

145 SAN BENITO REMODEL

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

DESCRIPTION OF WORK:
 REPLACE KITCHEN COUNTERS. REMOVE CLOSET SINKS IN BEDROOMS 1 & 2. CHANGE EXISTING LAUNDRY ROOM TO A CLOSET AND CHANGE EXISTING OFFICE TO A LAUNDRY ROOM. ENLARGE BATHROOM 1. ADD SHOWER TO POWDER ROOM. REFINISH BATHROOM 2

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

PROJECT DATA:

COUNTY: SAN FRANCISCO
 APN#: 3103-018
 YEAR BUILT: 1915
 ZONING: RH-1(D)
 OCCUPANCY: R-3
 CLIMATE ZONE: 3
 TYPE OF CONSTRUCTION: V-B
 SEISMIC CATEGORY "D"
 SPRINKLERS: NO
 STORIES: 2
 BEDROOMS: (E) 4 (N) 4
 BATHROOMS: (E) 2.5 (N) 3

(E) RESIDENCE: 2,768 SQ FT
 RESIDENCE ADDITION: 0 SQ FT
 (N) LIVING AREA: 2,768 SQ FT

(E) GARAGE ±400 SQ FT
 GARAGE ADDITION: 0 SQ FT
 (N) GARAGE AREA ±400 SQ FT

(E) BUILDING TOTAL S.F.: 2,768 SQ FT
 (N) BUILDING TOTAL S.F.: 2,692 SQ FT
 LOT SF: 4,965 SQ FT

SHEET INDEX:

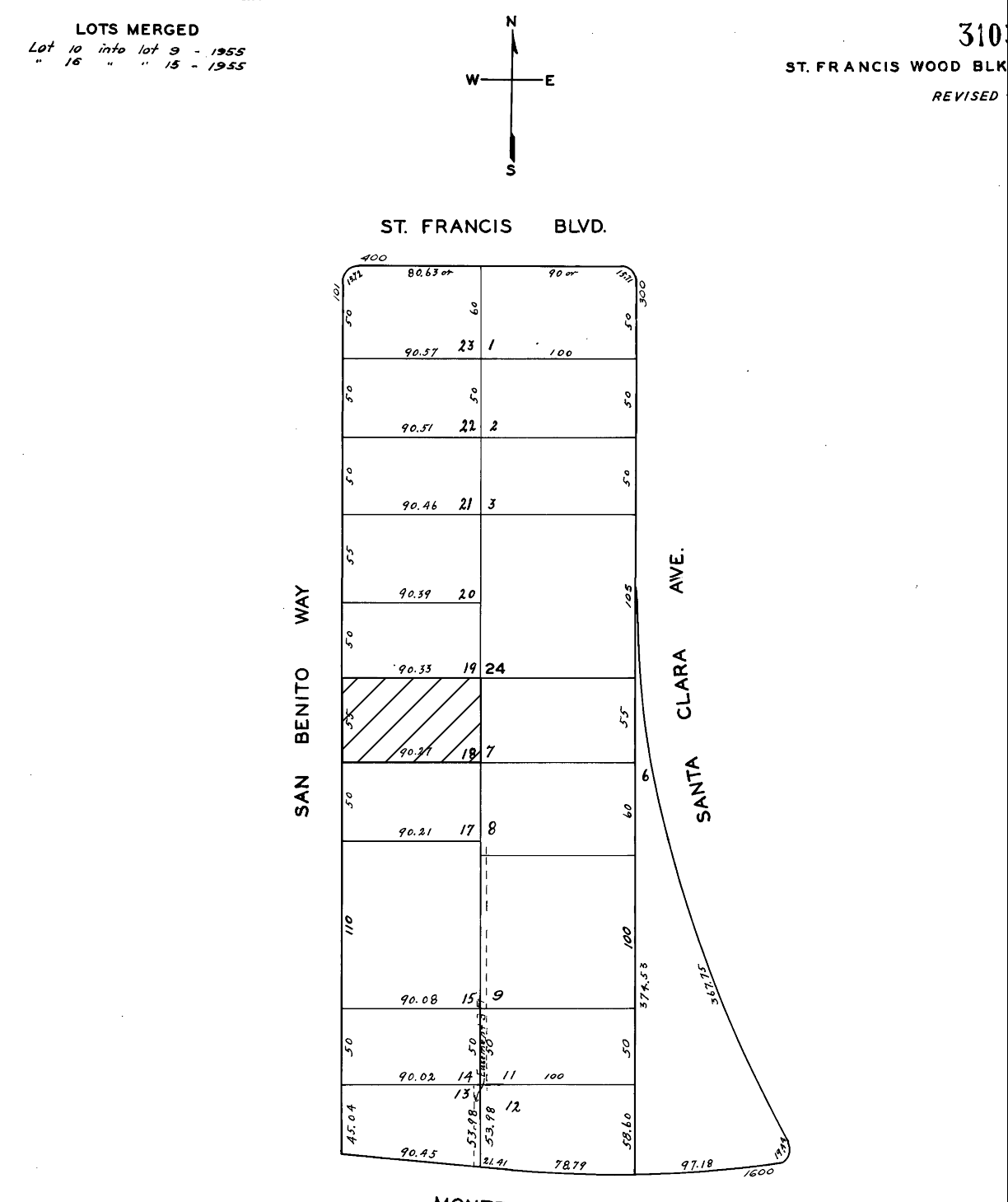
- A0.1 COVER, PROJECT DATA, INDEX
- A0.2 CODE & CONSTRUCTION NOTES
- A1.10 FLOOR PLAN - FIRST FLOOR
- A1.11 FLOOR PLAN - SECOND FLOOR
- A1.12 FLOOR PLAN - BASEMENT
- A1.13 CONSTRUCTION PLAN - POWDER & LAUNDRY
- A1.14 CONSTRUCTION PLAN - BATHROOM 1 & CLOSET SINKS
- A1.15 CONSTRUCTION PLAN - BATHROOM 2
- A1.15 CONSTRUCTION PLAN - KITCHEN
- G1.0 CAL GREEN REQUIREMENTS
- G1.1 CAL GREEN REQUIREMENTS

REMODEL & ADDITION

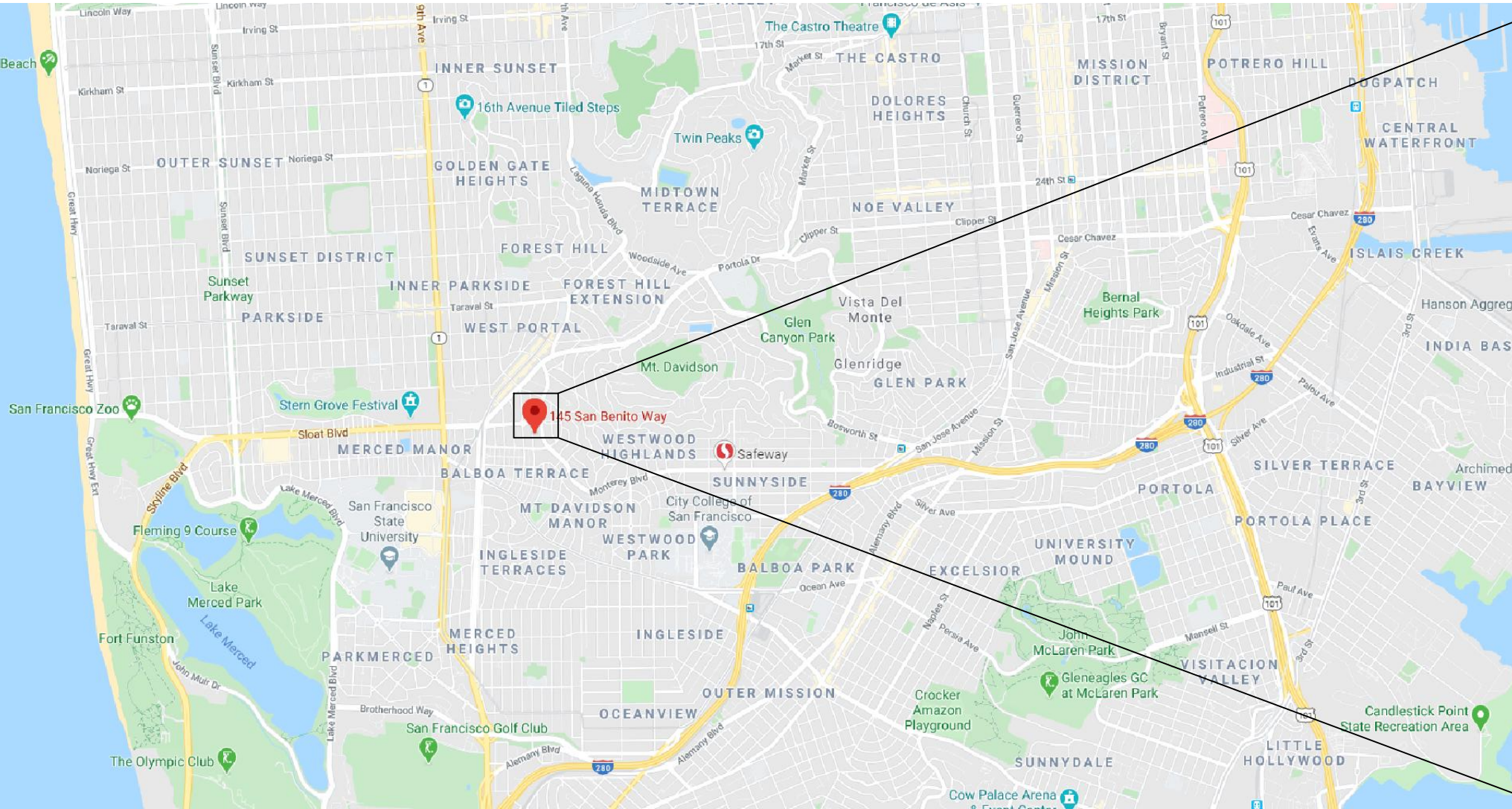
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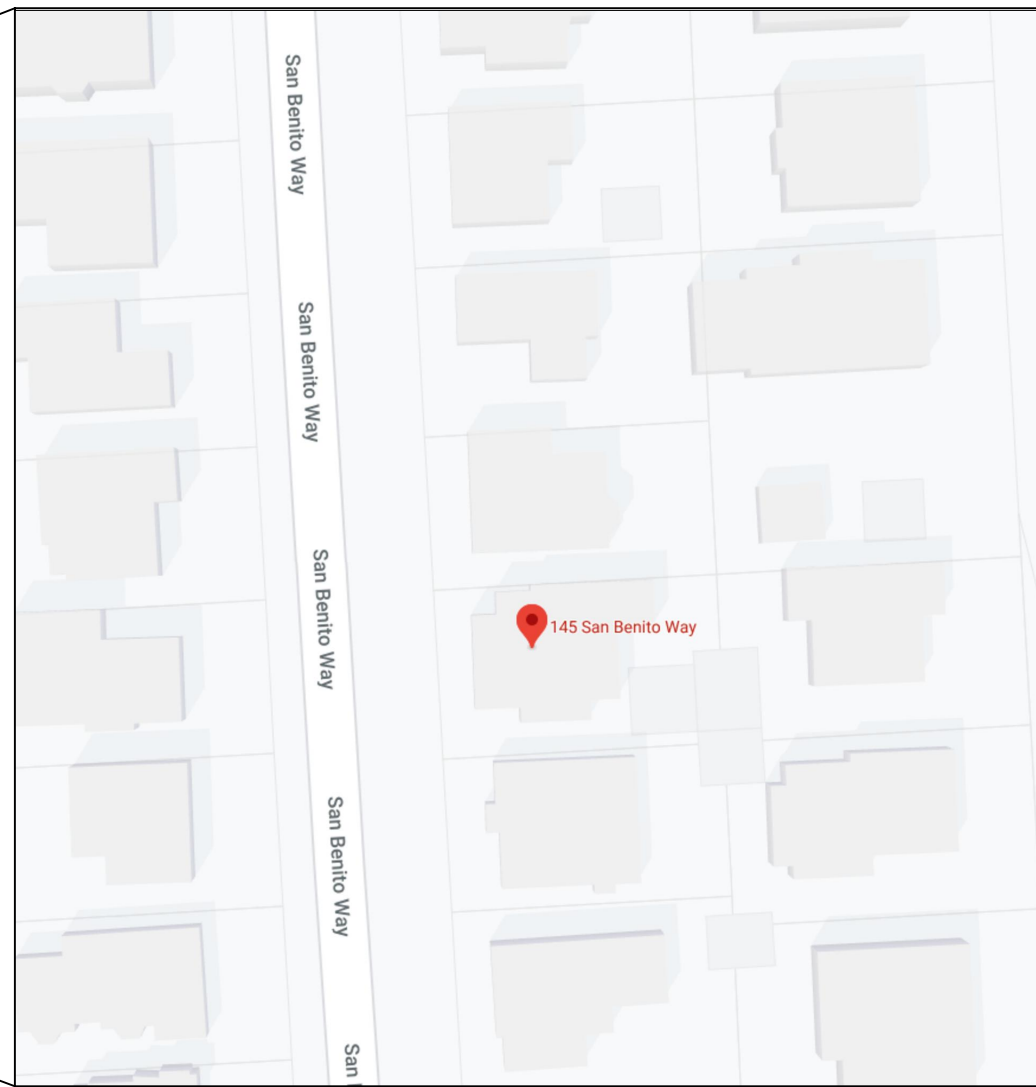
Peter Christopher Klimen
 DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMEN
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ASSESSORS PARCEL MAP



