

Nov 25, 2014

**Outline of Scope and Schedule for Renovations and Improvements at  
55 Loring Ave.  
Mill Valley, CA 94107**

**Work by JAM and owner**

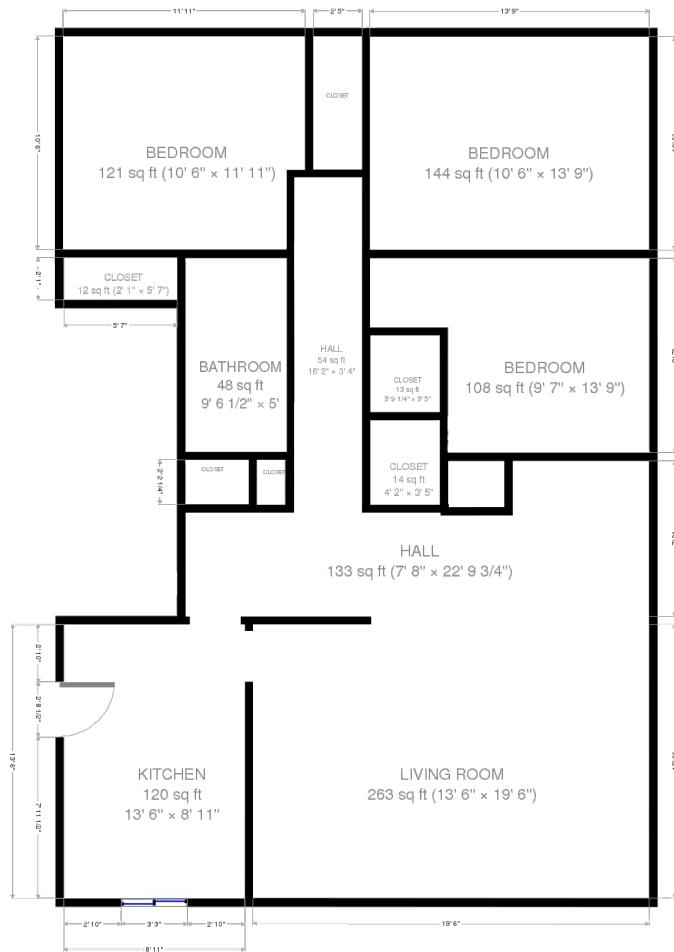


Figure 1: Floor plan

**[1] JAM - General****[0001]**

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**1. Kitchen****Materials:**

- flooring installation materials other than vinyl flooring

**Labor:**

- install new flooring
- install kitchen cabinets
- install tile backsplash
- fabricate and install granite counters from 8' and 9' lengths
- install sink and existing disposal
- reinstall stove (stored under house)
- remove door stops at two interior doors - convert to openings
- widen passage opening to living room and match door framing
- install new exterior entry door with reversed swing

**Cost:** \$\_\_\_\_\_ Expected completion date \_\_\_\_\_**2. Bathroom****Materials:**

- flooring materials other than vinyl flooring

**Labor:**

- install new flooring
- install vanity and mirror
- remove shower doors on bathtub

**Cost:** \$\_\_\_\_\_ Expected completion date \_\_\_\_\_**3. Laundry Enclosure Screen [3.8k]****Materials:**

- wood framing
- concrete and reinforcing for raised slab
- door hardware

**Labor:**

- build screen enclosure

**Cost:** \$ \_\_\_\_\_ Expected completion date \_\_\_\_\_

**4. Drywall and Bedrooms****Materials:**

- two hollow core doors and brass hardware
- narrow hardwood shelf
- skylight

**Labor:**

- cut opening in hall partition and finish edges, install narrow shelf
- repair sheetrock damage location in hall
- widen passage between kitchen and living room
- replace french doors with hollow core doors
- use flush mounted hardware on bedroom side so they may be used as wall.
- replace bedroom skylight

**Cost:** \$ \_\_\_\_\_ Expected completion date \_\_\_\_\_

**5. Brick Planter****Labor:**

- repair top row of loose bricks adjacent to front door

**Cost:** \$ \_\_\_\_\_ Expected completion date \_\_\_\_\_

**6. Carport Retrofit - Drawings in progress**

**[2] JAM sub - Electrical****[0001]**

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**Materials:**

- switches, outlets and wires

**Labor:**

- install wall lights, run wiring in walls (see plans for locations)
- install new outlets in kitchen
- replace lights in kitchen
- replace dimmer switches with on/off switches
- replace fluorescent fixture over sink with recessed 3-socket LED fixture

**Cost:** \$\_\_\_\_\_ Expected completion date \_\_\_\_\_

**[3] JAM sub - Plumbing and Piping****[0001]**

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**Materials:**

- plumbing piping
- gas piping

**Labor:**

- replace water services plumbing starting from main connection at house
- relocate toilet closer to vanity (vanity is now smaller)
- extend natural gas to fireplace and outside appliance enclosure

**Cost:** \$ \_\_\_\_\_ Expected completion date \_\_\_\_\_

## [4] JAM and JAM sub - Living Room Window

[0001]

