



**\*\*APN / Lot Info:\*\***

Parcel Number: 034083020  
 Lot Size: 7,797 sq. ft.  
 General Information (per CRC R106.1.1):

Item	Data
Building Occupancy Group	R-3 Single-Family Dwelling
Type of Construction	V-B, per code
Stories	2
Building Area	2,570 sq ft (Interior Living Area)
Automatic Sprinklers	No

Additional Project / Permitting Info:  
 Number of Bedrooms: 3  
 Number of Bathrooms: 2.5  
 Style: Single Family Residential  
 Year Built: 1935

**DRAWN BY:**

*Adrian Dufour*  
 Adrian Dufour | Designer  
 Masterful Construction  
 adrian@masterfulconstructioninc.com  
 (650) 307-5901

**VICINITY MAP**



**GENERAL NOTES:**

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**CLIENT:**

Brandon McKeand & Travis Coleman  
 brandon@technoriblet.com  
 (415) 465-4655 & (617) 412-5845  
 371 Fairfax Ave  
 San Mateo, CA 94402

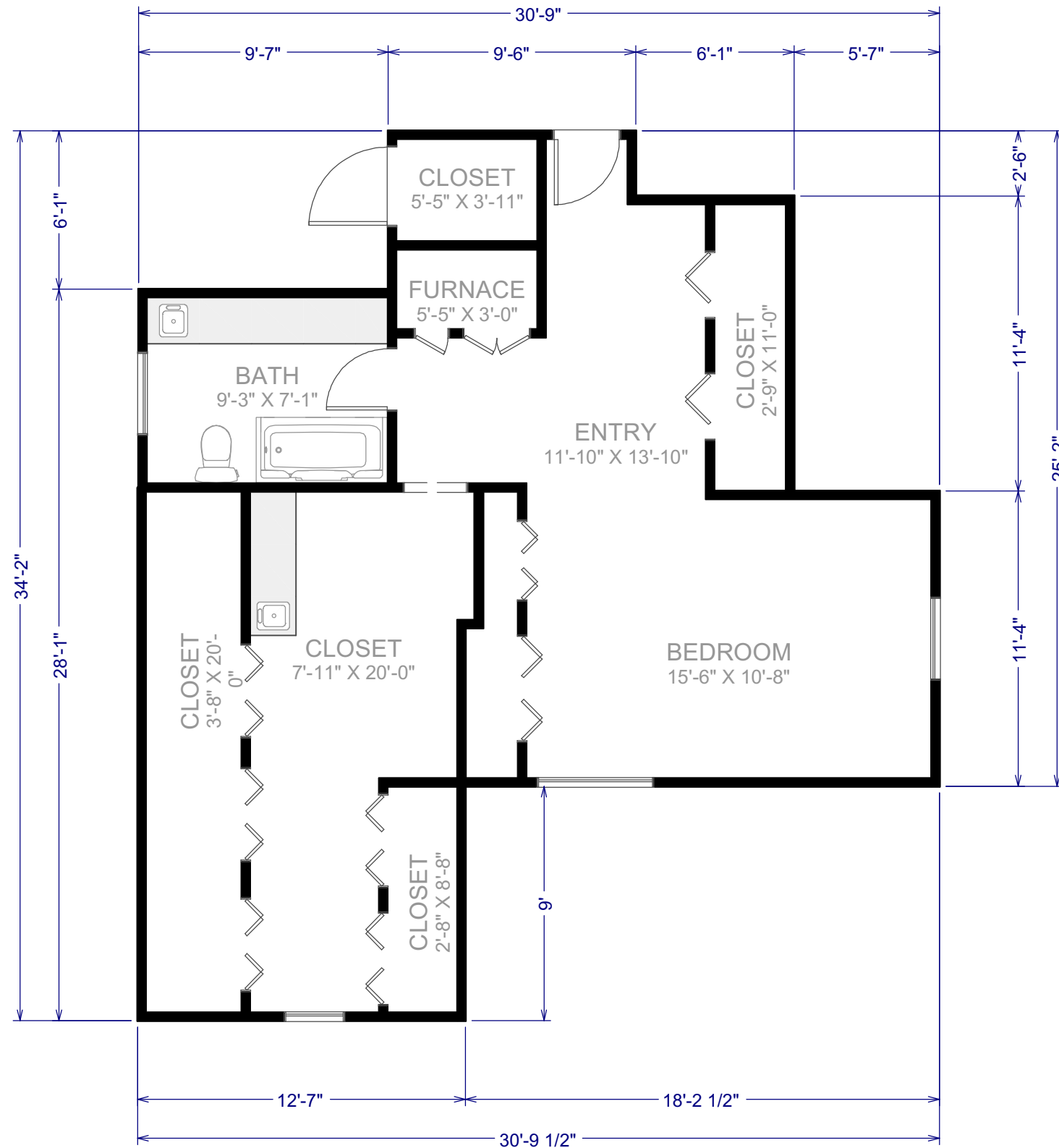
**BUILDER:**

Masterful Construction Inc

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# Scope of Work (Primary Bedroom Suite Remodel):



EXISTING FLOOR PLAN  
3/16" = 1'

LIVING AREA  
656 SQ FT

EXTERIOR

## Primary Bedroom / Entry / Closet Area

Install new recessed lighting and wall sconces.  
Replace sheetrock and repaint walls/ceiling.  
Remove existing reach-in closet; close door opening to bedroom.  
Expand walk-in closet by incorporating space from the reach-in closet.

## Walk-In Closet

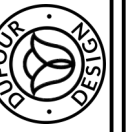
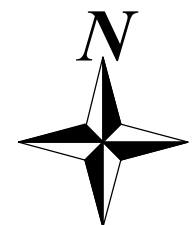
Remove existing vanity with sink.  
Update layout for expanded closet storage.  
Install new lighting, sheetrock, and paint finishes.

## Bathroom

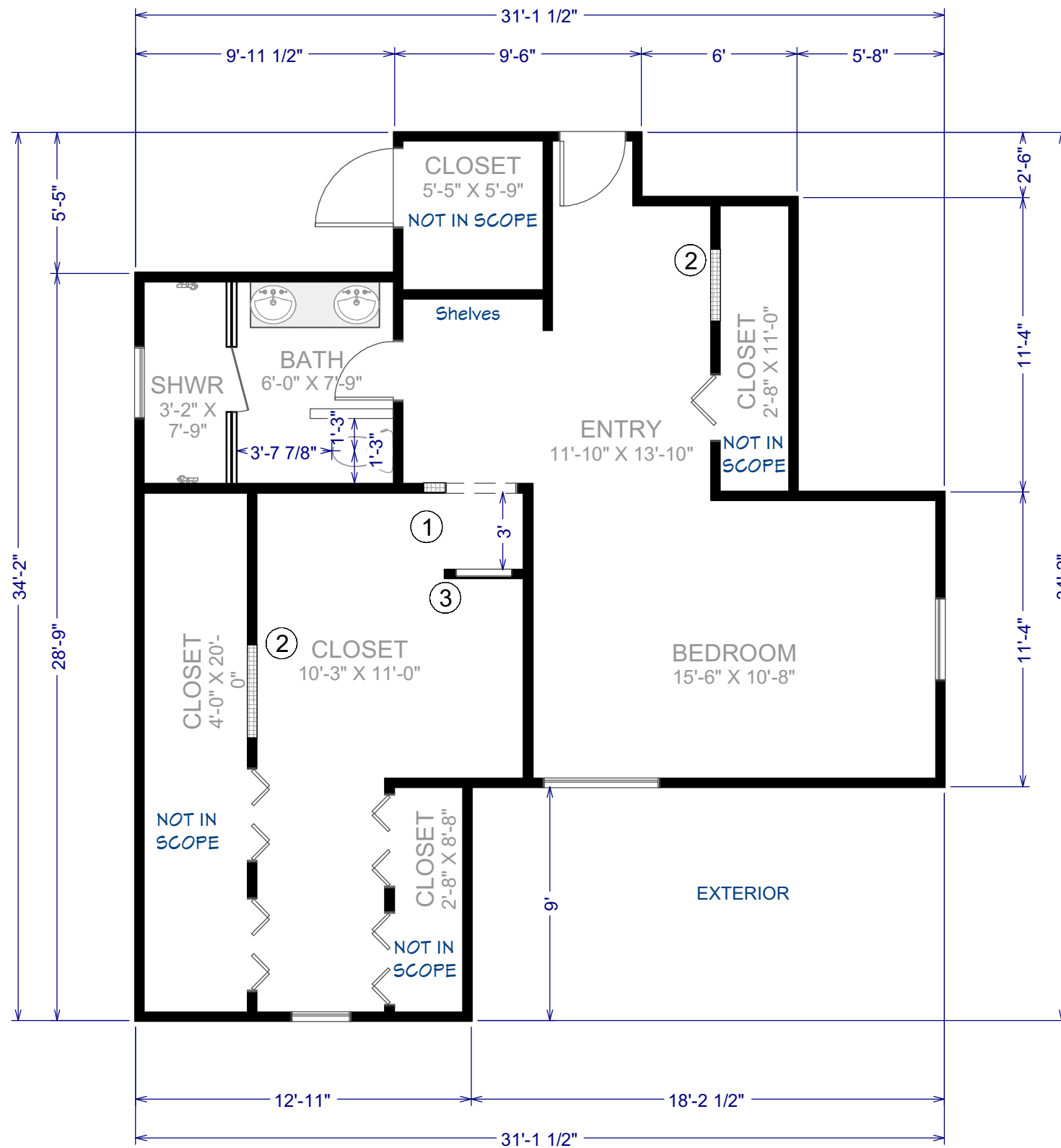
Remove existing tub and shower; convert area to toilet area with pony wall.  
Enclose existing toilet area (with small window) to create a new shower enclosure.  
Remove wall-to-wall vanity; replace with a freestanding 60" double-sink vanity.  
Install new plumbing fixtures, bath accessories, and exhaust fan.  
Provide new vanity lighting, recessed lighting, and damp-rated fixtures as required.  
Add occupancy sensor controls for lighting per Title 24 requirements.

## General Notes

Waterproofing details to be provided for shower enclosure per CRC and local requirements.  
Insulation and soundproofing to be installed where walls/ceilings are opened, per Title 24 and local ordinances.  
Smoke and carbon monoxide detectors to be updated as required by CRC Section R314/R315.  
Energy code compliance (Title 24) to be documented for new lighting and exhaust fan installations.



# Primary Bedroom & Closet Proposed Scope



**PROPOSED FLOOR PLAN**  
1/4" = 1'  
LIVING AREA  
568 SQ FT

## Demolition

- Remove existing primary bedroom reach-in closets in their entirety.
- Sheetrock (drywall) over former closet door openings to create continuous wall surface.
- Remove existing furnace unit and framing at entry area.

## Framing / Layout

- Relocate closet doorway slightly east as shown on plan.
- Construct new framing and drywall infill to close off all former closet door openings.
- Frame new open bookcase niche at former furnace location.
- Construct new 3' partition wall at closet entry with integrated art niche.

## Finishes

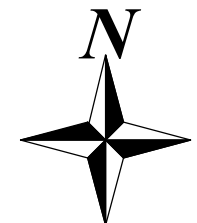
- Install new drywall and finish all affected areas to match adjacent surfaces.
- Prepare and paint all new wall surfaces.
- Install baseboard trim and casing at relocated closet opening and new partition wall.
- Finish art niche with trim or tile accent as specified.

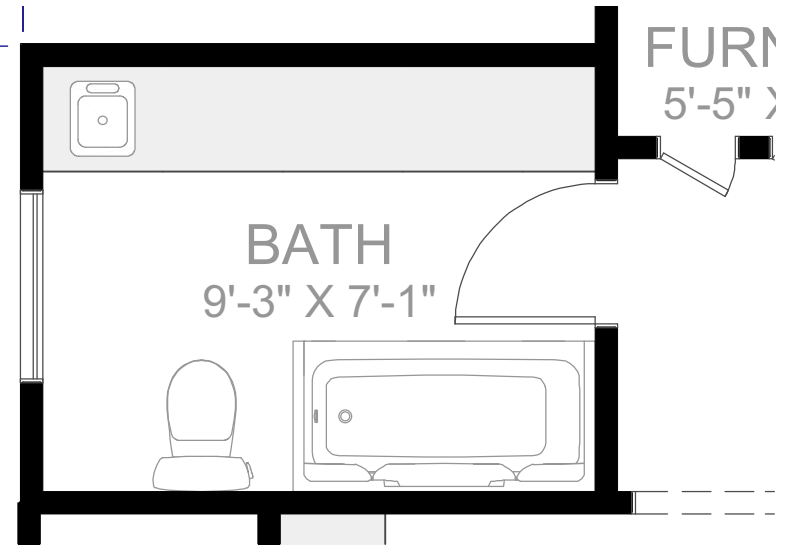
## General Notes

- All work to comply with 2022 CBC and local San Mateo amendments.
- Verify all removed elements are non-structural prior to demo; provide headers/ supports if required.
- All work to be inspected prior to concealment.

