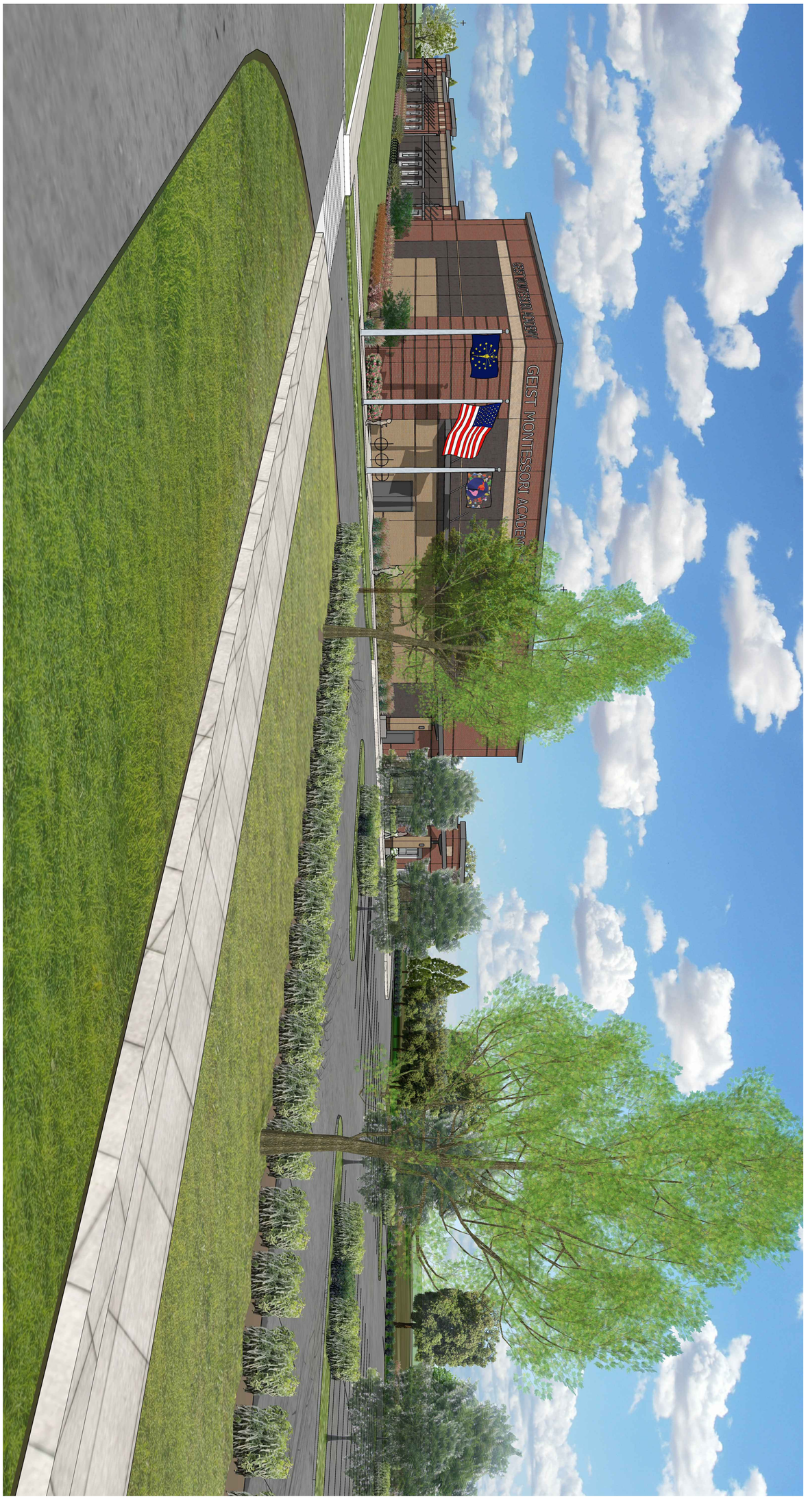

1 RENDERING ONE

A210

RENDERING

PROJECT: #17119
DATE: 08.09.2018

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

LAUTH

LANCER + BEEBE

719 E. New York Street
Indianapolis, IN 46202

1 RENDERING TWO

A211

RENDERING

PROJECT: #17119
DATE: 08.09.2018

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

LAUTH

LANCER + BEEBE

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1 RENDERING THREE

A212

RENDERING

PROJECT: #17119
DATE: 08.09.2018

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

LAUTH

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1 RENDERING FOUR

A213

RENDERING

PROJECT: #17119
DATE: 08.09.2018

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

LAUTH

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LIFE SAFETY LEGEND

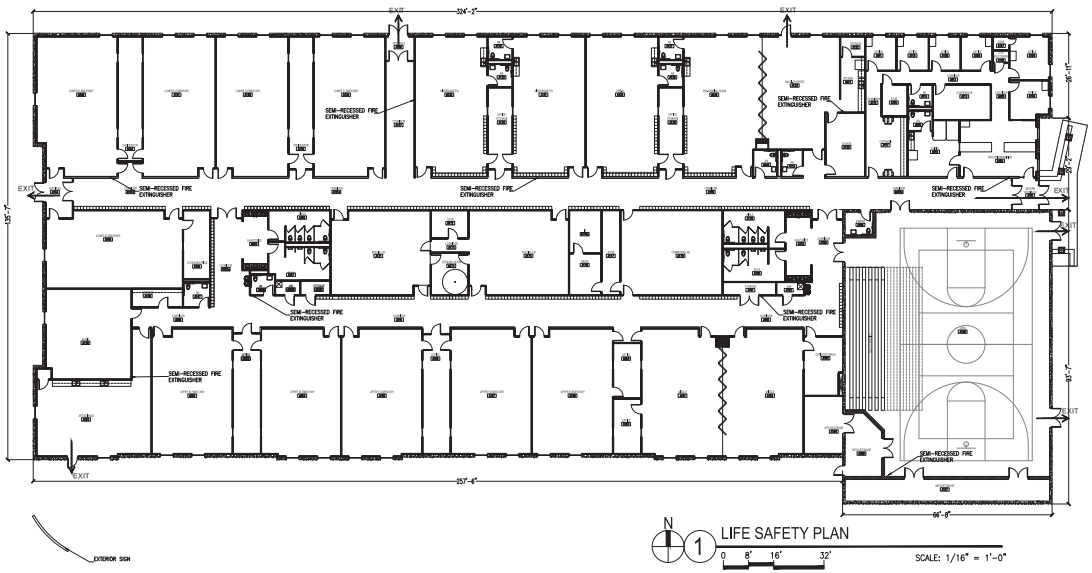
MAJOR EXITING ROUTS

NOTE: THIS SHEET IS NOT ISSUED SOLELY FOR THE USE OF THE IND. STATE DEPT. OF FIRE & BUILDING SERVICES. ALL CONTRACTORS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODE REQUIREMENTS EVEN IF THESE REQUIREMENTS ARE NOT DETAILED/NOTED/INDICATED

