



38 Dolphin Isle - Addition

DESIGN REVIEW SUBMISSION - Revision 1

April 2024

SHEET LIST

ARCHITECTURAL

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PROJECT DATA:

SCOPE:
NEW ONE STORY SINGLE-FAMILY RESIDENTIAL ADDITION WITHIN FOOTPRINT OF EXISTING COVERED PATIO. REPLACE FOUNDATION. NEW FRAMING, DOORS & WINDOWS, ROOF, EXTERIOR SIDING AND INTERIOR FINISHES. CONNECT NEW LIGHTING TO EXISTING ELECTRICAL SYSTEM AND RE-LOCATE REGISTERS OF EXISTING MECHANICAL SYSTEM. NO PLUMBING MODIFICATIONS. REPLACE DECK STAIRS AND LANDING AT NEW EXTERIOR PATIO DOOR.

PROJECT ADDRESS: 38 DOLPHIN ISLE
NOVATO, CALIFORNIA
94949

ASSESSOR'S PARCEL NUMBER: 157-560-08

ZONING DISTRICT: BFC-RSP-1.6
BEL MARIN KEYS CSD

NET LOT AREA: 10,523 SQFT AS CALCULATED
~7,500 SQFT LAND AREA

TYPE OF CONSTRUCTION: VB - NON SPRINKLED

EXISTING FLOOR AREA: 2,270 SQFT + 520 SQFT GARAGE

PROPOSED FLOOR AREA: +360 SQFT PROPOSED ADDITION
2,630 SQFT + 520 SQFT GARAGE

FLOOR AREA RATIO: 2,630 : 10,523 = 25%

EXISTING IMPERVIOUS AREA: 3,888 SQFT
PROPOSED IMPERVIOUS AREA: 3,888 SQFT - NO CHANGE

EXISTING BUILDING HEIGHT: +27'-6"
PROPOSED BUILDING HEIGHT: +27'-6" - NO CHANGE
PROPOSED ADDITION HEIGHT: +15'-2"

PROVIDED PARKING: 2 INTERIOR

SETBACKS - EXISTING HOME:
FRONT 23'-0"
REAR 102'-9"
WEST SIDE 6'-2"
EAST SIDE 6'-6"

SETBACKS - PROPOSED ADDITION:
FRONT 76'-5"
REAR 85'-7"
WEST SIDE 8'-8"
EAST SIDE 28'-7"

HISTORIC DESIGNATION: NONE

FIRE DISTRICT: NOVATO FIRE PROTECTION DISTRICT

FLOOD DESIGNATION: AE EL10
NOTE THAT DWELLING FOOTPRINT IS OUTSIDE OF AE ZONE, IN X 0.2% ZONE, SEE SITE PLAN ADDRESS SPECIFIC LOMC ACCEPTED, PER MARINMAP.ORG GIS VIEWER

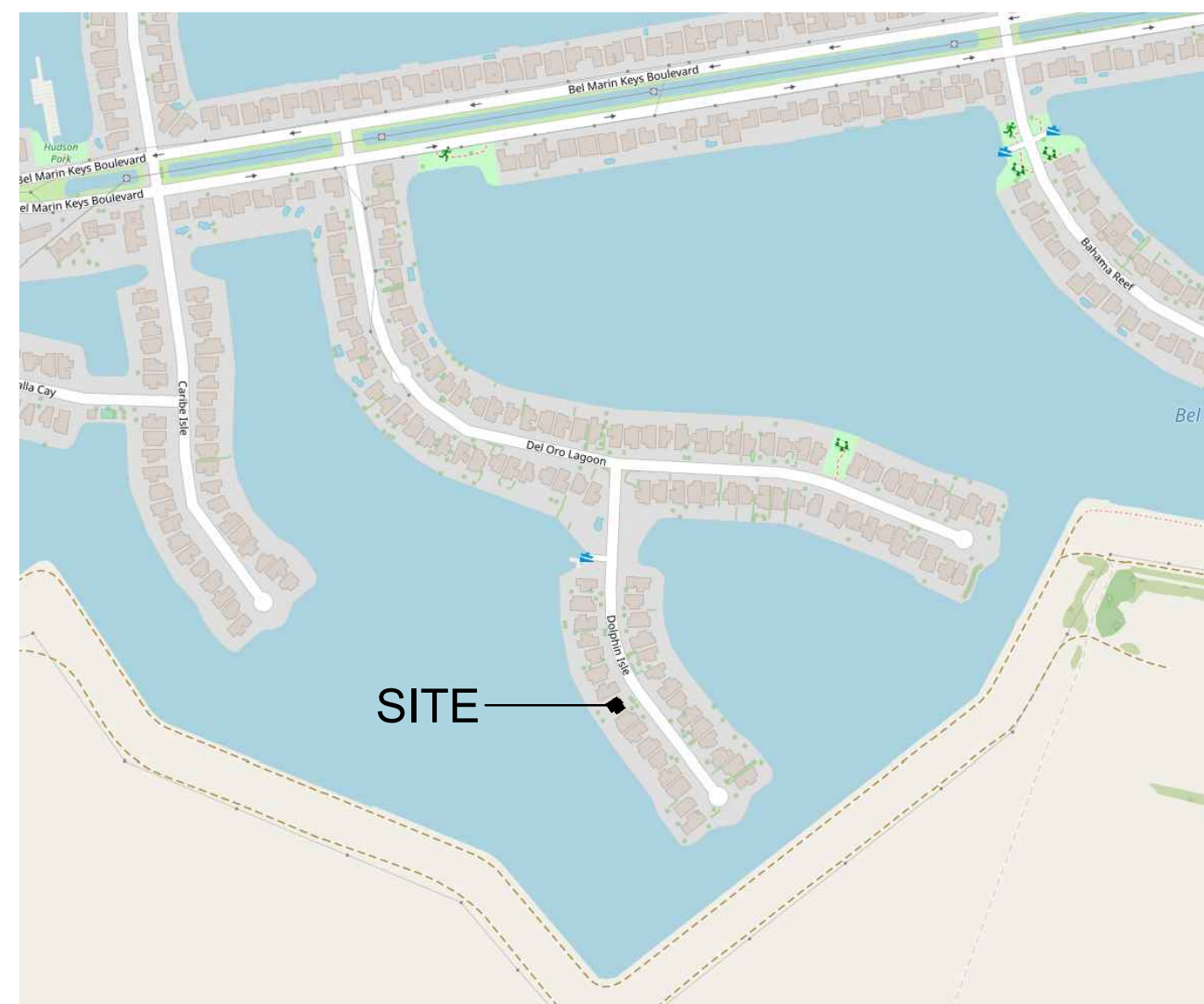
CODES:

THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF ALL OTHER REGULATORY AGENCIES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

MARIN COUNTRY MUNICIPAL CODE
2022 CALIFORNIA TITLE 24 REGULATIONS (CALIFORNIA BUILDING STANDARDS CODE) INCLUDES:
-2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1)
-2022 CALIFORNIA BUILDING CODE (PART 2, VOLUMES 1 AND 2)
-2022 CALIFORNIA ELECTRICAL CODE (PART 3)
-2022 CALIFORNIA MECHANICAL CODE (PART 4)
-2022 CALIFORNIA PLUMBING CODE (PART 5)
-2022 CALIFORNIA ENERGY CODE (PART 6)
-2022 CALIFORNIA FIRE CODE (PART 9)
-2022 CALIFORNIA EXISTING BUILDING CODE (PART 10)
-2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) (PART 11)
-2022 CALIFORNIA REFERENCE STANDARDS CODE (PART 12)

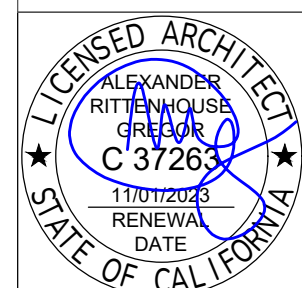
UNLESS OTHERWISE SPECIFIED, SPECIFIC REFERENCES TO CODES, REGULATION STANDARDS, MANUFACTURER'S INSTRUCTIONS, OR REQUIREMENTS OF REGULATORY AGENCIES, WHEN USED TO SPECIFY REQUIREMENTS FOR MATERIALS OF DESIGN ELEMENTS SHALL MEAN THE LATEST EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BIDS, OR THE DATE OF THE CHANGE ORDER OF FIELD ORDER, AS APPLICABLE. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE REGULATIONS.

VICINITY MAP:



ABBREVIATIONS:

ACT	ACOUSTIC CEILING TILE	HR	HOOR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR
AFF	ABOVE FINISHED FLOOR		CONDITIONING
ANG	ABOVE NATURAL GRADE	IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ALUM	ALUMINUM		
ANOD	ANODIZED	ILO	IN LIEU OF
BSMT	BASEMENT	INSUL	INSULATED OR INSULATION
BYND	BEYOND	INT	INTERIOR
BOT	BOTTOM	LO	LOW
CIP	CAST IN PLACE	MAX	MAXIMUM
CHNL	CHANNEL	MO	MASONRY OPENING
CJ	CONTROL JOINT	MECH	MECHANICAL
CL	CENTER LINE	MEMBR	MEMBRANE
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
CMU	CONCRETE MASONRY UNIT		
COL	COLUMN	MTL	METAL
COMPR	COMPRESSIBLE	NIC	NOT IN CONTRACT
CONC	CONCRETE	NO	NUMBER
CONT	CONTINUOUS	NOM	NOMINAL
CPT	CARPET	OC	ON CENTER
CT	CERAMIC TILE	OH	OVERHANG OR OPPOSITE HAND
CTYD	COURTYARD	OPP	OPPOSITE OR OPPOSITE HAND
DBL	DOUBLE	OZ	OUNCE
DEMO	DEMOLISH OR DEMOLITION	PCC	PRE-CAST CONCRETE
DIA	DIAMETER	PLUMB	PLUMBING
DIM	DIMENSION	PWD	PLYWOOD
DIMS	DIMENSIONS	PT	PRESSURE TREATED
DN	DOWN	PNT	PAINT OR PAINTED
DR	DOOR	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	RBR	RUBBER
EA	EACH	RCP	REFLECTED CEILING PLAN
EJ	EXPANSION JOINT	RD	ROOF DRAIN
EL	ELEVATION	REQD	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
ELEV	ELEVATOR OR ELEVATION	SIM	SIMILAR
EPDM	ETHYLENE PROPYLENE	SD	SMOKE DETECTOR
	DIENE M-CLASS (ROOFING)	SPEC	SPECIFIED OR SPECIFICATION
EQ	EQUAL	SPK	SPRINKLER OR SPEAKER
EXIST	EXISTING	SSTL	STAINLESS STEEL
EXP JT	EXPANSION JOINT	STC	SOUND TRANSMISSION COEFFICIENT
EXT	EXTERIOR		
FD	FLOOR DRAIN OR FIRE DEPARTMENT	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	STRUCT	STRUCTURE OR STRUCTURAL
FF	FINISHED FACE OR FINISHED FLOOR	T&G	TONGUE AND GROOVE
		TELE	TELEPHONE
		TLT	TOILET
FFL	FINISHED FLOOR LEVEL	TME	TO MATCH EXISTING
FIXT	FIXTURE	TO	TOP OF
FLR	FLOOR	TOC	TOP OF CONCRETE
FM	FILLED METAL	TOS	TOP OF STEEL
FO	FACE OF	TPD	TOILET PAPER DISPENSER
FND	FOUNDATION	T/D	TELEPHONE/DATA
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALL BOARD	U/S	UNDERSIDE
HC	HOLLOW CORE	VIF	VERIFY IN FIELD
HI	HIGH	VP	VISION PANEL
HM	HOLLOW METAL	W/	WITH
HP	HIGH POINT	WD	WOOD



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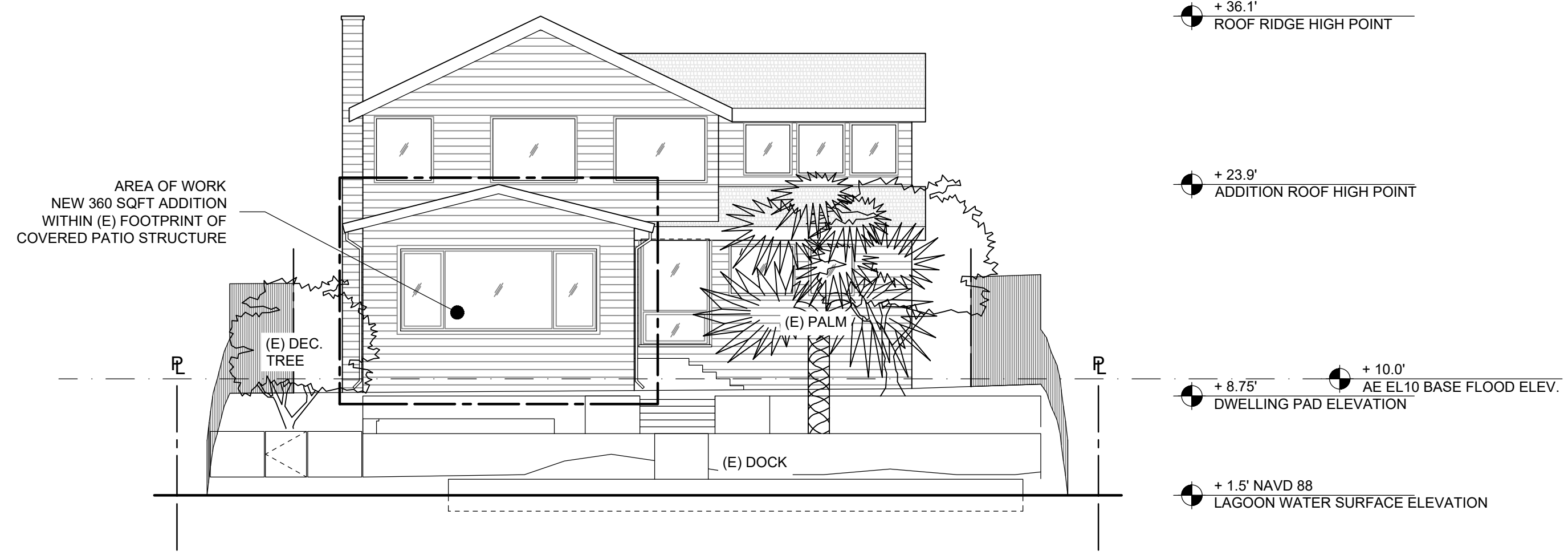
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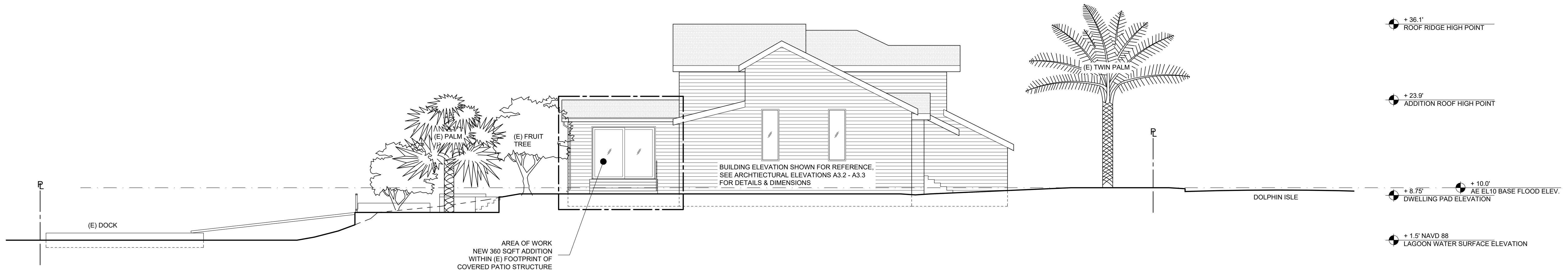
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No.	ISSUANCE	DATE	COVERSHEET	CS
-	DESIGN REVIEW	3/14/24		
-	DESIGN REVIEW Revision 1	4/19/24	N.T.S.	1/31/2024
			PROJECT No. 22_09	DRAWN BY: ARG



