





**CONTOURS FITNESS AND SPA**



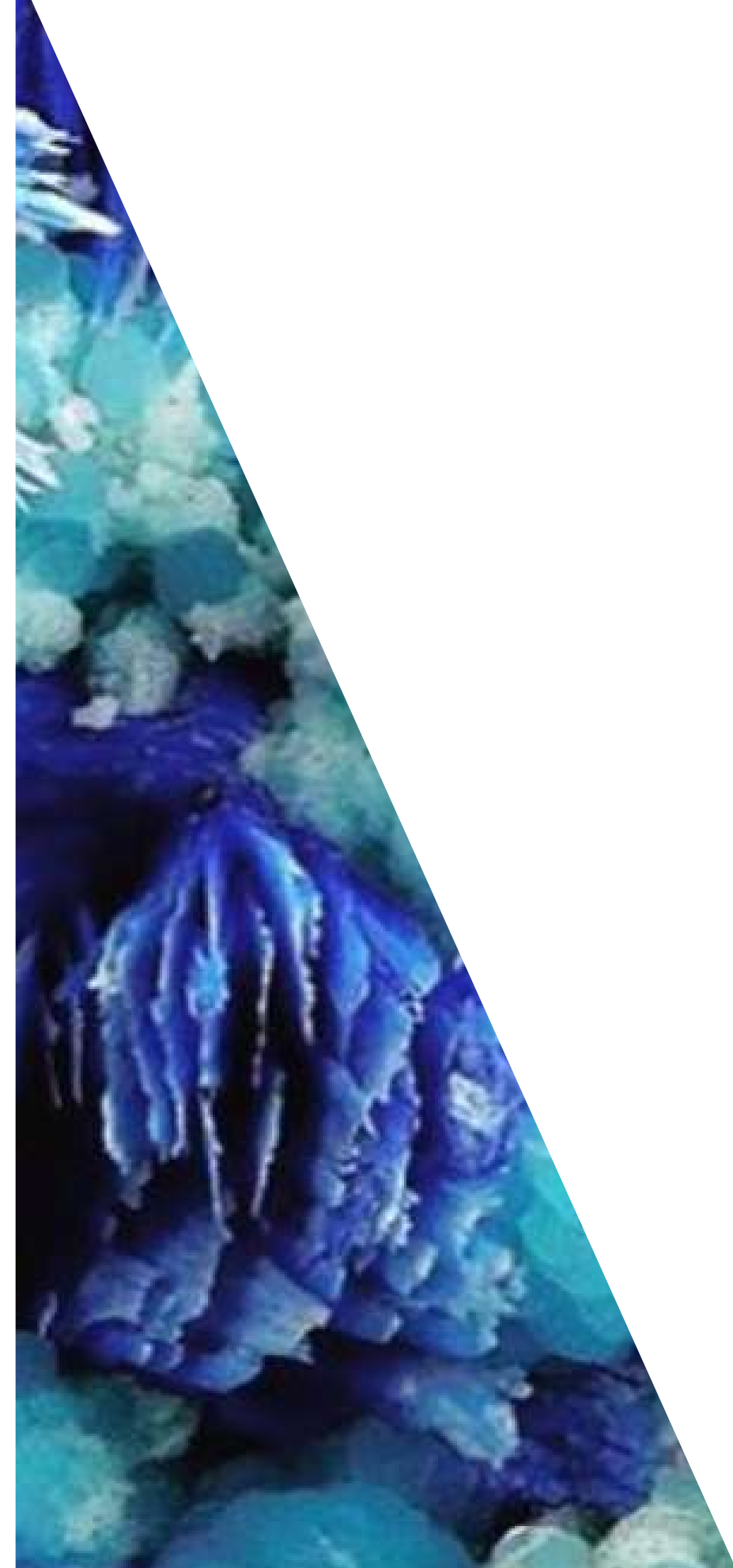
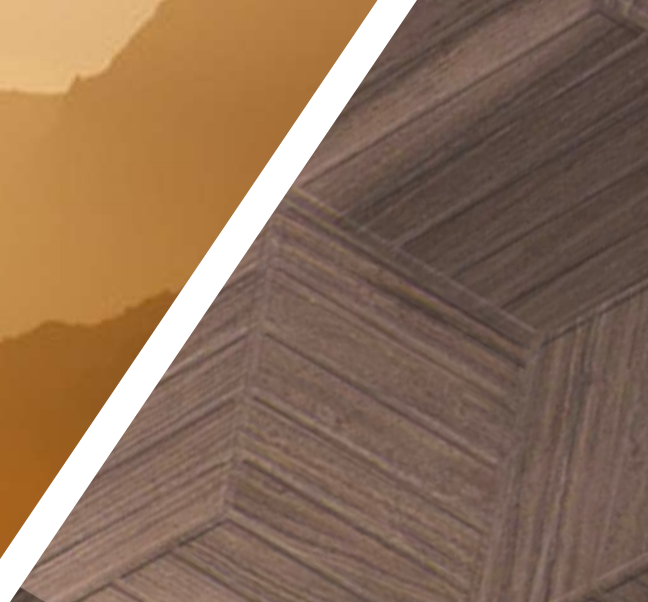
# THE CONCEPT

Contours, Fitness Club & Spa, located at 7141 Encelia Drive in La Jolla, CA, is the new “health club” concept for the reinvention of how the fitness industry markets itself to a more affluent clientele. Contours, Fitness Club & Spa’s clients want more amenities than just a weight room. The owners, who are fitness followers, are riding the crest of the wave with this new concept in how the end-user will experience this non-traditional health club concept. Small, intimate and knowing your members on a first name basis, just one of the features for this new upscale and chic concept in “fitness wellbeing.”



CONTOURS FITNESS  
CLUB AND SPA

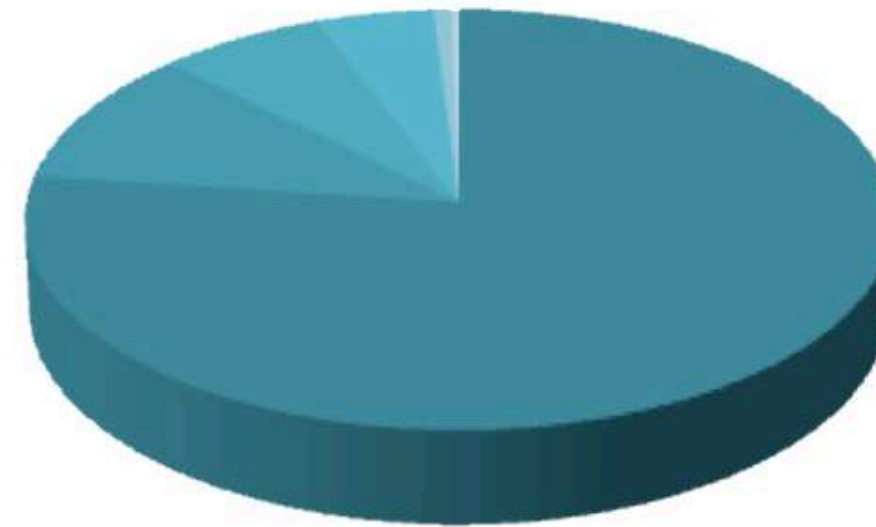




**CONTOURS FITNESS CLUB AND SPA**



# LA JOLLA, CALIFORNIA



- WHITE - 82.5 %
- ASIAN - 11.2 %
- LATINOS - 7.2 %
- MULTI RACIAL - 5.1 %
- BLACK - 0.8 %
- AMERICAN INDIAN - 0.2 %
- PACIFIC ISLANDER - 0.1 %

## Percentage of married-couple families with both working:

La Jolla: 70.0%

California: 60.3%

## Median household income:

La Jolla: \$98,968

California: \$60,190

## Average estimated value of detached houses in 2010 (62.5% of all units):

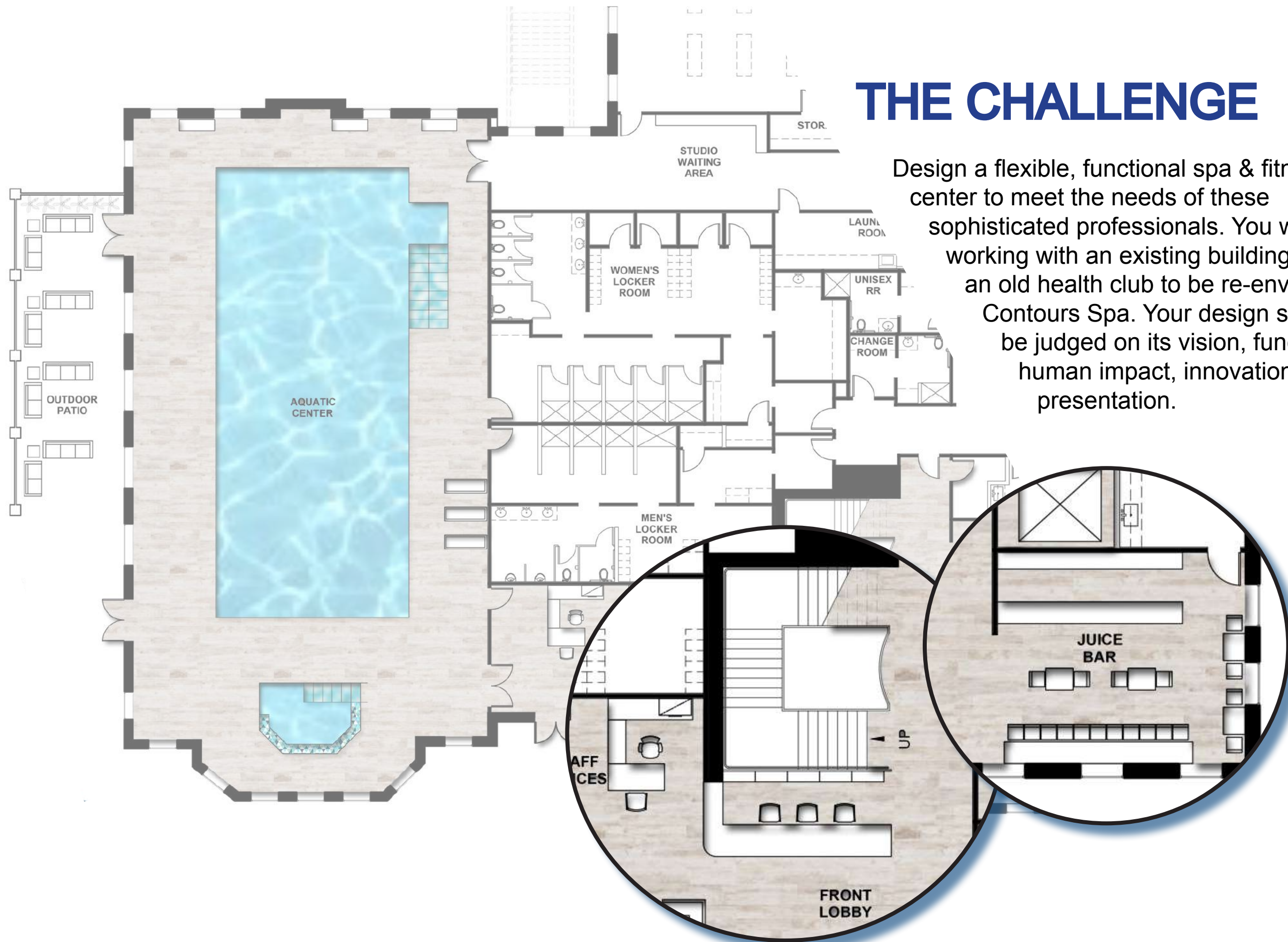
La Jolla: \$1,707,687

California: \$516,149

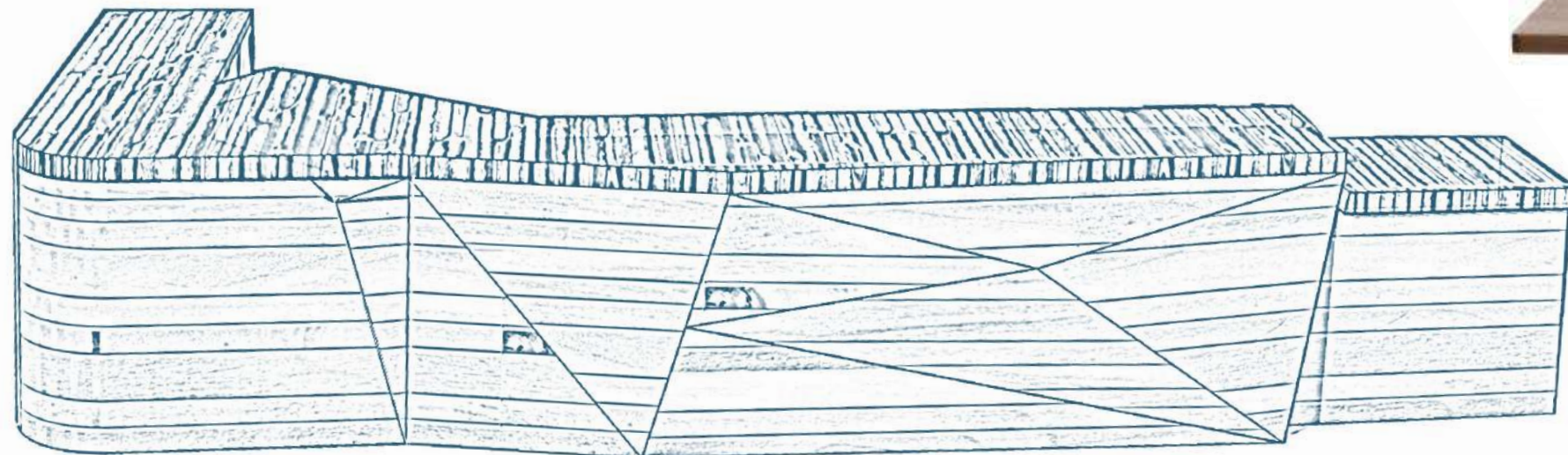
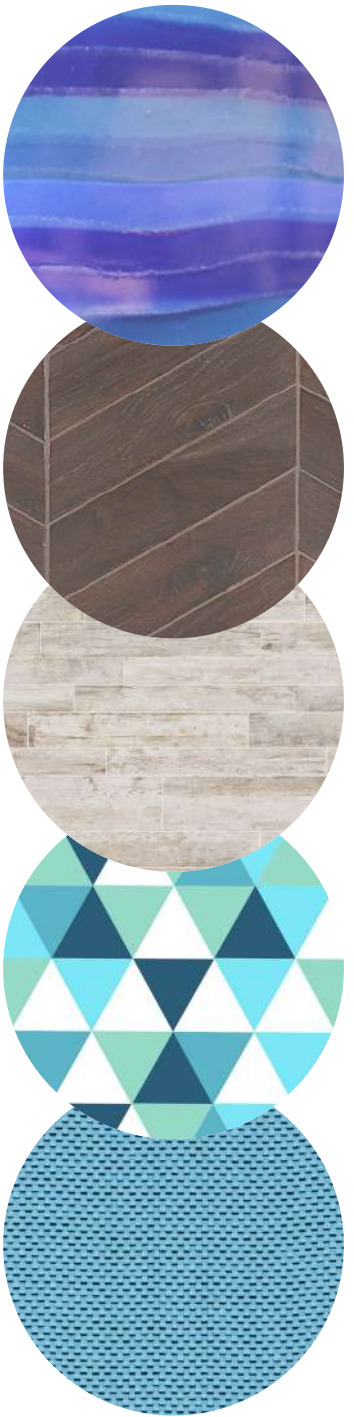
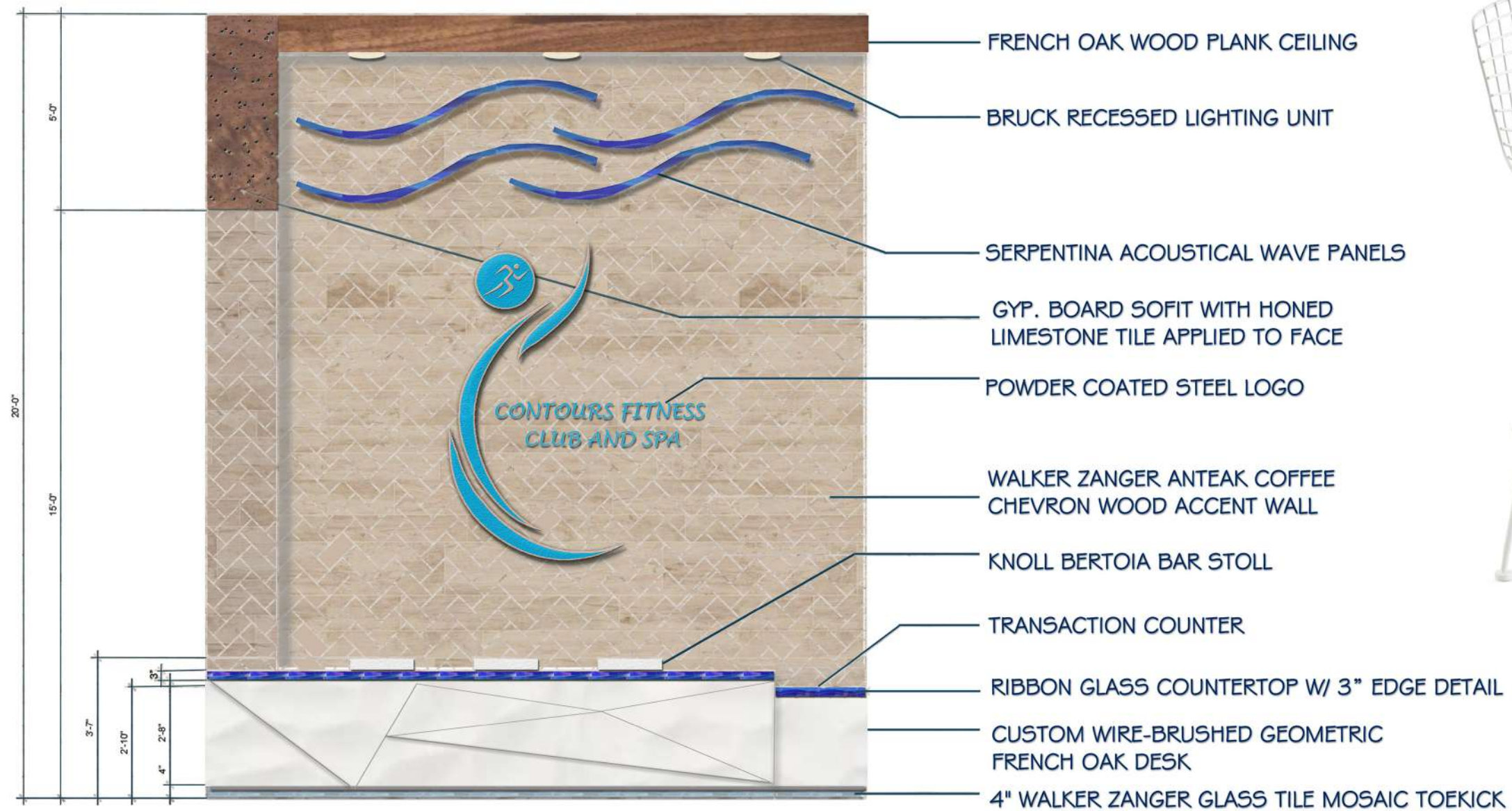


# THE CHALLENGE

Design a flexible, functional spa & fitness center to meet the needs of these sophisticated professionals. You will be working with an existing building plan of an old health club to be re-envisioned as Contours Spa. Your design solution will be judged on its vision, functionality, human impact, innovation and presentation.



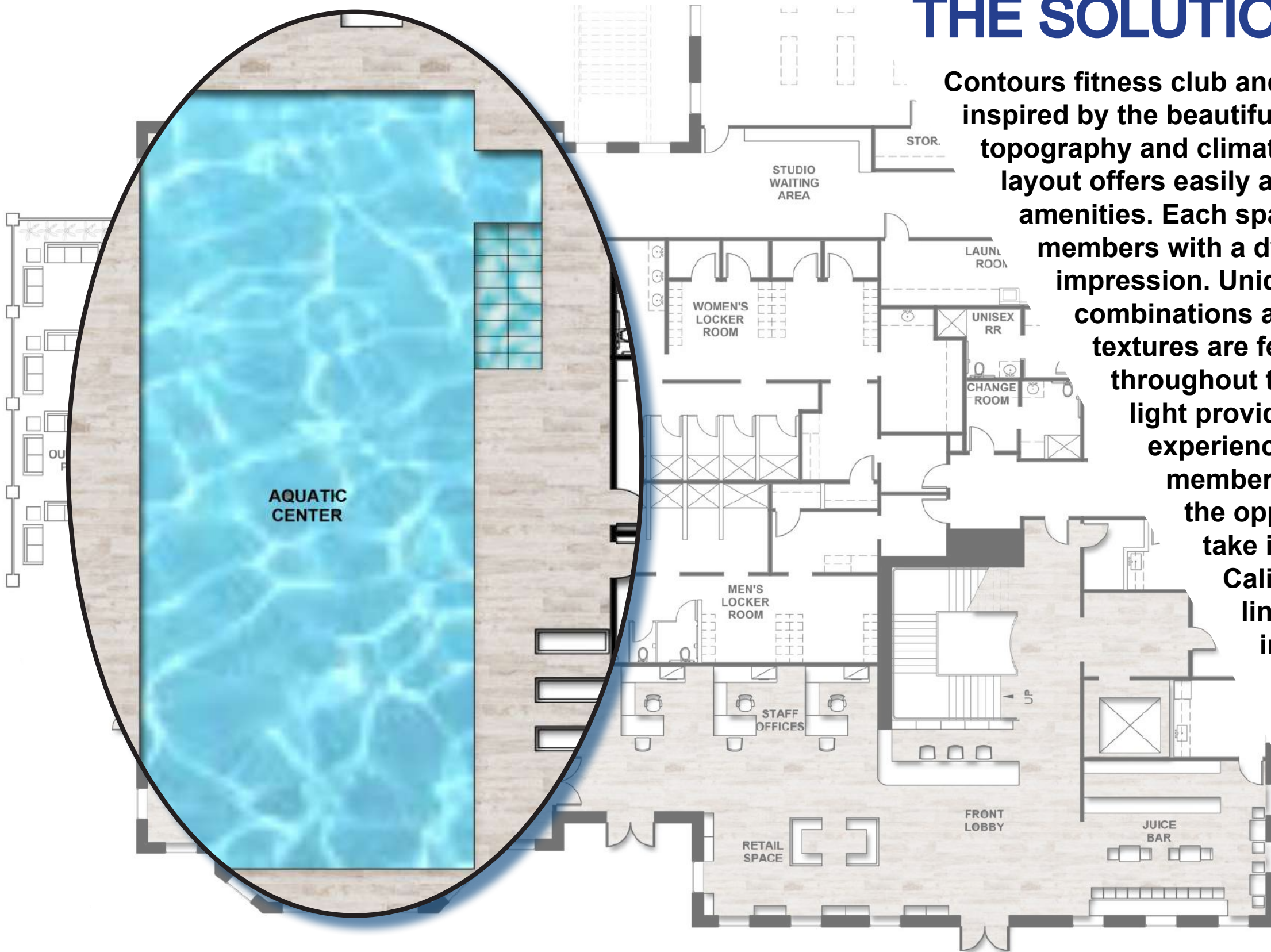




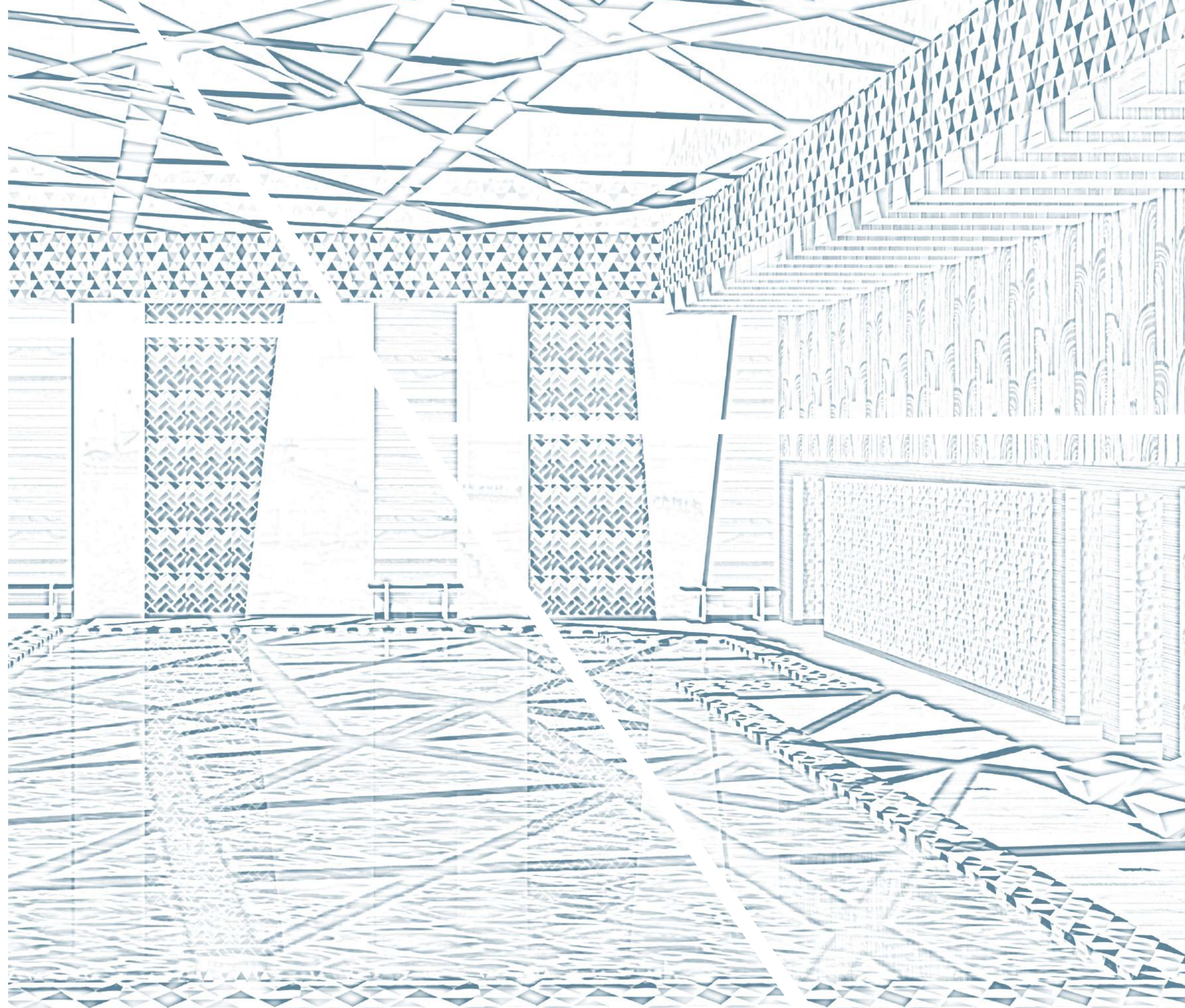


# THE SOLUTION

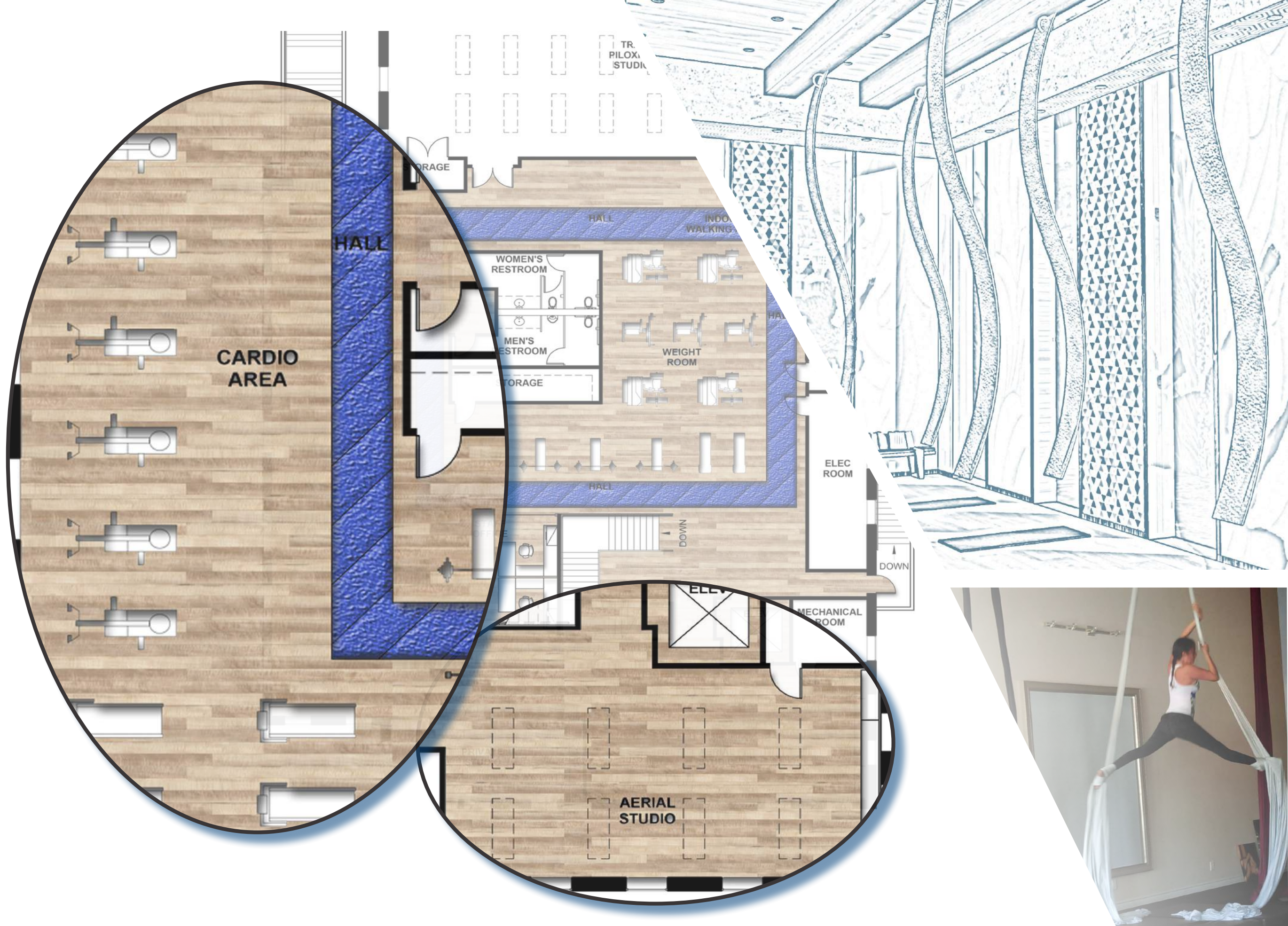
Contours fitness club and spa's design is inspired by the beautiful La, Jolla topography and climate. The spacious layout offers easily accessible amenities. Each space provides its members with a dynamic impression. Unique color combinations and unexpected textures are featured throughout the club. Natural light provides a serene experience for all members and allows them the opportunity to partake in the breathtaking California coastline while improving their overall well-being.





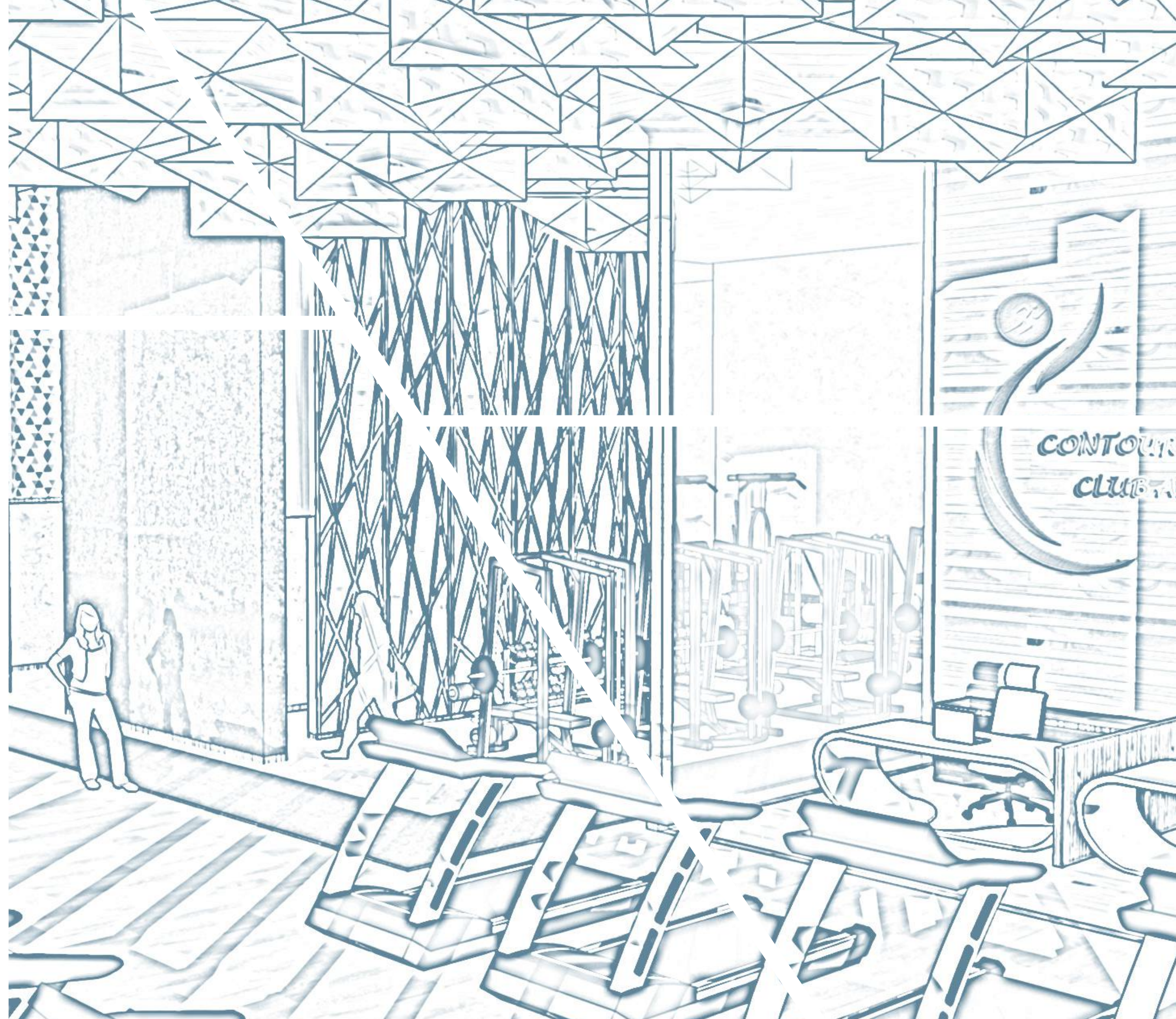
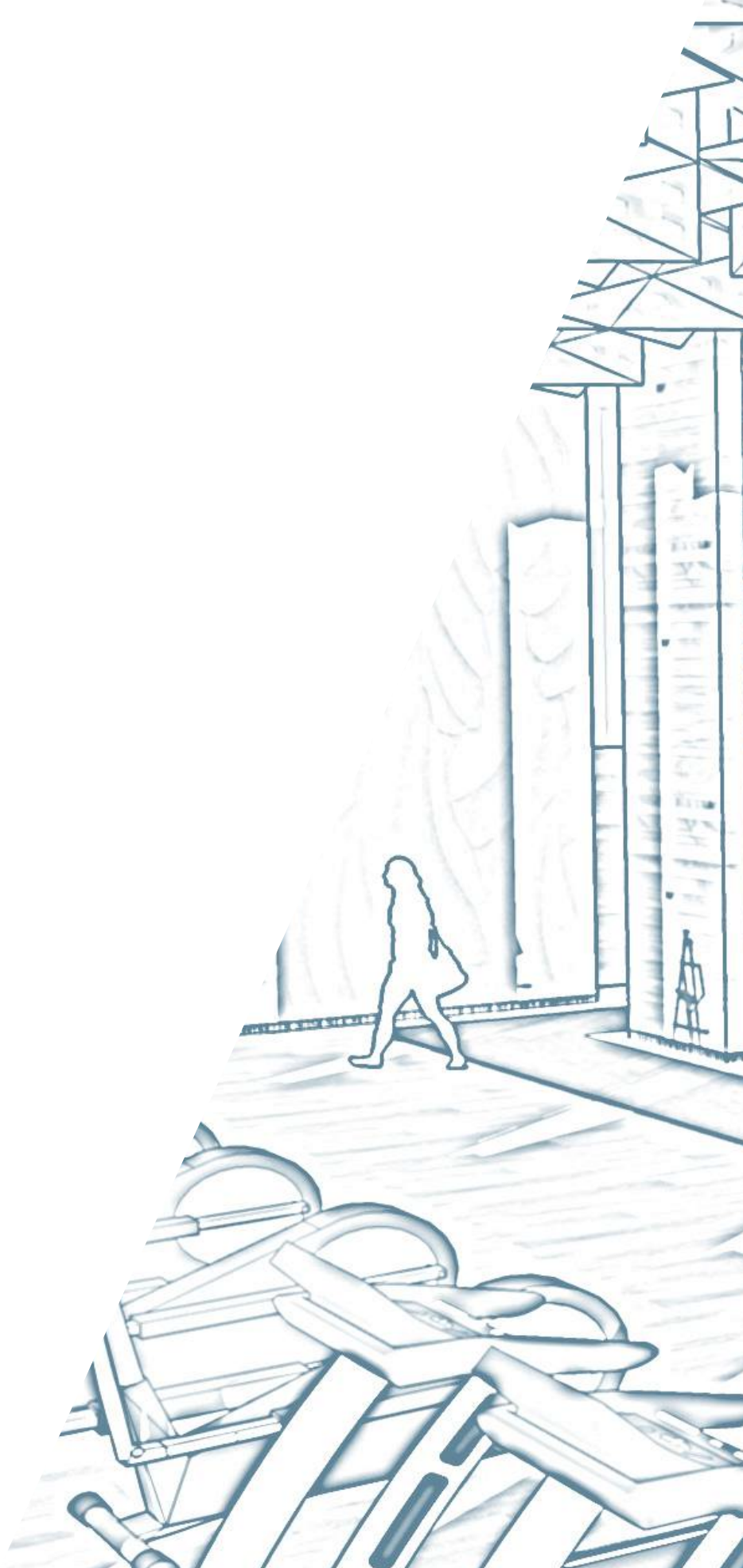






# CONTOURS FITNESS CLUB AND SPA









**CONTOURS FITNESS CLUB AND SPA**



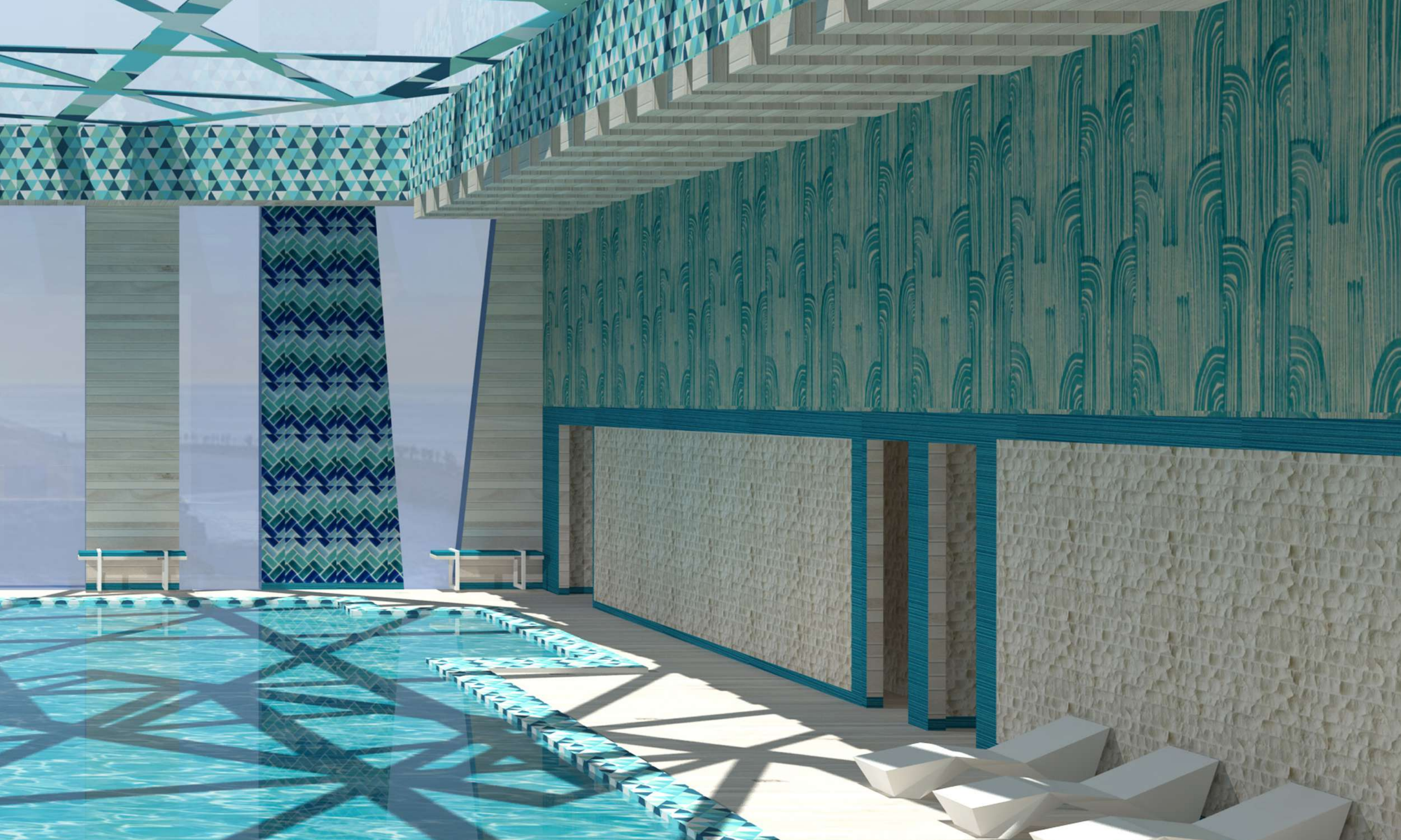






**CONTOURS FITNESS CLUB AND SPA**









CONTOURS FITNESS  
CLUB AND SPA

CONTOURS FITNESS CLUB AND SPA







**CLIFTON'S CAFETERIA**

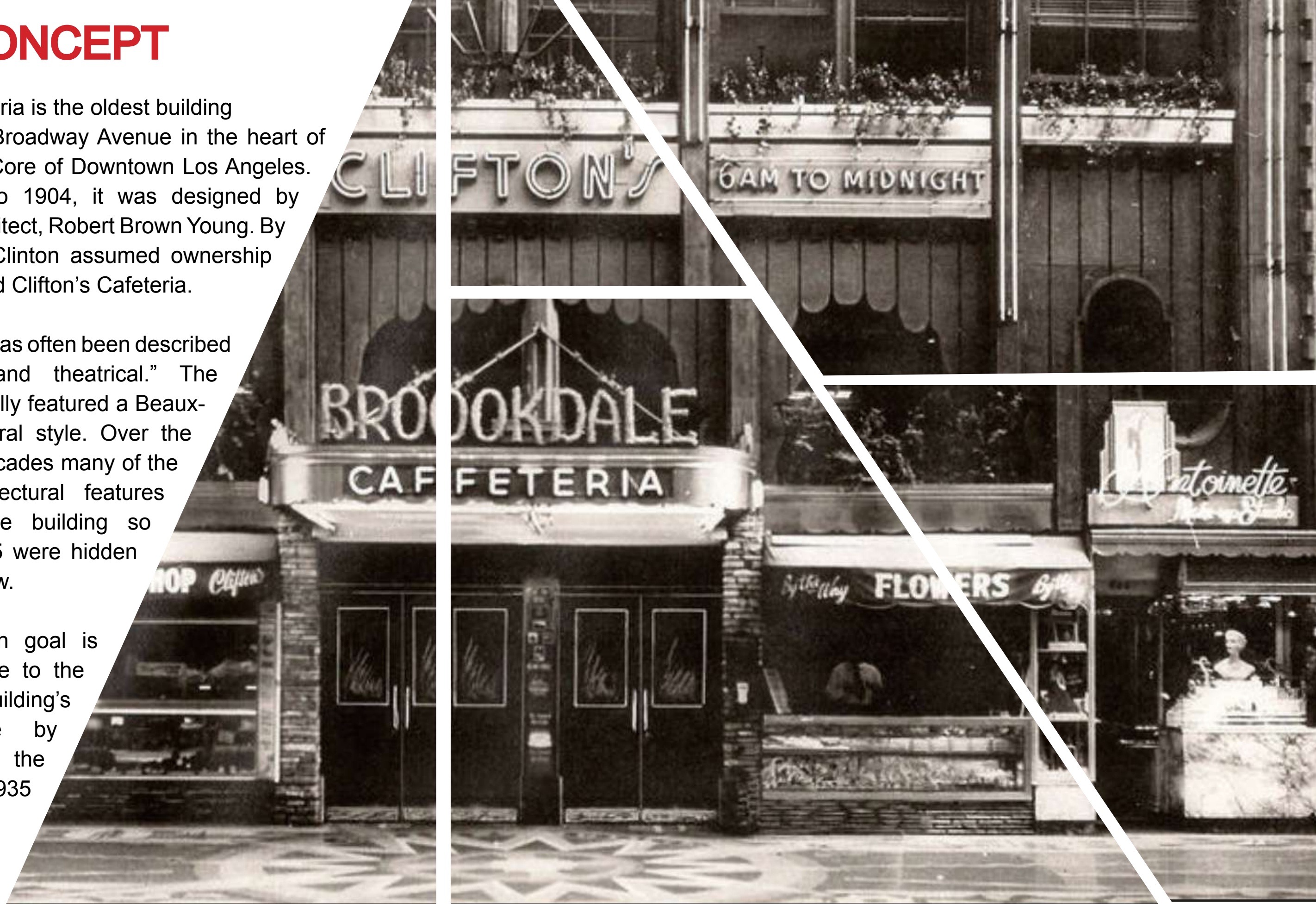


# THE CONCEPT

Clifton's Cafeteria is the oldest building remaining on Broadway Avenue in the heart of the Historical Core of Downtown Los Angeles. Dating back to 1904, it was designed by prominent architect, Robert Brown Young. By 1935 Clifford Clinton assumed ownership and established Clifton's Cafeteria.

The Cafeteria has often been described as "kitschy and theatrical." The building originally featured a Beaux-Arts architectural style. Over the last several decades many of the exterior architectural features that made the building so unique in 1935 were hidden from public view.

The restoration goal is to pay homage to the original building's exterior style by returning the building to its 1935 time period.







**CLIFTON'S CAFETERIA**

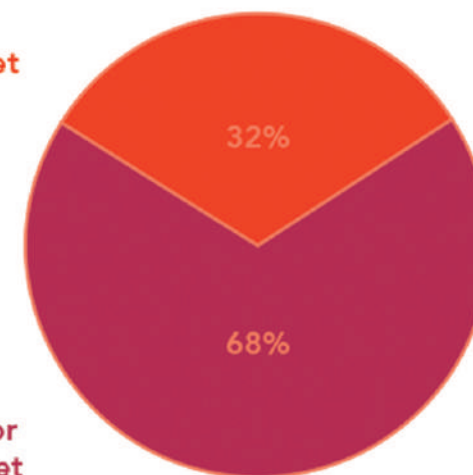


# DOWNTOWN LOS ANGELES

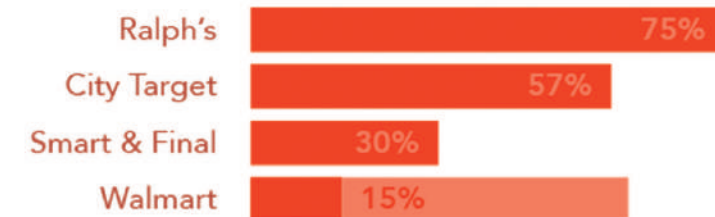


Downtown  
share of  
supermarket  
shopping

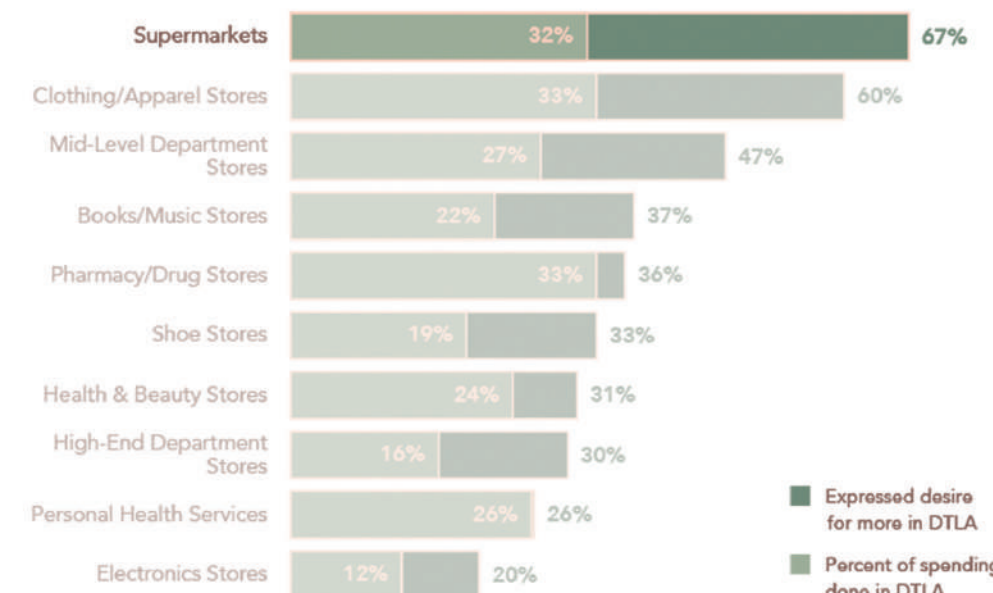
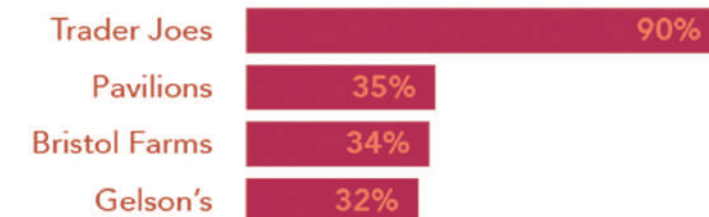
Untapped  
potential for  
Supermarket  
Chains



Where they shop



What they want







1904

BUILDING BUILT IN  
BEAUX-ARTS STYLE,  
DESIGNED BY ROBERT  
BROWN YOUNG.



1935

CLIFFORD LEASES  
THE BUILDING AND  
ESTABLISHES CLIFTON'S  
CAFETERIA BROOKDALE.  
FIVE YEARS LATER THE  
RESTAURANT IS FULLY  
RENOVATED.



1969

CLIFFORD DIES AT THE  
AGE OF 69. CLIFTON'S  
CAFETERIA LIVES ON  
IN THE HANDS OF  
CLIFFORD'S THREE  
CHILDREN.

BOOS BROTHER'S  
PURCHASED THE  
BUILDING. THEY  
WERE INFLUENTIAL IN  
POPULARIZING THE  
CAFETERIA CONCEPT  
IN LOS ANGELES.



1913

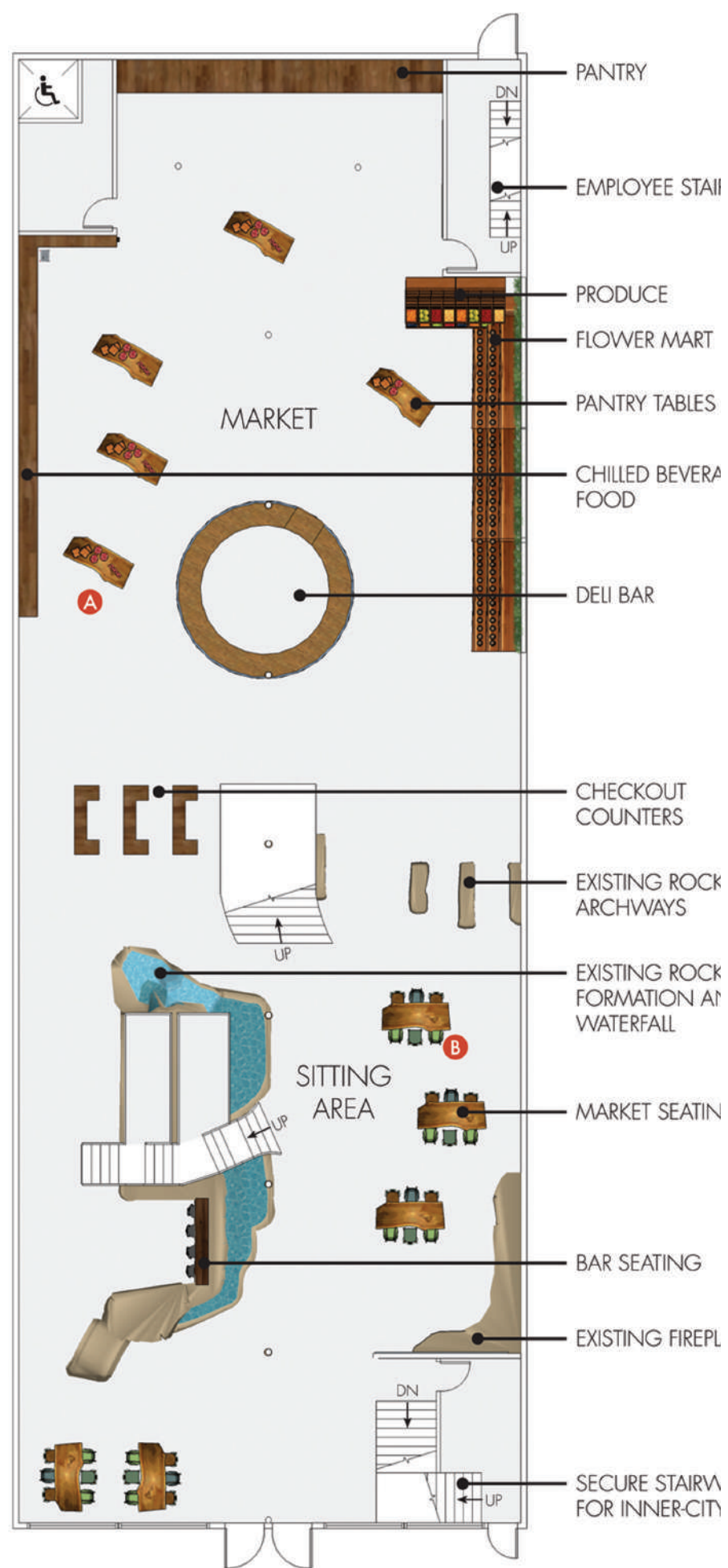
THE FACADE IS UPDATED  
WITH AN ALUMINUM  
GRILL TO KEEP UP  
WITH THE MODERNIST  
ARCHITECTURAL  
MOVEMENT.



