

BUILDING DATA

BUILDING ZONING: DX-5
BUILDING OCCUPANCY: DOWNTOWN MIXED-USE OCCUPANCY 4
 E - BUSINESS (1ST FLOOR)
 A2 - RESIDENTIAL (2ND THRU 26TH FLOORS)

CONSTRUCTION TYPE: 1-A, EXISTING NON-COMBUSTIBLE, NON-SPRINKLERED
BUILDING AREA: 221,531 SF GROSS RESIDENTIAL
AREA OF WORK: 4,489 SF GROUND FLOOR

APPLICABLE CODES & REGULATIONS
 CITY OF CHICAGO BUILDING CODE, 2016
 ILLINOIS ACCESSIBILITY CODE, 1997
 AMERICANS WITH DISABILITIES ACT OF 1990 AS AMENDED
 ANSI 117.2003
 DOB 2016 ELECTRICAL CODE

MAXIMUM TRAVEL DISTANCES:
 ALLOWED: E - BUSINESS = 150 FT
 PROVIDED: E - BUSINESS = 118 FT

MAXIMUM TRAVEL DEAD-END CORRIDOR:
 ALLOWED: E - BUSINESS = 75 FT
 PROVIDED: E - BUSINESS = 29 FT

PERMIT NOTES

- WORK IS TO BE IN ACCORDANCE WITH THE APPLICABLE CODES AND REGULATIONS LISTED UNDER BUILDING DATA.
- THE BUILDING HAS A CITY OF CHICAGO APPROVED ELEVATOR CONTROL SYSTEM.
- 1ST FLOOR HIGH-RISE HVAC SYSTEM IS A DUCTED NON-PLENUM RETURN.
- MATERIALS USED FOR INTERIOR WALLS AND CEILING FINISHES AND INTERIOR TRIM WITHIN THE NEW BUILD-OUT CONFORM TO CHAPTERS 7(15-8-370) THROUGH 7(15-8-400) OF THE CITY OF CHICAGO BUILDING CODE FOR CLASS E BUSINESS UNITS. ALL MATERIALS DO NOT EXCEED CLASS 2, WITH FLAME SPREAD RATING NO GREATER THAN 75 AND SMOKE DEVELOPED NOT EXCEEDING 450.
- MATERIALS USED AS FLOOR COVERING WITHIN THE TENANT SPACE CONFORM TO CHAPTER 7(15-8-440) OF THE CITY OF CHICAGO CODE. ALL MATERIALS CONFORM TO CLASS B INTERIOR FLOOR FINISH CRITICAL FLUX BETWEEN 0.22 WATTS PER SQUARE CENTIMETER AND 0.4 WATTS PER SQUARE CENTIMETER.
- MATERIALS USED FOR WALL & CEILING FINISHES AND INTERIOR TRIM IN PUBLIC AREAS AND PUBLIC CORRIDORS AS A MEANS OF EXIT CONFORM TO CHAPTERS 7(15-8-370) THROUGH 7(15-8-440) OF THE CITY OF CHICAGO BUILDING CODE. MATERIALS DO NOT EXCEED CLASS 1, WITH FLAME SPREAD RATING NO GREATER THAN 25 AND SMOKE DEVELOPED NOT EXCEEDING 200.
- MATERIALS AS FLOOR COVERING WITHIN PUBLIC AREAS, LOBBIES OR CORRIDORS CONFORM TO CHAPTER 7(15-8-440) OF THE CITY OF CHICAGO CODE. ALL MATERIALS CONFORM TO CLASS A INTERIOR FLOOR FINISH - CRITICAL RADIANT FLUX OF 0.45 WATTS PER SQUARE CENTIMETER OR HIGHER.
- WOOD BLOCKING AND FRAMING IS FIRE RETARDANT TREATED WOOD.
- DOORS THAT LEAD TO REQUIRED AREAS ARE OPERABLE IN THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- THERE WILL BE NO COOKING IN COMMUNITY ROOM #11.
- REFER TO MECHANICAL ENGINEERING DRAWINGS FOR VENTILATION SCHEDULE.
- REFER TO EGRESS DRAWINGS FOR FIRE FIRE EXTINGUISHER INFORMATION AND LOCATIONS. THE FIRST FLOOR HIGH RISE SPACE IS CLASS E - FIRE EXTINGUISHERS ARE LOCATED IN ACCORDANCE WITH NFPA 10 CHAPTER 3 AND THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER DOES NOT EXCEED 75 FEET.
- F.E. - FIRE EXTINGUISHERS: PROVIDE 10 POUND MULTI-PURPOSE DRY CHEMICAL ABC TYPE FIRE EXTINGUISHERS WITH U.L. RATING, 4A, 60B.C, WHERE INDICATED ON THE DRAWINGS.
- F.E.C. - FIRE EXTINGUISHER CABINET: TO BE LOCATED PER DRAWINGS AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING CATALOGUE NUMBERS WHICH ARE BASED ON POTTER ROEMER, INC. CABINET SHALL BE EQUAL TO NO. 1707 RECESSED TYPE UNIT HAVING 20 GAUGE WHITE GLOSSY POLYESTER COATED STEEL BOX, 20 GAUGE TUBULAR FLUSH STEEL DOOR WITH 18 GAUGE FRAME WITH A CONTINUOUS STEEL FLUSH HINGE. DOOR AND FRAME SUFFIX "P" FINISHED WITH BAKED ON GREY PRIME COAT AND DECAL. CABINET DOORS SHALL HAVE A DECAL, LETTERED "FIRE EXTINGUISHER". EACH CABINET TO CONTAIN (1) #3010, 10 LB. DRY CHEMICAL PRESSURIZED EXTINGUISHER, U/L RATING 4A 60B.C.
- REFER TO ENGINEERING DRAWINGS FOR EXIT SIGN, EMERGENCY LIGHTING AND VISUAL ALARM SIGNAL APPLIANCE (VASA) INFORMATION AND LOCATIONS.
- REQUIRED STAIR AND DOOR EXIT UNITS ARE CALCULATED IN ACCORDANCE WITH SECTION 3(13-84-180-B) AND SECTION 10(13-160-190) OF THE CITY OF CHICAGO BUILDING CODE.