## Proposed Legend

- 1 Closet doorway that will move slightly East.
- 2 Closet doors that will be removed and filled-in.
- 3 Partition wall with art niche.

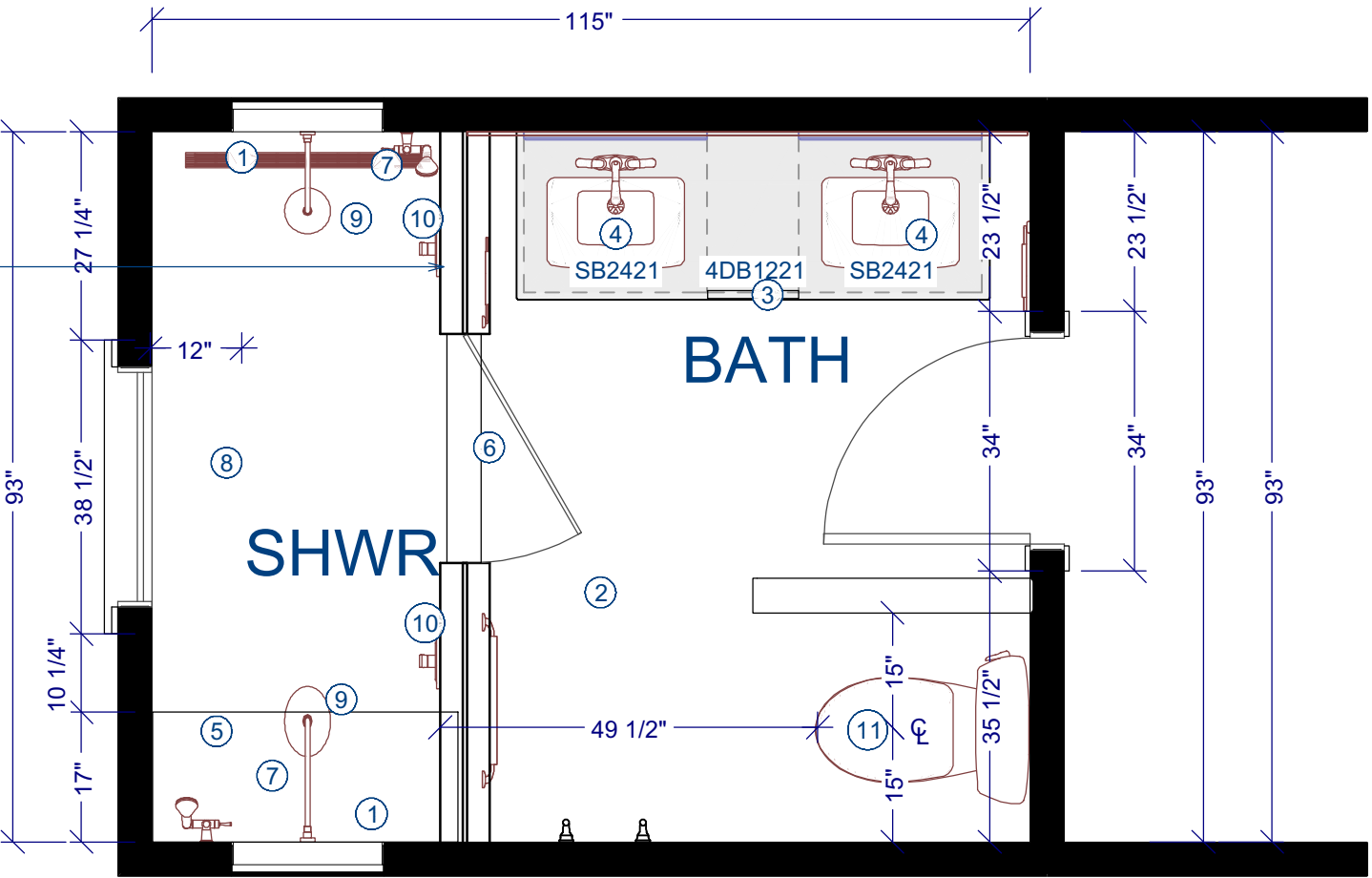




EXISTING FLOOR PLAN  
1/4" = 1'

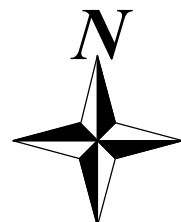
**Proposed Plan Legend**

①	12" X 20" NICHE
②	30" POCKET DOOR
③	60" FREESTANDING VANITY - DOUBLE SINK
④	BATH LAVATORY
⑤	BUILT-IN BENCH
⑥	FULL TEMPERED GLASS SURROUND AND DOOR
⑦	HANDHELD SHOWER
⑧	LINEAR SHOWER DRAIN
⑨	SHOWER HEAD
⑩	SHOWER VALVE WITH SINGLE DIVERTER
⑪	STANDARD TOILET



PROPOSED FLOOR PLAN  
1/4" = 1'

CLOSET



# Primary Bathroom Proposed Scope

## Demolition

- Remove all existing fixtures, finishes, and partitions within bathroom footprint, including tub/shower, toilet, and vanity.
- Remove existing drywall as needed for new plumbing, electrical, and waterproofing.

## Framing

- Construct new pony walls at shower enclosure per plan.
- Frame new wall modifications to accommodate shower and updated layout.
- Frame 12" x 24" recessed wall niches under each shower head.
- Frame built-in bench at shower.

## Shower / Wetroom

- Install 30" frameless glass shower door.
- Install two shower systems for separate use.
- Install shower valves to inside shower entry wall for accessibility.
- Provide full waterproofing system at all wet areas (e.g., Schluter or equal).
- Install new tile shower surround (floor-to-ceiling tile finish).
- Tile and finish wall niches and bench to match or accent shower tile.

## Plumbing

- Relocate plumbing for new double vanity, shower, and toilet as shown on proposed layout.
- Install new 60" double vanity with sinks and faucets.
- Rough-in and final plumbing to comply with 2022 CPC (California Plumbing Code).

## Electrical / Lighting

- Provide new electrical circuits as required.
- Install new vanity lighting above mirrors.
- Add recessed ceiling lighting at shower and general bath area.
- All new electrical to comply with 2022 CEC (California Electrical Code), including GFCI protection.

## Finishes

- Install new drywall and finish throughout bath.
- Paint all new wall and ceiling surfaces.
- Install new floor tile across bath and shower area.

## General Notes

- All work to comply with 2022 CBC, CPC, CEC, CMC, and local amendments.
- Smoke/CO detectors to be verified/installed as required by code.
- Energy code compliance for lighting per 2022 Title 24.
- Provide mechanical ventilation per CMC (minimum 50 CFM intermittent or 20 CFM continuous).

# Materials

<b>TILES</b>	
<b>BATHROOM SHOWER TILE</b>	Cortina Satin Porcelain Tile
<b>LAYOUT</b>	Horizontal
<b>BATHROOM SHOWER FLOOR</b>	Sahara Sand Porcelain Tile
<b>LAYOUT</b>	Horizontal (looking into the shower)
<b>GROUT</b>	Mapei 5221 Moonbeam Ultracolor Plus FA Grout
<b>MORTAR</b>	Mapei Keraflex Plus White Mortar
<b>SCHLUTER</b>	Scheine 5/16 Aluminum Greige
<b>SHOWER NICHE</b>	Cement board
<b>SHIPPING</b>	Tiles & Vanity **NO TAX
<b>BATHROOM FLOOR</b>	Amantus 8 in. x 8 in. Matte Porcelain Encaustic Floor and Wall Tile (5.16 sq. ft. /Case)
<b>VANITY TILE</b>	Chroma 2" x 18" Glossy Porcelain Field Tile in Blue
<b>GROUT</b>	Shadow (Dark Gray)

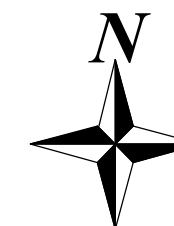
<b>VANITY</b>	
<b>VANITY CABINET</b>	Dylan 61 in. Cinnamon Vanity with Quartz Top
<b>DOOR TYPE</b>	Craftsman
<b>COLOR</b>	Cinnamon
<b>HANDLES</b>	Included
<b>VANITY COUNTERTOP &amp; 6" BACKSPLASH</b>	**Do not use included backsplash
<b>MIRROR</b>	24 in. x 30 in. Gold Bathroom Medicine Cabinet with Mirror, Recessed or Surface Lighted Medicine Cabinet

<b>ACCESSORIES</b>	
<b>FINISH</b>	Brushed Gold
<b>TOWEL BAR</b>	Brushed Gold
<b>T.P. HOLDER</b>	Brushed Gold
<b>SHOWER DOOR HANDLES</b>	Brushed Gold
<b>SHOWER DOOR</b>	TBD
<b>CEILING PAINT</b>	SW - On the Rocks (Off White)
<b>WALL PAINT</b>	SW - On the Rocks (Off White)

<b>PLUMBING</b>	
<b>FINISH</b>	Brushed Gold
<b>SINK</b>	Included with Vanity
<b>SINK DRAIN</b>	Bathroom Pop-Up Drain Assembly Vessel Sink Drain Stopper with Overflow In Brushed Gold
<b>VANITY FAUCET</b>	Tano 8 in. Widespread Brushed Gold Bath Faucet
<b>SHOWER ARM</b>	16 in. Pivoting Adjustable Shower Arm in Brushed Gold
<b>HANDHELD SHOWER</b>	1-Spray Patterns 4 in. Dia Wall Mount Eco-Performance Handheld Shower Head with Slidebar in Brushed Gold
<b>SHOWER VALVE</b>	M-CORE Mixing Valve with 2 or 3 Function Integrated Transfer Valve with CC/IPS Connections and Stops
<b>SHOWER VALVE TRIM</b>	Align M-core 3-Series 2-Handle Shower Trim Kit with Integrated Transfer Valve in Brushed Gold (Valve Not Included)
<b>SHOWER HEAD</b>	4-Spray Patterns 4.4 in. Tub Wall Mount Fixed Shower Head in Brushed Gold
<b>SHOWER DRAIN</b>	32 in. Linear Shower Drain in Brushed Gold with Removable Cover Grate
<b>EXHAUST FAN</b>	Whisper Choice Auto DC Pick-A-Flow 80/110 CFM Ceiling Bathroom Exhaust Fan with Humidity Sense and Flex-Z Fast Bracket
<b>TOILET</b>	Gleam 12 in. Rough In 2-Piece 1.28 GFP Single Flush Elongated Chair Height Toilet in White with Soft Close Seat
<b>TOILET SEAT</b>	Toto T1SW2491 Washlet

<b>PRIMARY BEDROOM</b>	
<b>WALL SCONCES</b>	Swivel Arm Wall Sconce 1- Light Rotatable Metal Dome Shade Sconce
<b>WALLPAPER</b>	Mind The Gap - Jaipur Garden - Peel & Stick Panels
<b>PAINT OPTION</b>	SW - Pennywise (Orange) BEDROOM
<b>PAINT OPTION</b>	SW - Moscow Midnight (Dark Blue) ENTRY
<b>PAINT OPTION</b>	SW - On the Rocks (Off White) BATHROOM & CLOSET

NOTE: Paint for bedroom will be swatched and selected after drywall installation.