1963

# CLIFTON'S CAFETERIA





First Level:	7,950 SF
Checkout Counter	500 SF
Seating Area	1,256 SF
Flower & Produce	680 SF
Deli	400 SF
Bakery/ Pantry	576 SF
Beverage	520 SF
Restrooms	100 SF
Stairs	391 SF
Elevator	49 SF

# THE CHALLENGE

Develop a design solution that restores historical continuity to both Clifton's Cafeteria and the downtown Los Angeles community. Expand awareness, involve the community and create support for the displaced.





# THE SOLUTION

The market employs at risk youth and former gang members. The merchandise sold in this space features many Homeboy branded products that directly benefit this non-profit. A deli section, a produce section, a pantry/bakery, a flower mart and informal eating area make up this space. The market will be accessible to the public with double doors located at the South Broadway entrance.

The interior design style features a whimsical creation of elements that pay homage to the original building. The interior use will fuse culinary escapism and altruistic intent. These two non-profit organizations can work together to offer unique and economically significant services that benefit at risk youth.

This interior space will combine several of the unique architectural features that were part of the 1935 cafeteria. The waterfall, meandering stream and stony caves will be juxtaposed by modern, eclectic and geometric furniture selections. Live edge tabletops and unique custom lighting fixtures will convey a contemporary twist on the 1935 rustic forest scene. The use of these textures combined with minimal natural light and various tints, tones and shades of green will help create a dynamic and harmonious marketplace.



# CLIFTON'S CAFETERIA





A



B



C





**CONSTRUCTION DOCUMENTS**







GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL CITY, COUNTY AND STATE ORDINANCES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF ANY CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. PLAN CHECK FEE SHALL BE PAID FOR BY THE TENANT. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
4. THE CONTRACTOR IS TO SUBMIT TO THE ARCHITECT SAMPLES OF ANY SUBSTITUTIONS FOR APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION.
5. CHANGES TO THE WORK ARE TO BE MADE ONLY WITH APPROVAL OF THE ARCHITECT, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PERFORMING WORK UPON OR PROVIDING SERVICES AND/OR MATERIALS FOR THIS PROJECT ARE REQUIRED, PRIOR TO COMMENCEMENT OF WORK AND/OR FURNISHING OF LABOR, SERVICES AND MATERIALS, TO PURCHASE AND MAINTAIN IN FORCE "ALL RISK" TYPE OF BUILDING INSURANCE, EACH OF WHICH POLICY OR POLICIES SHALL NAME OWNER, THE ARCHIECT AND A/E PROFESSIONAL/CONSULTANT SUBCONTRACTORS AS ADDITIONAL INSURED AND EACH OF WHICH POLICY OR POLICIES SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED.
7. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OF MANUFACTURER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ATTENTION TO ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
9. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES. ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
10. AT THE COMPLETION OF THE WORK REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. CONTRACTOR TO PROVIDE ALL ELECTRICAL OR GAS HOOK-UPS FOR WATER HEATERS, HVAC, MUSIC EQUIPMENT AND APPLIANCES SUPPLIED BY OWNER OR AS SPECIFIED IN DRAWINGS.
11. MECHANICAL, ELECTRICAL, AND MANUFACTURED PRODUCT DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION AND/OR FABRICATION OF WORK.
12. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE.
13. WHERE SHOP DRAWINGS ARE CALLED FOR OR REQUIRED, SUBMIT PRINT TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND/OR INSTALLATION.
14. CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
15. INSTALL ALL MANUFACTURERS ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
16. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING.
17. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
18. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
19. NOTIFY THE ARCHITECT, IN WRITING, STATING ANY ALLEGED ERRORS IN PREVIOUSLY CONSTRUCTED WORK, WHICH WOULD PREVENT APPLICATION OF MATERIALS OR INSTALLATION OF EQUIPMENT. STATE IN WHAT WAY THE WORK OF THIS DIVISION IS AFFECTED. SUCH NOTIFICATION SHALL NOT BE CONSTRUED AS A CLAIM FOR EXTRA COMPENSATION. DO NOT PROCEED ON WORK AFFECTED BY ALLEGED ERROR OR INADEQUACY UNTIL FURTHER INSTRUCTED BY THE ARCHITECT.
20. WORK IN EXISTING AREAS: LOCATIONS OF EXISTING UTILITIES WHERE SHOWN, WERE ESTABUSHED FROM THE BEST AVAILABLE INFORMATION, ASSUME THAT THIS INFORMATION IS APPROXIMATE. VERIFY EXACT LOCATIONS BEFORE STARTING WORK.
21. CONTRACTOR TO VERIFY LOCATIONS OF ALL FIRE EXTINGUISHERS AS REQUIRED.
22. CONTRACTOR TO PROVIDE ALL LIFE SAFETY HOOK-UPS AND SUBMIT ALL NECESSARY DRAWINGS, ETC. TO CITY BUILDING DEPARTMENT AND FIRE DEPARTMENT FOR APPROVALS.
23. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY THE FIRE DEPARTMENT WITH A FIRE RATING OF NOT LESS THAN 2A, 1.0BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING OF EACH FLOOR. VERIFY ADEQUACY OF FIRE/LIFE SAFETY TO MEET CODE REQUIREMENTS.
24. ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED, BUT NOT LESS THAN A FORCE OF 5 POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO THE WALLS.
25. INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHERE/EVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
26. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, STAIR RAILINGS, TOILET ROOM ACCESSORIES AND PARTITIONS AND OF ALL WALL MOUNTED, SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
27. GYPSUM WALLBOARD SHALL BE INSTALLED PER CURRENT C.B.C. SECTION 2511. WALLS IN TOILET ROOMS SHALL BE MOISTURE AND WATER RESISTANT AS REQUIRED.
28. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE C.B.C., MATERIALS:

A. GYPSUM WALLBOARD: 5/8" TYPE X TYPICAL.

B. METAL CORNER BEAD, CASING AND TRIM (GALVANIZED):

1) L-SHAPED TRIM AT EXPOSED EDGES.

2) CORNER BEAD AT EXTERNAL CORNERS.

C. TAPE & COMPOUND: AS RECOMMENDED BY THE GYPSUM BOARD MANUFACTURER.

D. NAILING OR SCREWS PER CODE AND SPECIAL NAILING AS INDICATED.

E. METAL STUDS: SIZE AND GAUGE PER PLANS.
29. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL. FIXTURES REQUIRED FOR EXIT ILLUMINATION SHALL BE SUPPLIED FROM SEPARATE CIRCUITS OR SOURCES OR POWER WHERE THESE ARE REQUIRED BY SECTION 1012 OF THE U.B.C. EXIT FIXTURES TO MATCH EXISTING. EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE. THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUNDS. WORDS ON THE SIGN SHALL BE IN BLOCK LETTER 6 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4 INCH. SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE WHEN THE LUMINANCE ON THE FACE OF AN EXIT SIGN IS FROM AN EXTERNAL SOURCE. SIGNS SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES FROM EITHER LAMP. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE.
30. ALL HANGER WIRE SHALL BE #12 GAUGE AT 4'-0" O.C. EACH DIRECTION (EXCEPT AT LIGHT FIXTURES - SEE CEILING NOTES BELOW.)
31. LIGHT, VENTILATION AND SANITATION SHALL COMPLY WITH THE C.B.C.
32. CFM OF CIRCULATING AIR PER TITLE 24 BUILDING ENVELOPE CALCULATIONS AND THE CMC.
33. CONTRACTOR SHALL CLEAN ALL FIXTURE LENSES AND REPLACE IF DISCOLORED OR DAMAGED DURING CONSTRUCTION (IF APPLICABLE).

GENERAL NOTES CONT'D

34. LOCATE BUILDING STANDARD FIRE SPRINKLERS IN CONJUNCTION WITH EXISTING BUILDING SYSTEM AS REQUIRED BY CODE.
35. PROVIDE HVAC AS REQUIRED IN CONJUNCTION WITH BUILDING SYSTEM SEPARATE FROM ADJACENT SUITES.
36. CONTRACTOR SHALL CLEAN ALL FIXTURE LAMPS AND REPLACE AS REQUIRED. ALL FLUORESCENT LIGHT FIXTURE LAMPS TO BE SAME COLOR & MANUFACTURER.
37. ALL CABLES LOCATED ABOVE CEILING SHALL BE PLENUM RATED. VERIFY ALL CLEARANCES OF EXISTING DUCTS, PIPES AND SPRINKLERS.
38. ALL FIXTURES SHALL BE INSTALLED PER C.B.C. STANDARDS SECTION 25-1&13.
39. FIXTURE SUPPORT BY #12 GAUGE HANGERS ATTACHED TO GRID MEMBERS WITHIN THREE INCHES OF EACH CORNER OF EACH FIXTURE. PLACEMENT OF ALL LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS CAUSE INTERFERENCE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. LOCATION OF ALL NEW RECESSED DOWNLIGHTS, WALL WASHERS, SMOKE DETECTORS, EXIT SIGNS, SPEAKERS, ETC. TO BE CENTERED IN 2'x2' CEILING TILES, U.N.O. SEISMIC CLIPS AND WIRES SHALL BE USED PER CODE.
40. INTERIOR WALL AND CEILING FINISH SHALL MEAN INTERIOR WAINSCOTING, PANELING OR OTHER FINISH APPLIED STRUCTURALLY OR FOR DECORATION, ACOUSTICAL CORRECTION, SURFACE INSULATION OR SIMILAR PURPOSES AND SHALL CONFORM TO CHAPTER 42 OF THE C.B.C. FIRE RESISTIVE STANDARDS FOR FIRE PROTECTION. CLASSES OF MATERIALS BASED UPON THEIR FLAME-SPREAD CHARACTERISTICS SHALL BE AS SET FORTH IN TABLE NO. 6-A OF C.B.C. THE MAXIMUM FLAME SPREAD CLASSIFICATION OR FINISH MATERIALS USED ON INTERIOR WALLS AND CEILING SHALL NOT EXCEED THAT SET FORTH IN TABLE 6-B OF THE C.B.C. THE SMOKE DENSITY OF MATERIALS SHALL BE NO GREATER THAN 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 8-1 IN THE WAY INTENDED FOR USE. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL CONFORM TO SECTION 803 OF THE C.B.C.
41. OUTLET BOXES SHALL BE INDEPENDENT FROM SUSPENDED CEILING.
42. AT ALL LIGHT FIXTURES PROVIDE HEAVY DUTY MAIN "T" RUNNERS OR CROSS RUNNERS WITH SIMPLE SPAN VALUE OF 28.0 POUNDS PER LINEAL FOOT, AND WIRE HANGERS AT 4'-0" O.C. EACH SIDE OF EACH FIXTURE RUN. SEE ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS FOR LOCATION AND DIRECTIONS OF FIXTURES. BRACE TRACK LIGHTS AS REQUIRED. SUSPENSION SYSTEM SHALL BE AS INDICATED IN REFLECTED CEILING PLAN. FIXTURES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS. LATERAL SUPPORTS TO BE PROVIDE BY FOUR WIRES OF MINIMUM 12 GAUGE SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RUNNER, WITHIN 2 INCHES OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE OR TO PARTITIONS WALLS OR TO BRACING AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING SUPPORT POINTS SHALL BE PLACED 12 FEET O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL. THE TERMINAL ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY A MAXIMUM OF 8' FROM EACH WALL OR CEILING DISCONTINUITY WITH #12 GAUGE WIRE OR APPROVED WALL SUPPORT. A STRUT FASTENED TO THE MAIN RUNNER SHALL EXTEND TO AND FASTEN TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE AT 12' O.C. IN BOTH DIRECTIONS AND WITHIN 6 FEET FROM WALL.
43. ALL JUNCTION BOXES AND MECHANICAL EQUIPMENT REQUIRING ACCESS SHALL BE LOCATED OVER ACOUSTICAL CEILINGS.
44. PROVIDE BUILDING STANDARD SPRINKLER HEADS. ALL NEW OR RELOCATED HEADS TO BE CENTERED IN 2'x2' CEILING TILES, EXCEPT AS CODE REQUIRES NEAR PERIMETER SOFFIT, TO BE INSTALLED AS REQUIRED BY CODE IN CONJUNCTION WITH THE EXISTING BUILDING SYSTEM.
45. THE CONTRACTOR SHALL START-UP AND TEST AND BALANCE NEW AND EXISTING HVAC SYSTEMS TO SHOW THAT IT MEETS PLANS AND SPECIFICATION REQUIREMENTS AND SUBMIT A COPY OF THE TEST AND BALANCE TO THE OWNER. FOLLOW AS CLOSE AS POSSIBLE LAYOUT INDICATED ON DRAWINGS. HOWEVER, IF IT IS NOT POSSIBLE DUE TO A JOB CONDITION, CONTRACTOR SHALL OBTAIN THE ARCHITECT'S APPROVAL FOR A REVISED LAYOUT BEFORE ITS INSTALLATION. COORDINATE UNIT LOCATIONS WITH ARCHITECTURAL PLANS SHOWING ACCESS PANELS
46. UPON COMPLETION OF ALL ELECTRICAL WORK, THE CONTRACTOR SHALL ADJUST AND TEST ALL CIRCUITS, OUTLETS, SWITCHES, LIGHTS, MOTORS, AND ANY OTHER ELECTRICAL ITEMS TO ENSURE PERFECT OPERATION OF ALL ELECTRICAL EQUIPMENT. ITEMS FAILING THE TEST MUST BE IMMEDIATELY REPAIRED OR REPLACED WITH ALL NEW EQUIPMENT AND THAT PART OF THE SYSTEM SHALL THEN BE RE-TESTED. ALL SUCH REPLACEMENT OR REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE TENANT.
47. CONTRACTOR TO VERIFY COORDINATION OF POWER AND LIGHTING SYSTEMS WITH BUILDING CONTROL SYSTEM, IF APPLICABLE.
48. FURNITURE DEALER/INSTALLER AND TENANT TO VERIFY ALL FURNITURE LOCATIONS AND CLEARANCES. DEALER AND INSTALLER TO MAINTAIN MIN. OF 44" CLEAR FOR CIRCULATION AND AISLEWAYS. FURNITURE SYSTEM TO BE SUPPLIED AND INSTALLED BY TENANT. CONTRACTOR TO MAKE FINAL HARDWARE CONNECTIONS.
49. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 6 POUNDS. ALL BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY CABINET CONTRACTOR. COORDINATE ACCESS TO OCCUPIED SUITES W/ OWNER.
50. SWITCHES AND CONTROLS FOR LIGHTS, VENTILATION, FIRE ALARMS, ETC. MUST BE PLACED 36" TO 48" FROM THE FLOOR.
51. DIMENSION ALL RECEPTACLES FROM CENTERLINE OF RECEPTACLE NOT LESS THAN 18" FROM THE FLOOR. WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE) THEY ARE TO BE NO MORE THAN 2" APART. ALL TELEPHONE AND DATA/INE COVER PLATES TO HAVE SIMILAR COLOR AND APPEARANCE.
52. TELEPHONE AND DATA CABLE TO BE PLENUM RATED CABLE. CABLE AND COVER PLATES TO BE SUPPLIED AND INSTALLED PER LEASE AGREEMENT.
53. OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON POWER & SIGNAL PLAN.
54. UNDIMENSIONED OUTLETS TO BE LOCATED TO THE NEAREST STUD.
55. CONDUIT ABOVE CEILING TO BE HELD TIGHT TO STRUCTURE AND AWAY FROM SUSPENDED CEILING. ALL CONDUIT RUNS ABOVE CEILING SHALL BE ALUMINUM FLEX. ALL SEPARATE CIRCUIT RECEPTACLES TO BE GRAY WITH MATCHING STYLE COVER PLATE.
56. ELECTRICAL ENGINEER TO DETERMINE WHERE SEPARATE CIRCUITS ARE REQUIRED AND TO SHARE CIRCUITS WITH SIMILAR TYPES OF EQUIPMENT WHERE APPROPRIATE (E.G. PRINTERS, OPEN AREA WORKSTATIONS, ETC.) AND TO MINIMIZE OVERALL NUMBER OF SEPARATE CIRCUITS AS MUCH AS PRACTICAL.
57. SWITCHES AND CONTROLS FOR LIGHTS, VENTILATION, FIRE ALARMS, ETC. MUST BE PLACED 36" TO 48" FROM THE FLOOR.

SHEET INDEX

- C COVER SHEET # GENERAL NOTES
- A1 LOWER LEVEL FLOORPLAN
- A1.1 UPPER LEVEL FLOORPLAN
- A2 LOWER LEVEL FURNITURE PLAN
- A2.1 UPPER LEVEL FURNITURE PLAN
- A3 LOWER LEVEL FINISH FLOORPLAN
- A3.1 UPPER LEVEL FINISH FLOORPLAN
- A4 LOWER LEVEL REFLECTED CEILING PLAN
- A4.1 UPPER LEVEL REFLECTED CEILING PLAN
- A5 MEN'S LOCKER RM WET/DRY INTERIOR ELEVATIONS
- A5.1 MEN'S & WOMEN'S LOCKER RM WET/DRY INTERIOR ELEVATIONS
- A5.2 WOMEN'S LOCKER RM WET/DRY INTERIOR ELEVATIONS

SYMBOL LEGEND

- C

1

FINISH KEY - DOUBLE FINISH NUMBER/FINISH TYPE
- 1Aa

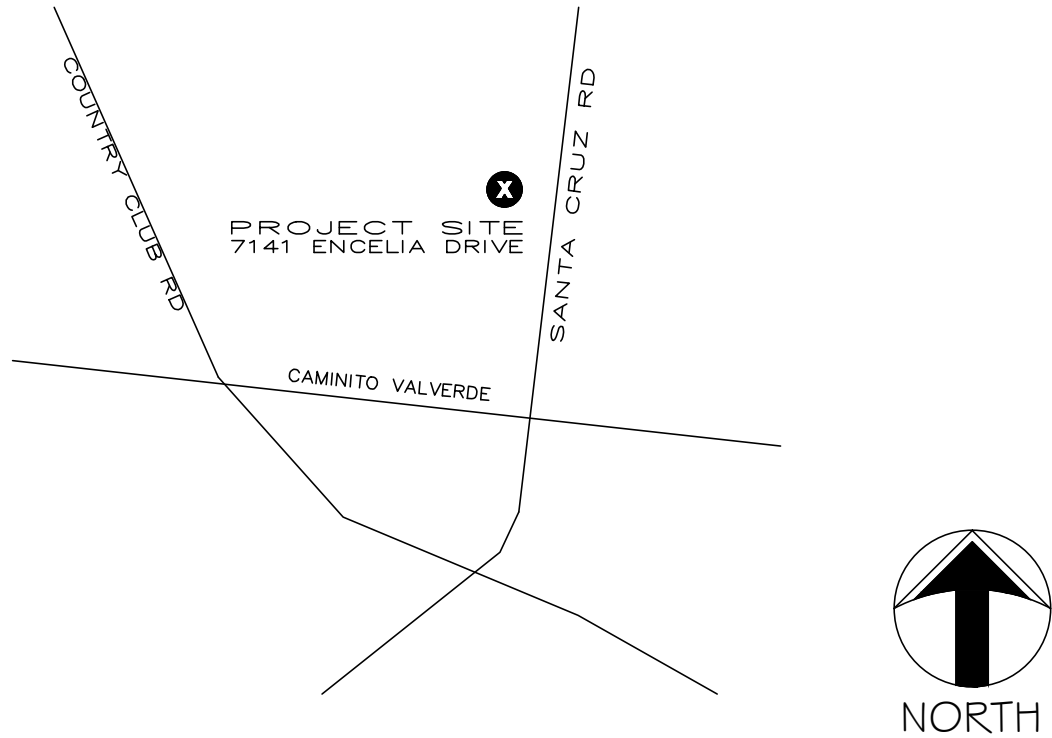
FINISH & FURNITURE KEY - SINGLE FINISH OR FURNITURE NUMBER/FINISH TYPE

CONSULTANTS

BUILDING ENERGY SPECIALIST  
TITLE 24 TO GO  
14 THIS PLACE RD  
LAGOON, CA 92771  
T 949-123-4567  
F 949-123-5678

ELECTRICAL ENGINEER  
FAST ELECTRICAL  
12 THIS PLACE RD  
LAGOON, CA 92771  
T 949-223-4567  
F 949-223-5678

VICINITY MAP



COVER SHEET # GENERAL NOTES

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

DRAWING TITLE:

CLIENT:

PROJECT NUMBER:

BC-01

DRAWN BY:

ADEY ANTHONY

DATE:

12.03.2015

SCALE:

1/8" = 1'-0"

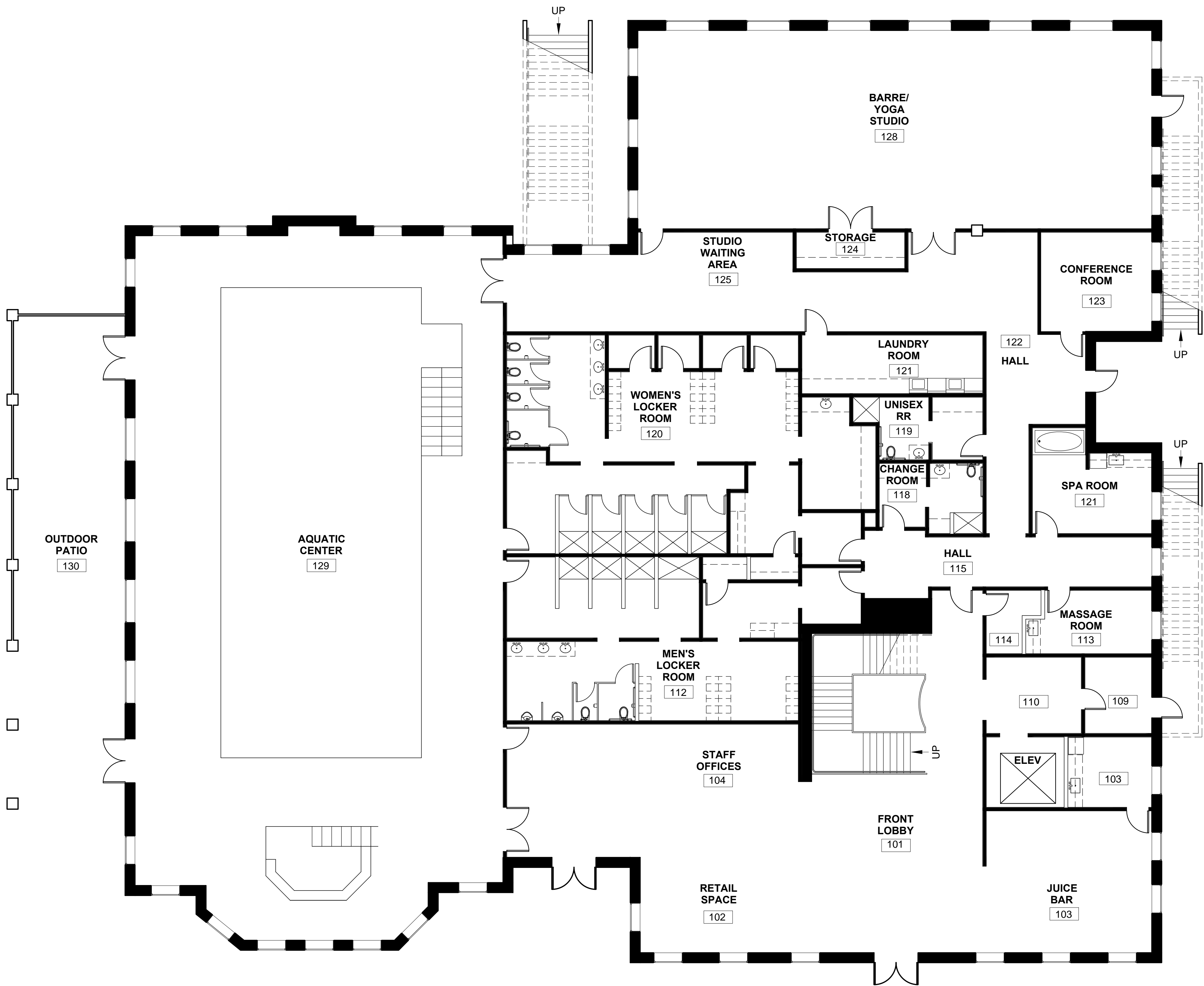
CLIENT:

CYNTHIA AMARAL

SHEET NO:

C





LOWER LEVEL = 15,545 SQ FT



LOWER LEVEL FLOORPLAN

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

PROJECT NUMBER:  
BC-01

DRAWN BY:  
ADEY ANTHONY

DATE:  
12.03.2015

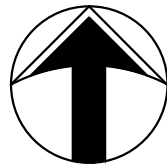
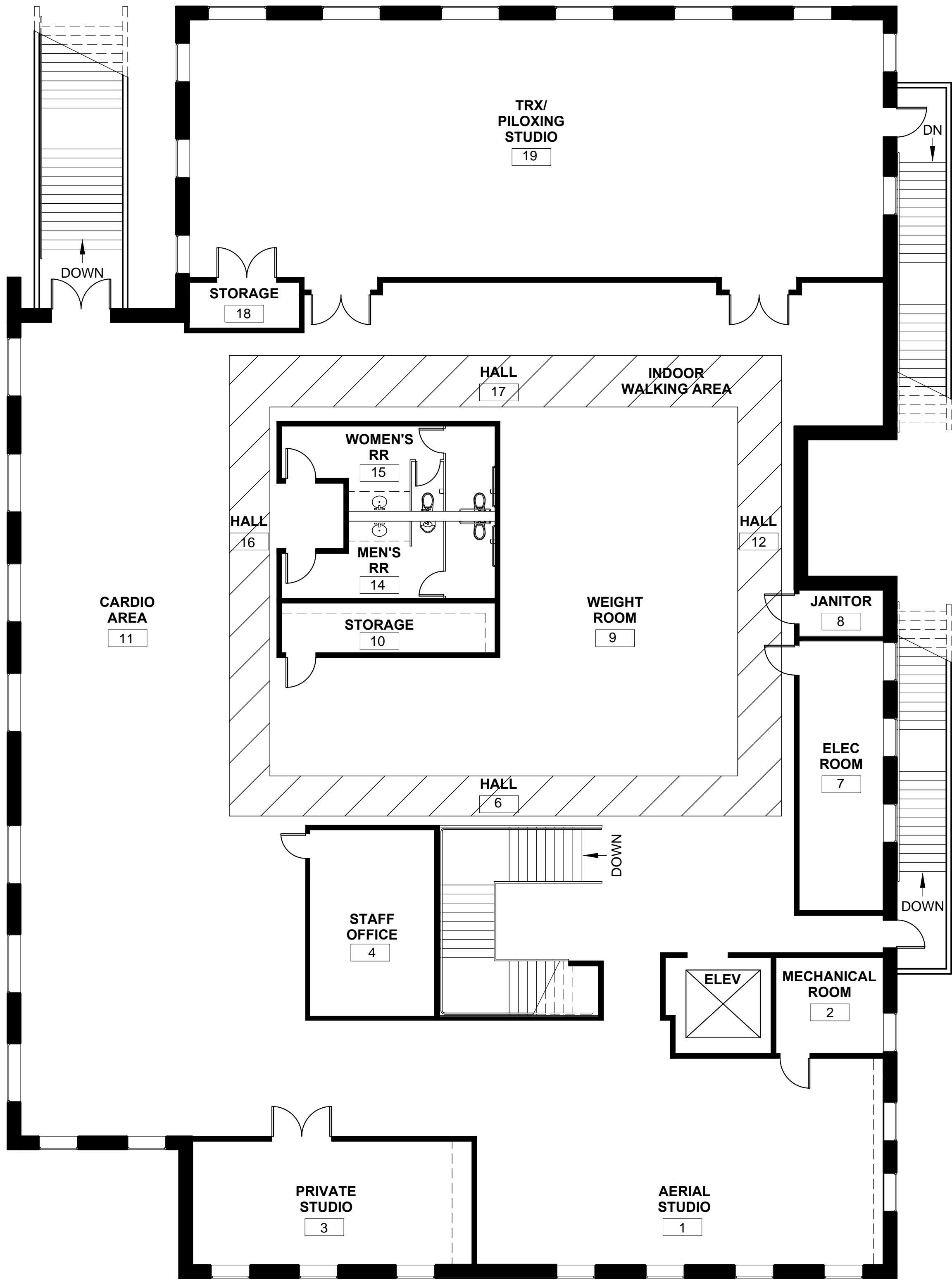
SCALE:  
1/8" = 1'-0"

CLIENT:  
CYNTHIA AMARAL

SHEET NO:

A1





UPPER LEVEL = 10,632 SQ FT



DRAWING TITLE:	UPPER LEVEL FLOORPLAN	
	COUNTOURS FITNESS CLUB AND SPA	
CLIENT:	7141 ENCELIA DRIVE LA JOLLA, CA 92037	

PROJECT NUMBER:	BC-01
DRAWN BY:	ADEY ANTHONY
DATE:	12.03.2015
SCALE:	1/8" = 1'-0"
CLIENT:	CYNTHIA AMARAL

SHEET NO:	A1.1
-----------	------





LOWER LEVEL = 15,545 SQ FT

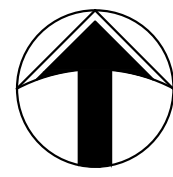
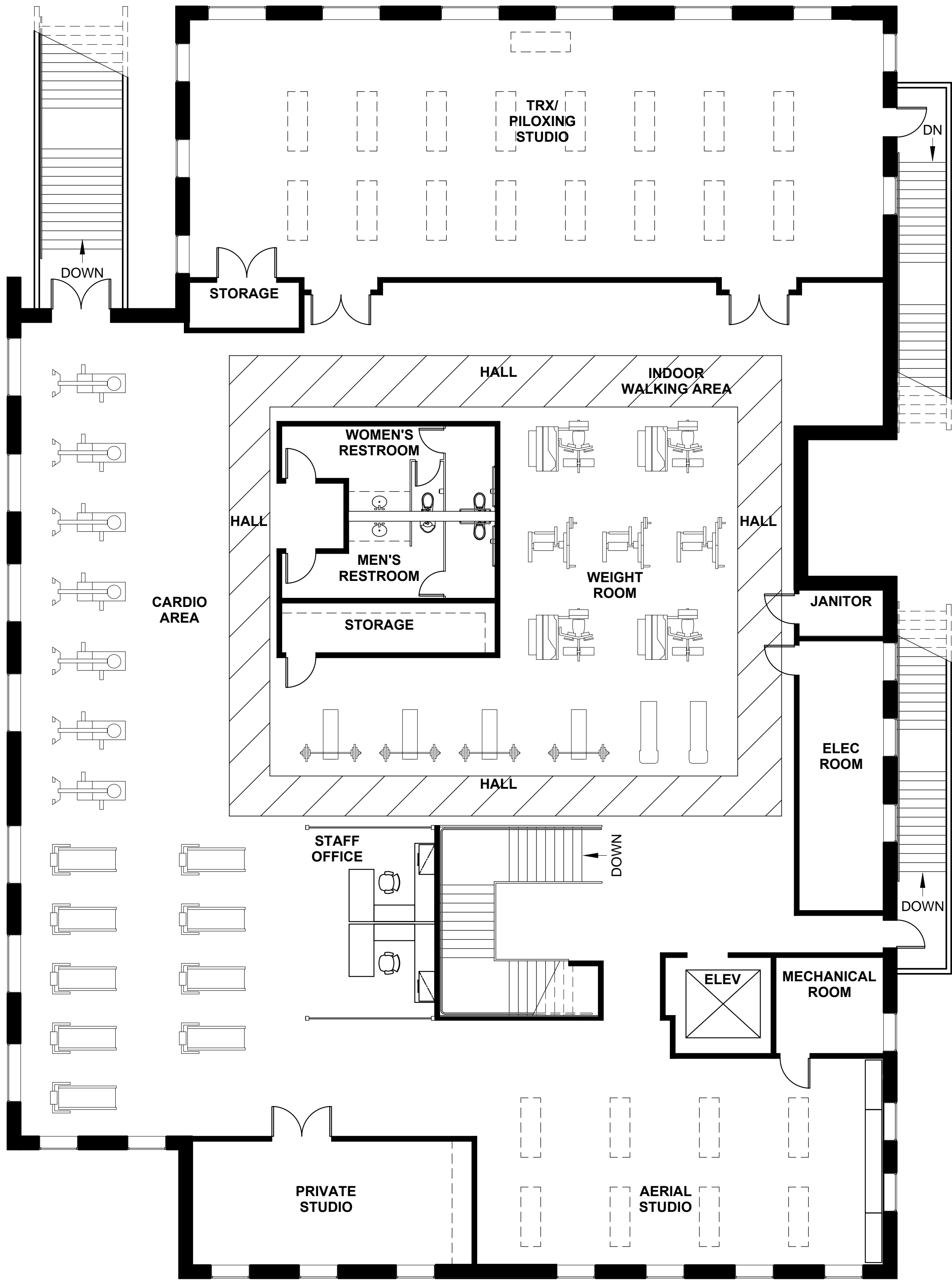
LOWER LEVEL FURNITURE PLAN

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

PROJECT NUMBER: BC-01  
DRAWN BY: ADEY ANTHONY  
DATE: 12.03.2015  
SCALE: 1/8" = 1'-0"  
CLIENT: CYNTHIA AMARAL

A2





NORTH  
UPPER LEVEL = 10,632 SQ FT

UPPER LEVEL FURNITURE PLAN

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

PROJECT NUMBER:  
BC-01

DRAWN BY:  
ADEY ANTHONY

DATE:  
12.03.2015

SCALE:  
1/8" = 1'-0"

CLIENT:  
CYNTHIA AMARAL

SHEET NO:

A2.1





LOWER LEVEL = 15,545 SQ FT



LOWER LEVEL FURNITURE PLAN

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

PROJECT NUMBER:

BC-01

DRAWN BY:

ADEY ANTHONY

DATE:

12.03.2015

SCALE:

1/8" = 1'-0"

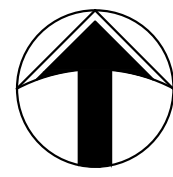
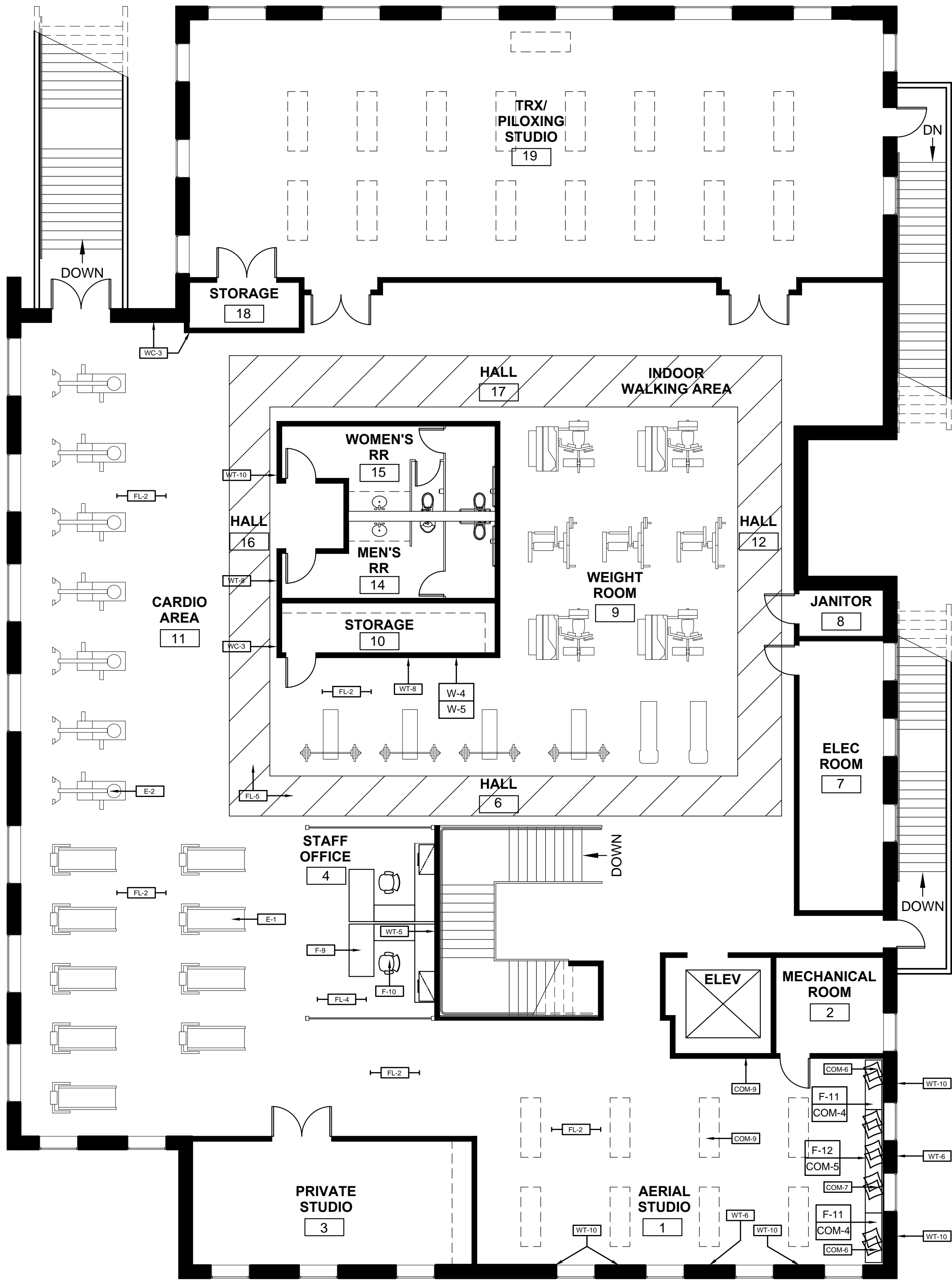
CLIENT:

CYNTHIA AMARAL

SHEET NO:

A2





UPPER LEVEL = 10,632 SQ FT



UPPER LEVEL FURNITURE PLAN

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

PROJECT NUMBER:  
BC-01

DRAWN BY:  
ADEY ANTHONY

DATE:  
12.03.2015

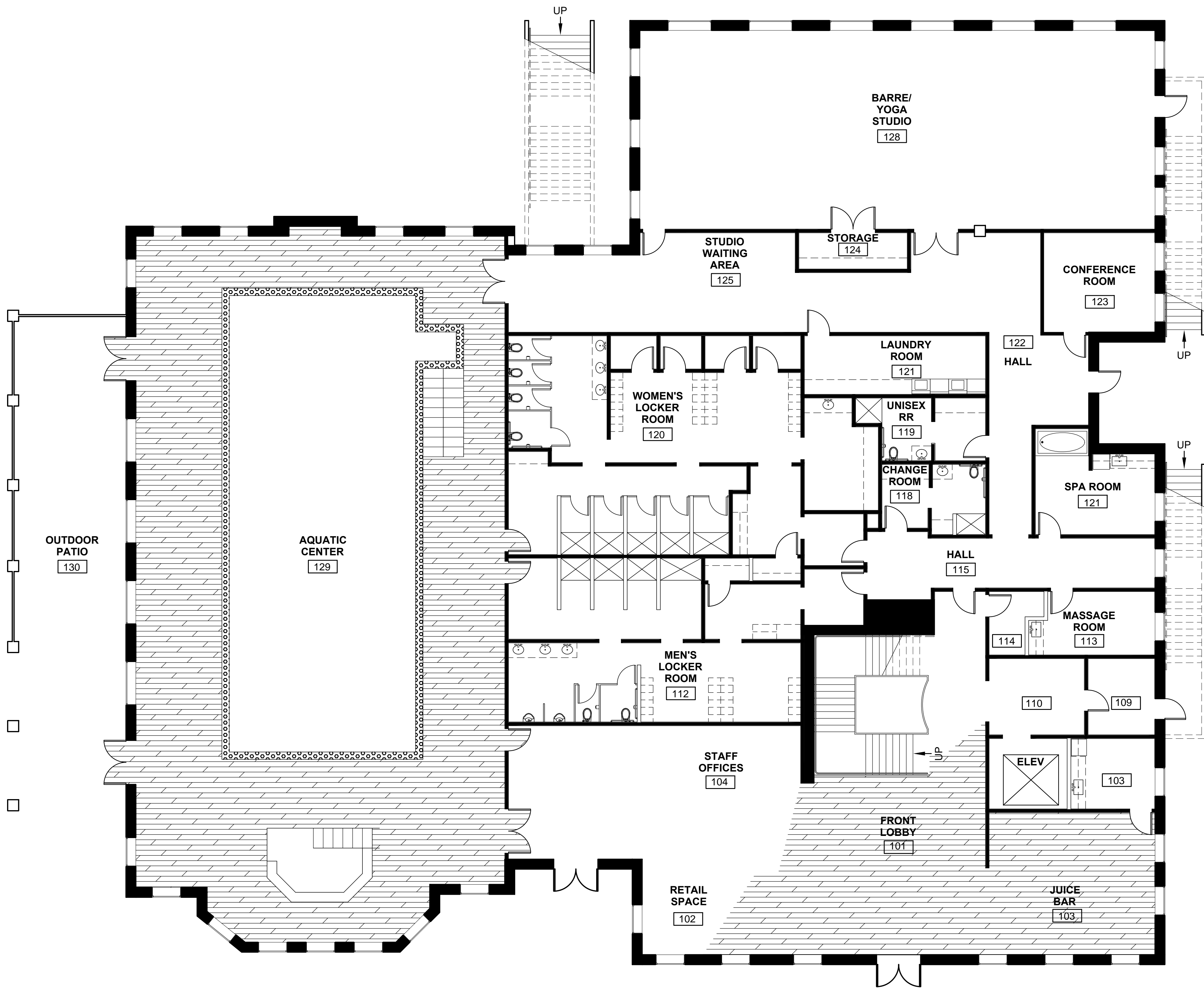
SCALE:  
1/8" = 1'-0"

CLIENT:  
CYNTHIA AMARAL

SHEET NO:

A2.1





LOWER LEVEL = 15,545 SQ FT

LEGEND

- DALTILE SEASON WOOD "SNOW PINE"  
PORCELAIN TILE 1' X 4' AND 2' X 4' PLANKS.  
VARYING SIZES INSTALLED AT RANDOM.
- OCEANSIDE GLASSTILE "MUSE BLEND"  
MOSAIC TILE.



LOWER LEVEL FINISH FLOOR PLAN

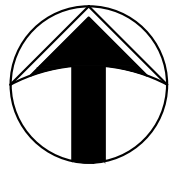
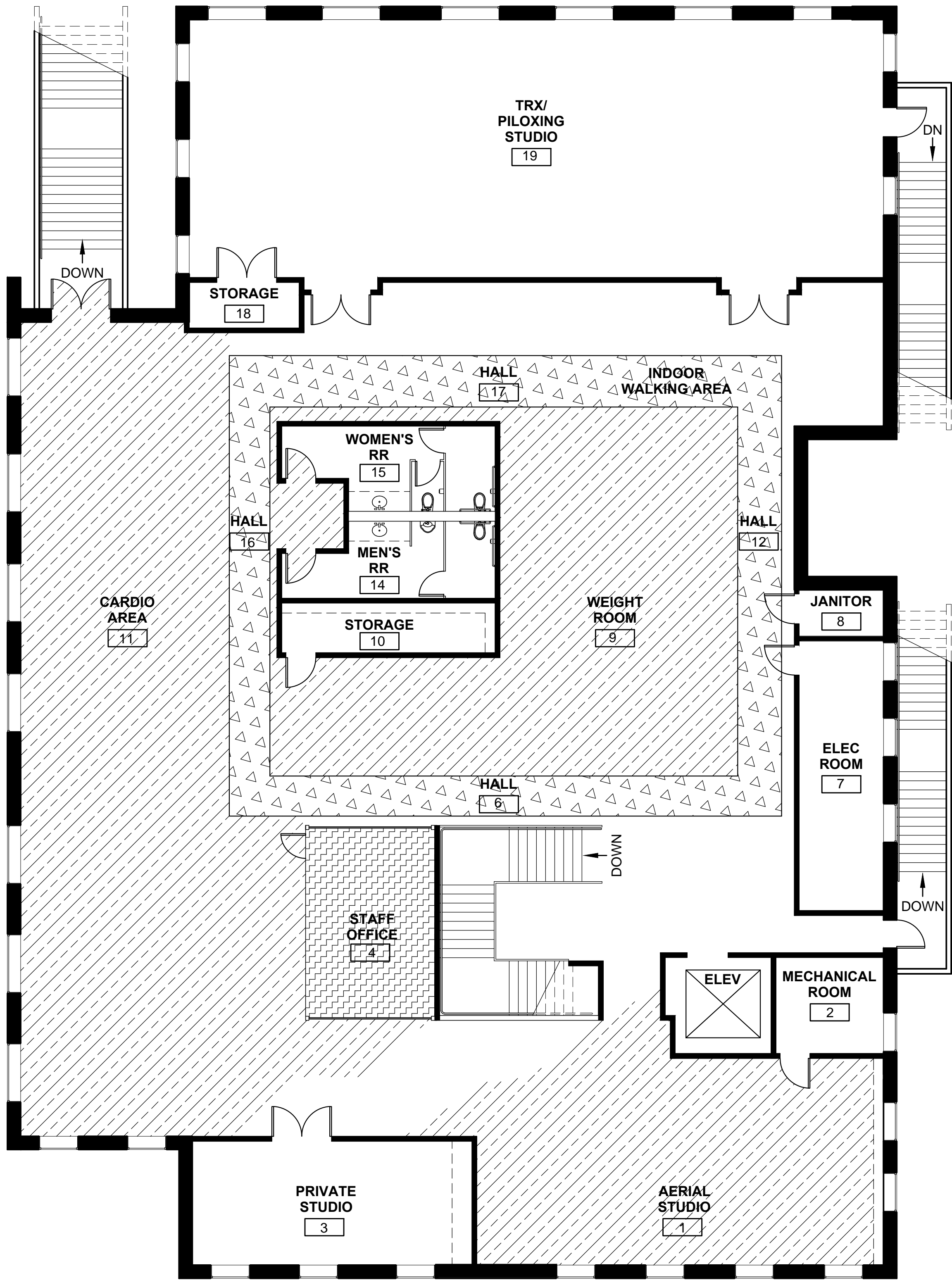
COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

PROJECT NUMBER: BC-01  
DRAWN BY: ADEY ANTHONY  
DATE: 12.03.2015  
SCALE: 1/8" = 1'-0"  
CLIENT: CYNTHIA AMARAL

SHEET NO:

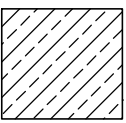
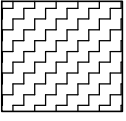
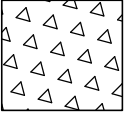
A3





UPPER LEVEL = 10,632 SQ FT

LEGEND

-  PANCRAFT "STRATIFIED" LAMINATE FLOORING
-  TRENDY SURFACES 6" X 24" FRENCH OAK WOOD PLANKS
-  MONDO USA COLORIZED RUBBER FLOORING



UPPER LEVEL FINISH FLOOR PLAN

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

PROJECT NUMBER:  
BC-01

DRAWN BY:  
ADEY ANTHONY

DATE:  
12.03.2015

SCALE:  
1/8" = 1'-0"

CLIENT:  
CYNTHIA AMARAL

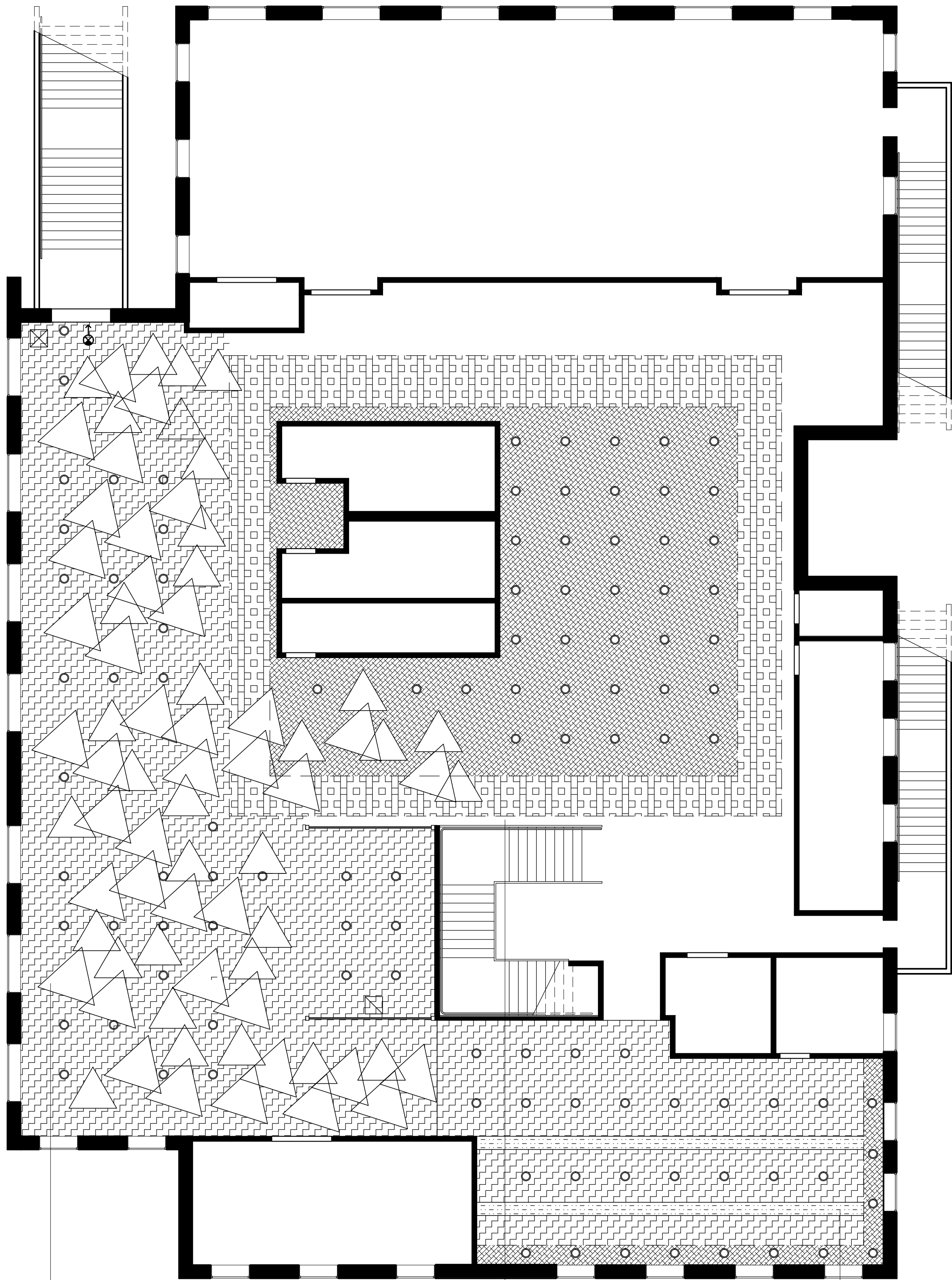
SHEET NO:

A3.1









CARDIO AREA GEOMETRIC CEILING DETAIL  
AT LOWEST POINT 13'- 0" A.F.F.  
AT HIGHEST POINT 18'- 0" A.F.F.

WALKING TRACK SOFFIT  
15'- 0" A.F.F.

AERIAL STUDIO WALNUT WOOD BEAMS  
18'- 0" A.F.F.



