

2101 South Michigan

2101 South Michigan Avenue

Chicago, IL 60661

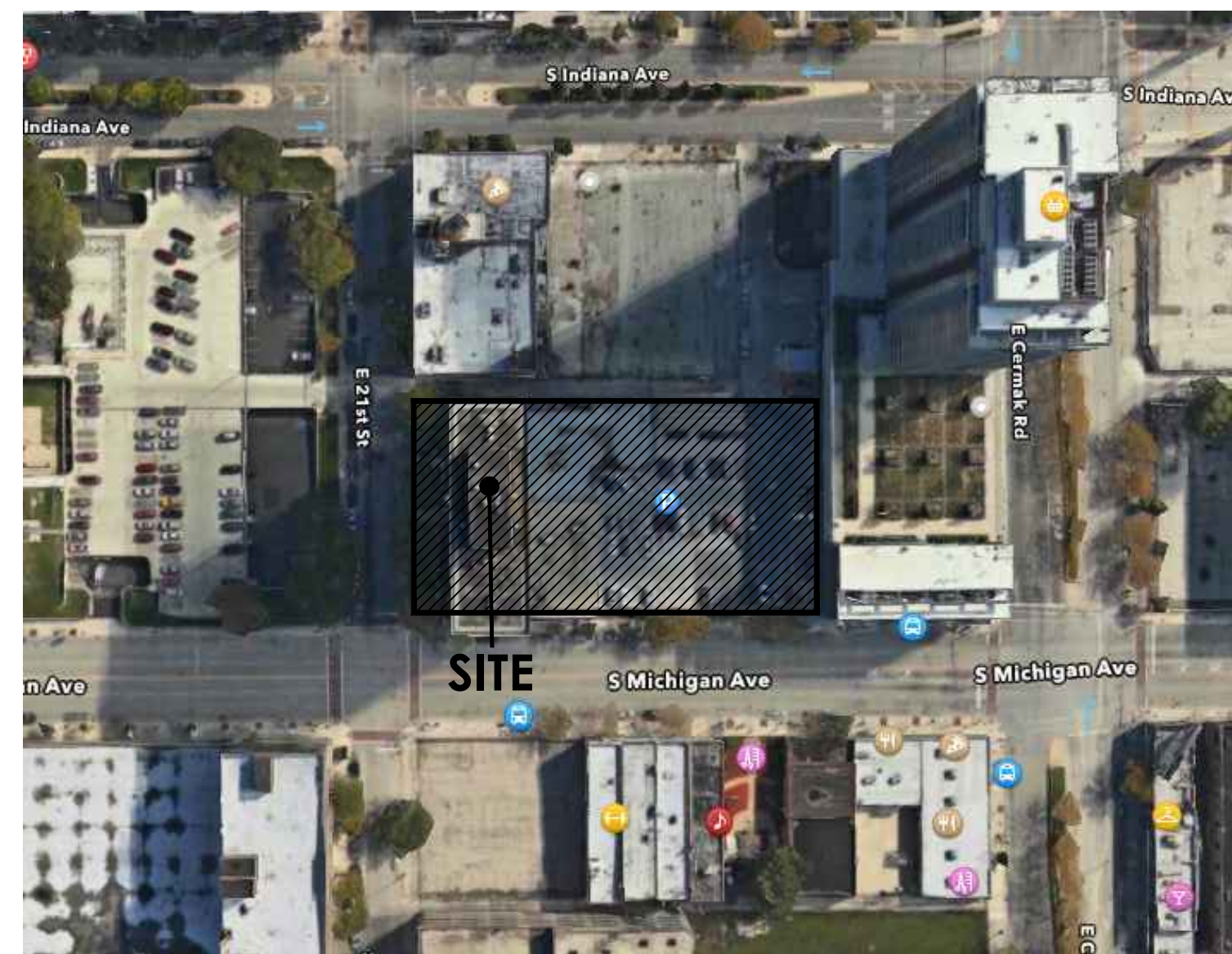
OWNER:
Ansonia LVE, LP
 815 West Van Buren Street, Suite 301
 Chicago, Illinois 60607
 Phone: 312-492-8866

GENERAL CONTRACTOR:

ARCHITECT:
A. William Seegers Architects
 117 North Jefferson Street, Suite LL3B
 Chicago, Illinois 60661
 Phone: 312-454-0099

MEP CONSULTANT:
Melvin Cohen & Associates, Inc.
 223 West Jackson Blvd, Suite 820
 Chicago, IL 60606
 Phone: 630-663-3700

STRUCTURAL ENGINEERING CONSULTANT:
Sheffee Lulkin Associates
 4211 Main Street
 Skokie, IL 60076
 Phone: 847-337-8360



