

REVISIONS

BY

PROJECT FOR
106 CHALLENGE CT.,
FOSTER CITY, CA, 94040

NATALIA AMATUNI
RESIDENTIAL DESIGN
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408 4200411

PROJECT NO.

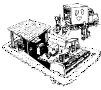
DATE

SHEET
NUMBER

A1.1
OF

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION INDUSTRY

General Construction And



Site Supervision

Best Management Practices for the Construction Industry

Storm Drain Pollution Prevention: It's Up to Us

In San Mateo County, storm drains flow directly to local creeks, San Francisco Bay, and the Pacific Ocean with no treatment. Stormwater pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or wetlands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; landscape runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

All of the cities in San Mateo County have joined together with San Mateo County and the City County Association of Governments (C-CAG) to educate local residents and businesses and bring the problem into the spotlight. We hope you will join us, by using the practices in this pamphlet.

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm drain pollution. Materials and wastes that flow or wash into a

storm drain, gutter, or street have a direct impact on local creeks and wetlands, San Francisco Bay and the Pacific Ocean. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

What Can You Do?

Advance planning prevents pollution

- **Schedule excavation and grading activities for dry weather periods.** To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
- **Locate and protect storm drains** in the vicinity of the site with berms or ditches during wet weather periods.
- **Control the amount of runoff crowding your site** (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- **Train your employees and subcontractors.** Make these brochures available to everyone who works on the construction site. Inform subcontractors about the new stormwater requirements and their responsibilities.

Good housekeeping practices

- **Designate one completely contained area for auto parking, vehicle refueling, and routine equipment maintenance.** The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- **Keep materials out of the rain — prevent runoff contamination at the source.** Cover exposed piles of soil or construction materials with plastic, during or temporary rains.
- **Keep pollutants off exposed surfaces.** Place trash cans and recycling receptacles around the site to minimize litter.
- **Dry sweep paved surfaces** that drain to storm drains, creeks, or channels. If pavement cleaning is necessary, use oil ponds or other techniques to trap sediment and other pollutants.
- **Clean up leaks, drips and other spills immediately** so they do not contaminate soil or groundwater or leave residues on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- **Cover and maintain dumpsters.** Check frequently for leaks. Place dumpsters under roofs or cover with

tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leakage of liquids. **Never clean out a dumpster by hosing it down on the construction site.**

• **Make sure portable toilets are maintained in good working order.** By the leasing company and that wastes are disposed of properly. Check toilets frequently for leaks.

Material/waste handling

- **Practice source reduction — minimize waste when you order materials.** Order only the amount you need to finish the job.
- **Use recyclable materials** whenever possible. Arrange for pickup of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- **Dispose of all wastes and demolition debris properly.** Many construction materials and wastes can be recycled, including softwoods, wood-painted planks, vehicle fluids, broken asphalt and concrete, wood, and cleaned vegetation. Materials and debris that cannot be recycled must be taken to an appropriate landfill or disposed of in a hazardous waste. **Never bury waste materials or leave them in the street or over a creek or stream bed.**

San Mateo Countywide Stormwater Pollution Prevention Program (STUPPP)

555 County Center
Redwood City, CA 94063



STUPPP is a public-private partnership between San Mateo County, the City County Association of Governments (C-CAG), and the local business and industry community.



Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Pollution solutions that are used to abate the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
 - o Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - o Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - o Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance

- Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:
 - Block storm drain inlets as needed to prevent runoff from entering storm drains.
 - Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

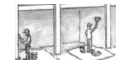
Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.floristobay.org (click on "Business", then "New Development", then "local permitting agency").

Painting & Paint Removal



- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For washable paint, paint out brushes in the exact possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paint, paint out brushes in the exact possible and clean with thinner or solvent in a proper container. Filter and reuse thinner and solvent. Dispose of excess liquid in hazardous waste.
- Paint chips and dust from non-hazardous dry dipping and sandblasting may be swept up or collected in plastic drop sheets and disposed of as trash.
- Cleanup paint or dipping residue and chips and dust from interior parts or parts containing lead, mercury, or other toxic materials must be disposed of in hazardous waste. Lead-based paint removal requires a state-certified contractor.

Concrete, Grout & Mortar Application



- Store concrete, grout, and mortar away from storm drains or waterways, and on paved areas to prevent leaks from rain, runoff, and wind.
- Wash out concrete, grout, or mortar from equipment and containers. Never use a temporary water pit, and in a manner that will prevent the water from being discharged to the sanitary sewer.
- Do not use a wash water from fresh asphalt concrete, grout, or mortar.
- When washing equipment, prevent washwater from entering storm drains. Block drain inlet with sand bags, leave washwater in a tank, or pump and dispose of properly.

Sealing & Asphalt/Groove Removal

- Protect nearby storm drain inlets when applying sealant. Use filter bags, catch basins, or grout bags to catch slurry out of the storm drain opening.
- Speed, slush, or vacuum sweep sealant and dispose of all waste as soon as possible in a sealed container or at the end of each work day (whichever is sooner).
- If excess slurry enters a catch basin, clean it up immediately.

Landscaping



- Protect municipal landscaping materials from wind and soil by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discard material of any type that is landscaping material within 1 day of being a forecast rain or during wet weather.

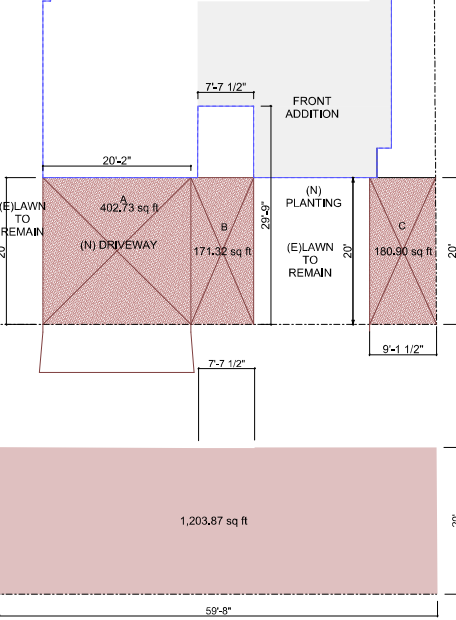
Dewatering



- Discharge of groundwater or capillary moisture from construction activities must be properly managed and disposed. When possible, the local water utility or landscaper or sanitary sewer. If discharging to the sanitary sewer, use local wastewater treatment plant.
- Direct storm water from runoff area from off-site area.
- When dewatering, notify and obtain approval from the local water utility before discharging water to a street gutter or storm drain. Filtration or treatment through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped ground water may need to be collected and treated off-site for treatment and proper disposal.

IMPERVIOUS AREA FRONT YARD CALCULATIONS 1/8"= 1'0"

TOTAL FRONT YARD: 1,204.00 sq ft
85% = 1022.6 sq ft
A DRIVEWAY: 402.73 sq ft
B ENTRY PORCH: 171.32 sq ft
C 180.90 sq ft
754.95 sq ft - COMPLY



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106 CHALLENGE COURT DRIVEWAY GEOMETRY EXHIBIT 05-31-2023

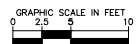
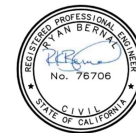
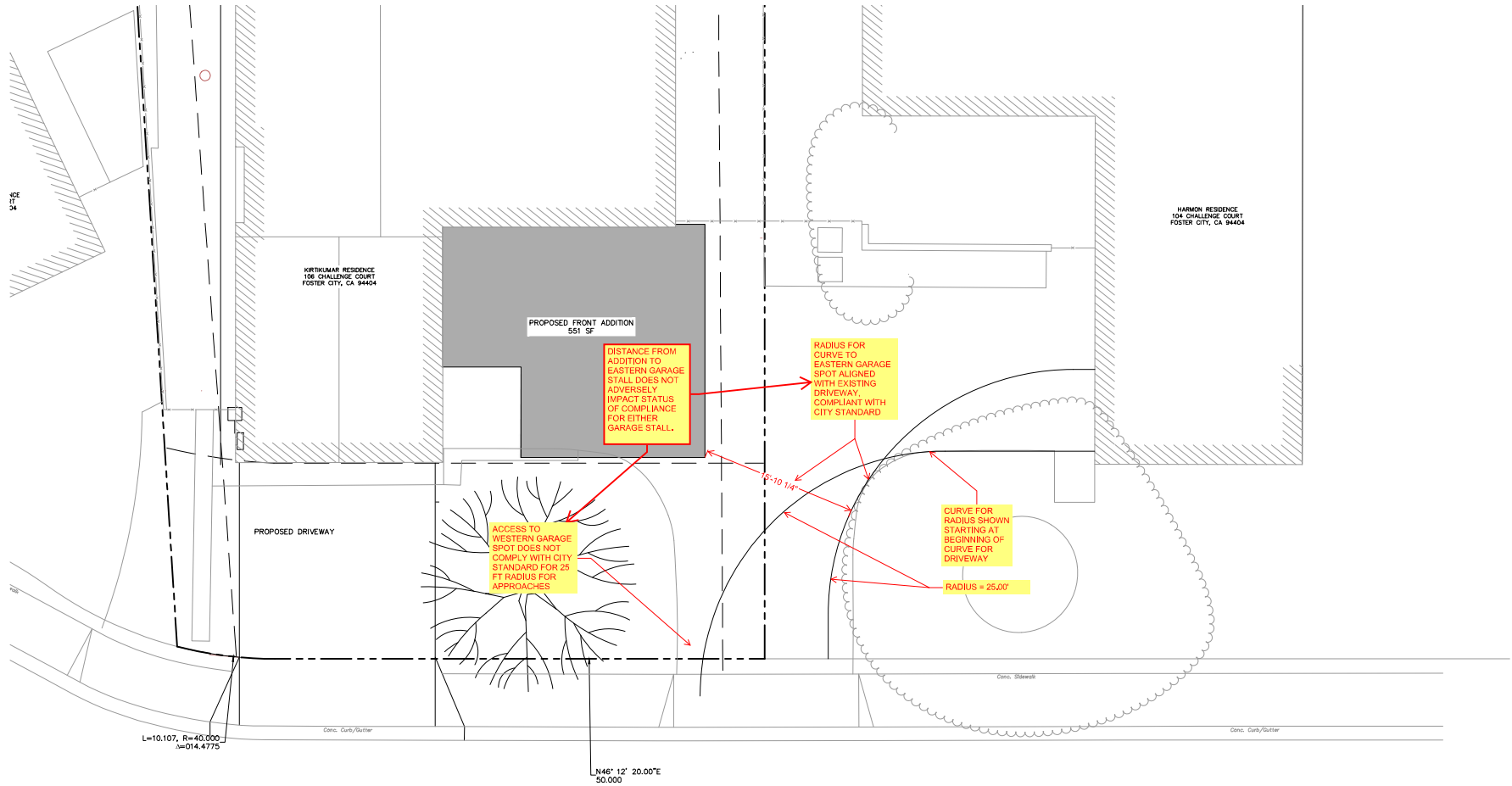
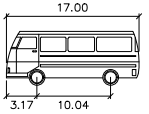
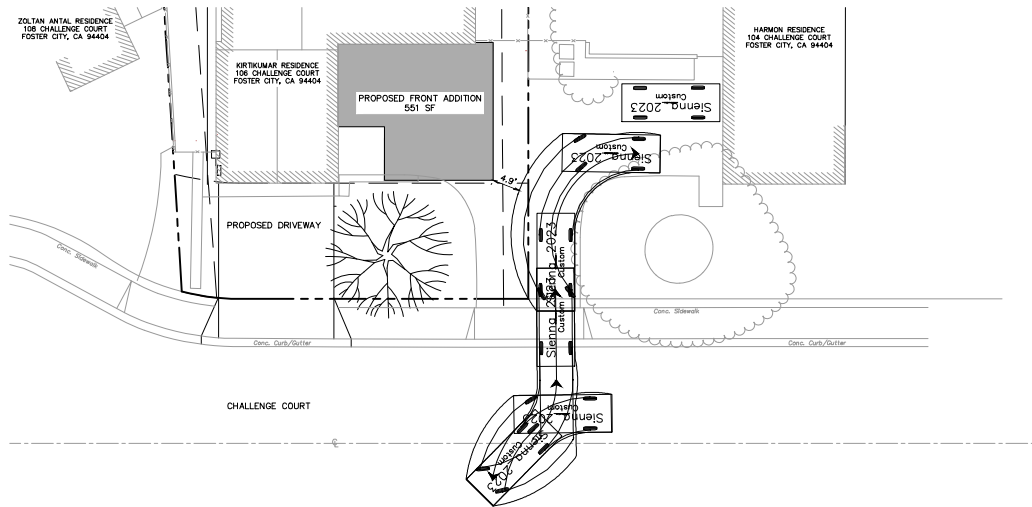


