

1. PERFORM WORK SHOWN ON DRAWINGS IN ACCORDANCE WITH THE PROJECT MANUAL, AND ALL LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
2. PROJECT MANUAL AND DRAWINGS SHALL BE COMPLEMENTARY TO EACH OTHER. NEITHER THE DRAWINGS NOR PROJECT MANUAL SHALL TAKE PRECEDENCE OVER THE OTHER. IF CONFLICTS ARISE BETWEEN REQUIREMENTS OF THE PROJECT MANUAL AND DRAWINGS, THE MORE STRINGENT, OR MORE COSTLY REQUIREMENTS SHALL GOVERN.
3. DETAILS FOR WORK ARE BASED ON APPROXIMATED CONDITIONS AND DIMENSIONS SHOWN ON ORIGINAL BUILDING DRAWINGS, AND ENGINEER'S LIMITED REVIEW OF THE BUILDING. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED PRIOR TO SUBMISSION OF BIDS AND FABRICATION OF ANY MATERIALS. NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS ARE DIFFERENT FROM THOSE SHOWN ON DRAWINGS.
4. MAINTAIN ALL BUILDING ENTRANCES AND EXITS OPEN DURING CONSTRUCTION.
5. MAINTAIN ALL FIRE LANES OPEN DURING CONSTRUCTION.
6. ENSURE PROTECTION OF PUBLIC AND ADJACENT PROPERTIES DURING THE COURSE OF THE WORK. SIDEWALK CANOPIES OR OTHER PROTECTIVE DEVICES SHALL BE USED TO PROVIDE A SAFE ENVIRONMENT AROUND AND BELOW THE WORK, AS REQUIRED BY THE VILLAGE OF PALATINE, AND OTHER AUTHORITIES HAVING JURISDICTION.
7. REFERENCED CODES, STANDARDS, AND SPECIFICATIONS REFER TO THE LATEST EDITIONS, UNLESS NOTED OTHERWISE.
8. IN ADDITION TO THE REQUIREMENTS OF THE SPECIFICATIONS, INSTALL PROPRIETARY MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE SPECIFICATIONS, NOTIFY ENGINEER PRIOR TO INSTALLATION.
9. OBTAIN ALL PERMITS REQUIRED FOR WORK SHOWN, PRIOR TO START OF WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SHORING, SCAFFOLDING, BRACING, FALSEWORK, AND ANY OTHER PLATFORMS OR DEVICES TO COMPLETE THE WORK SHOWN. A LICENSED STRUCTURAL ENGINEER RETAINED AND PAID FOR BY CONTRACTOR SHALL DESIGN ANY SUCH EQUIPMENT THAT WILL IMPART LOADS TO THE BUILDING. STAMPED CALCULATIONS SHALL BE PROVIDED TO THE ENGINEER FOR THIS PROJECT, SHOWING EXISTING STRUCTURE IS CAPABLE OF SUPPORTING IMPARTED LOADS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROCURING ANY AND ALL BUILDING PERMITS REQUIRED FOR SUCH EQUIPMENT AND MATERIALS.
11. PROVIDE DUST AND WATER LEAKAGE CONTROL FOR INTERIOR AREAS OF THE BUILDING THROUGHOUT THE COURSE OF THE PROJECT. ALL BUILDING ENVELOPE OPENINGS SHALL BE TEMPORARILY COVERED TO PREVENT WATER PENETRATION UNTIL OPENINGS ARE PERMANENTLY CLOSED.
12. DO NOT EXCEED ROOF CONSTRUCTION LOAD OF 20 POUNDS PER SQUARE FOOT.
13. ENGINEER SHALL REVIEW ALL EXPOSED STEEL PRIOR TO COATING.
14. DO NOT COVER OR CONCEAL CONSTRUCTION THAT IS TO BE REVIEWED BY ENGINEER. NOTIFY ENGINEER AT LEAST 2 WORKING DAYS IN ADVANCE OF ANY REQUIRED REVIEWS.
15. DO NOT SCALE OFF DRAWINGS.

1. WIND LOADS (ASCE 7-10)
 - a. $V = 115$ mph
 - b. EXPOSURE CATEGORY B
 - c. OCCUPANCY CATEGORY II
 - d. IMPORTANCE FACTOR = 1.00
2. LIVE LOADS
 - a. BALCONY/TERRACE - 100 psf
 - b. RESIDENTIAL FLOOR - 40 psf
3. MASONRY
 - a. $f_m = 1,500$ psi

1. THE DESIGN AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF THE 2015 IBC WITH VILLAGE OF PALATINE AMENDMENTS.

The first step in the process of identifying a problem is to recognize that a problem exists. This is often done by comparing current performance with a desired state or goal. Once a problem is identified, the next step is to define the problem more precisely. This involves identifying the causes of the problem and the consequences of not solving it. The third step is to develop a plan of action to solve the problem. This plan should be based on a thorough understanding of the problem and the resources available to solve it. The fourth step is to implement the plan. This involves putting the plan into action and monitoring progress. The fifth step is to evaluate the results. This involves comparing the actual results with the desired results and determining whether the problem has been solved. If the problem has not been solved, the process starts over.

@ = AT	NIC = NOT IN CONTRACT
AFF = ABOVE FINISH FLOOR	NO = NUMBER
ALUM. = ALUMINUM	NTG = NOT TO SCALE
B/ = BOTTOM OF	OC = ON CENTER
BOT. = BOTTOM	OPP. = OPPOSITE
CF = COUNTERFLASHING	PREFIN. = PRE-FINISHED
CMU = CONCRETE MASONRY UNIT	RAU = RUBBERIZED ASPHALT
CONT. = CONTINUOUS	UNDERLAYMENT
DS = DOWNSPOUT	RD = ROOF DRAIN
DIA. = DIAMETER	RM = ROOM
EJ = EXPANSION JOINT	SS = STAINLESS STEEL
EA. = EACH	SIM. = SIMILAR
ELEV. = ELEVATION	T/ = TOP OF
EQ. = EQUAL	TERM. BAR = TERMINATION BAR
EXIST. = EXISTING	TWF = THROUGH-WALL FLASHING
FD = FLOOR DRAIN	Typ. = TYPICAL
FF = FINISH FLOOR	UNO = UNLESS NOTED OTHERWISE
GA. = GAUGE	YIF = VERIFY IN FIELD
GALV. = GALVANIZED	W/ = WITH
GYP. = GYPSUM	WP = WATERPROOFING
HT. = HEIGHT	WRB = WEATHER RESISTING BARRIER
MEMB. = MEMBRANE	XPS = EXTRUDED POLYSTYRENE

SECTION

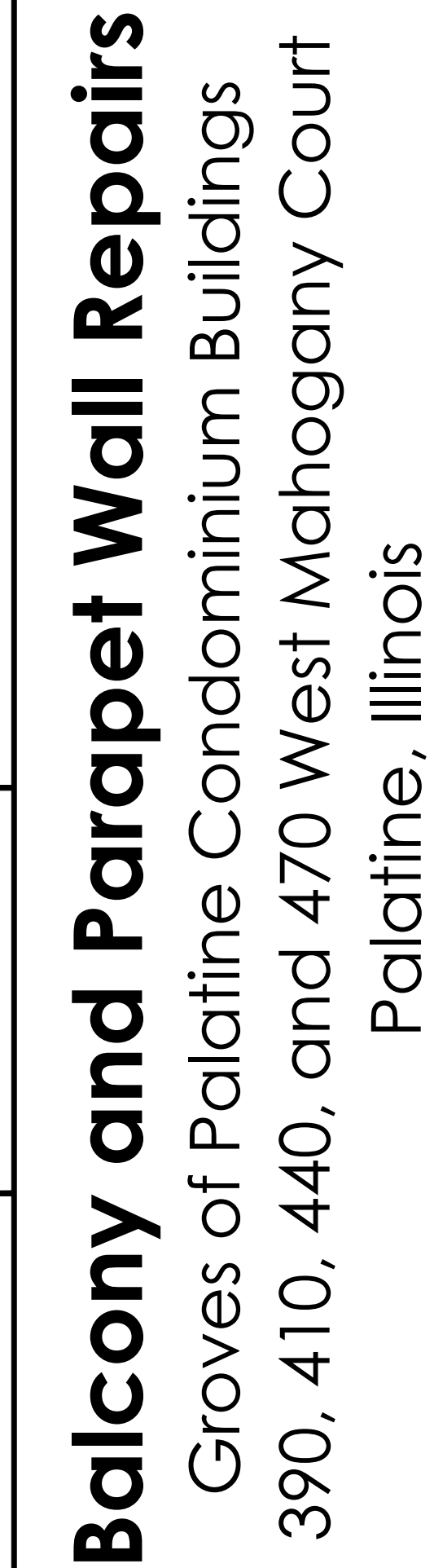
DETAIL NO. SHEET

NORTH ARROW

DETAIL CALLOUT

PHOTO REFERENCE

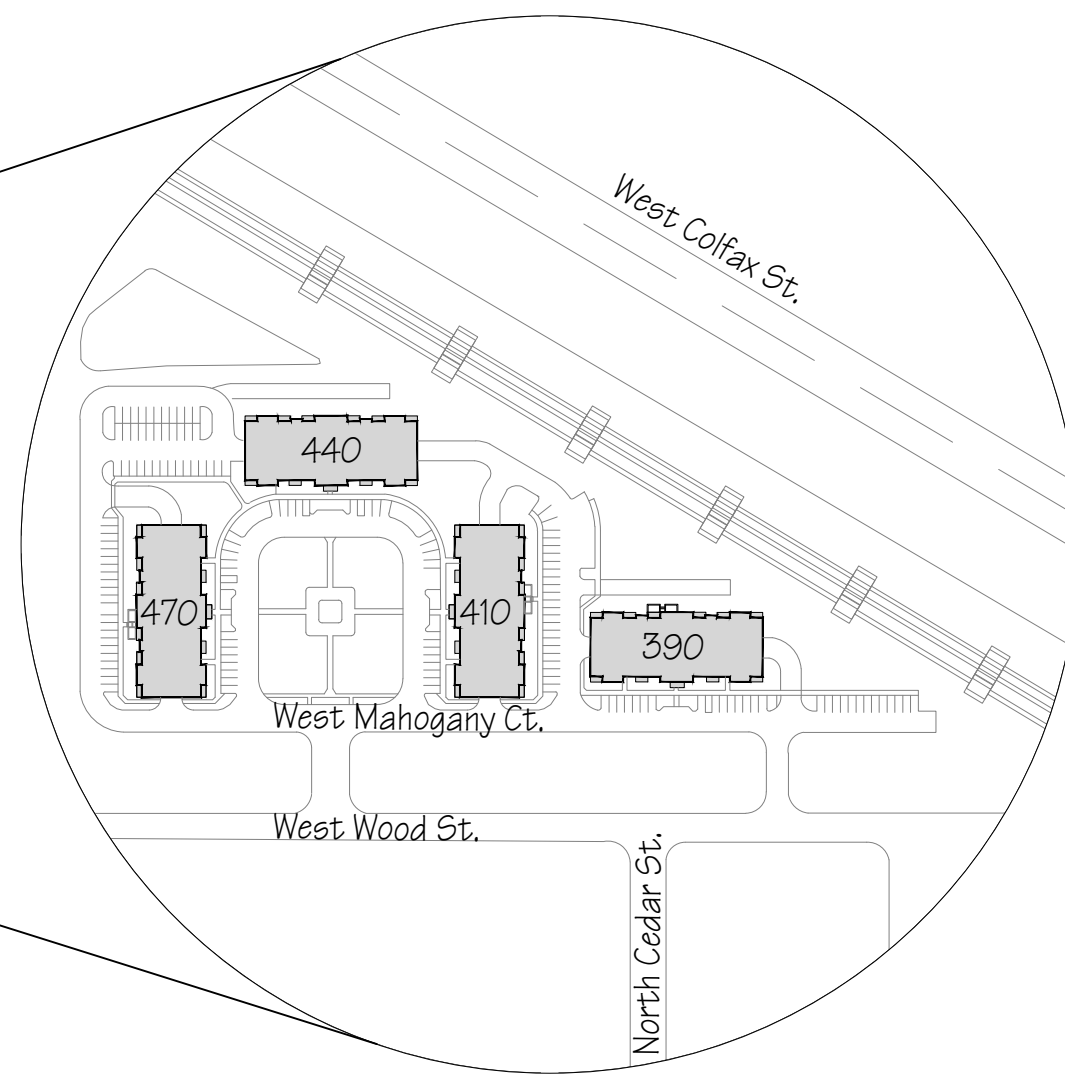
AR-000	Cover Sheet and Notes
AR-001	Scope of Work
AR-101	Key Plan
AR-102	Roof Plan
AR-103	Typical 7th Floor Terrace Plan
AR-201	Front Elevation
AR-202	End Elevations
AR-203	Rear Elevation
AR-204	Partial Elevations and Floor Plans
AR-205	Partial Elevations and Floor Plans
AR-206	Partial Elevations and Floor Plans
AR-207	Partial Elevations and Floor Plans
AR-208	Partial Elevations and Floor Plans
AR-209	Parapet Wall Elevations
AR-501	Details
AR-502	Details
AR-503	Details
AR-504	Details
AR-505	Details
AR-506	Details
AR-507	Details
AR-508	Details
AR-509	Details
AR-510	Details
AR-511	Details



BTC Project No: 19-545

AR-000

A large, multi-story brick apartment building with multiple balconies and a central entrance, surrounded by greenery and a paved driveway. The building features a mix of brick and lighter-colored siding on the ground floor. Several cars are parked along the curved driveway in the foreground. The scene is set against a clear blue sky with some trees visible in the background.



1 SITE PLAN
NOT TO SCALE

Scope of Work:

- A. BASE BID INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1. PROVIDE GENERAL CONDITIONS INCLUDING SUPERVISION, PROJECT MANAGEMENT, COORDINATION WITH OWNER, PRECONSTRUCTION SURVEYS, INSURANCE, ATTENDANCE AT MEETINGS, TEMPORARY FACILITIES AND CONTROLS (I.E., PROTECTION, SAFETY PROVISIONS INCLUDING OVERHEAD CANOPIES, FIELD OFFICE, PORTABLE TOILETS, TRAFFIC CONTROL, FENCING, TEMPORARY LIGHTING, TEMPORARY POWER, ACCESS TO WORK AREAS INCLUDING SCAFFOLDING AND ASSOCIATED ENGINEERING COSTS, EQUIPMENT, TEMPORARY ENCLOSURES AND WEATHER PROTECTION, TEMPORARY HEATING AND VENTILATION FOR WORK AREAS INCLUDING GAS/ELECTRICAL POWER, DAILY CLEAN-UP, ETC.), PERMITS, INSPECTION FEES REQUIRED BY AUTHORITIES HAVING JURISDICTION AND MANUFACTURERS, QUALITY CONTROL TESTING REQUIRED BY SPECIFICATIONS, DEBRIS REMOVAL AND DISPOSAL, TRANSPORTATION, ETC. COSTS ASSOCIATED WITH ACCESS TO WORK AREAS, INCLUDING SCAFFOLDING, SHALL BE INCLUDED IN UNIT COSTS OR LUMP SUM COSTS FOR INDIVIDUAL WORK ITEMS LISTED BELOW.

2. MOBILIZE TO SITE.

3. PROVIDE SUPPLEMENTAL BALCONY SUPPORT COLUMNS AS SHOWN ON DRAWINGS. WORK SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING:

a. PROVIDE STRUCTURAL STEEL COLUMN SUPPORT BRACKETS BENEATH 2ND FLOOR BALCONY SLABS AND MAIN ENTRANCE VESTIBULE SLAB-ON-GRADE.

b. PROVIDE STRUCTURAL STEEL SUPPORT COLUMNS, WITH ASSOCIATED ANCHOR BOLTS AND GROUT PADS, BETWEEN BALCONY SLABS.

c. AT BALCONY TIERS 7 AND 10, SHORE EXISTING LINTELS ABOVE THE TOP BALCONY, REMOVE EXISTING BRICK-CLAD CMU COLUMNS, AND PROVIDE NEW BRICK-CLAD STRUCTURAL STEEL SUPPORT COLUMNS WITH ASSOCIATED ANCHOR BOLTS AND GROUT PADS.

4. REBUILD TERRACE PARAPET WALLS AS SHOWN ON DRAWINGS. WORK SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:

d. CAREFULLY MARK AND REMOVE EXISTING TERRACE PAVERS AND PEDESTALS AS NECESSARY TO COMPLETE WORK, AND STORE FOR RE-INSTALLATION. (NOTE: UNIT OWNERS WILL BE RESPONSIBLE FOR REMOVING DECORATIONS, LANDSCAPING, FURNITURE, ETC., FROM TERRACES.) PROTECT PAVERS FROM DAMAGE DURING REMOVAL, TRANSPORTATION, STORAGE, AND RE-INSTALLATION. REPLACE PAVERS DAMAGED DURING REMOVAL, TRANSPORTATION, STORAGE, OR RE-INSTALLATION, AT NO COST TO OWNER. REPLACEMENT PAVERS SHALL MATCH APPEARANCE AND PERFORMANCE CHARACTERISTICS OF EXISTING PAVERS.

e. REMOVE EXISTING TERRACE ROOFING SYSTEM ALONG PARAPET WALLS, ONLY TO THE EXTENT NECESSARY TO REBUILD PARAPET WALLS. PROVIDE TEMPORARY PROTECTION TO PREVENT WATER PENETRATION INTO RESIDENTIAL UNITS BELOW.

f. CAREFULLY REMOVE CAST STONE UNITS FROM WITHIN PARAPET AREAS DESIGNATED FOR REBUILDING, AND STORE FOR RE-INSTALLATION. PROTECT CAST STONE UNITS FROM DAMAGE DURING REMOVAL, TRANSPORTATION, STORAGE, AND RE-INSTALLATION. REPLACE CAST STONE UNITS DAMAGED DURING REMOVAL, TRANSPORTATION, STORAGE, OR RE-INSTALLATION, AT NO COST TO OWNER. REPLACEMENT CAST STONE UNITS SHALL MATCH APPEARANCE AND PERFORMANCE CHARACTERISTICS OF EXISTING CAST STONE UNITS.

g. REMOVE REMAINING TERRACE PARAPET WALL MATERIALS TO EXTENTS SHOWN ON DRAWINGS.

h. REMOVE BRICK MASONRY FROM EXTERIOR WALLS ADJACENT TO ENDS OF PARAPET WALLS, AS NECESSARY TO INSTALL REQUIRED FLASHING MATERIALS.

i. PROVIDE MECHANICALLY ANCHORED HOT-DIP GALVANIZED SHELF ANGLES AT BASE OF PARAPET WALLS.

j. PROVIDE NEW REINFORCED PARAPET WALL WITH DRAINAGE CAVITY AS SHOWN ON DRAWINGS; INCLUDING DRIP EDGES, FULLY-ADHERED THROUGH-WALL FLASHING WITH END DAMS AND SEALED CORNERS, CAVITY DRAINAGE MAT, MECHANICALLY FASTENED TERMINATION BARS, BACK-UP PLATES, MASONRY WALL TIES, EXPANSION JOINTS, ETC.

k. RE-INSTALL CAST STONE UNITS AS SHOWN ON DRAWINGS.

l. PROVIDE PRE-FINISHED ALUMINUM COPING CAPS, INCLUDING WOOD BLOCKING AND METAL CLEATS.

m. PROVIDE BRICK MASONRY WHERE REMOVED ADJACENT TO ENDS OF PARAPET WALLS, INCLUDING MASONRY WALL TIES AND CAVITY DRAINAGE MAT THROUGHOUT REPAIR AREA.

n. REPAIR ROOFING SYSTEM WHERE REMOVED FOR PARAPET WALL REPAIRS, INCLUDING VAPOR RETARDER BASE FLASHING, INSULATION, COVERBOARD, MEMBRANE FLASHING, SHEET METAL FLASHINGS, COUNTERFLASHINGS, AND ROOF MEMBRANE COATING, ETC. STAGGER AND LAP NEW ROOFING SYSTEM COMPONENTS AS SHOWN ON DRAWINGS.

o. RE-INSTALL TERRACE PAVERS. PROVIDE SUPPLEMENTAL PEDESTALS AS NECESSARY TO PROVIDE A LEVEL PAVER SURFACE WITHOUT PAVER ROCKING. PRIOR TO PLACING TERRACE PAVERS, ALLOW OWNER, ENGINEER, AND/OR ROOFING MANUFACTURER TO REVIEW CONDITION OF REPAIRED ROOF MEMBRANE.

5. PERFORM 2ND FLOOR BALCONY REPAIRS AS SHOWN ON DRAWINGS. WORK SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:

a. IF NECESSARY TO COMPLETE WORK, CAREFULLY REMOVE EXISTING BALCONY RAILINGS AND STORE FOR RE-INSTALLATION. PROTECT RAILINGS AND THEIR FINISHES FROM DAMAGE DURING REMOVAL, TRANSPORTATION, STORAGE, AND RE-INSTALLATION. REPLACE RAILINGS DAMAGED DURING REMOVAL, TRANSPORTATION, STORAGE, OR RE-INSTALLATION, AT NO COST TO OWNER. REPLACEMENT RAILINGS SHALL MATCH APPEARANCE AND PERFORMANCE CHARACTERISTICS OF EXISTING RAILINGS.

b. CAREFULLY MARK AND REMOVE EXISTING SCUPPER SCREENS AND STORE FOR RE-INSTALLATION. PROTECT SCUPPER SCREENS FROM DAMAGE DURING REMOVAL, TRANSPORTATION, STORAGE, AND RE-INSTALLATION. REPLACE SCUPPER SCREENS DAMAGED DURING REMOVAL, TRANSPORTATION, STORAGE, OR RE-INSTALLATION, AT NO COST TO OWNER. REPLACEMENT SCUPPER SCREENS SHALL MATCH APPEARANCE AND PERFORMANCE CHARACTERISTICS OF EXISTING SCUPPER SCREENS.

c. CAREFULLY MARK AND REMOVE EXISTING CAST STONE COPING UNITS. DISCARD CAST STONE COPING UNITS THAT ARE PENETRATED BY RAILING POSTS. DISCARD OTHER DAMAGED CAST STONE UNITS WHERE DESIGNATED BY ENGINEER. STORE REMAINING UNITS FOR RE-INSTALLATION. PROTECT CAST STONE COPING UNITS DESIGNATED FOR RE-INSTALLATION FROM DAMAGE DURING REMOVAL, TRANSPORTATION, STORAGE, AND RE-INSTALLATION. REPLACE CAST STONE COPING UNITS DAMAGED DURING REMOVAL, TRANSPORTATION, STORAGE, OR RE-INSTALLATION, AT NO COST TO OWNER. REPLACEMENT CAST STONE COPING UNITS SHALL MATCH APPEARANCE AND PERFORMANCE CHARACTERISTICS OF EXISTING CAST STONE COPING UNITS.

d. CAREFULLY MARK AND REMOVE EXISTING BALCONY PAVERS AND PEDESTALS, AND STORE FOR RE-INSTALLATION. (NOTE: UNIT OWNERS WILL BE RESPONSIBLE FOR REMOVING DECORATIONS, LANDSCAPING, FURNITURE, ETC., FROM BALCONIES.) PROTECT PAVERS FROM DAMAGE DURING REMOVAL, TRANSPORTATION, STORAGE, AND RE-INSTALLATION. REPLACE PAVERS DAMAGED DURING REMOVAL, TRANSPORTATION, STORAGE, OR RE-INSTALLATION, AT NO COST TO OWNER. REPLACEMENT PAVERS SHALL MATCH APPEARANCE AND PERFORMANCE CHARACTERISTICS OF EXISTING PAVERS.

e. CLEAN DIRT AND DEBRIS FROM SURFACE OF WATERPROOFING MEMBRANE SYSTEM.

f. CAREFULLY ROLL BACK WATERPROOFING MEMBRANE PROTECTION COURSE AND THOROUGHLY CLEAN EXISTING WATERPROOFING MEMBRANE SURFACES TO WHICH NEW WATERPROOFING MEMBRANE FLASHING WILL BE ADHERED.

g. AT SUPPLEMENTAL STEEL COLUMN BASE PLATES, REMOVE WATERPROOFING MEMBRANE MATERIALS DOWN TO SURFACE OF CONCRETE SLAB, TO EXTENTS SHOWN ON DRAWINGS.

h. PROVIDE SHEET METAL PICK POCKETS AT SUPPLEMENTAL COLUMNS, FULLY INTEGRATED WITH ADJACENT FLASHING MATERIALS.

i. PROVIDE SHEET METAL SCUPPER LINERS AS SHOWN ON DRAWINGS.

j. PROVIDE WATERPROOFING MEMBRANE FLASHING AS SHOWN ON DRAWINGS.

k. PROVIDE THROUGH-WALL FLASHING, DRIP EDGES, COUNTERFLASHING RECEIVERS, WEEPS, AND COUNTERFLASHING BELOW COPING STONES, AND INTEGRATE WITH OTHER THROUGH-WALL FLASHING AT BALCONY SUPPORT COLUMN CLADDING AND EXTERIOR WALL CLADDING.

l. RE-INSTALL BALCONY PAVERS. PROVIDE SUPPLEMENTAL PEDESTALS AS NECESSARY TO PROVIDE A LEVEL PAVER SURFACE WITHOUT PAVER ROCKING. TRIM PERIMETER PAVERS AS NECESSARY FOR CLEARANCE ADJACENT TO WATERPROOFING MEMBRANE FLASHING AND PROVIDE SHIMS AS SHOWN ON DRAWINGS.

m. TRIM RAILING POSTS AS SHOWN ON DRAWINGS. PAINT CUT SURFACES TO MATCH COLOR OF EXISTING RAILINGS.

n. CLEAN AND RE-INSTALL CAST STONE COPING UNITS WITH ANCHORS AS SHOWN ON DRAWINGS. PROVIDE NEW CAST STONE COPING UNITS THAT ARE PENETRATED BY RAILING POSTS.

o. IF BALCONY RAILINGS WERE REMOVED TO PERFORM WORK, REINSTALL RAILINGS.

p. CLEAN, PAINT, AND RE-INSTALL SCUPPER SCREENS.

6. UPON COMPLETION OF WATER TESTING BY ENGINEER, PERFORM MISCELLANEOUS 2ND FLOOR BALCONY WATERPROOFING MEMBRANE REPAIRS WHERE DIRECTED BY ENGINEER.

7. REMOVE AND REBUILD EXTERIOR BRICK MASONRY WYTHE AT LOCATIONS OF BULGING, WHERE DIRECTED BY ENGINEER.

8. PROVIDE UP-CLOSE ACCESS TO WORK FOR ENGINEER THROUGHOUT THE DURATION OF THE PROJECT. THIS ITEM SHALL ONLY INCLUDE TIME FOR CONTRACTOR'S OPERATORS OF ACCESS EQUIPMENT DURING ENGINEER'S REVIEW. THIS ITEM SHALL NOT APPLY TO OTHER MEANS OF ACCESS SUCH AS FIXED SCAFFOLD, LADDERS, ETC.

9. PERFORM ALL OTHER WORK SHOWN ON DRAWINGS OR REQUIRED FOR A COMPLETE AND WATERTIGHT APPLICATION, BUT NOT LISTED ABOVE.

10. PERFORM ADDITIONAL WORK AS DIRECTED BY ENGINEER ON A TIME-AND-MATERIAL BASIS AND AS APPROVED THROUGH EXECUTED CHANGE ORDERS.

11. THOROUGHLY CLEAN SITE AND DEMOBILIZE.

B. ALTERNATE 1 INCLUDES: PROVIDE PERFORMANCE AND PAYMENT BONDS FOR BASE BID WORK.

C. ALTERNATE 2 INCLUDES: PERFORM WORK OVER 4 CONSECUTIVE CONSTRUCTION SEASONS (1 BUILDING PER SEASON) IN LIEU OF 2 CONSECUTIVE CONSTRUCTION SEASONS (2 BUILDINGS PER SEASON).

D. ALTERNATE 3 INCLUDES: PROVIDE PERFORMANCE AND PAYMENT BONDS FOR ALTERNATE 2 WORK.
-
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Arlington Heights, Illinois 60004
www.btc.expert
- Balcony and Parapet Wall Repairs
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| 2-21-20 | PERMIT | MW |
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- BTC Project No: 19-545
- Scope of Work
- Sheet:
- AR-001



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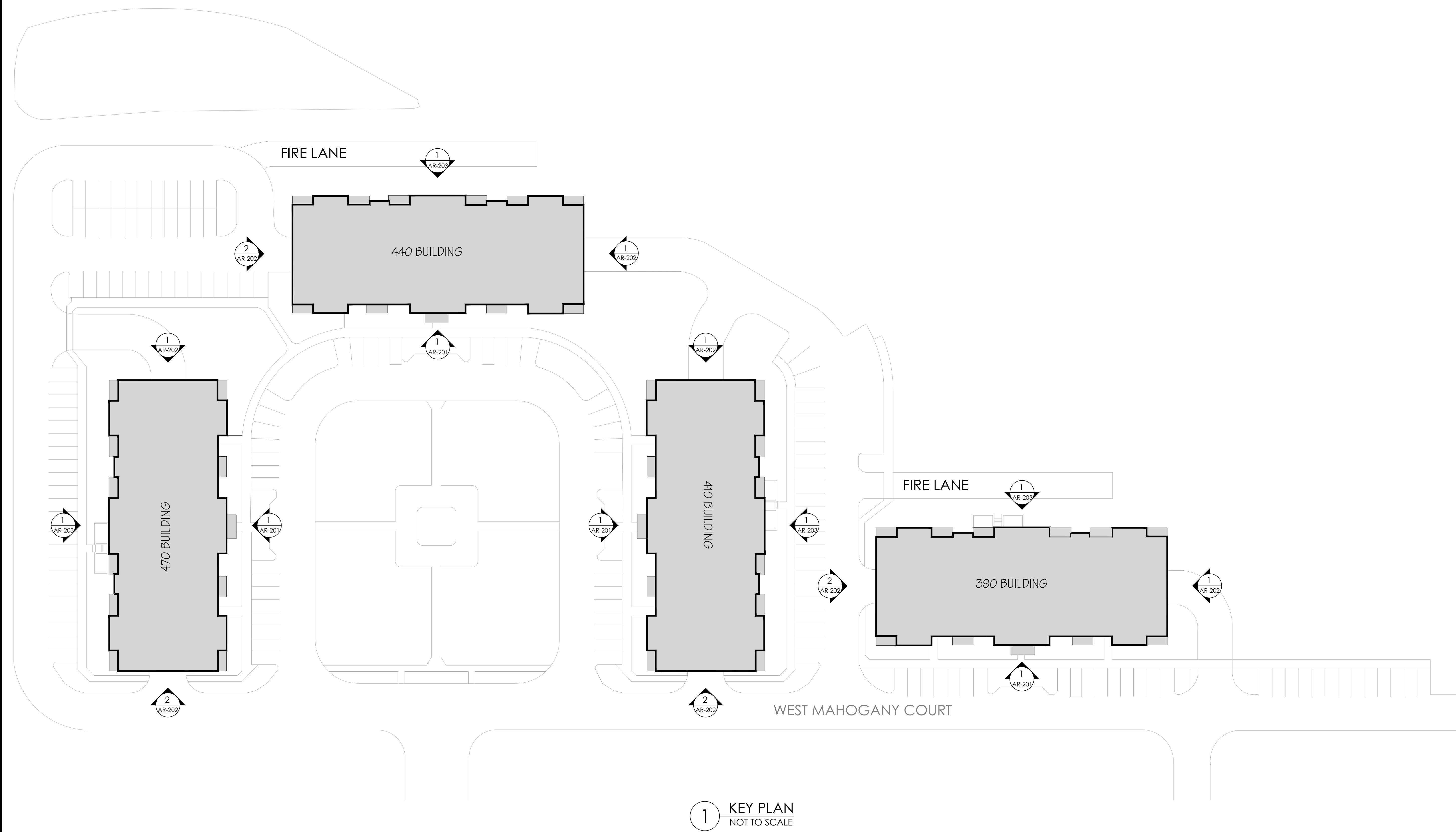
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Key Plan

Sheet:
AR-101



1 KEY PLAN
NOT TO SCALE



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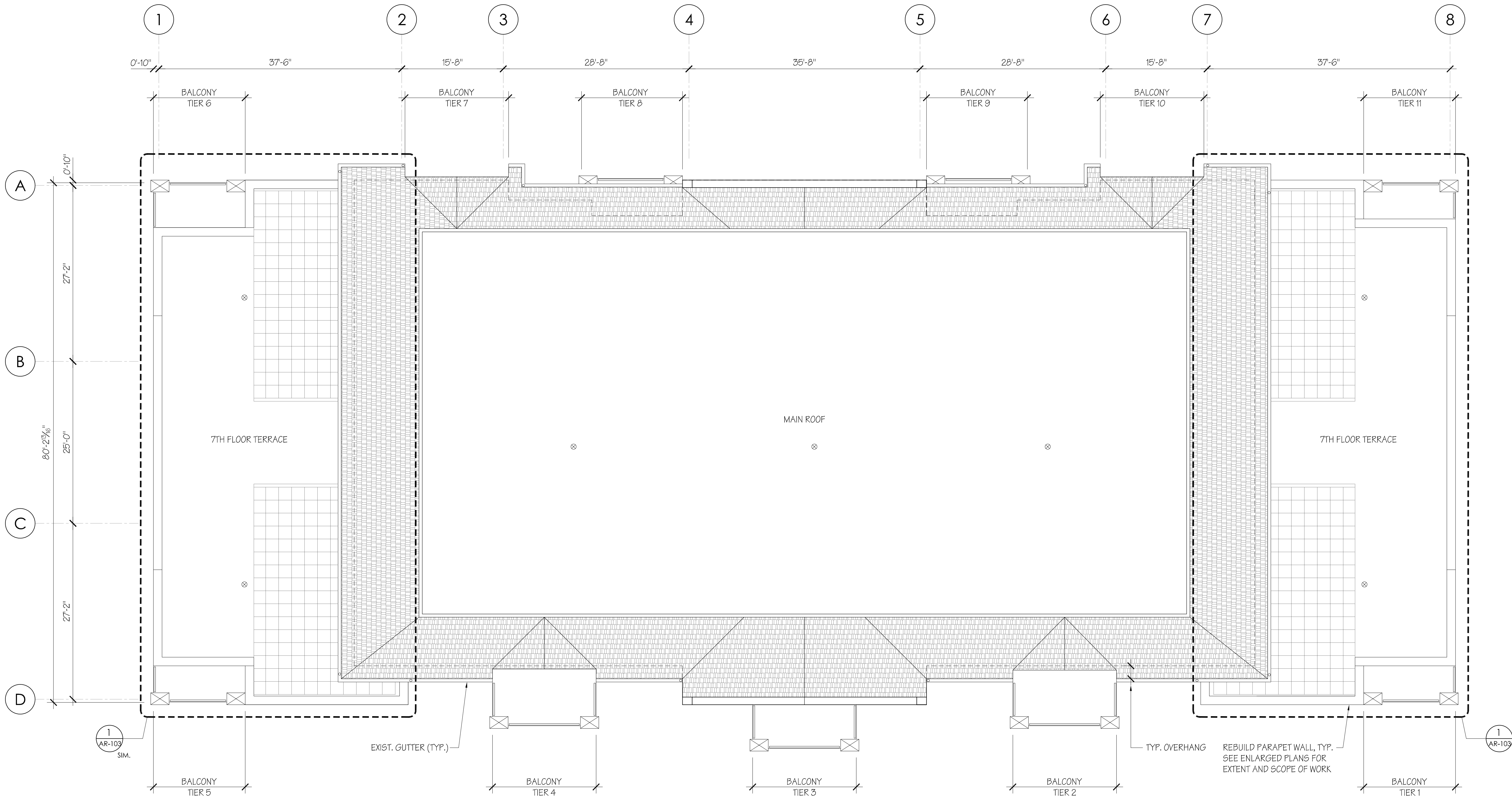
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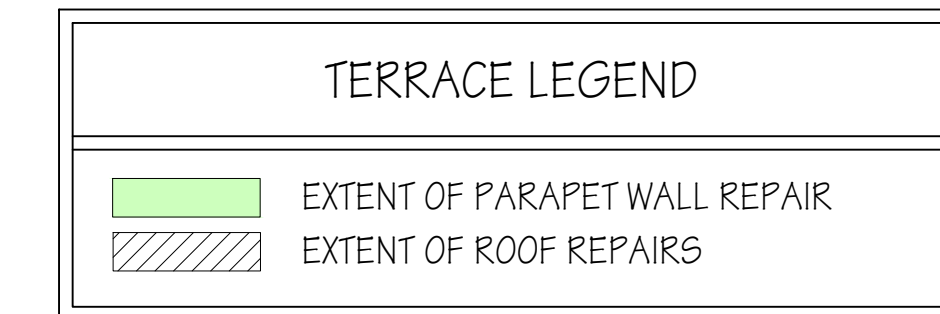
Roof Plan

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AR-102



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




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
Typical 7th Floor Terrace Plan

Sheet:

AR-103

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Front Elevation

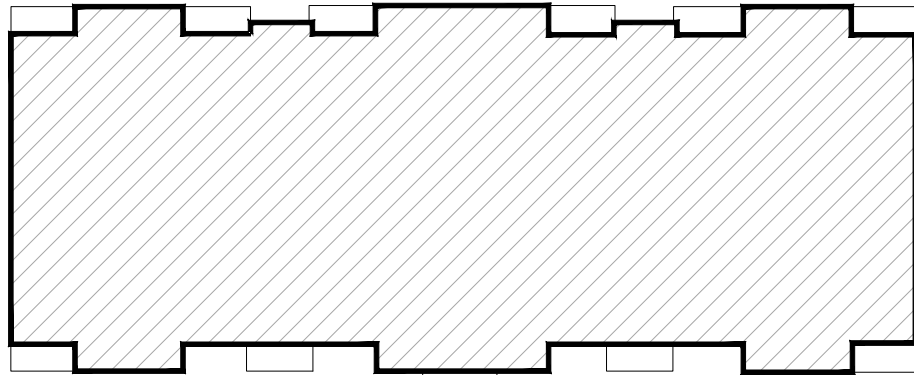
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AR-201

LEGEND	
	NEW BRICK VENEER EJ
	NEW EJ THROUGH FULL WALL THICKNESS
	NEW SHELF ANGLE W/ TWF
	NEW SEALANT JOINT
	TWF REPAIR @ 2ND FLOOR BALCONY PERIMETER
	TWF END DAMS
	EXIST. CAST STONE UNITS
	EXIST. CAST IN PLACE CONCRETE



1 FRONT ELEVATION
1/8" = 1'-0"



↑
KEY PLAN

Balcony and Parapet Wall Repairs
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End Elevations

Sheet:

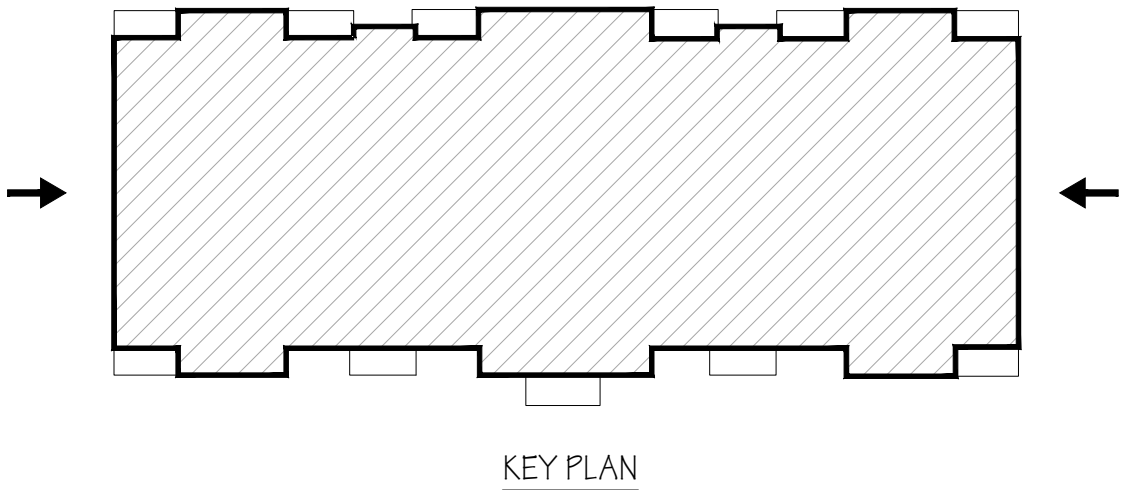
AR-202

LEGEND	
	NEW BRICK VENEER EJ
	NEW EJ THROUGH FULL WALL THICKNESS
	NEW SHELF ANGLE W/ TWF
	NEW SEALANT JOINT
	TWF REPAIR @ 2ND FLOOR BALCONY PERIMETER
	TWF END DAMS
	EXIST. CAST STONE UNITS
	EXIST. CAST IN PLACE CONCRETE



1 END ELEVATION
1/8"= 1'-0"

2 END ELEVATION
1/8"= 1'-0"



KEY PLAN

Balcony and Parapet Wall Repairs
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Rear Elevation

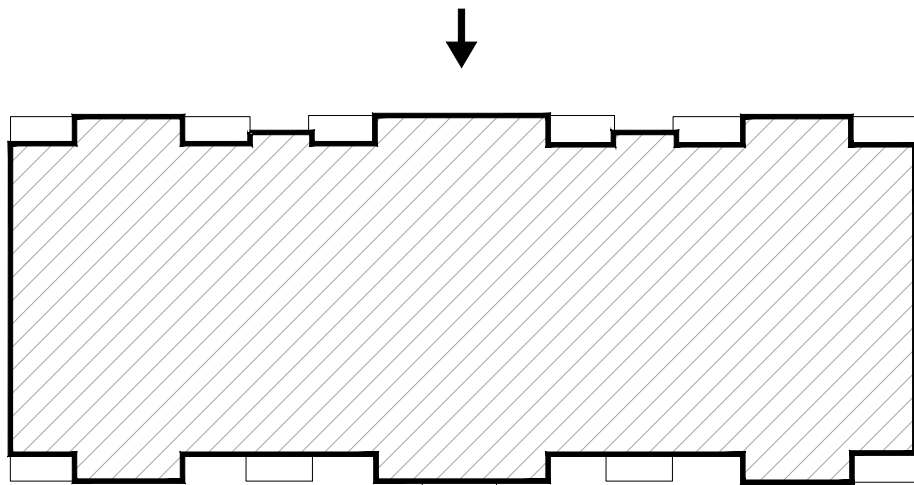
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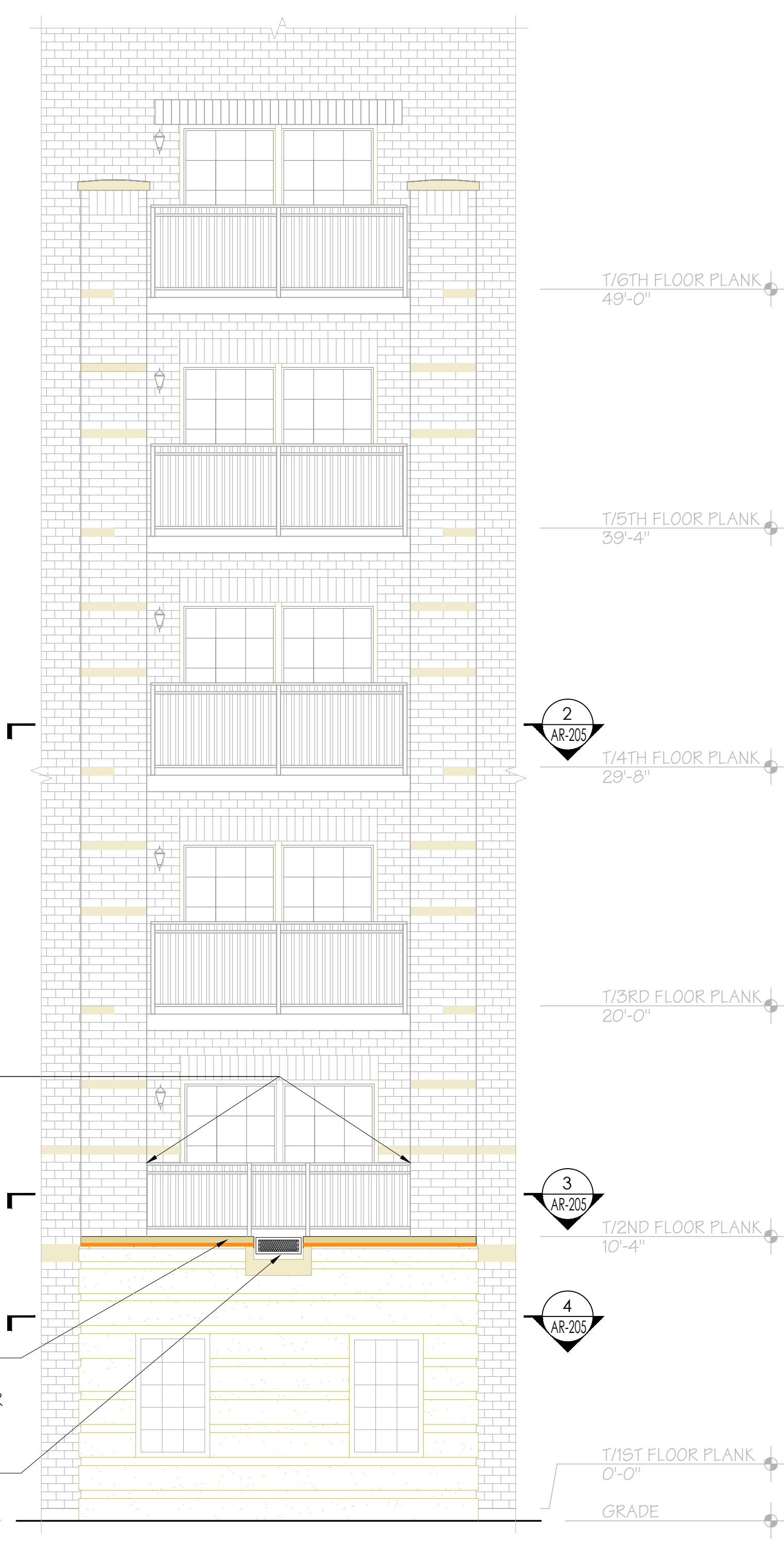
LEGEND	
	NEW BRICK VENEER EJ
	NEW EJ THROUGH FULL WALL THICKNESS
	NEW SHELF ANGLE W/ TWF
	NEW SEALANT JOINT
	TWF REPAIR @ 2ND FLOOR BALCONY PERIMETER
	TWF END DAMS
	EXIST. CAST STONE UNITS
	EXIST. CAST IN PLACE CONCRETE



1 REAR ELEVATION
1/8" = 1'-0"



KEY PLAN

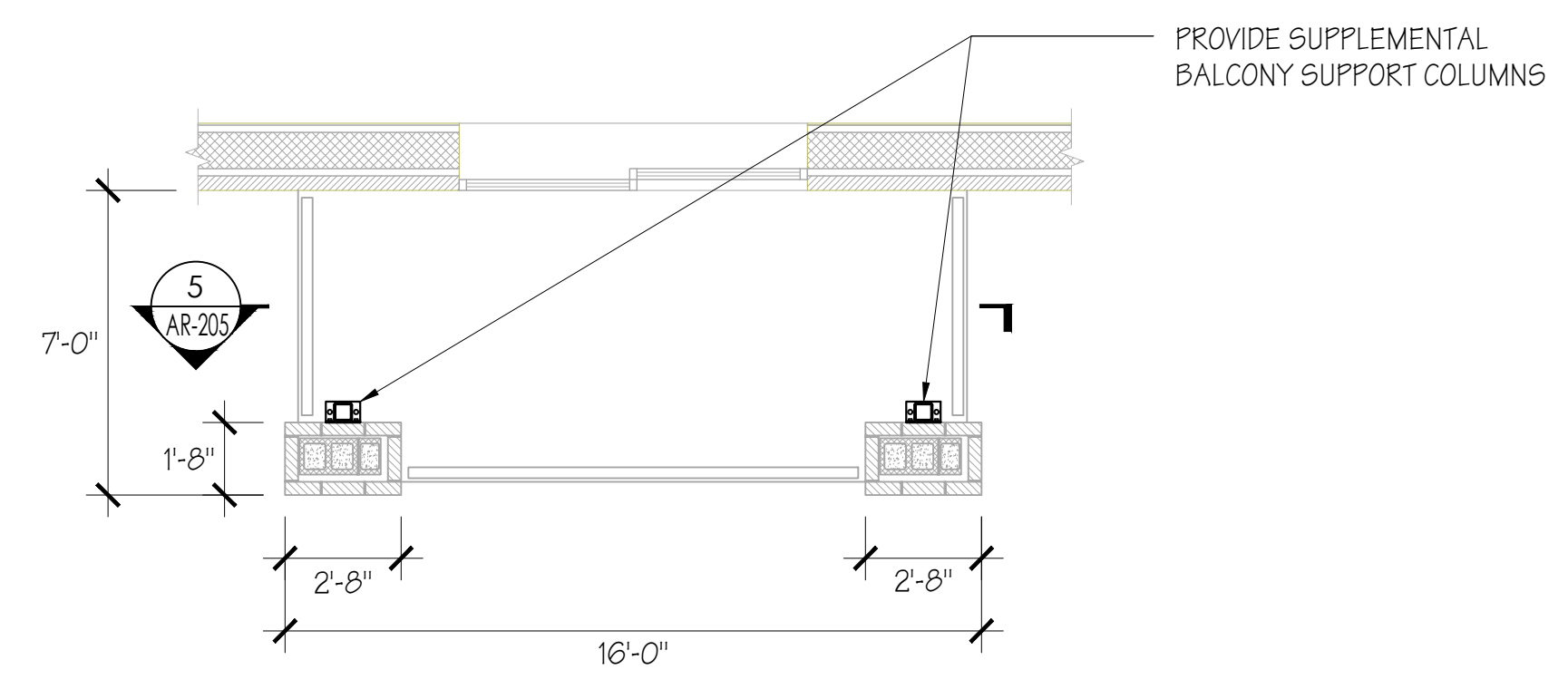


1 PARTIAL ELEVATION
1/4" = 1'-0"

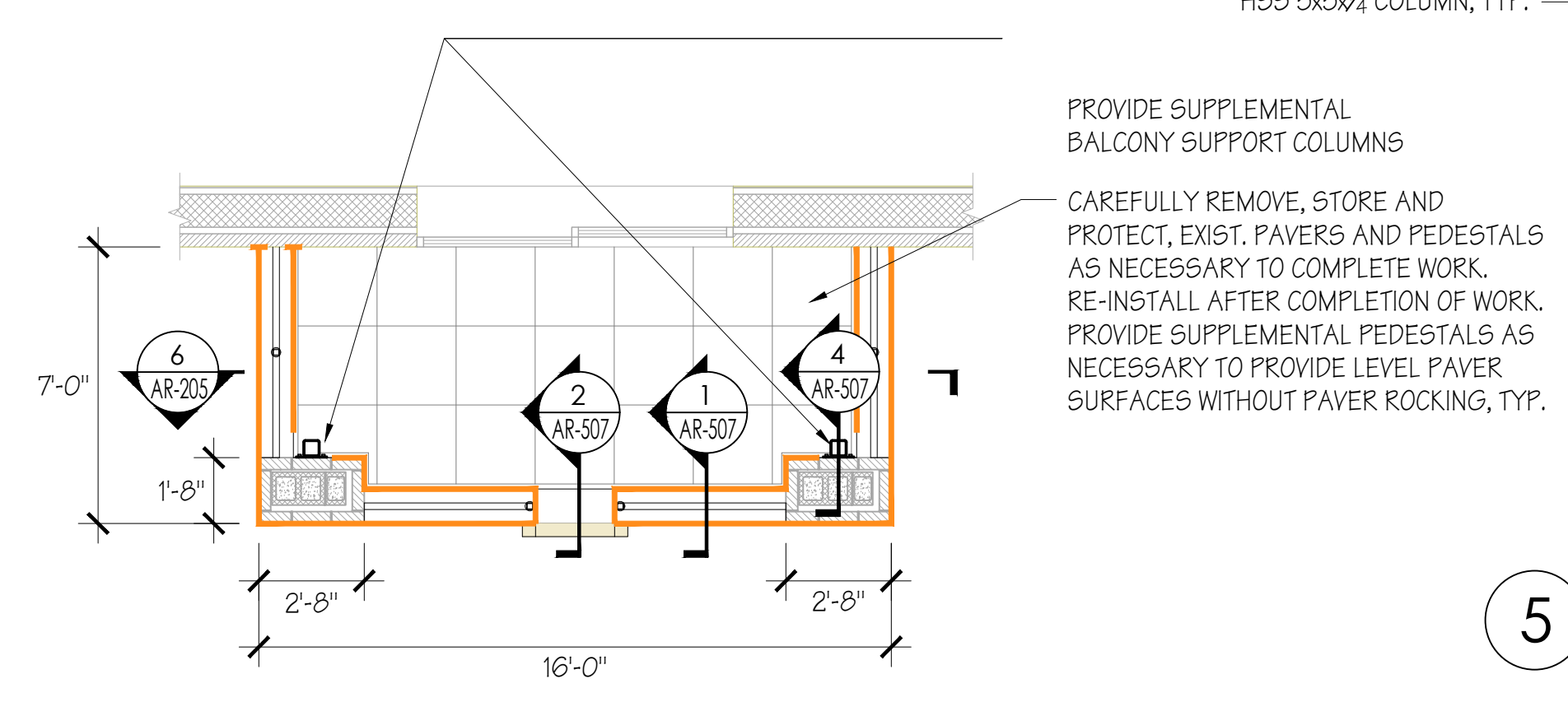
REMOVE EXIST. RAILINGS AS NECESSARY TO COMPLETE WORK BELOW. RE-ATTACH RAILINGS USING SS ANCHORS MATCHING SIZE AND TYPE OF EXIST. AT A MINIMUM, USE 3/16" DIA. SS MASONRY SCREWS, TYP.

REMOVE AND REPLACE CAST STONE COPINGS PENETRATED BY RAILING POSTS. REMOVE AND REPLACE OTHER CAST STONE COPINGS WHERE DESIGNATED BY ENGINEER

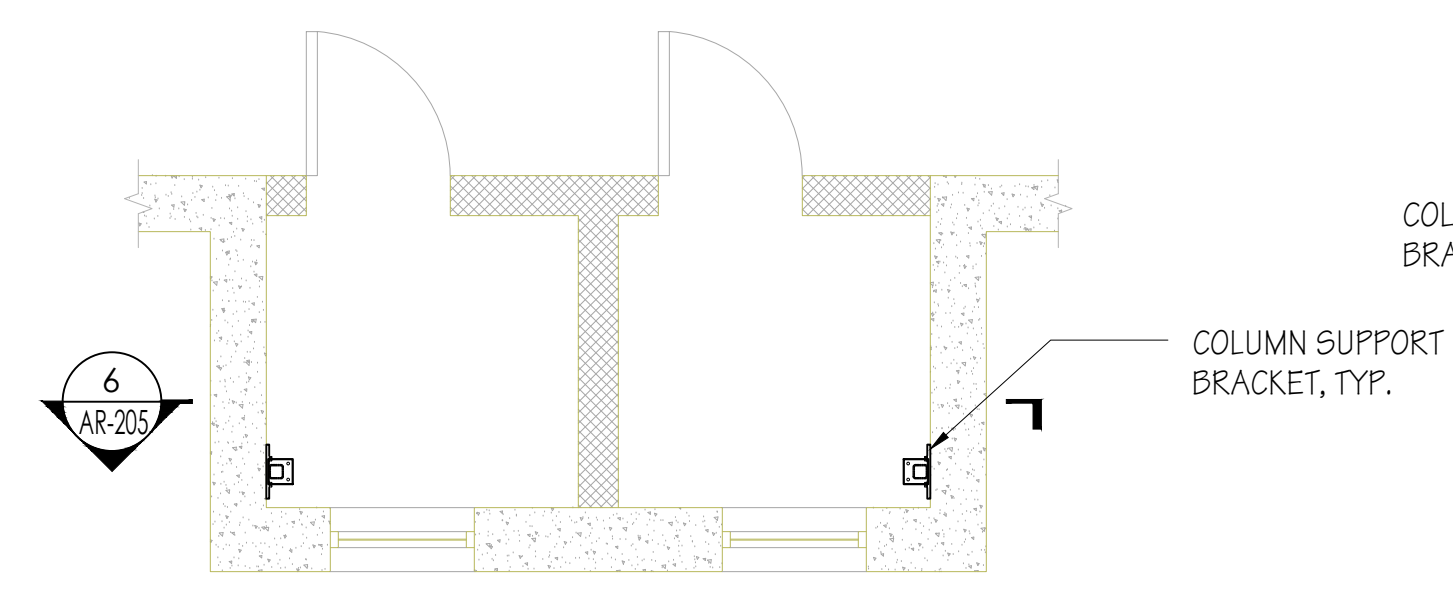
CAREFULLY REMOVE, STORE AND PROTECT EXIST. SCUPPER SCREENS. CLEAN, PAINT, AND RE-INSTALL AFTER COMPLETION OF ADJACENT WORK



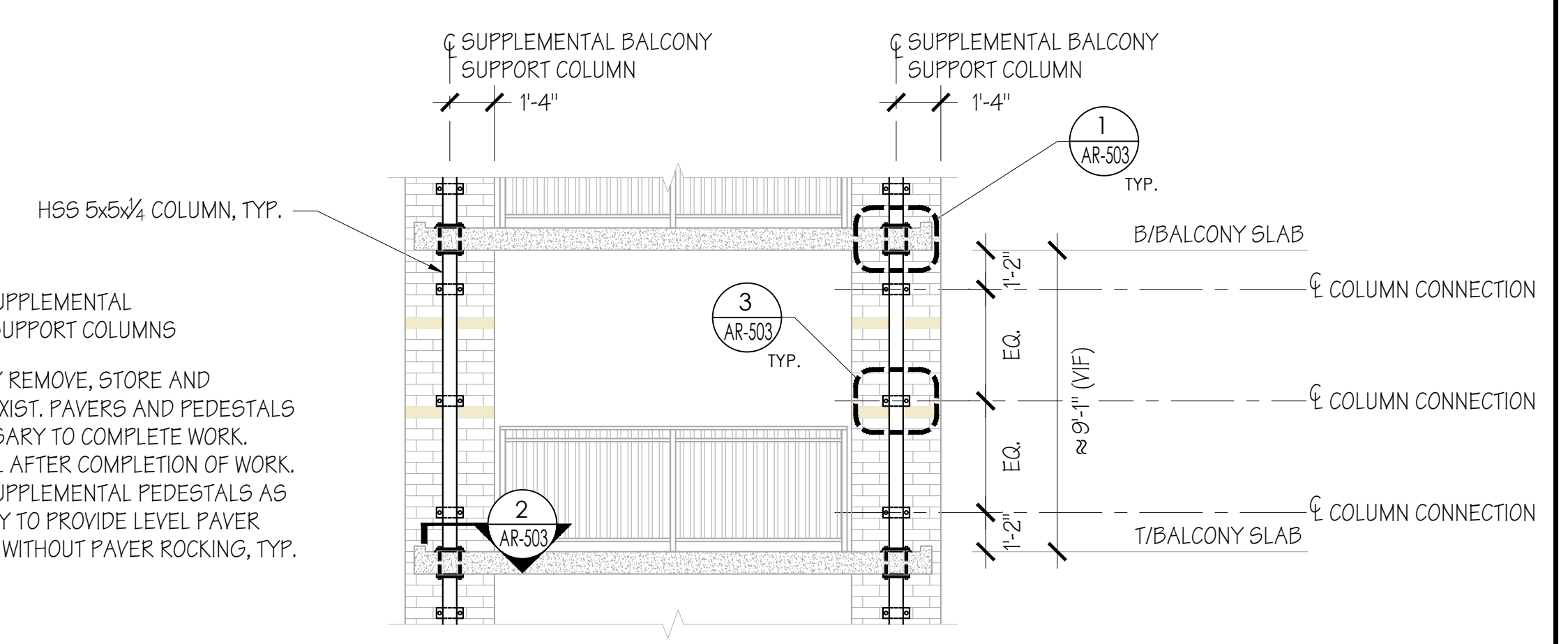
2 BALCONY PLAN - 3RD TO 5TH FLOORS
1/4" = 1'-0"



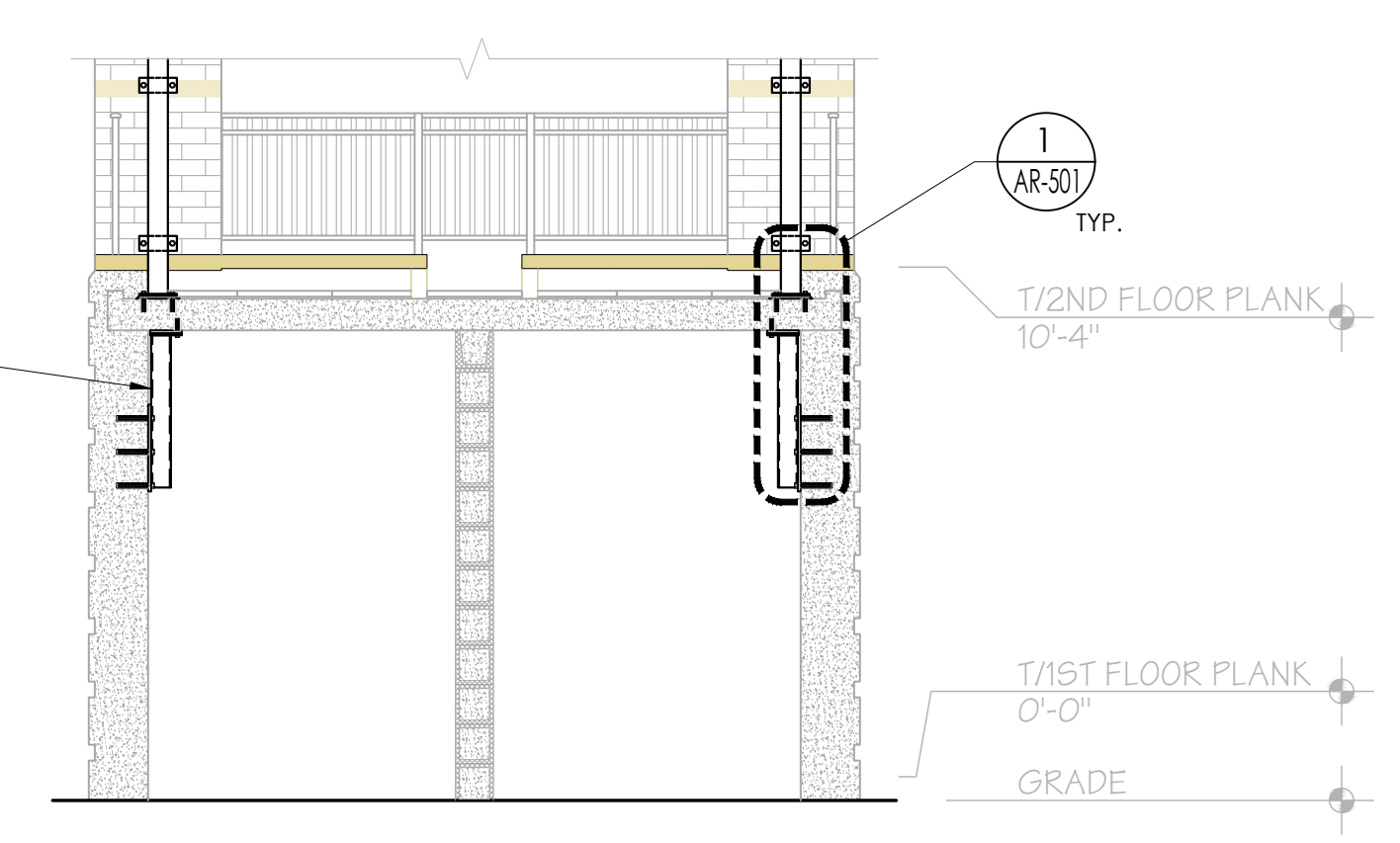
3 BALCONY PLAN - 2ND FLOOR
1/4" = 1'-0"



4 1ST FLOOR STORAGE CLOSET PLAN
1/4" = 1'-0"



5 TYPICAL PARTIAL INTERIOR BALCONY ELEVATION
1/4" = 1'-0"



6 1ST FLOOR STORAGE CLOSET PARTIAL INTERIOR ELEVATION
1/4" = 1'-0"

LEGEND	
—	NEW BRICK VENEER EJ
—	NEW EJ THROUGH FULL WALL THICKNESS
---	NEW SHELF ANGLE W/ TWF
—	NEW SEALANT JOINT
—	TWF REPAIR @ 2ND FLOOR BALCONY PERIMETER
T	TWF END DAMS
 	EXIST. CAST STONE UNITS
 	EXIST. CAST IN PLACE CONCRETE



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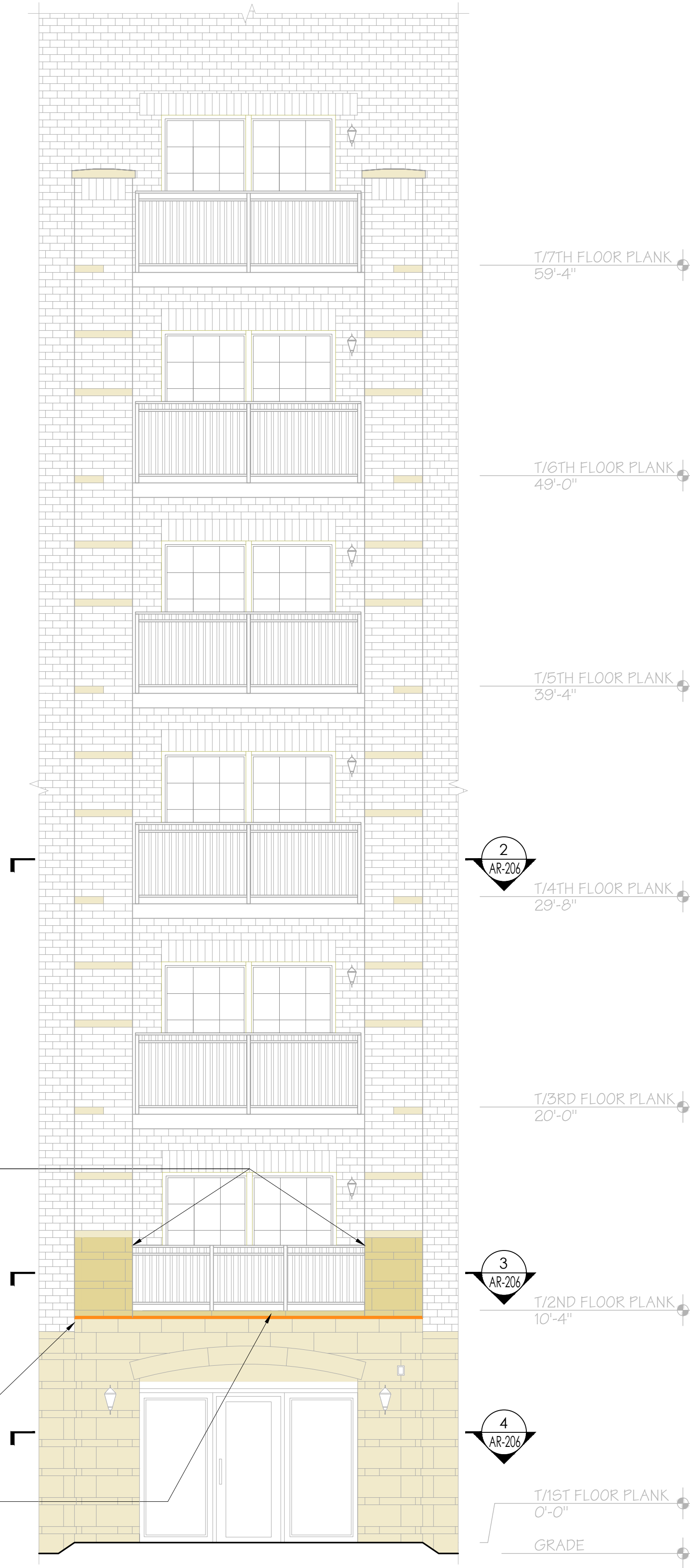
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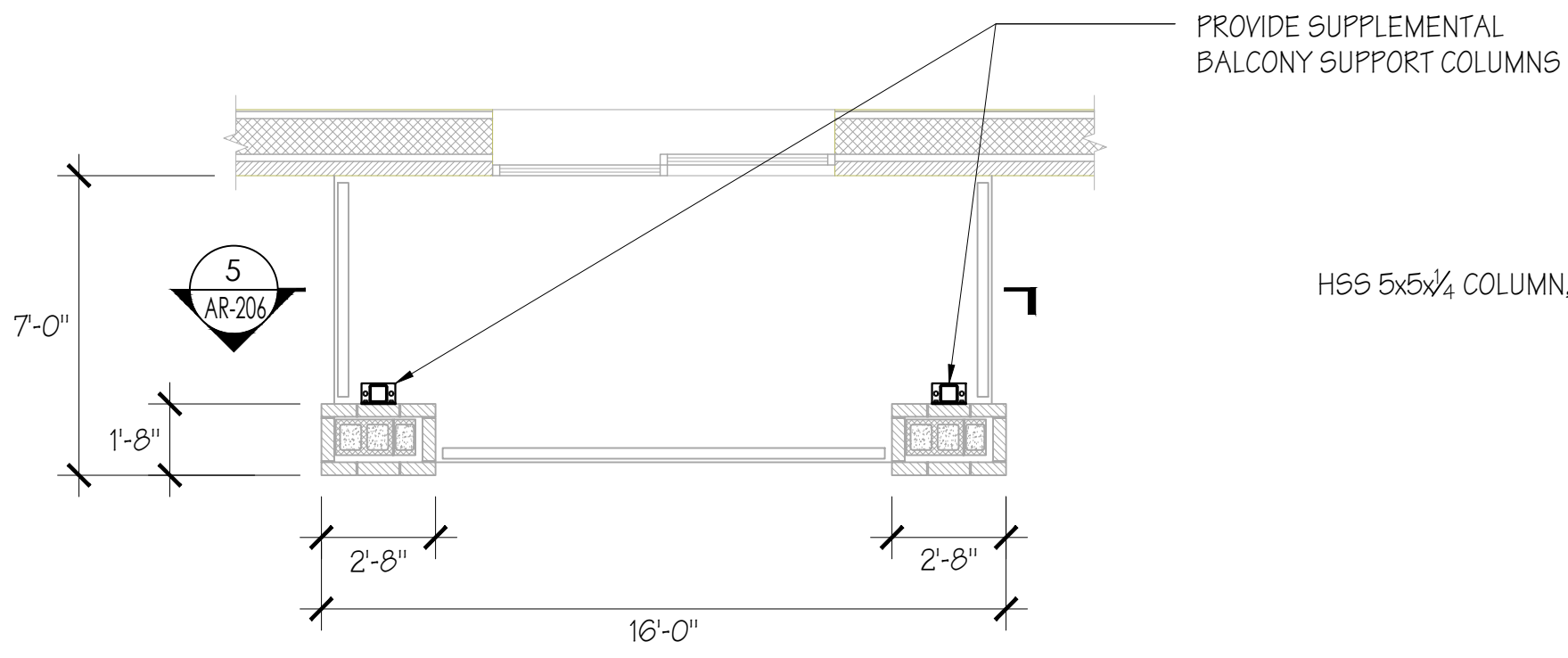
Partial Elevations and Floor Plans

Sheet:

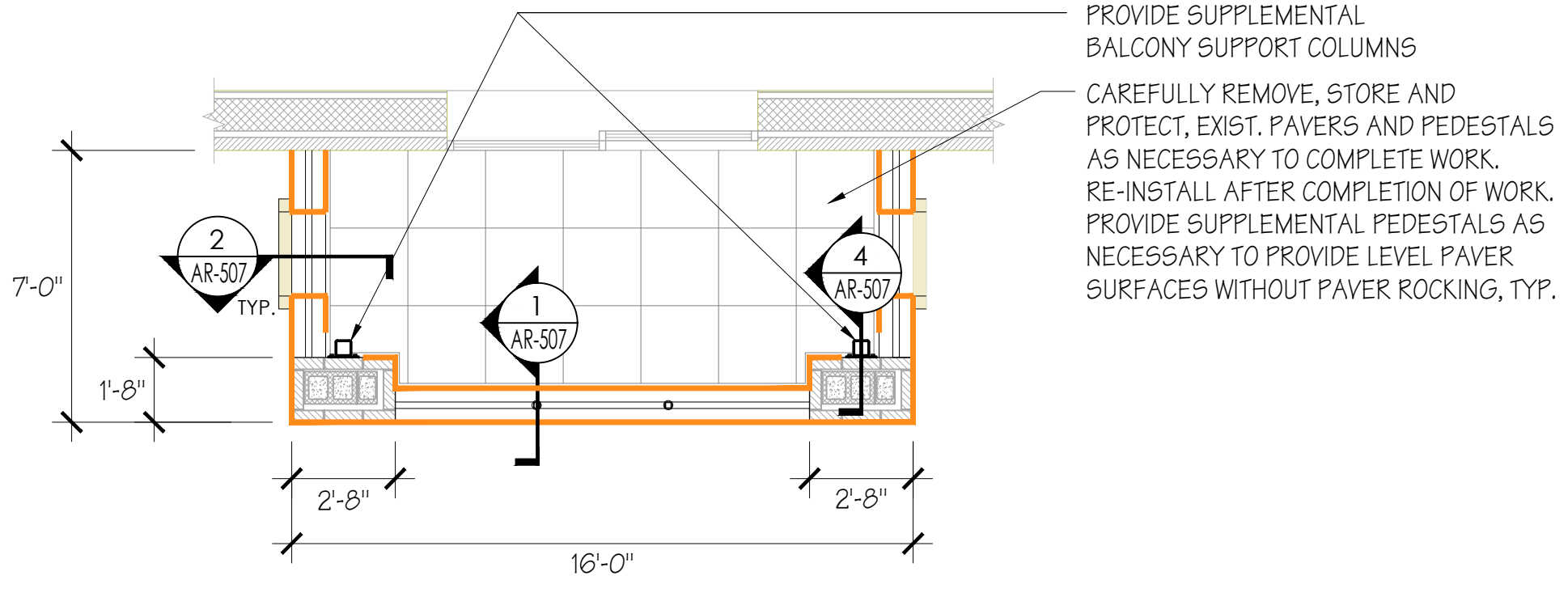
AR-205



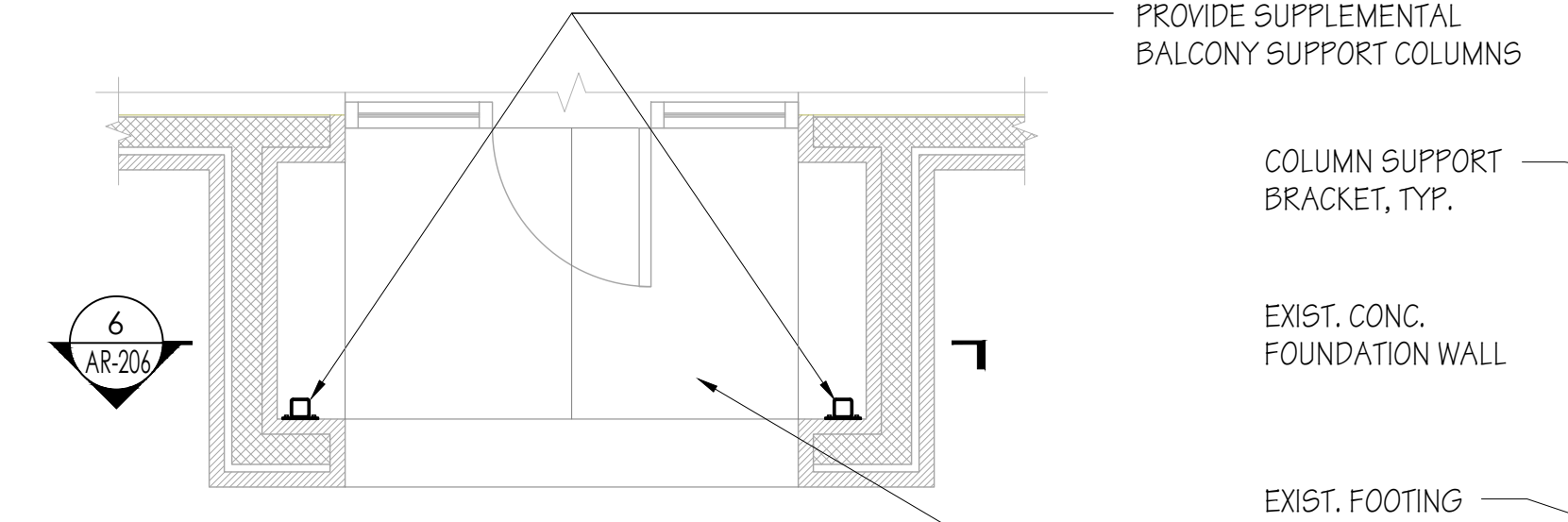
1 PARTIAL ELEVATION
1/4" = 1'-0"



