



**EXISTING STREET VIEW**

1431 Alameda de Las Pulgas,  
San Mateo, CA 94402

**SCOPE OF WORK**

Renovation of existing kitchen including new cabinetry, countertops, appliances, lighting, plumbing, backsplash, and new hardwood flooring installed throughout the entire 1st floor with a custom finish for a continuous look.

**APPLICABLE CODES**

- 2022 California Residential Code (CRC).
- 2022 California Building Code (CBC) – as referenced by CRC.
- 2022 California Plumbing Code (CPC).
- 2022 California Mechanical Code (CMC).
- 2022 California Electrical Code (CEC).
- 2022 California Energy Code (Title 24, Part 6).
- 2022 California Green Building Standards Code (CALGreen, Part 11).
- City of San Mateo municipal amendments to the California Building Standards Code.

**GENERAL NOTES**

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE INTERNATIONAL BUILDING CODES AND LOCAL CODES. SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**VICINITY MAP**



**CLIENT**

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**BUILDER:**

Masterful Construction Inc

**DRAWN BY**

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**SCOPE OF WORK – MIKI KITCHEN REMODEL**

PROJECT LOCATION:  
1431 ALAMEDA DE LAS PULGAS  
SAN MATEO, CA 94402

**PROJECT DESCRIPTION**

RENOVATION OF EXISTING KITCHEN INCLUDING NEW CABINETRY, COUNTERTOPS, APPLIANCES, LIGHTING, PLUMBING, BACKSPLASH, AND NEW HARDWOOD FLOORING INSTALLED THROUGHOUT THE ENTIRE 1ST FLOOR WITH A CUSTOM FINISH FOR A CONTINUOUS LOOK.

**DEMOLITION**

- REMOVE EXISTING CABINETRY, COUNTERTOPS, BACKSPLASH TILE, FLOORING, AND SELECT WALL FINISHES AS REQUIRED.
- REMOVE EXISTING APPLIANCES SCHEDULED FOR REPLACEMENT.
- PROTECT ADJACENT SPACES DURING DEMOLITION.

**CARPENTRY + CONSTRUCTION**

- INSTALL NEW KITCHEN CABINETRY LAYOUT PER APPROVED PLAN SET.
- CONSTRUCT CUSTOM HOOD ENCLOSURE WITH INTEGRATED TRIM DETAILS.
- PROVIDE PANELS, FILLERS, AND SCRIBE TO ENSURE BUILT-IN APPEARANCE.
- INSTALL NEW HARDWOOD FLOORING THROUGHOUT ENTIRE 1ST FLOOR, INCLUDING SANDING, CUSTOM STAIN SELECTION, AND FINISHING FOR UNIFORM MATCH.
- INSTALL NEW BASE/SHOE MOLDING AS NEEDED.

**PLUMBING**

- INSTALL AND CONNECT NEW 30" APRON-FRONT SINK WITH BRUSHED-NICKEL GARBAGE DISPOSAL AIR SWITCH.
- MODIFY SUPPLY/DRAIN LINES TO MATCH NEW LAYOUT.
- RECONNECT DISHWASHER AND RELATED FIXTURES ACCORDING TO CODE.

**ELECTRICAL + LIGHTING**

- UPDATE ELECTRICAL AS REQUIRED TO REFLECT NEW APPLIANCE AND OUTLET LAYOUT.
- PROVIDE DEDICATED APPLIANCE CIRCUITS AS REQUIRED BY CODE.
- INSTALL NEW GFCI/USB OUTLETS AND LIGHTING PER PLANS.
- ENSURE COMPLIANCE WITH TITLE 24.

**VENTILATION**

- INSTALL NEW HOOD INSERT INTO CUSTOM ENCLOSURE.
- MAINTAIN OR IMPROVE EXISTING VENT DUCTING TO EXTERIOR.

**COUNTERTOPS + TILE**

- FABRICATE AND INSTALL NEW QUARTZ COUNTERTOPS WITH 1 1/2" FRONT OVERHANG.
- INSTALL 30" FULL-HEIGHT CLOE CREME TILE BACKSPLASH AT HOOD LOCATION.
- INSTALL BACKSPLASH TO UNDERSIDE OF UPPER CABINETS AT REMAINING LOCATIONS.

**APPLIANCES**

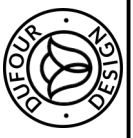
- INSTALL AND CONNECT:
- EXISTING 30" RANGE (VERIFIED FIT)
- NEW DISHWASHER
- NEW MICROWAVE DRAWER

**FINISHES**

- BASE CABINETS: MINGO OAK
- WALL CABINETS: IVORY
- HARDWARE: MATTE BLACK
- FIXTURES: BRUSHED NICKEL
- WALLS: PAINT TO BE SELECTED FROM APPROVED PALETTE

