



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT
August 15, 2013
Agenda Item No. 5

SUBJECT: Spade Day Spa - (PA2013-140)
1220 Bison Avenue, Suite A6
▪ Minor Use Permit No. UP2013-011

APPLICANT: Saeed Kamkar, Associate AIA

PLANNER: Benjamin M. Zdeba, Assistant Planner
(949) 644-3253, bzdeba@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-5 (North Ford Planned Community)
- **General Plan:** CG (General Commercial)

PROJECT SUMMARY

A minor use permit for the conversion of a vacant 1,195-square-foot retail tenant space to a day spa (Personal Service, Restricted) use. The applicant proposes to improve the space with five private rooms for consultation and procedures including makeup and skin treatments as well as general wellness and weight management.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. UP2013-011 (Attachment No. ZA 1).

DISCUSSION

- The subject tenant space is located within the Newport North Shopping Center. Adjacent uses include residential apartments to the north, office and industrial uses to the west, the Bluffs Shopping Center to the east, and single-family residential properties to the south across Bison Avenue.
- Spade Day Spa will occupy a vacant tenant space in the westerly in-line multi-tenant building of the shopping center. Access to the center is obtained through driveways along Bison Avenue and Camelback Street. The area of the subject property is 4.84 acres. The shopping center is developed with two in-line multi-tenant buildings, two pad buildings, and a service station totaling approximately 47,800 square feet.
- The General Plan designates this site as General Commercial (CG). The CG land use category is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. These may include professional and medical offices, restaurant, retail, and service uses. The proposed day spa is a commercial use designed to serve the surrounding community as well as the general public. Thus, it is consistent with this land use category.
- The site is located within Commercial, Area 3 of the PC-5 (North Ford Planned Community) Zoning District. This district is intended to allow the location of light general commercial activities engaged in the sale of products to the general public. Section VI.B (Commercial, Area 3 – Permitted Uses) of the PC-5 Text allows services of a convenience nature. Since said services are not further defined, the Zoning Code is used to better classify the use. In this case, staff believes the use is that of a day spa which is considered a Personal Services, Restricted use under Zoning Code Chapter 20.70 (Definitions) and requires the approval of a Minor Use Permit in all commercial zoning districts. Although the requested hours of operation are from 10:00 a.m. to 6:00 p.m., staff recommends allowing the establishment to operate between 9:00 a.m. and 9:00 p.m. to allow for greater flexibility.
- Pursuant to Section VI.H (Commercial, Area 3 - Parking) of the PC-5 Text, commercial uses require a parking ratio of one parking space per 250 square feet of gross floor area and one loading space for each 10,000 square feet of gross floor area. Since the change in use from retail to personal service (both commercial uses) will not increase the parking requirement/demand, additional parking spaces will not be required.
- The project is compatible with existing and allowed uses within the shopping center, which include retail sales, personal services, restaurants, and a service station.

ENVIRONMENTAL REVIEW

The project qualifies for a Class 1 (Existing Structures) categorical exemption per Section 15301 of the California Environmental Quality Act because the proposed project involves interior improvements to an existing retail tenant space to establish a day spa which is a negligible expansion of use.

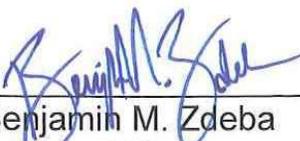
PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal may be filed with the Director of Community Development within fourteen (14) days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Benjamin M. Zdeba
Assistant Planner

GR/bmz

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|--------------|------|---------------------|
| Attachments: | ZA 1 | Draft Resolution |
| | ZA 2 | Vicinity Map |
| | ZA 3 | Project Description |
| | ZA 4 | Project Plans |

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2013-_____

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2013-011 FOR A DAY SPA (PERSONAL SERVICES, RESTRICTED) USE LOCATED AT 1220 BISON AVENUE, SUITE A-6 (PA2013-140)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Saeed Kamkar, Associate AIA on behalf of Beau Visage, Inc., with respect to property located at 1220 Bison Avenue, Suite A-6, and legally described as Lot 6 of Tract Number 12309 requesting approval of a minor use permit.
2. The applicant proposes to convert a vacant 1,195-square-foot retail tenant space to a day spa (Personal Services, Restricted) use. The applicant proposes to improve the space with five private rooms for consultation and procedures including makeup and skin treatments as well as general wellness and weight management.
3. The subject property is located within the North Ford Planned Community (PC-5) Zoning District and the General Plan Land Use Element category is General Commercial (CG).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on August 15, 2013 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities). The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use.
2. The proposed project involves interior improvements to an existing retail tenant space to establish a day spa which is a negligible expansion of use. Therefore, the project qualifies for a categorical exemption under Class 1.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020 (F) (Findings and decision) of the Newport Beach Municipal Code (NBMC), the following findings and facts in support of the minor use permit are set forth:

Finding:

A. The use is consistent with the General Plan and any applicable specific plan.

Facts in Support of Finding:

1. The General Plan land use designation for this site is CG (General Commercial). The CG designation is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. These may include professional and medical offices, restaurant, retail, and service uses. The day spa with beauty procedures and consultation is consistent with this land use designation.
2. The subject property is not part of a specific plan area.

Finding:

B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.

Facts in Support of Finding:

1. The site is located in Commercial, Area 3 of the North Ford Planned Community (PC-5) Zoning District. This area of the PC-5 Zoning District is intended to allow the location of light general commercial activities engaged in the sale of products to the general public. The proposed personal services, restricted use is ancillary to the retail sale of products and further provides a service to the neighboring residential areas as well as commuters and visitors traveling along MacArthur Boulevard and SR-73 freeway.
2. Section VI.B (Commercial, Area 3 – Permitted Uses) of the PC-5 Text allows services of a convenience nature; however, there is no definition provided for this use classification. As such, the Zoning Code is utilized to better classify the use. Under Section 20.70.020 (Definitions of Specialized Terms and Phrases), a day spa is classified as a “personal services, restricted land use.”
3. The day spa use is consistent with the legislative intent of Section VI (Commercial, Area 3) of the PC-5 Text; however, it is not explicitly listed as a permitted use. The Zoning Code indicates that the personal services, restricted land uses have the possibility of having a blighting and/or deteriorating effect upon surrounding areas; therefore, the location of these land uses should be dispersed from other similar uses in order to minimize adverse impacts. Thus, a Minor Use Permit is required in all

commercial zoning districts in which a personal services, restricted use is permissible. Other personal services, restricted land uses include healing arts,

tanning salons, and tattoo services and body piercing studios. Nearby uses include residential, restaurants, retail stores, personal services, a service station, and two fitness facilities. The proposed project will not create an over abundance of personal services, restricted land uses in the area.

4. Pursuant to Section VI.H (Commercial, Area 3 - Parking) of the PC-5 Text, commercial uses require a parking ratio of one parking space per 250 square feet of gross floor area and one loading space for each 10,000 square feet of gross floor area.
5. The previous retail use of the tenant space required one parking space per 250 square feet of gross floor area. Since the change in use from retail to personal service will not increase the parking requirement/demand, additional parking spaces will not be required.

Finding:

- C. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*

Facts in Support of Finding:

1. The day spa will occupy an existing 1,195-square-foot tenant space within the Newport North Shopping Center. The space will be improved with five treatment rooms, a reception area, and retail/display areas.
2. The project is located within a commercial area of the North Ford Planned Community Zoning District. Nearby uses include residential, personal services, retail sales, eating and drinking establishments, and a service station. The operational characteristics of the project are that of a typical day spa with retail sales, and are compatible with the residential and commercial uses in the vicinity.
3. As conditioned, the allowed hours of operation are 9:00 a.m. to 9:00 p.m., daily, thereby limiting the likelihood of late night/early morning land use conflicts with nearby residences and businesses.

Finding:

- D. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.*

Facts in Support of Finding:

1. The Newport North Shopping Center is 4.84 acres and is developed with approximately 47,800 square feet comprised of two in-line multi-tenant buildings, two pad buildings, a service station, and a parking lot area. The existing building and parking lot have functioned satisfactorily with the current configuration which allows vehicular access from Bison Avenue and Camelback Street.
2. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing property and the proposed project will not negatively affect emergency access.

Finding:

E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support of Finding:

1. The use will serve the surrounding commercial and residential community, as well as visitors to the area.
2. The operation has been conditioned with limited hours of operation to minimize any potential detriment to the area.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2013-011, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF AUGUST, 2013.

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development of the day spa shall be in substantial conformance with the approved site plan and floor plan.
2. A copy of the approved resolution shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits, if permits are deemed necessary.
3. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, may require an amendment to this minor use permit or the processing of a new use permit.
4. The hours of operation shall be limited to between 9:00 a.m. to 9:00 p.m., daily.
5. The maximum number of employees working onsite at any given time shall be no more than four.
6. Massage services are not allowed unless an amendment to this use permit is first approved.
7. The applicant is required to obtain all applicable permits from the City Building Division. Construction plans must comply with the most recent, City-adopted version of the California Building Code, and must comply with all applicable State Disabilities Access requirements.
8. The Zoning Administrator may add to or modify conditions of approval to this Minor Use Permit, or revoke this permit upon a determination that the operation that is the subject of this approval causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
9. This approval shall expire unless exercised within 24 months from the end of the appeal period, in accordance with Section 20.54.060 of the Newport Beach Municipal Code.
10. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of Spade Day Spa Minor Use Permit including, but not limited to, Minor Use Permit No. UP 2013-011 (PA2013-140). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2013-140
PA2013-140

1220 Bison Avenue, Suite A6

Attachment No. ZA 3

Project Description



Spade Skin Care & More company main office is located in Redondo Beach, CA with a new location soon to be opened in Newport Beach. The Company is committed to providing high end skin care products and Services that are natural, organic, non-invasive, FDA and US made Approved/clear. In addition the company features its own organic Product line: "M's." Our specially developed products provide added Value to our customers and showcase our continued expertise and Dedication towards creative, natural cosmetic solutions.

Our business was started two years ago, when we realized we could Naturally remove wrinkles and provide skin-lifting procedures, Non-invasively, with no down time, all while offering our services at An exceptional value.

Furthermore, we have developed a non-invasive and non-surgical Procedure called Derma C³. It treats patients with visible scars Caused by burns, diseases, accidents or surgical trauma. This Procedure breaks down the fibrous bands of collagen in the scar Resulting in the natural reproduction of collagen, elastin, and Melanocytes, which serve to fill in the area. Consequently, the repair Creates a softening of the scar's toughness and texture. This is a Less invasive treatment than alternative methods, such as laser Re-surfacing, which destroys the top layer of the skin and can cause Hypo-pigmentation and photosensitivity.

Providing the above products and services, it will enable us to treat Our customers naturally, organically, non-invasively that is safe and Inexpensive, which should provide a unique new service to the city of Newport Beach. The Redondo Beach location has demonstrated how this New technology can benefits our customers. The customer satisfaction Has been shown in Yelp, Business Consumer Alliance and numerous email Messages.

For more information, please visit www.myownspade.com

Our Yelp account @

<http://www.yelp.com/biz/spade-skin-care-and-more-redondo-beach-2#query:spade%20skin%20care%20%26%20More>

Business Consumer Alliance:

<http://www.businessconsumeralliance.org/Report/Day-Spas/Spade-Skin-Care-and-More-in-Redondo-Beach-CA-100122309>

sincerely;

Spade Skin Care

Attachment No. ZA 4

Project Plans

THIS DESIGN IS PROPERTY OF SAEED DESIGN STUDIO AND SHALL NOT BE COPIED, DUPLICATE OR ALTERED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM SAEED DESIGN STUDIO.

A TENANT IMPROVEMENT FOR: SPADE Skin Care & More

LOCATED AT:
1220 BISON AVE, SUITE A-6
NEWPORT BEACH, CA 92660

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Saeed
Planning
Interiors
Exteriors

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Revisions
① 00-00-00
② 00-00-00
③ 00-00-00

Spade
Skin Care & More
1220 Bison Ave.
Suite A-6
Newport Beach, CA



TITLE SHEET
Scale: AS NOTED

A-1

Date: 05-19-13
Project No: Spade-13
Scale : As Noted

SIGNS & IDENTIFICATION

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN THIS SECTION.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A TRANSPARENT BACKGROUND.
- LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1.5 AND 1:1.0.
- CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE, THE MINIMUM CHARACTER HEIGHT SHALL BE 7".
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
- WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
A. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH.
C. AFFIXED WITH CLEAR MACTAC ADHESIVE FILM TO ENTIRE BACK OF PLAQUE TO DUSTED CRYSTAL 7725SE-314 VINYL IN MATCHING SIZE ON INTERIOR OF WINDOW GLASS.
- CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 110" ON CENTER IN EACH CELL WITH 210" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 140" ABOVE THE BACKGROUND.
- WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND TO EVERY MAJOR ENTRANCE ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

FINISH NOTES

A FLOOR THAT IS CONTINUOUS IN DESIGN EXTENDING AT LEAST FOUR (4) INCHES UP WALLS AND TOE KICKS IN A SEAMLESS MANNER, FORMING A MINIMUM 3/4" RADIUS COVE AS AN INTEGRAL UNIT IS REQUIRED IN THE RESTROOM, THE WALK-IN COOLER, THE STORAGE (WITH SINKS), AND WORK (SERVICE COUNTER) AREAS.

INSTALL RESILIENT 'DOME TYPE' TRANSITION STRIP WHERE CARPET TERMINATES AT RESILIENT FLOORING.

CONTRACTOR TO ENSURE SURFACES SCHEDULED TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING OF WORK SHALL INDICATE ACCEPTANCE BY THE INSTALLER OF THE SUBSTRATE.

WHERE DEMOLITION AFFECTS WALL, CEILING, CARPET, ETC. TO REMAIN, PATCH AND REFINISH TO PROVIDE LIKE NEW APPEARANCE.

UNLESS NOTED OTHERWISE, PROVIDE A MINIMUM THREE COAT PAINT SYSTEM AS SPECIFIED FOR EACH SUBSTRATE. REFER TO FINISH SCHEDULE FOR COLORS AND SHEENS.

ALL WALLS SCHEDULED TO RECEIVE WALLCOVERING SHALL BE PREPARED WITH ONE COAT OF SEALER AND/OR PRIMER AT FINISH AND REFINISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

ALL MILLWORK AND DOORS SHALL BE PROVIDED WITH SHOP FINISH TO MATCH SPECIFICATIONS NOTED ON THE DRAWINGS.

SUBMIT SAMPLES OF ALL FINISHES FOR ARCHITECT'S REVIEW PRIOR TO PROCEEDING. ALLOWING TIME FOR SUBMITTAL REVIEW AND FOR RESUBMITTALS AS REQUIRED:
PAINT: (3) 8 1/2" X 11" BRUSHOUT SAMPLES OF ACTUAL FINISH FLOORING; (3) SAMPLES OF EACH MATERIAL TO BE USED

NPDES NOTES

STORM WATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF FULLERTON WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3, WATER, OF DIVISION 8 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- SEDIMENTS AND OTHER POLLUTANT SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THIS SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
- TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAIN WATER AND DISPERSAL BY WIND
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAY MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND ANTOR.
- STORM WATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

SHEET INDEX

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BUILDING DATA AND CODES

PROJECT SCOPE:	TENANT IMPROVEMENT OF EXISTING SHELL BLDG. FOR A NEW SKIN CARE
TOTAL AREA:	±1,195 S.F.
GROSS LEASABLE AREA:	1,195 S.F.
BUILDING CODE COMPLIANCE:	C.B.C. (2010) EDITION C.M.C. (2010) EDITION C.P.C. (2010) EDITION C.E.C. (2010) EDITION C.F.C. (2010) EDITION
OCCUPANCY GROUP:	"B"
EXISTING CONSTRUCTION TYPE:	"TYPE V-B" SPRINKLERED
SPRINKLERED:	YES
NUMBER OF STORIES:	ONE (EXISTING)
TOTAL BUILDING AREA:	10,433 S.F.
APN#:	442-042-10

CODE ANALYSIS

USE:	AREA	LOAD FACTOR	OCCUPANTS
OFFICE	1,096 S.F.	100	11
STORAGE	43 S.F.	300	1
RESTROOM	56 S.F.	200	1
TOTAL	±1,195 S.F. (NO CHANGE OF SQUARE FT.)		13

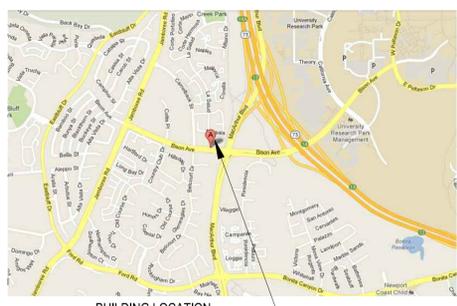
TOTAL EXIT REQ. TOTAL EXIT PROVIDED

1	2
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DEFERRED SUBMITTAL

- SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- SIGNAGE PACKAGE

VICINITY MAP



BUILDING LOCATION

FIRE DEPARTMENT NOTES

-TITLE 19 EVALUATION SIGNAGE SHALL BE PROVIDED PER GOVERNING JURISDICTION.
-POCKET FIRE DOOR SHALL BE SUBJECT TO FIELD TEST BY FIRE INSPECTOR.
-EMERGENCY LIGHTING SHALL MEET GOVERNING JURISDICTION REQUIREMENTS.
-CONTRACTOR TO PROVIDE METER FOR ANY REQUESTED TESTING.
-THE GENERAL CONTRACTOR IS TO IDENTIFY ALL UTILITY ROOMS WITH EXTERIOR DOOR SIGNS.
-COMMERCIAL DUMPSTERS AND CONTAINERS SHALL COMPLY WITH UFC REQUIREMENTS.

SIGNS:
-EXIT LIGHTING AND SIGNS SHALL CONFORM TO TITLE 24 AND CBC REQUIREMENTS AND SHALL HAVE 8" HIGH STROKE LETTERING ON CONTRASTING BACKGROUND, LOCATED AS INDICATED ON THE PLANS.
-EXIT SIGNS WILL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
-EXIT SIGNS WILL BE ELECTRICALLY ILLUMINATED AND THE TWO LAMPS WILL BE ENERGIZED FROM SEPARATE CIRCUITS. ILLUMINATION SHALL NORMALLY BE PROVIDED BY PREMISES WIRING SYSTEM. IN THE EVENT OF FAILURE OF THIS SYSTEM, ILLUMINATION WILL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM.
-EMERGENCY LIGHTING SHALL BE PROVIDED TO GIVE A LEVEL OF 1 FOOT CANDLE TO EXITWAY AT FLOOR LEVEL.
-SIGN "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" TO BE POSTED OVER MAIN ENTRANCE.

CORRIDORS, OPENINGS AND EXITS
-MAINTAIN 44" CLEAR MINIMUM ABOVE WIDTH TO REQUIRED EXITS.
-EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. DOORS ARE TO BE OPERABLE BY A SINGLE EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
-EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING A HAZARDOUS AREA OR WHEN SERVING AN AREA HAVING AN OCCUPANT LOAD OF 50 OR MORE.
-ALL FIRE RATED EXIT CORRIDOR DOORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A 20 MINUTE RATING AND SHALL HAVE A SELF CLOSING DEVICE.
-FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS.

INTERIOR FINISHES/FLAME RETARDANT
-TYPICAL INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD OF 200. INTERIOR WALL AND CEILING FINISHES AT EXIT CORRIDORS SHALL NOT EXCEED FLAME SPREAD OF 75.
-ANY DECORATIONS USED SHALL BE NONCOMBUSTIBLE OR FLAME PROOFED IN A MANNER APPROVED BY THE GOVERNING JURISDICTION.

FIRE PROTECTION EQUIPMENT
-PROVIDE A PORTABLE FIRE EXTINGUISHER. SEE PLAN. LOCATE ALL FIRE EXTINGUISHERS IN RECESSED OR SEMI-RECESSED CABINETS, MOUNTED AT +48".

GENERAL NOTES
1-LOCATIONS AND CLASSIFICATION OF FIRE EXTINGUISHER SHALL BE ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.
2-STORAGE, DISPENSING OR USE OF ANY FLAMMABLE COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATION. STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE OCA PRIOR TO ANY MATERIALS BEING STORED OR USED ON-SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE & USE OF HAZARDOUS MATERIALS.
3-BUILDINGS NOT APPROVED FOR HIGH-PILED STORAGE (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12' IN HEIGHT, AND FOR GROUP A PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITIES). HIGH PILED STORAGE SHALL BE APPROVED BY THE OCA PRIOR TO MATERIALS BEING STORED ON-SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH PILED STORAGE IN ACCORDANCE WITH THE UNIFORM FIRE CODE, ARTICLE 81.
4-ALL WEATHER FIRE ACCESS ROADS SHALL BE APPROVED BY THE AHJ & IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS.
5-ACCESS GATES SHALL BE IN COMPLIANCE WITH UNIFORM FIRE CODE, SECTION 902 AND AHJ GUIDELINES. A SEPARATE PLAN SUBMITTAL AND APPROVAL BY AHJ IS REQUIRED.
6-PLANS OR NEW OF MODIFICATIONS TO EXISTING FIRE PROTECTION, DETECTION, ALARM OR MONITORING SYSTEMS) SHALL BE APPROVED BY THE OCA PRIOR TO INSTALLATION. A SEPARATE PLAN SUBMITTAL & APPROVAL BY THE OCA IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK.
7-THE FIRE INSPECTOR MAY REQUIRE A LETTER OF INTENDED USE OF STRUCTURE(S)
8-PRIOR TO THE APPROVAL OF ARCHITECTURAL PLANS, PROJECTS WITH NEW CONSTRUCTIONS OR ADDITIONS TO EXISTING STRUCTURE, PLANS AND DOCUMENTATION FOR FIRE DEPARTMENT ACCESS, HYDRANT LOCATIONS, WATER AVAILABILITY AND FIRE LANE MARKINGS SHALL BE SUBMITTED TO AND APPROVED BY THE AHJ. AN AHJ APPROVED SITE PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.
9-IN STRUCTURES OF UNDETERMINED USE, THE MIN. FIRE SPRINKLER DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3000 SQUARE FEET.
10-AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL-TYPE FOOD HEAT PROCESSING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE INSTALLATION OF SYSTEM AND SHALL BE IN ACCORDANCE WITH CFC ARTICLE 10, NFPA 17A AND 96.

BUILDING COMPLIANCE NOTES

-ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE CURRENT EDITION OF THE FULLERTON CITY BUILDING CODE AND ALL STATE, COUNTY AND LOCAL ORDINANCES THAT MAY APPLY.
-WHEN SANITARY FACILITIES ARE LOCATED ON ACCESSIBLE FLOORS OF A BUILDING, THEY SHALL BE MADE ACCESSIBLE TO THE DISABLED.
-THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.
-THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR ARE TO CONTROL LIGHTING AND RECEPTABLES OUTLETS, COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE NO LESS THAN THREE FEET AND NO MORE THAN FOUR FEET ABOVE THE FLOOR OR WORKING PLATFORM.
-THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15950 IN FEDERAL STANDARD 595 A.
-IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

GENERAL NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK CAN BE CONSTRUCTED BEFORE PROCEEDING. ANY QUESTIONS SHALL BE PRESENTED TO THE ARCHITECT AND/OR TENANT CONSTRUCTION COORDINATOR FOR CLARIFICATION BEFORE COMMENCING WORK INVOLVED.
- THE SCOPE OF WORK MAY INCLUDE DEMOLITION, OR REMOVAL & REINSTALLATION OF MATERIALS OR EQUIPMENT. REMOVE, REVISE, RELOCATE AND REINSTALL AS REQUIRED. ITEMS REMOVED ARE TO BE STORED FOR POSSIBLE REUSE AT THE DIRECTION OF THE TENANT CONSTRUCTION COORDINATOR, OR DISPOSED OF OFF SITE, IF SO DIRECTED. DEMOLITION MATERIALS ARE TO BE DISPOSED OF OFF SITE ON A DAILY BASIS, IN ORDER TO MINIMIZE THE IMPACT TO EXISTING OPERATING TENANTS AND NEARBY RESIDENTS. LOUD/NOISY WORK WILL BE RESTRICTED TO 7AM-10AM.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMANS COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE FOR THE LIMITS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN, AT THE CONTRACTOR'S EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND GOVERNING AGENCIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL REGULATORY AGENCIES AND APPLICABLE BUILDING CODES OR REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICT EXISTS IN THE LOCATIONS OF ALL MECHANICAL, TELEPHONE, ELECTRICAL, AND PLUMBING EQUIPMENT (INCLUDING CONDUIT AND PIPING) AND THAT REQUIRED CLEARANCES FOR ACCESS AND EQUIPMENT MAINTENANCE ARE PROVIDED.
- MATERIALS ARE SPECIFIED BY BRAND NAME TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION IS TO BE SUBMITTED TO THE DESIGNER AND/OR TENANT CONSTRUCTION COORDINATOR FOR REVIEW A MINIMUM OF TEN WORKING DAYS PRIOR TO THE LATEST REASONABLE DATE FOR ORDER OF MATERIALS TO MAINTAIN THE AGREED CONSTRUCTION SCHEDULE.
- NOTIFY THE DESIGNER OF AVAILABILITY OF SPECIFIED MATERIALS AT THE TIME OF BIDDING. SHOULD NO NOTIFICATION BE GIVEN, IT SHALL BE ASSUMED THAT ALL MATERIALS ARE AVAILABLE IN A TIME FRAME TO ALLOW COMPLETION OF ALL WORK WITHIN THE AGREED CONSTRUCTION SCHEDULE.
- THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR BOTH NEW AND EXISTING FINISHES DURING CONSTRUCTION, AND SHALL REPAIR ANY DAMAGES CAUSED BY THEIR FORCES OR THOSE OF ANY SUBCONTRACTOR.
- ANY REVISIONS OR ADDITIONAL WORK REQUIRED BY TENANT, FIELD CONDITIONS OR LOCAL GOVERNING AGENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND/OR TENANT CONSTRUCTION COORDINATOR BEFORE PROCEEDING REGARDLESS OF COST, TIME, OR MATERIALS REQUIRED.
- ANY AND ALL REVISIONS ARE TO BE IN WRITTEN CHANGE ORDER FORM, APPROVED AND AUTHORIZED BY THE TENANT CONSTRUCTION COORDINATOR/BUILDING OWNER BEFORE ANY WORK IS BEGUN.
- DIMENSIONS NOTED "CLA" ARE CLEAR DIMENSIONS AND ARE NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE DESIGNER AND/OR TENANT CONSTRUCTION COORDINATOR.
- BEFORE ACCEPTANCE BY THE TENANT CONSTRUCTION COORDINATOR, THE COMPLETED CONSTRUCTION IS TO BE CLEARED, ANY APPLICABLE LABELS REMOVED, AND ANY REQUIRED TOUCH-UP COMPLETED.
- UPON COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A FINALIZED CERTIFICATE OF OCCUPANCY TO THE BUILDING OWNER.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT REVIEW OF THE DESIGNER AND/OR TENANT CONSTRUCTION COORDINATOR (UNLESS NOTED (+/-)).
- DO NOT SCALE DRAWINGS. GIVEN DIMENSIONS GOVERN. LARGER SCALE DRAWINGS GOVERN OVER SMALLER SCALE DRAWINGS.
- "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- ALL HEIGHTS ARE GIVEN FROM THE TOP OF THE EXISTING LOWER LEVEL SLAB UNLESS NOTED "AFF" (ABOVE FINISHED FLOOR) AT LOCAL CONDITIONS.
- ALL DIMENSIONS GIVEN ARE FROM FACE OF FINISH OR PARTITIONS OR OTHER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE A PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND INSTALLATION OF "NOT IN CONTRACT" (N.I.C.) ITEMS WITH OTHER TRADES.
- THE GENERAL CONTRACTOR SHALL VERIFY OPENING CLEARANCES FOR DELIVERY OF NEW EQUIPMENT AND MATERIAL.

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT OR CABINERY REQUIRING THE SAME.
- CORING OF THE CONCRETE SLAB, OR OTHER NOISY DEMOLITION IS TO BE PERFORMED DURING NON BUSINESS HOURS.
- IF CONSTRUCTION IS PHASED TWO OR MORE PHASES, THE CONTRACTOR SHALL PROVIDE ADEQUATE PHYSICAL ISOLATION OF THE AREA OF CONSTRUCTION TO PROVIDE MINIMUM DISRUPTION OF BUSINESS AND TO PROTECT THE HEALTH AND SAFETY OF TENANTS AND CLIENTS.
- PROVIDE COMPLETE SHOP DRAWINGS AND/OR MANUFACTURERS DATA SHEETS FOR ALL MILLWORK, ELECTRICAL AND LIGHTING DEVICES, H.V.A.C. EQUIPMENT AND DIFFUSERS. PROVIDE PHYSICAL SAMPLES OF ALL NON BUILDING STANDARD HARDWARE AND FINISHES FOR APPROVAL.
- THE CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND SHALL PROVIDE SAID DOCUMENTATION TO KILROY REALTY L.P. TENANT CONSTRUCTION COORDINATOR UPON COMPLETION OF TENANT CONSTRUCTION. THERE IS NO EXCEPTION TO THIS REQUIREMENT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOBSITE AND BEING AWARE OF ALL ITEMS TO BE DEMOLISHED AND REMOVED INCLUDING, BUT NOT LIMITED TO PLUMBING FIXTURES, CONDUIT, MILLWORK AND FLOOR FINISHES, WHETHER SPECIFICALLY INDICATED OR NOT.

THE CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR, OR REPLACE SAID DOOR IF NOT ABLE TO PROPERLY FINISH.
THE CONTRACTOR IS TO SURVEY AND REPAIR ALL WALL SURFACES AND TAPE AND SAND ANY DAMAGES TO DRYWALL OR EXISTING EXTERIOR OR INTERIOR DRYWALL PARTITION ERRECTED UNDER BASE BUILDING. PREPARE TO RECEIVE FINISHES AS SCHEDULED.

VERIFY "ROUGH-IN" REQUIREMENTS WITH ALL EQUIPMENT MANUFACTURERS BEFORE PROCEEDING.

WHERE NEW CONSTRUCTION ABUTS EXISTING, SURFACES SHALL BE ALIGNED TRUE AND FLUSH TO THE DESIGNER'S SATISFACTION.

ALL MILLWORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR "CUSTOM GRADE" PER THE "MANUAL OF MILLWORK" OR COMPARABLE AIA STANDARDS, LATEST EDITION UNLESS OTHERWISE NOTED.

ALL AREAS TO RECEIVE MILLWORK ARE TO BE FIELD MEASURED PRIOR TO FABRICATION AND INSTALLATION.

