PROJECT DESCRIPTION:

ADDITION AND REMODEL TO EXISTING TWO-STORY SINGLE FAMILY RESIDENCE. PROJECT CONSISTS OF 3036 SQ. FT. SINGLE STORY ADDITION TO EXISTING 2758 SQ. FT. TWO STORY RESIDENCE

ASSESSOR'S PARCEL NUMBER: 125-331-24 & 125-331-23

ZONING: RS-0.5

OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: 2-1/2 STORY, 2 STORY

STORIES: TWO

SPRINKLERS: YES

LOT AREA: 103,366 SQFT . 0.26 ACRES

EXISTING BUILDING AREA: 3036 SQ FT

PROPOSED BUILDING AREA: 7518 SQF

EXISTING FLOOR AREA: 1788 SQ FT

PROPOSED FLOOR AREA: 4846 SQ FT

EXISTING FLOOR AREA RATIO: 0.5

PROPOSED FLOOR AREA RATIO: 4.5

EXISTING GARAGE SQ FT: 420 SQ FT

EXISTING COVERED PORCHES SQ FT: 18 SQ FT

EXISTING DECK SQ FT: 728 SQ FT

EXISTING IMPERVIOUS LOT COVERAGE: 14.648 SQ FT

PROPOSED IMPERVIOUS LOT COVERAGE: 18.732 SQ FT

PROPOSED IMPERVIOUS LOT COVERAGE PERCENTAGE: 3.4%

GRADING CALCULATIONS: NOT APPLICABLE

ON SITE PARKING: 6 TOTAL SPACES

(3 CAR GARAGE + 4 ADDITIONAL SPACES)

MINIMUM SETBACKS FOR EXTERIOR WALLS:

PROPOSED SETBACKS FOR EXTERIOR WALLS

FRONT: 30 FT

REAR: 25 FT

SIDES: 30 FT

MAXIMUM HEIGHT FOR ADDITION: 30FT

THE KONTTINEN RESIDENCE

NOVATO CA 94947

APN 125-331-24 & 125-331-23

SCALE 1/16"=1'

OVERALL EXISTING SITE PLAN

SCALE 1/16"=1'
SITE PLAN & GRADING

SITE SURVEY TO BE COMPLETED TO VERIFY PROPERTY PIN LOCATIONS, BUILDINGS, AND PROPERTY PIN LOCATIONS, BUILDINGS, AND ADJUSTED DURING EACH RAIN EVENT. RUNOFF ONTO NEIGHBORING PROPERTIES.

COMMON PLAN OVER 1 ACRE. DRAINAGE AND RETENTION DURING CONSTRUCTION FOR PROJECTS SHALL BE IN PLACE THE SAME WORKING DAY AS THE FINAL GRADING OR POINT OF CONCENTRATED DRAINAGE. ALL EROSION CONTROL MEASURES MINIMUM STRAW. SILT FENCING OR FIBER ROLLS SHALL BE IN PLACED AT SPECIFICATIONS.

FROM SOILS REPORT SHALL BE INCORPORATED INTO THE PLANS AND PRIOR TO SCHEDULING A FOUNDATION INSPECTION.

EXISTING 2758 SQ. FT. TWO STORY RESIDENCE

EXISTING FLOOR AREA RATIO: 0.728
PROPOSED IMPERVIOUS LOT COVERAGE: 125-331-24 & 125-331-23

SPRINKLERS:

PROPOSED SETBACKS FOR EXTERIOR WALLS:

FRONT: 20 FT.
REAR: 25 FT.
SIDE: 25 FT.
MAXIMUM HEIGHT FOR ADDITION: 30'

OVERALL PROPOSED SITE PLAN

SCALE (1/16"=1')
PRELIMINARY PLANS

SCALE
ACCURATE

PROPERTY EXHIBIT
Lands of Kontinen
90 Verissimo Ave, Novato
APNs 125-331-23 & 24

4/21/2023
GENERAL NOTES (CONTINUED)

1. Provide such services, signs, and landscaping as required for the project. In addition, provide such services, signs, and landscaping as required for the project. (GC 1.05)

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THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA ENERGY CODE.

ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF GLASS IS SAFETY GLAZING OR APPROVED SHATTER RESISTANT MATERIALS ARE REQUIRED IN DOORS AND ENCLOSURES FOR REQUIREMENTS.

PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT MEET THE FOLLOWING:

- GLASS CLOSER THAN 18" ABOVE ADJACENT WALKING SURFACES.
- SAFETY GLAZING IS ALSO REQUIRED FOR GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

A MINIMUM OF 36" X 36" LANDING AT EACH DOORWAY.

