

LIMITATION OF WARRANTY OF ARCHITECT/ENGINEER WORK PRODUCT
DRAWINGS BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKE, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE CHANCE TO ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITH OUT THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANTY OR GUARANTEE (DRAWINGS, ENGINEERING, SPECIFICATIONS AND REVIEW OF SHOP THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN KNOWLEDGE AND/OR CONSENT OF THE ARCHITECT OR IN CONTRADICTION TO THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.

SCOPE DOCUMENT
THESE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL.

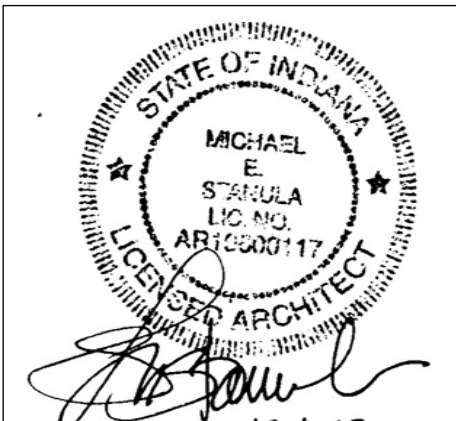
A.D.A. COMPLIANCE STATEMENT
TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT & INDIANA ACCESSIBILITY CODE

LICENSED ARCHITECTS CERTIFICATION

PLANS AND SPECIFICATIONS FOR NEW CONSTRUCTION

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS, DATED MAY 21, 2025, FOR CONSTRUCTION OF A NEW 1 STORY VB TENANT BUILDING LOCATED AT 9450 CALUMET AVE, MUNSTER, INDIANA WERE PREPARED UNDER MY SUPERVISION.

ARCHITECTS NAME: MICHAEL E. STANULA
LICENSE NUMBER: AR-19600117
LICENSE EXPIRES: 12-31-25
SIGNATURE:
DATE:



NEW 1 STORY VB TENANT BUILDING

**MAPLE LEAF DEVELOPMENT
9450 CALUMET AVE
MUNSTER, IN 46321**

OWNER / DEVELOPER
1ST METROPOLITAN DEVELOPMENT CORP.
**400 FISHER ST. - SUITE J
MUNSTER, IN 46321
(ph) (219)836-8282**

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(ph) (815)277-7173**

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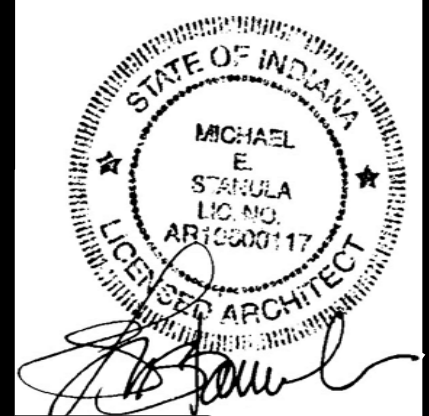
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REVISIONS	BY
Bidding Only	05/14/25



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NEW 1 STORY VB TENANT BUILDING
DATE: 04/20/2025
SCALE: AS NOTED
JOB NO. 25015
SHEET T-1
1 OF 30 SHEETS

BUILDING CODES

2012 INTERNATIONAL BUILDING CODE W/ 2014 INDIANA AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE W/ 2014 AMENDMENTS
2012 INTERNATIONAL FUEL GAS CODE W/ 2014 AMENDMENTS
2012 INTERNATIONAL FIRE CODE W/ 2014 AMENDMENTS
2006 INDIANA PLUMBING CODE W/ 2012 AMENDMENTS
2008 NATIONAL ELECTRIC CODE W/ 2009 AMENDMENTS
2007 ANSI/ASHRAE 90.1
2010 ADA ACCESSIBILITY GUIDELINES W/ 2009 ANSI A117.1

BUILDING:

