



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Jennifer Barclay, HWC Engineering

**Meeting Date:** November, 12 2024

**Agenda Item:** PC No. 24-011

**Application Type:** Development Plan

**Hearing:** Continued Discussion, Public Hearing closed on 10/29/24

**Summary:** A request for development plan approval to construct a 2-story, approximately 25,000 SF medical office building.

---

**Owner/Applicant:** Devarshi Patel

**Agent:** Integrated Construction Solutions & Torrenga Engineering

**Property Address:** 10020 Calumet Ave

**Current Zoning:** CD-4.B (General Urban - B District); Ground Floor Residential Use Restriction

**Adjacent Zoning:** **North:** CD-4.B      **East:** CZ  
**South:** CD-4.B      **West:** SD-PUD

**Applicant Request:** Approval

**Additional Actions Required:** Findings of Fact

**Staff Recommendation:** Defer/Table  
Review Conditions of Approval Questions  
Review of Zoning Code(s)

**Attachments:**

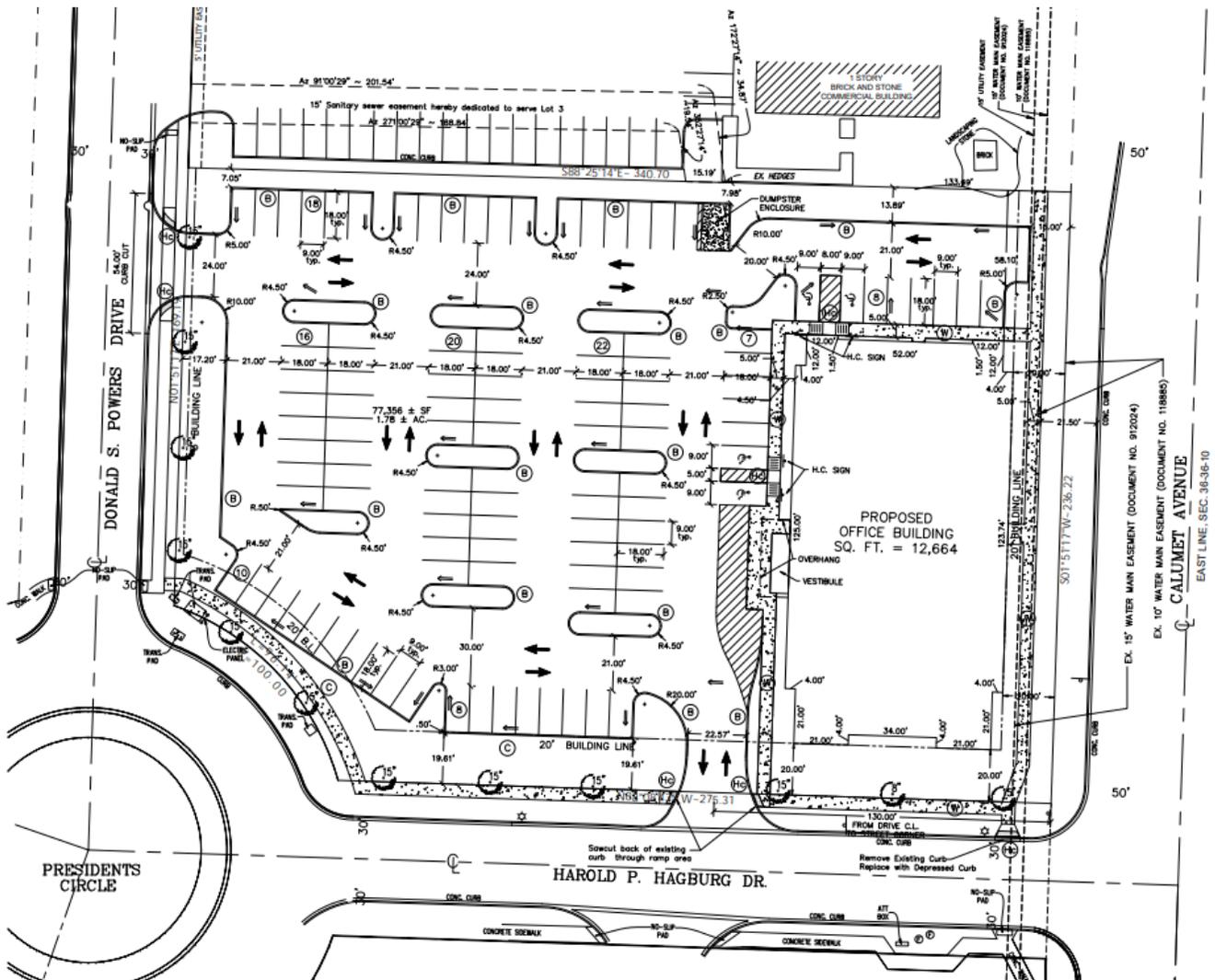
|  |   |
|--|---|
| <b>1. Exhibit A:</b> Application             | <b>5. Exhibit E:</b> Stormwater Clacs.    |
| <b>2. Exhibit B:</b> Building rendering      | <b>6. Exhibit F:</b> Civil Set (10/11/24) |
| <b>3. Exhibit C:</b> Photometrics (9/17/24)  |   |
| <b>4 Exhibit D:</b> Landscape Plan (10/1/24) |   |

