



Proposed Addition for:
Faith
CHURCH
 8910 Grace Street
 Highland, IN 46322

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LANDSCAPE ARCHITECT	MECHANICAL ENGINEER	STRUCTURAL ENGINEER	CIVIL ENGINEER	CONSTRUCTION MANAGEMENT	ARCHITECT
				LAGESTEE-MULDER, INC. 17005 WESTVIEW AVENUE SOUTH HOLLAND, ILLINOIS 60473 PH.: 708-713-2222 FX.: 708-713-2272	LINDEN GROUP, INC. 10100 ORLAND PARKWAY, SUITE 110 ORLAND PARK, ILLINOIS 60467 PH.: 708-799-4400 FX.: 708-799-4434 www.LindenGROUPinc.com

CODE INFORMATION

APPLICABLE CODES
 INDIANA ADMINISTRATIVE CODE (2012 INTERNATIONAL BUILDING CODE, AMENDED)
 INDIANA BUILDING CODE (2008 INTERNATIONAL PLUMBING CODE, AMENDED)
 INDIANA PLUMBING CODE (2008 NATIONAL ELECTRIC CODE, AMENDED)
 INDIANA ELECTRICAL CODE (2012 INTERNATIONAL MECHANICAL CODE, AMENDED)
 INDIANA MECHANICAL CODE (2012 INTERNATIONAL MECHANICAL CODE, AMENDED)
 INDIANA ENERGY CONSERVATION CODE (2007 ASHRAE 90.1 EDITION, AMENDED)
 INDIANA FIRE CODE (2012 INTERNATIONAL FIRE CODE, AMENDED)

USE AND OCCUPANCY
 Existing Building: A-3 Assembly (Church)
 E Educational
 Existing First Floor Area: 16,233 s.f.
 Existing Second Floor Area: 3,067 s.f.
 Existing Addition (2017) Floor Area: 3,262 s.f.
 New Building (Addition): E Educational
 Proposed First Floor Area: 5,221 s.f.
 Proposed Second Floor Area: 3,844 s.f.
 Total Proposed Floor Area: 9,065 s.f.

CONSTRUCTION TYPE
 Table 601
 Type II-B Existing Building
 Type V-B Existing Addition
 Type II-B New Building (Addition)

BUILDING HEIGHT AND AREAS
 Existing Building: 16,233 s.f. / 2 stories / +4.4 ft.
 (No change in existing area / height)
 Existing Addition: 3,262 s.f. / 1 story / 23 ft.
 (No change in existing area / height)
 New Building (Addition): Allowable: 14,500 s.f. / 2 stories / 55 ft.
 Actual: 9,065 s.f. / 2 stories / 32'-2"

SEPARATION OF OCCUPANCIES
 706.4 (Exception a) 2 Hour Fire Wall between New (Addition) and Existing Building
 Fire walls and vertical fire barriers shall be effectively and permanently identified with signs or stenciling. Such identification shall: 1. Be located in accessible concealed floor, floor-ceiling or attic spaces; 2. Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet measured horizontally along the wall or partition; and 3. Include lettering not less than 3 inches in height with a minimum 3/8 inch stroke in a contrasting color incorporating the suggested wording, "FIRE WALL or FIRE BARRIER PROTECT ALL OPENINGS" or similar wording in accordance with Section 703.7, IBC (675 IAC 13-2.6).

FIRE-RESISTANCE RATING FOR NEW BUILDING ELEMENTS:
 II-B Construction:
 Structural Frame - Exterior 0 hr
 Bearing Walls - Exterior 0 hr
 Bearing Walls - Interior 0 hr
 Non-Bearing Walls - Exterior 0 hr
 Non-Bearing Walls - Interior 0 hr
 Floor Construction 0 hr
 Roof Construction 0 hr

AUTOMATIC SPRINKLER SYSTEM:
 Existing Building & Addition: None
 New Building (Addition): New Sprinkler System

FIRE ALARM AND DETECTION SYSTEM:
 Existing Building & Addition: Existing System
 New Building (Addition): Existing System To be Expanded

CODE INFORMATION (cont.)

OCCUPANT LOAD:
 Table 1004.1.2 New Building (Addition)
 Lobby: Assembly (Unconcentrated) = 112 Occupants
 1,673 Net s.f. / 15 sf per occupant
 Classrooms: 598 Net s.f. / 20 sf per occupant = 30 Occupants
 Offices: 252 Gross s.f. / 100 sf per occupant = 3 Occupants
 Storage: 109 Gross s.f. / 300 sf per occupant = 1 Occupant
 TOTAL NEW BUILDING OCCUPANT LOAD= 146 OCCUPANT

COMMON PATH OF EGRESS TRAVEL:
 TABLE 1014.3 Assembly with 30+ occupant load = 75 feet

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
 Table 1016.2 Assembly without Sprinkler System = 200 feet

DEAD END CORRIDOR:
 1018.4 Assembly with out sprinkler - max 20 feet.

NUMBER OF EXITS:
 1021.2 Existing Building: Provided - 4
 New Building (Addition) Required - 2
 Provided - 2

PLUMBING FIXTURE REQUIREMENTS for ENTIRE BUILDING
 ACTUAL AVERAGE OCCUPANT LOAD TO DATE = 265 OCCUPANTS PER SERVICE, 3 SERVICES PER SUNDAY
 FIXTURES PROVIDED FOR 600 OCCUPANTS (300 MALE / 300 FEMALE) TABLE 2902.1, 675 IAC 13-2.6-29 (c)

