120 HARVESTER DRIVE - THE RIDGE - PHASE 2

BUILDING 'C' - THREE STORY OFFICE (SHELL) BUILDING

N.E. CORNER of HARVESTER DRIVE & FRONTAGE ROAD, BURR RIDGE, ILLINOIS

A DEVELOPMENT FOR MARS EQUITIES, INC.

CONTACTS:

OWNER/DEVELOPER:
MARS EQUITIES INC.
150 HARVESTER DRIVE, SUITE 100
BURR RIDGE, IL 60527
TEL. 630-230-2000

CIVIL ENGINEER:
JACOB & HEFNER ASSOCIATES, P.C.
1901 S. MEYERS ROAD, SUITE 350
OAKBROOK TERRACE, IL 60181
TEL. 630-942-9000

LANDSCAPE ARCHITECT:
WEHLER-PETERSON & ASSOCIATES, LTD.
4 E WILSON ST., SUITE 200
BATAVIA, IL 60510
TEL. 630-761-8450

ARCHITECT/LAND PLANNER:
TIMOTHY MORGAN ASSOCIATES
200 TRI-STATE INTERNATIONAL CENTER
LINCOLNSHIRE, IL 60069
TEL. 847-374-0058

STRUCTURAL ENGINEER – FOUNDATION:
SEEMAR CORPORATION
P.O. BOX 681
ORLAND PARK, IL 60462
TEL. 708-478-0266

STRUCTURAL ENGINEER – FRAMING:
STRUCTURES UNLIMITED
2604 BRIDLEWOOD LANE
CRYSTAL LAKE, IL 60012
TEL. 815-444-6424

MECHANICAL/PLUMBING/ELECTRICAL ENGINEER:
Wm. J. HOCKSTRA ENGINEERS, INC.
5600 WEST 120TH STREET
ALSIP, IL 60803-3410
TEL. 708-389-5558

SPECIAL INSPECTION AGENCY:
TESTING SERVICE CORPORATION
457 EAST GUNDERSEN DRIVE
CAROL STREAM, IL 60188
TEL. 630-653-3920

DRAWING INDEX

CIVIL:
C0 EXISTING CONDITIONS & DEMOLITION PLAN
C1 DIMENSIONAL CONTROL & PAVING PLAN
C2 GRADING PLAN
C3 UTILITY PLAN
C4 EROSION CONTROL PLAN
C5 DETAILS
C6 DETAILS
C7 SPECIFICATIONS
C8 SPECIFICATIONS
C9 STORMWATER POLUTION PREVENTION PLAN
C10 STORMWATER POLUTION PREVENTION PLAN

LANDSCAPE:
1 of 1 LANDSCAPE DEVELOPMENT PLAN

ARCHITECTURAL:
A001 COVER SHEET
A002 SITE PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLANS
A103 THIRD PLAN
A104 ROOF PLAN
A105 DOOR & ROOM FINISH SCHEDULE, PARTITION TYPES, DETAILS
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATION & BUILDING SECTION
A301 ENLARGED CORE PLANS
A302 STAIR DETAILS, INTERIOR ELEVATIONS
A401 WALL SECTIONS, DETAILS
A402 WALL SECTIONS, DETAILS
A501 FIRST FLOOR REFLECTED CEILING PLAN
A502 SECOND FLOOR REFLECTED CEILING PLAN
A503 THIRED FLOOR REFLECTED CEILING PLAN

