

FLOOR PLAN KEY NOTES

NOTE: PATCH GYPSUMBOARD AS REQUIRED AT DEMO'D AREAS.

NOTE: EXTERIOR WINDOWS/STOREFRONT DOORS HAVE SAND/TAN MESH ROLLER SHADES. VERIFY ALL ARE IN PLACE, AND WORKING; REPAIR AS REQUIRED.

NOTE: EXISTING STOREFRONT AND WINDOWS ARE BLACK ANODIZED ALUMINUM. TOP OF WINDOW MULLIONS IS 10'-0". WINDOWS BESIDE DOORS ARE FLOOR TO 10". OTHER WINDOWS ARE 3'-1/4" TO 10", DUAL PANE, TINTED WINDOWS. ALL HAVE INTERMEDIATE MULLIONS, BOTTOM AT 8'-0".

NOTE: CEILING GRIDS (SEPARATE PER ROOM) APPEAR TO ALIGN AND COULD BE PATCHED IN / CONTIGUOUS FOR NEW PARTITIONS TO BE TO UNDERSIDE OF CEILING GRID. IF GRID CANNOT BE CONTIGUOUS, THEN NEW PARTITIONS NEAR DEMO'D PARTITIONS CAN BE THROUGH THE GRID (PER DETAIL 1 / A3.0), TO TIE GRID EACH SIDE INTO.

- ① ALIGN FINISHED FACE OF NEW PARTITION WITH FINISHED FACE OF EXISTING CONSTRUCTION.
- ② NEW PARTITION, CENTERED ON THE MULLION.
- ③ EXISTING STOREFRONT ENTRY DOOR AND SIDELIGHT, IN BLACK ANODIZED ALUMINUM FRAME, WITH SELF-CLOSER AND LOCK, TO REMAIN.
- ④ EXISTING SIDEWALK/LANDINGS, FLUSH TO INTERIOR FLOOR. FLAT SIDEWALK OUT TO FLAT SIDEWALK ALONG PARKING STALLS, WITH CURB CUT AND ADA PARKING STALLS.
- ⑤ PARTITION WITH 36" W. OPENINGS WITH 12" D. PLAS. LAM. COUNTERS AT 34" AND 42" TO DOOR HEIGHT.
- ⑥ LOW PARTITION WITH 12" D. PLAS. LAM. COUNTER AT 42".
- ⑦ 24" D. PLAS. LAM. COUNTER AT 30" W. WITH 16" W. BOX/BOX/FILE PEDESTALS.
- ⑧ BOTTLED WATER COOLER - BY TENANT.
- ⑨ NEW ADA COMPLIANT RESTROOM WITH APPROPRIATE FIXTURES, ACCESSORIES AND CLEARANCES, PROVIDE ADA COMPLIANT SIGNAGE AT DOOR. PROVIDE CERAMIC TILE FLOOR AND HANGING. SEE ENLARGEMENTS AND ELEVATIONS ON A3.0.
- ⑩ NEW ELECTRICAL PANEL.
- ⑪ FIRE EXTINGUISHER CABINET AND 2A:10BC RATED FIRE EXTINGUISHER. MOUNT WITH TOP OF HANDLE AT 44" MAX.
- ⑫ BASE AND UPPER CABINETS AND COUNTER AND SINK TO REMAIN.
- ⑬ DEMO DOOR/FRAME/HARDWARE (SALVAGE FOR REUSE) AND FRAME-IN OPENING.
- ⑭ NEW WATER HEATER AND MOP SINK, TO REMAIN. PROVIDE 4" FRP ON REAR WALL AND MINIMUM 4" ON EACH SIDE WALL.
- ⑮ 6" STUD - THIS WALL (VERIFY IN FIELD).
- ⑯ PARTITION THROUGH GRID, TO UNDERSIDE OF TRUSSES ABOVE, WITH GYPSUMBOARD ON THIS TENANT SIDE ABOVE CEILING GRID.
- ⑰ AT EXISTING PARTITION, ADD STUDS AND ONE LAYER OF GYPSUMBOARD FROM TOP OF CEILING GRID TO UNDERSIDE OF TRUSSES ABOVE.
- ⑱ PARTITION TO 6" H. ABOVE CEILING GRID.

DOOR SCHEDULE

NOTE: ALL HARDWARE SHALL BE SATIN CHROME, SATIN STAINLESS STEEL, SATIN ALUMINUM, ETC.