- ENTRANCES**
- HAND ACTIVATED DOOR OPENING HARDWARE IS TO BE MOUNTED 30" TO 34" ABOVE THE FLOOR AND BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
 - LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL, ACTIVATING BARS, OR OTHER HARDWARE DESIGNED AND APPROVED FOR PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
 - BUILDINGS NOT APPROVED FOR HIGH-PILED STORAGE (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12' IN HEIGHT, AND FOR GROUP A PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITIES). HIGH PILED STORAGE SHALL BE APPROVED BY THE OCA PRIOR TO MATERIALS BEING STORED ON-SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH PILED STORAGE IN ACCORDANCE WITH THE UNIFORM FIRE CODE, ARTICLE 81.
4-ALL WEATHER FIRE ACCESS ROADS SHALL BE APPROVED BY THE AHJ & IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS.
5-ACCESS GATES SHALL BE IN COMPLIANCE WITH UNIFORM FIRE CODE, SECTION 902 AND AHJ GUIDELINES. A SEPARATE PLAN SUBMITTAL AND APPROVAL BY AHJ IS REQUIRED.
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7-THE FIRE INSPECTOR MAY REQUIRE A LETTER OF INTENDED USE OF STRUCTURE(S)
8-PRIOR TO THE APPROVAL OF ARCHITECTURAL PLANS, PROJECTS WITH NEW CONSTRUCTIONS OR ADDITIONS TO EXISTING STRUCTURE, PLANS AND DOCUMENTATION FOR FIRE DEPARTMENT ACCESS, HYDRANT LOCATIONS, WATER AVAILABILITY AND FIRE LANE MARKINGS SHALL BE SUBMITTED TO AND APPROVED BY THE AHJ. AN AHJ APPROVED SITE PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.
9-IN STRUCTURES OF UNDETERMINED USE, THE MIN. FIRE SPRINKLER DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3000 SQUARE FEET.
10-AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL-TYPE FOOD HEAT PROCESSING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE INSTALLATION OF SYSTEM AND SHALL BE IN ACCORDANCE WITH CFC ARTICLE 10, NFPA 17A AND 96.

DIRECTORY

OWNER	TENANT	DESIGNER	STRUCTURAL ENGINEER	MP ENGINEER	ELECTRICAL ENGINEER
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Submittal Requirements for Satellite Dish Installation

Roof Top: Sled mounted with weights.

- Drawing showing dish location on the roof relative to other equipment and location of roof penetration to space below. Equipment cannot be visible to the public above all parapet walls.
- The drawings will indicate dish size.
- Dish color, framework above roofline and all conduit is to match roof top equipment color specification.
- Sled mounted units are required to have two (2) 1/2" thick roof pads placed under them before putting weight in sled on roof. Whenever possible sled is to be located above major roof support beams or columns.
- All wiring is to be in conduit (PVC or Metal), conduit mounted to wood blocks (redwood), blocks are to have same 1/2" thick roof pad material secured to bottom of each block, block and pad are not to be fastened to the roof, but left to move independently. The attachment of the conduit to the block is to be with a two (2) hole strap / clamp. The blocks should be spaced to prevent sagging of the conduit.
- All roof penetrations, patching and repairing are to be performed by the Landlord's roofing contractor.
- All roof damage caused during the installation process is the responsibility of the installer.
- The proposed vendor and installation company (if different) is required to conform to the Landlords insurance requirements (attached).
- Installer to coordinate with Landlord roofing consultant / contractor for all design requirements needed to maintain existing roofing warranties.

NEW TENANT IMPROVEMENT ROOF INSTALLATION GUIDELINES

1. GENERAL CRITERIA:

- a. A city permit shall be obtained for all work performed. Upon completion of work, a copy of the signed off city permit card or other form of final acceptance by the city shall be provided to The Irvine Company.
- b. Structural engineer's stamped drawings for all new framed openings within the plywood substrate shall be provided for mechanical unit installations.
- c. Where required by the city or building owner, mechanical equipment screens shall be provided within the improvement scope of work. Equipment screens shall be constructed of 26 gauge, prepainted, corrugated sheet metal panels installed on flashed sleeper supports.
- d. All curbs and platforms shall extend a minimum 8 inches above the roof membrane surface and shall be incorporated into the existing roof assembly per the standards established within the specification.
- e. All abandoned, unused mechanical equipment units, penetrations, lines, supports, etc., are to be removed as part of the improvement scope of work. Unused openings in substrate are to be eliminated (to match existing) and the affected membrane area is to be repaired with the materials indicated in the accompanying detail drawings.
- f. Color of roofing materials used to incorporate roofing materials into roofing is to match the color of the existing roof system.

2. NEW MECHANICAL UNIT INSTALLATIONS:

- a. New mechanical units are to be installed on either platforms, prefabricated metal curbs or wood sleepers. All exposed wood sleepers are to either pressure treated lumber or redwood installed on gapped walkpad material.
- b. New mechanical unit platforms are to be equipped with 22 gauge galvanized sheet metal flashing pans with independent waterproofing underlayments.
- c. Mechanical units installed on platforms or wood sleepers are to be equipped with independent isolator pads, minimum 4 per unit, and sheet metal seismic straps, minimum 4 per unit.
- d. Condensation drain lines are to be provided for all mechanical unit installations. Condensation drain lines are to be connected to interior drains where feasible or extended to the closest internal drain/primary scupper.

3. NEW PLUMBING/ELECTRICAL PENETRATIONS:

- a. All penetrations are to receive new lead flashings wherever feasible or galvanized sheet metal roof jacks.

4. MECHANICAL UNIT REPLACEMENTS:

- a. Replacement of mechanical units is to include replacement of sheet metal pan cover at existing platform or replacement of wood sleeper supports.
- b. Replacement of unit is to include providing isolator pads and sheet metal straps identified in Item "2-c" above.
- c. Work for improvement is to include cleaning and resealing of all mechanical equipment duct work.

5. MISCELLANEOUS:

- a. Sheet metal/lead flashings are to be provided at all penetrations.
- b. Plumbing and electrical lines transversing the roof membrane surface are to be equipped with wood block supports with walkpad material bases at 5 foot on center intervals. Wood blocks are to be secured to lines with sheet metal straps.

DESIGN GUIDELINES – WATER PROOFING SYSTEM

These Design Guidelines set the minimum architectural and construction standards to reduce and to the extent possible, prevent water leakage and/or mold growth in or around the Premises, adjacent space(s), and Shopping Center.

The Design Guidelines shall apply to all tenants in all areas where "wet tasks are performed." This would include all areas or tasks as described and would include all areas that have water flow into or out of the Premises. A "wet task" shall include, without limitation, any equipment using water or other liquid, or any space(s) that employ tanks, water containing sinks, floor sinks, mop sinks, dishwashers, fountains, restrooms, showers, tubs, water spray fixtures, steam tables, wet food preparation areas, prep kitchens, kitchens, food service stations, bars, cold or frozen storage areas, etc.

Specifically, the Design Guidelines set forth the minimum standards for the interior construction at the Premises of (i) the walls and the wall systems (which include, the waterproof membrane, waterproof flashing, the fasteners, grout, wall panels, movement joints, and wall penetrations), (ii) flooring and the floor systems (same as a wall system, above), (iii) ceiling systems, (iv) plumbing, (v) electrical, (vi) kitchen equipment, (vii) water features, and (viii) vapor/moisture ventilating.

A key component of a water proofing system is the waterproofing membrane. All wall and floor systems installed in areas having wet task or spaces where wet task are performed, shall have a waterproofing membrane installed beneath the wall finish. The waterproofing membrane shall be installed the height of the wall in accordance with the manufacturer's written instructions and shall be continuous whenever possible. If contiguity is not possible, the waterproofing membrane should be installed in a weatherboard fashion with horizontal and vertical lap joints of at least 6 inches.

In addition, a membrane flashing shall be installed at the wall-to-floor transition. This membrane flashing shall be integrated with the wall waterproofing and floor waterproofing. It shall provide a watertight barrier to prevent water migration into the adjacent floor or wall area. Tenant shall integrate the wall membrane with the floor waterproofing and ensure that the waterproofing membrane is compatible with the adhesive specified for the panel system. In certain instances, to ensure compatibility with the panel installation adhesive, Tenant may be required to install the waterproofing membrane beneath the wall substrate material.

All Tenant's Work in the Premises shall be performed in accordance with the "Final Plans" as defined in Exhibit C to Lease and be built in accordance with the California Building Code adopted by the local jurisdiction where the Shopping Center is located. Prior to opening for business to the public in the Premises, Tenant shall certify to Landlord, in writing, that Tenant's Work meets or exceeds the minimum standards set forth in the Design Guidelines and Tenant has performed Tenant's Work to the extent and in such a manner that all manufacturer's warranty(ies) are in effect.

During the Term, Tenant shall develop and implement a best management practice plan (the "Plan") to minimize water usage for cleaning and/or sanitation, which shall include, without limitation, an equipment leak prevention and maintenance program. Tenant shall provide Landlord with a copy of its Plan within 30 days following the Commencement Date, and during the Term.

PART 1 GENERAL

1.01 SECTION INCLUDES

(Choose one of the following installation options.)

- A. Installation of porcelain tile using an underlayment for preslope at the substrate, a waterproof membrane, mortar bed, polymer modified thin set, and 100% solids grout. (mud bed - porcelain)
- A. Installation of porcelain tile using an underlayment for preslope at the substrate, a waterproof membrane, polymer modified thin set, and 100% solids grout. (thin set with slope - porcelain)
- A. Installation of porcelain tile using a waterproof membrane, polymer modified thin set, and 100% solids grout on a pre sloped concrete substrate. (thin set with provided concrete pre sloped - porcelain)
- A. Installation of quarry tile using an underlayment for preslope at the substrate, a waterproof membrane, mortar bed, polymer modified thin set, and 100% solids grout. (mud bed - quarry)
- A. Installation of quarry tile using an underlayment for preslope at the substrate, a waterproof membrane, polymer modified thin set, and 100% solids grout. (thin set with slope - quarry)
- A. Installation of quarry tile using a waterproof membrane, polymer modified thin set, and 100% solids grout on a pre sloped concrete substrate. (thin set with provided concrete pre sloped - quarry)

1.02 RELATED SECTIONS

- A. Section 03 35 00 – Concrete Finishing.
- B. Section 09 30 00 - Tile
- C. Section 22 42 00 – Plumbing Fixtures

1.03 REFERENCES

- A. ANSI A108 Series - American National Standard Specifications for Installation of Ceramic Tile.
- B. ANSI A108.1A Installation of Ceramic Tile in the Wet Set Method with Portland Cement Mortar.
- C. ANSI A108.1B Installation of Ceramic Tile on a Cured Portland Cement Mortar Setting Bed with Dry-Set or Latex-Portland Cement Mortar.
- D. ANSI A108.5 Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar.
- E. ANSI A108.6 Installation of Ceramic Tile with Chemical Resistant, Water Cleanable Tile Setting and Grouting Epoxy.
- F. ANSI A108.10 Installation of Grout in Tilework.
- G. ANSI A108.13 Installation of Load Bearing, Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimension Stone.
- H. ANSI A118.1 Specifications for Dry-Set Portland Cement Mortar.
- I. ANSI A118.3 Specifications for Chemical Resistant, Water Cleanable Tile Setting and Grouting Epoxy.
- J. ANSI A118.4 Specifications for Latex-Portland Cement Mortar.
- K. ANSI A108.7 Specifications for Polymer Modified Ceramic Tile Grouts.
- L. ANSI A118.10 Specifications for Load Bearing, Bonded, Waterproof Membranes for Thin-Set Ceramic Tile And Dimension Stone Installations.
- M. TCA "Handbook for Ceramic Tile Installation"; Tile Council of America Method #F121-07 & F122-07.

1.04 SUBMITTALS

Note: Waterproofing Consultant must review and approve products and detail drawings prior to Pre-Construction meeting and commencement of work.

- A. Submit under provisions of Section 01300.
- B. Product Data for Mortars, Grouts, and Adhesives:
 1. Submit manufacturer's product data demonstrating compliance with specified requirements.
 2. Submit manufacturer's instructions for use.
 3. Submit manufacturer's certification that materials are suitable for the intended use.
- C. Samples: Submit samples of each type and color of grouting material and tile.
- D. Tile Certificates:

1. Submit Master Grade Certificates issued and signed by the manufacturer and the Contractor when the tile is shipped. State grade, kind of tile, and identification marks for tile packages.
2. Submit Certification from tile manufacturer of satisfactory performance of frost proof tile.

1.05 QUALITY ASSURANCE

- A. Mock-ups: Provide mock-up panel using materials specified for final work. Construct mock-up as directed, and of full thickness. Obtain Architect's acceptance of visual qualities of the sample panel.
- B. Installer Qualifications: Engage an experienced installer who has completed tile installations similar in material, design, and extent to that indicated for this Project and with a record of successful in-service performance.
- C. Source Limitations for Tile: Obtain each color, grade, finish, type, composition, and variety of tile from one source with resources to provide products from the same production run for each contiguous area of consistent quality in appearance and physical properties without delaying the Work.
- D. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from a single manufacturer and each aggregate from one source or producer.
- E. Source Limitations for Other Products: Obtain each of the following products specified in this Section from one source and by a single manufacturer for each product.
- F. Mandatory Inspections: The Waterproofing Consultant and the Material Manufacturer's Representative shall attend a Pre-Construction meeting and provide one (1) field audit during installation of the waterproofing membrane. One additional inspection shall also be provided for the water test and final inspection.

1.06 PRODUCT HANDLING

- A. Provide heated and dry storage facilities on site.
- B. Deliver and store all materials on site a minimum of 24 hours before usage.
- C. Deliver and store tile and packaged materials in original containers with seals unbroken and labels intact until time of use. Prevent damage to materials such as chipping, breakage, freezing, or excessive heat. Prevent contamination by water, moisture, foreign matter, or other causes.

1.07 PROJECT CONDITIONS

- A. Maintain ambient and surface temperatures at not less than 60 degrees Fahrenheit during installation of cementitious materials and for 72 hours thereafter. Maintain ambient and surface temperatures between 65 degrees Fahrenheit and 95 degrees Fahrenheit during installation of epoxy setting and grouting materials and for 72 hours thereafter.
- B. Vent temporary heaters to outside to avoid carbon dioxide damage to new tile work.
- C. Provide adequate lighting for good grouting and clean-up.

1.08 PRECONSTRUCTION

- A. A Pre-Construction meeting shall be scheduled a minimum of 2 weeks prior to commencement of work.
- B. Attendees at the Pre-Construction meeting shall be: Waterproofing Consultant, General Contractor, Waterproofing Subcontractor, Waterproofing Material Manufacturer's Representative, The Irvine Company Representative and all other trades that will interface with the waterproofing.
- C. At the meeting, the project scope of work shall be reviewed along with related details that will impact the waterproofing. Each of the Subcontractors that interface with the waterproofing shall have their scope of work reviewed. Notes from the meeting shall be recorded and distributed by the Waterproofing Consultant.

PART 2 PRODUCTS

2.01 TILE

Specify tile in the following paragraph, or in a schedule at the end of this specification section or on the drawings.

If more than one type or color of tile, mortar or grout material, or setting method is specified, indicate which respective color, material, and method is to be used in each of the locations tile is required.

Delete one of the two following paragraphs.

- A. Ceramic tiles shall be porcelain Style _____ manufactured by _____
- A. Ceramic tiles shall be quarry Style _____ manufactured by _____

2.02 SETTING MATERIAL MANUFACTURER

- A. Mer-Krete Systems ParexLahabra Inc. 800-851-6303 www.merkrete.com Local Representative Tim McDonald.
 1. Substitutions will not be acceptable.

2.03 MORTAR BED WITH WATERPROOF MEMBRANE AND TILE

- A. Pre Slope and Mortar Bed
 1. Mer-Krete Underlayment C; a polymer modified underlayment for pre slope of substrate at 1/4 inch per foot.
 2. Mer-Krete Underlayment M; a cement based mortar bed mixture. Underlay M shall be gauged with 150 Acrylic Latex; latex admixture.
- B. Mer-Krete Hydro Guard 2000; a neoprene asphaltic based elastomeric waterproofing and crack isolation membrane. Load Bearing, Bonded, Waterproof Membrane For Thin-Set Ceramic Tile And Dimension Stone Installations; ANSI A118.10
- C. Mer-Krete Thin-Set 735; a superior grade flexible latex modified Portland cement dry set mortar for demanding installations.
- D. Water Cleanable Tile Setting and Grouting Epoxy; ANSI A118.3: ProEpoxy a 100% solids epoxy grout and mortar for extra heavy performance, color # _____

2.03 THINSET WITH WATERPROOF MEMBRANE AND TILE

- A. Mer-Krete Underlayment C; a polymer modified underlayment for pre slope of substrate at 1/4 inch per foot previous to waterproof membrane.
- A. Concrete substrate sloped 1/4 inch per foot
- B. Mer-Krete Hydro-Guard 2000; an asphaltic based elastomeric waterproofing and crack isolation membrane. Load Bearing, Bonded, Waterproof Membrane For Thin-Set Ceramic Tile And Dimension Stone Installations; ANSI A118.10. La City RR Listed 4321 ICC-ES Listed
- C. Mer-Krete Thin-Set 735; a superior grade flexible latex modified Portland cement dry set mortar for demanding installations.
- D. Water Cleanable Tile Setting and Grouting Epoxy; ANSI A118.3: ProEpoxy a 100% solids epoxy grout and mortar for extra heavy performance, color # _____

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Before work commences, examine the tiles to be covered and report any flaw or adverse condition in writing. Do not proceed with the tile work until surfaces and conditions comply with the requirements indicated in the manufacturer's instructions and in ANSI A108.5
- B. Verify that slope, when required, is in subfloor.
- C. Protect adjoining work surfaces before tile work begins.

3.02 PREPARATION:

- A. Floor Flatness: Install leveling material if necessary to bring floors to required flatness. Maximum variation from plane:
 1. 1/4 inch in 10 feet for installations with a thick mortar bed.
 2. 1/8 inch in 10 feet for thin-set mortar
 3. Leveling, when necessary, is to be accomplished using leveling materials specified in Part 2.
 4. Mortar bed and waterproof membrane must be pre-sloped using leveling materials specified in Part 2.

3.03 INSTALLATION - GENERAL

- A. Comply with applicable ANSI 108 series of the "American National Standard Specifications for the Installation of Ceramic Tile."
- B. Comply with TCA installation methods indicated or, if not otherwise indicated, as applicable to installation conditions shown.
- C. Coverage and Terminations: Extend tile work into recesses an under or behind equipment and fixtures, to form a complete covering without interruptions, except as otherwise shown.
- D. Intersections and Returns: Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish or built-in items for straight aligned joints.
- E. Jointing Pattern: Unless otherwise shown, lay tile in grid pattern. Align joints when adjoining floor tile with tile, base, or trim on walls when wall tile, base or trim are same size. Layout tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting. Provide uniform joint widths, unless otherwise shown.
- F. Expansion Joints: Locate expansion joints and other sealant filled joints, including control, contraction and isolation joints, where indicated, or if not indicated, at spacing and locations recommended by EJ 171 in the TCA "Handbook for Ceramic Tile Installation", and approved by Architect.

1. Prepare joints and apply sealants to comply with referenced installation standards and sealant manufacturer's instructions.
- G. Waterproof Membrane: Install waterproof membrane, where required, to comply with manufacturer's instructions.

1. Manufacturer's Instructions: Install proprietary components to comply with manufacturer's instructions at all wet floor and wet wall areas. Wet wall areas are walls behind mop sinks, dishwasher walls, shower walls, mandated washable walls, walls that are required to receive stainless steel cladding or Marlite, etc. These walls shall receive the waterproofing membrane from floor to ceiling and extend around corners beyond the width of the sinks or counters.
2. Flashing required in all changes in plane, dissimilar materials, plumbing fixtures, drains and through out the field.
3. The waterproofing membrane shall extend out through wet area doors a minimum 6 feet.
4. Prior to installation of metal stud wall bottom "C" channels, apply a layer of the waterproofing self-adhering membrane beneath the "C" channel as shown on drawings. Any and all penetrations through the "C" channel must be sealed to create a watertight condition using the waterproofing manufacturer's mastic.

- H. Install tile to comply with referenced TCA and ANSI installation standards, using setting materials indicated.

- I. Curing set tile:
 1. 72 hours before grouting when the temperature is low or the humidity is high.
 2. 48 hours before grouting when hot, dry conditions exist.
 3. Check the bond strength carefully before grouting.

- J. Grout the tile to comply with referenced installation standards using grouting materials indicated.
 1. Chemical Resistant, Water Cleanable Grouting Epoxy; ANSI A108.6
 2. Latex Portland Cement Grout ANSI A108.10

3.04 WATER TEST

- A. A water test shall be conducted at all horizontal waterproofing locations after the membrane has had a proper cure. The water test shall provide a minimum of 1 inch of standing water for a 4 hour period. If breaches in the membrane occur, repair the membrane in accordance with the manufacturer's criteria and retest.
- B. The Tenant and General Contractor shall provide a written letter to The Irvine Company that a successful water test has been conducted.

3.05 CLEANING AND PROTECTION

- A. Upon completion of setting and grouting, clean all ceramic tile surfaces so they are free of foreign matter.
- B. Acid Cleaning: Tile may be cleaned with sulfamic acid solutions complying with the following:
 1. Only if permitted by tile and grout manufacturer's printed instructions.
 2. No sooner than 14 days after installation.
 3. Protect metal surfaces, cast iron and vitreous plumbing fixtures from effects of acid cleaning.
 4. Flush surface with clean water before and after cleaning.
 5. Do not clean Chemical Resistant, Water Cleanable Grouting Epoxy (A118.3) with acid.
- C. Protection: When recommended by tile manufacturer, apply a protective coat of neutral protective cleaner to completed tile walls and floors. Protect installed tile work with Kraft paper or other heavy covering during construction period to prevent staining damage and wear.
 1. Protective Coatings: Before final inspection, remove protective coverings and rinse neutral cleaner from tile surfaces.
- D. Finished Tile Work: Leave finished installation clean and free of cracked, chipped, broken, unbonded, or otherwise defective tile work.
- E. Protect tile installation from traffic as specified in ANSI specifications.
- F. Protect tile installation from traffic according to manufacturer's instructions.

END OF SECTION



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Revisions

- 1. 00-00-00
- 2. 00-00-00
- 3. 00-00-00

Spade Skin Care & More

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INFORMATION Scale: AS NOTED

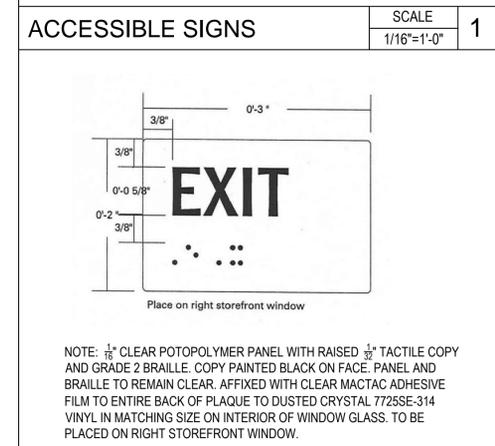
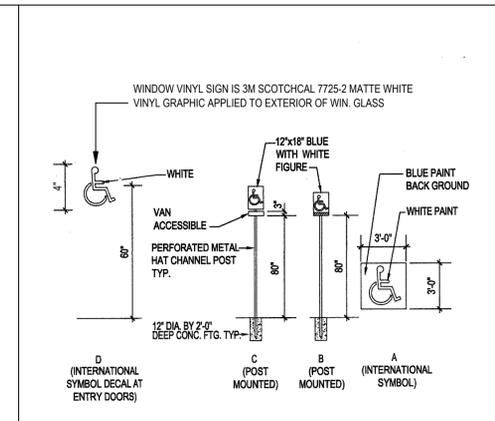
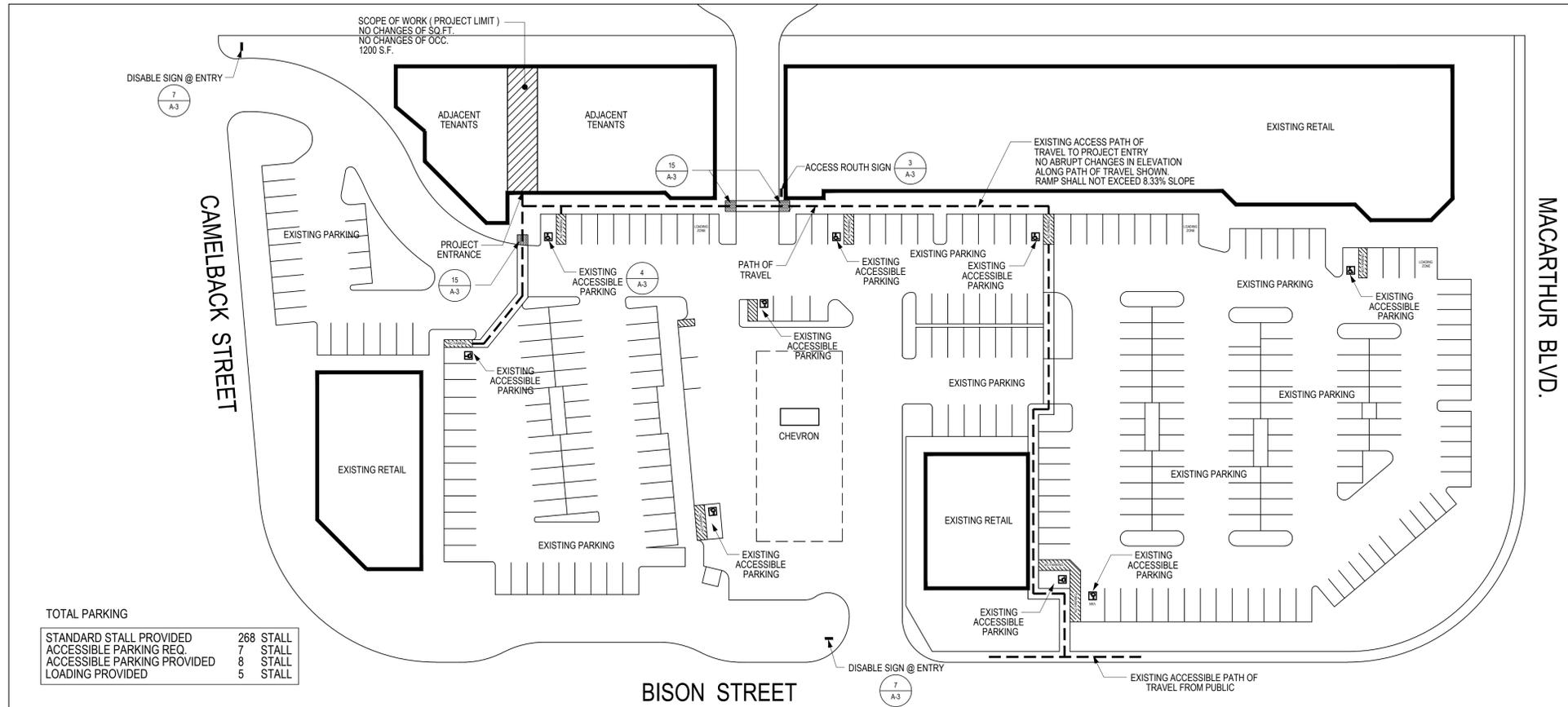
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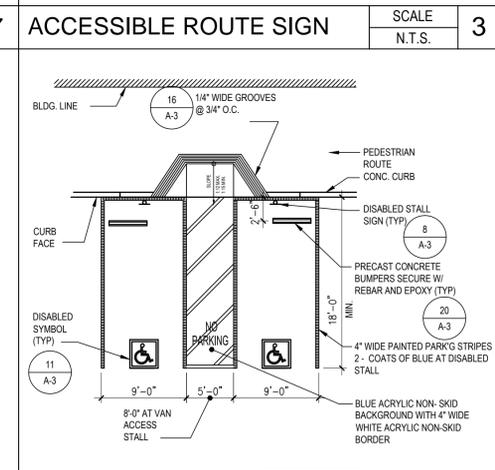
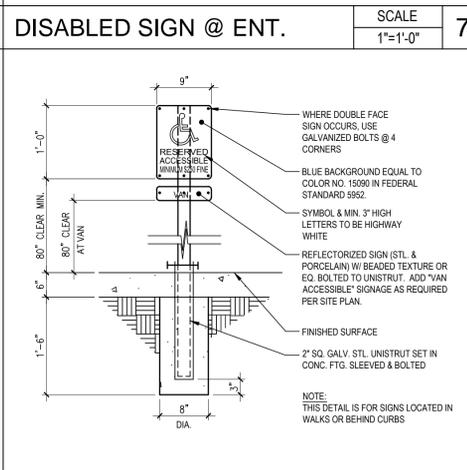
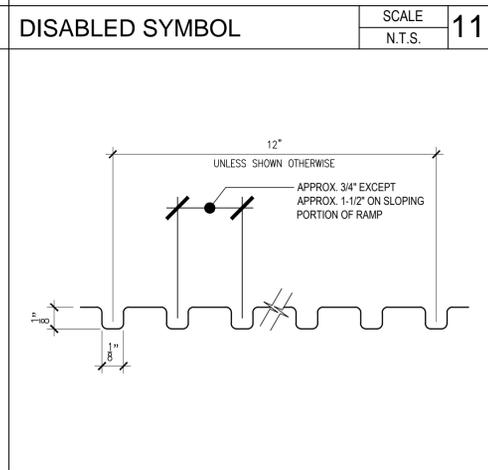
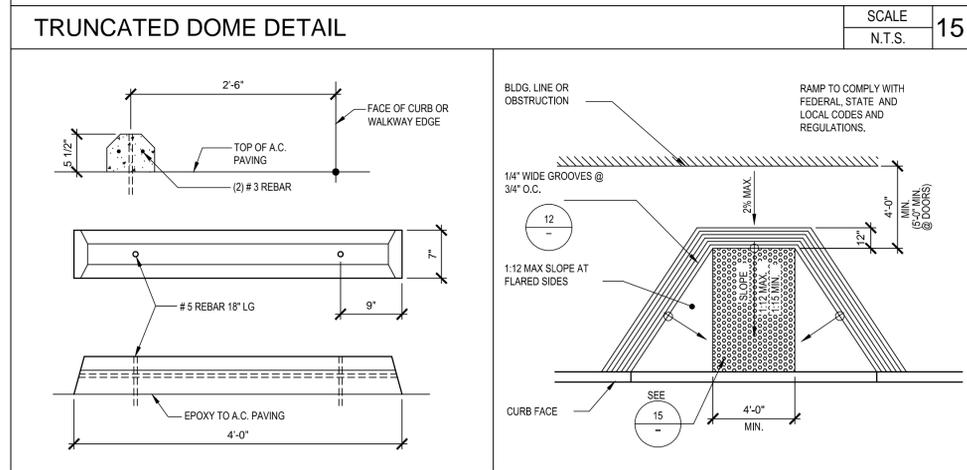
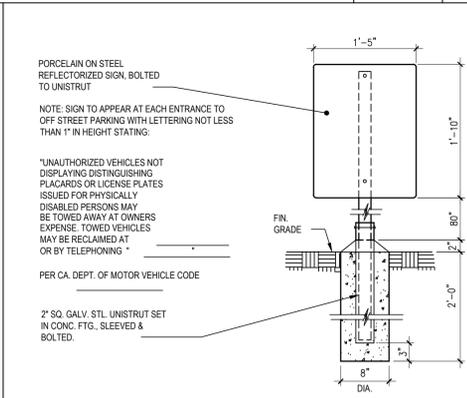
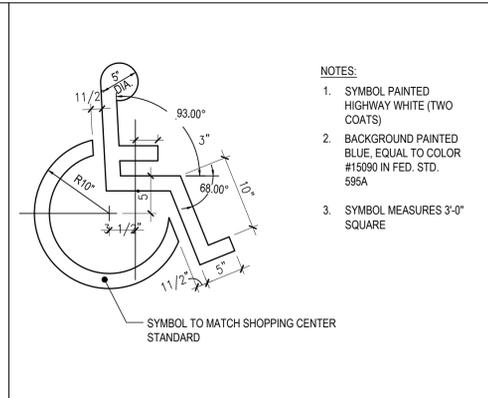
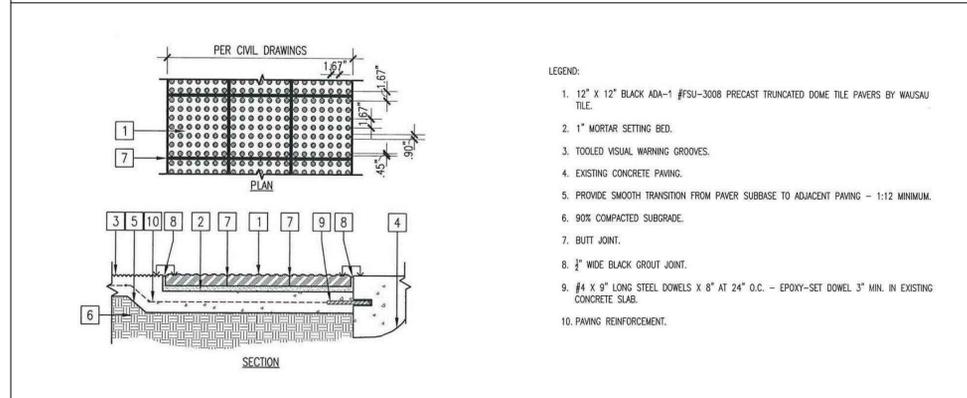
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EXISTING SITE PLAN (FOR REFERENCES ONLY) SCALE 1/16"=1'-0" 6



