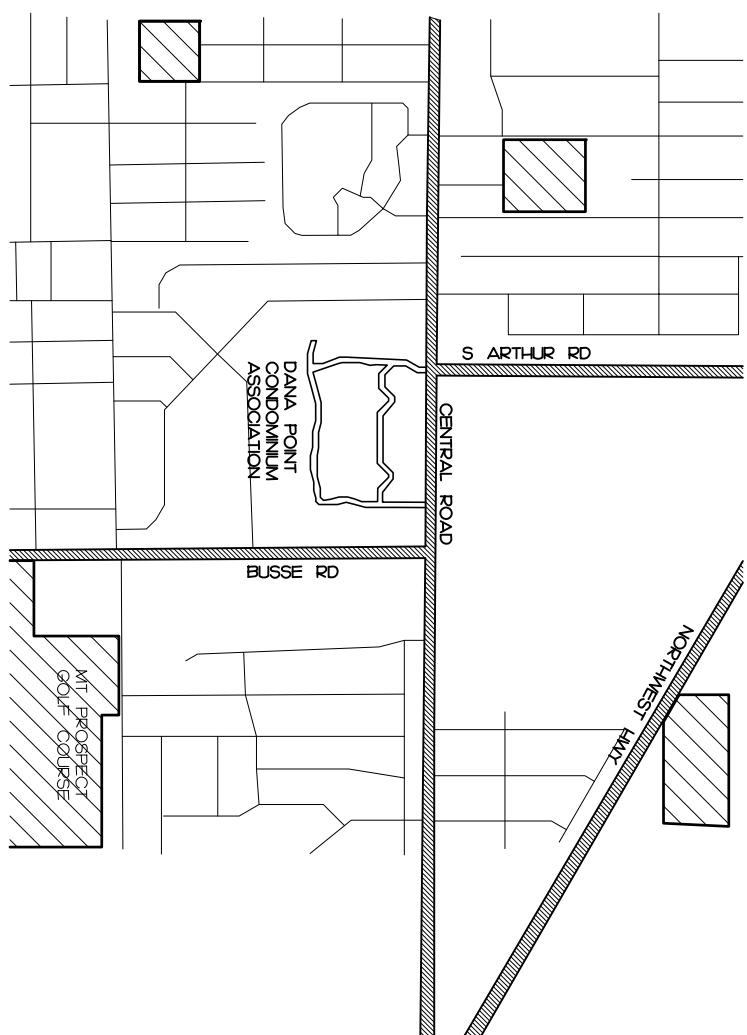


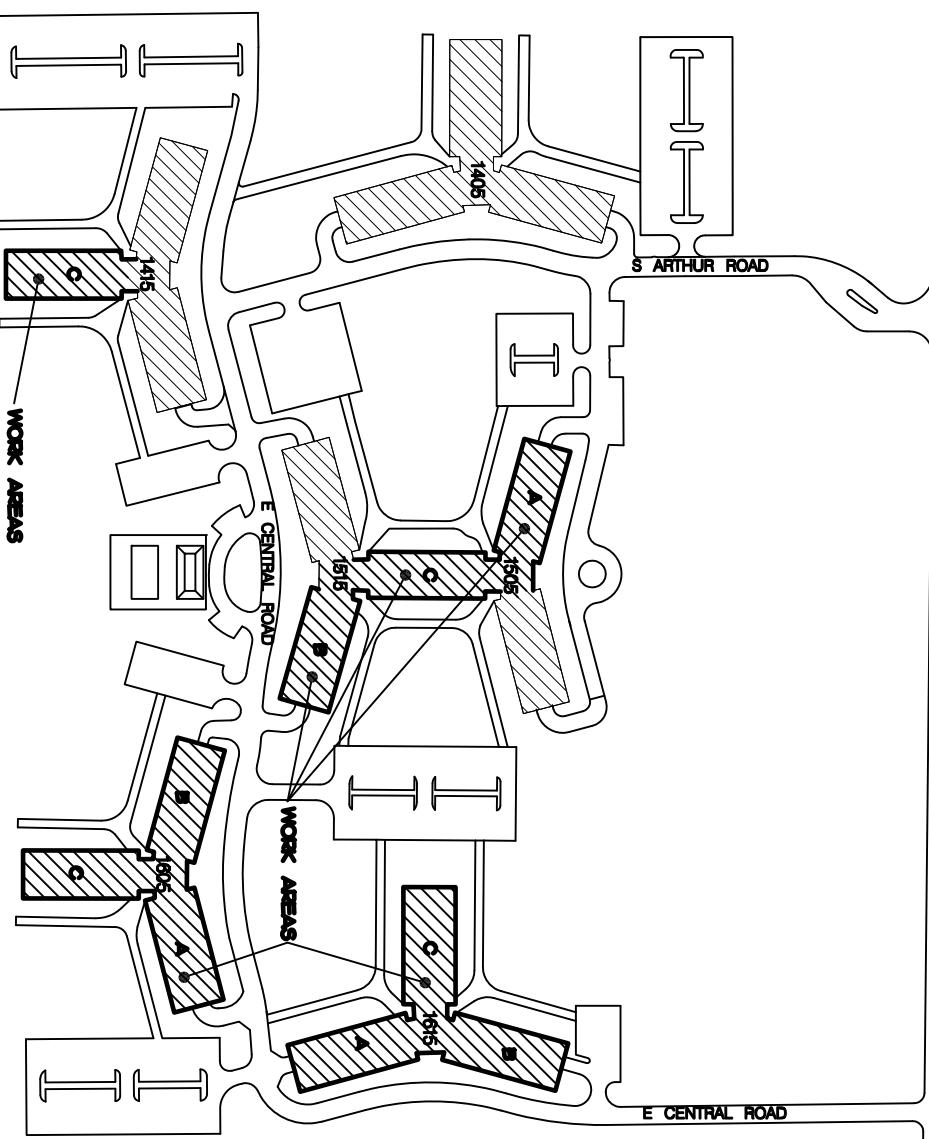
# DANA POINT

1615, 1605, 1515, 1505 AND 1415  
EAST CENTRAL ROAD  
ARLINGTON HEIGHTS, ILLINOIS



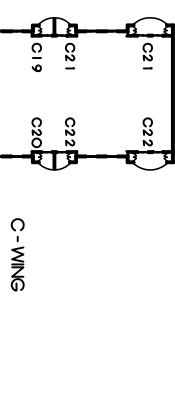
## LOCATION MAP

NTS

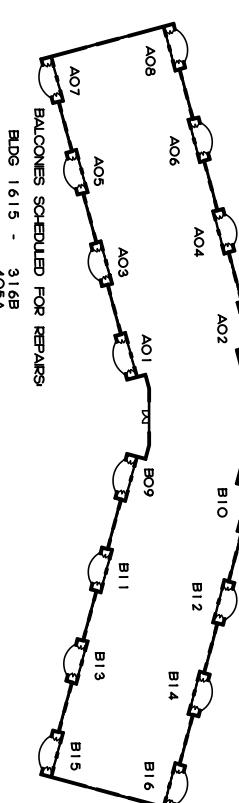


CENTRAL ROAD

TYPICAL BUILDING PLAN INCLUDES  
BALCONIES ON THE 2ND, 3RD  
AND 4TH FLOORS OF EACH WING  
OF THE BUILDING



BALCONIES SCHEDULED FOR REPAIRS



BALCONY ROOF OVERHANGS SCHEDULED FOR REPAIRS



BALCONY ROOF OVERHANGS SCHEDULED FOR REPAIRS



BALCONY ROOF OVERHANGS SCHEDULED FOR REPAIRS

## INDEX

- AO. 1 - LOCATION MAP, SITE PLAN
- AO. 2 - PLANS, SECTIONS
- AO. 3 - DETAILS

## GOVERNING BUILDING CODES

BOCA NATIONAL BUILDING CODE / 996  
INTERNATIONAL PROPERTY MAINTENANCE CODE / 2003  
ARLINGTON HEIGHTS MUNICIPAL CODE

COOK COUNTY  