2 SITE SECTION - FACING NORTH
1/8" = 1'-0"



1 SITE SECTION - FACING WEST
1/8" = 1'-0"



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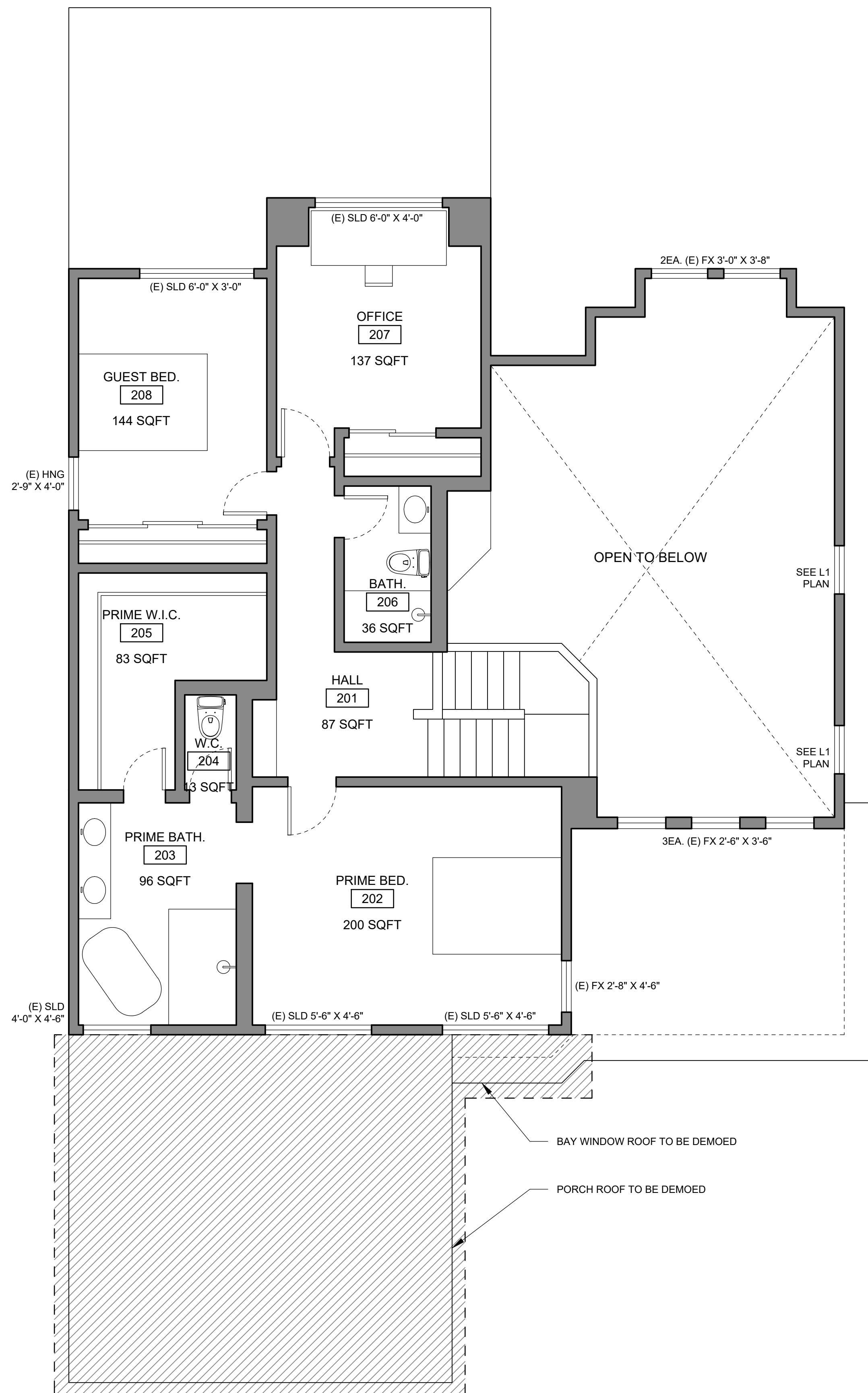
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-	DESIGN REVIEW Revision 1	4/19/24

SITE SECTIONS

1/8" = 1'-0" 1/31/2024
PROJECT No. 22_09 DRAWN BY: ARG

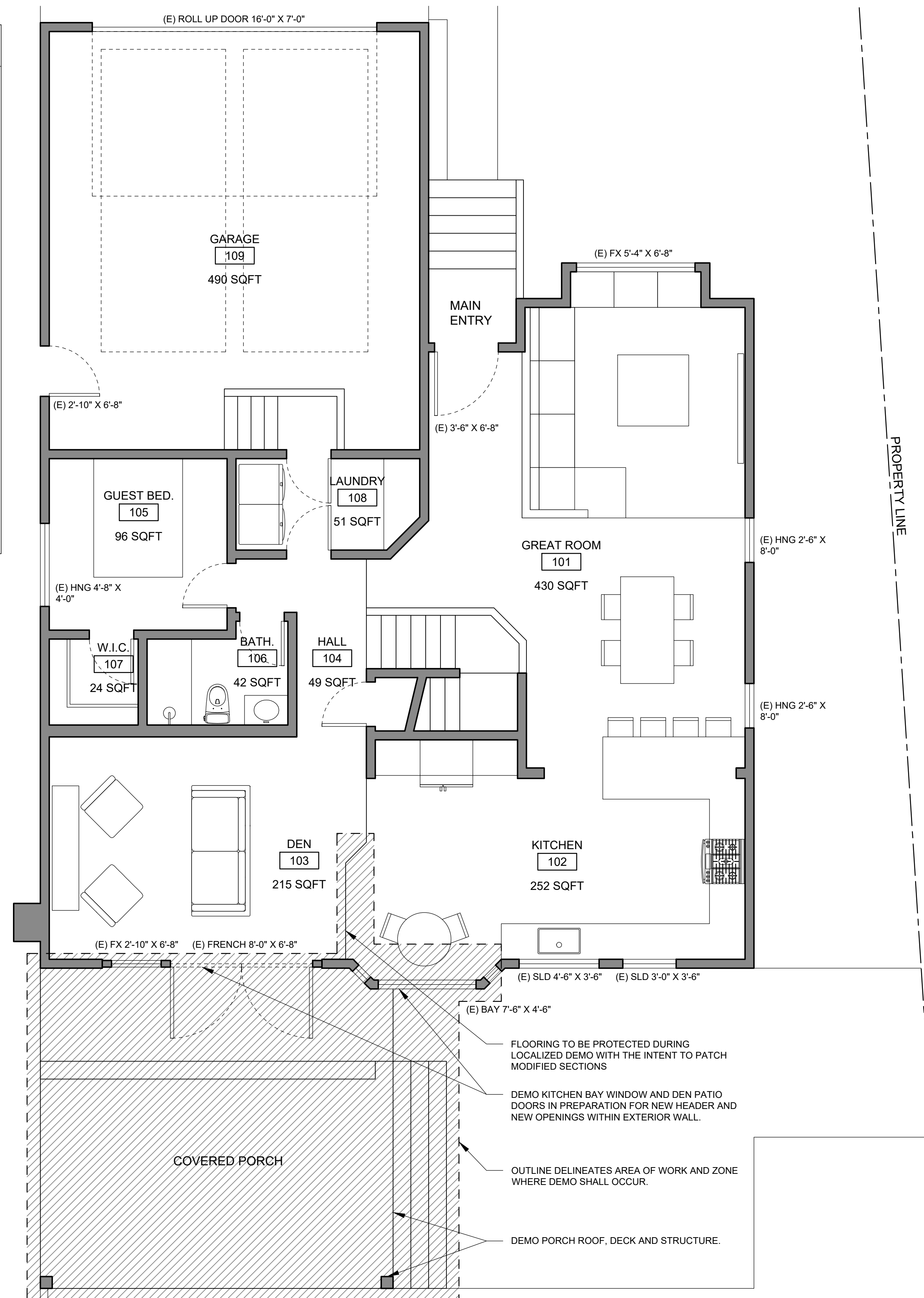
A1.1



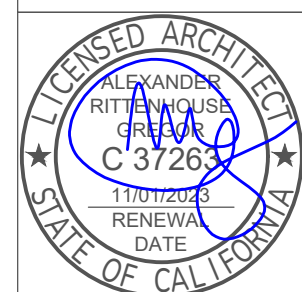
2 EXISTING AND DEMO PLAN - SECOND FLOOR
1/4" = 1'-0"

DEMO NOTES

- EXISTING CONDITIONS SHOWN ARE FROM AVAILABLE RECORD DRAWINGS AND VISUAL FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT THE SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- DEMOLITION WORK SHALL BE DONE IN A MANNER WHICH WILL NOT CAUSE UNNECESSARY INCONVENIENCE OR DANGER TO USERS OF THE PREMISES AND ADJACENT SITE AND NOT INTERFERE WITH ITS OPERATION. ANY DEMOLITION WORK TO BE PERFORMED MUST BE PLANNED IN ADVANCE AND APPROVED BY THE OWNER.
- PROTECT THOSE EXISTING EQUIPMENT, MATERIALS AND SUPPLIES TO REMAIN DURING THE COURSE OF DEMOLITION. MATERIALS REMOVED DURING DEMOLITION FOR THE PURPOSE OF PROTECTION SHALL BE REPLACED IN ORIGINAL LOCATION AND CONDITION. MATERIALS DAMAGED SHALL BE REPLACED WITH NEW MATERIALS OF LIKE KIND AND QUALITY.
- DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE APPROPRIATELY COVERED AND PROTECTED FROM DUST, DEBRIS AND FOREIGN OBJECTS DURING THE COURSE OF CONSTRUCTION.
- ALL MATERIALS DESIGNATED TO BE REMOVED SHALL BE PROPERLY DISPOSED OF IN CONFORMANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS, AND REMOVED FROM SITE.
- REFER TO AND COORDINATE WITH STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION NOT SHOWN ON THIS DRAWING.
- EXTERIOR DEMO SHALL BE LIMITED TO THAT REQUIRED FOR NEW WORK AND TO INSTALL NEW ROUGH-OPENINGS. PROTECT THE BUILDING INTERIOR WITH WEATHER RESISTANT TEMPORARY INFILL.