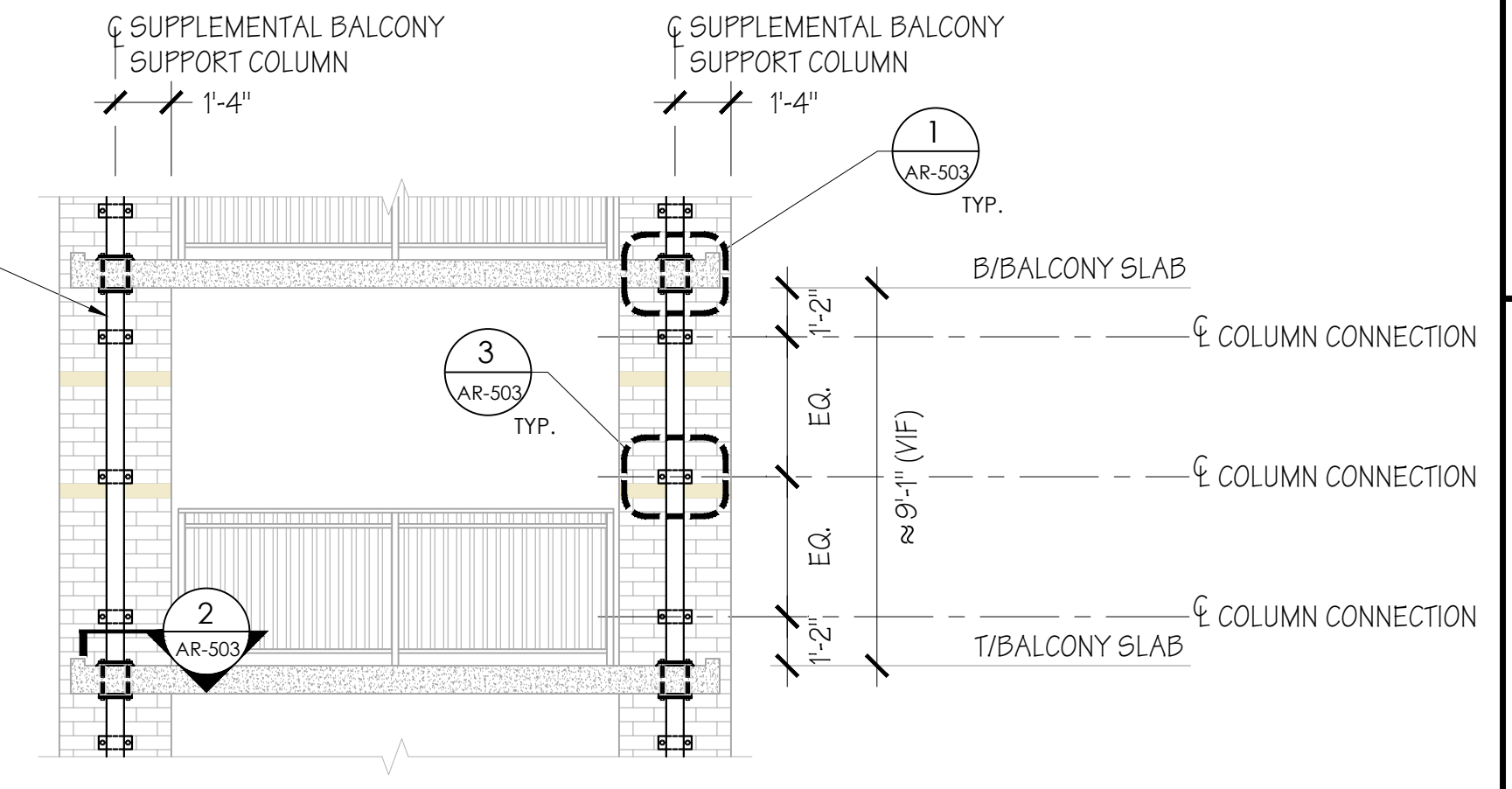
2 BALCONY PLAN - 3RD TO 6TH FLOORS
1/4" = 1'-0"



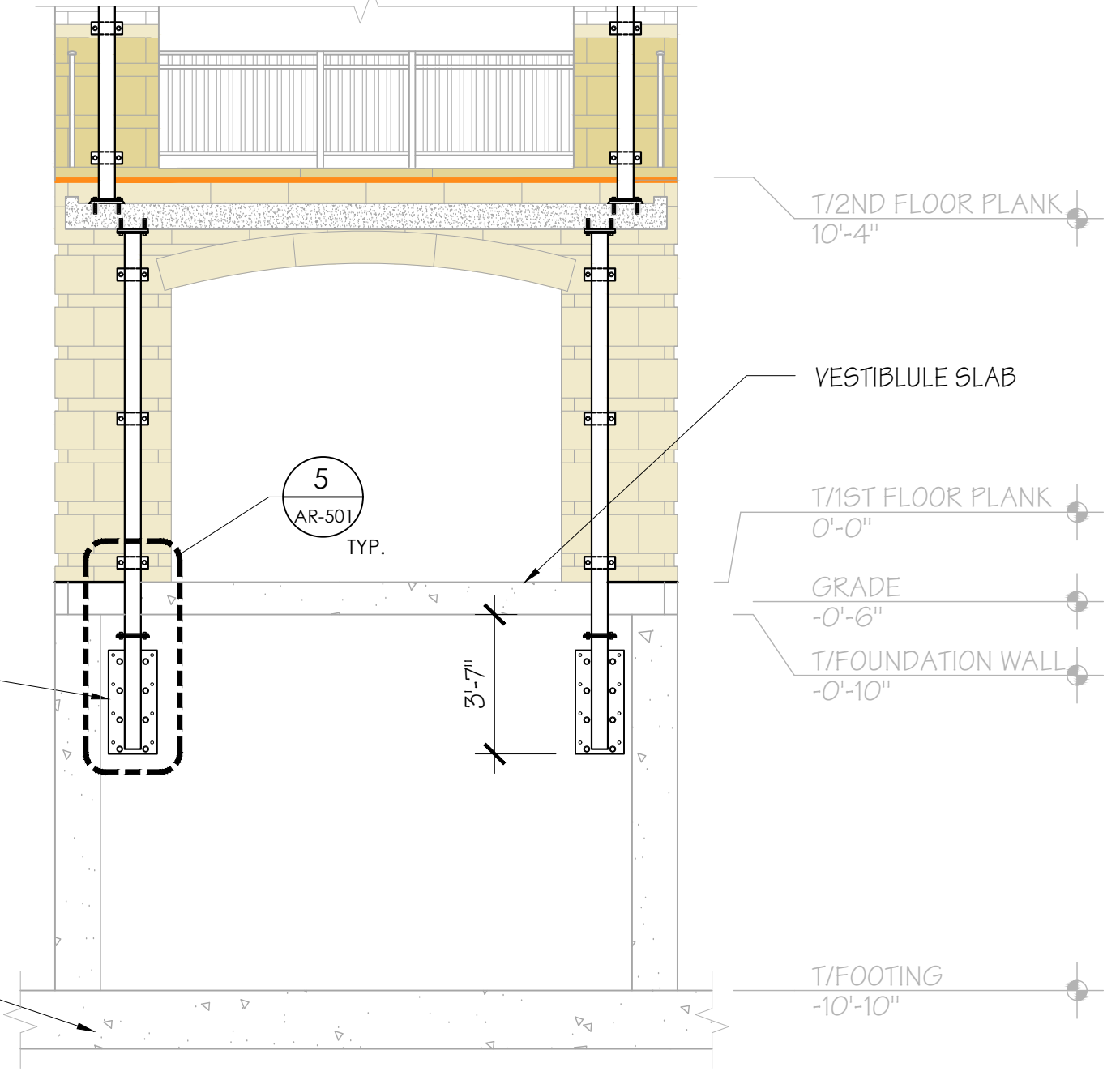
3 BALCONY PLAN - 2ND FLOOR
1/4" = 1'-0"



4 VESTIBULE PLAN - 1ST FLOOR
1/4" = 1'-0"



5 TYPICAL PARTIAL INTERIOR BALCONY ELEVATION
1/4" = 1'-0"



6 PARTIAL VESTIBULE INTERIOR ELEVATION
1/4" = 1'-0"

LEGEND	
	NEW BRICK VENEER EJ
	NEW EJ THROUGH FULL WALL THICKNESS
	NEW SHELF ANGLE W/ TWF
	NEW SEALANT JOINT
	TWF REPAIR @ 2ND FLOOR BALCONY PERIMETER
	TWF END DAMS
	EXIST. CAST STONE UNITS
	EXIST. CAST IN PLACE CONCRETE

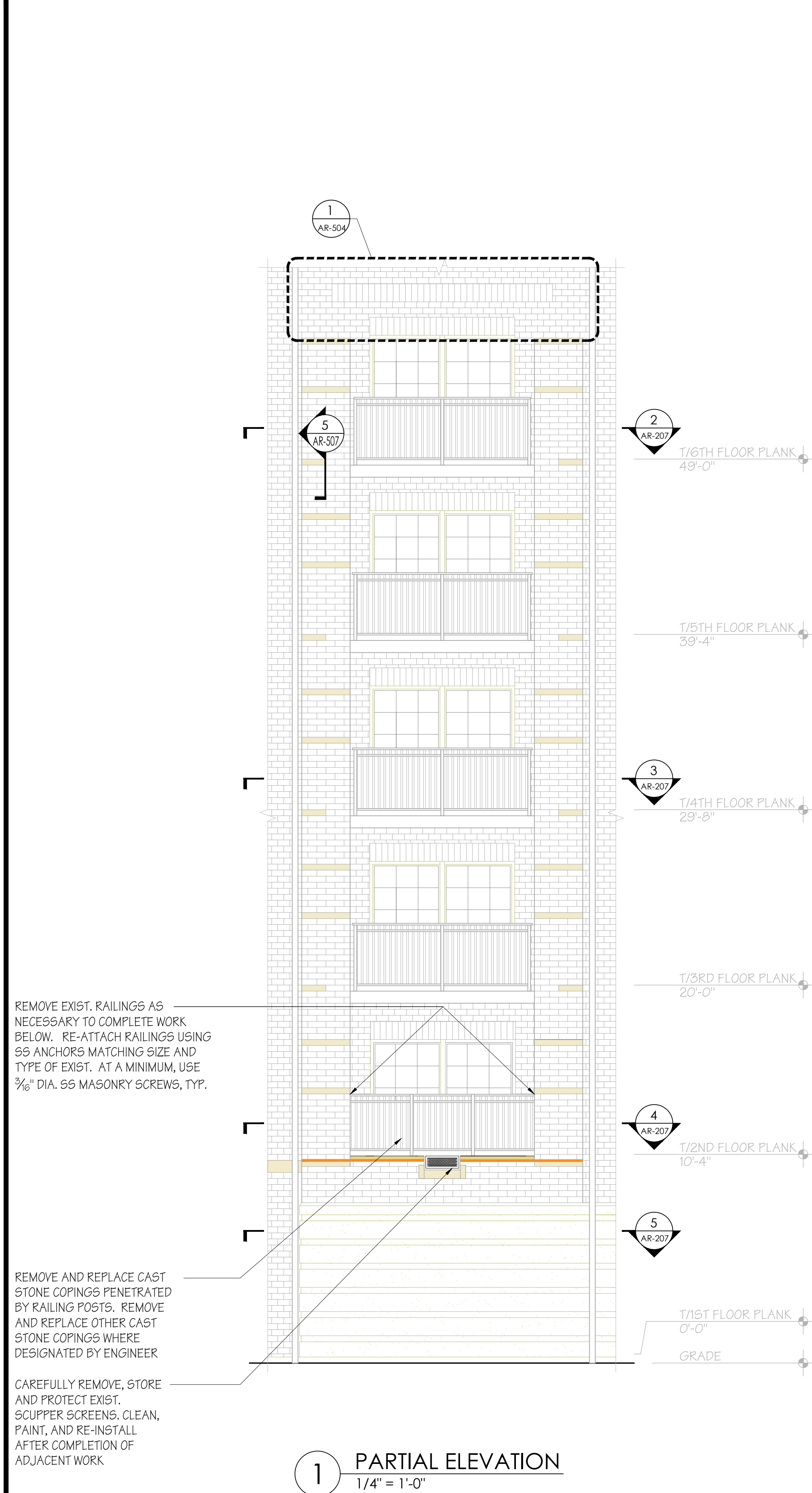
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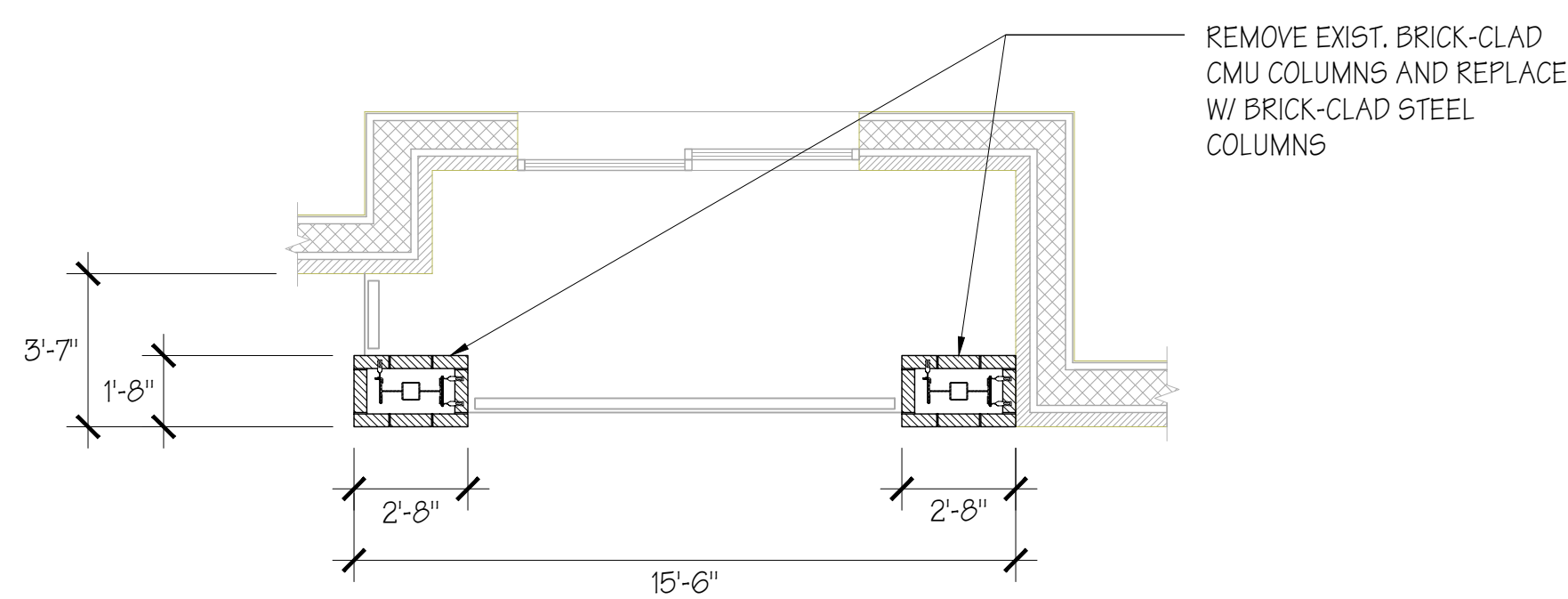
BTC Project No: 19-545

Partial Elevations and Floor Plans

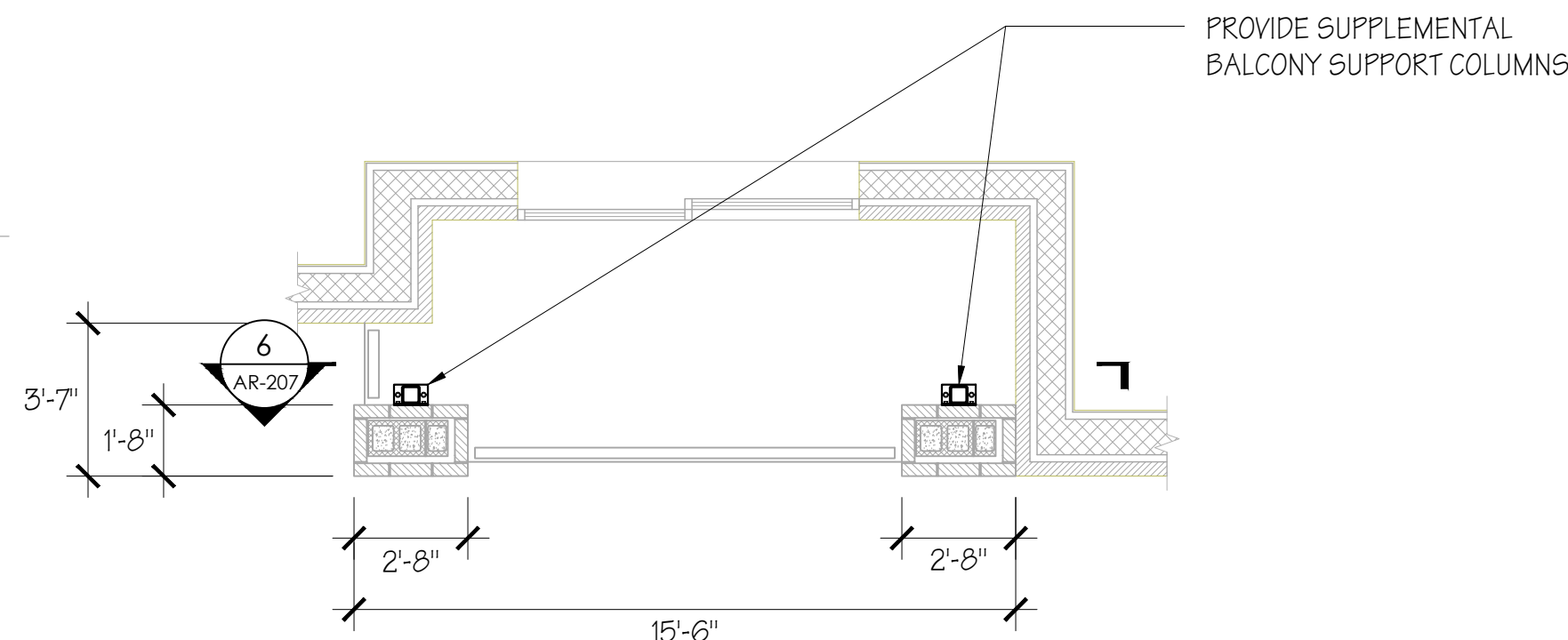
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AR-206



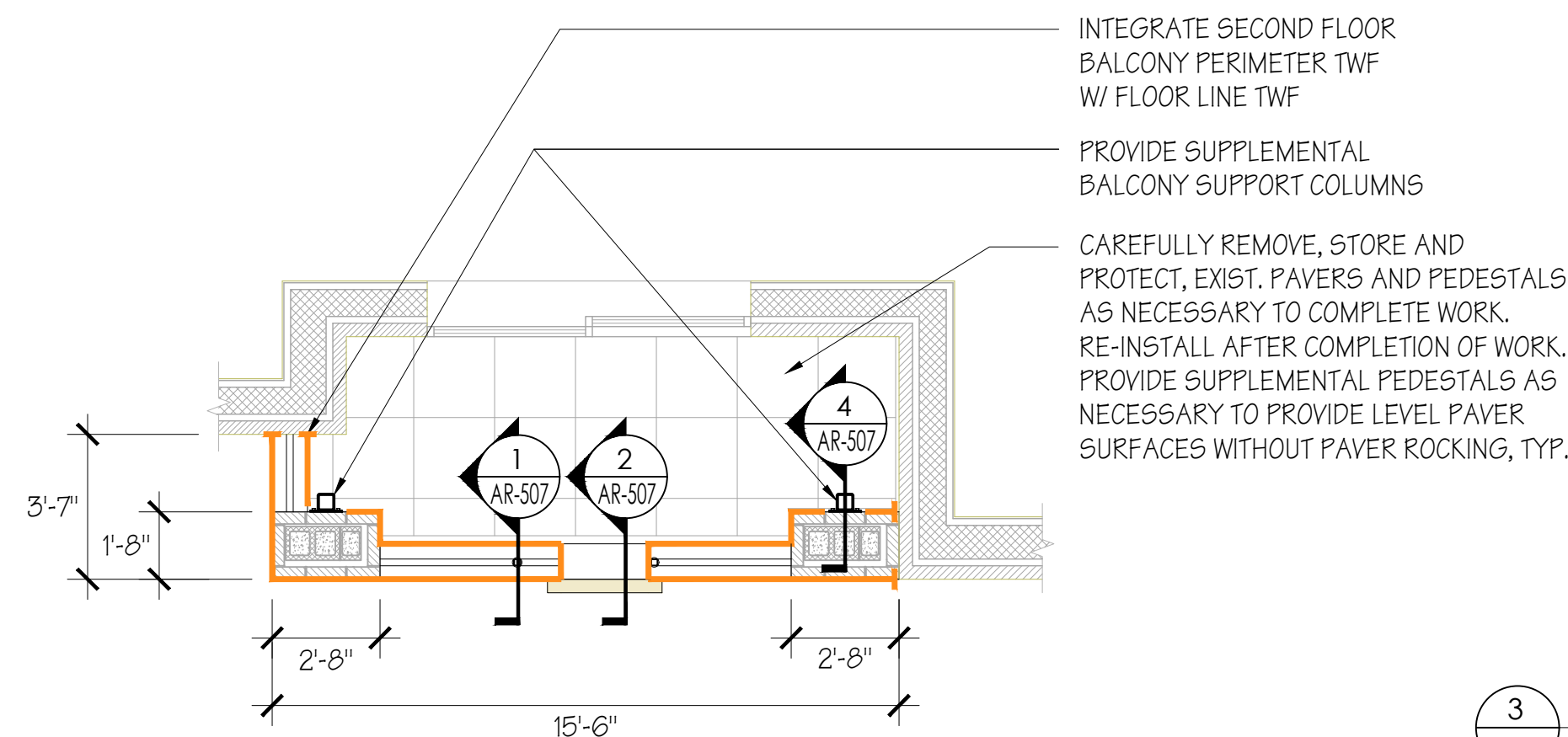
1 PARTIAL ELEVATION
1/4" = 1'-0"



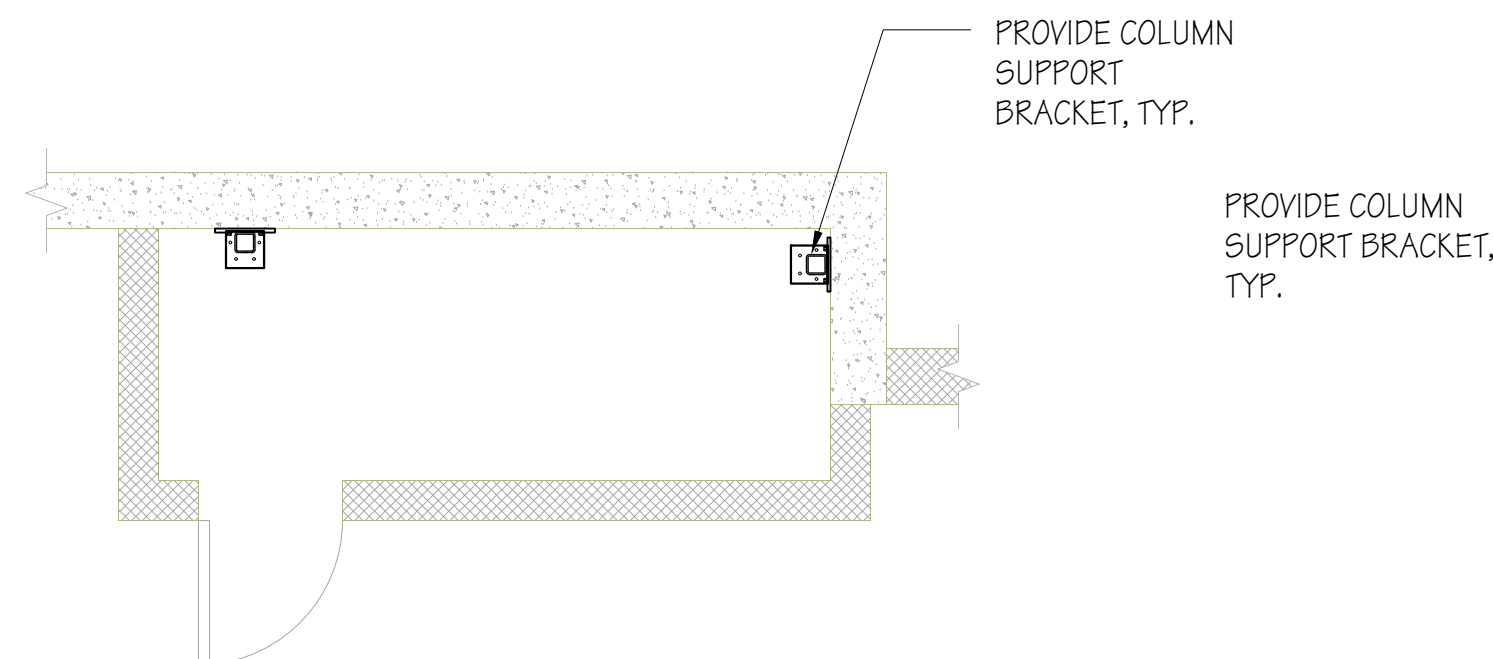
2 BALCONY PLAN - 6TH FLOOR
1/4" = 1'-0"



3 BALCONY PLAN - 3RD TO 5TH FLOORS
1/4" = 1'-0"

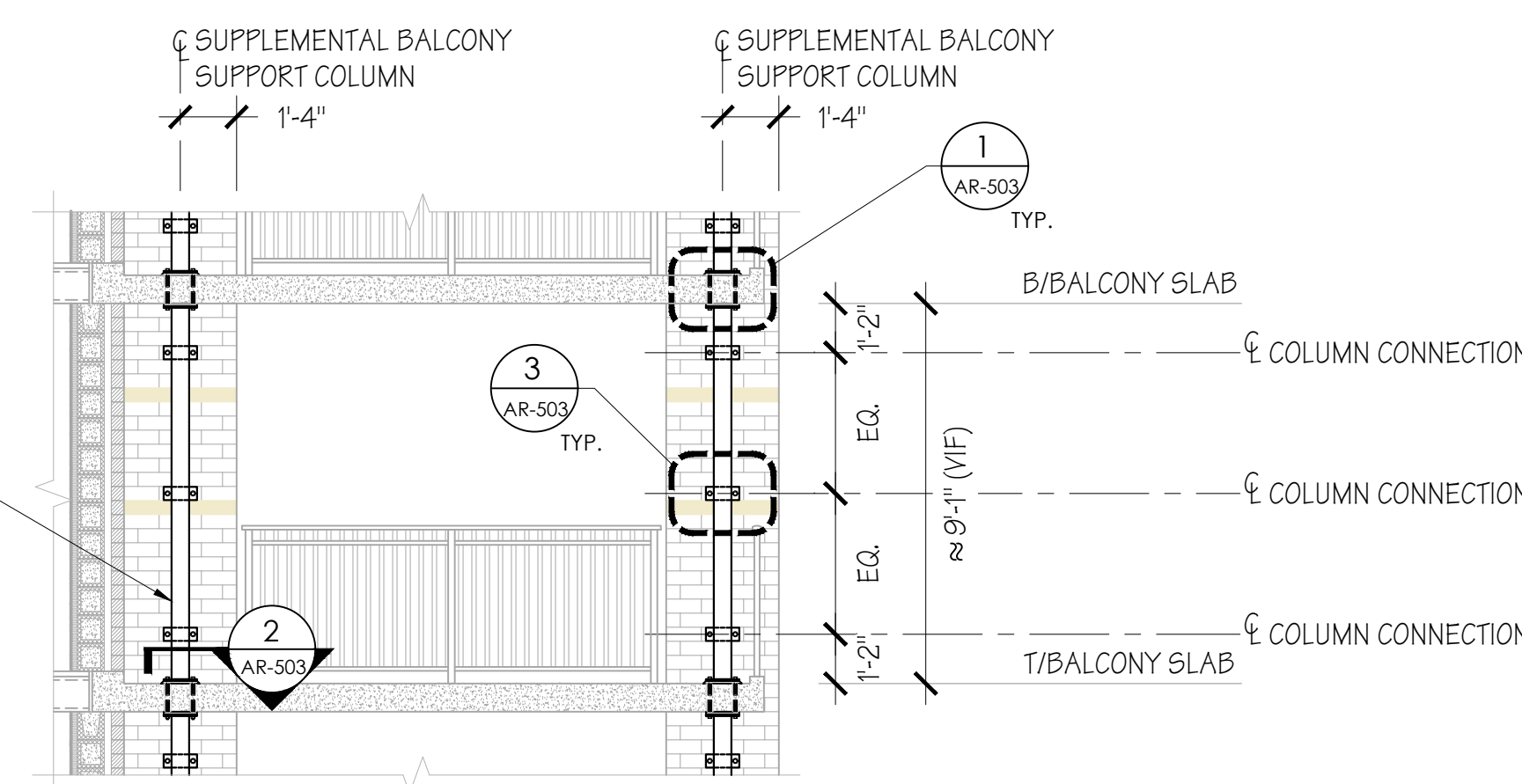


4 BALCONY PLAN - 2ND FLOOR
1/4" = 1'-0"

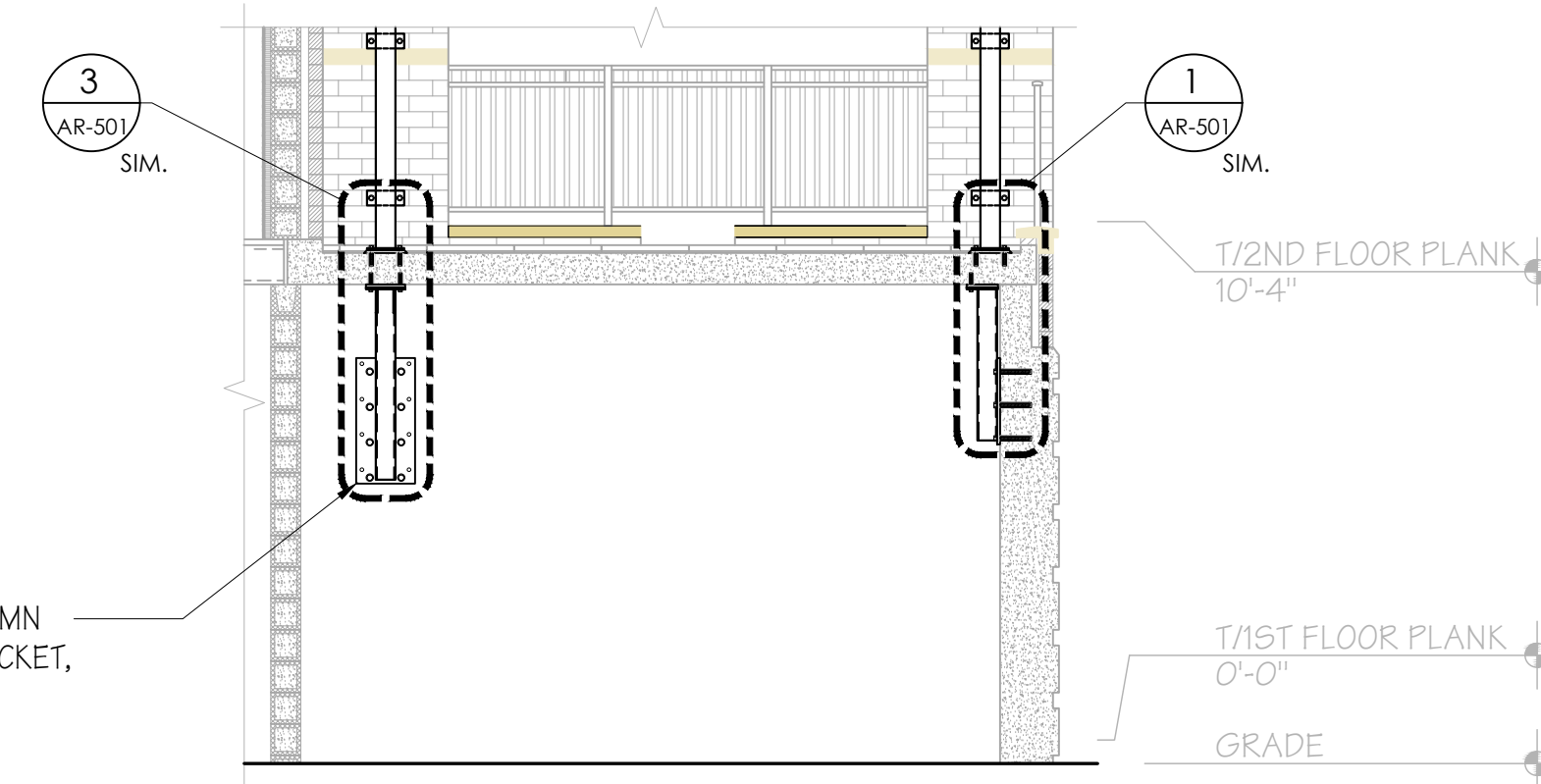


5 1ST FLOOR STORAGE CLOSET PLAN
1/4" = 1'-0"

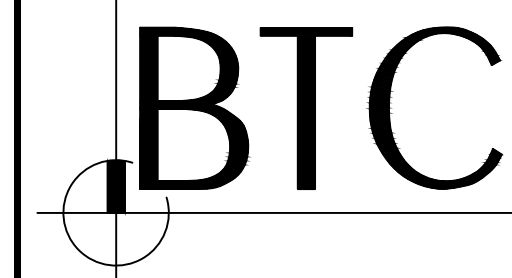
LEGEND	
	NEW BRICK VENEER EJ
	NEW EJ THROUGH FULL WALL THICKNESS
	NEW SHELF ANGLE W/ TWF
	NEW SEALANT JOINT
	TWF REPAIR @ 2ND FLOOR BALCONY PERIMETER
	TWF END DAMS
	EXIST. CAST STONE UNITS
	EXIST. CAST IN PLACE CONCRETE



6 TYPICAL PARTIAL INTERIOR BALCONY ELEVATION
1/4" = 1'-0"



7 PARTIAL STORAGE CLOSET INTERIOR ELEVATION
1/4" = 1'-0"



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
BTC Project No: 19-545

Partial Elevations
and Floor Plans

Sheet:

AR-207

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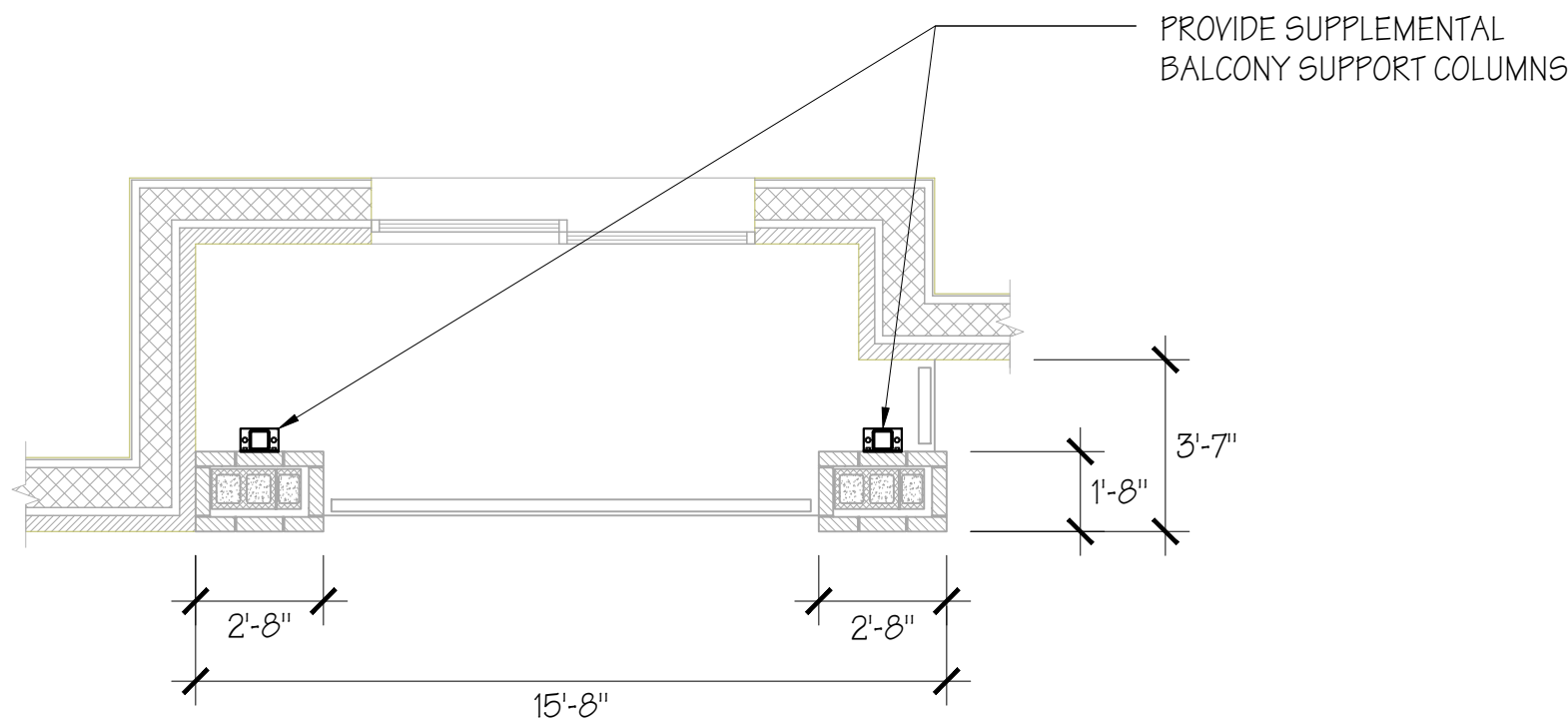
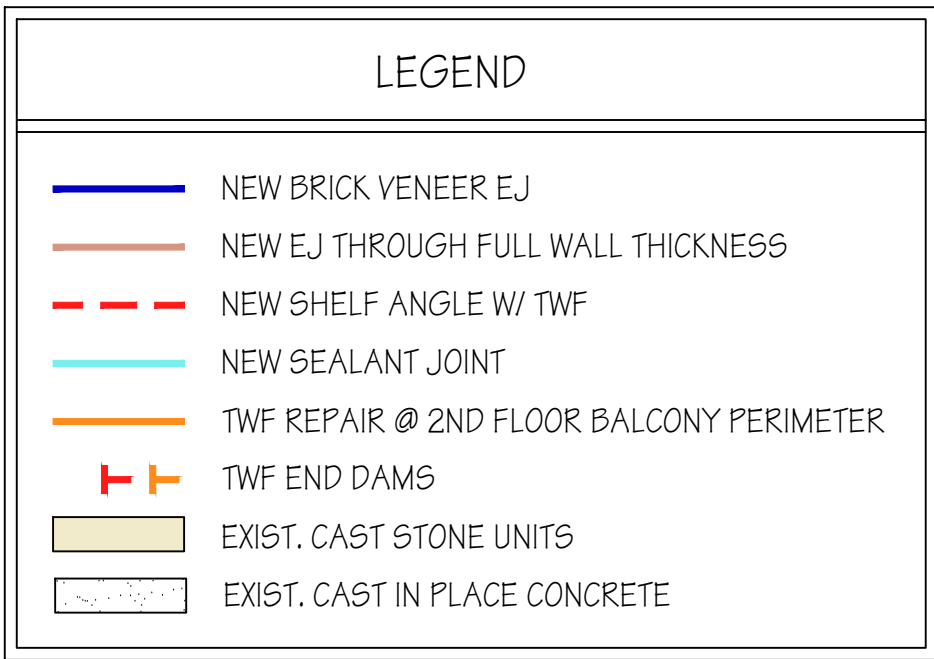
Date	Issued for	Checked By
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2-21-20	PERMIT 	MW