**PROJECT SUMMARY:**

The applicant is proposing to demolish the existing structure and parking surfaces then replace with approximately 25,000 SF office building with associated parking lot. The building will be two stories, located in the southeast corner of property. 110-parking spaces will be provided and 4 of those spaces are designated for ADA.

Outstanding items requested at the 10/29/24 Special Plan Commission Meeting:

- 1. Architecture and building elevation with material identified.
- 2. Interior Floor Plans.
- 3. Revised Site Plan with Hagburg Dr. entrance eliminated, increased building setback, dumpster relocation.
- 4. Landscape plan with enhanced buffer screening.
- 5. Light plan with photometrics, parking lot lights standards including, head type and color temperature.
- 6. Sign package to include location and size.



1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies  
911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

[www.munster.org](http://www.munster.org)

**DEVELOPMENT PLAN STANDARDS:**

In reviewing, recommending, and taking action on a Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- a. Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- b. Public services.
  - i. The proposed Development shall not pose an undue burden on police or fire services.
  - ii. If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
  - iii. Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access for proper utility maintenance.
  - iv. Streets internal to a Development may be dedicated or private, depending on their design and function.
- c. Supplemental Development Standards.

Without limitation to Sections 26-6.804.G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

- i. The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
- ii. The Supplemental Development Standards of Section 26-6.604 (Sewage).
- iii. The Supplemental Development Standards of Section 26-6.605 (Utilities).
- iv. The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
- v. The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).
- vi. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- vii. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

The applicant has addressed these criteria in the attached application.

**STAFF RECOMMENDATION and FINDINGS:**

Staff finds that documents requested by the plan commission at the 10/29/24 Special Meeting of the Plan Commission were submitted on Thursday afternoon, November, 8 2024. Staff has not had the opportunity to review the submitted plans.

**MOTION:**

The Plan Commission may wish to consider the following motion: Defer until the items requested at the 10/29/24 Special Plan Commission Meeting are reviewed:

1. Architecture and building elevation with material identified.
2. Interior Floor Plans.
3. Revised Site Plan with Hagburg Dr. entrance eliminated, increased building setback, dumpster relocation.
4. Landscape plan with enhanced buffer screening.
5. Light plan with photometrics, parking lot lights standards including, head type and color temperature.
6. Sign package to include location and size.