1 EXISTING AND DEMO PLAN - GROUND FLOOR
1/4" = 1'-0"



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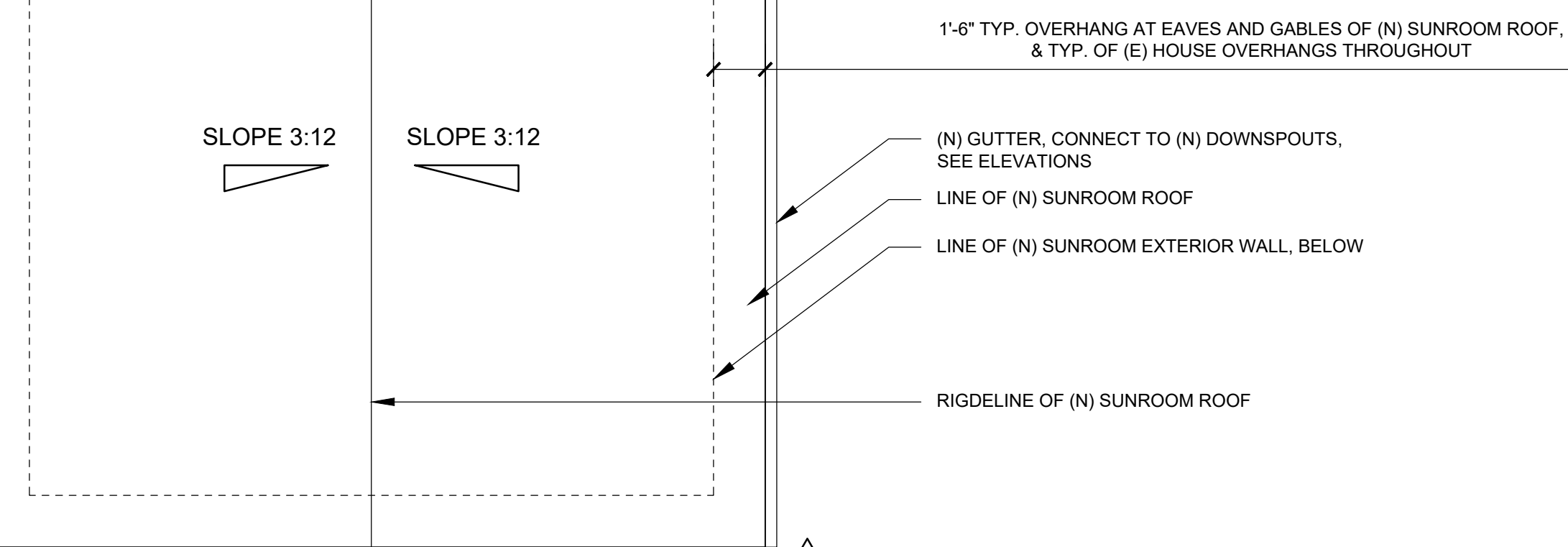
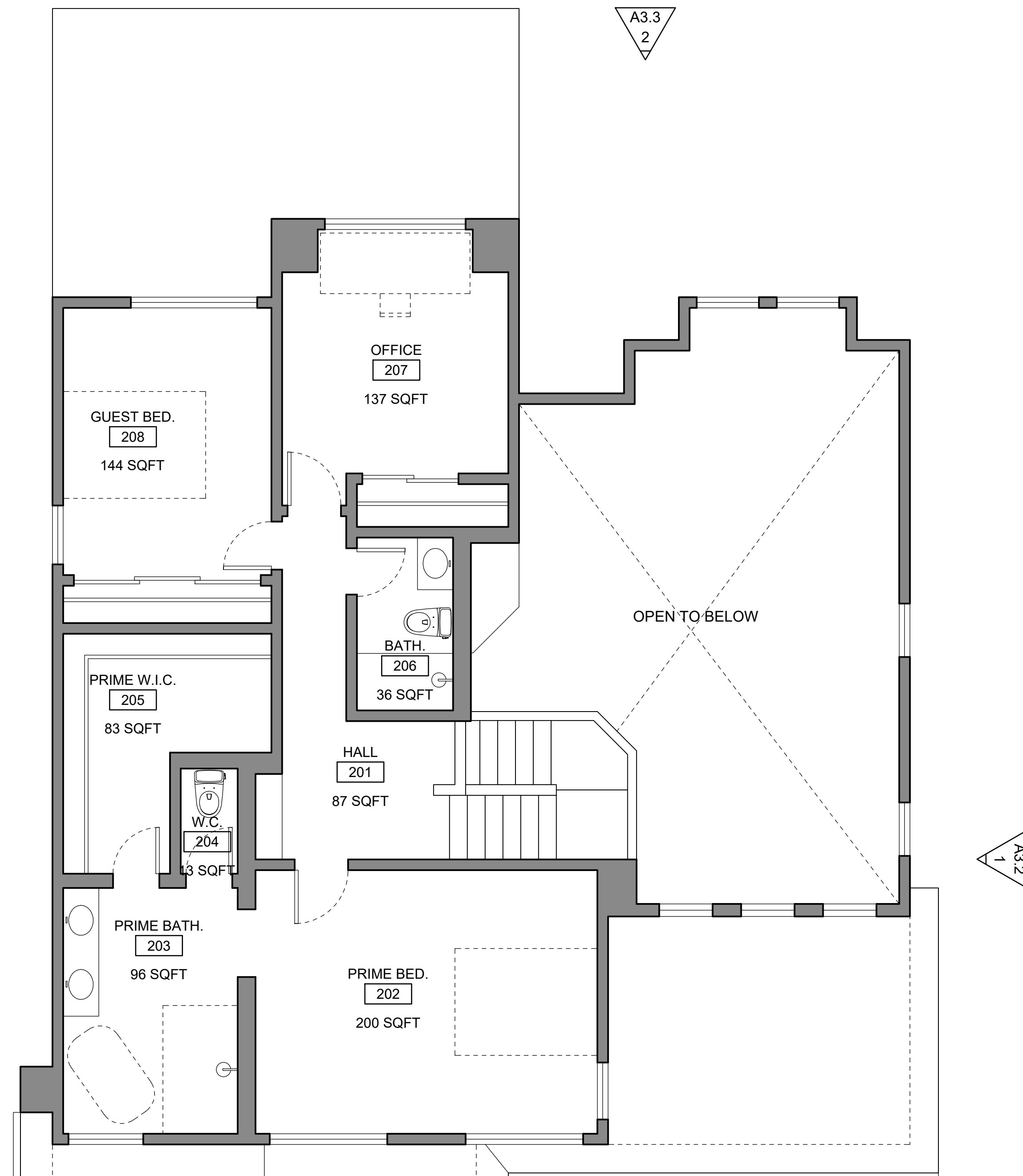
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EXISTING AND DEMO PLAN

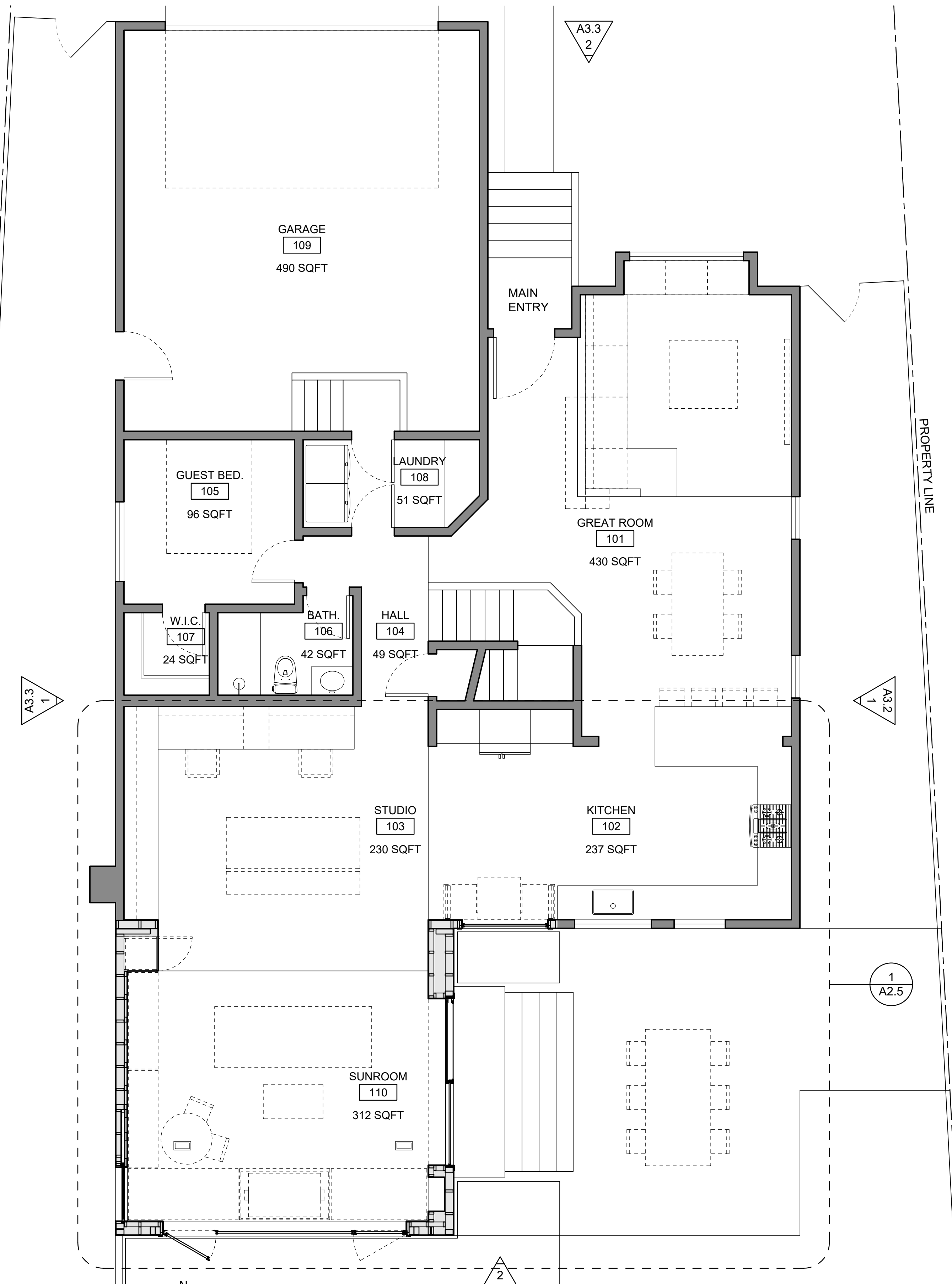
1/4" = 1'-0" 1/31/2024

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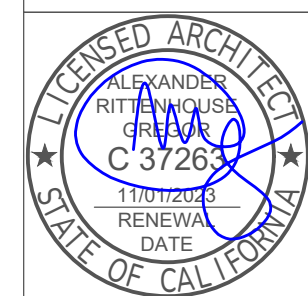
A2.0



2 FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"



1 FLOOR PLAN - GROUND FLOOR
1/4" = 1'-0"



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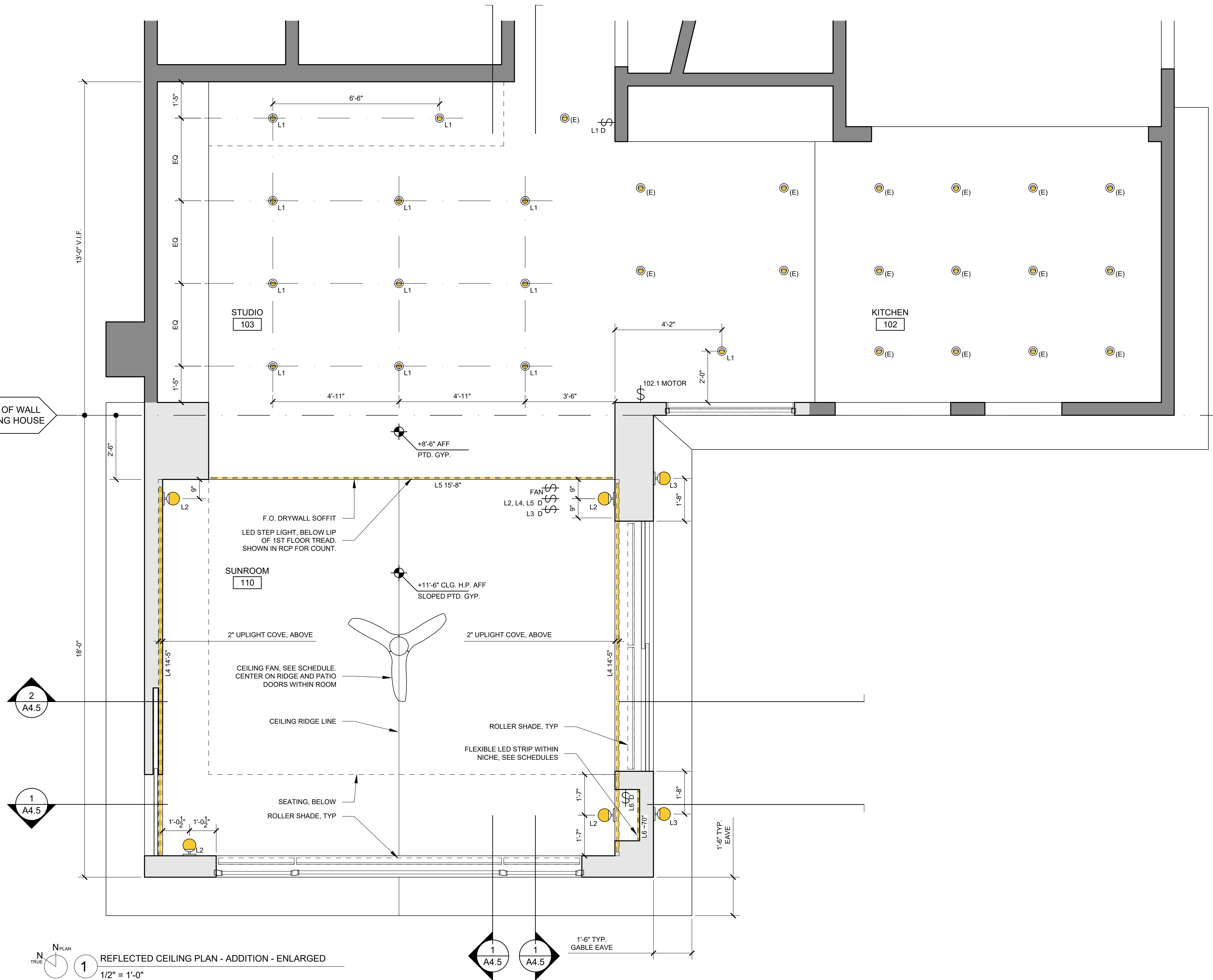
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FLOOR PLAN