CONCRETE WHEEL STOP SCALE 1"=1'-0" 20 RAMP AT CURB SCALE 1/4"=1'-0" 16 GROOVING DETAIL SCALE N.T.S. 12 DISABLED SIGN SCALE 3/4"=1'-0" 8 TYP. ACCESSIBLE STALL SCALE 1/8"=1'-0" 4

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Revisions
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 2 00-00-00
 3 00-00-00

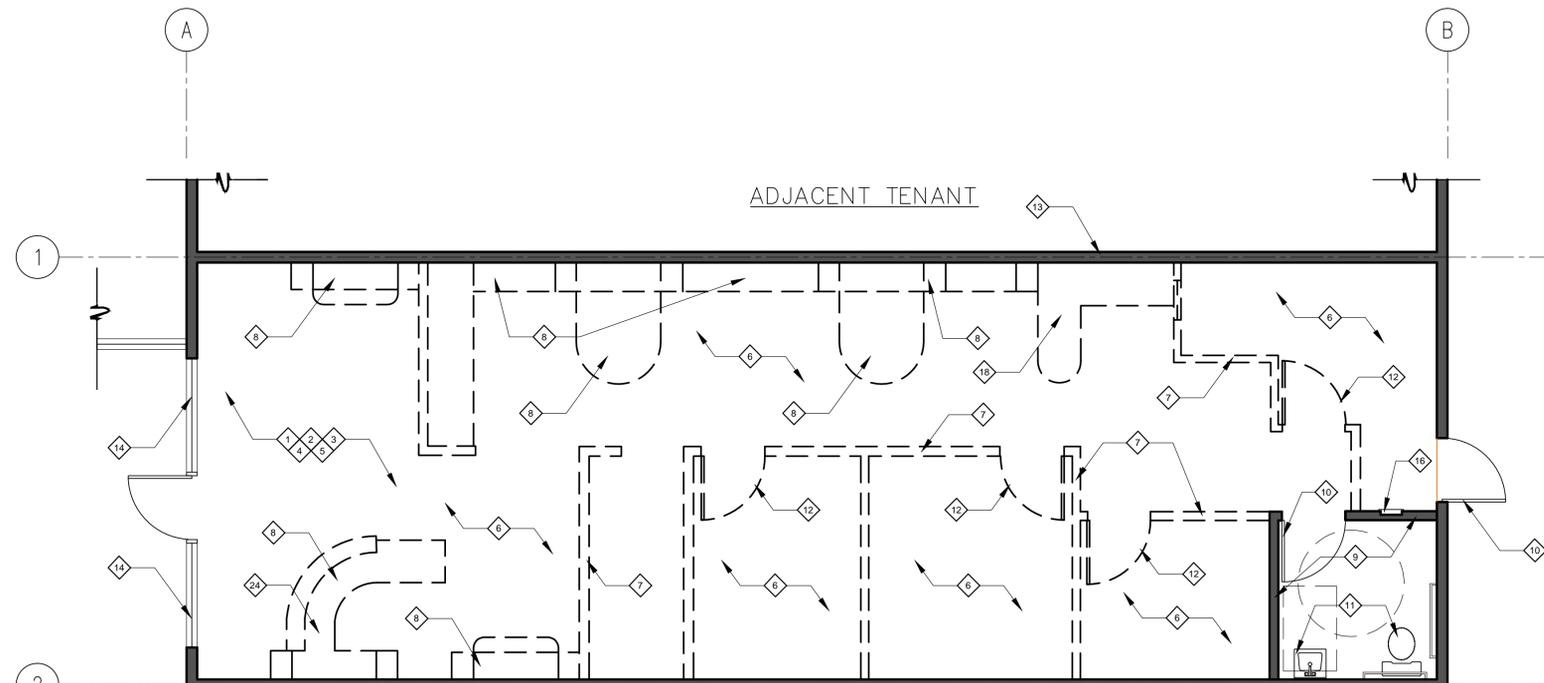
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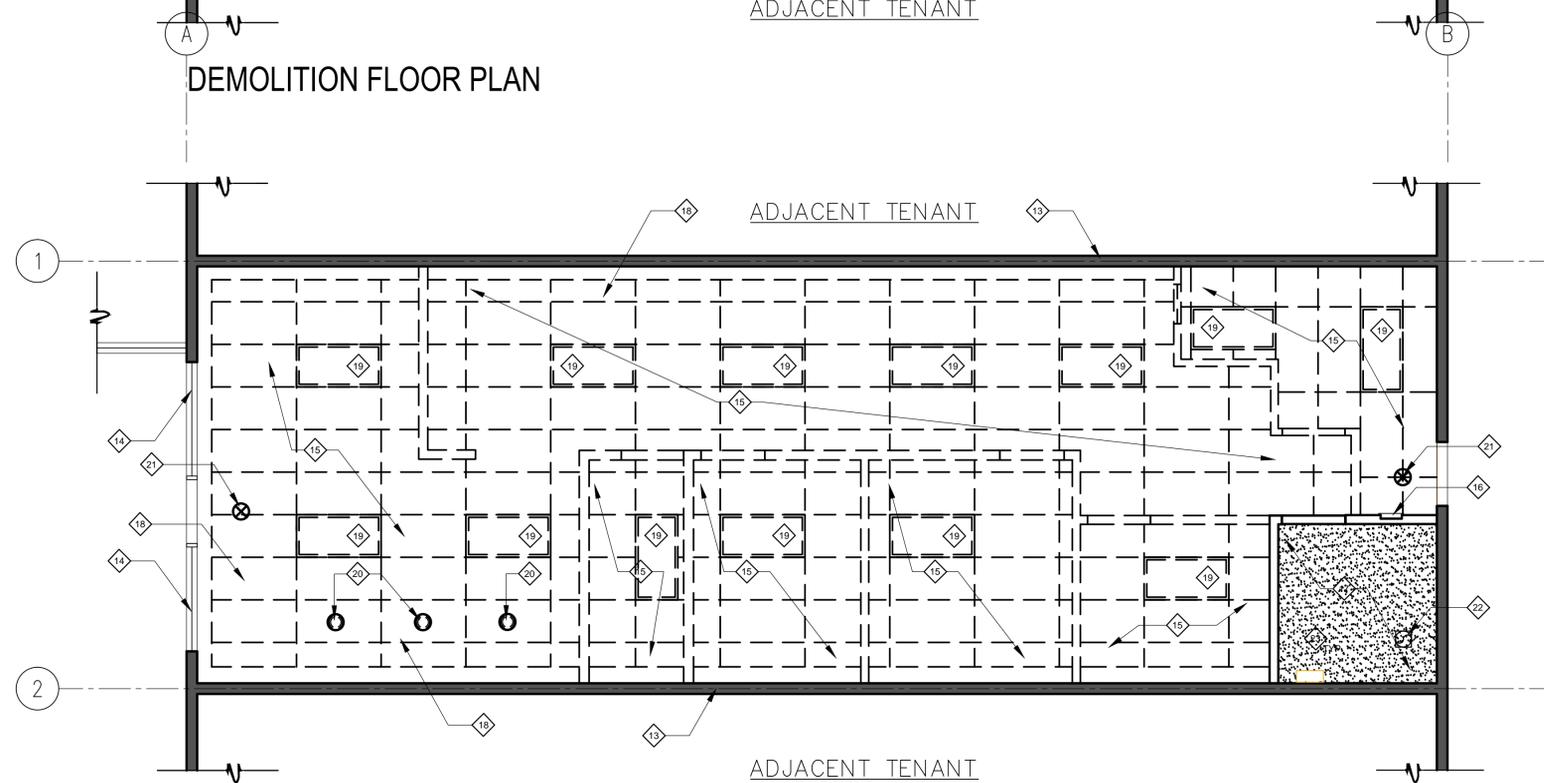
SITE PLAN & DETAILS
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A-3
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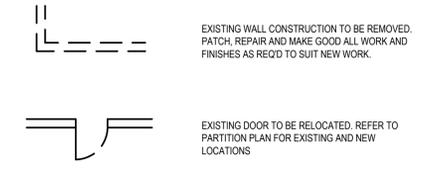


DEMOLITION FLOOR PLAN



DEMOLITION CEILING PLAN

LEGEND



PLANNING NOTES:

1. ANY HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLE 307.1 (1) & 307.2 (2).
2. NO ON-SITE SIGNAGE IS APPROVED AS PART OF THESE CONSTRUCTION PLANS.
3. FIRE BLOCKING IS REQUIRED FOR CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT THE CEILING, ARCHITECTURAL PROJECTIONS AND ROOF SHEATHING AREAS.

KEYNOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR REVIEWING EXISTING SUITE TO BE FAMILIARIZE THEMSELVES WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SERVING EXISTING SUITE TO BE RENOVATED PER ATTACHED PLAN.
2. EXISTING CONSTRUCTION TO REMAIN, UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL REGULATORY AGENCIES AND APPLICABLE BUILDING CODES AND REQUIREMENTS.
4. CONTRACTOR TO PROVIDE PROTECTION OF ALL EXISTING CONDITIONS TO REMAIN WITHIN TENANT SUITE, AND BUILDING CORRIDOR/LOBBY/ELEVATOR AREAS, AND TO ADHERE TO ALL BUILDING RULES AND REGULATIONS REGARDING CONSTRUCTION.
5. CONTRACTOR TO RELOCATE ANY DEVICES TO REMAIN THAT ARE IN CONFLICT WITH DEMOLITION OF EXISTING OR CONSTRUCTION OF NEW ELEMENTS OF PLAN.
6. EXISTING FLOORING TO BE REMOVED. G.C. TO MAKE THE FLOOR CLEAN & READY TO RECEIVE A NEW FLOORING
7. EXISTING WALL TO BE DEMOLISHED, CONTRACTOR TO VERIFY THE EXACT LOCATION OF EXISTING COLUMN.
8. EXISTING DECORATIVE MILLWORK & COUNTER TO BE REMOVED.
9. EXISTING RESTROOM WALL TO REMAIN.
10. EXISTING EXTERIOR DOOR TO REMAIN.
11. EXISTING TOILET FIXTURES TO REMAIN.
12. EXISTING DOOR TO BE REMOVED.
13. EXISTING TENANTS DEMISING WALL TO REMAIN.
14. EXISTING STORE FRONT SYSTEM TO REMAIN
15. EXISTING GRID SYSTEM AND TILES TO BE REMOVED.
16. EXISTING ELECTRICAL PANEL TO REMAIN.
17. EXISTING G.B. CEILING TO REMAIN.
18. EXISTING SUFFIT TO BE REMOVED. G.C. TO PATCH THE EXISTING TENANT WALL FOR INSTALLING NEW CEILING SYSTEM
19. EXISTING 2'x4' LIGHT FIXTURE TO BE REMOVED.
20. EXISTING CAN LIGHT FIXTURE TO BE REMOVED.
21. EXISTING EXIT SIGN FIXTURE TO REMAIN.
22. EXISTING EXHAUST FAN TO REMAIN.
23. EXISTING LIGHT FIXTURES IN RESTROOM TO REMAIN.
24. G.C. TO ADJUST EXISTING DATA & POWER CONDUIT FOR THE LOCATION OF NEW RECEPTION COUNTER.

GENERAL NOTES

1. SPACE SHOULD BE LEFT IN CLEAN AND BROOM SWEEP CONDITION
2. INTENT OF THE DRAWING IS TO SHOW EXISTING SITE AND BUILDING CONDITIONS WITH INFORMATION DEVELOPED FROM THE ORIGINAL CONSTRUCTION DOCUMENTS, FIELD AND OWNERS RECORDS, AND TO GENERALLY SHOW THE AMOUNT AND TYPE OF DEMOLITION AND REMOVALS REQUIRED TO PREPARE EXISTING AREAS FOR WORK. CONTRACTOR SHALL MAKE A DETAILED SURVEY OF EXISTING CONDITIONS PERTAINING TO THE WORK BEFORE COMMENCING DEMOLITION. REPORT DISCREPANCIES BETWEEN DRAWING AND ACTUAL CONDITION TO THE ARCHITECT FOR INSTRUCTIONS.
3. MAINTAIN FULLY CHARGED FIRE EXTINGUISHER READILY AVAILABLE DURING ALL DEMOLITION OPERATIONS.
4. ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTORS PROPERTY U.N.O., AND SHALL BE REMOVED FROM OWNER'S PROPERTY. CLEAN UP AND DISPOSE OF DEBRIS PROMPTLY AND CONTINUOUSLY AS THE WORK PROGRESSES. SECURE AND PAY FOR REQUIRED HAULING PERMITS, PAY DUMPING FEES AND CHARGES
5. G.C. TO SALVAGE AND REPAIR AND REUSE EXISTING DOORS THROUGHOUT, U.O.N.
6. PARTITIONS : DEMO PARTITIONS AS SHOWN ON DEMO PLAN. UPGRADE EXISTING PARTITIONS SHARED WITH ADJACENT SUITES TO FULL HEIGHT IF NOT EXISTING. REMOVE ANY HOOKS AND BOLTS ON EXISTING WALLS AND PATCH. PAINT ALL NEW AND EXISTING PARTITIONS THRU-OUT SUITE W/BUILDING STANDARD PAINT U.O.N. REMOVE ANY EXISTING WALLCOVERING THRU-OUT U.O.N. PREP/SKIMCOAT EXISTING PARTITIONS TO RECEIVE NEW PAINT.
7. DOORS : EXISTING DOORS ARE TO REMAIN THRU-OUT U.O.N. DEMO OR RELOCATE DOORS AS SHOWN ON PLANS. PROVIDE MISSING HARDWARE & REFURBISH EXISTING AND RELOCATED DOORS FOR "AS-NEW" CONDITION THROUGH WORK AREA. PROVIDE NEW DOOR ASSEMBLIES TO MATCH EXISTING AS SHOWN ON PLAN.

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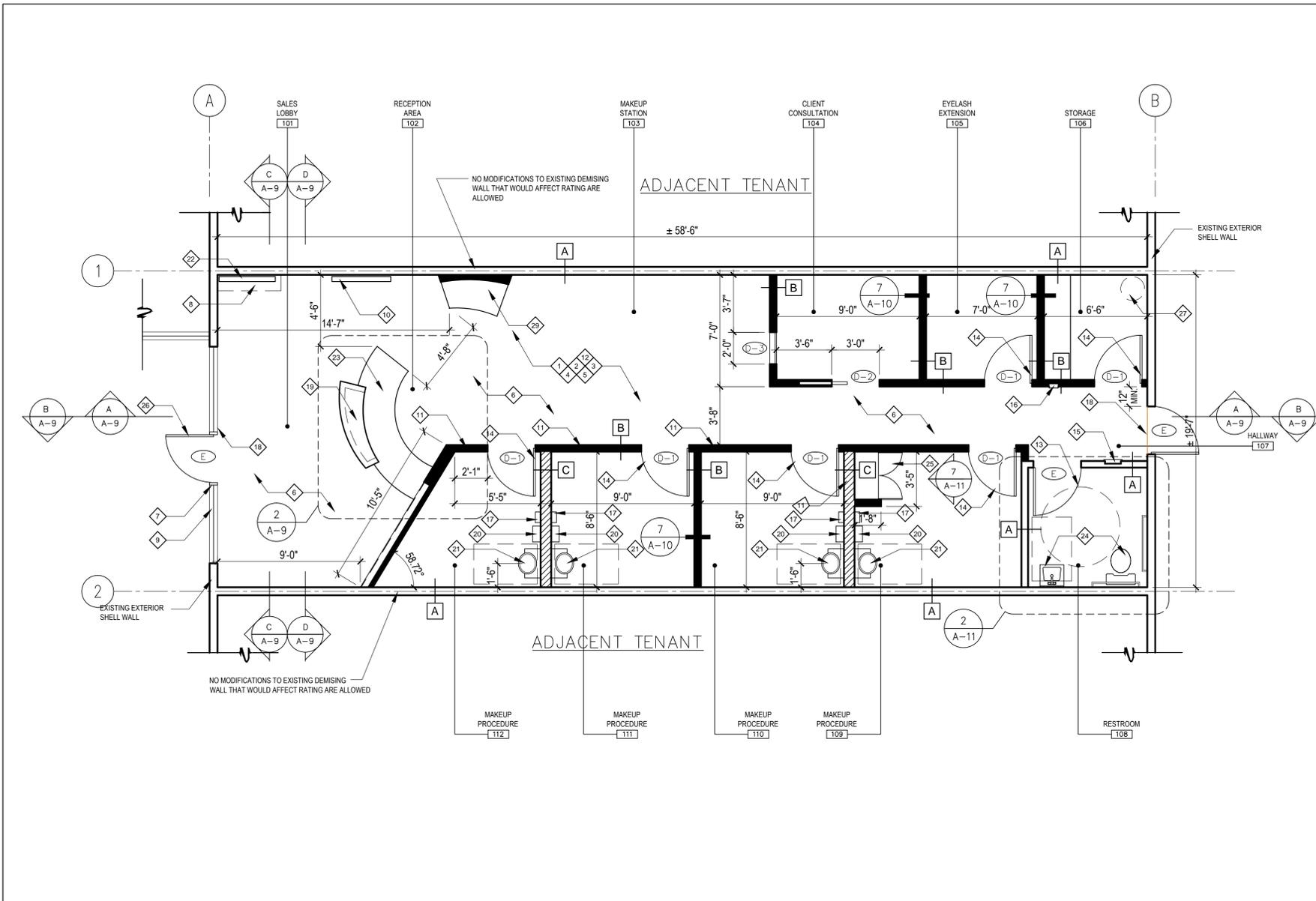
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Spade Skin Care & More
 1220 Bison Ave.
 Suite A-6
 Newport Beach, CA



DEMO PLAN
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A-4
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LEGEND

	GRID LINE		DATUM (0'-0")
	FACE OF STUD, FACE OF MASONRY, CENTERLINE OF COL.		DOOR SYMBOL. SEE DOOR SCHEDULE
	WALL SECTION DETAIL		ELEVATION
	CHANGE IN ELEVATION AT GRADE.		2 X 4 MTL STUDS AT 16" OC
	FLOOR		INSULATED WALL
	ROOM NAME		STOREFRONT
	ROOM NUMBER		CENTERLINE
	TACTILE EXIT SIGNAGE.		LIMIT OF CONTRACT
	EXIT SYMBOL. SEE "FIRE NOTES"		

- ### KEYNOTES
1. CONTRACTOR TO BE RESPONSIBLE FOR REVIEWING EXISTING SUITE TO FAMILIARIZE THEMSELVES WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SERVING EXISTING SUITE TO BE RENOVATED PER ATTACHED PLAN.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL REGULATORY AGENCIES AND APPLICABLE BUILDING CODES AND REQUIREMENTS.
 3. CONTRACTOR TO PROVIDE PROTECTION OF ALL EXISTING CONDITIONS TO REMAIN WITHIN TENANT SUITE, AND BUILDING CORRIDOR/Lobby/ELEVATOR AREAS, AND TO ADHERE TO ALL BUILDING RULES AND REGULATIONS REGARDING CONSTRUCTION.
 4. CONTRACTOR TO RELOCATE ANY DEVICES TO REMAIN THAT ARE IN CONFLICT WITH DEMOLITION OF EXISTING OR CONSTRUCTION OF NEW ELEMENTS OF PLAN.
 5. EXISTING CONSTRUCTION TO REMAIN, UNLESS OTHERWISE NOTED.
 6. NEW FLOORING, SEE FINISH SCHEDULE.
 7. NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY. CBC 1127B.3
 8. PRODUCT SHELF, SEE DET. 10A-10 FOR INSTALLATION.
 9. RE-FINISH EXISTING STOREFRONT WITH AUTOMOTIVE PAINT FINISH.
 10. WALL MOUNTED WATER FEATURE. SEE ELECTRICAL FOR OUTLETS.
 11. NEW STEEL STUD WALL, 6" ABOVE CEILING PER SCHEDULE, SEE 14A-5.3
 12. G.C. TO PROVIDE NEW BUILDING STANDARD POWER RECEPTACLES & COMMUNICATION J-BOXES AS REQUIRED.
 13. EXISTING RESTROOM DOOR TO REMAIN AND REFINISH.
 14. PROVIDE NEW 3'-0"x8'-0" DOOR.
 15. EXISTING ELECTRICAL PANEL TO REMAIN. SEE ELECTRICAL DRAWINGS.
 16. NEW FIRE EXTINGUISHER LOCATION.
 17. PROVIDE BIO-HAZARDOUS SMALL BOX ON THE WALL, 3' AWAY FROM THE BED.
 18. A TACTILE EXIT SIGN WITH THE WORD "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FRAME AN INTERIOR ROOM OR AREA TO CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN. A SIGN WITH THE WORD "TO EXIT" SHALL IDENTIFY EACH EXIT DOOR THROUGH A HORIZONTAL EXIT. SEE 2/A-1
 19. NEW MILLWORK FOR CABINETS AND COUNTERS. SEE DET 4, 20, 16A-5.1
 20. PROVIDE PAPER TOWEL DISPENSER NEXT TO THE SINK.
 21. NEW SINK WITH TOUCH-LESS SOAP DISPENSER.
 22. NEW FLAT SCREEN TV, LOCATED ON THE WALL, G.C. TO PROVIDED BACKING AND J-BOX. SEE DETAIL 3A-12, 15A-12 AND LANDLORD NOTES ON A2.
 23. NEW POINT OF SALE COMPUTER. G.C. TO PROVIDE ELECTRICAL & DATA CONNECTION NEEDED.
 24. EXISTING RESTROOM FIXTURES TO REMAIN.
 25. NEW BUILT-IN CABINET WITH LOCK. SEE DET. 7A-11
 26. EXISTING STOREFRONT DOOR TO REMAIN.
 27. NEW WATER HEATER. SEE PLUMBING DRAWINGS.
 28. NOT USED.
 29. NEW BUILT-IN CABINET & DISPLAY COUNTER. SEE DET. 5/A-10 & 10A-10 FOR INSTALLATION.

GENERAL NOTES

1. CEILING DROP CORDS WITH WATERPROOF TWIST LOCK RECEPTACLE.
2. WATERPROOF TWIST LOCK RECEPTACLES AND TWIST LOCK PLUGS AS NEEDED.
3. ELECT. CONTRACTOR TO FURNISH AND PULL ALL POWER AND CONTROL WIRING. REFRIGERATION CONTRACTOR WILL MAKE ALL FINAL CONNECTION FOR DEFROST AND CONTROL ONLY. EXCEPT 208V AND 480V POWER SUPPLIES AT REFRIGERATION COMPRESSORS TO BE TERMINATED BY ELECTRICAL CONTRACTOR.
4. MECHANICAL CONTRACTOR TO PROVIDE ALL DUCT WORK AND FINAL CONNECTIONS.
5. ANY AND ALL CONFLICTS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE OWNER FOR WRITTEN CLARIFICATION PRIOR TO BIDDING.
6. AT EQUIPMENT INDICATED TO HAVE HOT AND/OR COLD WATER TO BE SUPPLIED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS TO PROVIDE THE FINAL CONNECTION OF HOT AND/OR COLD WATER.
7. THE MECHANICAL CONTRACTOR IS TO PREPARE A LETTER OF JOINT RESPONSIBILITY TO BE SIGNED BY THE MECHANICAL CONTRACTOR (M.C.) AND THE H.V.A.C. SYSTEM BALANCING CONTRACTOR (B.C.). THIS DOCUMENT IS TO STATE THAT THE INSTALLATION OF THE H.V.A.C. SYSTEM HAS BEEN JOINTLY REVIEWED BY THE ABOVE NOTED CONTRACTORS (M.C., B.C.) AT THE INITIAL START UP OF THE H.V.A.C. SYSTEM AND THAT THE SYSTEM HAS BEEN INSTALLED AND IS OPERATING PER THE PLANS AND SPECIFICATIONS. IN THE EVENT THAT THE H.V.A.C. IS NOT OPERATING AS DESIGNED, THE ABOVE NOTED CONTRACTOR (M.C., B.C.) WILL HAVE JOINT RESPONSIBILITY FOR ANY NECESSARY ADJUSTMENT REQUIRED TO BRING THE SYSTEM INTO DESIGN COMPLIANCE.
8. GENERAL CONTRACTOR IS TO PROVIDE BLOCKING AS REQUIRED FOR ALL MILLWORK, SHELVES OR AS NOTED - COORDINATE BLOCKING INSTALLATION HEIGHT WITH MILLWORK DRAWINGS AND SHOP DRAWINGS. WOOD BLOCKING TO BE MINIMUM 3/4" EXTERIOR PLYWOOD OR 2X8 BETWEEN STUDS. NO 2X BLOCKINGS IS TO BE APPLIED DIRECTLY TO FACE OF STUDS. BLOCKING TO BE FIRE TREATED WHERE INSTALLED IN U.L. RATED WALL ASSEMBLY.
9. G.C. PROVIDES CONDUIT AND WIRE FOR INTERCOM AND SPEAKER SYSTEM

WALL SCHEDULE

A		EXISTING TENANT WALL
B		NEW 4" METAL STUD WALL WITH 5/8" G.B. ON BOTH SIDES, 6" ABOVE CEILING
C		NEW 8" METAL STUD PLUMBING WALL WITH 5/8" WATER RESISTANCE G.B. ON BOTH SIDES, 6" ABOVE CEILING.

LANDLORD NOTES

1. INSULATION TO EXISTING UNDERSIDE OF THE ROOD STRUCTURE FOR ALL DEMISING WALLS BY TENANT'S GENERAL CONTRACTOR.
2. DRYWALL TO ROOF STRUCTURE ON ALL PERIMETER AND DEMISING WALLS BY TENANT'S GENERAL CONTRACTOR.
3. ANY SECURITY OR OTHER EQUIPMENT LOCATED IN THE MAIN ENTRY AREA MUST BE INSTALLED IN MANNER THAT IS CONCEALED FROM PUBLIC VIEW. ALL SECURITY DEVICES AND SYSTEMS SHALL BE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES.
4. TENANT'S GENERAL CONTRACTOR MUST FIELD VERIFY ALL UTILITY POINTS OF CONNECTION.
5. "WET AREAS" ARE WALLS AND FLOORS THAT REQUIRE LANDLORD WATERPROOFING. SEE DETAIL 11/A-5.1 FOR LANDLORD WATERPROOFING GUIDELINES. THE AREAS FALL UNDER THIS CATEGORY IS RESTROOM(S), WALK-IN COOLER, AND ALL SINKS (FLOORS AND WALLS).

NOTE:

- ANY HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING. SHALL NOT EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.2(2)
- ALL WALLS BEHIND THE EQUIPMENTS AND CEILING ABOVE COOK AREA & PREP AREA SHALL RECEIVE THE WASHABLE SURFACE PAINT. ALSO CEILING TILES SHALL BE SMOOTH, WASHABLE, NON FISSURED & NON ABSORBENT.
- WALL, FLOOR & CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.5
- FLOORING TILES & STAINLESS STEEL WALLS "P-3" SHALL BE SMOOTH & WASHABLE

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- ### Revisions
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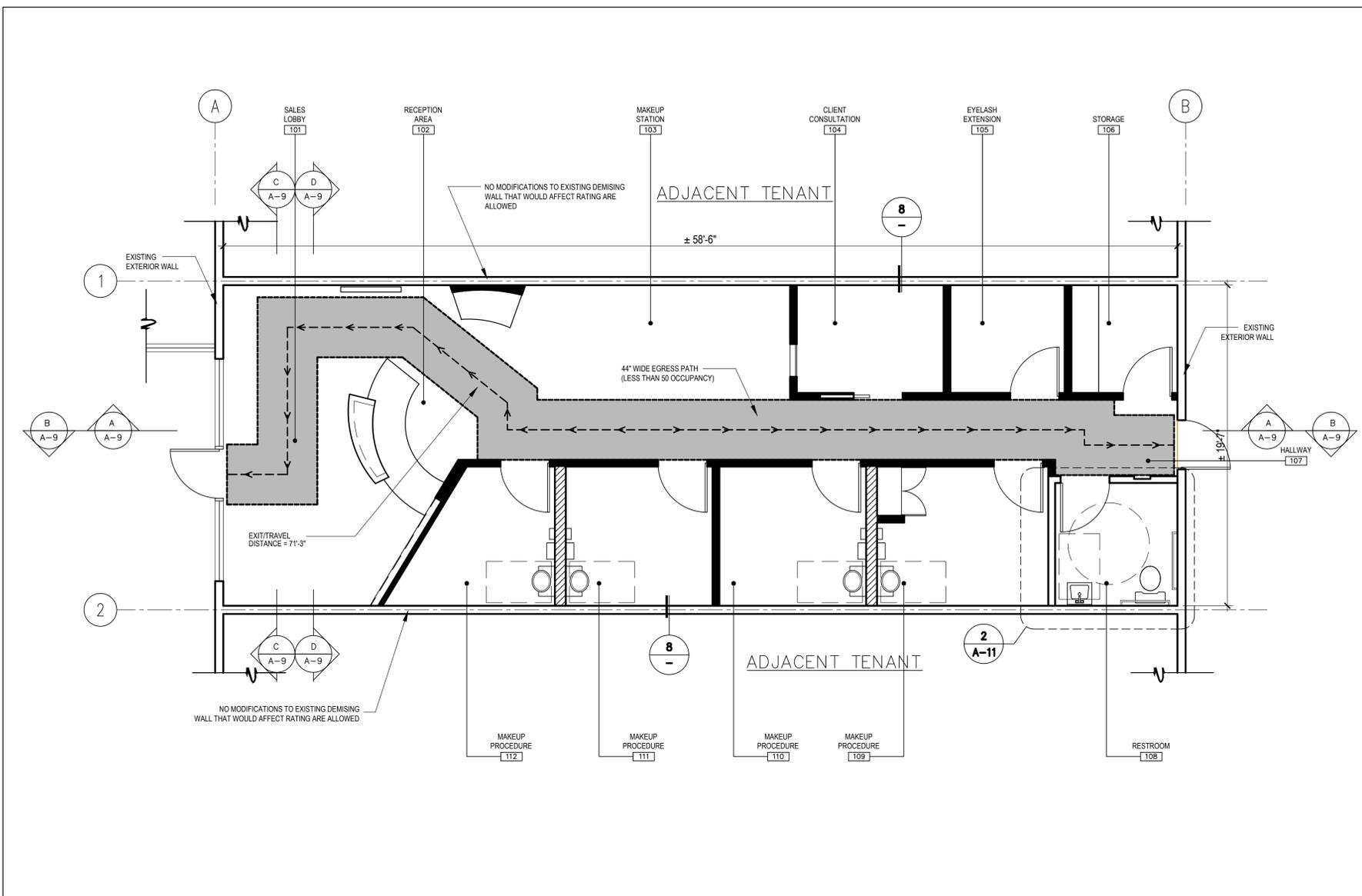


FLOOR PLAN
Scale: 1/4"=1'-0"

A-5

Date: 05-19-13
Project No: Spade-13
Scale : As Noted

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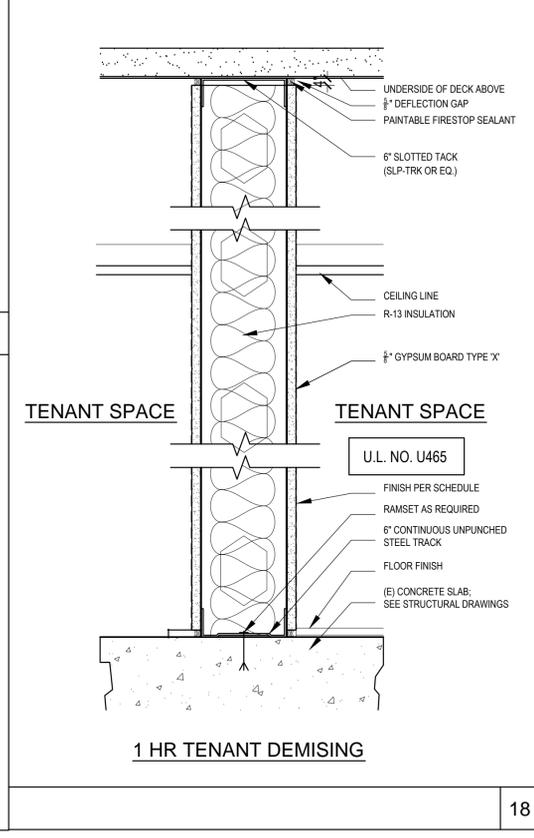
LEGEND

	GRID LINE		DATUM (0'-0")
	FACE OF STUD, FACE OF MASONRY, CENTERLINE OF COL.		DOOR SYMBOL. SEE DOOR SCHEDULE
	WALL SECTION DETAIL		ELEVATION
	CHANGE IN ELEVATION AT GRADE		2 X 4 MTL STUDS AT 16" OC
	FLOOR		INSULATED WALL
	ROOM NAME		STOREFRONT
	ROOM NUMBER		CENTERLINE
	TACTILE EXIT SIGNAGE		LIMIT OF CONTRACT
	EXIT SYMBOL. SEE "FIRE NOTES"		

KEYNOTES

NOTE: - ANY HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING. SHALL NOT EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.2(2)
 - ALL WALLS BEHIND THE EQUIPMENTS AND CEILING ABOVE COOK AREA & PREP AREA SHALL RECEIVE THE WASHABLE SURFACE PAINT. ALSO CEILING TILES SHALL BE SMOOTH, WASHABLE, NON FISSURED & NON ABSORBENT.
 - WALL, FLOOR & CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.5
 - FLOORING TILES & STAINLESS STEEL WALLS "P-3" SHALL BE SMOOTH & WASHABLE

NOTE: SEE 12/A-6 FOR MORE INFORMATION ON U.L. NO. U465



Fire Resistance Ratings - ANSI/UL 263

DESIGN NO. U465

NONBEARING WALL RATING - 1HR.

