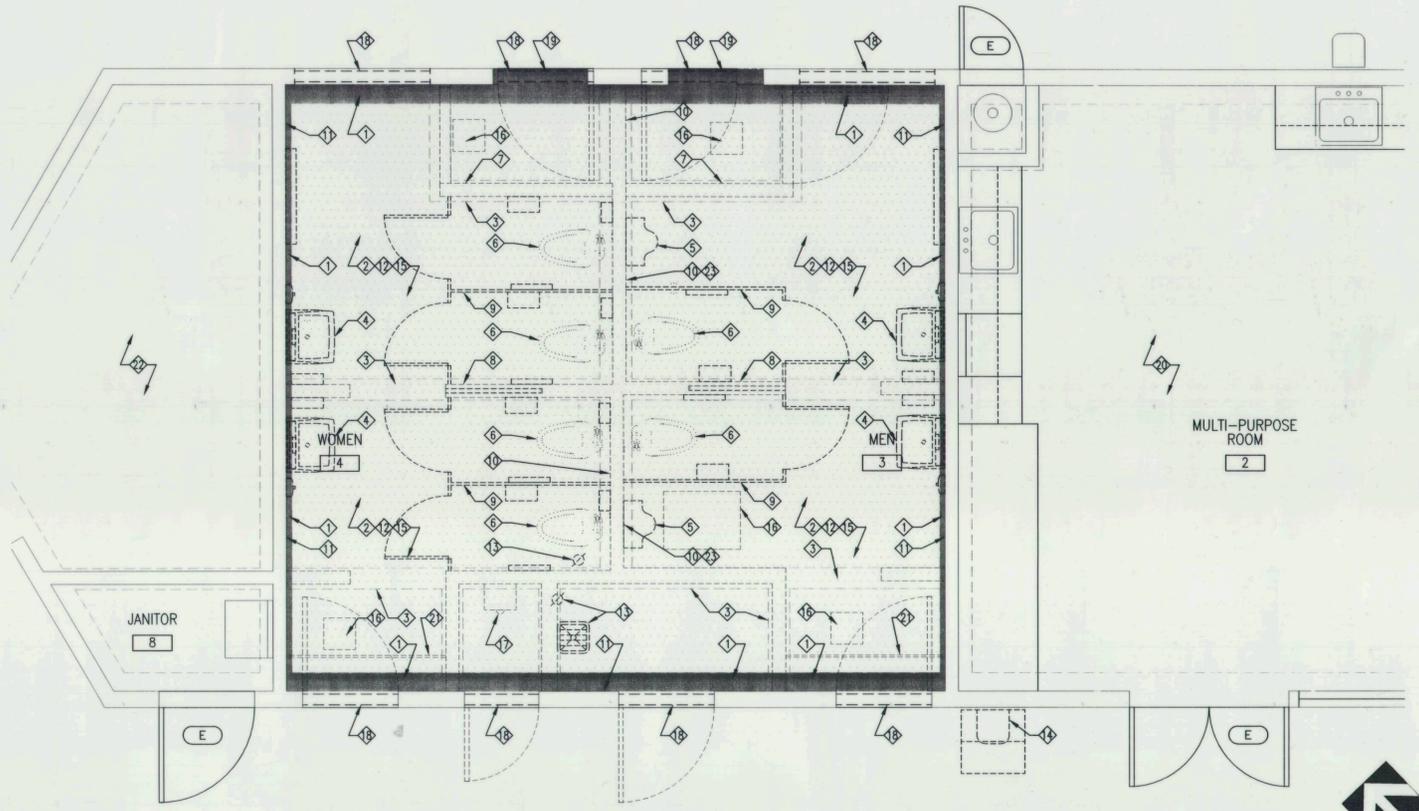


FLOOR PLAN SCALE: 3/8"=1'-0" **2**

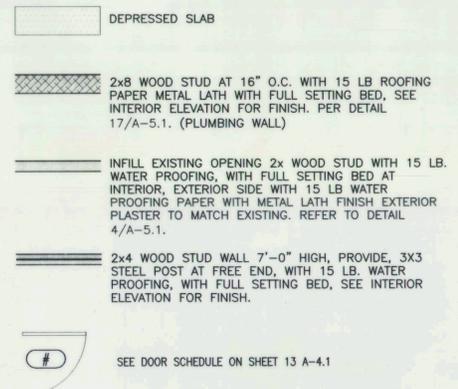


DEMOLITION PLAN SCALE: 3/8"=1'-0" **1**

CONSTRUCTION KEYNOTES

1. NEW FULL HEIGHT PLUMBING WALL, REFER WALL LEGEND.
 2. NEW PARTIAL HEIGHT PARTITION, REFER TO WALL LEGEND.
 3. SOAP DISPENSER, REFER TO RESTROOM ACCESSORIES SCHEDULE ON SHEET A-4.1.
 4. LAVATORY, REFER TO PLUMBING DRAWINGS.
 5. ACCESSIBLE LAVATORY, REFER TO PLUMBING DRAWINGS. REFER TO DETAIL 15/A-1.5.
 6. URINAL, REFER TO PLUMBING DRAWINGS.
 7. ACCESSIBLE URINAL, REFER TO PLUMBING DRAWINGS. REFER TO DETAIL 15/A-1.5.
 8. WATER CLOSET, REFER TO PLUMBING DRAWINGS.
 9. ACCESSIBLE WATER CLOSET, REFER TO PLUMBING DRAWINGS. REFER TO DETAIL 2/A-1.5.
 10. TOILET PARTITION, REFER TO RESTROOM ACCESSORIES SCHEDULE. REFER TO INTERIOR ELEVATION, REFER TO DETAIL 5/A-1.5.
 11. RECESS ACCESSIBLE TOILET PAPER DISPENSER AND SEAT COVER DISPENSER. REFER TO RESTROOM ACCESSORIES SCHEDULE, WITH NAPKIN DISPOSAL AT WOMEN RESTROOM.
 12. TOILET PAPER HOLDER. REFER TO RESTROOM ACCESSORIES SCHEDULE. REFER TO DETAIL 2 AND 15/A-1.5.
 13. GRAB BAR, SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS, 2 AND 15/A-1.5.
 14. TOILET SEAT COVER DISPENSER, REFER TO RESTROOM ACCESSORIES SCHEDULE. REFER TO DETAIL 3/A-1.5 AT ACCESSIBLE LOCATION.
 15. URINAL PARTITION. SEE RESTROOM ACCESSORIES SCHEDULE, A-4.1.
 16. NEW FLOOR FINISH, REFER TO FINISH SCHEDULE, REFER TO DETAIL 12/A-5.1.
 17. FLOOR DRAIN, 2% MAX. SLOPE EACH WAY, REFER TO PLUMBING DRAWINGS.
 18. ACCESSIBLE 5'-0" TURNING RADIUS.
 19. ACCESSIBLE 30"x48" CLEAR FLOOR SPACE.
