

PROJECT:  
MEP DRAWINGS OF  
RUBIN & CHAPELLE FASHION ISLAND

## PROJECT ADDRESS:

249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

NAME: RICHARD JENSEN  
ADDRESS:

[illegible]

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|---------------------------------|
| APPLICABLE CODE                 |
| 2022 CALIFORNIA BUILDING CODE   |
| 2022 CALIFORNIA COMMERCIAL CODE |
| 2022 CALIFORNIA ELECTRICAL CODE |
| 2022 CALIFORNIA MECHANICAL CODE |
| 2022 CALIFORNIA PLUMBING CODE   |
| 2022 CALIFORNIA ENERGY CODE     |

**RUBIN & CHAPELLE**  
**FASHION ISLAND**  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

**IRVINE COMPANY**  
**RETAIL PROPERTIES**  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TIT

# TITLE SHEET

|          |            |                    |
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| DRAWN BY | CHECKED BY | DATE<br>04/02/2024 |
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SCALE: 1:50 PROJECT NUMBER

|                |       |
|----------------|-------|
| DRAWING NUMBER | REV-0 |
| T-00           |       |

GENERAL NOTES

1. DIMENSIONS ON DRAWINGS: DO NOT SCALE THE DRAWINGS. USE WRITTEN DIMENSIONS. IF CONFLICTS EXIST NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK. DIMENSIONS ARE TO THE FACE OF FINISH UNLESS OTHERWISE NOTED.

2. COORDINATION OF WORK: THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF HIS/HER WORK AND THAT OF ALL SUB-CONTRACTORS. VERIFY AND COORDINATE ALL ROUTING OF MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS, ROUGH-IN DIMENSIONS AND REQUIRED CLEARANCES OF UTILITIES, APPLIANCES, AND OTHER ITEMS ASSOCIATED WITH THE PROJECT WORK SUCH THAT CONFLICTS DO NOT OCCUR. NOTIFY OWNER OF PROBLEMATIC CONDITIONS.

3. CONFLICTS IN DOCUMENTS: NOTIFY OWNER IMMEDIATELY FOR CLARIFICATION SHOULD ANY CONFLICT IN INFORMATION FOUND IN THE DOCUMENTATION BE DISCOVERED.

4. CUTTING AND PATCHING: WHERE WORK REQUIRES CUTTING INTO OR DISRUPTION OF EXISTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING BOTH THE AREA OF WORK AND ITS ADJACENT SURFACES TO MATCH ADJACENT EXISTING SURFACES. PATCHING INCLUDES FINISH PAINTING OF AREA DISRUPTED.

5. TEMPORARY SHORING AND UNDERPINNING: IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING AND BRACING OF BOTH EXISTING AND NEW WORK AS REQUIRED TO STABILIZE THE WORK AND TO MINIMIZE RISK OF PROPERTY DAMAGE OR INJURY ON SITE OR TO ADJACENT PROPERTIES. SHORING AND UNDERPINNING WORK IS TO BE PERFORMED UNDER SEPARATE PERMIT OBTAINED BY THE GENERAL CONTRACTOR.

6. AGENCY, INSPECTIONS, AND UTILITY COORDINATION: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED CITY AGENCY INSPECTIONS. IN ADDITION, THE CONTRACTOR IS TO COORDINATE WORK WITH ALL UTILITY COMPANIES (GAS, ELECTRICITY, WATER, PHONES, ETC.) SUCH THAT SERVICE TO THE SITE IS EITHER MAINTAINED OR PROVIDED IN A TIMELY MANNER TO THE COMPLETION OF THE WORK. COORDINATE NEW SERVICE LOCATIONS AND CONFIGURATIONS WITH THE APPROPRIATE PROVIDER AND THE OWNER

7. SPECIAL INSPECTIONS AND TESTING: IF REQUIRED BY THE GOVERNING AGENCIES, THE OWNER IS TO PROVIDE REQUIRED SPECIAL INSPECTIONS AND TESTING VIA EITHER THE STRUCTURAL ENGINEER OR A LICENSED THIRD-PARTY TESTING AGENCY. THE GENERAL CONTRACTOR IS TO COORDINATE ALL WORK AND GIVE THE OWNER A MINIMUM FIVE DAY NOTIFICATION ONCE THE WORK IS READY FOR INSPECTION. KEEP ALL REPORTS FOR SUBMITTAL TO AUTHORITIES AT FINAL INSPECTION.

8. SITE UTILITIES: THE CONTRACTOR IS TO CAREFULLY REVIEW ANY EXISTING UTILITIES AND IDENTIFY THOSE THAT REQUIRE RELOCATION WITH REGARD TO THE PROPOSED SCOPE OF WORK. CONTRACTOR IS TO IDENTIFY WHETHER UPGRADES ARE REQUIRED TO MEET THE REQUIREMENTS OF THE CODE. VERIFY THE EXISTING ELECTRICAL SERVICE, MAIN PANEL AND SUB-PANELS, WATER AND HVAC ARE ADEQUATE FOR THE PROPOSED SCOPE OF WORK.

9. PROTECTION OF PROPERTY: PROTECT THE ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE. DO NOT TRESPASS ON NEIGHBORING PROPERTY. IF REQUIRED, SUBMIT WRITTEN REQUEST TO NEIGHBOR(S) WITH COPY TO OWNER AT LEAST 10 DAYS PRIOR TO NEEDED DATE OF TRESPASS. IF ANY DAMAGE OR DISTURBANCE OCCURS TO NEIGHBORING PROPERTIES, RESTORE TO PREVIOUS EXISTING CONDITION AT NO ADDITIONAL COST TO OWNER.

10. OWNER'S PROPERTY: IF OWNER'S FURNISHINGS, DECORATIONS OR OTHER PERSONAL PROPERTY ARE IN THE WAY OF THE NEW WORK, COORDINATE WITH THE OWNER FOR THEIR SAFE PROTECTION, RELOCATION, OR REMOVAL FROM THE JOBSITE PRIOR TO THE START OF THE WORK.

11. TEMPORARY BARRIERS: PROVIDE TEMPORARY BARRIERS TO PROTECT BOTH EXISTING AREAS AND NEW WORK COMPLETED FROM DISTURBANCE, DUST, DIRT, DEBRIS OR OTHER DAMAGE. IF ANY DISTURBANCE OR DAMAGE OCCURS, RESTORE TO PREVIOUS CONDITION AT NO COST TO THE OWNER.

12. DEBRIS REMOVAL: MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATION OF WASTE, DEBRIS AND RUBBISH CAUSED BY OPERATIONS. LEAVE THE JOBSITE CLEAN AND SECURE AT THE END OF EACH WORKING DAY.

13. FINAL CLEANING: THE WORK INCLUDES FINAL CLEANING AT THE SITE INCLUDING THE BUILDING INTERIOR, EXTERIOR AND SITE. WIPE DOWN AND DUST ALL SURFACES, VACUUM OR MOP ALL FLOORS, WASH AND POLISH GLASS, REMOVE ANY AND ALL PAINT SPOTS ON EXPOSED SURFACES AND REMOVE ALL DEBRIS AND TRASH.

14. WARRANTIES: ALL WORK PERFORMED IS TO BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, EXCEPT WHERE LONGER PERIODS ARE GIVEN BY PRODUCT MANUFACTURERS OR ELSEWHERE IN THE CONSTRUCTION DOCUMENTS. NEATLY ARRANGE ALL PRODUCT WARRANTIES, USER MANUALS AND OTHER PERTINENT MATERIALS AND PROVIDE THEM TO THE OWNER AT FINAL COMPLETION OF WORK.

15. DOORS AND WINDOWS: THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING DOOR AND WINDOW COORDINATION:

A.) REVIEW ALL ROUGH OPENING SIZES AND LOCATIONS WITH DRAWINGS AND WINDOW SUPPLIER AT SITE PRIOR TO THE COMMENCEMENT OF WORK ON BOTH THE FOUNDATIONS AND THE ROUGH FRAMING. IMMEDIATELY NOTIFY OWNER AND DESIGNER OF ANY DISCREPANCIES BETWEEN OPENINGS SHOWN ON THE ARCHITECTURAL DRAWINGS AND THOSE AT THE FOUNDATIONS AND FRAMING AS DESCRIBED IN THE STRUCTUAL DRAWINGS.

B.) AT COMPLETION OF ROUGH FRAMING, REVIEW OPENINGS WITH DRAWINGS AND WINDOW SUPPLIER. SUBMIT COPY OF WINDOW ORDER TO OWNER FOR REVIEW PRIOR TO PROCEEDING WITH ORDER.

C.) VERIFY WITH SUPPLIER THAT WINDOWS TO BE USED FOR EGRESS PURPOSES MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE BUILDING CODE. PROVIDE FIRE RATINGS AND TEMPERED GLAZING AS REQUIRED BY THE DRAWINGS OR AS SET FORTH IN THE BUILDING CODE.

D.) COORDINATE INSTALLATION OF ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES TO INSURE A WEATHER-TIGHT CONDITION.

16. MECHANICAL: THE CONTRACTOR IS TO PROVIDE DESIGN-BUILD SERVICES FOR THE PLUMBING AND MECHANICAL SCOPE OUTLINED IN THE DRAWINGS. COMPLY WITH ALL APPLICABLE CODES AND TITLE 24 ENERGY COMPLIANCE. SECURE AND PAY FOR ALL REQUIRED PERMITS. REVIEW DRAWINGS AND COORDINATE PATHWAYS SUCH THAT THEY ARE HIDDEN FROM VIEW. IF PATHWAYS CANNOT BE CONCEALED WITHIN THE WALLS, SOFFITS AND CEILING PROFILES AS SHOWN ON THE DRAWINGS. COORDINATE ALTERNATE LOCATIONS WITH DESIGNER AND OWNER ON SITE PRIOR TO PROCEEDING WITH THE WORK.

17. ENGINEERING INSPECTIONS: ALL ENGINEERING INSPECTIONS REQUIRE 24-HOUR NOTICE.

18. CONSTRUCTION WORKING HOURS: CONSTRUCTION WORKING HOURS SHALL NOT EXTEND BEYOND 7 A.M. TO 6 P.M., MONDAY THROUGH FRIDAY, WITHOUT SPECIFIC WRITTEN PERMISSION FROM THE CITY OF SAN JOSE

19. ROAD CLEANUP: ROADWAYS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES. DAILY ROAD CLEANUP WILL BE ENFORCED.

20. CALIFORNIA COMMERCIAL CODE: A SMOKE DETECTOR MUST BE INSTALLED IN ALL NEW AND EXISTING AREAS, AS WELL AS THE PATHWAYS LEADING TO THE WALKING AREAS AND OR EACH LEVEL STORY.

21. CALIFORNIA COMMERCIAL CODE: A CABON MONOXIDE DETECTOR MUST BE INSTALLED IN ALL NEW AND EXISTING AREA

1. ALL LIGHT TYPES TO HAVE UL, ETL OR SIMILAR PRODUCT LISTING ON ALL SYSTEM COMPONENTS.

2. ALL LIGHTING INCLUDING MILLWORK LIGHTING REQUIRE DIMMING MODULES, DIMMABLE POWER SUPPLIES, AND OTHER DIMMING HARDWARE AS NECESSARY. COORDINATE DIMMING CONTROL REQUIREMENTS WITH MANUFACTURERS.

3. ALL EQUIPMENT, WIRING AND TERMINATIONS ARE NEW - SUPPLIED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED ON PLANS AS:

(E) EXISTING DEVICE AND WIRING TO REMAIN.

(R) EXISTING WIRING TO BE RELOCATED AND CONNECTED TO A NEW DEVICE.

4. ALL WALL MOUNTED OUTLETS TO BE INSTALLED AT 17" AFF (OR MIN. BY CODE), UNLESS OTHERWISE NOTED.

5. ALL VOICE WIRING TO MATCH BUILDING STANDARD AND TERMINATED AS REQUIRED BY CONTRACTOR.

6. ALL DATA WIRING TO MATCH BUILDING STANDARD AND TERMINATED AS REQUIRED BY CONTRACTOR.

7. CONTRACTOR SHALL TEST AND CERTIFY ALL NETWORK WIRING, CORRECT ANY DEFICIENCIES AND SUBMIT A REPORT TO THE OWNER.

8. EXTEND ALL CONDUIT FROM EQUIPMENT LOCATIONS TO 6" ABOVE CEILING. CONCEAL ALL CONDUIT WITHIN NEW CONSTRUCTION AND FINISHES.

9. ALL EXPOSED EQUIPMENT (SWITCHES, PLATES, ETC.) TO BE WHITE, UNLESS OTHERWISE NOTED.

9.1. THIS SCHEDULE IS TO BE USED IN CONJUNCTION WITH ARCHITECTURAL POWER AND SIGNAL PLANS FOR EQUIPMENT TYPE AND LOCATION ONLY - SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFO.

9.2. CONTRACTOR TO NOTIFY ARCHITECT WITH ANY DISCREPANCIES BETWEEN ARCHITECT AND ENGINEERING DRAWINGS PRIOR TO BIDDING AND EXECUTION OF WORK.

10. ALL LED POWER SUPPLIES, TRANSFORMERS, LIGHT FILTERS AND CONTROLS TO BE COORDINATED WITH LIGHTING SUPPLIER PER LIGHTING SPECIFICATION. FINAL LOCATIONS TO BE COORDINATED WITH ARCHITECT ON SHOP DRAWINGS FOR FINAL APPROVAL.

11. AUDIO / VISUAL SYSTEM COMPLETE WITH LCD MONITORS, PROJECTOR, SPEAKERS AND ASSOCIATED EQUIPMENT (RACKS, BRACKETS, VOLUME CONTROLS, HEAD END, ETC.) AND FINAL TERMINATIONS TO BE SUPPLIED AND INSTALLED BY OWNER'S VENDORS, MEDIA SERVICES.

12. FOR ANY NEW SPEAKER ALL AUDIO / VISUAL WIRING TO BE PLENUM RATED SUPPLIED AND INSTALLED BY G.C. CONTRACTOR TO PROVIDE HOME RUN FROM EACH DEVICE TO HEAD END EQUIPMENT. PROVIDE 3/4" CONDUIT AS REQUIRED BY LOCAL CODE ENFORCEMENT. SPEAKER AND FINAL TERMINATIONS BY OWNER'S VENDOR.

13. AUDIO / VISUAL DEVICES TO BE COORDINATED & EQUALLY SPACED BETWEEN LIGHT FIXTURES AND/OR ARCHITECTURAL CEILING ELEMENTS AS SHOWN IN PLAN. ARCHITECT TO APPROVE PLACEMENT PRIOR TO INSTALLATION.

14. SEE APPROVED MILLWORK ELECTRICAL LAYOUT FOR APPROVED AND FINAL LOCATION OF J-BOXES AND LOW VOLTAGE CONNECTORS. MILLWORKER NOTE: ALL MILLWORK TO ARRIVE PRE-WIRED.

15. SEE SHEET A004.00 FOR POWER / SIGNAL AND LIGHTING SCHEDULES

16. TYPICAL FLOOR CONDUIT BY G.C. SHALL BE INCORPORATED IN THE SETTING BED OF THE FINISH FLOOR. COORDINATE WITH LANDLORD FOR PREFERRED METHOD.

17. CIRCUITS AND FINAL QUANTITY OF J-BOX MUST BE COORDINATED WITH ELECTRICIAN.

1. ANY SECURITY OR OTHER EQUIPMENT LOCATED IN THE MAIN ENTRY AREA MUST BE INSTALLED IN MANNER THAT IS CONCEAL FROM PUBLIC VIEW. ALL SECURITY DEVICES AND SYSTEMS SHALL BE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES. FREESTANDING SENSOR PEDESTALS ARE PROHIBITED.

2. ANY HARD LID CEILINGS AND SOFFITS CANNOT CONNECT TO THE STOREFRONT BELOW THE STOREFRONT FRAMING SYSTEM" (EXCEPTION: UNLESS IT IS A MINIMUM 5' BACK FROM THE GLASS/STOREFRONT SYSTEM).

3. ANY NON-ILLUMINATED, AND/OR ILLUMINATED SIGNAGE CANNOT BE PLACE AT THE INSIDE OF STOREFRONT SYSTEM WITHIN THE PREMISE. SIGNAGE MUST BE INSTALLED AT LEAST 3'-0" OFF THE INSIDE OF THE STOREFRONT SYSTEM.

4. BUG-EYE TYPE EMERGENCY LIGHTING OR COMBO TYPE EXIT LIGHT FIXTURE IS NOT ALLOWED IN AREAS THAT ARE VISIBLE TO THE PUBLIC. TENANT IMPROVEMENT PLANS AND FINAL CONSTRUCTION MUST INSTALL A RECESSED OR SURFACE MOUNTED CLEAR ACRYLIC BLADE EXIT SIGN AT THE STOREFRONT ENTRY." REFER TO LANDLORD'S CONTROL SHEET FOR SPECIFICATION AND DETAILS.

5. ALL ELECTRICAL, WIRING AND DATA RUNS IN THE OPEN CEILING AREA OF THE TENANT PREMISES IN THE FRONT OF HOUSE MUST BE RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. IN ADDITION, ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE."

6. ACCESS PANELS SHALL BE INSTALLED IN ALL CEILING AREAS, WHICH MAY POTENTIALLY REQUIRE ACCESS FOR PURPOSES OF MAINTENANCE OF MECHANICAL OR OPERATIONAL SYSTEMS AND SIGNS. ANY ACCESS PANELS SHOULD BE SPECIFIED AS A STYLEMARK TYPE DRYWALL CEILING ACCESS DOOR (INTERSOURCE SPECIALTIES COMPANY / WWW.INTERSOURCECO.COM).

7. TRACK LIGHT FIXTURES LOCATED NEAR/ADJACENT TO THE STOREFRONT GLASS MUST BE INSTALLED WITHIN A RECESSED ALCOVE AT THE HARD LID CEILING TO CONCEAL THE TRACK FIXTURE FROM VIEW.