FIRE RESISTANT CONSTRUCTION:
FIRE RATED WALLS SHALL BE CONSTRUCTED TO STRUCTURE ABOVE. FIRE CAULK AND SEAL AS REQUIRED. COORDINATE PENETRATIONS AND SMOKE DAMPERS WITH MECHANICAL.

NOTES:
1. ALL PENETRATIONS OF RATED WALL AND CEILING SYSTEMS SHALL BE FIRE CAULKED.
2. REFER TO MECHANICAL FOR FIRE DAMPERS
3. REFER TO AF ROOM FINISH SCHEDULE FOR CEILING HEIGHTS

CODE ANALYSIS - INTERIOR RENOVATION TO SENSE CHARTER SCHOOL	
APPLICABLE CODES	2014 INDIANA BUILDING CODE (IBC, 2012 EDITION) GENERAL ADMINISTRATIVE RULES (GAR)
SCOPE OF PROJECT	NEW SCHOOL BUILDING
OCCUPANCY CLASSIFICATIONS	E-OCCUPANCY
CONSTRUCTION TYPE	TYPE IIB
TABULAR ALLOWABLE SQUARE FOOTAGE	14,500 (TABLE 503)
SPRINKLER SYSTEM	FULL SYSTEM
BUILDING AREA INCREASES	TABULAR AREA: 14,500sf FRONTAGE INCREASE (506.2) 10,875sf SPRINKLER INCREASE(506.3): 43,500sf TOTAL ALLOWABLE AREA: 69,675sf
ACTUAL SQUARE FOOTAGE	TOTAL BUILDING AREA: 44,461
FIRE RATED WALLS	NONE
TRAVEL DISTANCE	ALLOWABLE: 250' (TABLE 1016.1) ACTUAL: 240' MAXIMUM