LEGEND

- 6" RECESSED DOWNLIGHT FIXTURE
- EXIT SIGN (ARROWS INDICATE DIRECTIONAL SIGN)
- TRENDY SURFACES 6' X 24' FRENCH OAK PLANKS
- CUSTOM GEOMETRIC CEILING DETAIL WITH ARMSTRONG WOODWORKS PANELS AND PORCELANOSA OXO TILE
- 2' X 6' WALNUT WOOD BEAMS
- STONE SOURCE HONED LIMESTONE TILE
- WASCO PRODUCTS CUSTOM FLAT GLASS UNIT SKYLIGHT
- SUSPENDE GYPSUM BOARD CEILING
- SOFFIT DETAIL
- RETURN AIR REGISTER
- SUPPLY AIR REGISTER

NOTES

- ALL CEILING HEIGHTS 20'-0" A.F.F. UNLESS OTHERWISE NOTED



UPPER LEVEL REFLECTED CEILING PLAN

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

PROJECT NUMBER:  
BC-01

DRAWN BY:  
ADEY ANTHONY

DATE:  
12.03.2015

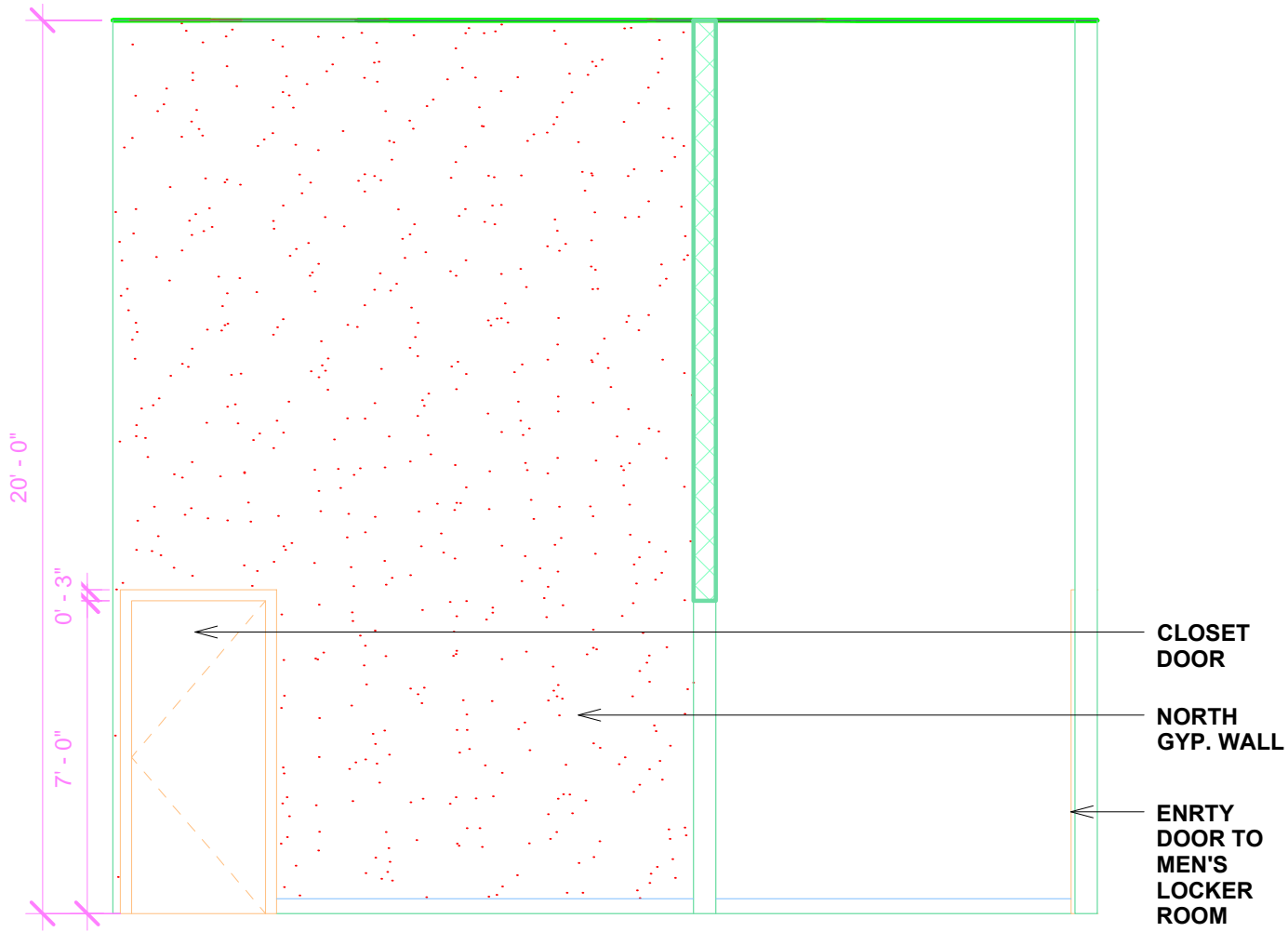
SCALE:  
1/8" = 1'-0"

CLIENT:  
CYNTHIA AMARAL

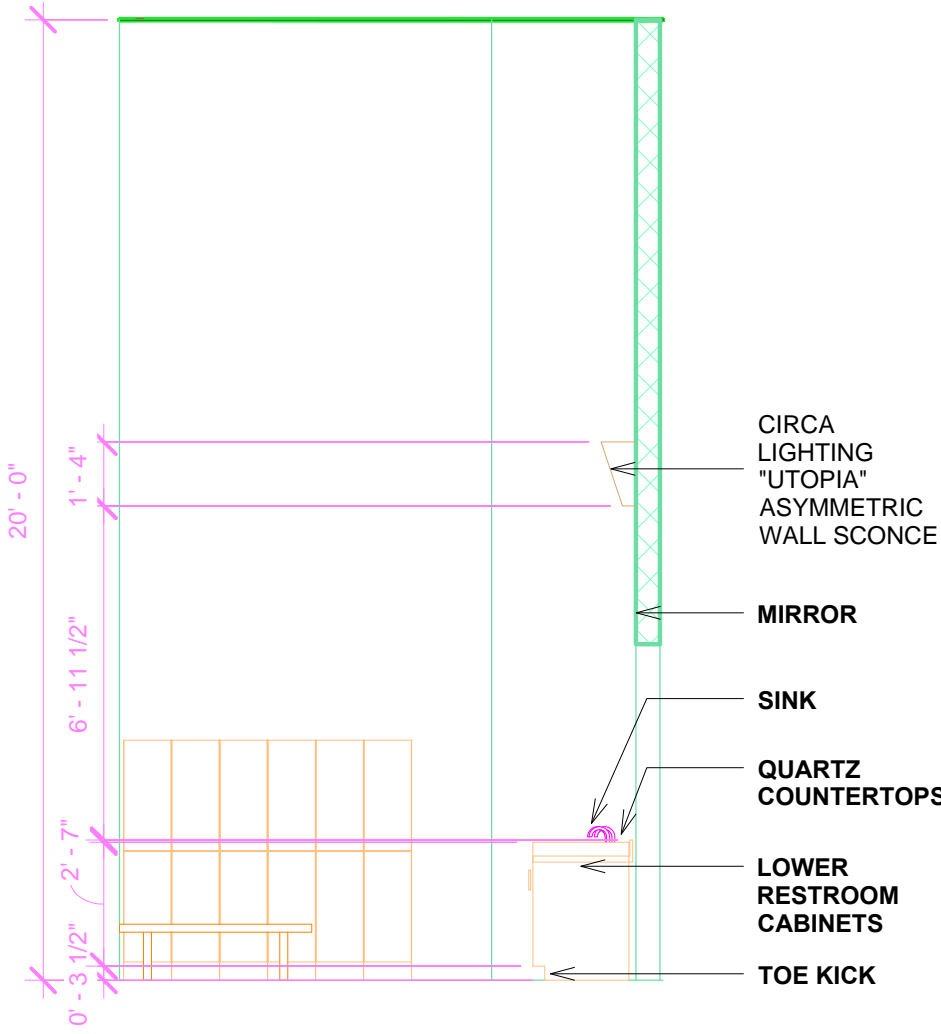
SHEET NO:

A4.1

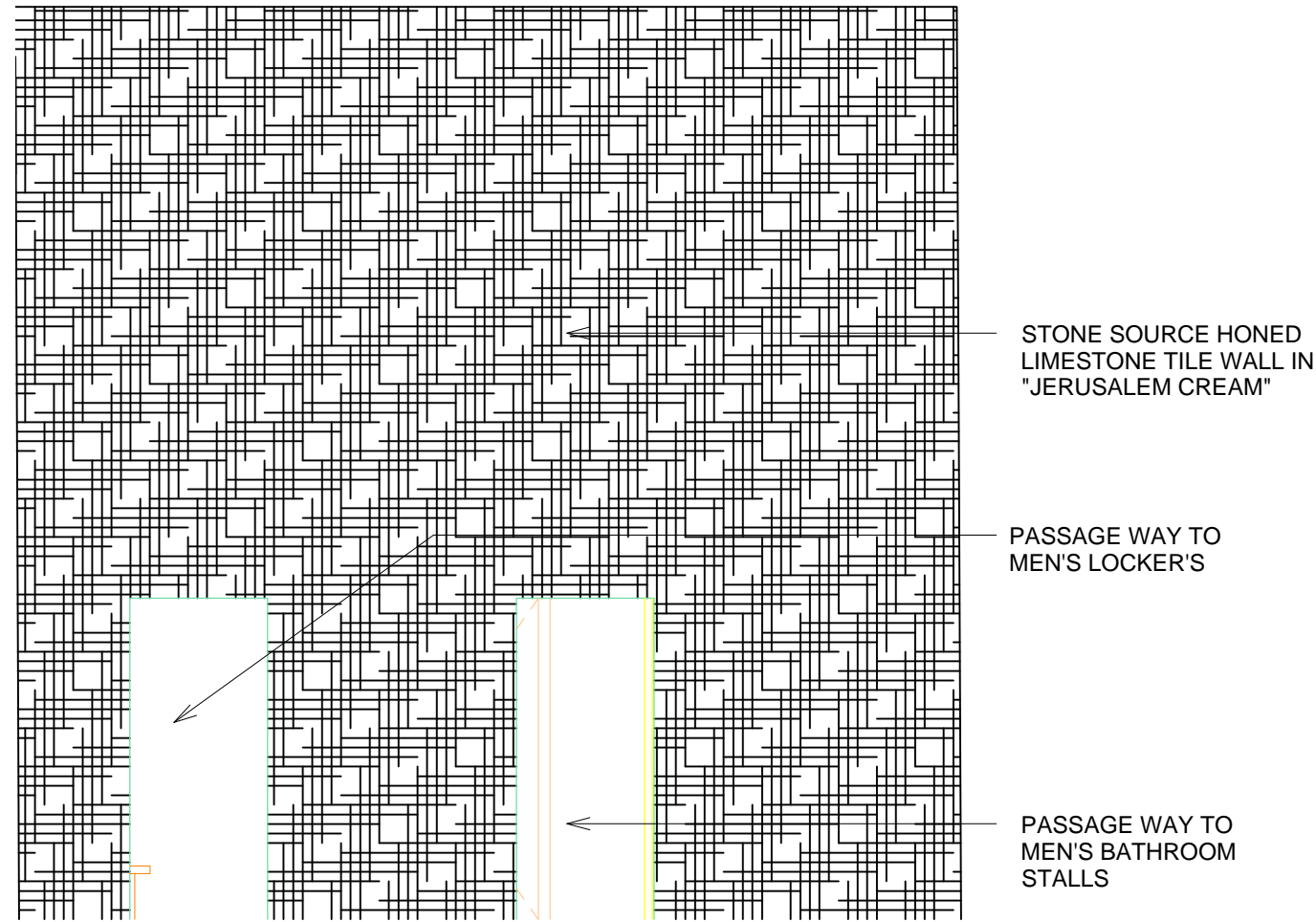




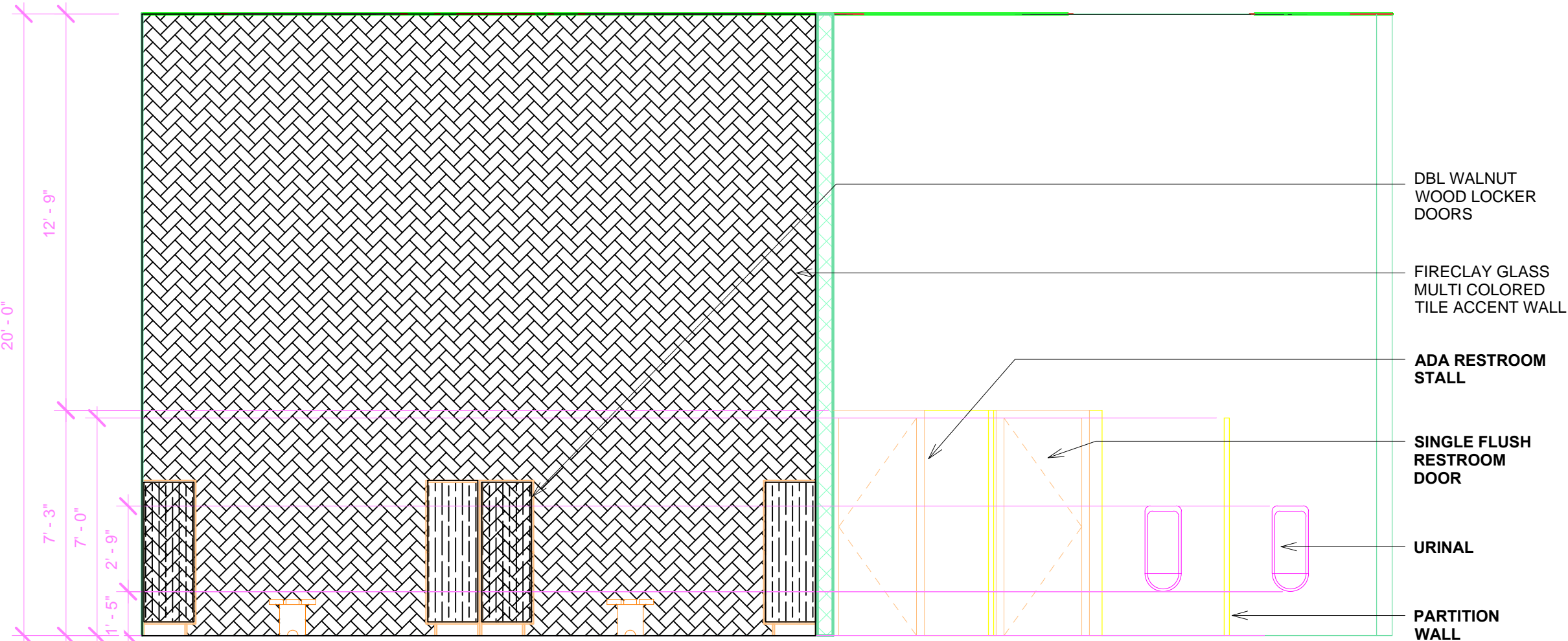
9 MEN'S LOCKER ROOM ENTRY NOTRTH ELEVATION  
1/4" = 1'-0"



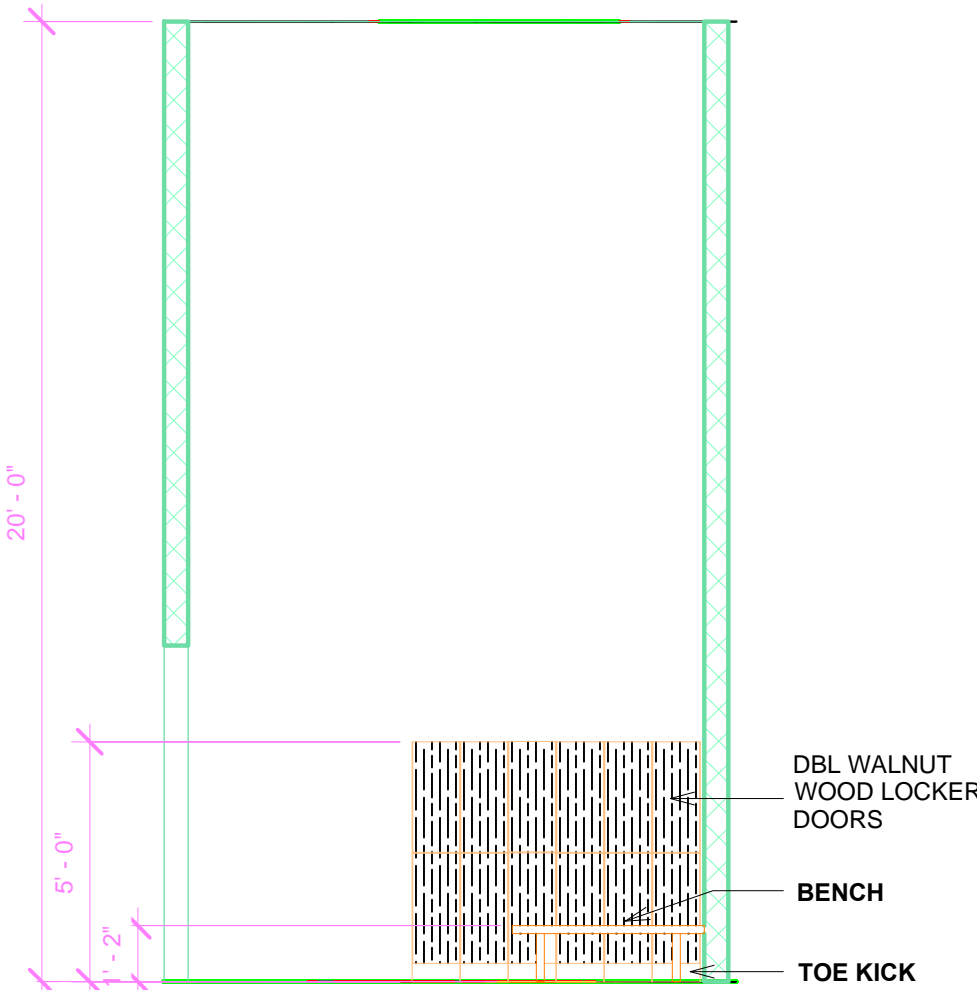
6 MEN'S LOCKER ROOM WEST ELEVATION  
1/4" = 1'-0"



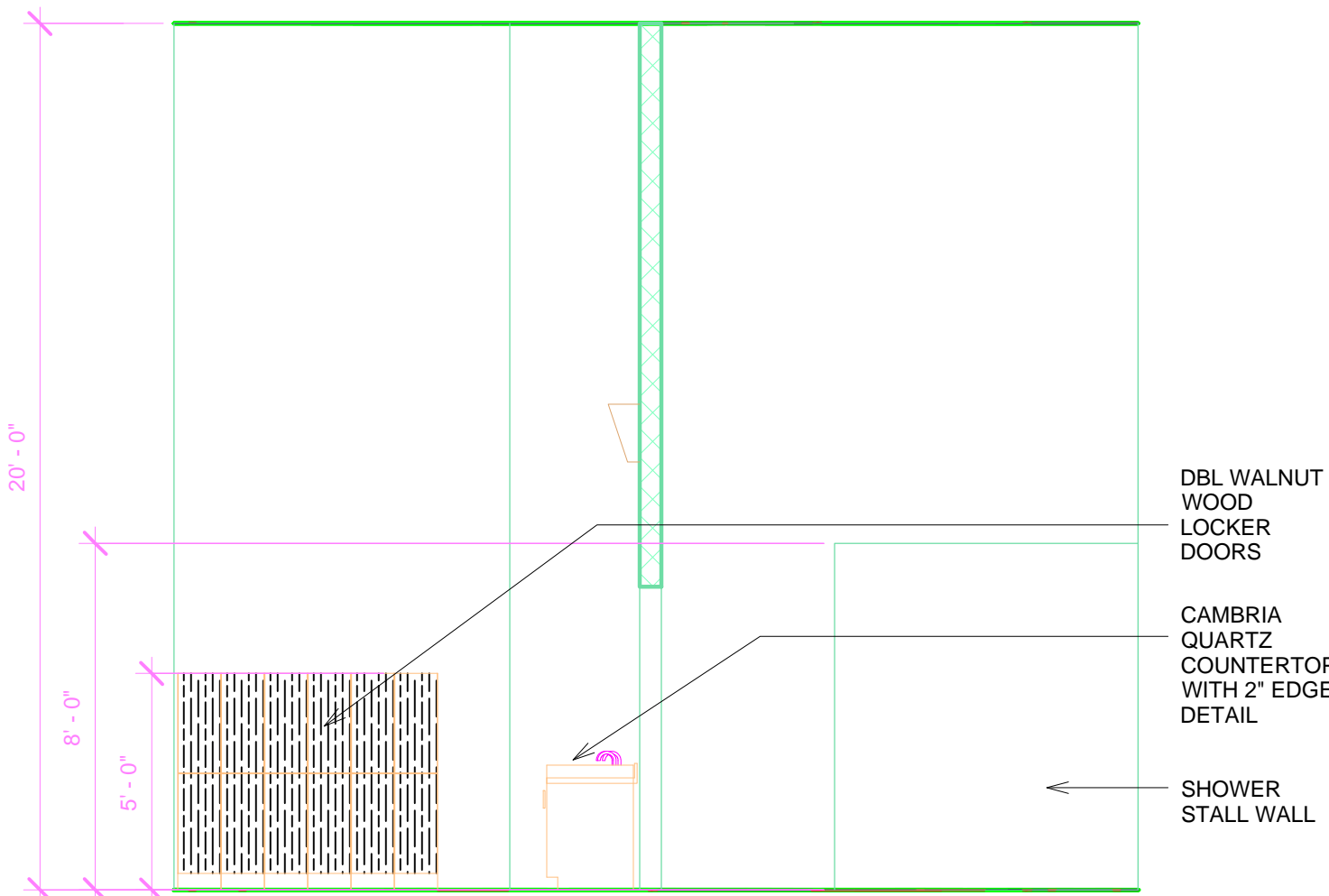
3 MEN'S SHOWER SOUTH ELEVATION  
1/4" = 1'-0"



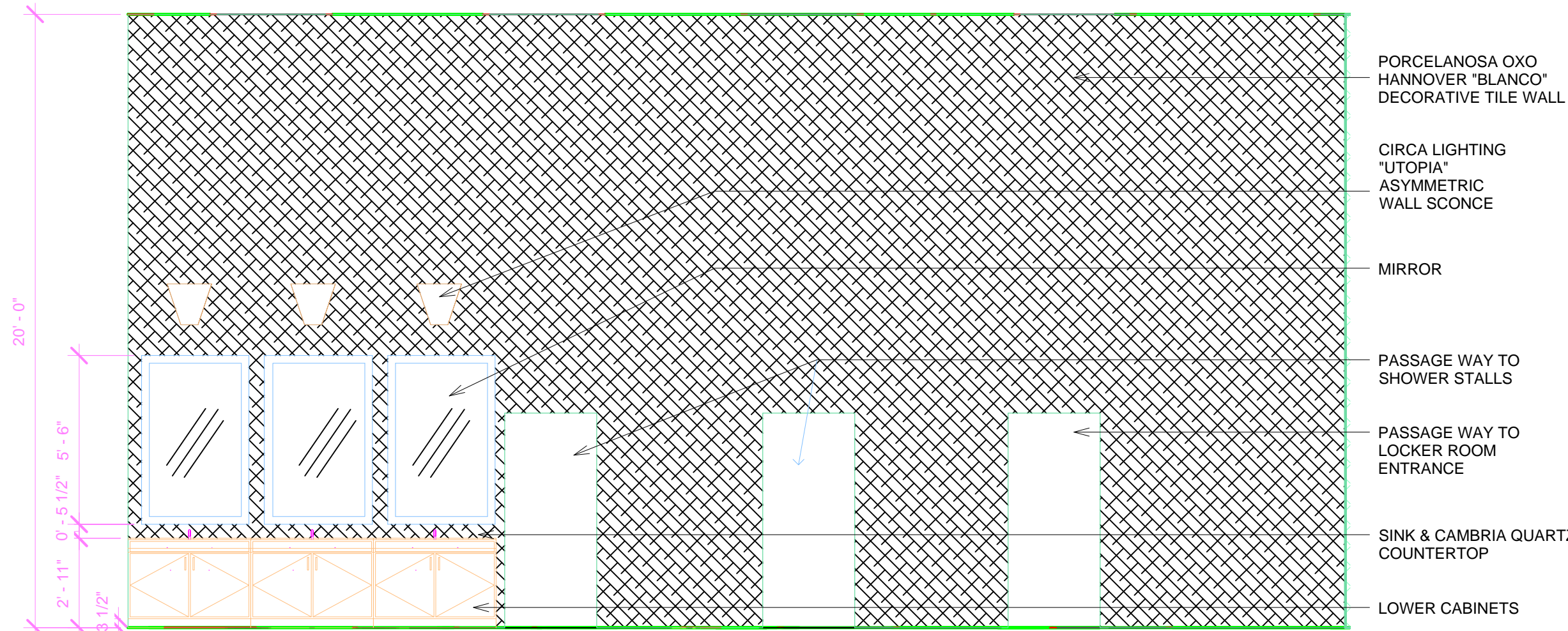
8 MEN'S LOCKER ROOM SOUTH ELEVATION  
1/4" = 1'-0"



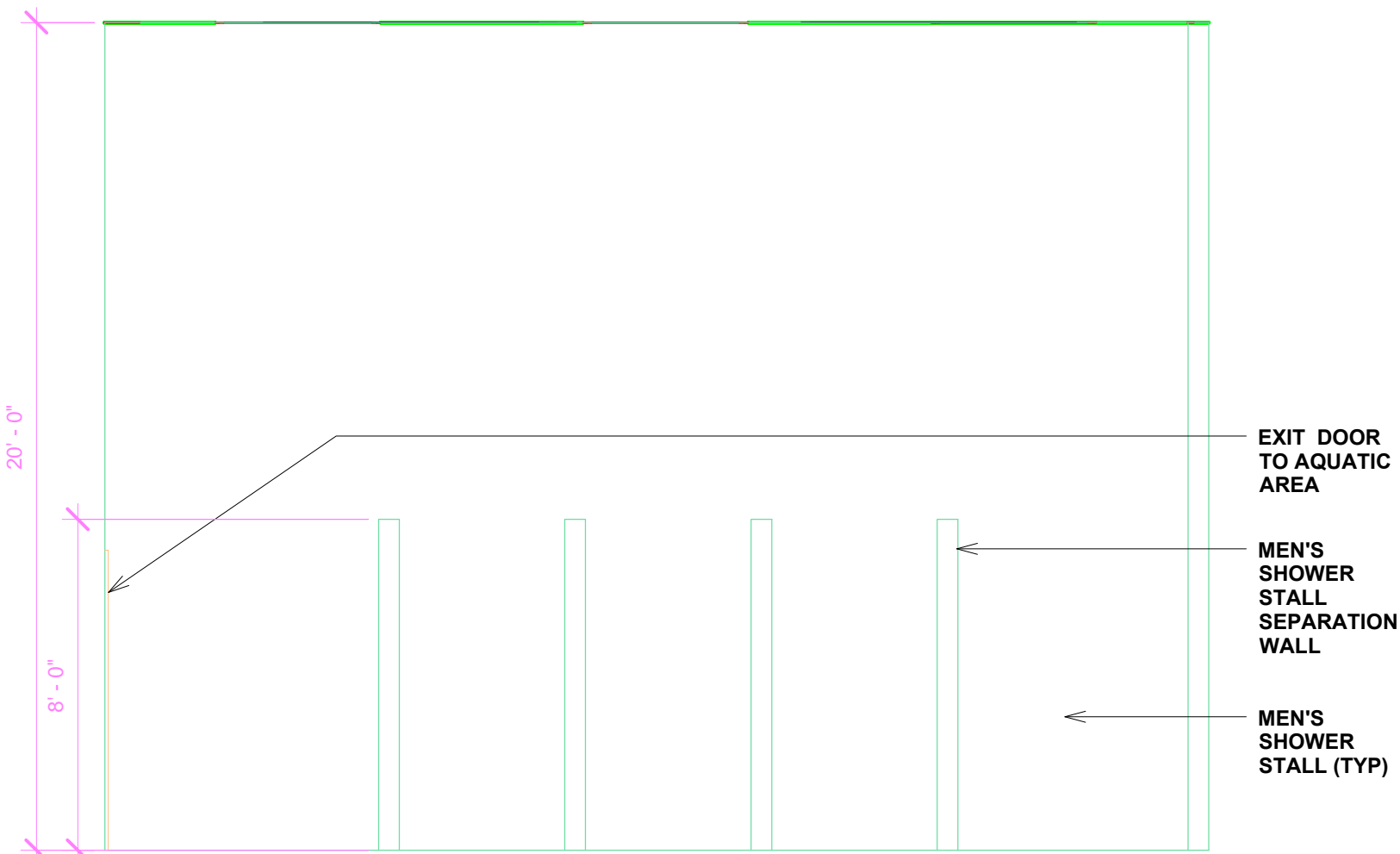
5 MEN'S LOCKER ROOM EAST ELEVATION  
1/4" = 1'-0"



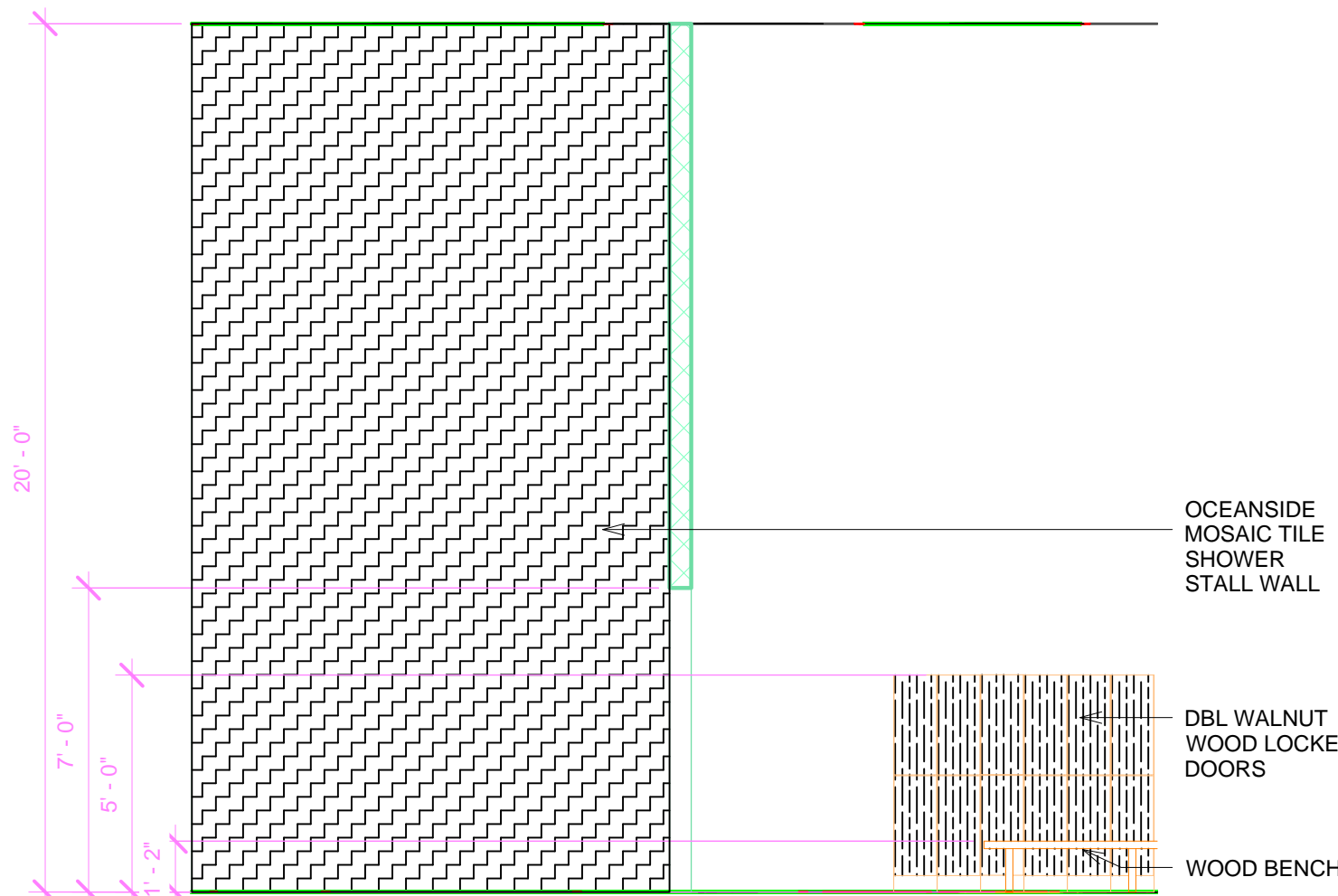
2 MEN'S SHOWER WEST ELEVATION  
1/4" = 1'-0"



7 MEN'S LOCKER ROOM NORTH ELEVATION  
1/4" = 1'-0"



4 MEN'S SHOWER NORTH ELEVATION  
1/4" = 1'-0"



1 MEN'S SHOWER EAST ELEVATION  
1/4" = 1'-0"



MEN'S LOCKER ROOM ELEVATIONS

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037





MEN'S AND WOMEN'S LOCKER ROOM ELEVATIONS

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELA DRIVE LA JOLLA, CA 92037

DRAWING TITLE

CLIENT

PROJECT NUMBER:

BC-01

DRAWN BY:

ADEY ANTHONY

DATE:

12.03.2015

SCALE:

AS NOTED

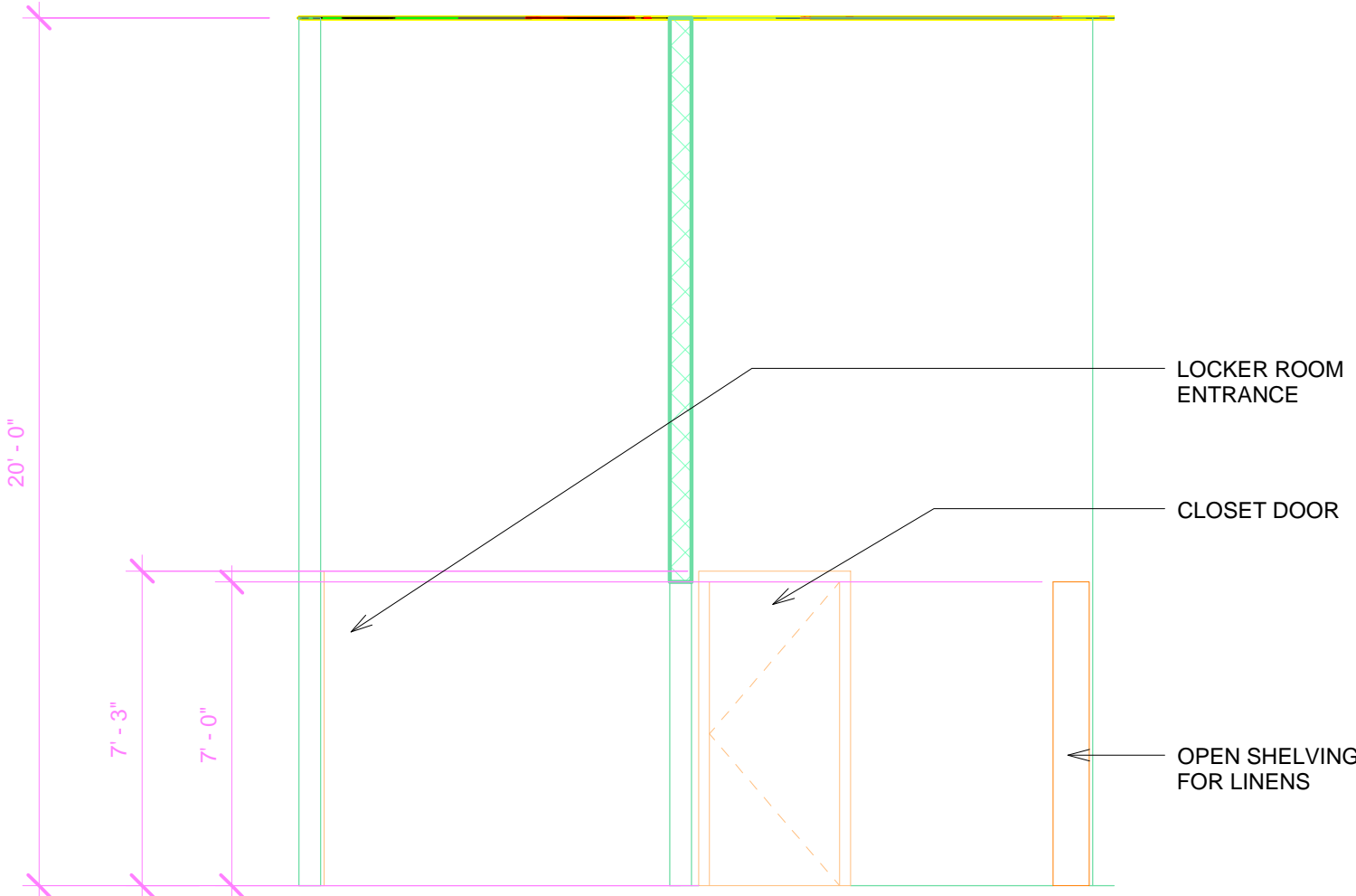
CLIENT:

CYNTHIA AMARAL

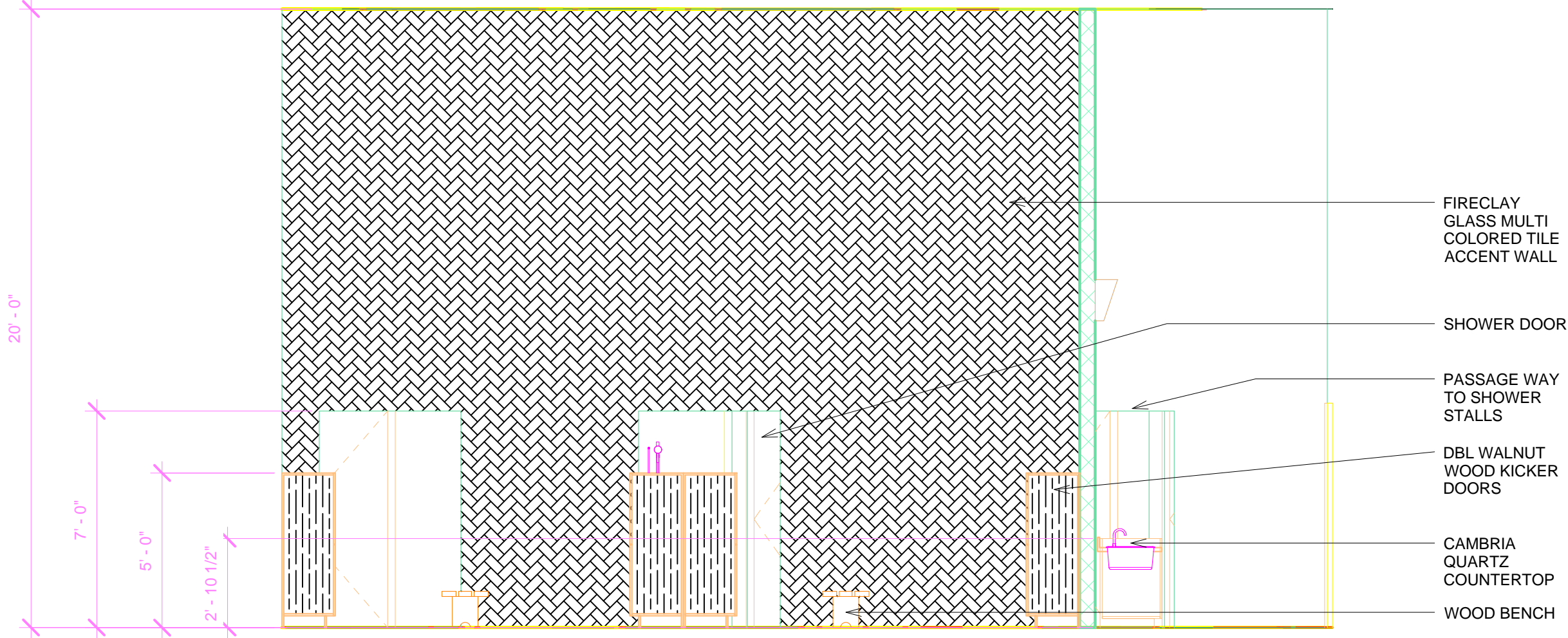
SHEET NO:

A5.1

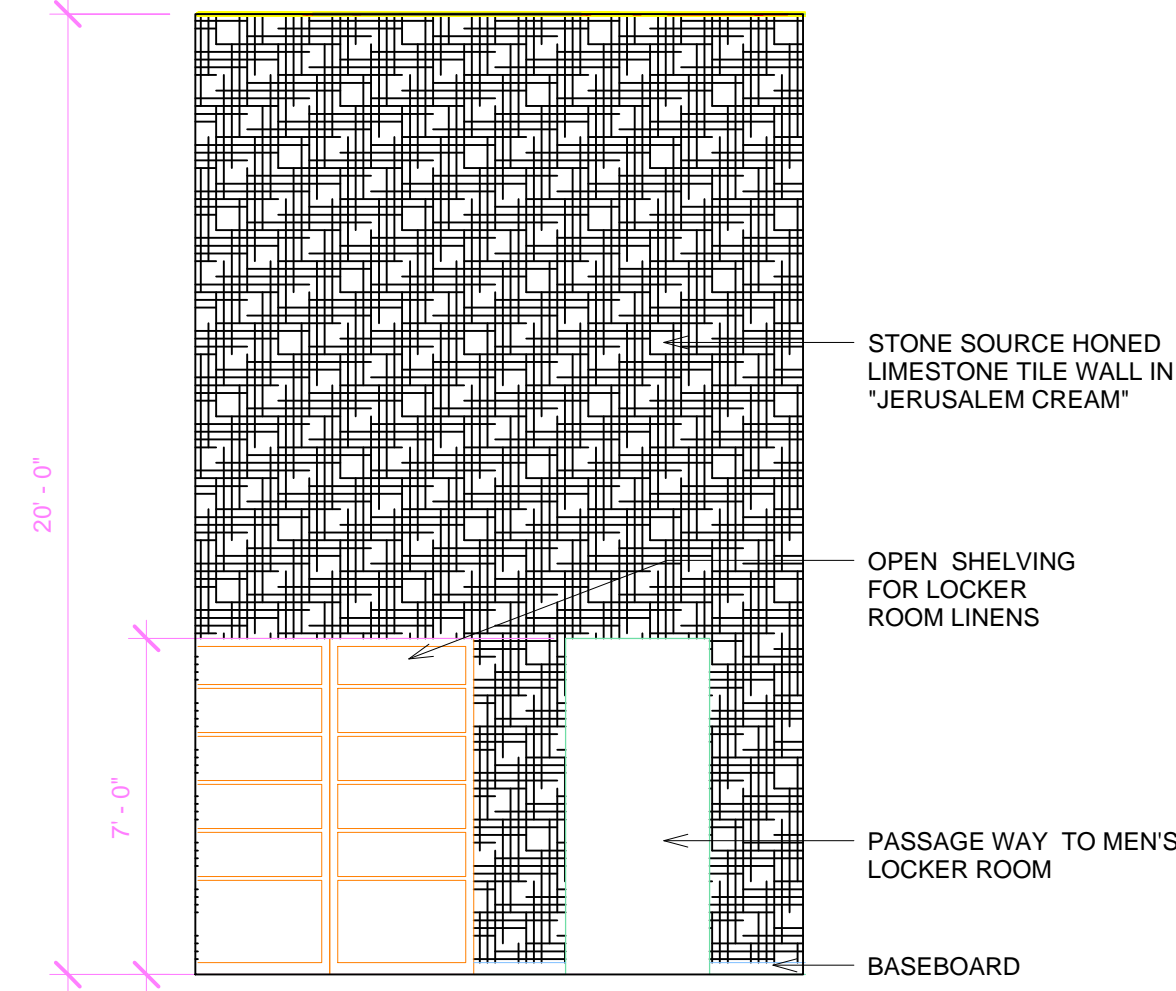
18 WOMEN'S LOCKER ROOM ENTRY SOUTH  
1/4" = 1'-0"



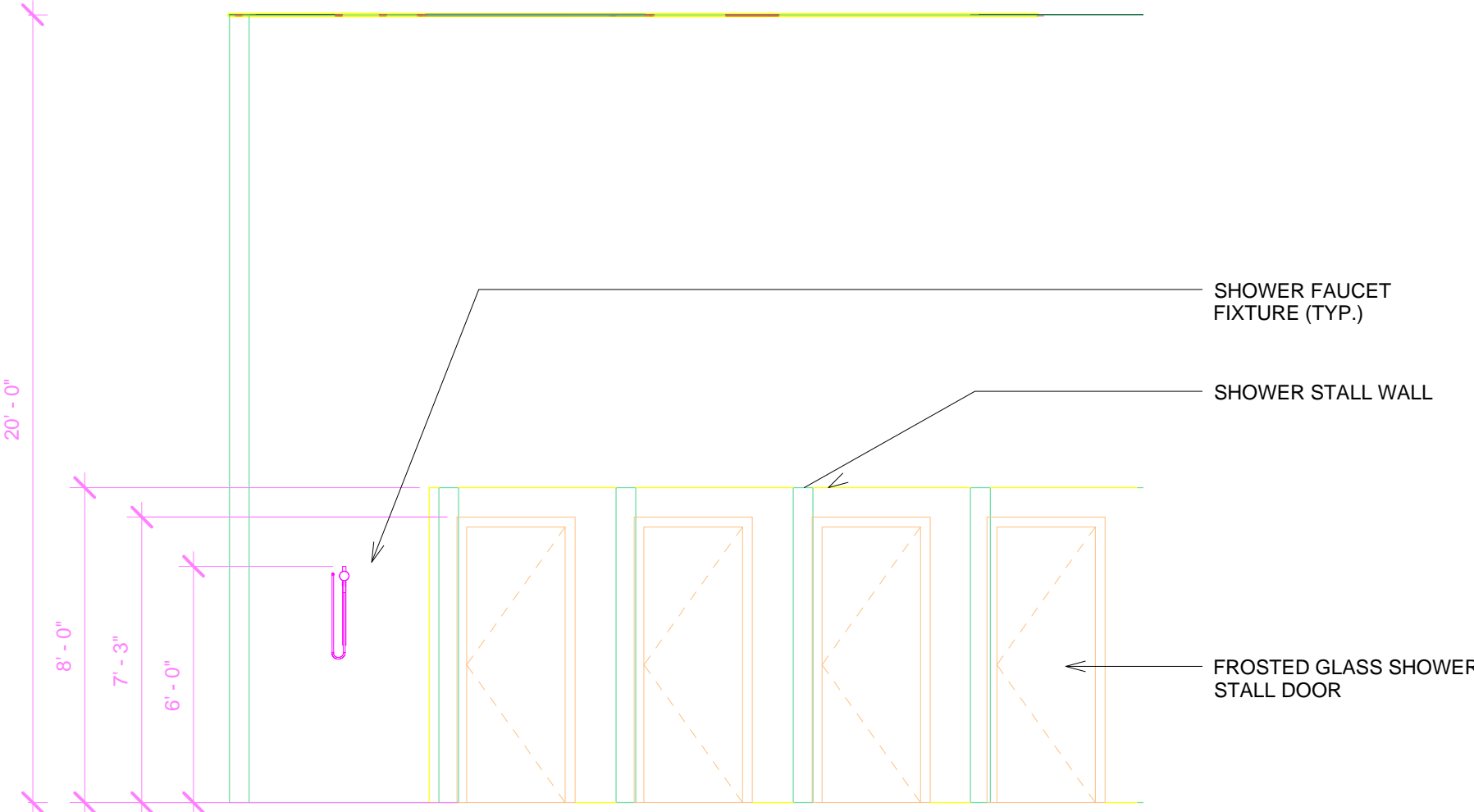
15 WOMEN'S LOCKER ROOM SOUTH  
ELEVATION  
1/4" = 1'-0"



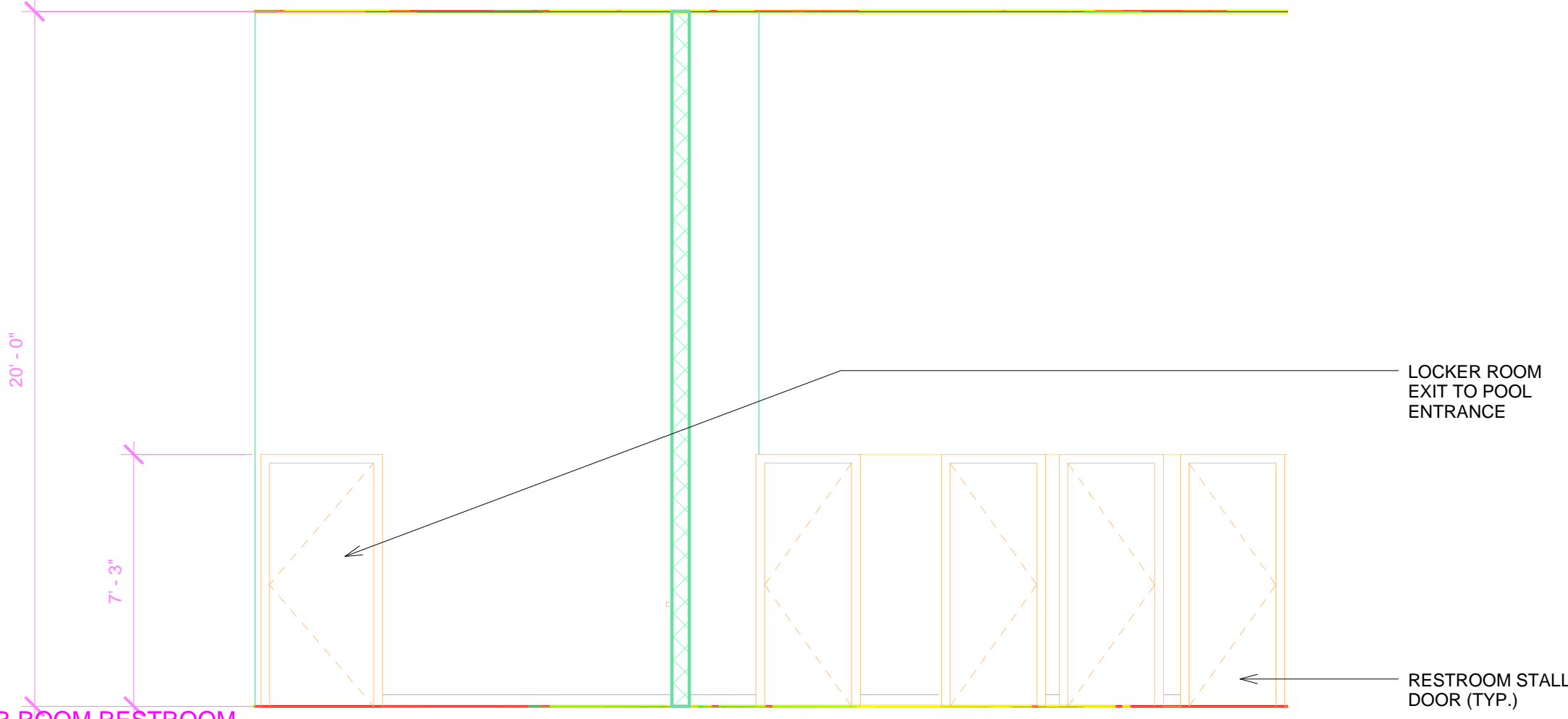
12 MEN'S LOCKER ROOM ENTRY SOUTH  
ELEVATION  
1/4" = 1'-0"



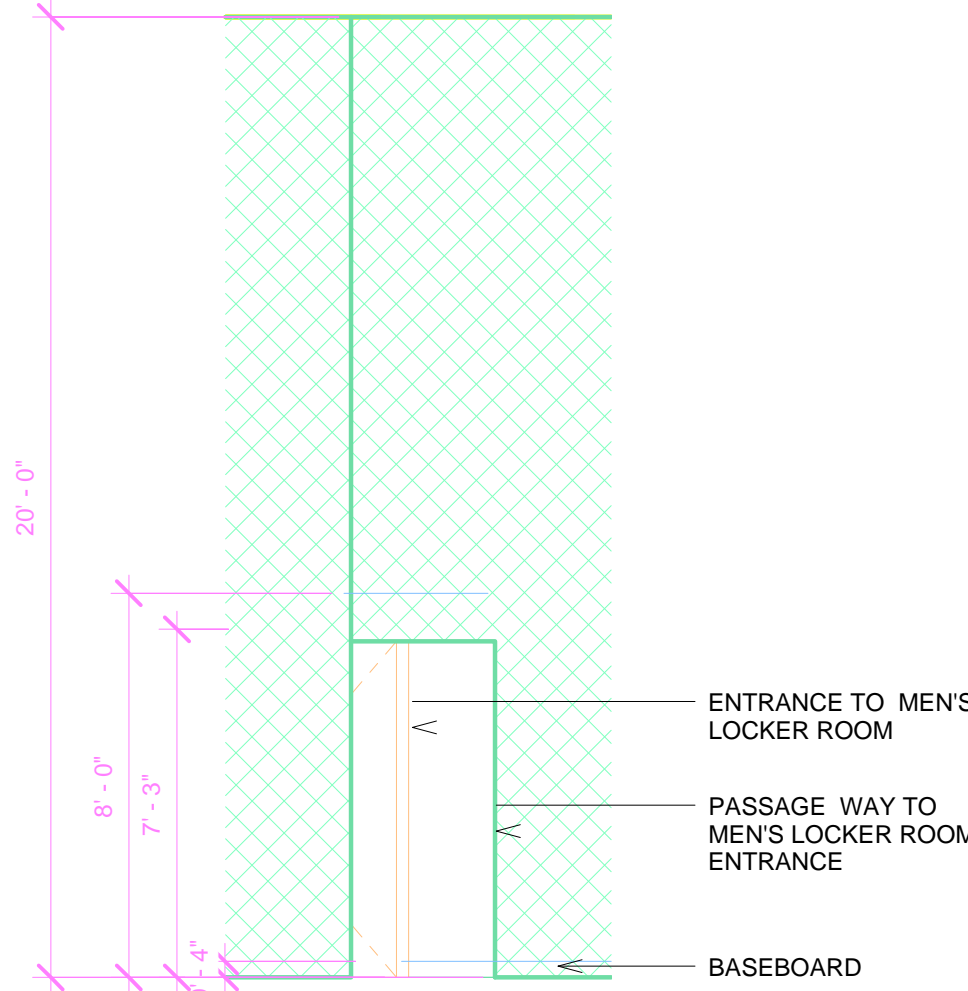
17 WOMEN'S LOCKER ROOM SHOWER  
SOUTH ELEVATION  
1/4" = 1'-0"



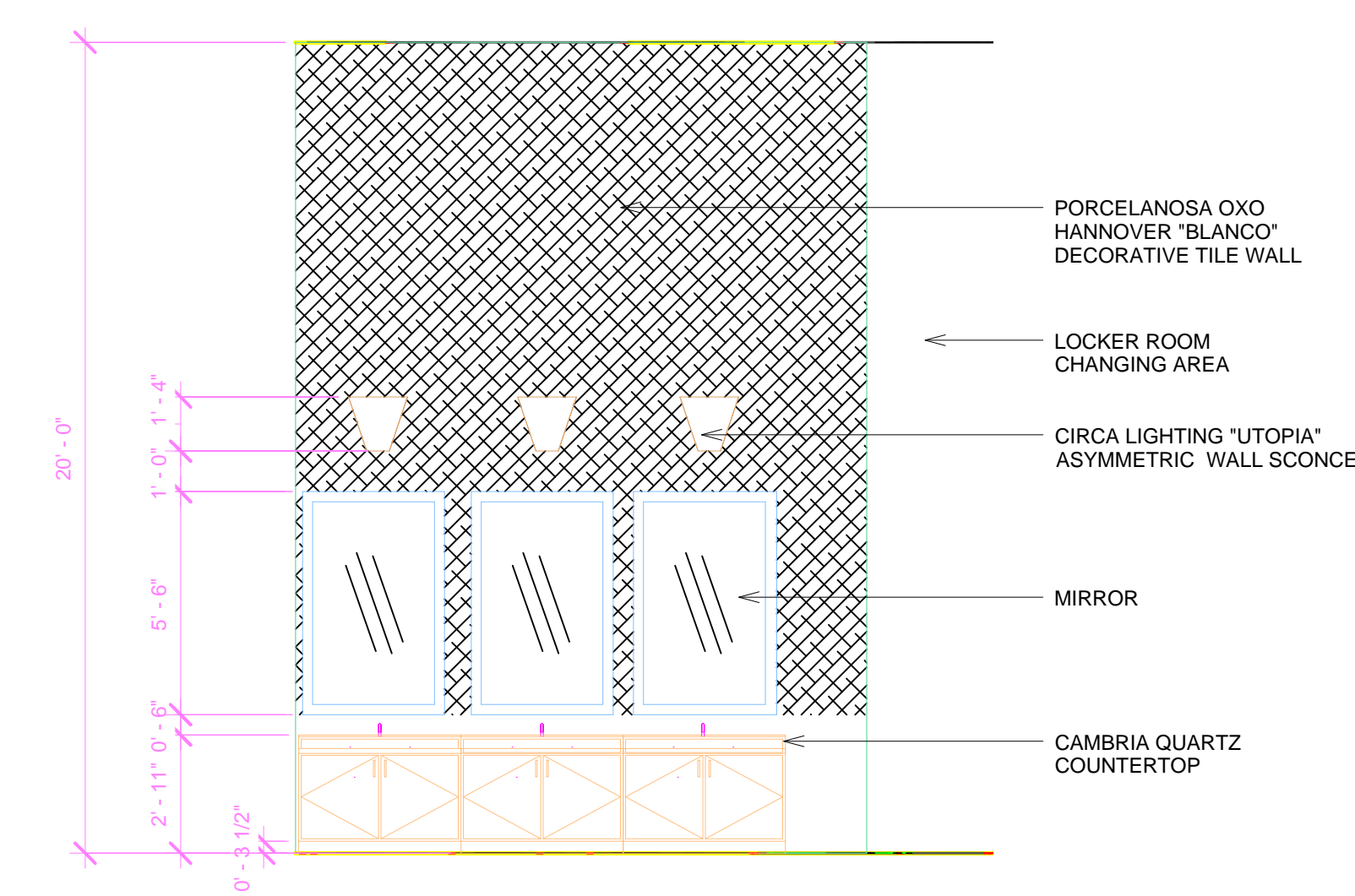
14 WOMEN'S LOCKER ROOM RESTROOM  
WEST ELEVATION  
1/4" = 1'-0"