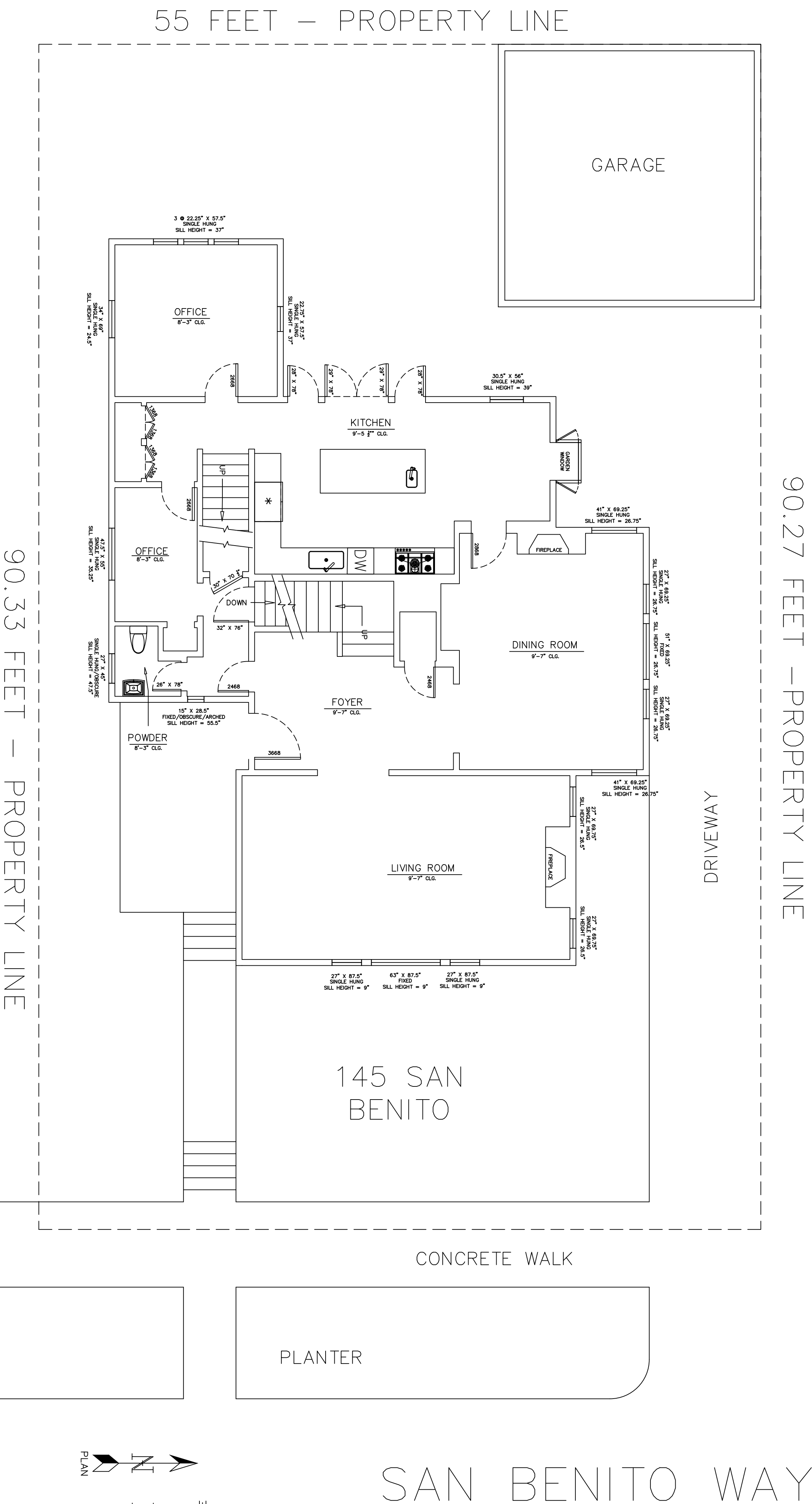
VICINITY MAP



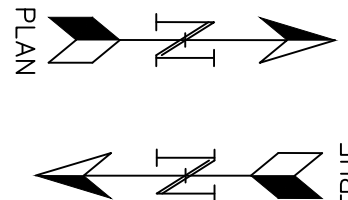
LOCAL MAP

SITE DATA SHEET INDEX

A0.1



(E) SITE MAP
 SCALE: 1/8"=1'-0"



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	REINFR	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	FRAM'G	FRAMING	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	S.N.R.	SANITARY NAPKIN
AL./ALUM.	ALUMINUM	G.S.M.	GALVANIZED SHEET METAL	S.	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.	GRAB BAR	S.D.	SEE DRAWINGS
AWG.	AWNING	GRADE	GRADE	S.L.D.	SEE LANDSCAPE DRAWINGS
BM.	BEAM	GND.	GROUND	S.M.D.	SEE MECHANICAL DRAWINGS
BITUM.	BITUMINOUS	GFI.	GROUND FAULT INTERRUPTER	S.P.D.	SEE PLUMBING DRAWINGS
BLK.	BLOCK	GYP.	GYP SUM	S.S.D.	SEE STRUCTURAL DRAWINGS
BLKG.	BLOCKING	GYP.BD.	GYP SUM BOARD	S.S.X.	SERVICE SINK
BD.	BOARD	H/C	HANDICAP	SW.	SHEAR WALL
BLT.	BOLT	H.C.P.	HANDICAP/HANDICAPPED	SHT.	SHEET
BOT.	BOTTOM	HDWE.	HARDWARE	SHR.	SHOWER
BLDG.	BUILDING	HDWD.	HARDWOOD	SIM.	SIMILAR
CAB.	CABINET	HGT./HT.	HEIGHT	SH	SINGLE HUNG/SHELF
C.O.	CATCH BASIN	HCT./HT.	HOLLOW CORE	S	SKYLIT
C.B.	CATCH BASIN	H.M.	HOLLOW METAL	SL.	SLIDING/ SLOPE
CPT	CARPET	HORIZ.	HORIZONTAL	SD.	SMOKE DETECTOR
CAS	CASEMENT	H.B.	HOSE BIB	S.D.	SOAP DISPENSER
CHLK.	CHAIN LINK	H.P.	HIGH POINT	S.C.	SOLID CORE
C.I.	CAST IRON	HR.	HOUR	S.	SPACE
CLKG.	CAULKING	H.V.A.C.	HEATING, VENTING & AIR CONDITIONING	SPEC.	SPECIFICATION
C.J.	CEILING JOISTS	I.D.	INSIDE DIAMETER	SQ.	SQUARE
CLG.	CEILING	INSUL.	INSULATION	SQ.FT.	SQUARE FOOT
CEM.	CEMENT	INT.	INTERIOR	SQ.INCH	SQUARE INCH
CTR.	CENTER	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	SST	STAINLESS STEEL
CER.	CERAMIC	JAN.	JANITOR	STD.	STANDARD
C.T.	CERAMIC TILE	JT.	JOINT	STA.	STATION
CLR.	CLEAR	K.D.	KILN DRIED	STL.	STEEL
CLO.	CLOSET	KIT.	KITCHEN	STOR.	STORAGE
CMU.	CONCRETE MASONRY UNIT	LAB	LABORATORY	STR.	STRUCTURE
COL.	COLUMN	LAM	LAMINATE	STRUCT.	STRUCTURE
CVT.	COMPOSITION VINYL TILE	LAV.	LAVATORY	SUSP.	SUSPENDED
CONC./C.	CONCRETE	LT.	LIGHT	SYM.	SYMMETRICAL
CONN.	CONNECTION	LKR.	LOCKER	TEL.	TELEPHONE
CONST.	CONSTRUCTION	MB.	MACHINE BOLT	T.V.	TELEVISION
CONT.	CONTINUOUS	MFR.	MANUFACTURER	TEMP.	TEMPERED/TEMPORARY
CORR.	CORROSION	MFG	MANUFACTURING	TERR.	TERRAZZO
CG	CORNER GAUARD	MAX.	MAXIMUM	THK./TK	THICK
CTSK	COUNTERSINK	MECH.	MECHANICAL	T.P.D.	TOILET PAPER DISPENSER
DEPT.	DEPARTMENT	M.C.	MEDICINE CABINET	T.G.	TONGUE AND GROOVE
DET.	DETAIL	MEMB.	MEMBRANE	T.O.C.	TOP OF CURB
D.F.	DOUGLAS FIR	MET.	METAL	T.O.P.	TOP OF PAVEMENT
D/F	DRINKING FOUNTAIN	MH.	MAN HOLE	T.O.P.	TOP OF PAVEMENT
DIAM.	DIAMETER	MIM.	MINIMUM	T.O.S.	TOP OF SUBFLOOR/SLAB
DIM.	DIMENSION	MIR.	MIRROR	T.O.SHTG.	TOP OF SHEATHING
DISP.	DISPENSER	MISC.	MISCELLANEOUS	T.O.P.	TOP OF PLATE
DR.	DOOR	M.O.	MASONRY OPENING	T.O.W.	TOP OF WALL/WINDOW
D.O.	DOOR OPENING	MTD.	MOUNTED	T.B.	TOWEL BAR
DBL.	DOUBLE	MUL.	MULLION	TRD.	TREAD
DH.	DOUBLE HUNG	N.	NORTH	TYP.	TYPICAL
DN.	DOWN	NOM.	NOMINAL	U.L.	UNDERWRITERS LABORATORY
DS.	DOWN SPOUT	N.L.C.	NOT IN CONTRACT	UBC	UNIFORM BUILDING CODE W/ CALIFORNIA AMENDMENTS
D.S.P.	DRY STAND PIPE	N.T.S.	NOT TO SCALE	U.O.N.	UNLESS OTHERWISE NOTED
DWR.	DRAWER	NO or #	NO OR #	UR.	URINAL
DWG'S	DRAWINGS	Obs.	OBSOURE	V.I.F.	VERIFY IN FIELD
E.	EAST	O.F.E.	OWNER FURNISHED EQUIPMENT	VERT.	VERTICAL
EA.	EACH	OFF.	OFFICE	V.G.	VERTICAL GRAIN
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM	O.C.	ON CENTER	VEST.	VESTIBLE
E.J.	EXPANSION JOINT	OPNG.	OPENING	VNL./V	VINYL
ELEC.	ELECTRICAL	OPP.	OPPOSITE	VCT	VINYL COMPOSITION TILE
EP.	ELECTRICAL PANELBOARD	O.H.	OPPOSITE HAND	W.	WEST/MAX
EL./ELEV	ELEVATION	O.D.	OUTSIDE DIAMETER (Dia)	WCS	WAINSCOT
ELEV	ELEVATOR	O/O	OVER	W.C.	WATER CLOSET
EMER.	EMERGENCY	OH.	OVERHALL	WH.	WATER HEATER
ENCL.	ENCLOSURE	PR	PAIR	WP	WATERPROOF
EQ.	EQUAL	PTD	PAINTED	WT.	WEIGHT
EQUPT.	EQUIPMENT	PNL	PANEL	W/	WITH
E.W.C.	ELECTRICAL WATER COOLER	P.T.D.	PAPER TOWEL DISPENSER	W/O.	WITHOUT
EXT.	EXISTING	P.T.D./R	PAPER TOWEL DISPENSER AND RECEPTACLE COMBO	WD.	WOOD
EXPO.	EXPOSED	PTR.	PAPER TOWEL RECEPTACLE		
EXT.	EXTERIOR	P.D.	PLANTER DRAIN		
F.C.	FACE OF CONCRETE	PLAS.	PLASTER		
F.B.	FACE OF CONCRETE BLOCK	P.LAM.	PLASTIC LAMINATE		
F.O.M.	FACE OF MULLION	PL.	PLATE		
F.D.	FLOOR DRAIN	PLUMB	PLUMBING		
F.O.F.	FACE OF FINISH	PLYWD/PLY	PLYWOOD		
F.O.S.	FACE OF STUDS	PT.	POINT/PRESSURE TREATED		
F.F.	FALSE FRONT/FINISH FLOOR	P.I.P.	POURED IN PLACE		
FIN.	FINISH	PRFAB	PREFABRICATED		
FG	FINISH GRADE	P/L	PROPERTY LINE		
F.A.	FIRE ALARM	PRCST.	PRE-CAST		
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 ARE 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.
- A MINIMUM OF 3'-0" CLEARANCE IS REQUIRED BETWEEN THE COUNTER FRONTS AND APPLIANCES, OR COUNTER FRONTS AND WALLS.

