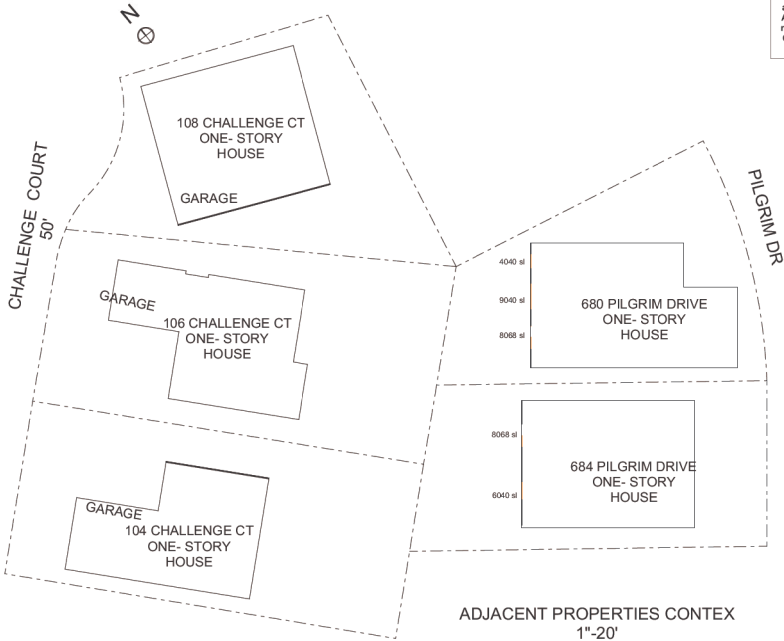




SCOPE OF WORK

770.00 SQ.FT. ADDITION TO PROVIDE NEW BEDROOM, TWO BATHROOMS, DEN & LAUNDRY. TO ENLARGE EXISTING MASTER BEDROOM AND MASTER BATHROOM. NEW WALK IN CLOSET. TO ADD AN ENTRY AREA WITH A SKYLIGHT. TO REMOVE EXISTING WOODEN FIREPLACE. KITCHEN REMODELING. TO RELOCATE GARAGE DOOR. TO RELOCATE A DRIVEWAY. TO ENLARGE EXISTING ROOF ABOVE THE REAR COVERED PATIO.

Construction Hours:  
Assuming project approval, conditions of approval related to construction hours which are more limited than general citywide construction hours, will be added.



PROJECT DATA

PROJECT NAME: PATEL RESIDENCY  
PROJECT ADDRESS: 106 CHALLENGE CT, Foster City, CA 94404  
APN: 094042230  
PROJECT TYPE: ONE STORY ADDITION AND REMODELING  
OWNER: PUSHPA PATEL 650 773 8102  
EMAIL: pdmenat@gmail.com  
PLANS DRAWN BY: NATALIA AMATUNI 408 4200411  
ADDRESS: 6925 RODLING DR. UNIT F, SAN JOSE, CA, 95138  
EMAIL: n.amatuni@gmail.com

PROJECT SUMMARY

ZONING: R-1  
MIN. SETBACK FRONT: 20'  
MIN. SETBACK SIDE: 5'  
MIN. REAR SETBACK: 20'  
MAX. HEIGHT: 25'  
MAX. COVERAGE: 50%  
TYPE OF CONSTRUCTION: VB  
OCCUPANCY: R-3  
LOT AREA: 8,712 SQ.FT.  
EXISTING HOUSE (CONDITIONED) AREA : 1,784.00 sq.ft.  
GARAGE: 450.00 SQ.FT.  
TOTAL EXISTING GROSS FLOOR AREA (WITH GARAGE): 2234.00 SQ FT  
ADDITION: 770.00 SQ.FT.  
PROPOSED HOUSE (CONDITIONED): 2554.00 SQ.FT.  
TOTAL PROPOSED GROSS FLOOR AREA (WITH GARAGE): 3004.00 SQ.FT.  
EXISTING AVERAGE BUILDING HEIGHTS: 9'-8"  
PROPOSED BUILDING HEIGHTS: 10'-8" (SEE A5 FOR CALC.)

EXISTING LOT COVERAGE: ( 2,234.00 + 344.00 REAR ROOF OVERHANG +166.00ATRIUM=2744 SQ FT ) : 8,712= 31.5%  
PROPOSED LOT COVERAGE: (2,983.00 + 336.00 REAR ROOF OVERHANG +71.00 PORCH + 166.00ATRIUM= 3556 SQ FT ) : 8,712 =40.8%- COMPLY

THERE IS NO FIRE- SPRINKLER SYSTEM CURRENTLY IN THE HOUSE. COMBINATION OF NEW AND REMODEL WORK IS NOT EXCEEDS 50% OF THE ORIGINAL SQ.FT. OF THE HOME.

EXISTING BLDG HEIGHTS: 12'-1"  
PROPOSED BLDG HEIGHTS: 12'-1"

Per California Civil Code article 1101.4 and calgreen sec 301.1 Replace existing all non-conforming plumbing fixtures with water conserving plumbing fixtures. Non-compliant plumbing fixtures mean any of the following:  
Any toilet manufactured to use more than 1.6 gallons of water per flush will need to be replaced with MAX. flow rate of 1.28 GPF.  
Any Bathroom's showerheads (single and multiple heads) maximum-allowed flow rate is 1.8 gpm, per 2016/2018 CGBC sec. 4.301.1.3, eff. 7/1/18. Any interior faucet that emits more than 2.2 gallons of water per minute will need to be replaced with a faucet with 1.2 GPM@ 60 psi MAX (or 1.8 GMP @ 80 psi for kitchen faucets.) Only applied for properties in or before January 1, 1994).

2022 CALIFORNIA CODE OF REGULATIONS AS AMENDED BY STATE OF CALIFORNIA AND ALL APPLICABLE CITY OF FOSTER CITY ORDINANCES WILL BE EMPLOYED DURING THIS PROJECT.

PLANS SHALL BE IN COMPLIANCE WITH:

- CALIFORNIA BUILDING CODE, 2022 EDITION
- CALIFORNIA RESIDENTIAL CODE, 2022 EDITION
- CALIFORNIA PLUMBING CODE, 2022 EDITION
- CALIFORNIA MECHANICAL CODE, 2022 EDITION
- CALIFORNIA ELECTRICAL CODE, 2022 EDITION
- 2022 CALIFORNIA ENERGY CODE
- 2022 GREEN BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- CITY OF FOSTER CITY MUNICIPAL CODE

All building material, construction equipment, excavation material and debris must be maintained in a safe and sanitary.. condition. Unless waived by the Building Official, such material shall be located behind the required front yard setback requirements and the rear or side yard setback requirements when facing waterways.

Prior to or after commencement of construction, the Building Official may require a protective barrier such as a fence, barricade or other structure for the protection of the public and in conjunction with any construction work. The design, construction, location, and materials used shall be approved by the Building Official prior to installation. The barrier shall be removed before receiving a Certificate of Occupancy.

FOSTER CITY  
RECEIVED

8/15/2023

PLANNING/  
CODE ENFORCEMENT

SUBJECT  
PROPERTY

VICINITY MAP  
N.T.S.

PROJECT SUMMARY TABLE:

NET LOT AREA: (this includes total area, not portion to be subject)	8,712.0	Square feet
--	---------	-------------

	EXISTING	PROPOSED
FLOOR AREA 1 <sup>ST</sup> FLOOR:	1784.0	2554.0
	Square feet	Square feet
GARAGE:	450.0	450.0
	Square feet	Square feet
Total FLOOR AREA:	2234.0	3004.0
	Square feet	Square feet

LOT COVERAGE: Includes all land area covered by all structures (ex. sheds, patio covers), including all projections (porches, awnings) except eaves, divided by the lot area.	27.44	35.56
	%	%

Height: Average height of stepped roof measured from the top of the ridge to the lowest point of the eaves. If there are multiple ridges, calculate average of the two highest - see sample attached.	13	13
	feet	feet

SETRACKS:	EXISTING	PROPOSED
Front Garage	25	25
Front 1 <sup>st</sup> story	44	30
Front 2 <sup>nd</sup> story	feet	feet
Rear 1 <sup>st</sup> story	44	30
Rear 2 <sup>nd</sup> story	feet	feet
Right side 1 <sup>st</sup> story	9	9
Right side 2 <sup>nd</sup> story	feet	feet
Left side 1 <sup>st</sup> story	7	7
Left side 2 <sup>nd</sup> story	feet	feet

SPECIFIC EXTERIOR COLORS AND MATERIALS:	EXISTING	PROPOSED
Trim	TRIMLINE BOILER ROOMS (BOILER AND BATTEN) COLOR BRIDGE	TRIM LINE (EXTERIOR TRIM) BY Emserform (BOILER AND BATTEN) COLOR BRIDGE
Walls	WHITE WOOD	BROWN WOOD
Roof	POLYURETHANE FOAM ROOF CLASS "A"	POLYURETHANE FOAM ROOF CLASS "A"

CONTRACTOR OR OWNER/ BUILDER IS RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, DIMENSIONS AND ROOF SLOPES IN FIELD.

EXISTING LANDSCAPING TO BE PROTECTED DURING CONSTRUCTION AND TO BE RETAINED AFTER CONSTRUCTION.

FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5% FOR A MIN. DISTANCE OF 10 FEET

NOTE 1: 2022 CALIFORNIA CODE OF REGULATIONS AS AMENDED BY STATE OF CALIFORNIA AND ALL APPLICABLE CITY OF FOSTER CITY ORDINANCES WILL BE EMPLOYED DURING THIS PROJECT.

NOTE 2: CONTRACTOR / PROPERTY OWNER SHALL POST HOURS OF OPERATION AND PHONE NUMBERS FOR NOISE COMPLAINTS.

NOTE 3: ALL ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOSTER CITY NOISE ORDINANCE.

NOTE 4: NO DEBRIS BOXES OR BUILDING MATERIALS SHALL BE STORED ON THE STREET.

NOTE 5: THERE WILL BE NO NEW LANDSCAPED AREA AS THE PART OF THIS PROJECT.

NOTE 6: PROVIDE TREE PROTECTION DURING CONSTRUCTION.