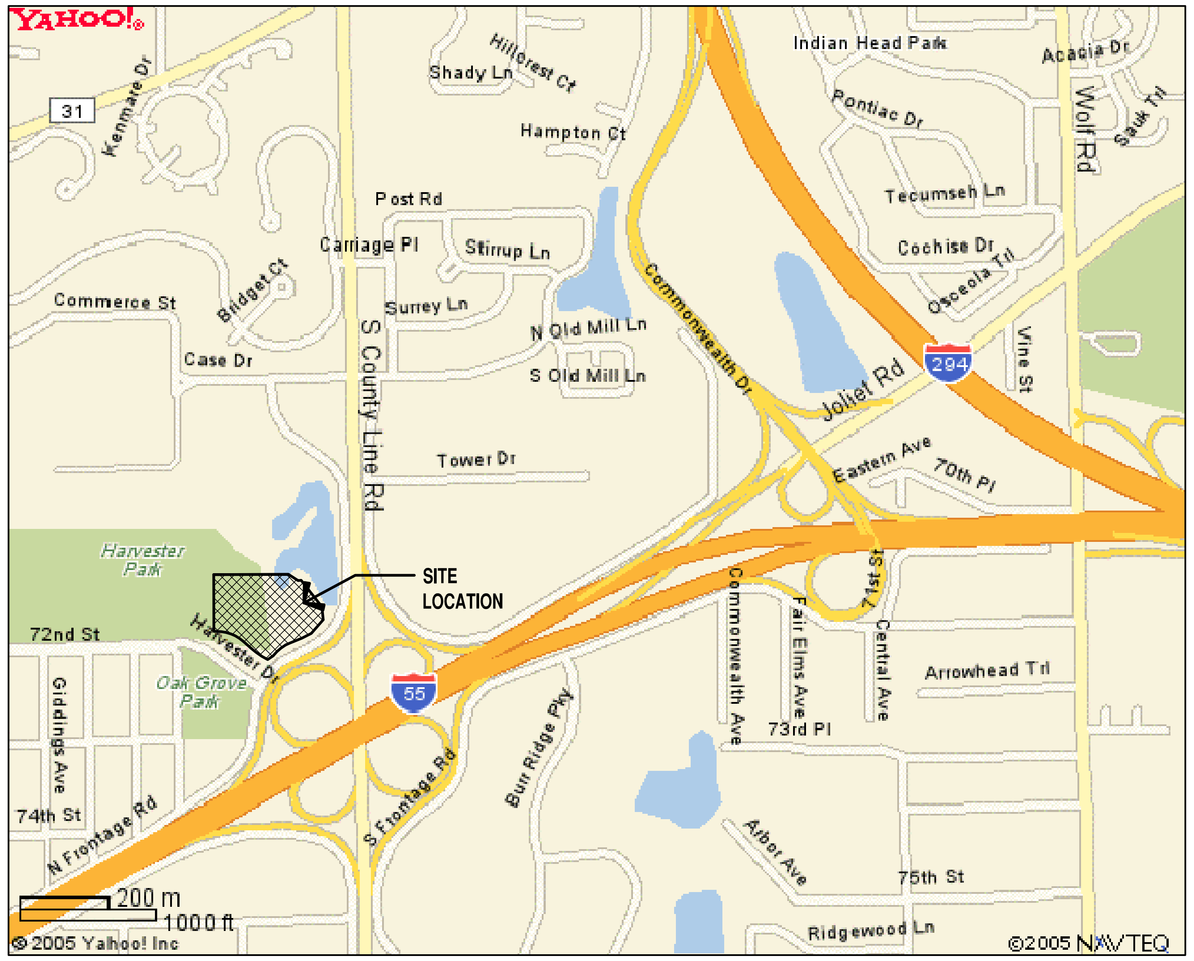
STRUCTURAL (BY SEEMAR CORP):
S1 FOUNDATION PLAN
S2 FOUNDATION DETAILS

STRUCTURAL (BY STRUCTURES UNLIMITED):
S3 SECOND FLOOR FRAMING PLAN
S4 THIRD FLOOR FRAMING PLAN
S5 ROOF FRAMING PLAN
S6 FRAMING DETAILS
S7 FRAMING DETAILS
S8 BRACING DETAILS
S9 GENERAL NOTES

PLUMBING:
P101 PLUMBING FIRST FLOOR PLAN
P102 PLUMBING SECOND FLOOR PLAN
P103 PLUMBING THIRD FLOOR PLAN
P104 PLUMBING ROOF PLAN
P105 PLUMBING SCHEDULES AND DETAILS
P106 PLUMBING WASTE AND WATER RISER DIAGRAMS

