

RECUPERATIVE CARE CENTER

ILLUMINATION FOUNDATION

14330 TELEGRAPH RD. WHITTIER, CA



Work done while at Westgroup Designs remains the intellectual property of Westgroup Designs



WESTGROUP
DESIGNS

ARCHITECTURE | PLANNING | INTERIOR DESIGN
19520 Jamboree Road | Suite 100
Irvine | California | 92612
949.250.0880 | FAX 949.250.0882
www.westgroupdesigns.com

ISSUED FOR:	REVISIONS:	REGISTRATION/SIGNATURE:
	1 PLANNING REVISIONS 04/13/2023	

SHEET TITLE:			
COVER IMAGE SHEET			
SHEET NUMBER:			
CS-0.1			
WD PROJ. # 22827	DRAWN BY: YA/MS	CHECKED JS	DATE 12/23/22
© WESTGROUP DESIGNS, INC.			

NOT FOR CONSTRUCTION

ABBREVIATIONS	
&	And
∠	Angle
@	At
∞	Centerline
°	Degree
PERP./⊥	Perpendicular
PL	Property Line
A.F.F.	Above Finish Floor
ACOUST.	Acoustical
ACT	Adjustable Ceiling Tile
ADJ.	Adjustable
AGGR.	Aggregate
A.B.	Aggregate Base
ALUM./AL.	Aluminum
ARCH.	Architectural
A.D.	Area Drain
A.C.	Asphalt Concrete
A.V.	Audio Visual
AUTO.	Automatic
BM.	Beam
BLK.	Block
BLKG.	Blocking
BD.	Board
BOT.	Bottom
BLDGC.	Building
CAB.	Cabinet
CATV.	Cable T.V.
C.I.	Cast Iron
C.B.	Catch Basin
CLG.	Caulking
CLG.	Ceiling
CEM.	Cement
CNTR./CTR.	Center
CER.	Ceramic
C.L.	Chain Link
CB.	Chalkboard
C.R.	Classroom
CLR.	Clear
C.W.	Cold Water
COL.	Column
CONC.	Concrete
C.M.U.	Concrete Masonry Unit
CONN.	Connection
CONST.	Construction
C.J.	Construction Joint/Control Joint
CONT.	Continuous
CONTR.	Contractor
CORR.	Corridor
C.M.P.	Corrugated Metal Pipe
C.Y.	Cubic Yard
CLST.	Custodian
D.	Deep/Depth
DET./DTL.	Detail
DIAG.	Diagonal
DIAM.	Diameter
DM.	Dimension
DMPT.	Dimension Point
D.A.	Disalbed Accessible
DW.	Dishwasher
DR.	Door
DBL.	Double
DN.	Down
DS.	Downspout
D.I.	Drain Inlet
DWG.	Drawing
D.F.	Drinking Fountain
EA.	Each
ELEC.	Electrical
E.W.C.	Electric Water Cooler
E.W.H.	Electric Water Heater
EL/ELEV.	Elevation
EMER.	Emergency
ENCL.	Enclosure
EQ.	Equal
EQIP.	Equipment
E.F.	Exhaust Fan
(E)EXST.	Existing
EXP.	Expansion
E.J.	Expansion Joint
EXT.	Exterior
F.O.C.	Face of Concrete/Curb
F.O.F.	Face of Finish
F.O.S.	Face of Studs
FB.	Fiberboard
F.R.P.	Fiberglass Reinforced Panel
F.V.	Field Vented
FIN.	Finish
F.F.E.	Finish Floor Elevation
F.G.	Finish Grade
F.A.	Fire Alarm
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
FLASH.	Flashing
F.H.M.B.	Flat Head Machine Bolt
F.H.W.S.	Flat Head Wood Screw
F.L.W.S.	Flat Head Wood Screw
F.D.	Floor Drain
FOOT/FEET	Foot/Feet
FTG.	Footing
FOUND.	Foundation
FUR.	Furring
GALV.	Galvanized
G.I.	Galvanized Iron