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**Demo:** Existing window

**Install:** New framing and windows with safety glass

**Cost:** \$\_\_\_\_\_ Expected completion date \_\_\_\_\_

**[5] By Owner****[0001]**

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**1. Drawings**

- partition see-through opening; completed this week
- kitchen layout and widened passage opening; completed this week
- self supporting exterior appliance screen; completed next week
- permit drawings: carport repairs and seismic improvements; completed in two weeks

**2. Demo****Kitchen:**

- kitchen and bathroom cabinets; removed next week
- refrigerator; removed next week
- washer, dryer and stove; stored under house next week

**Other:**

- blinds; removed next week
- misc fixtures and lights; removed next week

**3. Painting and Finishing****Hardwood floor:**

- finishing; completed after everything is done (except for kitchen)

**Painting:**

- interior; completed next week except for kitchen and bath
- exterior; completed 2 weeks after kitchen door and windows
- laundry screen; completed after construction

**Blinds:**

- install blinds; completed after painting

**4. Materials****Kitchen:**

- new cabinets; at house
- new granite counters; at house
- new microwave; purchased in a few weeks
- new refrigerator; purchased in a few weeks
- new tile backsplash and grout; purchased next week

**Lighting:**

- wall mounted fixtures in all rooms; purchased next week
- ceiling mounted fixtures in kitchen; purchased next week
- lighting over vanity; purchased next week

**Bathroom:**

- vanity and mirror; purchased this week
- toilet tank lid; purchased this week

**All rooms:**

- louver blinds

**5. Cleaning**

**Fireplace brick:**

- fireplace; completed next week (paint if uncleanable)

**Windows:**

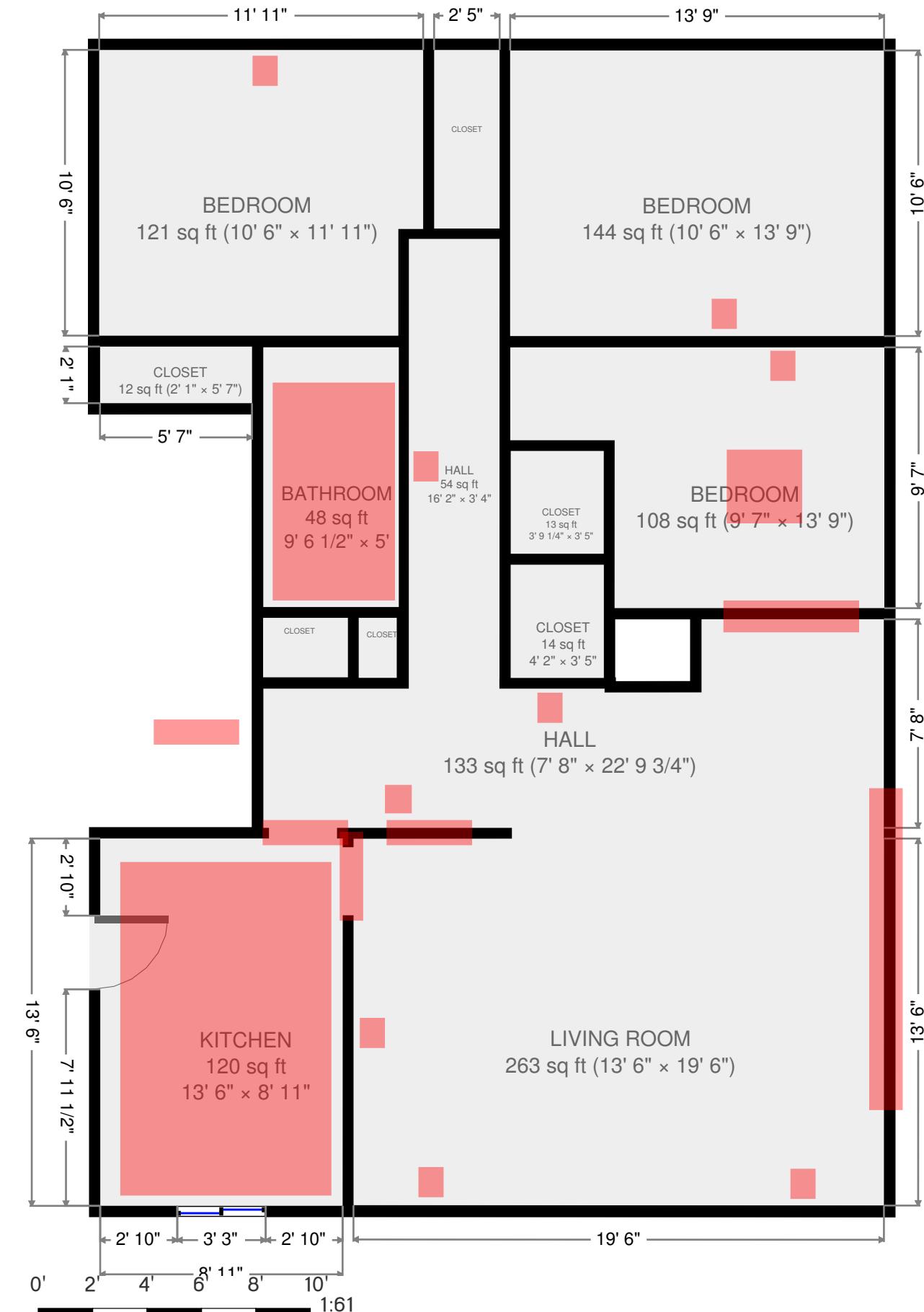
- windows and frames; completed near end of project

