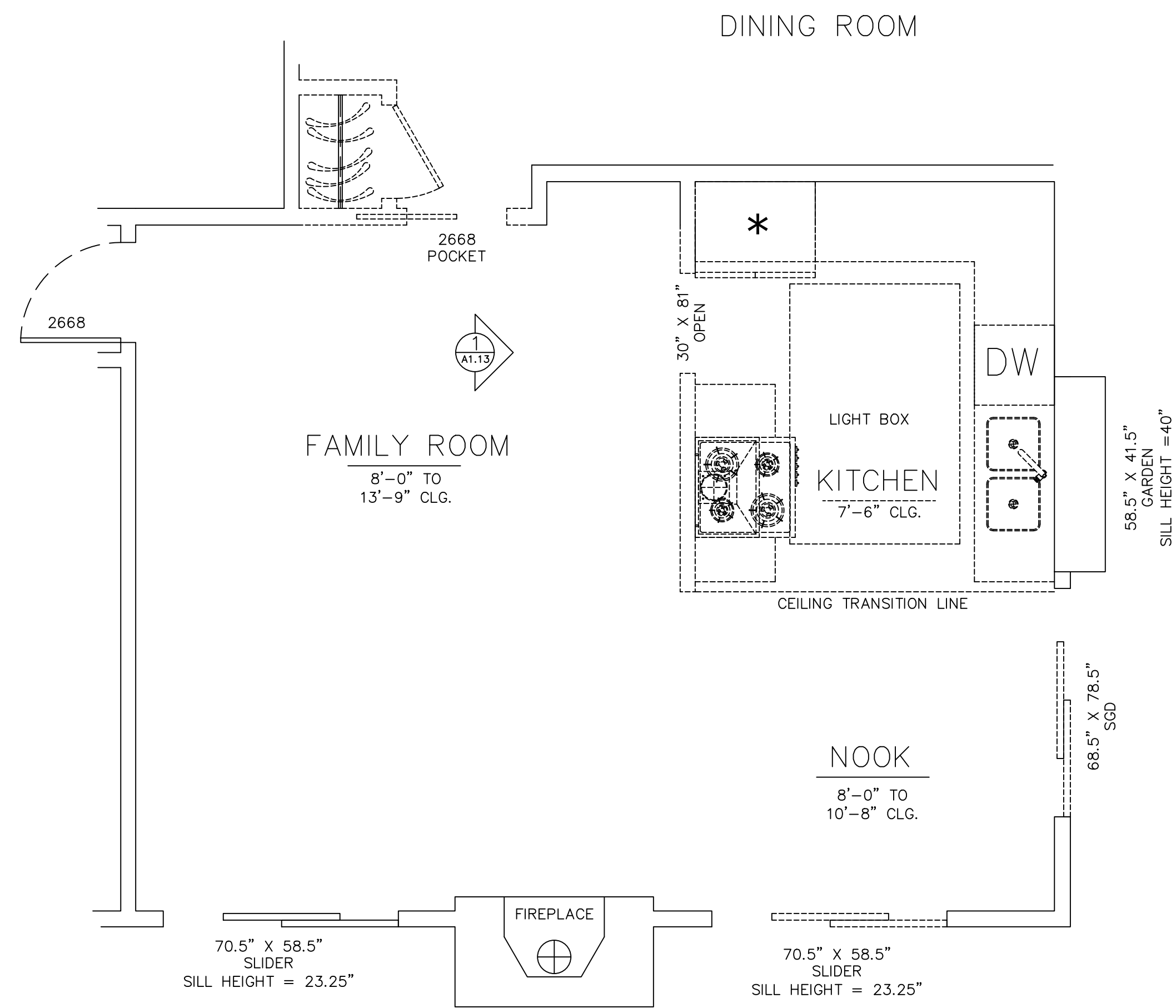
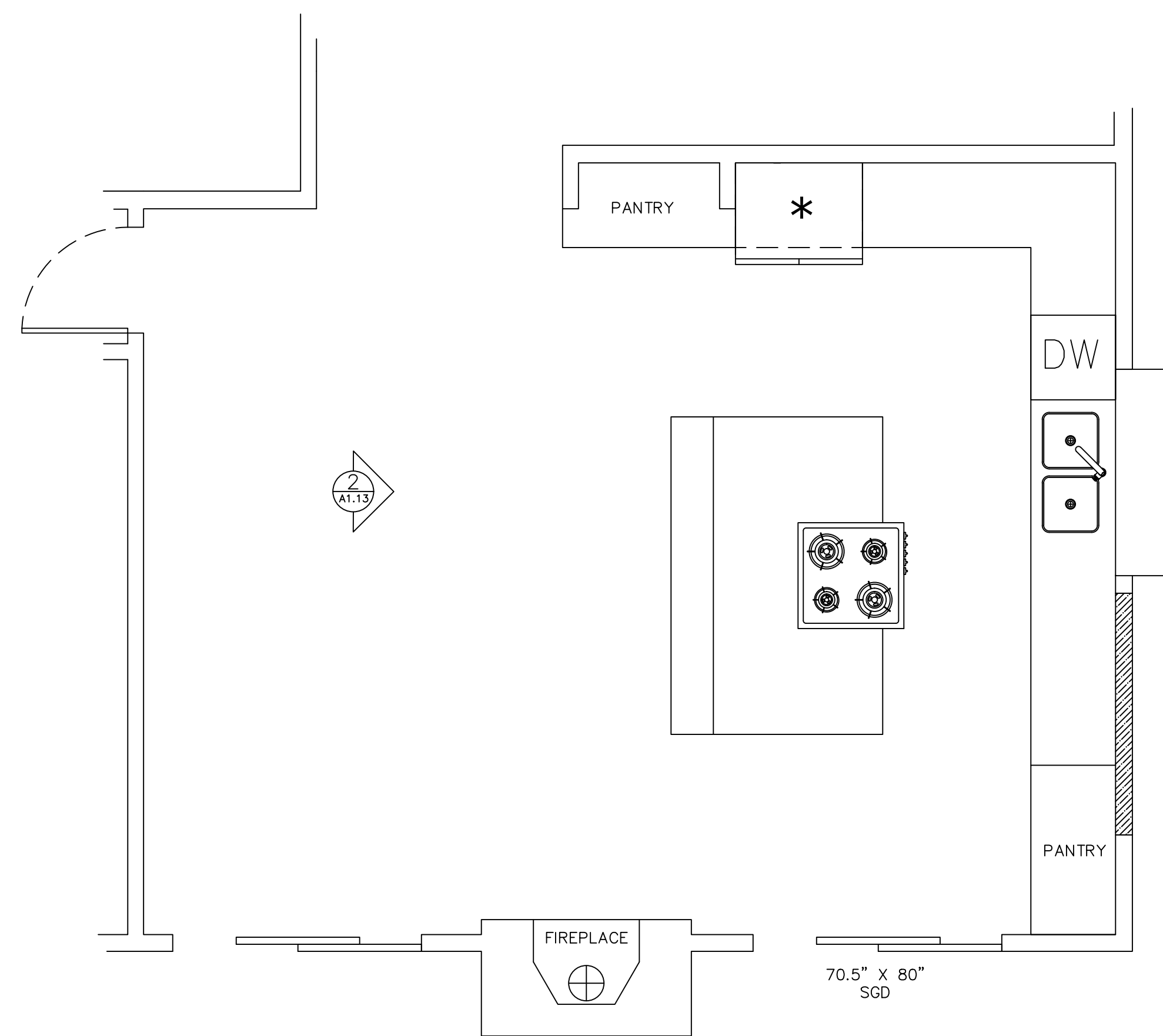


