

03/02/2023

DATE:

22079

JOB NUMBER:

As indicated

SCALE:

S.R.S.

DRAWN:

J.M.

CHECKED:

T.C.

REVIEWED:

J.F.

APR 2024

10/22/24

DESIGN
ASSOCIATES INC.

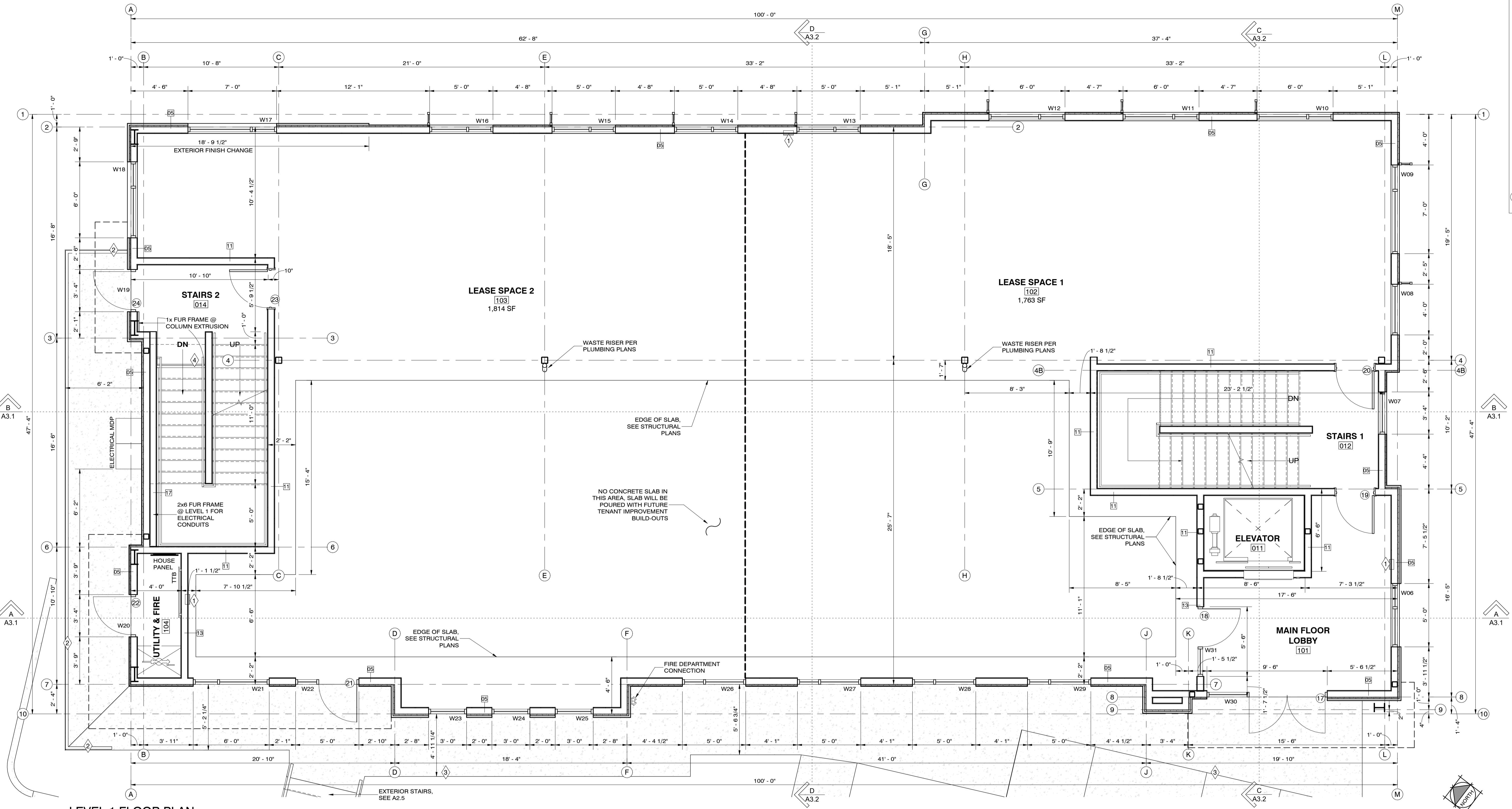
ARCHITECTURE &

CONSULTING ENGINEERS

73 EAST 100 SOUTH
ST. GEORGE UTAH 84770
(435) 628-2377
www.mrwdesign.com

LEVEL 1 - FLOOR PLAN

PROFESSIONAL OFFICE BUILDING
for WATTS CONSTRUCTION
130 S MALL DRIVE,
ST. GEORGE UTAH

A2.1
OF SHEETS

WALL TYPES

NOTES: SEE SHEET A0.2 FOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED AND FOR OTHER FIRE-RELATED INFORMATION. *PLYWOOD SHEETING IS PER STRUC. PLANS, WHERE OCCURS.			
TYPE(S): CONCRETE WALL 01 14" WIDE 02 12" WIDE	REINFORCED CONCRETE, SEE STRUCT. DRAWINGS (EXTERIOR FACE OF CONCRETE)	FIRE RATING: N/A	STC RATING: N/A
TYPE(S): BASEMENT FURRING WALL 03 2X4 04 2X6	5/8" GYP. BOARD 2x STUDS @ 16" O.C. INSULATION, MIN R-13 1/2" AIR SPACE (CONCRETE WALL TYPE, SEE PLAN)	FIRE RATING: N/A STC RATING: N/A	
TYPE(S): TYPICAL EXTERIOR WALL 05	5/8" GYP. BOARD 2X6 WOOD STUDS, SPACING PER STRUCTURAL PLANS R-21 BATT INSULATION PLYWOOD SHEATHING* STUCCO SYSTEM (ASSEMBLY PER MFG.) ACM PANEL SYSTEM (ASSEMBLY PER MFG.) ADHERED THIN BRICK O/SETTING BED (ASSEMBLY PER MFG.) SEE ELEVATIONS FOR EXTERIOR FINISH TYPES & LOCATIONS PROVIDE VAPOR RETARDER PER 2021 IBC 1404.3	FIRE RATING: N/A STC RATING: N/A	

FLOOR PLAN GENERAL NOTES

- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
- B. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- C. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
- D. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
- E. GENERAL CONTRACTOR SHALL PROTECT NEW & EXISTING CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- F. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- G. SEAL ALL PENETRATIONS IN BASEMENT FLOOR SLAB INCLUDING WASTE VENT PIPING, STORM PIPING, ROOF DRAIN PIPING, FLOOR DRAINS, JOINTS BETWEEN WALLS AND FLOOR, ETC.
- H. USE 5/8" CEMENTITIOUS TILE BACKER BOARD BEHIND ALL TILED WALLS (I.O 5/8" GYPSUM BOARD). TYPE "X" WHERE REQUIRED. USE "MOISTURE, MOLD, MILDEW RESISTANT" GYP. BOARD IN ALL BATHROOMS, KITCHENS AND WET USE AREAS. USE TYPE "X" "EXTERIOR GYPSUM SHEATHING" AT EXTERIOR LOCATIONS WHERE GYP. BOARD IS INDICATED AT THE EXTERIOR.