BTC Project No: 19-545

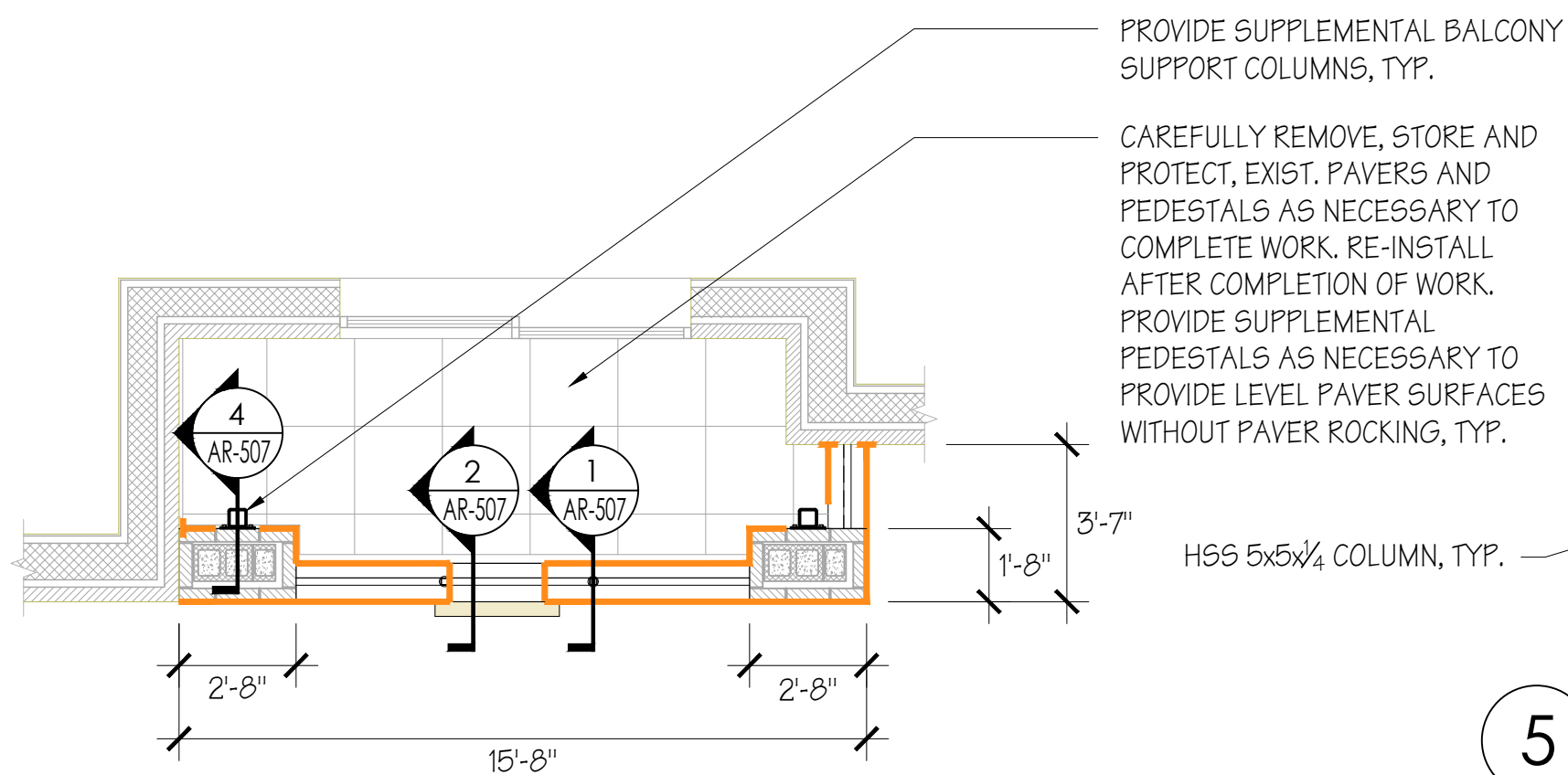
Partial Elevations and Floor Plans

Sheet:

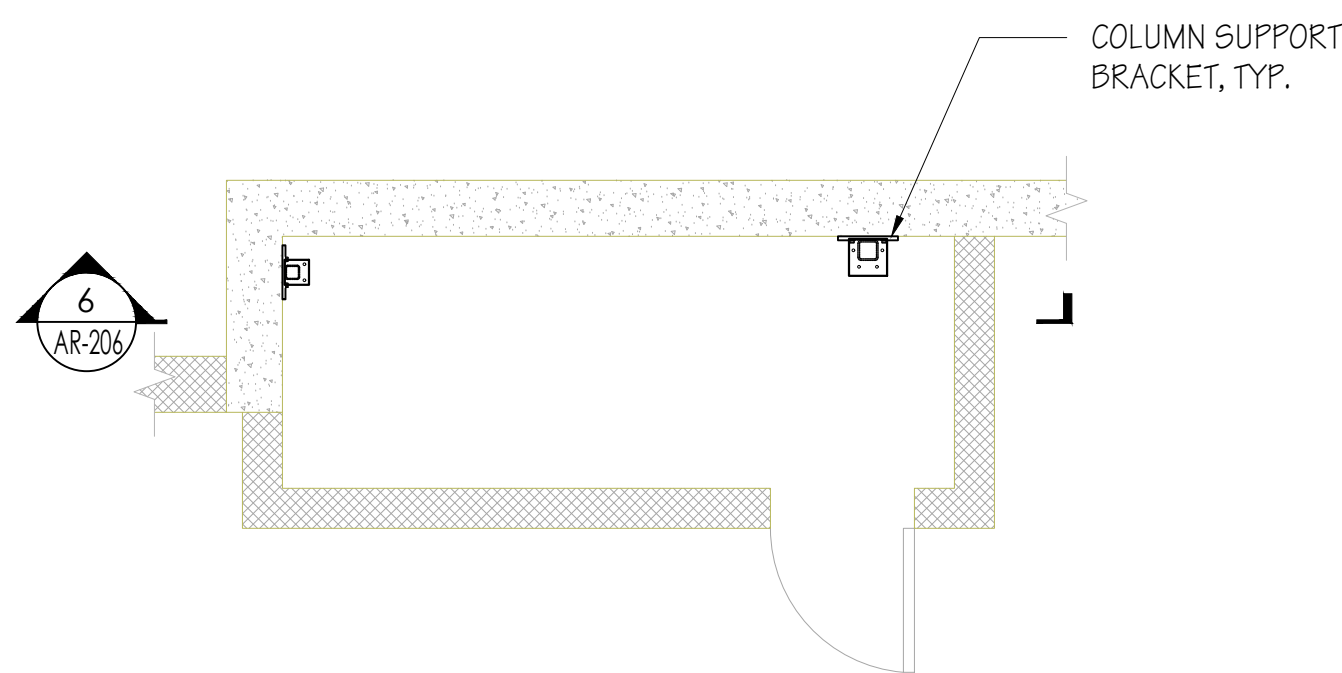
AR-208



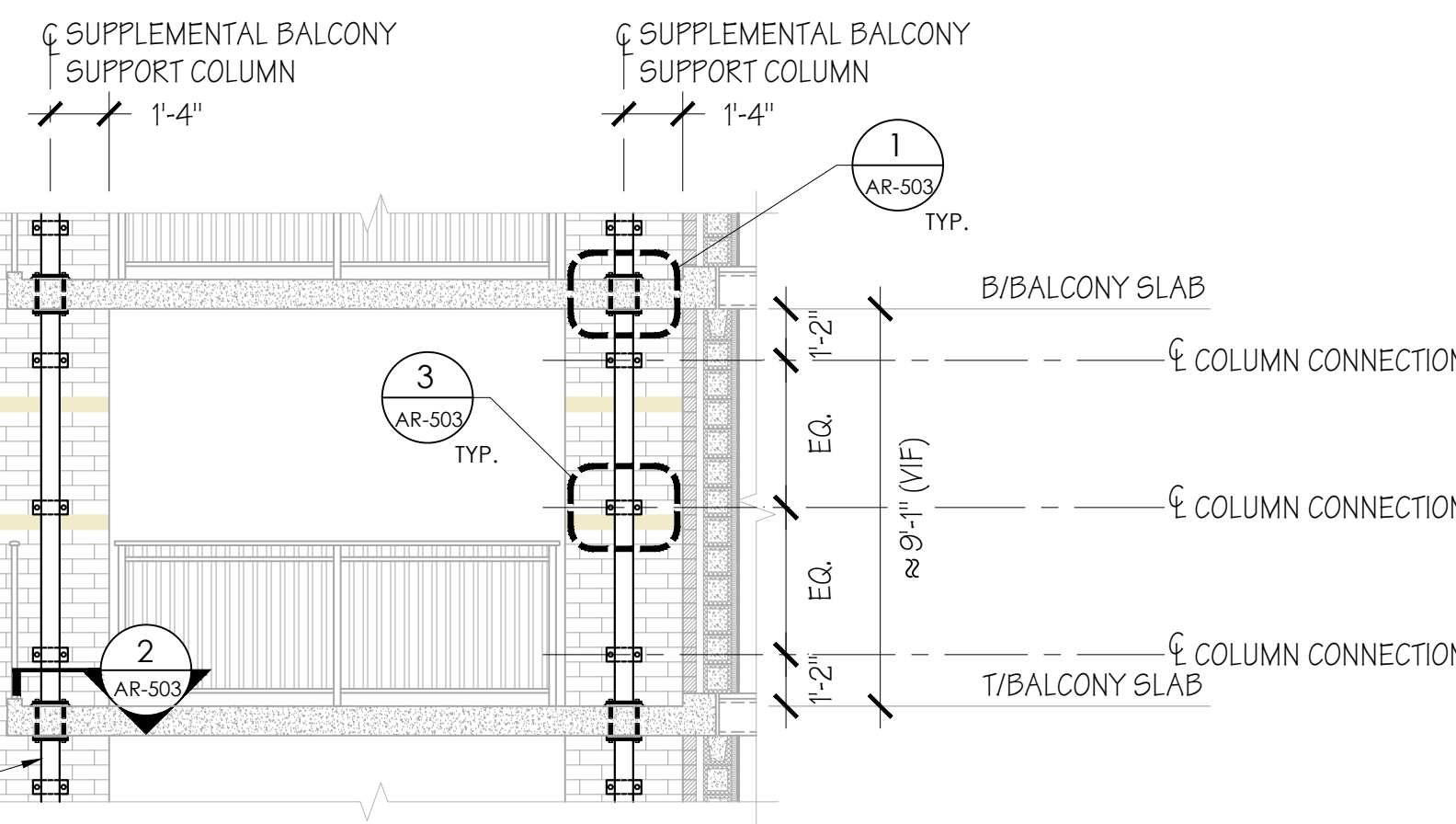
2 BALCONY PLAN - 3RD TO 5TH FLOORS
1/4" = 1'-0"



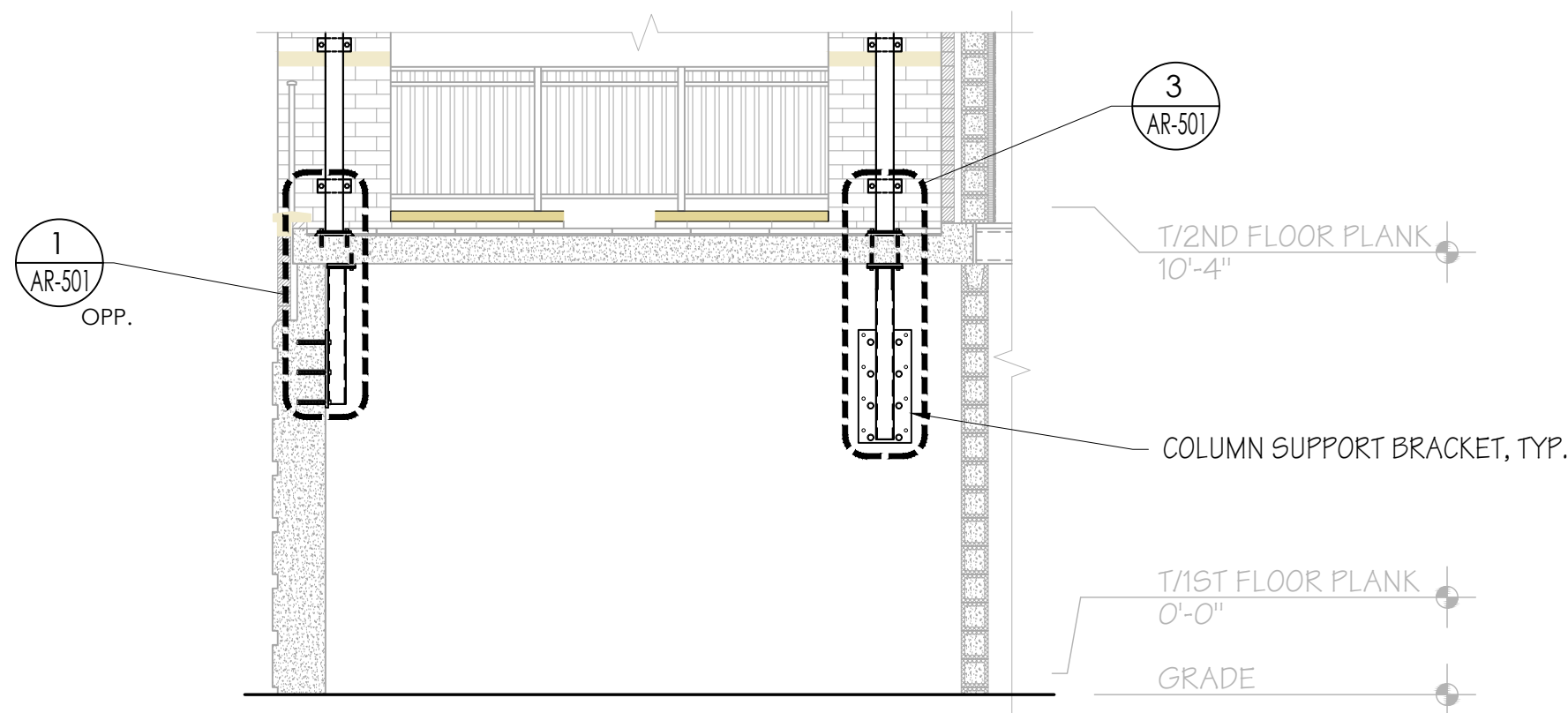
3 BALCONY PLAN - 2ND FLOOR
1/4" = 1'-0"



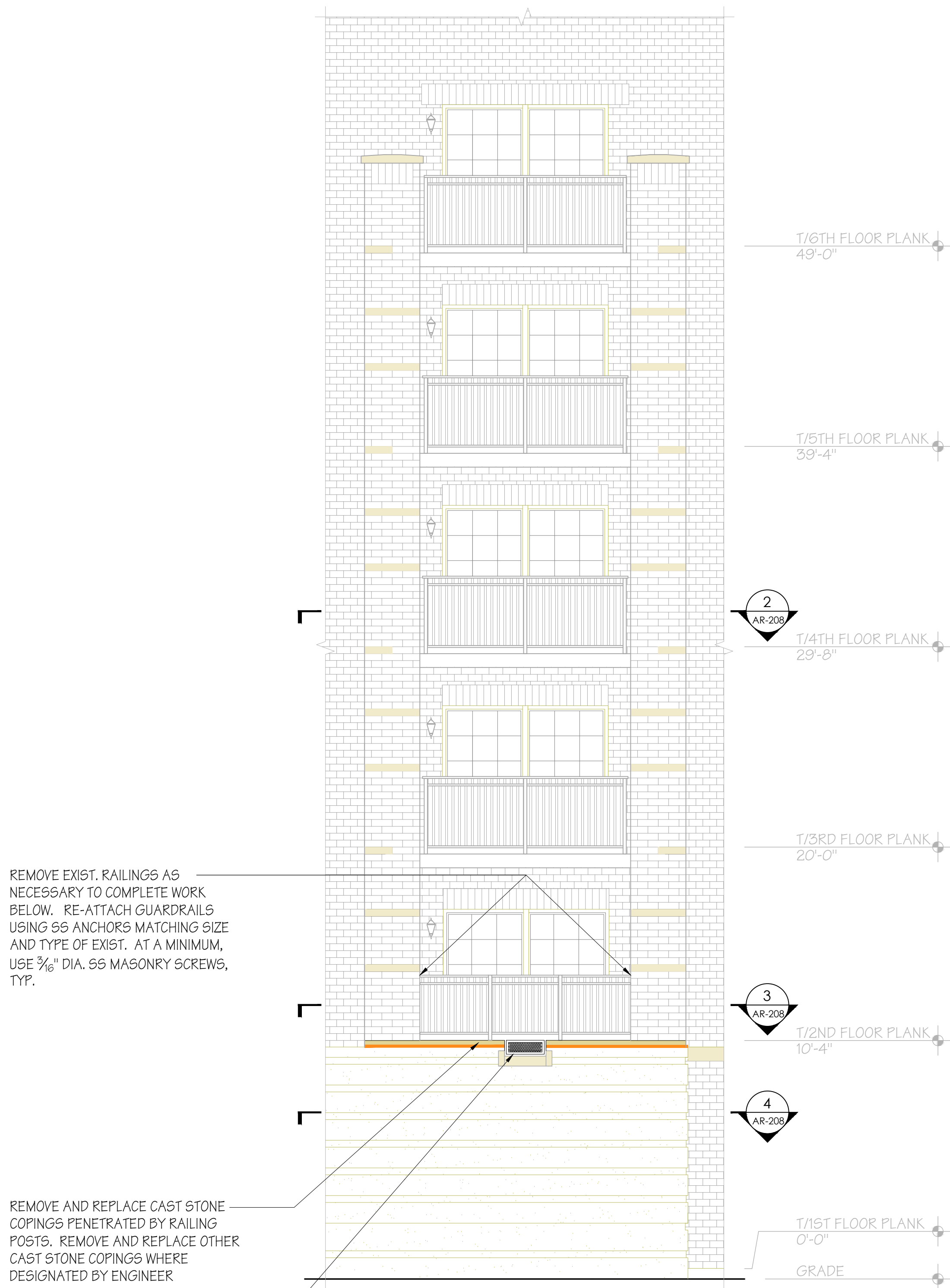
4 1ST FLOOR STORAGE CLOSET PLAN
1/4" = 1'-0"



5 TYPICAL PARTIAL INTERIOR BALCONY ELEVATION
1/4" = 1'-0"



6 PARTIAL STORAGE CLOSET INTERIOR ELEVATION
1/4" = 1'-0"



1 PARTIAL ELEVATION
1/4" = 1'-0"

REMOVE EXIST. RAILINGS AS NECESSARY TO COMPLETE WORK BELOW. RE-ATTACH GUARDRAILS USING SS ANCHORS MATCHING SIZE AND TYPE OF EXIST. AT A MINIMUM, USE $\frac{3}{16}$ " DIA. SS MASONRY SCREWS, TYP.

REMOVE AND REPLACE CAST STONE —
COPINGS PENETRATED BY RAILING
POSTS. REMOVE AND REPLACE OTHER
CAST STONE COPINGS WHERE
DESIGNATED BY ENGINEER

CAREFULLY REMOVE, STORE AND —
PROTECT EXIST. SCUPPER SCREENS.
CLEAN, PAINT, AND RE-INSTALL AFTER
COMPLETION OF ADJACENT WORK

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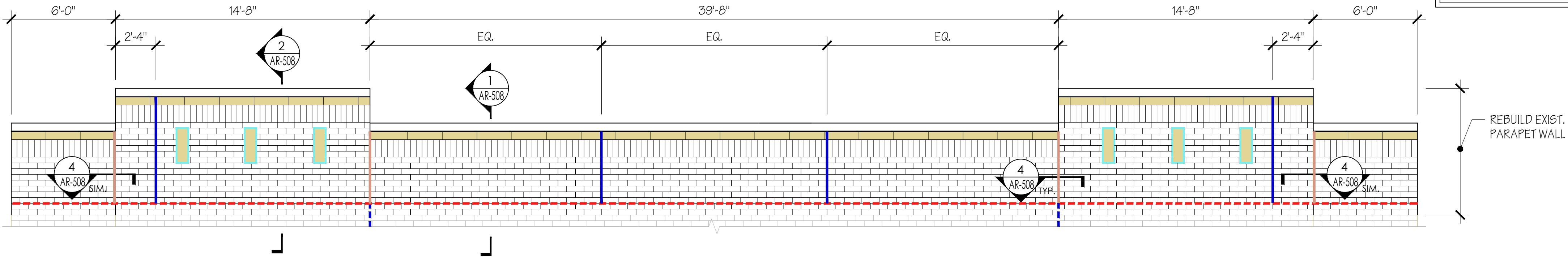
BTC Project No: 19-545

**Parapet Wall
Elevations**

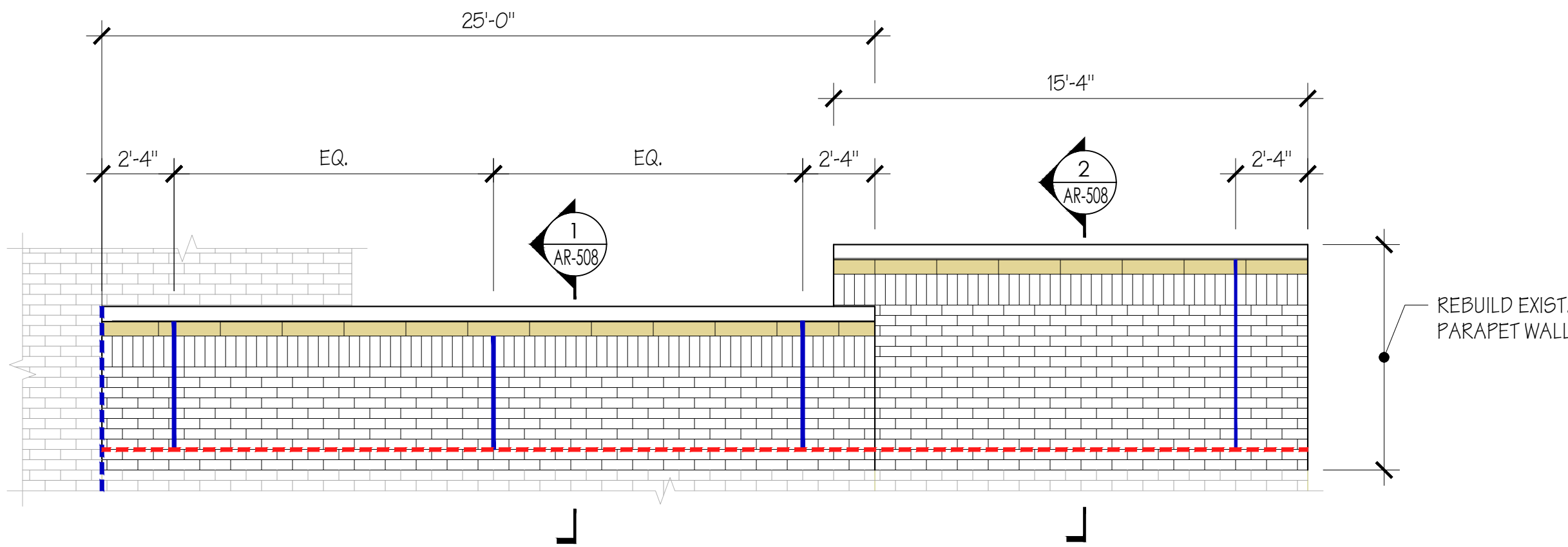
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AR-209

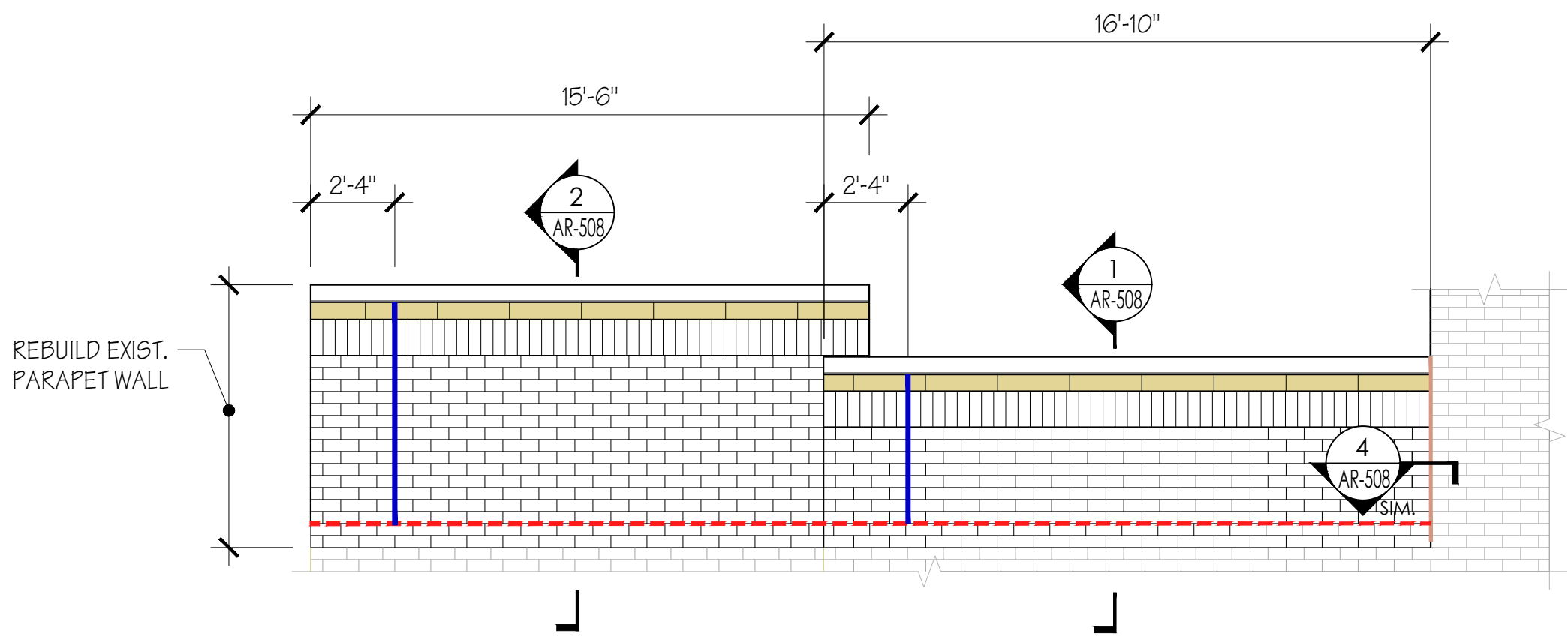
LEGEND	
	NEW BRICK VENEER EJ
	NEW EJ THROUGH FULL WALL THICKNESS
	NEW SHELF ANGLE W/ TWF
	NEW SEALANT JOINT
	TWF REPAIR @ 2ND FLOOR BALCONY PERIMETER
	TWF END DAMS
	EXIST. CAST STONE UNITS
	EXIST. CAST IN PLACE CONCRETE



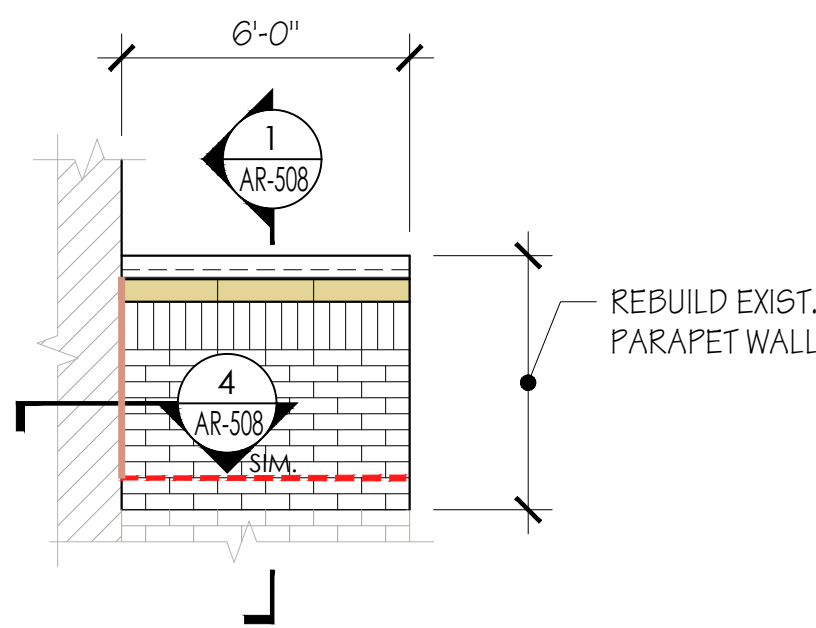
1 PARTIAL PARAPET WALL ELEVATION
1/4" = 1'-0"



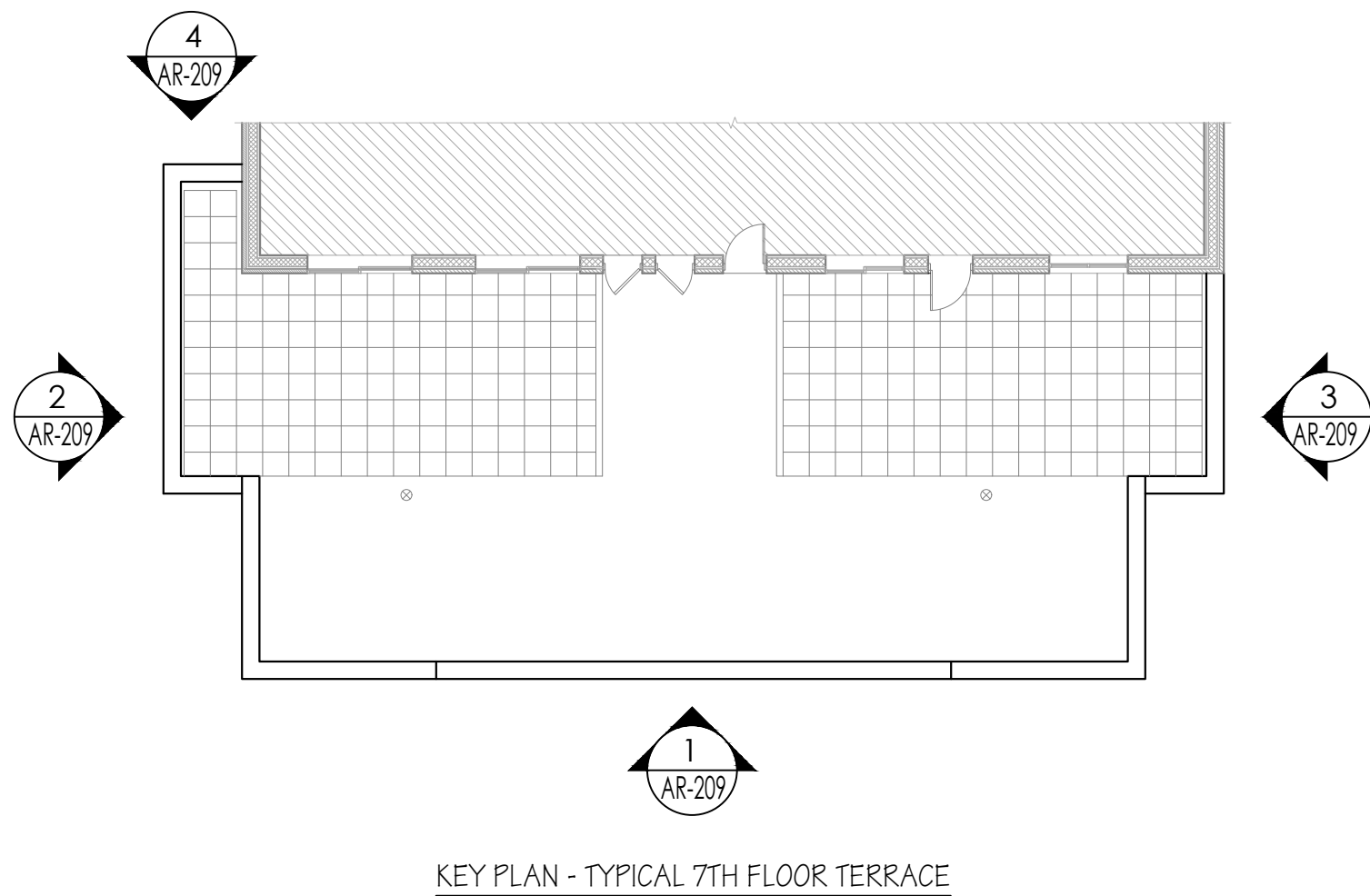
2 PARTIAL PARAPET WALL ELEVATION
1/4" = 1'-0"