**[end of calc]**

# IMPROVEMENT DIAGRAMS

55 Loring, Mill Valley (8 pages)

**1st Floor**



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**Plan 2 - Copy 1**

2014-11-16 19:04

<b>1056</b>	sq ft
<b>1</b>	Floor
<b>8</b>	Rooms
<b>3</b>	Bedrooms
<b>1</b>	Bathroom

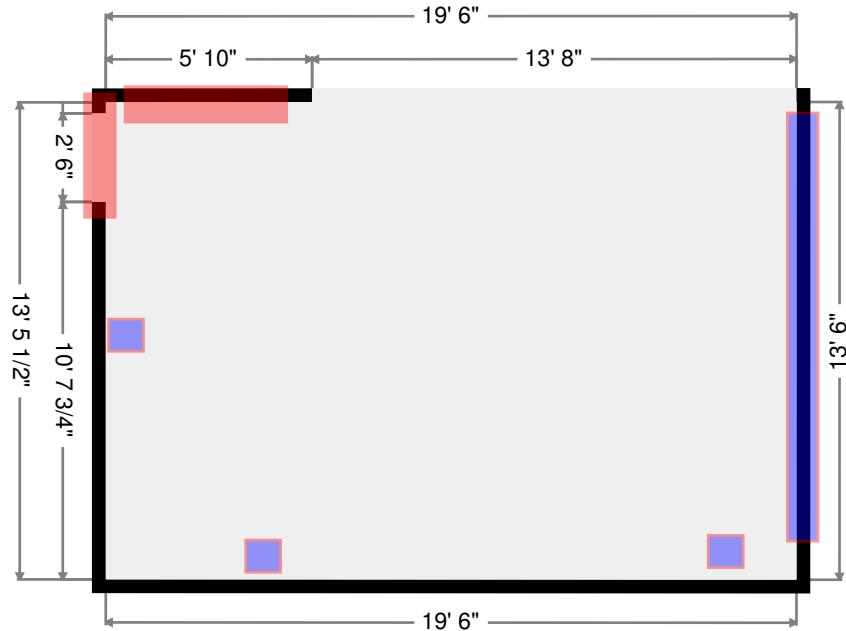
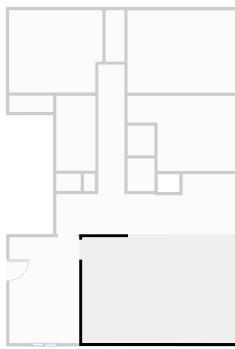
Improvement Plan - Dimensions are approximate

PAGE NO: 1

# Living Room

Width: 13' 6"  
Area: 263 sq ft

Length: 19' 6"  
Perimeter: 65' 11 1/4"



1. Convert door into an opening by removing hinges, and stops from door frame, finishing and widening.

2. Create 4'x3.5' opening in 6' wall segment.

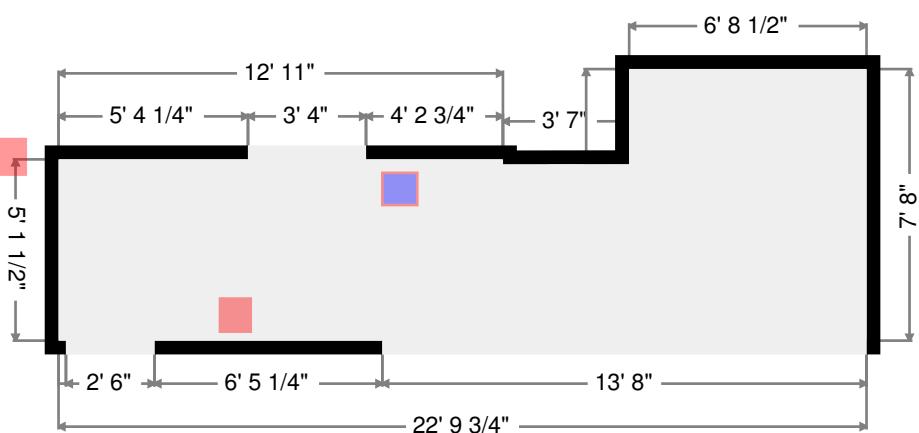
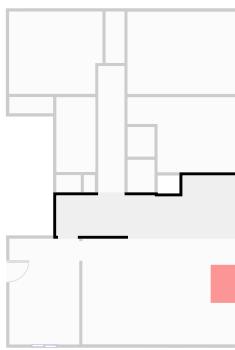
3. Replace window

4. New wall lights - install over outlets where possible

# Hall

Width: 7' 8"  
Area: 133 sq ft

Length: 22' 9 3/4"  
Perimeter: 61' 2 1/2"



