

P 14-0566
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MAY 09 2014

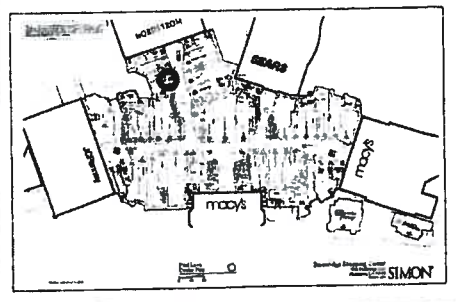
MESSAGE JOURNEY

TENANT IMPROVEMENTS

CITY OF PLEASANTON
PLANNING DIVISION

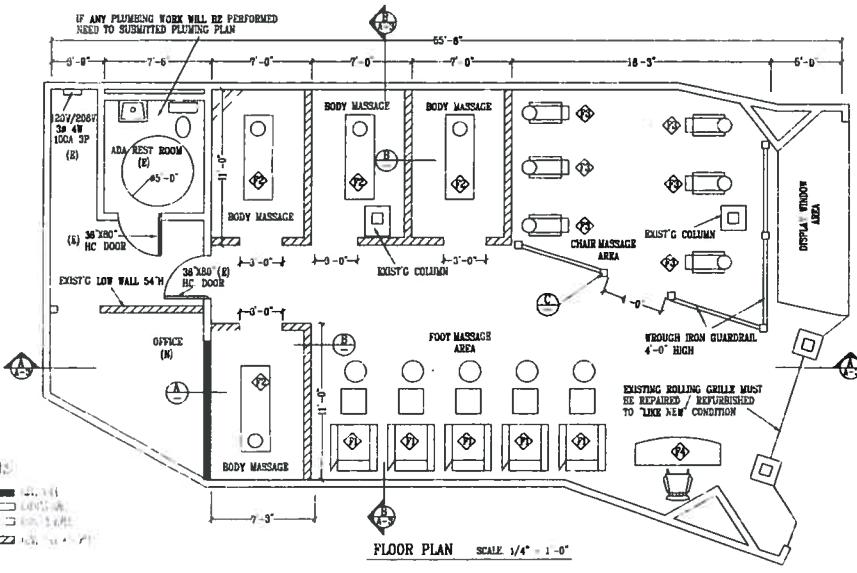
REVISIONS	BY

MALL MAP



FIXTURE SCHEDULE

MARK	DESCRIPTION	SIZE	QUANTITY
F1	3PC SET FOOT MASSAGE CHAIR 507A	30" X 39" X 22" X 20"	6
F2	MASSAGE TABLE	24" X 72"	4
F3	PORTABLE MASSAGE CHAIR	29" L X 48" H X 18" W	5
F4	CASHER COUNTER	72" L X 34" H X 20" W	1



CODE ANALYSIS

Required codes: 2010 California Building Code (CBC), 2010 California Mechanical Code (CMC), 2010 California Electrical Code (CEC), 2010 California Plumbing Code (CPC), 2010 California Fire Code (CFC), 2010 California Building Energy Efficient Standard (BES), and prevailing City of Pleasanton Municipal Code.

Area size: 1,456 sf

Type of Construction: non-combustible. No changes in structure.

Fire Sprinkler: Yes, no change. FIRE SPRINKLER CONTRACTOR WILL SUBMITTED MODIFICATION PLAN IF NEEDED

Occupancy: M Retail

Occupancy Load:

USE	AREA	FACTOR	LOAD
Retail Service/retail	1,160 sf	30	38.66
	296 sf	20	1.48
Total	1,456 sf		40.14

