17-13-0303-C(1) Type 1 Narrative & Plans
4200 S. Dr. Martin Luther King Jr. Drive, Chicago, IL
Proposed Zoning: B3-2 Community Shopping District
Lot Area: 15,112.5 sq. ft. (100.75' x 150.0')
PIN: 20-03-123-019

Proposed Land Use: The Applicant proposes to convert an existing one-story brick commercial building, most recently occupied by a dry cleaning establishment, to a coin-operated laundromat with an accessory amenity lounge for laundromat patrons. The property will operate as a single establishment under one business license. No additions, no increase in building footprint, and no increase in building height are proposed. All work consists of interior alteration and facade repair within the existing structure. Fourteen (14) off-street parking spaces are proposed where none currently exist. Coin-operated laundromat is specific use type NN.2 under the Use Table of Sec. 17-3-0207 and is permitted by right in the B3 district. It is not allowed in the B1 or B2 districts, and B3 is therefore the least intensive business district in which the proposed use may be established. The applicant will seek all relief needed, as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 5,256 square feet (0.35 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): Not applicable. The proposed development contains zero (0) dwelling units. The property is and will remain in exclusively non-residential use.

(C) The amount of off-street parking: 14 parking spaces, including one (1) accessible space

The proposed coin-operated laundromat falls within Parking Group N. Under Off-Street Parking Schedule 1, Sec. 17-10-0207-N, a B district with a dash-2 suffix requires no parking for the first 4,000 square feet of gross floor area and 1.66 spaces per 1,000 square feet thereafter. At 5,256 square feet, three (3) spaces are required. Fourteen (14) spaces are proposed. Minimum bicycle parking required: none.

D) Setbacks:

The existing building is located on the south and west lot lines. The B3-2 district imposes setback requirements of 7'-0" front, 16'-0" rear, and 5'-0" combined side (with a minimum of 2'-0" on either side). The existing building complies with the front, rear, and north side requirements. However, the south side setback is 0'-0", which does not meet the required 2'-0" minimum.

Pursuant to Section 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking a Variation to permit a reduction of the south side setback from the required 2'-0" to 0'-0" (existing condition). The structure was constructed prior to the current zoning classification and occupies substantially the entire buildable area of the zoning lot. As noted on the Plat of Survey, the building sits on the south lot line. The pre-existing non-conforming setback cannot be corrected without demolition of the existing structure. No change to the existing building envelope is proposed.

(E) Building Height: 17 feet (one story)

CODE MATRIX

CITY OF CHICAGO - DEPARTMENT OF CONSTRUCTION AND PERMITS

GENERAL BUILDING REQUIREMENTS Per Chicago Zoning Ordinance(CZO) and Chicago Building Code (CBC)

ZONING				CODE/LIFE SAFETY	
PARCEL ZONING	B-3		BUILDING CODE		CBC 2019
SPECIAL USE / P.D.	ADMINISTRATIVE RELIEF REQUEST FOR RESIDENTIAL-BUSINESS		MECHANICAL CODE		CBC 2019
TOTAL SITE AREA	15,173 SF		ELECTRICAL CODE		CBC 2019
LOT DIMENSIONS	WIDTH 100.79'	DEPTH 150.50'	PLUMBING CODE		CBC 2019
	REQUIRED	ACTUAL	ACCESSIBILITY CODE		CBC 2019
LOT AREA	1,000 S.F. (MIN.)	15,173 S.F.			
LOT AREA PER UNIT	400 S.F. / UNIT	N/A	OCCUPANCY TYPE	BUSINESS GROUP B	
FLOOR AREA RATIO	3.00	0.35			
BUILDABLE AREA	30,346 (MAX.)	5,256 S.F.	CONSTRUCTION CLASSIFICATION	III-B	
- BASEMENT AREA	N/A	N/A	ALLOWABLE HEIGHT	NO MAXIMUM	
BUILDING HEIGHT	NO MAXIMUM	21'-0" (1 STORY)	ALLOWABLE AREA	30,000 MAX.	
FRONT YARD SETBACK	15'-0"	28'-0"	HEIGHT/AREA INCREASES	NO CHANGE	
REAR YARD SETBACK	30'-0"	75'-0"	ALLOWABLE OCCUPANCY	100 (2-PERSON SALOON)	
SIDE YARD SETBACK	0'-0"	29'-0" / 0'-0" (E/W SIDE)			
REAR YARD OPEN SPACE	764 S.F.	3,000 S.F.	REQUIRED NUMBER OF EXITS	2 REQUIRED / 3 PROVIDED	
BUILDING SEPARATION	N/A	N/A			
MAXIMUM STORIES	N/A	N/A	TRAVEL DISTANCE TO EXITS	200' WITHOUT SPRINKLER SYSTEM (50/200/250)	
ALARM WALL REQUIREMENT	17.3% OF FACADE'S FACING ST	41.6% OF FACADE'S FACING ST			
OFF STREET LOADING	NONE REQUIRED	NONE	REQUIRED EXIT WIDTH	COMMERCIAL - 36"	
OFF STREET PARKING	NONE REQ. FOR FIRST 25,000 S.F.	57 STALLS			
			AREA OF WORK	5,256 S.F.	

GENERAL BUILDING REQUIREMENTS PER C.Z.O. & C.B.C. 2019 EDITION

ITEM	SUBJECT	CHAPTER/SECTION	EXCEPTIONS	ACTION	MEETS N/A	LOCATION/SHEET NO.	REMARKS
5.2.1.1	PROPOSED OCCUPANCY CLASSIFICATION(S)	140-3-301.1	-	B	COMPLIES		
5.2.1.2	OCCUPANT LOAD PER OCCUPANCY CLASSIFICATION(S)	140-3-301.4, Ch. 140-3		B			
5.2.1.3	SPECIAL OCCUPANCY CONFERENCE	Ch. 140-4					
5.2.1.4	MIXED OCCUPANCY	140-3-302.2					
5.2.1.5	BUILDING HEIGHT IN FEET ABOVE GRADE PLANE	140-3-303.3, 140-3-304.3	-	21'-0"	COMPLIES		
5.2.1.6	NUMBER OF STORIES ABOVE GRADE PLANE	140-3-303, 140-3-304.4	-	1	COMPLIES		
5.2.1.7	MEZZANINE / EQUIPMENT PLATFORM	140-3-305	N/A	N/A	N/A		
5.2.1.8	BUILDING AREA	140-3-306.4, 140-5-508	-	5,256 SF	COMPLIES		
5.2.1.9	NUMBER OF OCCUPANTS EXCLUDED FROM AREA	140-5-503.1.3					
5.2.1.10	MEZZANINE EXCLUDED	140-5-503.2					
5.2.1.11	MIXED OCCUPANCY ANALYSIS	140-5-508	2 OR	5,256	COMPLIES		
5.2.1.12	ACCESSORY OCCUPANCIES	140-5-509.2					
5.2.1.13	UNCONNECTED SPACES	140-5-509.3					
5.2.1.14	CONSTRUCTION CLASSIFICATION	140-5-602		B-B			
	SECTION - PRIMARY STRUCTURAL FRAME	TABLE 140-5-602, 140-3-306	0 HR	0 HR			
	SECTION - BEARING WALLS EXTERIOR	TABLE 140-5-602, 140-3-306	0 HR	1 HR	COMPLIES		
	SECTION - BEARING WALLS INTERIOR	TABLE 140-5-602, 140-3-306	0 HR	1 HR	COMPLIES		
	SECTION - EXTERIOR NONBEARING WALLS	TABLE 140-5-602, 140-3-306	0 HR	1 HR	COMPLIES		
	SECTION - FLOOR CONSTRUCTION	TABLE 140-5-602, 140-3-306	0 HR	1 HR	COMPLIES		
	SECTION - ROOF CONSTRUCTION	TABLE 140-5-602, 140-3-306	0 HR	1/0 HR	COMPLIES		
5.2.1.15	ALLOWABLE AREA - TYPE I-IV CONSTRUCTION	140-5-508, TABLE 140-5-508		N/A			
5.2.1.16	BASEMENT CONSTRUCTION	140-5-605		N/A			
5.2.1.17	EXTERIOR WALL NATURE	TABLE 140-5-602, 140-5-606		N/A			
5.2.1.18	EXTERIOR WALL PROJECTIONS	140-5-705.5		N/A			
5.2.1.19	EXTERIOR WALL OPENINGS	140-5-705.6		N/A			
5.2.1.20	EXTERIOR WALL FIRE RESISTANCE	140-5-705.7		N/A			
5.2.1.21	FIRE WALLS	140-5-706.4		N/A			
5.2.1.22	FIRE WALL OPENINGS	140-5-706.5, 140-5-706.7		N/A			
5.2.1.23	HORIZONTAL EXITS - OCCUPANCY SEPARATION	140-5-707.2, 140-5-707.4.2		1 HR			
5.2.1.24	HORIZONTAL EXITS - FIRE AREA SEPARATION	140-5-707.3.2, 140-5-707.4.2		N/A			
5.2.1.25	HORIZONTAL EXITS - CENTRAL AREA	140-5-707.3.3, 140-5-707.4.2		N/A			
5.2.1.26	HORIZONTAL EXITS - INDUSTRIAL USES	140-5-707.3.4, 140-5-707.4.2		N/A			
5.2.1.27	SHAFT ENCLOSURES - EXIT ENCLOSURE	140-5-708, 140-5-1004.3		N/A			
5.2.1.28	SHAFT ENCLOSURES - OPENINGS	140-5-708, 140-5-1004.3		N/A			
5.2.1.29	ENCLOSURE BARRIER	140-5-709		N/A			
5.2.1.30	CORRIDOR WALLS	140-5-710.3		N/A			
5.2.1.31	SMOKE BARRIER WALLS	140-5-710.4		N/A			
5.2.1.32	SHAFT ENCLOSURE - ENCLOSURE	140-5-713.1		N/A			
5.2.1.33	SHAFT ENCLOSURE - OPENINGS	140-5-713.5		N/A			
5.2.1.34	SHAFT ENCLOSURE - OPENINGS / PENETRATIONS	140-5-713.6, 140-5-713.8		N/A			
5.2.1.35	PROTECTION OF RATED CONSTRUCTION	140-5-714		N/A			
5.2.1.36	OPENING PROTECTIVES	140-5-715	OPENINGS FACING AN INTERIOR LOT LINE OR ANOTHER BUILDING AT A DISTANCE < 10'-0"				
5.2.1.37	NUMBER OF EXITS OR EXIT ACCESS DOORWAYS	140-5-717		SEE PLANS	X		
5.2.1.38	ARRANGEMENT OF EXITS	140-5-718		SEE PLANS	X		
5.2.1.39	EXIT ACCESS - EXIT ACCESS TRAVEL DISTANCE	TABLE 140-5-1016.5		SEE PLANS			
5.2.1.40	INTERIOR EXIT STAIRWAYS	TABLE 140-5-1016.5		SEE PLANS			
5.2.1.41	INTERIOR EXIT RAMPS	TABLE 140-5-1016.5		SEE PLANS			
5.2.1.42	EXTERIOR EXITS - EXIT DISCHARGE	TABLE 140-5-1016.5		SEE PLANS			
5.2.1.43	EXIT ACCESS TRAVEL DISTANCE	140-5-1016.5		200'-0"			
5.2.1.44	AISLE ACCESS TO EXITS	140-5-1017		N/A			
5.2.1.45	ENCLOSURES OF EXIT ACCESS	140-5-1018		N/A	X		
5.2.1.46	AUTOMATIC SPRINKLER SYSTEM	140-5-1019.3		N/A	X		
5.2.1.47	ALTERNATIVE AUTOMATIC EXTINGUISHING SYSTEM	140-5-1019.4		N/A	X		
5.2.1.48	STANDPIPE SYSTEM	140-5-1020		N/A	X		
5.2.1.49	PORTABLE FIRE EXTINGUISHERS	140-5-1021		SEE PLANS	X		
5.2.1.50	FIRE ALARM SYSTEM	140-5-1022			X		
5.2.1.51	SMOKE- AND HEAT-ACTUATED FACADE VENTS	140-5-1023.1.1		N/A	X		
5.2.1.52	SMOKE ALARM CONFIGURATION	140-5-1023.3		N/A	X		
5.2.1.53	SMOKE DETECTION SYSTEMS	140-5-1023.4		N/A	X		
5.2.1.54	SMOKE AND HEAT REMOVAL	140-5-1023.5		N/A	X		
5.2.1.55	FIRE DEPARTMENT CONNECTIONS	140-5-1023.6, 140-5-1023.4		N/A	X		
5.2.1.56	FIRE PUMP ROOM DETAILS	140-5-1023.7		N/A	X		
5.2.1.57	STORAGE OF RUBBISH / EQUIPMENT ROOM	140-5-1024		N/A	X		
5.2.1.58	MECHANICAL EQUIPMENT ROOM	140-5-1025		N/A	X		
5.2.1.59	EXIT SIGN ILLUMINATION	140-5-1026.1			X		
5.2.1.60	EMERGENCY EGRESS LIGHTING	140-5-1026.2		SEE PROJECT DATA			
5.2.1.61	POWER CAPACITY CALCULATIONS SHOWN	140-5-1026.3		SEE PLANS			
5.2.1.62	COMMON PATH OF TRAVEL TRAVEL DISTANCE	TABLE 140-5-1016.5		SEE PLANS			
5.2.1.63	EXIT SIGNS	140-5-1026.3.3.3			X		
5.2.1.64	EXIT SIGNS EXIT ACCESS SEPARATION	140-5-1026.3.3.4		SEE PLANS			
5.2.1.65	ACCESSIBLE MEANS OF EGRESS	140-5-1026.3.3.5		SEE PLANS			
5.2.1.66	EXIT SIGNS - ILLUMINATION	140-5-1026.3.3.6			X		
5.2.1.67	ROOF ASSEMBLY	140-5-1027.1			X		
5.2.1.68	ROOF ACCESS	140-5-1027.2			X		
5.2.1.69	EXIT SIGNS	140-5-1026.3.3.7	-	SEE PLANS			
5.2.1.70	HANDRAIL / GUARD DETAILS	140-5-1014, 140-5-1015			X		
5.2.1.71	EXIT ACCESS TRAVEL DISTANCE	140-5-1016.5	200'	SEE PLAN			
5.2.1.72	CORRIDORS AT ROOMS AND OCCUPANCIES	140-5-1017.3		N/A	X		
5.2.1.73	MECHANICAL WORKSPACE	140-5-1020.1		N/A	X		
5.2.1.74	MECHANICAL DOORS	140-5-1020.2		N/A	X		
5.2.1.75	DOORS / PANIC HARDWARE	140-5-1020.3		N/A	X		
5.2.1.76	MEANS OF EGRESS LIGHTING	140-5-1026			X		
5.2.1.77	MINIMUM CEILING HEIGHT	140-5-1020.2	7'-6"	9'-0"			
5.2.1.78	PHYSICAL BARRIERS	140-5-1020.3			X		
5.2.1.79	CORRIDOR WALL CONSTRUCTION - CONSTRUCTION	140-5-1020.4			X		
5.2.1.80	EXIT TYPE CLASSIFICATION	140-5-1020.5			X		
5.2.1.81	ROOFTOP EXIT ACCESS - DOORS	140-5-1020.5.1, 140-5-1020.5.2			X		
5.2.1.82	ROOFTOP EXIT ACCESS - AREA	140-5-1020.5.1, 140-5-1020.5.2			X		
5.2.1.83	ROOFTOP EXIT ACCESS - RAILINGS	140-5-1020.5.1, 140-5-1020.5.2			X		
5.2.1.84	ROOF OPENINGS SOLAR INSTALLATIONS	140-5-1020.6			X		
5.2.1.85	MECHANICAL WORK FOR NONPRIMARY SYSTEMS	TABLE 140-5-1016, TITLE 14B			X		
5.2.1.86	MECHANICAL NUMBER OF EXITS	140-5-1020.2.2.2			X		
5.2.1.87	MECHANICAL WORK FOR ACCESSIBLE MEANS	TABLE 140-5-1016			X		
5.2.1.88	MECHANICAL NUMBER OF EXITS	140-5-1016.5			X		
5.2.1.89	ELEVATOR CARS FOR EGRESS	140-5-1020.2.3			X		
5.2.1.90	ELEVATOR CAR DIMENSIONS	140-5-1020.2.4			X		
5.2.1.91	ELEVATOR HOISTWAY VENTS TO OUTDOOR	140-5-1020.2.5			X		
5.2.1.92	ELEVATOR MACHINE ROOM ACCESS	140-5-1020.2.6			X		

