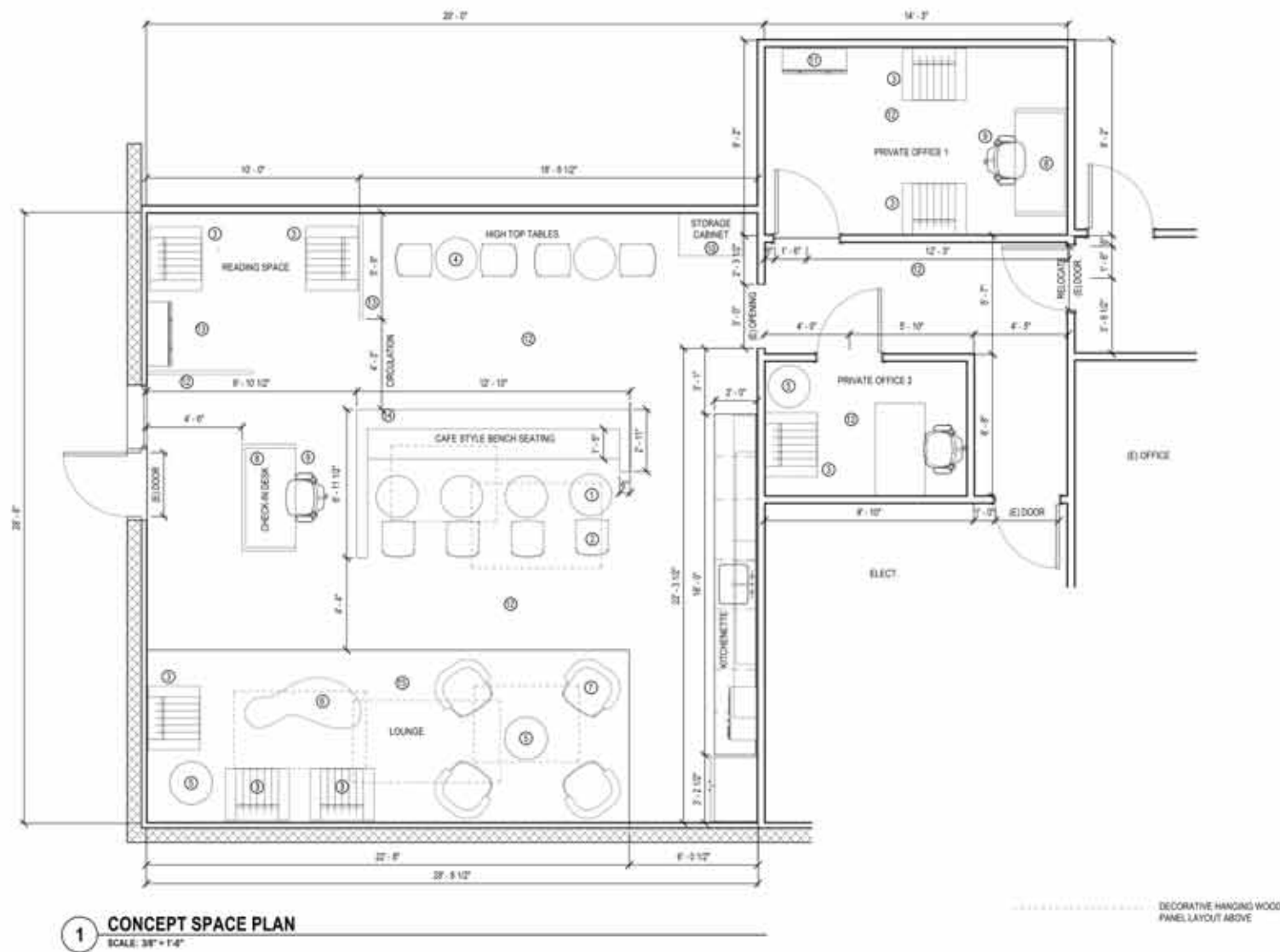




High School Wellness Center Remodel.

2n5 Studio Architectural Designer/Project Coordinator



KEYNOTE	QTY	IMAGE
① SMALL ROUND DINING TABLE	4	
② DINING CHAIR	4	
③ MODERN ACCENT CHAIR	7	
④ HIGH TOP TABLES & STOOLS SET	2	
⑤ ROUND COFFEE TABLE	3	
⑥ MODERN FREE FORM COFFEE TABLE	1	
⑦ ROUND SOFA CHAIR	4	
⑧ CUSTOM MADE DESK	4	
⑨ RED COMPUTER CHAIR AMAZON	4	
⑩ STORAGE CABINET	1	
⑪ BOOKCASE	1	
⑫ LUXURY VINYL PLANK FLOORING	1	
⑬ MOBILE ACOUSTIC PARTITION	2	
⑭ CUSTOM MADE CAFE STYLE BENCH SEATING	1	
⑮ LARGE AREA RUG OR 2 MEDIUM AREA RUGS	1	

07/11/2024

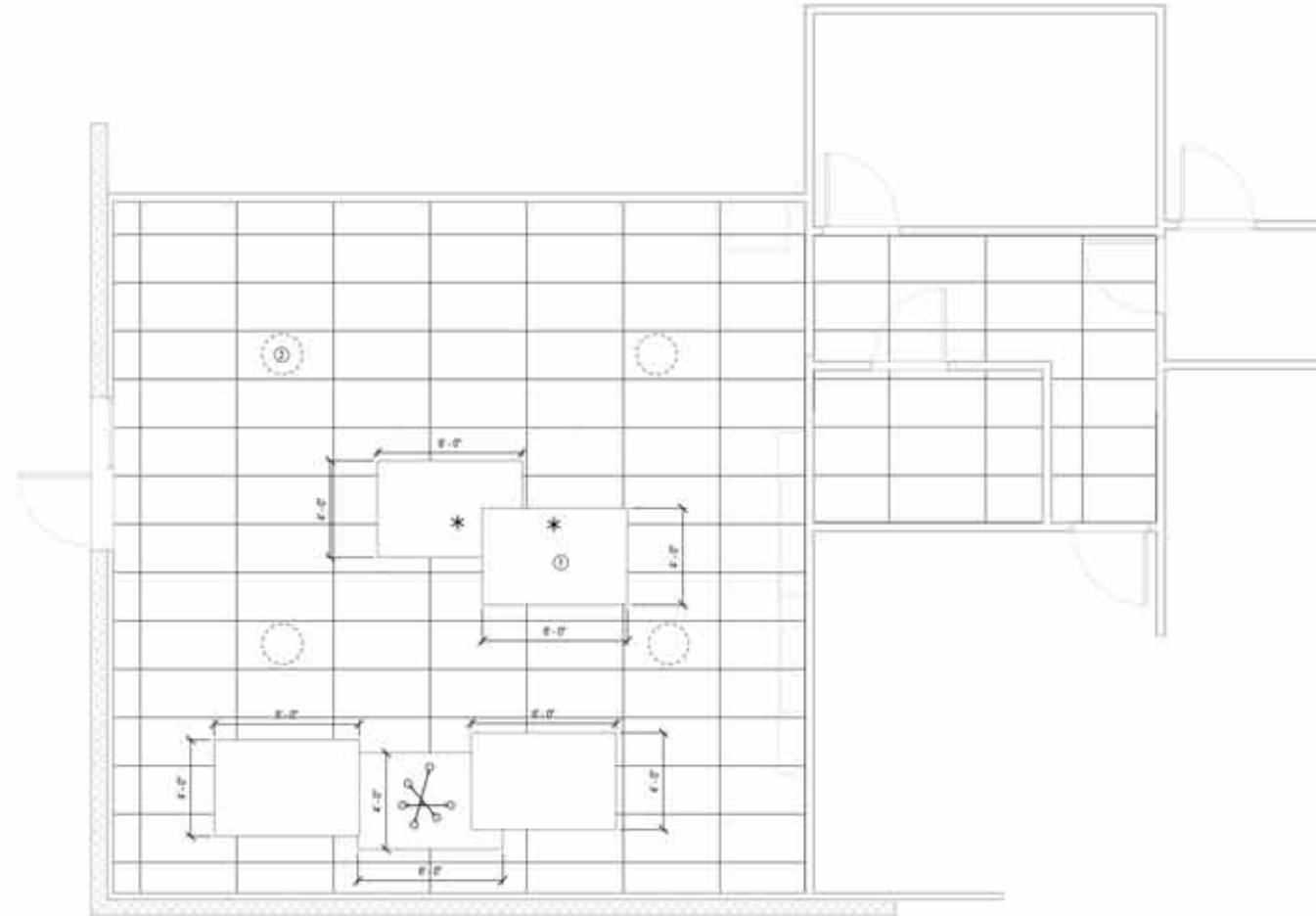
CONCEPT SPACE PLAN
HIGH SCHOOL
WELLNESS CENTER

2N5 STUDIO

ARCHITECTURE | INTERIOR DESIGN | PLANNING

High School Wellness Center Remodel.

2n5 Studio Architectural Designer/Project Coordinator



KEYNOTE	QTY.
① CUSTOM MADE DECORATIVE WOOD HANGING PANELS	5
② SOLAR TUBES	4

1 WELLNESS CENTER CEILING PLAN
SCALE: 3/8" = 1'-0"

07/11/2024

CEILING PLAN
HIGH SCHOOL
WELLNESS CENTER

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ARCHITECTURE | INTERIOR DESIGN | PLANNING

High School Wellness Center Remodel.

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FIXTURES AND FINISHES	SPECIFICATIONS	IMAGE
FLOORING	MANUFACTURER: CALI MODEL: VPC AGED HICKORY VINY PLANK THE HOME DEPOT	
BASE MOLDING	MANUFACTURER: NTRM DETAILS: BASEBOARD PREPARED, WATERPROOF, 5/8" H X 8 1/2" W X 1/2" L 100% RECYCLED EPS CORE COMPOSITE WHITE THE HOME DEPOT	
KITCHENETTE CABINETS	OPTION 1 STYLE: FLAT PANEL MATERIAL: LAMINATE COLOR: LIGHT TO MEDIUM GREY OPTION 2 STYLE: FLAT PANEL MATERIAL: PAINTED WOOD COLOR: LIGHT TO MEDIUM GREY	
KITCHENETTE COUNTERTOP AND BACKPLASH	OPTION 1 MANUFACTURER: FORMICA TYPE: LAMINATE COLOR: CARRARA MARBLE THE HOME DEPOT OPTION 2 TYPE: MANUFACTURER: THINGSCAPE COLOR: VOLANAS MARBLE THE HOME DEPOT	
KITCHENETTE SINK	MANUFACTURER: KRAUS MODEL: KSU12 DETAILS: 23 IN UNDERMOUNT SINGLE BOWL, STAINLESS STEEL THE HOME DEPOT	
KITCHENETTE FAUCET	MANUFACTURER: KOHLER MODEL: K-596-VS DETAILS: SEMPLICE SINGLE HANDLE FULL-DOWN SPRAYER VIBRANT STAINLESS KITCHEN FAUCET THE HOME DEPOT	
PAINT COLOR AT WALLS	OPTION 1 MANUFACTURER: DUN EDWARDS COLOR: DCS861 CLOUDLESS OPTION 2 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7536 OREGAN WHITE NOTE: DC OR SW COLORS TO BE ORDER IN DRY FLAT, SPEEDWIDE ES OR PITTECH WATERBASE AS NEEDED FROM CONTEMPORARY SURFACE SOLUTIONS.	
WALL MURAL AT LOUNGE AREA	CUSTOM ART MURAL BY LOCAL MURALIST ARTIST	

CEILING FIXTURES AND FINISHES	SPECIFICATIONS	IMAGE
OPTION 1 REPLACE DAMAGED CEILING TILES WITH SIMILAR 2' X 4' ACT TILES (WELLNESS CENTER AND OFFICES) EXISTING 2' X 4' LIGHT PANELS TO REMAIN ADD DECORATIVE LIGHT FIXTURE (1 CHANDELER; TO LOUNGE AREA ADD DECORATIVE LIGHT FIXTURES (2 PENDANTS) TO CAFE STYLE BENCH SEATING	3FT X 4FT FIFTH AVENUE SQUARE EDGE LAY-IN CEILING TILE THE HOME DEPOT MANUFACTURER: BELLA DEPOT DETAILS: ADJUSTABLE CHANDELER WITH CLEAR GLASS SKU: 3374198-000-000 OVERSTOCK.COM MANUFACTURER: KARO11 DETAILS: 1 LIGHT ADJUSTABLE PENDANT COLOR OPAL WHITE SKU: 4038938-000-000 OVERSTOCK.COM	
OPTION 2 REPLACE CEILING TILES WITH UPGRADED 2' X 4' TILE REPLACE LIGHT FIXTURES WITH LINEAR LIGHTING (WELLNESS CENTER AND OFFICES) ADD DECORATIVE WOOD HANGING PANELS ABOVE CAFE STYLE BEN SEATING AND LOUNGE AREA ADD DECORATIVE LIGHT FIXTURE (1 CHANDELER) TO LOUNGE AREA ADD DECORATIVE LIGHT FIXTURES (2 PENDANTS)	MANUFACTURER: ARMSTRONG WORLD INDUSTRIES CEILING SYSTEMS. ACT ON CENTER LINEAR LIGHTING CUSTOM MADE PANELS SEE A1.2 SHEET FOR DETAILS/LAYOUT AND 3D VIEWS MANUFACTURER: REMSAN DETAILS: 16 LIGHT MID CENTURY MODERN CLUSTER FROSTED BUBBLE CHANDELER SKU: 4384152-000-000 OVERSTOCK.COM MANUFACTURER: INK + IVY DETAILS: AURELIA 3 LIGHT FROSTED BUBBLE CHANDELER/PENDANT SKU: 4000287-000-000 OVERSTOCK.COM	
OPTION 3 SAME AS OPTION 2 CEILING HEIGHT IS RAISED 27" APPROX.	MANUFACTURER: CUKKANG DETAILS: 12 LIGHT VINTAGE IMITATION WOOD BRANCH CHANDELER SKU: 4011480-000-000 OVERSTOCK.COM MANUFACTURER: RIVER OF GOODS DETAILS: ANTIQUED BRASS PAINTED METAL WITH CAGE SHADE SKU: 4320780-000-000 OVERSTOCK.COM	
SOLAR TUBES QTY 4 AT WELLNESS CENTER	MANUFACTURER: VELUX DETAILS: 10 IN ACRYLIC DOME SUN TUNNEL SKU # 1001862315 THE HOME DEPOT	

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FINISH AND FIXTURES SCHEDULE

HIGH SCHOOL
WELLNESS CENTER

2n5 STUDIO LLC

ARCHITECTURE | INTERIOR DESIGN | PLANNING

High School Wellness Center Remodel.

2n5 Studio Architectural Designer/Project Coordinator



1 CAFE STYLE BENCH, LOUNGE & KITCHENETTE
SCALE

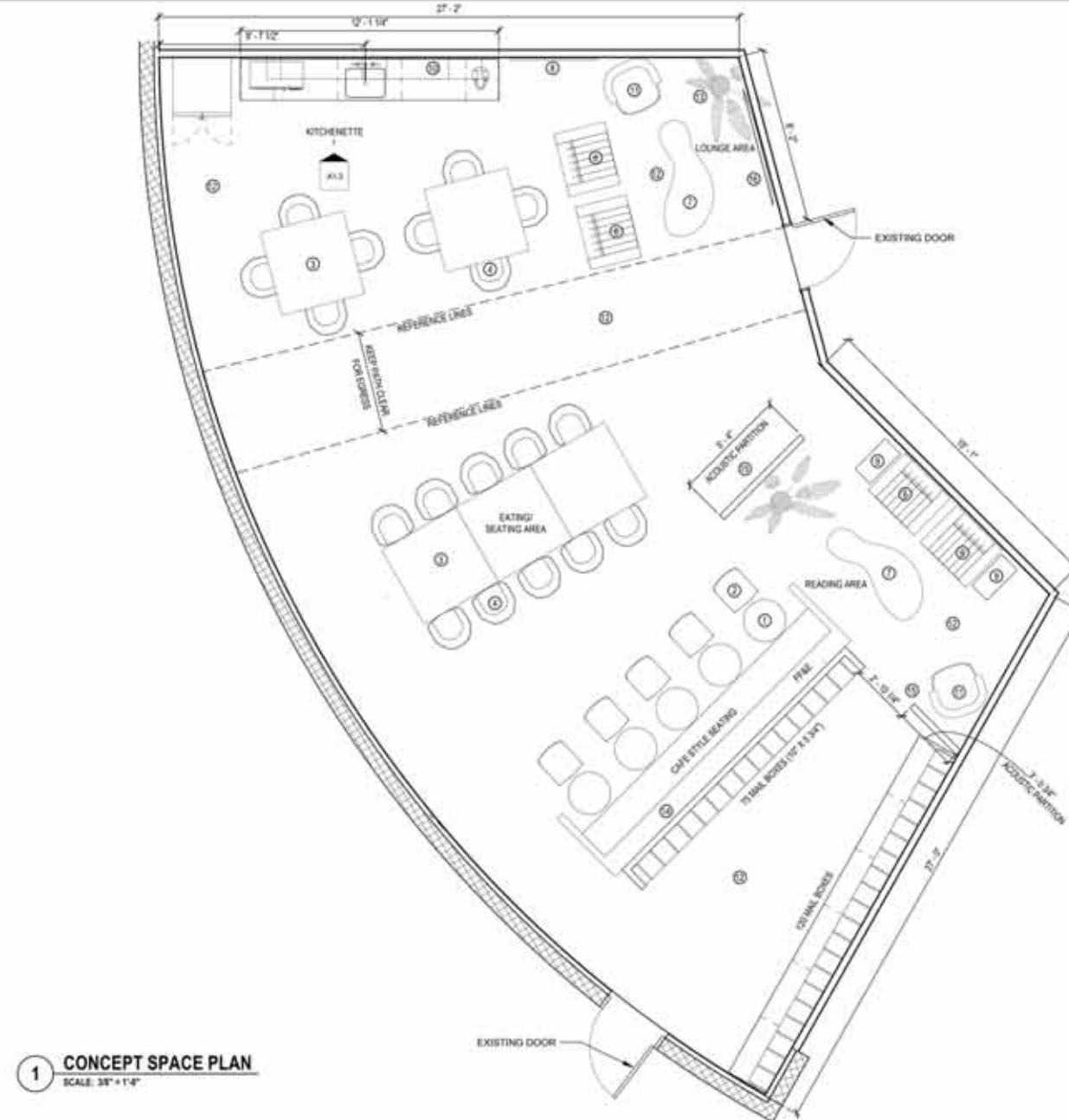
07/11/2024

WELLNESS CENTER VIEW 1
HIGH SCHOOL
WELLNESS CENTER

2n5 STUDIO
ARCHITECTURE | INTERIOR DESIGN | PLANNING

High School Staff Lounge Remodel.