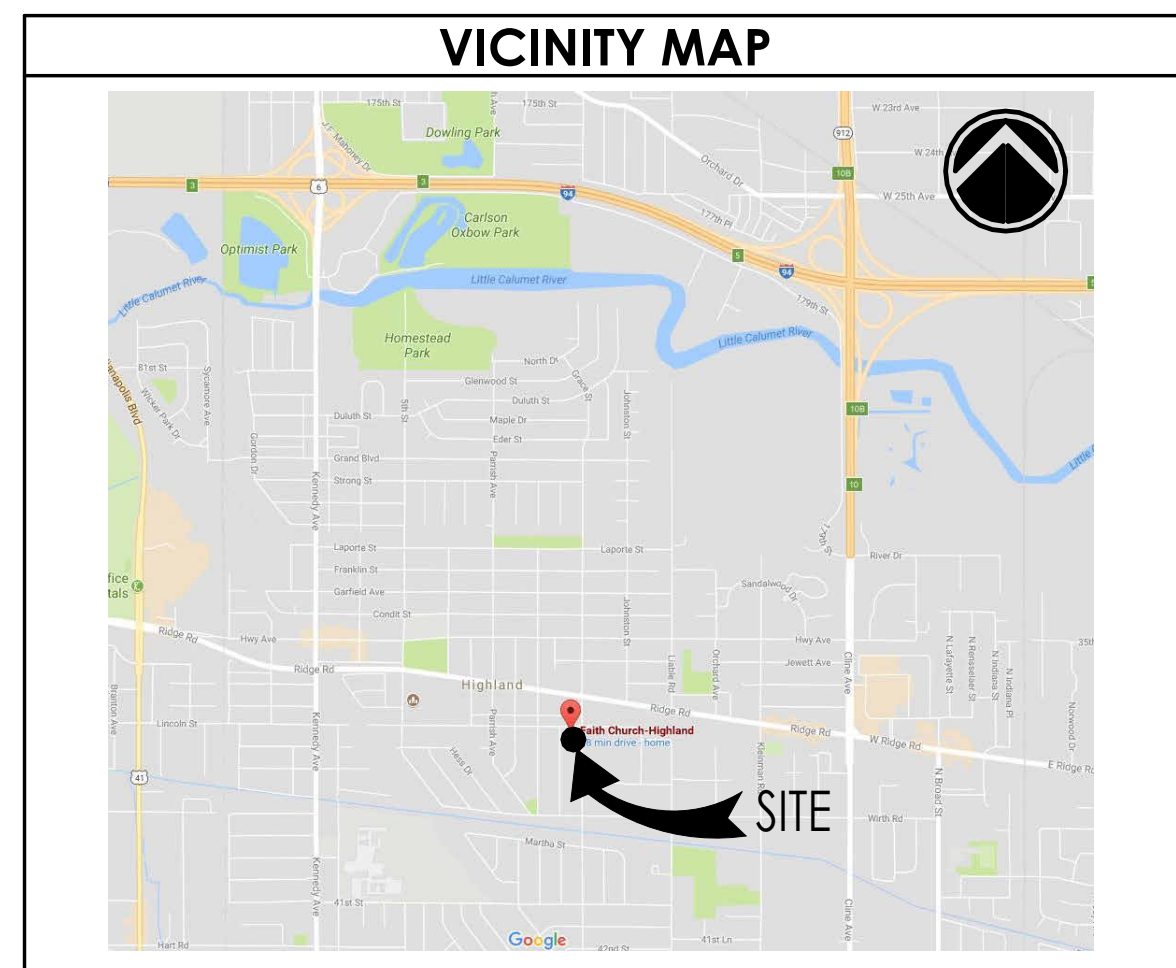
FIXTURE TYPE	FIXTURE / OCCUPANT	REQUIRED				PROVIDED (EXISTING + NEW)	
		MALE	FEMALE	MALE	FEMALE	FAMILY	
WATER CLOSETS	1 per 150 M / 1 per 75 F	2	4	2	3	1	
URINALS	MAY BE UP TO 50% OF WC's	-	-	2			
LAVATORIES	1 per 200	2	2	2	3	1	
DRINKING FOUNTAINS	1 per 1,000		1			1 EXISTING	
SERVICE SINK			1			1 EXISTING	

REQUIRED DESIGN STANDARDS

ASPECT	RATING
FROST DEPTH	42 INCHES
GROUND SNOW LOAD	25 POUNDS
BASIC WIND SPEED	90 MILES PER HOUR
SEISMIC CATEGORY	B
CONCRETE WEATHERING	SEVERE
WINTER TEMPERATURE	0 TO -10 ° FAHRENHEIT
TERMITTE INFESTATION	MOD. TO HEAVY PROBABILITY
ICE BARRIER UNDERLAYMENT	REQUIRED

- GENERAL NOTES**
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING THEIR BID. ALL CONTRACTORS TO VERIFY ALL EXISTING DIMENSIONS, MATERIALS AND CONDITIONS IN THE FIELD; AND TO REVIEW ALL PROPOSED NEW CONSTRUCTION BEFORE SUBMITTING BIDS AND STARTING CONSTRUCTION. NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES. FAILURE TO MEET THIS REQUIREMENT SHALL NOT BE CAUSE FOR ANY ADDITIONAL COMPENSATION.
 - VERIFY ALL DIMENSIONS IN THE FIELD. WRITTEN DIMENSIONS AND/OR LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE. DO NOT SCALE THE DRAWINGS.
 - ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. ALL MATERIALS & EQUIP., TO BE USED & INSTALLED IN STRICT ACCORDANCE WITH ALL MUNICIPAL BUILDING CODES & ALL OTHER APPLICABLE BUILDING CODES, & REGULATIONS.
 - EACH CONTRACTOR SHALL FURNISH AND INSTALL ALL NEW MATERIALS, FIXTURES, EQUIP., ETC. AS INDICATED AND/OR SPECIFIED, AND AS REQUIRED TO COMPLETE THE WORK, WHETHER SPECIFICALLY CALLED FOR OR NOT. ANY DETAILS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL NOT BE EXECUTED WITHOUT THE OWNERS APPROVAL.
 - THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL A LIST OF MATERIALS, FIXTURES, AND EQUIPMENT, INCLUDING TYPE AND QUALITY TO BE USED IN THE CONSTRUCTION OF THIS WORK. COLORS AND FINISHES SHALL BE COORDINATED BY THE OWNER AND THE CONTRACTOR/DEVELOPER.
 - ALL MATLS. SHALL BE INSTALLED PER THE MANUF. SPECS. THESE RECOMMENDS. SHALL TAKE PRECEDENCE OVER CONFLICTING DETAIL DWGS FOUND HEREIN.
 - ALL CONTRACTORS SHALL COORDINATE THEIR WORK WITH THE OWNER TO MINIMIZE DISRUPTION OF BUSINESS OPERATIONS. (IF APPLICABLE) NOTIFY OWNER AND/OR THE AUTHORITY HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FOR ANY SERVICE INTERRUPTION, IF REQUIRED, NOTIFY OWNER AT LEAST 72 HOURS IN ADVANCE.
 - ALL CONTRACTORS ARE RESPONSIBLE FOR CONTAINING THEIR CONSTRUCTION DEBRIS WITHIN THE CONSTRUCTION AREA, REMOVING IT FROM THE PREMISES AS SOON AS POSSIBLE & DISPOSING OF IT PROPERLY IN CONTRACTOR PROVIDED DUMPSTER. CLEAN WORKING CONDITIONS SHALL BE MAINTAINED ON A DAILY BASIS. MAINTAIN THE CONSTRUCTION AREA IN A BROOM CLEAN CONDITION.
 - ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO AVOID DELAYS OR CONFLICTS WITH THE INTERCONNECTED WORK OF OTHERS.
 - THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
 - PROVISIONS FOR, & LOCATIONS OF FIRE EXTING., FIRE HOSES, SMOKE DETECTORS, SECURITY SYSTEMS, TEMP. CONTROLS, AND EMERGENCY SYSTEMS, ETC. SHALL BE MADE JOINTLY BETWEEN THE OWNER, CONTRACTOR, AND THE AUTHORITY HAVING JURISDICTION, IF THE EQUIPMENT IS NOT ALREADY SHOWN ON THE PLANS.
 - ALL FIRESTOPPING AS PER STATE AND LOCAL CODES.
 - PROVIDE CONTROL JOINTS OVER DOORS IN GYPSUM BOARD WALLS AND AS PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL INTERIOR FINISHES ARE TO COMPLY WITH THE FOLLOWING AND APPROVED BY A RECOGNIZED THIRD PARTY TESTING AGENCY.
 A) WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 AS CLASS "0" FOR FLAME SPREAD AND SMOKE DEVELOPMENT
 B) FLR. FINISHES SHALL BE CLASS I OR CLASS II IN ACCORDANCE W/ NFPA 253.
 - THERMAL & SOUND INSULATING MATERIALS IN EXPOSED OR CONCEALED INSTALLATIONS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS & A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORD. WITH ASTM-E84.
 - NO ALTERATION TO WORK OR ANY SUBSTITUTIONS OF MATERIALS WILL BE ACCEPTED UNLESS APPROVED BY OWNER/G.C.-DEVELOPER IN ADVANCE.