CONSTRUCTION CLASSIFICATION (TABLE 503): VB

AREA:	ALLOWED: 9,000 SF	PROPOSED: 6,495 SF
SPRINKLER SYSTEM:	N.R.	N/A
HEIGHT:	2 STORIES (40')	1 STORIES (20'-4")

TABLE 601: FIRE RESISTANCE RATINGS: REQUIRED:

PROVIDED:

PRIMARY STRUCTURE:	0 HR	0 HR
BEARING WALLS:		
INTERIOR:	0 HR	0 HR
EXTERIOR:	0 HR	0 HR
EXTERIOR NON-BEARING WALLS:	0 HR	0 HR
INTERIOR NON-BEARING WALLS:	0 HR	0 HR
FLOOR CONSTRUCTION:	0 HRS	0 HRS
ROOF CONSTRUCTION:	0 HR	0 HR

EGRESS: (IBC 1005.3)

OTHERS: .2" PER OCCUPANT

	REQUIRED:	PROPOSED:
TENANT #1 (15 OCCUPANTS)*(2) =	3" TOTAL	(2) 36" DOORS
TENANT #2 (24 OCCUPANTS)*(2) =	4.6" TOTAL	(2) 36" DOORS
TENANT #3 (14 OCCUPANTS)*(2) =	4.6" TOTAL	(2) 36" DOORS
TENANT #4 (14 OCCUPANTS)*(2) =	4.6" TOTAL	(2) 36" DOORS
TENANT #5 (15 OCCUPANTS)*(2) =	3" TOTAL	(2) 36" DOORS

EXITS : (IBC TABLE 1019.1)

TENANT #1:	2	4
TENANT #2:	2	2
TENANT #3:	2	2
TENANT #4:	2	2
TENANT #5:	2	2

EXIT DOORWAY ARRANGEMENT (IBC 1015)

SEPARATION DISTANCE OF EXIT DOORS SHALL NOT BE LESS THAN 1/32OF LENGTH OF MAX. OVERALL DIAGONAL DIMENSION OF AREA SERVED.

FLOOR:	DIAGONAL DIMENSION:	1/2 DISTANCE:	PROVIDED:
TENANT #1:	47'-11 3/4"	23'-11 7/8"	44'-2 1/2"
TENANT #2:	65'-11 1/4"	32'-11 3/4"	62'-0"
TENANT #3:	65'-11 1/4"	32'-11 3/4"	62'-0"
TENANT #4:	65'-11 1/4"	32'-11 3/4"	62'-0"
TENANT #5:	47'-11 1/2"	23'-11 3/4"	43'-7 1/2"

MAXIMUM EXIT TRAVEL DISTANCE: (IBC 1016.2) W/ SPRINKLER

FLOOR:	REQUIRED:	PROVIDED:
TENANT #1:	200'	41'-8"
TENANT #2:	200'	46'-11"
TENANT #3:	200'	46'-11"
TENANT #4:	200'	46'-11"
TENANT #5:	200'	38'-11"

OCCUPANCY (IBC 303.3): MERCANTILE						
FLOOR	ROOM NUMBER	ROOM NAME	AREA (SF)	OCCUPANCY	PERSONS / SF	TOTAL PERSONS
TENANT #1	100	TENANT #1	846	B	60	15
	101	TOILET ROOM	42	-	-	0
				TOTAL OCCUPANTS:		15
TENANT #2	102	TENANT #2	1,355	B	60	23
	103	TOILET ROOM	42	-	-	0
				TOTAL OCCUPANTS:		23
TENANT #3	104	TENANT #3	1,370	B	60	23
	105	TOILET ROOM	42	-	-	0
				TOTAL OCCUPANTS:		23
TENANT #4	106	TENANT #4	1,363	B	60	23
	107	TOILET ROOM	42	-	-	0
				TOTAL OCCUPANTS:		23
TENANT #5	108	TENANT #5	841	B	60	15
	109	TOILET ROOM	42	-	-	0
				TOTAL OCCUPANTS:		15