2n5 Studio Architectural Designer/Project Coordinator



1 CONCEPT SPACE PLAN
SCALE: 3/8" = 1'-0"

KEYNOTE	QTY.	IMAGE
① SMALL ROUND DINING TABLE	6	
② DINING CHAIR	6	
③ 4' X 4' TABLE	6	
④ DINING CHAIR	18	
⑤ NOT USED		
⑥ MODERN ACCENT CHAIR	4	
⑦ MODERN FINE FORM COFFEE TABLE	2	
⑧ BULLETIN BOARD	1	
⑨ LAPTOP TABLE	2	
⑩ SHELF	3	
⑪ ROUND SOFA CHAIR	2	
⑫ LUXURY VINYL PLANK FLOORING		
⑬ ARTIFICIAL PLANT	2	
⑭ CUSTOM MADE CAFE STYLE BENCH SEATING	1	
⑮ ACUSTIC PARTITION	2	
⑯ TV N.I.C.	1	

07/23/2024

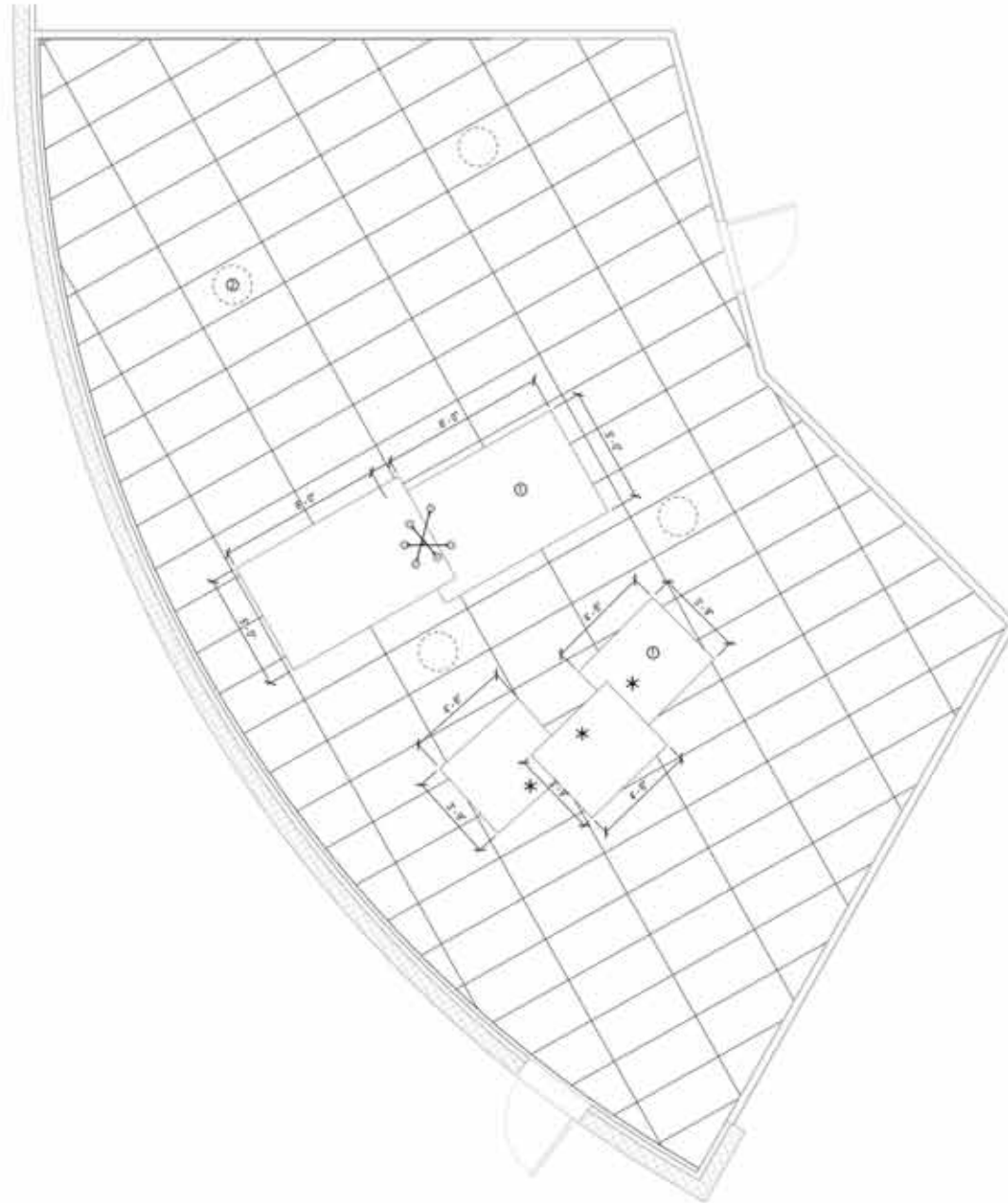
STAFF LOUNGE CONCEPT SPACE PLAN
HIGH SCHOOL
STAFF LOUNGE

2N5 STUDIO

ARCHITECTURE | INTERIOR DESIGN | PLANNING

High School Staff Lounge Remodel.

2n5 Studio Architectural Designer/Project Coordinator



KEYNOTE	QTY.	MAKE
① CUSTOM MADE DECORATIVE WOOD HANGING PANELS	5	
② SOLARTUBES	2	

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STAFF LOUNGE CEILING PLAN

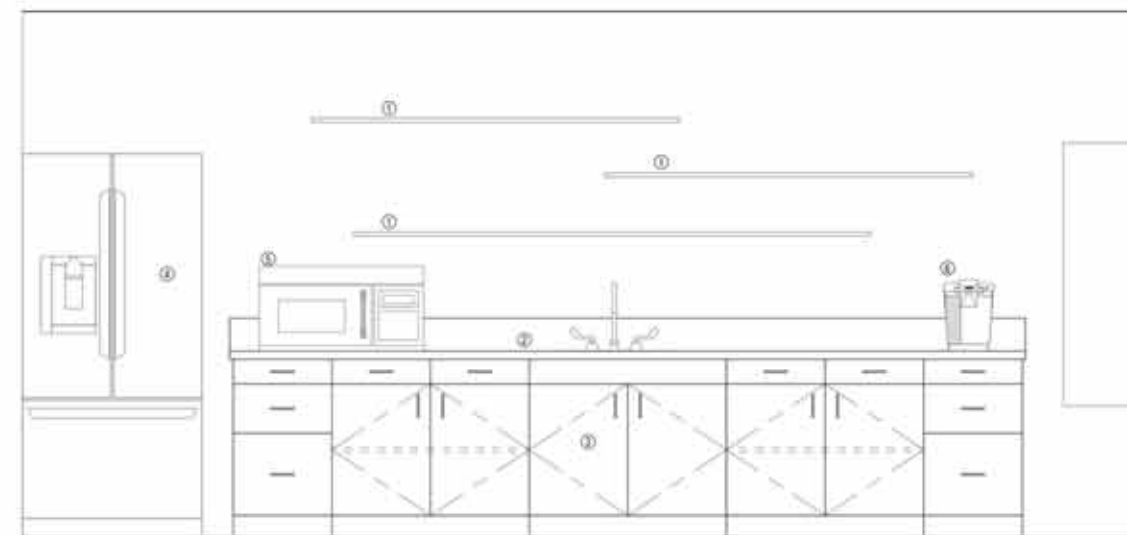
HIGH SCHOOL
STAFF LOUNGE

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High School Staff Lounge Remodel.

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KEYNOTE	
①	SHELF
②	COUNTERTOP & BACKSPASH
③	CABINETS
④	REFRIGERATOR
⑤	MICROWAVE N.I.C.
⑥	COFFEE MAKER N.I.C.

1 **KITCHENETTE INTERIOR ELEVATION**
SCALE: 1"=1'-0"

07/23/2024

STAFF LOUNGE KITCHENETTE

HIGH SCHOOL
STAFF LOUNGE

2n5 STUDIO

ARCHITECTURE | INTERIOR DESIGN | PLANNING

High School Staff Lounge Remodel.

2n5 Studio Architectural Designer/Project Coordinator

FIXTURES AND FINISHES	SPECIFICATIONS	MADE
FLOORING	MANUFACTURER: CAJ MODEL: VPC AGED HICKORY VINYL PLANK THE HOME DEPOT OR SIMILAR	
BASE MOLDING	MANUFACTURER: WTBM DETAILS: BASEBOARD PREPARED, WATERPROOF, 3 1/2" H X 9 1/8" W X 1/2" L 100% RECYCLED EPS CORE COMPOSITE WHITE THE HOME DEPOT	
KITCHENETTE CABINETS	OPTION 1 STYLE: FLAT PANEL MATERIAL: LAMINATE COLOR: LIGHT TO MEDIUM GREY OPTION 2 STYLE: FLAT PANEL MATERIAL: PAINTED WOOD COLOR: LIGHT TO MEDIUM GREY	
KITCHENETTE COUNTERTOP AND BACKSPLASH	OPTION 1 MANUFACTURER: FORMICA TYPE: LAMINATE COLOR: CALACATTA MARBLE SATIN THE HOME DEPOT OPTION 2 TYPE: MANUFACTURER: THINSCAPE COLOR: CALCUTA BLANC THE HOME DEPOT	
KITCHENETTE SINK	MANUFACTURER: KRAUS MODEL: KH1100-3Z DETAILS: 36 IN UNDERMOUNT SINGLE BOWL STAINLESS STEEL THE HOME DEPOT	
KITCHENETTE FAUCET	MANUFACTURER: KOHLER MODEL: K-596-VS DETAILS: SNAP-PLATE SINGLE-HANDLE FULL-DOWN SPRAYER VIBRANT STAINLESS KITCHEN FAUCET THE HOME DEPOT	
PAINT COLOR AT WALLS	OPTION 1 MANUFACTURER: DUN EDWARDS COLOR: SILVER CITY OPTION 2 MANUFACTURER: SHERRIN WILLIAMS COLOR: SW 7028 (ORGAN WHITE) NOTE: DE OR SW COLORS TO BE ORDER IN DRY FLAT. SPEED DRY EG OR FITTECH WATERBASE AS NEEDED FROM CONTEMPORARY SURFACE SOLUTIONS.	

CEILING FIXTURES AND FINISHES	SPECIFICATIONS	MADE
OPTION 1 REPLACE DAMAGED CEILING TILES WITH SIMILAR 2' X 4' ACT TILES EXISTING 2' X 4' LIGHT PANELS TO REMAIN ADD DECORATIVE LIGHT FIXTURE (1 CHANDELER) TO SEATING/EVENTS AREA ADD DECORATIVE LIGHT FIXTURES (2 PENDANTS) AT CAFE STYLE BENCH SEATING AREA.	2FT X 4FT FIFTH AVENUE SQUARE EDGE LAY-IN CEILING TILE THE HOME DEPOT MANUFACTURER: BELLA DEPOT DETAILS: ADJUSTABLE CHANDELER WITH CLEAR GLASS SKU: 33347108-000-003 OVERSTOCK.COM MANUFACTURER: KAWOTI DETAILS: 1 LIGHT ADJUSTABLE PENDANT COLOR: OPAL WHITE SKU: 4010993-000-000 OVERSTOCK.COM	
OPTION 2 REPLACE CEILING TILES WITH UPGRADED 2' X 4' TILE REPLACE LIGHT FIXTURES WITH LINEAR LIGHTING ADD DECORATIVE WOOD HANGING PANELS AT CAFE STYLE BENCH SEATING AND SEATING/EVENTS AREA ADD DECORATIVE LIGHT FIXTURE (1 CHANDELER) TO SEATING/EVENTS AREA ADD DECORATIVE LIGHT FIXTURES (2 PENDANTS) AT CAFE STYLE BENCH SEATING AREA.	MANUFACTURER: ARMSTRONG WORLD INDUSTRIES CEILING SYSTEMS, ACT ON CENTER LINEAR LIGHTING CUSTOM MADE PANELS: SEE A1.2 SHEET FOR DETAILS LAYOUT AND 3D VIEWS MANUFACTURER: RENNSAN DETAILS: 18 LIGHT MID-CENTURY MODERN CLUSTER FROSTED BUBBLE CHANDELER SKU: 4354183-000-000 OVERSTOCK.COM MANUFACTURER: RW + VV DETAILS: AURELIA 3 LIGHT FROSTED BUBBLE CHANDELER/PENDANT SKU: 4080267-000-000 OVERSTOCK.COM	
OPTION 3 SAME AS OPTION 2 CEILING HEIGHT IS RAISED 32" APPROX.	MANUFACTURER: OKAWING DETAILS: 12 LIGHT VINTAGE IMITATION WOOD BRANCH CHANDELER SKU: 4011483-000-000 OVERSTOCK.COM MANUFACTURER: RIVER OF GOODS DETAILS: ANTIQUE BRASS PAINTED METAL WITH CAGE SHADE SKU: 4337802-000-000 OVERSTOCK.COM	
SOLAR TUBES QTY. 4 AT STAFF LOUNGE	MANUFACTURER: VELUX DETAILS: 16 IN ACRYLIC DOME SUN TUNNEL SKU: 100180215 THE HOME DEPOT	

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STAFF LOUNGE FINISH & FIXTURES SCHEDULE

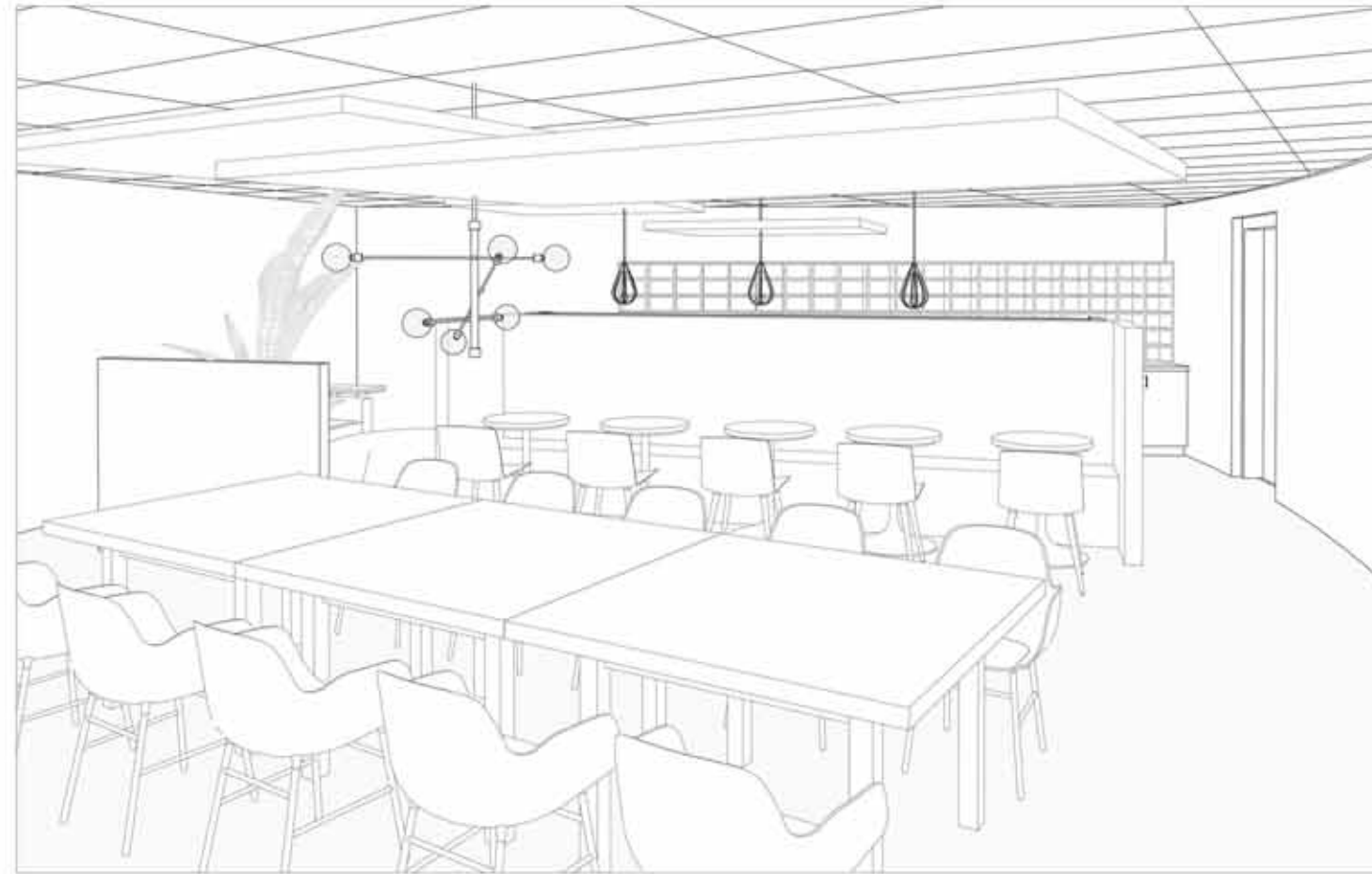
HIGH SCHOOL
STAFF LOUNGE

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ARCHITECTURE | INTERIOR DESIGN | PLANNING

High School Staff Lounge Remodel.