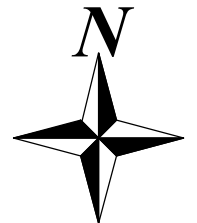
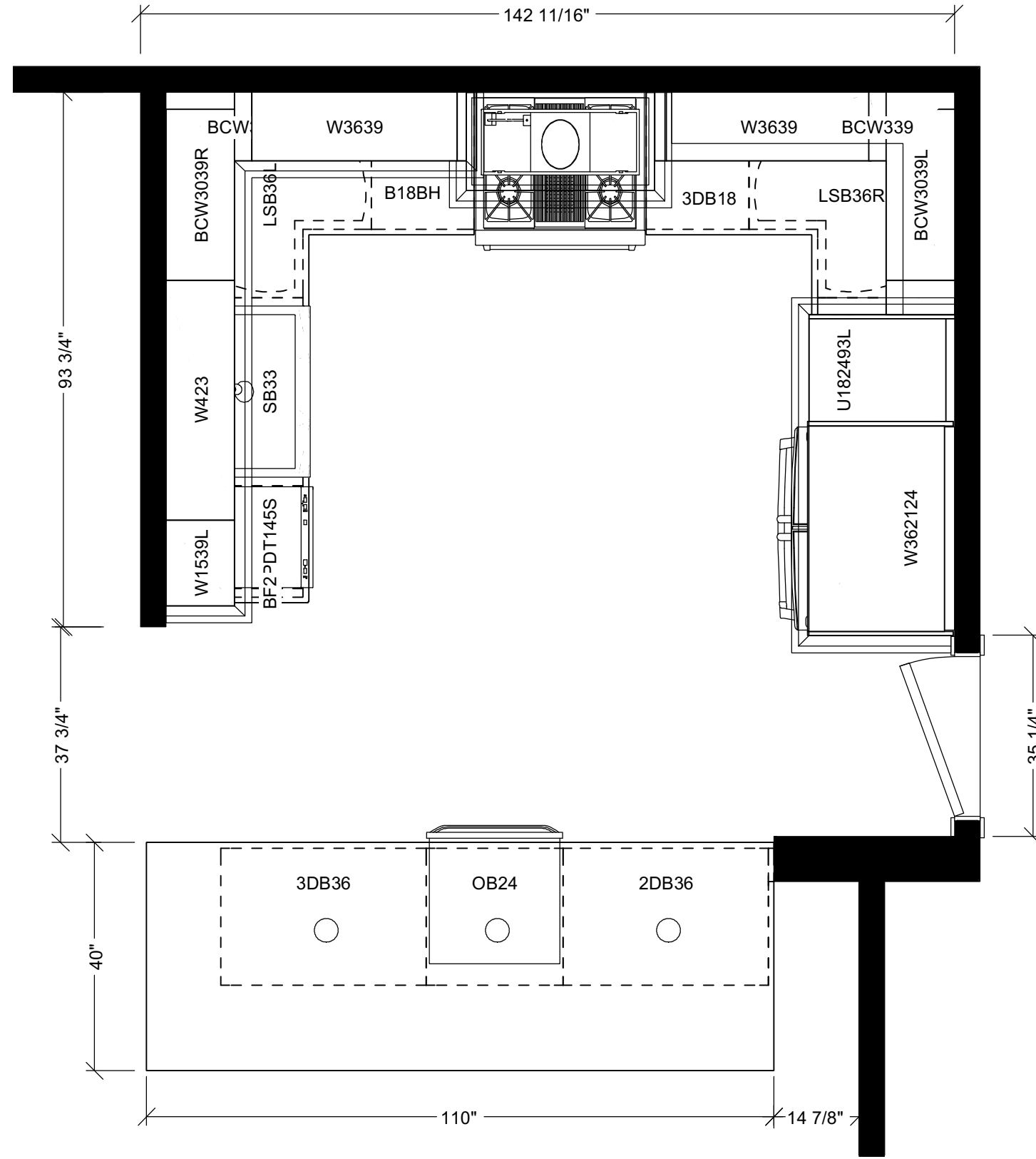
**GENERAL REQUIREMENTS**

- CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- ALL WORK TO COMPLY WITH THE 2022 CALIFORNIA BUILDING STANDARDS CODE AND CITY OF SAN MATEO REQUIREMENTS.
- CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANING UP DEBRIS.
- ANY DISCREPANCIES OR CONCEALED CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO PROCEEDING.