G.S.M.	Galvanized Sheet Metal
G.W.H.	Gas Water Heater
G.	Gauge
GLULAM./G.L.B.	Glue Laminated (Beam)
G.B.	Grab Bar
G.R.	Grade
GRD.	Ground
GYP.	Gypsum
GYP.BD.	Gypsum Wallboard
H.W.	Hardware
H.W.D.	Hardwood
HDR.	Header
HVAC	Heating/Ventilating/Air Conditioning
H.H.T.	Hot Hollow Metal
H.M.	Hollow Metal
HOR./HORIZ.	Horizontal
H.B.	House Bib
HR.	Hour (Fire Rating)
I.N.	Inch
INFO.	Information
I.D.	Inside Diameter
INSUL.	Insulation
INT.	Interior
INV.	Invert
JAN.	Janitor
JT.	Joint
JP.	Kickplate
KIT.	Kitchen
LAM.	Laminate
LAV.	Lavatory
L.W.T.	Light Weight
L.F.	Lineal Feet
M.B.	Machine Bolt
M.	Mainline
MFR.	Manufacturer
M.O.	Masonry Opening
MAT.	Material
MAX.	Maximum
MECH.	Mechanical
MEMB.	Membrane
MTL.	Metal
MEZZ.	Mezzanine
MIN.	Minimum
MN.	Miscellaneous
MTD.	Mounted
M.P.	Multipurpose
N.	New
NOM.	Nominal
N.	North
N.I.C.	Not in Contract
N.T.S.	Not to Scale
N.O.#	Number
O.C.	On Center
OPP.	Opposite
O.H.	Opposite Hand
O.D.	Outside Diameter
O.H.W.S.	Oval Head Wood Screw
O.V.	Over
O.A.	Overall
P.T.	Paint
P.F.	Pair
PTN./PART.	Partition
PERF.	Perforated
P.LAM.	Plastic Laminate
PL.	Plate
P.V.	Plumbing Vent
PLYWD.	Plywood
PS.	Pound
PRE-FAB.	Prefabricated
P.M.F.	Pressed Metal Frame
P.T./D.P.	Pressure Treated Douglas Fir
R.	Radius/Riser
R.W.L.	Rain Water Leader
R.W.D.	Redwood
REF.	Reference
REFRIG.	Refrigerator
REFIN.	Reinforced
REQD.	Required
RET.	Return
R.D.	Roof Drain
RM.	Room
R.O.	Rough Opening
R.H.W.S.	Round Head Wood Screw
R.B.	Rubber Base
SECT.	Section
S.S.C.	Service Sink
SHG.	Sheathing
SHT.	Sheet
S.M.	Sheet Metal
S.M.S.	Sheet Metal Screw
S.V.	Sheet Vinyl
S/SW/R	Shower
SIM.	Similar
S.C.	Solid Core
S.	South
SPEC.	Specification
SQ.	Square
SST./S.S.	Stainless Steel
STD./STND.	Standard
STL.	Steel
STOR.	Storage
S.D.	Storm Drain
ST.	Street
STRUCT.	Structural
SUSP.	Suspended
SYM.	Symbol
TB.	Tackboard
TEL./TELE.	Telephone
T.V.	Television
T.CLR.	Tempered Clear
T.L.T.	Tempered Low Transmission
THK.	Thick
THRES.	Threshold
THRU.	Through
T./T.L.	Toilet
T&G	Tongue & Groove
T.O.	Top of
T.O.C.	Top of Curb
T.O.P.	Top of Pavement
T.O.W.	Top of Wall/Top of Walk
T.S.	Tube Steel
TYP.	Typical
U.O.N.	Unless Noted Otherwise
U.O.N.	Unless Otherwise Noted
VERT.	Vertical
V.G.D.P.	Vertical Grain Douglas Fir
V.C.T.	Vinyl Composition Tile
V.F.C.	Vinyl Wall Covering
V.I.F.	Verify in Field
W.C.S.T.	Wainscot
W.C.	Water Closet
W.H.	Water Heater
WT.	Weight
W.W.M.	Welded Wire Mesh
W.	West/Width
W.W.	Window
W.G.	Wire Glass
W.	With
W/O	Without
WD.	Wood
YD.	Yard
Y.D.	Yard Drain