NOTE 7: VERIFY LOCATION OF UNDERGROUND UTILITIES AND NOTIFY UTILITY COMPANY PRIOR TO DIGGING.

NOTE 8: IMPLEMENT REQUIRED MEASURES TO MINIMIZE STORM WATER RUN OFF FROM THE SITE AND PREVENT STORM WATER CONTAMINATION DURING CONSTRUCTION. PROVIDE DRY WELLS UNDER EA. DOWNSPOUT DISCHARGE.

NOTE 9: PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER

NOTE 10: PLUMB INTERIOR GARAGE FLOOR DRAINS TO SANITARY SEWER

NOTE 11: MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING/ FLOWS TO BAY"

NOTE 12: PROVIDE ROOFED AND ENCLOSED AREA FOR DUMPSTERS, RECYCLING CONTAINERS, ETC TO PREVENT STORMWATER RUN ON AND RUNOFF.

NOTE 13: COVER STORED OUTDOOR EQUIPMENT/ MATERIALS TO AVOID POLLUTANT CONTACT WITH STORMWATER RUNOFF.

NOTE 14: ROOF DRAINS SHALL DRAIN TO UNPAVED AREA WHEN PRACTICABLE. DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASHWATER TO SANITARY SEWER.

NOTE 15: DIRECT ROOF RUNOFF ONTO VEGETABLE AREA

NOTE 16: DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS AND/ OR PATIOS ONTO VEGETABLE AREA

NOTE 17: NO METAL PIPING OR OTHERWISE SHALL BE IN DIRECT CONTACT WITH EARTH.

NOTE 18: DESIGN FOR DISCHARGE OF FIRE SPRINKLER TEST WATER TO LANDSCAPE OR SANITARY SEWER. ANY CONNECTION TO SANITARY SEWER SYSTEM IS SUBJECT TO SANITARY DISTRICT APPROVAL.

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

A 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 (CCAG) to educate local residents and businesses and fight storm drain pollution. 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 blow 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 an begins.
- Locate and protect storm drains in the vicinity of the site with barriers or flags during wet weather periods.
- Control the amount of runoff crossing 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 their 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 site - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize leaks.
- Dry sweep paved surfaces that drain to storm drains, creeks, or ditches. If pavement flushing 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 residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the fluid diluted.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with

tarp or plastic sheeting secured around the outside of the dumpster. Always tie down the tarp. Never dump out a dumpster by leaving 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 enter 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, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all waste and demolition debris properly. Many construction materials and wastes can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared 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 near a creek or storm bed.

#### San Mateo Countywide Stormwater Pollution Prevention Program (STPPP)

555 County Center  
Redwood City, CA 94063



STPPP is jointly administered by the San Mateo County Department of Public Works and the San Mateo County Office of Environmental Services.

### 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. Paintstripping solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water will be 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:

- 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.
- Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
- 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.

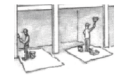
#### Protect the Bay/Ocean and yourself!

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.sanmatocounty.org](http://www.sanmatocounty.org) (click on "Business", then "New Development", then "local permitting agency").

### Painting & Paint Removal



#### Painting Cleanup and Removal

- Never drain brushes or rinse paint containers into a stream, gutter, down drain, or ocean.
- For water-based paints, paint on brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint on brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids in hazardous waste.
- Paint chips and dust from non-hazardous dry cleaning and sand blasting may be swept up or collected in plastic bags and disposed of in hazardous waste.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or other metals must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

#### Decontaminating



#### Landscaping

- Protect scheduled landscaping materials from wind and rain by storing them under tarps all year-around.
- Back hauled material on-pavement and under cover.
- Discontinue application of any available landscape material within 2 days before a forecast rain event or during wet weather.

#### Concrete, Grout & Mortar Application



- Avoid piling and soil coating in wet weather or when rain is forecast, to prevent materials that have not cured from creating stormwater runoff.
- Cover storm drain inlets and establish when applying soil coat, tack coat, slurry and fog seal, etc.
- Collect and recycle or appropriately dispose of excess slurry before dry and seal. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.
- When washing exposed aggregates, pre-wash materials from existing storm drains. Check for leaks and water. Gutter, hose, washers are not to be used, or drive onto a paved surface to be pumped and disposed of properly.

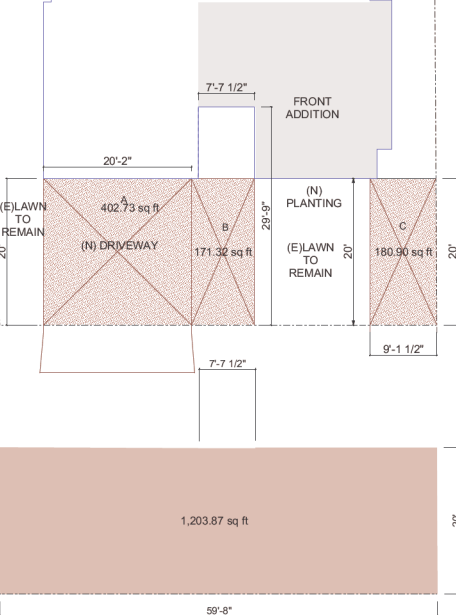
- Prevent sediment from migrating offsite and prevent storm drain clogs, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter strips, oil fences, sediment basins, gravel bags, sumps, etc.
- Keep excavated soil on site and transfer it to dry truck, not in the street.

- Use any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual odors, discoloration, or color.
  - Abnormal underground tanks.
  - Abnormal wells.
  - Blocked drains, ditches, or tanks.

- Protect scheduled landscaping materials from wind and rain by storing them under tarps all year-around.
- Back hauled material on-pavement and under cover.
- Discontinue application of any available landscape material within 2 days before a forecast rain event or during wet weather.

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

TOTAL FRONT YARD : 1,204.00 sq ft  
55%-782.6 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



### 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

A 1.2  
OF

# 106 CHALLENGE COURT DRIVEWAY GEOMETRY EXHIBIT 05-31-2023

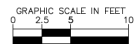
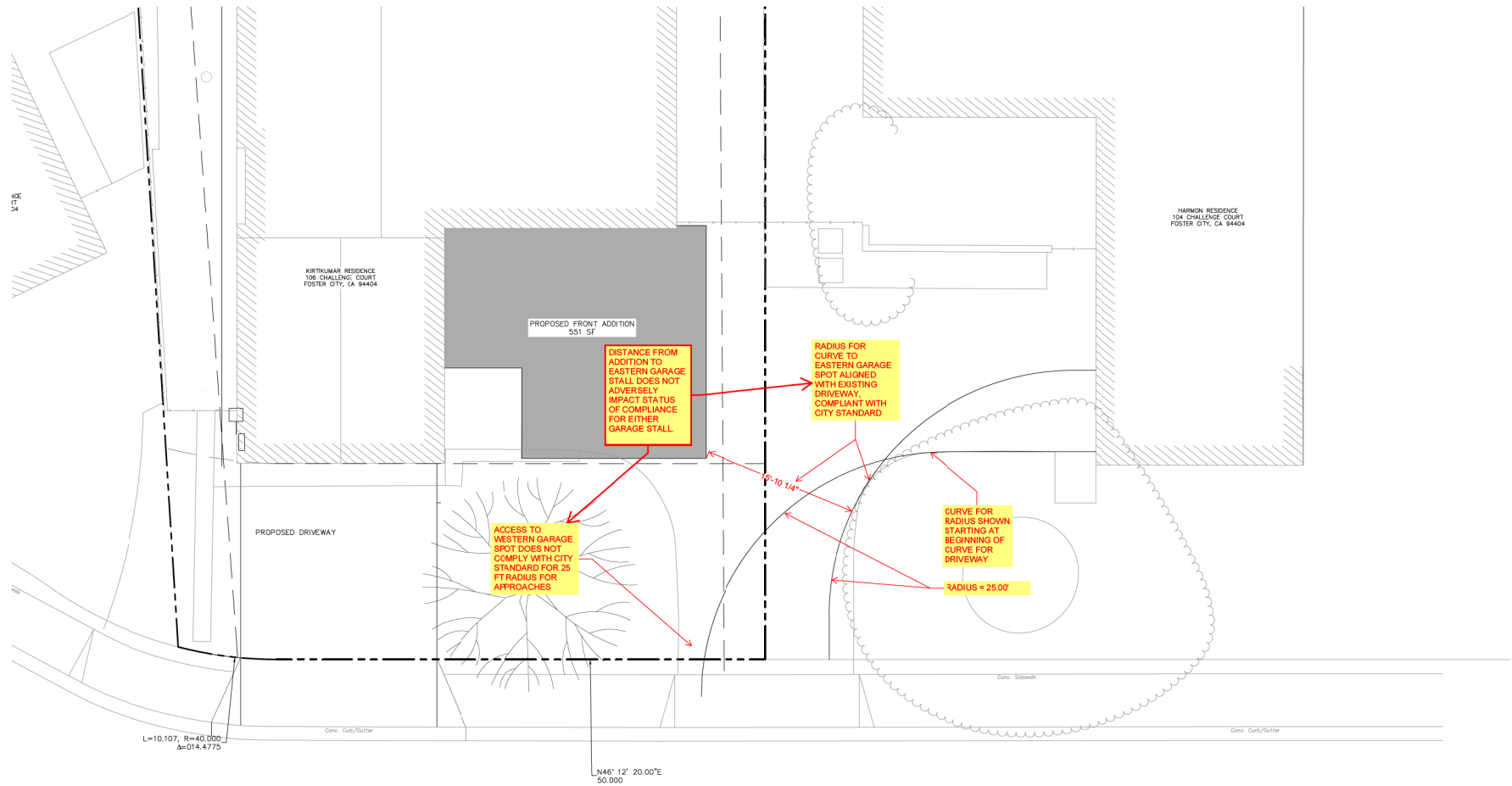
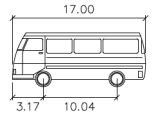
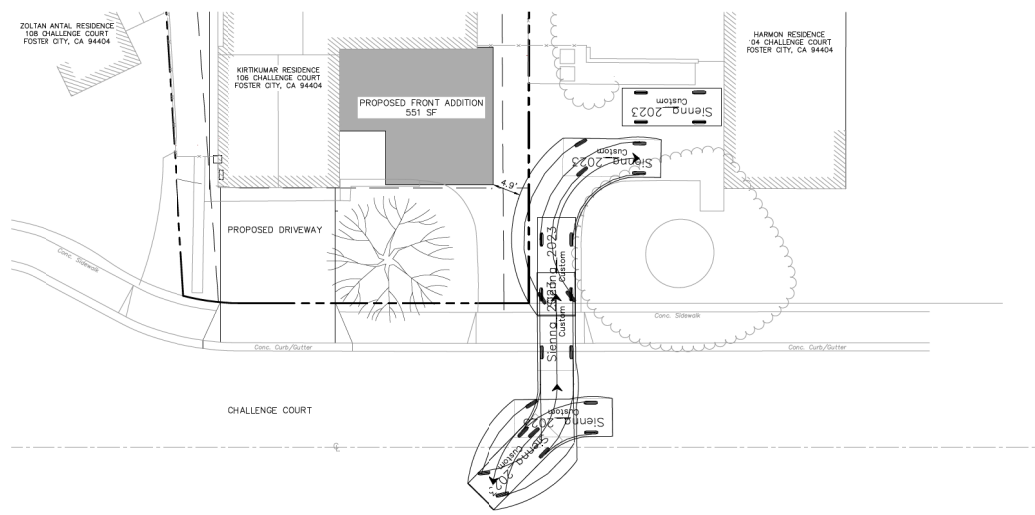


