

Design Set Match
 Alex Hoffman
 3000 El Centro Plaza #332
 El Centro, CA 92520
 951.386.1830
www.designmatch.com

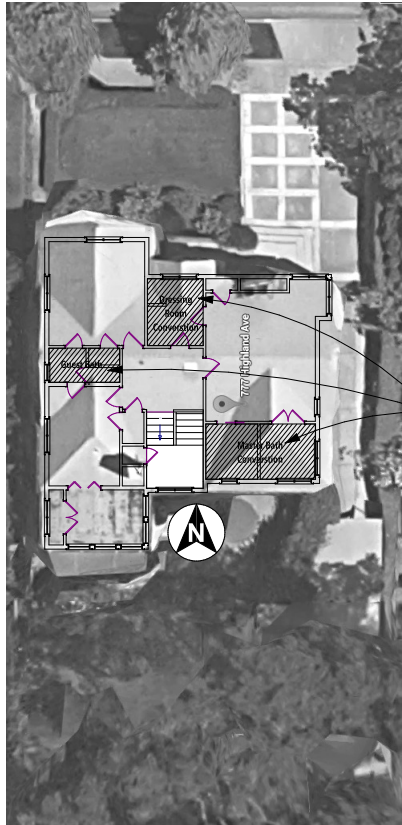
Do Not Scale Drawings
 Drawings are to be followed as printed and double checked by installer. All dimensions and size designations given are subject to verification and approval to fit site conditions.

DESIGN MATCH

All designs are for the use of Design Set Match and are not intended to be used by 3rd parties. These drawings, when made, and specifications are the original and unaltered work of the designer and may not be used or altered without the written permission of Design Set Match. These drawings, designs and specifications are considered accurate without interpretation and are not intended to be used as a basis for construction.