SUPPLEMENTAL SUBMITTALS
DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
DEFERRED SUBMITTAL:
<ul style="list-style-type: none"> MODIFICATIONS TO EXISTING FIRE SPRINKLER SYSTEM MODIFICATIONS TO EXISTING FIRE ALARM SYSTEM
DESIGN/BUILD SUBMITTAL:

GENERAL NOTES
1. SEE INDIVIDUAL SHEETS FOR LEGEND DESCRIPTIONS AND SHEET NOTES.
2. "ARCHITECT" AS USED IN THESE DOCUMENTS REFERS TO: WESTGROUP DESIGNS, (949) 250-0880.
3. REFERENCE TO MAKES, BRANDS, AND MODEL IS TO ESTABLISH TYPE AND QUALITY DESIRED, WHERE "OR EQUAL" IS STATED, THE ARCHITECT SHALL DETERMINE ACCEPTABILITY.
4. "TYPICAL" OR "TYP" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT U.N.O.
5. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS & ORIENTATION ON PLANS & ELEVATIONS.
6. INSTALL ALL FINISH MATERIALS AND MANUFACTURED SYSTEMS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AS REQUIRED FOR THE JOB SPECIFIC APPLICATION.
7. VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT AT ONCE FOR CLARIFICATION ON HOW TO PROCEED.
8. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE ARCHITECT SHALL BE ASKED FOR CLARIFICATION. IF A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS IS BROUGHT TO THE ATTENTION OF THE ARCHITECT AFTER AWARD OF BID, NO ADDITIONAL COST TO THE PROJECT SHALL BE INCURRED FOR CLARIFYING TO PROCEED PER THE DRAWINGS OR SPECIFICATIONS.
9. DIMENSIONS:
a. DO NOT SCALE DRAWINGS.
b. ALL DIMENSIONS ARE TO THE FACE OF STUD, OR FACE OF CONCRETE, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.
c. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FACE OF FINISH OF CEILING MATERIAL, UNLESS NOTED OTHERWISE.
d. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALLER SCALE DRAWINGS.
e. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.
f. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
10. WHERE NOTED "V.I.F." OR "VERIFY", THE DIMENSIONS ARE TO BE CHECKED IN THE FIELD. NOTIFY THE ARCHITECT IF THE FIELD DIMENSIONS ARE NOT SUITABLE FOR THE INTENDED PURPOSE.
11. VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGES TO OWNER.
12. PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, AND SEALANT AS REQUIRED FOR PROPER INSTALLATION OF THE WORK.
13. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS. NOTIFY THE ARCHITECT OF ANY POTENTIAL CLEARANCE CONFLICTS.
14. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE AND LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
15. ALL BUILDING OR SITE CONSTRUCTION RUBBISH AND DEBRIS SHALL BE REMOVED AND FLOORS SWEEP CLEAN ON A DAILY BASIS. RUBBISH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE IN THE BUILDING OR ON SITE.

PROJECT DIRECTORY
OWNER: ILLUMINATION FOUNDATION 14330 Telegraph Rd., Whittier, CA 90604
Contact:
ARCHITECT: WESTGROUP DESIGNS 19520 JAMBOROE ROAD, STE #100 IRVINE, CA 92612 (949) 250-0880
Contact: NAME: JOSHUA SMITH EMAIL: joshuas@westgroupdesigns.com

SHEET INDEX	
SHEET #	SHEET NAME
COVER SHEET	
CS-0.1	COVER IMAGE SHEET
CS-0.2	PROJECT INFORMATION
ARCHITECTURAL	
A0-2.1	OVERALL SITE PLAN
A1-1.1	1ST FLOOR DEMOLITION PLAN
A1-1.2	2ND FLOOR DEMOLITION PLAN
A2-1.1	1ST FLOOR IMPROVEMENT PLAN
A2-1.2	2ND FLOOR IMPROVEMENT PLAN
A4-1.1	EXTERIOR ELEVATIONS

