

1936 E14TH ST TENANT IMPROVEMENTS

ABBREVIATIONS

& #	AND AT POUND OR NUMBER	INFO. INSUL.	INFORMATION INSULATION
A/C ACOUS. ADJ. A.F.F.	AIR CONDITIONING ACOUSTICAL ADJACENT ADJUSTABLE ABOVE FINISH FLOOR	LT. LAM. MTD. MTL.	LIGHT LAMINATE MOUNTED METAL
ALUM. APPROX. ARCH.	ALUMINUM APPROXIMATE ARCHITECTURAL	(N) N.I.C. N.T.S.	NEW NOT IN CONTRACT NOT TO SCALE
BD. BLDG. BLK. BLKG. BLW. BM. BOT.	BOARD BUILDING BLOCK BLOCKING BELOW BEAM BOTTOM	O.C. OPP. P.L. PLAM. PLBG. PLYWD.	ON CENTER OPPOSITE PROPERTY LINE PLASTIC LAMINATE PLUMBING PLYWOOD
CAB. C.H. CL. CLG. COL. CONC. CONST.	CABINET CEILING HEIGHT CENTER LINE CEILING COLUMN CONCRETE CONSTRUCTION	R.D. REF. REF. REF. REINF. RED'D R.M. RWD.	ROOF DRAIN REFERENCE REFRIGERATOR REFINFORCED REQUIRED ROOM REDWOOD
DBL. DET. DN. DR.	DOUBLE DETAIL DOWN DOOR	S.A. SHT. SHTG. SPEC.	SUPPLY AIR SHEET SHEETING SPECIFICATION
EA. ELEV. EQ. EQUIP. EXH. (E) EXP. EXT.	EACH ELEVATION EQUAL EQUIPMENT EXHAUST EXISTING EXPANSION EXPOSED EXTERIOR	S.S. SL. DR. SKYL. S.D.	STAINLESS STEEL SLIDING DOOR SKYLIGHT SMOKE DETECTOR
FLR. F.D. FDN. FTG. FURR.	FLOOR FLOOR DRAIN FOUNDATION FOOTING FURRING	T. T.A. T.B. T.C. T.O.	TREAD TREE AREA TOWEL BAR TOP OF CONCRETE TOP OF
FLR. F.D. FDN. FTG. FURR.	FLOOR FLOOR DRAIN FOUNDATION FOOTING FURRING	TV TYP.	TELEVISION TYPICAL
G.M. GYPM.	GASMETER GYPSUM	U.N.O. V.C.T. VERT. V.I.F.	UNLESS NOTED OTHERWISE VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD
H.B. HDR. HDWD. HORIZ.	HOSE BIBB HEADER HARDWOOD HORIZONTAL	W/ W.C. WD. W.P.	WITH WATER CLOSET WOOD WATERPROOF
		WT.	WEIGHT

LEGEND

	EXISTING EXTERIOR WALL		CONCRETE WALL TO BE REMOVED
	EXISTING EXTERIOR WALL TO BE REMOVED		NEW EXTERIOR WALL
	EXISTING INTERIOR WALL		NEW EXTERIOR WALL - RATED
	EXISTING INTERIOR WALL TO BE REMOVED		NEW INTERIOR WALL
	CONCRETE WALL		NEW INTERIOR WALL - RATED
	SECTION KEY		NOTE KEY
	EXTERIOR ELEVATION KEY		DOOR KEY
	INTERIOR ELEVATION KEY		WINDOW KEY
	DETAIL KEY		REVISION
			REFERENCE KEY

NOTES:

- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH CITY ORDINANCES, POLICIES AND REGULATIONS. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS AND STANDARD PLANS UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER.
- THE APPLICANT SHALL REMOVE BROKEN AND UPLIFTED SIDEWALK ALONG THE PROJECT FRONTAGE AS SHOWN AND SHALL CONSTRUCT NEW CITY STANDARD SIDEWALK, DRIVEWAY, CURB AND GUTTER IN THE SAME LOCATION AND ALIGNMENT AS THE EXISTING CURB AND GUTTER. THE SIDEWALK, DRIVEWAY, CURB & GUTTER SHALL BE IN COMPLIANCE WITH THE CITY OF SAN LEANDRO STANDARD PLANS DWG. NO. 102, CASE 3101. THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO BEGINNING ANY SIDEWALK OR DRIVEWAY REPAIRS.
- THE APPLICANT SHALL CONSTRUCT ANY NEW UTILITIES VIA UNDERGROUND FACILITIES.
- THE APPLICANT SHALL COMPLY WITH THE FOLLOWING HIGH STANDARDS FOR SANITATION DURING CONSTRUCTION OR IMPROVEMENTS: GARBAGE CANS, CONSTRUCTION DUMPSTER, AND DEBRIS PILES SHALL BE REMOVED ON A MINIMUM WEEKLY BASIS. ALL FOOD RELATED TRASH ITEMS SUCH AS WRAPPERS, CANS, BOTTLES, AND FOOD SCRAPS SHALL BE DISPOSED OF IN CLOSED CONTAINERS ONLY AND SHALL BE REGULARLY REMOVED FROM THE SITE. INSPECTIONS, CONDUCTED AS PART OF THE REGULAR CONSTRUCTION COMPLIANCE, WILL BE CONDUCTED TO ENSURE COMPLIANCE OF THE APPLICANT AND CONTRACTORS WITH THIS REQUIREMENT.
- THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM CALTRANS AND THE ENGINEERING AND TRANSPORTATION DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY INCLUDING THE USE OF LIFTING EQUIPMENT OR THE STAGING OF MATERIALS, BARRICADES, TRAFFIC CONES, AND/OR CAUTION RIBBON SHALL BE POSITIONED AROUND ANY EQUIPMENT OR MATERIALS WITHIN THE RIGHT-OF-WAY TO PROVIDE A BARRIER TO PUBLIC ACCESS AND ASSURE PUBLIC SAFETY. ANY DAMAGE TO THE RIGHT-OF-WAY IMPROVEMENTS MUST BE PROMPTLY REPAIRED BY THE APPLICANT ACCORDING TO CITY ADOPTED STANDARDS.
- THE APPLICANT SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES DURING CONSTRUCTION TO CONTROL EROSION, KEEP SEDIMENT FROM LEAVING THE PROJECT SITE AND PREVENT STORM WATER POLLUTION. THE APPLICANT SHALL PROTECT EXISTING STORM DRAIN INLETS AND CONVEYANCES WITHIN THE PROJECT AREA TO PREVENT SEDIMENT FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM.
- APPLICANT SHALL REDUCE STORM WATER POLLUTION BY IMPLEMENTING THE FOLLOWING POLLUTION SOURCE CONTROL MEASURES:SIDEWALKS AND PARKING LOTS SHALL BE SWEEP REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS. STEAM CLEANING OR LOW VOLUME PRESSURE WASHING MAY BE PERFORMED ONLY AFTER PRE-CLEANING USING DRY METHODS, SPOT CLEANING AND RECOVERY IN STAINED AREAS AND REMOVAL OF ALL MOBILE POLLUTANTS. DEBRIS RESULTING FROM PRESSURE WASHING SHALL BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. WASH WATER CONTAINING ANY SOAP, CLEANING AGENT OR DEGREASER SHALL NOT BE DISCHARGED TO THE STORM DRAIN.

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING DIMENSIONS PRIOR TO ORDERING MATERIALS AND INSTALLING EQUIPMENT.
- IF ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, IS ENCOUNTERED DURING THE CONSTRUCTION, STOP ALL WORK IMMEDIATELY AND NOTIFY THE OWNER. REMOVAL OF EXISTING HAZARDOUSLY MATERIALS IS NOT PART OF THE CONTRACT.
- A MATERIAL SAFETY DATA SHEET (MSDS) IS REQUIRED FOR ALL HAZARDOUS MATERIAL BEING USED IN THIS BUILDING. MSDS SHEETS ARE TO BE PROVIDED AT THE JOB START MEETING.
- ALL SAFETY RULES AS SET FORTH BY THE OWNER SHALL BE STRICTLY ADHERED TO AT ALL TIMES.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT AND VOLTAGES, ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION.
- LABEL ALL NEW EQUIPMENT AND CONTROLS WITH LAMINATED TAPE LABELS.
- NO ANCHORS OR HOLES SHALL BE INSTALLED IN BOTTOM OF BEAMS. DO NOT ANCHOR OR ATTACH TO BOTTOM OR LOWER END OF BEAMS. ANY ANCHORS INSTALLED ON SIDE OF BEAMS SHALL BE MINIMUM OF 12 DIAMETERS ABOVE THE BOTTOM OF BEAM.
- DO NOT MOUNT, HANG, SECURE OR ATTACH TO BOTTOM OF CORD TRUSSES.
- EXISTING DUCTWORK, COLD WATER, HOT WATER, HOT WATER RETURN, WASTE, VENT, FIRE SPRINKLER LINES, FIRE ALARM EQUIPMENT, ELECTRICAL CONDUIT, TELEPHONE CONDUIT AND PNEUMATIC TUBING, ETC, MAY HAVE TO BE RELOCATED TO FACILITATE THE INSTALLATION OF THE NEW WORK. THE CONTRACTOR SHALL DETERMINE ALL EXISTING SERVICES THAT REQUIRE RELOCATION PRIOR TO SUBMITTING HIS BID AND INCLUDE ALL COSTS TO IN THE BID. THERE WILL BE NO EXTRA COMPENSATION TO THE CONTRACTOR FOR THIS WORK.
- THE CONTRACTOR IS HERE BY NOTIFIED THAT SOME WORK MAY BE REQUIRED OUTSIDE OF THE AREAS SHOWN ON THESE DRAWINGS. THIS WOULD INCLUDE PLUMBING, PIPING AND CONNECTION ABOVE, BELOW AND AT REMOTE LOCATIONS, AS WELL AS ADJUSTMENTS AT REMOTE FAN ROOMS, GAS AND WATER SOURCES, ETC.
- DO NOT PENETRATE OR CUT ANY STRUCTURAL MEMBERS NOT SPECIFICALLY SHOWN ON THE DRAWINGS (E.G. JOISTS, BEAMS, ETC.). IF STRUCTURAL MEMBERS CONFLICT WITH ROUTING, CONTACT THE ENGINEER FOR DIRECTION BEFORE PROCEEDING.
- BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, TRANSITIONS, FITTINGS AND ACCESSORIES THAT MAY BE REQUIRED. COORDINATE ALL WORK WITH OTHER TRADES TO INSURE THAT DUCTS AND PIPES CLEAR STRUCTURAL AND ARCHITECTURAL MEMBERS. PROVIDE ALL OFFSETS, TRANSITIONS, ETC, REQUIRED TO MAINTAIN CEILING HEIGHT AT NO ADDITIONAL COST TO THE OWNER. DESIGN DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL ELBOWS, OFFSETS AND FITTINGS PROVIDE, FURNISH, AND INSTALL ALL INCIDENTALS REQUIRED, WHETHER SHOWN OR NOT, FOR A COMPLETE AND WORKABLE SYSTEM.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO REVIEW ALL CONDITIONS OF THE BUILDING, SITE, AND SURROUNDING AREA INCLUDING BUT NOT LIMITED TO ALL AREAS ENCOMPASSED BY THE PLANS AND SPECIFICATION. THE CONTRACTOR SHALL HAVE REQUIRED COMPLETE SITE INFORMATION RELATIVE TO ALL NEW WORK PRIOR TO SUBMISSION OF HIS BID. THERE SHALL BE NO FUTURE CONSIDERATION TO THE CONTRACTOR FOR HIS FAILURE TO BECOME FULLY AWARE OF ALL EXISTING CONDITIONS AT THE SITE THAT MAY IMPACT HIS INSTALLATION OF THE NEW WORK. THE CONTRACTOR SHALL FIELD VERIFY ANY QUESTIONABLE EXISTING FIELD CONDITIONS PRIOR TO SUBMITTAL OF HIS BID.
- THE CONTRACTOR SHALL EXAMINE ALL THE DESIGN DRAWINGS, SHOP DRAWINGS AND AS-BUILT DRAWINGS OF THE EXISTING CONDITIONS PRIOR TO EXCAVATING OR CUTTING INTO BUILDING SURFACES TO AVOID DAMAGING ANY UTILITY, PIPE, CONDUIT, DUCT, ETC. OR STRUCTURAL MEMBER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT DAMAGE AND THE COST OF REPAIR AND RESTORATION TO THE PRIOR CONDITION.
- WHEN A DETAIL OR NOTE IS IDENTIFIED AS "TYPICAL", THE CONTRACTOR IS TO APPLY THE DETAIL OR NOTE TO EVERY SIMILAR CONDITION, WHETHER OR NOT THE REFERENCED DETAIL OR NOTE IS REPEATED.
- WHEN NO CONSTRUCTION DETAIL IS INDICATED, SUCH WORK SHALL BE SIMILAR TO COMPARABLE WORK DETAILED OR NOTED ELSEWHERE.
- FULL CITY MECHANICAL AND ELECTRICAL PERMITS, PAY FEES AND SCHEDULE ALL INSPECTIONS.
- ALL PENETRATIONS OF ROOF PARTITIONS, WALLS, FLOORS AND CEILING SHALL BE IMMEDIATELY FIRE STOPPED.
- ALL PLUMBING, ELECTRICAL LINES, AND MECHANICAL SYSTEMS SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AN EXTENT AS POSSIBLE.
- ALL EQUIPMENT SHALL MEET NATIONAL SANITATION FOUNDATION DESIGN AND INSTALLATION REQUIREMENTS OR ITS EQUIVALENT.
- ALL EQUIPMENT SHALL BE LABELED OR LISTED BY A RECOGNIZED APPROVAL AGENCY.
- THE PROJECT SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE.
- WATER PRESSURE SHALL BE A MINIMUM OF 15 PSI AND A MAXIMUM OF 80 PSI. UPC SECTION 608.1 AND 608.2.
- NO PIPE SHALL BE EMBEDDED DIRECTLY IN CONCRETE OR MASONRY PER UPC SECTION 313.2.
- PROVIDE SHUTOFF VALVE OR SUPPLY STOP FOR ALL PLUMBING FIXTURES AND EQUIPMENT.
- PROVIDE CLEANOUTS PER CALIFORNIA PLUMBING CODE AS SHOWN ON PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
- ALL PLUMBING FIXTURES SHALL BE SECURELY FASTENED TO BUILDING STRUCTURES.
- INSULATE ALL HOT WATER PIPING AND FITTINGS. INSULATE ALL EXTERIOR COLD WATER PIPING AND FITTINGS. INSTALL ALL ADA REQUIRED INSULATION ON DRAINS AND HOT WATER PIPING.
- EXTERIOR COLD WATER PIPING ABOVE AND BELOW GRADE WILL BE INSTALLED UTILIZING TYPE "L" COPPER MATERIAL. INSTALL ADA REQUIRED INSULATION ON ALL RESTROOM DRAINS AND HOT WATER PIPING.
- COLD WATER PIPING ABOVE SLAB TO BE TYPE "L" HARD COPPER MATERIAL.
- INTERIOR WATER SERVICE TO BE SUPPORTED STRUCTURE.
- WASTE PIPING BELOW THE SLAB TO BE CAST IRON MATERIAL AS APPROVED BY THE ADMINISTRATIVE AUTHORITIES.
- WASTE AND VENT PIPING ABOVE THE SLAB TO BE CAST IRON/COPPER W/ SLOPE.
- ALL SANITARY PIPING PIPING 1/4" AND SMALLER TO BE INSTALLED AT A 1/4" PER FOOT SLOPE.
- ALL WET WALLS TO BE AT LEAST 2X6 STUD CONSTRUCTION.
- FIELD VERIFY ALL P.O.C LOCATIONS PRIOR TO INSTALL.

