

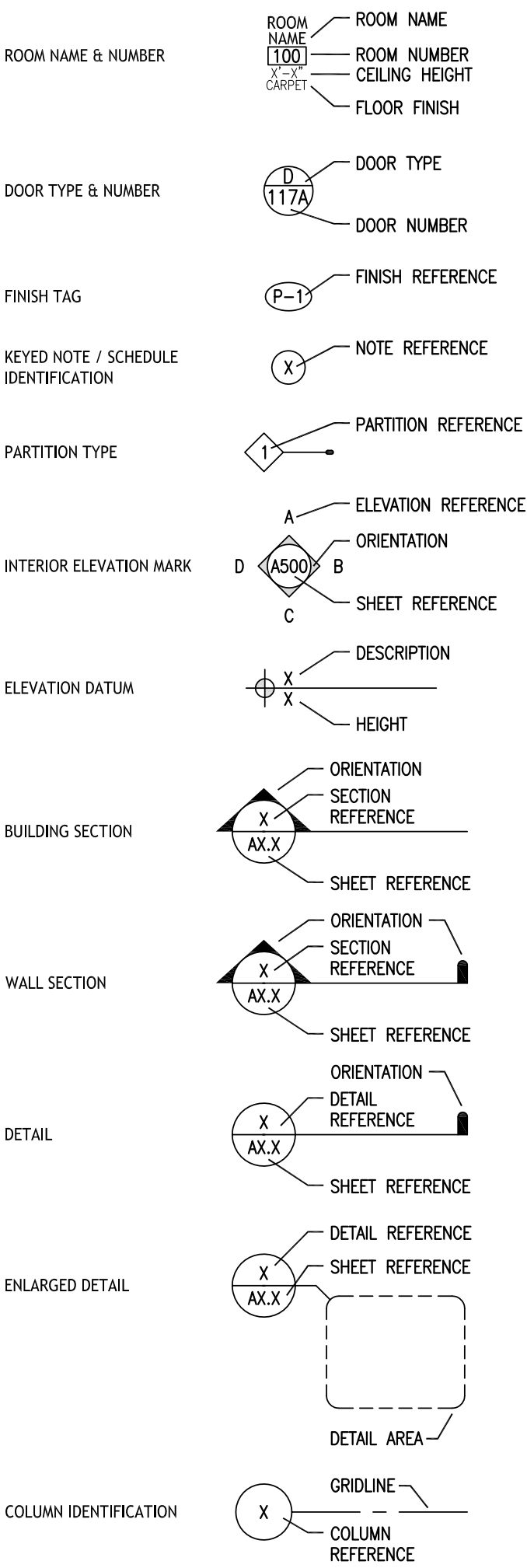
INTERIOR RENOVATION - LANDLORD WORK

ST. JOHN'S PLACE, SUITE 200

29 S WEBSTER STREET
NAPERVILLE, IL 60540



DRAWING SYMBOLS



STANDARD ABBREVIATION LIST

A, AMP	AMPERE	HW	HOT WATER
ADDT	ADDITION	ID	INSIDE DIAMETER
ACT	ACOUSTICAL CEILING TILE	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	JOIST	JOIST
ARCH	ARCHITECT -URAL	JOINT	JOINT
B/-	BOTTOM OF	KVA	KILOVOLT AMPERE
BLDG	BUILDING	KW	KILOWATT
BLKG	BLOCKING	LAV	LAVATORY
BM	BEAM	MAS	MASONRY
BRG	BEARING	MAS	MASONRY
BSMT	BASEMENT	MC	MECHANICAL CONTRACTOR
CCT	CIRCUIT	MFR	MANUFACTURER
CEIL	CEILING	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CONTROL JOINT	MISC	MISCELLANEOUS
CL	CENTERLINE	MSO	MASONRY OPENING
CLOS	CLOSET	MTD	MOUNTED
CMU	CONCRETE MASONRY UNIT	MTL	METAL
CO	CLEAN OUT	NIC	NOT IN CONTRACT
COL	COLUMN	NL	NIGHT LIGHT
CONC	CONCRETE	NR	NO REQUIREMENT
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
COORD	COORDINATE	OD	OUTSIDE DIAMETER
CW	COLD WATER	OFD	OVERFLOW DRAIN
DBL	DOUBLE	OH	OVERHEAD
DF	DRINKING FOUNTAIN	OPG	OPENING
DH	DOUBLE HUNG	PH, Ø	PHASE
DIA, Ø	DIAMETER	PC	PULL CHAIN
DIAG	DIAGONAL	PL	PLATE
DIM	DIMENSION	P.LAM	PLASTIC LAMINATE
DISC	DISCONNECT	PERM	PERMETER
DISP	DISPOSAL	PLYWD	PLYWOOD
DN	DOWN	PNL	PANEL
DR	DOOR	POLY	POLYETHYLENE
DS	DOWNSPOUT	RCP	REFLECTED CEILING PLAN
DWG	DRAWING	RI	ROUGH IN
E	EACH	RM	ROOM
EA	ELECTRICAL CONTRACTOR	RO	ROUGH OPENING
EC	EXTERIOR INSULATED FINISH SYSTEM	RO	ROUGH OPENING
EIFS	EXPANSION JOINT	RAF	RADIUS
EJ	ELEVATION	REF	REFRIGERATOR
EL, ELEV	ELEVATION	REIN	REINFORCING
EM	EMERGENCY	REOD	REQUIRED
EQ	EQUAL	RTU	ROOF TOP UNIT
EW	ELECTRIC WATER COOLER	S	SANITARY
EX, EXIST	EXISTING	SC	SOLID CORE
EXP	EXPANSION	SS	SERVICE SINK
EXT	EXTERIOR	SHT	SHEET
FA	FIRE ALARM	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FC	FOOT CANDLE	STD	STANDARD
FDR	FEEDER	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	STRUCT	STRUCTURAL
FF	FINISH FLOOR	SUSP	SUSPENDED
FP	FIRE PLACE	T	TEMPERED
FIN	FINISH	T&G	TONGUE AND GROOVE
FIXT	FIXTURE	T/	TOP OF
FL	FURNISHED AND INSTALLED	TRTD	TREATED
FLA	FULL LOAD AMPERE	TYP	TYPICAL
FLR	FLOOR	UC	UNDERCUT
FLRG	FLOUORESCENT	UL	UNDERWRITERS LABORATORIES
FRMG	FRAMING	UNO	UNLESS NOTED OTHERWISE
FDN	FOUNDATION	V	VOLT
FT	FOOT	VCT	VINYL COMPOSITION TILE
FTG	FOOTING	VIF	VERIFY IN FIELD
G	GAS	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VEST	VESTIBULE
GA	Gauge	VIR	VENT TO ROOF
GLV	GALVANIZED	WC	WATER CLOSET
GL	GLASS	WH	WATER HEATER
GFI, GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WI	WROUGHT IRON
GRD	GROUND	WP	WEATHER PROOF
GYP BD	GYPNUM BOARD	W	WATT
HT	HEIGHT	WD	WOOD
HM	HOLLOW METAL	WT	WEIGHT
HP	HORSE POWER	W/	WITH
HOR	HEADER	WWF	WELDED WIRE FABRIC
HORIZ	HORIZONTAL	XFMR	TRANSFORMER