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**Dufour Design**

**MCKEAN & COLEMAN**

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**MATERIALS**

DRAWN BY: Adrian Dufour      DATE: 9/25/25

SHEET #

**A2.1**

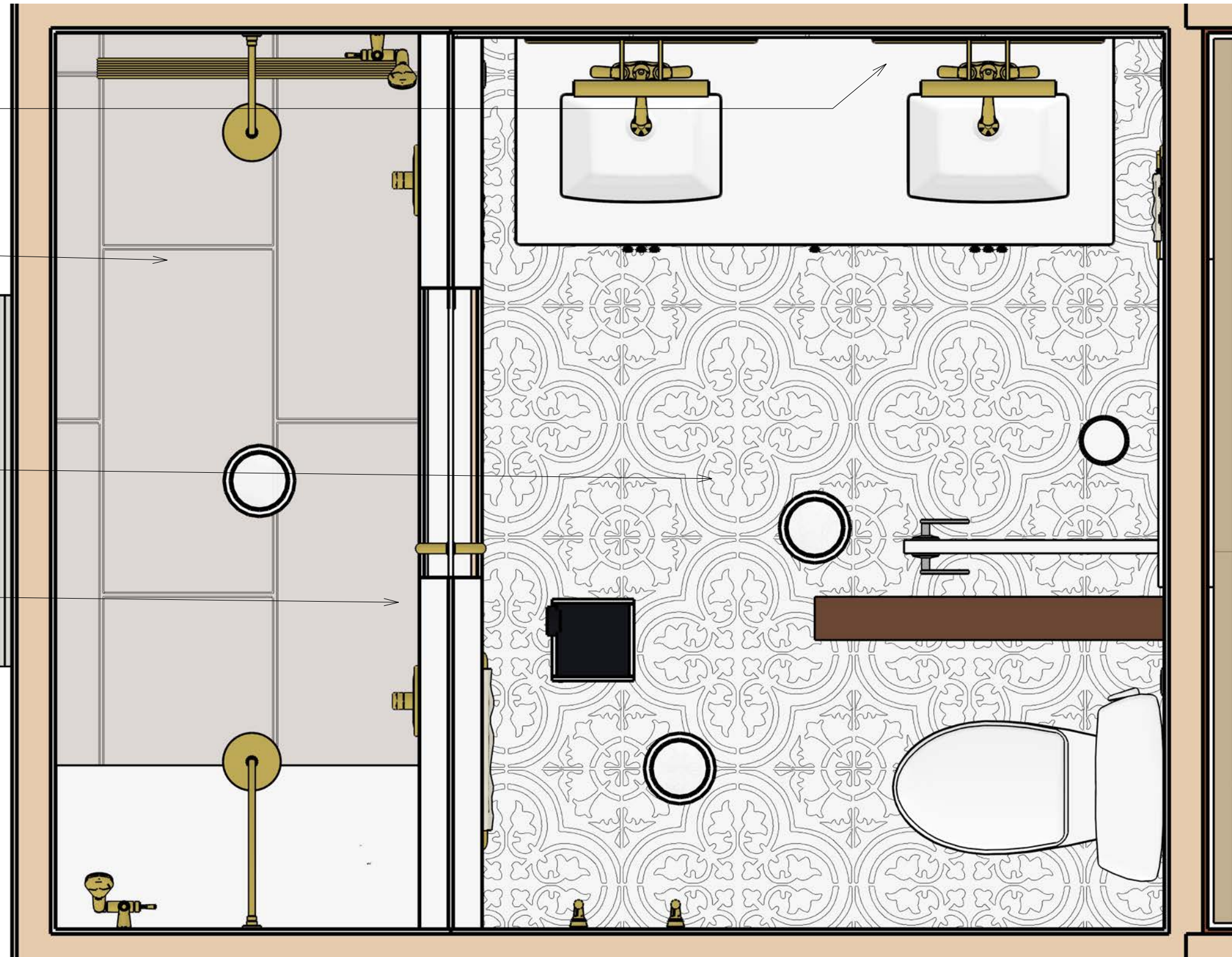
# Primary Bathroom Proposed Scope

**VANITY TILE**  
 Chroma Dark Blue Porcelain Tile.  
 2" H x 18" W  
 Layout: Stacked horizontally.  
 Grout: Shadow (dark gray).  
**NOTE: Do not tile behind the vanity.**  
**Do not use the countertop backsplash.**

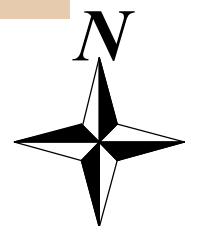
**SHOWER PAN**  
 Sahara Sands Porcelain Tile.  
 12" H x 24" W  
 Layout: horizontally from the shower entrance.  
 Staggered 50%  
 Grout: Moonbeam (off-white).

**DRY FLOOR TILE**  
 Amantus Encaustic Porcelain Tile.  
 8" H x 8" W.  
 Grout: Shadow (dark gray).

**SHOWER SURROUND**  
 Cortina Porcelain Tile.  
 30" H x 60" W  
 Layout: Horizontally.  
 Grout: Moonbeam (off-white).

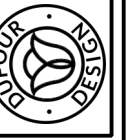


PROPOSED FLOOR PLAN  
 1" = 1'



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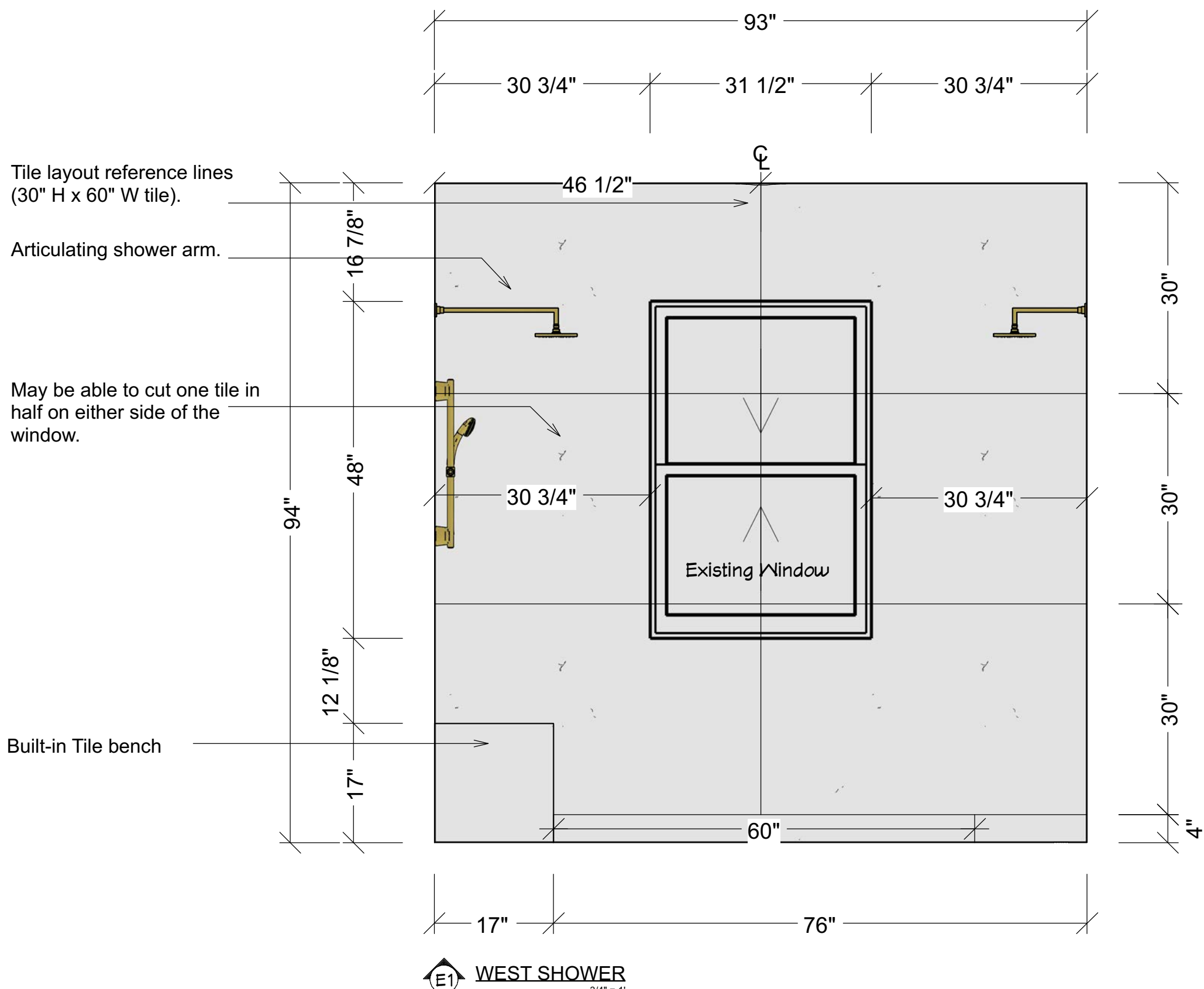
PROPOSED BATHROOM  
 PLAN