NOTE: SEE 8/A-1.1 FOR DETAIL SECTION

- FLOOR & CEILING RUNNERS (NOT SHOWN)-16 GA. CONTINUOUS TRACK, THE SAME WIDTH OF STUD, WITH MINIMUM 1 1/2" LEGS, ATTACHED TO FLOOR & EXISTING STRUCTURE.
- 1A. AS AN ALTERNATE TO ITEM 1 CEILING RUNNER-16 GA. CONTINUOUS TRACK, THE SAME WIDTH OF STUD, WITH 3 OR 4 IN. LEGS OFFSET AT MIDPOINT 5/8 IN. TO ACCOMMODATE WALL CLADDING THICKNESS. ATTACHED TO FLOOR AND EXISTING STRUCTURE. THE WALL CLADDING SHALL OVERLAP WALLBOARD 1-1/4" IN. MIN. FIRE TRACK CORP. STEEL STUDS-CHANNEL SHAPED, 3-5/8 IN. WIDE (MIN), 1-1/4 IN. LEGS, 3/8 IN. FOLDED BACK RETURNS.
- METAL STUD WALL PER SCHEDULE. BATTS & BLANKETS*(OPTIONAL)-MINERAL WOOD OR GLASS FIBER BATTS PARTIALLY OR COMPLETELY.
- FILLING STUD CAVITY. SEE BATTS & BLANKETS (BZLZ) CATEGORY FOR THE NAMES OF CLASSIFIED COMPANIES WALLBOARD, GYPSUM-5/8 IN. THICK, 4 FT. WIDE, ATTACHED TO STEEL STUDS & FLOOR & CEILING
- TRACK WITH 1 IN. LONG, TYPE 2 SELF-TAPPING STEEL SCREWS SPACED 8 IN. OC ALONG EDGES OF BOARD AND 12 IN. OC IN THE FIELD OF THE BOARD. JOINTS ORIENTED VERTICALLY & STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY. WHEN ATTACHED TO ITEM 6 (FURRING CHANNELS), WALLBOARD IS SCREW ATTACHED TO FURRING CHANNELS WITH 1 IN. LONG, TYPE 3 STEEL SCREWS SPACED 12 IN. OC. BOREAL GYPSUM INC. - TYPE BG-C. CANADIAN GYPSUM CO. LTD. - TYPES C, SOX, SHX, WRX. CONTINENTAL GYPSUM COMPANY - TYPE CG-C. DONITAR GYPSUM INC. - TYPE S OR C. EAGLE-GYPSUM PRODUCTS - TYPE EG-C. GEORGIA-PACIFIC CORP. GYPSUM DIV. - TYPE GPFS-6 OR GPFS-C. NATIONAL GYPSUM CO., CHARLOTTE, NC - TYPE FSK-G, FSW-G. NATIONAL GYPSUM CO., RIYADH, SAUDI ARABIA - TYPE FR OR WR. PABCO GYPSUM CO. - TYPE PD-C. REPUBLIC GYPSUM CO. - TYPE RG-C. STANDARD GYPSUM CORP. - TYPE SG-C. TEMPLE-INLAND FOREST PRODUCTS CORP. - TYPE TP-G. UNITED STATES GYPSUM CO. - TYPE AR, C, IP-X2, SOX, SHX, WRG, OR WRX. WESTROC INDUSTRIES LTD. - TYPE WESTROC FIREBOARD.
- WALLBOARD, GYPSUM-(AS AN ALTERNATE TO ITEM 4)-NOM 3/4 IN. THICK, 4 FT. WIDE, INSTALLED AS 4A. DESCRIBED IN ITEM 4 WITH SCREW LENGTH INCREASED TO 1-1/4 IN. UNITED STATES GYPSUM CO. - TYPE AR.
- WALLBOARD, GYPSUM-(AS AN ALTERNATE TO ITEMS 4 & 4A)-5/8 IN. THICK INSTALLED AS 4B. DESCRIBED IN ITEM 4. JOINT COVERING (ITEM 5) NOT REQUIRED. UNITED STATES GYPSUM CO. - TYPE WSX.
- JOINT TAPE & COMPOUND-VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO 5. JOINTS & SCREW HEADS, PAPER TAPE, 2 IN. WIDE, W/EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOMINAL 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.
- FURRING CHANNEL-(OPTIONAL)-NOT SHOWN-RESILIENT 25 MSG GALV STEEL FURRING CHANNELS SPACED 6" VERTICALLY MAX 24 IN. OC. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2 IN. LONG TYPE S-12 PAN-HEAD STEEL SCREWS.

*BEARING THE UL CLASSIFICATION MARKING.

- ### LANDLORD NOTES
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Revisions
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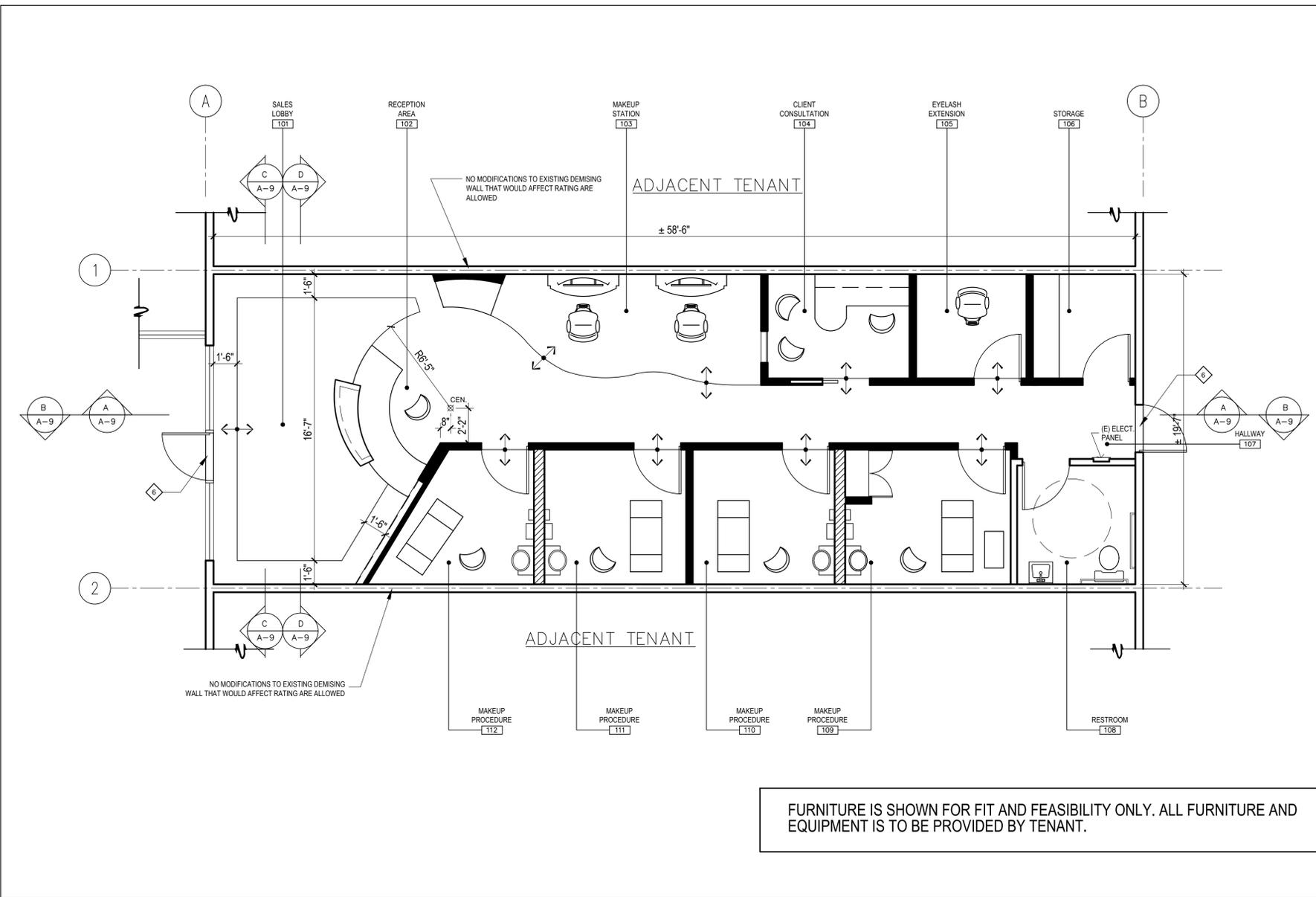


EGRESS PLAN
 Scale: 1/4"=1'-0"

A-6

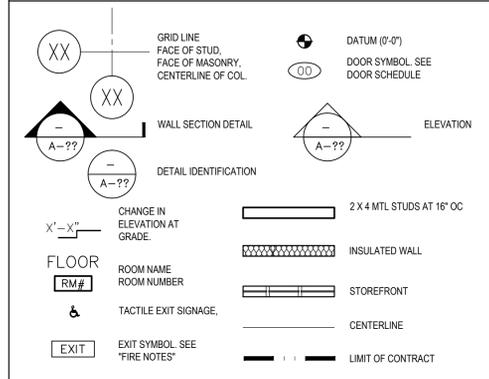
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FURNITURE IS SHOWN FOR FIT AND FEASIBILITY ONLY. ALL FURNITURE AND EQUIPMENT IS TO BE PROVIDED BY TENANT.

LEGEND



KEYNOTES

- 1 CONTRACTOR TO BE RESPONSIBLE FOR REVIEWING EXISTING SUITE TO FAMILIARIZE THEMSELVES WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SERVING EXISTING SUITE TO BE RENOVATED PER ATTACHED PLAN.
- 2 CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL REGULATORY AGENCIES AND APPLICABLE BUILDING CODES AND REQUIREMENTS.
- 3 CONTRACTOR TO PROVIDE PROTECTION OF ALL EXISTING CONDITIONS TO REMAIN WITHIN TENANT SUITE, AND BUILDING CORRIDOR, LOBBY/ELEVATOR AREAS, AND TO ADHERE TO ALL BUILDING RULES AND REGULATIONS REGARDING CONSTRUCTION.
- 4 CONTRACTOR TO RELOCATE ANY DEVICES TO REMAIN THAT ARE IN CONFLICT WITH DEMOLITION OF EXISTING OR CONSTRUCTION OF NEW ELEMENTS OF PLAN.
- 5 EXISTING CONSTRUCTION TO REMAIN, UNLESS OTHERWISE NOTED
- 6 EXISTING THRESH HOLD. SEE DET. 171A-11. G.C. TO FIELD VERIFY TRANSITION DETAIL.

FINISH SCHEDULE

#	ROOM NAME	BASE	WALLS				CEILING		RE MARK
			N	S	E	W	MATERIAL	FINISH	
101	SALES LOBBY	TILE: METROPOLIS BLANK TILE: METROPOLIS OLIVE	PAINT: MSL309 LIGHT STROKES-CHAMBRAY	T-BAR GRIDS SYSTEM STANDARD G.B. CEILING	2x2 ACOUSTIC TILE PAINT	PAINT MANUFACTURE: DUNN EDWARD			
102	RECEPTION AREA	TILE: METROPOLIS BLANK	PAINT: GLV25 REGAL PURPLE	PAINT: GLV25 REGAL PURPLE			T-BAR GRIDS SYSTEM	2x2 ACOUSTIC TILE	PAINT MANUFACTURE: DUNN EDWARD
103	MAKE UP STATION	TILE: METROPOLIS BLANK	PAINT: MSL186 LAVENDER VERBENA		PAINT: MSL374 TIN PRECIOUS METALS		T-BAR GRIDS SYSTEM	2x2 ACOUSTIC TILE	PAINT MANUFACTURE: DUNN EDWARD
104	CLIENT CONSULTATION	TILE: METROPOLIS BLANK	PAINT: GLG01 SAFARI GREEN	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS	T-BAR GRIDS SYSTEM	2x2 ACOUSTIC TILE	PAINT MANUFACTURE: DUNN EDWARD
105	EYELASH EXTENTION	TILE: METROPOLIS BLANK	PAINT: GLO02 FRESH TANGERINES	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS	T-BAR GRIDS SYSTEM	2x2 ACOUSTIC TILE	PAINT MANUFACTURE: DUNN EDWARD
106	STORAGE	TILE: METROPOLIS OLIVE	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS		T-BAR GRIDS SYSTEM	2x2 ACOUSTIC TILE	PAINT MANUFACTURE: DUNN EDWARD
107	HALL WAY	TILE: METROPOLIS OLIVE	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: GLV25 REGAL PURPLE	PAINT: MSL374 TIN PRECIOUS METALS		STANDARD G.B. CEILING	PAINT	PAINT MANUFACTURE: DUNN EDWARD
108	RESTROOM	TILE: METROPOLIS OLIVE	PAINT: MSL374 TIN PRECIOUS METALS	STANDARD G.B. CEILING	PAINT	PAINT MANUFACTURE: DUNN EDWARD			
109	MAKE UP PROCEDURE	TILE: METROPOLIS BLANK	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: GLO13 PEACH CRAYON	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS	T-BAR GRIDS SYSTEM	2x2 ACOUSTIC TILE	PAINT MANUFACTURE: DUNN EDWARD
110	MAKE UP PROCEDURE	TILE: METROPOLIS BLANK	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: GLV15 ICED PURPLE	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS	T-BAR GRIDS SYSTEM	2x2 ACOUSTIC TILE	PAINT MANUFACTURE: DUNN EDWARD
111	MAKE UP PROCEDURE	TILE: METROPOLIS BLANK	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: GLB02 CARIBBEAN SEA	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS	T-BAR GRIDS SYSTEM	2x2 ACOUSTIC TILE	PAINT MANUFACTURE: DUNN EDWARD
112	MAKE UP PROCEDURE	TILE: METROPOLIS BLANK	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: GLB15 CLEAR BLUE SKY	PAINT: MSL374 TIN PRECIOUS METALS	PAINT: MSL374 TIN PRECIOUS METALS	T-BAR GRIDS SYSTEM	2x2 ACOUSTIC TILE	PAINT MANUFACTURE: DUNN EDWARD

NOTES

- 1- ALL WALLS TO BE PAINTED U.N.O.
- 2- ALL ROOMS TO HAVE RUBBER BASE U.N.O.
- 3- ALL DOORS & TRIM TO BE A.F.F. OR BUILDING STANDARDS.
- 4- INTERIOR FINISHES SHALL COMPLY WITH CODES AS FOLLOW. U.F.C. APPENDIX VI-C & U.B.C. CHAPTER 42.
- 5- ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION.
- 6- ALL SAMPLES MUST BE SUBMITTED & APPROVED BY DESIGNER OR TENANT PRIOR TO INSTALLATION.
- 7- PAINT IN ALL RESTROOMS' WALL TO BE SEMI-GLOSS FINISH, HARD LID CEILING FLAT FINISH
- 8- ALL FINISHES SHOULD BE FLAME-SPREAD RATING. PER TABLE 8-B U.B.C. (CODE REG., TIT.19.3.08, 3.21, CFC 2501.5)
- 9- COVE TILES AT ALL RESTROOM 6" AFF (U.O.N.) VERIFY W/ DESIGNER.
- 10- ALL FLOOR FINISH TRANSITIONS BETWEEN ROOMS TO OCCUR @ CENTER LINE OF DOOR (WHEN CLOSED).

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Revisions

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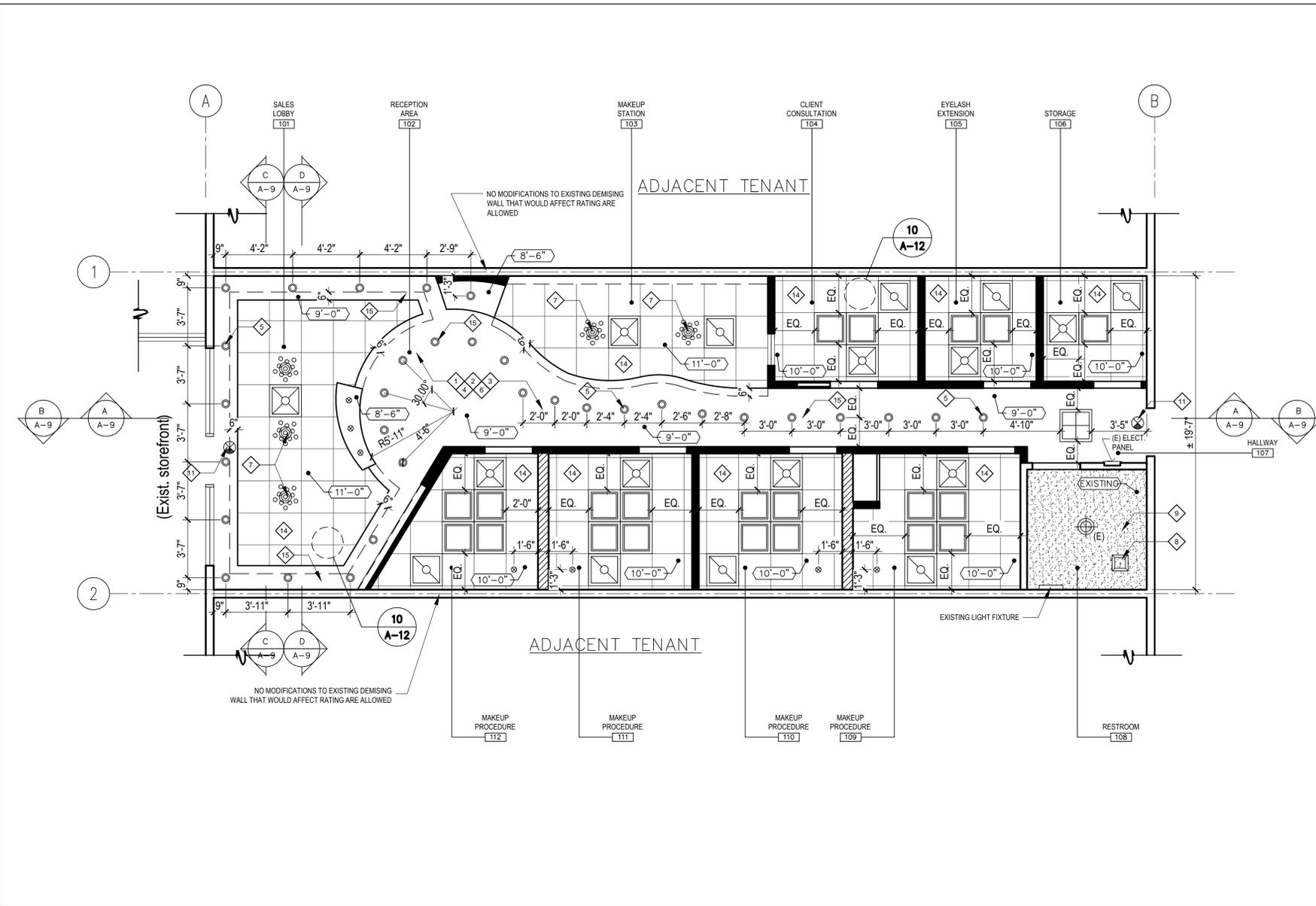


FINISH PLAN
Scale: 1/4"=1'-0"

A-7

Date: 05-19-13
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REFLECTED CEILING NOTES

1. SEE ELECTRICAL LIGHTING PLAN SCHEDULE FOR ADDITIONAL NOTES ON FIXTURE TYPE AND MOUNTING INFORMATION TO SUSPEND T-BAR CEILING SYSTEM.
2. FIRE SPRINKLER PIPING SHALL BE INSTALLED PARALLEL TO THE SUSPENDED T-BAR CEILING GRID SYSTEM. SPRINKLER HEADS SHALL BE CENTERED IN A.C. TILES.
3. INSTALLATION OF MAIN RUNNERS AND CROSS RUNNERS SHALL BE ATTACHED TO THE PERIMETER WALL AT ONE END OF THE RUNNERS PER DETAIL.
4. SUSPENDED CEILING INSTALLATION SHALL COMPLY WITH PROVIDED DETAIL AND SHALL CONFORM TO ASTM C636 AND SECTION 13.5.6 OF ASCE 7-05 AND SHALL BE A HEAVY DUTY T-BAR GRID SYSTEM. CBC 803.9.1705.3.4.3 AND 2506.2.1
5. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT CANDLE AT FLOOR LEVEL.
6. G.C. TO ALLOW FOR POSSIBLE NEW SEISMIC CODE REQUIREMENTS FOR EXISTING CEILING CEILING.

LANDLORD ROOFING NOTES

THE CONTRACTOR IS TO SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR OUTLETS, AND OTHER OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS.

ALL NEW COMMON DEDICATED OUTLETS SHALL BE IDENTIFIED BY A RED DOT.

REMOVE ALL FLOOR MONUMENTS PRIOR TO CARPET INSTALLATION. REMOVE COVER PLATES FROM ALL PREVIOUSLY CAPPED OUTLETS. ALL CAPPED OUTLETS ARE TO BE FLUSH WITH FLOOR SURFACE. REINSTALL AND RETRIM ALL MONUMENTS FOLLOWING CARPET INSTALLATION.

ALL OUTLETS ARE TO BE MOUNTED AT +15" A.F.F. TO CENTERLINE UNLESS OTHERWISE NOTED.

OUTLETS OR JUNCTION BOXES ARE NOT TO BE MOUNTED BACK TO BACK WITHIN THE SAME PARTITION CAVITY, OFFSET IN DIFFERENT STUD CAVITIES WITH A MINIMUM 24 INCH SEPARATION.

ALL TELEPHONE AND DATA OUTLETS SHALL HAVE 3/4" CONDUIT STUB UP SIX INCHES ABOVE CEILING ONLY UNLESS OTHERWISE NOTED. ALL CABLING IS REQUIRED TO BE TEFLON COATED OR OTHERWISE SHIELDED FOR PLENUM USE. ALL NEW TELEPHONE AND DATA OUTLETS SHALL BE INSTALLED WITH PULL WIRES TO FACILITATE INSTALLATION OF CABLE BY OTHERS.

SUPPLY AND INSTALLATION OF ALL CABLE AND EQUIPMENT IS N.I.C. BUT SHALL BE SCHEDULED AND COORDINATED BY THE CONTRACTOR UNDER THIS CONTRACT.

LEGEND

	GRID LINE FACE OF STUD, FACE OF MASONRY, CENTERLINE OF COL.		ELEVATION
	WALL SECTION DETAIL		2x2 RECESSED FLUORESCENT LIGHT FIXTURE (SECURITY LIGHT)
	DETAIL IDENTIFICATION		2x2 RECESSED FLUORESCENT LIGHT FIXTURE
	FLOOR		RECESSED SOFFIT LIGHT
	ROOM NAME ROOM NUMBER		HANGING LIGHT
	CEILING HEIGHT (ABOVE DATUM, U.O.N.)		AIR SUPPLY
	EXIT SYMBOL, SEE "FIRE NOTES"		AIR RETURN
	JUNCTION BOX		EMERGENCY EXIT LIGHT. SEE ELEC. DWGS. PROVIDE DIRECTIONAL ARROWS AS REQUIRED. EXIT SIGN - SHADED INDICATES SIGN FACE. EXIT SIGNS SHALL BE POWERED FROM SEPARATE SOURCES. TITLE 24, 1003.2.9.2.

KEYNOTES

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4. EXISTING CONSTRUCTION TO REMAIN, UNLESS OTHERWISE NOTED
5. NEW RECESSED CAN LIGHT.
6. G.C. MODIFY ALL REQUIRED FIRE LIFESAFETY EQUIPMENT TO BE CONNECTED TO EXISTING BUILDING FIRE LIFESAFETY SYSTEM PER NEW LAYOUT. PROVIDE PRICE TO INCLUDE DESIGN-BUILD ENGINEERED DRAWINGS, SUBMITTAL AND APPROVAL BY GOVERNING JURISDICTIONS.
7. NEW DECORATIVE CHANDELIER
8. EXISTING EXHAUST FAN IN RESTROOM.
9. EXISTING BUILDING STANDARD G.B. CEILING.
10. NEW LOW VOLTAGE L.E.D. LIGHTING IN BETWEEN THE CEILING GAP. G.C. TO PROVIDE ELECTRICAL CONNECTIONS.
11. EXISTING EXIT SIGN TO BE RELOCATED TO MATCH NEW LAYOUT.
12. NEW 2x2' RECESSED FLUORESCENT LIGHT FIXTURE
13. NOT USED
14. NEW T-BAR GRIDS SYSTEM. SEE DET. 10/A-12
15. NEW BUILDING STANDARD G.B. CEILING. SEE DET. 1/A-12
16. NEW AIR CURTAIN DEVICE THAT DELIVERS AN AIR VELOCITY OF AT LEAST 750 FT PER MINUTE, MEASURED 3 FEET ABOVE THE FLOOR AND COVER THE ENTIRE WIDTH OF THE DOOR. SEE MECHANICAL DRAWINGS.
17. ALL EQUIPMENT & MATERIAL VISIBLE THROUGH THE CEILING MATERIAL AND OPENING AROUND THE LIGHT FIXTURES SHALL BE PAINTED.

- ALL ABANDONED ROOFTOP EQUIPMENT WILL BE REMOVED AND ANY ASSOCIATED PLATFORMS, CURBS, ETC. WILL BE REMOVED FROM THE ROOF DECK. ROOF TO BE PATCHED AS NECESSARY.
- EQUIPMENT, EXHAUST FANS AND UTILITY VENTS CANNOT BE HIGHER THAN THE PARAPET WALL IN THE ROOF WELL AREA.
- EQUIPMENT AND VENTS CAN ONLY BE INSTALLED INSIDE THE ROOF WELL AREA.
- ELECTRICAL CONDUIT AND CONDENSATE DRAIN LINES MUST IMMEDIATELY PENETRATE ROOF AND RUN ALONG THE UNDERSIDE OF THE ROOF STRUCTURE. ALL CONDENSATE DRAINS MUST RUN INSIDE TENANT'S PREMISES AND DRAIN TO EITHER A FLOOR SINK OR MOP-SINK INSIDE THE TENANT'S PREMISES.
- FIRE SPRINKLER HEADS AT HARD LID LOCATIONS SHALL BE RECESSED WITH COVERS TO MATCH THE CEILING COLOR.
- IF A CEILING ACCESS PANEL IS REQUIRED, TENANT IS REQUIRED TO USE THE STYLE MARK DRYWALL CEILING ACCESS DOOR (WWW.INTERSOURCECO.COM).

