PLAN COMMISSION STAFF REPORT

To:	Members of the Plan Commission
From:	Sergio Mendoza, Planning Director
Meeting Date:	December, 10 2024
Agenda Item:	PC 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:	Review Conditions of Approval Questions Review of Zoning Code(s)

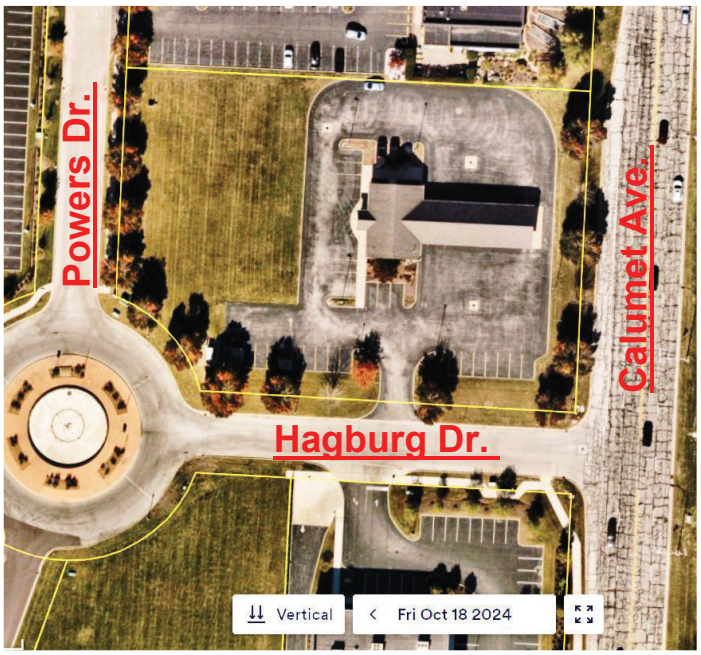
Attachments:

1. **Exhibit A:** Application
2. **Exhibit B:** Site Plan Overlay
3. **Exhibit C:** Rendering Elevation
4. **Exhibit D:** Stormwater
5. **Exhibit E:** Architecture
6. **Exhibit F:** Landscape
7. **Exhibit G:** Photometrics
8. **Exhibit H:** Civil Plans

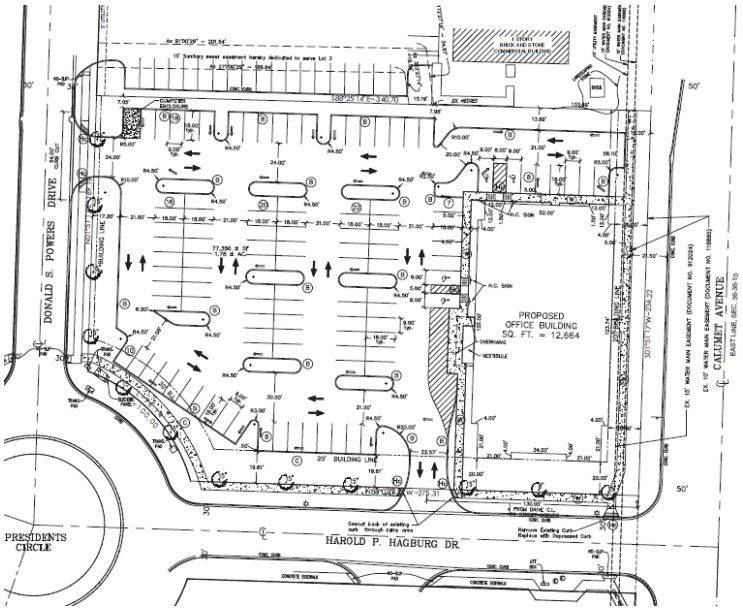
PROJECT SUMMARY:

The applicant is proposing to demolish the existing structure and parking surfaces then replace with approximatly 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.

PROJECT LOCATION:



PROPOSED PROJECT:



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).

STAFF RECOMMENDATION and FINDINGS:

Staff finds that documents requested by the plan commission and comments offered at the 10/29/24 Special Meeting of the Plan Commission were submitted. See following responses:

1. Architecure and building elevation with material identifed as well as interior floor plan. See excerpt IMAGE 1 below and EXIBIT E for full plans.

2. Revised Site Plan with Hagburg Dr. entrance elimated, increased building setback, dumpster relocation. See excerpt IMAGE 2 below for dumpster relocation and EXIBIT H for full plans. Buildin setback cannot be acoomplished without an approved Developmental Standards Variance from the BZA. The applicant would like to stay in compliance with the current codes and not seek a variance.

3. Landscape plan with enhanced buffer screening. See excerpt IMAGE 3 below and EXIBIT F for full plans. Landscape plan may have not been updated because dumpster location has not been relocated and enhanced buffer is not identifed. Discussion and clarification should occur clarification and compliance.

4. Light plan with photometrics, parking lot lights standards including, head type and color temperature. See excerpt IMAGE 4 below and EXIBIT G for full plans. Light head type, color temperature, and pole height should be discussed to confirm compliance. If not in compliance a Developmental Standards Varaince is required.

5. Sign package to include location and size. See excerpt IMAGE 5 below and EXIBIT E for concpeptual signs. Propsoed Sign package is tenative and may require Developmental Standards Varainces approval from the BZA beore a sign permit can be released.

IMAGE 1 Architecture Detail and tentative interior floor plan, see EXHIBIT E

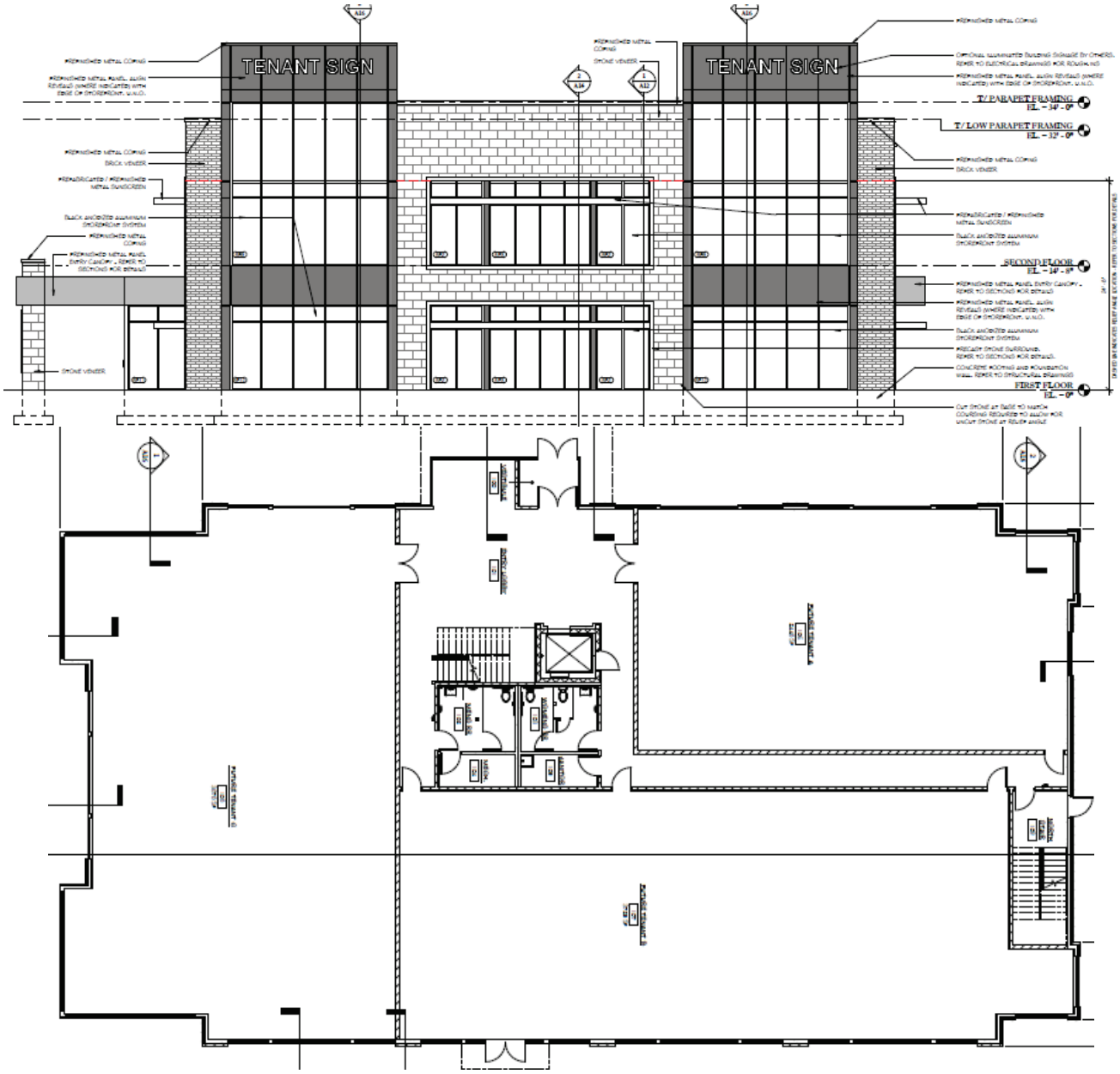


IMAGE 2 Dumpster Relocation and Access Closure, see EXHIBIT H

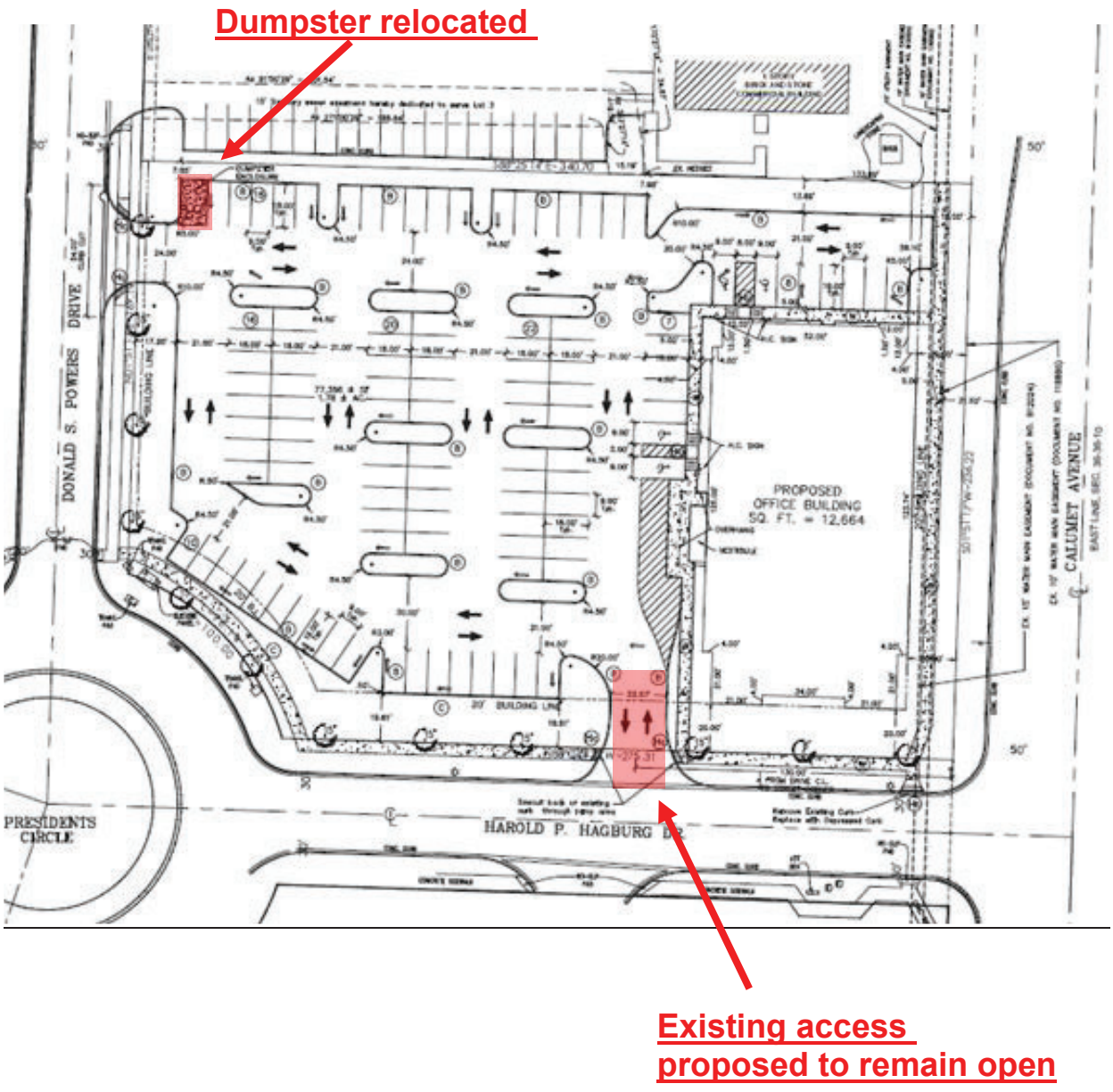


IMAGE 3 Enhanced Landscape Buffer, see EXHIBIT F

Landscape plan discussion regarding dumpster location and enhanced buffer screening.