N
1 LIFE SAFETY PLAN
0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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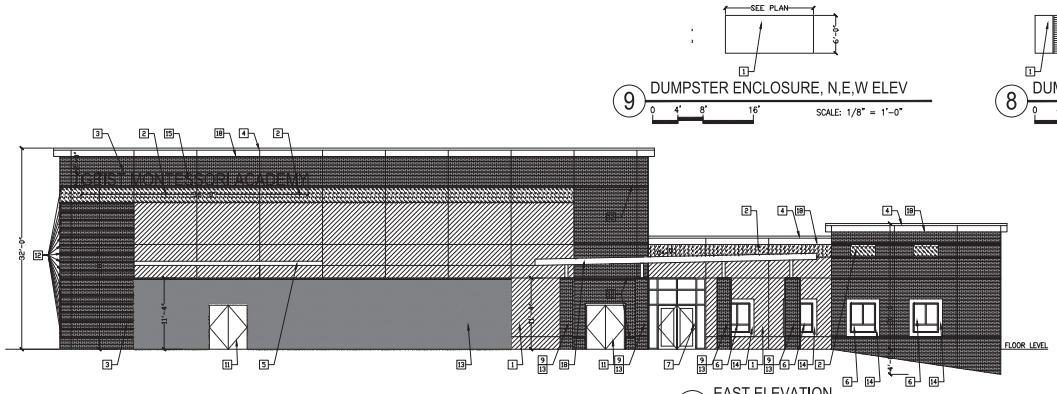
GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