PROPOSED FLOOR PLAN

1/2" = 1'



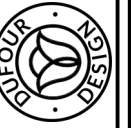
PROPOSED KITCHEN  
PLAN

DRAWN BY: Adrian Dufour, Designer DATE: 10/30/25

SHEET #  
A1

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San Mateo, CA 94402

Miki Kitchen

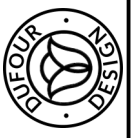
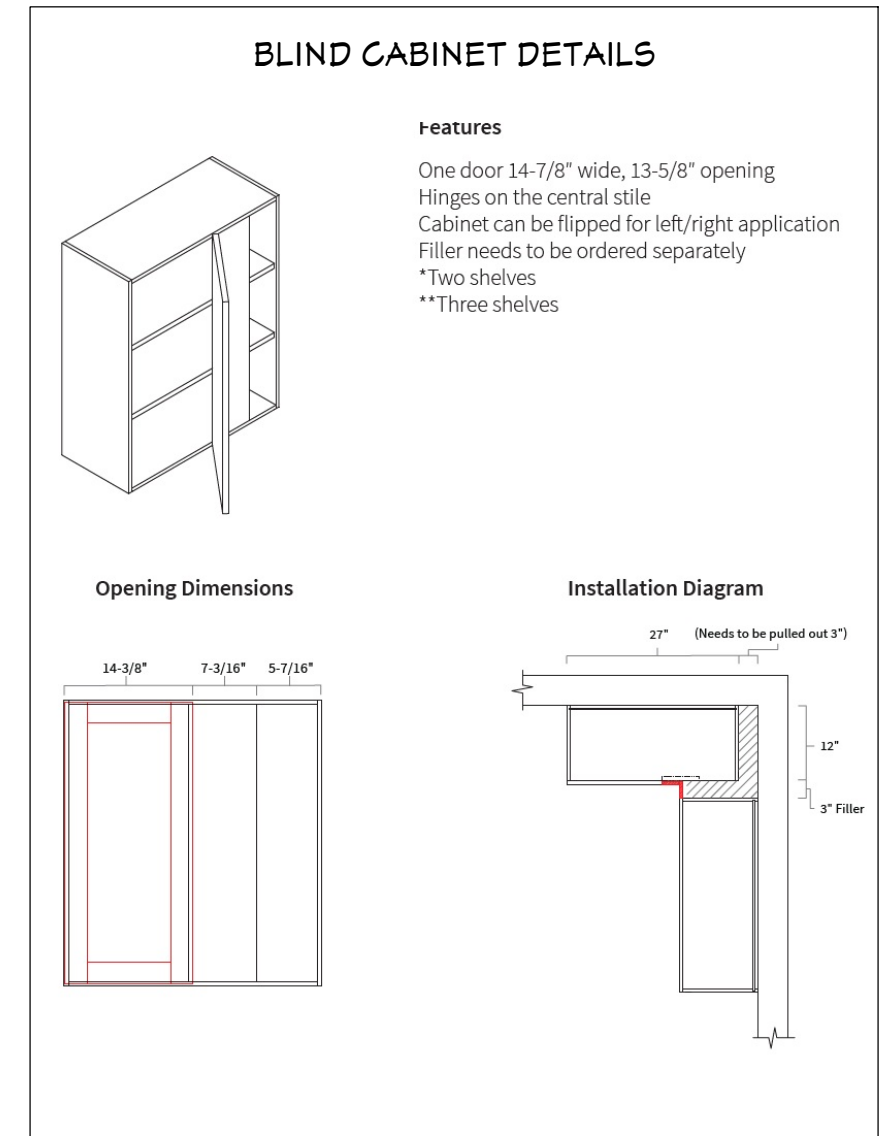
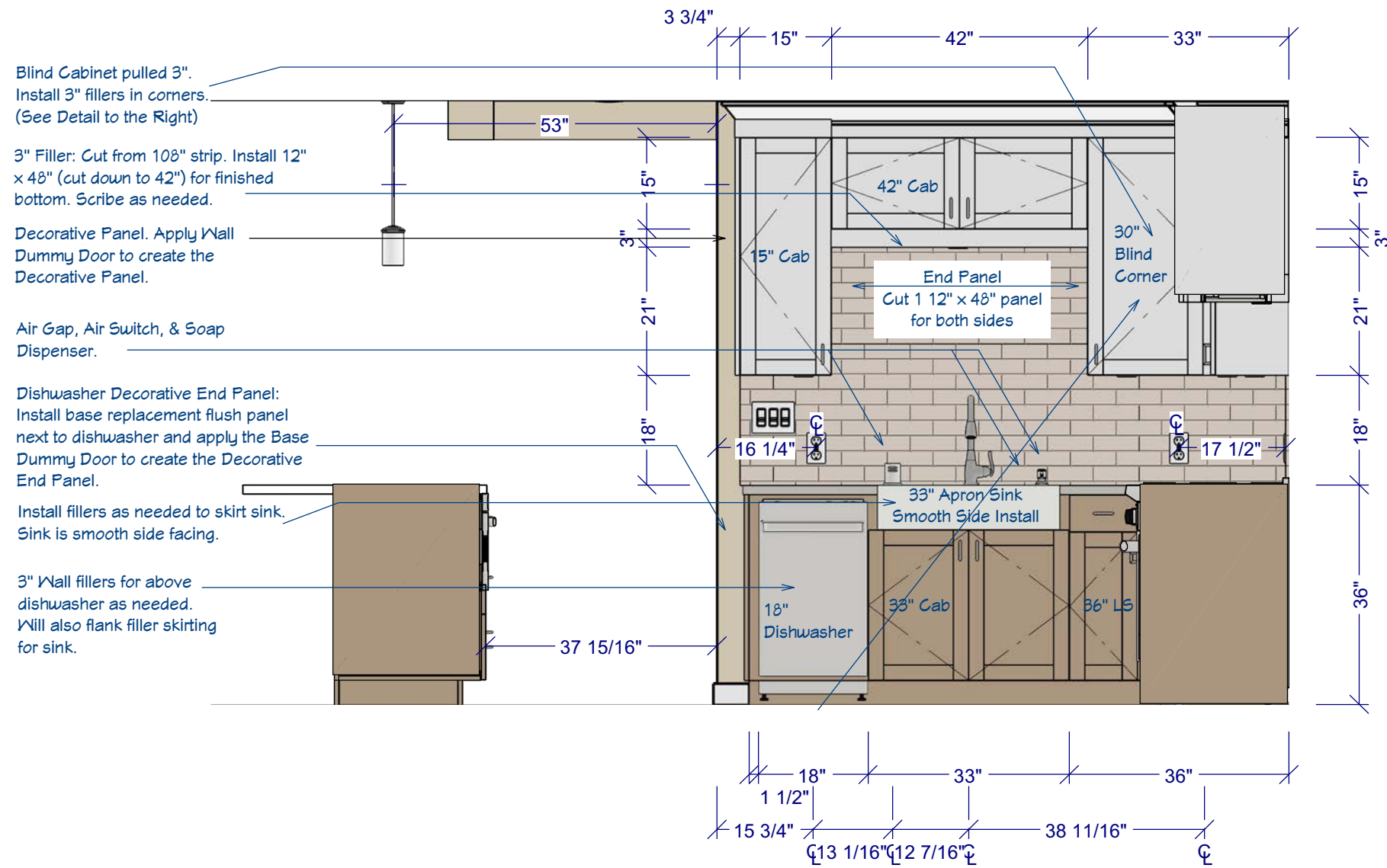