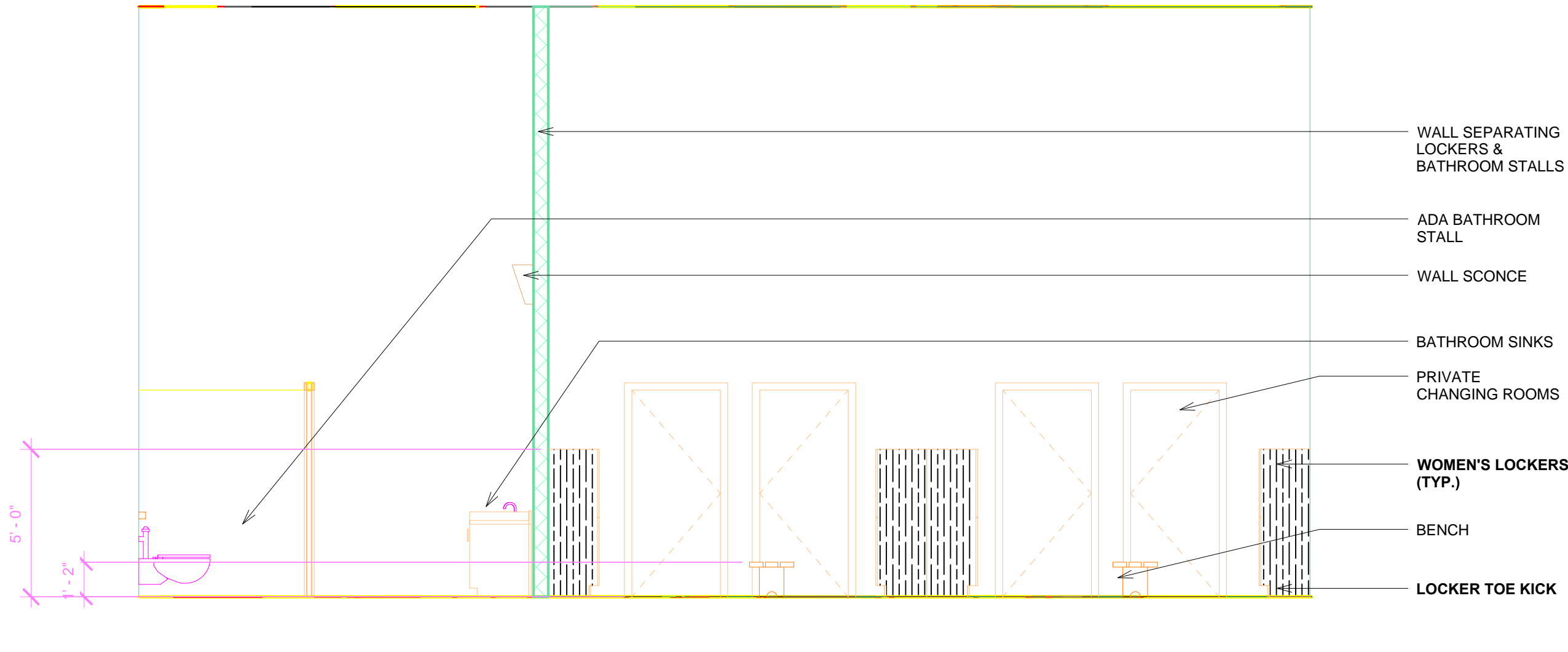
11 MEN'S LOCKER ROOM ENTRY EAST  
ELEVATION  
1/4" = 1'-0"



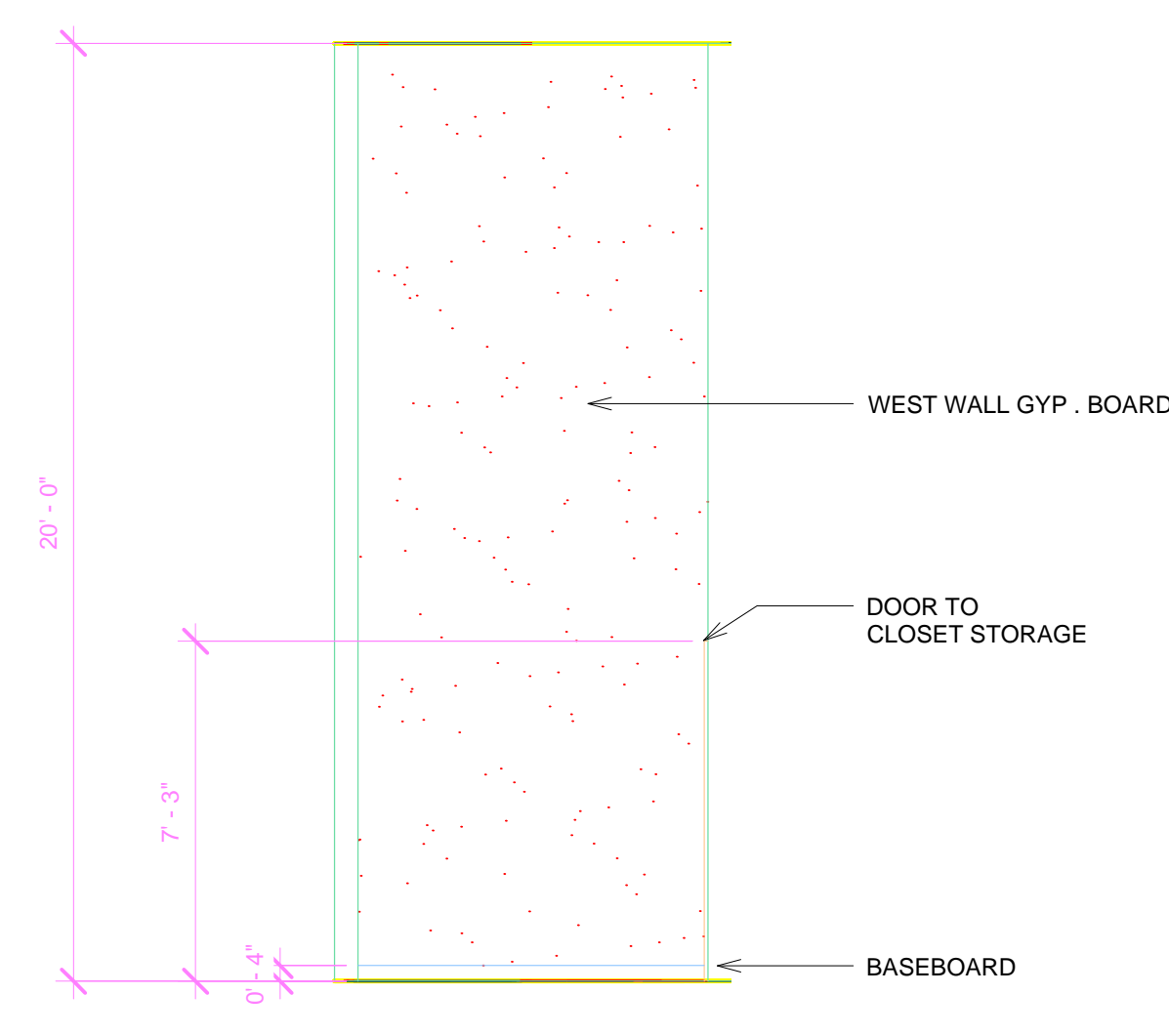
16 WOMEN'S LOCKER ROOM RESTROOM  
EAST ELEVATION  
1/4" = 1'-0"



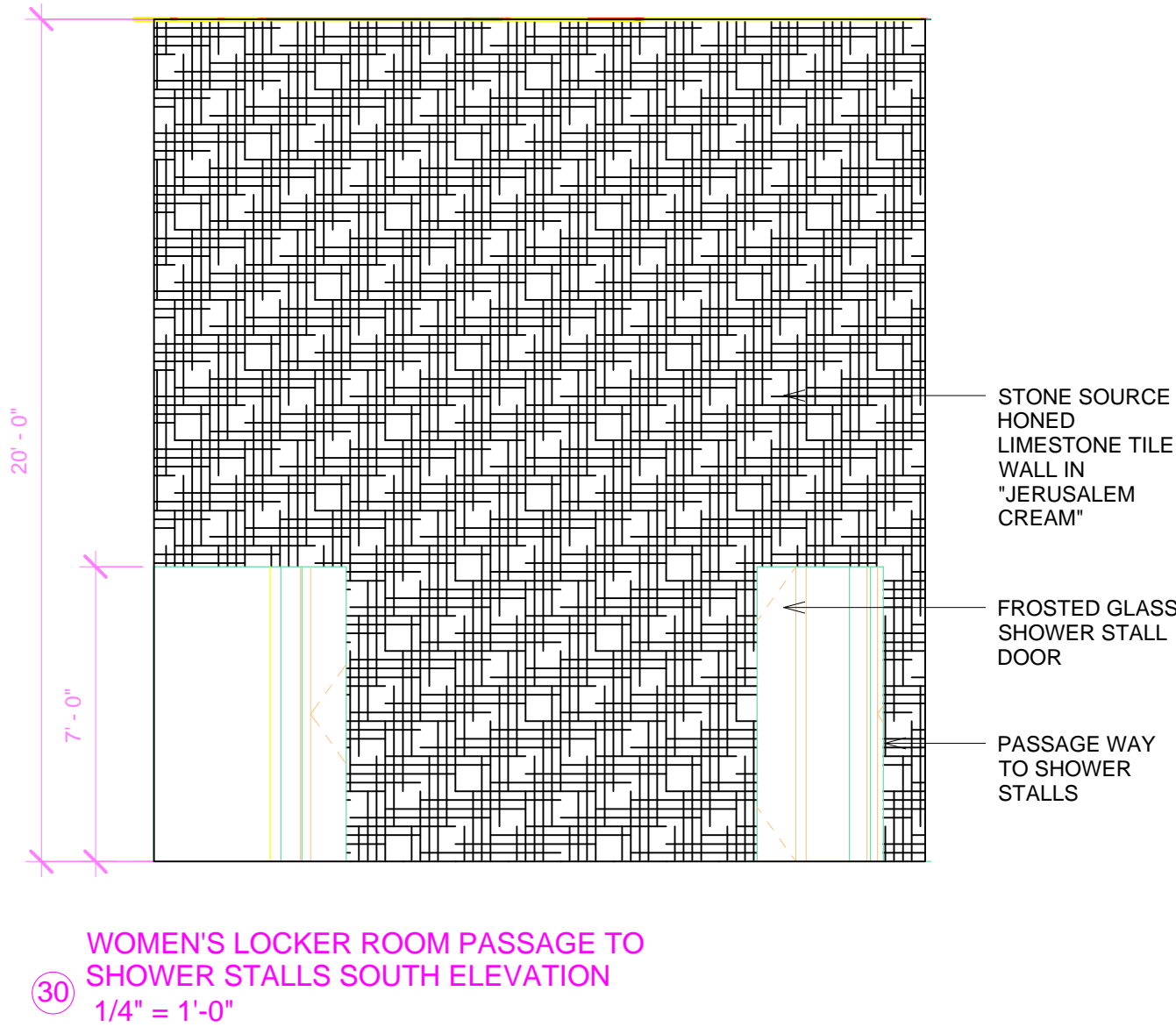
13 WOMEN'S LOCKER RESTROOM NORTH  
ELEVATION  
1/4" = 1'-0"



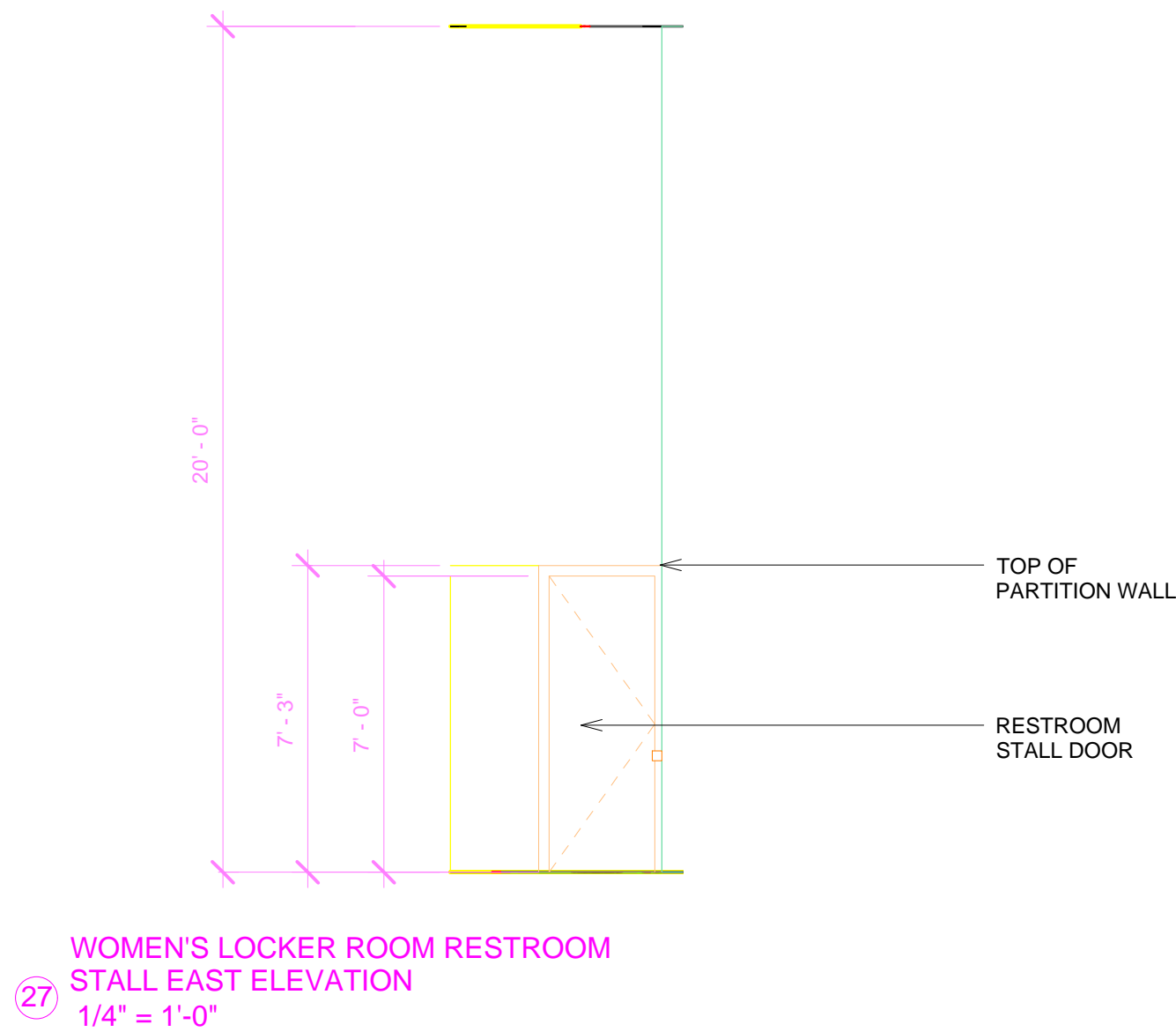
10 MEN'S LOCKER ROOM ENTRY WEST ELEVATION  
1/4" = 1'-0"



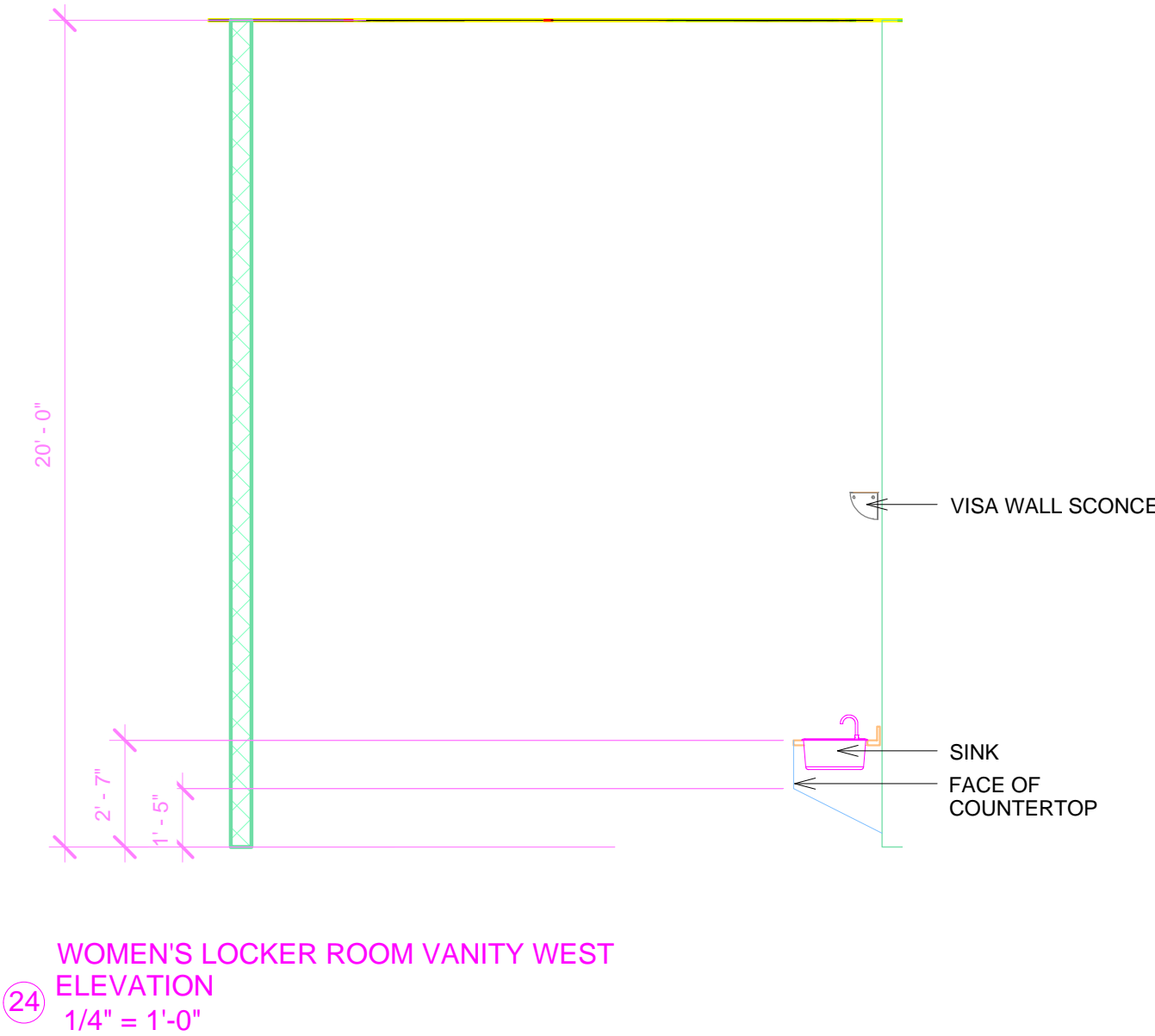




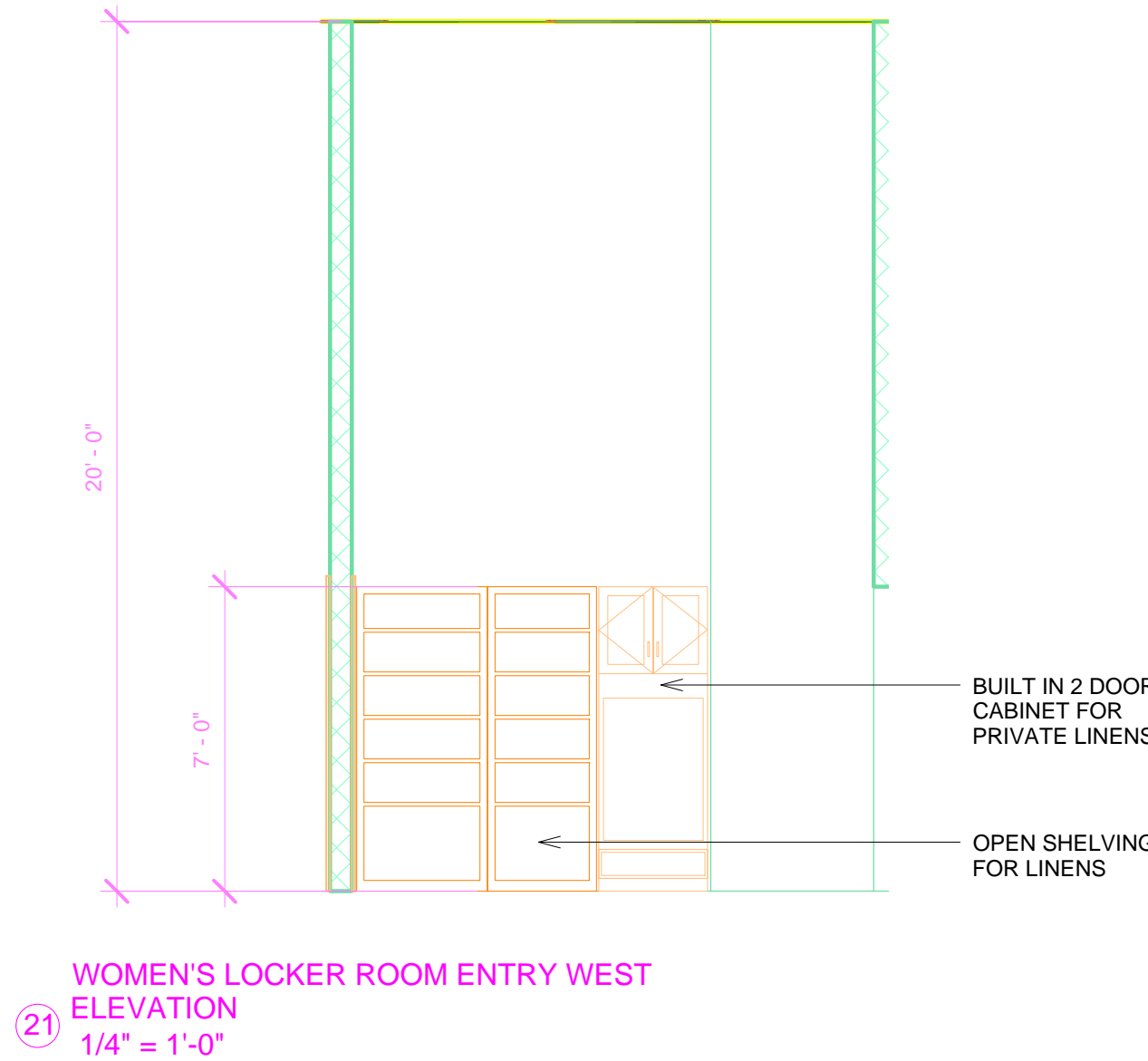
30 WOMEN'S LOCKER ROOM PASSAGE TO SHOWER STALLS SOUTH ELEVATION  
1/4" = 1'-0"



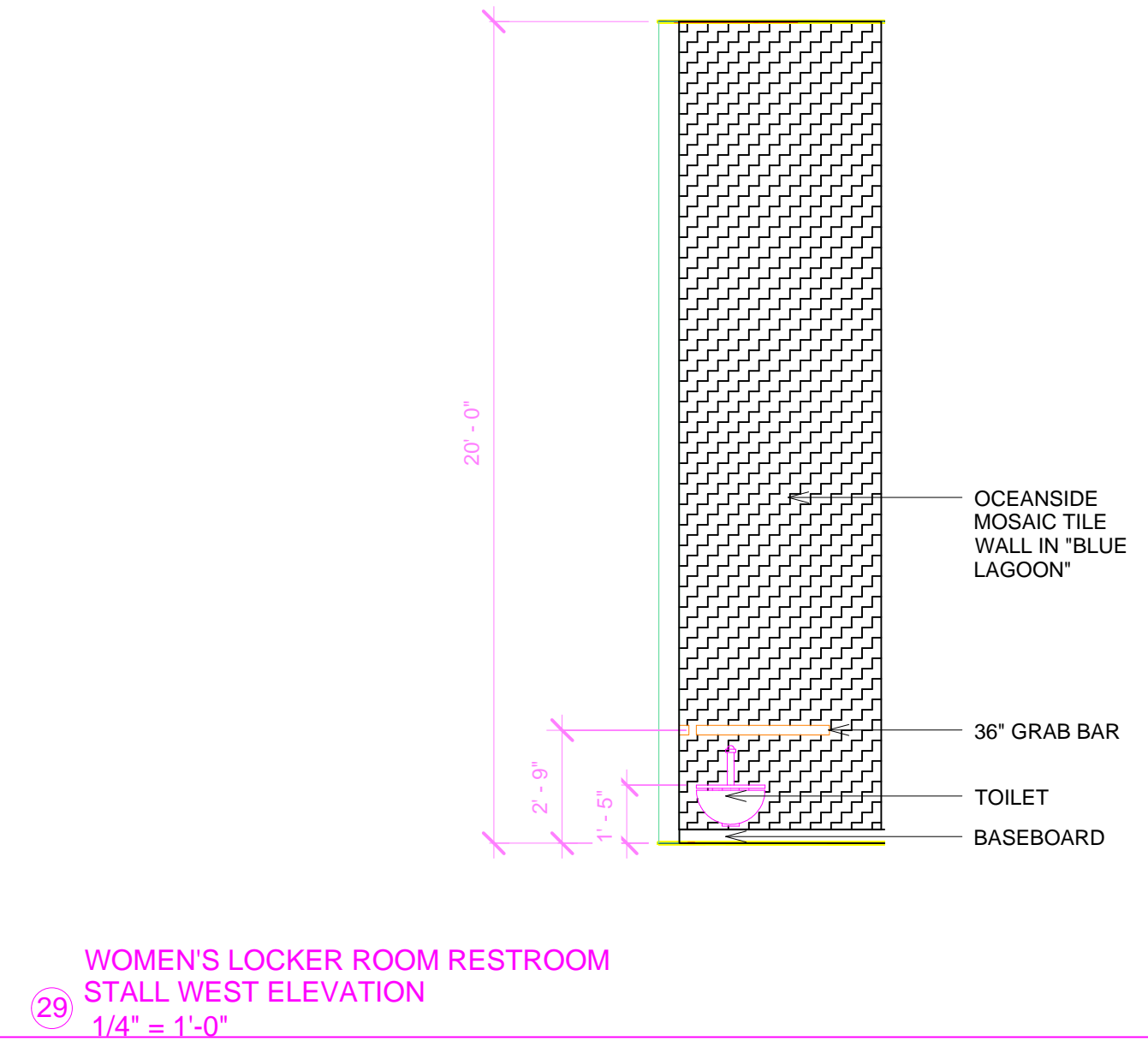
27 WOMEN'S LOCKER ROOM RESTROOM STALL EAST ELEVATION  
1/4" = 1'-0"



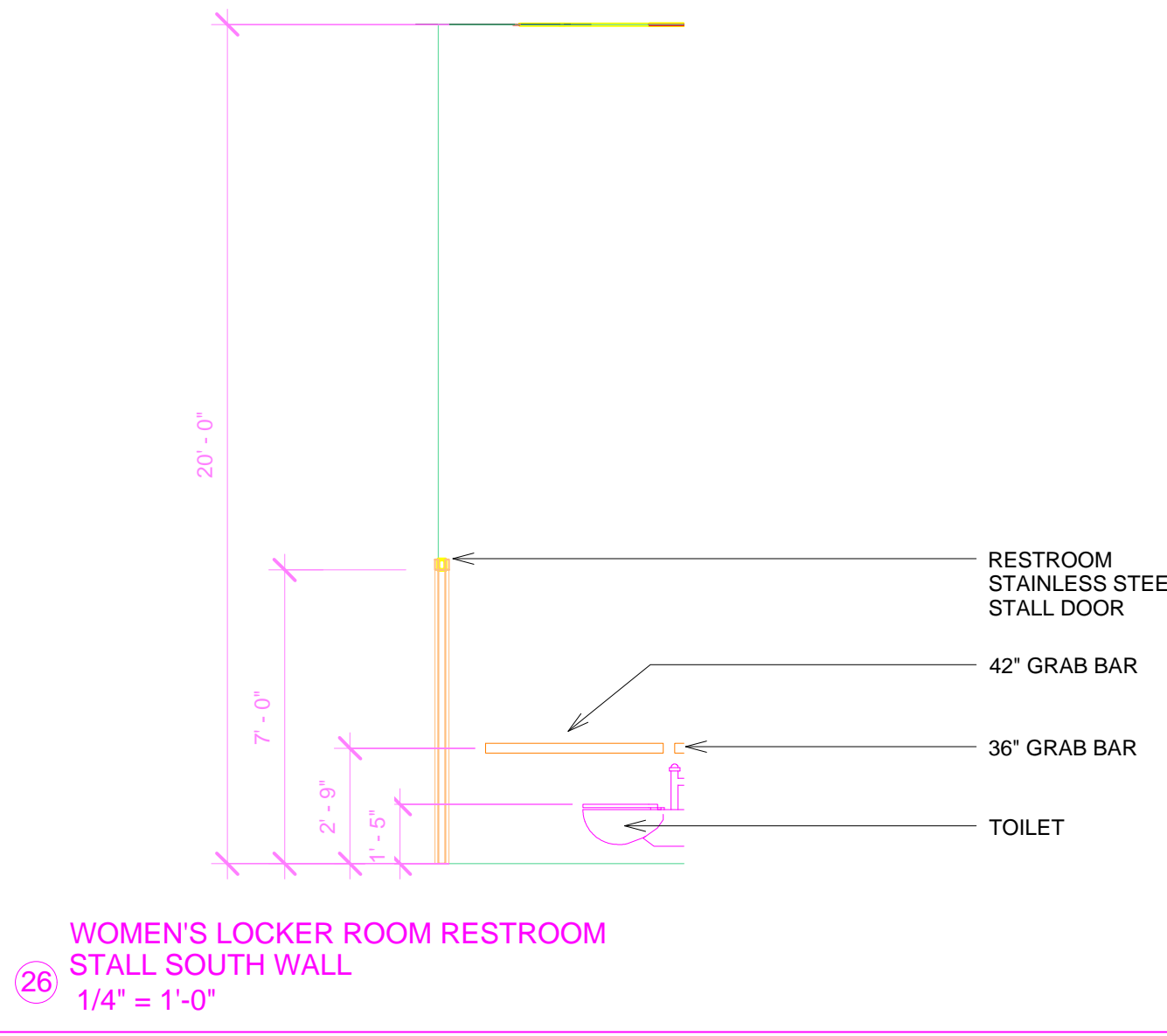
24 WOMEN'S LOCKER ROOM VANITY WEST ELEVATION  
1/4" = 1'-0"



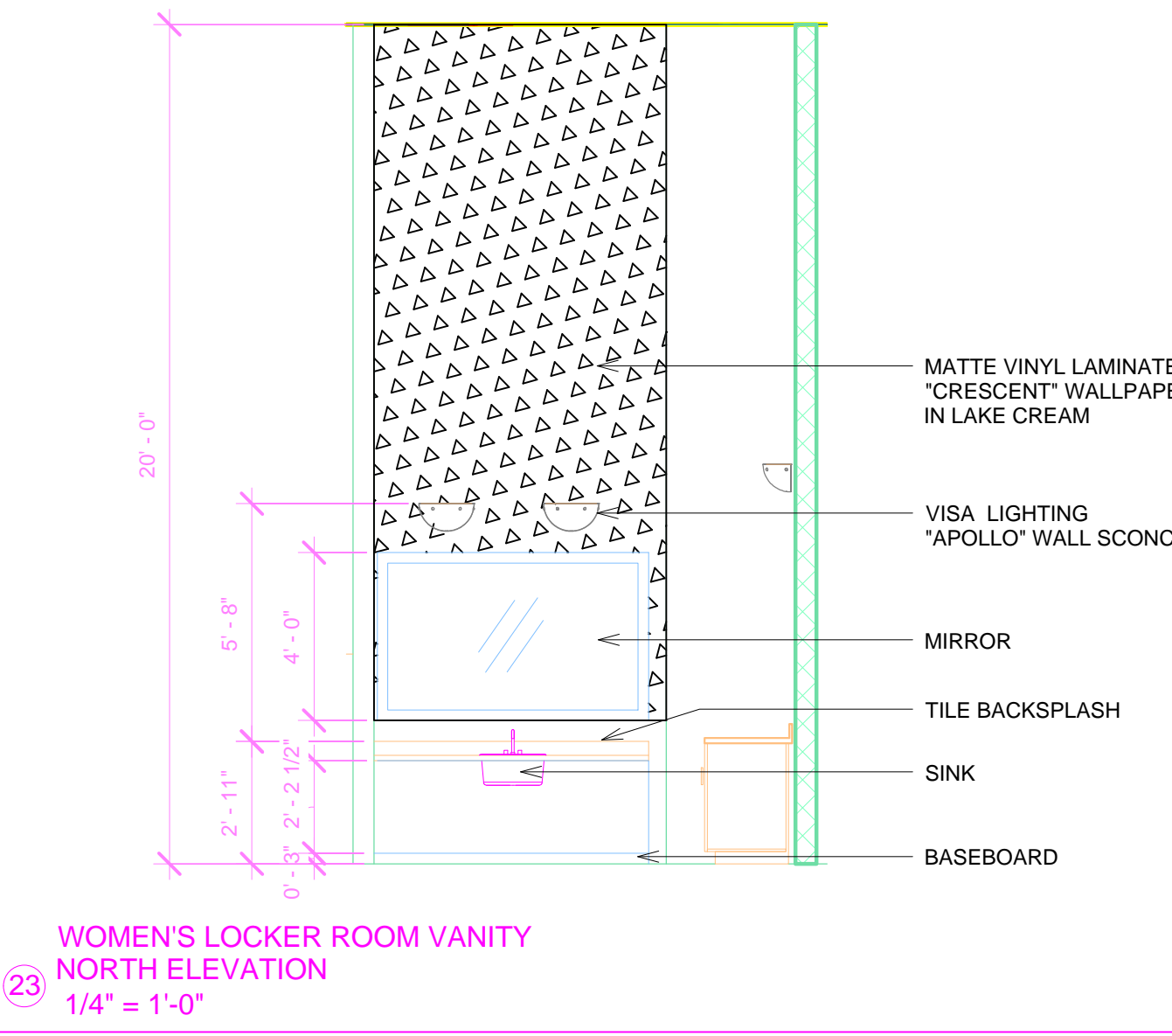
21 WOMEN'S LOCKER ROOM ENTRY WEST ELEVATION  
1/4" = 1'-0"



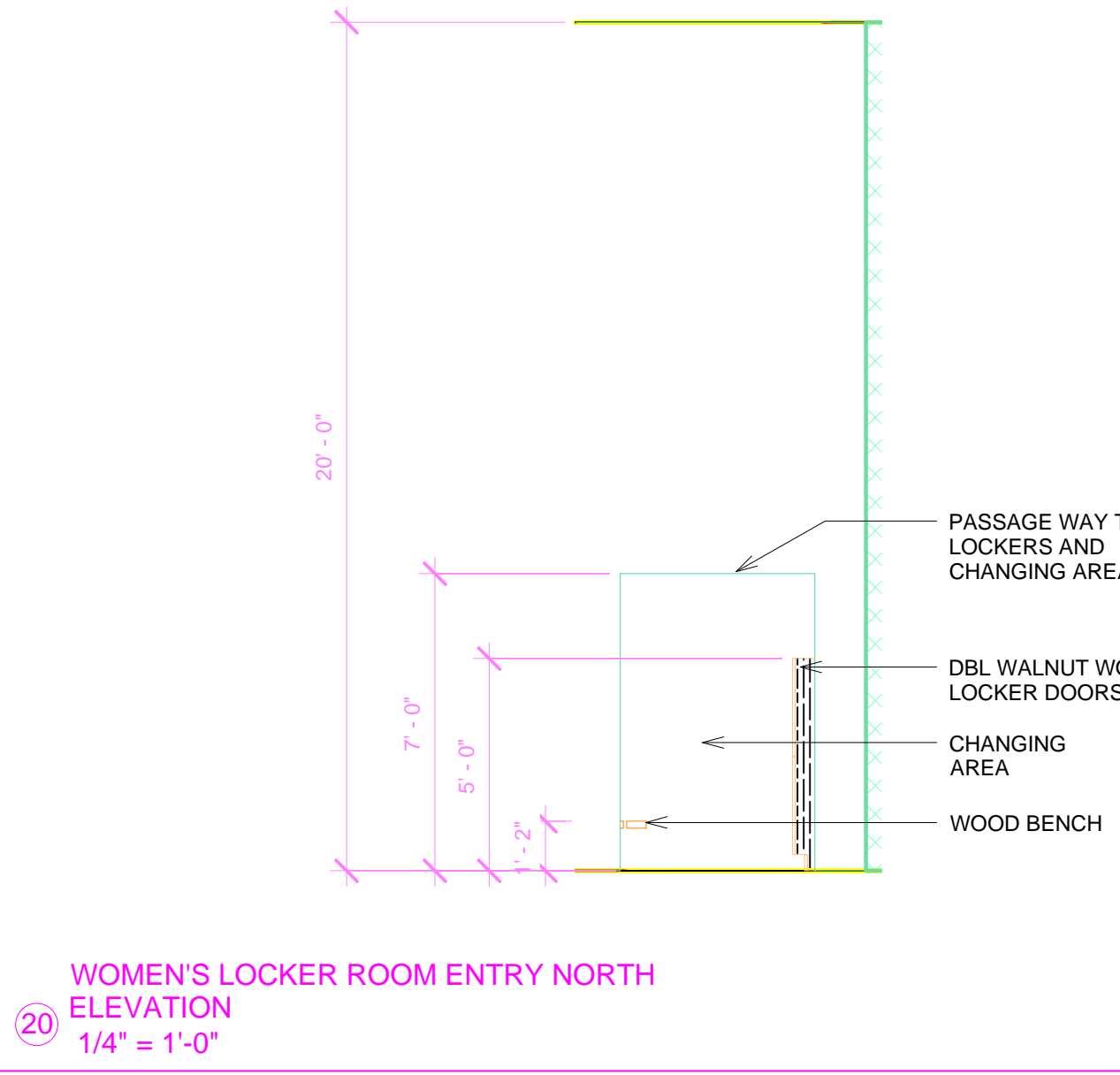
29 WOMEN'S LOCKER ROOM RESTROOM STALL WEST ELEVATION  
1/4" = 1'-0"



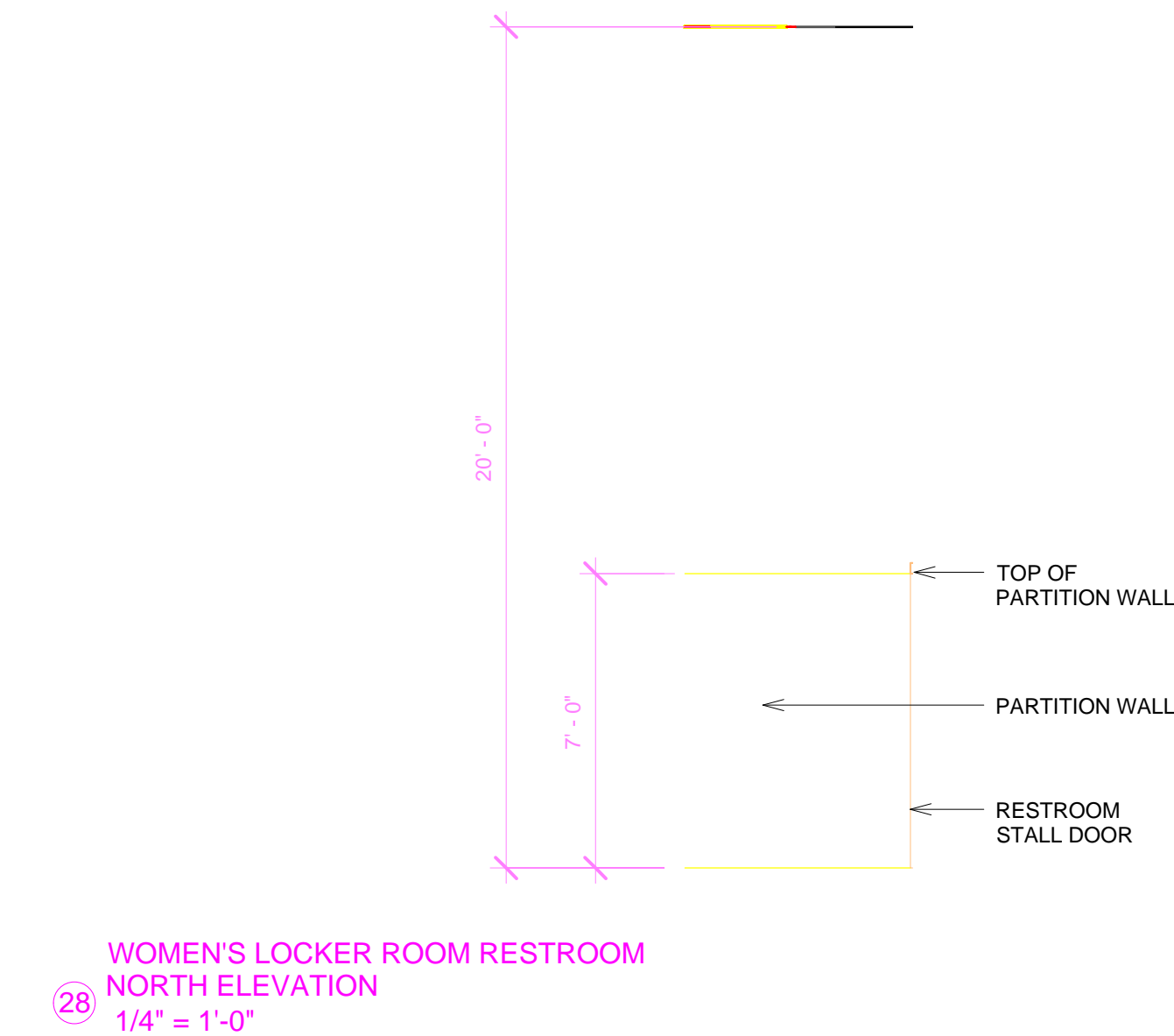
26 WOMEN'S LOCKER ROOM RESTROOM STALL SOUTH WALL  
1/4" = 1'-0"



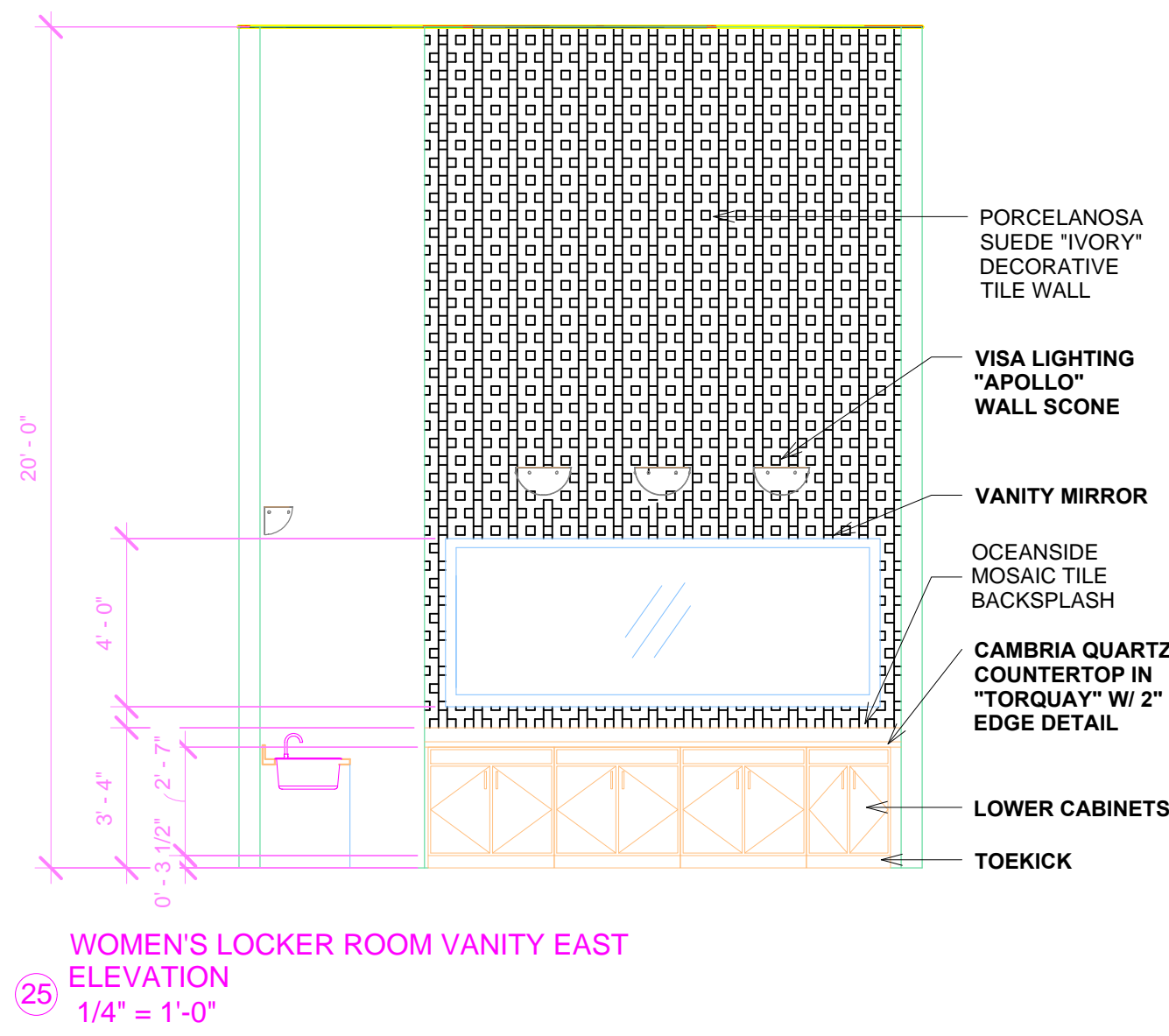
23 WOMEN'S LOCKER ROOM VANITY NORTH ELEVATION  
1/4" = 1'-0"



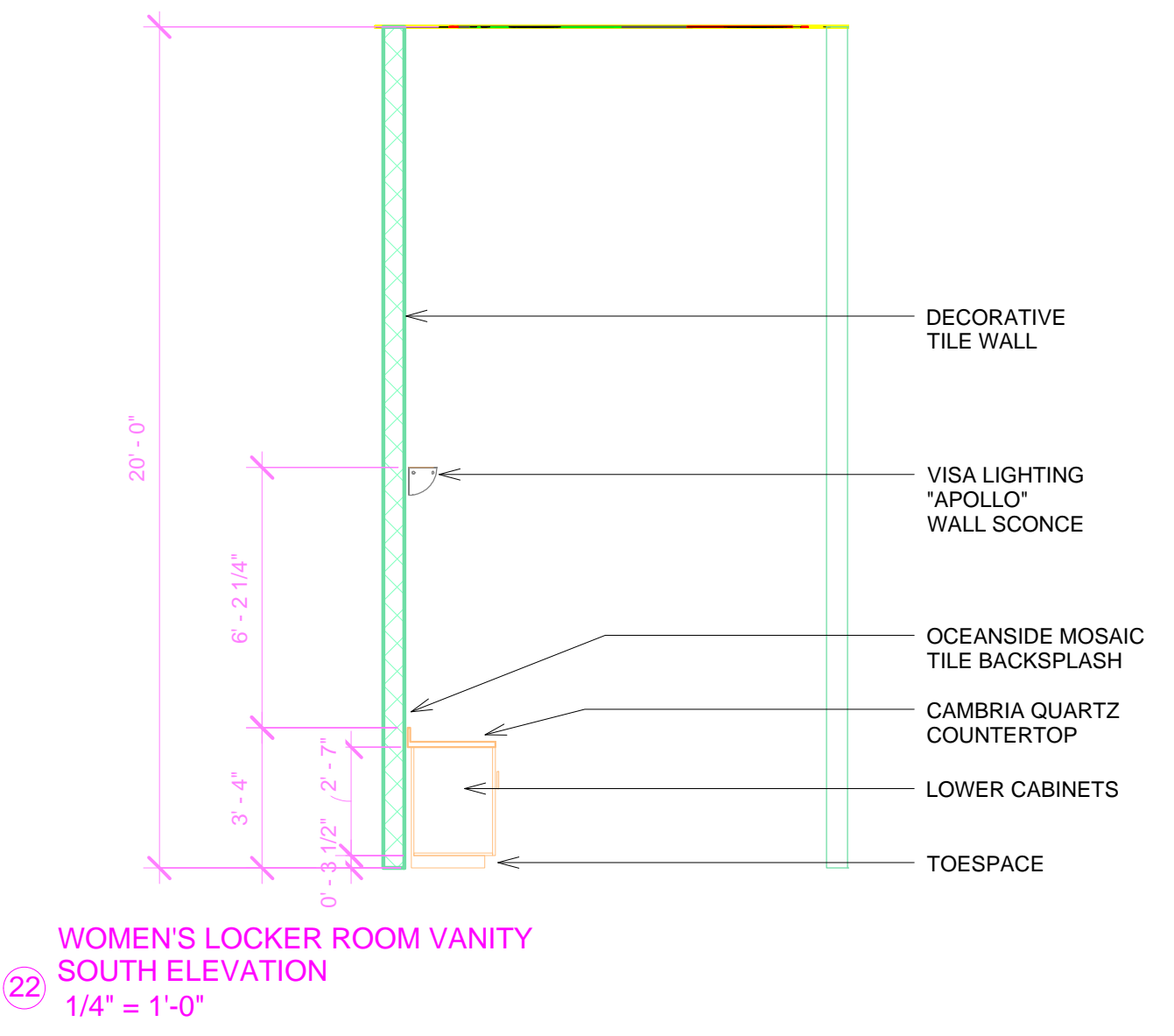
20 WOMEN'S LOCKER ROOM ENTRY NORTH ELEVATION  
1/4" = 1'-0"



28 WOMEN'S LOCKER ROOM RESTROOM NORTH ELEVATION  
1/4" = 1'-0"



25 WOMEN'S LOCKER ROOM VANITY EAST ELEVATION  
1/4" = 1'-0"



22 WOMEN'S LOCKER ROOM VANITY SOUTH ELEVATION  
1/4" = 1'-0"



19 WOMEN'S LOCKER ROOM ENTRY EAST ELEVATION  
1/4" = 1'-0"



## WOMEN'S LOCKER ROOM ELEVATIONS

COUNTOURS FITNESS CLUB AND SPA  
7141 ENCELIA DRIVE LA JOLLA, CA 92037

DRAWING TITLE

CLIENT

PROJECT NUMBER:

BC-01

DRAWN BY:

ADEY ANTHONY

DATE:

12.03.2015

SCALE:

A5 NOTED

CLIENT:

CYNTHIA AMARAL

SHEET NO:


A5.2



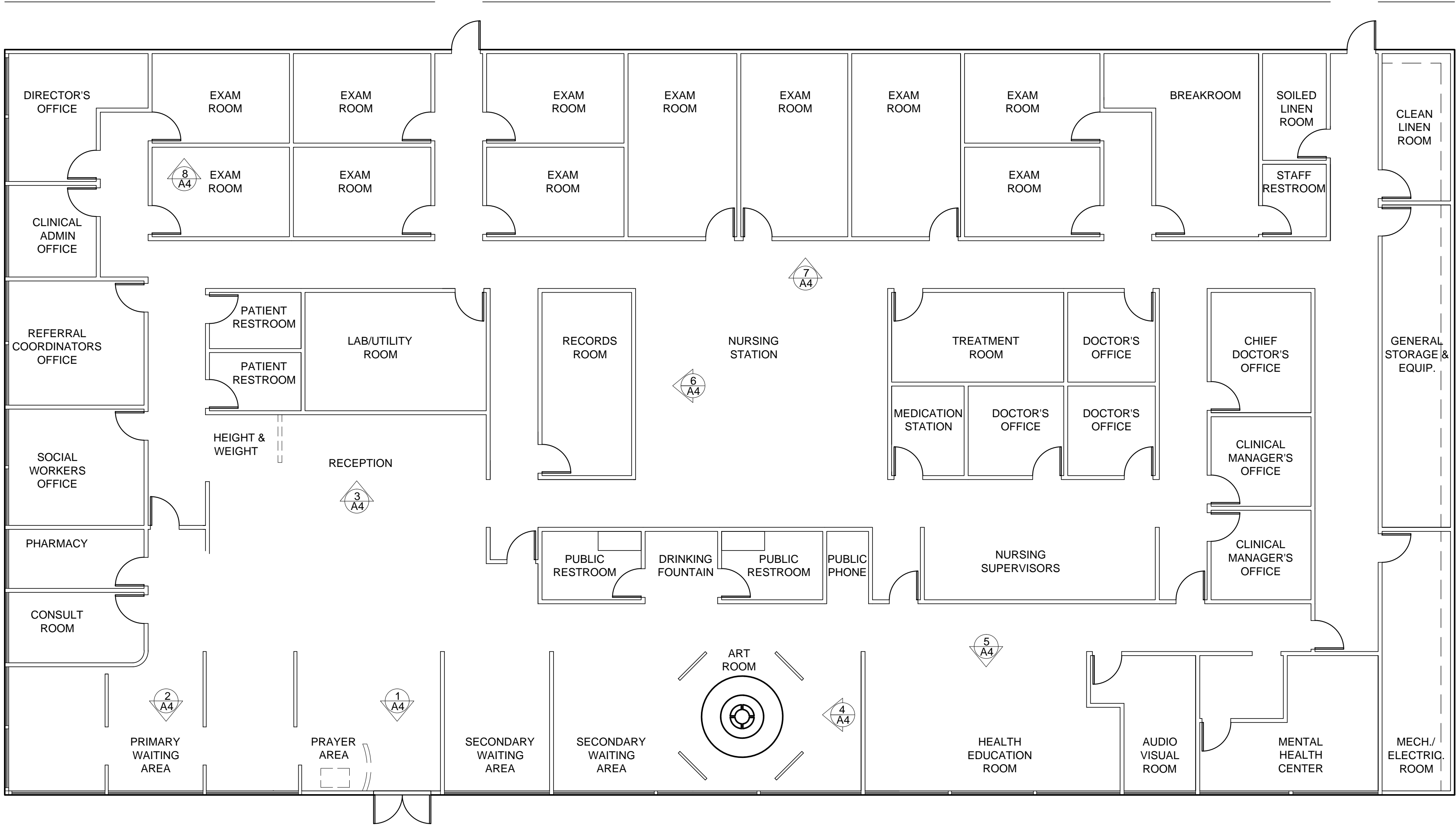
GENERAL NOTES	
1.	ALL CONSTRUCTION SHALL CONFORM TO THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL CITY, COUNTY AND STATE ORDINANCES HAVING JURISDICTION.
2.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF ANY CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3.	PLAN CHECK FEE SHALL BE PAID FOR BY THE TENANT. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
4.	THE CONTRACTOR IS TO SUBMIT TO THE ARCHITECT SAMPLES OF ANY SUBSTITUTIONS FOR APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION.
5.	CHANGES TO THE WORK ARE TO BE MADE ONLY WITH APPROVAL OF THE ARCHITECT, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
6.	THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PERFORMING WORK UPON OR PROVIDING SERVICES AND/OR MATERIALS FOR THIS PROJECT ARE REQUIRED, PRIOR TO COMMENCEMENT OF WORK AND/OR FURNISHING OF LABOR, SERVICES AND MATERIALS, TO PURCHASE AND MAINTAIN IN FORCE ALL RISK TYPE OF BUILDING INSURANCE, EACH OF WHICH POLICY OR POLICIES SHALL NAME OWNER, THE ARCHITECT AND A/E PROFESSIONAL/CONSULTANT SUBCONTRACTORS AS ADDITIONAL INSURED AND EACH OF WHICH POLICY OR POLICIES SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED.
7.	THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OF MANUFACTURER.
8.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ATTENTION TO ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
9.	ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES. ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
10.	AT THE COMPLETION OF THE WORK, REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. CONTRACTOR TO PROVIDE ALL ELECTRICAL OR GAS HOOK-UPS FOR WATER HEATERS, HVAC, MUSIC EQUIPMENT AND APPLIANCES SUPPLIED BY OWNER OR AS SPECIFIED IN DRAWINGS.
11.	MECHANICAL, ELECTRICAL, AND MANUFACTURED PRODUCT DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION AND/OR FABRICATION OF WORK.
12.	ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE
13.	WHERE SHOP DRAWINGS ARE CALLED FOR OR REQUIRED, SUBMIT PRINT TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND/OR INSTALLATION.
14.	CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
15.	INSTALL ALL MANUFACTURERS ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
16.	ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING.
17.	"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
18.	"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
19.	NOTIFY THE ARCHITECT, IN WRITING, STATING ANY ALLEGED ERRORS IN PREVIOUSLY CONSTRUCTED WORK WHICH WOULD PREVENT APPLICATION OF MATERIALS OR INSTALLATION OF EQUIPMENT. STATE IN WHAT WAY THE WORK OF THIS DIVISION IS AFFECTED. SUCH NOTIFICATION SHALL NOT BE CONSTRUED AS A CLAIM FOR EXTRA COMPENSATION. DO NOT PROCEED ON WORK AFFECTED BY ALLEGED ERROR OR INADEQUACY UNTIL FURTHER INSTRUCTED BY THE ARCHITECT.
20.	WORK IN EXISTING AREAS: LOCATIONS OF EXISTING UTILITIES WHERE SHOWN, WERE ESTABLISHED FROM THE BEST AVAILABLE INFORMATION, ASSUME THAT THIS INFORMATION IS APPROXIMATE. VERIFY EXACT LOCATIONS BEFORE STARTING WORK.
21.	CONTRACTOR TO VERIFY LOCATIONS OF ALL FIRE EXTINGUISHERS AS REQUIRED.
22.	CONTRACTOR TO PROVIDE ALL LIFE SAFETY HOOK-UPS AND SUBMIT ALL NECESSARY DRAWINGS, ETC. TO CITY BUILDING DEPARTMENT AND FIRE DEPARTMENT FOR APPROVALS.
23.	PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY THE FIRE DEPARTMENT WITH A FIRE RATING OF NOT LESS THAN 2A. IBOC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING OF EACH FLOOR. VERIFY ADEQUACY OF FIRE/LIFE SAFETY TO MEET CODE REQUIREMENTS.
24.	ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED, BUT NOT LESS THAN A FORCE OF 5 POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO THE WALLS.
25.	INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
26.	CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, STAIR RAILINGS, TOILET ROOM ACCESSORIES AND PARTITIONS AND OF ALL WALL MOUNTED, SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
27.	GYPSUM WALLBOARD SHALL BE INSTALLED PER CURRENT C.B.C. SECTION 2511. WALLS IN TOILET ROOMS SHALL BE MOISTURE AND WATER RESISTANT AS REQUIRED.
28.	ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE C.B.C. MATERIALS: A. GYPSUM WALLBOARD: 5/8" TYPE X TYPICAL. B. METAL CORNER BEAD, CASING AND TRIM (GALVANIZED): 1) L-SHAPED TRIM AT EXPOSED EDGES. 2) CORNER BEAD AT EXTERNAL CORNERS. C. TAPE & COMPOUND: AS RECOMMENDED BY THE GYPSUM BOARD MANUFACTURER. D. NAILING OR SCREWS PER CODE AND SPECIAL NAILING AS INDICATED. E. METAL STUDS: SIZE AND GAUGE PER PLANS.
29.	EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL. FIXTURES REQUIRED FOR EXIT ILLUMINATION SHALL BE SUPPLIED FROM SEPARATE CIRCUITS OR SOURCES OR POWER WHERE THESE ARE REQUIRED BY SECTION 101.2 OF THE U.B.C. EXIT FIXTURES TO MATCH EXISTING. EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE. THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUNDS. WORDS ON THE SIGN SHALL BE IN BLOCK LETTER 6 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4 INCH. SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE WHEN THE LUMINANCE ON THE FACE OF AN EXIT SIGN IS FROM AN EXTERNAL SOURCE. SIGNS SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES FROM EITHER LAMP. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE.
30.	ALL HANGER WIRE SHALL BE #12 GAUGE AT 4'-0" O.C. EACH DIRECTION (EXCEPT AT LIGHT FIXTURES - SEE CEILING NOTES BELOW.)
31.	LIGHT, VENTILATION AND SANITATION SHALL COMPLY WITH THE C.B.C.
32.	CFM OF CIRCULATING AIR PER TITLE 24 BUILDING ENVELOPE CALCULATIONS AND THE CMC.
33.	CONTRACTOR SHALL CLEAN ALL FIXTURE LENSES AND REPLACE IF DISCOLORED OR DAMAGED DURING CONSTRUCTION (IF APPLICABLE).