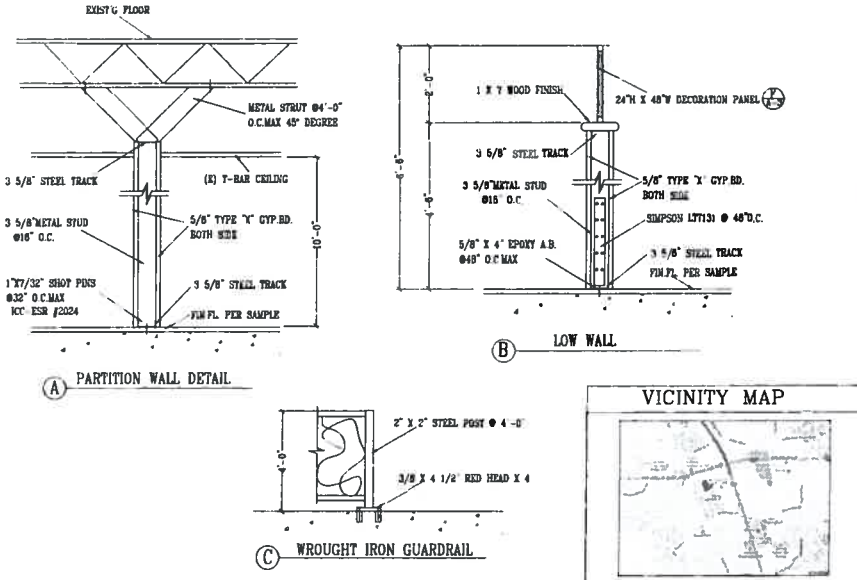
Exit Number: 40.14 < 50 1 exit required/reopened

Min width required: 40.14 x .2" = 8.03"

Proposed/Existing: 1 @ the front 72"

GENERAL NOTES

- All work described by these documents shall be performed in full accordance with all applicable codes, including but not limited to the following codes: 2010 California Building Code, 2010 California Mechanical Code, 2010 California Fire Code, NFPA standards, 2010 California Electrical Code, 2010 California Plumbing Code, 2010 California Energy Efficient Standards and local authorities.
- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problems, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for claims relating to such matters.
- Contractor shall coordinate with all trades to provide complete working systems.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual dimensions of work shall follow field measurements on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to the right are cumulative and have equal authority and priority. Should there be discrepancies between drawings or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancy, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
- All materials, finished, or un-finished items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent.
- Requests to substitute any product, technique, or material shall be submitted in writing to Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specifications to that originally specified.
- All workmanship, material, and equipment shall be guaranteed for one year from date of Owner acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.
- Insurance: The Contractor shall procure and maintain, at his expense, Contractor's public liability, property damage and worker's compensation. Contractor shall furnish the Owner with Certificate of Coverage.



SCOPE OF NEW WORK

- REPLACE EXISTING STOREFRONT (SEE 2)
- REPLACE EXISTING STOREFRONT WITH NEW STOREFRONT
- REPLACE EXISTING STOREFRONT WITH NEW STOREFRONT
- REPLACE EXISTING STOREFRONT

VICINITY MAP



CONTACT

TENANT: MESSAGE JOURNEY
Kathy Li
e-mail: message_journey886@yahoo.com
Tel: (415) 216-8331

ARCHITECTURE DESIGNER
James Qiu
Leavon Development Inc
e-mail: qiu@charter.net
Tel: (626) 280-4500