ELK GROVE TOWNSHIP  
VILLAGE OF ARLINGTON HEIGHTS

FLOOR AREA' BUILDING 1415 128,304 SQUARE FEET  
BUILDING 1505 86,458 SQUARE FEET  
BUILDING 1515 128,304 SQUARE FEET  
BUILDING 1605 128,304 SQUARE FEET  
BUILDING 1615 128,304 SQUARE FEET

BLDG 1605 - 213B 219C 220 1/2C  
BLDG 1615 - 301A 403A 408A 422-1/2C  
BLDG 1605 - 301A 403A 408A 422C  
BLDG 1515 - 405B 415B 419C 421C  
BLDG 1505 - 404A 404A 419C 421C

PROVIDE SCAFFOLD FOR ACCESS TO WORK AREAS.  
PROTECT BUILDING ELEMENTS, OCCUPANTS, VISITORS,  
VEHICLES, LAWN, LANDSCAPING AND PAVEMENT AREAS.  
REMOVE ALL DAMAGED CONCRETE BEING CAREFUL NOT  
TO CUT ANY OF THE EXISTING REINFORCING STEEL DURING  
REMOVAL OF CONCRETE.  
THOROUGHLY SANDBLAST STEEL BARS TO REMOVE ALL  
RUST AND UNSOUND CONCRETE.  
COAT ALL EXPOSED REINFORCING BARS WITH EPOXY.  
INSTALL STAINLESS STEEL PINN AS DIRECTED.  
