



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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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

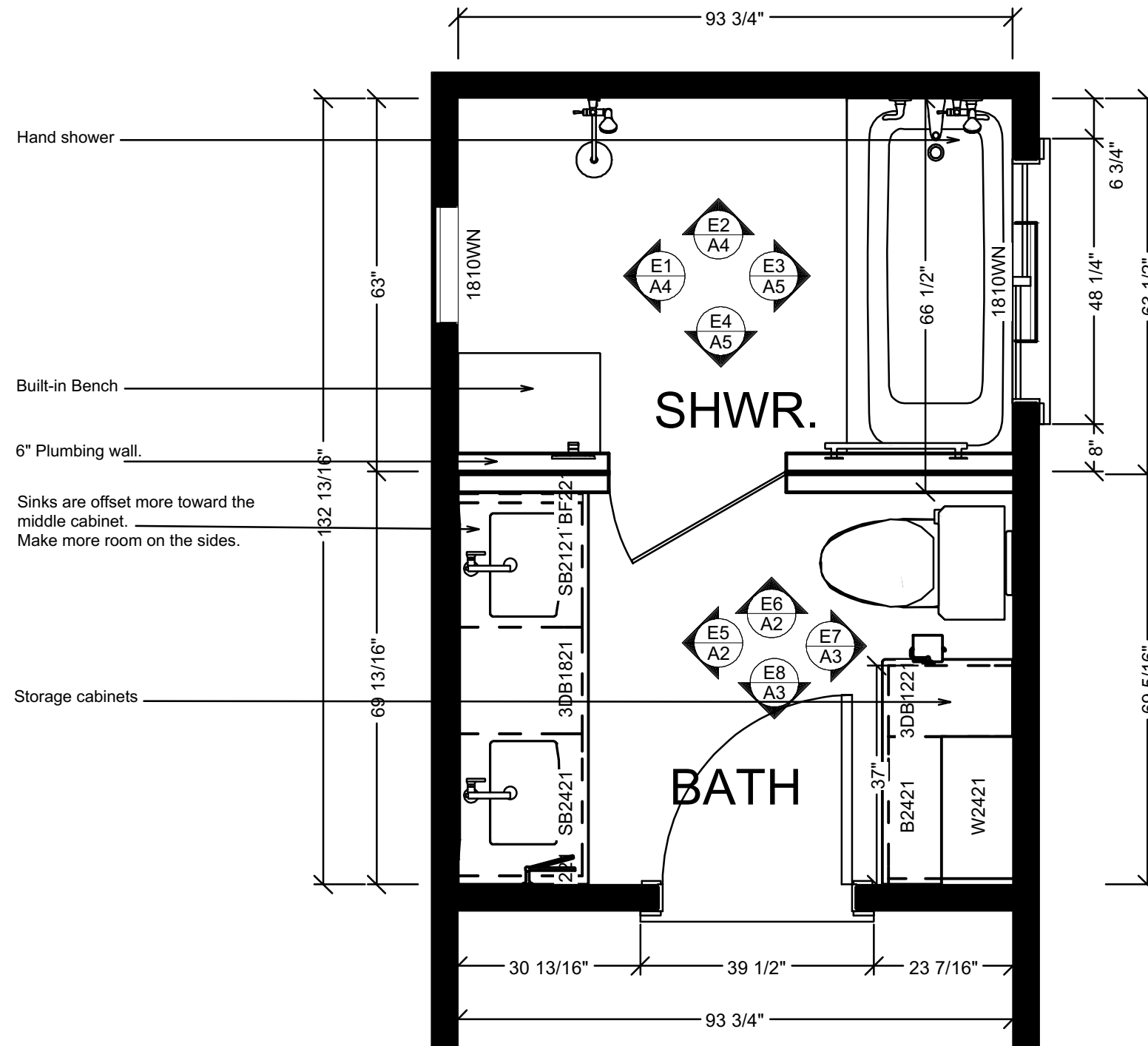
- BASE CABINETS: MINGO OAK
- WALL CABINETS: IVORY
- HARDWARE: MATTE BLACK
- FIXTURES: BRUSHED NICKEL
- WALLS: PAINT TO BE SELECTED FROM APPROVED PALETTE

GENERAL REQUIREMENTS

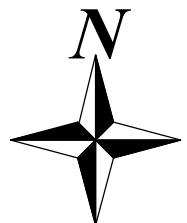
- CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- ALL WORK TO COMPLY WITH THE 2022 CALIFORNIA BUILDING STANDARDS CODE AND CITY OF SAN MATEO REQUIREMENTS.
- CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANING UP DEBRIS.
- ANY DISCREPANCIES OR CONCEALED CONDITIONS MUST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

