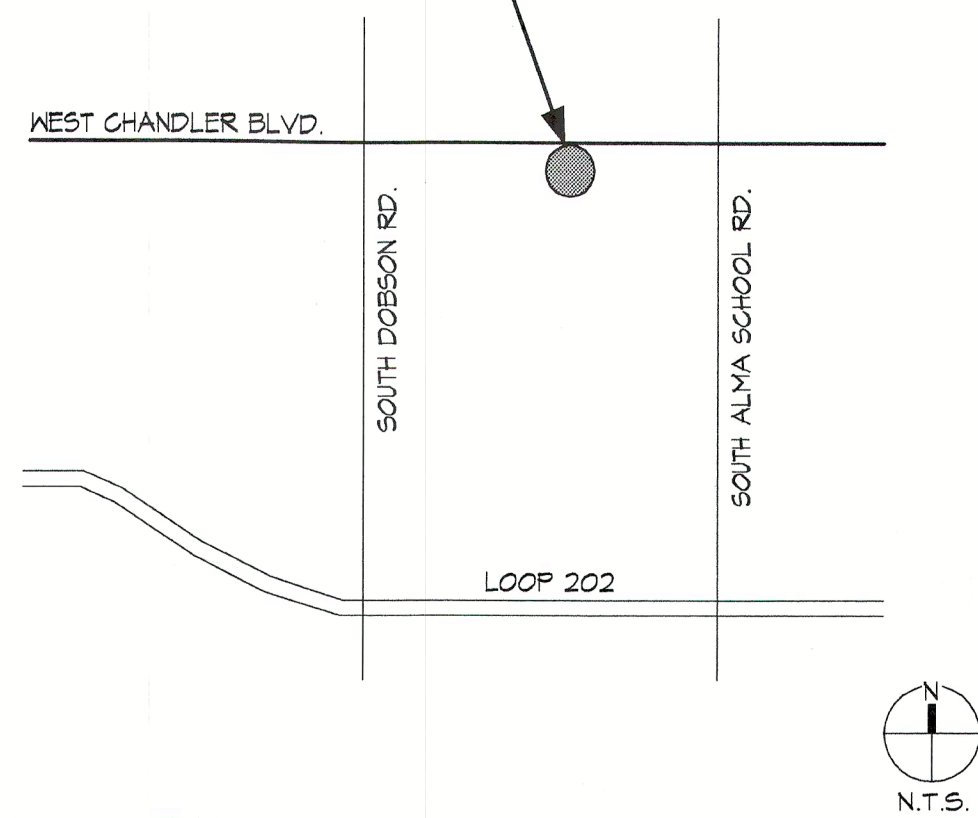




**LOCATION MAP**

**PROJECT LOCATION**  
1445 N. CHANDLER BLVD.  
BUILDING "B"



**PROJECT DATA**

**PROJECT ADDRESS:** REGENCY PARK  
1445 WEST CHANDLER BLVD., BUILDING "B"  
CHANDLER, AZ

**OWNER:** J & A DAY, L.L.C.  
850 EAST MEAD DRIVE  
CHANDLER, AZ 85249  
CONTACT: JUDITH PENDLETON 602-524-8789

**TENANT:** PENDLETON PEDIATRICS

**PROJECT AREA:** 4,942 S.F.

**OCCUPANT LOAD:** 4442 S.F. / 100 = 44 (1 EXIT REQUIRED)

**OCCUPANCY:** B (MEDICAL OFFICE)

**CONSTRUCTION TYPE:** V-B (A.F.E.S.)

**PROPERTY ZONING:** PAD C-2

**FIRE SPRINKLERS:** YES

**FIRE ALARMS:** UNDER SEPARATE PERMIT

**BUILDING CODES:** ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:  
2009 IBC, 2009 IMC, 2009 IPC, 2002 NEC, 2009 IFGC, 2009 IFG, 1992 ADAAG