PLACE CONCRETE PATCH MATERIALS IN ACCORDANCE  
WITH SPECIFICATIONS  
ROUT AND CAULK ALL NEW PATCH PERIMETERS  
REMOVAL OF EXISTING MEMBRANE MATERIAL AND  
INSTALLATION OF NEW TRAFFIC BEARING WATERPROOF  
MEMBRANE TO BALCONY TOPS AND EDGES.  
PAINT UNDERSIDES OF BALCONIES THAT RECEIVED REPAIRS  
REMOVAL AND REINSTALLATION OF EXISTING RAILING  
SYSTEM AS INCIDENTAL TO CONCRETE REPAIRS.

## SCOPE OF WORK

REMOVES ALL EXISTING REINFORCING BARS.  
PLACE CONCRETE PATCH MATERIALS IN ACCORDANCE  
WITH SPECIFICATIONS  
ROUT AND CAULK ALL NEW PATCH PERIMETERS  
REMOVAL OF EXISTING MEMBRANE MATERIAL AND  
INSTALLATION OF NEW TRAFFIC BEARING WATERPROOF  
MEMBRANE TO BALCONY TOPS AND EDGES.  
PAINT UNDERSIDES OF BALCONIES THAT RECEIVED REPAIRS  
REMOVAL AND REINSTALLATION OF EXISTING RAILING  
SYSTEM AS INCIDENTAL TO CONCRETE REPAIRS.