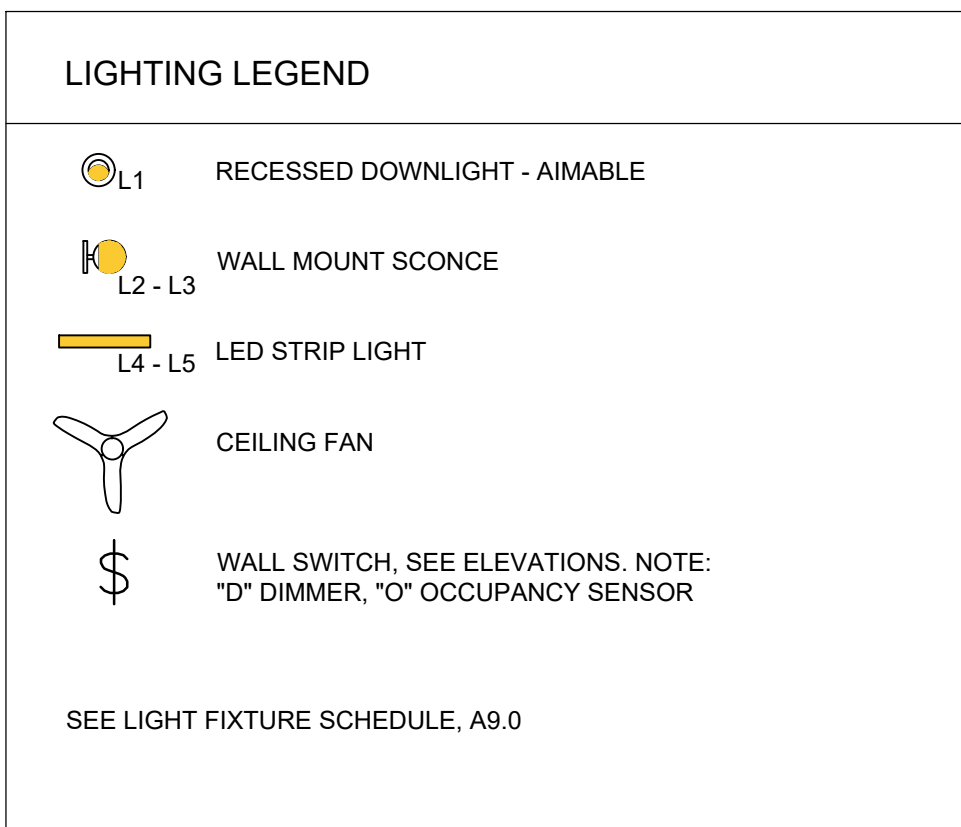
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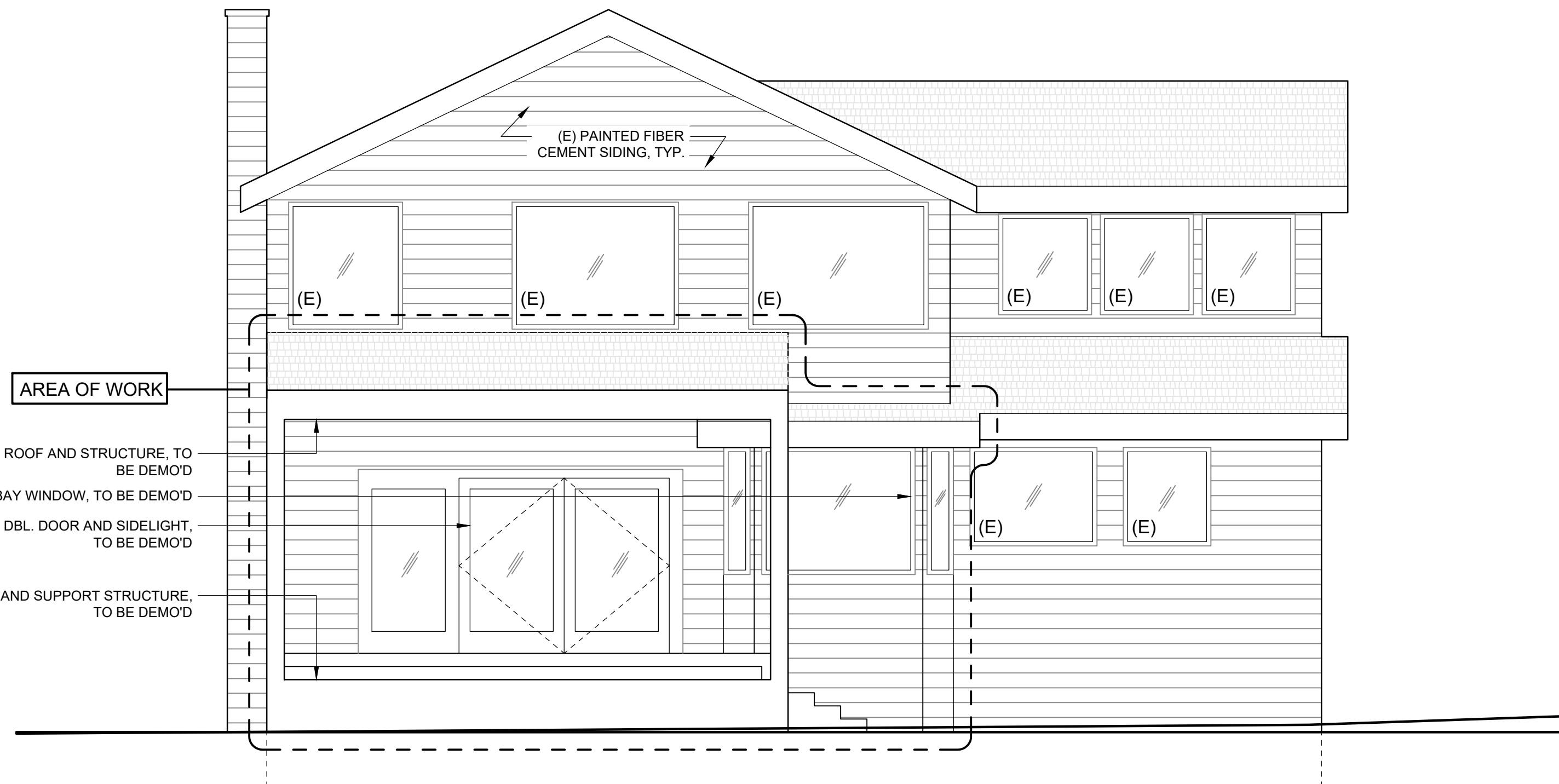
A2.2



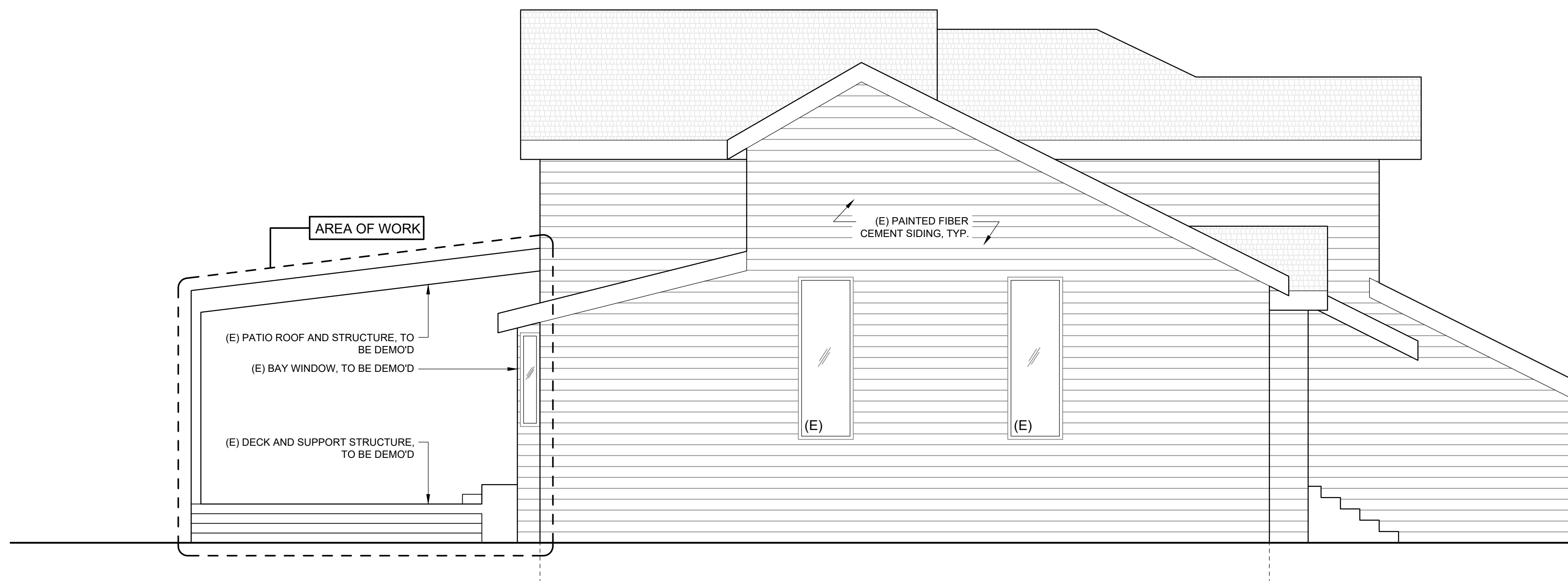
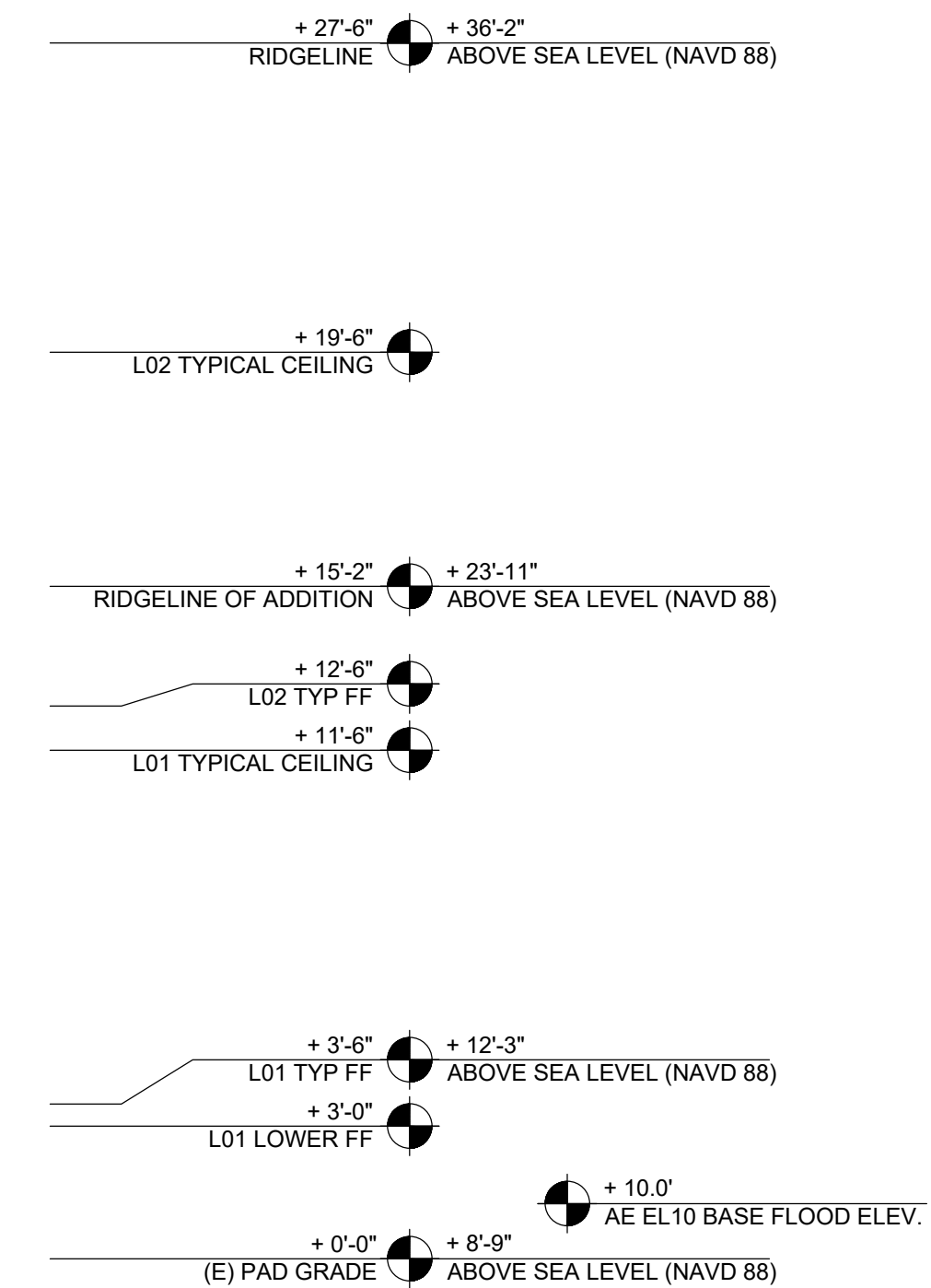
- RCP NOTES**
- REFER TO LIGHT FIXTURE SCHEDULE A9.0 FOR FIXTURE AND LUMINARY SPECIFICATIONS AND INSTALLATION NOTES
 - ALL LUMINARIES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0A AND SHALL BE CERTIFIED AS "HIGH EFFICACY."
 - ALL LUMINARIES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT HALLWAYS AND CLOSETS OVER 70SF, SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.
 - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINARY IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
 - ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
 - STAIRWAYS WITH 6 OR MORE RISERS SHALL HAVE WALL SWITCHES AT EACH FLOOR LEVEL LANDINGS.
 - SMOKE ALARMS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY 2. IN EACH ROOM USED FOR SLEEPING PURPOSES 3. AT LEAST ONE EVERY STORY INCLUDING BASEMENTS. ALARMS SHALL BE INTERCONNECTED AND HARDWIRED WITH 10YR. BATTERY BACKUP.
 - CARBON MONOXIDE ALARMS SHALL BE REQUIRED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES AND SHALL BE INSTALLED: 1. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY 2. AT LEAST ONE EVERY STORY INCLUDING BASEMENTS.
 - PROVIDE AN OPERATION AND MAINTENANCE MANUAL TO BUILDING OWNER FOR ALL NEW FIXTURES AND EQUIPMENT INSTALLED AS PART OF THIS PROJECT.