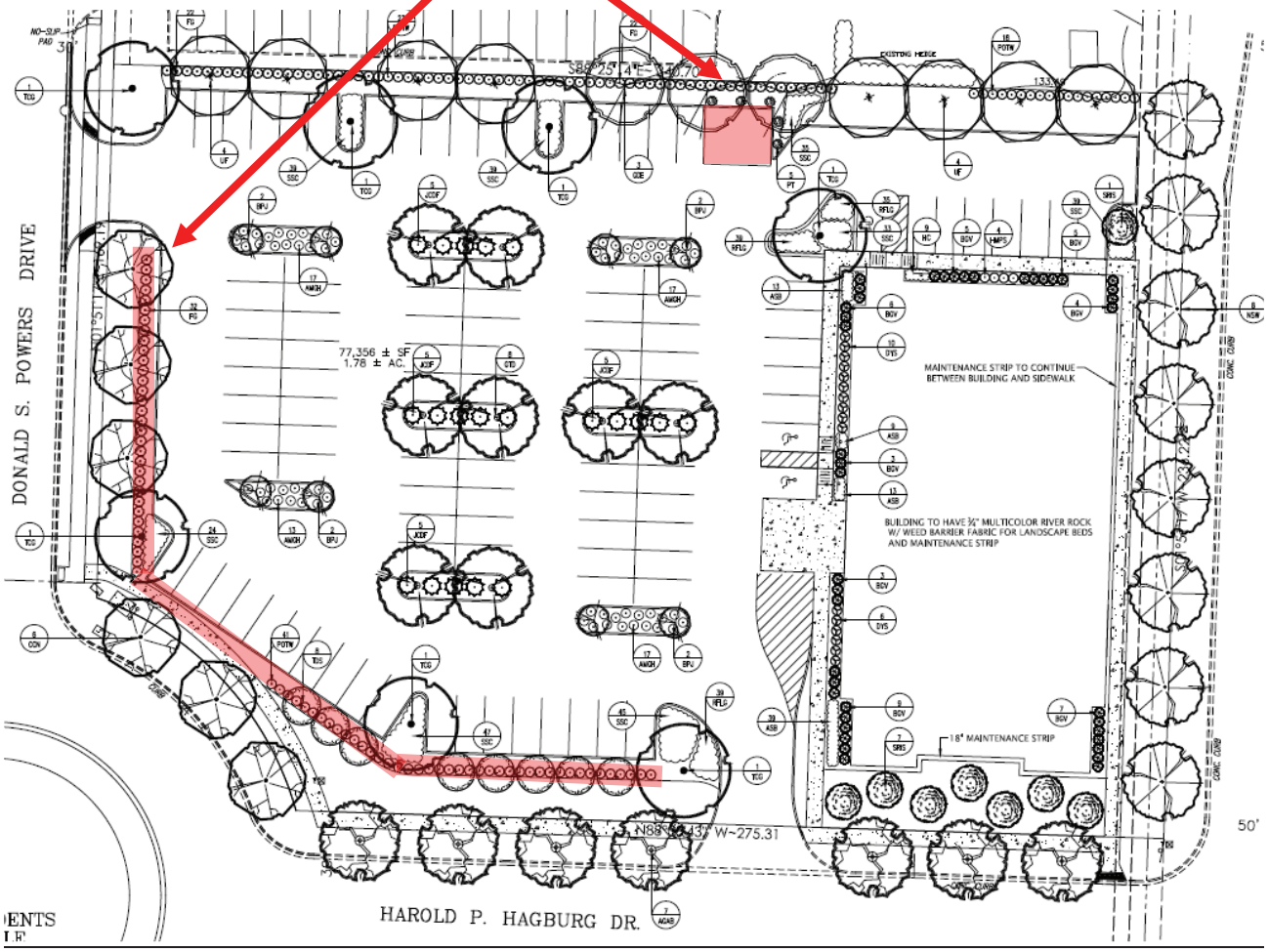


IMAGE 4 Light Plan, see EXHIBIT G

Is LAJ1 Colonial head type?
What is the height?

Is 30K reference to 3000K ?

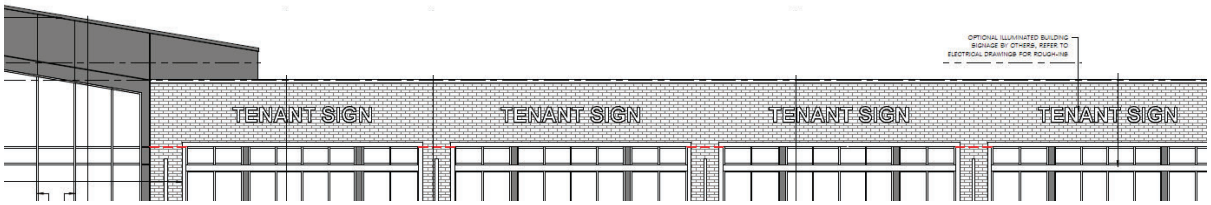
Luminaire Schedule							
Symbol	Qty	Label	LLF	Lumens	Watts	Description	[MANUFAC]
	5	IV-HS	1.000	10510	104	LAJ1-PA2-CPA-IV-48LED-700mA-30K-HS	SUN VALLEY LIGHTING
	1	V	1.000	9216	78	LAJ1-PA2-CPA-V-48LED-525mA-30K	SUN VALLEY LIGHTING
	2	WPX3	1.000	9270	72.33	WPX3 LED 40K Mvolt	Lithonia Lighting

Is WPX3 wall pack full cutoff ?

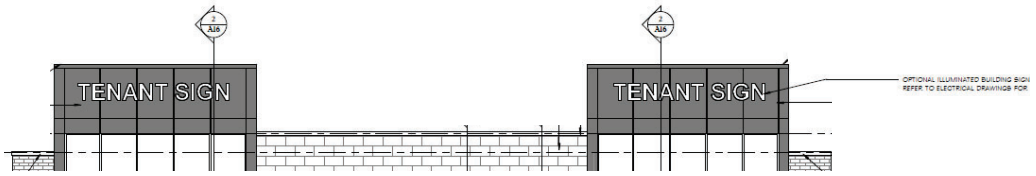
Is 40K reference to 4000K ?

IMAGE 5 Tentative/Conceptual Sign Package, see EXHIBIT E

WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MOTION:

The Plan Commission may wish to consider the following motion:

Motion to APPROVE PC 24-011 a Development Plan for a medical office building contingent on an enhanced buffer screening be installed and the private lighting standards comply with the height, head type, tempurature, and cutoff standards, including all discussion and findings.

EXHIBIT A

Petition PC _____-_____
Date: _____
Application Fee: $_____
Sign Fee: $_____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

Devarshi Patel — Name of Owner
(219) 545-9128 — Phone Number
1009 Cambridge Lane, Schererville, IN 46375 — Street address, City, ST, ZIP Code
davepatel1009@yahoo.com — Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Devarshi Patel — Name of Applicant/Petitioner
(219) 545-9128 — Phone Number
(same) — Street address, City, ST, ZIP Code
(same) — 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. — Name of Registered Engineer, Architect or Land Surveyor
(219)836-8918 — Phone Number
907 Ridge Road, Munster, IN 46321 — Street address, City, ST, ZIP Code
don.torrenga@torrenga.com — Email address

EXHIBIT B

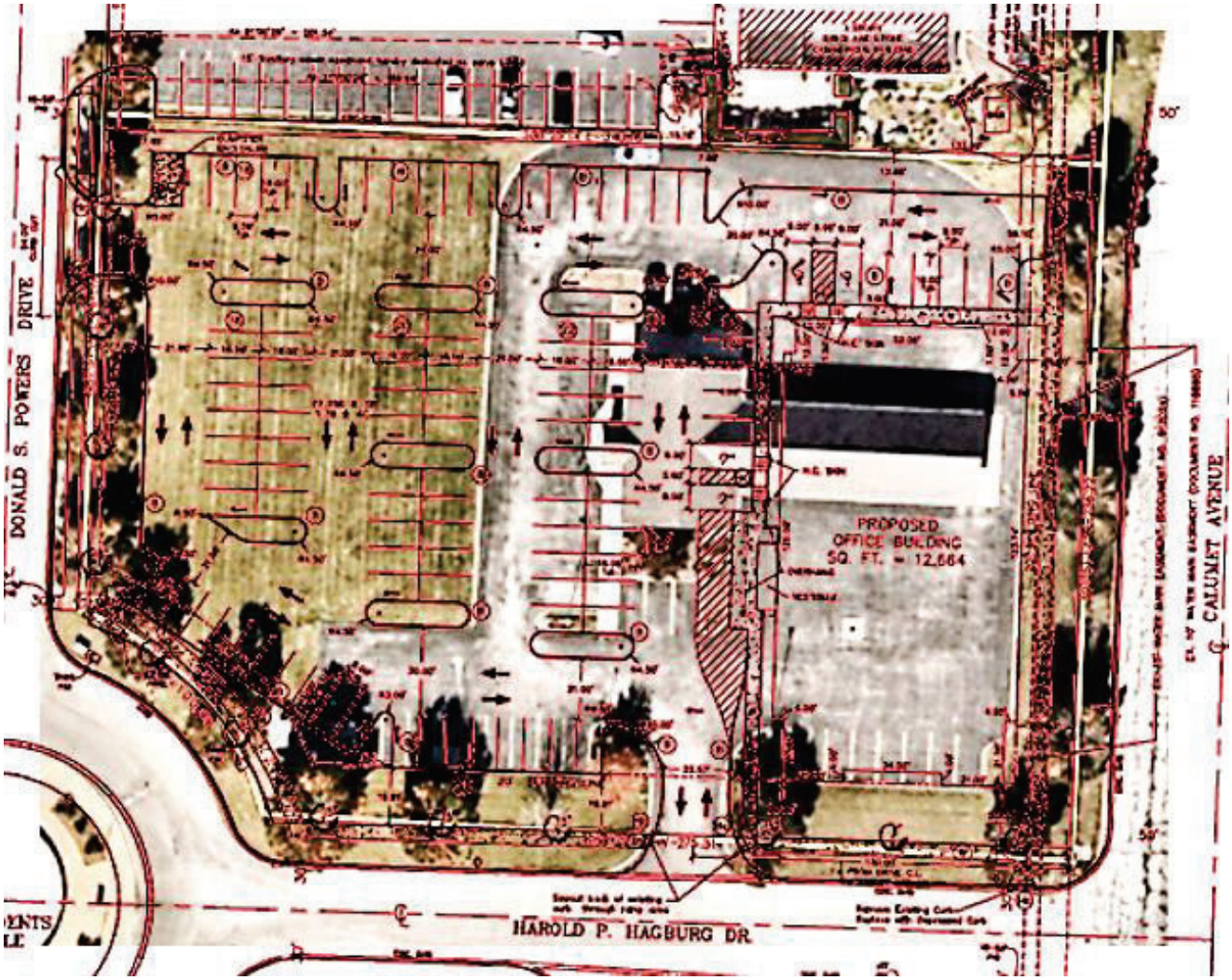

DONALD S. POWERS DRIVE
PROPOSED
OFFICE BUILDING
SQ. FT. = 12,664
CATLETT AVENUE
HAROLD P. HAGBURG DR

EXHIBIT C


WEST ELEVATION
TENANT SIGN
TENANT SIGN
TENANT SIGN
TENANT SIGN


EAST ELEVATION
TENANT SIGN
TENANT SIGN


SOUTH ELEVATION
TENANT SIGN
TENANT SIGN


NORTH ELEVATION

EXHIBIT D

Torrenga Engineering Inc.

STORMWATER DETENTION & DRAINAGE CALCULATIONS

PROJECT: Lot 3 Harris Addition

Proposed Office Building
10020 Calumet Ave
Munster, Indiana

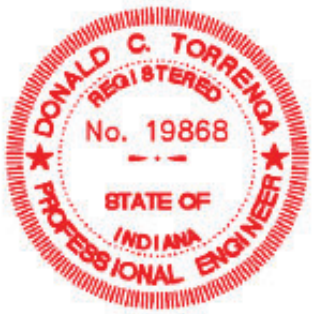
FOR:

Devarshi Patel

BY:

Torrenga 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.

TORRENGA ENGINEERING, INC.

PROJECT: Lot 3 Harris Addition

JOB NO.: 2024-5022

STORM WATER RUNOFF CALCULATIONS AND STORM SEWER DESIGN

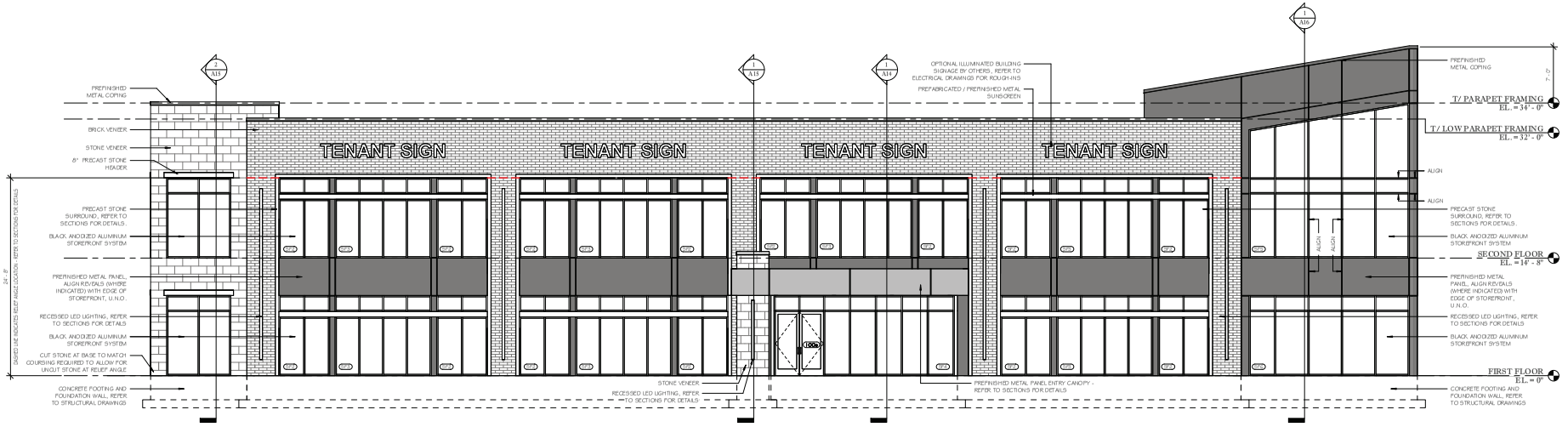
PROJECT DESIGN STANDARDS:

10-year Storm, V= 2.5 fps (min) , Tc = 5 min.

LOCATION				AREA		Cc	FLOW TIME			i	Q	DESIGN						PROFILE					REMARKS
ST. OR ROAD	LINE	FROM	TO	INCREMENT (ACRES)	TOTAL (ACRES)		TO INLET	IN PIPE	TIME OF CONC.		(CFS)	PIPE SIZE (INCHES)	% SLOPE	n	CAPACITY (CFS)	VELOCITY (FPS)	DEPTH FLOW	LENGTH (FEET)	FALL	OTHER LOSSES	INV.EL. UP END	INV.EL. LOW END	
		1	EX	0.26	0.26	0.8	5	0.00	5	7.08	1.47	12	1.00	0.011	4.22	5.4	100	36.00	0.36		612.61	612.25	
																#DIV/0!							
		2	3	0.49	0.49	0.8	5	0.00	5.00	7.08	2.78	12	0.50	0.011	2.99	3.8	100	114.00	0.57		612.02	611.45	
		3	EX	0.22	0.71	0.8	5	0.50	5.50	6.89	3.91	12	1.00	0.011	4.22	5.4	100	20.00	0.20		611.45	611.25	
															#DIV/0!	#DIV/0!							
		4	EX	0.40	0.40	0.8	5	0.00	5	7.08	2.27	12	1.00	0.011	4.22	5.4	100	77.00	0.77		613.02	612.25	

EXHIBIT E

2 EXTERIOR ELEVATION - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EXTERIOR ELEVATION - WEST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

MASONRY / STONE

TYPE	MANUFACT.	SIZE (NOMINAL)	COLOR	MORTAR COLOR / TYPE	CTRL. JOINT CAULK
BRICK VENEER	T.B.D.	MODULAR	T.B.D.	NATURAL / TYPE "N" (SEE NOTE # 1)	SONNEBORN OR EQUIVALENT
STONE VENEER	T.B.D.	T.B.D.	T.B.D.	NATURAL / TYPE "N" (SEE NOTE # 1)	SONNEBORN OR EQUIVALENT
PRECAST STONE	T.B.D.	T.B.D.	T.B.D.	NATURAL / TYPE "N" (SEE NOTE # 1)	SONNEBORN OR EQUIVALENT

METALS

LOCATION / I.D.	MANUFACTURER	TYPE	FINISH	COLOR
STOREFRONT SYSTEM	KAWNEER, EFCO OR EQUAL	ALUMINUM	PRE-FINISHED	BLACK ANODIZED
METAL COPINGS	PAC-CLAD PETERSON OR EQUAL	ALUMINUM	PRE-FINISHED	T.B.D.
HOLLOW METAL DOORS & FRAMES	T.B.D.	HOLLOW METAL	PAINTED	T.B.D.
METAL SUN SCREENS	T.B.D.	ALUMINUM	PRE-FINISHED	T.B.D.

