

VICINITY MAP



OWNER INFO

K12 TECH
351 WASHINGTON STREET
VALPARAISO, IN 46384

ARCHITECT INFO

HOLLADAY PROPERTIES
6370 AMERIPLEX DRIVE, SUITE 110
PORTAGE, INDIANA 46368

CONTACT: JESSICA VARGAS
EMAIL: JVARGAS@HOLLADAYPROPERTIES.COM
PHONE: (219) 841-6393
FAX: (219) 764-0446

GENERAL CONTRACTOR INFO

TBD
ABC STREET, SUITE 000
CITY, STATE 46ZIP

CONTACT:
EMAIL:
PHONE:
FAX:

PROJECT DESCRIPTION

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF AN EXTERIOR RETAIL FACADE IMPROVEMENT REMODEL. THE ONLY ALTERNATION TO THE EXTERIOR ENVELOPE IS THE ADDITION OF A NEW ALUMINUM WINDOW UNIT TO THE NORTH FACE OF THE BUILDING.

CODE SUMMARY

APPLICABLE CODES: ——— 2014 INDIANA BUILDING CODE
2012 INTERNATIONAL BUILDING CODE WITH INDIANA AMENDMENTS.

INDIANA PLUMBING CODE
2006 UNIFORM PLUMBING CODE WITH INDIANA AMENDMENTS.

INDIANA ELECTRIC CODE
2006 NATIONAL ELECTRICAL CODE WITH INDIANA AMENDMENTS.

INDIANA FIRE CODE
2006 INTERNATIONAL FIRE CODE WITH INDIANA AMENDMENTS.

INDIANA MECHANICAL CODE
2012 INTERNATIONAL MECHANICAL CODE WITH INDIANA AMENDMENTS.

INDIANA ENERGY CONSERVATION CODE
2010 INDIANA ENERGY CONSERVATION CODE.

INDIANA HANDICAPPED ACCESSIBILITY CODE
2009 ANSI A117.1
ADA ACCESSIBILITY GUIDELINES

OCCUPANCY: ——— EXISTING GROUP S-1 W/ OFFICE AREA REMODEL

CONSTRUCTION: ——— EXISTING TYPE V-B

SPRINKLERED: ——— NO SPRINKLERS

STORIES: ——— EXISTING SINGLE STORY W/ BASEMENT

BUILDING AREA: ——— EXISTING 11,854 SF TOTAL AREA
(6,026 1ST FLOOR/ 5,824 BASEMENT)

GENERAL NOTES

1. ALL WORK IS TO BE COMPLETED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS AND STANDARDS, INCLUDING, BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE W/ INDIANA AMENDMENTS, THE INDIANA ENERGY CODE, THE INDIANA PLUMBING, MECHANICAL AND ELECTRICAL CODES, THE INDIANA FIRE CODE, THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE TRADE STANDARDS. ALL APPLICABLE RULES AND REGULATIONS ARE TO BE THE MOST CURRENT ADOPTED EDITION. ALL APPLICABLE CONTRACTORS SHALL BEAR ALL COSTS IN CORRECTING ANY NON-COMPLIANCE WITH THE REQUIREMENTS OF APPLICABLE CODES.
2. ALL MATERIALS, FINISHES AND INSTALLED PRODUCTS MUST COMPLY WITH THE REQUIRED SMOKE DEVELOPMENT AND ALLOWABLE FLAME SPREAD RATES PER GOVERNING CODE PROVISIONS. NO LEAD BASED PAINTS, ASBESTOS REINFORCED PRODUCTS OR SIMILAR KNOWN HEALTH HAZZARD PRODUCTS OR FINISHES MAY BE USED.
3. ALL H.V.A.C., PLUMBING, ELECTRICAL AND FIRE PROTECTION SYSTEMS ARE TO BE DESIGNED AND CONSTRUCTED BY THE RESPECTIVE CONTRACTORS ACCORDING TO CRITERIA DEFINED BY THE TENANT AND THE ARCHITECT. EACH RESPECTIVE CONTRACTOR WILL BEAR FULL RESPONSIBILITY FOR ALL DESIGN, PERFORMANCE, INSTALLATION AND INTER-SYSTEM COORDINATION.
4. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR INFORMATION ON EACH RESPECTIVE SYSTEM.
5. CONTRACTORS ARE REQUIRED TO COORDINATE THEIR RESPECTIVE WORK WITH ALL OTHER DISCIPLINES TO AVOID ANY CONFLICTS DURING CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE ARCHITECTURAL DRAWINGS WITH ALL OTHER CONSTRUCTION DOCUMENTS.
6. CONTRACTORS ARE REQUIRED TO VERIFY EXISTING CONDITIONS PRIOR TO ANY FABRICATION OR CONSTRUCTION. IF EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN, NOTIFY A/E IMMEDIATELY.

DRAWING INDEX

CS	COVER SHEET
ARCHITECTURAL	
A1.1	EXISTING/ DEMO FLOOR PLAN
A1.2	NEW FLOOR PLAN & DETAILS
A2.1	EXISTING BUILDING ELEVATIONS
A2.2	NEW BUILDING ELEVATIONS
A5.1	DOOR/ FRAME SCHEDULE & DETAILS/ INTERIOR ELEVATIONS & FINISHES

"BID SET"

K12 TECH

FACADE IMPROVEMENTS &
INTERIOR BUILD-OUT
OF EXISTING BUILDING

351 WASHINGTON STREET
VALPARAISO, IN 46383

**HOLLADAY
PROPERTIES**

www.holladayproperties.com

6370 AmeriPlex Dr., Suite 110
Portage, Indiana 46368
Phone: 219.841.6416
Fax: 219.764.0446

CERTIFICATION

NOT FOR
CONSTRUCTION

PROJECT NAME

REDEVELOPMENT OF
EXISTING BUILDING
for
K12 TECH
351 WASHINGTON STREET
VALPARAISO, IN 46383

REVISIONS

DATE

08/20/2021

DRAWN BY

JAV

SHEET TITLE

COVER SHEET

SHEET NO.

