General Notes:

- Contractor shall verify all dimensions, elevations, and conditions at the site and notify the Designer in writing of any discrepancies in plans and specifications immediately. Work shall not proceed without Designer's authorization.
- All dimensions are to face of finish, unless otherwise noted.
- Do not scale drawing, call Designer where clarification is required.
- These documents describe design intent. Contractor is responsible to provide complete operational systems and installations. No claims for additional work will be awarded for work which is described in these documents or which is reasonably inferable from them.
- Contractor is responsible for thorough coordination of trades. No claims for additional work will be awarded for work related to such coordination.
- Electrical, Plumbing, and Mechanical work to be per CEC, CPC, and CMC.
- Install smoke alarms per CBC. Contractor must install smoke alarms in each bedroom and in the adjacent corridor or area that gives access to each sleeping area. Smoke & carbon monoxide alarms must be powered by an A/C power source with battery back-up.
- Contractor must install or verify the existence of address numbers at least 4" tall, located near the front door. The address numbers must either be self-illuminated (back-lit), placed adjacent
- to a light, or use reflective numbers. Contractor to provide non-removable type backflow prevention device @ all hose bibbs (CPC
- Any deferred submittals referenced or inferred in these plans (construction documents) are to be submitted first to the Designer or Engineer, as appropriate to the work type, for their review and approval prior to Building Dept. submission and approval. 2 sets of stamped/signed plans are to be submitted for Building Dept. reviews and approval. Building Dept. approval with fees paid and documents issued to the applicant is required prior to the deferred work being commenced on the project site.
- Design Engineer/Architect shall certify to the City in writing upon completion of work that all grading, drainage and retaining wall construction was done in accordance with the plans and field direction. City DPW Engineer shall inspect and accept work after receipt of certification letter. Certification etters shall reference building permit number or numbers for specific work being certified.
- Fire Sprinkler system shall conform to NFPA 13D or CRC R313.3 and shall be reviewed and approved by the local fire protection authority prior to installation. Stamped, approved plans must be kept on site for the fire prevention inspector. (CRC R313.3)

- Building meets or exceeds the requirements of the California Building Energy Efficiency
- Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.
- Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.
- Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code and shall meet the applicable referenced standards.
- Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
- Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
- Cement use in foundation mix design is to be reduced as directed by Marin County Ordinance 3717.
- Postconsumer or preconsumer recycled content value (RCV) materials are used on the project, not less than a 10 percent recycled content value.
- Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
- Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the reporting standards outlined by Zero Waste Marin.
- Construction waste generated at the site is diverted to recycle or salvage in compliance with at least a 65 percent reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local
- An operation and maintenance manual shall be provided to the building occupant or owner.
- Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with he U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances including the County of Marin Municipal Code (Wood-Burning Devices).
- Duct openings and other related air distribution component openings shall be covered during
- Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
- 16. Paints, stains and other coatings shall be compliant with VOC limits. Aerosol paints and coatings shall be compliant with product weighted MIR Limits for ROC and
- Thermal insulation installed in the building shall install thermal insulation in compliance with VOC
- Vapor retarder and capillary break is installed at slab on grade foundations.
- Moisture content of building materials used in wall and floor framing shall be checked before
- Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (Separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of \leq 50 percent to a maximum of 80 percent.
- 22. Indoor air quality shall comply with formaldehyde limits.
- 23. Indoor air quality and exhaust use direct vent appliances.

GENERAL LIGHTING AND ELECTRICAL NOTES

(1) GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING FRAMING AT FIXTURE. SWITCH AND MECHANICAL LOCATIONS. NEW FRAMING SHALL BE RELOCATED AS REQUIRED TO ACHIEVE LOCATIONS INDICATED.

(2) ELECTRICAL AND MECHANICAL SUBCONTRACTORS ARE RESPONSIBLE FOR INSTALLATION OF COMPLETE OPERATIONAL SYSTEMS. ITEMS REQUIRED TO COMPLETE THE INSTALLATIONS SHALL BE PROVIDED WHETHER SPECIFICALLY INDICATED OR NOT.