OCCUPANCY NOTES:

Room Type	Classification	Area	Load Factor	Occupants	Min.	Max.
Entry Lobby 01	Business	293				
Main Lobby 02	Business	451				
Elevator Lobby 03	Business	310				
Postal Service Mail Room 04	Business	293				
Coffee 05	Business	37	100	1	1	1
Waiting 07	Business	223	100	3	1	1
Corridor 08	Business	132				
Huddle 10	Business	68	100	1	1	1
Community Room 11	Business	631	100	7	1	1
Cafe 12	Business	180	100	2	1	1
Fitness 13	Other	342	40	9	1	1
Office 14	Business	290	100	2	1	1
Office 15	Business	132	100	2	1	1
Copy 16	Business	63				
Office 17	Business	111	100	2	1	1
Conference 18	Business	123	100	2	1	1
Corridor 19	Business	85				
Corridor 21	Business	79				
Toilet 22	Business	38				
Toilet 23	Business	38				
Corridor 26	Business	68				
Corridor 28	Business	425				
Corridor 29	Business	185				
Corridor 30	Business	91				
Vestibule 33	Business	68				
Corridor 35	Business	91				
Corridor 36	Business	90				
Toilet 41	Business	38				
Corridor 43	Business	183				
Sub Total		4,987		31	2	
Storage 05	Storage	15	300			
Storage 09	Storage	55	300			
Storage 20	Storage	18	300			
Engineer Shop 25	Storage	114	300	1		
Storage 30*	Storage	425	300			
Storage 31*	Storage	357	300			
Bike Room 32*	Storage	530	300			
Storage 37	Storage	28	300			
Storage 38	Storage	38	300			
Storage 39	Storage	253	300			
Electrical Room 40	Storage	199	300			
Mechanical Room 42	Storage	307	300	2		
Rubbish Room 44*	Storage	323	300			
Sub Total		2,672		3	2	
Residential Tower Sub Total		7,659				
Commercial Space 45	Mercantile	4,232	30	142		
Total Net Area - 1st Floor		16,818		176	2	

Room Type	Classification	Area	Load Factor	Occupants	Min.	Max.
Typical Floor - 10 units	Residential	8,215	125	66		
Sub Total/Floor		8,215		66		
Total Area - Tenant Floors		125,535		1650		

Room Type	Classification	Area	Load Factor	Occupants	Min.	Max.
Laundry Room	Business	647	100	2		
Existing Shop	Storage	346	300	2		
Closets, Corridors, Vestibules, Toilet, Janitor's Closet and Stairs		967				
Sub Total/Mezzanine		1,960		8	2	