GENERAL NOTES

- CONSTRUCTION AND MATERIALS USED SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AS LISTED ON THIS SHEET AND ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS HAVING JURISDICTION.
- DO NOT SCALE DRAWINGS. ALL NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. NOTIFY ARCHITECT IMMEDIATELY WHERE CONFLICTS ARISE.
- FIELD VERIFY ALL ITEMS, DIMENSIONS, & CONDITIONS. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- PARTITIONS ARE DIMENSIONED TO THE FINISHED FACE UNLESS NOTED OTHERWISE. WALL THICKNESS INDICATED ON DRAWINGS SHOWS NOMINAL WIDTH. ACTUAL WIDTH MAY VARY SLIGHTLY.
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- CONSTRUCTION IS TO BE COORDINATED WITH OTHER RELATED BUILDING COMPONENTS IN ORDER TO PROVIDE A COMPLETE AND CONTINUOUS ENCLOSURE.
- COORDINATE WORK WITH OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES AND BUILDING ACCESS.
- MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE. PATCH ALL SURFACES AFFECTED BY THE WORK TO MATCH EXISTING ADJACENT SURFACES.
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.
- ELEMENTS OF ASSEMBLIES PENETRATING THROUGH FLOORS, CEILINGS, OR WALLS, SHALL NOT LESSEN THE FIRE RESISTANCE RATING OR STRUCTURAL INTEGRITY OF THE ASSEMBLY. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL PENETRATIONS ARE FIRE STOPPED WITH APPROPRIATE MEASURES. SEE MPE SHEETS FOR EXACT LOCATIONS OF SUCH PENETRATIONS AND ADDITIONAL INFORMATION.
- OWNER TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING AND ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY LOCAL FIRE DEPARTMENT OR BUILDING INSPECTOR.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, GAS OR HAZARDOUS SUBSTANCES SHALL COMPLY WITH LOCAL FIRE CODE REGULATIONS.
- EDGES OF ALL PENETRATIONS AT OUTLETS, SWITCHES, DUCTS, PIPES, ETC. SHALL BE SEALED WITH APPROPRIATE SEALANT TO MAINTAIN THE RATING OF THE PARTITION.
- PROVIDE ACCESS PANELS W/LOCKS AS INDICATED AND/OR REQUIRED BY APPLICABLE CODES FOR MECHANICAL EQUIPMENT AND PLUMBING VALVES. ALL ACCESS PANEL LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO THE EQUIPMENT AND VALVES BEING INSTALLED.
- PATCH & REPAIR ROOF PENETRATIONS WITH ROOFING & INSULATION MATERIALS COMPATIBLE WITH EXISTING SYSTEM TO ACHIEVE A WEATHER TIGHT CONDITION & MAINTAIN EXISTING ROOF WARRANTIES.

FIRE ALARM NOTE

- SEPARATE PERMITS ARE REQUIRED FOR MODIFICATIONS TO THE FIRE ALARM SYSTEMS. INFORMATION RELATED TO THESE SYSTEMS SHOWN IN THESE DOCUMENTS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL COORDINATE THE PREPARATION AND SUBMITTAL OF ADDITIONAL DETAILED DOCUMENTATION RELATED TO THOSE SYSTEMS BY THE APPROPRIATE SUBCONTRACTORS AND OBTAINING THE REQUIRED PERMITS FOR SUCH WORK.

