



HOWARD CDM

3777 LONG BEACH BLVD - ANNEX LONG BEACH CA 90807  
TEL 562-427-4124 FAX 562-427-9864

CONSTRUCTION DEVELOPMENT MANAGEMENT

CLIENT

VIRGINIA HILLS MEDICAL PLAZA  
3777 LONG BEACH BOULEVARD - ANNEX  
LONG BEACH CA 90807  
TEL 562 427 4124  
FAX 562 427 9864

PROJECT

DR. ROSS NATHAN M.D. INC.  
HAND SURGERY CONSULTANTS - SUITE 100  
VIRGINIA HILLS MEDICAL PLAZA  
3718 LONG BEACH BOULEVARD  
LONG BEACH CA 90807

DESIGNER

HOWARD CDM

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CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS FOR CONFORMANCE TO DRAWINGS BEFORE STARTING CONSTRUCTION. ALL MEASUREMENTS ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR AND HE SHALL NOTIFY PROVIDOR OF ANY DISCREPANCIES PRIOR TO FABRICATION OR CONSTRUCTION.

ALL RIGHTS RESERVED. DESIGN DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PROJECT FOR WHICH THEY ARE MADE IS EXISTENT OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSION TO THE PROJECT EXCEPT FOR AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO HOWARD CDM.

THESE DRAWINGS ARE TO BE CONSIDERED PRELIMINARY AND ARE NOT APPROVED FOR CONSTRUCTION UNTIL THE OWNER AND THE ARCHITECT/DESIGNER HAVE REVIEWED BELOW THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION BY THE CONTRACTOR UNTIL THE CONTRACTOR HAS REVIEWED BELOW. SIGNATURES BELOW BY OWNER AND CONTRACTOR INDICATE A COMPLETE REVIEW AND KNOWLEDGE OF THE SCOPE, CONTENTS AND CONDITIONS AS SET FORTH IN THESE DOCUMENTS.

OWNER

CONTRACTOR  
PROJECT ARCHITECT/DESIGNER

REVISION DESCRIPTION	DATE
BUILDING DEPT SUBMITTAL	01 16 2005

DRAWN BY KAPJJK  
PROJECT NO 05-100  
DATE PRINTED 12 10 2005  
SCALE 3/16" = 1'-0"  
REFERENCE NORTH AS NOTED BY SYMBOL

1st FLOOR  
PLAN

SHEET TITLE

ELECTRONIC FILE LOCATION  
D:\Vp\new\Drawings\Files\1st\1st Floor\1st Floor\1st Floor.dwg