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**NOTE**

These Tiles Must Be Installed Using A Premium Modified Thinset. Do Not Install Using Mastic

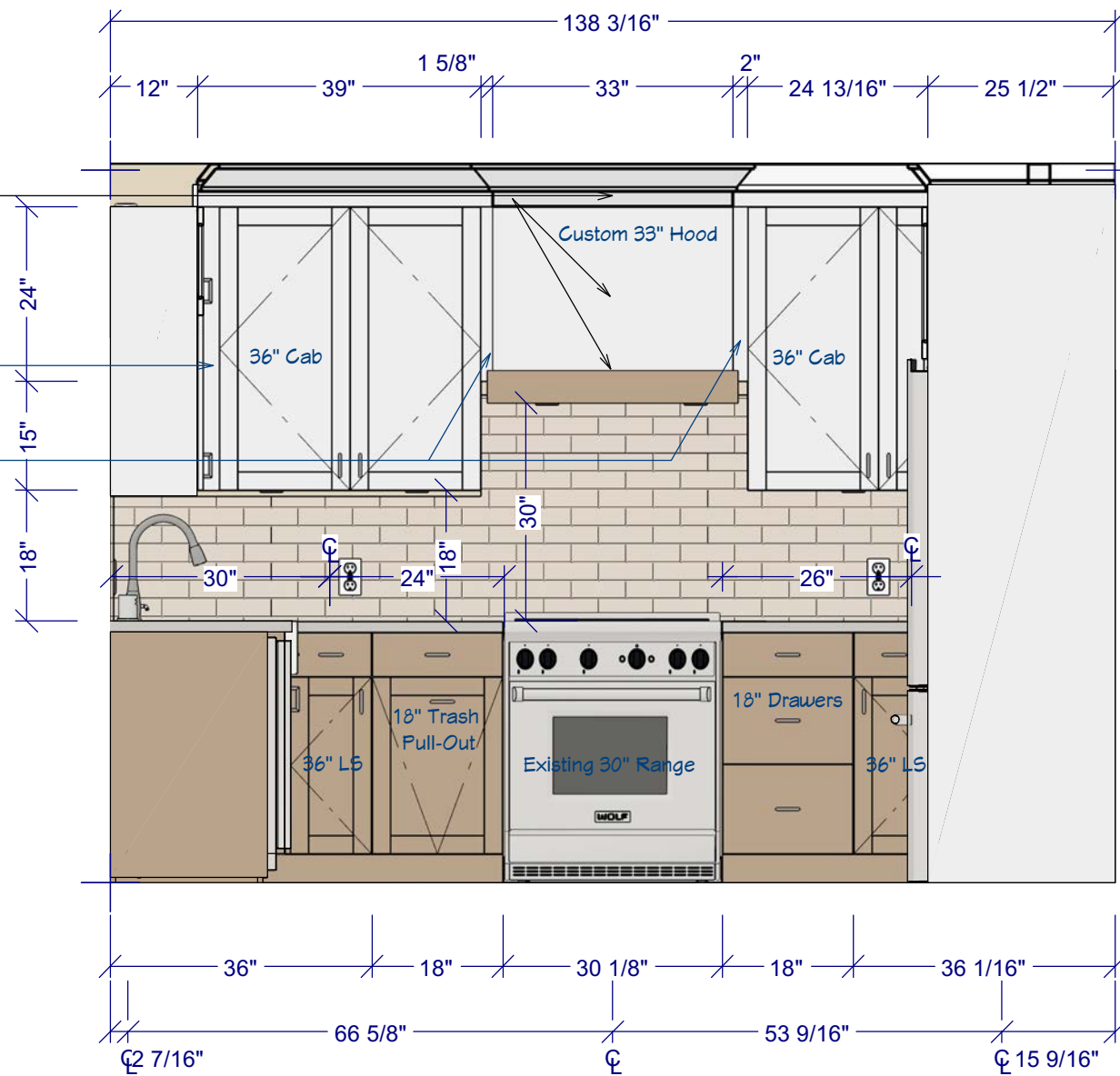


**E2** RANGE ELEVATION  
1/2" = 1'

Custom Hood Box: Crown molding, box, and trim.  
27" x 96" panel for the box.  
3 1/2" crown molding for the hood insert frame.  
4 1/2" toe Kick for trim detail.  
**\*\*SEE DETAIL ON NEXT PAGE**

3" Fillers in both corners of 30" Blind Corner Cabinets.  
Install the cabinets 3" pulled from the wall.

Add fillers to sides of box, flush with cabinets.



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**Miki Kitchen**

**ELEVATIONS: RANGE**  
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**A3**

**CUSTOM HOOD**  
1" = 1"

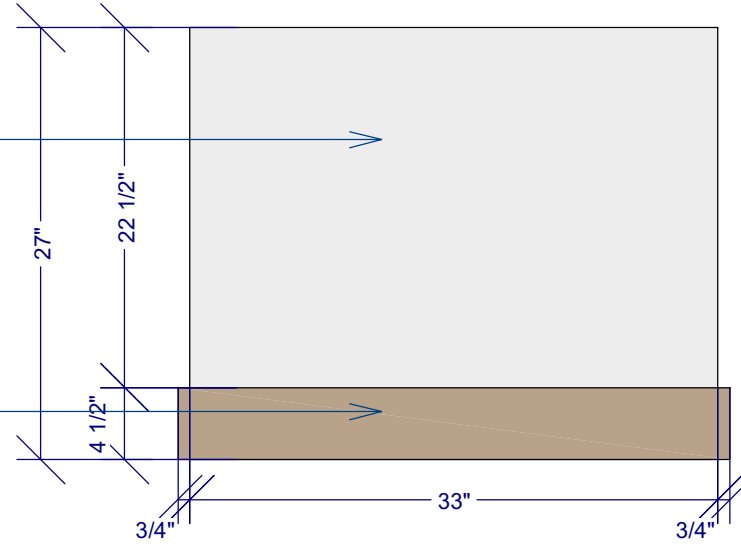
Hood Box: Use 96" Ivory finish panel to create the 33" front and 17.25" sides.

Box Trim: Use Mingo Oak 4.5" Toe Kick.

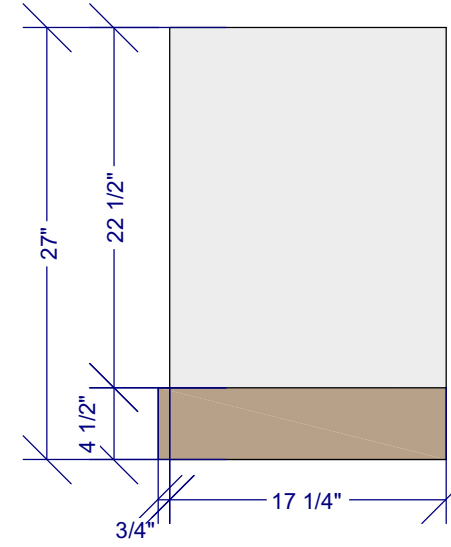
Hood Insert Housing: Use 3.5" Ivory crown molding and install inside the box to house the hood insert.

Hood Top: Cut down 27" x 36" panel and add blocking to create hood top. Cut a hole for vent if necessary. Vent runs sideways through the garage so may not need to cut a hole.

