

**General Code Notes:**

- Project Description: Renovation of Winkler Building at 100 Harrison Street to accommodate Office and Retail Tenant Space.
- Building Area:
  - Area 1 (north) 2 stories; approx 1,860 sf/flr
  - Area 2 (middle) 3 stories; approx 2,180 sf/flr
  - Area 3 (south) 2 stories; approx 3,735 sf/flr
  - TOTAL approx 7,775 sf/flr
- Use Group/Occupancy Classification
  - Office Business - Group B
  - Retail Mercantile - Group M
- Mixed Use Separation: Separate Office Occupancy and Retail Occupancy with 2 hr construction.
- Tenant A - Office (five employees):
  - Main Floor - approx. 1,860 sf
  - Mezzanine - approx. 550 sf
  - Total Area - approx. 2,410 sf
  - Occupant Load:
    - Main Floor = 1,860 sf/100 = 19 people
    - Mezzanine = 550 sf/100 = 6 people
    - 25 people
- Tenant B - Office:
  - Tenant Space - approx. 2,180 sf
  - Occupant Load:
    - Single Tenant = 2,180 sf/100 = 22 people
- Tenant C - Retail:
  - Tenant Space - approx. 2,145 sf
  - Occupant Load:
    - Single Tenant = 2,145 sf/30 = 72 people
- Tenant D - Retail:
  - Tenant Space - approx. 548 sf
  - Occupant Load:
    - Single Tenant = 548 sf/30 = 18 people

- Construction Type:
  - Type III-B; Non-Combustible Exterior Walls - Non-Protected Non-Sprinklered
- Corridor walls to be 1-hour fire-rated assembly with 20-minute doors.
- The second and third floors in Area 2 and Area 3 are to have no occupancy and are to be used only for mechanical and transformer location, and roof access. The first floor is to be separated from the upper floors with 2-hour assemblies, and any duct penetration shall be equipped with a 2-hour fire damper. Enclose the single stair to second floor with 2 hr construction. Provide appropriate signage on stair door, "Roof Access Only", and provide keyed/exit hardware.

**General Construction Notes:**

- Contractor to verify and coordinate all dimensions and existing conditions prior to commencing construction and/or installation.
- General Contractor to coordinate design/build services of mechanical and electrical Sub-Contractors.
- Verify and special blocking requirements w/ tenant.
- Furniture, file cabinets, microwave, refrigerator, office equipment, etc. to be provided and installed by Tenant.
- Interior dimensions are to face of gypsum board.
- Fill existing basement under Area 2 and 3 with sand leaving a 4'-0" crawl space.
- Patch and level all existing floors; sand and seal existing wood floors.
- Clean and seal and existing brick walls.
- Clean existing ceiling, where exposed.
- Cross-hatched walls indicate new partitions - 3-5/8" metal studs at 16" o.c. with 1 layer 5/8" fire rated gypsum board on each side and extend to structure above; unless noted as the following partition types:
  - Type P1 - 3-5/8" metal studs at 16" o.c. with 1 layer 5/8" fire rated gypsum board on each side and extend to structure above.
  - Type P2 - 3-5/8" metal studs at 16" o.c. with 2 layers 5/8" fire rated gypsum board on each side and extend to structure above.
- Install 4" batt insulation in new partitions surrounding toilets.
- Area of Refuge shall have signage identifying it as an Area of Refuge, including an International Symbol of Accessibility, and instructions for using the emergency communication phone.

**Accessibility Notes (Conform to current Illinois Accessibility Code):**

- All floor surfaces shall be stable, firm, and slip-resistance.
- Doorways shall have a minimum clear opening of 32 inches with the door opened 90 degrees.
- Door hardware shall have a shape that is easy to grasp with one hand, and does not require tight grasping or pinching, or twisting of the wrist to operate.
- Mixing valves to control a maximum water temperature of 110 degrees.
- Sinks and lavs shall have pipe covers to protect against contact, lever handles.
- Light switches, outlets, and other controls to conform to the Illinois Accessibility Code.
- Exit lights to flash
- Any public signage shall conform to the Illinois Accessibility Code.
- Coffee Bar in Office A; counter at 34" AFF, sink to be no deeper than 6-1/2".

