



****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
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adrian@dufour-design.com
(650) 307-5235

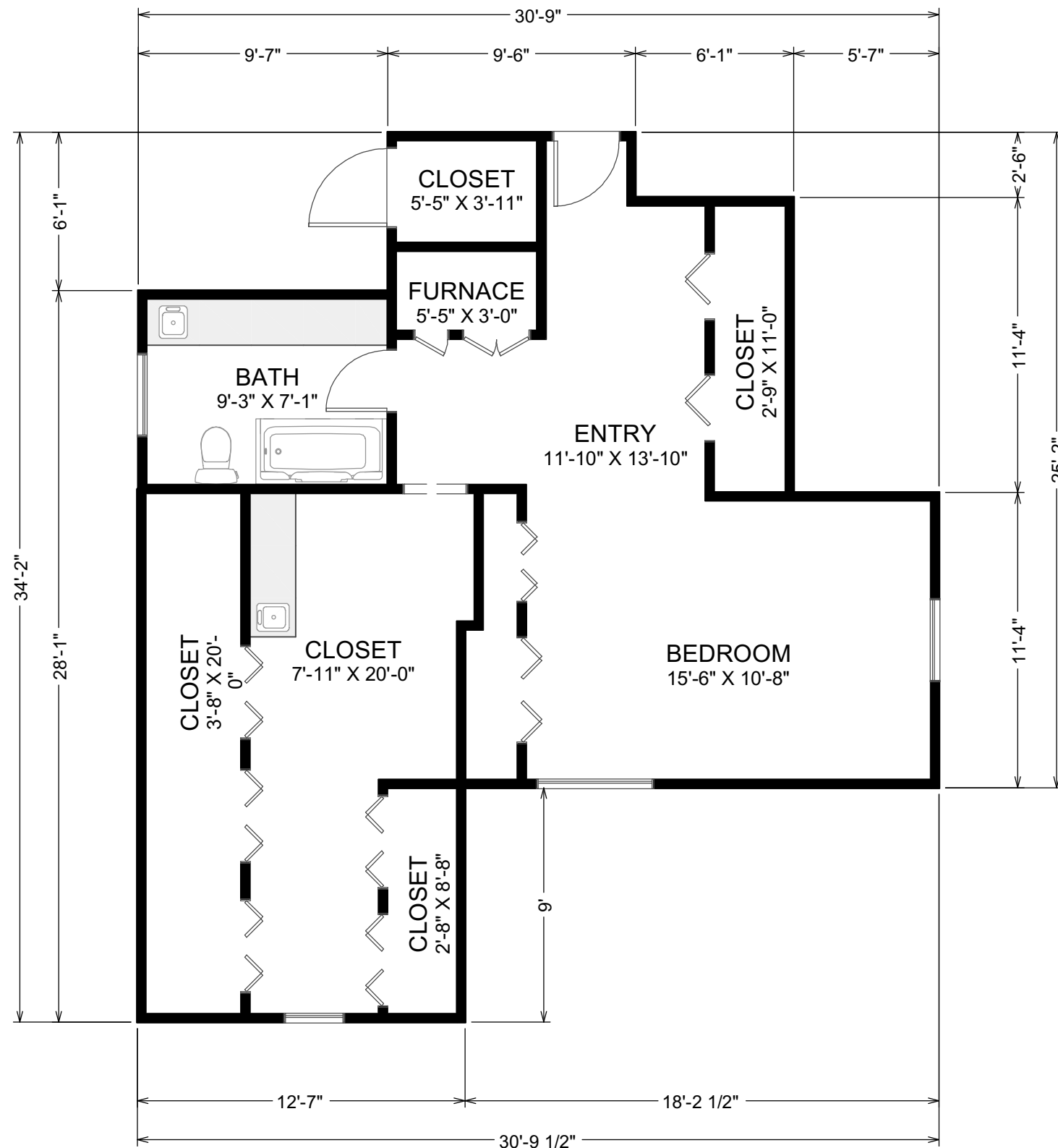
VICINITY MAP



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.

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EXISTING FLOOR PLAN
3/16" = 1'

EXTERIOR

SCOPE OF WORK (PRIMARY BEDROOM SUITE REMODEL):

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

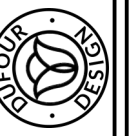
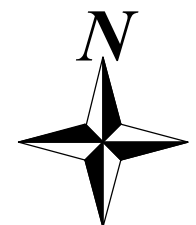
Remove existing vanity with sink.
Update layout for expanded closet storage.
Install new lighting, sheetrock, and paint finishes.

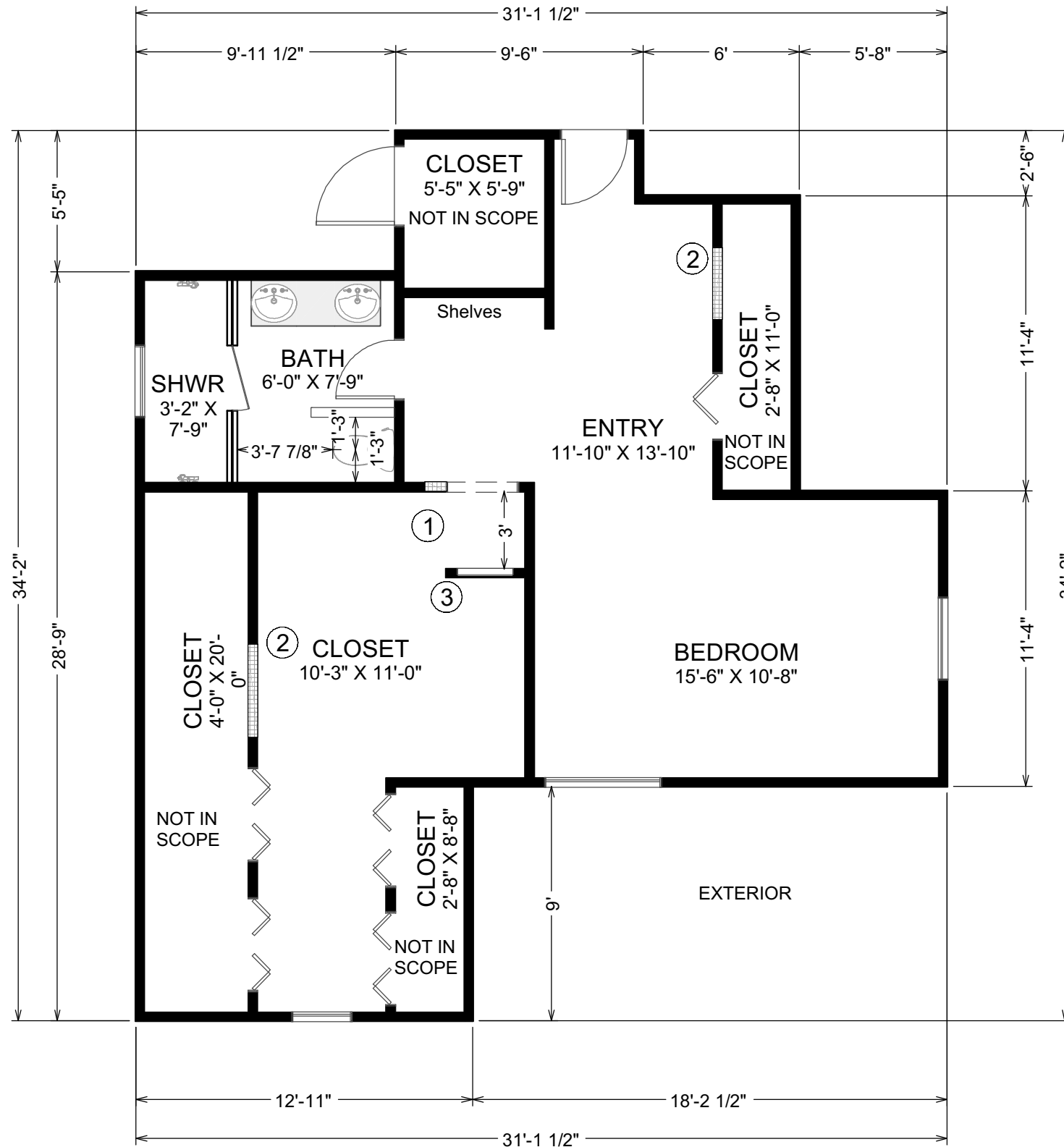
Bathroom

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.





PROPOSED FLOOR PLAN
1/4" = 1'

EXTERIOR

PRIMARY BEDROOM & CLOSET PROPOSED SCOPE

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

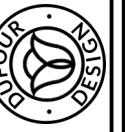
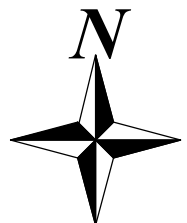
- Install new drywall and finish all affected areas to match adjacent surfaces.
- Prepare and paint all new wall surfaces.
- Install baseboard trim and casing at relocated closet opening and new partition wall.
- Finish art niche with trim or tile accent as specified.