1083 HILLENDALE KITCHEN REMODEL



(E) FLOOR PLAN



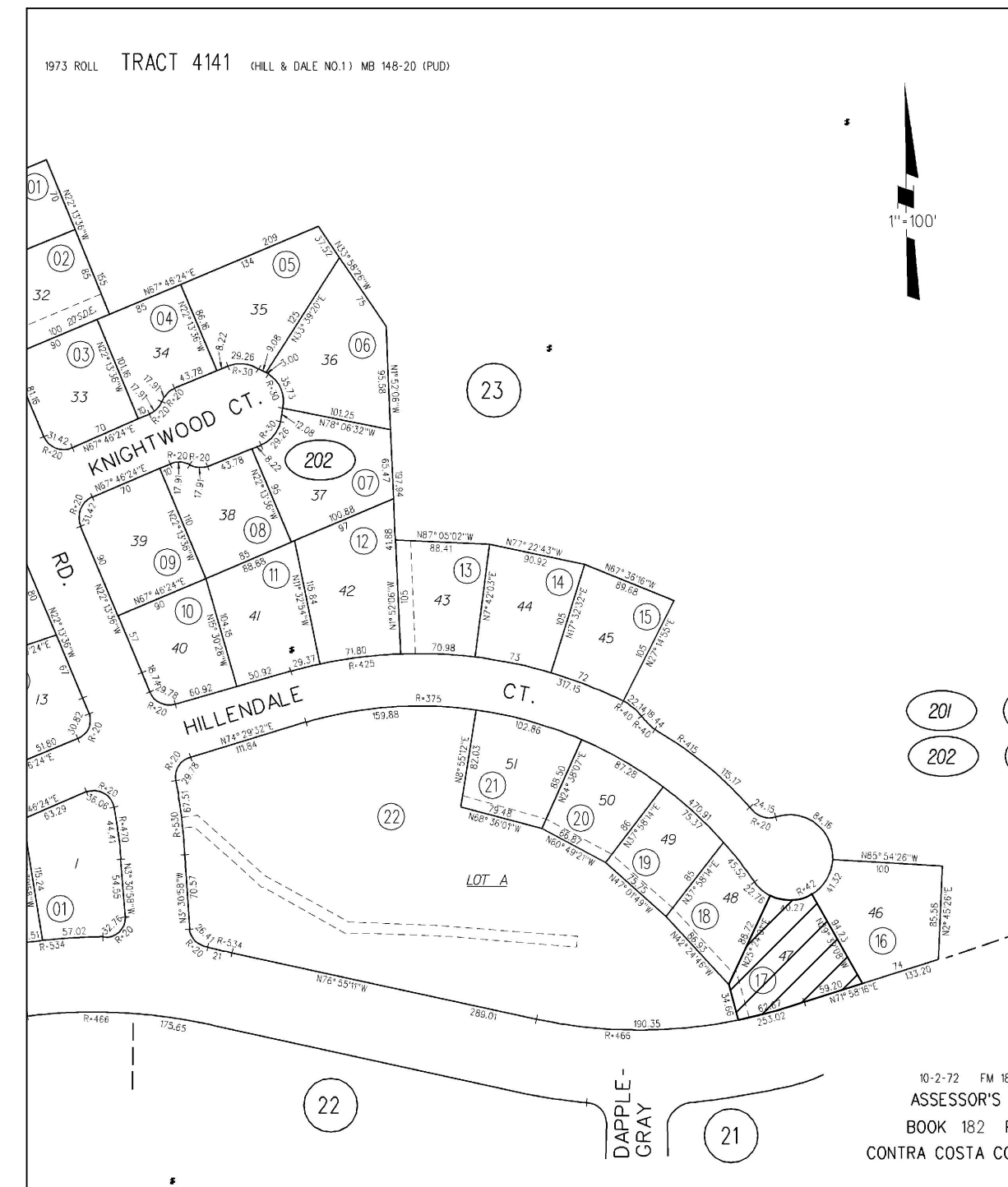
(N) FLOOR PLAN

SCALE: 3/8"=1'-0"
SEE SHEETS A1.11 & A1.12 FOR ENLARGED PLANS

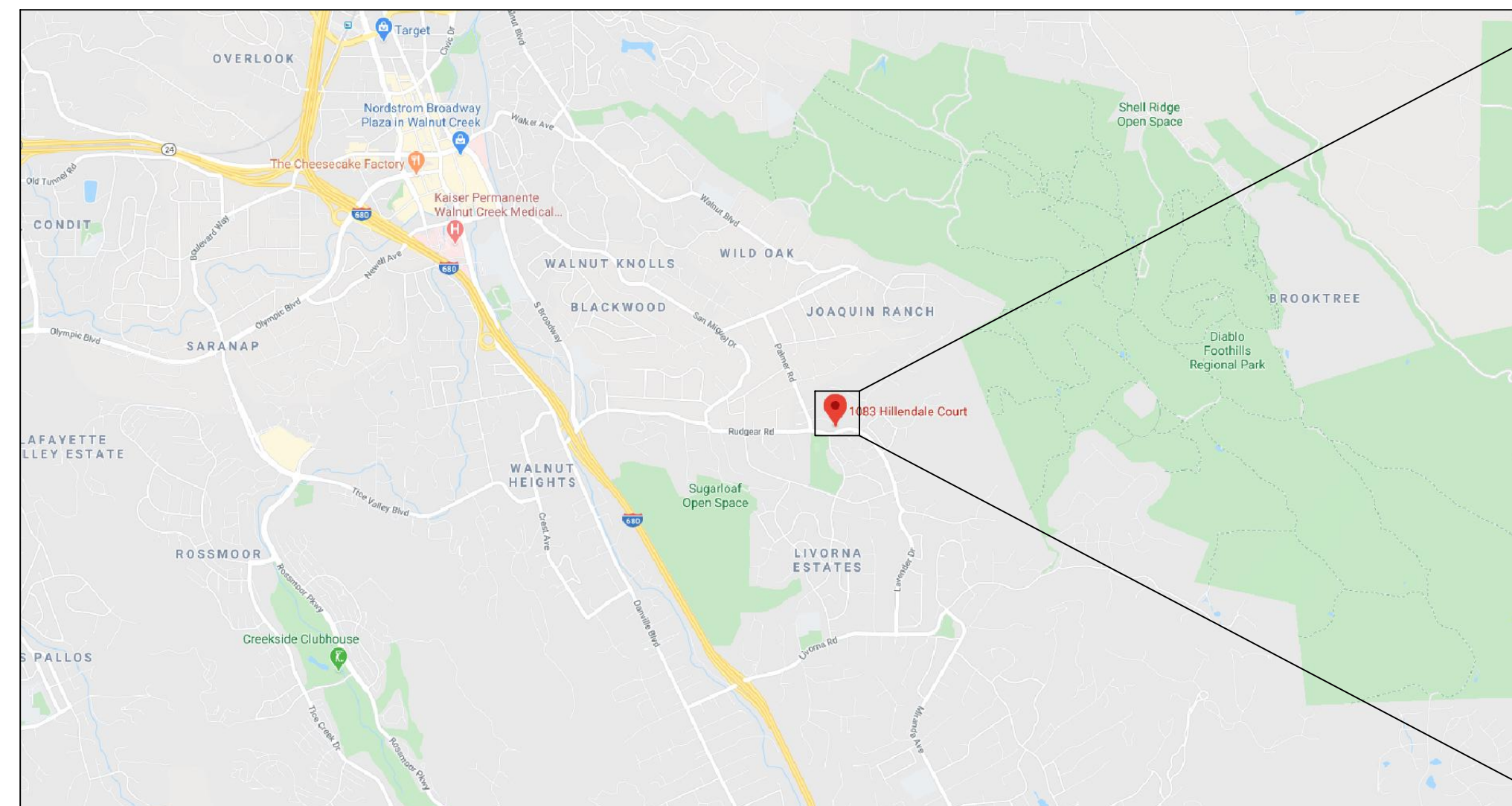
ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 CALIFORNIA BUILDING CODE, 2019 EDITION
 CALIFORNIA RESIDENTIAL CODE, 2019 EDITION
 CALIFORNIA PLUMBING CODE, 2019 EDITION
 CALIFORNIA MECHANICAL CODE, 2019 EDITION
 CALIFORNIA ELECTRICAL CODE, 2019 EDITION
 2019 CALIFORNIA REFERENCED STANDARDS CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 CITY OF WALNUT CREEK MUNICIPAL CODE
 COUNTY OF CONTRA COSTA CODES AND ORDINANCES

CONTRACTOR MUST RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4 FOUND ON SHEET G1.0, OR MEET A MORE STRINGENT CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE PRESCRIBED BY THE CITY OF WALNUT CREEK OR COUNTY OF CONTRA COSTA.

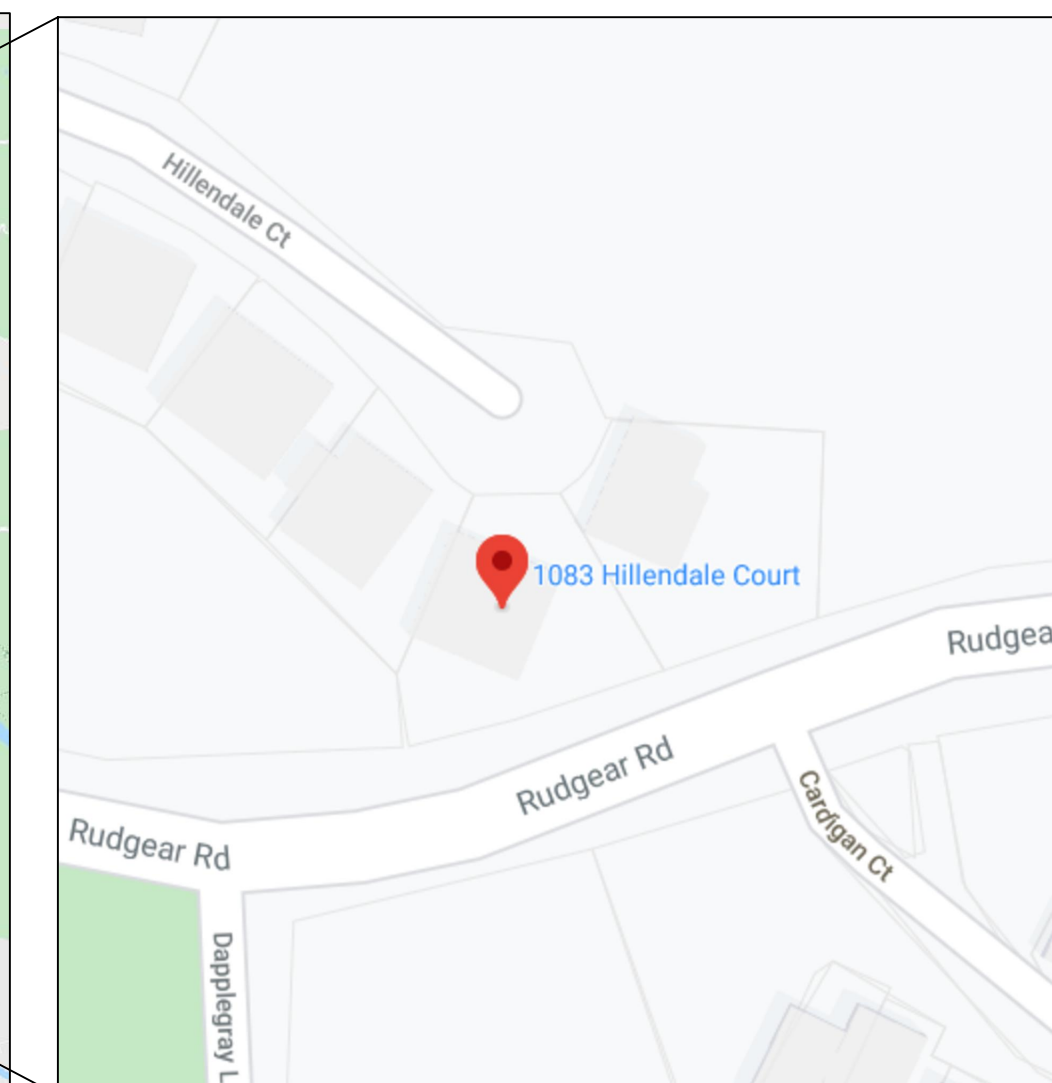
DESCRIPTION OF WORK:
 REMOVE EXISTING KITCHEN CABINETS AND WALL SECTIONS AS INDICATED. PROVIDE NEW STRUCTURAL SUPPORT AS SPECIFIED. INSTALL NEW CABINETS, FIXTURES, & FINISHES PER PLAN. NEW PLUMBING TO CONNECT TO EXISTING (LITTLE TO NO CHANGE IN PLUMBING LAYOUT). ADD NEW LIGHTING.