PROJECT SUMMARY:

PROJECT ADDRESS: 1936 E14TH ST
SAN LEANDRO, CA 94577

APN: 77-572-19

PROPOSED USE: NAIL SALON TENANT IMPROVEMENTS

TYPE OF CONSTRUCTION: V-B

PROPOSED OCCUPANCY: GROUP B (NAIL SALON)

SPRINKLER SYSTEM: NO

TOTAL PROPOSED FLOOR AREA: 1,999 S.F.

CODE EDITIONS

2013 CALIFORNIA BUILDING CODE

2013 CALIFORNIA RESIDENTIAL CODE

2013 CALIFORNIA ADMINISTRATIVE CODE

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

2013 CALIFORNIA MECHANICAL CODE

2013 CALIFORNIA PLUMBING CODE

2013 CALIFORNIA ELECTRICAL CODE

2013 CALIFORNIA FIRE CODE

2013 INTERNATIONAL PROPERTY MAINTENANCE CODE

TITLE 24, PART 6, CALIFORNIA ENERGY CODE

TITLE 24, HANDICAPPED ACCESSIBILITY REGULATIONS

SCOPE OF WORK

- TENANT IMPROVEMENTS FOR A BEAUTY SALON

INDEX OF DRAWINGS

A.1	TITLE SHEET / SITE PLAN
A.2-1	EXISTING FLOOR & ROOF PLAN
A.2-2	PROPOSED FLOOR PLAN & NOTES
A.3	EXISTING ELEVATIONS
A.4	PROPOSED ELEVATIONS & SECTIONS
E.1	PROPOSED LIGHTING/ELECTRICAL PLAN - (E) HVAC PLAN
P.1	PROPOSED WATER SUPPLY PLANS & DIAGRAMS
P.2	PROPOSED SANITARY SEWER & DIAGRAMS
D.1	ACCESSIBLE DETAILS
D.2	DETAILS
LTG1	TITLE 24
LTG2	TITLE 24

FRONT ELEVATION

VICINITY MAP

SITE PLAN

TRANVU, LLC

SURVEYING - ENGINEERING - DESIGNING

526 Calero Ave, San Jose, CA 95123
Tel: (408) 425-4523
Fax: (888) 226-8603
Email: info@tranvu.com

SEAL:

DATE: 08-03-16

DRAWN BY: V.K.	CHECKED BY: T. T.		
REVISION	DATE	REVISION	DATE
1	10-13-2016		

TIFFANY'S BEAUTY LOUNGE

1936 E 14TH ST
SAN LEANDRO, CA 94577

OWNER

DUY LE

PHONE: (510) 566-4769

SCALE: AS SHOWN

TITLE SHEET
SITE PLAN

PROJECT NO:	SHEET:
	A.1

526 Calero Ave, San Jose, CA 95123
Tel: (408) 425-4523
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DATE: 08-03-16			
DRAWN BY: V.K.		CHECKED BY: T. T.	
REVISION	DATE	REVISION	DATE
1	10-13-2016		

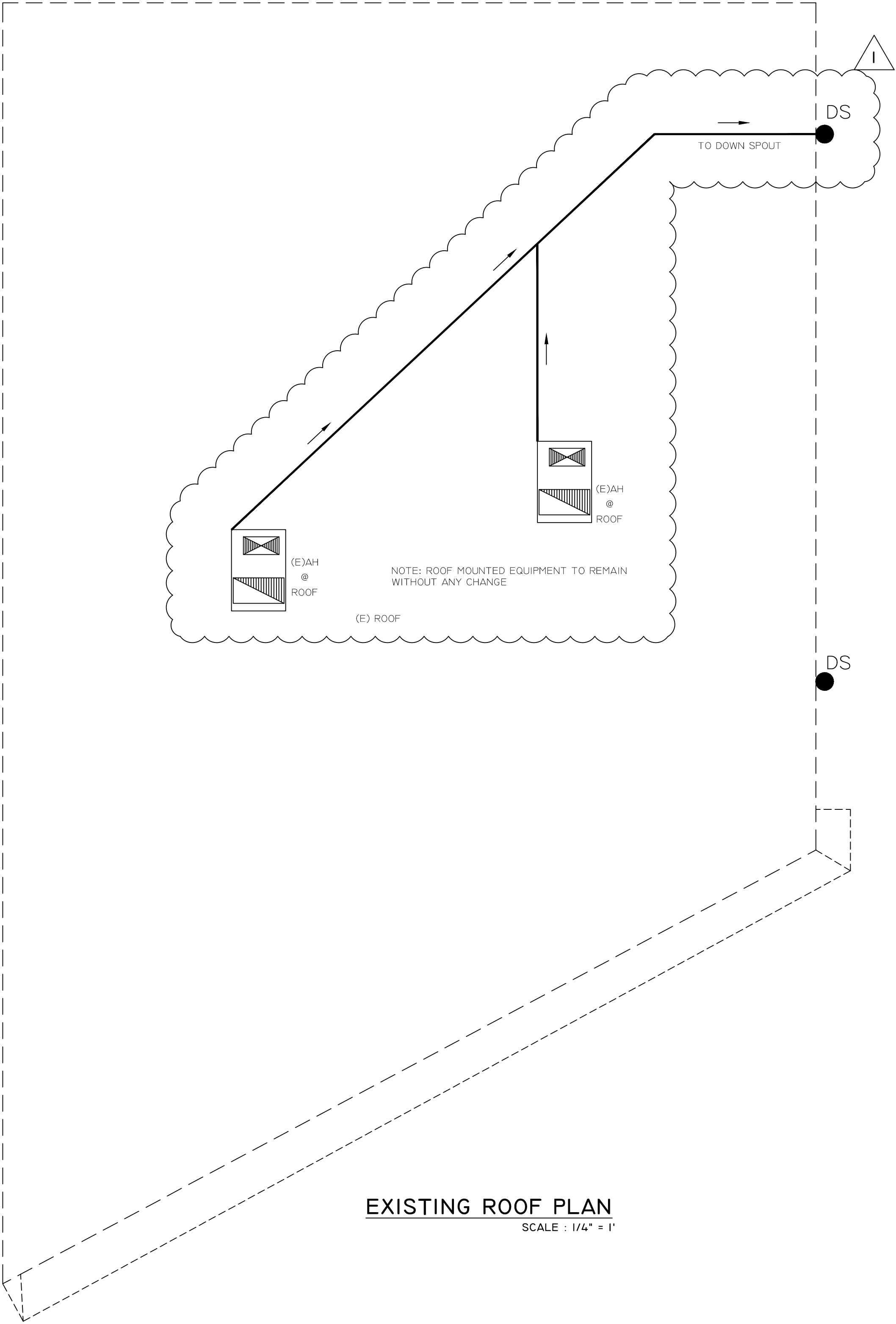
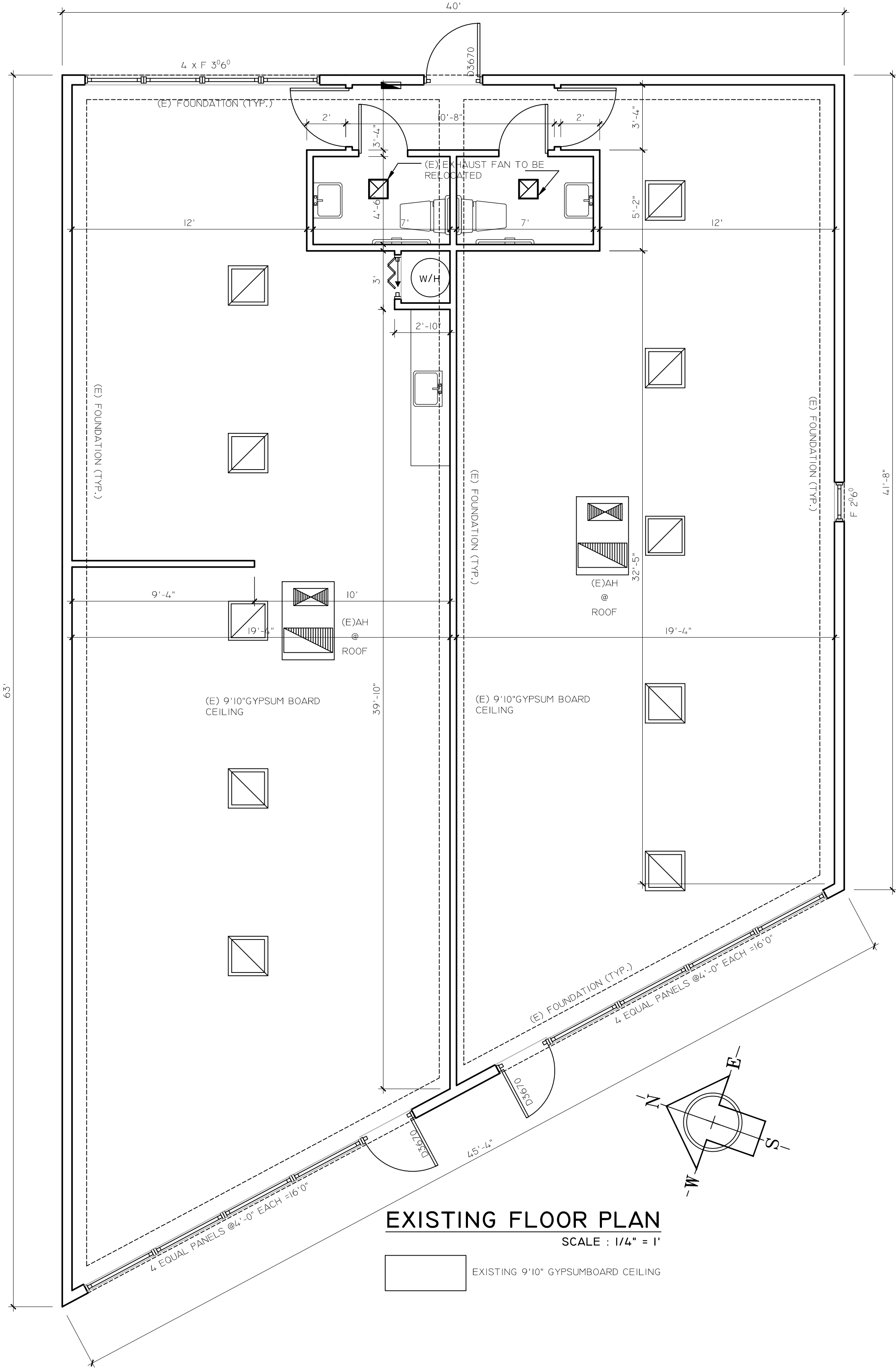
TIFFANY'S BEAUTY LOUNGE

1936 E 14TH ST
SAN LEANDRO,CA 94577

OWNER

DUY LE
PHONE:(510)566-4769

1936 E 14TH ST
SAN LEANDRO,CA 94577



SEAL:



DATE: 08-03-16

DRAWN BY: V.K. CHECKED BY: T. T.

REVISION	DATE	REVISION	DATE
1	10-13-2016		

TIFFANY'S BEAUTY LOUNGE

1936 E 14TH ST
SAN LEANDRO, CA 94577

OWNER

DUY LE

PHONE: (510) 566-4769

1936 E 14TH ST
SAN LEANDRO, CA 94577

SCALE: AS SHOWN

PROPOSED FLOOR PLANS

PROJECT NO:

SHEET:

A.2-2

DOOR SCHEDULE

DOOR NO.	QUANTITY	SIZE			MATERIAL	TYPE	REMARKS
		W	H	THICK			
A	1	3'-6"	7'-0"	-	STOREFRONT	EXIST.	STOREFRONT ENTRY DOOR POST A SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
B	2	3'-0"	6'-8"	-	WOOD	NEW	ACCESSIBLE RESTROOM DOOR W/ PRIVACY LOCKS
C	5	3'-0"	6'-8"	-	WOOD	NEW	BREAK RM, FACIAL RM, OFFICE DOOR W/ PRIVACY LOCKS
D	1	3'-6"	6'-8"	-	BACK-DOOR	EXIST.	ENTRY DOOR POST A SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".

DOOR NOTES:

- THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION PER C.B.C. SECTION IIB-404.2.10.
- THE MAXIMUM EFFORT TO CLOSE DOORS SHALL COMPLY WITH THE FOLLOWING PER C.B.C. PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE.
 - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LB FOR EXTERIOR AND INTERIOR DOORS.
 - MAXIMUM EFFORT TO OPERATE FIRE DOORS SHALL NOT EXCEED 15 LB.
- WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32 INCHES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. (SEE FIGURE IIB-404.2.3). C.B.C. SECTION IIB-404.2.3.
- THE FLOOR OR LANDING ON EACH SIDE OF THE DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/2 INCH AND 1/2 INCH SHALL BE REVEALED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL. C.B.C. SECTION IIB-303.3.