CS



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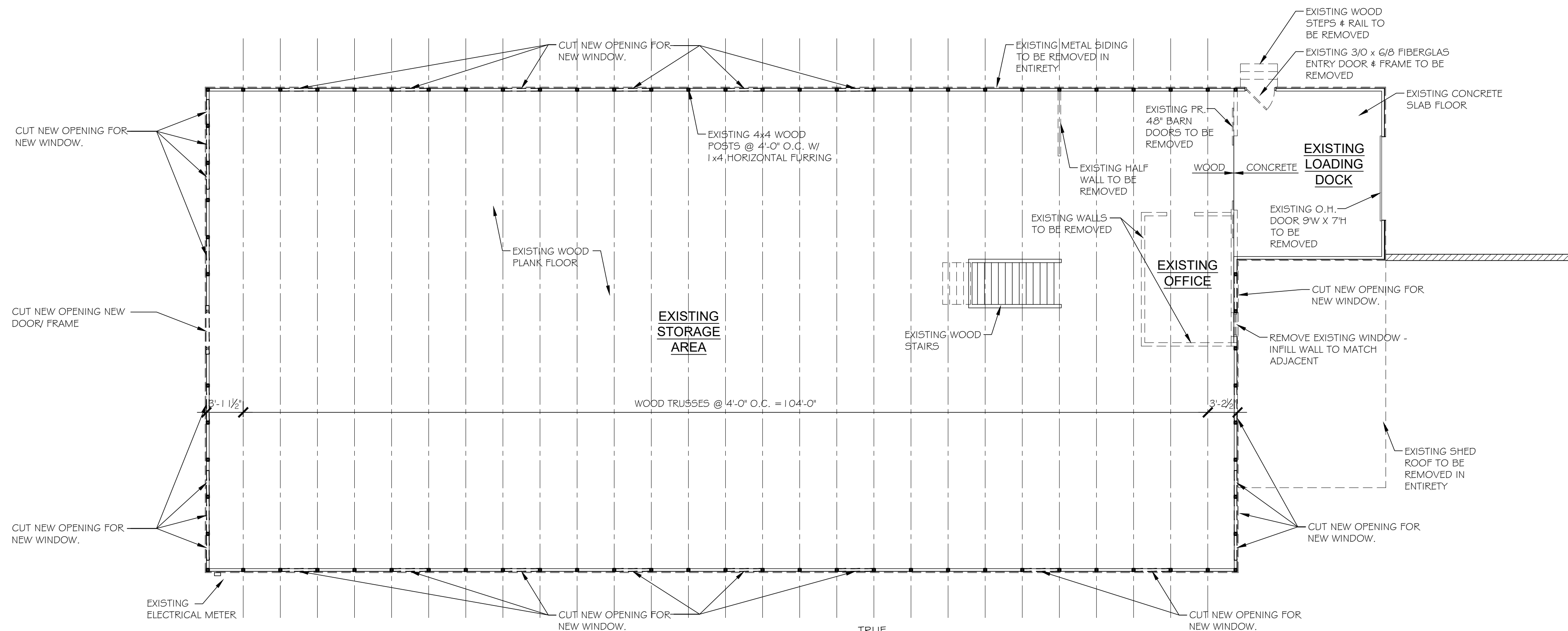
JAV

SHEET TITLE

EXISTING/ DEMO
OVERALL FIRST FLOOR
PLAN - RETAIL STORE

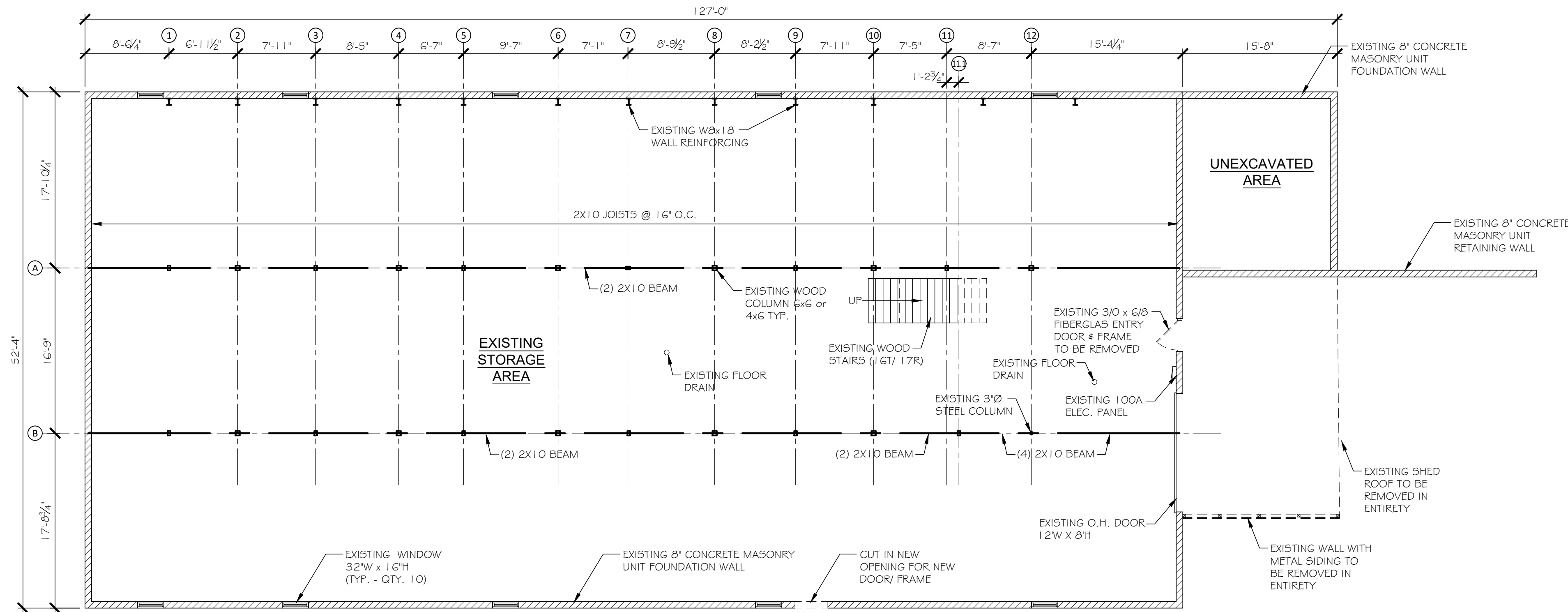
SHEET NO.

