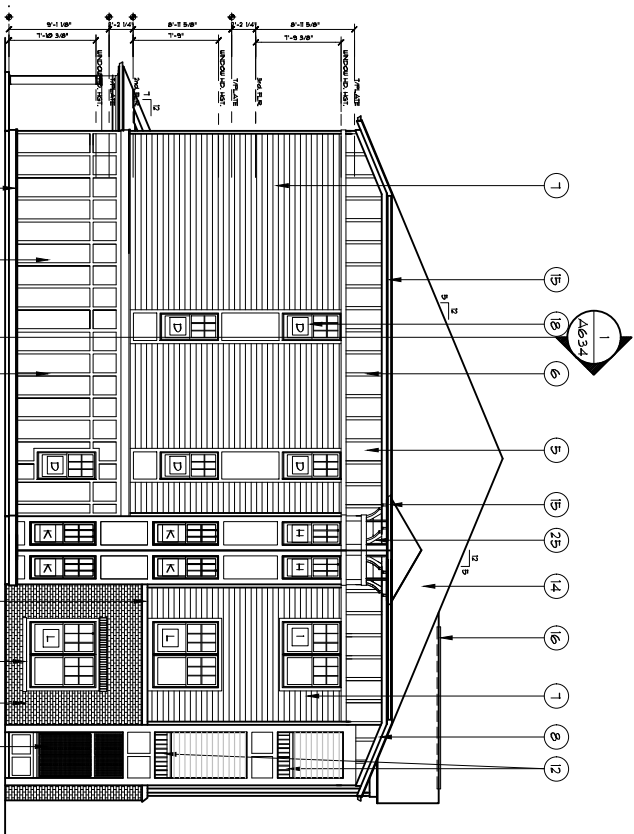
BUILDING 'A-1' MIRROR  
- REAR ELEVATION

SCALE: 1/8"=1'-0"



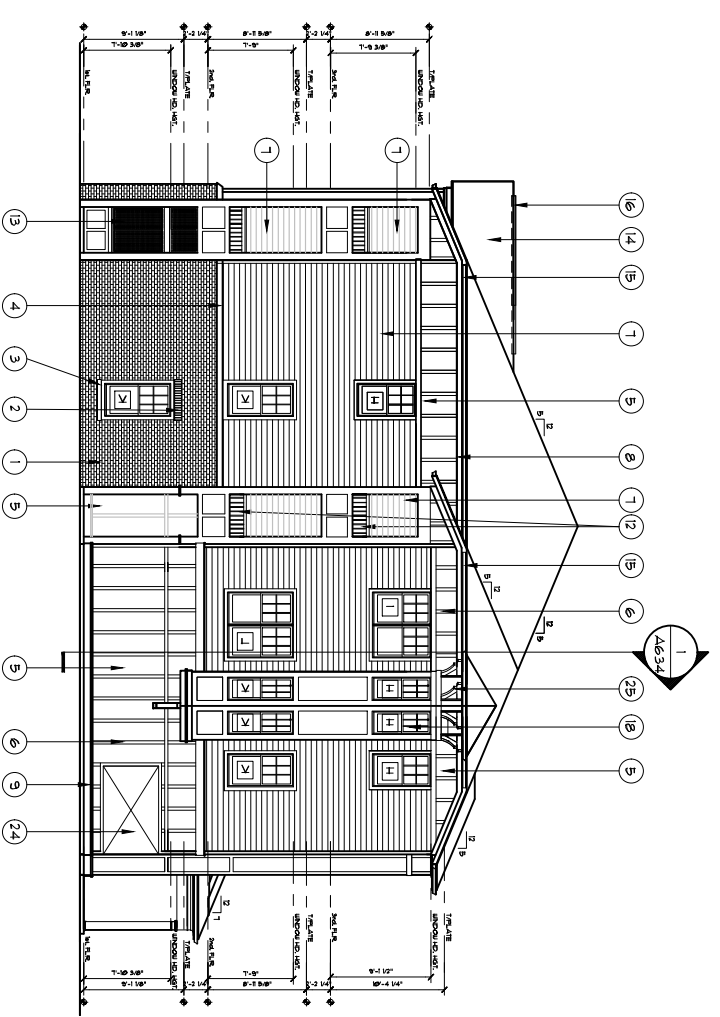
BUILDING 'A-1' MIRROR  
- FRONT ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 'A-1' MIRROR  
- LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 'A-1' MIRROR  
- RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

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REVISIONS

REVISION #  
12/1/21

LEGACY 34  
BUILDING 'A-1' MIRROR  
BUILDING ELEVATIONS/ NOTES

DATE: 08/11/20  
SHEET NO.  
A301M

EXTERIOR MATERIALS KEY:

- 1. QUEEN SIZE BRICK VENEER
- 2. BRICK VENEER SOLDIER HEADER COURSE
- 3. BRICK VENEER SILL
- 4. BLOKED WOOD CAP
- 5. PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- 6. FIBER CEMENT 1" EXPOSURE LAP SIDING
- 7. PAINTED 1/2" TRIM (SMOOTH FINISH) - SIZE AS NOTED
- 8. PAINTED 3/4" CAP OVER 3/4"X8 BASE TRIM (SMOOTH FINISH)
- 9. PAINTED GARAGE DOOR LAMINATE - SIZE AS NOTED
- 10. PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
- 11. DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
- 12. SCREEN
- 13. ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
- 14. PRE-FINISHED ALUMINUM K-STYLE GUTTER
- 15. ROOF RIDGE VENT - REFER TO ROOF PLAN
- 16. PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES, VALLEY FLASH AT ALL VALLEYS
- 17. COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- 18. PAINTED FIBERGLASS OR STEEL DOOR
- 19. PAINTED ENTRY DOOR w/ TEMPERED GLAZING
- 20. OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- 21. LIGHT FIXTURE - REFER TO ELEC. DRAWINGS
- 22. KNOX BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECESSED MODEL AT LABORATORY & INDICATE LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
- 23. ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS
- 24. PAINTED WOOD BRACKETS

NOTES:

- 1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
- 2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO 'SHINGLE VENT II'.
- 3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS, COLORS AS SELECTED BY ARCHITECT.
- 4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM UNLESS OTHERWISE NOTED.
- 5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS. REFER TO THE ELECTRICAL DRAWINGS.
- 6. FURNISH & INSTALL PRE-FINISHED ALUMINUM Z-FLASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE.
- 7. BATHROOM & CLOTHES DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
- 8. PROVIDE 3/16" INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED ON BUILDING ELEVATIONS.
- 9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
- 10. REFER TO SHEET A232 FOR WINDOW AND GLAZING NOTES.

WINDOW SCHEDULE

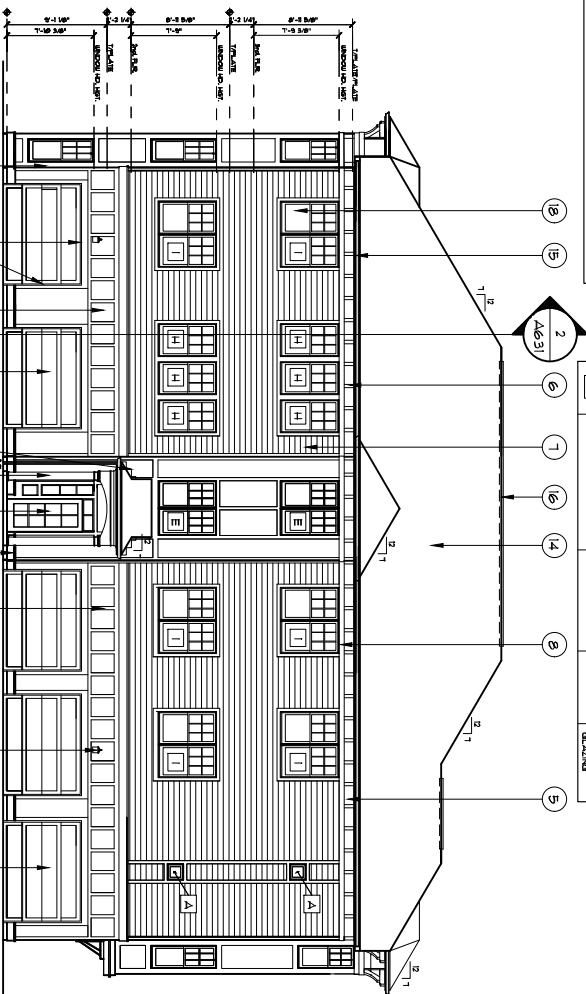
TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	*****	
B	3'-0" x 3'-0"	FIXED	*****	
C	NOT USED*			
D	2'-6" x 5'-4"	SINGLE HUNG	YES	
E	(2) 2'-6" x 5'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	*****	
G	NOT USED*			
H	3'-0" x 5'-4"	SINGLE HUNG	*****	
I	(2) 3'-0" x 5'-4"	SINGLE HUNG	*****	
J	(2) 3'-0" x 2'-0" TRANSOM OVER (2) 3'-0" x 5'-4"	SINGLE HUNG	*****	
K	3'-0" x 6'-0"	SINGLE HUNG	*****	
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	*****	
M	3'-0" x 2'-0" TRANSOM OVER 3'-0" x 6'-0"	SINGLE HUNG	*****	
N	3'-0" x 2'-0" TRANSOM OVER 3'-0" x 6'-0"	SINGLE HUNG	*****	