Exhibit A



Petition PC \_\_\_\_\_  
Date: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Sign Fee: \$ \_\_\_\_\_

**Town of Munster Plan Commission Petition Application**

**OWNER INFORMATION:**

Devarshi Patel (219) 545-9128  
Name of Owner Phone Number  
1009 Cambridge Lane, Schererville, IN 46375 davepatell1009@yahoo.com  
Street address, City, ST, ZIP Code Email address

**APPLICANT OR PETITIONER INFORMATION (if different than above):**

Devarshi Patel (219) 545-9128  
Name of Applicant/Petitioner Phone Number  
(same) (same)  
Street address, City, ST, ZIP Code Email address

**PROPERTY INFORMATION:**

Business or Development Name (if applicable) \_\_\_\_\_  
10020 Calumet Avenue \_\_\_\_\_  
Address of Property or Legal Description Current Zoning

**APPLICATION INFORMATION:**

Please select what this Application is for:

- Subdivision If yes, select one of the following:  Preliminary Plat  Final Plat
- Development Plan Review
- Rezoning (including Planned Unit Development) – Proposed Zoning District

**Brief Description of Project:**

demolition of existing bank building; construction of a s story 8,000± sq.ft.  
medical office building

Torrenga Engineering, Inc. (219)836-8918  
Name of Registered Engineer, Architect or Land Surveyor Phone Number  
907 Ridge Road, Munster, IN 46321 don.torrenga@torrenga.com  
Street address, City, ST, ZIP Code Email address



Exhibit B











Exhibit E

Torrenge Engineering Inc.

# **STORMWATER DETENTION & DRAINAGE CALCULATIONS**

**PROJECT: Lot 3 Harris Addition**

Proposed Office Building  
10020 Calumet Ave  
Munster, Indiana

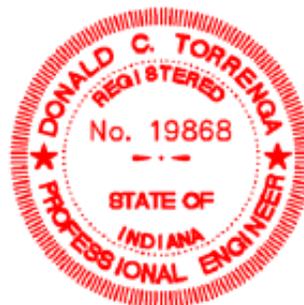
**FOR:**

Devarshi Patel

**BY:**

Torrenge Engineering Inc.  
907 Ridge Road  
Munster, IN 46321  
(219) 836-8918

**DATE / REVISIONS:**  
September 16, 2024



## Torrenga Engineering Inc.

**Narrative:**

The site is currently a single bank building with a parking lot and drive through area located on the eastern side of the lot and an open grass area on the west side of the lot. The existing building acts as a high point with runoff draining away from the building to the north, south, and west. The drive through area on the east side of the building acts as a highpoint with runoff directed north and south. Runoff on the site flows into existing catch basins that are connected to local stormwater systems. The local stormwater systems collect runoff and direct it into a 78" sewer that runs along Calumet Ave and directs stormwater into the existing pond of Centennial Park that acts as a retaining area for stormwater. The general elevation of the open field on the west of the lot has sloping ground from east to west with runoff flowing onto local roads and where it is collected into the local stormwater system servicing the area.

The proposed project will involve building a new office building with a parking lot to create the required parking for the site. Runoff on the site will be directed to new storm sewer structures in the parking lot that will connect to the existing storm sewer system that services the area. The local stormwater system was originally designed and built to accommodate full coverage of all lots within the Harris Addition. Any additional runoff created from the increase in impervious areas on the site is already accounted for in the existing storm sewer system and thus will be properly handled by releasing from the site into the existing system. The runoff on the site has been calculated to determine the proposed storm sewer's capability of handling the increase in runoff. The calculations show that the proposed pipes can handle the runoff for the site.



Exhibit F

# Lot 3 Harris Addition

10020 Calumet Avenue

Town of Munster, Lake County, Indiana

Legal Description: Lots 3, HARRIS ADDITION, a Resubdivision of Lake Commercial Center, an Addition to the Town of Munster, Lake County, Indiana, as per plat therein, recorded in Plat Book 97, page 94, in the Office of the Recorder of Lake County, Indiana

| PAGE   | INDEX  | DESCRIPTION |
|--------|--|-------------|
| COVER  | TITLE PAGE   |             |
| C-1.0  | EXISTING TOPOGRAPHY AND UTILITIES                  |             |
| C-1.1  | DEMOLITION PLAN                                    |             |
| C-2.0  | SITE PLAN  |             |
| C-3.0  | UTILITY & GRADING PLAN                             |             |
| C-4.0  | DETAILS & SPECIFICATIONS                           |             |
| C-4.1  | DETAILS & SPECIFICATIONS FOR DUMPSTER CONSTRUCTION |             |
| C-5.0  | STORMWATER POLLUTION PREVENTION PLAN               |             |
| C-6.0  | SWPPP DETAILS & SPECIFICATIONS                     |             |
| T OF 1 | PLAT OF SURVEY                                     |             |