A1.1



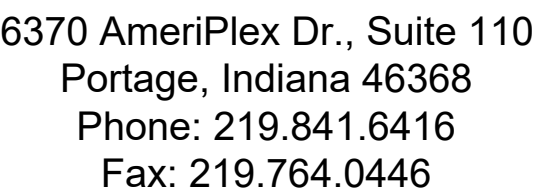
EXISTING/ DEMO FIRST FLOOR PLAN

1/8" = 1'-0"



EXISTING/ DEMO LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"



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REDEVELOPMENT OF EXISTING BUILDING

for
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3351 WASHINGTON STREET
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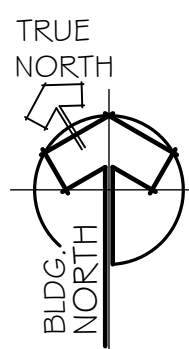
DATE
08/20/2021

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NEW FLOOR PLANS - FIRST FLOOR & LOWER LEVEL

A1.2


$$\underline{1/8'' = 1'-0''}$$


$$1/8'' = 1'-0''$$


1. EXISTING BUILDING WAS BUILT IN 1966.
2. EXISTING BUILDING IS A WOOD POST/ TRUSS FRAME ON A MASONRY BLOCK FOUNDATION BASEMENT WITH METAL SIDING EXTERIOR.
3. EXISTING BUILDING IS NOT FIRE-SPRINKLERED.

1. ALL DIMENSIONS IN PLAN VIEW AND ELEVATION ARE TAKEN FROM THE FACE OF STUD TO THE FACE OF STUD, MASONRY UNIT, CONCRETE, OR CENTER LINE OF COLUMN, UNLESS NOTED OTHERWISE.
2. TYPE "X" DRYWALL SHALL BE USED THROUGHOUT.
3. UNLESS NOTED OTHERWISE, DELETE DRYWALL AND SUBSTITUTE WATER RESISTANT DRYWALL AT ALL WALLS COMMON TO WATER CLOSETS, URINALS, LAVATORIES, SINKS AND SHAFTS.
4. PROVIDE 18" MINIMUM ADA REQUIRED CLEARANCE ADJACENT TO STRIKE OF DOOR.
5. ALL WALLS NOT FULLY EXTENDED TO DECK AND/OR ROOF ABOVE, SHALL BE DIAGONALLY BRACED FROM TOP OF WALL TO DECK AND/OR ROOF DECK ABOVE.
6. INSTALL EITHER WOOD BRACKING OR 6" WIDE 18 GA. METAL STRAPPING TO WALL STUDS TO SECURE ALL WALL MOUNTED CABINERY, RESTROOM ACCESSORIES AND EQUIPMENT.
7. PROVIDE FULL HEIGHT, VERTICAL CONTROL JOINTS AT ALL DRYWALL ASSEMBLIES ON 30-FOOT INTERVALS.
8. ALL FURNITURE SHOWN IS FOR GRAPHIC REPRESENTATION. FURNITURE SHALL BE BY OWNER.

WALL TYPE SCHEDULE	
(A)	EXISTING EXTERIOR WALL 4X4 WOOD POSTS @ 48" O.C. INFILL WITH 2X4 STUDS @ 24" O.C. WITH 3/8" OSB SHEATHING/TYPEK AND NEW METAL SIDING ON EXTERIOR, FILL CAVITIES WITH 3" HIGH DENSITY SPRAY FOAM INSULATION, 3/4" TYPE X DRYWALL ON INTERIOR.
(B)	NEW INTERIOR WALL 3 5/8" MTL. STUDS @ 16" O.C. W/ 5/8" TYPE X DRYWALL EA. SIDE. EXTEND TO MIN. 12" ABOVE FINISHED CEILING HT.
(C)	NEW PLUMBING WALL 6" MTL. STUDS @ 16" O.C. W/ 5/8" MR DRYWALL ON WET WALL SIDE AND TYPE X DRYWALL ON OPP. SIDE. EXTEND TO MIN. 12" ABOVE FINISHED CEILING HT.



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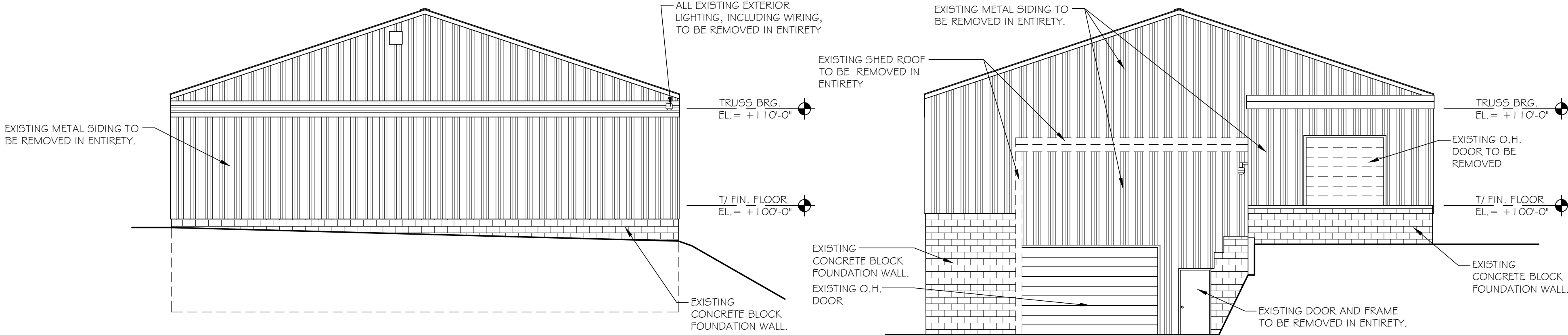
JAV

SHEET TITLE

EXISTING BUILDING
ELEVATIONS & MATERIALS

SHEET NO.