- GENERAL NOTES (cont.)**
- ALL DEFECTIVE OR INFERIOR MATERIALS, SLOPPY WORKMANSHIP AND OTHER DEFICIENCIES SHALL BE CORRECTED AND/OR REPLACED BY APPROPRIATE CONTRACTORS AT THEIR EXPENSE.
 - ALL WORK SHALL BE GUARANTEED FOR NOT LESS THAN ONE YEAR OR AS PER OWNER'S CONTRACT.
 - THE COMPLETED PROJECT SHALL BE TURNED OVER TO THE OWNER IN COMPLETE OPERATING CONDITION REGARDLESS OF THE DRAWINGS, REFERENCE NOTES OR SPECIFICATIONS WHICH MAY NOT COVER EVERY DETAIL.
 - THE OWNER SHALL HAVE CONTROL OF ALL OPERATIONS AND SHALL ACCEPT OR REJECT THE SCHEDULE AND PERFORMANCE OF THE CONTRACTOR.
 - UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE AS-BUILTS (ARCHITECTURAL, ELECTRICAL, FIRE DETECTION, COMMUNICATIONS, PLUMBING, & MECHANICAL) & OPERATING MANUALS FOR ALL EQUIP. & SYSTEMS INSTALLED.
 - COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN EXITS OR EXIT ENCLOSURES, BOILER ROOMS, MECHANICAL ROOMS, ELECTRICAL EQUIPMENT ROOMS, OR SPRINKLER ROOMS.
 - PROVIDE SIGNAGE ON THE ENTRY DOOR TO ROOM TO IDENTIFY EQUIP. INSIDE FOR THE FOLLOWING, FIRE ALARM PANEL, ELECTRICAL EQUIP., HEATING/AC EQUIP., ETC.
 - PLANS FOR FIRE ALARM SYSTEM (IF REQ'D) SHALL BE PREPARED AND SUBMITTED BY OTHERS, TO THE CITY / FIRE PROTECTION DISTRICT OR AUTHORITY HAVING JURISDICTION, FOR REVIEW AND APPROVAL.
 - NO ADDITION OR ALTERATION SHALL CAUSE AN EXISTING BUILDING, STRUCTURE, OR ANY PART OF THE PERMANENT HEATING, VENTILATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, SANITARY, EMERGENCY DETECTION, EMERGENCY COMMUNICATION, OR FIRE OR EXPLOSION SUPPRESSION SYSTEMS TO BECOME UNSAFE OR OVERLOADED UNDER THE PROVISIONS OF THE RULES OF THE COMMISSION FOR NEW CONSTRUCTION IN ACCORDANCE WITH 675 IAC 12-4-12(C).E



I hereby certify, to the best of my knowledge and belief, that these plans have been drawn under my supervision and comply with all applicable building and zoning ordinances and codes of HIGHLAND, IN

Professional Design Firm: 184-000209 Date: 2023-xx-xx
 Expiration Date: 4/30/24

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PROPOSED ADDITION FOR:
Faith Church - Highland
 8910 GRACE STREET
 HIGHLAND, INDIANA 46322

DATE	2023-08-23
DESCRIPTION	ISSUE FOR COMMITTEE REVIEW
DRAWN	NJB

2021-0087
 PROJECT NUMBER
09/12/23
 DATE
NJB **GWC**
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TITLE SHEET
 SHEET NAME
A-0.0
 SHEET

ZONING DATA

PER HIGHLAND, IN ZONING MAP, AND MUNICIPAL CODE

R-1 SINGLE FAMILY - (SMALL LOT) RESIDENCE DISTRICT
CHURCHES - PERMITTED - SECTION 18.15.030 (B)(1)

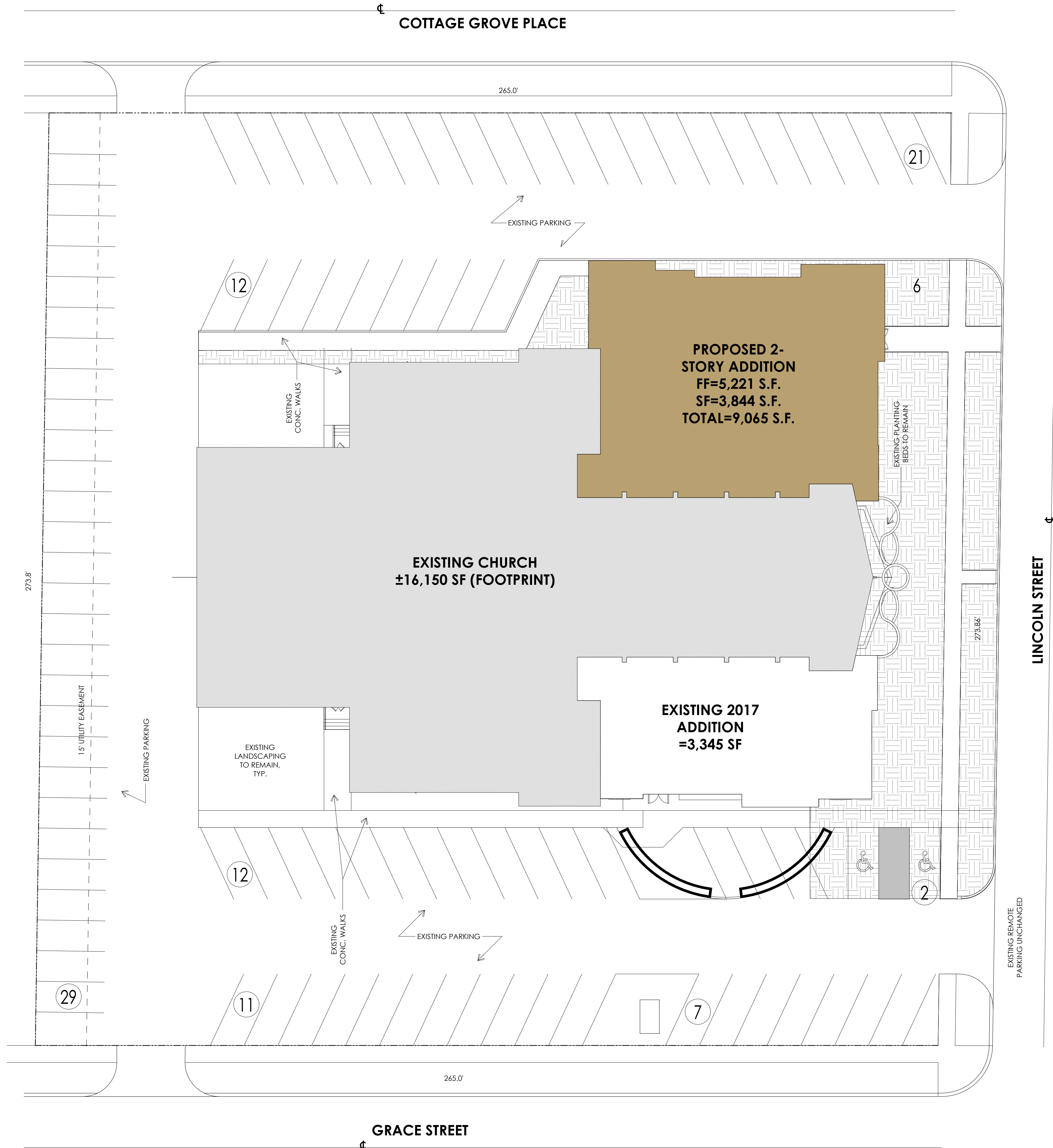
SETBACKS (PER ZONING CODE SECT. 18.15.060)