1. Remove lighting fixture.

2. Repair loose planter bricks.

4. New wall light

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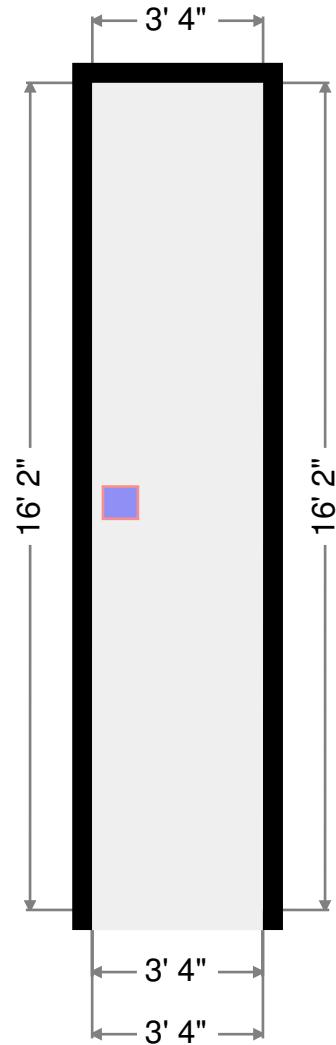
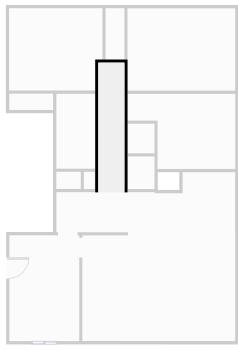
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## Plan 2 - Copy 1

# Hall

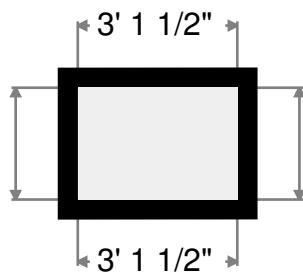
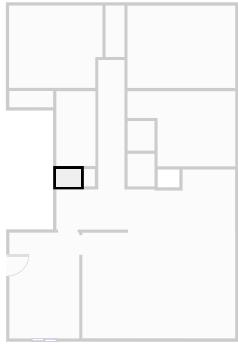
Width: 3' 4"  
Area: 54 sq ft

Length: 16' 2"  
Perimeter: 39'



# Closet

Width: 2' 2 1/4" Length: 3' 1 1/2"  
Area: 7 sq ft Perimeter: 10' 7 1/4"



0' 2' 4' 6' 1:45

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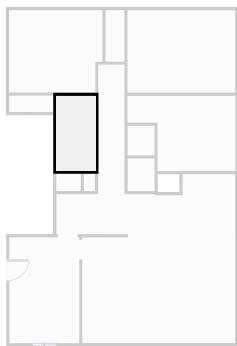
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Plan 2 - Copy 1

# Bathroom

Width: 5'  
Area: 48 sq ft

Length: 9' 6 1/2"  
Perimeter: 29' 3/4"



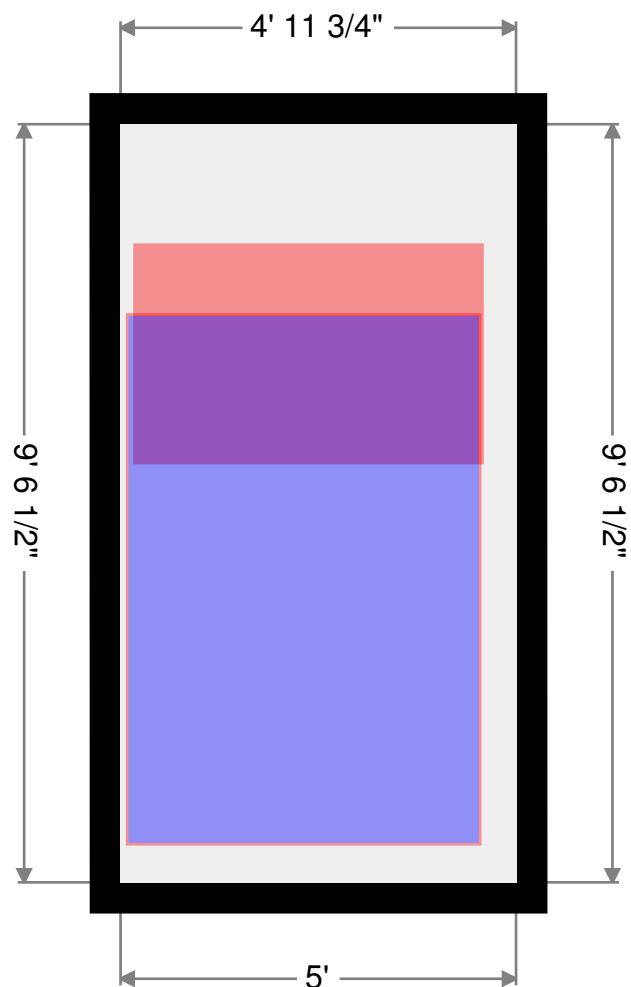
1. Remove bathtub sliding doors and frame.