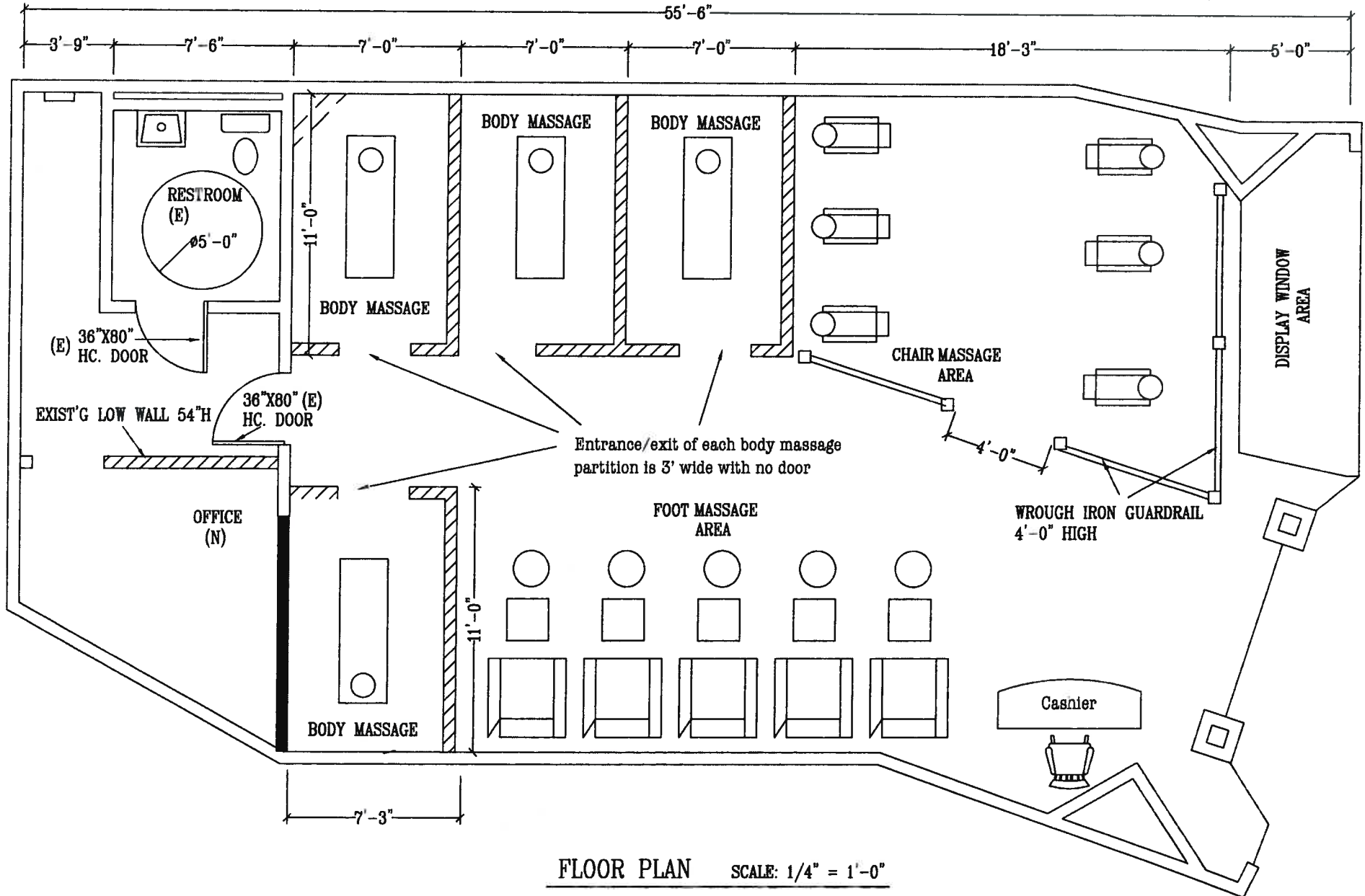
LANDLORD
Mark Pelterson
Simon Property Group
e-mail: mpelterson@simon.com
Tel: (317) 283-7785

LEAVON DEVELOPMENT
DESIGNED BY JAMES QIU
2221 PARKWAY
PLEASANTON, CA 94566
TEL: (626) 280-4500

TENANT IMPROVEMENTS
#F-133 STONERIDGE MALL,
PLEASANTON, CA

SHEET
CHECKED
DATE
SCALE
P&B NO.
SHEET
A-1

Massage Journey
1530 Stoneridge Mall Rd
Pleasanton, CA 94588



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

Descriptions of the Business

Name of Company: Massage Journey

Business Location: Stoneridge Shopping Center
1530 Stoneridge Mall Rd
Pleasanton, CA 94588

Type of Business: Massage

Type of Massage: Traditional Chinese Style Foot Massage
Body Massage (With Clothes on)
Chair Massage (Shoulder and Back)

Hours of Operation: Monday to Saturday
10:00 a.m. to 9:00 p.m.
Sunday
11:00 a.m. to 6:00 p.m.
(Holidays may vary)

Proposal:

We have 5 to 7 therapists are currently working at the space and they are hired as independent contractors. All of them come to work couple hours a day and 2 or 3 days a week. Due to the rent of the mall is very high and it has been increasing every year, we will need to add 2 or 3 more therapists and all therapists need to work with more customers to increase the sales.

There will be 5 to 7 therapists to work at the space during weekday and 7-10 therapists will work at the space during weekend. It is likely all therapists will work at the same time at the space and it depends on the customer flows. There will be no more than 10 therapists work at the space at any time.

All hired therapists are certified by a California Massage Council (CAMTC) and verified by the Police Department. New hiring will be followed the same requirement.

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EXHIBIT B