REFER TO SHEET A232 FOR WINDOW AND GLAZING NOTES

BUILDING ELEVATIONS KEY:

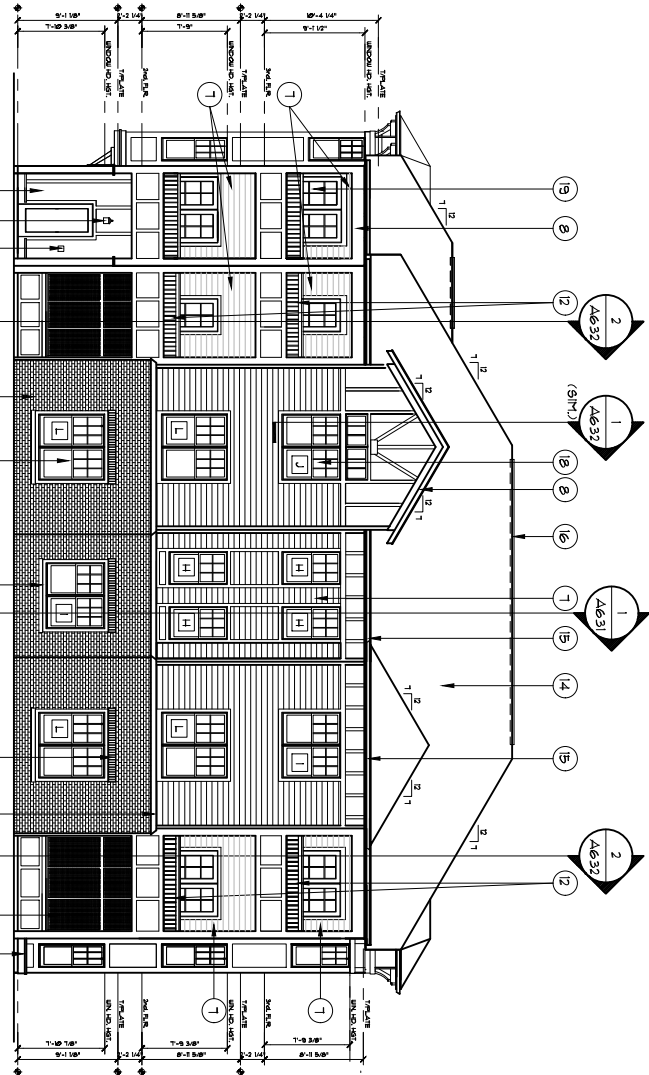
- A. WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS AND COMPLEX FLOOR PLANS WHERE INDICATED
- 1. DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED
- 2. DENOTES PRE-PAINTED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE CORRELATING WITH FLOOR PLANS FOR ADDITIONAL NOTATIONS
- 3. DENOTES FIBER VENT ON EXTERIOR WALL IF SHOWN ON BUILDING ELEVATIONS, ALONG OR GROUP MULTIPLE VENTS - REFER TO TECHNICAL DATA
- 4. DENOTES RIDGE VENT

DOOR TRANSOM SCHEDULE				
TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
T1	3'-0" x 1'-0"	FIXED	YES	GLASS WALL GLAZING
T2	3'-0" x 2'-0"	FIXED	YES	GLASS WALL GLAZING
T3	(2) 3'-0" x 1'-0"	FIXED	YES	GLASS WALL GLAZING
T4	(2) 3'-0" x 2'-0"	FIXED	YES	GLASS WALL GLAZING
T5	3'-0" x 2'-0"	FIXED	YES	GLASS WALL GLAZING
T6	(2) 3'-0" x 2'-0"	FIXED	YES	GLASS WALL GLAZING



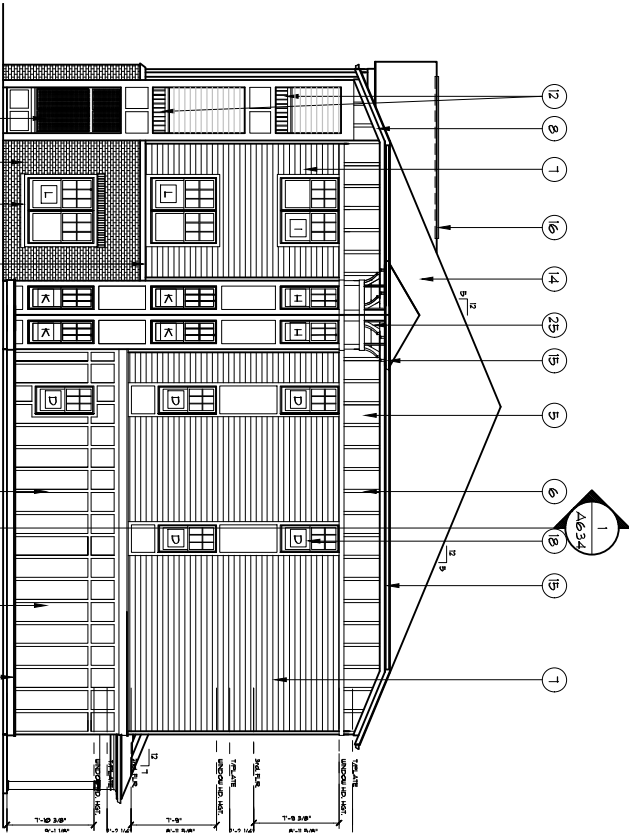
BUILDING 'A-1'  
-REAR ELEVATION

SCALE: 1/8"=1'-0"



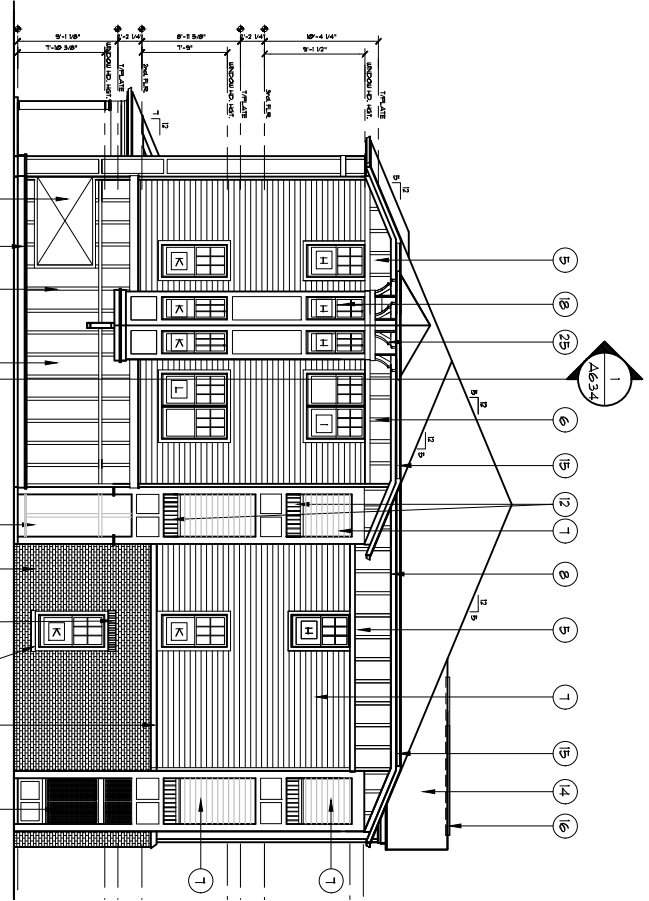
BUILDING 'A-1'  
-FRONT ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 'A-1'  
-RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 'A-1'  
-LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

LEGACY 34  
BUILDING 'A-1'

BUILDING ELEVATIONS/ NOTES

REVISIONS

REVISION #	DATE
1	12/1/21

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DATE: 08/14/20

SHEET NO.  
A301

EXTERIOR MATERIALS KEY:

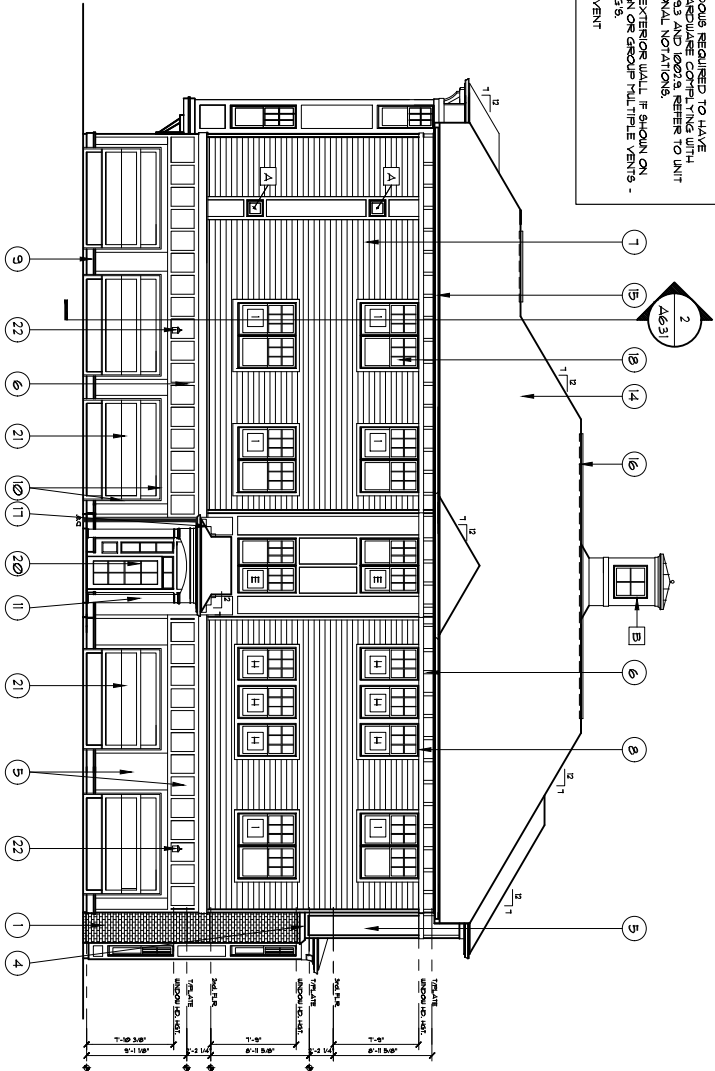
- 1 QUEEN SIZE BRICK VENEER
- 2 BRICK VENEER SOLDIER HEADER COURSE
- 3 BRICK VENEER SILL
- 4 BLOTTED WOOD CAP
- 5 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- 6 1/2 VERTICAL BATTERS (PAINTED) SIZE AS NOTED
- 7 FIBER CEMENT 1" EXPOSURE LAP SIDING
- 8 PAINTED 1/2 TRIM (SMOOTH FINISH) - SIZE AS NOTED
- 9 PAINTED 3/4 CAP OVER 3/4x8 BASE TRIM (SMOOTH FINISH)
- 10 PAINTED GARAGE DOOR LAMBS 1 HEAD TRIM
- 11 PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
- 12 DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
- 13 SCREEN
- 14 ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
- 15 PRE-FINISHED ALUMINUM K-STYLE GUTTER
- 16 ROOF RIDGE VENT - REFER TO ROOF PLAN
- 17 PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINEB, VALLEY FLASH AT ALL VALLEYS
- 18 COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- 19 PAINTED FIBERGLASS OR STEEL DOOR
- 20 PAINTED ENTRY DOOR w/ TEMPERED GLAZING
- 21 OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- 22 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- 23 KNOX BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECESSED MODEL AT HAZARDOUS 1/2 PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
- 24 ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS
- 25 PAINTED WOOD BRACKETS

NOTES:

- 1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
- 2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO 'SHINGLE VENT 11'.
- 3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS, COLORS AS SELECTED BY ARCHITECT.
- 4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM UNDO.
- 5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS. REFER TO THE ELECTRICAL DRAWINGS.
- 6. FURNISH & INSTALL PRE-FINISHED ALUMINUM 2" FLASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE.
- 7. BATHROOM & CLOTHES DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
- 8. PROVIDE 2x6 INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
- 9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
- 10. REFER TO SHEET A202 FOR WINDOW AND GLAZING NOTES.

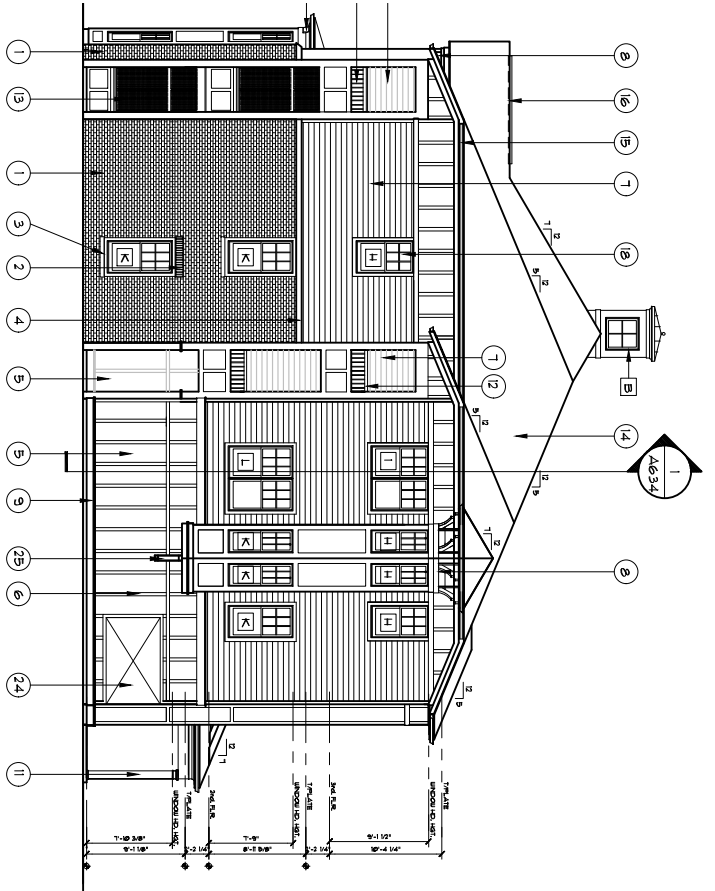
BUILDING ELEVATIONS KEY:

- A WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- T DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED
- 1 DENOTES PRE-PANED WINDOW UNITS WHERE INDICATED. THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS DENOTES PRE-PANED WINDOW UNITS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE CORRELATING WITH FLOOR PLANS FOR ADDITIONAL NOTATIONS.
- \* DENOTES DRYER VENT ON EXTERIOR WALL IF SHOWN ON BUILDING ELEVATIONS. ALIAS OR GROUP MULTIPLE VENTS - REFER TO TECHNICAL DATA.
- 1 DENOTES RIDGE VENT



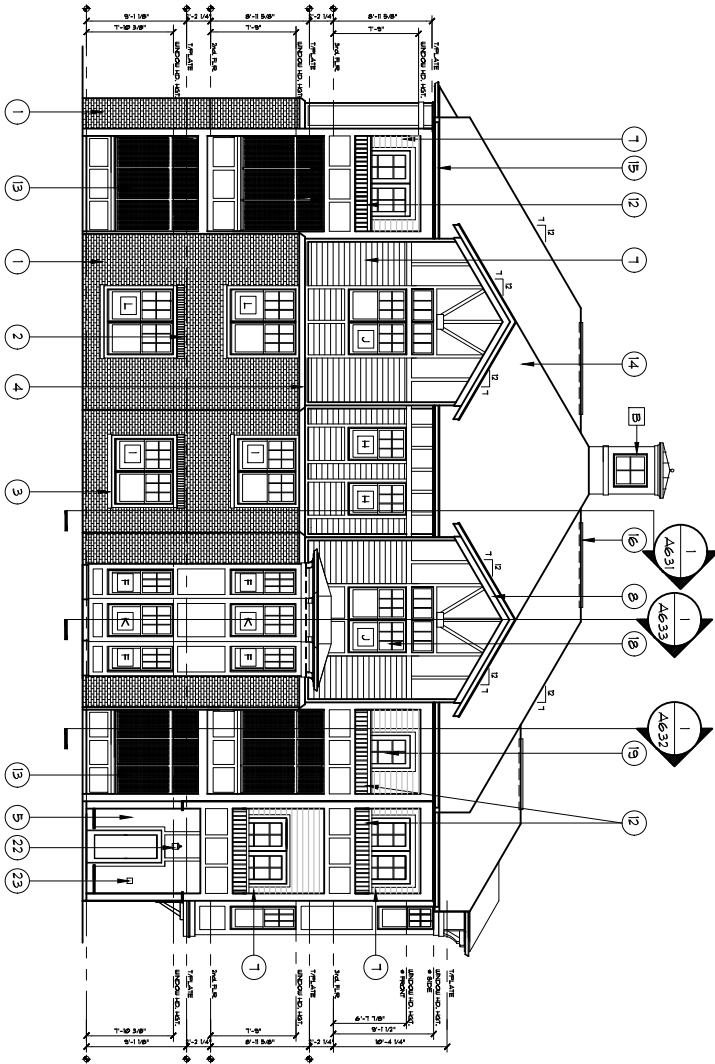
BUILDING 'A-2'  
-REAR ELEVATION

SCALE: 1/8"=1'-0"



