

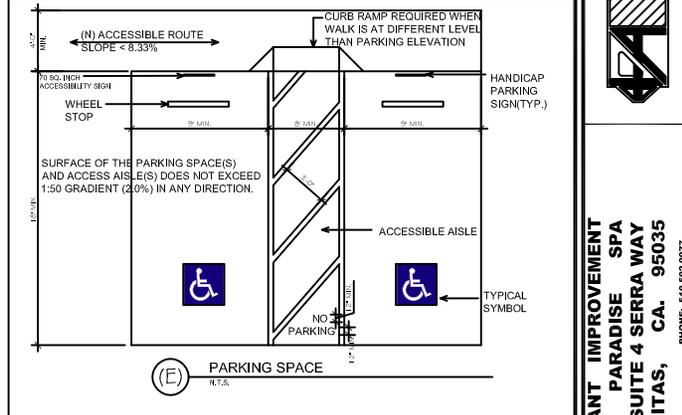
PROJECT DATA		DRAWING INDEX	
Project Location:	200 Serra Way Suite 4 Milpitas, Ca. 95035	ARCHITECTURAL	
Occupancy Group:	8	A1 PROJECT INFORMATION/ SITE PLAN	
Use:	Beauty Salon - Spa	(E) & (N) FLOOR PLAN	
Construction Type:	VB	ELECTRICAL / MECHANICAL	
Fire Sprinklers:	Yes	E1 (M1 POWER & REFLECTED CEILING / HVAC PLAN) DETAILS	
No. of Stories:	1	TITLE 24 ENERGY	
Floor Area:	First Floor - Addition 782 sq. ft.	T24-1 & T24-2	
Construction Value/Est:	\$ 10,000	TENANT: ZHENGUAN ZHANG THE PARADISE SPA MILPITAS, CA. 95035 510-502-9977 (P)	
Previous Use:	The Paradise Spa	DESIGNER: NGUYEN DESIGNS 1038 HAMILTON AVE. MILPITAS, CA. 95035 408-205-6269 (P)	
Occupancy loads:	1,856 + Addt'l 782 = 2638 / 100 = 26	Along with city ordinance and any other local state laws and regulations.	
The codes applicable to this project are:		California Building Code (CBC) 2013	
		California Electrical Code (CEC) 2013	
		California Mechanical Code (CMC) 2013	
		California Plumbing Code (CPC) 2013	
		California Energy Code 2013	
		California Green Building 2013	
		Milpitas Municipal Code (MMC) 2014	

PROJECT DESCRIPTION

THIS PROJECT IS TO CONVERT 782 SQUARE FEET STORAGE TO 5 ROOMS IN THE PARADISE SPA LOCATED AT 200 SERRA WAY, MILPITAS, CA. 95035.

- SCOPE OF WORK:
- TANNING ROOM
 - BODY MASSAGE
 - EMPLOYEE ROOM
 - STORAGE ROOM
- ROOF, FOUNDATION AND EXTERIOR WALLS ARE EXISTING.

FIRE SPRINKLER NOTE:
- MODIFIED PLAN IS SEPARATED PERMIT TO FIRE DEPT. FOR APPROVAL.



