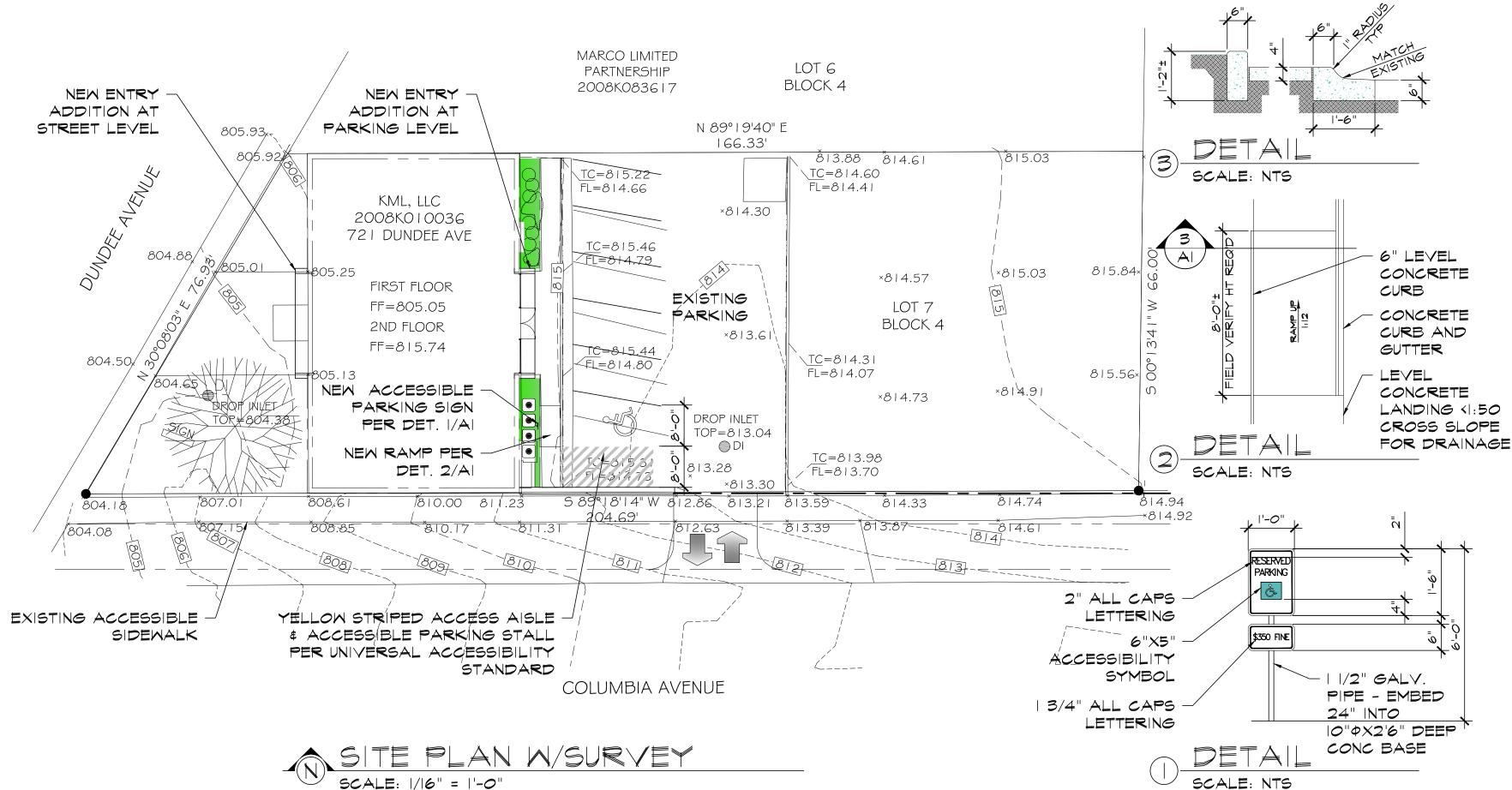


PROJECT DESCRIPTION:

APPROX. 5400sf OFFICE SPACE RENOVATION TO UPDATE AND IMPROVE OF EFFICIENCY OF SPACE. RECONFIGURING INTERIOR PARTITIONS TO PRODUCE AN OPEN MODERN STYLE LOBBY WITH FREE FLOWING CIRCULATION AND MEETING AREA REPLACING EXISTING PLUMBING FIXTURES WITH ACCESSIBLE RESTROOMS, DRINKING FOUNTAINS. AND COFFEE BAR WHILE CREATING NEW OFFICE AND CONFERENCE SPACE IMPROVING ENERGY EFFICIENCY BY FRAMING THE INTERIOR OF THE PERIMETER WALLS WITH INSULATED FURRING AND REPLACING LIGHT FIXTURES. ADDITIONAL ROOT INSULATION WILL BE INSTALLED WITH A NEW MEMBRANE ROOF WHILE NEW ENERGY EFFICIENT GLAZING UNITS WILL REPLACE THE EXISTING STOREFRONT UNITS. EXTERIOR TO BE PAINTED AND A STUCCO BAND ADDED AT THE TOP TO ACCOMMODATE THE INCREASED PARAPET HEIGHT FOR NEW ROOFING.



DRAWING INDEX:

A A2 A3	COVER SHEET NOTES & ABBREVIATIONS FLOOR PLANS	M-00 M-01 P-00
A4	RCP & ROOF PLANS	
A5	ELEVATIONS	P-0
A6	SECTIONS & DETAILS	P-02
A7	SECTIONS & DETAILS	E-00
AS	SECTIONS & DETAILS	
A9	SECTIONS & DETAILS	E-O

VENTILATION & EQUIP SCHED
HVAC LAYOUT
PLUMBING NOTES DETS \$
SPECS
PLUMBING FLOOR PLANS
FIXTURE SPECS & RISER DIAG
SPECIFICATION & SINGLE LINE
LIGHTING & POWER LAYOUT

NOTE: THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER.

GENERAL NOTES

THESE INCLUDED:

2012	2 INTERNATIONAL
2012	INTERNATIONAL
2012	INTERNATIONAL
20 2	INTERNATIONAL
2012	NATIONAL FIRE
2011	NATIONAL ELEC
2004	STATE OF ILLIN
1997	STATE OF ILLIN

- BLOCK UNLESS NOTED OTHERWISE SIMILAR

- HVAC & ELECTRICAL FIXTURES.
- RESPONSIBILITY OF THE CONTRACTOR.
- THROUGHOUT CONSTRUCTION.

GENERAL REMOVAL NOTES

- OPERATION OF SERVICES

PROJECT SQUARE FOOTAGE ORIGINAL BUILDIN

DESIGN LOADS: ROOF LOAD 20#/SF LIVE LOAD (SNOW) 20#/SF DEAD LOAD

WIND LOADS: ULTIMATE = 115MPH NOMINAL = 90MPH

ENERGY CONSERVATION MIN. REQUIREMENTS: (2012 IECC TABLE C402.2 FOR ZONE 5) R-25CI ROOF (ENTIRELY ABOVE ROOF

- R-11.4CI MASS WALL R-13+R-7.5CI FAMED WALL
- R-7.5CI WALL BELOW GRADE R-10 FOR 24" BELOW UNHEATED SLAB ON GRADE (PERIMETER)
- U-0.38 WINDOW UNIT (FIXED VERTICAL FENESTRATION)
- U-0.77 ENTRANCE DOORS U-0.50 SKYLIGHTS
- U-0.40 SOLAR HEAT GAIN COEFFICIENT (SHGC)

ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODES ADOPTED BY THE CITY OF ELGIN, IL. THE CITY OF ELGIN AND ALL OTHER RECOGNIZED JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT. AT THE TIME OF DESIGN

L BUILDING CODE

- L ENERGY CONSERVATION CODE L MECHANICAL CODE
- L FIRE CODE
- E PROTECTION ASSOCIATION (NEPA) (OI
- CTRICAL CODE
- NOIS PLUMBING CODE NOIS ACCESSIBILITY CODE

2. THESE DRAWINGS ARE DIAGRAMMATIC AND REPRESENT THE ARCHITECT'S DESIGN INTENT AND ARE NOT TO BE SCALED. DIMENSIONS ARE TO FACE OF STUD OR

3. DETAILS ARE USUALLY KEYED ONCE ON THE DRAWINGS AND ARE TYPICAL FOR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED, DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS.