8. SPRINKLER HEADS: AREAS WITH FINISHED CEILING (FRONT OF HOUSE) FULLY CONCEALED TYPE WITH COVER PLATE FACTORY PAINTED TO MATCH CEILING COLOR. AREAS WITH FINISHED CEILING (BACK OF HOUSE) SEMI RECESSED PENDANT TYPE WITH ESCUTCHEON PLATE, POLISHED CHROME FINISH. AREAS WITH NO FINISHED CEILING STANDARD UPRIGHT TYPE, BRASS FINISH.

9. UNUSED OR ABANDONED WIRING, CABLES, MECHANICAL, ELECTRICAL OR PLUMBING LINES MUST BE DEMO'D AND DISCARDED; REPAIRS MUST BE MADE WHERE NECESSARY.

10. OPEN CEILINGS MUST BE PAINTED A DARK COLOR (TYP. DARK GREY) WHICH WILL ALLOW ABOVE CEILING EQUIPMENT, DUCTING, CONDUIT, WIRING, CABLES ETC TO "DISAPPEAR". THE LANDLORD RECOMMENDS A SCRIM PAPER (COLOR TO MATCH SURROUNDING AREA) TO BE INSTALLED AFTER ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK IS COMPLETED FOR A CLEAN AESTHETIC.

11. OPEN CEILING TRACK LIGHTING WIRING CONNECTIONS MUST BE IN A RIGID CONDUIT AND LINEAR TRACK AND HEADS MATCH THAT OF THE CEILING, I.E.

BLACK (INCLUDING ELECTRICAL CONNECTIONS, U CHANNEL CONNECTIONS, JBOXES ETC).

12. OPEN CEILING CABLES, WIRING, DUCTING, GRILLES AND VENTS IN THE OPEN CEILING STRUCTURE MUST MATCH SURROUNDING AREA. ANY CABLES, SPRINKLERS ETC THAT CANNOT BE PAINTED MUST BE IDENTIFIED IN THE FIELD AND BROUGHT TO THE LANDLORD'S ATTENTION. TO ACHIEVE AN UNCLUTTERED OVERHEAD APPEARANCE, ALL THREAD SUPPORTS FOR MECHANICAL UNITS NEED TO BE CUT AT A UNIFORM ELEVATION AND DUCTING INSULATED OR WRAPPED. ALL STRUCTURED CABLING AND FREE CABLES SHOULD HAVE CRISP, SHARP TURNS AND BE NEATLY BUNDLED.

DEMOLITION NOTES

1. DEMOLITION DRAWINGS ARE SCHEMATIC. REMOVE ALL WORK AS INDICATED AND AS REQUIRED TO COMPLETE NEW CONSTRUCTION AS INDICATED. REFER TO CIVIL ENGINEERING, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR FEATURES NOT OTHERWISE SHOWN.

2. NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY. NO LIMITATION OF APPLICATION SHALL BE CONSTRUED WITHOUT SPECIFIC NOTATION.

3. NOTIFY LOCAL AGENCY HAVING JURISDICTION PRIOR TO STARTING DEMOLITION WORK. COMPLY WITH ALL AGENCY REQUIREMENTS.

4. OWNER WILL REMOVE FURNITURE, STORED MATERIALS AND MOVABLE EQUIPMENT IN THE AREA OF WORK PRIOR TO START OF DEMOLITION.

5. VERIFY EXISTING CONDITIONS AND INVERT ELEVATIONS OF UNDERGROUND UTILITIES PRIOR TO DEMOLITION. NOTIFY DESIGNER OF DISCREPANCIES AND REQUEST DIRECTION.

6. PROVIDE ALL SHORING, BRACING AND SUPPORTS REQUIRED TO PREVENT SETTLEMENT OR DISPLACEMENT.

7. DISCONNECT ALL AFFECTED UTILITIES PRIOR TO STARTING DEMOLITION WORK.

8. NEATLY CUT AND REMOVE SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED FOR SUPPORT OR RENOVATION.

9. PROTECT EXISTING WORK DESIGNATED TO REMAIN FROM DAMAGE DUE TO DEMOLITION AND RECONSTRUCTION WORK.

10. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.

11. CAP ALL ABANDONED UTILITIES BEHIND FACE OF NEW FINISHES, INCLUDING FINISH GRADE OR PAVING, RECORD ALL LOCATIONS ON RECORD DOCUMENTS.

12. SEE STRUCTUAL DRAWINGS FOR DEMOLITION OF SHEAR WALLS, INTERIOR PARTITIONS, TRENCHES FOR INSTALLATION OF UNDERGROUND UTILITIES.

13. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR DEMOLITION OF ITEMS NOT OTHERWISE INDICATED, INCLUDING UNDERGROUND OR CONCEALED UTILITIES AND SERVICES.

14. ALL DEMOLISHED MATERIALS ARE THE PROPERTY OF THE CONTRACTOR, EXCEPT FOR SUCH ITEMS AS THE OWNER WISHES TO CLAIM. STOCKPILE THESE ITEMS ON THE SITE AS DIRECTED BY THE OWNER.

15. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER USING LOCAL RECYCLING FACILITIES.

18. REMOVE ALL EXISTING NAILS, TACKS, STAPLES, HANGER WIRES, SIGNAL WIRES, CABLES AND SIMILAR ITEMS FROM SURFACES TO REMAIN. PREPARE ALL REMAINING SURFACES / SUBSTRATE TO RECEIVE INDICATED FINISHES.

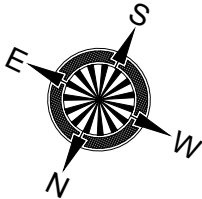
19. REMOVE AND STORE DESIGNATED EQUIPMENT / MATERIALS FOR RE-INSTALLATION AS INDICATED.

20. SELECTIVE DEMOLITON INDICATED IN THESE CONTRACT DOCUMENTS EXCLUDES REMOVAL OF HAZARDOUS MATERIALS AND TOXIC SUBSTANCES.

21. PRIOR TO START OF WORK, REFER TO HAZARDOUS MATERIALS SURVEY OR ABATEMENT DOCUMENTATION. HAZARDOUS MATERIALS MAY BE PRESENT ON THE SITE OR IN EXISTING CONSTRUCTION. THESE CONTRACT DOCUMENTS DO NOT CONTAIN MEASURES OR PRECAUTIONS FOR HAZARDOUS MATERIALS ABATEMENT.

22. IF HAZARDOUS MATERIALS ARE DISCOVERED OR SUSPECTED DURING DEMOLITION OPERATIONS, STOP WORK AND NOTIFY OWNER'S REPRESENTATIVE FOR INSTRUCTIONS IMMEDIATELY. TAKE MEASURES TO PROTECT WORKERS AND PUBLIC. DIRECT ALL QUESTIONS ABOUT HAZARDOUS MATERIALS TO THE OWNER'S REPRESENTATIVE.

23. COORDINATE DEMOLITION WITH WORK OF HAZARDOUS MATERIAL ABATEMENT WORK AS DIRECTED BY OWNER.



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ADDRESS:

| Rev | Description | Date |
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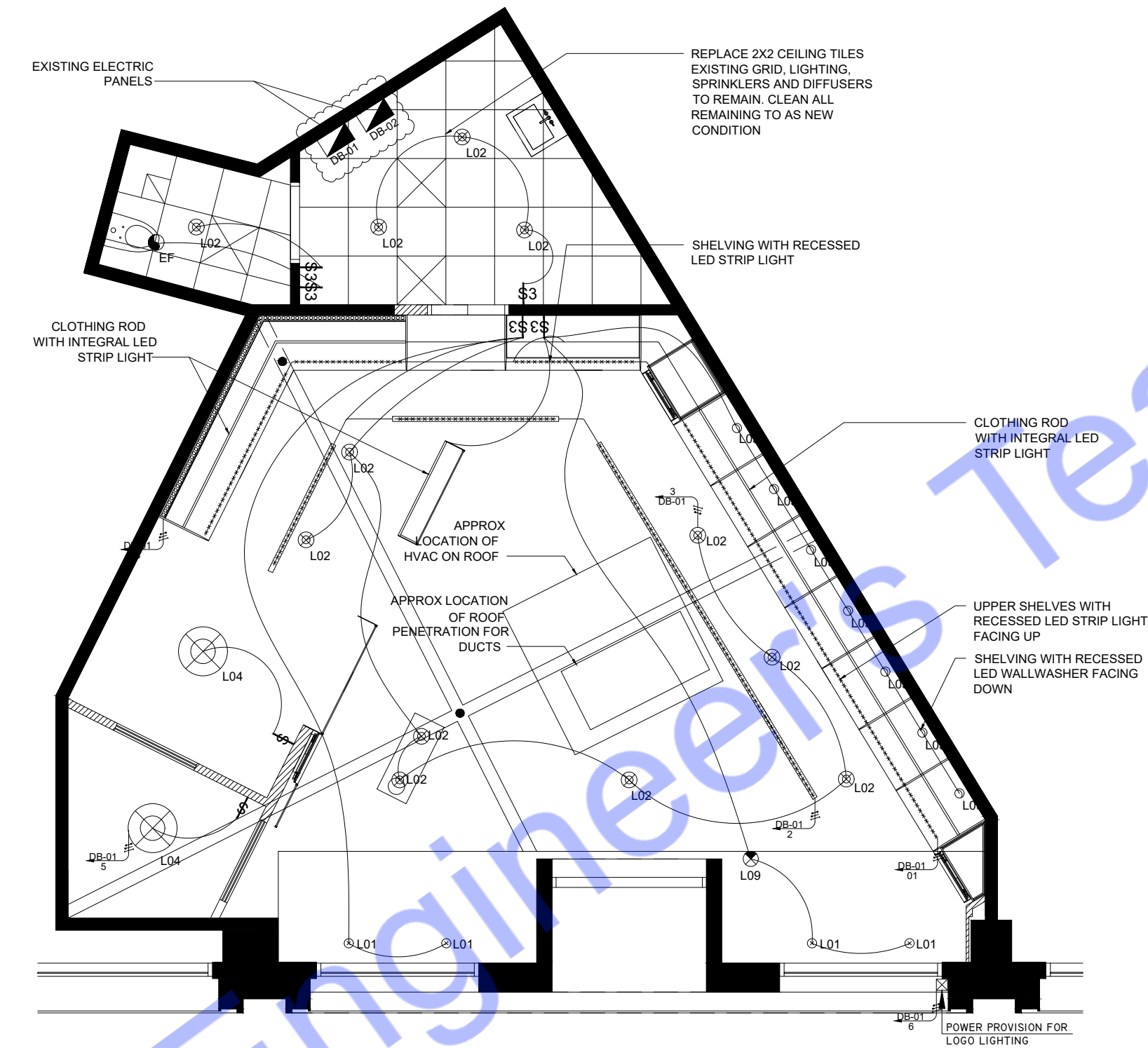
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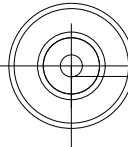
RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE

GENERAL NOTES

|                        |                |                    |
|------------------------|----------------|--------------------|
| DRAWN BY               | CHECKED BY     | DATE<br>14/04/2024 |
| SCALE: 1:50            | PROJECT NUMBER |                    |
| DRAWING NUMBER<br>G-01 | REV-00         |                    |

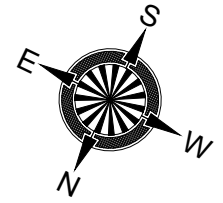


 **LIGHTING LAYOUT PLAN**

**LEGENDS:**

| LIGHTING SYSTEM |                                         |
|-----------------|-----------------------------------------|
| LEGEND          | DESCRIPTION                             |
| \$              | LIGHT SWITCH                            |
| \$3             | LIGHT SWITCH                            |
| =====           | L.E.D. LINEAR LIGHTING                  |
| =====           | RECESSED COVELIGHTING                   |
| ---             | L.E.D. STRIP LIGHTING                   |
| ⊕               | WALL MTD FIXTURE                        |
| ⊕               | SURFACE MTD FIXTURE                     |
| ○ EM            | DENOTES WIRED FOR EMERGENCY LIGHTING    |
| ⊙               | RECESSED LED DOWNLIGHT                  |
| ⊙               | RECESSED FLOOR UPLIGHT                  |
| ⊙               | RECESSED FLOOR UPLIGHT AT WET LOCATIONS |
| ⊙               | RECESSED WALL WASHER FIXTURE            |
| ⊙               | RECESSED FIXTURE AT WET LOCATIONS       |
| ⊗               | PENDANT FIXTURE                         |
| ☼               | EXHAUST FAN                             |
| ⊗               | EXIT SIGN                               |

SHOWING 25MM PVC CONDUIT ABOVE FALSE CEILING/SLAB CONTAINS 2X2.5MM2+1.5E WIRES LOOP BETWEEN EACH LIGHTING OUTLET  
NOTE: DASHED LINES SHOWING PVC CONDUITS ABOVE FALSE CEILING/SLAB WHILE SOLID LINES SHOWING CONSUTS UNDER TILE.



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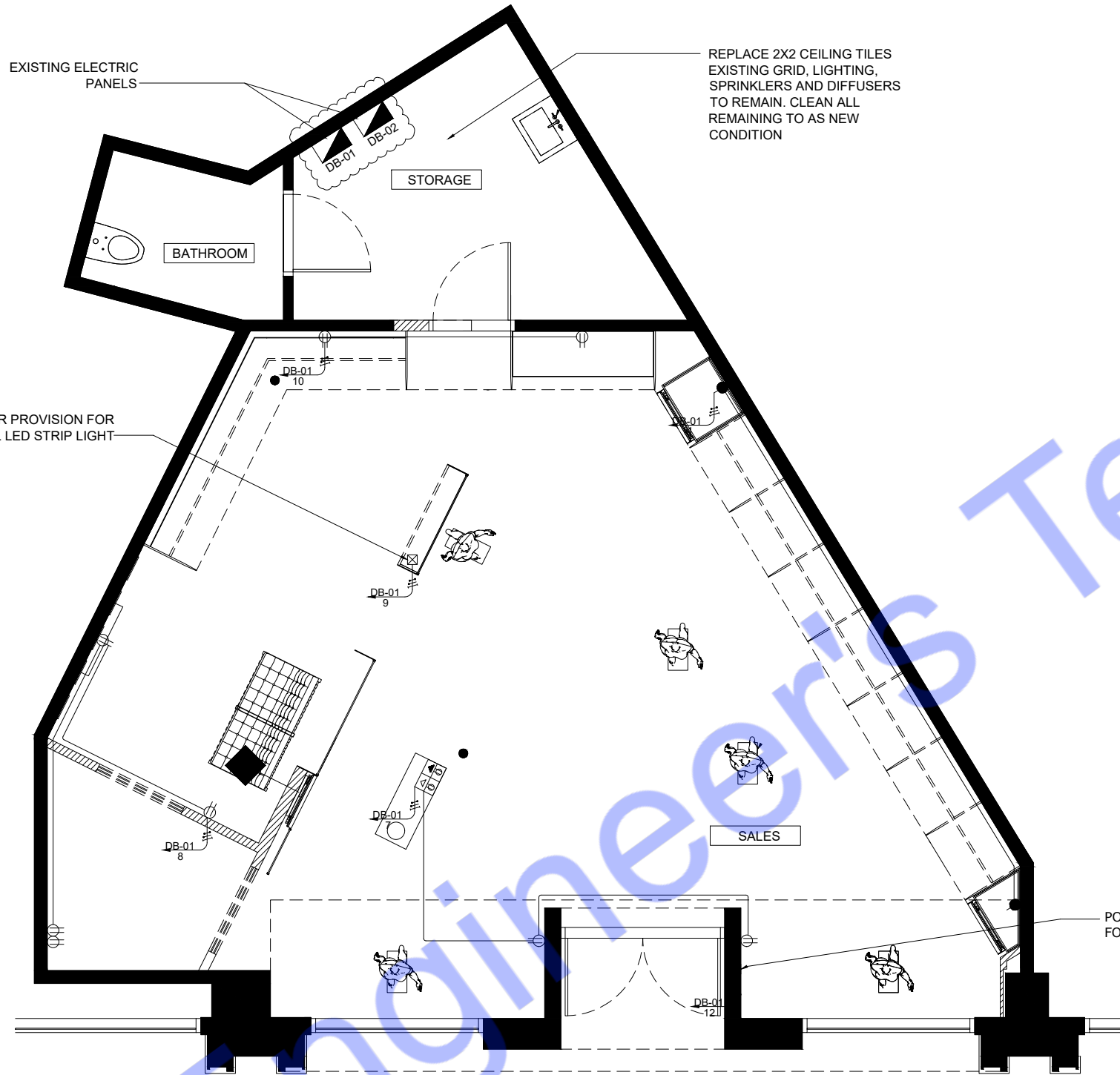
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**RUBIN&CHAPELLE**  
IRVINE  
**MEP DRAWINGS**

TITLE  
  
**LIGHTING LAYOUT PLAN**

|                        |            |                    |
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| DRAWN BY               | CHECKED BY | DATE<br>14/04/2024 |
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| DRAWING NUMBER<br>E-01 |            | REV-00             |

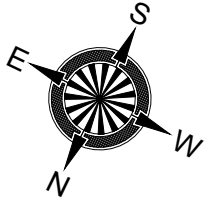


POWER/ RECEPTACLE LAYOUT PLAN

LEGENDS:

| POWER SYSTEM |        |                                                                                            |
|--------------|--------|--------------------------------------------------------------------------------------------|
| SR NO        | LEGEND | DESCRIPTION                                                                                |
| 1            |        | PROVISION FOR POWER, TEL & DATA OUTLET TWO NO EU PLUG + TWO NO RJ45 OUTLET FOR DATA & TEL. |
| 2            |        | 13A TWIN POWER OUTLET 220V 60HZ AT 18" F.F.L                                               |
|              |        | 13A SINGLE POWER OUTLET 220V 60HZ AT 18" F.F.L                                             |
| 3            |        | 13A SINGLE POWER OUTLET 220V 60HZ AT 42" F.F.L                                             |
| 4            |        | 13A TWIN POWER OUTLET 220V 60HZ AT 42" F.F.L                                               |
| 5            |        | 30A DOUBLE POLE SWITCH DISCONNECT SWITCH                                                   |
| 6            |        | MAIN DISTRIBUTION BOARD                                                                    |
| 7            |        | POWER PROVISION                                                                            |