CORROSION RESISTANT TYPE ALL BOLTS ARE TO BE A.S.T.M.A-307 MINIMUM UNLESS HOLES FOR LAG BOLTS SHALL BE FIRST BORED TO HOLES THROUGH BOLTS SHALL BE DRILLED 1/16" OR MALEABLE WASHERS WHERE BEARING AGAINST JOISTS, GIRDERS, STRUCTURAL BLOCKING AND SUPPORT FOR LATERAL FORCING ACCORDING TO CODE.

ABOVE GRADE, MINIMUM 42" HIGH WITH OPENINGS LESS THAN 1 ACRE OF SOIL, AND NOT PART OF A LARGER COMMON PLAN OVER 1 ACRE.

REQUIRED. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION FOR PROJECTS DISTURBING LESS
PROJECT DESCRIPTION:
EXISTING 2758 SQ. FT. TWO STORY RESIDENCE

RESIDENCE. PROJECT CONSISTS OF 3058 SQ. FT. SINGLE STORY ADDITION TO

MAXIMUM HEIGHT FOR ADDITION: = 30’

SIDES:
REAR:
FRONT:

MINIMUM SETBACKS FOR EXTERIOR WALLS:

ON SITE PARKING:

GRAADING CALCULATIONS:

PROPOSED IMPERVIOUS LOT COVERAGE PERCENTAGE:

EXISTING IMPERVIOUS LOT COVERAGE:

PROPOSED DECK SQ. FT.:

EXISTING DECK SQ. FT.:

EXISTING GARAGE SQ. FT.:

PROPOSED FLOOR AREA RATION:

EXISTING FLOOR AREA RATION:

EXISTING BUILDING AREA:

LOT AREA:

SPRINKLERS:

STORIES:

DESCRIPTION OF USE:

OCCUPANCY CLASSIFICATION:

ZONING:

20 FT.
25 FT.
30 FT.

37’4”FT.
96’6”FT.
39’3”FT.
152’9”FT.

NOT APPLICABLE
6 TOTAL SPACES
(2 CAR GARAGE + 4 ADDITIONAL SPACES)

3800 SQ. FT.
479 SQ. FT.
728 SQ. FT.
181 SQ. FT.
420 SQ. FT.
56 SQ. FT.

4.5%
3.5%

125-331-23 & 125-331-24

R-3

V-B

2

102,366 SQ.FT. /2.35 ACRES

18,702 SQ. FT.
4846 SQ.FT.
1788 SQ. FT.
7518 SQ.FT

3.9
3.9

PRELIMINARY
SCALE ACCURATE
@ 1/4"=1'

NEW STUCCO TO MATCH EXISTING

NEW STUCCO TO MATCH EXISTING

NEW STUCCO TO MATCH EXISTING

NEW ROOFING TO MATCH EXISTING.

NEW ROOFING TO MATCH EXISTING.

RIVER ROCK TO MATCH EXISTING

ROCK

DECK RAILING TO MATCH EXISTING

EXTerior LIGHTING

WENCES TO MATCH EXISTING

#1
#2
#3
#4
#5
#6

DECK RAIL
LIGHTING
STUCCO
ROOFING
**PROJECT DESCRIPTION:**

EXISTING 2,758 SQ. FT. TWO STORY RESIDENCE

PROJECT CONSISTS OF 3,058 SQ. FT. SINGLE STORY ADDITION TO

MAXIMUM HEIGHT FOR ADDITION: = 30'

REAR:

FRONT:

MINIMUM SETBACKS FOR EXTERIOR WALLS:

ON SITE PARKING:

PROPOSED IMPERVIOUS LOT COVERAGE:

EXISTING IMPERVIOUS LOT COVERAGE:

PROPOSED DECK SQ. FT.:

EXISTING DECK SQ. FT.:

PROPOSED COVERED PORCHES SQ. FT.:

EXISTING COVERED PORCHES SQ. FT.:

EXISTING GARAGE SQ. FT.:

PROPOSED FLOOR AREA RATIO:

EXISTING FLOOR AREA:

EXISTING BUILDING AREA:

LOT AREA:

SPRINKLERS:

STORIES:

CONSTRUCTION TYPE:

DESCRIPTION OF USE:

OCCUPANCY CLASSIFICATION:

ZONING:

ASSESSOR'S PARCEL NUMBER:

125-331-24 & 125-331-23

NEW RIDGE

NEW RIDGE

NEW RIDGE

NEW RIDGE

NEW RIDGE

NEW RIDGE
CONTRACTOR, SUB CONTRACTOR, OR OWNER TO PROVIDE MANUFACTURERS SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND APPLICABLE ES REPORT OR EQUIVALENT TO BE ON SITE AT TIME OF INSPECTION OF ROOFING MATERIALS.

