

LIVE|WORK UNITS

PHASE I | Master Plan



Aerial view



WORK|LIVE unit access | garage doors



Valley Ave. looking southwest



Valley Ave. looking northeast

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6 LOFT units | 2,240 SF

20'x40' (800 SF) WORK
20'x42' + 20'x30' (1,440 SF) LIVE

1 LOFT unit | 2,000 SF (12'x20' opening)

20'x40' (800 SF) WORK
20'x30' + 20'x30' (1,200 SF) LIVE

3 STUDIO units | 1,600 SF

20'x40' (800 SF) WORK
20'x30' (800 SF) LIVE

1 ACCESSIBLE unit | 1,500 SF

20'x38' (760 SF) WORK
15-25'x38' (760 SF) LIVE

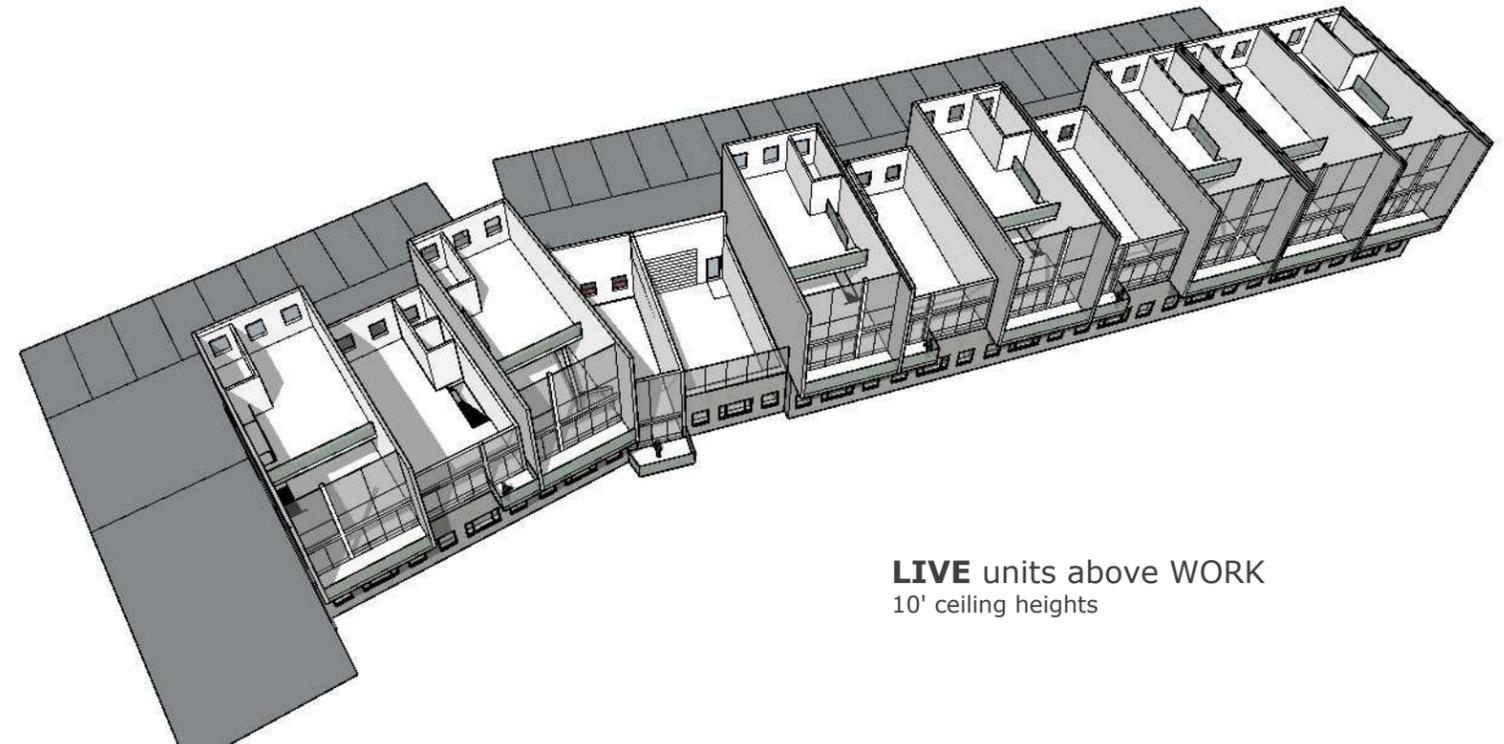
TOTAL

11 UNITS | 21,760 SF

8,760 SF WORK
13,000 SF LIVE

22 PARKING SPACES (2/unit) with 30' wide drive