Code Notes
Architectural
<ul style="list-style-type: none"> Bathrooms shall have a ceiling height of not less than 7'-0" [CBC 1208.2.3] Water doors shall be located in a clear space not less than 30" in width. The clear space in front of the water closet shall not be less than 24" [CPC 407.6] Shower compartments shall have a minimum finished interior area of 1,024 sq. in. and shall be capable of encompassing a 30" circle [CPC 411.7] Shower doors shall provide a minimum 22" clear opening [CPC 411.6] Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70" above the drain inlet [CBC 1210.3] Glass in bathrooms shall be safety glazed (i.e., tempered) when installed in the following locations [CBC 2406.2 and 2406.3] <ul style="list-style-type: none"> Partitions and enclosures for hot tubs, saunas, bathtubs, and showers. Windows in building walls enclosing hot tubs, saunas, bathtubs, and showers where the bottom exposed edge of the glazing is less than 60 inches above the standing surface.
Mechanical
<ul style="list-style-type: none"> Rooms containing bathtubs, showers, spas, and similar bathing fixtures shall be mechanically ventilated at a minimum rate of 50 cubic feet per minute [CBC 1203.4.2.1 and CMC Table 4-4]
Electrical
<ul style="list-style-type: none"> At least one receptacle outlet shall be installed in bathrooms within 3'-0" of the outside edge of each basin [CEC 210.52(D)] ARC protection is required for all outlet receptacles installed in bathrooms [CEC 210.86(A)(1)] A dedicated 20-Amp circuit shall be provided to specifically serve all bathroom outlets or a dedicated 20-Amp circuit shall be provided to serve the entire load from each bathroom [CEC 210.11 (C)(3)] Light fixtures located within tub or shower enclosures are to be labeled suitable for damp locations [CEC 410.4A]
Plumbing
<ul style="list-style-type: none"> Control valves and shower heads shall be located on the sidewall of shower compartments or be otherwise arranged so that the shower head does not discharge directly at the entrance to the compartment [CPC 411.10(3)] Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination mixing valve type that provide scald and thermal shock protection [CPC 418.0]
Energy
<ul style="list-style-type: none"> Permanently installed luminaires located in bathrooms shall be high efficacy unless they are controlled by an occupancy sensor switch [California Energy Code 150(k)(3)]
Ceiling, Wall & Raised Floor Insulation
<p>The ceiling portions of chimneys, walls & floors separating conditioned spaces from unconditioned spaces or ambient air shall meet the requirements of either item below:</p> <ul style="list-style-type: none"> Ceiling shall be insulated between wood framing members with insulation resulting in an installed thermal resistance of R-19 or greater for the insulation alone <ul style="list-style-type: none"> Alternative to Section 150(k): Insulation which is not penetrated by framing members may meet an R-value equivalent to installing R-19 insulation between wood framing members and accounting for the thermal effects of framing members. The weighted average U-factor of ceilings shall not exceed the U-factor that would result from installing R-19 insulation between wood framing members in the entire ceiling and accounting for the effects of framing members. Loose-fill insulation. When loose-fill insulation is installed, the minimum installed weight per square foot shall conform with the insulation manufacturer's installed design weight per square foot at the manufacturer's labeled R-value. Wall/Framed Walls shall be insulated between framing members with insulation having an installed thermal resistance of R-13 or greater. Framed foundation walls of heated basements or heated crawl spaces shall be insulated above the adjacent outside ground line with insulation having an installed thermal resistance of at least R-13. <ul style="list-style-type: none"> Alternative to Section 150(k): Insulation which is not penetrated by framing members may meet an R-value equivalent to installing R-13 insulation between wood framing members and accounting for the thermal effects of framing members. The weighted average U-factor of walls shall not exceed the U-factor that would result from installing R-13 insulation between wood framing members and accounting for the effects of framing members. Framed Floor shall be insulated between wood framing members with insulation having an installed thermal resistance of R-13 or greater. <ul style="list-style-type: none"> The weighted average U-factor of floor assemblies shall not exceed the U-factor that would result from installing R-13 insulation between wood framing members and accounting for the effects of framing members. <p>FRAMING NOTES:</p> <ul style="list-style-type: none"> Minimum R-Value: 150(k) and 2: Raised floor insulation may be omitted if the foundation walls are insulated to meet the wall insulation minimums shown in Table 150(k). A vapor barrier is placed over the entire floor of the crawl space, and vents are fitted with automatically operated louvers that are temperature sensitive.
ROUGH CARPENTRY
<ol style="list-style-type: none"> STRUCTURAL LUMBER SHALL CONFORM TO THE FOLLOWING WCLIE MINIMUM GRADES AND SHALL BE DOUGLAS FIR, NO. 2. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR APPROVAL. MOISTURE CONTENT SHALL MEET THE FOLLOWING LIMITS: "DRY" FOR VERTICAL FRAMING (19% MAXIMUM), FINISHES SHALL NOT BE INSTALLED OVER DIMENSIONAL LUMBER FRAMING UNTIL MOISTURE CONTENT IS BELOW 12% MAXIMUM. THE FOLLOWING FASTENERS SHALL BE USED, UNLESS OTHERWISE NOTED FOR SCHEDULE OF MINIMUM NAILING SEE CALIFORNIA BUILDING CODE TABLE 25-II-B-1. NAILING SHALL BE WITH COMMON WIRE NAILS, BOLTS AND LAG SCREWS BEARING ON WOOD SHALL HAVE WASHERS. MECHANICAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON COMPANY OR EQUAL. JOIST HANGERS SHALL BE "U" SERIES. BOLTS IN CONNECTIONS SHALL BE RE-TIGHTENED JUST PRIOR TO CLOSING OF THE WALL AND/OR FLOOR. FASTENERS EXPOSED TO WEATHER OR PENETRATING PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. WALL SHEATHING AT SHEAR WALLS, INDICATED ON PLANS WITH APPROPRIATE SYMBOLS, SHALL CONFORM TO THE SHEAR WALL SCHEDULE, IF NOTED.

