



Flores Consulting Services, Inc.

3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 | natof2014@gmail.com

Design Build of Firestone Dental Group New Dental Practice and Lease Building – South Gate California

- Design Build, Ground up 2 Story Dental and Lease Building for the South Gate Dental Group
- We handled all aspects of the project from;
 - Program development
 - Negotiations and interviewing the design builder
 - Assisted in the owner in obtaining the financing
 - Negotiations with the City of South Gate relative to a square foot per parking space allowed, type of review and cost of the improvements for the dedication
 - Public Works negotiations, review and approval
 - Planning department approval
 - Plan check and permitting.
- Type V wood superstructure with steel moment frames
- 4,500 SF, 2 Story dental offices with 2nd story lease space. Code allowed 150/SF per parking stall. We were successful in obtaining 200 SF per parking stall. This provided the owner with 1,500 SF of lease space.
- Constructed Under City of South Gate Jurisdiction.
- Developed 3D digital models to assist owner in selecting alternatives & to give her an idea of what the finished product would like and feel like.



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South Elevation Rendering-Option 1





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South Elevation Rendering-Option 2





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South Elevation Rendering-Option 3





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South Elevation Rendering-Option 4





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South Elevation Rendering-Option 5





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South Elevation Rendering-Option 6





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North and West Views

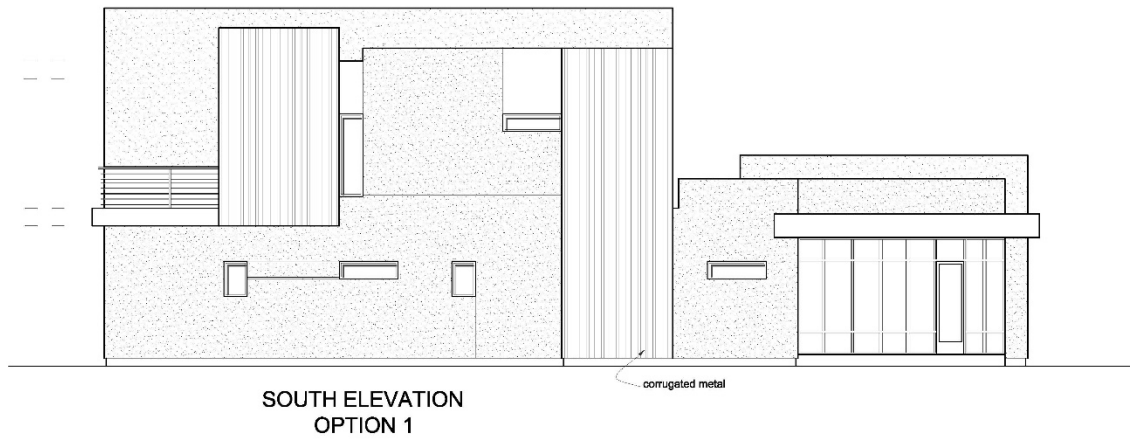




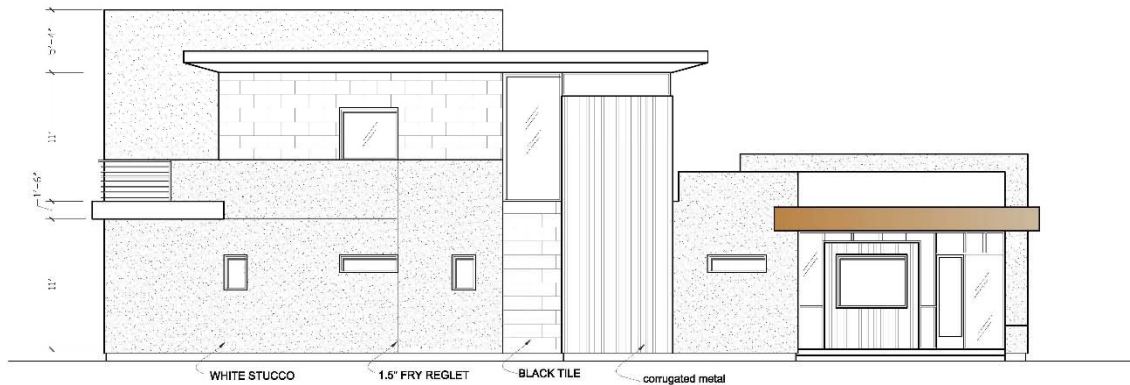
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Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Elevations



