



PROJECT DESCRIPTION:

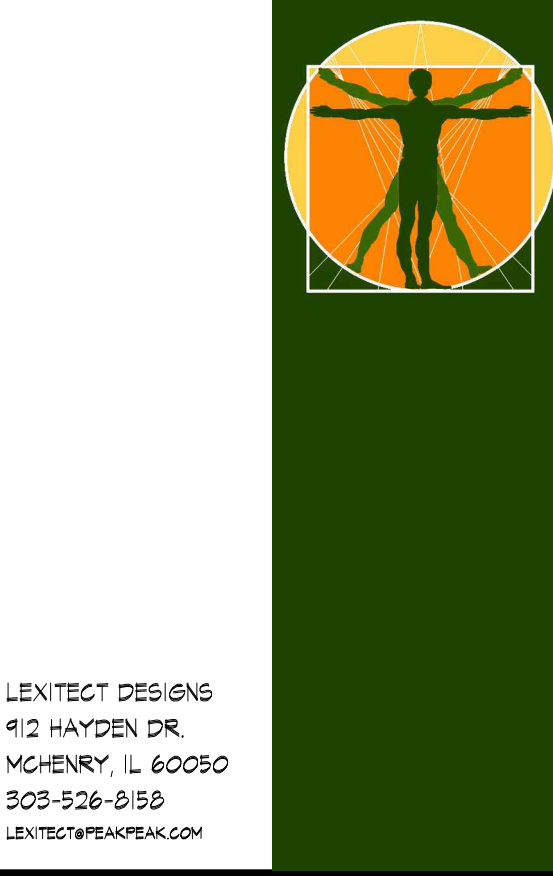
APPROX. 5400sq' OF OFFICE SPACE RENOVATION TO UPDATE AND IMPROVE EFFICIENCY OF SPACE. RECONFIGURING INTERIOR PARTITIONS TO PRODUCE AN OPEN, MODERN STYLE LOBBY WITH FREE FLOWING CIRCULATION AND MEETING AREA. REPLACING EXISTING PLUMBING FIXTURES WITH ACCESSIBLE RESTROOMS, DRINKING FOUNTAINS, AND COFFEE 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 ROOF 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.

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A4	RCP & ROOF PLANS	P-01	PLUMBING FLOOR PLANS
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GENERAL NOTES:

- 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, THESE INCLUDED:
 2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL FIRE CODE
 2012 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101
 2011 NATIONAL ELECTRICAL CODE
 2004 STATE OF ILLINOIS PLUMBING CODE
 1997 STATE OF ILLINOIS ACCESSIBILITY CODE
- THESE DRAWINGS ARE DIAGRAMMATIC AND REPRESENT THE ARCHITECT'S DESIGN INTENT AND ARE NOT TO BE SCALED. DIMENSIONS ARE TO FACE OF STUD OR BLOCK UNLESS NOTED OTHERWISE.
- DETAILS ARE USUALLY KEYED ONCE ON THE DRAWINGS AND ARE TYPICAL FOR SIMILAR 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.
- 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.
- 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.
- INSTALL BRIDGING, BLOCKING, SHIMS, AND BACKER AS REQUIRED FOR PROPER INSTALLATION OF WALLS, DOORS, WINDOWS, SKYLIGHT, CASEWORK, SHELVING HVAC & ELECTRICAL FIXTURES.
- 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 RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES.
- HAVE ALL EASEMENTS AND UTILITIES MARKED ON SITE PRIOR TO DIGGING AND THROUGHOUT CONSTRUCTION.
- 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.



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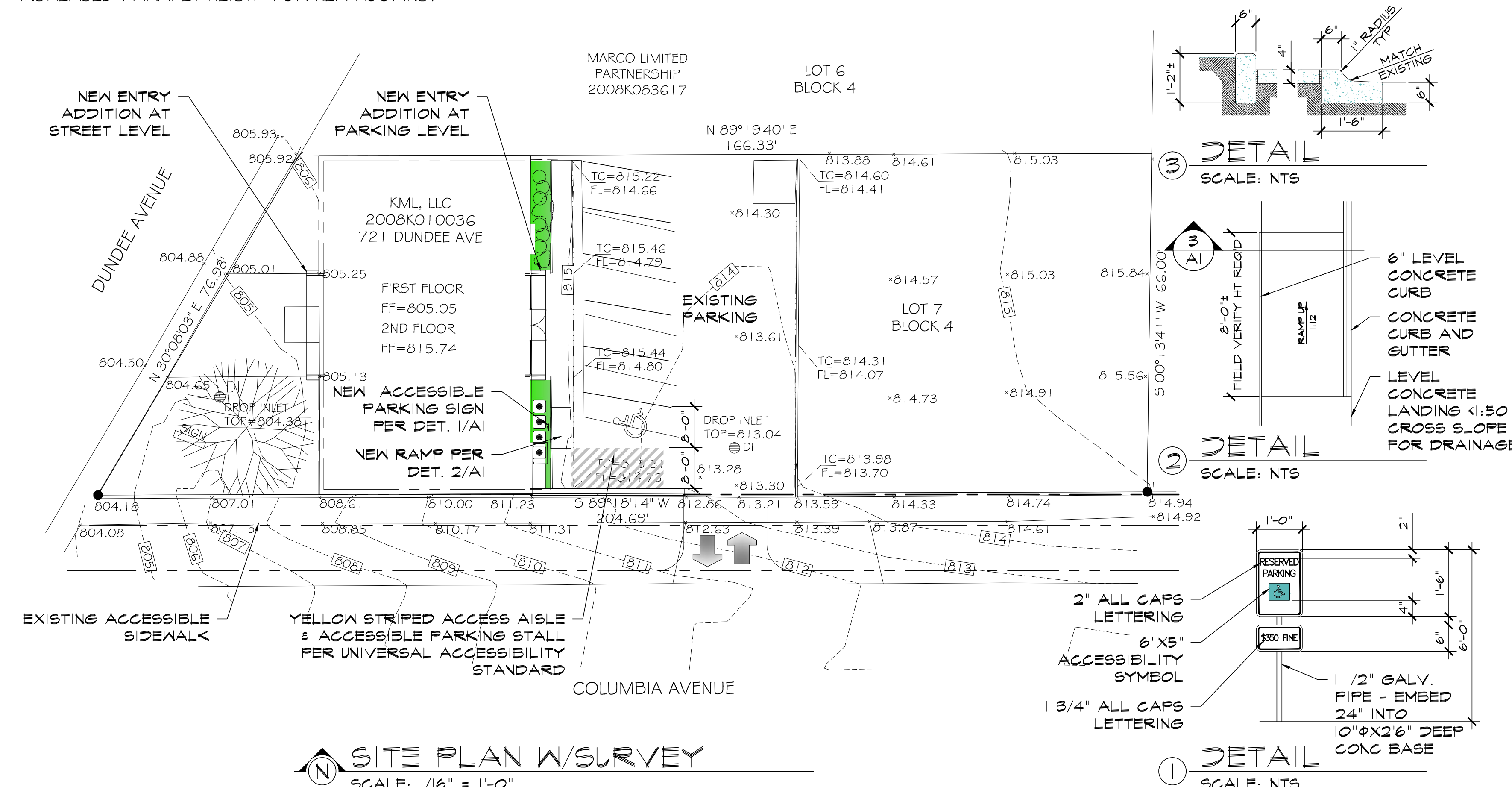
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4-20-15	PERMIT SUBMITTAL
9-17-15	PLAN REVIEW REVISIONS
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8-31-16	VALUE ENG. REVS

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A1



GENERAL REMOVAL NOTES:

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

CODE DETERMINATIONS:

OCCUPANCY CLASSIFICATION: B - OFFICE CONSTRUCTION TYPE IIB

PROJECT SQUARE FOOTAGE:

ORIGINAL BUILDING AREA:	MAIN FLOOR = 2700 SQ. FT.
	BASEMENT = 2700 SQ. FT.
	TOTAL EXIST. = 5400 SQ. FT. GROSS
	ENTRY ADDN = 0 SQ. FT.
	TOTAL BLDG. = 5400 SQ. FT.

DESIGN LOADS:

ROOF LOAD
 20#/SF LIVE LOAD (SNOW)
 20#/SF DEAD LOAD

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

WIND LOADS:

ULTIMATE = 115MPH
 NOMINAL = 90MPH

SEISMIC DESIGN CATEGORY B

RISK CATEGORY II

ENERGY CONSERVATION MIN. REQUIREMENTS: (2012 IECC TABLE C402.2 FOR ZONE 3)

- R-25CI ROOF (ENTIRELY ABOVE ROOF)
- R-11.4CI MASS WALL
- R-13.4R-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)

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



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FLOOR PLANS

SHEET NUMBER:

A3

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DOOR SCHEDULE:

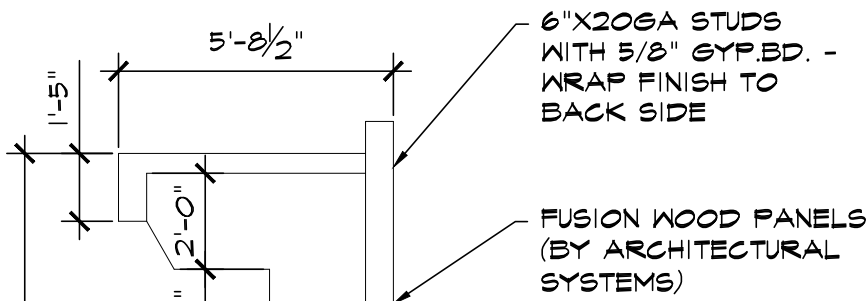
NOTES:
1. ALL EXTERIOR DOORS/FRAMES TO BE ANODIZED ALUMINUM FINISH
2. PROVIDE 49" LOCKING LADDER PULLS PER OWNER FURNISHED LOCATIONS

- ① FR 3080 EXTERIOR STOREFRONT DOORS W/TRANSOM, KAMNEER 390 SERIES MEDIUM STILE OR EQUAL
- ② 3080 INTERIOR SOLID CORE WOOD DOOR W/ADA COMPLIANT PADDLE LEVERS AND PAINTED HOLLOW METAL FRAME
- ③ 3090 INTERIOR PIVOT HINGED FRAMELESS (FROSTED GLASS) DOOR & HARDWARE, DORMA PURE OR APPROVED EQUAL - PROVIDE ACOUSTIC GASKETING AND BRUSHES FOR MAXIMUM ACOUSTIC SEPARATION

WINDOW SCHEDULE:

NOTES:
1. EXTERIOR WINDOW DESIGNATIONS BASED ON KAMNEER MODEL
2. DOUBLE PANE U38 OR BETTER

- A 48X226 FIXED WINDOW UNIT IN ALUMINUM FRAME WITH SPANDREL AS SHOWN ON ELEV. - COLOR #1
- B 48X122 FIXED WINDOW UNIT IN ALUMINUM FRAME - COLOR #1
- C 2'X4' ALUMINUM STOREFRONT BY KAMNEER - HEAVY WALL 4517-V6-0140R APPROVED EQUAL - COLOR: CLEAR ANODIZED



ENLARGED PLAN

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

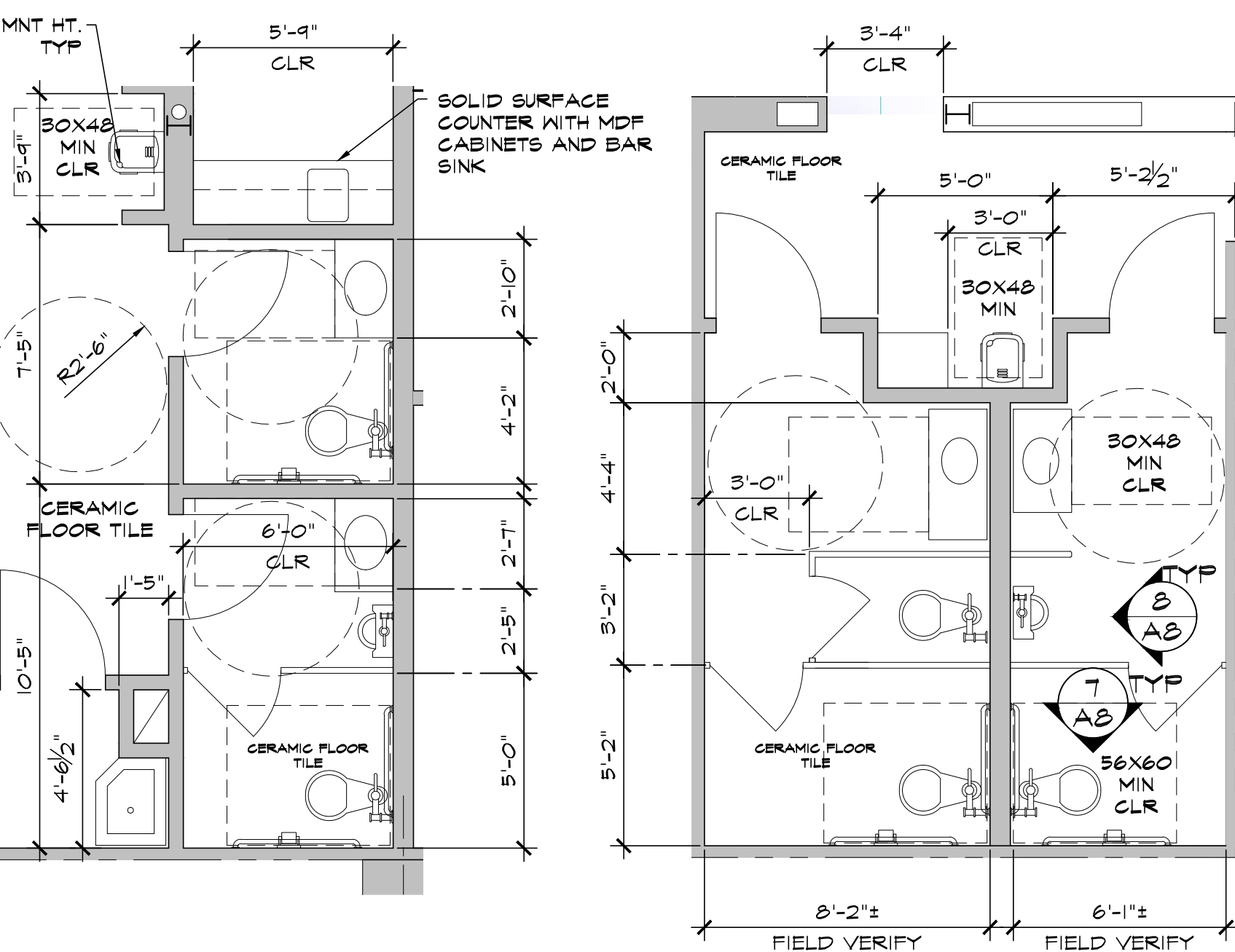
MATERIALS LEGEND

- EXIST. TO REMAIN
- - - EXISTING TO BE REMOVED
- NEW BUILDING ELEMENTS
- GLASS PARTITION/SLIDING DOOR
- STRUCTURAL CENTERLINE
- - - REFERENCE LINE ABOVE
- CHAIN LINK FENCE
- HANDRAIL/GUARDRAIL
- NEW STUD WALLS
- NEW FLOOR TILE 1
- NEW FLOOR TILE 2
- NEW PAVEMENT STRIPING
- ♿ ACCESSIBLE PARKING SYMBOL
- ☺ DRINKING FOUNTAIN
- A A5 ELEVATION DESIGNATION SHEET NUMBER
- 1 A6 SECTION DESIGNATION SHEET NUMBER
- ① DOOR DESIGNATION
- A WINDOW DESIGNATION - FOR DOOR AND WINDOW SCHEDULE SEE E ON SHT. A5

RAILING SPECIFICATION:

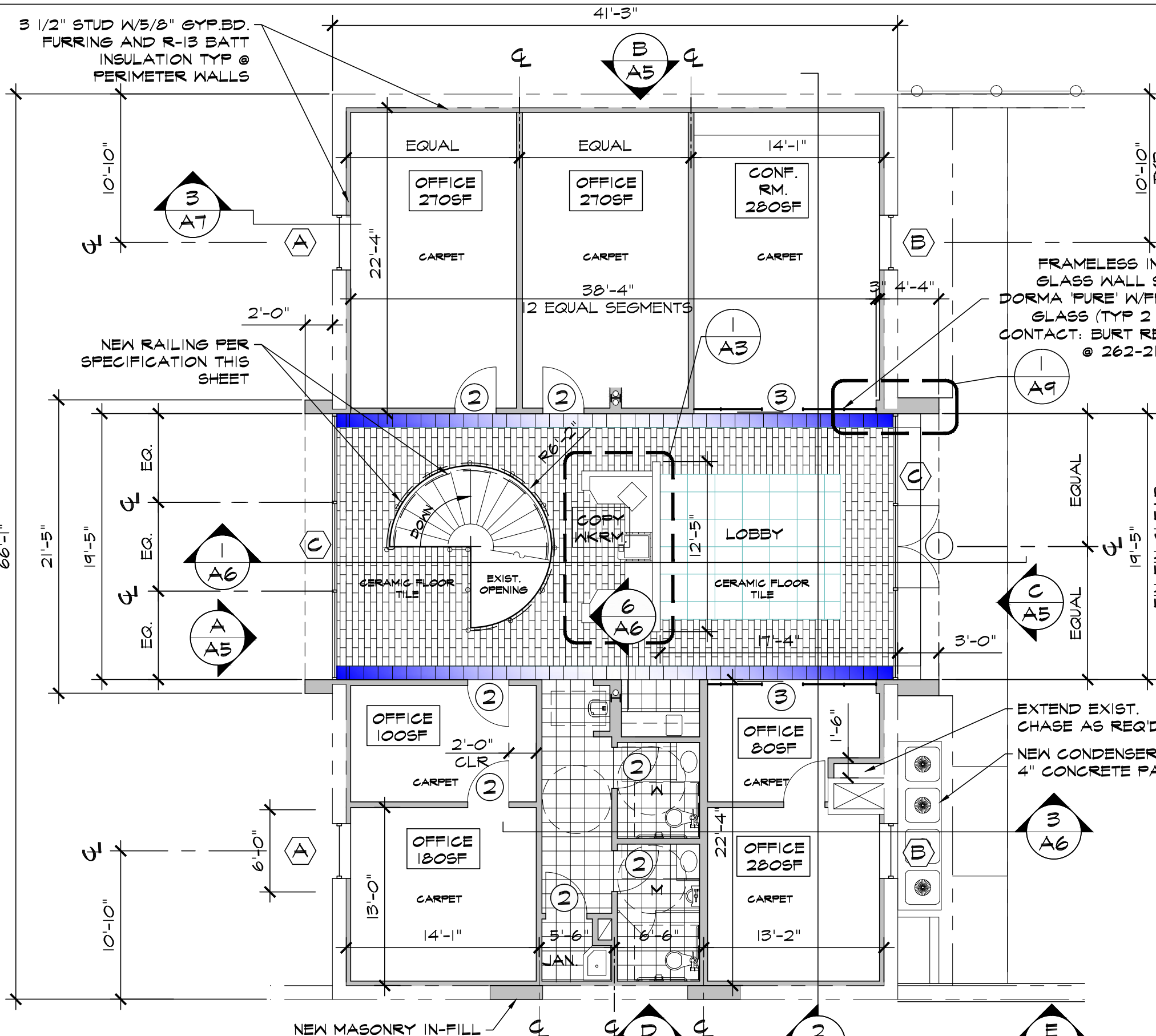
REPLACE EXISTING RAILING AT STAIR WITH POWDER COATED STEEL TUBE FRAME W/PERFORATED METAL IN-FILL PANELS SIM TO 1/A6. ATTACH TO EXISTING STAIR STRUCTURE. STAIR HANDRAIL HEIGHT SHALL BE NO MORE THAN 36" ABOVE NOSING WITH A CIRCULAR CROSS SECTION OF 1 1/2" CONTINUOUS THE LENGTH OF THE STAIR. THERE SHALL BE A CLEAR SPACE BETWEEN HANDRAIL AND WALL SURFACE OF 2". HANDRAILS SHALL EXTEND 12" BEYOND UPPER AND LOWER TREADS AND RETURN TO THE VERTICAL SUPPORT POST.

