

PROPOSED TENANT IMPROVEMENT @ 102 S. ABEL STREET MILPITAS CA MILPITAS C.M. COLLEGE



926 EAST 10TH STREET
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PROPOSED INTERIOR TENANT IMPROVEMENT
102 S.ABEL STREET
MILPITAS CA 95035

JOB N° : 2014-02
DATE : 01.05.2014

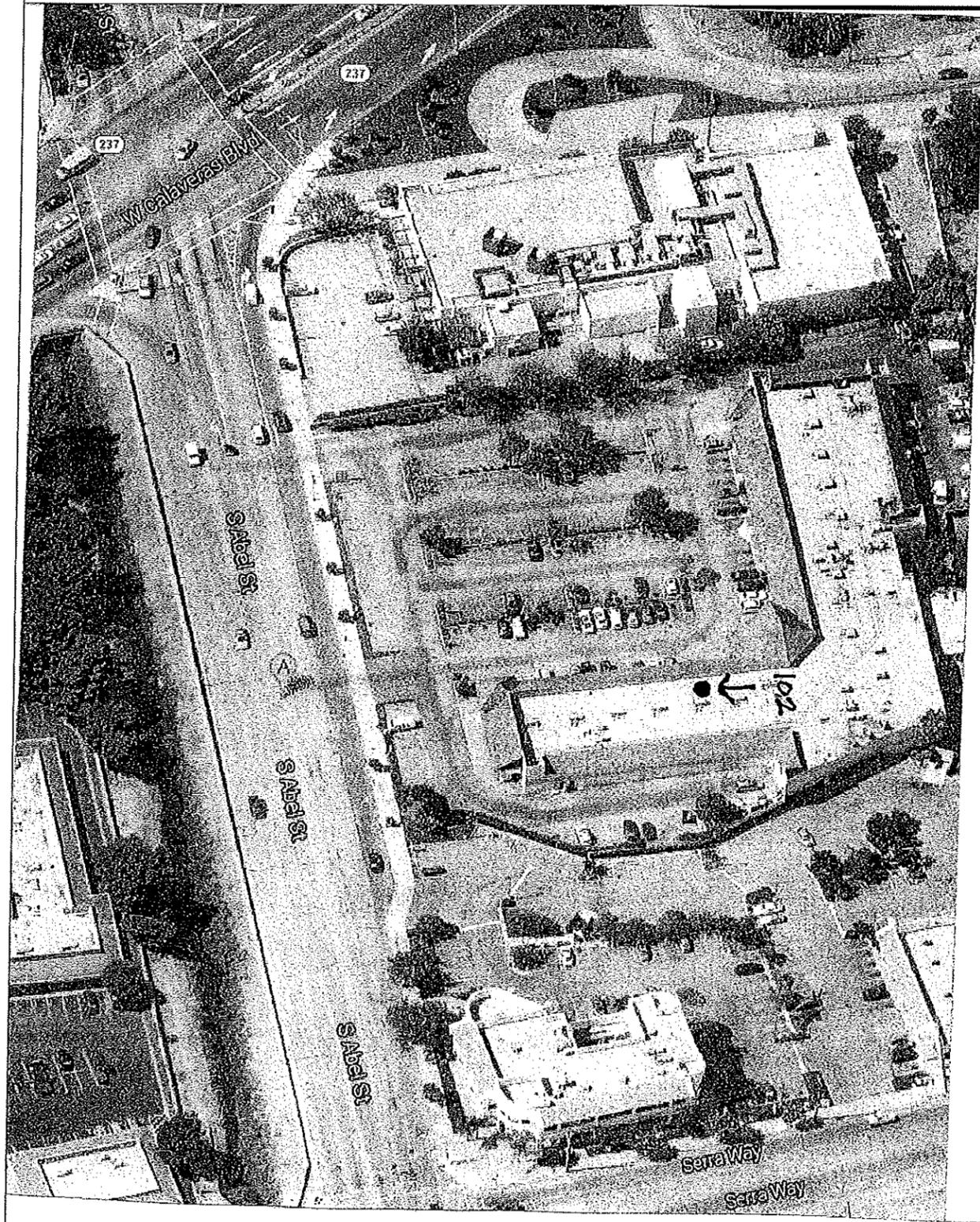
REVISIONS:	
DATE	BY:
8.10.2012	AP

GENERAL INFORMATION

A.0

RECEIVED
SEP 25 2014
CITY OF MILPITAS
PLANNING DIVISION

GENERAL NOTES	ELECTRICAL NOTES	PROJECT DATA		
<p>ALL WORK SHALL COMPLY WITH THE UNIFORM BUILDING CODE, UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE, NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES AND STANDARDS.</p> <p>EXISTING CONSTRUCTION SHOWN ON THESE DRAWINGS CAN BE USED FOR BIDDING PURPOSES. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ACTUAL SITE CONDITIONS PRIOR TO BIDDING AND FOR ANY UNUSUAL CIRCUMSTANCES OR DISCREPANCIES THAT MAY EXIST. CONTRACTOR SHALL VERIFY ALL DIMENSIONS CALLED OUT ON THE PLANS, ELEVATIONS, SECTIONS, ETC. TO DETERMINE POTENTIAL DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.</p> <p>THE CONTRACTOR SHALL SAFELY SHORE EXISTING CONSTRUCTION WHEREVER EXISTING SUPPORTS ARE REMOVED TO ALLOW THE INSTALLATION OF THE NEW WORK. THE EXISTING CONSTRUCTION SHALL BE CONNECTED AND / OR EMBEDDED INTO THE NEW CONSTRUCTION AS SPECIFIED.</p> <p>DIMENSIONS UNLESS OTHERWISE SHOWN ARE TO STUD LINE, ROUGH CONCRETE OR CONCRETE BLOCK SURFACES.</p> <p>CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO THE FABRICATION AND START OF ANY WORK. DO NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS ARE TO BE USED. ANY ERRORS AND / OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR OWNER (IN WRITING) IMMEDIATELY. UNLESS REPORTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIMENSIONAL INCONSISTENCIES AND PROBABLE REMEDIAL WORK.</p> <p>IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT KNOWN, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN OR CALLED FOR.</p> <p>THE REMOVAL AND CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING.</p> <p>IF STRUCTURAL MEMBERS NOT INDICATED FOR REMOVAL, INTERFERE WITH THE NEW WORK, THE DESIGNER AND ENGINEER SHALL BE IMMEDIATELY NOTIFIED AND PROPER APPROVAL OBTAINED BEFORE THE REMOVAL OF MEMBERS.</p> <p>THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONDUCT OF THE WORK INCLUDING ALL CONSTRUCTION METHODS AND PROCEDURES, SITE SAFETY, AND METHOD, DESIGN AND MATERIALS FOR TEMPORARY VERTICAL AND LATERAL SUPPORT OF EXISTING AND NEW STRUCTURE.</p> <p>WHEREVER THE WOOD TENDS TO SPLIT, HOLES SHALL BE PREDRILLED, SPLIT MEMBERS SHALL BE REPLACED.</p> <p>CONTRACTOR SHALL INFORM THE DESIGNER OF ALL MODIFICATIONS TO DRAWINGS BY APPROVAL AGENCIES AND / OR CHANGES REQUESTED BY INSPECTORS.</p> <p>SEPARATE PERMIT SHALL BE OBTAINED FOR ELECTRICAL, HEATING AND PLUMBING INSTALLATIONS. CONTRACTOR SHALL PROVIDE DESIGN / SCHEMATICS AND PAY REQUIRED PERMIT FEES.</p> <p>CONTRACTOR SHALL COORDINATE BETWEEN THE VARIOUS TRADES, VENDORS, AND / OR SUBCONTRACTORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.</p> <p>MANUFACTURER'S OPERATING INSTRUCTIONS AND GUARANTEES SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT.</p> <p>CONTRACTOR SHALL REMOVE ALL DEBRIS ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING.</p> <p>RESOLUTION OF ALL QUESTIONS OR VARIANCES MUST BE MADE THROUGH THE DESIGNER AND / OR OWNER AND CONFIRMED IN WRITING FORM.</p> <p>REPEITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE PROVIDED COMPLETELY AS SHOWN IN DRAWING.</p> <p>ALL CHANGE ORDERS SHALL BE IN WRITING, REQUIRING BOTH THE OWNER AND DESIGNER'S SIGNATURE FOR APPROVAL.</p> <p>CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND REPORT TO THE DESIGNER ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO THE LACK OF PROPER COORDINATION.</p> <p>CONTRACTOR SHALL CARRY LIABILITY, PROPERTY DAMAGE, AND WORKER'S COMPENSATION INSURANCE AND SHALL PROVIDE THE OWNER WITH CERTIFICATES OF INSURANCE.