2. Relocate toilet closer to new vanity.

3. Install new vinyl floor.

4. Install new vanity and mirror

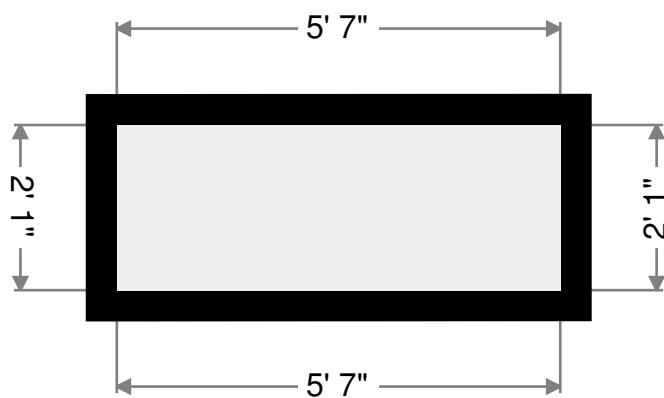
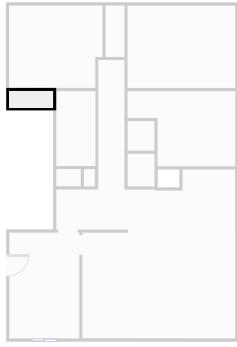
5. Replace light fixture



# Closet

Width: 2' 1"  
Area: 12 sq ft

Length: 5' 7"  
Perimeter: 15' 4"



0' 1' 2' 3' 4'  
1:29

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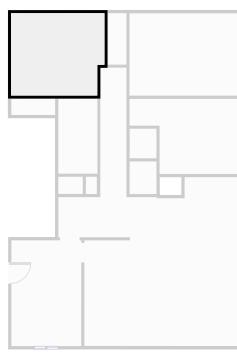
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Plan 2 - Copy 1

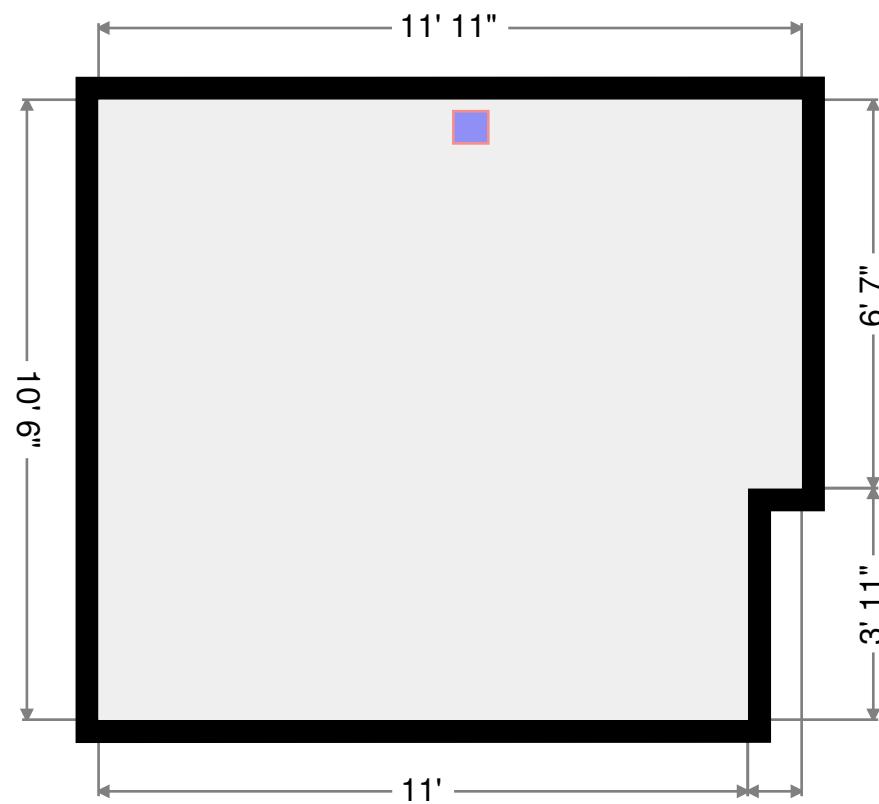
# Bedroom

Width: 10' 6"  
Area: 121 sq ft

Length: 11' 11"  
Perimeter: 44' 9 3/4"



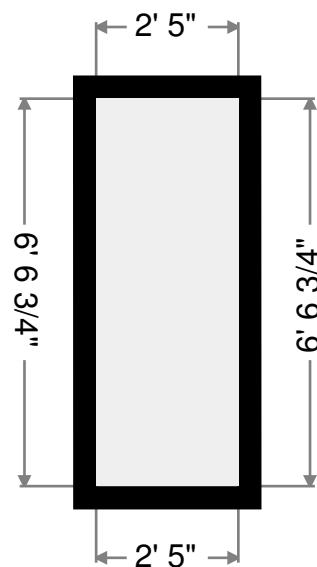
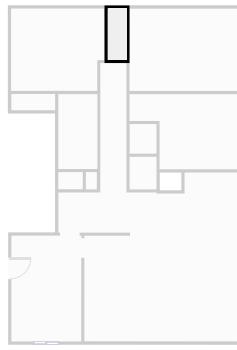
1. New wall light - align over outlet where possible



# Closet

Width: 2' 5"  
Area: 16 sq ft

Length: 6' 6 3/4"  
Perimeter: 17' 11 1/4"