ROOFING

LOCATION / I.D.	MANUFACTURER	SERIES	COLOR
ROOF	EPDM MEMBRANE	20 YEAR	WHITE

SIDING

LOCATION / I.D.	MANUFACTURER	SERIES	COLOR
PREFINISHED METAL PANELS W/ REVEALS	T.B.D.	T.B.D.	T.B.D.

NOTES:
1. TYPE 'S' MORTAR TO BE USED AT LOCATIONS WHERE MASONRY IS IN CONTACT WITH THE GROUND OR AT TOP OF FOUNDATION WALL.

EXTERIOR FINISH NOTES

GENERAL NOTES:

1. INSTALLER TO SUBMIT FINISH SAMPLES FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.

THERMAL AND MOISTURE:

WEATHER BARRIER: TYVEK DRAINWRAP
DUPONT (800) 448-9835

RUBBERIZED SHEET FLASHING: BT20 XL BUILDING TAPE
PROTECTO WRAP CO. (877) 27 I-9661

FLEXIBLE RUBBERIZED FLASHING
DUPONT (800) 448-9835

EXTERIOR METALS AND FLASHING:

SHEET METAL FLASHING: PRE-FINISHED, METALLIC-COATED STEEL SHEET AT EXPOSED AREAS, ORGANIC FINISH: TWO-COAT FLUOROPOLYMER HYLAR 5000 OR KYNAR 500, COMPLYING WITH PHYSICAL PROPERTIES AND COATING PERFORMANCE REQUIREMENTS OF AAMA 2605. COLOR TO MATCH EXISTING TO REMAIN.

- BASE FLASHING: 22 GA.
- COUNTERFLASHING: 24 GA.
- FLASHING RECEIVERS: 22 GA.
- DIP EDGES: 24 GA.

SOFFITS AND UNDERSIDES OF EXTERIOR CEILINGS: PRE-FORMED VENTED ALUMINUM PANELS TO MATCH COMPOSITE METAL PANELS AT ENTRY.

MUNSTER OFFICE BUILDING
10020 CALUMET AVENUE
MUNSTER, INDIANA
46321

ROHN ASSOCIATES
ARCHITECTS & PLANNERS
13177 RHODE STREET
CEDAR LAKE, IN 46303
PHONE: (708) 906-4670

PRELIMINARY
NOT FOR CONSTRUCTION
REVISIONS REQUIRED

ARCHITECT'S SEAL

ISSUE FOR:

11/06/24	SD REVIEW SET

EXTERIOR ELEVATIONS

SCALE: AS NOTED
PROJECT NO.: 24-XX

A1

EXTERIOR FINISH SCHEDULE

MASONRY / STONE

TYPE	MANUFACT.	SIZE (NOMINAL)	COLOR	MORTAR COLOR / TYPE	CTRL. JOINT CAULK
BRICK VENEER	T.B.D.	MODULAR	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE # 1)	SONNEBORN OR EQUIVALENT
STONE VENEER	T.B.D.	T.B.D.	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE # 1)	SONNEBORN OR EQUIVALENT
PRECAST STONE	T.B.D.	T.B.D.	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE # 1)	SONNEBORN OR EQUIVALENT

METALS

LOCATION / I.D.	MANUFACTURER	TYPE	FINISH	COLOR
STOREFRONT SYSTEM	KAWNEER, EFCO OR EQUAL	ALUMINUM	PRE-FINISHED	BLACK ANODIZED
METAL COPINGS	PAC-CLAD PETERSON OR EQUAL	ALUMINUM	PRE-FINISHED	T.B.D.
HOLLOW METAL DOORS & FRAMES	T.B.D.	HOLLOW METAL	PAINTED	T.B.D.
METAL SUN SCREENS	T.B.D.	ALUMINUM	PRE-FINISHED	T.B.D.

ROOFING

LOCATION / I.D.	MANUFACTURER	SERIES	COLOR
ROOF	EPDM MEMBRANE	20 YEAR	WHITE

SIDING

LOCATION / I.D.	MANUFACTURER	SERIES	COLOR
PREFINISHED METAL PANELS W/ REVEALS	T.B.D.	T.B.D.	T.B.D.

NOTES:
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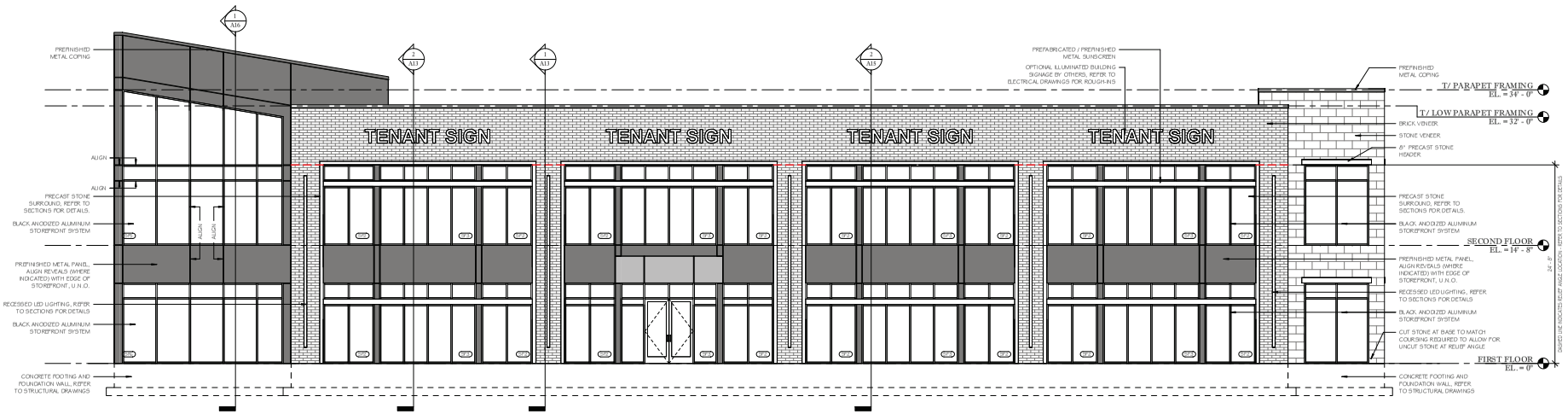
- BASE FLASHING: 26 GA.
- COUNTERFLASHING: 24 GA.
- FLASHING RECEIVERS: 26 GA.
- DIP EDGES: 24 GA.

SOFFITS AND UNDERSIDES OF EXTERIOR CEILINGS: PRE-FORMED VENTED ALUMINUM PANELS TO MATCH COMPOSITE METAL PANELS AT ENTRY.

2 EXTERIOR ELEVATION - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EXTERIOR ELEVATION - EAST ELEVATION
SCALE: 3/16" = 1'-0"

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ARCHITECT'S SEAL

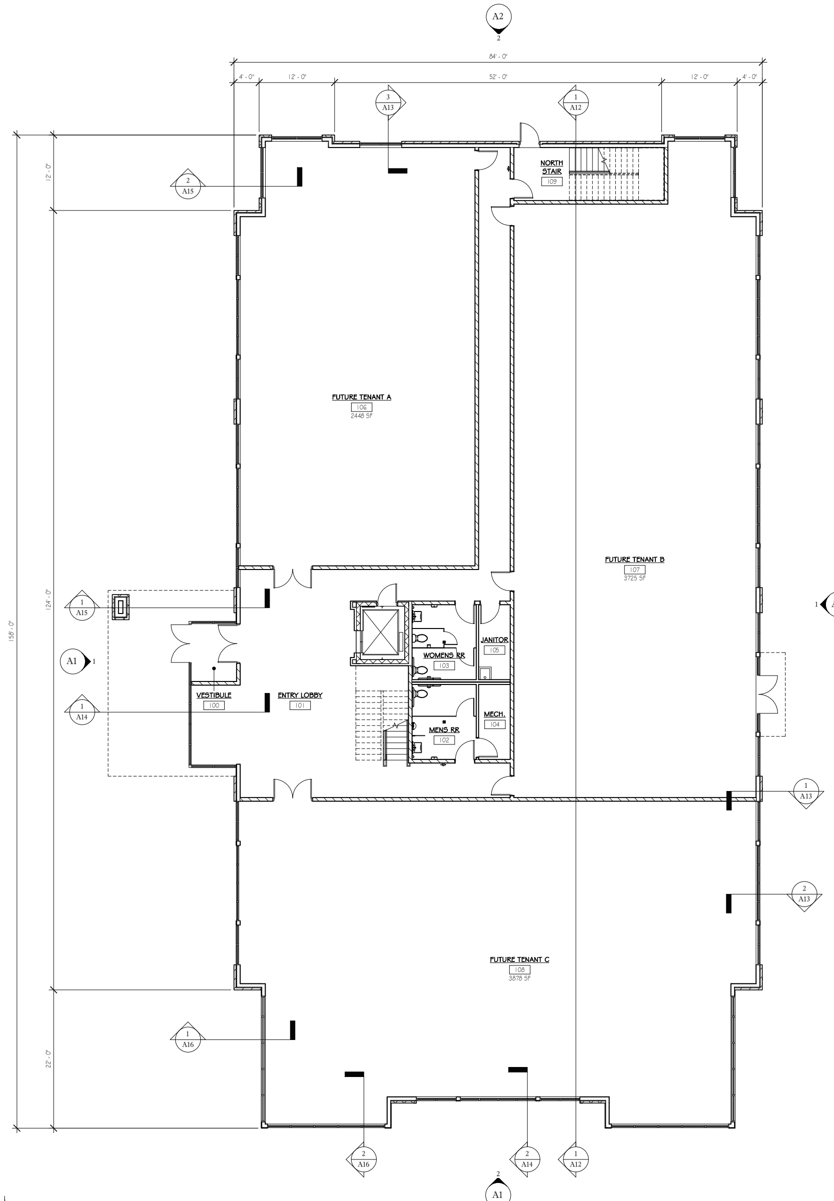
ISSUE FOR:

11/06/24	SD REVIEW SET

EXTERIOR ELEVATIONS

SCALE: AS NOTED
PROJECT NO.: 24-XX

A2



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

12,664 G.S.F.

GENERAL FRAMING NOTES

1. ALL DIMENSIONS FOR NEW WALLS ARE TO ROUGH (WALL OR FURRING) U.O.N.
2. ALL INTERIOR WALLS ARE METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. CARPENTERS TO VERIFY ALL DIMENSIONS & CONDITIONS BEFORE EXECUTING ANY WORK & REPORT ANY DISCREPANCIES AT ONCE.
5. MAINTAIN A MINIMUM OF 2" CLEARANCE BETWEEN FLUES & WOOD FRAMING MEMBERS.
6. PROVIDE BLOCKING FOR GRAB BARS, WALL-HUNG FIXTURES & ACCESSORIES.
7. HANDICAPPED ACCESSIBLE SIGNAGE TO COMPLY WITH STATE AND LOCAL CODES.
8. CUT, PATCH & REPAIR EXISTING INTERIOR MATERIALS & FINISHES AS REQUIRED TO PERFORM INDICATED NEW CONSTRUCTION, ALTERATIONS AND / OR REPAIRS.
9. NEW MATERIALS TO MATCH EXISTING AS CLOSE AS POSSIBLE (WHERE APPLICABLE).
10. REFER TO DOOR & HARDWARE SCHEDULES FOR REPAIR & REPLACEMENT OF DOORS & HARDWARE.
11. PROVIDE FIRE TREATED BLOCKING FOR WALL-MOUNTED ACCESSORIES & FIXTURES AS REQUIRED. MOUNT ALL ACCESSORIES & FIXTURES ACCORDING TO MFR'S. SPECIFICATIONS & PER ADA REQUIREMENTS.
12. FILL CAVITIES BETWEEN FLOORS & BETWEEN OTHER FIRE SEPARATED ZONES WITH APPROVED FIRE STOPPING MATERIALS.
13. ALL TRADES SHALL COMPLY WITH OSHA STANDARDS.

WALL TYPE LEGEND

A	• (1) LAYER 5/8" GYPSUM BOARD EACH SIDE • 3 5/8" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
B	• (1) LAYER 5/8" GYPSUM BOARD (ROOM SIDE) • 3 5/8" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
C	• (1) LAYER 5/8" GYPSUM BOARD EACH SIDE • 6" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
D	• (1) LAYER 5/8" GYPSUM TYPE X BOARD EACH SIDE • 6" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN) • 1-HR RATED WALL - ALL PENETRATIONS & TOP AND BOTTOM TO BE FIRE SEALED (UL 419) • EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK
E	• (1) LAYER 5/8" GYPSUM BOARD (ROOM SIDE) • 6" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
F	• 8" REINFORCED CONCRETE MASONRY UNIT WALL • 2-HR RATED WALL - ALL PENETRATIONS & TOP AND BOTTOM TO BE FIRE SEALED (U904)
G	• (1) LAYER 3/4" GYPSUM BOARD (ROOM SIDE) - USE SHEETROCK "ULTRACODE" CORE GYPSUM PANELS • C-H SHAPED, 4"x1-1/2" STEEL STUDS (25 GA.) @ 24" O.C. (MAX) • 3" MINERAL WOOL BATT INSULATION • 1" x 2'-0" (NOMINAL WIDTH) GYPSUM LINER PANEL - USE SHEETROCK "GLASS-MAT" LINER PANELS • 2-HR RATED SHAFT WALL - ALL PENETRATIONS & TOP AND BOTTOM TO BE FIRE SEALED (U415)
H	• (1) LAYER 5/8" GYPSUM BOARD (ROOM SIDE) • 1 5/8" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
EX1	• (1) LAYER 5/8" GYPSUM BOARD (INTERIOR) • 6" METAL STUD FRAMING @ 16" O.C. • 6" FIBER GLASS R-19 BATT INSULATION (ALL WALLS) • 5/8" GYPSUM SHEATHING W/ BUILDING WRAP VAPOR BARRIER • FACTORY FINISHED FIBER CEMENT PANEL
EX2	• (1) LAYER 5/8" GYPSUM BOARD (INTERIOR) • 6" METAL STUD FRAMING @ 16" O.C. • 6" FIBER GLASS R-19 BATT INSULATION (ALL WALLS) • 5/8" GYPSUM SHEATHING W/ BUILDING WRAP VAPOR BARRIER • 1" AIR SPACE • 3-5/8" BRICK VENEER
EX3	• (1) LAYER 5/8" GYPSUM BOARD (INTERIOR) • 6" METAL STUD FRAMING @ 16" O.C. • 6" FIBER GLASS R-19 BATT INSULATION (ALL WALLS) • 5/8" GYPSUM SHEATHING W/ BUILDING WRAP VAPOR BARRIER • 1" AIR SPACE • 3-5/8" STONE VENEER