2n5 Studio Architectural Designer/Project Coordinator



1 STAFF LOUNGE CAFE STYLE BENCH & SEATING
SCALE

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STAFF LOUNGE VIEW 2

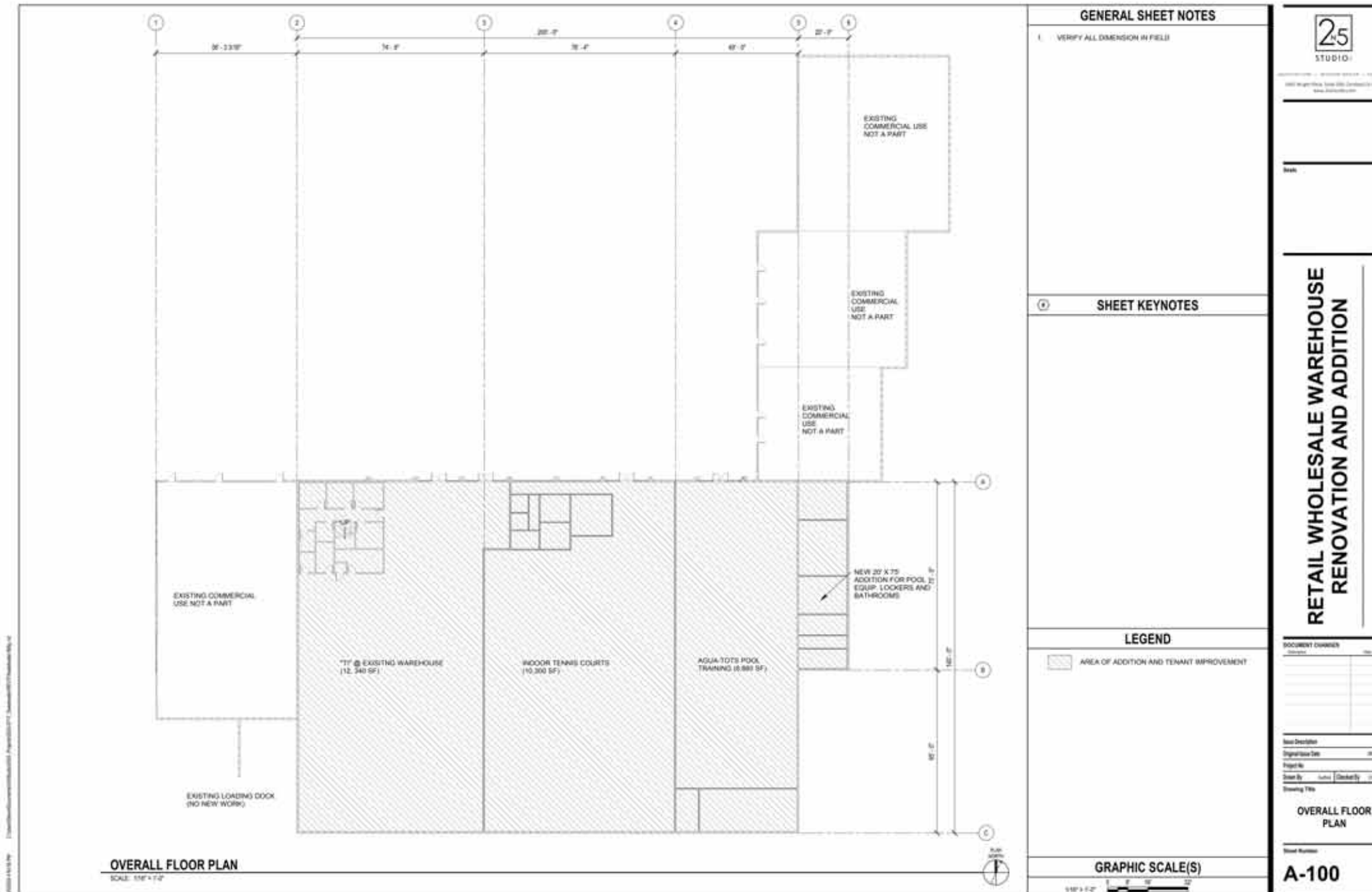
HIGH SCHOOL
STAFF LOUNGE

2N5 STUDIO

ARCHITECTURE | INTERIOR DESIGN | PLANNING

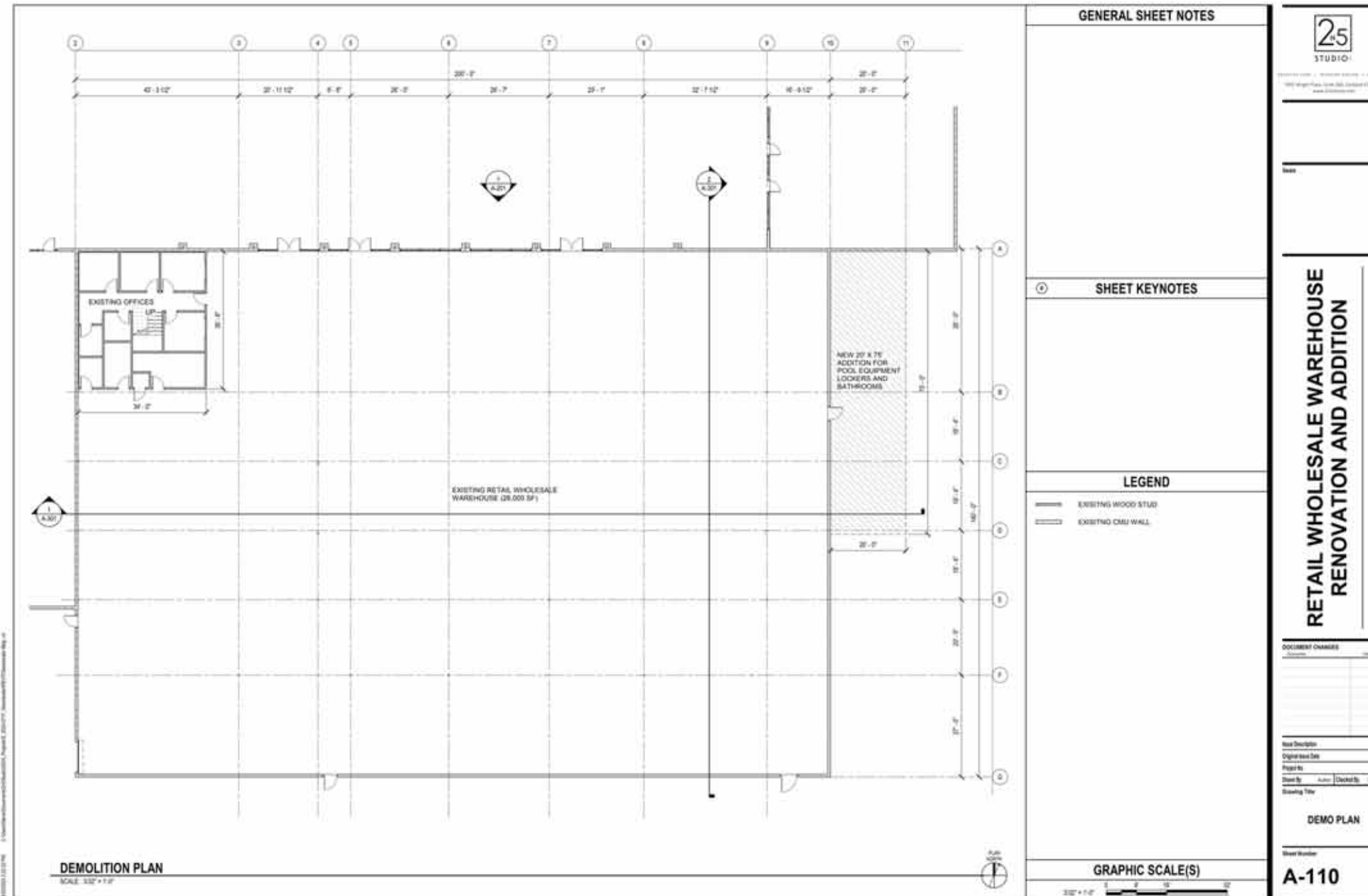
Commercial Building Remodel.

2n5 Studio Architectural Designer/Project Coordinator



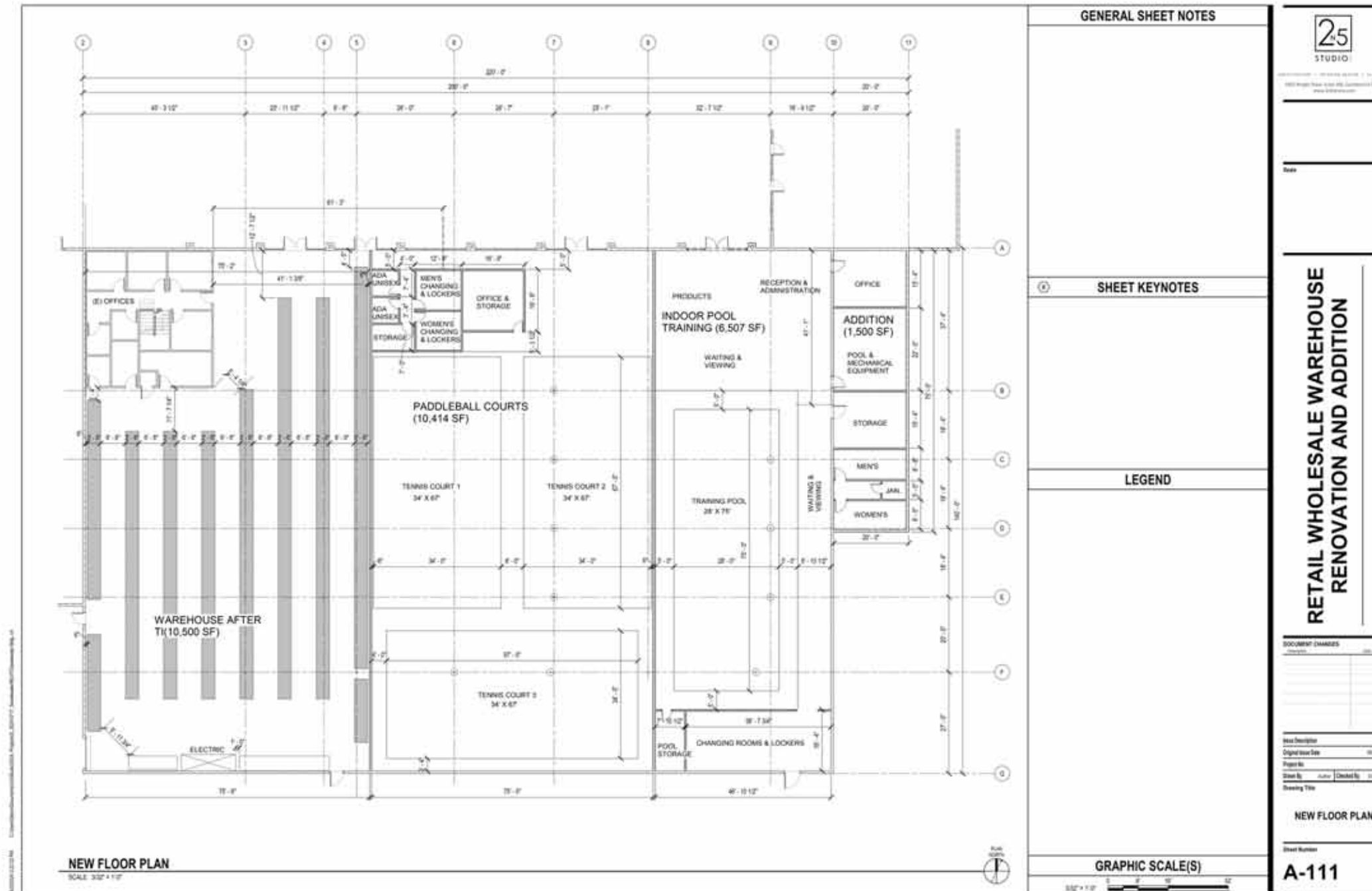
Commercial Building Remodel.

2n5 Studio Architectural Designer/Project Coordinator



Commercial Building Remodel.

2n5 Studio Architectural Designer/Project Coordinator



Commercial Building Remodel.

2n5 Studio Architectural Designer/Project Coordinator

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

GENERAL SHEET NOTES

SHEET KEYNOTES

LEGEND

GRAPHIC SCALE(S)

25 STUDIO

RETAIL WHOLESALE WAREHOUSE RENOVATION AND ADDITION

DOCUMENT CHANGES

ELEVATIONS

Sheet Number: A-201

Commercial Building Remodel.

2n5 Studio Architectural Designer/Project Coordinator



1 3D VIEW
SCALE

25
STUDIO

1000 North Main Street, Suite 100, Portland, OR 97227
503.255.1234
www.2n5studio.com

Name

RETAIL WHOLESALE WAREHOUSE RENOVATION AND ADDITION

REVISIONS

NO.	DATE	DESCRIPTION

Revit
Project Name
Project No.
Sheet No. A-500
Drawing Title

3D VIEWS

Sheet Number

A-500

\\2n5studio\2n5studio\Projects\Retail Warehouse\3D Views\3D View 1.rvt

Custom Home Details.

2n5 Studio Architectural Designer/Project Coordinator

10 EXTERIOR LOUVER HEAD
SCALE: 3/4" = 1'-0"

7 FLASHING DETAIL @ CHIMNEY
SCALE: 1/2" = 1'-0"

4 RIDGE BEAM @ OUTDOOR DINING
SCALE: 1/2" = 1'-0"

1 ROOF WALL
SCALE: 3/4" = 1'-0"

11 EXTERIOR LOUVER JAMB
SCALE: 3/4" = 1'-0"

8 LOWER BEAM @ OUTDOOR DINING
SCALE: 1/2" = 1'-0"

5 VALLEY FLASHING
SCALE: 1/2" = 1'-0"

2 FLASHING @ WALL/ROOF INT.
SCALE: 1/2" = 1'-0"

12 EXTERIOR LOUVER SILL
SCALE: 3/4" = 1'-0"

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

3 PIPE PENETRATION
SCALE: 3/4" = 1'-0"



2n5 STUDIO, INC
1400 WRIGHT PLACE, SUITE 200
CARLSBAD, CA 92008

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Sheet

RESIDENCE
NEW CONSTRUCTION

DOCUMENT CHANGES

Revision	Date	Description

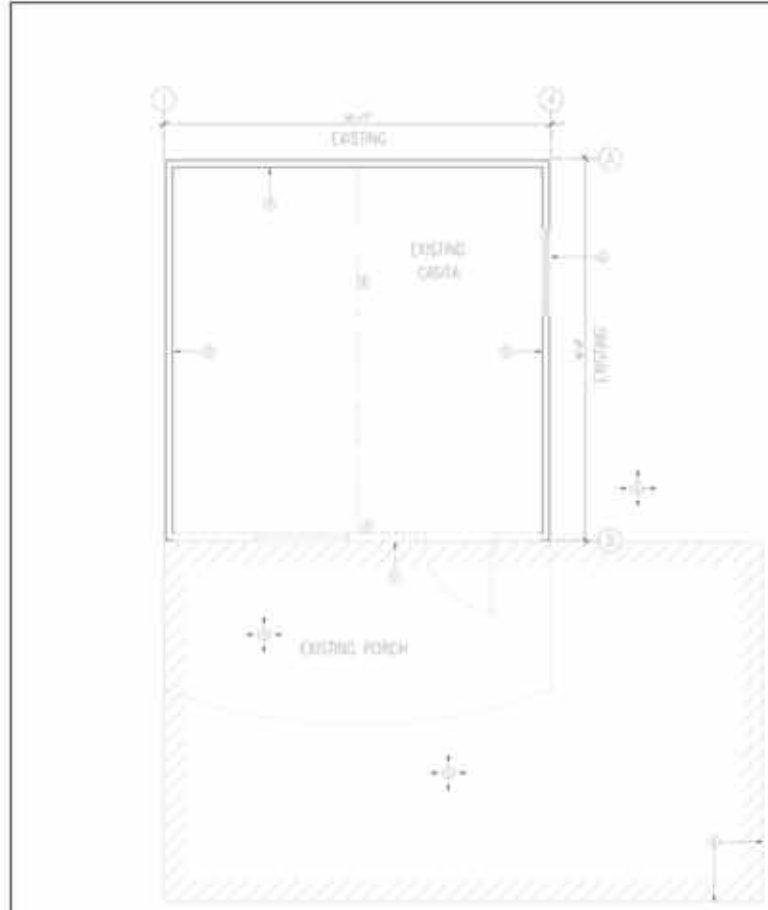
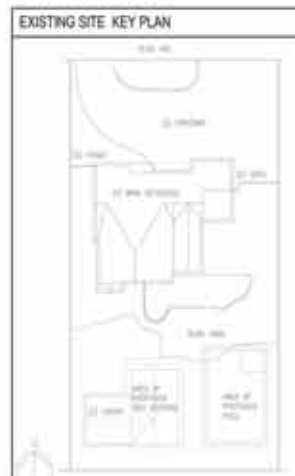
**ROOF/ LOUVER
DETAILS**

Sheet Number
A-520

ADU Addition.

2n5 Studio Architectural Designer/Project Coordinator

GENERAL CONTRACTOR NOTES		SYMBOLS	CONVERSION/NEW ADU FOR THE: RESIDENCE CALIFORNIA 92083		PROJECT DATA	
GENERAL NOTES					RESIDENCE DATA	
APN		LEGAL DESCRIPTION		TEAM LOGO		
ABBREVIATIONS		GENERAL NOTES		CONVERSION/NEW ADU FOR THE: RESIDENCE		
TEAM DIRECTORY		SHEET INDEX		TEAM LOGO		
ENERGY CONSERVATION		DEFERRED SUBMITTALS		KEYNOTES		
				LEGEND		
				T1		

		KEYNOTES		TEAM LOGO
		GENERAL NOTES		
		DEMOLITION CALCULATIONS		CONVERSION/NEW ADU FOR THE: RESIDENCE
		LEGEND		
DEMOLITION FLOOR PLAN SCALE: 1/8" = 1'-0"				DEMOLITION FLOOR PLAN A1

ADU Addition.

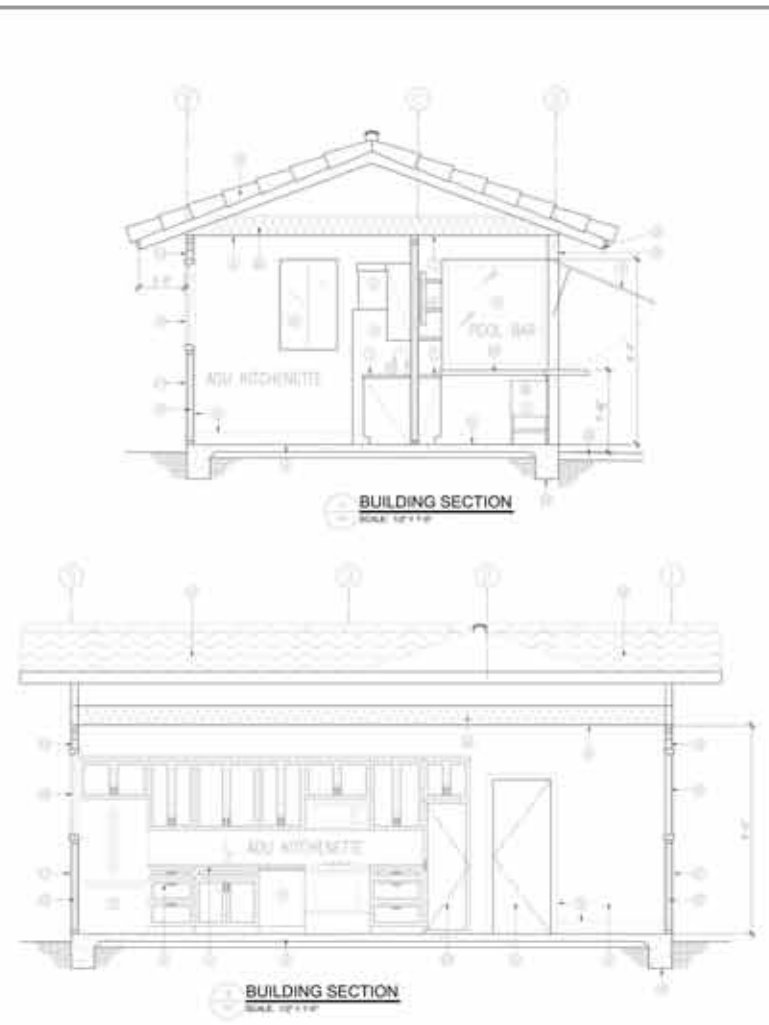
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The image displays a set of architectural drawings for an ADU addition. On the left, there are four elevation drawings: DEMO EAST ELEVATION (SCALE: 1/2" = 1'-0"), DEMO NORTH ELEVATION (SCALE: 1/2" = 1'-0"), DEMO WEST ELEVATION (NO CHANGE) (SCALE: 1/2" = 1'-0"), and DEMO SOUTH ELEVATION (SCALE: 1/2" = 1'-0"). The central part of the drawing is the NEW FLOOR PLAN (SCALE: 1/4" = 1'-0"), which shows a layout with a LIVING ROOM, KITCHEN, and BATH. To the right of the floor plan is a NEW SITE KEY PLAN. The drawings are accompanied by several tables of notes and specifications:

- KEYNOTES:** A table with three entries, likely detailing material or finish specifications.
- GENERAL NOTES:** A list of notes providing general instructions and requirements for the project.
- PLUMBING NOTES:** A list of notes specifically related to plumbing fixtures and systems.
- NEW SITE KEY PLAN:** A small site plan showing the location of the ADU on the property.
- LEGEND:** A table defining symbols used in the drawings.
- 2n5 STUDIO:** The architectural firm's logo and name.
- CONVERSION NEW ADU FOR THE RESIDENCE:** The project title.
- TEAM LOGO:** A small logo for the project team.
- DEMO ELEVATIONS:** A table with columns for 'NO.' and 'DESCRIPTION', listing the elevation drawings.
- A2:** A sheet identifier.
- NEW FLOOR PLAN:** A table with columns for 'NO.' and 'DESCRIPTION', listing the floor plan.
- A3:** A sheet identifier.

ADU Addition.

2n5 Studio Architectural Designer/Project Coordinator



GENERAL NOTES CONT.	KEYNOTES
<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.</p>	<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.</p>
	<p>GENERAL NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.</p>

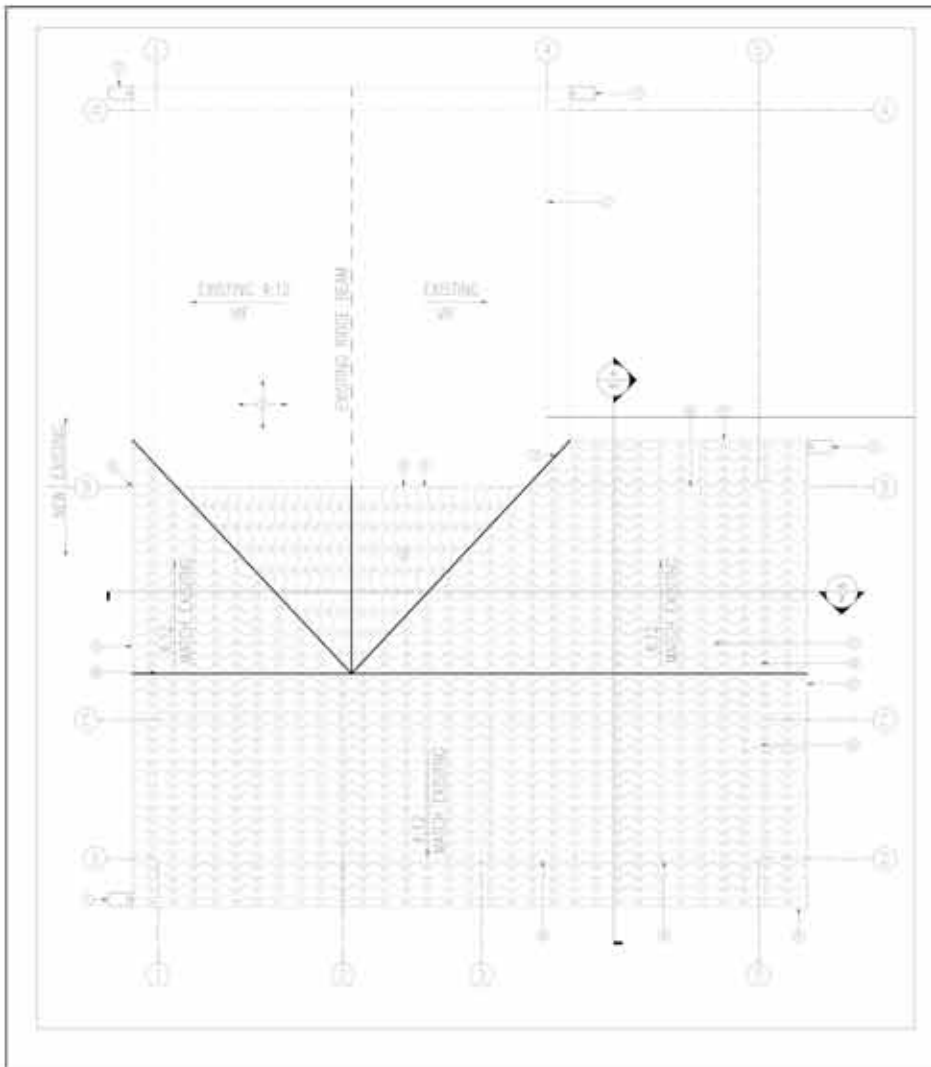
2n5 STUDIO
INCORPORATED
1000 10TH AVENUE, SUITE 100
SAN FRANCISCO, CA 94103
TEL: 415.774.1111
WWW.2N5STUDIO.COM

CONVERSION NEW ADU FOR THE RESIDENCE

TEAM LOGO

BUILDING SECTIONS

A5



KEYNOTES
<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.</p>
<p>GENERAL NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.</p>

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WWW.2N5STUDIO.COM

CONVERSION NEW ADU FOR THE RESIDENCE

TEAM LOGO

ROOF PLAN

A6

ADU Addition.