- (A) EXISTING SUITE ENTRY DOORS
 - 10'-0" TEMPERED GLASS STOREFRONT DOOR IN 10'-0" BLACK ANODIZED ALUMINUM STOREFRONT FRAME
 - INTERIOR PUSHRAIL / EXTERIOR OFFSET 'D' PULL
 - KEYPAD THUMBTURN/DEADBOLT
 - INTERIOR MOUNTED SELF-CLOSER
 - (2) PAIR HINGES
 - 1/2" BEVELED THRESHOLD
- (A1) 4'-0" W. 'A' DOOR
- (A2) 3'-0" W. 'A' DOOR
- (B) NEW SUITE INTERIOR DOORS
 - 3'-0" X 8'-0" X 1-3/4", SOLID CORE, PLAIN SLICED WHITE BIRCH VENEER DOORS WITH MATCHING HARDWOOD STILES ("MASONITE ARCHITECTURAL", "ASPIRO SERIES", PREFINISHED "COCOA BEAN")
 - IN "TIMELY" KNOCK-DOWN 10 ga STEEL FRAME, #1A-B (1-1/2") SNAP-ON CASING, PREFINISHED "ALUMATONE", PREPPED FOR 4-1/2" HINGES AND ANSI 4-7/8" STRIKE
 - SCHEDULE LARGE ANGLED RETURN LEVER HANDLE (3-1/2" ROSETTE) HARDWARE; STANDARD STRIKE
 - (2) PAIR 4-1/2 X 4-1/2 5-KNUCKLE HINGES
 - CONCAVE RUBBER WALL STOP (2-1/4" DIA.; US 26D FINISH, LIGHT GRAY RUBBER)
- (B1) 'B' DOOR WITH PASSAGE FUNCTION LATCHSET
- (B2) 'B' DOOR WITH OFFICE LOCK FUNCTION LOCKSET
- (B3) 'B' DOOR WITH PRIVACY LOCK FUNCTION LOCKSET
- (B4) 'B' DOOR WITH ENTRY LOCK FUNCTION LOCKSET AND INSIDE MOUNT ADA-COMPLYING SELF-CLOSER

FINISH SCHEDULE

NOTE: EXISTING FLOORS, THROUGHOUT, ARE TERRAZZO (I.E. NO FLOORING DEMO), WITH 6" RUBBER COVE BASE. REPAIR GYPSUMBOARD AS MAY BE REQUIRED, TO RECEIVE 4" H. BASE.

FLOORING, THROUGHOUT ALL AREAS OF THE SUITE, SHALL BE LVT: J & J FLOORING "SIGNATURE" #V5018, COLOR: NOTABLE #1000, 4 X 48, INSTALL PER MANUFACTURER'S INSTRUCTION / ADHESIVE. INSTALL RUNNING NORTH/SOUTH, WITH 3/8" OFFSET SEAMS.

RUBBER BASE, THROUGHOUT, SHALL BE NEW, 4" H. RUBBER COVE BASE.

NEW RESTROOMS' CERAMIC FLOOR TILE SHALL BE: DAL TILE, "MAGICA" #1648 MIDNIGHT, UNPOLISHED, 12 X 24. FULL TILE TO START AT THE TOILET CORNER AND RUN FRONT TO BACK (EAST/WEST) IN RUNNING BOND PATTERN.

NEW RESTROOMS' CERAMIC WALL TILE (FULL HEIGHT ON FIXTURE HEAD WALL, TO 5" ON OTHER 3 WALLS) SHALL BE: DAL TILE, "MAGICA" #1647 HAZE, POLISHED, INSTALL RUNNING VERTICAL - WITH JOINTS TO ALIGN WITH FLOOR JOINTS, RUNNING BOND PATTERN.

GROUT (WALLS AND FLOOR) SHALL BE: MAPEI #111 BEIGE SAHARA

ALL GYPSUM BOARD SHALL BE TEXTURED TO MATCH EXISTING (SMOOTH FINISHED) AND PAINTED, WITH TWO COATS, LOW SHEEN ACRYLIC PAINT, UNLESS NOTED OTHERWISE. GYPSUM BOARD RECEIVING WALL COVERING (IF ANY) SHALL BE LEFT UNTEXTURED AND UNPAINTED, AND SHALL BE SIZED AND SEALED AS PER WALL COVERING MANUFACTURER'S SPECIFICATIONS. RESTROOMS SHALL RECEIVE SEMI-GLOSS PAINT.