NOTES:
- CONFIRM LOCATION OF SOUND ATTENUATION BATTS WITH OWNER
- EXTERIOR GYPSUM SHEATHING TO BE "DENS GLASS GOLD" OR EQUAL

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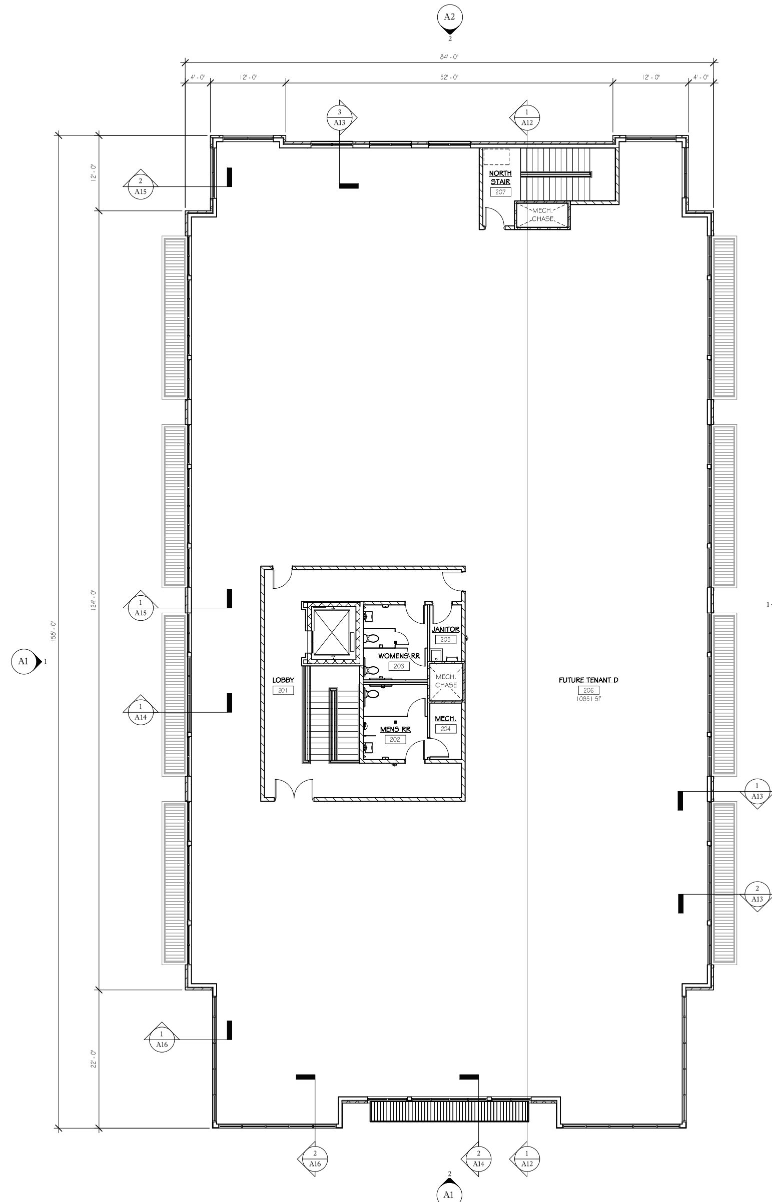
FIRST FLOOR PLAN

SCALE: AS NOTED
PROJECT NO.: 24-XX

A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
12,664 G.S.F.

GENERAL FRAMING NOTES

1. ALL DIMENSIONS FOR NEW WALLS ARE TO ROUGH (WALL OR FURRING) U.O.N.
2. ALL INTERIOR WALLS ARE METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
3. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
4. CARPENTERS TO VERIFY ALL DIMENSIONS & CONDITIONS BEFORE EXECUTING ANY WORK & REPORT ANY DISCREPANCIES AT ONCE.
5. MAINTAIN A MINIMUM OF 2" CLEARANCE BETWEEN FLUES & WOOD FRAMING MEMBERS.
6. PROVIDE BLOCKING FOR GRAB BARS, WALL-HUNG FIXTURES & ACCESSORIES.
7. HANDICAPPED ACCESSIBLE SIGNAGE TO COMPLY WITH STATE AND LOCAL CODES.
8. CUT, PATCH & REPAIR EXISTING INTERIOR MATERIALS & FINISHES AS REQUIRED TO PERFORM INDICATED NEW CONSTRUCTION, ALTERATIONS AND / OR REPAIRS.
9. NEW MATERIALS TO MATCH EXISTING AS CLOSE AS POSSIBLE (WHERE APPLICABLE).
10. REFER TO DOOR & HARDWARE SCHEDULES FOR REPAIR & REPLACEMENT OF DOORS & HARDWARE.
11. PROVIDE FIRE TREATED BLOCKING FOR WALL-MOUNTED ACCESSORIES & FIXTURES AS REQUIRED. MOUNT ALL ACCESSORIES & FIXTURES ACCORDING TO MFR'S. SPECIFICATIONS & PER ADA REQUIREMENTS.
12. FILL CAVITIES BETWEEN FLOORS & BETWEEN OTHER FIRE SEPARATED ZONES WITH APPROVED FIRE STOPPING MATERIALS.
13. ALL TRADES SHALL COMPLY WITH OSHA STANDARDS.

WALL TYPE LEGEND

A	• (1) LAYER 5/8" GYPSUM BOARD EACH SIDE • 3 5/8" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
B	• (1) LAYER 5/8" GYPSUM BOARD (ROOM SIDE) • 3 5/8" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
C	• (1) LAYER 5/8" GYPSUM BOARD EACH SIDE • 6" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
D	• (1) LAYER 5/8" GYPSUM TYPE X BOARD EACH SIDE • 6" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN) • 1-HR RATED WALL - ALL PENETRATIONS & TOP AND BOTTOM TO BE FIRE SEALED (UL 419) • EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK
E	• (1) LAYER 5/8" GYPSUM BOARD (ROOM SIDE) • 6" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
F	• 8" REINFORCED CONCRETE MASONRY UNIT WALL • 2-HR RATED WALL - ALL PENETRATIONS & TOP AND BOTTOM TO BE FIRE SEALED (U904)
G	• (1) LAYER 3/4" GYPSUM BOARD (ROOM SIDE) - USE SHEETROCK "ULTRACODE" CORE GYPSUM PANELS • C-H SHAPED, 4"x1-1/2" STEEL STUDS (25 GA.) @ 24" O.C. (MAX) • 3" MINERAL WOOL BATT INSULATION • 1" x 2'-0" (NOMINAL WIDTH) GYPSUM LINER PANEL - USE SHEETROCK "GLASS-MAT" LINER PANELS • 2-HR RATED SHAFT WALL - ALL PENETRATIONS & TOP AND BOTTOM TO BE FIRE SEALED (U415)
H	• (1) LAYER 5/8" GYPSUM BOARD (ROOM SIDE) • 1 5/8" METAL STUD FRAMING @ 16" O.C. • SOUND ATTENUATION BATTS (AS NOTED ON PLAN)
EX1 (INTERIOR / EXTERIOR)	• (1) LAYER 5/8" GYPSUM BOARD (INTERIOR) • 6" METAL STUD FRAMING @ 16" O.C. • 6" FIBER GLASS R-19 BATT INSULATION (ALL WALLS) • 5/8" GYPSUM SHEATHING W/ BUILDING WRAP VAPOR BARRIER • FACTORY FINISHED FIBER CEMENT PANEL
EX2 (INTERIOR / EXTERIOR)	• (1) LAYER 5/8" GYPSUM BOARD (INTERIOR) • 6" METAL STUD FRAMING @ 16" O.C. • 6" FIBER GLASS R-19 BATT INSULATION (ALL WALLS) • 5/8" GYPSUM SHEATHING W/ BUILDING WRAP VAPOR BARRIER • 1" AIR SPACE • 3-5/8" BRICK VENEER
EX3 (INTERIOR / EXTERIOR)	• (1) LAYER 5/8" GYPSUM BOARD (INTERIOR) • 6" METAL STUD FRAMING @ 16" O.C. • 6" FIBER GLASS R-19 BATT INSULATION (ALL WALLS) • 5/8" GYPSUM SHEATHING W/ BUILDING WRAP VAPOR BARRIER • 1" AIR SPACE • 3-5/8" STONE VENEER

NOTES:
- CONFIRM LOCATION OF SOUND ATTENUATION BATTS WITH OWNER
- EXTERIOR GYPSUM SHEATHING TO BE "DENS GLASS GOLD" OR EQUAL

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SECOND FLOOR PLAN

SCALE: AS NOTED
PROJECT NO.: 24-XX

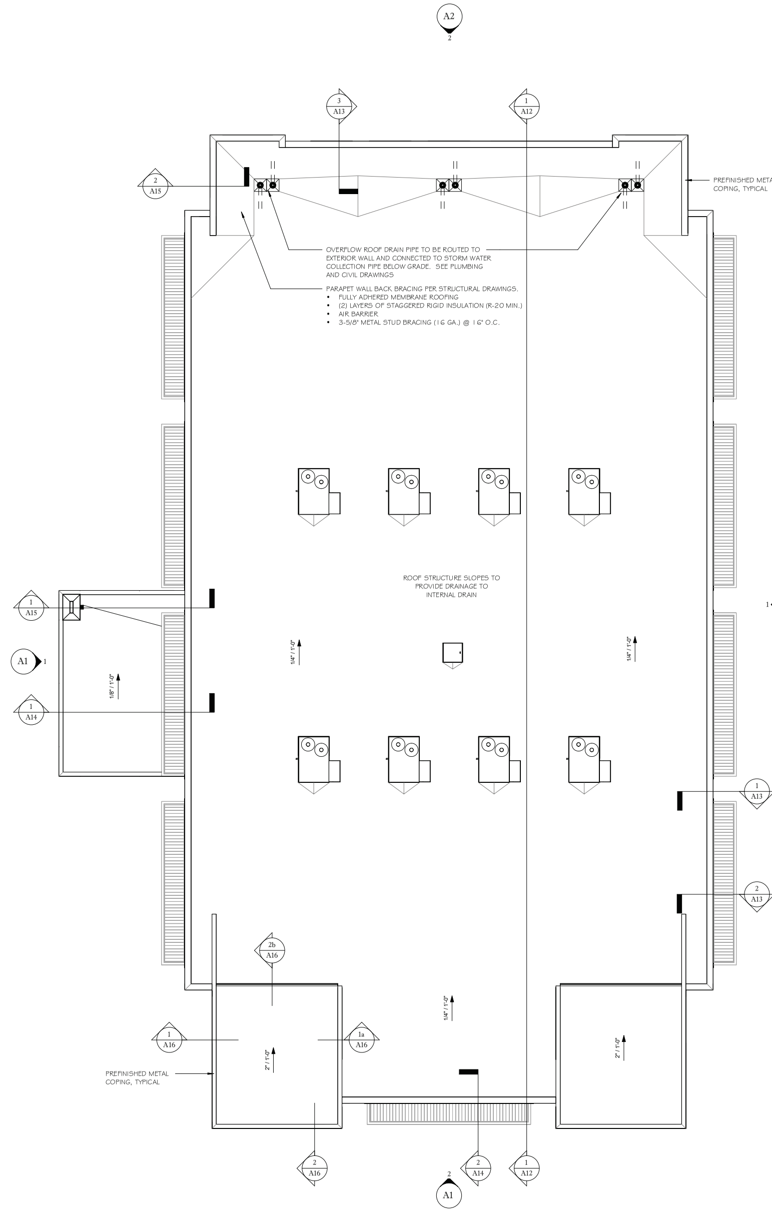
A4

GENERAL ROOF NOTES

1. ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRAC) ROOFING AND WATER PROOFING MANUAL, LATEST ADDITION.
2. FLASH ALL DRAINS, CURBS, VENTS AND STACKS AS SHOWN ON PLANS, REFER TO MANUFACTURER'S STANDARD DETAILS AND RECOMMENDATIONS OR ANY MISCELLANEOUS DETAILS NOT SHOWN ON PLANS.
3. PROVIDE VENT THROUGH ROOF WITH INSECT SCREEN FOR ALL EXHAUST FANS AND SANITARY VENT PIPES.
4. TRUSSES TO BE DESIGNED BY / CERTIFIED BY LICENSED ENGINEER.
5. DESIGN ROOF LOADS:
   - LIVE LOAD = 20 PSF
   - DEAD LOAD = 15 PSF
   - SNOW LOAD = 50 PSF

ROOF CONSTRUCTION:

- FULLY ADHERED MEMBRANE ROOFING MATERIAL - PROVIDE EXPANSION JOINTS IN MEMBRANE WHERE REQUIRED
- (2) LAYERS OF STAGGERED RIGID INSULATION 5" TOTAL HEIGHT (R-20 MIN.) - PROVIDE TAPER RIGID INSULATION TO DRAIN LOCATIONS PER ROOF PLAN
- AIR BARRIER
- REFER TO SECTIONS FOR ROOF DECK AND STRUCTURAL INFORMATION



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

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ROOF PLAN

SCALE: AS NOTED
PROJECT NO.: 24-XX

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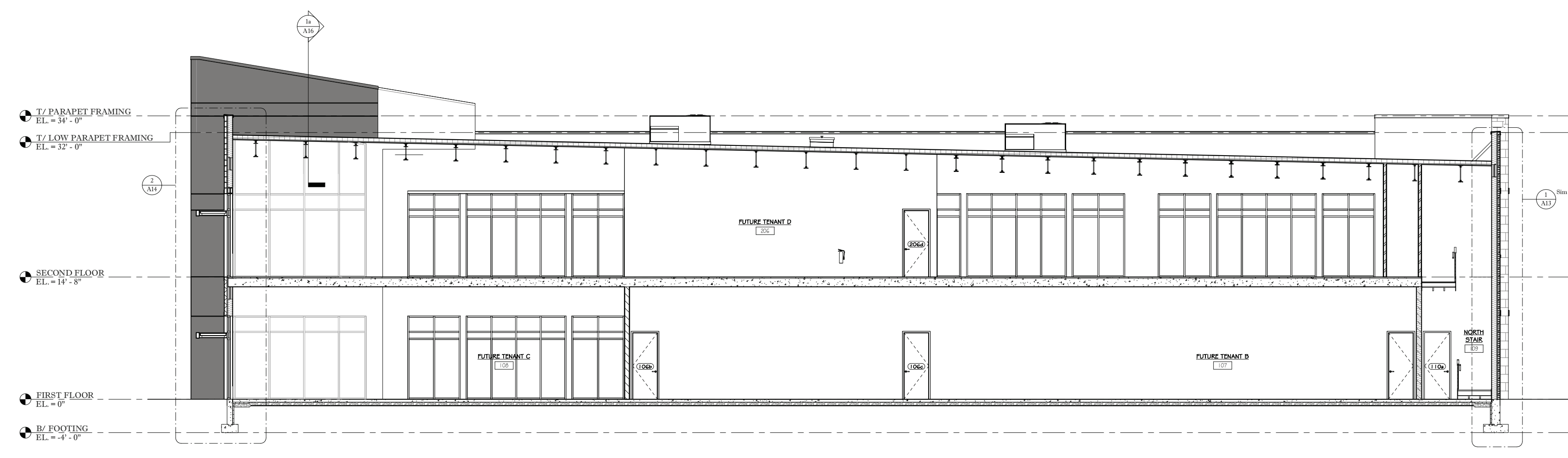
GENERAL NOTES