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 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 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.
- 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 JAB8 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:
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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: 00/0000

CODE & CONSTRUCTION NOTES

A0.2



2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT)

Y N/A RESPON PARTY
: YES NOT APPLICABLE RESPONSIBLE PARTY (w/ ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON PARTY
		CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
		301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
		301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
		Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 11011, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
		SECTION 302 MIXED OCCUPANCY BUILDINGS
		302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
		ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHDP Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New
		CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
		DIVISION 4.1 PLANNING AND DESIGN
		SECTION 4.102 DEFINITIONS
		The following terms are defined in Chapter 2 (and are included here for reference)
		FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.
		WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
		4.106 SITE DEVELOPMENT
		4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
		4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.
		4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.
		4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1. Where there is no commercial power supply. 2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than \$400.00 per unit.
		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".
		4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents. When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Y	N/A	RESPON PARTY																		
		4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.																		
		4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.																		
		4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transform(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the original construction.																		
		4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Notes: 1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/trafficops/policy/13-01.pdf 2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces. 3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf .																		
		4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.																		
		TABLE 4.106.4.3.1 <table border="1"> <thead> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED EV SPACES</th> </tr> </thead> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>1</td> </tr> <tr> <td>26-50</td> <td>2</td> </tr> <tr> <td>51-75</td> <td>4</td> </tr> <tr> <td>76-100</td> <td>5</td> </tr> <tr> <td>101-150</td> <td>7</td> </tr> <tr> <td>151-200</td> <td>10</td> </tr> <tr> <td>201 and over</td> <td>6 percent of total</td> </tr> </tbody> </table>	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0-9	0	10-25	1	26-50	2	51-75	4	76-100	5	101-150	7	151-200	10	201 and over	6 percent of total
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		4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.																		
		4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B. Notes: 1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13.01. Website: http://www.dot.ca.gov/trafficops/policy/html . 2. See vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces. 3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: https://opr.ca.gov/docs/ZEV_Guidebook.pdf . 4. The Governor's Interagency Working Group on Zero-Emission Vehicles, 2016, "2016 ZEV Action Plan, An Updated Roadmap toward 1.5 Million Zero-Emission Vehicles on California Roadways by 2025." https://www.gov.ca.gov/docs/2016_ZEV_Action_Plan.pdf .																		
		DIVISION 4.2 ENERGY EFFICIENCY																		
		4.201 GENERAL																		
		4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.																		

Y	N/A	RESPON PARTY																
		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION																
		4.303 INDOOR WATER USE																
		4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.																
		NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE <table border="1"> <thead> <tr> <th>FIXTURE TYPE</th> <th>FLOW RATE</th> </tr> </thead> <tbody> <tr> <td>SHOWER HEADS (RESIDENTIAL)</td> <td>1.8 GMP @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS (RESIDENTIAL)</td> <td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td> <td>0.5 GPM @ 60 PSI</td> </tr> <tr> <td>KITCHEN FAUCETS</td> <td>1.8 GPM @ 60 PSI</td> </tr> <tr> <td>METERING FAUCETS</td> <td>0.25 GAL/CYCLE</td> </tr> <tr> <td>WATER CLOSET</td> <td>1.28 GAL/FLUSH</td> </tr> <tr> <td>URINALS</td> <td>0.125 GAL/FLUSH</td> </tr> </tbody> </table>	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
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		4.304 OUTDOOR WATER USE																
		4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at: http://www.water.ca.gov/wateruseefficiency/landscapeordnance/ 2. A water budget calculator is available at: http://www.water.ca.gov/wateruseefficiency/landscapeordnance/																

Y	N/A	RESPON PARTY
		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
		4.406.1 ROBOT PROOFING. 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.
		4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
		4.408.1 CONSTRUCTION WASTE MANAGEMENT. 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, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the haul boundaries of the diversion facility.
		4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
		4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
		4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
		4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
		4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION
		4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this [California Green Building Standards] code. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42949.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
		DIVISION 4.5 ENVIRONMENTAL QUALITY
		SECTION 4.501 GENERAL
		4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
		SECTION 4.502 DEFINITIONS
		5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

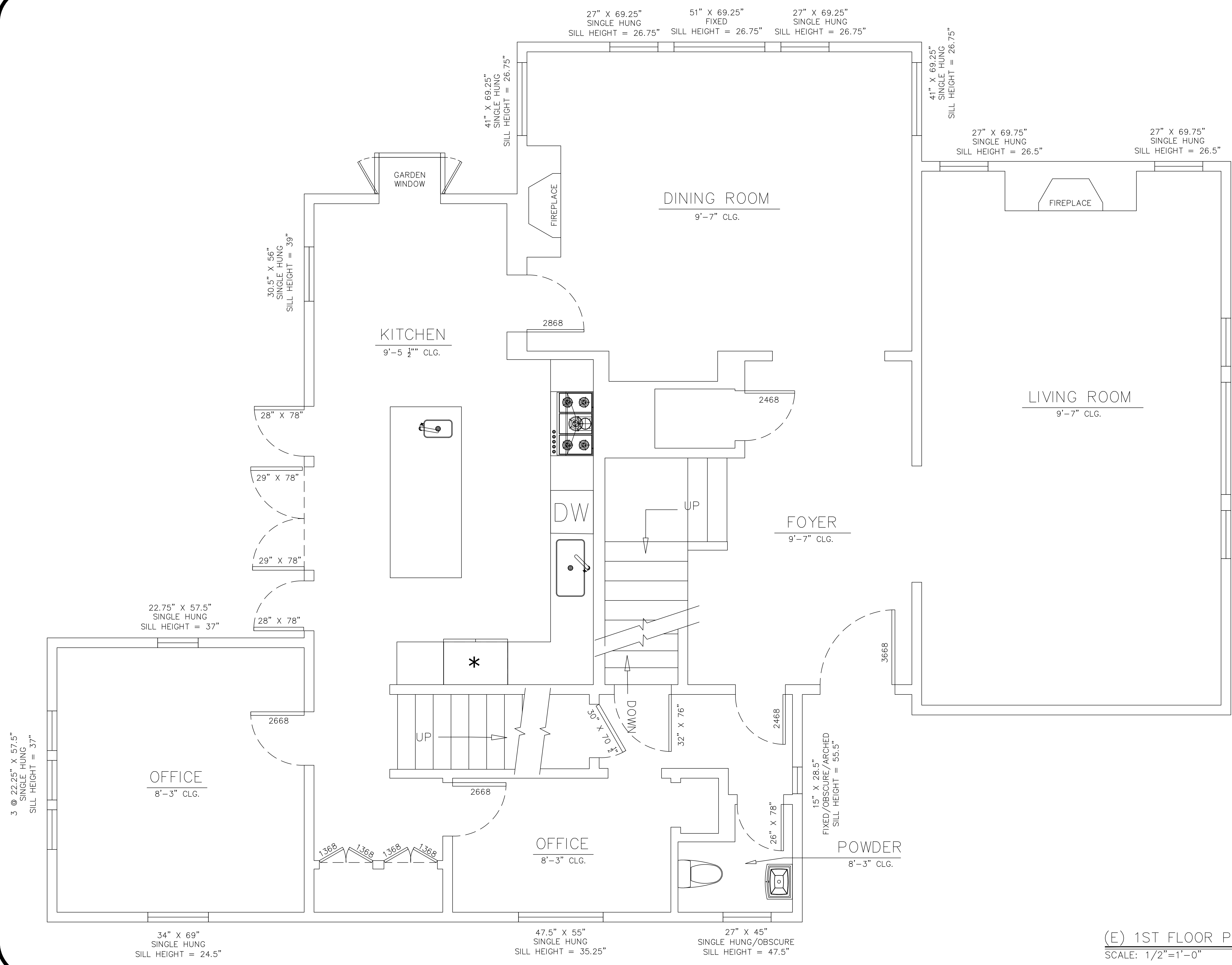
Revision History	
	AS-BUILT
	PRELIMINARY DESIGN
	DESIGN
	PERMIT SET
▲	PLAN REVIEW COMMENTS
▲	PLAN REVIEW COMMENTS