**Electrical Notes:**

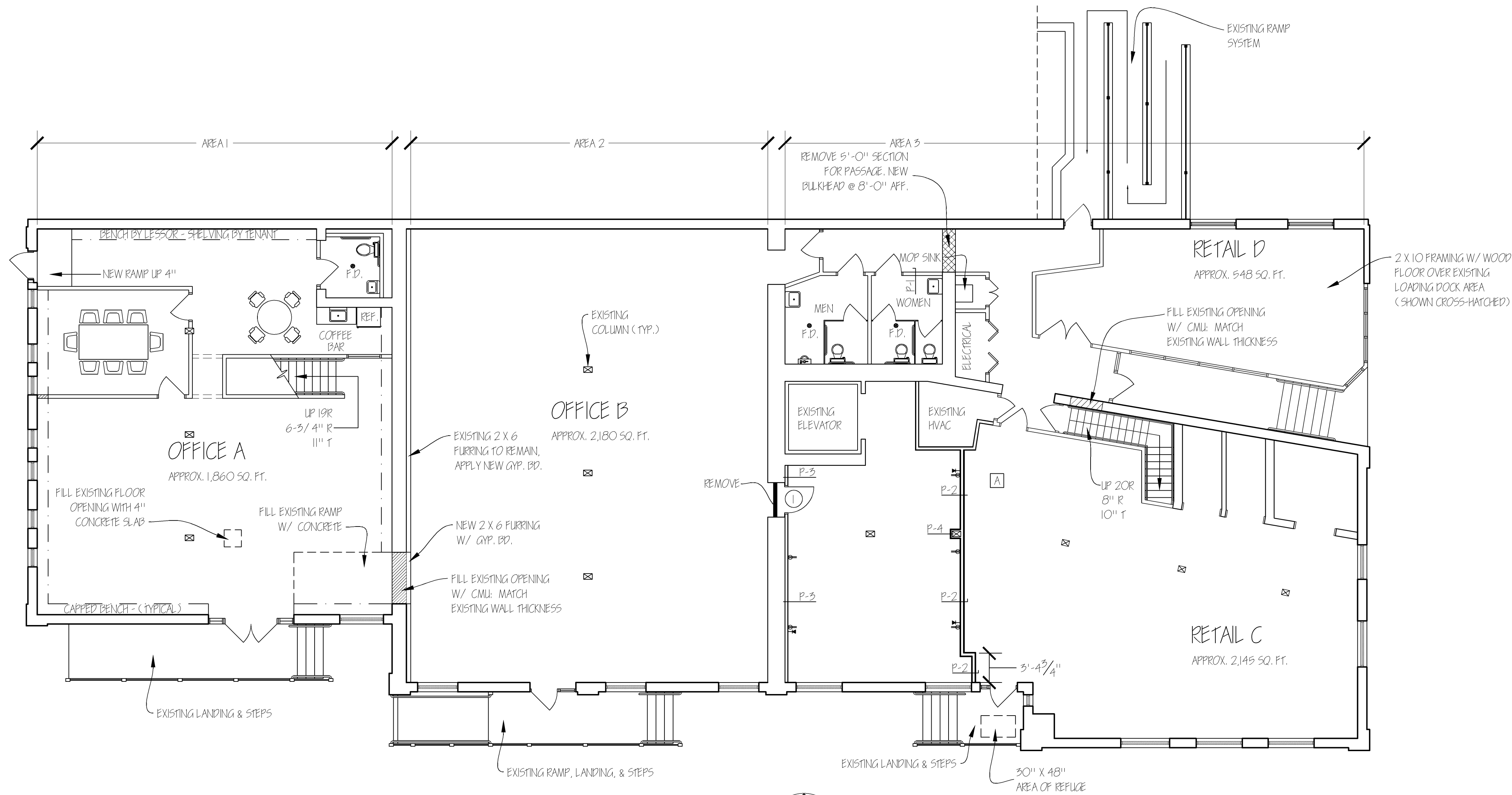
- Provide and install exit lights as required by applicable codes.
- Provide and install twin bulb automatic emergency pack lights to meet applicable codes.
- Provide smoke detectors, fire alarm and pull stations to meet applicable codes.

**Additional Notes - Phase 2:**

- All dimensions are taken from center of column, face of stud, or face of existing wall.
- Disconnect 3 trunk HVAC ducts and reconnect to HVAC unit on 2nd Floor.
- Move fluorescent fixture (A) 2'-0" to the left.
- Reopen closed walkway between Retail B & C.
- Additional Partition Types:
  - Type P3 - 3-5/8" metal studs at 16" o.c. with 1 layer 5/8" fire rated gypsum board on one side; extend to structure above.
  - Type P4 - 1-5/8" metal studs with 2 layers 5/8" fire rated gypsum board on outer face; extend to structure above.

**DOOR SCHEDULE**

DOOR No.	SIZE	DOOR MATERIAL	FINISH	FRAME MATERIAL	FINISH	REMARKS:	DOOR No.	
1	3'-0"	7'-0"	WOOD	PT	STEEL	PT	20 MIN. W/ WIRE GLASS	1



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
PLAN NORTH

FIRST FLOOR PLAN

WINKLER BUILDING  
100 HARRISON STREET  
PEORIA, IL 61602

NO.	DATE	REVISION
01	07/29/06	REVISION TO RETAIL C

CONTRACTOR:  
**HUBER**  
BROTHERS CORPORATION  
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FAX: 673-3004  
HUBER@HUBERBROTHERS.COM

ARCHITECT:  
DONALD Z. WHITE  
302 N SECOND ST.  
CHILLICOTHE, IL 61525  
PH: 274-9056  
FAX: 274-9056

SCALE:	1/8" = 1'-0"
DATE:	01/21/05
DRW:	CMT
CHK:	DZW
REV:	07/29/06
NO.:	01

DRAWING NUMBER:  
**A110**