1. REFER TO BUILDING ELEVATIONS MATERIAL SCHEDULE FOR MATERIAL FINISH AND COLOR
2. ALL SURFACES BETWEEN DISSIMILAR METALS TO BE COATED TO AVOID GALVANIC REACTION.
3. SIDEWALK SLAB EXPANSION JOINT:
   - CONTINUOUS 1/2" THICK PREFORMED ISOLATION JOINT FILLER FULL DEPTH
   - SET DOWN 3/4" FROM TOP OF SIDEWALK SLAB W/ CONTINUOUS POUR GRADE
   - SELF LEVELING SEALANT (COLOR TO MATCH SIDEWALK)
4. SEE STRUCTURAL DRAWINGS FOR SIZE AND LOCATIONS OF:
   - STEEL COLUMNS, BEAMS, JOISTS, ANGLES, PLATES, LINTELS & BEARING REQUIREMENTS.
   - EXTERIOR WALL AND PARAPET BACK BRACING
   - FOOTINGS, FOUNDATIONS WALLS, SLABS & REINFORCING REQUIREMENTS
5. COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS



1 NORTH / SOUTH BUILDING SECTION
SCALE: 3/16" = 1'-0"

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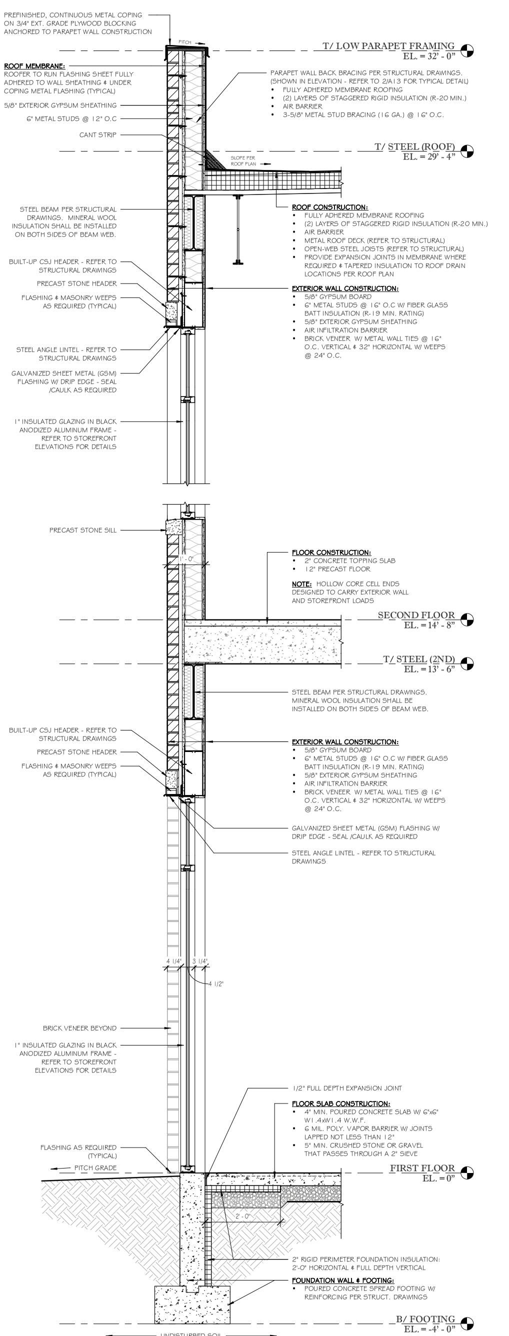
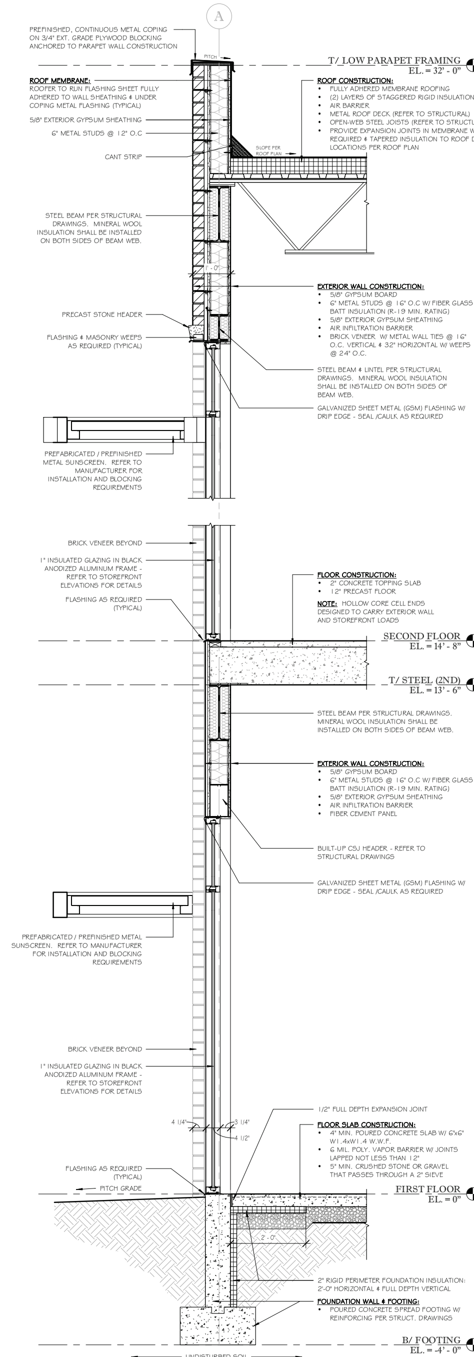
BUILDING SECTIONS

SCALE: AS NOTED
PROJECT NO.: 24-XX

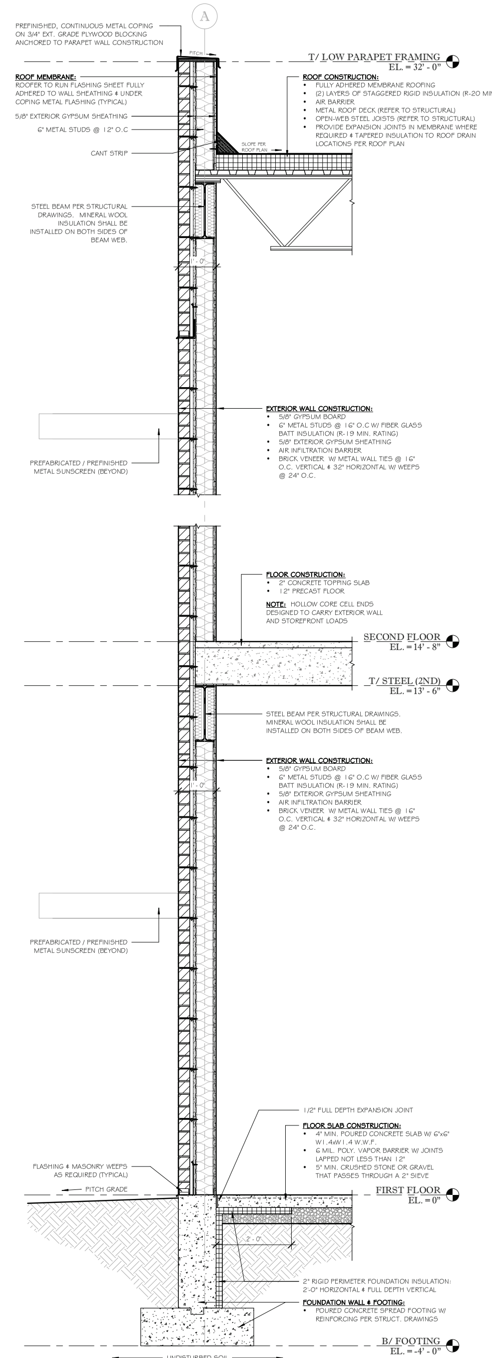
A12



3 WALL SECTION - BRICK & STOREFRONT - NORTH ELEVATION
SCALE: 3/4" = 1'-0"



2 WALL SECTION - TYPICAL BRICK & STOREFRONT
SCALE: 3/4" = 1'-0"



1 WALL SECTION - TYPICAL BRICK
SCALE: 3/4" = 1'-0"

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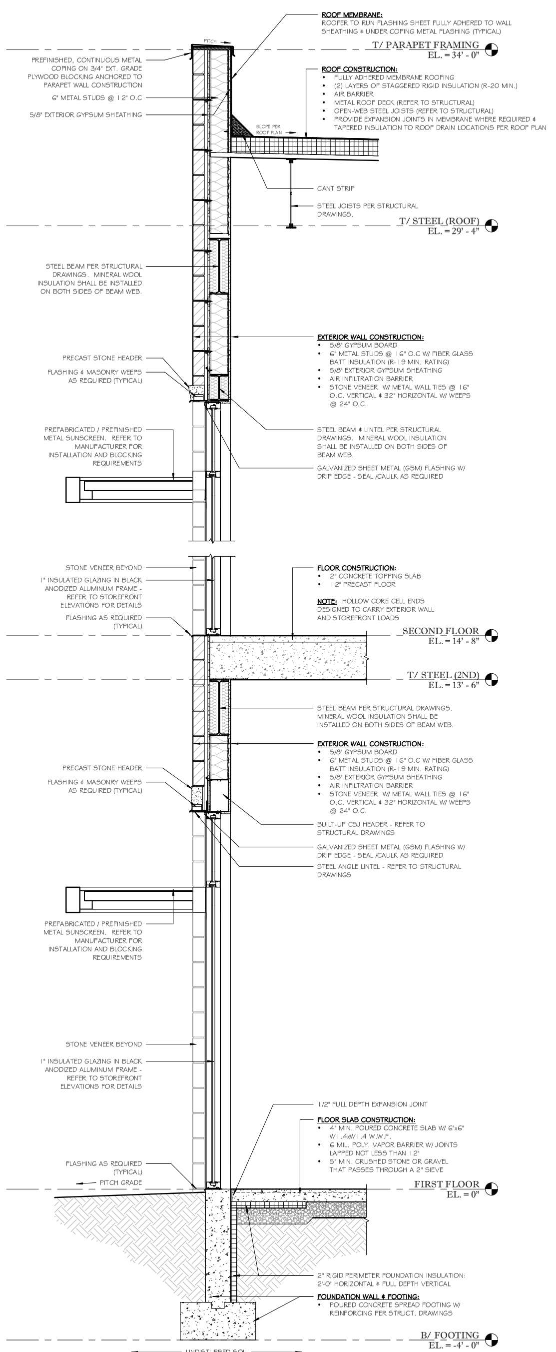
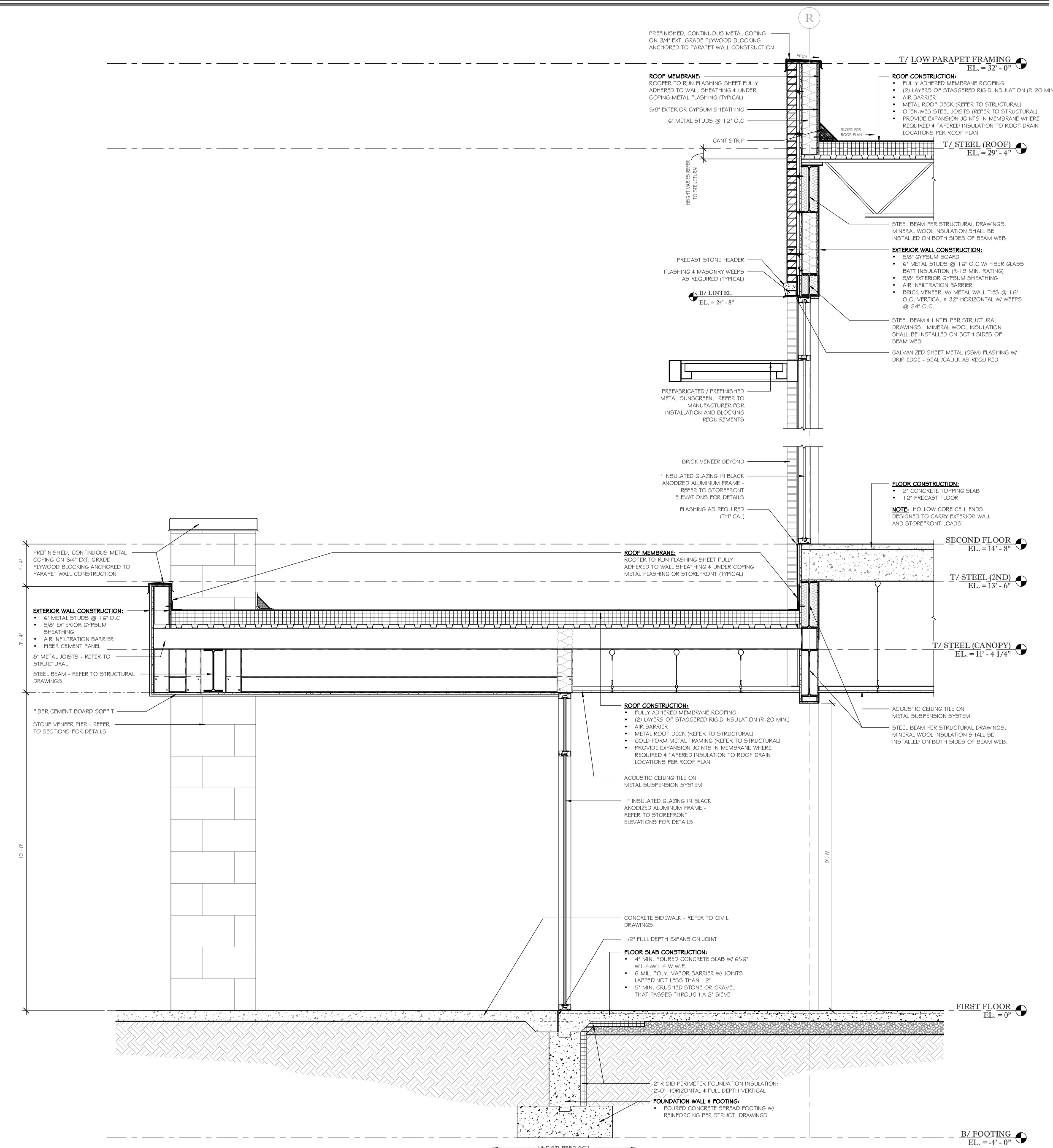
WALL SECTIONS