SOUTH ELEVATION
OPTION 1



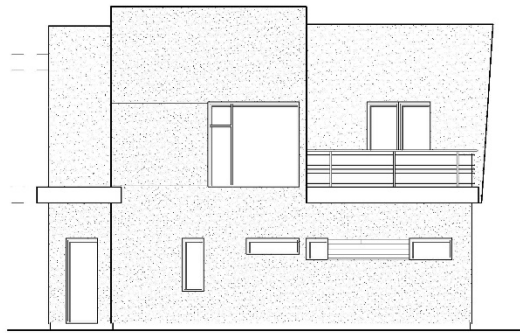
SOUTH ELEVATION
OPTION 2



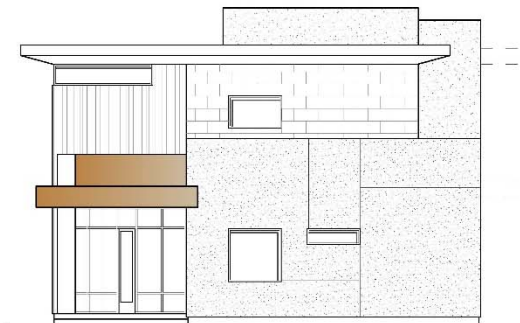
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Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Elevations



WEST ELEVATION
OPTION 1



EAST ELEVATION
OPTION 2



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Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Floor Plan

		DESIGNED BY: 	REVISIONS: REVISED 7/22/15 7/30/15 8/14/15
		PAGE: BID FOR FUTURE NAME: DR. MEROOZI 3815 FIRESTONE BLVD. SOUTH GATE, CA 90280	
SHEET NO.:		SCALE: 3/32" = 1'	

Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Equipment Layout

INDEX:

- #100 - SITE PLAN
- #101 - LAYOUT
- #102 - DIMENSIONS
- #103 - CARPENTRY
- #104 - CEILING/LIGHTING
- #105 - PLUMBING
- #106 - ELECTRICAL
- #107 - LOWER CABINETS
- #108 - UPPER CABINETS
- A - CONSTRUCTION NOTES & DRAWINGS
- B - CABINET SELECTION SHEET
- D - DOOR SCHEDULE

NOT FINAL SET

CONTRACTOR TO PULL ALL PERMITS, EACH SUB IS RESPONSIBLE TO MEET ALL CURRENT CODES & REPORT ANY MAJOR DISCREPANCIES TO DESIGNER IMMEDIATELY

CONTRACTOR TO BE RESPONSIBLE FOR ANY CHANGES MADE IN FIELD DIFFERING FROM APPROVED PLANS INCLUDING NON-COMPLIANCE OF AMERICANS WITH DISABILITIES ACT

ATTENTION: GENERAL CONTRACTOR MUST REFER TO BOTH BID PLANS AND ENGINEERING PLANS WHEN DETERMINING BID & FOR BUILD OUT

CONTRACTOR TO THOROUGHLY CHECK BUILDING BEFORE GIVING BID

BIDS TO BE PER PLAN

REVISIONS:

REVISED 7/22/15
7/30/15 8/14/15

DESIGNED BY:

GEORGE FEDYNA
Certified Interior Designer
(818) 606-6664

LAYOUT

DR. NOROOZI
3815 FIRESTONE BLVD.
SOUTH GATE, CA 90280

SHEET NO.:
101

DATE:

SCALE: 3/32" = 1'



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Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Casework Plan

IPAD WALL ELEVATION FRONT VIEW

CONFIRM SIZES OF IPADS WITH DOCTOR

PROVIDE OPENINGS IN LAMINATE FOR IPADS THAT ARE ATTACHED TO WALL

SECURE IPADS WITH FLAT SCREEN TV ANTI-THEFT SECURITY KIT BY SUPER-LOCK (OR SIMILAR)

ADD ELECTRICAL & DROPS ACCORDINGLY

CARPENTRY NOTES:

- SOUNDPROOFING-1/2" SOUNDBOARD UNDER 5/8" DRYWALL & FIBERGLASS - BOTH SIDES OF WALL
- USE 5/8" DRYWALL & 3-5/8" STUDS
- DURING LAY OUT OF WALLS REPORT ANY DISCREPANCY TO DOCTOR & DESIGNER
- SOFFITS TIED TO UPPER STRUCTURE
- USE HANDICAPPED APPROVED LEVER HARDWARE
- HEADERS: SEE CEILING & LIGHTING PLAN
- FIRE EXTINGUISHER PLACED AS NECESSARY
- INQUIRE FOR SMOKE DETECTORS & PLACE AS NECESSARY
- USE TIMELY FRAMES EXCEPT WHERE NOTED
- GLASS OPENINGS TO BE WOOD/METAL/FRAMED/WRAPPED DRYWALL
- WALL MOUNTED TV-INQUIRE FOR HEIGHT & WIDTH OF BACKING
- CONSULT W/DOCTOR REGARDING WALL FINISHES
- CONSULT W/DOCTOR REGARDING FLOOR FINISHES
- CONSULT W/DOCTOR REGARDING DOOR FINISHES
- NO CLOSERS ON BATHROOM DOORS
- CONSULT FOR CONCRETE FLOOR MOISTURE TEST
- VERIFY ALL EQUIPMENT SPECS PRIOR TO CONSTRUCTION
- 2" SOLID WOOD BACKING FROM +68" TO +94" ACROSS ENTIRE WALL
- ALL GLASS TO BE SAFETY GLASS
- CONSULT W/DOCTOR REGARDING ORANGE PEEL FINISH
- CONSULT W/DOCTOR REGARDING BULLNOSE CORNERS
- BACKING FOR WALL MOUNTED MONITOR
- INQUIRE FOR HEIGHT

2-4"x4" POSTS 16" ON CENTER CROSS BRACED ABOVE CEILING FOR X-RAY-TYP.

■ FULL HEIGHT SOUND SUPPRESSED WALL-USE SOUND SUPPRESS DRYWALL OR QUIET ROC

Wall, floor and ceiling penetrations create paths for sound. Make sure that any openings for recessed lighting, audio speakers, electrical outlets, fire sprinklers, etc. are fully sealed, otherwise sound energy may pass through these areas, reducing overall acoustic performance. Doors and windows also create paths for unwanted sound. Remediate or specify the appropriate assembly for the performance desired.

SOFFIT SIDE VIEW

6" Recessed Down Light

REVISIONS:

REVISED 7/22/15
7/30/15 8/14/15

DESIGNED BY:

GEORGE FEDYNA
 Chief Architect/Designer
 (818) 606-5664

PAGE: CARPENTRY

NAME:
DR. NCRGOOZI
3615 FIRESTONE BLVD.
SOUTH GATE, CA 90280

SHEET NO.: 103

DATE:

SCALE: 3/32" = 1"



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Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Reflective Ceiling Plan

CEILING & LIGHTING NOTES:

- 2'-0" X 4'-0" RECESSED FLUORESCENT FIXTURE W/CLEAR PRISMATIC LENS-2 BULBS
- WALL SWITCH 42"
- RECESSED CEILING MOUNTED STEREO SPEAKER
- VC VOLUME CONTROL IN BUSINESS AREA EXCEPT WHERE NOTED
- EXIT EXIT SIGN - ONE LAMP TO BE CURRENT POWERED SECOND LAMP TO BE POWERED FROM BATTERY
- EMERGENCY LIGHT-ELECTRIC & BATTERY POWERED
- H HEADER AT 6" FROM CEILING EXCEPT OVER DOORS
- CONTRACTOR TO DO HVAC & ENERGY CALCULATIONS & IS RESPONSIBLE FOR CURRENT CODE COMPLIANCE
- CEILING HEIGHT: 9'-0" EXCEPT WHERE NOTED
- SURFACE MOUNTED FIXTURE
- 6" RECESSED COMPACT FLUORESCENT FIXTURE
- 2'-0" X 2'-0" REGULAR CEILING TILES
- INDICATES CEILING HEIGHT
- HVAC = 2 HVAC ZONES MINIMUM
- VERIFY POSITION OF THERMOSTATS W/DUCTOR