NOTE:
1. CERAMIC FLOOR TILE THROUGHOUT
2. CERAMIC WALL TILE TO 52" AFF (TYP)



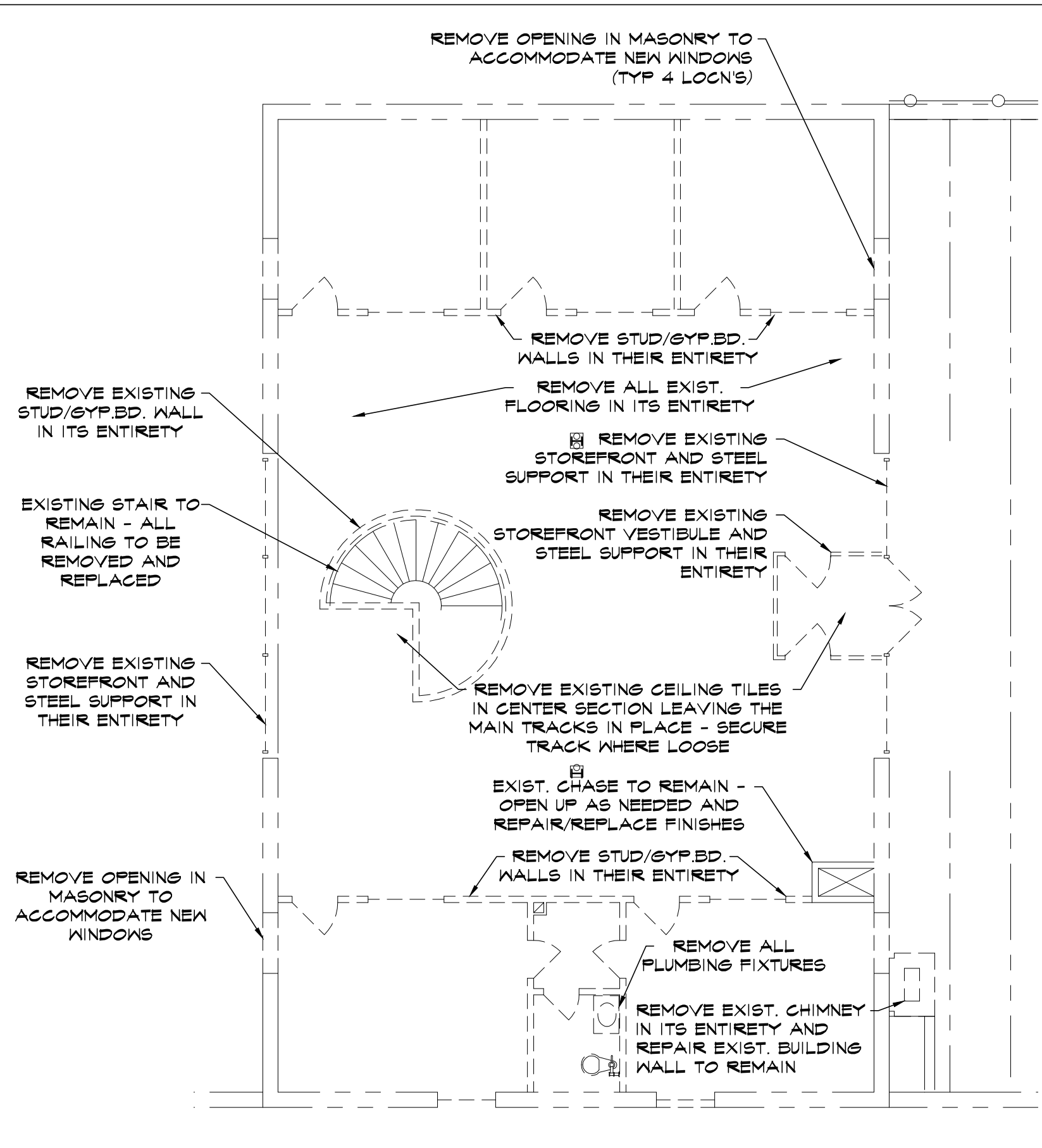
ENLARGED RR FLOOR PLANS

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



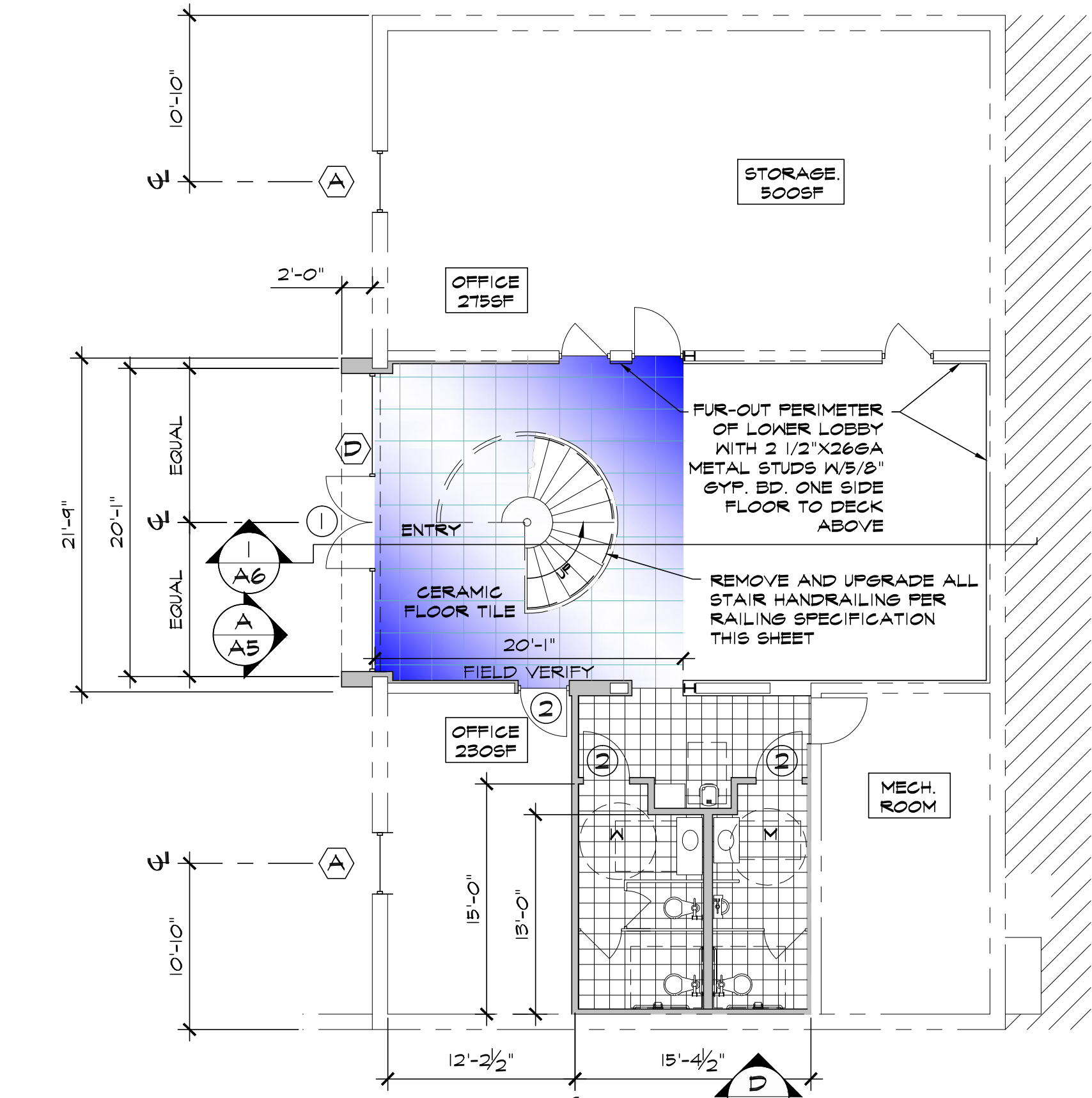
MAIN LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



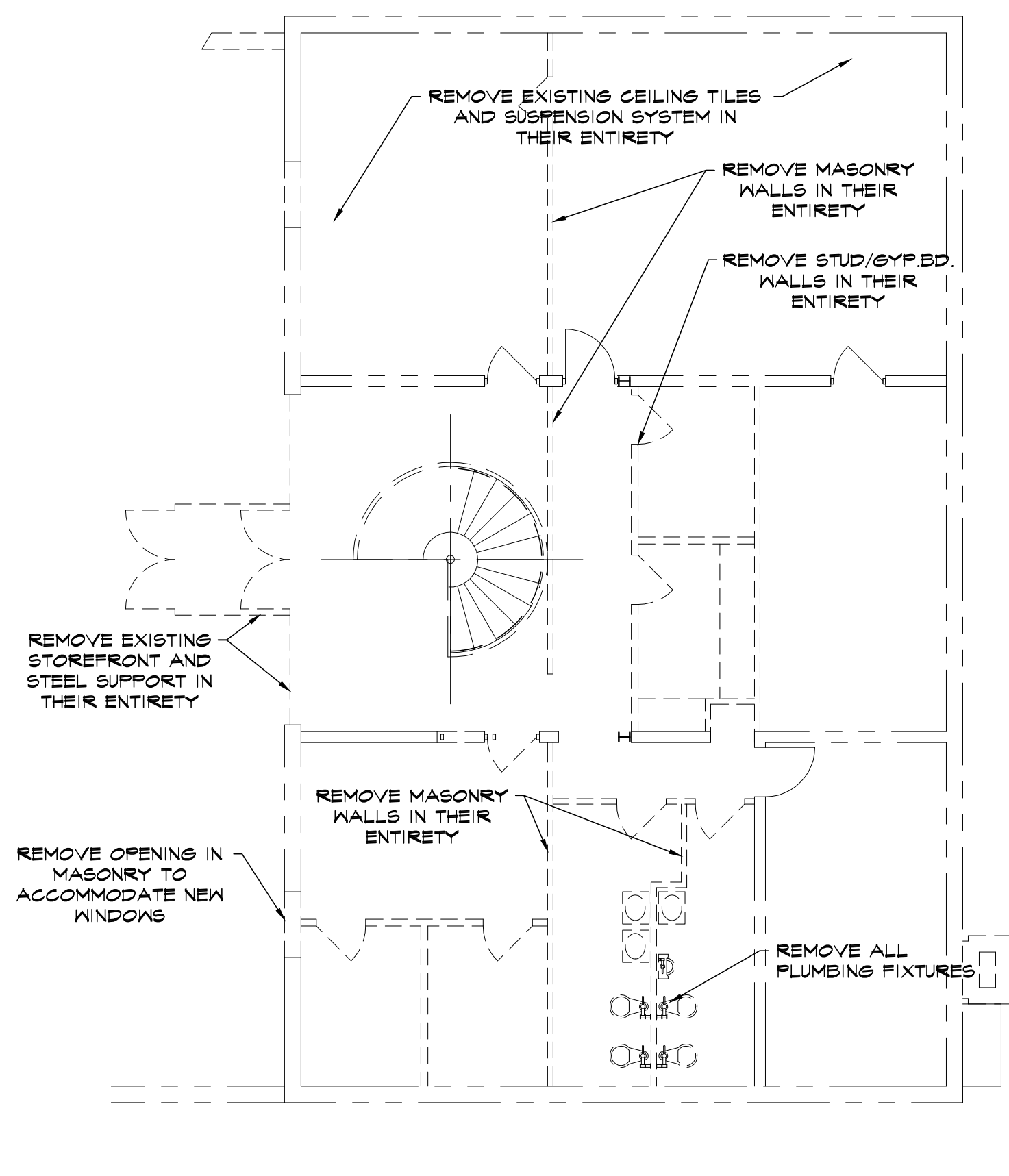
MAIN LEVEL DEMO FLOOR PLAN

SCALE: 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



LOWER LEVEL DEMO FLOOR PLAN

SCALE: 1/8" = 1'-0"



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**RCP/ROOF &
FOUNDATION
PLANS**
SHEET NUMBER:

A4

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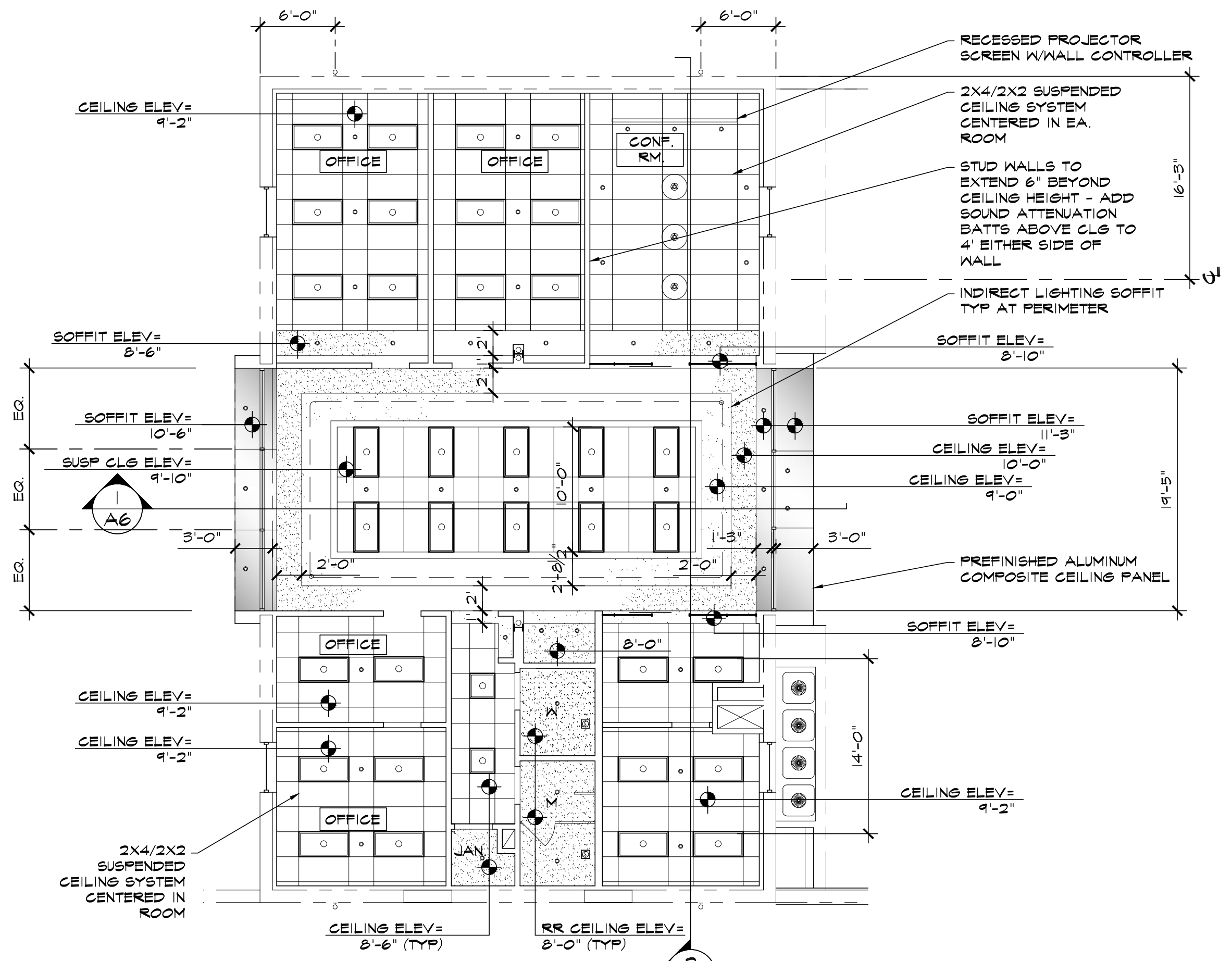
MATERIALS LEGEND

- EXIST. TO REMAIN
- - - EXISTING TO BE REMOVED
- NEW BUILDING ELEMENTS
- STRUCTURAL CENTERLINE
- NEW STUD WALLS
- GYP. BD. CEILING/SOFFIT
- ALUMINUM COMPOSITE PANEL CEILING
- ILLUMINATED CEILING CLOUD
- ALUMINUM ARCHED CEILING PANELS
- FLUORESCENT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- PENDANT MOUNTED INDIRECT LIGHT
- LED COVE LIGHTING
- WALL SCONCE - EXTERIOR/INTERIOR
- BATHROOM EXHAUST VENT
- CURB MOUNTED PYRAMID SKYLIGHT
- NEW ROOF DRAIN
- ROOF SLOPE INDICATOR

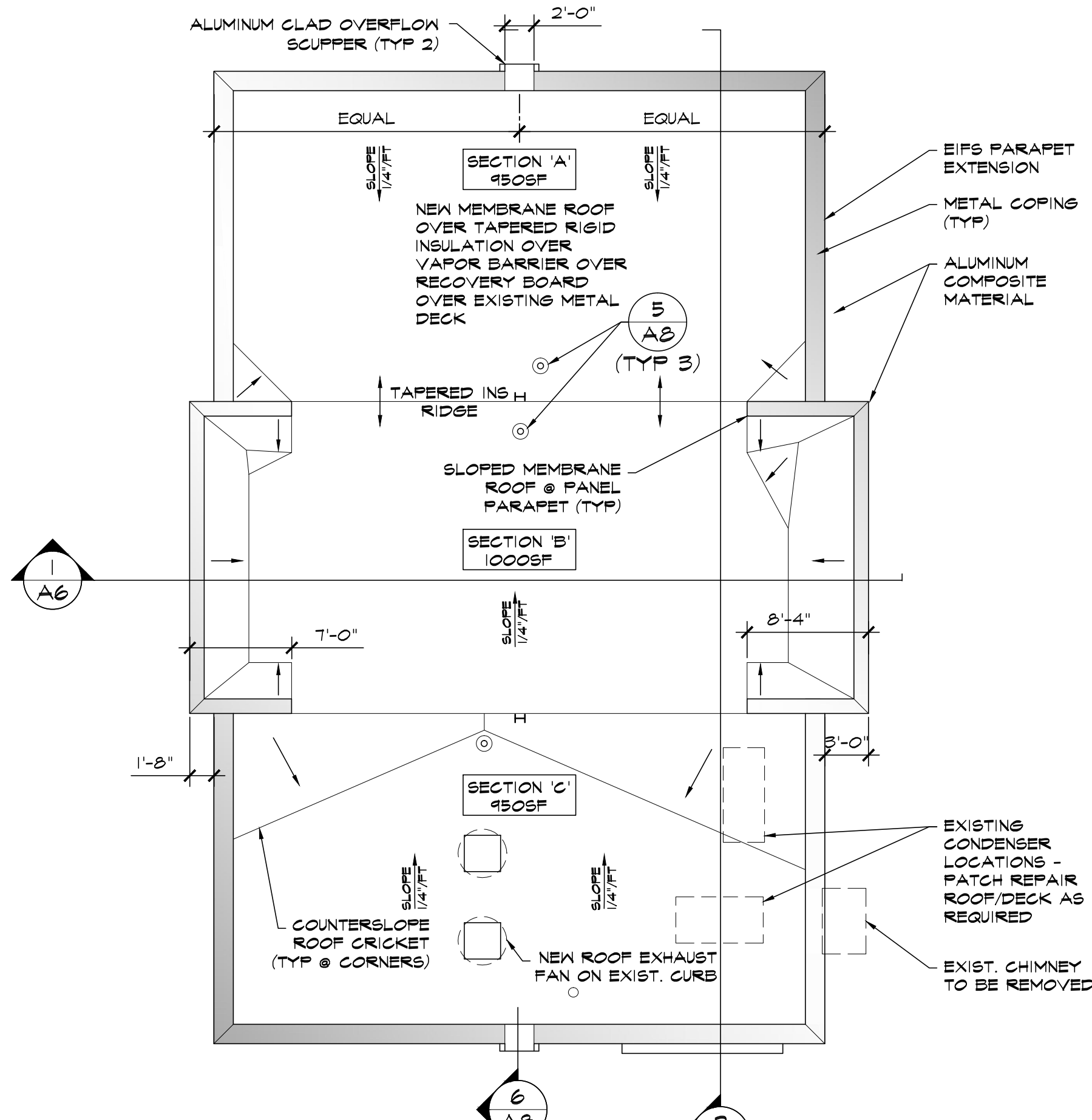
LUMINAIRE SCHEDULE:

EXT. 1 MODERN FORMS DAWN OUTDOOR LIGHT 2216BZ

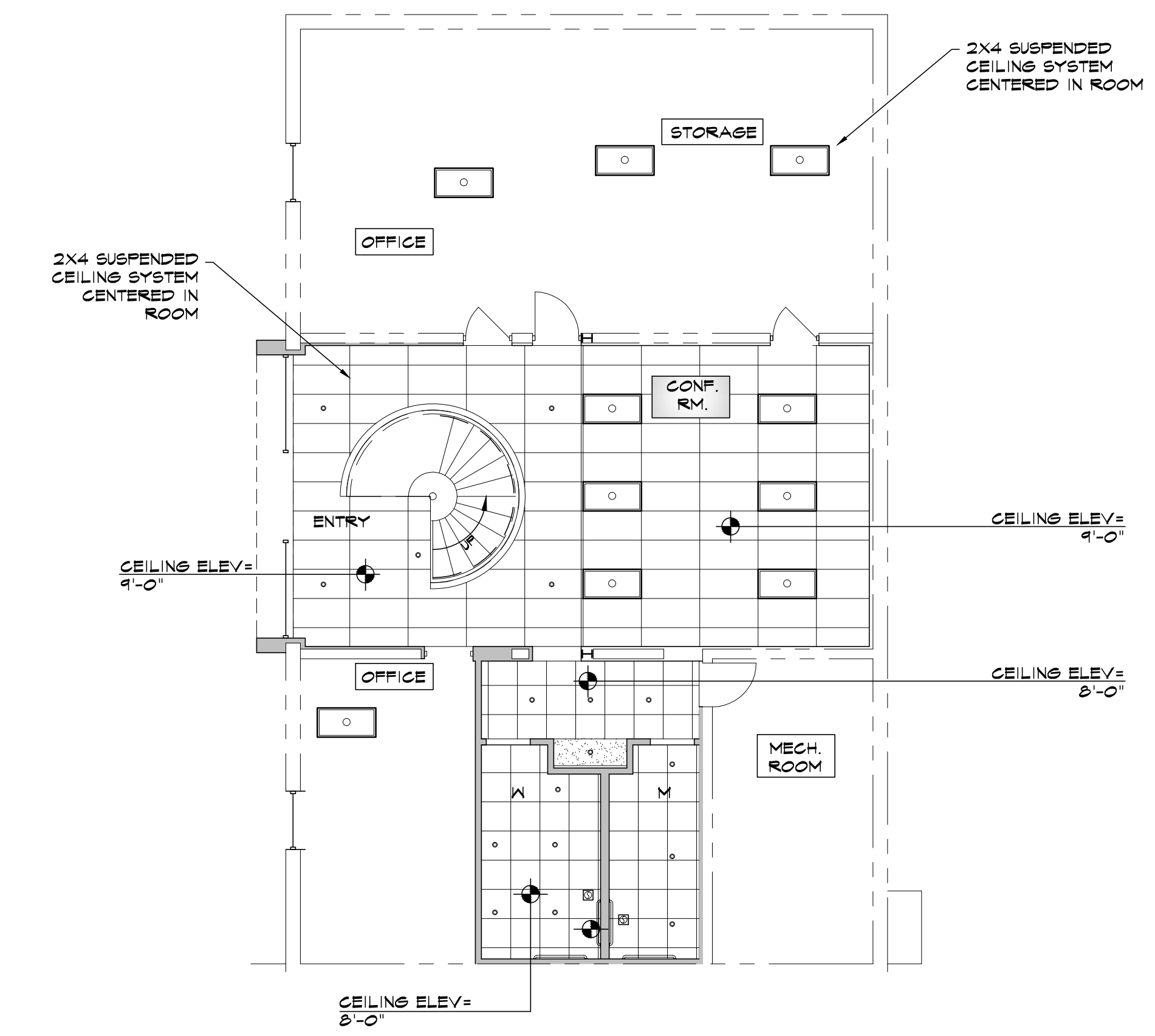
ROOF SECTION 'A' (NORTH) = 450SF, PROVIDE 3" DRAIN LEADER.
ROOF SECTION 'B' (CENTER) = 1000SF, PROVIDE 3" DRAIN LEADER.
ROOF SECTION 'C' (SOUTH) = 450SF, PROVIDE 3" DRAIN LEADER.



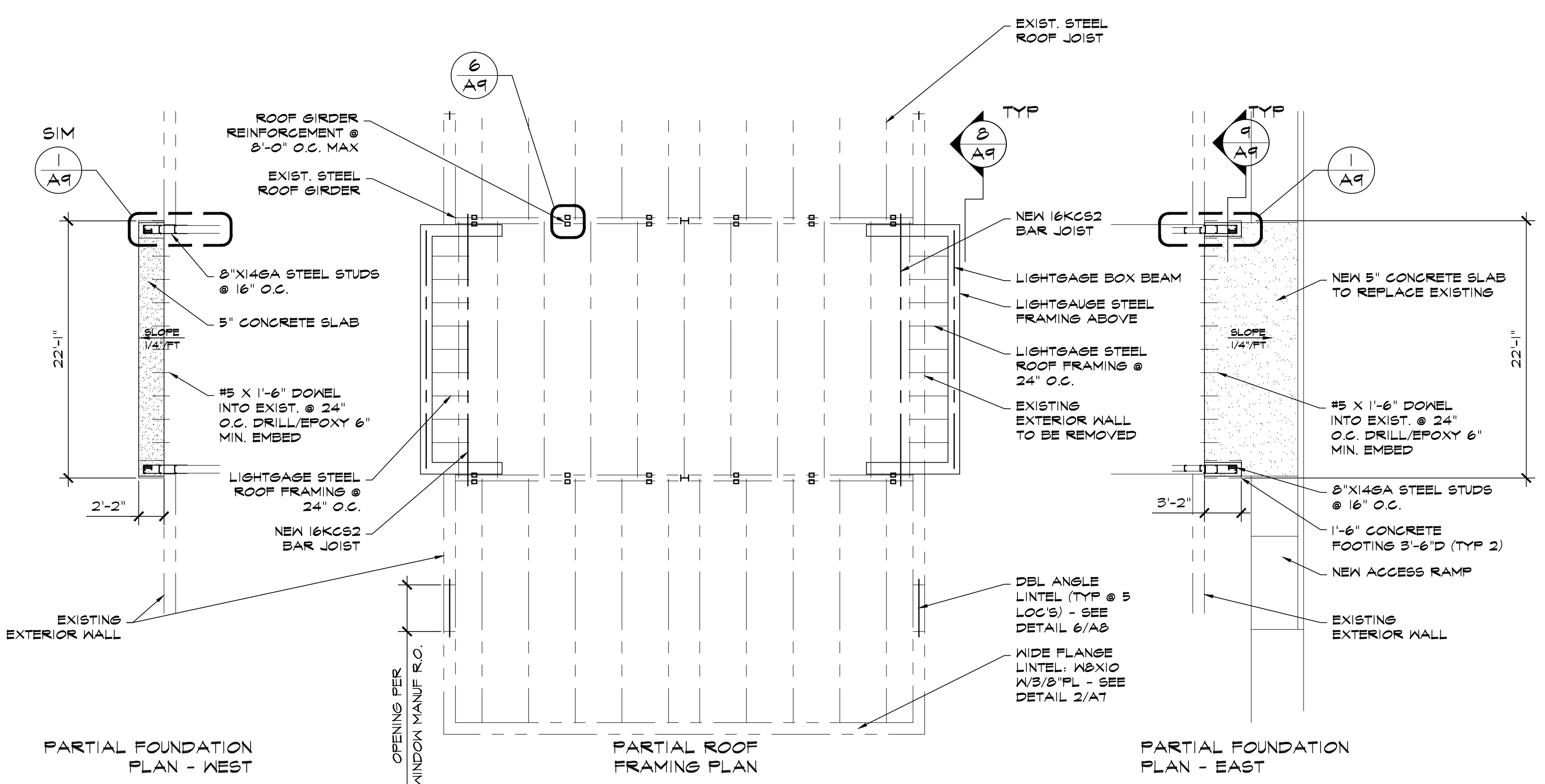
MAIN LEVEL RCP
SCALE: 1/8" = 1'-0"



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



LOWER LEVEL RCP
SCALE: 1/8" = 1'-0"



FOUNDATION & ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



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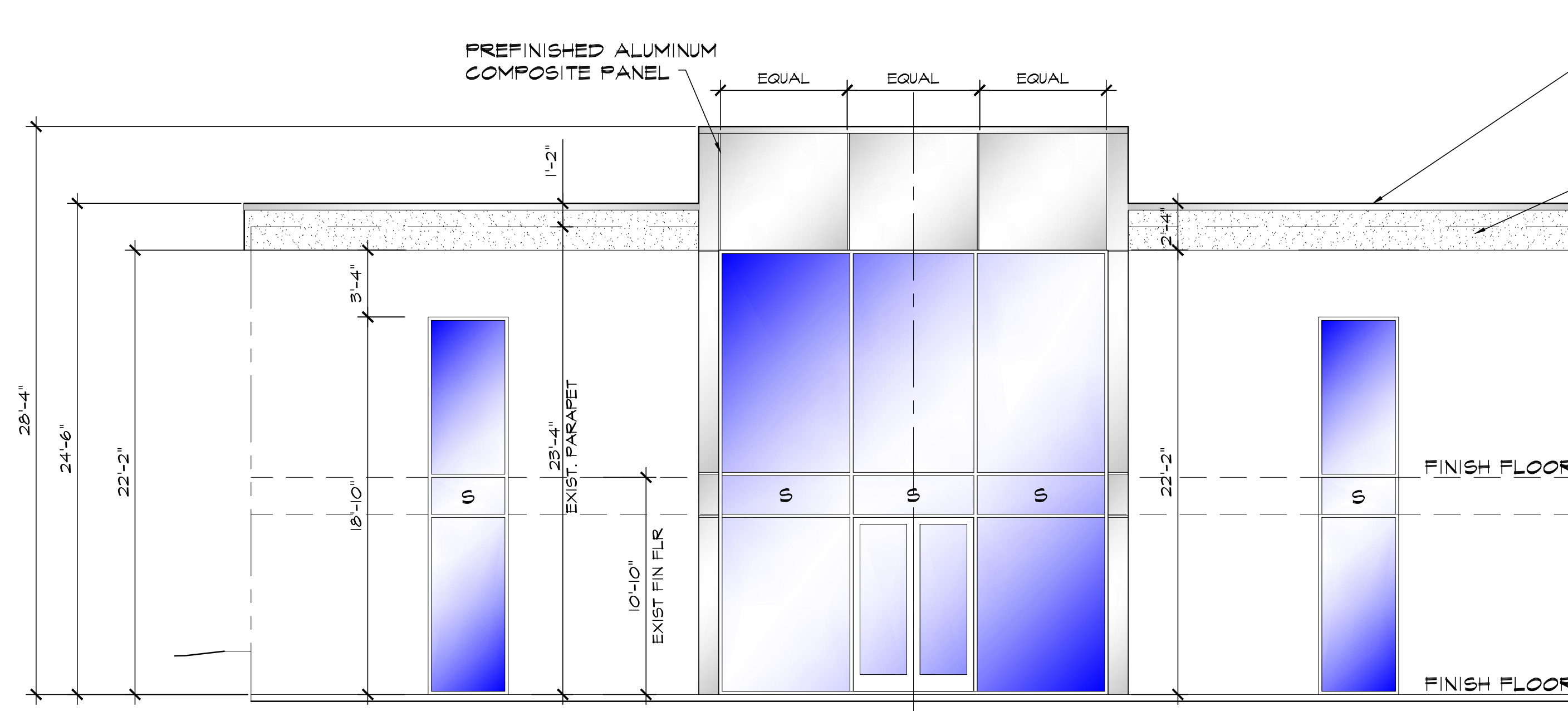
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EXTERIOR ELEVATIONS

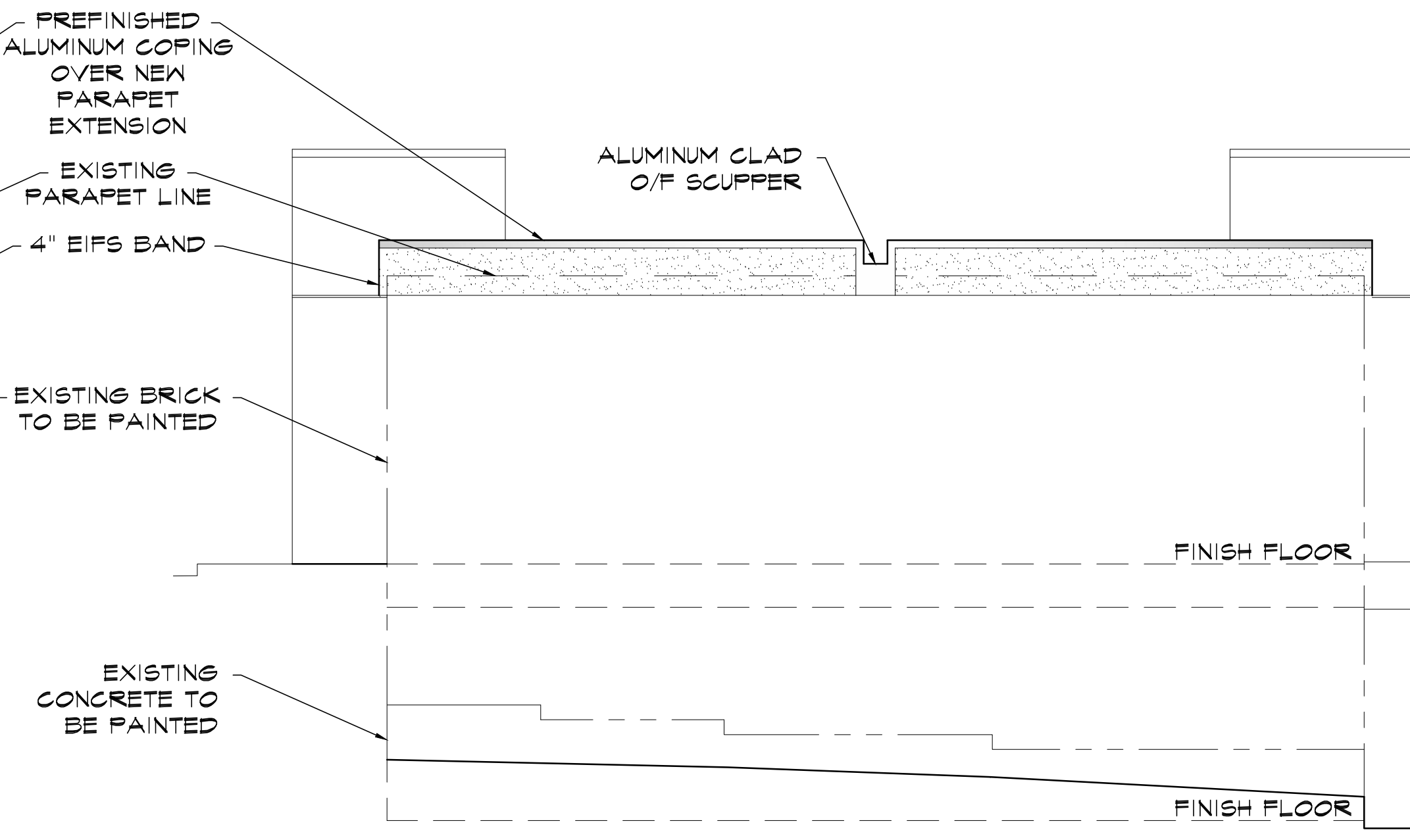
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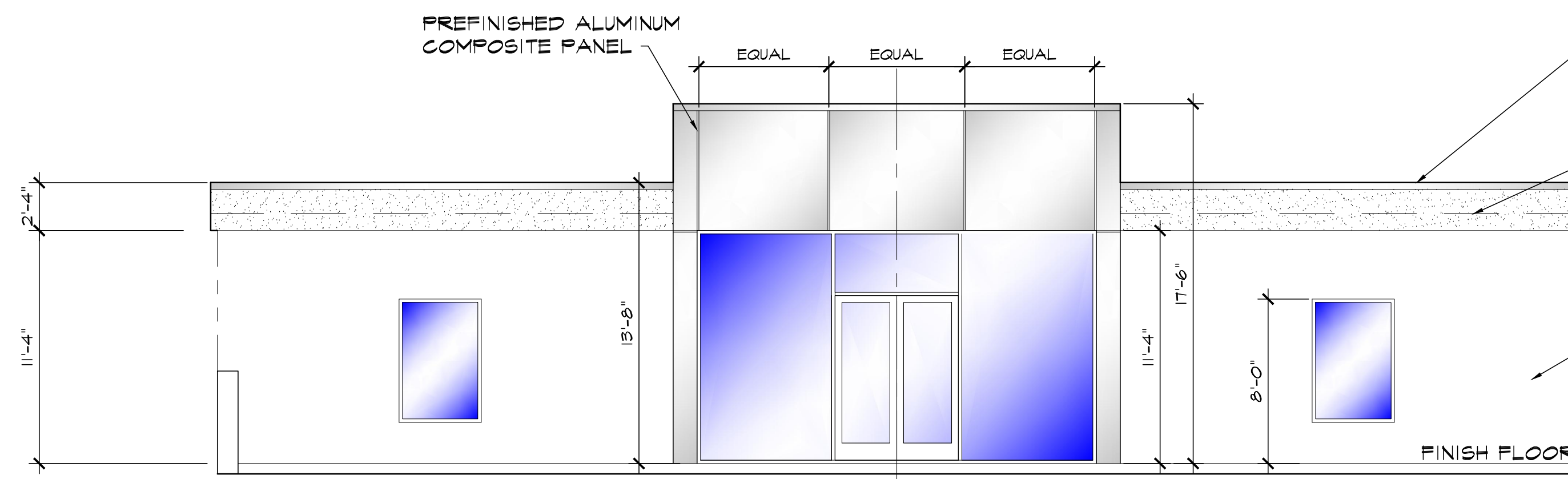
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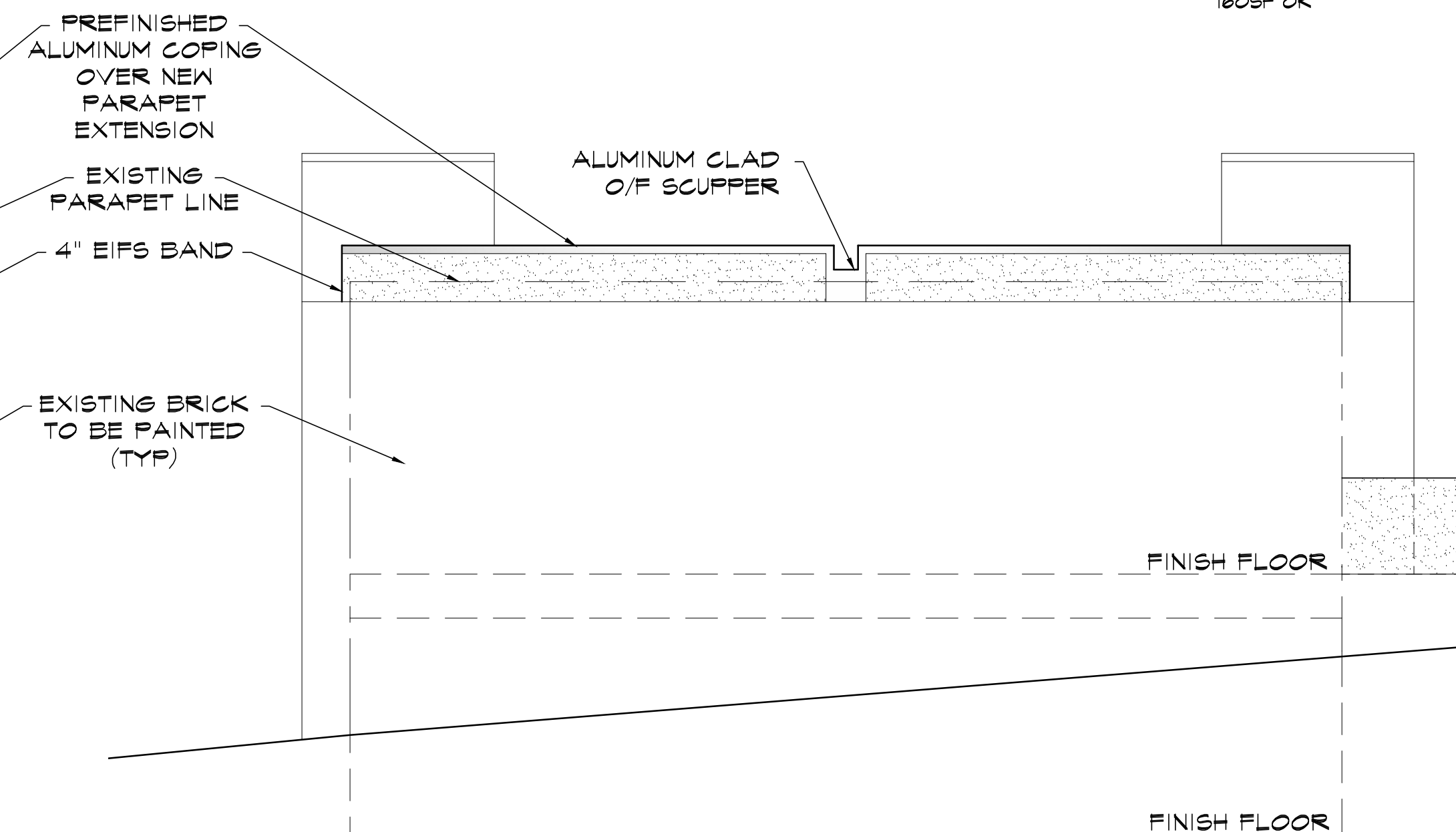
(A) WEST ELEVATION
SCALE: 3/16" = 1'-0"
1708sf x .25 = 425sf ALUM/STUCCO ALLOWABLE
412sf OK