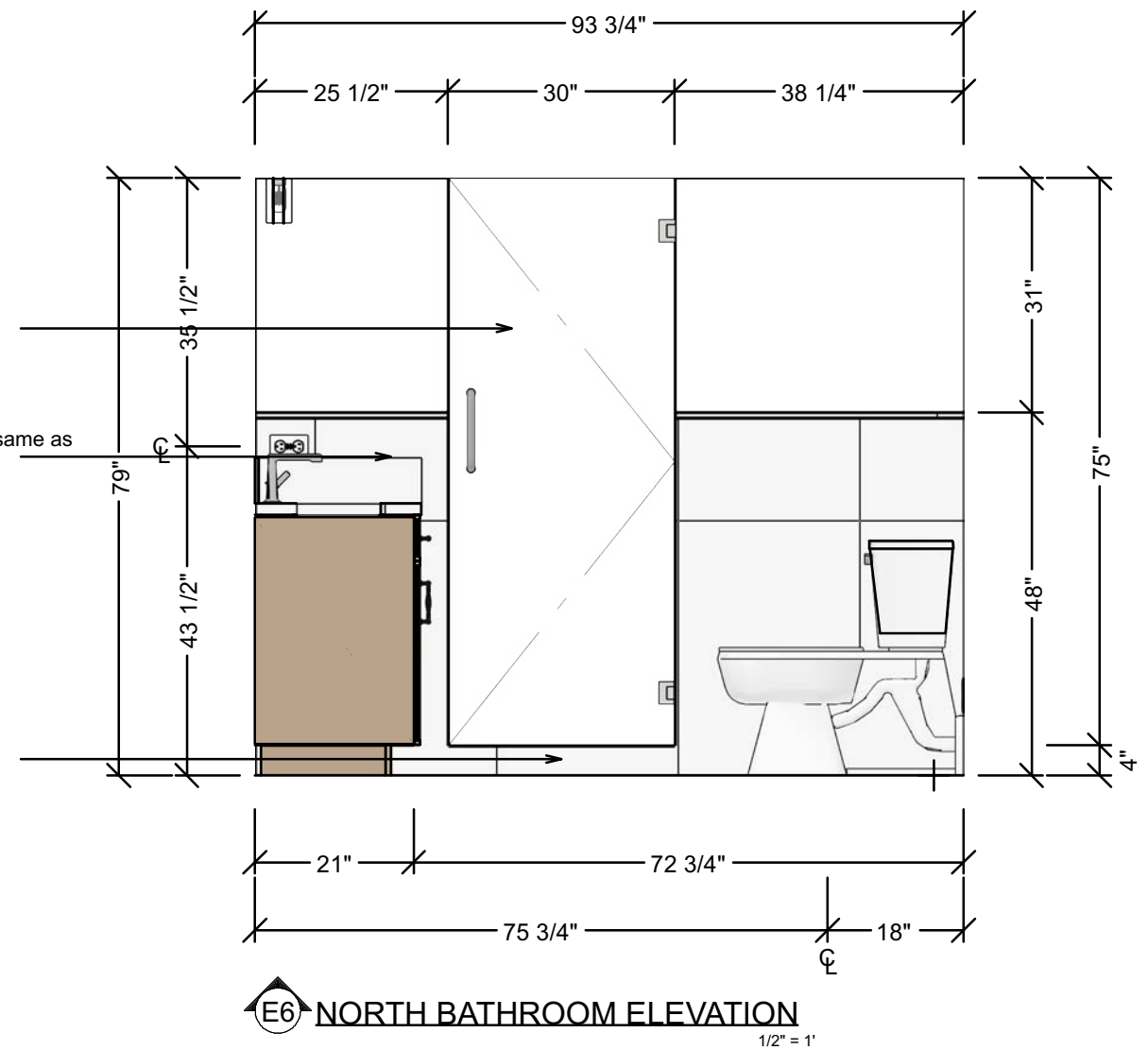
3" tile baseboard in Poetry Stone and schluter.