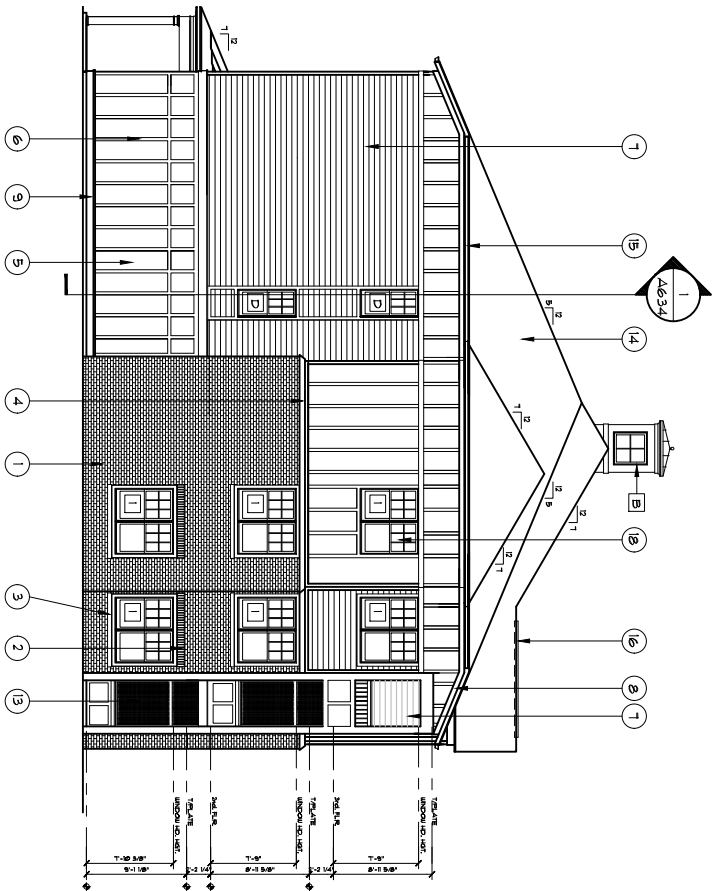
BUILDING 'A-2'  
-RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 'A-2'  
-FRONT ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 'A-2'  
-LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

DATE: 11/05/21  
SHEET NO.  
A302

LEGACY 34  
BUILDING 'A-2'  
BUILDING ELEVATIONS/ NOTES

REVISIONS  
REVISION #  
12/1/21

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EXTERIOR MATERIALS KEY:

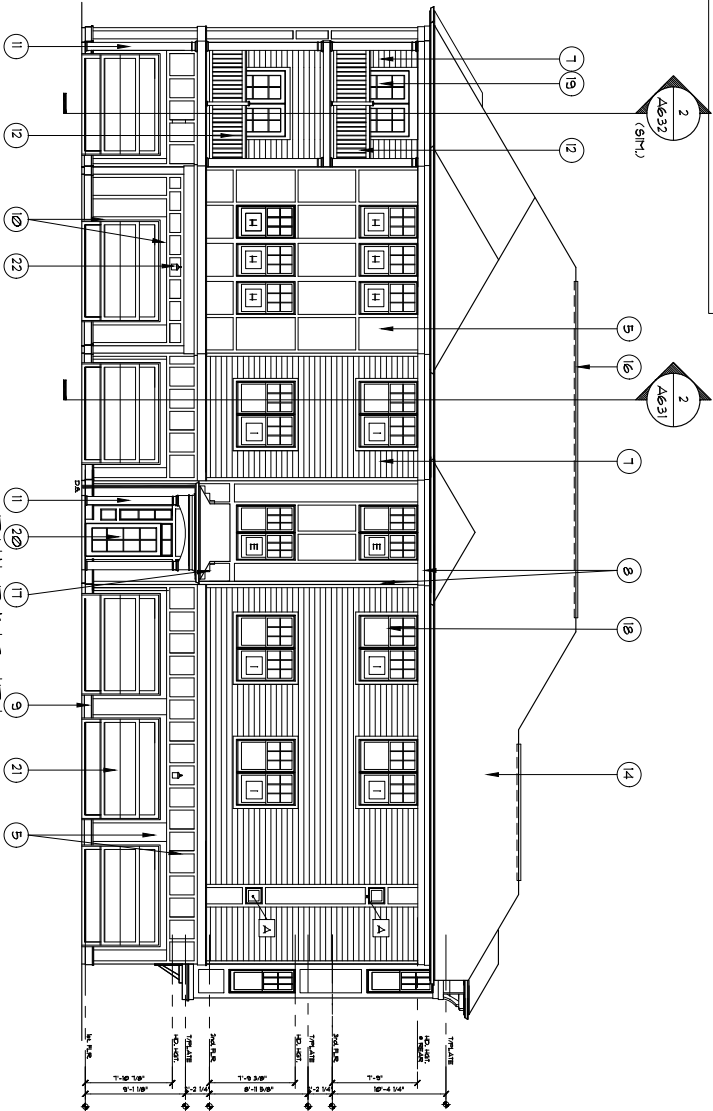
- 1 GREEN SIZR BRICK VENEER
- 2 BRICK VENEER SOLDIER HEADER COURSE
- 3 BRICK VENEER SILL
- 4 SLOPED WOOD CAP
- 5 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- 6 VERTICAL BATTING (PAINTED) SIZE AS NOTED
- 7 FIBER CEMENT 1" EXPOSURE LAP SIDING
- 8 PAINTED 1/4 TRIM (SMOOTH FINISH) - SIZE AS NOTED
- 9 PAINTED 3/4 CAP OVER 3/4x8 BASE TRIM (SMOOTH FINISH)
- 10 PAINTED GARAGE DOOR LAMB 4 HEAD TRIM
- 11 PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
- 12 DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
- 13 SCREEN
- 14 ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
- 15 PRE-FINISHED ALUMINUM K-STYLE GUTTER
- 16 ROOF RIDGE VENT - REFER TO ROOF PLAN
- 17 PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINE8 VALLEY FLASH ALL VALLEYS
- 18 COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- 19 PAINTED FIBERGLASS OR STEEL DOOR
- 20 PAINTED ENTRY DOOR w/ TYPED GLAZING
- 21 OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- 22 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- 23 ROOF SOFFIT NO. 148 DIRECTED BY LOCAL FIRE DEPARTMENT PROVIDE RECEIVED MODEL AT TANKERY 4 SURFACE MOUNT MODEL AT OTHER AREAS CONSENT EXACT INSTALLATION ON BUILDING
- 24 ELECTRIC TRIER BASE - REFER TO ELECTRICAL DRAWINGS
- 25 PAINTED WOOD BRACKETS

NOTES:

- 1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
- 2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO SINGLE VENT 11".
- 3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLORS AS SELECTED BY ARCHITECT.
- 4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM W/DO.
- 5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS REFER TO THE ELECTRICAL DRAWINGS.
- 6. FINISH 4 INSTALL PRE-FINISHED ALUMINUM 2-FASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE
- 7. BATHROOM 4 CLOSET8 DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
- 8. PROVIDE 1/48 INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
- 9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
- 10. REFER TO SHEET A301 FOR WINDOW AND GLAZING NOTES.

