

**PETER HOPE DESIGN**  
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**BATHROOM ADDITION**

11 Sherwood Dr,  
 Inverness, CA 94937  
 APN: 114-071-44

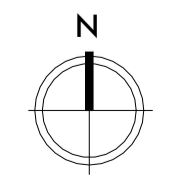
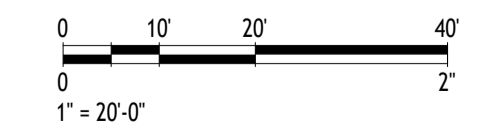
FIELD VERIFICATION:  
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND INFORM PETER HOPE DESIGN OF ALL DIMENSION ERRORS, OMISSIONS OR CONFLICTS PRIOR TO ANY WORK BEGINNING. DO NOT SCALE THESE DRAWINGS.

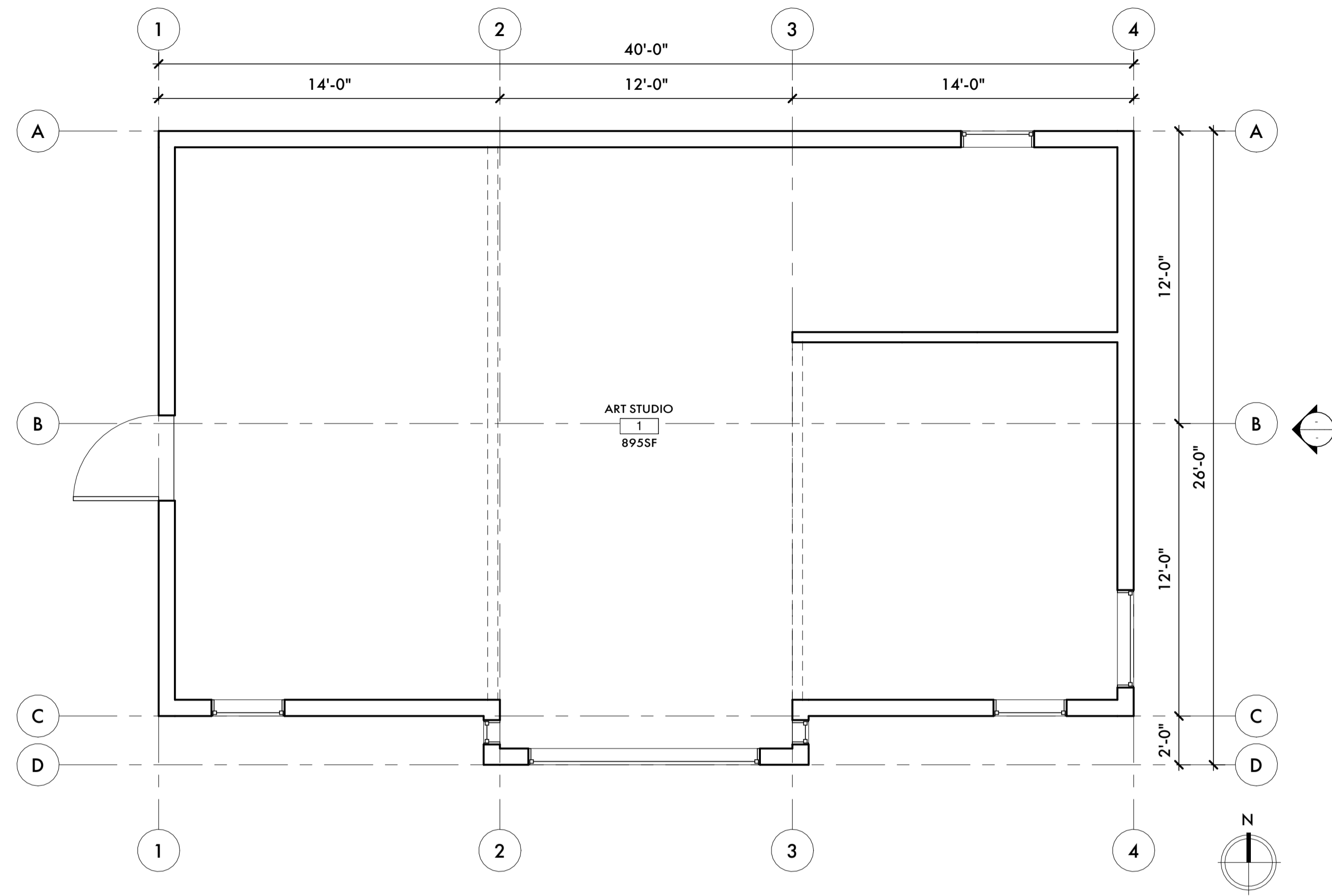
SCALE : 1" = 20'-0"  
 SITE PLAN

DRAWIN BY: PH  
 PROJECT: 25-03

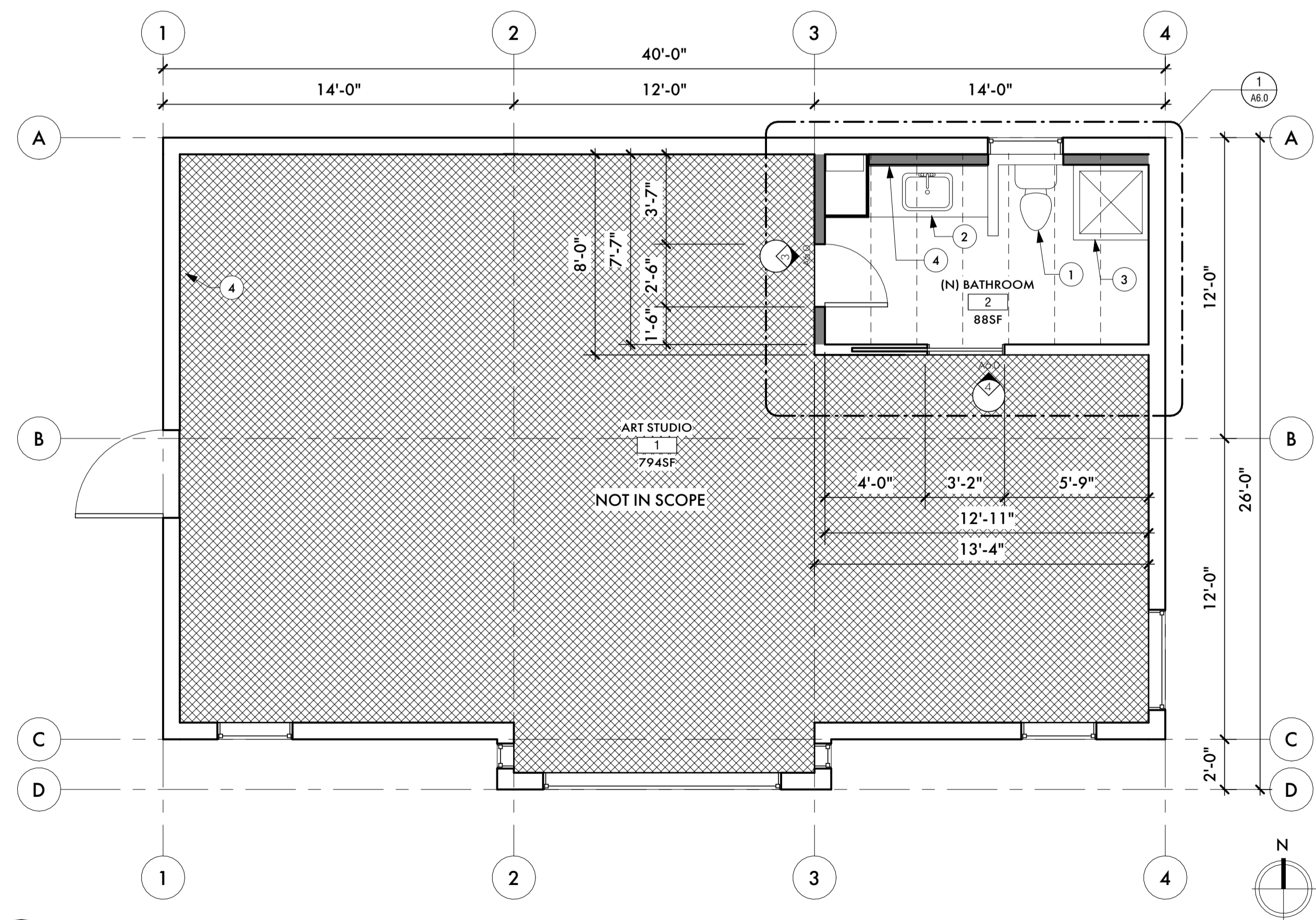
**A1.0**

1 SITE PLAN  
 1" = 20'-0"





2 EXISTING FLOOR PLAN  