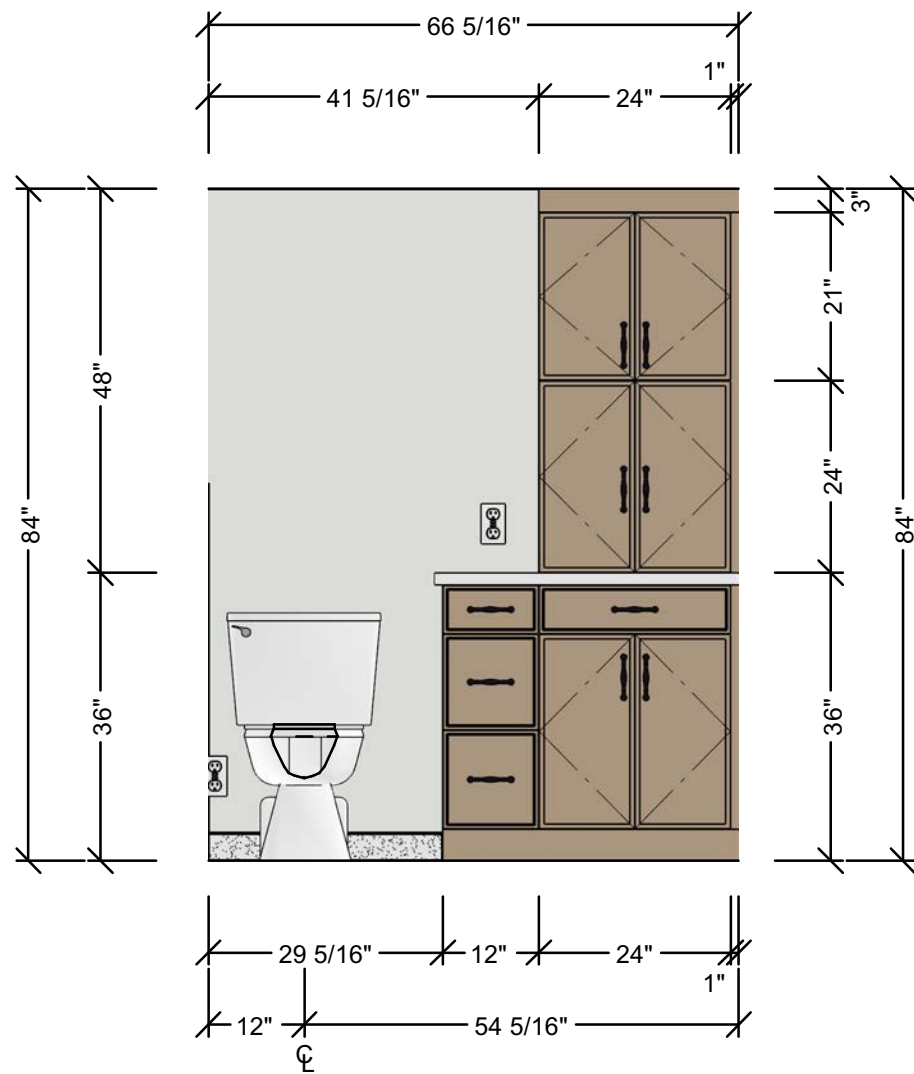
3" tile baseboard in Poetry Stone and schluter.



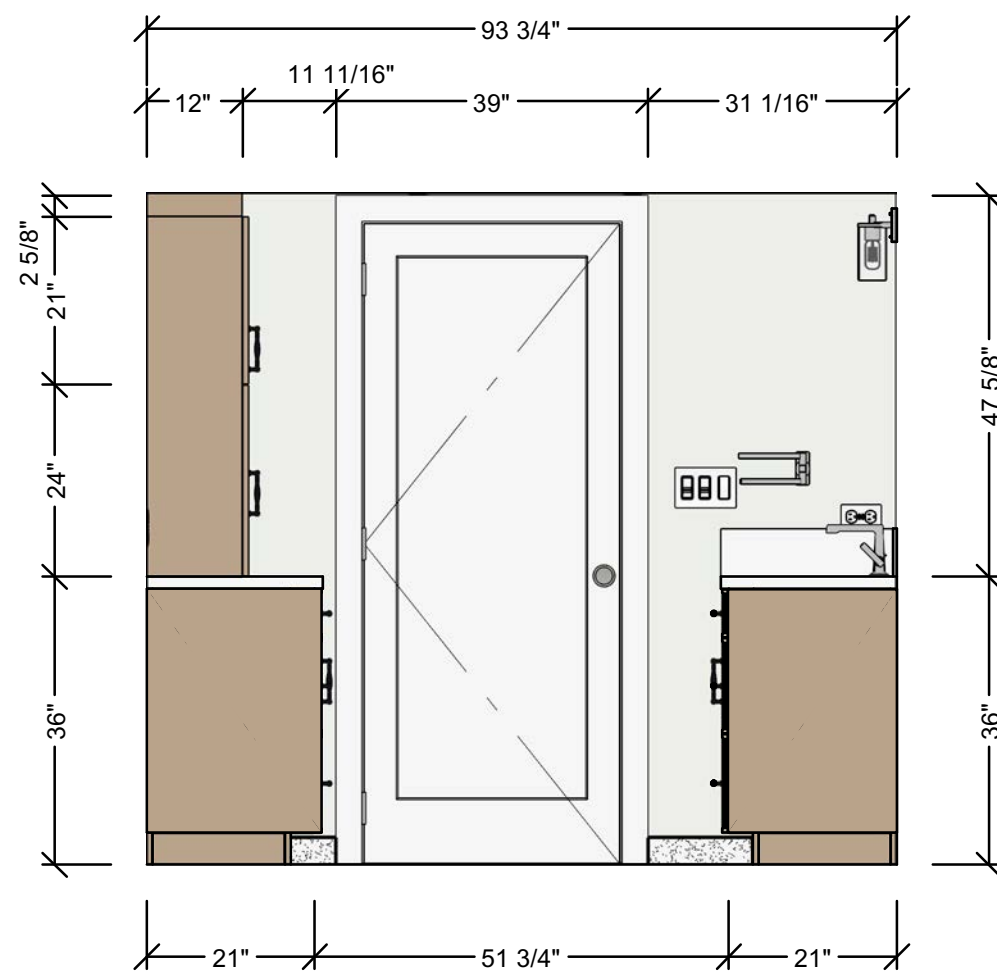
PROPOSED FLOOR PLAN
1/2" = 1'