 20. PAPER TOWEL DISPENSER AND WASTE RECEPTACLE. SEE RESTROOM ACCESSORIES SCHEDULE.
 21. MIRROR. REFER TO RESTROOM ACCESSORIES SCHEDULE. REFER TO DETAIL 1/A-A-1.5 FOR ACCESSIBLE LOCATION.
 22. DRINKING FOUNTAIN, REFER TO PLUMBING AND ELECTRICAL DRAWINGS. REFER TO DETAIL 10/A-1.5 AND 3/A-5.2.
 23. NEW CONCRETE SLAB DEPRESS 2", WITH NEW FLOOR FINISH REFER TO FINISH SCHEDULE A-4.1. NEW 4" CONCRETE SLAB WITH 6"x6" #10x#10 WIRE OVER 6 MIL POLYETHYLENE MEMBRANE AND 4" MIN. SAND OVER COMPACTED SOIL.
 24. NOT USED.
 25. NEW 3X3 STEEL TUBE POST, REFER TO DETAIL 3/A-5.1 FOR BASE PLATE AND FOOTING.
 26. NEW DOOR LOCATION, REFER TO DETAIL 2/A-1.4 FOR ACCESSIBILITY REQUIREMENTS.
 27. INFILL EXISTING OPENING, REFER TO WALL LEGEND. REFER TO EXTERIOR ELEVATION AND INTERIOR ELEVATION FOR SCREEN OPENING LOCATION.
 28. NEW THICKENED SLAB AT 7'-0" HIGH PARTITION. REFER TO DETAIL 2/A-5.1.
 29. NEW THICKENED SLAB AT PLUMBING WALL. REFER TO DETAIL 2/A-5.1.
 30. FLOOR DRAIN REFER TO PLUMBING DRAWINGS.
 31. HAND DRYER REFER TO RESTROOM ACCESSORIES SCHEDULE AND ELECTRICAL DRAWINGS.
 32. DIAPER CHANGE STATION, REFER TO RESTROOM ACCESSORIES SCHEDULE.
 33. NAPKIN DISPENSER, REFER TO RESTROOM ACCESSORIES SCHEDULE.
 34. NAPKIN DISPOSAL, REFER TO RESTROOM ACCESSORIES SCHEDULE.
 35. CLOTHES HOOK, REFER TO RESTROOM ACCESSORIES SCHEDULE.
 36. DOOR STOP, REFER TO DOOR SCHEDULE ON SHEET A-4.1.
 37. REFER TO SHEET A-2.2 PARTIAL FLOOR PLAN FOR NEW DOOR AT MULTI PURPOSE ROOM 2.
 38. DOOR CLEARANCE, REFER TO DETAIL 1, 2 AND 3/A-1.4.
 39. NO WORK, THIS AREA.
- NOTES:
1. PROVIDE SOLID BLOCKING FOR ATTACHMENT OF RESTROOM ACCESSORIES AND PARTITIONS.
2. # RESTROOM ACCESSORY SCHEDULE ON SHEET A-4.1