DEPARTMENT AREAS		
DEPARTMENT ROOM	ROOM NAME	AREA
CLINIC		
CLINIC	127 CLINIC LOBBY	197 SF
CLINIC	129 EXAM ROOM	109 SF
CLINIC	130 EXAM ROOM	115 SF
CLINIC	131 PROVIDER OFFICE	89 SF
CLINIC	133 PATIENT RR.	70 SF
CLINIC	134 COUNSELING	71 SF
CLINIC	135 STAFF R.R.	56 SF
CLINIC	136 Room	117 SF
CLINIC	137 GROUP THERAPY	173 SF
CLINIC	145 HOME HEALTH	103 SF
CLINIC	146 MED ROOM	168 SF
CLINIC	204 MEDICAL COORDINATION	260 SF
CLINIC	205 MED	134 SF
CLINIC	206 COUNSELING	98 SF
CLINIC		1895 SF
COMMON		
COMMON	151 COIN OP LAUNDRY	74 SF
COMMON	156 RESOURCE CENTER	207 SF
COMMON	164 LOUNGE	425 SF
COMMON	165 COMPUTER LAB	135 SF
COMMON		841 SF
KITCHEN		
KITCHEN	148 SERVING AREA	244 SF
KITCHEN	149 KITCHEN	409 SF
KITCHEN	154 PANTRY	99 SF
KITCHEN		749 SF
RESIDENTIAL		
RESIDENTIAL	157 3 BED SUITE	671 SF
RESIDENTIAL	158 3 BED SUITE	69 SF
RESIDENTIAL	159 3 BED SUITE	69 SF
RESIDENTIAL	160 3 BED SUITE	69 SF
RESIDENTIAL	161 3 BED SUITE	199 SF
RESIDENTIAL	162 3 BED SUITE	69 SF
RESIDENTIAL	163 3 BED SUITE	199 SF
RESIDENTIAL	172 BATH	80 SF
RESIDENTIAL	173 BATH	80 SF
RESIDENTIAL	174 11 BED SUITE	850 SF
RESIDENTIAL	175 BATH	80 SF
RESIDENTIAL	176 BATH	80 SF
RESIDENTIAL	177 3 BED SUITE	209 SF
RESIDENTIAL	178 3 BED SUITE	209 SF
RESIDENTIAL	183 BATH	70 SF
RESIDENTIAL	184 BATH	69 SF
RESIDENTIAL	185 11 BED SUITE	671 SF
RESIDENTIAL	186 BATH	69 SF
RESIDENTIAL	187 BATH	69 SF
RESIDENTIAL	188 11 BED SUITE	672 SF
RESIDENTIAL	189 11 BED SUITE	69 SF
RESIDENTIAL	190 BATH	72 SF
RESIDENTIAL	191 BATH	69 SF
RESIDENTIAL	194 3 BED SUITE	197 SF
RESIDENTIAL	195 11 BED SUITE	673 SF
RESIDENTIAL	198 BATH	69 SF
RESIDENTIAL	199 BATH	69 SF
RESIDENTIAL	200 11 BED SUITE	676 SF
RESIDENTIAL	202 BATH	70 SF
RESIDENTIAL	203 11 BED SUITE	673 SF
RESIDENTIAL	210 BATH	51 SF
RESIDENTIAL	211 BATH	71 SF
RESIDENTIAL	212 10 BED SUITE	686 SF
RESIDENTIAL	213 BATH	71 SF
RESIDENTIAL	214 BATH	71 SF
RESIDENTIAL	215 10 BED SUITE	739 SF
RESIDENTIAL	218 BATH	69 SF
RESIDENTIAL	219 BATH	69 SF
RESIDENTIAL	220 BATH	69 SF
RESIDENTIAL	221 BATH	69 SF
RESIDENTIAL	222 BATH	69 SF
RESIDENTIAL	223 11 BED SUITE	672 SF
RESIDENTIAL	224 BATH	69 SF
RESIDENTIAL	225 BATH	69 SF
RESIDENTIAL	226 BATH	69 SF
RESIDENTIAL	227 3 BED SUITE	197 SF
RESIDENTIAL	228 3 BED SUITE	199 SF
RESIDENTIAL		10915 SF
STAFF		
STAFF	139 STAFF R.R.	50 SF
STAFF	140 OFFICE	130 SF
STAFF	141 OFFICE	192 SF
STAFF	142 OFFICE	48 SF
STAFF	143 OFFICE	51 SF
STAFF	144 HALLWAY	382 SF
STAFF	150 OFFICE	88 SF
STAFF	166 COUNSELING / OFFICE	76 SF
STAFF	167 COUNSELING / OFFICE	71 SF
STAFF	168 HALLWAY	151 SF
STAFF	169 STAFF R.R.	54 SF
STAFF	170 CONFERENCE ROOM	482 SF
STAFF	207 OFFICE	99 SF
STAFF	208 STAFF R.R.	33 SF
STAFF	209 STAFF LOUNGE	297 SF
STAFF	216 HALLWAY	37 SF
STAFF		2246 SF
SUPPORT		
SUPPORT	128 UTILITY	12 SF
SUPPORT	132 UTILITY	37 SF
SUPPORT	138 JAN.	21 SF
SUPPORT	152 BOILER	62 SF
SUPPORT	153 ELECTRIC	75 SF
SUPPORT	155 LAUNDRY	275 SF
SUPPORT	171 STORAGE	23 SF
SUPPORT	179 ELECTRIC ELEVATOR	86 SF
SUPPORT	180 ELEV EQUIPM.	67 SF
SUPPORT	181 STORAGE	491 SF
SUPPORT	182 TRASH ENCLOSURE	367 SF
SUPPORT	217 PATIO	476 SF
SUPPORT		2023 SF
TOTALS		18670 SF