MARK RANDALL BEEBE
REGISTERED
0700164
STATE OF INDIANA
ARCHITECT

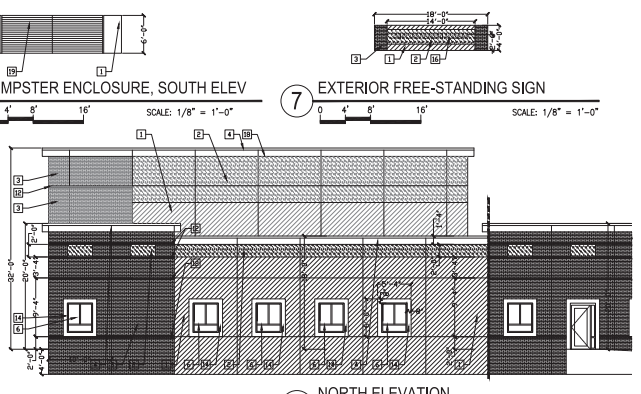
PROJECT: #17119
DATE: 07.19.2018

LIFE SAFETY AND CODE ANALYSIS

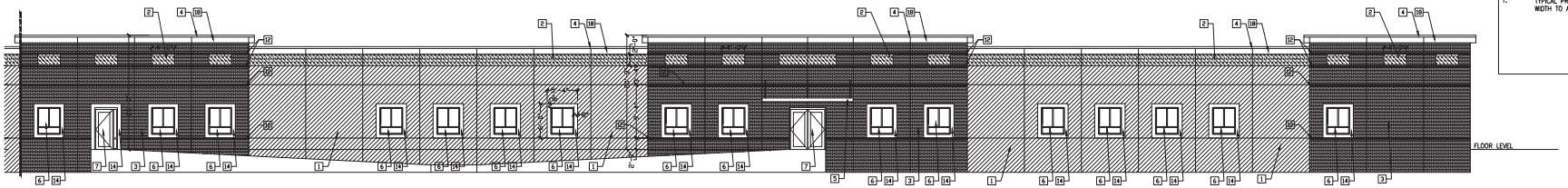
LS101



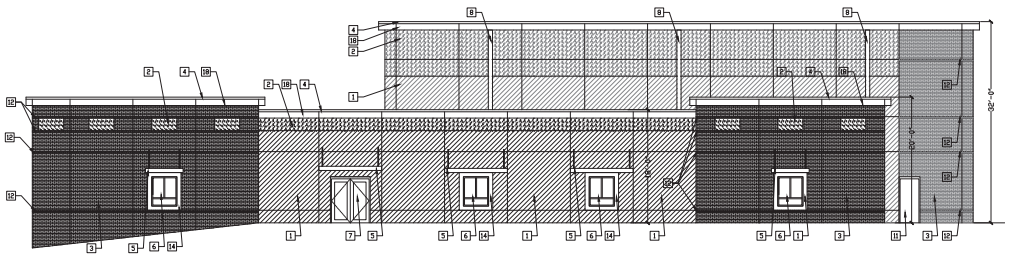
6 EAST ELEVATION
0 4' 8' 16' SCALE: 1/8" = 1'-0"



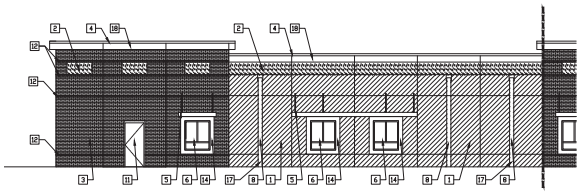
5 NORTH ELEVATION
0 4' 8' 16' SCALE: 1/8" = 1'-0"



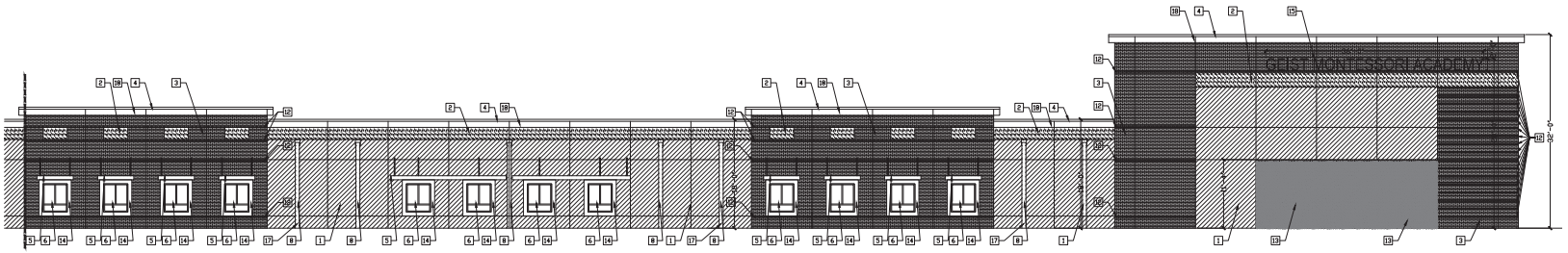
4 NORTH ELEVATION
0 4' 8' 16' SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
0 4' 8' 16' SCALE: 1/8" = 1'-0"