1/4" = 1'-0"



1 CEILING PLAN - LIGHTING  
1/4" = 1'-0"

FLOOR PLAN LEGEND	
	(E) WALL
	(N) WALL
KEY NOTES	
①	(N) TOILET
②	(N) SINK & VANITY
③	(N) SHOWER
④	(E) 200 AMP ELECTRICAL PANEL
④	(N) FURRING WALL FOR PLUMBING VENTING

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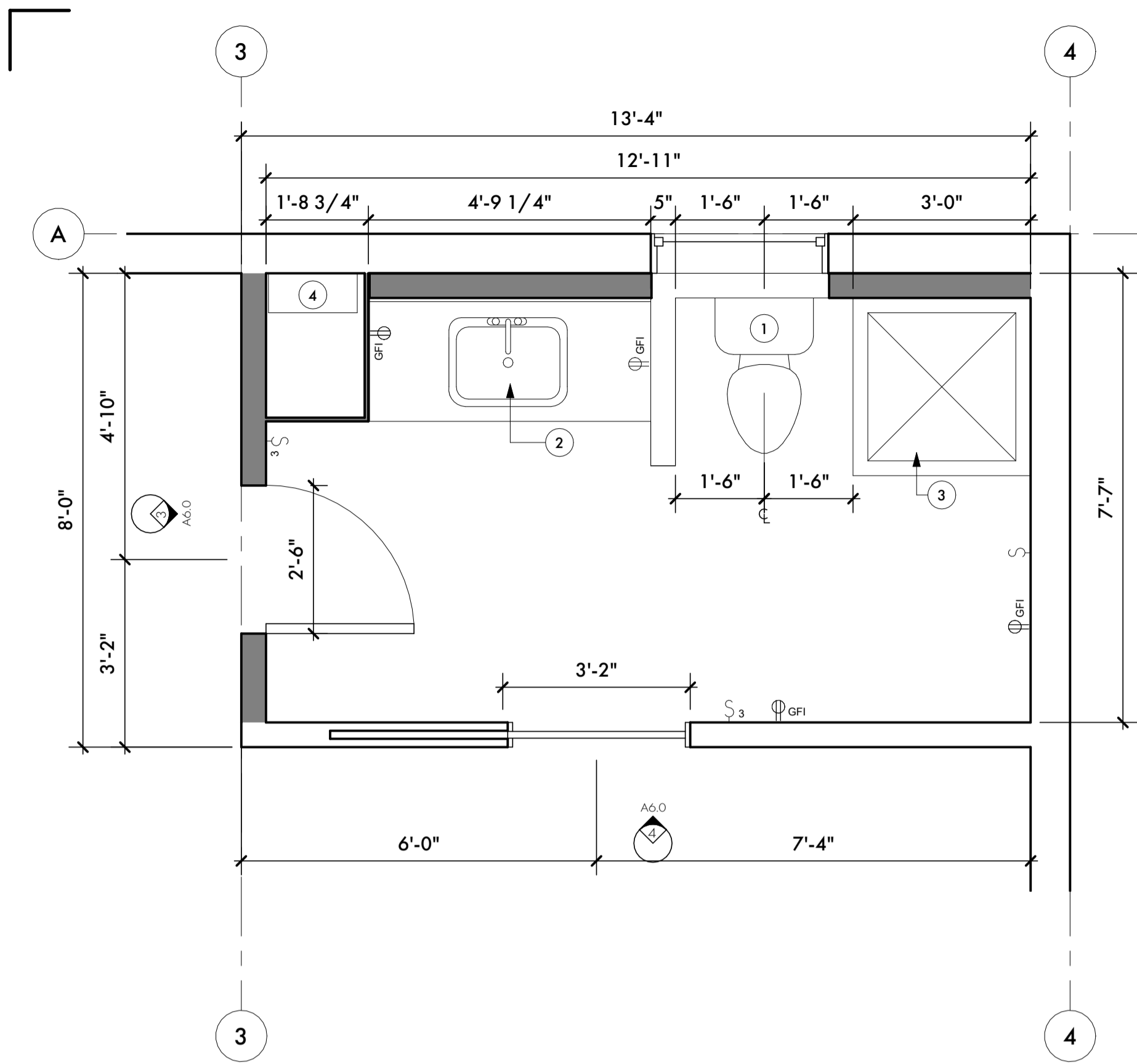
SCALE : 1/4" = 1'-0"