R-1 FRONT YARD = 40'
R-1 SIDE YARD = 20'
R-1 REAR YARD = 20'

MINIMUM SITE AREA = 10,400 SF
EXISTING SITE AREA = 72,562 SF
MAXIMUM BUILDING AREA (35%) = 25,397 SF
PROPOSED BUILDING AREA = 19,495 SF

PARKING REQUIREMENTS (PER ZONING CODE SECTION 18.80.050(G)(1))

CHURCHES = 1 SPACE PER 3 AUDITORIUM SEATS
EXISTING SEATING = 352 +/-
REQUIRED PARKING SPACES = 117 SPACES
EXISTING SPACES = 100 ON SITE + 60 REMOTE SPACES (4 HANDICAP SPACES)



1 SITE PLAN
A-0.1 SCALE: 1/16" = 1'-0"



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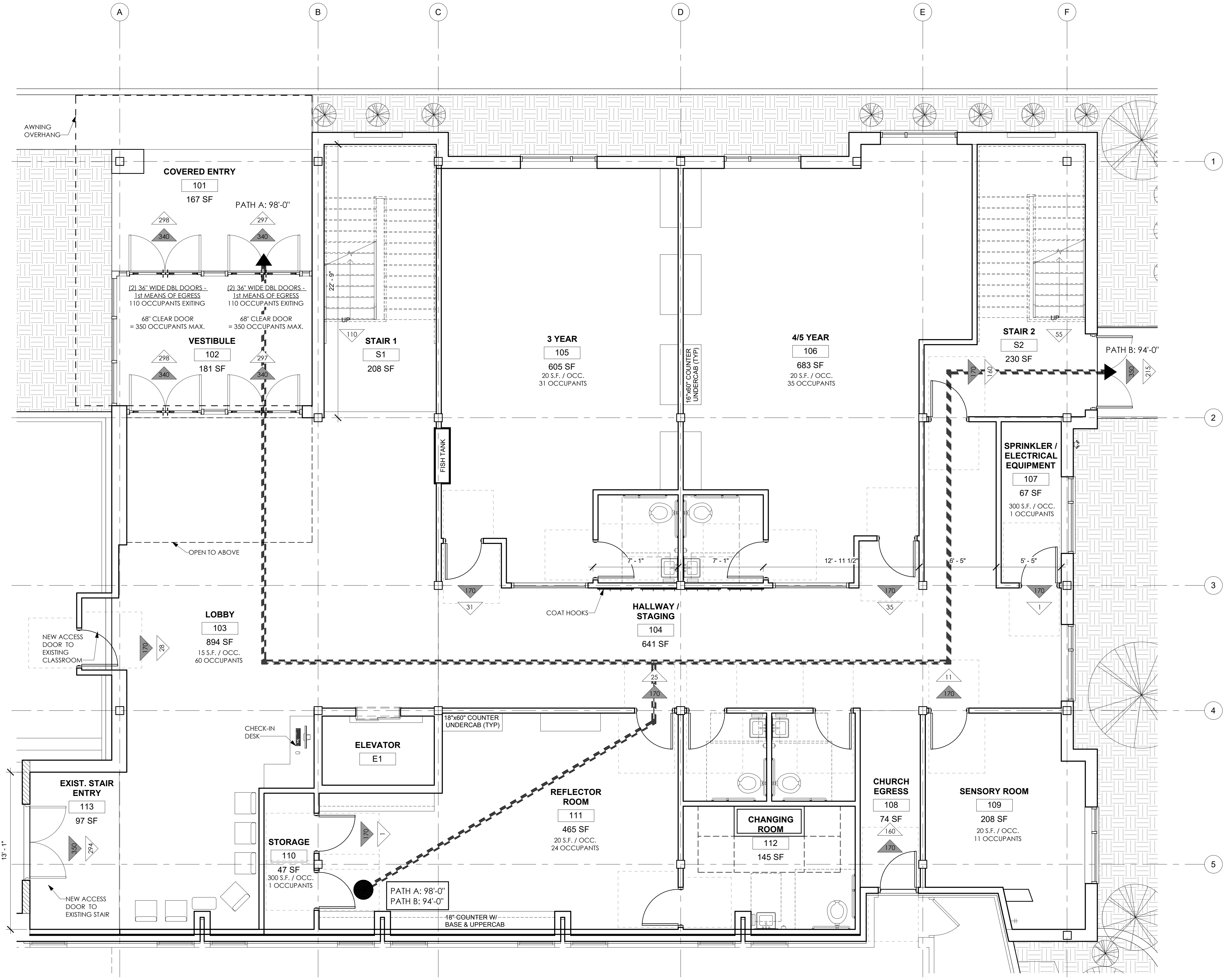
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SITE PLAN