0' 1' 2' 3' 4' 5'  
1:39

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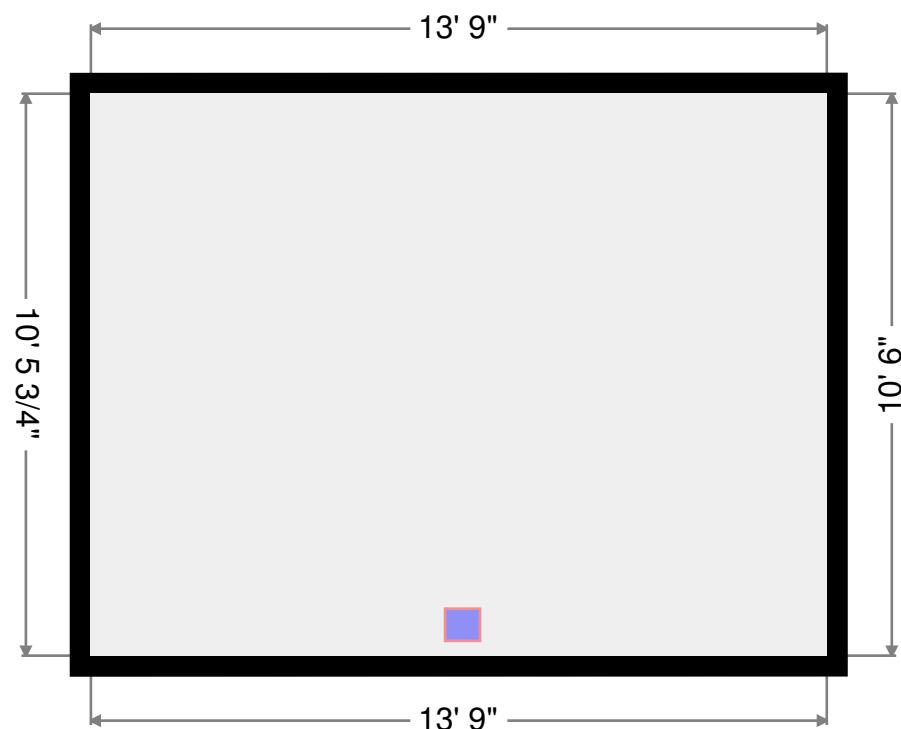
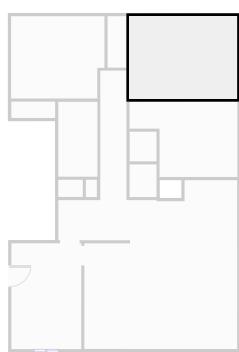
Plan 2 - Copy 1

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# Bedroom

Width: 10' 6"  
Area: 144 sq ft

Length: 13' 9"  
Perimeter: 48' 5 1/2"

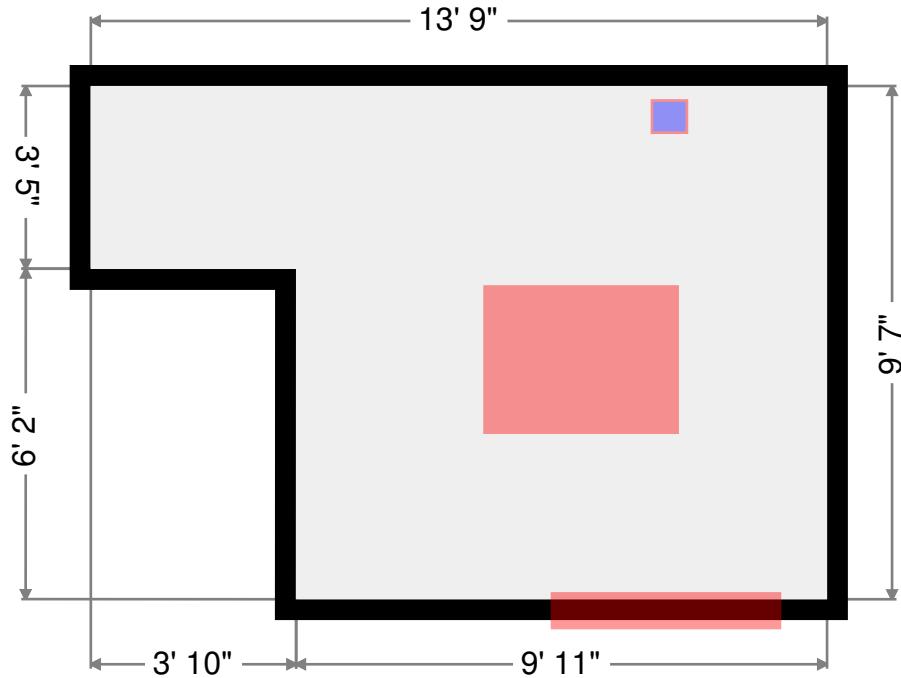
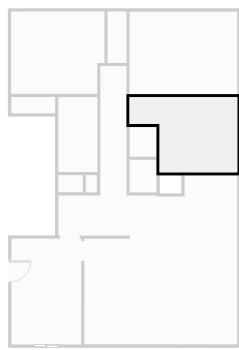


