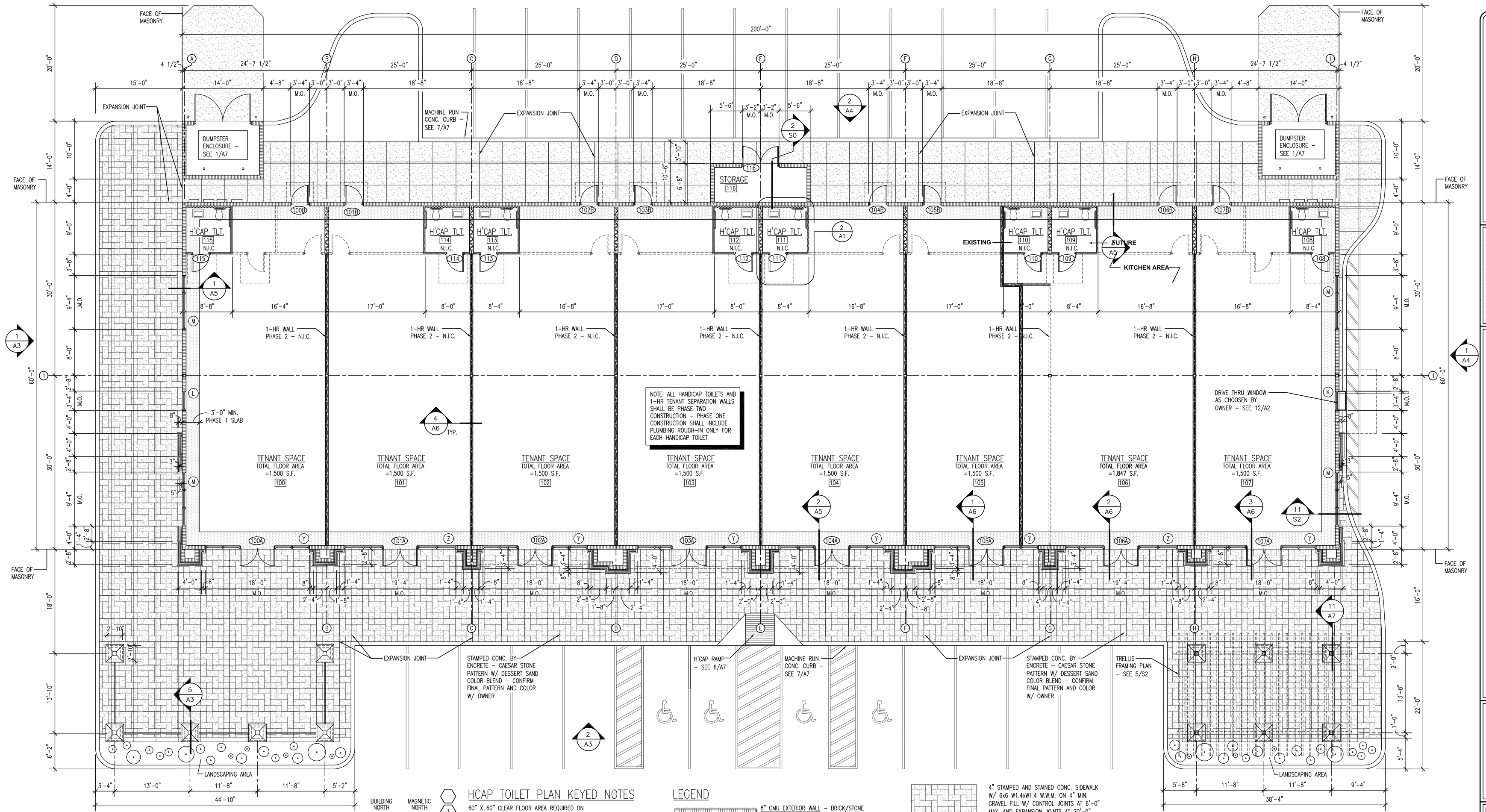
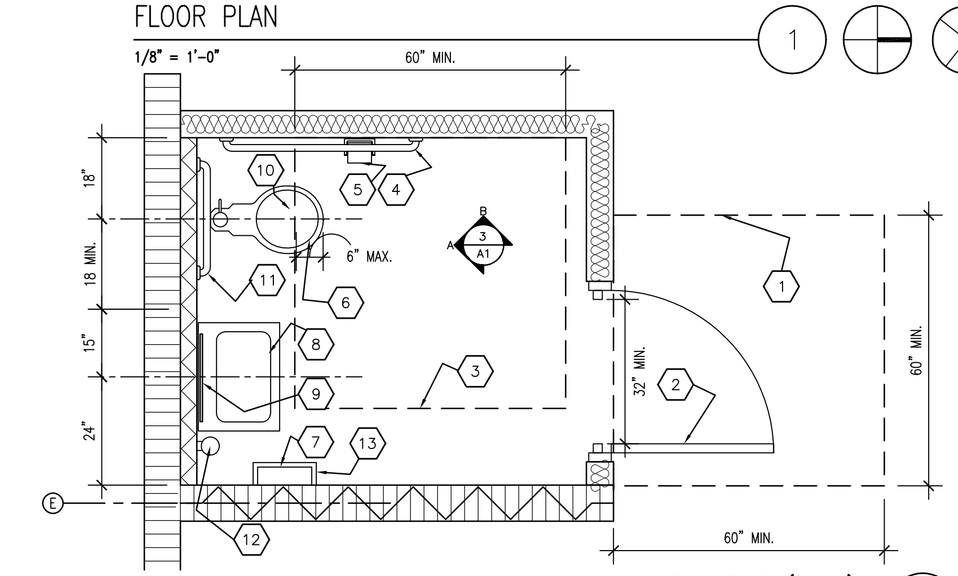