BUILDING CODE SUMMARY

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE (IBC)
PLUMBING CODE:	2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE (IMC)
ELECTRICAL CODE:	2018 INTERNATIONAL ELECTRICAL CODE (IEC)
FIRE CODE:	2018 INTERNATIONAL FIRE CODE
ENERGY CODE:	2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
LOCAL AMENDMENTS:	2018 INTERNATIONAL ACCESSIBILITY CODE (ICC)
JURISDICTION:	CITY OF NAPERVILLE, ILLINOIS IN DUPAGE COUNTY
CONSTRUCTION TYPE:	3B TABLE 601
OCCUPANCY:	EGRESS -- BUSINESS (B) SEC 304.1 PLUMBING -- OFFICE TABLE 2902.1
TENANT AREA:	3,256 SF
OCCUPANT LOAD (EGRESS):	BUSINESS (150 SF/OCC) = 18 TABLE 1004.5 ASSEMBLY (15 SF/OCC) = 28 STORAGE (300 SF/OCC) = 0 TOTAL OCCUPANTS = 46
EGRESS WIDTH:	0.2" PER OCCUPANT = 9.2" SEC 1005.3.2
OTHER COMPONENTS:	DOOR = 36", CORRIDOR = 44"
MINIMUM REQUIRED WIDTH:	
EXITS:	
REQUIRED NUMBER OF EXITS:	1 SEC 1006.1
ACTUAL NUMBER OF EXITS:	1
ALLOWABLE SPACES WITH 1 EXIT:	
BUSINESS OCCUPANCY:	49 OCCUPANTS MAX TABLE 1006.2.1
MAX TRAVEL DISTANCE:	75'-0"
TRAVEL DISTANCE:	
MAX ALLOWABLE TRAVEL DISTANCE:	200'-0" TABLE 1017.2
ACTUAL MAX. TRAVEL DISTANCE:	74'-0"
LENGTH OF DEAD END CORRIDORS:	50'-0" MAX SEC 1020.4
FIRE PROTECTION:	NON SPRINKLERED
PLUMBING:	
OCCUPANT LOAD (PLUMBING):	BUILDING SERVED BY COMMON PUBLIC/EMPLOYEE RESTROOM FACILITIES AND SERVICE SINKS AT EACH FLOOR.

CERTIFICATION

ARCHITECT:
TORCH ARCHITECTURE, INC.
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS DATED MAY 14, 2019 FOR THE CONSTRUCTION OF THE INTERIOR RENOVATION AT 29 S WEBSTER STREET, SUITE 200, NAPERVILLE, IL IN DUPAGE COUNTY AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY ARE IN COMPLIANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC), ILLINOIS ACCESSIBILITY CODE AND NAPERVILLE ORDINANCE/AMENDMENTS. DOCUMENTS FOR WHICH SEAL APPLIES ARE LISTED IN DRAWING INDEX BELOW.