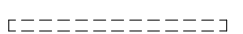






SYMBOL LEGEND	
SHEET NUMBERING SYSTEM	STRUCTURAL GRID IDENTIFIER (center of framing)
<ul style="list-style-type: none"> Discipline Designation Drawing Type Designation Floor Level Sheet Sequence 	<ul style="list-style-type: none"> Grid Designation Wall Type Stud Size Acoustic Batt Insulation Low Partition Height Door Designation Window Designation Accessory Designation
ROOM NAME and NUMBERING REFERENCE	CENTERLINE
<ul style="list-style-type: none"> Room Name Room Number 	<ul style="list-style-type: none"> Centerline
KEYNOTE REFERENCE	WORK POINT CONTROL
<ul style="list-style-type: none"> Keynote 	<ul style="list-style-type: none"> Work Point Control
SHEET NOTE REFERENCE	REVISION
<ul style="list-style-type: none"> Sheet Note 	<ul style="list-style-type: none"> Revision Number
DEMOLITION NOTE REFERENCE	RADIUS
<ul style="list-style-type: none"> Demolition Note 	<ul style="list-style-type: none"> Radius Dimension
DETAIL REFERENCE	EXTerior ELEVATION REFERENCE
<ul style="list-style-type: none"> Detail Number Sheet Number 	<ul style="list-style-type: none"> Elevation Number Sheet Number
BUILDING AND WALL SECTION REFERENCE	INTERIOR ELEVATION REFERENCE
<ul style="list-style-type: none"> Section Number Sheet Number 	<ul style="list-style-type: none"> Interior Elevation Sheet Number