ABBREVIATION	
&	And
@	Angle
#	Center Line Diameter or Round
(E)	Existing
(R)	Relocated
(N)	New
EQPT.	Equipment
E.W.C.	Electrical Water Cooler
A.B.	Anchor Bolt
ACOUS.	Acoustical
A.D.A.	Area Drain
ADJ.E.	Adjustable
AGGR.	Aggregate
AL.	Aluminum
ALT.	Alternate
A.P.	Access Panel
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASPH.	Asphalt
A.F.F.	Above Finish Floor
B.B.	Bulletin Board
BD.	Board
BITUM.	Bituminous
BKG.	Backing
BLDG.	Building
BLK.	Black
BLKG.	Blocking
BLU.	Blue
BLUOR.	Fluorescent
BM.	Beam
BOT.	Bottom
FOS.	Face of Studs
FPFR.	Fire of Proof
CAB.	Cabinet
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
C.I.	Cast Iron
C.G.	Corner Guard
C.J.	Construction Joint
CLG.	Ceiling
CLGK.	Callig
CLO.	Cloth Bar
CLR.	Clear
C.O.	Casad Opening
COLM.	Column
CONN.	Connection
CONST.	Construction
CONT.	Continuous
CORR.	Corridor
CPT.	Carpet
CNTL.	Countertop
CTSK.	Countersunk
CTR.	Center
DET.	Detail
DA.	Diameter
DIA.	Diameter
DISP.	Dispenser
DN.	Down
D.O.	Door Opening
DR.	Door
DRW.	Drawer
DS.	Downspout
D.S.P.	Dry Stand Pipe
DWG.	Drawing
E.	EAST
E.B.	Extension Bot.
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
ENGR.	Engineer
E.P.	Electrical Panelboard
EQ.	Equal
MAX.	Maximum
M.B.	Machine Bolt
EXIST.	Existing
MECH.	Mechanical
EXP.	Expansion
EXT.	Exterior
F.A.	Fire Alarm
F.B.	Flat Bar
F.F.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab.
F.H.C.	Fire Hose Cabinet
F.H.W.S.	Flat Head Wood Screw
FIN.	Finish
FXT.	Fixture
FL.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Form
O.C.	On Center
O.D.	Outside Diameter (DIM.)
F.S.	Full Size
FT.	Foot or Feet
FTG.	Footing
FUR.	Furring
FUT.	Future
P.	Point
P.A.D.	Power Actuated Device
PRCST.	Precast
PL.	Plate
P.L.A.M.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PIP.	Pipe
P.T.	Point
P.T.D.	Paper Towel Dispenser
P.T.D.R.	Combination Paper Towel Dispenser & Receptacle
HDWD.	Hardwood
H.M.	Hollow Metal
H.W.E.	Hardware
HORZ.	Horizontal
HR.	Hour
HGT.	Height
I.D.	Inside Diameter (Dim.)
INC.	Inconspicuous
INFO.	Information
INSUL.	Insulation
INTR.	Interior
INTER.	Intermediate
JAN.	Janitor
JT.	Joint
KIT.	Kitchen
EA.	Each
LAB.	Laboratory
LAM.	Laminate
LAV.	Lavatory
LKR.	Ladder
LT.	Light
M.A.S.	Masonry
MAT.	Material
S.D.	Soap Dispenser Section
M.C.	Mechanical Cabinet
MECH.	Mechanical
MEMB.	Membrane
MET.	Metal
MFR.	Manufacturer
MH.	Manhole
MN.	Minimum
MIR.	Mirror
MSC.	Miscellaneous
M.D.	Masonry Opening
MTO.	Mounted
MUL.	Mullion
S.S.O.	See Structural Drawing
S.S.T.	Stainless Steel
N.	North
N.I.C.	Not In Contact
NBR.	Number
NOM.	Nominal
N.T.S.	Not To Scale
O.A.	Overall
OB.	Obscure
OFF.	Office
O.H.	Opposite Hand
OPNG.	Opening
OPP.	Opposite
P.	Point
TRD.	Tread
T.B.	Towel Bar
T.C.	Top of Curb
T.E.	Telephone
TERR.	Terrazzo
T. & G.	Tongue and Groove
THK.	Thick
THRES.	Threshold
T.P.	Top of Pavement
T.P.B.	Telephone Panelboard
T.P.D.	Towel Paper Dispenser
T.V.	Television
T.W.	Top of Wall
TYP.	Typical
UNF.	Unfinished
U.O.H.	Unless Otherwise Noted
UR.	Urinal
V.C.T.	Vinyl Composition Tile
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
R.	Riser
RAD.	Radius
R.D.	Roof Drain
REF.	Reference
REFR.	Refrigerator
REG.	Register
REINF.	Reinforced
W.O.	Where Occurs
REQ.	Required
W.P.	Waterproof
W.SCT.	Wainscot
WT.	Weight
W.R.	Water Resistant