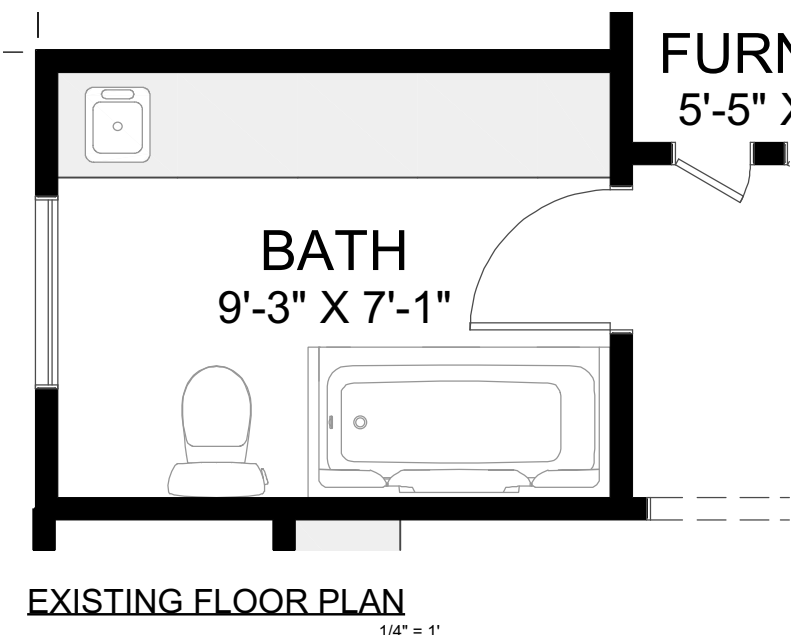
General Notes

- 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.





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

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

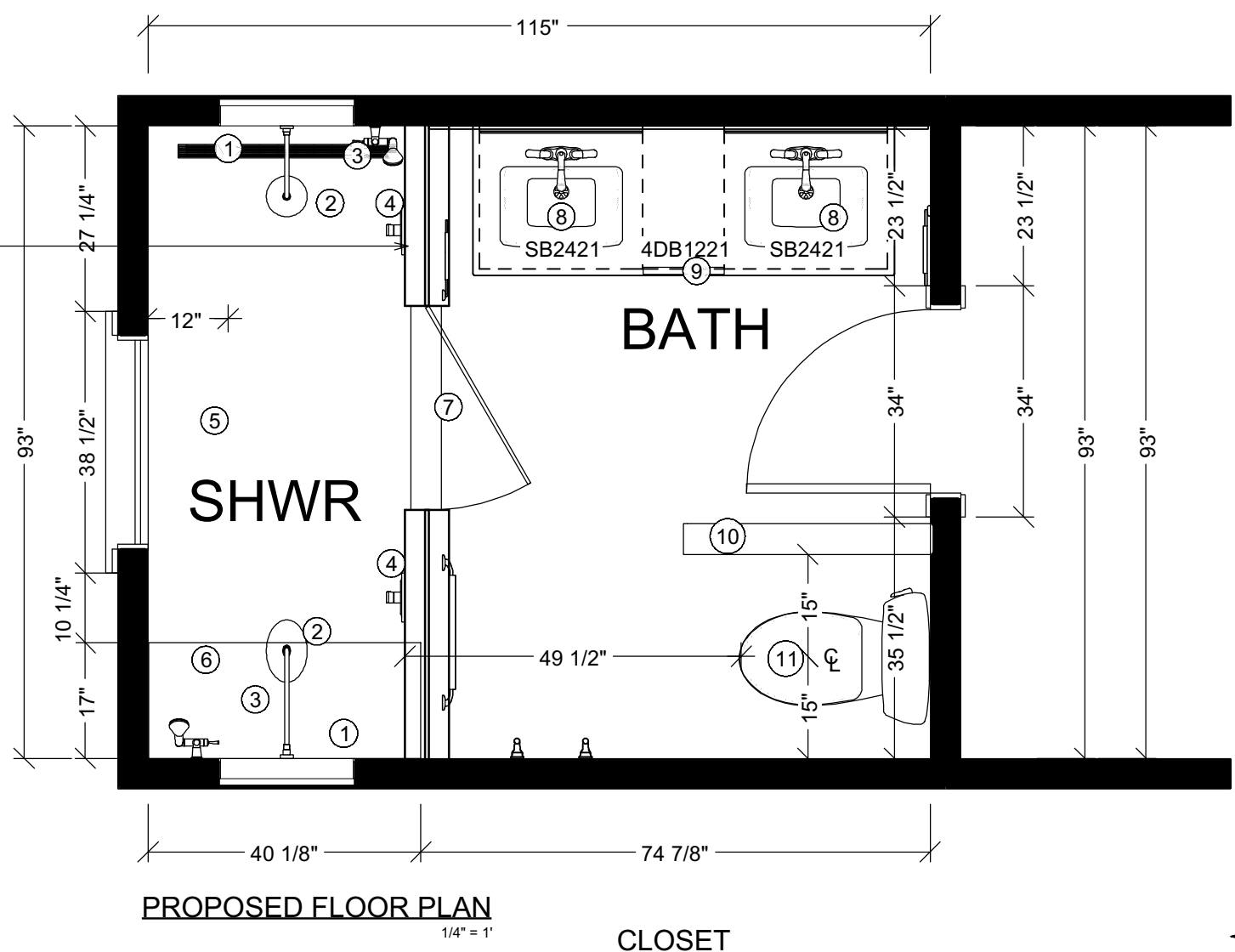
- Provide new electrical circuits as required.
- Install new vanity lighting above mirrors.
- Add recessed ceiling lighting at shower and general bath area.
- All new electrical to comply with 2022 CEC (California Electrical Code), including GFCI protection.

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).



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Primary Suite Remodel

PROPOSED BATHROOM
PLAN

DRAWN BY: Adrian Dufour

SHEET #

A2

DATE: 9/25/25

Materials

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

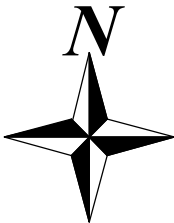
VANITY	
VANITY CABINET	Dylan 61 in. Cinnamon Vanity with Quartz Top
DOOR TYPE	Craftsman
COLOR	Cinnamon
HANDLES	Included
VANITY COUNTERTOP & 6" BACKSPLASH	**Do not use included backsplash
MIRROR	24 in. x 30 in. Gold Bathroom Medicine Cabinett with Mirror, Recessed or Surface Lighted Medicine Cabinet

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

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

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

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



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Primary Suite Remodel

MATERIALS

DRAWN BY: Adrian Dufour

DATE: 9/25/25

SHEET #

A2.1

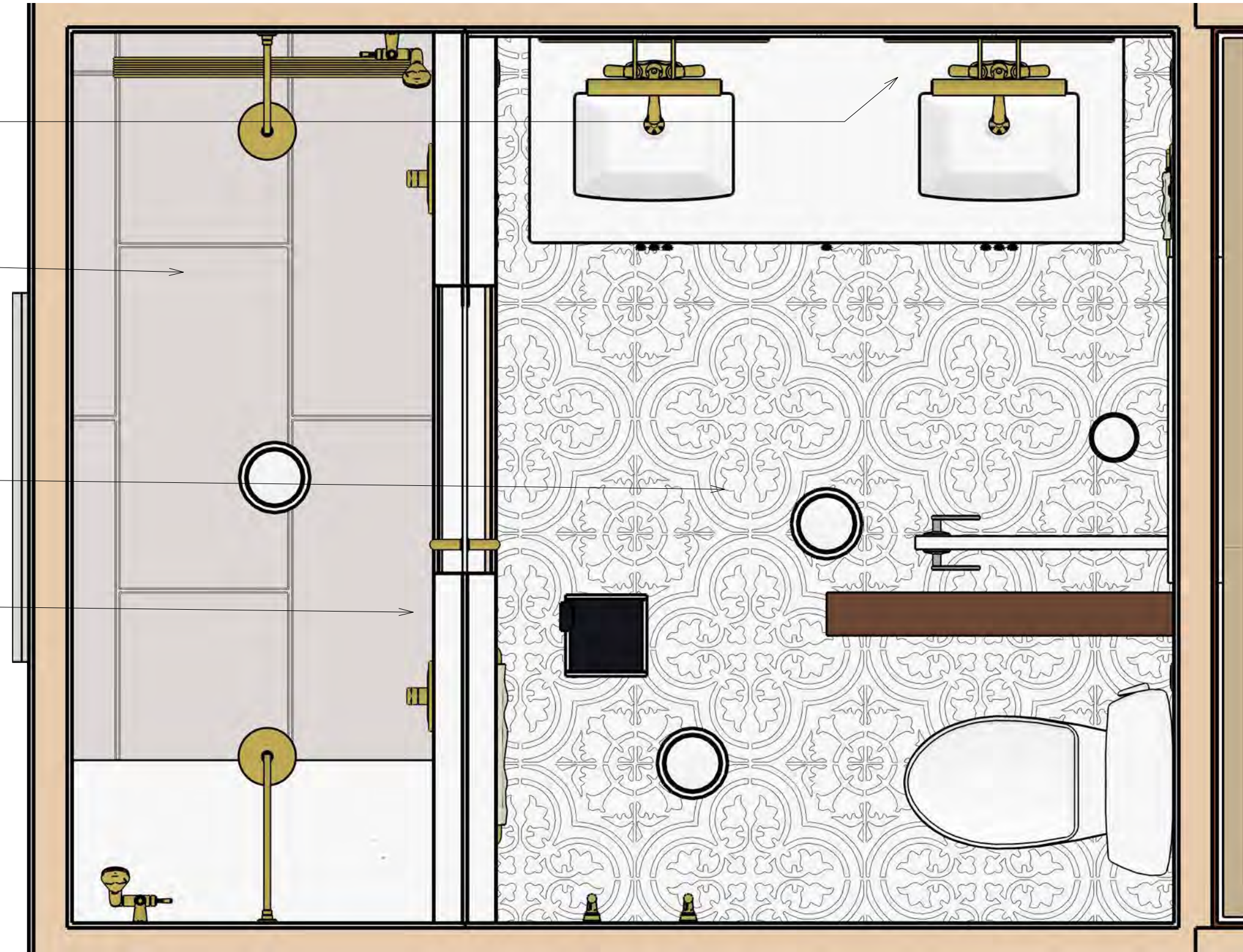
Primary Bathroom Proposed Scope

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.