2n5 Studio Architectural Designer/Project Coordinator

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

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

2n5 STUDIO, INC.
ARCHITECTURAL FIRM
1000 S. GARDEN ST. SUITE 100
GARDEN GROVE, CA 92640

TEAM LOGO

CONVERSION NEW ADU FOR THE:

RESIDENCE

NO.	DESCRIPTION	DATE	BY	CHECKED

DOOR AND WINDOW SCHEDULE

A7

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

2n5 STUDIO, INC.
ARCHITECTURAL FIRM
1000 S. GARDEN ST. SUITE 100
GARDEN GROVE, CA 92640

TEAM LOGO

CONVERSION NEW ADU FOR THE:

RESIDENCE

NO.	DESCRIPTION	DATE	BY	CHECKED

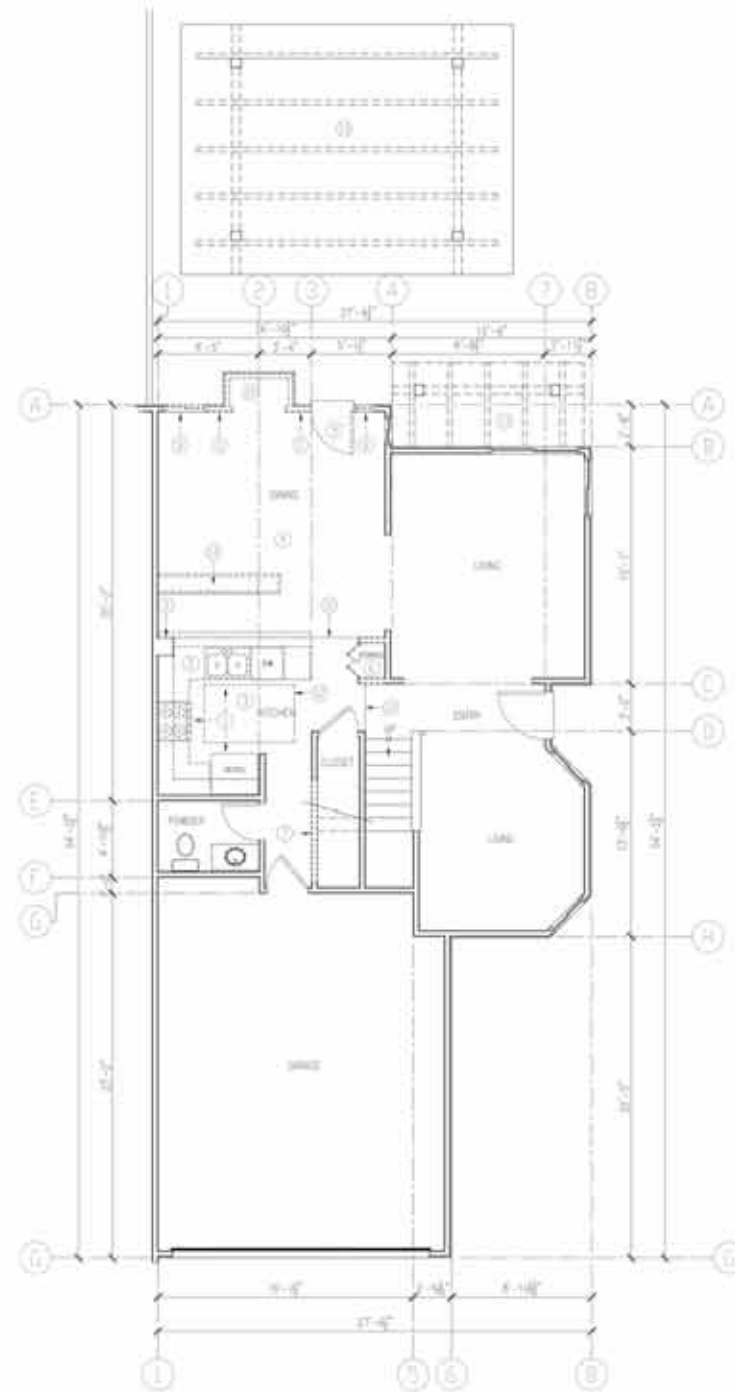
ELECTRICAL PLAN

A8

ELECTRICAL GENERAL NOTES (CONT.)	MECHELEC KEYNOTES
<p>1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.</p> <p>3. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>4. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>5. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p>	<p>1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>2. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR.</p> <p>3. ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>4. ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>5. ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p>
MECHANICAL NOTES	ELECTRICAL GENERAL NOTES
<p>1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>2. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR.</p> <p>3. ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>4. ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p> <p>5. ALL MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC).</p>	<p>1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC).</p> <p>2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.</p> <p>3. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC).</p> <p>4. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC).</p> <p>5. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC).</p>
SMOKE/CARBON MONOXIDE ALARMS	
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Kitchen Remodel.

2n5 Studio Architectural Designer/Project Coordinator



DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES NOTES

- 1) DEMOLISH WALL PORTION TO MATCH EXISTING, EXISTING PORTIONS ARE INTENDED TO REMAIN TO BE DEMOLISHED ONLY TO OPEN.
- 2) REMOVE EXISTING ROOFING, SUPPORT FRAME AND CONNECTIONS COMPLETE.
- 3) EXISTING WALLS TO BE DEMOLISHED SHALL BE RE-ROOFED TO MATCH.
- 4) DEMO FLOOR IS REQUIRED FOR NEW SLAB CONCRETE.
- 5) DEMO AND REMOVE PORTION OF WALL.
- 6) DEMO AND REMOVE PORTION OF WALL, REMOVE DOUBLE DOOR FRAME AND TRIM COMPLETE.
- 7) DEMO AND REMOVE PORTION OF WALL TO ACCOMMODATE NEW DOOR, AREA TO REMAIN.
- 8) REMOVE WINDOW FRAME AND TRIM COMPLETE.
- 9) REMOVE DOOR FRAME AND TRIM COMPLETE.
- 10) DEMO AND REMOVE PRECAST COMPLETE.
- 11) PORTION OF EXISTING WALL FRAME TO BE REMOVED TO ACCOMMODATE NEW DOOR FRAME & TRIM.
- 12) EXISTING WALL TO BE DEMO AND REBUILT.
- 13) EXISTING WALLS.
- 14) DEMO FLOOR IS REQUIRED FOR SLAB CONCRETE.

GENERAL NOTES

- 1) CONTRACTOR SHALL COORDINATE CONDITIONS FOR REMOVAL OF ALL PARTS AND THE SUCCESS OF NEW CONSTRUCTION.
- 2) CONTRACTOR SHALL COORDINATE WITH ALL AGENCIES, LOCAL AND REGIONAL, TO OBTAIN NECESSARY PERMITS AND APPROVALS FOR ALL WORK.
- 3) CONTRACTOR SHALL MAINTAIN EXISTING STRUCTURE (WALLS/DOORS) EXISTING STRUCTURE WORK TO BE DEMOLISHED AND DEMOLITION CONSTRUCTION IS REQUIRED TO BE DEMOLISHED TO MATCH EXISTING STRUCTURE CONSTRUCTION SHALL COMPLY WITH STRUCTURAL ENGINEERING CODES AND STANDARDS FOR ALL WORK AND APPROVED ALL STRUCTURAL DRAWINGS FOR NEW WORK.

LEGEND

- WALL TO DEMO
- WALL TO BE REMOVED

KEY PLAN



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160 WINDY PLACE, STE 200
CARLSBAD, CA 92008

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TEAM LOGO

KITCHEN REMODEL FOR THE:
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Document Changes	Date

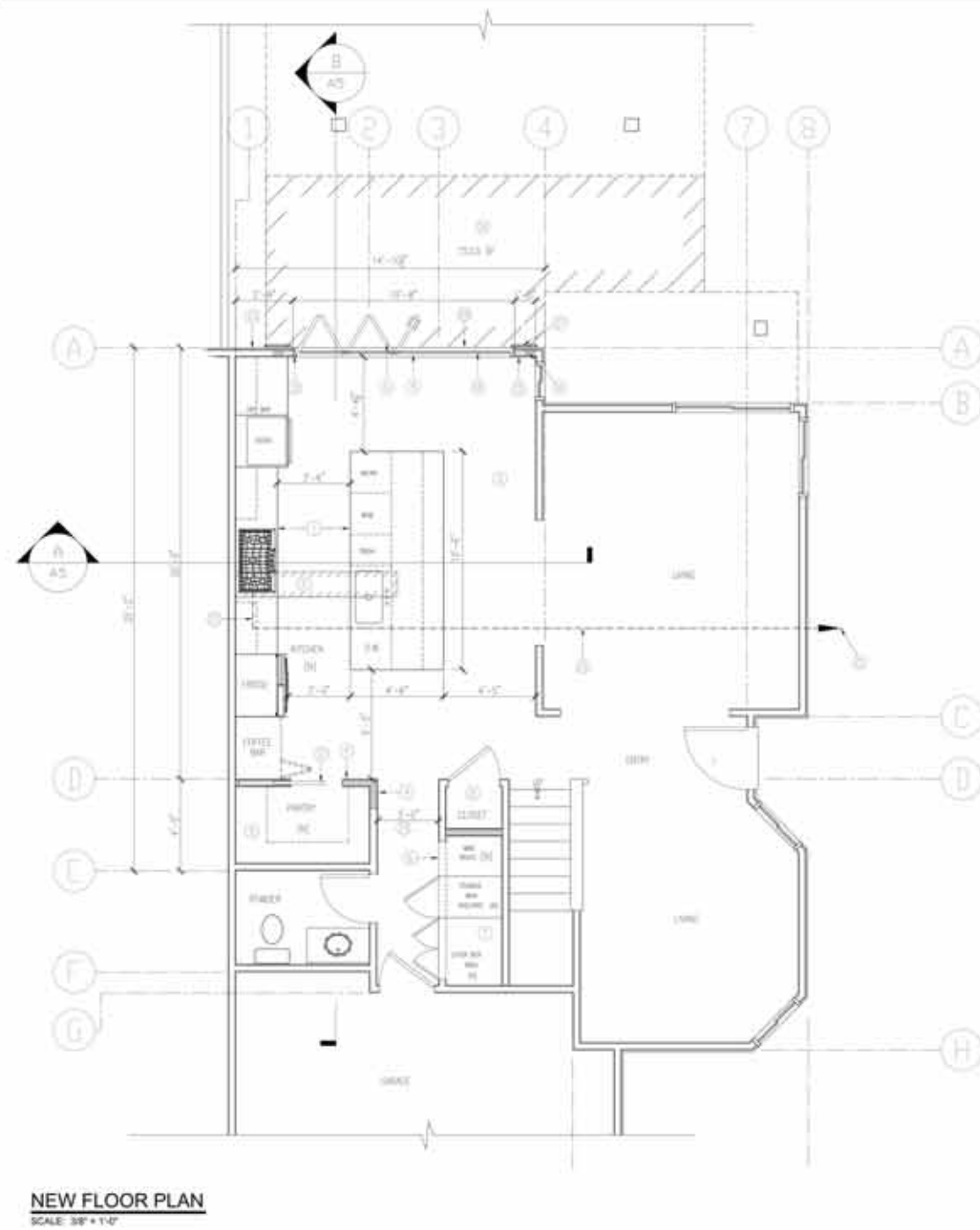
Issue Description
Original Issue Date
Project No.
Drawn By: Checked By:
Drawing Title

DEMOLITION FLOOR PLAN

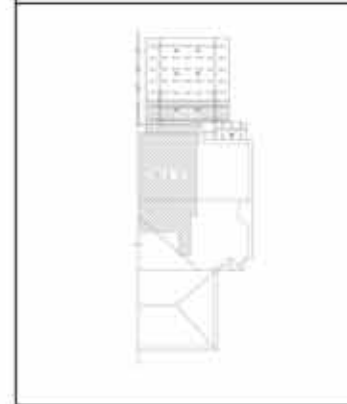
Sheet Number
A1

Kitchen Remodel.

2n5 Studio Architectural Designer/Project Coordinator



KEY PLAN



KEYNOTES

- 1) REMOVE EXISTING CABINETS AND REFRIG. AND SINK.
- 2) NEW FLOOR: 3/4\"/>

GENERAL NOTES

- 1) INTERIOR WALLS TO BE FINISHED WITH 5/8\"/>

LEGEND

- 1) 1/2\"/>



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162 WRIGHT PLACE, SUITE 200
OAKLAND, CA 94612

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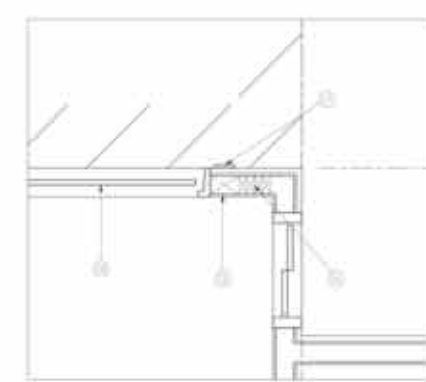
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DOCUMENT CHANGES	
Revision	Date

New Description
Original Issue Date
Project No.
Drawn By: Checked By:
Drawing Title

NEW FLOOR PLAN

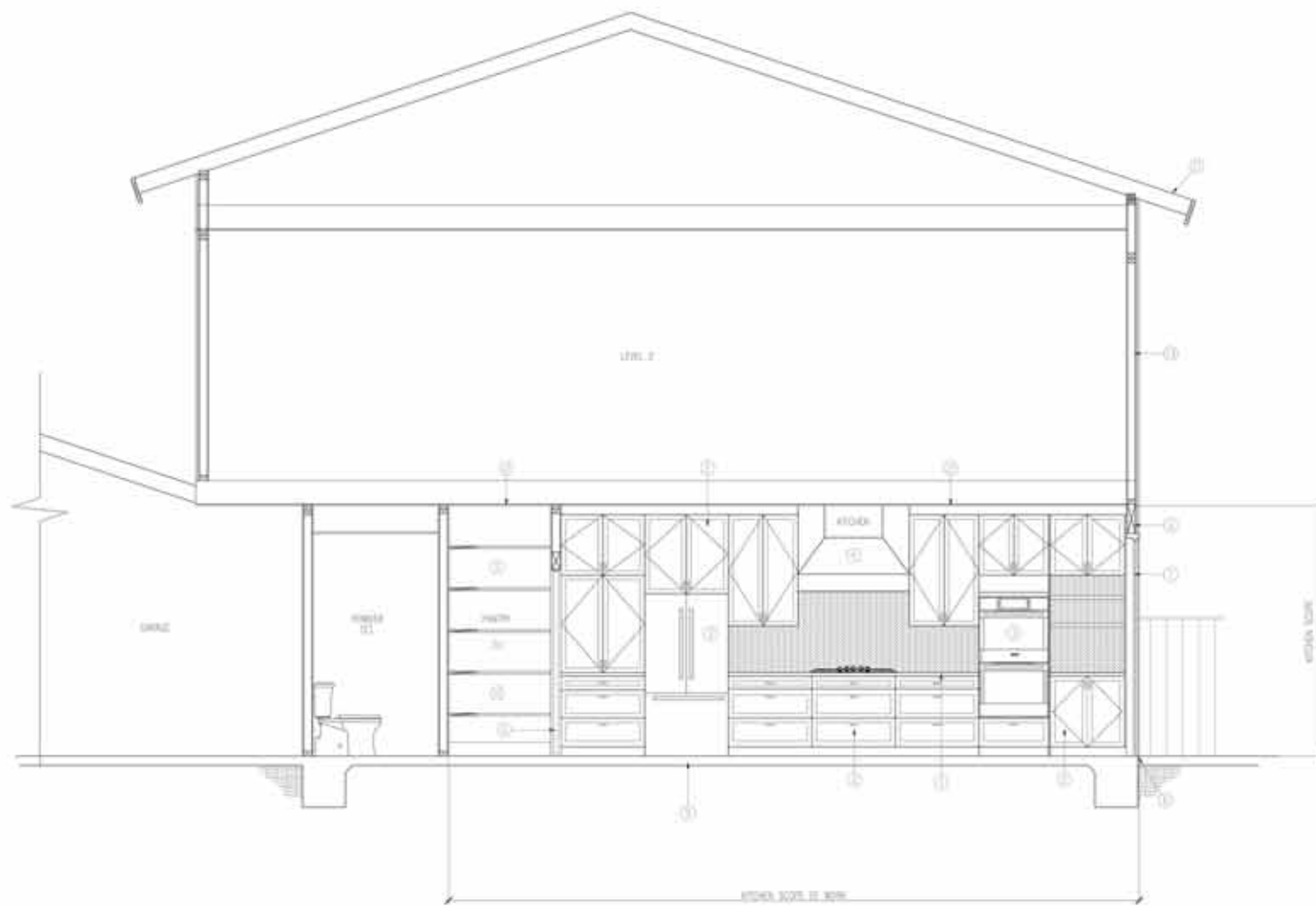
Sheet Number
A3



STRUCTURAL DETAIL
SCALE: 1" = 1/4"

Kitchen Remodel.

2n5 Studio Architectural Designer/Project Coordinator



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

KEYNOTES

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- 2) ALL MATERIALS, FINISHES, AND EQUIPMENT ARE TO BE SPECIFIED IN THE SPECIFICATIONS.
- 3) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CARLETON, BRITISH COLUMBIA, BY-LAWS.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- 5) THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 6) THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS.
- 7) ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIALS AND LABOR.
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL PERMITS.
- 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL INSURANCE.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL TRAVEL.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEALS.
- 13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL ACCOMMODATION.
- 14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES.
- 15) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL SECURITY.
- 16) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL LEGAL FEES.

GENERAL NOTES

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARLETON, BRITISH COLUMBIA, BY-LAWS.
- 2) ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.
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- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL SECURITY.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL LEGAL FEES.



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CARLETON, BC, CANADA

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Original Issue Date
Project No.
Drawn By: / Checked By:

Cutting Title

BUILDING SECTIONS

Sheet Number
A6

Kitchen Remodel.