WALL LEGEND

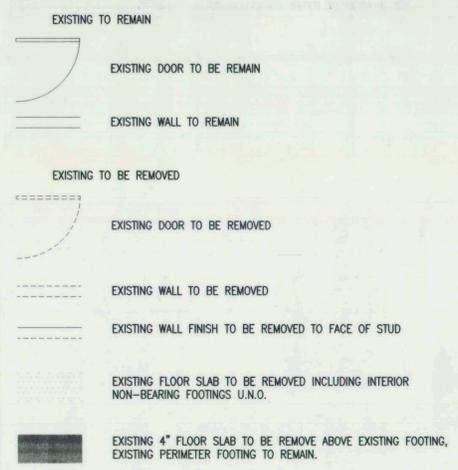


NOTES:
1. SEE TYPICAL FRAMING DETAILS 2/A-5.2

DEMOLITION KEYNOTES

1. EXISTING PERIMETER FOOTING TO REMAIN.
2. REMOVE EXISTING FLOOR FINISH AND REMOVE EXISTING CONCRETE SLAB, SEE FLOOR LEGEND FOR EXTENT OF SLAB TO BE REMOVED. FOOTING TO REMAIN UNLESS OTHERWISE NOTED.
3. REMOVE EXISTING FOOTING.
4. REMOVE LAVATORY.
5. REMOVE URINAL.
6. REMOVE WATER CLOSET.
7. REMOVE LOW HEIGHT PARTITION AND FRAME.
8. REMOVE EXISTING POCKET DOOR, AND FRAME.
9. REMOVE EXISTING TOILET PARTITION.
10. EXISTING FULL HEIGHT PLUMBING WALL TO BE REMOVED BETWEEN MEN AND WOMEN. REMOVE EXISTING FINISH AND SUBSTRATE TO FACE OF STUD OF PLUMBING WALL. PROVIDE ARCHITECT EXISTING DIMENSION FROM FACE OF STUD OF PLUMBING WALL TO OPPOSITE WALL STUD AT WOMEN AND MEN PRIOR TO REMOVAL OF EXISTING PLUMBING STUD WALL. (APPROVAL FROM ARCHITECT SHALL BE OBTAINED PRIOR TO REMOVAL OF WALL.)
11. REMOVE EXISTING WALL FINISH AND SUBSTRATE TO FACE OF STUD.
12. REMOVE EXISTING SURFACE MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
13. REFER TO PLUMBING AND ELECTRICAL DRAWINGS FOR EXTENT OF DEMOLITION.
14. EXISTING DRINKING FOUNTAIN TO BE REMOVED, REFER TO PLUMBING AND ELECTRICAL DRAWINGS.
15. REMOVE EXISTING TOILET ACCESSORIES.
16. EXISTING CEILING ACCESS PANEL, REFER TO REFLECTED CEILING PLAN.
17. EXISTING PAY PHONE TO BE REMOVED, NOTIFY TELEPHONE PROVIDER PRIOR TO REMOVAL OF PAY PHONE.
18. EXISTING WALL LOUVER TO BE REMOVED, REFER TO INTERIOR AND EXTERIOR ELEVATION ON SHEET A-3.
19. REFER TO FLOOR PLAN FOR NEW DOOR LOCATION, COORDINATE LOCATION WITH SCREEN LOCATION AND LIGHT FIXTURE.
20. REFER TO SHEET A-2.2 PARTIAL DEMOLITION PLAN FOR NEW OPENING FOR NEW DOOR AT MULTI-PURPOSE ROOM 2.
21. EXISTING CONDUIT, TO BE RE-ROUTED ABOVE CEILING.
22. NO WORK, THIS AREA.
23. REMOVE EXISTING BLUE TILE IN MEN'S RESTROOM (URINAL AREA) PER SPEC.02100. NOTIFY CITY PROJECT MANAGER, 48 HRS. PRIOR TO REMOVAL.