EXHIBIT
1 OF 1

Kimley»Horn

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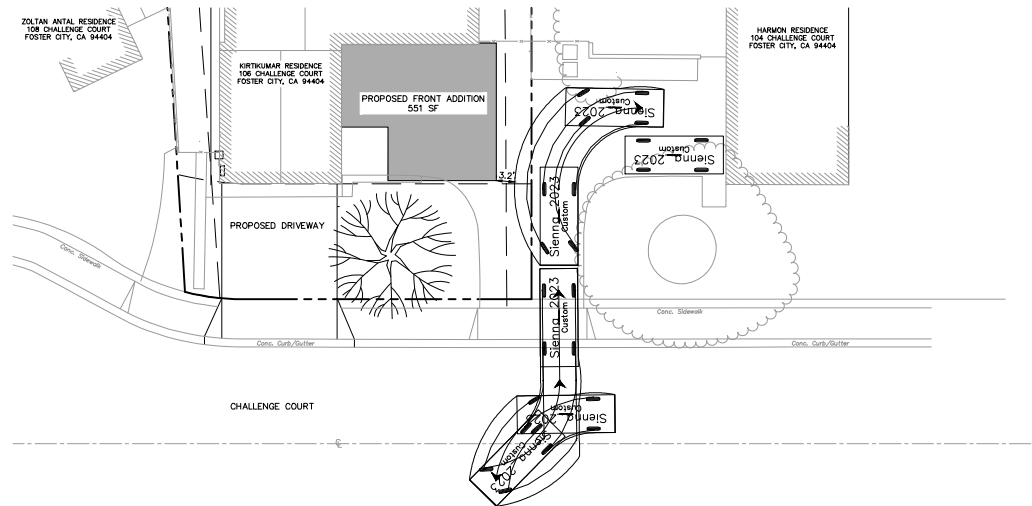
106 CHALLENGE COURT DRIVEWAY STUDY 05-31-2023



Toyota_Sienna_2023
feet
Width : 6.54
Track : 5.71
Lock to Lock Time : 6.0
Steering Angle : 24.0

VEHICLE DIMENSIONS

REVERSE ENTRY TO WESTERN PARKING SPOT ON DRIVEWAY OR INTO GARAGE ①



GRAPHIC SCALE IN FEET
0 5 10 20

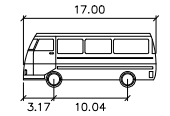
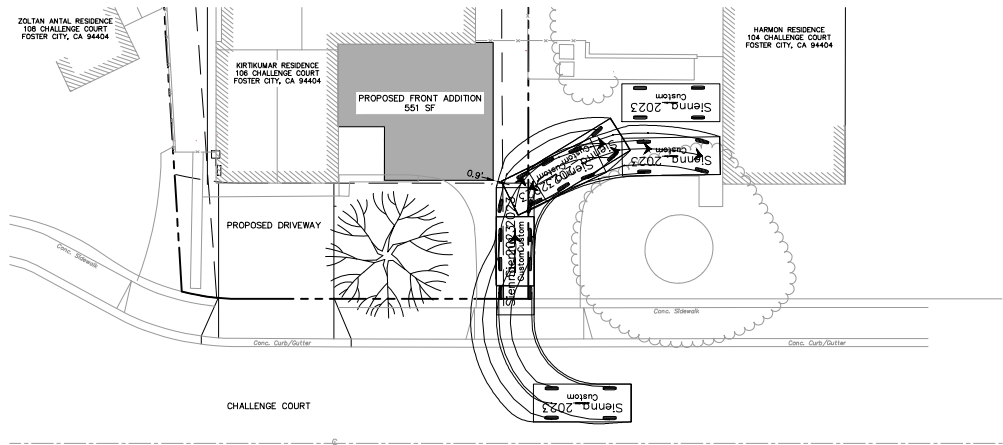
REVERSE ENTRY TO EASTERN PARKING SPOT ON DRIVEWAY OR INTO GARAGE ②

EXHIBIT
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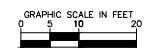
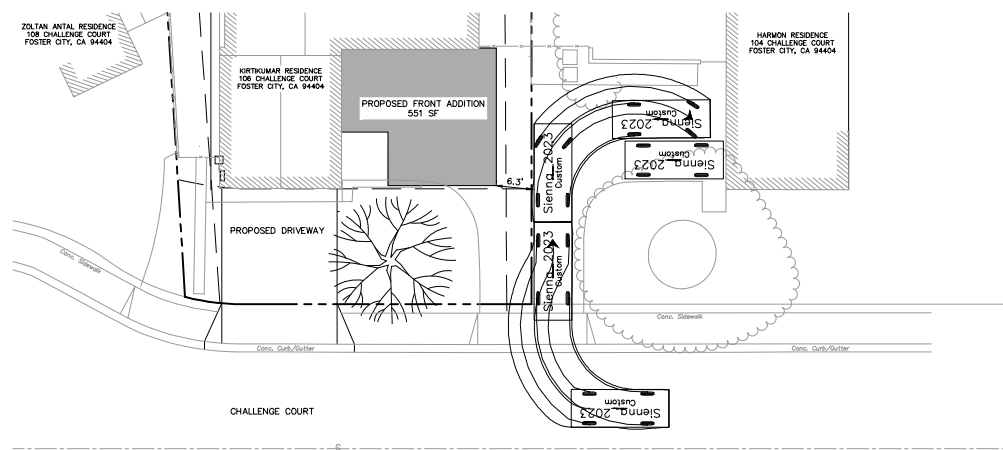
106 CHALLENGE COURT DRIVEWAY STUDY 05-31-2023



Toyota_Sienna_2023
feet
Width : 6.54
Track : 5.71
Lock to Lock Time : 6.0
Steering Angle : 24.0

VEHICLE DIMENSIONS

HEAD-IN ENTRY TO WESTERN PARKING SPOT ON DRIVEWAY OR INTO GARAGE 3



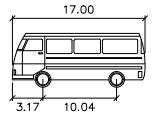
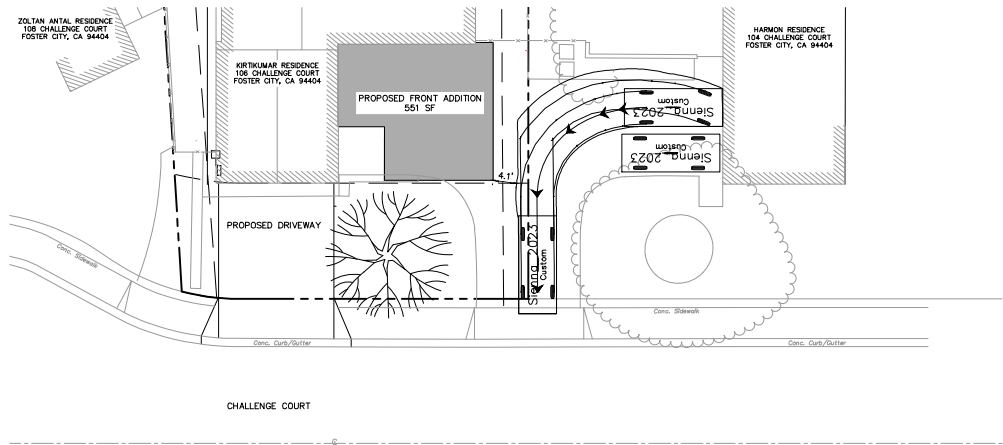
HEAD-IN ENTRY TO EASTERN PARKING SPOT ON DRIVEWAY OR INTO GARAGE 4