ASSESSORS PARCEL MAP



VICINITY MAP



LOCAL MAP

| PROJECT DATA: | |
|--------------------------|---------------|
| COUNTY: | CONTRA COSTA |
| APN#: | 182-202-017-6 |
| YEAR BUILT: | 1973 |
| ZONING: | PD |
| OCCUPANCY: | R-3 |
| CLIMATE ZONE: | 12 |
| TYPE OF CONSTRUCTION: | V-B |
| SEISMIC CATEGORY: | "D" |
| SPRINKLERS: | NO |
| STORIES: | 1 |
| BEDROOMS: | (E) 4 (N) 4 |
| BATHROOMS: | (E) 2 (N) 2 |
| (E) RESIDENCE: | 1,908 SQ FT |
| RESIDENCE ADDITION: | 0 SQ FT |
| (N) LIVING AREA: | 1,908 SQ FT |
| (E) GARAGE: | 604 SQ FT |
| GARAGE ADDITION: | 0 SQ FT |
| (N) CARPORT AREA: | 604 SQ FT |
| (E) BUILDING TOTAL S.F.: | 2,512 SQ FT |
| (N) BUILDING TOTAL S.F.: | 2,512 SQ FT |
| LOT SF: | 7,600 SQ FT |

| SHEET INDEX: | |
|--------------|----------------------------------|
| A0.1 | COVER, PROJECT DATA, INDEX |
| A0.2 | CODE & CONSTRUCTION NOTES |
| A1.11 | (E) FLOOR PLAN & DEMOLITION PLAN |
| A1.12 | (N) FLOOR PLAN |
| A1.13 | SECTION VIEWS |
| E1.10 | ELECTRICAL PLAN |
| MP1.10 | MECHANICAL, & PLUMBING PLANS |
| G1.0 | CAL GREEN REQUIREMENTS |
| G1.1 | CAL GREEN REQUIREMENTS |

| Revision History | |
|------------------|----------------------|
| | AS-BUILT |
| | PRELIMINARY DESIGN |
| | DESIGN |
| | PERMIT SET |
| ▲ | PLAN REVIEW COMMENTS |
| ▲ | PLAN REVIEW COMMENTS |
| | |
| | |

| | |
|--------------------|--------|
| REMODEL & ADDITION | OWNER: |
|--------------------|--------|

| | |
|--|------------------|
| Drawing By: | Chris Klimen |
| | klimen@att.net |
| | PH: 510.928.1359 |
| Peter Christopher Klimen | |
| DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMEN EMAIL: KLIMEN@ATT.NET DATE: 00/00/00 | |

| |
|-------------|
| SITE DATA |
| SHEET INDEX |

| |
|------|
| A0.1 |
|------|

ABBREVIATIONS

| | | | | | |
|-----------|----------------------------------|-----------|--|----------|---|
| & | AND | F.B. | FLAT BAR | QT | QUARRY TILE |
| ? | ANGLE | F.H.W.S. | FLAT HEAD WOOD SCREW | | |
| @ | AT | FL. | FLOOR | R.W.L. | RAIN WATER LEADER |
| ? | CENTERLINE | F.D. | FLOOR DRAIN | R.WD. | REDWOOD |
| ? | DIAMETER | F.J. | FLOOR JOISTS | RGR | REGISTER |
| (E) | EXISTING | F.LUOR. | FLUORESCENT | REINF | REINFORCE |
| (N) | NEW | FT. | FOOT OR FEET | REF | REFERENCE |
| ↓ | PERPENDICULAR | FTG. | FOOTING | REFG. | REFRIGERATOR |
| # | FOUND | FAU. | FORCED AIR UNIT | REQ. | REQUIRED |
| | | FDN. | FOUNDATION | RESIL. | RESILIENT |
| ABV. | ABOVE | FRAM'G | FRAMING | REDWOOD | REDWOOD |
| AB | ANCHOR BOLT | FLS/FS | FULL SIZE | REV. | REVERSE |
| ACOUS. | ACOUSTICAL | FURR. | FURRING | R. | RISER/ RADIUS |
| A.D. | AREA DRAIN | FUT. | FUTURE | RM. | ROOM |
| ADJ. | ADJUSTABLE | | | R.O. | ROUGH OPENING |
| AFF | ABOVE FINISH FLOOR | GALV. | GALVANIZED | S.N.D. | SANITARY NAPKIN |
| AGOR | AGGREGATE | G.I. | GALVANIZED IRON | S.N.R. | SANITARY NAPKIN DISPENSER |
| AL./ALUM. | ALUMINUM | G.S.M. | GALVANIZED SHEET METAL | S.O. | SCHEDULE |
| APPROX. | APPROXIMATE | GA. | GAUGE | S.C.D. | SEAT COVER DISPENSER |
| ARCH. | ARCHITECT | GL. | GLASS | SECT. | SECTION |
| ARCH'L | ARCHITECTURAL | GR. | GRAB BAR | S.C.E.D. | SEE CIVIL ENGINEER |
| ASPH. | ASPHALT | G.B. | GRADE | | DRAWINGS |
| AWG. | AWNING | GND. | GROUND | | SEE ELECTRICAL DRAWINGS |
| | | GFI. | GROUND FAULT INTERRUPTER | | SEE LANDSCAPE DRAWINGS |
| BM. | BEAM | GYP. | GYPSPUM BOARD | | SEE MECHANICAL DRAWINGS |
| BTUM. | BUTIMINOUS | GYP.BD. | GYPSPUM BOARD | | SEE PLUMBING DRAWINGS |
| BLK. | BLOCK | | | | SEE STRUCTURAL DRAWINGS |
| BLKG. | BLOCKING | H/C | HANDICAP | | SEE SKYLIGHT |
| BD. | BOARD | H.C.P. | HANDICAP/HANDICAPPED | | SL. |
| BLT. | BOLT | HDWE. | HARDWARE | | SLD. |
| BOT | BOTTOM | HDWD. | HARDWOOD | | S.M.D. |
| BLDG. | BUILDING | HGT./HT. | HEIGHT | | S.P.D. |
| | | HGT./HT. | HEIGHT | | S.S.D. |
| CAB. | CABINET | H.H. | HOLLOW CORE | | S.S.X. |
| C.O. | CATCH OPENING | H.M. | HOLLOW METAL | | SW. |
| C.B. | CATCH BASIN | HORIZ. | HORIZONTAL | | SHT. |
| CPT | CARPET | H.B. | HOSE BIB | | SHR. |
| CAS | CASEMENT | H.P. | HIGH POINT | | SH. |
| CHLK. | CHAIN LINK | HR. | HOUR | | S. |
| C.I. | CAST IRON | H.V.A.C. | HEATING, VENTING & AIR CONDITIONING | | SKYLT |
| CLKG. | CAULKING | | | | SL. |
| C.J. | CEILING JOISTS | | | | SD. |
| CLG. | CEILING | I.D. | INSIDE DIAMETER | | S.D. |
| CEM. | CEMENT | INSUL. | INSULATION | | S.C. |
| CTR. | CENTER | INT. | INTERIOR | | S.O. |
| CER. | CERAMIC | I.C.B.O. | INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS | | SP |
| C.T. | CERAMIC TILE | | | | SPEC. |
| CLR. | CLEAR | JAN. | JANITOR | | SO. |
| CLO. | CLOSET | JT. | JOINT | | SQ.FT. |
| CMU | CONCRETE MASONRY UNIT | | | | SQ.INCH |
| COL. | COLUMN | | | | STAINLESS STEEL |
| CVT. | COMPOSITION VINYL TILE | K.D. | KILN DRIED | | STD. |
| CONC./C. | CONCRETE | KIT. | KITCHEN | | STA. |
| CONN. | CONNECTION | | | | STL. |
| CONST. | CONSTRUCTION | LAB | LABORATORY | | STOR. |
| CONT. | CONTINUOUS | LAM. | LAMINATE | | STR.L. |
| CORR. | CORNER | LAV. | LAVATORY | | STRUCTURE |
| CG | CORNER GAURD | LT. | LIGHT | | SUSP. |
| CTSK | COUNTERSINK | LKR. | LOCKER | | SYM. |
| | | | | | TEL. |
| DEPT. | DEPARTMENT | MB | MACHINE BOLT | | TELEVISION |
| DET. | DETAIL | MFR. | MANUFACTURER | | T.V. |
| D.F. | DOUGLAS FIR | MFG | MANUFACTURING | | TEMP. |
| D/F | DRINKING FOUNTAIN | MAX. | MAXIMUM | | TEMPERED/TEMPORARY |
| DIA. | DIAMETER | MECH. | MECHANICAL | | TERR. |
| DIM. | DIMENSION | M.C. | MEDICINE CABINET | | TERRAZZO |
| DISP. | DISPENSER | MEMB. | MEMBRANE | | THICK |
| DR. | DOOR | MET. | METAL | | TOILET PAPER DISPENSER |
| D.O. | DOOR OPENING | MH. | MAN HOLE | | TONGUE AND GROOVE |
| DBL. | DOUBLE | MH. | MINIMUM | | TOP OF CURB |
| DH. | DOUBLE HUNG | MIR. | MIRROR | | T.O.P. |
| DN. | DOWN | MISC. | MISCELLANEOUS | | T.O.P. |
| DS. | DOWN SPOUT | M.O. | MASONRY OPENING | | T.O.S. |
| D.S.P. | DRY STAND PIPE | M.TD. | MOUNTED | | T.O.SHTG. |
| DWR. | DRAWER | MUL. | MULLION | | T.O.P. |
| DWG'S | DRAWINGS | | | | T.O.W. |
| | | | | | T.B. |
| E. | EAST | N. | NORTH | | TREAD |
| EA. | EACH | NOM. | NOMINAL | | TYP. |
| E.I.F.S. | EXTERIOR INSULATED FINISH SYSTEM | N.L.C. | NOT IN CONTRACT | | U.L. |
| | | N.T.S. | NOT TO SCALE | | UNFINISHED |
| | | NO or # | NUMBER | | UNIFORM BUILDING CODE W/ CALIFORNIA AMENDMENTS UNLESS OTHERWISE NOTED |
| E.J. | EXPANSION JOINT | | | | URINAL |
| ELEC. | ELECTRICAL | OBS. | OBSOURE | | U.O.N. |
| EP. | ELECTRICAL PANELBOARD | O.F.E. | OWNER FURNISHED EQUIPMENT | | UR. |
| EL./ELEV | ELEVATION | OFF. | OFFICE | | V.I.F. |
| EMER. | EMERGENCY | O.C. | ON CENTER | | VERT. |
| ENCL. | ENCLOSURE | OPNG. | OPENING | | VERTICAL GRAIN |
| EQ. | EQUAL | OPP. | OPPOSITE | | VEST. |
| EQUPT. | EQUIPMENT | O.H. | OPPOSITE HAND | | VNL./V |
| E.W.C. | ELECTRICAL WATER COOLER | O.D. | OUTSIDE DIAMETER (Dia) | | VCT |
| EXT. | EXISTING | O/ | OVER | | W. |
| EXPO. | EXPANSION | O.A. | OVERALL | | WEST/MAX |
| EXT. | EXPOSED | OH. | OVER HANG/OVERHEAD | | WAINSCOT |
| | | | | | W.C. |
| | | | | | WATER CLOSET |
| | | | | | WATER HEATER |
| | | | | | WATERPROOF |
| | | | | | WT. |
| | | | | | W/ |
| | | | | | WITH |
| | | | | | WITHOUT |
| | | | | | WOOD |
| F.C. | FACE OF CONCRETE | PR | PAIR | | |
| F.B. | FACE OF CONCRETE BLOCK | PTD | PAINTED | | |
| F.O.M. | FACE OF MULLION | PNL | PANEL | | |
| F.D. | FLOOR DRAIN | P.T.D. | PAPER TOWEL DISPENSER | | |
| F.O.F. | FACE OF FINISH | P.T.D./R | PAPER TOWEL DISPENSER AND RECEPTACLE COMBO | | |
| F.O.S. | FACE OF STUDS | PTR. | PAPER TOWEL RECEPTACLE | | |
| F.F. | FALSE FRONT/FINISH FLOOR | P.D. | PLANTER DRAIN | | |
| FIN. | FINISH | PLAS. | PLASTER | | |
| FG | FINISH GRADE | P.LAM. | PLASTIC LAMINATE | | |
| F.A. | FIRE ALARM | PL. | PLATE | | |
| F.E. | FIRE EXTINGUISHER | PLUMB | PLUMBING | | |
| F.E.C. | FIRE EXTINGUISHER CAB. | PLYWD/PLY | PLYWOOD | | |
| F.H.C. | FIRE HOSE CABINET | PT. | POINT/PRESSURE TREATED | | |
| FFRF. | FIREPROOF | P.I.P. | POURED IN PLACE | | |
| FIX. | FIXED | PREFAB | PREFABRICATED | | |
| FLASH. | FLASHING | P/L | PROPERTY LINE | | |
| | | PRCST. | PRE-CAST | | |