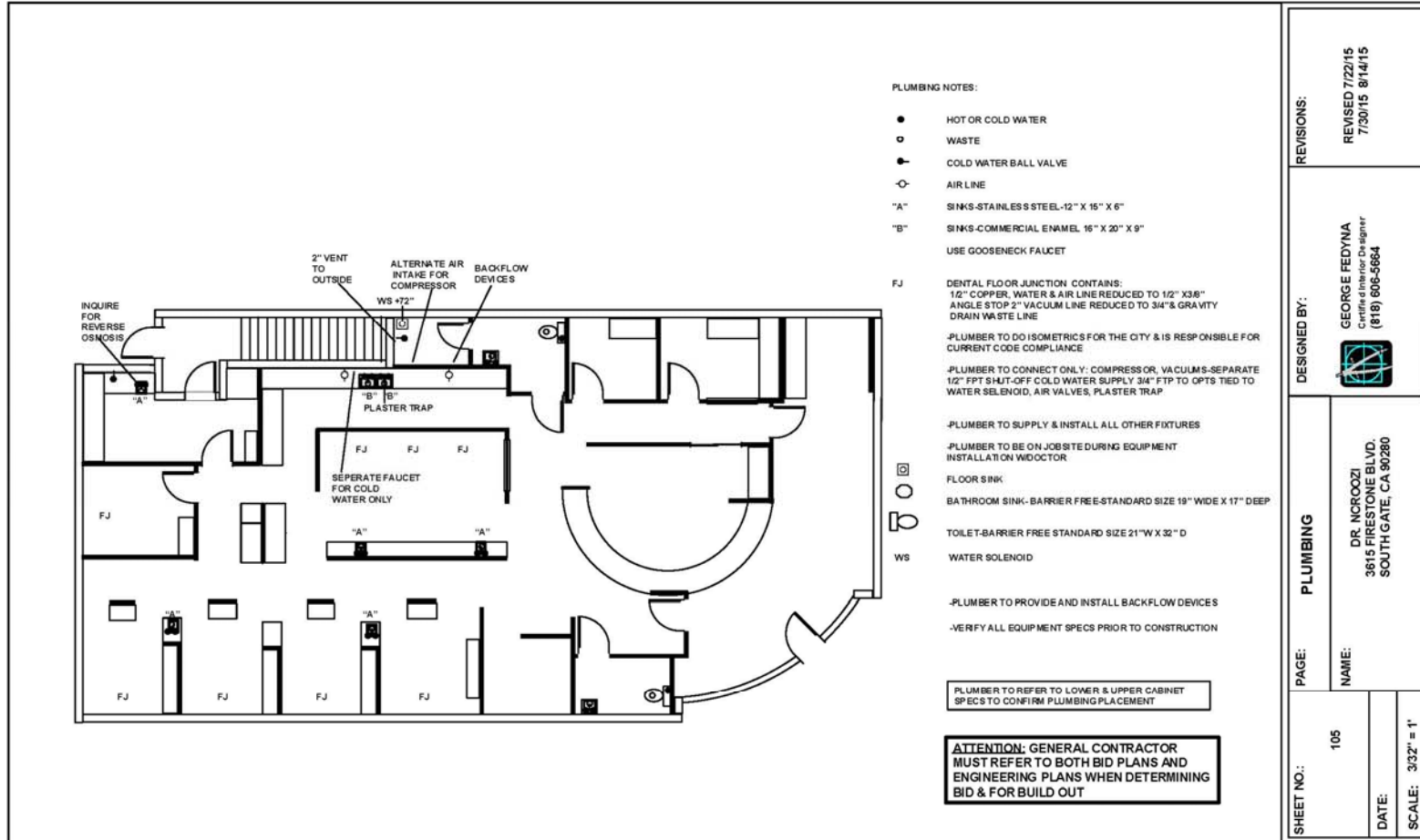
REVISIONS:	REVISED 7/22/15 7/30/15 8/14/15
DESIGNED BY:	GEORGE FEDYNA <i>Certified Interior Designer</i> (616) 606-5664
PAGE: CEILING & LIGHTING	DR. NCRGOZI 3815 FIRESTONE BLVD. SOUTH GATE, CA 90280
SHEET NO.: 104	
DATE:	
SCALE: 3/32" = 1'	