NORTH
 AREA LOCATION MAP
 NOT TO SCALE

CITY OF CHICAGO DEPARTMENT OF BUILDINGS GENERAL BUILDING REQUIREMENTS Per Chicago Zoning Ordinance (CZO) and Chicago Building Code (CBC)						
ITEM	ISSUE	CHAPTER/ARTICLE	Ordinance Requirement	Actual	Requirement N/A	Agency/Sheet No. / Test No. / REMARKS
ZONING REQUIREMENTS						
1.01	Zoning District			DX-5		CS1.1
1.02	Lot Area			48,500 sf		CS1.0
1.03	Maximum Floor Area Ratio			4		CS1.1
1.04	Total Building Area			280,188 sf		CS1.1
1.05	Building Height - No. of Floors			26 Stories		CS1.1
BUILDING REQUIREMENTS						
2.01	Occupancy Classification (s)	3 (13-56) page 164		A-2 (Multiple Dwellings), E (Business)		CS1.1
2.03	Types of Construction	6 (13-60) page 435		I-A		CS1.1 Existing No Change
2.05	Height of Fire Resistance	6 (13-60-100)pg. 437		N.C.		CS1.1 Existing No Change
	Exterior Bearing Walls	Table 6 (13-60-100)	2 hr	N.C.		CS1.1 Existing No Change
	Exterior Nonbearing Walls	Table 6 (13-60-100)	1-hr	N.C.		CS1.1 Existing No Change
	Interior Bearing Walls	Table 6 (13-60-100)	1-hr	N.C.		CS1.1 Existing No Change
	Interior Nonbearing Walls	Table 6 (13-60-100)	---	N.C.		CS1.1 Existing No Change
	Columns	Table 6 (13-60-100)	N.A.	N.C.		CS1.1 Existing No Change
	Columns Supporting Roofs Only	Table 6 (13-60-100)	---	N.C.		CS1.1 Existing No Change
	Beams	Table 6 (13-60-100)	---	N.C.		CS1.1 Existing No Change
	Floor Construction	Table 6 (13-60-100)	1-hr	N.C.		CS1.1 Existing No Change
2.10	Fire - Resistive Requirements	7 (15-8) page 440		N.C./ 2-hr		CS1.1 Existing No Change
	a) Fire Walls - Construction	7 (15-8-010) page 440		N.C.		CS1.1 Existing No Change
	b) Partitions	7 (15-8-100)pg. 442		N.C.		CS1.1 Existing No Change
	c) Stairway Enclosures	7 (15-8-140)pg. 443		N.C.		CS1.1 Existing No Change
	d) Elevator Enclosures	7 (15-8-150)pg. 443		N.C.		CS1.1 Existing No Change
	e) Interior Wall and Ctg. Finishes	7 (15-8-380)pg. 449	Class 2	N.C./ Class 2		CS1.1 Existing No Change
	f) Storage Rooms over 1000sq.ft.	7 (15-8-240)pg. 446	2-hr	2-hr		CS1.1 Flame Spread 26-75 Smoke developed at 450
2.11	Fire - Resistive Materials and Construction	7 (15-12) page 453	Class 2	Class 2		CS1.1 Flame Spread 26-75 Smoke developed at 450
2.13	Fire Protection Equipment	9 (15-16) page 459				CS1.1 Existing No Change
	a) Sprinkler Systems	9 (15-16-010)pg. 460		Non-Sprinklered		CS1.1 Existing Non-Sprinklered Building
EXIT REQUIREMENTS						
3.01	Types of Exits	10 (13-160-040)pg. 491	Horizontal	Horizontal at Grade		CS1.1 Existing No Change
3.02	Minimum Number of Exits	10 (13-160-050)pg. 491	2	2		CS1.1 Existing No Change
3.03	Travel Distance to Exits	10 (13-160-110)pg. 494	150 ft	See Egress Plans		CS1.1 Existing No Change
	a) Increases Permitted	10 (13-160-150)pg. 494	75 ft	See Egress Plans		CS1.1 Existing No Change
	b) Dead End Corridor	10 (13-160-180)pg. 494	36"	See Egress Plans		CS1.1 Existing No Change
3.05	Minimum Width of Exits	10 (13-160-220)pg. 495	36"	See Egress Plans		CS1.1 Existing No Change
3.06	Swing of Exit Doors	10 (13-160-250)pg. 497	Outward	Outward		CS1.1 Existing No Change
			Recently opened without the use of key, knurled handles @ mech & electrical eqmt rooms & stairs			CS1.1 Existing No Change

CODE MATRIX

DEPARTMENT OF BUILDINGS Energy Conservation Code Statement of Compliance

The statement below must be a part of the original drawings as plotted or hand-drafted or must be permanently recorded with adhesive paper to the cover sheet of the submitted permit plans. The below statement must be signed in black ink and well ink stamped by a Registered Energy Professional whose name is listed on the Department of Buildings website at <http://www.cityofchicago.org/buildings>.