4. DRAWINGS REPRESENT THE EXISTING CONDITIONS AS OBSERVED AT THE TIME OF INITIAL INSPECTION. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND DOCUMENT ANY DISCREPANCIES PRIOR TO COMMENCING WITH CONSTRUCTION 5. DRAWINGS ASSUME THE EXISTING BUILDING TO BE IN COMPLIANCE WITH CODE

REQUIREMENTS OF ITS ORIGIN. ANY VIOLATIONS OF CODES DISCOVERED DURING THE COURSE OF CONSTRUCTION WILL BE BROUGHT TO THE ATTENTION OF THE OWNER, AND ARCHITECT FOR CORRECTION,

6. INSTALL BRIDGING, BLOCKING, SHIMS, AND BACKER AS REQUIRED FOR PROPER INSTALLATION OF WALLS, DOORS, WINDOWS, SKYLIGHT, CASEWORK, SHELVING

7. HVAC SYSTEM TO BE SIZED AND INSTALLED BY LICENSED MECHANICAL CONTRACTOR BASED ON ADOPTED CODES. ALL MEASURES TO ENSURE ADEQUATE, HEATING, COOLING, VENTILATION, CONDENSATION CONTROL, FIRE SEPARATION FRESH AIR, COMBUSTION AIR, EXHAUST, AND NOISE CONTROL ARE THE

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES 9. HAVE ALL EASEMENTS AND UTILITIES MARKED ON SITE PRIOR TO DIGGING AND

IO. SMOKE DETECTION AND FIRE ALARM SYSTEMS TO BE INSTALLED IN COMPLIANCE WITH NFPA, FIRE CODE, AND NEC. MINIMIZE CONFLICTS WITH CEILING ELEMENTS AND CENTER IN CEILING TILE WHERE POSSIBLE

EXISTING BUILDING TO BE PROPERLY PROTECTED FROM DAMAGE, DEBRIS, & AIRBORN PARTICULATES PRIOR TO ANY DEMOLITION, ANY LEAD BASED PAINT OR ASBESTOS CONTAINING MATERIAL (ACM) ENCOUNTERED SHALL BE REMOVED BY A CERTIFIED ABATEMENT CONTRACTOR PRIOR TO DEMOLITION

2. ADEQUATELY SHORE AND STABILIZE EXISTING ROOF & FLOOR STRUCTURE AND WALLS TO PROTECT FROM COLLAPSE DURING CONSTRUCTION WHERE REQUIRED. 3. DURING EXTERIOR WALL REMOVAL, INSTALL TEMPORARY ENCLOSURE TO ENSURE WATERTIGHT ENVELOPE DURING INCLEMENT WEATHER AND AT NIGHT 4. TEMPORARILY SUPPORT HVAC AND ELECTRICAL COMPONENTS TO MAINTAIN SAFE

CODE DETERMINATIONS:

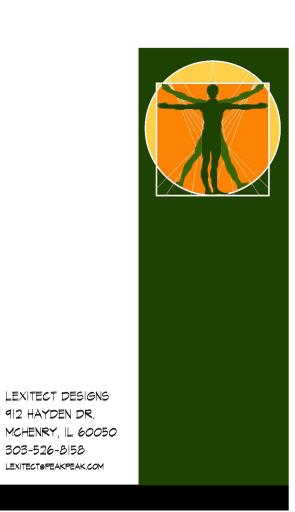
OCCUPANCY CLASSIFICATION: B - OFFICE CONSTRUCTION TYPE IIB

NG AREA:	MAIN FLOOR	= 2700 SQ. FT.
	BASEMENT	= 2700 SQ. FT.
	TOTAL EXIST.	= 5400 SQ. FT. GROSS
	ENTRY ADD'N	<u>= 0 SQ. FT.</u>
	TOTAL BLDG.	= 5400 SQ. FT.

FLOOR LOAD 50#/SF LIVE LOAD 100#/SF DEAD LOAD

SEISMIC DESIGN CATEGORY B

RISK CATEGORY



ARCHITECT/ENGINEER



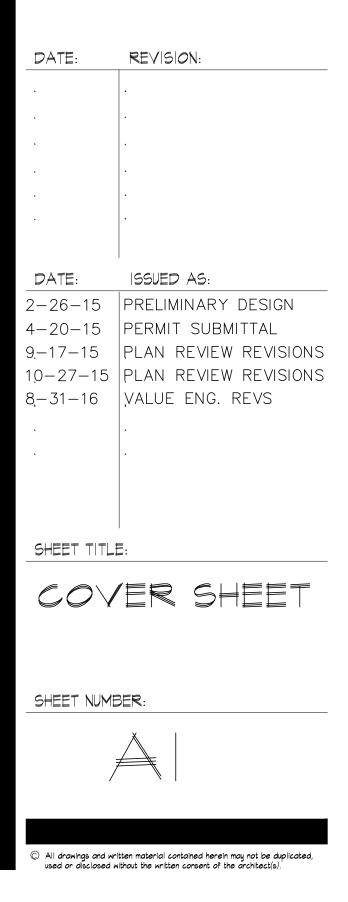
PROJECT NUMBER:

14.009

DRAWN BY:

LP

CHECKED BY:



ABBN	KEVIAIIONS:							GENERA
Ą	AMPERES	DR	DOOR	INCL.	INCLUDE, INCLUSIVE	R	RADIUS	CONCRETE: All concrete to
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL.	INSULATION	R.D.L.	ROOF DRAIN LEADER	28-DAY CONCRET
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW	CONCRETE SUBJEC
A.F.G.	ABOVE FINISHED GRADE	E.J.	EXPANSION JOINT	J-BOX	JUNCTION BOX	R.O.	ROUGH OPENING	ENTRAINMENT AT T
								AGGREGATES SHA
A/C	AIR CONDITIONING	E.N.	END NAILING	JCT	JUNCTION	R.O.W. or R/W	RIGHT OF WAY	AN ASTM C33 AND
BC	AGGREGATE BASE COURSE	E.W.	EACH WAY	JST.	JOIST	REF	REFRIGERATOR	STEEL REINFORCIN
BS	ACRYLONITRILE-BUTADIENE-STYRENE	EA.	EACH	JT.	JOINT	REF.	REFERENCE	YIELD STRENGTH C CONTRACTOR SHA
3V.	ABOVE	EL	ELEVATION	K-D	KNOCK DOWN	REINF.	REINFORCED	CONSTRUCTION.
CB	ASBESTOS-CEMENT BOARD	ELECT.	ELECTRIC, ELECTRICAL	KD	KILN DRIED	REQ'D.	REQUIRED	FOR CONCRETE CA
COU.	ACOUSTIC	ELEV.	ELEVATOR	КО	KNOCK OUT	RET.	RETURN	REINFORCING
СТ	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION	FOR FORMED CON
DD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.FT.	LINEAR FEET	RM	ROOM	I " CONCRETE CO
G	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAM	LAMINATE	RMV.	REMOVE	
								STRUCTURAL STEEL ALL WIDE FLANGE
10	AIR HANDLER UNIT	EQ.	EQUAL	LAT.	LATERAL	RTU	ROOF TOP UNIT (A/C)	ALL HSS TUBULAR
. or ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	LAV	LAVATORY	S.C.	SOLID CORE	STRESS OF 46 KS
.Т.	ALTERNATE	EST.	ESTIMATE	LD.	LEAD	S.D.	SMOKE DETECTOR	ALL OTHER SHAPE
IL	ANNEALED	EVAP.	EVAPORATIVE COOLER	LIN.	LINEAR	S.O.V.	SHUT OFF VALVE	ALL WELDING SHA
PH.	ASPHALT	EWC	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/L	SKYLIGHT	ATTACHMENT OF N
′G	AVERAGE	EXC	EXCAVATE	LT.	LIGHT	ŚŚ	STAINLESS STEEL	
e IG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SC	SELF CLOSING	OPEN WEB STEEL . NEW JOISTS SHALL
								JOIST INSTITUTE AN
	ANGLE	EXIST. or E	EXISTING	LVL	LAMINATED VENEER LUMBER	SCHED.	SCHEDULE	LOAD CAPACITY F
Λ.	BENCH MARK	EXT.	EXTERIOR	M.B.	MACHINE BOLT	SECT.	SECTION	ACCORDING TO TH
•	BOUNDARY NAILING	F.A.	FIRE ALARM	М.Н.	MANHOLE	SES	SERVICE ENTRANCE SECTION	CONTRACTOR TO
	BOTTOM OF	F.C.	FAN COIL	M.I.	MALLEABLE IRON	SH	SHEET	
.F.	BOTTOM OF FOOTING	F.C.O.	FLOOR CLEAN OUT	M.O.	MASONRY OPENING	SHT'G.	SHEATHING	LIGHT GAUGE MET
• •	BUILT UP	F.D.	FLOOR DRAIN	MAR.	MARBLE	SIM 0.	SIMILAR	FRAMING SIZES IN
								INSTALLATION SHA
0	BACK OF CURB	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SPA.	SPACE	SYSTEMS (800) 54
	BOARD	F.N.	FIELD NAILING	MAT'L	MATERIAL	SPECS	SPECIFICATIONS	CONTRACTOR SHA Review
)G	BUILDING	F.O.	FACE OF	MAX.	MAXIMUM	SPKR.	SPEAKER	REVIER
К.	BLOCK	F.S.	FLOOR SINK	MECH.	MECHANICAL	SQ. FT.	SQUARE FEET	CONTRACTOR REQ
G.	BLOCKING	F/G	FIBERGLASS	MED.	MEDIUM	SQ. IN.	SQUARE INCHES	CONTRACTOR IS R
	BEAM	FAB.	FABRICATE	MFG.	MANUFACTURING	STC	SOUND TRANSMISSION CLASS	CONTRACTOR SHA
		FACP		MFR.				STRUCTURAL LOAD
	BRASS		FIRE ALARM CONTROL PANEL		MANUFACTURER	STD.	STANDARD	Remain in place i
G.	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN.	MINIMUM	STL.	STEEL	MASONRY HAS CUP
Z	BRONZE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SUSP.	SUSPENDED	BUILDING SHALL NO
λ.Ρ.	CONCRETE ASBESTOS PIPE	FHC	FIRE HOSE CABINET	MOD	MODULAR	SW	SWITCH	COMPONENTS ARE
).	CONSTRUCTION DOCUMENTS	FIN.	FINISH	MTL.	METAL	SYM	SYMMETRICAL	IS FULLY CURED
I.P.	CAST IN PLACE	FL	FLOOR	MUL	MULLION	SYS.	SYSTEM	
J.	CONTROL JOINT	FLG.	FLOORING	N.I.C.	NOT IN CONTRACT	T & G	TONGUE AND GROOVE	
). F	CLEAN OUT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.B.	THROUGH BOLT	
T.	CERAMIC TILE	FP	FIRE PROOF	NCM	NON-CORROSIVE METAL	T.M.B.	TELEPHONE MOUNTING BOARD	
В	CABINET	FTG.	FOOTING	NFC	NOT FOR CONSTRUCTION	Т.О.	TOP OF	
М.	CAMBER	FURN.	FURNISH	NLR.	NAILER	Т.О.В.	TOP OF BEAM	
ΤV	CLOSED CIRCUIT TELEVISION	G.I.	GALVANIZED IRON	NO.	NUMBER	T.O.C.	TOP OF CURB	
1.	CEMENT	GA.	GAUGE	NOM.	NOMINAL	T.O.F.	TOP OF FOOTING	
)	CERAMIC	GALV.	GALVANIZED	0.C.	ON CENTER	T.O.J.	TOP OF JOIST	
/	CUBIC FEET PER MINUTE	GAR.	GARAGE	0.D.	OUTSIDE DIAMETER	Т.О.М.	TOP OF MASONRY	
or 🗆	CHANNEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	0.H.	OVER HANG	T.O.S.	TOP OF SLAB	
. BKR.	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	0.1.	ORNAMENTAL IRON	Т.О.W.	TOP OF WALL	ELECTRICAL NOTE
or Q	CENTERLINE	GL	GLASS	0.R.	OUTSIDE RADIUS	T.S.	TUBE STEEL	I. SURFACE MOUN
L	CEILING	GLB	GLUE LAMINATED BEAM	OAI	OUTSIDE AIR INTAKE	Τ. V.	TELEVISION OUTLET	2. ALL LIGHTING
` 7.	CAULKING	GM	GRADE MARK	ОН	OVER HEAD	TEL.	TELEPHONE	LICENSED ELECT
σ.								INSTALLATION
	CLOSET	GM	GATE VALVE	OPNG.	OPENING	TH.	THRESHOLD	
•	CLEAR	GRC	GALVANIZED RIGID TUBING	OPPO.	OPPOSITE	THD.	THREADED	MECHANICAL NOT
J	CONCRETE MASONRY UNIT	GYP.	GYPSUM	P.C.	PRECAST CONCRETE	THK.	THICK	I. MECHANICAL S
RD.	CENTERED	GYP. BD.	GYPSUM BOARD	P.L. or P	PROPERTY LINE	THRU	THROUGH	BUILDING LOAD
	COLUMN	H.B.	HOSE BIBB	P.LAM.	PLASTIC LAMINATE	TLT.	TOILET	WITH 2014 IMC AN
 1B.	COMBINATION	H.C.	HOLLOW CORE	P.O.C.	POINT OF CONNECTION	TRANS.	TRANSFORMER	2. RELOCATE EXI
		н.с. Н.М.		PERF.	PERFORATED		TYPICAL	UNIMPEDED COND
NC.	CONCRETE		HOLLOW METAL			TYP.		
NST.	CONSTRUCTION	H/C	HANDICAPPED	PERP. or ⊥	PERPENDICULAR	UNF.	UNFINISHED	FIRE PROTECTION
NT.	CONTINUOUS	HDBD.	HARDBOARD	PH or Ø	PHASE	UR	URINAL	I. FIRE PROTEC
NTR.	CONTRACTOR	HDW	HARDWARE	PL.	PLASTER	V.B.	VAPOR BARRIER	CONTRACTOR AN
	COPPER	HGT.	HEIGHT	PL. or PL	PLATE	V.I.F.	VERIFY IN FIELD	2. FP HEADS S
	PENNY	HOR.	HORIZONTAL	PLAS.	PLASTIC	VA	VOLT AMPERE	CONTRACTOR TO
						VA VCT		
	DRINKING FOUNTAIN	HTR		PLUMB.	PLUMBING		VINYL COMPOSITION TILE	
	DECOMPOSED GRANITE	HVAC	HEATING, VENTILATING & AIR CONDITIONING	PLYWD.	PLYWOOD	VERT.	VERTICAL	
	DOWN SPOUT	ΗW	HOT WATER	PORC.	PORCELAIN	W/C	WATER CLOSET	
	DISHWASHER	HYD.	HYDRAULIC	PREFAB.	PREFABRICATED	WDW	WINDOW	
	DOUBLE	I.C.	INTERCOM OUTLET	PSF	POUNDS PER SQUARE FOOT	WCT	WAINSCOT	
	DEMOLITION			PSI		WP	WEATHER PROOF	
10		I.D.	INSIDE DIAMETER		POUNDS PER SQUARE INCH			
or Ø	DIAMETER	I.F.	INSIDE FACE	PTN.	PARTITION	WT.	WEIGHT	
•	DIAGONAL	ID	IDENTIFICATION	PVC	POLYVINYLCLORIDE	W/	WITH	
	DIMENSION	IG	ISOLATED GROUND	PWR.	POWER	W/O	WITHOUT	
						1		
1.	DEAD LOAD	IMC	INTERMEDIATE METALLIC CONDUIT	Q. I.	QUARRY IILE	WL).	WUUD	
И. I.	DEAD LOAD DOWN	IMC IMPG	INTERMEDIATE METALLIC CONDUIT IMPREGNATED	Q.T. QTY.	QUARRY TILE QUANTITY	WD. W.I.	WOOD WROUGHT IRON	

ABBREVIATIONS:



GENERAL STRUCTURAL NOTES:

CONCRETE TO BE ASTM C94 TYPE I OR TYPE II WITH A MINIMUM AY CONCRETE COMPRESSIVE STRENGTH OF 4,500 PSI. RETE SUBJECT TO EXTERIOR EXPOSURE SHALL HAVE AIR

AINMENT AT THE RATE OF 5% (+/- I). REGATES SHALL BE NON-REACTIVE COMPLIANT WITH IDOT STANDARDS STM C33 AND ASTM C330.

. REINFORCING SHALL BE DEFORMED BARS MEETING ASTM A615 WITH STRENGTH OF 60,000 PSI.

RACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO

CONCRETE CAST AGAINST EARTH PROVIDE 3" COVER OVER

ORMED CONCRETE, REINFORCING SIZE #5 AND SMALLER SHALL HAVE ONCRETE COVER.

TURAL STEEL:

NIDE FLANGE STEEL SHAPES SHALL BE ASTM A992 GRADE 50. ISS TUBULAR SHAPES SHALL BE ASTM A500, GR B WITH A YIELD 55 OF 46 KSI

THER SHAPES AND PLATE SHALL MEET ASTM A36

NELDING SHALL BE MADE WITH ETOXX ELECTRODES EXCEPT CHMENT OF METAL DECK TO STEEL MAY USE EGOXX ELECTRODES

WEB STEEL JOISTS

OISTS SHALL BE SUPPLIED BY A MEMBER COMPANY OF THE STEEL INSTITUTE AND SHALL MEET THE FULL STRENGTH OF THE PUBLISHED CAPACITY FOR THE SIZE SPECIFIED. BRIDGING SHALL BE INSTALLED RDING TO THE MANUFACTURER& REQUIREMENTS. RACTOR TO SUBMIT SHOP DRAWING FOR ENGINEER& REVIEW.

GAUGE METAL FRAMING

ING SIZES INDICATED AND FRAMING ACCESSORIES FOR COMPLETE LLATION SHALL BE AS PROVIDED BY CLARK-DIETRICH BUILDING EMS (800) 543-7140

RACTOR SHALL SUBMIT SHOP DRAWING FROM CLARK-DIETRICH FOR

RACTOR REQUIREMENTS:

RACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY RACTOR SHALL SHORE EXISTING ROOF FRAMING FOR THE FULL TURAL LOAD BEFORE CUTTING ANY WALL OPENINGS. SHORING SHALL IN IN PLACE UNTIL NEW LINTELS ARE INSTALLED AND MODIFIED NRY HAS CURED TO FULL STRENGTH. ING SHALL NOT BE CONSIDERED STABLE UNTIL ALL STRUCTURAL

ONENTS ARE INSTALLED AND COMPLETELY ANCHORED AND MASONRY

RICAL NOTES:

RFACE MOUNTED FIXTURES TO BE SELECTED BY OWNER . LIGHTING AND RECEPTACLE CIRCUITRY TO BE VERIFIED BY SED ELECTRICIAN AS CODE COMPLIANT PRIOR TO

ANICAL NOTE:

CHANICAL SUBCONTRACTOR TO SIZE NEW RTU BASED ON NEW ING LOAD REQUIREMENTS. ALL SYSTEM COMPONENTS TO COMPY 2014 IMC AND IECC.

LOCATE EXISTING DUCT/DIFFUSERS AS REQUIRED TO PROVIDE EDED CONDITIONED AIR CIRCULATION

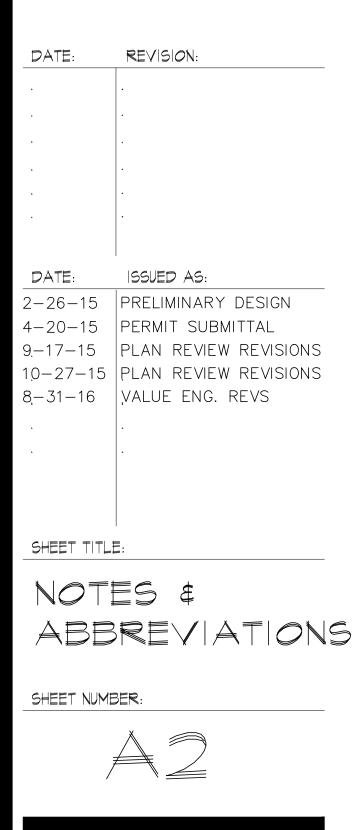
PROTECTION NOTE:

FIRE PROTECTION SYSTEM TO BE MODIFIED BY LICENSED FP RACTOR AND TO BE CALCULATED FOR EXISTING CAPACITY FP HEADS SHOWN ON PLANS ARE CONCEPTUAL ONLY. FP RACTOR TO LAY OUT HEADS PER NEPA

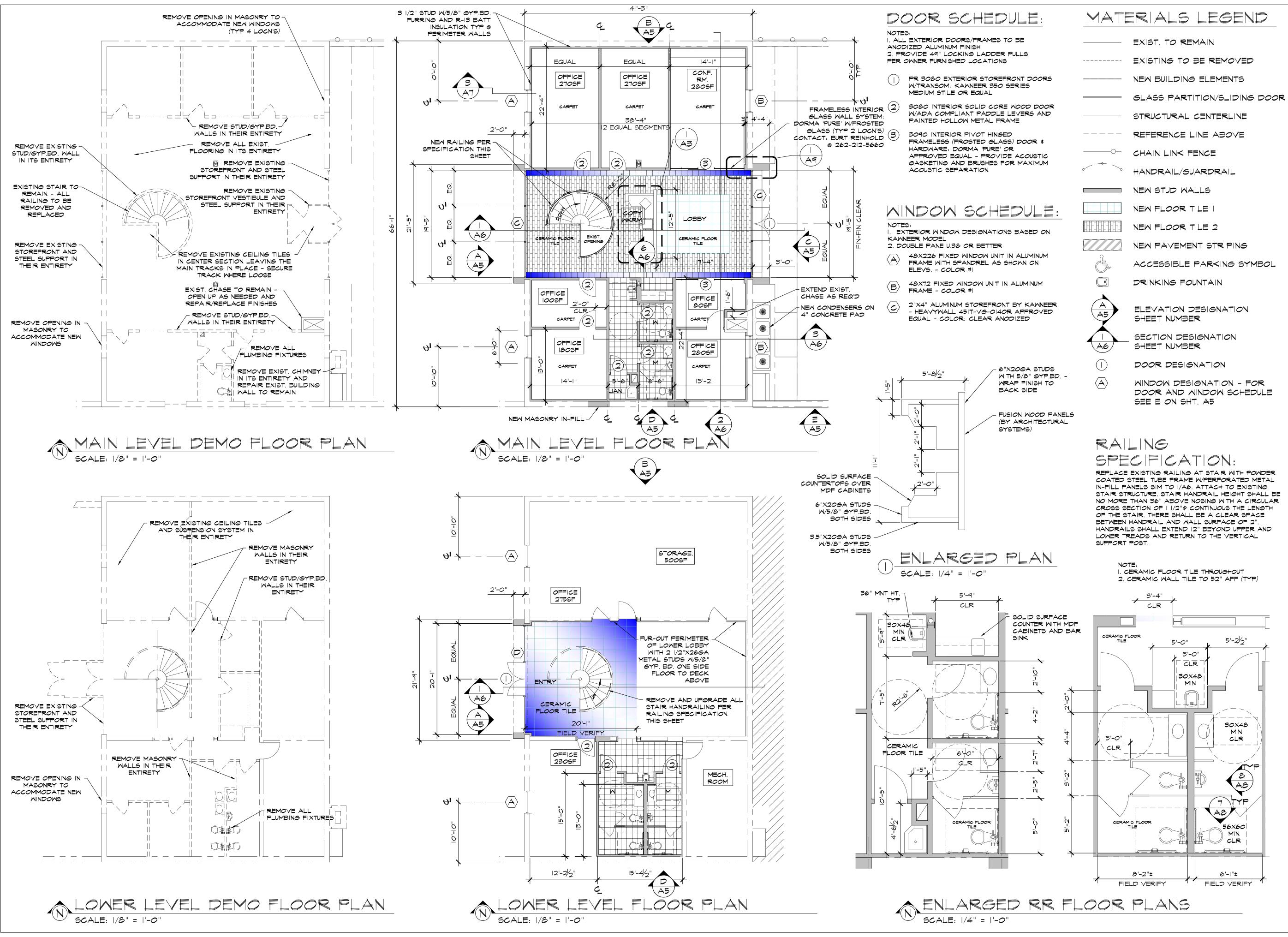


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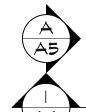
CHECKED BY:



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r Pulls NS	

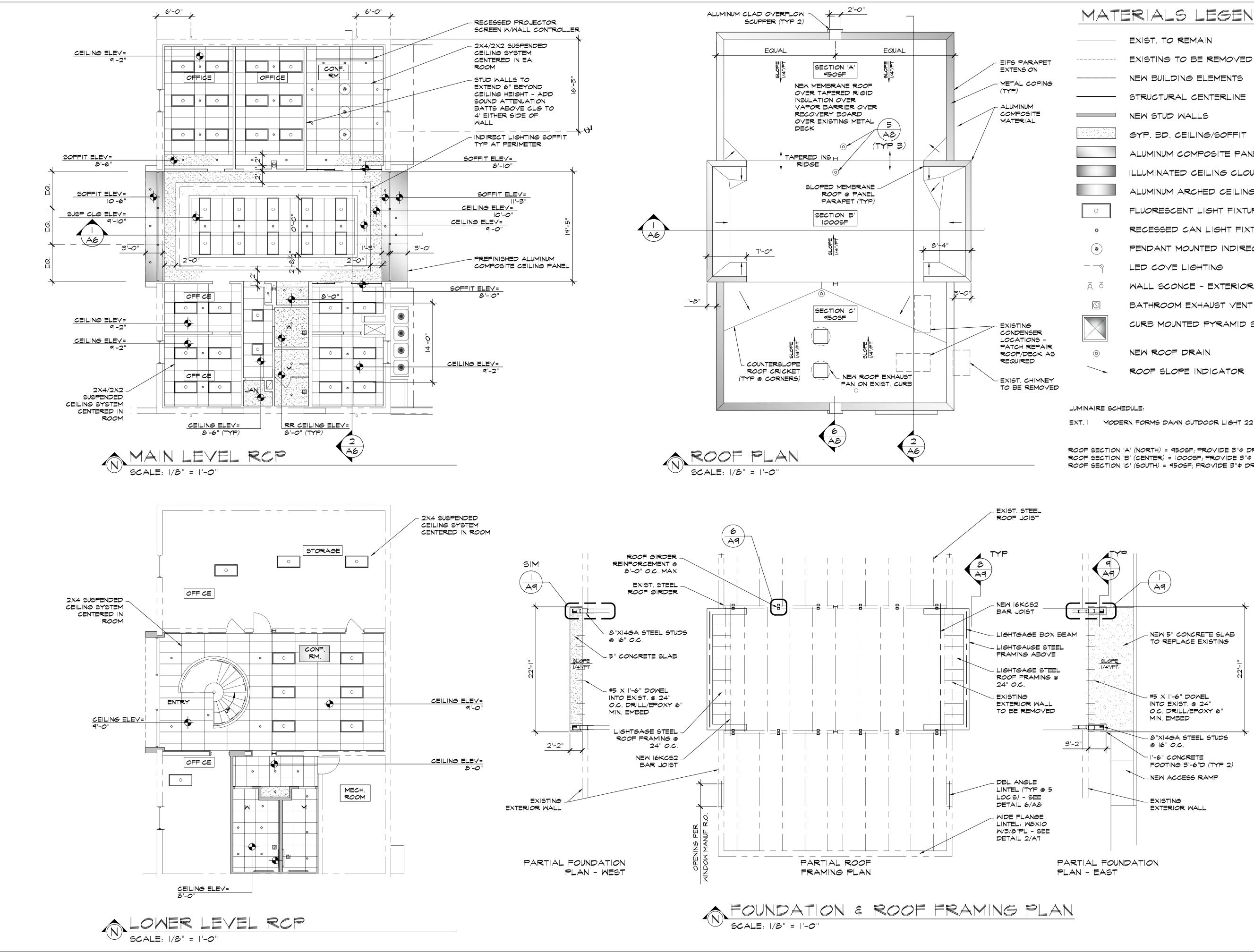


REPLACE EXISTING RAILING AT STAIR WITH POWDER COATED STEEL TUBE FRAME W/PERFORATED METAL STAIR STRUCTURE. STAIR HANDRAIL HEIGHT SHALL BE NO MORE THAN 36" ABOVE NOSING WITH A CIRCULAR CROSS SECTION OF 1 1/2" ϕ continuous the length



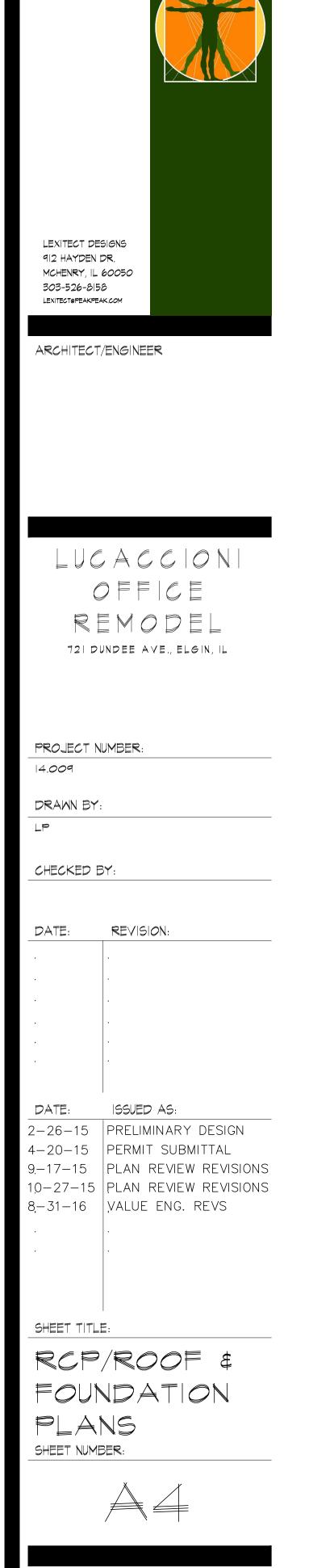
LEXITECT DESIGNS 912 HAYDEN DR. MCHENRY, IL 60050
303-526-8158 LEXITECT®PEAKPEAK.COM
ARCHITECT/ENGINEER
LUCACCIONI
OFFICE
REMODEL
721 DUNDEE AVE., ELGIN, IL
PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DATE: REVISION:
· · ·
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DATE: ISSUED AS: 2-26-15 PRELIMINARY DESIGN
4-20-15PERMIT SUBMITTAL9-17-15PLAN REVIEW REVISIONS
10–27–15 PLAN REVIEW REVISIONS 8–31–16 VALUE ENG. REVS
· · ·
SHEET TITLE:
FLOOR PLANS
SHEET NUMBER:
A3

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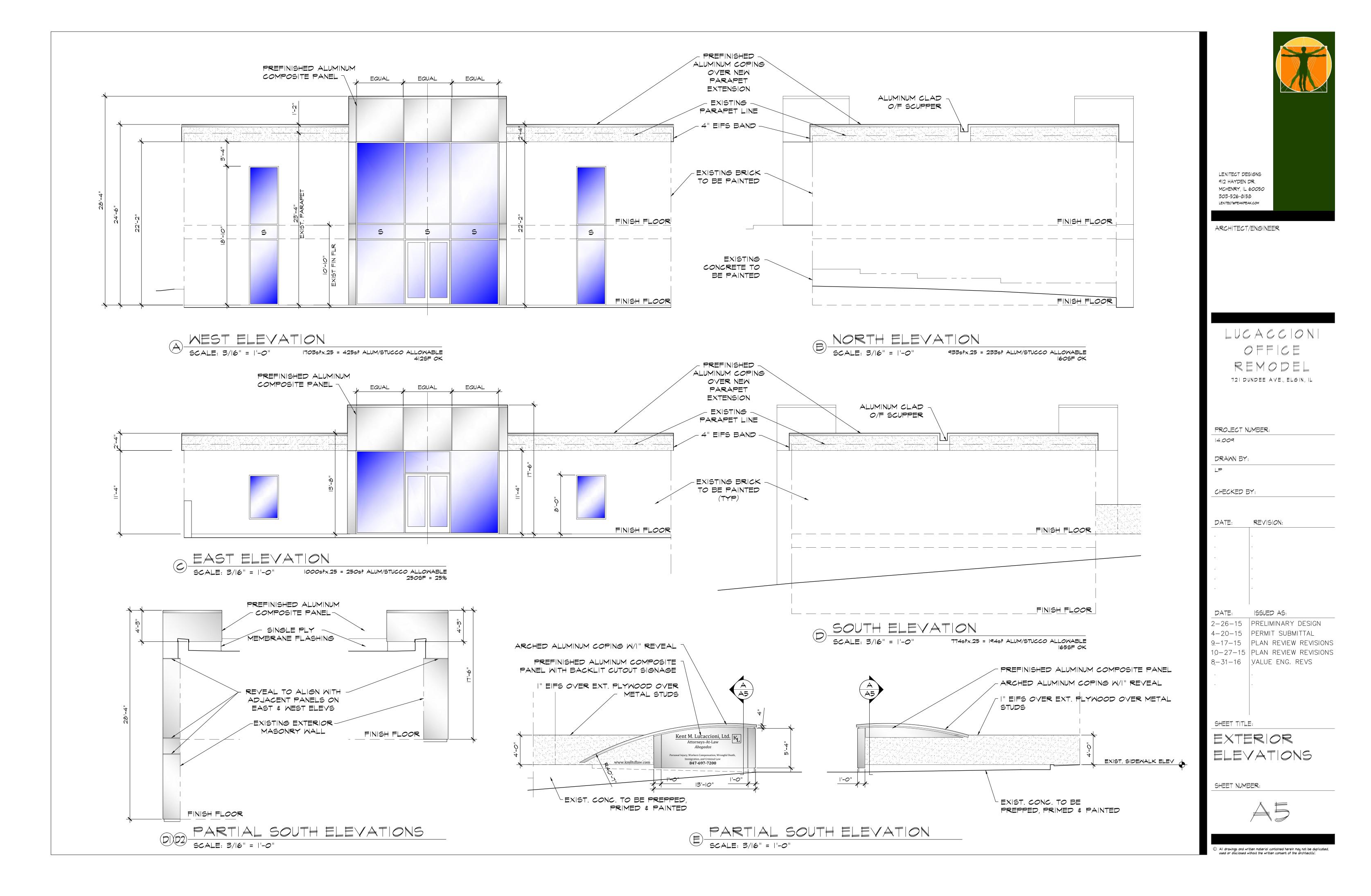