GENERAL REQUIREMENTS

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
- ALL PARTITION DIMENSIONS ON PLAN SHEETS ARE FACE TO FACE OF FINISHED WALLS AND INTERIOR FINISHED FACE TO FACE OF EXTERIOR SHEATHING. NON-BEARING PARTITIONS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DIMENSIONS. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS KITCHENS, CLOSETS, ADA CLEARANCES, ETC. MUST BE HELD.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS (DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS SHALL TAKE PRECEDENCE) AND CONDITIONS BEFORE PROCEEDING WITH THE WORK AND NOTIFY SUPERINTENDANT AT ONCE OF AN DISCREPANCEIS PRIOR TO COMMENCING WORK.
- PLUMBING SCHEMATIC DRAWINGS, HVAC DRAWINGS, SEWER MAINS, ELECTRICAL OUTLETS, SWITCHES, LIGHT LOCATIONS, ROUTING ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL, OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS.
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF EACH SUBCONTRACTOR.
- SPOT SURVEY MUST BE SUBMITTED TO TOWN FOR REVIEW AND APPROVAL PRIOR TO FRAMING WALLS.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAM IN CONNECTION WITH THIS WORK.
- CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES RELATED TO THEIR WORK.
- GENERAL CONTRACTOR SHALL PRESENT THE OWNER WITH AN "AS-BUILT" DRAWING INDICATING LOCATIONS OF ALL UNDERGROUND UTILITIES ON SITE (ELECTRIC, GAS, WATER, SEWER, TELEPHONE, ETC.)
- PROVIDE "KNOX BOX" IN AN APPROVE LOCATION PER THE LOCAL FIRE MARSHALL.
- PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10 AND LOCATED AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER PER INDUSTRY HIGH QUALITY STANDARDS AND THE SPECIFICATIONS CONTAINED WITHIN THE BID DOCUMENTS.
- EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS.
- MATERIALS AS SPECIFIED ON THE DRAWINGS SHALL BE USED. SUBSTITUTIONS OF THE MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- EACH SUBCONTRACTOR SHALL AMEND AND MAKE GOOD, AT HIS OWN COST, ANY DEFECTS OR OTHER DEFECTS IN HIS WORKMANSHIP AND/OR MATERIAL, OR DAMAGE HE MAY CAUSE TO ANOTHER'S WORK.
- EACH CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING WHICH IS CAUSED BY HIS WORK.
- THE COTNTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL A LIST OF MATERIALS, FIXTURES, AND EQUIPMENT, INCLUDING TYPE AND QUALITY TO BE USED.
- ANY DETAILS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL NOT BE EXECUTIED WITHOUT THE OWNERS APPROVAL.
- ALL WORK MUST MEET THE OWNERS APPROVAL BEFORE FINAL PAYMENT IS MADE.
- ALL WORK SHALL BE GUARANTEED FOR NOT LESS THAN ONE YEAR.
- ALL MATERIAL TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. THESE RECOMMENDATIONS SHALL TAKE PRECEDENCE OVER CONFLICTING DETAILS FOUND HERIN.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUAL CLEAN-UP OF SITE AT THE TIME OF MOVE IN. A FINAL CLEAN-UP WILL BE GIVEN TO PREMESIS INCLUDING, BUT NOT LIMITED TO: FLOORS, WALLS, WINDOWS, CABINETS, ETC.
- ALL EXTERIOR STEEL SHALL BE PRIMED AND PAINTED.
- ALL FIRESTOPPING AS PER STATE AND LOCAL CODES.
- ALL WINDOWS, DOORS, AND TRIM SHALL BE AS VERIFIED BY OWNER.
- THERMAL AND SOUND INSULATING MATERIALS IN EXPOSED OR CONCEALED INSTALLATIONS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM-384
- THERMAL EAVE BAFFLES BY INSULATION CONTRACTOR.
- ATTIC SPACES SHALL BE VENTILATED WITH A MINIMUM NET OPENING OF 1/300 OF THE AREA OF THE SPACE TO BE VENTILATED WITH AT LEAST 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY RIDGE VENTS.
- CONTRACTOR TO PROVIDE MANUFACTURER'S INSTALLATION GUIDE AND CUT-SHEETS FOR ALL APPLIANCES, ELECTRICAL HARDWARE & DEVICES, PLUMBING MATERIALS, AND THE EQUIPMENT FOR HEATING, COOLING, AND VENTILATION.
- ALL FOAM PLASTIC CORES OF MANUFACTURED ASSEMBLIES HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E-83.
- ALL CONTRACTORS TO BE REGISTERED, LICENSED, INSURED, AND BONDED.