FIRE DEPARTMENT NOTES

- LEGAL OWNER(S) OF PROPERTY SHALL MAINTAIN SERVICE CONTRACT(S) FOR ALL FIRE PROTECTION AND LIFE SAFETY SYSTEM. LEGAL OWNER(S) SHALL SUPPLY THE ALAMEDA COUNTY FIRE PROTECTION DISTRICT WITH A COPY OF SAID CONTRACT(S) PRIOR TO BUILDING FINAL.
- PROVIDE A MINIMUM OF ONE 2A10BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SQ.FT. OR PORTION THEREOF ON EACH FLOOR.
- INTERIOR FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- BUILDING OCCUPANT SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPANCY OF THE BUILDING.
- ROOMS PROPOSED TO BE USED FOR THE STORAGE OR HANDLING OF HAZARDOUS CHEMICALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE U.F.C. ARTICLE 80.
- PROVIDE TWO SEPARATE SOURCES OF POWER FOR EXIT SIGNS IN ACCORDANCE WITH C.B.C., SEC. 1013.4, AND C.F.C. 1012.5
- EXIT SIGNS MUST BE INTERNALLY ILLUMINATED IN ACCORDANCE WITH C.B.C. SEC. 1013.3, AND C.F.C. SEC. 1212.5
- NO HAZARDOUS MATERIAL WILL BE STORED OR USED ON THE PROJECT.
- GOOD HOUSEKEEPING SHALL BE MAINTAINED AT ALL TIMES. ACCUMULATION OF COMBUSTIBLE WASTE MATERIALS IN THE BUILDING SHALL NOT BE ALLOWED. UFC SEC. 1103.2.
- AN APPROVED SET OF PLANS SHALL BE ON THE JOB SITE DURING CONSTRUCTION. NO INSPECTION WILL BE MADE WITHOUT COMPLIANCE WITH ABOVE. PENETRATION OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED IN C.B.C.
- MOUNT A "MAXIMUM OCCUPANT LOAD=58" NEAR FRONT ENTRANCE, SIGN TO BE APPROVED BY FIRE MARSHAL.
- PROVIDE "K" TYPE FIRE EXTINGUISHER WITHIN 30 FEET OF COOKING

FLOOR PLAN GENERAL NOTES

- PROVIDE SIGN WITH 1" HIGH LETTERS ON CONTRASTING BACKGROUND AT DOOR TRANSOM THAT READS: THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED.
- RESTROOM CLOSER TO MOUNT ON RESTROOM SIDE OF DOOR AND OPEN 90 DEGREES.
- FIELD VERIFY CRITICAL DIMENSIONS AND SIZES.
- FINISH ALL EXISTING AND NEW WALLS WITH TAPE, CORNER BEADS AND REQUIRED APPURTENANCES FOR LEVEL 5 FINISH.
- PROVIDE ALL REQUIRED TACTILE EXIT SIGN CONFORMING TO ADA AND INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" A.F.F. NEXT TO NEW STORE FRONT DOOR.
- COORDINATE THAT CUSTOMERS SERVING COUNTERS ARE SECURED TO FLOOR, ON CONCRETE SLAB AND ALL FINISHES TO TERMINATE AS REQUIRED (COVERED TILE BASE INSIDE & RUBBER BASE OUTSIDE).
- ANY GLASS WITHIN 24" OF EITHER SIDE OF DOOR; GREATER THAN 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE AND HORIZONTALLY AND WITHIN 36" OF A WALKING SURFACE SHALL HAVE SAFETY TEMPERED GLASS AS PER CBC 2013.
- WATER HEATER WILL BE INSTALLED ON A PLATFORM MIN. 12" HIGH.

LEGEND:

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL

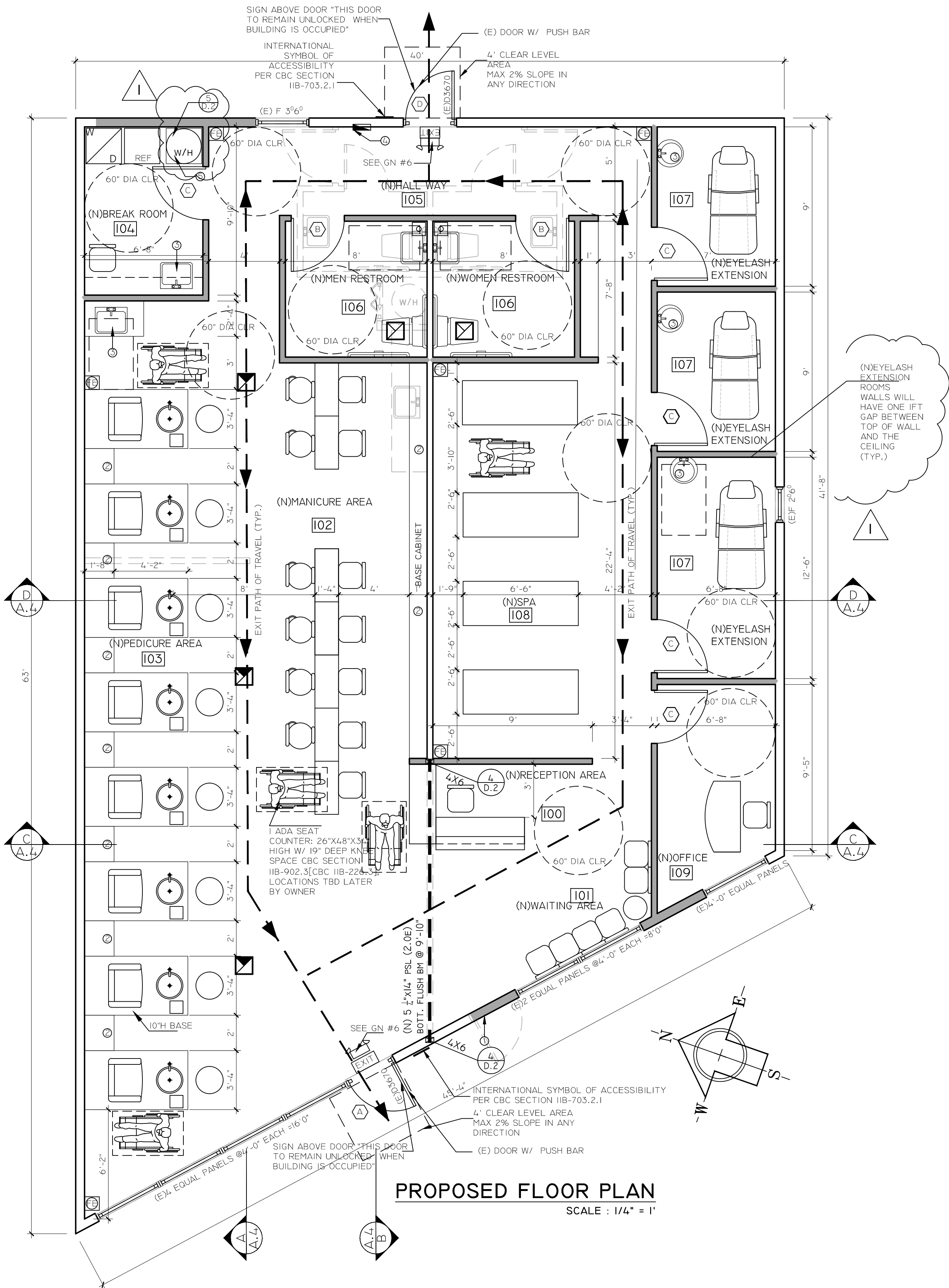
FLOOR PLAN LEGEND:

- REPAIR EXISTING STORE FRONT
- CABINET & SHELVES
- NEW HANDSINK
- EXISTING ELECTRICAL PANEL
- RELOCATED EXISTING WATER HEATER

GENERAL NOTES

- ADDRESSING. (SECTION 505.1 OF THE 2013 CALIFORNIA FIRE CODE)
 - ADDRESSING SHALL BE ILLUMINATED OR IN AN ILLUMINATED AREA.
 - THE ADDRESS CHARACTERS SHALL BE CONTRASTING TO THEIR BACKGROUND. IF ADDRESS IS PLACED ON GLASS, THE NUMBERS SHALL BE ON THE EXTERIOR OF THE GLASS AND A CONTRASTING BACKGROUND PLACED BEHIND THE NUMBERS.
 - WHERE A BUILDING HAS MULTIPLE TENANTS, ADDRESS SHALL ALSO BE PROVIDED NEAR THE MAIN ENTRANCE DOOR OF EACH TENANT SPACE.
 - THE ADDRESS SHALL BE HIGH ENOUGH ON THE BUILDING TO BE CLEARLY VISIBLE FROM THE DRIVEWAY, STREET OR PARKING AREA IT FACES EVEN WHEN VEHICLES ARE PARKED IN FRONT OF THE TENANT SPACE.
 - THE ADDRESS SHALL NOT BE LESS THAN 4-INCHES IN HEIGHT WITH A 1/2-INCH STROKE. REAR DOORS.
 - THE ADDRESS SHALL ALSO BE PROVIDED ON ANY REAR DOORS TO THE TENANT SPACE WITH MINIMUM 2-INCH HIGH CHARACTERS.
- FIRE EXTINGUISHERS. (SECTION 906 OF THE 2013 CALIFORNIA FIRE CODE)
 - EXTINGUISHERS SHALL BE VISIBLE AND UNOBSTRUCTED.
 - SIGNAGE SHALL BE PROVIDED TO INDICATE FIRE EXTINGUISHER LOCATIONS. LOCATIONS OF ALL FIRE EXTINGUISHERS SHALL BE SHOWN ON THE PLANS.
 - FIRE EXTINGUISHER SHALL MEET A MINIMUM CLASSIFICATION OF 2A 10BC.
 - EXTINGUISHERS WEIGHING 40 POUNDS OR LESS SHALL BE MOUNTED NO HIGHER THAN 5 FEET ABOVE THE FLOOR MEASURED TO THE TOP OF THE EXTINGUISHER.
 - EXTINGUISHERS SHALL BE INSPECTED MONTHLY AND SERVICED BY A LICENSED CONCERN ANNUALLY.
- EXIT HARDWARE. (SECTIONS 1008.1.9, 1008.1.9.1, 1008.1.9.2, 1008.1.9.3, 1008.1.9.4, 1008.1.9.5 OF THE 2013 CALIFORNIA BUILDING CODE)
 - ALL EXIT HARDWARE, EVEN WHEN THE DOOR IS IN A LOCKED POSITION, SHALL BE OPENABLE FROM THE EGRESS SIDE WITHIN ONE ACTION.
 - NO KEYS, SPECIAL KNOWLEDGE OR EFFORT SHALL BE REQUIRED.
 - HARDWARE SHALL BE OF A TYPE, SUCH AS PANIC OR LEVER-ACTING, THAT DOES NOT REQUIRE GRASPING. WHERE ADDITIONAL LOCKS OR LATCHING DEVICES ARE DESIRED ON THE DOOR, SUCH SHALL BE INTERCONNECTED TO THE EXIT HARDWARE SO UPON ACTIVATION OF THE EXIT HARDWARE ALL LOCKS AND LATCHES RELEASE WITH THAT ONE ACTION.
 - MAIN ENTRANCE HARDWARE EXCEPTION. (SECTION 1008.1.9.5 EXCEPTIONS 2, 2.1, AND OF THE 2013 CALIFORNIA BUILDING CODE) IT IS RECOMMENDED THAT ALL DOORS BE PROVIDED WITH EXIT HARDWARE THAT ALLOWS EXITING FROM THE EGRESS SIDE EVEN WHEN THE DOOR IS IN THE LOCKED CONDITION. HOWEVER, AN EXCEPTION FOR A-3, B, F, M, S OCCUPANCIES AND ALL CHURCHES DOES ALLOW KEY-LOCKING HARDWARE (NO THUMB-TURNS) ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS. WHEN UNLOCKED THE SINGLE DOOR OR BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE. A READILY VISIBLE, DURABLE SIGN ON OR JUST ABOVE THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" SHALL BE PROVIDED. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. THIS USE OF THIS EXCEPTION MAY BE REVOKED FOR CAUSE.
- FD BUILDING KEY BOX (SECTION 506 OF THE 2013 CALIFORNIA FIRE CODE) BUILDING ACCESS.
 - A FIRE DEPARTMENT KEY BOX SHALL BE INSTALLED AT THE MAIN ENTRANCE TO THE BUILDING. NOTE THESE LOCATIONS ON THE PLANS.
 - THE KEY BOX SHOULD BE INSTALLED APPROXIMATELY 5 1/2 FEET ABOVE GRADE.
 - THE BOX SHALL BE SIZED TO HOLD THE MASTER KEY TO THE FACILITY AS WELL AS KEYS FOR ROOMS NOT ACCESSIBLE BY THE MASTER KEY.
 - SPECIALTY KEYS, SUCH AS THE FIRE ALARM CONTROL, BOX KEY AND ELEVATOR CONTROL KEYS SHALL ALSO BE INSTALLED IN THE BOX. SHOW LOCATION OF THE REQUIRED FIRE DEPARTMENT KEY BOX ON THE PLANS.
 - THE KEY BOX DOOR AND NECESSARY KEYS ARE TO BE PROVIDED TO THE FIRE INSPECTOR UPON THE FINAL INSPECTION. THE INSPECTOR WILL THEN LOCK THE KEYS INTO THE BOX.
- PROVIDE "TACTILE" EXIT SIGNAGE IN ADDITION TO THE REGULAR EXIT SIGNS PER CBC 2013.
- THE EMERGENCY EXIT ILLUMINATION LIGHT SHALL BE PROVIDED AT THE EXTERIOR LANDING WITH BACK-UP POWER FOR A MINIMUM DURATION OF 90 MINUTES AS PER SECTION 1006.3 OF THE 2013 CALIFORNIA BUILDING CODE
- THE INTERIOR SURFACES IN THE TOILET FACILITIES:
 - THE FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES.
 - THE WALLS WITHIN THE WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED WITH NONABSORBENT SURFACES WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE FINISHED TO A HEIGHT OF 48 INCHES.
- FOR CEILINGS, SEE CEILING FINISH SCHEDULE.
- BACKING MATERIAL IN THE RESTROOM SHALL BE CEMENTATION MATERIAL OR GYP BOARD APPROVED FOR THE INSTALLATION.
- TEXTILE & FILM MATERIALS SHALL BE TREATED & MAINTAINED FLAME RESISTANT IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS (NFPA 701).
- WOOD MATERIALS LESS THAN 1/4-INCH NOM. THICKNESS SHALL BE TREATED WITH A FLAME RETARDANT COATING IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS (NFPA 703).
- FLOORS WHERE WATER COULD SPILL NEED WATERPROOF MEMBRANE.
- PROVIDE VENTILATION FAN IN RESTROOM.
- HOT WATER HEATER SHALL BE ELEVATED OFF OF THE FLOOR AT LEAST SIX INCHES ON A METAL PLATFORM OR EQUIVALENT.
- THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN CBC, 2013 SECTION IIB-308.
- ACCESSIBLE SIGNAGE REQUIREMENTS:
 - PROVIDE TACTILE EXIT SIGNAGE THAT COMPLIES WITH CBC 2013 SECTION IIB-216.
 - THE ACCESSIBILITY SIGN SHALL BE COMPLIED WITH CBC 2013 SECTION IIB-703.7.2.1.

FINISH SCHEDULE						
LOCATION		FLOOR		BASE	CEILING	WALL
ROOM NO.	ROOM	MATERIALS		6" TILE COVERED BASE	VINYL	GYPSUM BOARD
		CARPETING	1/2" X 1/2" CERAMIC TILE			
			NON-SLIP CERAMIC			8" GYPSUM BOARD
						4" H CERAMIC TILE
100	RECEPTION					
101	WAITING AREA					
102	MANICURE AREA					
103	PEDICURE AREA					
104	BREAK ROOM					
105	HALLWAY					
106	ACCESSIBLE RESTROOM					
107	EYELASH EXTENSION ROOM					
108	SPA					
109	OFFICE					





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SEAL:



DATE: 08-03-16

DRAWN BY: V.K.

CHECKED BY: T. T.