A2.1

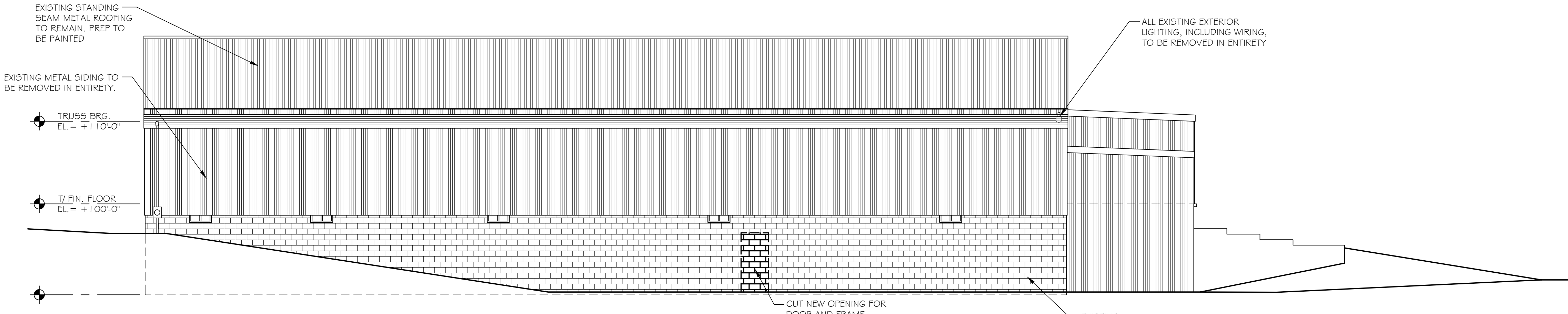


EXISTING WEST BUILDING ELEVATION

1/8" = 1'-0"

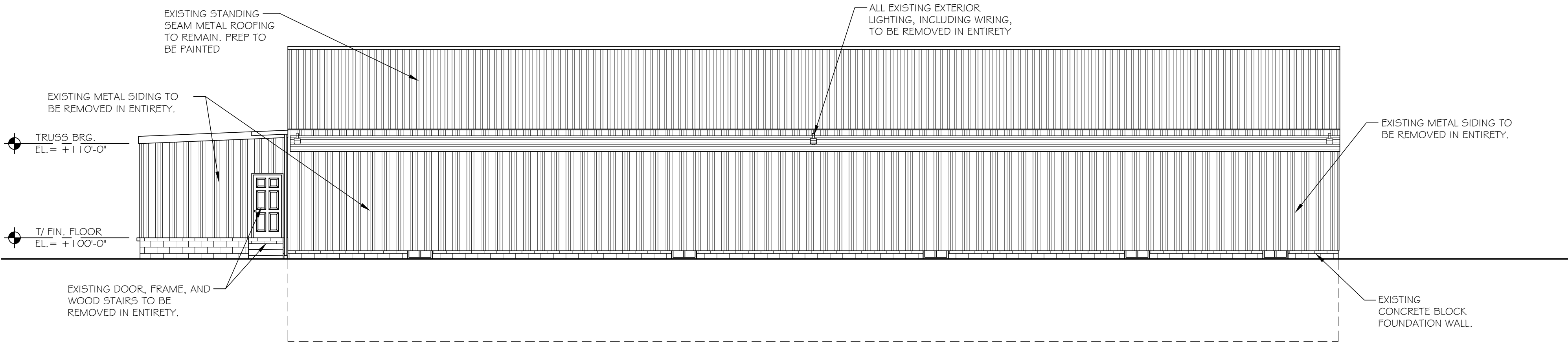
EXISTING EAST BUILDING ELEVATION

1/8" = 1'-0"