TORIN M. HANNAN

LICENSE NUMBER: 001-017455
LICENSE EXPIRES: 11/30/2020

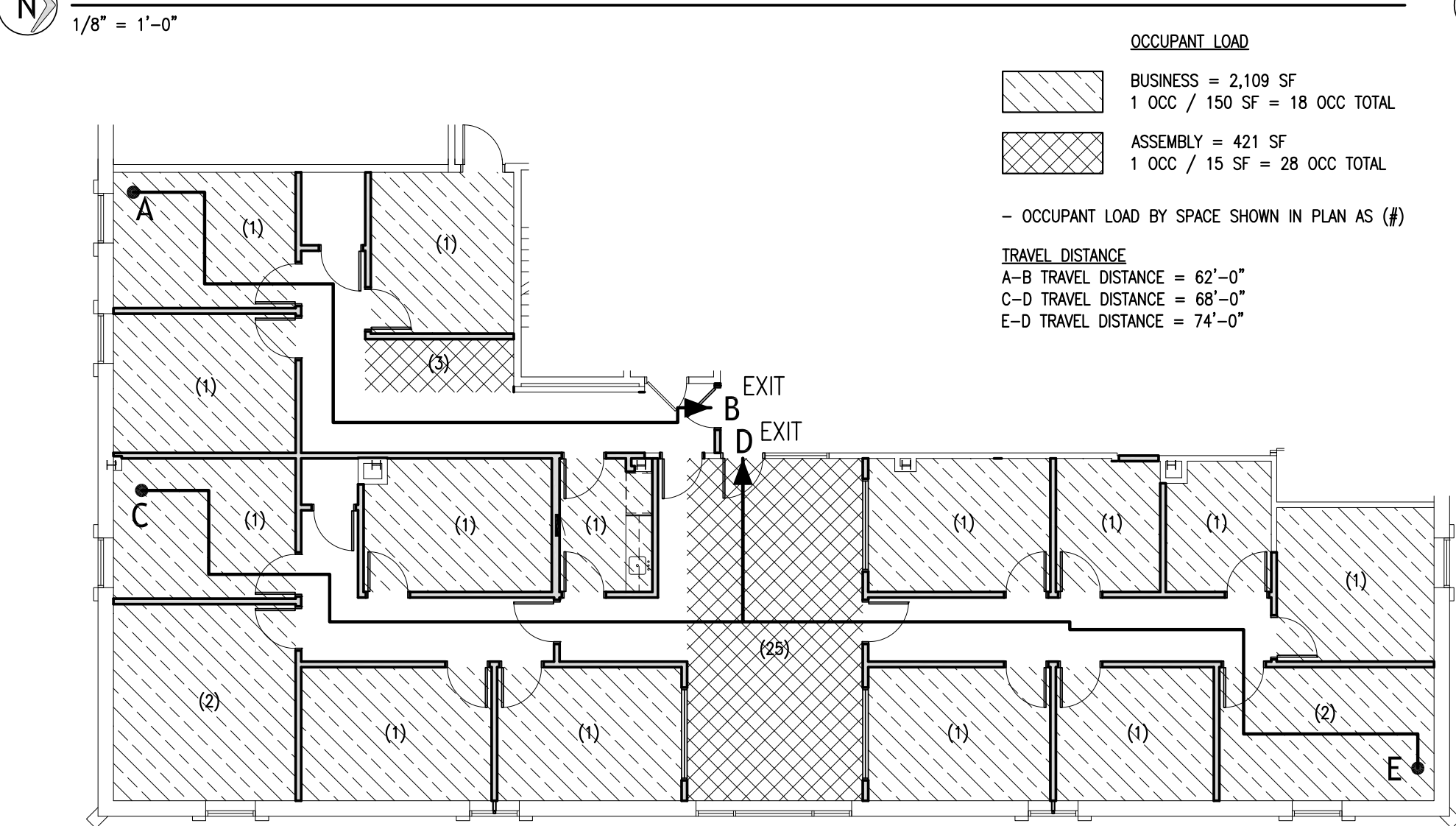
TORCH ARCHITECTURE, INC.
ILLINOIS REGISTERED PROFESSIONAL DESIGN FIRM
LICENSE NUMBER: 184005777
LICENSE EXPIRES: 4/30/2021

DATE: MAY 14, 2019

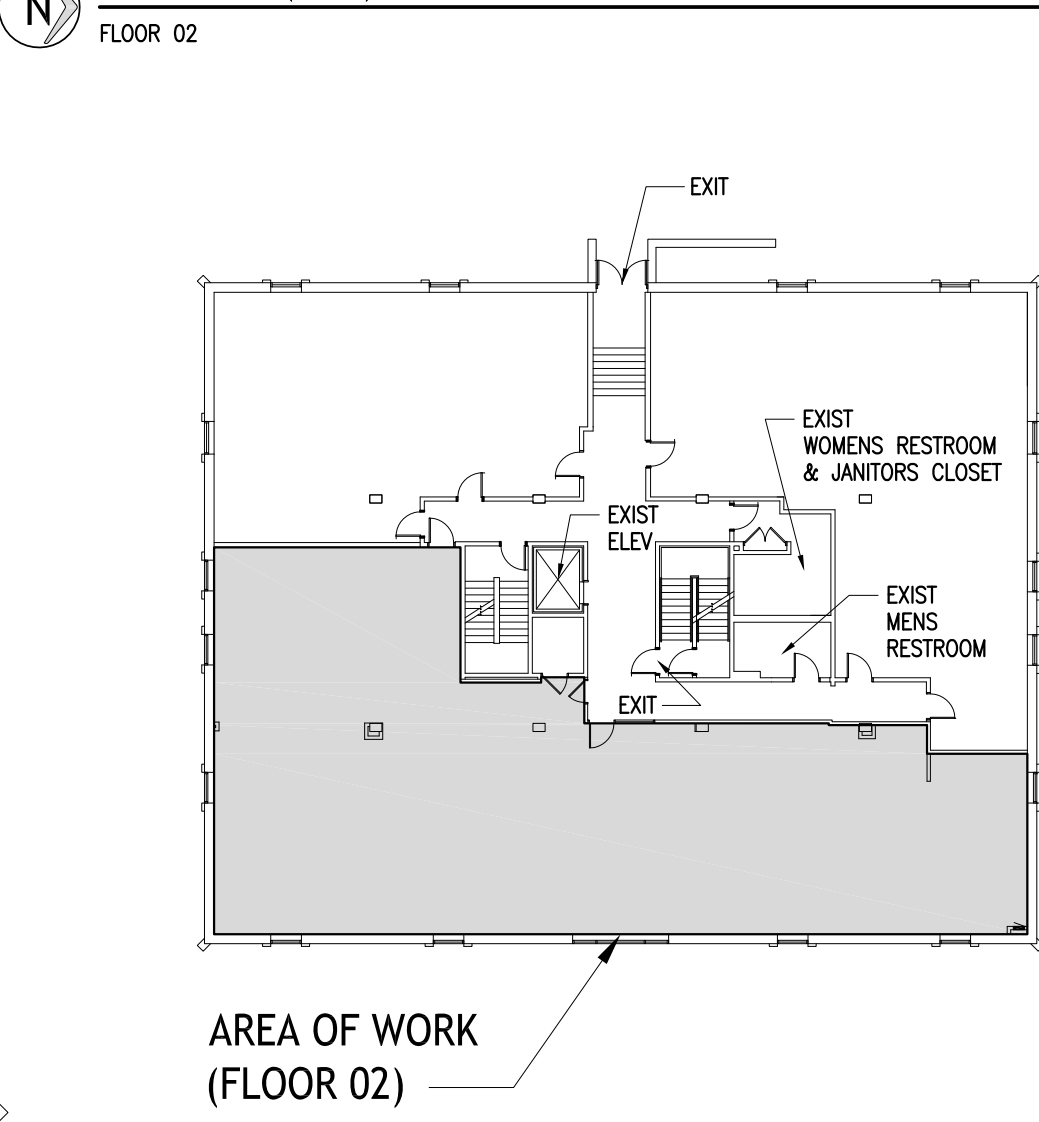
DRAWING INDEX			ISSUE DESCRIPTION / DATE	
SHEET	SHEET DESCRIPTION			
T101	CERTIFICATION, INDEX, CODE SUMMARY & GENERAL NOTES	■		
G101	SCHEDULES AND NOTES	■		
G102	SPECIFICATIONS	■		
D101	DEMOLITION PLAN	■		
A101	FLOOR PLAN	■		
A201	REFLECTED CEILING PLAN	■		
P101	PLUMBING WASTE PLAN	■		
P102	PLUMBING WATER PLAN	■		
P103	PLUMBING SCHEDULES & NOTES	■		
M101	MECHANICAL PLAN	■		
M102	MECHANICAL SCHEDULES & NOTES	■		
E101	ELECTRICAL POWER PLAN, SCHEDULES & NOTES	■		
E102	ELECTRICAL LIGHTING PLAN, SCHEDULE & NOTES	■		
E103	ELECTRIC PANEL SCHEDULE & SINGLE LINE DIAGRAM	■		