EXHIBIT  
1 OF 1

**Kimley»Horn**

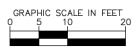
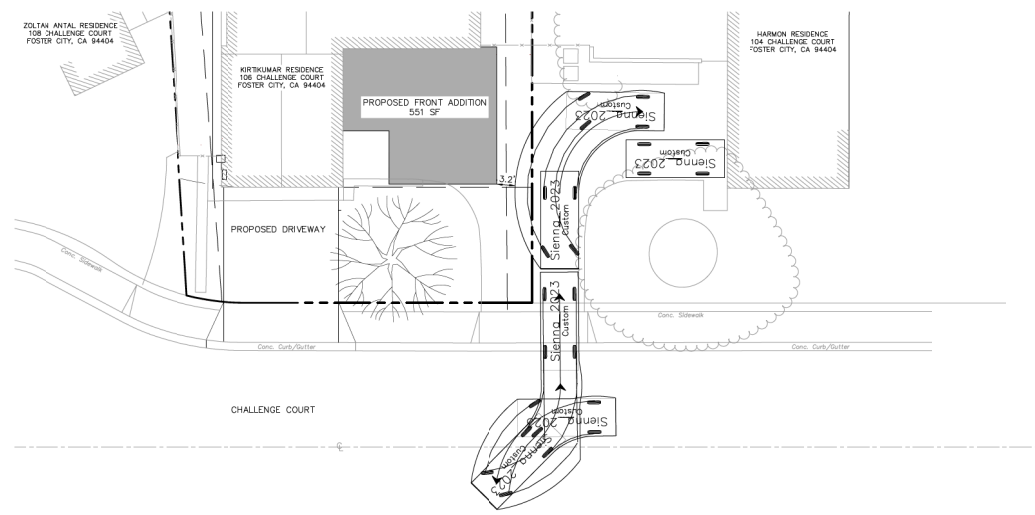
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2121 S EL CAMINO REAL SUITE 800, SAN MATEO, CA 94403

# 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



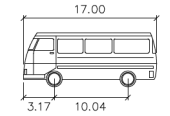
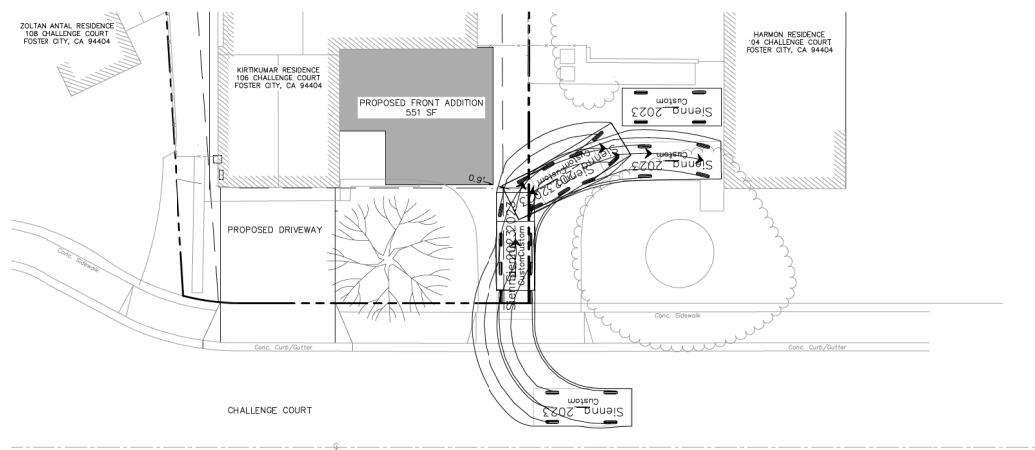
REVERSE ENTRY TO EASTERN PARKING SPOT ON DRIVEWAY OR INTO GARAGE ②

EXHIBIT  
 1 OF 4

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2121 S EL CAMINO REAL SUITE 800, SAN MATEO, CA 94403

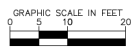
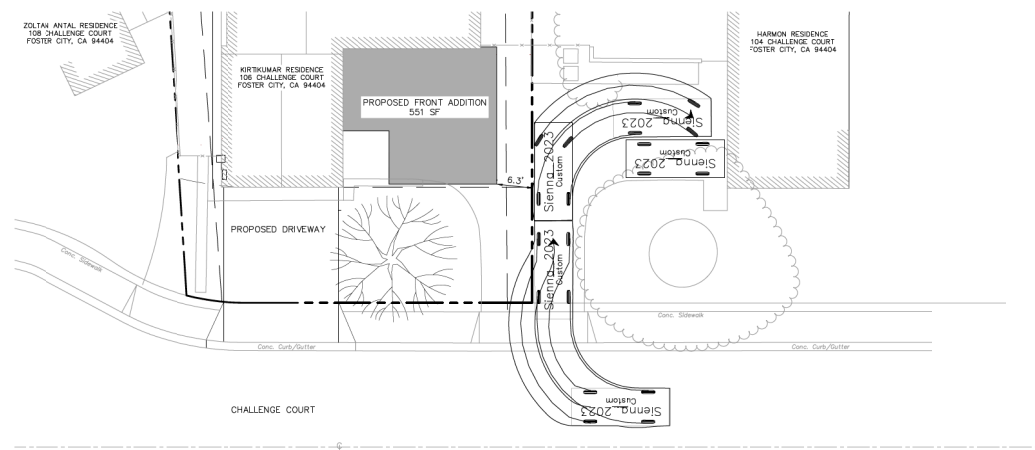
# 106 CHALLENGE COURT DRIVEWAY STUDY 05-31-2023



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



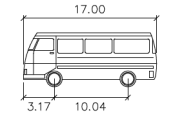
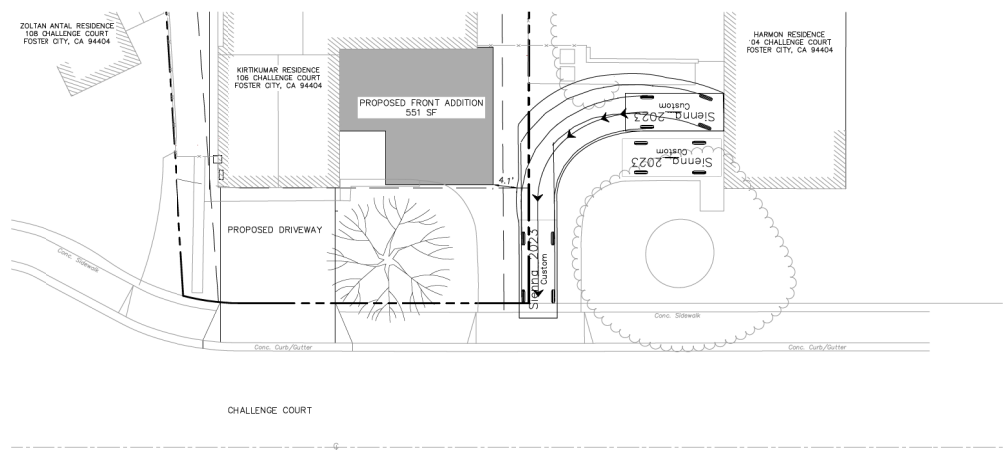
HEAD-IN ENTRY TO EASTERN PARKING SPOT ON DRIVEWAY OR INTO GARAGE 4

EXHIBIT  
2 OF 4

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2121 S EL CAMINO REAL SUITE 800, SAN MATEO, CA 94403

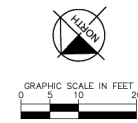
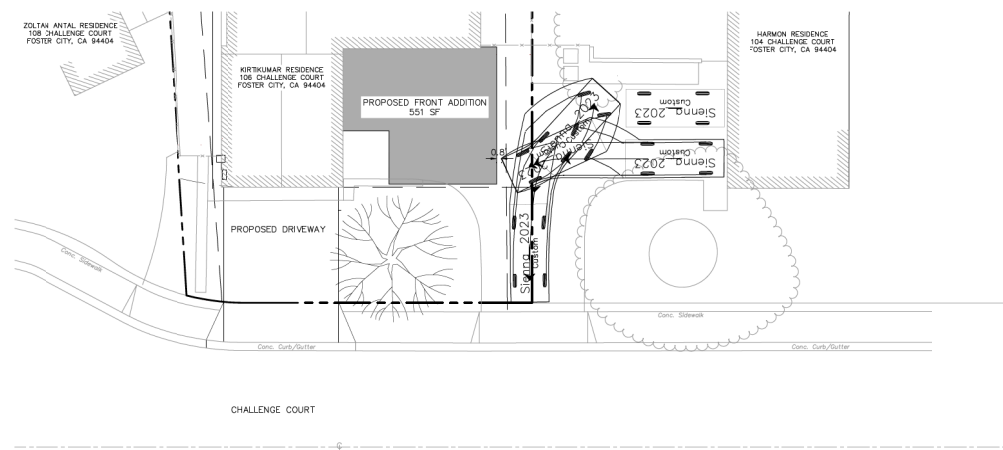
# 106 CHALLENGE COURT DRIVEWAY STUDY 05-31-2023