DRAWN BY: Adrian Dufour DATE: 9/25/25

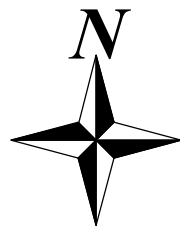
SHEET #

A2.2

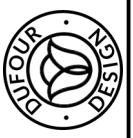
# Bathroom Elevations



**E1 WEST SHOWER**  
3/4" = 1'



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**BATHROOM ELEVATIONS**

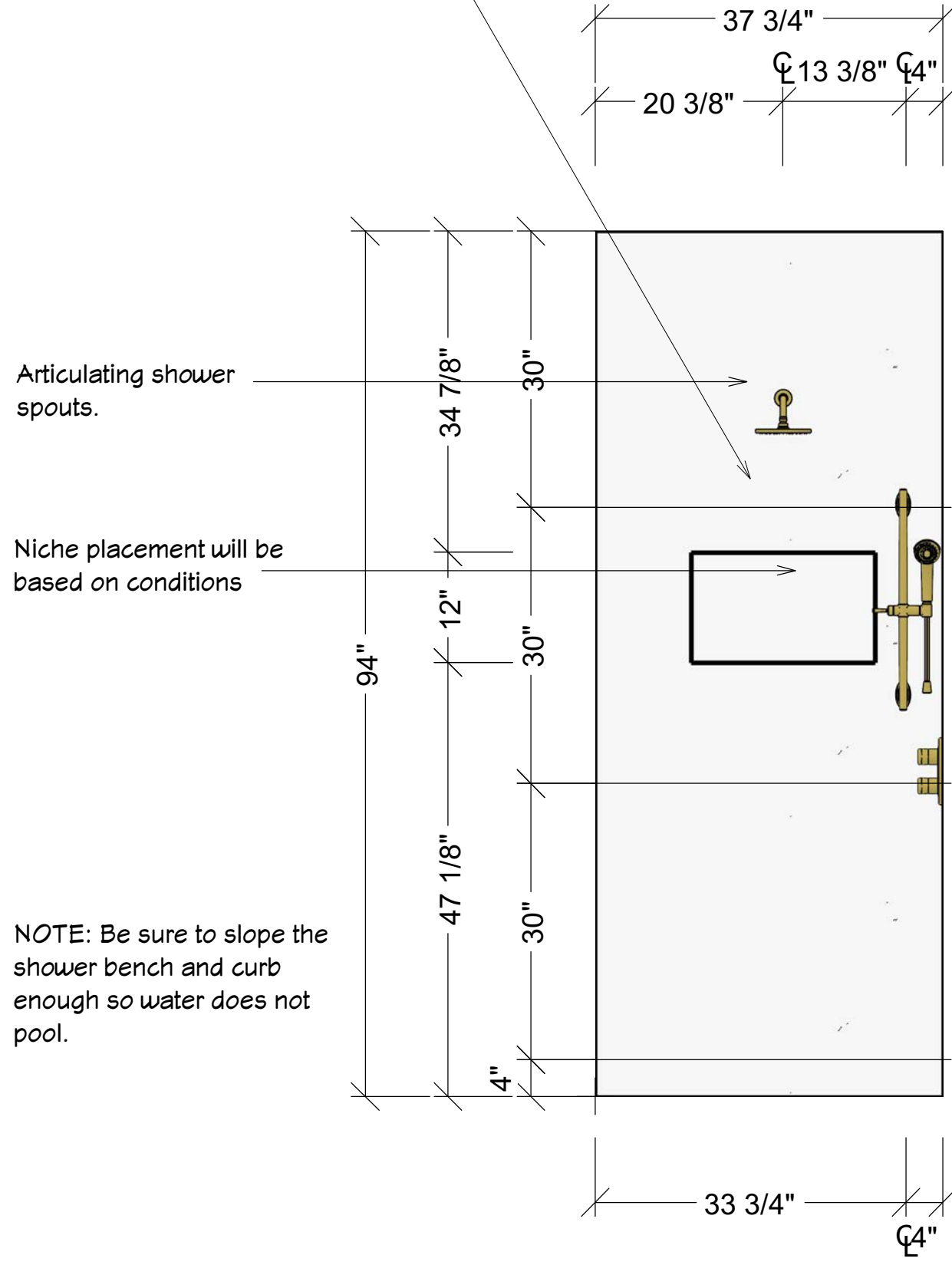
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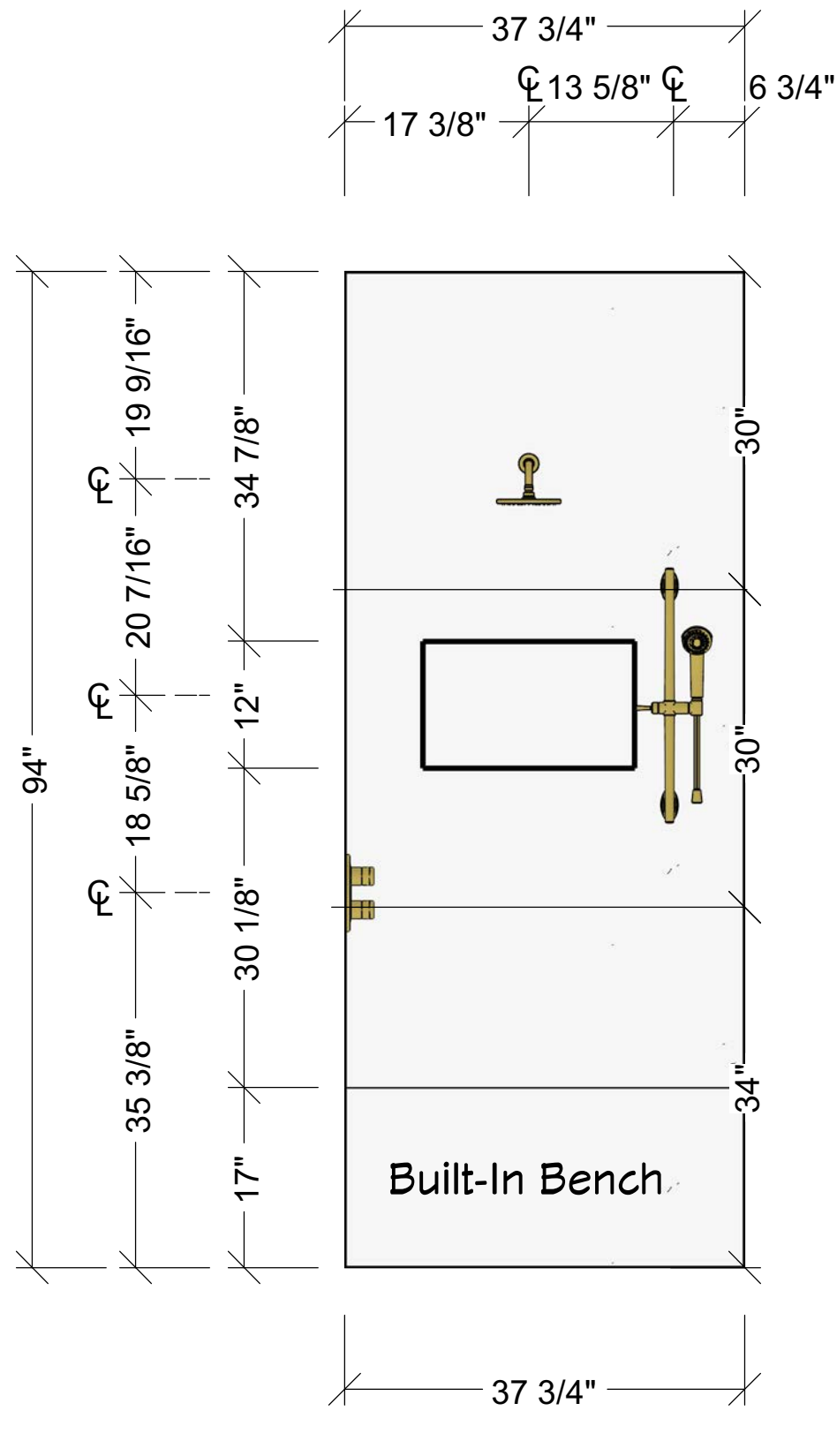
**A2.3**

# Bathroom Elevations

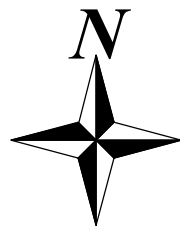
Lines represent the tile lines. They will be horizontal 60" W x 30" H.



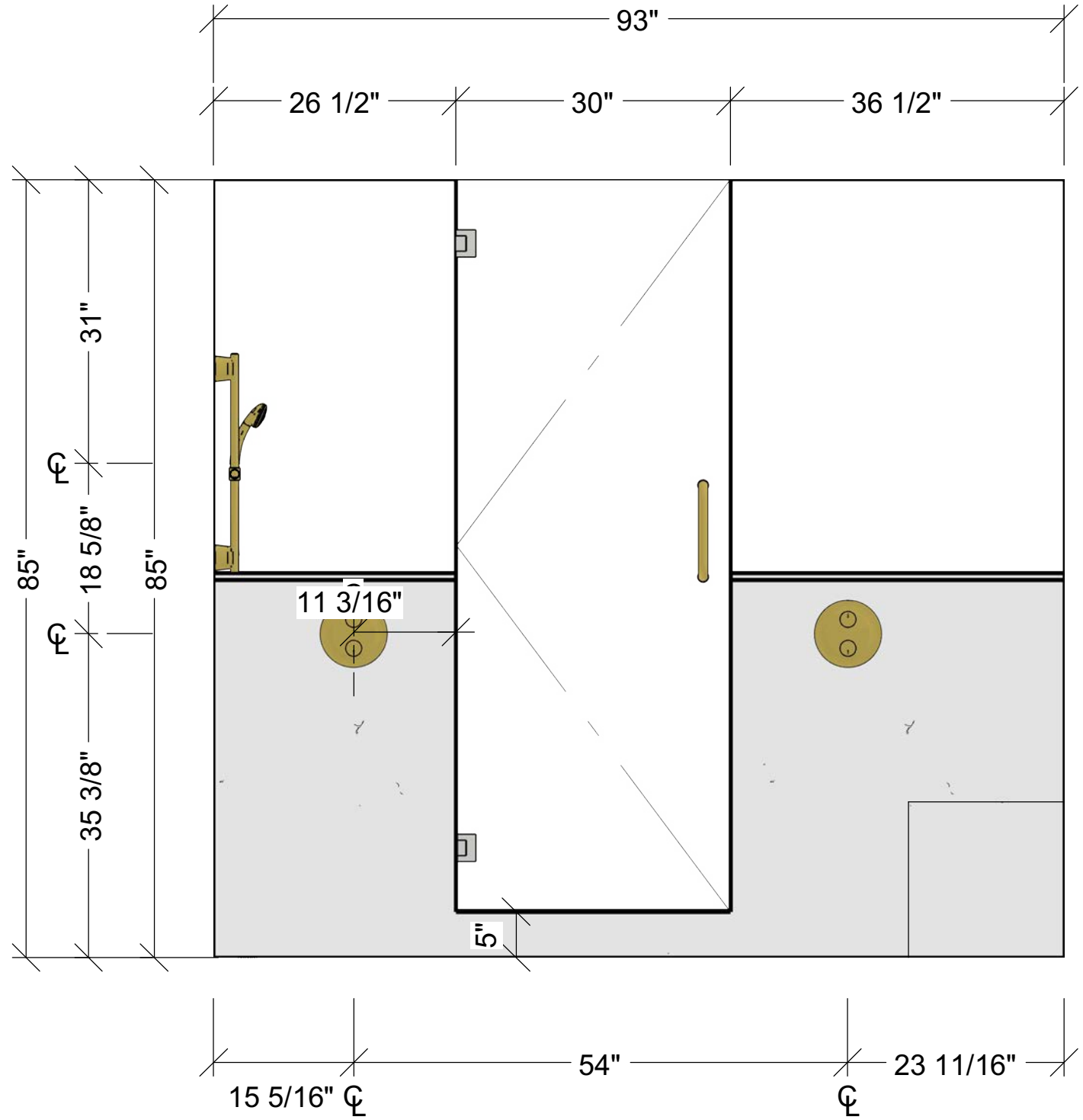
**E2 NORTH SHOWER**  
3/4" = 1'



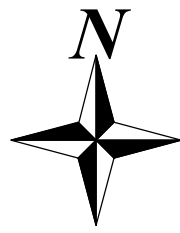
**E4 SOUTH SHOWER**  
3/4" = 1'



# Bathroom Elevations



**E3 EAST SHOWER**  
1/2" = 1'



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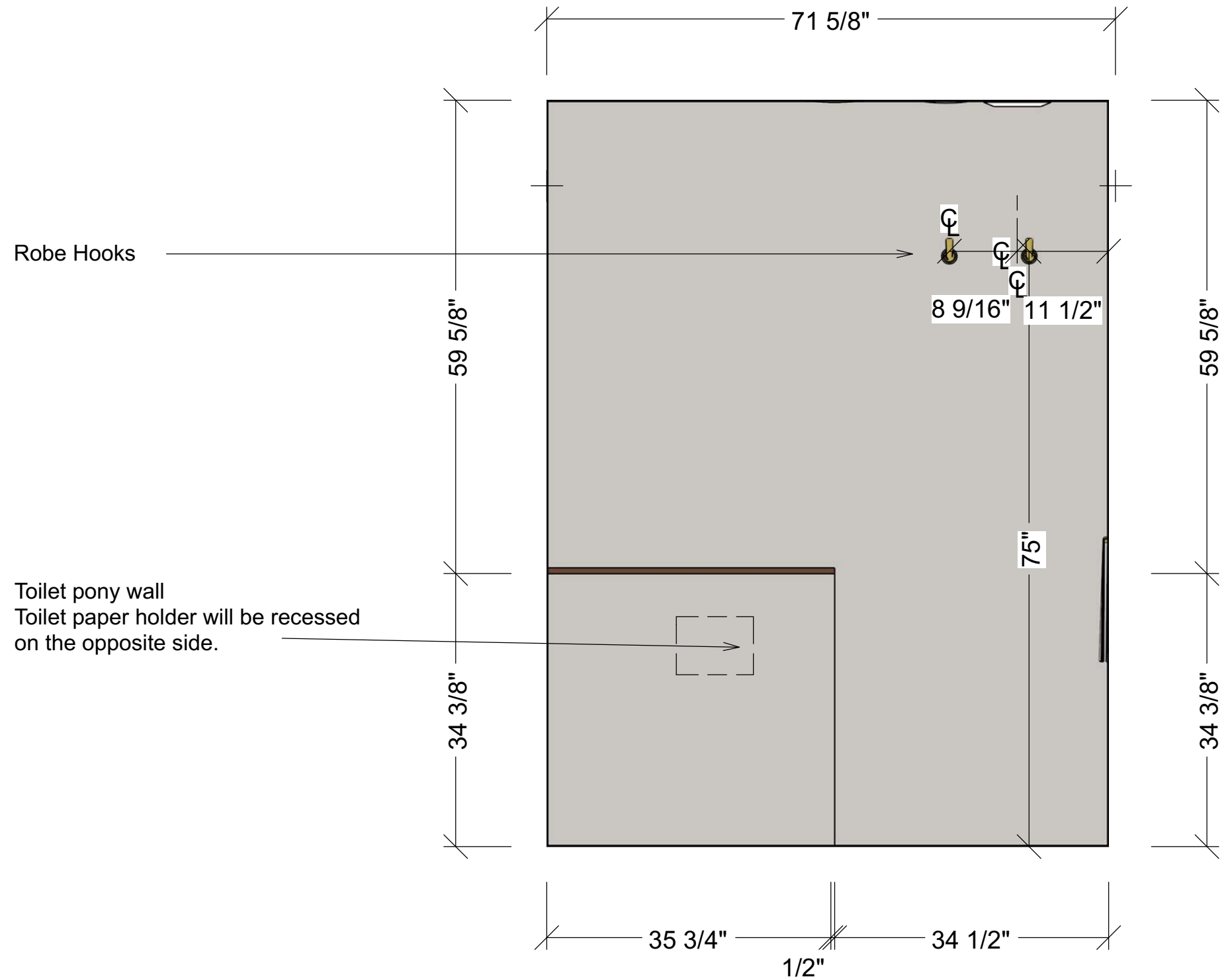
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**BATHROOM ELEVATIONS**  
 DRAWN BY: Adrian Dufour  
 DATE: 9/25/25