FLOOR PLAN

1/8" = 1'-0"



TYPICAL HANDICAP INDIVIDUAL TOILET ROOM PLAN – PHASE 2 (N.I.C)

1/2" = 1'-0"

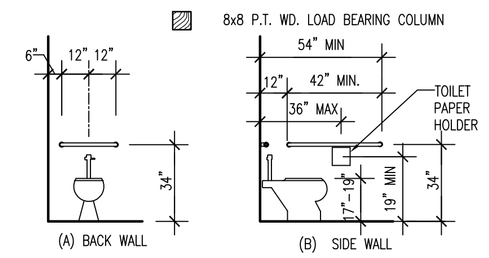
DRAWING FOR PLUMBING ROUGH-IN ONLY

HCAP TOILET PLAN KEYED NOTES

1. 60" X 60" CLEAR FLOOR AREA REQUIRED ON PULL SIDE OF DOOR
2. DOOR SHALL SWING OUT AND BE EQUIPPED WITH A PRIVACY LOCK
3. 60" X 60" CLEAR FLOOR AREA REQUIRED INSIDE TOILET ROOM
4. 42" GRAB BAR STARTING AT 12" MAX FROM REAR WALL MOUNTED 34" A.F.F. – SEE 3B/A1
5. TOILET TISSUE DISPENSER WITH CENTERLINE OF TISSUE ROLL 19" A.F.F. MIN & 36" MAX FROM WALL AT REAR OF TOILET
6. REQUIRED CLEAR AREA MAY EXTEND MAX 6" INTO TOE SPACE UNDER WC WITH MIN. HEIGHT 8 3/4", PROVIDED BASE/PEDASTLE DOES NOT INTERFERE WITH CLEAR AREA
7. PAPER TOWEL DISPENSER W/ OPERATING MECHANISM AND DISPENSING SLOT AT 48" MAX A.F.F.
8. RIM OF ACCESSIBLE SINK SHALL BE 34" MIN TO 36" MAX. A.F.F. AND THERE SHALL BE KNEE & TOE SPACE AS REQUIRED BY NCSBC VOL. 1-C SECTION 4.6.6. THE TAILPIECE, TRAP, WATER SUPPLY LINES & VALVES SHALL BE WRAPPED WITH INSULATION EQUAL TO BROCAR PRODUCTS INC. "TRAP WRAP."
9. MIRROR – BOTTOM SHALL BE 9" MIN TO 44" MAX A.F.F. TOP SHALL BE 72" MIN A.F.F.
10. ACCESSIBLE WATER CLOSET. RIM OF TOILET SEAT SHALL BE 16 1/2" MIN TO 19 1/2" MAX A.F.F. FLUSHING MECHANISM SHALL BE 44" MAX A.F.F.
11. 24" GRAB BAR STARTING 6" FROM SIDE WALL MOUNTED 34" A.F.F. – SEE 3A/A1
12. SOAP DISPENSER W/ OPERATING MECHANISM ETC. AT 48" A.F.F. MAX.
13. WASTE RECEPTACLE WITH TOP OF RECEPTACLE AT 48" A.F.F. MAX.