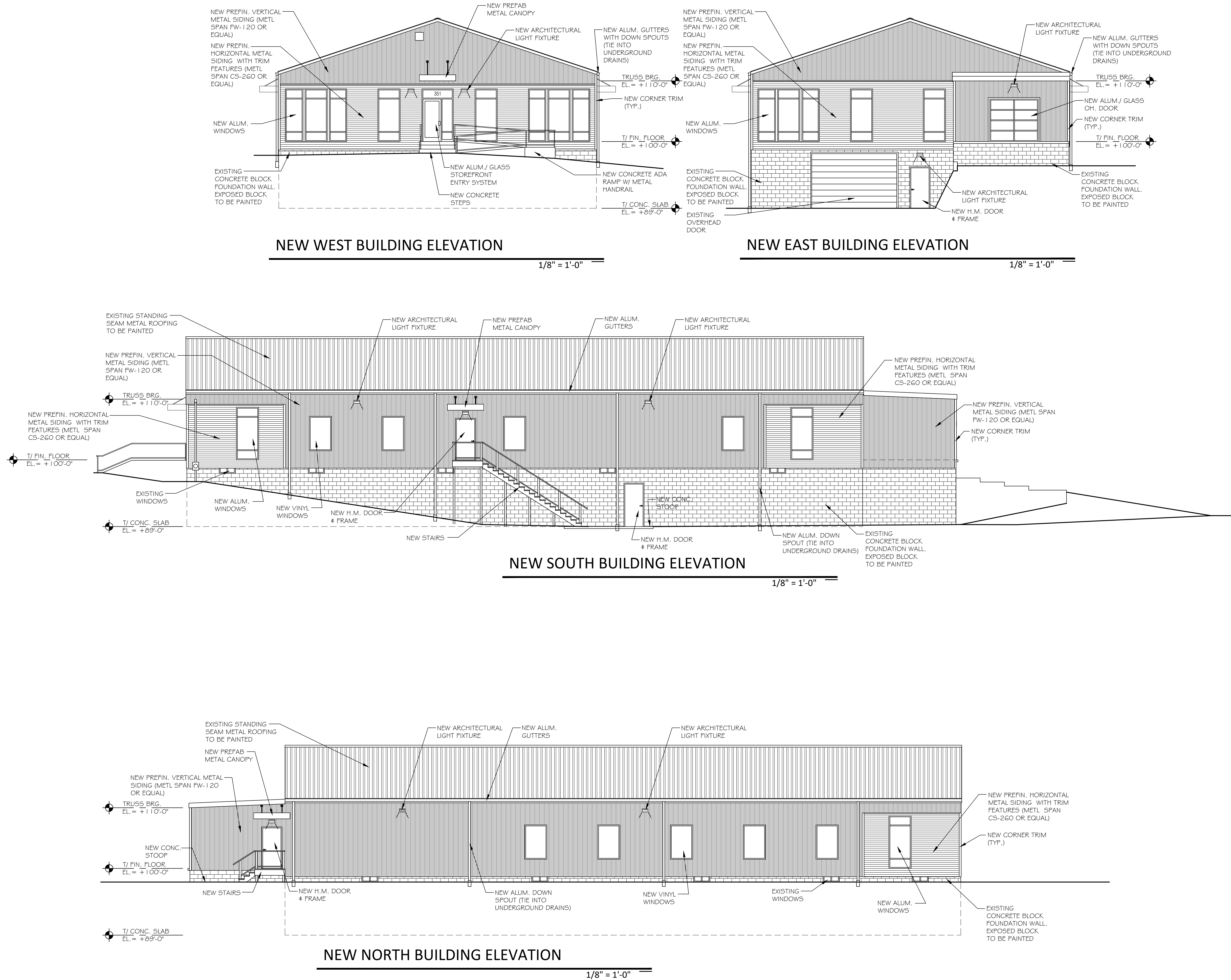
EXISTING SOUTH BUILDING ELEVATION

1/8" = 1'-0"



EXISTING NORTH BUILDING ELEVATION

1/8" = 1'-0"





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SHEET TITLE

DOOR SCHEDULE & DETAILS/
INTERIOR FINISH
SCHEDULES

SHEET NO.

A5.1

DOOR/FRAME SCHEDULE

DOOR NUMBER	DOOR OPENING (WIDTH x HEIGHT)	DOOR THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	WALL THICK	FRAME HEAD	FRAME JAMB	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	CLOSER	HARDWARE	REMARKS
DB1	3'-0" x 7'-0"	1 3/4"	2	HM	PAINT	4-7/8"	2"	2"	B	HM	PAINT	YES	L-1	2, 7, 12
DB2	3'-0" x 7'-0"	1 3/4"	2	HM	PAINT	4-7/8"	2"	2"	B	HM	PAINT	YES	L-1	2, 7, 12
DB3	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-7	2, 4
DB4	3'-0" x 6'-8"	1 3/8"	4	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-2	2
D01	3'-0" x 7'-0"	1 3/4"	1	AL/GL	ANOD	4-7/8"	2"	2"	A	AL/GL	ANOD	YES	L-1	2, 7, 8, 9, 12
D02	3'-0" x 7'-0"	1 3/4"	1	AL/GL	ANOD	4-7/8"	2"	2"	A	AL/GL	ANOD	YES	L-1	2, 7, 8, 9, 12
D03	3'-0" x 7'-0"	1 3/4"	2	HM	PAINT	4-7/8"	2"	2"	B	HM	PAINT	YES	L-1	2, 7, 12
D04	3'-0" x 7'-0"	1 3/4"	2	HM	PAINT	4-7/8"	2"	2"	B	HM	PAINT	YES	L-1	2, 7, 12
D05	PR. 3'-0" x 6'-8"	1 3/8"	5	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-1	5, 6
D06	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	YES	L-2	2, 7
D07	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	YES	L-4	2, 7
D08	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-2	2
D09	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	YES	L-1	2, 7
D10	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-2	2
D11	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-2	2
D12	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-7	2, 4
D13	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-7	2, 4
D14	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-2	2
D15	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-2	2
D16	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-2	2
D17	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-2	2
D18	3'-0" x 6'-8"	1 3/8"	3	WD	PAINT		PRE-HUNG			WD	PAINT	-	L-2	2

DOOR HARDWARE

L-1 OFFICE/ENTRANCE LOCK
L-2 PASSAGE LATCH
L-3 CLASSROOM LOCK
L-4 STOREROOM LOCK
L-5 LOCK W/PANIC HARDWARE
L-6 PUSH / PULL HARDWARE
L-7 PRIVACY LOCK

REMARKS

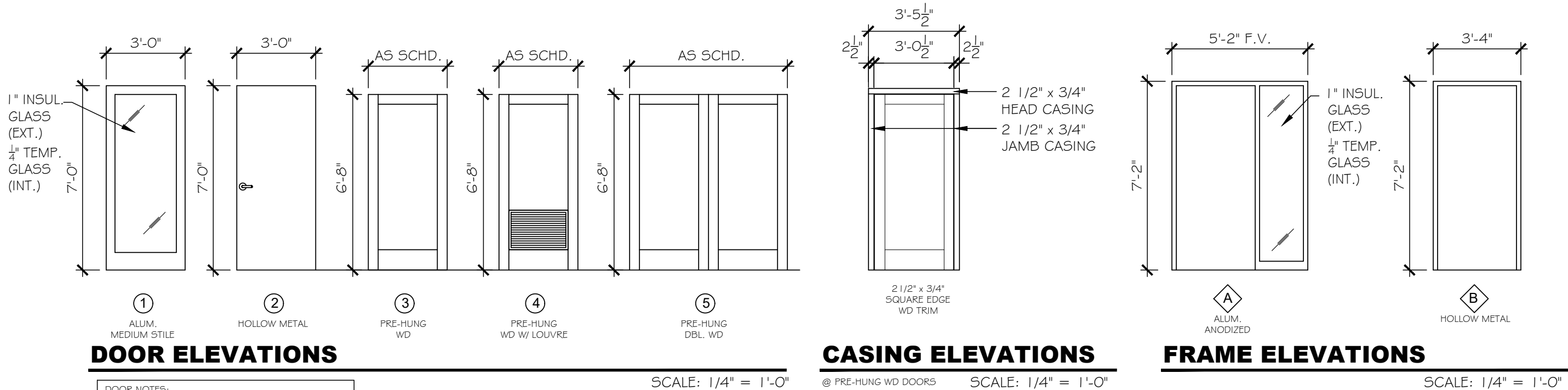
1. PUSH-PULL HARDWARE
2. WALL-MOUNTED DOOR STOP
3. FLOOR-MOUNTED DOOR STOP
4. H.C. SIGN MTD. @ 60" AFF
5. KICK PLATE
6. DOOR-MOUNTED-KICK DOWN DOOR HOLD
7. CLOSER W/INTEGRAL STOP
8. LOCK AND HARDWARE PER DOOR MFR.
9. ELECTRONIC STRIKE/CARD READER
10. ELECTRONIC STRIKE/ BUZZ-IN
11. TRACK & DOOR SILENCER, HARDWARE PER DOOR MFR.
12. WEATHER STRIP- THRESHOLD