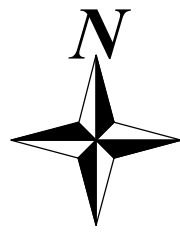
SHEET #  
**A2.5**



# Bathroom Elevations



**E6 SOUTH BATHROOM**  
1/2" = 1'



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**BATHROOM ELEVATIONS**  
 DRAWN BY: Adrian Dufour  
 DATE: 9/25/25

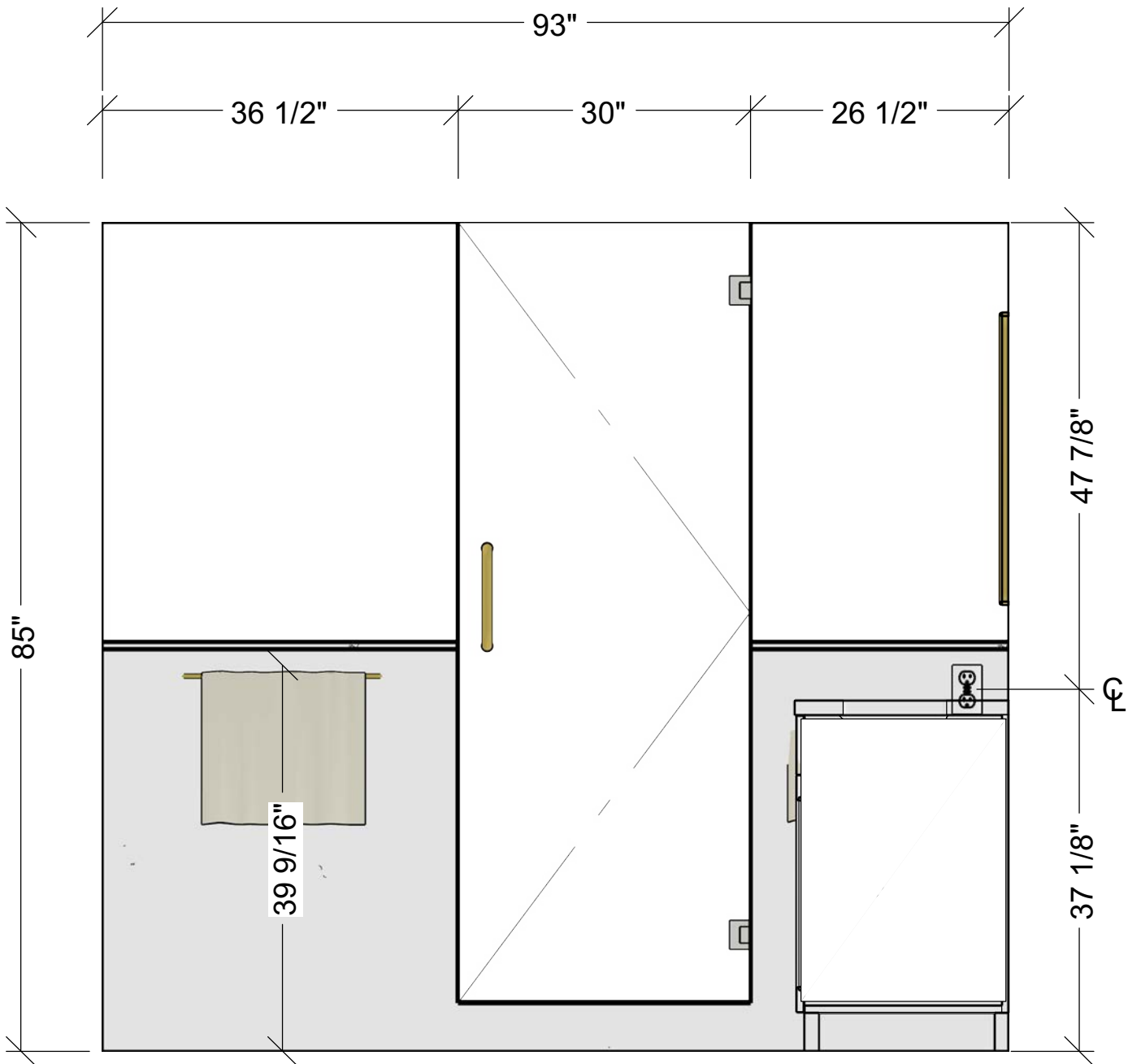
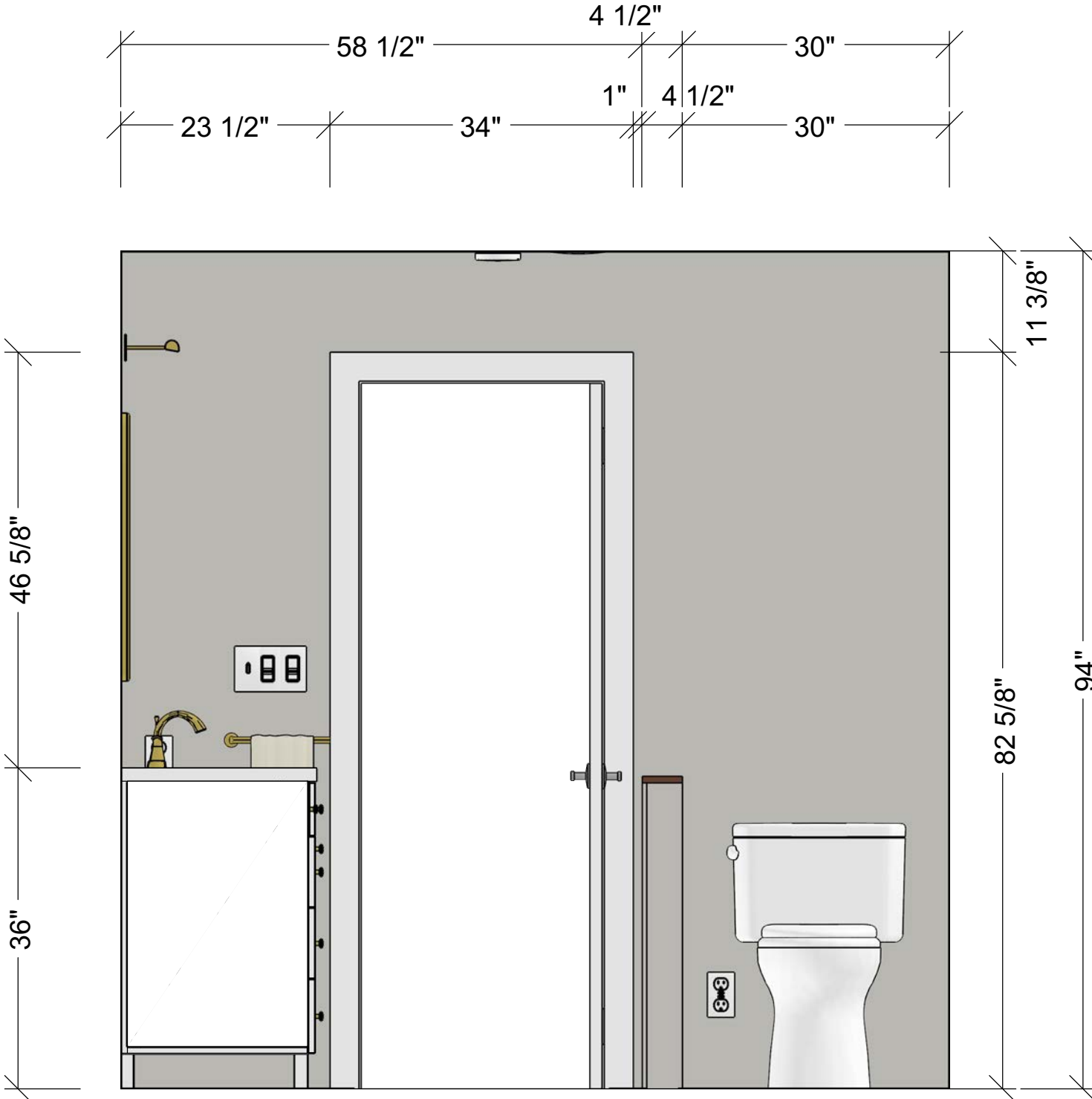
SHEET #  
**A2.7**

# Bathroom Elevations

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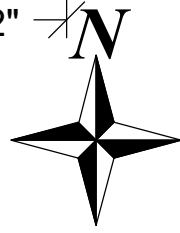
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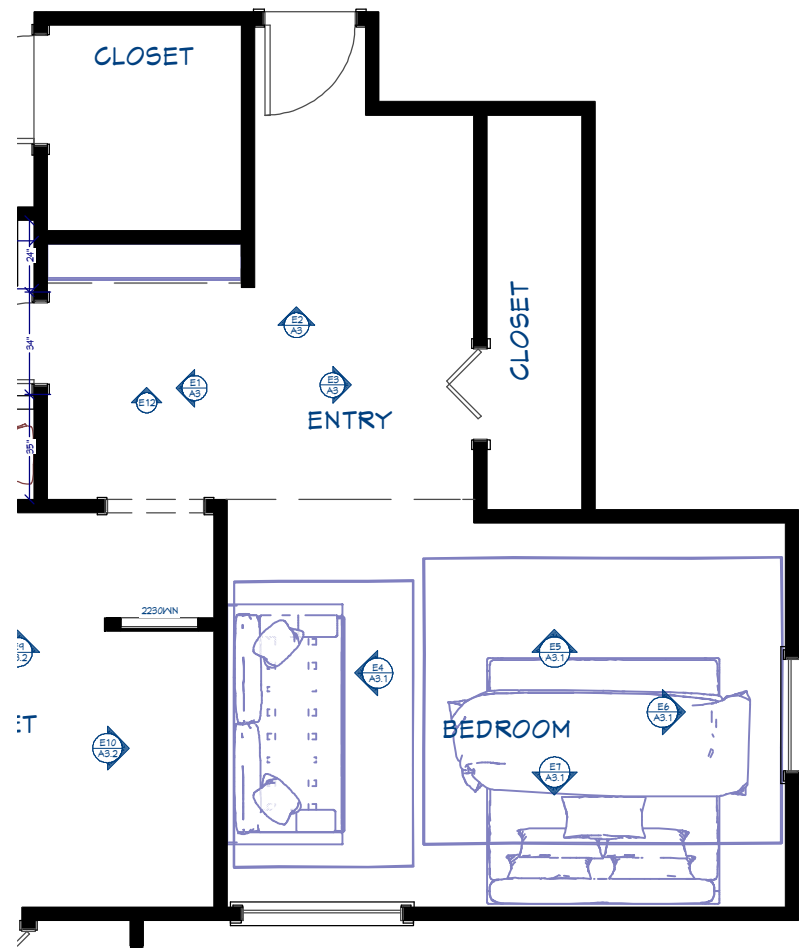
**BATHROOM ELEVATIONS**  
 DRAWN BY: Adrian Dufour  
 DATE: 9/25/25  
 SHEET #  
**A2.8**