1. New wall light fixture

# Bedroom

Width: 9' 7"  
Area: 108 sq ft

Length: 13' 9"  
Perimeter: 46' 8"



1. New wall light fixture - align over outlet where possible

2. Replace skylight

3. Replace french doors with hollow-core doors

0' 2' 4' 6' 1:43

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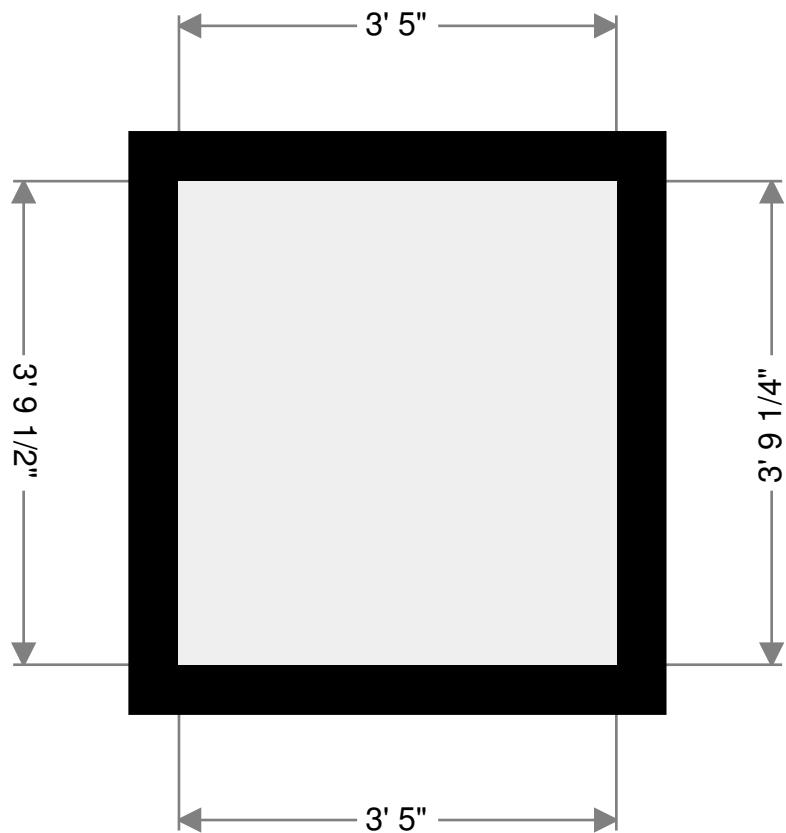
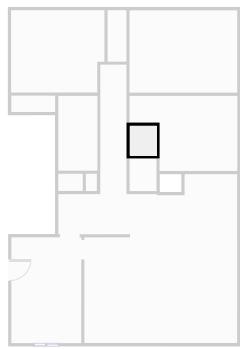
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Plan 2 - Copy 1

# Closet

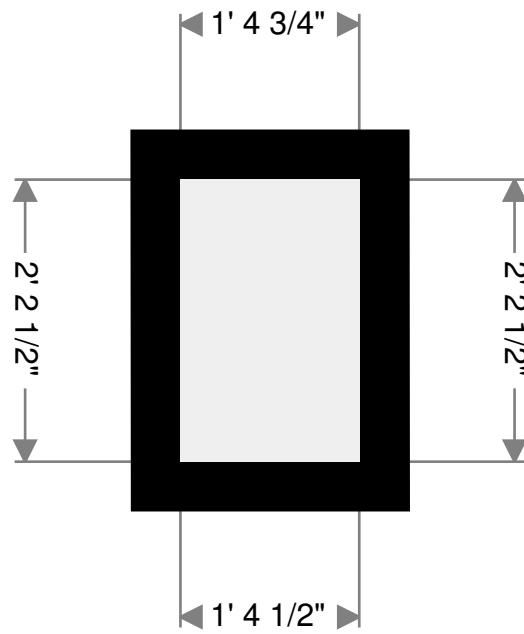
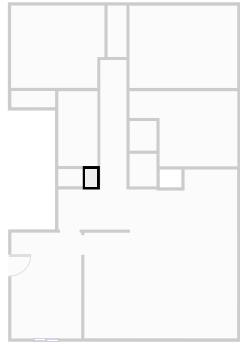
Width: 3' 5"  
Area: 13 sq ft

Length: 3' 9 1/4"  
Perimeter: 14' 4 3/4"



# Closet

Width: 1' 4 1/2" Length: 2' 2 1/2"  
Area: 3 sq ft Perimeter: 7' 2 1/2"



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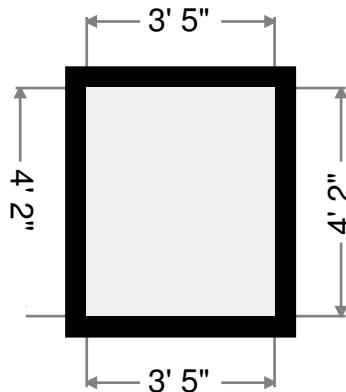
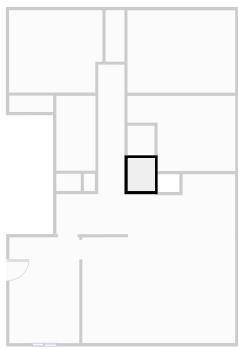
Plan 2 - Copy 1