LEGEND

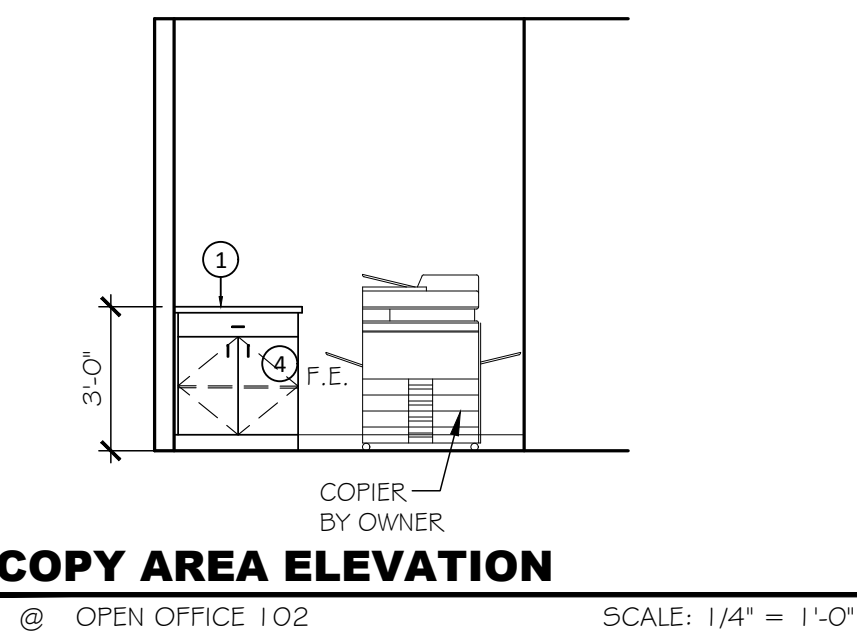
AL - ALUMINUM
ANOD - ANODIZED
EX - EXISTING
FD - FINISHED DRYWALL
GL - GLASS
HM - HOLLOW METAL
PAINT - OIL BASE PAINT
SCW - SOLID CORE WOOD
STAIN - PREFINISHED STAIN

NOTES

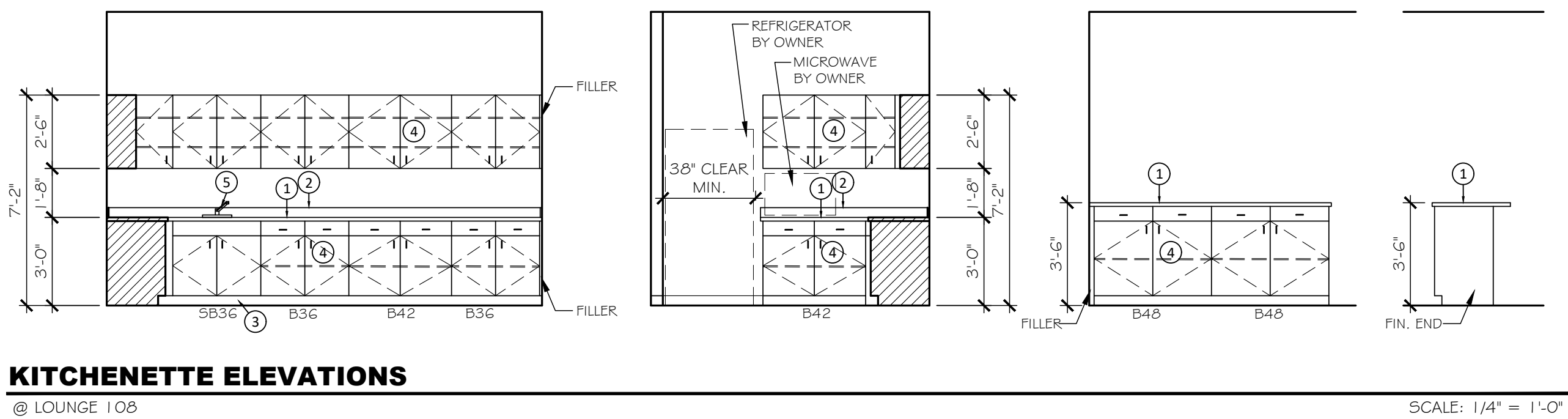
A. ALL DOORS SHALL HAVE BEST INTERCHANGEABLE / REMOVABLE TYPE CYLINDER CORES.
B. ALL SOLID CORE WOOD DOORS TO BE PLAIN SLICED WHITE MAPLE VENEER.
C. ALL LOCKSETS TO BE BEST 7KC SERIES -LEVER TYPE.
D. ALL HARDWARE TO HAVE US 26D (SATIN CHROMIUM PLATED) FINISH.
E. ALL HOLLOW METAL FRAMES TO BE KNOCKDOWN TYPE.
F. ALL RESTROOMS SHALL HAVE ADA SIGN.



DOOR NOTES:
1. PRE-HUNG WOOD DOOR STYLE, PANEL PATTERN, FINISH TO BE SELECTED BY OWNER.
2. LOCKER SIZE TO BE COORDINATED WITH MECHANICAL CONTRACTOR.