</p> <p>UPON COMPLETION OF THE JOB, CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN (CLEAN WINDOWS, DUST ALL SURFACES AND LIGHT CANS, VACUUM OUT HEATING DUCTS AND REGISTERS) AND IN AN ORDERLY MANNER READY FOR MOVE IN AND OCCUPANCY.</p>	<p>ELECTRICAL RECEPTACLES IN BATHROOMS, GARAGES, KITCHENS, OUTDOOR AND WITHIN SIX FEET OF SINKS OR LAVATOIRES SHALL BE G.F.I. (GROUND FAULT INTERRUPTER). EXTERIOR OUTLETS AND LIGHTS SHALL BE WATERPROOF AND PROTECTED BY A G.F.I.</p> <p>SPACE ELECTRICAL OUTLETS PER N.E.C. NO WALL SPACE SHALL BE SIX FEET FROM AN OUTLET, INCLUDING WALL SPACES OF TWO FEET OR MORE.</p> <p>LIGHT FIXTURES IN CLOSETS SHALL BE A MINIMUM OF 18 INCHES FROM COMBUSTIBLES.</p> <p>VERIFY LOCATIONS OF OUTLETS, SWITCHES, AND LIGHT FIXTURES WITH THE OWNER PRIOR TO SETTING BOXES. COORDINATE WITH STRUCTURAL.</p> <p>ALL MECHANICAL AND ELECTRICAL GRILLES AND PLATES SHALL CLEAR ARCHITECTURAL MILLWORK. ALL CASINGS SHALL BE FULL DIMENSIONS, CLEAR OF INTERSECTING WALLS, ETC.</p> <p>ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL AND COMPLETE ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR A COMPLETE, WORKABLE SYSTEM. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE FROM ALL DEFECTS AND LISTED BY THE "UNDERWRITERS LABORATORIES".</p>	<p>OWNER NAME :NINH THI NGUYEN ADDRESS 106 S. ABEL STREET MILPITAS CA 95035 415 971 8751</p> <p>BUILDING INFORMATION ADDRESS 102 S.ABEL STREET MILPITAS CA 95035</p> <p>OCCUPANCY GROUP B TYPE OF CONSTRUCTION V-B STORY 1 SPRINKLER: YES USED OF BUILDING: BEAUTY SALON OCCUPANCY LOAD 37</p>		
	<p>MECHANICAL & PLUMBING NOTES</p> <p>VERIFY LOCATION OF PLUMBING AND SANITARY LINE(S), ETC. PRIOR TO INSTALLING NEW PLUMBING LINES.</p> <p>ALL PLUMBING WORK SHALL BE COORDINATED WITH FIXTURE AND EQUIPMENT LOCATION AND OTHER TRADES. CONCEAL ALL PIPING.</p> <p>PROVIDE A PERMANENT OUTLET AND LIGHT FIXTURE AT FURNACE IN ATTIC OR CRAWL SPACE. LOCATE SWITCH AT ACCESS OPENING. IF FURNACE IS IN CRAWL SPACE, PROVIDE A CONCRETE SLAB PLATFORM 3 INCHES ABOVE GRADE.</p> <p>PROVIDE ONE HOUR CONSTRUCTION FOR WATER HEATER AND FURNACE ROOMS: 18 INCH PLATFORM, TIGHT FITTING SELF CLOSING DOOR. PROVIDE 6 INCH X 12 INCH HIGH AND LOW COMBUSTION AIR VENTS.</p> <p>MECHANICAL CONTRACTOR SHALL PERFORM ALL TESTING AS REQUIRED PER CODE(S).</p> <p>PLUMBING FIXTURES SHALL CONFORM TO THE CALIFORNIA ENERGY COMMISSION REQUIREMENTS:</p> <p style="border: 1px solid black; padding: 2px;">LAVATORY AND SINK FAUCETS SHALL BE .5 GPM MAX. WATER CLOSETS SHALL BE 1.28 GAL. PER FLUSH MAX.</p>	<p>OCCUPANT LOAD CALCULATION</p> <p>BUILDING AREA : 1500 SQFT</p> <p>BEAUTY SALON : WAITING AREA 138 SQFT RECEPTION AREA 60 SQFT REST ROOM AREA : 50 SQFT</p> <p>SALON AREA : 1108 SQFT /30 = 37. STORAGE AREA : 144SQFT/200 = 1</p> <p>LESS THAN 50 OCCUPANCY. DOOR SWING ANY DIRECTION. EXIST REQUIRE : 1 EXIST PROVIDE : 1</p> <p>RESTRM FACILITY REQUIRED :</p> <p>REST ROOM REQUIRE : 1108/2000 : 1 REST ROOM PROVIDE : 1 HANDICAPPED UNISEX.</p>	<p>WORK DESCRIPTION</p> <p>PROPOSED TENANT IMPROVEMENT INCLUDING INSTALLATION OF :</p> <ol style="list-style-type: none"> 6 SHAMPOO CHAIRS 12 HAIR DRYING STATIONS 20 HAIR CUT STATIONS <p>NOTES: 1. EXISTING CEILING LIGHTING TO REMAIN UNCHANGED (NO WORK PROPOSED). SO NO TT/24 LIGHTING REQUIRE. 2. EXISTING HEATING/AIR CON. REMAIN UNCHANGED(NO WORK) 3. EXISTING SPRINKLER TO REMAIN (NO WORK)</p>	<p>DRAWING INDEX</p> <p>AO. GENERAL NOTES A1. SITE PLAN A2 (E) & (N) FLOOR PLAN A3 H/C REST RM DETAILS E.1 ELECTRICAL PLAN P.1 PLUMBING NOTES</p>
<p>CODES</p> <p>CALIFORNIA RESIDENTIAL CODE 2013 CRC CALIFORNIA FIRE CODE 2013 CFC CALIFORNIA BUILDING CODE 2013 CBC CALIFORNIA MECHANICAL CODE 2013 CMC CALIFORNIA PLUMBING CODE 2013 CPC CALIFORNIA ELECTRICAL CODE 2013 CEC ENERGY CODE 2013 T24 CALIFORNIA GREEN BUILDING STANDARDS CODE 2013 CGBSC ALONG WITH CITY ORDINANCES AND ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.</p>				