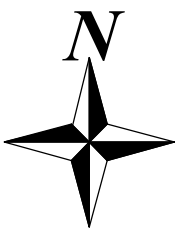
SHOWER PAN
Sahara Sands Porcelain Tile.
12" H x 24" W
Layout: horizontally from the shower entrance.
Staggered 50%
Grout: Moonbeam (off-white).

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

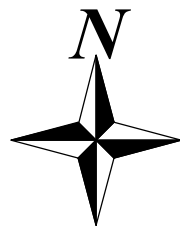
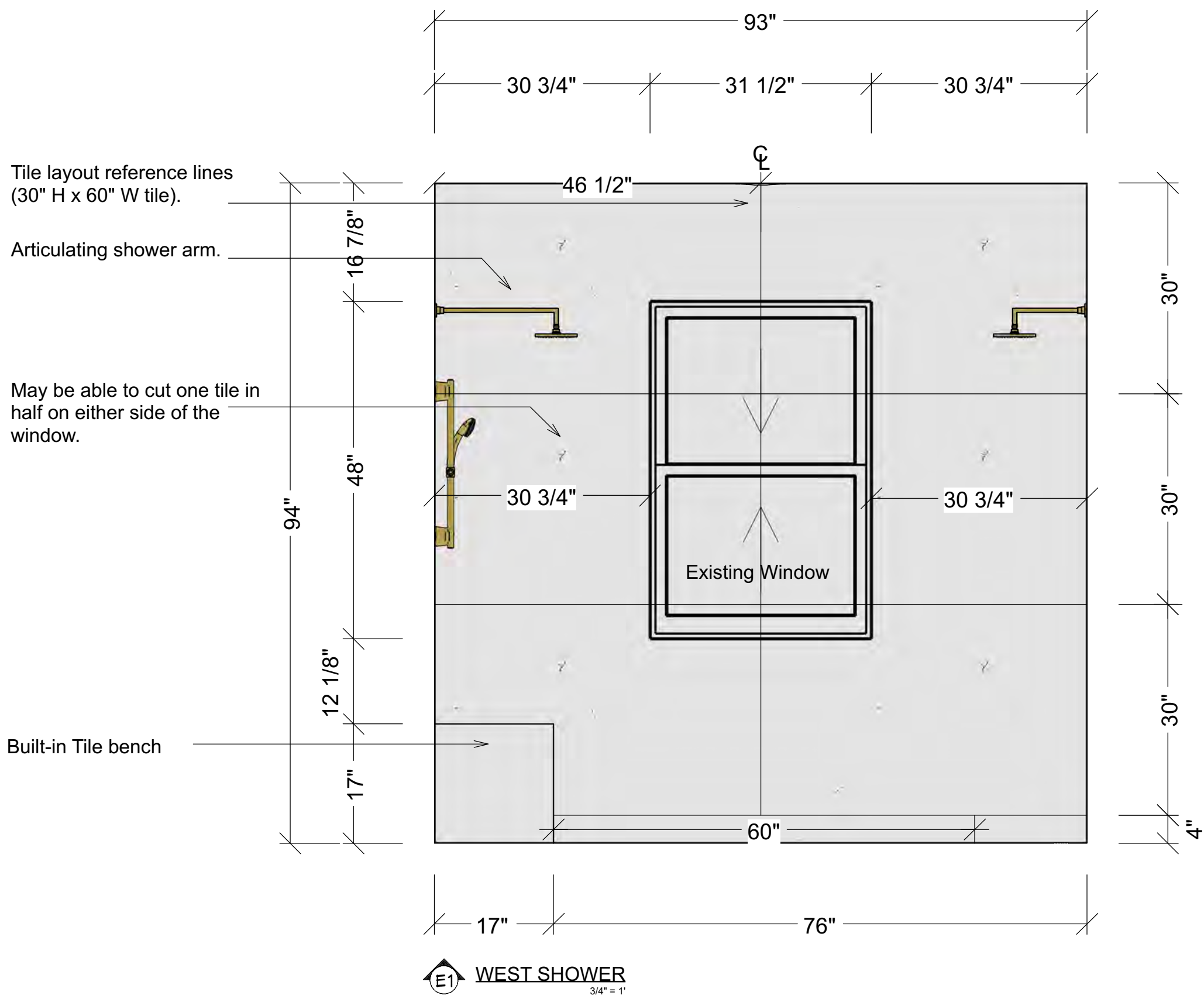
SHOWER SURROUND
Cortina Porcelain Tile.
30" H x 60" W
Layout: Horizontally.
Grout: Moonbeam (off-white).



PROPOSED FLOOR PLAN
1" = 1'



Bathroom Elevations



BATHROOM ELEVATIONS

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A2.3

SHEET #

Primary Suite Remodel

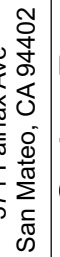
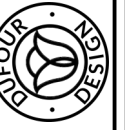
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Primary Suite Remodel

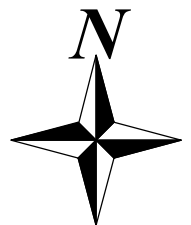
BATHROOM ELEVATIONS

CONCLUSIONS

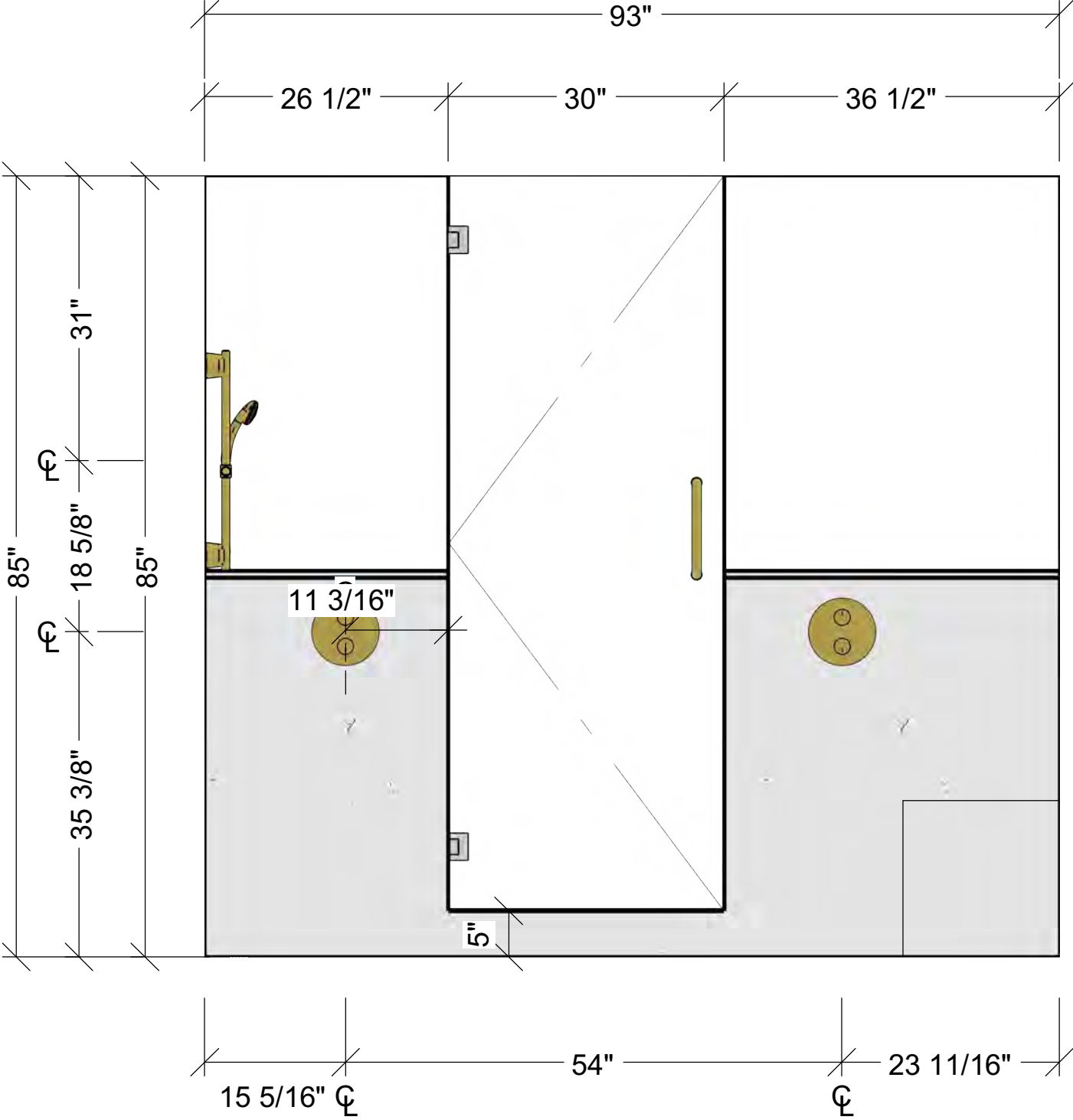
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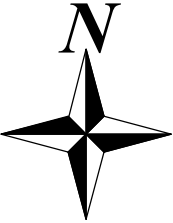
A2.4