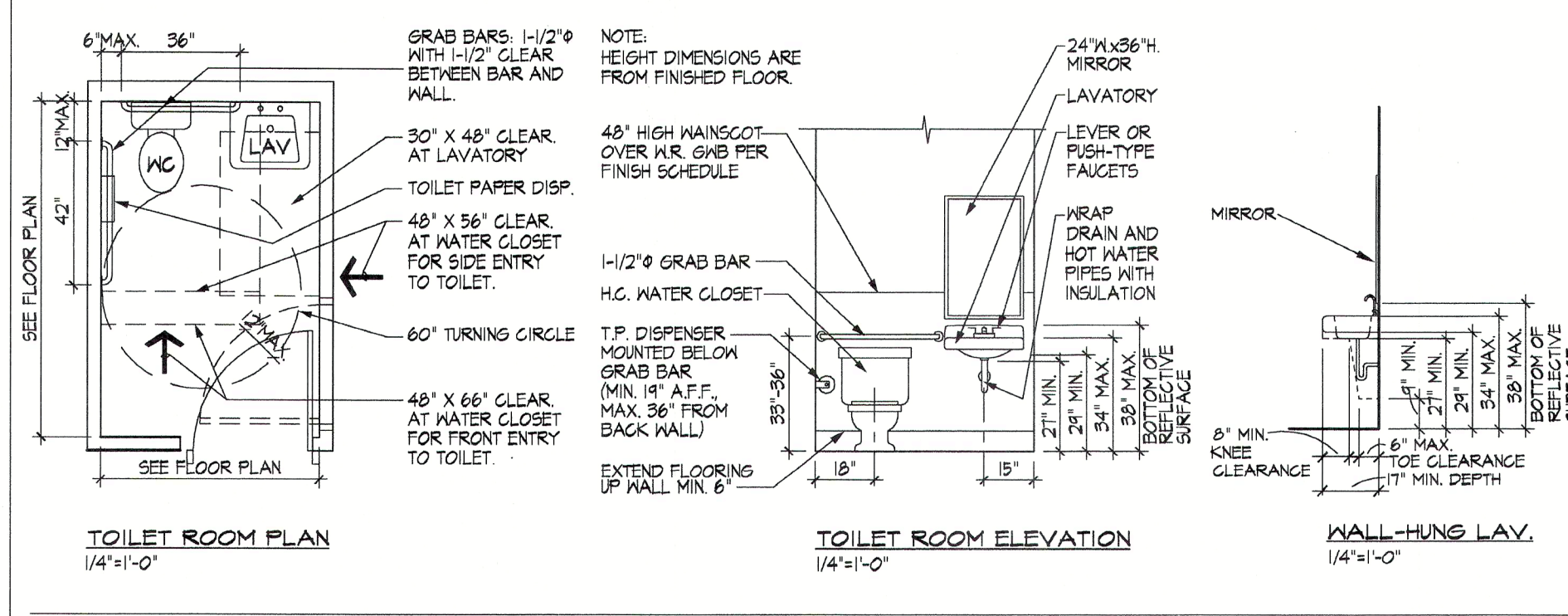
**PARKING REQUIRED:** 4442 SF / 200 = 22 SPACES, INCLUDING 1 HANDICAP ACCESSIBLE SPACE.

**PARKING PROVIDED:** EXCEEDS 25

**SHEET INDEX**

- A-1 — PROJECT DATA, LOCATION MAP, FLOOR PLAN & NOTES, TYPICAL TOILET INFO.
- A-2 — REFLECTED CEILING PLAN & NOTES, CEILING DETAILS, PARTITION DETAILS.
- A-3 — INTERIOR ELEVATIONS, FINISH SCHEDULE.
- A-4 — PROJECT GENERAL NOTES, ARCHITECTURAL SPECIFICATIONS.
- M1 — MECHANICAL PLAN, NOTES, OSA CALCS.
- M2 — MECHANICAL SCHEDULE, DETAILS, SPECIFICATIONS.
- P1 — PLUMBING PLAN, NOTES.
- P2 — PLUMBING FIXTURE SCHEDULE, WATER CALCS, DETAILS, SPECIFICATIONS.
- E1 — POWER PLAN, NOTES.
- E2 — LIGHTING PLAN.
- E3 — PANEL SCHEDULES, FIXTURE SCHEDULES, ONE-LINE DIAGRAMS, ELECTRICAL CALCS.
- FPI — FIRE SPRINKLER PLAN, DETAILS.
- FP2 — FIRE SPRINKLER SPECS.

