

EXISTING FLOOR PLAN

SCOPE of WORK:

A. GENERAL NOTES

- ▷ DEMOLITION FOR NEW ELECTRICAL AND PLUMBING WORK.
- ▷ REPAIR ALL DRYWALL TO LEVEL 5.
- ▷ PROVIDE FLOOR AND FINISH PROTECTION THROUGHOUT ENTIRE UNIT.
- ▷ REPAINT REPAIRED DRYWALL TO MATCH EXISTING CORNER TO CORNER. USE EXISTING COLOR and PAINT MANUFACTURER.
- ▷ PERMITS TO BE OBTAINED BY LICENSED CONTRACTOR FOR ALL ELECTRICAL, PLUMBING, FIRE SPRINKLER and LIFE SAFETY CHANGES.
- ▷ ALL WORK SHALL COMPLY WITH CURRENT CITY, COUNTY and STATE BUILDING CODES.
- ▷ REMOVE AND REPLACE HARDWOOD FLOORING
- ▷ FLUSH BASEBOARD AND DOOR-CASING THROUGH OUT.
- ▷ NEW DOOR HARDWARE THROUGH OUT.
- ▷ NEW STONE AT WINDOW BENCHES (WATERFALL DETAIL OVER THE FRONT)

B. ENTRY FOYER

- 1 - FURR OUT ENTRY WALL TO FLUSH DOOR
- 2 - RE-SURFACE ENTRY DOOR and SURROUNDING WALL
- 2 - REMOVE CLOSET DOORS, REPLACE WITH FLUSH HINGES and CASINGS

C. POWDER ROOM

- 1 - REMOVE TILE FLOORING
- 2 - INSTALL WOOD FLOORING
- 3 - INSTALL DECORATIVE MIRROR SURROUND
- 4 - INSTALL NEW WHISPER FAN

D. KITCHEN

- 1 - REMOVE COUNTERTOPS AND BACKSPLASH
- 2 - REMOVE KITCHEN OUTLETS
INSTALL WIRE-MOULD OUTLETS UNDER CABINETS
- 3 - REMOVE RAISED "BREAKFAST BAR" FEATURE OF COUNTERTOP
- 4 - RECESS WINE COOLER INTO EAST KITCHEN WALL
- 5 - EXTEND UPPER CABINETS TO CEILING
- 6 - REMOVE EAST-END OF CABINETS AT DISHWASHER (8")
- 7 - CHANGE OUT ALL CABINET PULLS

E. LIVING ROOM

- 1 - REMOVE WALL BETWEEN LIVING and GUEST ROOMS

F. LAUNDRY

- 1 - RELOCATE WASHER/DRYER
- 2 - INSTALL MILLWORK STORAGE CABINETS IN CLOSETS

G. GUEST ROOM/OFFICE

- 1 - INSTALL RECESSED CANS AT WINDOW SOFFIT
- 2 - INSTALL MURPHY BED ON SOUTH WALL WITH BUILT IN CABINETS
- 3 - DROP CEILING 2" TO LEVEL WITH LIVINGROOM
- 4 - ADD TWO RECESSED LIGHTS AT ENTRY SOFFIT