**E7 EAST BATHROOM**  
 1/2" = 1'

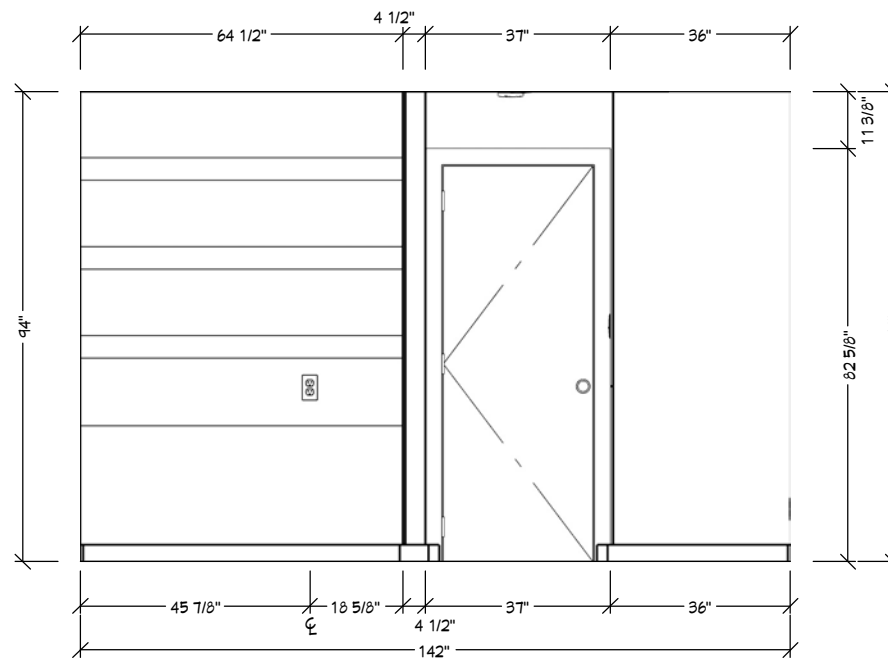
**E10 WEST BATHROOM**  
 1/2" = 1'



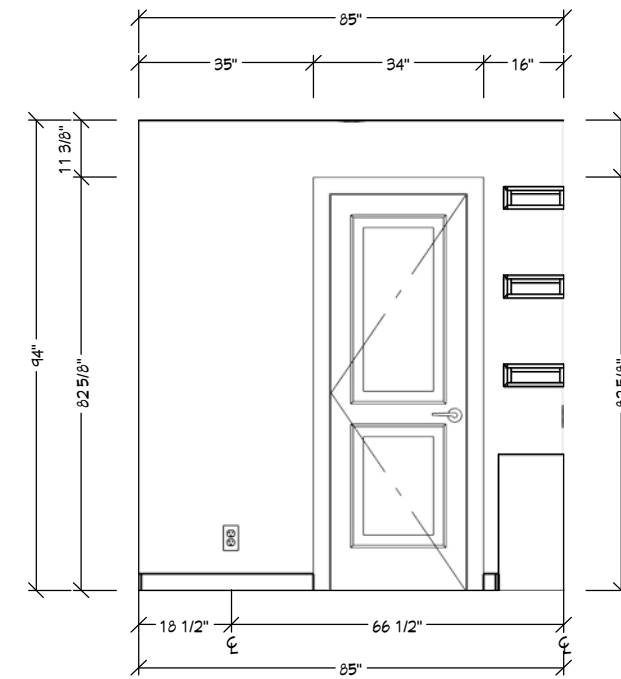


**PROPOSED FLOOR PLAN**  
1/4" = 1'

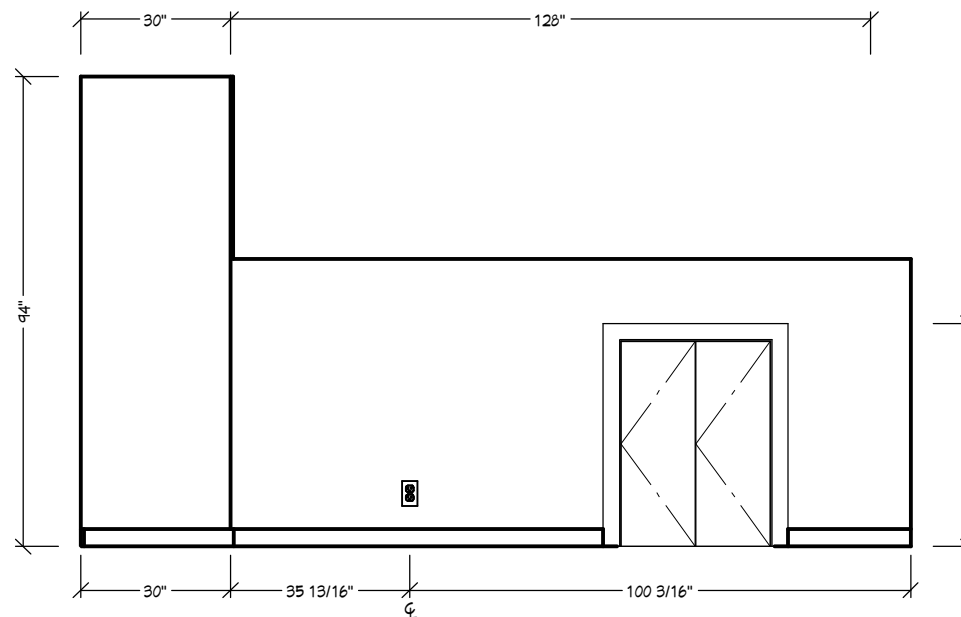
ENTRY PAINT COLOR:  
Sherwin Williams, Moscow Midnight (dark blue)



**E2 NORTH ENTRY**  
5/16" = 1'

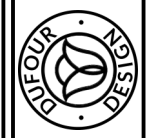
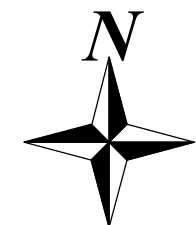


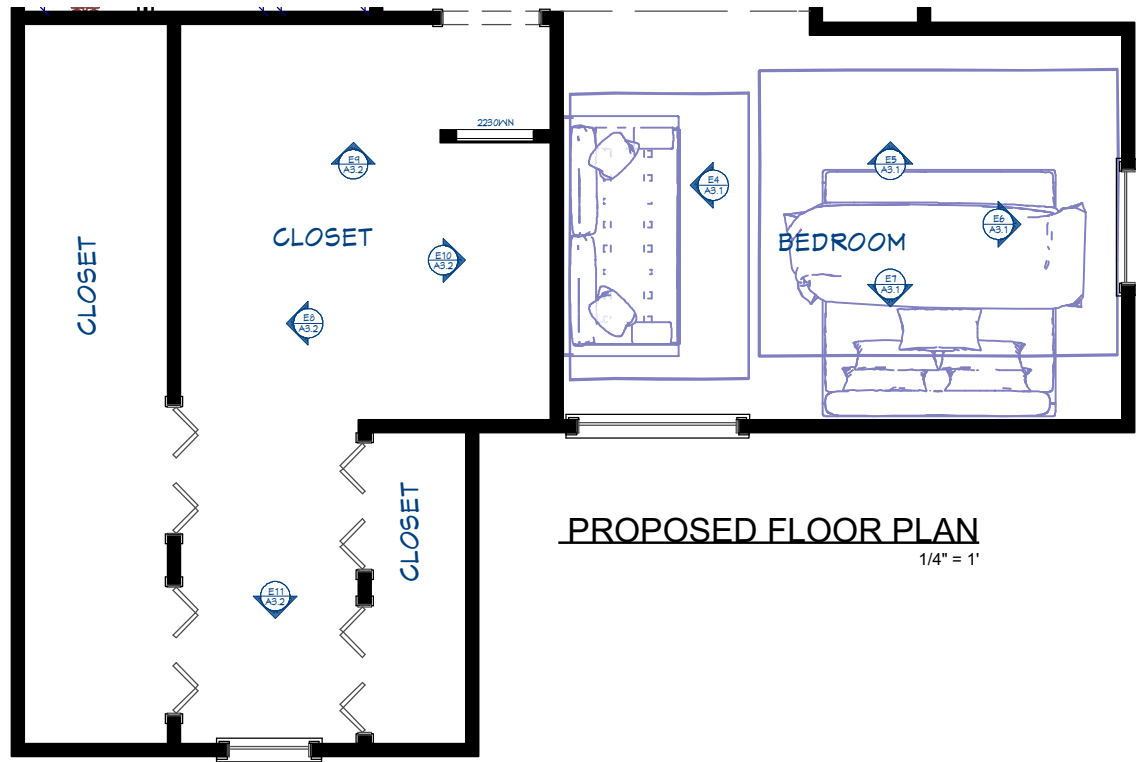
**E1 WEST ENTRY**  
5/16" = 1'



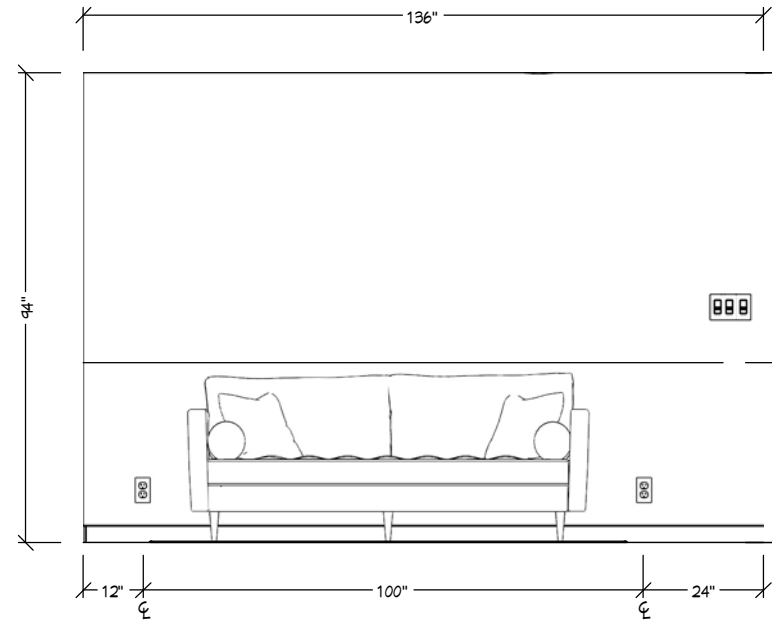
**E3 EAST ENTRY**  
5/16" = 1'