EXISTING PHOTO. PLOT PLAN

SCALE 1/8"=1'-0"



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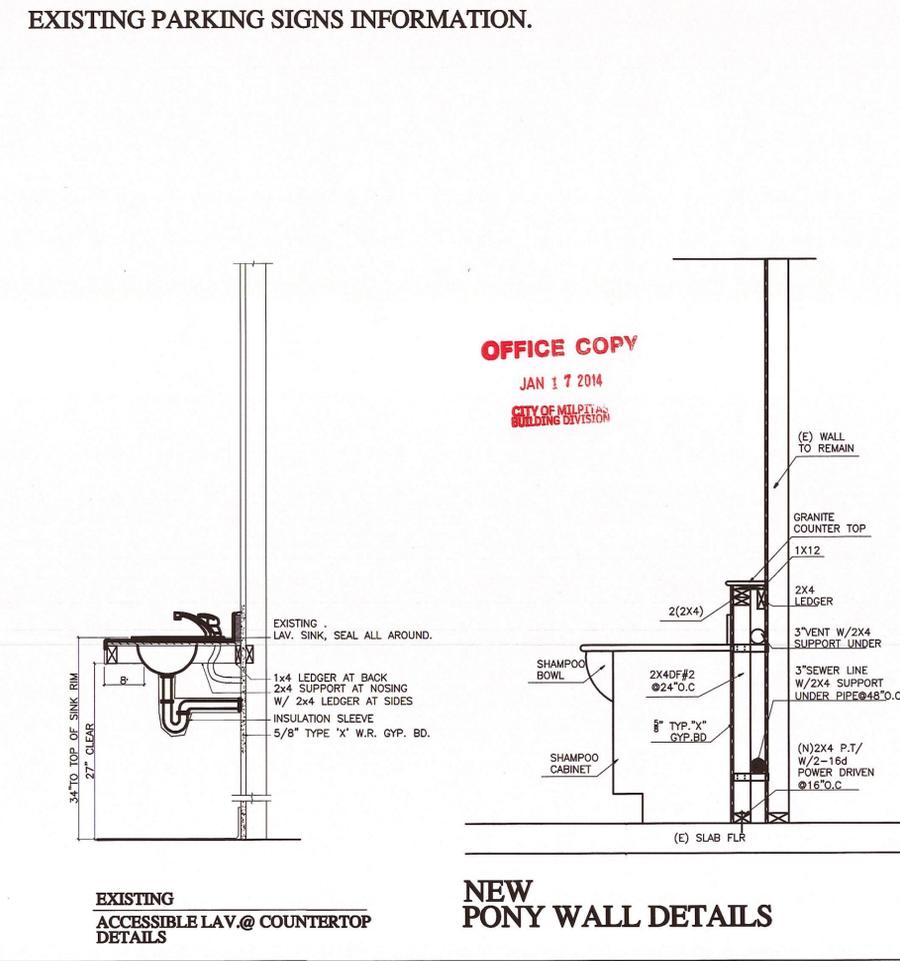
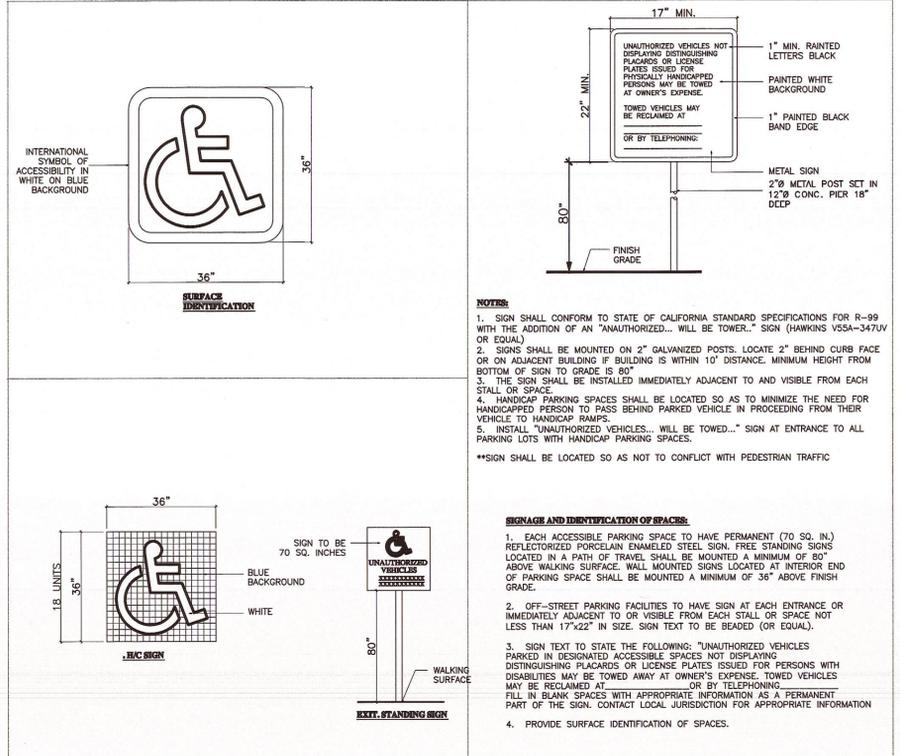
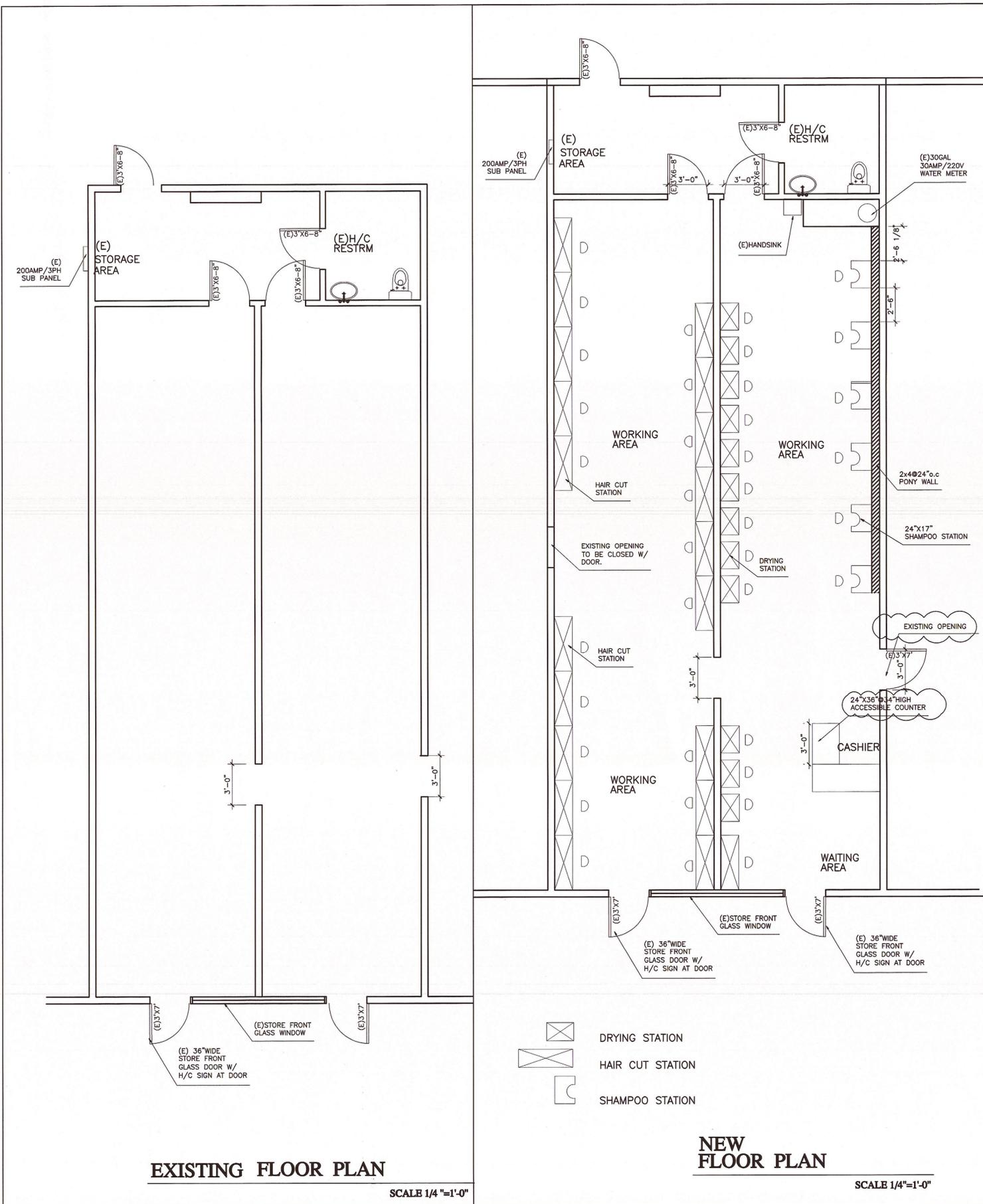
JOB # : 2014-02
 DATE : 01.05.2014