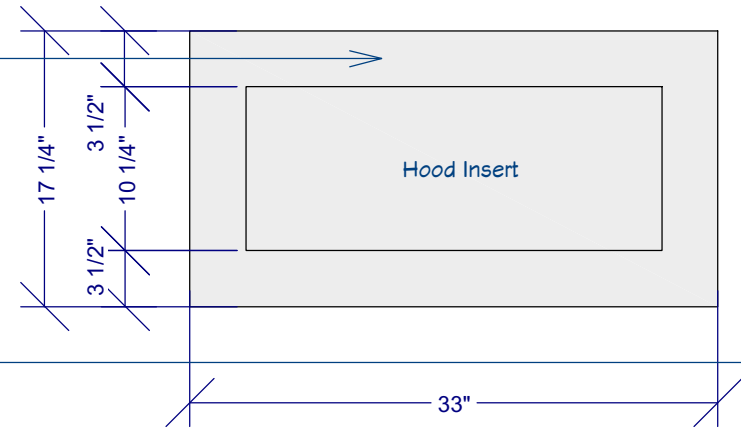
HOOD FRONT



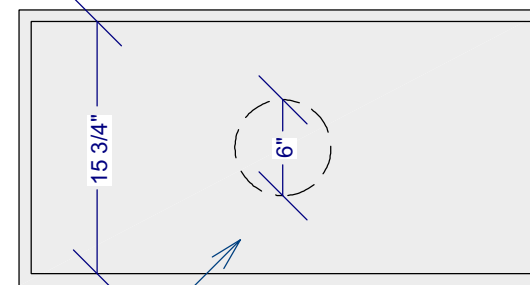
HOOD SIDE



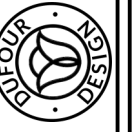
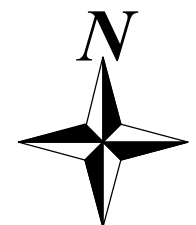
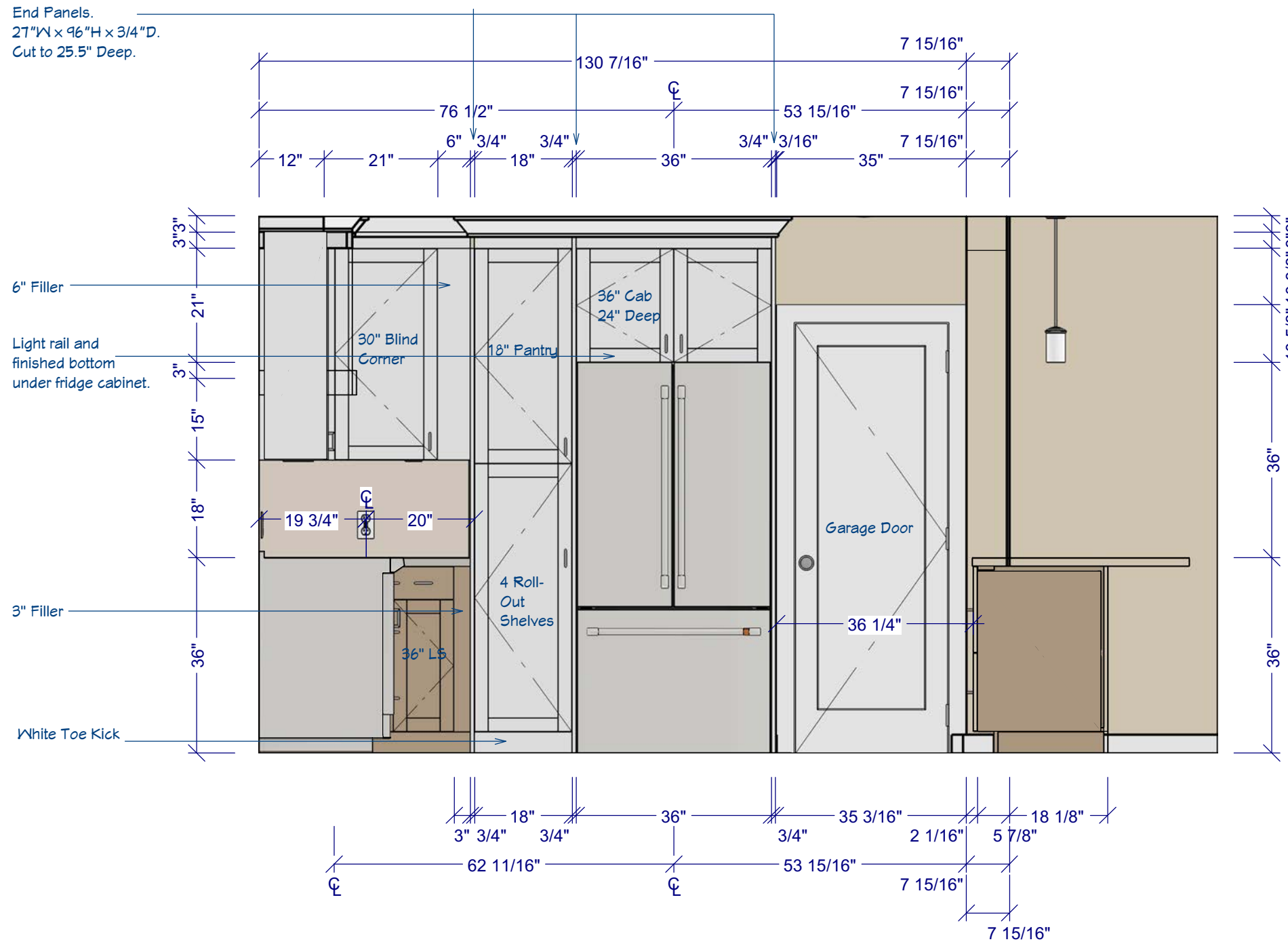
HOOD BOTTOM



HOOD TOP



End Panels.  
27"W x 96"H x 3/4"D.  
Cut to 25.5" Deep.





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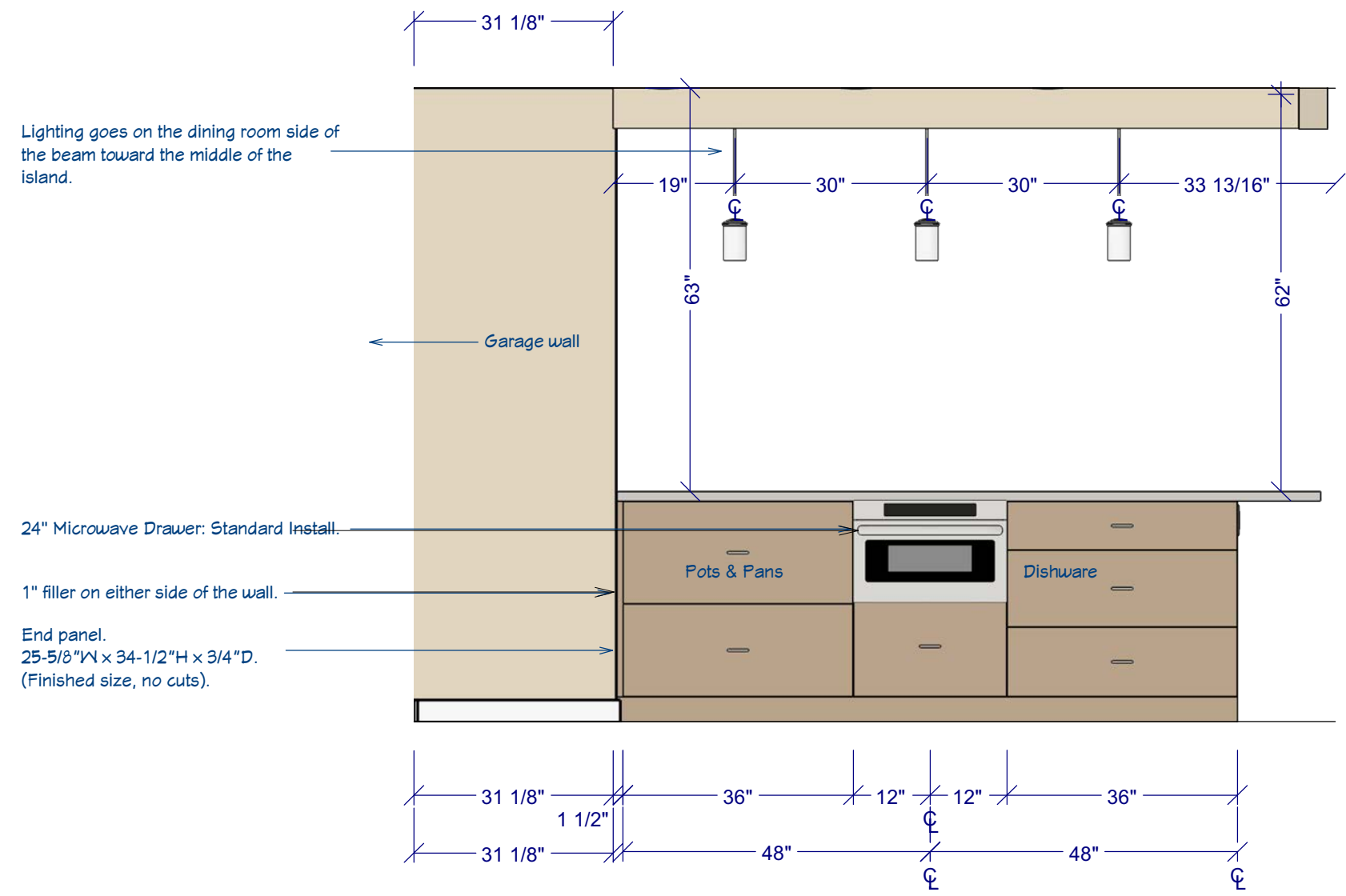
Miki Kitchen