# Entry Elevations

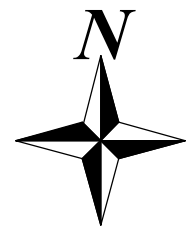
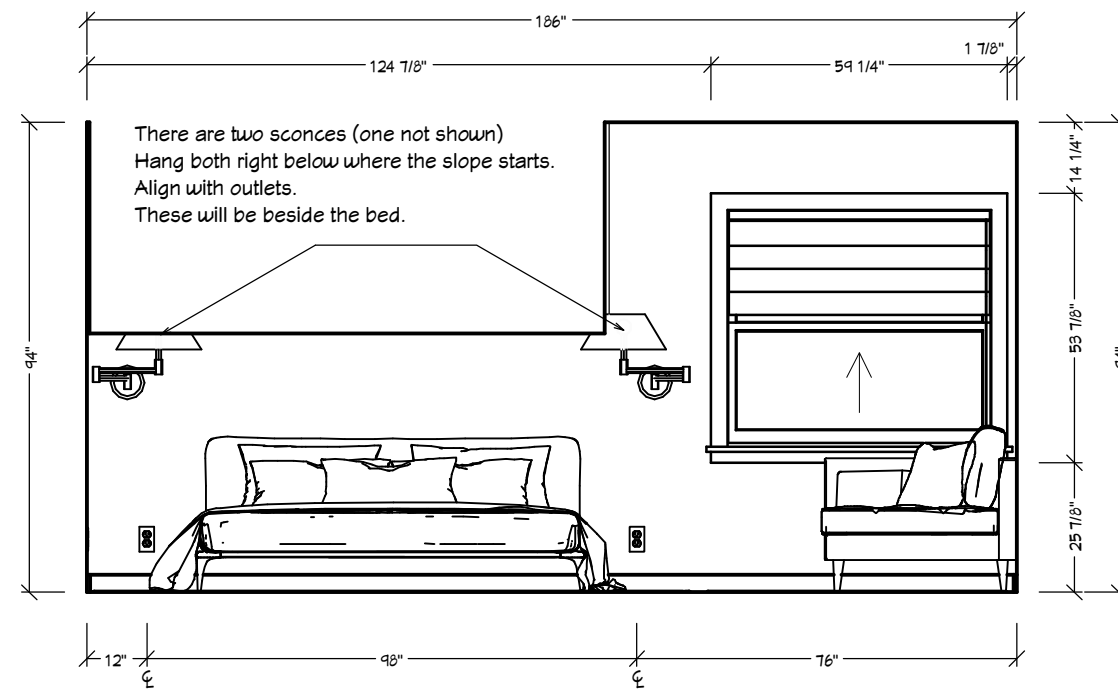
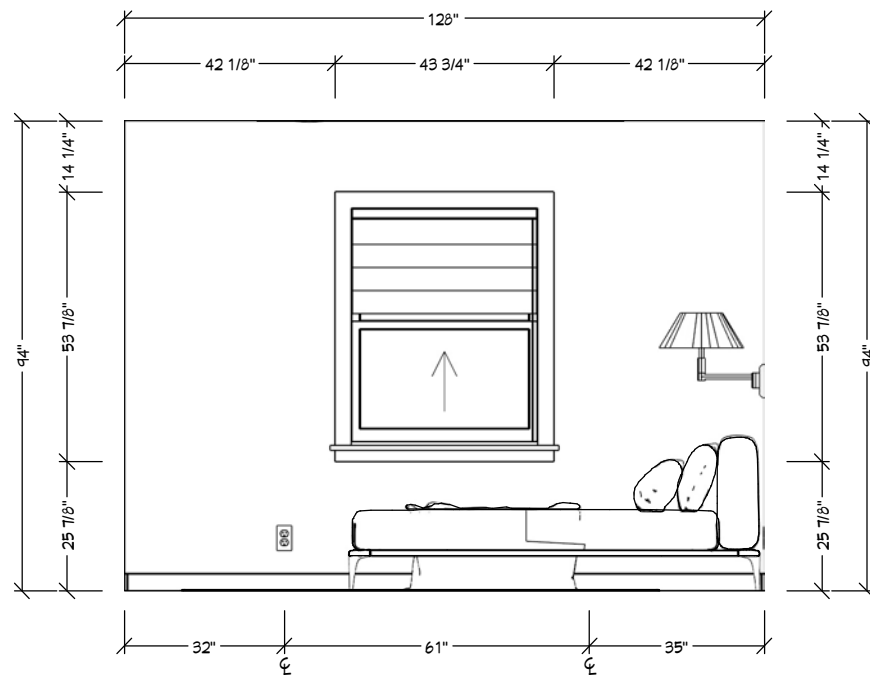
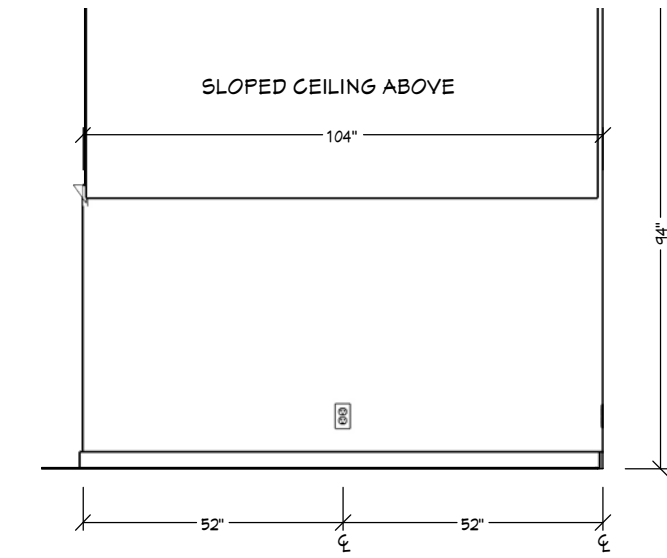


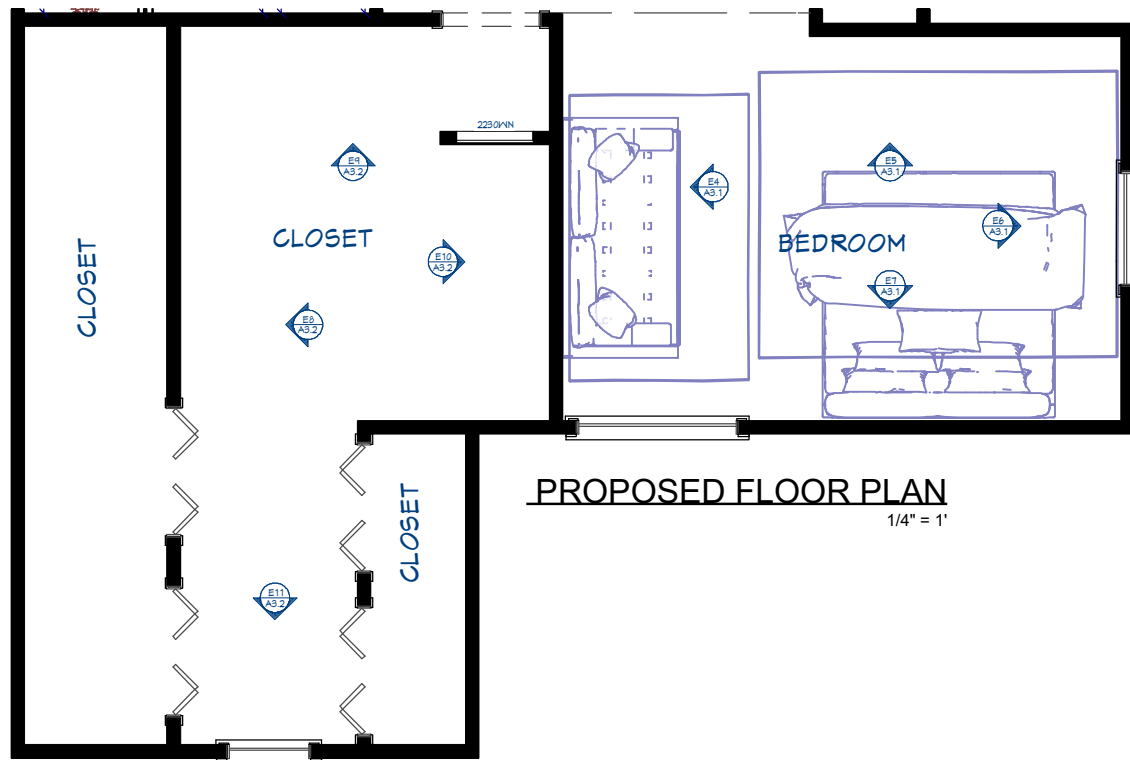


**BEDROOM PAINT COLOR:**  
Sherwin Williams, Pennywise (orange)

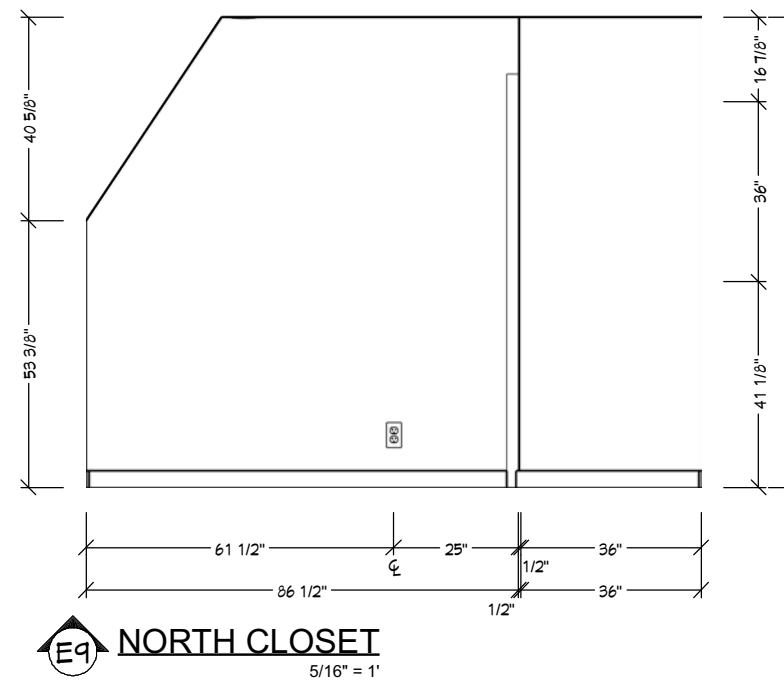


# Bedroom Elevations

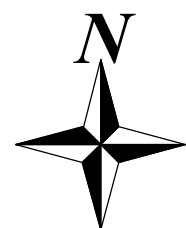
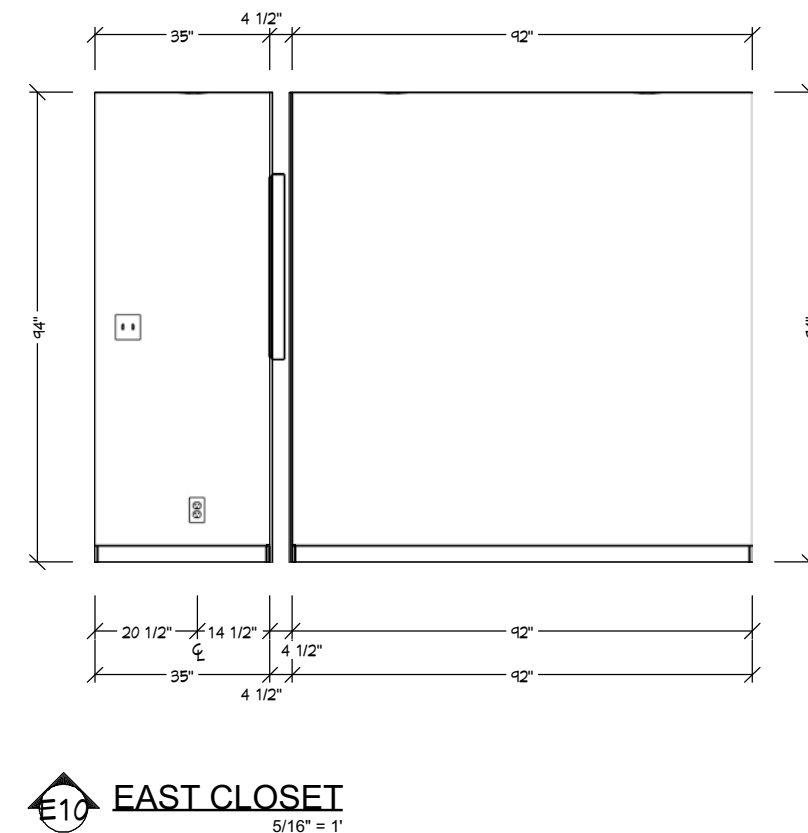
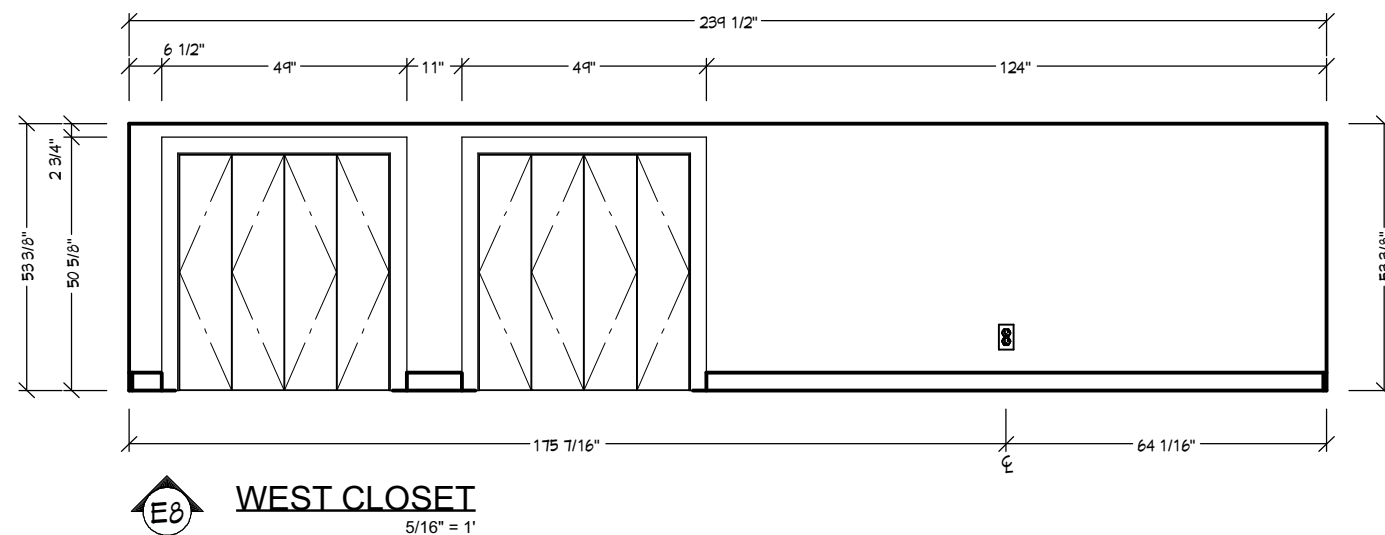
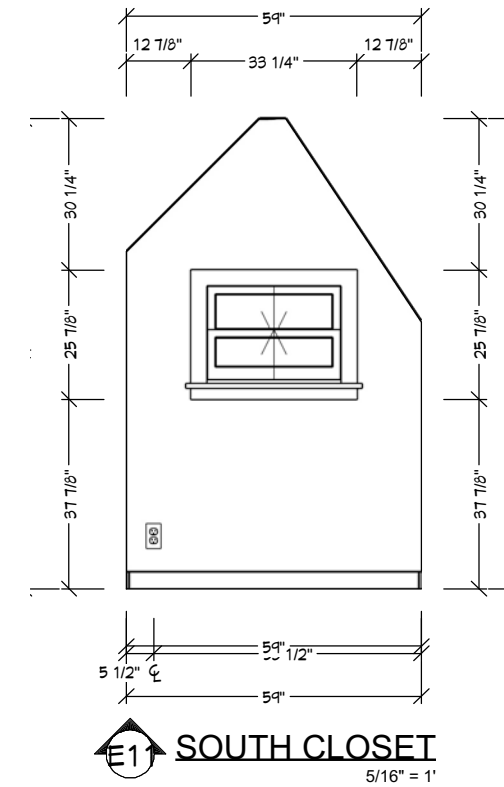