**TYPICAL ADA TOILET ROOM INFORMATION**



| DESCRIPTION                                 | MOUNTING HEIGHT  | REMARKS  |
|---|--|--|
| Accessible Water Closet                     | Top of seat at 17" - 19" AFF. Controls at 44" max. AFF.                                  | Controls for flush valves shall be mounted on wide side of toilet stall. Required force to operate controls shall not exceed 5 lbf.  |
| Accessible Urinal                           | Top of rim at 17" max. AFF. Controls at 44" max. AFF.                                    | Required force to operate controls shall not exceed 5 lbf. Clearance between bottom of apron and fin. Fl. shall be 24" min. and knee clearance of 21" min. shall extend 8" min. under edge of lav. Insulate exposed hot water and drain pipes under lav. to protect against contact. |
| Accessible Lavatory                         | Top of rim shall be mounted at 54" max. AFF.   | No shelf at accessible lavatory.   |
| Accessible Mirror                           | Bottom edge of reflecting surface at 58" max. A.F.F.                                     | No shelf at accessible lavatory.   |
| Grab Bar                                    | 39" - 56" AFF  | Lengths per plan.  |
| Hand Blow Dryer                             | 40" A.F.F. to controls.  | Mount below grab bar.  |
| Toilet Paper Dispenser in accessible stall. | Bottom of unit at 14" min. A.F.F. and max. 56" from the rear wall.                       |  |
| Sanitary Napkin Dispenser (and Disposal)    | 34" to top of unit. 48" max. to highest operable part. 15" min. to lowest operable part. |  |

**ADDITIONAL NOTES:**

- GENERAL INFORMATION ONLY - REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL LAYOUT AND DIMENSIONS PERTAINING TO THIS PROJECT.
- INFORMATION STILL APPLICABLE FOR OPPOSITE-HAND TOILET ROOM.
- MINIMUM TOILET ACCESSORIES TO BE PROVIDED AND INSTALLED FOR THIS PROJECT ARE: GRAB BARS, TOILET TISSUE DISPENSER, MIRROR, AND PAPER TOWEL DISPENSER. MOUNT TOILET ROOM ACCESSORIES AT HEIGHTS SHOWN ON ADJACENT TABLE.
- NOT ALL ACCESSORIES LISTED IN THE TOILET ROOM MOUNTING TABLE MAY APPLY TO THIS PROJECT.
- REFER TO ARCHITECTURAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**FLOOR PLAN LEGEND**

- FLOOR PLAN LEGEND:**
- EXISTING WALL / PARTITION TO REMAIN - SEE ADD'L. FLOOR PLAN NOTES BELOW.
  - NEW INTERIOR PARTITION. REFER TO DETAIL. PROVIDE 6" PARTITIONS AS REQ'D FOR PLUMBING.
  - INTERIOR DOOR/FRAME ASSEMBLY: 3'-0"x1'-0"x1'-3/4" THICK SOLID CORE WOOD IN TIMELY FRAME. SEE DOOR LABEL ON FLOOR PLAN FOR LOCK LOCATIONS AND GENERAL NOTES FOR ADD'L INFO.
  - INTERIOR POCKET DOOR/FRAME ASSEMBLY: 3'-0"x1'-0"x1'-3/4" THICK SOLID CORE WOOD IN FRAME PER SUITE STANDARD. MAINTAIN 52" MIN. CLEAR WHEN FULLY OPEN AND PROVIDE ADA-COMPLIANT HARDWARE.
  - RECESSED ELECTRICAL PANEL(S) IN 6" PARTITION. PAINT PANEL(S) TO MATCH WALL (SEE ELECTRICAL DRAWINGS).
  - PHONE TELEPHONE MOUNTING BOARD UP HIGH - SEE ELEC. PAINT TO MATCH WALL.
  - WATER HEATER - SEE PLUMB. & ELEC.
  - MOP SINK W/ MOP/BROOM SHELF ABOVE AND 48" HIGH FRP MANSCOT TO MOP SINK EDGES - SEE PLUMB.
  - SPECIMEN PASS-THROUGH AT 48" A.F.F. MAXIMUM TO CENTER FOR ADA/CABO/ANSI COMPLIANCE. (DOERRIC B-505 OR EQUAL).
  - SPACE FOR TENANT'S EQUIPMENT / FURNITURE. VERIFY SIZE(S) AND REQUIREMENTS WITH TENANT.
  - TV SHELF PROVIDED & INSTALLED BY CONTRACTOR AT HEIGHT DIRECTED BY TENANT. PROVIDE BACKING/BRACING IN WALL AS REQ'D - SEE ELEC.
  - FIRE EXTINGUISHER (MIN. 2A:10BC) IN SEMI-RECESSED CABINET. SEE SPECIFICATIONS.
  - \* DESIGNATED FIRE EXIT.