GENERAL NOTES:

- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY DIMENSIONS, CONDITIONS, MATERIALS, EQUIPMENT, SELECTIONS, AND TITLE 24 COMPLIANCE.
- THE CONTRACTOR SHALL VERIFY ALL SITE GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, AND UTILITIES, AND REPORT WHERE DISCREPANCIES OCCUR.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO FACE OF FINISH AND ACTUAL DOOR OPENING WIDTH UNLESS OTHERWISE NOTED (U.O.N.). ALL DIMENSIONS NOTED "CLEAR" OR "CLR" ARE FOR EQUIPMENT CLEARANCES AND MUST BE STRICTLY MAINTAINED. ALL DIMENSIONS NOTED "VERIFY" OR V. I. F. ARE TO BE CHECKED BY CONTRACTOR PRIOR TO AND DURING CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWING; DO NOT SCALE DRAWINGS.
- MANUFACTURER'S MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS (U.O.N.). THE CONTRACTOR ACKNOWLEDGES THAT THE DRAFTER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER THE WORK NOR SHALL THE DRAFTER HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES SELECTED BY THE CONTRACTOR NOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THESE RIGHTS AND RESPONSIBILITIES ARE SOLELY THOSE OF THE CONTRACTOR IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS.
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
- EXTERIOR WINDOWS AND DOORS SHALL MEET THE DESIGN PRESSURE RATING REQUIREMENTS OF CBC §1714.5.
- DOORS AND WINDOWS TO THE EXTERIOR SHALL BE FULLY WEATHER STRIPPED.
- LANDINGS SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THRESHOLD AND MAINTAIN 1/4" INCH PER FOOT SLOPE AWAY FROM BUILDING FOR DRAINAGE.
- SLOPE ALL GRADES AWAY FROM NEW CONSTRUCTION AT 6" FOR EVERY 5'.
- ALL NEW CONSTRUCTION TO BLEND/MATCH EXISTING.
- ALL WOOD TO BE DOUGLAS FIR #2 OR BETTER, U.O.N.
- ALL CONCRETE TO BE 2,500 P.S.I. @ 28 DAYS U.O.N.
- PROVIDE FIRE DEPARTMENT ACCESS AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE AND INSTALL ALL WORK SHOWN ON DRAWINGS, SUBJECT TO THE LIMITATIONS OF SCOPE OF THE BASE BID, LISTED ABOVE. THE CONTRACTOR SHALL PROVIDE MISCELLANEOUS FASTENERS, BLOCKING AND SEALANTS INCIDENTAL TO COMPLETE THE CONTRACTED WORK. THIS SHALL INCLUDE SUPPLYING AND INSTALLING NECESSARY BACKING INSIDE WALLS FOR THE INSTALLATION OF WALL HANGING ACCESSORIES WHERE INDICATED. ALL WORK SHALL BE INSTALLED AS SHOWN ON DRAWINGS, PLUMB, AND LEVEL, TRUE TO LINE AND SECURELY FASTENED OR ANCHORED.
- CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY FIELD OBSERVED CODE VIOLATIONS, OR INCORRECT EXISTING CONSTRUCTION INCLUDING APPARENT CONFLICTS BETWEEN THE EXISTING CONSTRUCTION AND THE CONTRACT DRAWINGS TO THE IMMEDIATE ATTENTION OF THE DESIGNER. DO NOT SCALE DRAWINGS, CONTACT DESIGNER FOR CLARIFICATION OF DIMENSIONS.
- CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PROTECT THE POSSESSIONS OF THE OWNER THAT REMAIN IN OR ADJACENT TO THE WORK FROM LOSS OR DAMAGE. ANY PORTION OF THE PROPERTY DAMAGED BY THE CONTRACTOR OR SUBCONTRACTOR DURING THE COURSE OF THE WORK MUST BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. THE TERM "DAMAGES" SHALL INCLUDE, BUT NOT BE LIMITED TO ANY DAMAGE CAUSED BY CONTRACT OPERATION OR WORKERS DURING CONSTRUCTION TO THE OWNER'S RESIDENCE, FURNISHINGS, CLOTHING, FENCES, ADJOINING PROPERTIES OR TO PUBLIC SPACES.

PLUMBING NOTES:

- SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM MEASURED AT 80 PSI AND MUST COMPLY WITH DIVISION 4.3 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) PER CPC SECTION 408.2.
- SHOWER TO BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS
- THE SIZE OF WATER CLOSETS TO BE MAXIMUM 1.28 GALLONS PER FLUSH.
- FAUCETS AT LAVATORIES SHALL HAVE A MAXIMUM WATER SUPPLY FLOW RATE OF 1.2 GPM.
- KITCHEN SINK FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM.
- PROVIDE 1-1/2" DRAIN LINE MINIMUM FROM KITCHEN. CPC 420.3
- PROVIDE A LISTED AIR GAP FOR DISHWASHER. CPC 414.3
- PROVIDE A DEDICATED GAS LINE FROM THE METER TO THE APPLIANCE.
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS.
- MINIMUM OF 1/4" PER FOOT (2%) SLOPE FOR ALL HORIZONTAL DRAINAGE PIPING.
- SEISMIC STRAPPING FOR HOT WATER HEATER REQUIRED PER CPC SECTION 508.2.
- THE HOT WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL HAVE ATTACHED TO IT A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 & 24 INCHES ABOVE GRADE & POINTED DOWN
- ALL NEW GAS PIPING SHALL BE SIZED TO SUPPLY SUFFICIENT GAS TO THE APPLIANCES. THE GAS PIPING SHALL BE TESTED WITH 10 LBS. OF PRESSURE FOR A MINIMUM OF 15 MINUTES.
- HOT WATER PIPING 3/4" AND GREATER SERVING A KITCHEN SHALL BE INSULATED WITH MINIMUM 1" WALL THICKNESS INSULATION.
- ALL OVEN AND STOVE GAS VALVES SHALL BE READILY ACCESSIBLE AND BE WITHIN 3'-0" OF THE APPLIANCE. CONNECTORS MAY NOT BE CONCEALED OR PASS THROUGH ANY FLOOR, WALL PARTITION, CEILING, OR APPLIANCE HOUSING CABINET.
- A 2" ACCESSIBLE PLUMBING CLEANOUT UNDER THE SINK SHALL BE REQUIRED.
- AN AIR GAP ABOVE THE SINK RIM SHALL BE INSTALLED BETWEEN THE DISHWASHER DRAINPIPE AND THE GARBAGE DISPOSAL INLET.

MECHANICAL NOTES:

- PER CMC, SECTION 502.2.1, POINT OF EXHAUST VENT MUST BE A MINIMUM OF 3'-0" FROM A PROPERTY LINE OR OPENINGS INTO THE BUILDINGS SUCH AS DOORS, WINDOWS, OPENING SKYLIGHTS, ATTIC VENTS & 10- FEET FROM A FORCED AIR INLET.
- PER CMC, SECTION 504.1.1, BACK DRAFT DAMPER ARE REQUIRED ON VENTILATION SYSTEMS EXHAUSTING TO THE EXTERIOR.
- PROVIDE EXHAUST HOOD OVER RANGE/ COOKTOP, 100 CFM MINIMUM AND IT SHALL TERMINATE OUTSIDE.
- A VERTICAL MINIMUM CLEARANCE OF 30" IS REQUIRED ABOVE A RANGE TO COMBUSTIBLES MATERIALS, AND A MINIMUM VERTICAL CLEARANCE OF 24" ABOVE THE RANGE TO THE BUILT-IN MICROWAVE OVENS IS REQUIRED. NOTE: LARGER UNITS REQUIRE GREATER CLEARANCES, REFER TO MANUFACTURER REQUIREMENTS.

ELECTRICAL NOTES:

- ARC FAULT CIRCUIT INTERRUPTER (AFCI) REQUIRED FOR ALL NEW 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN KITCHENS, BATHROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, LAUNDRY ROOMS, GARAGE, HALLWAYS, OR SIMILAR ROOMS OR AREAS.
- PER CEC 406.12, PROVIDE TAMPER-RESISTANT RECEPTACLES IN AREAS SPECIFIED IN CEC 210.52, SPECIFICALLY ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN AREAS SUCH AS KITCHENS, BATHROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, BEDROOMS, RECREATION ROOMS, LAUNDRY ROOMS, GARAGE, OR SIMILAR ROOMS OR AREAS OF A DWELLING UNIT.
- RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. THIS ALLOWS FOR A MAXIMUM OF 12 FEET BETWEEN RECEPTACLES ON THE SAME WALL.
- SMOKE ALARM. WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000, EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES, SMOKE DETECTORS SHALL BE INSTALLED: (A) IN EACH SLEEPING ROOM, (B) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, (C) ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. NEW SMOKE ALARMS TO BE INTERCONNECTED. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- CARBON MONOXIDE ALARM. WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000, EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS: (A) OUTSIDE OF THE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S); (B) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
- ANY SMOKE ALARM WITHIN 20 FEET OF A PERMANENTLY INSTALLED COOKING APPLIANCE SHALL BE THE IONIZATION OR PHOTOELECTRIC ALARM TYPE AND HAVE A MINIMUM SPACING OF 10 FEET AWAY.
- THE MINIMUM DISCONNECTION MEANS FOR A SINGLE FAMILY DWELLING IS 100 AMPERES, 3-WIRE.
- PROVIDE ADEQUATE GROUND TO ELECTRICAL SERVICE ENTRY PANEL. VERIFY OR PROVIDE BOND TO METAL GAS AND WATER PIPES.
- ELECTRICAL SUB PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS SUCH AS CLOTHES CLOSETS.
- STAGGER NEW ELECTRICAL OUTLETS BY AT LEAST 24-INCHES ON THE OPPOSITE SIDE OF THE FIRE-WALL (GARAGE/ HOUSE WALL) PER BUILDING CODE SECTION 712.3.2.
- PROVIDE AND INSTALL RECEPTACLE OUTLETS AT HOUSE EXTERIOR WALLS THAT ARE GFCI PROTECTED, GASKETED-COVER TYPE FOR USE IN WET LOCATIONS.
- PROVIDE AT LEAST ONE GFCI OUTLET WITHIN 3 FEET OF EACH SINK IN THE BATHROOMS.
- AT LEAST ONE NEW LUMINAIRE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENOR.
- PER CEC, AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
- BATHROOM LIGHTING CANNOT BE ON AN OUTLET CIRCUIT.
- UNDER CABINET LUMINAIRES SHALL BE SEPERATELY SWITCHED
- A MINIMUM OF (2) 20 AMP GFCI PROTECTED CIRCUITS SHALL SUPPLY ALL KITCHEN COUNTER TOP RECEPTACLES, CEC 210.11 (C)(2), & (C) (3).
- PROVIDE 20 AMP DEDICATED CIRCUITS FOR THE DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR, MICROWAVE AND RANGE
- RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 20" ABOVE COUNTER TOP AND NO MORE THAN 12" BELOW IF COUNTER DOES NOT EXTEND MORE THAN 6" FROM BASE. PENINSULA COUNTERTOP SPACES 24" LONG OR GREATER AND SHORT DIMENSION 12" OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE.
- ALL KITCHEN RECEPTACLES SHALL BE GFCI PROTECTED. CEC 210(A) 5 & 6.
- THE KITCHEN COUNTERTOP WALLS SHALL BE NO MORE THAN 24" FROM A GFCI OUTLET. THIS DOES NOT APPLY TO ANY COUNTERTOP WALLS BEHIND SINKS, RANGES OR MOUNTED COOKTOPS.
- THE UNDERCOUNTER ELECTRICAL OUTLET SERVING THE DISHWASHER SHALL BE GFCI PROTECTED. MULTI-WIRE DUPLEX RECEPTACLES FOR GARBAGE DISPOSALS & DISHWASHERS REQUIRE A COMMON TRIP BREAKER IN THE SERVICE PANELS.
- THE MAXIMUM LENGTH FOR A GARBAGE DISPOSAL CORD IS 36" AND A DISHWASHER IS 48". ATTACHMENT PLUG AND RECEPTACLE SHALL BE ACCESSIBLE AND LABELED.
- ISLANDS OR PENINSULAS REQUIRE AT LEAST 1 RECEPTACLE. RECEPTACLES MAY NOT BE MORE THAN 12" BELOW THE COUNTER SURFACE OR BE BELOW A COUNTER THAT EXTENDS MORE THAN 6" BEYOND A CABINETS END.
- A MINIMUM OF 3'-0" CLEARANCE IS REQUIRED BETWEEN THE COUNTER FRONTS AND APPLIANCES, OR COUNTER FRONTS AND WALLS.
- DIMMERS OR VACANCY SENSORS ARE REQUIRED TO CONTROL ALL HIGH-EFFICACY LUMINAIRES, EXCEPT CLOSETS LESS THAN 70 SQ FT & HALLWAYS
- ALL NEW RECESSED LIGHTING SHALL COMPLY WITH THE REFERENCE JOINT APPENDIX JA8 AND SHALL NOT CONTAIN SCREW BASE SOCKET. CA ENERGY SECTIONS 150.0 (K) 1 C.
- RECESSED LIGHTING FIXTURES TO BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) IN ACCORDANCE W/ CEC 150(K)(L)(A).
- ALL PROPOSED LIGHTING TO BE HIGH EFFICACY IN ACCORDANCE WITH CEC 150, 0 (K)(L)(A)
- ALL NEW OUTDOOR LIGHTING, IF ANY, IS TO BE HIGH-EFFICACY, TO BE CONTROLLED BY AN ON/OFF SWITCH AND INCLUDE ONE OF THE FOLLOWING PER CA ENERGY CODE SECTION 150.0 (K) 3A.:
 - PHOTOCELL AND MOTION SENSOR
 - PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
 - ASTRONOMICAL TIME CLOCK CONTROL.
 - ENERGY MANAGEMENT CONTROL SYSTEM

| Revision History | |
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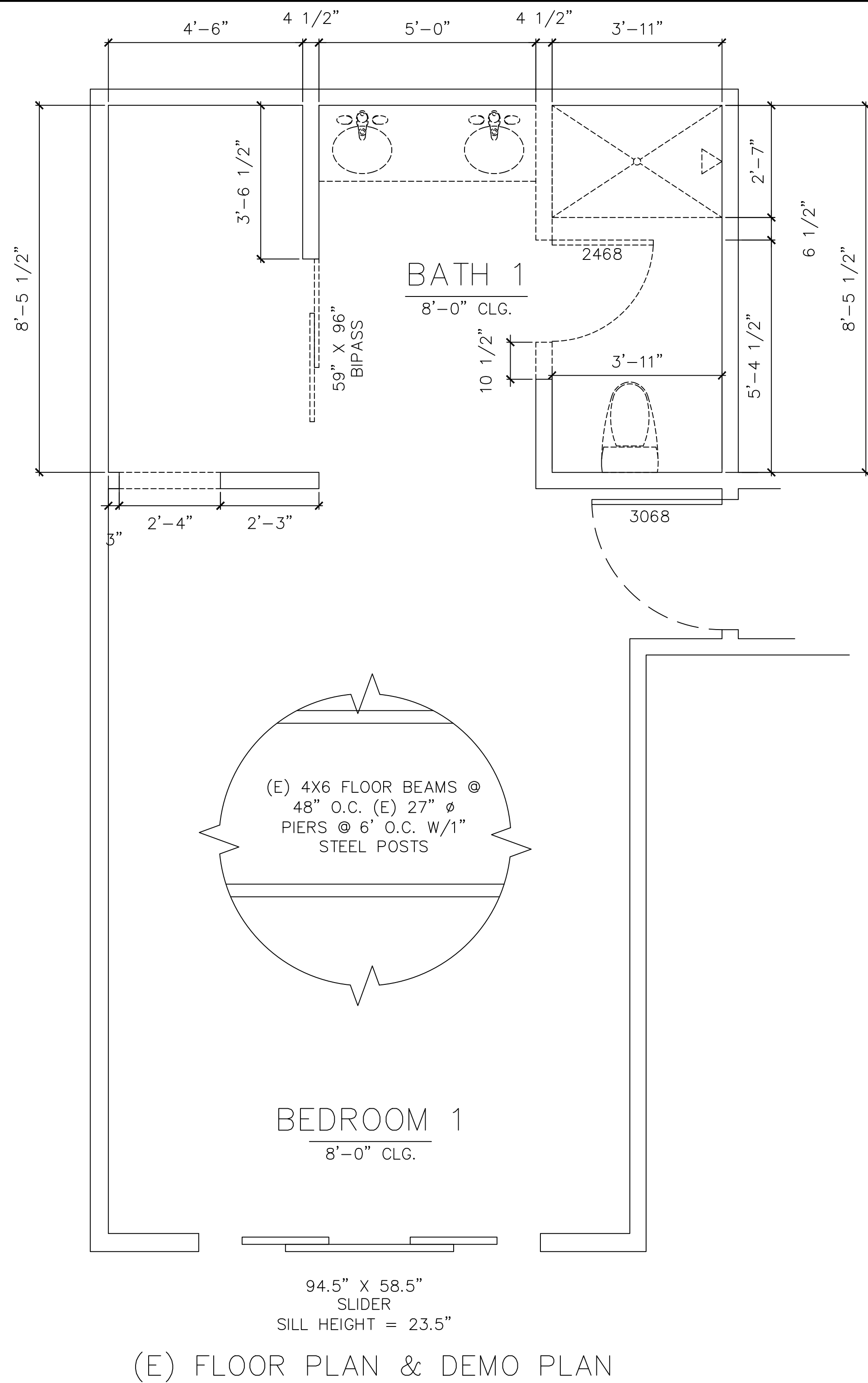
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| REMODEL & ADDITION | OWNER: |
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 EMAIL:KLIMEN@ATT.NET DATE: 00/00/00

CODE & CONSTRUCTION NOTES

A0.2



- GENERAL CONSTRUCTION NOTES:
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
 - ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS WHICH MAY ENTER THE SYSTEM.
 - INSTALL NEW SWITCHES AT ELEVATIONS TO MATCH EXISTING
 - INSTALL NEW RECEPTACLES ON VANITY @ 8" TO CL FROM VANITY SURFACE. RECEPTACLE @ TOILET AREA TO MATCH EXISTING RECEPTACLE ELEVATION.
 - EXISTING VANITY = 30.5" TO TOP OF FINISHED SURFACE
 - REMOVE EXISTING VANITY, SINK, TOILET, SHOWER, SHOWER SURROUND, INDICATED WALL SECTIONS, & LIGHT FIXTURES
 - INSTALL NEW VANITY LIGHTS CENTERED OVER NEW SINKS. CONSULT OWNER FOR MOUNTING ELEVATION
 - INSTALL NEW TOILET @ EXISTING LOCATION
 - INSTALL NEW ART BOURGESS 55 IN. ACRYLIC FLATBOTTOM BATHTUB
 - INSTALL NEW BATHTUB FIXTURE. SEE TABLE BELOW FOR REQUIRED FIXTURE FLOW RATES
 - INSTALL NEW SHOWER PER DIMENSIONS SHOWN
 - INSTALL NEW EXHAUST FAN CENTERED IN ROOM
 - INSTALL 6 NEW LED RECESSED LIGHTS (SUITABLE FOR DAMP LOCATION IN BATHROOM).
 - INSTALL NEW VANITY & SINKS. SEE TABLE BELOW FOR REQUIRED FIXTURE FLOW RATES
 - INSTALL NEW MIRRORS CENTERED OVER SINKS. CONSULT OWNER FOR MOUNTING ELEVATION
 - INSTALL SHOWER HEAD @ 7' FROM FINISHED FLOOR, & MIXING VALVE @ 48" FROM FINISHED FLOOR. SEE TABLE BELOW FOR REQUIRED FIXTURE FLOW RATES
 - INSTALL NEW 24"W X 16"T SHAMPOO NICHE. INSTALL @ 40" FROM FINISHED FLOOR TO BOTTOM OF BOX AND PER DIMENSIONS SHOWN
 - INSTALL NEW TILE TO SHOWER SURROUND, FLOOR, & BASEBOARDS.
 - TILE @ SHOWER SURROUND TO CEILING
 - NEW PAINT
 - ALL PROPOSED LIGHTING TO BE HIGH EFFICACY IN ACCORDANCE WITH CEC 150, 0 (K)(L)(A)
 - DIMMERS OR VACANCY SENSORS ARE REQUIRED TO CONTROL ALL HIGH-EFFICACY LUMINAIRES, EXCEPT CLOSETS LESS THAN 70 SQ FT & HALLWAYS
 - ALL NEW RECESSED LIGHTING SHALL COMPLY WITH THE REFERENCE JOINT APPENDIX JAB AND SHALL NOT CONTAIN SCREW BASE SOCKET. CA ENERGY SECTIONS 150.0 (K) 1 C.
 - RECESSED LIGHTING FIXTURES TO BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) IN ACCORDANCE W/ CEC 150(K)(L)(A).