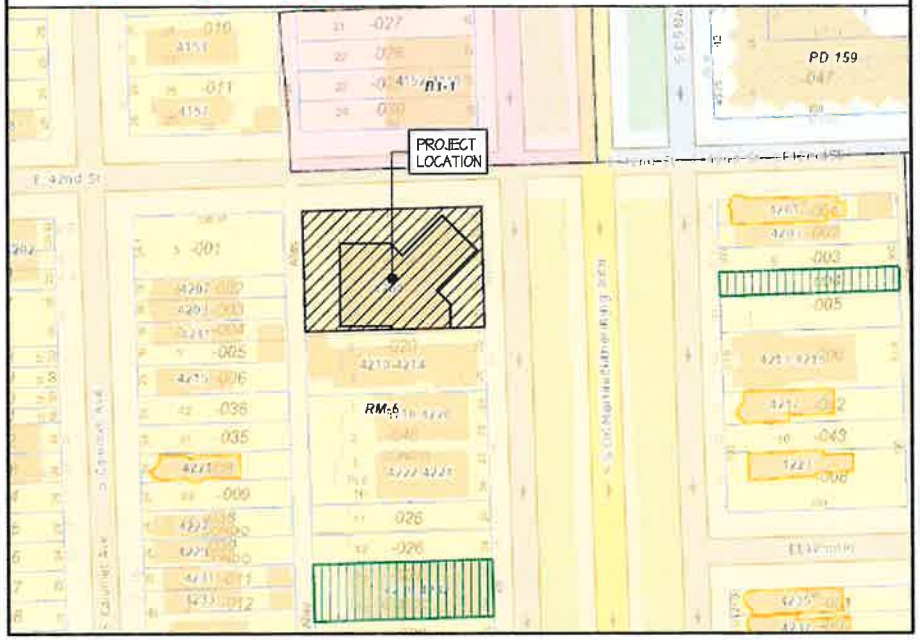
ITEM	SUBJECT	CODE REFERENCE	COMPLETE	N/A
OTHER REQUIRED DATA				
5.2.1.93	DEMOLITION CERTIFICATION ITEMS, ETC.	146-4-408		X
5.2.1.94	ACCESSIBILITY COMPLIANCE DATA	140-5-1016.5 (NUMBER OF EXITS AND TRAVEL DISTANCE), 140-5-1020.2.2.2 (ACCESSIBLE EXITS) PROJECT DATA ITEM	X	
5.2.1.95	STRUCTURAL DESIGN DATA	140-10-1603		X
5.2.1.96	GEOTECHNICAL REPORT	140-9-901, 140-9-1612		X
5.2.1.97	ELECTRICAL DRAWINGS	NEC 2-2005		
5.2.1.98	MECHANICAL EQUIPMENT SCHEDULES / SPECS	146-4-404.E1, 146-4-404.E11, 146-4-404.H	X	
5.2.1.99	MECHANICAL VENTILATION / EXHAUST SCHEDULE	146-404.H.3.1.4	X	
5.2.1.100	ENERGY CONSERVATION CODE COMPLIANCE DATA	146-4-401.3.1.3	X	
5.2.1.101	PLUMBING FIXTURE SCHEDULE	18-29-4021	X	
5.2.1.102	STORMWATER MANAGEMENT ORDINANCE PLAN	Ch. 11-18		X

Alterations to 1-Story Building
4200 S Dr Martin Luther King Jr Dr.
Chicago, Illinois 60653

PIN# 2003123019

2

SELF-CERT 2019 CBRC: ALTERATIONS TO 1-STORY BUILDING. CONVERT 5,256 SF DRY CLEANER TO LAUNDROMAT, INCLUDING HVAC, PLUMBING, AND ELECTRICAL.
(OCCUPANCY GROUP B; TYPE III-B CONSTRUCTION)



Architect's Certification

STATEMENT OF COMPLIANCE:

I HEREBY CERTIFY THAT I AM A REGISTERED ARCHITECT IN THE STATE OF ILLINOIS. THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, COMPLY WITH THE APPLICABLE RULES, REGULATIONS AND STANDARDS SET FORTH WITHIN THE CITY OF CHICAGO BUILDING CODE.

ARCHITECT: EDWARD F. KURZEJA
LICENSE NUMBER: 001-019288, STATE OF ILLINOIS REGISTRATION.
CURRENT LICENSE FOR RENEWAL ON 30 NOVEMBER 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION: 184-005785

STATEMENT OF COMPLIANCE:

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND TO THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM CODE 400).

ARCHITECT: EDWARD F. KURZEJA
LICENSE NUMBER: 001-019288, STATE OF ILLINOIS REGISTRATION.
CURRENT LICENSE FOR RENEWAL ON 30 NOVEMBER 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION: 184-005785

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A2.1 FLOOR PLAN & NOTES
A2.2 ROOF PLAN & NOTES
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E8.1 ELECTRICAL SCHEDULES AND RISER
E8.2 ELECTRICAL SCHEDULES AND RISER

Architect of Record

ARCHAMERICA
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T: 847-336-6600

SIGNED Edward F. Kurzeja
EDWARD F. KURZEJA LICENSED ARCHITECT

LICENSE NO. 001-019288 EXPIRES 11-30-2025

ARCHAMERICA
34121 N. US 45, Suite 213
Grayslake, Illinois 60030
Phone 847-336-6600
Fax 847-336-6601

ALTERATIONS TO THE BUILDING AT
4200 S Dr Martin Luther King Jr Dr
CHICAGO, ILLINOIS 60653

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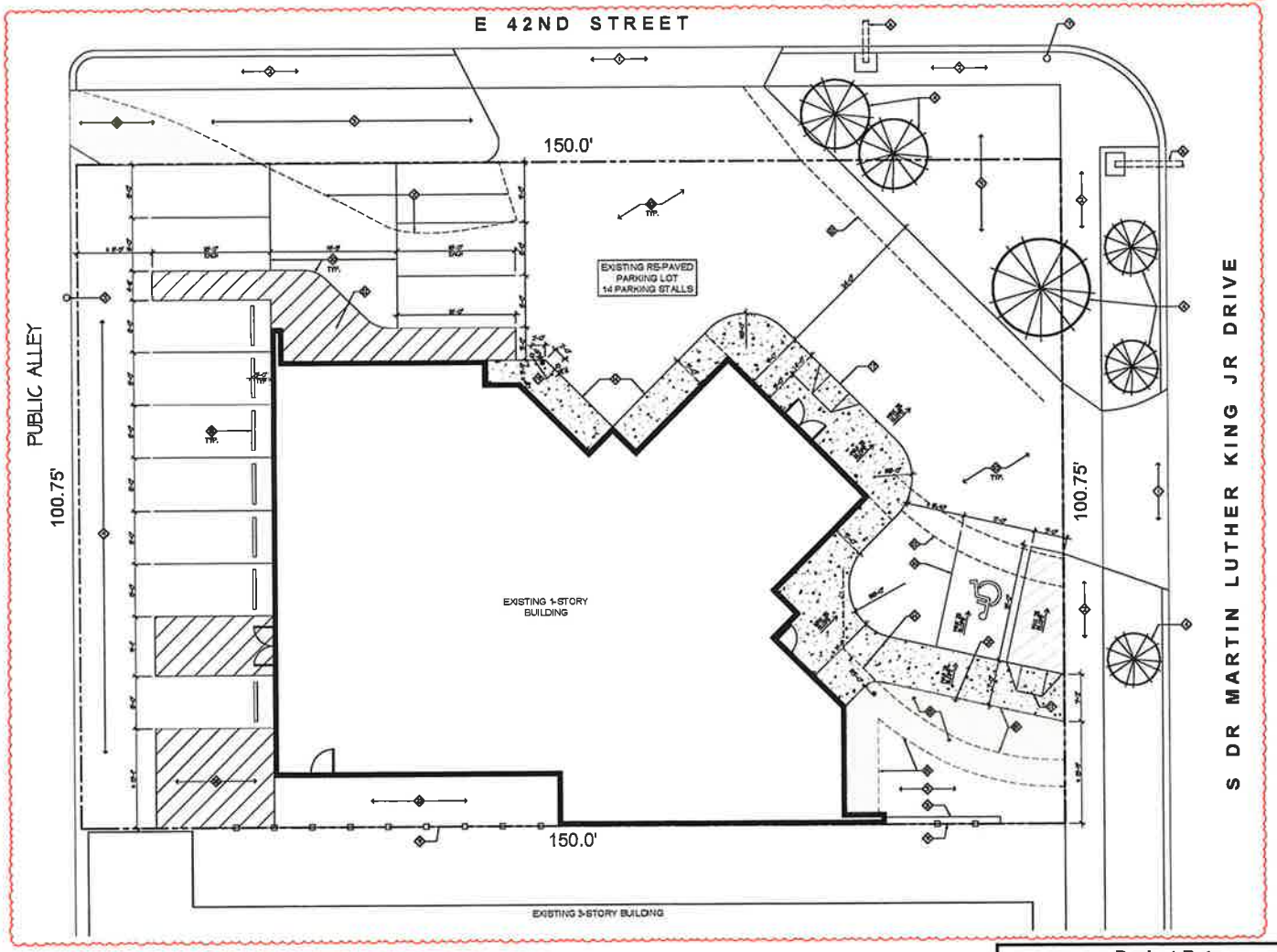
COVER SHEET

DATE

1	REVISED PERMIT 9-5-2025
2	REVISED PERMIT 7-10-2025
	FOR PERMIT 5-21-2025

25111

CVR



SITE PLAN

SCALE 1/8" = 1'-0"

0 2 4 8 20

N

Project Data

PROJECT DESCRIPTION

ALTERATIONS TO AN EXISTING 1-STORY BUILDING

BUILDING DATA

USE TYPE	MIXED-USE
CONSTRUCTION TYPE	EXISTING III-B 2018 CODE
PROPOSED LANDSCAPE	± 4,202 S. F.
PROPOSED CAFE	± 1,094 S. F.
TOTAL BUILDING	± 5,356 S. F. (EXISTING)

SITE DATA

SITE AREA	± 15,113 S. F. EXISTING
BUILDING FOOTPRINT	± 5,356 S. F. (EXISTING)
PAVED AREA - EXISTING TO BE REPAIRED OR REPLACED	
ASPHALT PAVEMENT	± 7,123 S. F. EXISTING
CONCRETE PAVEMENT	± 1,371 S. F. (- 894 S. F. REMOVED)
TOTAL	± 8,501 S. F.
GRAVEL AREA	± 253 S. F. (EXISTING)

Site Plan Notes

1. EXISTING DRIVEWAY
2. EXISTING CONCRETE SIDEWALK FLUSH W/ PAVEMENT
3. EXISTING LANDSCAPE AREA
4. EXISTING TREE
5. EXISTING UTILITY POLE
6. EXISTING STREET LIGHT
7. EXISTING STOP SIGN
8. EXISTING LOW MASONRY WALL TO REMAIN
9. EXISTING ORNAMENTAL WROUGHT IRON FENCE
10. EXISTING ASPHALT PAVEMENT, REPAIR AS REQUIRED - TYPICAL
    1 1/2" HOT-MIX ASPHALT SURFACE COURSE, MIX 'D', N50
    3 1/4" HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50
    PATCH AND/OR RESTORE CRUSHED CA-6 SIZE COURSE AS REQUIRED
    EXISTING PAVEMENT TOPOGRAPHY TO BE MAINTAINED
11. REMOVE LANDSCAPED AREA AS INDICATED AND REPLACE WITH NEW ASPHALT - REFER TO TYPICAL ASPHALT NOTE 10
12. REMOVE EXISTING CONCRETE PAVEMENT AND REPLACE WITH NEW ASPHALT REFER TO TYPICAL ASPHALT NOTE 10
13. NEW LANDSCAPED AREA
14. REMOVE / REPLACE CONCRETE WALK IN SAME LOCATION
15. REMOVE EXISTING CONCRETE WALK AND REPLACE WITH MODIFICATIONS AS SHOWN
16. NEW 6'-0" LONG x 6" HIGH REINFORCED PRECAST CONCRETE WHEEL STOP - TYPICAL
17. HANDICAP RAMP - REFER TO DETAIL 9/A1.1
18. STRIPED AREA FOR TRASH PICK-UP
19. 6" DIA X 5'-0" TALL CONCRETE-FILLED STEEL PIPE BOLLARD
20. NEW PAINTED PAVEMENT STRIPING 4" WIDE YELLOW COLOR - TYPICAL
21. NEW HANDICAP SIGN - REFER TO DETAIL 6/A1.1
22. EXISTING GRAVEL TO REMAIN
23. HOSE BIBB - REFER TO PLUMBING DRAWINGS

General Notes

CODE COMPLIANCE

2018 CHICAGO BUILDING CODE WITH MAY 2020 SUPPLEMENT

VERIFICATION OF DIMENSIONS & FIELD CONDITIONS

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS SHOWN ON THE DRAWINGS, AND FOR COORDINATING WITH FIELD CONDITIONS. THE ARCHITECT SHALL BE NOTIFIED ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DO NOT SCALE THE DRAWINGS.