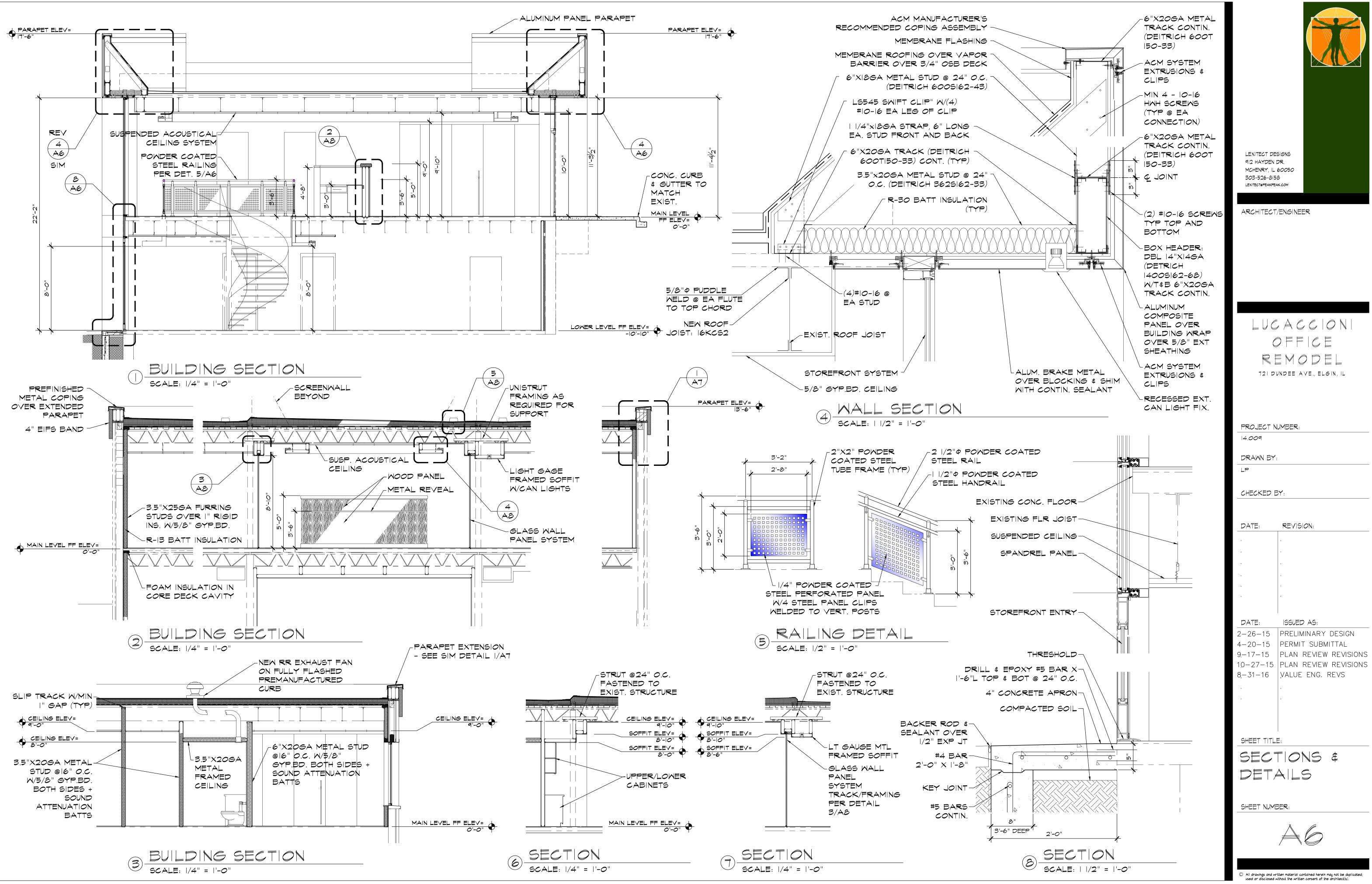
MATERIALS LEGEND

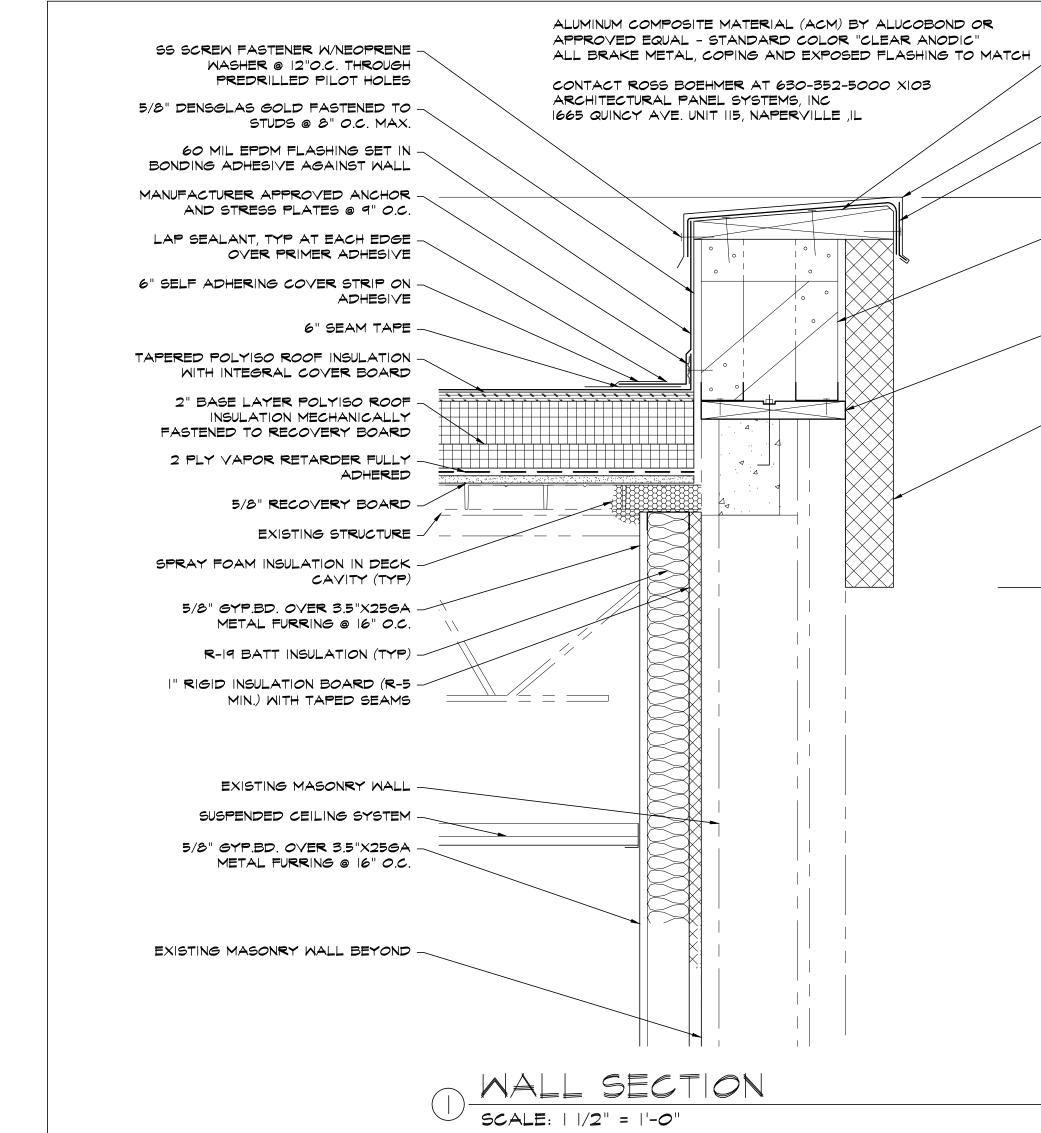
		EXIST. TO REMAIN
ARAPET		EXISTING TO BE REMOVED
510N Coping		NEW BUILDING ELEMENTS
		STRUCTURAL CENTERLINE
NUM DSITE NAL		NEW STUD WALLS
		GYP. BD. CEILING/SOFFIT
		ALUMINUM COMPOSITE PANEL CEILING
		ILLUMINATED CEILING CLOUD
		ALUMINUM ARCHED CEILING PANELS
	0	FLUORESCENT LIGHT FIXTURE
	0	RECESSED CAN LIGHT FIXTURE
	۲	PENDANT MOUNTED INDIRECT LIGHT
	— — ₉	LED COVE LIGHTING
	ठ ठ	WALL SCONCE - EXTERIOR/INTERIOR
	\bigcirc	BATHROOM EXHAUST VENT
ng Inser 10ns -		CURB MOUNTED PYRAMID SKYLIGHT
REPAIR Deck as	\bigcirc	NEW ROOF DRAIN
CHIMNEY REMOVED		ROOF SLOPE INDICATOR
	LUMINAIRE SCHE	
	EXT. I MODE	RN FORMS DAWN OUTDOOR LIGHT 2216BZ