Bathroom Elevations



E3 EAST SHOWER
1/2" = 1'



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BATHROOM ELEVATIONS	
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SHEET #	
A2.5	
Primary Suite Remodel	
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Bathroom Elevations

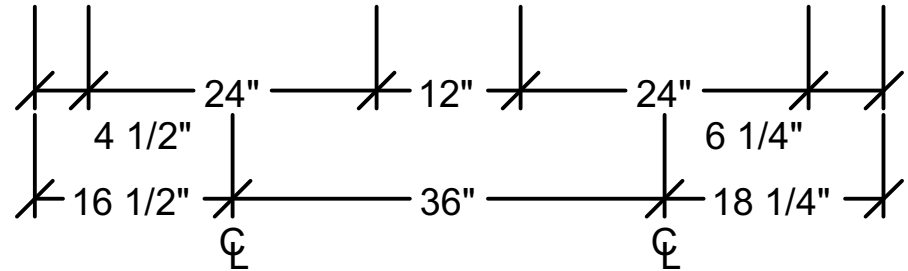
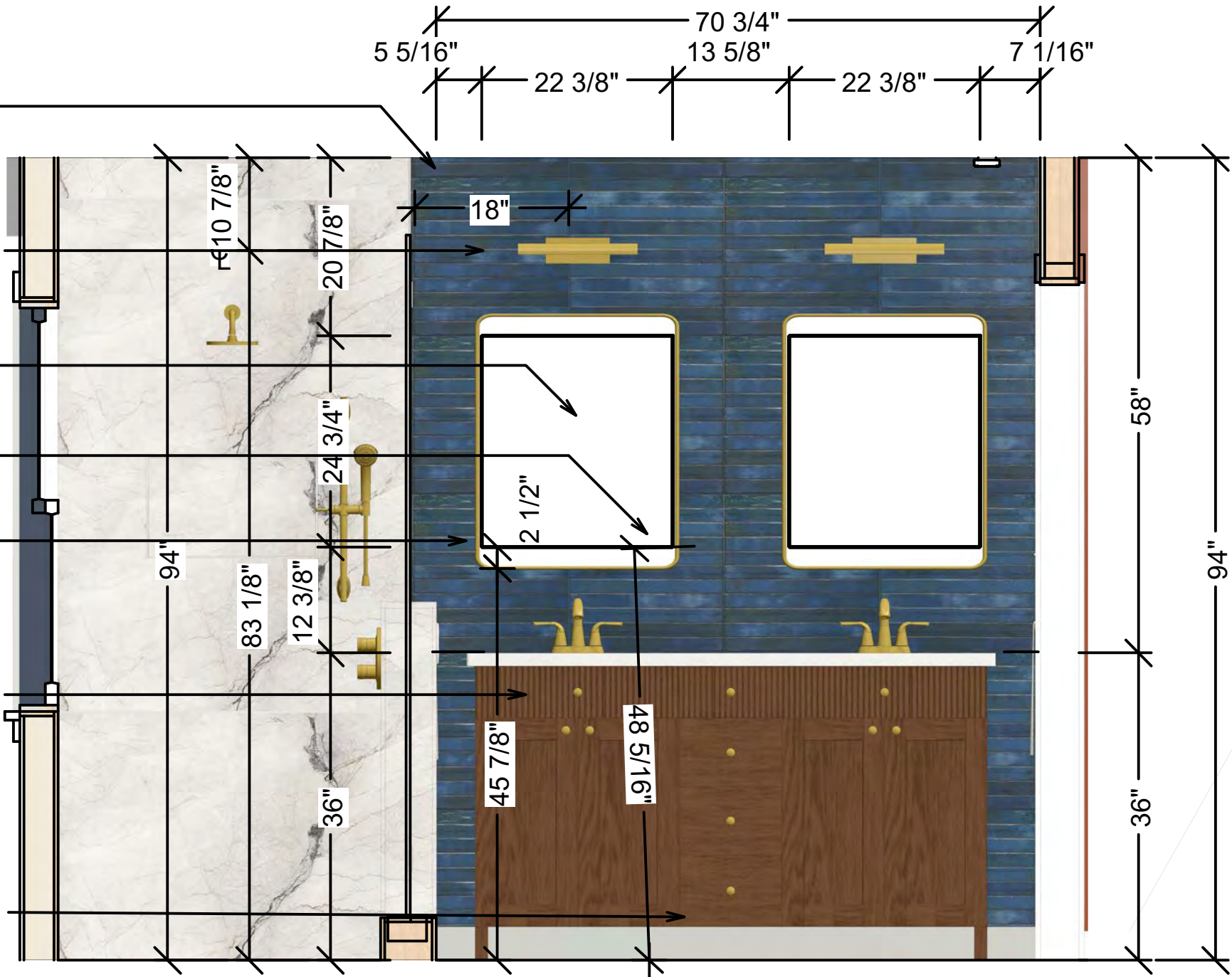
Tile will be dark blue Chroma, stacked. Tile is 2" x 18" and should fit cleanly with 4 rows with 1/8" grout.

Mirror is 24" W x 30" H. The cutout to recess is 22.36" W x 24.72" H x 3.45" D.

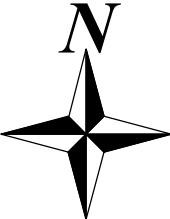
Begin cutout at 48 5/16" AFF.
Finished mirror edge will be ~45 7/8" above counter.

Freestanding 60" vanity will be centered to the wall between the shower pony wall and entry wall.

No tile will go behind the vanity. Only on the top and sides.



E5 NORTH BATHROOM
1/2" = 1'



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BATHROOM ELEVATIONS

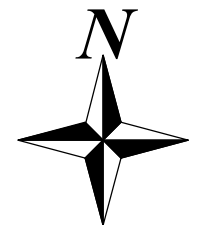
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A2.6