REVISION	DATE	REVISION	DATE
1	10-13-2016		

TIFFANY'S BEAUTY
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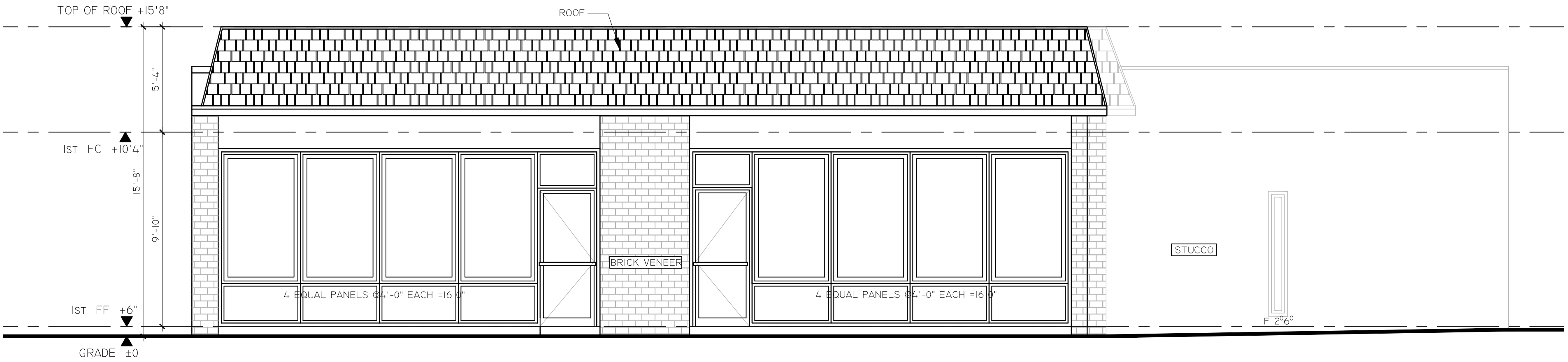
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EXISTING
ELEVATIONS

PROJECT NO:

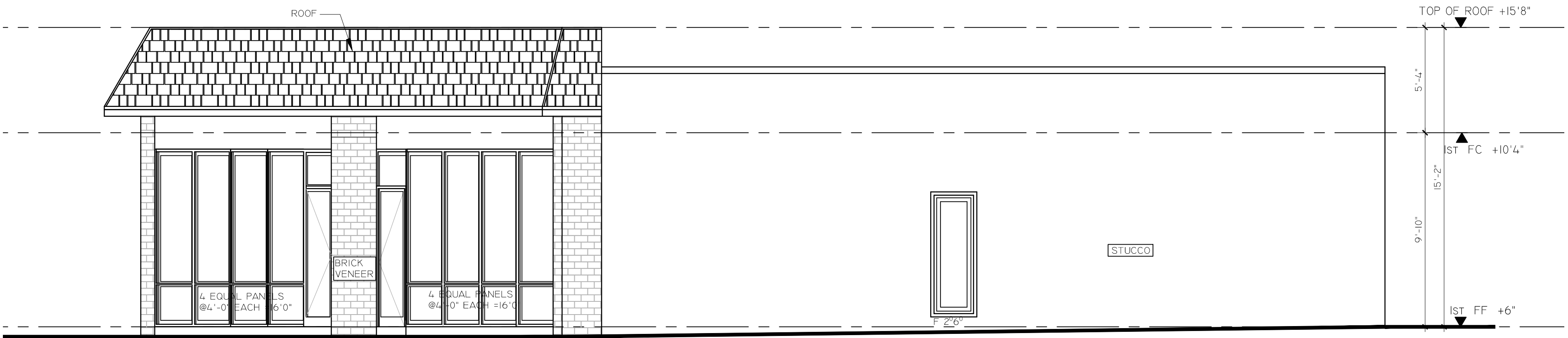
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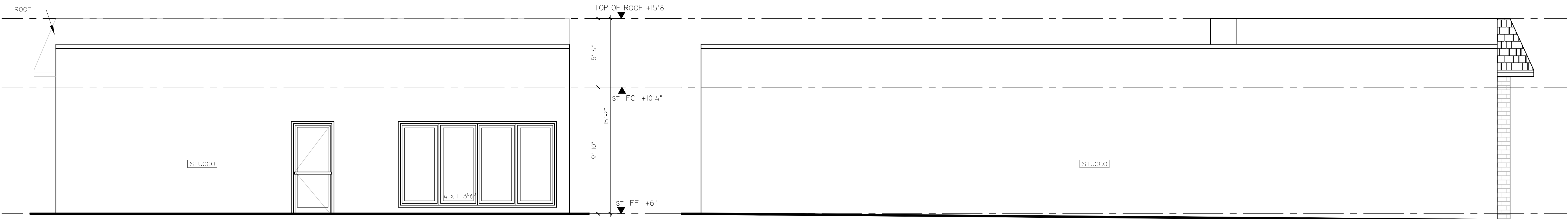
(E) FRONT ELEVATION

SCALE : 1/4" = 1'



(E) RIGHT ELEVATION

SCALE : 1/4" = 1'



(E) REAR ELEVATION

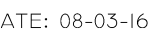
SCALE : 1/4" = 1'

(E) LEFT ELEVATION

SCALE : 1/4" = 1'



EAL:



RAWN BY: V.K. CHECKED BY: T. T.

TIFFANY'S BEAUTY LOUNGE

OWNER

1936 E 14TH ST
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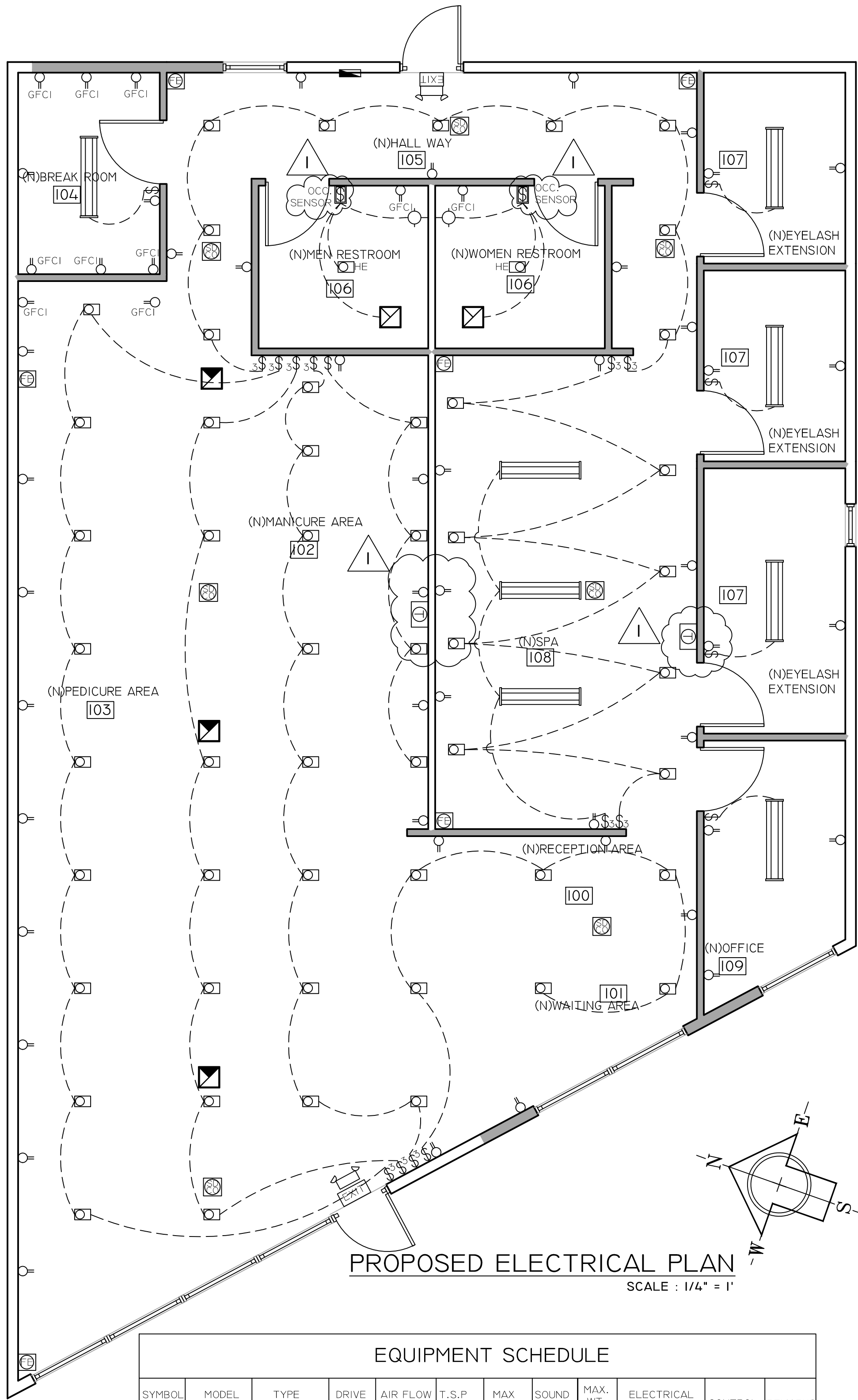
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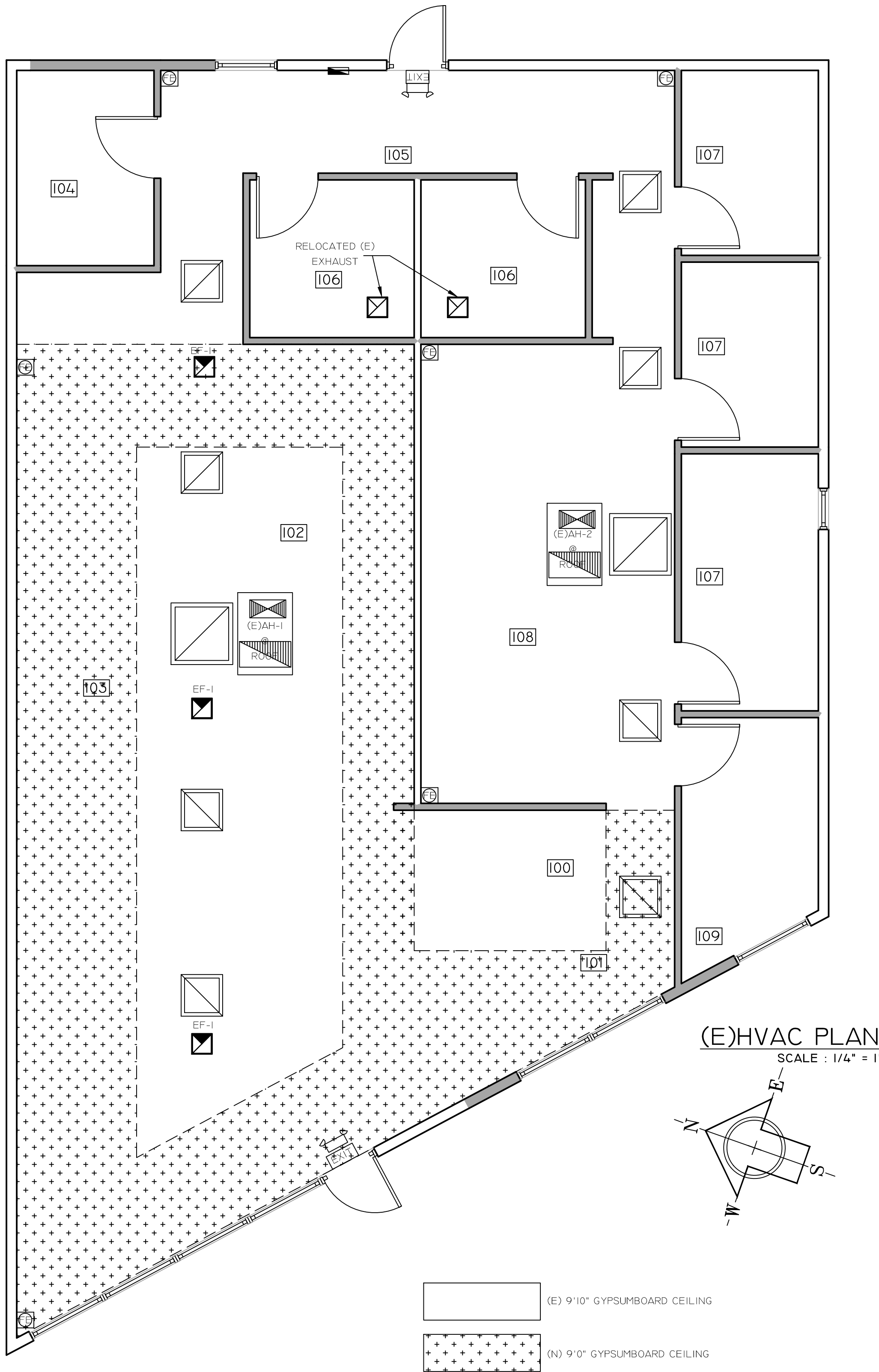




PROPOSED ELECTRICAL PLAN
SCALE : 1/4" = 1'

EQUIPMENT SCHEDULE												
SYMBOL	MODEL	TYPE	DRIVE	AIR FLOW (CFM)	T.S.P (IN.H2O)	MAX (RPM)	SOUND (SONES)	MAX. WT. (LBS)	ELECTRICAL VOLT/PH	HP	CONTROL	REMARKS
EF-I 	GREENHECK G-990-VG	CENTRIFUGAL	DIRECT	635	0.25	1,553	8	26	115/1	1/6	INTERLOCK W/AC-1	

DUCTWORK	DIFFUSERS
ALUMIFLEX DUCTWORK (STRAP @ 6")	10"Ø EXISTING SUPPLY AIR REGISTER 350 CFM W/ NECK SIZE & CFM
GALVANIZED ROUND DUCT (STRAP @ 10")	8"Ø RELOCATED (E) EXHAUST AIR REGISTER 110 CFM W/ NECK SIZE & CFM
GALVANIZED SQUARE DUCT (STRAP @ 10")	8"Ø EXISTING RETURN AIR REGISTER
1.5" LINED SQUARE DUCT (STRAP @ 10")	
SUPPLY COOLING AIR DROP ON RISER	
SUPPLY HEATING AIR DROP ON RISER	
RETURN AIR DROP ON RISER	
EXHAUST DROP ON RISER	
POINT OF CONNECTION	
	VAV BOXES AND MISC.
	EQUIPMENT TAG AND NUMBER (SEE SCHEDULE FOR DETAILS)
	FSD, OR FD TAG AND NUMBER (SEE SCHEDULE FOR DETAILS)
	THERMOSTAT OR ZONE SENSOR



(E)HVAC PLAN
SCALE : 1/4" = 1'

	HARD-WIRED CARBON MONOXIDE INTERCONNECTED SMOKE ALARMS EQUIPPED WITH BATTERY BACK UP, CEILING MOUNTED
	BATTERY BACK UP EMERGENCY LIGHT: LIGHTOLIER OUTLOOK EMERGENCY SERIES #ELWN- INSTALLED ON CEILING.
	EXIT SIGN: LITHONIA SELF ILLUMINATED, GREEN LETTERS, ON EMERGENCY CIRCUIT.
	PROVIDE A PORTABLE FIRE-EXTINGUISHER WITH A RATING NOT LESS THAN 2-A:10-B:C WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING; ALSO DURING CONSTRUCTION.
	LED LIGHT - CEILING MOUNTED
	LED DOWNLIGHT - CEILING MOUNTED
	HALO 900 LUMEN LED OR EQ. (14W)