NOTE:  
SOLID LINES SHOWING CONDUITS UNDER TILE WHILE DOTTED LINES SHOWING CONDUIT ABOVE FALSE CEILING  
SHOWING 25MM PVC UNDER TILE CONTAINS 2X2.5MM2+2.5E WIRES LOOP BETWEEN EACH POWER OUTLETS



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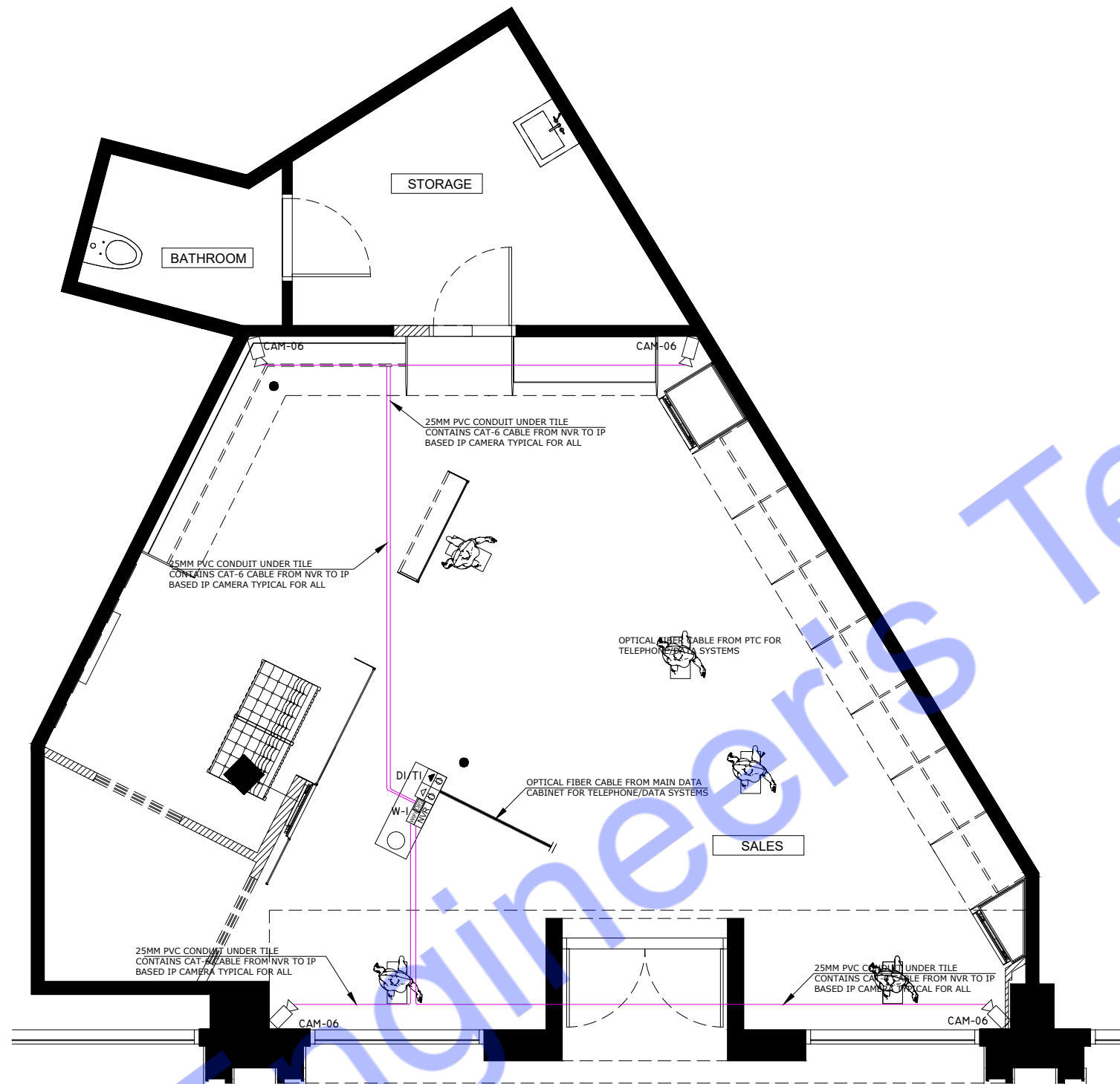
APPLICABLE CODE  
2022 CALIFORNIA BUILDING CODE  
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2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE

PROJECT  
RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660  
OWNER  
IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE  
POWER/ RECEPTACLE  
LAYOUT PLAN

|                        |                |                    |
|------------------------|----------------|--------------------|
| DRAWN BY               | CHECKED BY     | DATE<br>14/04/2024 |
| SCALE: 1:50            | PROJECT NUMBER |                    |
| DRAWING NUMBER<br>E-02 | REV-00         |                    |

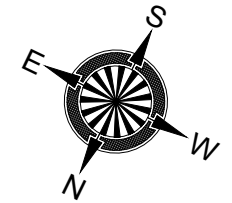


CCTV, WIFI AND DATA/ TEL LAYOUT PLAN

LEGENDS:

| LOW CURRENT SYSTEMS |        |                                                                                            |
|---------------------|--------|--------------------------------------------------------------------------------------------|
| SR NO               | LEGEND | DESCRIPTION                                                                                |
| 1                   |        | PROVISION FOR POWER, TEL & DATA OUTLET TWO NO EU PLUG + TWO NO RJ45 OUTLET FOR DATA & TEL. |
| 2                   |        | NETWORK VIDEO RECORDER                                                                     |
| 3                   |        | IP CAMERA WALL MOUNTED                                                                     |
| 4                   |        | CCTV WORKSTATION                                                                           |
| 5                   |        | WIFI ACCESS POINT (POE)                                                                    |

SHOWING DATA,TEL,WIFI CABLES CAT-6A EACH 25MM PVC OR 20MM EMT CONDUITS



NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
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2022 CALIFORNIA ENERGY CODE

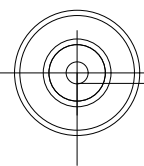
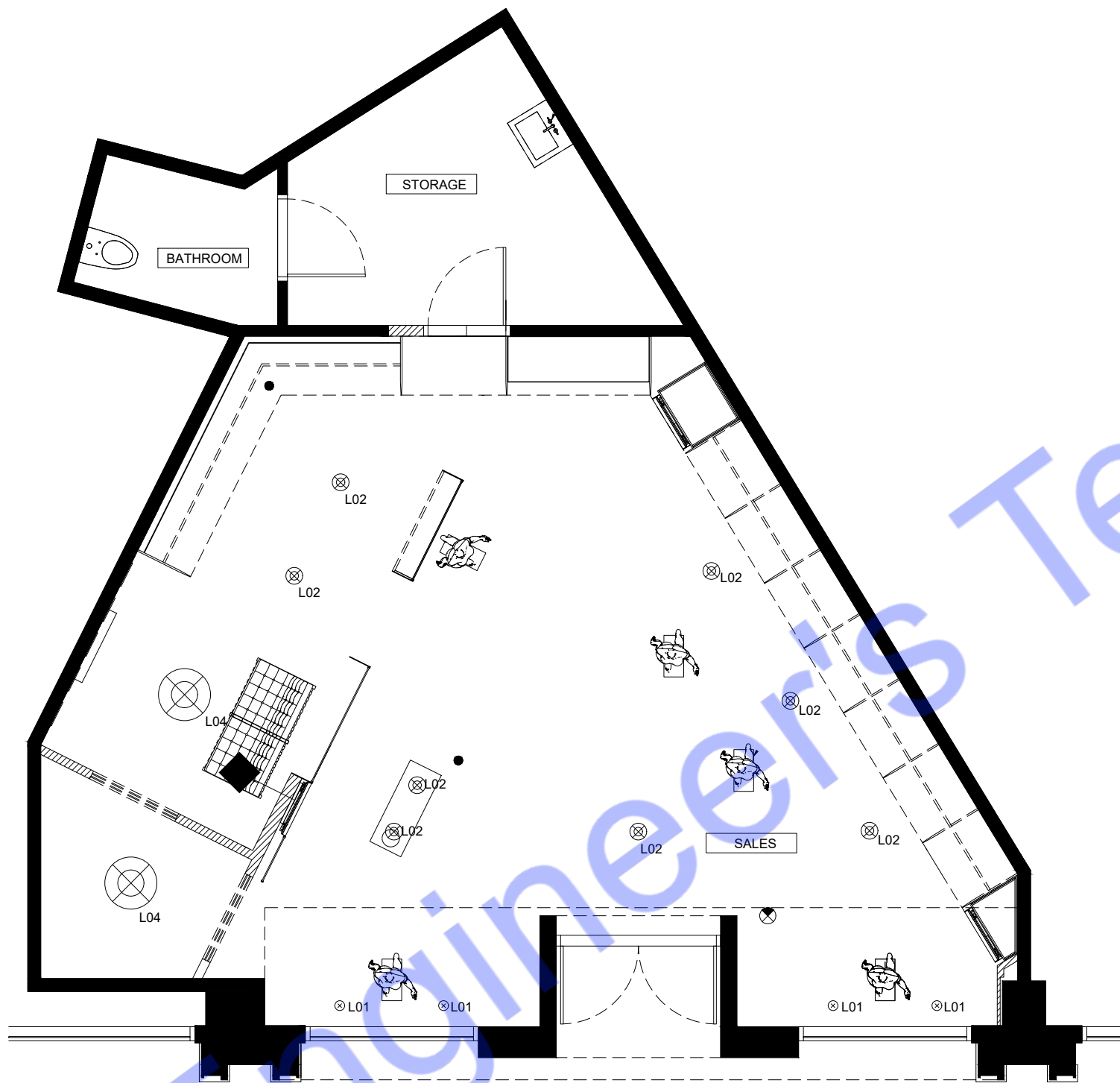
RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

CCTV, WIFI AND DATA/  
TEL LAYOUT PLAN

|                        |                |                    |
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| DRAWN BY               | CHECKED BY     | DATE<br>14/04/2024 |
| SCALE: 1:50            | PROJECT NUMBER |                    |
| DRAWING NUMBER<br>E-03 | REV-00         |                    |



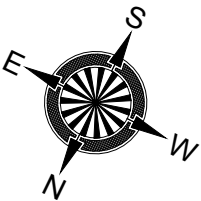
EMERGENCY LIGHT LAYOUT PLAN

LEGEND:

|  |                                          |
|--|------------------------------------------|
|  | REGULAR PENDANT FIXTURE USE AS EMERGENCY |
|--|------------------------------------------|

NOTE: REGULAR LIGHT WILL BE USED AS EMERGENCY LIGHT. REGULAR PENDANT LIGHT WILL BE CONNECTED WITH BATTERY BACKUP SYSTEM. WHICH WILL TURN ON AUTOMATICALLY IN CASE OF EMERGENCY.

AT ALL TIMES, REGULAR PENDANT LIGHTS CAN BE CONTROLLED BY A SWITCH LIKE A NORMAL LAMP. BUT DURING AN EMERGENCY, IT WILL AUTOMATICALLY TURN ON USING BATTERY BACKUP.



ENGINEER NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
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APPLICABLE CODE  
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2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE

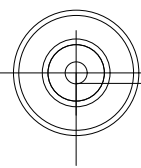
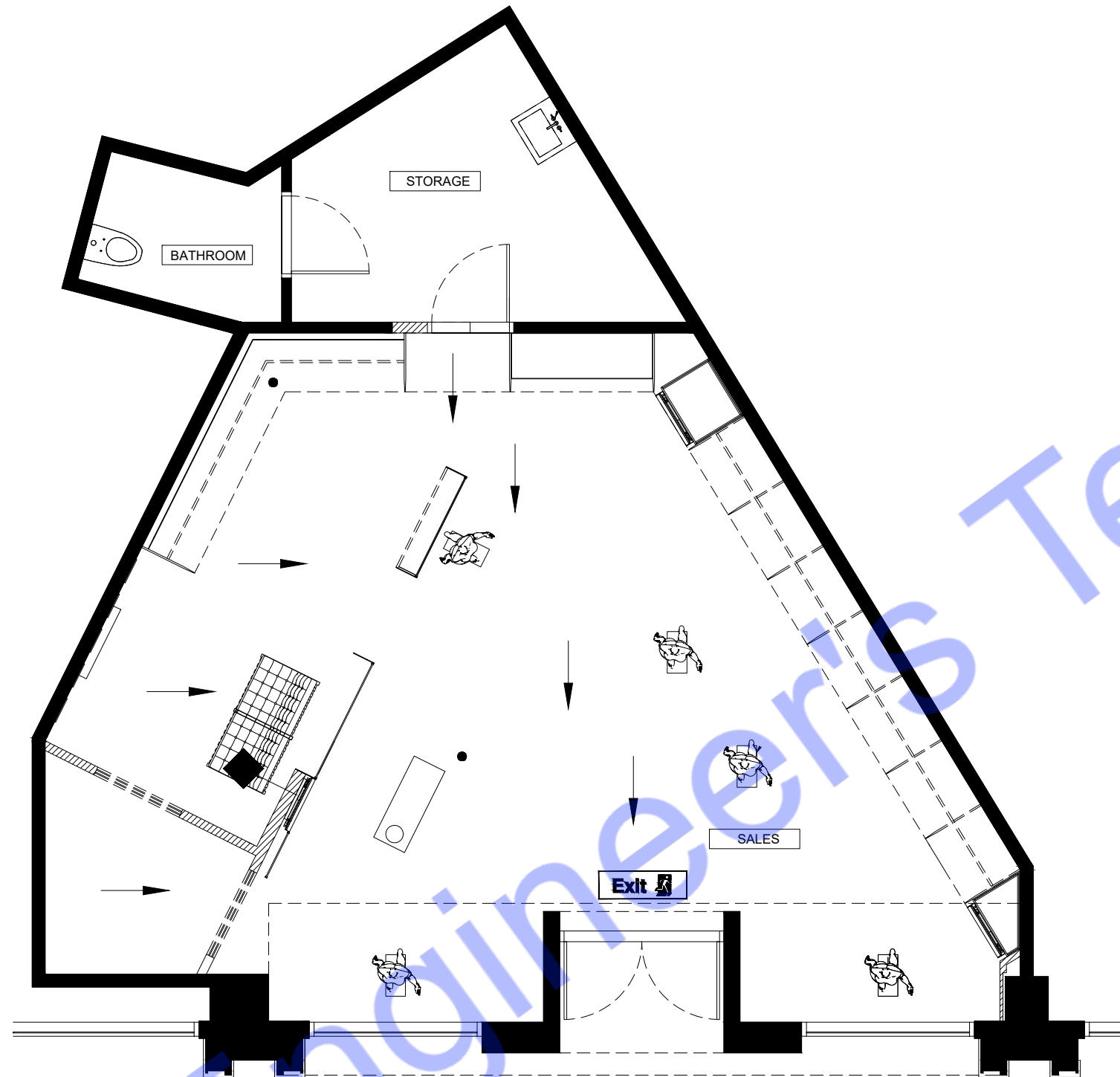
PROJECT RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

OWNER IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

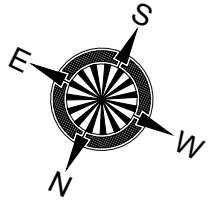
RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE  
  
EMERGENCY LIGHT  
LAYOUT PLAN

|                        |                |                    |
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| DRAWN BY               | CHECKED BY     | DATE<br>14/04/2024 |
| SCALE: 1:50            | PROJECT NUMBER |                    |
| DRAWING NUMBER<br>E-04 | REV-00         |                    |



EXIT SIGNS AND PATH OF EGRESS LAYOUT PLAN



NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
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APPLICABLE CODE  
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2022 CALIFORNIA ENERGY CODE

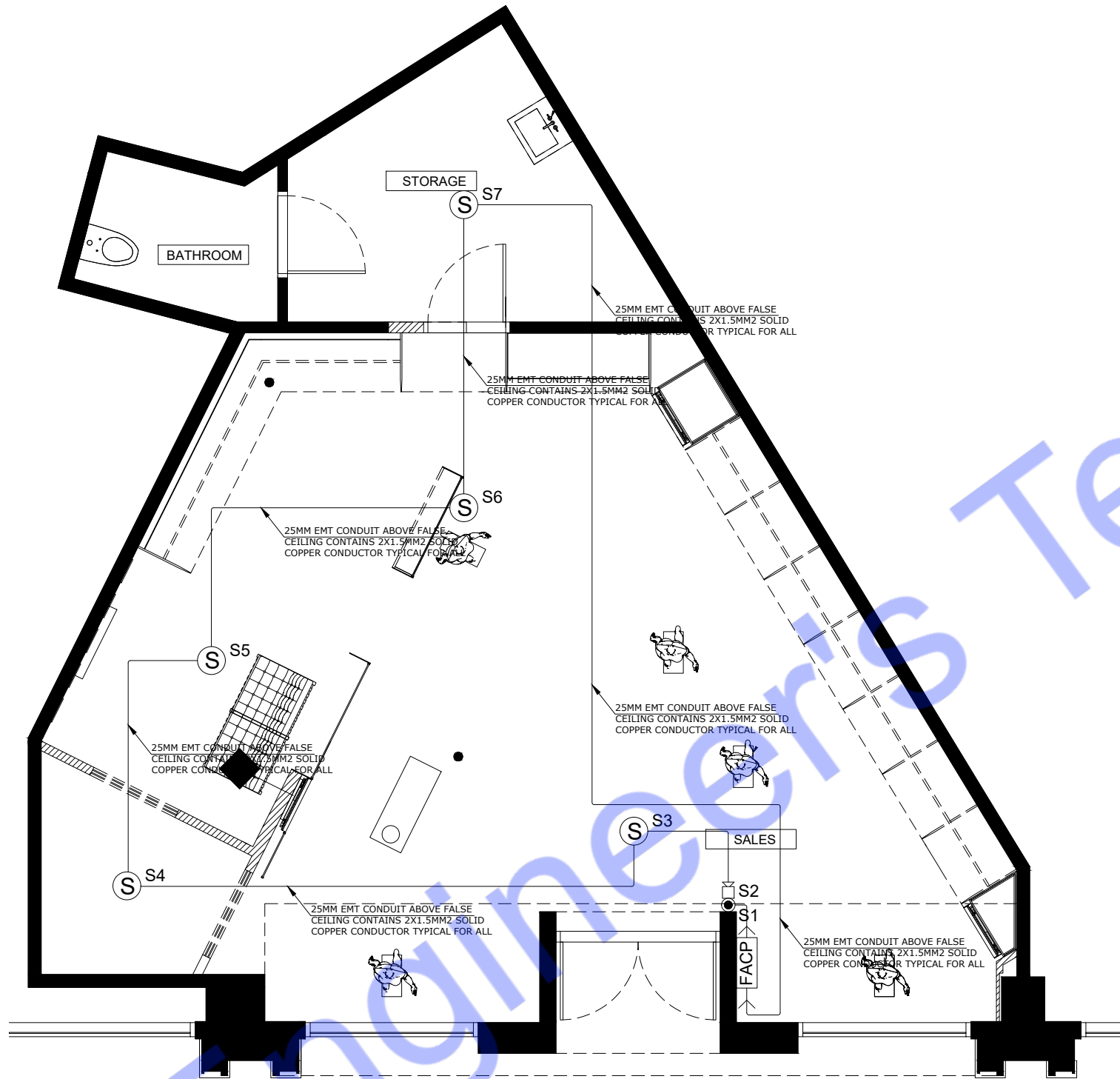
RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