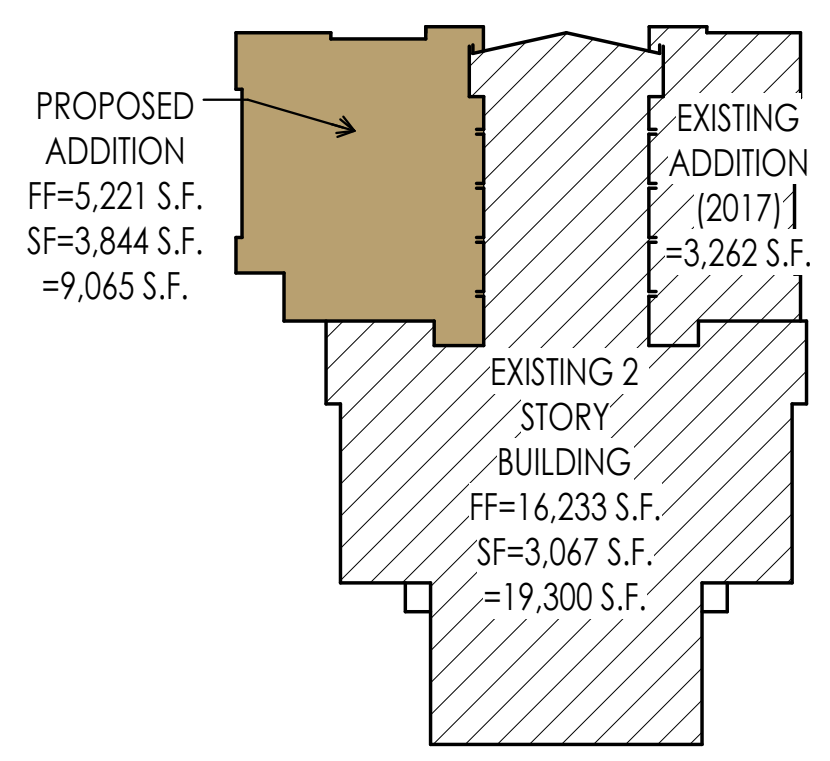
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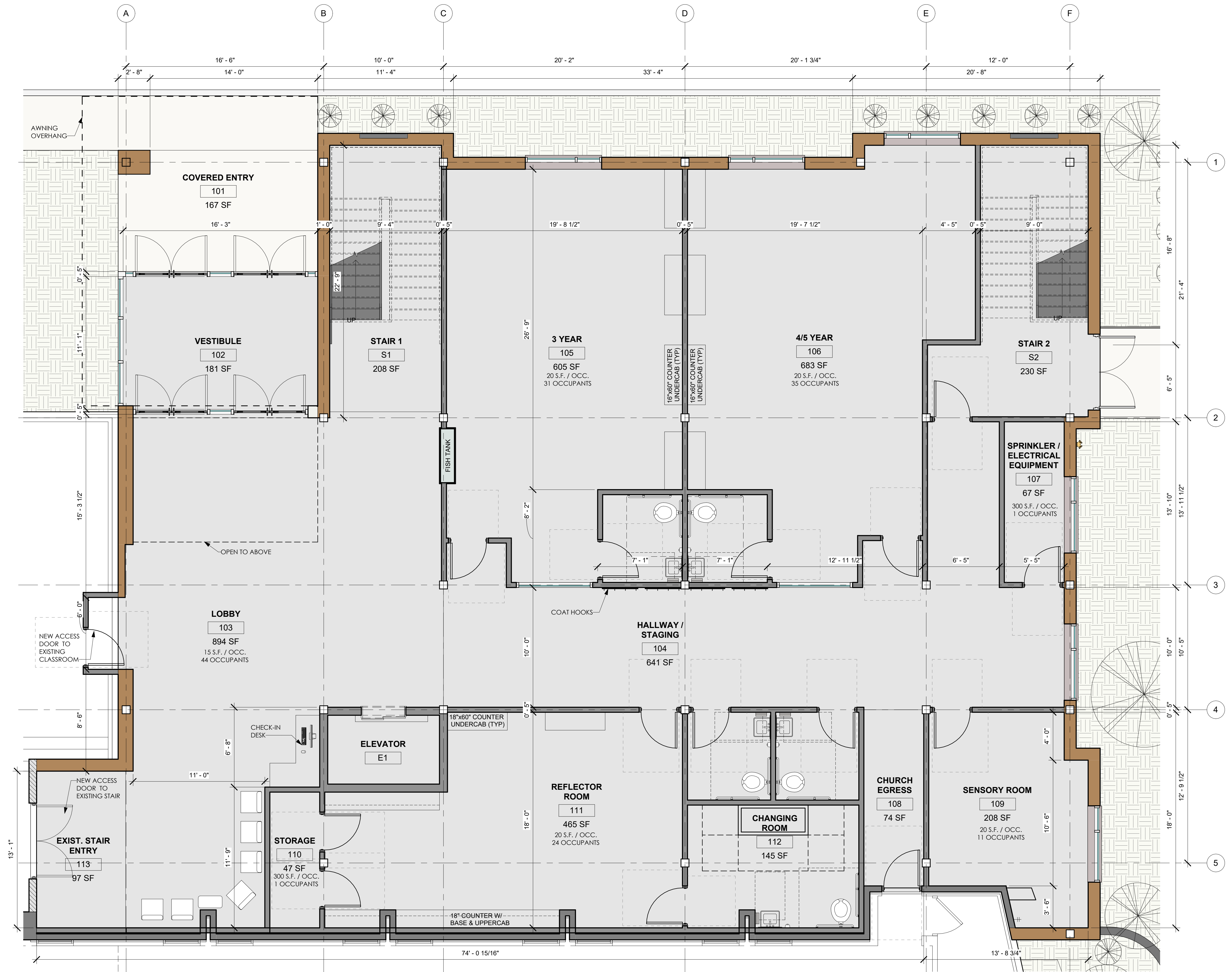


BUILDING KEY PLAN

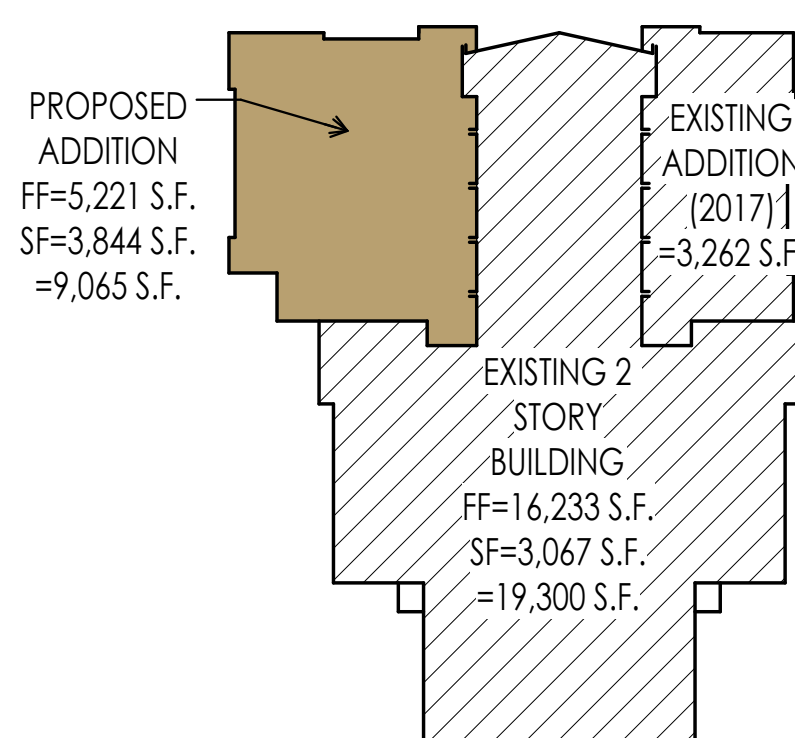


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FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"
= 5,221 S.F.