2n5 Studio Architectural Designer/Project Coordinator

ELECTRICAL/MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

MECH/ELEC KEYNOTES

- (1) 2" VENT PIPING TO ROOF
- (2) 4" VENT PIPING TO ROOF
- (3) 6" VENT PIPING TO ROOF
- (4) 8" VENT PIPING TO ROOF
- (5) 10" VENT PIPING TO ROOF
- (6) 12" VENT PIPING TO ROOF
- (7) 14" VENT PIPING TO ROOF
- (8) 16" VENT PIPING TO ROOF
- (9) 18" VENT PIPING TO ROOF
- (10) 20" VENT PIPING TO ROOF
- (11) 24" VENT PIPING TO ROOF
- (12) 30" VENT PIPING TO ROOF
- (13) 36" VENT PIPING TO ROOF
- (14) 42" VENT PIPING TO ROOF
- (15) 48" VENT PIPING TO ROOF
- (16) 60" VENT PIPING TO ROOF

ELECTRICAL GENERAL NOTES

- ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES AND REGULATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES AND REGULATIONS.
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- RECORDING OF ALL ELECTRICAL WORK SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND MADE AVAILABLE TO THE OWNER UPON REQUEST.
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MECHANICAL GENERAL NOTES

- VENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE (NMC) AND ALL APPLICABLE CODES AND REGULATIONS.
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SMOKE/CARBON MONOXIDE ALARMS

SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA) AND ALL APPLICABLE CODES AND REGULATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM CODE (NFPA) AND ALL APPLICABLE CODES AND REGULATIONS.

RECORDING OF ALL SMOKE/CARBON MONOXIDE ALARM WORK SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND MADE AVAILABLE TO THE OWNER UPON REQUEST.

ALL SMOKE/CARBON MONOXIDE ALARM WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM CODE (NFPA) AND ALL APPLICABLE CODES AND REGULATIONS.

LEGEND

- HOOKUP
- GFI
- RECEPTACLE
- RECEPTACLE GFI
- SWITCH DISPOSAL
- DIMMER SWITCH (TOP LOC. TYPE) (X) (X) (X)
- THREE WAY SWITCH
- SINGLE POLE SWITCH

TEAM LOGO

KITCHEN REMODEL FOR THE: RESIDENCE

DOCUMENT CHANGES

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
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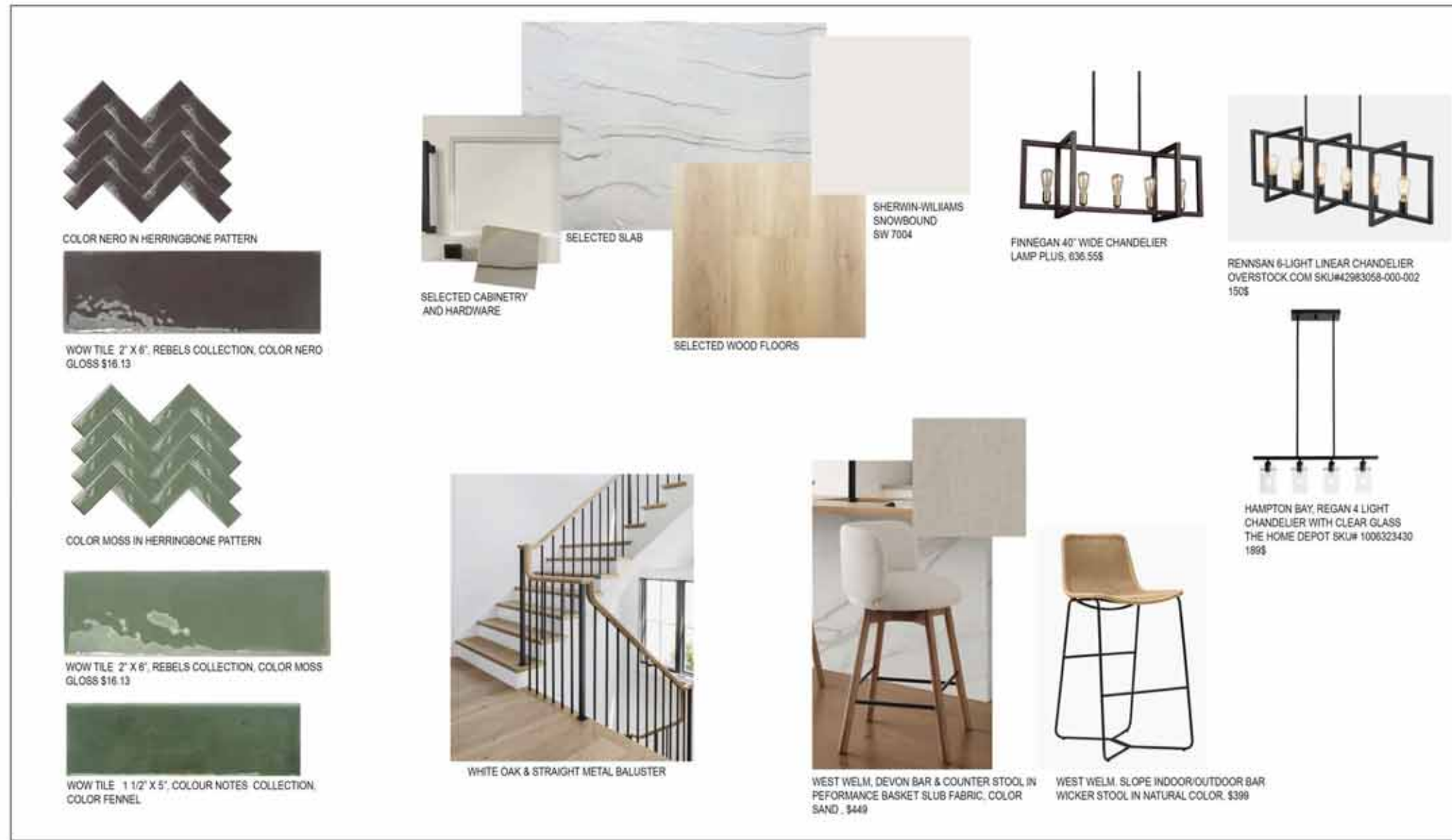
ELECTRICAL FLOOR PLAN

Sheet Number

A7

Kitchen Remodel.

2n5 Studio Architectural Designer/Project Coordinator



PROPOSAL
JULY 12, 2024

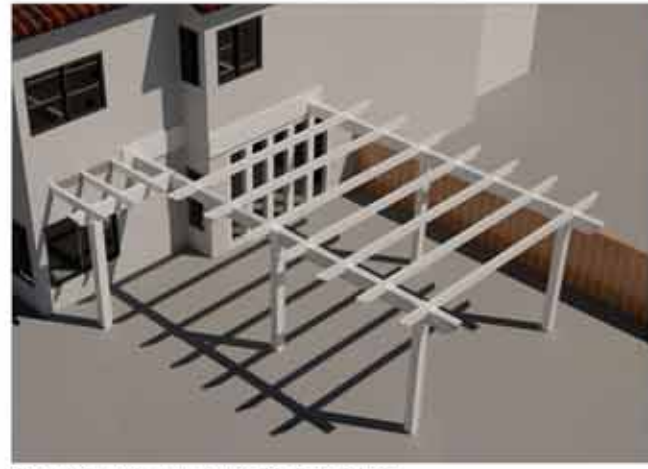
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ARCHITECTURE | INTERIOR DESIGN | PLANNING

Photoshop

Kitchen Remodel.

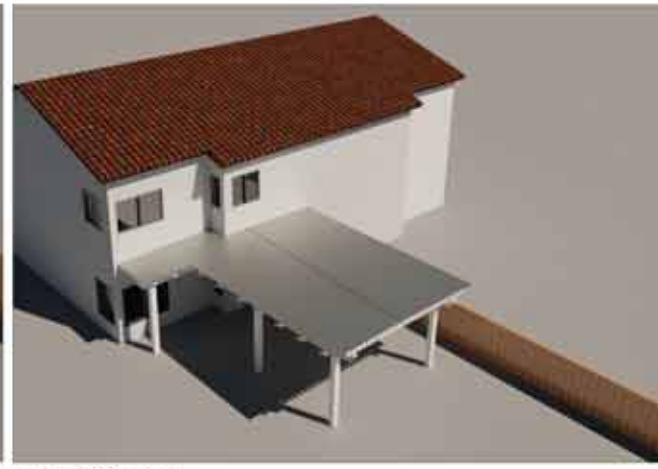
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STRUCTURAL ELEMENTS CONCEPT



STRIGERS (4X4) ELEMENTS CONCEPT



ROOF CONCEPT



VIEW 1



VIEW 2



VIEW 3



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DOCUMENT CHANGES	
Revision	Date

Issue Description
Original Issue Date
Project No.
Drawn By: Checked By:

TRELLIS 3D VIEWS

Sheet Number
A8

Residence Scheme Proposal.

2n5 Studio Architectural Designer/Project Coordinator



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



3 PERSPECTIVE SCHEME C
SCALE



2 ELEVATION SOUTH
SCALE: 1/4" = 1'-0"

LEGEND	
1	8" VERTICAL SIDING CEDAR WOOD LOOK
2	LIGHT WARM GRAY 8" HORIZONTAL HARDIE CEMENT LAP SIDING
3	BASE BID - PAINT STUCCO WHITE, OPTION 1 - SMOOTH COAT, ANTI CRACK POLYMER COATING WHITE
4	BASE BID - PAINT GRAY
5	VERTICAL BOARD AND BATTEN SIDING WHITE
6	4" WHITE TRIM
7	CONTEMPORARY LIGHT FIXTURES-BLACK OR BRONZE
8	8" HORIZONTAL SIDING CEDAR WOOD LOOK

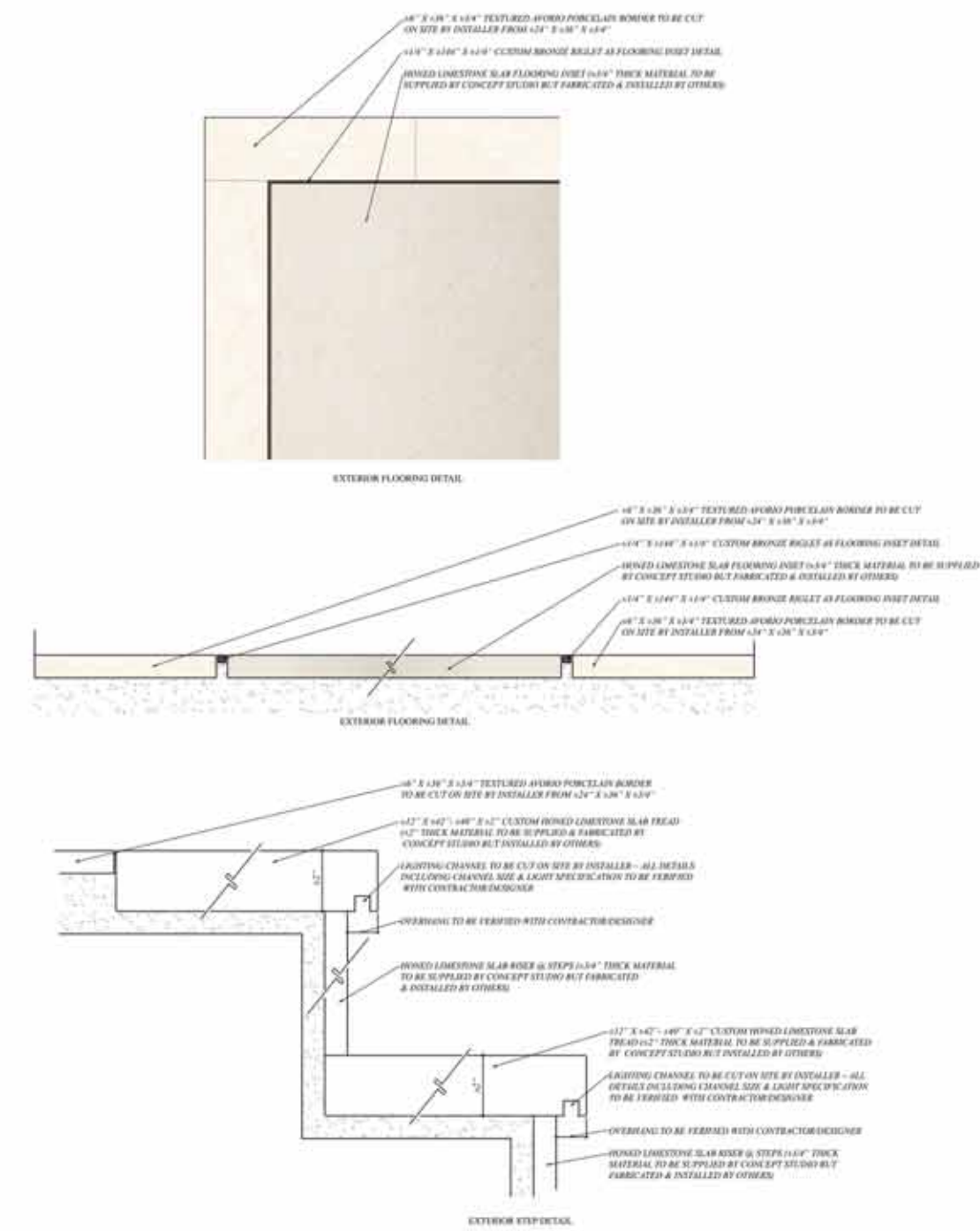
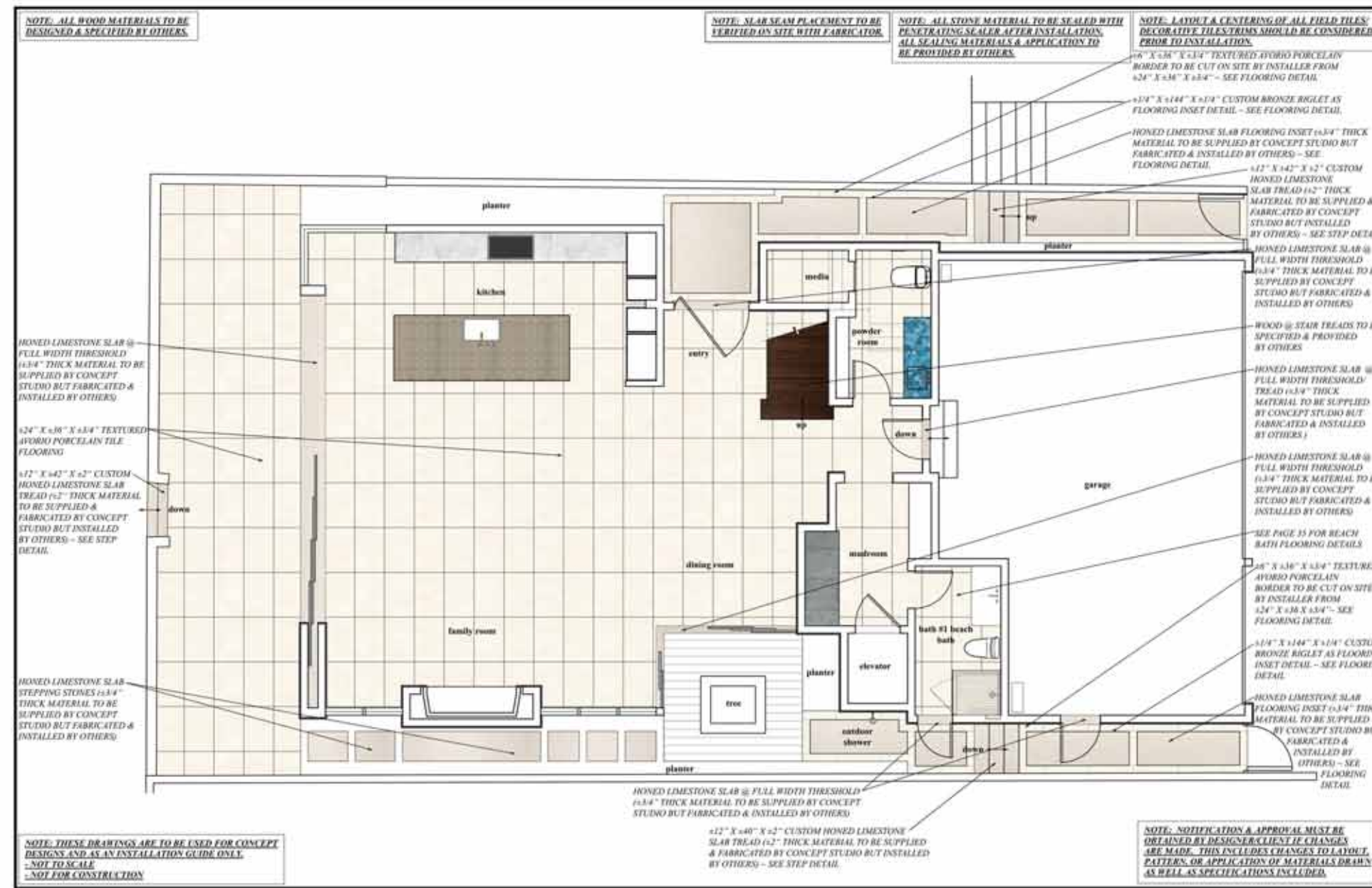
March 26, 2024

Scheme C
RESIDENCE

A3

Custom Residential Project, Beach House, Tile & Stone design.

Concept Studio, Computer Drafter/Assistant Project Manager



DATE	AREA		
May 26, 2022	flooring/wall cladding		
DRAWN BY	first floor		
VL			
SCALE	GROUT JOINT SIZE	GROUT COLOR	CONTACT
DRAWINGS NOT TO SCALE	1/16"-1/8" finished	TBS	Richard

CONCEPT STUDIO
FINE CERAMIC TILE AND NATURAL STONE

3199 RED HILL AVENUE, SUITE G • COSTA MESA, CA 92626 • 949-759-0066 • FAX 949-759-0129

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SHEET
7
OF 86 SHEETS

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Auto Cad
Photoshop

Custom Residential Project, Beach House, Tile & Stone design.

Concept Studio, Computer Drafter/Assistant Project Manager

NOTE: ALL WOOD MATERIALS TO BE DESIGNED & SPECIFIED BY OTHERS.

NOTE: ALL STONE MATERIALS TO BE WET WHEN GROUTING TO PREVENT BURNING THE STONE EDGES.

NOTE: LAYOUT & CENTERING OF ALL FIELD TILES/ DECORATIVE TILE/TRIMS SHOULD BE CONSIDERED PRIOR TO INSTALLATION.

NOTE: ALL STONE MATERIAL TO BE SEALED WITH PENETRATING SEALER AFTER INSTALLATION. ALL SEALING MATERIALS & APPLICATION TO BE PROVIDED BY OTHERS.

DETAIL OF 24" X 48" X 1/4" LINEAR SCORED LIMESTONE WALL CLADDING (RUNNING BOND PATTERN)

METAL ROOF TO BE SPECIFIED & PROVIDED BY OTHERS

THERMOGY WOOD @ EXTERIOR WALLS TO BE SPECIFIED & PROVIDED BY OTHERS

METAL ROOF TO BE SPECIFIED & PROVIDED BY OTHERS

PLASTER @ EXTERIOR WALLS TO BE SPECIFIED & PROVIDED BY OTHERS

24" X 48" X 1/4" LINEAR SCORED LIMESTONE WALL CLADDING (RUNNING BOND PATTERN) - SEE DETAIL

BRONZE RAILING TO BE SPECIFIED & PROVIDED BY OTHERS

METAL ROOF TO BE SPECIFIED & PROVIDED BY OTHERS

24" X 48" X 1/4" LINEAR SCORED LIMESTONE WALL CLADDING (RUNNING BOND PATTERN) - SEE DETAIL

PLASTER @ EXTERIOR WALLS TO BE SPECIFIED & PROVIDED BY OTHERS

BRONZE RAILING TO BE SPECIFIED & PROVIDED BY OTHERS

METAL BANDS TO BE SPECIFIED & PROVIDED BY OTHERS

WEST ELEVATION (ENTRY)

NOTE: THESE DRAWINGS ARE TO BE USED FOR CONCEPT DESIGNS AND AS AN INSTALLATION GUIDE ONLY. NOT TO SCALE. NOT FOR CONSTRUCTION.

NOTE: NOTIFICATION & APPROVAL MUST BE OBTAINED BY DESIGNER CLIENT IF CHANGES ARE MADE. THIS INCLUDES CHANGES TO LAYOUT, PATTERN, OR APPLICATION OF MATERIALS DRAWN AS WELL AS SPECIFICATIONS INCLUDED.