**CLOSET PAINT COLOR:**  
Sherwin Williams, On the Rocks (off white)



# Closet Elevations



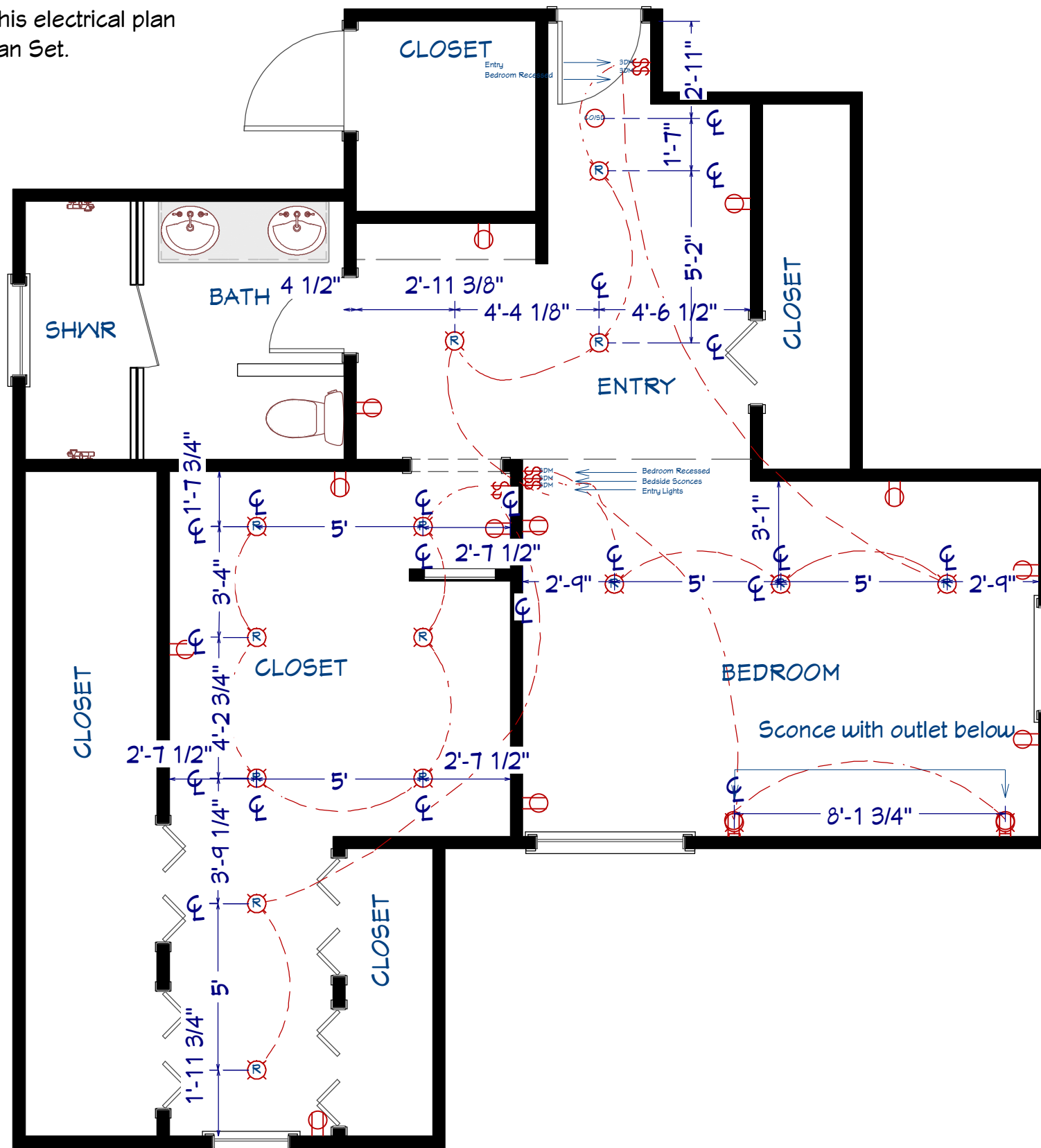
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 Dufour Design  
 1700 El Camino Real Spc 10-7, South San Francisco, CA  
 (415) 745-2209 dufour-design.com

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 San Mateo, CA 94402  
**McKeand & Coleman**

**CLOSET ELEVATIONS**  
 DRAWN BY: Adrian Dufour  
 DATE: 9/25/25

SHEET #  
**A3.2**









NOTE: Follow this electrical plan not the large Plan Set.



PROPOSED ELECTRICAL PLAN  
1/4" = 1'

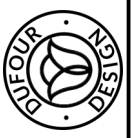
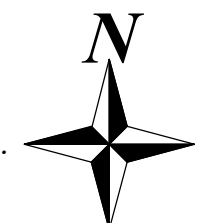
# Electrical Plans

## PRIMARY ELECTRICAL SCHEDULE

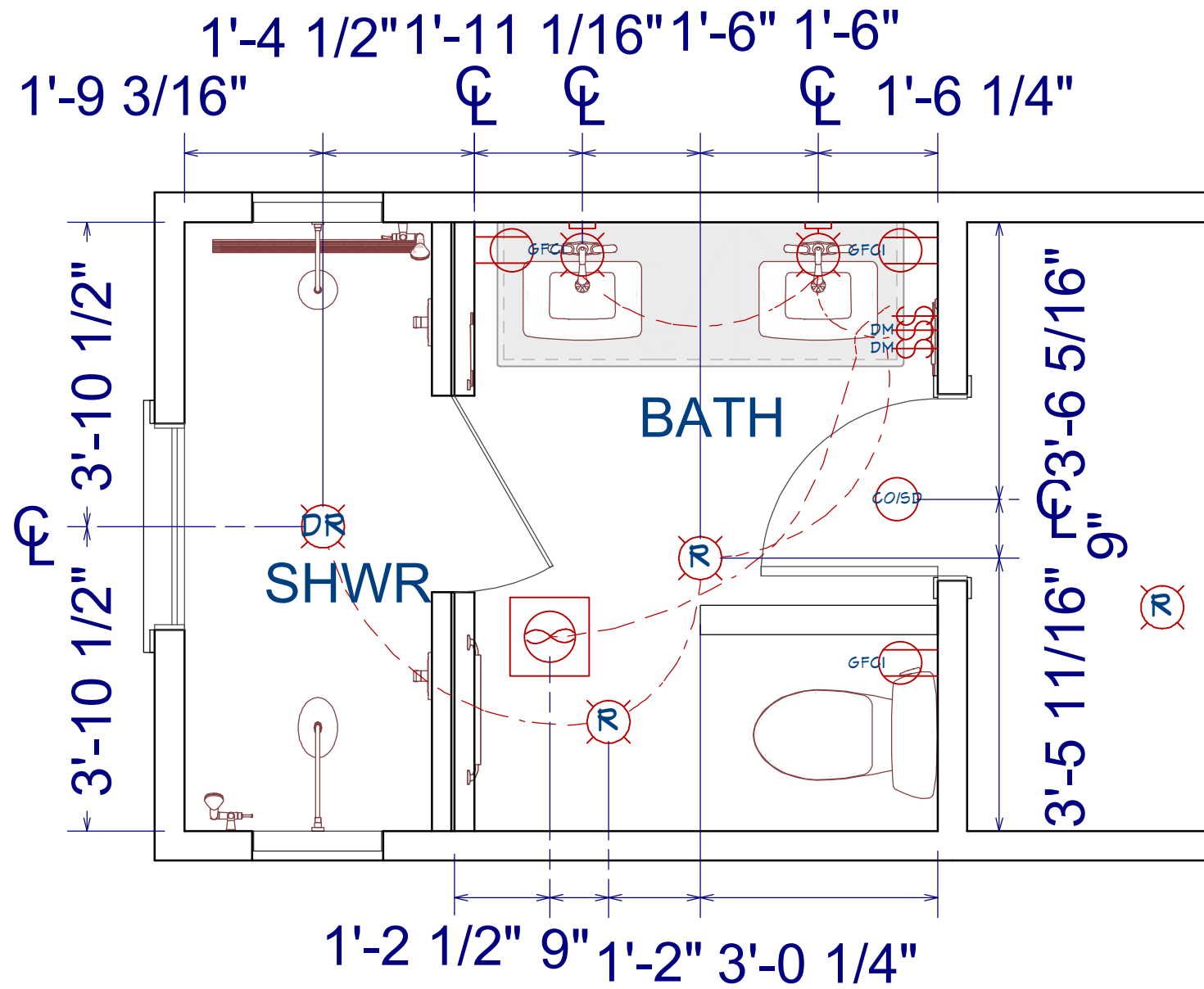
-  DAMP-RATED RECESSED DOWN LIGHT 6
-  SINGLE POLE SLIDING DIMMER
-  EXHAUST
-  GFCI
-  RECESSED DOWN LIGHT 6
-  CO/SMOKE DETECTOR
-  SINGLE POLE SWITCH
-  VANITY LIGHT

## ELECTRICAL NOTES

1. All existing components will be moved/replaced to reflect the Proposed Electrical Plan.
2. All electrical that is updated will meet or exceed code requirements.











NOTE: Follow this electrical plan  
not the large Plan Set.



PROPOSED ELECTRICAL PLAN  
1/4" = 1'

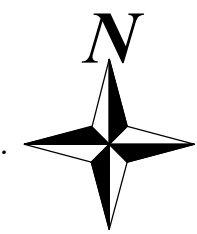
# Electrical Plans

## BATHROOM ELECTRICAL SCHEDULE

-  DAMP-RATED RECESSED DOWN LIGHT 6
-  SINGLE POLE SLIDING DIMMER
-  EXHAUST
-  GFCI
-  RECESSED DOWN LIGHT 6
-  CO/SMOKE DETECTOR
-  SINGLE POLE SWITCH
-  VANITY LIGHT

### ELECTRICAL NOTES

1. All existing components will be moved/replaced to reflect the Proposed Electrical Plan.
2. All electrical that is updated will meet or exceed code requirements.



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San Mateo, CA 94402

**BATHROOM ELECTRICAL PLAN**

DRAWN BY: Adrian Dufour  
DATE: 9/25/25

SHEET #  
**1.1**