ELEVATIONS: FRONT OF ISLAND

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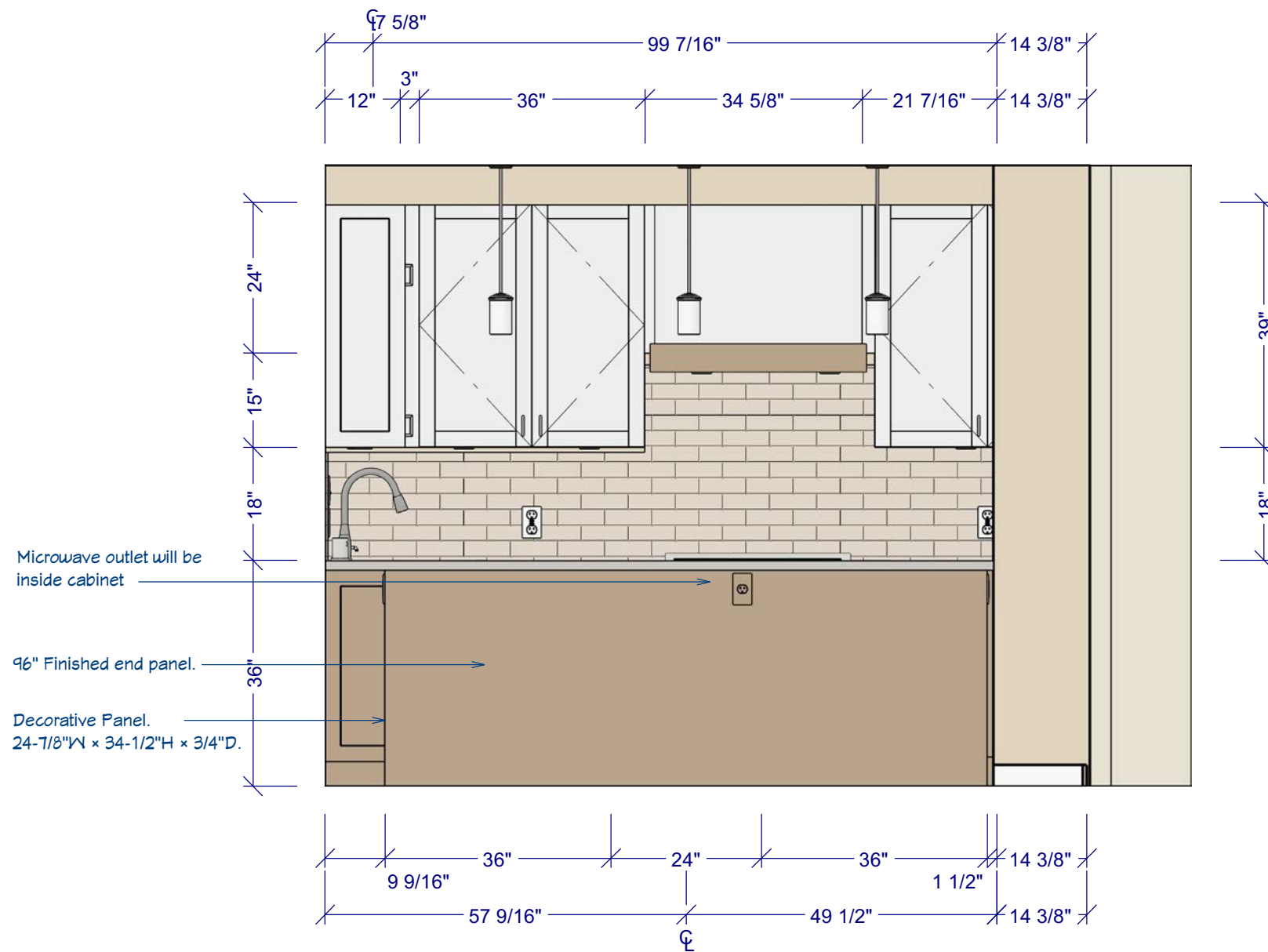
SHEET #

A6



**E4** ISLAND FRONT ELEVATION  
1/2" = 1'

**E5** ISLAND BACK ELEVATION  
1/2" = 1'



## MATERIALS

- Countertops: Tate Manha Quartz
- 2 25.5" D x 110" W Countertop slabs
- 1 39" x 110" Island slab

## GENERAL REQUIREMENTS

- ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR AND FABRICATOR MUST FIELD-VERIFY ALL MEASUREMENTS PRIOR TO FABRICATION.
- SHOP DRAWINGS AND TEMPLATES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE CUTTING ANY MATERIAL.
- FABRICATOR TO ENSURE FIT AND ALIGNMENT WITH ALL CABINETS, APPLIANCES, WALLS, AND FINISH SURFACES.