PARTIAL LIST OF APPLICABLE CODES	
ALL WORK SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS 2019 EDITION PARTS 1 THROUGH 12:	
<ul style="list-style-type: none"> PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 2 - CALIFORNIA BUILDING CODE PART 3 - CALIFORNIA ELECTRICAL CODE PART 4 - CALIFORNIA MECHANICAL CODE PART 5 - CALIFORNIA PLUMBING CODE PART 6 - CALIFORNIA ENERGY CODE PART 7 - CALIFORNIA HISTORICAL BUILDING STANDARDS PART 8 - CALIFORNIA FIRE CODE PART 9 - CALIFORNIA EXISTING BUILDING CODE PART 10 - CALIFORNIA GREEN BUILDING STANDARDS PART 11 - CALIFORNIA GREEN BUILDING STANDARDS PART 12 - CALIFORNIA REFERENCE STANDARDS CODE 	
<ul style="list-style-type: none"> 2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. (2015 INTERNATIONAL BUILDING CODES (IBC) AND 2016 CALIFORNIA AMENDMENTS) 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2014 NATIONAL ELECTRICAL CODE (NEC) AND CALIFORNIA AMENDMENTS) 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2015 INTERNATIONAL MECHANICAL CODES (IMC) AND 2016 CALIFORNIA AMENDMENTS) 2022 CALIFORNIA ENERGY CODE (CEC), PART 5, TITLE 24 C.C.R. (2015 INTERNATIONAL MECHANICAL CODES (IMC) AND 2016 CALIFORNIA AMENDMENTS) 2022 CALIFORNIA FIRE CODE (FC), PART 8, TITLE 24 C.C.R. (2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS) 2022 CALIFORNIA EXISTING BUILDING CODE (CBC), PART 9, TITLE 24 C.C.R. (2015 INTERNATIONAL EXISTING BUILDING CODE AND 2016 CALIFORNIA AMENDMENTS) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 C.C.R. CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS. 2013 ASME A17.1/CSA 344-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS 	

SCOPE OF WORK
SITE LOCATION 14330 TELEGRAPH RD. WHITTIER, CA
PROJECT DESCRIPTION: CONVERSION OF 55-BED MOTEL INTO A 142-BED RECUPERATIVE CARE CENTER WITH COMMON AREA, ADMINISTRATION, AND CLINIC SPACES SERVING THE RESIDENTS.
<ul style="list-style-type: none"> PROVIDE AND INSTALL FIRE SPRINKLER PER NFPA 13 REQUIREMENTS WILL BE INCLUDED IN THE PROJECT SCOPE. PROVIDE AND INSTALL FIRE ALARMS PER NFPA 72 REQUIREMENTS WILL BE INCLUDED IN THE PROJECT SCOPE.

PARTIAL LIST OF APPLICABLE STANDARDS		
NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)	2016 EDITION
NFPA 14	STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS	2017 EDITION
NFPA 17	STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS	2017 EDITION

LEGEND

-  WALL TO BE REMOVED
-  WALL TO REMAIN
-  1 HR FIRE RATED WALL
-  DOOR TO BE REMOVED AND SAVED FOR (REUSE, STORAGE BY OWNER ETC. PICK ONE)
-  DOOR TO REMAIN
-  COLUMN
-  AREA N.I.C.