	LIGHTING FIXTURE - WALL MOUNTED
	50W LOW VOLTAGE HALOGEN - CEILING DROP
	THREE-WAY POLE TOGGLE SWITCH, +48", 8" ABOVE COUNTER
	SINGLE POLE TOGGLE SWITCH, +48", 8" ABOVE COUNTER
	PHOTOCELL CONTROL WITH DIMMING MANUAL SWITCH
	110V DUPLEX RECEPTACLE U.O.N., 15" ABOVE FLOOR, U.O.N.
	110V DUPLEX RECEPTACLE U.O.N., 12" ABOVE COUNTER U.O.N.
	THERMOSTAT
	220V RECEPTACLE
	INDECATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION
	ABBREVIATION FOR " WATERPROOF"

NOTES

H.V.A.C GENERAL NOTES

- UNITS TO HAVE SELF- MODULATING ECONOMIZER AND BAROMETRIC RELIEF HOOD.
- ALL SUPPLY DUCTS AND OUTSIDE AIR DUCTS INSIDE BUILDING SHALL BE INSULATED EXTERNALLY WITH 1 -1/2" THICK FIBERGLASS OF DENSITY OF 1.5 POUNDS PER CUBIC FOOT AND BE COMPLETE WITH VAPOR BARRIER JACKET.
- ALL FLEXIBLE DUCTS SHALL BE: METAL FLEX CLASS I TYPE 500 AIR DUCT AND SHALL BE U.L. LISTED AND HAVE 1" THICK FIBERGLASS INSULATION ENCASED IN A VAPOR BARRIER OF SEAFLESS, NON- COMBUSTIBLE, CO-POLYMER PLASTIC.
- ALL FLEXIBLE DUCTS SHALL BE CONNECTED TO TRUNK OR BRANCH DUCTS WITH A MINIMUM OF THREE SHEET METAL SCREW AT EACH CONNECTION AND BE TAPE TO PROVIDE AN AIR TIGHT SEAL
- FLEXIBLE DUCT HANGERS STRIPS SHALL BE MINIMUM 2" WIDE BY 22 GAUGE GALVANIZED METAL.
- ALL DUCT WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT PUBLISHED SMACNA STANDARD FOR LOW VELOCITY, LOW PRESSURE DUCTS D
- ALL CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY V.A.C. CONTRACTOR.
- THERMOSTATS SHALL BE HONEYWELL T-7300/Q77300 B1008 WITH LOCKING COVER
- ROOF MOUNTED EXHAUST AND MAKE UP AIR UNITS SHALL BE FURNISHED WITH BIRD SCREENS . DISCONNECT SWITCHES AND HINGED BASE ON EXHAUST FAN.
- 16 GA. GALVANIZED METAL SPIRAL DUCT HANGERS STRIPS SHALL BE MINIMUM 2" WIDE BY 22 GAUGE
- H.V.A.C. CONTRACTOR SHALL INSTALL EXHAUST FAN AND FURNISH AND INSTALL COMPLETE EXHAUST DUCT SYSTEM. DUCTS SHALL BE WELDED 18 GA. STEEL W/ MINERAL WOOL INSULATION AND 20 GA. STAINLESS STEEL COVER WHERE EXPOSED.
- H.V.A.C. CONTRACTOR SHALL FURNISH AND INSTALL MAKE - UP AIR FAN AND DUCT SYSTEM COMPLETE
- H.V.A.C. CONTRACTOR SHALL EXTENDED SPILL CONDENSATE DRAIN LINE TO NEAREST FLOOR SINK.
- HOLD ROOF EXHAUST FAN DISCHARGE A MINIMUM OF 10'-0" FROM OUTSIDE AIR INTAKE ON ROOF MOUNTED H.V.A.C. UNITS.
- PROVIDE NEOPRENE FLEXIBLE CONNECTIONS AT SUPPLY AND RETURN DUCT CONNECTIONS ON AIR HANDLING UNITS/ROOF-TOP H.V.A.C. UNITS.
- H.V.A.C. CONTRACTOR SHALL BALANCE H.V.A.C. SYSTEM TO AIR QUANTITIES INDICATED. PROVIDE TYPED WRITTEN REPORT TO OWNER UPON COMPLETION.
- VOLUME DAMPERS REQUIRED AT ALL DIFFUSERS.
- MAX 5'0" LENGTHS OF FLEX DUCT PERMITTED.

MECHANICAL NOTES

- ALL DUCT WORK SHALL BE CONSTRUCTED, ERECTED, TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF ASHRAE, SMACNA (T20 -I 509) AND THE CALIFORNIA MECHANICAL CODE - CLASS III FLAME SPREAD RATING PROVIDE JOINT SEALS TO MEET REQUIREMENTS OF UL 181 A OR B.
- PROVIDE TRAPPED CONDENSATE LINES INDIRECT TO MOP SINK FLOOR SINK, FLUES - VENTS MUST BE LOCATED 10'-0" MIN AWAY FROM ANY AIR INTAKE
- AIR BALANCE THE ENTIRE SYSTEM TO CFMS INDICATED USE INSULATED FLEX DUCT -R 8
- PROVIDE TOILET ROOM EXHAUST FANS WITH CFM'S INDICATED - DUCT TO EXTERIOR
- HVAC UNITS ARE EXISTING - PROVIDE HOOKUPS AND NEW DUCTING AS INDICATED
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE COMPLETE AIR SYSTEM AS SOON AS THE SPACE IS COMPLETE
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS CREATED BY THE INSTALLATION OF THE MECHANICAL SYSTEM ON A DAILY BASIS.
- CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- ALL WORK SHALL BE COMPLY WITH THE UMC. TITLE 24 ENERGY STANDARDS AND ALL OTHER APPLICABLE CODES AMENDMENTS.
- AUTOMATIC SHUT - OFF IS REQUIRED FOR AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF OVER 2,000 CFM'S.
- TYPICAL THERMOSTAT TO BE SOLID STATE PROGRAMMABLE SETBACK THERMOSTAT WITH LOCKING COVER



SURVEYING - ENGINEERING - DESIGNING

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DATE: 08-03-16

DRAWN BY: V.K.

CHECKED BY: T. T.

REVISION	DATE	REVISION	DATE
	10-13-2016		

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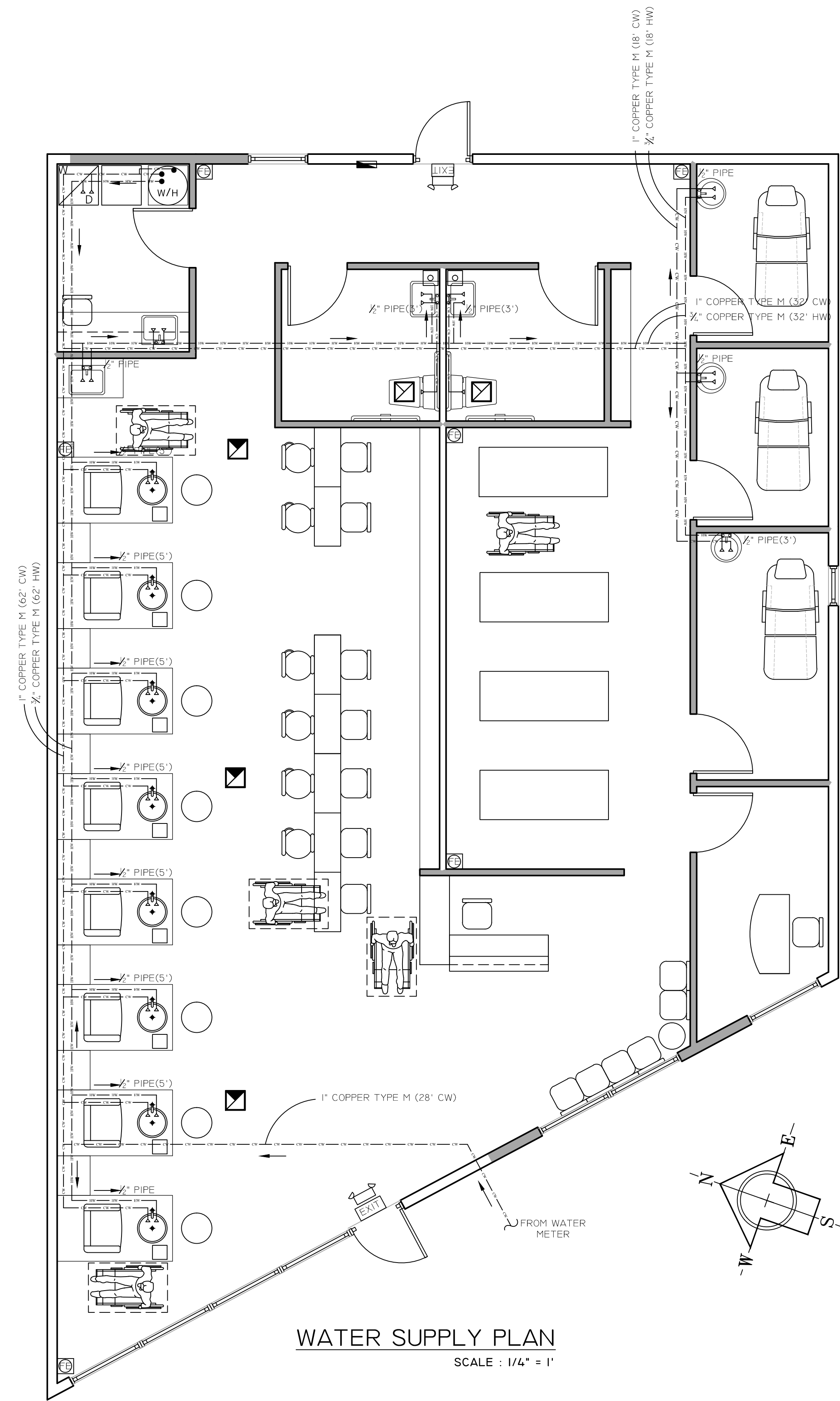
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LIGHTING/ELECTRICAL PLAN EXISTING HVAC PLAN

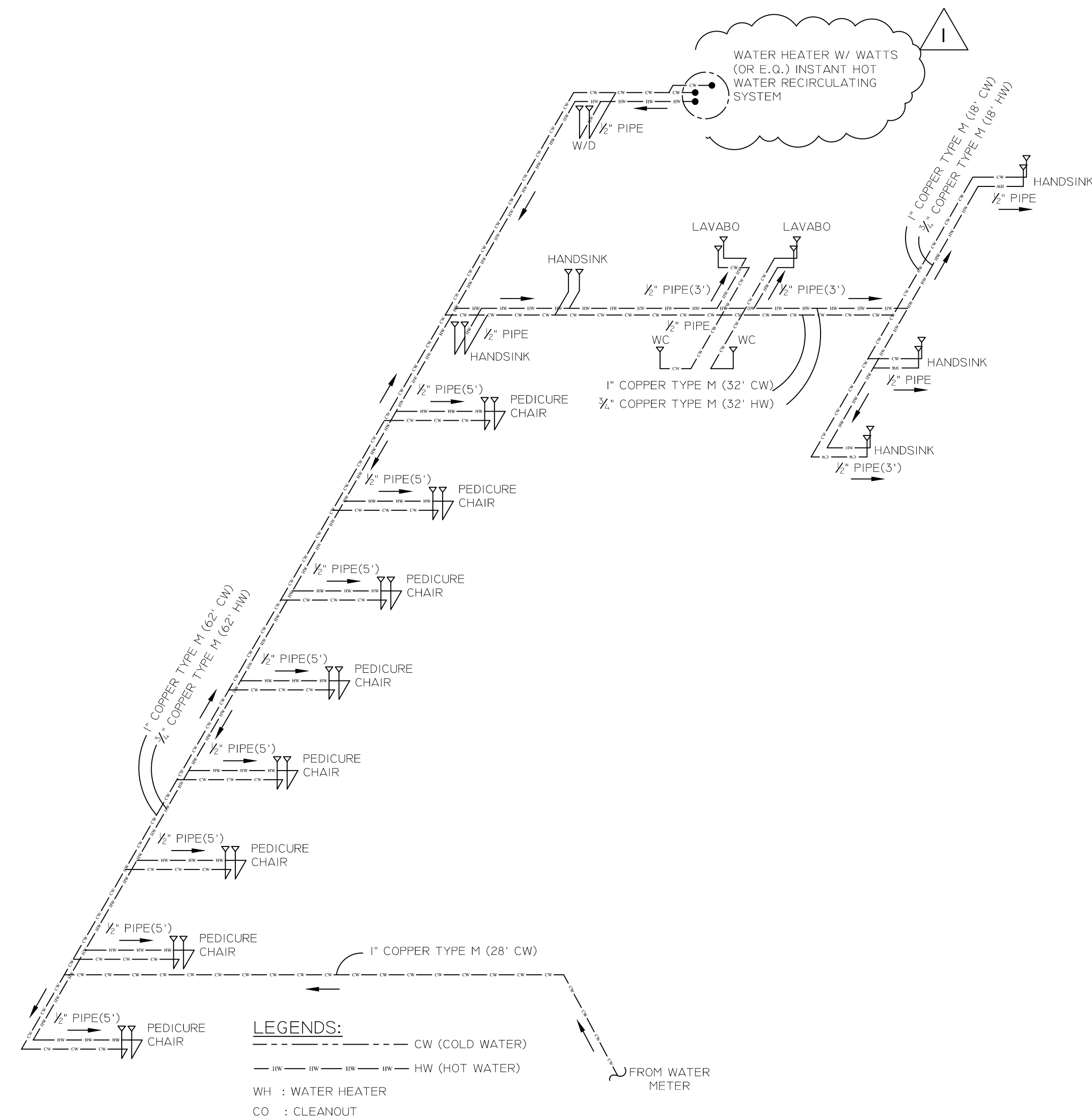
PROJECT NO:

SHEET:

E-1



WATER SUPPLY PLAN
SCALE : 1/4" = 1'



WATER SUPPLY DIAGRAM

FIXTURE UNIT CALCULATIONS									
FIXTURE TYPE	Q.TY	DEMAND WEIGHT IN WSFU ¹					DRAINAGE ¹		
		COLD ²	HOT ²	FIXTURE DEMAND	TOTAL COLD WATER	TOTAL HOT WATER	TOTAL DEMAND	DFU	TOTAL DEMAND
WATER CLOSET, 1.6 GPF	2	2.5	0	2.5	5	0	5	3	6
LAVATORY, 0.5 GALLON	2	1	1	1.5	2	2	3	1	2
PEDICURE STATION	8	1.5	1.5	2.25	12	12	18	3	24
HANDSINK	5	2	2	3	10	10	15	2	10
FLOOR DRAIN	2							2	4
TOTAL FIXTURE UNITS					29	24	41		46
REQUIRED MINIMUM PIPE SIZE (OVER 60 PSI) ³					3/4"	3/4"	1"		4"
(MAXIMUM LENGTH = 150 FT)									
NOTE:									
1. FIXTURE UNITS ARE BASED ON 2013 CPC TABLE 610.3 FOR WATER AND TABLE 702.1 FOR DRAINAGE.									
2. SEPERATE HOT AND COLD WATER FIXTURE UNITS ARE TAKEN AS THREE - QUARTER (3/4) OF TOTAL FIXTURE DEMAND, PER 2013 CPC TABLE 610.3, NOTE 3.									
3. PIPE SIZES ARE BASED ON 2013 CPC TABLE 610.4 FOR WATER AND TABLE 703.2 FOR DRAINAGE.									
4. HOT WATER LINES SHALL BE INSULATED.									
5. WATER CLOSET MAXIMUM FLOW RATE IS 1.28 GAL/FLUSH.									

