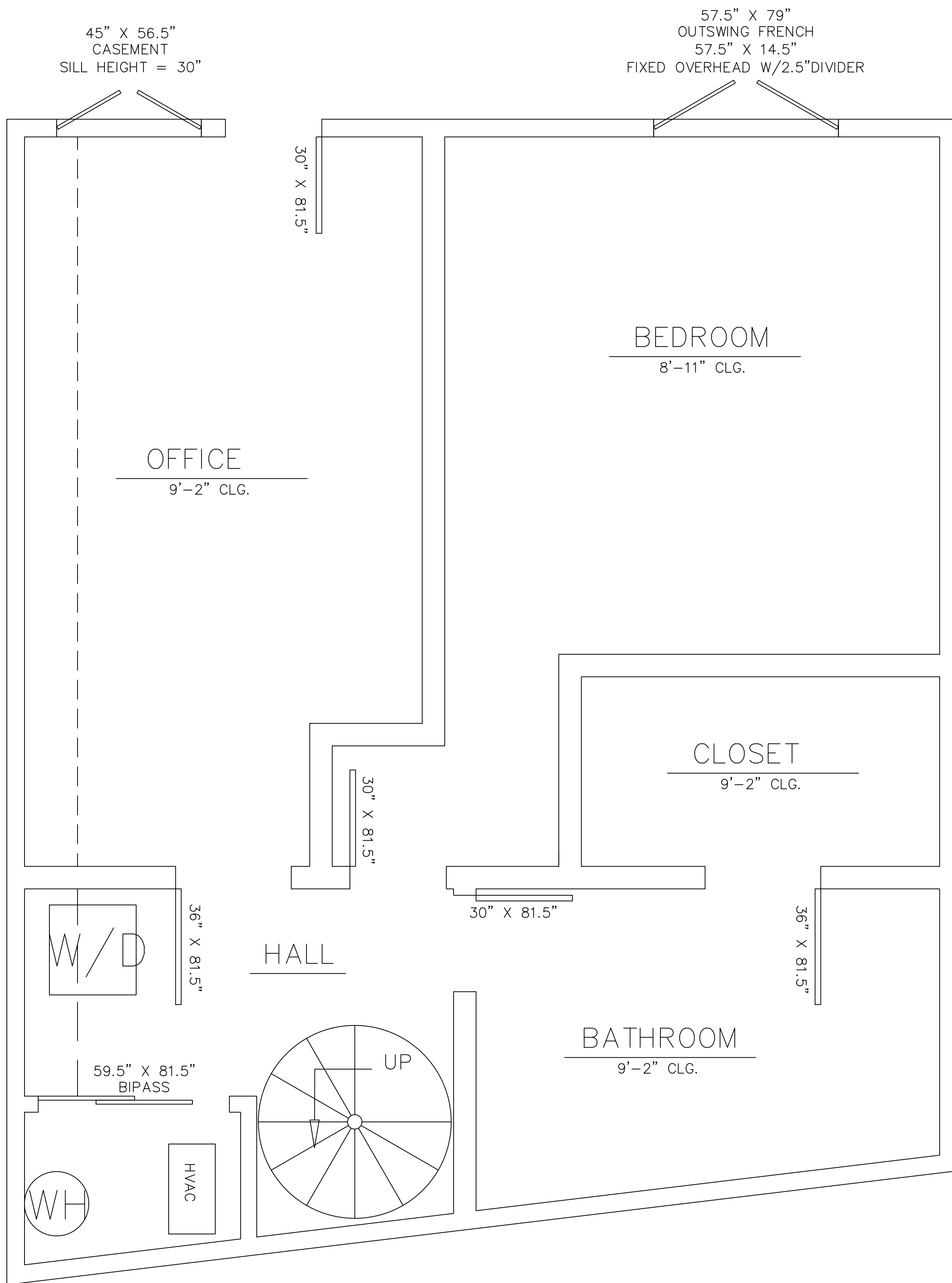


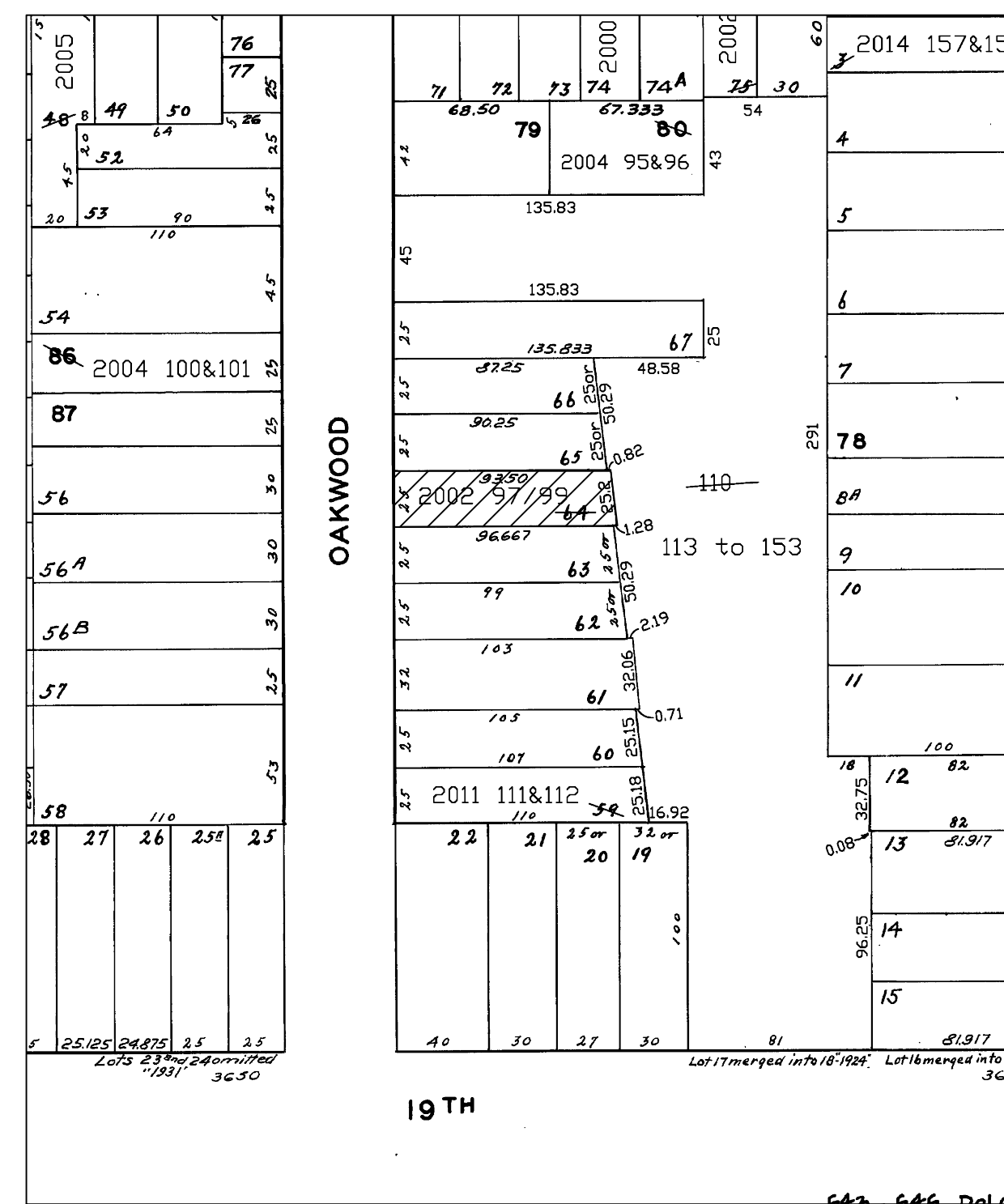
51 OAKWOOD ST LOWER LEVEL REMODEL