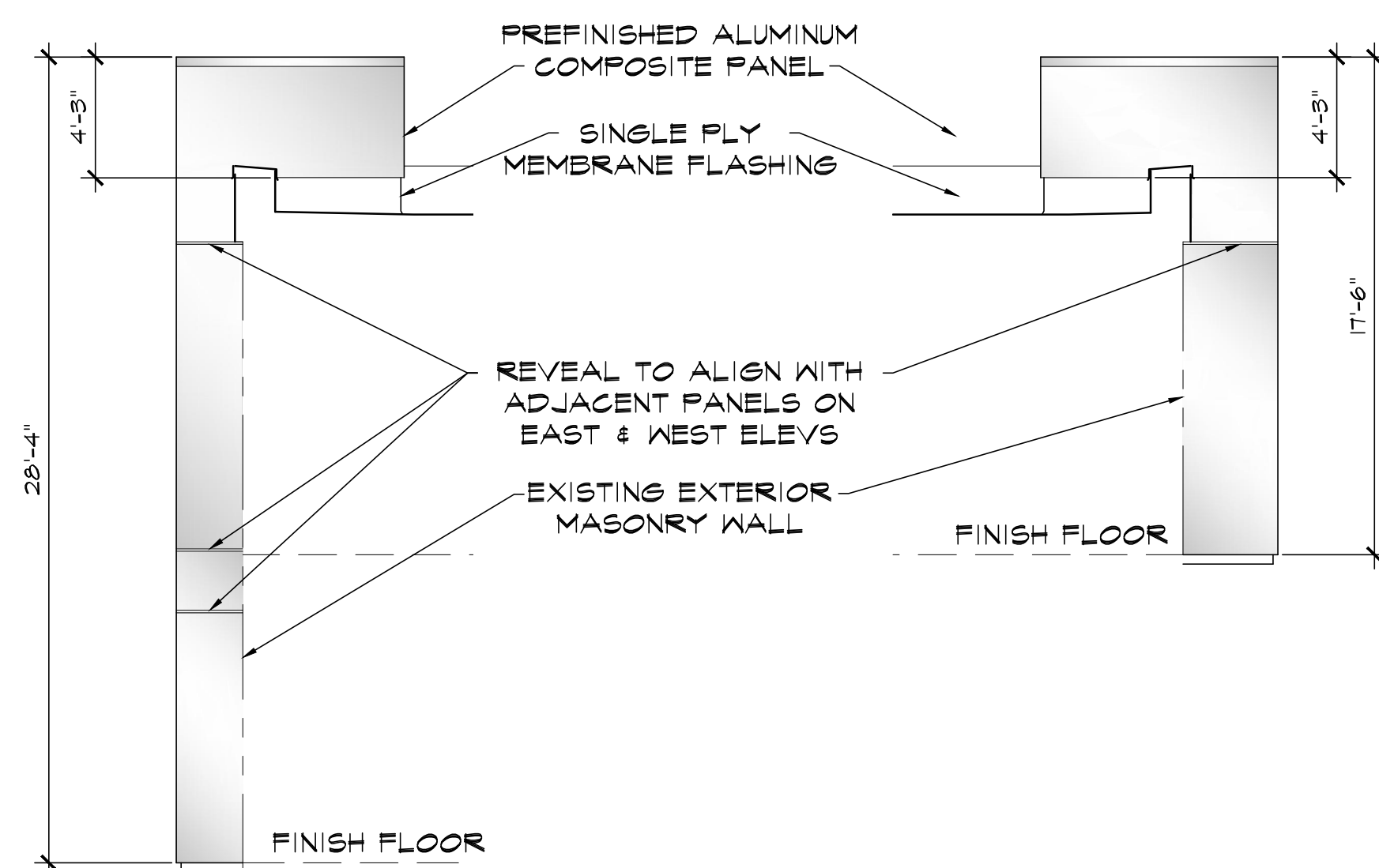
(B) NORTH ELEVATION
SCALE: 3/16" = 1'-0"
935sf x .25 = 235sf ALUM/STUCCO ALLOWABLE
160sf OK



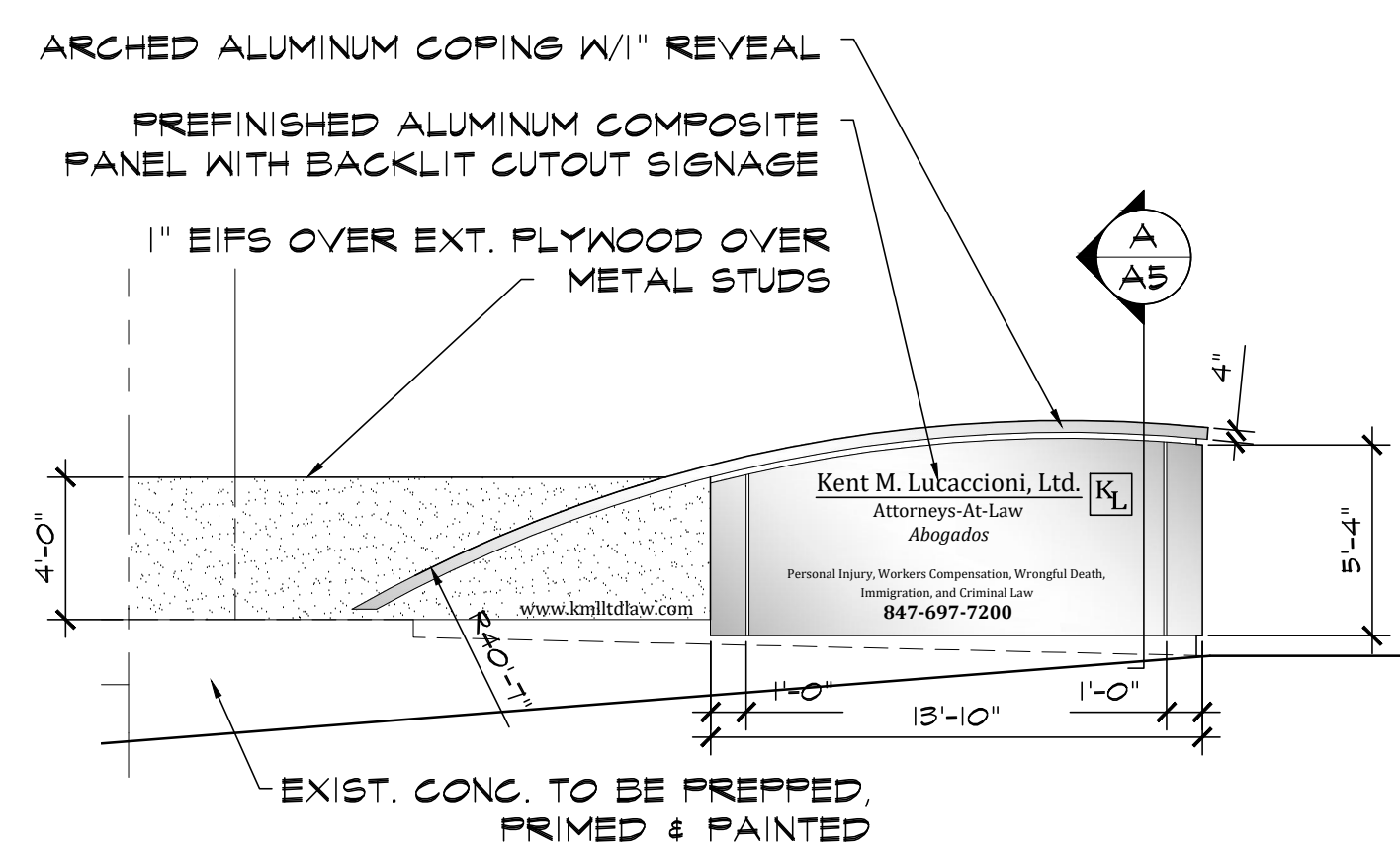
(C) EAST ELEVATION
SCALE: 3/16" = 1'-0"
1000sf x .25 = 250sf ALUM/STUCCO ALLOWABLE
250sf = 25%



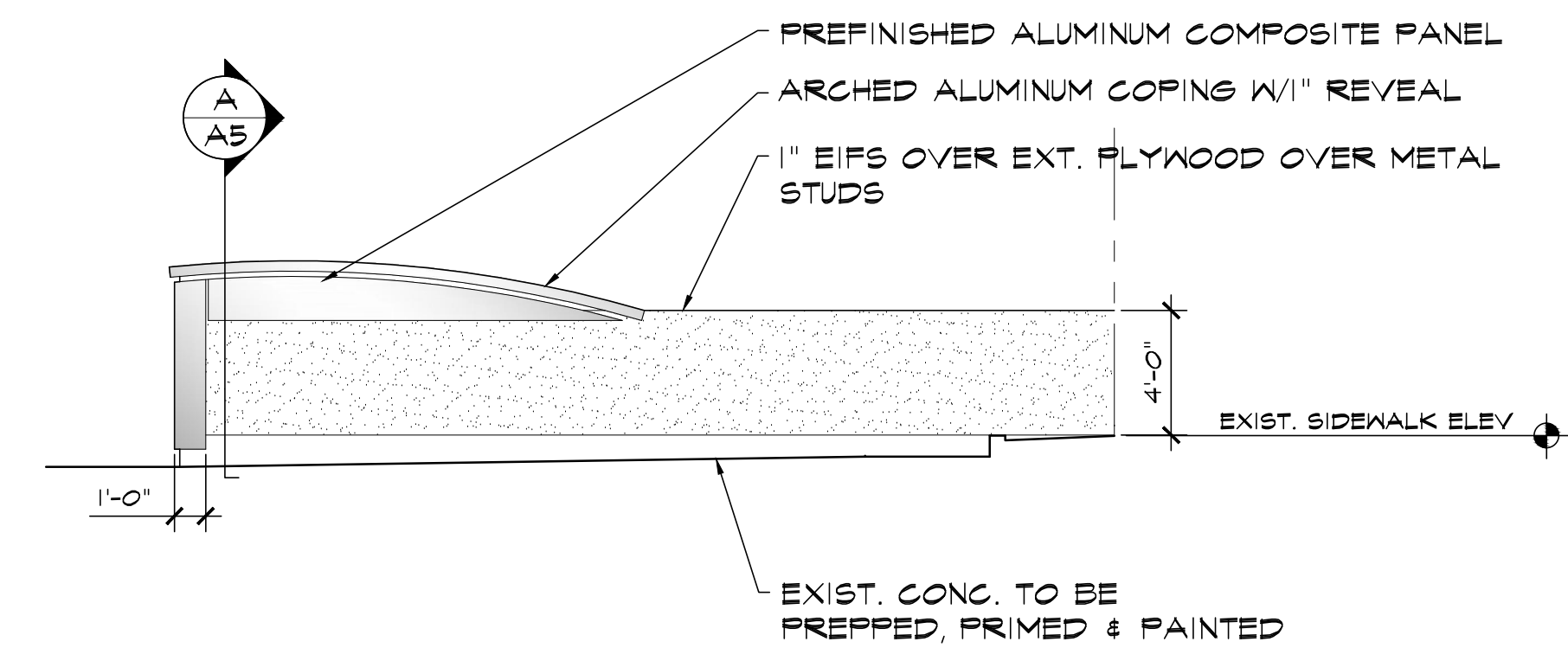
(D) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
774sf x .25 = 194sf ALUM/STUCCO ALLOWABLE
165sf OK



(D1) PARTIAL SOUTH ELEVATIONS
SCALE: 3/16" = 1'-0"



(E) PARTIAL SOUTH ELEVATION
SCALE: 3/16" = 1'-0"





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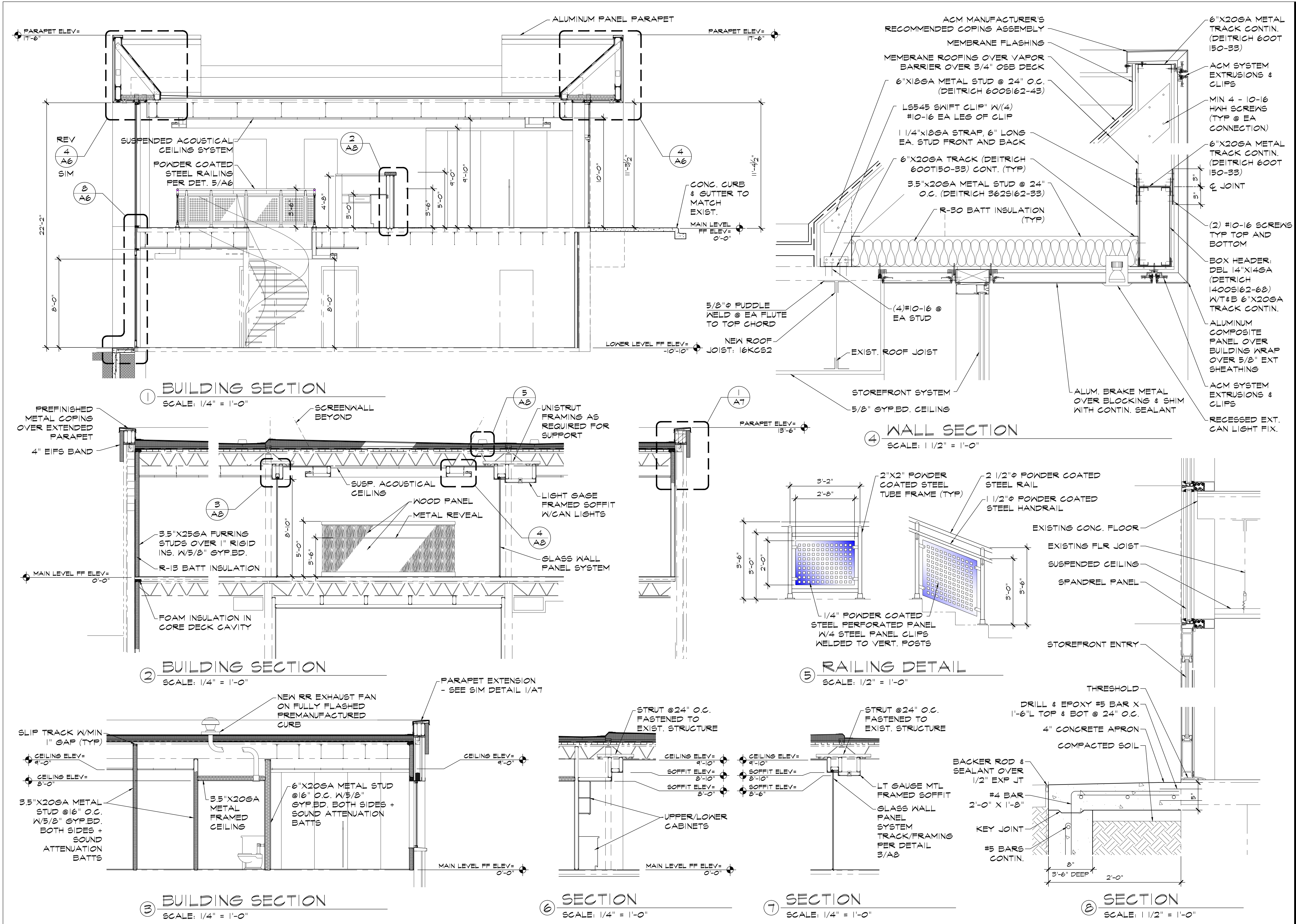
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**SECTIONS &
DETAILS**