DATE	AREA			
May 26, 2022	exterior wall cladding			
DRAWN BY	elevations			
SCALE	GROUT JOINT SIZE	GROUT COLOR	CONTACT	
DRAWINGS NOT TO SCALE	1/16" - 1/8" finished	TBS	Richard	

CONCEPT STUDIO
FINE CERAMIC TILE AND PAVING STONE

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SHEET 11 OF 86 SHEETS

TRIMMED LIMESTONE SLAB @ FULL WIDTH THRESHOLD 1/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS

BRONZE RAILING TO BE SPECIFIED & PROVIDED BY OTHERS

24" X 48" X 1/4" TEXTURED AVORO PORCELAIN TILE FLOORING

COPPER FLASHING TO BE SPECIFIED & PROVIDED BY OTHERS

METAL GUTTER TO BE SPECIFIED & PROVIDED BY OTHERS

METAL BAND TO BE SPECIFIED & PROVIDED BY OTHERS

2nd FLOOR BEDROOM BALCONIES DETAIL

SPARK ARRESTOR TO BE SPECIFIED & PROVIDED BY OTHERS

1/2" CUSTOM TRIMMED LIMESTONE SLAB CHIMNEY CAP 1/2" THICK MATERIAL TO BE SUPPLIED & FABRICATED BY CONCEPT STUDIO BUT INSTALLED BY OTHERS

COPPER FLASHING TO BE SPECIFIED & PROVIDED BY OTHERS

METAL STUDS TO BE SPECIFIED & PROVIDED BY OTHERS

COPPER PAV TO BE SPECIFIED & PROVIDED BY OTHERS

24" X 48" X 1/4" LINEAR SCORED LIMESTONE WALL CLADDING (RUNNING BOND PATTERN)

CHIMNEY CAP DETAIL

OVERHEAD SECTIONAL GARAGE DOOR TO BE SPECIFIED & PROVIDED BY OTHERS

DRYWALL TO BE SPECIFIED & PROVIDED BY OTHERS

24" X 48" X 1/4" LINEAR SCORED LIMESTONE WALL CLADDING TO RETURN @ GARAGE DOOR JAMB (RUNNING BOND PATTERN)

24" X 48" X 1/4" LINEAR SCORED LIMESTONE WALL CLADDING (RUNNING BOND PATTERN)

RAILING TO BE SPECIFIED & PROVIDED BY OTHERS

1/2" X 1/2" X 1/2" CUSTOM TRIMMED LIMESTONE SLAB DECK CAP POSE 1/2" THICK MATERIAL TO BE SUPPLIED & FABRICATED BY CONCEPT STUDIO BUT INSTALLED BY OTHERS

24" X 48" X 1/4" LINEAR SCORED LIMESTONE WALL CLADDING (RUNNING BOND PATTERN)

COPPER FLASHING TO BE SPECIFIED & PROVIDED BY OTHERS

24" X 48" X 1/4" TEXTURED AVORO PORCELAIN TILE FLOORING @ 3rd FLOOR DECK

3rd FLOOR DECK CAP DETAIL @ LINEAR SCORED LIMESTONE WALL CLADDING

DETAIL @ GARAGE DOOR JAMB (SIMILAR @ HEADER)

Auto Cad
Photoshop

Custom Residential Project, Beach House, Tile & Stone design.

Concept Studio, Computer Drafter/Assistant Project Manager

NOTE: ALL WOOD MATERIALS TO BE DESIGNED & SPECIFIED BY OTHERS.

NOTE: SLAB SEAM PLACEMENT TO BE VERIFIED ON SITE WITH FABRICATOR.

NOTE: ALL STONE MATERIAL TO BE SEALED WITH PENETRATING SEALER AFTER INSTALLATION. ALL SEALING MATERIALS & APPLICATION TO BE PROVIDED BY OTHERS.

WOOD @ FULL WIDTH THRESHOLD TO BE SPECIFIED & PROVIDED BY OTHERS

CUSTOM WHITE QUARTZ SLAB FLOORING (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS)

CUSTOM AMAZONITE & GOLD SLAB @ COUNTERTOP (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS - SEE PROFILE)

CUSTOM WHITE QUARTZ SLAB SINK (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS - SEE VANITY SINK DETAIL)

NOTE: TUB TYPE & LOCATION TO BE VERIFIED PRIOR TO INSTALLATION.

CUSTOM WHITE QUARTZ SLAB @ TUB DECK (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS - SEE TUB DECK DETAIL)

to Bedroom #2

bath #2 girl's bath

NOTE: THESE DRAWINGS ARE TO BE USED FOR CONCEPT DESIGN AND AS AN INSTALLATION GUIDE ONLY.
-NOT TO SCALE
-NOT FOR CONSTRUCTION

NOTE: NOTIFICATION & APPROVAL MUST BE OBTAINED BY DESIGNER/CLIENT IF CHANGES ARE MADE. THIS INCLUDES CHANGES TO LAYOUT, PATTERN, OR APPLICATION OF MATERIALS DRAWN AS WELL AS SPECIFICATIONS INCLUDED.

120" X 20" X 3/8" WHITE MARBLE & MIRROR STARBURST PATTERN @ VANITY WALL

MIRROR & LIGHTING TO BE SPECIFIED & PROVIDED BY OTHERS

CUSTOM AMAZONITE & GOLD SLAB @ COUNTERTOP (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS - SEE PROFILE)

3/4" CUSTOM WHITE QUARTZ SLAB BASE MOLDING (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS - SEE BASE DETAILS)

GLASS SHOWER DOORS TO BE SPECIFIED & PROVIDED BY OTHERS

3/4" CUSTOM WHITE QUARTZ SLAB BASE MOLDING (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS - SEE BASE DETAILS)

CUSTOM WHITE QUARTZ SLAB @ TUB DECK & TUB FRONT (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS - SEE TUB DECK DETAIL)

VANITY

TO BEDROOM 1

TUB FRONT

REVEAL TO BE CRAFTED WITH DEDICATED CARBID MAKER

FACE OF CABINET

ACTUAL PROFILE OF CUSTOM AMAZONITE & GOLD SLAB @ COUNTERTOP

TUB DECK DETAIL

CUSTOM WHITE QUARTZ SLAB @ TUB DECK (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS)

CUSTOM WHITE QUARTZ SLAB @ TUB FRONT (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS)

CUSTOM AMAZONITE & GOLD SLAB @ COUNTERTOP (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS)

CUSTOM WHITE QUARTZ SINK (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS - BOTTOM OF SINK TO SLOPE SLIGHTLY TOWARD DRAIN)

DRAIN TO BE SPECIFIED & PROVIDED BY OTHERS

DATE	AREA			
May 26, 2022	bath 2 (girl's bath)			
DRAWN BY	floorplan			
MLR				
SCALE	GROUT JOINT SIZE	GROUT COLOR	CONTACT	
DRAWINGS NOT TO SCALE			Richard	

CONCEPT STUDIO

FINE CERAMIC TILE AND PAVING STONE

119 RED HILL AVENUE, SUITE G • COSTA MESA, CA 92626 • 949-799-0666 • FAX: 949-790-0129

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SHEET **57** OF 86 SHEETS

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DETAIL OF 20" X 20" X 3/8" WHITE MARBLE & MIRROR STARBURST PATTERN

ACTUAL PROFILE OF CUSTOM AMAZONITE & GOLD SLAB @ COUNTERTOP

TUB DECK DETAIL

CUSTOM WHITE QUARTZ SLAB @ TUB DECK (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS)

CUSTOM WHITE QUARTZ SLAB @ TUB FRONT (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS)

CUSTOM AMAZONITE & GOLD SLAB @ COUNTERTOP (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS)

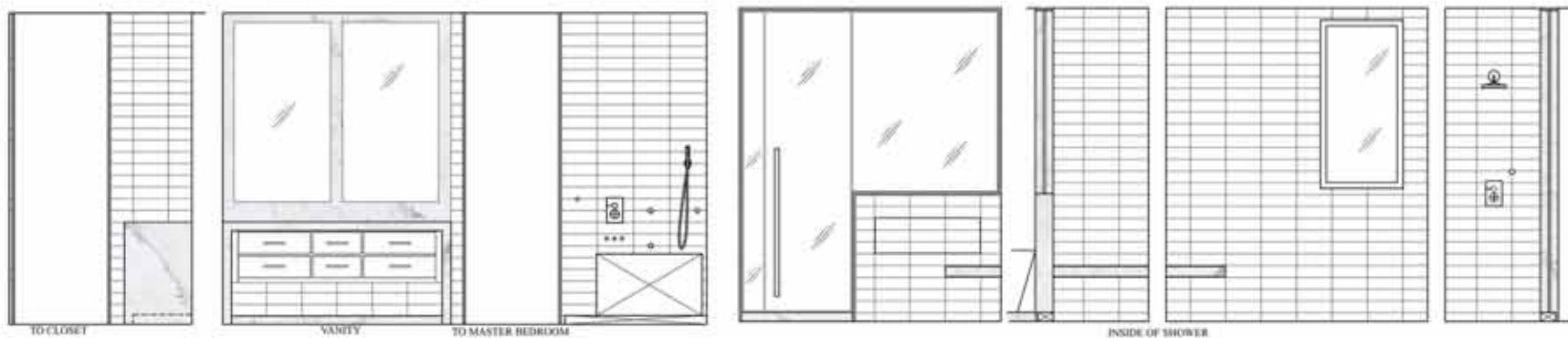
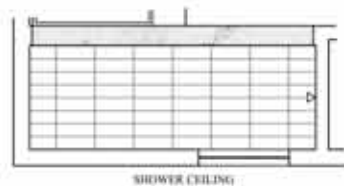
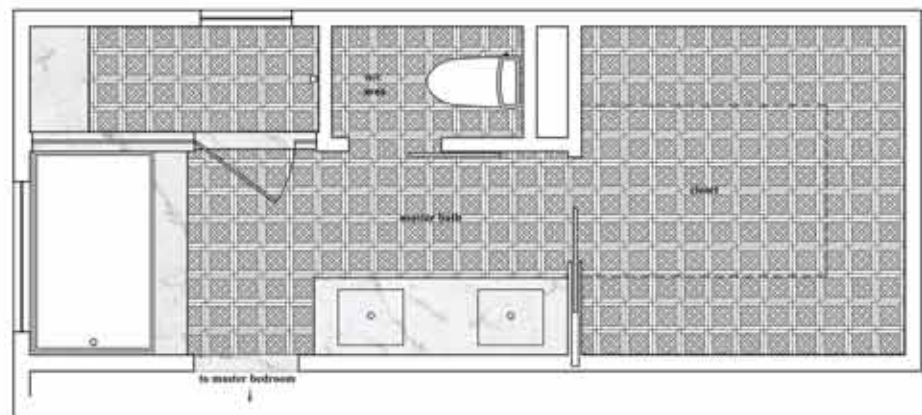
CUSTOM WHITE QUARTZ SINK (3/4" THICK MATERIAL TO BE SUPPLIED BY CONCEPT STUDIO BUT FABRICATED & INSTALLED BY OTHERS - BOTTOM OF SINK TO SLOPE SLIGHTLY TOWARD DRAIN)

DRAIN TO BE SPECIFIED & PROVIDED BY OTHERS

Auto Cad
Photoshop

Custom Residential Project, Tile & Stone design, Master Bath.

Concept Studio, Computer Drafter/Assistant Project Manager



FLOORING DETAIL

DATE	AREA	master bath		
DRAWN BY		floorplan		
SCALE	GROUT JOINT SIZE	GROUT COLOR	CONTACT	
DRAWINGS NOT TO SCALE				

CONCEPT STUDIO
FINE CERAMIC TILE AND NATURAL STONE

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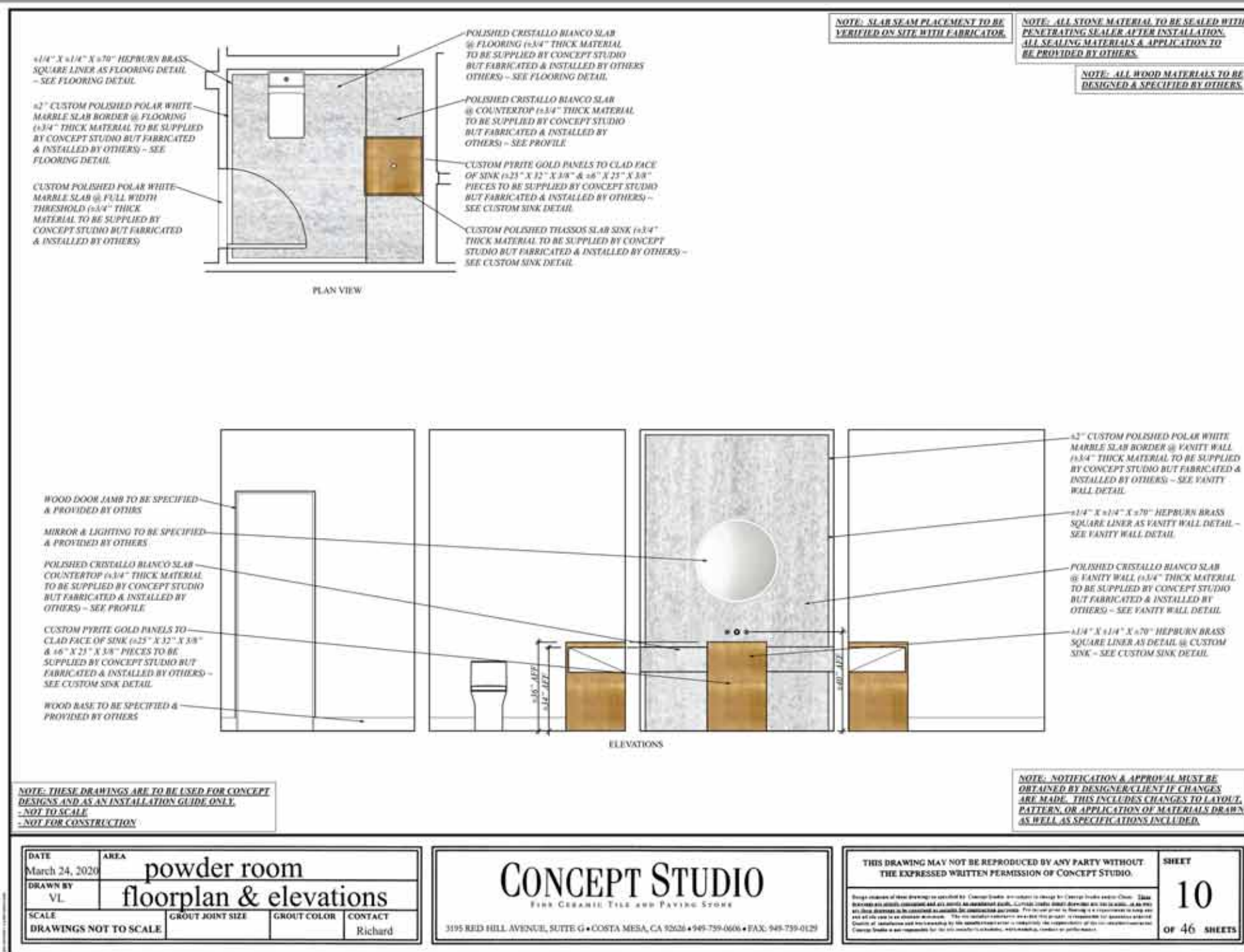
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SHEET
OF SHEETS

Auto Cad
Photoshop
Revit (rendering)

Custom Residential Project, Tile & Stone design, Powder Room.

Concept Studio, Computer Drafter/Assistant Project Manager,



Auto Cad
Photoshop
Revit (rendering)

Custom Residential Project, Tile & Stone design, girl's bath.

Concept Studio, Computer Drafter/Assistant Project Manager



DETAIL



VANITY



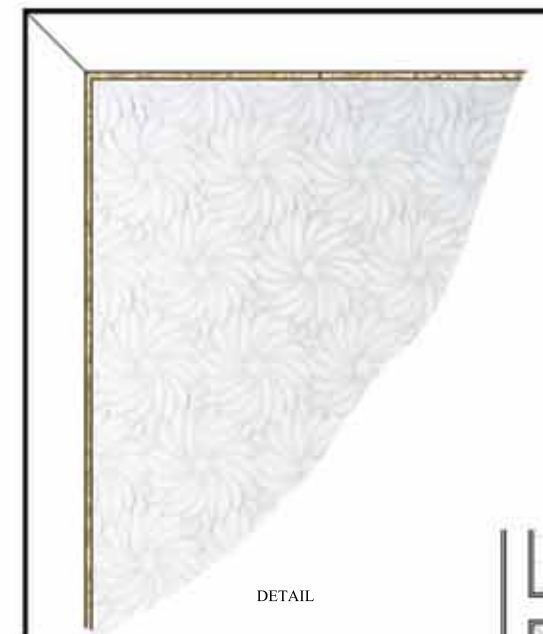
SHOWER ENTRY



W/C



TO BEDROOM



DETAIL



PLAN VIEW

DATE Feb. 23, 2022	AREA bath 3		
DRAWN BY VL	elevations		
SCALE DRAWINGS NOT TO SCALE	GROUT JOINT SIZE	GROUT COLOR	CONTACT Richard

CONCEPT STUDIO
FINE CERAMIC TILE AND PAVING STONE

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SHEET	
OF SHEETS	

Auto Cad
Photoshop

Custom Residential Project, Tile & Stone design, Fountain.

Concept Studio, Computer Drafter/Assistant Project Manager

NOTE: DO NOT APPLY BLUE TAPE OR ANY OTHER TYPE OF TAPE DIRECTLY TO THE SURFACE OF THE TILE.

1/2" x 1/2" x 1/8" CUSTOM BLACK & WHITE HAND PAINTED PINSTRIPE CORNER PIECE @ FOUNTAIN BACK WALL

1/2" x 1/2" x 1/8" CUSTOM BLACK & WHITE HAND PAINTED PINSTRIPE TILE AS BORDER DETAIL @ FOUNTAIN BACK WALL

6" x 6" x 1/8" CUSTOM BLACK & WHITE HAND PAINTED FLOWER LATTICE TILE @ FOUNTAIN BACK WALL

FOUNTAIN WALL DETAIL

CHEVERNY GARDEN FOUNTAIN SPOUT IMAGE

NOTE: LAYOUT & CENTERING OF ALL FIELD TILES/DECORATIVE TILE/TRIMS SHOULD BE CONSIDERED PRIOR TO INSTALLATION.

NOTE: ALL STONE MATERIAL TO BE SEALED WITH PENETRATING SEALER AFTER INSTALLATION. ALL SEALING MATERIALS & APPLICATION TO BE PROVIDED BY OTHERS.

NOTE: SLAB SEAM PLACEMENT TO BE VERIFIED ON SITE WITH FABRICATOR.

NOTE: CONTRACTOR TO PROVIDE CONCEPT STUDIO WITH TEMPLATE FOR ALL CAP PIECES PRIOR TO FABRICATION.