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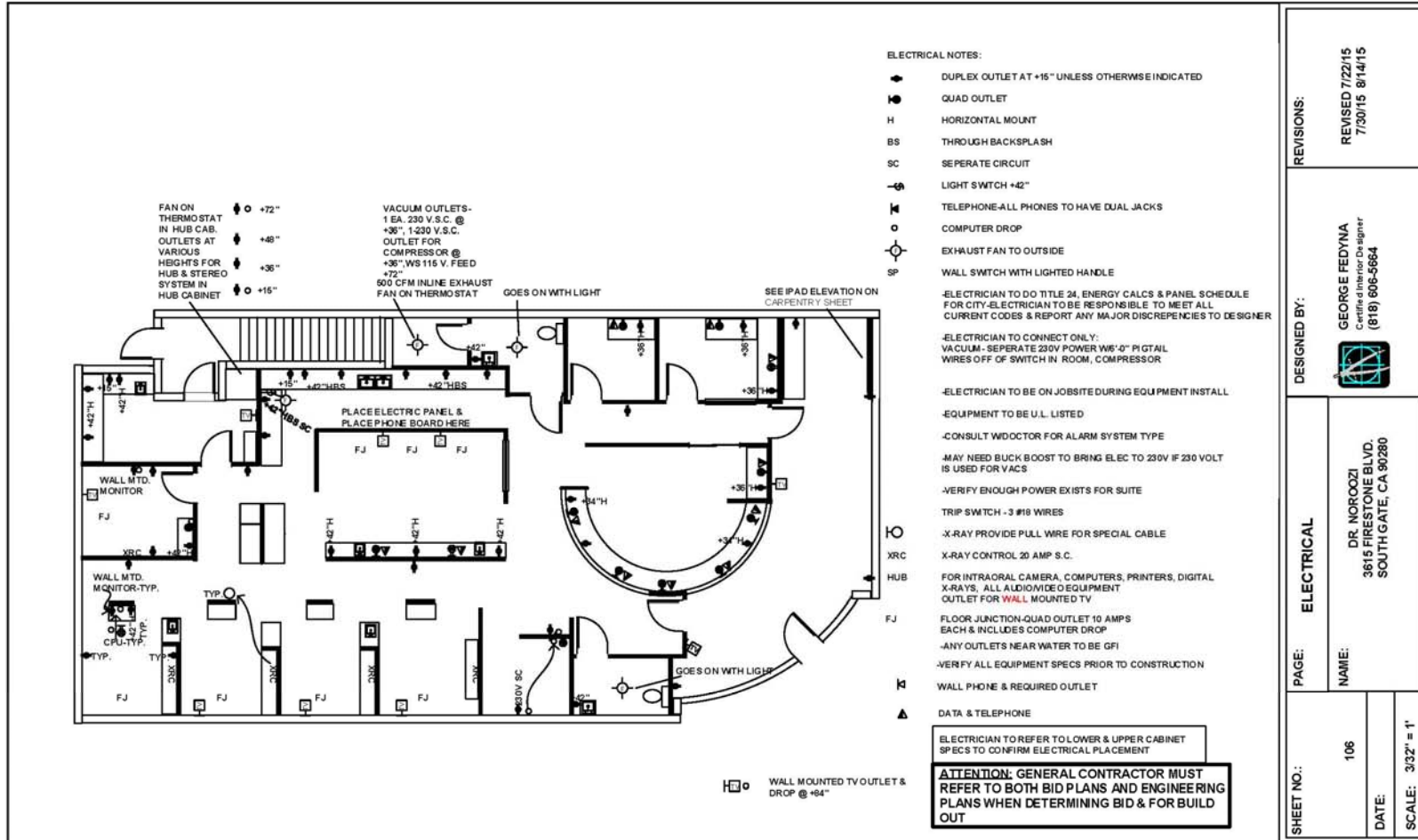
Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Plumbing Plan