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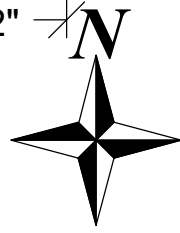
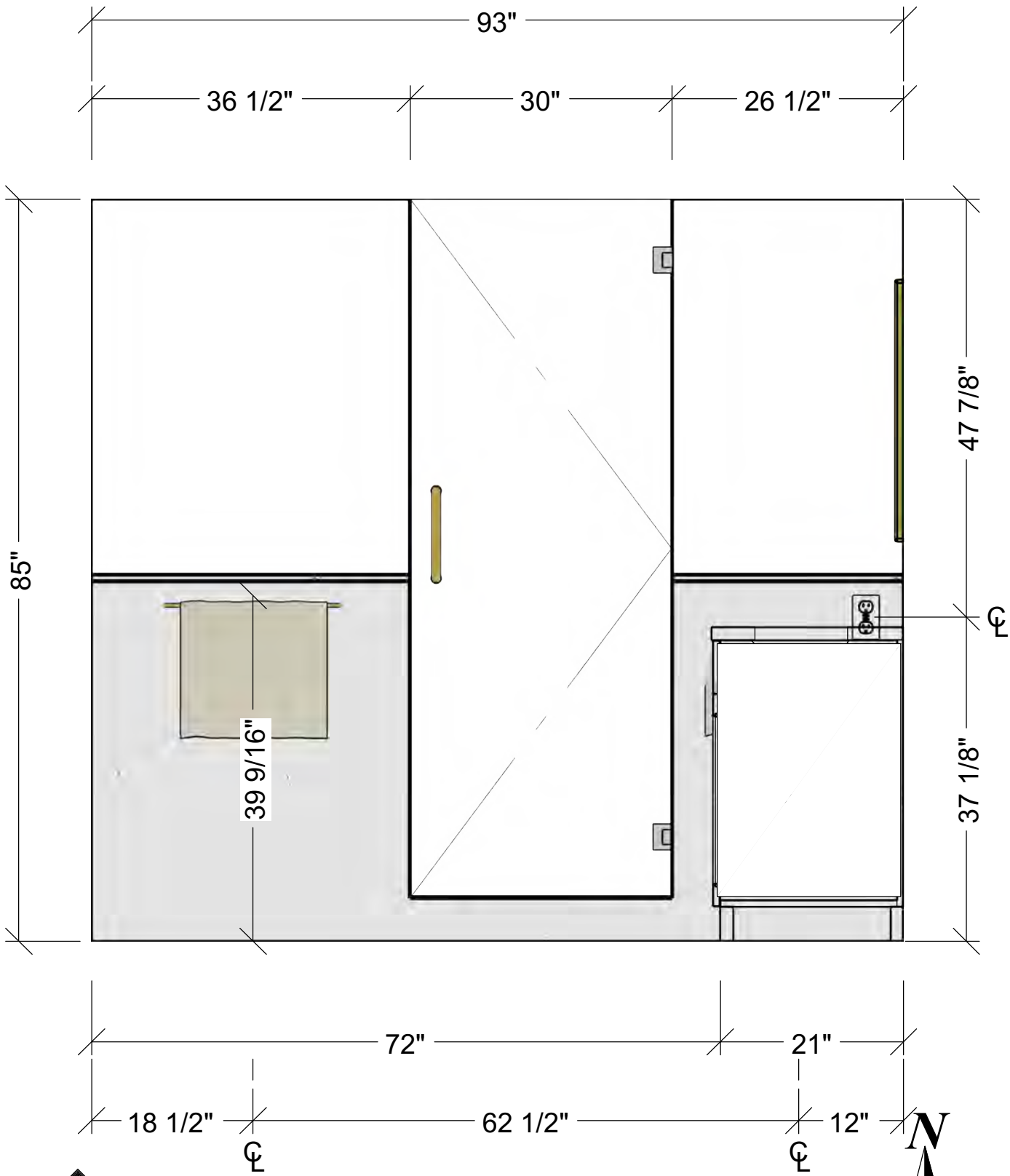
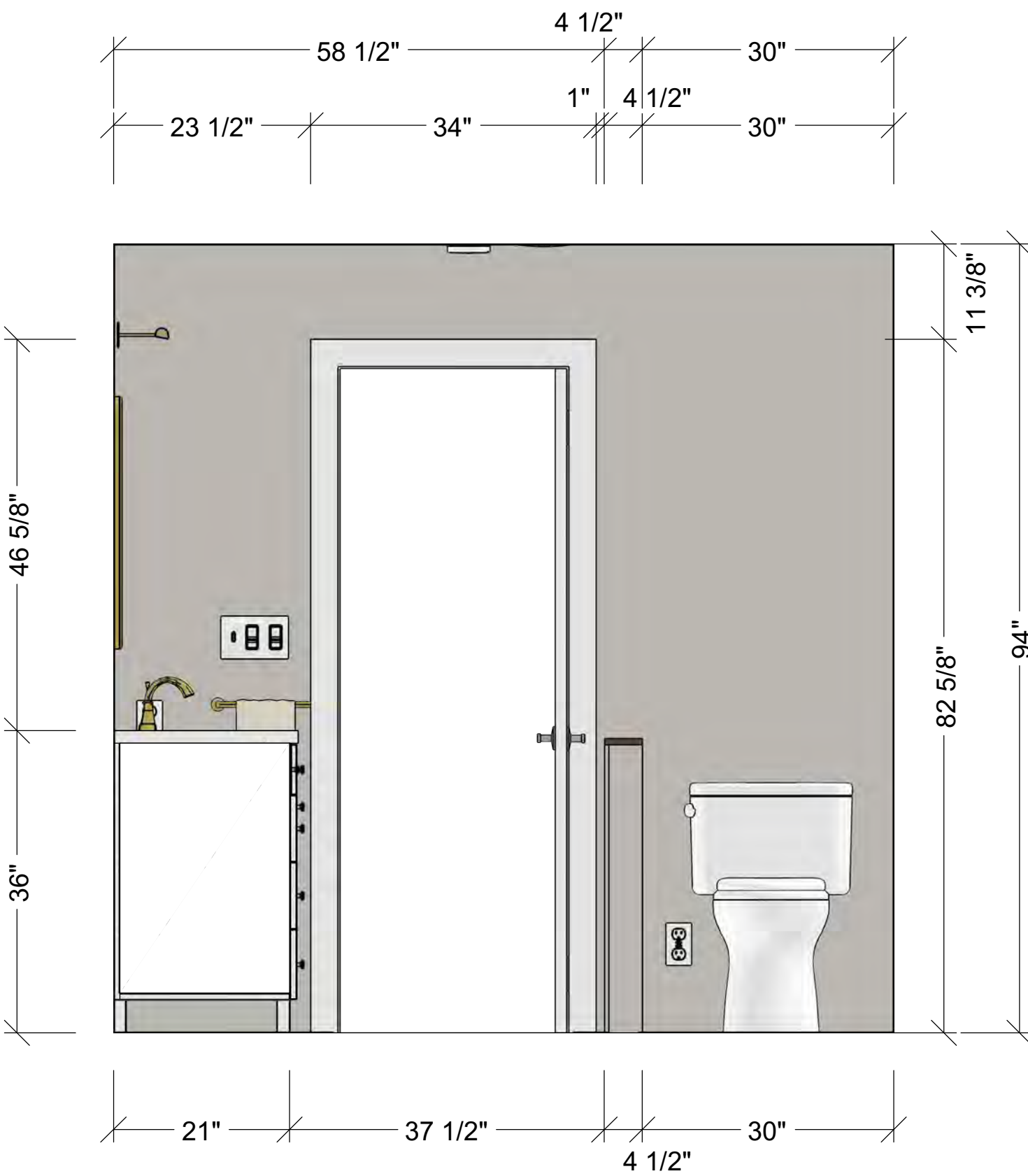
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BATHROOM ELEVATION
 DRAWN BY: Adrian Dufour
 DATE: 9/25/25

SHEET #

A2.7

Bathroom Elevations



BATHROOM ELEVATIONS

SHEET #
A2.8

Primary Suite Remodel

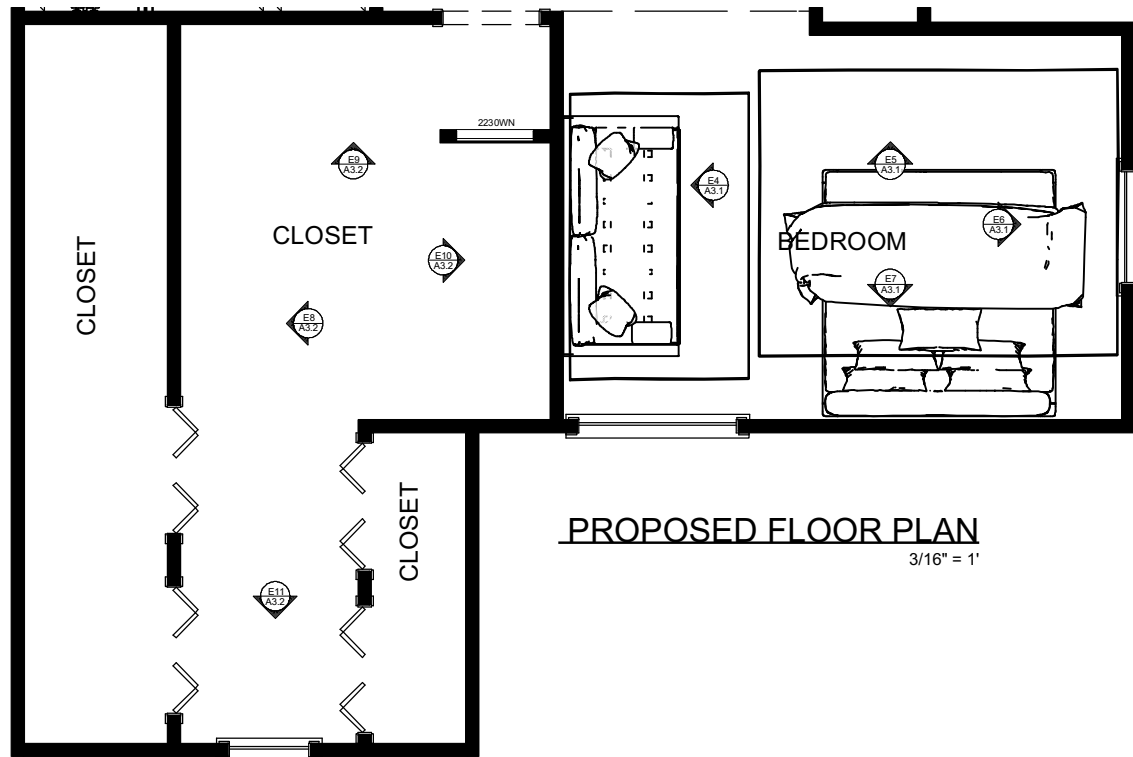
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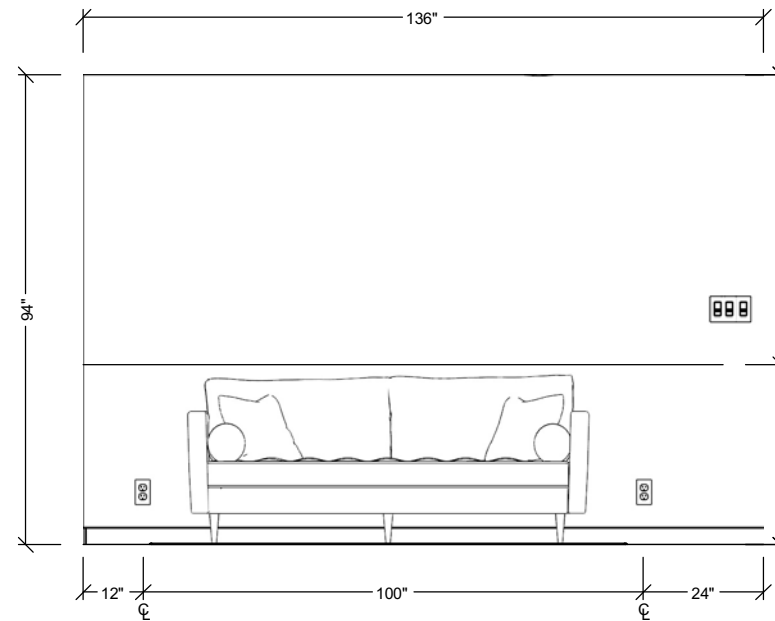
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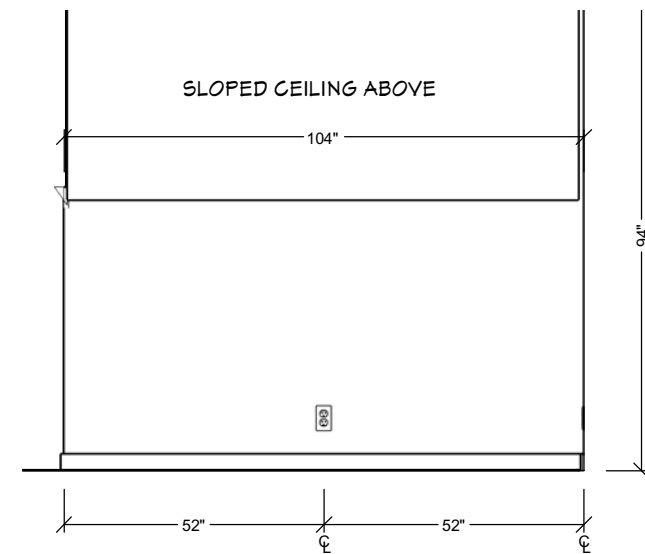