GENERAL NOTES CONT'D	
34.	LOCATE BUILDING STANDARD FIRE SPRINKLERS IN CONJUNCTION WITH EXISTING BUILDING SYSTEM AS REQUIRED BY CODE.
35.	PROVIDE HVAC AS REQUIRED IN CONJUNCTION WITH BUILDING SYSTEM SEPARATE FROM ADJACENT SUITES.
36.	CONTRACTOR SHALL CLEAN ALL FIXTURE LAMPS AND REPLACE AS REQUIRED. ALL FLUORESCENT LIGHT FIXTURE LAMPS TO BE SAME COLOR & MANUFACTURER.
37.	ALL CABLES LOCATED ABOVE CEILING SHALL BE PLENUM RATED. VERIFY ALL CLEARANCES OF EXISTING DUCTS, PIPES AND SPRINKLERS.
38.	ALL FIXTURES SHALL BE INSTALLED PER C.B.C. STANDARDS SECTION 25-1013.
39.	FIXTURE SUPPORT BY #12 GAUGE HANGERS ATTACHED TO GRID MEMBERS WITHIN THREE INCHES OF EACH CORNER OF EACH FIXTURE. PLACEMENT OF ALL LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS CAUSE INTERFERENCE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. LOCATION OF ALL NEW RECESSED DOWNLIGHTS, WALL WASHERS, SMOKE DETECTORS, EXIT SIGNS, SPEAKERS, ETC. TO BE CENTERED IN 2x2' CEILING TILES, U.N.O. SEISMIC CLIPS AND WIRES SHALL BE USED PER CODE.
40.	INTERIOR WALL AND CEILING FINISH SHALL MEAN INTERIOR WAINSCOTING, PANELING OR OTHER FINISH APPLIED STRUCTURALLY OR FOR DECORATION, ACOUSTICAL CORRECTION, SURFACE INSULATION OR SIMILAR PURPOSES AND SHALL CONFORM TO CHAPTER 42 OF THE C.B.C. FIRE RESISTIVE STANDARDS FOR FIRE PROTECTION. CLASSES OF MATERIALS BASED UPON THEIR FLAME SPREAD CHARACTERISTICS SHALL BE AS SET FORTH IN TABLE NO. 8-A OF C.B.C. THE MAXIMUM FLAME SPREAD CLASSIFICATION OR FINISH MATERIALS USED ON INTERIOR WALLS AND CEILING SHALL NOT EXCEED THAT SET FORTH IN TABLE 8-B OF THE C.B.C. THE SMOKE DENSITY OF MATERIALS SHALL BE NO GREATER THAN 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 8-1 IN THE WAY INTENDED FOR USE. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL CONFORM TO SECTION 803 OF THE C.B.C.
41.	OUTLET BOXES SHALL BE INDEPENDENT FROM SUSPENDED CEILING.
42.	AT ALL LIGHT FIXTURES PROVIDE HEAVY DUTY MAIN 1" RUNNERS OR CROSS RUNNERS WITH SIMPLE SPAN VALUE OF 28.0 POUNDS PER LINEAL FOOT, AND WIRE HANGERS AT 4'-0" O.C. EACH SIDE OF EACH FIXTURE RUN. SEE ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS FOR LOCATION AND DIRECTIONS OF FIXTURES. BRACE TRACK LIGHTS AS REQUIRED. SUSPENSION SYSTEM SHALL BE AS INDICATED IN REFLECTED CEILING PLAN. FIXTURES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS. LATERAL SUPPORTS TO BE PROVIDED BY FOUR WIRES OF MINIMUM 12 GAUGE SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RUNNER, WITHIN 2 INCHES OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE OR TO PARTITIONS WALLS OR TO BRACING AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING SUPPORT POINTS SHALL BE PLACED 12 FEET O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL. THE TERMINAL ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY A MAXIMUM OF 8' FROM EACH WALL OR CEILING DISCONTINUITY WITH #12 GAUGE WIRE OR APPROVED WALL SUPPORT. A STRUT FASTENED TO THE MAIN RUNNER SHALL EXTEND TO AND FASTEN TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE AT 12' O.C. IN BOTH DIRECTIONS AND WITHIN 6 FEET FROM WALL.
43.	ALL JUNCTION BOXES AND MECHANICAL EQUIPMENT REQUIRING ACCESS SHALL BE LOCATED OVER ACOUSTICAL CEILING.
44.	PROVIDE BUILDING STANDARD SPRINKLER HEADS. ALL NEW OR RELOCATED HEADS TO BE CENTERED IN 2x2' CEILING TILES, EXCEPT AS CODE REQUIRES NEAR PERIMETER SOFFIT, TO BE INSTALLED AS REQUIRED BY CODE IN CONJUNCTION WITH THE EXISTING BUILDING SYSTEM.
45.	THE CONTRACTOR SHALL START-UP AND TEST AND BALANCE NEW AND EXISTING HVAC SYSTEMS TO SHOW THAT IT MEETS PLANS AND SPECIFICATION REQUIREMENTS AND SUBMIT A COPY OF THE TEST AND BALANCE TO THE OWNER. FOLLOW AS CLOSE AS POSSIBLE LAYOUT INDICATED ON DRAWINGS. HOWEVER, IF IT IS NOT POSSIBLE DUE TO A JOB CONDITION, CONTRACTOR SHALL OBTAIN THE ARCHITECTS APPROVAL FOR A REVISED LAYOUT BEFORE ITS INSTALLATION. COORDINATE UNIT LOCATIONS WITH ARCHITECTURAL PLANS SHOWING ACCESS PANELS
46.	UPON COMPLETION OF ALL ELECTRICAL WORK, THE CONTRACTOR SHALL ADJUST AND TEST ALL CIRCUITS, OUTLETS, SWITCHES, LIGHTS, MOTORS, AND ANY OTHER ELECTRICAL ITEMS TO ENSURE PERFECT OPERATION OF ALL ELECTRICAL EQUIPMENT. ITEMS FAILING THE TEST MUST BE IMMEDIATELY REPAIRED OR REPLACED WITH ALL NEW EQUIPMENT AND THAT PART OF THE SYSTEM SHALL THEN BE RE-TESTED. ALL SUCH REPLACEMENT OR REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE TENANT.
47.	CONTRACTOR TO VERIFY COORDINATION OF POWER AND LIGHTING SYSTEMS WITH BUILDING CONTROL SYSTEM, IF APPLICABLE.
48.	FURNITURE DEALER/INSTALLER AND TENANT TO VERIFY ALL FURNITURE LOCATIONS AND CLEARANCES. DEALER AND INSTALLER TO MAINTAIN MIN. OF 44" CLEAR FOR CIRCULATION AND AISLEWAYS. FURNITURE SYSTEM TO BE SUPPLIED AND INSTALLED BY TENANT. CONTRACTOR TO MAKE FINAL HARDWARE CONNECTIONS.
49.	HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 6 POUNDS. ALL BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY CABINET CONTRACTOR. COORDINATE ACCESS TO OCCUPIED SUITES W/ OWNER.
50.	SWITCHES AND CONTROLS FOR LIGHTS, VENTILATION, FIRE ALARMS, ETC. MUST BE PLACED 36" TO 48" FROM THE FLOOR.
51.	DIMENSION ALL RECEPTACLES FROM CENTERLINE OF RECEPTACLE NOT LESS THAN 18" FROM THE FLOOR. WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE) THEY ARE TO BE NO MORE THAN 2" APART. ALL TELEPHONE AND DATA LINE COVER PLATES TO HAVE SIMILAR COLOR AND APPEARANCE.
52.	TELEPHONE AND DATA CABLE TO BE PLENUM RATED CABLE. CABLE AND COVER PLATES TO BE SUPPLIED AND INSTALLED PER LEASE AGREEMENT.
53.	OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON POWER & SIGNAL PLAN.
54.	UNDIMENSIONED OUTLETS TO BE LOCATED TO THE NEAREST STUD.
55.	CONDUIT ABOVE CEILING TO BE HELD TIGHT TO STRUCTURE AND AWAY FROM SUSPENDED CEILING. ALL CONDUIT RUNS ABOVE CEILING SHALL BE ALUMINUM FLEX. ALL SEPARATE CIRCUIT RECEPTACLES TO BE GRAY WITH MATCHING STYLE COVER PLATE.
56.	ELECTRICAL ENGINEER TO DETERMINE WHERE SEPARATE CIRCUITS ARE REQUIRED AND TO SHARE CIRCUITS WITH SIMILAR TYPES OF EQUIPMENT WHERE APPROPRIATE (E.G. PRINTERS, OPEN AREA WORKSTATIONS, ETC.) AND TO MINIMIZE OVERALL NUMBER OF SEPARATE CIRCUITS AS MUCH AS PRACTICAL.
57.	SWITCHES AND CONTROLS FOR LIGHTS, VENTILATION, FIRE ALARMS, ETC. MUST BE PLACED 36" TO 48" FROM THE FLOOR.

SHEET INDEX	
C	COVER SHEET & GENERAL NOTES
A1	FINISHED FLOORPLAN
A2	FINISHED FLOORPLAN WITH FURNITURE
A3	REFLECTED CEILING PLAN
A4	INTERIOR ELEVATIONS
A5	SECTION CUTS
A6	ARCHITECTURAL DETAILS
SYMBOL LEGEND	
	ELEVATION KEY - DETAIL NUMBER / SHEET NUMBER
	DETAIL KEY - DETAIL NUMBER / SHEET NUMBER
	KEYNOTE - KEYNOTE NUMBER
	FINISH KEY - FINISH NUMBER/FINISH TYPE
	DOOR KEY - DOOR NUMBER, DOOR HARDWARE, DOOR FRAME TYPE
	FIXTURE NOTE - FIXTURE NOTE NUMBER
CONSULTANTS	
BUILDING ENERGY SPECIALIST TITLE 24 TO GO 14 THIS PLACE RD LAGOON, CA 92771 T 949-123-4567 F 949-123-5678	
ELECTRICAL ENGINEER FAST ELECTRICAL 12 THIS PLACE RD LAGOON, CA 92771 T 949-223-4567 F 949-223-5678	
VICINITY MAP	

		P. 831.345.0654	P. 714.395.3176
COVER SHEET & GENERAL NOTES			
CRESCENT WELLNESS CENTER			
DRAWING TITLE:			
CLIENT:			
PROJECT:			
DRAWN BY:			
DATE:			
SCALE:			
INSTRUCTOR:			
SHEET NO:			

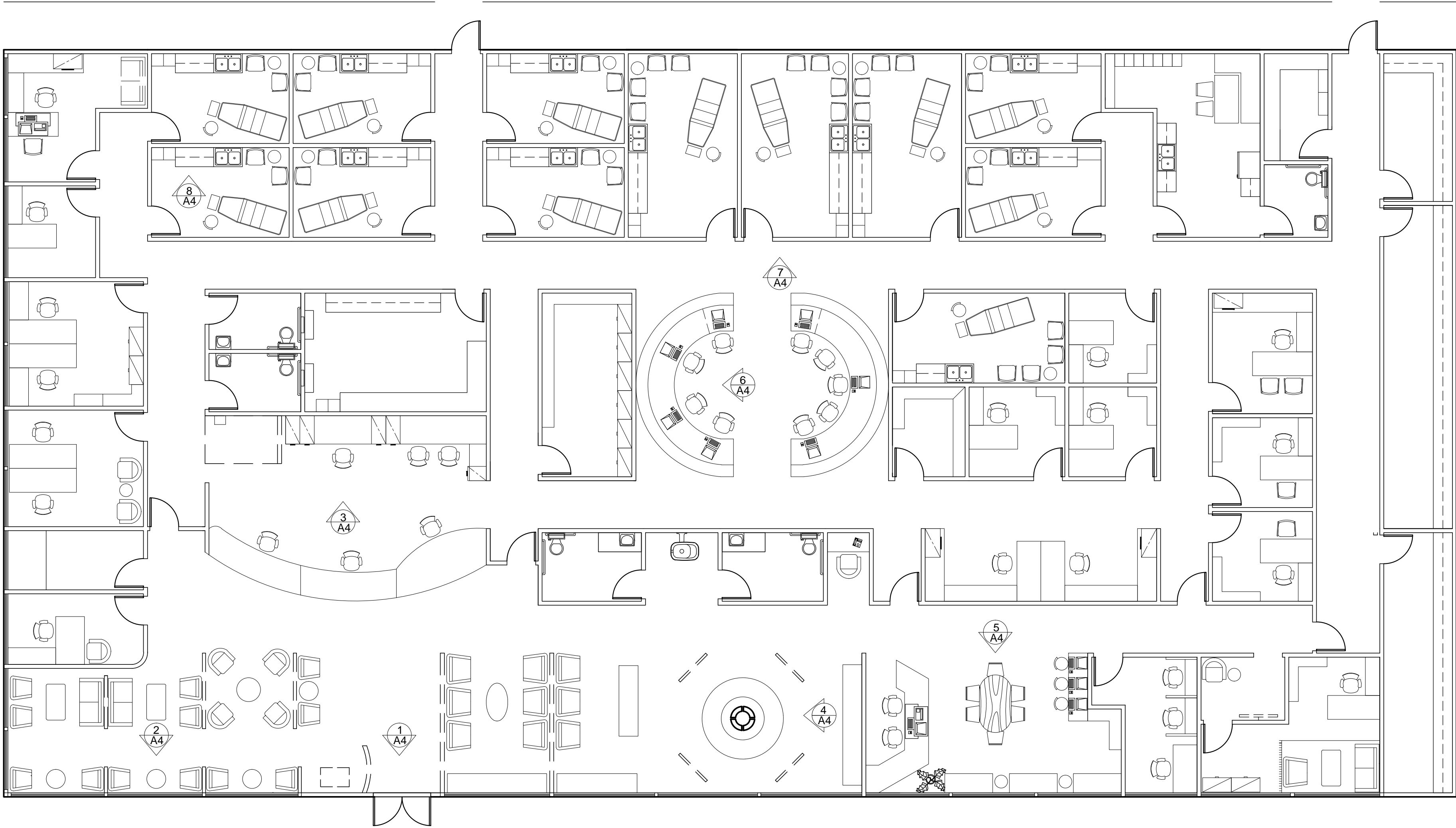




FINISHED FLOORPLAN  
SCALE: 1/8" = 1'-0"







FINISHED FLOORPLAN WITH FURNITURE  
SCALE: 1/8" = 1'-0"



LEGEND

- 5 INCH NOMINAL CEILING HEIGHT PARTITION WALL
- 4 INCH JALI WALL PARTITIONS
- 3 INCH ART WALL PARTITIONS
- INTERIOR DOOR JAMBS ARE 3" TYPICAL THROUGHOUT
- STORE FRONT WINDOW FRAMING TYPICAL THROUGHOUT
- 4 INCH SEGMENTED COLUMN LOCATED IN ART ROOM

KEY NOTES

- TEMPERED GLASS WINDOWS - INSTALL FROM 2'-6" ABOVE FINISHED FLOOR TO FINISHED FLOOR - FULL LENGTH OF WALL
- PROVIDE MOUNTING FOR TELEPHONE AND COMPUTER NETWORK SYSTEMS PER OWNERS SPECIFICATION
- PROVIDE MILLWORK PER OWNERS SPECIFICATION

AASM DESIGN GROUP

P. 831.345.0654 P. 714.395.3176

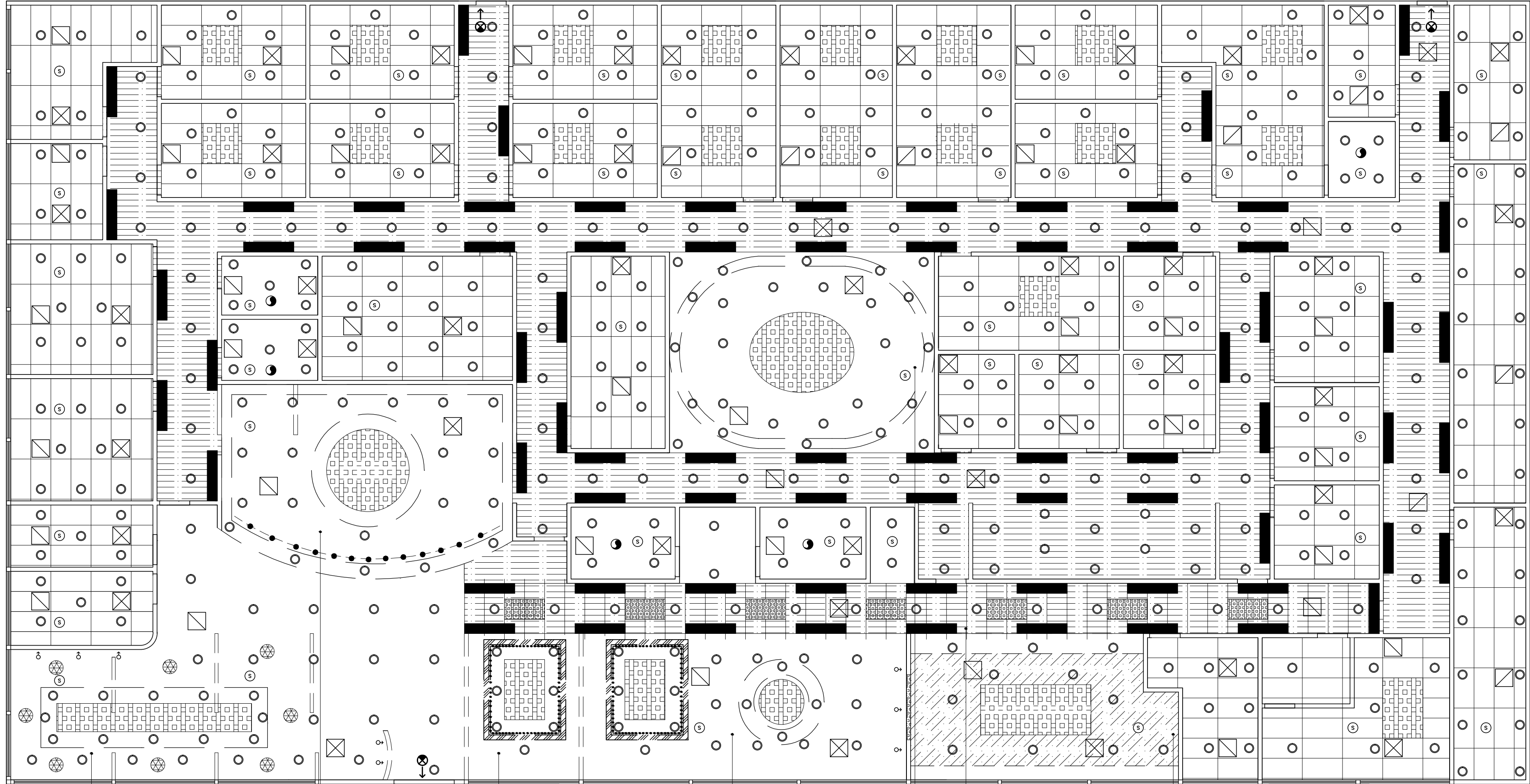
FINISHED FLOORPLAN WITH FURNITURE

CRESCENT WELLNESS CENTER

PROJECT: HEALTHCARE  
DRAWN BY: ADEY ANTHONY SOVIRYA MAY  
DATE: 3/25/15  
SCALE: 1/8" = 1'-0"  
INSTRUCTOR: CYNTHIA AMARAL

SHEET NO:  
**A2**





PRIMARY WAITING ROOM CEILING  
AT LOWEST POINT 17'-0" A.F.F.  
AT HIGHEST POINT 20'-0" A.F.F.

RECEPTION CEILING  
FEATURING SKYGLASS DOME  
AT LOWEST POINT 12'-0" A.F.F.  
AT HIGHEST POINT 20'-0" A.F.F.

SECONDARY WAITING ROOM CEILING  
AT LOWEST POINT 13'-0" A.F.F.  
AT HIGHEST POINT 15'-0" A.F.F.

ART ROOM CEILING  
AT LOWEST POINT 12'-0" A.F.F.  
AT HIGHEST POINT 15'-0" A.F.F.

PATIENT CORRIDOR CEILING  
15'-0" A.F.F.

NURSING STATION CEILING  
AT LOWEST POINT 12'-0" A.F.F.  
AT HIGHEST POINT 15'-0" A.F.F.

HEALTH EDUCATION ROOM  
BARREL VAULTED CEILING  
AT LOWEST POINT 10'-0" A.F.F.  
AT HIGHEST POINT 15'-0" A.F.F.

FINISHED FLOORPLAN  
SCALE: 1/8" = 1'-0"



## LEGEND

- 6" RECESSED DOWNLIGHT FIXTURE
- WALL GRAZING FIXTURE
- LED COVE STRIP LIGHTING
- EXIT SIGN (ARROWS INDICATE DIRECTIONAL SIGN)
- SURFACE MOUNTED 1'X4' CONTINUOUS LINEAR FIXTURE
- 2X4 SUSPENDED CEILING SYSTEM WITH "ARMSTRONG"  
SECOND LOOK 2'X4' CEILING TILES 10'-0" A.F.F. - SEE DETAILS
- COVE CEILING DETAIL - SEE DETAILS
- SKYMAX LARGE FLAT GLASS UNIT SKYLIGHT - SEE DETAILS
- ARMSTRONG TECHZONE LYRA FIBERGLASS PANELING
- BARRELED CEILING DETAIL
- SUSPENDED GYPSUM BOARD CEILING - SEE DETAILS
- SOFFIT DETAIL
- SUSPENDED HANGING GARDENS - VARIOUS HANGING HEIGHTS
- RETURN AIR REGISTER
- SUPPLY AIR REGISTER
- FIRE ALARM SYSTEM SMOKE DETECTOR
- RECESSED AIR EXHAUST FAN - TO PROVIDE A COMPLETE  
AIR CHANGE EVERY 15 MINUTES

## NOTES

- ALL CEILING HEIGHTS 10'-0" A.F.F. UNLESS OTHERWISE NOTED

AASM DESIGN GROUP

P. 831.345.0654 P. 714.395.3176

REFLECTED CEILING PLAN

CRESCENT WELLNESS CENTER

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROJECT:

HEALTHCARE

DRAWN BY:

ADEY ANTHONY  
SOVIRYA MAY

DATE:

3/25/15

SCALE:

1/8" = 1'-0"

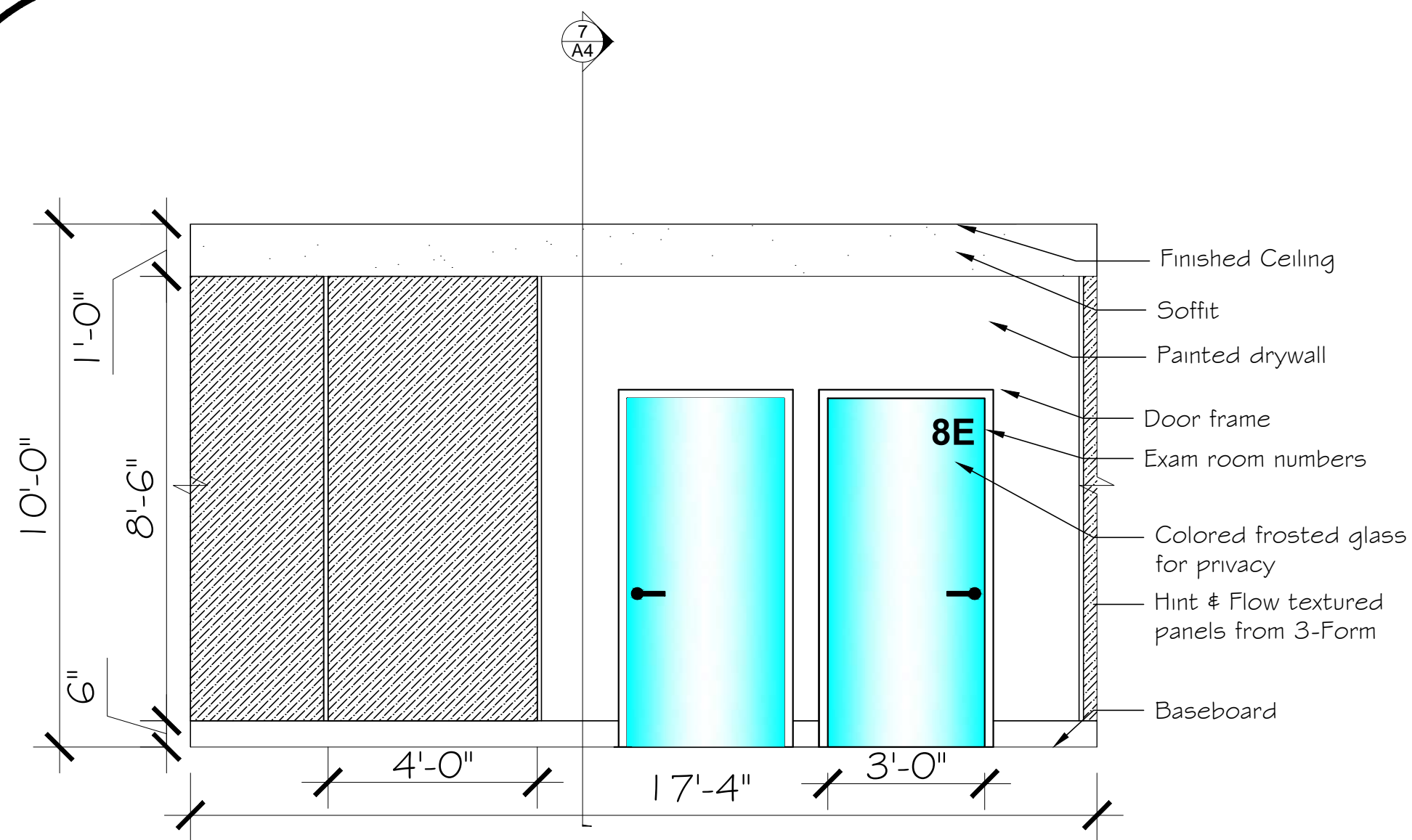
INSTRUCTOR:

CYNTHIA AMARAL

SHEET NO:

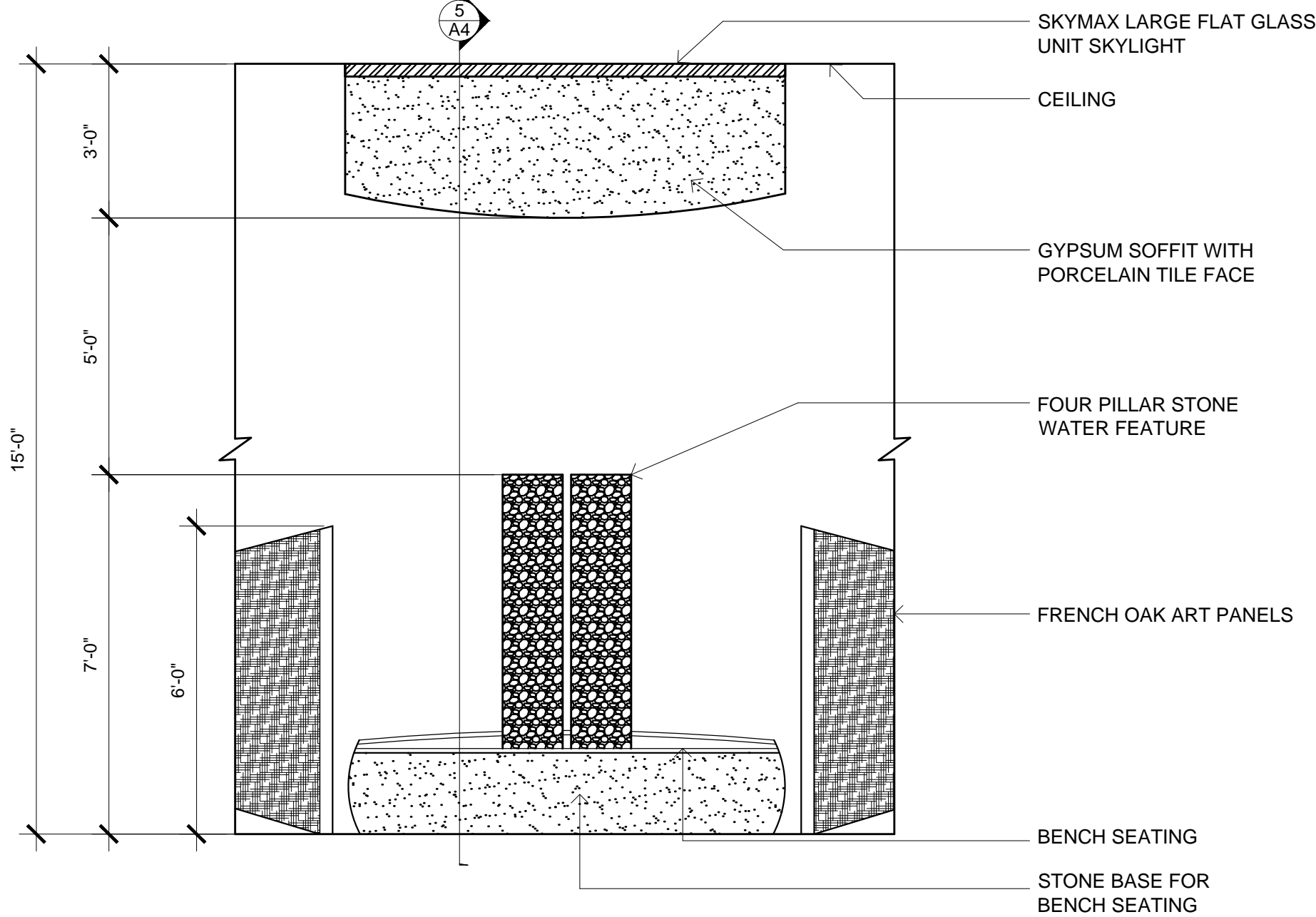
A3





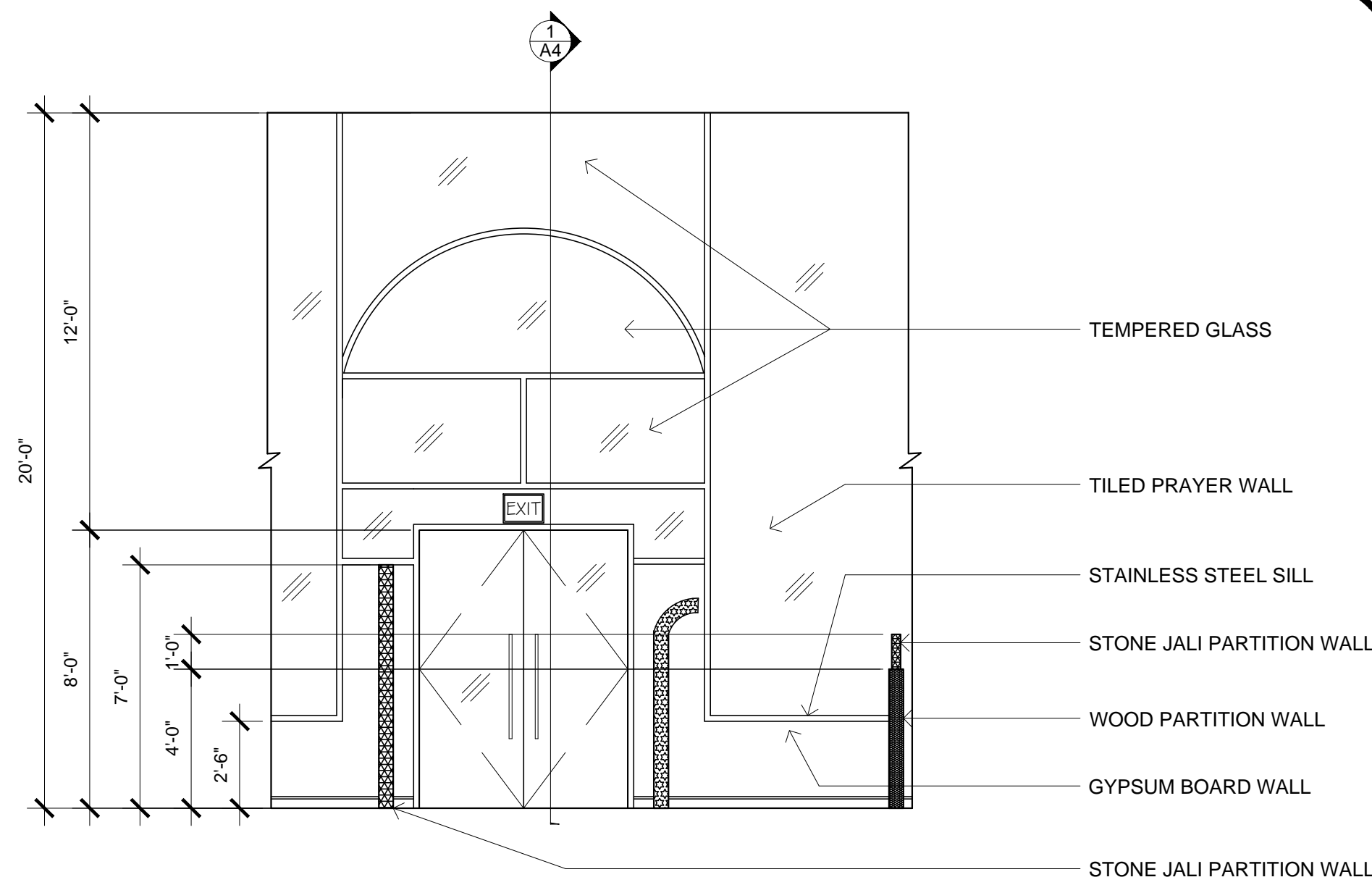
EXAM ROOM/CORRIDOR WALL NORTH ELEVATION  
SCALE: 3/8" = 1'-0"

7



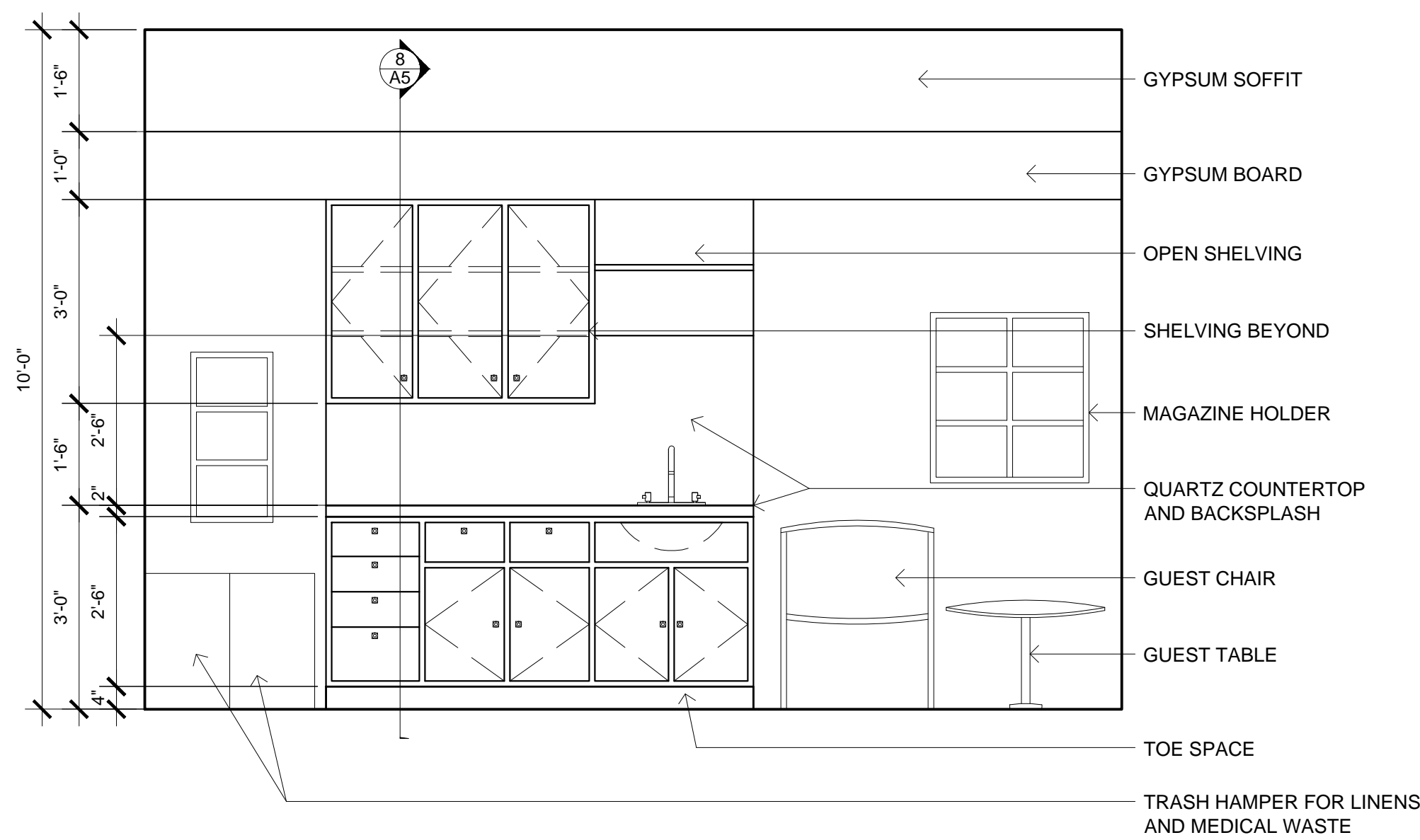
ART ROOM WEST ELEVATION  
SCALE: 3/8" = 1'-0"

4



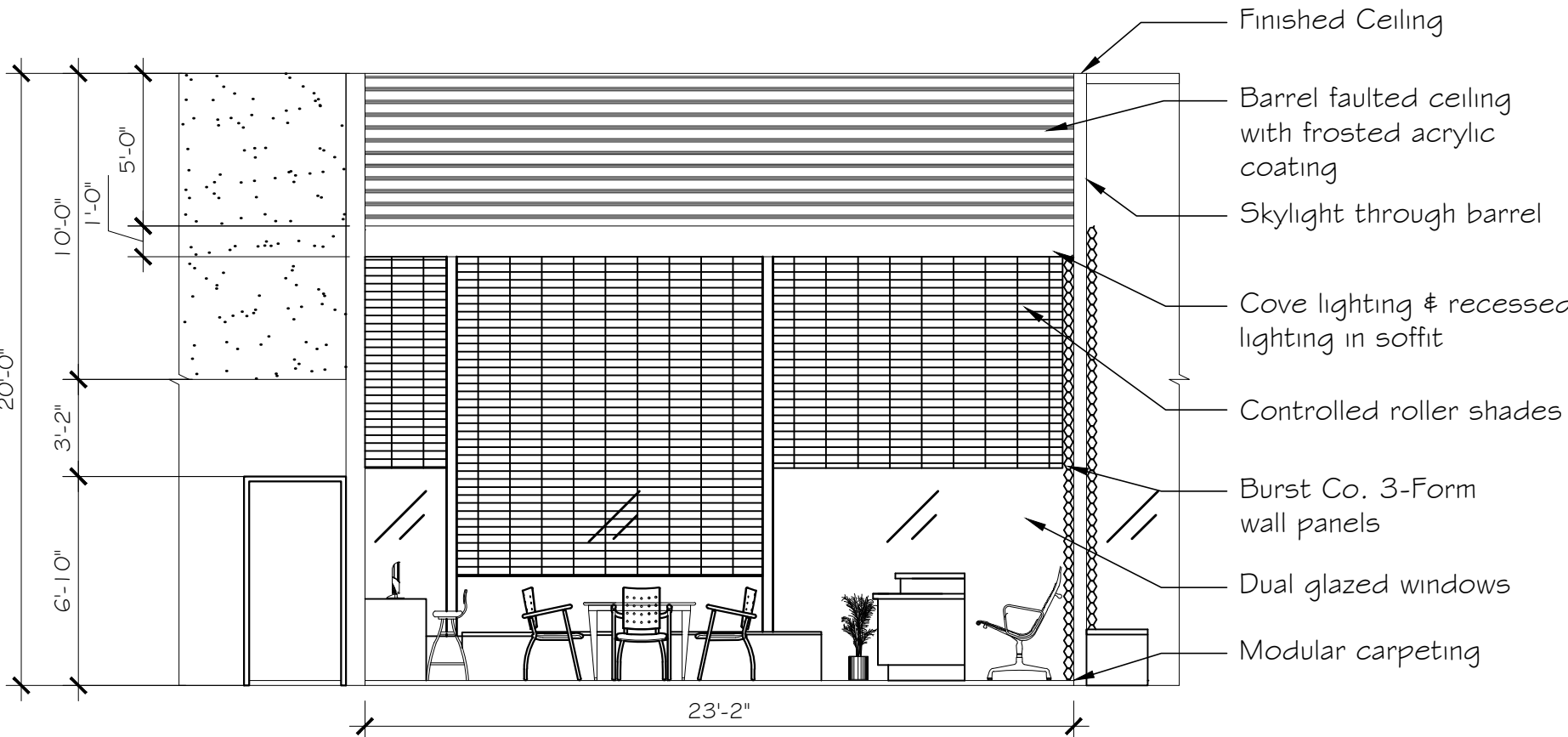
WAITING ROOM ENTRANCE SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

1



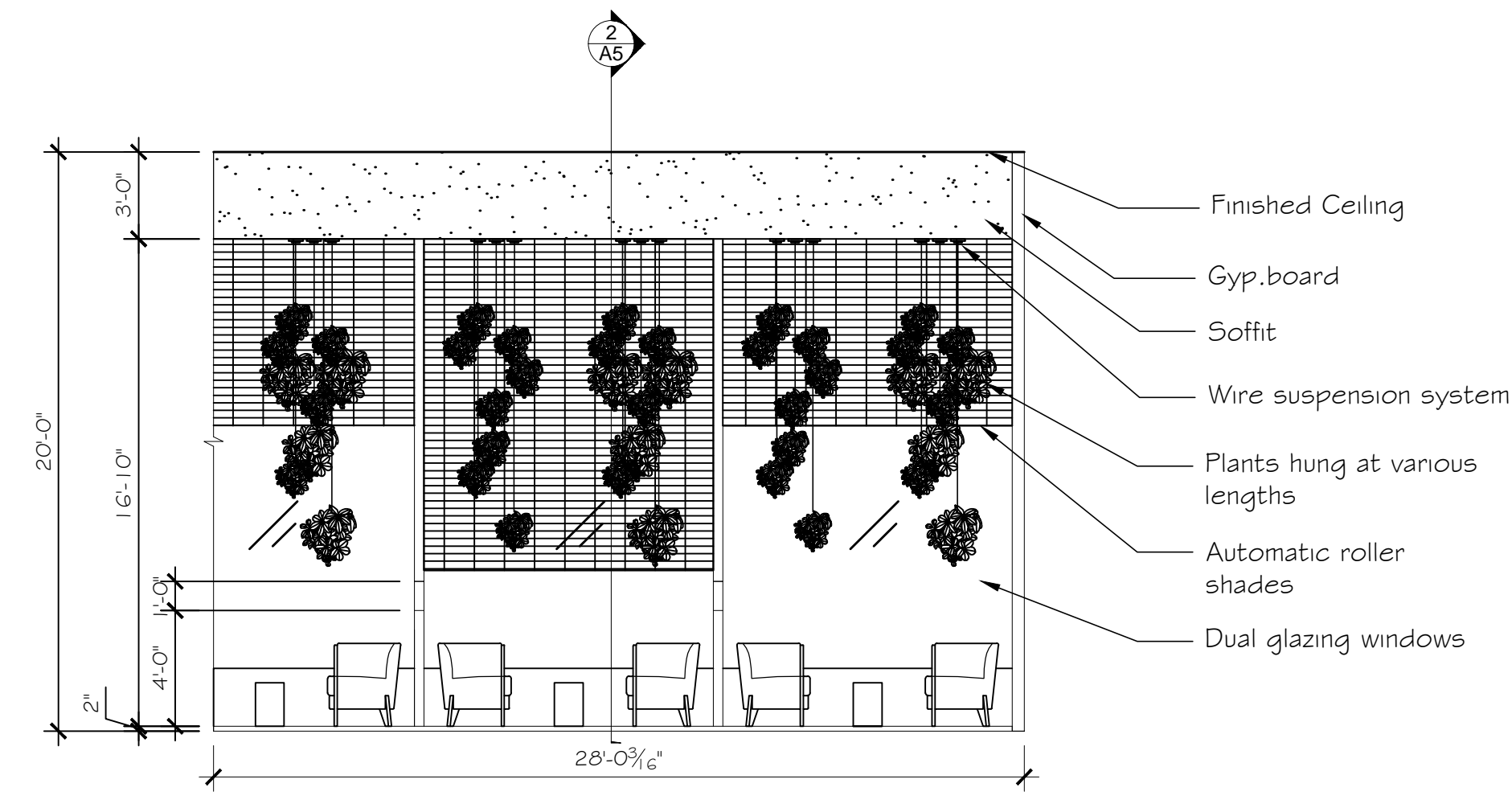
TYPICAL EXAM ROOM NORTH ELEVATION  
SCALE: 1/2" = 1'-0"

8



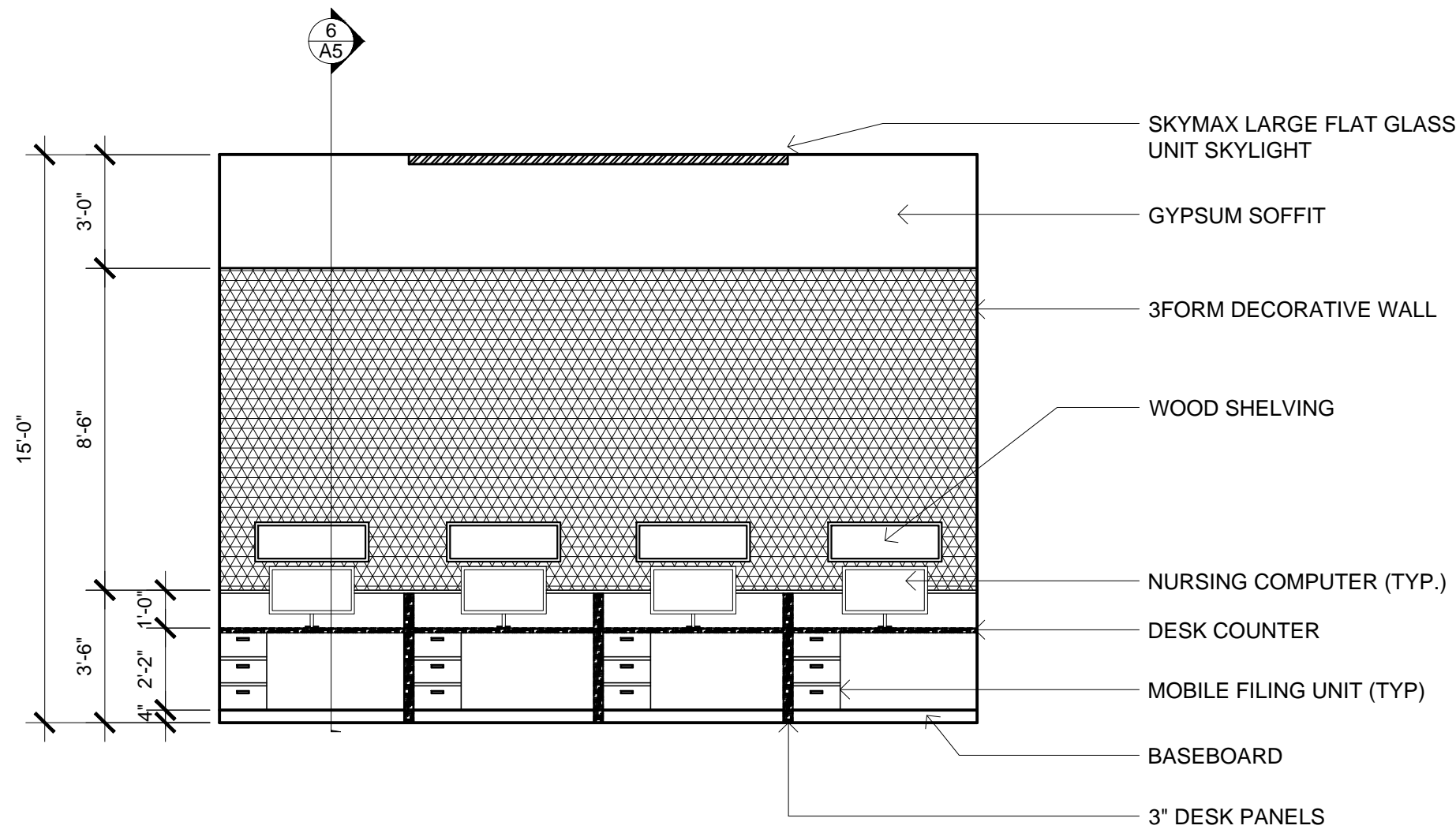
HEALTH EDUCATION CENTER SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