(3) ALL DIMMERS TO BE RATED ACCORDING TO MAXIMUM LOAD ON SWITCHING GROUP. (4) LOW-VOLTAGE DIMMERS TO BE USED WITH LOW-VOLTAGE FIXTURES. ELECTRONIC LOW-VOLTAGE DIMMERS TO BE USED W./ ELECTRONIC SOLID STATE TRANSFORMERS. MAGNETIC LOW-VOLTAGE DIMMERS TO BE USED W./ MAGNETIC TRANSFORMERS.

(5) LAMPS GIVEN ON FIXTURE SCHEDULE REPRESENT MAXIMUM WATTAGE.

CHECK CUT SHEETS FOR ALTERNATE WATTAGE OPTIONS. (6) MOUNTING HEIGHTS OF ALL WALL MOUNTED LUMINARIES AND PENDANT MOUNTED LUMINARIES (IF NOT INDICATED ON PLAN) TO BE COORDINATED W./ OWNER.

(7) ALL SWITCHES AND DIMMERS TO BE MOUNTED 48" A.A.F. UNLESS OTHERWISE INDICATED ON THE PLAN. COORD. LOCATION OF RECEPTACLES ETC., W./ OWNER.

(8) PROVIDE SINGLE WALL PLATES FOR ALL ELECTRICAL DEVICES WHERE SHOWN GANGED.

(9) PERMANENTLY INSTALLED LUMINARIES THAT ARE NOT HIGH-EFFICACY IN BATHROOM, LAUNDRY ROOM AND BEDROOMS SHALL BE CONTROLLED BY OCCUPANT CENSORS CERTIFIED TO COMPLY WITH SECTION 119(d), MANUAL ON AND AUTOMATIC OFF WITH "NO" ALWAYS ON OVERRIDE.

(10) IN KITCHEN AND BATHS, 40 LUMENS OR GREATER TO BE MAINTAINED.

(11) CONTRACTOR MUST INSTALL OR VERIFY THE EXISTENCE OF SMOKE DETECTORS IN EVERY BEDROOM AND IN THE ADJACENT CORRIDOR OR AREA THAT GIVES ACCESS TO EACH SLEEPING AREA. SMOKE DETECTORS IN EXISTING AREAS MAY BE POWERED BY A D/C BATTERY SOURCE.

(12) TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. 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, OPENING SKYLIGHTS, OR ATTIC VENTS) (13) NEW BATHROOM: MIN. ONE 20 AMP CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS

SHALL HAVE NO OTHER OUTLETS. (CEC 210.00 & 210.52) (14) ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY (CEnC SEC. 150.0(k)1A.)

(15) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY, CONTROLLED BY A MANUAL ON & OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND CONTROLLED BY ONE OF THE FOLLOWING: PHOTOCELL AND MOTION SENSOR, OR PHOTOCONTROL, OR ASTRONOMICAL TIME CLOCK,

OR AN ENERGY MANAGEMENT CONTROL SYSTEM. (CEnC SEC. 150.0(k)3A) (16) AT BATHROOMS AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR. (CEnC SEC. 150.0(k)2J)

(17) ALL LUMINARIES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT HALLWAYS & CLOSETS OVER 70 SF, SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS. (THIS APPLIES TO ALL GU-24 LEDS & RECESSED LUMINARIES.)

(18) ALL LIGHT FIXTURES OVER SHOWERS/TUBS SHALL BE SUITABLE FOR DAMP LOCATIONS (CEC 210.12A)

(19) ALL NEW 120 VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT & STUDIO, NOT REQUIRED TO BE GFCI PROTECTED MUST BE AFCI PROTECTED. ALSO SHALL BE PROTECTED BY A LISTED, TAMPER RESISTANT, ARC-FAULT CIRCUIT

INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS (20) ALL SMOKE & CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM

WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. (CRC SEC. R314.4, R315.7) (21) GFCI/WP (GROUND FAULT CIRCUIT INTERRUPTOR WEATHER PROOF) - LOCATE AT EXTERIOR LOCATIONS AT FRONT SIDES AND BACK OF

HOUSE. (22) GFCI (GROUND FAULT CIRCUIT INTERRUPTOR) - LOCATE AT ALL BATHROOMS

(23) AFCI (ARC FAULT CIRCUIT INTERRUPTOR) - LOCATE AT ALL BEDROOMS, LIVING AREAS, CLOSETS, AND HALLWAYS (24) PER 2016 CAL GREEN (SECT. 4.506): BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE

FOLLOWING:

1. FANS SHALL BE ENERGY STAR RATED. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

3. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.