**OWNER/DEVELOPER:**

Devarshi Patel  
1009 Cambridge LN  
Schillerville, IN 46375

**ENGINEER:**

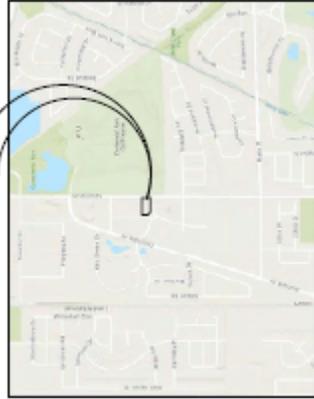
Torrenza Engineering, Inc.  
907 Ridge Road  
Munster, Indiana 46321  
(219) 838-8918

County:        Lot:         
 S.E. Quarter 36, T. 35, R. 6, E. 8E  
 Township:        North

**Date and Revisions:**

| NO. | DATE | DESCRIPTION        | BY |
|-----|------|--------------------|----|
| 1   |      | ISSUED FOR PERMITS |    |
| 2   |      | REVISIONS          |    |
| 3   |      | REVISIONS          |    |
| 4   |      | REVISIONS          |    |
| 5   |      | REVISIONS          |    |
| 6   |      | REVISIONS          |    |
| 7   |      | REVISIONS          |    |
| 8   |      | REVISIONS          |    |
| 9   |      | REVISIONS          |    |
| 10  |      | REVISIONS          |    |

**SUBJECT AREA**



**VICINITY MAP**

8/11/2024

- 1. TOTAL SITE AREA = 1.34 ACRES (29,000 SQ. FT.)
- 2. EXISTING LOT AREA (UNDERSHOWN) = 10,000 SQ. FT.
- 3. CURRENT ZONING: CO-1A - GENERAL OFFICE - B OFFICE
- 4. THE PROPERTY IS LOCATED IN PLAT BOOK 97, PAGE 94, AS SHOWN ON ATTACHED PLAT OF SURVEY.
- 5. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 6. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 7. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 8. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 9. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 10. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 11. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 12. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 13. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 14. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 15. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 16. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 17. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 18. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 19. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.
- 20. THE PROPERTY IS A 1.34 ACRES (29,000 SQ. FT.) PARCEL.