STUDIO EXISTING & PROPOSED FLOOR PLANS

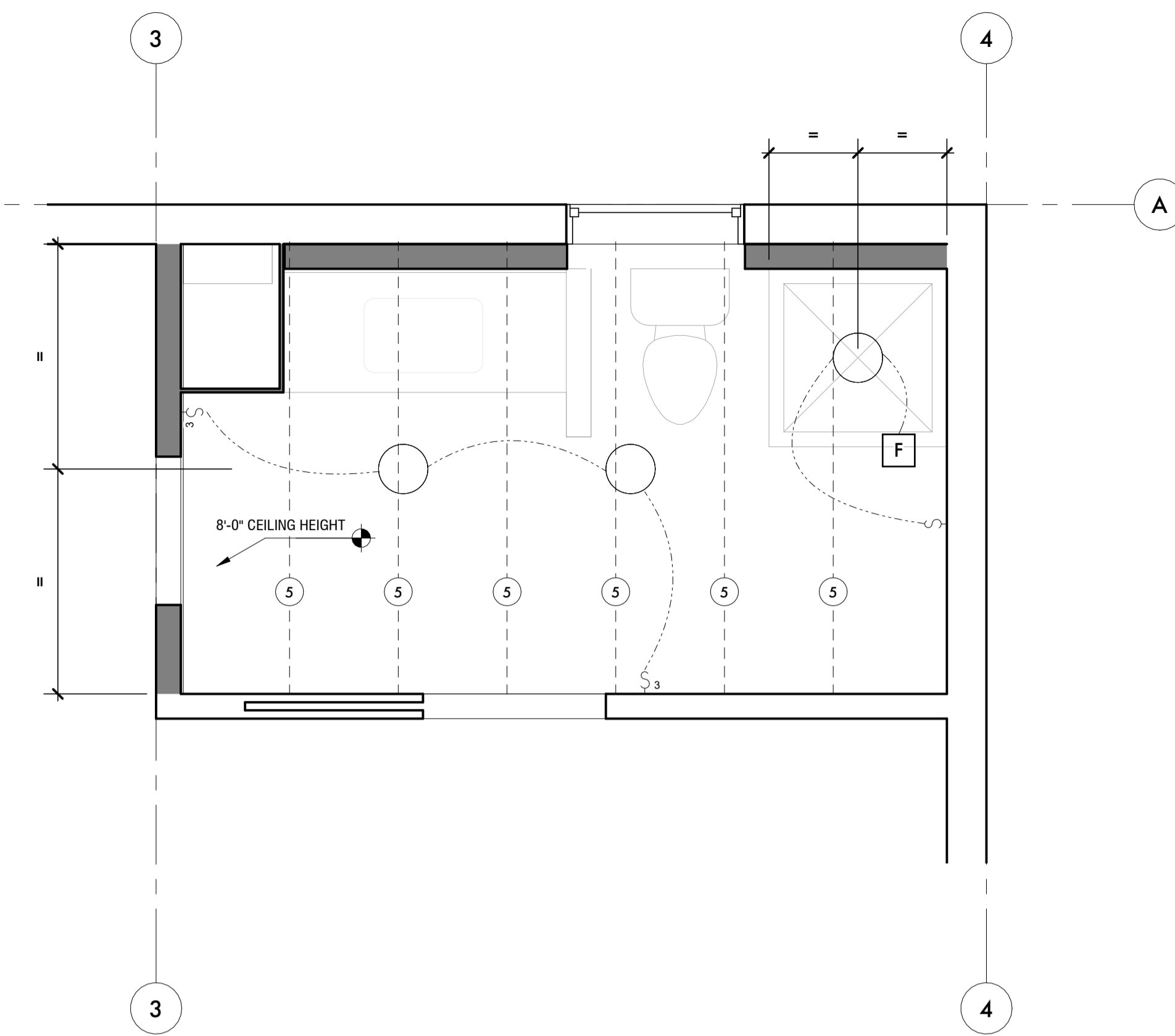