$$1/2'' = 1'$$


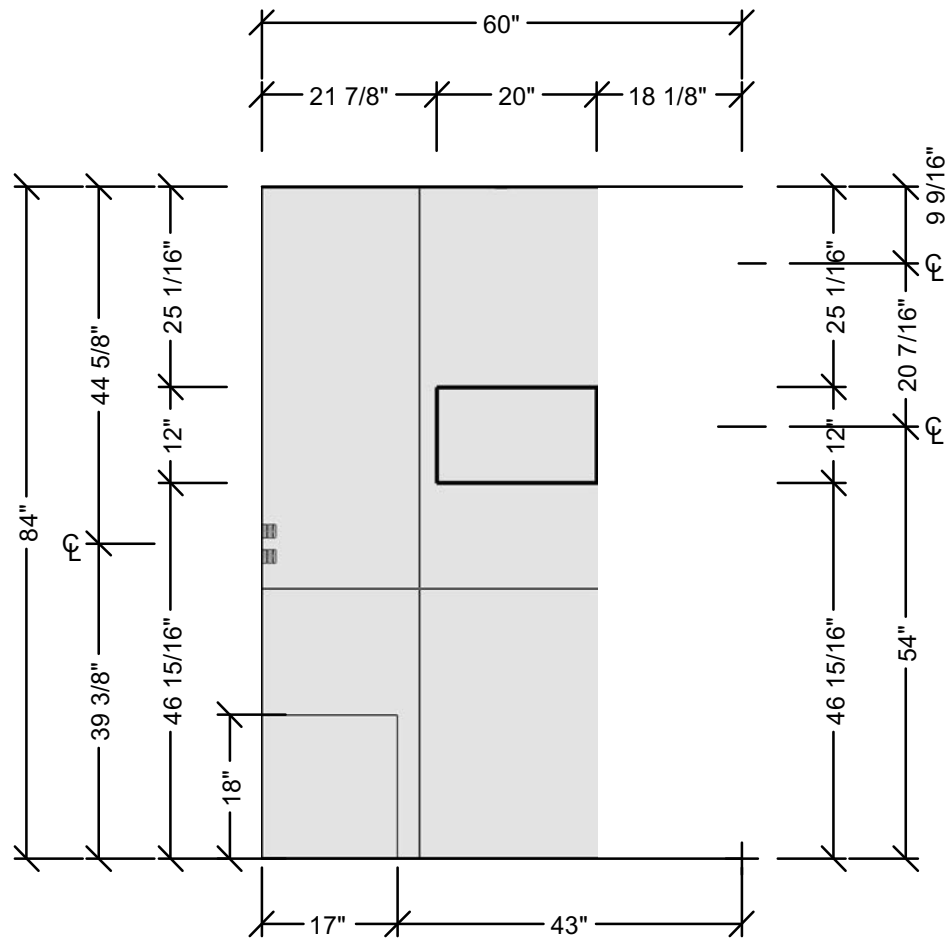




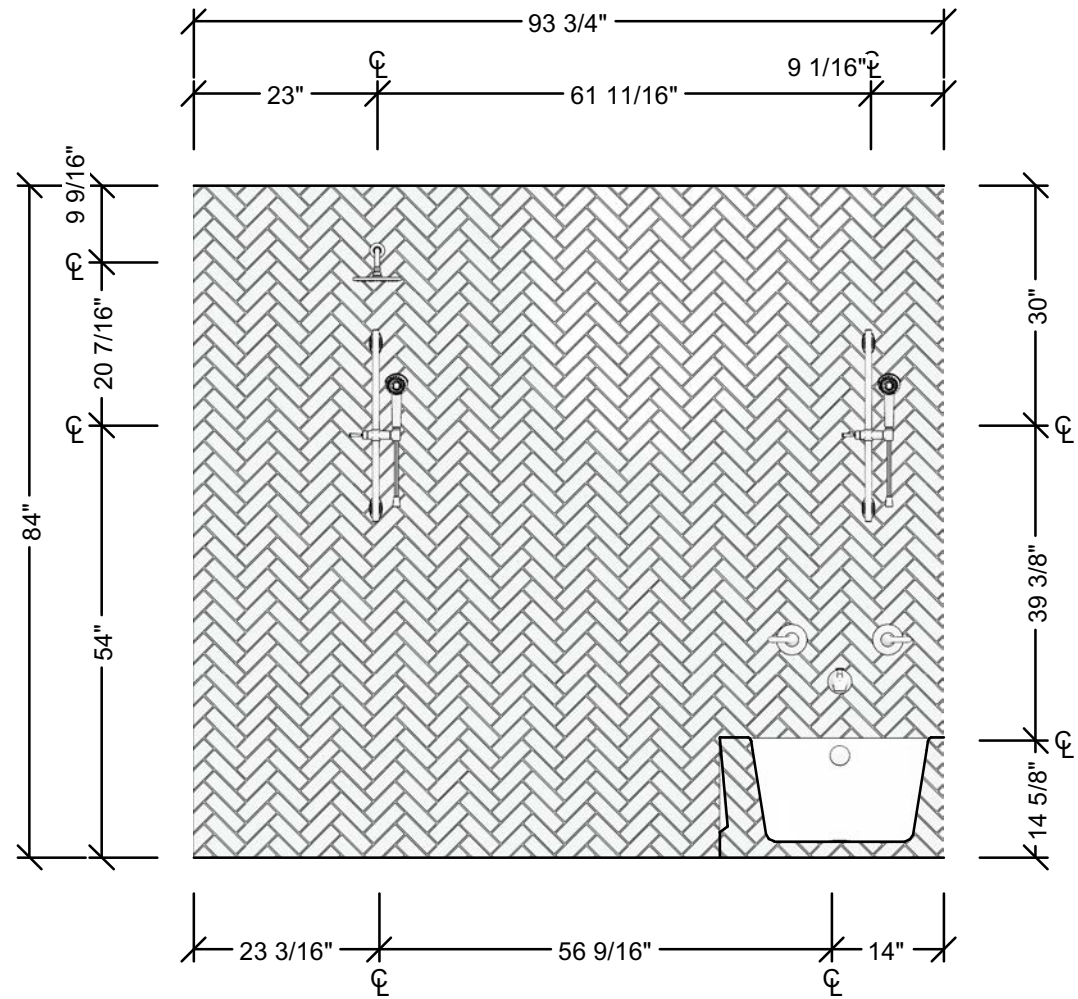
E7 EAST BATHROOM ELEVATION
1/2" = 1'



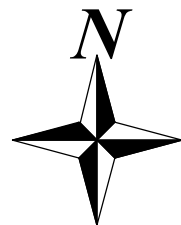
E8 SOUTH BATHROOM ELEVATION
1/2" = 1'