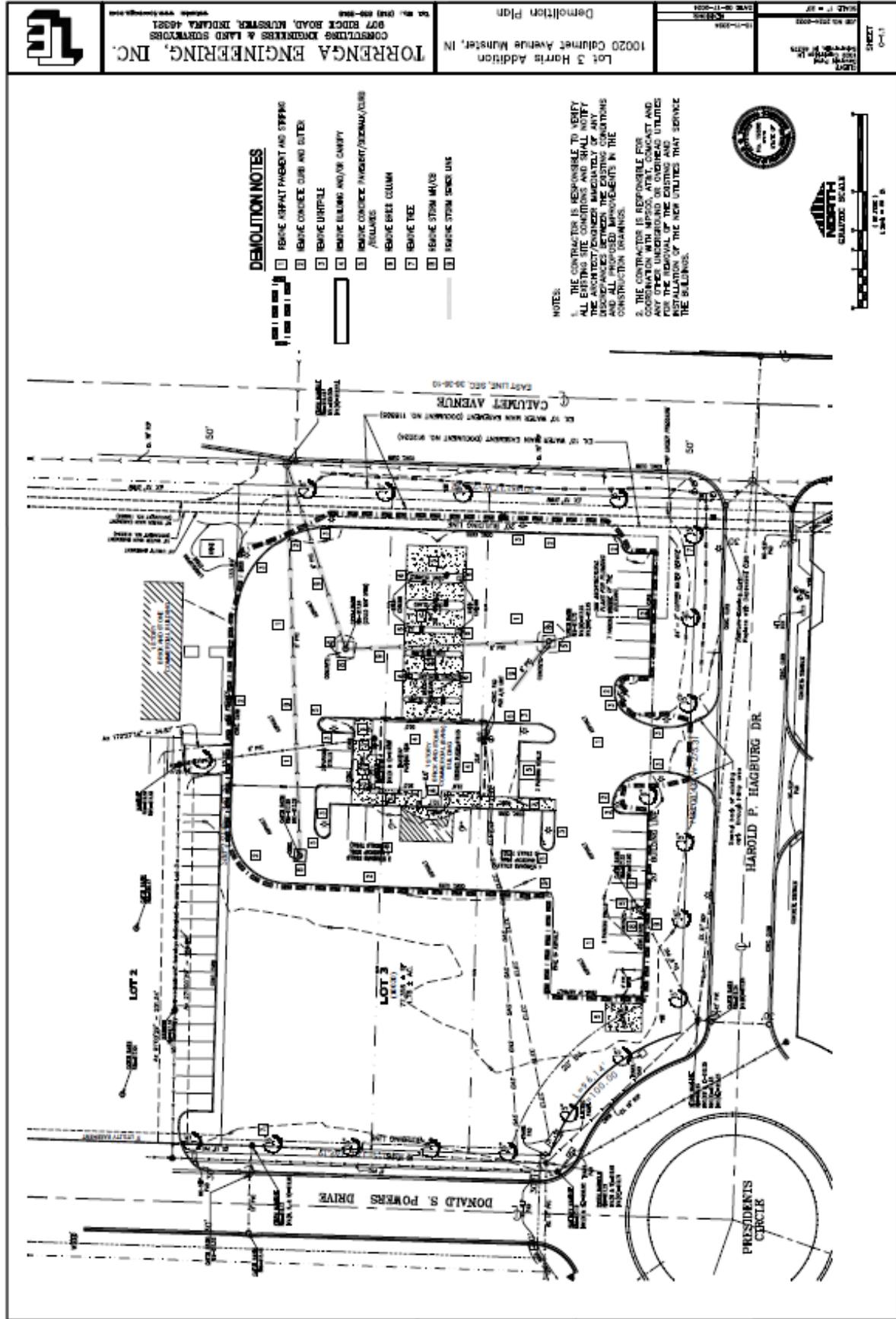
CERTIFIED BY: DONALD C. TORRENZA  
P.E. # 19868