EXHIBIT
2 OF 4

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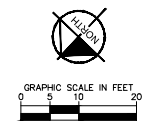
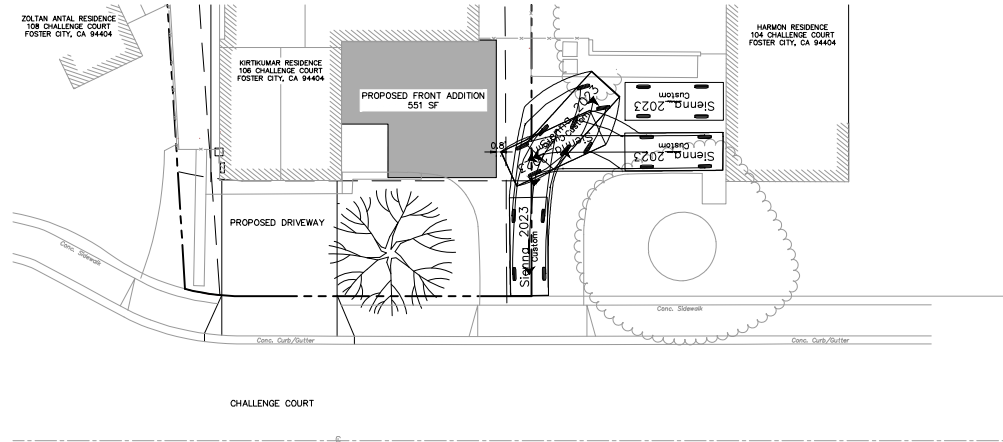
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106 CHALLENGE COURT DRIVEWAY STUDY 05-31-2023



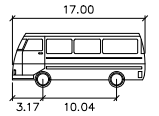
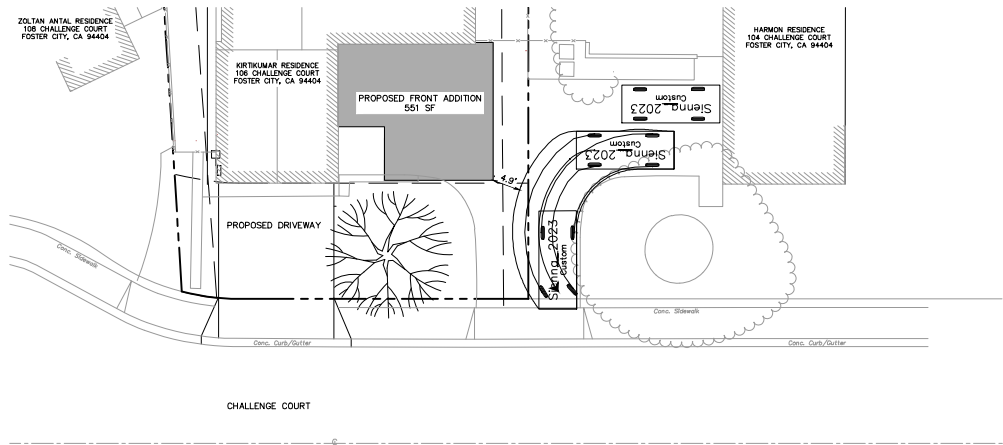
Toyota_Sienna_2023
feet
Width : 6.54
Track : 5.71
Lock to Lock Time : 6.0
Steering Angle : 24.0
VEHICLE DIMENSIONS

REVERSE DEPARTURE FROM EASTERN PARKING SPOT ON DRIVEWAY OR FROM GARAGE 5



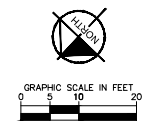
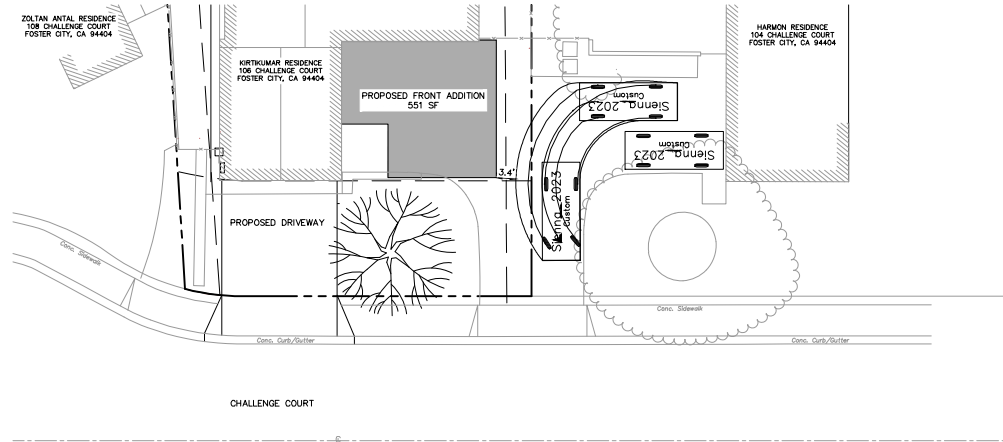
REVERSE DEPARTURE FROM WESTERN PARKING SPOT ON DRIVEWAY OR FROM GARAGE 6

106 CHALLENGE COURT DRIVEWAY STUDY 05-31-2023



Toyota_Sienna_2023
feet
Width : 6.54
Track : 5.71
Lock to Lock Time : 6.0
Steering Angle : 24.0
VEHICLE DIMENSIONS

HEAD-OUT DEPARTURE FROM WESTERN PARKING SPOT ON DRIVEWAY OR FROM GARAGE 7



HEAD-OUT DEPARTURE FROM EASTERN PARKING SPOT ON DRIVEWAY OR FROM GARAGE 8

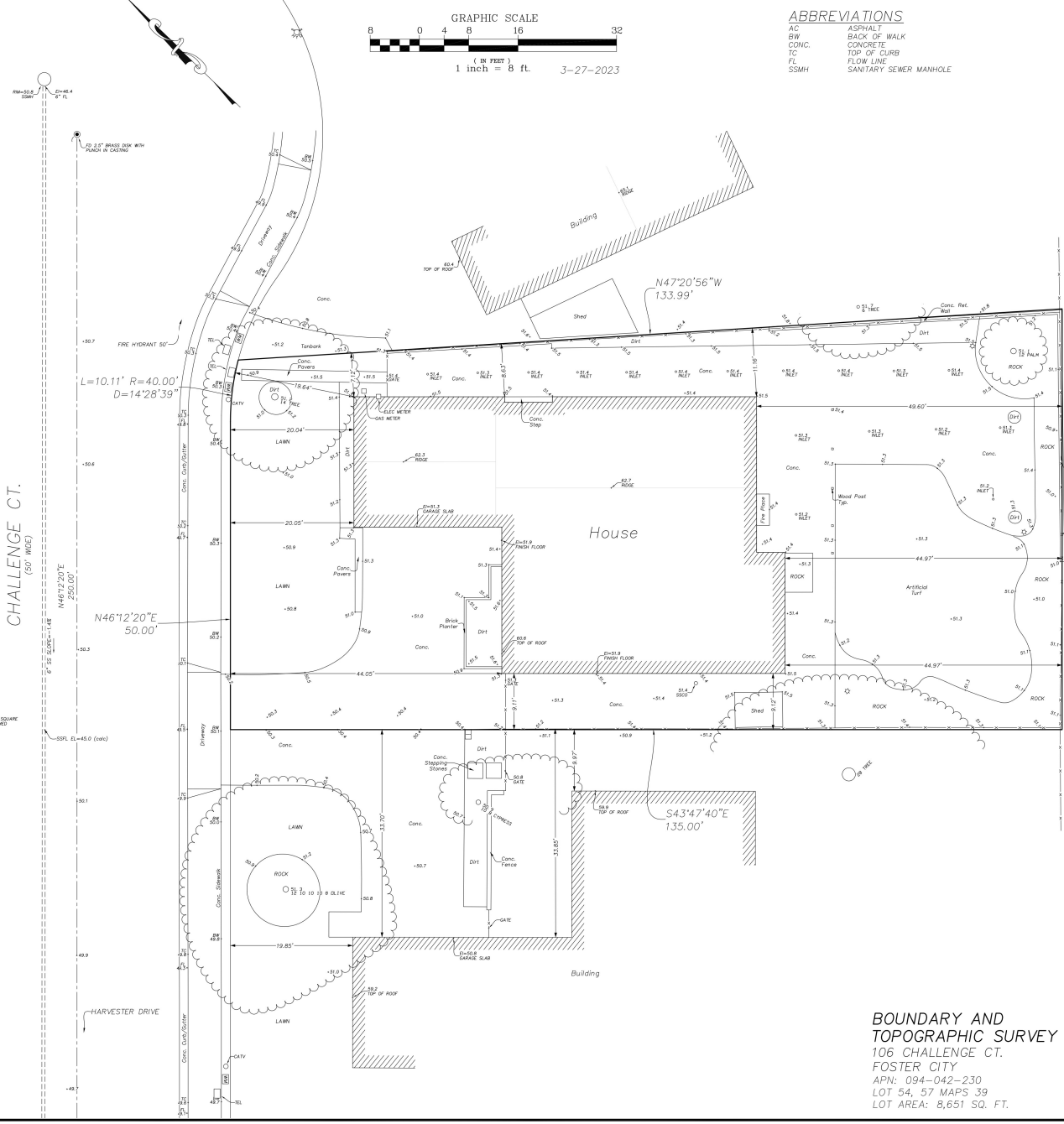


ABBREVIATIONS

AC	ASPHALT
BW	BACK OF WALK
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE

NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.
DIMENSIONS TO THE BUILDING ARE TAKEN AT THE OUTSIDE FACE OF CONCRETE FOUNDATION.
FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
A BOUNDARY SURVEY WAS PERFORMED TO ACCURATELY LOCATE THE LEGAL PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS (BUILDING)
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.
TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

CHALLENGE CT.
(50' WIDE)



LEGEND

- FOUND POINT IN MONUMENT CASTING (AS NOTED)
- FOUND POINT AS NOTED
- () RECORD DATA / REFERENCE
- ⊠ WATER METER OR WATER VALVE BOX
- ⊠ FIRE HYDRANT
- 16 1/2" D OAK TREE - TRUNK DIAMETER IN INCHES
- 16 1/2" D OAK TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- 16 1/2" D OAK TREE WITH MULTIPLE TRUNKS
- 16 1/2" D OAK TREE TRUNK LINE POINTS TOWARDS TREE TRUNKS, TREE TRUNK LINES ABOVE PROPERTY LOCATED AS SHOWN.
- ↑ TOP OF CURB
- FENCE
- + 12.34 SPOT ELEVATION
- ⊠ 12.34 SANITARY SEWER CLEAN OUT
- ⊠ 12.34 UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
- ⊠ 12.34 IRRIGATION VALVE BOX
- ☆ ELECTROLER

BOUNDARY AND TOPOGRAPHIC SURVEY
106 CHALLENGE CT.
FOSTER CITY
APN: 094-042-230
LOT 54, 57 MAPS 39
LOT AREA: 8,651 SQ. FT.



L. Wade Hammond
Land Surveying
Civil Engineering
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112
wade@whlandsurveyor.com www.wadehammondpls.com



REAR YARD
2,983.39 sq ft

Rear Setback

LAWN

11.3%
336.00 sq.ft.
REAR PATIO
COVER

Side Setback

Side Setback

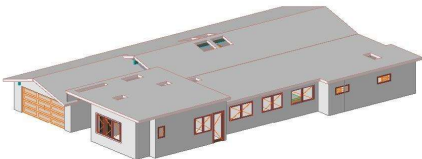
Front Setback

REAR PATIO COVER CALCULATIONS
1/8"= 1'0"

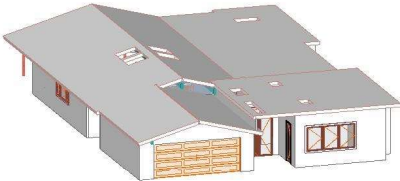
REAR PATIO ROOF CALCULATIONS: 329 SQ FT DIVIDED BY 2,983 SQ FT= 11%



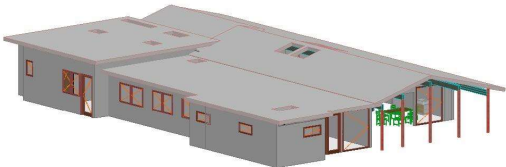
FRONT



RIGHT



LEFT



REAR

3D MODELS

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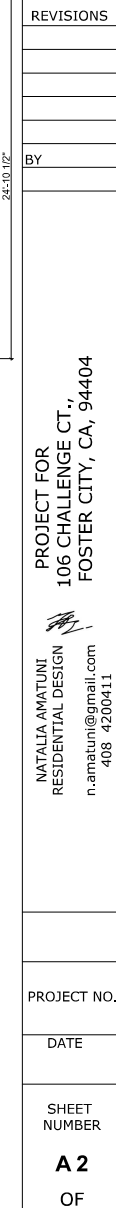
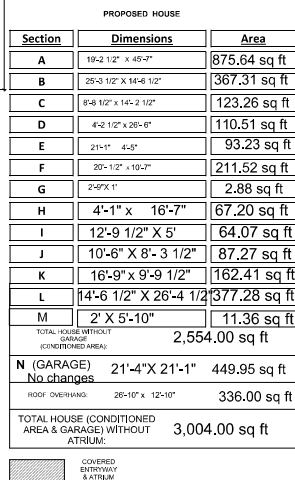
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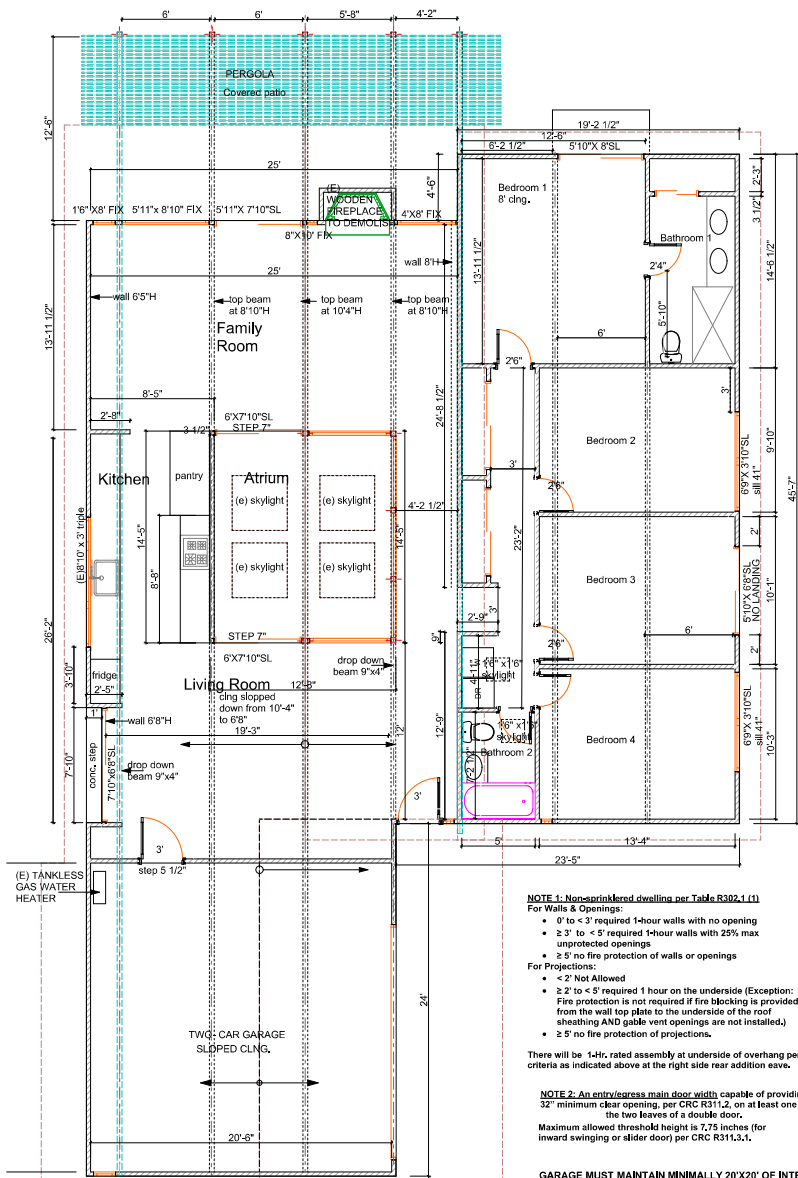
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EXISTING LOT COVERAGE: (2,193.00 + 325.49 REAR ROOF OVERHANG + 164.00 ATRIUM =2682): 8 712= 30.7%
PROPOSED LOT COVERAGE: (2,941.00 + 329.00 REAR ROOF OVERHANG +69.00 PORCH +164.00 ATRIUM =3503): 8 712=40.2%

PROPOSED FLOOR AREA 1/8"=1'0"



EXISTING PLAN
1/4"=1'0"

NOTE 1: Non-sprinklered dwelling per Table R302.1(1)

- For Walls & Openings:**
- 0' to < 3' required 1-hour walls with no opening
 - ≥ 3' to < 5' required 1-hour walls with 25% max unprotected openings
 - ≥ 5' no fire protection of walls or openings

For Projections:

- < 2' Not Allowed
- ≥ 2' to < 5' required 1 hour on the underside (Exception: Fire protection is not required if fire blocking is provided from the wall top plate to the underside of the roof sheathing AND gable vent openings are not installed.)
- ≥ 5' no fire protection of projections.