H. GUEST BATHROOM

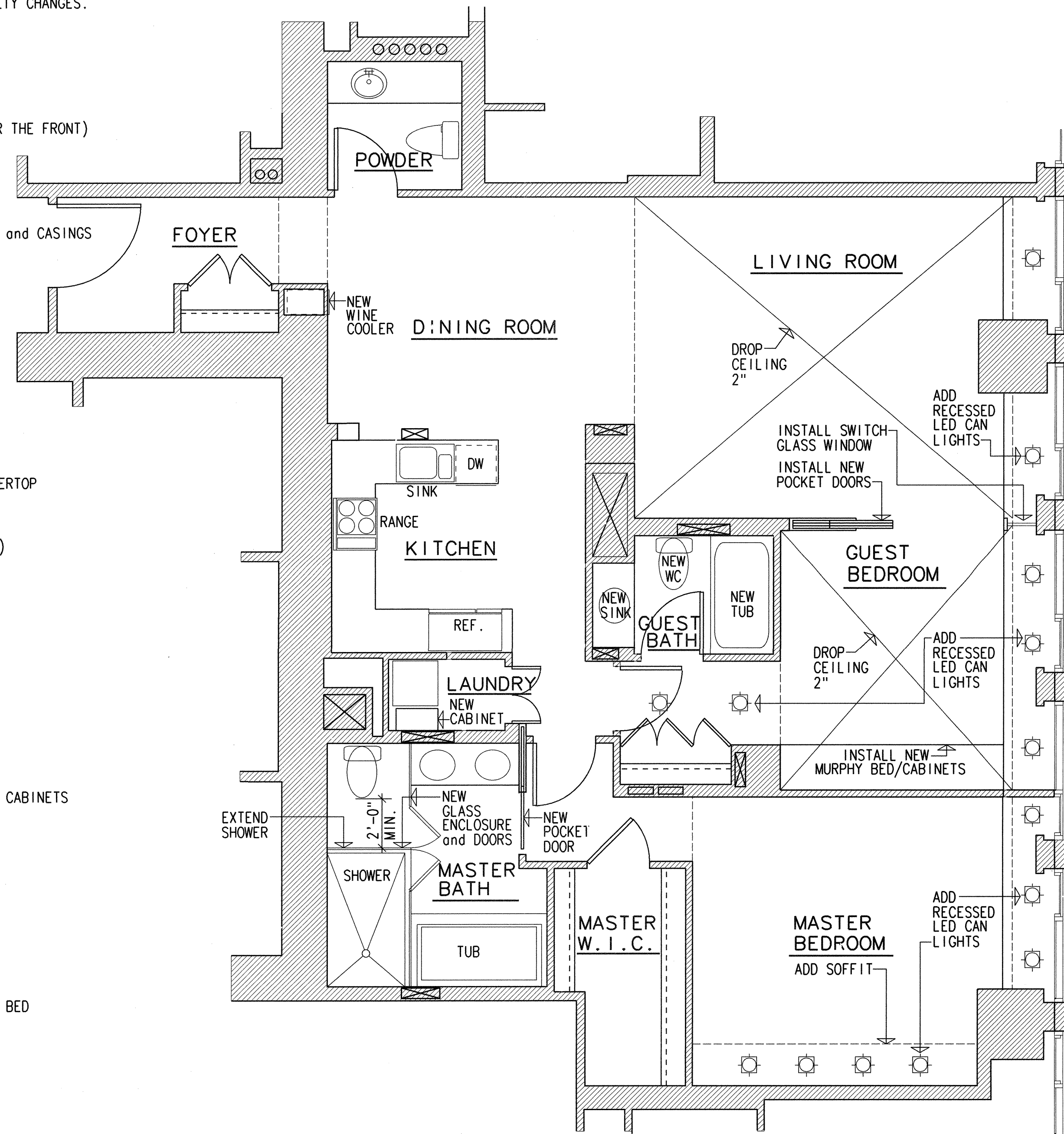
- 1 - REMOVE and REPLACE ALL EXISTING PLUMBING, ELECTRICAL, MASONRY and MILLWORK

I. MASTER BEDROOM

- 1 - ADD SOFFIT ABOVE BED LOCATION
- 2 - ADD FOUR RECESSED LED CANS IN NEW SOFFIT ABOVE BED
- 3 - ADD THREE RECESSED LED CANS AT WINDOW SOFFIT
- 4 - TRACK LIGHTING?

J. MASTER BATHROOM

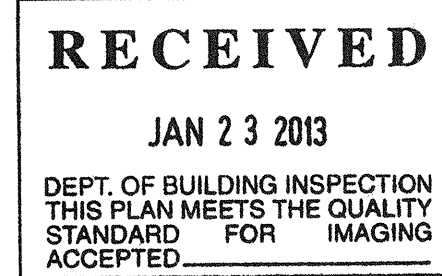
- 1 - REMOVE EXISTING DOOR and ADD POCKET DOOR
- 2 - EXTEND SHOWER STALL
- 3 - RECESS SHOWER CONTROLS
- 4 - ENCLOSE SHOWER and TOILET BEHIND GLASS WALL WITH DIVIDERS and TWO DOORS
- 5 - NEW TILE and STONWORK THROUGH OUT
- 6 - NEW WHISPER FAN
- 7 - INSTALL NEW VAINITY and PLUMBING HARDWARE
- 8 - NEW MEDICINE CABINETS and MIRRORS



* Provide high eff. lights or "Manual on" occupancy sensors in bathroom per CEC 150(k)
 * Min. 50% of light watts in kitchen to be high efficiency lights.

By JAMES ZHAN, DBI
 JAN 23 2013

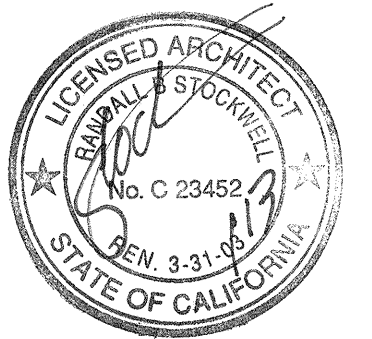
MIRA LEE, DBI
 JAN 23 2013



ARCHITECT:

RANDALL B. STOCKWELL
 ARCHITECT c23452

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CONTRACTOR:

BLACK MOUNTAIN
 CONSTRUCTION/DEVELOPMENT

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 SUITE 101
 SAN FRANCISCO, CA 94107
 415.374.7463

The St. Regis Residences
 188 Mirana Street, Unit 25F
 San Francisco, CA 94105

DATE: 1/21/2013

REVISIONS:
APPROVED
 Dept. of Building Insp.

JAN 23 2013

Tom C. Hill, S.E.
 ACTING DIRECTOR
 DEPT. OF BUILDING INSPECTION

SCALE: 1/4"=1'-0"

A-2