INDICATES DRAWINGS IN SET FOR REFERENCE ONLY

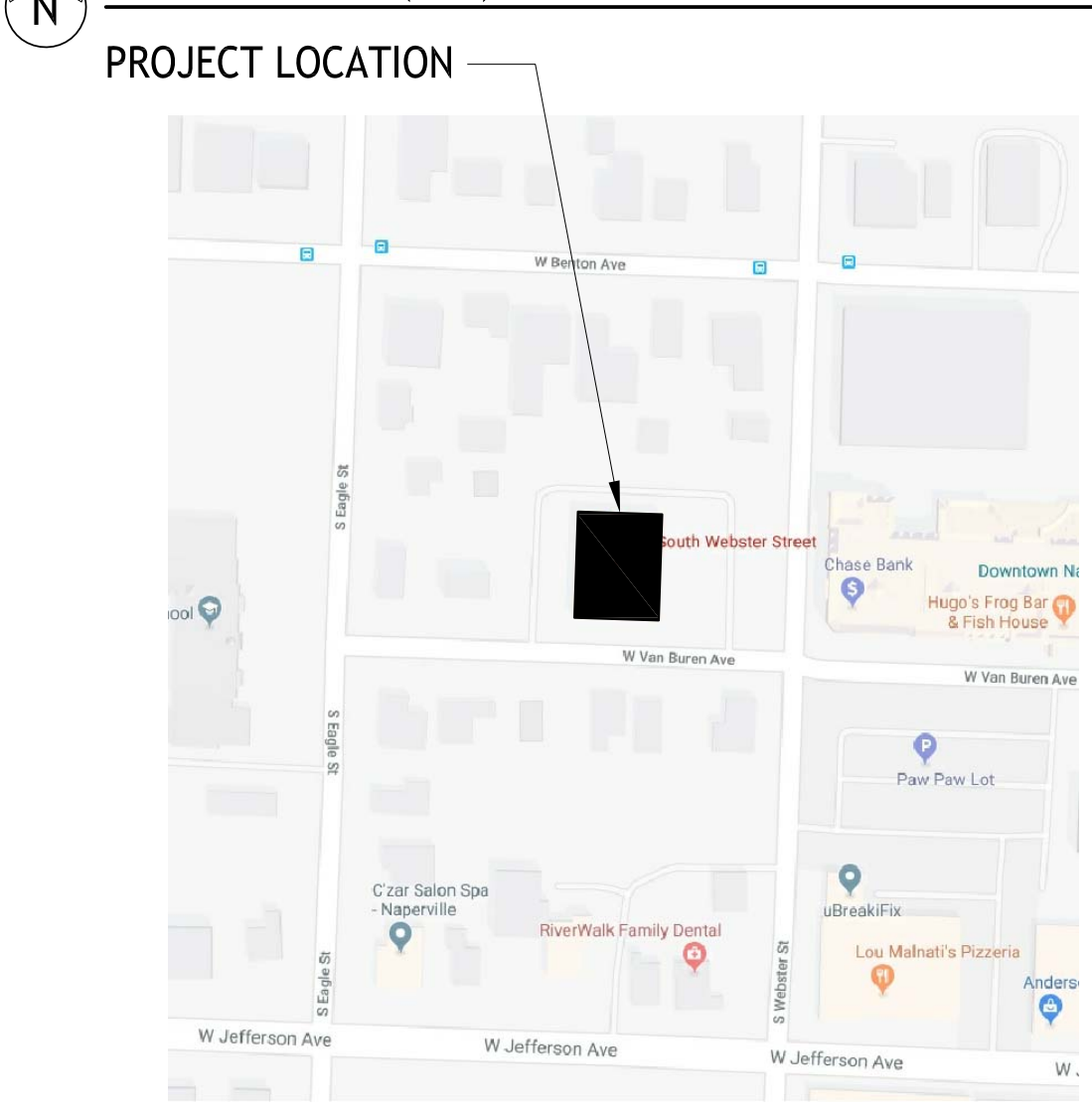
PARTIAL SECOND FLOOR EXITING DIAGRAM - SUITE 200



KEY PLAN (NTS)