THE ARCHITECT

THE ARCHITECT SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE QUALITY OF WORK ON THE PROJECT, OR SELECTION OF MATERIALS TO BE USED ON THE PROJECT

ALL CONTRACTORS SHALL HOLD HARMLESS THE THE ARCHITECT AND HIS AGENTS AGAINST LOSS, DAMAGE LIABILITY ON ANY EXPENSE ARISING IN ANY MANNER FROM NEGLIGENT NEGLIGENCE OF CONTRACTORS AND THEIR RESPECTIVE EMPLOYEES.

MATERIALS & INSTALLATION

ALL WORK, MATERIALS & INSTALLATION MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE & OSHA CODES & STANDARDS. IF AN INSPECTING AUTHORITY FINDS FAULT WITH ANY SUB-CONTRACTORS WORK, THAT SUB-CONTRACTOR SHALL CORRECT SUCH WORK TO THE SATISFACTION OF THE INSPECTING AUTHORITY AT NO EXPENSE TO THE OWNER.

CONCRETE

ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.

FIRE EXTINGUISHERS

PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET.

CHICAGO BUILDING CODE

THIS BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS SET FORTH IN THE CHICAGO BUILDING CODE, SECTION 1101 WHICH PERTAIN TO COMMON USE SPACES.

ILLINOIS ACCESSIBILITY CODE

1. THIS BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH IAC SECTION 400.410 PUBLIC FACILITIES. NEW CONSTRUCTION.
2. THIS BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH IAC SECTION 400.420

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ALTERATIONS TO THE BUILDING AT
4200 S Dr Martin Luther King Jr Dr
CHICAGO, ILLINOIS 60653

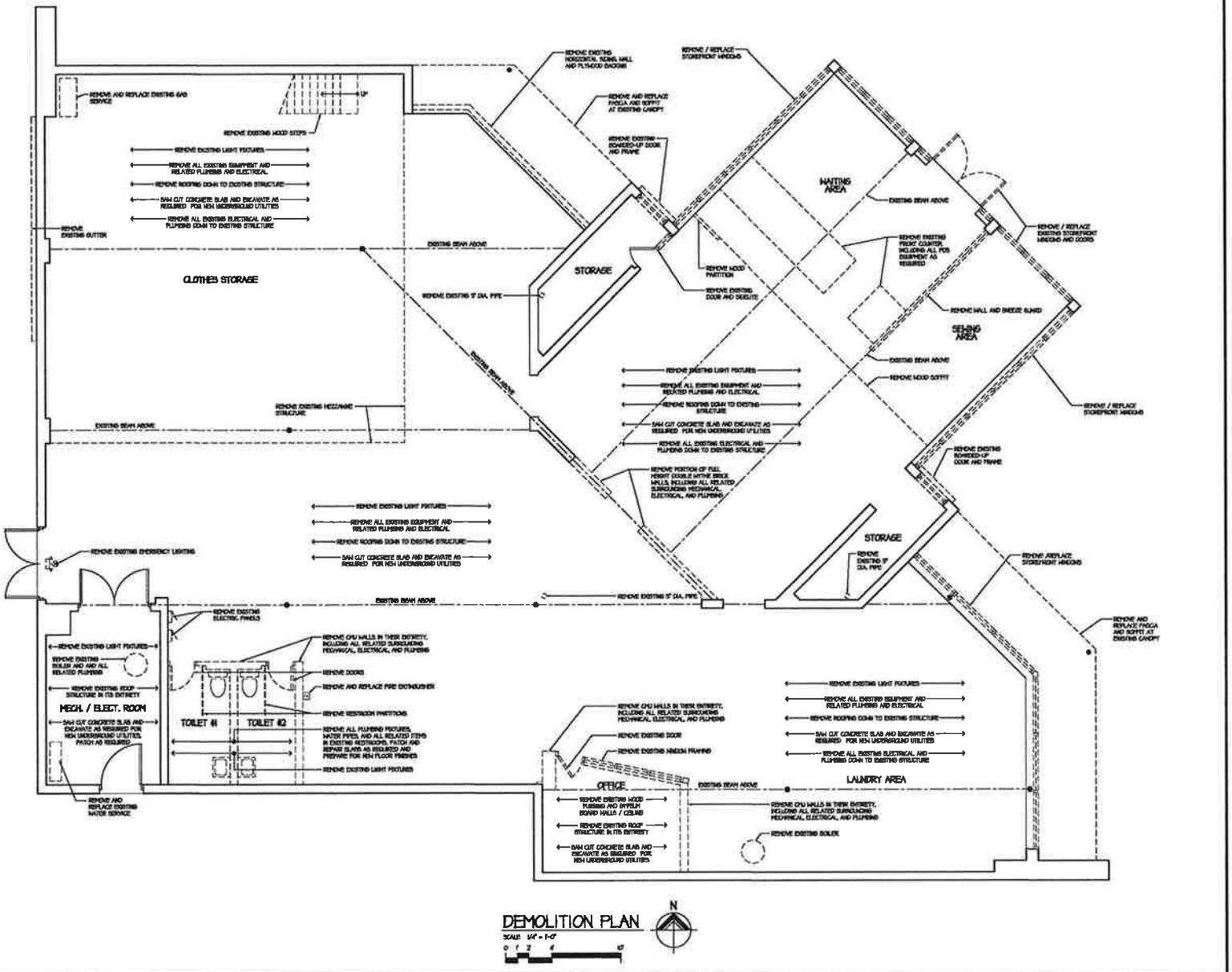
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SITE PLAN

DATE

25111

A0.1



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

0 1 2 4 8

Demolition General Notes

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AS INDICATED, INCLUDING VERIFYING ALL CONDITIONS, REMARKS, JOISTS, ETC. FOR STRUCTURAL INTEGRITY. THE CONTRACTOR SHALL MAKE NO STRUCTURAL ALTERATIONS WITHOUT FIRST CONSULTING A STRUCTURAL ENGINEER WHO SHALL VERIFY AND ADVISE OF THE SAME. THE CONTRACTOR SHALL ADVISE ARCHITECT OF ANY STRUCTURAL IMPLICATIONS PRIOR TO PROCEEDING WITH DEMOLITION WORK. THE CONTRACTOR SHALL PROVIDE ALL SHORING BRACES, ETC. AS REQUIRED TO ACCOMMODATE ALL DEMOLITION WORK.
2. ALL FURNITURE, EQUIPMENT, SHELVING, AND INTERIOR ITEMS SHALL BE REMOVED BY CONTRACTOR.
3. THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED. VERIFY EXISTING IN FIELD.
4. REMOVE ALL EXPOSED MUD/ADHESIVE AND MEANS FROM FINISH FLOOR TO ROOF DECK. REMOVE EXPOSED FLOOR OUTLETS IN ENTIRETY, PATCH AND REPAIR FLOOR SURFACE TO ACHIEVE SMOOTH AND LEVEL THROUGHOUT.
5. REMOVE ALL LIGHTING, OUTLETS, AND SWITCHES WHERE NOT SHOWN AS EXISTING ON THE ELECTRICAL PLANS. PATCH AND REPAIR AS REQUIRED.
6. WHERE ELECTRICAL FIXTURES ARE REMOVED, AND CONDUITS ARE TO REMAIN WITHIN CONCEALED SPACES, THE MEANS SHALL BE REMOVED AND THE CONDUITS SHALL BE PROPERLY CAPPED.
7. ALL EXISTING ELECTRICAL OUTLETS, LIGHT FIXTURES & LIGHT SWITCHES SHALL REMAIN, UNLESS NOTED OTHERWISE. NEW FIXTURES SHALL BE INSTALLED ONLY WHERE NOTED.
8. DEMOLITION AREAS ARE APPROXIMATED AND SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PROVIDE THE BUILDING MODIFICATIONS SHOWN ON THE REMARKING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC, ELECTRICAL, AND REFRIGERATION DRAWINGS.
9. PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATIONS.
10. TEMPORARY SHORING OF FOUNDATIONS, STRUCTURES, AND/OR TRENCHING REQUIRED TO COMPLETE THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS IS CONSIDERED A METHOD OR TECHNIQUE AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THE BASE BID.
11. ALL CONTRACTORS TO COORDINATE EXTENT OF DEMOLITION WORK INDICATED ON THIS SHEET WITH ALL OTHER SHEETS IN THE CONTRACT DOCUMENTS, INCLUDING ITEMS AS INDICATED ON TRADE-SPECIFIC SHEETS.
12. FOR EXTENT OF DEMOLITION WORK TO EXISTING INTERIOR WALLS REFER TO THE FLOOR PLANS, ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS. TO ACCOMMODATE WALL MODIFICATIONS AND NEW FINISH DESIGN, PREPARE THE FOLLOWING DEMOLITION AS PART OF THE BASE BID:
    1. STRIP EXISTING WALLS, SUSPENDED WALLS, AND SOFFITS OF FINISHES, TRIM AND SUBSTRATE, U.N.O.
    2. IF THE GYP. BD. IS DAMAGED, REMOVE DAMAGED GYP. BD. TO EXPOSED STUDS AND REPLACE WITH NEW GYP. BD., U.N.O.
    3. PREPARE GYP. BD. SURFACES TO RECEIVE NEW FINISH ITEMS.
13. ALL SAW-CUTTING SHALL BE THE FULL DEPTH OF THE EXISTING CONCRETE. PATCH SLAB WITH CONCRETE TO MATCH EXISTING THICKNESS. PROVIDE #4 REINFORCING RODS @ 24" O.C. SET MINIMUM 6" INTO EXISTING SLAB.

REFER TO ALL SHEETS FOR EXTENTS OF DEMOLITION.

Demolition Notes

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO REMAIN

CONCRETE REMOVAL

IN AREAS WHERE PORTIONS OF EXISTING CONCRETE WALLS OR SLABS ARE TO BE REMOVED, THE AREAS SHALL BE NEATLY SAW-CUT. PORTIONS OF CONCRETE SHALL BE CAREFULLY REMOVED, SO THAT DAMAGE TO REMAINING CONCRETE IS HELD TO A MINIMUM.

ELECTRICAL FIXTURE REMOVAL

ALL LIGHT FIXTURES, OUTLETS, SWITCHES, ETC., SHALL BE REMOVED ABANDONED OR UN-USED MEANS SHALL BE REMOVED.

GAS & WATER PIPING REMOVAL

WHEN PLUMBING FIXTURES, OR GAS APPLIANCES, OR PORTIONS OF GAS OR WATER PIPING IS TO BE REMOVED, REMAINING PIPING SHALL BE PROPERLY CAPPED AS REQUIRED TO COMPLY WITH APPLICABLE CODES.

LOAD BEARING WALLS

PROVIDE PROPER SHORING OF EXISTING STRUCTURE WHEN WALLS ARE REMOVED AND/OR NEW OPENINGS ARE CUT INTO LOAD BEARING WALLS.

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ALTERATIONS TO THE BUILDING AT

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CHICAGO, ILLINOIS 60653

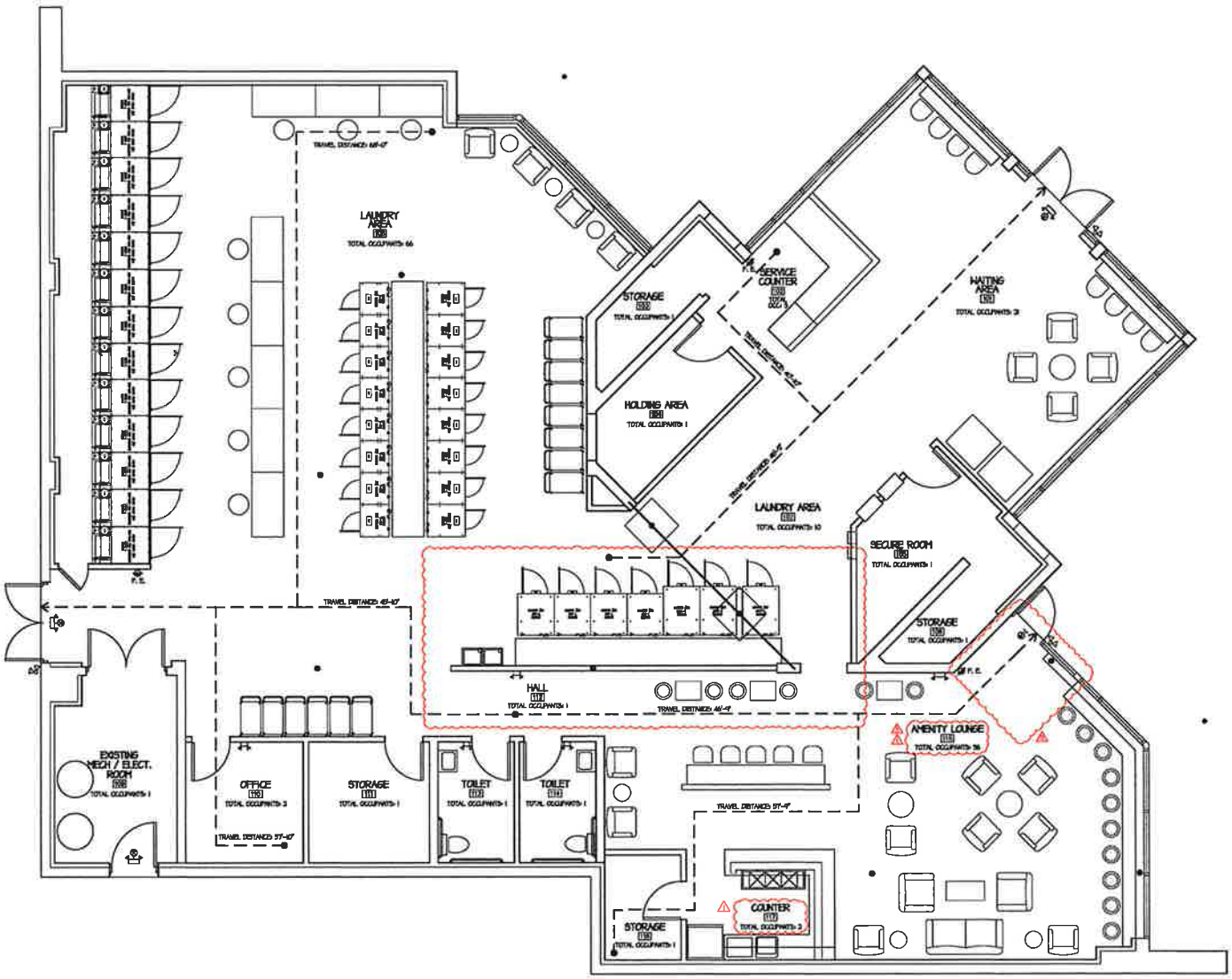
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DEMOLITION PLAN