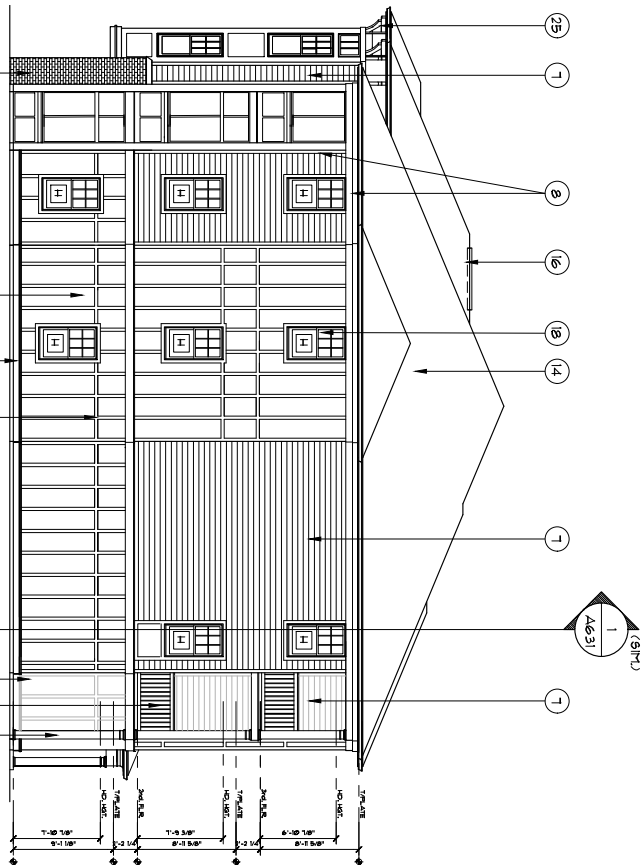
BUILDING ELEVATIONS KEY:

- A WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)
- 1 DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED ON ELEVATIONS (UNLESS OTHERWISE NOTED ON THE BUILDING ELEVATIONS SHEETS AND/OR FLOOR PLANS)
- \* DENOTES PERSONATED WINDOW REQUIRED TO HAVE GLAZING SYSTEMS (UNLESS OTHERWISE NOTED WITH LOCAL/ AHTI SECTION 3003 AND 3003A REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTATIONS.
- DENOTES DRYER VENT ON EXTERIOR WALL IF SHOWN ON BUILDING ELEVATIONS. ALIGN OR GROUP MULTIPLE VENTS - REFER TO TECHNICAL D048.
- DENOTES RIDGE VENT



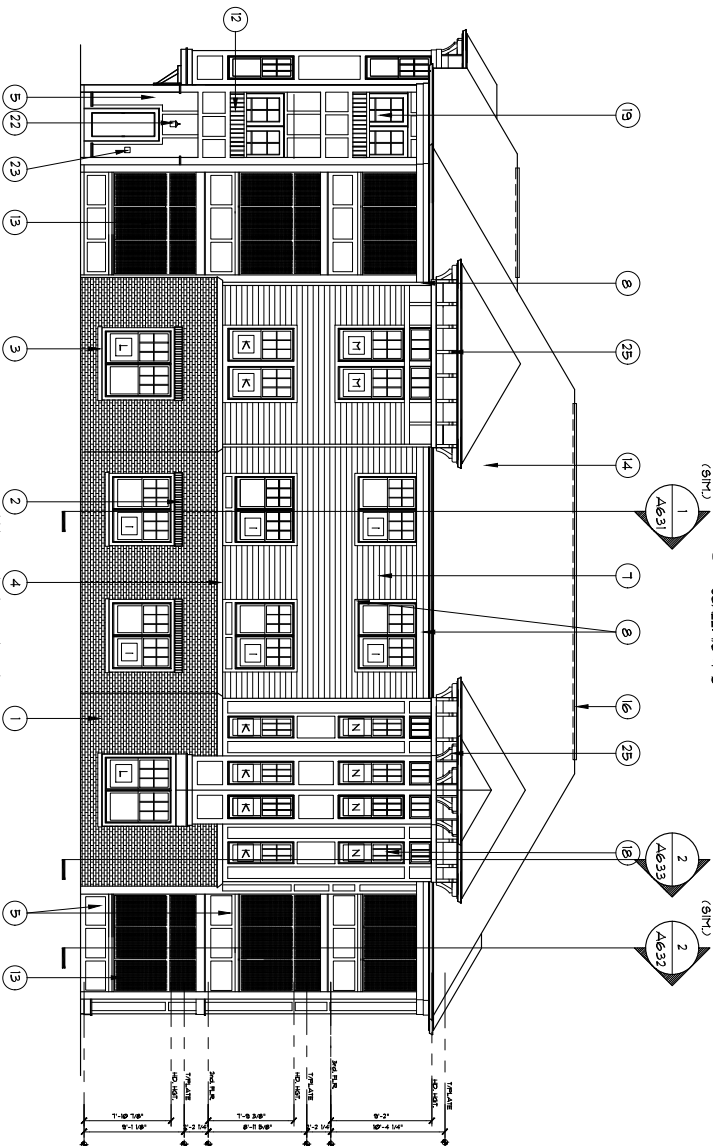
BUILDING 'B'  
-REAR ELEVATION

SCALE: 1/8"=1'-0"



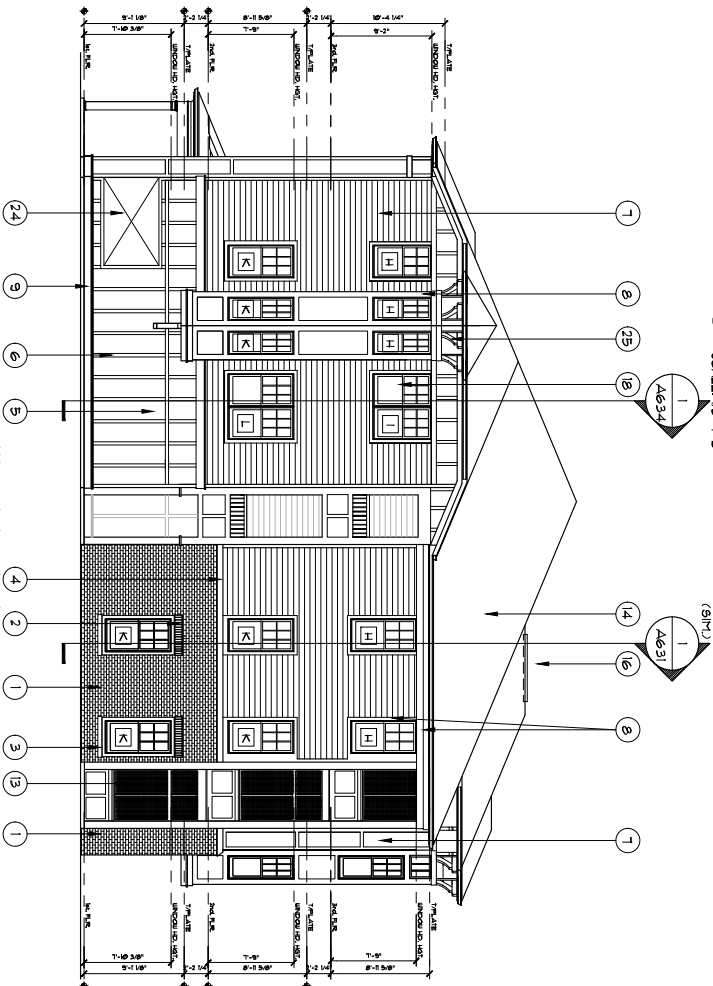
BUILDING 'B'  
-RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 'B'  
-FRONT ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 'B'  
-LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

WINDOW SCHEDULE			
TYPE	SIZE	DESCRIPTION	REMARKS
A	1'-6" x 1'-6"	FIXED	TEMPERED GLAZING
B	3'-0" x 3'-0"	FIXED	*****
C	NOT USED		
D	2'-6" x 3'-4"	SINGLE HUNG	YES
E	(2) 2'-6" x 3'-4"	SINGLE HUNG	YES
F	2'-6" x 6'-0"	SINGLE HUNG	*****
G	NOT USED		
H	3'-0" x 3'-4"	SINGLE HUNG	*****
I	(2) 3'-0" x 3'-4"	SINGLE HUNG	*****
J	(2) 3'-0" x 2'-0" TRIM OVER (2) 3'-0" x 3'-4"	SINGLE HUNG	*****
K	3'-0" x 6'-0"	SINGLE HUNG	*****
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	*****
M	3'-0" x 2'-0" TRIM OVER 3'-0" x 6'-0"	SINGLE HUNG	*****
N	3'-0" x 2'-0" TRIM OVER 3'-0" x 6'-0"	SINGLE HUNG	*****