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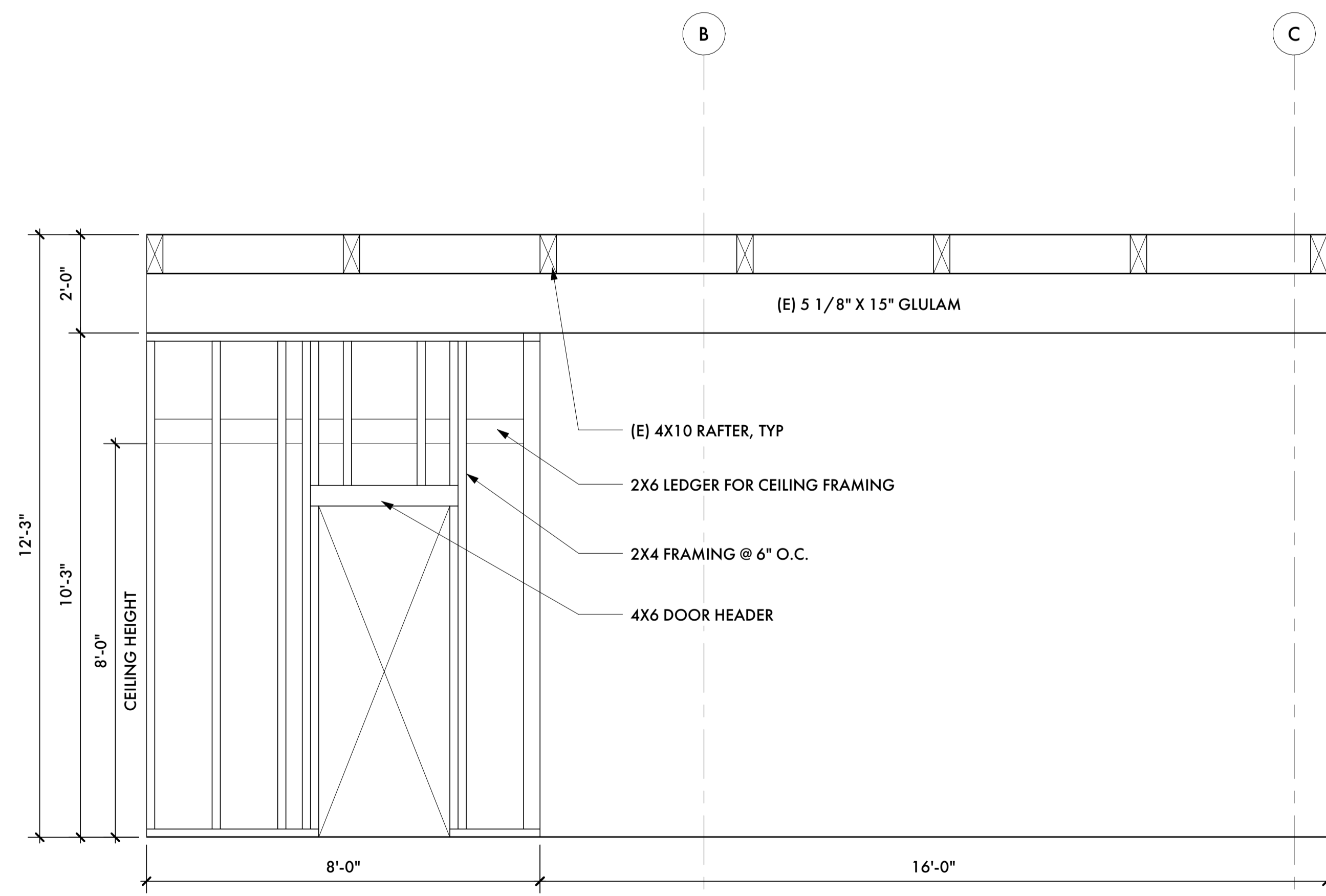
**A2.0**