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A6

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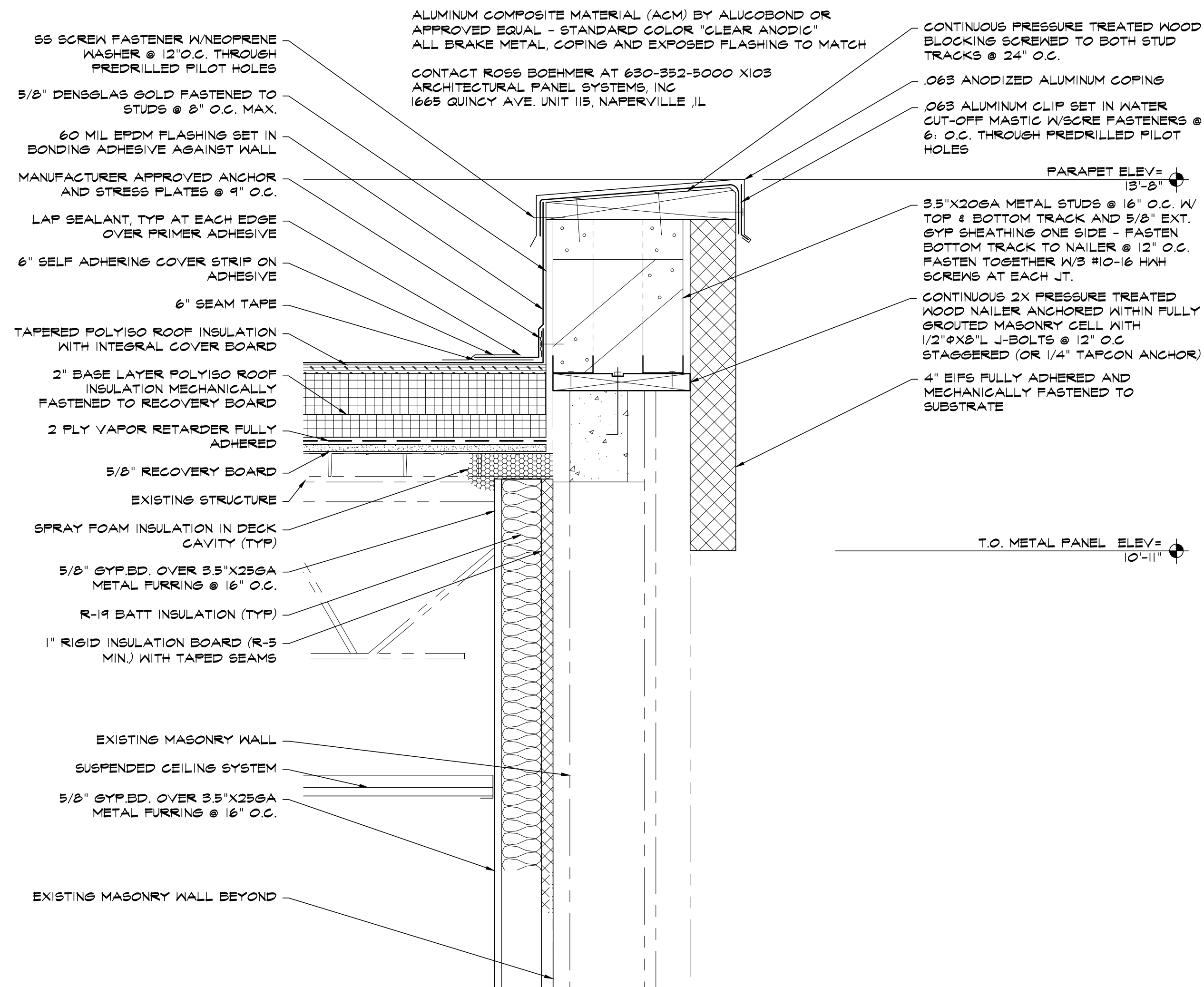
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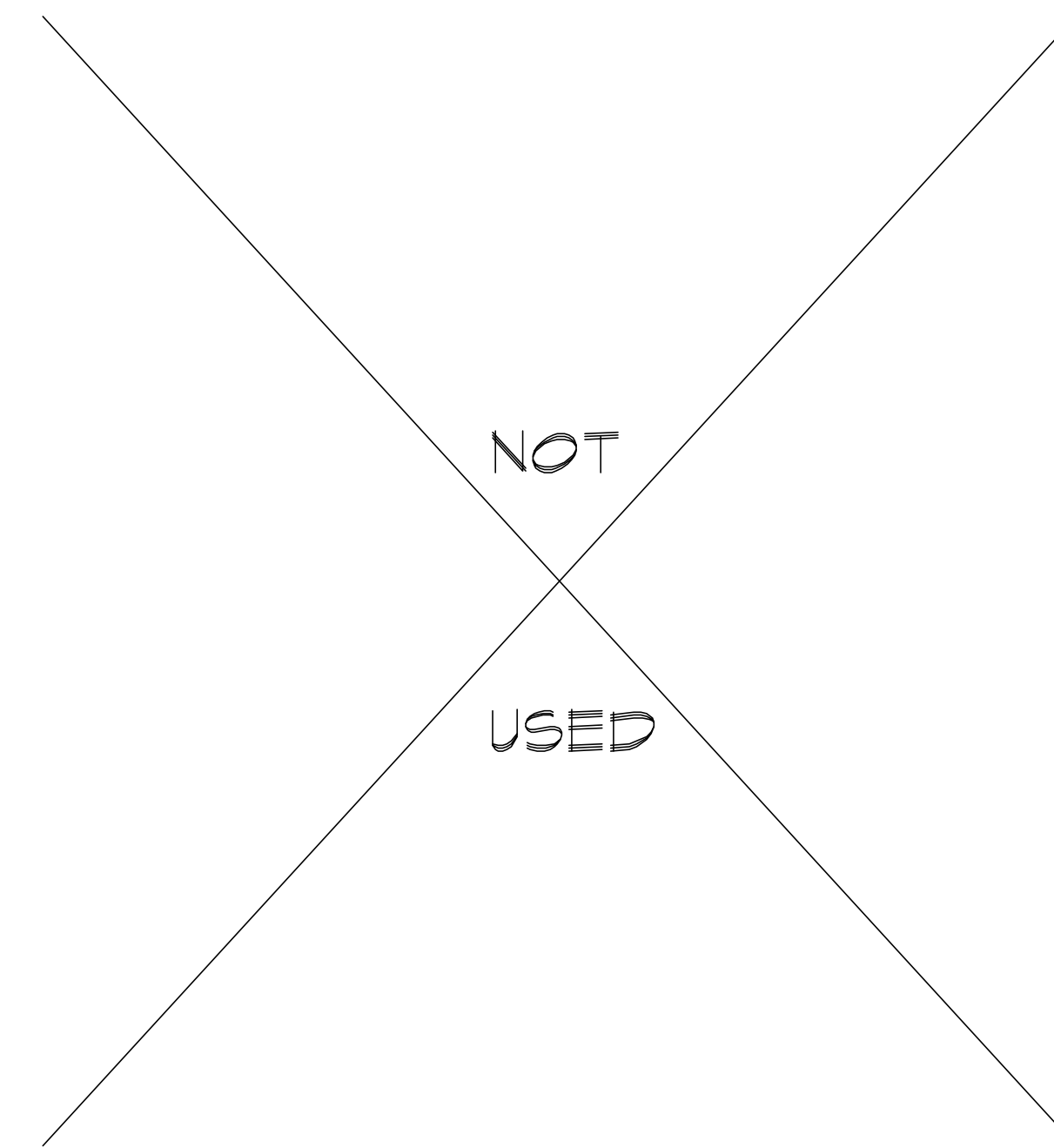
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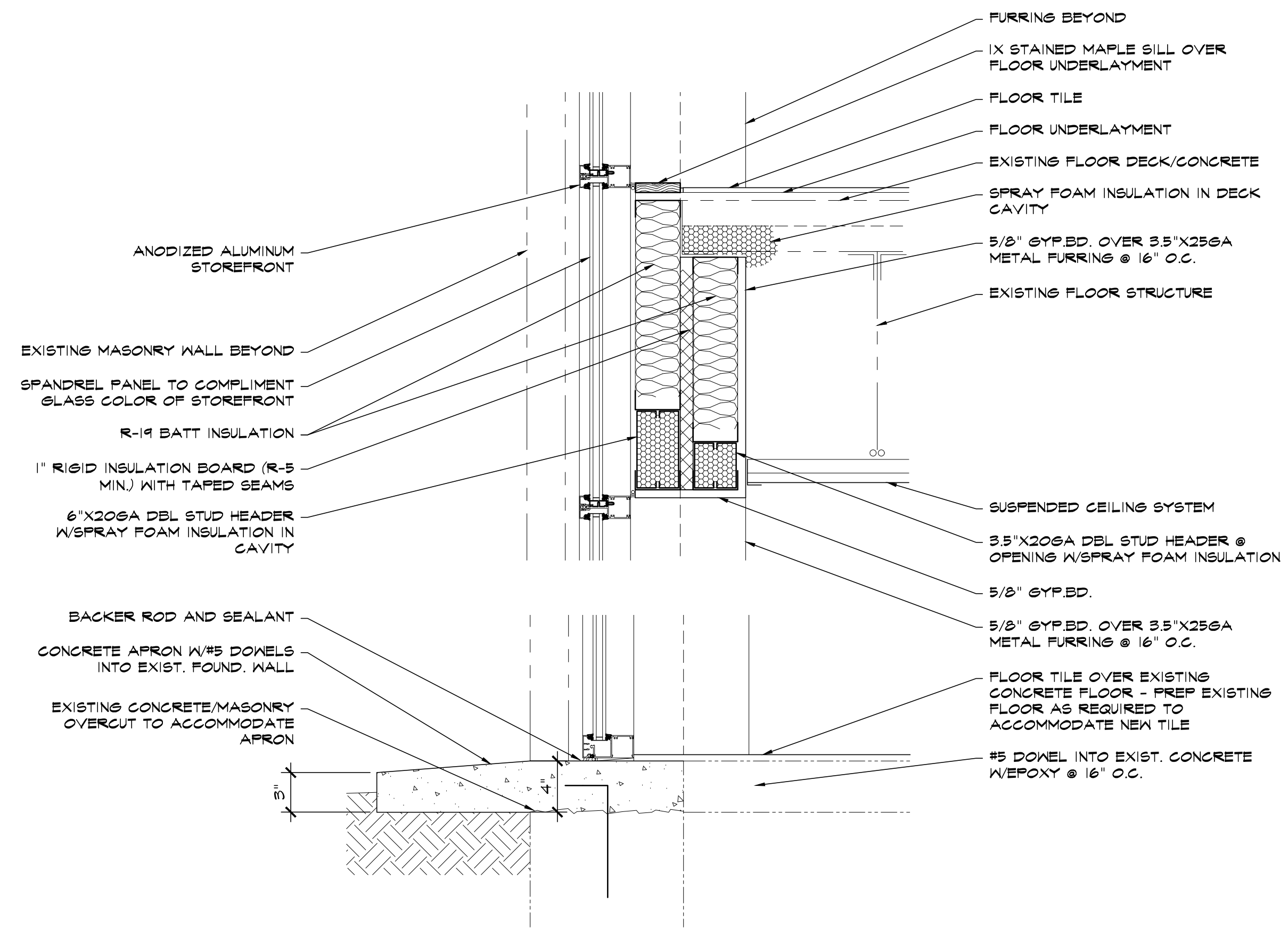
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① WALL SECTION
 SCALE: 1/2" = 1'-0"



② WALL SECTION
 SCALE: 1/2" = 1'-0"



③ WALL SECTION
 SCALE: 1/2" = 1'-0"

3x8 STAINED WOOD CAP FASTENED TO TOP TRACK OR BLOCKING AS REQUIRED

WHITEWASHED, DISTRESSED 2x6 WALL CAP - COUNTERSINK SCREWED TO STUD TRACK WITH WOOD FLUGS

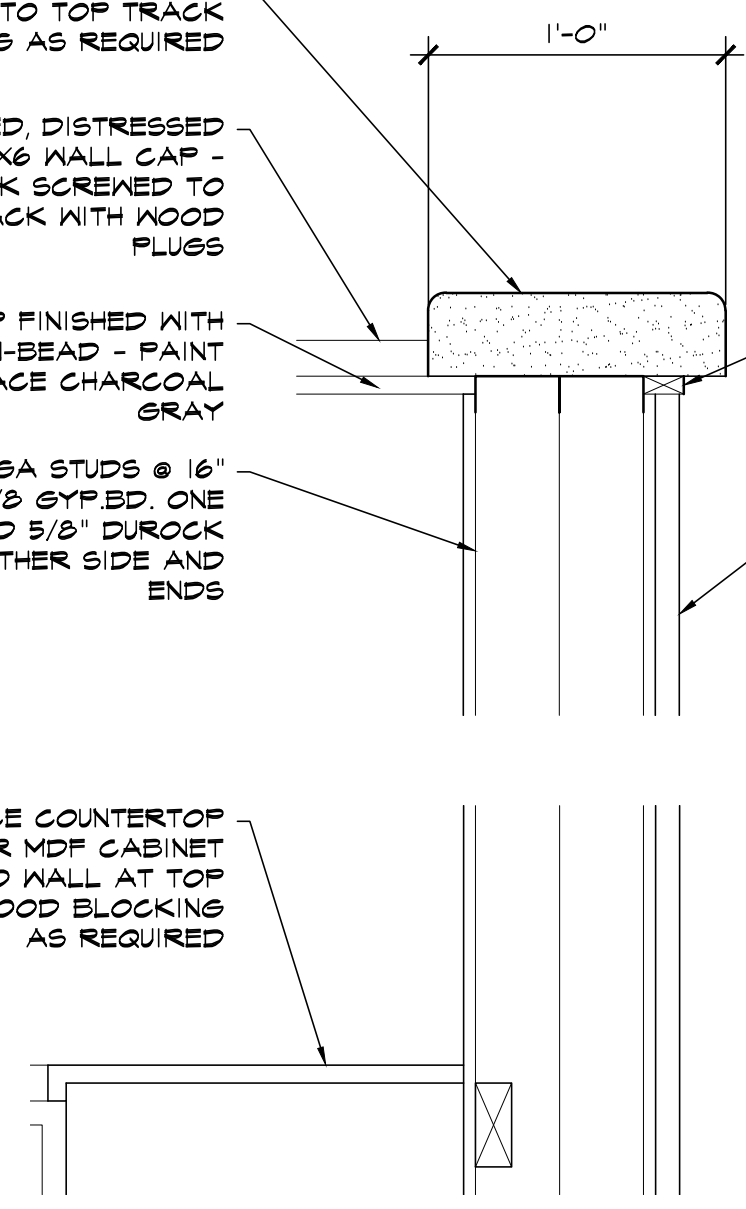
3/4" GAP FINISHED WITH DRYWALL J-BEAD - PAINT REAR SURFACE CHARCOAL GRAY

3/4" RECESSED WOOD BLOCK PAINTED CHARCOAL GRAY

WOOD PANEL SYSTEM

DBL 3.5X20GA STUDS @ 16" O.C. MAX W/5/8 GYP.BD. ONE SIDE AND 5/8" DYROCK SUBSTRATE OTHER SIDE AND ENDS

SOLID SURFACE COUNTERTOP OVER MDP CABINET ANCHORED TO WALL AT TOP - PROVIDE WOOD BLOCKING AS REQUIRED



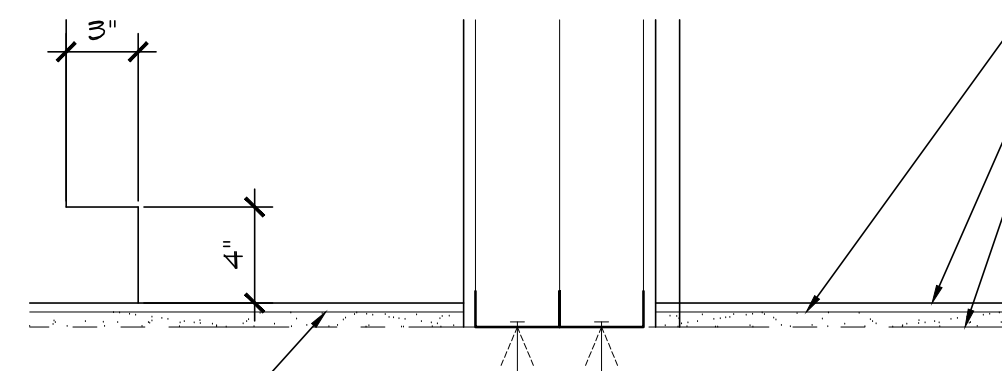
① WALL SECTION
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5/8" FLOOR TILE SUBSTRATE

PORCELAIN FLOOR TILE

EXISTING CONCRETE FLOOR

PORCELAIN TILE INSTALLED BENEATH CABINET FOR FUTURE FLEXIBILITY



① WALL SECTION
SCALE: 1 1/2" = 1'-0"

EXISTING COLUMN BEYOND

EXISTING BAR JOISTS

UNISTRUT P-5000 @ 24" O.C. SECURED TO P-1000

UNISTRUT P-1000 SECURED TO BOTTOM CORD OF EACH JOIST

5/8" GYP.BD. SCREWED TO EXISTING CEILING CHANNELS

3.5" X 20GA METAL STUDS @ 16" O.C. ON T&B TRACK WITH 5/8" GYP.BD. ONE SIDE

3.5" X 20GA METAL STUDS @ 16" O.C. @ ELEVATION TO ACCOMMODATE GLASS WALL PANEL SYSTEM

J-BEAD CONTINUOUS WITH SEALANT TO TRACK

GLASS WALL PANEL SYSTEM TRACK RECESSED WITHIN FRAMING/GYP.BD.

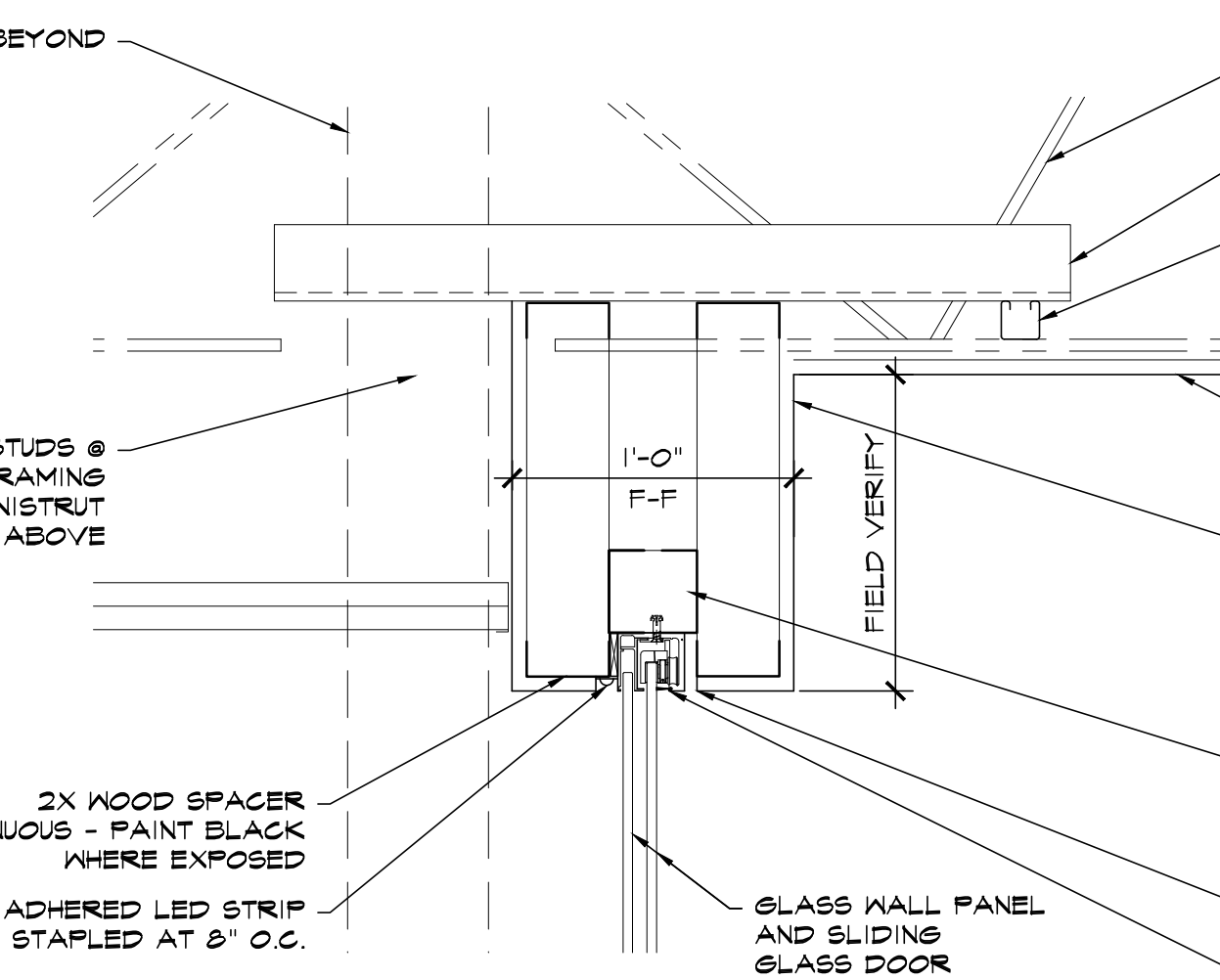
2X WOOD SPACER CONTINUOUS - PAINT BLACK WHERE EXPOSED

SELF ADHERED LED STRIP STAPLED AT 8" O.C.