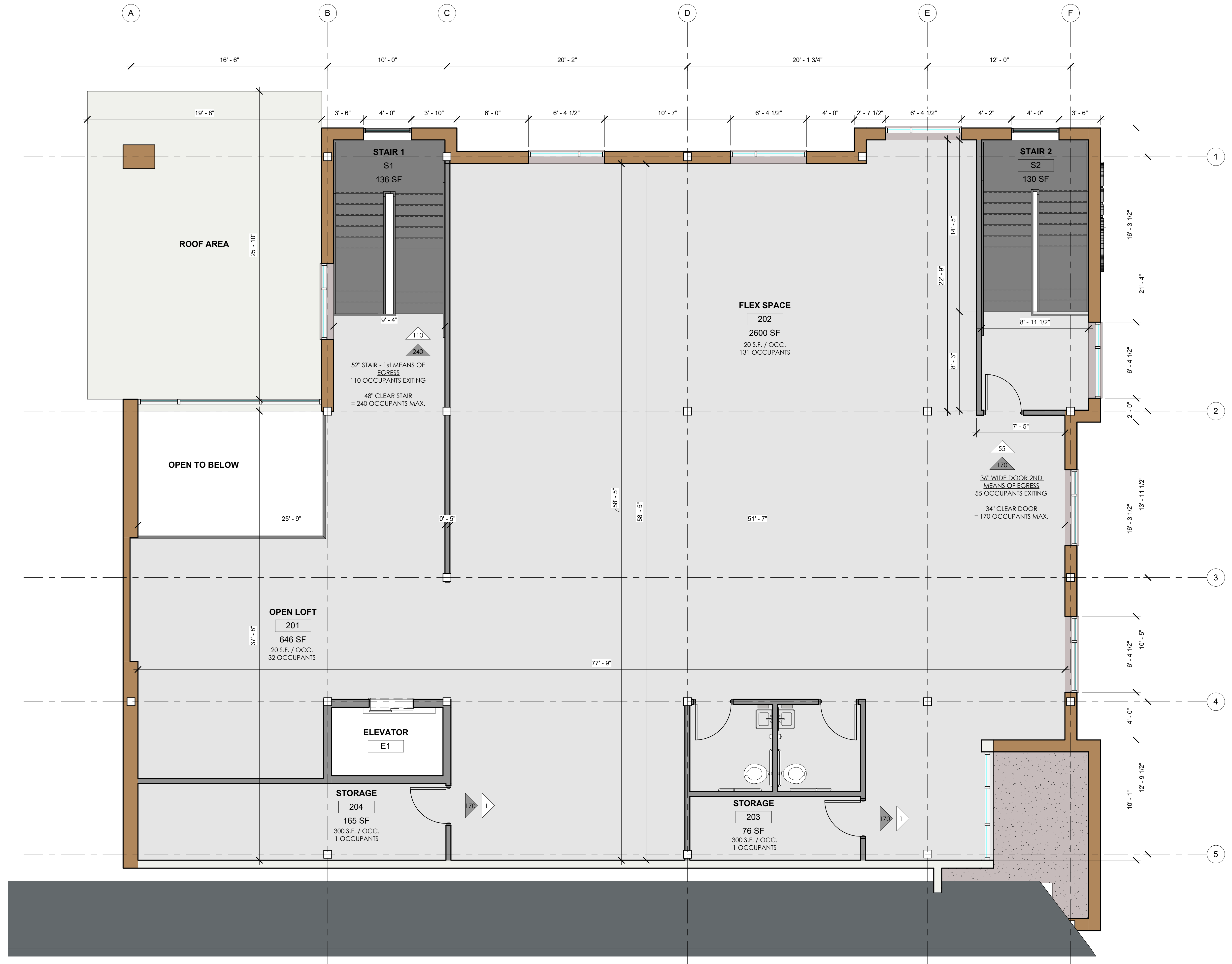
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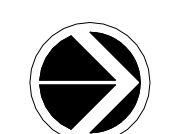
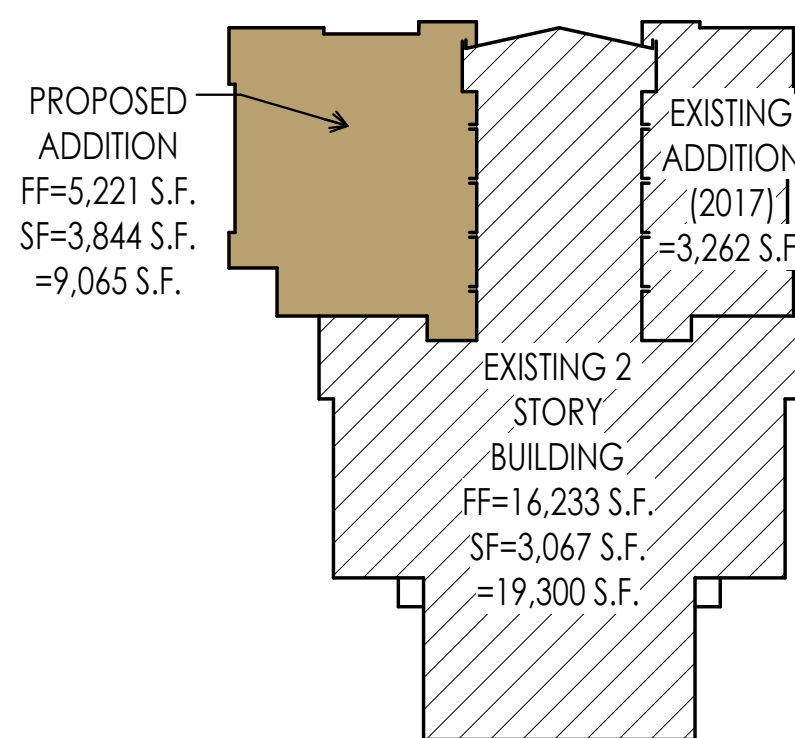
BUILDING KEY PLAN



1
A-1.0
SCALE: 1/4" = 1'-0"
PROPOSED FIRST FLOOR PLAN
= 5,221 S.F.



BUILDING KEY PLAN



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
= 3,965 S.F.