## SITE DATA

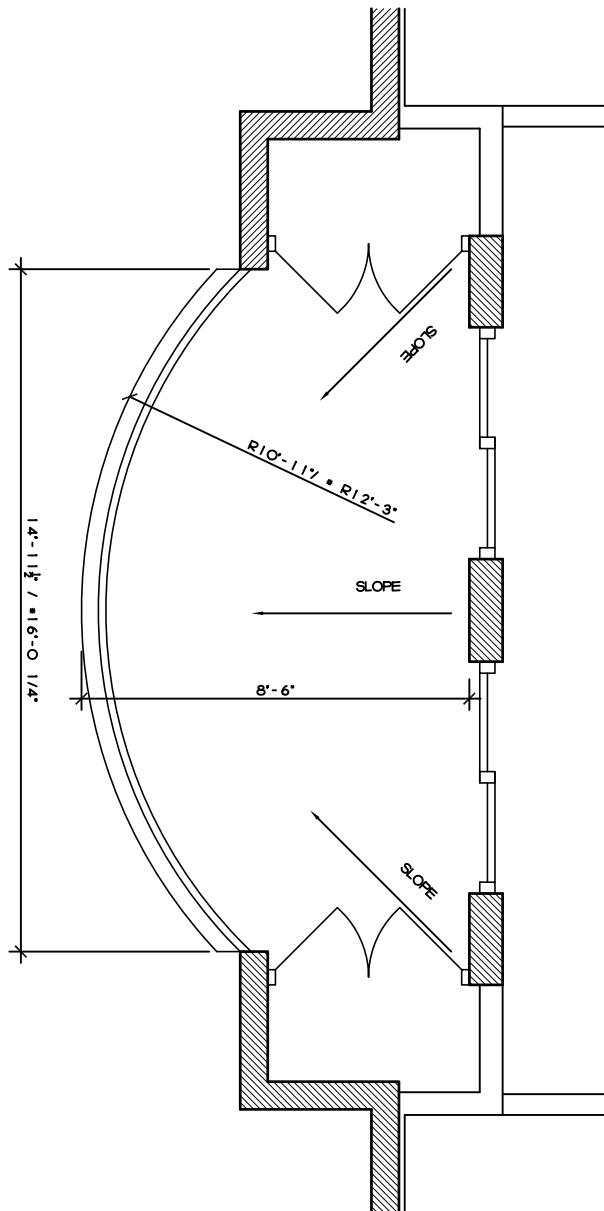
## GOVERNING BUILDING CODES

## SITE DATA

**- STANDARD BALCONY PLAN**

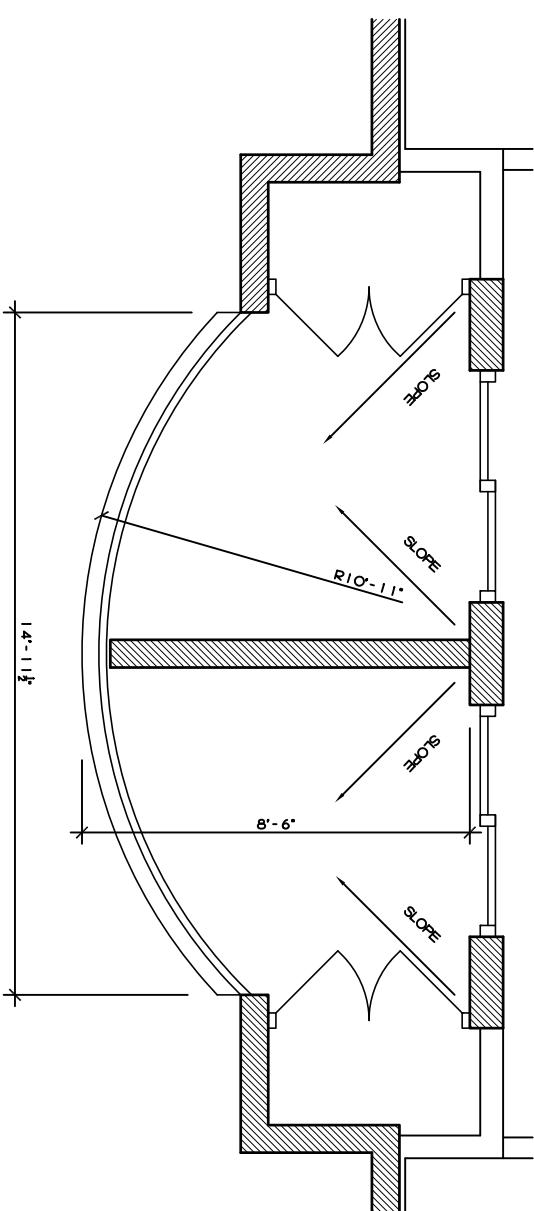
**STANDARD BALCONIES:** \*  
1615-405A      **CORNER BALCONIES:** 1615-316B

1605-403A  
1605-404A  
1605-406A  
1605-411B  
1605-419C  
1605-3  
1605-3  
1605-4  
1605-4  
1605-4



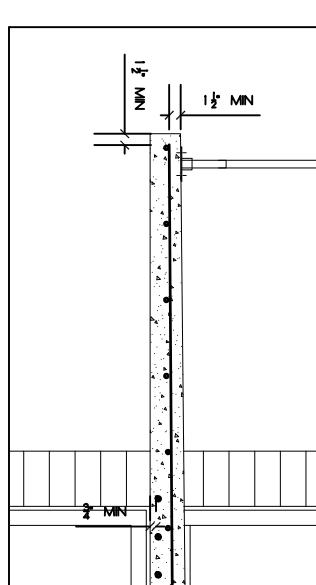
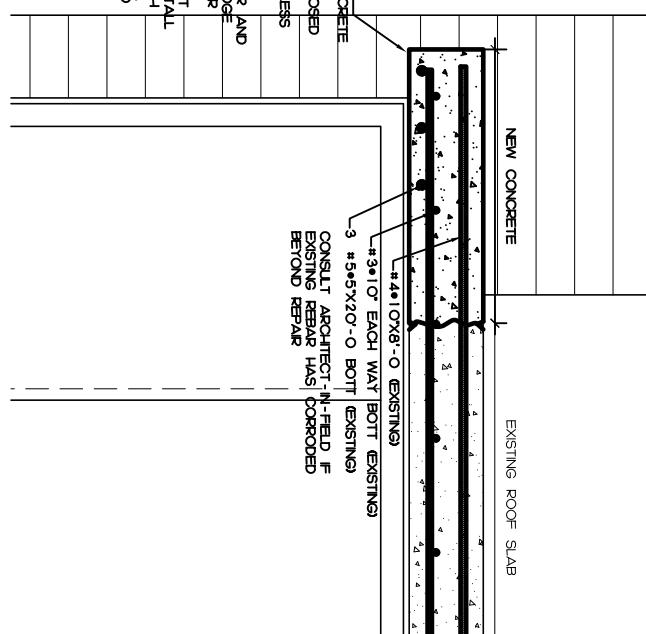
**1A DIVIDED BALCONY PLAN**

DIVIDED BALCONIES



**3**  
1'-2" - 1'-0"  
**BUILDING SECTION AT BALCONY ROOF OVER-HANG**

BAGE SI ÅB BERÄBRE



**CONCRETE COVER REQUIRED A  
REINFORCING BARS**