GLASS WALL PANEL AND SLIDING GLASS DOOR

FIELD VERIFY

3.5 X 20GA METAL STUDS @ 16" O.C. SOFFIT FRAMING HUNG FROM UNISTRUT FRAMING ABOVE



③ SECTION AT HEAD
SCALE: 1 1/2" = 1'-0"

PARAPET BEYOND

MEMBRANE FLASHING BEYOND

MEMBRANE FLASHING FULLY ADHERED

TREATED 2X NAILERS SECURED TO TOP PLATE

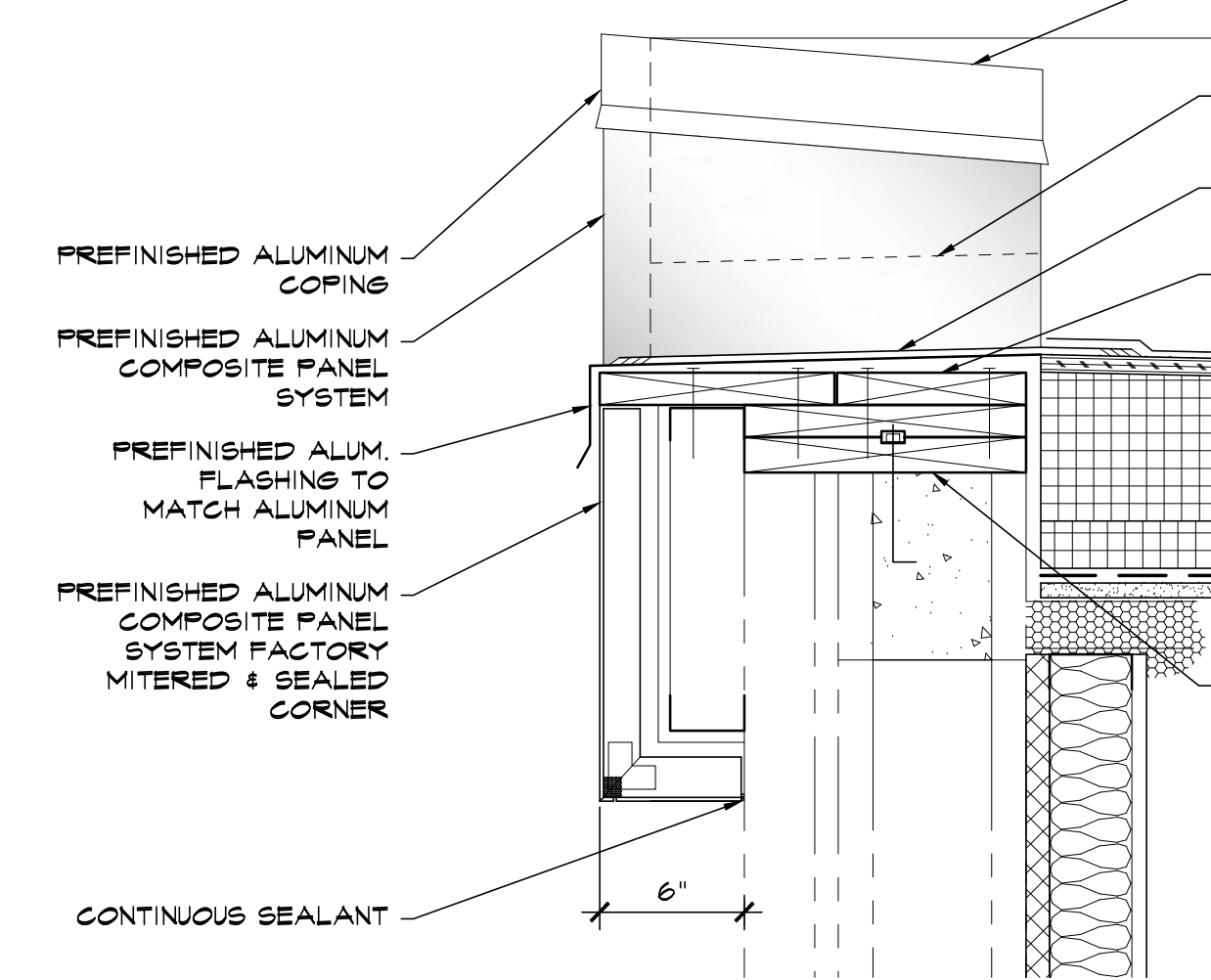
CONTINUOUS TREATED 2X WOOD NAILER ANCHORED WITHIN FULLY GROUTED MASONRY CELL WITH 1/2" X 8" L J-BOLTS @ 12" O.C. STAGGERED (OR 1/4" TAPCON ANCHOR)

PREFINISHED ALUMINUM COPING

PREFINISHED ALUM. FLASHING TO MATCH ALUMINUM PANEL

PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM FACTORY MITERED & SEALED CORNER

CONTINUOUS SEALANT



⑥ SECTION AT OVERFLOW SCUPPER
SCALE: 1 1/2" = 1'-0"

5/8" GYP. BD. CEILING ATTACHED TO EXISTING CEILING SUSPENSION SYSTEM

CEILING TIE WIRE PAINTED BLACK

3.5X20GA METAL FRAMING @ 16" O.C.

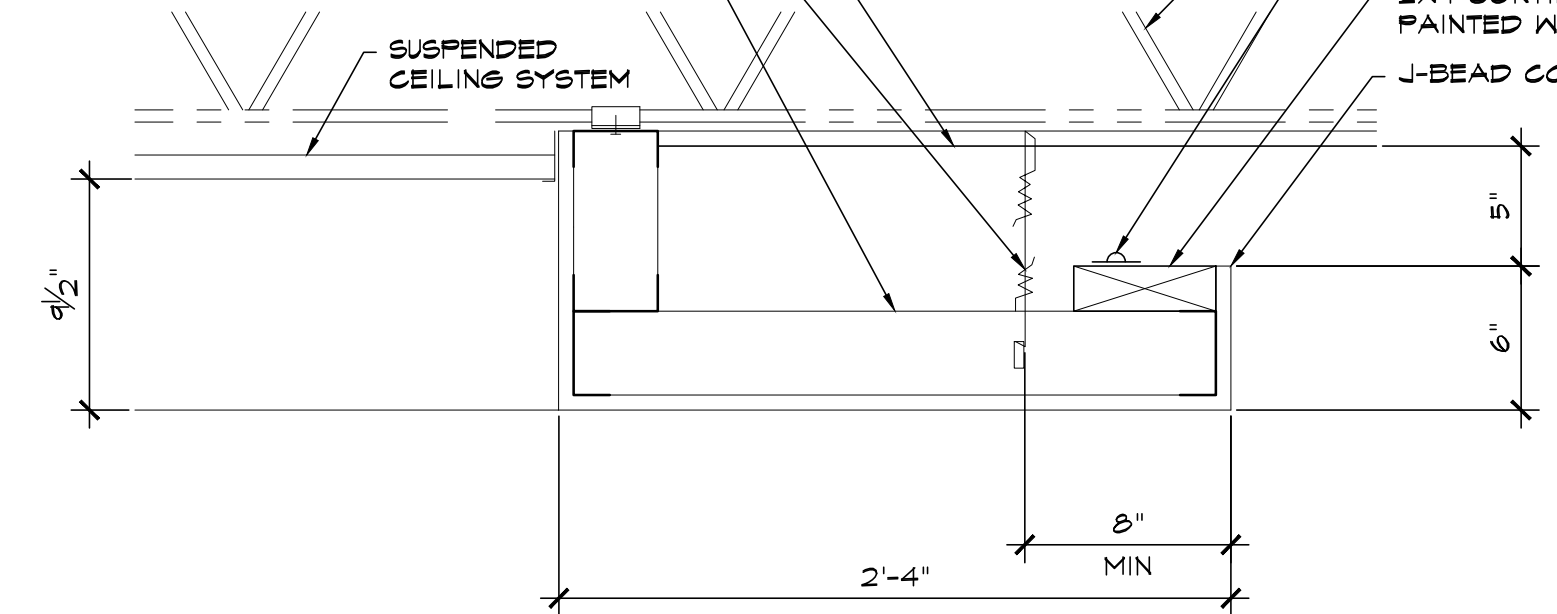
SUSPENDED CEILING SYSTEM

EXISTING ROOF JOIST

HIGH INTENSITY COLORED LED STRIP - LOCATE BACK FROM EDGE SO AS NOT TO EXPOSE TO VIEW

2X4 CONTINUOUS - PAINTED WHITE

J-BEAD CONT.



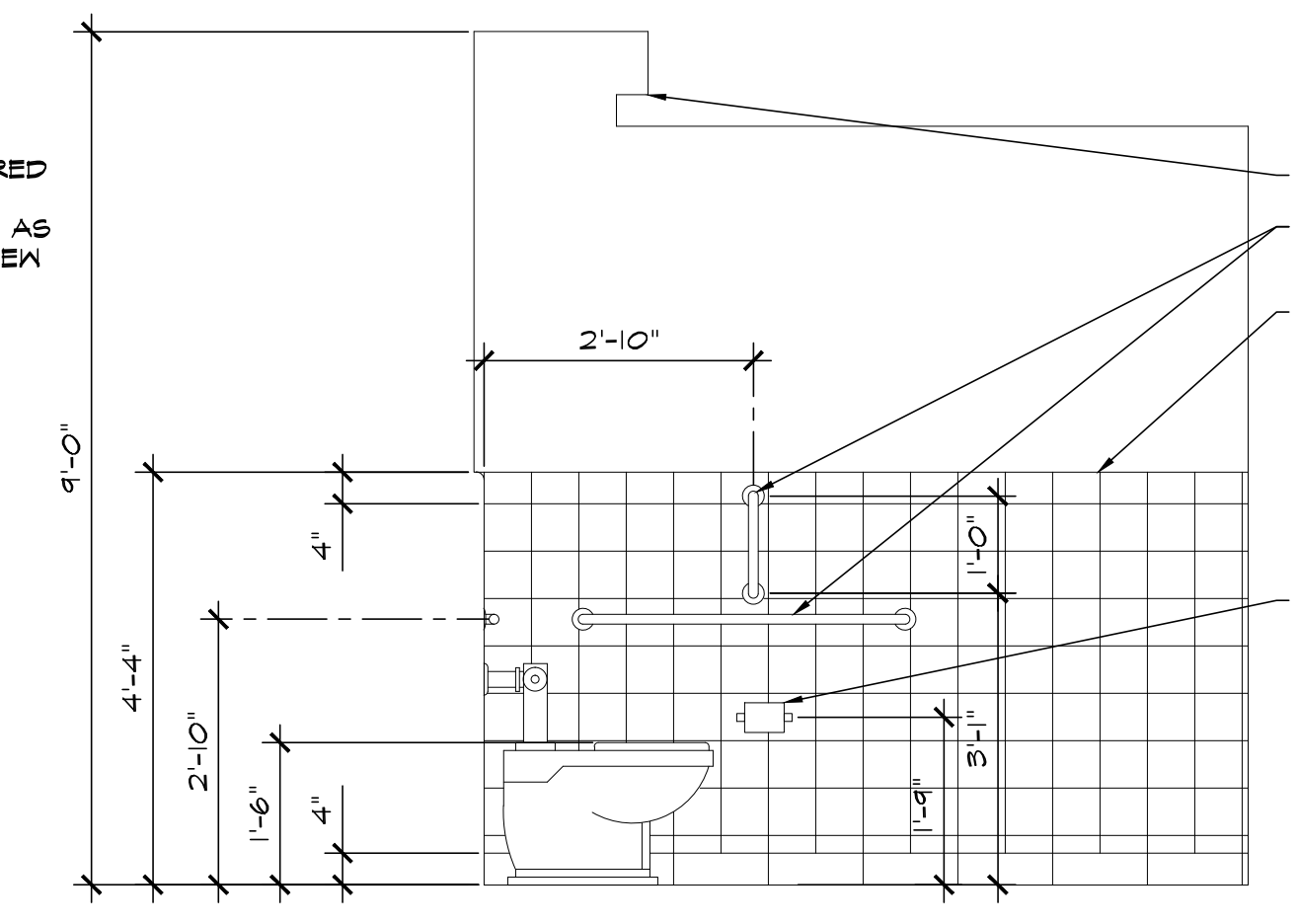
④ SECTION @ LIGHTING COVE
SCALE: 1 1/2" = 1'-0"

LIGHTING COVE

SS GRAB BAR W/PEENED TEXTURE

CERAMIC TILE MAINSCOT W/4" BASE AND BULLNOSE

TP DISPENSER



⑦ INT. ELEVATION @ RR
SCALE: 1/2" = 1'-0"

NOT USED

CAST IRON ROOF DRAIN DOME & CLAMPING RING

CONTINUOUS WATER CUT-OFF MASTIC BETWEEN EPDM AND EXTENSION RING FLANGE

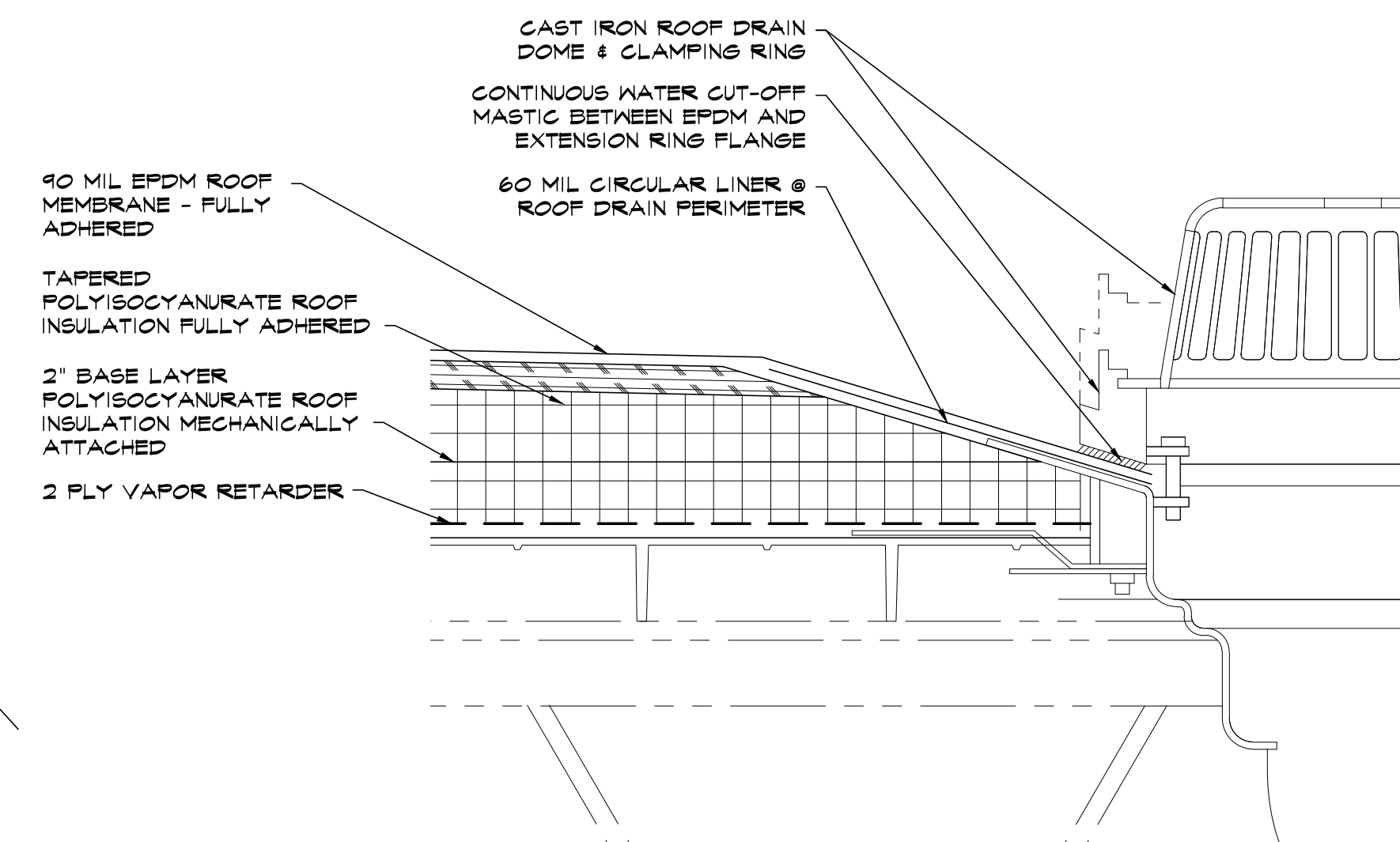
60 MIL CIRCULAR LINER @ ROOF DRAIN PERIMETER

90 MIL EPDM ROOF MEMBRANE - FULLY ADHERED

TAPERED POLYISOCYANURATE ROOF INSULATION FULLY ADHERED

2" BASE LAYER POLYISOCYANURATE ROOF INSULATION MECHANICALLY ATTACHED

2 PLY VAPOR RETARDER



⑤ SECTION @ ROOF DRAIN
SCALE: 1 1/2" = 1'-0"

URINAL

SS PARTITION (TYP)