REVISIONS:	
DATE:	BY:

PLOT PLAN

SHEET NUMBER:

A.1



alpha DESIGN

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**PROPOSED INTERIOR TENANT IMPROVEMENT
FOR MILPITAS SALON**

@ 102 S.ABEL STREET
MILPITAS CA 95035

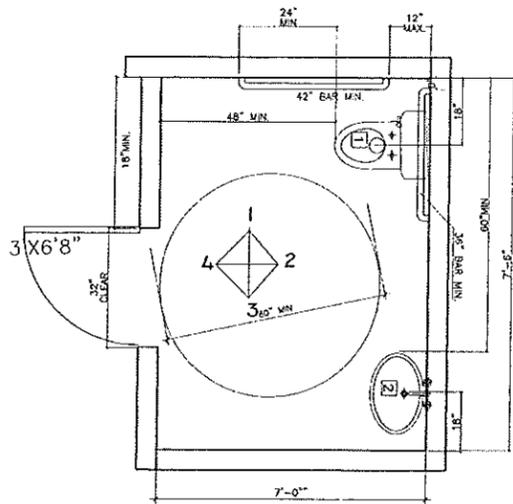
JOB N° : 2014-02
DATE : 01.06.2014

REVISIONS:

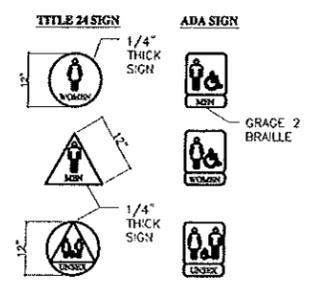
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09.28.2013	

REVISED FLOOR PLAN WITH TYPE II HOOD & ROOF PLAN

SHEET NUMBER: **A.2**



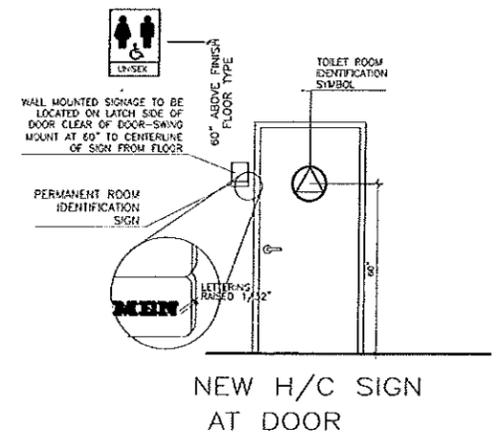
EXISTING ACCESSIBLE REST RM



NOTES:

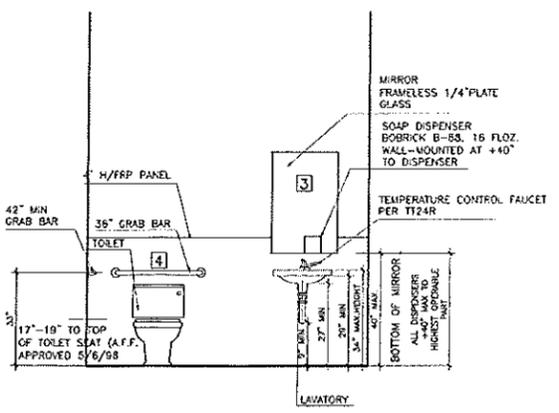
1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE CENTERED ON DOOR 60" ABOVE FLOOR AND ARE TO DISTINCTLY DIFFERENT FROM THE DOOR IN COLOR AND CONTRAST.
3. BOTH TITLE 24 SIGNS AND ADA SIGNS REQUIRED IN CALIFORNIA.
4. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
5. LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
6. BRAILLE MUST BE LOCATED TO THE LEFT OF STANDARD CHARACTERS FOR PUBLIC TOILET SIGNAGE.

RESTROOM SIGNS

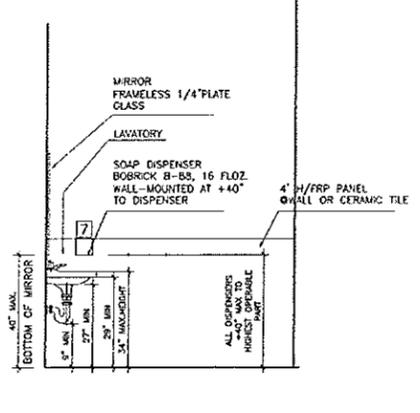


NEW H/C SIGN AT DOOR

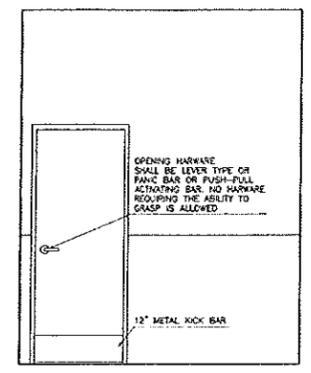
1 LAVATORY ELEVATION



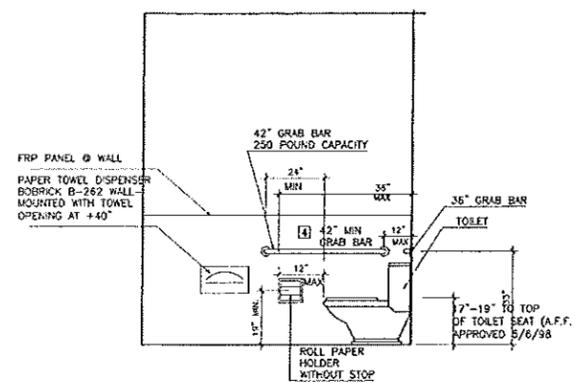
2 LAVATORY ELEVATION



3 DOOR ELEVATION



4 TOILET ELEVATION



REST ROOM FIXTURES:

- 1 TOILET (HIGH EFFICIENCY TOILET)
- 2 LAVATORY (W/FAUCET FLOW RATES < .4 G/PP)
- 3 MIRROR
- 4 GRAB BAR
- 5 ROLL TISSUE
- 6 PAPER TOWEL DISPENSER
- 7 LIQUID SOAP DISPENSER

NEW WALL SIGNS NOTES:

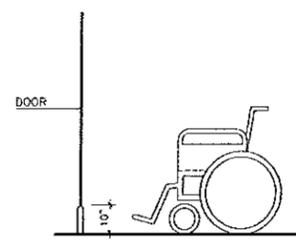
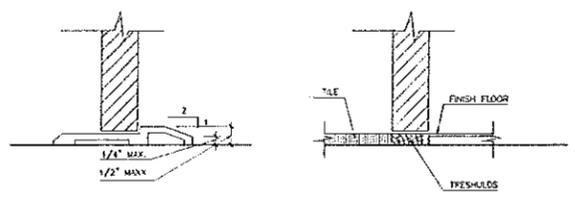
- 1.) LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED, CONTRASTING IN COLOR, AND HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10, AND RAISED 1/32" MINIMUM, AND BE ACCOMPANIED BY BRAILLE
- 2.) WHERE PERMANENT SIGNAGE IS PROVIDED FOR ROOMS AND SPACES, SIGNAGE AS DESCRIBED ABOVE SHALL ALSO BE PROVIDED ON THE STRIKE SIDE OF THE DOOR

TOILET FINISH NOTES:

- 1.) FLOORING : CERAMIC TILE (12"x12")
- 2.) GYP. BD WALLS : SMOOTH TEXTURE; PAINT WALLS WITH OFF-WHITE COLOR
- 3.) 48" WAINSCOAT "MARLITE" OR CER. TILE

GENERAL ACCESSIBLE NOTES:

- 1.) THE REST ROOM AND DETAILS COMPLY WITH THE HANDICAPPED ACCESS REGULATIONS TITLE 24
- 2.) HANDICAPPED SYMBOL/SIGN SHALL BE INSTALLED AT ENTRANCE DOOR



DOOR CONSTRUCTION & OPENING HARWARE



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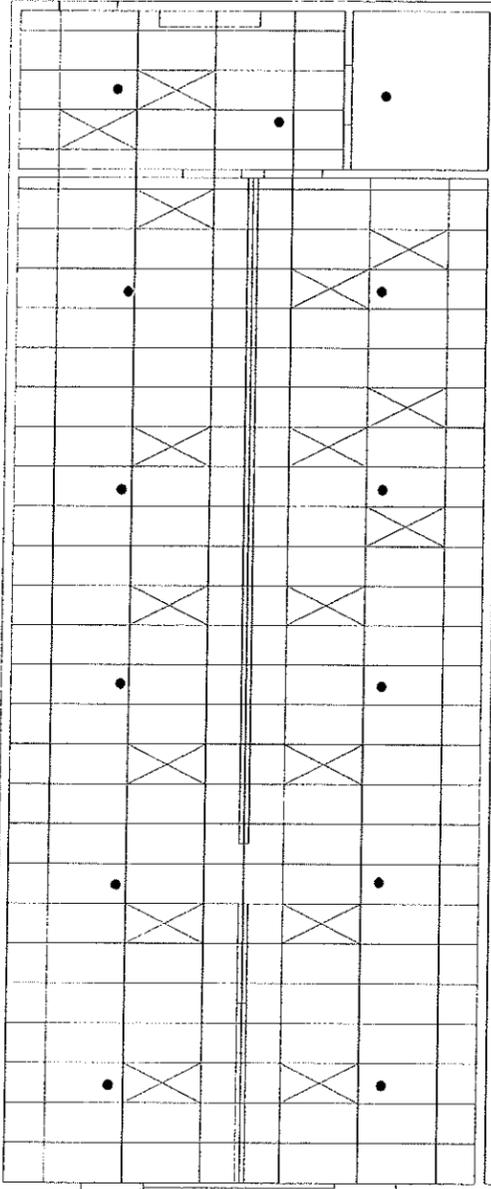
PROPOSED INTERIOR TENANT IMPROVEMENT
102 S. ABEL STREET
MILPITAS CA. 95035