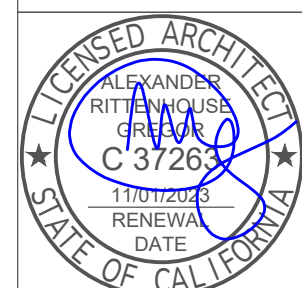
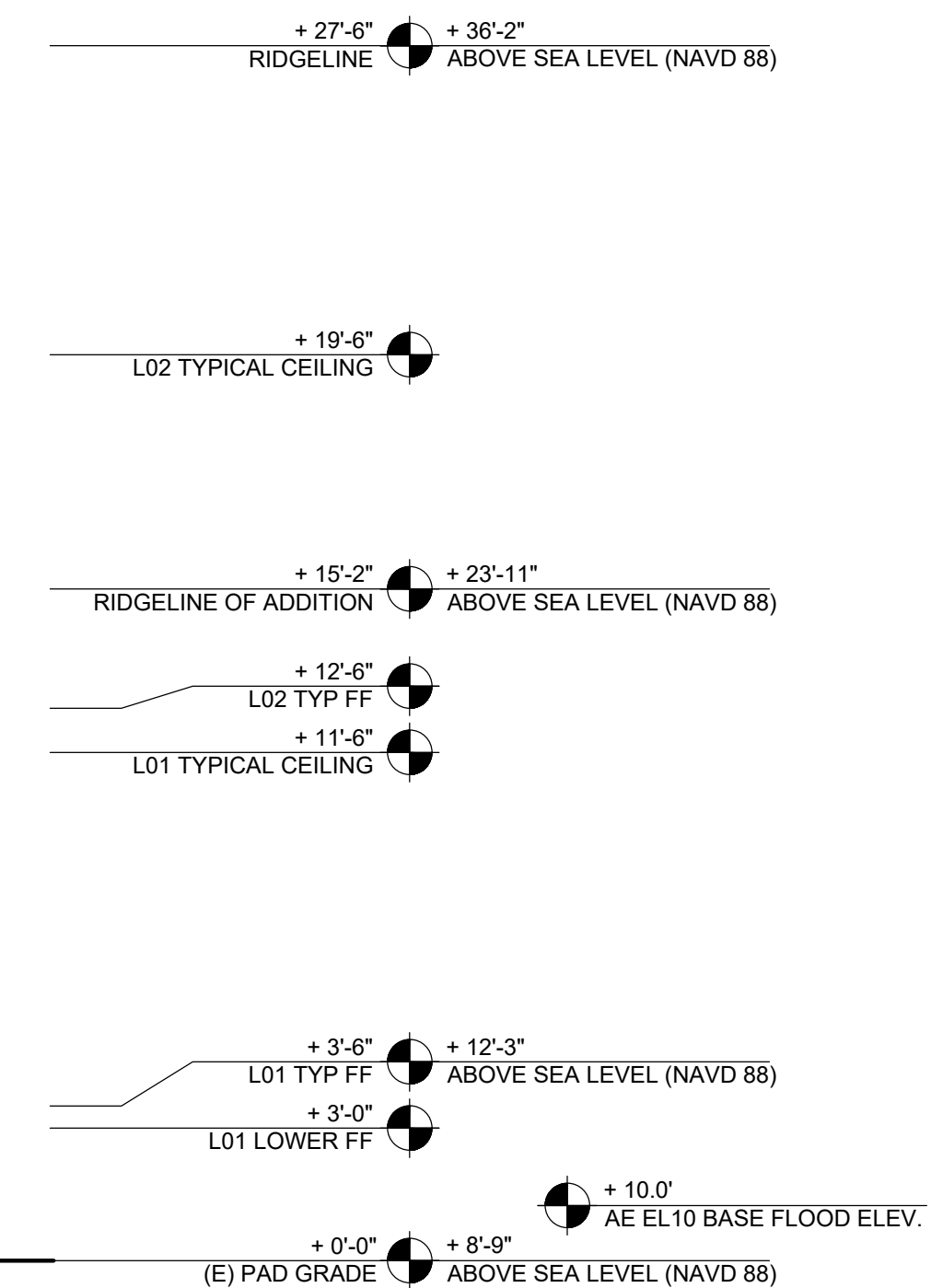
REFLECTED CEILING PLAN - ADDITION - ENLARGED
 1/2" = 1'-0"



2 EXISTING EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



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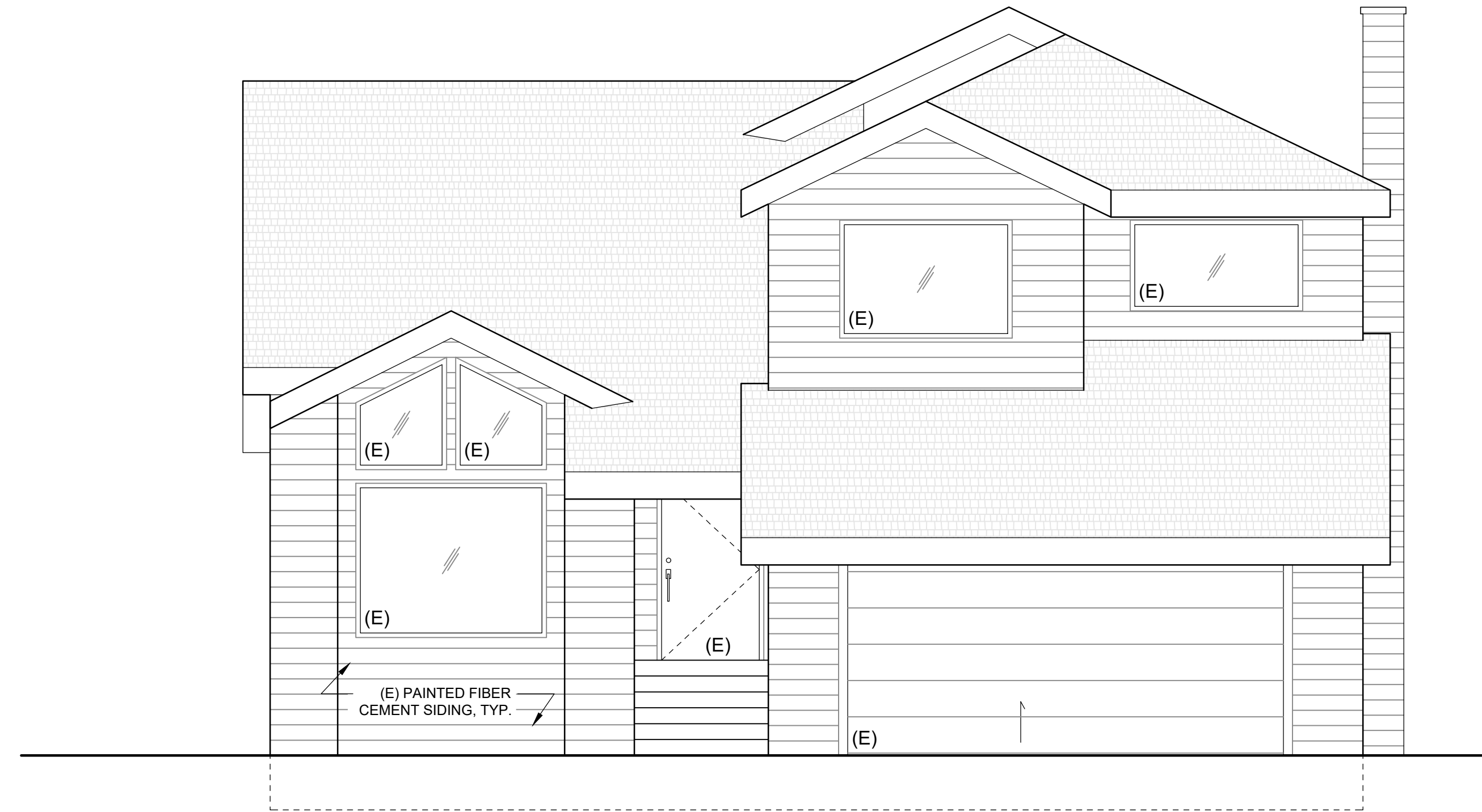
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EXIST. EXT. ELEVATIONS

1/4" = 1'-0" 1/31/2024

PROJECT No. 22_09 DRAWN BY: ARG

A3.0



NO MODIFICATIONS TO STREET FACING ELEVATION

2 EXISTING EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

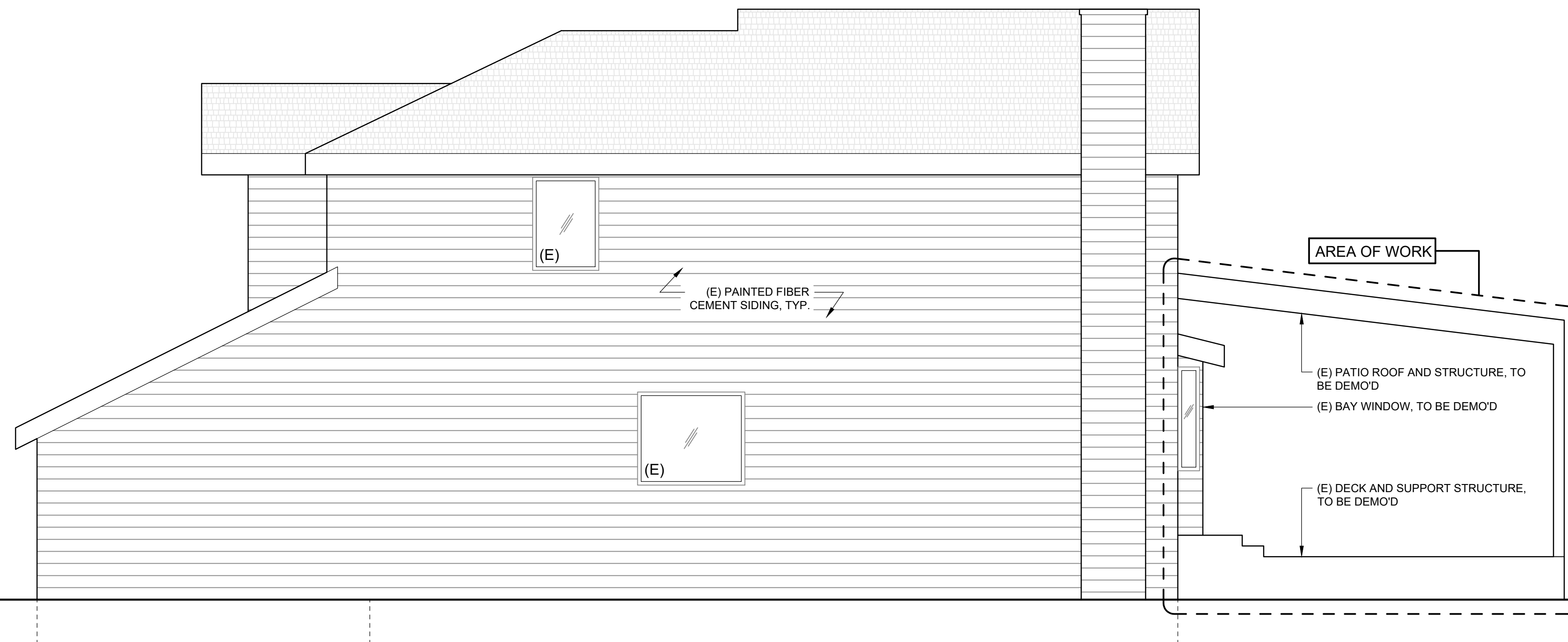
+27'-6" +36'-2"
RIDGELINE ABOVE SEA LEVEL (NAVD 88)

+19'-6"
L02 TYPICAL CEILING

+12'-6" L02 TYP FF
+11'-6" L01 TYPICAL CEILING

+3'-6" +12'-3" L01 TYP FF ABOVE SEA LEVEL (NAVD 88)
+3'-0" L01 LOWER FF

+10.0' AE EL10 BASE FLOOD ELEV.
+0'-0" +8'-9" (E) PAD GRADE ABOVE SEA LEVEL (NAVD 88)



1 EXISTING EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

+27'-6" +36'-2"
RIDGELINE ABOVE SEA LEVEL (NAVD 88)

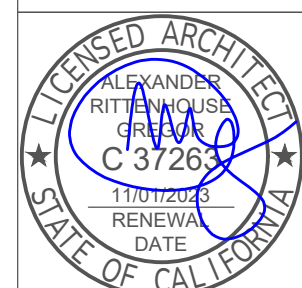
+19'-6"
L02 TYPICAL CEILING

+15'-2" +23'-11" RIDGELINE OF ADDITION ABOVE SEA LEVEL (NAVD 88)

+12'-6" L02 TYP FF
+11'-6" L01 TYPICAL CEILING

+3'-6" +12'-3" L01 TYP FF ABOVE SEA LEVEL (NAVD 88)
+3'-0" L01 LOWER FF

+10.0' AE EL10 BASE FLOOD ELEV.
+0'-0" +8'-9" (E) PAD GRADE ABOVE SEA LEVEL (NAVD 88)



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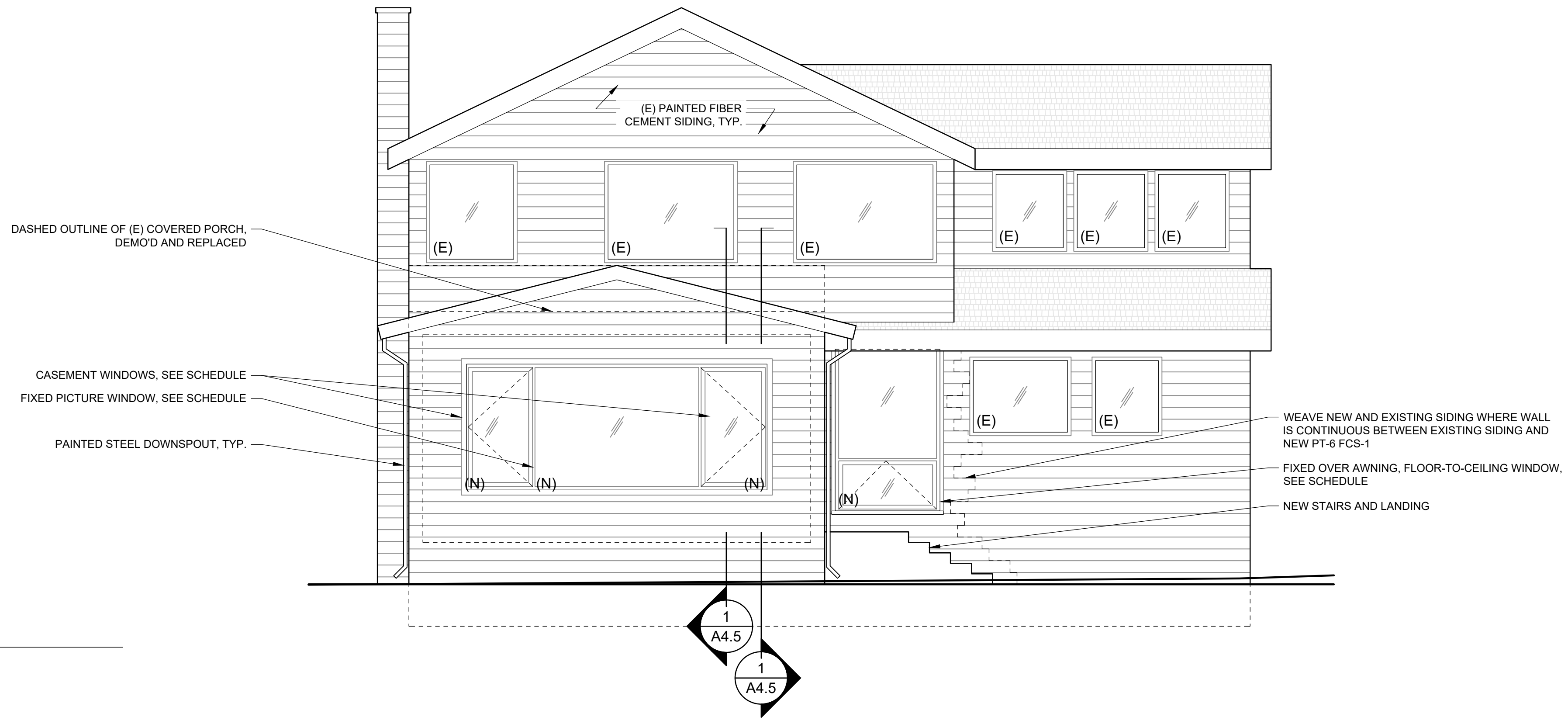
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EXIST. EXT. ELEVATIONS