REMODEL & ADDITION	OWNER:
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CAL GREEN REQUIREMENTS PAGE 1

G1.0



Revision History	
	AS-BUILT
	PRELIMINARY DESIGN
	DESIGN
	PERMIT SET
①	PLAN REVIEW COMMENTS
②	PLAN REVIEW COMMENTS

REMODEL & ADDITION

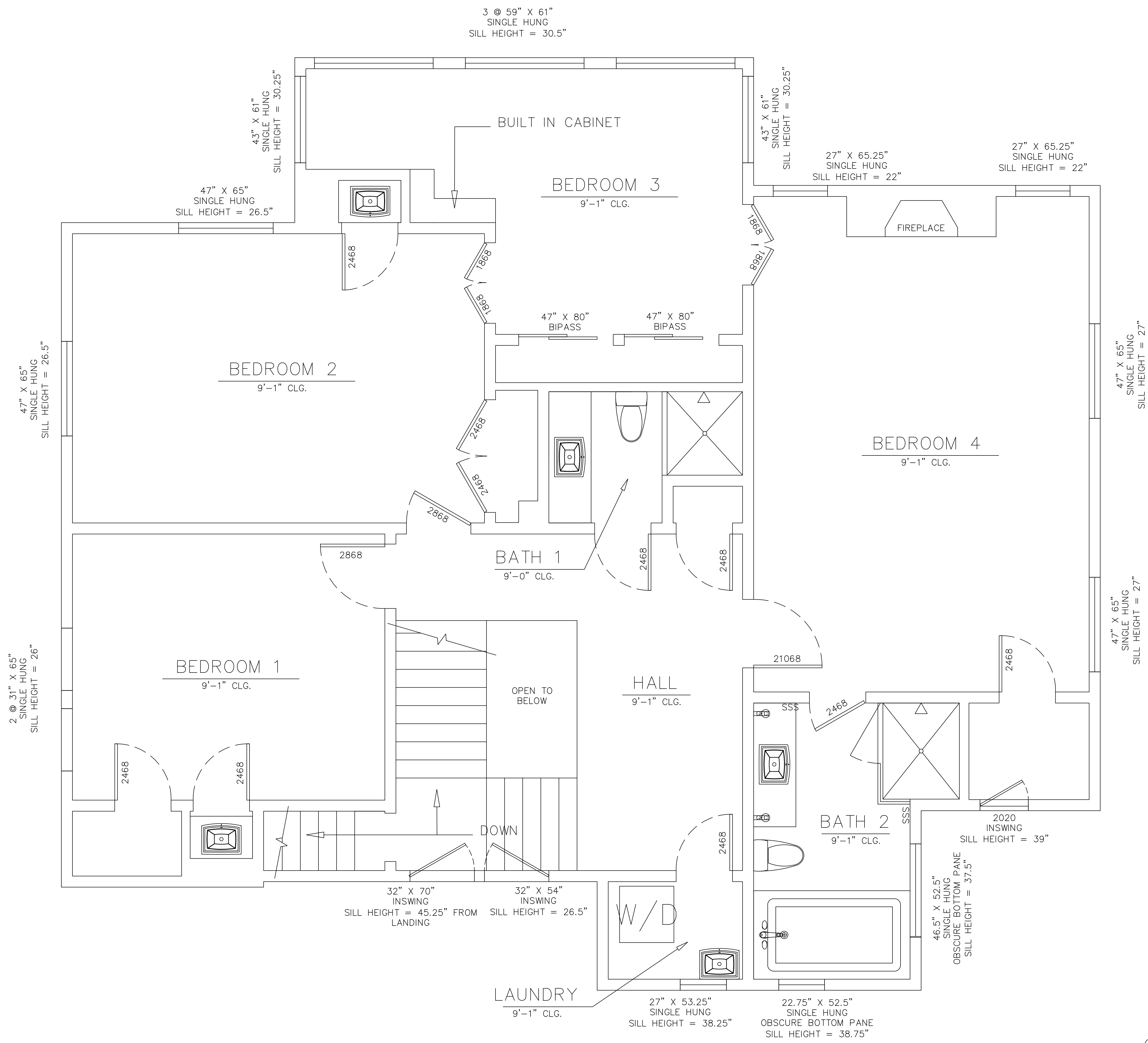
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FLOOR PLAN
 1ST FLOOR

A1.10

(E) 1ST FLOOR PLAN
 SCALE: 1/2"=1'-0"



Revision History	
	AS-BUILT
	PRELIMINARY DESIGN
	DESIGN
	PERMIT SET
①	PLAN REVIEW COMMENTS
②	PLAN REVIEW COMMENTS

REMODEL & ADDITION

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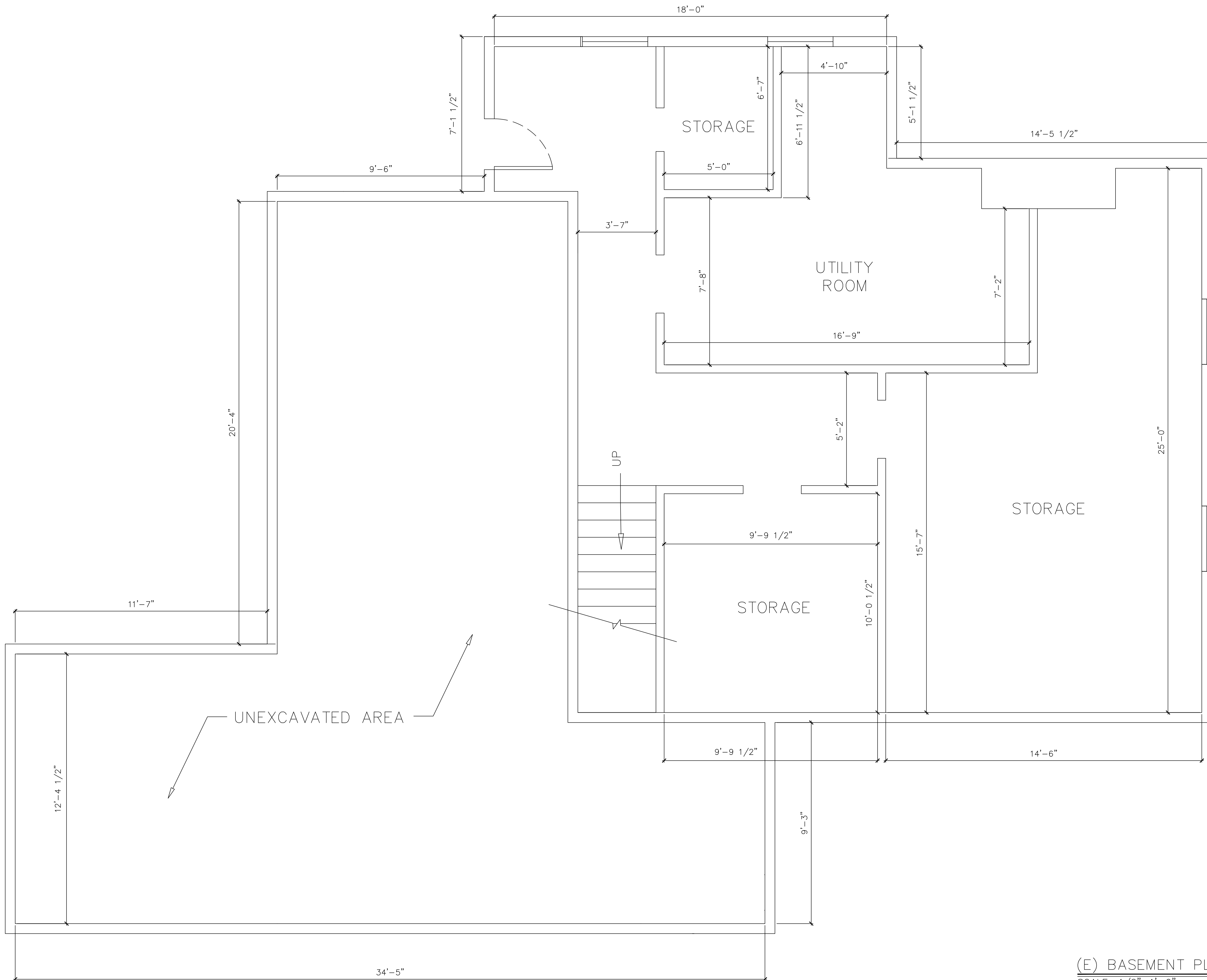
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FLOOR PLAN
 2ND FLOOR

A1.11

(E) 2ND FLOOR PLAN
 SCALE: 1/2"=1'-0"



Revision History	
	AS-BUILT
	PRELIMINARY DESIGN
	DESIGN
	PERMIT SET
①	PLAN REVIEW COMMENTS
②	PLAN REVIEW COMMENTS

REMODEL & ADDITION

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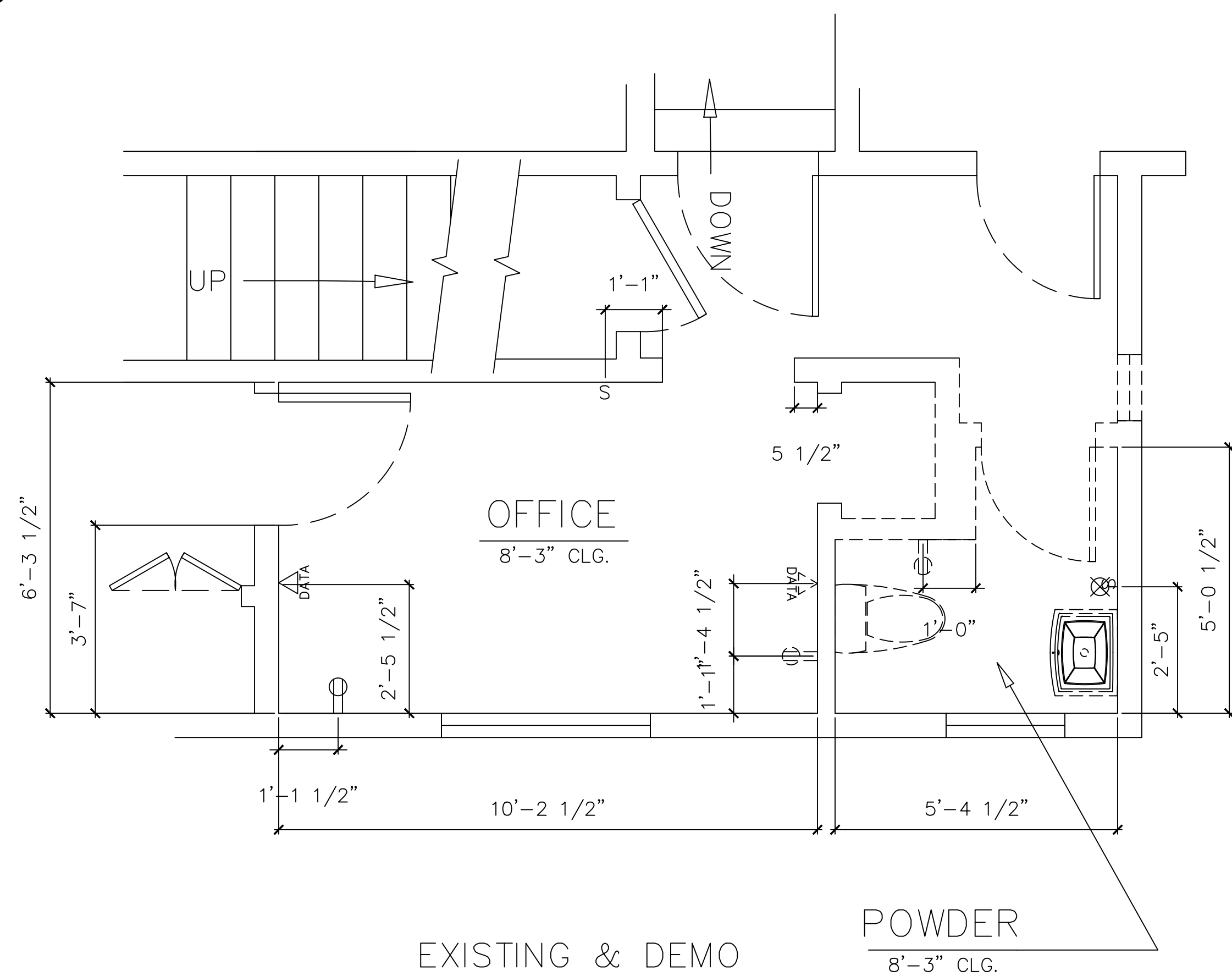
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**FLOOR PLAN
 BASEMENT**

A1.12

(E) BASEMENT PLAN
 SCALE: 1/2"=1'-0"



EXISTING & DEMO

POWDER
8'-3" CLG.