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A1.1



Egress Capacity Calculations

HORIZONTAL EGRESS

0.2 EXIT WIDTH PER OCCUPANT

36 DOORS = 160 PERSONS

MAXIMUM TRAVEL DISTANCE

BUSINESS

SPACES WITH ONE EXIT ACCESS DOORWAY
MAX TRAVEL DIST. = 75 FT
WITHOUT SPRINKLER INCREASE

EXIT ACCESS TRAVEL DISTANCE
MAX TRAVEL DIST. = 200 FT
WITHOUT SPRINKLER INCREASE

E.M Symbol Legend

- EMERGENCY LIGHT
- REMOTE HEAD EMERGENCY LIGHT
- EXIT SIGN EMERGENCY LIGHT COMBO
- FIRE EXTINGUISHER

Occupancy Calculations

101 WAITING AREA		111 STORAGE	
OCCUPANT LOAD=	1 / 20 SQ. FT.	OCCUPANT LOAD=	1 / 300 SQ. FT.
FLOOR AREA=	630 SQ. FT.	FLOOR AREA=	282 SQ. FT.
TOTAL OCCUPANTS=	31 PERSONS	TOTAL OCCUPANTS=	1 PERSONS
102 SERVICE COUNTER		113 HALL	
OCCUPANT LOAD=	1 / 50 SQ. FT.	OCCUPANT LOAD=	1 / 50 SQ. FT.
FLOOR AREA=	98 SQ. FT.	FLOOR AREA=	67 SQ. FT.
TOTAL OCCUPANTS=	5 PERSONS	TOTAL OCCUPANTS=	1 PERSONS
103 STORAGE		115 TOILET	
OCCUPANT LOAD=	1 / 300 SQ. FT.	OCCUPANT LOAD=	1 / 50 SQ. FT.
FLOOR AREA=	56 SQ. FT.	FLOOR AREA=	57 SQ. FT.
TOTAL OCCUPANTS=	1 PERSONS	TOTAL OCCUPANTS=	1 PERSONS
104 HOLDING AREA		114 TOILET	
OCCUPANT LOAD=	1 / 300 SQ. FT.	OCCUPANT LOAD=	1 / 50 SQ. FT.
FLOOR AREA=	98 SQ. FT.	FLOOR AREA=	57 SQ. FT.
TOTAL OCCUPANTS=	1 PERSONS	TOTAL OCCUPANTS=	1 PERSONS
105 SECURE ROOM		115 AMENITY LOUNGE	
OCCUPANT LOAD=	1 / 300 SQ. FT.	OCCUPANT LOAD=	1 / 20 SQ. FT.
FLOOR AREA=	97 SQ. FT.	FLOOR AREA=	720 SQ. FT.
TOTAL OCCUPANTS=	1 PERSONS	TOTAL OCCUPANTS=	36 PERSONS
106 STORAGE		116 STORAGE	
OCCUPANT LOAD=	1 / 300 SQ. FT.	OCCUPANT LOAD=	1 / 300 SQ. FT.
FLOOR AREA=	56 SQ. FT.	FLOOR AREA=	49 SQ. FT.
TOTAL OCCUPANTS=	1 PERSONS	TOTAL OCCUPANTS=	1 PERSONS
107 LAUNDRY AREA		117 COUNTER	
OCCUPANT LOAD=	1 / 100 SQ. FT.	OCCUPANT LOAD=	1 / 15 SQ. FT.
FLOOR AREA=	521 SQ. FT.	FLOOR AREA=	154 SQ. FT.
TOTAL OCCUPANTS=	4 PERSONS	TOTAL OCCUPANTS=	11 PERSONS
108 LAUNDRY AREA			
OCCUPANT LOAD=	1 / 100 SQ. FT.		
FLOOR AREA=	2771 SQ. FT.		
TOTAL OCCUPANTS=	28 PERSONS		
109 MECH / ELECT ROOM		TOTAL: 186 PERSONS	
OCCUPANT LOAD=	1 / 300 SQ. FT.		
FLOOR AREA=	158 SQ. FT.		
TOTAL OCCUPANTS=	1 PERSONS		
110 OFFICE			
OCCUPANT LOAD=	1 / 100 SQ. FT.		
FLOOR AREA=	317 SQ. FT.		
TOTAL OCCUPANTS=	1 PERSONS		

STATE OF ILLINOIS LICENSED ARCHITECT

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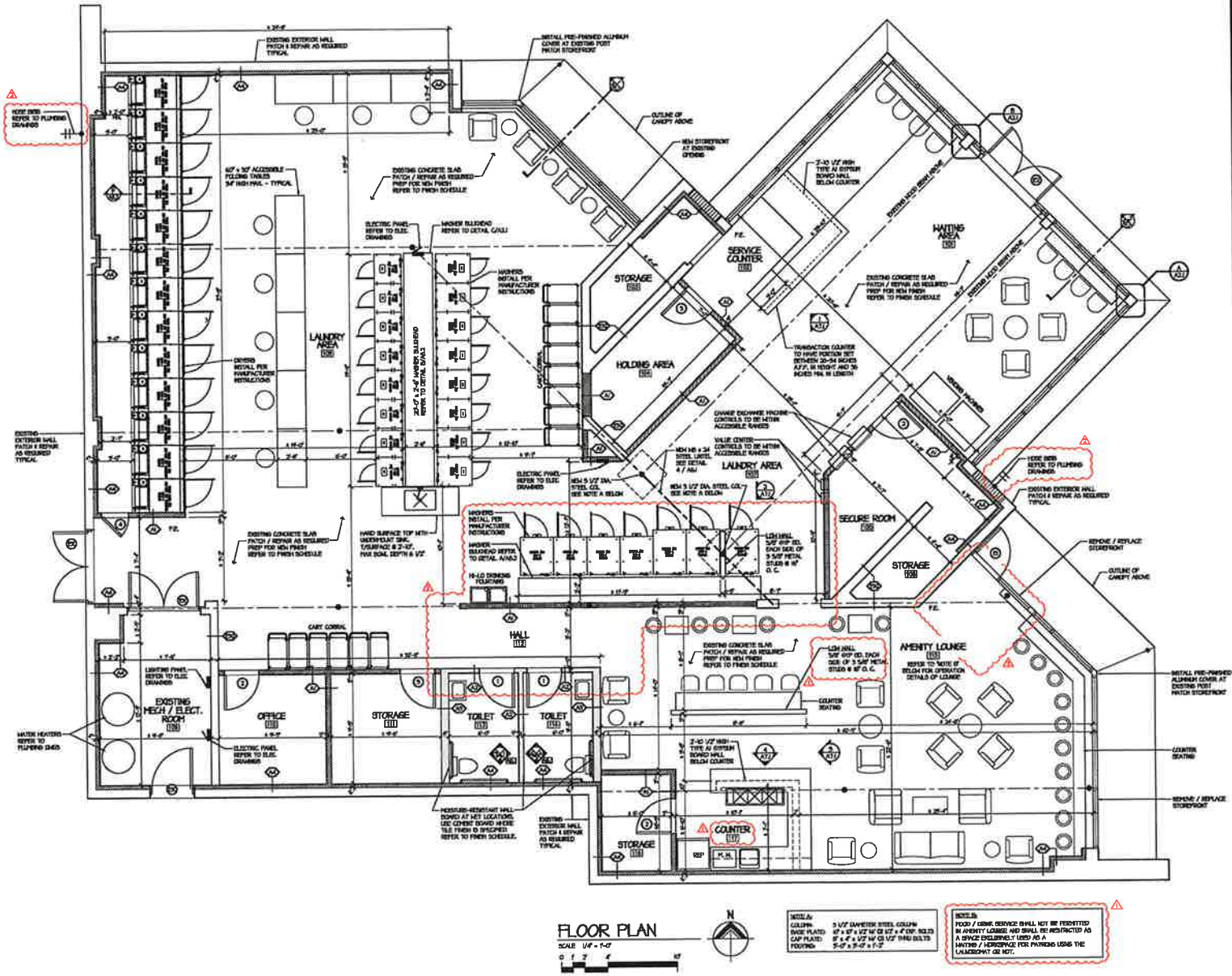
EGRESS PLAN, NOTES, SYMBOLS & OCCUPANCY CALCULATIONS

DATE

1	REVISED PER PERMIT 8-5-2020
2	REVISED PER PERMIT 8-10-2020
3	REVISED PER PERMIT 7-10-2020
	FOR PERMIT 5-21-2020

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A1.2



Partition & Wall Keys

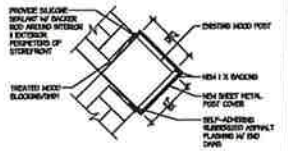
REFER TO SHEET A4.1 FOR COMPLETE CONSTRUCTION DETAILS.

GYPSUM BOARD PARTITIONS

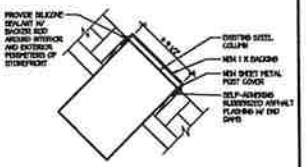
- A1 INTERIOR PARTITION - GYP. BD. OVER 3 5/8" STUDS = 5" WALL
- A2 INTERIOR PARTITION - GYP. BD. OVER 3 5/8" STUDS = 5" WALL W/ SOUND ATTENUATION BATTS
- A3 PLUMBING WALL
- A4 FURRING WALL

EXISTING MASONRY WALLS

- A5 INTERIOR MULTI-WYTHE BRICK WALL



A CORNER POST DETAIL
SCALE 1 1/2" = 1'-0"



B JAMB DETAIL
SCALE 1 1/2" = 1'-0"

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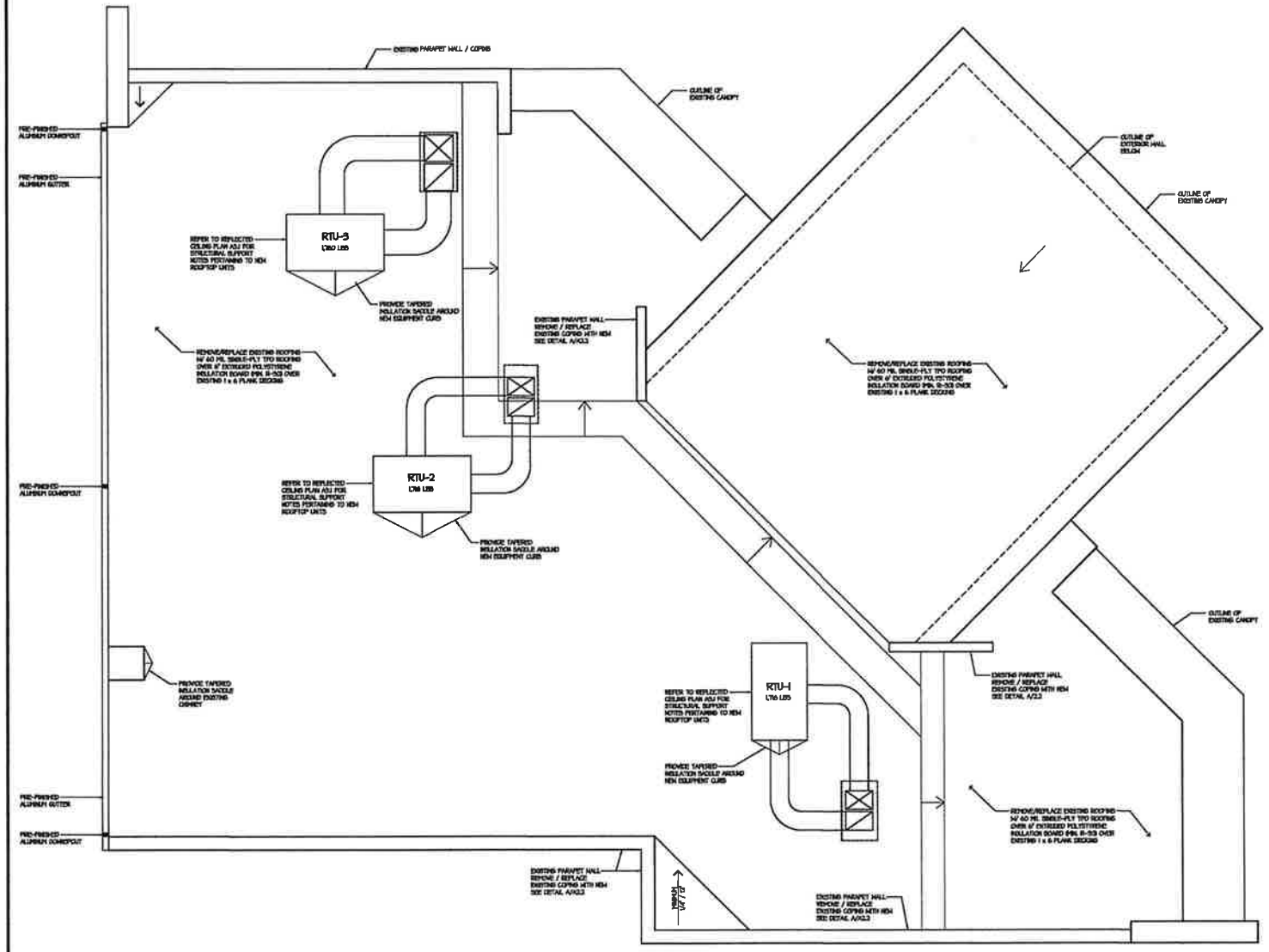
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FLOOR PLAN AND NOTES

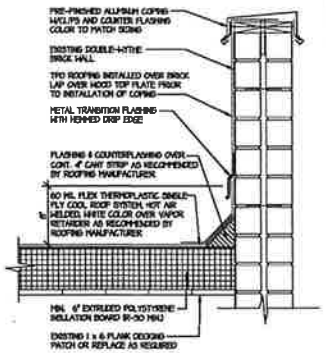
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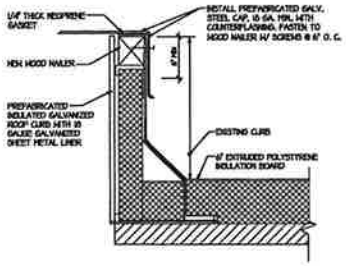
A2.1