PROPOSED FLOOR PLAN
3/16" = 1'

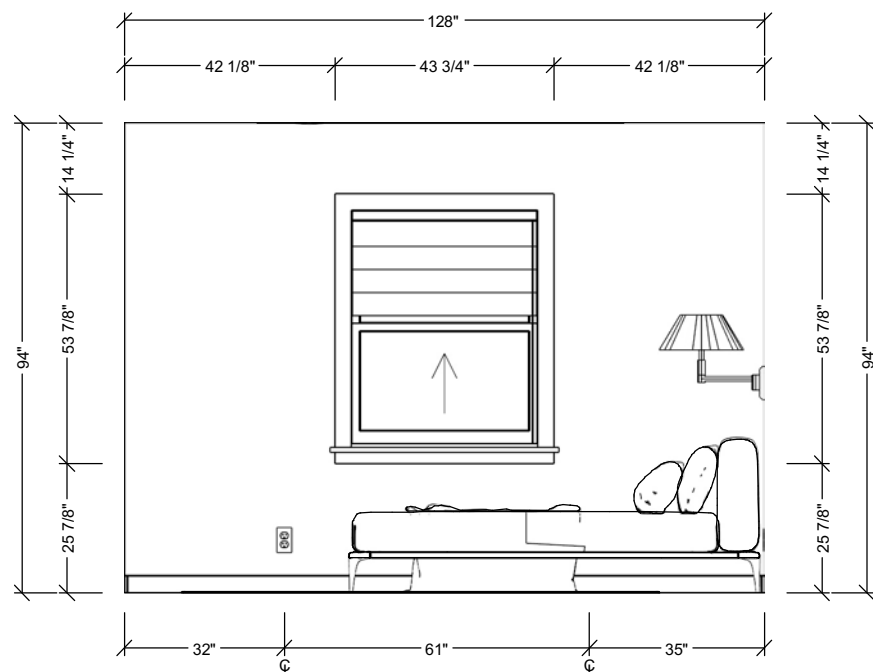
BEDROOM PAINT COLOR:
Sherwin Williams, Pennywise (orange)



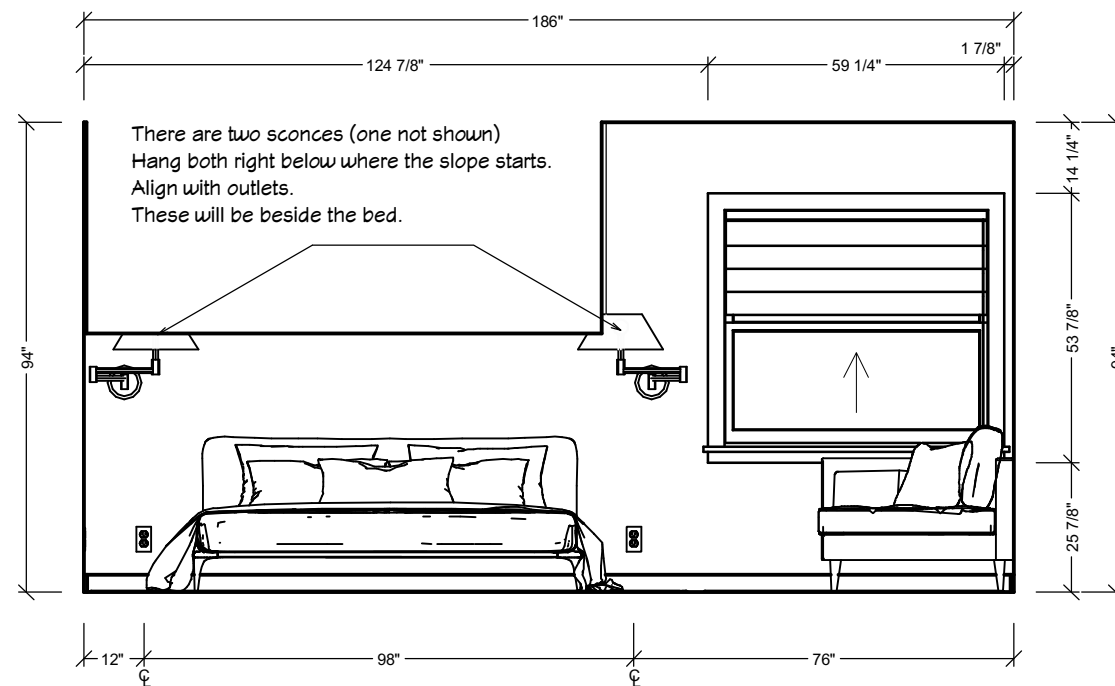
E4 EAST BEDROOM
5/16" = 1'



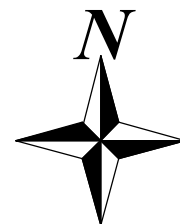
E5 NORTH BEDROOM
5/16" = 1'



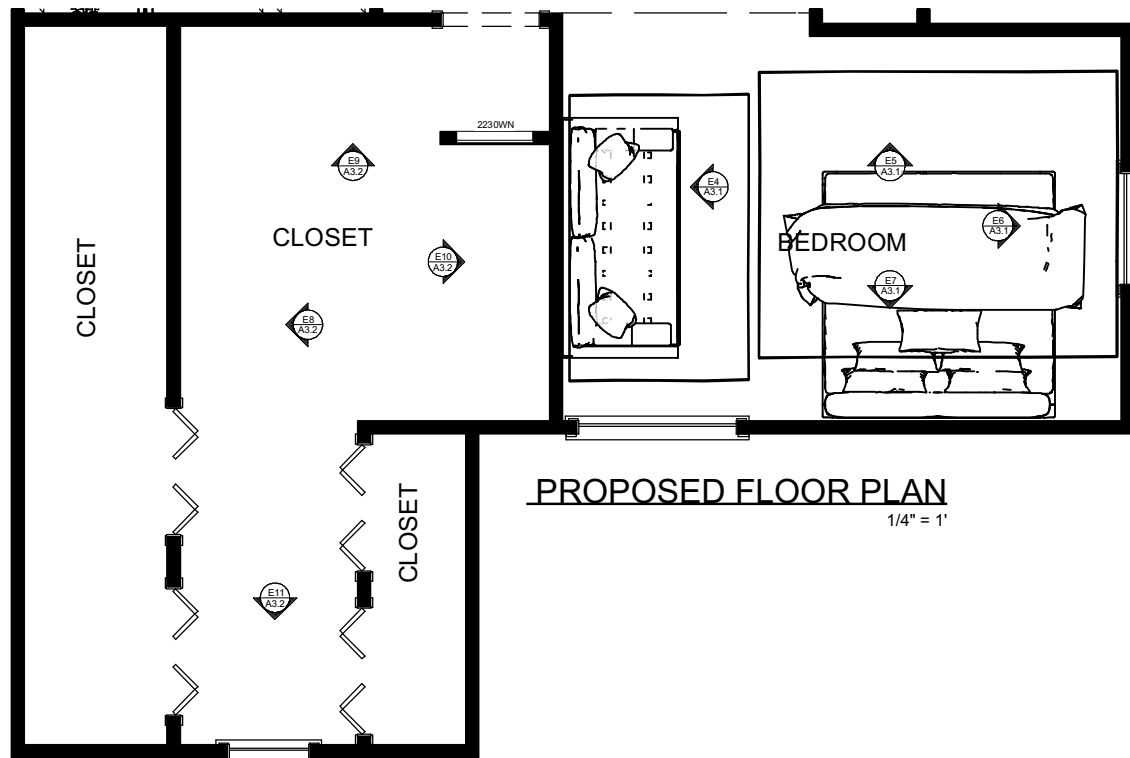
E6 WEST BEDROOM
5/16" = 1'