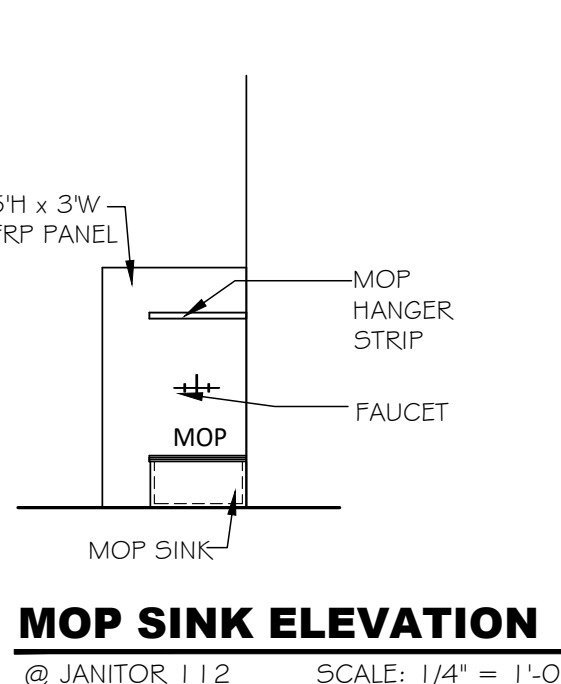
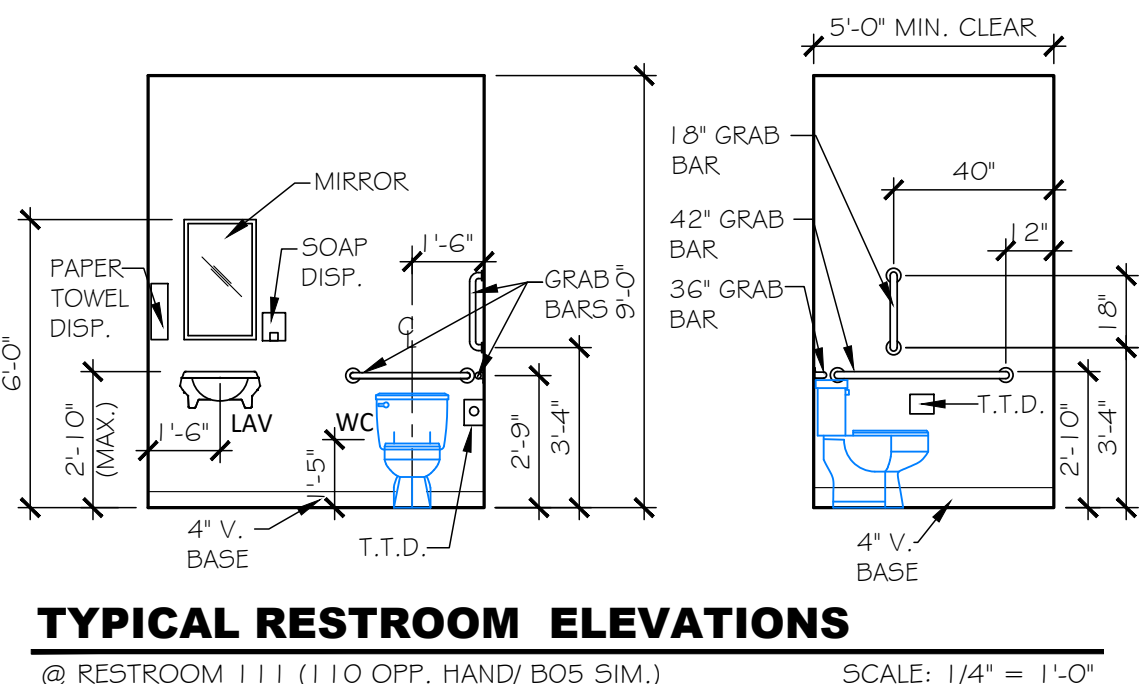
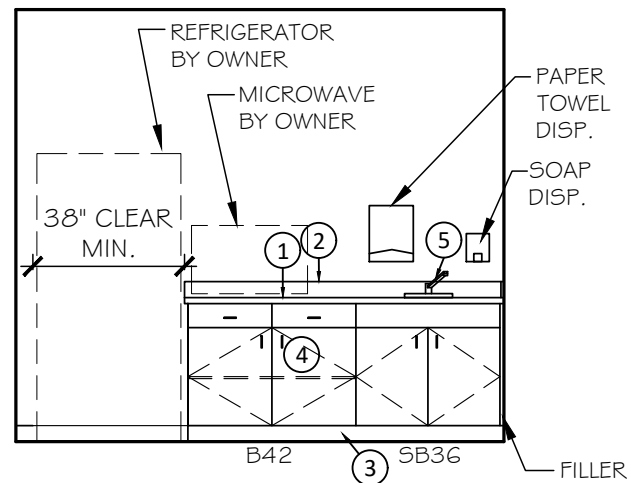
WINDOW FRAME ELEVATIONS