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SEAL:

REGISTERED PROFESSIONAL ENGINEER
TUNG XUAN TRAN
NO. C056209
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DATE: 08-03-16

DRAWN BY: V.K.

CHECKED BY: T. T.

REVISION	DATE	REVISION	DATE
1	10-13-2016		

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OWNER

DUY LE
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SCALE: AS SHOWN

PROPOSED
WATER SUPPLY
PLANS & DIAGRAMS

PROJECT NO:

SHEET:

P.1

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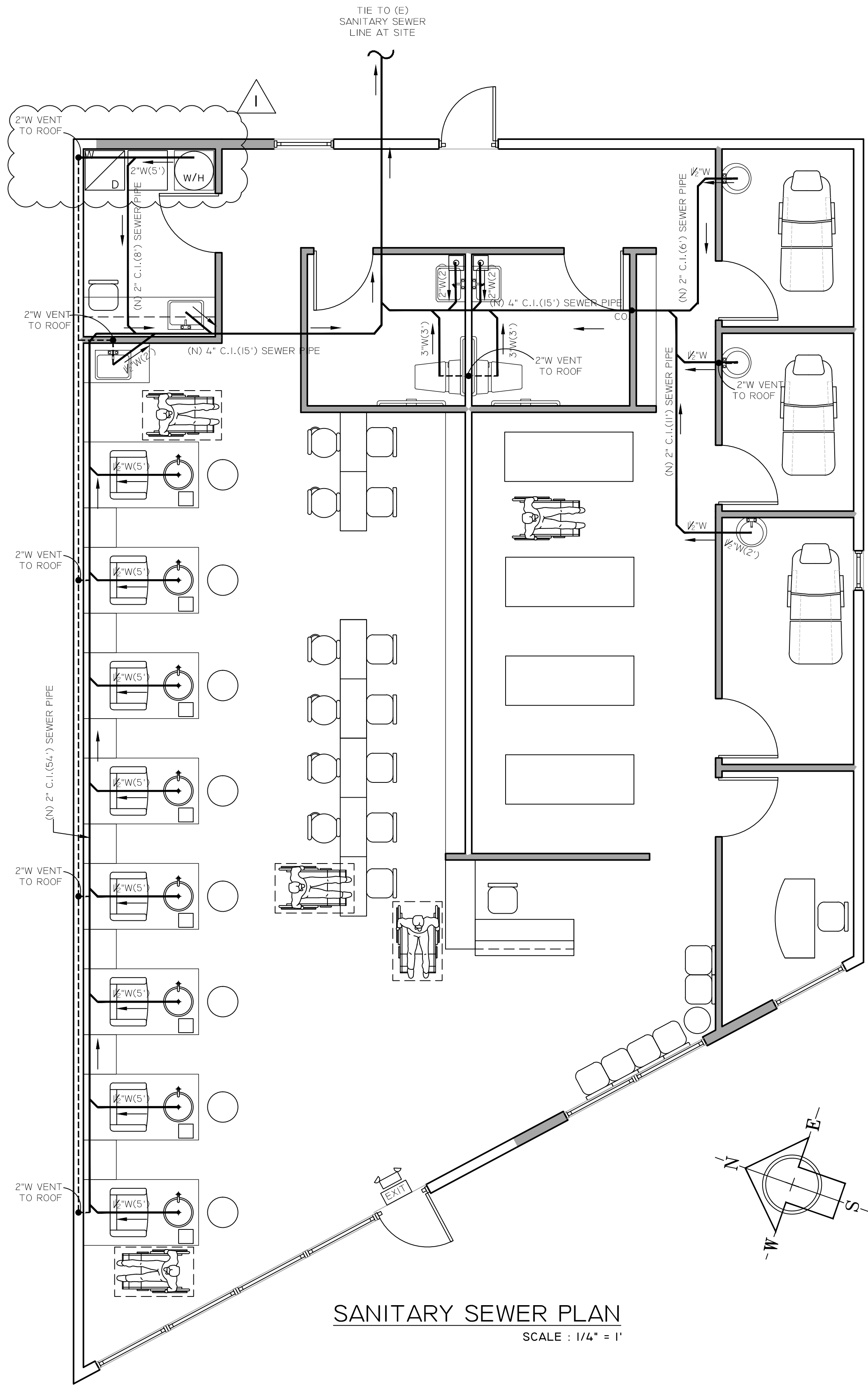
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**PROPOSED
SANITARY SEWER
PLANS & DIAGRAMS**

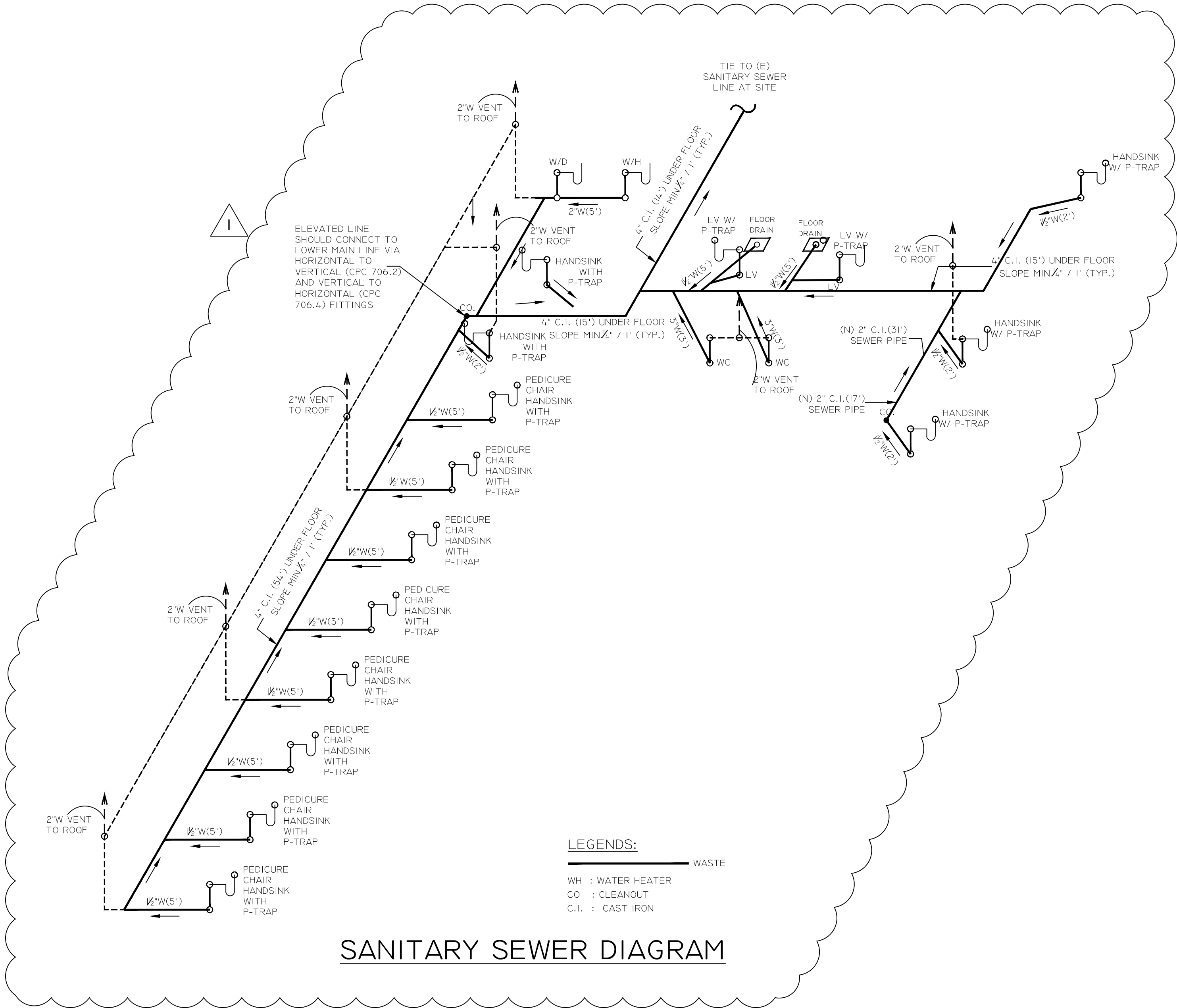
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SANITARY SEWER PLAN
SCALE : 1/4" = 1'



SANITARY SEWER DIAGRAM

FIXTURE UNIT CALCULATIONS

FIXTURE TYPE	Q.TY	DEMAND WEIGHT IN WSFU ¹						DRAINAGE ¹	
		COLD ²	HOT ²	FIXTURE DEMAND	TOTAL COLD WATER	TOTAL HOT WATER	TOTAL DEMAND	DFU	TOTAL DEMAND
WATER CLOSET, 1.6 GPF	2	2.5	0	2.5	5	0	5	3	6
LAVATORY, 0.5 GALLON	2	1	1	1.5	2	2	3	1	2
PEDICURE STATION	8	1.5	1.5	2.25	12	12	18	3	24
HANDSINK	5	2	2	3	10	10	15	2	10
FLOOR DRAIN	2							2	4
TOTAL FIXTURE UNITS					29	24	41		46
REQUIRED MINIMUM PIPE SIZE (OVER 60 PSI) ³					3/4"	3/4"	1"		4"
(MAXIMUM LENGTH = 150 FT)									

NOTE:

1. FIXTURE UNITS ARE BASED ON 2013 CPC TABLE 610.3 FOR WATER AND TABLE 702.1 FOR DRAINAGE.
2. SEPERATE HOT AND COLD WATER FIXTURE UNITS ARE TAKEN AS THREE - QUARTER (3/4) OF TOTAL FIXTURE DEMAND, PER 2013 CPC TABLE 610.3, NOTE 3.
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SCALE: AS SHOWN

ADA DETAILS

PROJECT NO:

SHEET:

D.1

GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES 2013 CBC SECTION 11B-213 & DIVISION 6

❖ **General (CBC 11B-213)**

Where toilet and bathing facilities are provided, **EACH** toilet and bathing room shall be accessible to persons with disabilities (comply with Section 11B-603) and shall be on an accessible route connected to accessible entry.

Exception:

- Where toilet and bathing facilities are provided in buildings without elevators above and below the first floor permitted by Section 11B-206.2.3 Exception 1, accessible toilet and bathing facilities shall be provided on a story connected by an accessible entrance.
- In alterations where it is technically infeasible to comply with Section 11B-603, altering toilet or bathing room shall not be required where a single accessible unisex toilet room or bathing room is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms. (CBC 11B-213.2 Exception 1)

Where existing toilet rooms or bathing rooms are not accessible (do not comply with Section 11B-603), directional signs indicating the location of the nearest accessible toilet room or bathing room within the facilities shall be provided (CBC 11B-216.8)

❖ **Unisex Facilities**

When is a unisex toilet room allowed? (CPC 422.2 Exceptions):

- In occupancies with a total occupant load of 10 or less, including customers and employees.
- In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees.

Number of required accessible unisex toilet rooms:

- Where multiple unisex toilet rooms are clustered at a single location, 50 percent, but no fewer than one, of the unisex toilet rooms at each cluster shall be accessible. (CBC 11B-213.2 Exception 4)
- Accessible unisex toilet rooms shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.6 (CBC 11B-216.8).
- Doors to unisex toilet rooms and bathing rooms shall have privacy latches (CBC 11B-213.2.1)

❖ **Children's Facilities**

- Water closets and toilet compartments for children's use shall comply with Section 11B-604.9

	Ages 5 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	13 inches (330 mm)	15 to 16 inches (381 to 406 mm)	15 to 18 inches (381 to 457 mm)
Toilet Seat Height	11 to 12 inches (279 to 305 mm)	12 to 15 inches (305 to 381 mm)	15 to 17 inches (381 to 432 mm)
Grab Bar Height	18 to 20 inches (457 to 508 mm)	20 to 25 inches (508 to 635 mm)	25 to 27 inches (635 to 686 mm)
Dispenser Height	14 inches (356 mm)	14 to 17 inches (356 to 432 mm)	17 to 19 inches (432 to 483 mm)

- Grab bars in water closets for children's use shall be installed in a horizontal position 18" minimum and 27" maximum above the finished floor measured to the top of the gripping surface. (CBC 11B-609)

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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES 2013 CBC SECTION 11B-213 & DIVISION 6

❖ **Door Mounted Signage: (CBC 11B-216.8 & 11B-703.7.2.6)**

- Men: A 1/4" thick equilateral triangle with edge 12" long and vertex upward.
- Women: A 1/4" thick circle and 12" in diameter.
- Unisex: A 1/4" thick circle and 12" in diameter with a 1/4" thick triangle superimpose on the circle



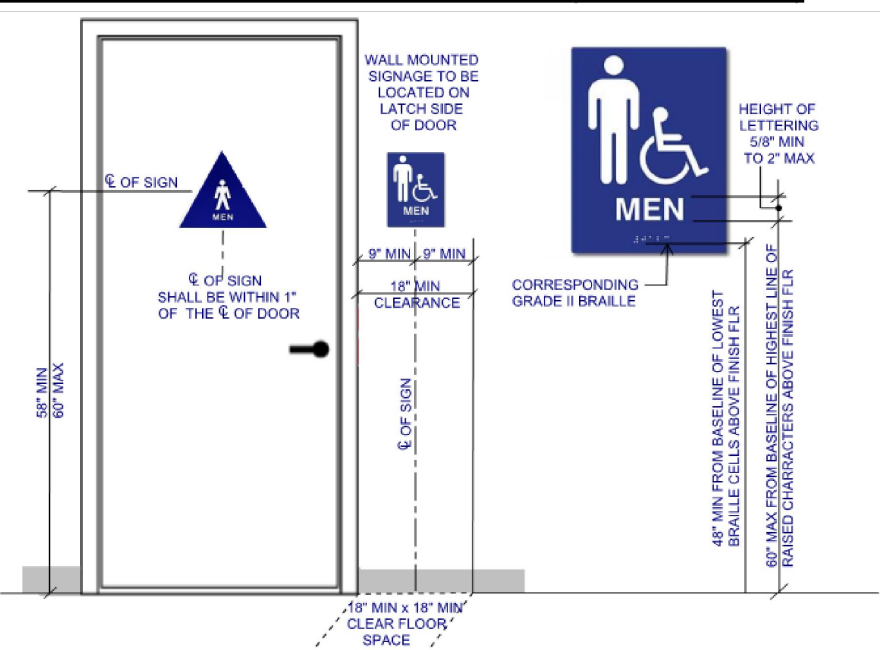
Note:
1. Signage shall contrast with the door, either light on a dark background or dark on a light background
2. Pictograms and/or lettering are not required on door-mounted signage