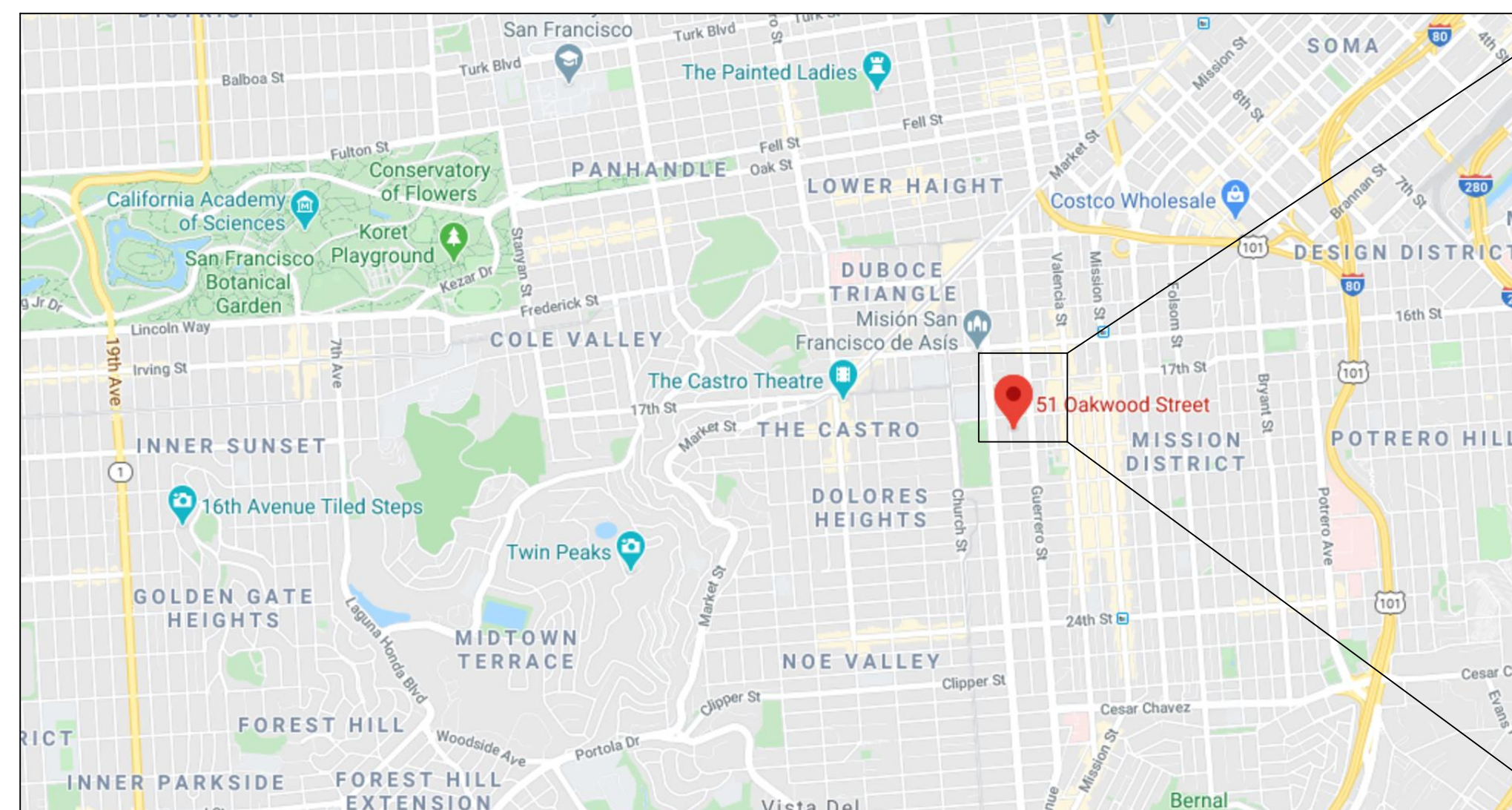
FLOOR PLAN
SCALE: 1/2" = 1'-0"

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 SAN FRANCISCO MUNICIPAL CODE
 COUNTY OF SAN FRANCISCO CODES AND ORDINANCES