Existing Wall to Remain

Demolition

Elevation Target

Elevation Reference

Section Reference

Detail Reference

Ground Fault

Switch w/ Dimmer

(ARC FAULT CIRCUIT INTERRUPTOR)

Interior Elevation Reference

_____ - ____ Scope of Work

(1)

Door

Window

Skylight

Plywood

Gypsum Wall Board

Rigid Fiber Insulation

Smoke Alarm

Carbon Monoxide

Recessed Light

Fixture

4. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL

(A-0

Symbols:

SMOKE AND CARBON MONOXIDE ALARM NOTES

SMOKE ALARMS WILL BE INSTALLED, AS NEEDED, IN ALL BEDROOMS AND HALLWAYS ADJACENT TO EACH BEDROOM. CARBON MONOXIDE ALARMS WILL BE INSTALLED, AS NEEDED, ON EACH LEVEL. EXISTING SMOKE ALARMS WILL BE REPLACED 10 YEARS AFTER MANUFACTURE DATE LISTED ON EACH ALARM.

Deferred Submittals:

1) FIRE SUPRESSION SYSTEM (13D)

ALL GLAZING TO BE TEMPERED PER WUI

All Exterior Light Fixtures Shall be Dark Sky Compliant

NOTE: PER MARIN COUNTY 2022 CALGREEN MANDATORY MEASURES [A4.106.4.1]: PROJECT TO ACHIEVE LVL 2 EV READINESS INCL. A RACEWAY AND DEDICATED 208/240-VOLT BRANCH CIRCUIT PER MARIN COUNTY BLDG. CODE, CHAPTER 19.04, SUBCHAPTER 2.

WUI COMPLIANCE: BUILDING MATERIALS, SYSTEMS AND/OR ASSEMBLIES USED IN THE EXTERIOR DESIGN AND CONSTRUCTION OF NEW BUILDINGS LOCATED WITHIN A WILDLAND-URBAN INTERFACE AREA MUST COMPLY WITH STANDARDS SET IN CRC §R327. THIS PROJECT IS IN WUI AREA.

GREEN BUILDING COMPLIANCE: BUILDING MATERIALS, SYSTEMS AND/OR ASSEMBLIES USED IN THE CONSTRUCTION SHALL COMPLY WITH 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AS AMENDED BY THE COUNTY OF MARIN

NOTE: A one time permit will be obtained from the Ross Valley Sanitary District to drain the pool into the Sanitary District piping prior to draining the pool.

Code Compliance:

Zoning: RSP-5 / BFC-8

Applicable Codes and Regulations 2021 Uniform Mechanical Code 2022 California Residential Code 2022 California Electrical Code 2022 California Mechanical Code 2022 California Plumbing Code

Building Occupancy and Construction Type:

2022 California Green Building Standards Code

Occup. Use Type Group Dwelling R3 VΒ

Building Description:

(E) Two Story Dwelling, Proposed Two Story Dwelling Seismic Design catagory: D WUI: YES

2022 California Energy Code

2022 California Fire Code

Flood Zone: AE Fire Service/Authority: Novato Fire Protection District Average lot slope: 6.29%

Abbreviation Schedule:

add.	addendum
adj.	adjacent, adjustable
alt.	alternate
alum.	aluminum
a.b.	anchor bolt
bsmt.	basement
blkg.	blocking
cem.	cement
cl cl	center line
clr.	clear
col.	column
conc.	concrete
cmu	concrete masonry unit
const.	construction
cont.	continuous
det.	detail
dia.	diameter
dim.	dimension
dw	dishwasher
dbl.	double
DN	down
dwg.	drawing
ea.	each
(e)	existing
elec.	electrical
el.	elevation
eq.	equal
exp. jt.	expansion joint
ext.	exterior
fin.	finish
fl.	floor
ft.	foot or feet
ftg.	footing
fdn.	foundation
frmg.	framing
ga.	gage
galv.	galvanized
gl.	glass
glbm. gr.	glu lam beam grade
gyp. bd.	gypsum board
hgt.	height
	-
horiz. hb	horizontal
incl.	hose bibb including
insul.	insulation
int.	interior
jt.	joint
jsts.	joists
lam.	laminate
max.	maximum
mech.	mechanical
mtl.	metal
min.	minimum
(n)	new
n.i.c.	not in contract
n.t.s.	not to scale
O.C.	on center
opng.	opening
o.s.b.	oriented strand board
pnt.	paint
pntd.	painted
pr.	pair
p.e.n.	plywood edge nailing
plywd.	plywood
p.t.	pressure treated
qty.	quantity
rad.	radius
ref.	refrigerator
reinf.	reinforcing
reqd. rev.	required revision
	riser
r. rfg.	riser
r.o.	rough opening
	schedule
sched.	
sect.	section see structural drawings
s.s.u. sht. mtl.	
snt. mti. sim.	sheet metal similar
s.f.	
sq.	square foot/feet square
stn.stl.	stainless steel
stl.	
stl.	steel storage
stor.	storage
t.	tread
	tread
tvn	ιγρισαι
typ.	unless otherwise nated
u.o.n.	unless otherwise noted
u.o.n. v.i.f.	verify in field
u.o.n.	

Owner:

Jennifier Bowman / Elliot Fink 1118 Magnolio Ave Larkspur, CA 94939 jennifer@bowmanrealestategroup.co (415) 755-1040

Architectural Designers:

Feldon Design 290 Via Casitas #206 Greenbrae, CA 94904 ph 415-999-5863 af@andrewfeldon.com

Project Description:

This project involves the remodel of and addition to an existing single family dwelling. Project scope includes an interior remode as well as limited exterior alteratoins. The exterior alterations m include adding a dormer above the garage to expand the living area by 361 sqft., a reworking of the front enterance, alteration and addition of some window openings, and alteration of exterior materials (roof and siding).

Proposed Elevations / Materials

11,250 sq/ft

NO CHANGE

2,665 sq/ft

2,944 sq/ft

2,170 sq/ft

2,531 sq/ft

27%

32%

N/A

5,135 sq/ft

5,001 sq/ft

N/A

N/A

N/A

4

NO CHANGE

NOTE: 30 ft. Allowable

- No more than 98' from front property line

Bulding Sections

Existing Elevations

Existing Plans

Index of drawings:

A-2

Standard Project Data On Site Plan

Based on applicable definitions in Marin County Code, include the following information:

8,173 sq/ft dry land

for lots that are partially submerged)

5. Proposed Area of additional disturbance

Grading Calculations (cubic yards)

10. Minimum setbacks for exterior walls of

11. Maximum height of proposed building area

proposed building area

Street Side

Existing

Existing

3. Floor Area

Existing

Proposed

Proposed

7. Lot Coverage

Existing

Cut

Fill

9. Parking

Off-haul

Existing

Proposed

Proposed

4. Floor Area Ratio

Proposed

Proposed

Building Area

Lot area (both the dry land area and the total area must be provided

Architectural: A-0 A-0.1 Site/Roof Plan / Schedules Floor Plans A-1e Electrical Plans