LOCATION PLAN (NTS)



PROJECT
INTERIOR RENOVATION
ST. JOHN'S PLACE, SUITE 200
29 S WEBSTER STREET
NAPERVILLE, IL 60540
FOR
RICHARDS BUILDING PARTNERSHIP

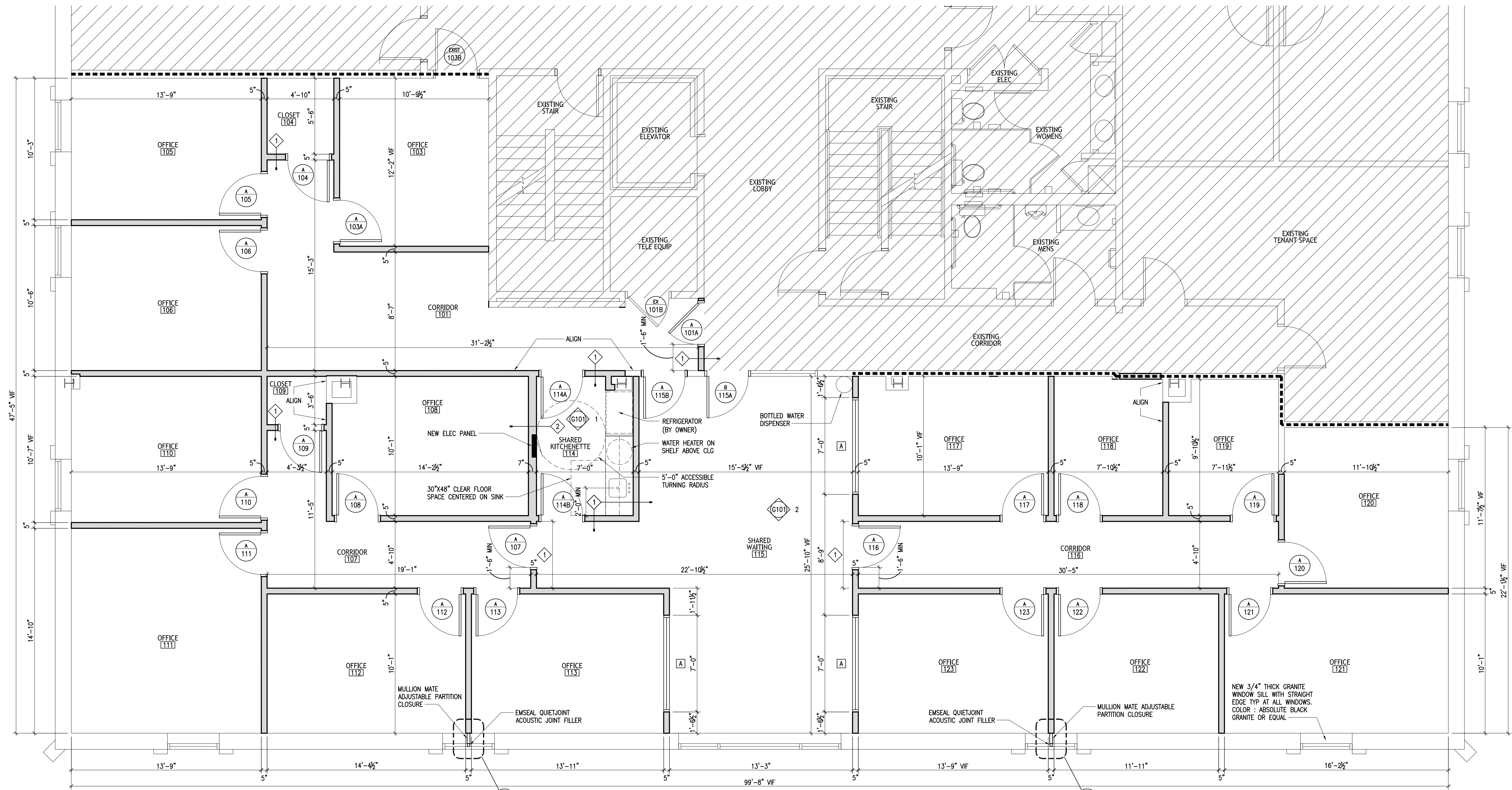
ISSUE
05/14/2019 ISSUED FOR PERMIT

RE-ISSUE

DESCRIPTION
CERTIFICATION, INDEX,
CODE SUMMARY & GENERAL NOTES

TORCH ARCHITECTURE INC
27 W JEFFERSON AVE STE 200 NAPERVILLE IL 60540
P 630 420 1900 TORCHARCHITECTURE.COM

T1 01



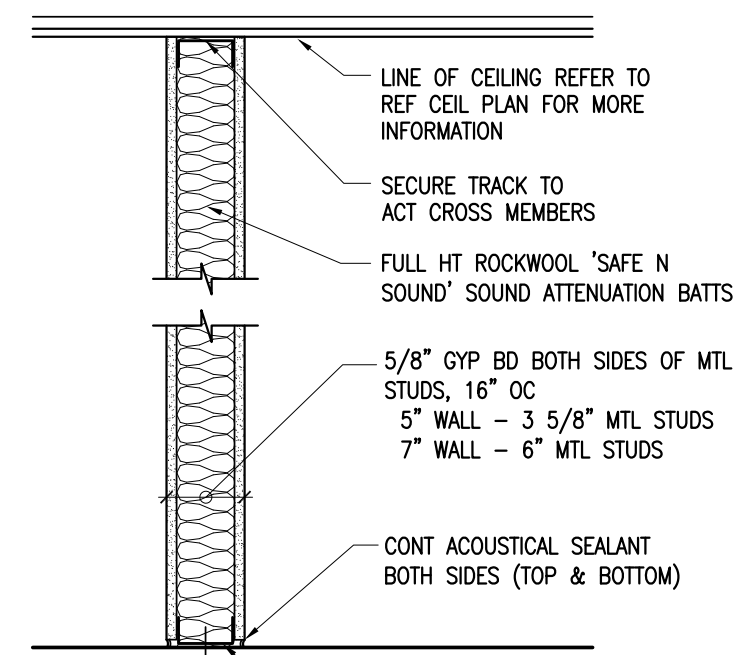
PARTIAL SECOND FLOOR PLAN - SUITE 200
1/4" = 1'-0"

PLAN LEGEND

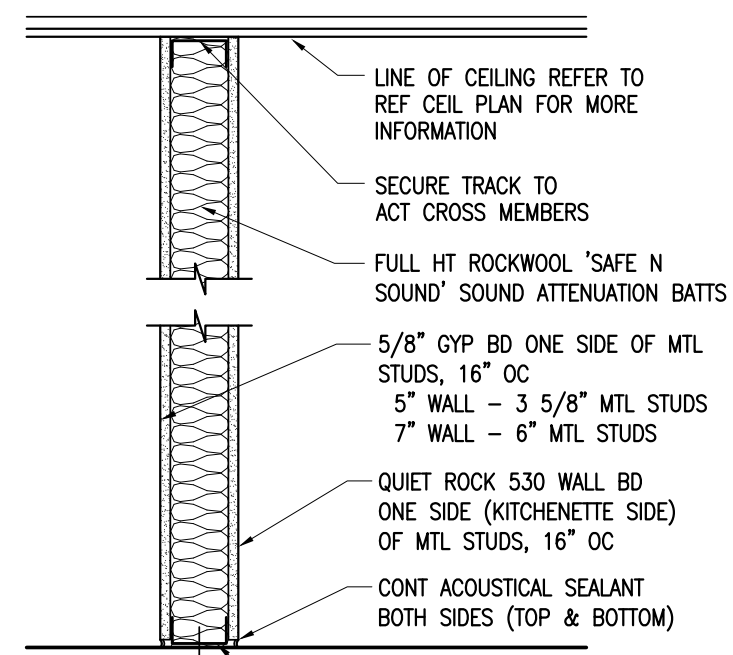
- EXIST. CONST. TO REMAIN
- NEW WALL CONST. 5/8" GYP BD EACH SIDE OF MTL FRMG (SEE PARTITION TYPES FOR MORE INFORMATION)
- EXTEND EXIST. WALL CONST. TO UNDERSIDE OF DECK, 5/8" GYP BD EACH SIDE OF MTL FRMG W/ FULL HT ACOUSTICAL BATTS
- HATCH INDICATES AREA OF NO WORK