ROOF PLAN
SCALE: 1/4" = 1'-0"
0 1 2 4 8



A SECTION THRU PARAPET
SCALE: 1 1/2" = 1'-0"



B CAP OVER EXISTING ROOF CURB DETAIL
SCALE: 1 1/2" = 1'-0"

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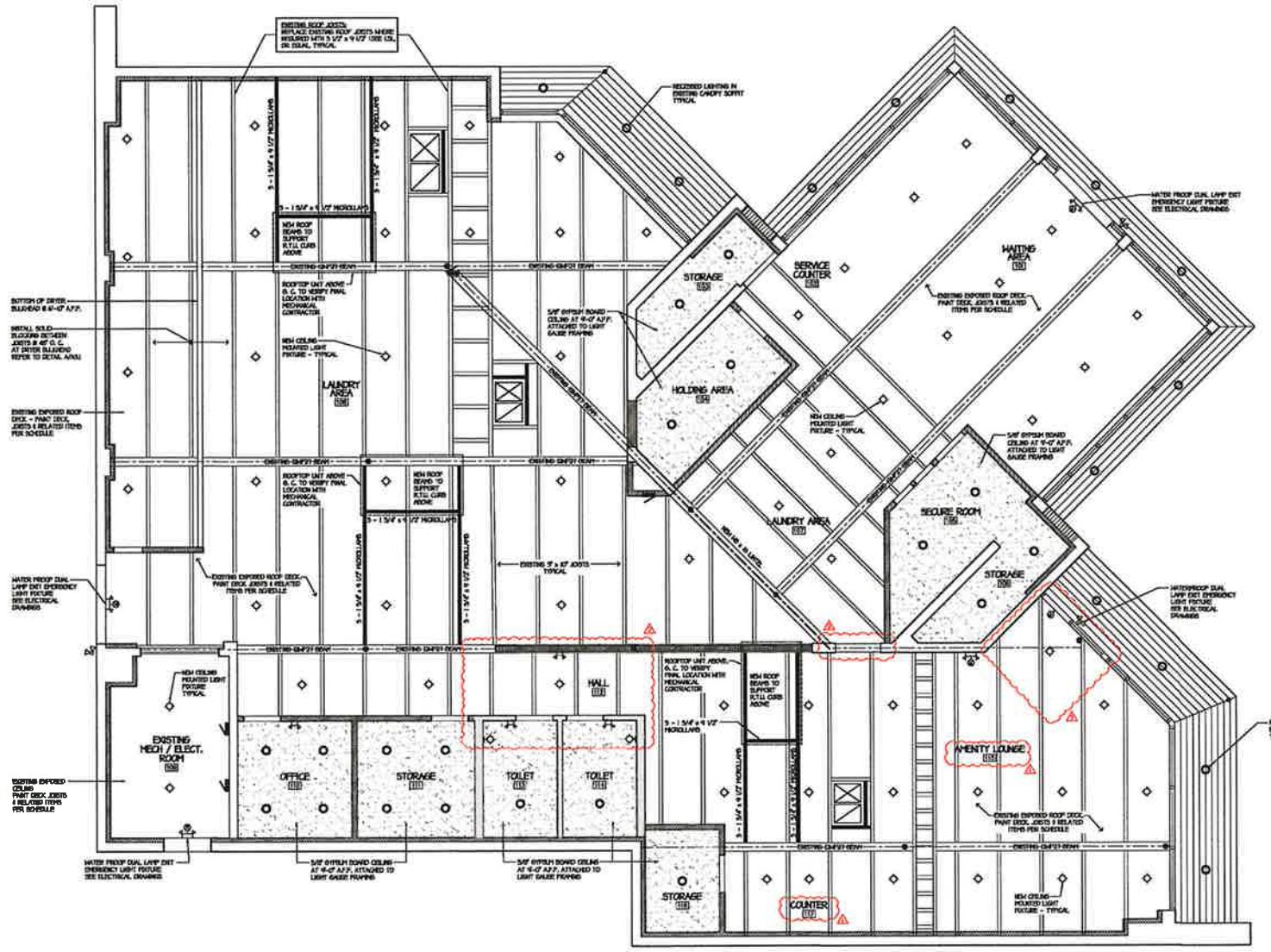
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ROOF PLAN AND NOTES

DATE
FOR PERMIT 9.21.2025

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A2.2



REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"

0 1 2 4 10

N

Light Fixture Legend

- RECESSED CAN LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- EMERGENCY LIGHT
- REMOTE HEAD EMERGENCY LIGHT
- EXIT SIGN EMERGENCY LIGHT, COMBO - CHICAGO APPROVED
- EXIT SIGN - CHICAGO APPROVED

NOTE: REFER TO ELECTRICAL DRAWINGS FOR NIGHT LIGHTS, EXIT LIGHTS, AND FIXTURE SPECIFICATIONS

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REFLECTED CEILING PLAN AND NOTES

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DATE
REVISED PER PERMIT 9.5.2025
REVISED PER PERMIT 9.9.2025
REVISED PER PERMIT 9.15.2025
FOR PERMIT 9.21.2025

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A3.1

Room Finish Schedule

ROOM	DOORS		WINDOWS	FLOOR	WALLS		BASE	CEILING		REMARKS
ROOM NAME	DOOR	FRAME	FINISH	FINISH	MATERIAL	FINISH	MATERIAL	MATERIAL	FINISH	
101 WAITING AREA	ALUMINUM	ALUMINUM	ALUMINUM	PC-1	GYP BD	PNT-1	VB-1	EXPOSED WOOD	PNT-3	CEILING HT. VARIES - 10'-0" TO 14'-0"
102 STORAGE COUNTER	H.M.	PNT-3	ALUMINUM	PC-1	GYP BD	PNT-1	VB-1	EXPOSED WOOD	PNT-3	CEILING HT. VARIES - 10'-0" TO 14'-0"
103 STORAGE ROOM	H.M.	PNT-3	-	C-1	GYP BD	PNT-1	VB-1	GYP BD	PNT-3	9'-0" CEILING HEIGHT
104 HOLDING AREA	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1	VB-1	GYP BD	PNT-3	9'-0" CEILING HEIGHT
105 SECURE ROOM	H.M.	PNT-3	-	C-1	GYP BD	PNT-1	VB-1	GYP BD	PNT-3	9'-0" CEILING HEIGHT
106 STORAGE ROOM	H.M.	PNT-3	-	C-1	GYP BD	PNT-1	VB-1	GYP BD	PNT-3	9'-0" CEILING HEIGHT
107 LAUNDRY AREA (FRONT)	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1	VB-1	EXPOSED WOOD	PNT-3	CEILING HT. VARIES - 10'-0" TO 14'-0"
108 LAUNDRY AREA (REAR)	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1	VB-1	EXPOSED WOOD	PNT-3	9'-0" CEILING HEIGHT
109 MECHANICAL / ELECTRICAL ROOM	H.M.	PNT-3	-	C-1	EXISTING	EXISTING	VB-1	EXPOSED WOOD	PNT-3	9'-0" CEILING HEIGHT
110 OFFICE	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1	VB-1	GYP BD	PNT-3	9'-0" CEILING HEIGHT
111 STORAGE	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1	VB-1	GYP BD	PNT-3	9'-0" CEILING HEIGHT
112 HALL	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1	VB-1	GYP BD	PNT-3	SEE ELEVATIONS B-1 & SHEET A7.1
113 TOILET	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1 / T-1	VB-2	GYP BD	PNT-3	SEE ELEVATIONS B-1 & SHEET A7.1
114 TOILET	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1 / T-1	VB-2	GYP BD	PNT-3	SEE ELEVATIONS A-1 & SHEET A7.1
115 AMENITY LOUNGE	ALUSTL	ALUPNT-3	ALUMINUM	PC-1	GYP BD	PNT-1	VB-1	EXPOSED WOOD	PNT-3	CEILING HT. VARIES - 10'-0" TO 14'-0"
116 STORAGE	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1 / PNT-3	VB-1	GYP BD	PNT-3	9'-0" CEILING HEIGHT
117 COUNTER	H.M.	PNT-3	-	PC-1	GYP BD	PNT-1 / PNT-3	VB-1	EXPOSED WOOD	PNT-3	9'-0" CEILING HEIGHT
118 VESTIBULE	ALUMINUM	ALUMINUM	ALUMINUM	PC-1	GYP BD	PNT-1	VB-1	GYP BD	PNT-3	9'-0" CEILING HEIGHT

Interior Material Schedule

TAG	DESCRIPTION	MANUFACTURER	STYLE / COLOR	LOCATION / REMARKS
PAINT				
PNT-1	PAINT	SHERWIN WILLIAMS	PROMAR 200 - EGG SHELL	COLOR AS SELECTED BY THE OWNER
PNT-2	PAINT	SHERWIN WILLIAMS	PRO INDUSTRIAL - SEMI-GLOSS	COLOR AS SELECTED BY THE OWNER
PNT-3	PAINT	SHERWIN WILLIAMS	PRO INDUSTRIAL - MATTE / FLAT	COLOR AS SELECTED BY THE OWNER
CONCRETE SLAB FINISHES				
C-1	CONCRETE	N / A	HARD TROWELED FINISH - NO SEALER	
PC-1	SEALED & POLISHED CONCRETE	PROSOCO	CONSOLIDEK LS/CS SEALER - 500 GRIT POLISHING PAD	REFER TO ROOM FINISH SCHEDULE
WALL BASE				
VB-1	4" VINYL BASE	SWAN	COVE BASE - COLOR SELECTED BY OWNER	AT GYPSUM BOARD WALLS - U.N.O.
VB-2	6" VINYL BASE	SWAN	COVE BASE - COLOR SELECTED BY OWNER	AT GYPSUM BOARD WALLS - U.N.O.
CABINET FINISHES				
PL-1	PLASTIC LAMINATE	WILSONART	4966K-12 - 5TH ELM AVENUE	ALL MILLWORK CABINETS & DOORS
COUNTERTOPS				
TOP-1	QUARTZ	TO BE SELECTED BY OWNER	SLATE ALLUDOR	ALL COUNTERTOPS
MISCELLANEOUS				
FRP	FIBERGLASS REINFORCED PLASTIC	FRP - ANY MANUFACTURER	COLOR W. THICKENING, EMBOSSED, WHITE	CABINET BACK WALL & TOILET WET WALL AND SIDE WALLS
T-1	PORCELAIN TILE	TO BE SELECTED BY OWNER		

Room Finish Notes

1. ALL FINISHES SHALL HAVE A CLASS I FLAME SPREAD RATING
2. ALL EXIT HALLS PASSAGEWAYS SHALL HAVE "CLASS I" INTERIOR FINISH MATERIALS IN ACCORDANCE WITH ASTM E84 RATINGS.
3. ALL CORRIDORS PROVIDING EXIT ACCESS SHALL HAVE "CLASS II" INTERIOR WALL AND CEILING FINISH MATERIALS IN ACCORDANCE WITH ASTM E84 RATINGS.
4. ALL ROOMS OR ENCLOSED SPACES SHALL HAVE "CLASS II" INTERIOR WALL AND CEILING FINISH MATERIALS IN ACCORDANCE WITH ASTM E84 RATINGS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BETWEEN ALL TRADES TO ENSURE THAT THE SUBSTRATES ARE PROPERLY PREPARED TO RECEIVE EACH FINISH MATERIAL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN RECOMMENDATIONS.
6. PRIOR TO APPLYING PAINT, PROPERLY APPLY CAULK OR SEALANT AT ALL JOINTS AND/OR CRACKS IN THE SUBSTRATE IN ACCORDANCE WITH THE PAINT MANUFACTURERS WRITTEN RECOMMENDATIONS.
7. PROVIDE ONE COAT PRIMER OVER ALL SURFACES TO RECEIVE PAINT. THE PRIMER TYPE SHALL BE IN ACCORDANCE WITH THE PAINT MANUFACTURER'S WRITTEN RECOMMENDATIONS.
8. INSTALL 5/8" MOISTURE RESISTANT WALL BOARD AT RESTROOM WET WALLS.

Gypsum Board Partitions

KEY	PLAN SYMBOL	DETAIL	COMPONENTS
A1 / A2		3 1/2" BOARD ATTENUATION BATTS WHERE SHOWN ON PLAN - TYPE A2 ONLY; 3 5/8" x 25 GA. METAL STUDS @ 16" O.C.; 5/8" GYP BD EACH SIDE	A1 INTERIOR PARTITION: 5/8" GYPSUM BOARD EACH SIDE OF 3 5/8" x 25 GA. METAL STUDS @ 16" O.C. - FULL HEIGHT - FLOOR TO UNDERSIDE OF DECK. A2 INTERIOR PARTITION: 5/8" GYPSUM BOARD EACH SIDE OF 3 5/8" x 25 GA. METAL STUDS @ 16" O.C. - FULL HEIGHT - FLOOR TO UNDERSIDE OF DECK WITH 3 1/2" SOUND ATTENUATION BATTS
A3	PLUMBING WALL	3 1/2" SOUND ATTENUATION BATTS; 2 1/2" x 25 GA. METAL STUDS STAGGERED @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE	A3 PLUMBING WALL: 5/8" GYPSUM BOARD EACH SIDE OF 2 1/2" x 25 GA. METAL STUDS STAGGERED @ 16" O.C. - FULL HEIGHT - FLOOR TO UNDERSIDE OF DECK WITH 3 1/2" SOUND ATTENUATION BATTS. NOTE: PROVIDE SOLID WOOD BLOCKING BETWEEN JOIST RAFTERS AT TOP OF WALLS
A4		EXISTING EXTERIOR BRICK; EXISTING 3 WYTHES OF BRICK; INTERIOR SIDE: 5/8" GYPSUM BOARD; 3 5/8" METAL STUDS @ 16" O.C.; CLOSED-CELL SPRAY FOAM INSULATION 9"-10" MIN.	REFER TO SECTION X / A6X FOR DETAILED COMPONENTS FULL HEIGHT - FLOOR TO UNDERSIDE OF DECK

APPROVED GYPSUM BOARD MANUFACTURERS: AMERICAN GYPSUM COMPANY; NATIONAL GYPSUM COMPANY; G-P GYPSUM CORPORATION; UNITED STATES GYPSUM COMPANY