FOR WILDFIRE EXPOSURE ALL EXTERIOR MATERIALS (ROOFING) SHALL COMPLY WITH STATE AND LOCAL REQUIREMENTS.

CONTINUOUS VENT STRIP IN ALL EAVES, CONTINUOUS RIDGE VENT AT ALL RIDGES TO MEET AND OR EXCEED CRC R806

VENTILATION OPENINGS FOR ATTICS, GABLES, AND EAVES ABOVE 12FT. AND UNDER FLOOR VENTALATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT MEET YHT FOLLOWING: DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8". THE VENT MATERIAL SHALL BE NON-COMBUSTIBLE AND CORROSION RESISTANT.

RAIN GUTTERS AND DOWNSPOUTS PER CRC R801, CPC 1101.1 WITH APPROVED LEAF GUARD.
ENGINEERED TRUSS/
SEE TRUSS PLAN

ROOF DETAILS

TYPICAL TRUSS - WALL DETAIL

BAKE SOFFIT OVERHAND
SUPPORTED BY LOCKOTE

SPACE WALL TO
PARALLEL TRUSS

OVERBUILD FRAMING

OVERBUILD FRAMING

OVERBUILD FRAMING

OVERBUILD FRAMING

OVERBUILD FRAMING

ROOF FRAMING PLAN

SCALE (1/4"=1')

FRAMING AND STRUCTURAL
NOTES

HARDWARE NOTES

ROOF FRAMING NOTES

Moisture Content of lumber not to exceed 19% at the time of construction. Except at boundaries or at changes in framing where the minimum nailing requirements shall conform to 2016 C.R.C. Table. Hardware-I.E.: CCP, BC, AC, -PC, L, T, or equivalent. Minimum of 3/8" plywood or OSB equivalent both sides or solid planks. Notching of non-bearing walls shall not exceed 40% of stud and trimmers if open openings are 6 ft. or more - verify with plans provided.

Provide full bearing support for all beams I.E.: 4X beams are to be blocked. Provide 6X12 D.F. headers in 2X6 stud framed walls with double 2X6 top plates. Provide 4X12 D.F. headers in 2X4 stud framed walls with double 2X4 top plates. For which there used.

All trusses to be connected to top plate by Simpson H-1S for a minimum resistance to uplift resistance of not less than 175 kips. Engineering (Typ).

Lengths exceed 6'. To be same size as supported rafter and shall be braced where ventilation plates with Simpson A-35 framing clips A 16"o.c. unless otherwise provided. Edge nailing to all blocking or rim joists. Connect all otherwise noted.

Provide 6X12 D.F. headers in 2X6 stud framed walls with double 2X6 headers. Provide 4X12 D.F. headers in 2X4 stud framed walls with double 2X4 headers. Supported by (2) - 2X4 studs or 4X4 posts. I.E.: 6X and 8X beams are provided.
1. For wildfire exposure, all exterior materials (roofing) shall comply with requirements of CRC Section R327. Class (A) requirements.

2. Ventilation openings for attics, gables, and eaves above 12ft. and underfloor ventilation shall be provided with fully covered metal wire mesh, vents, or other materials that meet the following: dimensions of the openings shall be a minimum of 1/16" and shall not exceed 1/8". The vent material shall be non-combustible and corrosion resistant CRC R327.6.

3. Building pads will be graded 5% for a minimum of 10' away from structure.

4. Continuous vent strip in all eaves. Continuous ridge vent at all ridges to meet and/or exceed CRC R806 (typ).

5. A minimum of 8" clearance grade to wood framing and siding per CRC R317 (typ).

6. Finish grade 6" minimum fall within the first 10 feet away from all structures CRC R401.3.

7. Corrosion resistant weep screed minimum 4" above grade or 2" above paved surfaces. CRC R703.6.21 and R703.7 CBC 1405.10 (typ).

8. All windows U-factors are 0.32 SHGC 0.25.

9. Insulation values are as follows: walls R-19 ceilings R-38 floors R-19.

10. Rain gutters and downsputs per CRC R801, CPC 1101.1 with approved leaf guard.