	ROOF SECTION	A' (NORTH) = 950SF; PROVIDE 3"Φ DRAIN LEADER B' (CENTER) = 1000SF; PROVIDE 3"Φ DRAIN LEADER C' (SOUTH) = 950SF; PROVIDE 3"Φ DRAIN LEADER



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- CONTINUOUS PRESSURE TREATED WOOD BLOCKING SCREWED TO BOTH STUD TRACKS @ 24" O.C.

.063 ANODIZED ALUMINUM COPING - ,063 ALUMINUM CLIP SET IN WATER

CUT-OFF MASTIC W/SCRE FASTENERS @ 6: O.C. THROUGH PREDRILLED PILOT HOLES

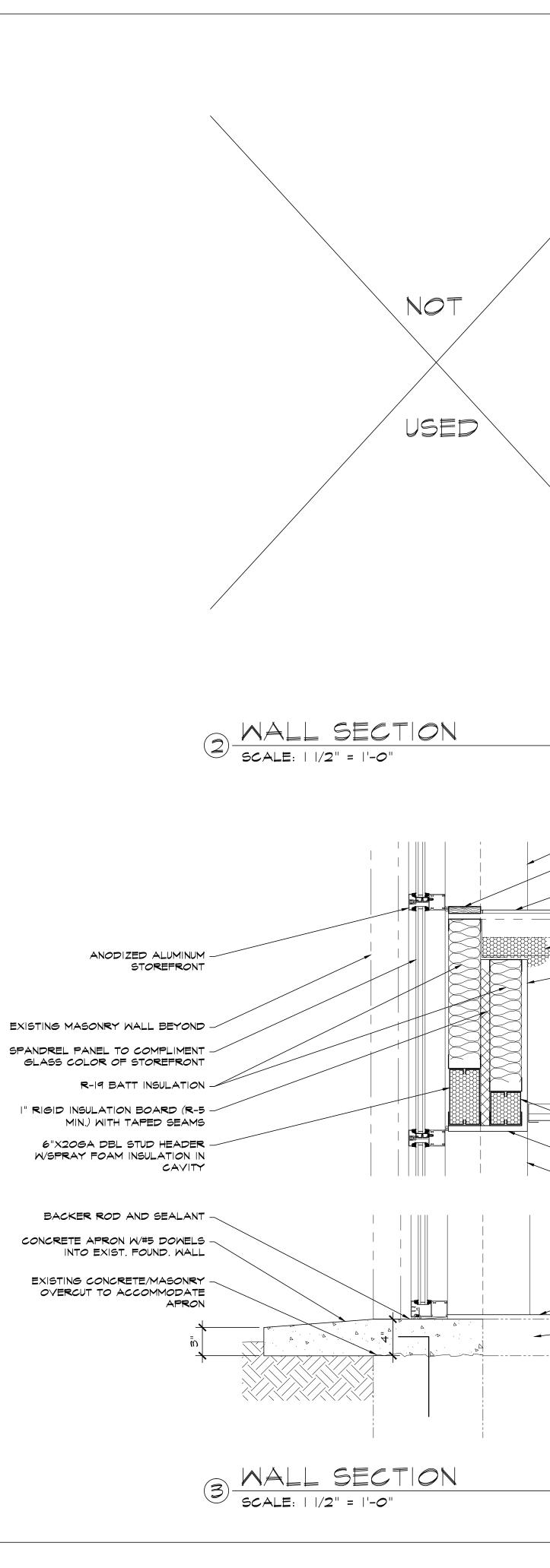
PARAPET ELEV=

- 3.5"X20GA METAL STUDS @ 16" O.C. W/ TOP & BOTTOM TRACK AND 5/8" EXT. GYP SHEATHING ONE SIDE - FASTEN BOTTOM TRACK TO NAILER @ 12" O.C. FASTEN TOGETHER W/3 #10-16 HWH SCREWS AT EACH JT.

- CONTINUOUS 2X PRESSURE TREATED WOOD NAILER ANCHORED WITHIN FULLY GROUTED MASONRY CELL WITH |/2"ФХ8"L J-BOLTS @ |2" О.С STAGGERED (OR 1/4" TAPCON ANCHOR)