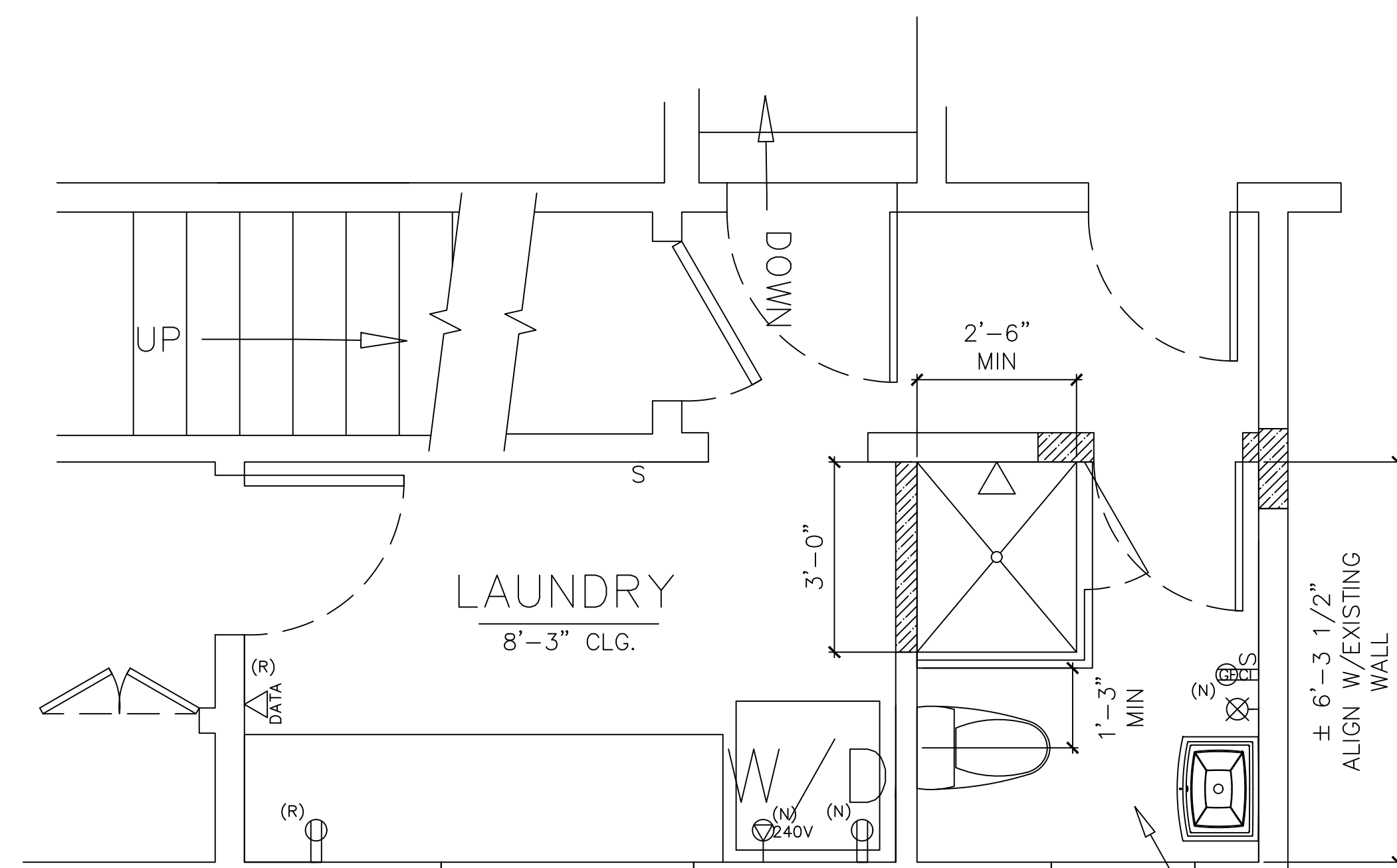
POWDER ROOM & OFFICE

- NOTES:
- (E) BATHROOM SWITCH @ 50" TO CENTER FROM FINISHED FLOOR AND PER DIMENSION SHOWN
 - (E) BATHROOM RECEPTACLE @ 46" TO CENTER FROM FINISHED FLOOR AND PER DIMENSION SHOWN. INSTALL NEW GFCI RECEPTACLE @ SAME ELEVATION & PER DIMENSION SHOWN
 - (E) BATHROOM LIGHT FIXTURE @ 71 1/2" TO CENTER FROM FINISHED FLOOR AND PER DIMENSION SHOWN. RELOCATE SWITCH TO COMBO WITH NEW GFCI
 - LAUNDRY ROOM SWITCH @ 47" TO CENTER FROM FINISHED FLOOR AND PER DIMENSION SHOWN
 - LAUNDRY ROOM RECEPTACLES & DATA @ 13" TO CENTER FROM FINISHED FLOOR AND PER DIMENSION SHOWN. DEMO EXISTING AS INDICATED. RELOCATE REMAINING UP TO 9" FROM COUNTER SURFACE. INSTALL NEW 240V DRYER RECEPTACLE & 120V WASHER RECEPTACLE
 - INSTALL NEW DRYER VENT THROUGH WALL TO OUTSIDE
 - (N) = NEW. (E) = EXISTING. (R) = RELOCATE
 - REMOVE WALLS, DOOR, TOILET, & SINK AS INDICATED.
 - SEE CAL GREEN FIXTURE REQUIREMENTS ON SHEET G1.0, SECTION 4.303.2.
 - INSTALL NEW PEDESTAL SINK. RELOCATE PLUMBING AS NECESSARY
 - INSTALL NEW SHOWER AS INDICATED. INSTALL NEW PLUMBING SUPPLY & WASTE.
 - INSTALL NEW SHOWER SURROUND TILE TO CEILING
 - INSTALL NEW SHOWER PAN & FLOORING
 - CLOSE EXISTING WINDOW OUTSIDE BATHROOM DOOR. MATCH EXISTING FINISHES

⊗ = WALL MOUNTED LIGHT FIXTURE

LEGEND:

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



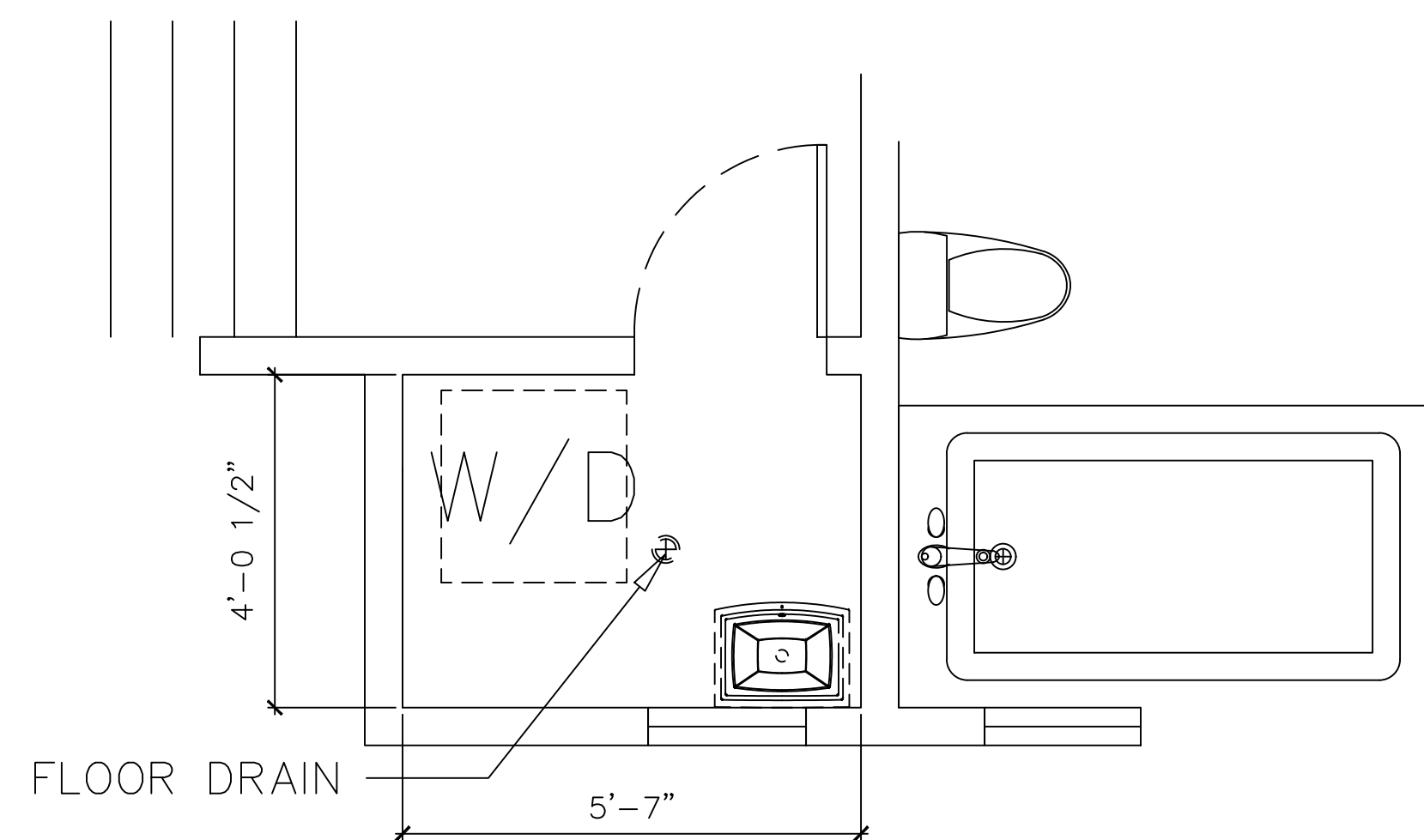
PROPOSED

BATH 3
8'-3" CLG.

- FINISH MATERIALS:
- SHOWER SURROUND - 59 SQ FT - INCLUDES 10% OVERAGE
 - BATHROOM FLOOR - 18 SQ FT - INCLUDES 10% OVERAGE
 - SHOWER PAN - 28.5 SQ FT - INCLUDES 10% OVERAGE
 - LAUNDRY ROOM FLOOR - 70.5 SQ FT - INCLUDES 10% OVERAGE
 - LAUNDRY ROOM BASE - 32 LF - INCLUDES 10% OVERAGE