FLOOR PLAN NOTES

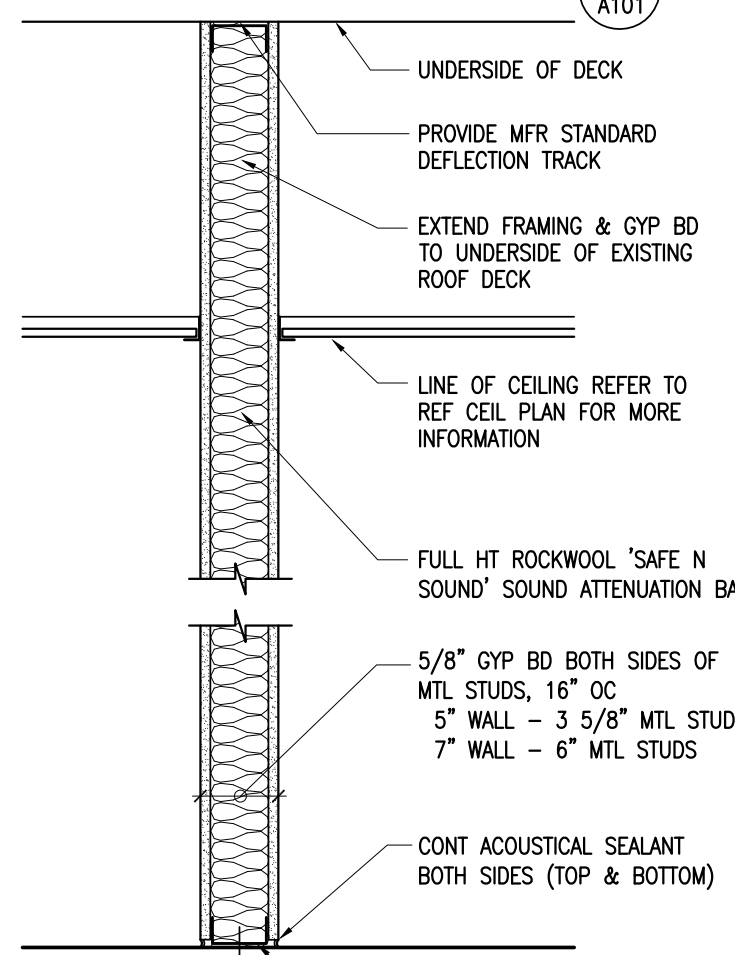
- PATCH ALL SURFACES AFFECTED BY THE WORK TO MATCH EXIST ADJ SURFACE.
- FIELD VERIFY ALL ITEMS, DIMENSIONS & CONDITIONS. IF ANY DISCREPANCIES OR UNFORESEEN CONDITIONS ARE FOUND TO EXIST, CONTRACTOR SHALL NOTIFY THE OWNER & ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL THOROUGHLY CLEAN AREA OF CONSTRUCTION AT COMPLETION OF WORK.
- PATCH EXISTING ROOFING WITH MATERIALS COMPATIBLE WITH EXISTING TO MAINTAIN A WEATHERTIGHT CONDITION TYPICAL AT ALL ROOF AREAS AFFECTED BY CONSTRUCTION.



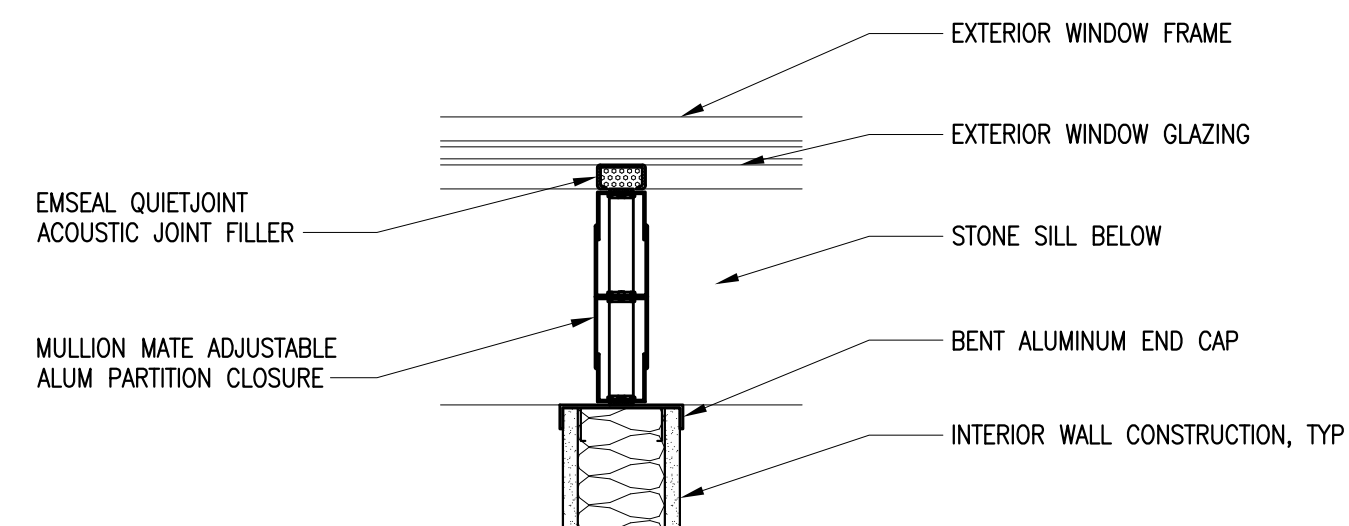
1
WALL PARTITION
TO UNDERSIDE OF CEILING
1" = 1'-0"



2
WALL PARTITION
TO UNDERSIDE OF CEILING
1" = 1'-0"



TYP
FULL HT WALL PARTITION
1" = 1'-0"



1
ACOUSTIC JOINT FILLER & PARTITION CLOSURE @
WALL PARTITION & EXIST EXT WDW DETAIL
1 1/2" = 1'-0"

PROJECT
INTERIOR RENOVATION
ST. JOHN'S PLACE, SUITE 200
29 S WEBSTER STREET
NAPERVILLE, IL 60540
FOR
RICHARDS BUILDING PARTNERSHIP
PROJECT NUMBER | 919011

ISSUE
05/14/2019 ISSUED FOR PERMIT

RE-ISSUE

DESCRIPTION
FLOOR PLAN

TORCH ARCHITECTURE INC
27 W JEFFERSON AVE STE 200 NAPERVILLE IL 60540
P 630 420 1900 TORCHARCHITECTURE.COM

A1 01