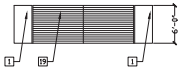


2 SOUTH ELEVATION
0 4' 8' 16' SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
0 4' 8' 16' SCALE: 1/8" = 1'-0"

9 DUMPSTER ENCLOSURE, N,E,W ELEV
0 4' 8' 16' SCALE: 1/8" = 1'-0"



8 DUMPSTER ENCLOSURE, SOUTH ELEV
0 4' 8' 16' SCALE: 1/8" = 1'-0"

7 EXTERIOR FREE-STANDING SIGN
0 4' 8' 16' SCALE: 1/8" = 1'-0"

KEYNOTES

1	PRECAST PANEL, PAINTED P6 (DARK GRAY-BROWN)
2	PRECAST PANEL, BUFF COLOR (INTEGRAL COLOR OF PANEL)
3	PRECAST PANEL WITH THIN BRICK COLOR A (RED)
4	METAL COPING
5	PRE-MANUFACTURED METAL SUN SHADE
6	ALUMINUM STOREFRONT WINDOW
7	ALUMINUM STOREFRONT ENTRANCE
8	METAL SCUPPER AND 8" DOWNSPOUT
9	STEEL COLUMN WITH PRECAST BRICK WRAP, PROVIDE UP-DOWN LIGHTING NOT USED
10	
11	HM EXTERIOR DOOR
12	PRECAST PANEL WITH THIN BRICK B (DARK GRAY-BROWN)
13	PRECAST PANEL WITH THIN BRICK COLOR C (BUFF)
14	PRECAST PANEL PAINTED P7 (LIGHT GRAY)
15	24" ALUMINUM LETTERS, PROVIDE GOOSENECK LIGHTING
16	8" ALUMINUM LETTERS
17	PROVIDE DOWNSPOUT BOOT
18	FLAT METAL PANEL
19	DOUBLE SWING GATE (BASIS FOR DESIGN: MUELLER DOOR, FLEXCORE POLYBOARDS WITH PAD LOCKABLE LATCH). PROVIDE PIPE SLEEVES FOR CANE BOLTS

GENERAL NOTES

1. TYPICAL PRECAST PANEL WIDTH IS 10'-0". END PANELS' WIDTH TO ADJUST AS NEEDED

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MCCORDSVILLE, IN

PROJECT: #17119
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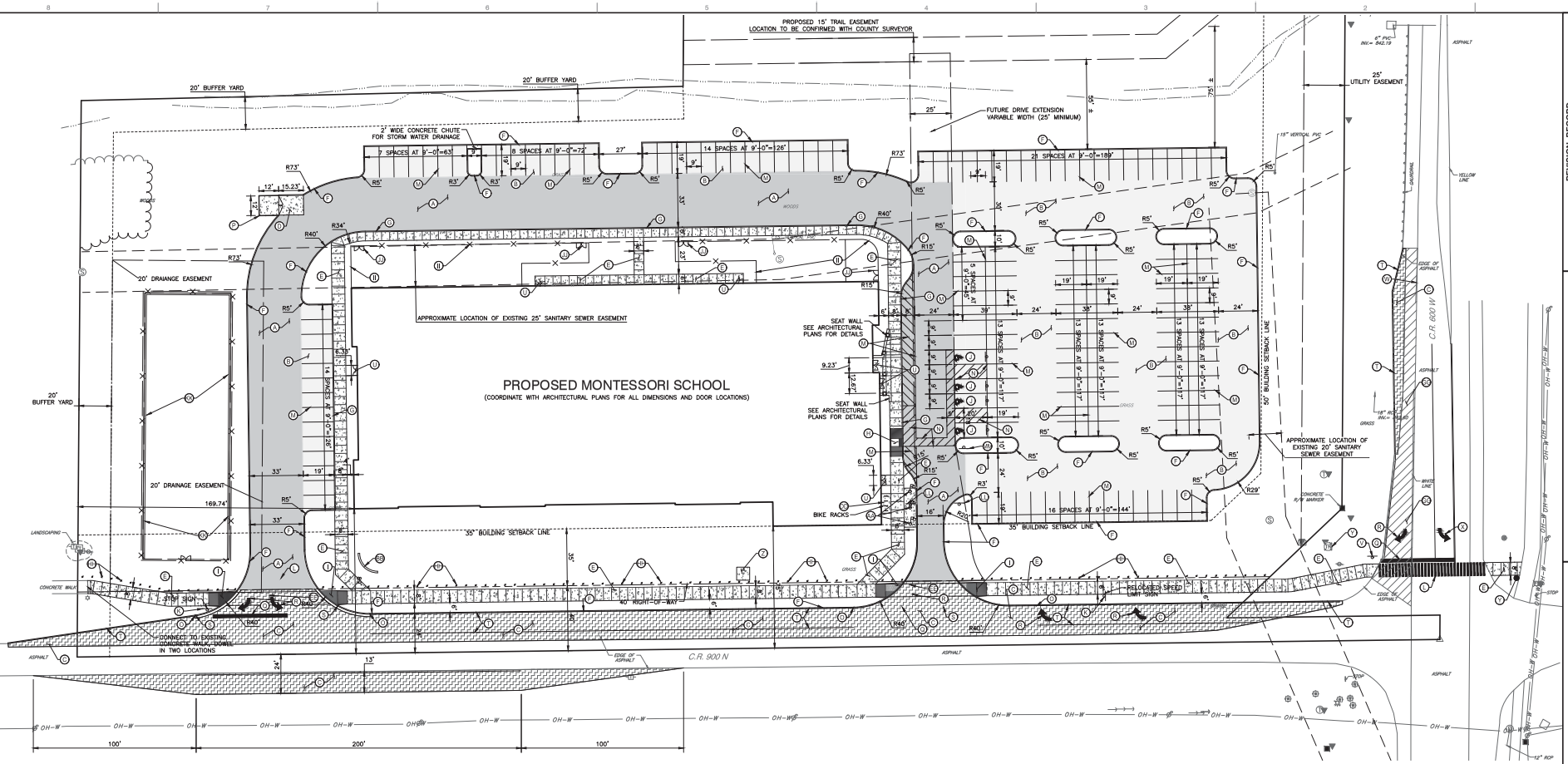
ELEVATION