SCALE: AS NOTED
PROJECT NO.: 24-XX

A13



2 WALL SECTION - STONE & STOREFRONT - SOUTH ELEVATION
SCALE: 3/4" = 1'-0"



1 WALL SECTION - ENTRY CANOPY
SCALE: 3/4" = 1'-0"

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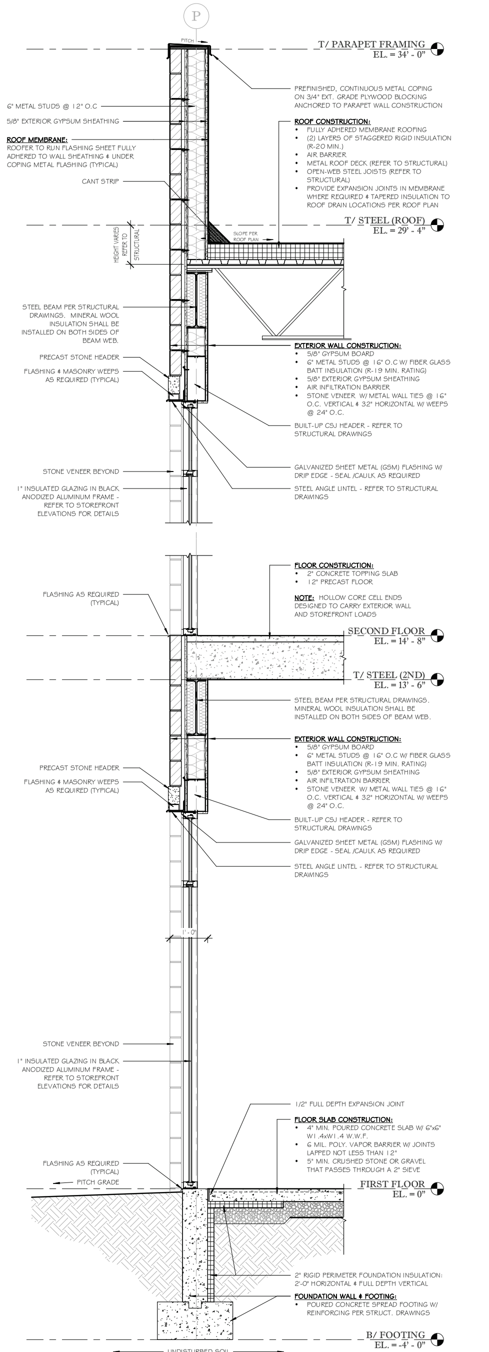
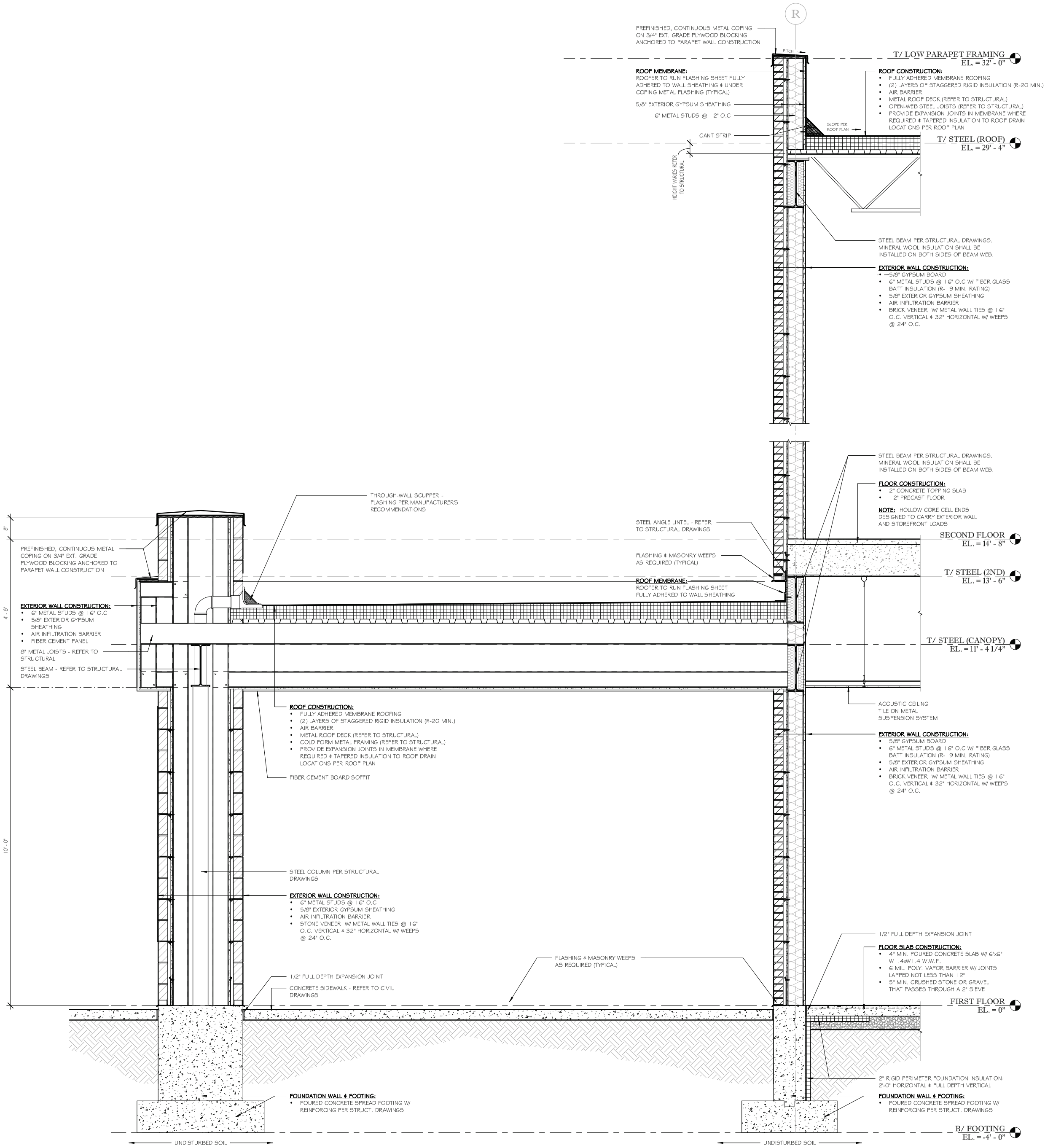
WALL SECTIONS

SCALE: AS NOTED
PROJECT NO.: 24-XX

A14



2 WALL SECTION - STONE & STOREFRONT
SCALE: 3/4" = 1'-0"



1 WALL SECTION - ENTRY CANOPY SUPPORT
SCALE: 3/4" = 1'-0"

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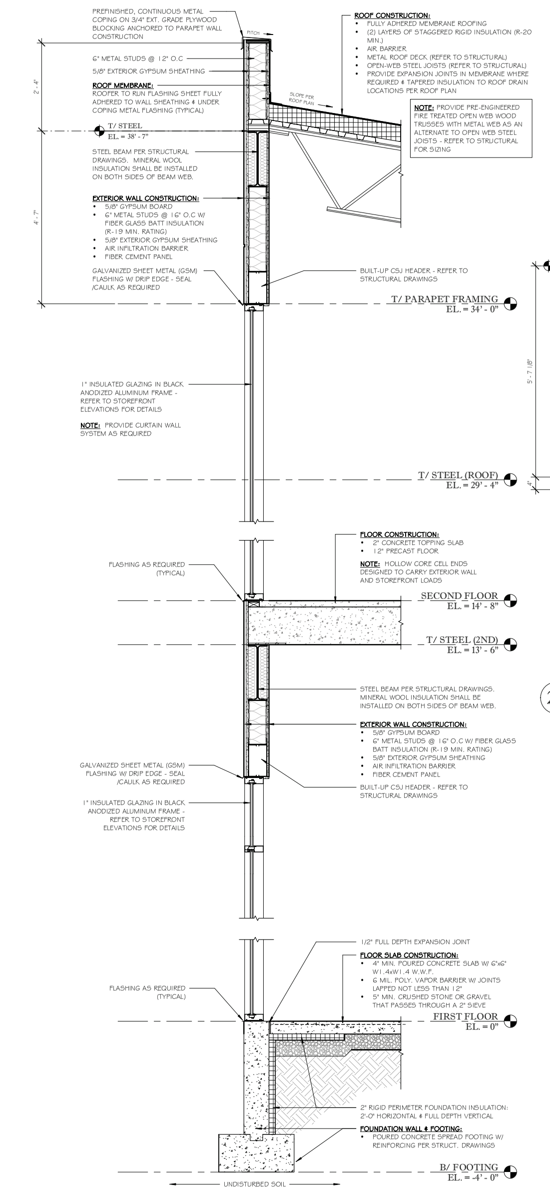
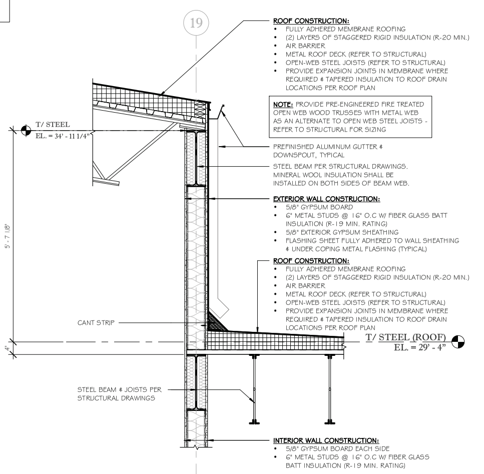
WALL SECTIONS

SCALE: AS NOTED
PROJECT NO.: 24-XX

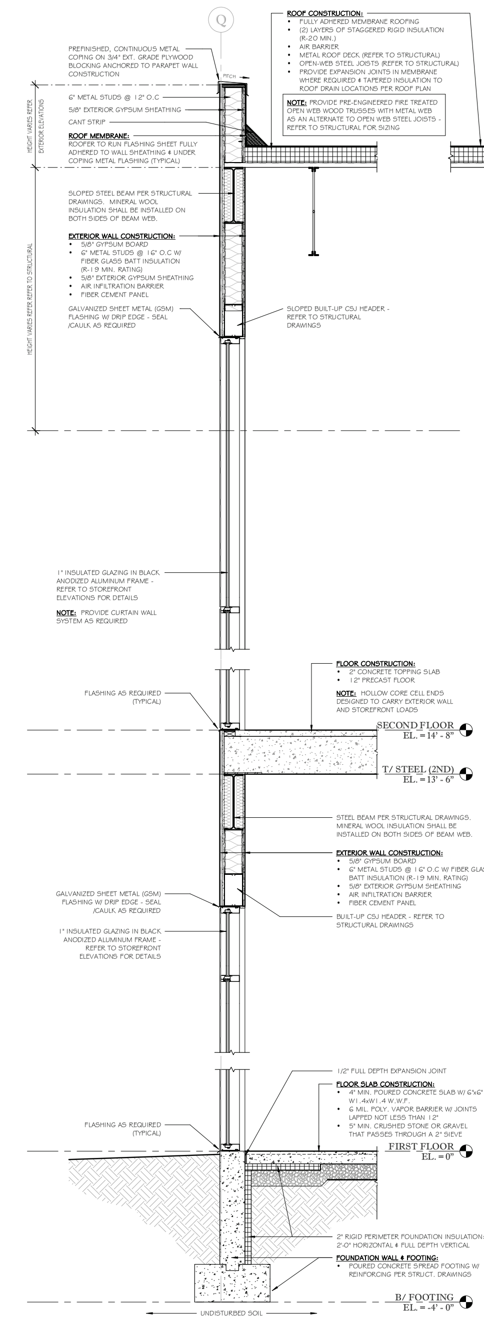
A15



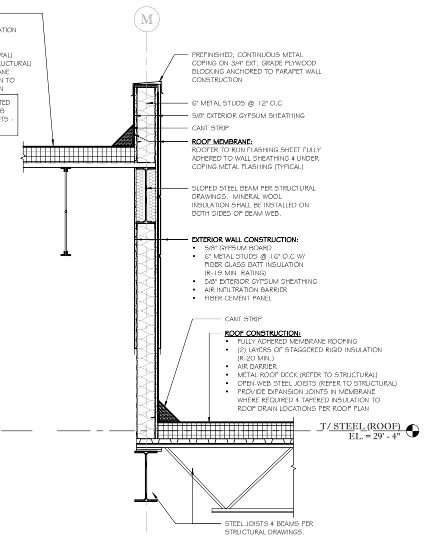
2 WALL SECTION - CORNER ELEMENT - NORTH ELEVATION
SCALE: 3/4" = 1'-0"



2b WALL SECTION - CORNER ELEMENT - ROOF
SCALE: 3/4" = 1'-0"



1 WALL SECTION - CORNER ELEMENT - EAST/WEST ELEVATION
SCALE: 3/4" = 1'-0"



1a WALL SECTION - CORNER ELEMENT - ROOF
SCALE: 3/4" = 1'-0"

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WALL SECTIONS

SCALE: AS NOTED
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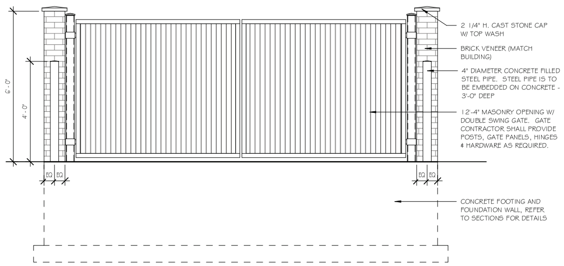
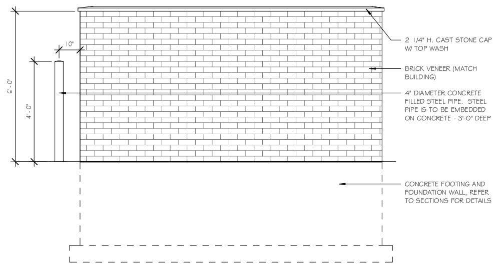
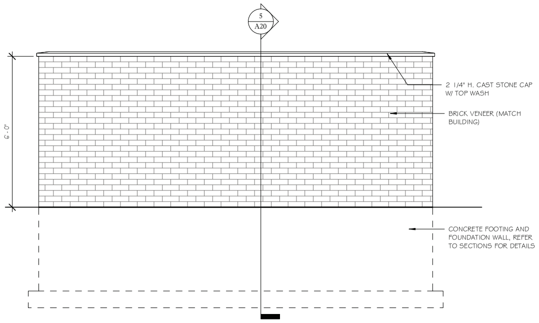