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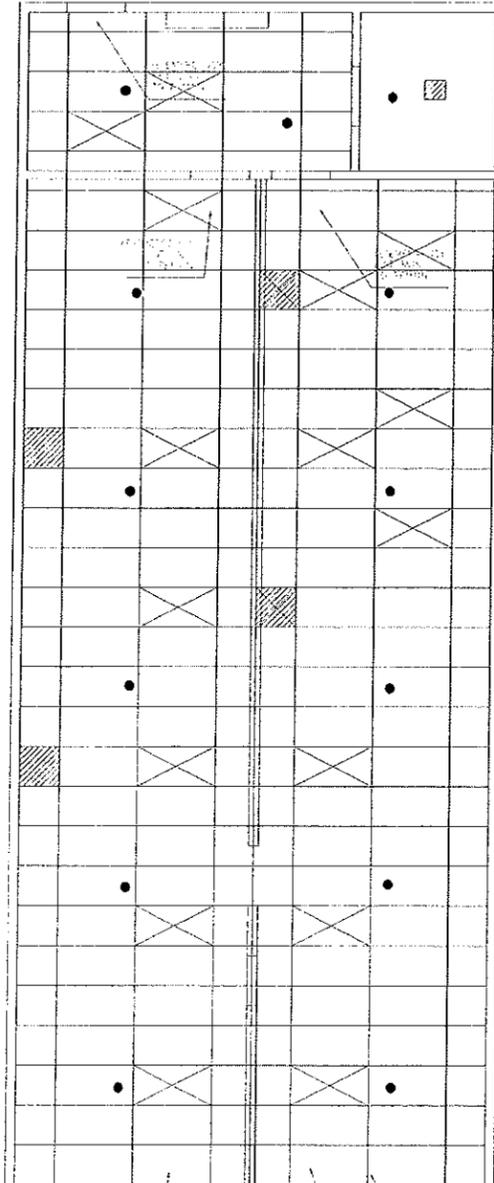
REVISIONS	
DATE	BY