TOP OF SLAB = 1-1/2" MIN  
SLAB EDGES - 1-1/2" MIN  
UNDERSIDE OF SLAB - 3/4" MIN

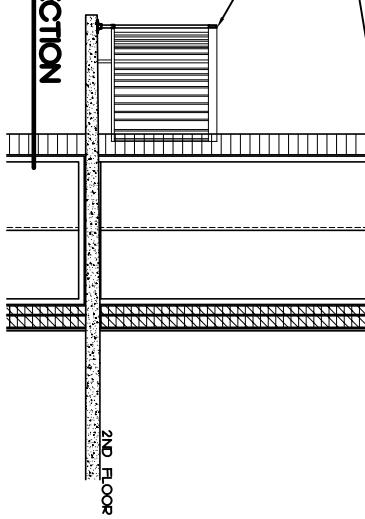
THESE DRAWINGS ARE TO BE WORKED WITH PROJECT SPECIFICATIONS DATED JUNE 27, 2013  
ALL WORK TO BE PERFORMED IN A WORKMAN LIKE MANNER MEETING ALL APPLICABLE INDUSTRY STANDARDS.  
ALL BUILDING PLANS SHOWN ARE COMPILED FROM SOURCES BELIEVED TO BE ACCURATE. HOWEVER THE INFORMATION SHOWN ON THESE PLANS IS SCHEMATIC AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROPER DIMENSIONS, SIZES, QUANTITIES AND EXTENT OF WORK. CONTRACTOR IS TO BE AWARE OF ALL EXISTING CONDITIONS.