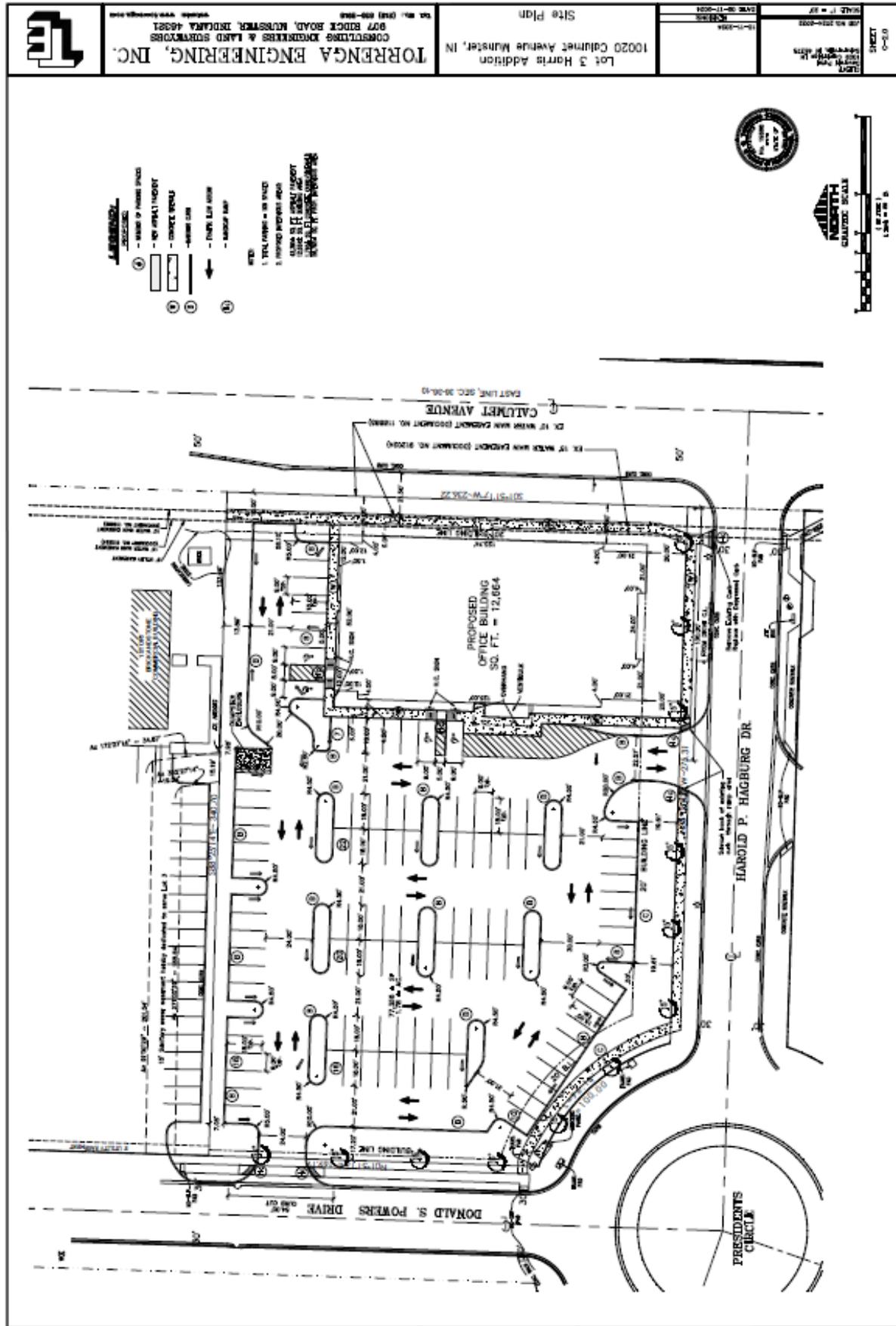


*Donald C. Torrenza*

UNRECORDED PLAN  
 RECORDED PLAN  
 REVISIONS  
 OTHER





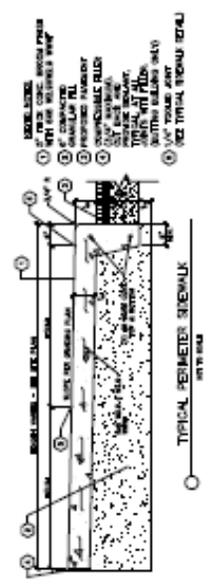
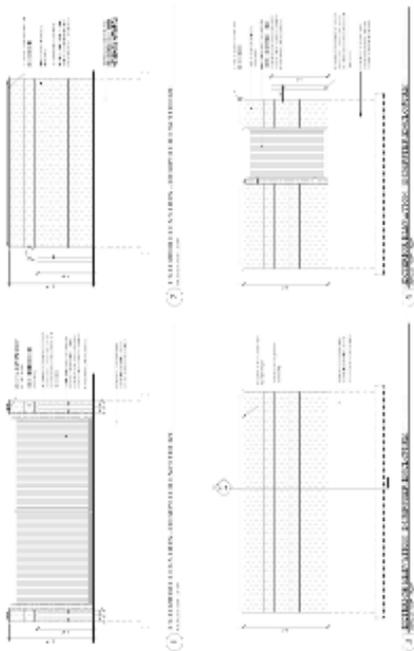
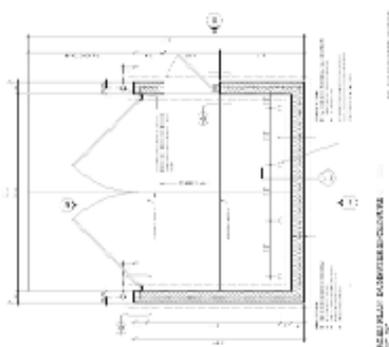