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# Closet

Width: 3' 5"  
Area: 14 sq ft

Length: 4' 2"  
Perimeter: 15' 2"



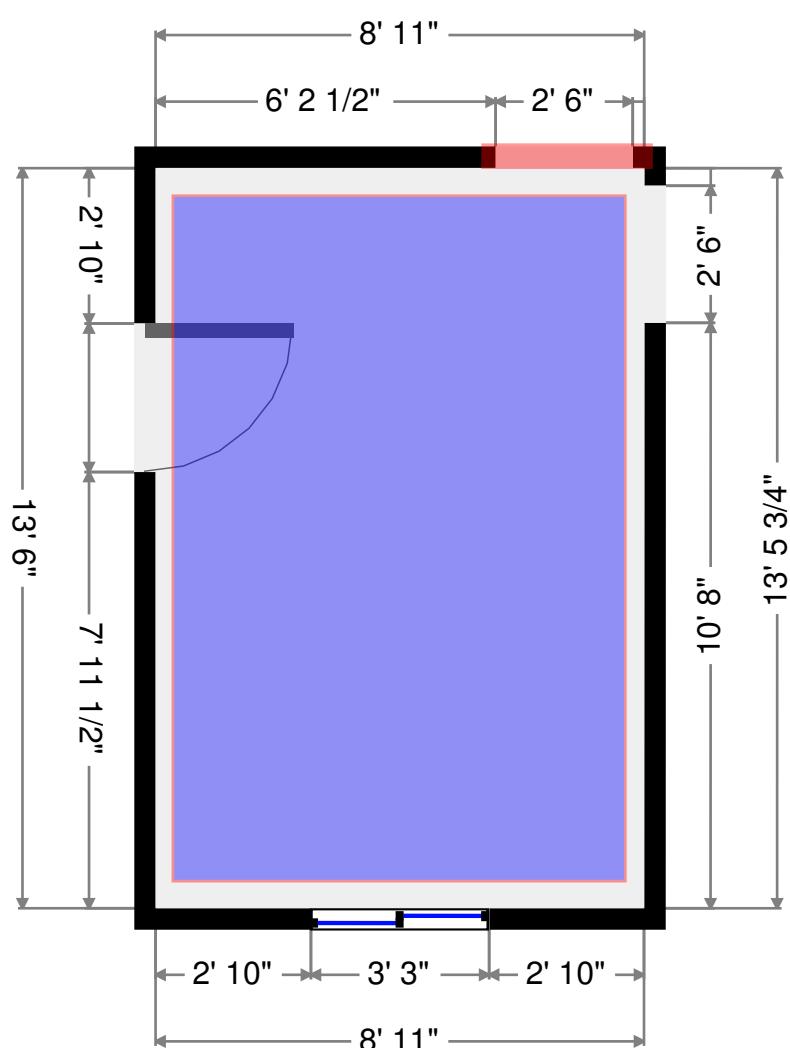
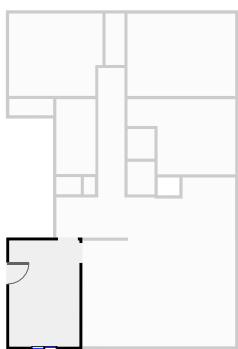
1. Install new floor.
2. Install new cabinets, counter and sink.
3. Install new outlets and lights.
4. Replace dimmer switches with on/off switches.
5. Convert interior door to opening by removing hinges and stops and finishing.
6. Extend gas, water and electrical hookups to exterior appliance enclosure.

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# Kitchen

Width: 8' 11"  
Area: 120 sq ft

Length: 13' 6"  
Perimeter: 44' 9 3/4"



0' 1' 2' 3' 4' 5'  
1:42

2014-11-16 19:04

## Plan 2 - Copy 1



ONLINE ONLY

**Studio Bathe Kelly 42 in. Vanity in White with  
Marble Vanity Top in Carrara White and  
Mirror**

Description





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Almondmilk is

an all-natural

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It is rich and

creamy with

a pleasant

flavor and

smooth texture.

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100g (3.5oz)

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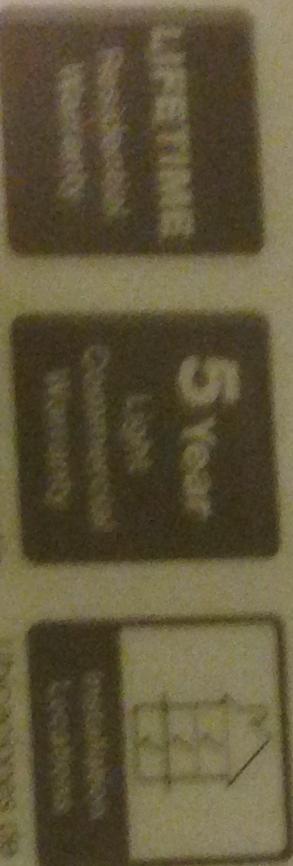
MSRP \$20.00

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Product Name	Color	Thickness	Backing	Adhesive
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Fiberglass Adhesive

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