ACCESSIBILITY NOTES - 1st Floor

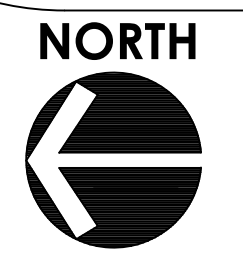
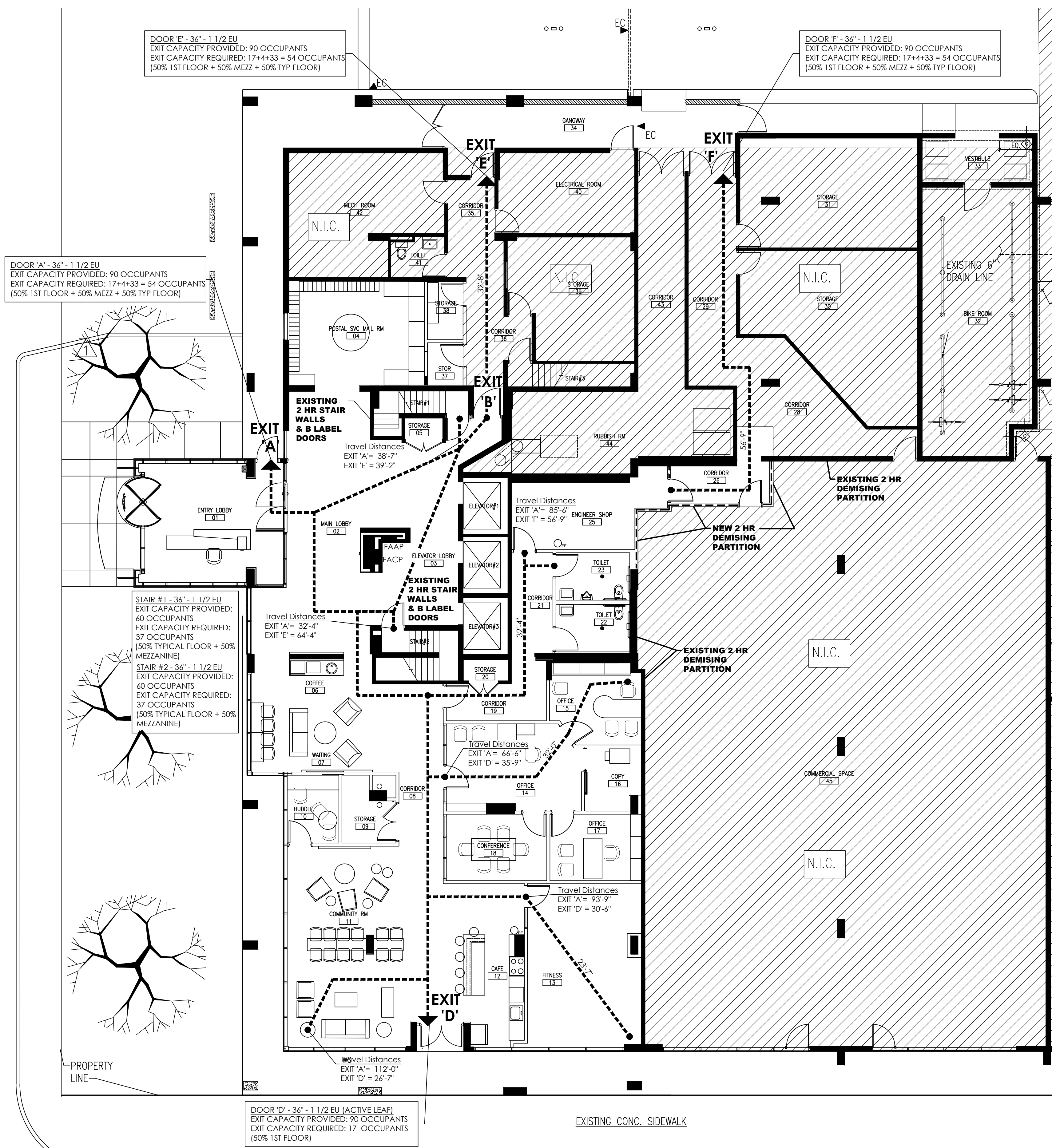
- THE AMOUNT AND EXTENT OF THE NEW WORK IN EXISTING FACILITIES FULLY COMPLIES WITH CBC 18-11-117. THE COST OF ALTERATIONS IS 15 PERCENT OR LESS OF THE REPRODUCTION COST OF THE FACILITY, AS DEFINED IN CBC 18-11-117.2 AND ONLY THE ELEMENT BEING ALTERED IS REQUIRED TO COMPLY WITH THE NEW CONSTRUCTION REQUIREMENTS. NO ALTERATION WORK REDUCES OR HAS THE EFFECT OF REDUCING ACCESSIBILITY OF A PORTION OF THE BUILDING AND IS IN COMPLIANCE WITH 18-11-117.3.1
- SEE ELECTRICAL DRAWINGS FOR EMERGENCY WARNING
- NEW REQUIRED SIGNAGE TO BE INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF ILLINOIS ACCESSIBILITY CODE (IAC 400.310(U)) AND CBC 18-11-1110.1 AND IS TACTILE.
- NEW DOORS LEADING TO REQUIRED ACCESSIBLE ROOMS AND SPACES TO HAVE A MINIMUM 32 INCH WIDE OPENING WITH THE DOOR OPEN 90 DEGREES, HAVE HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES THAT ARE OF A SHAPE THAT IS EASY TO GRASP AND HAVE A MAXIMUM OPENING FORCE OF 5 FOOT LBS. IN COMPLIANCE WITH ANSI A117.1 SECTION 404.2.3.
- NEW DOORS LEADING TO HAZARDOUS AREAS COMPLY WITH REQUIREMENTS OF ILLINOIS ACCESSIBILITY CODE (IAC 400.310(U)) AND CBC 18-11-1109.5 AND HAVE KNURLED OPERATING HARDWARE.
- MANEUVERING CLEARANCES AT DOORS LEADING TO REQUIRED ACCESSIBLE ROOMS AND SPACES SHALL BE IN COMPLIANCE WITH ANSI A117.1 SECTION 404.2.4
- NEW OR ALTERED ENVIRONMENTAL CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH REQUIREMENTS OF ANSI A117-1 SECTION 309. FRONT REACH WILL BE BETWEEN 15" AFF AND 48" AFF. SIDE REACH IS 48" AFF MAXIMUM WITH A CLEAR FLOOR AREA IN COMPLIANCE WITH ANSI 117-1 SECTION 305. OPERATING DEVICES SHALL BE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING, TWISTING OF THE WRIST AND HAVE A MAXIMUM OPERATING FORCE OF 5 FT LBS.
- AN ACCESSIBLE ROUTE IS PROVIDED FROM THE BUILDING ENTRANCE TO THE FLOOR ENTRANCE OF THE ALTERED AREA INCLUDING ELEVATORS, ENTRIES AND RESTROOMS IN COMPLIANCE WITH ANSI A117.1.
- CHANGES IN LEVEL BETWEEN 1/4" HIGH AND 1/2" HIGH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND COMPLY WITH ANSI A117.1 SECTION 405.