**2**  
3/8" - 1'-0  
**BALCONY SECTION**

3/8" - 1'-C

**BALCONY SECTION**

The diagram shows a cross-section of a balcony. On the left, a vertical railing is shown with a bracket pointing to it and the text: "RAILING TO BE REMOVED AND RESET AFTER BALCONY CONCRETE WORK IS COMPLETE AS NECESSARY". The main structure consists of a thick concrete slab supported by columns. A bracket on the right side points to the top surface of the slab with the text: "TRAFFIC COATING MEMBRANE AFTER NEW CONCRETE HAS CURED AND SET APPLY NEW MEMBRANE TO TOP AND EDGE SURFACES AND PAINT TO BOTTOM SURFACE". A small arrow at the bottom right points to the text "3RD FLOOR".



AOZ

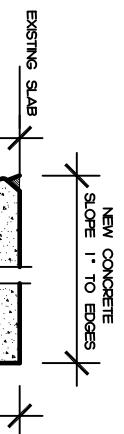
**GENERAL NOTES:**

THESE DRAWINGS ARE TO BE WORKED WITH PROJECT SPECIFICATIONS DATED JUNE 27, 2013  
ALL WORK TO BE PERFORMED IN A WORKMAN LIKE MANNER MEETING ALL APPLICABLE INDUSTRY STANDARDS.  
ALL BUILDING PLANS SHOWN ARE OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE. HOWEVER, THE INFORMATION SHOWN ON THESE PLANS IS SCHEMATIC AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROPER DIMENSIONS, SIZES, QUANTITIES AND EXTENT OF WORK.  
CONTRACTOR IS TO BE AWARE OF ALL EXISTING CONDITIONS.  
CONTRACTOR TO FOLLOW MANUFACTURERS RECOMMENDED PREPARATION AND DETAILING.

**CONCRETE BALCONY REPAIRS  
DANA POINT CONDOMINIUM ASSOCIATION  
ARLINGTON HEIGHTS, ILLINOIS**

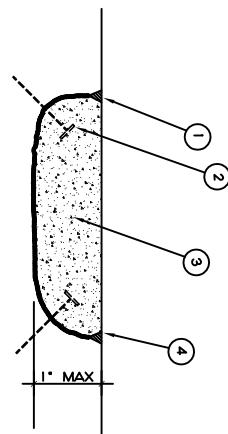
REVISIONS

Copyright 2013



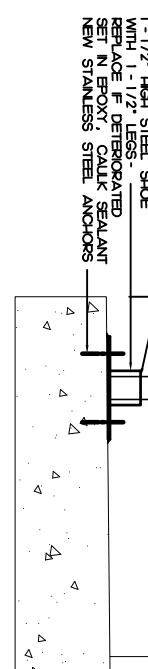
SAW-CUT PERIMETER OF WORK ZONE  
BALCONY REPLACEMENT AREA  
DRILL AND EPOXY SET STAINLESS STEEL PIN AS DIRECTED BY ARCHITECT  
AND OTHER N. THE FULL EPOXY  
CAN EXPOSE REBAR AND EDGE  
EXPOSED CONCRETE  
INSTALLED FORMWORK AND POLISH NEW  
CONCRETE, SMOOTH TO MATCH NEW  
ROUT PERIMETER OF CONCRETE  
REPLACEMENT AREA AND INSTALL  
JOINT SEALANT TOOLED FLUSH