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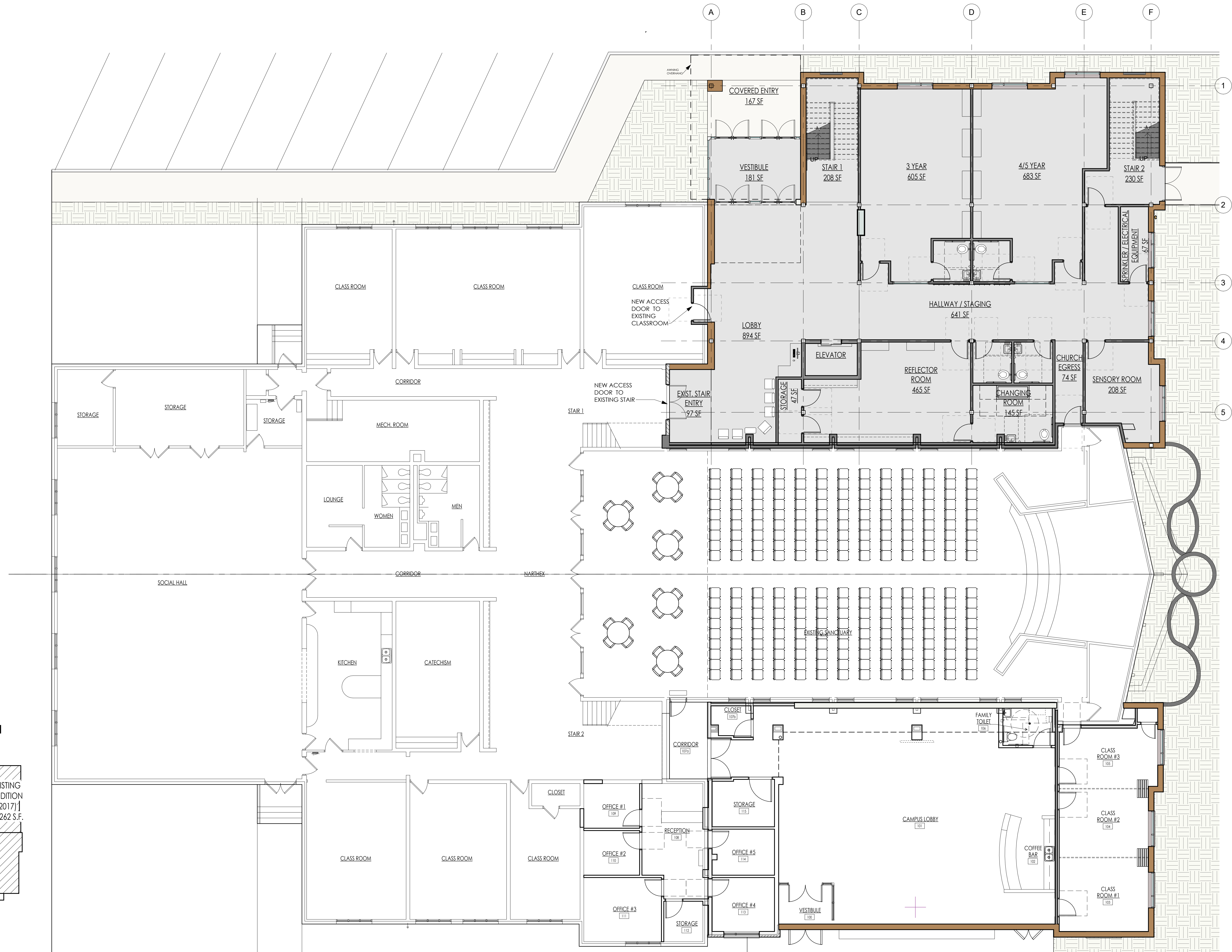
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OVERALL PLAN W/
EXISTING
CONDITIONS

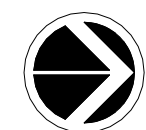
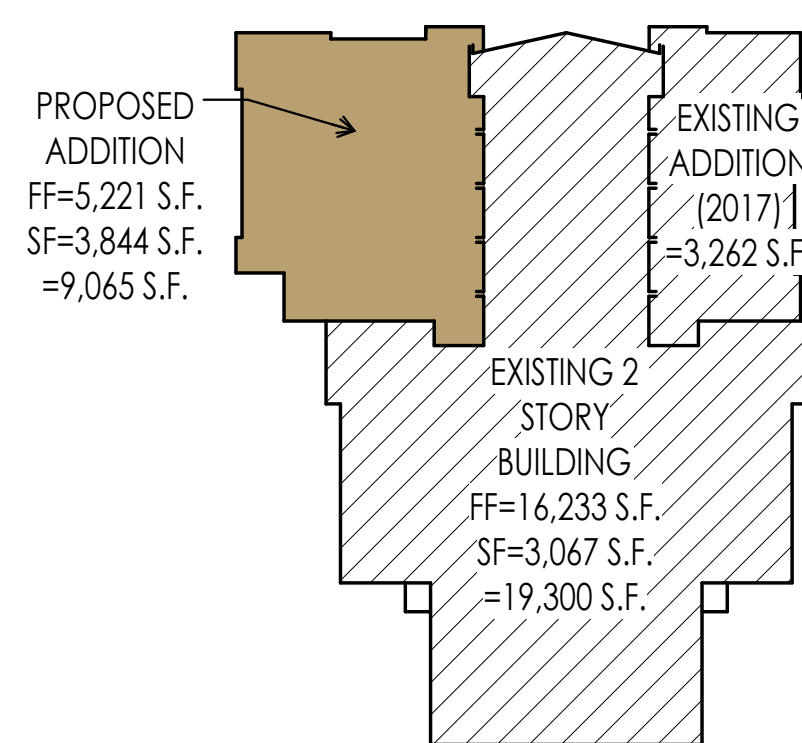
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A-1.2

SHEET



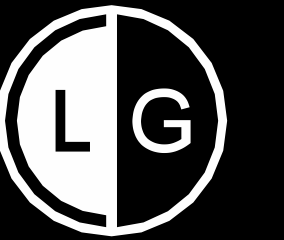
BUILDING KEY PLAN



1 **PROPOSED OVERALL PLAN**

SCALE: 1/8" = 1'-0"
TOTAL SQUARE FOOTAGE OF PROPOSED ADDITION = 9,065 S.F.