I certify that I am a Registered Energy Professional (REP). I also certify that to the best of my professional knowledge and belief that the plans for

Address: 2101 S. Michigan, Avenue

Fully comply with the requirements of Chapter 19-13, Energy Conservation of the Municipal Code of Chicago, except 19-13-303.

Signed: [Signature] Date: March 26, 2018

(Arch, S.E. or P.E.)
 Illinois License Number: 0053



(IECC) STATEMENT OF COMPLIANCE

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and more than twelve hours of my knowledge and belief that to the best of my professional knowledge and belief that the plans for

Address: 2101 S. Michigan, Avenue

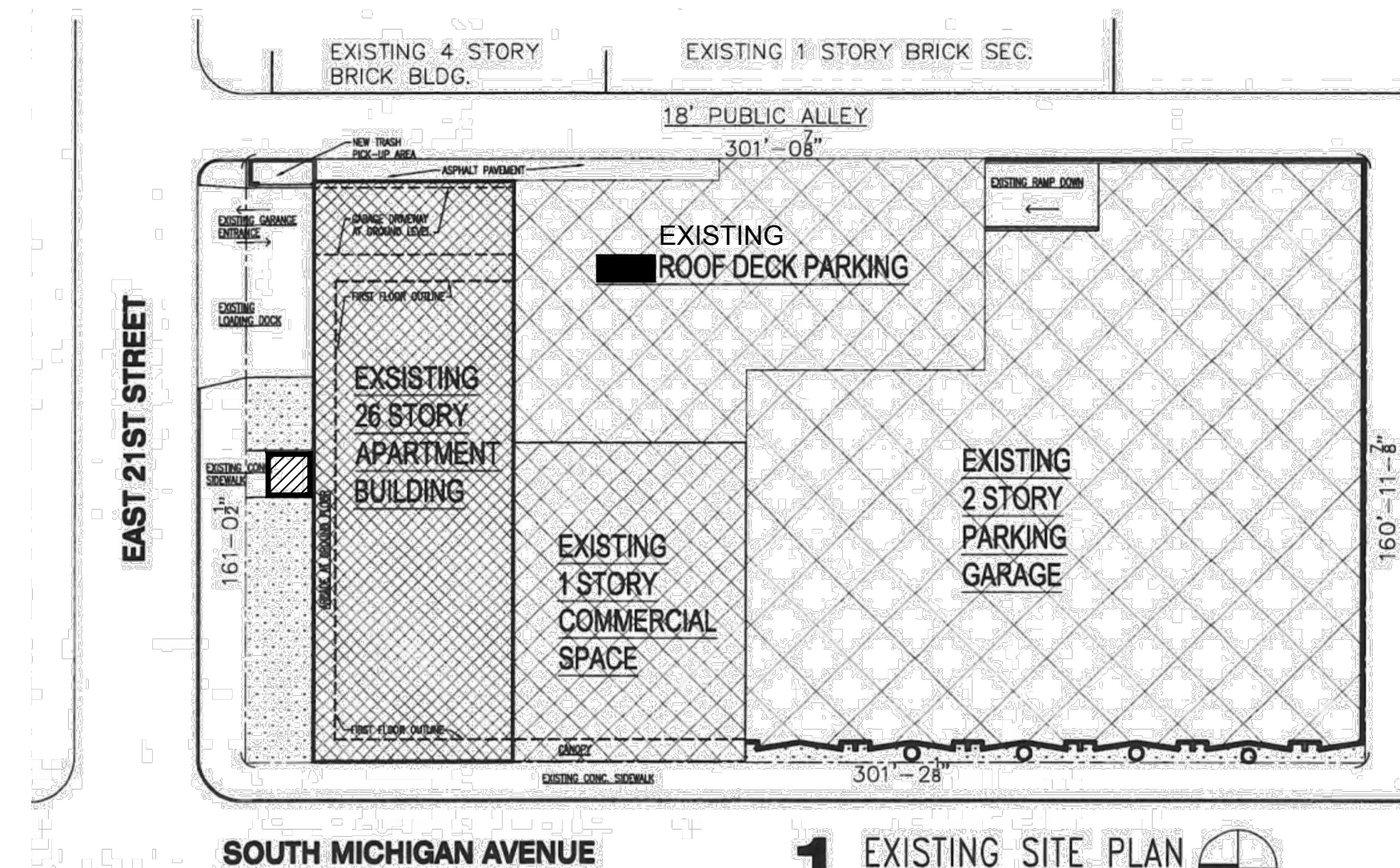
Fully comply with the requirements of Chapter 19-13, Energy Conservation of the Municipal Code of Chicago, except 19-13-303.