5



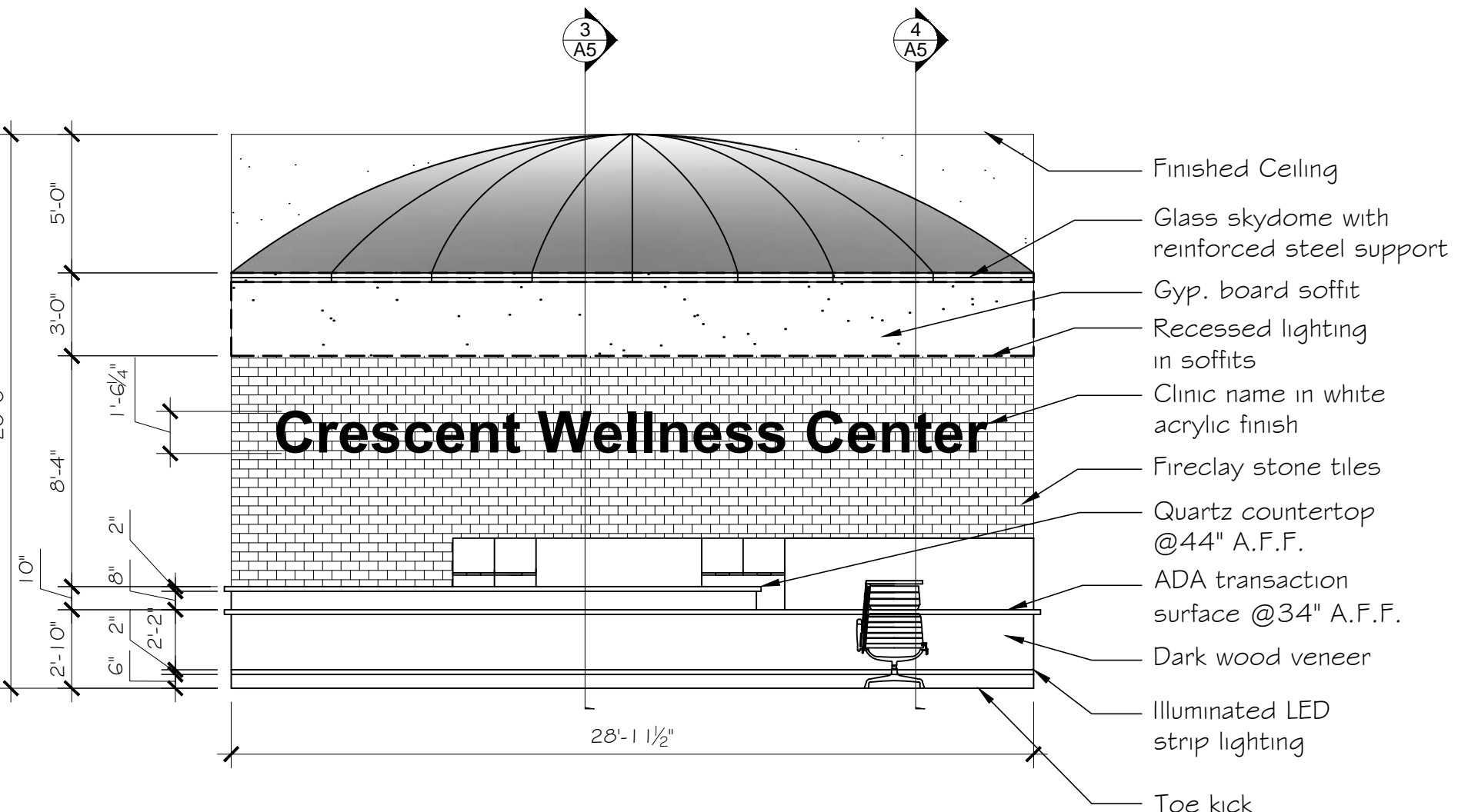
MAIN WAITING ROOM SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

2



NURSING STATION WEST ELEVATION  
SCALE: 1/4" = 1'-0"

6



RECEPTION NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

3

INTERIOR ELEVATIONS

CRESCENT WELLNESS CENTER

DRAWING TITLE:

CLIENT:

PROJECT:

HEALTHCARE

DRAWN BY:

ADEY ANTHONY  
SOVIRYA MAY

DATE:

3/25/15

SCALE:

AS NOTED

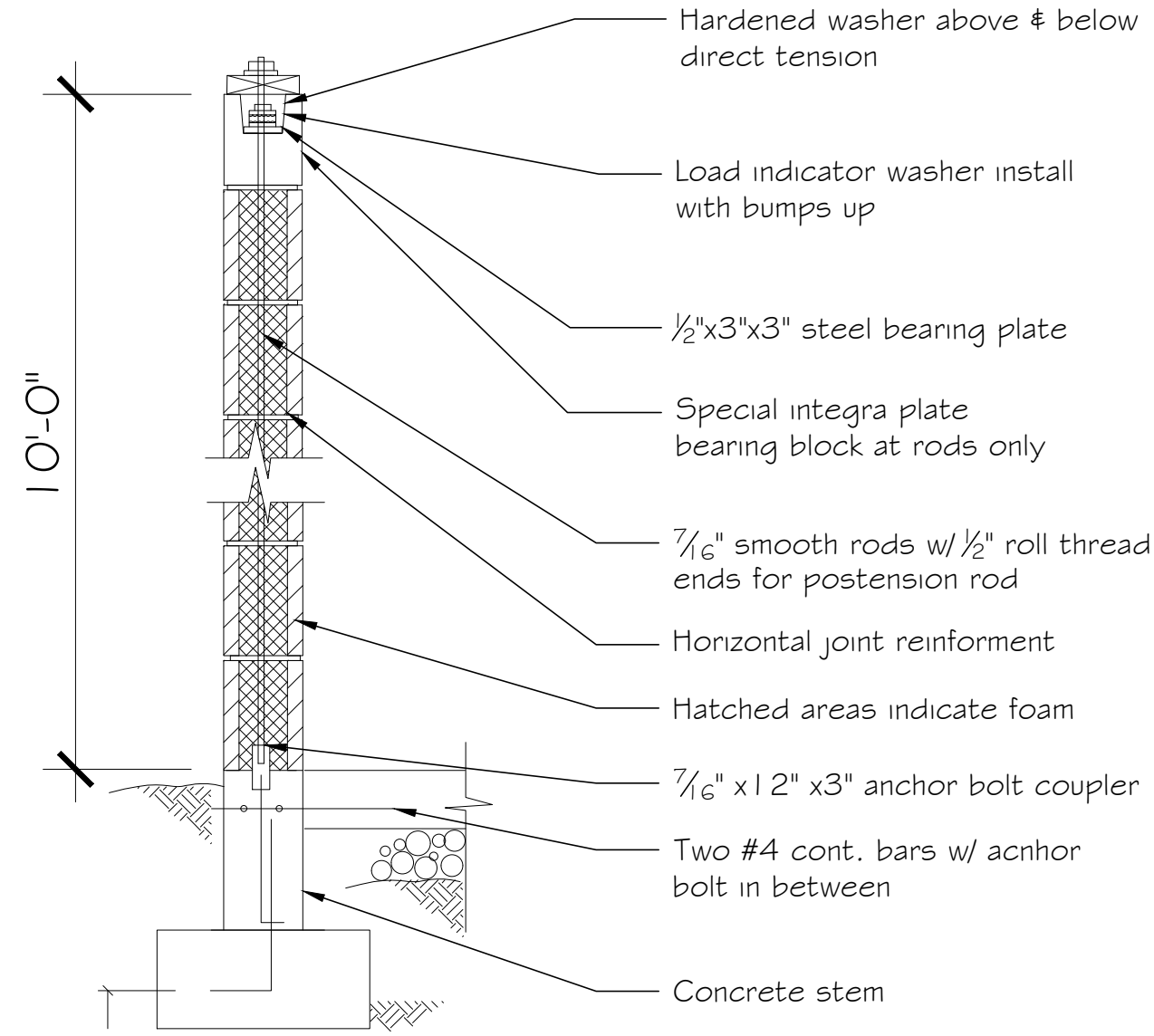
INSTRUCTOR:

CYNTHIA AMARAL

SHEET NO:

A4

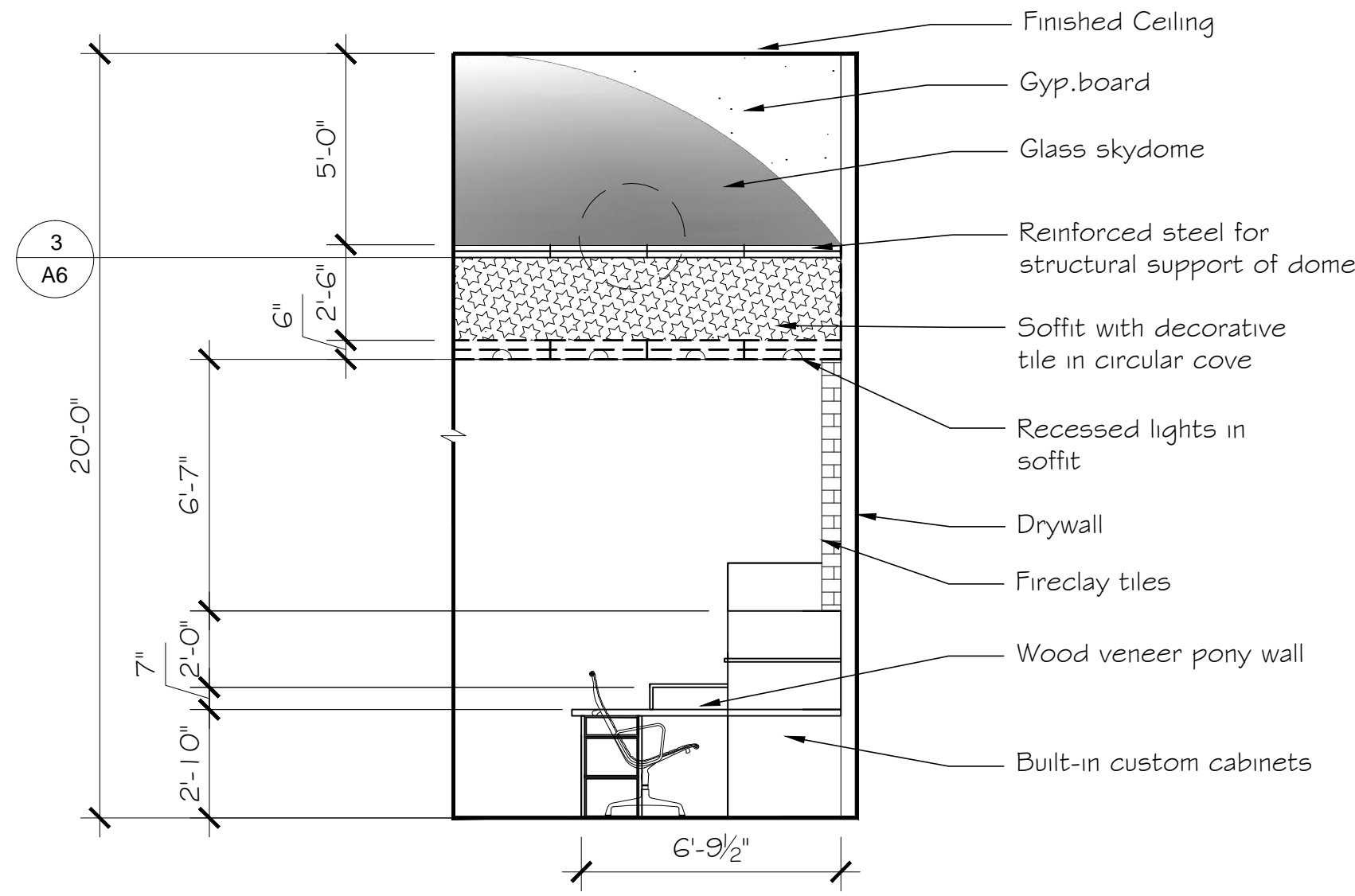




TYP. EXAM ROOM WALL SECTION

SCALE: 3/8" = 1'-0"

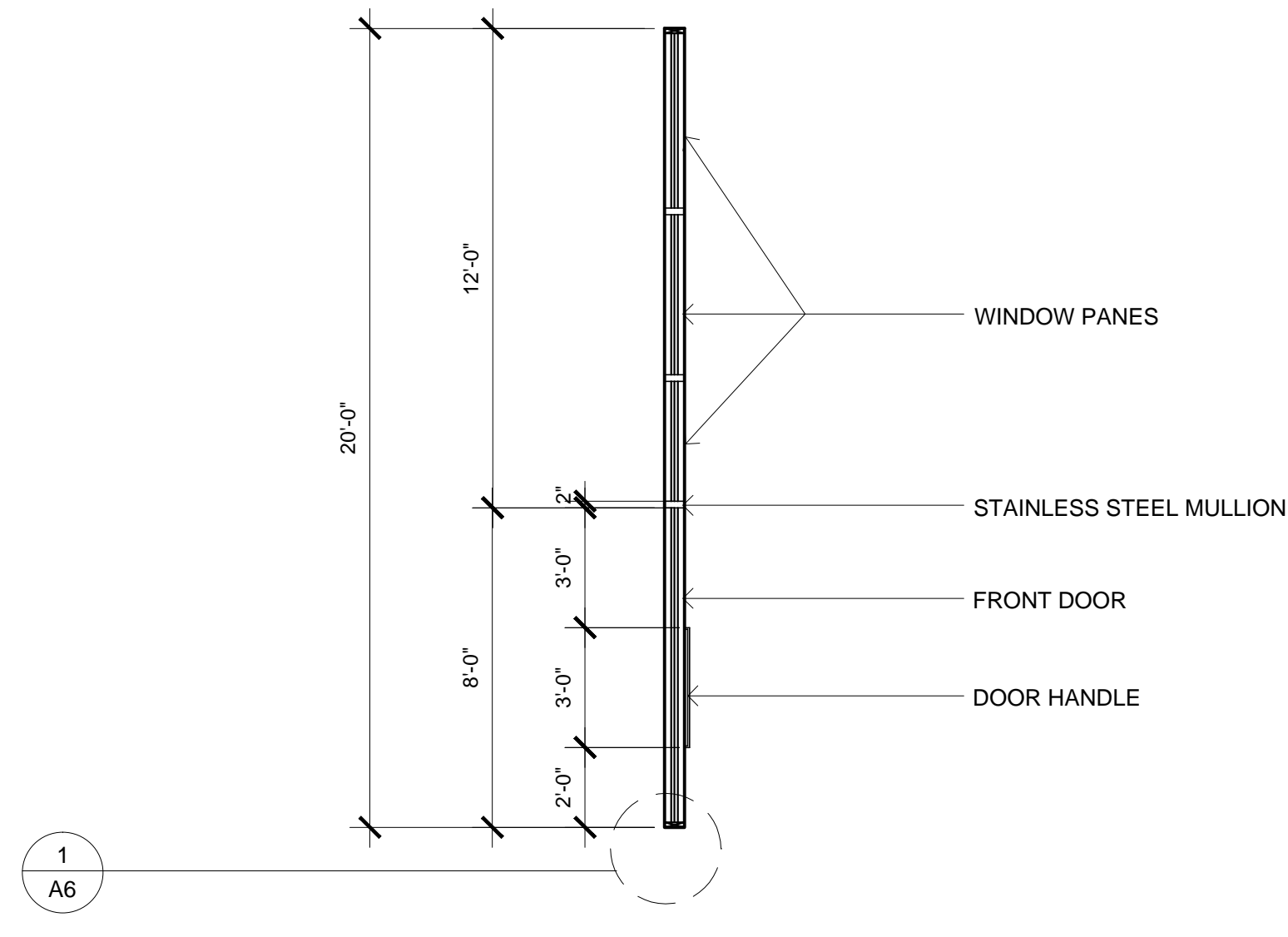
7



RECEPTION SECTION B

SCALE: 1/4" = 1'-0"

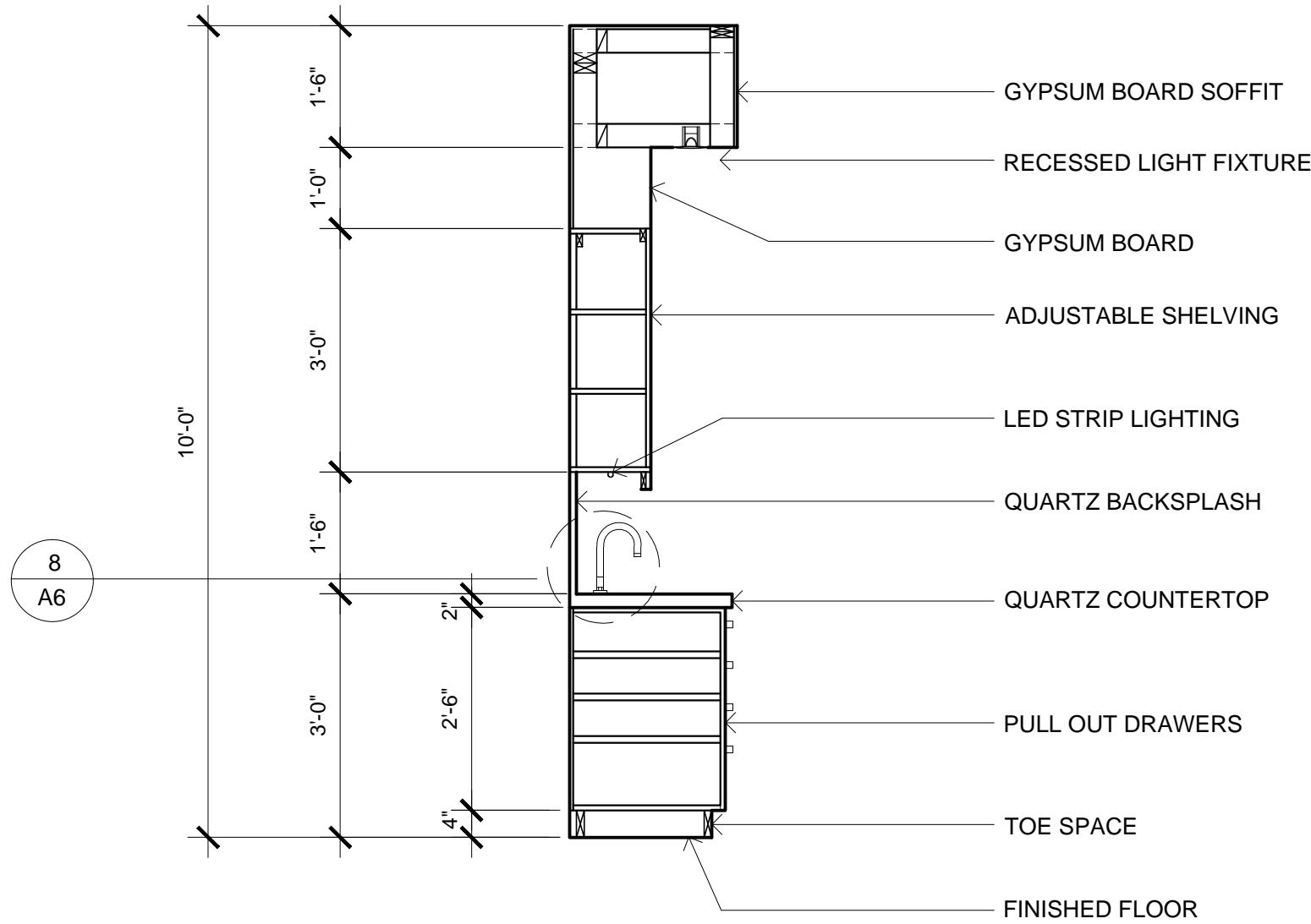
4



WAITING ROOM DOOR SECTION

SCALE: 1/4" = 1'-0"

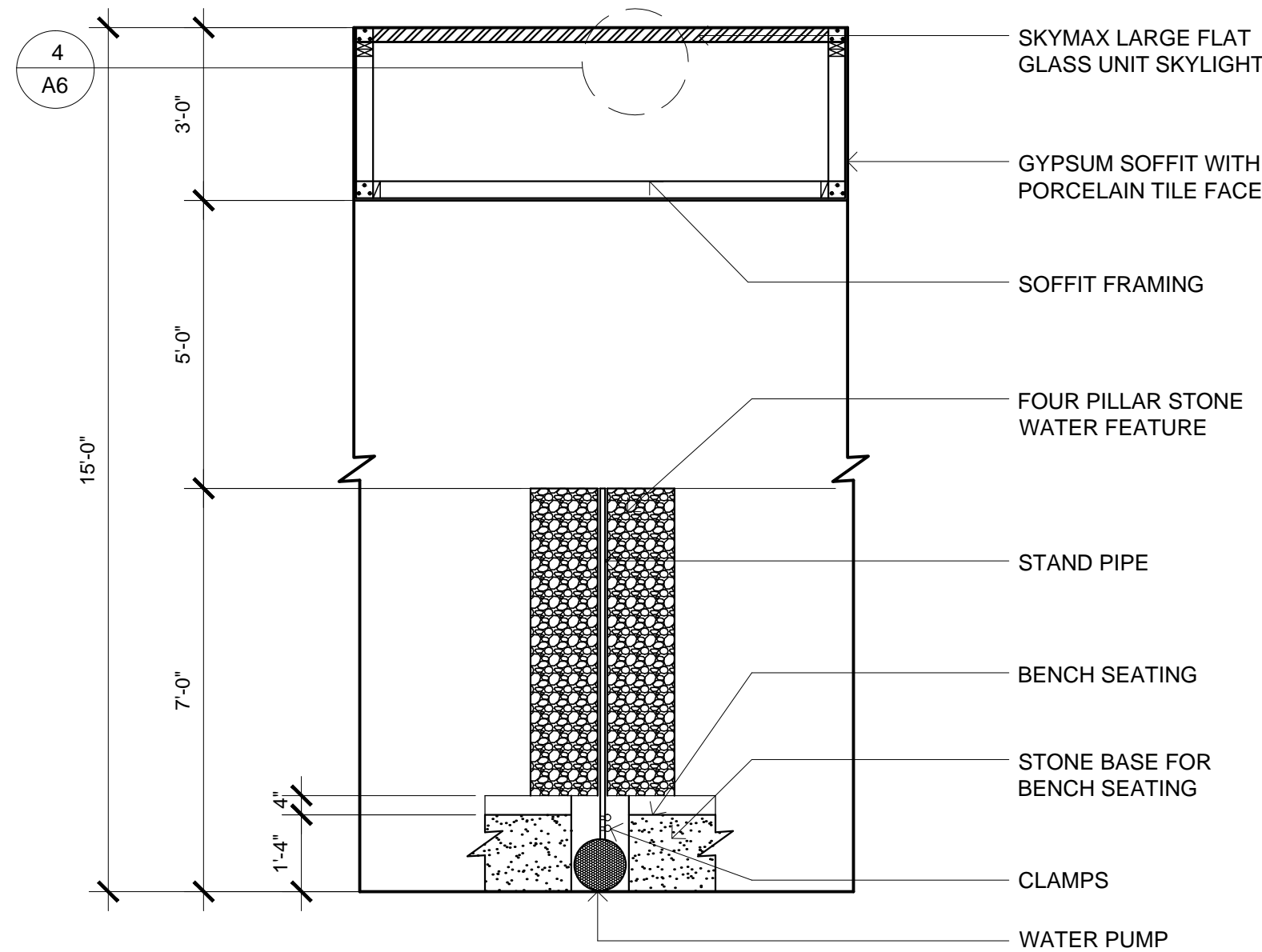
1



TYPICAL EXAM ROOM SECTION

SCALE: 1/2" = 1'-0"

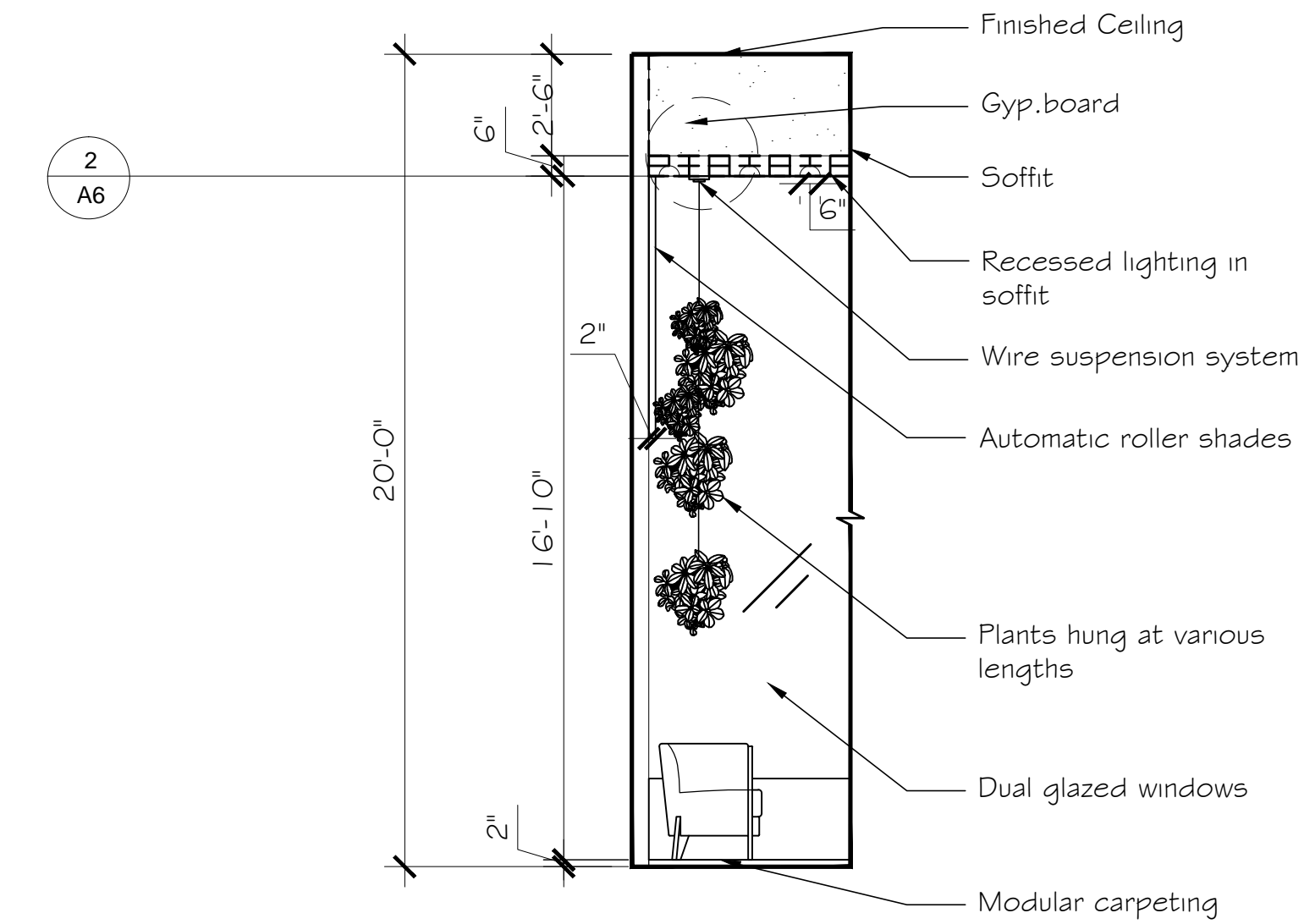
8



ART ROOM SECTION

SCALE: 3/8" = 1'-0"

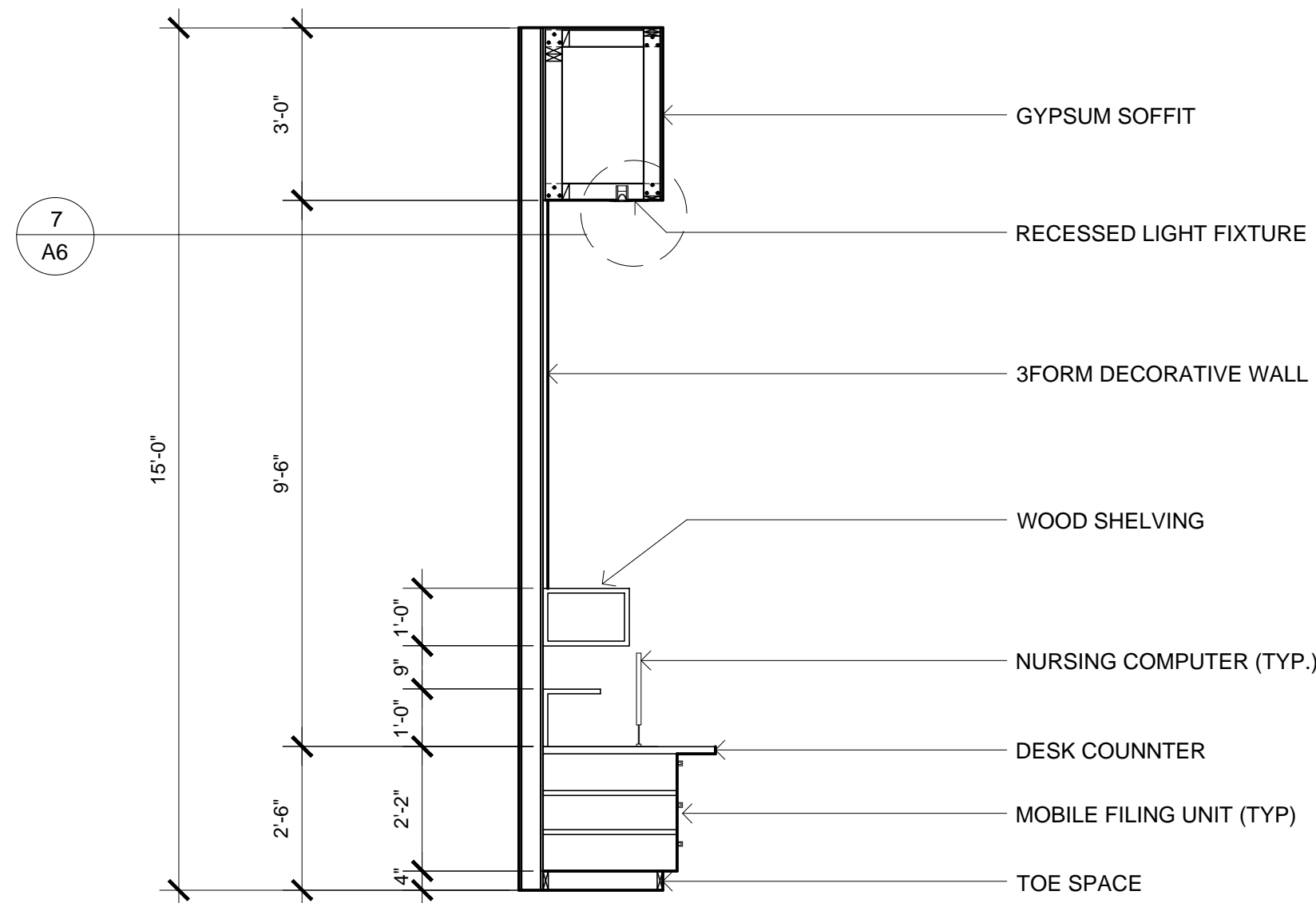
5



MAIN WAITING ROOM SECTION

SCALE: 1/4" = 1'-0"

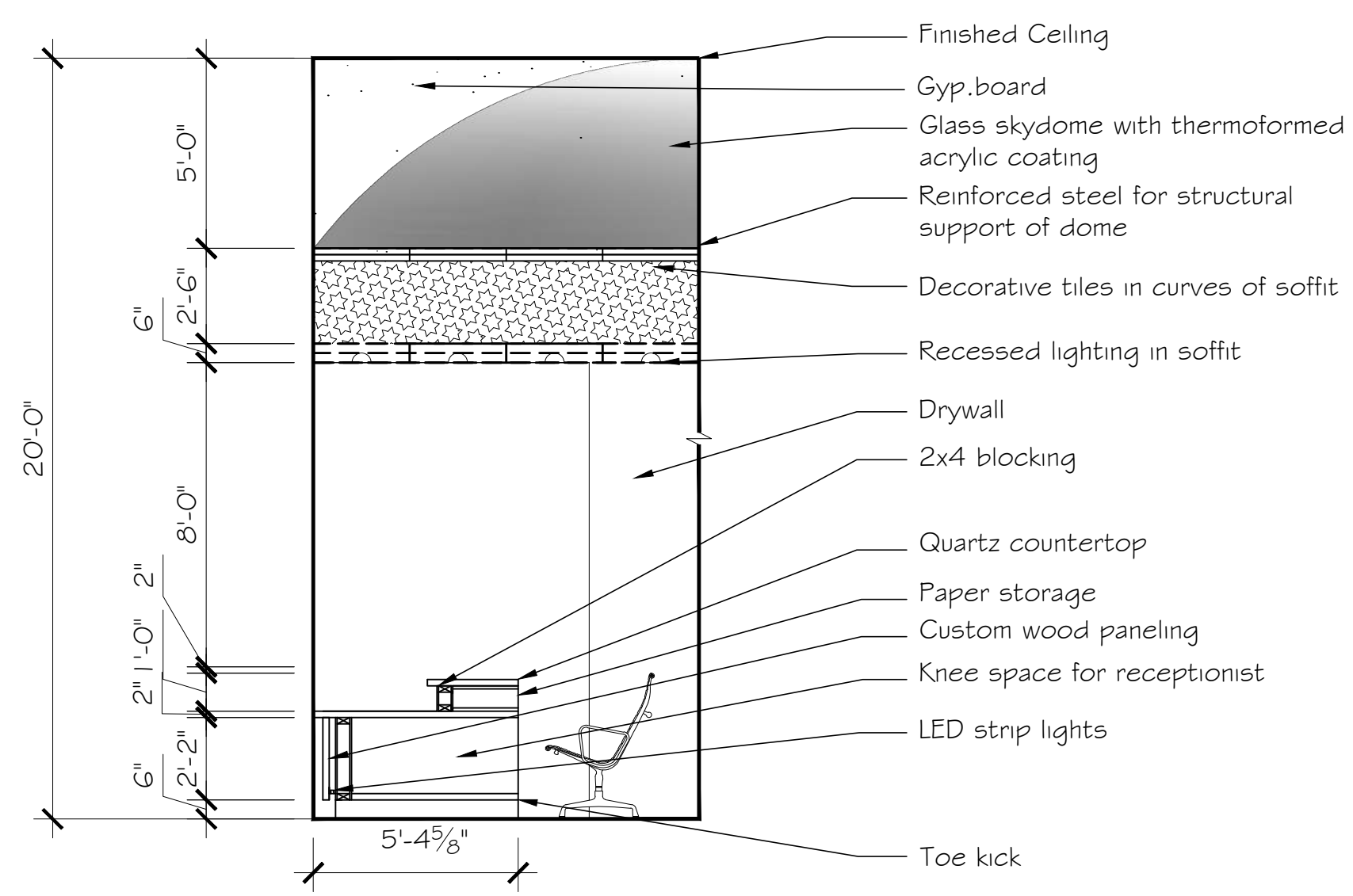
2



NURSING STATION SECTION

SCALE: 3/8" = 1'-0"

6



RECEPTION SECTION A

SCALE: 1/4" = 1'-0"

3

INTERIOR SECTIONS

CRESCENT WELLNESS CENTER

AASM DESIGN GROUP

P. 831.345.0654 P. 714.395.3176

PROJECT:

HEALTHCARE

DRAWN BY:

ADEY ANTHONY SOVIRYA MAY

DATE:

3/25/15

SCALE:

AS NOTED

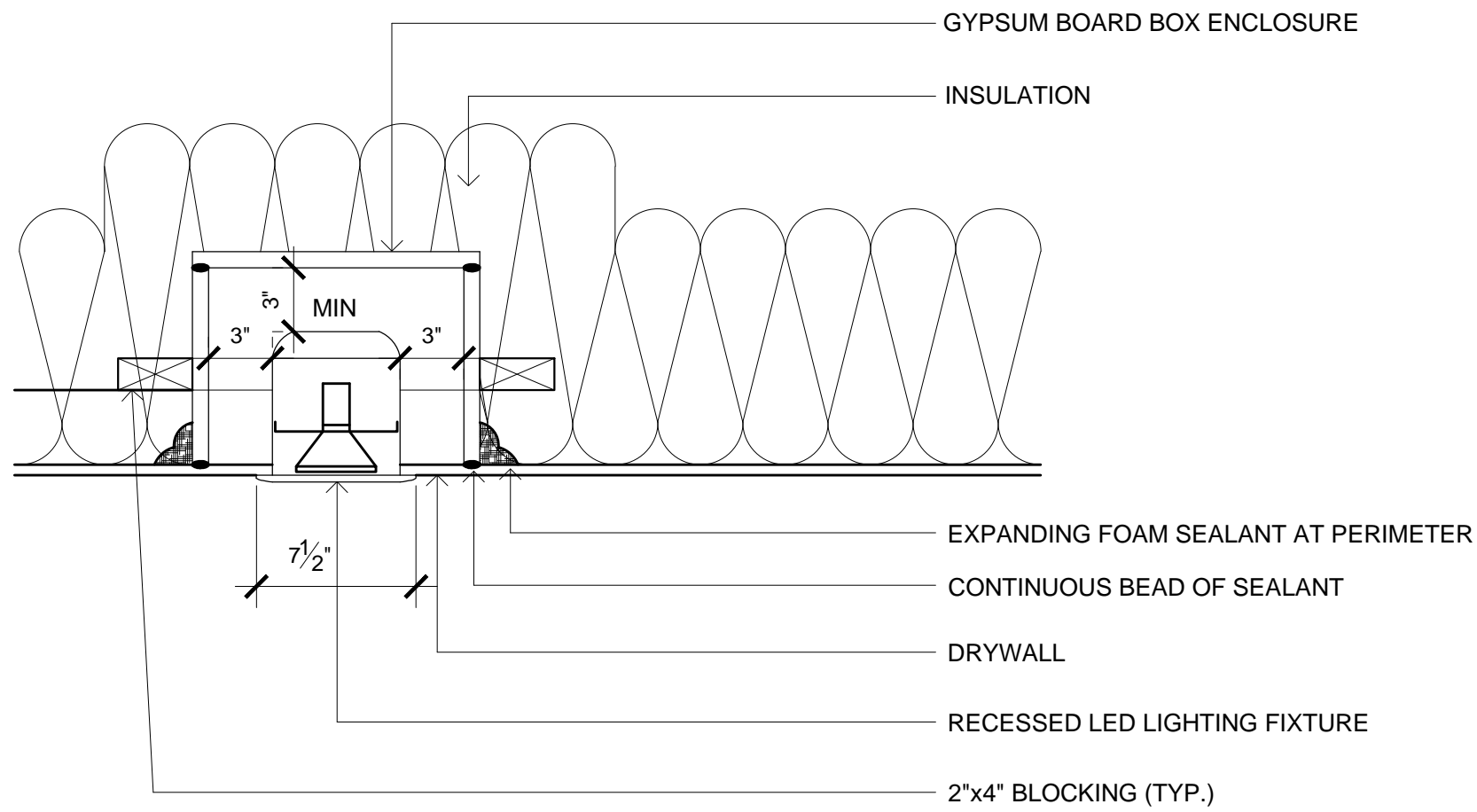
INSTRUCTOR:

CYNTHIA AMARAL

SHEET NO:

A5

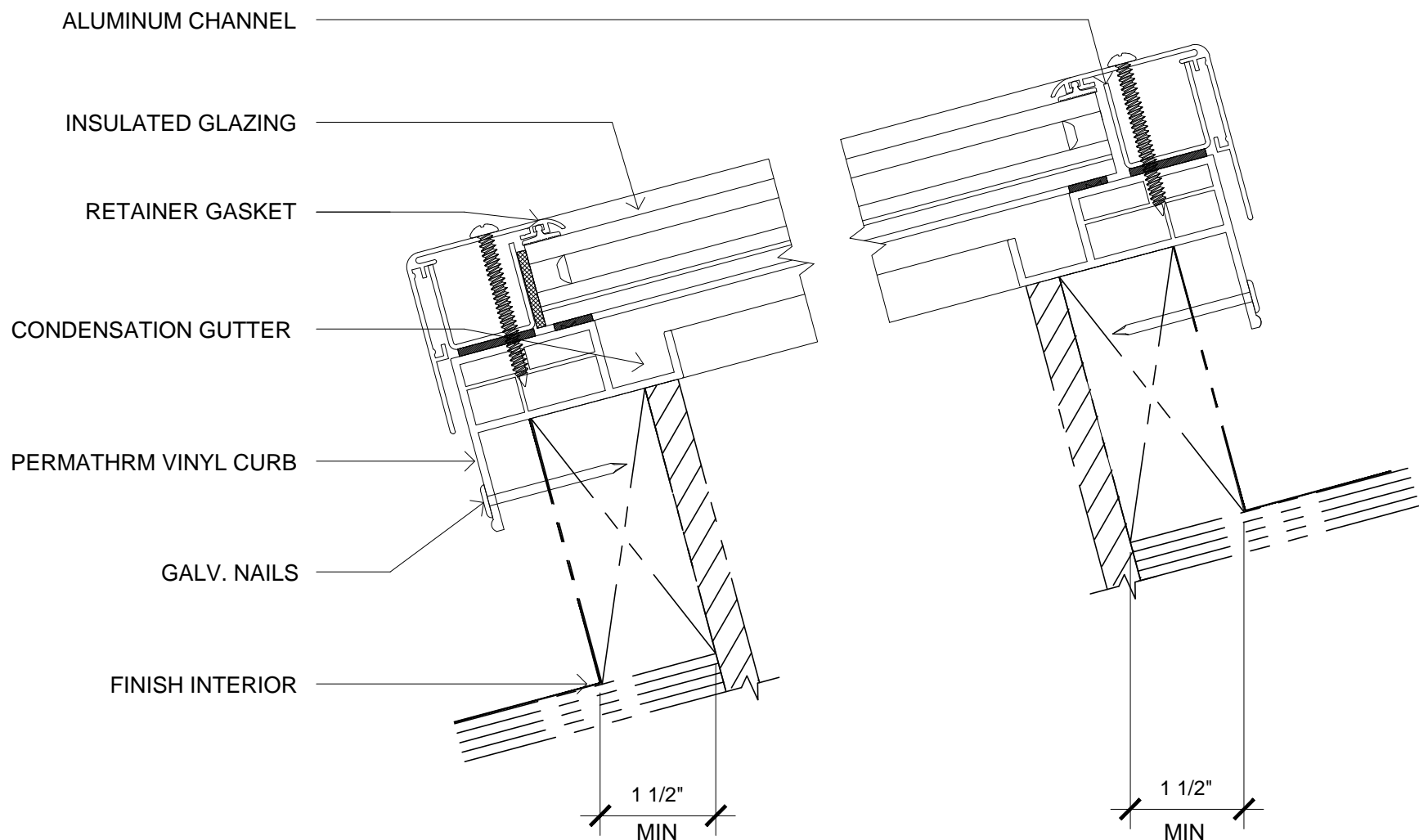




RECESSED LED LIGHTING CEILING DETAIL

SCALE: 1 1/2" = 1'-0"

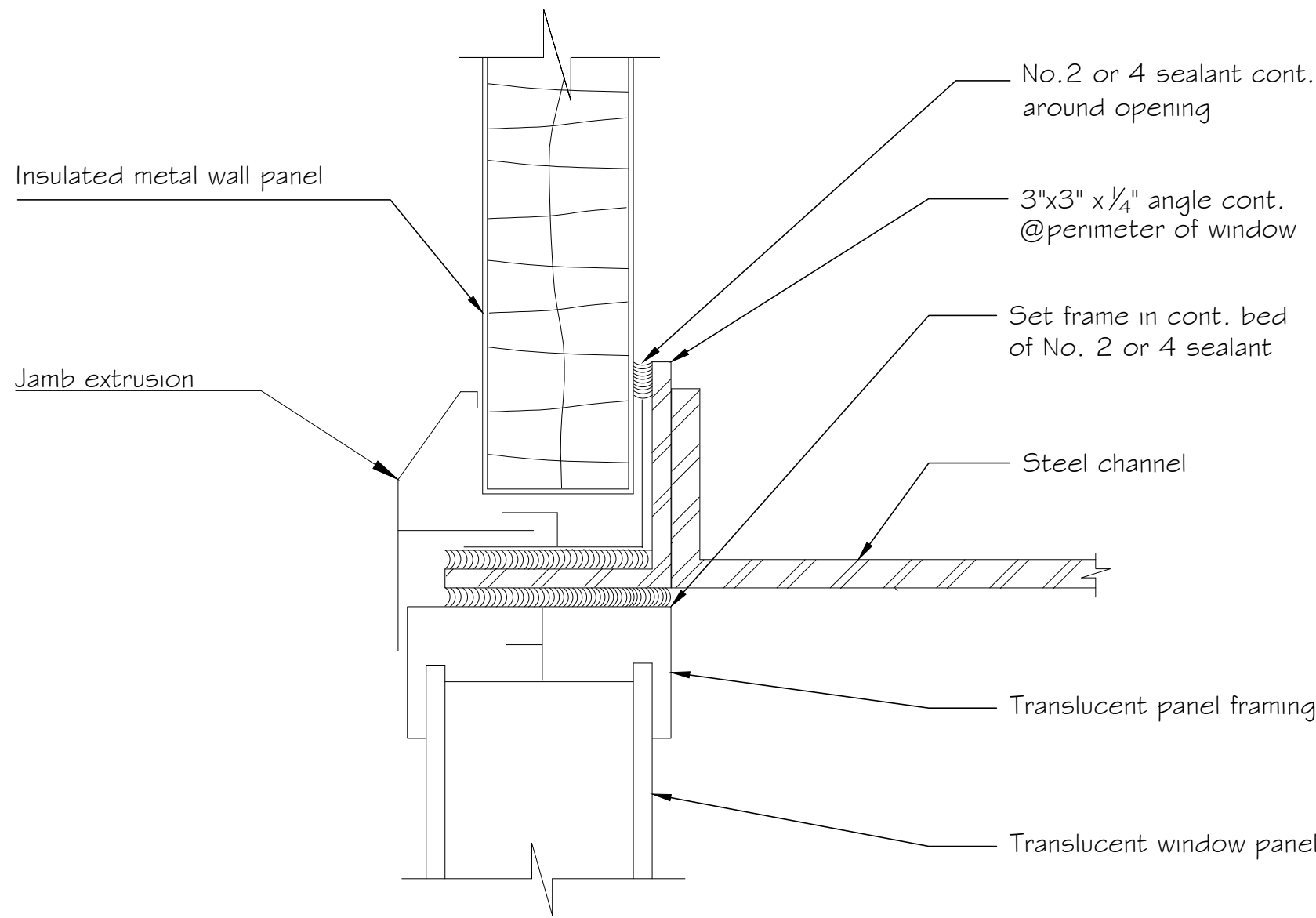
7



TYPICAL SKYMAX SKYLIGHT DETAIL

SCALE: 6" = 1'-0"

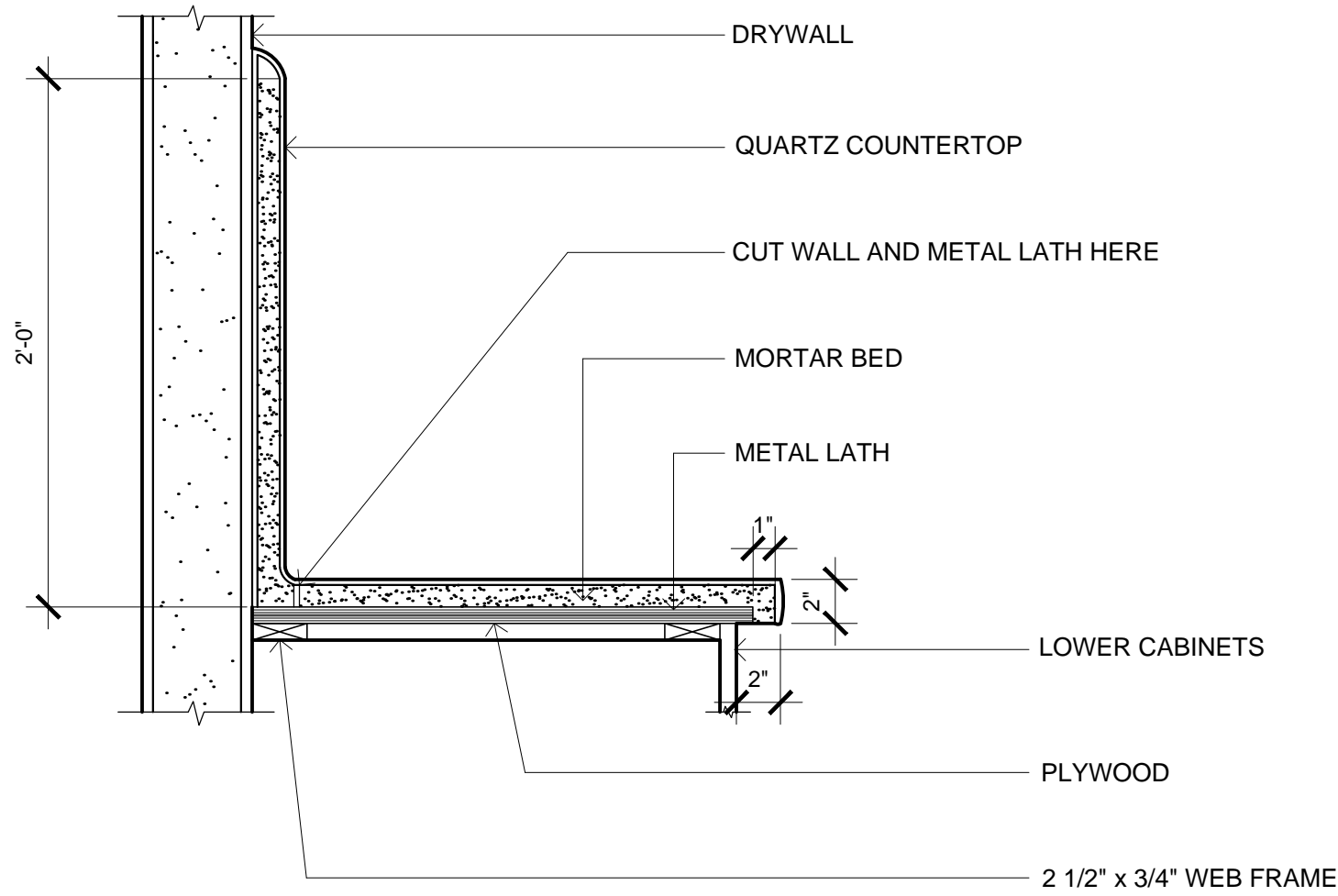
4



TYP. JAMB DETAIL

SCALE: 3/8" = 1'-0"

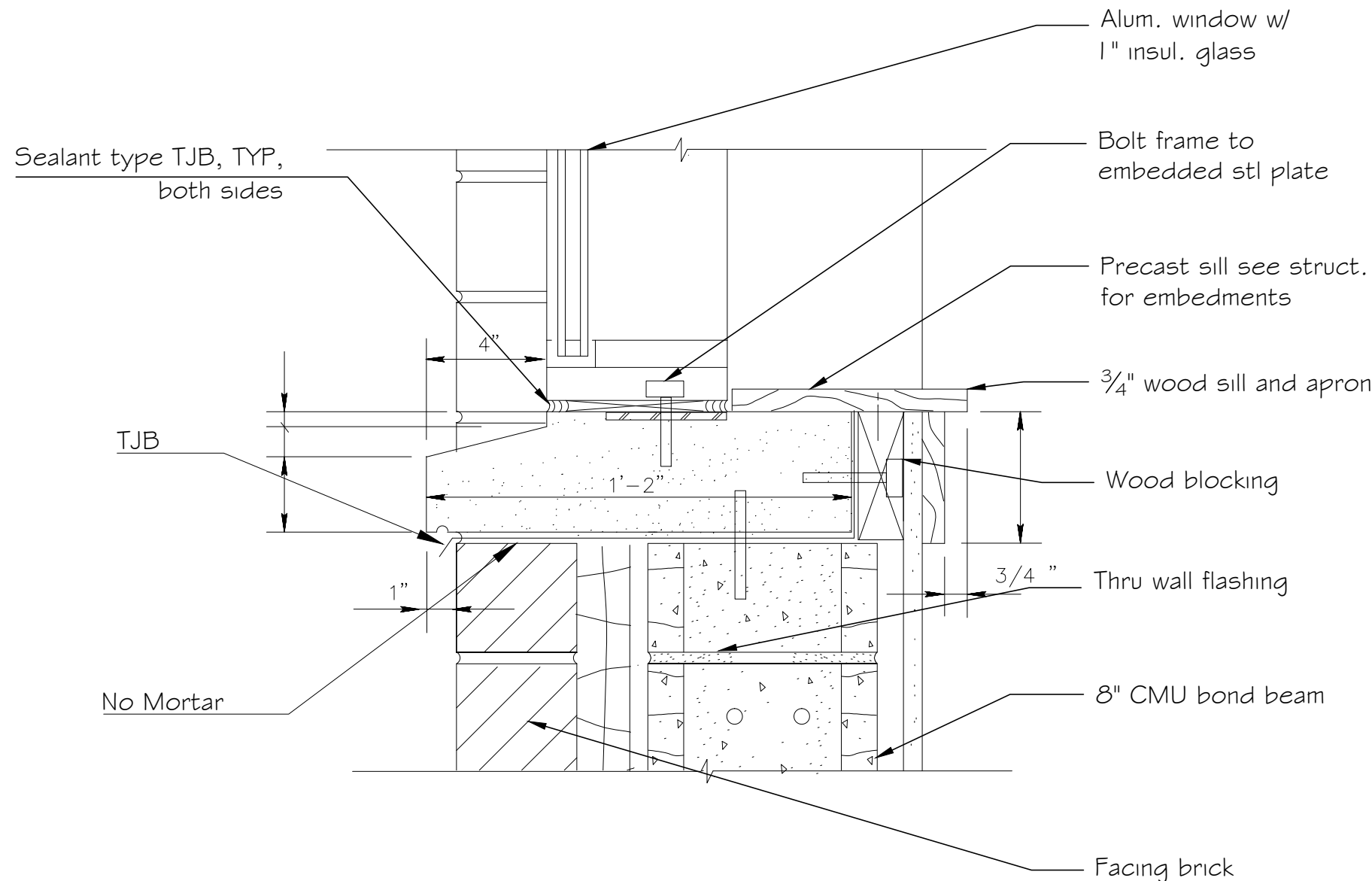
1



TYPICAL EXAM ROOM COUNTERTOP AND BACKSPLASH DETAIL

SCALE: 1 1/2" = 1'-0"