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 A-1.2
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EXTERIOR
ELEVATIONS

SHEET NAME

A-4.0

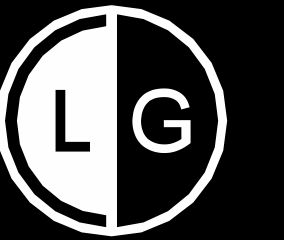
SHEET



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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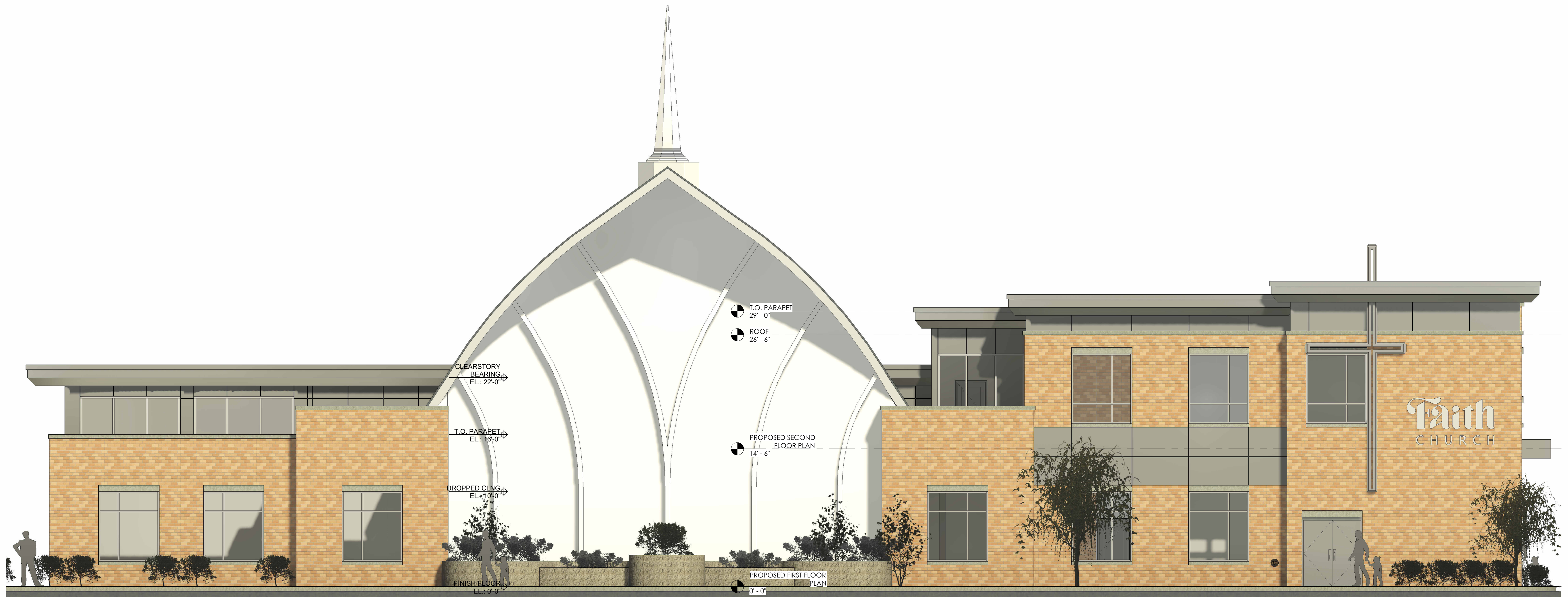
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EXTERIOR
ELEVATION W/
EXISTING
CONDITIONS

SHEET NAME

A-4.1

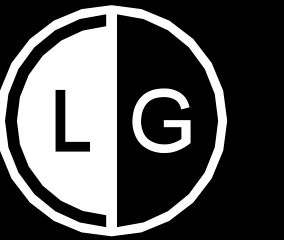
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A-4.1 **NORTH ELEVATION & EXISTING**
SCALE: 3/16" = 1'-0"

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FINAL REVIEW

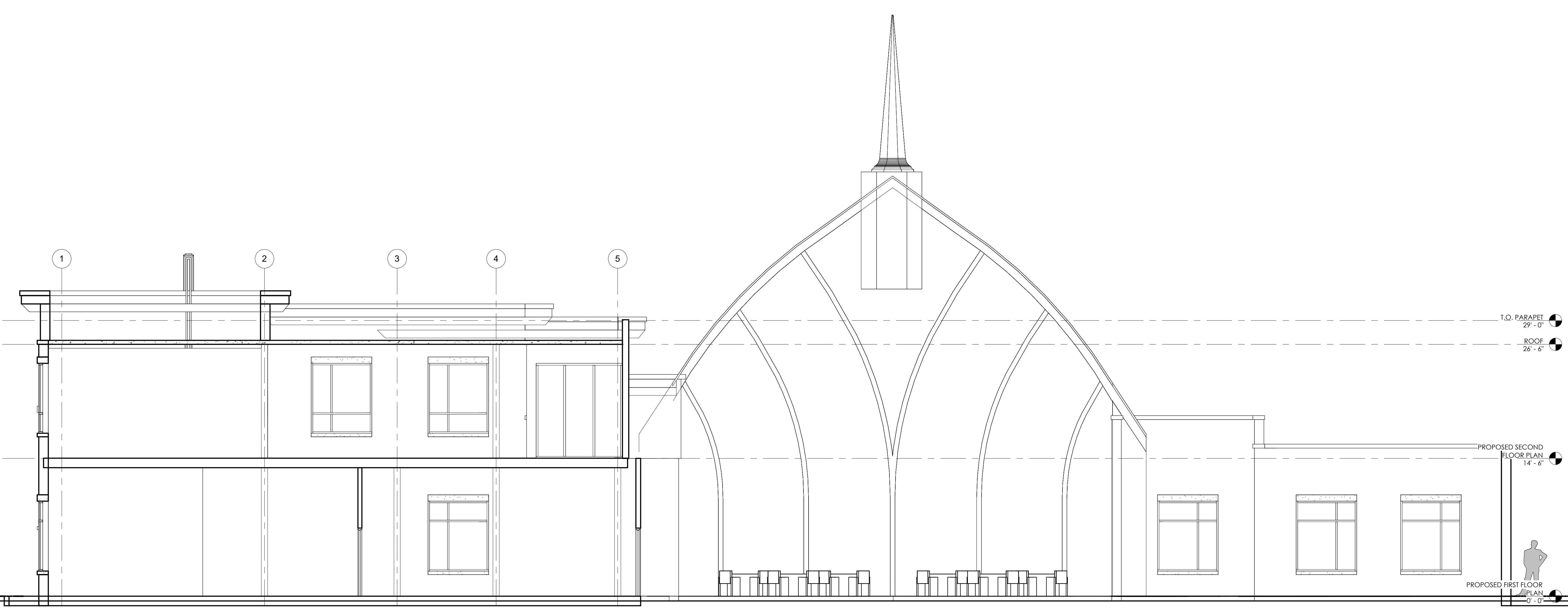
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SECTIONS

SHEET NAME

A-5.0

SHEET



1

2

3

4

5

T.O. PARAPET
29' - 0"

ROOF
26' - 6"

PROPOSED SECOND FLOOR PLAN
14' - 6"

PROPOSED FIRST FLOOR PLAN
0' - 0"



1 Section 1

A-5.0 SCALE: 3/16" = 1'-0"

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A.S.D.
9/12/2023 5:01:23 PM
Linden Group Inc.