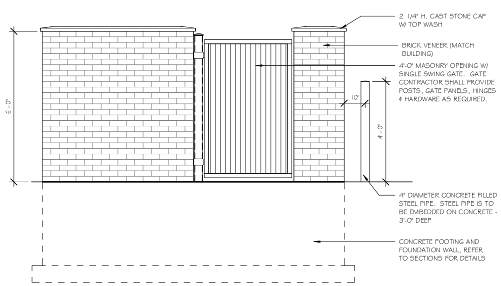
1 EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



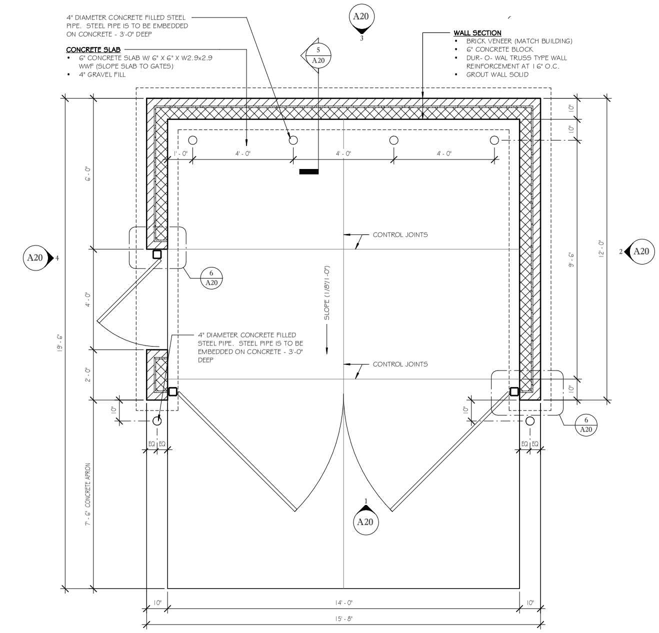
2 EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



3 EXTERIOR ELEVATION -DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

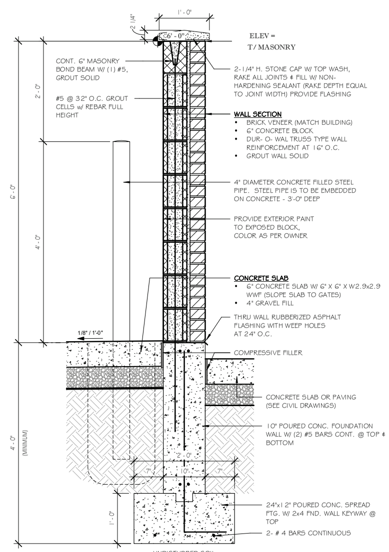


4 EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

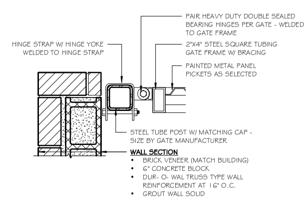


ENLARGED PLAN -DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

NOTE: REFER TO CIVIL DRAWINGS FOR LOCATION



5 SECTION DETAIL - DUMPSTER ENCLOSURE
SCALE: 1" = 1'-0"



6 PLAN DETAIL - HING
SCALE: 1 1/2" = 1'-0"

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DUMPSTER
ENCLOSURE
DETAILS

SCALE: AS NOTED
PROJECT NO.: 24-XX

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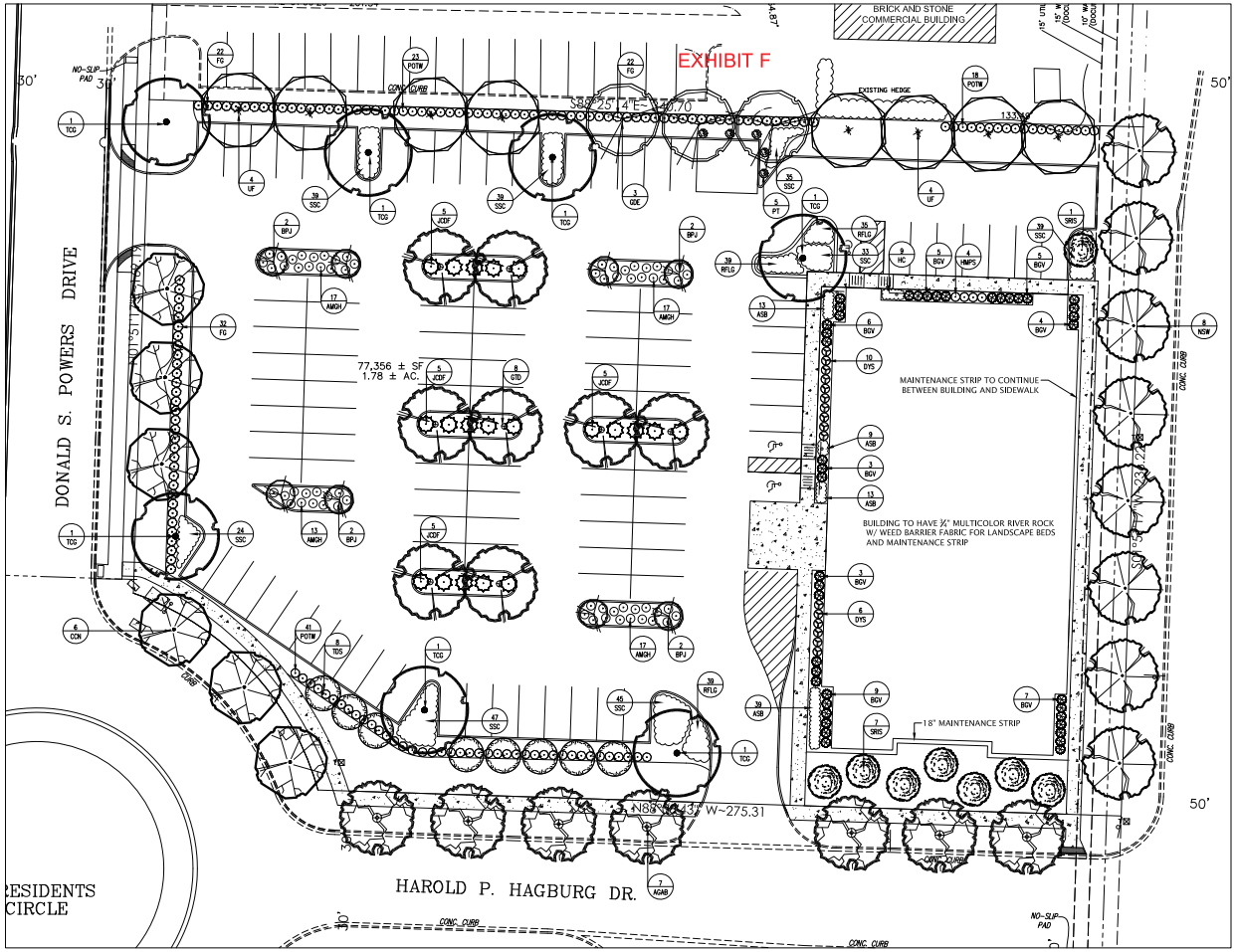


PLANT LIST

Symbol	Botanical Name	Common Name	Size
Trees			
AGAB	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2"
BPJ	Betula platyphylla 'Jefpark'	Parkland Pillar Birch	2"
CCN	Carpinus caroliniana 'Native Flame'	Native Flame American Hornbeam	2"
GDE	Gymnocladus dioicus 'Espresso-JFS'	Espresso Kentucky Coffeetree	2"
GTD	Gleditsia triacanthos 'Draves'	Street Keeper Honey Locust	2"
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Blackgum	2"
SRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2"
TCG	Tilia cordata 'Greenspire'	Greenspire Linden	2"
TDS	Taxodium distichum 'Skyward'	Skyward Baldcypress	2"
UF	Ulmus 'Frontier'	Frontier Elm	2"
Shrubs			
AMGH	Aronia melanocarpa 'Ground Hug'	Ground Hug Chokeberry	#3
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	#3
DYS	Deutzia 'Yuki Cherry Blossom'	Yuki Cherry Blossom Deutzia	#3
FG	Fothergilla gardenii	Dwraf Fothergilla	#3
HMPS	Hydrangea macrophylla 'Popstar'	Popstar Hydrangea	#3
POTW	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	#3
Perennial			
ASB	Allium 'Summer Beauty'	Summer Beauty Allium	#1
HC	Heuchera 'Caramel'	Caramel Coral Bell	#1
PT	Parthenosissus tricuspidata	Boston Ivy	#1
RFLG	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Black-Eyed Susan	#1
SSC	Schizahyrium scoparium 'Carousel'	Carousel Little Blue Stem	#1

LANDSCAPE REQUIREMENTS

Calculations	Total Linear Feet (LF) or Square Feet (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Section 3					
1. Parkway Planting					
1 Tree per 30 LF of Frontage					
2. Parking Lot Screening					
a. 7' Wide Perimeter Landscape Area - Provided					
b. Continuous Screening Hedge 30-48" High - Provided					
c. Tree Planting in Perimeter Landscaped Area 1 Tree/ 30 LF of Frontage	532 LF	18	18		
3. Parking Lot Interior	3059 SF	24	24		
b. 1 Tree/ 125 SF					
5. Enhancements					
c. Dumpster Masonry to Have Climing Vines - Provided					

NORTH

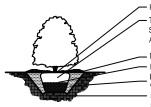
GRAPHIC SCALE

30 0 10 20 40 60

(IN FEET)

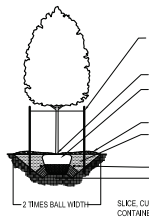
1 inch = 20 ft.

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE TWO TIMES THE WIDTH OF THE ROOT BALL. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH OR SLIGHTLY HIGHER THAN FINISH GRADE DEPENDING ON EXISTING SOIL CONDITIONS. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS. SEE PLANS FOR BED LAYOUTS.



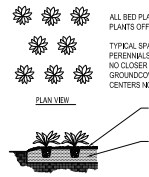
1 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE TWO TIMES THE WIDTH OF THE ROOT BALL. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH OR SLIGHTLY HIGHER THAN FINISH GRADE DEPENDING ON EXISTING SOIL CONDITIONS. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS.



2 DECIDUOUS & EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. AMEND PLANTING BED SOIL WITH COMPOST PRIOR TO PLANT INSTALLATION. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL AND GROUNDCOVER BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS.



3 PERENNIAL, GROUNDCOVER, AND ANNUAL PLANTING DETAIL
NOT TO SCALE

HOLEY MOLEY SAYS
"DIG SAFELY"

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE
PER INDIANA CODE 8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

Notes:

Stand alone trees and Landscape Areas to have Shredded Hardwood Bark Mulch 3" Deep w/ Pre-emergent herbicide and have spade dug edge.

All disturbed lawn areas to be restored w/ 4" of topsoil, Seed w/ HLC Sunny Mix or approved equal w/ DS-75 Erosion Control Blanket.

Starter fertilizer to be applied at Installation and post fertilizer application applied 30-45 days later with a minimum of 1# of Nitrogen per 1000 SF and 50% being slow release.

	Revisions:	Date

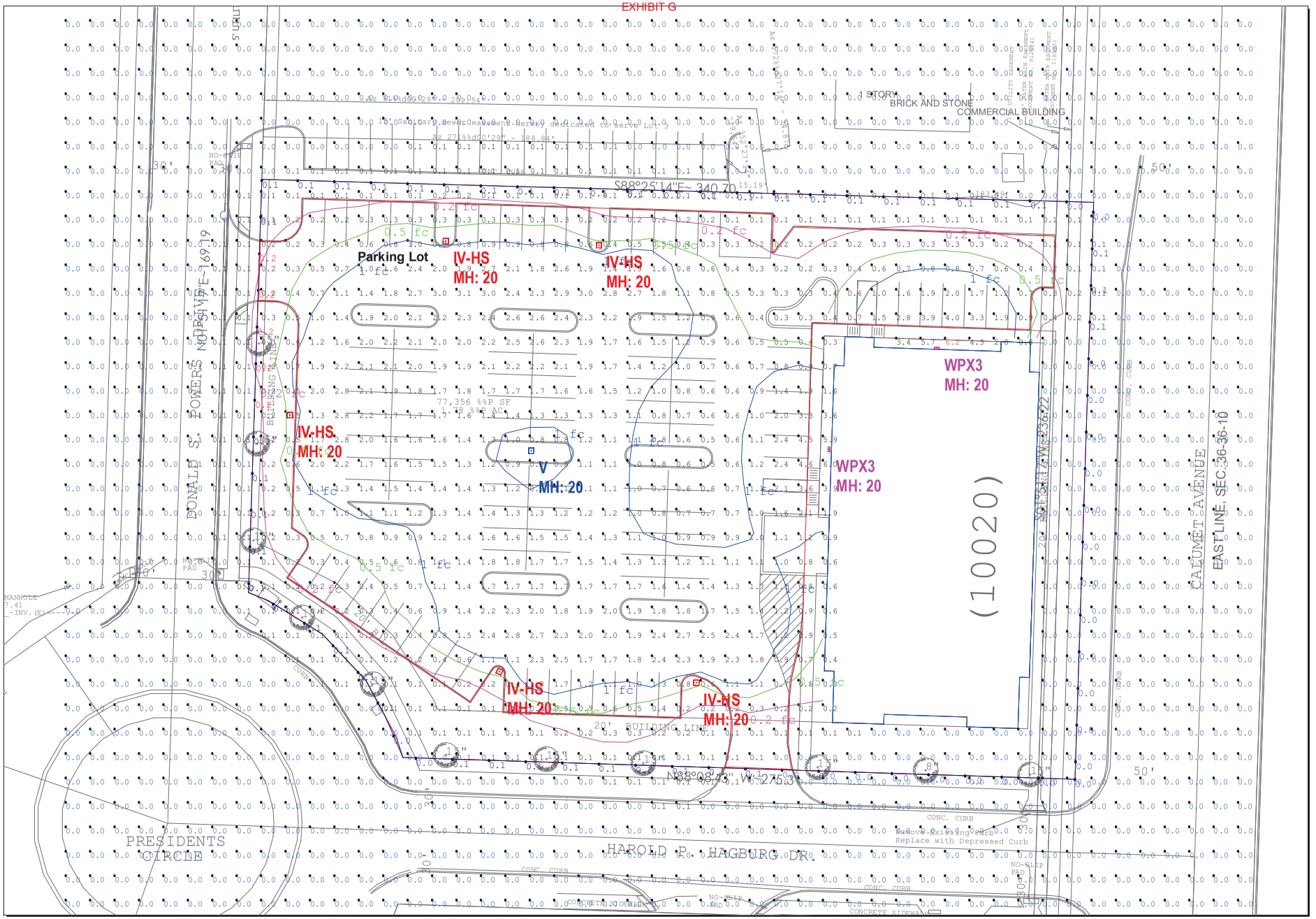
HUBINGER
Landscaping
Corp.
210 East 113th Avenue
Crown Point, Indiana
Phone: 219-662-9911
www.hubingers.com

10020 CALUMET AVE
MUNSTER, IN

Drawn By:	LBK/SAS
Date:	10/1/24
Scale:	1:20

L1.0

EXHIBIT G



Luminaire Schedule							
Symbol	Qty	Label	LLF	Lumens	Watts	Description	[MANUFAC]
	5	IV-HS	1.000	10510	104	LAJ1-PA2-CPA-IV-48LED-700mA-30K-HS	SUN VALLEY LIGHTING
	1	V	1.000	9216	78	LAJ1-PA2-CPA-V-48LED-525mA-30K	SUN VALLEY LIGHTING
	2	WPX3	1.000	9270	72.33	WPX3 LED 40K Mvolt	Lithonia Lighting

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.39	6.2	0.0	N.A.	N.A.
Property Line	Fc	0.07	0.2	0.0	N.A.	N.A.
Parking Lot	Fc	1.26	4.6	0.0	N.A.	N.A.