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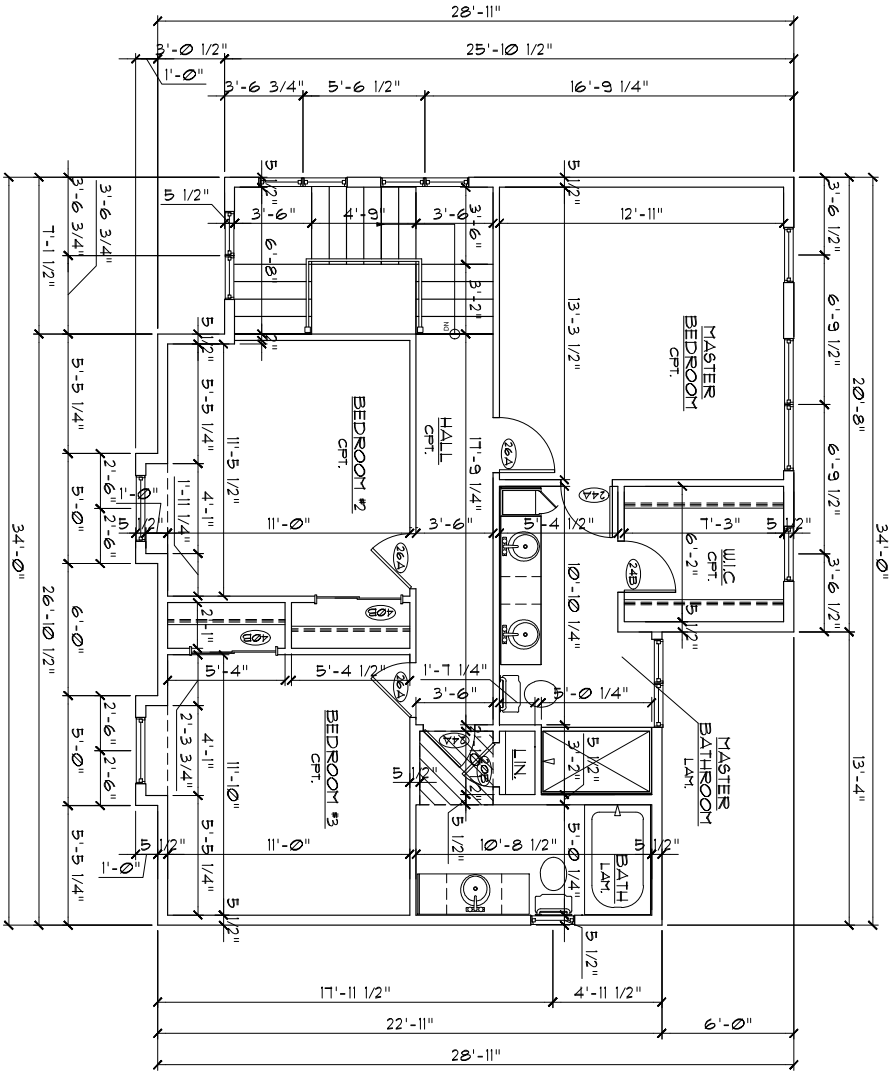
REVISIONS

REVISION #1  
12/17/21

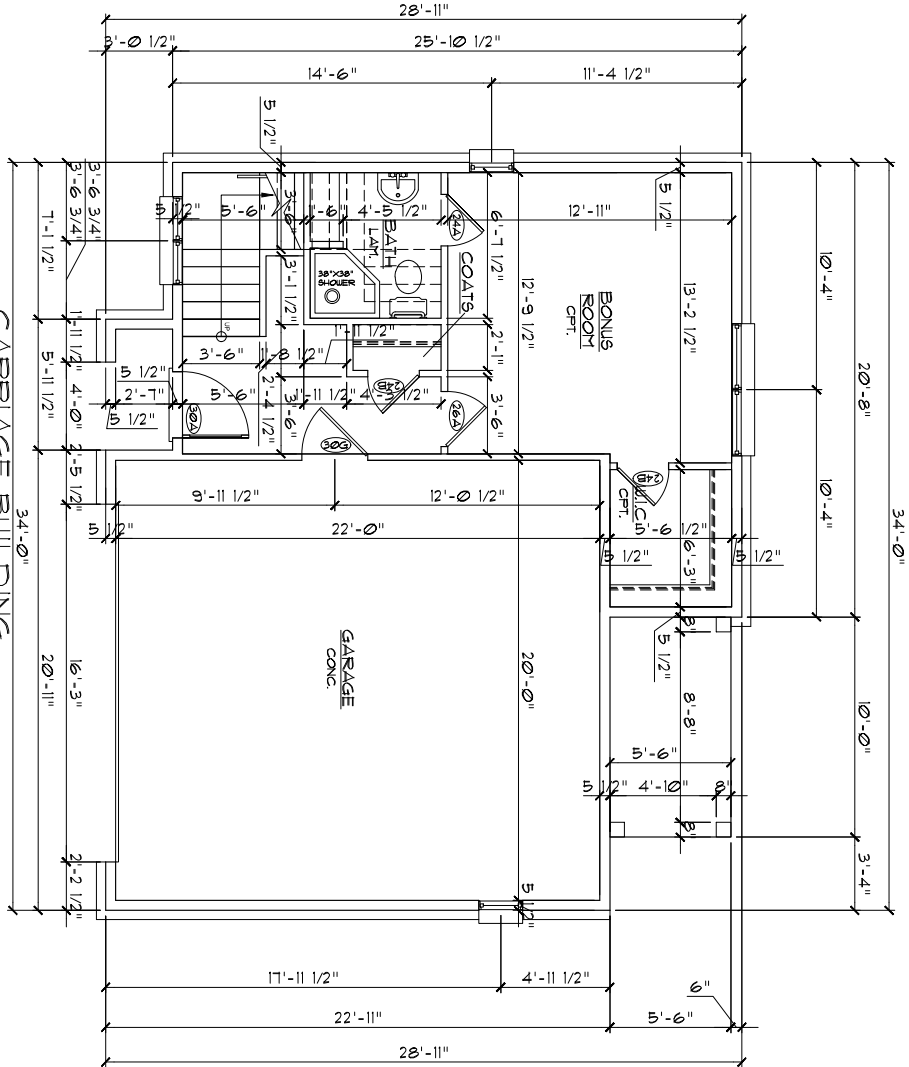
LEGACY 34  
BUILDING 'B'