**FLOOR PLAN NOTES**

- FLOOR PLAN KEYNOTES:**
1. - EXIST. EXTERIOR WALL / WINDOW ASSEMBLY - TYP.
  2. - EXISTING EXTERIOR DOORS. DOOR IS 36" MIN. WIDE, WITH 1/2" MAX. HEIGHT THRESHOLD.
  3. - BOX AROUND EXISTING STEEL COLUMN/ROOF DRAINS AS TIGHTLY AS POSSIBLE (OR AS SHOWN) TO 6" ABOVE ADJACENT CEILING. TEXTURE, PAINT AND PROVIDE BASE.
  4. - ADA-COMPLIANT TOILET ROOM. SEE TYPICAL TOILET ROOM INFORMATION FOR REQUIRED CLEARANCES AT PLUMBING FIXTURES. SEE GENERAL NOTES FOR ADD'L INFO.
  5. - NEW MILLWORK - TYP. SEE INTERIOR ELEVATION.
  6. - PUBLIC CHECK-IN / CHECK-OUT COUNTER. SEE INTERIOR ELEVATION.
  7. - STAFF WORK COUNTER. SEE INTERIOR ELEVATIONS.
  8. - 9-5/8" HT. STUD PARTITION W/ CONCEALED STL. SUPPORT AS NECESSARY TO SUPPORT COUNTERTOP - TEXTURE, PAINT AND PROVIDE BASE (TYP.). REFER TO TRANS. COUNTER DETAIL IN INTERIOR ELEVATIONS.
  9. - (B) 12" DEEP ADJUSTABLE MELAMINE SHELVES (PROVIDE 6 SHELVES AT MEDS CLOSET) ON HEAVY-DUTY BRACKETS AND STANDARDS.
  10. - REQUIRED CLEARANCES FOR ADA - TYP. REFER TO TYPICAL TOILET ROOM INFORMATION LOCATED ELSEWHERE IN THESE DRAWINGS.
  11. - FIXED TEMP. GLASS WINDOW IN FRAME TO MATCH DOOR FRAMES. HEAD HEIGHT OF WINDOW TO ALIGN WITH HEAD HEIGHT OF DOORS. WINDOW SIZE PER PLAN.
  12. - 6TP. BD. BULKHEAD AT 7'-0" AFF. REFER TO DETAIL.