3 PARTIAL PARAPET WALL ELEVATION
1/4" = 1'-0"



4 PARTIAL PARAPET WALL ELEVATION
1/4" = 1'-0"



KEY PLAN - TYPICAL 7TH FLOOR TERRACE

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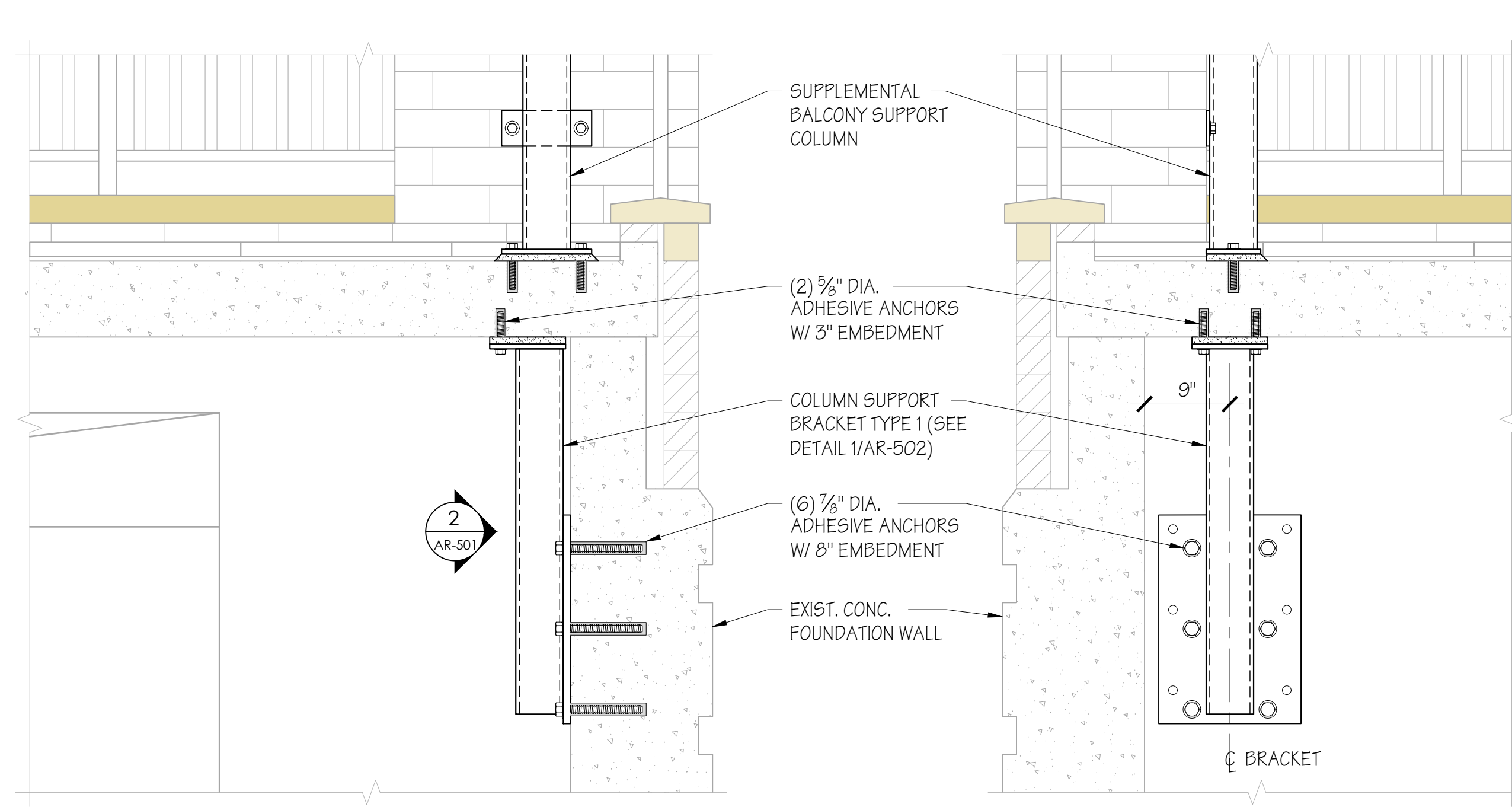
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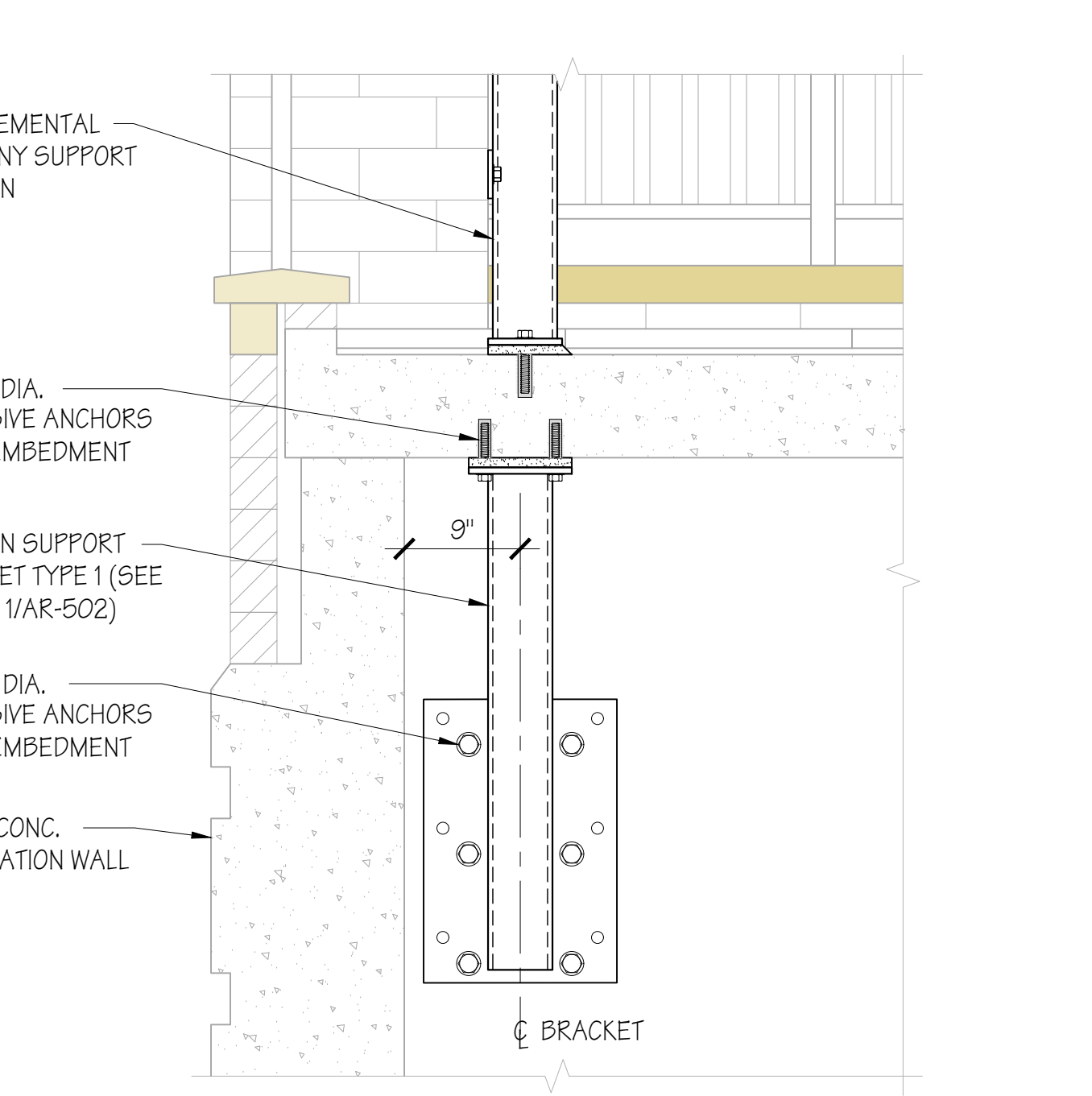
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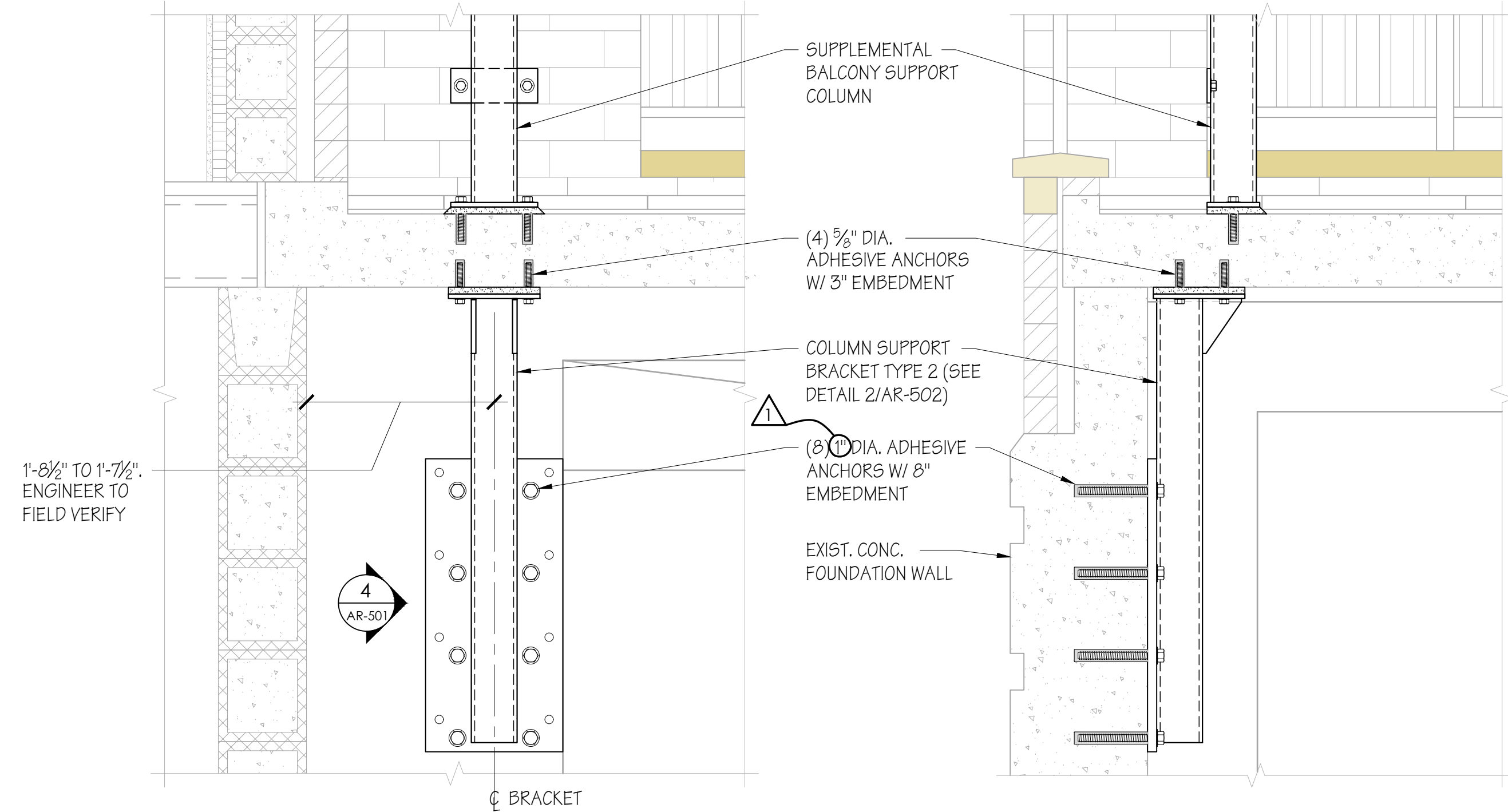
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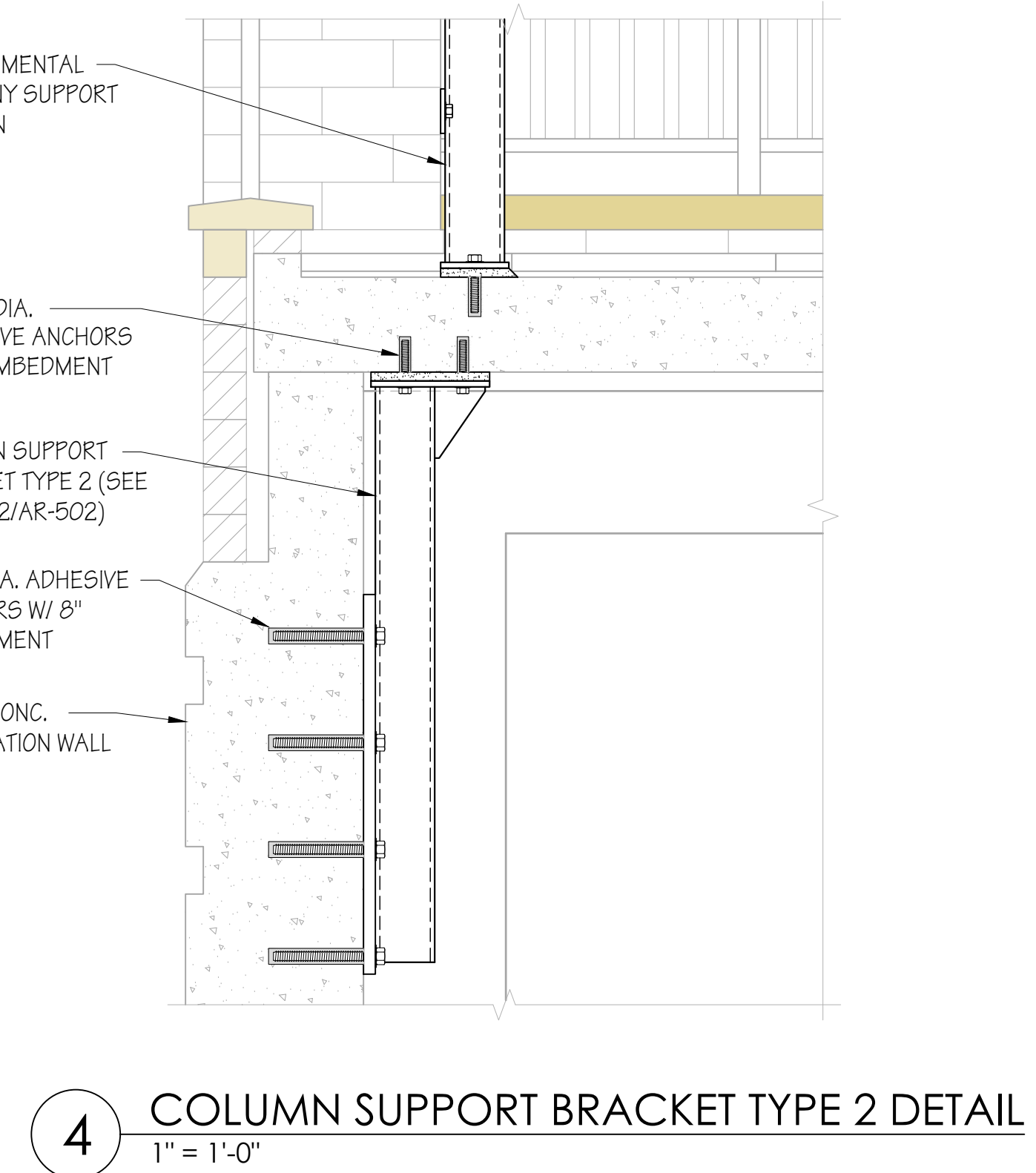
1 COLUMN SUPPORT BRACKET TYPE 1 DETAIL
1" = 1'-0"



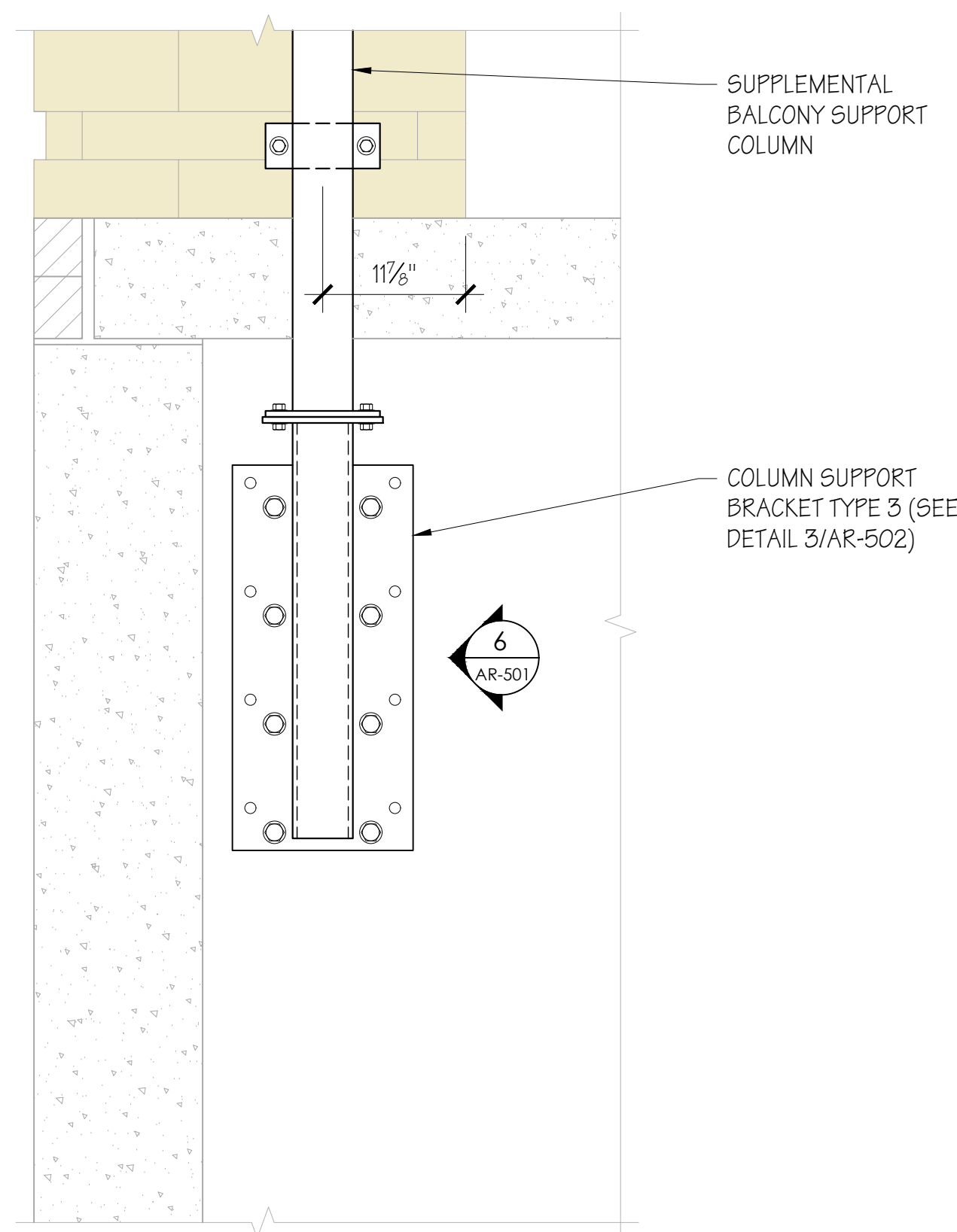
2 COLUMN SUPPORT BRACKET TYPE 1 DETAIL
1" = 1'-0"



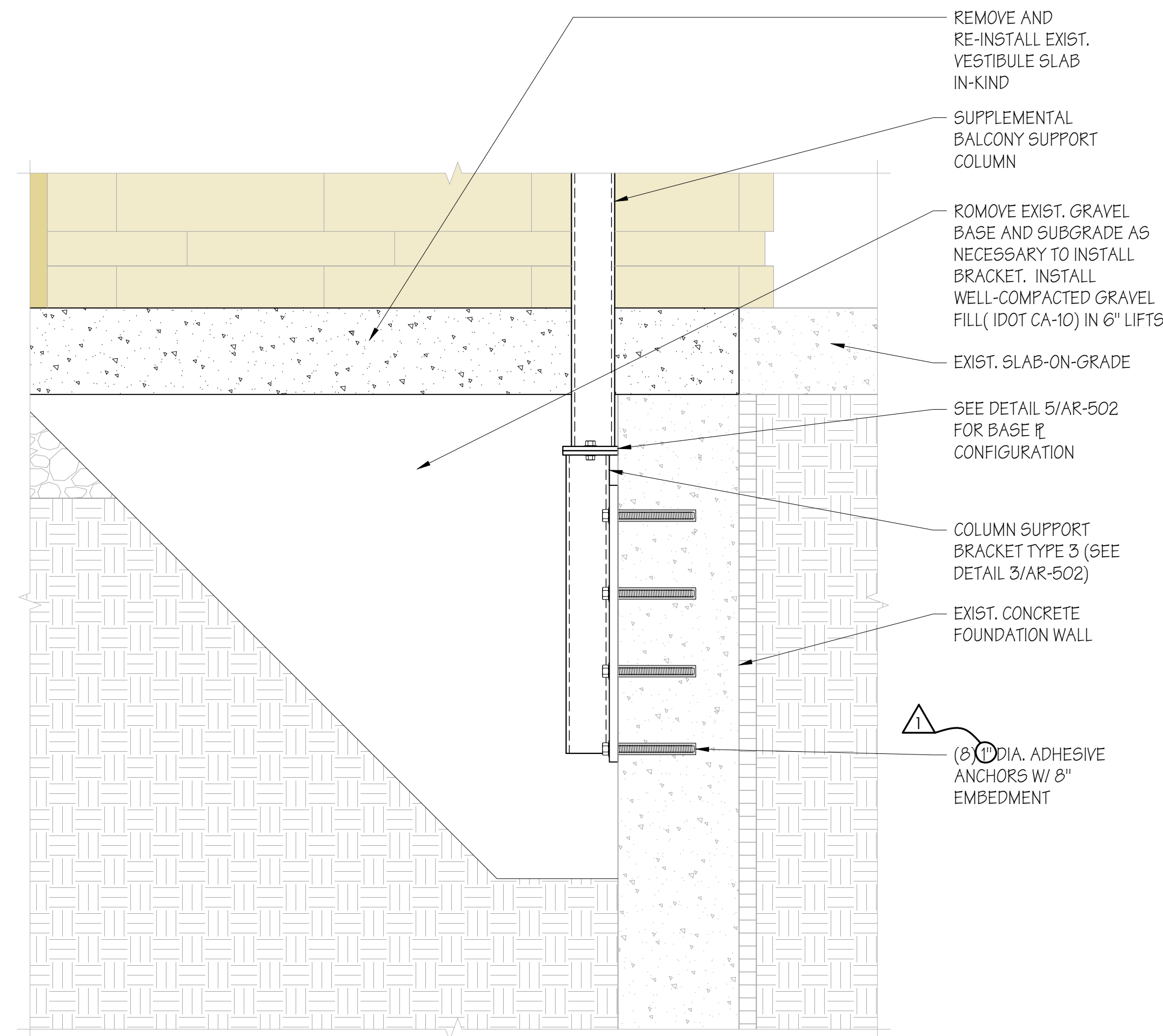
3 COLUMN SUPPORT BRACKET TYPE 2 DETAIL
1" = 1'-0"



4 COLUMN SUPPORT BRACKET TYPE 2 DETAIL
1" = 1'-0"

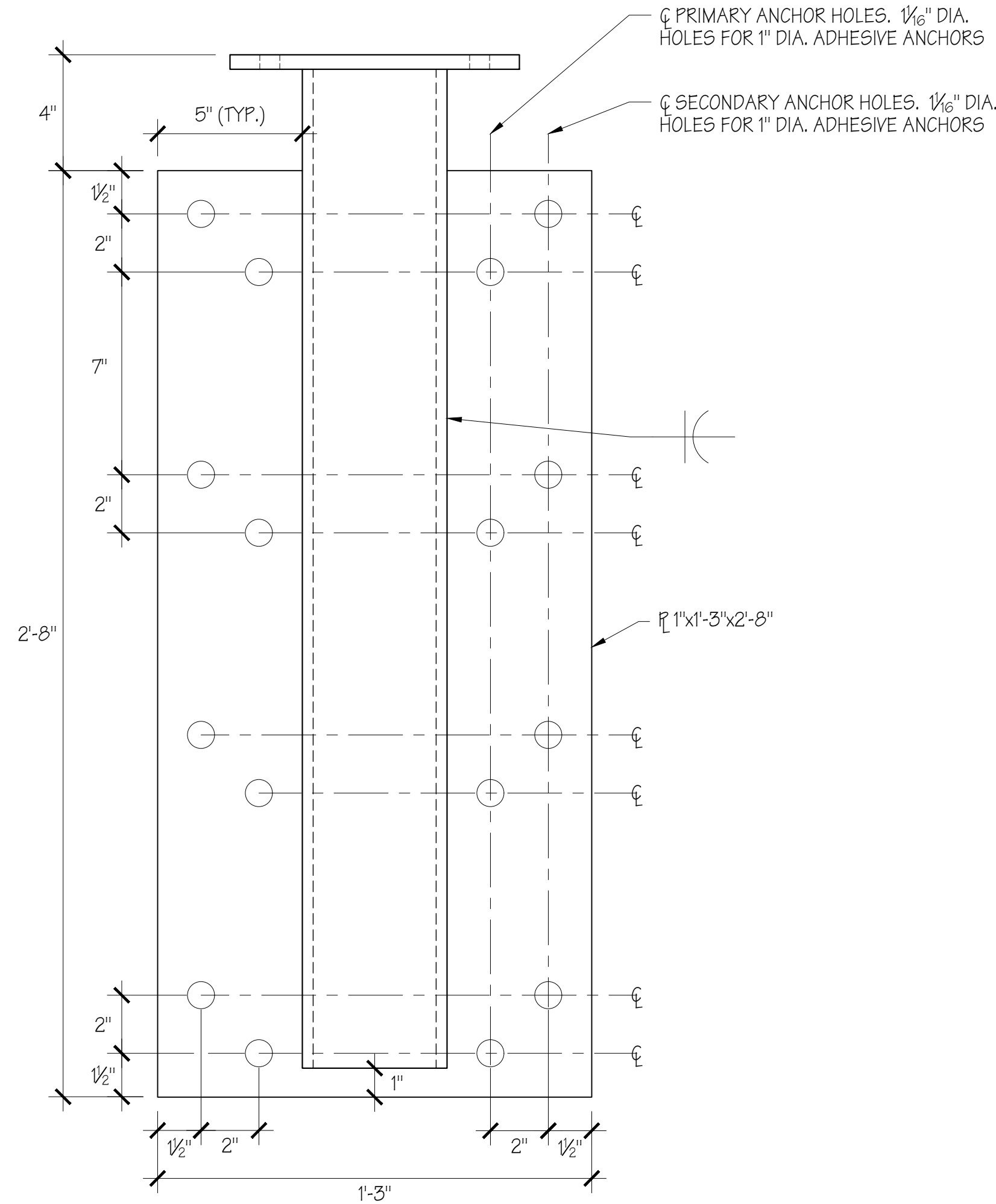
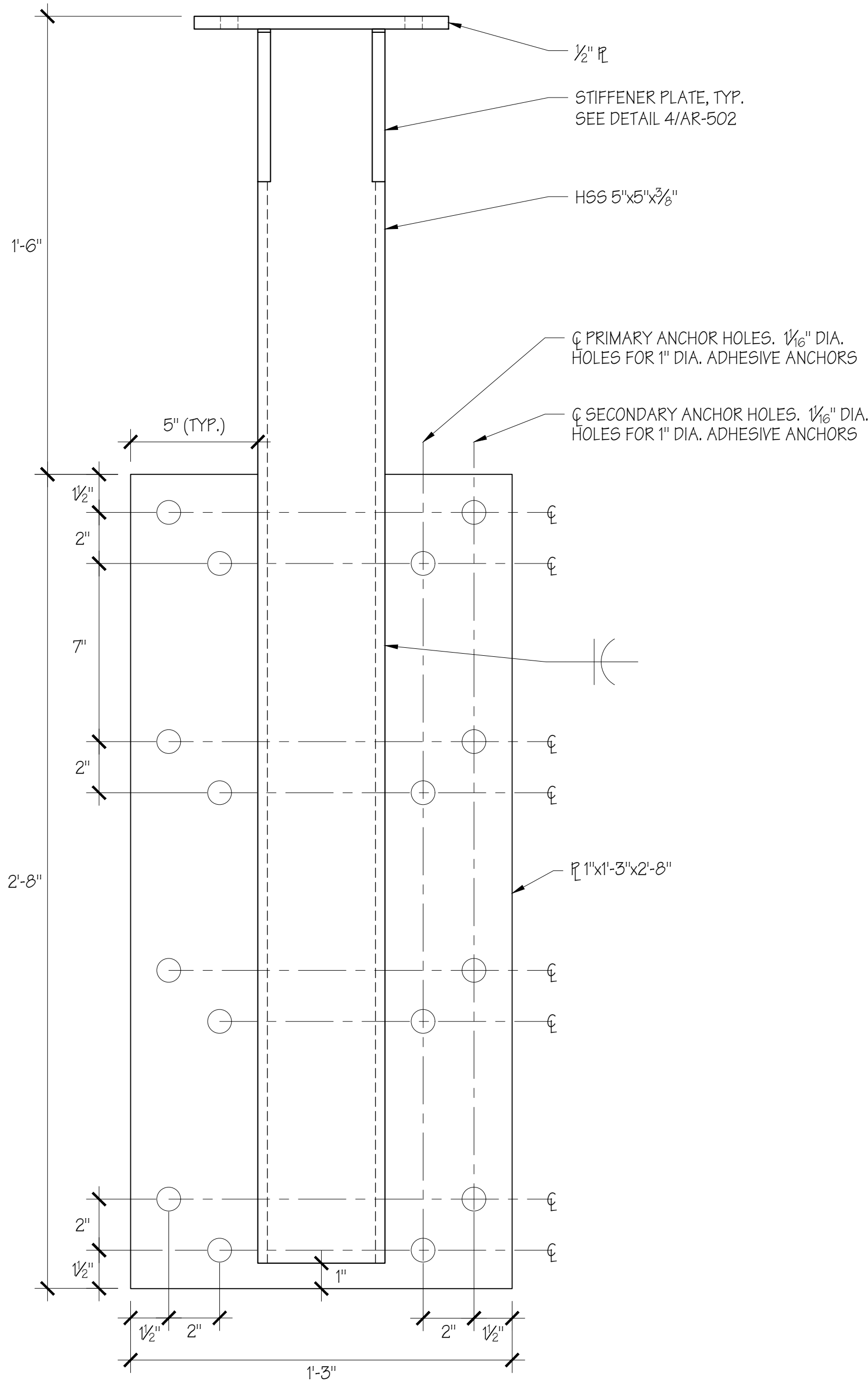
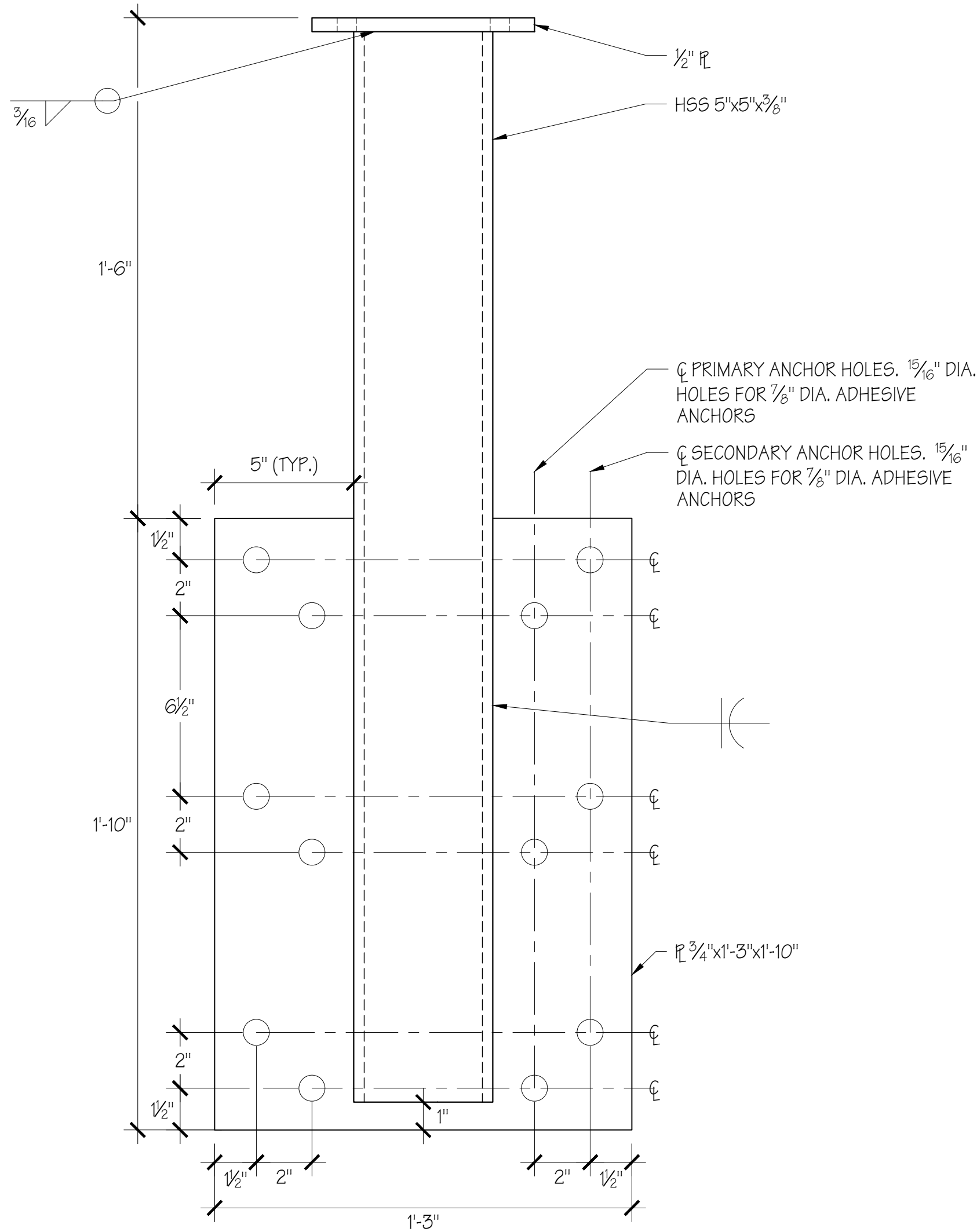
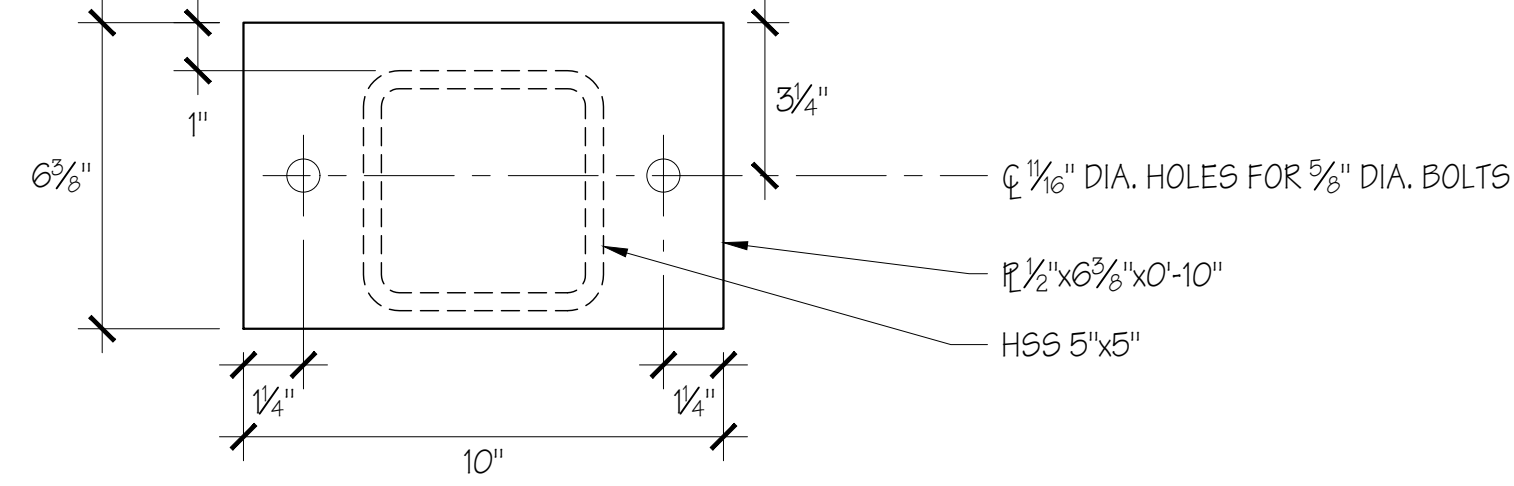
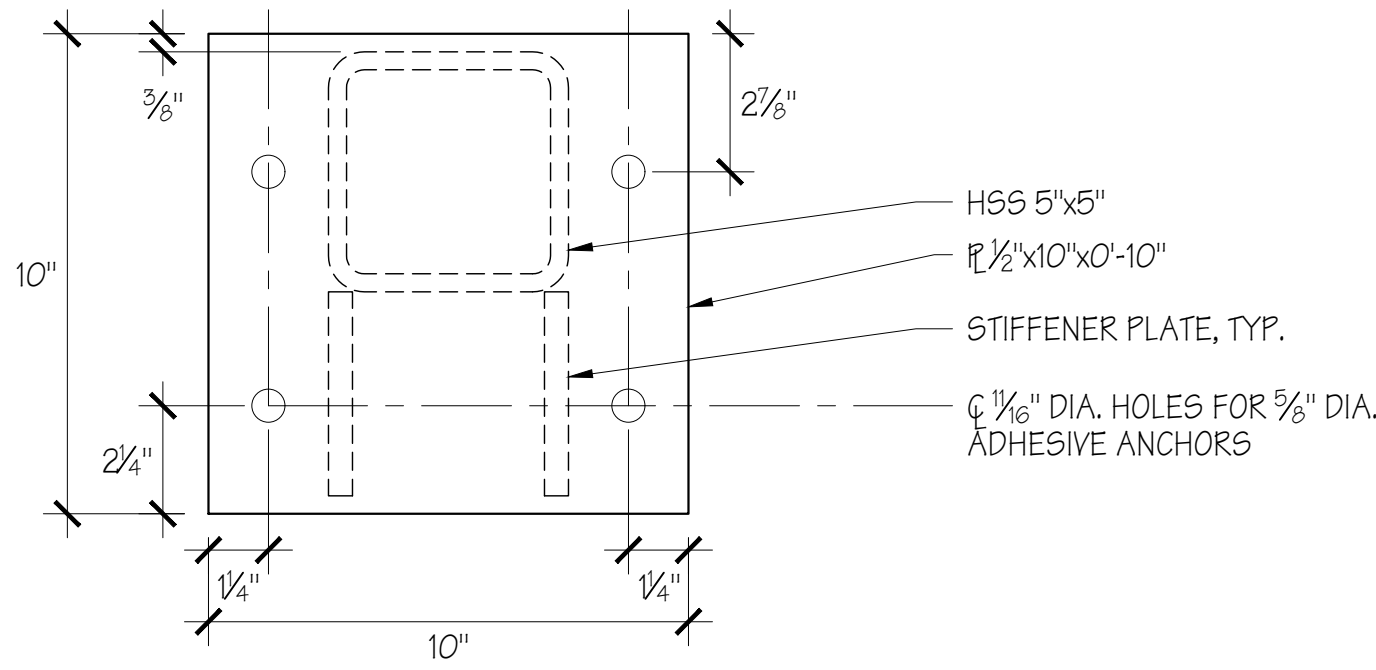
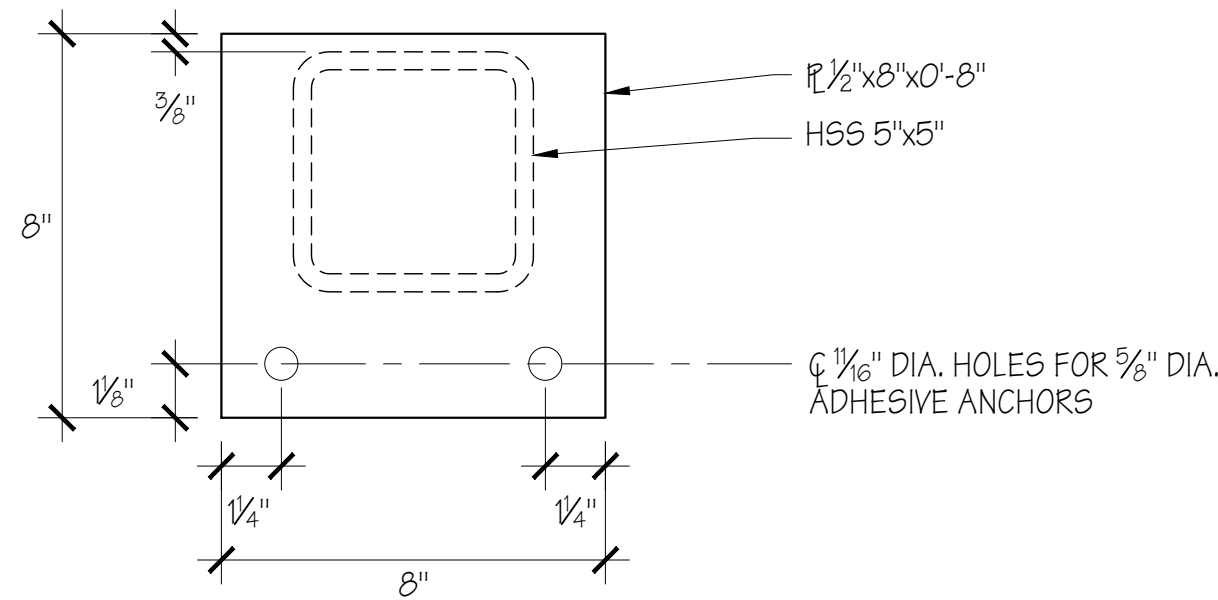