POWDER ROOM & OFFICE CONVERSION

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



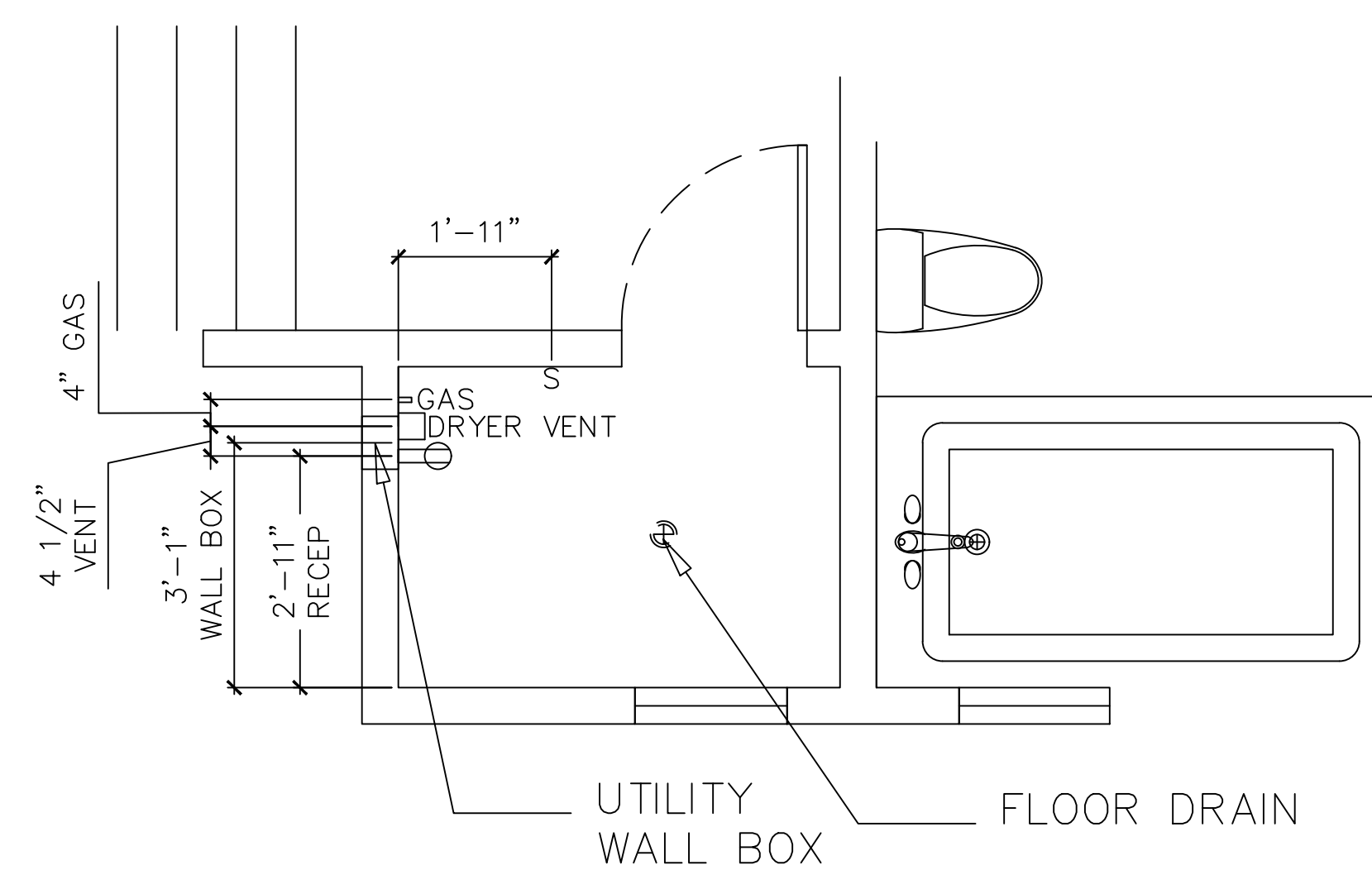
EXISTING & DEMO

LAUNDRY

- NOTES:
- (E) SWITCH @ 49" TO CENTER FROM FINISHED FLOOR AND PER DIMENSION SHOWN
 - (E) RECEPTACLE @ 49" TO CENTER FROM FINISHED FLOOR AND PER DIMENSION SHOWN.
 - (E) UTILITY WALL BOX - REMOVE BOX. CAP UTILITIES IN WALL. REPAIR WALL FINISH TO MATCH ADJACENT
 - (E) GAS - CAP GAS IN WALL. REPAIR WALL FINISH TO MATCH ADJACENT
 - (E) DRYER VENT - REMOVE VENT. REPAIR WALL FINISH TO MATCH ADJACENT
 - INSTALL NEW DRYER VENT THROUGH WALL TO OUTSIDE
 - CAP FLOOR DRAIN IN FLOOR. REPAIR SUBFLOOR FOR NEW FINISHES

LEGEND:

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



PROPOSED

UTILITY WALL BOX FLOOR DRAIN

LAUNDRY CONVERSION

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

Revision History

	AS-BUILT
	PRELIMINARY DESIGN
	DESIGN
	PERMIT SET
1	PLAN REVIEW COMMENTS
2	PLAN REVIEW COMMENTS

REMODEL & ADDITION

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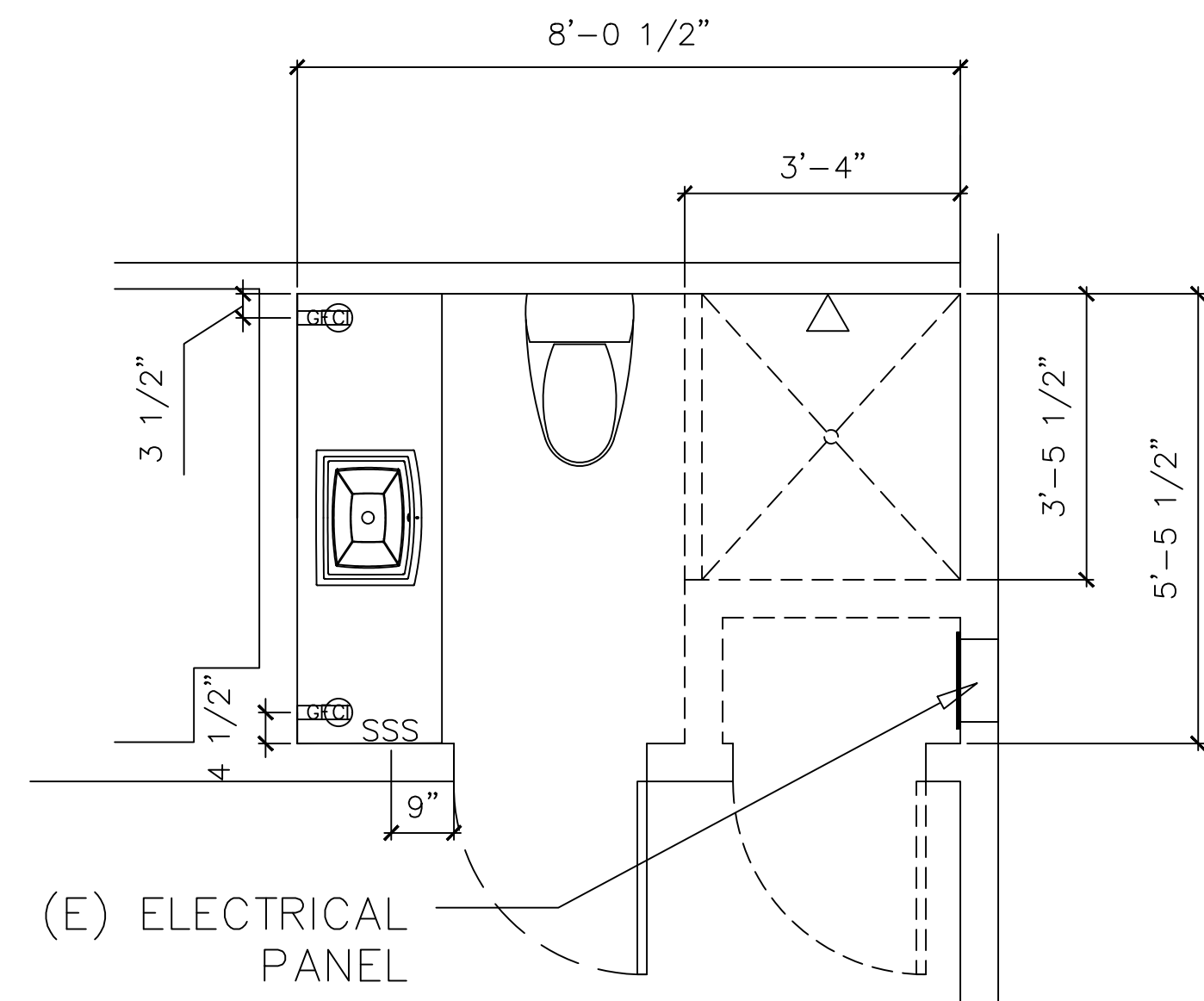
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CONSTRUCTION PLAN

A1.13

BATH 1



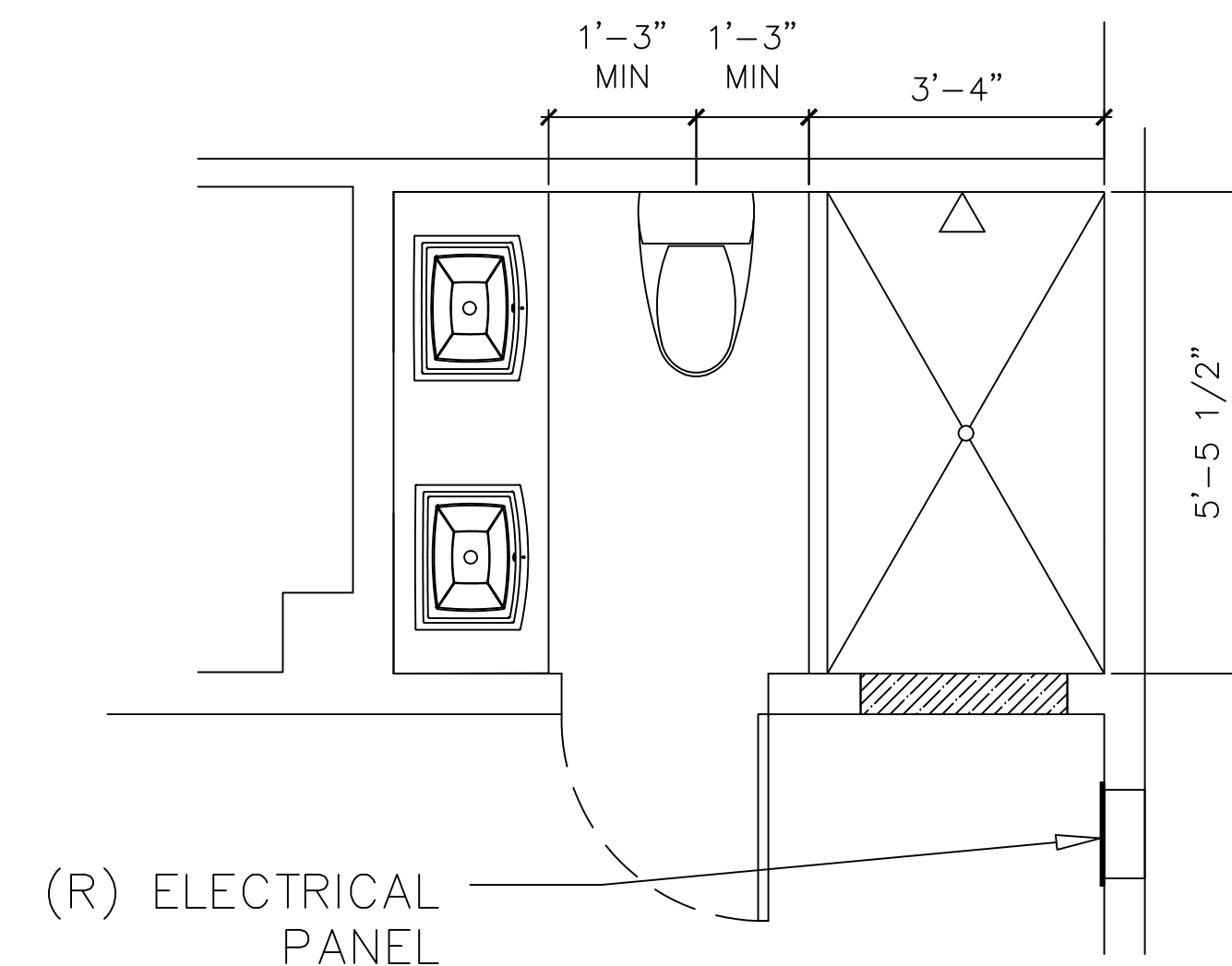
EXISTING & DEMO

- NOTES:
- (E) SWITCHES @ 45" TO CENTER FROM FINISHED FLOOR AND PER DIMENSION SHOWN
 - (E) RECEPTACLE @ 3 3/4" TO CENTER FROM COUNTER SURFACE AND PER DIMENSION SHOWN.
 - RELOCATE (E) ELECTRICAL BOX AS INDICATED
 - WALL OFF (E) CLOSET DOOR OPENING
 - SEE CAL GREEN FIXTURE REQUIREMENTS ON SHEET G1.0, SECTION 4.303.2
 - INSTALL NEW DOUBLE SINK VANITY. RELOCATE PLUMBING AS NECESSARY
 - ENLARGE SHOWER AS INDICATED. RELOCATE PLUMBING (SUPPLY & WASTE) AS NEEDED
 - INSTALL NEW SURROUND TILE TO CEILING
 - INSTALL NEW SHOWER PAN & FLOORING

FINISH MATERIALS:
 SHOWER SURROUND - 124 SQ FT - INCLUDES 10% OVERAGE
 BATHROOM FLOOR - 28 SQ FT (INCLUDES TILE UNDER VANITY) - INCLUDES 10% OVERAGE
 SHOWER PAN - 20 SQ FT - INCLUDES 10% OVERAGE