BUILDING ELEVATIONS/ NOTES

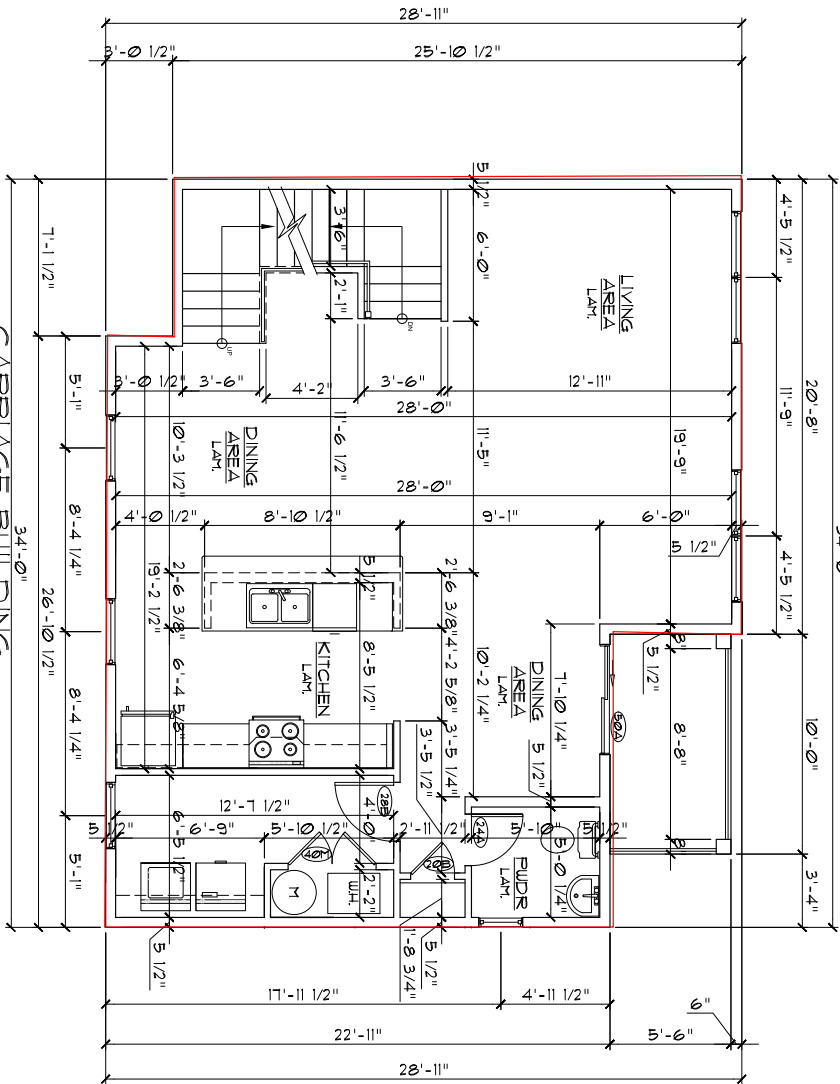
DATE: 11/09/21  
SHEET NO.  
A303



3  
CARRIAGE BUILDING  
THIRD FLOOR BUILDING & LIFE SAFETY PLAN  
SCALE: 1/8"=1'-0"



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

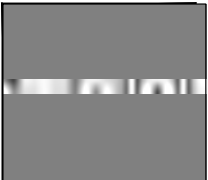


2  
CARRIAGE BUILDING  
SECOND FLOOR BUILDING & LIFE SAFETY PLAN  
SCALE: 1/8"=1'-0"

LEGACY 34	
CARRIAGE BUILDING	
COMPLEX PLAN / NOTES	
DATE: 11/05/21	9-SHEET NO. A101

REVISIONS
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EXTERIOR MATERIALS KEY:

1. QUEEN SIZE BRICK VENEER
2. BRICK VENEER SOLDIER HEADER COURSE
3. BRICK VENEER SILL
4. SLOPED WOOD CLAP
5. PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
6. VERTICAL BATTENS (PAINTED) SIZE AS NOTED
7. FIBER CEMENT "T" EXPOSURE LAP SIDING
8. PAINTED 1/2" TRIM (SMOOTH FINISH) - SIZE AS NOTED
9. PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
10. PAINTED GARAGE DOOR JAMB & HEAD TRIM
11. PAINTED WOOD BRACKETS
12. PAINTED DECK COLUMN - SIZE AS NOTED
13. DECK GLAZERAIL SYSTEM - REFER TO WALL SECTIONS
14. ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
15. PRE-FINISHED ALUMINUM K-STYLE GUTTER
16. ROOF RIDGE VENT - REFER TO ROOF PLAN
17. COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
18. PAINTED ENTRY DOOR W/ TEMPERED GLAZING
19. OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
20. LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
21. KNOX BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT (KNOX BOXES REQUIRED BY LOCAL FIRE DEPARTMENT MUST BE INSTALLED AT PROPERTY & PLACED ON LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING)
22. ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS

NOTES:

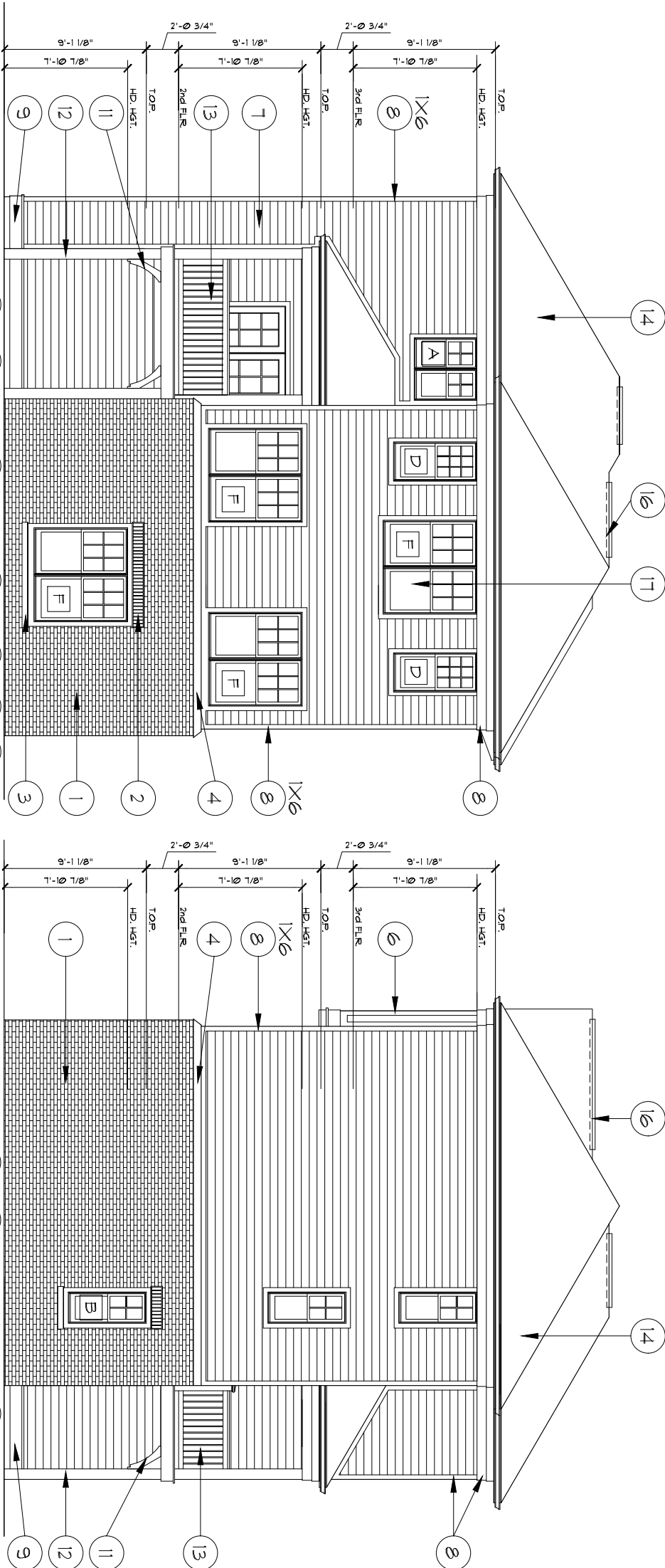
1. ROOF SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO 'SHINGLE VENT III'.
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLORS AS SELECTED BY ARCHITECT.
4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM UNO.
5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS. REFER TO THE ELECTRICAL DRAWINGS.
6. FINISH & INSTALL PRE-FINISHED ALUMINUM Z-BRACING AT FIBER CEMENT PANEL BEAMS (BUTTS NOTED OTHERWISE).
7. BATHROOM & CLOSET'S ENTRY BRACKETS & VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
8. PROVIDE 3/4" INTERMEDIATE LEADER W/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A353 FOR WINDOW AND GLAZING NOTES.

BUILDING ELEVATIONS KEY:

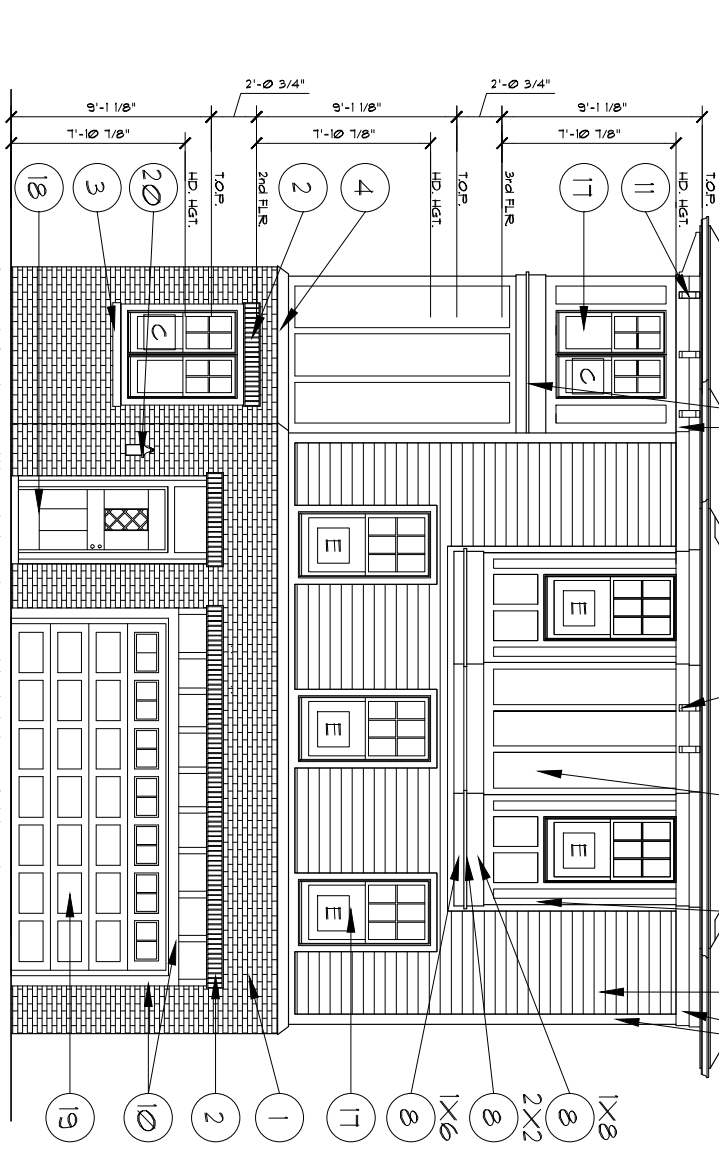
- A. WINDOW TAB - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATIONS SHEETS AND CORRESPONDING FLOOR PLANS WHERE INDICATED.
- B. DEVOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS.
- C. DEVOTES DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HANDRAILS COMPLYING WITH LOCAL AND STATE BUILDING CODES. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTATIONS.
- D. DEVOTES ENTRY VENT ON EXTERIOR WALL. F. SHOWN ON REFER TO MECHANICAL DIAGS.
- E. DEVOTES RIDGE VENT