5 COLUMN SUPPORT BRACKET TYPE 3 DETAIL
1" = 1'-0"



6 COLUMN SUPPORT BRACKET TYPE 3 DETAIL
1" = 1'-0"

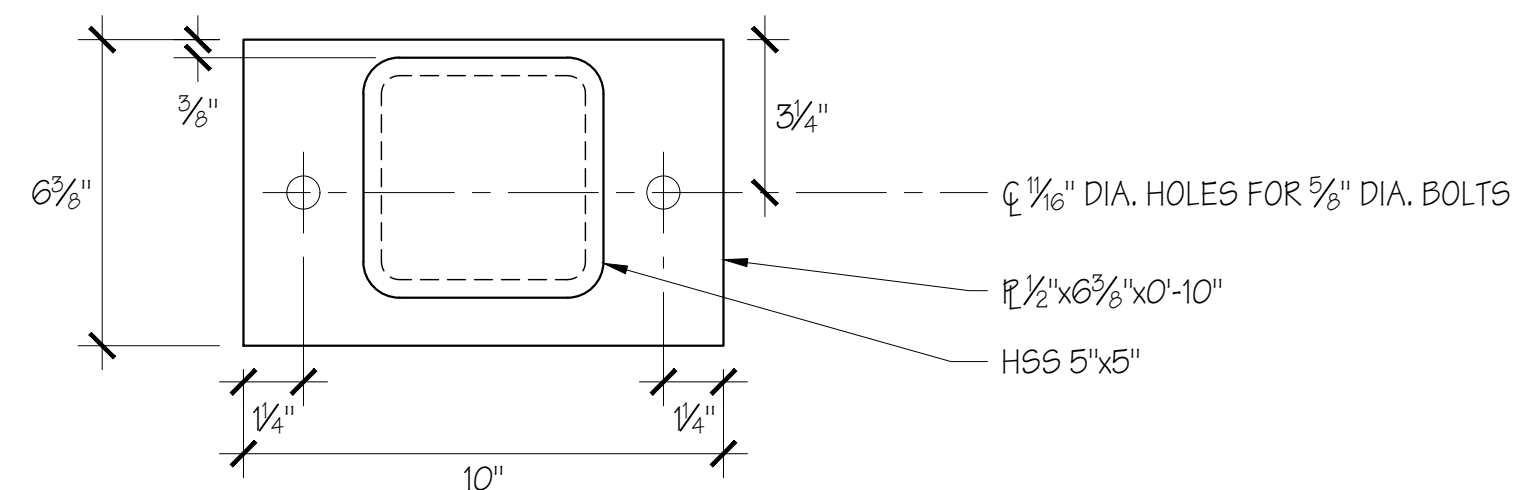
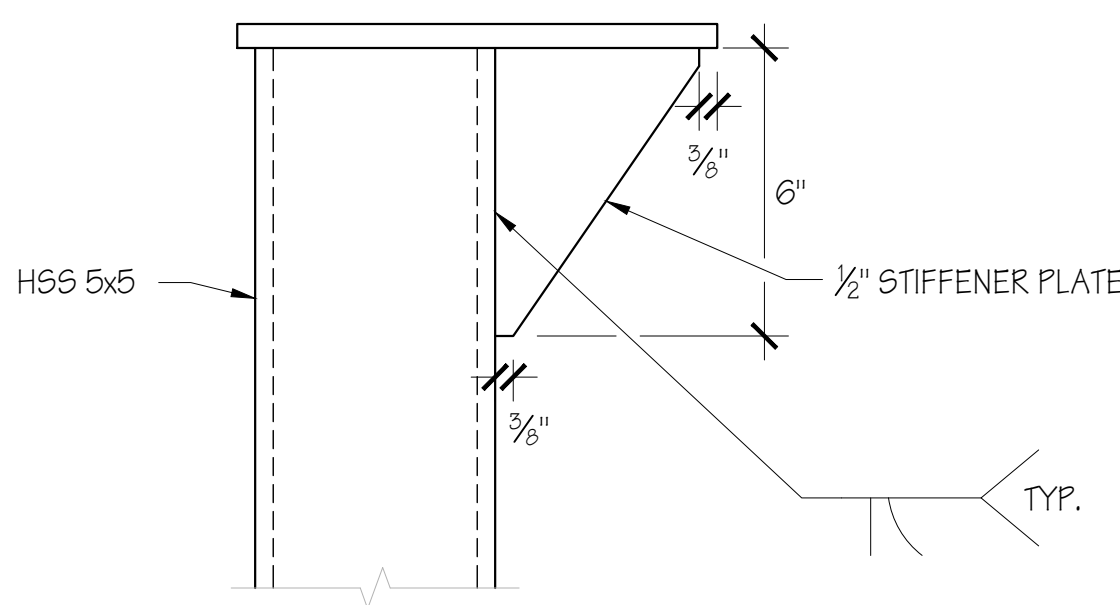
NOTE:
2ND FLOOR WATERPROOFING AND
FLASHING DETAILS NOT SHOWN
FOR CLARITY. SEE SHEET AR-507



1 COLUMN SUPPORT BRACKET TYPE 1
3" = 1'-0"

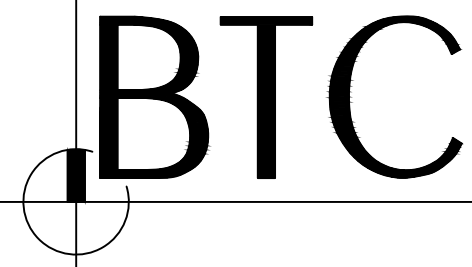
2 COLUMN SUPPORT BRACKET TYPE 2
3" = 1'-0"

3 COLUMN SUPPORT BRACKET TYPE 3
3" = 1'-0"



4 STIFFENER PLATE DETAIL
3" = 1'-0"

5 STIFFENER PLATE DETAIL
3" = 1'-0"



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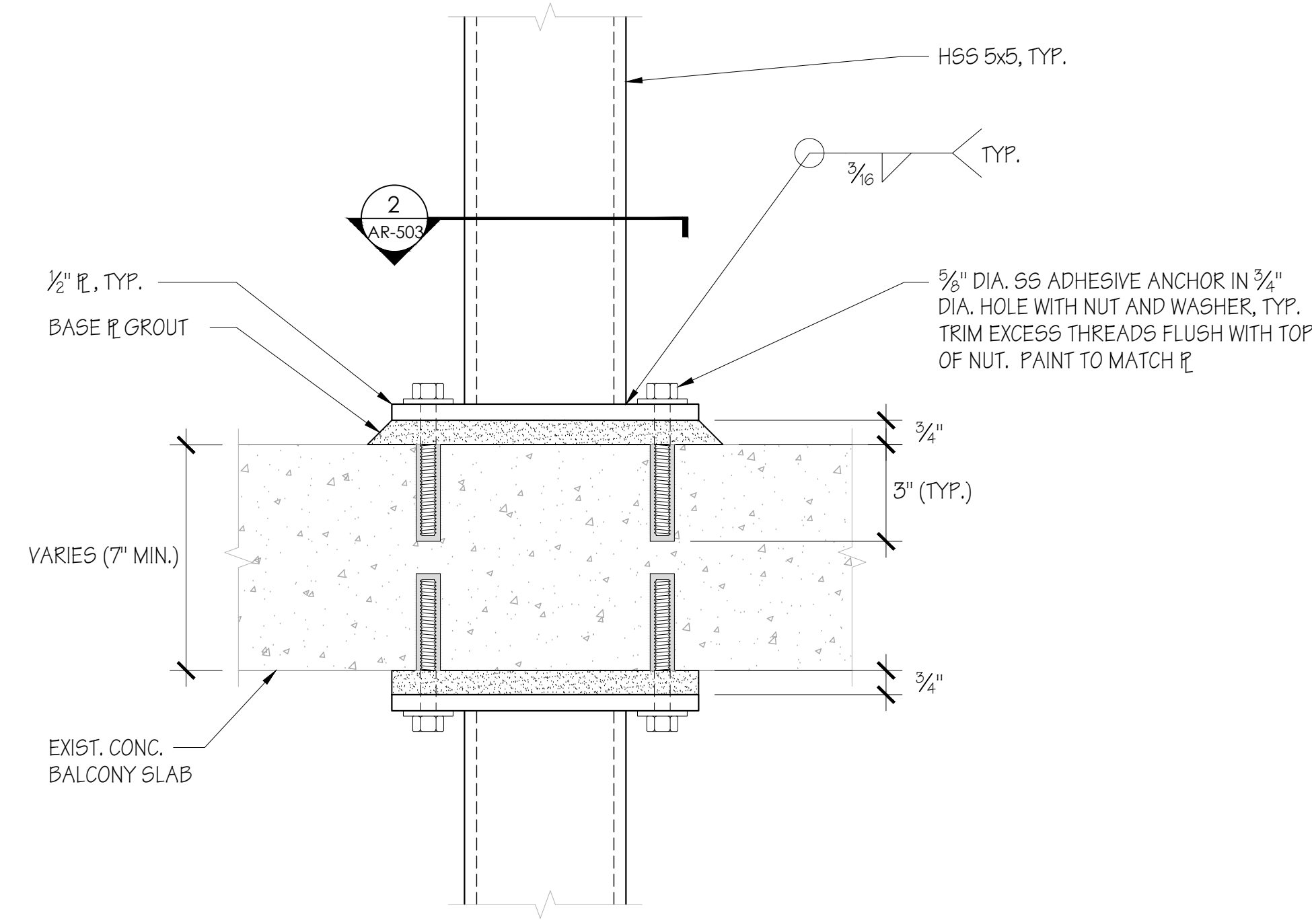
Date	Issued for	Checked By
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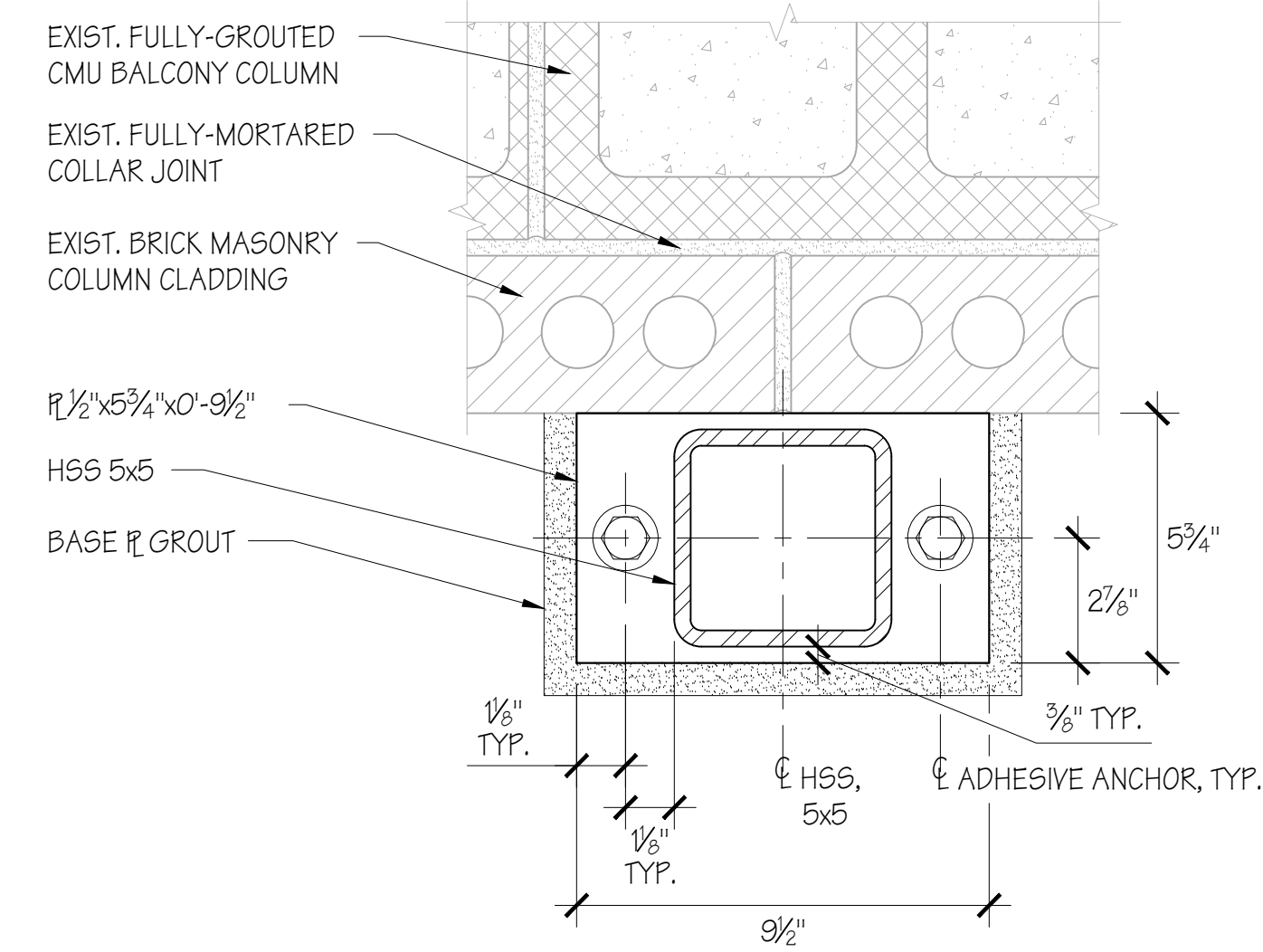
Details

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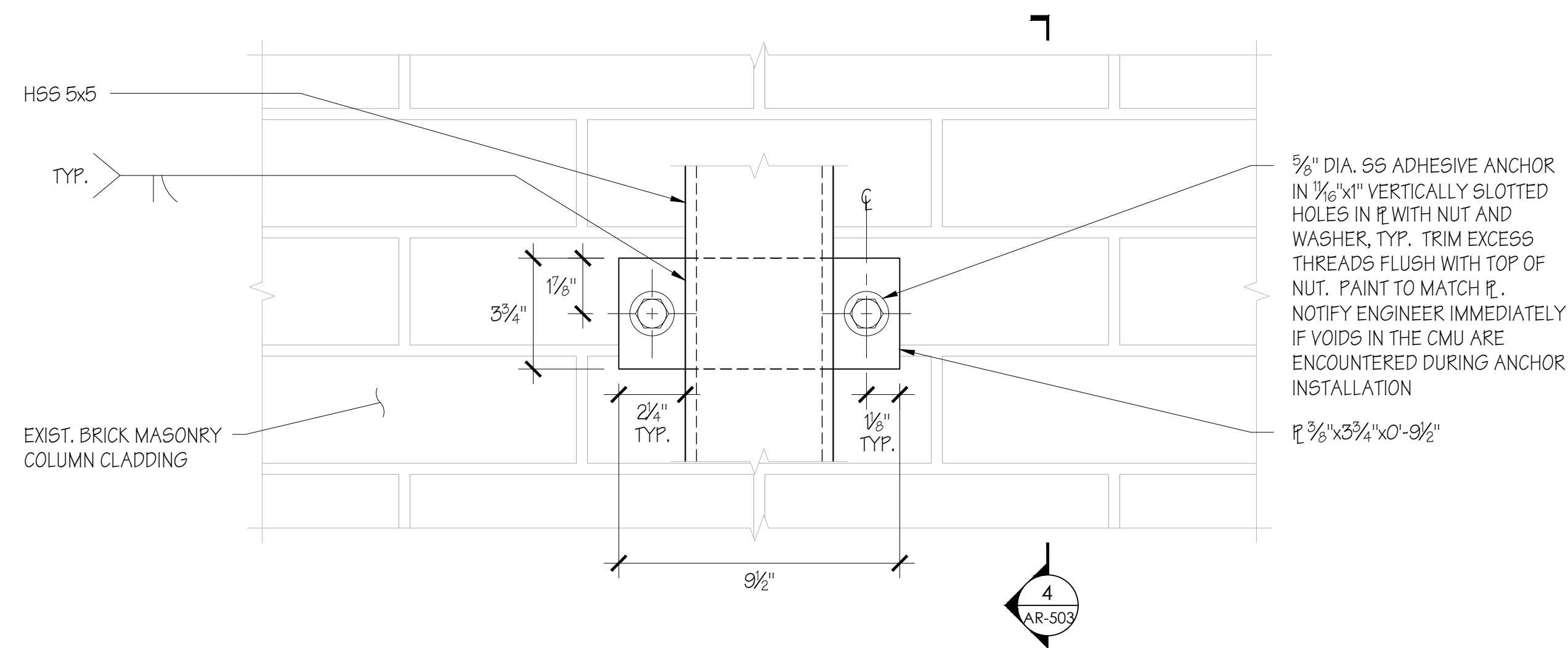
AR-502



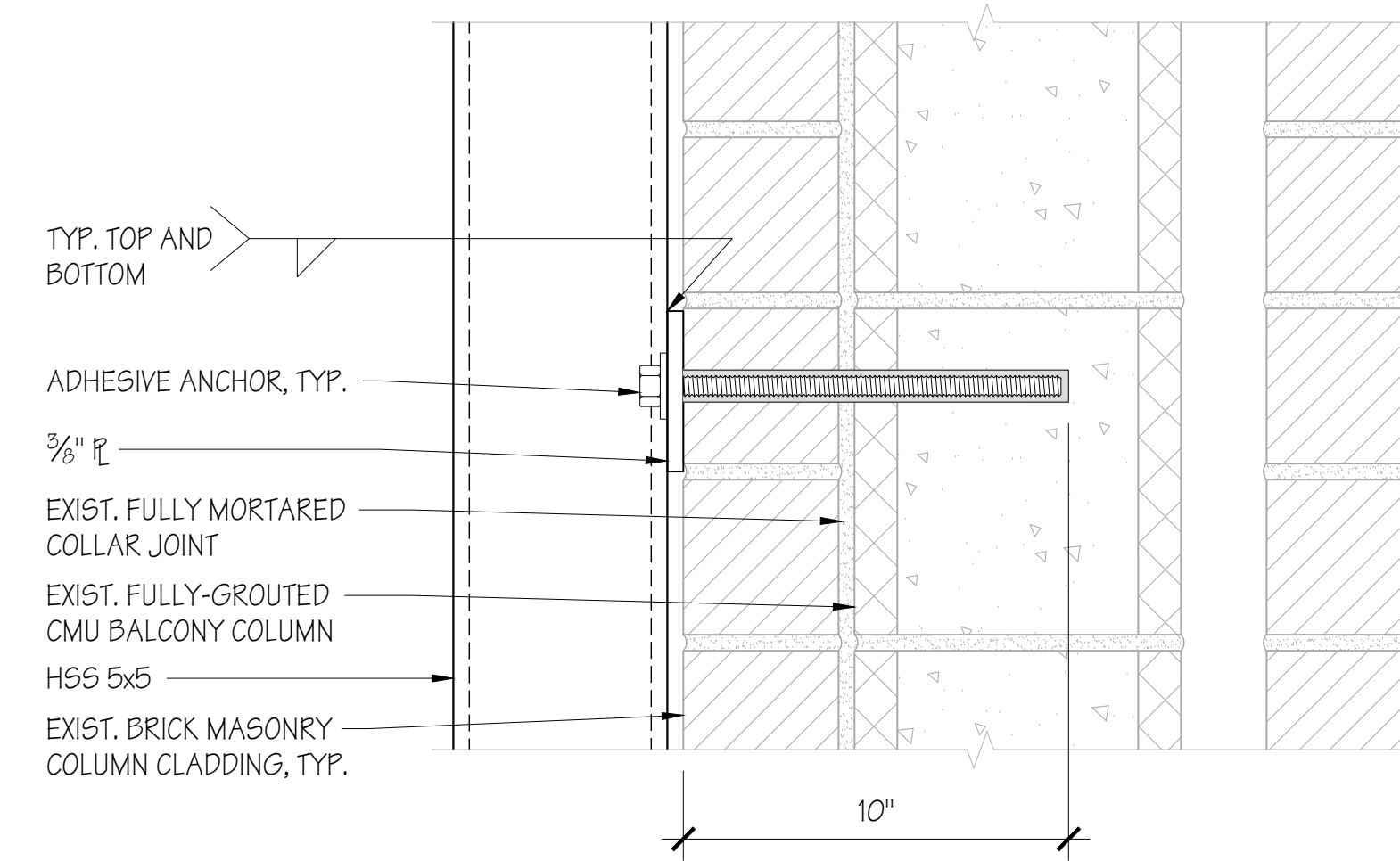
1 BASE PLATE DETAIL
3" = 1'-0"



2 TOP VIEW - BASE PLATE
3" = 1'-0"



3 STEEL COLUMN DETAIL
3" = 1'-0"



4 STEEL COLUMN DETAIL
3" = 1'-0"



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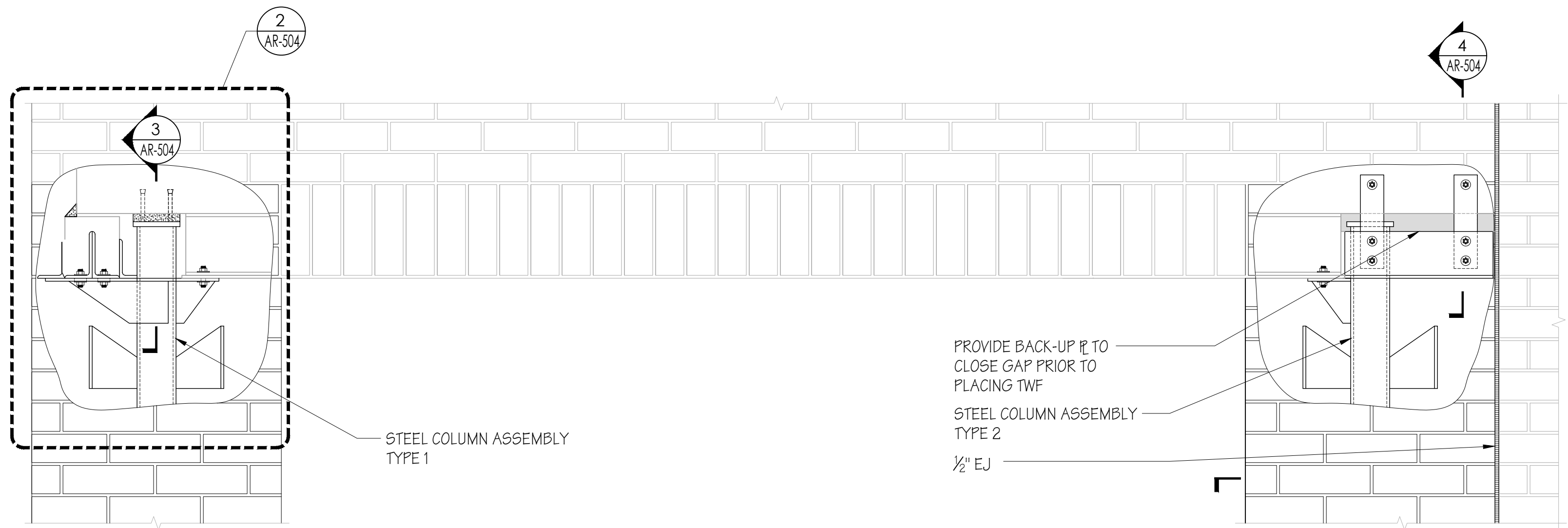
Date	Issued for	Checked By
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BTC Project No: 19-545

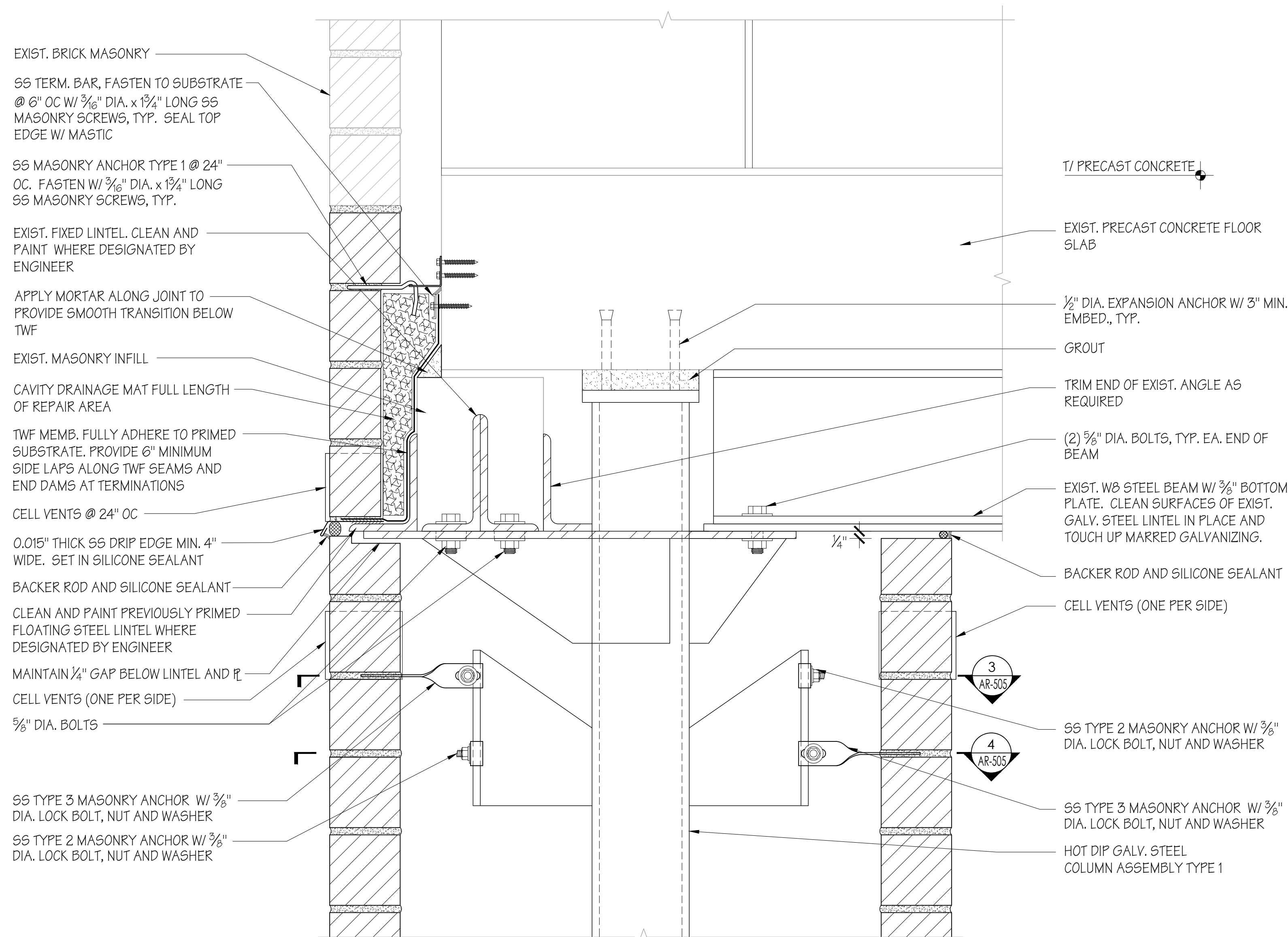
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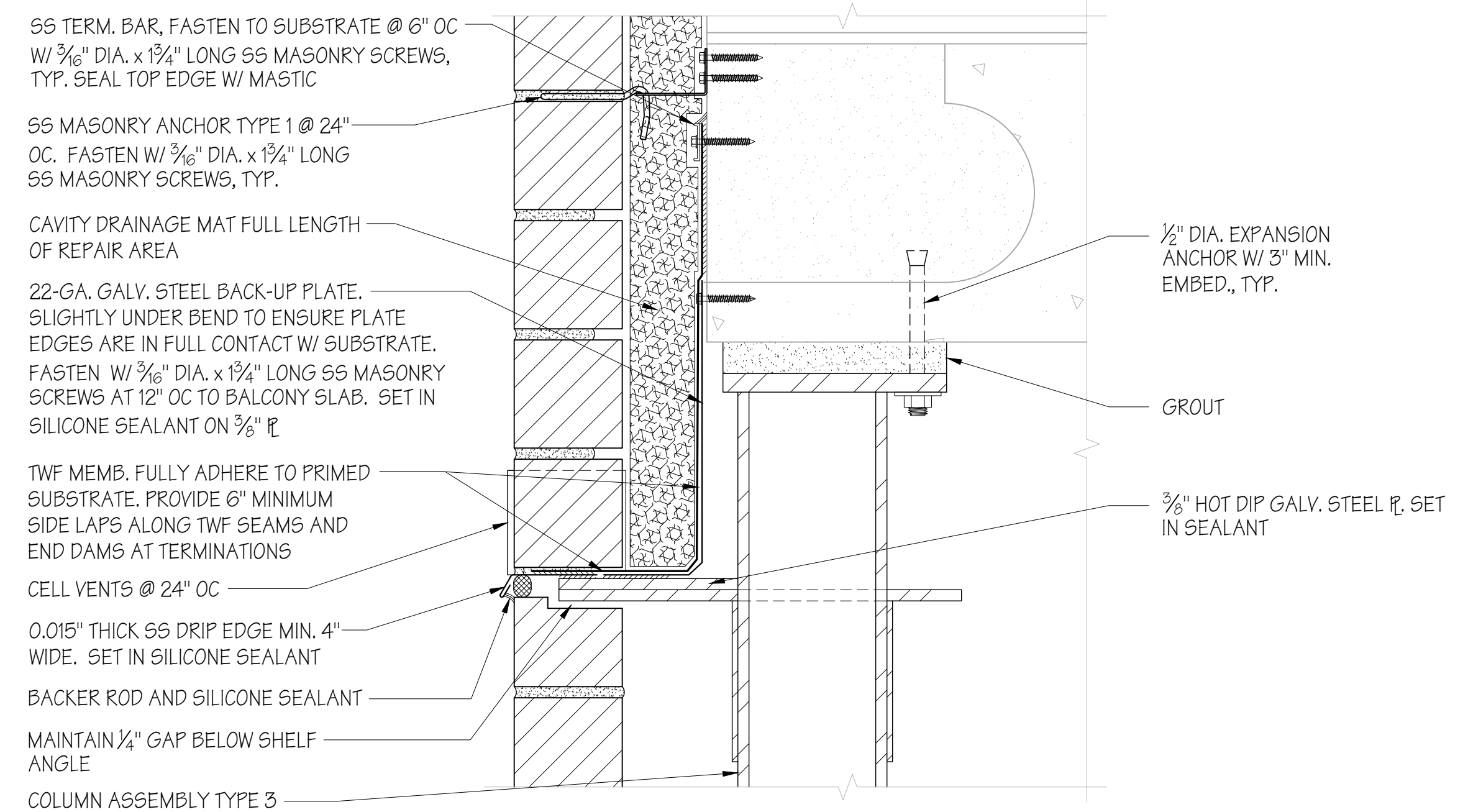
AR-503



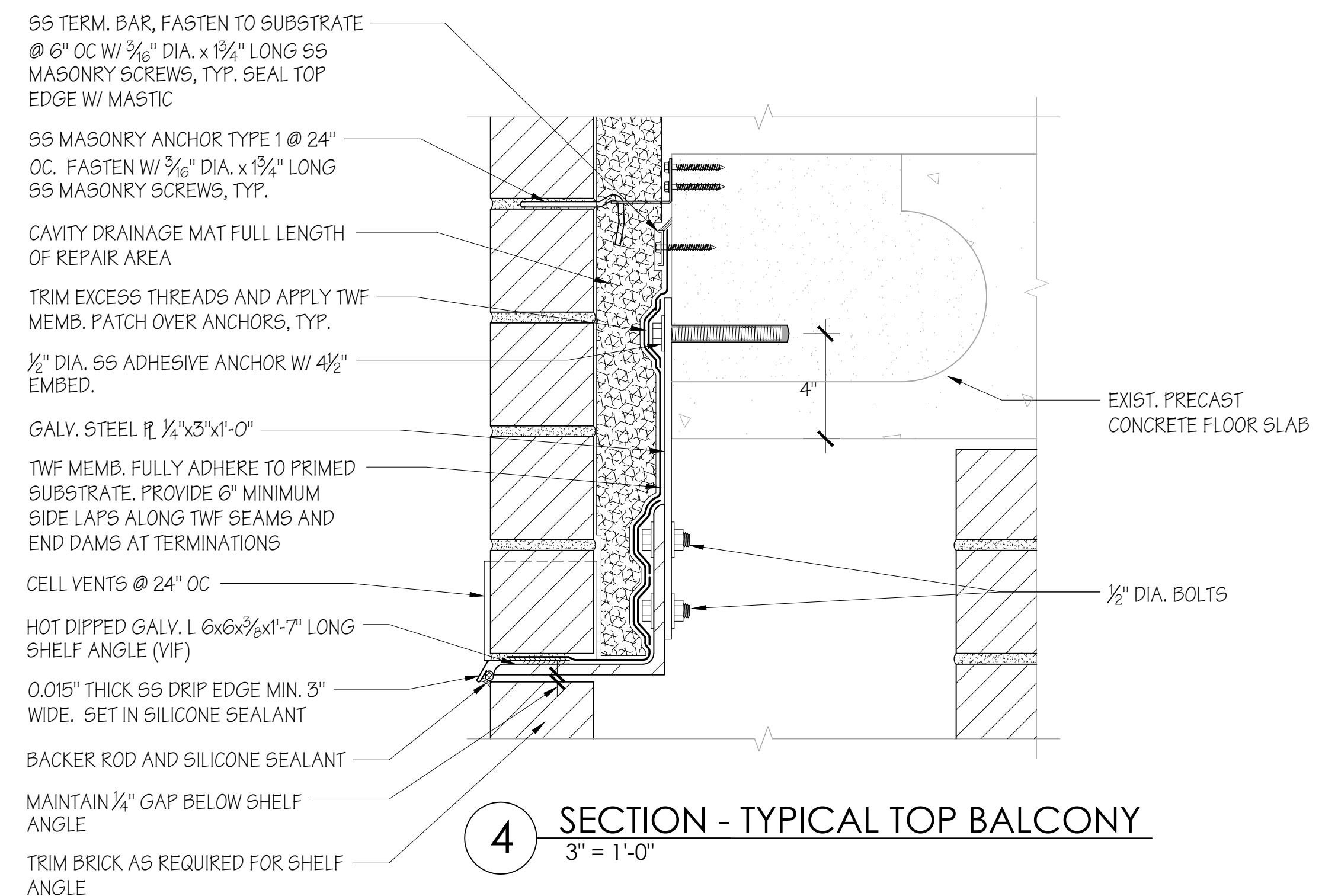
1 PARTIAL ELEVATION @ TOP BALCONY (TIERS 7 AND 10)
 1" = 1'-0"
 NOTE: TWF NOT SHOWN IN CUT-AWAYS



2 SECTION - TYPICAL TOP BALCONY
 3" = 1'-0"



3 SECTION - TYPICAL TOP BALCONY
 3" = 1'-0"



4 SECTION - TYPICAL TOP BALCONY
 3" = 1'-0"

Balcony and Parapet Wall Repairs
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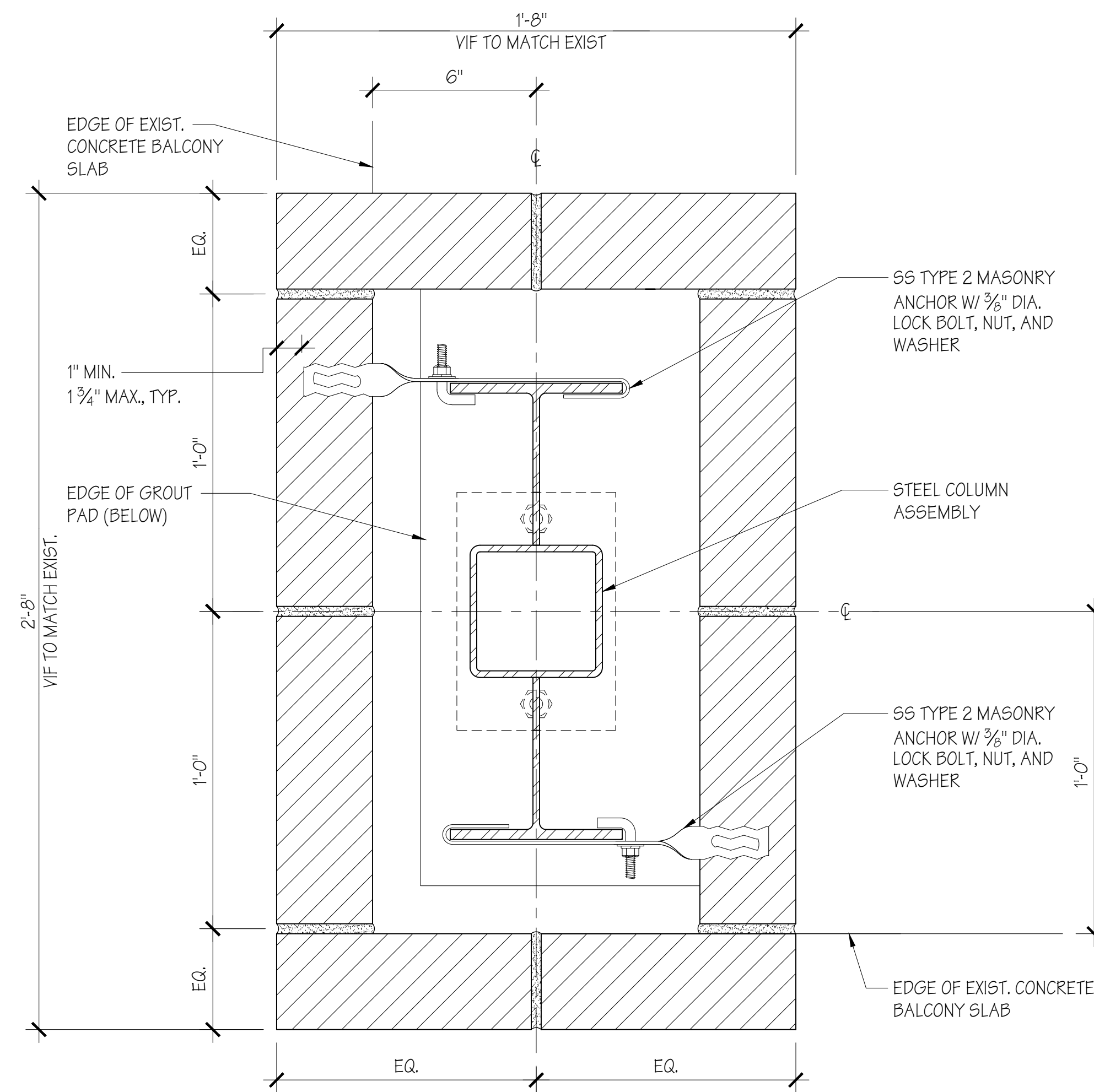
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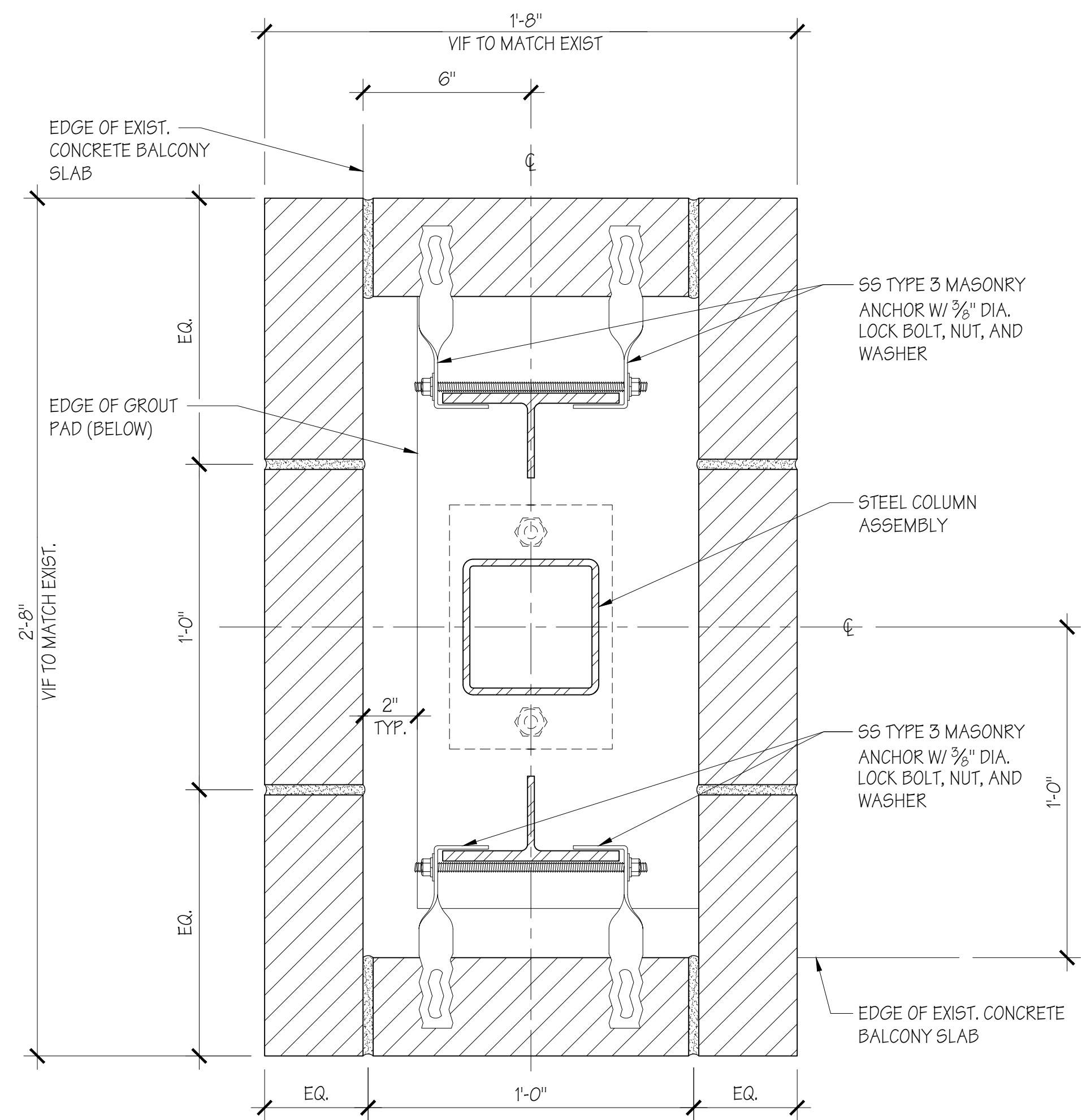
Details