❖ **Wall Signage: (CBC 11B-703.2 to 11B-703.6)**

Information: Raised characters, pictorial symbols with Grade 2 Braille for permanent rooms and space of a building



❖ **SIGN INSTALLATION HEIGHT AND LOCATION (CBC 11B-703.4)**



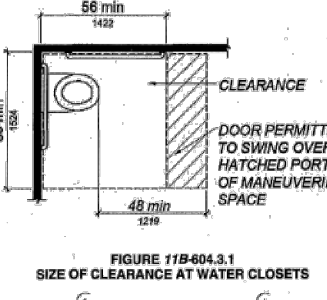
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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES 2013 CBC SECTION 11B-213 & DIVISION 6

❖ **Accessible Features:**

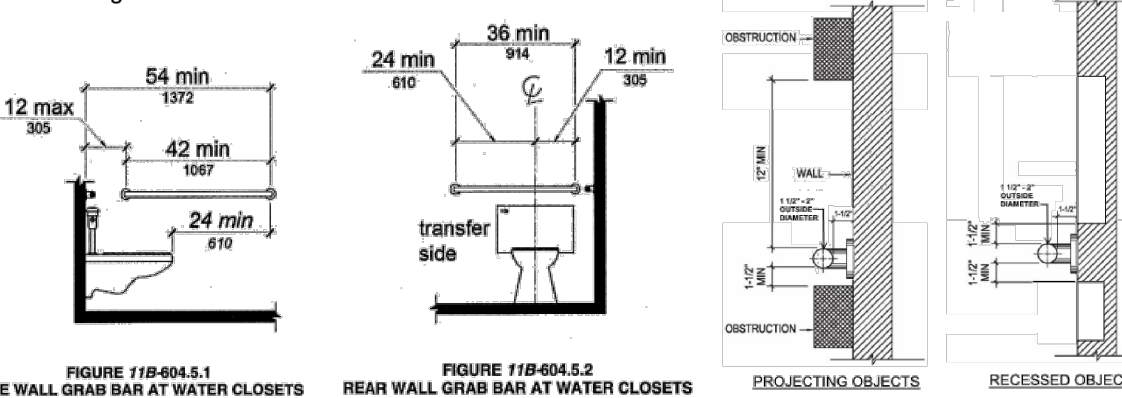
1. **Water Closets (CBC 11B-604):**

- Location: 17" - 18" from side wall at wheel chair accessible toilet 18" - 19" from side wall in the ambulatory accessible toilet
- Seat Height: 17" - 19"
- Flush Controls: hand operated or automatic, located on open side.
- Control Height: Max. 44" above floor
- Minimum Clear Space around Water Closet: 60" x 56"
- Maneuvering Space in front of Water Closet: 60" wide x 48" deep



2. **Grab bars: (CBC 11B-604.5 & 11B-609)**

- Circular section: 1 1/4" - 2" outside diameter
- Non-circular section: Cross section dimension of 2" max and Perimeter dimension of 4" - 4.8"
- Spacing between Wall and Grab bar: 1 1/2"
- Height: 33" - 36" above finish floor measured to the top of bar
- Side Bar: 42" min. long with 24" in front of water closet. Located 12" max from rear wall & extend 54" from rear wall
- Back Bar: 36" min. long. Extend from centerline of the water closet 12" min on one side and 24" min on the other side
- L-shaped grab bar meeting dimensional requirements of side and Grab bars shall be permitted
- Strength: Minimum 250 lbs.

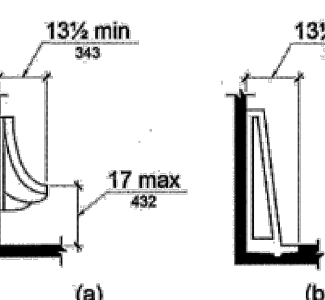


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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES 2013 CBC SECTION 11B-213 & DIVISION 6

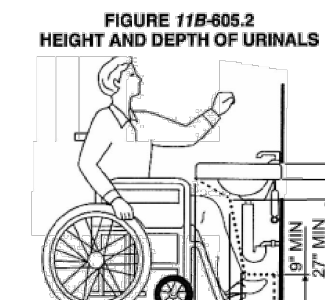
3. **Urinals: (CBC 11B-605):**

- Clear Space: Minimum 30" x 48" for forward approach
- Fixture Extension: 13.5" min. from wall.
- Rim Height: 17" max. above floor.
- Flush Controls: hand operated or automatic
- Control Height: Max. 44" above floor



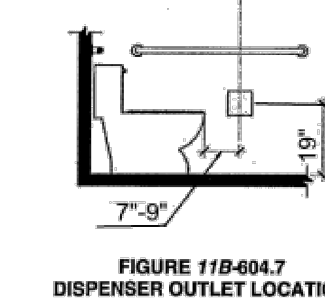
4. **Lavatories and Sinks (CBC 11B-606):**

- Clear Space: Min. 30" x 48" for forward approach per CBC 11B-305
- Location: 18" min. from side wall to centerline of the fixture.
- Higher of Rim Height or Counter Surface: 34" max above floor.
- Sink Depth: 6 1/2" max.
- Toe Clearance: CBC 11B-306.2
- Knee Clearance: CBC 11B-306.3
- Exposed Pipes Under Sink: Insulated.
- Control: hand operated or automatic



5. **Toilet Paper Dispensers (CBC 11B-604.7):**

- Height: Below grab bar, 19" min. above floor.
- Location: 7" min - 9" max in front of water closet Measured from centerline of dispenser
- Type: Continuous paper flow.



6. **Mirrors (CBC 11B-603.3):**

- Located above lavatories or countertops: Minimum 1" with bottom edge 40" max. above floor.
- Other location: bottom edge 35" max. above floor.

7. **Lockers (CBC 11B-225.2.1):**

- 5% minimum but no fewer than one of each type shall be accessible (comply with Section 11B-811)

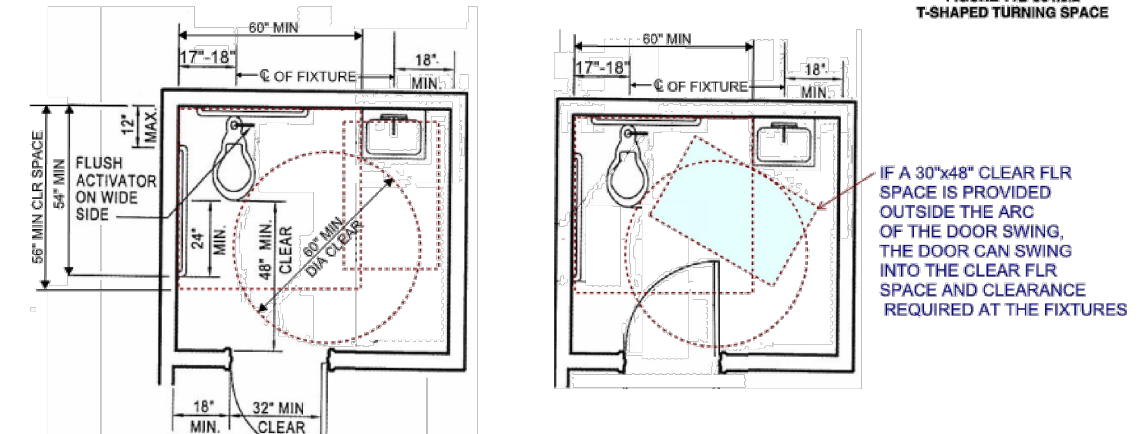
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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES 2013 CBC SECTION 11B-213 & DIVISION 6

❖ **Single Accommodation Toilets**

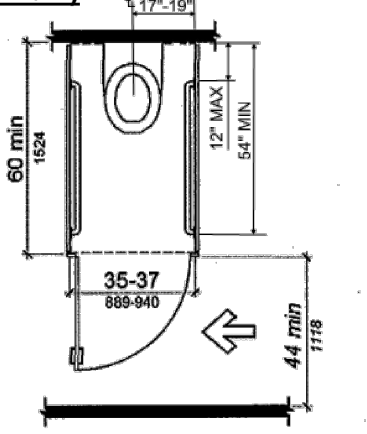
- Turning Space:** 60" min. diameter clear circular space (CBC 11B-304.3.1) or T-shaped space per Figure 11B-304.3.2

- Overlap:** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap (CBC 11B-603.2.2)
- Door Swing:** Door in any position may encroach into turning space by 12" max. Door shall not swing into the clear floor space or clearance required for any fixtures unless a 30"x48" clear space is provided within the room beyond the arc of the door swing. (CBC 11B-603.2.3 Exception 2)



❖ **Ambulatory Accessible Compartment (CBC 11B-604.8.2)**

- When Required:** Where a toilet compartment is provided, provide at least one ambulatory accessible compartment where the total combination of urinals and water closets is six or more. (CBC 11B-213.3.1)
- Size:** depth = 60" min.; width = 35" - 37"
- Clearance at door:** Shall comply with Section 11B-404, except if the approach is to the latch side of the compartment door, clearance between door side of the compartment to any obstruction shall be 44" minimum.
- Door:** Self closing with door pull on both sides of the door near the latch. Compartment door can't swing into the minimum required compartment area.
- Side Grab Bars:** 42" minimum long grab bar with 24" in front of water closet shall be provided on both sides of the compartment. Locate grab bars 12" max from rear wall & extend 54" from rear wall.

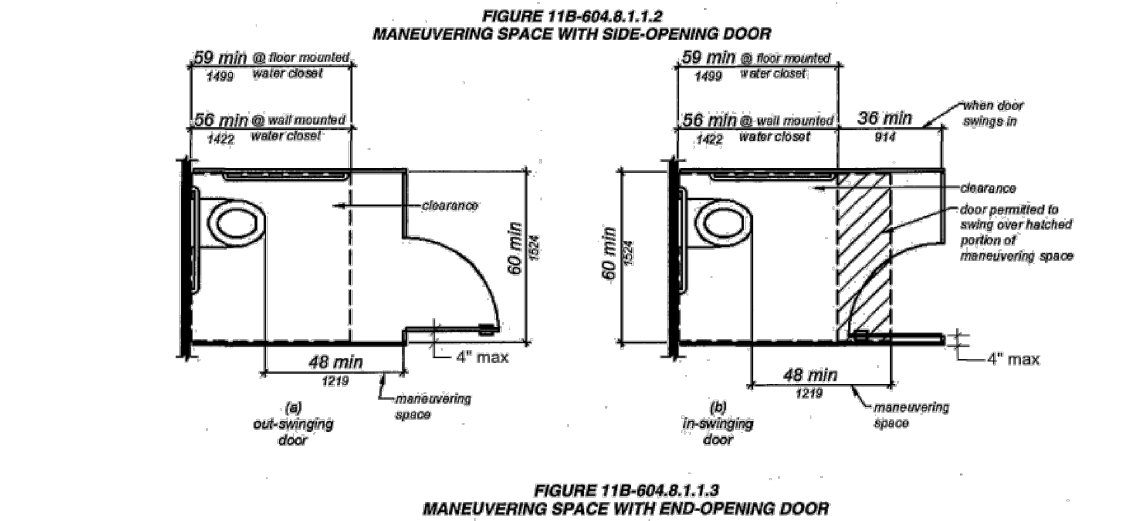
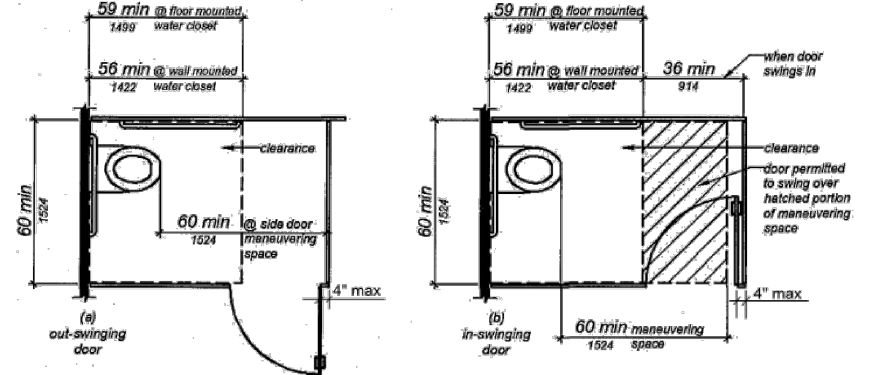


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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES 2013 CBC SECTION 11B-213 & DIVISION 6

❖ **Wheelchair Accessible Compartments (CBC 11B-604.8.1)**

- Size:** Width = 60" min.; Depth = 56" min for wall hung water closet 59" min for floor mounted water closet
- Maneuvering Space with Side-opening Door:** See Figure 11B-604.8.1.1.2 Door in side wall shall be 4" maximum from the front partition
- Maneuvering Space with End-opening Door:** See Figure 11B-604.8.1.3 Door in front partition shall be 4" maximum from the side wall or partition farthest from the water closet
- Door:** Self closing with door pull on both sides of the door near the latch. Door shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.
- Side Grab Bars:** Provide rear and side grab bars per 11B-604.5 (L-shaped grab bars are permitted)

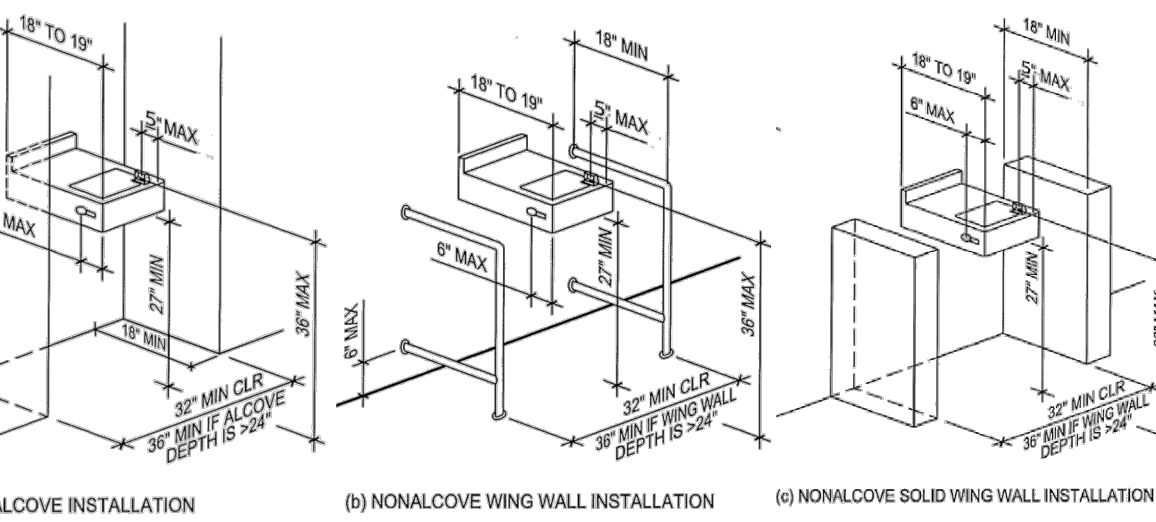


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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES 2013 CBC SECTION 11B-213 & DIVISION 6