Notes :
1. Calculation Work Plane : Grade
2. Fixture Mounting Height : AS NOTED
3. Calculation Point Spacing : 10'x10'

KSA LIGHTING & CONTROLS

10020 Calumet Ave - Munster, IN

Drawn By: Ben Foster
Date: 11/5/2024
Notes :

Lot 3 Harris Addition

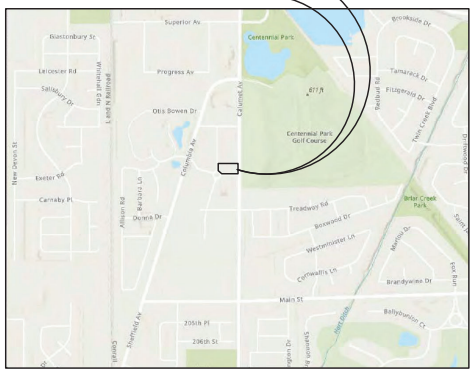
10020 Calumet Avenue

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 thereof, recorded in Plat Book 97, page 94, in the Office of the Recorder of Lake County, Indiana

INDEX	
PAGE	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
1 OF 1	PLAT OF SURVEY

SUBJECT AREA



VICINITY MAP

NOT TO SCALE

EXIBIT H

Indiana 811
Know what's below. Call before you dig.

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
811 or 1-800-382-5544
CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

County: Lake

S.E. **Quarter, Sec.** 36 , **T.** 36 **N, R.** 10 **W.**

Township: North

Date and Revisions:

NO.	DATE	DESCRIPTION	BY
3	11-07-2024	THIRD SUBMITTAL	DT/RT
2	10-11-2024	SECOND SUBMITTAL	DT/RT
1	9-17-2024	FIRST SUBMITTAL	DT/RT

OWNER/DEVELOPER:

Devarshi Patel
1009 Cambridge LN
Schererville, IN 46375

ENGINEER:

Torrenga Engineering, Inc.
907 Ridge Road
Munster, Indiana 46321
(219) 836-8918

NOTES:
1. TOTAL SITE AREA = 1.78± ACRES (77,560± S.F.)
2. HYDROLOGIC UNIT CODES: 071200030203 – NORTH CREEK
3. CURRENT ZONING: CD-4.B – GENERAL URBAN – B DISTRICT
4. THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER , LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0119E EFFECTIVE JANUARY 18, 2012 . TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. AVAILABLE UTILITIES:

NIPSCO AT&T COMCAST

–PLAN CONNECTION OF UTILITIES ABOVE WILL BE PROVIDED BY THE ABOVE PROVIDERS IF REQUIRED.

6. LOCATION:
LATITUDE – 41° 31' 47" N
LONGITUDE – 87° 30' 36" W
7. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND ALL PROPOSED IMPROVEMENTS.
8. ALL VERTICAL DATUM IS BASED ON UNITED STATES GEOLOGICAL SURVEY (USGS).

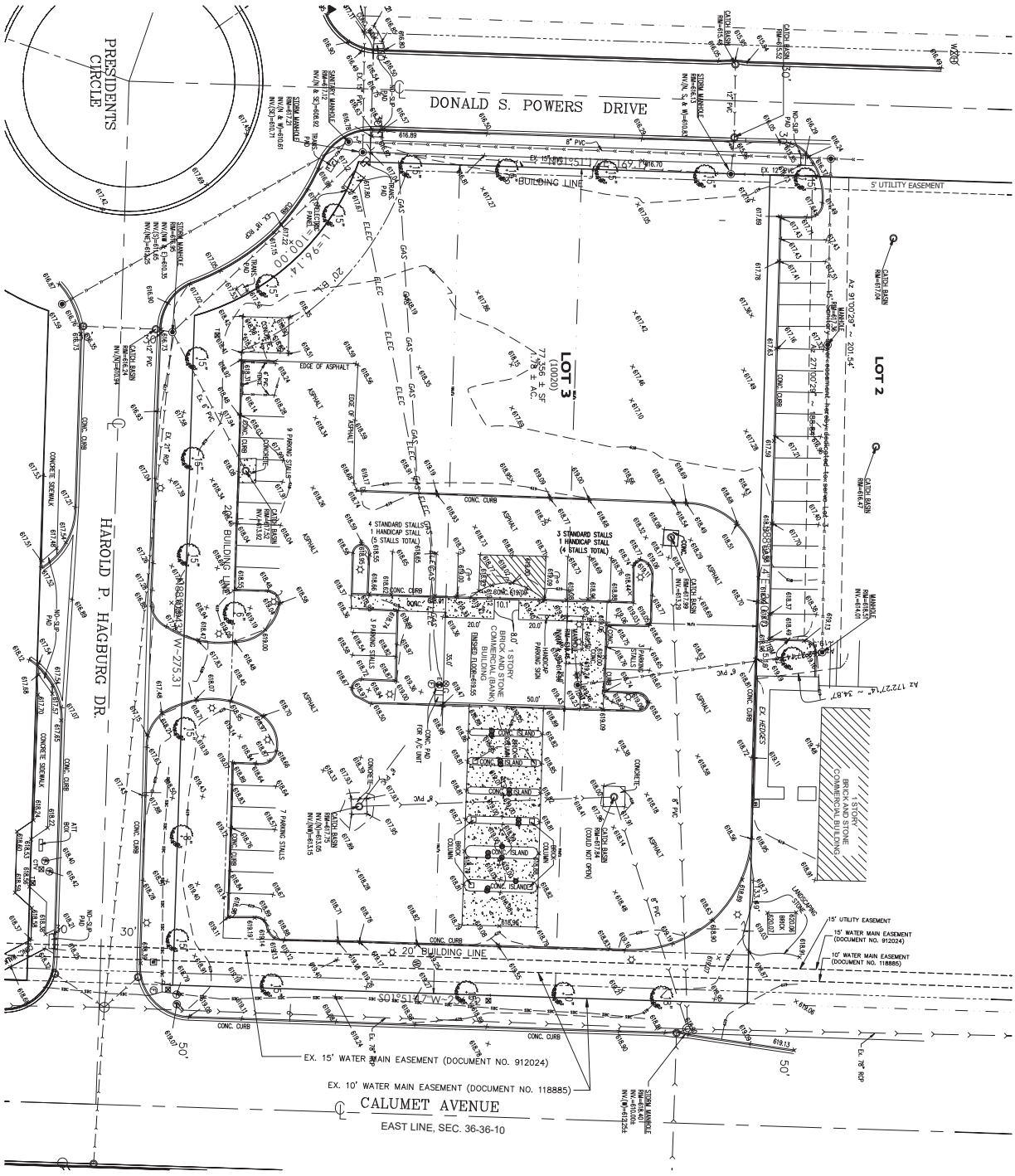
CERTIFIED BY: DONALD C. TORRENGA
P.E. # 19868

DONALD C. TORRENGA REGISTERED No. 19868 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWING SET PROGRESS:
- [x] ENGINEERING PLAN - FOR REVIEW / APPROVAL
- [ ] FINAL ENGINEERING - FOR CONSTRUCTION

Z:\2024-5022 Lot 3 Harris Addition 10020 Calumet Ave - Munster\dwg\2024-5022 10020 Calumet Avenue.dwg 11/7/2024 9:53:42 AM CST

FILE NO:Z:\2024-5022 Lot 3 Harris Addition 10020 Calumet Ave - Munster\dwg\2024-5022 10020 Calumet Avenue.dwg 11/7/2024 9:53:42 AM CST



NOTE:

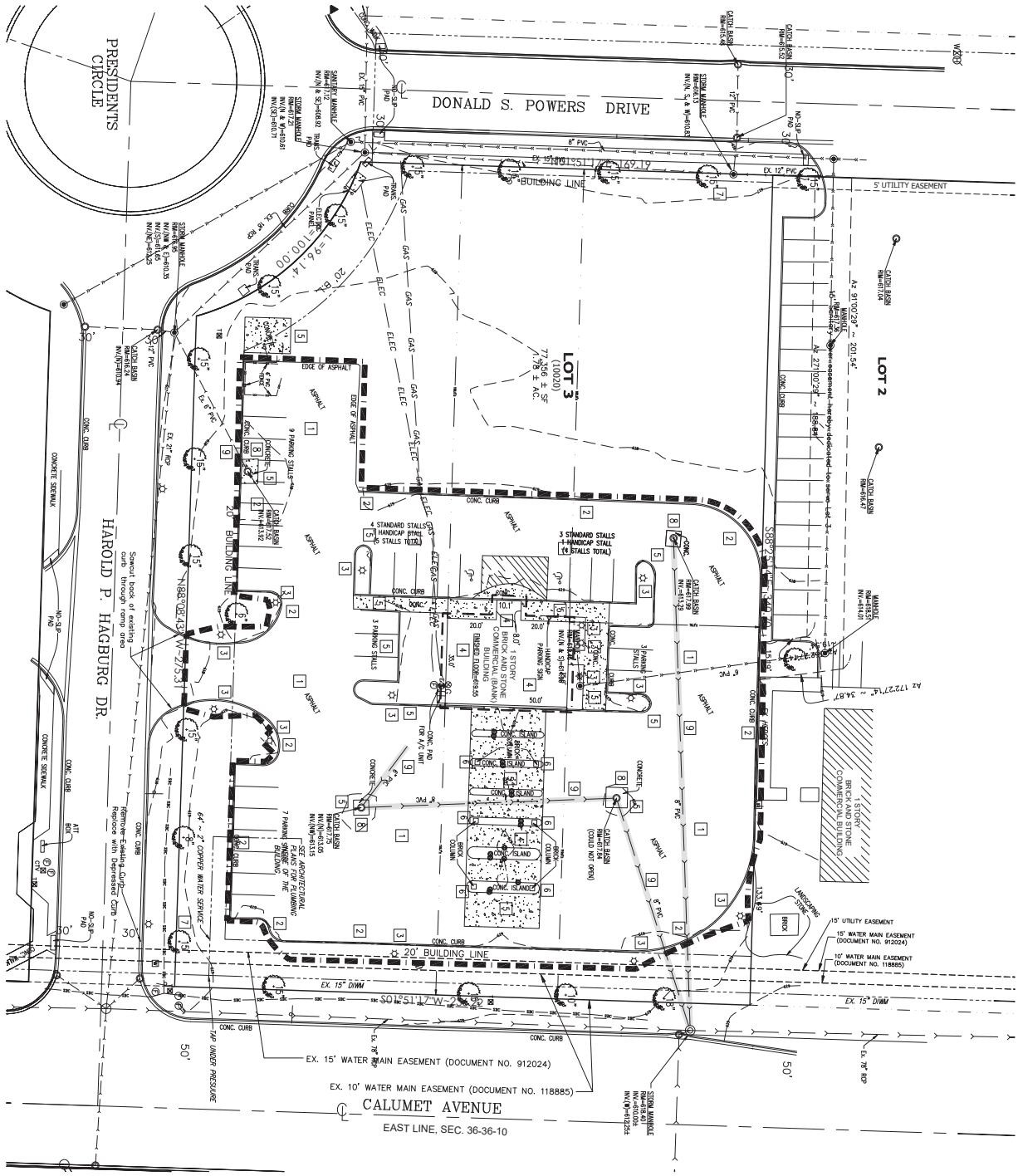
1. THE EXISTING TOPOGRAPHY WAS CREATED FROM POINT ELEVATION SHOTS BY TORRENGA SURVEYING, LLC.
2. ALL VERTICAL DATUM IS BASED ON NAVD 88.

BENCHMARK TABLE		
BENCHMARK NUMBER	DESCRIPTION AND LOCATION	ELEVATION
1	NORTH RIM OF EXISTING SANITARY MANHOLE, NORTH OF THE EXISTING BUILDING	619.46
2	TOP OF THE EXISTING CURB IN THE SOUTHEAST CORNER OF THE PARKING LOT TO THE NORTH.	618.96

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DONALD S. TORRENGA
No. 19868
STATE OF INDIANA
REGISTERED
LAND SURVEYOR

SHEET C-1.0	CLIENT: Devarshi Patel 1009 Cambridge LN Schererville, IN 46375	11-07-2024 10-11-2024	Lot 3 Harris Addition 10020 Calumet Avenue Munster, IN	TORRENGA ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 Tel. No.: (219) 836-8918 website: www.torrenga.com
	JOB NO: 2024-5022	REVISIONS:		
	SCALE: 1" = 20'	DATE: 09-17-2024	Existing Topography and Utilities	



DEMOLITION NOTES

1. REMOVE ASHPALT PAVEMENT AND STRIPING
2. REMOVE CONCRETE CURB AND GUTTER
3. REMOVE LIGHTPOLE
4. REMOVE BUILDING AND/OR CANOPY
5. REMOVE CONCRETE PAVEMENT/SIDEWALK/CURB /BOLLARDS
6. REMOVE BRICK COLUMN
7. REMOVE TREE
8. REMOVE STORM MH/CB
9. REMOVE STORM SEWER LINE

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND ALL PROPOSED IMPROVEMENTS IN THE CONSTRUCTION DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH NIPSCO, AT&T, COMCAST AND ANY OTHER UNDERGROUND OR OVERHEAD UTILITIES FOR THE REMOVAL OF THE EXISTING AND INSTALLATION OF THE NEW UTILITIES THAT SERVICE THE BUILDINGS.

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
DONALD C. TORRENGA
No. 19868
STATE OF INDIANA

SHEET C-1.1	CLIENT: Devarshi Patel 1009 Cambridge LN Schererville, IN 46375 JOB NO: 2024-5022 SCALE: 1" = 20'	11-07-2024 10-11-2024 REVISIONS: DATE: 09-17-2024	Lot 3 Harris Addition 10020 Calumet Avenue Munster, IN Demolition Plan	TORRENGA ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 Tel. No.: (219) 836-8918 website: www.torrenga.com