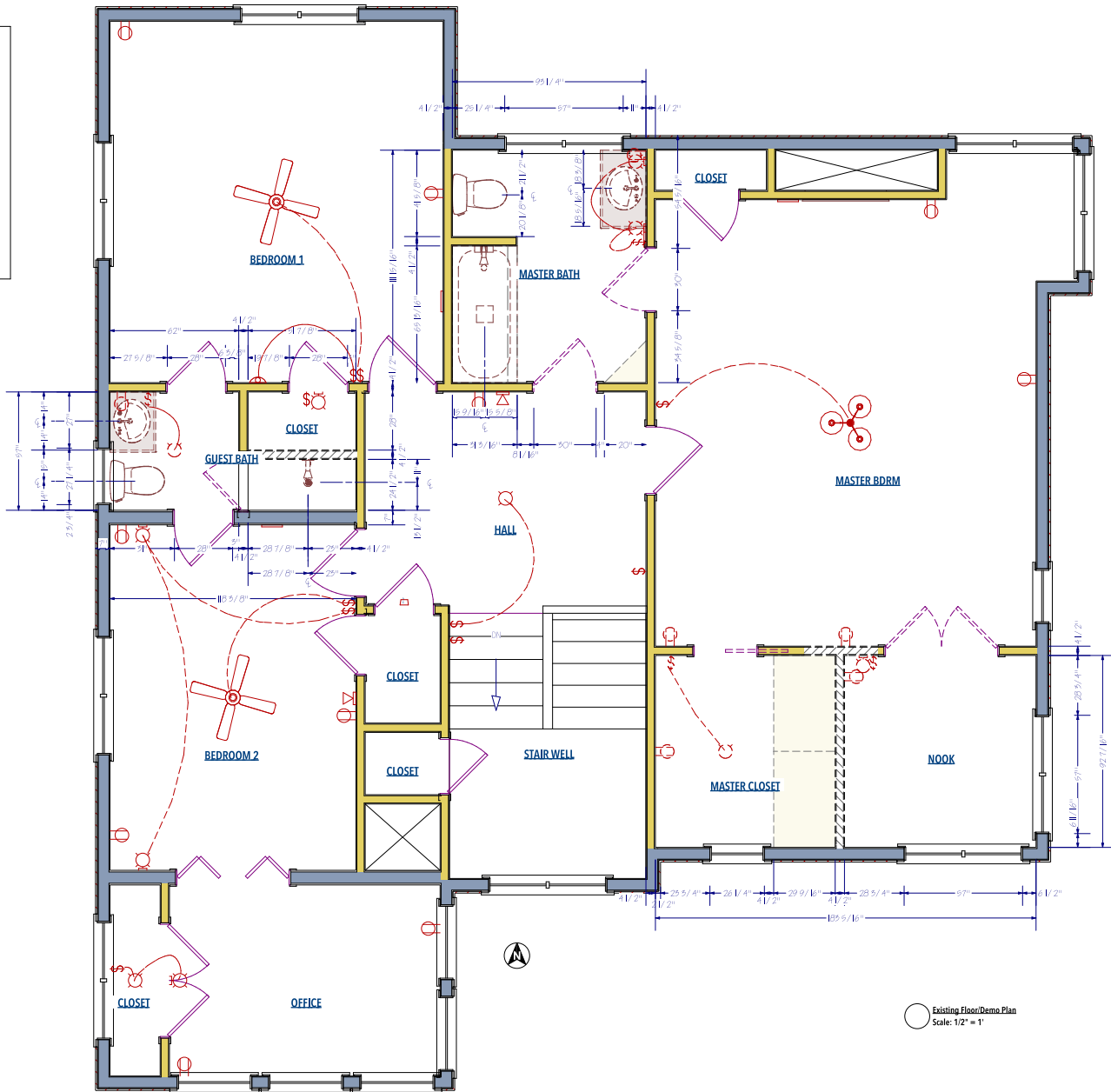
Smoke & Carbon Monoxide Alarms
<ul style="list-style-type: none"> New construction, major or extensive alterations, repairs, or additions requiring a permit and having a valuation in excess of \$1,000, or when one or more sleeping rooms are added or created, the entire dwelling shall be provided with detectors located as required for a new dwelling. Carbon Monoxide alarms with sleeping units within which fuel burning appliances are installed and in dwelling units that have attached garages shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. Alarms shall be installed in the following locations: <ul style="list-style-type: none"> In each sleeping room (smoke only) Outside each separate sleeping area in the immediate vicinity of the bedrooms (Smoke/Carbon Monoxide) In each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level (Smoke/Carbon Monoxide) When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. 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 over current protection. Exceptions: <ul style="list-style-type: none"> Interconnection is not required in existing dwelling units where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawl space, and no previous method for interconnection existed. Alarms are permitted to be solely battery operated in existing buildings where no construction is taking place. Alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source. Alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes per § 212. Revised 1/30/2014: C/Candle/Permit Center Forms Update/Permit Binder Forms/Smoke and Carbon Monoxide Alarm Requirements.docx Carbon monoxide alarms combined with smoke alarms shall comply with both Section R314 and section R315, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.
Drywall
<ul style="list-style-type: none"> Drywall (sheetrock) is the interior finish most commonly used in residential construction. The following guidelines pertain to its application. <ul style="list-style-type: none"> Gypsum wallboard shall be installed until weather protection for the insulation is provided. When vertical wallboard should be applied first to the ceilings, and then to walls. Sheets should be brought into contact but not forced into place. Spaces between sheets should not exceed 1/4" and tapered edges should be placed next to each other when possible. Cutsouts for electrical outlets, pipes, fixtures or other small openings should be cut out neatly with a maximum clearance of 1/4". If there are any gaps exceeding 1/4", they must be filled with taping compound and drywall tape. Nailing <ul style="list-style-type: none"> Nails should be driven so that the head is in a small dimple formed by the flat blow of the hammer. Take care not to fracture the board when nailing. Fractures of the wallboard caused by over driving must be corrected by additional nailing. Nails must be between 3/8" and 1" from the edges, and nails on adjacent edges should be staggered each other. If you are using the single nailing system, the nails should be spaced 7" on center on the ceilings and 8" on center on the walls. The double nailing system is also permitted. Groups of two nails 2 - 2 1/2" apart are spaced 