UNISEX HANDICAPPED REST RM

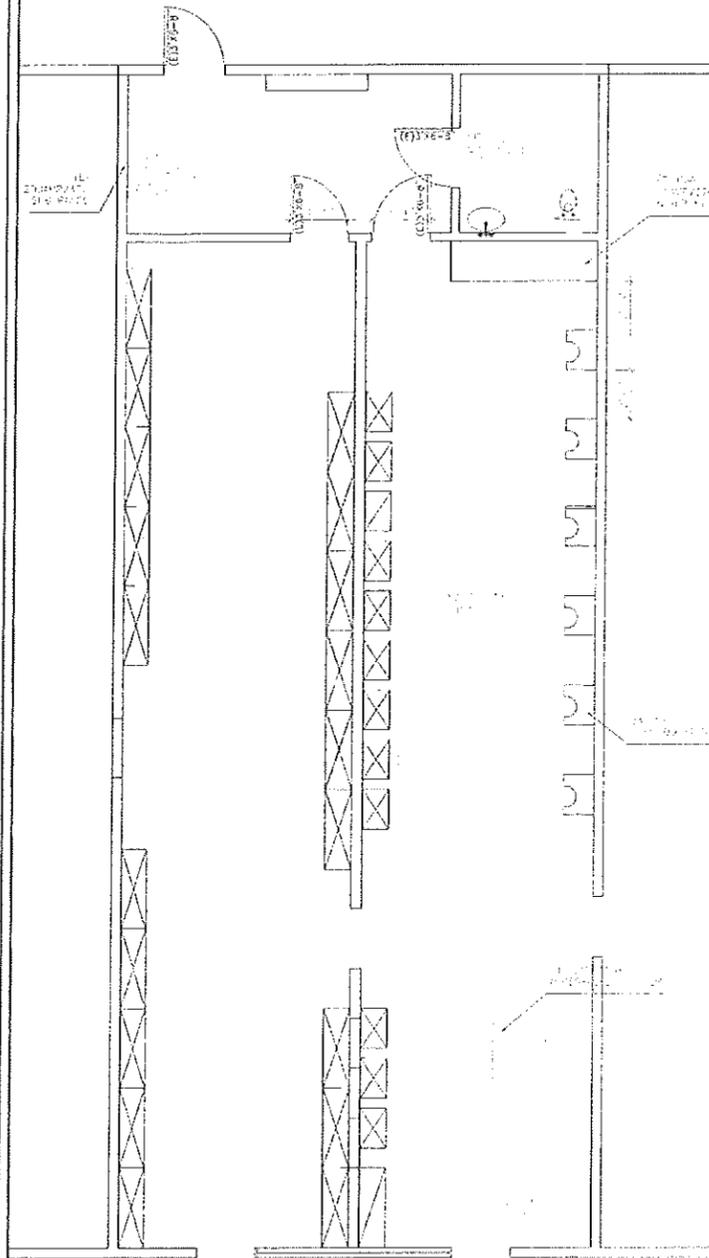
SHEET NUMBER:
A.3



**EXISTING
REFLECTED CEILING W/ LIGHTING**
SCALE 1/4"=1'-0"



**EXISTING
REFLECTED CEILING W/ HEATING**
SCALE 1/4"=1'-0"



**NEW
POWER PLAN**
SCALE 1/4"=1'-0"



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MILPITAS CA 95035

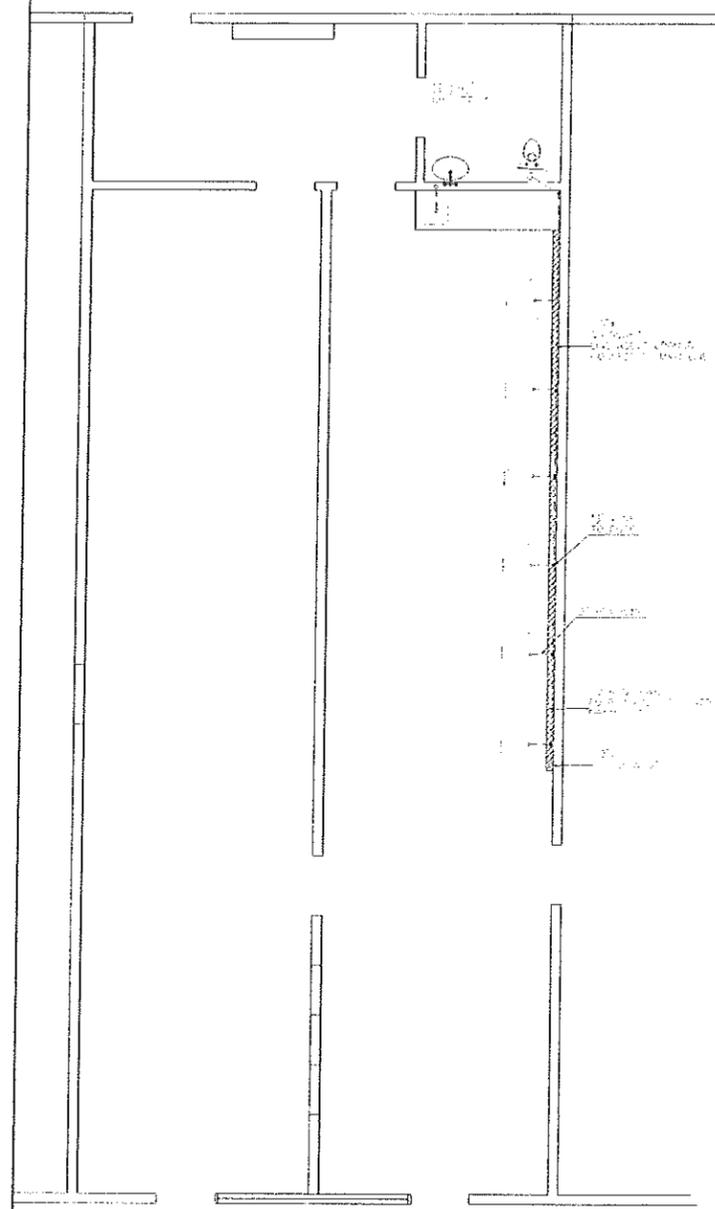
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REVISIONS	
DATE	BY

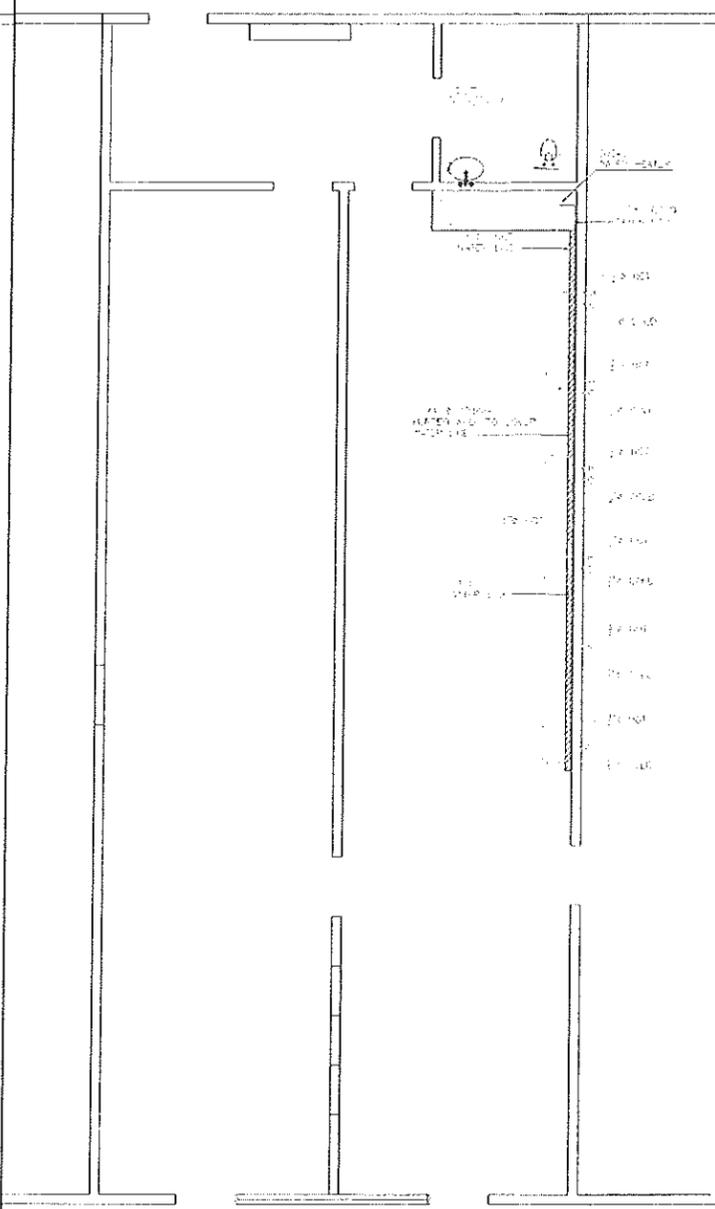