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 <sup>5</sup>



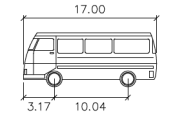
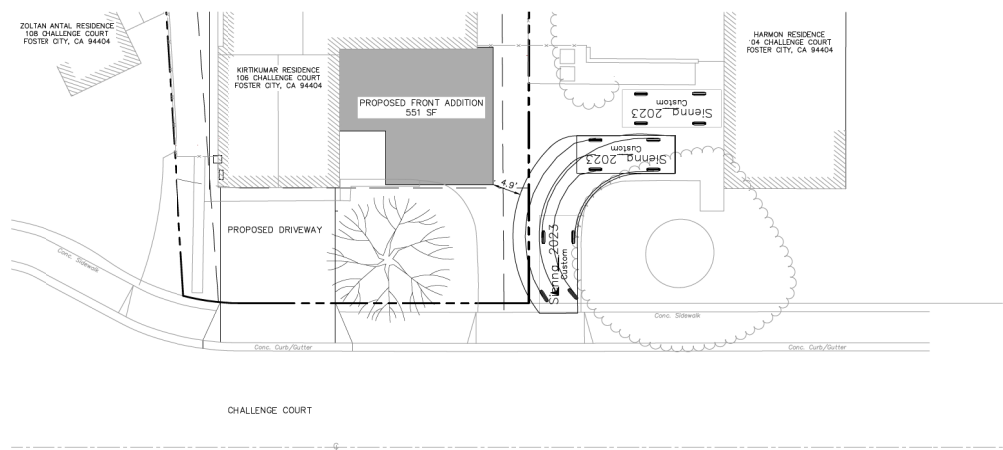
## REVERSE DEPARTURE FROM WESTERN PARKING SPOT ON DRIVEWAY OR FROM GARAGE <sup>6</sup>

EXHIBIT  
 3 OF 4

**Kimley»Horn**

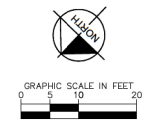
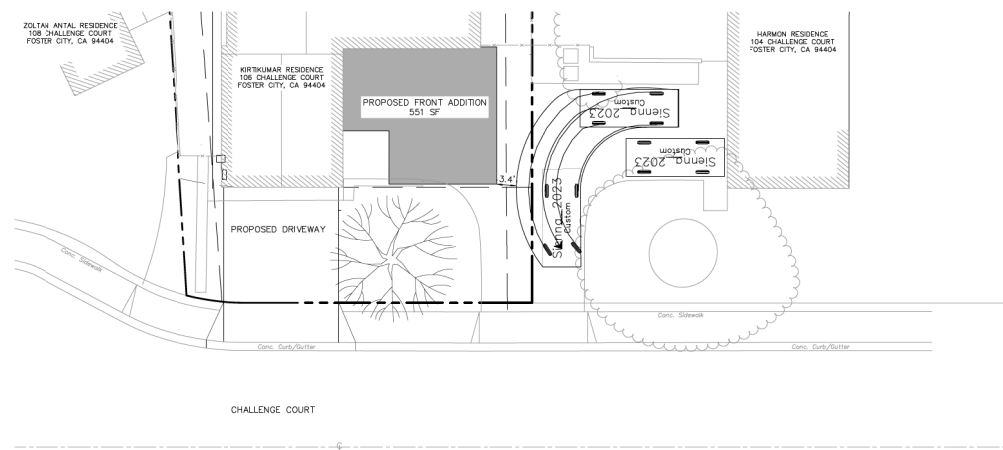
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2121 S EL CAMINO REAL SUITE 800, SAN MATEO, CA 94403

# 106 CHALLENGE COURT DRIVEWAY STUDY 05-31-2023



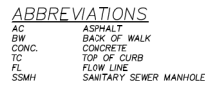
Toyota\_Sienna\_2023  
 feet  
 Width : 6.54  
 Track : 5.71  
 Lock to Lock Time : 6.0  
 Steering Angle : 24.0  
 VEHICLE DIMENSIONS

## 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





LEGEND

● FOUND POINT IN MONUMENT CASTING (AS NOTED)

● FOUND POINT AS NOTED

( ) RECORD DATA / REFERENCE

WATER METER OR WATER VALVE BOX

⚡ FIRE HYDRANT

⊖ 16 12 OR OAK TREE — TRUNK DIAMETER IN INCHES  
TREE SPECIES IDENTIFICATION. BEST EFFORT,  
WE ARE NOT ARBORISTS OR DENDROLOGISTS

⊕ 16 12 OR OAK TREE WITH MULTIPLE TRUNKS

TRUNK 1  
TREE DRIP LINE POINTS TOWARDS TREE  
TREES. TREE DRIP LINES ABOVE  
PROPERTY LOCATED AS SHOWN.

+25.34 TOP OF CURB

— FENCE

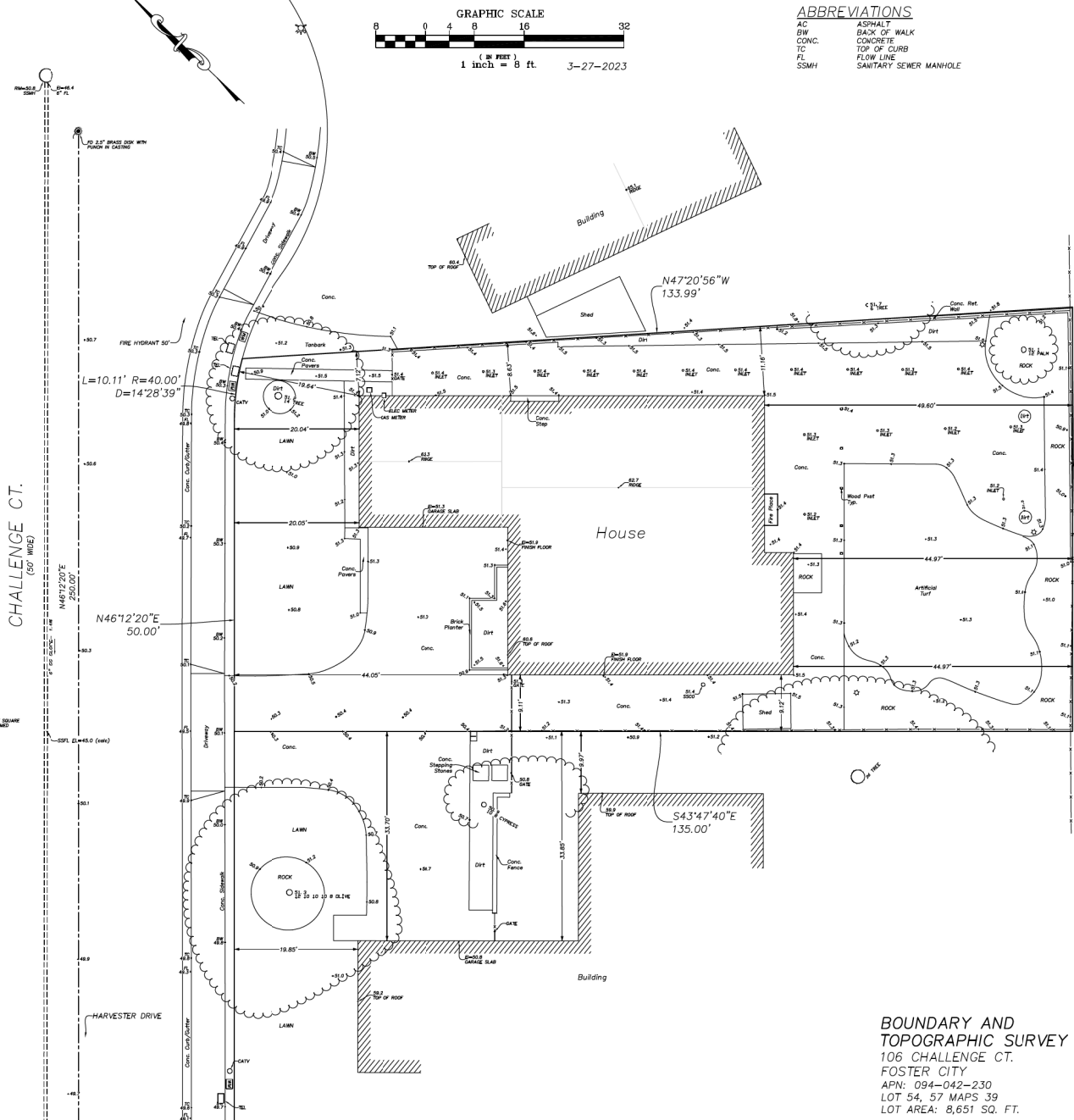
+ 12.34 SPOT ELEVATION

8800  
814 SANITARY SEWER CLEAN OUT

ELC BOX UTILITY BOX—TYPE AS NOTED SIZE AS DRAWN

□ IRRIGATION VALVE BOX

□ ELECTROLIER



**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  
[www.whlandsurveyor.com](http://www.whlandsurveyor.com) [www.wadehammondpls.com](http://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