CERAMIC TILE MAINSCOT W/4" BASE AND BULLNOSE

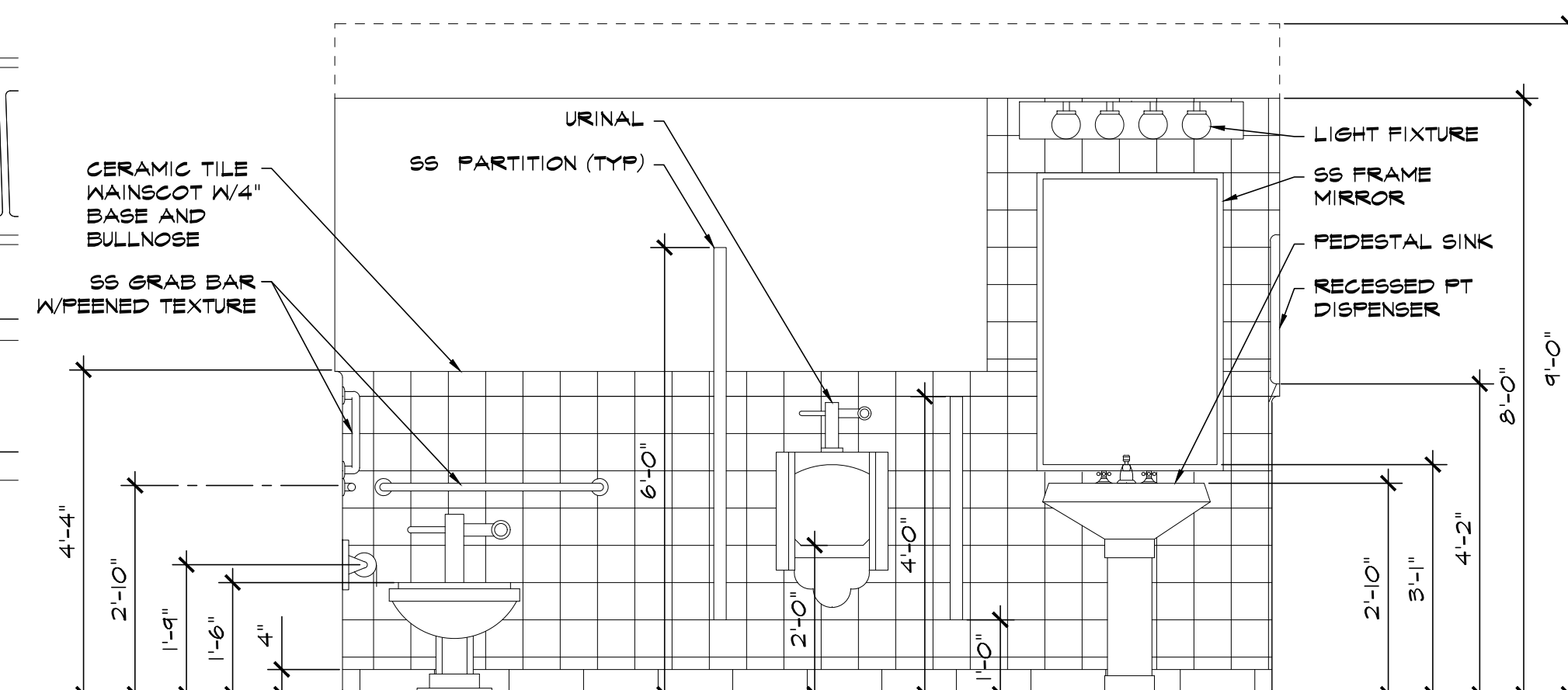
SS GRAB BAR W/PEENED TEXTURE

LIGHT FIXTURE

SS FRAME MIRROR

PEDESTAL SINK

RECESSED PT DISPENSER



⑧ INT. ELEVATION @ RR
SCALE: 1/2" = 1'-0"

② SECTION @ SKYLIGHT
SCALE: 1 1/2" = 1'-0"



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DATE: ISSUED AS:
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9-17-15 PLAN REVIEW REVISIONS
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8-31-16 VALUE ENG. REVS

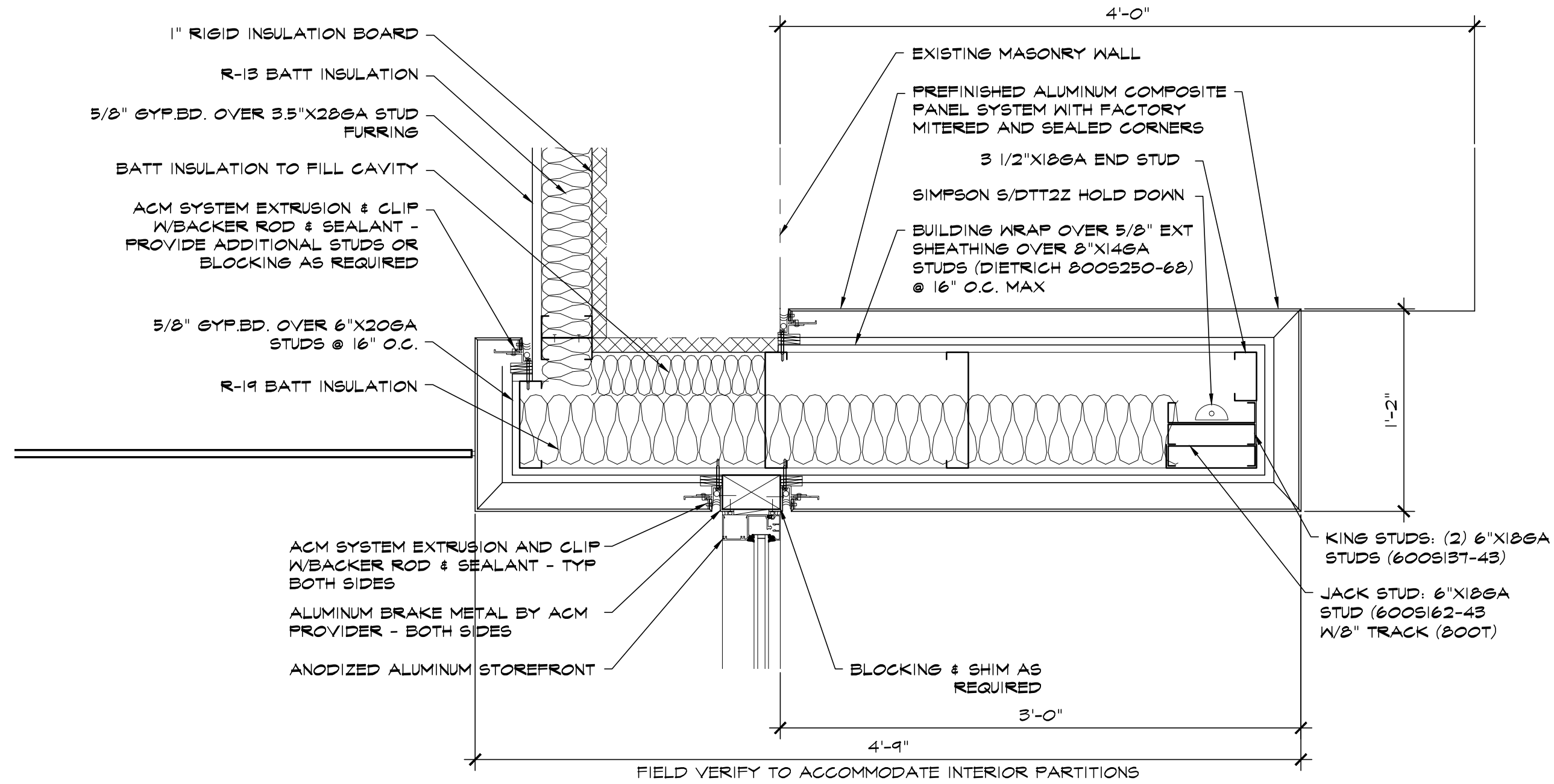
SHEET TITLE:

SECTIONS &
DETAILS

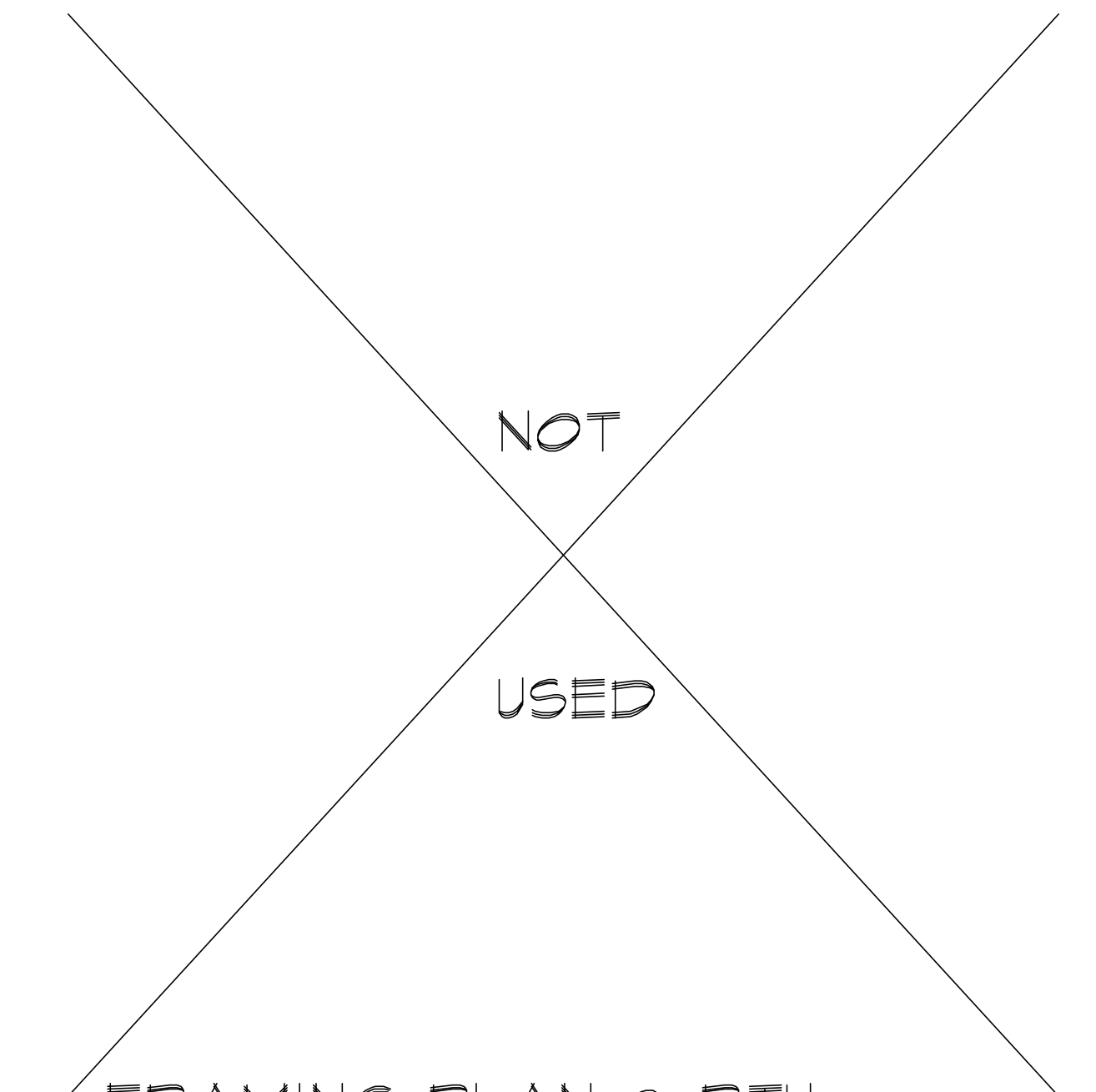
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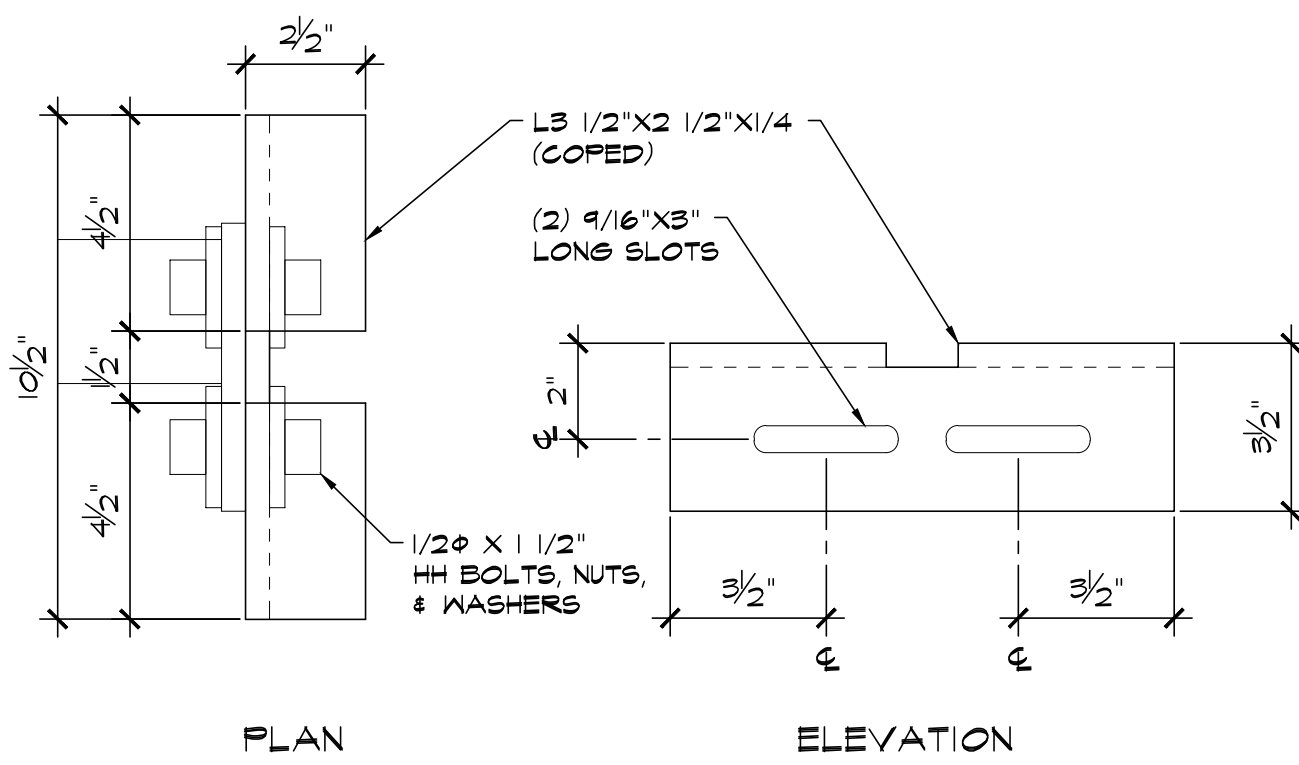
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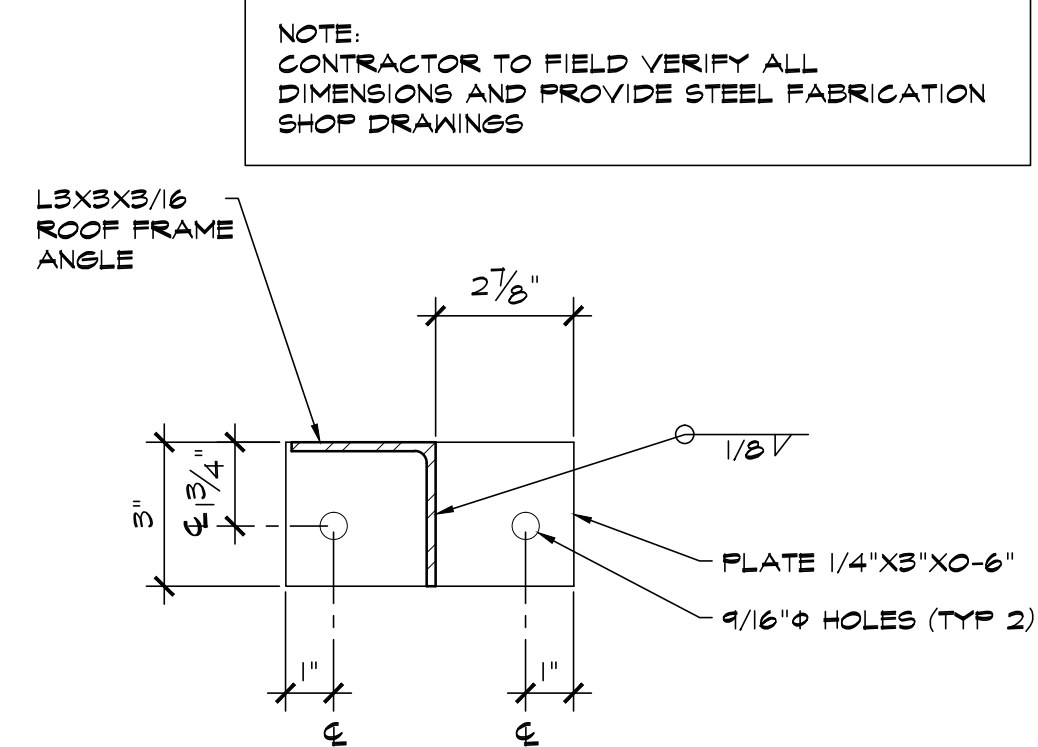
① PLAN DETAIL (TYP @ 4 LOC'S)
SCALE: 1 1/2" = 1'-0"



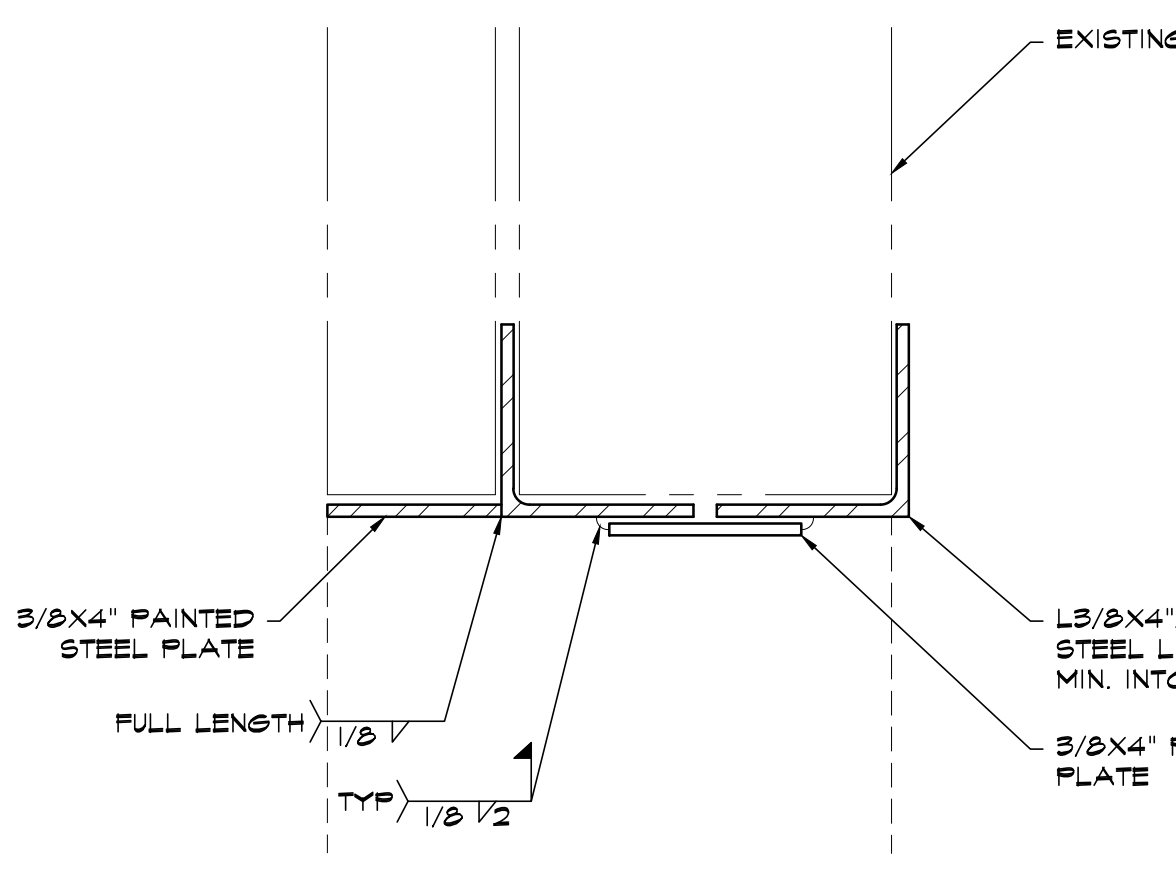
② FRAMING PLAN @ RTU
SCALE: 1" = 1'-0"