**ELECTRICAL
POWER
PLAN**

SHEET NUMBER:

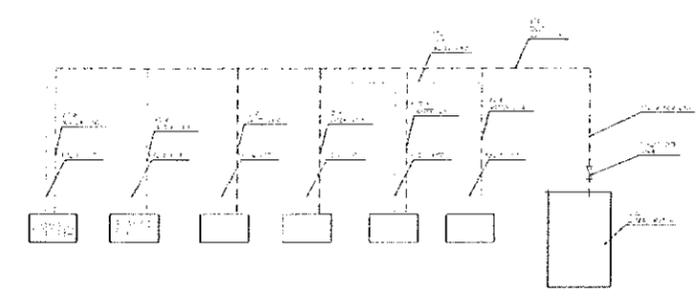
E.1



**NEW
DRAIN LINE PLAN**
SCALE 1/4" = 1'-0"



**NEW
WATER LINE PLAN**
SCALE 1/4" = 1'-0"



**NEW
ISOMETRIC PLAN**
SCALE 1/4" = 1'-0"



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PROPOSED INTERIOR TENANT IMPROVEMENT
4131-4139 MAC ARTHUR BLVD
OAKLAND CA

JOB N° : 09152	
DATE : 12.12.2013	
REVISIONS:	
DATE:	BY:
▲	
▲	
▲	

**NEW
PLUMBING
PLAN**

SHEET NUMBER:

P.1