Door Schedule

NO.	DOOR TYPE	DOOR SIZE	DOOR THICK	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME DETAIL	HARDWARE	FIRE RATING	REMARKS
EX	-	EXISTING	-	-	-	-	-	-	-	-	-	EXISTING DOOR
B	D1	3'-0" x 7'-0"	1 3/4"	ALUMINUM GLASS	CLEAR ANODIZED	F1	ALUMINUM GLASS	CLEAR ANODIZED	-	BY MANUFACTURER C1, D2, F, K, L, M	-	
B1	D2	(2) 3'-0" x 7'-0"	1 3/4"	ALUMINUM GLASS	CLEAR ANODIZED	F2	ALUMINUM GLASS	CLEAR ANODIZED	-	BY MANUFACTURER C2, D3, F, K, L, N	-	
1	D5	3'-0" x 7'-0"	1 3/4"	HOLLOW METAL	PAINT	F3	HOLLOW METAL	PAINT	-	A2, C1, J, D1	-	
2	D3	3'-0" x 7'-0"	1 3/4"	HOLLOW METAL	PAINT	F3	HOLLOW METAL	PAINT		A4, C1, D3, J	-	
3	D5	3'-0" x 7'-0"	1 3/4"	HOLLOW METAL	PAINT	F3	HOLLOW METAL	PAINT		A3, C1, D3, J	-	
4	D5	2'-8" x 7'-0"	1 3/4"	HOLLOW METAL	PAINT	F3	HOLLOW METAL	PAINT		A3, C1, D3, J	-	

Door Hardware Schedule

TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH
A1	PASSAGE LOCKSET - LEVER HANDLE	SCHLAGE	A - LEVER	SATIN CHROME
A2	PRIVACY LOCKSET - LEVER HANDLE	SCHLAGE	A - LEVER	SATIN CHROME
A3	STOREROOM LOCKSET - LEVER HANDLE	SCHLAGE	A - LEVER	SATIN CHROME
A4	OFFICE LOCKSET - LEVER HANDLE	SCHLAGE	A - LEVER	SATIN CHROME
A5	PANIC DEVICE	VON DUPRIN	99 - 3 - V	SATIN CHROME
B	ELECTRIC LOCK (AT ALL DOORS + DOUBLE LEAF)	TRILOGY	POL3000	SATIN CHROME
B2	MORTISED DEADBOLT	SCHLAGE	B462N	SATIN CHROME
C	1 1/2 PAIR BUTT HINGES - EACH LEAF	HAGER	BB1279	SATIN CHROME
C2	2 PAIR BUTT HINGES - EACH LEAF	HAGER	BB1346	SATIN CHROME
D	CLOSER W/ HOLD-OPEN (BARRIER FREE)	LCN	4041 HAPH	STD. SILVER
D2	CLOSER (BARRIER FREE)	LCN	4041	STD. SILVER
E	WEATHERSTRIPPING & SWEEP	RIXI	346A / 326C	MILL FINISH
F	ALUMINUM THRESHOLD	RIXI	320MA	MILL FINISH
G	TOP + BOTT. FLUSH BOLTS - INACTIVE LEAF	RIXI	782DB	SATIN CHROME
H	OVERLAPPED ASTRAGAL - INACTIVE LEAF	RIXI	824-PRE/OPAS	PRIMED STEEL
J	FLOOR STOP - EACH LEAF	RIXI	176T	SATIN CHROME
K	PUSH HANDLE BY STOREFRONT DOOR MFR	-	-	SATIN CHROME
L	PULL HANDLE BY STOREFRONT DOOR MFR	-	-	SATIN CHROME
M	INTERIOR PANIC LEVER BY STOREFRONT DOOR MFR	-	-	SATIN CHROME
N	WEATHERSTRIPPING	BY DOOR MFR	-	MILL FINISH

Door Notes

GENERAL:
ALL DOORS, HARDWARE & THRESHOLDS SHALL COMPLY WITH ALL APPLICABLE CURRENT STATE AND FEDERAL ACCESSIBILITY GUIDELINES.

CLOSERS
1. MANUAL PUSH OR PULL TO OPEN ANY DOOR SHALL NOT EXCEED FIVE POUNDS.
2. CLOSERS ON FIRE RATED DOORS SHALL BE THRU-BOLTED

KEYLESS HARDWARE
PROVIDE KEYLESS HARDWARE ON ALL DOORS LEADING TO HAZARDOUS ROOMS.

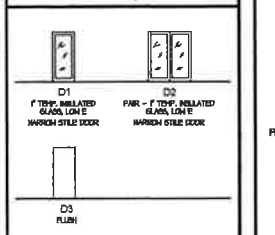
EGRESS DOORS
ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. DEADBOLTS SHALL NOT REQUIRE A KEY TO OPERATE FROM THE INSIDE

METAL DOOR FINISH
ALL METAL DOORS & FRAMES SHALL BE PROPERLY PRIMED & PAINTED WITH 2 COATS OF ALKYD LOW-LUSTER ENAMEL PAINT

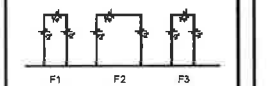
DOOR SILENCERS
PROVIDE 3 DOOR SILENCERS ON ALL HOLLOW METAL DOOR FRAMES

FLOOR ELEVATIONS AT DOORS
THERE SHALL BE A LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL MAN DOORS THAT ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDINGS SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT GREATER THAN 2%.

Door Types



Door Frame Types



Aluminum Storefront

ALUMINUM STOREFRONT

DOORS:	ALUMINUM & GLASS, NARROW STILE
FRAMES:	ALUMINUM, 1 3/4" x 4 1/2"
FINISH:	POWDER COATED, STANDARD COLOR TO BE SELECTED BY DEVELOPER
GLASS:	EXTERIOR: 1/4" TEMPERED, CLEAR; INTERIOR: 1" INSULATED, TEMPERED, CLEAR
PERFORMANCE:	U-0.30 ASSEMBLY, OR BETTER

Partition & Wall Notes

TYPICAL GYPSUM BOARD PARTITION NOTES
1. ALL JOINTS SHALL BE TAPED
2. APPLY GYPSUM BOARD TO ONE SIDE OF 3 5/8" TYPE 'S' STUDS, SCREWED @ 12" O.C. @ 2" O.C. ALONG EDGES
3. PROVIDE SEALANT BEAD BEHIND

MOISTURE RESISTANT WALL BOARD
1. INSTALL GREEN @ 48" O.C. AT ALL LOCATIONS TO RECEIVE MOISTURE RESISTANT WALL BOARD

FIRE RATED ASSEMBLIES
REFER TO THE MANUFACTURER'S LITERATURE FOR FIRE RESISTANCE DIRECTORY FOR COMPLETE DESCRIPTIONS OF THE INSTALLATION OF ALL MATERIALS REQUIRED TO COMPLY WITH THE ALL DESIGN RATINGS SPECIFIED HEREIN.

COMBUSTIBLE CONSTRUCTION
COMBUSTIBLE MATERIALS MAY NOT BE USED IN ANY ASSEMBLY WITH A REQUIRED FIRE RESISTANCE OF 2 HOURS OR MORE.

GRAB BARS
PROVIDE BACKING IN BATHROOM WALLS AS INDICATED ON DETAILS AT SIDE AND REAR WALLS AROUND SHOWER CUBICLE
ALL BACKING SHALL BE SECURELY SECURED TO THE METAL STUDS.

Sealants & Caulking

INTERIOR CAULK

TYPE: POLYURETHANE, SINGLE-COMPONENT, NON-SAG, ASTM C834.

LOCATIONS:
A. PERIMETERS OF WINDOWS, DOORS, LOUVER & ALL OTHER EXTERIOR WALL OPENINGS
B. CONCRETE & MASONRY JOINTS
C. GYPSUM BOARD & BACKER BOARDS
D. INTERIOR TRIM

INTERIOR SEALANT IN AREAS EXPOSED TO WATER

TYPE: SILICONE, SINGLE-COMPONENT, LOW-MODULUS, NON-SAG SEALANT; COMPLY WITH ASTM C920, TYPE S OR M, GRADE NS, CLASS 25

LOCATIONS:
A. COUNTERTOPS
B. TILE
C. PLUMBING FIXTURES AND TRIM

EXTERIOR SEALANT

TYPE: SILICONE, SINGLE-COMPONENT, NON-STAINING, LOW-MODULUS, NON-SAG SEALANT. COMPLY WITH ASTM C920, TYPE S OR M, GRADE NS, CLASS 25

LOCATIONS:
A. PERIMETER OF WINDOWS, DOORS, LOUVERS, METAL WALL PANELS AND CERTAIN WALLS, ETC.
B. EXTERIOR TRIM, SIDING, SOFFITS AND OTHER CLADDING
C. SHEET METAL COPING & FLASHINGS

COLOR: MATCH WINDOW, DOOR, LOUVER, E.I.F.S., SHEET METAL, CLADDING OR TRIM COLOR

Carpentry

ROUGH CARPENTRY

A. ALL DIMENSION LUMBER SHALL BE HEM FIR NO. 2 SURFACE-FREE-FIR NO. 2 OR BETTER AS DEFINED BY THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "DESIGN VALUES FOR VISUALLY GRADED STRUCTURAL LUMBER" - LATEST EDITION.

B. ALL MEMBER SIZES GIVEN ON PLAN ARE NOMINAL DIMENSIONS.

C. ALL NAILED CONNECTIONS SHALL BE FABRICATED AS FOLLOWS: MINIMUM REQUIREMENTS FOR IBC NAILS:
1. PREMISE 1 1/2" END DIST. AND 1 1/4" EDGE DIST.
2. SPACE NAILS 1 1/2" OC
3. ALL NAILS TO CLINCHED.

F. ALL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

G. ALL MEMBERS & ITEMS SHALL BE FREE OF SPLITS, CHECKS AND SHAKES.

H. ALL EXTERIOR DOORS AND WINDOWS SHALL BE SET WITH WEATHERED FLASHING.

I. ALL DOORS AND WINDOWS SHALL BE PROPERLY LEVELED AND SHIMMED WHEN SET.

FINISH CARPENTRY

A. LUMBER STANDARDS: FURNISH LUMBER MANUFACTURED TO COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARDS COMMITTEE'S (ALSC) BOARD OF REVIEW.

B. INSTALL FINISH CARPENTRY PLUMB, LEVEL, TRUE AND ALIGNED WITH ADJACENT MATERIALS. USE CONCEALED SHIMS WHERE REQUIRED FOR ALIGNMENT.

C. SCRIBE AND CUT FINISH CARPENTRY TO FIT ADJOINING WORK. REFINISH AND SEAL CUTS AS RECOMMENDED BY MANUFACTURER.

D. CARPENTER SHALL UNDERCUT DOORS AT ALL ROOMS WITH UNBRACED CARPET. VERIFY LOCATIONS WITH GENERAL CONTRACTOR.

Firestopping

GENERAL
FIRESTOPPING SHALL BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED FLOOR, WALL AND ROOF / CEILING ASSEMBLIES BY MECHANICAL, PLUMBING AND ELECTRICAL PIPES, TUBES, CONDUITS, ETC., IN ACCORDANCE WITH THE VILLAGE OR CITY BUILDING CODE REQUIREMENTS. THROUGH-PENETRATION SYSTEMS SHALL BE PROVIDED AND INSTALLED AS SPECIFIED BELOW.

GYPSUM BOARD WALLS

METAL PIPE
UL: DES. NO. W-L-0226 - 1 OR 2 HOUR FIRE RATING F-RATING = 2, T-RATING = 1
1. PIPE STOP CAULK OR PUTTY EACH SIDE OF PENETRATION

PLASTIC PIPE - UP TO 2" DIAMETER
UL: DES. NO. W-L-2035 / 3067 / 3251 - UP TO 2 HOUR FIRE RATING F-RATING = 2, T-RATING = 2
COMPONENTS:
1. FOAM BACKER ROD AT 2 HOUR RATED WALLS ONLY
2. PIPE STOP CAULK EACH SIDE OF PENETRATION

PLASTIC PIPE - OVER 2" DIAMETER
UL: DES. NO. W-L-2035 - UP TO 2 HOUR FIRE RATING
COMPONENTS:
1. PIPE STOP WRAPPING MATERIAL AROUND PIPE
2. PIPE STOP CAULK OR PUTTY EACH SIDE OF PENETRATION

General Requirements

SUBMITTALS
THE GENERAL CONTRACTOR SHALL SUBMIT EACH SUBMITTAL PACKAGE TO THE ARCHITECT FOR REVIEW. ALLOW SUFFICIENT TIME SO THAT THE INSTALLATION WILL NOT BE DELAYED AS A RESULT OF THE TIME REQUIRED TO PROCESS THE SUBMITTALS, INCLUDING TIME FOR RESUBMITTALS.

PRODUCT SUBSTITUTIONS
NO PRODUCTS SHALL BE SUBSTITUTED FOR THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS UNLESS APPROVED IN WRITING BY THE ARCHITECT OR OWNER.

CHANGE ORDER REQUESTS
WHEN LATENT OR OTHER UNFORESEEN CONDITIONS REQUIRE MODIFICATIONS TO THE CONTRACT, A NON-CONTRACTOR MAY PROPOSE CHANGES BY SUBMITTING A REQUEST FOR A CHANGE TO THE GENERAL CONTRACTOR. INCLUDE A LIST OF QUANTITIES OF PRODUCTS TO BE PURCHASED AND UNIT COSTS ALONG WITH THE TOTAL AMOUNT OF PURCHASES TO BE MADE. WHERE REQUESTED, FURNISH SURVEY DATA TO SUBSTANTIATE QUANTITIES, COSTS AND/OR CREDITS.

CONSTRUCTION CHANGE DIRECTIVES
UPON RECEIPT OF A CHANGE ORDER PROPOSAL REQUEST, THE GENERAL CONTRACTOR SHALL ISSUE A CONSTRUCTION CHANGE DIRECTIVE OUTLINING THE TERMS BY WHICH THE SUB-CONTRACTOR MAY PROCEED WITH THE WORK. THE CONSTRUCTION CHANGE DIRECTIVE WILL CONTAIN A COMPLETE DESCRIPTION OF THE CHANGE IN THE WORK, AND WILL BE ATTACHED WITH THE FOLLOWING:

A. A CHANGE ORDER - INCLUDING THE MODIFICATIONS TO BE MADE TO THE CONTRACT.

B. A PURCHASE ORDER - INCLUDING COSTS AND/OR CREDITS FOR PRODUCTS AND SERVICES TO BE PROVIDED.

CUTTING & PATCHING

A. USE MATERIALS THAT ARE IDENTICAL TO EXISTING MATERIALS. IF IDENTICAL MATERIALS ARE NOT AVAILABLE OR CANNOT BE USED WHERE REQUIRED, SURFACES ARE EMULSIFIED, USE MATERIALS THAT MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE WITH REGARD TO VISUAL EFFECT. USE MATERIALS WHOSE INSTALLED PERFORMANCE WILL EQUAL OR SURPASS THAT OF EXISTING MATERIALS.