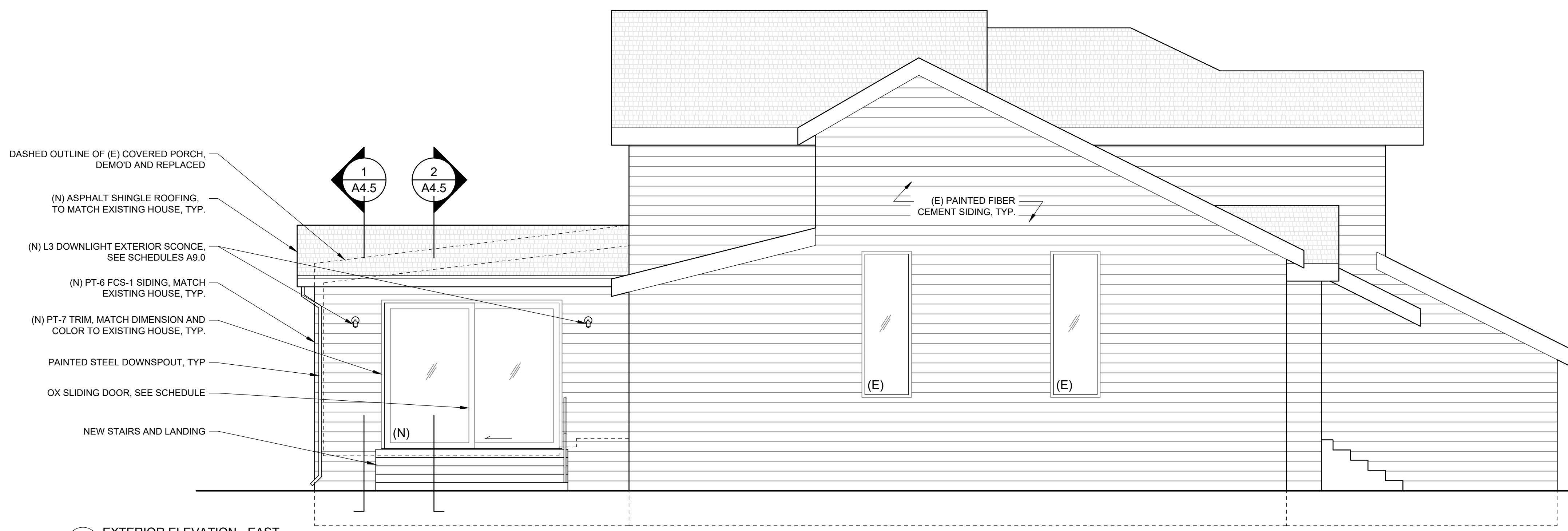
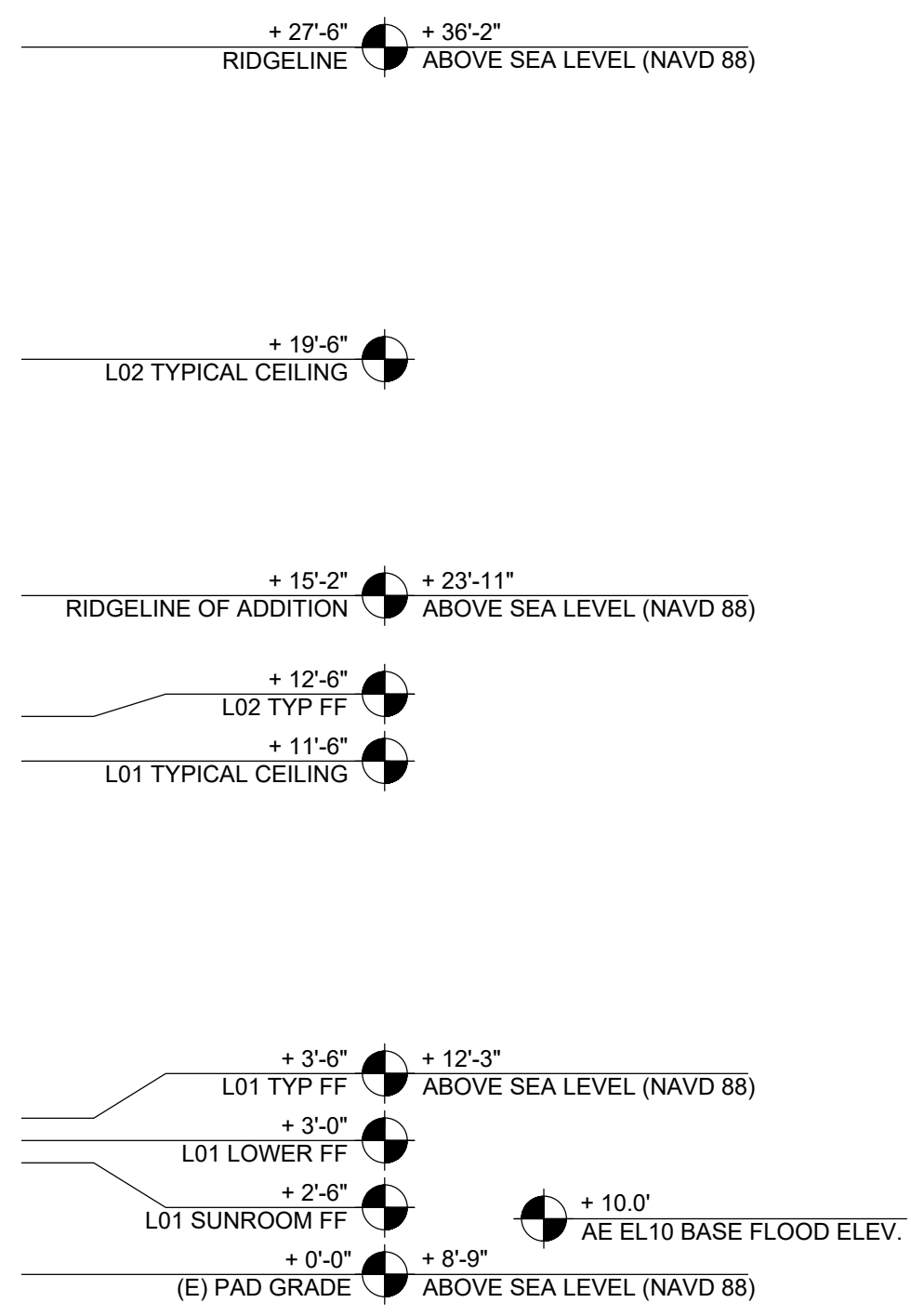
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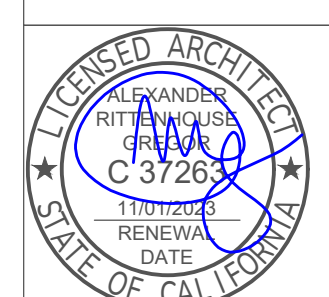
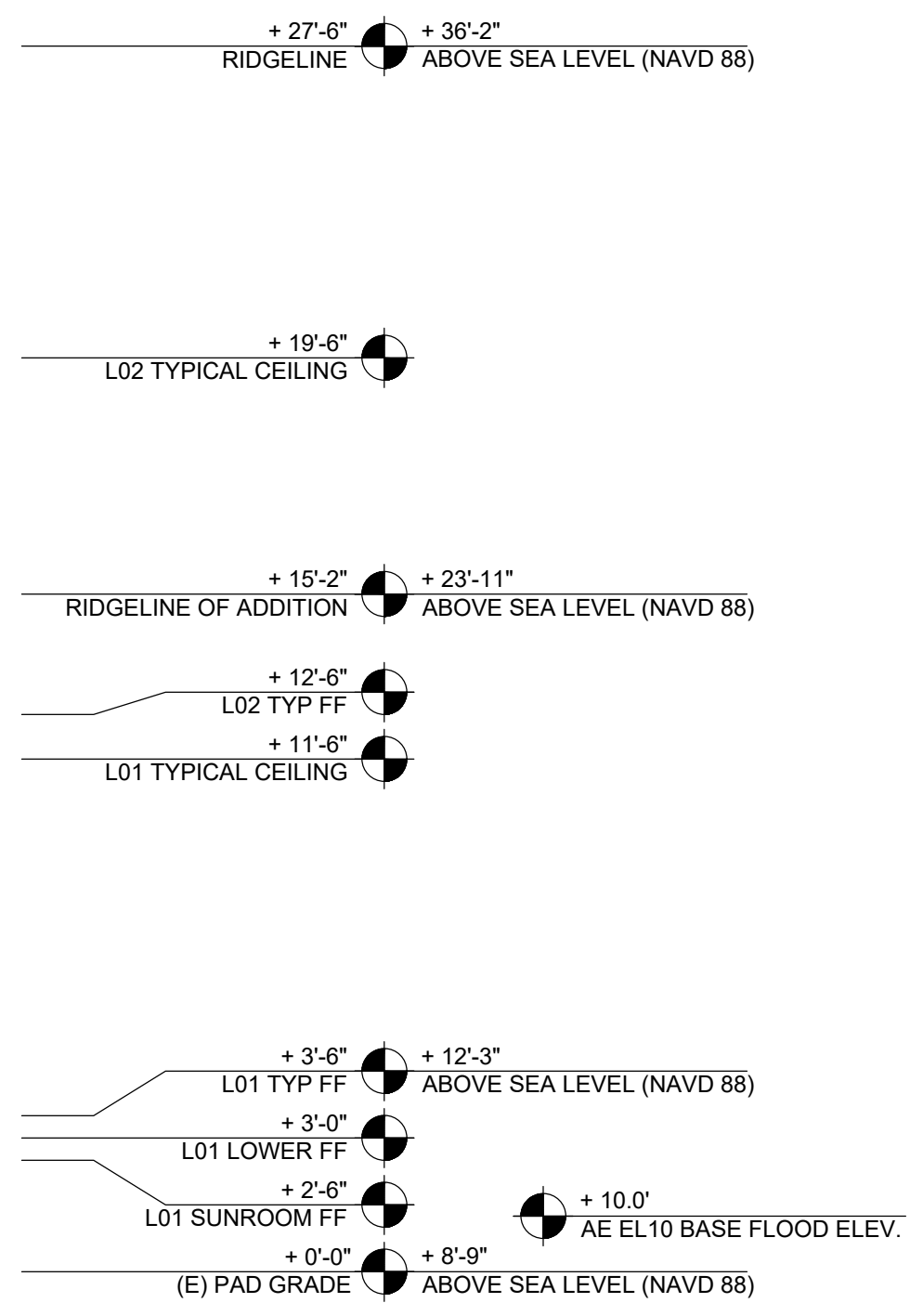
A3.1