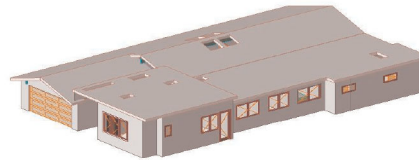
Front Setback

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

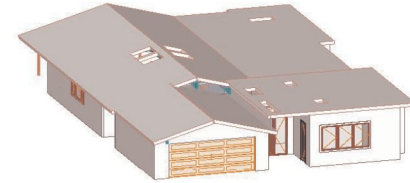
REAR PATIO ROOF CALCULATIONS: 329 SQ FT DIVIDED BY 2,983 SQ FT= 11%



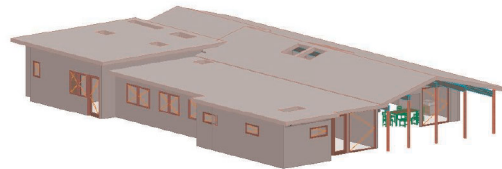
FRONT



RIGHT



LEFT



REAR

3D MODELS

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

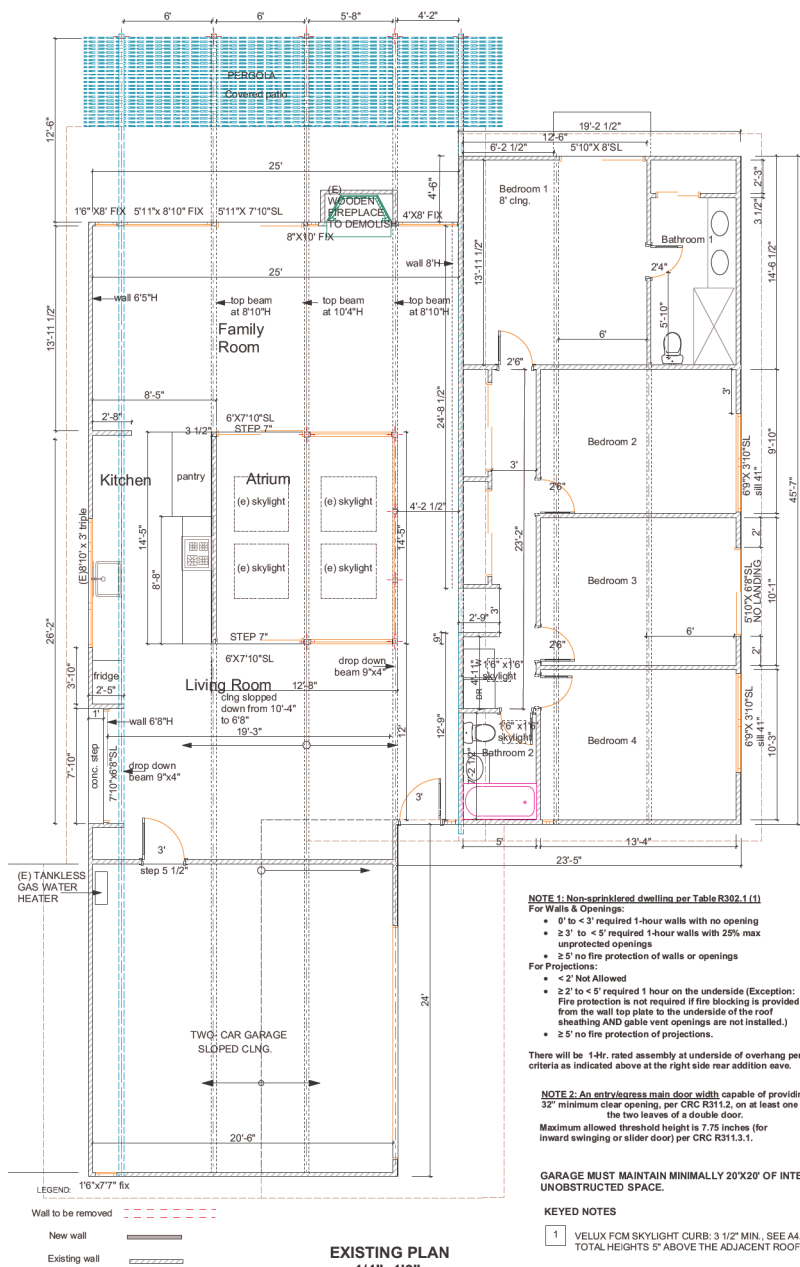
A 1.3  
OF

 COVERED ENTRYWAY & ATRIUM

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%



**A 2**  
OF



**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.

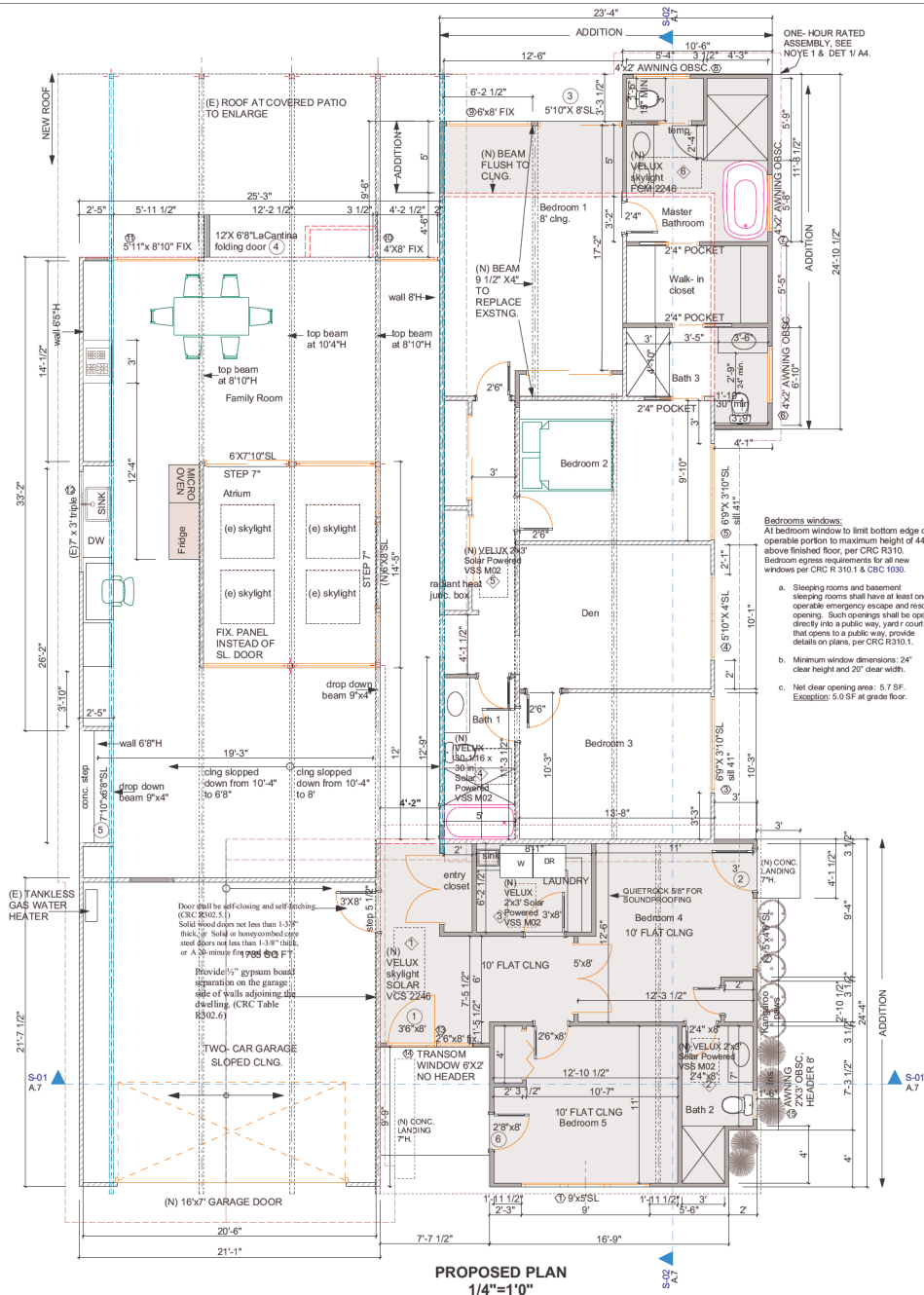
There will be 14-hr. rated assembly at underside of overhang per criteria as indicated above at the right side rear addition eave.

**NOTE 2: An entry/exit 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 5' ABOVE THE ADJACENT ROOF.



REVISIONS

BY

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

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

PROJECT NO.

DATE

SHEET NUMBER

A3

OF

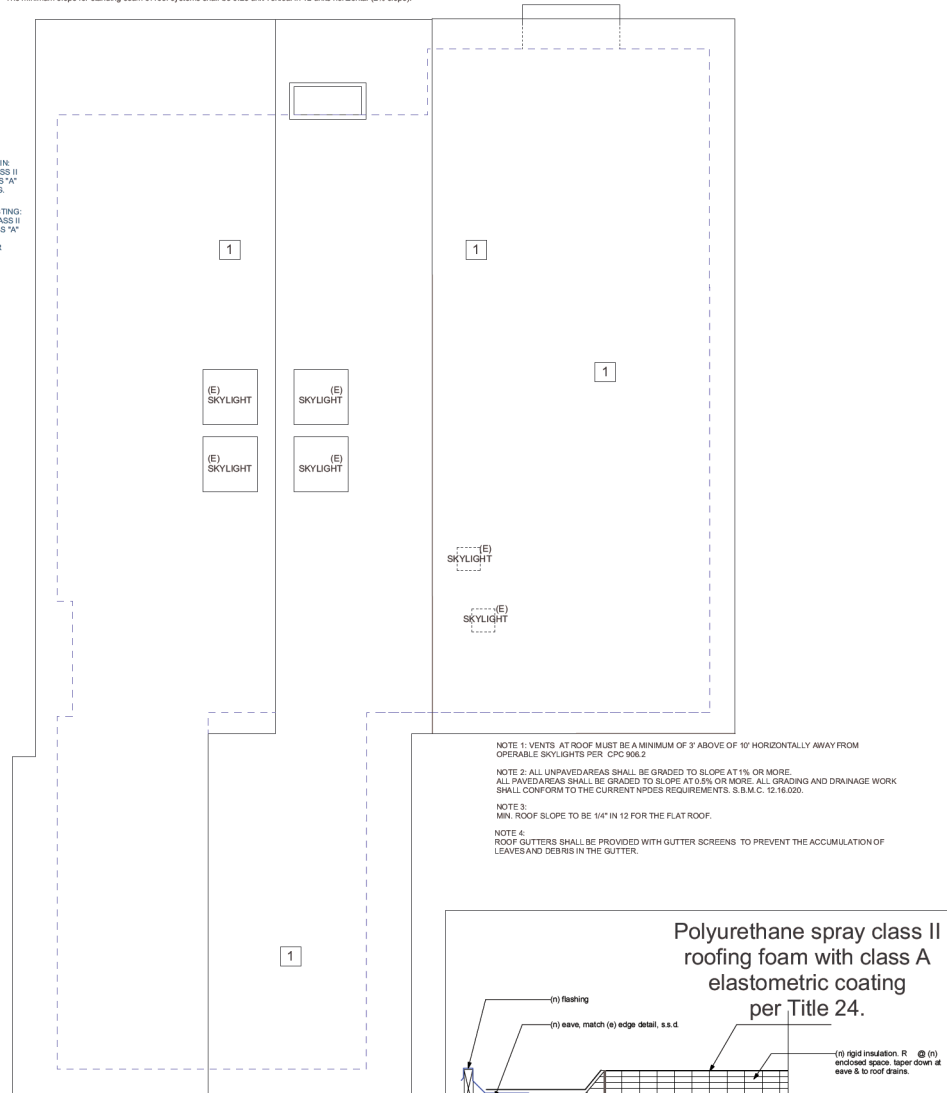
- Roof Deck Slope:
- Asphalt shingles shall only be used on roof slopes of 2 units vertical in 12 units horizontal (17% slope) up to 4 units vertical in 12 units horizontal (33% slope), with double underlayment applications, per CRC R905.2.2 and CBC 1507.2.2.
  - Clay and concrete roof tile shall be 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.
  - Metal roof panels, per CRC R905.4.2 and CBC 1507.4.2.
    - The minimum slope for lapped, non-soldered seam metal roofs without applied lap sealant shall be 3 units vertical in 12 units horizontal (25% slope).
    - The minimum slope for lapped, non-soldered seam metal roofs with applied lap sealant shall be 0.5 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).



