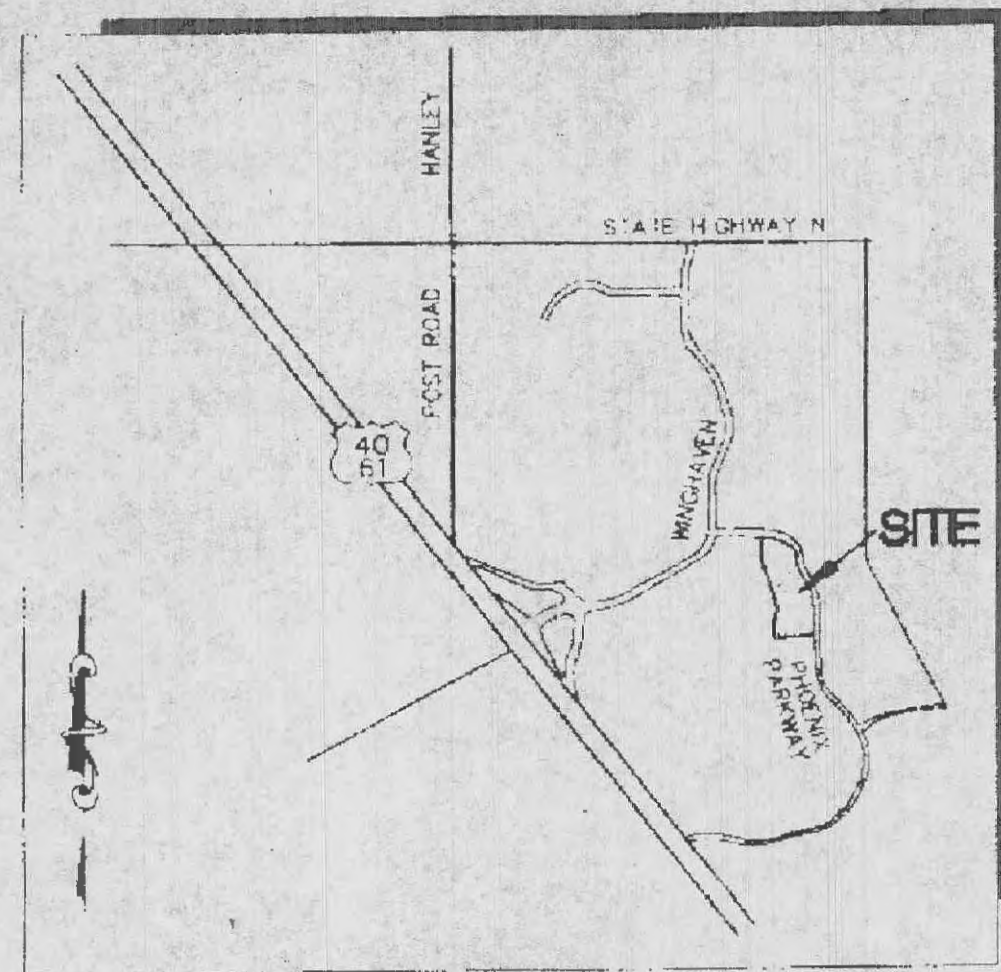


# NEW BUILDING ADDITION FOR: ST. CHARLES ORTHOPAEDIC

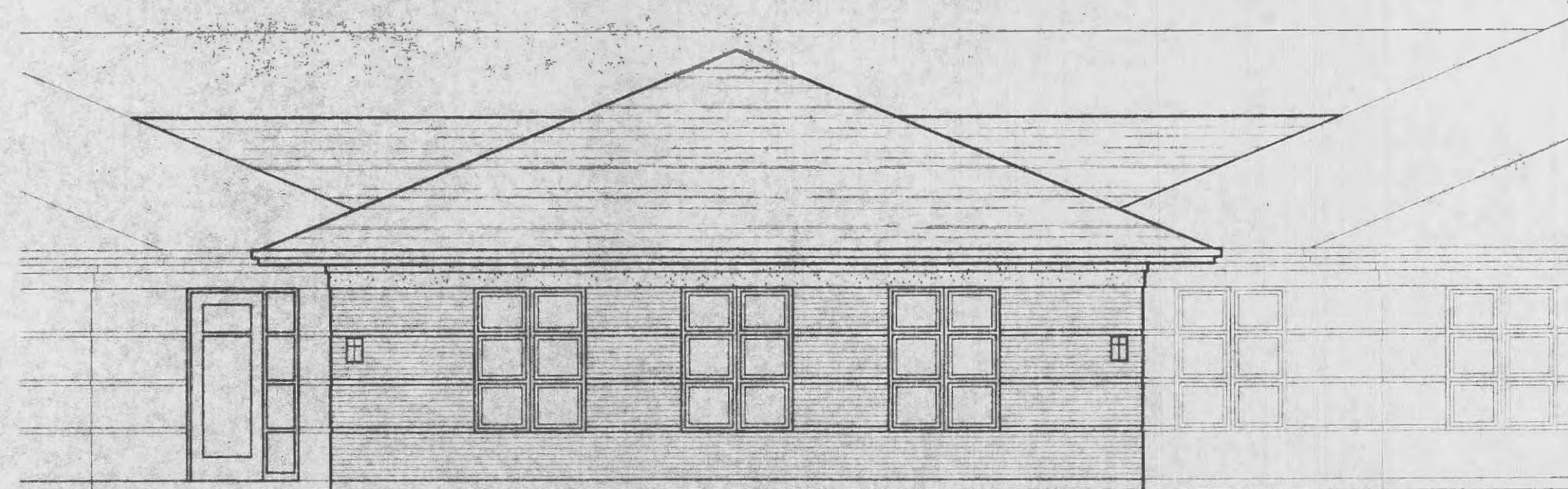
BUILDING #4 PHOENIX VILLAGE OFFICE PARK AT WINGHAVEN  
9323 PHOENIX VILLAGE PARKWAY  
O'FALLON, MISSOURI 63366  
PROJECT No. 09-003