EXIT SIGNS AND PATH  
OF EGRESS LAYOUT PLAN

|                        |                |                    |
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| DRAWN BY               | CHECKED BY     | DATE<br>04/02/2024 |
| SCALE: 1:50            | PROJECT NUMBER |                    |
| DRAWING NUMBER<br>E-05 | REV-00         |                    |

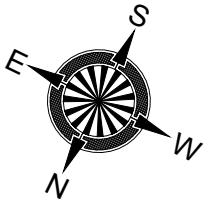


FIRE ALARM LAYOUT PLAN

LEGENDS:

| FIRE ALARM SYSTEM |              |                                                           |
|-------------------|--------------|-----------------------------------------------------------|
| SR NO             | LEGEND       | DESCRIPTION                                               |
| 1                 | FACP         | ANALOGUE ADDRESSABLE SINGLE LOOP FIRE ALARM CONTROL PANEL |
| 2                 | S            | ANALOGUE ADDRESSABLE OPTICAL SMOKE DETECTOR               |
| 3                 | H            | ANALOGUE ADDRESSABLE OPTICAL HEAT DETECTOR                |
| 4                 | ●            | ANALOGUE ADDRESSABLE MANUAL CALL STATION                  |
| 5                 | Speaker icon | ANALOGUE ADDRESSABLE ELECTRONIC SOUNDER                   |

3/4" EMT CONDDUIT ABOVE FALSE CEILING WITH 2X1.5mm SOLID COPPER CONDUCTOR FIRE ALARM CABLE.



NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
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APPLICABLE CODE  
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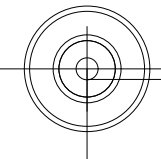
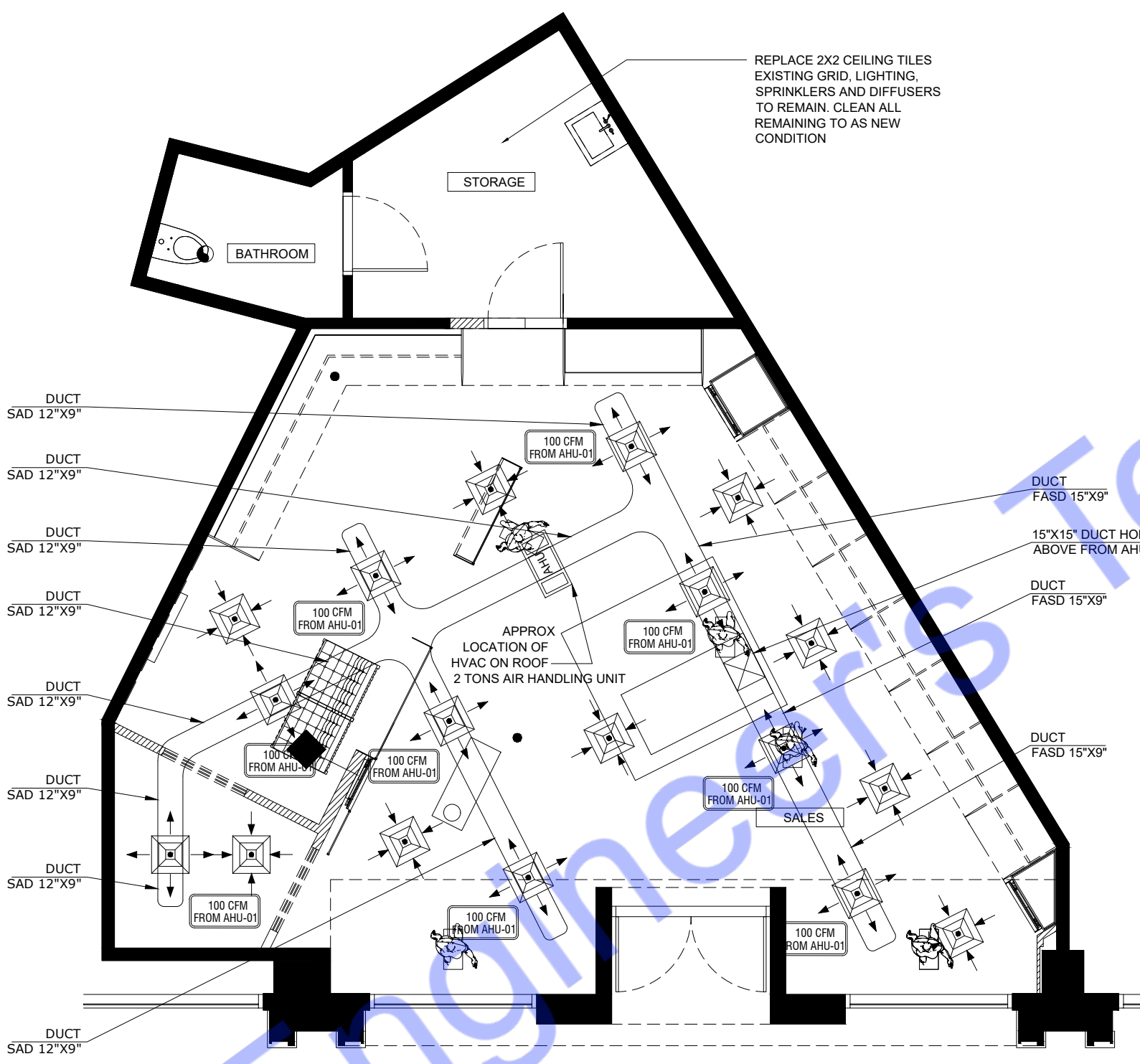
RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE  
  
FIRE ALARM LAYOUT PLAN

|                        |                |                    |
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| DRAWN BY               | CHECKED BY     | DATE<br>14/04/2024 |
| SCALE: 1:50            | PROJECT NUMBER |                    |
| DRAWING NUMBER<br>E-06 | REV-00         |                    |

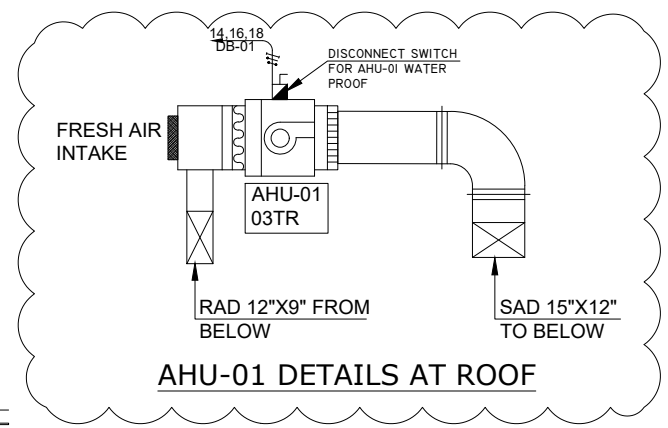
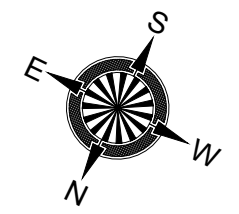


HVAC LAYOUT PLAN

REPLACE 2X2 CEILING TILES  
EXISTING GRID, LIGHTING,  
SPRINKLERS AND DIFFUSERS  
TO REMAIN. CLEAN ALL  
REMAINING TO AS NEW  
CONDITION

LEGENDS:

| HVAC SYSTEM |        |                                 |
|-------------|--------|---------------------------------|
| SR NO       | LEGEND | DESCRIPTION                     |
| 1           | SAD    | SUPPLY AIR DUCT                 |
| 2           | FAD    | FRESH AIR DUCT                  |
| 3           | FCU    | FAN COIL UNIT                   |
| 4           | CFM    | CUBIC FEET PER MINUET           |
| 5           | VD     | VOLUME DAMPER                   |
| 6           | TR     | TON REFRIGERATION               |
| 7           | AHU    | AIR HANDLING UNIT               |
| 8           |        | SUPPLY SQUARE DIFFUSER 12\"X12" |
| 9           |        | RETAIN SQUARE DIFFUSER 12\"X12" |



ENGINEER  
NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
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APPLICABLE CODE  
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2022 CALIFORNIA ENERGY CODE

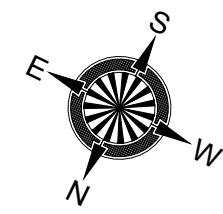
PROJECT  
RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

OWNER  
IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE  
  
HVAC LAYOUT PLAN

|                |            |                |
|----------------|------------|----------------|
| DRAWN BY       | CHECKED BY | DATE           |
|                |            | 14/04/2024     |
| SCALE: 1:50    |            | PROJECT NUMBER |
| DRAWING NUMBER |            | REV-00         |
| M-01           |            |                |



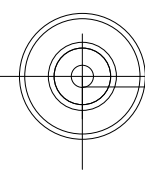
PANEL REFERENCE : Existing DB-01  
No OF LINE : 18  
SERVICE VOLTAGE : 208V/120V,3PH,4W,60HZ

LOCATION : RUBIN & CHAPELLE  
MOUNTING : FLUSH  
FEEDER ENTRANCE : BOTTOM  
FED FROM : Meter

| DESCRIPTION                                  | WIRE        | POINT | BREAKER | WATT |     |     | CKT. | DESCRIPTION |   |   | CKT. | WATT |      |      | BREAKER | POINT | WIRE        | DESCRIPTION                       |
|----------------------------------------------|-------------|-------|---------|------|-----|-----|------|-------------|---|---|------|------|------|------|---------|-------|-------------|-----------------------------------|
|                                              | SIZE(mm²)   |       | Amp     |      |     |     | No.  | R           | Y | B | No.  | R    | Y    | B    | Amp     | Nos   | SIZE(mm²)   |                                   |
| LIGHTING FOR SELL AREA                       | 2X2.5+1.5 E | 3     | 15      | 500  |     |     | 1    | ●           |   |   | 2    | 560  |      |      | 15      | 3     | 2X2.5+1.5 E | LIGHTING FOR SELL AREA            |
| LIGHTING FOR SELL AREA                       | 2X2.5+1.5 E | 8     | 15      |      | 288 |     | 3    |             | ● |   | 4    |      | 250  |      | 15      | 1     | 2X2.5+1.5 E | LIGHTING FOR SELL AREA            |
| LIGHTING FOR SELL AREA                       | 2X2.5+1.5 E | 8     | 15      |      |     | 500 | 5    |             |   | ● | 6    |      |      | 1000 | 15      | 2     | 2X2.5+1.5 E | POWER PROVISION FOR LOGO LIGHTING |
| 13A POWER OUTLETS FOR SELL AREA              | 2X2.5+1.5 E | 8     | 20      | 1200 |     |     | 7    | ●           |   |   | 8    | 1200 |      |      | 20      | 8     | 2X2.5+1.5 E | 13A POWER OUTLETS FOR SELL AREA   |
| POWER PROVISION FOR INTEGRAL LED STRIP LIGHT | 2X2.5+1.5 E | 1     | 20      |      | 150 |     | 9    |             | ● |   | 10   |      | 600  |      | 20      | 4     | 2X2.5+1.5 E | 13A POWER OUTLETS FOR SELL AREA   |
| 13A POWER OUTLETS FOR SELL AREA              | 2X2.5+1.5 E | 2     | 20      |      |     | 300 | 11   |             |   | ● | 12   |      |      | 800  | 20      | 1     | 2X2.5+1.5 E | POWER PROVISION FOR PACP PANEL    |
| SPARE                                        |             |       | 20      |      |     |     | 13   | ●           |   |   | 14   | 1500 |      |      | 30      | 1     | 4X10+6 E    | AHU UNIT-01<br>03 TON             |
| SPARE                                        |             |       | 20      |      |     |     | 15   |             | ● |   | 16   |      | 1500 |      |         |       |             |                                   |
| SPARE                                        |             |       | 20      |      |     |     | 17   |             |   | ● | 18   |      |      | 1500 |         |       |             |                                   |
| TOTAL                                        |             |       |         | 1700 | 438 | 800 |      |             |   |   |      | 3260 | 2350 | 3300 | TOTAL   |       |             |                                   |

TOTAL BUSBAR R : 4960 WATT      DEM. FACTOR : 1      MAIB BREAKER : 32 Amp      MCCB 32 A  
TOTAL BUSBAR Y : 2788 WATT      DEM. LOAD : 11.85 K.W      D.BREAKER : 22.81 Amp      CABLE: 4X6MM2 + 1CX4MM2  
TOTAL BUSBAR B : 4100 WATT      DEM. LOAD : 14.81 KVA  
TOTAL LOAD : 11.85 KW      DEM. CURRENT : 22.81 Amp  
POWER FACTOR : 0.8  
TOTAL LOAD : 14.81 KVA  
VOLT FACTOR : 1.54  
LINE CURRENT : 22.81 Amp

..\..\Desktop\1020 WHITE ST 01-30-24 R1 (1)-8-10-1.jpg



# LOAD SCHEDULE & AHU SHCEDULE

ENGINEER  
NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
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PROJECT  
RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

OWNER  
IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE  
  
LOAD SCHEDULE & AHU  
SHCEDULE

|                |            |                |
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| DRAWN BY       | CHECKED BY | DATE           |
|                |            | 14/04/2024     |
| SCALE: 1:50    |            | PROJECT NUMBER |
| DRAWING NUMBER |            | REV-00         |
| E-07           |            |                |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
Calculation Description: RUBIN & CHAPELLE IRVINE COMPANY

Calculation Date/Time: 04-02-2024  
Input File Name: RUBIN & CHAPELLE FASHION ISLAND

CF1R-PRF-01E

(Page 1 of 11)

| GENERAL INFORMATION |                              |                                                  |                                          |
|---------------------|------------------------------|--------------------------------------------------|------------------------------------------|
| 01                  | Project Name                 | RUBIN & CHAPELLE FASHION ISLAND                  |                                          |
| 02                  | Run Title                    | RUBIN & CHAPELLE FASHION ISLAND                  |                                          |
| 03                  | Project Location             | 249 NEWPORT CENTER DRIVE NEWPORT BEACH, CA 92660 |                                          |
| 04                  | City                         | NEWPORT BEACH, CALIFORNIA 92660                  | 05 Standards Version 2022                |
| 06                  | Zip code                     | 92660                                            | 07 Software Version CBECC-Res 2022.2.1   |
| 08                  | Climate Zone                 | 0                                                | 09 Front Orientation (deg/ Cardinal) 180 |
| 10                  | Building Type                | Retail Shop                                      | 11 Number of Units 01                    |
| 12                  | Project Scope                | Amendment in existing and some new work          | 13 Number of rooms 03                    |
| 14                  | Sales Floor Area (ft²)       | 795                                              | 15 Number of Stories 1                   |
| 16                  | Non Sales Floor Area (ft²)   | 148                                              | 17 Fenestration Average U-factor 0.3     |
| 18                  | Total Cond. Floor Area (ft²) | 943                                              | 19 Glazing Percentage (%) 35.50%         |
| 20                  | Total occupant               | 27 for sales and 01 for non sales- 28 persons    |                                          |

COMPLIANCE RESULTS

|    |                                                                                                                                                                     |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01 | Building Complies with Computer Performance.                                                                                                                        |
| 02 | This building incorporates features that require field testing and/or verification by a certified HERS Rater under the supervision of a CEC-approved HERS provider. |
| 03 | This building incorporates one or more Special Features shown below                                                                                                 |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
Calculation Description: RUBIN & CHAPELLE IRVINE COMPANY

Calculation Date/Time: 04-02-2024  
Input File Name: RUBIN & CHAPELLE FASHION ISLAND

CF1R-PRF-01E

(Page 2 of 11)

|                                                                                                                                                                                                                   | Energy Design Ratings |                                  |                        | Compliance Margins   |                                  |                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|------------------------|----------------------|----------------------------------|------------------------|
|                                                                                                                                                                                                                   | Source Energy (EER1)  | Efficiency* EDR (EDR2efficiency) | Total* EDR (EDR2total) | Source Energy (EER1) | Efficiency* EDR (EDR2efficiency) | Total* EDR (EDR2total) |
| Standard Design                                                                                                                                                                                                   | 37.8                  | 40.6                             | 27.8                   |                      |                                  |                        |
| Proposed Design                                                                                                                                                                                                   | 33.4                  | 36.3                             | 21.7                   | 2.4                  | 4.3                              | 6.1                    |
| RESULT: PASS                                                                                                                                                                                                      |                       |                                  |                        |                      |                                  |                        |
| *Efficiency EDR includes improvements like a better building envelope and more efficient equipment                                                                                                                |                       |                                  |                        |                      |                                  |                        |
| *Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries                                                                                                        |                       |                                  |                        |                      |                                  |                        |
| *Building compliance source energy, efficiency and total compliance margins are greater than or equal to zero and Unmet load hour limits are not exceeded                                                         |                       |                                  |                        |                      |                                  |                        |
| <ul style="list-style-type: none"> <li>Standard Design PV Capacity: 2.78 kWdc</li> <li>Proposed PV system downsized to 2.10 kWdc (a factor of 0.033) due to cap of 1 x proposed design electricity use</li> </ul> |                       |                                  |                        |                      |                                  |                        |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
Calculation Description: RUBIN & CHAPELLE IRVINE COMPANY