DEMOLITION LEGEND

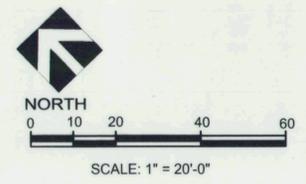


GENERAL DEMOLITION NOTES

1. PRIOR TO BIDDING THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL INSPECT ALL AREAS IN WHICH THE WORK IS TO BE PERFORMED AND FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY THE CITY PROJECT MANAGER OF ANY DISCREPANCIES.
2. REMOVE ALL EXISTING FINISHES AND PREPARE ALL EXISTING SURFACES AS REQUIRED TO INSTALL THE NEW FINISHES SCHEDULED ON NEW FLOOR PLAN.
3. REMOVE ALL ITEMS/FIXTURES (I.E. HANDRAILS, CORNER GUARDS, HARDWARE, COVER PLATES, SIGNAGE, THERMOSTATS, MIRRORS, FIRE EXTINGUISHERS, LIGHT FIXTURES, EXIT LIGHTS, TOILET ACCESSORIES, ETC.) ON FLOORS, WALLS AND CEILINGS AS REQUIRED TO INSTALL THE NEW FINISHES. CLEAN AND REINSTALL THESE ITEMS U.I.O.
4. ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING CONSTRUCTION. WHEN POSSIBLE, ANY TEMPORARY SUSPENSION OF SERVICES SHALL BE COORDINATED AND APPROVED BY THE OWNER'S REPRESENTATIVE, NOT LESS THAN 24 HOURS IN ADVANCE.
5. IN ORDER TO INSTALL SOME OF THE NEW WORK (PLUMBING AND ELECTRICAL) IT WILL BE NECESSARY FOR THE CONTRACTOR AND HIS SUB- CONTRACTORS TO REMOVE AND REPLACE (OR REFINISH) EXISTING CEILING, WALLS OR FLOORS IN OTHER AREAS OF THE BUILDING NOT SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL INCLUDE ALL SUCH COSTS IN HIS BASE BID, WHETHER SHOWN ON THESE PLANS OR NOT.
6. SEE PLUMBING AND ELECTRICAL DEMOLITION PLANS FOR THE EXTENT OF PLUMB/ELEC DEMOLITION REQUIRED.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY PROJECT MANAGER OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE IN THE COURSE OF THE DEMOLITION WORK.
8. DO NOT REMOVE EXISTING POSTS/COLUMNS UNCOLLATERED DURING DEMOLITION.
9. CUTTING AND PATCHING: WHERE EXISTING WORK TO BE REMOVED IS CUT FOR REMOVAL OF OTHER EXISTING WORK OR FOR INSTALLATION OF NEW WORK, THE EXISTING WORK TO REMAIN SHALL BE PATCHED AS REQUIRED TO MATCH SCHEDULED FINISH OR WHERE UNSCHEDULED TO MATCH EXISTING FINISHES TO REMAIN. ALL PATCHING SHALL MEET OR EXCEED FIRE RATING INDICATED ON FLOOR PLAN AND AS REQUIRED BY THE FIRE/LIFE SAFETY INSPECTOR.
10. CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION BARRIER AS NECESSARY FOR SEPARATION OF CONSTRUCTION AREAS AND ADJACENT OWNER OCCUPIED AREAS.
11. CONTRACTOR TO REMOVE ABANDONED ITEMS SUCH AS ABANDONED PIPING, CONDUIT, WIRING, DUCTWORK, ETC. PATCH AND REPAIR SURROUNDING SURFACES AS REQUIRED.
12. CONTRACTOR SHALL PROTECT EXISTING WALL, FLOOR, AND CEILING FINISHES, ITEMS AND FIXTURES NOT SCHEDULED FOR DEMOLITION. CONTRACTOR SHALL PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING.
13. WHERE EXISTING WORK TO BE REMOVED PENETRATES EXISTING PARTITIONS TO REMAIN THE PARTITION SHALL BE PATCHED TO MEET OR EXCEED FIRE RATINGS AS INDICATED ON FLOOR PLANS. FINISH TO MATCH EXISTING OR AS NOTED ON FINISH SCHEDULE.



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MCGEE SURVEYING CONSULTING
805.964.3520
05/04/12

BENCH MARK:
NO. _____ ELEV. _____
DATE ADJ. _____ QUAD. _____
SEE TOPOGRAPHIC SURVEY MAP
ROBERT RYAN PARK
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REVISIONS			
NO.	DESCRIPTION	APP.	DATE

CITY OF RANCHO PALOS VERDES
RYAN PARK RESTROOMS IMPROVEMENT AND ACCESSIBILITY COMPLIANCE
DEMOLITION PLAN, FLOOR PLAN

DRAWN BY : _____
DESIGNED BY : _____
CHECKED BY : _____

SHT. 10 OF 20 SHTS PLAN NO. **A-2.1**

Directory Path: S:\j0101023 Rancho Palos Verdes Ryan Park ADA\Alexander+Hibbs\2012-A-2.1.dwg. Date: 05/04/12