ACCESSIBILITY NOTES:

- THIS PROJECT SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILTIIY REQUIREMENTS.
- THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
- DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 30" TO 44" ABOVE THE FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 5 LBS. FOR INTERIOR DOORS - 8 1/2 POUNDS MAXIMUM PRESSURE, FIRE DOORS - 15 LBS MAXIMUM PRESSURE.
- ACCESSIBLE DOORS MUST BE A MIN OF 3'-0" W X 6'-8" H. MODIFY IF REQUIRED.
- PROVIDE 18" CLEAR SPACE AT STRIKE/PULL SIDE ON INTERIOR DOORS , AND 12" CLEAR AT STRIKE/PUSH SIDE OF DOORS WITH CLOSERS AND 24" CLEAR AT STRIKE/PULL SIDE ON EXTERIOR DOORS. ALL CLEAR WIDTHS SHALL BE A MIN OF 60" DEPTH.
- FLOOR SHALL BE LEVEL THROUGHOUT
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED.
- SIGNAGE SHALL BE PROVIDED PER LOCAL ACCESSIBILITY REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN A COPY OF ICC/ANSI A117.1., CURRENT EDITION, ON SITE AT ALL TIMES TO VERIFY REQUIREMENTS ARE MET.

REVISIONS	BY
Bidding Only	05/14/25



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architect

NEW 1 STORY VB

TENANT BUILDING

DATE:
04/20/2025

SCALE:
AS NOTED

JOB NO.
25015

SHEET

T-2

2 OF 30 SHEETS

REVISIONS	BY
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NEW 1 STORY VENTENANT BUILDING

DATE: 04/20/2025

SCALE: AS NOTED

JOB NO. 25015

SHEET T-4

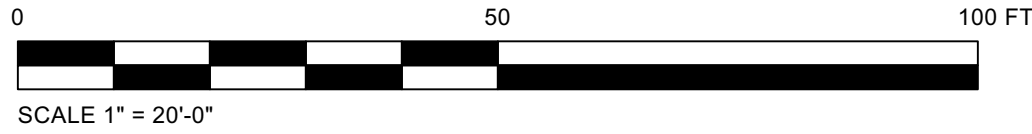
4 OF 30 SHEETS

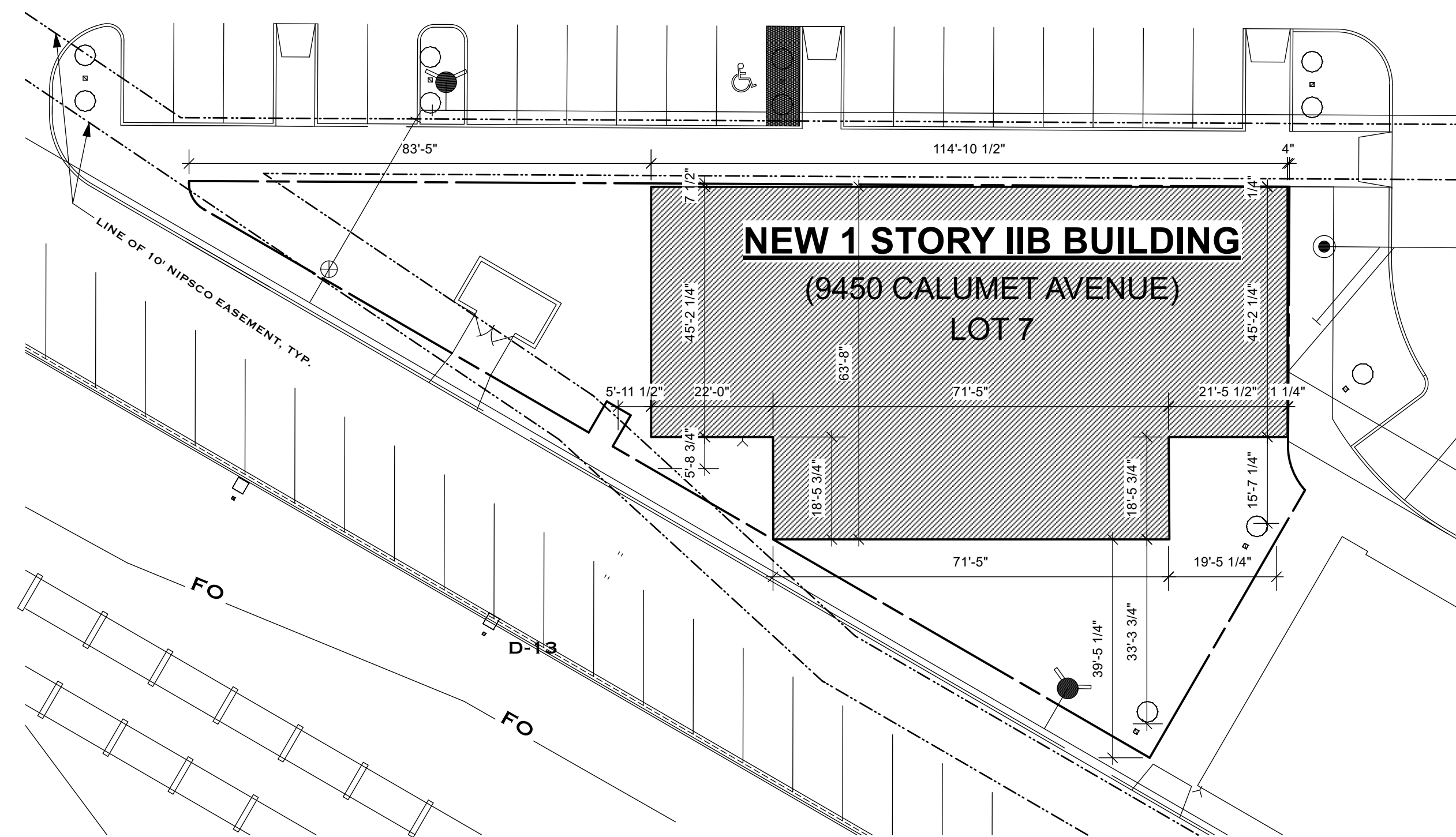



LOCATION MAP
 SCALE: N.T.S.

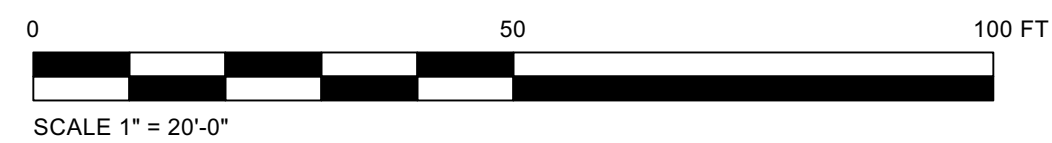

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

NOTE:
 REFER TO CIVIL DRAWINGS FOR DETAILED INFORMATION





ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



NOTE:
REFER TO CIVIL DRAWINGS FOR DETAILED INFORMATION

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NEW 1 STORY VENTILATED TENANT BUILDING
DATE: 04/20/2025
SCALE: AS NOTED
JOB NO. 25015
SHEET T-4
4 OF 30 SHEETS