GENERAL NOTES

- BY EXECUTING CONTRACTS, CONTRACTOR AND SUBCONTRACTORS REPRESENT THAT THEY HAVE:
 - VISITED THE SITE AND ITS SURROUNDINGS AND MADE DUE ALLOWANCES FOR DIFFICULTIES AND CONTINGENCIES.
 - COMPARED DRAWINGS WITH EXISTING CONDITIONS AND INFORMED THEMSELVES OF CONDITIONS TO BE ENCOUNTERED, INCLUDING WORK BY OTHERS, IF ANY, BEING PERFORMED; AND
 - NOTIFIED THE ARCHITECT OF AMBIGUITIES, INCONSISTENCIES, AND ERRORS THEY HAVE DISCOVERED WITHIN DRAWINGS OR BETWEEN SUCH CONDITIONS.
- FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR COMPLETING THE WORK IN ACCORDANCE WITH PLANS AND OTHER CONTRACT DOCUMENT AT NO ADDITIONAL COST.
- CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO CONDITIONS THEY CAN DETERMINE BY EXAMINING THE SITE AND PLANS AND OTHER CONTRACT DOCUMENTS.
- CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO AMBIGUITIES, INCONSISTENCIES OR ERRORS WITHIN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS, WHEN SUCH AMBIGUITIES, INCONSISTENCIES, OR ERRORS ARE KNOWN TO CONTRACTOR OR SUBCONTRACTOR BEFORE CONTRACT EXECUTION UNLESS CONTRACTOR OR SUBCONTRACTOR HAS NOTIFIED THE OWNER IN WRITING OF SUCH CONDITION BEFORE EXECUTION OF AGREEMENT BETWEEN OWNER AND CONTRACTOR.
- CONTRACTOR SHALL ACCEPT THE SITE AND THE EXISTING SURROUNDINGS IN THE CONDITIONS IN WHICH THEY EXIST AT THE TIME CONTRACTOR IS GIVEN ACCESS TO BEGIN THE WORK.
- DAMAGE CAUSED BY CONTRACTOR TO EXISTING STRUCTURES, AND WORK BY OTHERS SHALL BE REPAIRED BY CONTRACTOR AND LEFT IN AS GOOD CONDITIONS AS EXISTING BEFORE THE DAMAGING, UNLESS SUCH EXISTING WORK IS SHOWN TO BE REMOVED OR REPLACED BY NEW WORK.
- COMPLETE DOCUMENTATION OF EXISTING CONSTRUCTION IS NOT AVAILABLE. DIMENSIONS, LAYOUT, EXISTING MATERIALS, AND CONCEALED CONDITIONS HAVE NOT NECESSARILY BEEN VERIFIED AND AREA NOT REPRESENTED TO BE ACCURATE BEYOND THE LEVEL NECESSARY TO DEFINE THE APPROXIMATE SCOPE OF SURFACE RENOVATION AND SYSTEM REPLACEMENT.
- IMMEDIATELY UPON ENTERING THE SITE FOR PURPOSES OF BEGINNING WORK LOCATE GENERAL REFERENCE POINTS AND LAY OUT WORK AND BE RESPONSIBLE FOR LINES ELEVATION AND MEASUREMENTS, AND WORK EXECUTED UNDER THIS CONTRACT. EXERCISE PROPER PRECAUTIONS TO VERIFY FIGURES SHOWN ON PLANS BEFORE LAYING OUT WORK.
- CONTRACTOR AND EACH SUBCONTRACTOR BEFORE STARTING WORK SHALL VERIFY GOVERNING DIMENSION AT THE SITE INCLUDING ELEVATIONS AND SHALL EXAMINE ADJOINING WORK ON WHICH CONTRACTORS OR SUBCONTRACTORS WORK IN ANY WAY DEPENDENT. NO EXTRA OR ADDITIONAL COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL MEASUREMENTS AND DIMENSIONS SHOWN. SUBMIT DIFFERENCES DISCOVERED DURING THE WORK TO THE OWNER FOR INTERPRETATION BEFORE PROCEEDING WITH ASSOCIATED WORK.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECTS AND HIS CONSULTANTS FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNER FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECTS.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODE (UBC), UNIFORM MECHANICAL CODE (UMC), NATIONAL ELECTRICAL CODE (NEC), NATIONAL PLUMBING CODE (NPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

REVISIONS

NGUYEN DESIGNS

TENANT IMPROVEMENT THE PARADISE SPA 200 SUITE 4 SERRA WAY MILPITAS, CA. 95035

PROPOSED TO CONVERT 782 S.F. STORAGE TO 5 ROOMS

DATE: 04/09/15
SCALE: NTS
DRAWN BY: KimNguyen
JOB:

A1



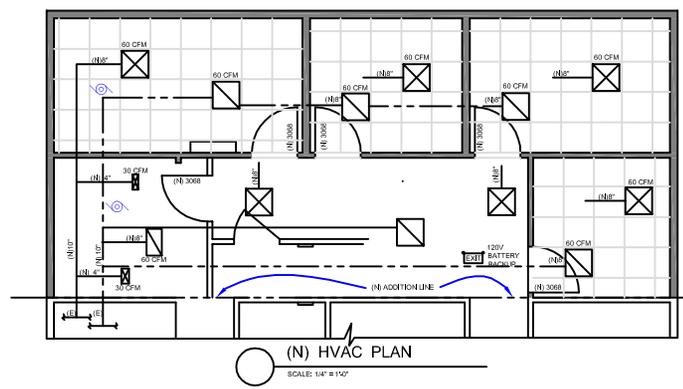
**TENANT IMPROVEMENT
THE PARADISE SPA
200 SERRA WAY #4
MILPITAS, CA. 95035**

PHONE 510-652-9377

**PROPOSED TO CONVERT
782 SF STORAGE TO 5 ROOMS**

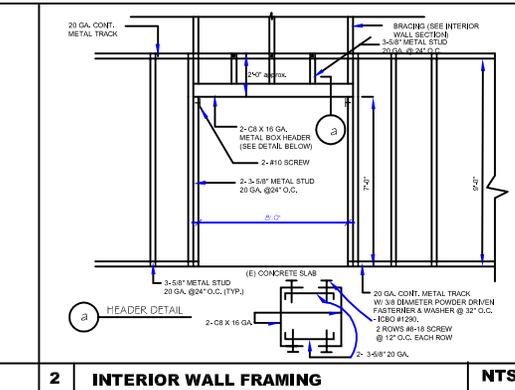
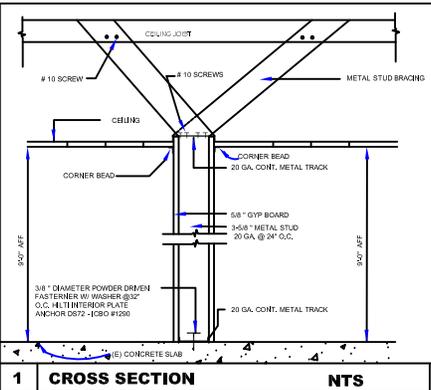
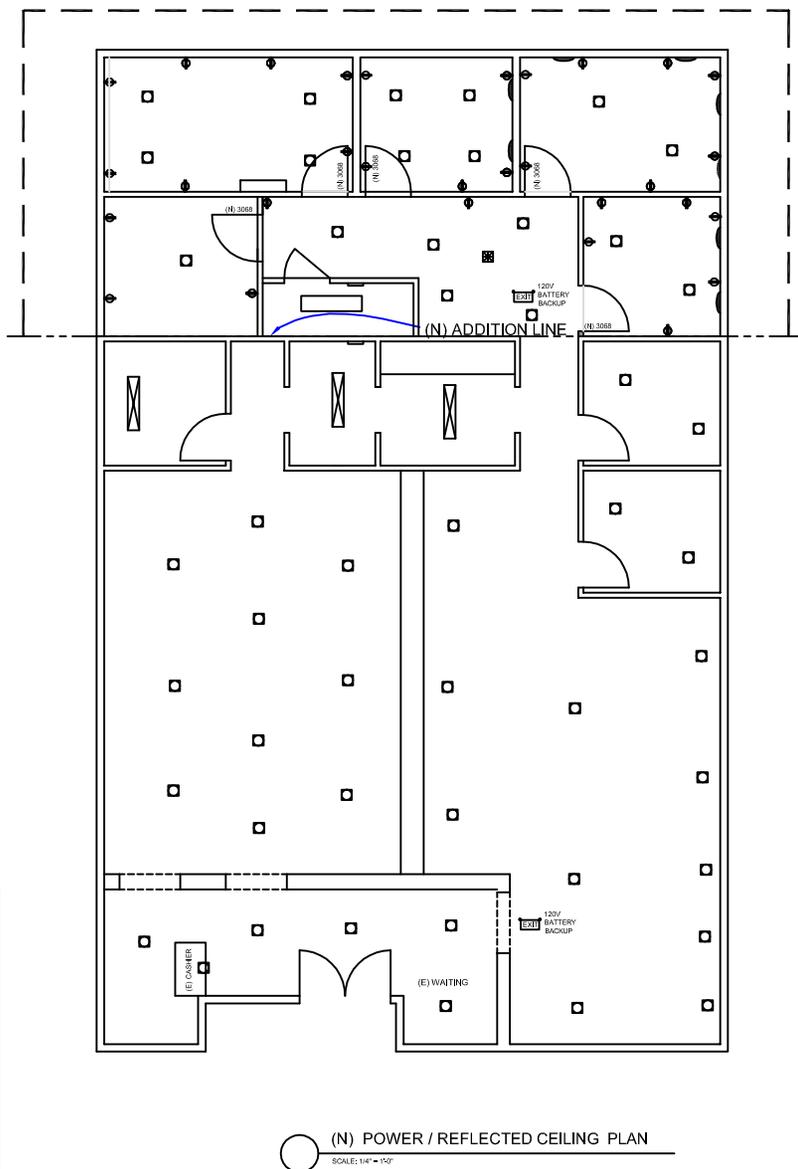
DATE: 04/09/15
SCALE: 1/4" = 1'-0"
DRAWN: Nga Nguyen
JOB:

E1/M1



ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY EXAMINE ALL EXISTING CONDITIONS WHICH MAY AFFECT HIS WORK PRIOR TO SUBMITTING BID. HE SHALL VERIFY ALL ELECTRICAL WORK SHOWN EXISTING AND SHALL INCLUDE ALL NECESSARY LABOR AND MATERIALS IN HIS PROPOSAL TO CONNECT SERVICES AND LIGHTING CIRCUITS TO PROVIDE FULLY OPERATIONAL SYSTEMS. ANY DISCREPANCIES NOTED SHALL BE REPORTED TO THE ARCHITECT PRIOR TO # PRIOR TO CONSTRUCTION.
2. ALL CONDUCTORS FOR HVAC UNIT CONNECTIONS SHALL BE COPPER ELECTRICAL CONTRACTOR SHALL VERIFY WIRE AND CONDUIT SIZE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN OF ELECTRICAL.
3. ALL DISCONNECT SWITCHES SHALL BE FUSIBLE NEMA 3R SIZE AS REQUIRED. ALL HVAC UNITS SHALL BE FUSED PER EQUIPMENT MANUFACTURER SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL VERIFY DISCONNECT AND FUSE SIZING WITH MECHANICAL CONTRACTOR PRIOR TO OPERATING MATERIALS.
4. ROOF MOUNTED EQUIPMENT LOCATIONS SHOWN ARE APPROXIMATE CONTRACTOR TO VERIFY EXACT EQUIPMENT LOCATIONS @ SITE.
5. NO CONDUIT SHALL BE RUN ON ROOF. APPROPRIATE ROOF JACKS SHALL BE PROVIDED FOR ALL ROOF PENETRATIONS. COORDINATE WITH MECHANICAL CONTRACTOR AT JOB SITE. ENTER UNITS WITHIN ROOF CURBS WHERE POSSIBLE. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ROOF PENETRATIONS.
6. LOCATE NEMA 3R ROOF RECEPTACLES SO THAT NO MECHANICAL UNIT IS FURTHER THAN 20' FROM A RECEPTACLE. PROVIDE ALL NECESSARY HARDWARE FOR RECEPTACLE OUTLET SUPPORT.
7. REFER TO MECHANICAL DRAWING FOR CONTROL WIRING. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT ON ROOF PENETRATIONS FOR CONTROL WIRING AS REQUIRED. COORDINATE WITH MECHANICAL CONTRACTOR AT JOB SITE.
8. ALL CONDUCTORS ARE TO BE COPPER WITH TYPE THHN INSULATION. PROVIDE QUALITY WIRES AS REQUIRED. USED #12 AWG MIN. U.O.N.
9. ALL ELECTRICAL DISTRIBUTION AND OVER CURRENT PROTECTION EQUIPMENT MUST MEET OR EXCEED THE MINIMUM SHORT CIRCUIT CURRENT RATING CALCULATED BASED UPON THE ACTUAL RATING SUPPLIED BY THE UTILITIES.
10. ALL ELECTRICAL EQUIPMENT AND DEVICES ARE TO BE NEW AND BEAR UNDERWRITERS LABORATORY LABEL (UL).
11. ALL WORK PERFORMED SHALL COMPLY WITH THE 2010 NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE STATE AND LOCAL CODES STANDARDS.
12. CONTRACTOR TO PROVIDE ALL MATERIALS AND LABOR FOR A COMPLETE AND OPERABLE SYSTEM.
13. WHERE GROUPED TOGETHER, INSTALL TELEPHONE AND ELECTRICAL WALL DEVICES AT 6" CENTER TO CENTER, U.O.N.