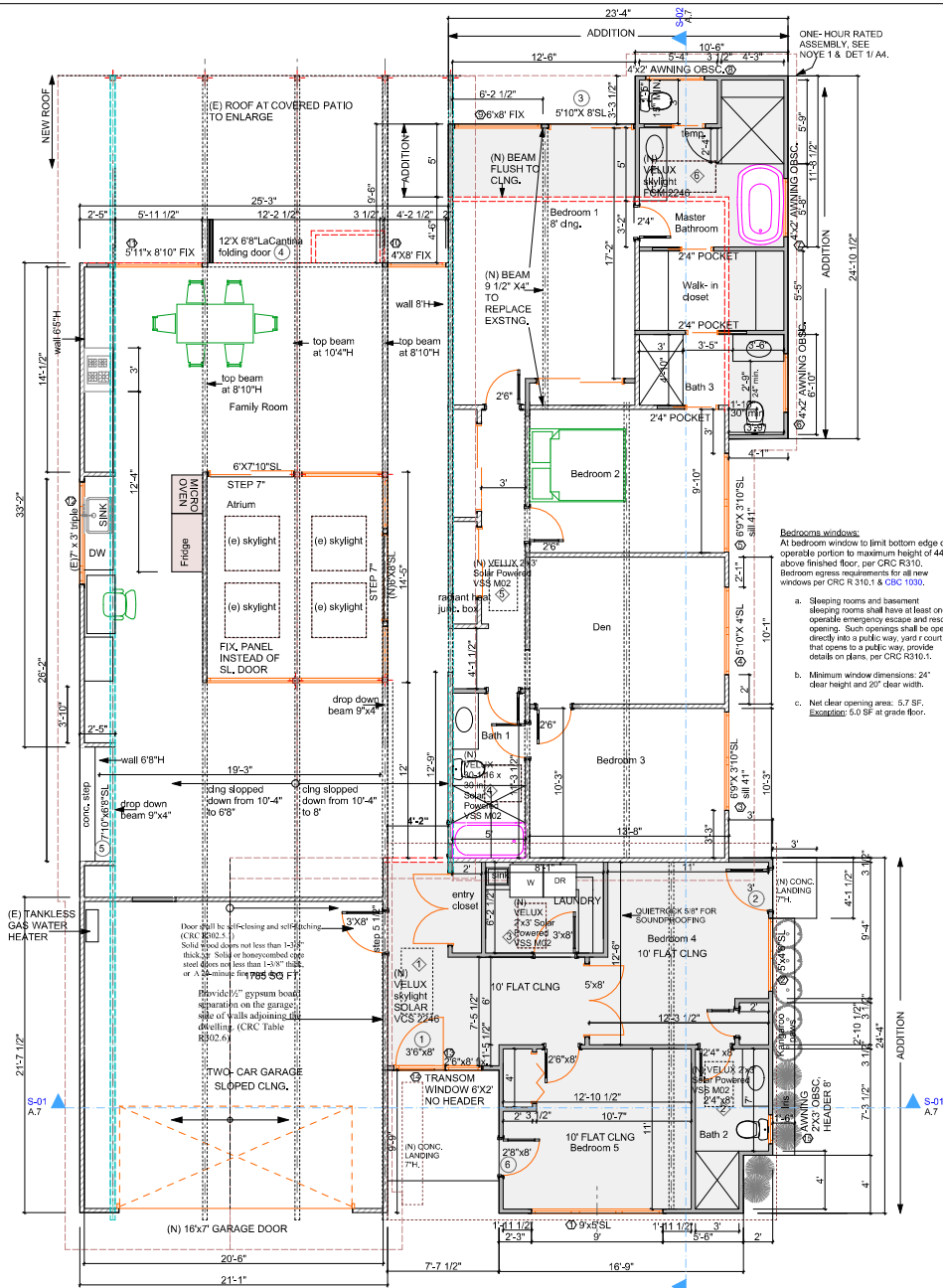
There will be 1-hr. rated assembly at underside of overhang per criteria as indicated above at the right side rear addition eave.

NOTE 2: An entry/egress main door width capable of providing 32" minimum clear opening, per CRC R311.2, on at least one of the two leaves of a double door.
Maximum allowed threshold height is 7.75 inches (for inward swinging or slider door) per CRC R311.3.1.

GARAGE MUST MAINTAIN MINIMALLY 20'X20' OF INTERIOR CLEAR, UNOBSTRUCTED SPACE.

KEYED NOTES

- 1 VELUX FCM SKYLIGHT CURB: 3 1/2" MIN., SEE A4.1
TOTAL HEIGHTS 3' ABOVE THE ADJACENT ROOF.



PROPOSED PLAN
1/4"=1'0"

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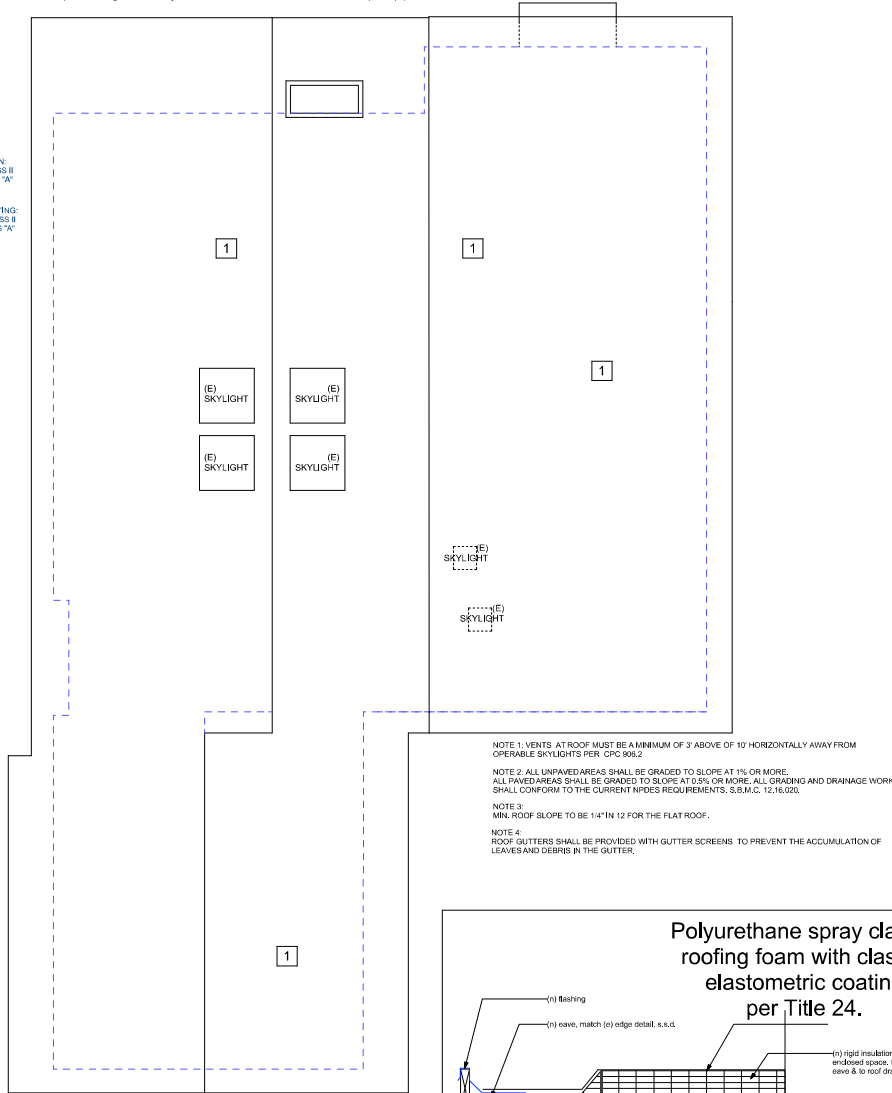
- Roof Deck Slope:
1. ~~Asphalt shingles~~ shall only be used on roof slopes of 2 units vertical in 12 units horizontal (17% slope) up to 4 units vertical in 12 units horizontal (33% slope), with double underlayment applications, per CRC R905.2.2 and CBC 1507.2.2.
 2. Clay and concrete roof tile shall be installed on roof slopes of 2.5 units vertical in 12 units horizontal (21% slope) or greater. For roof slopes from 2.5 units vertical in 12 units horizontal (21% slope) to 4 units vertical in 12 units horizontal (33% slope), double underlayment application is required, per CRC R905.3.2 and CBC 1507.3.2.
 3. Metal roof panels, per CRC R905.4.2 and CBC 1507.4.2
 - i. The minimum slope for lapped, noninsulated seam metal roofs without applied lap sealant shall be 3 units vertical in 12 units horizontal (25% slope).
 - ii. The minimum slope for lapped, noninsulated seam metal roofs with applied lap sealant shall be 0.5 units vertical in 12 units horizontal (4% slope).
- The minimum slope for standing seam of roof systems shall be 0.25 unit vertical in 12 units horizontal (2% slope).



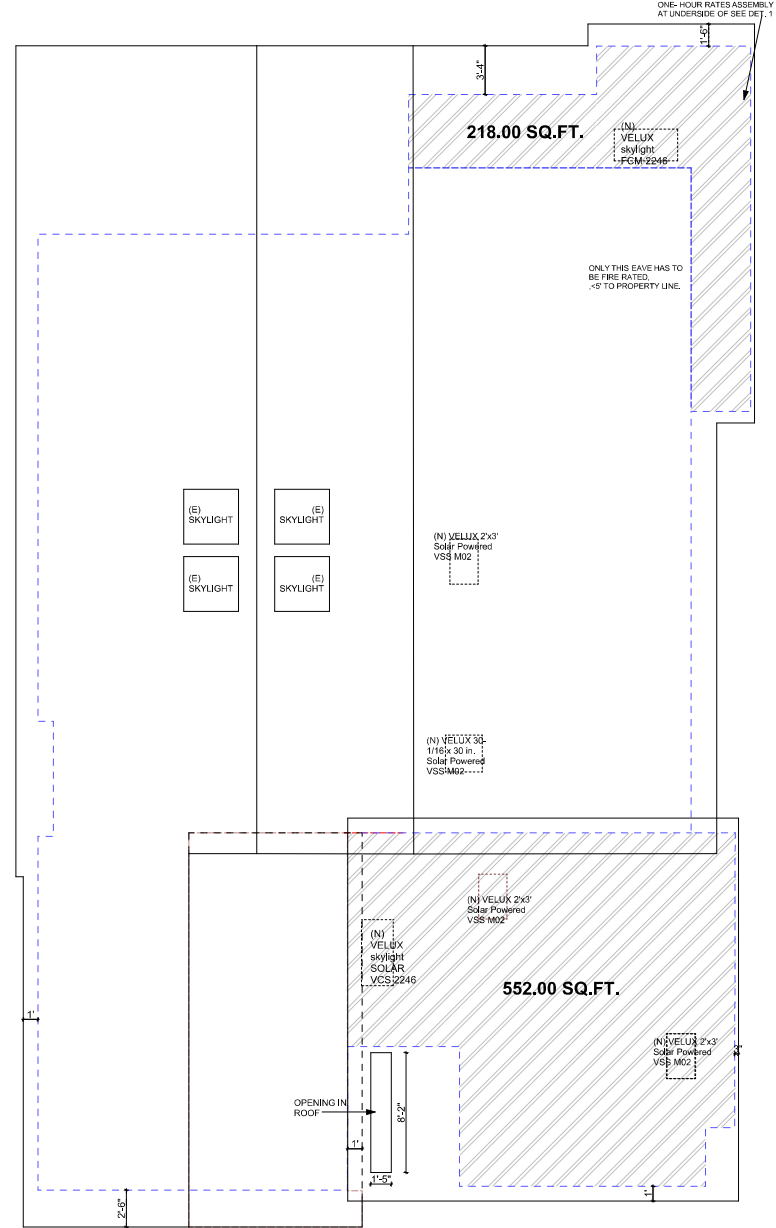
KEYED NOTES:

DOWNSPOUT

- 1 EXISTING ROOF TO REMAIN: POLYURETHANE SPRAY CLASS II ROOFING FOAM WITH CLASS "A" ELASTOMETRIC COATING.
- 2 NEW ROOF TO MATCH EXISTING: POLYURETHANE SPRAY CLASS II ROOFING FOAM WITH CLASS "A" ELASTOMETRIC COATING. NEW CEILING: 2x6 BECHER TONGUE AND GROOVE.