**DRAWING ISSUE DATES:**

OWNER REVIEW: FEBRUARY 13, 2009  
PERMIT/BID ISSUE: MARCH 24, 2009  
CODE RESPONSE: APRIL 15, 2009



LOCATION MAP  
NOT TO SCALE



## LIST OF DRAWINGS

**CIVIL**

C-1 SITE PLAN

**ARCHITECTURAL**

A-1 FLOOR PLAN/RCP PLAN/ELEVATIONS  
A-2 WALL SECTIONS & DETAILS

**MECHANICAL, PLUMBING & ELECTRICAL**

M-1 MECHANICAL PLAN & DETAILS  
E-1 ELECTRICAL PLAN & DETAILS

**ACCESSIBILITY :**

1. H.C. ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCE.
2. THE SLOPE OF WALKS SHALL NOT EXCEED MAX. CROSS SLOPE 2% WALKING SURFACE SLOPING GREATER THAN 2% SHALL BE SLIP RESISTANT.
3. PROVIDE A 60" x 60" MIN. LANDING ON STRIKE SIDE OF DOOR WITH 44" MIN. WIDTH IN DIRECTION OF TRAVEL.
4. WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
5. RAMPS SHALL BE 48" WIDE MIN. AND HAVE A NON-SLIP SURFACE.
6. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR 2 DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MIN.
7. THRESHOLD TO BE A MAX. 1/4" ABOVE ADJACENT FINISH FLOOR.
8. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LB.

9. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
10. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH-FULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (30" TO 44" AFF.)
11. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32" CLEAR UNOBSTRUCTED OPENINGS.
12. LOCATE W.C. IN A 60" x 60" MIN. AREA, 18" FROM WALL TO CENTER LINE OF W.C.
13. PROVIDE 48" x 48" SPACE AT PUSH SIDE OF DOOR AND 54" x 60" DEEP SPACE AT PULL SIDE OF DOOR INTO TOILET ROOM AND W.C. STALL.
14. PROVIDE 1-1/2" DIA. GRAB BARS AT 33" AFF. AT REAR AND SIDE OF W.C. GRAB BAR AT SIDE TO BE 42" LONG AND EXTEND 54" FROM BACK WALL OF TOILET. GRAB BAR TO BE 36" LONG AT BACK WITH 1-1/2" CLR. FROM WALL. BAR FASTENERS AND MOUNTING SUPPORTS TO WITHSTAND A MIN. 250 LB. PER FT. IN BENDING, SHEAR STRESS AND SHEAR FORCE.

15. WATER CLOSETS SHALL HAVE A SEAT HEIGHT AS NOTED PER PLANS AND SPECIFICATIONS.
16. URINALS TO HAVE AN ELONGATED RIM AT 17" AFF. MAX. AND A CLEAR SPACE OF 30" x 48" IN FRONT.
17. PROVIDE 30" x 48" CLEAR SPACE IN FRONT OF LAVATORY AND 29" CLEAR FROM FLOOR TO BOTTOM OF APRON FOR KNEE SPACE.
18. PROVIDE A CLEARANCE 21" HIGH x 8" DEEP BEHIND FRONT OF LAVATORY AND A TOE CLEARANCE OF 9" FROM THE FLOOR AND 17" DEEP FROM THE FRONT OF THE LAVATORY.
19. INSULATE HOT WATER AND DRAIN PIPES AT HAND SINKS.
20. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, PINCHING, OR TWISTING. FAUCET TO HAVE MAX. 5 LB. OPERATING FORCE.
21. LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS WITHIN 40" OF FLOOR.
22. LOCATE TOILET PAPER DISPENSERS ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND 18" AFF.