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Revisions

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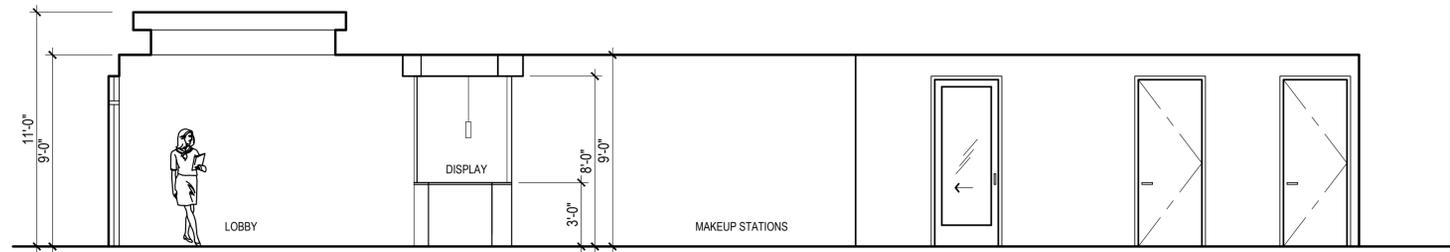
CEILING PLAN
Scale: 1/4"=1'-0"

A-8

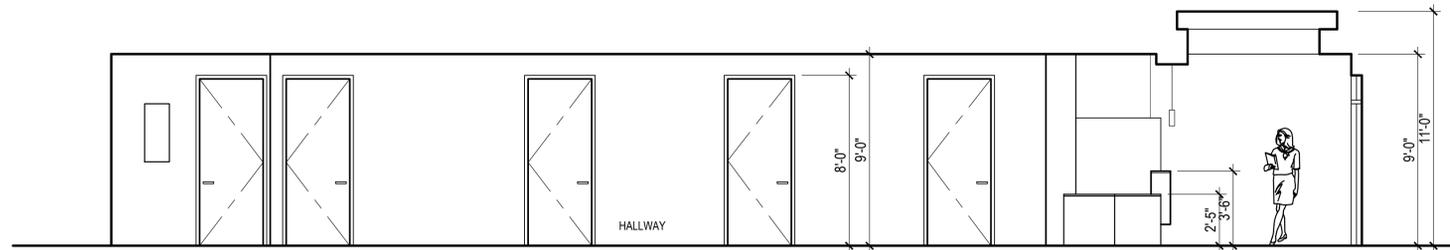
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Scale : As Noted

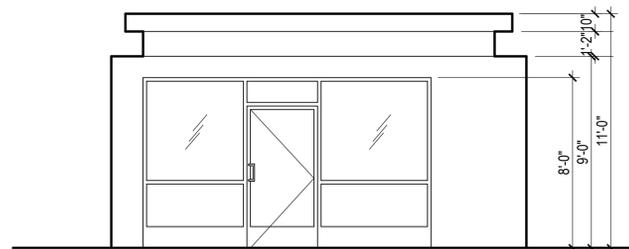
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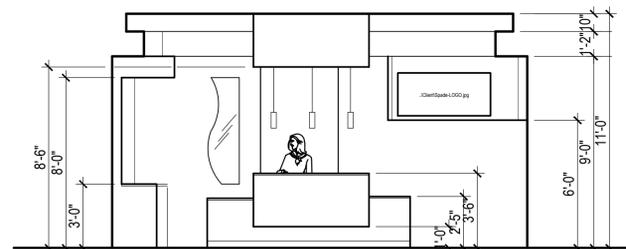
ELEVATION A



ELEVATION B

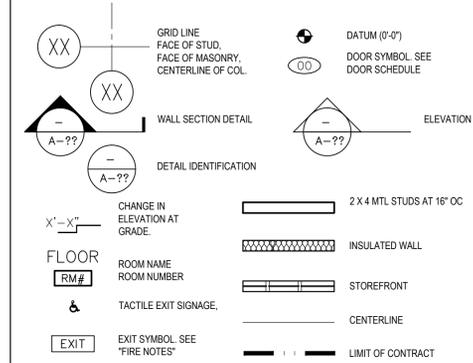


ELEVATION C



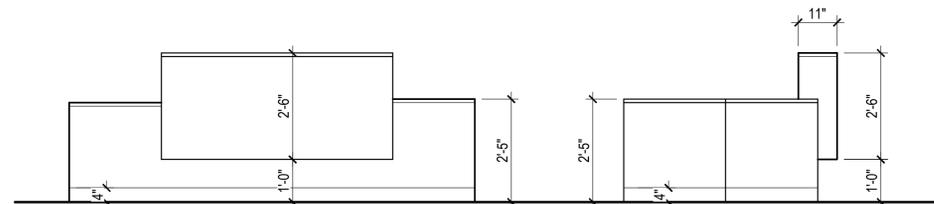
ELEVATION D

LEGEND

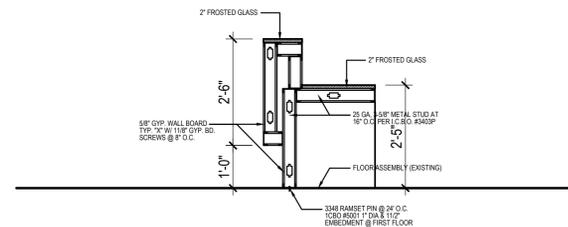


ELEVATIONS

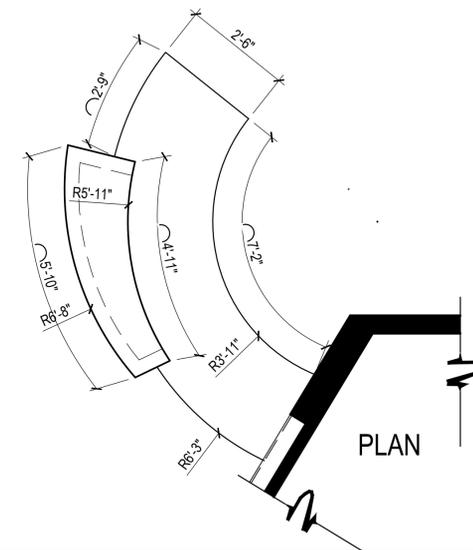
1



ELEVATIONS



SECTION



PLAN

RECEPTION DESK

2

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Revisions

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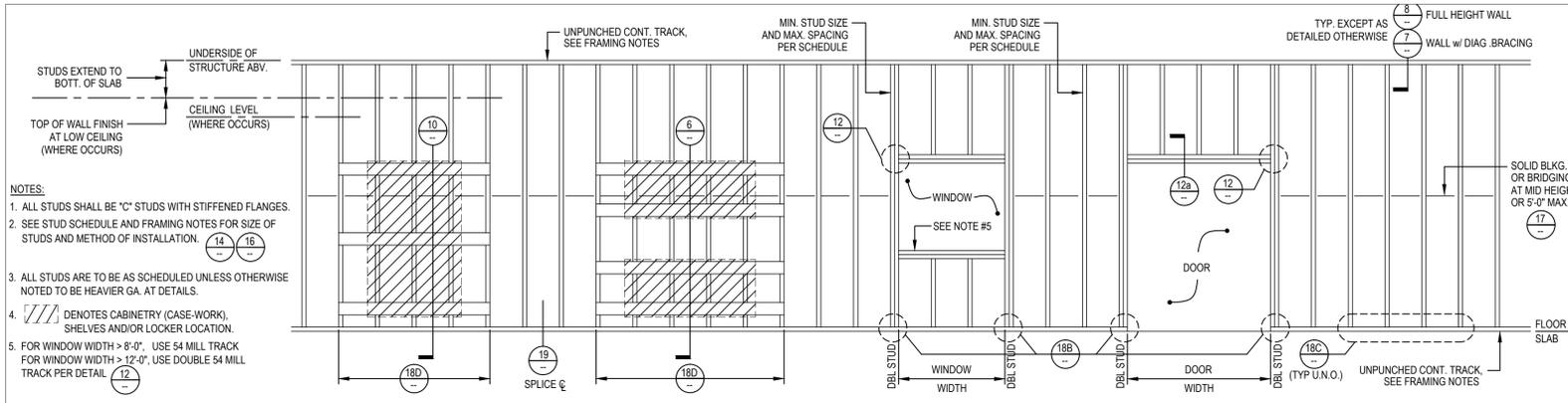


ELEVATIONS
Scale: 1/4"=1'-0"

A-9

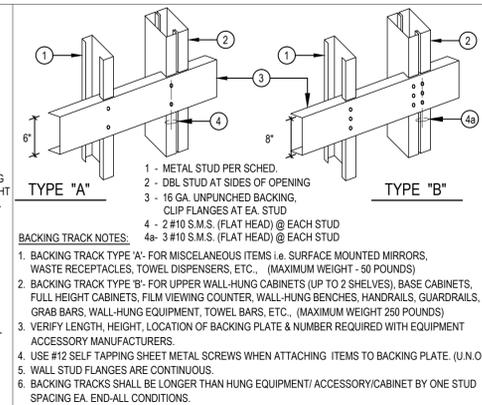
Date: 05-19-13
Project No: Spade-13
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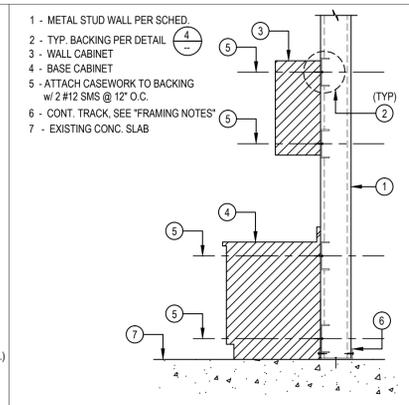
METAL STUD WALL FRAMING ELEVATION

SCALE N.T.S.



BACKING TRACK

SCALE N.T.S.



CABINET INSTALLATION

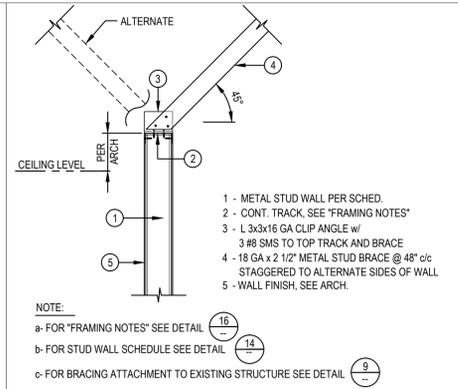
SCALE N.T.S.

GENERAL COLD-FORMED NOTES:

- METAL STUD EFFECTIVE PROPERTIES ARE:
F_y=50ksi for 66 AND 54 MIL SECTIONS.
F_y=33ksi for 43 AND 33 MIL SECTIONS.
- THE STEEL STUD MANUFACTURERS ASSOCIATION STANDARDS ARE USED IN THIS PACKAGE. ANY MANUFACTURER WHOSE PRODUCT GEOMETRIES MEETS OR EXCEEDS SSMA STANDARDS ARE ACCEPTABLE. SEE TABLES BELOW FOR SSMA NOMENCLATURE. (ICBO ER-4943P) 362 S 162 33
- ALL MISCELLANEOUS STEELS SHALL CONFORM TO THE FOLLOWING:
20 TO 18 GAUGE - 33 KSI MIN. YIELD
16 TO 10 GAUGE - 50 KSI MIN. YIELD
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED LIGHT GAUGE WELDERS, CERTIFIED FOR ALL APPROPRIATE DIRECTIONS PER LATEST EDITION OF AWS D.13. WELDING RODS SHALL CONFORM TO THE FOLLOWING:
18 GA. AND LIGHTER SHEET TO SHEET - E60XX
16 GA. AND HEAVIER SHEET TO SHEET - E70XX OR E6013
- SPECIFIED FASTENERS MUST BE USED UNLESS NOTIFIED IN WRITING AS TO ACCEPTABLE SUBSTITUTES. SPECIAL INSPECTION SHALL BE USED WHERE REQUIRED.
- ALL CALCULATED STUD PROPERTIES, PER 1996 AISI SPECIFICATION, ARE BASED ON THE FOLLOWING THICKNESS TABLE:
- LATERAL BRIDGING FOR STEEL STUD IS REQUIRED WHEN DRYWALL OR SHEATING DOES NOT CONTINUE FULL HEIGHT OF STUDS. LATERAL BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OTHERWISE OR SHOWN SPECIFICALLY ON PLANS.

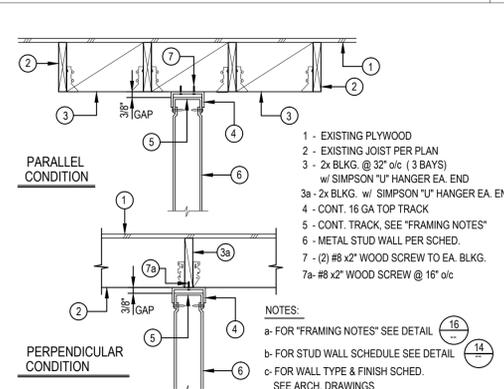
FRAMING NOTES:

- STUD SIZE AND SPACING SHOULD BE PER STUD WALL SCHEDULE.
- ALL STUDS SHALL HAVE FULL BEARING ON BOTTOM TRACK.
- ALL STUDS TO UNDERSIDE OF STRUCTURE, UNLESS OTHERWISE NOTED ON PLANS OR SHOWN ON DETAILS.
- TEMPORARY BRACING REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- FASTENERS FOR ALL STUD TO TRACK, STUD TO STUD OR TRACK TO TRACK CONNECTIONS ARE HILTI KWIK-PRO SELF DRILLING SCREWS AS FOLLOW: (U.N.O.) (ICC-ES ESR-2196)
9a) FOR 43 MIL AND LIGHTER: MIN. #8-18x3/4"
9b) FOR 54 MIL AND HEAVIER: MIN. #10-16x3/4"
- ALL STEEL STUDS, CHANNELS, AND TRACKS TO BE SAME GAUGE U.N.O.
- ALL TRACKS TO BE SAME GAUGE AS STUDS OR JOIST FRAMING TO THEM UNLESS THICKER GAUGE REQUIRED AS NOTED BELOW OR NOTED OTHERWISE:
A) PERIMETER WALLS = 54 MIL MIN.
B) WELDED TO TUBES = 43 MIL MIN.
- ALL STUDS SUPPORTING DBL JOIST TO BE 54 MIL.
- ALL PARTITIONS SUPPORTING ANY OF THE FOLLOWING ITEMS SHALL BE 54 MIL:
A) HUNG CABINETS
B) FREE STANDING CABINETS AND EQUIPMENT TALLER THAN 36" ANCHORED TO WALL.
- DOUBLE STUDS AT SIDES OF OPENINGS SHALL NOT BE CUT FOR MECHANICAL OR ELECTRICAL SYSTEMS.
- STUDS SHALL NOT BE SPICED EXCEPT AT THE POINT OF LATERAL SUPPORTS. KEEP APPROX. 1/4" GAP BETWEEN TOP OF STUDS AND TOP CONTINUOUS TRACK TO ALLOW FOR VERTICAL MOVEMENT DUE TO DEFLECTION.
- BOTTOM TRACK FASTENERS (UNLESS NOTED OTHERWISE):
13a) 0.145" DIA. X .DN1 x 1 1/2" LONG HILTI POWER-DRIVEN FASTENERS (ICC-ES ESR-1663)
13b) 1/4" DIA. HILTI KWIK BOLT 3 (KB3) CONCRETE ANCHOR (ICC-ES ESR-2302)
13c) SPACING: 32" O.C. MAX. AND 6" MAX. FROM ENDS.
13d) FASTENERS SHALL NOT BE DRIVEN OR PLACED UNTIL CONCRETE HAS SET 14 DAYS MIN. AND SHALL NOT BE PLACED CLOSER THAN 3" TO THE EDGE OF CONCRETE.
- PROVIDE U.L. LISTED FIRE STOPPING MATERIAL AT ALL PENETRATIONS IN RATED PARTITIONS. WORK TO BE PROVIDED BY THE TRADES REQUIRING SUCH PENETRATIONS THROUGH RATED ASSEMBLIES.
- PROVIDE LISTED FIRE STOPPING MATERIAL & SMOKE-TIGHT JOINTS AT REQUIRED FIRE RATED ASSEMBLIES TERMINATING AT DECK
- SEE WALL TYPES AND FINISH SCHEDULE FOR FIRE RATING AND SOUND (STC) REQUIREMENTS.
- DO NOT ATTACH TOP OF STUDS TO TOP CONTINUOUS TRACK EXCEPT AS SHOWN ON DETAILS. THE PURPOSE OF THESE DETAILS IS TO ALLOW FOR VERTICAL MOVEMENT DUE TO DEFLECTION.



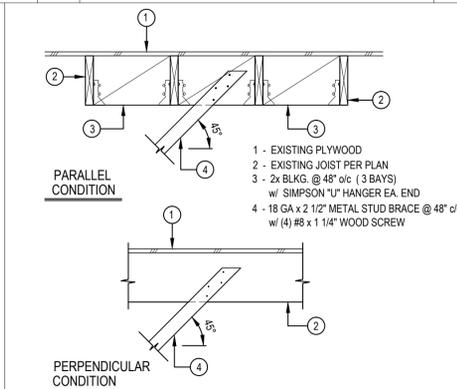
STUD WALL W/ DIAGONAL BRACING

SCALE N.T.S.



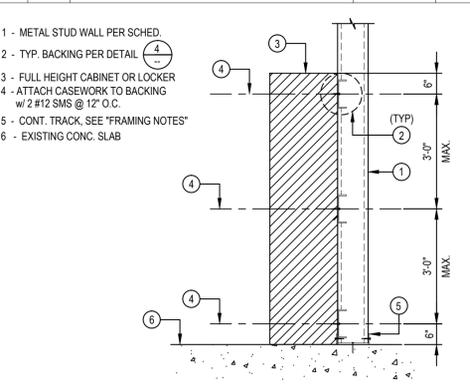
FULL HEIGHT STUD WALL

SCALE N.T.S.



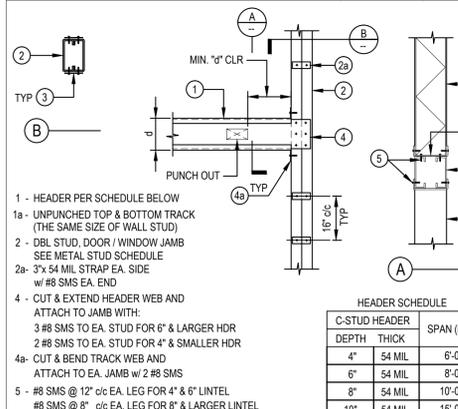
DIAGONAL BRACING

SCALE N.T.S.



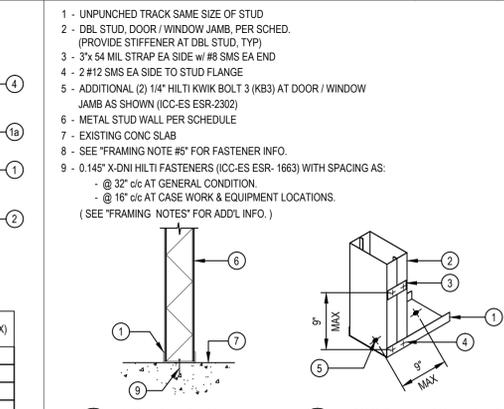
CABINET INSTALLATION

SCALE N.T.S.



HEADER SCHEDULE

SCALE N.T.S.



NON-BEARING WALL

SCALE N.T.S.

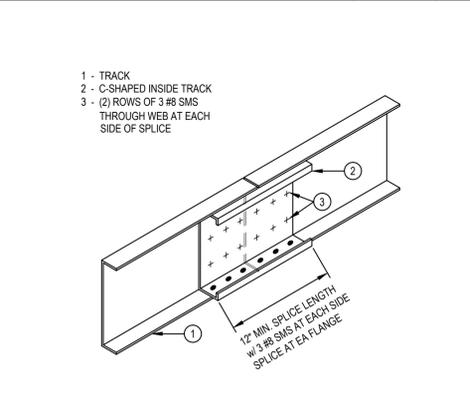
MAXIMUM HEIGHT FOR NON-BEARING INTERIOR STEEL STUDS (L/240, PSF)

TYPE	GAUGE	SPACING			
		33 MIL	43 MIL	54 MIL 50 KSI	68 MIL 50 KSI
362S125-	12"	17'-10"	19'-7"	21'-2"	21'-10"
	16"	16'-5"	18'-0"	19'-7"	20'-0"
	24"	14'-9"	16'-3"	17'-8"	17'-8"
600S125-	12"	26'-9"	30'-7"	32'-6"	34'-8"
	16"	24'-6"	28'-3"	30'-0"	32'-0"
	24"	21'-7"	25'-7"	27'-0"	28'-9"

ICBO ER-4943P

WALL SCHEDULE

SCALE N.T.S.



TRACK SPLICE

SCALE N.T.S.

NOTES

SCALE N.T.S.

BLOCKING / BRIDGING DETAIL

SCALE N.T.S.

WALL ANCHORAGE

SCALE N.T.S.

BOTTOM TRACK SPLICE

SCALE N.T.S.

WALL CONNECTION

SCALE N.T.S.

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Revisions

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66139
6-30-14
CIVIL
STATE OF CALIFORNIA

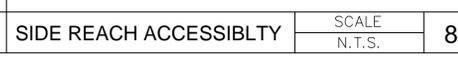
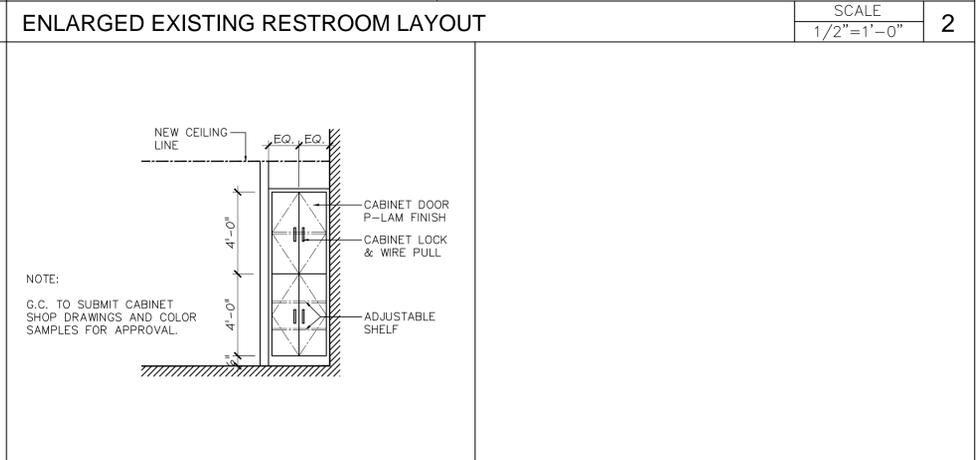
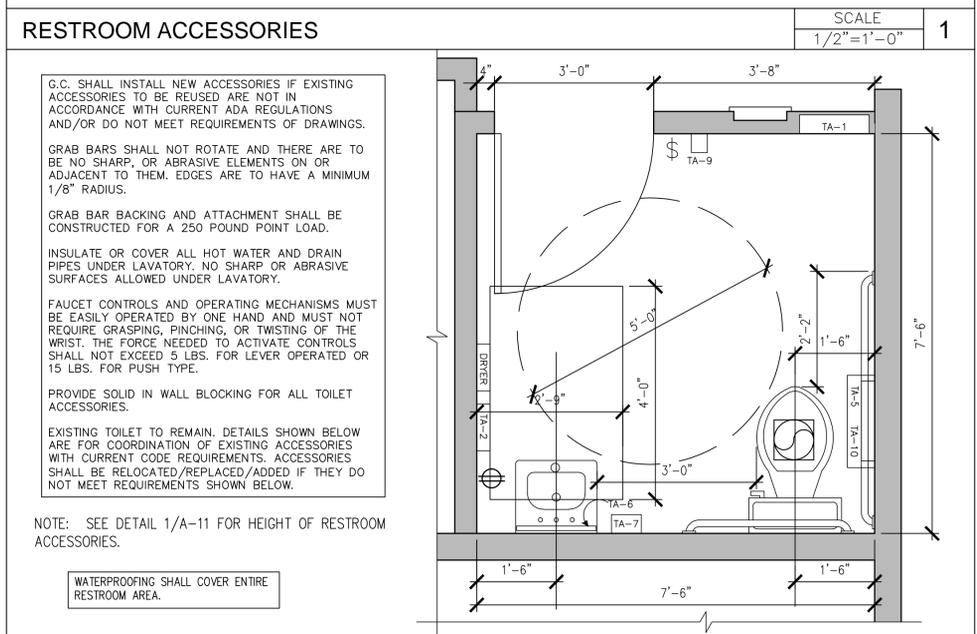
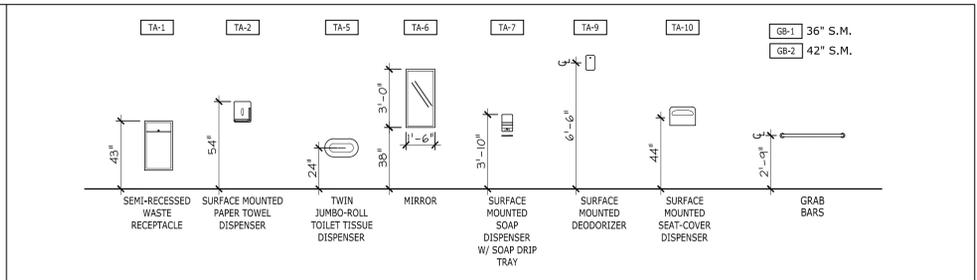
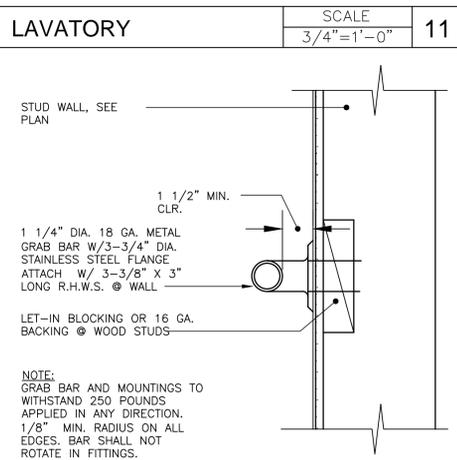
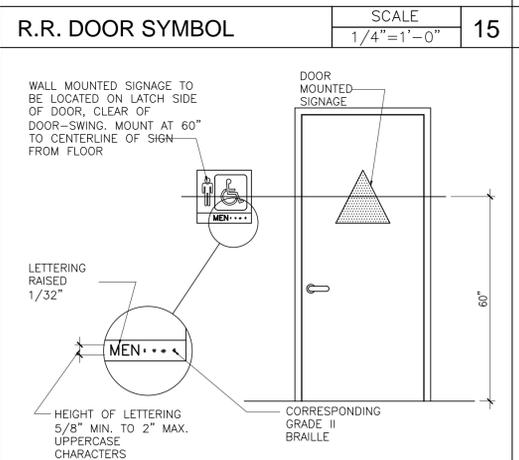
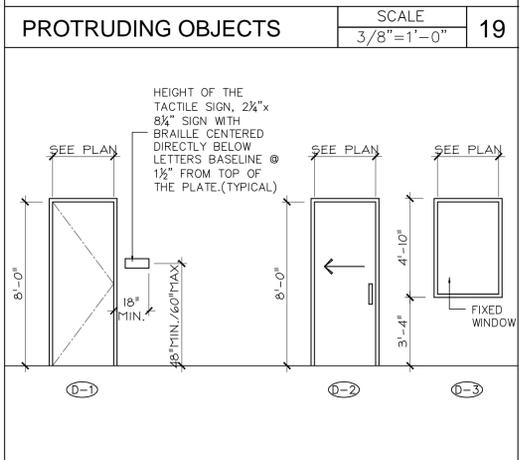
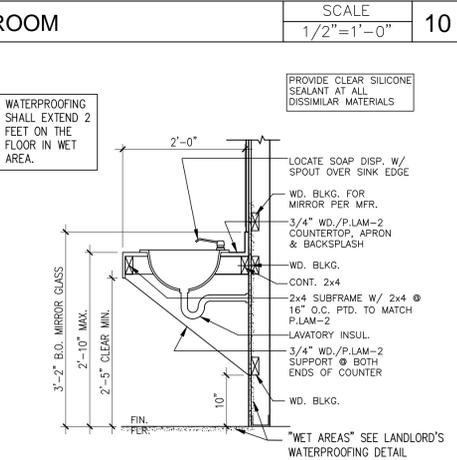
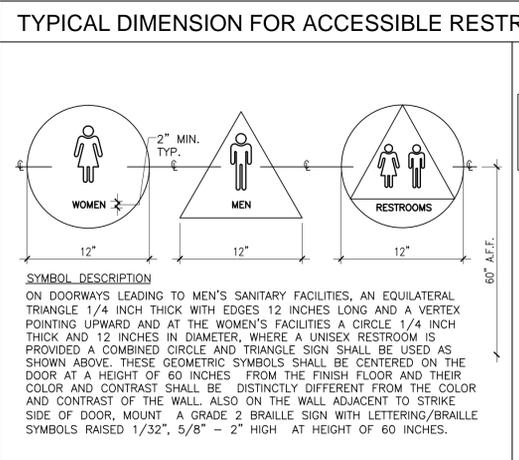
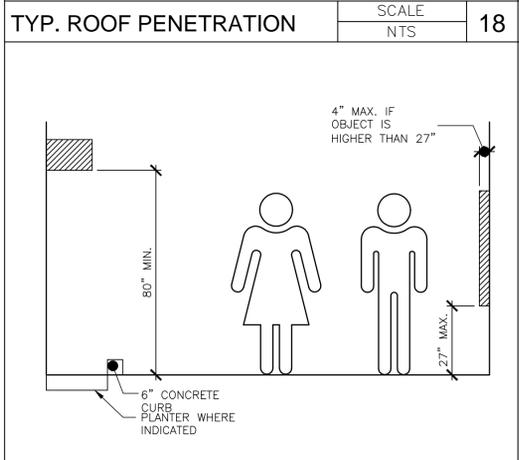
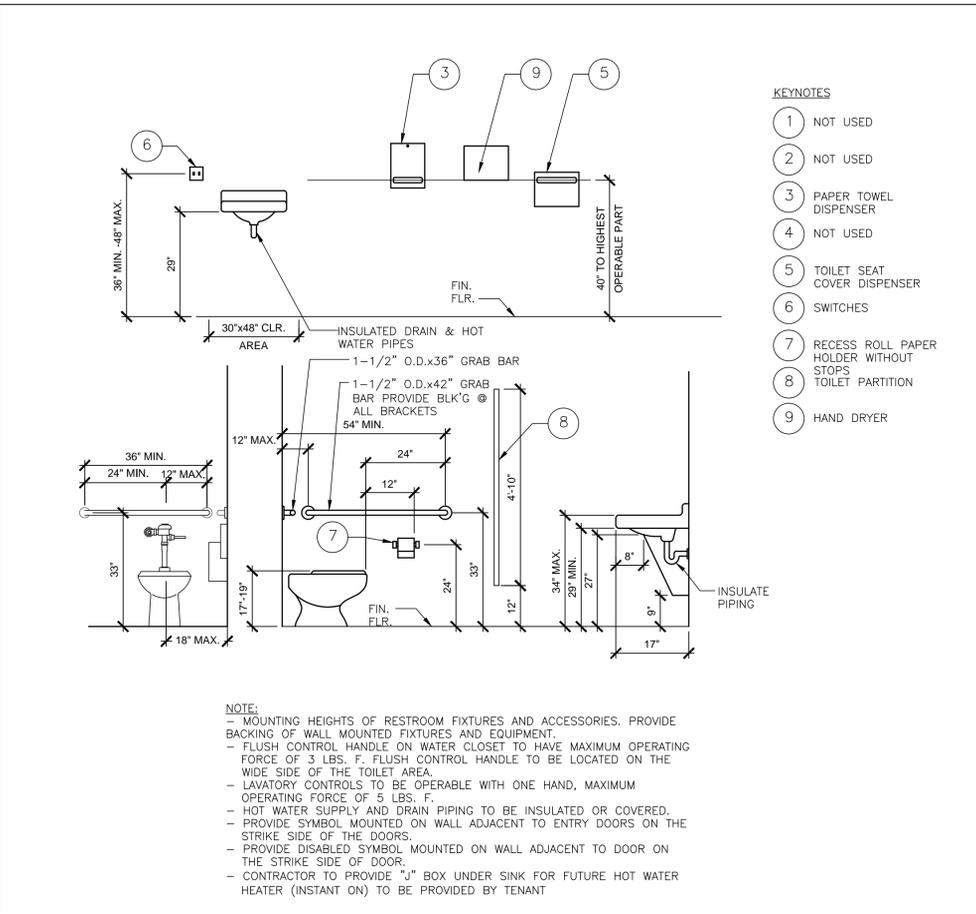
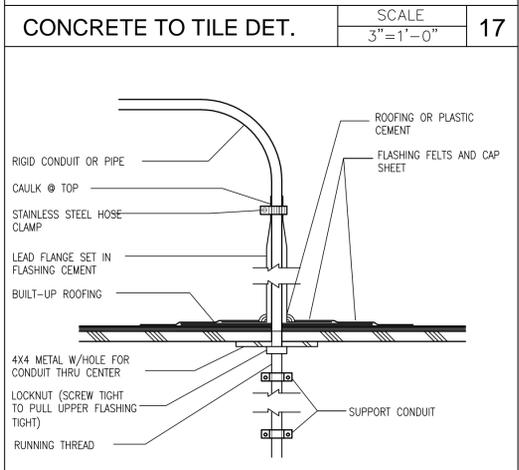
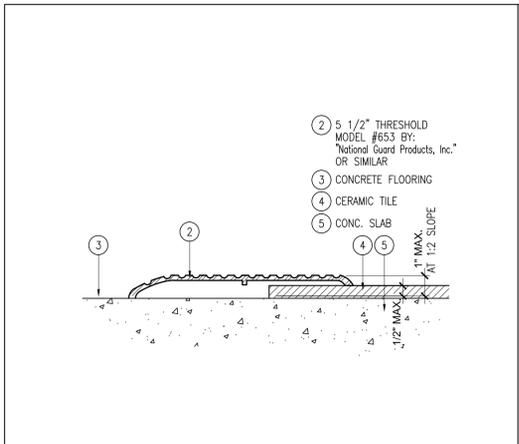
Standard Details

Scale: NTS

A-10

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Revisions
① 00-00-00
② 00-00-00
③ 00-00-00

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Newport Beach, CA



SITE PLAN & DETAILS
Scale: AS SHOWN
A-11
Date: 05-19-13
Project No: Spade-13
Scale: As Noted

MECHANICAL GENERAL NOTES

MECHANICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES AND SHALL WORK HARMONIOUSLY TO MEET PROJECT COMPLETION DATE.