290 Via Casitas #206 Greenbrae, CA 94904 415.999.5863

DESIGN REVIEW 08/25/23

af@andrewfeldon.com

Bowman-Fink Res. 25 Del Oro Lagoon Novato. CA 94949

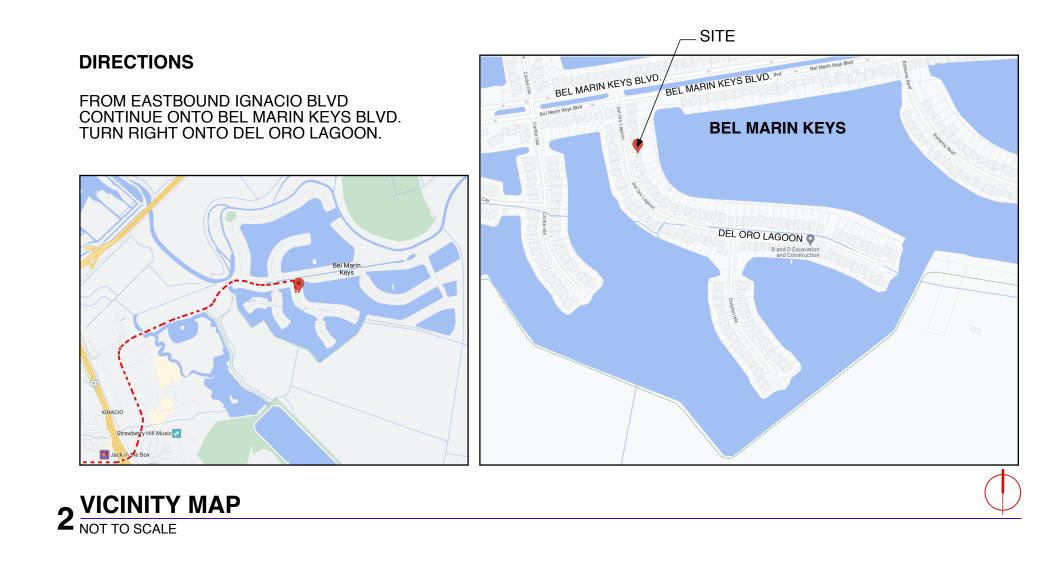
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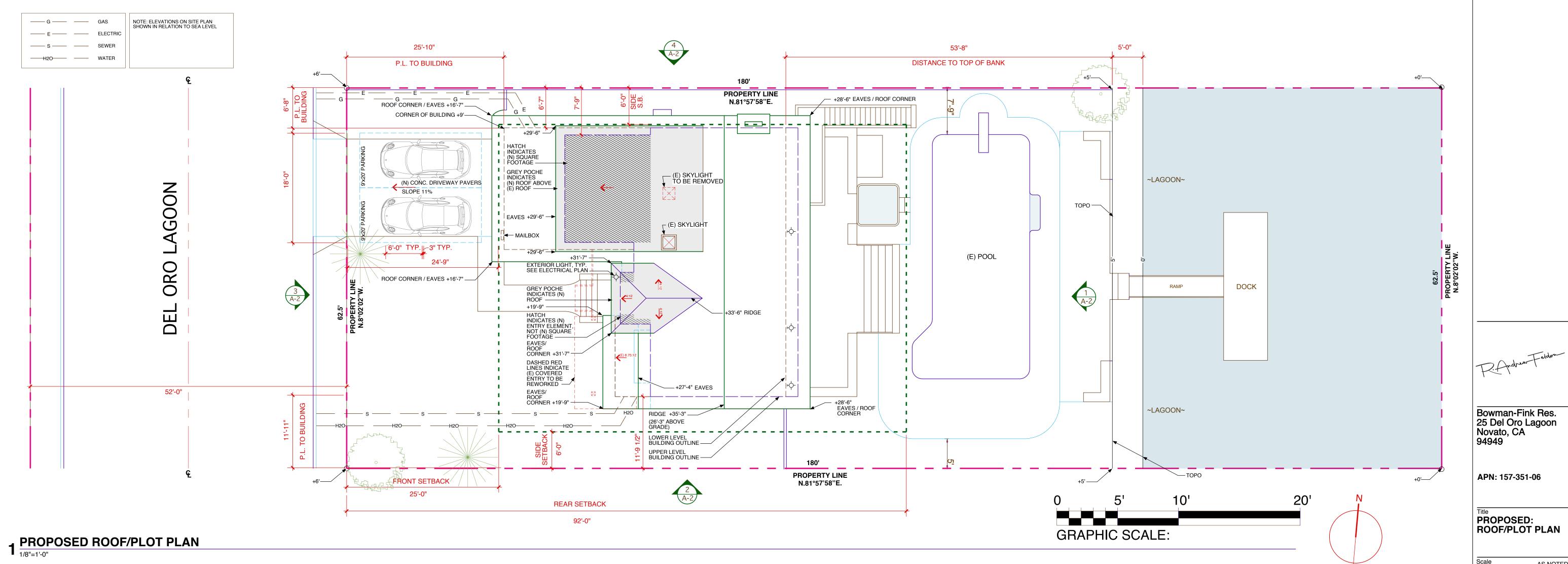
PROPOSED: COVER SHEET