14. FOR OUTLETS INDICATED AT SPECIAL MOUNTING HEIGHTS, THE HEIGHT DIMENSION IS MEASURED FROM THE FINISH FLOOR TO THE CENTER LINE OF THE OUTLET MEASURED VERTICALLY.
15. ALL FLUORESCENT FIXTURES SHALL HAVE ENERGY SAVING BALLASTS AND ENERGY
16. ALL PENETRATIONS OF FIRE RATED CONSTRUCTION SHALL COMPLY WITH THE U.B.C. REQUIREMENTS.
17. ALL FIXTURES CALLED OUT AS SURFACE MOUNTED SHALL BE SECURELY ATTACHED TO THE BUILDING STRUCTURE WITHOUT EXCEPTION.
18. TELEPHONE CONDUIT SHALL BE MIN. OF 3/4" CONDUIT FOR SINGLE OUTLETS AND MIN. 1" CONDUIT FOR DUAL OUTLETS WITH A MAX. OF 2 OUTLETS PER RUN.
19. ALL GROUNDING FOR ANY PURPOSE SHALL BE DONE IN STRICT COMPLIANCE WITH ARTICLE #250 OF THE NATIONAL ELECTRICAL CODE (NEC)
20. TEST ALL ELECTRICAL SYSTEMS AS A WHOLE AT COMPLETION OF WORK TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
21. COORDINATE ALL WORK WITH OTHER TRADES FOR THE EXTENT OF WORK AND OTHER TECHNICAL REQUIREMENT.
22. PROVIDE ALL REQUIRED DEVICES AND EQUIPMENT FOR COMPLETE AND OPERABLE ELECTRICAL SYSTEM.
23. ALL CONDUIT SHALL BE CONCEALED. MINIMUM SIZE SHALL BE 1/2" TRADE SIZE EMT SHALL BE USED IN HUNG CEILINGS AND NON-MASONRY WALLS. INSTALLATION OF ALL FLEXIBLE METAL CONDUIT SHALL BE IN ACCORDANCE WITH NEC-350. CONDUIT PENETRATIONS FROM OUTSIDE WALLS SHALL BE WATERPROOFED.
24. MOUNT BOXES TO BUILDING STRUCTURE WITH SUPPORTING FACILITIES INDEPENDENT OF RACEWAYS ENTERING OR LEAVING BOXES. SET BOXES SQUARE AND TRUE WITH BUILDING FINISH.
25. COLOR CODE CONDUCTORS TO MATCH COLOR CODING AS IN ACCORDANCE WITH THE CITY OF MILPITAS ELECTRICAL ORDINANCE.
26. VERIFY EXISTING CONDITIONS IN THE FIELD. INSTALL NEW WORK AND CONNECT TO EXISTING WORK WITH MINIMUM INTERFERENCE.
27. ALL ELECTRICAL RECEPTACLE OUTLETS OF 30 AMPS OR LESS AND COMMUNICATIONS SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" FROM THE TOP OF THE RECEPTACLE OUTLET OR BOX NOR NO LESS THAN 15" MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET OR BOX.
28. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY HUBBELL, SIERRA OR LEVITON.
29. CONTRACTOR SHALL COORDINATE EXACT LOCATION & HEIGHT OF ALL DEVICES WITH APPROVED CABINETRY & SHELVING DRAWINGS PRIOR TO ROUGH-IN.
30. THE CONTROLS AND SWITCHES TO BE USED TO CONTROL LIGHTING AND COOLING, HEATING AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR OR WORK PLATFORM.



1 CROSS SECTION NTS **2 INTERIOR WALL FRAMING NTS**