Calculation Date/Time: 04-02-2024  
Input File Name: RUBIN & CHAPELLE FASHION ISLAND

CF1R-PRF-01E

(Page 3 of 11)

| ENERGY USE SUMMARY                  |                                                      |                                                   |                                                      |                                                   |                          |                          |
|-------------------------------------|------------------------------------------------------|---------------------------------------------------|------------------------------------------------------|---------------------------------------------------|--------------------------|--------------------------|
| Energy Use                          | Standard Design Source Energy (LDR1) (kBtu/ft² - yr) | Standard Design TDV Energy (LDR2) (kTDV/ft² - yr) | Proposed Design Source Energy (LDR1) (kBtu/ft² - yr) | Proposed Design TDV Energy (LDR2) (kTDV/ft² - yr) | Compliance Margin (EDR1) | Compliance Margin (EDR2) |
| Space Heating                       | 2.94                                                 | 13.13                                             | 0.93                                                 | 6.83                                              | 2.01                     | 6.3                      |
| Space Cooling                       | 0.43                                                 | 12.32                                             | 0.37                                                 | 12                                                | 0.06                     | 0.32                     |
| IAQ Ventilation                     | 0.35                                                 | 3.78                                              | 0.35                                                 | 3.78                                              | 0                        | 0                        |
| Water Heating                       | 1.19                                                 | 12.4                                              | 8.41                                                 | 14.6                                              | -2.22                    | -2.2                     |
| Self Utilization/Flexibility Credit |                                                      |                                                   |                                                      | 0                                                 |                          | 0                        |
| Efficiency Compliance Total         | 4.92                                                 | 41.63                                             | 5.07                                                 | 37.21                                             | -0.15                    | 4.42                     |
| Photovoltaics                       | -1.47                                                | -42.54                                            | -2.22                                                | -49.9                                             |                          |                          |
| Battery                             |                                                      |                                                   | 0                                                    | 0                                                 |                          |                          |
| Flexibility                         |                                                      |                                                   |                                                      |                                                   |                          |                          |
| Indoor Lighting                     | 0.74                                                 | 7.01                                              | 0.76                                                 | 7.01                                              |                          |                          |
| Appl. & Cooking                     | 1.68                                                 | 14.26                                             | 1.7                                                  | 14.44                                             |                          |                          |
| Plug Loads                          | 3                                                    | 30.49                                             | 3                                                    | 30.49                                             |                          |                          |
| Outdoor Lighting                    | 0.19                                                 | 1.63                                              | 0.19                                                 | 1.63                                              |                          |                          |
| TOTAL COMPLIANCE                    | 9.06                                                 | 52.48                                             | 8.48                                                 | 40.88                                             |                          |                          |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
Calculation Description: RUBIN & CHAPELLE IRVINE COMPANY

Calculation Date/Time: 04-02-2024  
Input File Name: RUBIN & CHAPELLE FASHION ISLAND

CF1R-PRF-01E

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| ENERGY USE INTENSITY                                                                                                                                        |                                 |                                 |                                   |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------|-----------------------------------|-------------------|
|                                                                                                                                                             | Standard Design (kBtu/ft² - yr) | Proposed Design (kBtu/ft² - yr) | Compliance Margin (kBtu/ft² - yr) | Margin Percentage |
| Gross EUI*                                                                                                                                                  | 13.15                           | 12.75                           | 0.4                               | 3.04              |
| Net EUI*                                                                                                                                                    | 5.58                            | 4.56                            | 1.02                              | 18.28             |
| Notes<br>1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.<br>2. Net EUI is Energy Use Total (including PV) / Total Building Area. |                                 |                                 |                                   |                   |

| REQUIRED PV SYSTEMS   |           |                   |                     |                     |       |               |            |                   |                 |                   |                         |
|-----------------------|-----------|-------------------|---------------------|---------------------|-------|---------------|------------|-------------------|-----------------|-------------------|-------------------------|
| 01                    | 02        | 03                | 04                  | 05                  | 06    | 07            | 08         | 09                | 10              | 11                | 12                      |
| DC System Size (kWdc) | Exception | Module Type       | Array Type          | Power Electronics   | CFI   | Azimuth (deg) | Tilt Input | Array Angle (deg) | Tilt: (x in 12) | Inverter Eff. (%) | Annual Solar Access (%) |
| 2.1                   | NA        | Standard (14-17%) | Tracking (two axis) | DC Power Optimizers | false | n/a           | n/a        | n/a               | n/a             | 96                | 98                      |

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 2.1 kWdc
- PV Array Type: Tracking (two axis)
- PV Power: Electric DC Power Optimizer
- Insulation above roof deck
- Insulation below roof deck
- Window overhangs and/or fins
- Solar Edge Insulation

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
Calculation Description: RUBIN & CHAPELLE IRVINE COMPANY

Calculation Date/Time: 04-02\*2024  
Input File Name: RUBIN & CHAPELLE FASHION ISLAND

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HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Quality Insulation Installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Radiant-gas Charge
- Verified heat pump rated heating capacity
- Pipe Insulation, All Lines
- Drain water heat recovery system

| BUILDING FEATURES INFORMATION   |                              |                 |                 |                 |                                       |                                 |
|---------------------------------|------------------------------|-----------------|-----------------|-----------------|---------------------------------------|---------------------------------|
| 01                              | 02                           | 03              | 04              | 05              | 06                                    | 07                              |
| Project Name                    | Conditioned Floor Area (ft²) | Number of Units | Number of rooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
| RUBIN & CHAPELLE FASHION ISLAND | 943                          | 1               | 03              | 01              | 0                                     | 1                               |

| ZONE INFORMATION |             |                   |                       |                     |                        |        |
|------------------|-------------|-------------------|-----------------------|---------------------|------------------------|--------|
| 01               | 02          | 03                | 04                    | 05                  | 06                     | 07     |
| Zone Name        | Zone Type   | HVAC System Name  | Zone Floor Area (ft²) | Avg. Ceiling Height | Water Heating System 1 | Status |
| Sales area       | Conditioned | AHU unit at floor | 745                   | 12                  | DHW-1                  | New    |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
Calculation Description: RUBIN & CHAPELLE IRVINE COMPANY

Calculation Date/Time: 04-02-2024  
Input File Name: RUBIN & CHAPELLE FASHION ISLAND

CF1R-PRF-01E

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| FENESTRATION / GLAZING |        |                     |             |         |            |             |       |            |          |                 |      |             |                  |  |
|------------------------|--------|---------------------|-------------|---------|------------|-------------|-------|------------|----------|-----------------|------|-------------|------------------|--|
| 01                     | 02     | 03                  | 04          | 05      | 06         | 07          | 08    | 09         | 10       | 11              | 12   | 13          | 14               |  |
| Name                   | Type   | Surface             | Orientation | Azimuth | Width (ft) | Height (ft) | Mult. | Area (ft²) | U-factor | U-factor Source | SHGC | SHGC Source | Exterior Shading |  |
| SALES AREA WINDOW      | Window | EXTERIOR WALL NORTH | Front       | 0       | 6'-8"      | 8           | 1     | 54         | 0.3      | NFRC            | 0.23 | NFRC        | Bug Screen       |  |
| SALES AREA WINDOW      | Window | EXTERIOR WALL NORTH | Front       | 0       | 6'-8"      | 8           | 1     | 54         | 0.3      | NFRC            | 0.23 | NFRC        | Bug Screen       |  |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
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| OPAQUE DOORS        |                     |            |          |
|---------------------|---------------------|------------|----------|
| 01                  | 02                  | 03         | 04       |
| Name                | Side of Building    | Area (ft²) | U-factor |
| ENTRANCE DOOR NORTH | EXTERIOR WALL NORTH | 48         | 0.2      |
| STORAGE SPACE DOOR  | INTERIOR WALL SOUTH | 24         | 0.1      |
| BATHROOM DOOR       | INTERIOR WALL EAST  | 24         | 0.1      |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
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Input File Name: RUBIN & CHAPELLE FASHION ISLAND

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| OPAQUE SURFACE CONSTRUCTIONS |                |                   |                    |                      |                                        |          |                                                                                                                                                                                    |
|------------------------------|----------------|-------------------|--------------------|----------------------|----------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01                           | 02             | 03                | 04                 | 05                   | 06                                     | 07       | 08                                                                                                                                                                                 |
| Construction Name            | Surface Type   | Construction Type | Framing            | Total Cavity R-value | Interior / Exterior Continuous R-value | U-factor | Assembly Layers                                                                                                                                                                    |
| EXTERIOR WALL                | Exterior Walls | Wood Framed Wall  | 2x4 @ 16 in. O. C. | R-15                 | None / None                            | 0.085    | Inside Finish: Gypsum Board Sheathing / Insulation: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Gypsum Board Exterior Finish: 3 Coat Stucco                    |
| INTERIOR WALL CONSTRUCTION   | Interior Walls | Wood Framed Wall  | 2x4 @ 16 in. O. C. | R-15                 | 0 / None                               | 0.044    | Inside Finish: Gypsum Board Sheathing / Insulation: R-9 Sheathing Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Other Side Finish: Gypsum Board |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
Calculation Description: RUBIN & CHAPELLE IRVINE COMPANY

Calculation Date/Time: 04-02-2024  
Input File Name: RUBIN & CHAPELLE FASHION ISLAND

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| OPAQUE SURFACE CONSTRUCTIONS |                        |                     |                                            |                      |                                        |          |                                                                                                                                                                                                              |
|------------------------------|------------------------|---------------------|--------------------------------------------|----------------------|----------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01                           | 02                     | 03                  | 04                                         | 05                   | 06                                     | 07       | 08                                                                                                                                                                                                           |
| Construction Name            | Surface Type           | Construction Type   | Framing                                    | Total Cavity R-value | Interior / Exterior Continuous R-value | U-factor | Assembly Layers                                                                                                                                                                                              |
| Asphalt Shingle Roof         | Attic Roofs            | Wood Framed Ceiling | 2x4 Top Chord of Roof Truss @ 24 in. O. C. | R-38                 | None / 20                              | 0.019    | Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-20 Sheathing / Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 in 11-1/4 in. (R-37) / 2x4 Top Chord Inside Finish: Gypsum Board |
| CEILING CONSTRUCTION         | Ceilings (below attic) | Wood Framed Ceiling | 2x4 @ 16 in. O. C.                         | R-38                 | 32 / None                              | 0.023    | Attic Floor: Wood Siding/sheathing/decking Cavity / Frame: R-38 in 11-1/4 in. (R-37) / 2x4 Sheathing / Insulation: R-32 Sheathing Inside Finish: Gypsum Board                                                |

BUILDING ENVELOPE - HERS VERIFICATION

| 01                                    | 02                                 | 03                            | 04    | 05    |
|---------------------------------------|------------------------------------|-------------------------------|-------|-------|
| Quality Insulation Installation (QII) | High R-value Spray Foam Insulation | Building Envelope Air Leakage | CFM50 | CFM50 |
| Required                              | Not Required                       | N/A                           | n/a   | n/a   |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

Project Name: RUBIN & CHAPELLE FASHION ISLAND  
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Calculation Date/Time: 04-02-2024  
Input File Name: RUBIN & CHAPELLE FASHION ISLAND

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AHU SCHEDULE

| UNIT NO. | LOCATION | FLOOR/AREA | SERVICE | QTY | NOMINAL CAPACITY TON | SUPPLY FAN DATA      |                |     |        |               |                  |          |              |           |            |
|----------|----------|------------|---------|-----|----------------------|----------------------|----------------|-----|--------|---------------|------------------|----------|--------------|-----------|------------|
|          |          |            |         |     |                      | FRESH AIR SUPPLY CFM | EX. SP. IN. WG | HP  | V/FW/2 | TOTAL C.C. MM | SENSEBLE C.C. MM | AIR DATA | TEMP. IN/OUT | INPUT MMH | OUTPUT MMH |
| AHU-01   | ROOF     | AS SHOWN   |         | 1   | 3                    | 290                  | 900            | 0.6 | 2.4    | 280/3/50      | 76.5             | 96.8     | 90           | 47        | 95         |

CERTIFICATE OF COMPLIANCE - RUBIN & CHAPELLE FASHION ISLAND

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Calculation Date/Time: 04-02-2024  
Input File Name: RUBIN & CHAPELLE FASHION ISLAND

CF1R-PRF-01E

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, certify that this Certificate of Compliance documentation is accurate and complete.

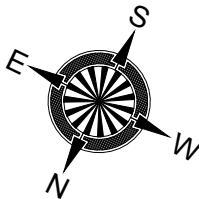
|                            |                                                        |
|----------------------------|--------------------------------------------------------|
| Documentation Author Name: | Documentation Author Signature:                        |
| Company:                   | Signature Date:                                        |
| Address:                   | CEA/HERS Certification Identification (if applicable): |
| City/State/Zip:            | Phone:                                                 |

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

|                            |                                 |
|----------------------------|---------------------------------|
| Responsible Designer Name: | Responsible Designer Signature: |
| Company:                   | Date Signed:                    |
| Address:                   | License:                        |
| City/State/Zip:            | Phone:                          |



NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
|-----|-------------|------|
|     |             |      |
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APPLICABLE CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA COMMERCIAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE

RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

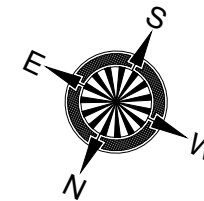
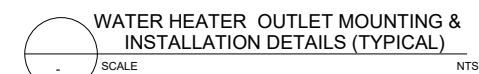
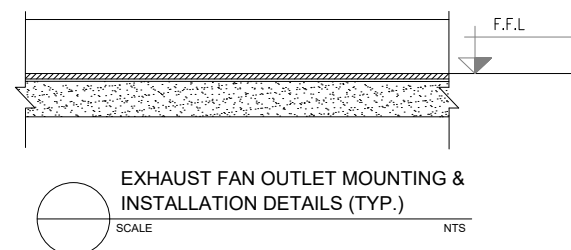
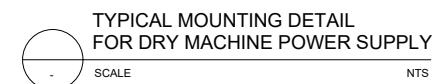
IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE

TITLE 24 SHEET

|                        |            |                    |
|------------------------|------------|--------------------|
| DRAWN BY               | CHECKED BY | DATE<br>14/04/2024 |
| SCALE: 1:50            |            | PROJECT NUMBER     |
| DRAWING NUMBER<br>E-08 |            | REV-00             |



|    |                      |
|----|----------------------|
| ER | NAME: RICHARD JENSEN |
|    | ADDRESS:             |

[illegible]

| APPLICABLE CODE                 |
|---------------------------------|
| 2022 CALIFORNIA BUILDING CODE   |
| 2022 CALIFORNIA COMMERCIAL CODE |
| 2022 CALIFORNIA ELECTRICAL CODE |
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| 2022 CALIFORNIA PLUMBING CODE   |
| 2022 CALIFORNIA ENERGY CODE     |

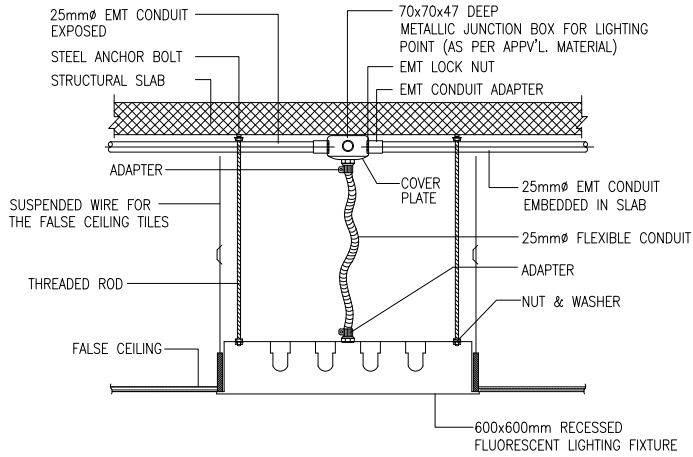
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|---------|-------------------------------------------------------------------------------------------------------------|
| PROJECT | <b>RUBIN &amp; CHAPELLE</b><br><b>FASHION ISLAND</b><br>249 NEWPORT CENTER DRIVE<br>NEWPORT BEACH, CA 92660 |
|---------|-------------------------------------------------------------------------------------------------------------|

|       |                                                                                                        |
|-------|--------------------------------------------------------------------------------------------------------|
| OWNER | <b>IRVINE COMPANY</b><br><b>RETAIL PROPERTIES</b><br>FASHION ISLAND<br>NEWPORT BEACH, CALIFORNIA 92660 |
|-------|--------------------------------------------------------------------------------------------------------|