❖ **Drinking Fountains (CBC 11B-211, 11B-307 & 11B-602)**

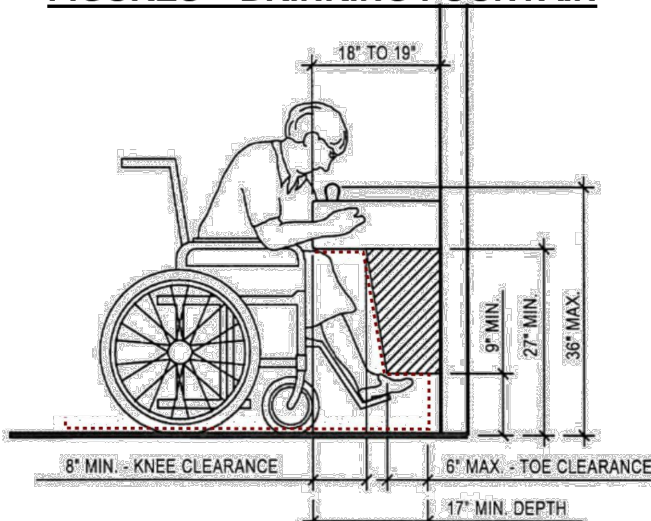
- Application:** No fewer than two drinking fountains shall be provided per floor. One drinking fountain shall be accessible (comply with Sections 11B-602.1 through 11B-602.6) and one drinking fountain shall be for a standing person (comply with Sections 11B-602.7)
- Location:** All drinking fountains shall be either be located completely within alcove, positioned completely between wing walls or otherwise positioned so as not to encroach into pedestrian walk ways.
- Alcove Dimension:** 32" minimum wide x 18" minimum deep. 36" minimum wide where the depth exceeds 24"
- Clear Floor Space:** Minimum 30" x 48" for front approach center at a low drinking fountain
- Knee and Toe Clearance:** CBC 11B-306.2 & 11B-306.3
- Depth:** 18"-19" for wall and post mounted cantilever drinking fountain
- Spout Height:** 36" maximum above floor at low drinking fountain 38"-43" above floor at high drinking fountain
- Spout Location:** 15" minimum from supporting wall and 5" maximum from front edge of unit
- Control:** Manually operated system that is front mounted or side mounted and located within 6" from the front edge OR automatic electronically controlled device



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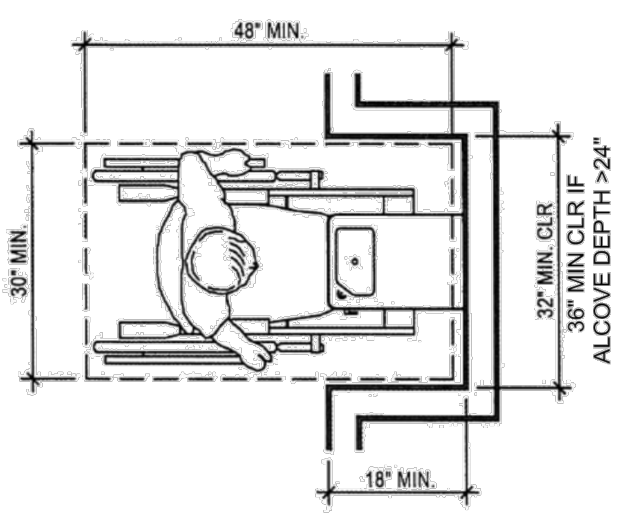
GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES 2013 CBC SECTION 11B-213 & DIVISION 6

FIGURES - DRINKING FOUNTAIN



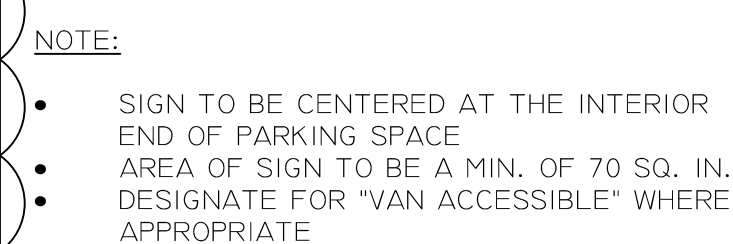
* EQUIPMENT PERMITTED IN SHADED AREA

SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS



CLEAR FLOOR SPACE AT DRINKING FOUNTAINS

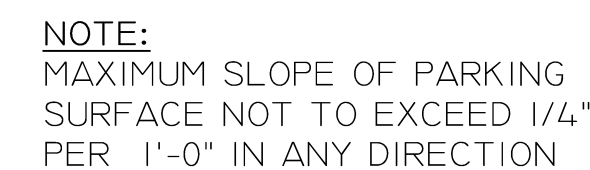
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THE SURFACE OF EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES: (1009A, 8.8)

1. BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY"; OR,

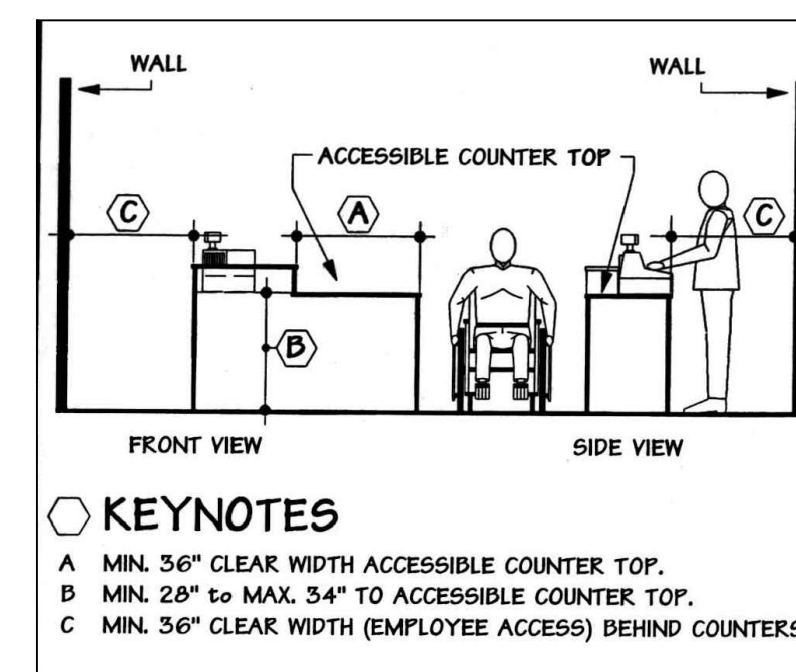
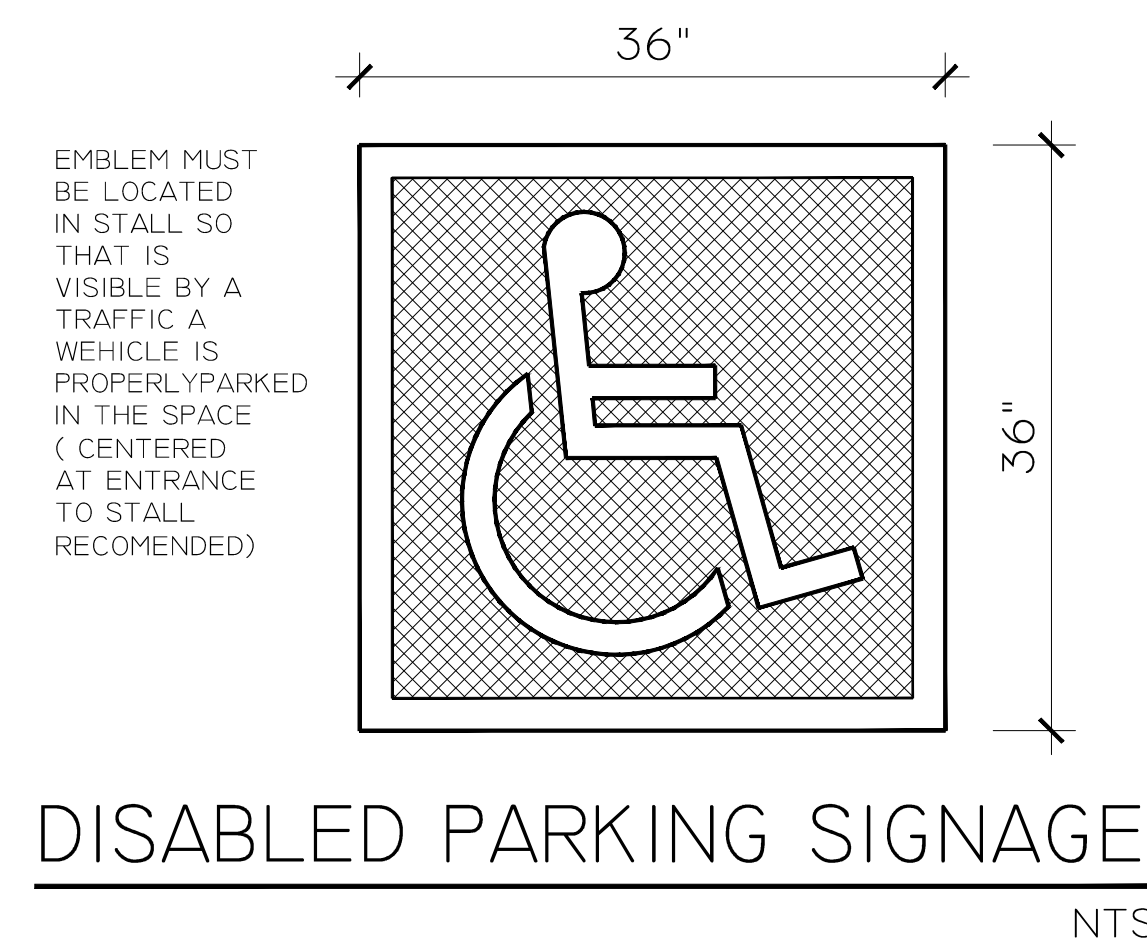
2. BY OUTLINING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" IN WHITE ON BLUE BACKGROUND. THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE LOCATED SO THAT IT IS VISIBLE TO THE OFFICIAL PARKING OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36" HIGH BY 36" WIDE.



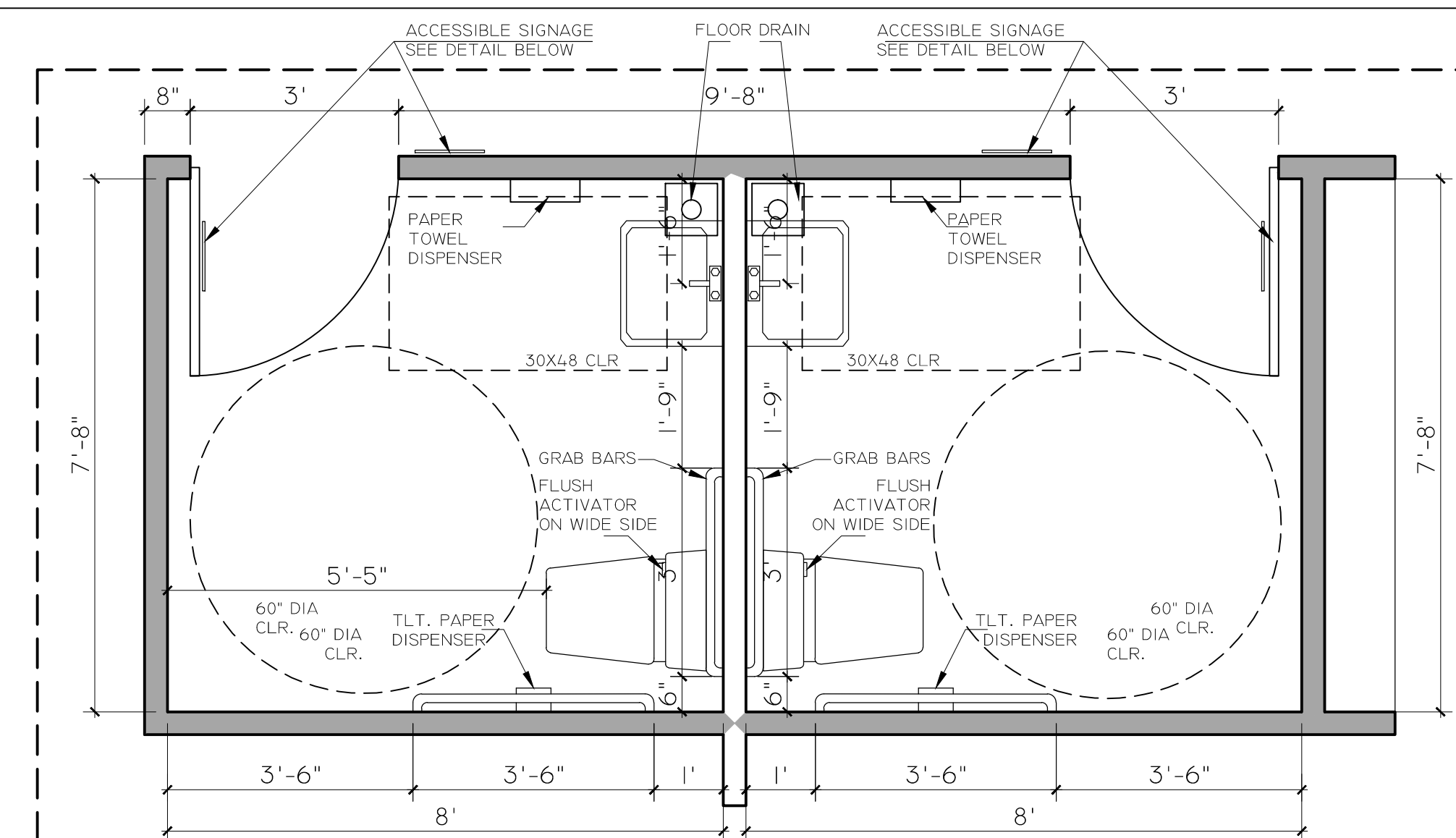
PER CBC 2013 - FIGURE IIB-502.3.3



EMBLEM MUST
BE LOCATED
IN STALL SO
THAT IS
VISIBLE BY A
TRAFFIC A
VEHICLE IS
PROPERLY PARKED
IN THE SPACE
(CENTERED
AT ENTRANCE
TO STALL
RECOMMENDED)



ACCESSIBLE COUNTER



ZOOM-IN ADA RESTROOM FLOOR PLAN

NO SCALE