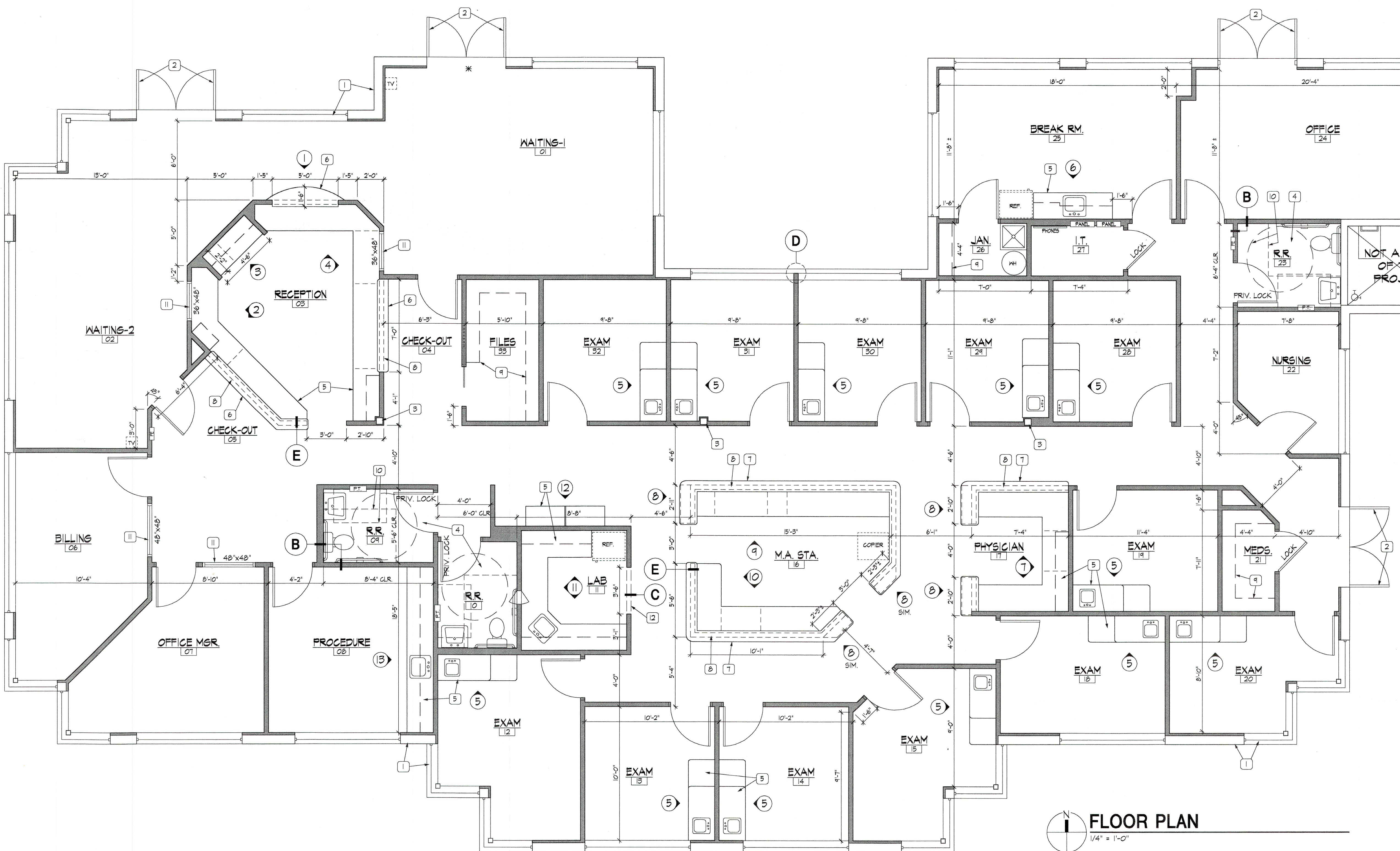
**ADDITIONAL FLOOR PLAN NOTES:**

FURR ALL EXISTING EXTERIOR MASONRY WALLS TO 6" ABOVE ADJACENT CEILING WITH 1-5/8" METAL STUDS, FULL-THICKNESS INSUL. AND 5/8" 6TP. BD. TEXTURE, PAINT AND PROVIDE BASE - TYP.

PROVIDE 6" STUD WALLS FOR ELEC. PANEL(S) AND PLUMBING AT RESTROOMS.

TENANT / OWNER TO PROVIDE ADA-COMPLIANT WATER COOLER IN WAITING ROOM IN LIEU OF DRINKING FOUNTAIN.

PROVIDE A PAPER TOWEL DISPENSER AT ALL SINKS IN PROJECT. REFER TO ARCH. SPECS. MINIMUM ACCESSORIES TO BE PROVIDED AND INSTALLED AT EACH RESTROOM ARE: GRAB BARS, TOILET TISSUE DISPENSER, MIRROR, PAPER TOWEL DISPENSER. REFER TO ARCH. SPECS.



**FLOOR PLAN**  
1/4" = 1'-0"

**TENANT IMPROVEMENT FOR:**  
**PENDLETON PEDIATRICS**  
**REGENCY PARK - BUILDING "B"**  
**1445 WEST CHANDLER BOULEVARD**  
**CHANDLER, ARIZONA**

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NOTICE OF EXTENDED PAYMENT PROVISIONS: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN THIRTY (30) DAYS AFTER IDENTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

**Drawn By:**  
LSC

**Project Number:**  
2006252

**Drawing Number:**  
A-1

**Date:**  
FEB. 5, 2007