MECHANICAL:
M101 MECHANICAL FIRST FLOOR PLAN
M102 MECHANICAL SECOND FLOOR PLAN
M103 MECHANICAL THIRD FLOOR PLAN
M104 MECHANICAL ROOF PLAN
M105 MECHANICAL SCHEDULES

ELECTRICAL:
E101 ELECTRICAL FIRST FLOOR PLAN
E102 ELECTRICAL SECOND FLOOR PLAN
E103 ELECTRICAL THIRD FLOOR PLAN
E104 ELECTRICAL SCHEDULES
E105 ELECTRICAL SERVICE RISER DIAGRAM
E106 ELECTRICAL SPECIFICATION AND NOTES
E107 ELECTRICAL SCHEDULES AND DETAILS



NORTH

1 A001 SITE LOCATION MAP
Scale: NOT TO SCALE

REQUIRED PERIODIC SPECIAL VERIFICATION AND INSPECTIONS:

VERIFICATION AND INSPECTION ITEMS	REFERENCE STANDARD
EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT AND LOAD-BEARING REQUIREMENTS	PER APPROVED SOILS REPORT
VERIFYING USE OF REQUIRED CONCRETE MIX	ACI 318 Ch. 4, 5.2 - 5.4
CONCRETE SAMPLING	ASTM C 172, ASTM C 31 & ACI 318: 5.6, 5.8
CONCRETE STRENGTH	ACI 318: 6.2
STRUCTURAL STEEL MATERIAL VERIFICATION	ASTM A6 or ASTM A 568
WELDING:	
• STRUCTURAL STEEL	AWS D1.1
• FLOOR AND DECK	AWS D1.3
• REINFORCING STEEL	AWS D1.4
HIGH - STRENGTH BOLTING	AISC LRFD SECTION
ERECTION OF PRECAST CONCRETE MEMBERS	ACI 318: Ch. 16
SPRAYED FIRE-RESISTANT MATERIALS	ASTM E 605

CODE REVIEW:

2003 INTERNATIONAL BUILDING CODE
1998 ILLINOIS STATE PLUMBING CODE
2003 INTERNATIONAL FIRE PREVENTION CODE
2003 INTERNATIONA MECHANICAL CODE
2002 NATIONAL ELECTRIC CODE
2003 EDITION N.F.P.A. 101
1997 ILLINOIS ACCESSIBILITY CODE
VILLAGE OF BURR RIDGE AMENDMENTS

THREE STORY OFFICE GROSS BUILDING AREA:

FIRST FLOOR ----------	30,104
SECOND FLOOR ----------	29,590
THIRD FLOOR ----------	30,162
TOTAL GROSS AREA ----------	89,856 S.F.

BUILDING USE GROUP (sect. 304): BUSINESS GROUP (B)
BUILDING CONSTRUCTION TYPE (tbl. 503 & tbl. 601): TYPE 2B
ALLOWABLE BUILDING HEIGHT (tbl. 503 & sect. 504.2): 5 STORIES; 75 FEET

ALLOWABLE BUILDING AREA PER FLOOR:
Base (tbl. 503) = 23,000
Frontage Increase (sect. 506.2):
[(open perimeter / perimeter) - 0.25] (min. public way width / 30) = Area Increase
[(23,000 / 23,000) - 0.25] (30 / 30) = 17,250
Automatic Sprinkler Increase (sect. 506.3) = 200%
23,000 x 2 = 46,000
TOTAL ALLOWABLE AREA = 86,250 > 30,200 Actual Area

STRUCTURAL ELEMENTS (TBL. 601)	FIRE-RESISTANCE RATING IN HOURS
Structural Frame:	
Incl. columns, girders, trusses -	0
Bearing Walls:	
Exterior -	0
Interior -	0
Non-Bearing Walls and Partitions:	
Exterior (distance > 30' to property line) -	0
Interior -	0
Floor Construction:	
Incl. Supporting Beams & Joists -	0
Roof Construction:	
Incl. Supporting Beams & Joists -	0