AS NOTED



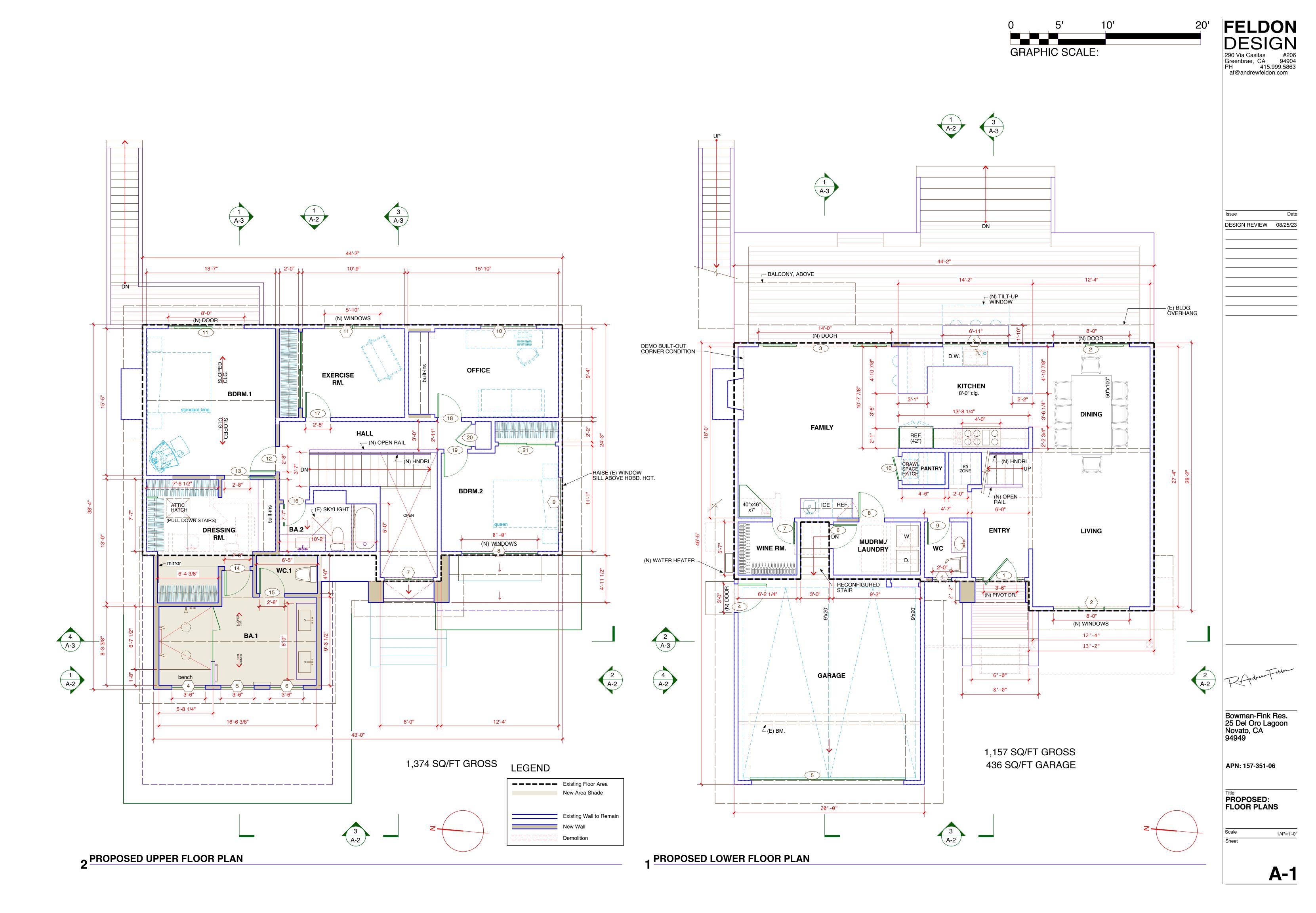
DESIGN REVIEW 08/25/23

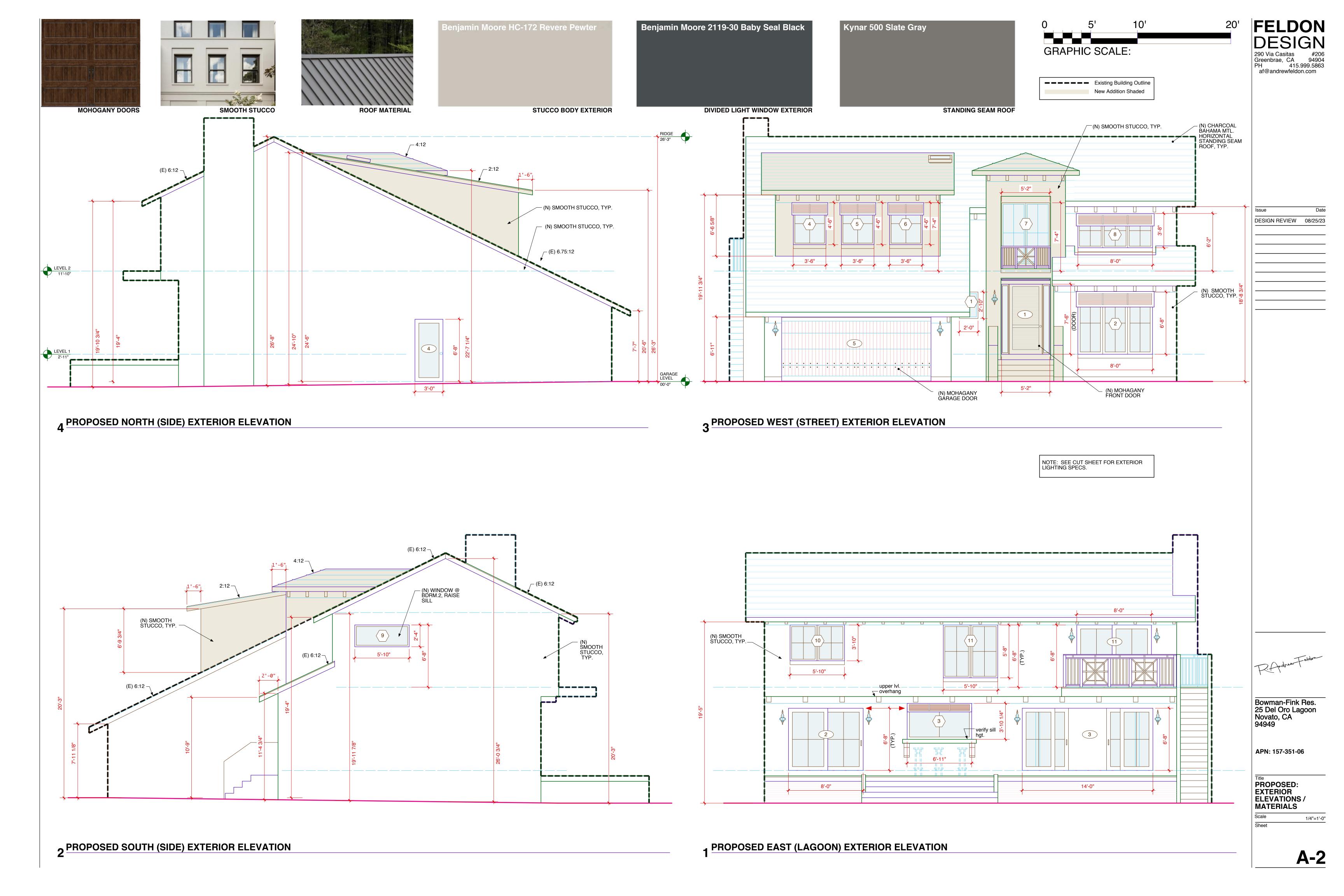


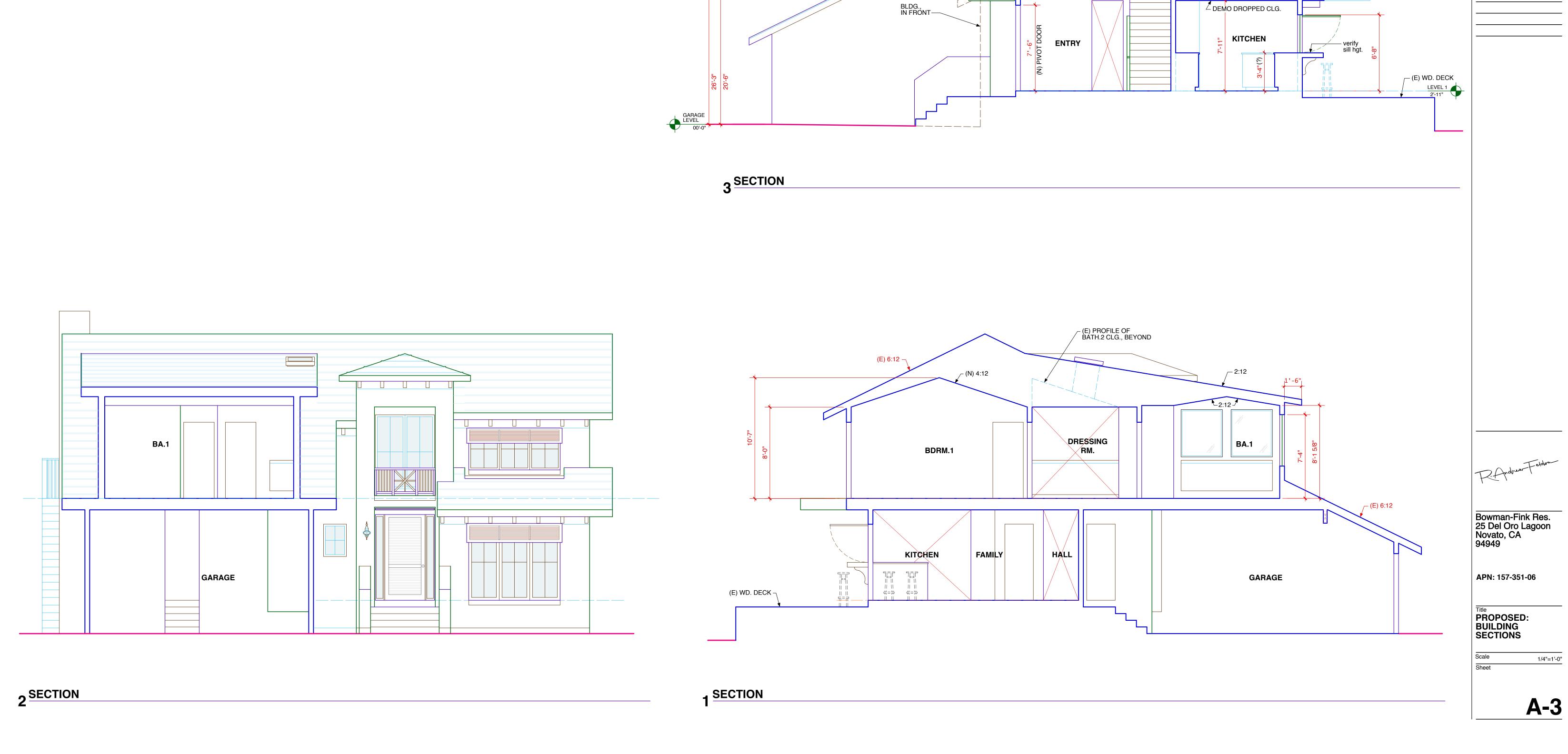


A-0.1

AS NOTED







(N) ROOF(S) —

(E) 6:12 -

FELDON DESIGN 290 Via Casitas #206 Greenbrae, CA 94904 PH 415.999.5863 af@andrewfeldon.com DESIGN REVIEW 08/25/23 LEVEL 2 11'-10" Bowman-Fink Res. 25 Del Oro Lagoon Novato, CA 94949 1/4"=1'-0"

GRAPHIC SCALE:

EXERCISE RM.

HALL

_ (E) 6:12