A201



GENERAL SITE LAYOUT NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF McCORDSVILLE. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

SITE KEY NOTES:

- (A) HEAVY DUTY ASPHALT PAVEMENT; SEE DETAIL ON SHEET C800
- (B) LIGHT DUTY ASPHALT PAVEMENT; SEE DETAIL ON SHEET C800
- (C) RIGHT-OF-WAY PAVEMENT; TOWN OF McCORDSVILLE STANDARDS FOR CR900 FOR CR600-1.5" HMA SURFACE 9.5 MM
  - 2.5" HMA INTERMEDIATE 12.5 MM
  - 4" HMA BASE 19.0 MM
  - 6" HMA BASE 19.0 MM
  - 4" 95% COMPACTED AGGREGATE BASE #53
  - 4" 95% COMPACTED AGGREGATE BASE No.2
  - 95% COMPACTED SUBGRADE
- (D) CONCRETE PAVEMENT; SEE DETAIL ON SHEET C800
- (E) CONCRETE SIDEWALK; SEE TOWN OF McCORDSVILLE STANDARDS
- (F) STRAIGHT 6" CONCRETE CURB; SEE TOWN OF McCORDSVILLE STANDARDS
- (G) COMBINED CONCRETE CURB AND SIDEWALK; SEE DETAIL ON SHEET C800
- (H) ADA PARALLEL CURB RAMP; SEE DETAIL ON SHEET C800
- (I) 1:12 SLOPE CONCRETE RAMP FLUSH TO PAVEMENT; FOR CONCRETE RAMP SEE TOWN OF McCORDSVILLE STANDARDS
- (J) ADA ACCESSIBLE PARKING SPACE, SIGN AND WHEELSTOP; SEE DETAILS ON SHEET C800.
- (K) SIGNAGE; SEE TOWN OF McCORDSVILLE STANDARDS
- (L) THERMOPLASTIC CROSS WALK STRIPING; SEE DETAIL ON SHEET C800.
- (M) 4" THERMOPLASTIC WHITE NON-SKID PAINTED LINE
- (N) 4" BLUE NON-SKID PAINTED LINE REQUIRED FOR ALL ADA PAVEMENT STRIPING
- (O) TAPER LAST 2' OF CURB; SEE DETAIL ON SHEET C800
- (P) DUMPSTER ENCLOSURE; SEE ARCHITECTURAL PLANS FOR DETAILS
- (Q) 24" WIDE WHITE THERMOPLASTIC STOP BAR
- (R) PAINTED PAVEMENT DIRECTIONAL ARROWS - COLOR WHITE
- (S) 2' COMBINED CONCRETE CURB AND GUTTER; SEE TOWN OF McCORDSVILLE STANDARDS
- (T) 4" WHITE THERMOPLASTIC SOLID LINE

SITE KEY NOTES:

- (U) CONCRETE STOOP; SEE ARCHITECTURAL PLANS FOR CONNECTION DETAIL
- (V) RELOCATE ROAD/STREET SIGN
- (W) BLACK OUT 4" SOLID WHITE LANE MARKING
- (X) EXISTING TURN ARROW TO REMAIN
- (Y) WIRE TRAFFIC POLE AND PROVIDE PEDESTRIAN CROSSING POLE, PUSH BUTTON, AND PEDESTRIAN CROSSING SIGNAL ONE EACH POLE. TWO PUSH BUTTONS AND TWO PEDESTRIAN CROSSING SIGNALS PER TOWN OF McCORDSVILLE STANDARDS. RUN WIRING
- (Z) TRANSFORMER PAD TO MEET UTILITY PROVIDER REQUIREMENTS
- (AA) THREE FLAGPOLES, ONE THIRTY-FIVE FOOT FLAGPOLE AND TWO TWENTY-FIVE FOOT FLAGPOLES; SEE DETAILS ON SHEET C801- SPACE 10' O.C.
- (BB) SITE SIGNAGE; SEE ARCHITECTURAL PLANS
- (CC) 6' BLACK ORNAMENTAL FENCE WITH ONE DOUBLE SWING GATE - 10' WIDE WITH LOCKING HARDWARE
- (DD) PROVIDE FOUR (4) BIKE RACK SPACES ON 6" CONCRETE PAD
- (EE) 8" THICK COLORED CONCRETE ON 8" COMPACTED STONE SIDEWALKS AT CROSSWALKS. 8' WIDE
- (FF) CURB TURNOUT WITH RIP-RAP OVER FILTER FABRIC
- (GG) MILL (1.5") FROM SHOULDER PAVEMENT AND PLACE NEW SURFACE AT A MAXIMUM 2% CROSS SLOPE
- (HH) 6"x6" PRESSURE TREATED WOOD POSTS SPACED 6' O.C. 42" ABOVE GRADE; 48" BELOW GRADE. SET IN 24" DIAMETER CONCRETE FOOTER.
- (II) 42" BLACK VINYL COATED PVC FENCE.
- (JJ) 4' SWING GATE.
- (KK) SEGMENTED RETAINING WALL WITH FENCE ON BACK SIDE. UTILIZE SLEEVES FOR FENCE POSTS.
- (LL) DO NOT ENTER SIGN.
- (MM) DROP OFF LANE SIGN.

PARKING TABLE:

REQUIRED:

13 STAFF/OFFICE/ADMIN:	1 SPACE/STAFF	13 SPACES
22 CLASSROOMS	2 SPACE/CLASSROOM	44
300 BLEACHER SEATING:	1 SPACE/3 SEATS	100 SPACES
TOTAL REQUIRED:		157 SPACES
TOTAL PROVIDED:		157 SPACES

80% PARKING ALLOWED EAST OF BUILDING, BETWEEN BUILDING AND CR600 R/W. 126 SPACES ALLOWED; 112 SPACES PROVIDED

SITE LEGEND:

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIGHT-OF-WAY PAVEMENT
- PROPOSED PAVEMENT MILL & RESURFACE
- PROPOSED ADA PARKING SYMBOL, PARKING BUMPER, SIGN, DETECTABLE WARNING STRIP

IMPERVIOUS AREA CALCULATION:

3.266± ACRES IMPERVIOUS ON 11.546± ACRES SITE
28.3% IMPERVIOUS ACREAGE ON SITE

NORTH
SCALE IN FEET
0 30' 60'

PRELIMINARY
NOT FOR CONSTRUCTION

* HAND SIGNATURE ON FILE

ROBERT L. GAYER
REGISTERED
NO. PE11600325
STATE OF
INDIANA
PROFESSIONAL ENGINEER

7/20/18

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

REVISION RECORD

NO.	DATE	DESCRIPTION
1	7/20/18	ADDRESS/ TAC COMMENTS
2	6/29/18	SWDP
3	6/26/18	SWDP
4		

Civil & Environmental Consultants, Inc.
530 E. Ohio Street · Suite G · Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

MONTESSORI ACADEMY AT GEIST
GEIST MONTESSORI ACADEMY McCORDSVILLE
McCORDSVILLE, INDIANA

SITE LAYOUT

DATE:	JUNE 22, 2018
DWG SCALE:	1" = 30'
PROJECT NO:	
DRAWN BY:	JCB
CHECKED BY:	DRAFT
APPROVED BY:	176-394 PRLG

DRAWING NO.: C200
SHEET 04 OF

P:\2017\176-394\~CAD\Dwg\C001 Construction Documents\176394-C001-CS05.dwg[C200] LS(1/2)(2018 - layout) - LR 7/20/2018 8:41 PM