E3 WEST SHOWER ELEVATION



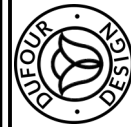
E3 NORTH SHOWER ELEVATION



ELEVATIONS: SHOWER

1431 Alameda de Las Pulgas
San Mateo, CA 94402

Miki Bathrooms



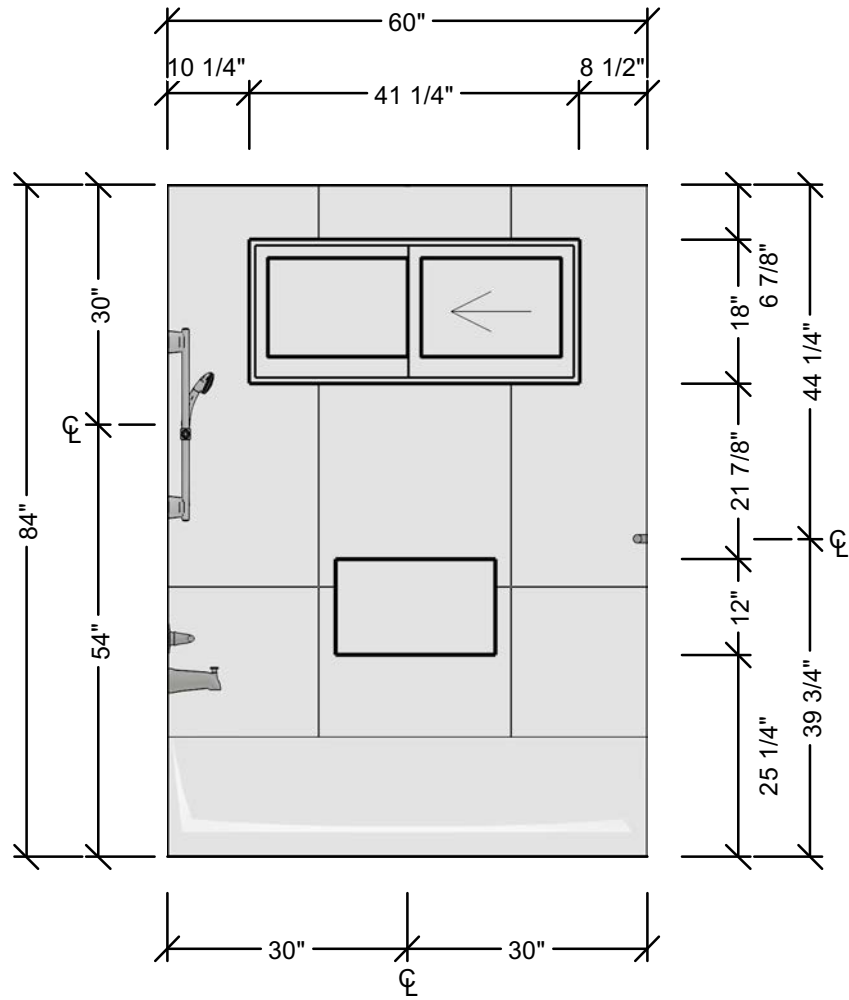
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