B. ALL MATERIALS USED FOR PATCHING SHALL BE SUBMITTED TO & APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

C. PROTECT EXISTING CONSTRUCTION DURING CUTTING AND PATCHING TO PREVENT DAMAGE. PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITIONS FOR PORTIONS OF THE PROJECT THAT MIGHT BE EXPOSED DURING CUTTING AND PATCHING OPERATIONS.

D. CUTTING SHALL BE DONE NEATLY, USING METHODS LEAST LIKELY TO DAMAGE ELEMENTS TO BE RETAINED OR ADJOINING CONSTRUCTION.

E. CUT THROUGH CONCRETE AND MASONRY USING A CUTTING MACHINE SUCH AS A CARBORUNDUM SAW OR DIAMOND CORE DRILL.

F. PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS POSSIBLE. MATCHING EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO RETAINED ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE EVIDENCE OF PATCHING AND REPAIRING.

G. PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT AND/OR REMOVED.

Painting

INTERIOR PAINT
EXPOSED CONCRETE BLOCK WALLS:
SEMI-GLOSS, ODORLESS, ALKYD ENAMEL, THD CO COATS

GYPSUM BOARD WALLS & CEILINGS:
LATEX ENAMEL, EGG SHELL, THD CO FINISH COATS

WOOD TRIM, DOORS AND WINDOWS:
SEMI-GLOSS, ODORLESS, ALKYD ENAMEL, THD CO COATS

EXPOSED STEEL, STAIR COMPONENTS, COLUMNS, DOORS & FRAMES, ETC.:
SEMI-GLOSS, ALKYD ENAMEL, THD CO COATS

LOUVERS, GRILLES, ACCESS PANELS & CONDO ELECTRIC PANELS:
SEMI-GLOSS, ALKYD ENAMEL, THD CO COATS

EXTERIOR PAINT
TYPICAL EXTERIOR PAINT FINISH:
SEMI-GLOSS, ALKYD ENAMEL, THD CO COATS

PAINT STEEL LINTELS COLOR TO MATCH MASONRY THEY ARE SUPPORTING

PRIMER
ALL SUBSTRATES SHALL BE PROPERLY PRIMED PRIOR TO APPLICATION OF PAINT

ARCH AMERICA
34121 N. IL RT. 45, Suite 213
Grayslake, Illinois 60030
Phone 847-336-6900
Fax 847-336-6911

ALTERATIONS TO THE BUILDING AT
4200 S Dr Martin Luther King Jr Dr
CHICAGO, ILLINOIS 60653

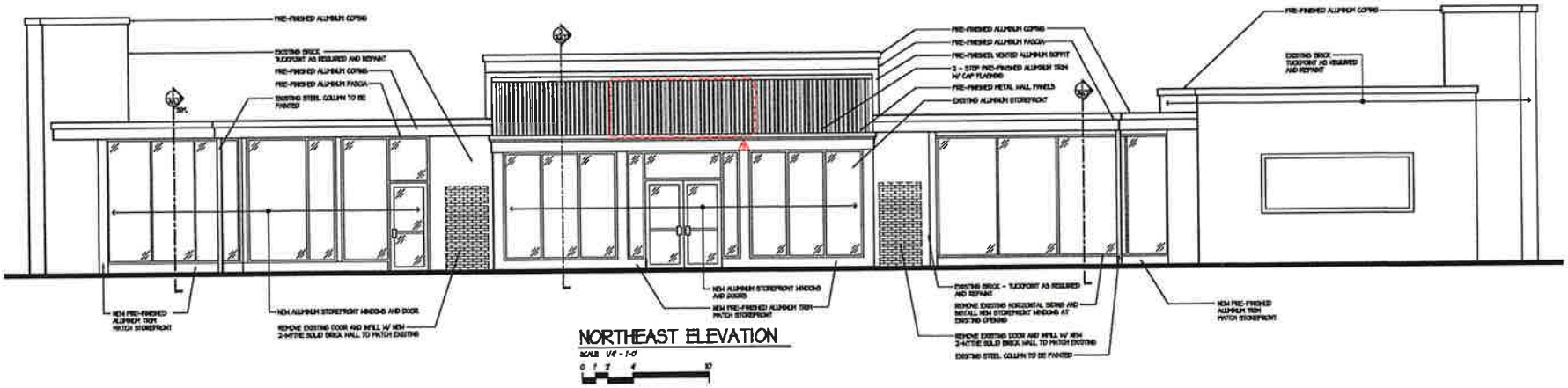
© 2026

SPECIFICATIONS, DETAILS & SCHEDULES

DATE

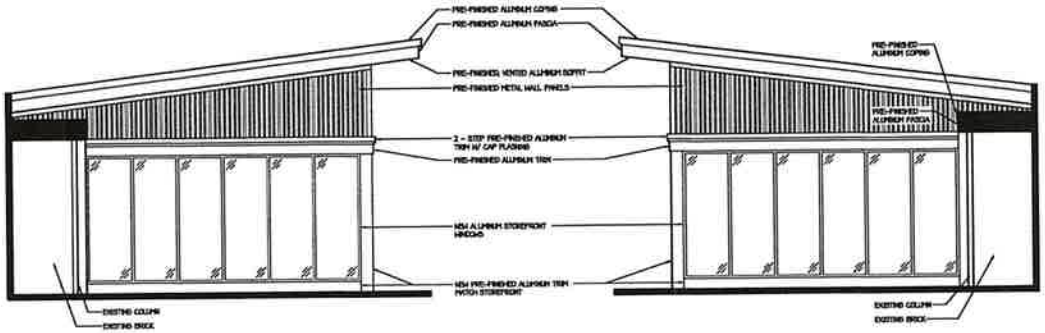
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A4.1



NORTHEAST ELEVATION

SCALE 1/4" = 1'-0"



SOUTHEAST ELEVATION

SCALE 1/4" = 1'-0"

NORTHWEST ELEVATION

SCALE 1/4" = 1'-0"

ARCH AMERICA
24121 W. US 45, Suite 213
Grayslake, Illinois 60030
Phone 847-339-6930
Fax 847-339-6931

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CHICAGO, ILLINOIS 60653

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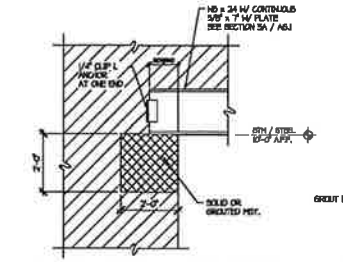
EXTERIOR ELEVATIONS AND NOTES

DATE

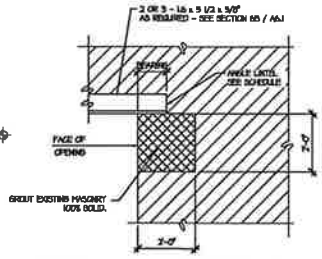
⚠	REVISED FOR PERMIT 8.1.2008
⚠	REVISED FOR PERMIT 8.5.2008
⚠	REVISED FOR PERMIT 8.20.2008
	FOR PERMIT 8.21.2008

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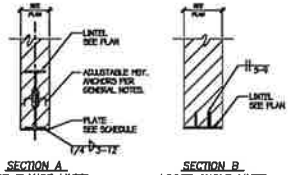
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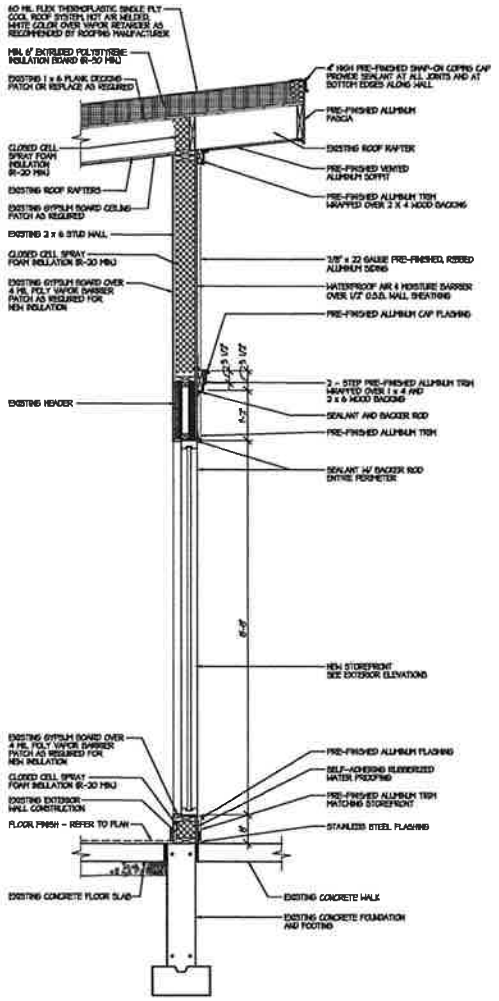
4 TYPICAL WALL ELEVATION AT WIDE FLANGE STEEL LINTEL
NOT TO SCALE



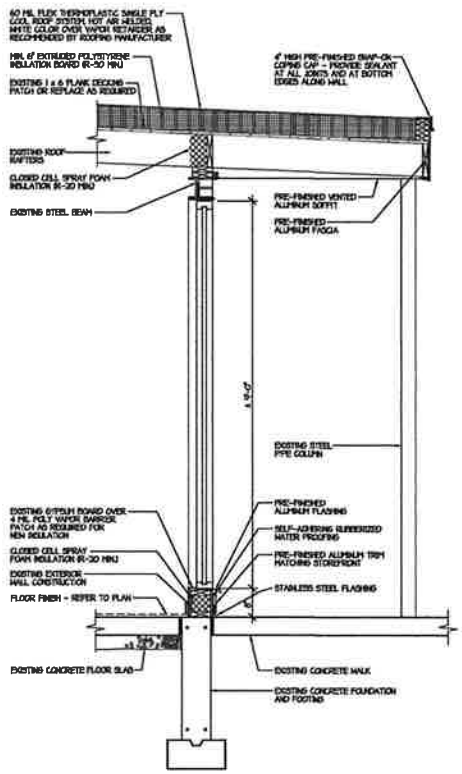
3 TYPICAL WALL ELEVATION AT LOOSE ANGLE STEEL LINTEL
NOT TO SCALE



5 TYPICAL STEEL LINTEL DETAILS
NOT TO SCALE



2 FRONT WALL SECTION
SCALE: 3/4" = 1'-0"



1 WALL SECTION THRU CANOPY
SCALE: 3/4" = 1'-0"

ARCH AMERICA
34121 N. US 45, Suite 213
Grayslake, Illinois 60030
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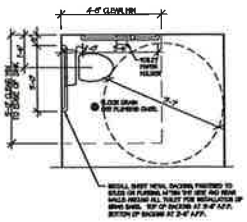
WALL SECTIONS AND DETAILS

DATE

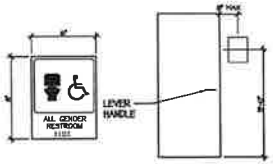
FOR PERMIT 9.21.2025

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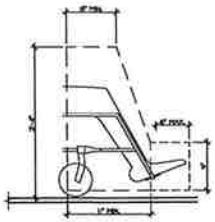
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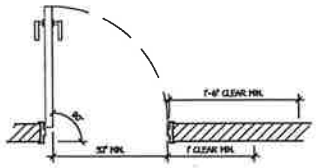
A TOILET - PLAN
SCALE 3/8" = 1'-0"



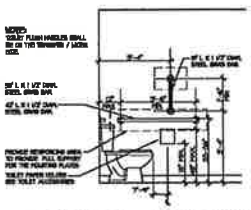
B TOILET ROOM SIGNAGE
NOT TO SCALE



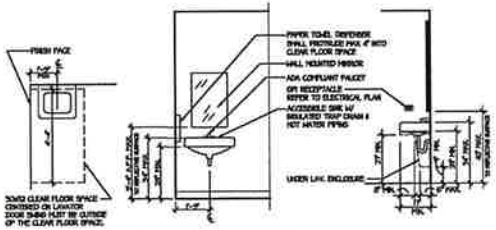
C KNEE & TOE CLEARANCE SECTION
NOT TO SCALE



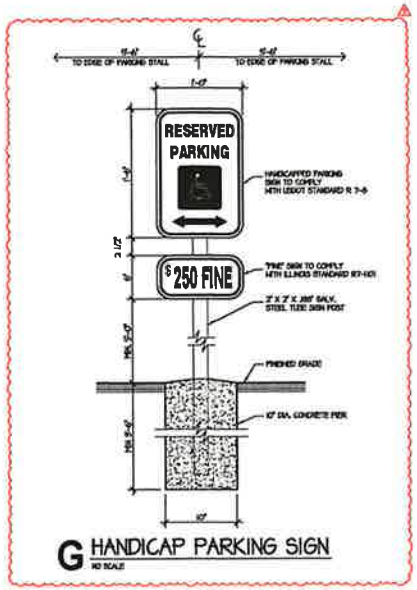
D CLEAR WIDTH OF DOORWAYS
SCALE 3/8" = 1'-0"



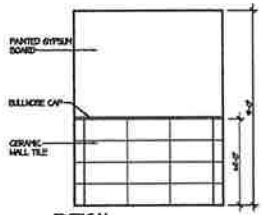
E TOILET - ELEVATIONS
SCALE 3/8" = 1'-0"



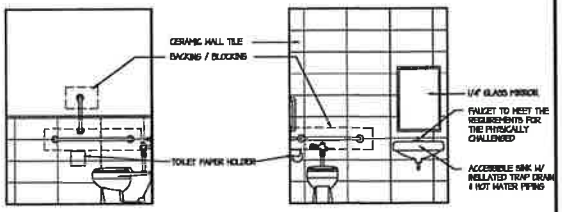
F LAV DETAILS
SCALE 3/4" = 1'-0"