|   |   |   |  |
|---|---|---|--|
|  | <b>TORRENGE ENGINEERING, INC.</b><br>CONSULTING ENGINEERS & LAND SURVEYORS<br>907 EDGE ROAD, MUNCIE, INDIANA 47301<br>TEL. NO. (317) 285-2888 | Lot 3 Harris Addition<br>10020 Odumet Avenue Munster, IN<br>DETAILS & SPECIFICATIONS<br>FOR DUMPSTER CONSTRUCTION | SHEET<br>C-41  |
|   | DATE: 08-11-2008<br>DRAWN BY: [Name]<br>CHECKED BY: [Name]  | SCALE: 1/8" = 1'-0"<br>PROJECT: [Name]  | DATE: 08-11-2008<br>DRAWN BY: [Name]<br>CHECKED BY: [Name] |





**GENERAL NOTES:**

1. THIS PLAN IS TO BE CONSIDERED AS PART OF THE COMPLETE SET OF PLANS FOR THE PROPOSED PROJECT. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND THE LOCAL GOVERNMENT AGENCIES.
2. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
3. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
4. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
5. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
6. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
7. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
8. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
9. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
10. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
11. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
12. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
13. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
14. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
15. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
16. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
17. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
18. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
19. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.
20. THE PROPOSED PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT AGENCIES' REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN.

- SWPPP LEGEND:**
- 1. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 2. SOIL EXPOSED
  - 3. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 4. MARKET/OUTSIDE SOIL PROTECTION
  - 5. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 6. SOIL EXPOSED
  - 7. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 8. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 9. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 10. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 11. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 12. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 13. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 14. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 15. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 16. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 17. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 18. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 19. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)
  - 20. FERTILIZER & PESTICIDE (SCHED. 3-4-5 - 6-4-1)

**VICINITY MAP**  
1/4" = 1" SCALE

**WETLAND MAP**  
1/4" = 1" SCALE  
from Wetland Inventory

**SOIL MAP**  
1/4" = 1" SCALE  
from Soil Survey

**Site 1**

**Site 2**

**Site 3**



**TORENGA ENGINEERING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
807 EDGE ROAD, KENNESAW, GEORGIA 30144  
TEL: (404) 896-8848  
WWW.TORENGA.COM

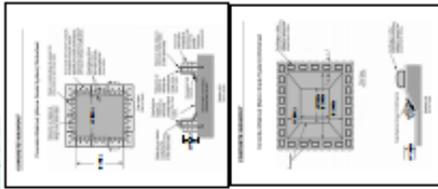
Lot 3 Harris Addition  
10020 Calumet Avenue Munster, IN  
SWPP Details & Specifications

SHEET  
5-10

DATE: 05-10-2018  
PROJECT: SWPP

**GENERAL NOTES:**

1. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.
2. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.
3. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.
4. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.
5. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.
6. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.
7. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.
8. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.
9. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.
10. THE SWPP SHALL BE DESIGNED TO TREAT ALL WASTEWATER FROM THE PROJECT TO THE TOWN OF MUNSTER TREATMENT PLANT.





**SECTION 05100 - METALS**

1. FABRICATE ALL METALS TO AISC 360-10 SPECIFICATION, PERMITTED STEEL DESIGN STRENGTH, AND PERMITTED STEEL DESIGN STRENGTH.

2. FABRICATE ALL METALS TO AISC 360-10 SPECIFICATION, PERMITTED STEEL DESIGN STRENGTH, AND PERMITTED STEEL DESIGN STRENGTH.

3. FABRICATE ALL METALS TO AISC 360-10 SPECIFICATION, PERMITTED STEEL DESIGN STRENGTH, AND PERMITTED STEEL DESIGN STRENGTH.