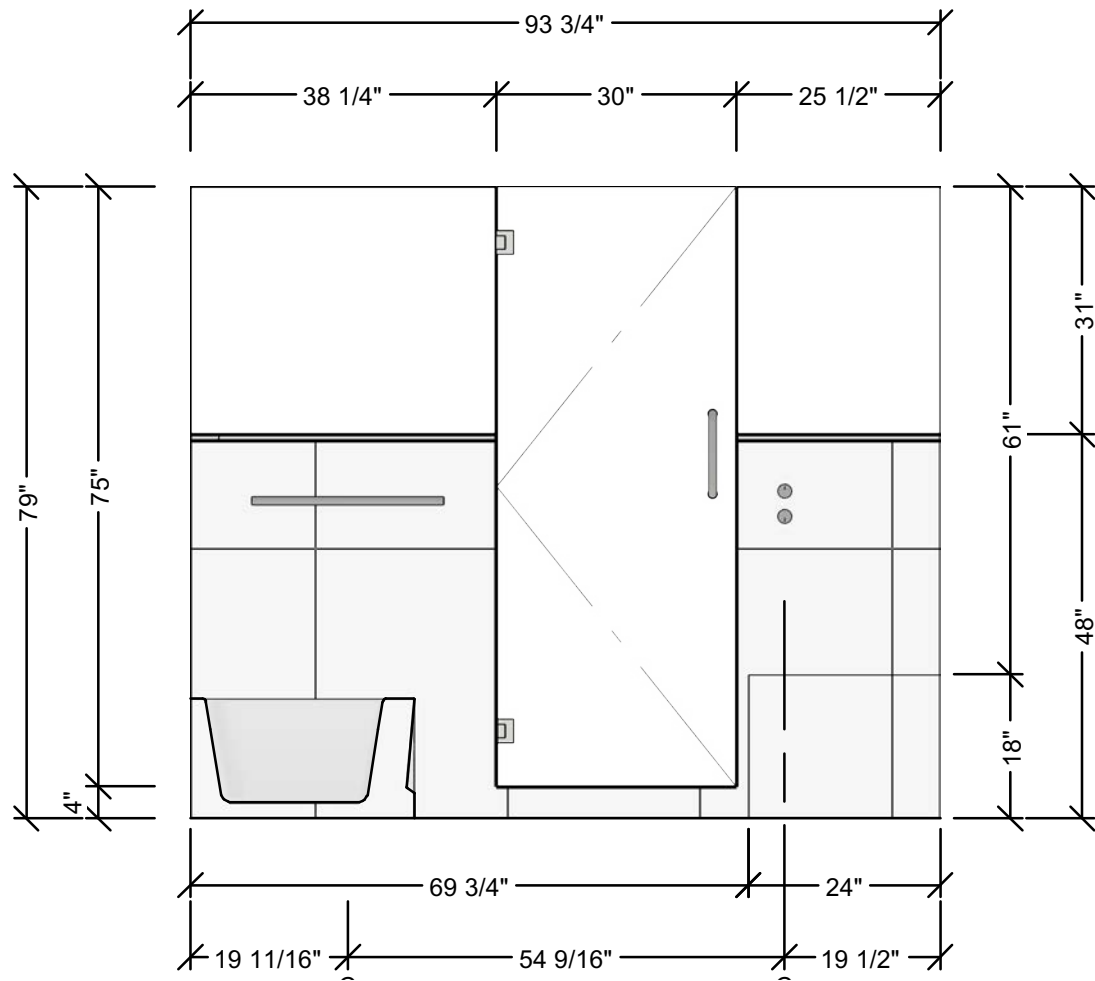
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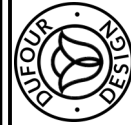
DRAWN BY: Adrian Dufour, Designer DATE: 11/24/25



E3 EAST SHOWER ELEVATION
1/2" = 1'



E4 SOUTH SHOWER ELEVATION
1/2" = 1'