A-1.0

SHEET NO

GENERAL NOTES

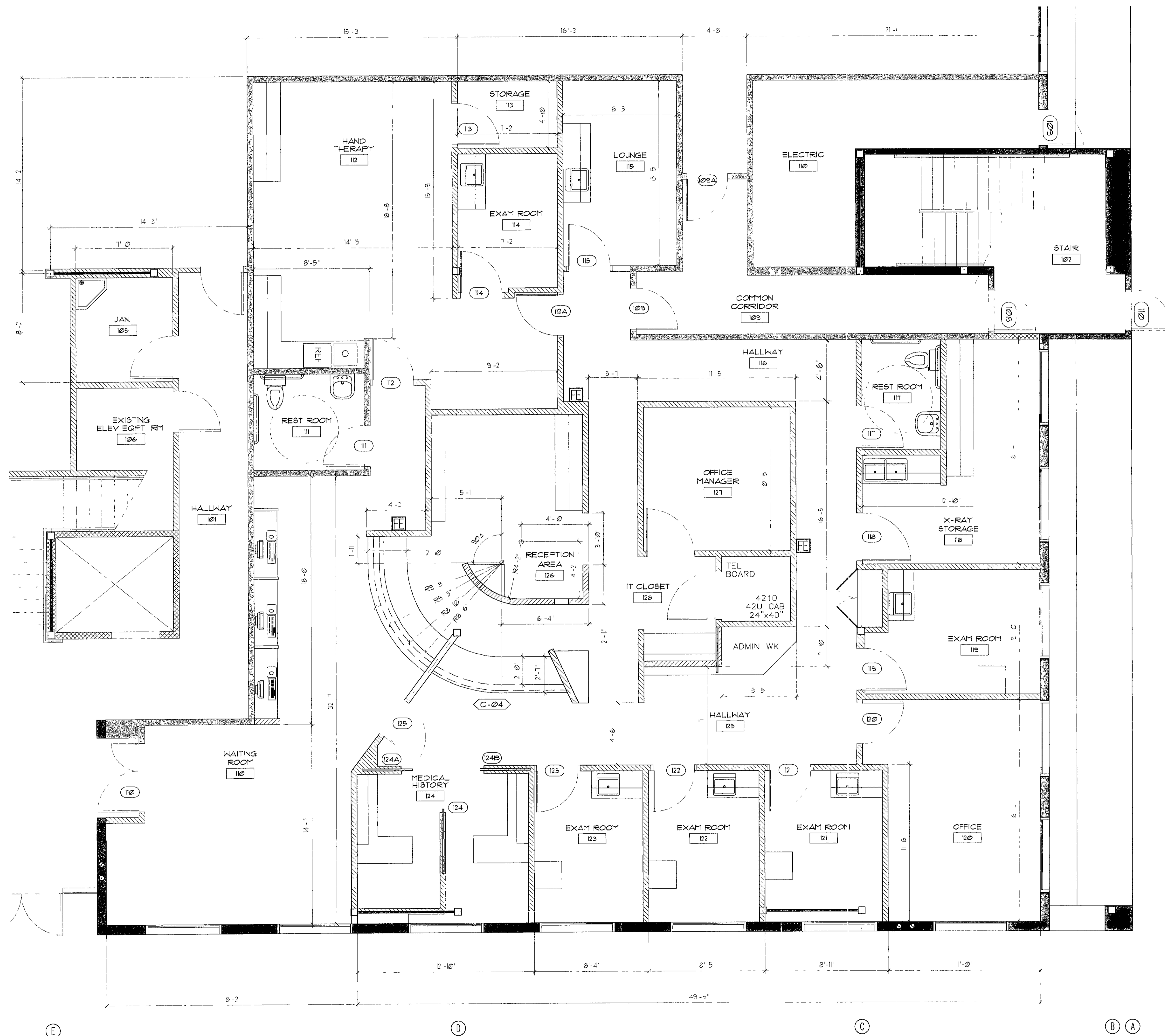
- NOTE ARCHITECT TO ENSURE EXISTING RESTROOMS ARE COMPLIANT PER A D A REQUIREMENTS SEE DETAIL SHEET FOR TYPICAL REQUIREMENTS
- ALL FINISHED PARTITIONS SHALL BE PLUMB STRAIGHT AND TRUE AND SHALL HAVE TAPED JOINTS FLUSH AND SMOOTH
- ALL PARTITIONS ARE DIMENSIONED FINISH TO FINISH UNLESS NOTED OTHERWISE
- PROVIDE BACKING IN WALLS FOR WALL HUNG FIXTURES AND CABINETS
- STANDARD DRYWALL STUDS SHOULD BE ELECTROGALVANIZED STEEL WITH PUNCHED UTILITY OPENINGS AND KNURLED FLANGE AT LEAST 1-1/4" WIDE FLANGE RETURNS FURNISH 25 GA STUDS EXCEPT WHERE 20 GAUGE OR HEAVIER IS SHOWN OR REQUIRED
- GUAGE SPECIFIED ABOVE ARE A MINIMUM, WHERE REQUIRED STUD HEIGHT EXCEEDS CODES APPROVALS, PROVIDE HEAVIER GAUGE STUDS OR DECREASE STUD SPACING AS NECESSARY TO CONFORM TO CODE
- CONTRACTOR TO SUBMIT SUBMITTALS OF ALL FINISHES, PLUMBING FIXTURES, ELECTRICAL COMPONENTS, DOOR HARDWARE AND LIGHT FIXTURES TO ARCHITECT FOR WRITTEN APPROVAL PRIOR TO ORDERING MATERIAL. IF SUBMITTALS ARE NOT SUBMITTED AND APPROVED IN WRITING THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH REPLACEMENT
- PATCH & REPAIR WINDOW MULLIONS & SILL AS REQUIRED
- SUBMIT CUT-SHEET OR ACTUAL DOOR SAMPLE FOR APPROVAL PRIOR TO PURCHASE OR FABRICATION OF DOORS AND HARDWARE SCHEDULE (COMPLETE WITH CATALOG CUT SHEET)
- MAXIMUM THRESHOLD HEIGHT AT DOORS SHALL BE 1/2" WITH 1/4" BEVEL, SEE DETAIL SHEET FOR SPECIFICATIONS
- DOOR HARDWARE SHALL BE PUSH-PULL OR OTHER TYPE WHICH DOES NOT REQUIRE GRASPING AND TURNING PER U B C
- CONTRACTOR SHALL FURNISH AND INSTALL ALL DOORS, HARDWARE AND FRAMES REQUIRED FOR A COMPLETE AND PROPER INSTALLATION
- ALL DOORS SHALL HAVE DOOR OR FLOOR STOPS TO PREVENT DAMAGE TO DOOR, HARDWARE OR ADJACENT WALL SURFACES
- ALL DOORS SPECIFIED SHALL BE FINISHED ON ALL SIDES INCLUDING THE HINGED AND STRIKE EDGES THEY SHALL ALSO BE SELF CLOSING (SEE SHEET A-6 0)
- CONTRACTOR TO VERIFY ALL KEY REQUIREMENTS WITH TENANT & LANDLORD AND SHALL COORDINATE BUILDING STANDARD CYLINDERS AND KEYWAYS AS REQUIRED
- CORRIDOR DOOR OPENINGS SHALL BE PROTECTED BY A TIGHT FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES (UBC 1004.3.4.3.2) DOOR SHALL BE SELF CONTROL OR AUTOMATIC CLOSING BY ACTUATION OF SMOKE DETECTOR
- EXIT PROTECTION TO BE PROVIDED LEADING TO PUBLIC WAY WHERE REQUIRED
- EMERGENCY EVACUATION SIGNAGE REQUIRED TO BE POSTED AT LOCATIONS APPROVED BY THE FIRE DEPARTMENT

LEGEND

- NEW INTERIOR DEMISING WALL - TYPE A  
SEE DETAIL 2B/A-5 0
- NEW FULL HEIGHT INTERIOR WALL TYPE B  
SEE DETAIL 1B/A-5 0
- NEW INTERIOR LOW WALL

KEYNOTES

- C-02 ELEC PANEL
- C-03 UTILITY ROOMS TO BE LABELED AND IDENTIFIED WITH SIGNAGE DESIGNATING PURPOSE OF ROOM
- C-04 CHECKOUT COUNTER (A D A COMPLIANT)
- C-05 -



SUITE 100 - FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"