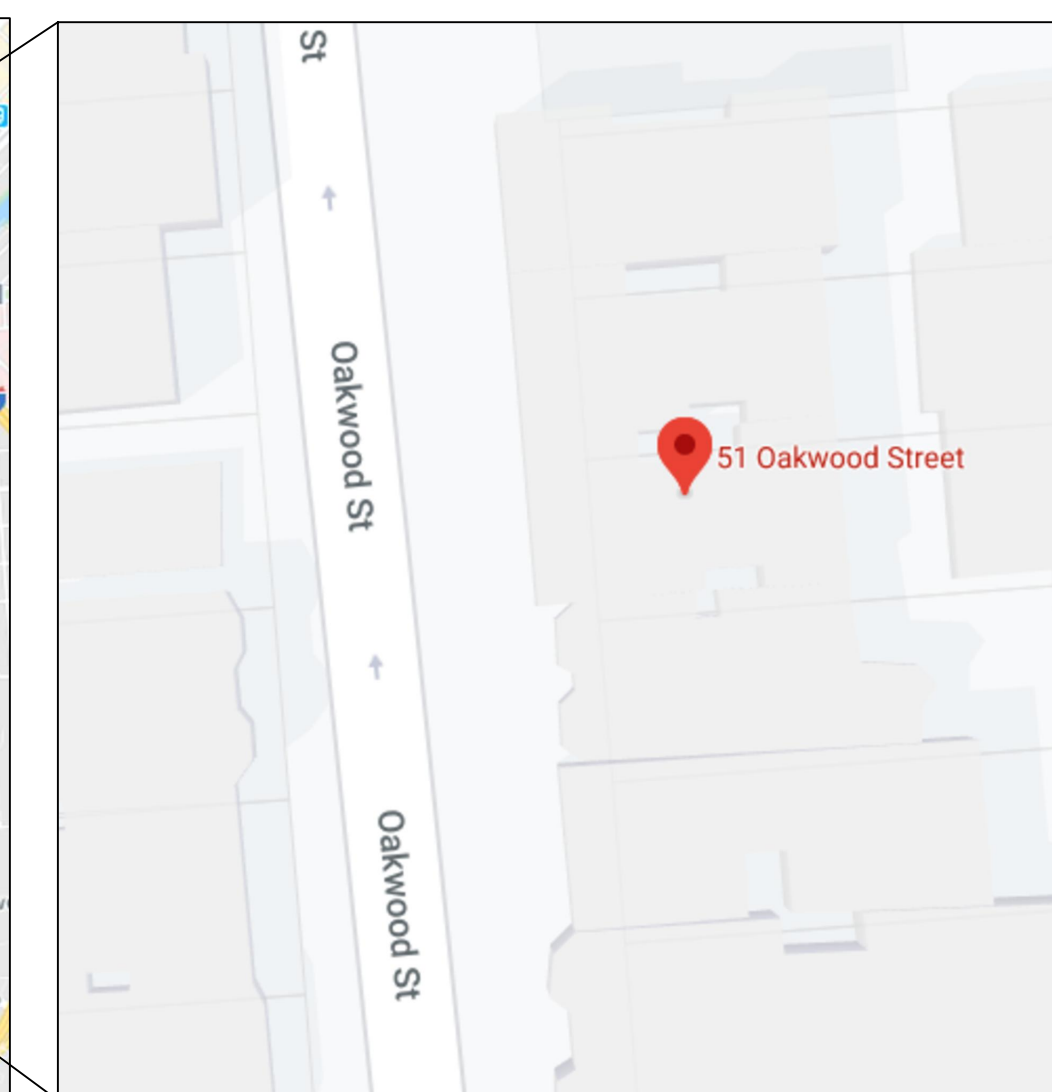
ALL TRADES MUST FOLLOW MANDATORY CAL GREEN REQUIREMENTS AS DETAILED IN THE INCLUDED "G" SHEETS - NO EXCEPTIONS OR EXCLUSIONS ACCEPTED



ASSESSORS PARCEL MAP



VICINITY MAP



LOCAL MAP

DESCRIPTION OF WORK:
 RELOCATE CLOSET DOOR & INSTALL NEW BATHROOM FIXTURES AS INDICATED. REPLACE MISSING DRYWALL & INSTALL NEW FINISHES THROUGHOUT LOWER LEVEL

PROJECT DATA:

COUNTY: SAN FRANCISCO
 APN#: 3587-097
 YEAR BUILT: 1922
 ZONING: RH-2/RH-3
 OCCUPANCY: R-3
 CLIMATE ZONE: 3
 TYPE OF CONSTRUCTION: V-B
 SEISMIC CATEGORY "D"
 SPRINKLERS: NO
 STORIES: 2
 BEDROOMS: (E) - (N) -
 BATHROOMS: (E) - (N) -

(E) RESIDENCE: 1,367 SQ FT
 RESIDENCE ADDITION: 0 SQ FT
 (N) LIVING AREA: 1,367 SQ FT

(E) GARAGE: -- SQ FT
 GARAGE ADDITION: 0 SQ FT
 (N) CARPORT AREA: -- SQ FT

(E) BUILDING TOTAL S.F.: 1,367 SQ FT
 (N) BUILDING TOTAL S.F.: 1,367 SQ FT
 LOT SF: ---- SQ FT

SHEET INDEX:

- A0.1 COVER, PROJECT DATA, INDEX
- A0.2 CODE & CONSTRUCTION NOTES
- A1.10 EXISTING FLOOR PLANS
- A1.11 NEW & ENLARGED FLOOR 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
 SITE MAP

A0.1

ABBREVIATIONS

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

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, BACK DRAFT DAMPER ARE REQUIRED ON VENTILATION SYSTEMS EXHAUSTING TO THE EXTERIOR. 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.
- 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 COMBUSTIBLE 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:

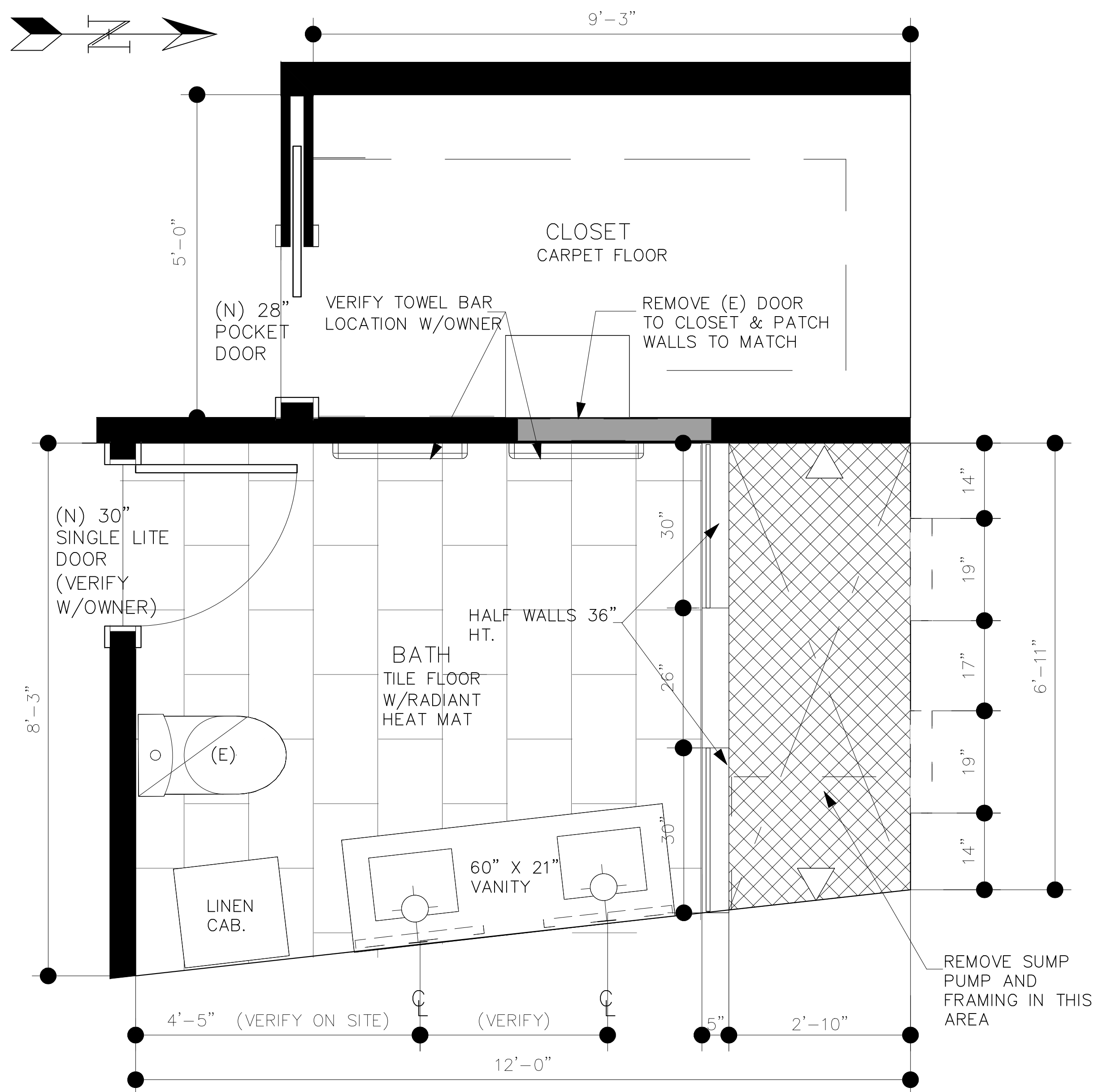
- ARC FAULT CIRCUIT INTERRUPTER (AFCI) REQUIRED FOR ALL NEW 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN KITCHENS, BATHROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, LAUNDRY ROOMS, GARAGE, 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 SEPARATELY 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 CABINET'S 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 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).
- 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	
	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 <i>Peter Christopher Klimen</i> <small>DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMEN EMAIL:KLIMEN@ATT.NET DATE: 00/0000</small>