G HANDICAP PARKING SIGN
NO SCALE

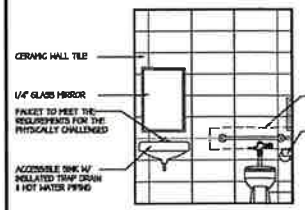


1 TYPICAL TOILET ROOM WALL
SCALE 3/8" = 1'-0"

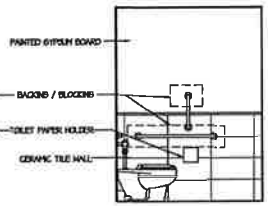


2 TOILET SIDE WALL
SCALE 3/8" = 1'-0"

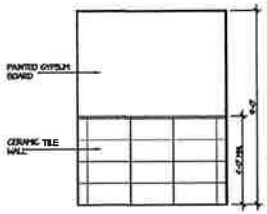
3 TOILET
SCALE 3/8" = 1'-0"



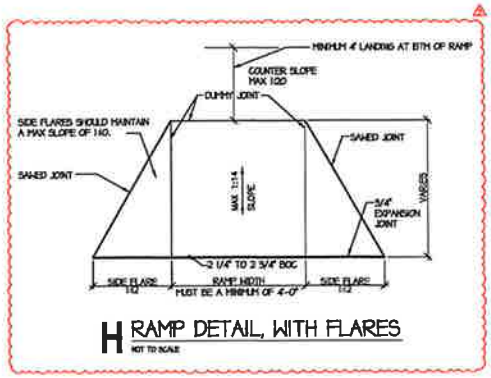
4 TOILET BACK WALL
SCALE 3/8" = 1'-0"



5 TOILET SIDE WALL
SCALE 3/8" = 1'-0"



6 TOILET ROOM WALL
SCALE 3/8" = 1'-0"



H RAMP DETAIL, WITH FLARES
NOT TO SCALE

Toilet Accessories

PUBLIC TOILET ACCESSORIES

TYPICAL FINISH:	STAINLESS STEEL, SATIN FINISH
LIQUID SOAP DISPENSER:	BOBRICK, MODEL NO. B-823
TOILET PAPER HOLDER:	BRADLEY, MODEL NO. 5268
ROBE HOOK:	BOBRICK, MODEL NO. B-7671
HANDICAP TILT MIRROR:	BOBRICK, MODEL NO. B-290-2436

GRAB BARS

MANUFACTURER:	BRADLEY
MODEL:	812-0-003-18, 812-0-003-36, 812-0-003-42
MATERIAL:	STAINLESS STEEL
PUBLIC TOILETS FINISH	SATIN FINISH WITH PEENED GRIPPING SURFACE

MOUNTING HEIGHTS

	STANDARD	ACCESSIBLE	LOCATION
TOILET PAPER HOLDER:	26" A.F.F.	26" A.F.F.	CENTER-LINE
ROBE HOOK:	66" A.F.F.	66" A.F.F.	CENTER-LINE
GRAB BARS:	N/A	36" A.F.F.	CENTER OF DOOR

Accessibility Notes

LAVATORIES
1. HOT WATER AND DRAIN PIPES UNDER LAVATORIES OF SINKS SHALL BE INSULATED OR OTHERWISE PROTECTED IF THEY ABOVE THE CLEARANCE AREA. SEE LAVATORY DIAGRAM.
2. FAUCET TO MEET THE REQUIREMENTS FOR THE PHYSICALLY CHALLENGED

WATER CLOSET
1. WATER CLOSET FLUSH HANDLES SHALL BE OPPOSITE THE SIDE WALL

ELECTRICAL NOTES
1. ALL LIGHTS SWITCHES, THERMOSTAT, PULL BOXES, AND OTHER OPERATING CONTROLS WILL BE MOUNTED NO HIGHER THAN 54" FOR SIDE REACH AND 48" FOR FORWARD REACH
2. ALL CONTROLS, INCLUDING RECEPTACLES, SHALL BE MOUNTED BETWEEN 15" AND 48" A.F.F.

SIGNAGE
FINISH (ALL SIGNAGE)
EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH.
CHARACTERS & SYMBOLS SHALL CONTRAST W/ THEIR BACKGROUND.

ROOM & SPACE DESIGNATION SIGNAGE:

MOUNTING HEIGHT	60" A.F.F. TO CENTERLINE
CHARACTER TYPE	RAISED & BRAILLE CHARACTERS
CHARACTER HEIGHT	5/8" - 2"
CHARACTER DEPTH	1/32"
OPTIMAL LOCATION	ON WALL ADJACENT TO LATCH SIDE OF DOOR
ALTERNATE LOCATION	NEAREST ADJACENT WALL

NOTES: MOUNTING LOCATION TO BE SUCH THAT A PERSON CAN STAND WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR THE SWING OF A DOOR.

PICTORIAL SYMBOL SIGNAGE
PICTOGRAMS: PICTOGRAMS, WHEN PROVIDED, SHALL HAVE A MIN. 6" BORDER HEIGHT, AND SHALL BE PLACED DIRECTLY ABOVE VERBAL SIGNAGE

DIRECTIONAL SIGNAGE

MOUNTING HEIGHT	60" A.F.F. TO CENTERLINE
CHARACTER HEIGHT	2" MIN.
CHARACTER PROPORTION	WIDTH/HEIGHT = 3/5 TO 1/1
STROKE PROPORTION	WIDTH/HEIGHT = 1/5 TO 1/10

ACCESSIBLE ROUTE
1. FLOOR SURFACES SHALL BE FIRM, STABLE AND SLIP RESISTANT.
2. PROVIDE PROPER MANEUVERING CLEARANCE AT DOOR.
3. ALL NEW OR ALTERED DOORS TO HAVE LEVER - OPERATED HARDWARE
4. ALL DOORS MUST HAVE A 32 INCHES CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN IT IS OPENED 90° TO THE DOOR STOP.
5. CHANGES IN LEVEL
   1/4" TO 1/2" — NO EDGE TREATMENT REQUIRED
   GREATER THAN 1/2" — BEVELED TRANSITION - 1:2 SLOPE MAX.

ACCESSIBILITY COMPLIANCE NOTES
A. ALL DOORS INTO PUBLIC AND COMMON AREAS TO BE 5'-0" WIDE MINIMUM, HAVE LEVER OPERATED HARDWARE OR EQUAL AND COMPLY FULLY WITH THE ACCESSIBILITY CODE LISTED ON COVER SHEET
B. ALL CONTROLS AND OPERATING MECHANISMS TO BE WITHIN REACH RANGE PER THE ACCESSIBILITY CODE LISTED ON COVER SHEET
C. SIGNAGE WILL BE PROVIDED THROUGHOUT FACILITY PER ACCESSIBILITY CODE LISTED ON COVER SHEET

STATE OF ILLINOIS — EDWARD KURTZIA — 001-019299 — LICENSED ARCHITECT

ARCH AMERICA
34121 N. US 45, Suite 213
Grayslake, Illinois 60030
Phone 847-336-8500
Fax 847-336-8661

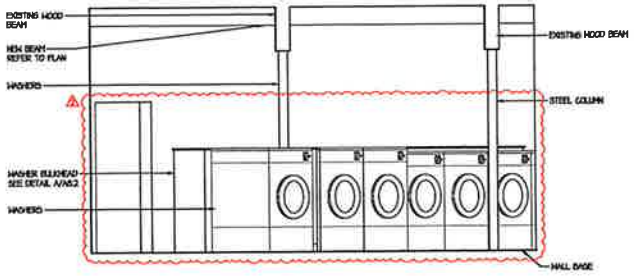
ALTERATIONS TO THE BUILDING AT
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CHICAGO, ILLINOIS 60653
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ACCESSIBILITY NOTES
DETAILS AND TOILET
ELEVATIONS

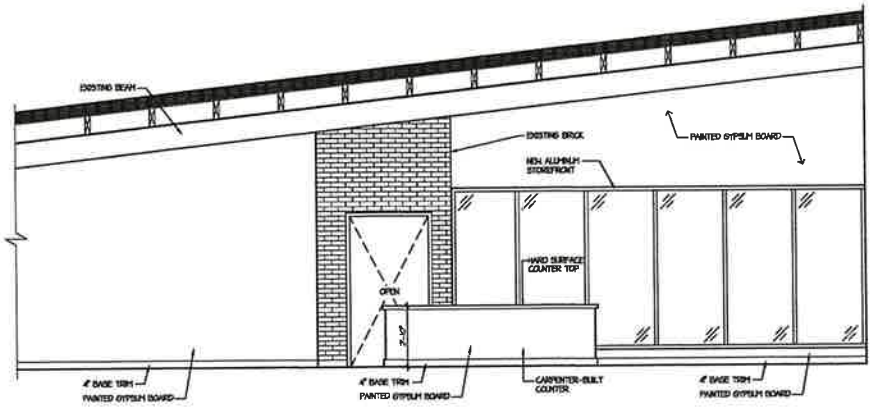
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2 REVISED PER PERMIT 8-19-2009
3 REVISED PER PERMIT 9-15-2009
4 PER PERMIT 5-21-2010

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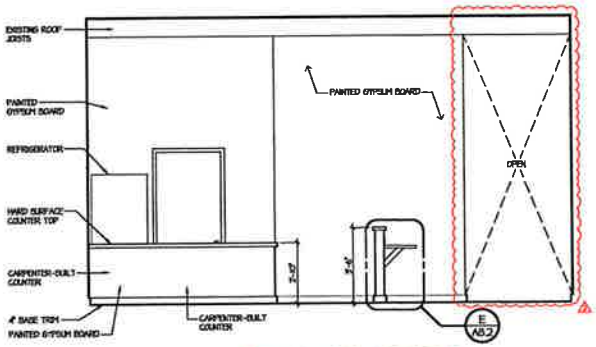
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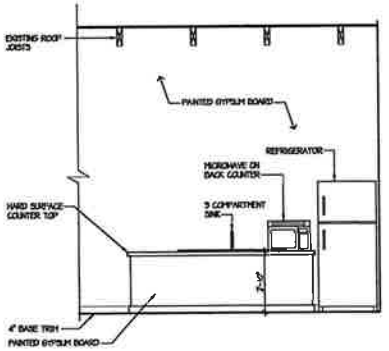
2 LAUNDROMAT FRONT COUNTER
SCALE 3/8" = 1'-0"



1 LAUNDROMAT FRONT COUNTER
SCALE 3/8" = 1'-0"



4 AMENITY LOUNGE FRONT COUNTER
SCALE 3/8" = 1'-0"



3 AMENITY LOUNGE FRONT COUNTER
SCALE 3/8" = 1'-0"

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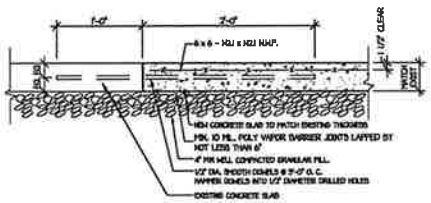
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INTERIOR ELEVATIONS AND NOTES

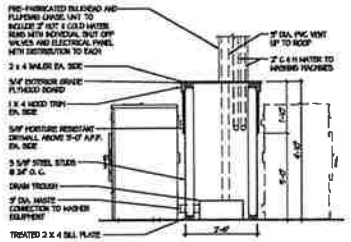
DATE
REVISED PERMIT 9.5.2026
REVISED PERMIT 7.15.2026
FOR PERMIT 5.21.2026

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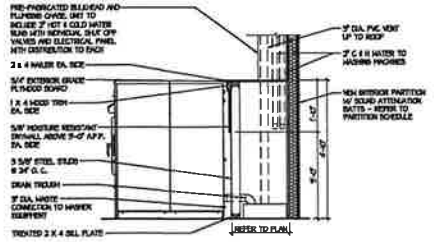
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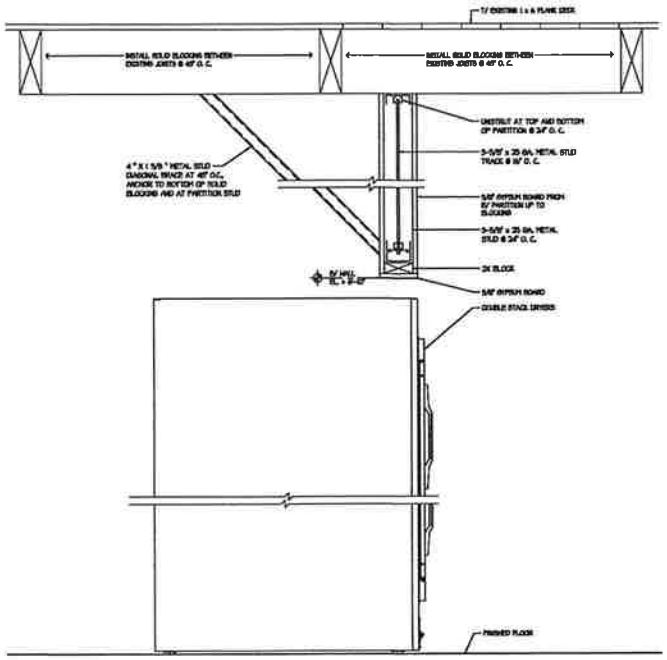
C FLOOR SLAB JOINT DETAIL
SCALE 1-1/2" = 1'-0"



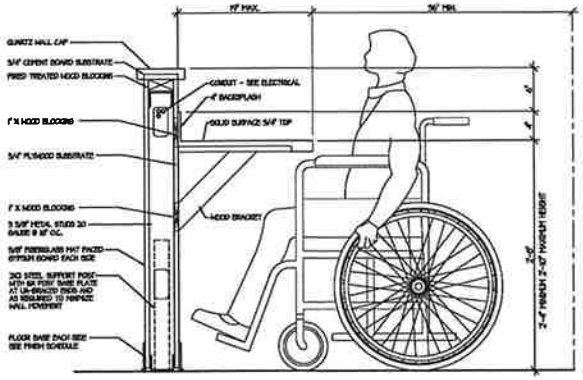
B WASHER BULKHEAD
SCALE 1/2" = 1'-0"



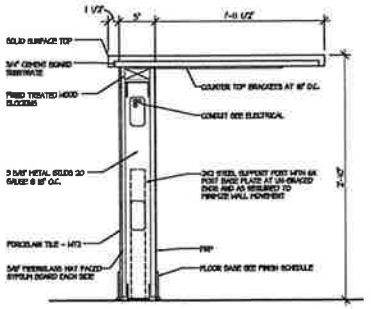
A WASHER BULKHEAD
SCALE 1/2" = 1'-0"



F DRYER BULKHEAD DETAIL
SCALE 1 1/2" = 1'-0"



E SECTION THRU COUNTER
SCALE 1 1/2" = 1'-0"



D SECTION THRU COUNTER
SCALE 1 1/2" = 1'-0"

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DETAILS

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A8.2