FINISH MATERIALS -

SHOWER PAN - 15.5 SQ FT - INCLUDES 10% OVERAGE

SHOWER SURROUND - 64 SQ FT - INCLUDES 10% OVERAGE

BATHROOM FLOOR - 70.5 SQ FT - INCLUDES 10% OVERAGE (INCLUDES TILE UNDER VANITY)

CLOSET FLOOR - 42 SQ FT - INCLUDES 10% OVERAGE

BASE (INCLUDES BASE UNDER VANITY) - 29 LF - INCLUDES 10% OVERAGE

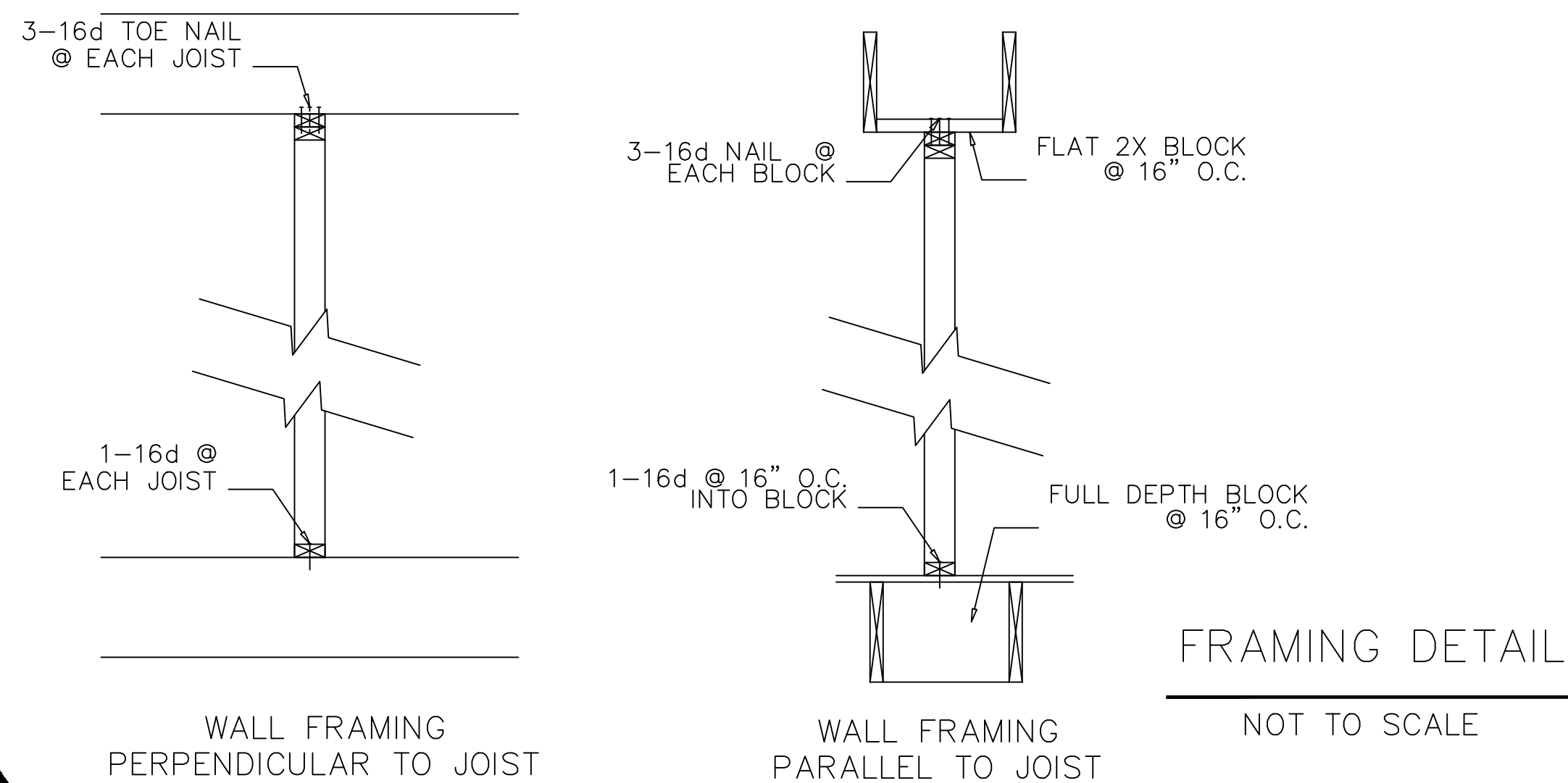
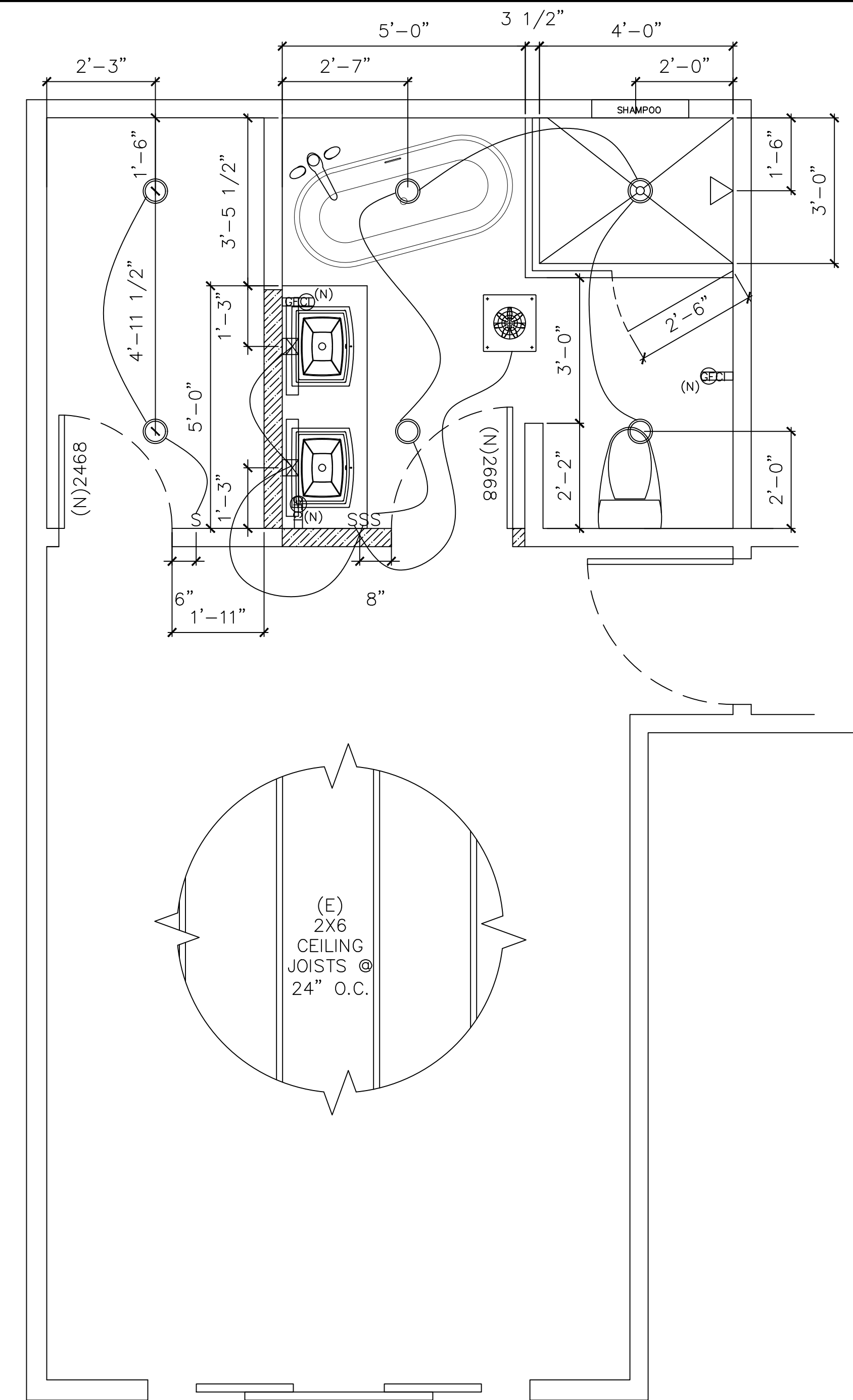
CLOSET BASE - 27 LF - INCLUDES 10% OVERAGE

WALL PAINT:

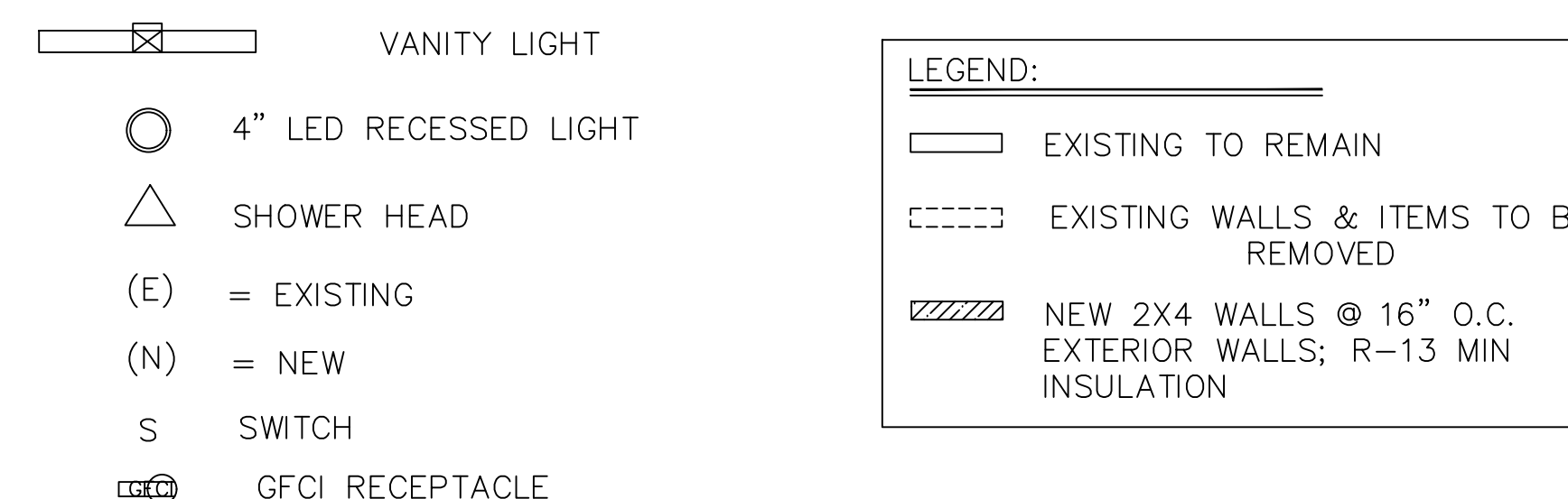
CEILING PAINT:

CAL GREEN FIXTURE REQUIREMENTS:

| FIXTURE TYPE | FLOW RATE |
|---|---|
| SHOWER HEADS (RESIDENTIAL) | 1.8 GMP @ 80 PSI |
| LAVATORY FAUCETS (RESIDENTIAL) | MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI |
| LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS | 0.5 GPM @ 60 PSI |
| KITCHEN FAUCETS | 1.8 GPM @ 60 PSI |
| METERING FAUCETS | 0.25 GAL/CYCLE |
| WATER CLOSET | 1.28 GAL/FLUSH |
| URINALS | 0.125 GAL/FLUSH |



EXHAUST FAN - FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE LESS THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN)



Revision History

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| 2 | PLAN REVIEW COMMENTS |

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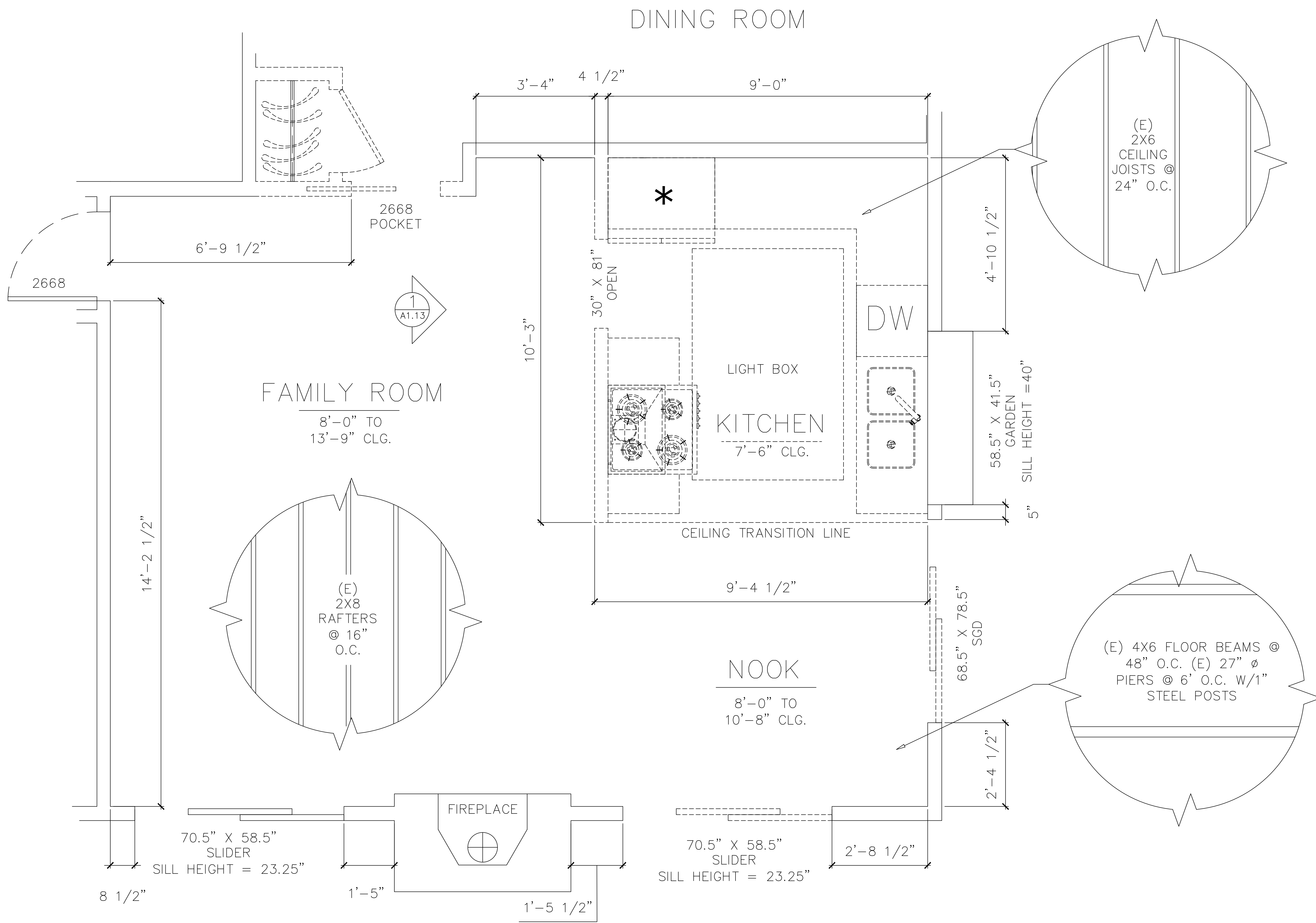
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BATHROOM 1
PLAN

A1.10

SCALE: 1/2"=1'-0"



| Revision History | |
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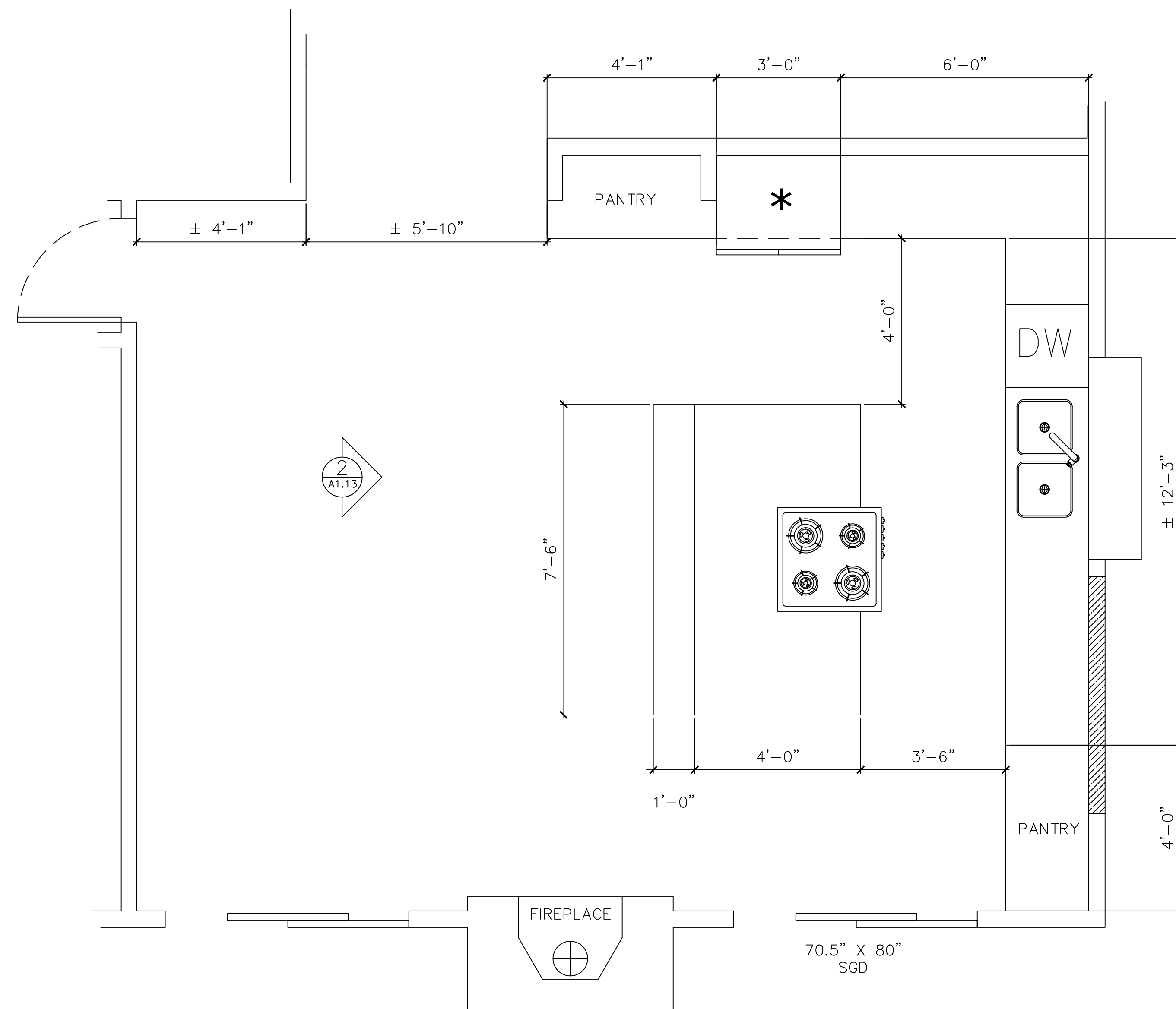
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**ASBUILT
 FLOOR PLAN
 & DEMOLITION**

A1.11

(E) FLOOR PLAN & DEMOLITION PLAN
 SCALE: 3/4"=1'-0"



GENERAL CONSTRUCTION NOTES:

- SEE SHEETS A0.2, G1.0 & G1.1 FOR MANDATORY GENERAL CONSTRUCTION, ELECTRICAL, MECHANICAL, & PLUMBING REQUIREMENTS
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- CONTRACTORS SHALL PROVIDE OWNER WITH ALL END USER INFORMATION & MAINTENANCE MANUALS FOR INSTALLED ITEMS & ALL OTHER REQUIRED INFORMATION DESCRIBED IN SECTION 4.410 ON SHEET G1.0 PRIOR TO BUILDING FINAL
- ALL FINISH MATERIALS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS AS OUTLINED IN SECTION 4.504 ON SHEETS G1.0 & G1.1. INCLUDING (BUT NOT LIMITED TO) ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS, COATINGS, CARPET & CARPET SYSTEMS, RESILIENT FLOORING, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, PLYWOOD. DOCUMENTATION IS REQUIRED AS SPECIFIED IN SECTION 4.504.2.4 ON SHEET G1.0
- MOISTURE CONTENT OF BUILDING MATERIALS SHALL BE VERIFIED AND DOCUMENTATION PROVIDED TO THE ENFORCING AGENCY AS OUTLINED IN SECTION 4.505.3 ON SHEET G1.1. DO NOT CLOSE ANY CONSTRUCTION PRIOR TO VERIFICATION
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS WHICH MAY ENTER THE SYSTEM.
- ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PER CAL GREEN SECTIONS 301.1.1 & 4.303.1
- REMOVE ITEMS AS INDICATED ON THE DEMOLITION PLAN
- INSTALL NEW SWITCHES TO MATCH EXISTING SWITCH ELEVATION
- NEW RECEPTACLES & SWITCHES OVER COUNTERS TO BE INSTALLED @ 8" TO ϕ FROM FINISHED COUNTER SURFACE
- (E) GARDEN WINDOW TO REMAIN
- REPLACE WINDOW W/SLIDING GLASS DOOR AS INDICATED. ALL OTHER EXISTING DOORS & WINDOWS TO REMAIN U.O.N.
- INSTALL NEW HALO HLB-6 (AN ULTRA-THIN LED DOWNLIGHT) AS INDICATED.
- NEW PAINT

FINISH MATERIALS -

BACKSPLASH - SQ FT - INCLUDES 10% OVERAGE

FLOOR - SQ FT - INCLUDES 10% OVERAGE (INCLUDES TILE UNDER CABINETS)

BASE (DOES NOT INCLUDE TOE-KICKS) - LF - INCLUDES 10% OVERAGE

WALL PAINT:

CEILING PAINT:

LEGEND:

- EXISTING TO REMAIN
- EXISTING WALLS & ITEMS TO BE REMOVED
- //// NEW 2X4 WALLS @ 16" O.C. EXTERIOR WALLS; R-13 MIN INSULATION

Revision History

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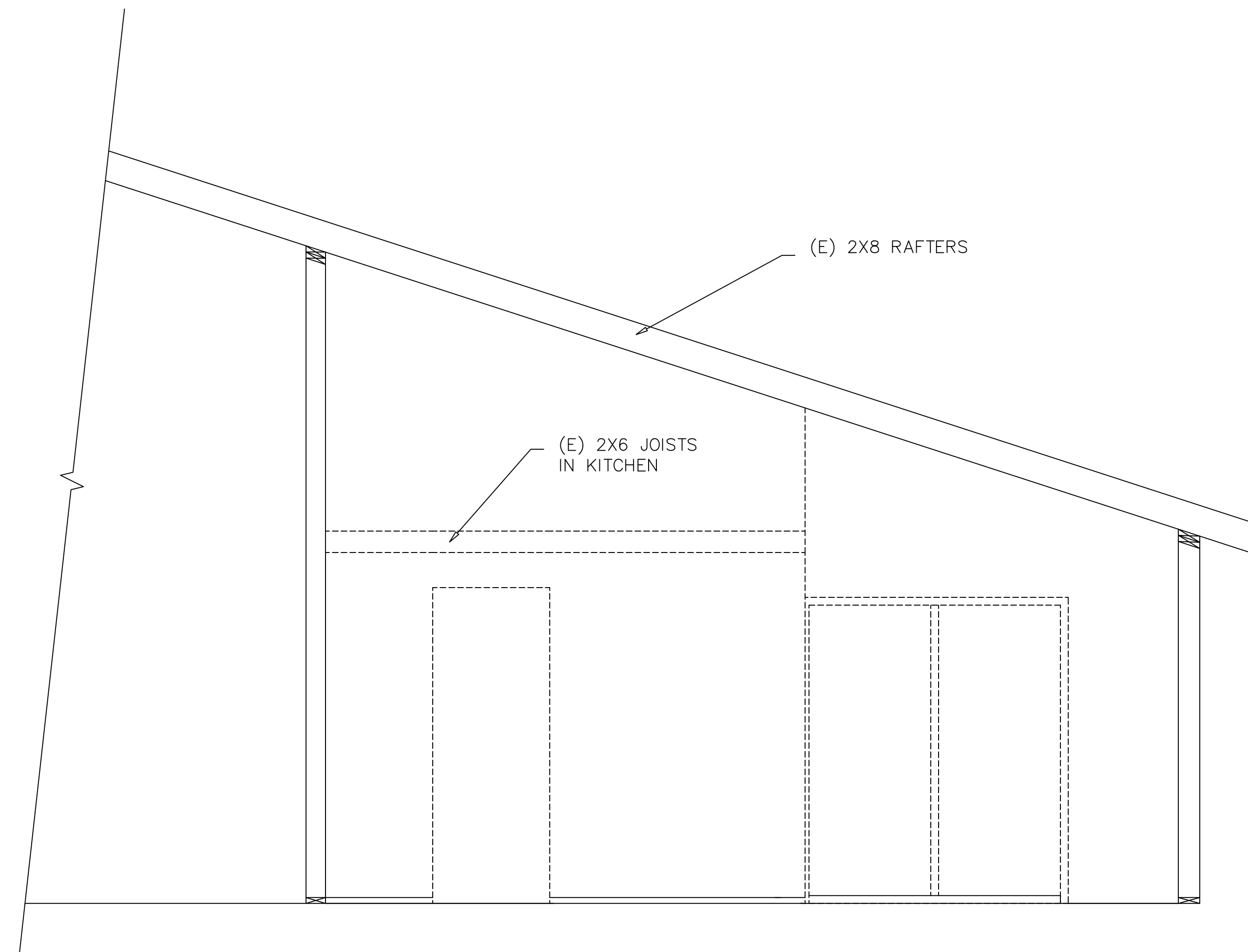
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PROPOSED
FLOOR PLAN

A1.12

(N) FLOOR PLAN

SCALE: 1/2"=1'-0"



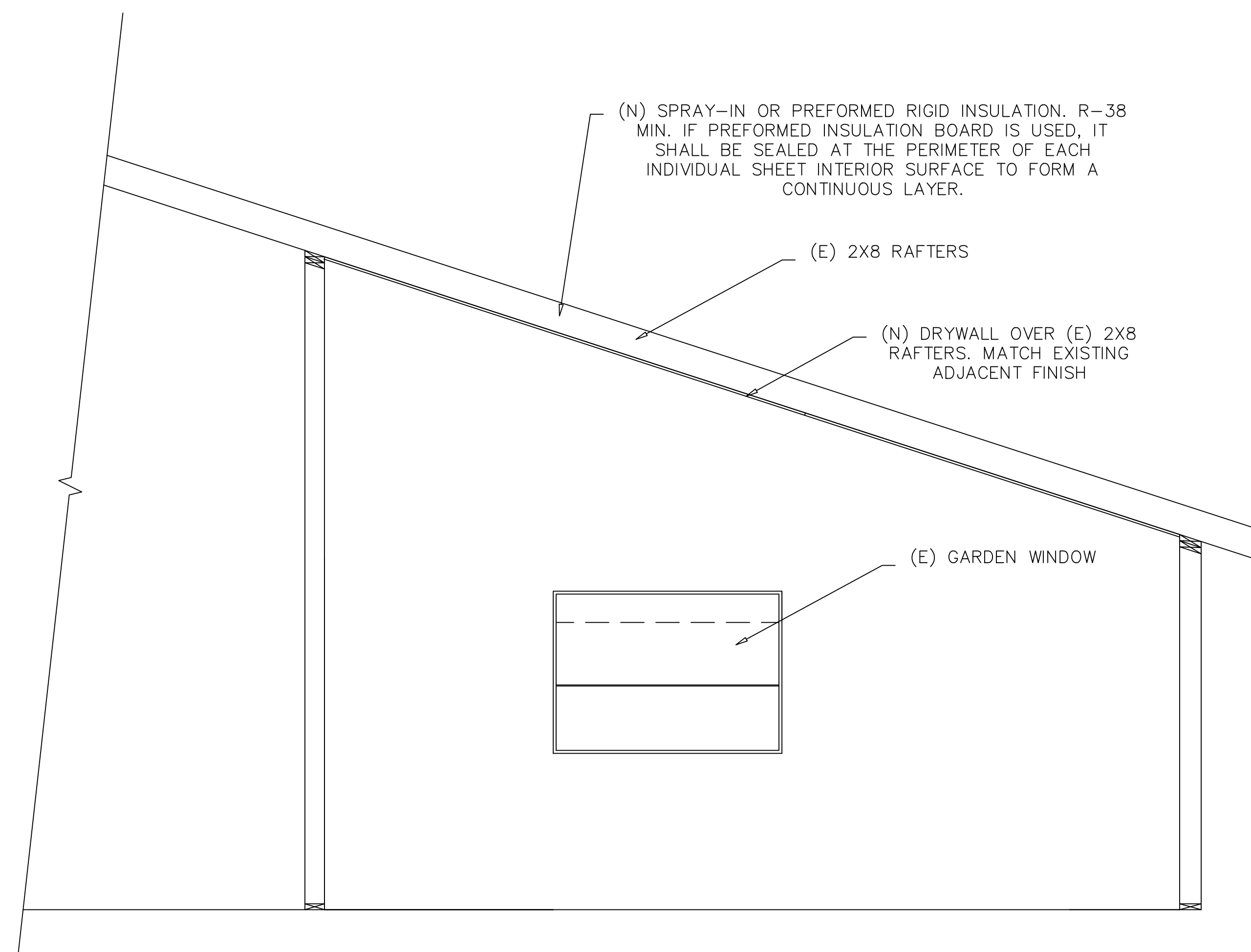
1 (E) SECTION VIEW
A1.13 SCALE: 1/2"=1'-0"

SHEET NOTES:

- NEW VAULTED CEILING PORTION MEETS REQUIREMENTS UNDER SECTION R806.5 AS AN UNVENTED ROOF FRAMING ASSEMBLY; THE AMOUNTS OF PREFORMED RIGID OR SPRAY-IN INSULATION REQUIRED TO ACHIEVE A R-38 VALUE, READILY EXCEED THE REQUIRED AMOUNTS FOR CONDENSATION CONTROL. (R-5 FOR CLIMATE ZONE 12)
- SECTION VIEWS ARE CONSTRUCTION PERSPECTIVE ONLY. SEE CABINET PLANS FOR ELEVATIONS INCLUDING CABINETS

LEGEND:

- EXISTING TO REMAIN
- EXISTING WALLS & ITEMS TO BE REMOVED
- NEW 2X4 WALLS @ 16" O.C. EXTERIOR WALLS; R-13 MIN INSULATION



2 (N) SECTION VIEW
A1.13 SCALE: 1/2"=1'-0"

Revision History

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SECTION VIEWS

A1.13