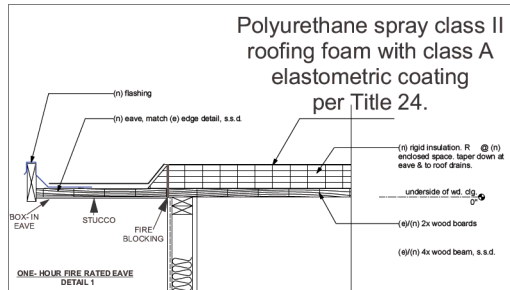
KEYED NOTES:

DOWNSPOUT

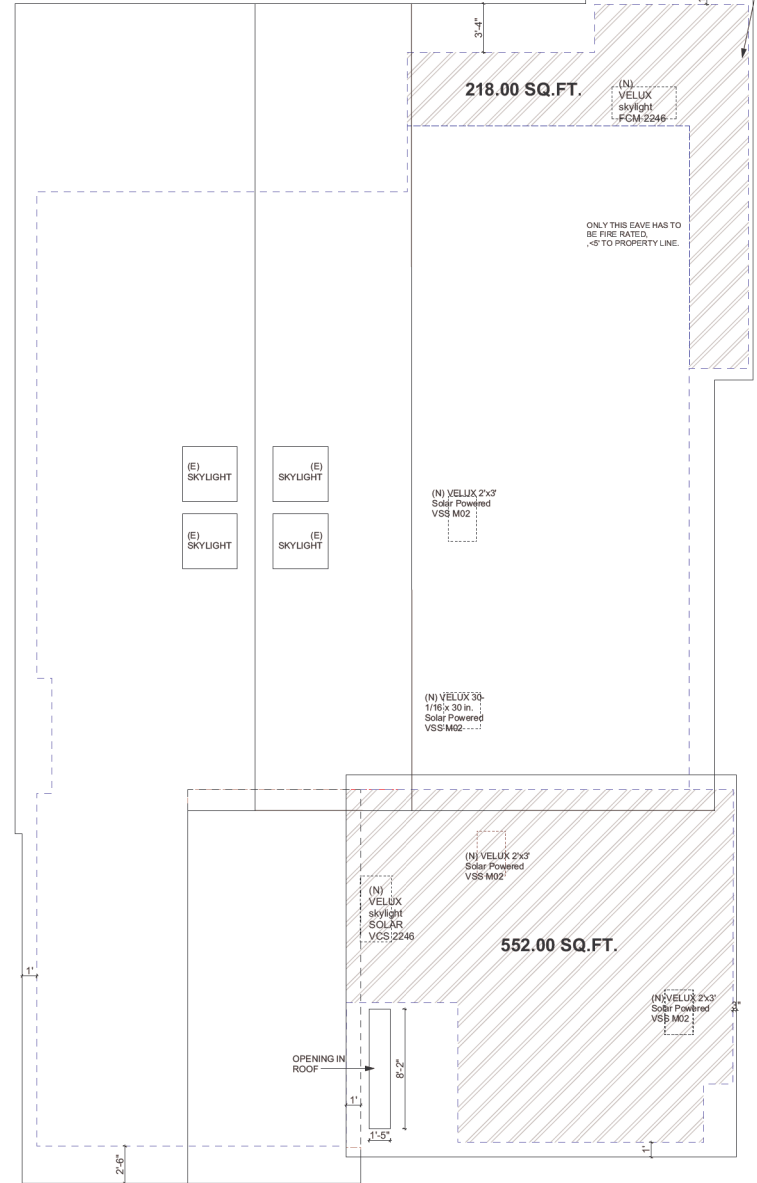
- EXISTING ROOF TO REMAIN: POLYURETHANE SPRAY CLASS II ROOFING FOAM WITH CLASS "A" ELASTOMETRIC COATING.
- NEW ROOF TO MATCH EXISTING: POLYURETHANE SPRAY CLASS II ROOFING FOAM WITH CLASS "A" ELASTOMETRIC COATING. NEW CEILING: 2x6 JOISTER TONGUE AND GROOVE



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



- NOTE 1: VENTS AT ROOF MUST BE A MINIMUM OF 3' ABOVE OF 10' HORIZONTALLY AWAY FROM OPERABLE SKYLIGHTS PER CRC 906.2
- NOTE 2: ALL UNPAVED AREAS SHALL BE GRADED TO SLOPE AT 1% OR MORE. ALL PAVED AREAS SHALL BE GRADED TO SLOPE AT 0.5% OR MORE. ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO THE CURRENT NPDES REQUIREMENTS. S.B.M.C. 12.16.020.
- NOTE 3: MIN. ROOF SLOPE TO BE 1/4" IN 12 FOR THE FLAT ROOF.
- NOTE 4: ROOF GUTTERS SHALL BE PROVIDED WITH GUTTER SCREENS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.



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

REVISIONS

BY

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

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

PROJECT NO.

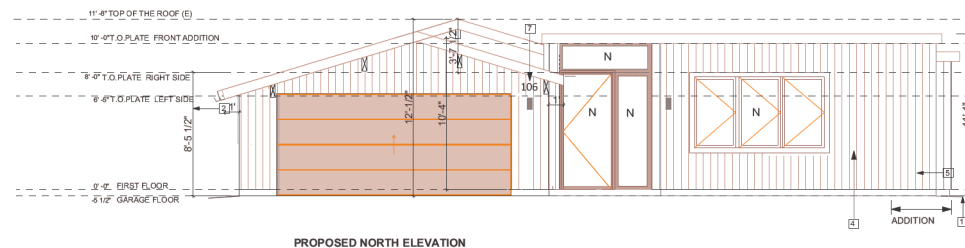
DATE

SHEET  
NUMBER

A4  
OF







PROPOSED NORTH ELEVATION



## SKYLIGHTS SCHEDULE

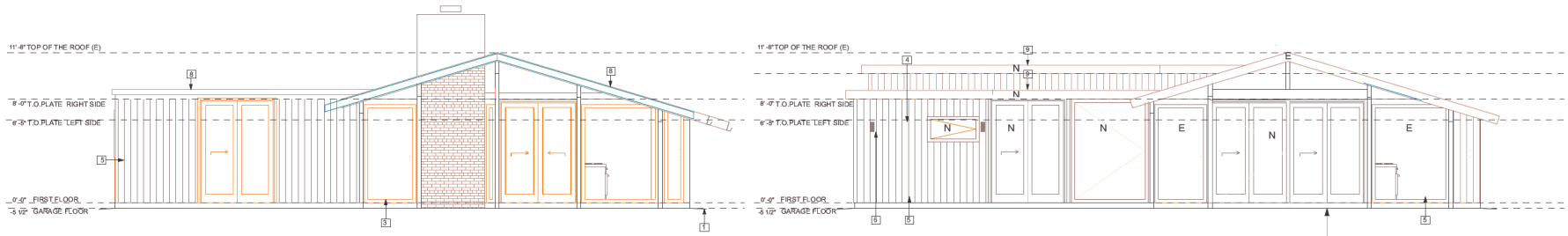
1	ENTRY	VELUX SOLAR skylight VCS 2246
2	BATH 2	VELUX 2'x3' Solar Powered VSS M02
3	LAUNDRY	VELUX 2'x3' Solar Powered VSS M02
4	BATH 1	VELUX 30-1/16 x 30 in. Solar Powered VSS M02
5	HALLWAY	VELUX 2'x3' Solar Powered VSS M02
6	MASTER BATH	VELUX skylight FCM 2246

		LOCATION		EGRESS	TEMPERED	NEW	REPLACE
				●	●	●	●
1	1	BEDROOM 5	9'x5" SL HEADER 8", SILL 38"	●			
2	1	BEDROOM 4	5'x4" SL HEADER 8"		●	●	
3	1	BEDROOM 3	6'9" x 3'10" SL sill 41"	●			●
4	1	DEN	5'10" x 4" SL HEADER 6'8"	●			●
5	1	BEDROOM 2	6'9" x 3'10" SL sill 41"	●			●
6	1	BATH 3	4'x2" AWNING OBSC. HEADER 6'8"				
7	1	MASTER BATH	4'x2" AWNING OBSC. HEADER 6'8"				
8	1	MASTER BATH	4'x2" AWNING OBSC. HEADER 6'8"		●	●	
9	1	MASTER BEDROOM	6'x8" FIX				
10	1	FAMILY ROOM	4'x8" FIX		●	●	
11	1	FAMILY ROOM	5'11" x 8'10" FIX		●	●	
12	1	KITCHEN	(E)7' x 3' triple		●	●	
13	1	ENTRY	2'6"x8" fix.		●	●	
14	1	ENTRY	TRANSOM WINDOW 6'x2" NO HEADER		●	●	
15	1	BATH 2	AWNING OBSC. 2'x3' HEADER 8"		●	●	

1	1	ENTRY	3'6"x8'	●	●	●
2	1	BEDROOM 4	3'X8" GLASS	●	●	●
3	1	MASTER BEDROOM	5'10"X 8'SL	●	●	●
4	1	FAMILY ROOM	12'X 6"LaCantina folding door	●	●	●
5	1	KITCHEN	7'10"x6'8"SL	●	●	●
6	1	BEDROOM5	3'X8" GLASS	●	●	●

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.
4. THE MAXIMUM U-FACTOR FOR NEW WINDOWS & SKYLIGHTS TO BE 0.32
5. Safety glazing shall be placed on the inside pane of double pane windows to provide protection against accidental instances caused by human impact.
6. Skylights shall be tested and labeled as complying with AAMA/WMA/CSA101/I.S.2/A440. The label shall state name of the manufacturer, the approved labeling agency, the product designation and the performance grade, per CRC R308.6.9 and CBC 2405.5.