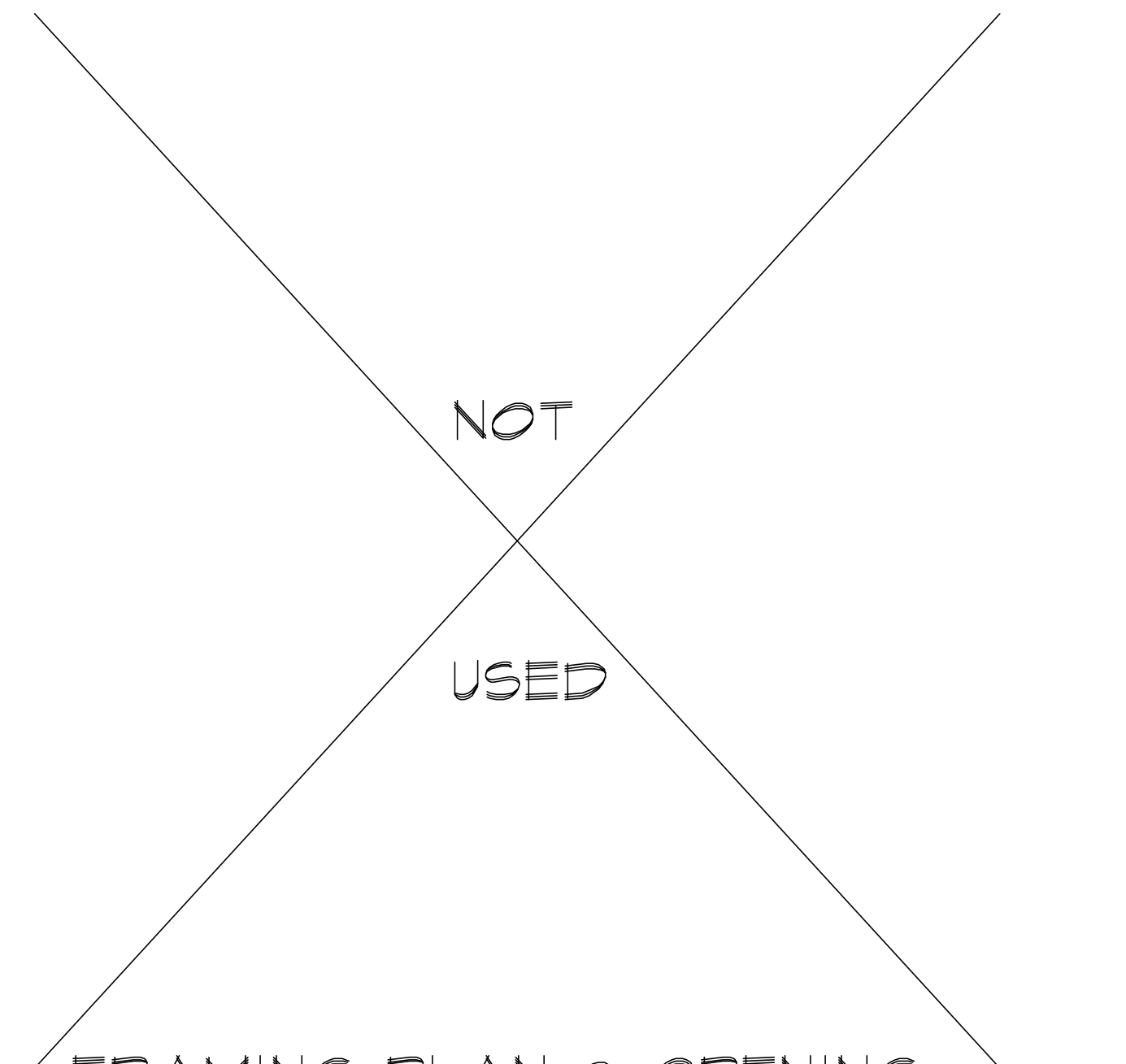
④ SLOTTED HANGER DETAIL
SCALE: 3" = 1'-0"



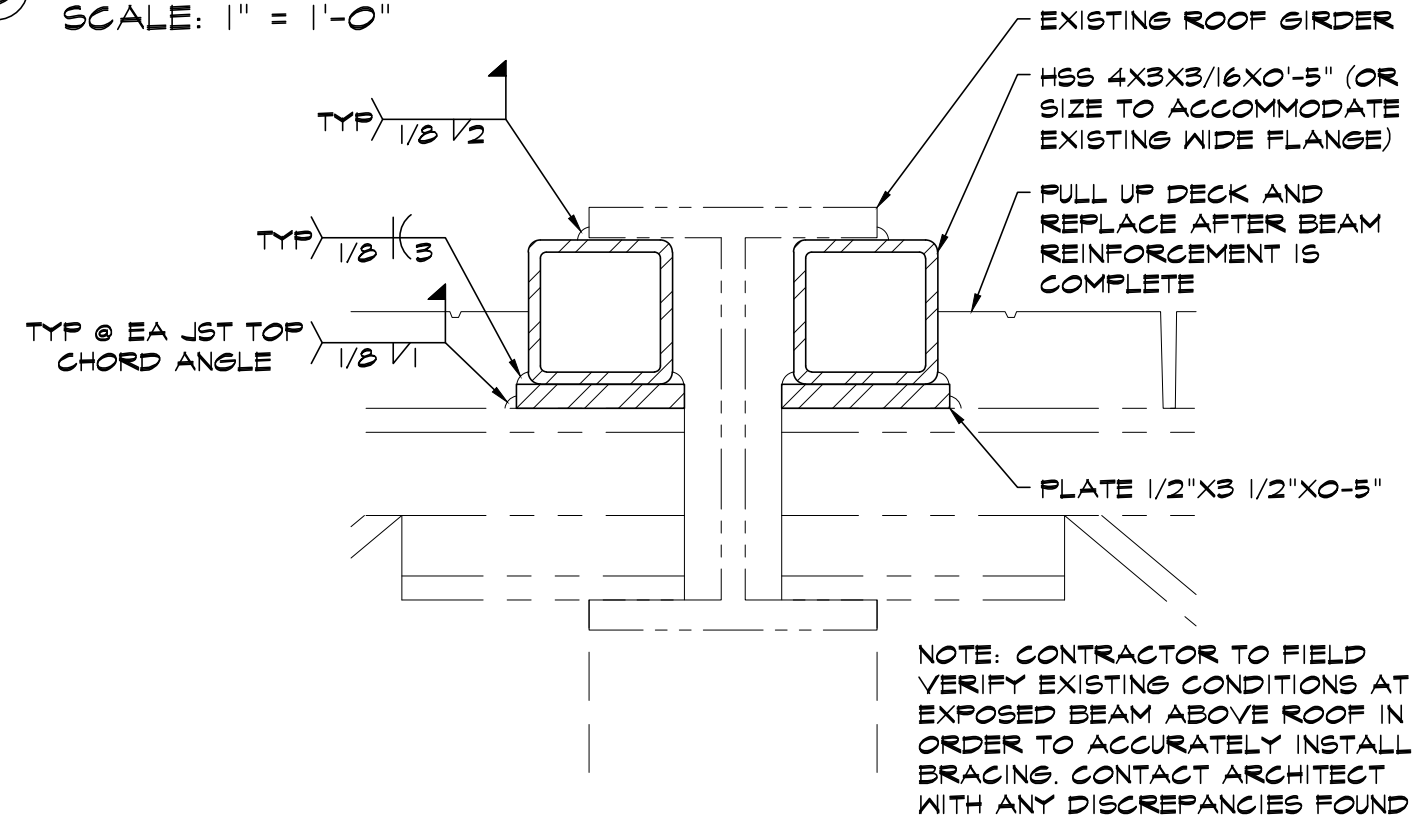
⑤ END PLATE DETAIL
SCALE: 3" = 1'-0"



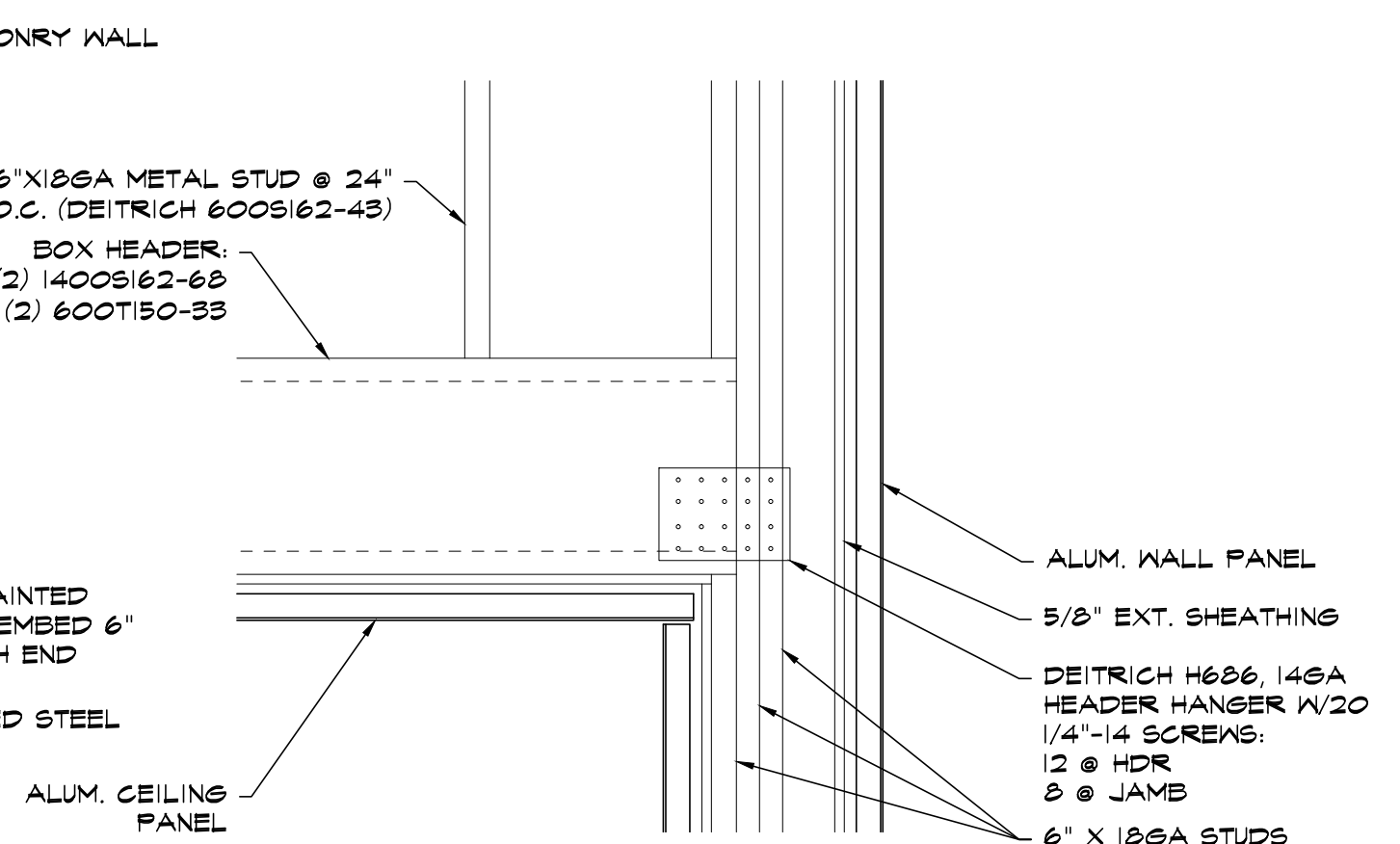
⑦ SECTION AT LINTEL (TYP)
SCALE: 3" = 1'-0"



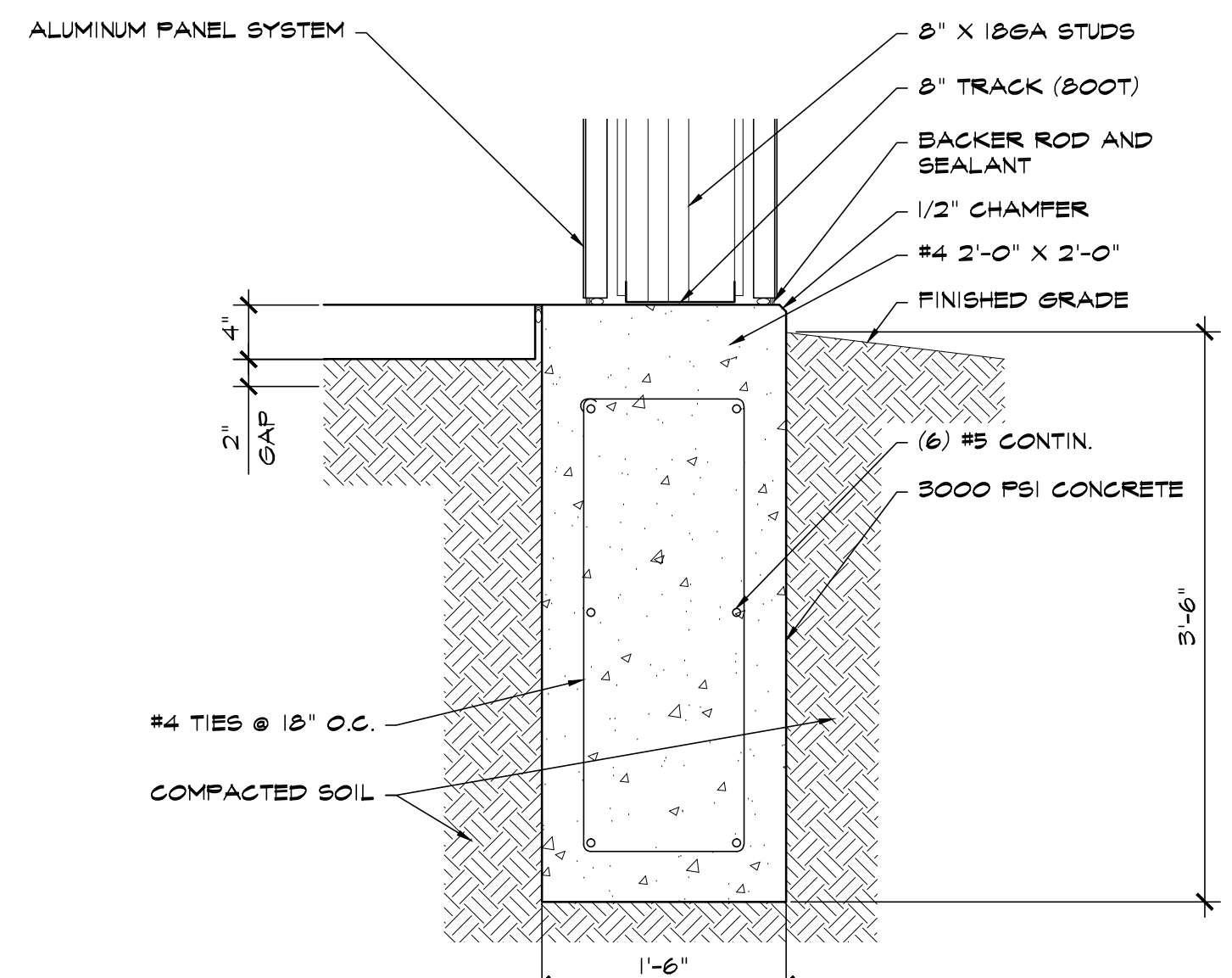
③ FRAMING PLAN @ OPENING
SCALE: 1" = 1'-0"



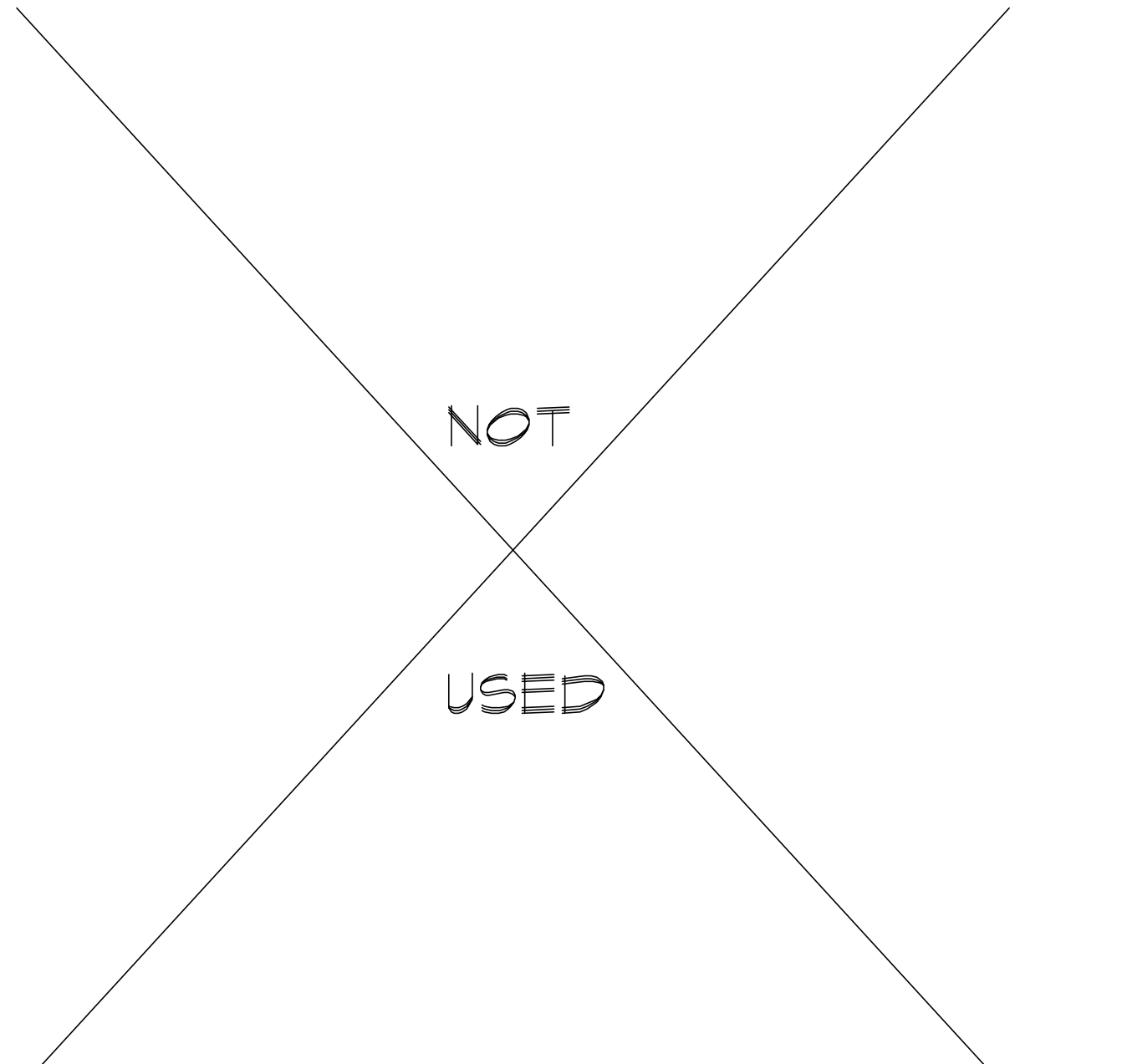
⑥ REINFORCEMENT DETAIL
SCALE: 3" = 1'-0"



⑧ BEARING DETAIL
SCALE: 1" = 1'-0"



⑨ SECTION
SCALE: 1" = 1'-0"



⑩ SECTION
SCALE: 1" = 1'-0"



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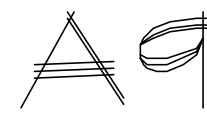
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