Signed: [Signature] Date: March 26, 2018

(Arch, S.E. or P.E.)
 Illinois License Number: 0053



(IAC) STATEMENT OF COMPLIANCE



NORTH
 SITE PLAN
 NOT TO SCALE

PROJECT DESCRIPTION

Interior and exterior alterations of existing ground floor common spaces, management offices and entry vestibule at an existing residential highrise building as per plans.

Zoning: DX-5 Zoning
 Construction Type: 1-A
 Building Height: 26 Story
 Lot Area: 48,500 SF
 Parking: 156 Total Parking Stalls, (6) Accessible Spaces
 Area of Work: 4,469 SF

DOB 2018 ELECTRICAL CODE

DRAWING INDEX

SHEET	DESCRIPTION	CLIENT REVIEW 01.15.18	ISSUE FOR BID 02.23.18	ISSUE MEP BID 03.06.18	ISSUE FOR PERMIT 03.30.18
CS1.0	COVER SHEET / MATRIX	•	•	•	•
CS1.1	EGRESS PLAN	•	•	•	•
ARCHITECTURAL					
A0.1	LEGENDS/SCHEDULES	•	•	•	•
A0.2	FINISH SCHEDULES	•	•	•	•
A0.3	DOOR & FRAME SCHEDULES	•	•	•	•
A0.4	DOOR + FRAME DETAILS	•	•	•	•
A0.5	DOOR HARDWARE	•	•	•	•
A0.6	DOOR HARDWARE	•	•	•	•
A0.7	PARTITION TYPES	•	•	•	•
A2.00	1ST FLOOR PLANS - DEMO & ARCH	•	•	•	•
A2.01	1ST FLOOR PLANS - REFLECTED CL'G + FINISH	•	•	•	•
A4.00	BLD'G SECTIONS - ENTRY LOBBY	•	•	•	•
A4.01	ELEVATIONS - INTERIOR	•	•	•	•
A4.02	ELEVATIONS - INTERIOR	•	•	•	•
A5.00	ELEVATIONS - EXTERIOR ENTRY LOBBY	•	•	•	•
A6.00	DETAILS ENTRY LOBBY - FOUNDATION + FLOOR PLAN	•	•	•	•
A6.01	DETAILS ENTRY LOBBY - ROOF PLAN, WALL SECTION	•	•	•	•
A6.02	DETAILS - CEILINGS + MILLWORK	•	•	•	•
MECHANICAL					
DM1.00	MECHANICAL DEMO PLAN	•	•	•	•
M0.00	ABBREVIATIONS, SYMBOLS + NOTES	•	•	•	•
M1.00	MECHANICAL PLAN	•	•	•	•
M2.00	SCHEDULES & DETAILS	•	•	•	•
M3.00	MECHANICAL SPECIFICATION	•	•	•	•
ELECTRICAL					
E0.00	INDEX, NOTES & SYMBOLS	•	•	•	•
E1.00	ELECTRICAL + LIGHTING PLANS	•	•	•	•
E2.00	PANEL SCHEDULES + LINE DIAGRAMS	•	•	•	•
E3.00	ELECTRICAL SPECIFICATIONS	•	•	•	•
PLUMBING					
P0.00	PLUMBING NOTES, SYMBOLS, ABBREV, SCHEDULES	•	•	•	•
P1.00	1ST FLOOR PLUMBING PLAN	•	•	•	•
P2.00	PLUMBING SPECIFICATIONS	•	•	•	•
STRUCTURAL					
S1.00	ENTRY LOBBY PLANS + DETAILS	•	•	•	•
S2.00	ENTRY LOBBY SECTIONS + DETAILS	•	•	•	•

EXPIRES 11-30-2018

I hereby certify that these plans were prepared under my supervision and that they comply, to the best of my knowledge, with all the building codes and ordinances of the city of Chicago, IL.

NO.	DATE	DESCRIPTION
2	02.23.18	ISSUE FOR BID
	03.06.18	ISSUE MEP BID
	03.30.18	ISSUE FOR PERMIT

A. WILLIAM SEEGER ARCHITECTS
 Chicago, Illinois 60661
 Phone 312-454-0099
 E-mail AWSegers@gmail.com

Drawing Title:
1st Floor Upgrade Repairs
 2101 S. Michigan Avenue
 Chicago, IL

DESCRIPTION:
Cover Sheet

JOB NO. 1701
 DRAWN BY: AWS
 CHECKED BY: AWS
 DATE: 10-06-17

SHEET NO.

CS1.0