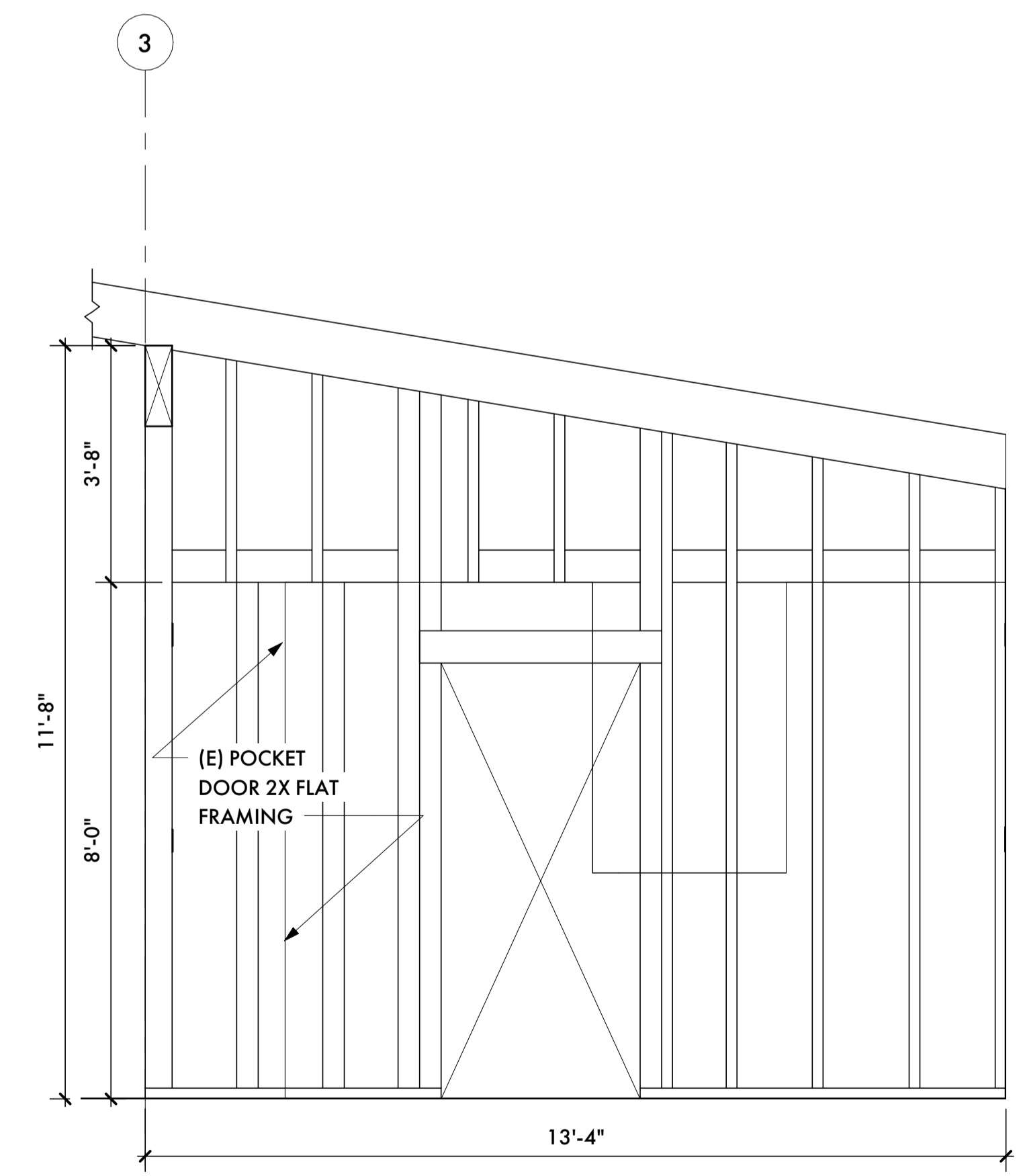
1 ENLARGED BATHROOM FLOOR PLAN & POWER PLAN  
A2.0 1/2" = 1'-0"