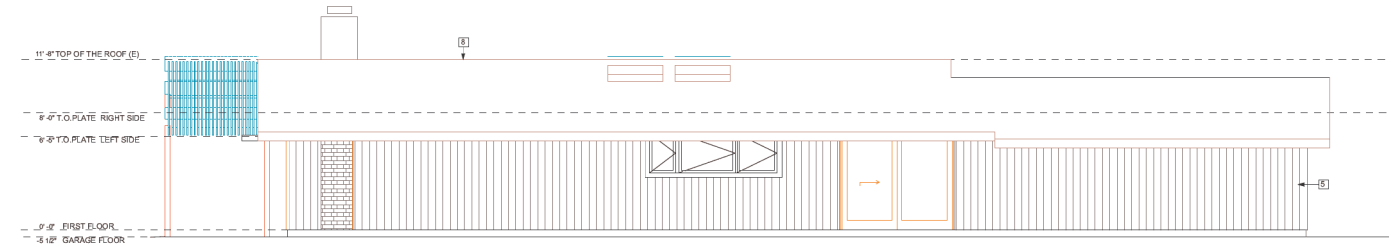
A 5  
OF



EXISTING SOUTH ELEVATION

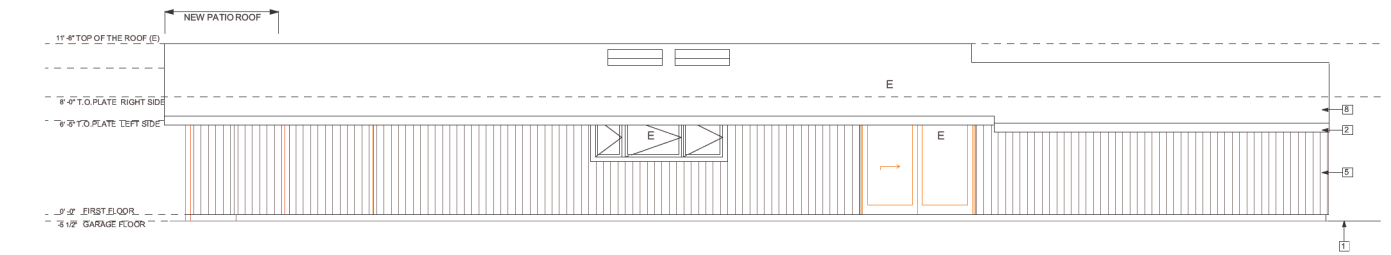
PROPOSED SOUTH ELEVATION

(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  
NEW WINDOWS: MILGARD VINYL;  
EXTERIOR: ESPRESSO, INTERIOR: WHITE  
U.FACTOR: 20  
STYLE: TUSCANY  
HOLDING COLOR SAME AS WALLS BY BENJAMIN MOORE: BRIARWOOD OR SIMILAR
4. EXISTING AND PROPOSED WALL FINISH: BOARD AND BATTEN SIDING
5. LED EXTERIOR LIGHTING
6. ILLUMINATED STREET ADDRESS BACKLIT LED NEW HOUSE NUMBER
7. EXISTING ROOF: SPRAYED POLYURETHANE FOAM (SPF)
8. NEW ROOF: SPRAYED POLYURETHANE FOAM (SPF) TO MATCH EXISTING
9. EXISTING WINDOWS: WHITE VINYL
10. NEW WALL COLOR: Benjamin Moore: Color Briarwood or similar (Beige)

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 O 1/2" 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

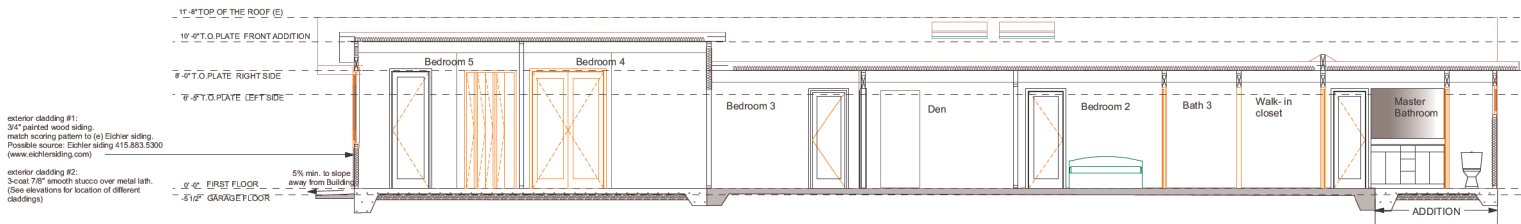
PROJECT NO.

DATE

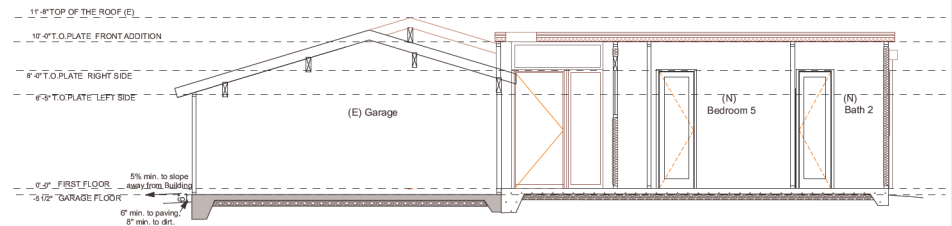
SHEET  
NUMBER

A 6

OF



S02- S02



S01- S01

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 window/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 WINDOW/PATIO DOORS.

C:\CDDOC\Website\Website Forms and Handouts - Building window schedule information revised 11.25.20.doc

REVISIONS

BY

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

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

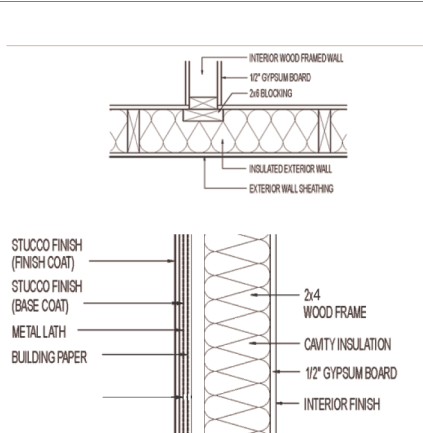
PROJECT NO.

DATE

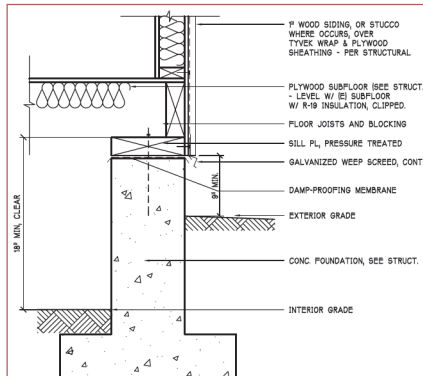
SHEET  
NUMBER

A7  
OF

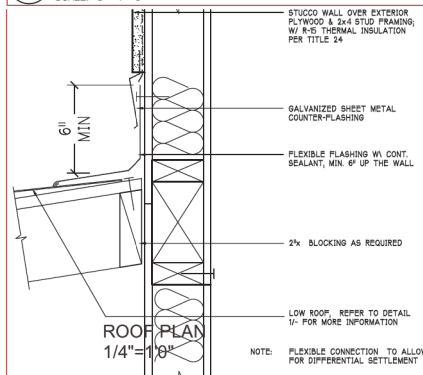




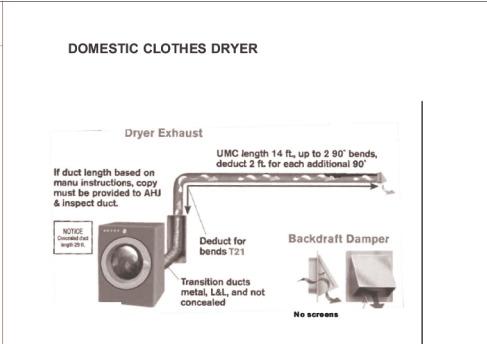
EXTERIOR WALL ASSEMBLY  
N.T.S.



3 SILL PLATE FLASHING  
SCALE: 3"=1'-0"



4 FLASHING @ HEAD WALL  
SCALE: 3"=1'-0"



504.2.2 Domestic Clothes Dryers. Where a compartment or space for a Type 1 clothes dryer is provided, not less than a 4 inch diameter (102 mm) exhaust duct of approved material shall be installed in accordance with Section 504.0.

Type 1 clothes dryer exhaust ducts shall be of rigid metal and shall have smooth interior surfaces. The diameter shall be not less than 4 inches nominal (100 mm) and the thickness shall be not less than 0.016 of an inch (0.406 mm).

504.4.2.1 Length Limitation. Unless otherwise permitted or required by the dryer manufacturer's instructions and approved by the Authority Having Jurisdiction, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet (4267 mm), including two 90 degree (1.57 rad) elbows. A length of 2 feet (610 mm) shall be deducted for each 90 degree (1.57 rad) elbow in excess of two.

504.4.2.2 Transition Ducts. Listed clothes dryer transition ducts not more than 6 feet (1829 mm) in length shall be permitted to be used to connect the Type 1 dryer to the exhaust duct. Transition ducts and flexible clothes dryer transition ducts shall not be concealed within construction, and shall be installed in accordance with the manufacturer's installation instructions.