2 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



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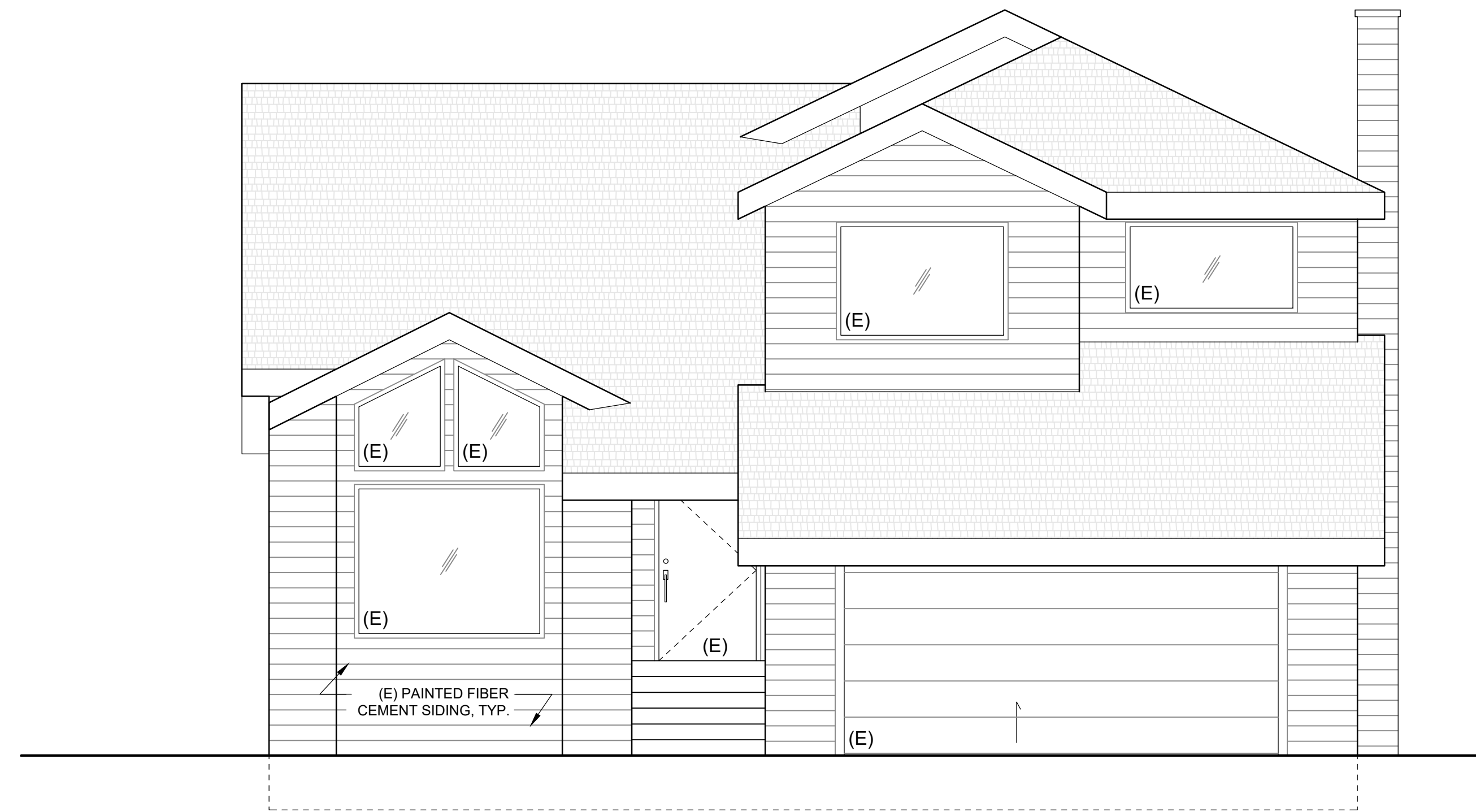
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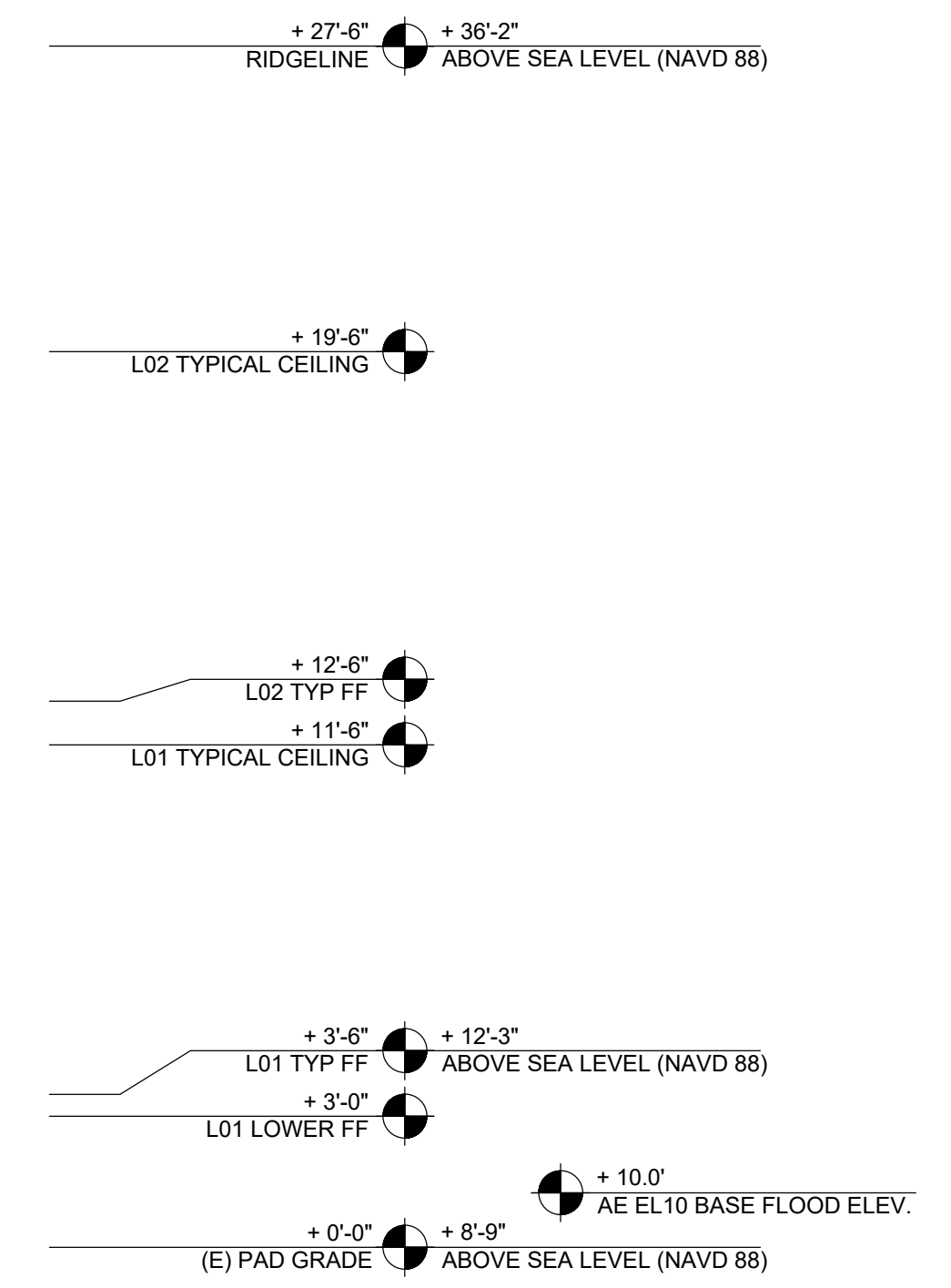
No.	ISSUANCE	DATE
-	DESIGN REVIEW	3/14/24
-	DESIGN REVIEW Revision 1	4/19/24