**SECTION 05200 - PAINTS AND COATINGS**

1. APPLY PAINTS AND COATINGS TO ALL METALS TO BE PROTECTED FROM CORROSION.

2. APPLY PAINTS AND COATINGS TO ALL METALS TO BE PROTECTED FROM CORROSION.

3. APPLY PAINTS AND COATINGS TO ALL METALS TO BE PROTECTED FROM CORROSION.

**SECTION 05300 - CONCRETE**

1. CONCRETE SHALL BE CAST IN PLACE AND CURED TO THE REQUIRED STRENGTH.

2. CONCRETE SHALL BE CAST IN PLACE AND CURED TO THE REQUIRED STRENGTH.

3. CONCRETE SHALL BE CAST IN PLACE AND CURED TO THE REQUIRED STRENGTH.



**SECTION 05400 - MASONRY**

1. MASONRY SHALL BE CONSTRUCTED TO THE REQUIRED STRENGTH AND FINISH.

2. MASONRY SHALL BE CONSTRUCTED TO THE REQUIRED STRENGTH AND FINISH.

3. MASONRY SHALL BE CONSTRUCTED TO THE REQUIRED STRENGTH AND FINISH.

**SECTION 05500 - WOODWORK**

1. WOODWORK SHALL BE SELECTED TO MATCH THE SURROUNDING ENVIRONMENT.

2. WOODWORK SHALL BE SELECTED TO MATCH THE SURROUNDING ENVIRONMENT.

3. WOODWORK SHALL BE SELECTED TO MATCH THE SURROUNDING ENVIRONMENT.



**SECTION 05600 - FINISHES**

1. FINISHES SHALL BE APPLIED TO ALL INTERIORS TO THE REQUIRED QUALITY.

2. FINISHES SHALL BE APPLIED TO ALL INTERIORS TO THE REQUIRED QUALITY.

3. FINISHES SHALL BE APPLIED TO ALL INTERIORS TO THE REQUIRED QUALITY.

**SECTION 05700 - MECHANICAL**

1. MECHANICAL SYSTEMS SHALL BE DESIGNED TO MEET THE PROJECT REQUIREMENTS.

2. MECHANICAL SYSTEMS SHALL BE DESIGNED TO MEET THE PROJECT REQUIREMENTS.

3. MECHANICAL SYSTEMS SHALL BE DESIGNED TO MEET THE PROJECT REQUIREMENTS.



**SECTION 05800 - ELECTRICAL**

1. ELECTRICAL SYSTEMS SHALL BE DESIGNED TO MEET THE PROJECT REQUIREMENTS.

2. ELECTRICAL SYSTEMS SHALL BE DESIGNED TO MEET THE PROJECT REQUIREMENTS.

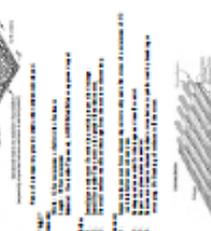
3. ELECTRICAL SYSTEMS SHALL BE DESIGNED TO MEET THE PROJECT REQUIREMENTS.

**SECTION 05900 - PLUMBING**

1. PLUMBING SYSTEMS SHALL BE DESIGNED TO MEET THE PROJECT REQUIREMENTS.

2. PLUMBING SYSTEMS SHALL BE DESIGNED TO MEET THE PROJECT REQUIREMENTS.

3. PLUMBING SYSTEMS SHALL BE DESIGNED TO MEET THE PROJECT REQUIREMENTS.



**SECTION 06000 - ROOFING**

1. ROOFING SHALL BE INSTALLED TO THE REQUIRED QUALITY AND DURATION.

2. ROOFING SHALL BE INSTALLED TO THE REQUIRED QUALITY AND DURATION.

3. ROOFING SHALL BE INSTALLED TO THE REQUIRED QUALITY AND DURATION.

**SECTION 06100 - EXTERIOR FINISHES**

1. EXTERIOR FINISHES SHALL BE APPLIED TO ALL EXTERIOR SURFACES.

2. EXTERIOR FINISHES SHALL BE APPLIED TO ALL EXTERIOR SURFACES.

3. EXTERIOR FINISHES SHALL BE APPLIED TO ALL EXTERIOR SURFACES.



**SECTION 06200 - INTERIOR FINISHES**

1. INTERIOR FINISHES SHALL BE APPLIED TO ALL INTERIOR SURFACES.

2. INTERIOR FINISHES SHALL BE APPLIED TO ALL INTERIOR SURFACES.

3. INTERIOR FINISHES SHALL BE APPLIED TO ALL INTERIOR SURFACES.