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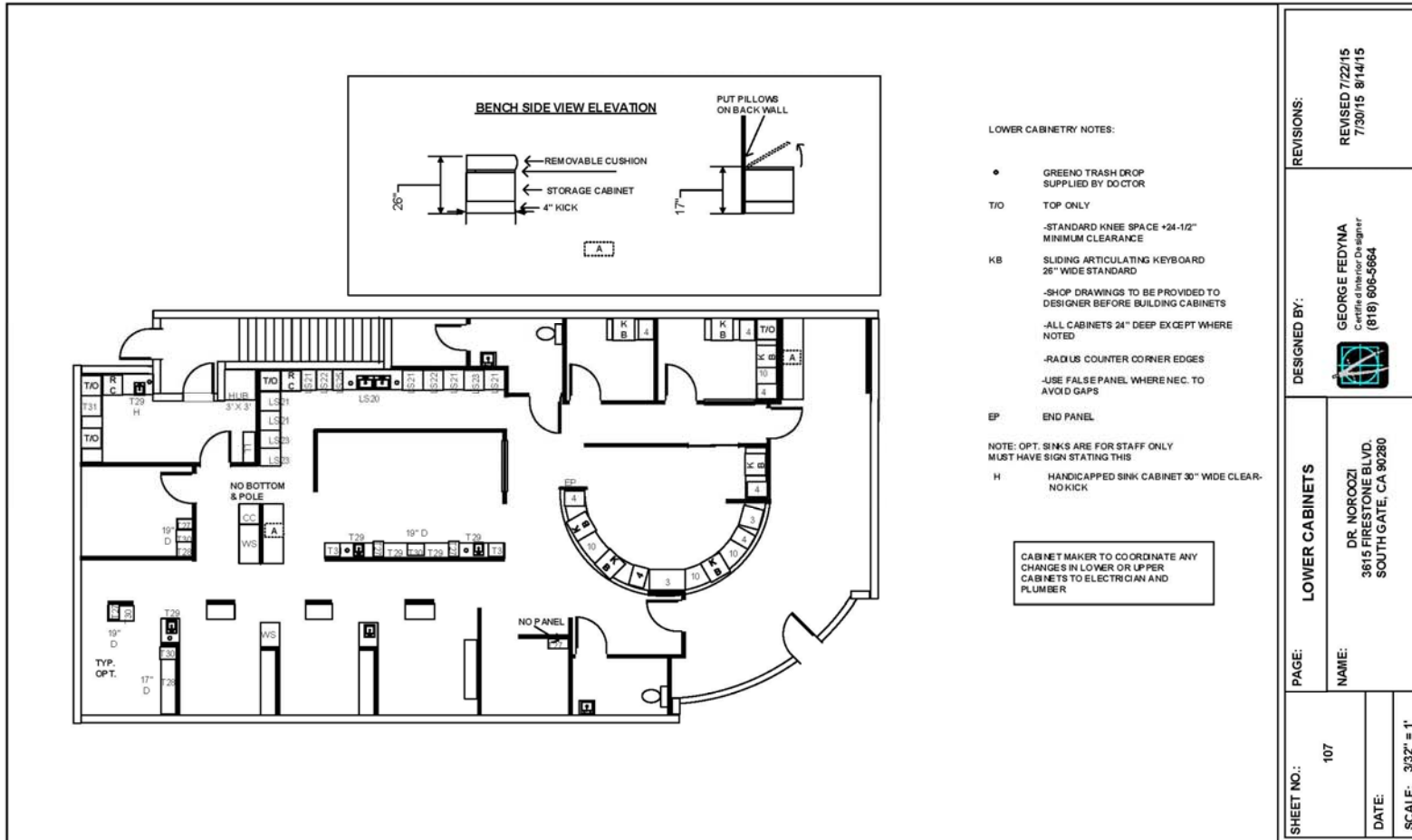
Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Electrical Plan





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Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Base Cabinet Plan