ROOM FINISH SCHEDULE

AREA NO.	AREA DESCRIPTION	FLOOR FINISH	BASE TYPE	NORTH WALL		SOUTH WALL		EAST WALL		WEST WALL		CEILING			REMARKS
				MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	HEIGHT	MAT.	FINISH	
B01	SHIPPING	EX	EX	EX	EX	EX	EX	EX	EX	EX	EX	10'-0"±	ES		
B02	RECEIVING	EX	EX	EX	EX	EX	EX	EX	EX	EX	EX	10'-0"±	ES		
B03	STORAGE	EX	EX	EX	EX	EX	EX	EX	EX	EX	EX	10'-0"±	ES		
B04	BREAKROOM	EX	VB	DW	P	DW	P	DW	P	DW	P	9'-0"	ACT		
B05	RESTROOM	EX	VB	WRDW	P	WRDW	P	WRDW	P	WRDW	P	9'-0"	ACT		
B06	MECHANICAL	EX	VB	DW	P	DW	P	DW	P	DW	P	10'-0"±	ES		
101	VESTIBULE	LVT	VB	DW	P	DW	P	DW	P	DW	P	9'-0"	ACT		
102	OPEN OFFICE		VB	DW	P	DW	P	DW	P	DW	P	10'-0"±	ES		
103	OFFICE		VB	DW	P	DW	P	DW	P	DW	P	9'-0"	ACT		
104	OFFICE		VB	DW	P	DW	P	DW	P	DW	P	9'-0"	ACT		
105	OFFICE		VB	DW	P	DW	P	DW	P	DW	P	9'-0"	ACT		
106	OFFICE		VB	DW	P	DW	P	DW	P	DW	P	9'-0"	ACT		
107	CONFERENCE ROOM		VB	DW	P	DW	P	DW	P	DW	P	9'-0"	ACT		
108	LOUNGE		VB	DW	P	DW	P	DW	P	-	-	10'-0"±	ES		
109	HALL		VB	DW	P	DW	P	DW	P	-	-	10'-0"±	ES		
110	MEN'S RESTROOM	LVT	VB	WRDW	P	WRDW	P	WRDW	P	WRDW	P	9'-0"	ACT		
111	WOMEN'S RESTROOM	LVT	VB	WRDW	P	WRDW	P	WRDW	P	WRDW	P	9'-0"	ACT		
112	JANITOR	LVT	VB	WRDW	P	WRDW	P	WRDW	P	WRDW	P	9'-0"	ACT		
113	STORAGE		VB	DW	P	DW	P	DW	P	DW	P	10'-0"±	ES		
114	PARTS		VB	DW	P	DW	P	-	-	DW	P	10'-0"±	ES		
115	REPAIR		VB	-	-	DW	P	DW	P	-	-	10'-0"±	ES		
116	ADMIN		VB	DW	P	-	-	DW	P	DW	P	10'-0"±	ES		
117	STORAGE		VB	DW	P	DW	P	DW	P	DW	P	10'-0"±	ES		
118	IT		VB	DW	P	DW	P	DW	P	DW	P	9'-0"	ACT		
119	HALL		VB	DW	P	DW	P	-	-	DW	P	10'-0"±	ES		
120	LOADING		VB	DW	P	DW	P	DW	P	DW	P	10'-0"±	ES		

NOTES	1. PROVIDE CONCEALED WOOD BLOCKING IN WALLS AS REQ'D TO INSTALL ALL CABINETS, TOILET PARTITIONS, ETC.	LEGEND	ACT - 2x2 ACOUSTICAL CEILING SYSTEM, DROP-IN CEILING	FT - FIRE TAPED
	2. PROVIDE FLUSH MOUNTED ACCESS PANELS AS REQ'D FOR ACCESS TO CONCEALED VALVES.		CPT - CARPET	
	3. PROVIDE FIRE TREATED WOOD BLOCKING AS REQ'D BY LOCAL CODES AND AUTHORITIES.		CT - CERAMIC TILE	
	4. EXISTING CEILING HEIGHT APPROX. 8'-4 1/2".		CTB - CERAMIC TILE BASE	
			DW - DRYWALL	P-1 - PAINT - WALL - MAIN - 1 COAT PRIMER & 2 COATS LATEX EGGSHELL
			WRDW - WATER RESISTANT DRYWALL	P-2 - PAINT - WALL - ACCENT - 1 COAT PRIMER & 2 COATS LATEX EGGSHELL
			ES - EXPOSED STRUCTURE	P-3 - PAINT - INTERIOR METAL DOOR FRAMES - 2 COATS SEMI-GLOSS LATEX ENAMEL
			EX - EXISTING	PC - POLISHED CONCRETE
				SC - SEALED CONCRETE
				VCT - VINYL TILE FLOORING
				VB - VINYL WALL BASE



TAGS FOR MILLWORK

1	PLASTIC LAMINATE COUNTERTOP - SQUARE EDGE
2	PLASTIC LAMINATE BACKSPLASH/ SIDESPLASH
3	VINYL BASE - SEE ROOM FINISH SCHEDULE
4	BASE/ WALL CABINETS W/ ADJUSTABLE SHELVES & STANDARD WIRE PULLS
5	S.S. DOUBLE BOWL SINK W/ CHROME SINGLE HANDLE FAUCET

PLUMBING FIXTURE SCHEDULE

LAV	WALL HUNG LAVATORY W/ SENSOR ACTIVATED FAUCET, VITREOUS CHINA
WC	FLOOR MOUNTED TANK WATER CLOSET W/ POWER FLUSH - ADA COMPLIANT, VITREOUS CHINA
SINK	TOP MOUNT DOUBLE BOWL, 8" DEEP SINK W/ SINGLE LEVER HANDLE, PULL OUT SPOUT FAUCET
MOP	FLOOR MOUNT MOP SINK BASIN W/ SERVICE FACUET, HOSE & HOSE BRACKET, MOP HANGER AND TWO SIDES FRP WALL SPLASH

TOILET ACCESSORY NOTES

- TOILET ACCESSORIES SHALL BE BOBRICK, BRADLEY, OR APPROVED EQUAL.
- TOILET ACCESSORY SCHEDULE:
MIRROR BOBRICK B-290 X 1830
TOILET TISSUE DISP. BOBRICK B-2988
PAPER TOWEL DISP. BOBRICK B-3961
SOAP DISPENSER BOBRICK B-40
GRAB BARS, BOBRICK B-550 X 42
BOBRICK B-550 X 36
BOBRICK B-550 X 18
ROBE HOOK BOBRICK B-671 (INSTALL ON BACK OF DOOR)
- FURNISH PLASTIC LAMINATE STICK-ON SIGN, APPROX. 6" X 8" SIZE WITH ENGRAVED "RESTROOM" LETTERING, ENGRAVED HANDICAP SYMBOL AND ENGRAVED BRAILLE TEXT. MOUNT BESIDE TOILET ROOM DOOR AT LOCATION AND HEIGHT PRESCRIBED BY A.D.A.