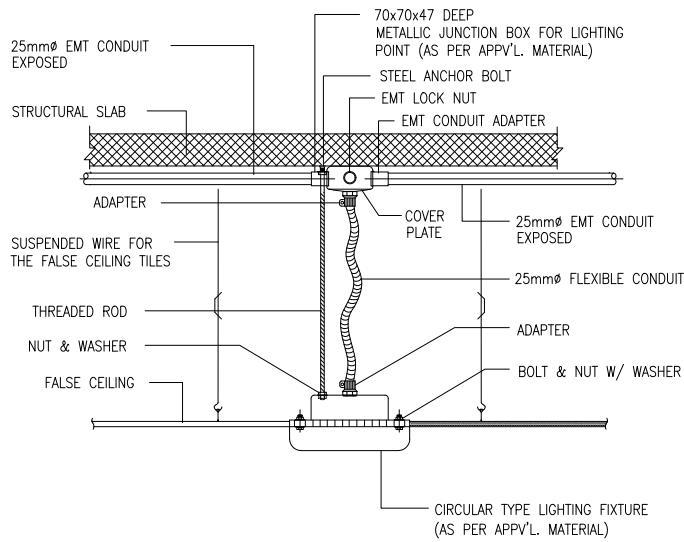
RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

|                   |  |
|-------------------|--|
| TITLE             |  |
| TECHNICAL DETAILS |  |

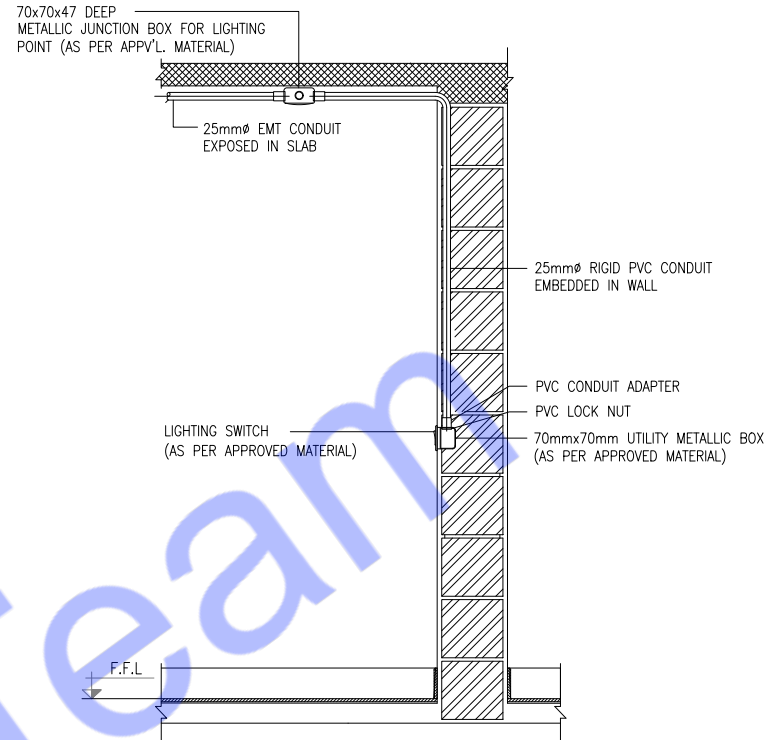
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| SCALE: 1:50            |            | PROJECT NUMBER     |
| DRAWING NUMBER<br>E-09 |            | REV-               |



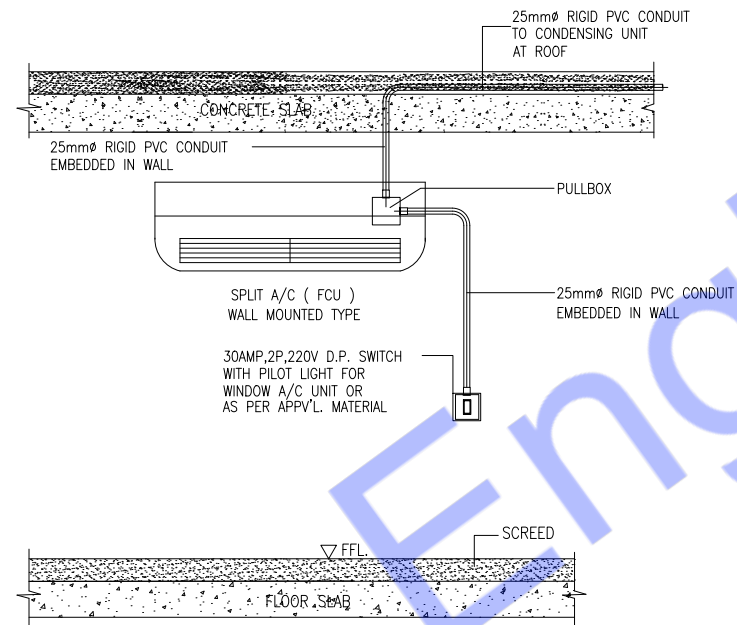
600mmx600mm RECESSED LED LIGHTING  
FIXTURE INSTALLATION DETAILS (TYPICAL)



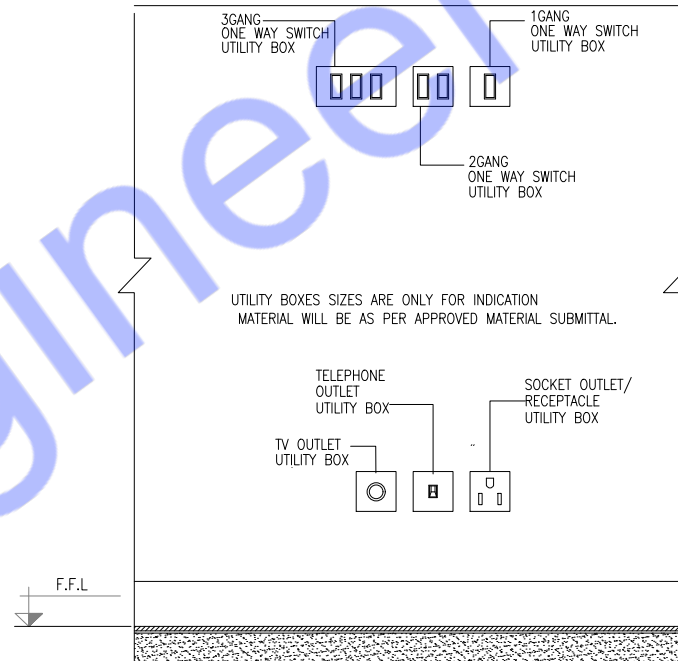
RECESSED CIRCULAR TYPE LIGHTING  
FIXTURE INSTALLATION DETAILS



TYPICAL MOUNTING ARRANGEMENT  
FOR LIGHTING SWITCHES

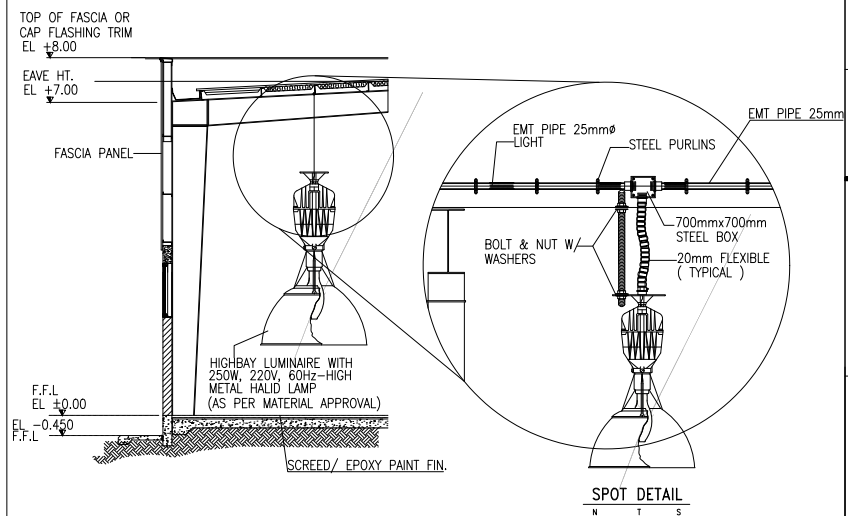


FCU POWER SUPPLY  
INSTALLATION DETAILS (TYP.)

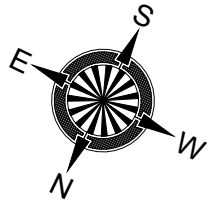


KEY REFERENCE:-  
30mm DISTANCE BETWEEN EACH UTILITY BOX FOR LIGHTING &  
POWER RECEPTACLES, UNLESS OTHERWISE SPECIFIED.

MOUNTING ARRANGEMENT FOR POWER,  
TELEPHONE, TV OUTLET AND SWITCHES



SUSPENDED HIGHBAY INSTALLATION DETAIL



NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
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APPLICABLE CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA COMMERCIAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE

RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE

TECHNICAL DETAILS

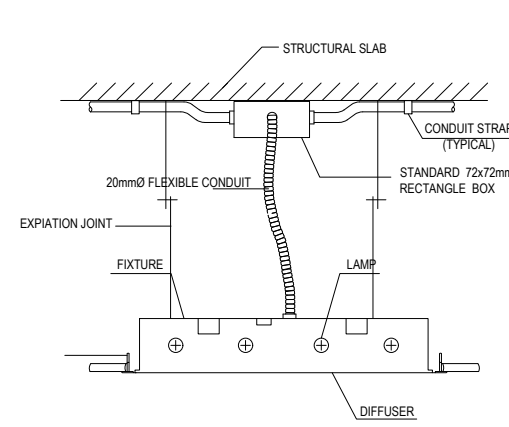
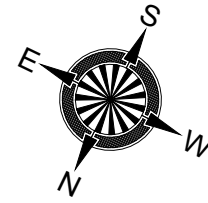
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SCALE: 1:50      PROJECT NUMBER

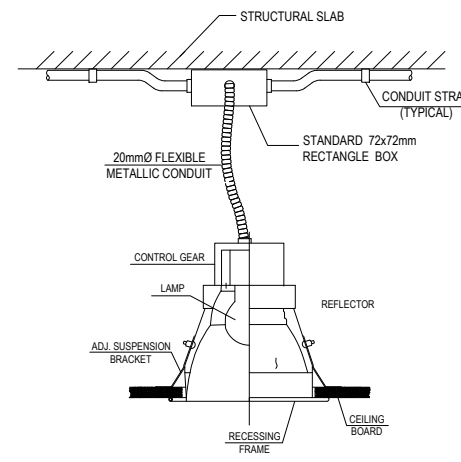
DRAWING NUMBER

E-10

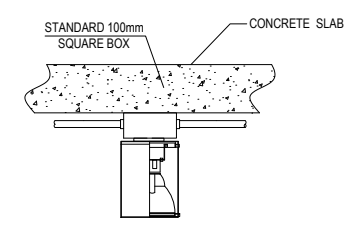
REV-00



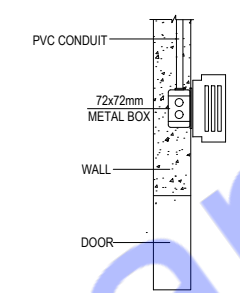
1 4X18W FLUORESCENT RECESSED LIGHT FIXTURE  
GE-LF-10A L-AB-MB-10 INSTALLATION DETAILS



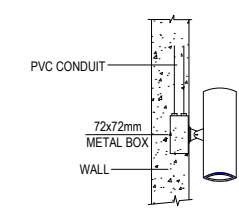
2 RECESS DOWN LIGHT  
GE-LF-10A L-AB-MB-10 INSTALLATION DETAILS



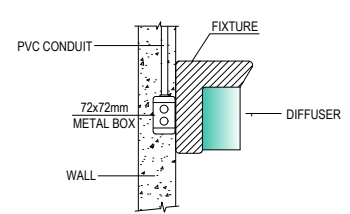
3 SURFACE MOUNTED LIGHT  
GE-LF-10A L-AB-MB-10 INSTALLATION DETAILS



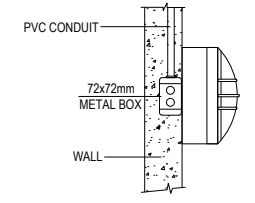
4 MIRROR LIGHT  
GE-LF-10A L-AB-MB-10 MOUNTING DETAILS



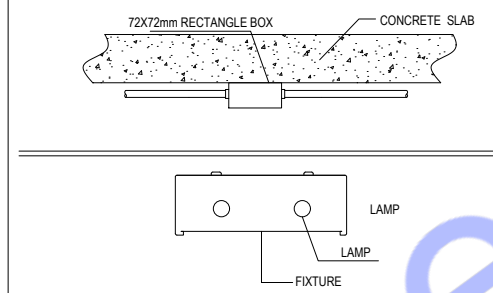
5 WALL MOUNTED LIGHT  
GE-LF-10A L-AB-MB-10 MOUNTING DETAILS



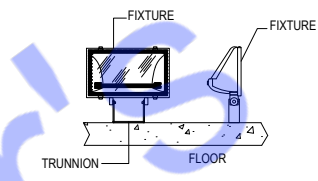
6 WALL MOUNTED LIGHT  
GE-LF-10A L-AB-MB-10 MOUNTING DETAILS  
(IN ZONE-1 & 3)



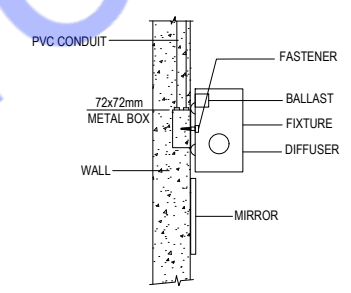
7 WALL MOUNTING  
NOT USED



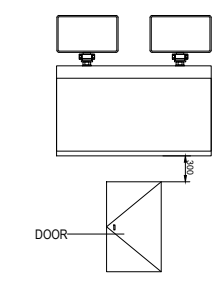
8 DIRECT-WALL / CEILING MOUNTING  
NOT USED



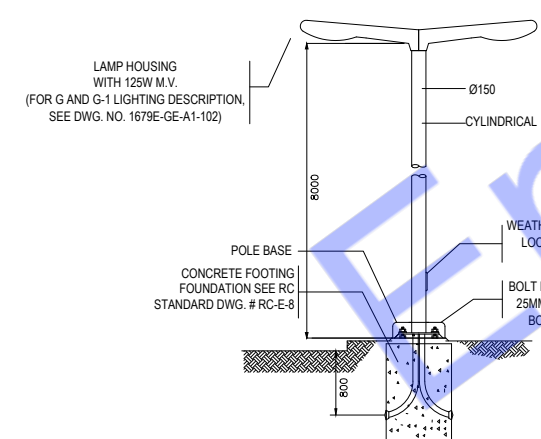
9 TRUNNION MOUNTING - FLOOR  
NOT USED



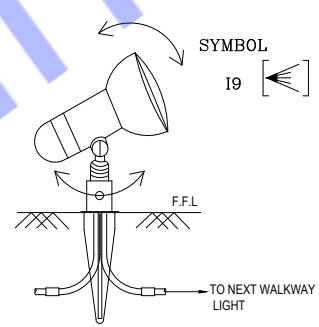
10 DIRECT WALL MOUNTING



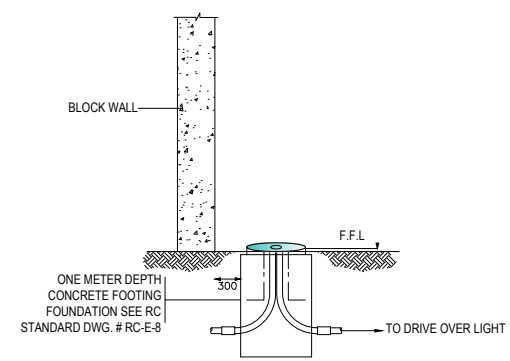
11 SURAFCE MOUNTING  
USED IN MP-HALL



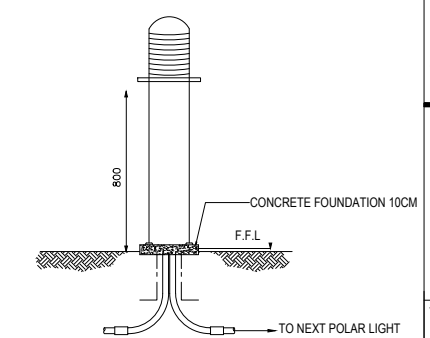
12 DOUBLE ARM POLE LIGHT  
GE-LF-10A EX-L-AB-15 EXTERNAL LIGHTS



13 EARTH SPIKE GARDEN SPOT-LIGHT  
GE-LF-10A EX-L-AB-15 EXTERNAL LIGHTS



14 DRIVE OVER LIGHT  
GE-LF-10A EX-L-AB-15 EXTERNAL LIGHTS



15 POLAR LIGHT(1 Meter)  
GE-LF-10A EX-L-AB-15 EXTERNAL LIGHTS

NAME: RICHARD JENSEN  
ADDRESS:  
ENGINEER

| Rev | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
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APPLICABLE CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA COMMERCIAL CODE  
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2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE

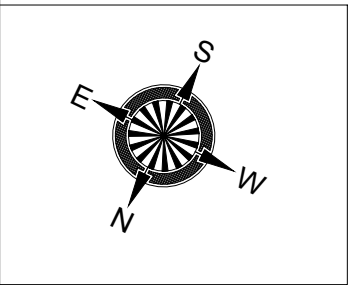
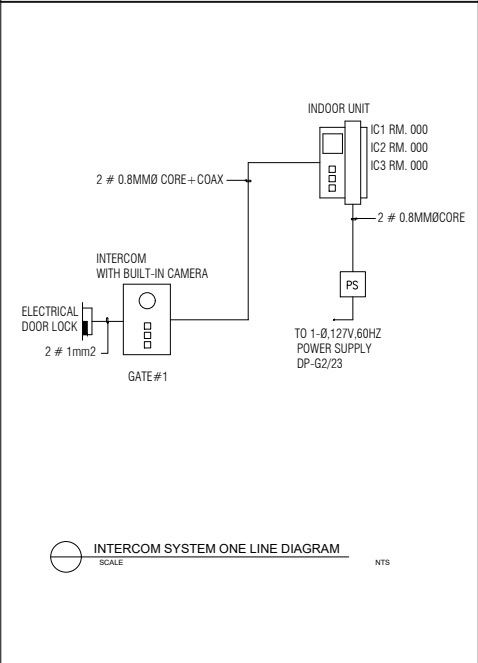
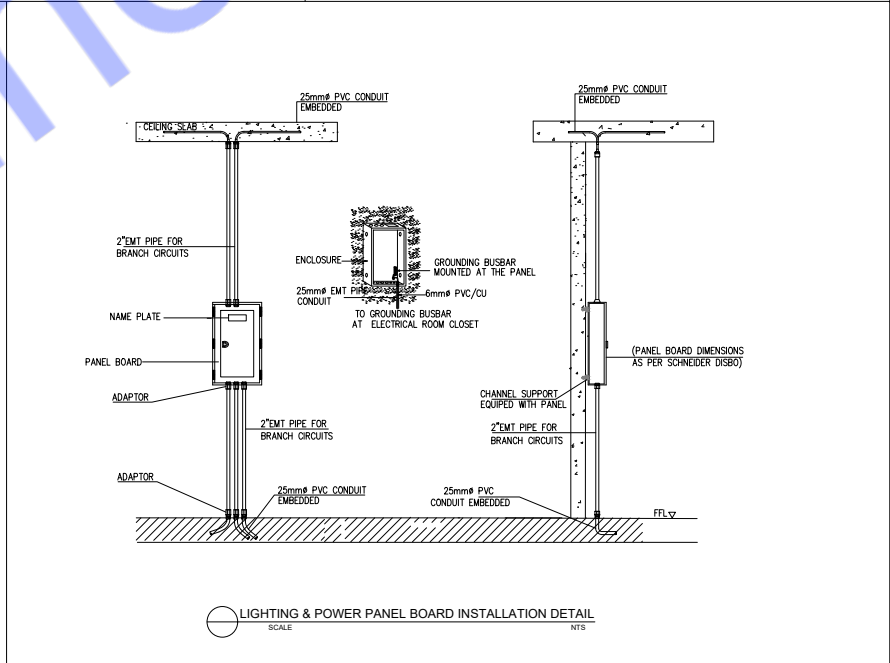
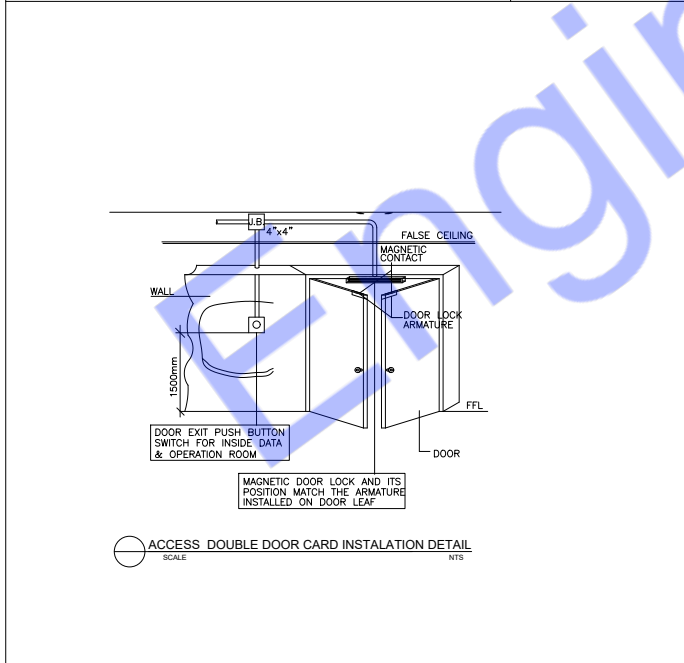
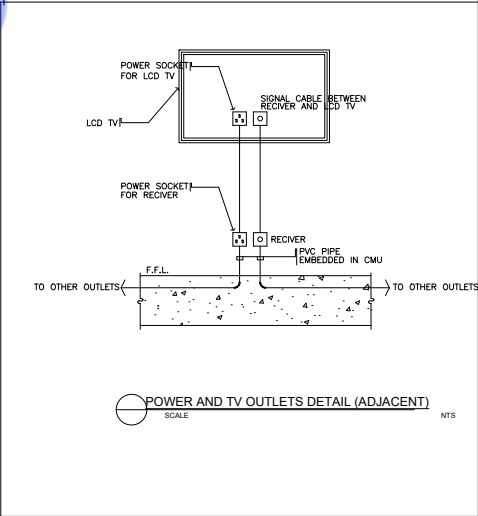
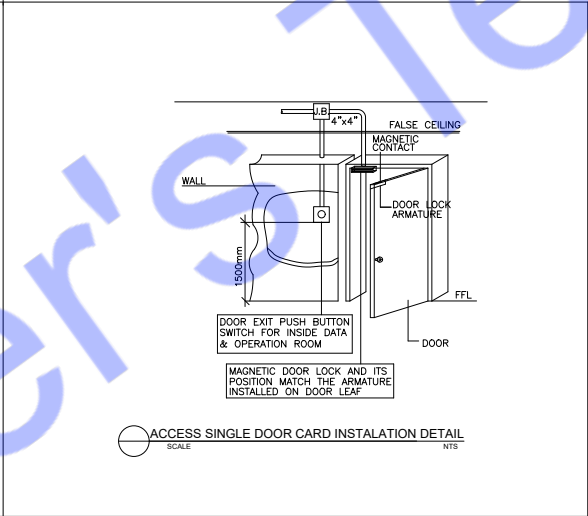
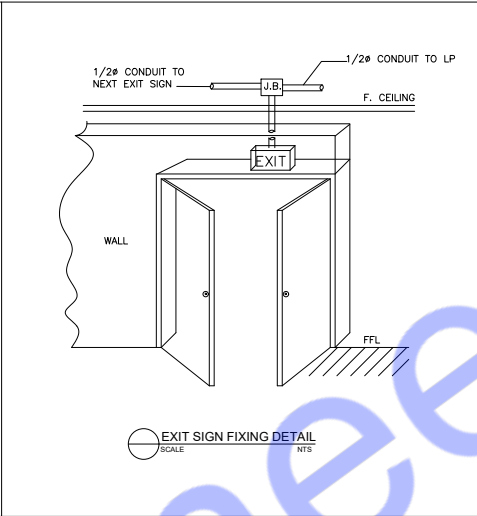
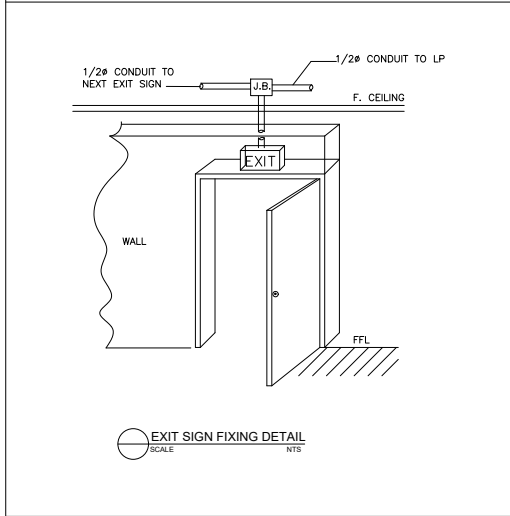
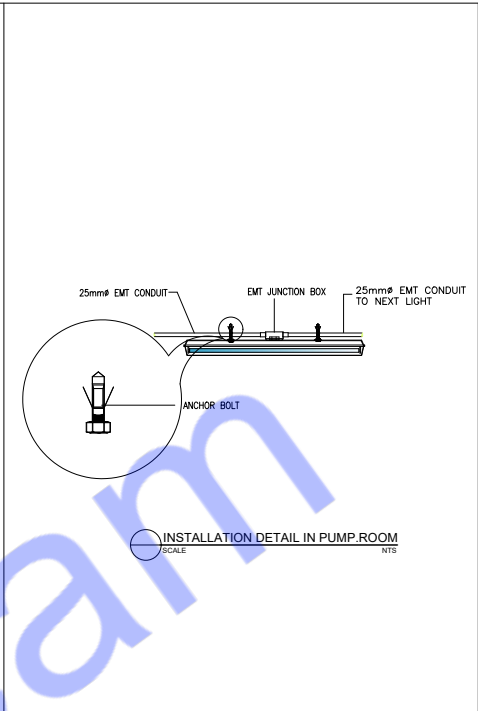
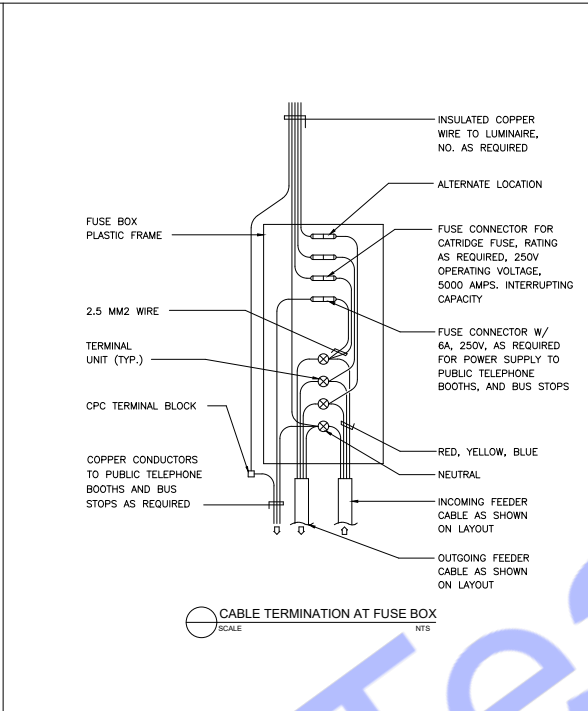
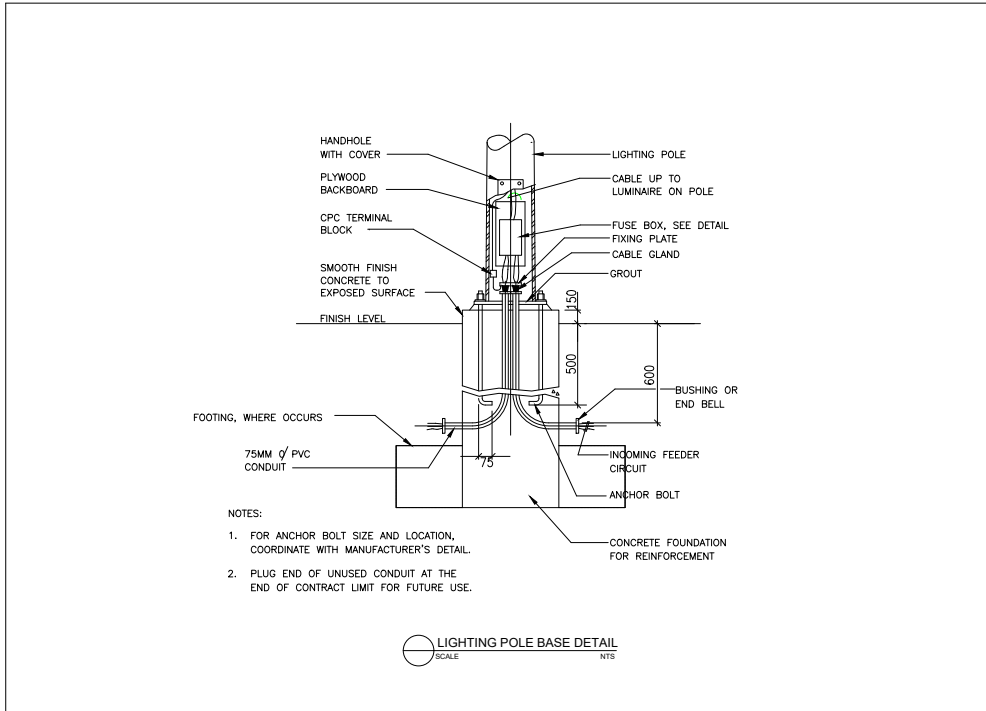
PROJECT  
RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

OWNER  
IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE  
TECHNICAL DETAILS

|                |                |            |
|----------------|----------------|------------|
| DRAWN BY       | CHECKED BY     | DATE       |
|                |                | 14/04/2024 |
| SCALE: 1:50    | PROJECT NUMBER |            |
| DRAWING NUMBER | REV-00         |            |
| E-11           |                |            |



NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
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APPLICABLE CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA COMMERCIAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE

RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

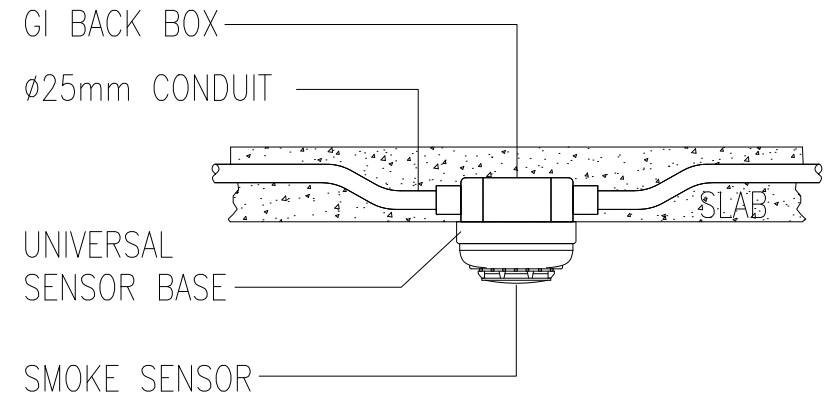
IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

## RUBIN&CHAPELLE IRVINE MEP DRAWINGS

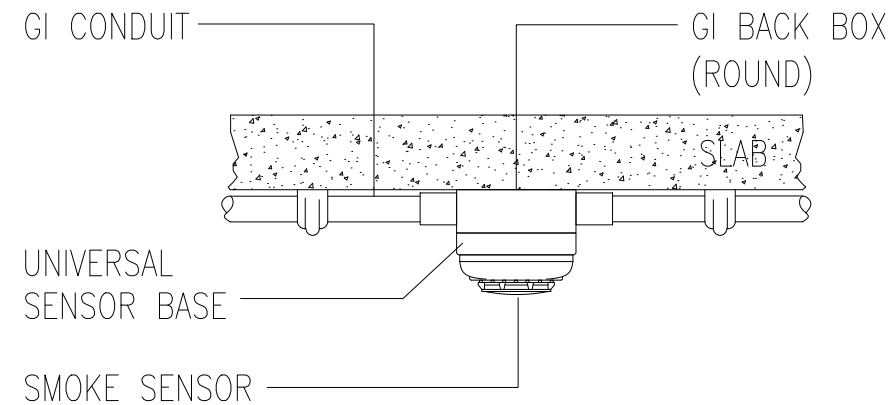
TITLE

### TECHNICAL DETAILS

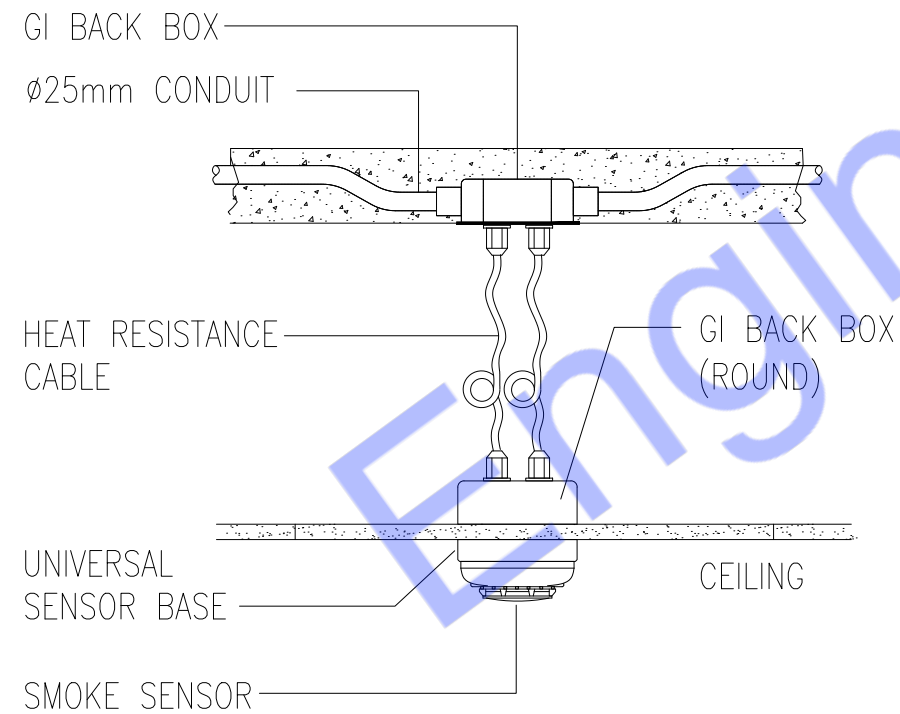
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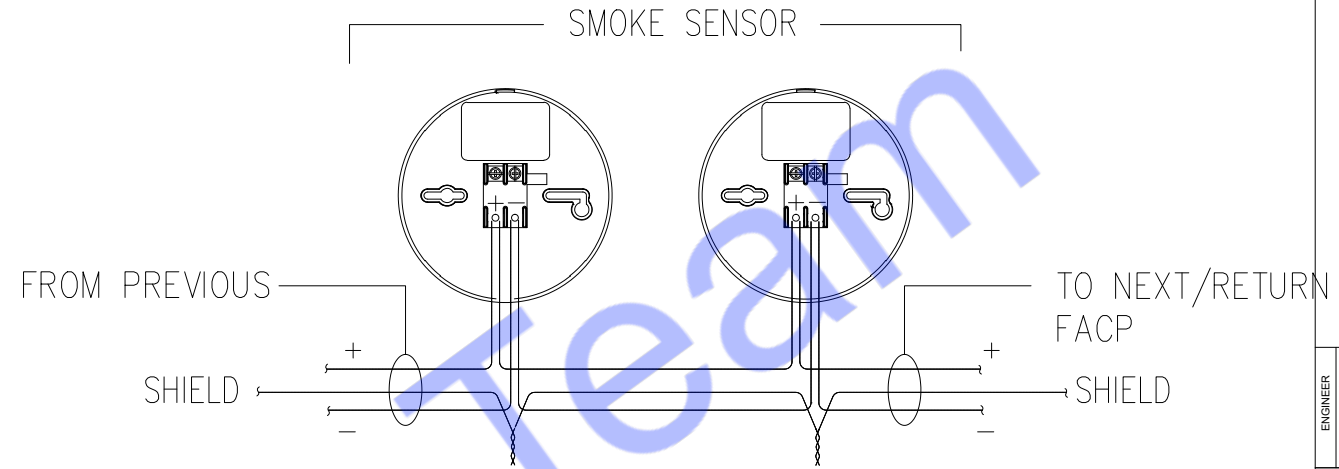
FLUSH MOUNTED SMOKE DETECTOR