12" on center in this system. Approved screws may also be used to apply wallboard. Screws must be placed 3/8" from the end or edges of the board and spaced 12" on center. Screws must be used for fastening wallboard at pocket doors. Fasteners at the top and bottom plates of vertical assemblies, or the edges and ends of horizontal assemblies perpendicular to supports, and at the wall line may be omitted except on shear resisting elements or fire resistive assemblies. All edges of Boarded Wall Panels and firewalls must be nailed to framing. Corners <ul style="list-style-type: none"> All metal reinforced corners must fit snugly against wallboard and should be nailed approximately 12" on center. All 1" edge metal trim should be nailed every 6". Paperback corner beads acceptable if installed in accordance with the manufacturer's instructions. Water Resistant Drywall <ul style="list-style-type: none"> Water resistant drywall may be used as backing for tile on shower walls, but it can't be put on ceilings unless the framing is no more than 12" o.c. Fire Resistance <ul style="list-style-type: none"> There are two areas in residential construction where one-hour fire resistive construction is required. One area is the wall separating an attached garage from the living area, and the other is enclosed useable space (walls and ceilings) under a stairway. A typical one-hour firewall is constructed as follows: 5/8" type "X" gypsum wallboard is nailed 7" on center to studs spaced 16" on center and at all edges. All gaps and penetrations must be taped or fire-caulked. Drywall Fasteners <ul style="list-style-type: none"> 1/2" thick drywall. 1/2" cement-coated box nail, or 1 7/8" drywall nail. Screws shall be long enough for the full diameter portion to penetrate into wood framing not less than 5/8 inch and through metal framing not less than 1/4 inch.
Property Information
Address: 777 Highland Ave Piedmont CA 94611 Parcel #: S1-4676-3-1 Use Code: 1100, Single Family Residential Home
Description of Work
<ul style="list-style-type: none"> Living Room <ul style="list-style-type: none"> Remove all interior finishes ie gut to studs Keep existing doors and windows Re-work back of closet wall to conform to 30" shower code compliance/regulations Install all new plumbing & lighting fixtures, finish materials such as tile etc. & associated rough plumbing and electrical Master Bath (Existing Dressingroom) <ul style="list-style-type: none"> Remove/Remove all interior finishes ie gut to studs Keep existing windows, replace for tempered glass for safety glass code compliance Reframe existing wall between master bedroom and new bathroom for new opening locations per plans Install all new plumbing & lighting fixtures, finish materials such as tile, cabinetry etc & associated rough plumbing and electrical Dressing Room (Existing Master Bathroom) <ul style="list-style-type: none"> Remove/Remove all interior finishes ie gut to studs Keep existing door from master bedroom and existing window Remove and frame in existing door from hall landing Install new built in cabinetry for closets Install new lighting and electrical fixtures and associated rough electrical and finish materials such as drywall etc.