PAINT, THROUGHOUT ALL AREAS, UNLESS NOTED OTHERWISE, SHALL BE: DUNN EDWARDS "SUPREMA", #DEM 341, SWISS COFFEE

ACCENT PAINT: DUNN EDWARDS "SUPREMA" # (NONE)

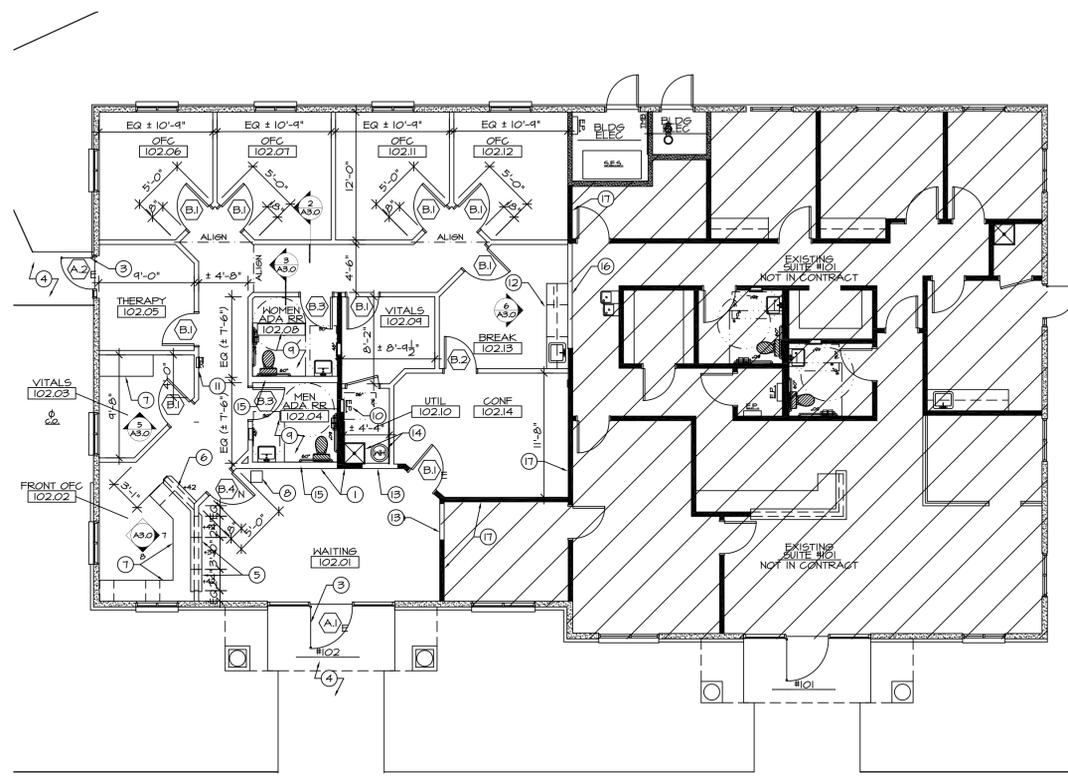
PLASTIC LAMINATE #1 (COUNTERTOPS) SHALL BE: TBD

PLASTIC LAMINATE #2 (CABINETS EXTERIORS) SHALL BE: TBD

DEMOLITION PLAN KEY NOTES

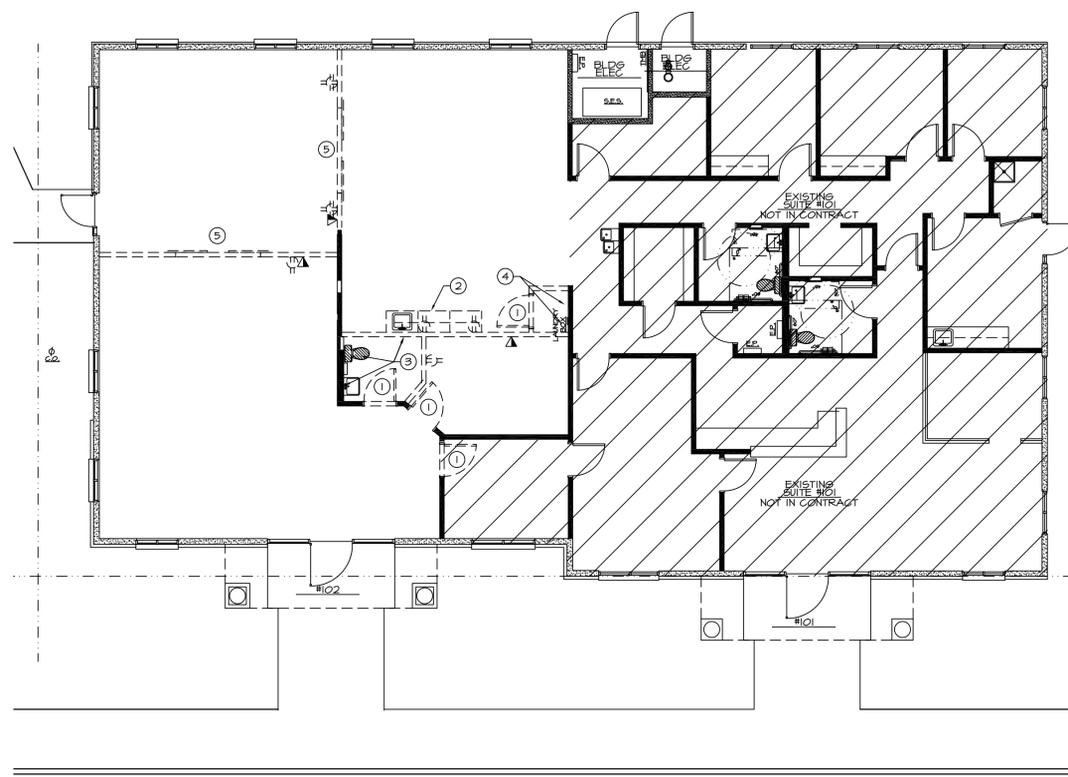
NOTE: DEMO EXISTING CORNER GUARDS AND SALVAGE FOR POTENTIAL REUSE.

- ① DEMO ALL DOORS/HARDWARE/FRAMES, AND STOCKPILE IN ADJACENT VACANT SUITE FOR POTENTIAL REUSE IN THAT SUITE.
- ② SALVAGE MILLWORK AND SINK; AND STOCKPILE IN ADJACENT VACANT SUITE FOR POTENTIAL REUSE IN THAT SUITE.
- ③ CAP WASTE AND WATER AT DEMO'D PARTITION AT THE FLOOR / CEILING. SALVAGE TOILET AND LAVATORY FOR RELOCATION IN NEW BUILD-OUT.
- ④ REVISE LAUNDRY BOX WASTE AND WATER TO BE EXTENDED TO NEW BREAK ROOM SINK. DEMO DRYER VENT/STACK THRU ROOF.
- ⑤ DEMO PAIR OF SLIDING DOOR AND OVERHEAD TRACK; AND STOCKPILE IN ADJACENT VACANT SUITE FOR POTENTIAL REUSE IN THAT SUITE.



FLOOR PLAN

1/8" = 1'-0"



DEMOLITION PLAN

1/8" = 1'-0"

CODE INFORMATION