1431 Alameda de Las Pulgas
San Mateo, CA 94402
Miki Bathrooms

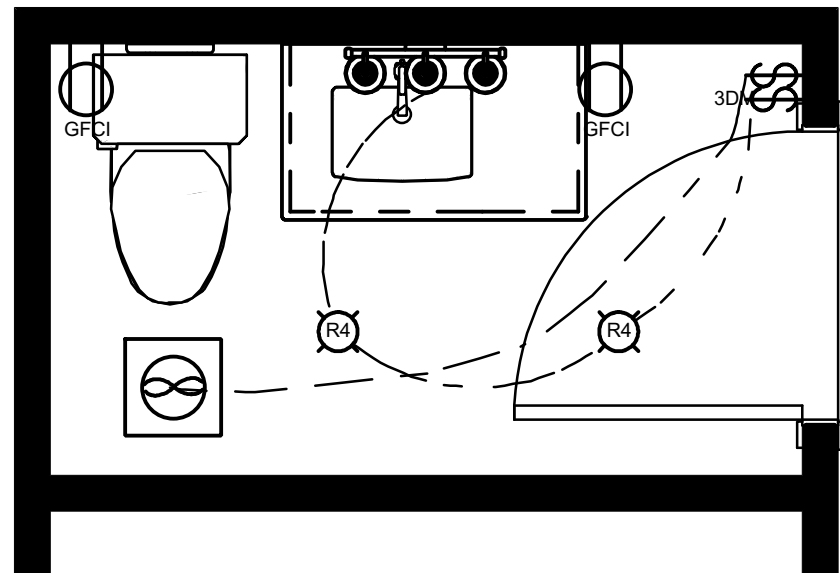
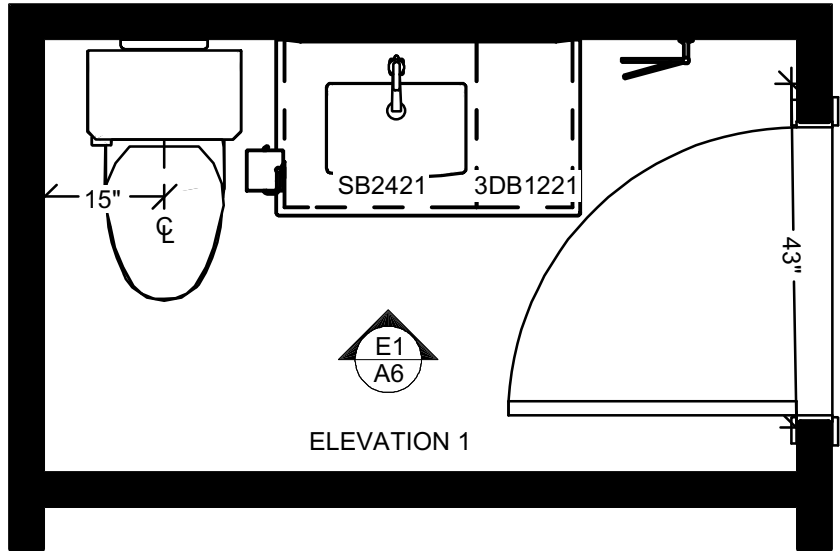
ELEVATIONS: SHOWER

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POWDER ROOM PLANS

1/2" = 1'

ELECTRICAL LEGEND

\$_{3DM} 3-WAY SLIDING DIMMER

(R4) 4" RECESSED LIGHT

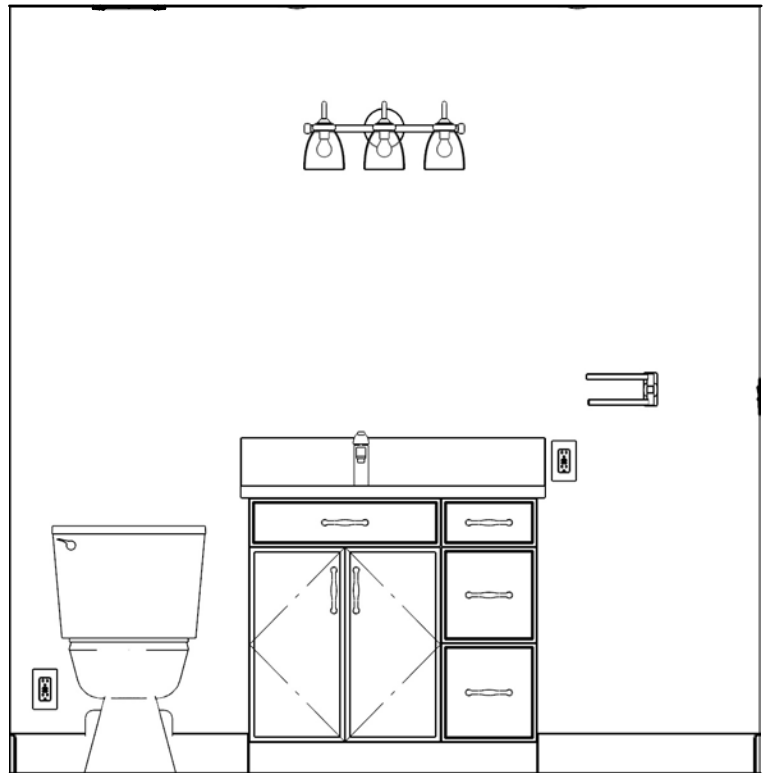
BOWL SCONCE 3

EXHAUST FAN

GFCI

GFCI RECEPTACLE

\$ SINGLE POLE SWITCH



POWDER ROOM ELEVATION

1/2" = 1'