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (tbl. 704.8): distance > 30' to property line = NO LIMIT

OTHER KEY FIRE BARRIERS	FIRE-RESISTANCE RATING IN HOURS
Vertical Exit Enclosures (sect. 1019.1)	1*
Exit Passageways (sect. 1020.3)	1*
Shaft Enclosures (sect 707.4)	1*
Corridors (tbl. 1016.1)	0
Elevator Machine Room (sect 3006.4)	1 (provide 1-HR rated door)
Storage Rooms over 100 s.f. (tbl. 302.1.1)	1 or automatic fire-extinguishing system
Enclosures Under Stairways (sect. 1019.1.5)	1
2-Story Lobby (sect. 404 & sect. 707.2 exception 7)	0

* Continuity (sect. 707.5) - Supporting construction shall be protected to afford the required fire-resistance rating of the element supported.

OPENING PROTECTIVE (tbl. 715.3)	
Shafts & Exit Enclosure Walls	1
Other Fire Barriers Having 1-HR Rating	3/4

OCCUPANT LOAD (sect. 1004.1.2)
First Floor = 30,000 / 100 gross = 300
Second Floor = 29,000 / 100 gross = 290
Third Floor = 30,000 / 100 gross = 300
Total Occupant Load = = 890

MEANS OF EGRESS
Length of Exit Travel (tbl. 1015.1) = 300 ft. w/ sprinkler system
Minimum Number Exits per Floor Area (tbl. 1018.1) = 2

MINIMUM EGRESS WIDTH
Stairways (per I.A.C.) = 48"
Corridors (sect. 1016.2) = 44"
Exit Passageways (sect. 1020.2) = 44"

Length of Dead End Corridor (sect. 1017.3) = 50 ft.

MINIMUM ROOF COVERING (tbl. 1505.1) - Class 'C'
MINIMUM ROOF SLOPE (sect. 1507.12.1) - 1/4 units vert. per 12 units horiz.: 2% slope

PLUMBING CALCULATION (per 1998 Illinois Plumbing Code)
Floor Area / Floor Area per Occupant = Occupant Load
89,856 / 200 = 450 Total Occupants i.e. 225 Male + 225 Female
Per Section 890. Appendix A, Table B, Minimum Number of Plumbing Fixtures, Office Building, The following are the required fixture counts:

	Male	Female
Water Closets	4	8
Urinals	4	
Lavatories	8	8
Drinking Fountains	6	
Service Sinks	1 per floor	

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 contractural obligation, they are in compliance with the Environmental Barriers Act [410 ILCS 25] and the Illinois Accessibility Code (71 Ill. Adm. Code 400).

Signed: _____ ILLINOIS REGISTRATION NO.: _____
Architect/Engineer
Date: _____ Expiration Date: _____

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"I hereby certify under oath that these plans were prepared by me or under my direct supervision, that I am familiar with the codes and ordinances of the Village of Burr Ridge, and to the best of my knowledge comply with the Building Ordinance, Zoning Ordinance and other applicable codes and ordinances of the Village of Burr Ridge, Illinois."

120 HARVESTER DRIVE
THREE STORY OFFICE (SHELL) BUILDING
N.E. CORNER of HARVESTER DRIVE & FRONTAGE ROAD, BURR RIDGE, ILLINOIS
A DEVELOPMENT FOR MARS EQUITIES, INC.

No.	DATE	REVISION DESCRIPTION	No.	DATE	REVISION DESCRIPTION	No.	DATE	REVISION DESCRIPTION
1	01/12/07	PERMIT REVIEW						
2	05/07/08	GENERAL REVIEW REVISIONS						

DATE 11/09/06
JOB NUMBER 06-015
TITLE SHEET
SHEET No. A001

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