WINDOW SCHEDULE - CARRIAGE HOUSE			
TYPE	SIZE	DESCRIPTION	REMARKS
A	(2) 2'-0" x 4'-0"	SINGLE HANG	TEMPERED GLAZING
B	2'-0" x 5'-0"	SINGLE HANG	WHERE INDICATED
C	(2) 2'-0" x 5'-0"	SINGLE HANG	YES
D	2'-6" x 5'-4"	SINGLE HANG	
E	5'-0" x 6'-0"	SINGLE HANG	EGRESS
F	(2) 3'-0" x 8'-0"	SINGLE HANG	EGRESS

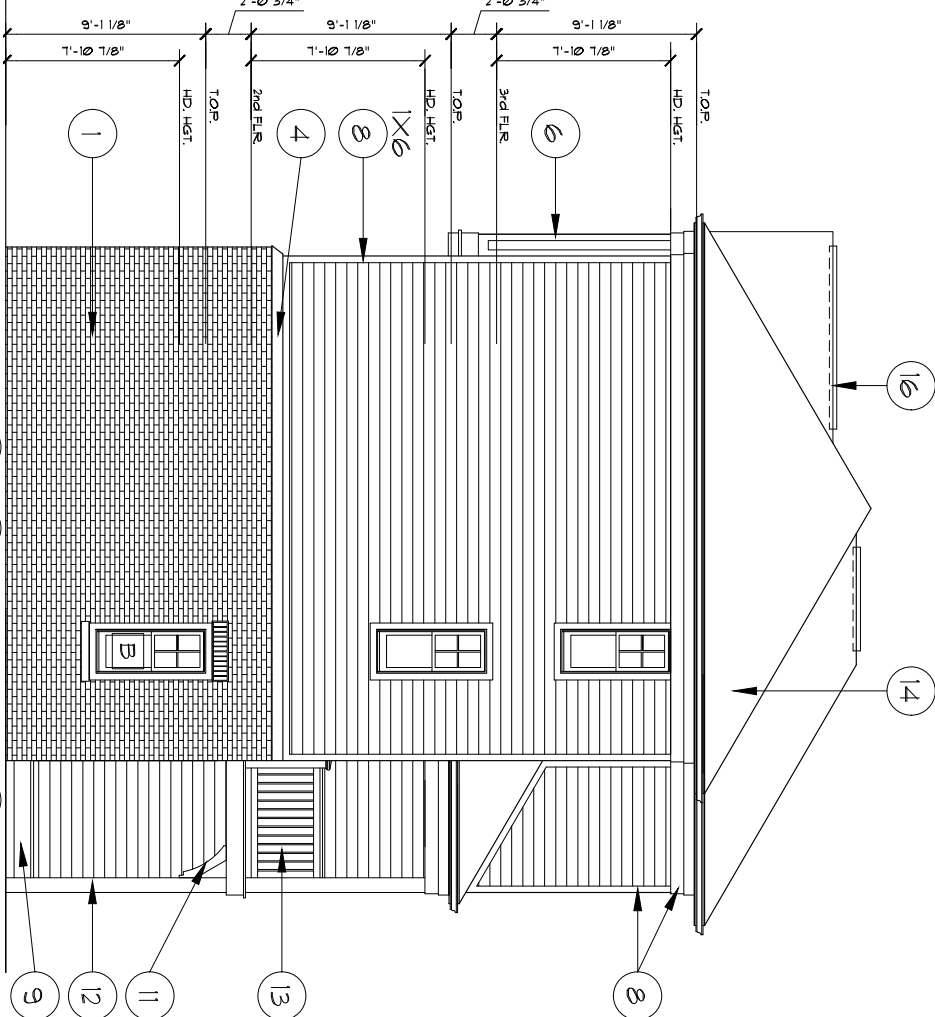
REFER TO SHEET A353 FOR WINDOW AND GLAZING NOTES



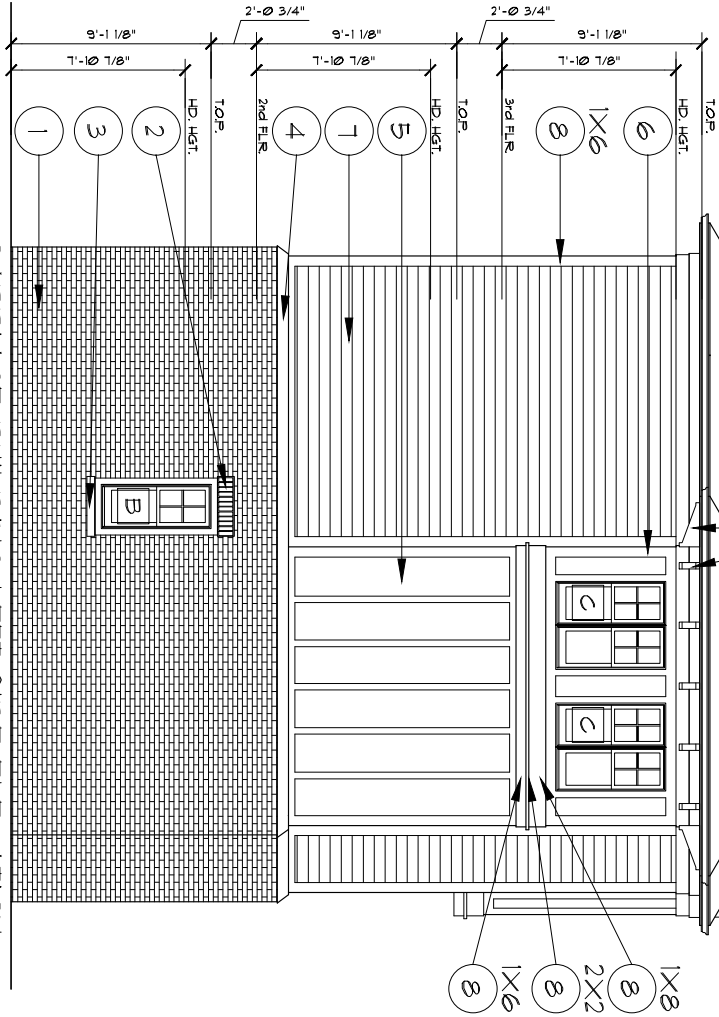
CARRIAGE BUILDING  
-REAR ELEVATION  
SCALE: 1/8"=1'-0"



CARRIAGE BUILDING-FRONT ELEVATION  
SCALE: 1/8"=1'-0"



CARRIAGE BUILDING  
-RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



CARRIAGE BUILDING-LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

LEGACY 34  
CARRIAGE BUILDING

BUILDING ELEVATIONS/ NOTES

DATE: 08/14/20

SHEET NO. A301

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REVISIONS



**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF GRAND ISLAND, NEBRASKA**

**RESOLUTION NO. 399**

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY  
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED  
REDEVELOPMENT CONTRACT TO THE HALL COUNTY REGIONAL PLANNING  
COMMISSION FOR ITS RECOMMENDATION**

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 10<sup>th</sup> day of August, 2022

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
GRAND ISLAND, NEBRASKA.

By

  
Chairperson

ATTEST:

  
Secretary

Legacy 34 2023 Area 33