Area(s) of Work with In Existing Building Footprint (No new envelope Penetrations)

	Page Index
1. Code Notes, Area of Work & Description of Work etc	
2. Existing Floor / Demo Plan	
3. Proposed Floor Plan	
4. Proposed Electrical Plan	
5. Guest Bath Proposed Interior Elevations & Perspectives (E01-E04)	
6. Master Bath Proposed Interior Elevations, Perspectives (E05-E08)	
7. Dressing Room Proposed Interior Elevations & Perspectives (E09-E12)	
8. Proposed Framing Details & Materials Schedules	

Wall Legend	
	Existing Exterior Wall
	Existing Interior Wall
	Demo Existing Interior Wall
	New Interior Wall
	Fill In Existing Wall Opening



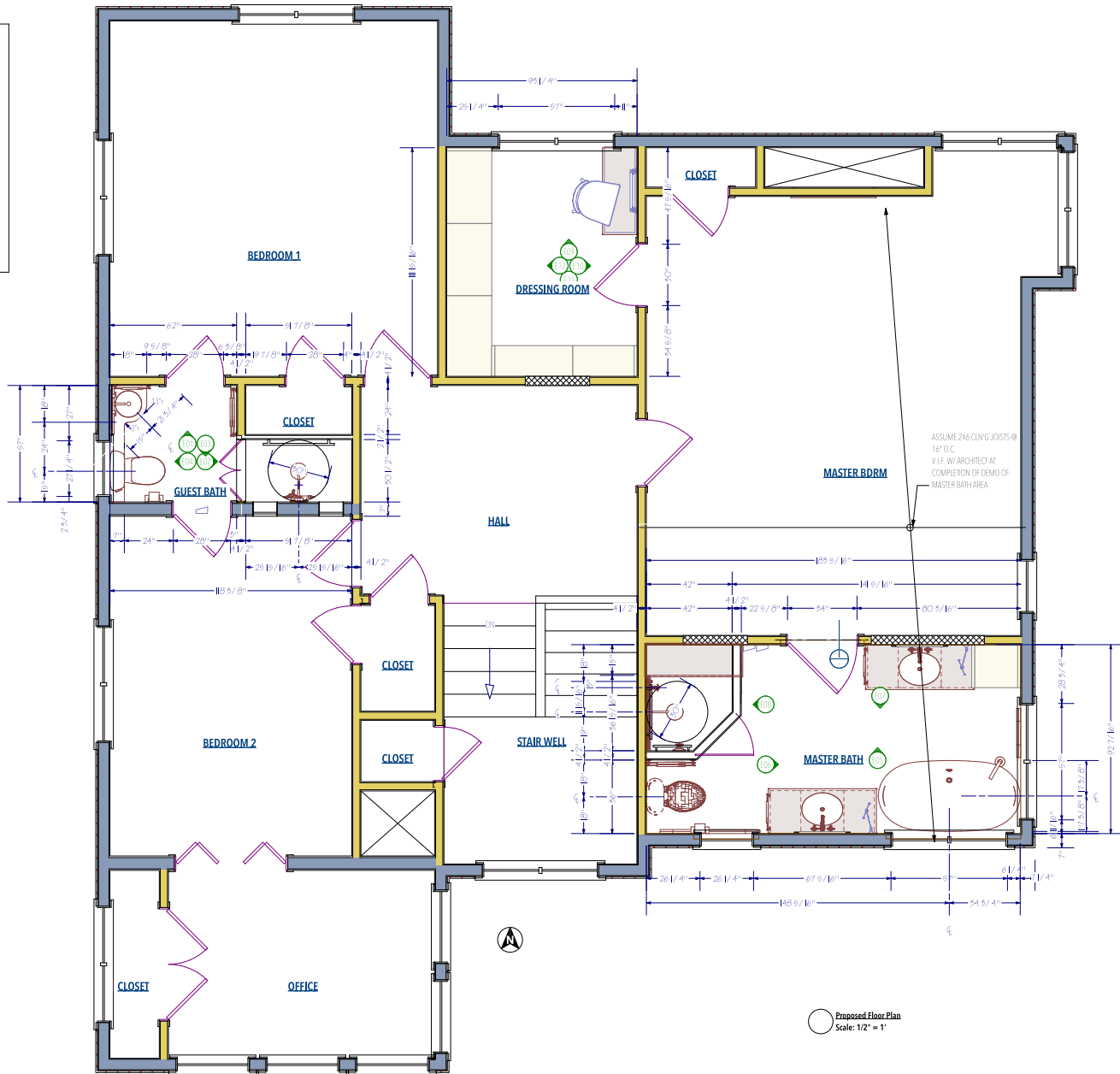
 Existing Floor/Remo. Plan
Scale: 1/2" = 1'

Do Not Scale Drawings
 Dimensions are to be followed as printed and double checked by installer. All dimensions and size designations given are subject to verification and are subject to change without notice to fit site conditions.

Design Set Match
 Alex Hoffman
 3000 El Camino Plaza #332
 San Diego, CA 92108
 619.384.1830
 www.DesignSetMatch.com

All designs are for the on-line use of Design Set Match and are not intended for use by 3rd parties. These drawings, written materials, and specifications are the original and intellectual work of the designer and may not be used or copied without the written permission of Design Set Match. These drawings, designs and specifications are considered accurate without the interpretation and/or modification of Design Set Match.

Wall Legend	
	Existing Exterior Wall
	Existing Interior Wall
	Demo Existing Interior Wall
	New Interior Wall
	Fill In Existing Wall Opening