PROJECT DESCRIPTION: REMODEL OF OFFICE/THERAPY CTR FOR COUNSELING CENTER
 ADDRESS: 36457 N. GANTZEL RD.
 SUITE NUMBER: #102
 SUITE AREA: 1945 SF (GROSS)
 OCCUPANT LOAD: 14
 REQUIRED EXITS: 1
 PROVIDED EXITS: 1
 OCCUPANCY TYPE: 'B'
 CONSTRUCTION TYPE: V-B FULLY SPRINKLERED
 ZONING: CB-2 PAD
 FIRE SPRINKLERS: YES
 FIRE ALARMS: YES
 EMERGENCY LIGHTING: YES
 NUMBER OF STORIES: 1
 AGE OF BUILDING: BUILT IN 2015
 COUNTY ASSESSOR PARCEL: #10H-104-221-400; #102: 104 221 390

PINAL COUNTY BUILDING CODES (PLUS CITY AMENDMENTS)

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

ALL PRODUCTS LISTED BY I.C.C./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.C. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

FIRE SPRINKLER SYSTEM AND/OR FIRE ALARM SYSTEM INSTALLATION/MODIFICATIONS (IF APPLICABLE) APPROVALS ARE NOT INCLUDED UNDER THIS PERMIT; AND SHALL BE DEFERRED SUBMITTALS. BEFORE COMMENCING ANY WORK ON THE FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM, PLANS MUST BE SUBMITTED AND APPROVED BY THE BUILDING SAFETY DIVISION. THE SYSTEM MUST BE INSPECTED AND APPROVED BY BUILDING SAFETY INSPECTION PRIOR TO A CERTIFICATE OF OCCUPANCY.