INTERFERENCES OR OBSTRUCTIONS BETWEEN TRADES OCCURRING DURING CONSTRUCTION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND ALL WORK SHALL CEASE IN THAT AREA UNTIL RESOLVED BY THE ENGINEER AND/OR ARCHITECT.

ALL WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES.

THE MECHANICAL CONTRACTOR MUST VERIFY AND COORDINATE ALL FLOOR, WALL, AND ROOF OPENINGS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF EQUIPMENT AND DUCTWORK. SEE STRUCTURAL DRAWINGS. ALL OPENINGS, PATCHING, ETC., AND WATERPROOFING BY GENERAL CONTRACTOR.

MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT TAKE-OFFS TO INDIVIDUAL CEILING DIFFUSERS, REGISTERS, AND GRILLES.

THE AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION AND PAYMENT OF ALL PERMITS AND INSPECTIONS REQUIRED AND RELATED FEES FOR THIS INSTALLATION. ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES.

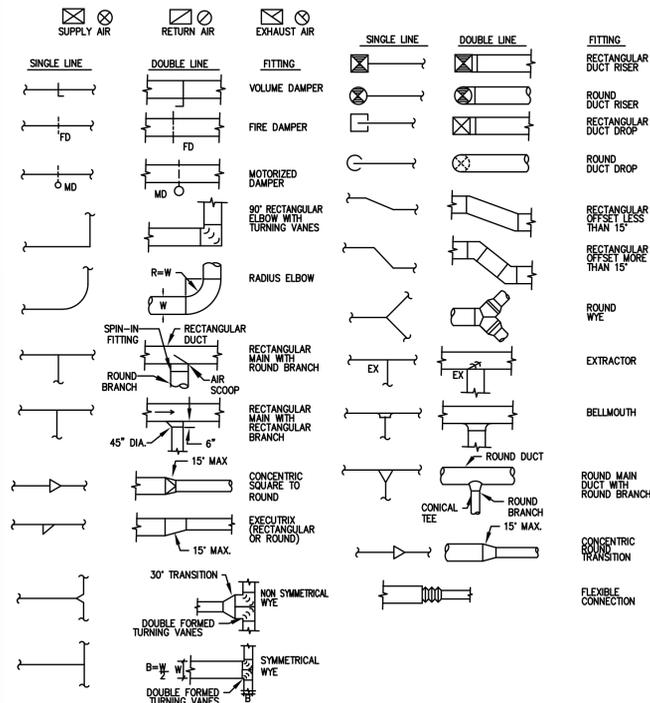
THESE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO REPRESENT THE ACTUAL SITE CONDITIONS. CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO COMMENCING WORK, DO NOT SCALE THESE PLANS, REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSION AND SCALES.

SHEET METAL DUCT WORK SHALL BE GALVANIZED STEEL SHEET OF THICKNESS AS RECOMMENDED, CONSTRUCTED AND DETAILED IN LATEST SMACNA CONSTRUCTION STANDARDS..

AIR OUTLET SCHEDULE

UNIT	TYPE	MODEL	ACCESSORIES (NECK SIZE SHALL MATCH ROUND DUCT SIZE SERVING DEVICE IN-TBAR CLG (24X24 FACE SIZE) FRAME SHALL MATCH CEILING TYPE (IE: T-BAR OR HARD) PROVIDE OBD IN AIR OUTLET DEVICE WHEN INSTALLED IN HARD CEILING.
CD-1	CEILING DIFFUSER	PRICE SMCD	ALUMINUM, ADJUST MODULER CORE TO MATCH FLOOR PLAN.
CD-2	CEILING DIFFUSER	PRICE SMCD	ALUMINUM WITH 4 WAY BLOW.
CD-3	CEILING DIFFUSER	PRICE ARCD	ALUMINUM W/OBD
CG	CEILING GRILLE	PRICE SERIES 630	ALUMINUM 24"x24"
EG	EXHAUST GRILLE	PRICE 630DAL	ALUMINUM, SIZE PER FLOOR PLAN
EG-4	EXHAUST GRILLE	PRICE SGS	STEEL, SIZE PER FLOOR PLAN
RG	RETURN GRILLE	PRICE SERIES 630	ALUMINUM, SIZE PER FLOOR PLAN
TG	TRANSFER GRILLE	PRICE SERIES 81	ALUMINUM, SIZE PER FLOOR PLAN
SG	SUPPLY AIR GRILLE	PRICE 820	ALUMINUM, DOUBLE DFELECTION
SR	SUPPLY AIR REGISTER	PRICE 620D	ALUMINUM, DOUBLE DEFLECTION & OBD
ER-1	EXHAUST REGISTER	PRICE 630DAL	ALUMINUM (8"x8")
ER-2	EXHAUST REGISTER	PRICE 630DAL	ALUMINUM (10"x10")
ER-3	EXHAUST REGISTER	PRICE 630DAL	ALUMINUM (14"x14")
ER-4	EXHAUST REGISTER	PRICE 630DAL	ALUMINUM (16"x12")

NECK SIZE IS SAME AS DUCT SIZE



MECHANICAL LEGEND

A	AMPERES, AUTO	KBH	THOUSAND BTUS PER HOUR
AAV	AUTOMATIC AIR VENT	KW	KILOWATT
AB	ANCHOR BOLT	KWH	KILOWATT-HOUR
AC	ALTERNATING CURRENT	L	ANGLE
ACCA	AIR CONDITIONING CONTRACTORS OF AMERICA	LAT	LEAVING AIR TEMPERATURE
A.G.	ABOVE GRADE	LBS	POUNDS
AHU	AIR HANDLING UNIT	LP	LOW POINT
AI	ANALOG INPUT	LWT	LEAVING WATER TEMPERATURE
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS	M	MOTOR
ALLOW	ALLOWABLE	MA	MIXED AIR
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MCC	MOTOR CONTROL CENTER
AO	ANALOG OUTPUT	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MMBH	MILLION BTUS PER HOUR
AWS	AMERICAN WELDING SOCIETY	MS	MOTOR (MAGNETIC) STARTER
BDD	BACKDRAFT DAMPER	N	NORTH, NEW
BF	BLIND FLANGE	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
BFV	BUTTERFLY VALVE	N.C.	NORMALLY CLOSED
B.G	BELOW GRADE	N.O.	NORMALLY OPEN
BTU	BRITISH THERMAL UNIT	NO	NUMBER
BTUH	BRITISH THERMAL UNIT PER HOUR	O	OFF
C/C	COILING COIL	O.C.	ON CENTER
CCR	CALIFORNIA CODES AND REGULATIONS	OPER	OPERATING
CCV	COOLING CONTROL VALVE	OPNG	OPENING
CD	CEILING DIFFUSER	OSA	OUTSIDE AIR
CF	CUBIC FEET	P	PUMP, PRESSURE
CFM	CUBIC FEET PER MINUTE	PAR	PARAGRAPH
CHW	CHILLED WATER	PD	PRESSURE DROP
CHWR	CHILLED WATER RETURN	PDE	PRESSURE DIFFERENTIAL
CHWS	CHILLED WATER SUPPLY	PE	PRESSURE ELEMENT
CIRC	CIRCUMFERENCE	PH	PHASE
CLG	COILING	PI	PRESSURE INDICATOR
CLR	CLEAR	POC	POINT OF CONNECTION
CO	CLEANOUT	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONST	CONSTRUCTION	PSIG	POUNDS PER SQUARE INCH GAUGE
CONT	CONTINUATION	PVC	POLYVINYL CHLORIDE
COP	COEFFICIENT OF PERFORMANCE (BTU OUTPUT/BTU INPUT)	Q	FLOW RATE
CPA	CONTROL POINT ADJUST. (4-20 MA)	R	RADIUS
CR	CONDENSATE RETURN	RA	RETURN AIR
CUR	CURRENT TRANSDUCER (W/ 4-20 MA)	RAD	RADIUS
CWR	CONDENSING WATER RETURN	RD	ROOF DRAIN
CWS	CONDENSING WATER SUPPLY	RED	REDUCER
D	DRAIN	REIN	REINFORCING
DB	DRY BULB	REQ'D	REQUIRED
DC	DIRECT CONNECT	RG	RETURN GRILLE
DCW	DOMESTIC COLD WATER	RR	REFRIGERANT RELIEF PIPING
DDC	DIRECT DIGITAL CONTROL	RS	REFRIGERANT SUCTION
DET	DETAIL	RLA	REACTIVE LOAD AMPERES
DHW	DOMESTIC HOT WATER	RPM	REVOLUTIONS PER MINUTE
DI	DIGITAL INPUT	S	SOUTH
DIA	DIAMETER	SA	SUPPLY AIR
DL	DEMAND LIMIT (4-20 MA)	SD	SANITARY DRAIN
DO	DIGITAL OUTPUT	SECT	SECTION
DP	DIFFERENTIAL PRESS. (4-20 MA)	SHT	SHEET
DTF	DOWN THROUGH FLOOR	SIM	SIMILAR
DWG	DRAWING	SL	SLOPE
DX	DIRECT EXPANSION	SM	SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOC.
E	EAST, EXISTING	SPEC	SPECIFICATION
EA	EACH, EXHAUST AIR	SPCD	STATIC PRESSURE CONTROL DAMPER
ECD	ECONOMIZER CONTROL DAMPER	SS	STAINLESS STEEL
EAT	ENTERING AIR TEMPERATURE	S/S	START/STOP
EER	ENERGY EFFICIENT RATIO (BTU OUTPUT/WATT INPUT)	SR	SUPPLY REGISTER
ELEV	ELEVATION	STD	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EWT	ENTERING WATER TEMPERATURE	STM	STEAM
EXIST	EXISTING	SV	SOLENOID VALVE
EXH	EXHAUST	T	TREAD, TANK, THERMOSTAT
EXP	EXPANSION	TCV	TEMPERATURE CONTROL VALVE
F	FAN	TE	TEMPERATURE ELEMENT
FD	FLOOR DRAIN	TI	TEMPERATURE INDICATOR
FE	FLOW ELEMENT	T&PRV	TEMP. & PRESS. RELIEF VALVE
FI	FLOW INDICATOR	TT	TEMP. TRANSMITTER (4-20 MA)
F&I	FURNISH AND INSTALL	TWR	TOWER
FIN	FINISHED	TYP	TYPICAL
FLA	FULL LOAD AMPERES	U	UP THROUGH ROOF
FLR	FLOOR	V	VOLT, VOLTAGE
FLT	FAULT	VAC	VOLTS ALTERNATING CURRENT
FT	FOOT, FEET	VAV	VARIABLE AIR VOLUME
°F	DEGREES FAHRENHEIT	VDC	VOLTS DIRECT CURRENT
GAGE	GAGE	VERT	VERTICAL
GALV	GALVANIZED	VFD	VARIABLE FREQUENCY DRIVE
GEN'L	GENERAL	VTR	VENT THRU ROOF
GPM	GALLONS PER MINUTE	W	WEST
H	HAND	W/	WITH
H/C	HEATING COIL	HTG	HEATING
HCV	HEATING CONTROL VALVE	WMS	WIRE MESH SCREEN
HHW	HEATING HOT WATER	WT	WATERTIGHT, WEIGHT
HHWR	HEATING HOT WATER RETURN	X	CROSS
HHWS	HEATING HOT WATER SUPPLY	Y	Y
HORIZ	HORIZONTAL	Z	Z
HP	HIGH PRESSURE, HEAT PUMP, HORSEPOWER, HIGH POINT		
HS	HAND SWITCH		
HT	HEIGHT		
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
HX	HEAT EXCHANGER		
HZ	HERTZ		
ID	INSIDE DIAMETER		
I.E.	THAT IS		
IN	INCH, INCHES		
IP	CURRENT TO PNEUMATIC TRANSDUCER (4-20 MA INPUT, 3-15 PSIG OUTPUT)		

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Revisions

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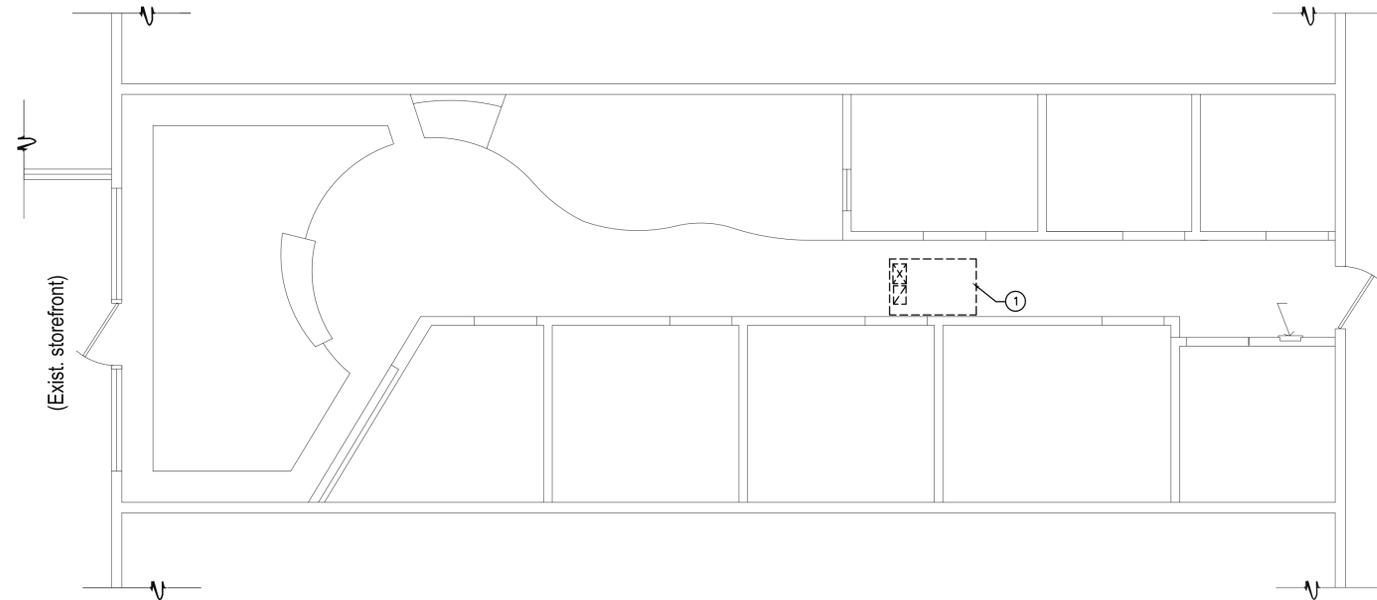
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MECHANICAL NOTES, LEGEND
SCHEDULES AND DETAILS

MO.1

Date: 05-29-13
Project No: Spade-13
Scale : As Noted



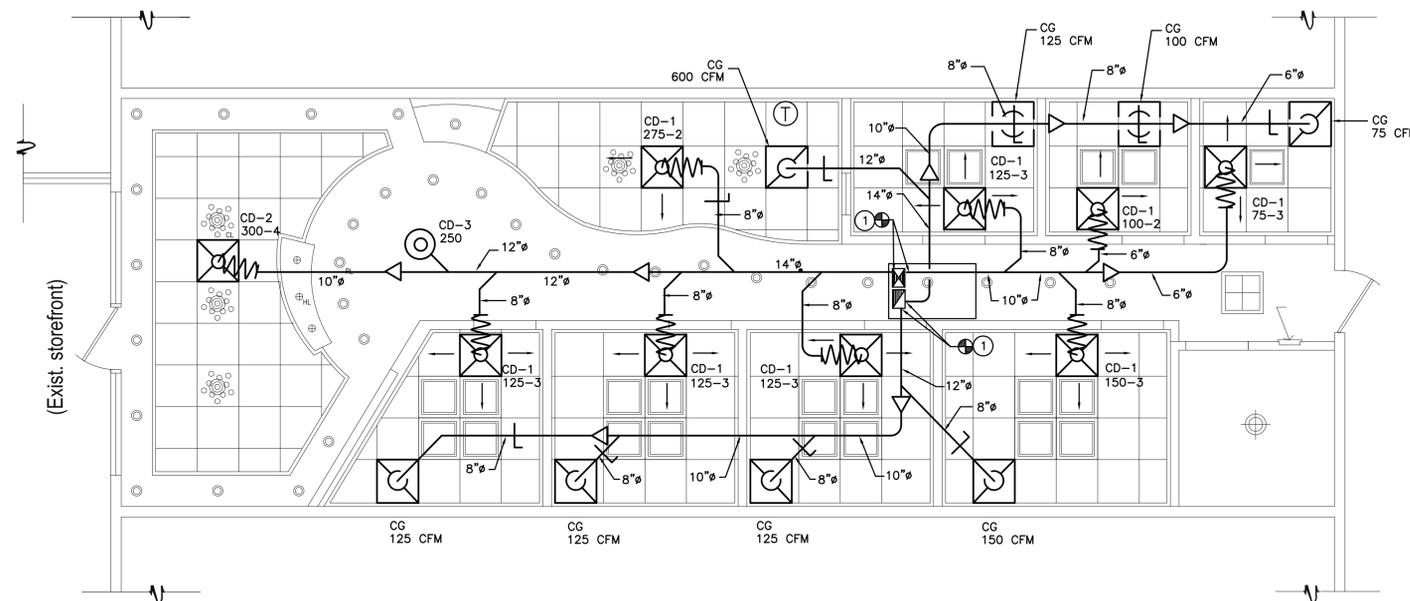
DEMOLITION NOTES:

- ① DEMO EXISTING HVAC DUCTING, GRILLES, ETC.

MECHANICAL DEMOLITION PLAN

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

①



CONSTRUCTION NOTES:

- ① POC WITH EXISTING AC UNIT DROPS FROM ROOF, FIELD VERIFY EXACT LOCATION.

MECHANICAL FLOOR PLAN

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

②

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

M1.0



Date: 05-29-13
Project No: Spade-13

Scale : As Noted

HVAC SPECIFICATIONS:

SECTION 15010

BASIC MECHANICAL REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Basic HVAC Requirements specifically applicable to Division 15 Sections.

1.2 SCOPE OF WORK

A. Work Included:

1. Coordinate the work in this Division with all trades.
2. Verify all dimensions in the field.
3. Construction drawings, coordination, and "As-Built" drawings.
4. Complete system of low pressure ductwork, flexible ducts for exhaust air system.
5. Testing and balancing of HVAC air system.

B. Related Work Specified Elsewhere And Provided By Others.

1. Fire smoke protection including smoke and/or fire detectors related with HVAC.

2. Concrete work of any type, and cutting and patching of roofs.

3. Fire rated walls and penetration.

4. Access panels, other than duct access panels.

5. Painting, except as specifically noted.

6. x

7. Life safety systems, coordination and design.

8. All electrical conduit.

9. All electrical wiring and connections for 110v and above.

10. All disconnects.

1.3 ORDINANCE, CODES AND REGULATION

A. The work of this Division shall be performed in accordance with the applicable requirements of all legal authorities having jurisdiction, which shall include all local ordinances and codes, safety orders, and the requirements of the local and State Fire Marshal, in force and current at the time of entering into the agreement.

B. State and local taxes that are legislated at the time of entering into the agreement are included in this contract.

1.4 PERMITS AND INSPECTIONS

A. Obtain all permits, (fees by owner) inspections, required by all legal authorities and agencies having jurisdiction for the work of this Division. The certificates of all such permits and inspections shall be delivered to the Job Site and posted immediately upon issuance.

1.5 DRAWINGS

A. The drawings indicate HVAC work required for a complete and proper HVAC installation. Additional items may be required and shall be provided by contractor.

1. For purposes of clearness and legibility, the construction drawings may be diagrammatic and although the size and location of the equipment shall be indicated to scale wherever possible, the Contractor shall make use of all of the data in all of the contract documents and continuously verify this information in the field as the work progresses.

2. The drawings shall indicate the required size and location of equipment, pipe and duct location, size, and points of termination and the number and size thereon, and lay out the proper routes to conform to the structure, avoid obstructions and preserve clearances and headroom.

B. Verification of dimensions: The Contractor shall ascertain where all equipment rooms, shafts and equipment spaces have been planned for his use by the Architect and alert the architect prior to start of construction of any problems.

C. The HVAC drawings shall be in conformance with the intent of the architectural and structural drawings in the representation of the general construction work. The HVAC Contractor shall make his shop drawings available to all other trades to coordinate the HVAC work with other work on the project.

D. The construction (shop) drawings shall contain the following information:

E. "As-Built" drawings: A set of HVAC prints shall be maintained at the job site during construction specifically to record all changes and deviations from the set of drawings as issued for construction. At the completion of work, the HVAC drawings will be modified to include all changes and a final issue of one set of mylar "As-Built" drawings will be turned over to the Owner's Representative.

1.6 SUBMITTALS

A. Reference all listing to the specification's article to which each is applicable.

B. Submit on all materials and equipment, even if same is as specified, or shown on the Drawings.

C. Include complete catalog information, such as construction, curves, capacities, etc., as applicable.

D. Shop drawings shall be submitted in complete groups of materials as much as possible, and each item of material submitted shall be initialed by the contractor as verification that the submittal has been reviewed in detail, and is in fact the contractor's choice of

material.

E. Copies of each submittal shall be delivered to General Contractor's job office.

F. See equipment specifications for individual submittal requirements.

1.7 OPERATION AND MAINTENANCE MANUALS

A. At the completion of work three (3) bound sets of operating and maintenance manuals shall be turned over to the Owner's Representative. These manuals shall contain, as a minimum the following:

1. Narrative description of HVAC system(s), controls and minimum maintenance requirements.

2. Manufacturer's service and maintenance instructions for each piece of equipment as listed in the original submittal.

3. Manufacturers parts list for each piece of equipment.

4. Wiring diagrams.

5. Control diagrams.

1.8 REFERENCE STANDARDS

A. The following applicable standards have been used as guidelines in designing and selecting materials and equipment for the project.

NAFM National Association of Fan Manufacturers

NEC National Electrical Code

NEMA National Electrical Manufacturers Association

NFPA National Fire Protection Association

SBI Steel Boiler Institute

SMACNA Sheet Metal & Air Conditioning Contractors National Association

ARI Air Conditioning and Refrigeration Institute

ASHRAE American Society of Heating, Refrigerating, and Air Conditioning Engineers

ASME American Society of Mechanical Engineers

ASTM American Society for Testing and Materials

AGA American Gas Association

AISC American Institute of Steel Construction

AMCA Air Moving and Conditioning Association

UL Underwriters' Laboratories, Inc.

1.9 CLEAN UP

A. Upon completion of the work of each section of this Division and at various times during the progress of the work when requested by the general contractor, the HVAC contractor shall remove from the building and site all surplus material, rubbish and debris resulting from the work of that section and the involved portions of the site shall be left in a neat, clean and acceptable condition.

1.10 PRELIMINARY OPERATION

A. Should the Owner and/or General Contractor require that any portion of the systems or equipment be operated prior to the final scheduled dates for completion and acceptance of the work, the HVAC contractor shall consent. Such operation shall be under the direct supervision of the HVAC contractor. Warranty on those pieces of equipment started for the benefit of the Owner will commence at start-up of each piece of equipment and all costs associated with early start-up will be the responsibility of the Owner.

1.11 ACCESS

B. Architectural access doors shall be supplied by the General Contractor and installed by the General Contractor.

1.12 SLEEVES AND BLOCKOUTS

A. Individual pipe sleeves shall be provided and installed by the HVAC contractor, multiple pipe and duct blockouts shall be provided by the General Contractor.

1.13 SUPERVISION

A. The services of an experienced Foreman/General Foreman shall be provided who shall constantly be in charge of the erection of the systems in this Division and who shall have complete knowledge of the installation and operation of all machinery, apparatus and other work installed under his supervision.

1.14 QUALITY ASSURANCE

A. Material and equipment incorporated in the work shall be as follows:

1. New and manufactured without defect.

2. Of the size, type, capacity, quality, model and manufacturer specified.

3. In conformance to applicable standards.

4. Suitable for the use in the service specified or intended.

B. Design, fabrication, and assembly shall conform to the best engineering and shop practice. Parts of duplicate units shall be of standard dimensions, gauges, and material and shall be interchangeable with like parts in like units. All items of similar nature shall be by the same manufacturer.

C. Manufacturers of products used in the work shall be regularly engaged in and shall have a history of successful production of such items; certification of same may be required.

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D. Installers shall be skilled and experienced in the particular crafts involved in the work and shall be sufficient in number of prompt accomplishment of the work. They shall be directed at all times by one person having skill and experience in each particular craft and complete familiarity with the work and methods needed for its proper accomplishment.

1.15 WARRANTY

A. All apparatus and equipment furnished as part of the work of this Division shall be guaranteed to be free of defect of materials and workmanship for a period of one year after the date of equipment start-up requested by the Owner.

SECTION 15890

DUCTWORK

PART 1 GENERAL

1.01 WORK INCLUDED

A. Sheet metal ductwork, steel and aluminum.

B. Flexible ductwork.

PART 2 PRODUCTS

2.01 MATERIALS

A. Steel Ducts: galvanized steel sheet, lock-forming quality having zinc coating of 1.25 oz per sq ft for each side in conformance with ASTM A90.

B. Flexible ducts: For final connection to diffusers, continuous non woven, non-perforated liner, supported by helically wound high carbon spring steel wire non corrosive zinc coating outer covering of 1-1/2 inch thick glass fiber (C 0.16) and non-combustible UL rated Class 1 (UL 180) vapor barrier jacket Maximum working 1.5 inches w.g. Temperature range 20 to 200 degrees F.

C. Fasteners: Rivets, bolts, or sheet metal screws.

D. Sealant: Non-hardening, water resistant, fire resistive, compatible with mating materials.

E. Hanger Rod: Steel, galvanized; threaded one end, or continuously threaded.

2.02 SHEET METAL DUCTWORK

A. Fabricate and support in accordance with Los Angeles City Mechanical code and with SMACNA Duct Construction Standards, except as indicated. Provide duct material, gages, reinforcing and sealing for operating pressures indicated. Duct tape not permitted.

B. Construct T's, bends, and elbows with radius of not 1 than 1-1/2 times width of duct on centerline. Where possible and;

1. Where rectangular elbows are used, provide turning vanes.

2. Where round ductwork is used provide four (4) adjustable elbows.

C. Increase duct sizes gradually, not exceeding 30 degrees divergence wherever possible.

D. Where rectangular ducts pass under beams with insufficient clearance, use beam boxes and transitions as recommended by SMACNA, maintaining the original duct area where more than 80 percent of the original duct height cannot be maintained. For clearances that diminish the duct height less than 20 percent, use transition fittings on top or bottom only, and maintain the horizontal duct dimension.

E. Where round ducts pass under beams with insufficient clearance, but duct diameter is reduced by less than 20 percent, the round duct may be cut out on the top and a flat plate with 30 degree transitions welded in place. In all other cases convert to rectangular and use beam boxes.

F. Connect flexible ducts downstream of terminal box with duct tape. Connect flexible ducts upstream of terminal box with duct sealer, and draw bands.

G. Use crimp joints with or without bead for joining round duct sizes with crimp in direction of air flow.

H. Use double nuts on threaded rod supports.

PART 3 EXECUTION

3.01 INSTALLATION

A. Provide openings in ductwork where required to accommodate sensors and controllers.

B. Locate ducts with sufficient space around equipment to allow normal operating and maintenance activities.

C. At all main supply duct connections to main rectangular supply risers, provide a 45 degrees throat fitting as detailed by SMACNA. Use this same fitting wherever rectangular branch taps are made into a rectangular main.

D. At all round branch take-offs in rectangular duct mains provide a straight 90 degree tap unless conical reduces taps or 5 degree laterals are indicated on the drawings.

E. At all round branch take-offs in round duct mains, provide a saddle tap and a straight 90 degree take-off unless conical reducers or 45 degree laterals are indicated on the drawings.

F. Wherever round ducts branch use a 45 degree lateral T-Y fitting.

G. Connect terminal units on upstream side ducts directly or with high pressure glass fiber flexible duct.

H. Connect diffusers or troffer boots to low pressure ducts with 6 feet maximum length of acoustical flexible duct.

I. Use aluminum ductwork at showers, pitch back to register.

J. No flexible connections at pool.

SECTION 15936

AIR INLETS AND OUTLETS

PART 1 GENERAL

1.01 WORK INCLUDED

A. Diffusers.

B. Diffuser boots.

C. Registers/grilles.

PART 2 PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS — CEILING DIFFUSERS

A. Titus or approved equal.

2.02 CEILING DIFFUSERS

A. Modular core with fully adjustable pattern and removable face, pool area (MCD, aluminum)

B. Provide surface mount on inverted T-bar type frame. In plaster ceilings, provide plaster frame and ceiling frame.

C. Fabricate of steel with steel (Air Conditioned duty).

D. Diffusers shall be suitable for direct connection to round ductwork.

E. Provide opposed blade damper adjustable from diffuser face, only in hard ceiling locations.

2.03 CEILING GRID CORE EXHAUST AND RETURN REGISTERS/GRILLES

A. 1/2" grid, Titus 50-F

B. Fabricate margin frame with concealed mounting for hard ceilings or lay-in frame for suspended grid ceilings.

C. Fabricate of steel with factory baked enamel finish.

2.04 WALL SUPPLY REGISTERS/GRILLES

A. Streamlined and individually adjustable blades, with spring or other device to set blades, vertical face, double deflection Titus 350 FL.

B. Fabricate margin frame with countersunk screw or concealed mounting and gasket.

C. Fabricate of steel with factory prime coat finish.

D. Provide integral, gang-operated opposed blade dampers with removable key operator, operable from face.

2.05 WALL EXHAUST AND RETURN REGISTERS/GRILLES

A. Streamlined blades, with spring or other device to set blades, horizontal face Titus 350 FL.

B. Fabricate margin frame with countersunk screw or concealed mounting.

C. Fabricate of steel, with factory baked enamel finish.

D. Where not individually connected to exhaust fans, provide integral, gang-operated opposed blade dampers with removable key operator, operable from face.