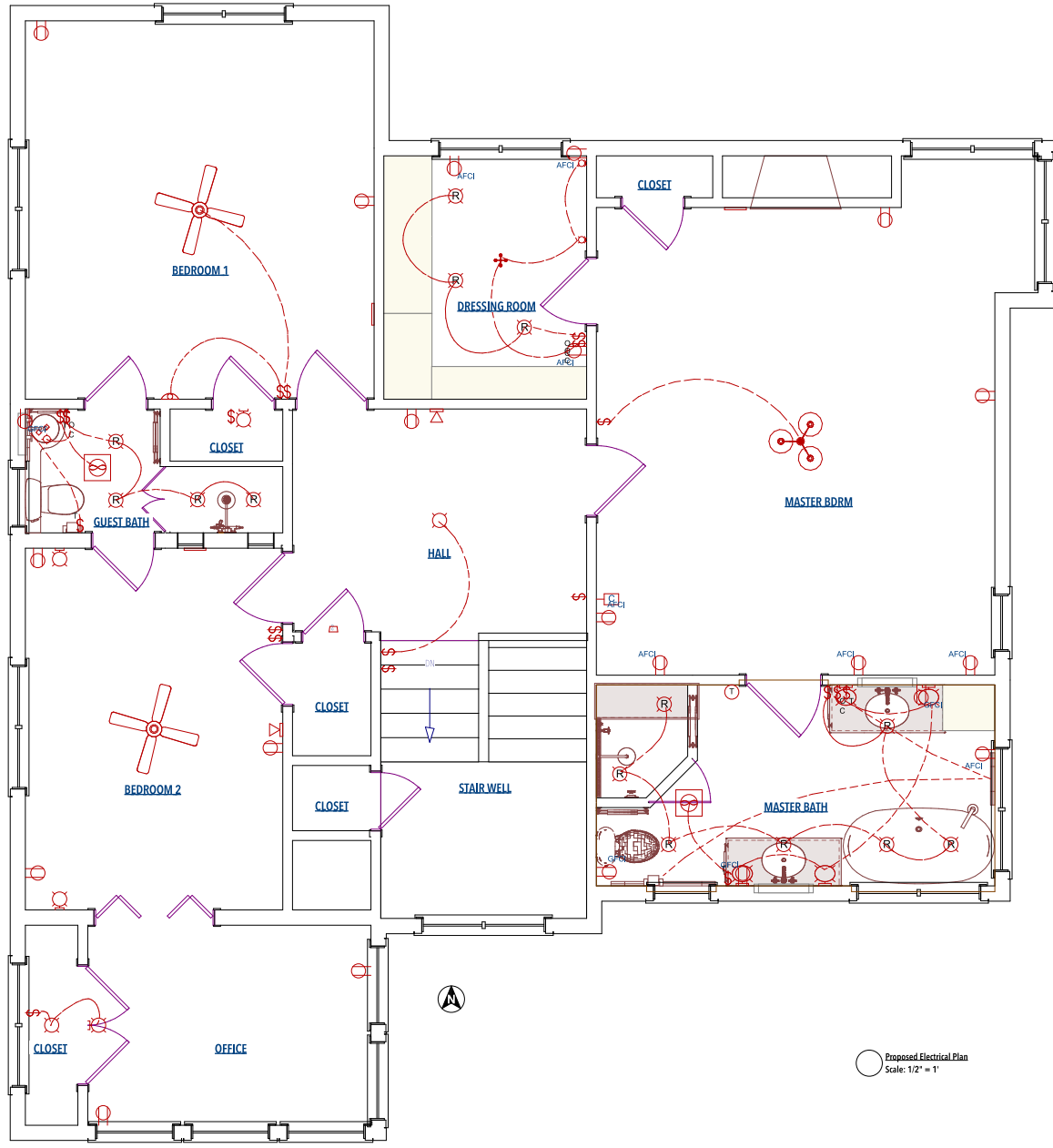


Proposed Floor Plan
Scale: 1/2" = 1'

Do Not Scale Drawings
 Dimensions are to be followed as printed and double checked by installer. All dimensions and size designations given are subject to verification and approval to fit site conditions.

Design Set Match
 Alex Hoffman
 3000 El Camino Plaza #332
 San Diego, CA 92108
 619.384.1830
 www.designsetmatch.com

All designs are for the in-situ use of Design Set Match and are not intended for use by 3rd parties. These drawings, designs and specifications are the original and intellectual work of the designer and may not be used or copied without the written permission of Design Set Match. These drawings, designs and specifications are considered accurate without the interpretation and/or alteration of Design Set Match.

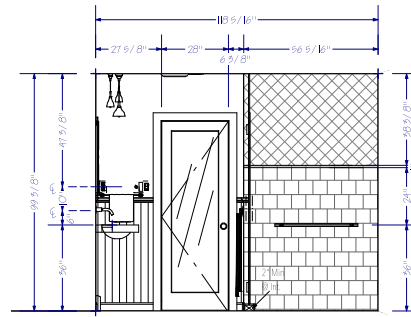
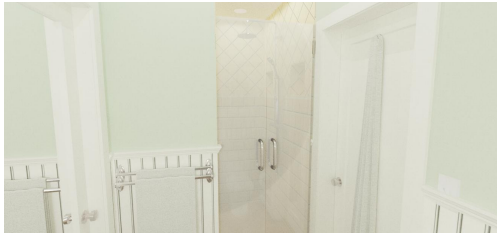


Proposed Electrical Plan
Scale: 1/2" = 1'

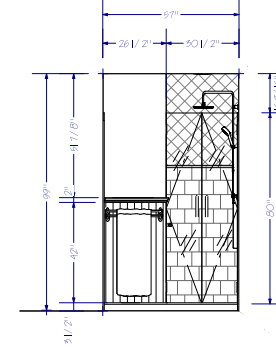
Design Set Match
 Alex Hoffmann
 3000 El Camino Plaza #332
 San Jose, CA 95128
 Tel: 415.386.1830
 www.DesignSetMatch.com

Do Not Scale Drawings
 Dimensions are to be followed as printed and double checked by installer. All dimensions and size designations given are subject to verification and adjustment to fit site conditions.