GENERAL NOTES

1. DEMOLITION, REMOVAL AND REPAIR SCOPE OF WORK TO INCLUDE:
 - a. PROTECTION OF ALL WORK TO REMAIN.
 - b. TEMPORARY PARTITIONS AND BARRICADES.
 - c. REMOVAL OF ALL ITEMS SHOWN.
 - d. SAW CUT AND REPAIR EXISTING CONCRETE.
 - e. STORAGE, PROTECTION AND INSTALLATION OF ITEMS TO BE REUSED.
 - f. REPAIR OF EXISTING ITEMS AS NECESSARY TO PROVIDE FOR NEW CONSTRUCTION.
 - g. PROTECTION OF INDICATED ITEMS.
 - h. DEBRIS REMOVAL.
 - i. PATCHING AS NECESSARY TO MATCH EXISTING.
2. INCLUDE THE REWORKING OF ABUTTING SURFACE AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN.
3. DUST BARRIERS: ERECT TEMPORARY DUST BARRIERS OF PLYWOOD OR OTHER ACCEPTABLE MATERIAL WHICH WILL POSITIVELY PREVENT PASSAGE OF DEBRIS AND DUST. SEAL ENTIRE PERIMETER AND ALL JOINTS.
4. ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE CRAFTS. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.
5. REMOVE ALL WALLS SHOWN DASHED AND ITEMS LOCATED ON WALLS, INCLUDING BUT NOT LIMITED TO ELEC/TELE/DATA OUTLETS, SWITCHES, TIMERS, ETC.
6. HOLES THROUGH EXISTING CONCRETE CONSTRUCTION TO ACCOMMODATE NEW CONDUIT OR PIPING SHALL BE NEATLY CORED, NOT JACK HAMMERED, TO SATISFY LOCATION AND SIZE REQUIREMENTS OF RESPECTIVE TRADES. COORDINATE WORK WITH VARIOUS CRAFTS TO ASSURE THE PROPER SEQUENCE, LIMITS, METHODS, AND TIME OF PERFORMANCE.
7. PROVIDE AND MAINTAIN TEMPORARY PARTITIONS FOR THE PROTECTION OF THE EXISTING FACILITY, CONTENTS, AND ANY NEW WORK OF THIS CONTRACT AGAINST RUST, WEATHER, DAMAGE AND NOISE.
8. ITEMS OF EXISTING: WORK INDICATED TO REMAIN UPON COMPLETION OF THE CONTRACT, BUT WHICH REQUIRE REMOVAL, TO COMPLETE THE WORK, SHALL BE CAREFULLY REMOVED AND REPLACED UPON COMPLETION. THE REPLACED WORK SHALL MATCH ITS CONDITION AT THE START OF THE WORK.
9. LEAVE ALL SPACES BROOM CLEAN WITH ALL LEDGES AND CORNERS PROPERLY CLEANED.
10. ALL CORRIDORS, STAIRWAYS, AND LOBBIES ARE TO REMAIN OPERATIONAL AND FREE OF DEBRIS. ALL WORK IN THESE AREAS TO BE PERFORMED AFTER REGULAR BUSINESS HOURS.
11. ALL FLOOR MONUMENTS TO BE REMOVED AND CAPPED WHERE OCCUR.
12. PROTECT THE BUILDING OWNER'S PROPERTY, INCLUDING NOT IN CONTRACT AREAS ACCESSIBLE TO CONTRACTOR.
13. IN AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, PARTITIONS) CAUSES UNEVENNESS IN SLAB, THE CONTRACTOR SHALL PATCH SLAB TO LEVEL PRIOR TO INSTALLATION OF NEW FINISH FLOOR.
14. EXISTING EXTERIOR WINDOW COVERING TO REMAIN U.N.O., CONTRACTOR TO BAG BLINDS AND PROTECT IN PLACE DURING CONSTRUCTION. **VERIFY IF REMOVE OR KEEP BLINDS**

DEMOLITION KEYNOTES

SN#	DESCRIPTION
DN.01	ABANDONED PARKING STALLS
DN.02	DEMO (E) DOOR
DN.03	DEMO (E) WINDOW
DN.04	DEMO PORTION OF THE WALL
DN.05	DEMO PLUMBING FIXTURE
DN.06	DEMO POOL FENCE
DN.07	DEMO POOL AND INFILL WITH CONC. SLAB
DN.08	DEMO ASPHALT ADA RAMP AND (NO PARKING) AREA

PROTECTION KEYNOTES

SN#	DESCRIPTION
PN.01	EXISTING TRANSFORMER TO REMAIN
PN.02	(E) FENCE TO REMAIN

Work done while at Westgroup Designs remains the intellectual property of Westgroup Designs



RECUPERATIVE CARE CENTER

ILLUMINATION FOUNDATION

14330 TELEGRAPH RD.
WHITTIER, CA

ISSUED FOR:

REVISIONS:	DATE
1 PLANNING REVISIONS	04/13/2023

REGISTRATION/SIGNATURE:

SHEET TITLE:

**1ST FLOOR
DEMOLITION PLAN**









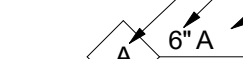



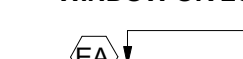







SHEET NUMBER:

A1-1.1

WD PROJ. #	DRAWN BY	CHECKED	DATE
22827	Author	Checker	12/23/22

© WESTGROUP DESIGNS, INC.