E7 SOUTH BEDROOM
5/16" = 1'

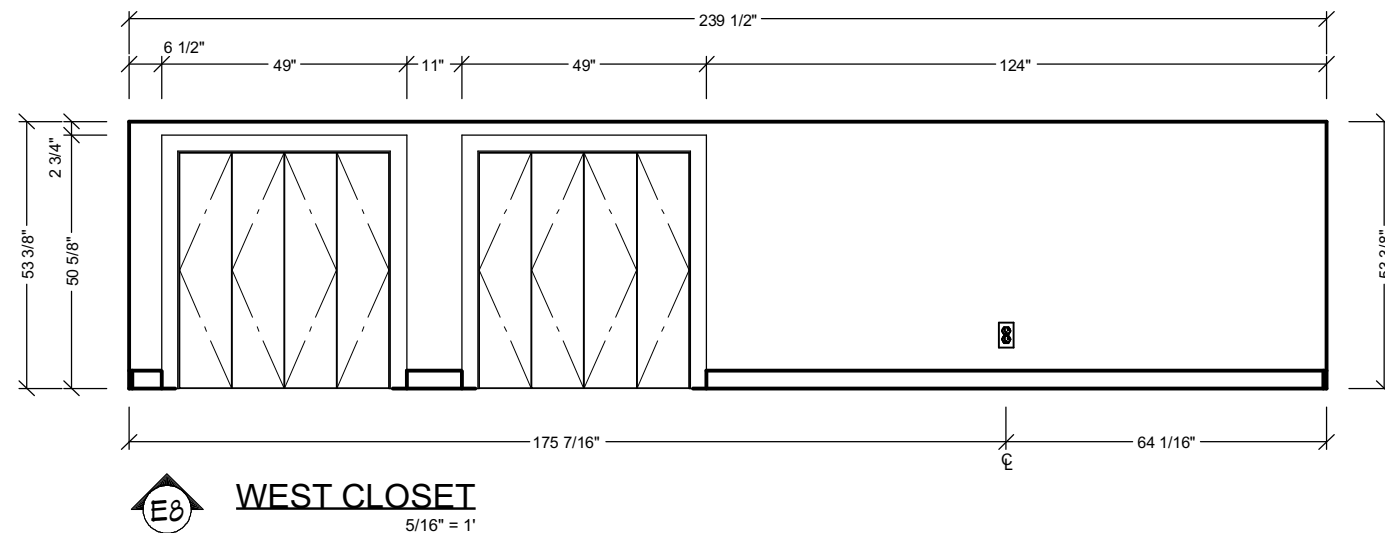


Bedroom Elevations

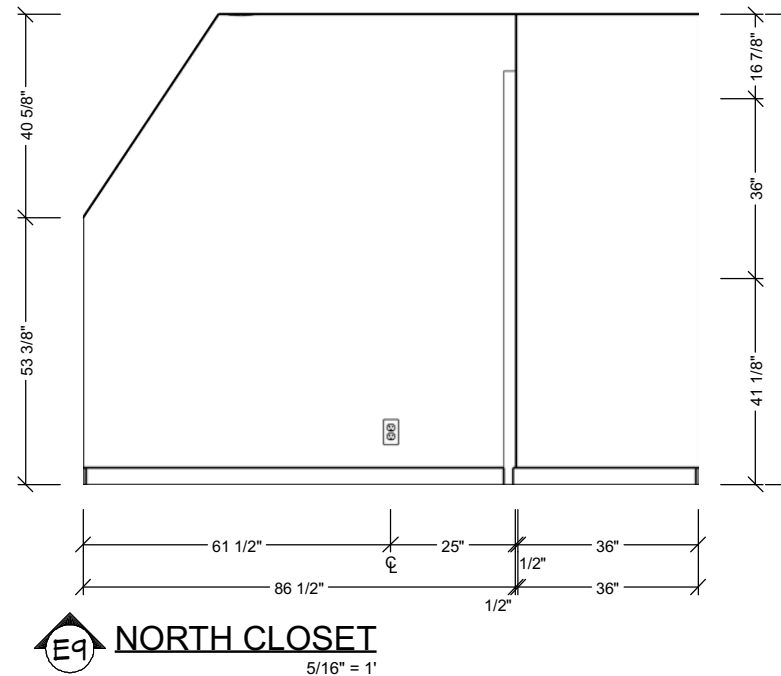


PROPOSED FLOOR PLAN
1/4" = 1'

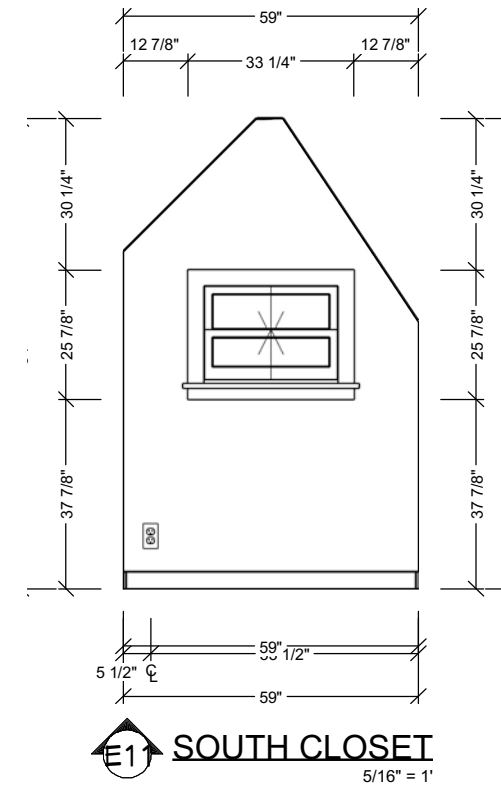
CLOSET PAINT COLOR:
Sherwin Williams, On the Rocks (off white)



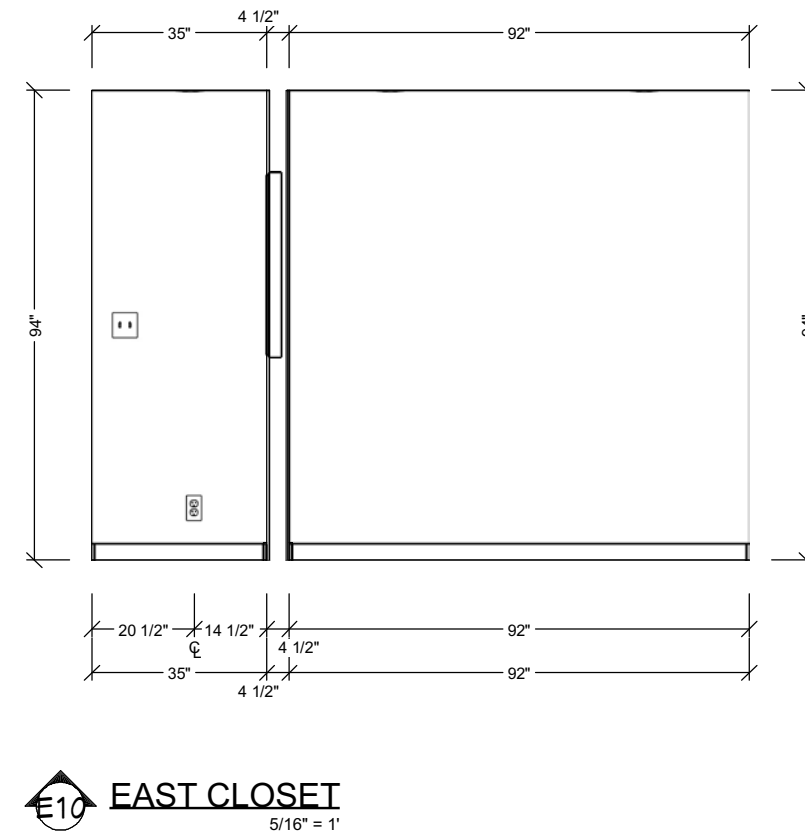
E8 WEST CLOSET
5/16" = 1'