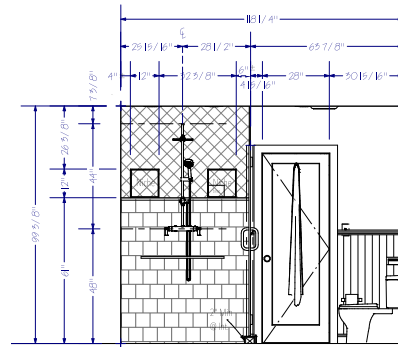
All designs are for the sole use of Design Set Match and are not intended for use by 3rd parties. These drawings, designs and specifications are the original and intellectual property of the designer and may not be used or copied without the written permission of Design Set Match. These drawings, designs and specifications are considered incomplete without the interpretation and implementation of Design Set Match.



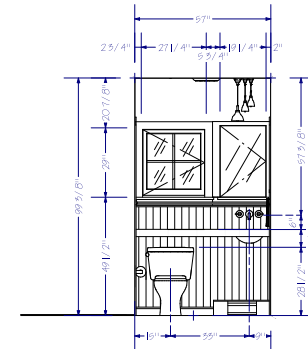
E01 Proposed North Guest Bath Elevation
Scale: 1/2" = 1'



E02 Proposed East Guest Bath Elevation
Scale: 1/2" = 1'



E03 Proposed South Guest Bath Elevation
Scale: 1/2" = 1'

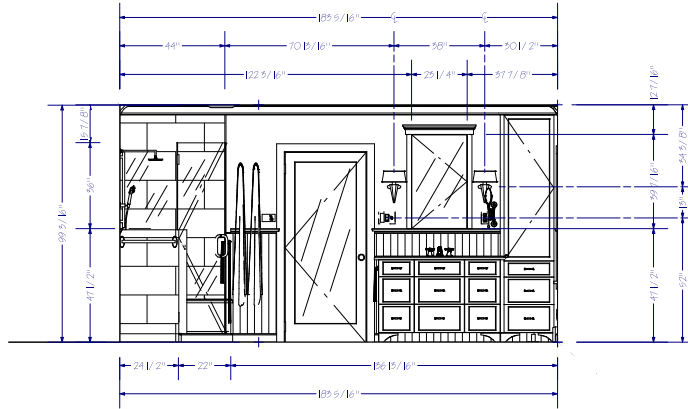


E04 Proposed West Guest Bath Elevation
Scale: 1/2" = 1'

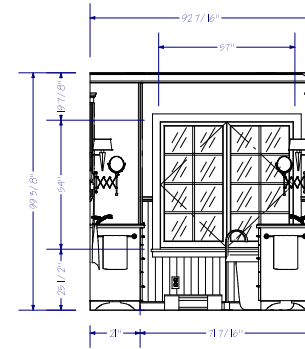
Do Not Scale Drawings
Dimensions are to be followed as printed and double checked by inspector. All dimensions and size designations given are subject to verification and adjustment to fit site conditions.

Design Set Match
Alexa Hoffmann
3000 El Camino Plaza #332
San Diego, CA 92108
619.386.1830
www.DesignSetMatch.com

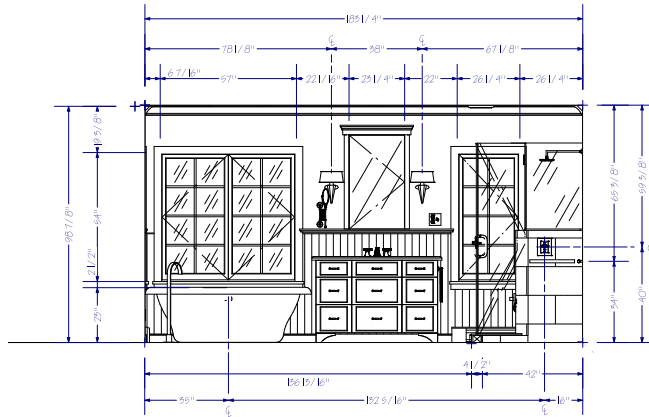
All designs are for the use of Design Set Match and are not intended for use by 3rd parties. These drawings, designs and specifications are the original and intellectual work of the designer and may not be used or copied without the written permission of Design Set Match. These drawings, designs and specifications are considered accurate without the interpretation and implementation of Design Set Match.