+7 PARKING SPACES for existing building

+SITE IMPROVEMENTS



LIVE units above WORK
10' ceiling heights

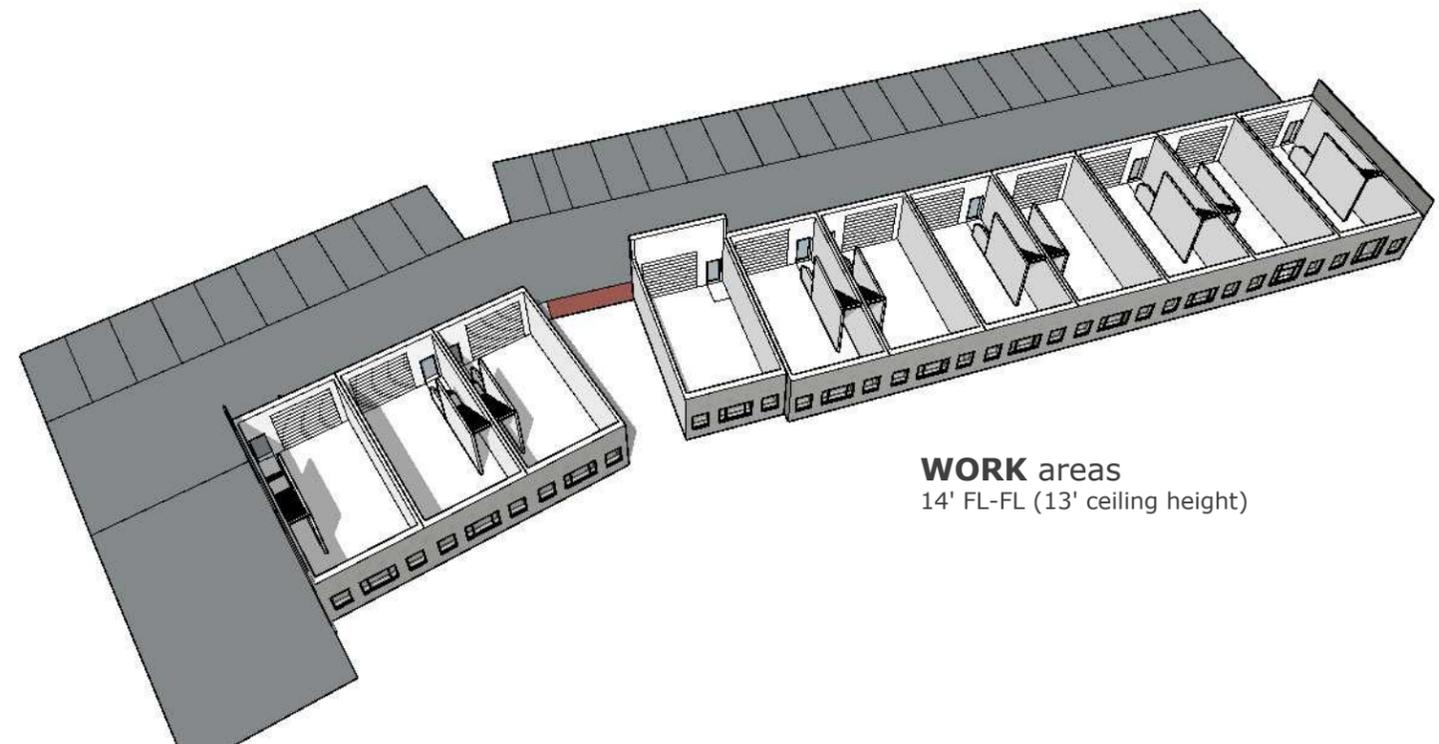


INDIANA BUILDING CODE (IBC)
SECTION 419 LIVE/WORK UNITS

R-2 Occupancy
Limitations

1. not greater than 3,000 square feet in area
2. nonresidential (WORK) area NOT more than 50% of total area
3. nonresidential (WORK) function limited to first or main floor
4. Not more than 5 nonresidential workers/employees allowed in WORK area

Floor openings between floor levels are permitted without enclosure
monitored *fire alarm* and *automatic sprinkler system* required
Ventilation requirements
Plumbing requirements



WORK areas
14' FL-FL (13' ceiling height)