PART 3 EXECUTION

3.01 INSTALLATION

A. Check location of outlets and inlets and make necessary adjustments in position to conform with architectural features, symmetry, and lighting arrangement.

B. Install diffusers to ductwork with air tight connection.

C. Provide balancing dampers on duct take-off to diffusers, and grilles and registers.

D. Paint unlined ductwork visible behind air outlets and inlets matte

E. Where moisture is present, use aluminum construction (pool and shower areas).

A. Testing, adjustment, and balancing of air and heating hot water systems by an independent NEBB or AABC air balance contractor and

B. Measurement of final operating condition of HVAC systems.

A. Submit reports on NEBB forms, duly signed and approved by NEBB

1.03 QUALITY ASSURANCE

A. Perform Work under supervision of an independent NEBB or AABC Certified Testing Balancing and Adjusting Supervisor and registered Professional Engineer.

B. Total system balance shall be performed in accordance with NEBB or AABC Procedural Standards for Testing, Balancing and Adjusting of Environmental Systems.

1.04 SEQUENCING AND SCHEDULING

A. Sequence work to commence after completion of systems & schedule completion of work before Substantial Completion of Project.

B. Schedule and provide assistance in final adjustment and test of life safety systems with Fire Authority where required.

PART 2 PRODUCTS (Not Used)

PART 3 EXECUTION

3.01 EXAMINATION

A. Before commencing work, verify that systems are complete and operable. Ensure the following:

1. Equipment is operable and in a safe and normal operating

2. Temperature control systems are installed complete and

3. Prop-related electrical equipment.

4. Final filters are clean and in place. If required, install temporary media in addition to final filters.

5. Duct systems are clean of debris.

6. Correct fan rotation.

7. Volume dampers are in place and open.

8. Access doors are closed and duct end caps are in place.

9. Air outlets are installed and connected.

10. Duct system leakage has been minimized.

B. Report any defects or deficiencies noted during performance of services to Architect/Engineer.

C. Promptly report abnormal conditions in mechanical systems or conditions which prevent system balance.

D. If, for design reasons, system cannot be properly balanced, report as soon as observed.

3.02 PREPARATION

A. Provide instruments required for testing, adjusting, and balancing operations.

B. Provide additional balancing devices as required.

3.03 INSTALLATION TOLERANCES

A. Adjust air handling systems to +\ - 10% from figures indicated.

3.04 ADJUSTING

A. Permanently mark settings of valves, dampers, and other adjustment devices allowing settings to be restored.

B. After adjustment, take measurements to verify balance has not been disrupted or that such disruption has been rectified.

C. Leave systems in proper working order, replacing belt guards, closing access doors, closing doors to electrical switch boxes, and restoring thermostats to specified settings.

3.05 AIR SYSTEM PROCEDURE

A. Adjust air handling and distribution systems to provide required or design supply, return, and exhaust air quantities.

B. Make air quantity measurements in ducts by Pitot tube traverse of entire cross sectional area of duct.

C. Measure air quantities at air inlets and outlets.

D. Use volume control devices to regulate air quantities only to extent that adjustments do not create objectionable air motion or sound levels. Effect volume control by duct internal devices such as dampers and splitters.

E. Vary total system air quantities by adjustment of fan speeds. Provide drive changes required. Vary branch air quantities by damper regulation.

F. Measure static air pressure conditions on air supply units, including filter and coil pressure drops, and total pressure across the fan. Make allowances for 50 percent loading of filters.

G. Adjust outside air automatic dampers, outside air, return air, and exhaust dampers for design conditions.

H. Measure temperature conditions across outside air, return air, and exhaust dampers to check leakage rate.

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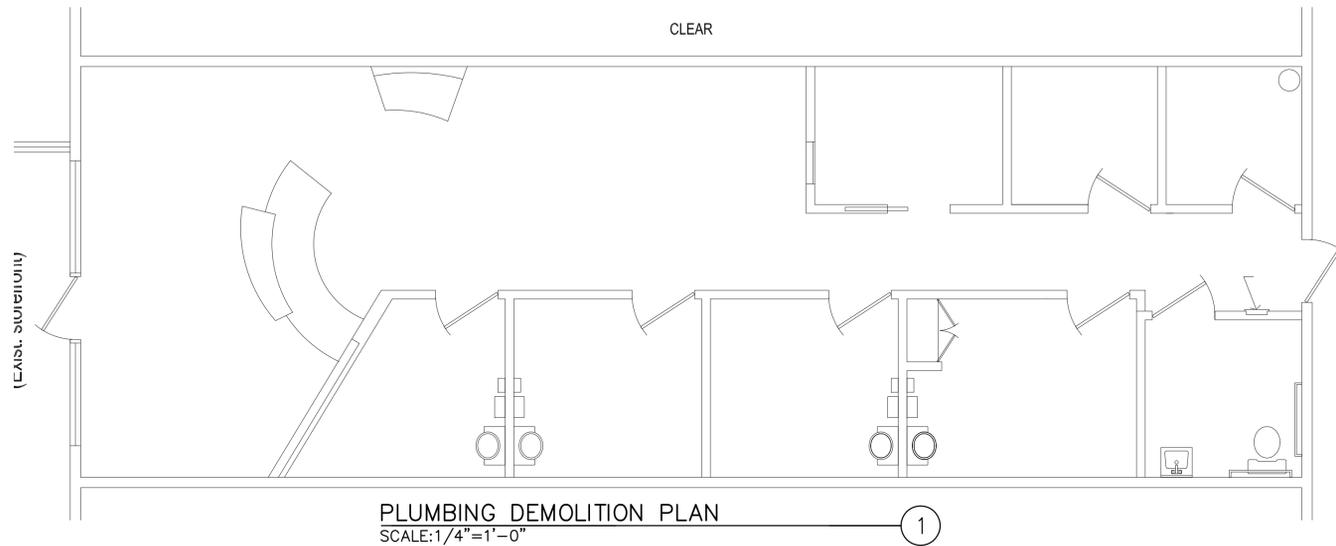
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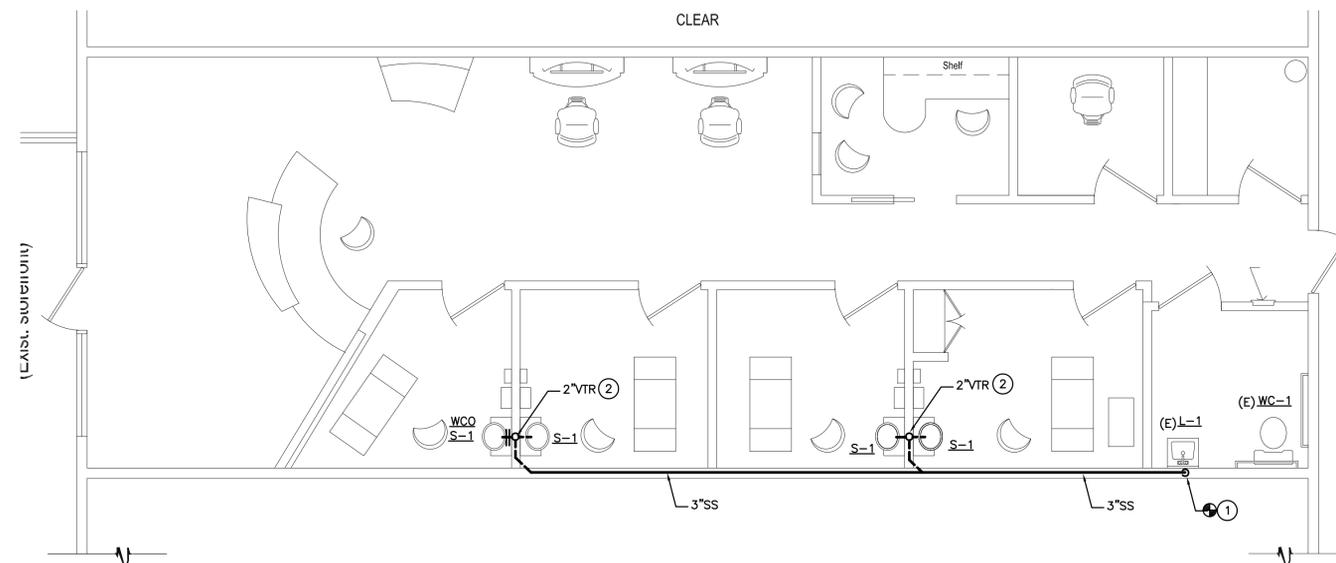


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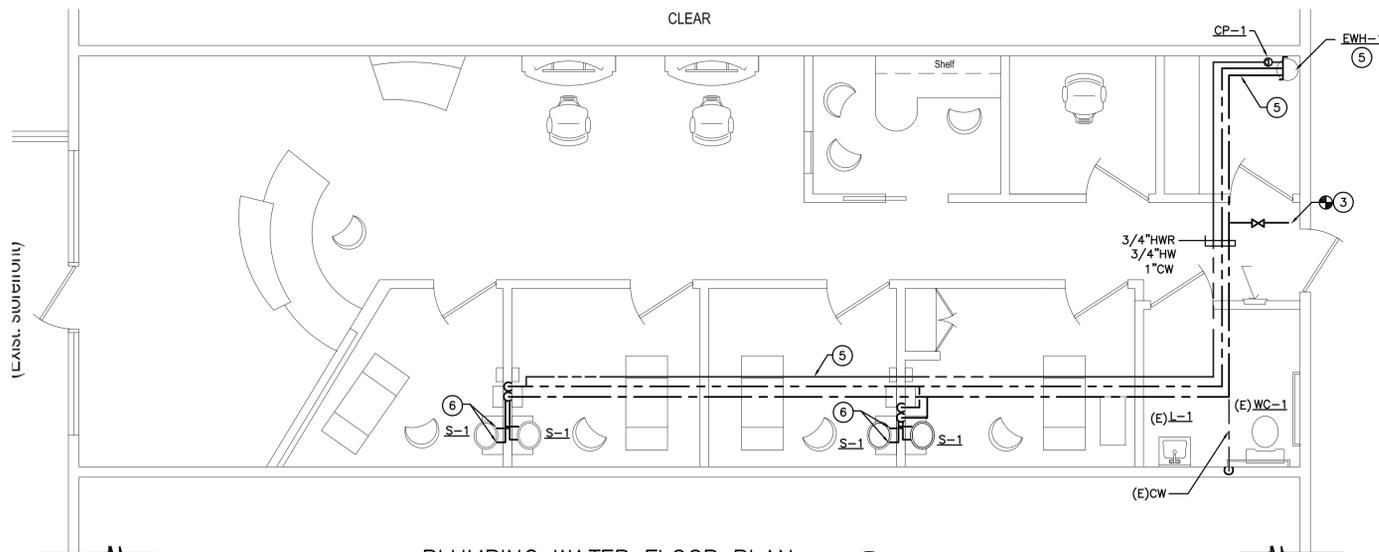
Scale : As Noted



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



PLUMBING SS&V FLOOR PLAN
SCALE: 1/4"=1'-0" ②



PLUMBING WATER FLOOR PLAN
SCALE: 1/4"=1'-0" ③

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZES OF EXISTING PIPING PRIOR TO BID.
2. FLASH AND COUNTERFLASH ALL ROOF PENETRATIONS WITH LEAD.

DEMOLITION NOTES:

- ① DEMOLISH EXISTING PIPING THAT WILL NO LONGER BE NECESSARY BACK TO TO MAINS. FIELD VERIFY ROUTING AND SCOPE.
- ② DEMOLISH EXISTING MECHANICAL ROOM PIPING, CAP LINES BEHIND WALL AND BELOW FLOOR WATERTIGHT. DEMOLISH PIPING THAT WILL NO LONGER BE NECESSARY BACK TO MAINS. FIELD VERIFY ROUTING AND SCOPE.

CONSTRUCTION NOTES:

- ① POC NEW 3"SS TO EXISTING WASTE PIPING.
- ② 2" VENT THRU ROOF, FLASH AND COUNTER FLASH ROOF PENETRATION WATER TIGHT.
- ③ POC NEW 1-1/2" CW TO EXISTING COLD WATER PIPING.
- ④ FIELD VERIFY EXACT LOCATION OF CW LINE.
- ⑤ 3/4" CW TO EWH-1, SEE DETAIL ON SHEET P0.1.
- ⑥ 3/4" HWR.
- ⑦ 1/2" H&CW.

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

P1.0

Date: 05-29-13
Project No: Spade-13
Scale : As Noted

PLUMBING SPECIFICATIONS:

1.01 GENERAL PROVISIONS

A. General Requirements:

1. Related Documents: Architectural specifications, general, special and supplementary conditions, shall form a part of these specifications.
2. Scope of Work: Provide all required labor, materials, equipment and contractor's services necessary for complete and safe installation of Plumbing Work in conformity with requirements of all Authorities having jurisdiction; as indicated on drawings and/or herein specified or described.
3. Site Cleanliness: Keep site free from this section's surplus material, tools and rubbish at all times during construction period and, upon completion, leave site in clean condition.
4. Site Security: Protect this section's materials and equipment from all damage due to fire, theft, vandalism, weather, etc.
5. Damage to Other Work: Repair any damage caused by this section to work of other sections.
6. Damage to Fireproofing: Repair any damaged fireproofing caused by this section to integrity of original construction.
7. Site Safety: Contractor covenants and agrees that he and his subcontractors and his and their agents, servants and employees will provide and maintain a safe place to work and that he and they will comply with all laws and regulations of any governmental authority having jurisdiction thereof, and Contractor agrees to indemnify, defend and hold harmless, Engineer, Owner, and Architect form and against any liability, loss, damage or expense, including attorney's fees, arising from a failure or alleged failure on the part of Contractor, his subcontractors and his and their agents, servants and employees to provide and maintain a safe place to work or to comply with all laws and regulations of any governmental authority having jurisdiction thereof.
8. Verification of Existing: Before submitting bid, become thoroughly familiar with actual existing conditions and systems at the building and of the present installations to which connections must be made or which must be changed or altered, and base building requirements and practices. The intent of the work is shown on the drawings and described herein, and no consideration will be granted by reason of lack of familiarity on the part of the Contractor with actual physical conditions, requirements, and practices at the site.
9. Requirements of Other Sections: Carefully check the documents of other sections to ascertain the requirements of any interfacing materials or equipment being furnished and/or installed by that section which relate to this section, and provide the proper installation and/or connection including controls.
10. Information Transfer: Transmit all information required for work being performed by other sections in ample time for the proper installation and connection, and for the provision of all openings required in floors and walls.
11. Holes and Structure: Field drilling and cutting of holes in building structure required for work under this section shall be coordinated through the General Contractor and approved by Owner and Building Structural Engineer. All such coordination, drilling, cutting and reinforcing costs shall be borne by this Contractor.
12. Sleeves: Furnish and set all sleeves for the passage of pipes through walls, roof and floors and elsewhere as will be required for the proper protection of each pipe passing through building surfaces. Coordinate this work with the General Contractor in order to properly expedite and perform this work. All floor penetrations shall be sealed watertight and or firestopped.
13. Passage of Equipment: Check the dimensional requirements of equipment of this section to ensure that such equipment can pass through site to this final location, including any dismantling or re-assembly.
14. Potential Delivery Problems: Notify the General Contractor and Engineer, in writing, within five days of award of contract, of the proposed delivery schedule of any equipment or material that may prevent the installation from being completed by the project completion date.
15. Warranty: Submit a single guarantee stating that all portions of the work are in accordance with contract requirements. Guarantee all work against faulty and improper material and workmanship for a period of one year from date of final acceptance by Owner, except that where guarantees or warranties for longer terms are specified by contract such longer term shall apply.
16. Rectification: At no additional cost to Owner, within 24 hours after notification, correct any deficiencies which occur during the guarantee period, all to the satisfaction of the Owner. The Contractor shall be responsible for any damage caused by such deficiencies and repair thereof and reimburse the Owner for all costs incurred.

B. Description of Work Scope:

1. Sanitary drainage and vent systems including connections to existing piping, drainage connections to new plumbing fixtures.
2. Domestic water supply systems including connections to existing cold water piping to building, trenching, backfill, backflow prevention device, cold water and hot water connections to new plumbing fixtures and equipment.
3. Plumbing fixtures and equipment.
4. Insulation of hot water supply piping.

C. Additional Work possibly specified in Other Sections:

1. Finished painting.
2. Installing access doors.
3. Installing underdeck insulation.
4. Trenching and backfill.

1.02 REFERENCE STANDARDS

A. Published codes, specifications, standards, tests or recommended methods of trade, industry or governmental organizations apply to work in this Division where cited below:

1. ANSI – American National Standards Institute.
2. ASME – American Society of Mechanical Engineers.
3. ASTM – American Society for Testing and Materials.
4. NEMA – National Electrical Manufacturer's Association.
5. NFPA – National Fire Protection Agency.
6. OSHA – Occupational Safety and Health Act.
7. UL – Underwriter's Laboratories, Inc.
8. ETL – Electrical Testing Laboratories.
9. UBC – Uniform Building Code.
10. UMC – Uniform Mechanical Code.
11. UPC – Uniform Plumbing Code.
12. National, State, and Local Codes of all authorities having jurisdiction.
13. The State of California Codes, including California administrative Code, Title 24.
14. Local Utility Authorities.

B. In addition to complying with all other legal requirements, comply with current provisions of governing codes and regulations in effect during progress of the Work, and with the following:

1. Drawings and specification requirements shall govern where they exceed code and regulation requirements.

2. Where requirements between governing codes and regulations vary, the more restrictive provisions shall apply.

3. Nothing contained in contract documents shall be construed as authority or permission to disregard or violate legal requirements. The Contractor shall immediately draw the attention of the Architect to any such conflicts noted in the contract documents.

1.03 PERMITS AND INSPECTIONS

A. The Contractor shall secure all approvals and pay all fees for all work installed. Certificate shall be delivered to Owner before final payment will be made.

1.04 DESCRIPTION

A. Specifications are of simplified form and include incomplete sentences. Words or phrases such as "The Contractor shall," and "shall be," "furnished," "provide," "a," "an," "the," and "all" have been omitted for brevity.

B. Drawings are diagrammatic and indicate general arrangement of systems and work. Follow drawings in laying out work and check drawings of other trades to verify space conditions. Maintain headroom and space conditions.

C. Definitions:

1. "Furnish" or "Provide": To supply, install and connect up compete and ready for safe and regular operation of particular work referred to unless specifically otherwise noted.
2. "Install": To erect, mount and connect complete with related accessories.
3. "Supply": To purchase, procure, acquire and deliver complete with related accessories.
4. "Work": Labor, materials, equipment, apparatus, controls, accessories and other items required for proper and complete installation.
5. "Piping": Pipe, tube, fittings, flanges, valves, controls, strainers, hangers, supports, unions, traps, drains, insulation, and related items.
6. "Wiring": Raceway, fittings, wire, boxes and related items.
7. "Concealed": Embedded in masonry or other construction, installed in furred spaces, within double partitions or hung ceilings, in trenches, in crawl spaces or in enclosures.
8. "Exposed": Not installed underground or "Concealed" as defined above.
9. "Equal": Equal in materials, weight, size, design and efficiency of specified product.

1.05 JOB CONDITIONS

A. Connections to Existing Work:

1. Install new work and connect to existing street main, existing sanitary sewer work with minimum interference to existing facilities.

2. Temporary shutdowns of existing services:

- a. At no additional charges.
- b. Only with written consent of Owner.

3. Plumbing systems: Not to be interrupted.

4. Connect new work to existing work in neat and acceptable manner. Restore existing disturbed work to original condition including maintenance of plumbing continuity as required.

B. Removal and Relocation of Existing Work:

1. Disconnect, remove or relocate plumbing material, equipment and other work which is no longer serviceable and required by removal or changes in existing construction.
2. Provide new material and equipment required for relocation equipment.
3. Plug and cap with valved stub active piping flush with concrete floor or behind walls and ceilings.
4. Remove unused piping and materials.
5. Dispose of removed materials as directed.

1.06 QUALITY ASSURANCE

A. Quality and Gauges of Materials:

1. Quality of materials:

- a. Published specification standards, tests or recommended methods of trade, industry or governmental organizations apply to work of this section.
- b. New, best of their respective kinds, and free from defects.
- c. Materials and equipment of similar application: Same manufacture, except as noted.
- d. Conform to UPC, national, state and local codes.

1.07 SUBMITTALS

A. Provide six (6) copies of submittal material with descriptive data for all products and materials including, but not limited to the following. All submittals shall be highlighted to indicate specific products or materials being used.

1. Fixtures.
2. Equipment.
3. Pipe and fitting materials.
4. Valves.
5. Hangers and supports.
6. Insulation for hot water lines.

1.08 MAINTENANCE MANUALS AND AS-BUILT DRAWINGS

A. Provide two (2) copies of operating and maintenance manual for Owner's use for each piece of equipment. Each item cross referenced and numbered with AS-Built drawing descriptions.

B. As-Built Drawings: Deliver to Owner, one set of mylar sepias and one bound set of blueprints showing work as actually installed.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Moving of Equipment: Where necessary, ship in crated sections of size to permit passing through available spaces.

B. Accessibility:

1. For operation, maintenance and repair.
2. Minor deviations: Permissible.
3. Changes of magnitude or involving extra cost: Not permissible without review.
4. Group concealed plumbing equipment requiring access with equipment freely accessible through access doors.

1.10 SEISMIC SUPPORT

A. Contractor shall support and brace all new plumbing systems in accordance with code requirements.

PART 2 PRODUCTS

2.01 FIXTURES

A. Floor drains: J.R. Smith with flashing clamp, size as indicated on Plumbing Floor Plan and schedule sheet, location per Architectural drawings.

2.02 PIPE AND FITTINGS

A. Domestic water piping:

1. Above grade:

- a. Type "L" copper tube, seamless, hard temper, ASTM B88.
- b. Fittings: Wrought copper, solder-sweat type, ANSI B16.22, or brass castings, ANSI B16.18. Use where copper tubing is connected to iron pipe size brass piping.
- c. Joining: Lead free Solder connection, complying with Copper Development Association, Inc., copper tube handbook, Table II.

2. Below grade: (trap primers)

a. Pipe: Type "K" soft copper tubing, seamless, soft temper, ASTM B88/

B. Soil, waste and vent piping:

1. Below and above grade:

a. Service weight cast iron pipe, hubless with hubless cast iron fittings with type 304 stainless steel couplings, ASTM C-1277.

C. Natural gas piping low pressure: NOT USED

1. Above grade:

- a. Schedule 40, black steel.
 - b. Fittings: Malleable iron, screwed, Class 150.
2. Provide gas seismic shut off valve on line serving building. Coordinate with gas company for service to building. Install required components, gas cock, swing joints, etc. Paint piping with two coats rust resistant primer and two coats color to match adjacent surfaces.
 3. Provide 4" diameter pipe ballards, set in concrete 2 ft. cube footing, filled with concrete, painted yellow, locate on both sides of gas meter and exposed piping for protection.

D. Dielectric isolation:

1. Unions: For piping 2" and smaller, use brass solder-sweat to IPS union, with ground joint.

2.03 VALVES

A. Control Valves (domestic water):

1. 125 psi WWP, bronze ball valve "APOLLO"
2. Threaded ends, Stockham B-103, 3" & above.

B. Backflow Prevention:

1. Provide Reduced pressure BFPD-1 on water line serving building. Provide 4" diameter pipe ballards, set in concrete 2 ft. cube footing, filled with concrete, painted yellow, locate on both sides of device to be protected when specified outdoors.

2.04 PIPE SLEEVES AND ESCUTCHEONS

A. Equal or exceed the quality of "Adjust-Crete", with ample clearance for pipe and covering, and with chrome plated wall and floor escutcheons over the pipe in finished areas.

2.05 HANGERS AND SUPPORTS

A. Horizontal Piping: Super Strut No. C-710, clevis hanger or equal.

B. Vertical Piping: Super Strut No. C720 or C-720-F riser clamp, or equal.

C. Connectors:

1. Super Strut Series No. 700, or equal, at bolt on locations to structure.
2. Super Strut No. 452, or equal, concrete into structure.
3. Super Strut continuous concrete inserts channel at multi-locations, or equal.

D. Rods: Super Strut H104 cold drawn continuous threaded light oil finish, E-145 nuts, as required, or equal.

E. Trapeze Hangers – Direct Mounting Hangers:

1. Super Strut Series No A-1200 slotted channel, or equal.
2. Super Strut Series No. 701 or 702 clamp, or equal.

2.06 FLASHING

A. Vent flashing through the roof, equaling or exceeding the quality of "Stoneman" number S1010-4 lead flashing and counter-flashing (match building method if lead flashing not appropriate).

2.07 INSULATION

A. In accordance with Title 24 requirements for hot water and hot water return piping; Owens-Corning, or equal. Cover exterior pipe insulation with 0.006" thick aluminum jacket. Seal all voids watertight.

PART 3 EXECUTION

3.01 CONCRETE CUTTING, TRENCHING AND BACKFILLING

A. Perform concrete cutting, trenching and patching associated with the work of this section.

B. Saw cut existing concrete for installation of floor drains and sinks.

1. Dowel in per Structural Engineers/Architect's requirements match existing texture and slope of adjacent surface's. Completely waterproof installation.

C. Core Drill existing concrete for installation of floor drains.

1. Dowel in per Structural Engineers/Architect's requirements match existing texture and slope of adjacent surface's. Completely waterproof installation.

3.02 INSTALLATION OF PIPING AND EQUIPMENT, GENERAL

A. General:

1. Proceed as rapidly as the building construction will permit.
2. Thoroughly clean items before installation. Cap pipe and fixture drain openings to exclude dirt until fixtures are installed and final connections have been made. Cover oil fixtures during construction.
3. Cut pipe accurately, work into place without springing or forcing, properly clear windows, door and other openings. Excessive cutting or other weakening of the building structure will not be permitted.
4. Provide union and shut-off valves accessibly located to facilitate maintenance and removal of equipment and apparatus.
5. Manufacturer's drawings and instructions shall be followed in all cases where the makers of devices and equipment furnish directions or details not shown on the drawings or described in the specifications.
6. Seismic design: The Contractor shall be responsible for all anchors, supports and connections of fire protection work to the building structure to prevent damage as a result of an earthquake, including manufacturer equipment, the connection and integrity of shop fabricated and field fabricated materials and equipment. All supports, equipment and connections thereto shall be designed to conform to requirements of the California Administrative Code.
7. All piping shall be properly supported from building structure and / or framing in an approved manner, independent of the ceiling support system. Where overhead construction does not permit direct fastening of supports, furnish additional framing.
8. All equipment shall be securely fastened to building construction with approved supports.

B. Equipment Access:

1. Install piping, equipment, and accessories to permit access for maintenance. Relocate items as necessary to provide maintenance access, without additional cost to the Owner.

3.03 PIPE JOINTS

A. Copper Tubing:

1. Cut square, remove burrs and clean inside of female fitting to a bright finish. Any solder flux with brush to tubing. Remove internal parts of solder-end valves prior to soldering.

2. Provide dielectric unions with red brass nipple at points of connection of copper tubing to ferrous piping and equipment.

3. For joining copper piping, use:

- a. Above grade: 95-5 Tin-Antimony

b. Below grade: SiI-Fos brazing.

3.04 PIPE SUPPORTS

A. Support suspended piping with clevis or trapeze hangers and rods.

B. Space hangers and supports in accordance with Sheet Metal and Air Conditioning Contractors National Association (SMACNA), and manufacturer's recommendations.

C. Provide sway bracing on hangers longer than 18".

3.05 ANCHORS FOR SUPPORTS

A. Shot driven anchors:

1. Obtain written consent from Owner's structural engineer. Provide piping layout, load ratings, and manufacturer's product data for review.

3.06 SLEEVES AND OPENINGS

A. Provide sleeves for each pipe passing through walls, partitions floors, and roofs.

B. For uninsulated pipe, provide sleeves two pipe sizes larger than the pipe passing through, or provide a minimum of 1/2" clearance between inside of sleeve and outside of pipe.

C. Caulk the space between sleeve and pipe or pipe-covering, using a non-combustible, permanently plastic, waterproof, non-staining compound; finish to a smooth surface. Ensure pipe penetration, floor drain, etc. is sealed watertight.

3.07 CLEANOUTS

A. Secure the Owner's approval of locations for cleanouts in finished portions of the building prior to installation.

3.08 FLASHING

A. Provide a four pound seamless lead flashing assembly, complete with counter flashing, in each pipe passing through the roof.

3.09 WIRING DIAGRAMS

A. Develop complete wiring diagrams showing full details of factory wiring and field wiring.

3.10 PLUMBING FIXTURES INSTALLATION

A. Installation:

1. Comply with barrier-free requirements of the State for California, Title 24, and Americans with Disabilities Act (ADA).

2. Set fixtures level and in alignment with respect to walls and floors, and with fixtures equally spaced.

3. Provide supplies in proper alignment with fixtures and with each other.

4. Provide water supply fixtures with stop valves.

5. Install and connect service equipment. Provide accessory devices (e.g., pressure regulators, backflow preventers, shock absorbers, etc., in compliance with food service and code requirements. Pressure requirements on location of devices shall be coordinated with mechanical service equipment supplier.

B. Grout wall and floor mounted fixtures watertight where fixture is in contact with walls or floors.

C. Caulk deck mounted trim at the time of assembly, including fixture and casework mounted. Caulk self-rimming sinks installed in casework.

3.12 TESTS

A. In accordance with the requirements of Local Codes and the Uniform Plumbing Code.

3.13 HOT & COLD WATER SYSTEM PIPING INSULATION

A. In accordance with the requirements of Local Codes and the Uniform Plumbing Code. Use fiberglass insulation, 1" thick with white fsk jacket for hot water and 1/2" thick on cold water.

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Revisions

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PLUMBING SPECIFICATIONS

P2.0



Date: 05-20-13

Project No: Spade-13

Scale : As Noted

LIGHTING FIXTURE SCHEDULE										
MARK	LEGEND	VOLT	COUNT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A 32		120	21	RECESS	2'X2' RECESSED MOUNTED T-8 FLUORESCENT LIGHT FIXTURES	T.B.D.	T.B.D.	32TB	32	OR APPROVAL EQUAL
B 18		120	32	RECESS	RECESSED LIGHTING SUBSCRIPT 'NL' DENOTES NIGHT LIGHT FIXTURE	T.B.D.	T.B.D.	13DDT	13	OR APPROVAL EQUAL
C 64		120	3	SURF	CHANDELIER	T.B.D.	T.B.D.	T.B.D.	62	OR APPROVAL EQUAL
D 26		120	3	SURF	HANGING LIGHT	T.B.D.	T.B.D.	13DDT	13	OR APPROVAL EQUAL
E 18		120	1	RECESS	RECESSED SECURITY LIGHT FIXTURE WITH 90 MINUTE BATTERY PACK	T.B.D.	T.B.D.	32TB	32	OR APPROVAL EQUAL
L --		120	--	SURF	LINE LIGHTING	-----	-----	LED	3	OR APPROVAL EQUAL
X 5		120	3	SURF	NEW UNIVERSAL MOUNTING L.E.D. EXIT SIGN WITH 90 MINUTES BATTERY PACK.	-----	-----	LED	5	MATCH BUILDING STANDARD

NOTE:
1. VERIFY WITH ARCHITECT/OWNER FOR LIGHTING FIXTURE MODEL BEFORE PURCHASING.