PRIMARY BATHROOM MATERIALS

	TILES
BATHROOM FLOOR TILE	Poetry Stone 24" x 48" Matte Porcelain Field Tile in Beige
LAYOUT	Vertical (from doorway)
GROUT	Custom Prism #011 Snow White 17lb. Sanded Grout
BATHROOM SHOWER TILE	Bluerun 12" x 24" Matte Porcelain Field Tile in Antique White
LAYOUT	Horizontal
BATHROOM SHOWER TILE	Chroma 2" x 18" Glossy Porcelain Field Tile in Aquamarine
LAYOUT	Herringbone
GROUT	Custom Prism #382 Bone 17lb. Sanded Grout
BASEBOARD	KJ Urban Beige Schluter for Bluerun tile baseboard
CABINETS	
VANITY CABINET	MINGO OAK FRAMELESS CABINETS - BC2004
STORAGE CABINET	MINGO OAK FRAMELESS CABINETS - BC2004
	Assembly Fee
DOOR TYPE	Flat Panel
COLOR	Dune Oak
HANDLES	TBD
COUNTERTOP	QZXM-V108 Aspen White
	Coordinating backsplash
MIRROR	Super Bright 60 in. W x 30 in. H Rectangular Frameless LED Light Wall Bathroom Vanity Mirror Front Light and Backlit
	LIGHTING
VANITY LIGHT	Super Bright 60 in. W x 30 in. H Rectangular Frameless LED Light Wall Bathroom Vanity Mirror Front Light and Backlit
SCONCE	51 in. Modern 8-Light Brushed Nickel Vanity Light Over Mirror Bath Wall Lighting Fixtures with Clear Glass Shade
BULBS	60-Watt Equivalent A19 Dimmable CEC Title 20 Compliant 90+ CRI E26 LED Light Bulb, Soft White 2700K (8-Pack)

	PLUMBING
FINISH	Brushed Nickel
SINK	Dawn CUSN015000 Undermount Sink (Cutout Template Included)
SINK DRAIN	Included with faucet
VANITY FAUCET	Dawn Single Lever Lavatory Faucet
SHOWER SYSTEM	Dawn DSSLE04BN **KIT** Lake Tahoe
SHOWER DRAIN	Dawn Linear Shower Drain
BATHTUB	DURAVIT 700355000000090 RH 60"x30" WHITE ARCHITEC 1/4" ACRYLIC RECTANGLE TUB WITH INTEGRATED PANEL AND FLANGE RIGHT HAND DRAIN 60" x 30" 19-1/4" HEIGHT
	Turn Control Bath Waste Overflow
	Trim Kit
	Wall Mount Tub Spout
	2-Way Pressure-Balancing Rough-In Diverter Valve
	2-Way Diverter Trim
	Handheld Shower
EXHAUST FAN	WhisperFit DC, Pick-A-Flow 50,80,110 CFM ENERGY STAR Quiet Ceiling Bathroom Exhaust Fan w/Flex-Z Fast Install Bracket
TOILET	American Standard Reliant 12 in. Rough In 2-Piece 1.28 GPF Single Flush Round Toilet with Slow Close Seat in White
TOILET SEAT	A2 Washlet Elongated Electronic Bidet Toilet Seat with Warm Water Cleansing, Cotton White

POWDER ROOM MATERIALS

BATHROOM FLOOR	Same as ground floor wood
BASEBOARD	
	POWDER ROOM
VANITY CABINET	OLIVE GREEN FRAMELESS CABINETS - BC2004
DOOR TYPE	TBD
COLOR	
HANDLES	
COUNTERTOP	QZXM-V108 Aspen White
	Backsplash
MIRROR	36 in. W x 30 in. H Rectangular Frameless LED Light Anti-Fog Wall Bathroom Vanity Mirror with Front Light
	LIGHTING
VANITY LIGHT	Super Bright 60 in. W x 30 in. H Rectangular Frameless LED Light Wall Bathroom Vanity Mirror Front Light and Backlit
BULBS	60-Watt Equivalent ST19 Dimmable Straight Filament Clear Glass E26 Vintage Edison LED Light Bulb, Soft White (4-Pack)
	PLUMBING
FINISH	BRUSHED NICKEL
SINK	Dawn CUSN015000 Undermount Sink (Cutout Template Included)
SINK DRAIN	Included with faucet
VANITY FAUCET	Dawn Single Lever Lavatory Faucet AB67 1540BN
EXHAUST FAN	50 CFM Quick Install Professional Ceiling and Wall Mount Easy Roomside Bathroom/Bath Exhaust Fan, ENERGY STAR
TOILET	
TOILET SEAT	A2 Washlet Elongated Electronic Bidet Toilet Seat with Warm Water Cleansing, Cotton White

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POWDER ROOM MATERIALS

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