69" x 13" x 1/4" CUSTOM FLAMED & BRUSHED BLACK GRANITE CAP PIECE @ CENTER OF FOUNTAIN BACK WALL TO BE SUPPLIED & FABRICATED BY CONCEPT STUDIO BUT INSTALLED BY OTHERS - SEE PROFILE & FOUNTAIN BACK WALL DETAILS

24" x 13" x 1/4" CUSTOM FLAMED & BRUSHED BLACK GRANITE CAP PIECE @ SIDES OF FOUNTAIN BACK WALL TO BE SUPPLIED & FABRICATED BY CONCEPT STUDIO BUT INSTALLED BY OTHERS - SEE PROFILE

27" x 27" x 1/4" CUSTOM FLAMED & BRUSHED BLACK GRANITE CAP PIECE @ COLUMN TO BE SUPPLIED & FABRICATED BY CONCEPT STUDIO BUT INSTALLED BY OTHERS - SEE PROFILE

1/4" THICK CUSTOM RADIUS FLAMED & BRUSHED BLACK GRANITE CAP PIECE TO BE SUPPLIED & FABRICATED BY CONCEPT STUDIO BUT INSTALLED BY OTHERS - SEE PROFILE

27" x 27" x 1/4" CUSTOM FLAMED & BRUSHED BLACK GRANITE CAP PIECE @ COLUMN TO BE SUPPLIED & FABRICATED BY CONCEPT STUDIO BUT INSTALLED BY OTHERS - SEE PROFILE

84" x 13" x 1/4" CUSTOM FLAMED & BRUSHED BLACK GRANITE CAP PIECE @ PLANTER TO BE SUPPLIED & FABRICATED BY CONCEPT STUDIO BUT INSTALLED BY OTHERS - SEE PROFILE

6" x 6" x 1/8" CUSTOM BLACK & WHITE HAND PAINTED FLOWER LATTICE TILE @ FOUNTAIN BACK WALL - SEE DETAIL

1/2" x 1/2" x 1/8" CUSTOM BLACK & WHITE HAND PAINTED PINSTRIPE TILE AS BORDER DETAIL @ FOUNTAIN BACK WALL - SEE DETAIL

DECORATIVE WATER SPOUTS TO BE SPECIFIED & PROVIDED BY OTHERS

1/2" x 1/2" x 1/8" CUSTOM BLACK & WHITE HAND PAINTED PINSTRIPE CORNER PIECE @ FOUNTAIN BACK WALL - SEE DETAIL

DECORATIVE PLANTERS TO BE SPECIFIED & PROVIDED BY OTHERS

PLASTER @ COLUMNS TO BE SPECIFIED & PROVIDED BY OTHERS

PLASTER @ RADIUS FRONT WALL OF FOUNTAIN TO BE SPECIFIED & PROVIDED BY OTHERS

PLASTER @ PLANTER TO BE SPECIFIED & PROVIDED BY OTHERS

FRONT VIEW

NOTE: THESE DRAWINGS ARE TO BE USED FOR CONCEPT DESIGNS AND AS AN INSTALLATION GUIDE ONLY. NOT TO SCALE. NOT FOR CONSTRUCTION.

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DATE	AREA	fountain		
Jan. 10, 2023		elevations		
DRAWN BY				
VL				
SCALE	GROUT JOINT SIZE	GROUT COLOR	CONTACT	
DRAWINGS NOT TO SCALE	1/16" - 1/8" finished	TBS	Richard	

CONCEPT STUDIO
FINE CERAMIC TILE AND PAVING STONE

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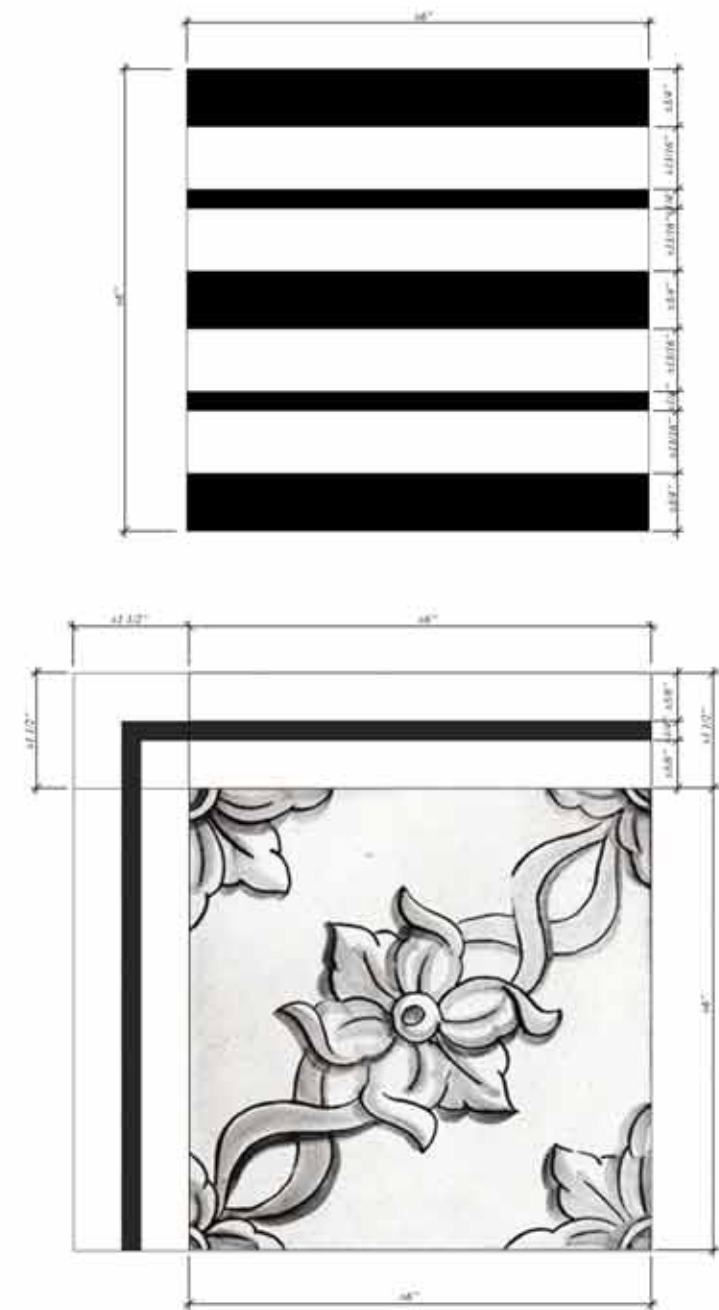
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SHEET

6

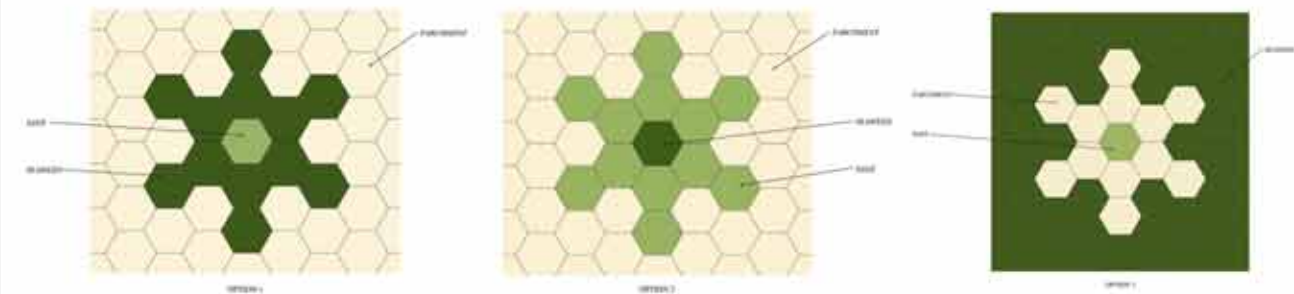
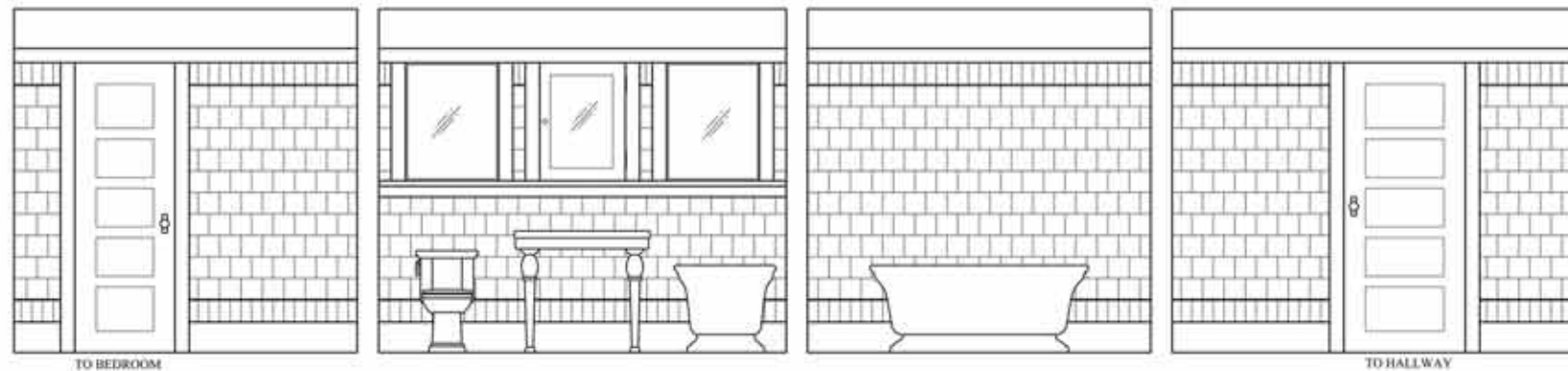
OF 9 SHEETS



Auto Cad
Photoshop

Custom Residential Project, Tile & Stone design, Master Bath Craftsman style.

Concept Studio, Computer Drafter/Assistant Project Manager



DATE	AREA		
March 7, 2018	master bath		
DRAWN BY	elevations		
SCALE	GROUT JOINT SIZE	GROUT COLOR	CONTACT
DRAWINGS NOT TO SCALE			Richard

CONCEPT STUDIO
FINE CERAMIC TILE AND FINISH STONE

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SHEET
OF SHEETS

Auto Cad
Photoshop
Revit (rendering)

Studio Work.

Academy of Art University, ARH 608, semi-urban project Crissy Field Athletic Center.



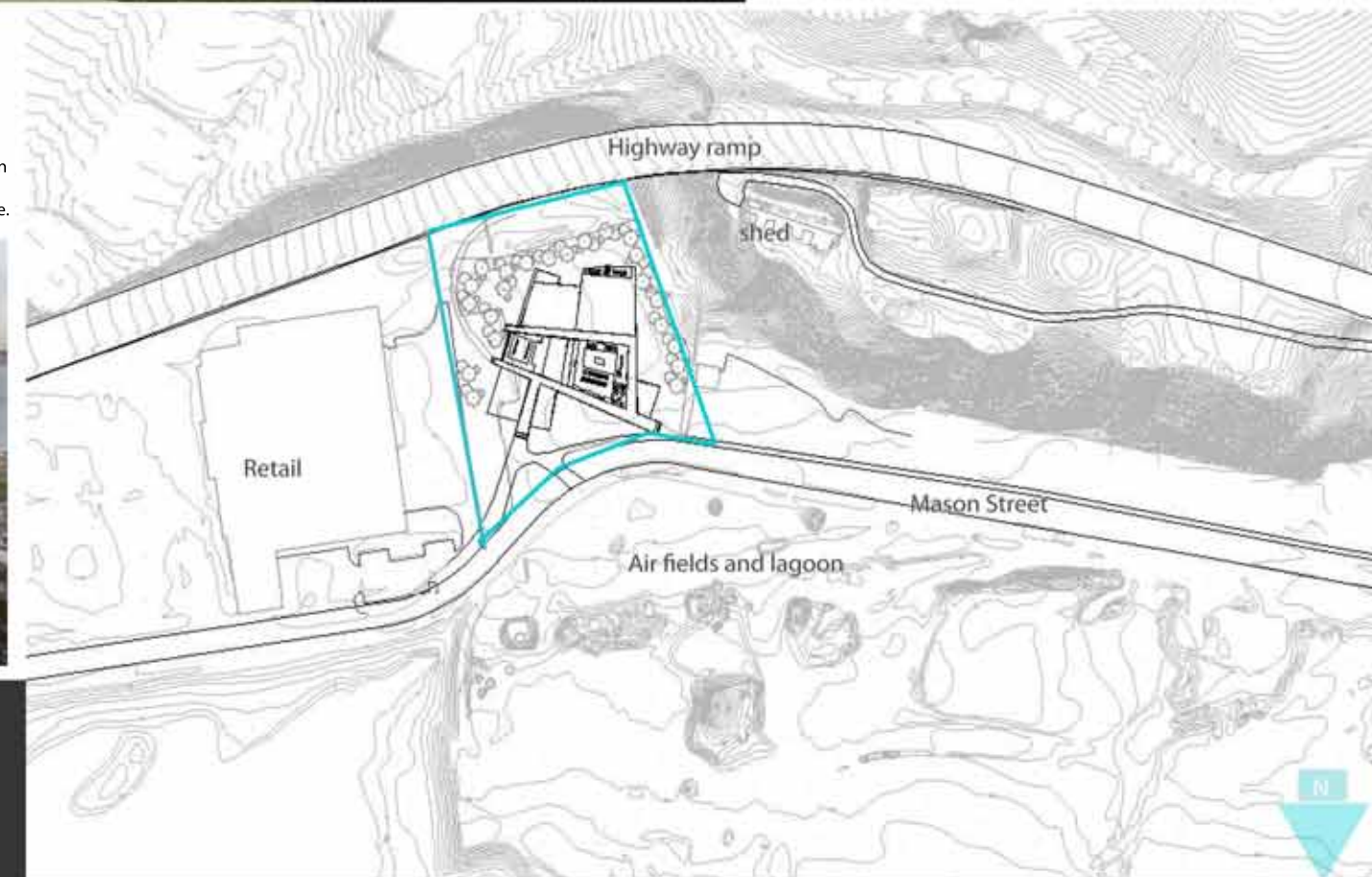
The Sutro Baths

Of historical interest are the Sutro baths ruins, which rest about a mile west of the site. They are an important landmark owned by Golden Gate National Recreational. The Sutro Baths were a large and privately owned public salt water swimming pool complex in the Richmond District. Built in 1896 it was located near the Cliff House, Seal Rock and Sutro Heights park. The facility burned down in June 1966. It consisted of six salt water pools and one fresh water pool, seven slides, thirty swinging rings and one spring board.



The Site

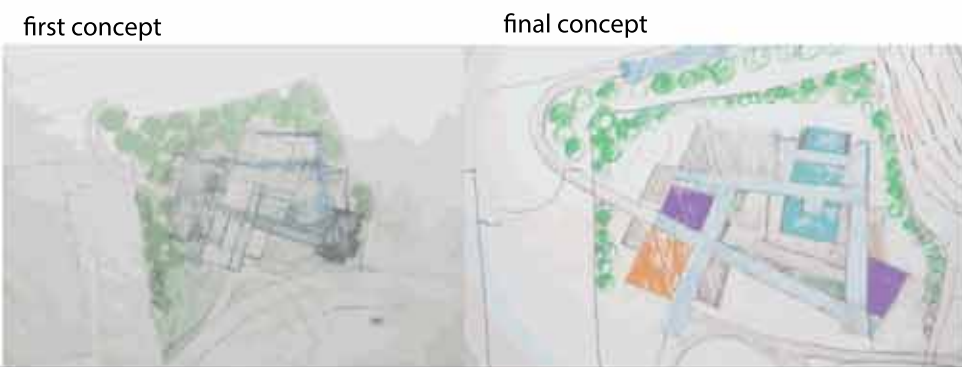
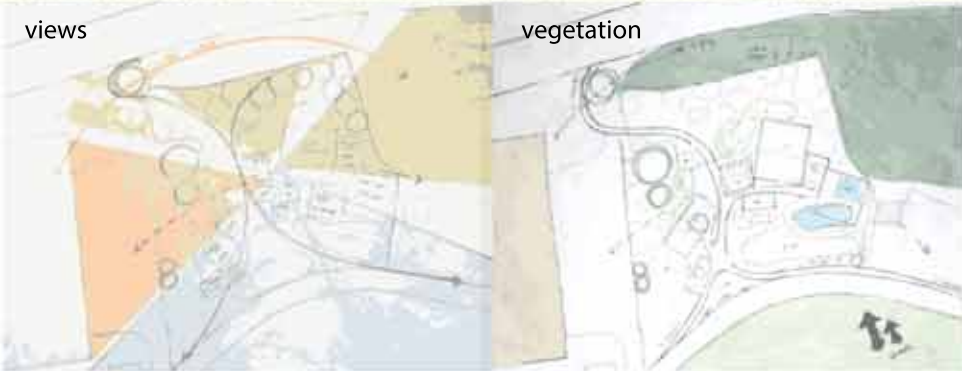
Located in San Francisco's Presidio Park, the site is on Mason St., across the street from "the hinge" between the historic airfields and manmade lagoon. The presidio was military land for 218 years. In 1996 the Congress created the Presidio Trust, who now manages the land. To the south, the site is defined by an elevated highway ramp that leads to the Golden Gate Bridge. To the north, across the airfields and lagoon, is the public beach that endures heavy recreational use. The west portion of the site is bordered by a former hangar shed that is now used to store materials for park maintenance. To the east there is a large former PX/ commissary which is now used as a retail building by a sport supply store.



Auto Cad
Illustrator
Revit

Studio Work.

Academy of Art University, ARH 608, semi-urban project Crissy Field Athletic Center.



1. Meditation garden. Secluded for privacy and protected from prevailing winds.
2. Jacuzzi and sauna. Offers views of Golden Gate, ocean and Alcatraz.
3. Roof top gym. Exterior area dedicated to gym activities weather permitting.

Design Concept

The design concept consists of a series of glass tunnels and hallways or connectors that nest the exterior pool making it the heart of the facility. These hallways offer transparency to enjoy the bay views and the same time protect from prevailing winds from the exterior pool. The glass connectors serve as a circulation concept where the user can walk around the sports center and visually connect with the diverse activities making the experience of the place inviting and dynamic.



Auto Cad
Illustrator
Revit

Studio Work.

Academy of Art University, ARH 608, semi-urban project Crissy Field Athletic Center.



Program

1. Entrance
2. Administration
3. Jacuzzi and Sauna
4. Meditation Garden
5. Lockers
6. Restrooms and Showers
7. Hallway
8. Outdoor Pool deck
9. Cafe deck
10. Indoor Cafe
12. Kitchen
13. Outdoor Pool
14. Indoor Pool
15. Basketball Court
16. Mechanical Room
17. Gym
18. Roof Top Gym



4. This hallway or connector also functions as barrier against prevailing winds while providing transparency and framing the Golden Gate and ocean views.

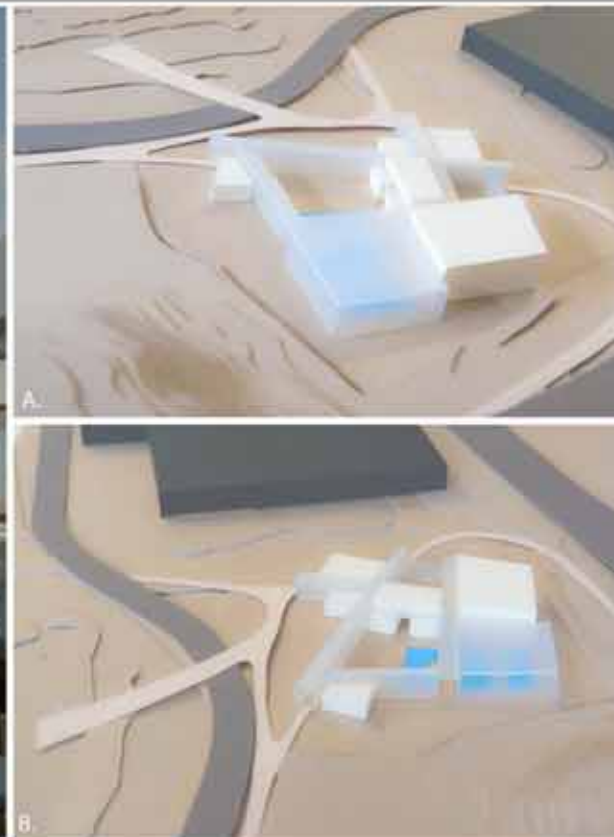
5. This hallway or connector frames the pool view and is used as an indoor cafe sitting area.

6. Indoor Caffe



Studio Work.

Academy of Art University, ARH 608, semi-urban project Crissy Field Athletic Center.



7. The outdoor pool is the heart of the Athletic Center. It is surrounded and nested by the cafeteria, gym, interior pool and hallways which protect it from strong winds. The use of wood and glass panels provide transparency and privacy throughout the center making the experience of the building an inviting one. From the outdoor pool is possible to enjoy a pool balcony which is an extension of the indoor pool. The pool balcony offers views of the Golden Gate, ocean and fog.