2 CEILING PLAN - LIGHTING  
A2.0 1/2" = 1'-0"



3 WEST WALL FRAMING ELEVATION  
A2.0 1/2" = 1'-0"



4 SOUTH WALL FRAMING ELEVATION  
A2.0 1/2" = 1'-0"

FLOOR PLAN LEGEND	
	(E) WALL
	(N) WALL
	GFCI OUTLET
	SINGLE ELECTRICAL SWITCH
	THREE WAY ELECTRICAL SWITCH
	CEILING MOUNTED LIGHT
	BATHROOM EXHAUST FAN

KEY NOTES	
①	(N) TOILET
②	(N) SINK & VANITY
③	(N) SHOWER
④	(N) TANKLESS WATER HEATER
⑤	CEILING FRAMING 2X6 @ 24" O.C.

LIGHTING AND POWER GENERAL NOTES	
1.	BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE.
2.	ALL 120-VOLT 15 AND 20 AMP CIRCUITS IN DWELLING UNITS EXCEPT THOSE IN BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS SHALL HAVE AFCI PROTECTION.
3.	INSTALL CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS: A. IN EVERY SLEEPING ROOM WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED B. OUTSIDE OF EACH SLEEPING AREA C. ON EACH OCCUPIABLE LEVEL CARBON MONOXIDE ALARMS ARE NOT REQUIRED IN DWELLINGS WHERE THERE IS NO FUEL-FIRED APPLIANCE OR ATTACHED GARAGE. WHEN MORE THAN ONE SMOKE ALARM OR CARBON MONOXIDE ALARM IS REQUIRED THE ALARM DEVICES SHALL BE INTERCONNECTED. ALARMS MUST BE HARD-WIRED AND INCORPORATED WITH A BATTERY BACK-UP IN THE EVENT OF A POWER FAILURE.
7.	ALL INDOOR AND OUTDOOR LIGHTING MUST BE HIGH EFFICACY.
8.	ALL LAMPS OR LUMINAIRES MUST BE CONTROLLED BY A DIMMER SWITCH OR VACANCY SENSOR, WITH THE EXCEPTION OF THOSE INSTALLED IN CLOSETS LESS THAN 70 SQ. FT. OR ALONG HALLWAYS.
9.	ALL RECESSED LUMINAIRES MUST ALLOW BALLAST MAINTENANCE AND REPLACEMENT READILY ACCESSIBLE FROM BELOW THE CEILING WITHOUT CUTTING HOLES IN THE CEILING.
11.	PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. PROVIDE SEISMIC STRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER.
12.	PROVIDE BACKFLOW PREVENTERS ON ALL HOSE BIBS.
13.	ALL ENVIRONMENTAL AIR DUCT EXHAUSTS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINES OR OPENINGS INTO BUILDINGS.
14.	4.506.1 HUMIDITY CONTROLLED ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM UNLESS OTHERWISE A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
15.	ALL EXHAUST DUCTING FROM FANS AND DRYER SHALL BE EQUIPPED WITH A LISTED BACK DRAFT OUTSIDE TERMINATION.
16.	CLOTHES DRYER EXHAUST DUCTS ARE NOT TO EXCEED A TOTAL COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14 FEET.

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SCALE :As indicated  
BATHROOM ENLARGED PLANS AND ELEVATIONS

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**A6.0**