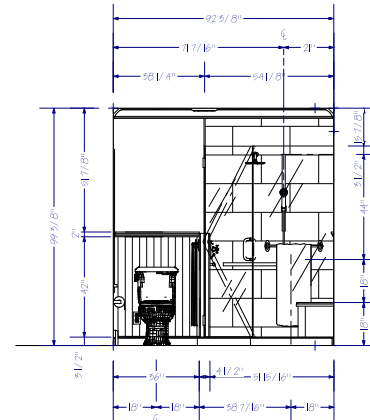
E05 Proposed North Master Bath Elevation
Scale: 1/2" = 1'



E06 Proposed East Master Bath Elevation
Scale: 1/2" = 1'



E07 Proposed South Master Bath Elevation
Scale: 1/2" = 1'

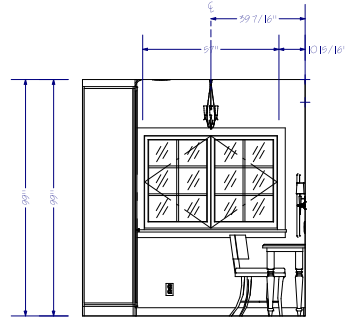


E08 Proposed West Master Bath Elevation
Scale: 1/2" = 1'

Do Not Scale Drawings
Dimensions are to be followed as printed and double checked by installer. All dimensions and size designations given are subject to verification and approval to fit site conditions.

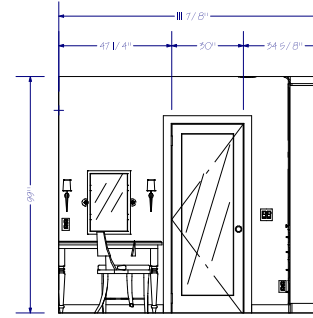
Design Set Match
Alexa Hoffmann
3000 El Camino Plaza #332
San Diego, CA 92108
619.384.1830
www.DesignSetMatch.com

All designs are for the sole use of Design Set Match and are not intended for use by 3rd parties. These drawings, designs and specifications are the original and intellectual work of the designer and may not be used or copied without the written permission of Design Set Match. These drawings, designs and specifications are considered accurate without the interpretation and/or fabrication of Design Set Match.



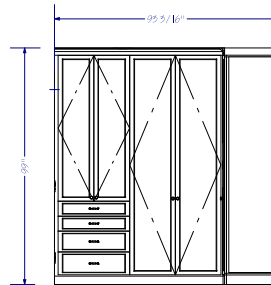
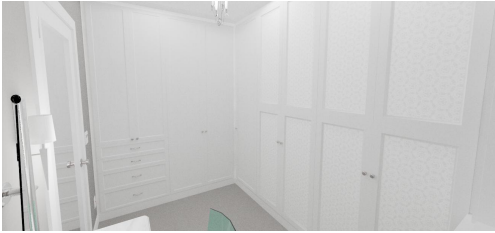
E09 Proposed North Dressing Room Elevation
Scale: 1/2" = 1'

Note: See California Closets Supplemental Drawings for Cabinetry



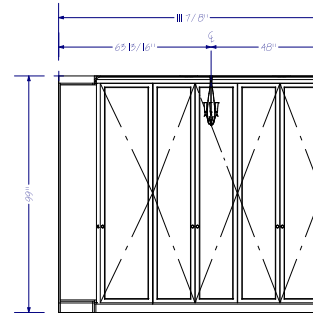
E10 Proposed East Dressing Room Elevation
Scale: 1/2" = 1'

Note: See California Closets Supplemental Drawings for Cabinetry



E11 Proposed South Dressing Room Elevation
Scale: 1/2" = 1'

Note: See California Closets Supplemental Drawings for Cabinetry



E12 Proposed West Dressing Room Elevation
Scale: 1/2" = 1'

Note: See California Closets Supplemental Drawings for Cabinetry

Design Set Match
Alexa Hoffmann
3000 El Camino Plaza #332
El Cerrito, CA 94530
510.384.1830
www.designsetmatch.com

Do Not Scale Drawings
Dimensions are to be followed as printed and double checked by installer. All dimensions and size designations given are subject to verification and adjustment to fit site conditions.

All designs are for the use, layout and use of Design Set Match and are not intended for use by 3rd parties. These drawings, written materials and specifications are the original and intellectual work of the designer and may not be used or duplicated without the written permission of Design Set Match. These drawings, designs and specifications are considered accurate without the interpretation and implementation of Design Set Match.