Physical Model



Section



Auto Cad
Illustrator
Revit

College Dorm-Mix Used Building

Saddleback College Revit Advanced Class, Arch 221



South West View



Front View



Bookstore



Cafeteria (Exterior)



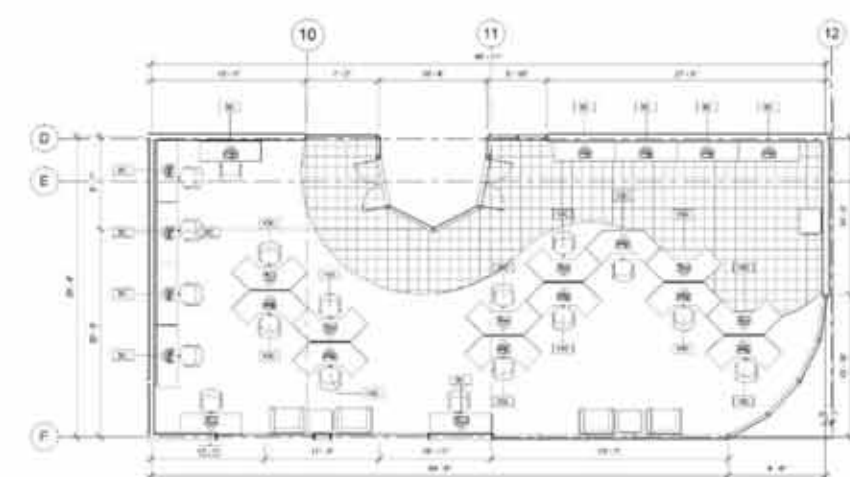
Cafeteria (Interior)



Study Room



Level 1



Computer Room

College Dorm-Mix Used Building

Saddleback College Revit Advanced Class, Arch 221



North West View



Elevation



Section



Unit F level 1



Unit F level 2



Level 2



Unit A



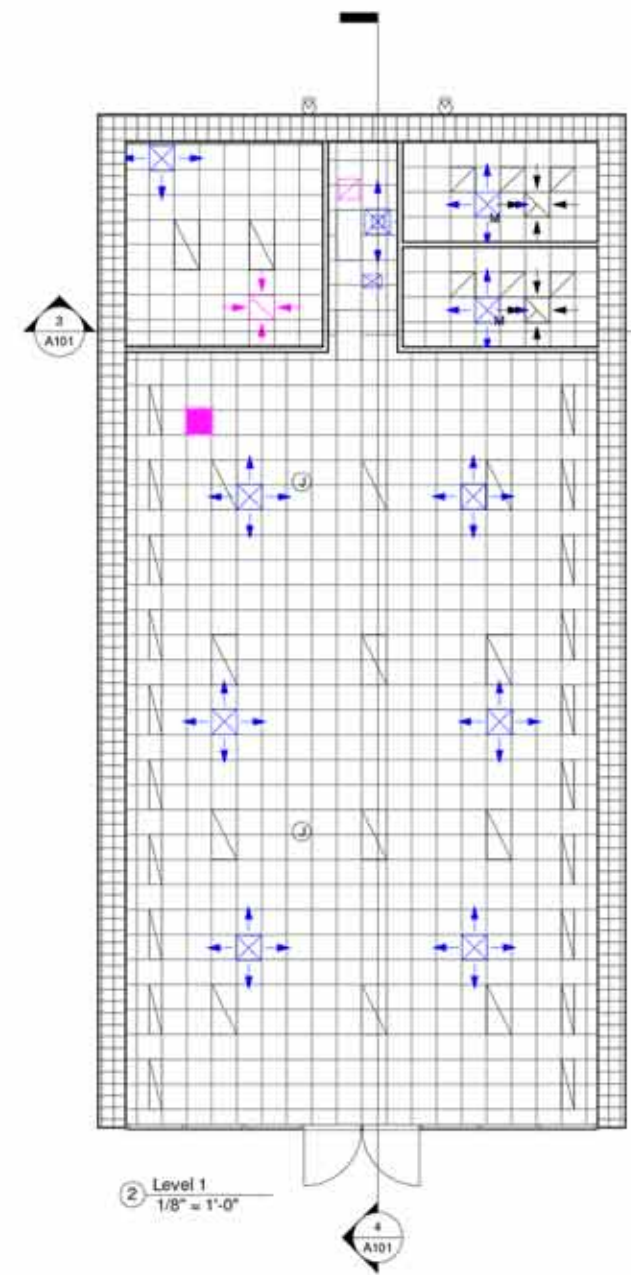
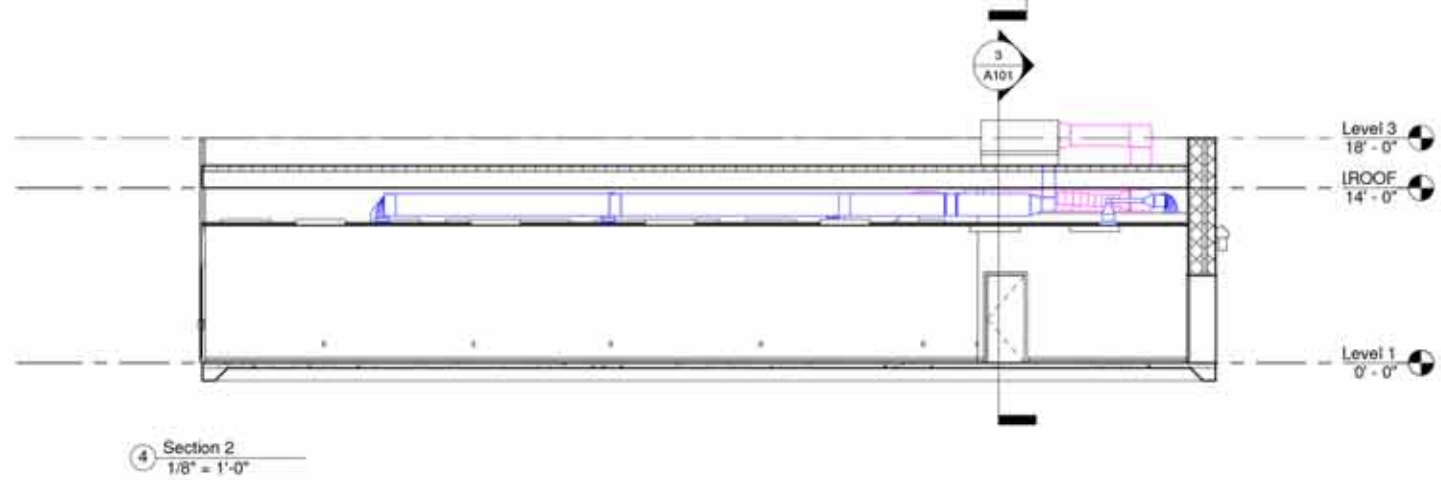
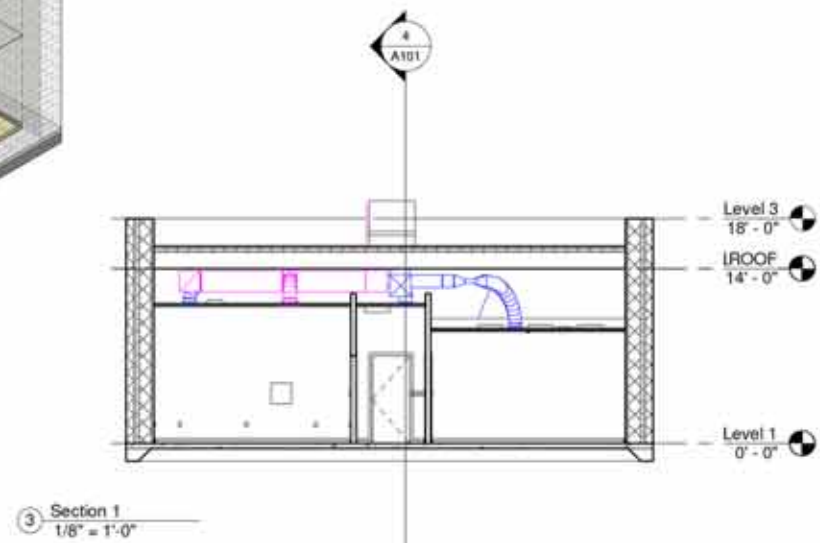
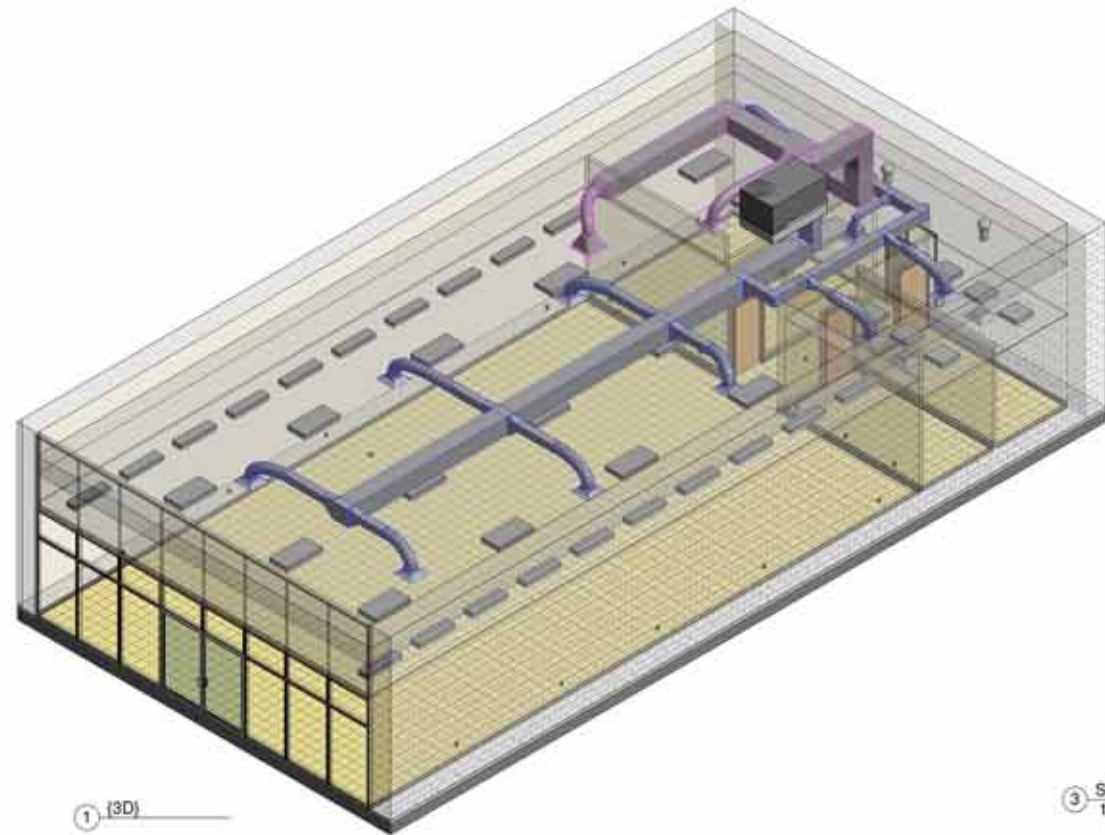
Unit C



Unit B

MEP Project

Saddleback College, Revit Advanced.



Freelance Project

Residential Remodel



Proposed View, Lot # 21

Sheet Number	Sheet Name
A101	Site Plan
A102	Floor Plans Materials
A103	Floor Plan Dimensions
A104	Elevations Materials
A105	Elevations Dimensions
A106	Details and Section
A107	Existing view and proposed view
A108	Color scheme
A109	Adjacent Houses
A110	Examples and Inspiration

FLO RVE CAD DESIGN	Fior Vega designer/draftsman 949-232-2462 verena@fve.com	Owner: Juan Carlos Soto 6 Sugar Gum, Aliso Viejo CA,	No.	Description	Date	Site Plan Lot # 21 Date: 06/01/2024 10:27 AM Drawn by: Fior Vega Checked by: Scale: 1/8" = 1'-0"	A101
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Existing **Render**

FLO RVE CAD DESIGN	Fior Vega designer/draftsman 949-232-2462 verena@fve.com	Owner: Juan Carlos Soto 6 Sugar Gum, Aliso Viejo CA,	No.	Description	Date	Existing view and proposed view Lot # 21 Date: 06/01/2024 10:27 AM Drawn by: Fior Vega Checked by: Scale: 1/8" = 1'-0"	A107
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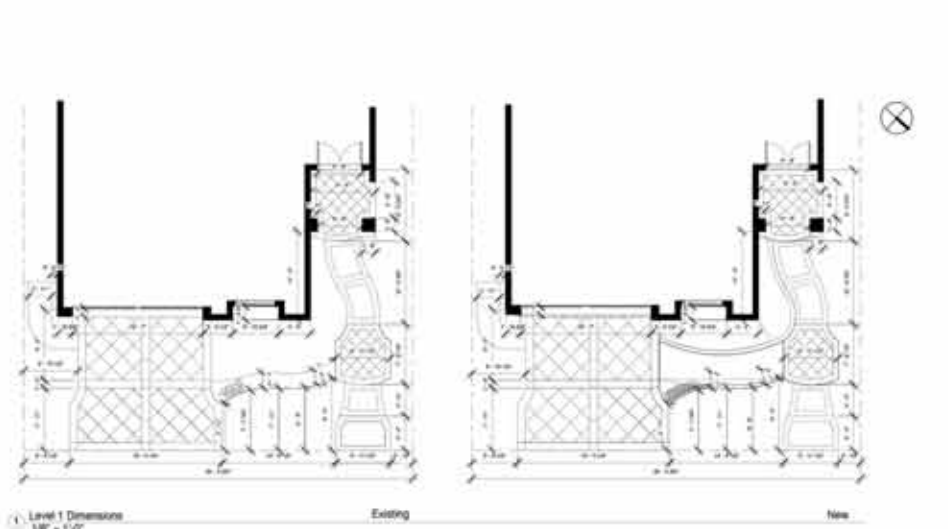
Existing Stone
Rendered Brick, Chesapeake Peak OS Tumble
7.34" x 2.34" x 1.0"
Thompson's Building Materials Collection

Vista Pointe Ridge Exterior Color Scheme 45

North West 1/8" = 1'-0"

Existing **Render**

FLO RVE CAD DESIGN	Fior Vega designer/draftsman 949-232-2462 verena@fve.com	Owner: Juan Carlos Soto 6 Sugar Gum, Aliso Viejo CA,	No.	Description	Date	Elevations Materials Lot # 21 Date: 06/01/2024 10:27 AM Drawn by: Fior Vega Checked by: Scale: 1/8" = 1'-0"	A104
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Level 1 Dimensions 1/8" = 1'-0"

Existing **New**

FLO RVE CAD DESIGN	Fior Vega designer/draftsman 949-232-2462 verena@fve.com	Owner: Juan Carlos Soto 6 Sugar Gum, Aliso Viejo CA,	No.	Description	Date	Floor Plan Dimensions Lot # 21 Date: 06/01/2024 10:27 AM Drawn by: Fior Vega Checked by: Scale: 1/8" = 1'-0"	A103
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Existing concrete color terracotta stained floors

New concrete color grey stained floors

Existing River stone material

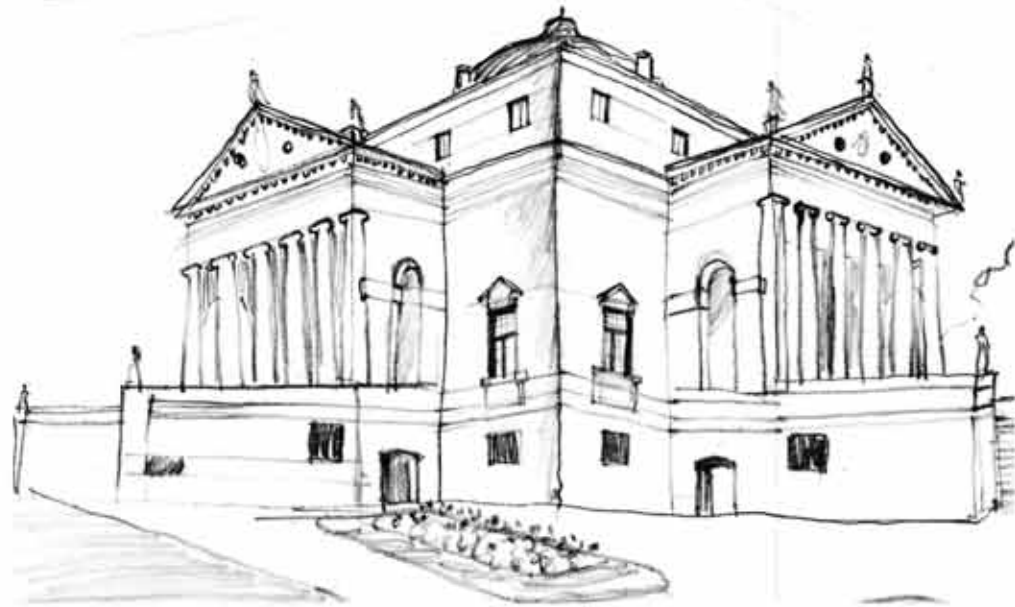
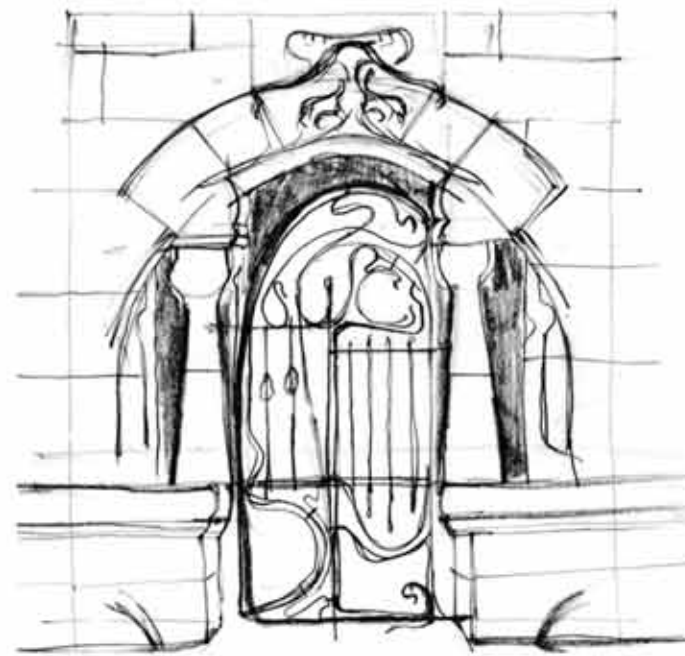
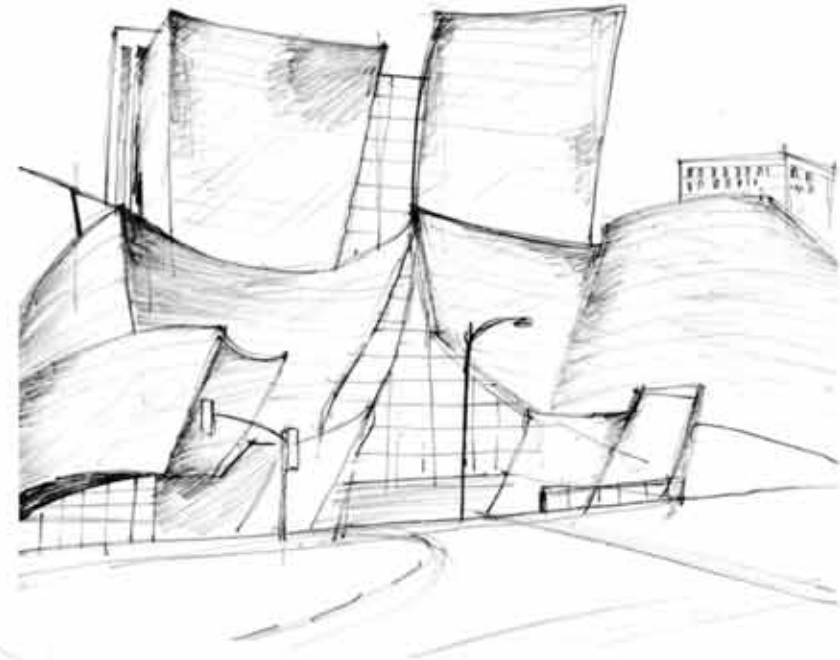
Post Hill Brick, Chesapeake Peak

Level 1 1/8" = 1'-0"

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Sketch examples



Hand drawn

Urban Planning Example.

CyC Impulsores, Computer Drafter.



Auto Cad