EXISTING ROOF PLAN
1/4"=1'0"



PROPOSED ROOF PLAN
1/4"=1'0"

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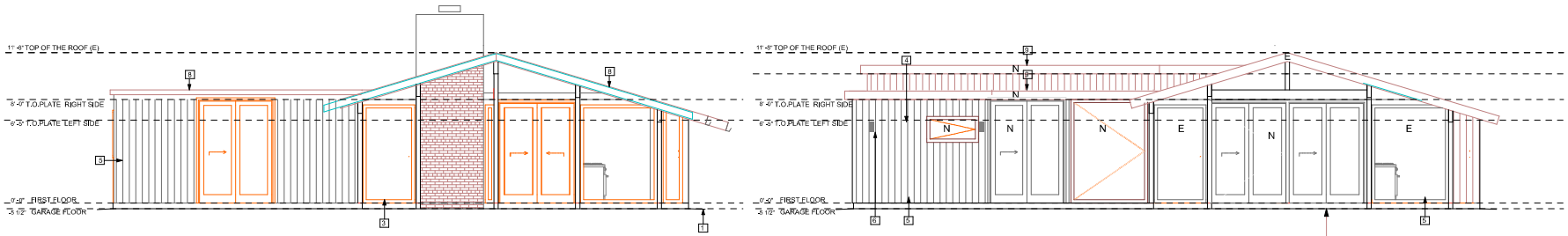
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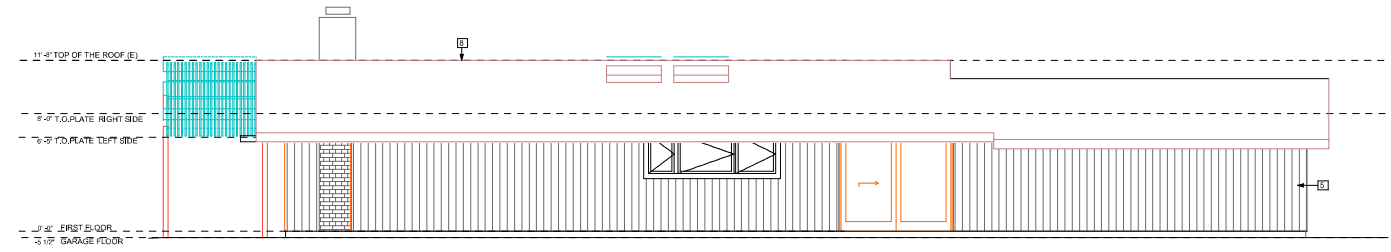
OF



EXISTING SOUTH ELEVATION

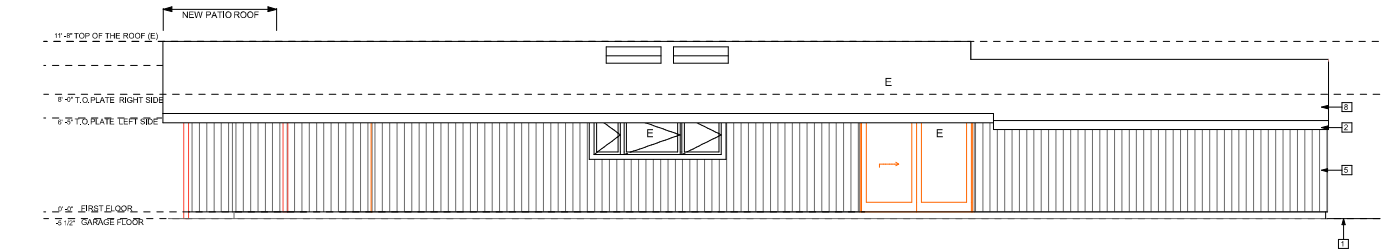
PROPOSED SOUTH ELEVATION

(E) COVERED PATIO POSTS & BEAMS : WHITE PAINTED WOOD TO MATCH EXISTING.
(N) BEAMS TO SUPPORT EXTENDED ROOF TO MATCH EXISTING.
PAINT COLOR: WHITE (SEE PIC, ON A1).



EXISTING EAST ELEVATION

PROPOSED EAST ELEVATION



WINDOW NOTES:
1. ALL WINDOWS TO BE DOUBLE GLAZED, U.O.N.
2. CONTRACTOR SHALL VERIFY ALL FINAL MANUFACTURER'S WINDOW SIZES BEFORE ORDERING AND INSTALLING.
3. ALL HEADER HEIGHTS TO BE MEASURED FROM TOP OF PERSPECTIVE SUBFLOOR, U.O.N.

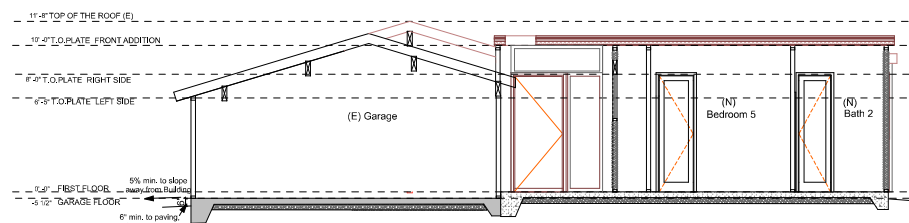
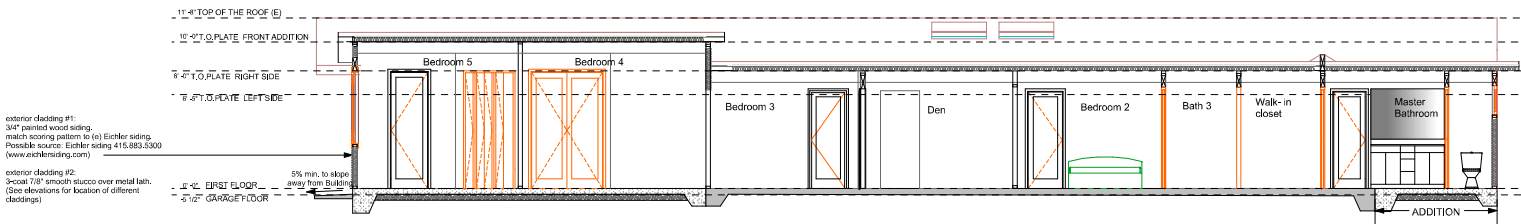
PROPOSED ELEVATIONS
1/4"=1'0"

EXTERIOR MATERIALS:
ROOF: EXISTING ROOF: SPRAYED POLYURETHANE FOAM (SPF) CLASS B MIN. FIRE RATED, COLOR WHITE TO MATCH EXISTING.
EXTERIOR WALLS: BOARD AND BATTEN WOOD SIDING TO MATCH EXISTING
EXTERIOR TRIM: WINDOW TRIM WOODEN FINISH: BROWN COLOR TO MATCH WALLS.
WINDOWS: VINYL EXST: ESPRESSO, INTERIOR: WHITE TO MATCH EXISTING
GUTTER & DOWNSPOUT: PAINTED SHEET METAL TO MATCH EXISTING
EAVES TO MATCH EXISTING

- ELEVATION NOTES**
1. NATURAL GRADE (APPROX.)
 2. 4 1/2"X5 COVE GUTTER.
 3. EXISTING WINDOWS: ALUMINUM TO REPLACE
 4. NEW WINDOWS: MELGARD VINYL: EXTERIOR ESPRESSO, INTERIOR: WHITE U-FACTOR 28 STYLE: TUSCANY MOLDING COLOR SAME AS WALLS BY BENJAMIN MOORE: BRIARWOOD OR SIMILAR
 5. EXISTING AND PROPOSED WALL FINISH: BOARD AND BATTEN SIDING
 6. LED EXTERIOR LIGHTING
 7. ILLUMINATED STREET ADDRESS BACKLIT LED NEW HOUSE NUMBER
 8. EXISTING ROOF: SPRAYED POLYURETHANE FOAM (SPF)
 9. NEW ROOF: SPRAYED POLYURETHANE FOAM (SPF) TO MATCH EXISTING
 10. EXISTING WINDOWS: WHITE VINYL
 11. NEW WALL COLOR: Benjamin Moore: Color Briarwood or similar (Belge)

FINISH UNDER THE EAVES: 2'X6" TONGUE AND GROOVE TO MATCH (E).
N = NEW (ROOF LINE, ROOF, WINDOW)
E = EXISTING (ROOF LINE, ROOF, WINDOW)
TYP: NEW WALL SIDING TO MATCH (E) O 2 LAYERS GRADE "D" BLDG PAPER, 3/12" CDX PLYWD, O/ 2X4 @ 16"O.C. STUDS WINSUL. PER TITLE 24 O/ 5/8" GYPSUM BOARD.

REVISIONS	
BY	
PROJECT FOR 106 CHALLENGE CT., FOSTER CITY, CA, 94404	
NATALIA AMATUNI RESIDENTIAL DESIGN n.amatuni@gmail.com 408 4200411	
PROJECT NO.	
DATE	
SHEET NUMBER	
A6	
OF	



SECTIONS
1/4"=1'0"

City of Foster City
Window/Patio Door Schedule Information

Building Permit #: AR2023-0004

Property Address: 106 Challenge Ct. If property is located in an HOA, please list HOA (Please verify the windows/patio doors meet the Prototype guidelines for the above listed HOA)

Please note: All windows and/or patio doors on the same elevation shall match in color, style (i.e., slider, hung, etc.), materials (including grids or no grids), frame size and window trim.