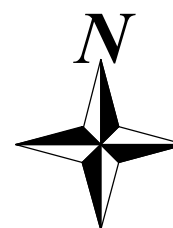
E9 NORTH CLOSET
5/16" = 1'



E1 SOUTH CLOSET
5/16" = 1'



E10 EAST CLOSET
5/16" = 1'



Closet Elevations

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CLOSET ELEVATIONS

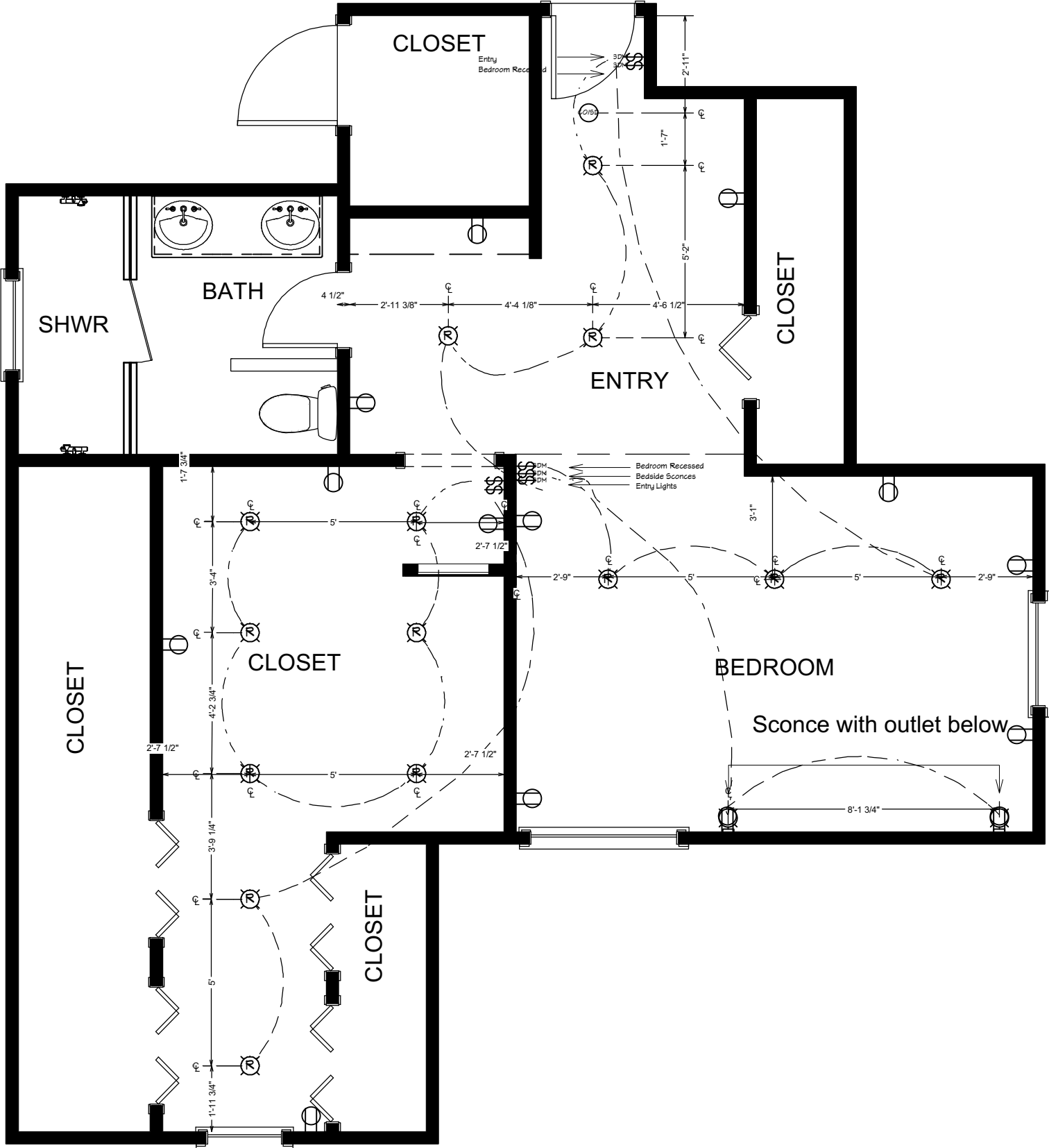
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SHEET #

A3.2

Electrical Plans



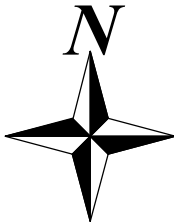
PROPOSED ELECTRICAL PLAN
1/4" = 1'

PRIMARY ELECTRICAL SCHEDULE

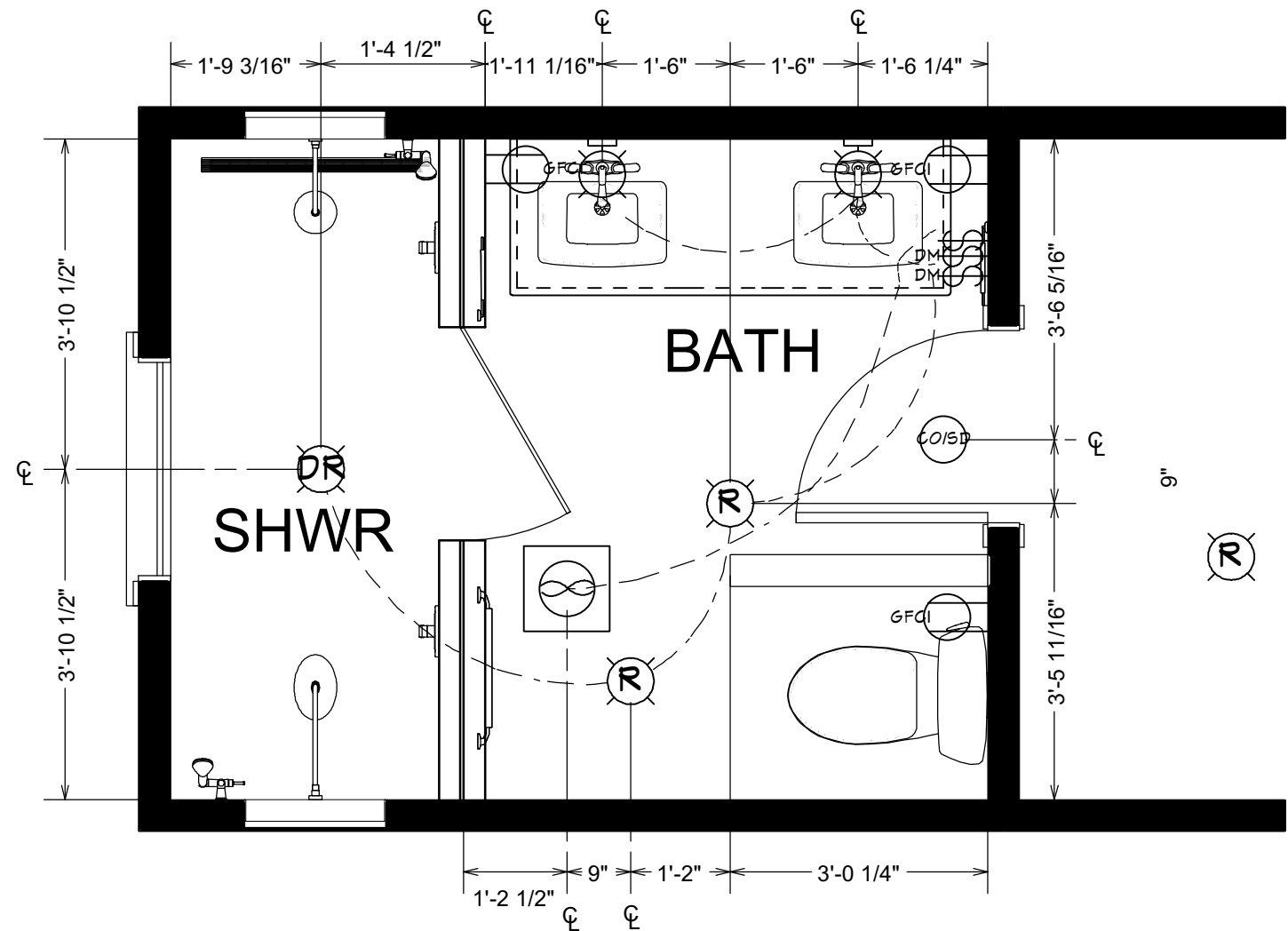
- DAMP-RATED RECESSED DOWN LIGHT 6
- SINGLE POLE SLIDING DIMMER
- EXHAUST
- GFCI
- RECESSED DOWN LIGHT 6
- CO/SMOKE DETECTOR
- SINGLE POLE SWITCH
- VANITY LIGHT

ELECTRICAL NOTES

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



Electrical Plans



PROPOSED ELECTRICAL PLAN
1/4" = 1'

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.