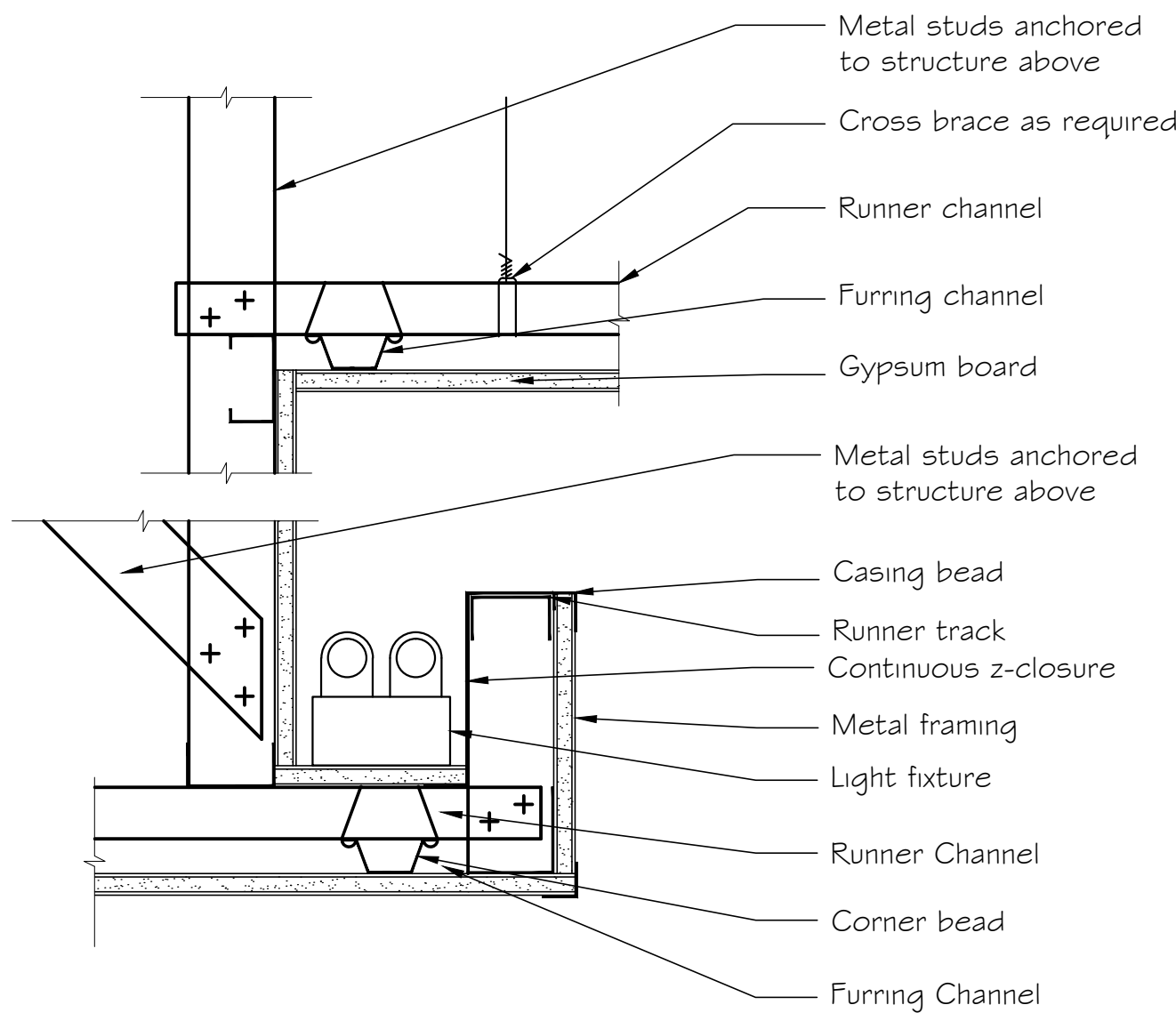
8



TYP. WINDOW SILL DETAIL

SCALE: 1/4" = 1'-0"

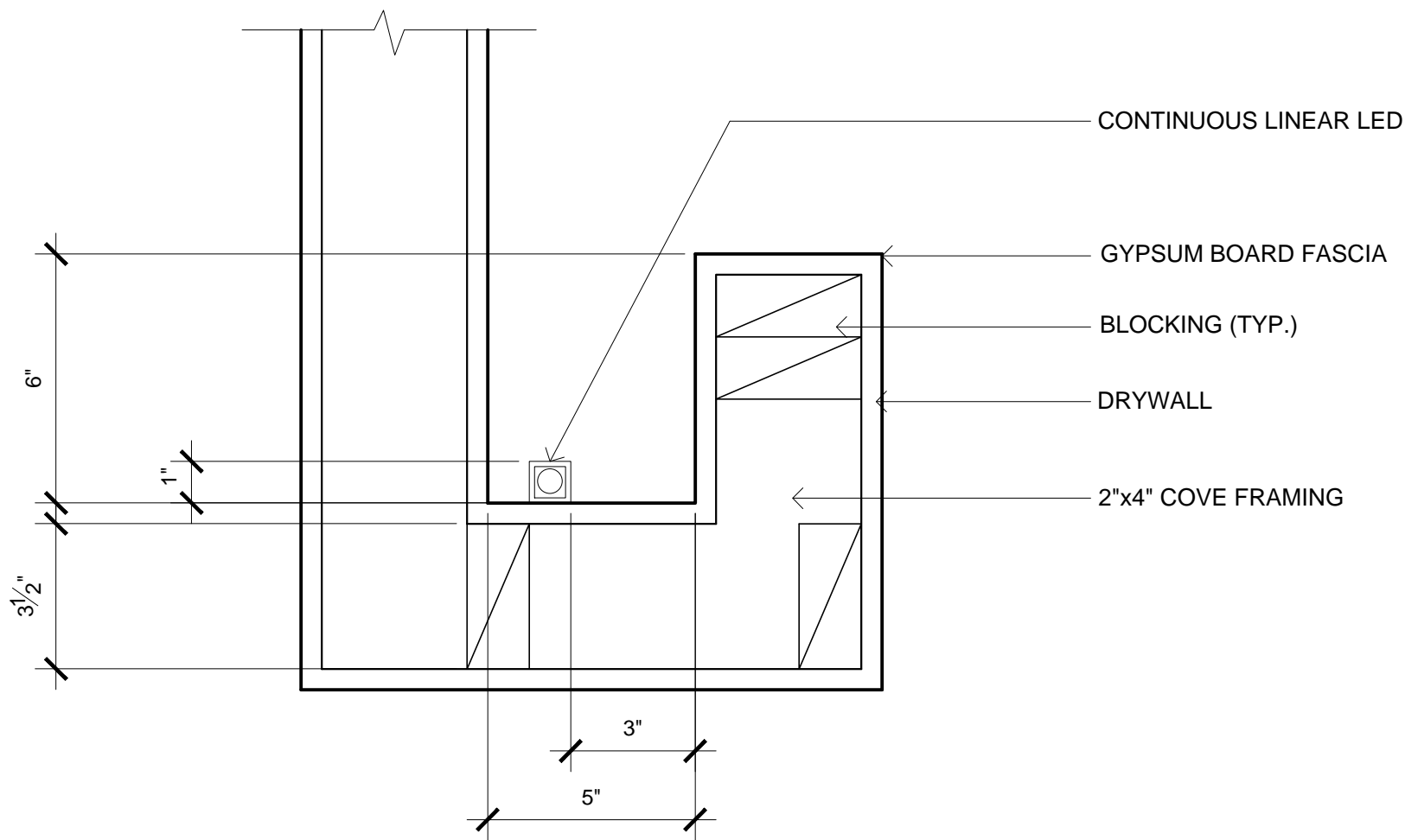
5



CEILING SOFFIT AND RECESSED LIGHTING FIXTURE DETAIL

SCALE: 3/16" = 1'-0"

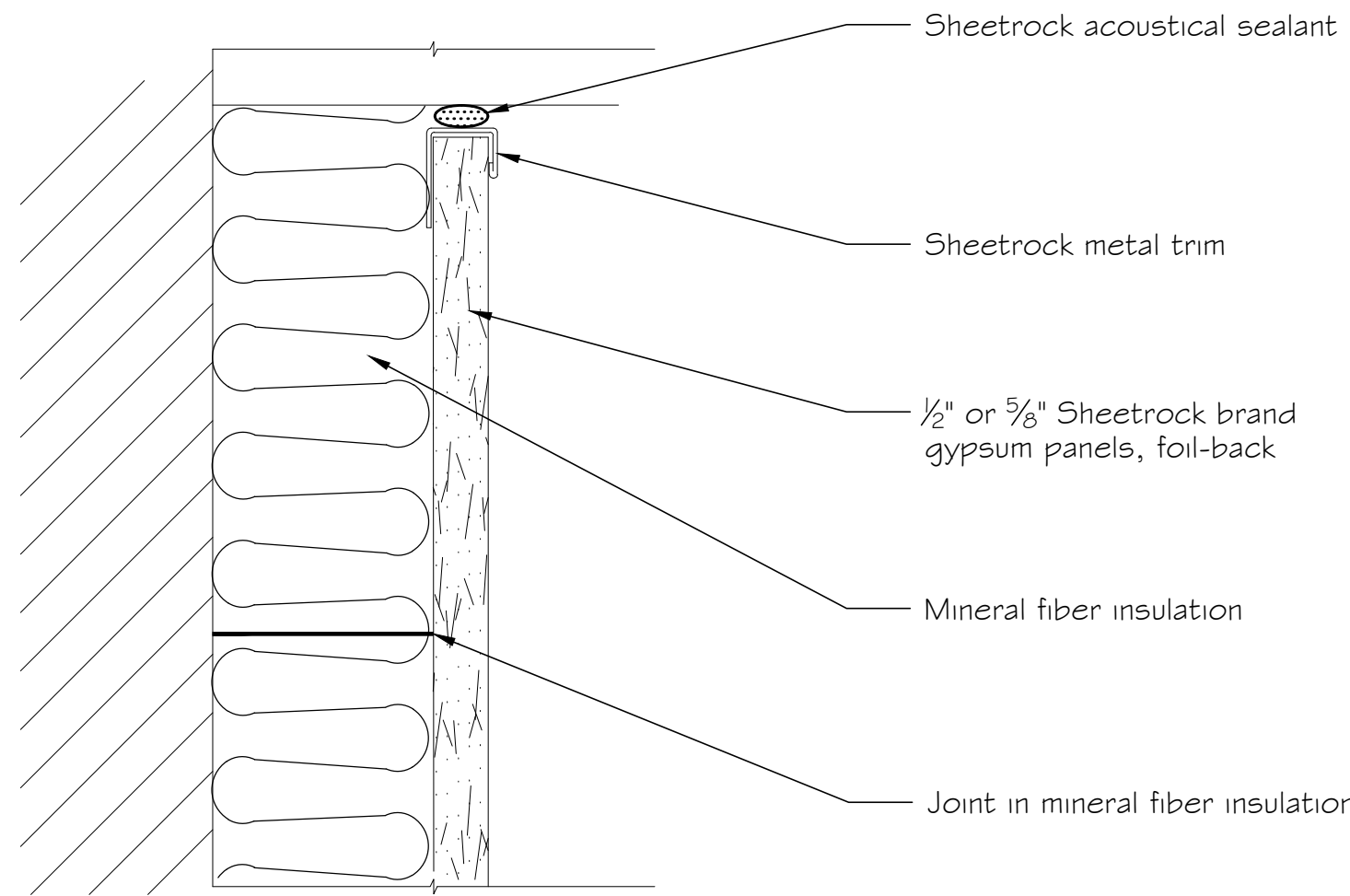
2



COVE LIGHTING IN SECONDARY WAITING AREA

SCALE: 3" = 1'-0"

6

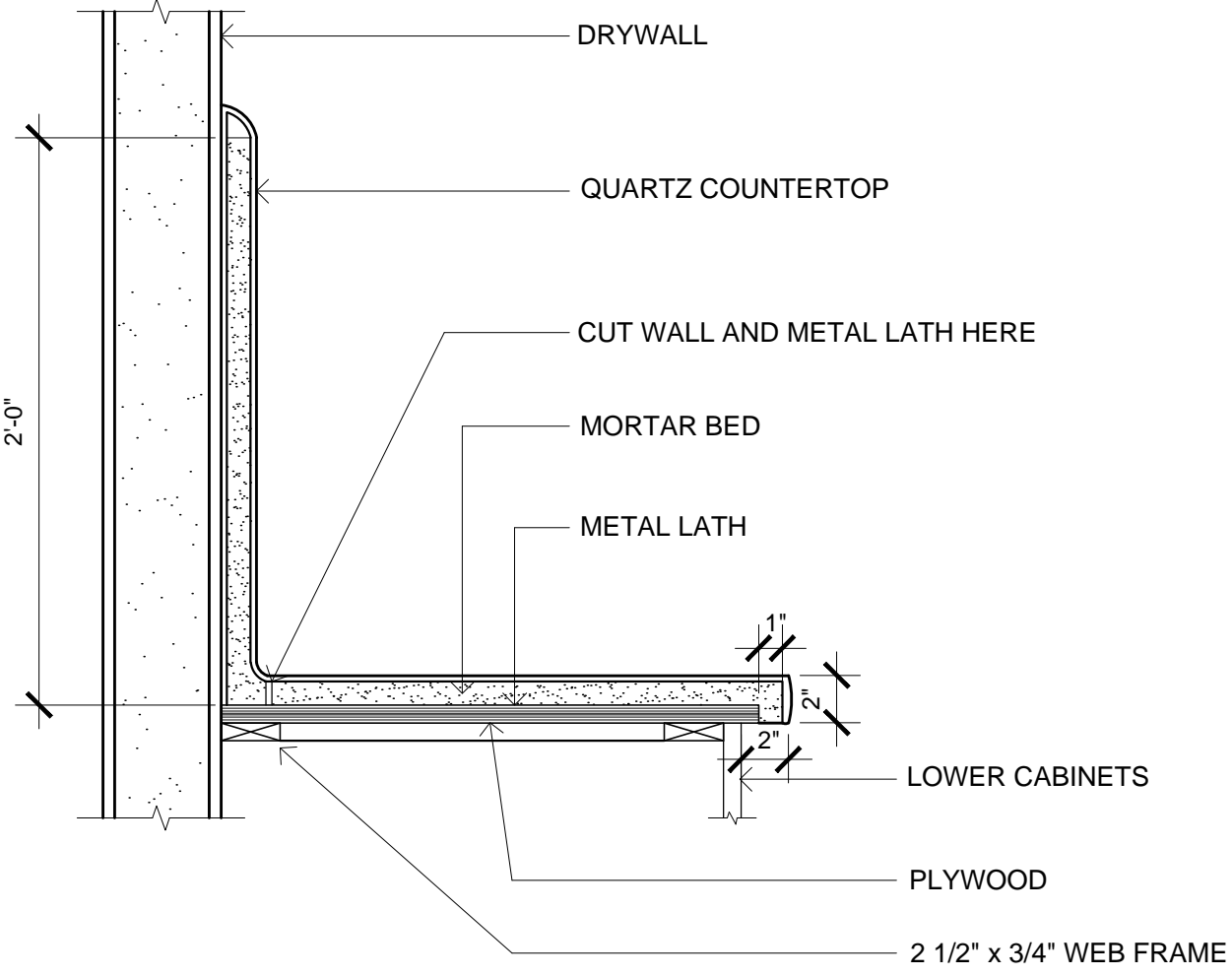


LIGHT STEEL FRAMING SYSTEM DETAIL

SCALE: 1/8" = 1'-0"

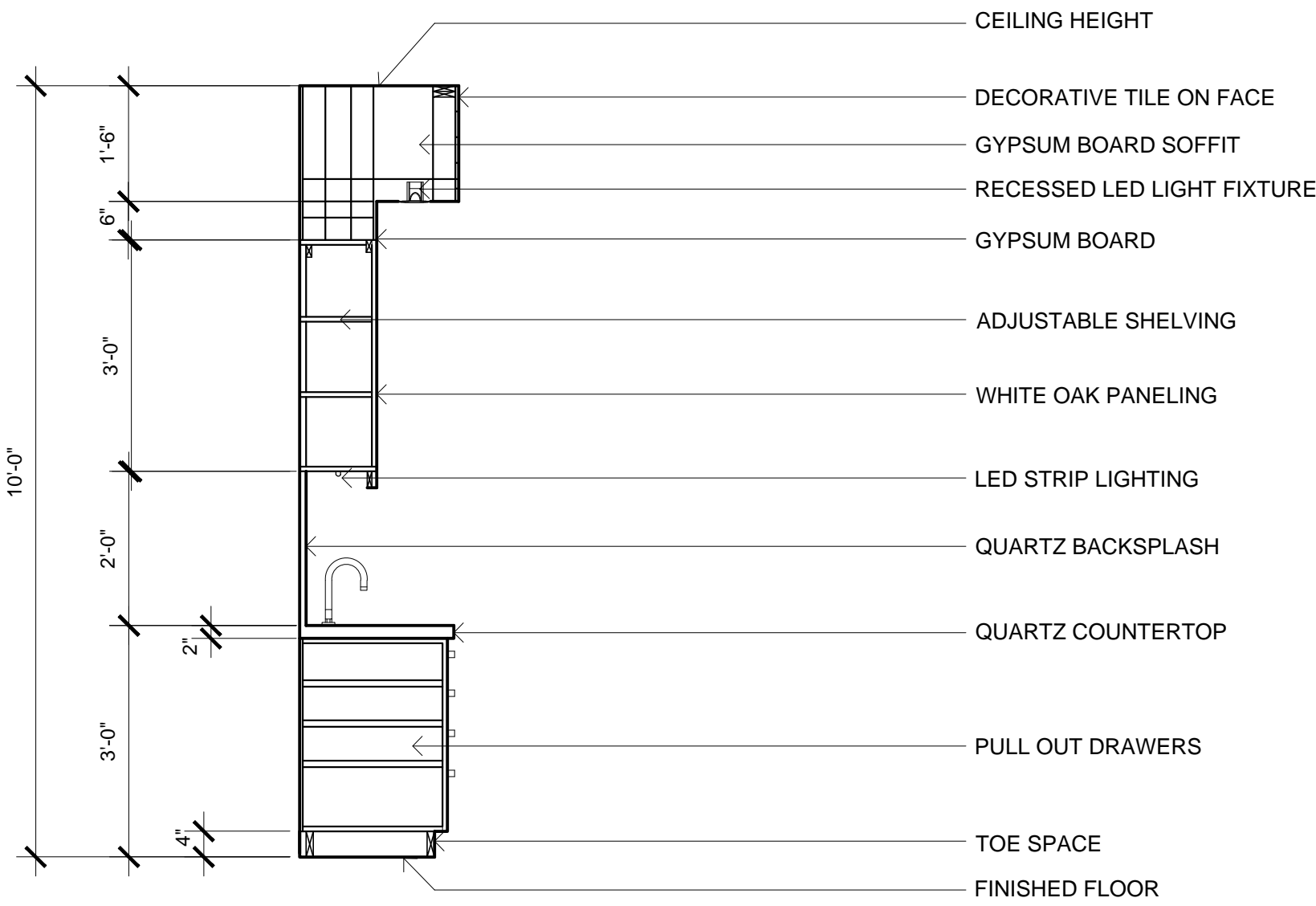
3





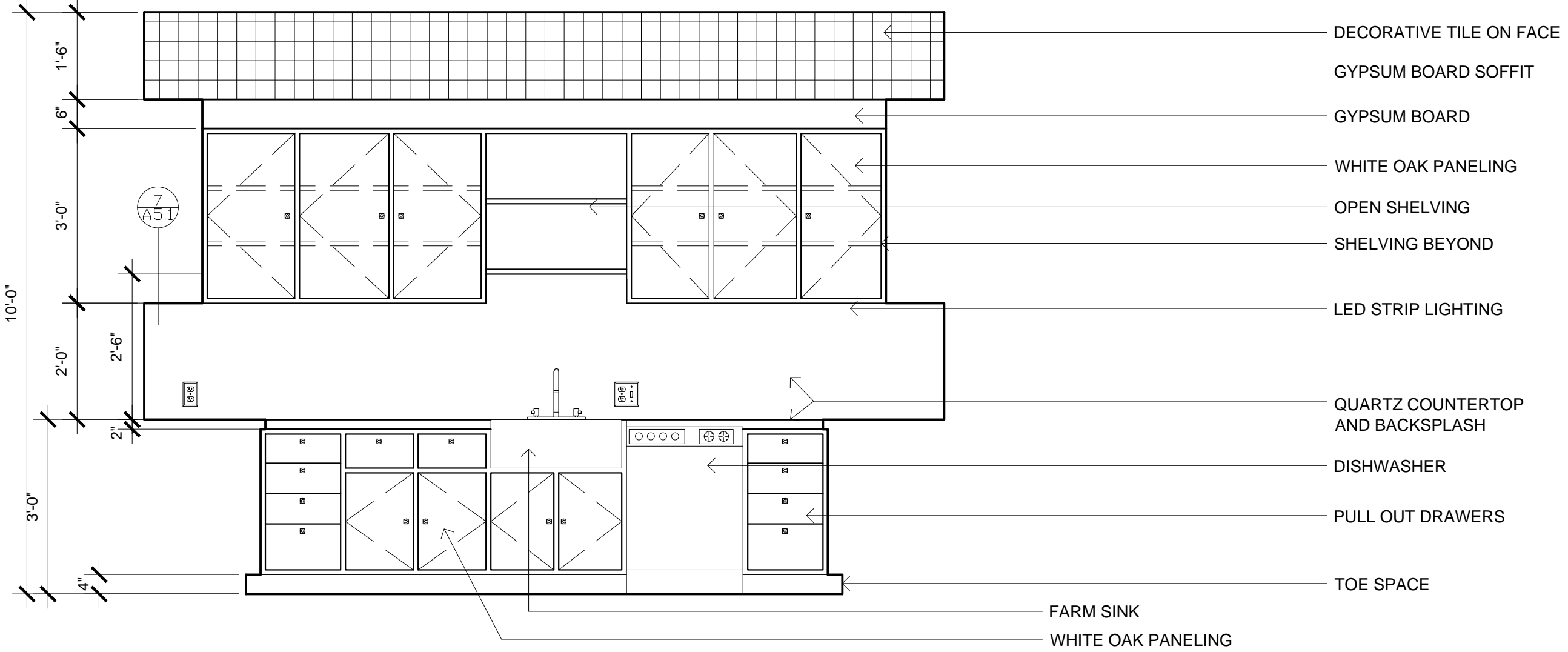
KITCHEN COUNTERTOP AND BACKSPLASH DETAIL  
SCALE: 1 1/2" = 1'-0"

7



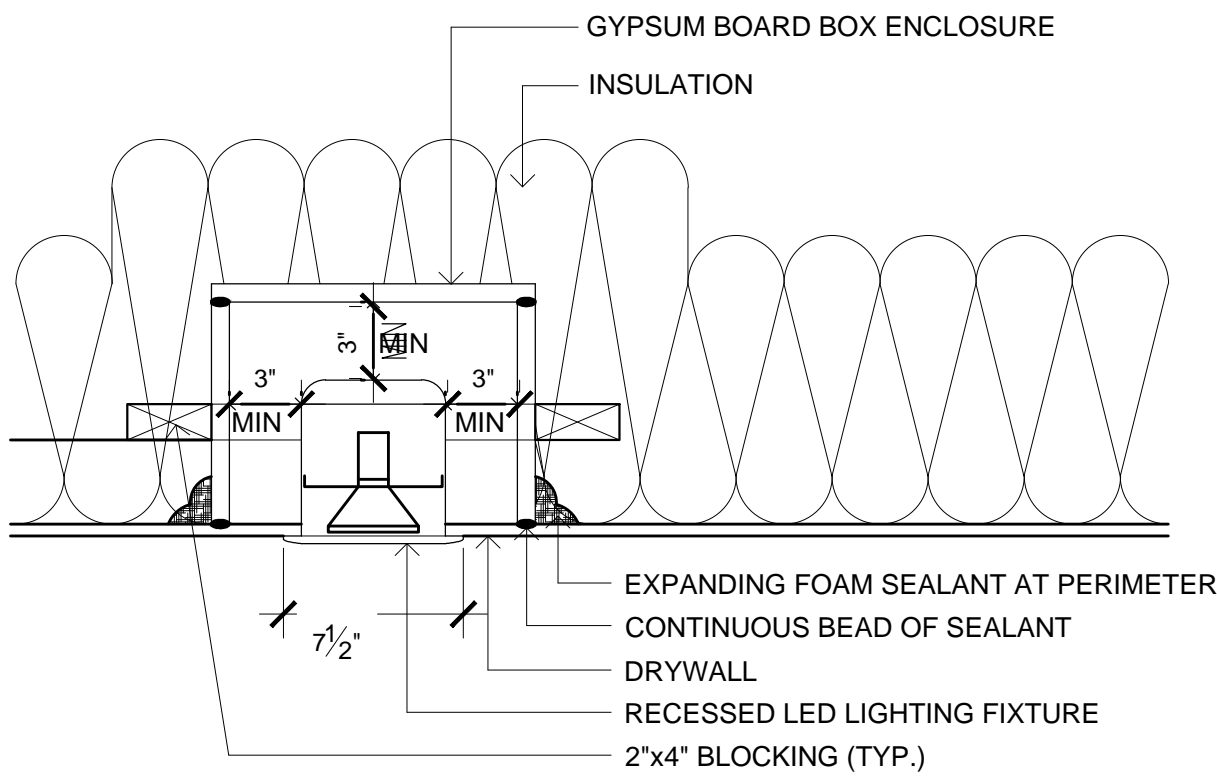
KITCHEN SECTION  
SCALE: 1/2" = 1'-0"

4



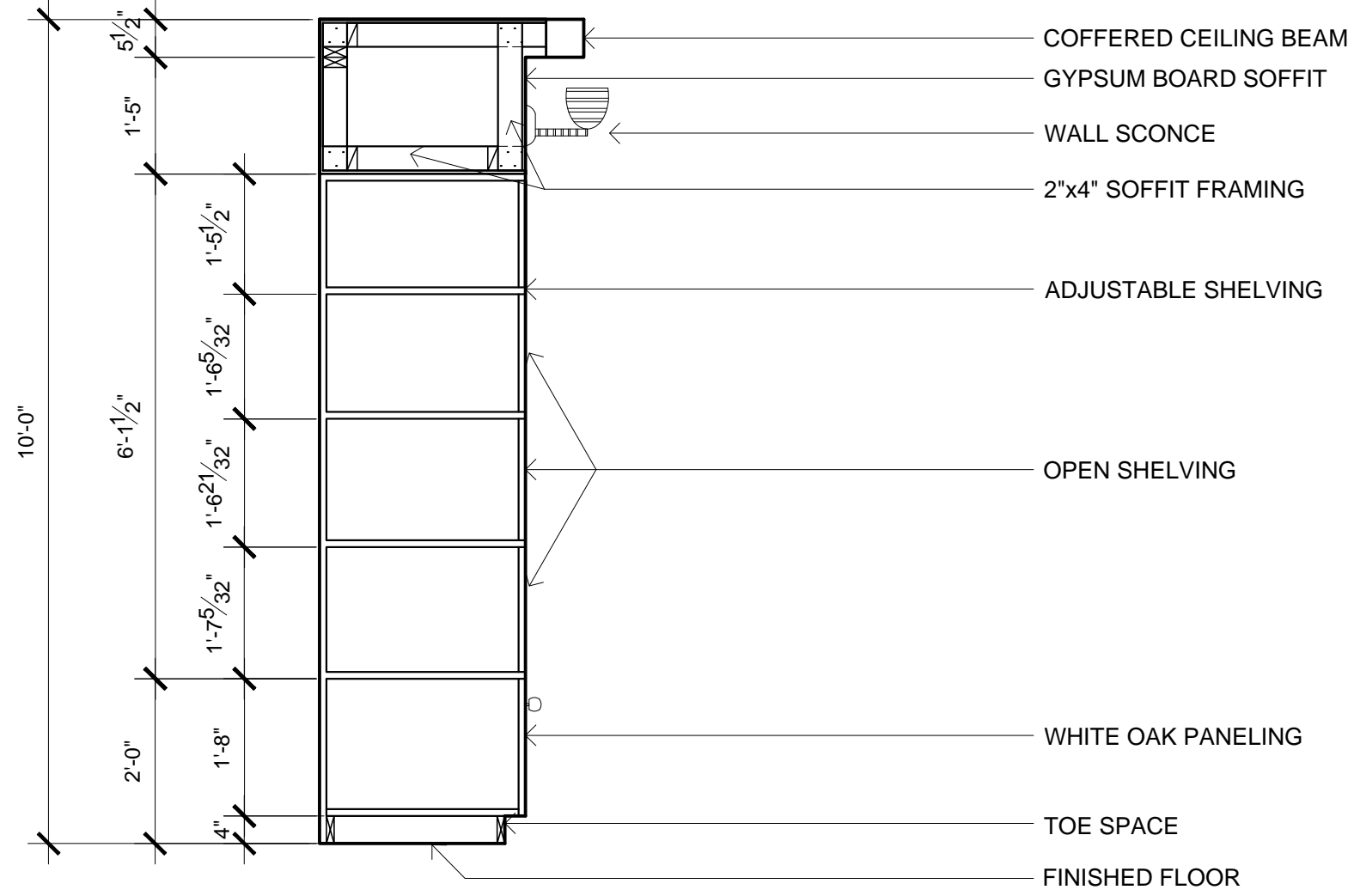
KITCHEN ELEVATION  
SCALE: 1/2" = 1'-0"

1



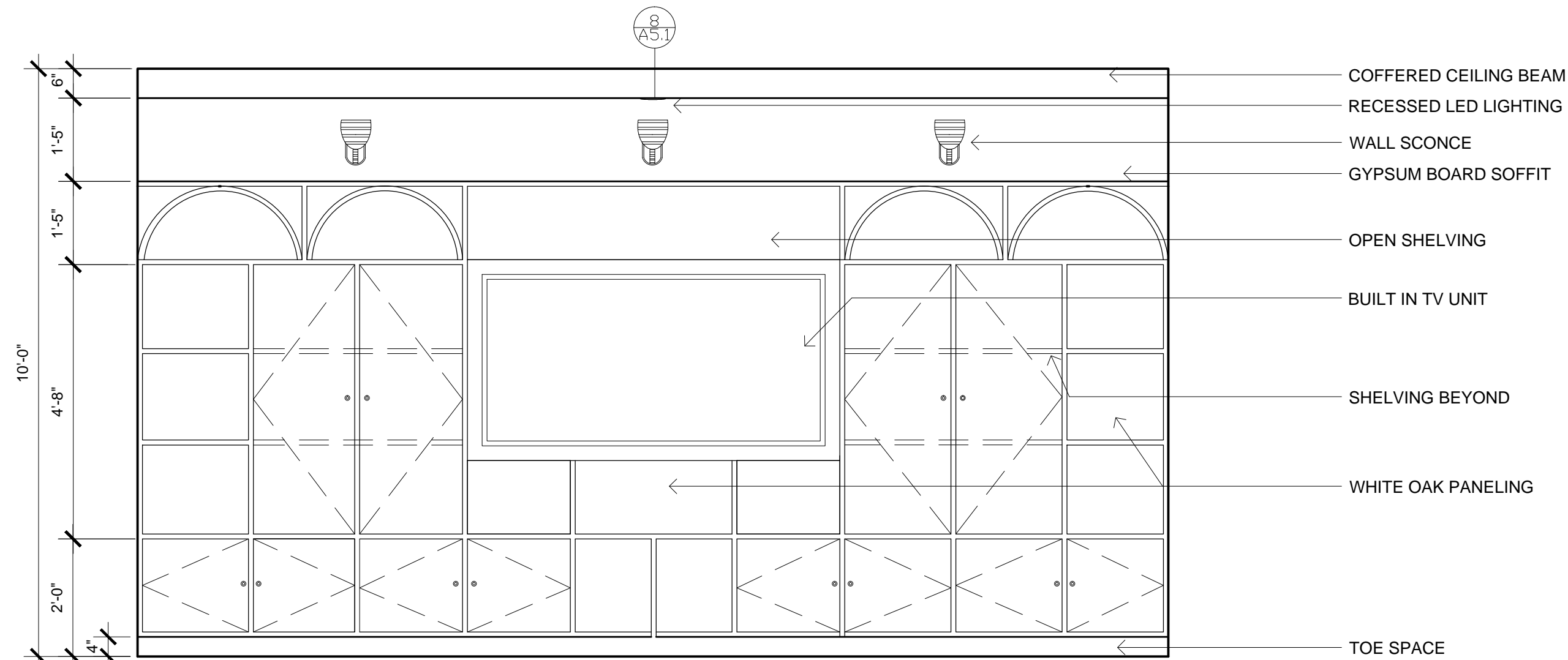
RECESSED LED LIGHTING CEILING DETAIL  
SCALE: 1 1/2" = 1'-0"

8



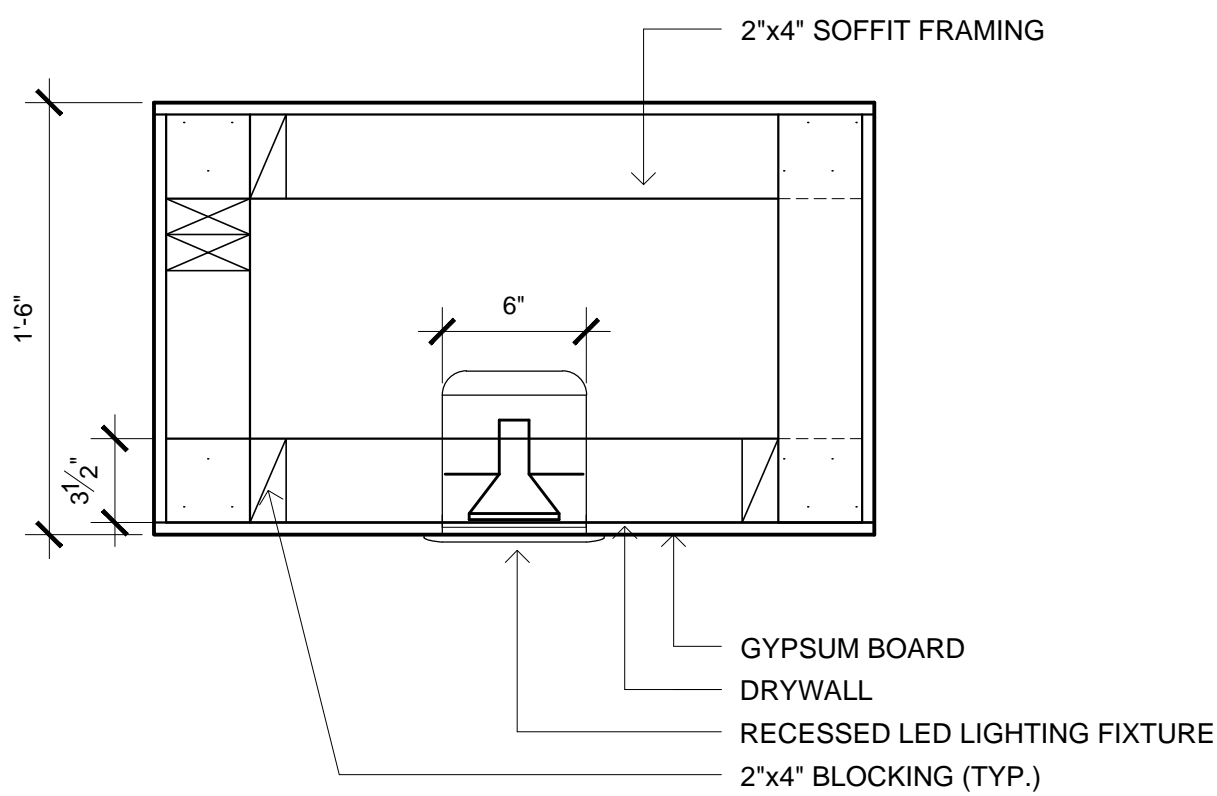
ENTERTAINMENT CENTER SECTION  
SCALE: 1/2" = 1'-0"

5



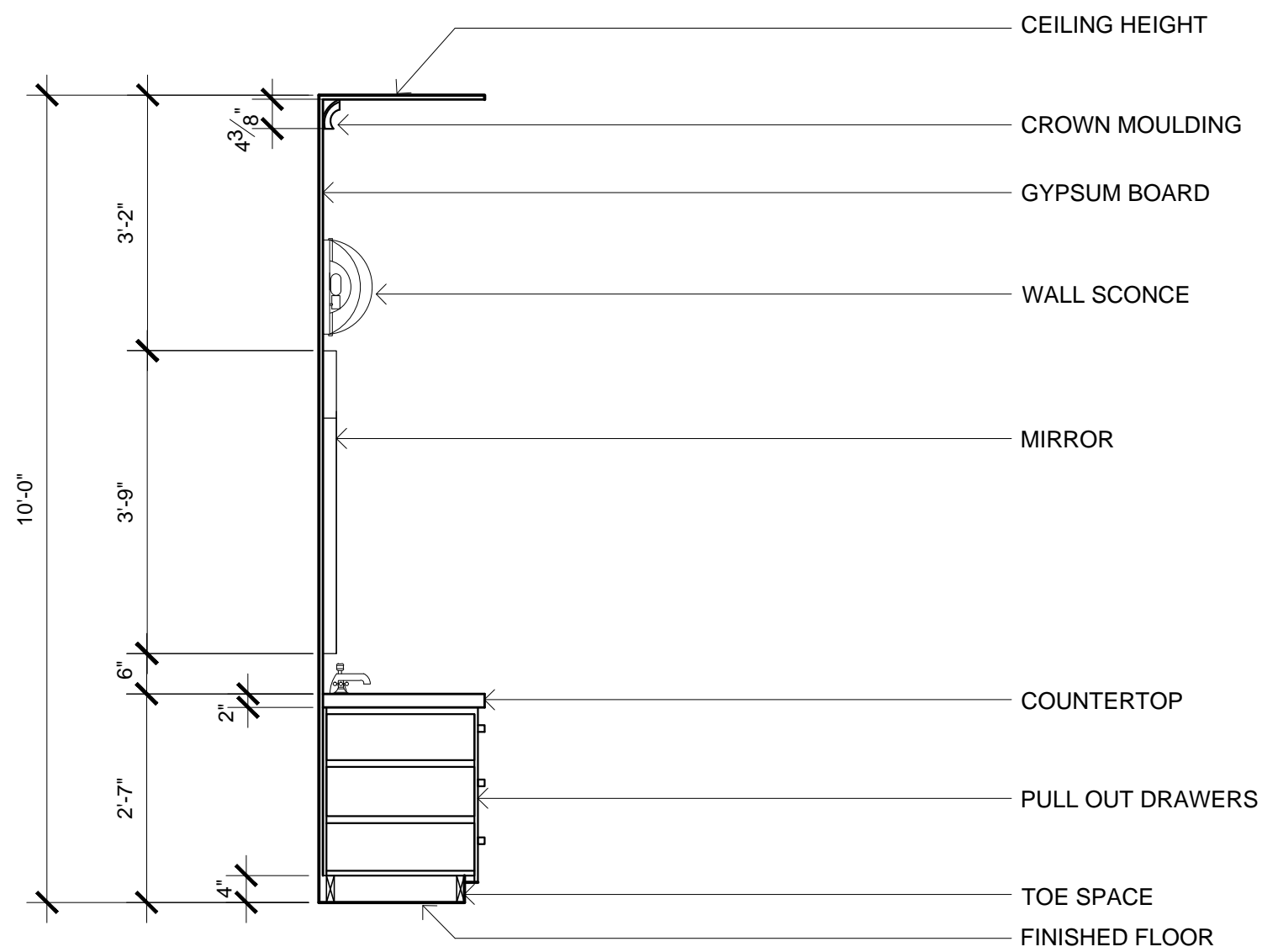
ENTERTAINMENT CENTER ELEVATION  
SCALE: 1/2" = 1'-0"

2



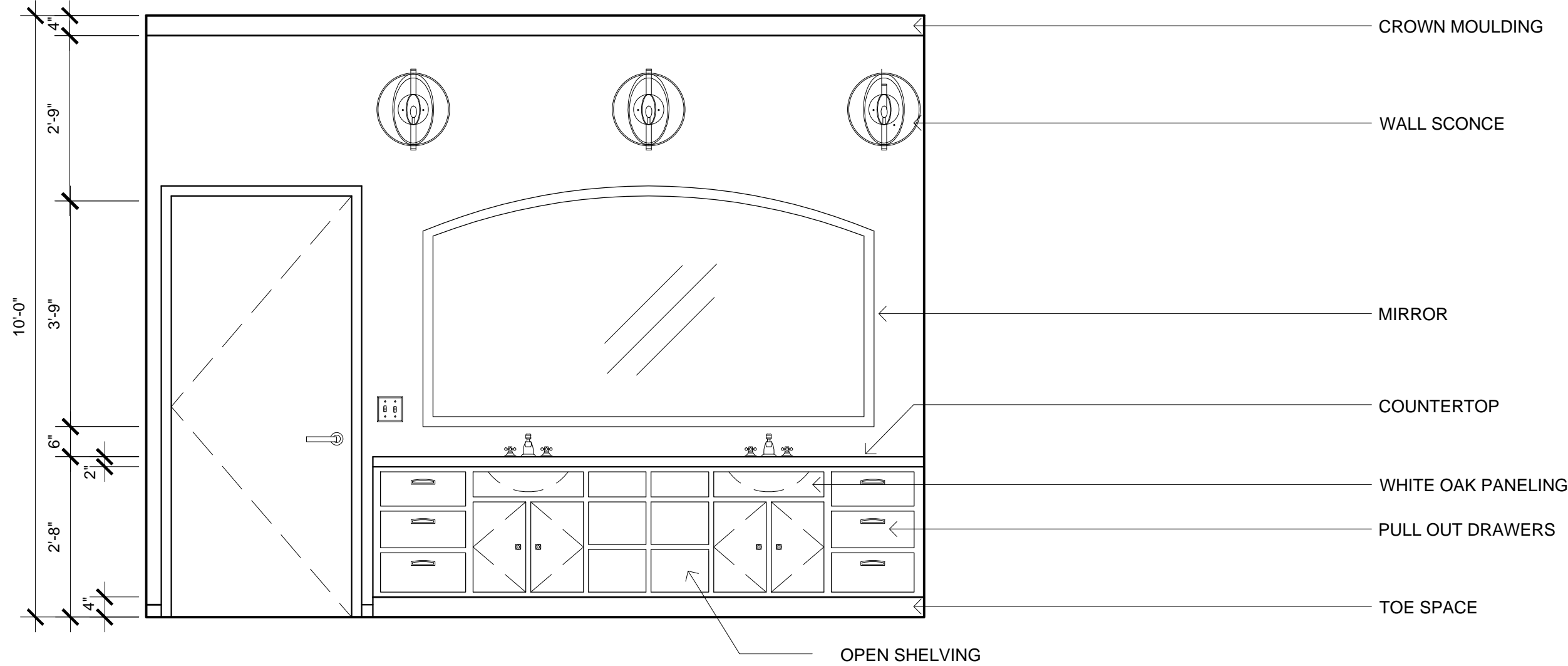
KITCHEN SOFFIT DETAIL  
SCALE: 1 1/2" = 1'-0"

8



MASTER BATH ELEVATION  
SCALE: 1/2" = 1'-0"

3



**idi**  
INTERIOR  
DESIGNERS  
INSTITUTE

1061 CAMELBACK RD  
NEWPORT BEACH  
CALIFORNIA 92660  
P.949.675.4451  
F.949.759.0067

ELEVATIONS AND DETAILS

RESIDENTIAL FLOORPLAN  
MODEL HOME

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROJECT NUMBER:  
N/A

DRAWN BY:  
ADEY ANTHONY

DATE:  
2/26/15

SCALE:  
1/2" = 1'-0"  
UNLESS NOTED OTHERWISE

INSTRUCTOR:  
DONNA OLSEN

SHEET NO:

**A5.1**



# GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL CITY, COUNTY AND STATE ORDINANCES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF ANY CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. PLAN CHECK FEE SHALL BE PAID FOR BY THE TENANT. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
4. THE CONTRACTOR IS TO SUBMIT TO THE ARCHITECT SAMPLES OF ANY SUBSTITUTIONS FOR APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION.
5. CHANGES TO THE WORK ARE TO BE MADE ONLY WITH APPROVAL OF THE ARCHITECT, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PERFORMING WORK UPON OR PROVIDING SERVICES AND/OR MATERIALS FOR THIS PROJECT ARE REQUIRED, PRIOR TO COMMENCEMENT OF WORK AND/OR FURNISHING OF LABOR, SERVICES AND MATERIALS, TO PURCHASE AND MAINTAIN IN FORCE "ALL RISK" TYPE OF BUILDING INSURANCE. EACH OF WHICH POLICY OR POLICIES SHALL NAME OWNER, THE ARCHITECT AND A/E PROFESSIONAL/CONSULTANT SUBCONTRACTORS AS ADDITIONAL INSURED AND EACH OF WHICH POLICY OR POLICIES SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED.
7. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OF MANUFACTURER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ATTENTION TO ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
9. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES. ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
10. AT THE COMPLETION OF THE WORK REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. CONTRACTOR TO PROVIDE ALL ELECTRICAL OR GAS HOOK-UPS FOR WATER HEATERS, HVAC, MUSIC EQUIPMENT AND APPLIANCES SUPPLIED BY OWNER OR AS SPECIFIED IN DRAWINGS.
11. MECHANICAL, ELECTRICAL, AND MANUFACTURED PRODUCT DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION AND/OR FABRICATION OF WORK.
12. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE
13. WHERE SHOP DRAWINGS ARE CALLED FOR OR REQUIRED, SUBMIT PRINT TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND/OR INSTALLATION.
14. CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
15. INSTALL ALL MANUFACTURERS ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
16. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING.
17. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
18. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
19. NOTIFY THE ARCHITECT, IN WRITING, STATING ANY ALLEGED ERRORS IN PREVIOUSLY CONSTRUCTED WORK WHICH WOULD PREVENT APPLICATION OF MATERIALS OR INSTALLATION OF EQUIPMENT. STATE IN WHAT WAY THE WORK OF THIS DIVISION IS AFFECTED. SUCH NOTIFICATION SHALL NOT BE CONSTRUED AS A CLAIM FOR EXTRA COMPENSATION. DO NOT PROCEED ON WORK AFFECTED BY ALLEGED ERROR OR INADEQUACY UNTIL FURTHER INSTRUCTED BY THE ARCHITECT.
20. WORK IN EXISTING AREAS- LOCATIONS OF EXISTING UTILITIES WHERE SHOWN, WERE ESTABLISHED FROM THE BEST AVAILABLE INFORMATION, ASSUME THAT THIS INFORMATION IS APPROXIMATE. VERIFY EXACT LOCATIONS BEFORE STARTING WORK.
21. CONTRACTOR TO VERIFY LOCATIONS OF ALL FIRE EXTINGUISHERS AS REQUIRED.
22. CONTRACTOR TO PROVIDE ALL LIFE SAFETY HOOK-UPS AND SUBMIT ALL NECESSARY DRAWINGS, ETC. TO CITY BUILDING DEPARTMENT AND FIRE DEPARTMENT FOR APPROVALS.
23. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY THE FIRE DEPARTMENT WITH A FIRE RATING OF NOT LESS THAN 2A. 10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING OF EACH FLOOR. VERIFY ADEQUACY OF FIRE/LIFE SAFETY TO MEET CODE REQUIREMENTS.
24. ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED, BUT NOT LESS THAN A FORCE OF 5 POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO THE WALLS.
25. INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
26. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKES REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, STAIR RAILINGS, TOILET ROOM ACCESSORIES AND PARTITIONS AND OF ALL WALL MOUNTED, SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
27. GYPSUM WALLBOARD SHALL BE INSTALLED PER CURRENT C.B.C. SECTION 2511. WALLS IN TOILET ROOMS SHALL BE MOISTURE AND WATER RESISTANT AS REQUIRED.
28. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE C.B.C. MATERIALS:
  - A. GYPSUM WALLBOARD: 5/8" TYPE X TYPICAL.
  - B. METAL CORNER BEAD, CASING AND TRIM (GALVANIZED):
    - 1) L-SHAPED TRIM AT EXPOSED EDGES.
    - 2) CORNER BEAD AT EXTERNAL CORNERS.
  - C. TAFE 4 COMPOUND AS RECOMMENDED BY THE GYPSUM BOARD MANUFACTURER.
  - D. NAILING OR SCREWS PER CODE AND SPECIAL NAILING AS INDICATED.
  - E. METAL STUDS: SIZE AND GAUGE PER PLANS.
29. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL. FIXTURES REQUIRED FOR EXIT ILLUMINATION SHALL BE SUPPLIED FROM SEPARATE CIRCUITS OR SOURCES OR POWER WHERE THESE ARE REQUIRED BY SECTION 1012 OF THE U.B.C. EXIT FIXTURES TO MATCH EXISTING. EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE. THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUNDS. WORDS ON THE SIGN SHALL BE IN BLOCK LETTER 6 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4 INCH. SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE WHEN THE LUMINANCE ON THE FACE OF AN EXIT SIGN IS FROM AN EXTERNAL SOURCE. SIGNS SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES FROM EITHER LAMP. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE.
30. ALL HANGER WIRE SHALL BE #12 GAUGE AT 4'-0" O.C. EACH DIRECTION (EXCEPT AT LIGHT FIXTURES - SEE CEILING NOTES BELOW.)
31. LIGHT, VENTILATION AND SANITATION SHALL COMPLY WITH THE C.B.C.
32. CFM OF CIRCULATING AIR PER TITLE 24 BUILDING ENVELOPE CALCULATIONS AND THE CMC.
33. CONTRACTOR SHALL CLEAN ALL FIXTURE LENSES AND REPLACE IF DISCOLORED OR DAMAGED DURING CONSTRUCTION (IF APPLICABLE).