FIRE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA-13 AND APPENDICES, BY A CERTIFIED AND LICENSED CONTRACTOR OF THE STATE OF ARIZONA.

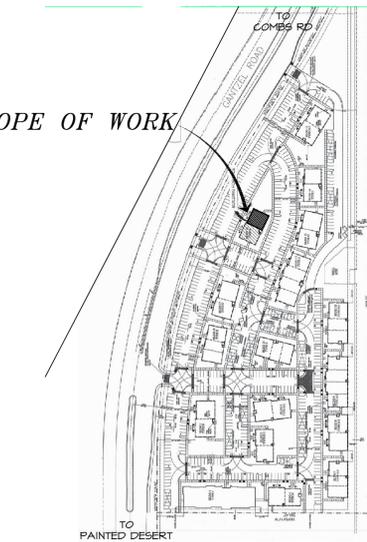
FLOOR PLAN GENERAL NOTES

1. PRIOR TO INSTALLING PARTITION TRACKS TO FLOOR SLAB, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL OF LAYOUT.
2. ALL DIMENSIONS ARE SHOWN TO THE FINISHED FACE OF PARTITIONS. ALL DIMENSIONS SHOWN ARE CLEAR UNLESS NOTED OTHERWISE.
3. CENTERLINE OF PARTITION(S) TO ALIGN WITH CENTERLINE OF EXISTING EXTERIOR WINDOW MULLION(S) UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS AT EXISTING EXTERIOR WALLS ARE TAKEN FROM THE FINISHED FACE OF THE EXTERIOR WALL OR THE INSIDE FACE OF WINDOW SILL AT THE FLOOR LINE.
5. ALIGN FACE OF NEW PARTITIONS WITH FACE OF EXISTING CONSTRUCTION WHERE OCCURS.
6. ALL PARTITIONS SHALL BE PARALLEL, PERPENDICULAR OR AT 45 DEGREES TO THE EXISTING BUILDING EXTERIOR WALLS OR BUILDING CORE UNLESS NOTED OTHERWISE.
7. GYPSUMBOARD IS EXISTING AT ALL EXTERIOR WALLS AND COLUMN WRAPS AND AT ALL BUILDING CORE ELEMENTS, REPAIR AND RETEXTURE, ETC. AS REQUIRED AT DAMAGED AREAS OR FORMER OUTLETS, ETC.

PARTITION LEGEND (NOT ALL ARE APPLICABLE)

- EXISTING PARTITION OR WALL TO 6" H. ABOVE CEILING GRID
- EXISTING FULL HEIGHT DEMISING PARTITION WITH GYPSUMBOARD THIS TENANT SIDE.
- NEW FULL HEIGHT DEMISING PARTITION WITH INSULATION, AND FULL HEIGHT GYPSUMBOARD EACH TENANT SIDE.
- LOW PARTITION. REFER TO DETAIL FOR HEIGHT.
- NEW INTERIOR PARTITION TO 6" H. ABOVE SUSPENDED CEILING, WITH FULL HEIGHT 3" MINERAL WOOL SOUND ATTENUATION BALL INSULATION IN STUD CAVITIES, PROVIDE 2" X 4" BATT INSULATION ABOVE THE PARTITION, OVER THE CEILING TILE (2" IN EACH DIRECTION). PROVIDE CONTINUOUS SEALANT BETWEEN THE GYPSUMBOARD AND THE SUBFLOOR.
- NEW INTERIOR PARTITION TO UNDERSIDE OF SUSPENDED CEILING.
- EXISTING PARTITION OR CONSTRUCTION ITEM TO BE DEMOLISHED

SCOPE OF WORK



KEY PLAN

1/8" = 1'-0"

NTS

PINAL PROFESSIONAL VILLAGE
 SAN TAN VALLEY, AZ 85140
 BLDG 16: 36457 N. GANTZEL RD.

2nd CHANCE TREATMENT CENTER

FLOOR PLAN

PROJECT:

PROJECT NO: 2125.01
 DATE: 10-22-2021
 REVISED:

DRAWN BY: JT

SHEET

A10

OF



ARCHITECT REVIEW DISCLAIMER
 The information on this sheet was reviewed by J. Taniguchi, Architect, No. 13127, State of Arizona. Any information not indicated with building code, etc. is not part of this review.
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