**GENERAL NOTES:**

1. ALL WORK SHALL COMPLY WITH THE 2003 IBC CODE AND ALL LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND SHALL REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
2. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
3. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONAL DISCREPANCIES SHALL BE CLARIFIED WITH THE ARCHITECT.
4. ALL DIMENSIONS ARE TO FACE OF CONCRETE, MASONRY OR BRICK UNLESS OTHERWISE NOTED.
5. THE ARCHITECT SHALL REVIEW FOR APPROVAL ALL COLOR SAMPLES. MANUFACTURERS SHALL VERIFY CONFORMANCE WITH THE DESIGN INTENT AND SCOPE OF THE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL NOTIFY OWNER, ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY OF ANY UNUSUAL GEOLOGICAL CONDITIONS.
7. CONTRACTOR SHALL VERIFY LOCATION AND SHALL PROVIDE PROTECTION FOR UTILITIES WITHIN THE WORK AREA, WHETHER OR NOT INDICATED IN THE DRAWINGS.
8. CONTRACTOR SHALL NOTIFY UTILITY COMPANY AND OWNER IMMEDIATELY SHOULD SERVICE BE INTERRUPTED.

9. CONTRACTOR SHALL TAKE STEPS NECESSARY TO PREVENT EROSION DAMAGE ON OR OFF THE SITE AND REPAIR ANY DAMAGE RESULTING FROM THIS WORK AT NO COST TO THE OWNER.
10. WHERE POSSIBLE THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES AND LANDSCAPING. CONTRACTOR SHALL COORDINATE THE DESTRUCTION OF ANY LANDSCAPE WITH THE ARCHITECT AND CIVIL ENGINEER.
11. FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING AT 1/4" PER FOOT FOR A MINIMUM DISTANCE OF 3'-0" OR AS SHOWN ON CIVIL DRAWINGS.
12. ASSUMED FINISH FLOOR ELEVATION = 102.00'. VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.
13. CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, FALSE WORK, TEMPORARY STRUCTURES INCLUDING FOUNDATIONS AND DEBRIS OF ANY NATURE RESULTING FROM THEIR OPERATIONS, AND PUT THE SITE IN A NEAT AND ORDERLY CONDITION.
14. PRIOR TO BID THE GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS AND INCLUDE IN BID ANY AND ALL COSTS ASSOCIATED WITH A FIRE ALARM SYSTEM INCLUDING AUDIO / VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.
15. CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT SITE PRIOR TO SUBMITTING PROPOSAL ON THE PROJECT AND NOTIFY THE ARCHITECT AS TO ANY DISCREPANCIES OR CHANGES DISCOVERED.

16. SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL PORTIONS OF THE DRAWINGS, SPECIFICATIONS, ADDENDUM AND CHANGE ORDERS THAT PERTAIN TO THEIR WORK. THEY SHALL BE HELD RESPONSIBLE FOR ADHERING TO THOSE REQUIREMENTS AND SHALL NOT PREPARE ANY BID.
17. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR / INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.
18. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
19. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME. COORDINATE WITH FIRE MARSHAL PRIOR TO INSTALLATION (WHERE APPLICABLE).
20. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF GYP. BD. WALL UNLESS NOTED OTHERWISE.
21. ALL EXPOSED UNFINISHED METAL AND WOOD SHALL BE PAINTED AS PER SPECIFICATION. PAINT TO MATCH ADJACENT COLOR (UNLESS NOTED OTHERWISE).
22. ALL FINISHES AND FINISH MATERIALS, COLORS OR TEXTURES SHALL BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
23. SEE ROOM FINISH SCHEDULE FOR ALL ROOM FINISHES. REFER TO SHEET A21 FOR PARTITION TYPES FOR GYP. BOARD TYPE AND LOCATION OF BATT INSULATION.

**DESIGN TEAM**

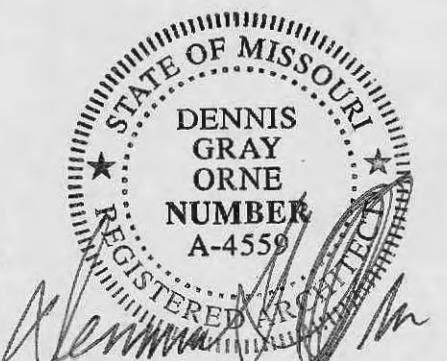
**ARCHITECT**



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PLANNING AND ZONING COMMISSION LIST OF CONDITIONS OF APPROVAL 1) THE BUFFERYARD, BERM, ASPHALT TRAIL AND STORM DRAINAGE STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL STATE SHOULD THEY BE DISTURBED OR DAMAGED DURING THE CONSTRUCTION PHASE OF THE PROPOSED ADDITION. 2) A CONSTRUCTION WASH DOWN AREA SHALL BE SHOWN ON THE CONSTRUCTION PLANS. 3) PROVIDE A PLAN THAT SHOW POSITIVE DRAINAGE AND ACCURATE LOCATION OF SIDEWALK AND SWALES ALONG THE SIDES AND REAR OF THE BUILDING.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *[Signature]* DATE: 4-20-09  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN



4-20-09

Const. Inspector

ST. CHARLES ORTHOPAEDIC