**1 FULL DEPTH REPLACEMENT**

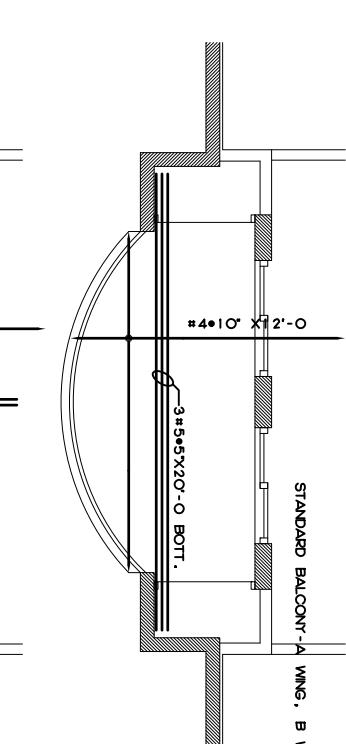


RE-ANCHOR RAIL TO EXISTING  
MASONRY WALL WITH NEW  
STAINLESS STEEL ANCHORS

**6 RAIL POST RE-INSTALLATION**



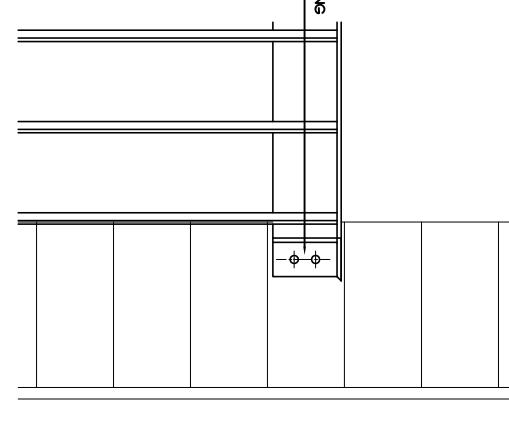
DIVIDED BALCONY - C WING



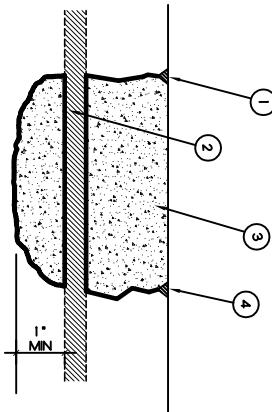
**7 EXISTING REINFORCING LAYOUT**

EXISTING REINFORCING LAYOUT PROVIDED BY OTHERS.  
IF LAYOUT DIFFERS FROM AS SHOWN, CONTRACTOR  
WILL BE REQUIRED TO NOTIFY ARCHITECT.  
ADDITIONALLY IF EXISTING REINFORCING BAR IS SEVERELY  
DETERIORATED NOTIFY ARCHITECT IN THE FIELD.

**5 RAILING WALL RE-INSTALLATION**



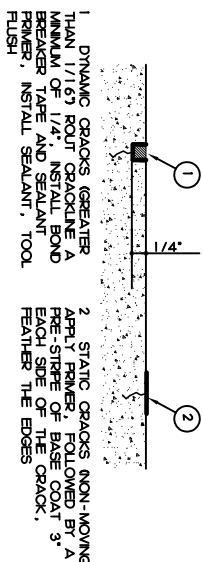
**2 SHALLOW CONCRETE REPAIRS**



1. SAW-CUT PERIMETER OF PATCH AREA
2. SAND BLAST AND CLEAN EXPOSED REINFORCING STEEL, BEFORE EPOXY COATING
3. DEEP CONCRETE REPAIRS MUST BE FORMED.
4. ROUT PERIMETER OF PATCH AND INSTALL JOINT SEALANT TOOLED FLUSH

NTS

**4 CONCRETE CRACK REPAIR**



1. SAW-CUT PERIMETER OF PATCH AREA
2. SAND BLAST AND CLEAN EXPOSED REINFORCING STEEL, BEFORE EPOXY COATING
3. DEEP CONCRETE REPAIRS MUST BE FORMED.
4. ROUT PERIMETER OF PATCH AND INSTALL JOINT SEALANT TOOLED FLUSH

**3 DEEP CONCRETE REPAIR**

NTS