- I. PROVIDE BACKING IN WALLS FOR CABINETS, GRAB BARS, WALL MOUNTED VANITIES, SHELVES, TVs, WALL-MOUNTED MONITORS, ROLLER SHADES, DRAPES AND ANY OTHER EQUIPMENT OR FURNISHINGS INTENDED TO BE ATTACHED TO THE WALL.
- J. ALL WALLS THAT CONTAIN INSULATION SHALL BE SOUND PROOFED BY SEALING THE PERIMETER AND ALL CUT-OUTS AND PENETRATIONS TO PREVENT SOUND LEAKAGE.
- K. SEE "SECTION GENERAL NOTES" FOR FIREBLOCKING REQUIREMENTS.
- L. ARCHITECTURAL FLOOR ELEVATIONS 88'-0"/100'-0" EQUALS ACTUAL SITE (CIVIL PLANS) REFERENCE OF FINISH FLOOR ELEVATION.
- M. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND REQUIREMENTS OF THE ELEVATORS. VERIFY FINAL PIT DEPTH, VERIFY REQUIRED CLEAR SHAFT DIMENSIONS, ETC.
- N. COMMUNICATION FEATURES: ROOMS MARKED WITH THE COMMUNICATION FEATURES SYMBOL (ALSO NAMED "H4") SHALL HAVE THE FOLLOWING FEATURES INSTALLED WITHIN THE ROOM: VISIBLE FIRE ALARM, VISIBLE NOTIFICATION DEVICE TO ALERT OF INCOMING PHONE CALLS AND DOORBELL, DOORBELL PUSH BUTTON, TELEPHONE(S) WITH VOLUME CONTROLS, ELECTRICAL OUTLETS WITHIN 48 INCHES OF PHONE TO FACILITATE THE USE OF A TTY.
- P. ELEVATOR DESIGNED TO ACCOMMODATE AN OTIS "Gen3 Core" ELEVATOR. CONTRACTOR TO OBTAIN SHOP DRAWINGS FROM OTIS AND VERIFY ALL OPENINGS AND STRUCTURAL ELEMENTS PRIOR TO INSTALLATION.

FLOOR PLAN LEGEND

KEYNOTE: SEE NOTES ON THIS SHEET
WALL TYPE, SEE TYPES ON THIS SHEET
DOOR TAG, SEE DOOR SCHEDULE ON SHEET A5.1
W01 WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A5.2

NAME

101 ROOM TAG, SEE ROOM FINISH SCHEDULE ON SHEET A5.3

KEYNOTES LEGEND

- 1 PROVIDE PORTABLE FIRE EXTINGUISHER IN RECESSED CABINET. SUPPLIER OF EXTINGUISHERS SHALL DETERMINE SIZE AND TYPE OF EXTINGUISHERS TO BE INSTALLED AND SUBMIT TO FIRE MARSHAL FOR APPROVAL BEFORE INSTALLATION.
- 2 PROVIDE GUARDRAIL AT ANY PORTION OF WALKWAY ADJACENT TO AN ELEVATION DIFFERENCE OF 36" OR MORE, PER DETAIL 10/A.2.
- 3 EXTERIOR WALKWAYS PER CIVIL PLANS.
- 4 PROVIDE SELF CLOSING METAL GATE, SWINGING IN THE DIRECTION SHOWN, TO DIRECT OCCUPANT EXITING TO THE EXTERIOR DOOR. SEE GATE DETAIL 12/A.2.