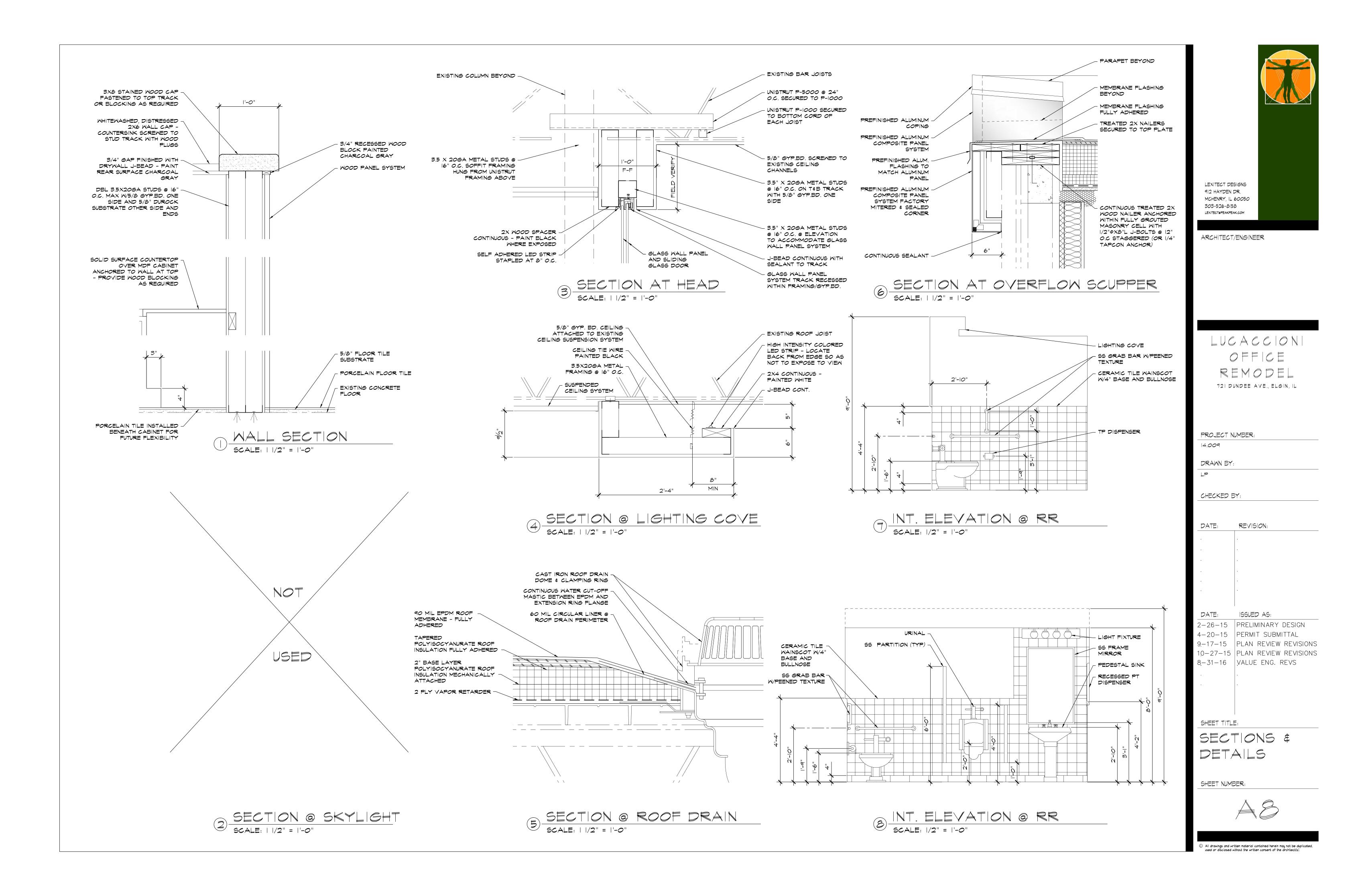
- 4" EIFS FULLY ADHERED AND MECHANICALLY FASTENED TO SUBSTRATE

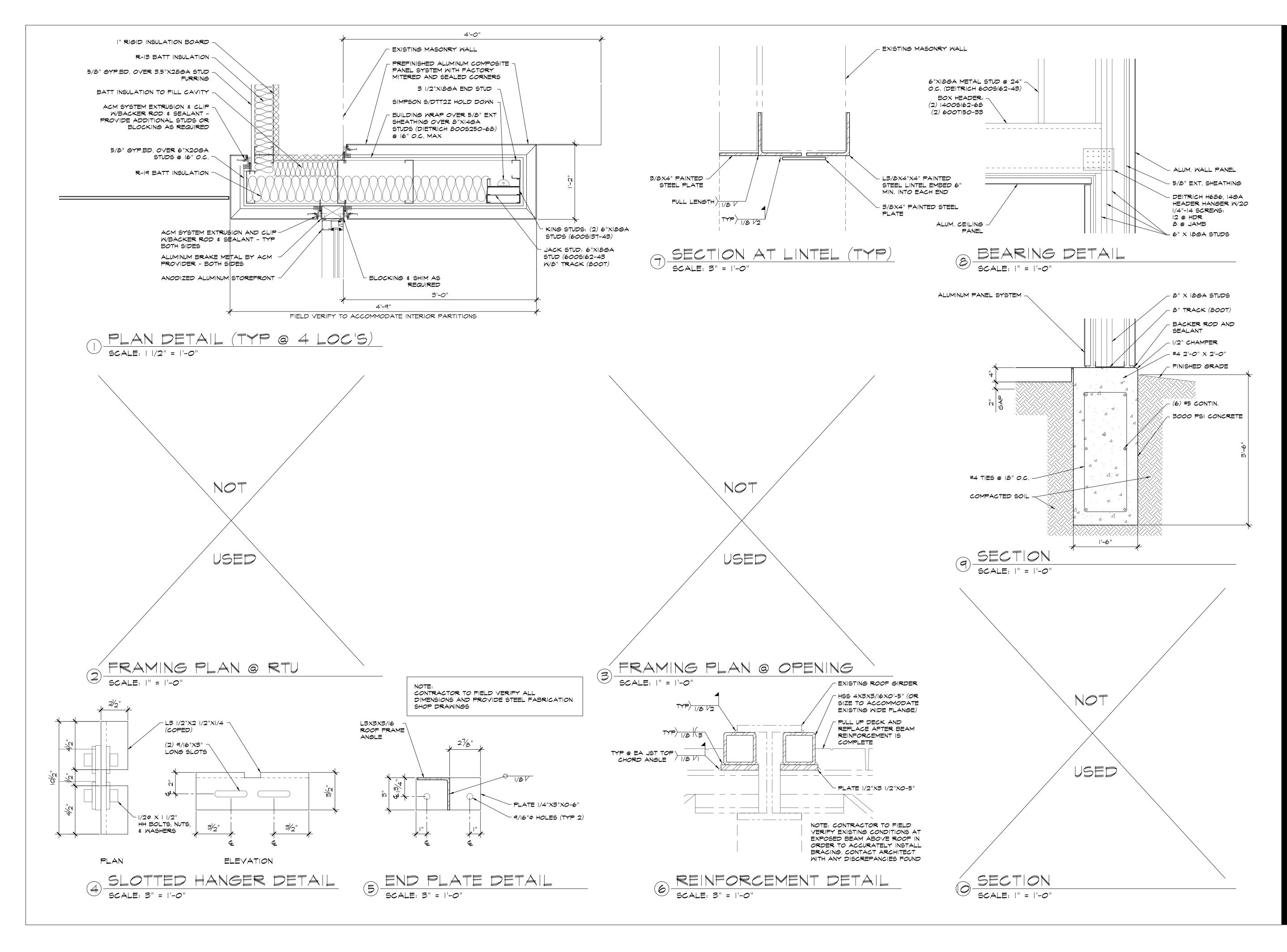
T.O. METAL PANEL ELEV=



	LEXITECT DESIGNS 912 HAYDEN DR. MCHENRY, IL 60050 303-526-8158 LEXITECTOPEAKPEAK.COM ARCHITECT/ENGINEER
	LUCACCIONI OFFICE
	REMODEL 721 DUNDEE AVE., ELGIN, IL PROJECT NUMBER: 14.009
FURRING BEYOND	DRAWN BY:
FLOOR UNDERLAYMENT	-Lb
FLOOR TILE	CHECKED BY:
EXISTING FLOOR DECK/CONCRETE	
SPRAY FOAM INSULATION IN DECK	DATE: REVISION:
5/8" GYP.BD. OVER 3.5"X25GA	
METAL FURRING @ 16" O.C.	
	· ·
	DATE: ISSUED AS:
	2–26–15 PRELIMINARY DESIGN 4–20–15 PERMIT SUBMITTAL
SUSPENDED CEILING SYSTEM	917-15 PLAN REVIEW REVISIONS
OPENING W/SPRAY FOAM INSULATION	10-27-15 PLAN REVIEW REVISIONS 8-31-16 VALUE ENG. REVS
5/8" GYP.BD.	
- 5/8" GYP.BD. OVER 3.5"X25GA METAL FURRING @ 16" O.C.	· · ·
FLOOR TILE OVER EXISTING CONCRETE FLOOR - PREP EXISTING FLOOR AS REQUIRED TO ACCOMMODATE NEW TILE	SHEET TITLE:
#5 DOWEL INTO EXIST. CONCRETE W/EPOXY @ 16" O.C.	SECTIONS &
	DETAILS
	SHEET NUMBER:
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ARCHITECT	/ENGINEER			
	LUCACCIONI OFFICE REMODEL 721 DUNDEE AVE., ELGIN, IL			
PROJECT N 14.009 DRAWN BY:				
LP CHECKED E	3♥.			
	× ı .			
DATE:	REVISION:			
· ·	• •			
	. .			
DATE: 2-26-15	ISSUED AS: PRELIMINARY DESIGN			
4-20-15 917-15 1 <u>0</u> -27-15 831-16	PERMIT SUBMITTAL PLAN REVIEW REVISIONS PLAN REVIEW REVISIONS VALUE ENG. REVS			
	• •			
SHEET TITLE: SECTIONS & DETAILS				
SHEET NUMBER:				

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