LEGEND

-  (E) WALL TO REMAIN
 -  METAL STUD WALL: (20 GA) METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 -  1 HR FIRE RATED WALL
 -  2 HR FIRE RATED WALL
 -  MILLWORK. SEE MILLWORK DETAILS
 -  FIRE EXTINGUISHER SEMI-RECESSED. SEE *(add in view ref.)*
 -  FIRE EXTINGUISHER SURFACE MOUNTED
- WALL REFERENCE**
-  WALL TYPE
 -  STUD SIZE
 -  ACOUSTIC BATT INSULATION
 -  LOW PARTITION HEIGHT (WHERE OCCURS)
 - (TYPICAL WALL TYPE A UNLESS OTHERWISE NOTED) SEE *(add in view ref.)*
- DOOR REFERENCE**
-  DOOR TAG SEE *(add in view ref.)*
- WINDOW OR LOUVER REFERENCE**
-  Window
 -  Curtain Wall
 -  Window Blinds
 -  Window Shades
 -  Window Drapes
 -  Light Proof Shades
-  AREA N.I.C.
-  SINK:
AT PLAM SURFACE: PROVIDE TOP MOUNT SINK
AT SOLID SURFACE: PROVIDE UNDER-MOUNT SINK

GENERAL NOTES

1. ALL WALLS FINISHED TO BE DRYWALL LEVEL 4 U.N.O.
2. GENERAL CONTRACTOR TO LAYOUT ALL CHALK LINES PRIOR TO PARTITION CONSTRUCTION. SHOULD ANY DISCREPANCIES OCCUR, GENERAL CONTRACTOR IS TO REVIEW WITH THE ARCHITECT IN THE FIELD TO RESOLVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. USE MOISTURE RESISTANT GYPSUM BOARD ON ALL RESTROOMS AND WET WALLS.
4. PROVIDE MINIMUM GYPSUM BOARD FURRING AROUND ALL EXPOSED COLUMNS TO 6" ABOVE SUSPENDED CEILING.
5. PREPARE EXISTING AND NEW SURFACES FOR INSTALLATION OF SPECIFIED FINISHES. ALL SURFACES SHALL BE FREE FROM ADHESIVE, BUMPS, CRACKS, AND MEET THE REQUIREMENTS OF THE FINISH MANUFACTURERS INSTALLATION INSTRUCTIONS.
6. PROVIDE METAL TRIM OR CASING AT ALL EDGES OF CEMENT PLASTER AND GYPSUM BOARD SURFACES WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL. U.N.O.
7. PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF CEMENT PLASTER OR GYPSUM BOARD SURFACES UNLESS NOTED OTHERWISE.
8. PRIOR TO INSTALLATION, FIRE AUTHORITY HAVING JURISDICTION SHALL BE CALLED TO FIELD VERIFY LOCATIONS AND TYPES OF FIRE EXTINGUISHERS AND KNOX BOXES.
9. PROVIDE BACKING FOR ALL WALL MOUNTED EQUIPMENT AND MILLWORK PER DETAIL #A9-1.2. COORDINATE WITH ARCHITECT FOR ANY UNFORSEEN CONDITIONS.

SHEET KEYNOTES

SN#	DESCRIPTION
SN.01	PLAN NOTES

BED COUNT

	UNIT COUNT	BEDS
FIRST FLOOR		
11 BED SUITES	2	22
3 BED SUITES	5	15
SECOND FLOOR		
11 BED SUITES	9	99
3 BED SUITES	2	6
TOTAL	18	142

PROJECT NAME

OWNER NAME

ENTER ADDRESS HERE

ISSUED FOR:

REVISIONS:

REGISTRATION/SIGNATURE:

SHEET TITLE:

**1ST FLOOR
IMPROVEMENT PLAN**

SHEET NUMBER:

A2-1.1

WD PROJ #	DRAWN BY	CHECKED	DATE
17###	Author	Checker	01/01/20

© WESTGROUP DESIGNS, INC.

Work done while at Westgroup Designs remains the intellectual property of Westgroup Designs

NOT FOR CONSTRUCTION