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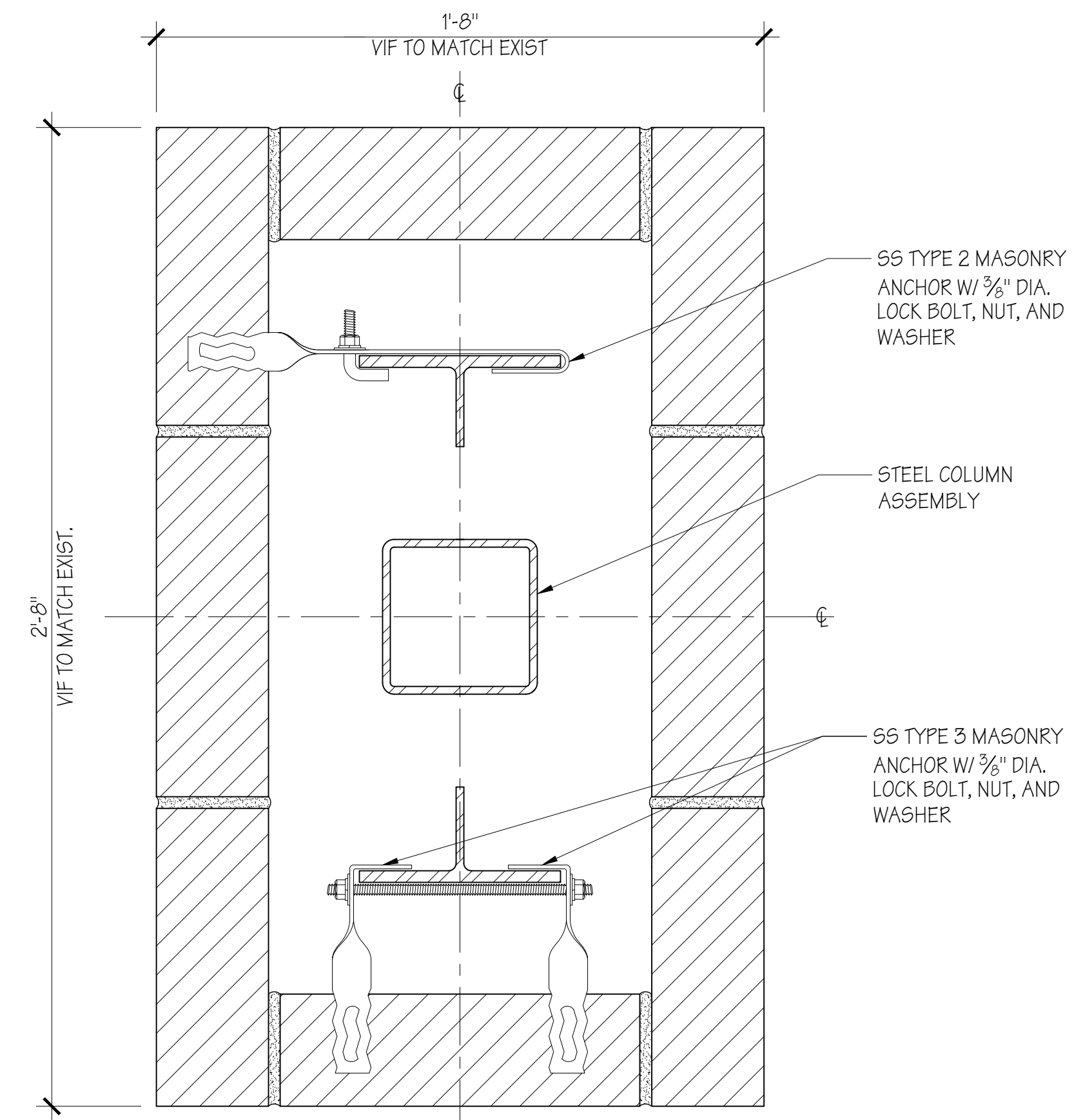
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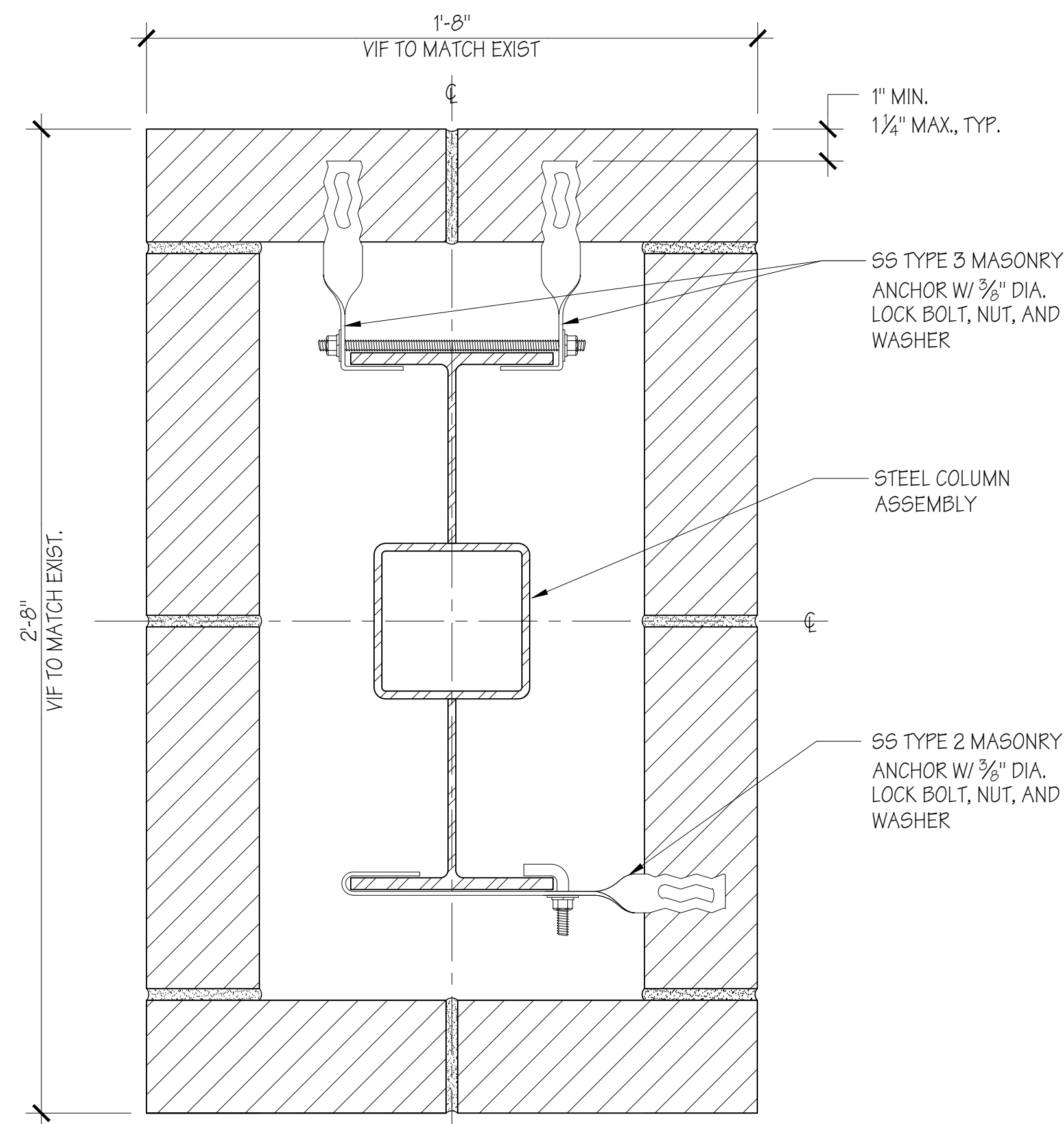
1 PLAN SECTION - MASONRY ANCHOR
3" = 1'-0"



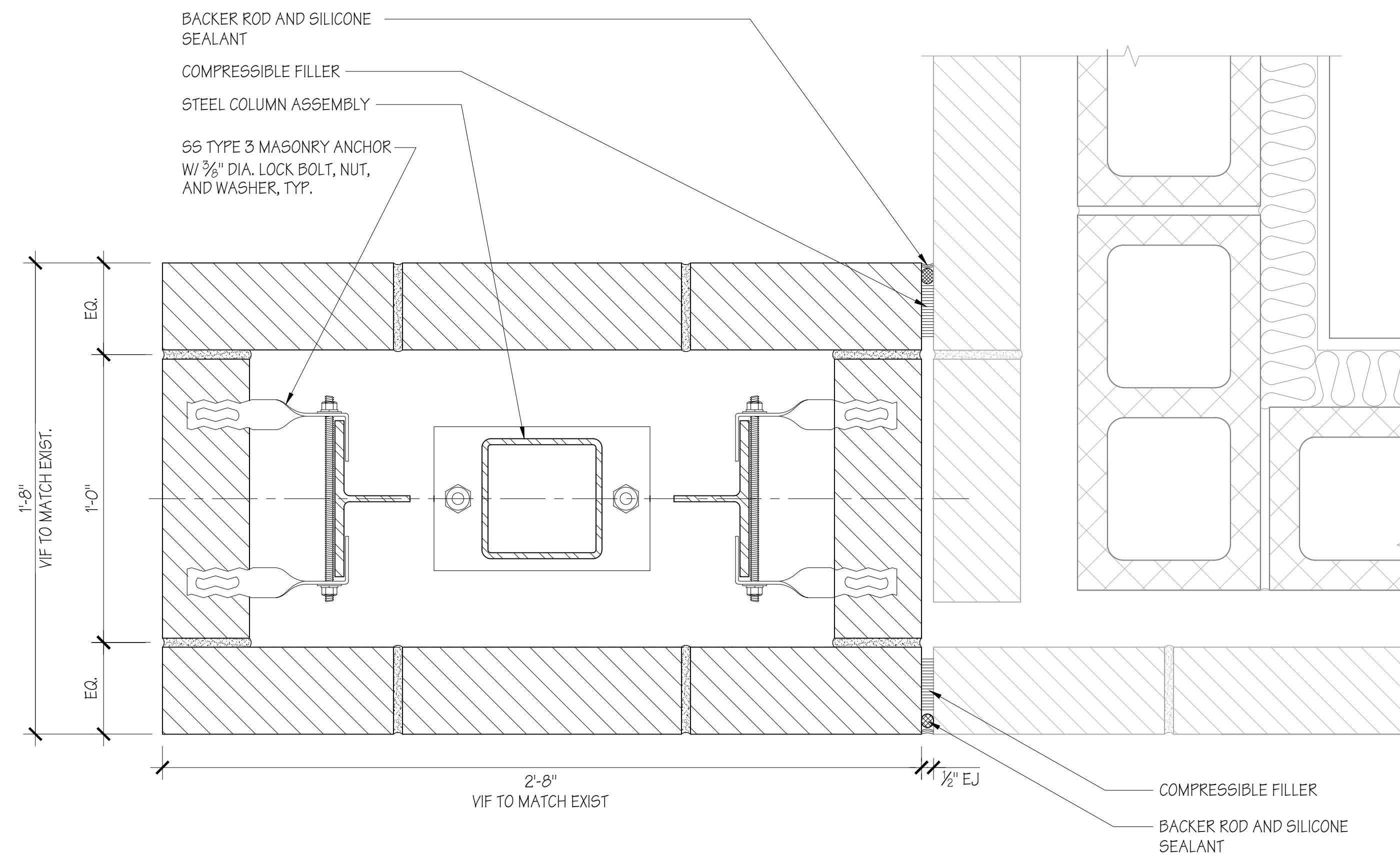
2 PLAN SECTION - MASONRY ANCHOR
3" = 1'-0"



3 PLAN SECTION - MASONRY ANCHOR
3" = 1'-0"



4 PLAN SECTION - MASONRY ANCHOR
3" = 1'-0"



5 PLAN SECTION - TYPICAL INTERMEDIATE BALCONY @ FLUSH COLUMN CLADDING
3" = 1'-0"



Building Technology Consultants, Inc.
1845 E. Rand Road, Suite L100
Arlington Heights, Illinois 60004
www.btc.expert

Balcony and Parapet Wall Repairs

Groves of Palatine Condominium Buildings
390, 410, 440, and 470 West Mahogany Court
Palatine, Illinois

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Details

Sheet:

AR-505



ALL COMPONENTS SHALL BE FULLY WELDED W/ 1/4" FILLET WELDS TO PREVENT WATER PENETRATION INTO JOINTS.



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Balcony and Parapet Wall Repairs

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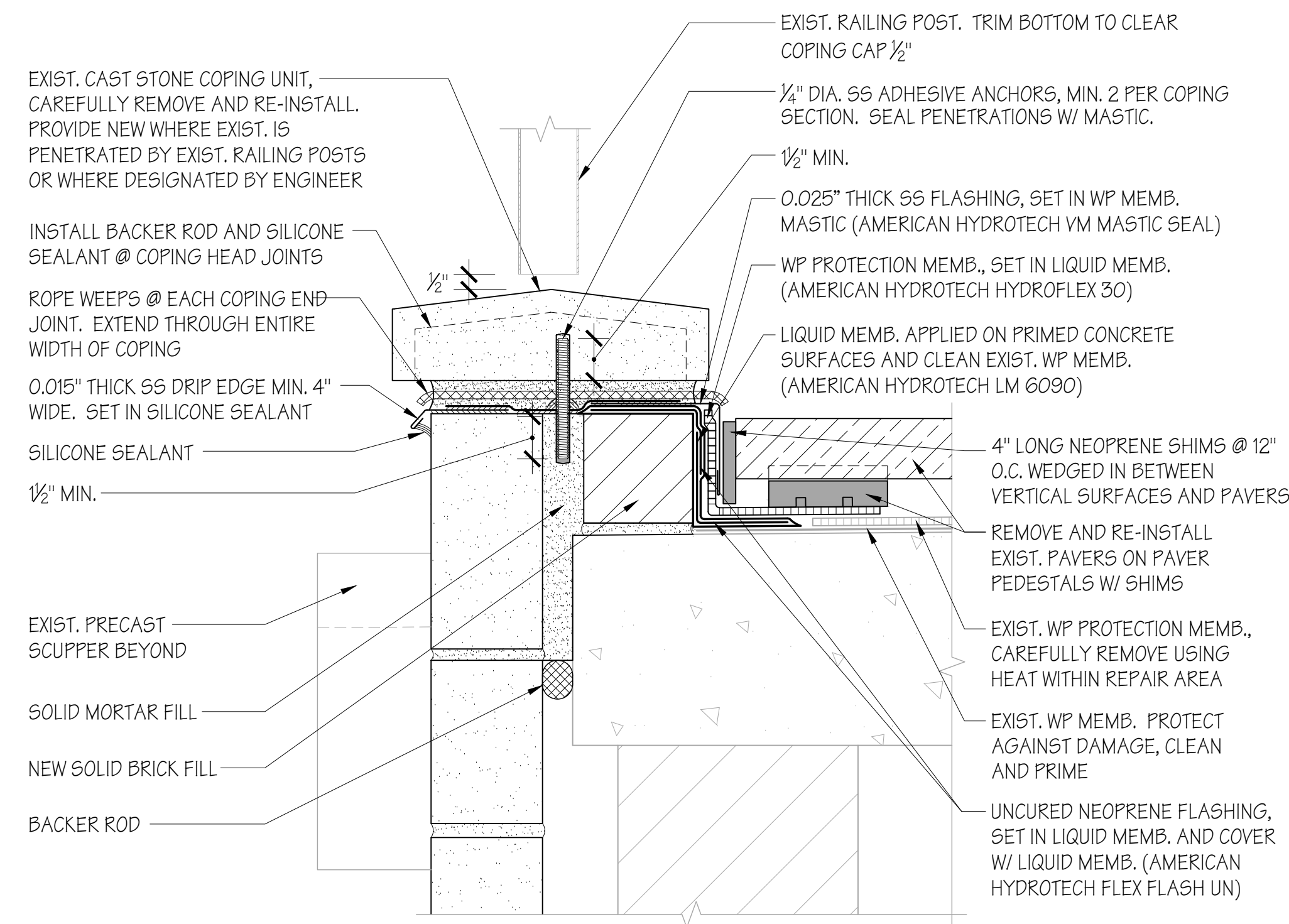
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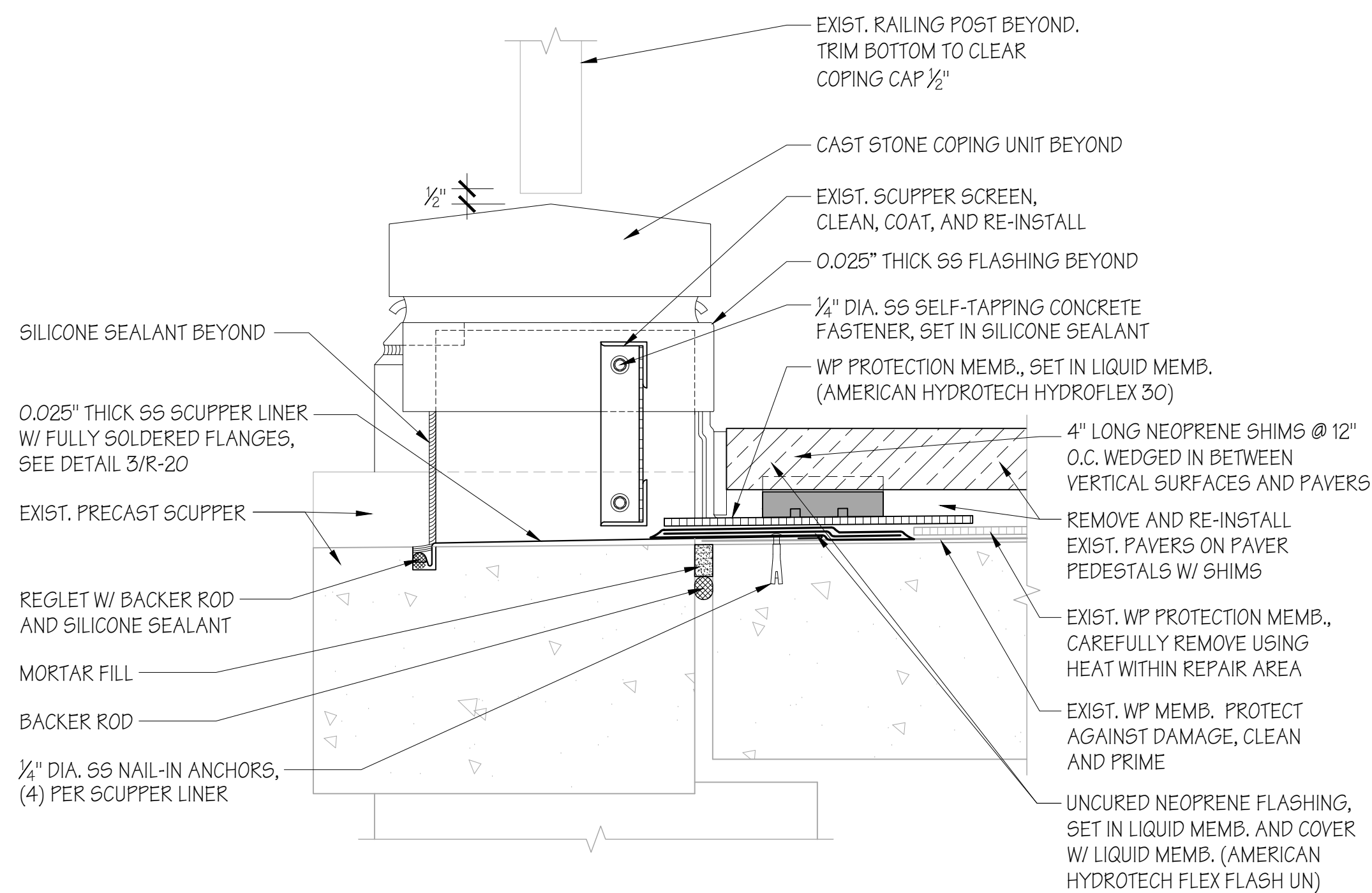
BTC Project No: 19-545

Details

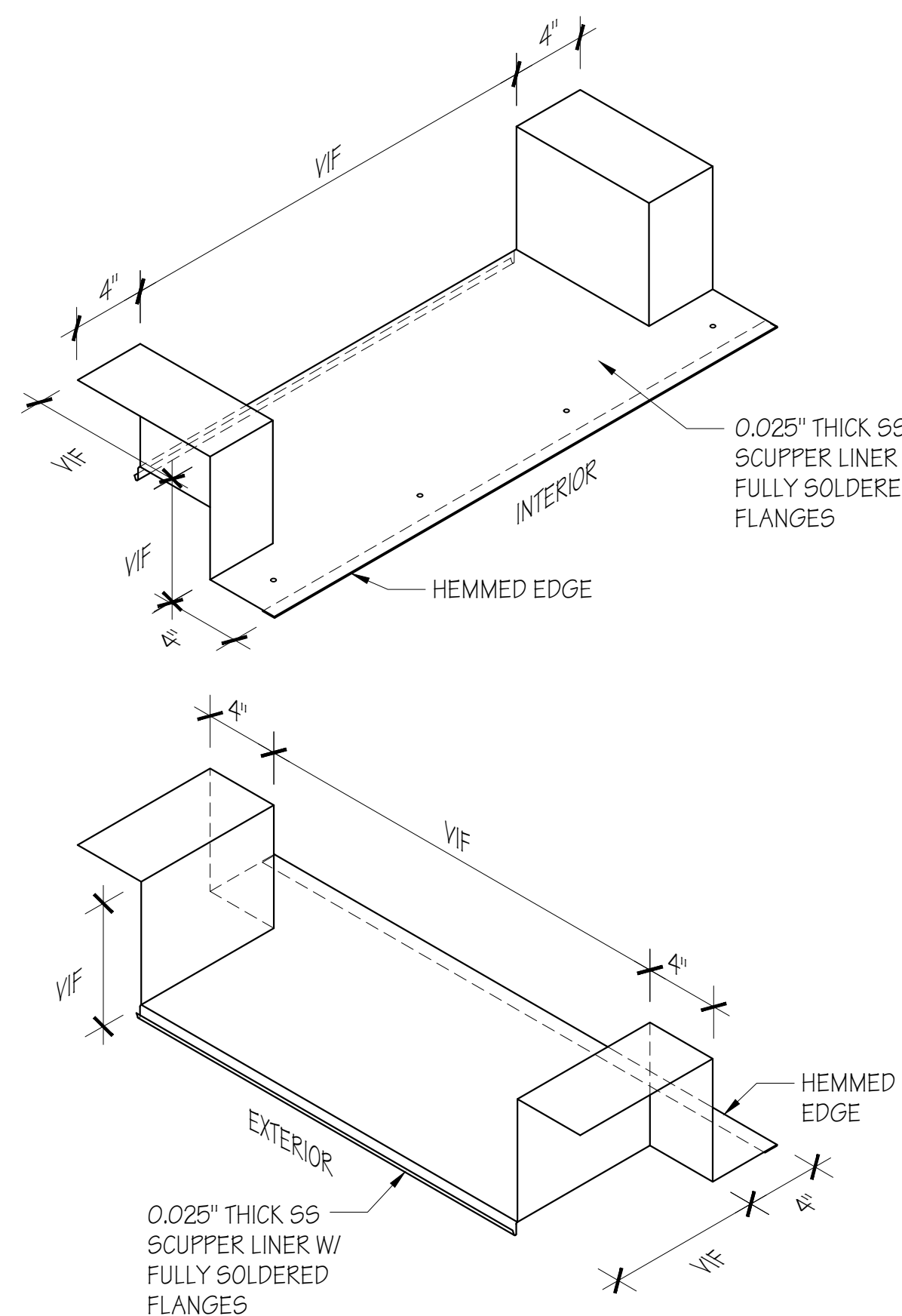
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AR-507

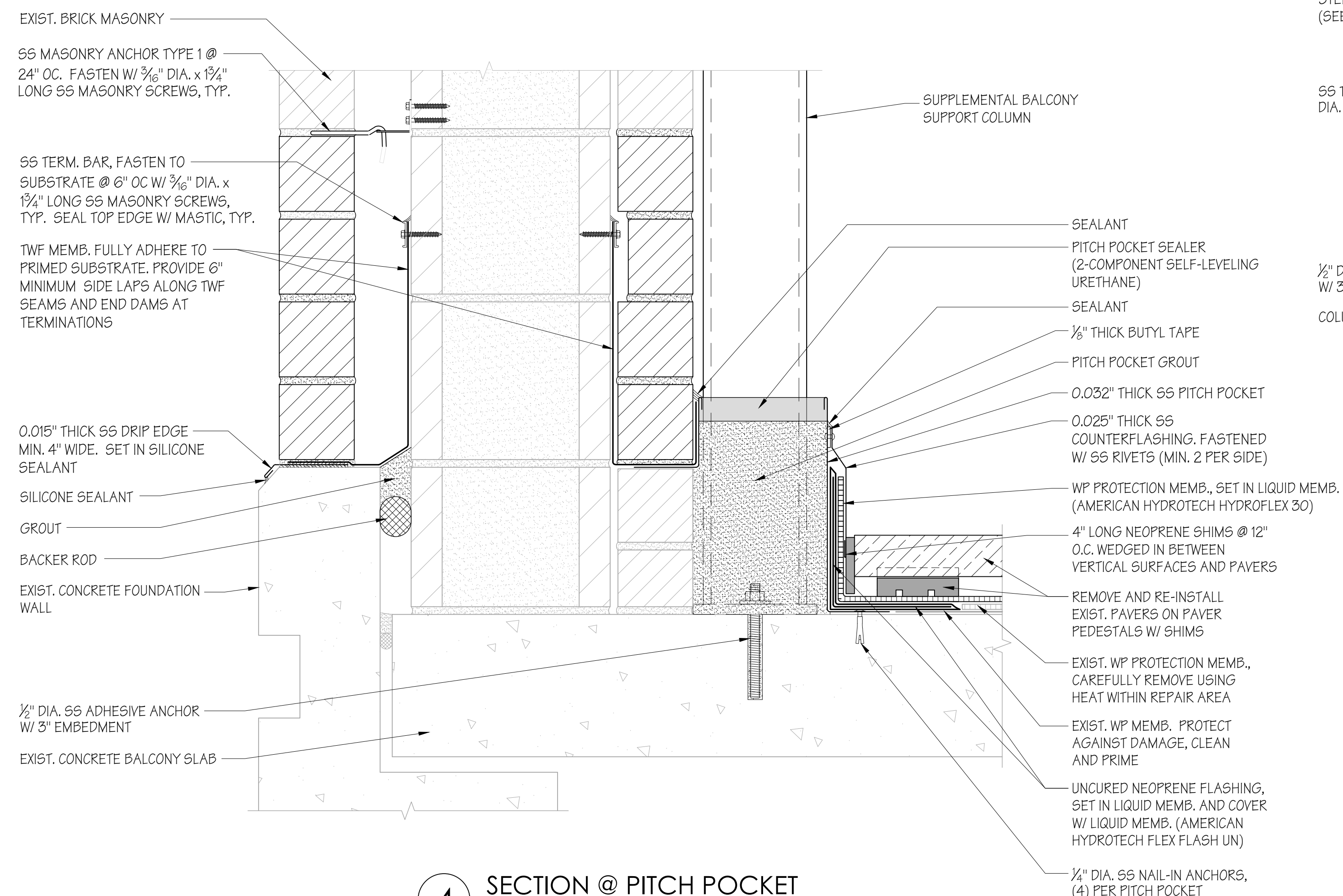
1 SECTION @ COPING
3" = 1'-0"



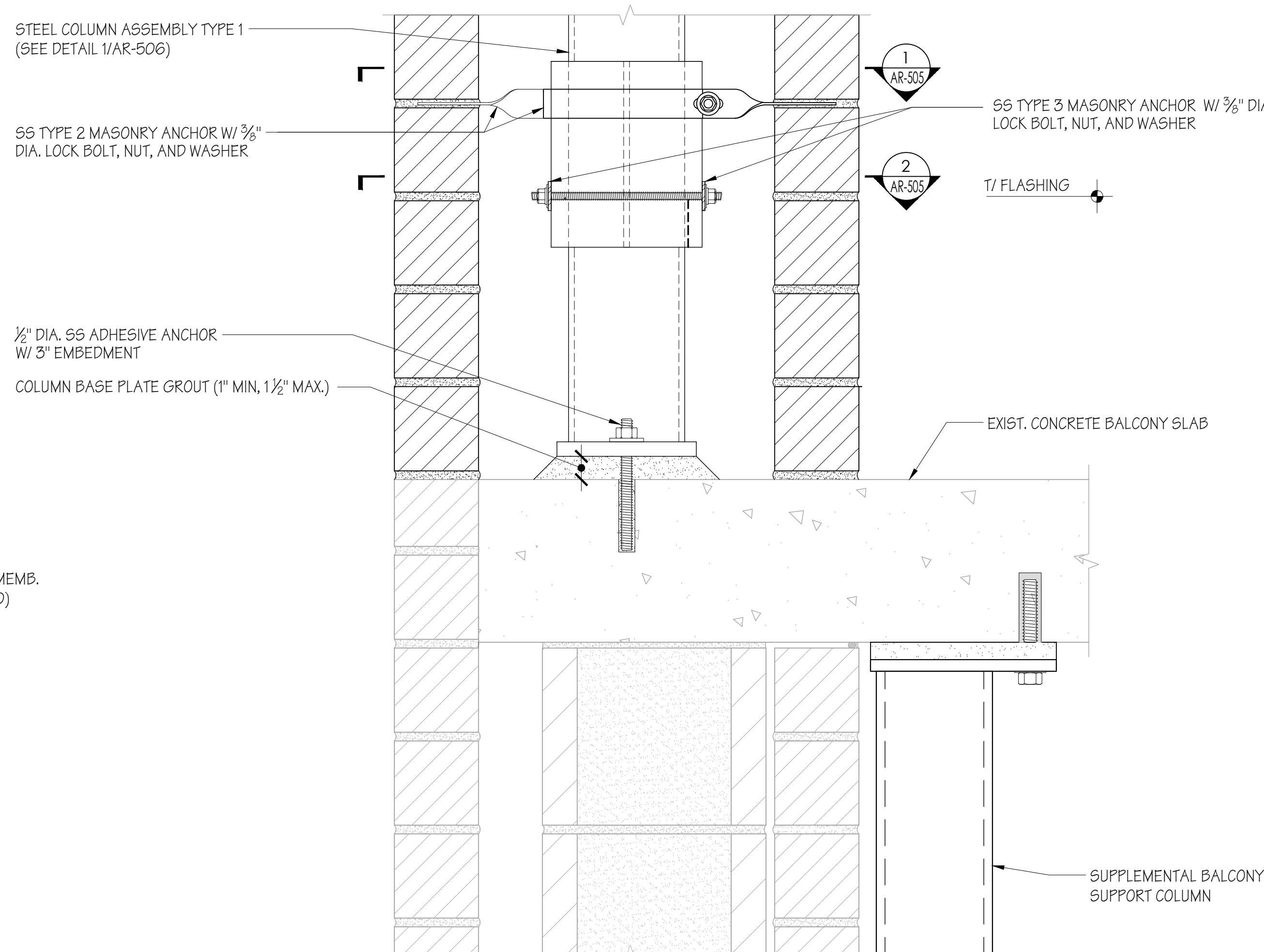
2 SECTION @ SCUPPER
3" = 1'-0"