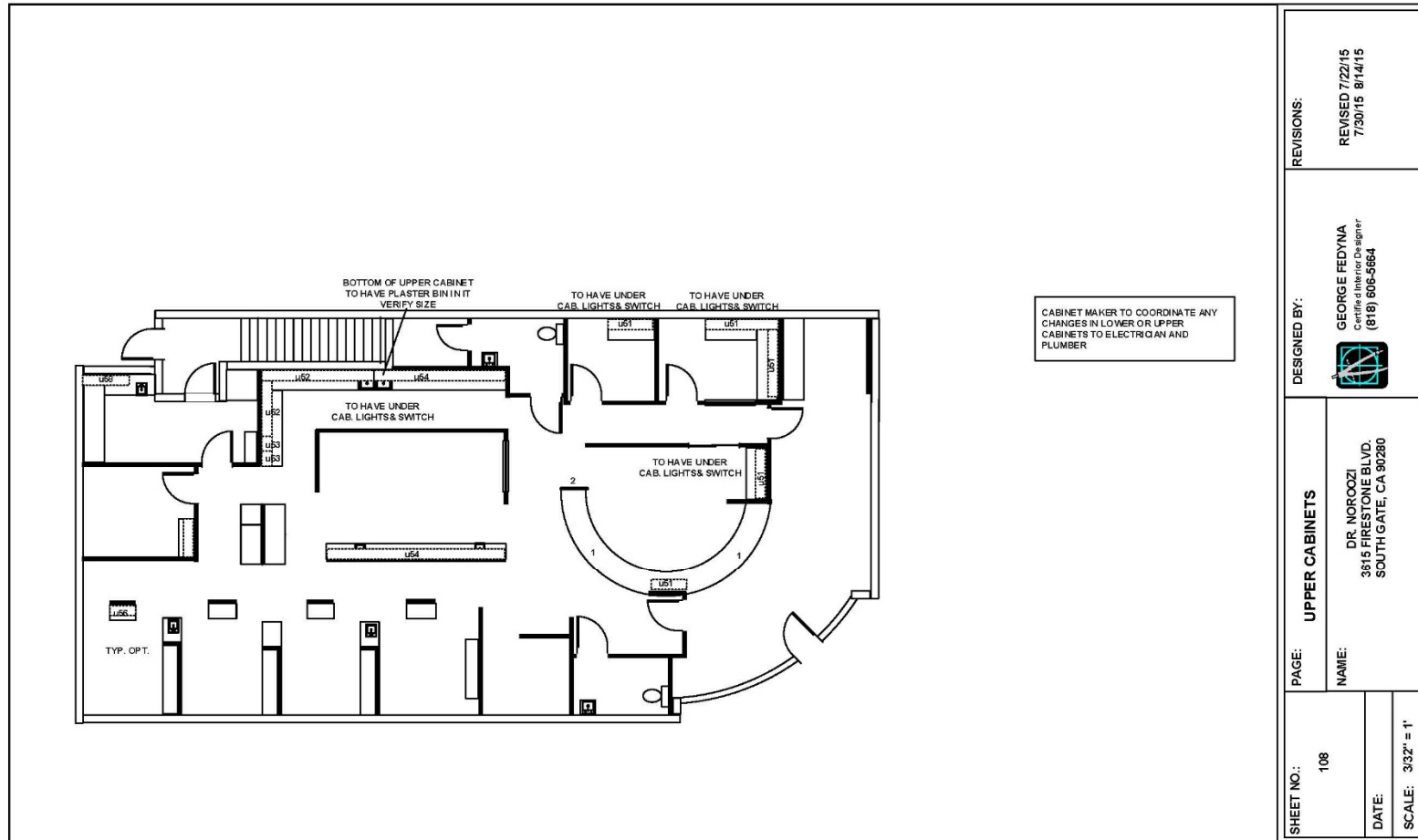




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Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Upper Cabinet Plan



SHEET NO.: 108	PAGE: UPPER CABINETS	DESIGNED BY: GEORGE FEDYNA <small>Certified Interior Designer (818) 808-8664</small>	REVISIONS: REVISED 7/22/15 7/30/15 8/14/15
	NAME: DR. MORCOZI 3815 FIRESTONE BLVD. SOUTH GATE, CA 90280		
DATE:			
SCALE: 3/32" = 1'			



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Design Build of Firestone Dental Group New Dental Practice and Lease Building – Preliminary Cabinet Elevation Plan

CABINET SELECTION SHEET

RECEPTION DESK ELEVATION BUSINESS AREA SIDE

FOR UPPERMOST COUNTER
UPPERMOST CHECK-IN/OUT COUNTER TOP +44" - 12" DEEP
2" OVERHANG STANDAND HANDICAPPED AREA MUST BE 3'-0" WIDE CLEAR 8" DEEP
PIGEON HOLES 4" HIGH-8" DEEP-REMOVABLE SLATS
DESK TOP +30" 24" DEEP
DRAWER TYPES VARY SEE LOWER CABINET SHEET -FOR SIDE VIEW ELEVATION SEE 1