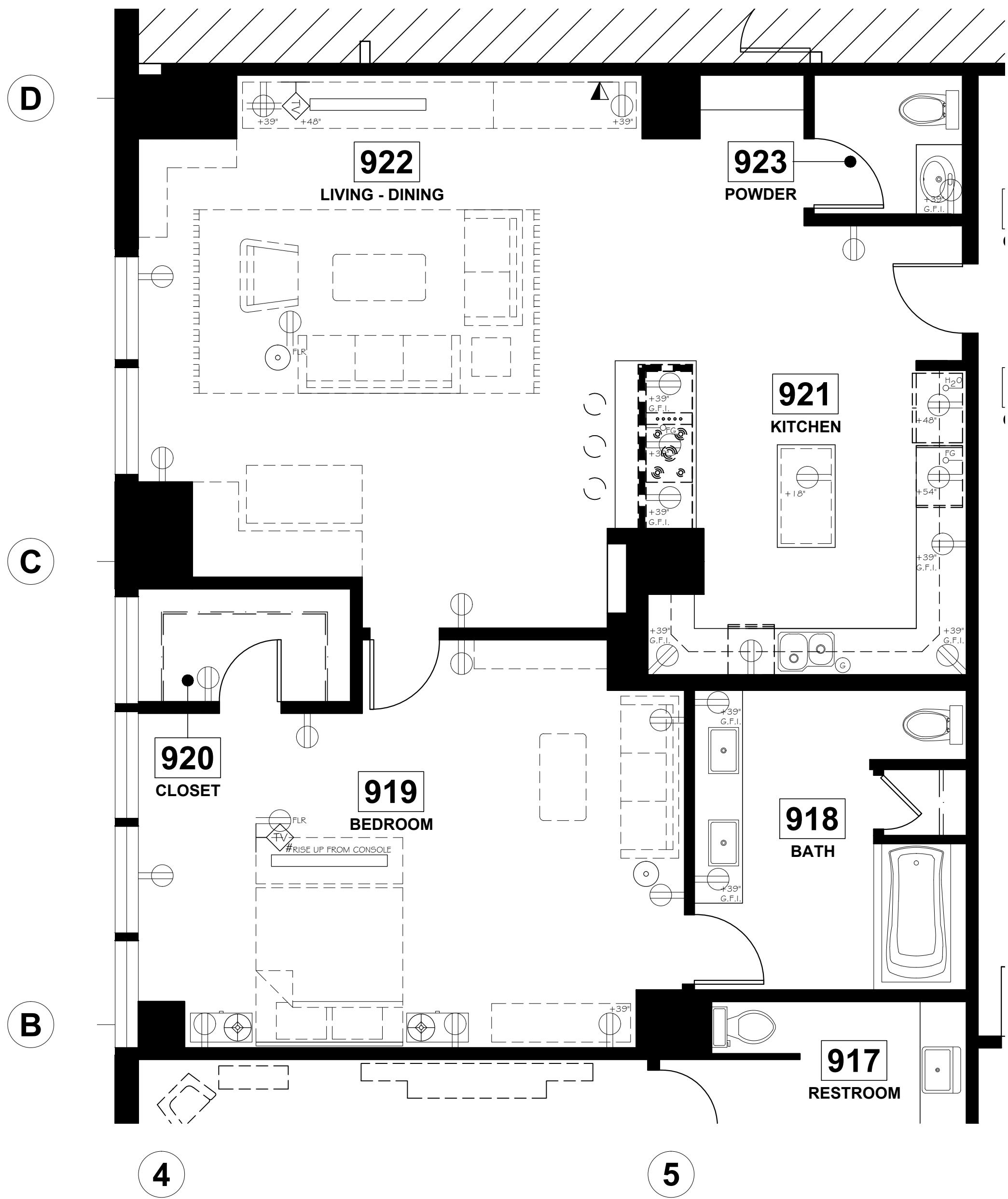
# GENERAL NOTES CONT'D

34. LOCATE BUILDING STANDARD FIRE SPRINKLERS IN CONJUNCTION WITH EXISTING BUILDING SYSTEM AS REQUIRED BY CODE.
35. PROVIDE HVAC AS REQUIRED IN CONJUNCTION WITH BUILDING SYSTEM SEPARATE FROM ADJACENT SUITES.
36. CONTRACTOR SHALL CLEAN ALL FIXTURE LAMPS AND REPLACE AS REQUIRED. ALL FLUORESCENT LIGHT FIXTURE LAMPS TO BE SAME COLOR & MANUFACTURER.
37. ALL CABLES LOCATED ABOVE CEILING SHALL BE PLENUM RATED. VERIFY ALL CLEARANCES OF EXISTING DUCTS, PIPES AND SPRINKLERS.
38. ALL FIXTURES SHALL BE INSTALLED PER C.B.C. STANDARDS SECTION 25-161.3.
39. FIXTURE SUPPORT BY #12 GAUGE HANGERS ATTACHED TO GRID MEMBERS WITHIN THREE INCHES OF EACH CORNER OF EACH FIXTURE. PLACEMENT OF ALL LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS CAUSE INTERFERENCE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. LOCATION OF ALL NEW RECESSED DOWNLIGHTS, WALL WASHERS, SMOKE DETECTORS, EXIT SIGNS, SPEAKERS, ETC. TO BE CENTERED IN 2x2' CEILING TILES, U.N.O. SEISMIC CLIPS AND WIRES SHALL BE USED PER CODE.
40. INTERIOR WALL AND CEILING FINISH SHALL MEAN INTERIOR WAINSCOTING, PANELING OR OTHER FINISH APPLIED STRUCTURALLY OR FOR DECORATION, ACOUSTICAL CORRECTION, SURFACE INSULATION OR SIMILAR PURPOSES AND SHALL CONFORM TO CHAPTER 42 OF THE C.B.C. FIRE RESISTIVE STANDARDS FOR FIRE PROTECTION. CLASSES OF MATERIALS BASED UPON THEIR FLAME-SPREAD CHARACTERISTICS SHALL BE AS SET FORTH IN TABLE NO. 8-A OF C.B.C. THE MAXIMUM FLAME SPREAD CLASSIFICATION OR FINISH MATERIALS USED ON INTERIOR WALLS AND CEILING SHALL NOT EXCEED THAT SET FORTH IN TABLE 8-B OF THE C.B.C. THE SMOKE DENSITY OF MATERIALS SHALL BE NO GREATER THAN 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 8-1 IN THE WAY INTENDED FOR USE. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL CONFORM TO SECTION 803 OF THE C.B.C.
41. OUTLET BOXES SHALL BE INDEPENDENT FROM SUSPENDED CEILING.
42. AT ALL LIGHT FIXTURES PROVIDE HEAVY DUTY MAIN "I" RUNNERS OR CROSS RUNNERS WITH SIMPLE SPAN VALUE OF 28.0 POUNDS PER LINEAL FOOT, AND WIRE HANGERS AT 4'-0" O.C. EACH SIDE OF EACH FIXTURE RUN. SEE ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS FOR LOCATION AND DIRECTIONS OF FIXTURES. BRACE TRACK LIGHTS AS REQUIRED. SUSPENSION SYSTEM SHALL BE AS INDICATED IN REFLECTED CEILING PLAN. FIXTURES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS. LATERAL SUPPORTS TO BE PROVIDED BY FOUR WIRES OF MINIMUM 1/2 GAUGE SPAYED IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RUNNER. WITHIN 2 INCHES OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE OR TO PARTITIONS WALLS OR TO BRACING AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING SUPPORT POINTS SHALL BE PLACED 1/2 FEET O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL. THE TERMINAL ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY A MAXIMUM OF 8' FROM EACH WALL OR CEILING DISCONTINUITY WITH #12 GAUGE WIRE OR APPROVED WALL SUPPORT. A STRUT FASTENED TO THE MAIN RUNNER SHALL EXTEND TO AND FASTEN TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE AT 1/2 O.C. IN BOTH DIRECTIONS AND WITHIN 6 FEET FROM WALL.
43. ALL JUNCTION BOXES AND MECHANICAL EQUIPMENT REQUIRING ACCESS SHALL BE LOCATED OVER ACOUSTICAL CEILINGS.
44. PROVIDE BUILDING STANDARD SPRINKLER HEADS. ALL NEW OR RELOCATED HEADS TO BE CENTERED IN 2x2' CEILING TILES, EXCEPT AS CODE REQUIRES NEAR PERIMETER SOFFIT, TO BE INSTALLED AS REQUIRED BY CODE IN CONJUNCTION WITH THE EXISTING BUILDING SYSTEM.
45. THE CONTRACTOR SHALL START-UP AND TEST AND BALANCE NEW AND EXISTING HVAC SYSTEMS TO SHOW THAT IT MEETS PLANS AND SPECIFICATION REQUIREMENTS AND SUBMIT A COPY OF THE TEST AND BALANCE TO THE OWNER. FOLLOW AS CLOSE AS POSSIBLE LAYOUT INDICATED ON DRAWINGS. HOWEVER, IF IT IS NOT POSSIBLE DUE TO A JOB CONDITION, CONTRACTOR SHALL OBTAIN THE ARCHITECT'S APPROVAL FOR A REVISED LAYOUT BEFORE ITS INSTALLATION. COORDINATE UNIT LOCATIONS WITH ARCHITECTURAL PLANS SHOWING ACCESS PANELS.
46. UPON COMPLETION OF ALL ELECTRICAL WORK, THE CONTRACTOR SHALL ADJUST AND TEST ALL CIRCUITS, OUTLETS, SWITCHES, LIGHTS, MOTORS, AND ANY OTHER ELECTRICAL ITEMS TO ENSURE PERFECT OPERATION OF ALL ELECTRICAL EQUIPMENT. ITEMS FAILING THE TEST MUST BE IMMEDIATELY REPAIRED OR REPLACED WITH ALL NEW EQUIPMENT AND THAT PART OF THE SYSTEM SHALL THEN BE RE-TESTED. ALL SUCH REPLACEMENT OR REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE TENANT.
47. CONTRACTOR TO VERIFY COORDINATION OF POWER AND LIGHTING SYSTEMS WITH BUILDING CONTROL SYSTEM, IF APPLICABLE.
48. FURNITURE DEALER/INSTALLER AND TENANT TO VERIFY ALL FURNITURE LOCATIONS AND CLEARANCES. DEALER AND INSTALLER TO MAINTAIN MIN. OF 44" CLEAR FOR CIRCULATION AND AISLEWAYS. FURNITURE SYSTEM TO BE SUPPLIED AND INSTALLED BY TENANT. CONTRACTOR TO MAKE FINAL HARDWARE CONNECTIONS.
49. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE THUMB GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 6 POUNDS. ALL BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY CABINET CONTRACTOR. COORDINATE ACCESS TO OCCUPIED SUITES W/ OWNER.
50. SWITCHES AND CONTROLS FOR LIGHTS, VENTILATION, FIRE ALARMS, ETC. MUST BE PLACED 36" TO 48" FROM THE FLOOR.
51. DIMENSION ALL RECEPTACLES FROM CENTERLINE OF RECEPTACLE NOT LESS THAN 18" FROM THE FLOOR, WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE) THEY ARE TO BE NO MORE THAN 2" APART. ALL TELEPHONE AND DATA LINE COVER PLATES TO HAVE SIMILAR COLOR AND APPEARANCE.
52. TELEPHONE AND DATA CABLE TO BE PLENUM RATED CABLE. CABLE AND COVER PLATES TO BE SUPPLIED AND INSTALLED PER LEASE AGREEMENT.
53. OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON POWER & SIGNAL PLAN.
54. UNDIMENSIONED OUTLETS TO BE LOCATED TO THE NEAREST STUD.
55. CONDUIT ABOVE CEILING TO BE HELD TIGHT TO STRUCTURE AND AWAY FROM SUSPENDED CEILING. ALL CONDUIT RUNS ABOVE CEILING SHALL BE ALUMINUM FLEX. ALL SEPARATE CIRCUIT RECEPTACLES TO BE GRAY WITH MATCHING STYLE COVER PLATE.
56. ELECTRICAL ENGINEER TO DETERMINE WHERE SEPARATE CIRCUITS ARE REQUIRED AND TO SHARE CIRCUITS WITH SIMILAR TYPES OF EQUIPMENT WHERE APPROPRIATE (E.G. PRINTERS, OPEN AREA WORKSTATIONS, ETC.) AND TO MINIMIZE OVERALL NUMBER OF SEPARATE CIRCUITS AS MUCH AS PRACTICAL.
57. SWITCHES AND CONTROLS FOR LIGHTS, VENTILATION, FIRE ALARMS, ETC. MUST BE PLACED 36" TO 48" FROM THE FLOOR.

SHEET INDEX	
C	COVER SHEET & GENERAL NOTES
A3	ELECTRICAL / POWER & DATA PLANS
A4	LIGHTING / REFLECTED CEILING PLANS
A5.1	INTERIOR ELEVATIONS + DETAILS
A5.2	INTERIOR ELEVATIONS + DETAILS
SYMBOL LEGEND	
	ELEVATION KEY - DETAIL NUMBER / SHEET NUMBER
	DETAIL KEY - DETAIL NUMBER / SHEET NUMBER
	KEYNOTE - KEYNOTE NUMBER
	FINISH KEY - FINISH NUMBER/FINISH TYPE
	DOOR KEY - DOOR NUMBER, DOOR HARDWARE, DOOR FRAME TYPE
	FIXTURE NOTE - FIXTURE NOTE NUMBER
CONSULTANTS	
BUILDING ENERGY SPECIALIST TITLE 24 TO GO 14 THIS PLACE RD LAGOON, CA 92771 T 949-123-4567 F 949-123-5678	
ELECTRICAL ENGINEER FAST ELECTRICAL 12 THIS PLACE RD LAGOON, CA 92771 T 949-223-4567 F 949-223-5678	
VICINITY MAP	



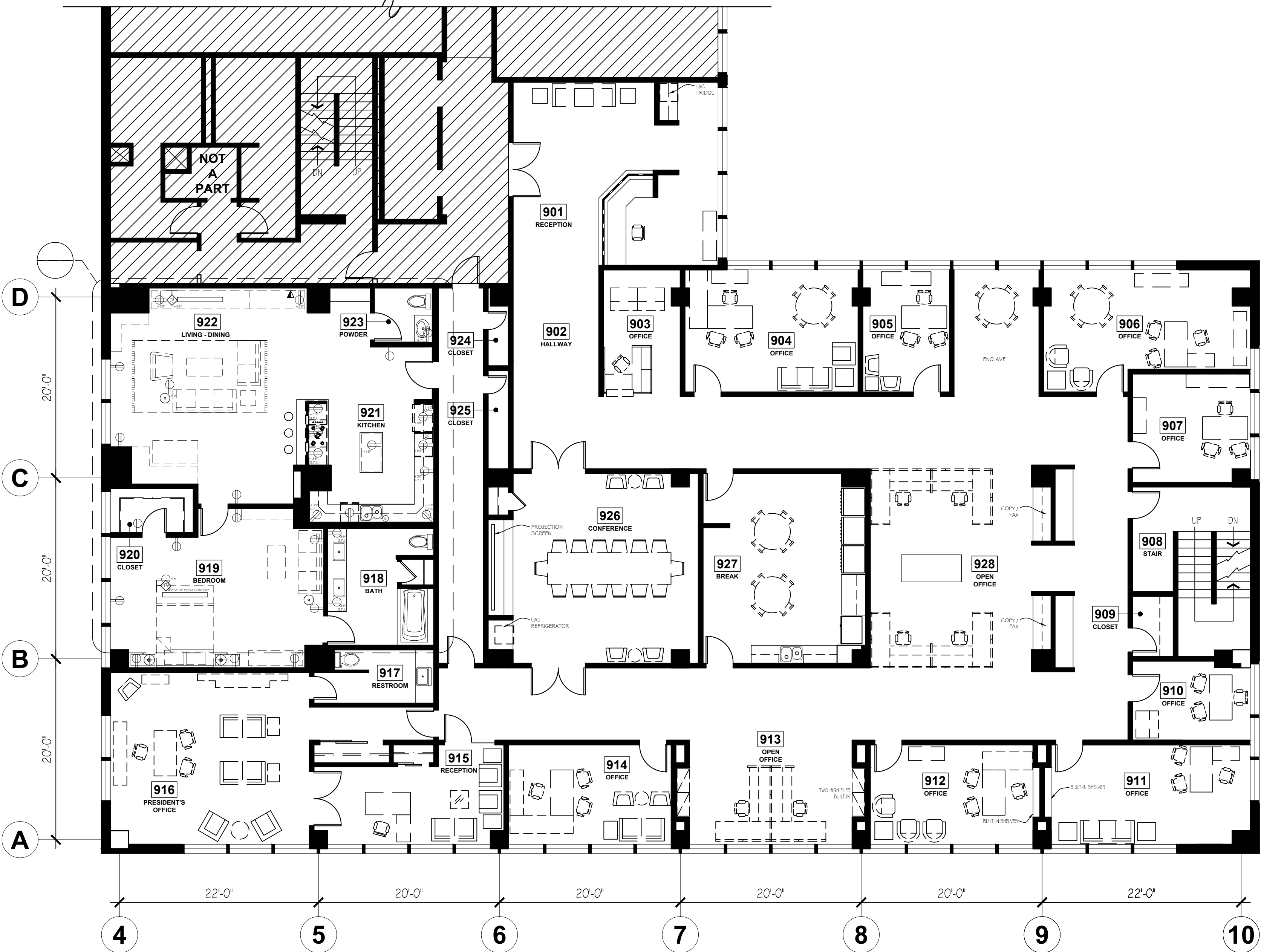




PROTOTYPICAL RESIDENCE  
SCALE: 1/4" = 1'-0" 3

SYMBOL	DESCRIPTION
	DUPLEX OUTLET - 12" ABOVE FLOOR
	DUPLEX OUTLET - OUTLET IN FLOOR
	DUPLEX OUTLET - # INDICATES HEIGHT ABOVE FLOOR
	DUPLEX OUTLET - GROUND FAULT INTERRUPT
	COMBINATION TELEPHONE OUTLET BOX
	TELEVISION/CABLE, WALL MOUNT(# INDICATES MOUNTING HEIGHT)
	WATER
	FUEL GAS
	GARBAGE DISPOSAL

ELECTRICAL LEGEND  
PROTOTYPICAL RESIDENCE 4



COMMERCIAL HOMEBUILDER SUITE  
SCALE: 1/8" = 1'-0" 1

POWER & DATA LEGEND  
HOMEBUILDER OFFICE 2

idi

INTERIOR  
DESIGNERS  
INSTITUTE

1061 CAMELBACK RD  
NEWPORT BEACH  
CALIFORNIA 92660  
P.949.675.4451  
F.949.759.0067

ELECTRICAL / POWER & DATA PLANS

RESIDENTIAL FLOORPLAN  
MODEL HOME

PROJECT NUMBER:  
N/A

DRAWN BY:  
ADEY ANTHONY

DATE:  
1/29/15

SCALE:  
1/4" = 1'-0"

INSTRUCTOR:  
DONNA OLSEN

SHEET NO:

A3



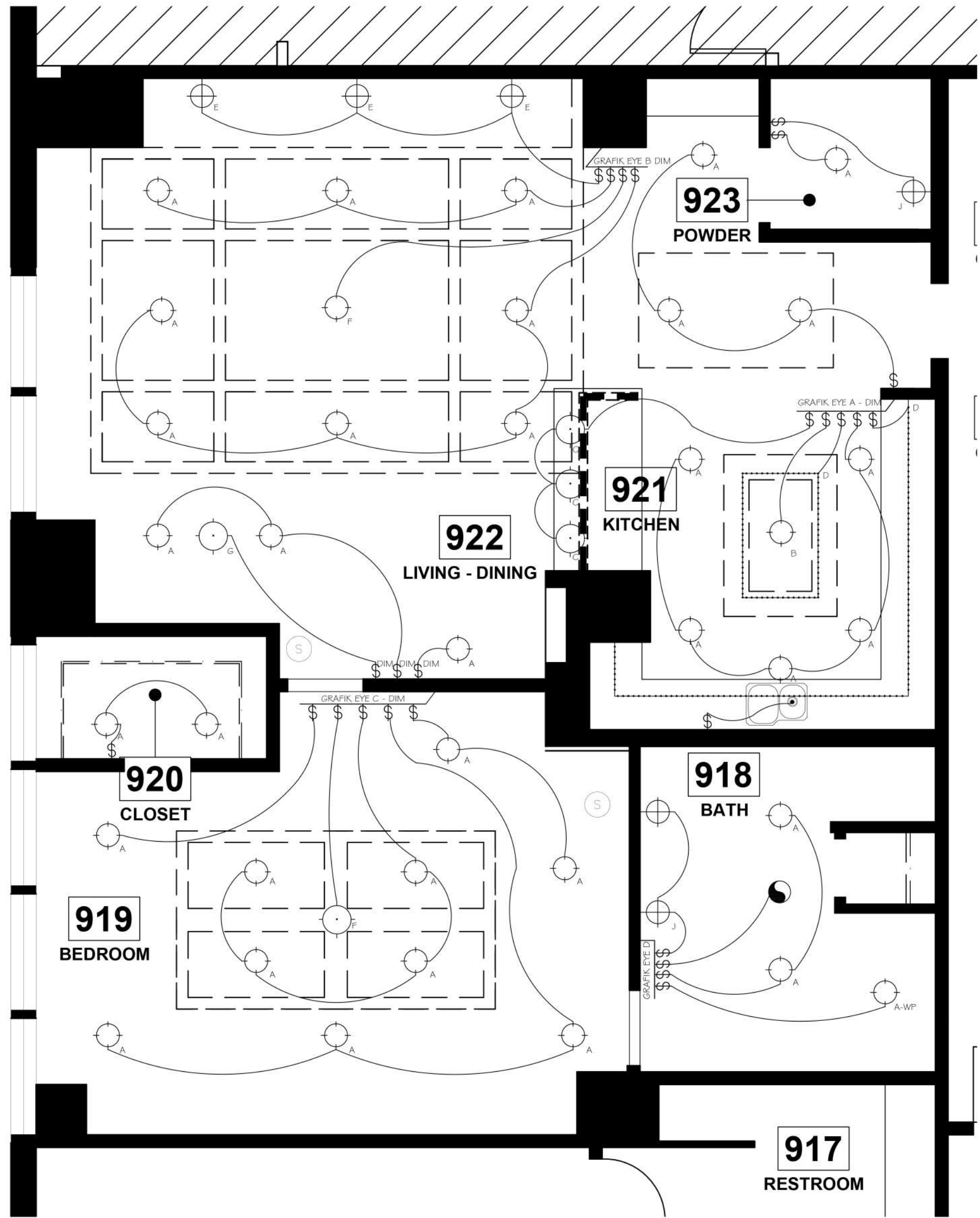
D

C

B

4

5



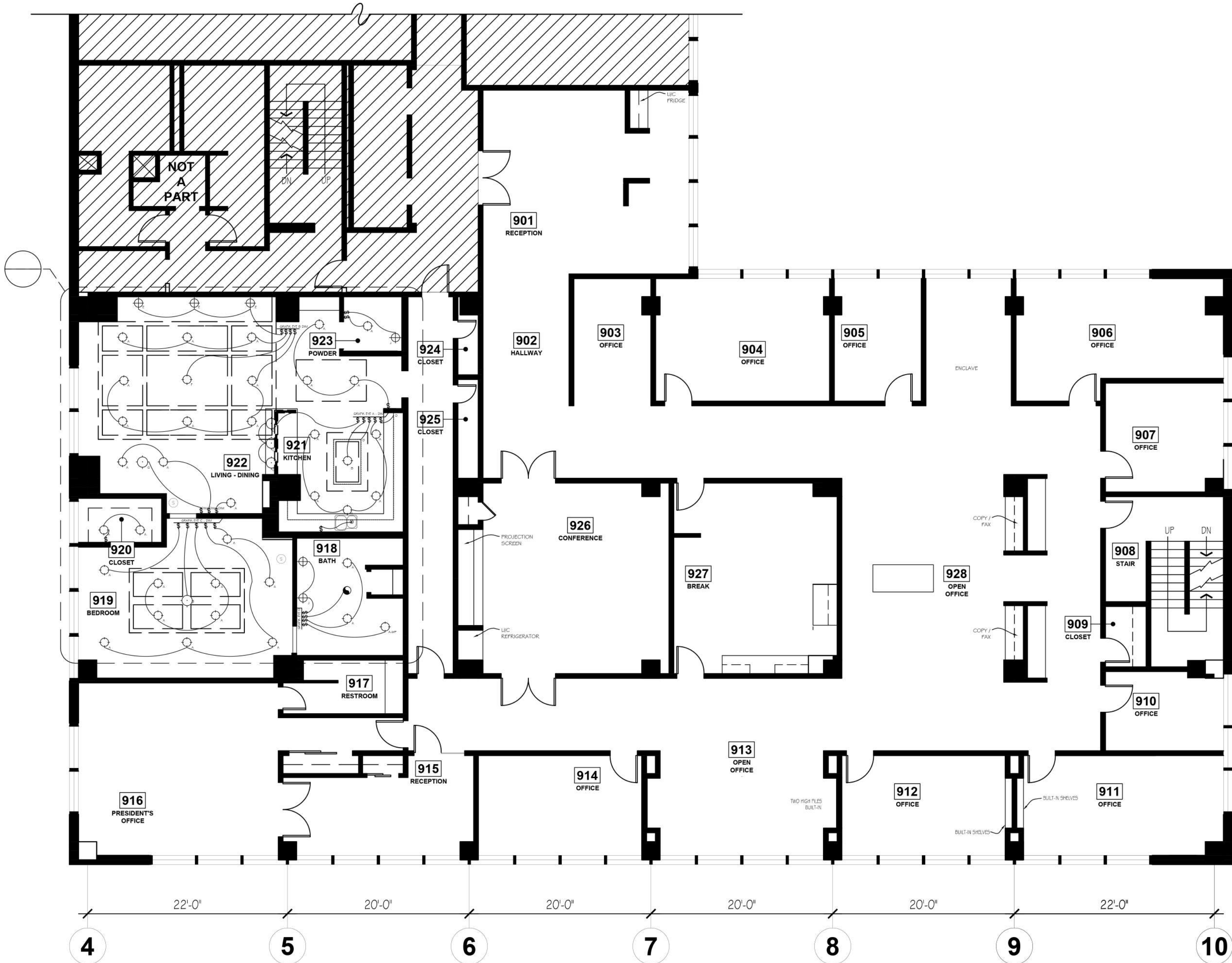
PROTOTYPICAL RESIDENCE  
SCALE: 1/4" = 1'-0"

5

SYMBOL	TYPE	MANUFACTURER	CATALOGE #	LAMP TYPE	REMARKS
	RECESSED LED DOWNLIGHT	BRUCK LIGHTING	138055WH	12.4 WATT LED 40 DEGREE MED. FLOOD	WHITE BAFFLE DIMMING DRIVER/LEDRA CHROMA "R"
	FLUSH MOUNT CEILING LIGHT	LBL LIGHTING	FM873CR5CLED830	20 WATTS LED	CLEAR SATIN NICKEL FINISH
	PENDANT LIGHTING	RIDGELY STUDIO WORKS	GL-PE-5M	60 WATT E26 INCANDESCENT	WHITE CORD SET ON DIMMER
	LED STRIP LIGHTING	EDGE	553-12V-24-WW EDG53735	553 OPT STRIP 2.4 WATTS PER FT.	WARM WHITE - 3,070 K
	WALL MOUNTED SCONCE	ROBERT ABBEY	X3508	100 WATTS A BULB - INCANDESCENT	LATITUDE, NICKEL FINISH
	FLUSH MOUNT CEILING LIGHT	LBL LIGHTING	FM700-LI-SC-2D	60 WATTS (3) E26 INCANDESCENT	FIONA 18 FLUSH MOUNT ON DIMMER
	PENDANT LIGHTING	SONNENMAN LIGHTING	4808.01	60 WATTS A 19 INCANDESCENT	POLISHED CHROME
	WALL MOUNTED SCONCE	NUVO LIGHTING	760926	100 WATTS INCANDESCENT	LOREN POLISHED NICKEL ETCHED OPAL GLASS
	EXHAUST FAN	NUTONE	GY585	N/A	
	N/A	LUTRON	Q5GRJ GP	N/A	120-127 V OR 220-240 V

LIGHTING FIXTURE SCHEDULE  
PROTOTYPICAL RESIDENCE

6



COMMERCIAL HOMEBUILDER SUITE  
SCALE: 1/8" = 1'-0"

1

KITCHEN CALCULATIONS
A - 5 X 12.4 WATTS = 62 WATTS
B - 1 X 20 WATTS = 20 WATTS
C - 3 X 60 WATTS = 180 WATTS
D - 4 1' X 2.4 WATTS = 96.4 WATTS

TITLE 24 CALCULATIONS  
PROTOTYPICAL RESIDENCE: KITCHEN & BATH

3

CEILING LEGEND  
HOMEBUILDER OFFICE

4

LIGHTING FIXTURE SCHEDULE  
HOMEBUILDER OFFICE

2

idi

INTERIOR  
DESIGNERS  
INSTITUTE

1061 CAMELBACK RD  
NEWPORT BEACH  
CALIFORNIA 92660  
P.949.675.4451  
F.949.759.0067

LIGHTING / REFLECTED CEILING PLANS

RESIDENTIAL FLOORPLAN  
MODEL HOME

DRAWING TITLE

CLIENT

PROJECT NUMBER:

N/A

DRAWN BY:

ADEY ANTHONY

DATE:

1/29/15

SCALE:

AS NOTED

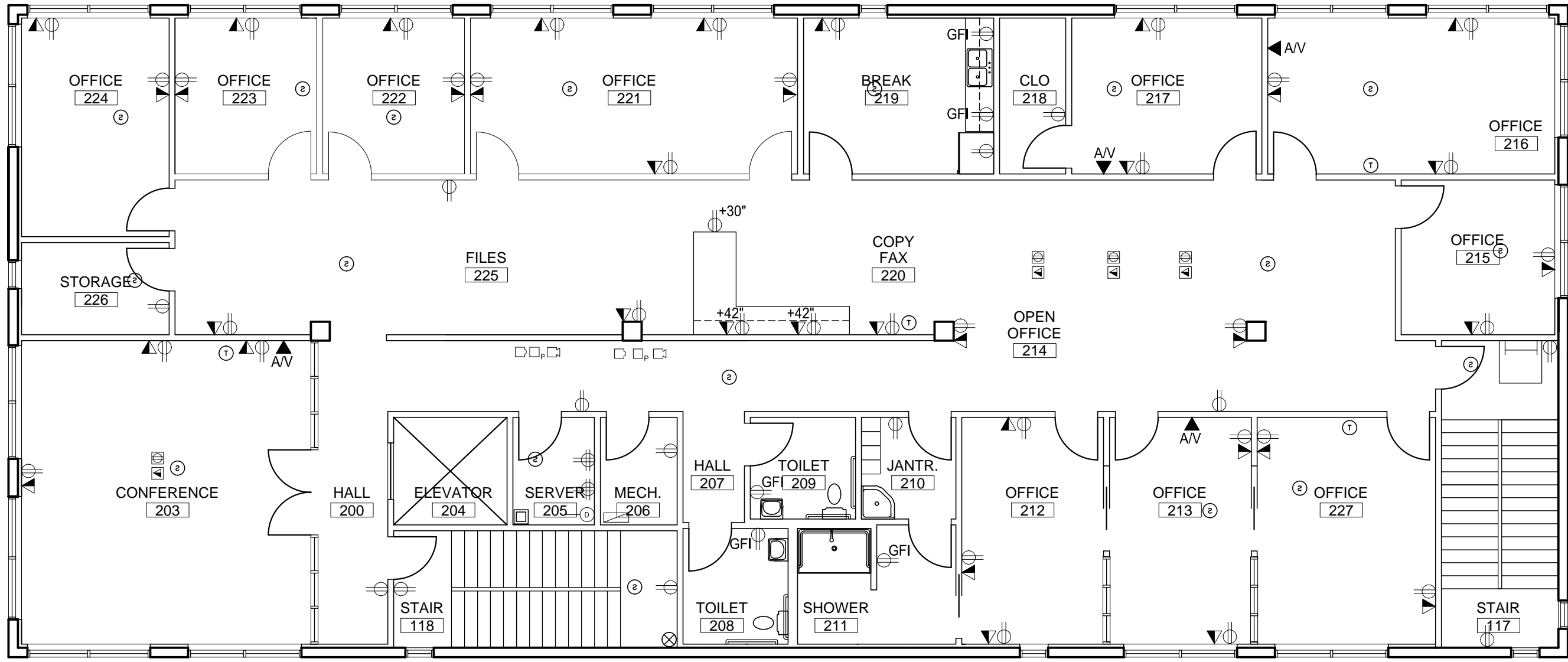
INSTRUCTOR:

DONNA OLSEN

SHEET NO.:

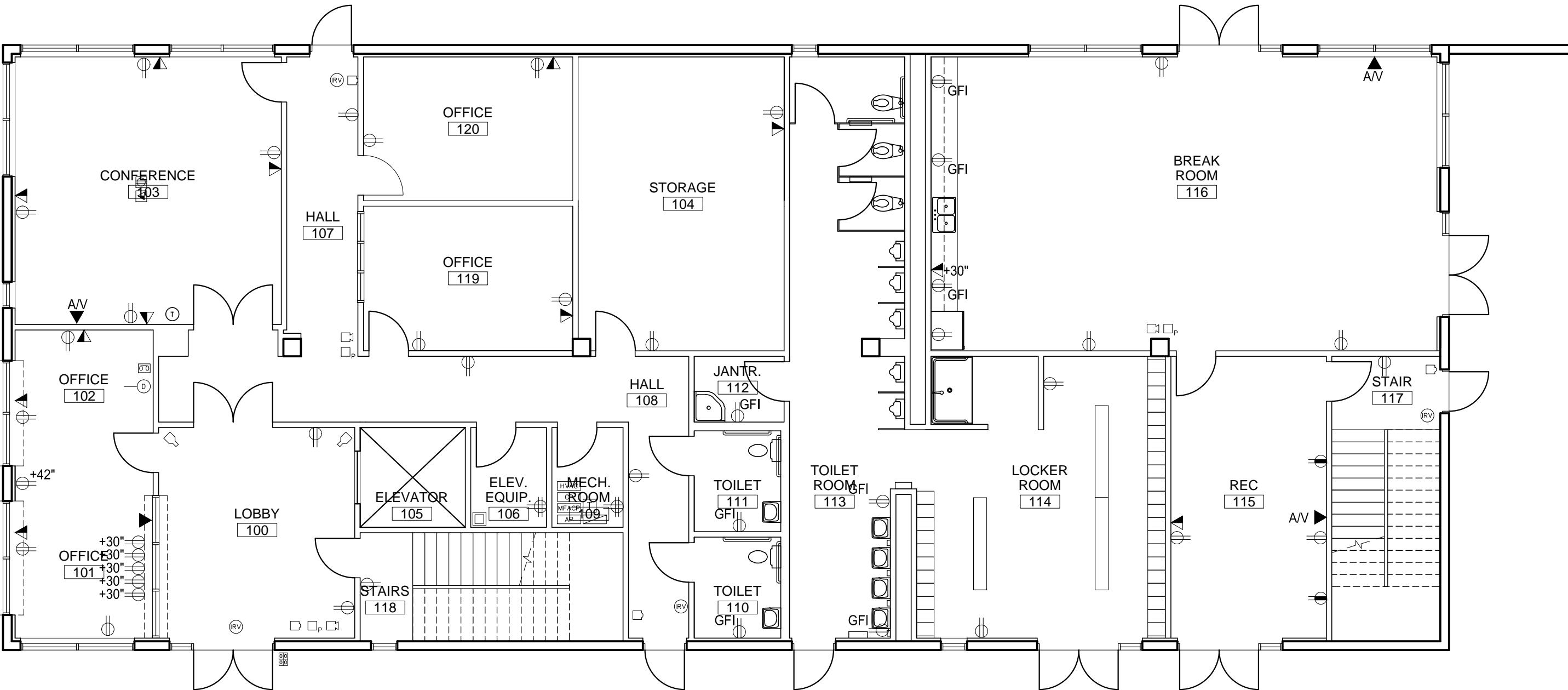
A4





SECOND FLOOR POWER & SIGNAL PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR POWER & SIGNAL PLAN

SCALE: 1/8" = 1'-0"



FIRE ALARM SYSTEM

- FIRE ALARM SYSTEM SMOKE DETECTOR
- FIRE EXTINGUISHER
- FIRE ALARM MASTER CONTROL PANEL
- FIRE ALARM SYSTEM MANUAL PULL STATION
- FIRE ALARM SYSTEM HORN
- FIRE SPRINKLER RISER

SECURITY SYSTEM

- SECURITY SYSTEM BELL
- SECURITY ACCESS TOUCH PAD
- SECURITY SYSTEM CENTRAL COMPUTER
- SECURITY SYSTEM MOTION DETECTOR
- SECURITY SYSTEM CAMERA

MECHANICAL SYSTEM CONTROL

- BUILDING HVAC CONTROL PANEL
- BUILDING EQUIPMENT CONTROL PANEL
- SECURITY PANEL
- THERMOSTAT

ELECTRICAL SYSTEM

- ELECTRICAL DUPLEX OUTLET MOUNTED 18" A.F.F. U.N.O.
- ELECTRICAL FOURPLEX OUTLET MOUNTED 18" A.F.F. U.N.O.
- DEDICATED ELECTRICAL DUPLEX OUTLET MOUNTED 18" A.F.F. U.N.O.
- ELECTRICAL DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER MOUNTED @ +42" A.F.F., U.N.O.
- COMBINATION TELEPHONE / DATA DEDICATED OUTLET MOUNTED @ +18" A.F.F., U.N.O.
- FLUSH MOUNTED DUPLEX FLOOR OUTLET AND COMBINATION TELEPHONE/DATA OUTLET
- ELECTRICAL PANEL

LOW VOLTAGE ELECTRICAL SYSTEM

- AUDIO VISUAL OUTLET(S) PER OWNERS SPECIFICATION @ +18" A.F.F., U.N.O.
- DEDICATED ELECTRICAL DUPLEX OUTLET MOUNTED 18" A.F.F. U.N.O.
- TRANSFORMER
- DATA OUTLET

ELECTRICAL NOTES

- REFER TO SHEET GN AND MECH/ELEC. DWGS FOR ADDITIONAL INFORMATION.
- ELECTRICAL ENGINEER TO PROVIDE COMPLETE SPECIFICATIONS, TYP.
- ELECTRICAL ENGINEER TO DETERMINE WHERE SEPARATE CIRCUITS ARE REQUIRED AND TO SHARE CIRCUITS WITH SIMILAR TYPES OF EQUIPMENT WHERE APPROPRIATE (E.G. PRINTERS, OPEN AREA WORKSTATIONS, ETC.) AND TO MINIMIZE OVERALL NUMBER OF SEPARATE CIRCUITS AS MUCH AS PRACTICAL.
- PROVIDE POWER AS REQUIRED FOR HVAC SYSTEM, & ELEVATOR.
- ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES.
- CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING. DO NOT SUPPORT CONDUIT FROM LIGHTS, CEILING, ETC. AND THEIR SUPPORTS.
- CONTRACTOR SHALL PROVIDE CONDUIT, PULL-STRINGS AND MUD RINGS AT ALL TELEPHONE/DATA LOCATIONS. TEL/DATA CABLING IS BY OWNER.
- ALL RECEPTACLES, SWITCHES AND COVER PLATES TO MATCH THROUGHOUT.  
-ALL DEDICATED ISOLATED GROUND CIRCUITS ARE NOT TO SHARE A GROUND WIRE OR A NEUTRAL WIRE. ANY FURNITURE PARTITION LAYOUT IS NOT PART  
-ALL DEDICATED ISOLATED GROUND UPS CIRCUITS ARE NOT TO SHARE A GROUND WIRE OR A NEUTRAL WIRE.  
-ALL DEDICATED CIRCUITS ARE NOT TO SHARE NEUTRALS WITH ANY OTHER CIRCUITS. THEY CAN SHARE A COMMON GROUND.  
-ALL CIRCUITS SPECIFYING A GROUND MUST HAVE A GROUND WIRE. CONDUIT USED AS A GROUND IS NOT ACCEPTABLE.
- ALL FURNITURE AND KITCHEN EQUIPMENT SHALL BE PROVIDED BY OWNER. CONTRACTOR SHALL PROVIDE ELECTRICAL POINT OF CONNECTION ONLY.
- FURNITURE DEALERS/INSTALLER TO VERIFY ALL FURNITURE LOCATIONS AND CLEARANCES. DEALER AND INSTALLER TO MAINTAIN MIN. OF 44" CLEAR FOR CIRCULATION AND AISLEWAYS.
- FURNITURE DEALER/INSTALLER SHALL PROVIDE COMPLETE SPECIFICATIONS FOR NEW FURNITURE SYSTEMS ELECTRICAL REQUIREMENTS INCLUDING PROVIDING EXACT LOCATIONS FOR NEW BASE FEEDS.
- ALL CRITICAL DIMENSIONS FOR WALLS, FLOORS, CORES OR PLACEMENT OF LIGHT FIXTURES THAT REQUIRE THE OWNERS APPROVAL OR CLARIFICATION PRIOR TO COMMENCING WORK SHALL BE OBTAINED WITHIN 24 HOURS OF CONTRACTORS REQUEST. ANY DELAY ON THE TENANT PART TO PROVIDE SUCH APPROVALS OR CLARIFICATIONS SHALL BE DEEMED AS AN APPROVAL TO PROCEED WITH WORK.

ADEY'S OFFICE BUILDING  
21 PHILADELPHIA AVE  
NEWPORT BEACH CALIFORNIA

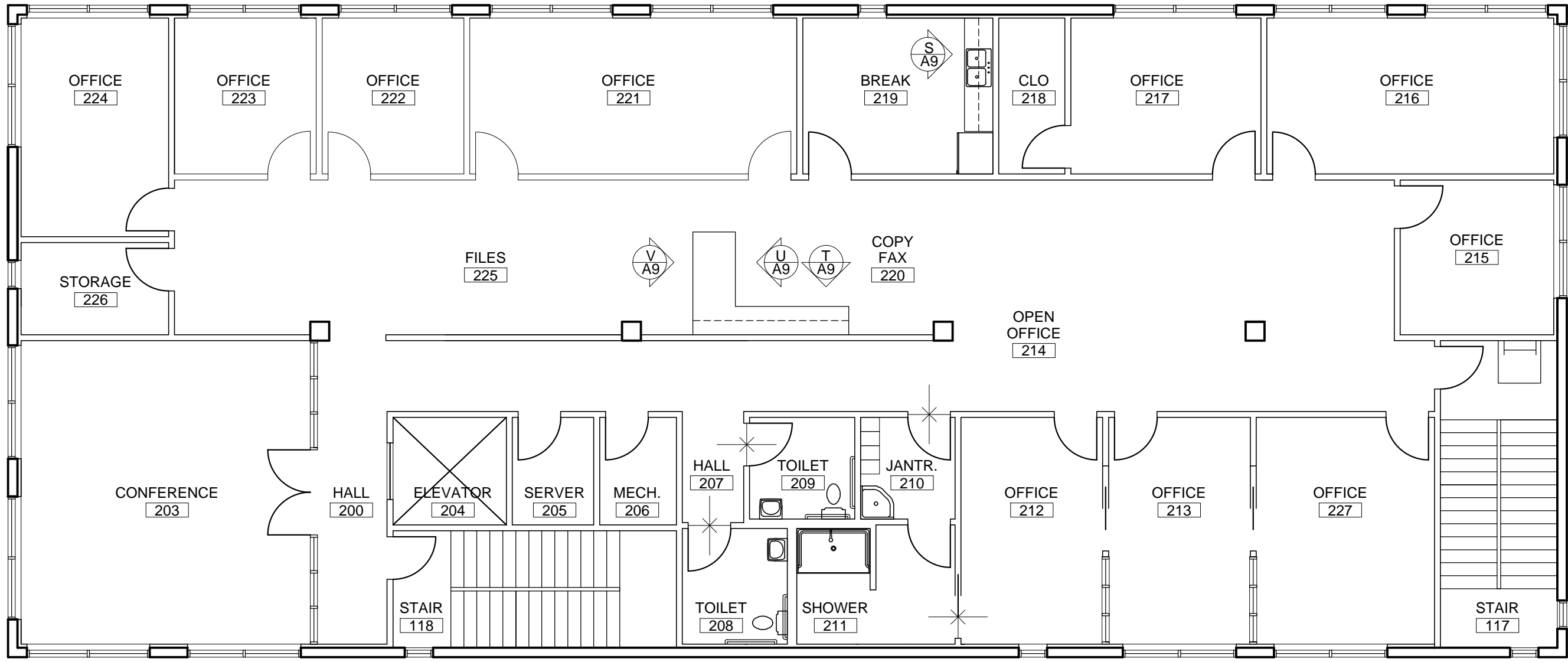






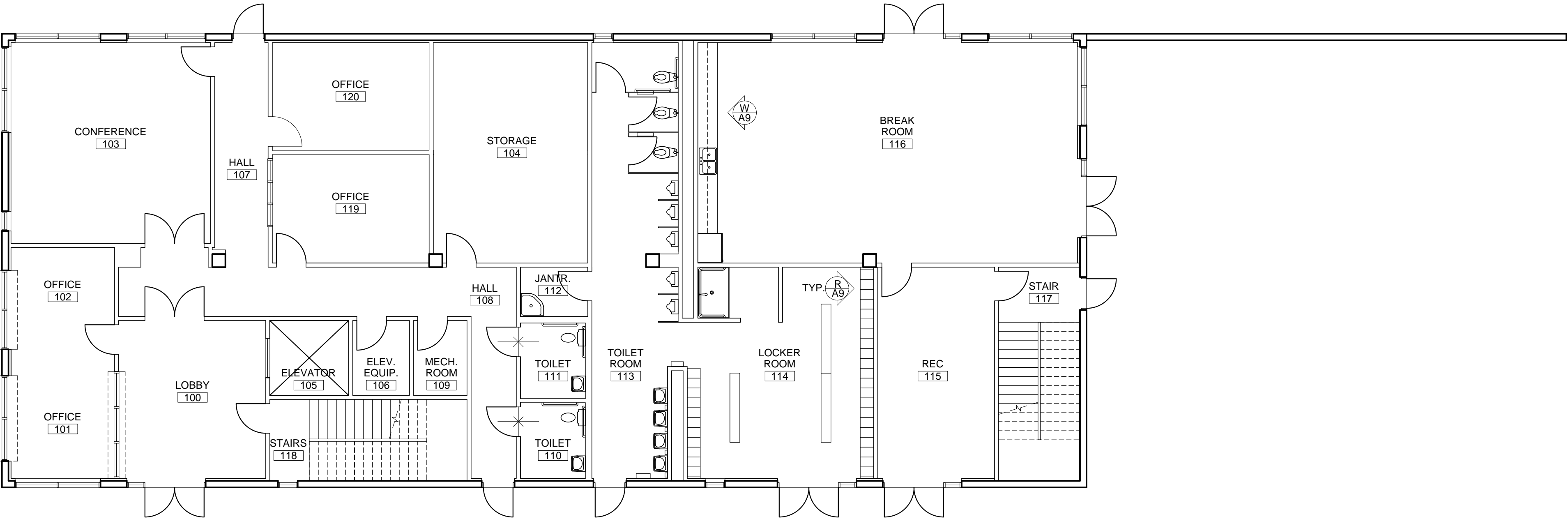






SECOND FLOOR FINISH PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR FINISH PLAN

SCALE: 1/8" = 1'-0"



LEGEND

FLOORING TRANSITION

FINISH NOTES

1. COLOR CHIPS FOR ALL FINISHES TO BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION
2. UPON COMPLETION OF PROJECT ALL SURFACES INCLUDING FLOOR, WINDOWS, WALLS, MINI BLINDS, AND COUNTERTOPS SHALL BE CLEANED AND IN 'LIKE NEW' CONDITION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
4. OWNER SHALL PROVIDE FURNITURE SYSTEMS AND ELECTRICAL HOOK-UP.
5. KITCHEN EQUIPMENT SHALL BE PROVIDED BY OWNER.
6. FURNITURE DEALER/INSTALLER TO VERIFY ALL FURNITURE LOCATIONS AND CLEARANCES.
7. DEALER AND INSTALLER TO MAINTAIN MIN. OF 44" CLEAR FOR CIRCULATION.
8. ANY FURNITURE PARTITION LAYOUT IS NOT PART OF THESE CONSTRUCTION DOCUMENTS.
9. ALL INTERIOR WALLS AND FINISHES ARE TO COMPLY WITH CBC CHAPTER 8.
10. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT, CERTIFICATION SHALL BE PROVIDED.
11. EXITS, EXIT LIGHTS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL.
12. CONTRACTOR SHALL INSTALL FINISHES PER MANUFACTURER'S GUIDELINES. CONTACT MANUFACTURER FOR COMPLETE INSTALLATION SPECIFICATIONS.
13. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISH MATERIALS FOR OWNERS APPROVAL PRIOR TO PURCHASE/INSTALLATION.

ADEY'S OFFICE BUILDING  
21 PHILADELPHIA AVE  
NEWPORT BEACH CALIFORNIA

FIRST & SECOND  
FINISH PLAN

A10



[illegible]



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

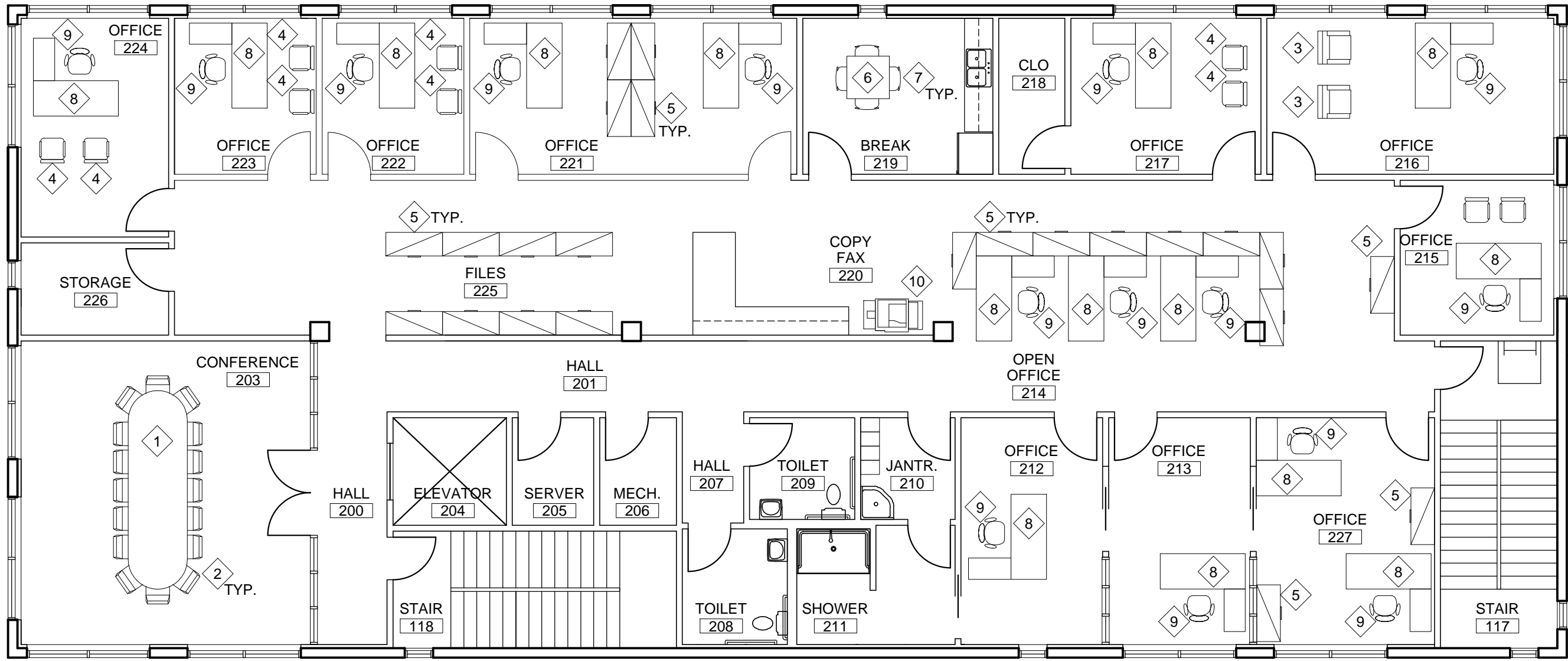
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

FURNITURE SCHEDULE

MARK	QUANTITY	MANUFACTURER	DESCRIPTION	FABRIC/FINISH	REMARKS
1	22	ZEAL INC	14'0" EXECUTIVE CONFERENCE TABLE ROUND EDGE TAPER	WALNUT INLAID TOP SOLID WOOD	PROVIDE EXPANSION PANELS WITH LOCKABLE JOINTS AT TWO LOCATIONS
2	32	EUPHONY DRILL	EXECUTIVE CONFERENCE CHAIR 4	POLISHED CHROME, COMPOSITE, LEATHER	PROVIDE SWIVEL AND ROLLERS EACH CHAIR
3	2	MILL EXIT COMPANY	OFFICE LOUNGE #A32	LEATHER, WOOD FRAME	NONE
4	10	ARGAINBRIGHT	SPILL CHAIR DERIVED	COMPOSITE, POWDER COAT METAL	COLOR - VARIANT STEAM GRAY
5	23	GIL	STANDARD OFFICE LINE LATERAL 4'0"	FACTORY COAT METAL - BRIGHT WHITE	OPTIONAL CHROME PULLS REQUIRED
6	13	CAFE FINE	TABLE SLICE DESIGNER TIP SERIES 3'0"	LAMINATE, POLISHED CHROME	NONE
7	52	AUSTBUNG	THE CHAIR ROLL STYLE FOUR	COMPOSITE, POWDER COAT METAL TUBE	LARGE ROLLER SET REQUIRED
8	17	MILL EXIT COMPANY	THE STANDARD SUIT DESK	COMPOSITE WOOD, LAMINATE	LOCKING ROLLERS REQUIRED
9	17	AUSTBUNG	THE SUPERVISOR CHAIR	COMPOSITE, POLISHED CHROME	NONE
10	1	TECHNOLOGIC	Z3S3555 PRINTGRAPH	PER MANUFACTURER	PER OWNER

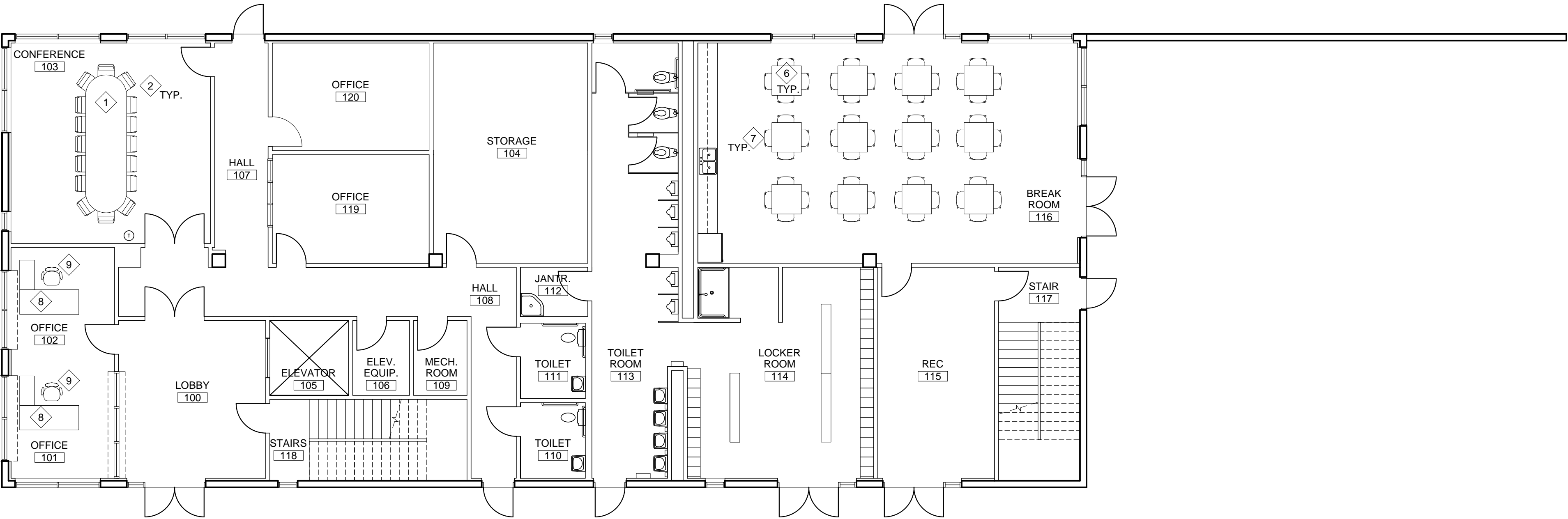
ACADEMIC NOTES

1. FURNISH OFFICE 120 AND 119 WITH APPROPRIATE FURNISHINGS FROM THE SCHEDULE CONTAINED ON THIS SHEET.
2. ONCE OFFICE 120 AND 119 HAVE FURNITURE IN PLACE UTILIZE YOUR KNOWLEDGE OF LAYERS TO PLACE A GRID CEILING IN THE SPACE (THE GRID CEILING SHOULD SHOW ONLY IN THE REFLECTED CEILING PLAN)
3. WITH FURNITURE AND CEILING GRID IN PLACE UTILIZE YOUR KNOWLEDGE OF LAYERS TO COORDINATE THE LOCATION OF CEILING FIXTURES, SUPPLY AND RETURN AIR REGISTERS, AND ELECTRICAL AND DATA OUTLETS ACCORDINGLY (THESE BUILDING SYSTEMS SHOULD SHOW ONLY IN THE APPROPRIATE PLANS UPON COMPLETION)



SECOND FLOOR FURNITURE LAYOUT PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR FURNITURE LAYOUT PLAN

SCALE: 1/8" = 1'-0"



ADEY'S OFFICE BUILDING  
21 PHILADELPHIA AVE  
NEWPORT BEACH CALIFORNIA

FURNITURE LAYOUT PLAN  
& SCHEDULE

A11

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