## MATERIAL + FABRICATION

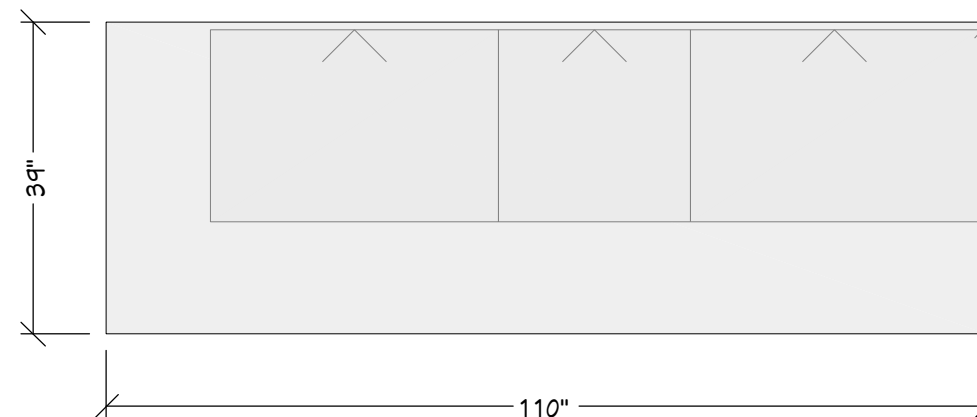
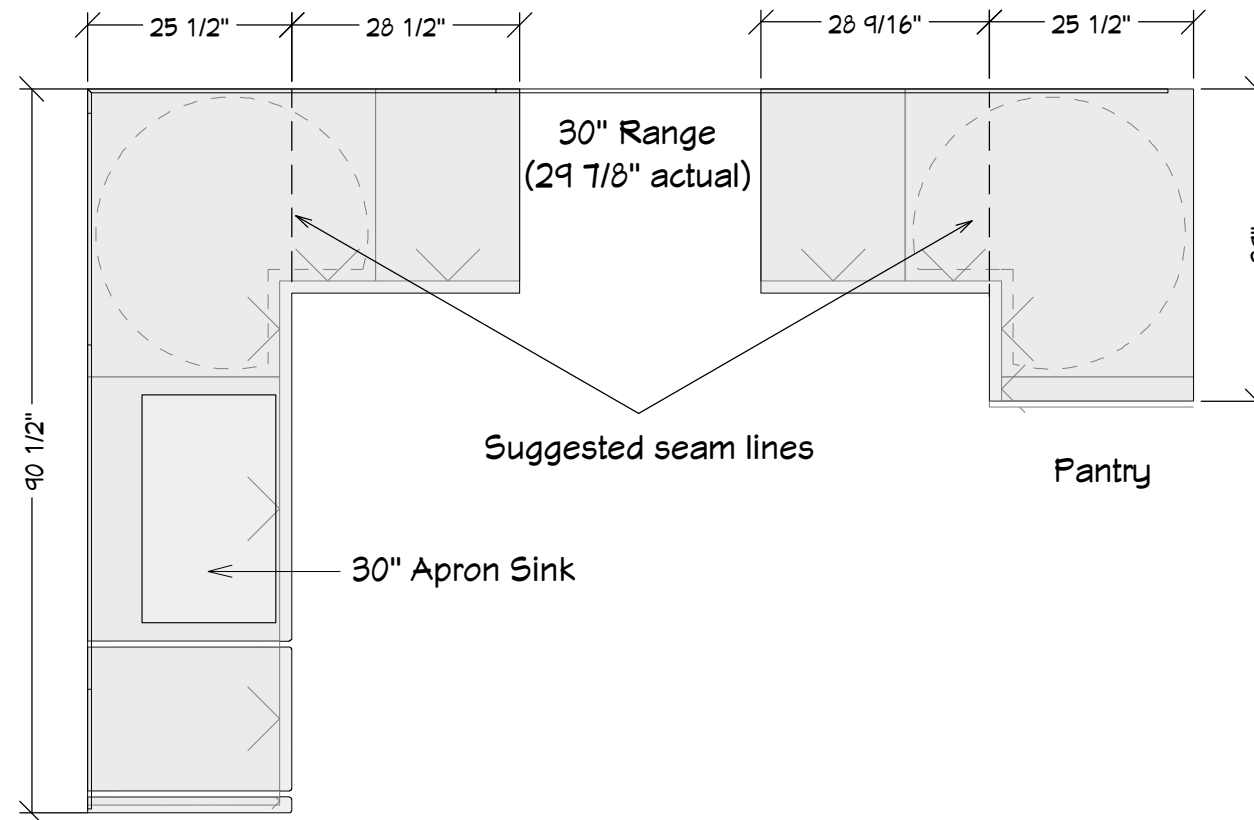
- MATERIAL: QUARTZ (TATE "MANHA" OR APPROVED EQUAL), 3 CM THICKNESS, POLISHED FINISH UNLESS NOTED OTHERWISE.
- FRONT EDGE OVERHANG: 1 1/2" NOMINAL OVER CABINET FACE.
- SIDE OVERHANGS: AS NOTED ON PLAN. NO OVERHANG WHERE COUNTERTOP IS TIGHT TO WALLS OR TALL CABINETRY.
- SEAM PLACEMENT: ALIGN PER PLAN WHERE POSSIBLE, BUT FINAL LOCATION TO BE CONFIRMED IN FIELD BASED ON SLAB YIELD AND SITE CONDITIONS. SEAMS TO BE TIGHT, LEVEL, AND COLOR-MATCHED WITH APPROVED ADHESIVE.

## INSTALLATION

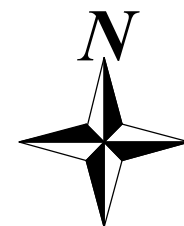
- FABRICATOR RESPONSIBLE FOR ALL CUT-OUTS AND ACCOMMODATIONS FOR PLUMBING AND APPLIANCES, INCLUDING APRON SINK, RANGE, AND ANY FIXTURES.
- INSTALL ALL COUNTERTOPS LEVEL, WITH CONTINUOUS SUPPORT PER MANUFACTURER REQUIREMENTS.
- PROTECT ADJACENT FINISHES DURING FABRICATION AND INSTALLATION

## RESPONSIBILITY

- BUILDER/INSTALLER IS RESPONSIBLE FOR CONFIRMING COMPATIBILITY WITH FIELD CONDITIONS.
- ANY DISCREPANCIES MUST BE REPORTED TO THE PROJECT MANAGER BEFORE INSTALLATION.

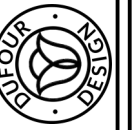


COUNTERTOP PLAN  
1/2" = 1'