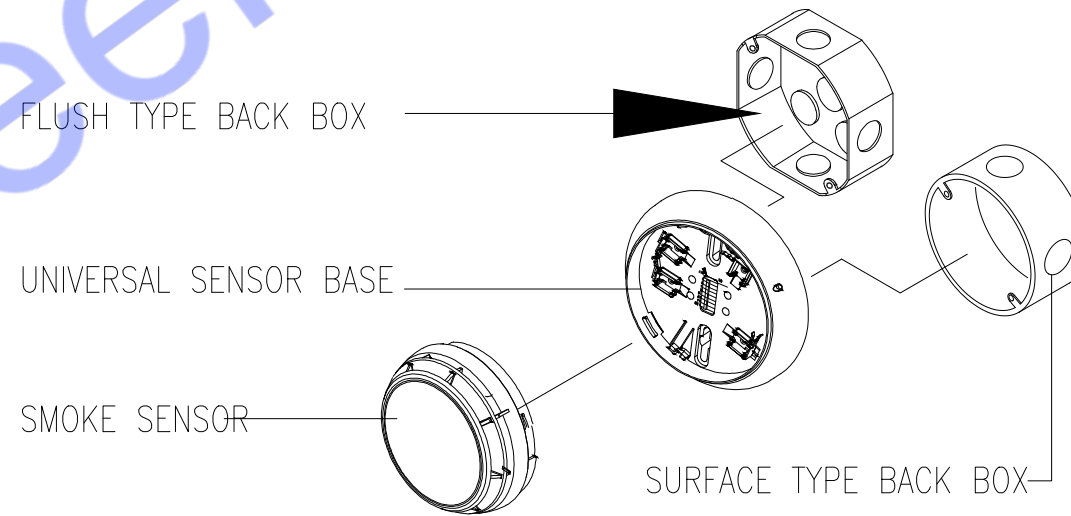
SURFACE MOUNTED SMOKE DETECTOR



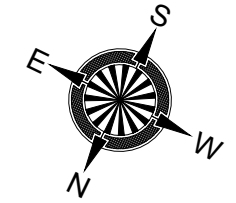
CEILING MOUNTED SMOKE DETECTOR



COMMON WIRING DIAGRAM



INSTALLATION



NAME: RICHARD JENSEN  
ADDRESS:  
ENGINEER

| Rev | Description | Date |
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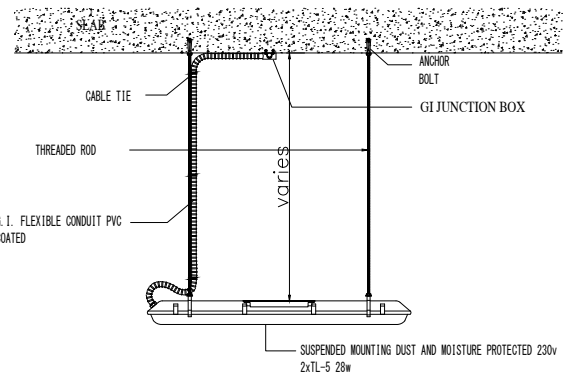
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2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE

PROJECT  
RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660  
OWNER  
IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

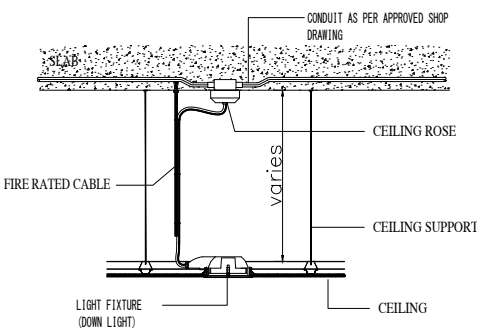
RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE  
TECHNICAL DETAILS

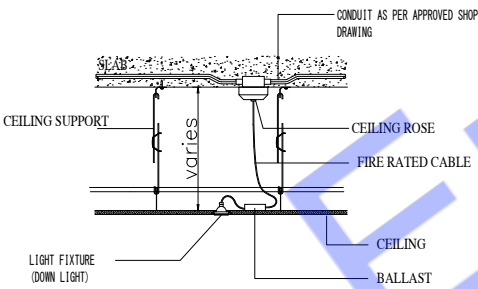
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|                |                | 14/04/2024 |
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| DRAWING NUMBER | REV-00         |            |
| E-13           |                |            |



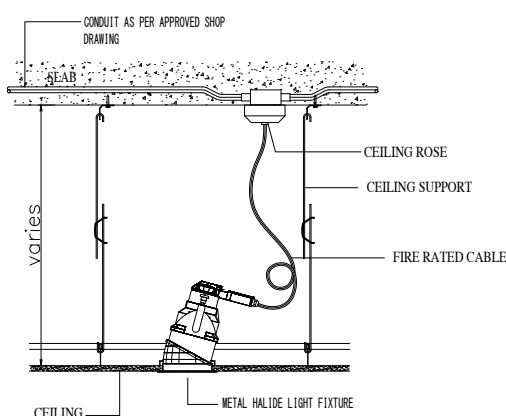
DETAIL-1-  
TL28 5-w SURFACE&SUSPENDED MOUNTING  
SCALE 1:25



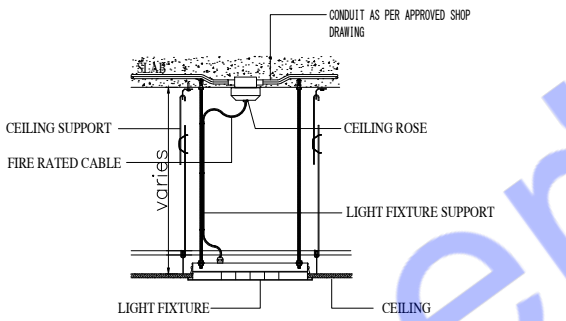
DETAIL-2  
DOWN LIGHT INSTALLATION  
SCALE 1:25



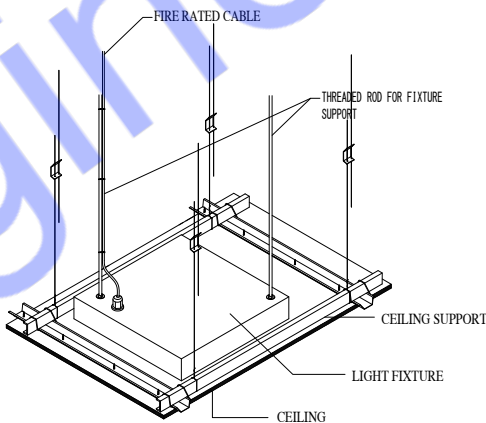
DETAIL-3  
LED SPOT LIGHT INSTALLATION  
SCALE 1:25



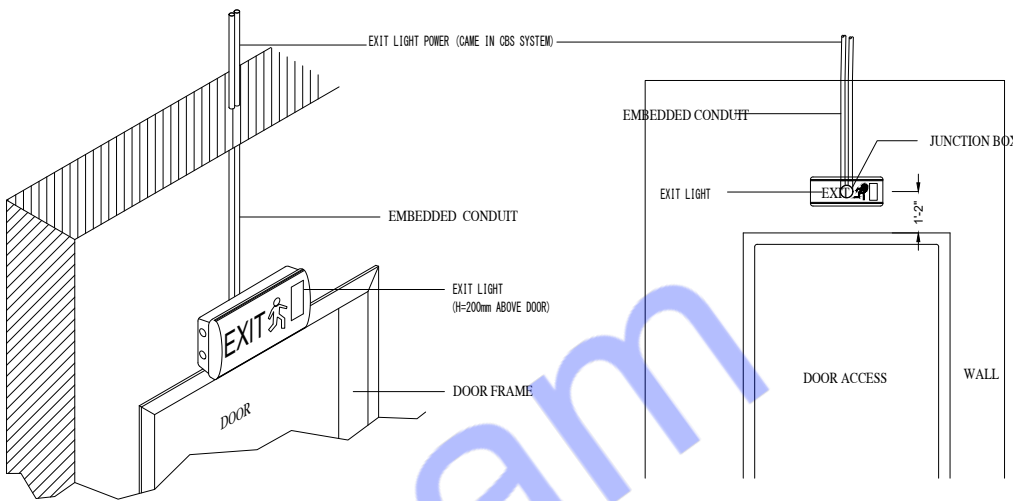
DETAIL-4  
METAL HALIDE ADJUSTABLE DOWN LIGHT  
SCALE 1:25



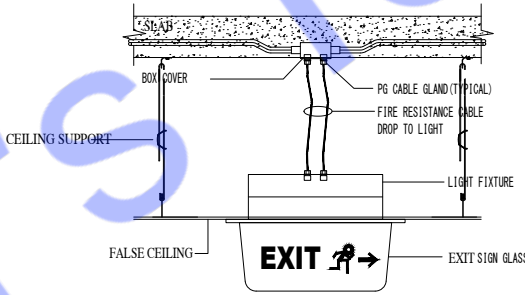
DETAIL-5  
A TYPE RECESSED LIGHT 4xLT5-14W  
SCALE 1:25



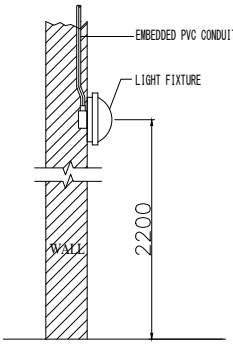
A TYPE RECESSED LIGHT 4xLT5-14W  
ISOMETRIC VIEW  
SCALE 1:25



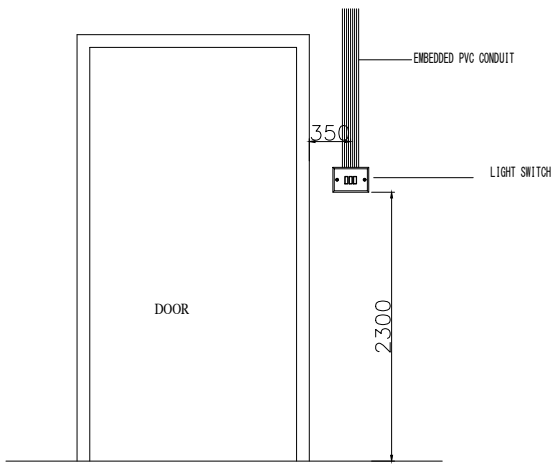
DETAIL-6  
EXIT LIGHT 1x8W T16  
SCALE 1:25



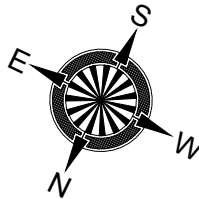
DETAIL-7  
RECESS CEILING  
MOUNTED EXIT LIGHT



DETAIL-8  
E-TYPE BRACKET LIGHT  
2xPL-C 4P-26W HF  
SCALE NTS



DETAIL-9  
INSTALLATION OF LIGHTING  
SWITCH NEAR DOOR  
SCALE 1:25



NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
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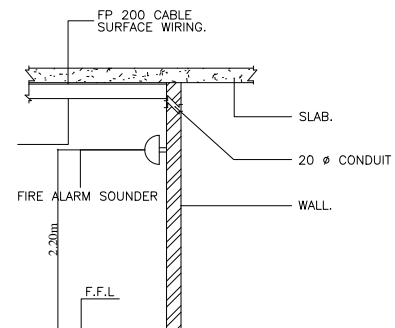
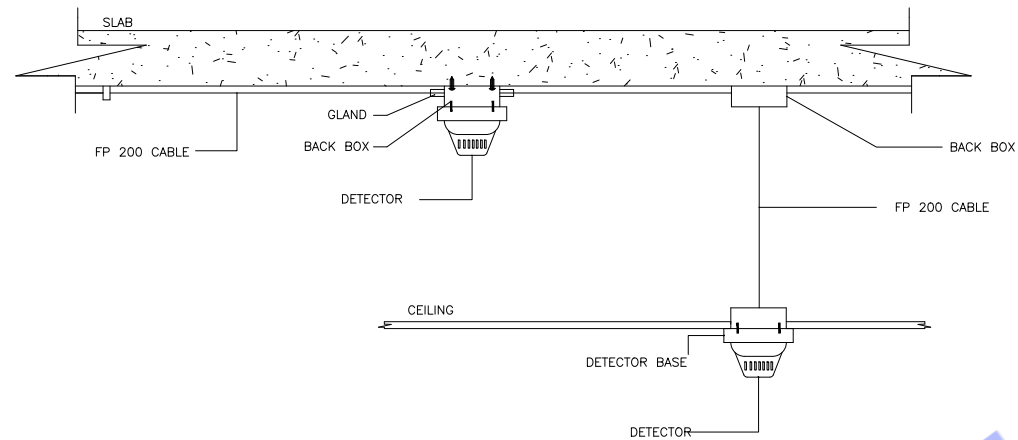
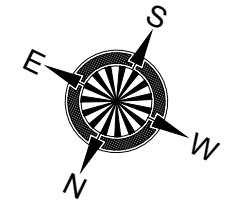
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2022 CALIFORNIA MECHANICAL CODE  
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2022 CALIFORNIA ENERGY CODE

RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660  
IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

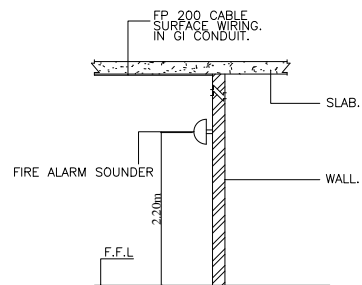
RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE  
TECHNICAL DETAILS

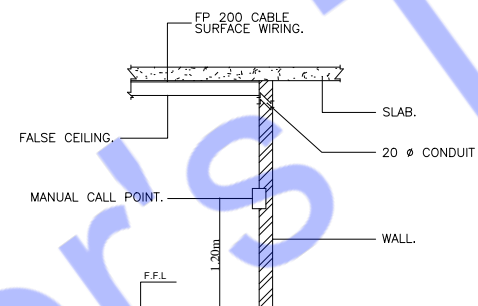
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| SCALE: 1:50            | PROJECT NUMBER |                    |
| DRAWING NUMBER<br>E-14 | REV-00         |                    |



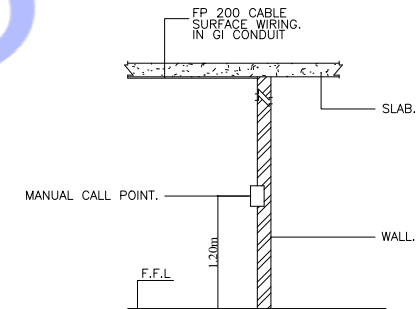
DETAIL— A  
INSTALLATION DETAIL OF FIRE ALARM SOUNDER  
IN FALSE CEILING AREA



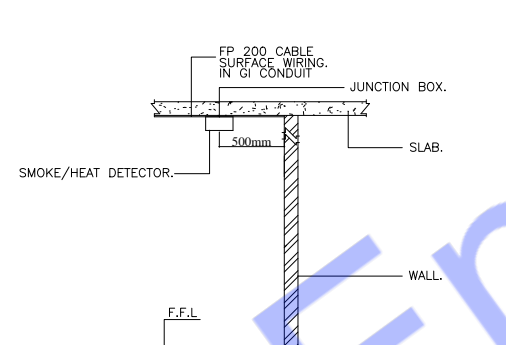
DETAIL— B  
INSTALLATION DETAIL OF FIRE ALARM SOUNDER  
IN FALSE CEILING AREA



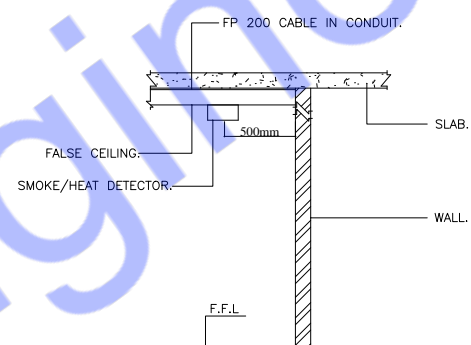
DETAIL— C  
INSTALLATION DETAIL OF MANUAL CALL POINT  
IN FALSE CEILING AREA



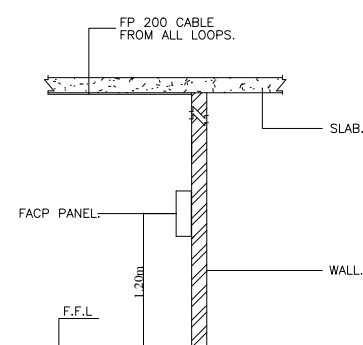
DETAIL— D  
INSTALLATION DETAIL OF MANUAL CALL POINT  
IN FALSE CEILING AREA



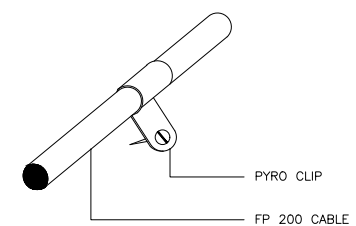
DETAIL— E  
INSTALLATION DETAIL OF HEAT & SMOKE DETECTOR  
IN FALSE CEILING AREA



DETAIL— F  
INSTALLATION DETAIL OF HEAT & SMOKE DETECTOR  
IN FALSE CEILING AREA



DETAIL— G  
INSTALLATION DETAIL OF FACP PANEL  
IN FALSE CEILING AREA



NAME: RICHARD JENSEN  
ADDRESS:

| Rev | Description | Date |
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APPLICABLE CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA COMMERCIAL CODE  
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2022 CALIFORNIA ENERGY CODE

RUBIN & CHAPELLE  
FASHION ISLAND  
249 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660  
IRVINE COMPANY  
RETAIL PROPERTIES  
FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA 92660

RUBIN&CHAPELLE  
IRVINE  
MEP DRAWINGS

TITLE  
TECHNICAL DETAILS

DRAWN BY:      CHECKED BY:      DATE: 14/04/2024  
SCALE: 1:50      PROJECT NUMBER:  
DRAWING NUMBER: E-15      REV-00



**Designed By Engr. Al Amin (MEP Engineer | Director - Engineer's Team LTD)**

 [support@engrteam.com](mailto:support@engrteam.com)

 <https://engrteam.com>

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