	ROOM	EXISTING WINDOW TYPE (slider, single hung, etc.)	NEW WINDOW TYPE (slider, single hung, etc.)	EXISTING WINDOW MATERIAL AND COLOR	NEW WINDOW MATERIAL AND COLOR	GRIDS or NO GRIDS	EXISTING SIZE (w X h)	NEW SIZE (w X h)	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT
1	Bedroom 5	n/a	Slider w/picture	n/a	Vinyl brown	No Grids	n/a	9'x5'	30"	4'6"
2	Bedroom 4	n/a	Slider	n/a	Vinyl brown	No Grids	n/a	5'x4'6"	30"	4'
3	Bedroom 3	Slider	Slider	Vinyl white	Vinyl brown	No Grids	6'9"x3'10"	6'9"x3'10"	36"	3'6"
4	Den	Slider	Slider	Vinyl white	Vinyl brown	No Grids	5'10"x4'	5'10"x4'	33"	3'6"
5	Bedroom 2	Slider	Slider	Vinyl white	Vinyl brown	No Grids	6'9"x3'10"	6'9"x3'10"	36"	3'6"
6	Bath 3	n/a	Awning	n/a	Vinyl brown	No Grids	n/a	4'x2'	42"	20"
7	Master bath	n/a	Awning	n/a	Vinyl brown	No Grids	n/a	4'x2'	42"	20"
8	Master bath	n/a	Awning	n/a	Vinyl brown	No Grids	n/a	4'x2'	42"	20"
9	Master bdrm	n/a	Picture	n/a	aluminum brown	No Grids	n/a	6'x8'	n/a	n/a
10	Family room	n/a	Picture	n/a	aluminum brown	No Grids	n/a	4'x8'	n/a	n/a

Applicant or property owner signature: _____ Date: 6.20.2023

* USE ONE OR MORE OF THIS FORM IF YOU HAVE 11 OR MORE WINDOWS/PATIO DOORS.

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REVISIONS

BY

PROJECT FOR
106 CHALLENGE CT.,
FOSTER CITY, CA, 94404

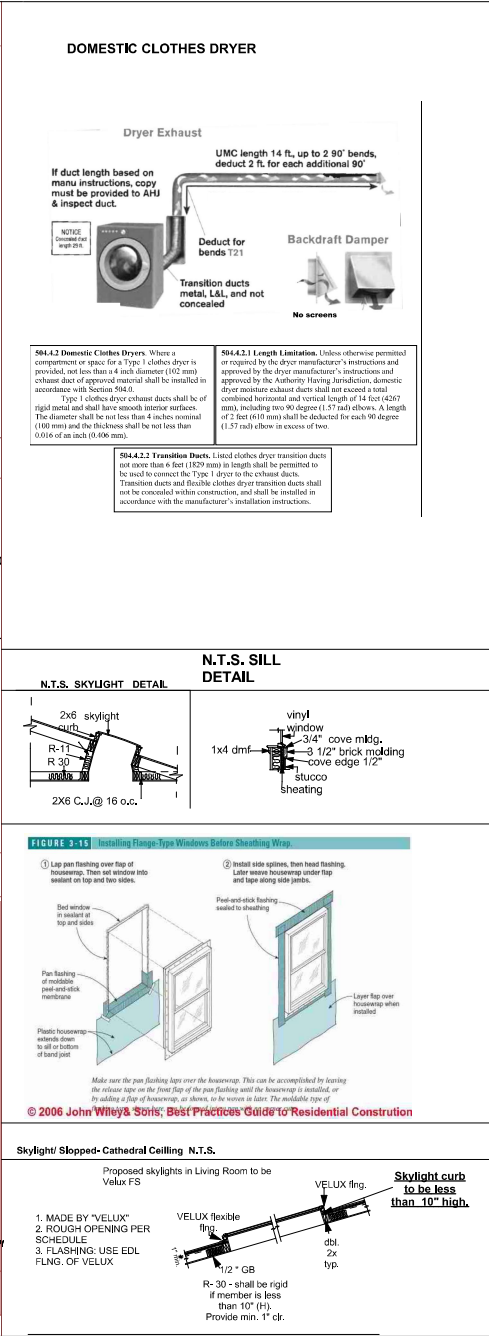
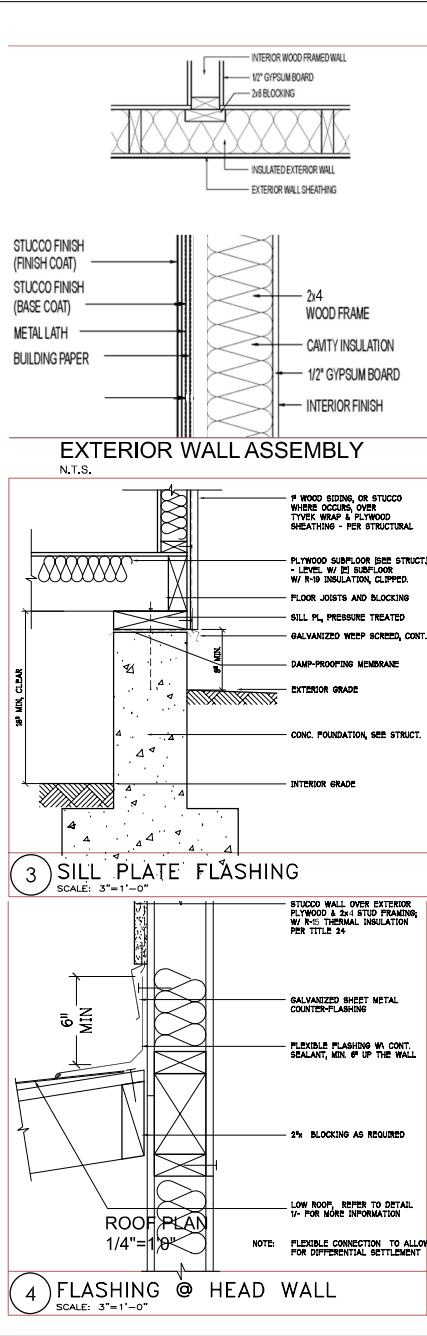
NATALIA AMATUNI
RESIDENTIAL DESIGN
n.amatuni@gmail.com
408 4200411

PROJECT NO.