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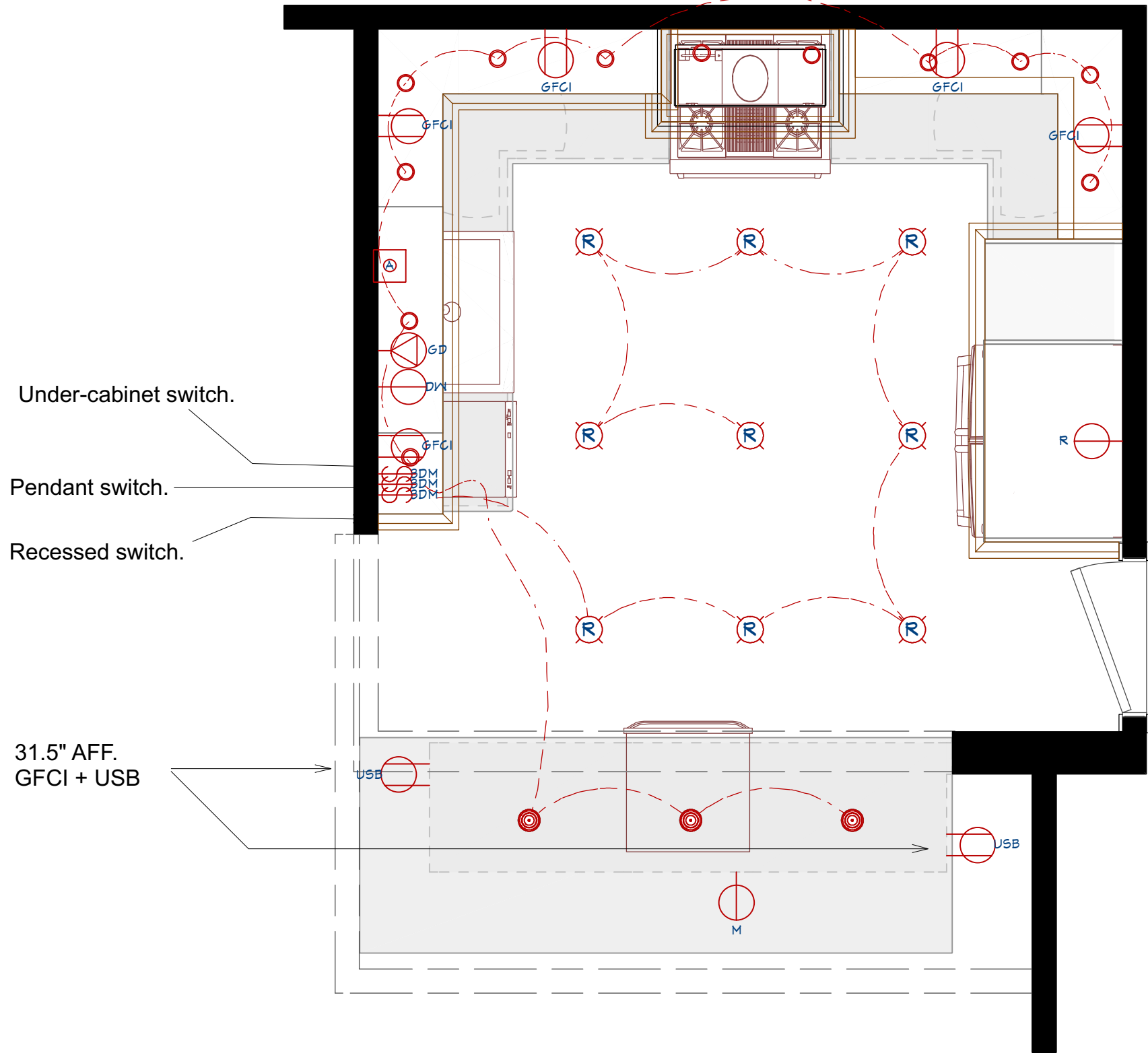
Miki Kitchen

COUNTERTOP PLAN












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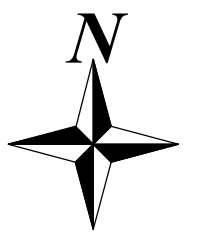
A8



**KITCHEN ELECTRICAL SCHEDULE**

-  AIR SWITCH - COUNTERTOP
-  DECORATOR 2 USB CHARGER OUTLET
-  DISHWASHER
-  GFCI
-  GARBAGE DISPOSAL
-  3-WAY SLIDING DIMMER
-  [HTTPS://WWW.WAYFAIR.COM/LARK-MANOR-HAUTE-MARNE](https://www.wayfair.com/lark-manor-haute-marne)
-  MICROWAVE
-  PUCK
-  RECESSED DOWN LIGHT 4
-  REFRIGERATOR

**PROPOSED ELECTRICAL PLAN**  
1/4" = 1'



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**DUFOUR DESIGN**

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**Miki Kitchen**

**ELECTRICAL PLAN**

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SHEET #  
**M1**

## KITCHEN MATERIALS

	<b><u>CABINETS</u></b>
<b>BASE KITCHEN CABINETS</b>	MINGO OAK FRAMELESS CABINETS - BC2004
<b>UPPER KITCHEN CABINETS</b>	IVORY FRAMELESS CABINETS - BC2001
<b>DOOR TYPE</b>	SHAKER
<b>MOLDING</b>	Straight Crown 3"
<b>CABINET PULLS</b>	TBD
<b>1st FLOOR FLOORING</b>	New Hardwood Floors
<b>COUNTERTOP</b>	Tate Manha Quartz
<b>COUNTERTOP ISLAND</b>	Tate Manha Quartz
<b>BACKSPLASH</b>	Cloe Creme
<b>BACKSPLASH TRIM</b>	Cloé 0.5" x 8" Ceramic Jolly Miter Edge in Creme
<b>GROUT</b>	Custom Prism #382 Bone 17lb. Sanded Grout
<b>SCHLUTER</b>	Kerajolly KJ 3/8in Powder Coated Alum Kalahari)
	<b><u>PLUMBING</u></b>
<b>KITCHEN SINK</b>	Ceramic White 30 in. Farmhouse Single Bowl Workstation Apron Front Kitchen Sink with Bottom Grid and Cutting Board
<b>KITCHEN FAUCET</b>	Adler Touchless Single-Handle Pull-Down Sprayer Kitchen Faucet with MotionSense Wave in Spot Resist Stainless
<b>SOAP DISPENSER</b>	Countertop Deck-Mount Metal Soap and Lotion Dispenser in Brushed Nickel
<b>AIR GAP</b>	8.67 in. x 2.28 in. x 1.8 in. Dishwasher Air Gap Cover in Brushed Nickel
<b>GARBAGE DISPOSAL</b>	Prep Series 1/2 HP Continuous Feed Garbage Disposal with Power Cord and Universal Mount
<b>AIR SWITCH</b>	Brushed Nickel Garbage Disposal Kitchen Air Switch Kit
	<b><u>APPLIANCES</u></b>
<b>REFRIGERATOR</b>	<b>Existing Bosch Fridge 800 Series</b>
<b>RANGE</b>	<b>Existing GE Fridge 36" Gas Range Slide-In</b>
<b>DISHWASHER</b>	Bosch 800 Series 18 in. ADA Compact Top Control Dishwasher in Stainless Steel with Stainless Steel Tub and 3rd Rack, 42 dBA
<b>HOOD</b>	Range Hood Insert/Built-In 30 in. Ultra Quiet Powerful Suction Stainless Steel Ducted Kitchen Vent Hood with LED Lights
<b>MICROWAVE</b>	GE Profile™ Microwave Drawer Oven