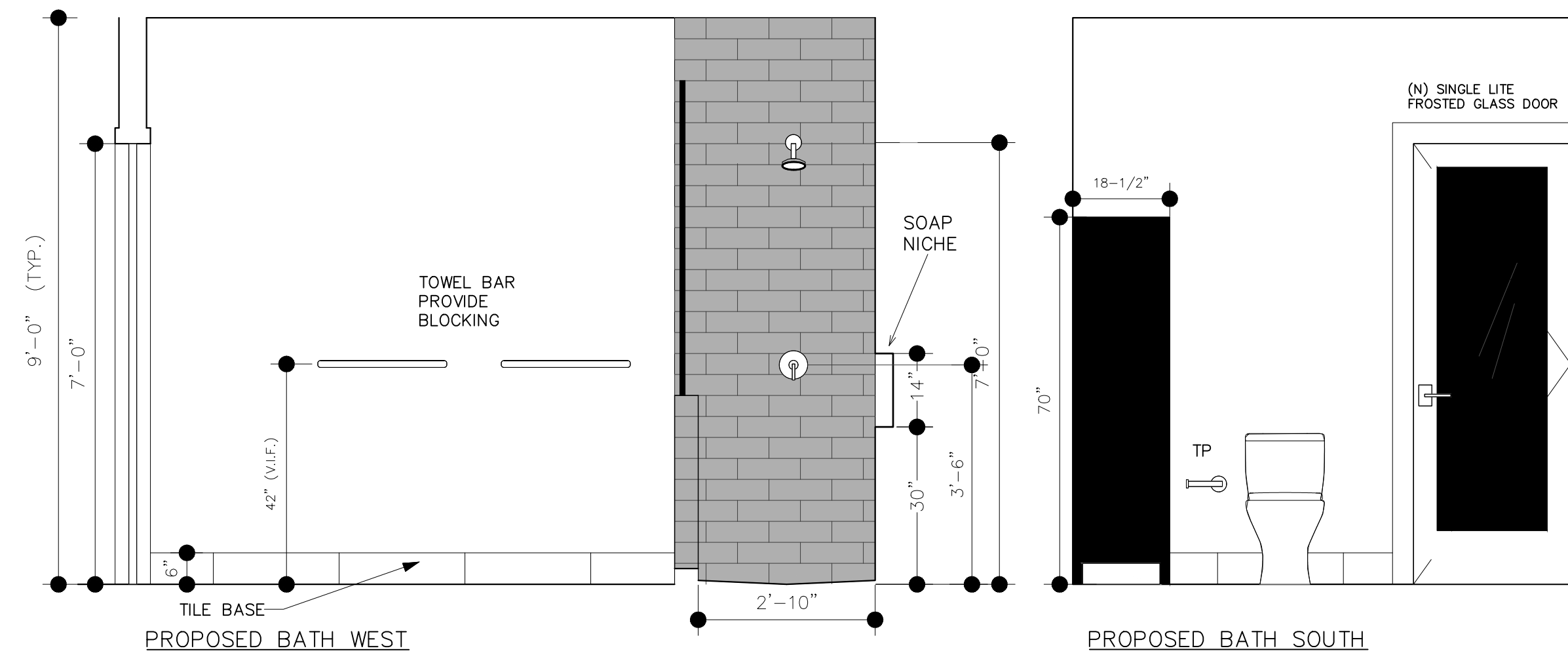
CODE & CONSTRUCTION NOTES

A0.2

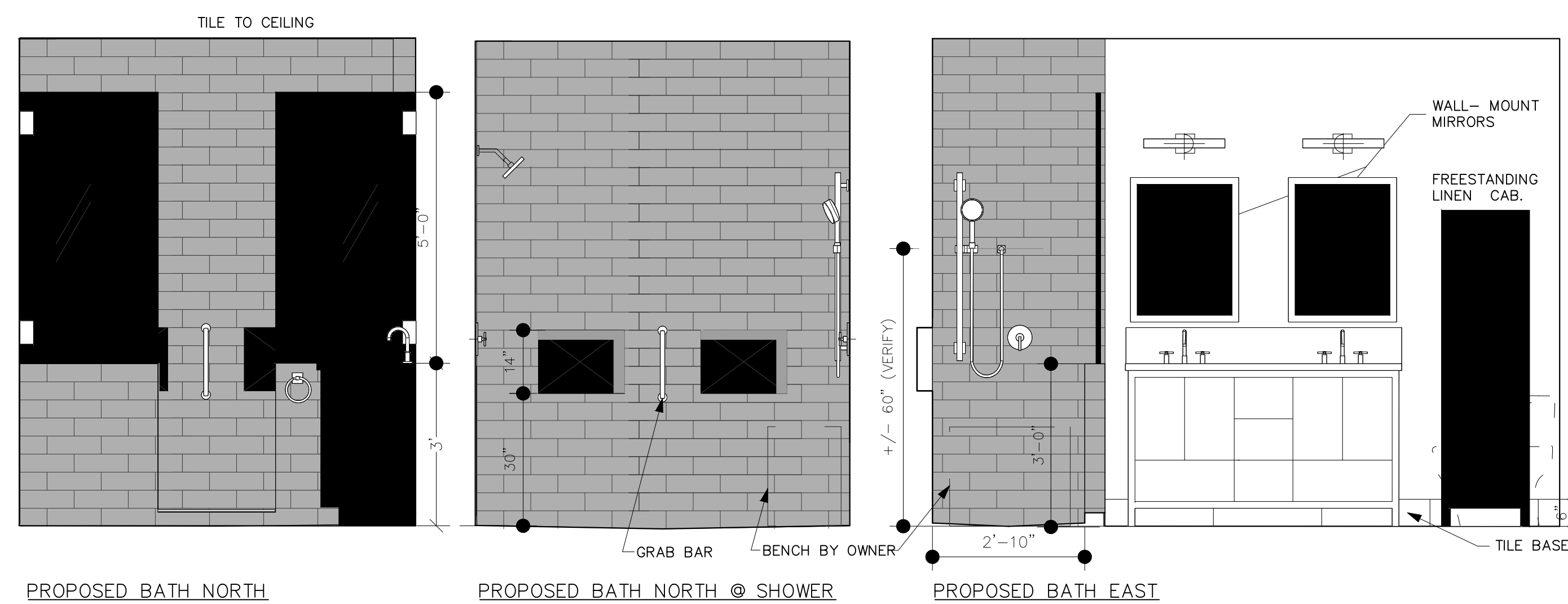


- CONSTRUCTION NOTES:**
- SEE SHEETS A0.2, G1.0 & G1.1 FOR MANDATORY ELECTRICAL, MECHANICAL, & PLUMBING REQUIREMENTS
 - MOVE DOOR IN CLOSET AS SHOWN
 - RELOCATE PLUMBING AS NEEDED TO ACCOMMODATE NEW BATHROOM LAYOUT
 - INSTALL DRYWALL & TILE BACKER (REPLACE MISSING DRYWALL THROUGHOUT LOWER LEVEL)
 - INSTALL SHOWER, SHOWER FIXTURES, VANITY, VANITY FIXTURES, AND TOILET PER PLAN. SEE SHEET G1.0, SECTION 4.303.2 FOR CAL GREEN FIXTURE REQUIREMENTS
 - INSTALL GFCI RECEPTACLES @ VANITY AS DIRECTED BY OWNER
 - INSTALL TILE & CARPET FINISHES
 - (N) EXHAUST FANS 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)

(N) FLOOR PLAN – BATHROOM & CLOSET
SCALE: 3/4"=1'-0"



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



PROPOSED BATH NORTH

PROPOSED BATH NORTH @ SHOWER

PROPOSED BATH EAST

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

Revision History	
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	PRELIMINARY DESIGN
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▲	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

ENLARGED FLOOR PLAN

A1.11