- RAMP, LANDINGS, HANDRAILS AND GUARDS SHALL COMPLY WITH ANSI A117.1 SECTION 405. RAMP TO HAVE A RUNNING SLOPE NO GREATER THAN 1:12. MINIMUM 36" WIDE WITH A MAXIMUM 30" RISE & MINIMUM 60" LONG LANDINGS AT THE TOP AND BOTTOM OF THE RAMP. RAMP WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS COMPLYING WITH ANSI 117.1 SECTION 505.
- OPEN OFFICE WORKSTATION FURNITURE SHALL MAINTAIN A 36" WIDE CLEAR PATH OF TRAVEL AT AISLES ACCESSING THE WORKSTATIONS
- A LEAST ONE GENERAL USE PANTRY SINK SHALL BE ACCESSIBLE AND COMPLY WITH CBC 18-11-1109.3 & ANSI 117.1 SECTION 606. ACCESSIBLE GENERAL USE PANTRY SINK COUNTERTOPS HAVE A MAXIMUM HEIGHT OF 34" AFF, SINK DEPTH OF 6 1/2" MAXIMUM. FAUCETS WITH FLIPPER TYPE CONTROLS. CLEAR FLOOR SPACE SHALL COMPLY WITH ANSI 117-1 SECTION 305.3 NO COOK TOP OR RANGE IN ACCORDANCE WITH ANSI 117-1 SECTION 606.2.1. PARALLEL APPROACH AT SINK IS PERMITTED AND MAY BE USED.
- ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE PIPES PROTECTED OR CONFIGURED AGAINST CONTACT WITH NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS IN COMPLIANCE WITH ANSI 117 SECTION 606.0
- GLAZED DOORS AND PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" AFF SHALL BE CONSIDERED HAZARDOUS LOCATIONS & SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. GLAZED DOORS SHALL INCLUDE SLIDING GLASS DOORS & STORM DOORS.

LEGEND:

FIRE SEPARATION PARTITION RATING	REQUIRED DOOR RATING
2 HOUR	B' LABEL DOORS 1 1/2 HR FIRE RESISTANCE
1 HOUR	C' LABEL DOOR 3/4 HR RESISTANCE

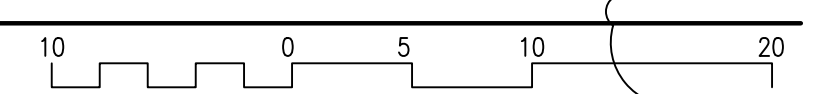
SYMBOLS

- TRAVEL DISTANCE
- EXIT DOOR
- EXISTING CONSTRUCTION TO REMAIN (NO CHANGE)
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- FIRE ALARM ANNUCIATOR PANEL
- FIRE CONTROL PANEL



1st FLOOR EGRESS PLAN
 SCALE: 1/8" = 1'-0"

SOUTH MICHIGAN AVENUE



EXPIRES 11-30-2018

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
1	03.30.18	ISSUE FOR PERMIT

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

DESCRIPTION:
Egress Plan

JOB NO. 1701
 DRAWN BY: AWS
 CHECKED BY: AWS
 DATE: 10-06-17
 SHEET NO.
CS1.1