FORMS HOLDER UPPER CABINET ADJ. SHELVES NO DOOR L50
CHART HOLDER SIDE VIEW
2 CHART HOLDERS 12" WIDE X 8" HIGH X 2" DEEP EACH 2

STANDARD CABINETS

SIT-DOWN CABINETS

FILE DRAWERS FOR STANDARD FOLDERS
SLIDING DOORS
PENCIL DRAWER 10
TYPEWRITER AREA 11

STAND-UP CABINETS

FALSEPANEL TO CEILING
SKIRT FOR UNDER CABINET LIGHT
UPPER CABINET SIDE VIEW
1'-0" UNCLIP
STANDARD LOWER CABINET DEPTH 24"

LAB/STERILIZATION CABINETS

TRAY STORAGE SHELVES APPROX. 2" APART, CONFIRM EXACT TRAY SIZE, TYP.
SMOKED GLASS DOORS
LIGHTS UNDER CABINET

TRAY STORAGE L53
CASE PAN STORAGE L54
CASE PAN SIDE VIEW 1'-0"
UNDER CABINET LIGHT 9"

ALL CABINETS 12" SPLASH EXCEPT WHERE CABINETS UNDER +34" SPLASH TO MATCH HEIGHT OF TALLER CABINETS
SINK CABINET 25" DEEP

TREATMENT AREA

TRAY STORAGE
SMOKED GLASS DOORS L55
X-RAY CABINET MODULE SIDE VIEW
CABINET +96" TO +96" FOR X-RAY CONFIRM X-RAY SIZE
SLIDING SHELF 16" WIDE I.D.
NO UNDER CABINET LIGHTS UNLESS OTHERWISE SPECIFIED
ALL CABINETS +34" W/ 4" SPLASH -DEPTH VARIES SEE LOWER CABINET SHEET

STORAGE CABINETS

12" X 12" LOCKABLE
4" SKIRT TO HIDE LIGHTING
GLASS DOORS
LAMINATE DOORS

HUB CABINET HUB
COAT CLOSET CC
WALL STORAGE WS
AV CABINET AV
DISPLAY CABINET DC
LOCKERS LL
BOOKCASE BC

LOUNGE CABINETS

NO UNDER CABINET LIGHTS UNLESS OTHERWISE SPECIFIED
REFRIGERATOR OPENING W/ 4" SPLASH CONFIRM REF. SIZE -IN LAB/STERILIZATION AREA 12" SPLASH REQUIRED

OPENING FOR MICROWAVE VERIFY SIZE
UPPER CABINET SIDE VIEW L58
L59
FRONT VIEW L56
L57
LOWER STORAGE CABINET W/ FOLD DOORS NO LEAD
L520 L521 L522 L523 L524 L525 L526 L527

NOTES:

- NOT TO SCALE
- ANY DIMENSIONS GIVEN ON LOWER & UPPER CABINET SHEETS OR ELEVATION SHEET SUPERSEDES DIMENSIONS SHOWN ABOVE
- DEPTH DIMENSIONS SHOWN ON LOWER & UPPER CABINET OR ELEVATION SHEETS
- ALL DEPTH DIMENSIONS ARE FOR COUNTERTOPS, RECESS CABINET 5/8" UNDER DIMENSION
- ALL WIDTHS TO FINISHED WALL
- ALL CABINETS ARE OF LAMINATE MATERIAL UNLESS OTHERWISE SPECIFIED
- IF BACK OF CABINET MEETS WINDOW-CONFIRM IF CABINET BACK TO BE FINISHED OR IF SPACE SHOULD BE LEFT FOR BLINDS
- ALL BACK SPLASHES TO BE COVERED
- ALL UPPER CABINETS TO 6'-0" UNLESS OTHERWISE SPECIFIED
- ALL UPPER CABINETS TO HAVE BACKING

CABINET MAKER MUST PROVIDE SHOP DRAWINGS TO DESIGNER

SHEET B



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Design Build of Firestone Dental Group New Dental Practice and Lease Building – Construction Progress Photos





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