DATE

SHEET NUMBER

A7
OF



GENERAL NOTES		REVISIONS
<p>GENERAL NOTES</p> <p>GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL NOTIFY OWNER OR DESIGNER OF ANY DISCREPANCIES OR OMISSIONS FOUND IN THE DRAWINGS AND SPECIFICATIONS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DOCUMENTS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH AFFECTED WORK.</p> <p>VENTILATION</p> <p>1. BATHROOMS AND LAUNDRY ROOMS WITHOUT NATURAL VENTILATION SHALL BE MECHANICALLY VENTILATED (5 AIR CHANGES PER HOUR). THE POINT OF DISCHARGE MUST BE MIN.3' ABOVE ANY BUILDING OPENINGS WITHIN 10'. KITCHEN EXHAUST HOOD SHALL BE 100 CFM MIN. WINDOWS AT BATH-ROOM BE MEIN.3' ABOVE ANY BUILDING OPENINGS WITHIN 10'. KITCHEN EXHAUST HOOD SHALL BE 100 CFM MIN.</p> <p>ACCESS</p> <p>2. PROVIDE UNOBSTRUCTED 18" MIN. BY 24" MIN. ACCESS TO ALL UNDERFLOOR SPACES WHERE JOISTS OR SUBFLOOR IS UNTREATED. CRC R403.4</p> <p>LANDING</p> <p>4. LANDING OR FLOOR IS REQUIRED AT EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR WIDTH AND 36" MINIMUM IN DEPTH. LANDING AT REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1'-2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7'-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING INTO THE LANDING. CRC R313.2, R313.3, R313.4</p> <p>FIRE PROTECTION</p> <p>SALL GARAGE CEILINGS, AND WALLS COMMON WITH LIVING AREA, OR SUPPORTING LIVING AREA ABOVE, TO BE 1-HOUR CONSTRUCTION.</p> <p>6. USABLE SPACE UNDER STAIR TO BE 1-HOUR CONSTRUCTION. 8" TYPE 2" GYPSUM BOARD MINIMUM AT ALL WALLS AND CEILING.</p> <p>7. PROVIDE 6" MIN. CLEARANCE AT THE BACK OF FURNACE AND 12" TOTAL CLEARANCE ON SIDES OF FURNACE.</p> <p>STUCCO</p> <p>STUCCO AT ALL HORIZONTAL SURFACES AND THE FIRST 12" VERTICAL PORTIONS AROUND CORNERS AND EDGES SHALL BE MIXED WITH "ACRYL-EX-60". A MINIMUM 0.018(26GA) CORROSION-RESISTANT WEEP SCREWS WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS WITH STUCCO. THE SCREED SHALL BE PLACED AT MINIMUM OF 6" ABOVE THE GROUND OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. SEC 25065.</p> <p>ENERGY</p> <p>ALL EXTERIOR DOORS TO BE 1 3/8" SOLID CORE AND WEATHER-STRIPPED.</p> <p>DOOR FROM GARAGE TO HOUSE TO BE 1 3/8" SOLID CORE, WEATHER STRIPPED AND WITH SELF-CLOSING DEVICE.</p> <p>ADD A BEAD OF CAULKING AROUND THE INTERIOR OF THE SOLE PLATE AT ALL EXTERIOR WALLS. THE BEAD SHALL BE APPLIED AT THE JOINT OF SUBFLOOR AND SOLE PLATE JUST PRIOR TO SHEETROCK APPLICATION.</p> <p>THERMAL AND MOISTURE</p> <p>SHOWER AND TUBI SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BOARD) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. NON-ABSORBENT SURFACE TO BE AT LEAST 72" ABOVE THE DRAIN INLET.</p> <p>WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED OVER A VAPOR RETAINER IN SHOWER OR BATH/ TUB COMPARTMENT. CRC SECTION R307.2 AND R702.3.8</p> <p>WHEN INSULATED SPACE IS SMALLER THAN 12" USE RIGID INSULATION BOARD TO ALLOW MIT 1" AIRFLOW. WHEN INSULATING CEILINGS PROVIDE MIN. 1" SPACE FOR AIRFLOW.</p> <p>PROVIDE CROSS VENTILATION AT ALL ROOFS.</p> <p>CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FRAMING BEFORE ENCLOSURE (4.505.3)</p> <p>EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY HUMIDITY CONTROL (4.506.1)</p> <p>MECHANICAL</p> <p>PROVIDE 6" CLEARANCE ON COMBUSTION AIR SIDE OF FURNACE ROOM AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS PER C.M.C.</p> <p>PROVIDE MIN. REQUIRED DISTANCE OF TERMINATION OF VENTS, AND FLUES PER C.M.C. AND C.P.C. LATEST EDITION.</p> <p>IN A CASE OF MEMBRANE PENETRATION BY DUCT OR PIPE, PROVIDE 26 GA FOR MIN. 2" OF THE PENETRATION SECTION. PIPE SHALL BE METAL AT THE PENETRATION. ALL PENETRATION AREA SHALL BE CAULKED AND SEALED.</p> <p>THE DRYER DUCT RUN AND TERMINATION POINT OF THE DRYER EXHAUST SHALL EXTEND TO THE OUTSIDE.</p> <p>TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, ATTIC VENTS, OPENING SKYLIGHTS).</p> <p>PER EPA REQUIREMENTS AND AS ENFORCED BY CONTRACTOR'S STATE LICENSE BOARD ANY CONTRACTOR WORKING IN A HOME THAT WAS BUILT PRIOR TO 1978 MUST BE CERTIFIED IN LEAD-SAFE WORK PRACTICES.</p> <p>PLUMBING</p> <p>PROVIDE ANTI-SCALD SHOWER VALVES AT ALL NEW SHOWERS AND TUBI SHOWERS.</p> <p>SHOWER AND TUBI SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.</p> <p>THE WATER HEATER SHALL BE SEISMIC STRAPPED OR ANCHORED IN ACCORDANCE WITH CPC 507.2</p> <p>THE WATER HEATER SHALL BE LOCATED ON AN 18" PLATFORM, ABOVE THE FLOOR, UNLESS LISTED AS FLAMMABLE VAPORIGNITION RESISTANT PER CPC 507.13</p> <p>ELECTRICAL</p> <p>BATHROOMS AND LAUNDRY RECEPTIBLES REQUIRE SEPARATE 20 AMP. CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER ELECTRICAL OUTLETS.</p> <p>KITCHENS AND BATHROOMS ARE TO HAVE THEIR TITLE 24 FLUORESCENT FIXTURES OPERATED BY FIRST SWITCH AT ALL ENTRANCES TO THE ROOMS. GENERAL LIGHTING FIXTURES ARE TO BE LOCATED SO AS TO ILLUMINATE FLOOR AND COUNTERS.</p> <p>MECHANICAL</p> <p>PROVIDE 6" CLEARANCE ON COMBUSTION AIR SIDE OF FURNACE ROOM AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS PER C.M.C.</p> <p>PROVIDE MIN. REQUIRED DISTANCE OF TERMINATION OF VENTS, AND FLUES PER C.M.C. AND C.P.C. LATEST EDITION.</p> <p>IN A CASE OF MEMBRANE PENETRATION BY DUCT OR PIPE, PROVIDE 26 GA FOR MIN. 2" OF THE PENETRATION SECTION. PIPE SHALL BE METAL AT THE PENETRATION. ALL PENETRATION AREA SHALL BE CAULKED AND SEALED.</p> <p>THE DRYER DUCT RUN AND TERMINATION POINT OF THE DRYER EXHAUST SHALL EXTEND TO THE OUTSIDE.</p> <p>TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, ATTIC VENTS, OPENING SKYLIGHTS).</p> <p>PER EPA REQUIREMENTS AND AS ENFORCED BY CONTRACTOR'S STATE LICENSE BOARD ANY CONTRACTOR WORKING IN A HOME THAT WAS BUILT PRIOR TO 1978 MUST BE CERTIFIED IN LEAD-SAFE WORK PRACTICES.</p> <p>PLUMBING</p> <p>PROVIDE ANTI-SCALD SHOWER VALVES AT ALL NEW SHOWERS AND TUBI SHOWERS.</p> <p>SHOWER AND TUBI SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.</p> <p>THE WATER HEATER SHALL BE SEISMIC STRAPPED OR ANCHORED IN ACCORDANCE WITH CPC 507.2</p> <p>THE WATER HEATER SHALL BE LOCATED ON AN 18" PLATFORM, ABOVE THE FLOOR, UNLESS LISTED AS FLAMMABLE VAPORIGNITION RESISTANT PER CPC 507.13</p> <p>ELECTRICAL</p> <p>BATHROOMS AND LAUNDRY RECEPTIBLES REQUIRE SEPARATE 20 AMP. CIRCUIT. 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<p>FINISH NOTES:</p> <p>1. USE HARDWOOD FLOOR IN THE KITCHEN & LIVING ROOM. THE FLOOR IN THE BATHROOMS.</p> <p>2. ANY TRIM SPANNING A CORNER OR TWO ADJACENT SURFACES SHOULD BE FASTENED ON ONE SIDE ONLY.</p> <p>3. MAKE ADJUSTMENTS FOR VARYING FRAMING MEMBERS MOISTURE CONTENT TO ENSURE LEVEL BASE FOR DRY WALL AND OTHER FINISHES.</p> <p>4. PROVIDE NON-SLIP FLOORING IN ALL AREAS, AND SLIP-RESISTANT WHEN WET IN BATHROOMS, ENTRY HALL AND KITCHEN.</p> <p>BATHROOM FINISH:</p> <p>a) BATHROOMS SHALL BE FINISHED WITH NONABSORBENT SURFACES EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.</p> <p>b) WATER-RESISTANT GYPSUM BACKING SHALL NOT BE USED WHERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT CONTINUOUS HIGH HUMIDITY. CRC R702.3.8,1</p> <p>5. THRESHOLDS AND FLOORING TRANSITION STRIPS TO MEET CBC CHAPTER 11A, EXCEPT EXTERIOR DOORS FLOOR LEVEL SHALL CHANGE MIN. 1 1/2".</p> <p>6. DO NOT BUTT DISSIMILAR MATERIALS TIGHTLY. LEAVE REASONABLE CLEARANCES @ JOINTS, TO ALLOW EXPANSION AND CONTRACTION, AND FOR DIFFERENT SETTLEMENT.</p> <p>7. Provide minimum 50 cfm intermittent airflow for bathroom exhaust fans or provide minimum 20 cfm for the continuously operating Bathroom exhaust fans.</p> <p>8. MIN. 30 INCH WIDE CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT OF WATER CLOSET. CPC 407.5</p> <p>9. SHOWER AND TOILET SPACES:</p> <p>a. Shower and toilet shower walls to have a smooth, hard, nonabsorbent surface (i.e., ceramic tile) over a moisture resistant underlayment (i.e., cement fiber or glass mat gypsum backer board) to a height of 6'-0" (72") above the floor per CBC 1210.2.2, 5-10" (70") above the drain inlet per CBC 1210.2.3.</p> <p>b. 24" clear space in front of the toilet and 30" minimum width for toilet space, per CPC 402.5.</p> <p>c. 24" clear space in front of sink.</p> <p>d. Exhaust fans shall be 50 cfm min.</p>		
<p>MECHANICAL NOTES:</p> <p>DUCT PENETRATING THE WALL OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE. CRC R302.5.2</p> <p>PUBLIC WORKS NOTES:</p> <p>1. Wastewater generated from the installation, cleaning, treating, and washing of the surface of copper features, including copper roof, shall be discharged to the sanitary sewers or landscaping or collect/haul off-site.</p> <p>2. All landscaping shall be maintained and shall be designed with efficient irrigation systems to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides.</p> <p>3. To ensure that applicable Best Management Practices (BMPs) from the San Mateo Stormwater Pollution Prevention Program (STOPPP) are followed to prevent discharge of soil or any construction material into the gutter, stormdrain system, or creek.</p> <p>See 11.2 for BMPs.</p> <p>4. Broken existing sidewalks and curbs shall be repaired as directed by City engineer in the field.</p> <p>5. The property owner/ applicant apply for and obtain temporary encroachment permit from the Department of Public Works for work in the City public right-of-way, easements of property in which the City holds an interest, including driveway, sidewalk, sewer connections, sewer clean-outs, curb drains and storm drain connection.</p>		
<p>PLUMBING AND FIXTURES</p> <p>a. Faucets in Kitchens, wet bars, laundry sinks, etc. shall have a water flow not exceed 1.8 gallon per minute (CPC 407.2.1.1).</p> <p>b. Faucets in residential lavatories shall have a water flow not exceed 1.2 gallon per minute at 60 psi. (CPC 407.2.1.2).</p> <p>c. Faucets in public use shall have a water flow not exceed 0.5 gallon per minute at 60 psi. (CPC 407.2.1.3).</p> <p>d. Showering faucets shall have a water flow not exceed 0.2 gallon per showering cycle. (CPC 407.2.2).</p> <p>e. Shower heads shall have a water flow not exceed 1.8 gallons per minute at 60 psi. (CPC 408.2).</p> <p>f. Water closets shall have an average water consumption of not more than 1.28 gallons per flush (CPC 411.2).</p> <p>g. Lavatory faucets shall have an average water consumption of not more than 1.2 GMP at 60 psi (CPC 407.2).</p>		
<p>PROJECT FOR 106 CHALLENGE CT., FOSTER CITY, CA, 94404</p> <p>NATALIA AMATUNI RESIDENTIAL DESIGN n.amatuni@gmail.com 408 4200411</p>		
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