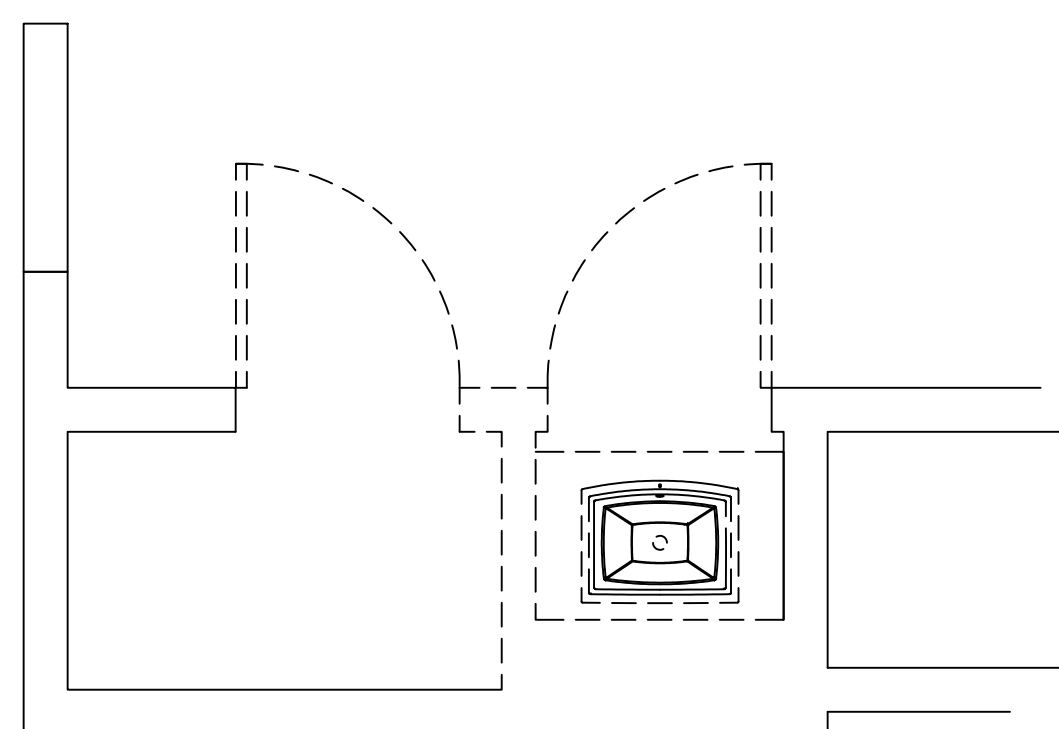
LEGEND:

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



PROPOSED

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



EXISTING & DEMO

- NOTES:
- DEMO DOORS, WALL SECTIONS, AND SINK AS INDICATED
 - CAP (E) SUPPLY AND WASTE IN WALL. REPAIR WALL FINISH TO MATCH ADJACENT
 - ENLARGE CLOSET AS MUCH AS POSSIBLE (UNKNOWN CHASE IN WALL BEHIND SINK?). REPAIR WALL FINISHES TO MATCH ADJACENT
 - INSTALL NEW 5-FOOT BIPASS CLOSET DOORS

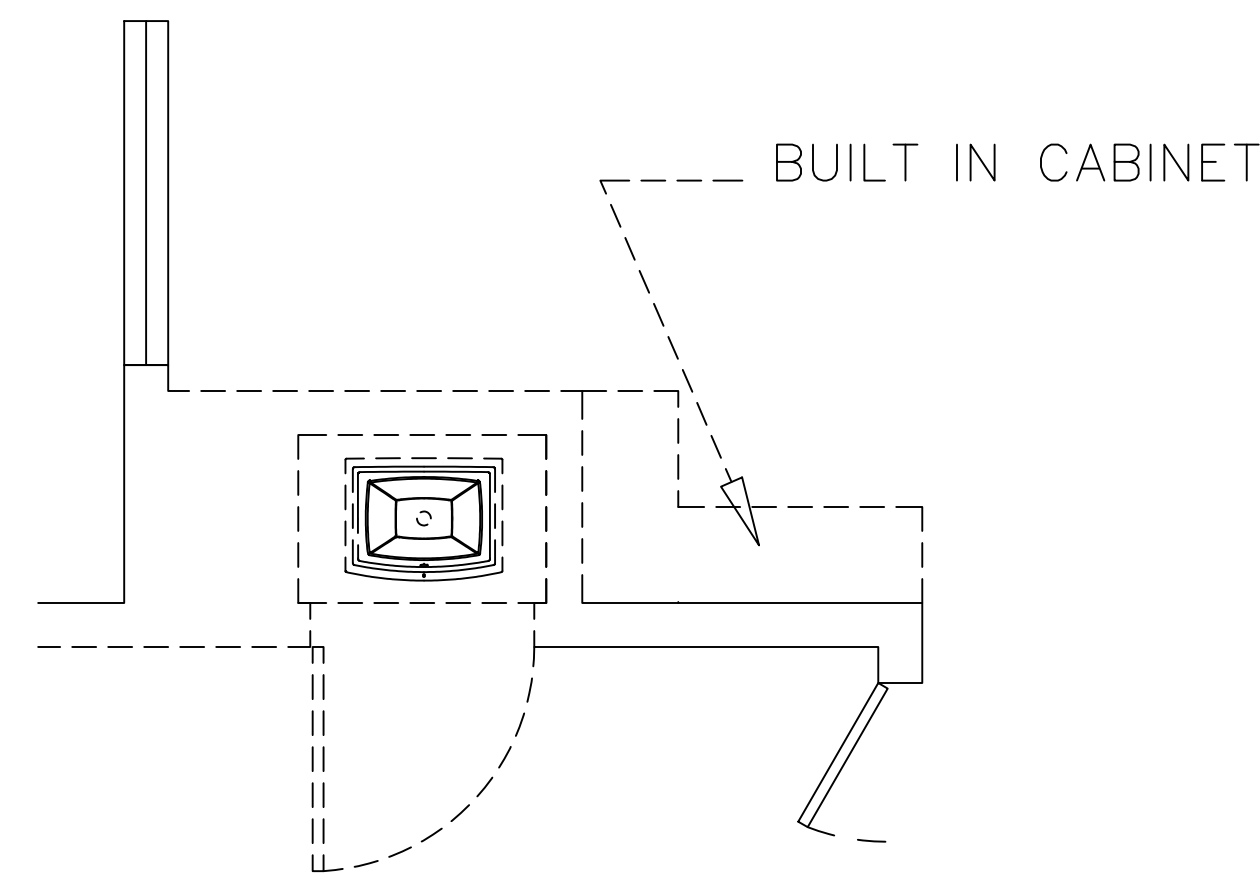
FINISH MATERIALS:
 FLOORING (ALL FLOORING IN NEW CLOSET) - 25 SQ FT - INCLUDES 10% OVERAGE
 BASE - 26 LF - INCLUDES 10% OVERAGE

LEGEND:

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

PROPOSED

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



EXISTING & DEMO

- NOTES:
- DEMO DOORS, WALL SECTIONS, BUILT IN CABINETS, AND SINK AS INDICATED
 - CAP (E) SUPPLY AND WASTE IN FLOOR. REPAIR FLOOR FINISH TO MATCH ADJACENT
 - WALL OFF (E) CLOSET DOOR OPENING
 - DEMO SINK CLOSET WALLS AS MUCH AS POSSIBLE (CHIMNEY FROM BELOW IN WALL?). REPAIR WALL FINISHES TO MATCH ADJACENT

FINISH MATERIALS:
 FLOORING - 24.5 SQ FT - INCLUDES 10% OVERAGE
 BASE - 19 LF - INCLUDES 10% OVERAGE

LEGEND:

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

PROPOSED

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

Revision History

	AS-BUILT
	PRELIMINARY DESIGN
	DESIGN
	PERMIT SET
1	PLAN REVIEW COMMENTS
2	PLAN REVIEW COMMENTS

REMODEL & ADDITION

OWNER:

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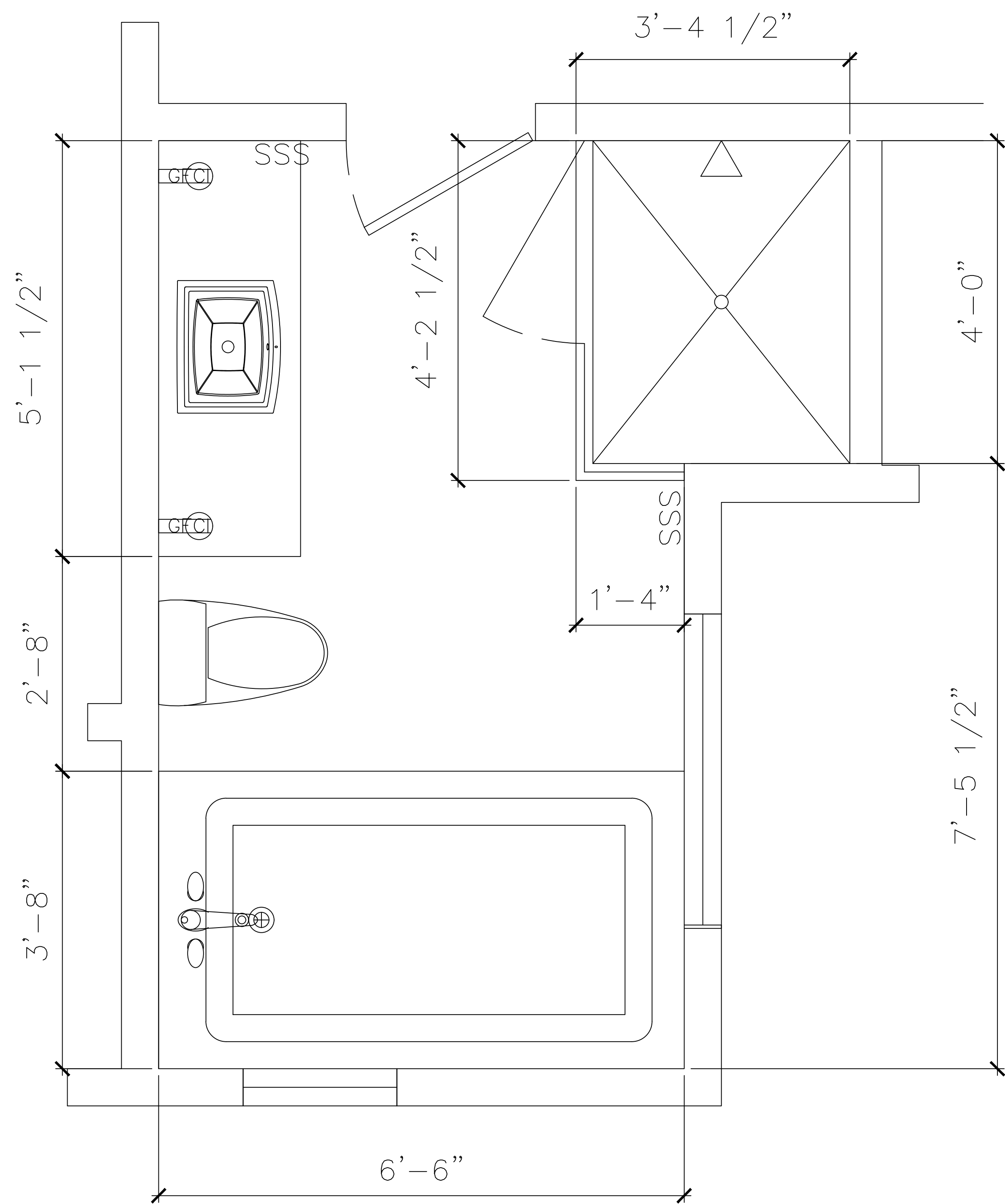
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CONSTRUCTION PLAN

A1.14



BATH 2

NOTES:

- SEE CAL GREEN FIXTURE REQUIREMENTS ON SHEET G1.0, SECTION 4.303.2.
- LIKE FOR LIKE CHANGEOUT (BATHTUB TO REMAIN).
- REMOVE VANITY, TOILET, & EXISTING FINISHES.
- INSTALL NEW VANITY. RELOCATE PLUMBING AS NECESSARY
- INSTALL NEW TOILET
- INSTALL NEW BATHTUB PLATFORM TILE (INSTALL TILE AROUND EXISTING TUB.
- INSTALL NEW SHOWER SURROUND TILE TO CEILING
- INSTALL NEW SHOWER PAN & FLOORING
- INSTALL NEW WAINSCOT

FINISH MATERIALS:

SHOWER SURROUND – 100 SQ FT – INCLUDES 10% OVERAGE

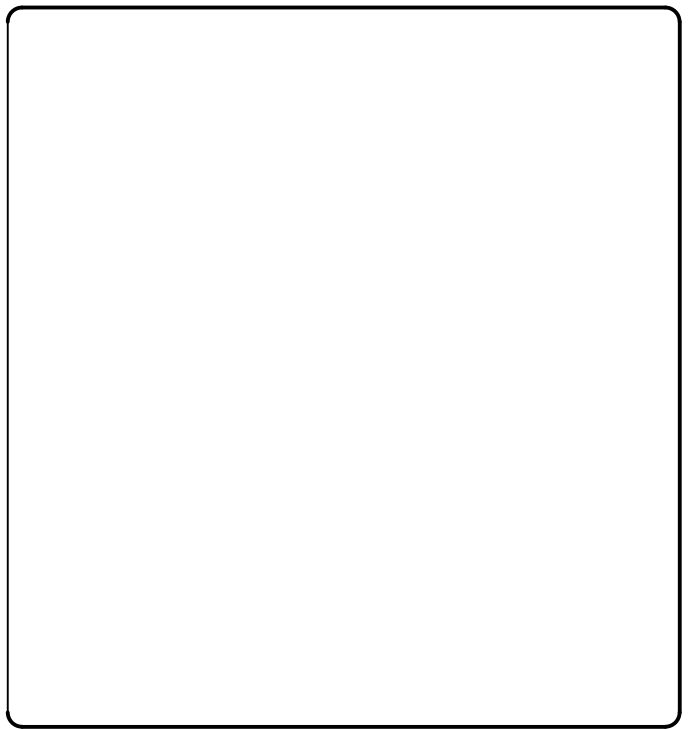
BATHROOM FLOOR (INCLUDES TILE UNDER VANITY) – 49 SQ FT – INCLUDES 10% OVERAGE

SHOWER PAN – 15 SQ FT – INCLUDES 10% OVERAGE

WAINSCOT – 90 SQ FT – INCLUDES 10% OVERAGE

BASE – 17 LF – INCLUDES 10% OVERAGE

Revision History	
	AS-BUILT
	PRELIMINARY DESIGN
	DESIGN
	PERMIT SET
①	PLAN REVIEW COMMENTS
②	PLAN REVIEW COMMENTS

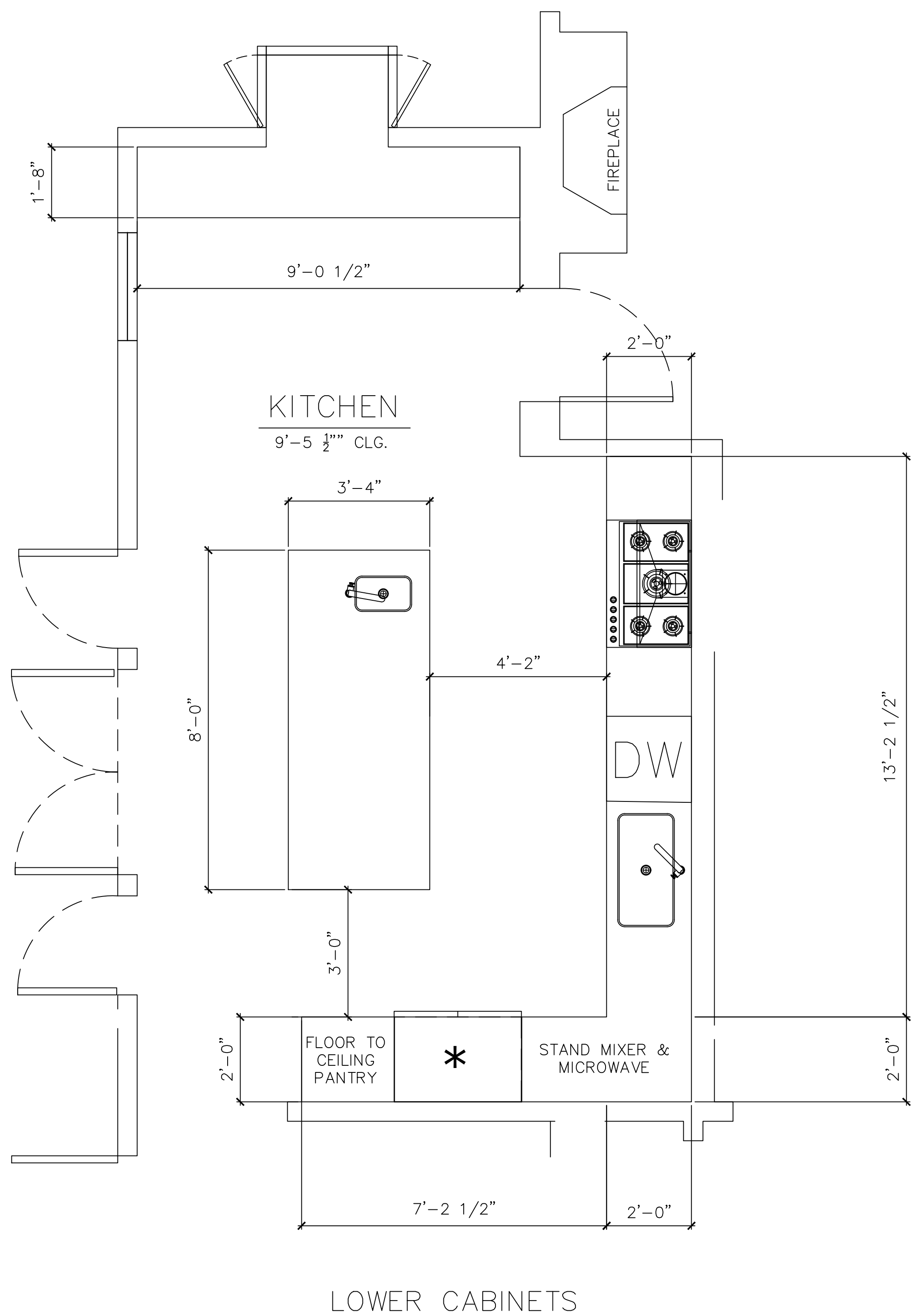


REMODEL & ADDITION	OWNER:
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CONSTRUCTION PLAN

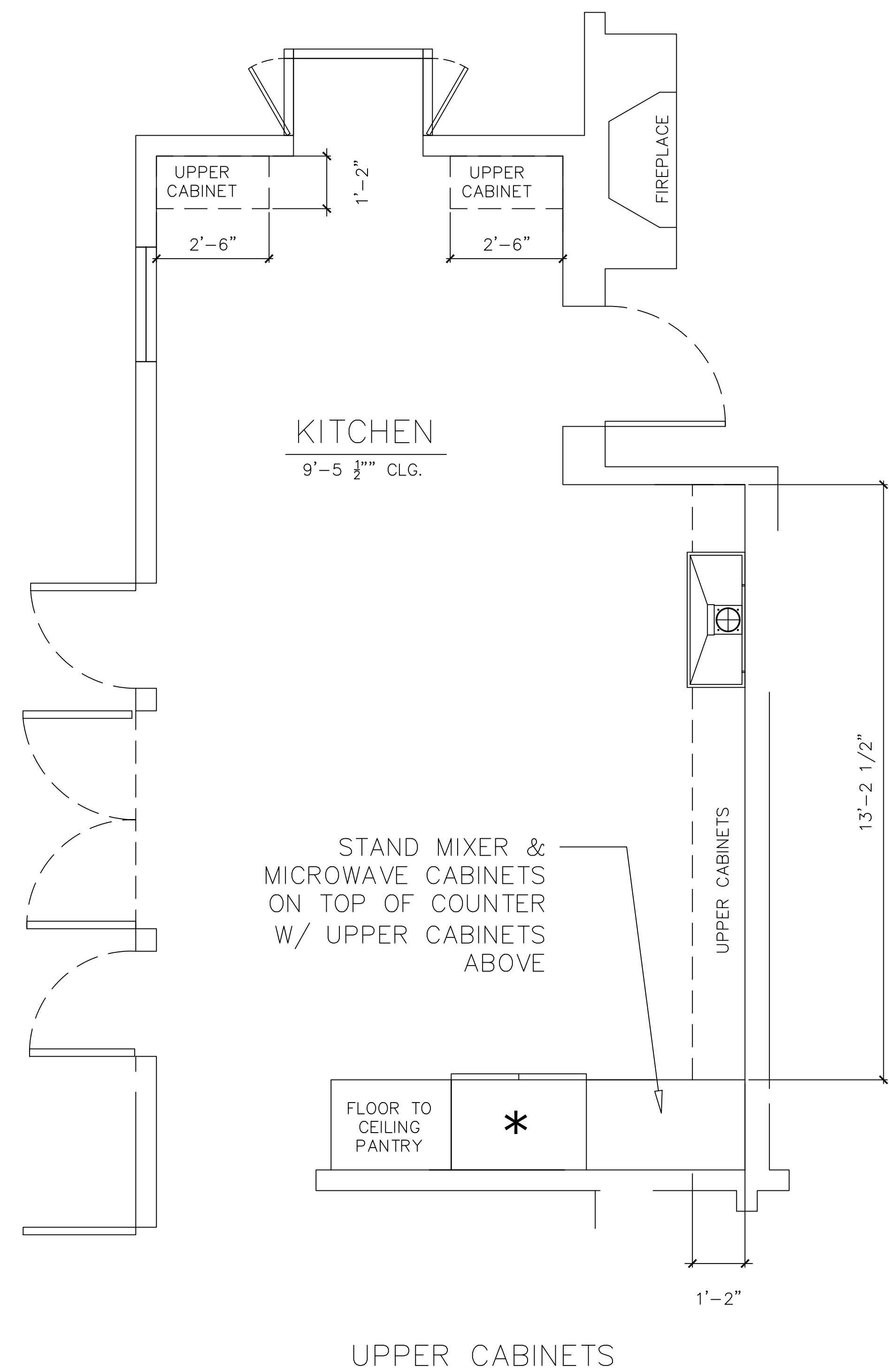


- NOTES:
- (E) COUNTERS ARE 36" TALL
 - UPPER CABINETS ARE ±60" EXCEPT OVER RANGE AND REFRIGERATOR WHICH ARE ±48"
 - REMOVE COUNTERS, SINK, SINK FIXTURE & BACKSPLASH
 - REFINISH CABINETS
 - INSTALL NEW COUNTERS & BACKSPLASH
 - INSTALL NEW SINK & SINK FIXTURE. SEE CAL GREEN FIXTURE REQUIREMENTS ON SHEET G1.0, SECTION 4.303.2.

FINISH MATERIALS:

BACKSPLASH – KITCHEN AREA – 27 SQ FT – INCLUDES 15% OVERAGE

BACKSPLASH – ADJACENT TO GARDEN WINDOW – 9 SQ FT – INCLUDES 15% OVERAGE



Revision History	
	AS-BUILT
	PRELIMINARY DESIGN
	DESIGN
	PERMIT SET
1	PLAN REVIEW COMMENTS
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REMODEL & ADDITION

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CONSTRUCTION PLAN