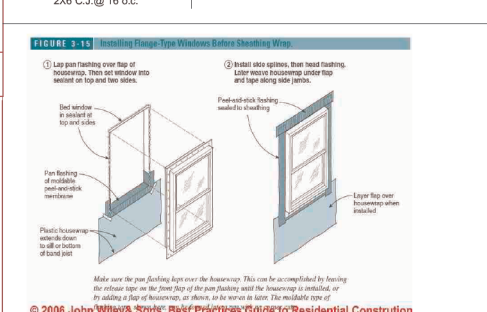
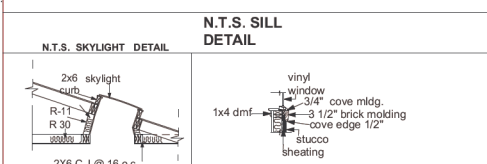
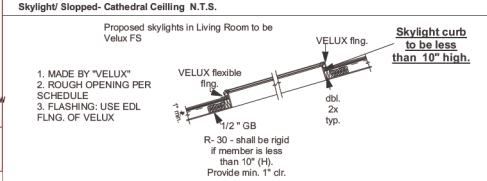


FIGURE 3-15 Installing Flange-Type Windows Before Sheathing Walls



## GENERAL NOTES

**GENERAL NOTES**  
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.

**VENTILATION**  
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 BATHROOM ARE NOT LESS THAN 3.0 SQ.FT. AND HALF OF WHICH COULD OPEN.

**ACCESS**  
2. PROVIDE UNOBSTRUCTED 18" MIN. BY 24" MIN. ACCESS TO ALL UNDERFLOOR SPACES WHERE JOISTS OR SUBFLOOR IS UNTREATED. CRC R408.4  
NET FREE AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1/100 OF THE UNDER FLOOR AREA. SEE CRC R408 FOR EXCEPTIONS.  
ACCESS OPENING THROUGH FLOOR SHALL BE MIN. 18"x24" (2019 R 408.4)  
OPENING THROUGH PERIMETER WALL SHALL BE MIN. 16"x24" (2019 R 408.4)  
3. PROVIDE 22" MIN. BY 30" MIN. ACCESS TO ALL ATTIC SPACES WITH 30" CLEAR HEIGHT OR MORE. CRC R807.

**LANDING**  
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 1-1/2' LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7/8' LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING INTO THE LANDING. CRC R311.3.1 & R311.3.2

**FIRE PROTECTION**  
5. ALL GARAGE CEILINGS AND WALLS COMMON WITH LIVING AREA, OR SUPPORTING LIVING AREA ABOVE, TO BE 1 HOUR CONSTRUCTION.  
6. USABLE SPACE UNDER STAIR TO BE 1 HOUR CONSTRUCTION 5/8" TYPE "X" GYPSUM BOARD MINIMUM AT ALL WALLS AND CEILING.  
7. PROVIDE 6" MIN. CLEARANCE AT THE BACK OF FURNACE AND 12" TOTAL CLEARANCE ON SIDES OF FURNACE.

**STUCCO**  
STUCCO AT ALL HORIZONTAL SURFACES AND THE FIRST 12" VERTICAL PORTIONS AROUND CORNERS AND EDGES SHALL BE MIXED WITH "ACRYL-60". A MINIMUM 0.019(265A) CORROSION-RESISTANT WEEP SCREEN 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 SCREEN SHALL BE PLACED AT MINIMUM OF 8" 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.

APPLICATION OF STUCCO: STUCCO SHALL BE THREE COATS PROCESS AND 7/8" THICK OVER TWO LAYERS OF GRADE D WALLPAPER BACKED WITH METAL LATH.

**ENERGY**  
ALL EXTERIOR DOORS TO BE 1 3/8" SOLID CORE AND WEATHER-STRIPPED.  
DOOR FROM GARAGE TO HOUSE TO BE 1 3/8" SOLID CORE, WEATHER STRIPPED AND WITH SELF- CLOSING DEVICE.

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.

**THERMAL AND MOISTURE**  
SHOWER AND TUB/ 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 BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. NON-ABSORBENT SURFACE TO BE AT LEAST 72" ABOVE THE DRAIN INLET.

WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED OVER A VAPOR RETAINER IN SHOWER OR BATHTUB COMPARTMENT.  
CRC SECTION R307.2 AND R702.3.8

WHEN INSULATED SPACE IS SMALLER THAN 12" USE ROGOOD INSULATION BOARD TO ALLPLY MIT 1" AIRFLOW. WHEN INSULATING CEILINGS PROVIDE MIN. 1" SPACE FOR AIRFLOW.

PROVIDE CROSS VENTILATION AT ALL ROOFS.  
CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FRAMING BEFORE ENCLOSURE (4.505.3)

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY HUMIDITY CONTROL (4.506.1)

**MECHANICAL**  
PROVIDE 6" CLEARANCE ON COMBUSTION AIR SIDE OF FURNACE ROOM AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS PER C.M.C.

PROVIDE MIN. REQUIRED DISTANCE OF TERMINATION OF VENTS, AND FLUES PER C.M.C. AND C.P.C. LATEST EDITION.

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.

THE DRYER DUCT RUN AND TERMINATION POINT OF THE DRYER EXHAUST SHALL EXTEND TO THE OUTSIDE.

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).

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.

**PLUMBING**  
PROVIDE ANTI- SCALD SHOWER VALVES AT ALL NEW SHOWERS AND TUB/ SHOWERS.

SHOWER AND TUB/ SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

THE WATER HEATER SHALL BE SEISMIC STRAPPED OR ANCHORED IN ACCORDANCE WITH CPC 507.2  
THE WATER HEATER SHALL BE LOCATED ON AN 18" PLATFORM, ABOVE THE FLOOR, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT PER CPC 507.13

**ELECTRICAL**  
BATHROOMS AND LAUNDRY RECEPTILES REQUIRE SEPARATE 20 AMP. CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER ELECTRICAL OUTLETS.

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 90 AS TO ILLUMINATE FLOOR AND COUNTERS.

**MECHANICAL**  
PROVIDE 6" CLEARANCE ON COMBUSTION AIR SIDE OF FURNACE ROOM AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS PER C.M.C.

PROVIDE MIN. REQUIRED DISTANCE OF TERMINATION OF VENTS, AND FLUES PER C.M.C. AND C.P.C. LATEST EDITION.

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.

THE DRYER DUCT RUN AND TERMINATION POINT OF THE DRYER EXHAUST SHALL EXTEND TO THE OUTSIDE.

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).

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.

**PLUMBING**  
PROVIDE ANTI- SCALD SHOWER VALVES AT ALL NEW SHOWERS AND TUB/ SHOWERS.

SHOWER AND TUB/ SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

THE WATER HEATER SHALL BE SEISMIC STRAPPED OR ANCHORED IN ACCORDANCE WITH CPC 507.2  
THE WATER HEATER SHALL BE LOCATED ON AN 18" PLATFORM, ABOVE THE FLOOR, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT PER CPC 507.13

**ELECTRICAL**  
BATHROOMS AND LAUNDRY RECEPTILES REQUIRE SEPARATE 20 AMP. CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER ELECTRICAL OUTLETS.

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 90 AS TO ILLUMINATE FLOOR AND COUNTERS.

All bathrooms exhaust fans to be minimum 50 cfm intermittent airflow or provide 20 cfm for the continuously operating Bathroom exhaust fans.

## FINISH NOTES:

1. USE HARDWOOD FLOOR IN THE KITCHEN & LIVING ROOM.  
TILE FLOOR IN THE BATHROOMS.

2. ANY TRIM SPANNING A CORNER OR TWO ADJACENT SURFACES SHOULD BE FASTENED ON ONE SIDE ONLY.

3. MAKE ADJUSTMENTS FOR VARYING FRAMING MEMBERS MOISTURE CONTENT TO ENSURE LEVEL BASE FOR DRY WALL AND OTHER FINISHES.

4. PROVIDE NON-SLIP FLOORING IN ALL AREAS, AND SLIP- RESISTANT WHEN WET IN BATHROOMS, ENTRY HALL AND KITCHEN.  
BATHROOM FINISH:  
a) BATHROOMS SHALL BE FINISHED WITH NONABSORBENT SURFACES EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.  
b) WATER RESISTANT GYPSUM BACKING SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT CONTINUOUS HIGH HUMIDITY. CRC R702.3.8.1

5. THRESHOLDS AND FLOORING TRANSITION STRIPS TO MEET CBC CHAPTER 11A, EXCEPT EXTERIOR DOORS FLOOR LEVEL SHALL CHANGE MIN. 1 1/2".

6. DO NOT BUTT DISSIMILAR MATERIALS TIGHTLY. LEAVE REASONABLE CLEARANCES @ JOINTS, TO ALLOW EXPANSION AND CONTRACTION, AND FOR DIFFERENT SETTLEMENT.

7. Provide minimum 50 cfm intermittent airflow for bathroom exhaust fans or provide minimum 20 cfm for the continuously operating Bathroom exhaust fans.

8. MIN. 30 INCH WIDE CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT OF WATER CLOSET. CPC 407.5

9. SHOWER AND TOILET SPACES:  
a. Shower and tub/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 CRC R702.2, 9'. (10') above the drain inlet per CRC 1210.2.3.

b. 24" clear space in front of the toilet and 30" minimum width for toilet space, per CPC 402.5.

c. 24" clear space in front of sink.

d. Exhaust fans shall be 50 cfm. min.

**MECHANICAL NOTES:**

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

**PUBLIC WORKS NOTES:**

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.

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.

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.

See I 1.2 for BMPs.

4. Broken existing sidewalks and curbs shall be repaired as directed by City engineer in the field.

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 cleanouts, curb drains and storm drain connection.

**PLUMBING AND FIXTURES**

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).

b. Faucets in residential lavatory shall have a water flow not exceed 1.2 gallon per minute at 60 psi. (CPC 407.2.1.2).

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).

d. Bathtubs shall have a water flow not exceed 0.2 gallon per minute cycle. (CPC 407.2.2).

e. Shower heads shall have a water flow not exceed 1.8 gallons per minute at 60 psi (CPC 408.2).

f. Water closets shall have an average water consumption of not more than 1.28 gallons per flush (CPC 411.2).

g. Lavatory faucets shall have an average water consumption of not more than 1.2 CMP at 60 psi (CPC 407.2).

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

A 8

OF