3 SCUPPER ISOMETRIC
1-1/2" = 1'-0"



4 SECTION @ PITCH POCKET
3" = 1'-0"



5 SECTION - TYPICAL INTERMEDIATE BALCONY
3" = 1'-0"



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AR-508



Balcony and Parapet Wall Repairs

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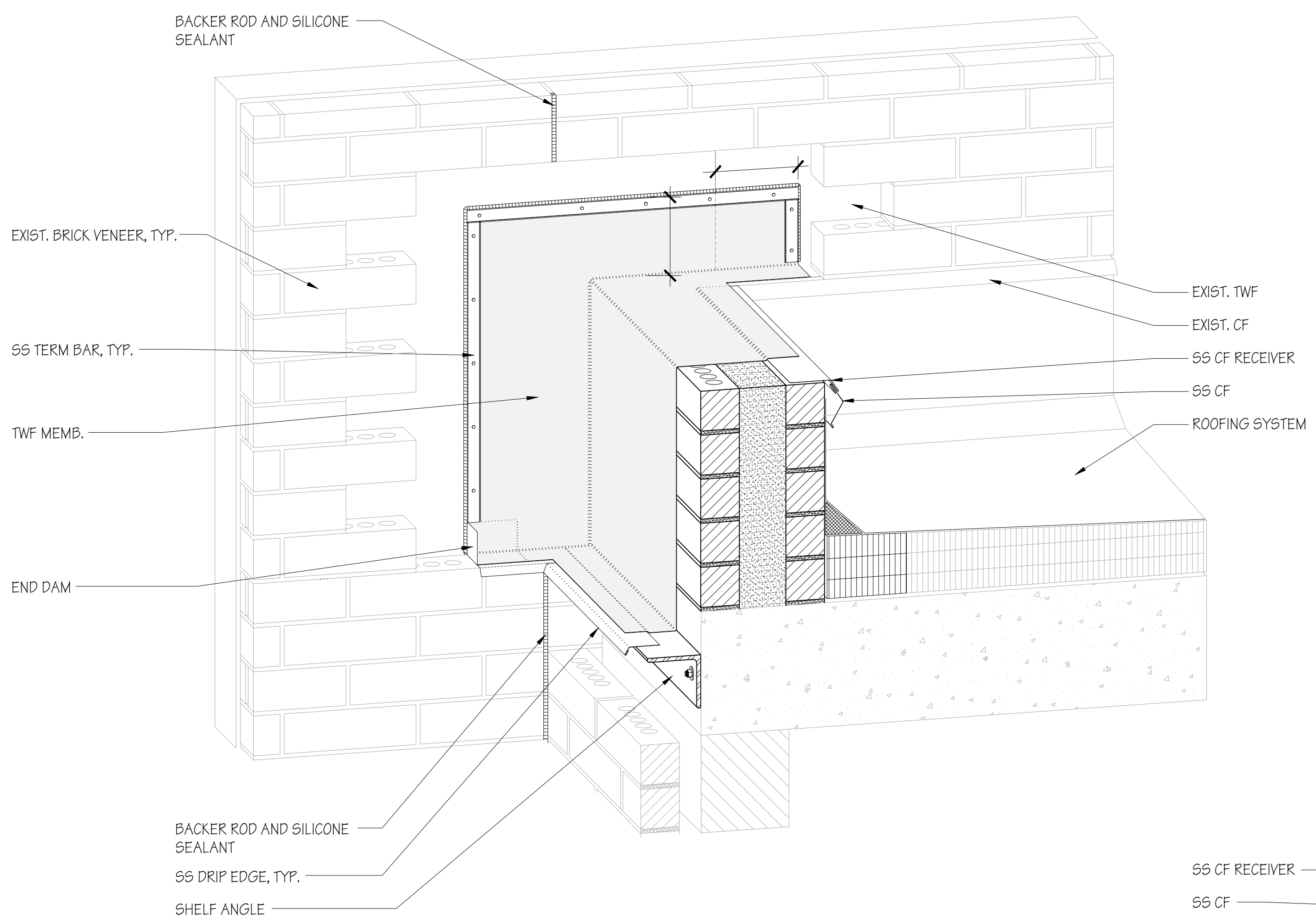
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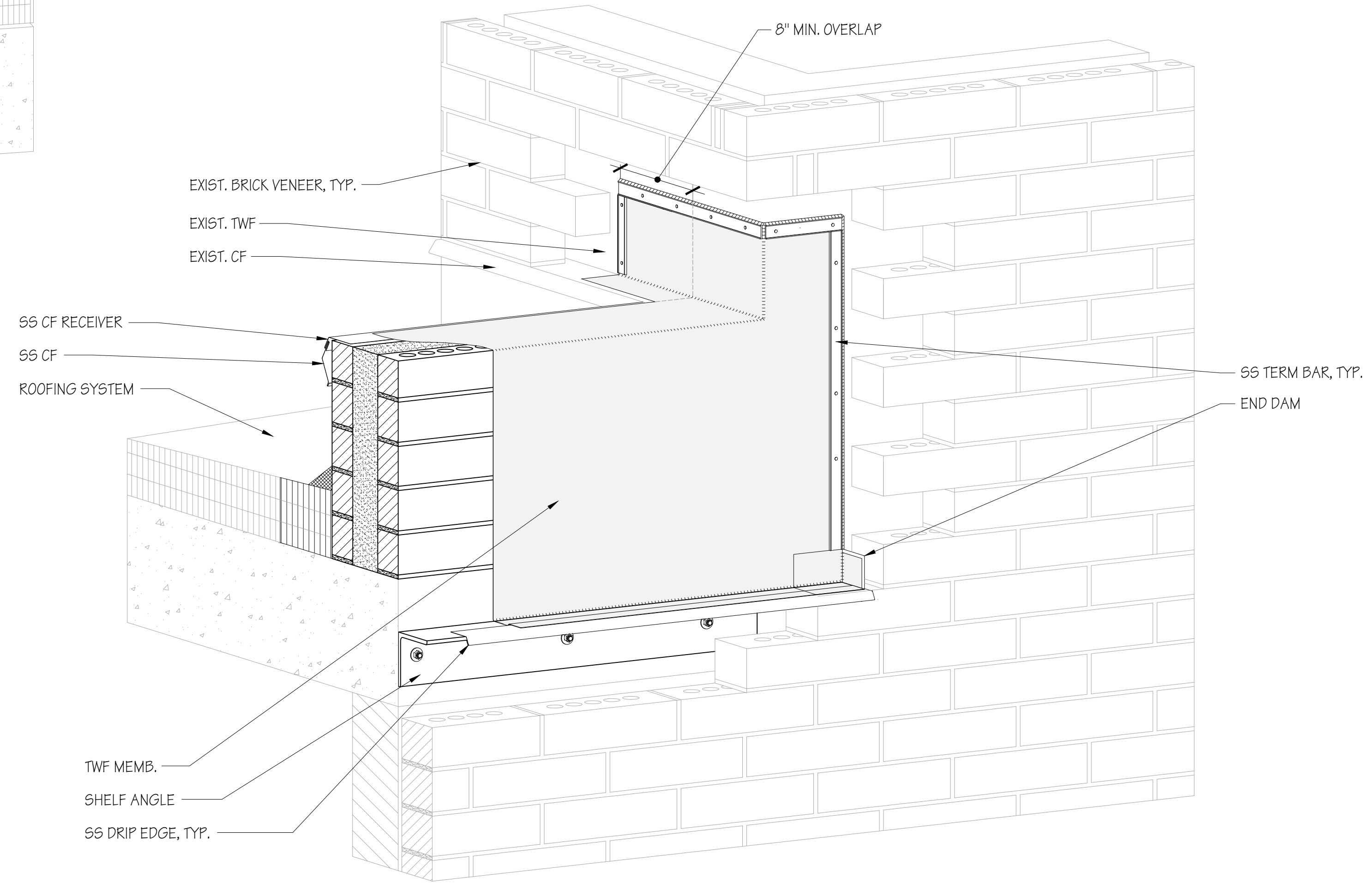
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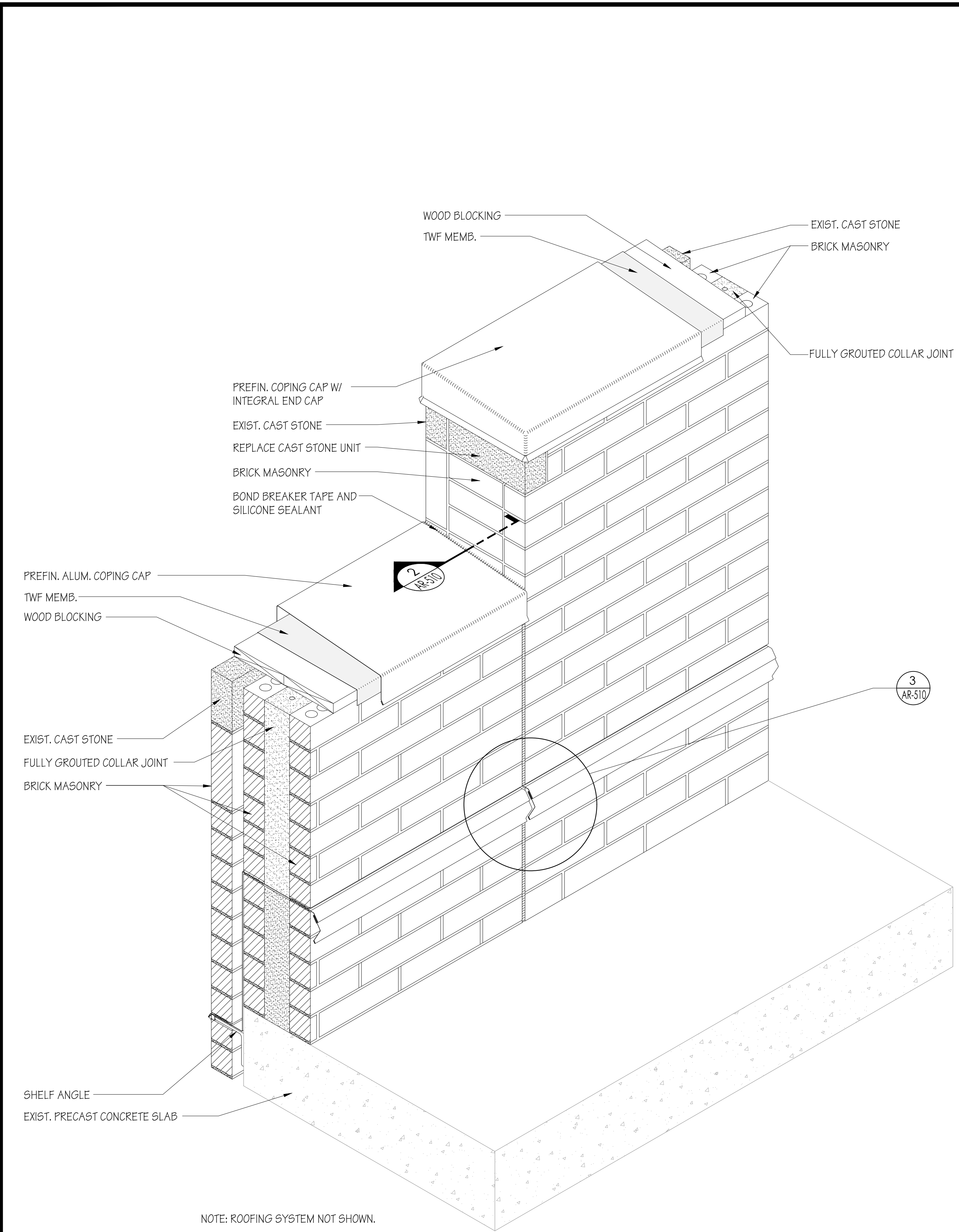
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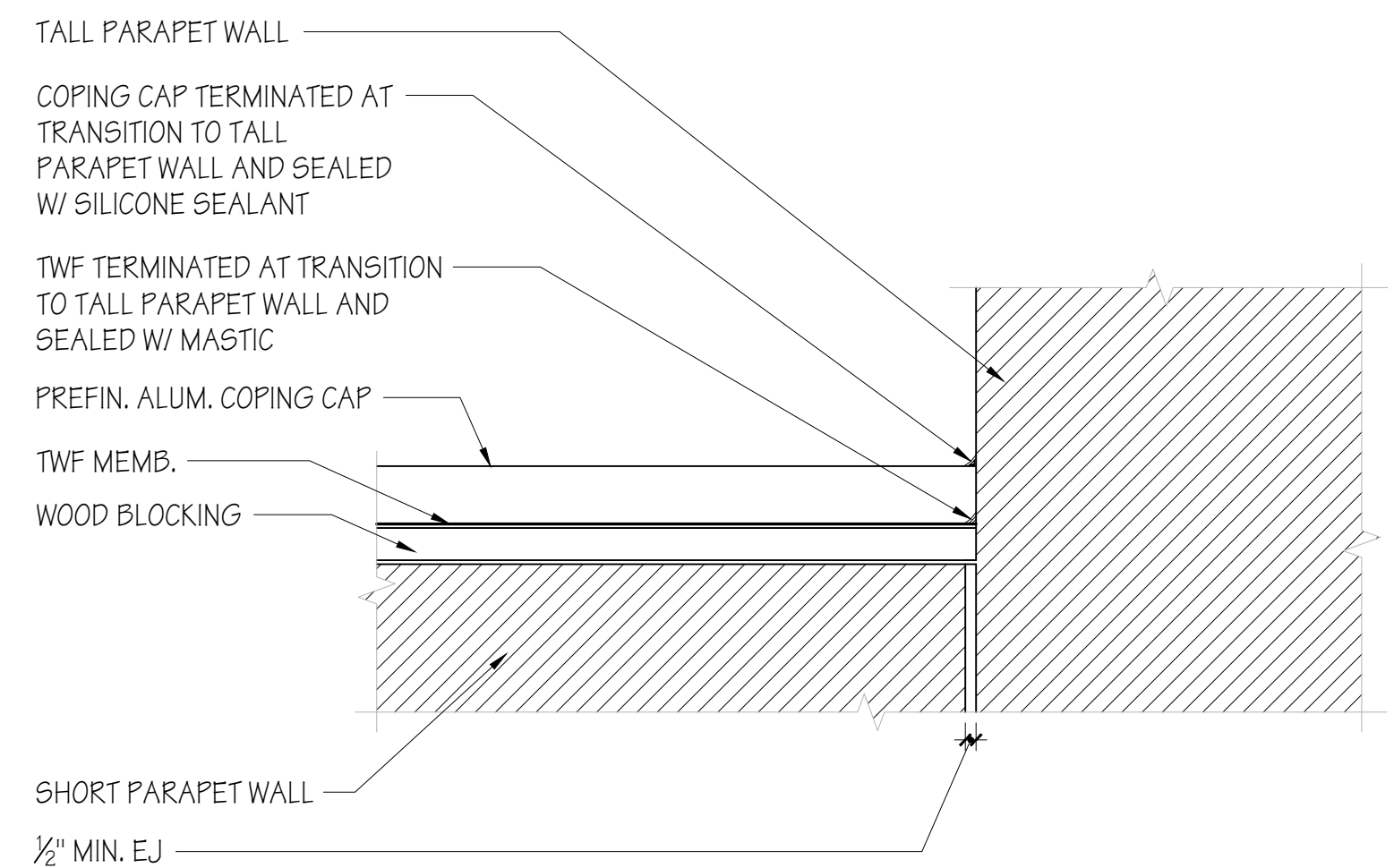
1 PARAPET WALL FLASHING @ INTERSECTING WALL
NTS



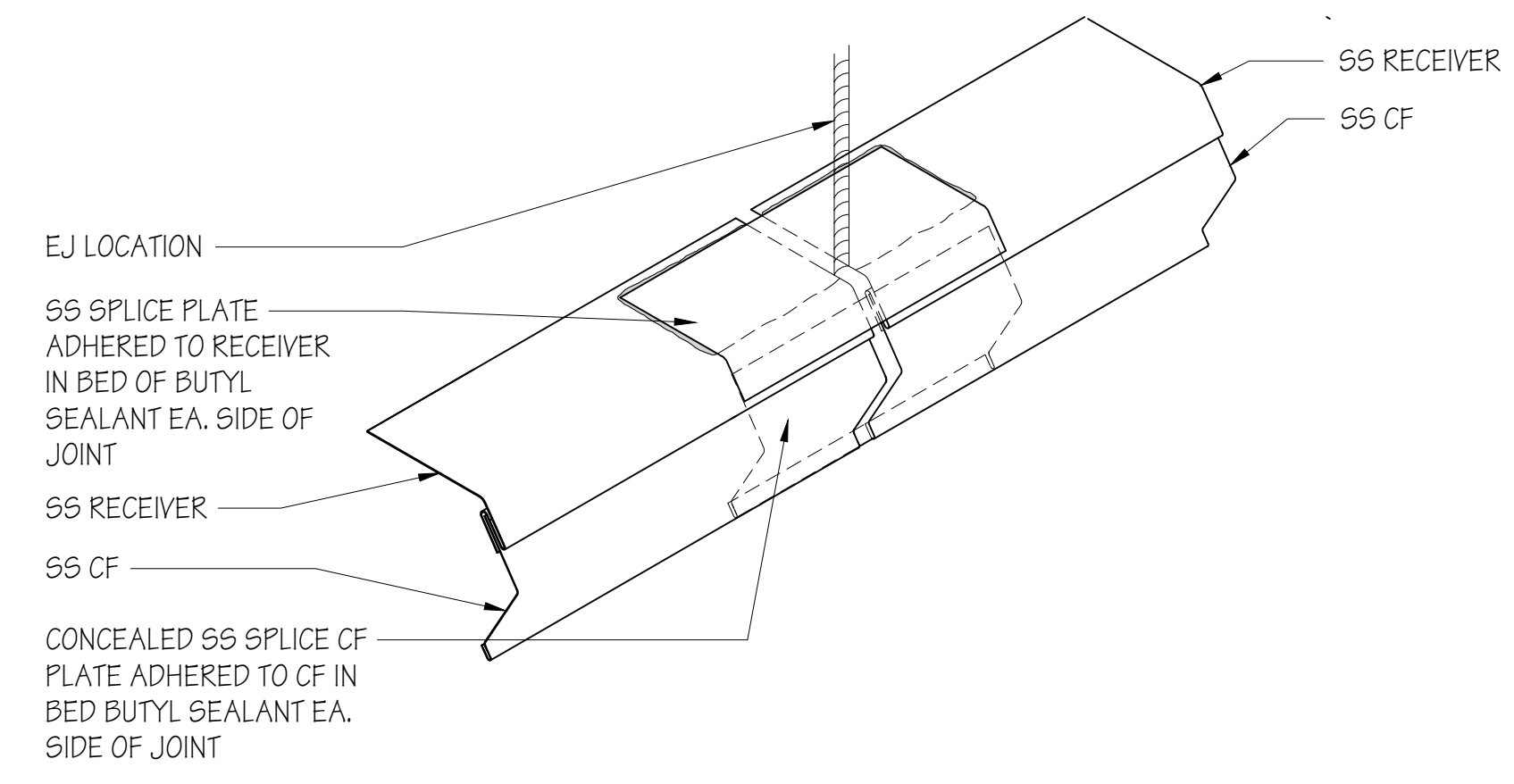
2 PARAPET WALL FLASHING @ INTERSECTING WALL
NTS



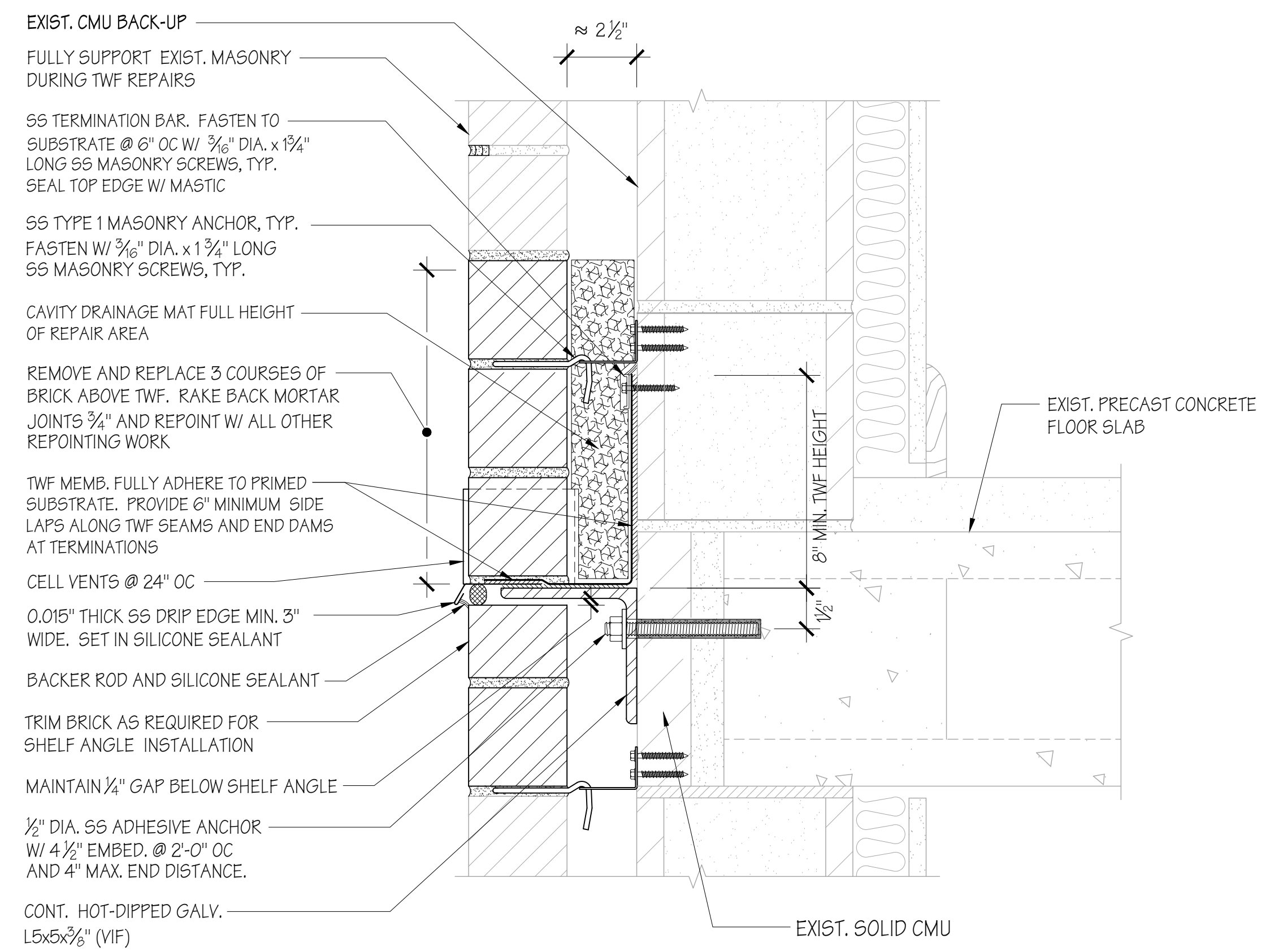
1 PARAPET WALL SHORT TO TALL TRANSITION
NTS



2 TYPICAL SECTION AT SHORT-TO-TALL PARAPET TRANSITION
NOT TO SCALE



3 TYPICAL COUNTERFLASHING SPLICE AT EXPANSION JOINT
NOT TO SCALE



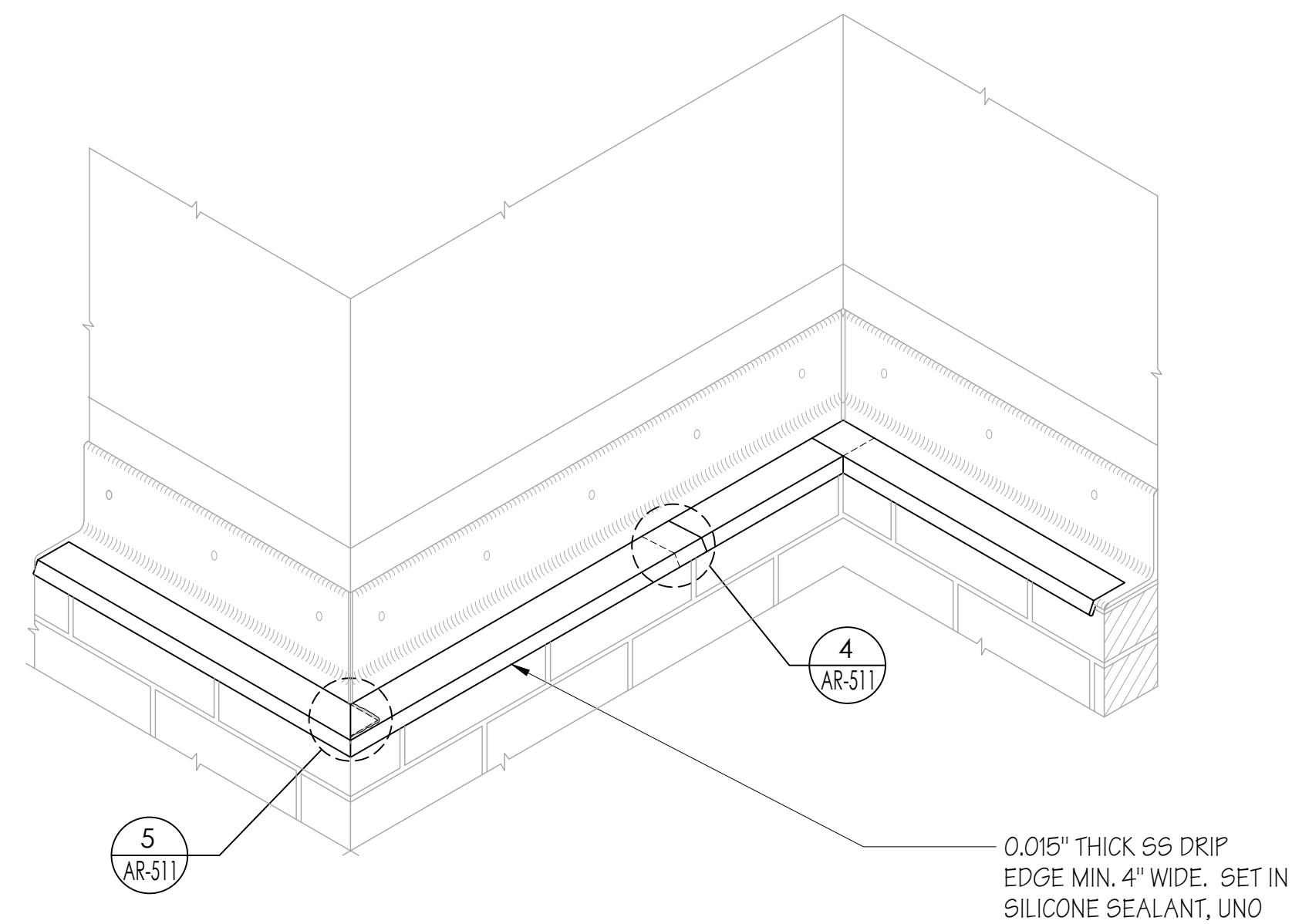
4 TYPICAL TWF REPAIR W/ SHELF ANGLE @ FLOOR LINE
3" = 1'-0"

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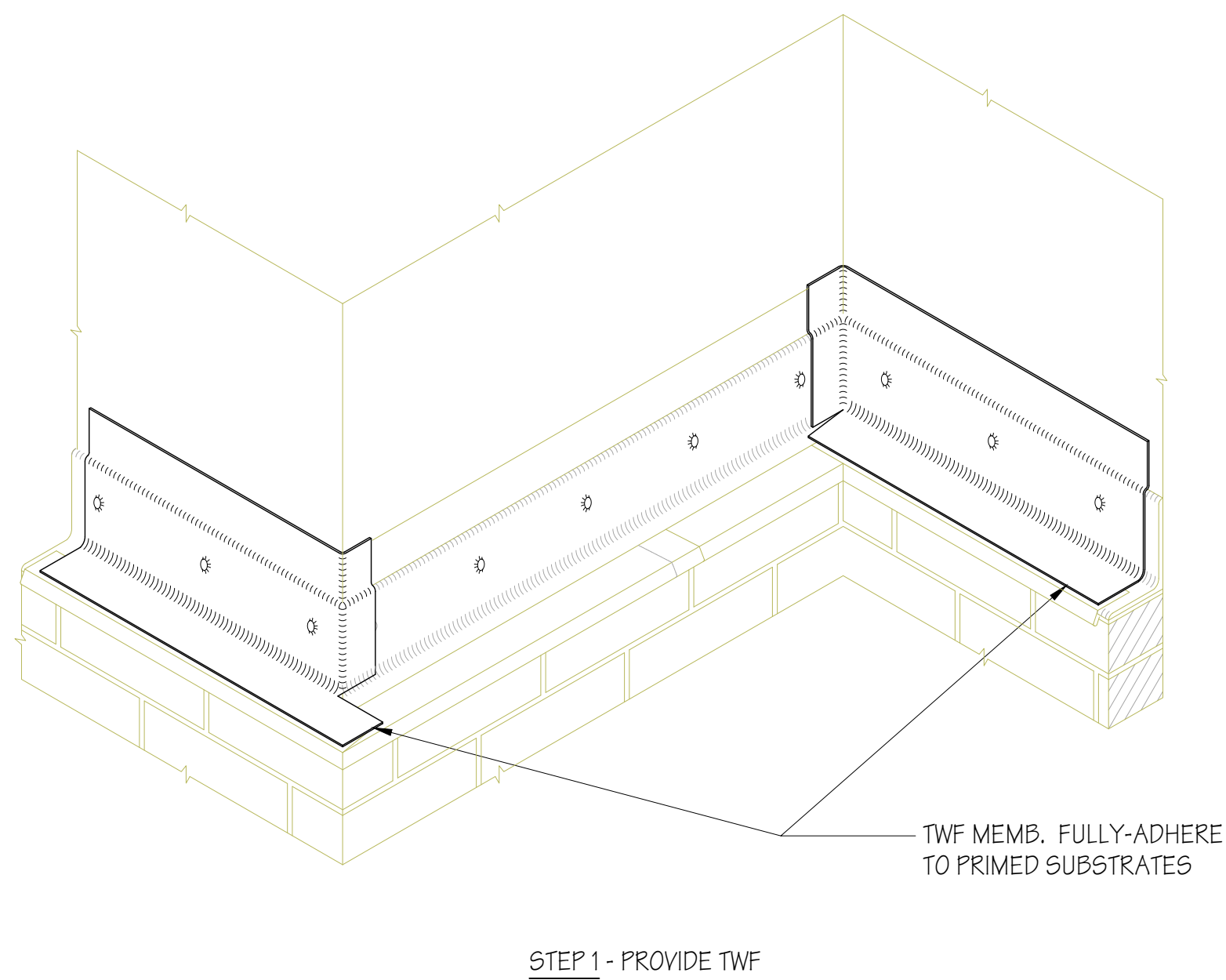
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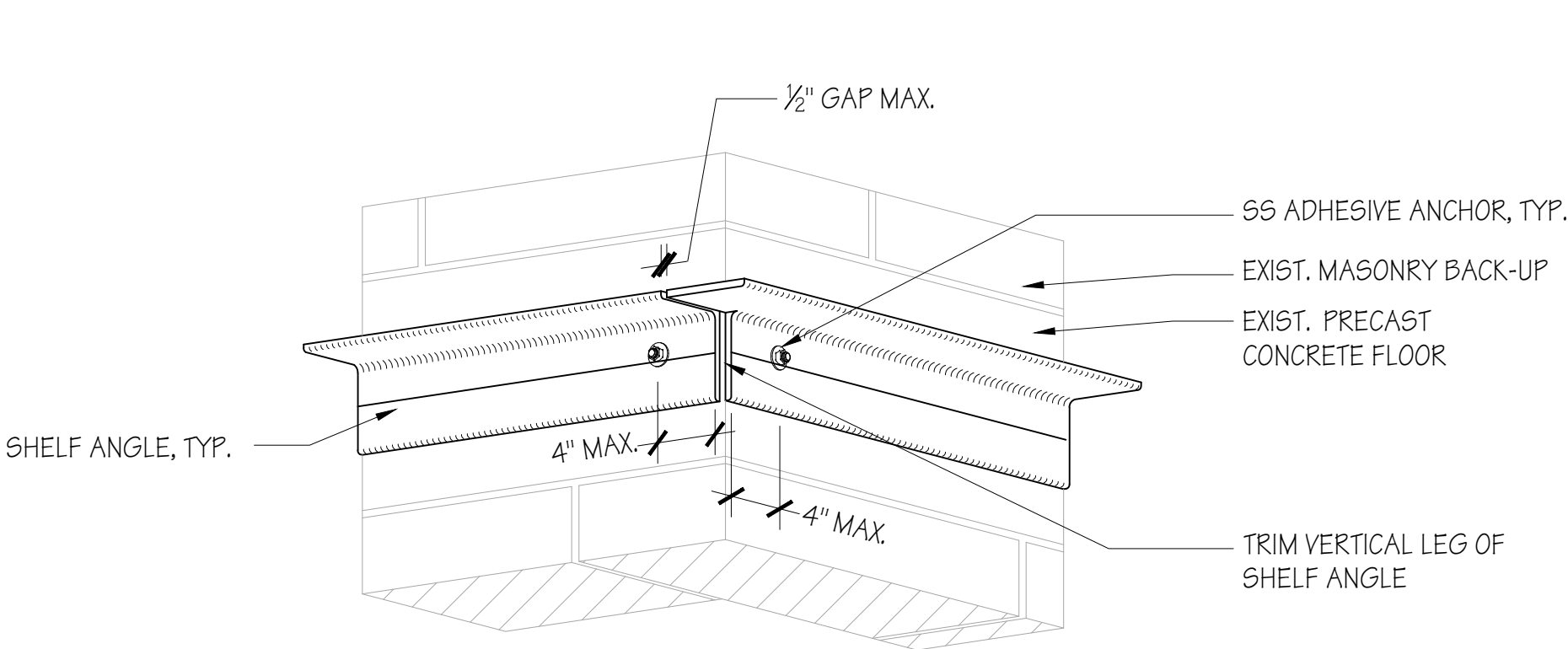
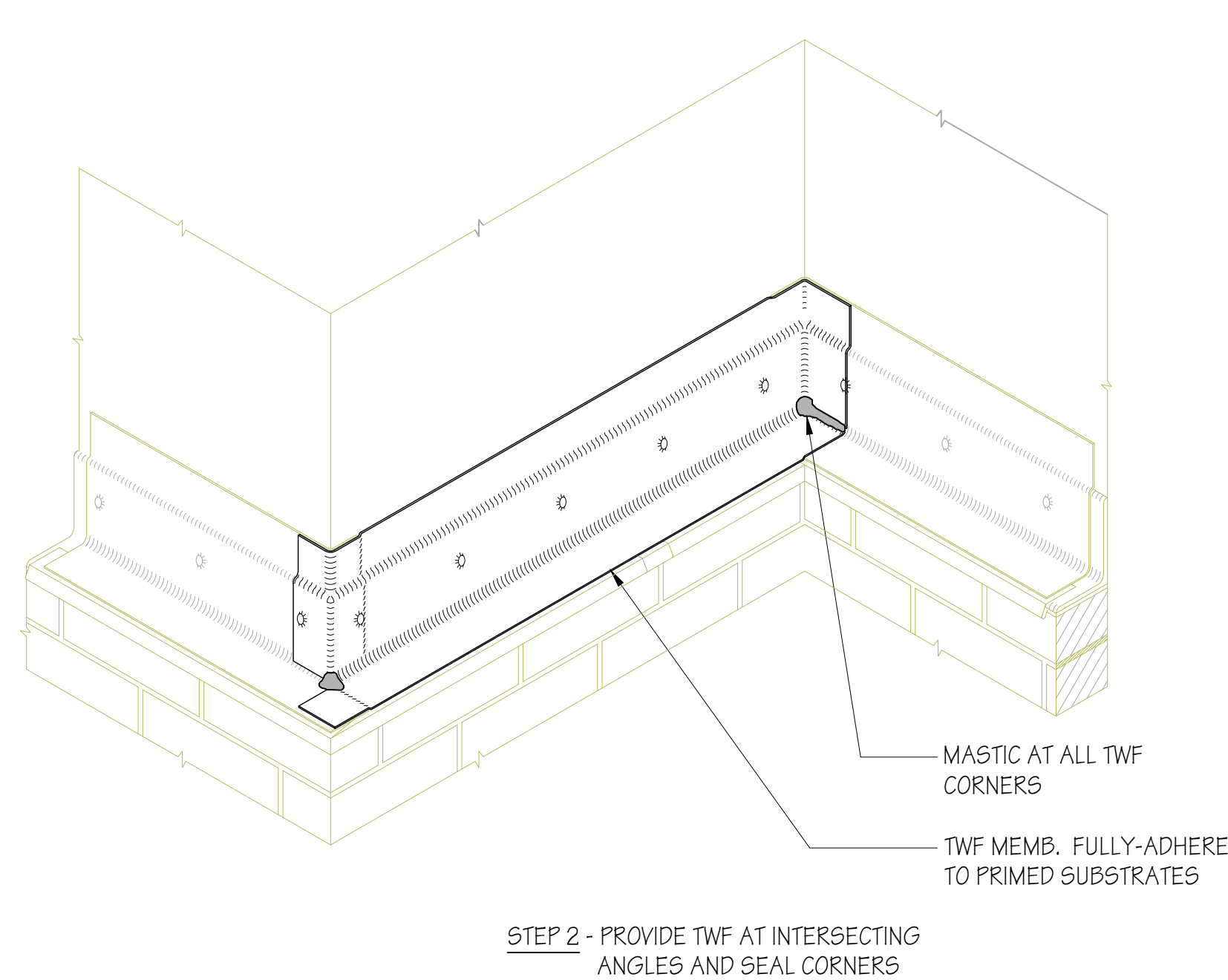
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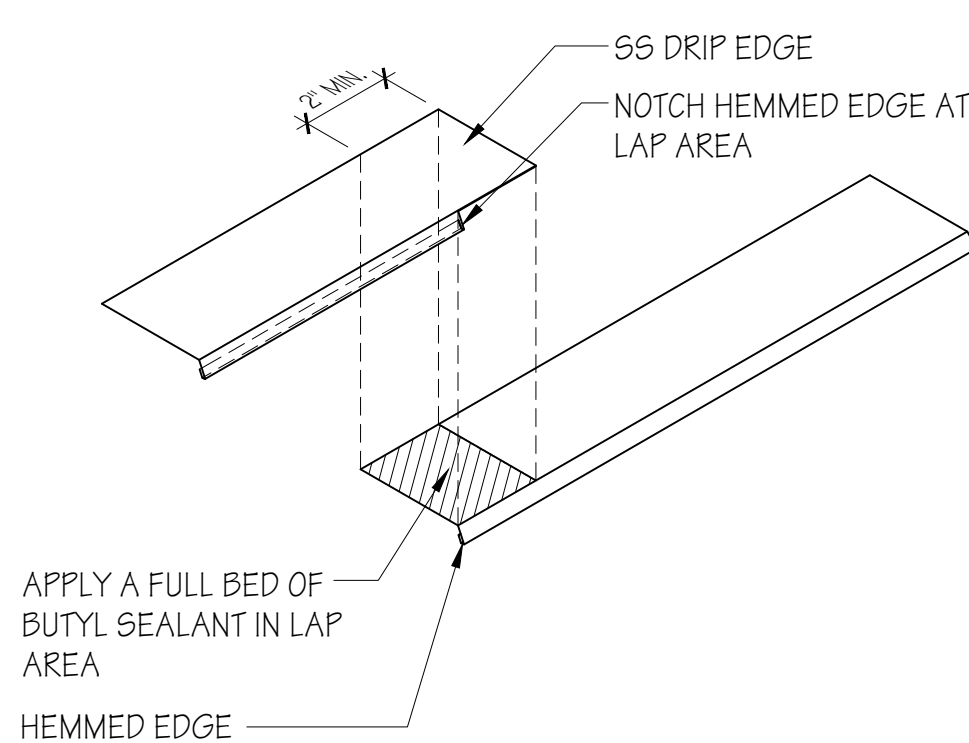
1 TYPICAL DRIP EDGE CORNER LAP DETAIL
NTS



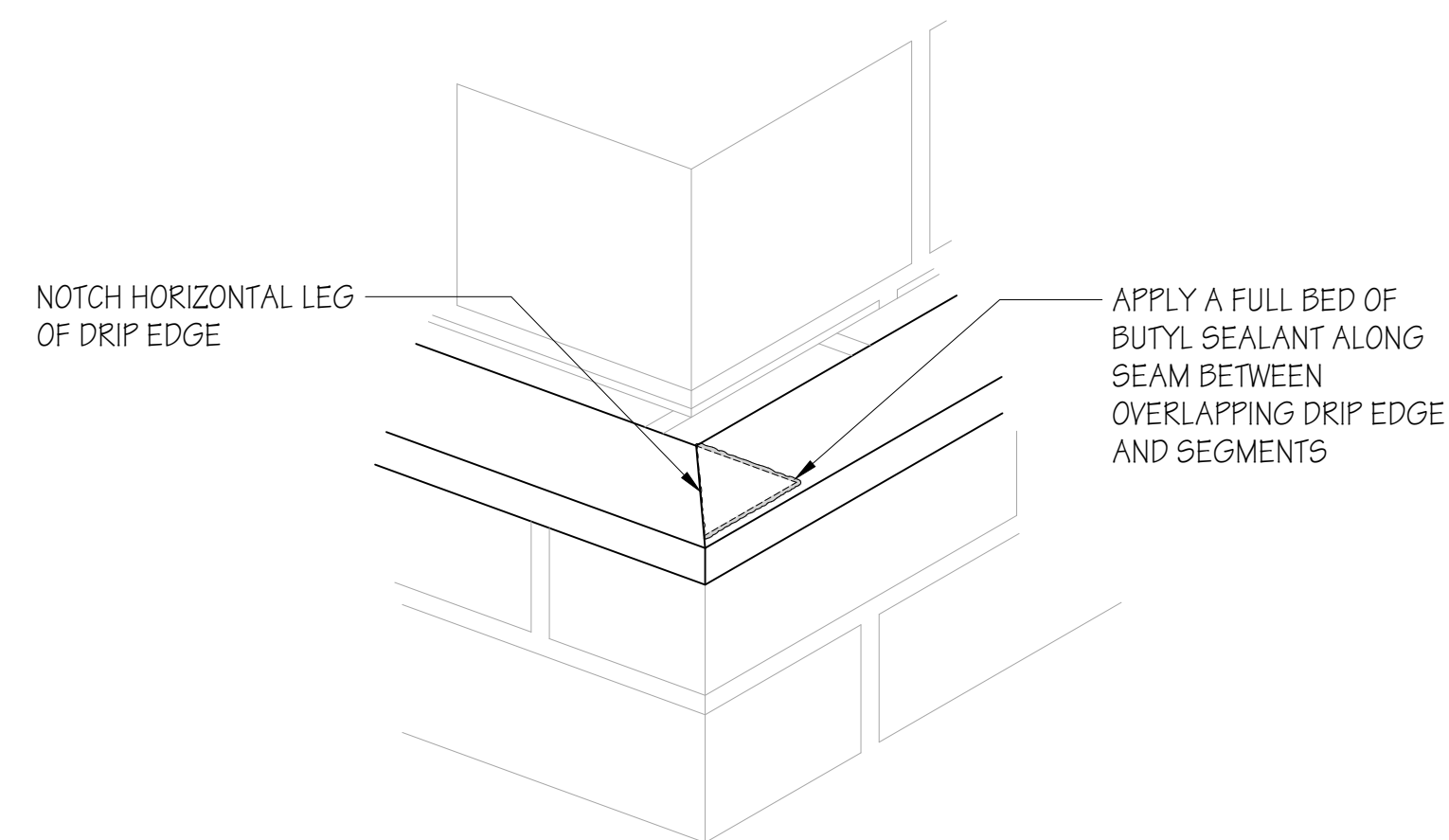
2 TYP. THROUGH WALL FLASHING @ OUTSIDE AND INSIDE CORNERS
NTS



3 TYPICAL SHELF ANGLE OUTSIDE CORNER DETAIL
NTS



4 TYPICAL DRIP EDGE SPLICE DETAIL
NTS



5 TYPICAL DRIP EDGE CORNER SPLICE DETAIL
NTS

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