LEGEND

- 8" CMU EXTERIOR WALL – BRICK/STONE VENEER ANCHORED W/ HOT DIPPED GALV. TIES @ 16" O.C. E.W. OVER 1" MIN. AIRSPACE OVER DAMPROOFING ON 8" CMU. ALL INTERIOR FACES OF EXTERIOR CMU WALLS @ TENANT SPACES SHALL BE FURRED OUT W/ 1/2" GYP. BOARD OVER 7/8" METAL FURRING STRIPS @ 24" O.C. WITH RIGID INSULATION BETWEEN FURRING STRIPS (**PHASE 2 – N.I.C.**)
- 8" CMU EXTERIOR WALLS – ALL INTERIOR FACES OF EXTERIOR CMU WALLS SHALL BE FURRED OUT W/ 1/2" GYP. BOARD OVER 7/8" METAL FURRING STRIPS @ 24" O.C. WITH RIGID INSULATION BETWEEN FURRING STRIPS (**PHASE 2 – N.I.C.**)
- 1/2" GYP. BD. ON EACH SIDE OF 3 5/8" 20 GA STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUA BLANKETS BETWEEN STUDS (**PHASE 2 – N.I.C.**)
- 8" CMU SHEAR WALL – SEE 1/S0 AND 1/S2
- 1 HOUR WALL (**PHASE 2 – N.I.C.**) – 5/8" TYPE "X" FIRE RATED GYP BD. ON EA SIDE OF 6" MTL STUDS @ 16" O.C. – CONSTRUCT IN ACCORDANCE W/ U.L. DESIGN # U465 – EXTEND AND SEAL TO DECK ABOVE – SEE 4/A6
- FURR OUT WALL (**PHASE 2 – N.I.C.**) – 1/2" GYP. BD. OVER 3 5/8" 20 GA. MTL. STUDS ON 8" CMU WALL FOR PLUMBING IN BATHROOM AREAS
- WALL PER TENANT FINISH-OUT – THESE WALLS ARE ONLY IN APPROX. LOCATION FOR PHASE 2 CONSTRUCTION
- 4" STAMPED AND STAINED CONC. SIDEWALK W/ 6x6 W1.4xW1.4 W.W.M. ON 4" MIN. GRAVEL FILL W/ CONTROL JOINTS AT 6'-0" MAX. AND EXPANSION JOINTS AT 20'-0" O.C. MAX – CAESAR STONE PATTERN W/ DESERT TAN COLOR BLEND – CONFIRM FINAL COLOR AND PATTERN W/ OWNER
- 4" CONC. SIDEWALK W/ 6x6 W1.4xW1.4 W.W.M. ON 4" MIN. GRAVEL FILL W/ CONTROL JOINTS AT 6'-0" MAX. AND EXPANSION JOINTS AT 20'-0" O.C. MAX
- REINFORCED CMU PIER W/ STONE VENEER
- 8x8 P.T. WD. LOAD BEARING COLUMN



(A) BACK WALL (B) SIDE WALL

GRAB BAR AND FIXTURE MOUNTING DETAILS – PHASE 2 (N.I.C.)

1/4"=1'-0"

DRAWING IS FOR PLUMBING AND BLOCKING ROUGH-IN ONLY

NOTE! SEE SITE PLAN BY OTHERS FOR ALL FINAL GRADING, PAVING, AND DRAINAGE SPECIFICATIONS – ARCHITECT ASSUMES NO RESPONSIBILITY FOR SITE DESIGN.

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.

2. THE INTENT OF THE DRAWINGS IS THAT ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO STANDARD BUILDING CODE, A.C.I., A.I.S.C., A.W.S., AND ALL OTHER APPLICABLE CODES.

3. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. (WALL WHICH SUPPORT JOISTS, RAFTERS, ETC., AND ARE LATERALLY SUPPORTED BY SAME SHALL BE BRACED UNTIL ALL CONSTRUCTION IS COMPLETED.

4. ALTHOUGH THE ARCHITECT HAS ATTEMPTED TO SHOW ALL CONSTRUCTION, ARCHITECT AND CONTRACTOR ARE TO COORDINATE ANY AREAS NOT NOTED ON THE DRAWINGS. ANY ADDITIONAL INFORMATION REQUIRED WILL BE PROVIDED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL VERIFY ALL WALL LOCATIONS, THICKNESSES, AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

6. ALL FINAL ELECTRICAL AND MECHANICAL CONNECTIONS TO BE MADE BY CONTRACTOR.

7. ALL ITEMS NOTED TO BE DESIGNED BY OWNER, OTHERS, OR MANUFACTURER SHALL BE DESIGNED AND/OR ENGINEERED BY OTHERS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THESE ITEMS.

8. CONTRACTOR SHALL VERIFY AND COORDINATE ALL BLOCKING AND SUPPORT REQUIREMENTS FOR ALL EQUIPMENT AND CASEWORK WITH OWNER AND SUPPLIER PRIOR TO INSTALLATION OF METAL STUDS AND/OR GYP BOARD.

9. PROVIDE AND INSTALL 22 GA. HOT DIPPED GALVANIZED BRICK TIES @ 16" O.C. VERT. AND 16" O.C. HORIZ. @ ALL BRICK VENEER/STUDWALL LOCATIONS

10. SUITABILITY OF SITE SOIL FOR CONSTRUCTION SHALL BE DETERMINED BY OTHERS. MECHANICALLY COMPACTED SOIL SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNDER SIDEWALK AND PAVING AREAS IN ACCORDANCE WITH ASTM D-698. ARCHITECT ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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THE DESIGN PROFESSIONAL WAIVES ANY AND ALL LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN ISSUES PROVIDED BY THE DESIGN PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY DISCREPANCIES, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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DRAWING NAME:
FLOOR PLAN, NOTES AND DETAILS

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REVISION DATE:

DATE:	06/22/06
DRAWN BY:	BTP
COMM. NO:	0518C
SHEET: 2 OF 12	DRAWING NO: A1