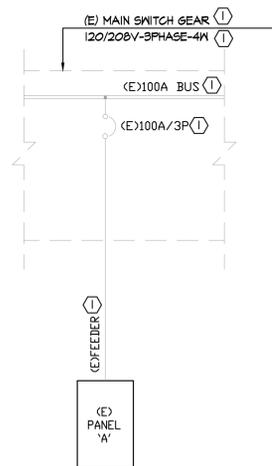
SINGLE-LINE DIAGRAM GENERAL NOTES	
a)	ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS: #12 AWG AND SMALLER - SOLID, TN #10 AWG AND LARGER - STRANDED, THWN, THHN OR XHHW ALL CONDUCTORS SIZES ARE BASED ON 75°C TEMPERATURE RATING (CEC, 2010 TABLE 310.16)
b)	ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES IN MAINSWITCHBOARD OR PANEL BOARDS SHALL BE SERIES RATED TO MATCH EXISTING AIG RATINGS OR APPROVED EQUAL OR 65KAIC, UNLESS NOTED OTHERWISE.
c)	MOTOR CIRCUIT PROTECTORS SHALL NOT BE A PART OF A SERIES COMBINATION INTERRUPTING RATINGS.
d)	SERIES COMBINATION AIG RATINGS SHALL NOT BE USED WHEN THE SECONDARY EQUIPMENT IN THE SERIES IS SUBJECT TO A TOTAL CONNECTED FULL LOAD MOTOR CURRENT OF MORE THAN 1% OF ITS AIG RATINGS.
e)	EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION-SERIES RATED SYSTEM - 65KAMPS AVAILABLE, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", IN COMPLIANCE WITH 2010 CEC (2008 NEC) SECTION 110-22. END USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATINGS AS PER 2010 CEC SECTION 240-83(C). NO EXCEPTION.
f)	FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
g)	ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
h)	NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
i)	MAIN SERVICE WILL NOT ENERGIZED PRIOR TO THE BUILDING INSPECTOR'S RECEIPT OF A THIRD PARTY "NRTL" TESTING LABORATORY PERFORMANCE TEST CERTIFICATION FOR THE SERVICE GROUND FAULT PROTECTION. 2010 CEC 230.95

SINGLE-LINE DIAGRAM KEYED NOTES	
①	THE EQUIPMENT SHOWN IS EXISTING UNDER A PREVIOUS APPROVED CONSTRUCTION PERMIT, NOT A PART OF THIS SUBMITTAL, UNLESS NOTED AS NEW.
②	FIELD VERIFY EXISTING FEEDERS (CONDUITS AND WIRES) AND CONDITIONS PRIOR TO ISSUING BIDS AND INSTALLATION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY MAJOR DISCREPANCIES OCCUR. NO EXCEPTIONS.

ELECTRICAL SINGLE LINE DIAGRAM

SCALE: NONE

LIGHTING FIXTURE NOTES	
a)	ALL EQUIPMENTS MUST BE U.L. LISTED. NO EXCEPTION.
b)	AUTO-RESETTING THERMAL PROTECTION MUST BE PROVIDED WHEREAS RECESSED INCANDESCENT LIGHTING FIXTURES ARE INSTALLED IN GYPBOARD CEILING.
c)	PROVIDE U.L. LISTED THERMAL BARRIER WHEREAS LIGHTING FIXTURES IN CONTACT WITH INSULATION. OR PROVIDE 3" MINIMUM CLEARANCE.
d)	WHEN LIGHTING FIXTURES ARE INSTALLED IN FIRE RATED CEILING OR WALLS, AN APPROVED FIRE RESISTIVE MANNER CONSISTANT WITH FIRE RATING OF CEILING OR WALLS MUST BE PROVIDED. NO EXCEPTION.
e)	REFER TO LATEST ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHTING FIXTURE LOCATIONS.
f)	CONFIRM WITH ARCHITECTURE FOR LIGHTING FIXTURE SPECIFICATIONS PRIOR TO ANY ORDER. NO EXCEPTION.
g)	ALL FLUORESCENT LIGHTING FIXTURES MUST BE EQUIPPED WITH INTERNAL SWITCH TO DISCONNECT ALL CONDUCTORS TO BALLAST FROM THE SOURCE SIMULTANEOUSLY, INCLUDING THE GROUNDING CONDUCTOR IF ANY.
h)	LIGHTING STANDARDS REQUIRE A SEPARATE PERMIT. ALL SIGN REQUIRE SEPARATE PERMITS AND APPROVALS ALSO. NO EXCEPTION.



CAUTION	
GMEP ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ELECTRICAL CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTRUCTION BASED ON THESE DOCUMENTS BE STARTED PRIOR TO ELECTRICAL PLAN CHECK APPROVAL.	
ALL WORK TO COMPLY WITH THE 2010 CEC, CFC AND CMC AND THE 2010 CEC (2008 NEC) WITH STATE AND LOCAL AMENDMENTS.	
ALL EQUIPMENTS SHALL BE U.L. LISTED AND INSTALLED ACCORDING TO THE LISTINGS.	
CONDUCTORS: ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS: #12 AWG AND SMALLER - SOLID, TN #10 AWG AND LARGER - STRANDED, THWN, THHN OR XHHW ALL CONDUCTORS SIZES ARE BASED ON 75°C TEMPERATURE RATING (NEC, 2008 TABLE 310.16)	
MOUNTING HEIGHT FOR RECEPTACLES AND CONTROL DEVICES: a) THE BOTTOM OF ELECTRICAL AND COMMUNICATION RECEPTACLES INTENDED TO BE USED BY THE OCCUPANT SHALL BE LOCATED NO LESS THAN 15". [ADA ACCESSIBILITY GUIDELINES 4.21.3] b) RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 IN. ABOVE, THE COUNTERTOP. SUGGESTION HEIGHT IS 6" [NEC 210.52.C(5)] c) THE TOP OF SWITCHES SHALL BE INSTALLED NOT LESS THAN 36" NOR MORE THAN 48" ABOVE THE FINISH FLOOR. d) THERMOSTAT CONTROLS SHALL BE LOCATED NOT LESS THAN 36" NOR MORE THAN 48" ABOVE FINISH FLOOR LINE.	
IMPORTANT BID NOTES: a) DUE TO THE SMALL SCALE OF DRAWINGS, IT IS NOT ALWAYS POSSIBLE TO SHOW ALL DEVICES WHICH MAYBE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. NO ADDITIONAL COMPENSATION WILL BE MADE FOR EXTRA DUE TO CONTRACTOR'S FAILURE TO VISIT THE JOB SITE AND/OR FAILURE TO DETERMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. b) REFER TO COMPLETE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS, DETAILS, CONTROLS, ETC. REPORT TO ARCHITECTURE IMMEDIATELY IF ANY CONFLICTS OCCUR BETWEEN THE DRAWINGS AND INCLUDE ALL COST PER ARCHITECTURE'S CLARIFICATION IN BASE BID. THIS REQUIREMENT WILL BE STRICTLY ENFORCED. NO CHANGE ORDERS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PERFORM THIS FUNCTION.	

DEMOLITION NOTES	
a)	THE DRAWINGS SHOW THE WORK TO BE IN PLACE AT THE COMPLETION OF INSTALLATION. MAKE NECESSARY ALTERNATIONS TO COORDINATE AND CONNECT THE EXISTING ELECTRICAL WORK WITH THE NEW SUCH THAT, WHEN THE WORK IS DONE, THE ENTIRE ELECTRICAL INSTALLATION, EXISTING AND NEW, IS IN COMPLETE OPERATING CONDITION.
b)	UNLESS SPECIFICALLY NOTED ON THE CONTRARY, ALL EXISTING LIGHTING FIXTURES, SWITCHES, CONTROLS AND OTHER MATERIALS OR EQUIPMENTS WHICH ARE REPLACED BY NEW AND ARE NOT INDICATED TO BE REUSED SHALL BE RETURNED TO THE OWNER OR BE DISPOSED AS DIRECTED BY THE OWNER.
c)	EXISTING MATERIAL TO REMAIN UPON COMPLETION IS INDICATED ON DRAWINGS AS EXISTING. FEEDERS (CONDUIT AND WIRES) ARE EXISTING TO THEIR RESPECTIVE SOURCE. ALTHOUGH NOT INDICATED ON THE DRAWINGS, TEMPORARY REMOVAL OR RE-ROUTE CONDUITS AND REPLACE EXISTING WIRES WITH NEW DURING CONSTRUCTION WORK MAYBE REQUIRED.
d)	PROVIDE AND INSTALL NEW COVER PLATES FOR ALL REMOVED OUTLETS, SWITCHES, LIGHT FIXTURES, AND OTHER ELECTRICAL DEVICES WHEN THE OUTLET BOX IS TO REMAIN.
e)	REMOVE ALL EXISTING ABANDONED FEEDERS (CONDUITS AND WIRES) BACK TO PANEL BOARDS. LABEL NEW PANEL DIRECTORY AS "SPARE".
f)	MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC., FED BY ABANDONED OUTLET. THEY SHOULD BE IN OPERATION AFTER THE WORK IS DONE. MAINTAINING CONTINUITY SHALL CONSIST OF RE-ROUTING OF CONDUIT AND WIRING, AS REQUIRED TO SUIT THE EXISTING CONDITIONS.
g)	DASHED J-BOX DENOTES APPROXIMATE LOCATION OF EXISTING BOXES IN ACCESSIBLE CEILING SPACE. ALL CONDUIT SHOWN FROM J-BOX IS NEW UNLESS SHOWN OTHERWISE AS DASHED. REFER TO ELECTRICAL SYMBOL LIST.
h)	EXISTING LOADS SHOWN ON PANEL SCHEDULES ARE BASED ON ASSUMPTIONS MADE BY FIELD VISIT, ELECTRICAL BILLS OR PUBLIC RESOURCES. NOTIFY ENGINEER IMMEDIATELY IF LOADS EXCEED 16 AMPS ON ANY 20A/1P CIRCUIT. NO EXCEPTION.
i)	CAREFULLY REVIEW ARCHITECT'S DEMO DRAWINGS FOR LOCATION OF WALLS BEING REMOVED UNDER THIS SCOPE OF THIS WORK, AND REMOVE ALL FEEDERS (CONDUITS AND WIRES) BACK TO LAST DEVICE LEFT IN SERVICE. DO NOT LEAVE ABANDONED.
j)	CAREFULLY REVIEW ARCHITECT'S DEMO DRAWINGS FOR EXISTING FLOOR BOXES BEING REMOVED UNDER THIS SCOPE OF WORK. REMOVE FLOOR BOXES AND ALL FEEDERS (CONDUITS AND WIRES) BACK TO LAST DEVICE LEFT IN SERVICE. DO NOT LEAVE ABANDONED.

GENERAL ELECTRICAL NOTES	
a)	VERIFY IN FIELD. ADJUST THE LOCATIONS OF HOMERUNS AND CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF NEEDED. COMMUNICATE WITH ENGINEER IF DESIGN SHOULD BE ALTERNATED. NO EXCEPTION.
b)	IDENTIFY ANY OBVIOUS EXISTING CODE VIOLATIONS THAT OCCURS AS AN EXISTING CONDITION AND PROVIDE SEPARATE PRICING TO CORRECT THE CONDITION SO THAT IN THE END, THE ENTIRE ELECTRICAL INSTALLATION COMPLIES WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL CODES.
c)	IF THERE IS ANY DEVIATION FROM THE CIRCUITRY SHOWN, PROVIDE AS-BUILT DRAWINGS INDICATING SUCH.
d)	AT THE COMPLETION OF CONSTRUCTION WORK, AND PRIOR TO THE FINAL REVIEW BY THE ARCHITECT, PROVIDE PANEL DIRECTORIES IN PANELBOARD FRONTS REFLECTING ALL CHANGES MADE DURING CONSTRUCTION.

ELECTRICAL SYMBOL LIST	
SYMBOL	DESCRIPTION
SECTION 1. SYMBOLS FOR CONDUITS	
	HOMERUN TO PANEL OR EQUIPMENT AS NOTED
	CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING OR AS NOTED BRANCH CIRCUIT, 2#12 IN 1/2" CONDUIT OR AS NOTED OR SYMBOLIZED AS: --- 1/2" C-3 #12 --- 3/4" C-6 #12 --- 1/2" C-4#12 --- 3/4" C-1 #12 --- 3/4" C-5#12 --- 3/4" C-8#12
	CONDUIT IN OR UNDER SURFACE AS NOTED, 3/4" MINIMUM SIZE.
	CONDUIT RUN WITH EQUIPMENT GROUNDING CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS, OR AS NOTED.
	CONDUIT RUN WITH ISOLATED GROUNDING CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS, OR AS NOTED.
	CONDUIT WITH EMERGENCY CIRCUIT
	EXISTING CONDUIT TO REMAIN.
	EXISTING CONDUIT TO BE REMOVED.
SECTION 2. EQUIPMENTS	
	ELECTRICAL PANELBOARD, FLUSH OR SURFACE MOUNTED AS INDICATED LETTERED BALLOON INDICATES DESIGNATION
	JUNCTION BOX, ABOVE CEILING, OR AS REQUIRED TO SUIT THE APPLICATION
	APPROXIMATE LOCATION OF EXISTING J-BOX IN ACCESSIBLE CEILING SPACE
	J-BOX MOUNTED TO UNDERSIDE FACE OF SLAB BELOW
	TELEPHONE OUTLET IN WALL, #18" OR AS NOTED SINGLE GANG OUTLET BOX WITH 3/4" CONDUIT AND PULL WIRE TO ACCESSIBLE CEILING SPACE.
	DATA OUTLET IN WALL, #18" OR AS NOTED. SINGLE GANG OUTLET BOX WITH 3/4" CONDUIT AND PULL WIRE TO ACCESSIBLE CEILING SPACE.
	COMBINATION TELE/DATA OUTLET BOX, #18" OR AS NOTED. SINGLE GANG OUTLET WITH 3/4" CONDUIT AND PULL WIRE TO ACCESSIBLE CEILING SPACE.
	WALL MOUNTED 2 HOUR BY PASS TIMER (TORK #8000 SERIES)
	EXHAUST FAN SWITCH, #48" OR AS NOTED ON MECHANICAL DRAWINGS
	0-60 MINUTES EXHAUST FAN TIMER. LOCATE PER MECHANICAL DRAWINGS.
	EXHAUST FAN, F.B.M., WIRED BY ELECTRICAL
	MANUAL MOTOR RATED SWITCH LOCATED @ EQUIPMENT
	PROJECTION SCREEN RAISE/LOWER SWITCH, F.B.O., INSTALLED BY ELECTRICAL
	FUSED DISCONNECT SWITCH, SIZE AND FUSED AS NOTED ON PLAN
	SINGLE POLE SWITCH, #42" OR AS NOTED
	WALL MOUNTED DIMMER, 1000 WATT RATING OR AS NOTED. HEIGHT MOUNTING #42" A.F.F. OR AS NOTED.
	TELEPHONE TERMINAL BACKBOARD (TTB), 3/4" THICK CDX PLYWOOD 2'X8' UNLESS NOTED OTHERWISE. SAND & PAINT BOTH SIDES.
SECTION 3. RECEPTACLES	
	DUPLEX RECEPTACLE FLUSH IN FLOOR BOX WITH DUPLEX HINGE COVERS
	DUPLEX RECEPTACLE IN WALL 120V, 20AMPS, #18" A.F.F, 3" ABOVE COUNTER OR AS NOTED.
	TWO-GANG DUPLEX RECEPTACLE (QUADPLEX) IN WALL, #18" A.F.F OR AS NOTED
	6FI DUPLEX RECEPTACLE IN WALL, #42" A.F.F OR AS NOTED
	DUPLEX RECEPTACLE (20 AMP) #18" OR AS NOTED (ON A SEPARATE CIRCUIT)
	SPECIAL RECEPTACLE NEMA TYPE AS DESIGNATED, #18" OR AS NOTED
	FLUSH POKE THRU COMBINATION TELE/DATA AND DUPLEX
	DUPLEX PLUS RECEPTACLE, 120V, 20A, SHADED SIDE INDICATES "ISOLATED GROUND" TYPE DUPLEX RECEPTACLE. 18" A.F.F, 3" ABOVE COUNTER OR AS NOTED, DEVICE TO BE "ORANGE" IN COLOR.
SECTION 4. MISCELLANEOUS	
	REFERENCE TO PLAN NOTES
	CONDUIT STUBBED UP
	CONDUIT STUBBED DOWN
	DENOTES EXISTING TO REMAIN
	DENOTES NEW TO MATCH EXISTING
	DENOTES EXISTING RELOCATED DEVICE AT NEW LOCATION
	DENOTES EXISTING DEVICE TO BE RELOCATED
	DENOTES NIGHT LIGHT FIXTURE AND SHALL BE EQUIPPED WITH 90 MINUTE BATTERY PACK, UNLESS NOTED OTHERWISE.

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Revisions

- ① 00-00-00
- ② 00-00-00
- ③ 00-00-00

Spade
Skin Care & More

1220 Bison Ave.
Suite A-6
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ELECTRICAL GENERAL
NOTES, LEGEND &
SINGLE LINE DIAGRAM

Scale: AS SHOWN

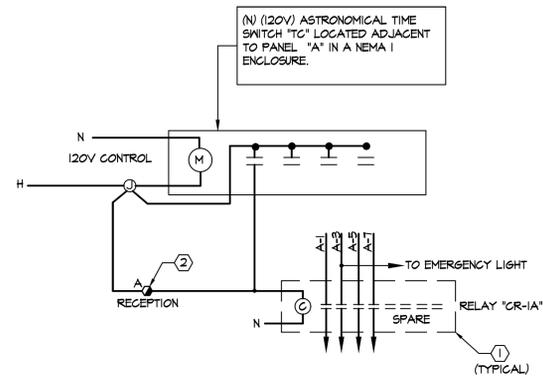
E-I.O



Date: 05-29-13
Project No: Spade-13

Scale : As Noted

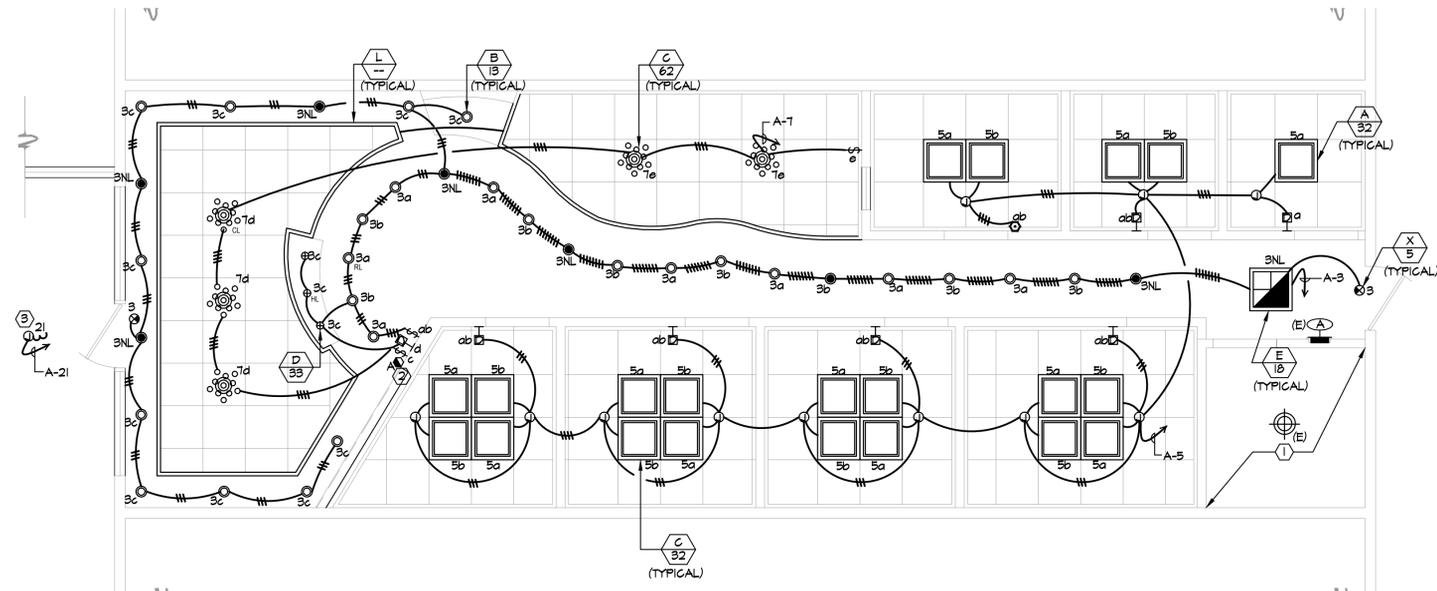
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- NOTES:**
- ELECTRICALLY HELD, REMOTE CONTROL LIGHTING CONTACTOR WITH QUANTITY OF POLES INDICATED. PROVIDE 120V COIL AND MOUNT IN RELAY CABINET. ASCO #41T SERIES OR SQUARE D #8403 SERIES, TYPICAL, U.N.O.
 - 0-2 HOUR BY-PASS TIME SWITCH (TORK #A500 SERIES). LOCATE THIS SWITCH IN THE MAIN ELECTRICAL ROOM.
 - PROVIDE A WALL MOUNTED, NEMA 1 RELAY CABINET, SIZE AS REQUIRED, WITH HINGED AND LOCK DOOR. MOUNT CABINET ABOVE PANEL. ALL LIGHTING CONTACTORS AND RELAYS DESCRIBED HEREIN SHALL MOUNT IN THIS CABINET. CONFIRM CABINET DIMENSION WITH RELAY SUPPLIER PRIOR TO PRICING.
 - ASTRONOMICAL TIME CLOCK AND OVERRIDE SWITCH CONTROL CIRCUIT MUST BE ON THE SAME DEDICATED CIRCUIT. NO EXCEPTION.

AFTER-HOUR LIGHTING CONTROL DIAGRAM

SCALE: NONE



ELECTRICAL LIGHTING PLAN

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

ELECTRICAL LIGHTING KEYED NOTES

- WORK IN THIS AREA IS EXISTING TO REMAIN UNDER PREVIOUS APPROVED PERMIT. NOT A PART OF THIS SUBMITTAL UNLESS NOTED OTHERWISE. TAKE CARE TO MAINTAIN CIRCUIT CONTINUITY TO THESE AREAS WHERE EXISTING CIRCUITRY IS AFFECTED BY THE DEMO.
- DENOTES 0-2 HOUR BY PASS TIMER.
- DENOTE J-BOX FOR FRONT DOOR LIGHT OR SIGN WITH HOT WIRE. VERIFY IN FIELD.

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Revisions

- ① 00-00-00
- ② 00-00-00
- ③ 00-00-00

Spade

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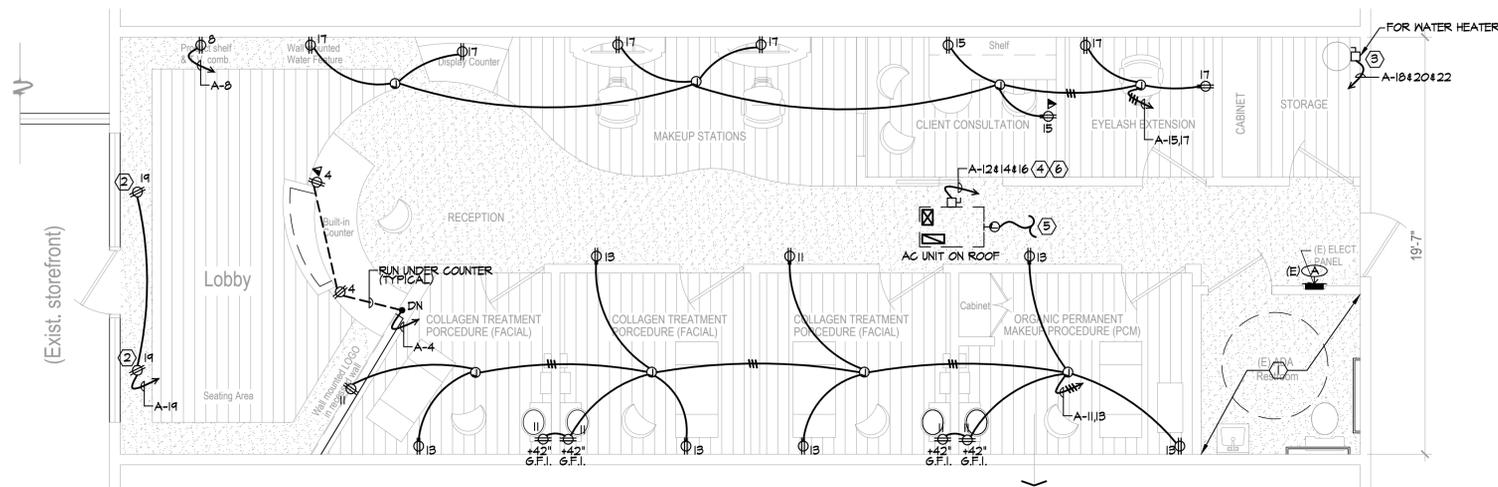


(EXISTING FEEDER; EXISTING PANEL)

PANEL 'A'	LOCATION SUITE A										BUS RATING 100A										120/208 V 3 Ø 4 W									
	MAIN (AMP)					M.L.O.					ØA					ØB					ØC					FLUSH				
DESCRIPTION	VOLT	ØA	ØB	ØC	L	T	F	M	S	BKR	ØKT	ØA	ØB	ØC	ØKT	ØA	ØB	ØC	ØKT	ØA	ØB	ØC	DESCRIPTION							
BATHROOM LIGHTS	100										2	20-1				180							TELEPHONE REC							
LOBBY&RECEPT LTGS	533										4	20-1				580							RECEPTION REC							
TREATMENT RM LTGS	672										6	20-1				200							REBACK ENTRY LTGS							
CHANDELIER LIGHTS	310										8	20-1				400							TV							
BATHROOM REC	100										10	20-1				300							NIGHT LIGHTS							
TREATMENT REC	1080										12	20-1				1852							AC UNIT							
TREATMENT REC	1080										14	20-1				1852														
OFFICE REC	950										16	20-1				1852														
CONV REC	1080										18	20-1				867							WATER HEATER							
SHOW WINDOW	1200										20	20-1				867														
FRONT ENTRY LTG	200										22	20-1																		
SPACE											24	20-1																		
SPACE											25	20-1																		
SPACE											26	20-1																		
SPACE											28	20-1																		
SPACE											30	20-1																		
SPACE											32	20-1																		
SUB-TOTAL																														
TOTAL CONNECTED VA																														
LCL @ 125 %																														
TOTAL OTHER LOAD																														
PANEL LOAD																														
FEEDER AMPS																														

ØA = 5980VA ØB = 5012VA ØC = 5751VA

NOTES:
 (1) DENOTES EXISTING CIRCUIT BREAKER TO REMAIN; ALL OTHERS ARE NEW TO MATCH EXISTING.
 (2) REFER TO ELECTRICAL POWER KEY NOTE #6 ON THIS SHEET.



ELECTRICAL POWER PLAN

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

ELECTRICAL POWER KEYED NOTES

- WORK IN THIS AREA IS EXISTING TO REMAIN UNDER PREVIOUS APPROVED PERMIT. NOT A PART OF THIS SUBMITTAL UNLESS NOTED OTHERWISE. TAKE CARE TO MAINTAIN CIRCUIT CONTINUITY TO THESE AREAS WHERE EXISTING CIRCUITRY IS AFFECTED BY THE DEMO.
- DENOTES SHOW WINDOW RECEPTACLES.
- PROVIDE 30AS/20AF/3P DISCONNECT SWITCH FOR CONNECTION TO THE NEW WATER HEATER. REFER TO PLUMBING PLAN FOR DETAIL.
- PROVIDE 60AF/40AS/3P DISCONNECT SWITCH FOR CONNECTION TO THE AC UNIT ON ROOF. REFER TO MECHANICAL PLAN FOR DETAIL.
- ADDITIONAL WORK NOT SHOWN IS TO PROVIDE 3/4"CO WITH PULL WIRE FOR CONTROL WIRING. COORDINATE THE WORK WITH MECHANICAL CONTRACTOR.
- THE DESIGN IS BASED ON UPGRADING THE EXISTING AC TO A 4 TON UNIT PER SITE DESIGN MEETING. VERIFY WITH MECHANICAL ENGINEER/OWNER BEFORE ISSUING ANY BID.

GENERAL ELECTRICAL ROOF NOTES

- REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS ABOALL HVAC EQUIPMENTS ON ROOF. PROVIDE ALL NECESSARY ELECTRICAL DEVICES FOR A COMPLETE AND OPERATIONAL SYSTEM.
- ALL EQUIPMENT AND ENCLOSURE FOR ELECTRICAL DEVICES ON ROOF MUST BE WEATHERPROOF.
- REFER TO EQUIPMENT NAME PLATE TO SIZE THE OEVRCURRENT PROTECTION. REFER TO SUPPLIER'S RECOMMENDATION BEFORE ANY INSTALLATIONS.
- ALL FEEDERS (CONDUITS AND WIRES) TO THE EQUIPMENTS ON ROOF MUST RUN HORIZONTALLY BELOW ROOF STRUCTURE THROUGH ATTIC SPACE AND PENETRATE ROOF AT THE LOCATION OF THE EQUIPMENT.
- ALL ROOF PENETRATIONS MUST BE SEALED AND WEATHERPROOF. PROVIDE ROOF JACKS AT ALL PENETRATIONS.

ELECTRICAL PLANS, & PANEL SCHEDULE

Scale: AS SHOWN

E-2.0

Date: 05-29-13
Project No: Spade-13

Scale : As Noted

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- b. Fact A.2: “*The proposed sign program would be more **applicable and comparable to other multiple-tenant office buildings located within the Newport Place Planned Community.***”
- c. Finding D: I am not convinced that the decision to give special prominence to 4 of 34 tenants (up to 6 total including the even larger parapet signs, and possibly 8 more on the monument signs at the entrance) adequately forecloses the need for revision due to future changes in use or tenants.
- d. Fact E.1: “*The Sign Program requests **deviation deviations** in **the** sign height of up to 30 percent and 20 percent for the number, location and height of the proposed signs **to** aid and enhance the identification and visibility of the commercial tenants from the public roadway.*”
 - i. I am guessing this statement does not include the deviations allowed by the Modification Permit which, for example for the address sign, appears to allow a deviation of much more than 20-30% (8 inch letters going to 6 foot letters).

Item 5. Spade Day Spa Minor Use Permit (PA2013-140)

1. Section 2.1: “*This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities) **in the Guidelines for Implementation.***”
2. Finding B.3 is not convincing that if there are already two fitness/wellness operations and other unspecified “personal services” in the center that the approval of an additional day spa would not create an overabundance or overconcentration of uses different from those anticipated in the PC Text. That would seem to depend, among other things, on how many units there are in the center, which is not specified.

Item D: Public Comments on Non-Agenda Items

I would like to suggest that in the Conditions of Approval sections of Zoning Administrator resolutions, it would be useful to more clearly separate the conditions that are intended to quote existing code requirements, and are included only as reminders to the applicants, from the special conditions that are intended to waive or modify the usual requirements. This distinction is not always clear, and can lead to confusion by creating the impression that the listing of certain conditions implies that those that aren't listed are less important, or that a slight variation in phrasing means a modification to the normal requirement is intended. I would suggest that all the “reminder” type conditions be segregated in a section of their own with a header indicating they are quotes of existing code requirements highlighted for the convenience of the applicant, but not intended to modify those, or any other, requirements. If that exercise reveals there are special conditions being added to all, or nearly all, approvals, then that might suggest those requirements should be made part of the code.