EXTERIOR ELEVATIONS
1/4" = 1'-0" 1/31/2024
PROJECT No. 22_09 DRAWN BY: ARG

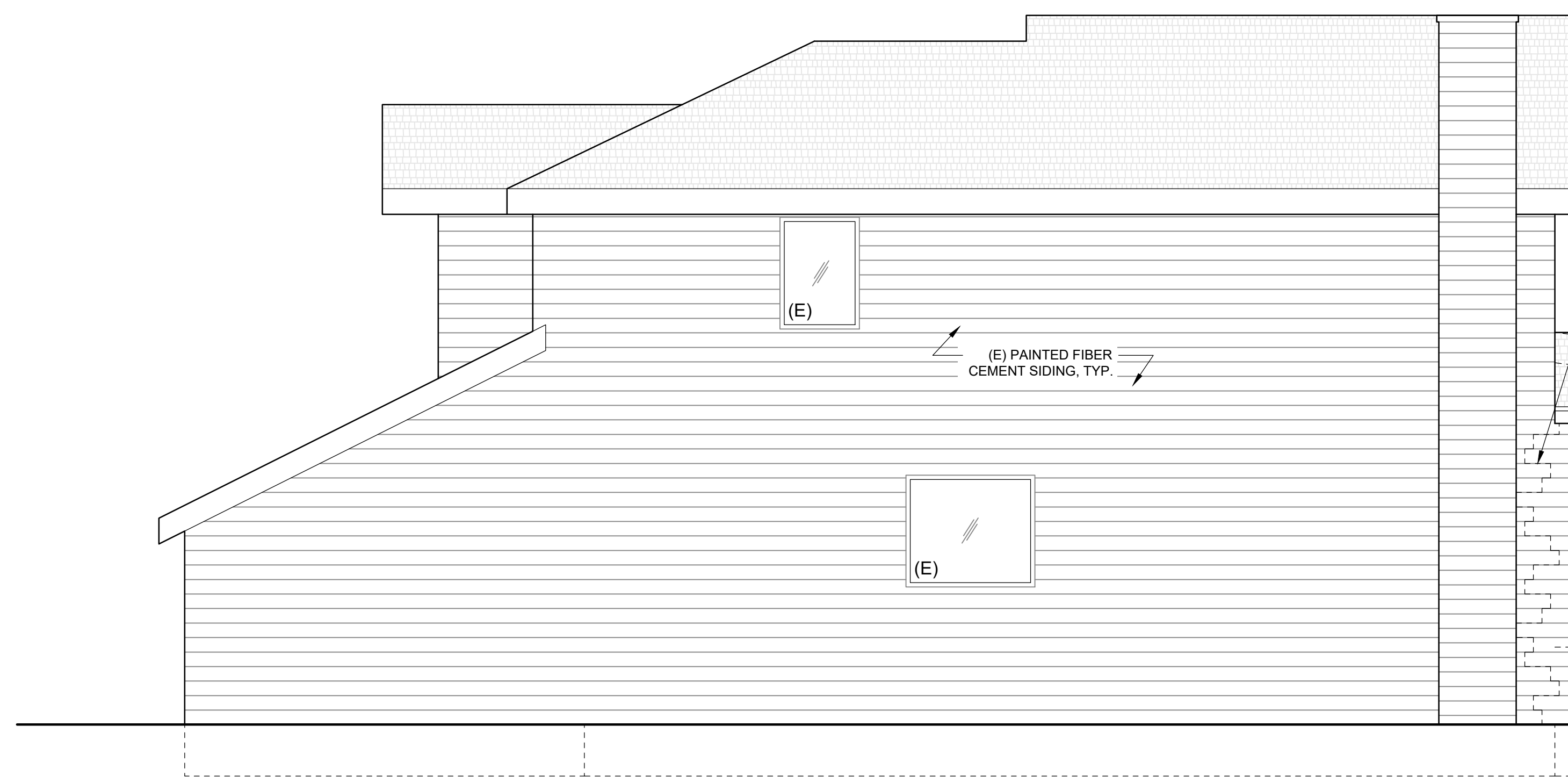
A3.2



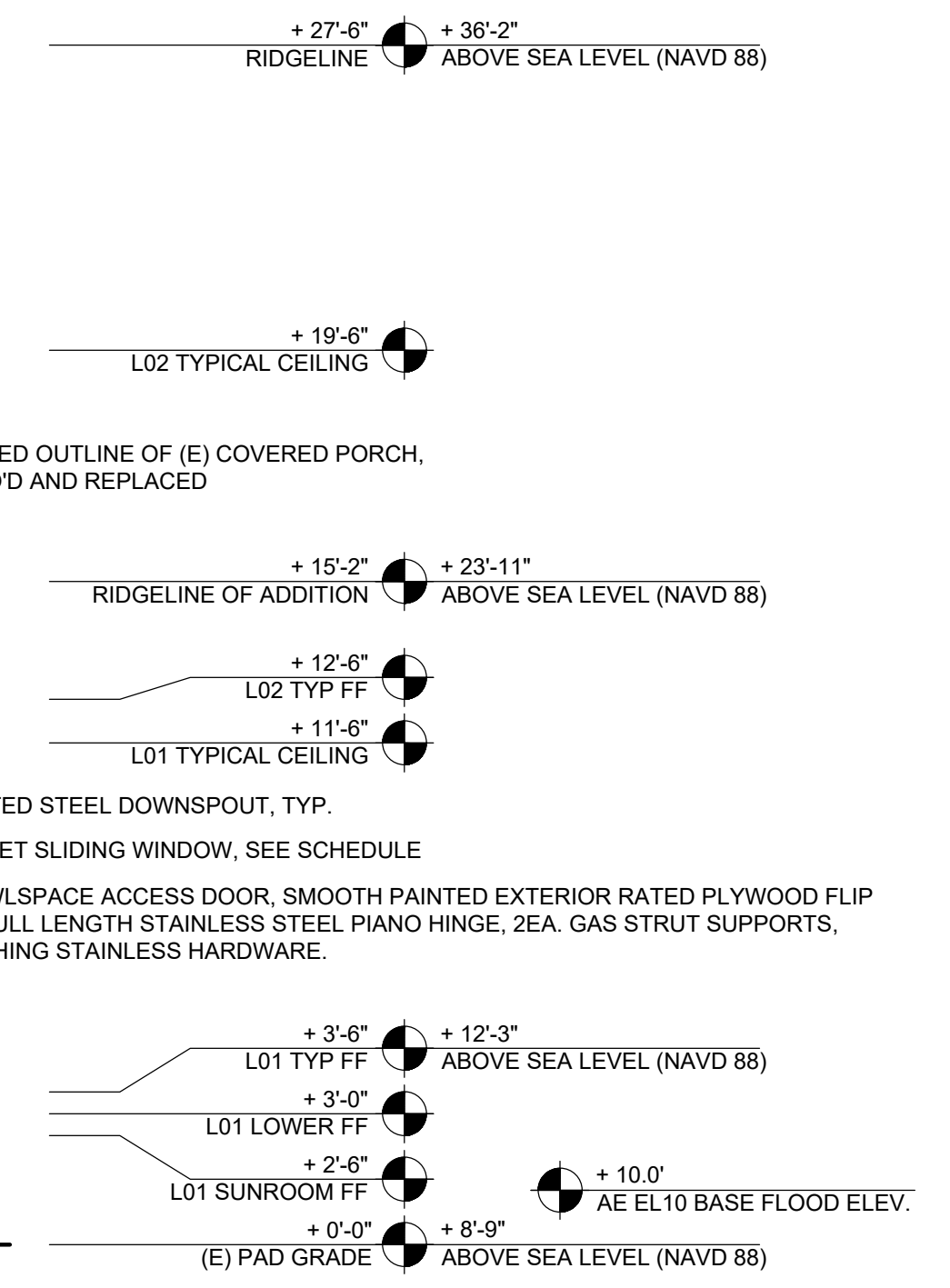
NO MODIFICATIONS TO STREET FACING ELEVATION



2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



WEAVE NEW AND EXISTING SIDING WHERE WALL IS CONTINUOUS BETWEEN EXISTING SIDING AND NEW PT-6 FCS-1



1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



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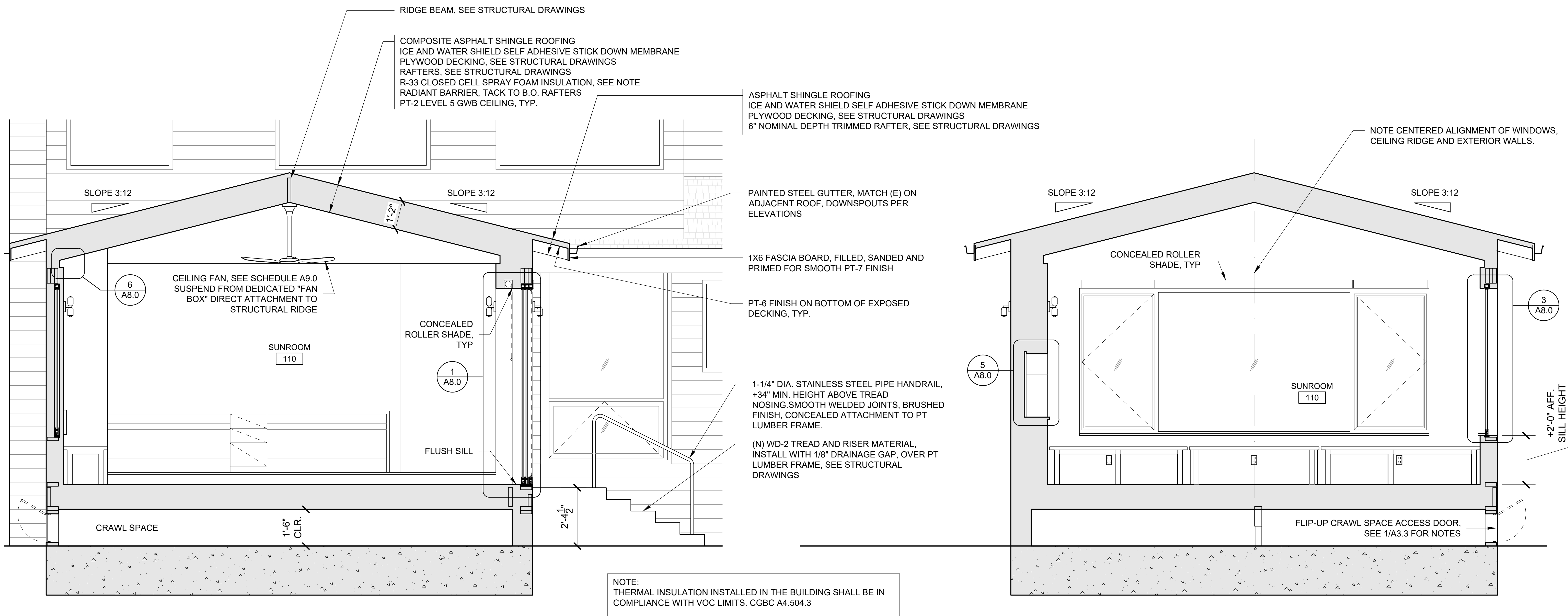
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EXTERIOR ELEVATIONS

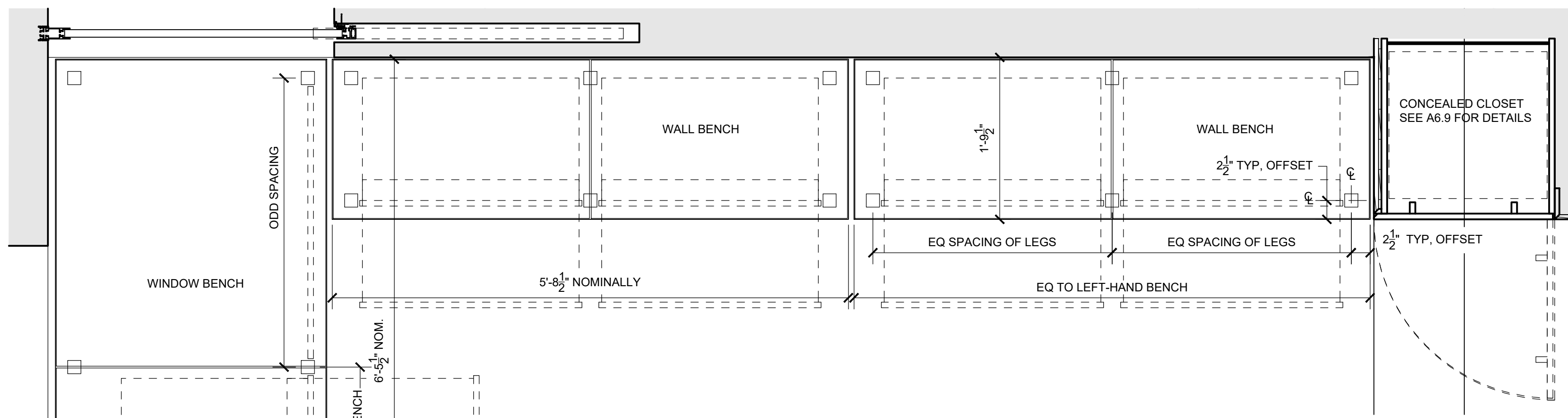
1/4" = 1'-0" 1/31/2024
PROJECT No. 22_09 DRAWN BY: ARG

A3.3

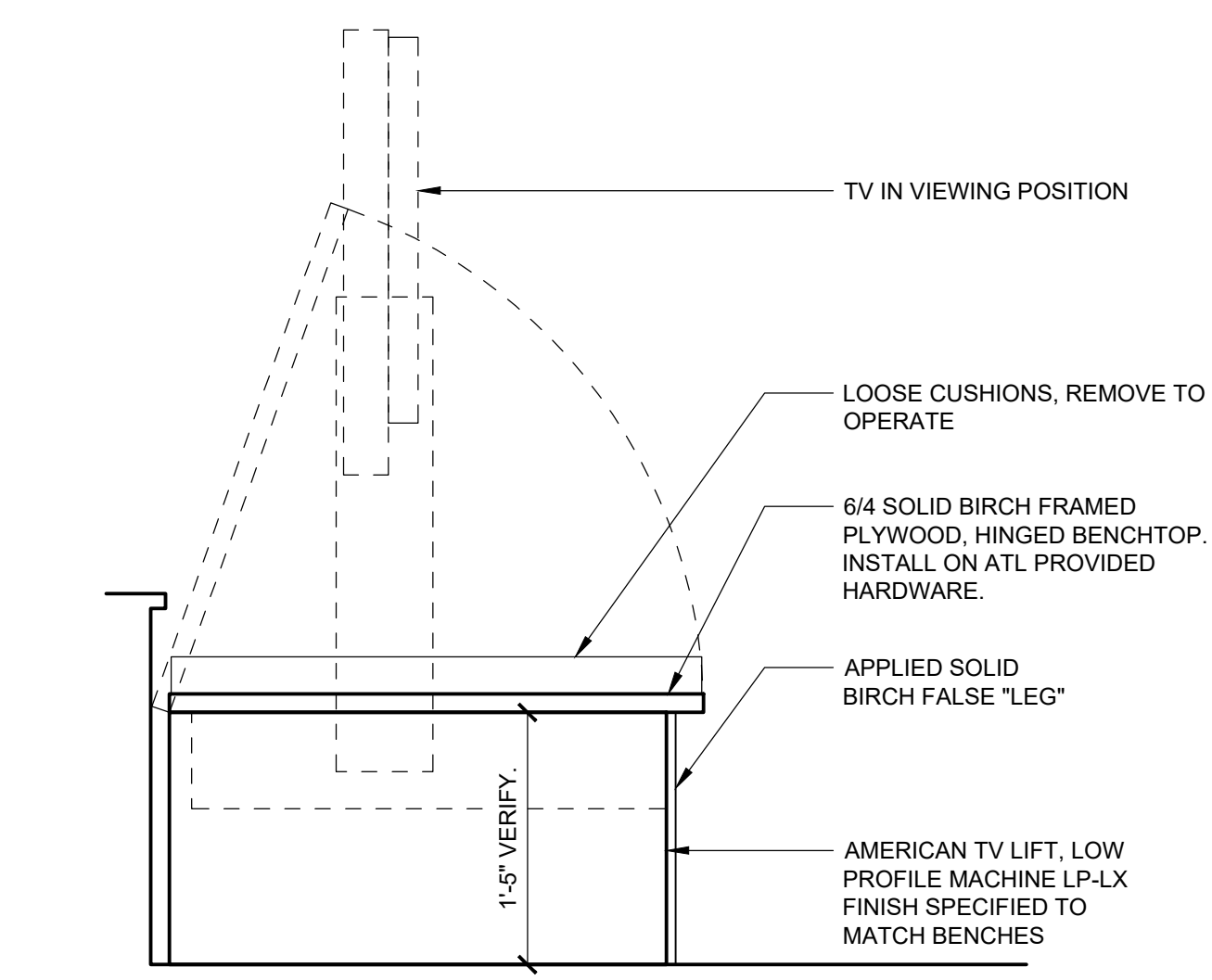
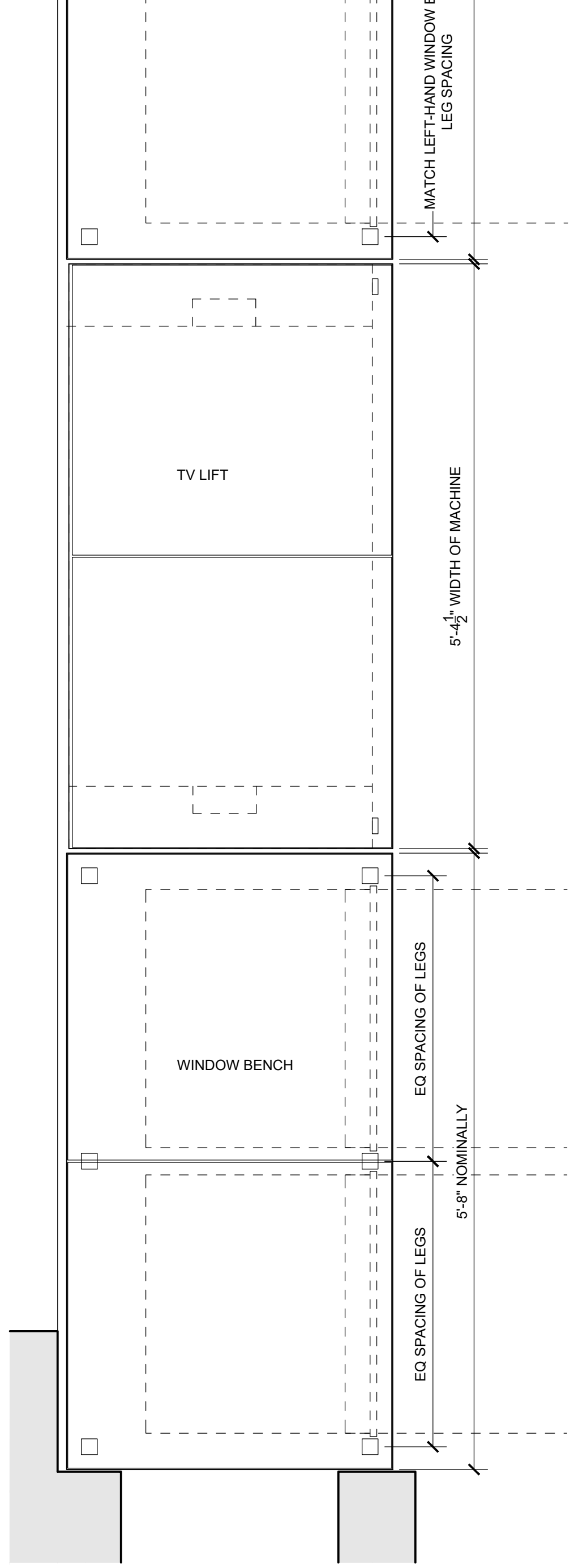


2 SECTION - ADDITION - FACING NORTH
1/2" = 1'-0"

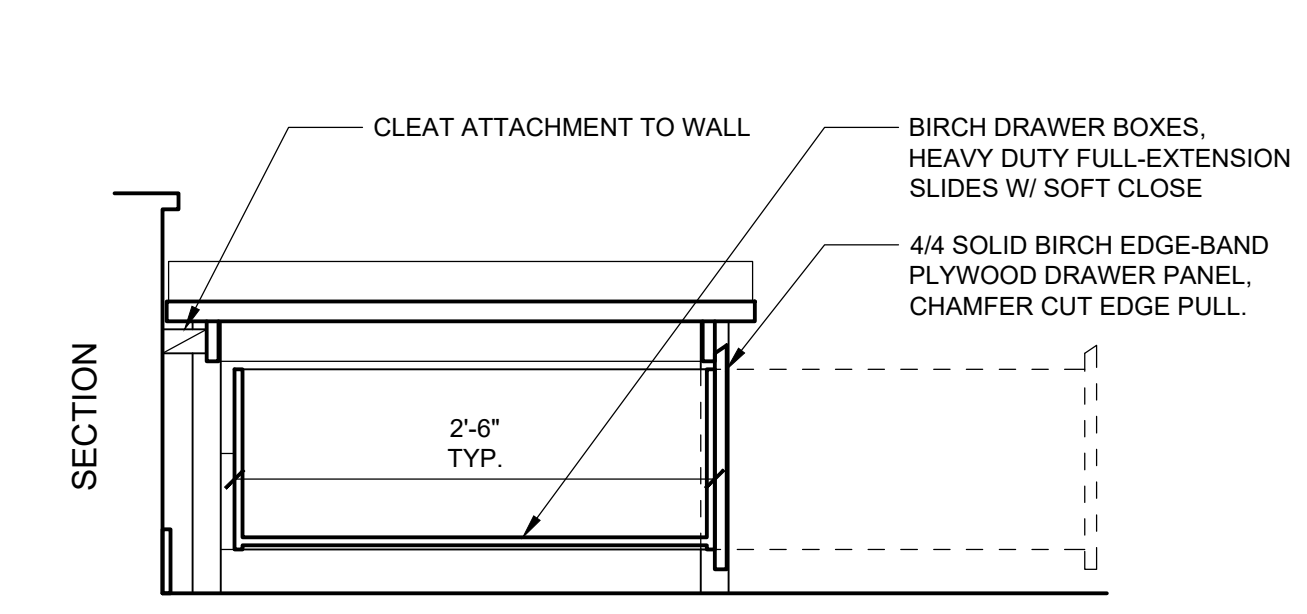
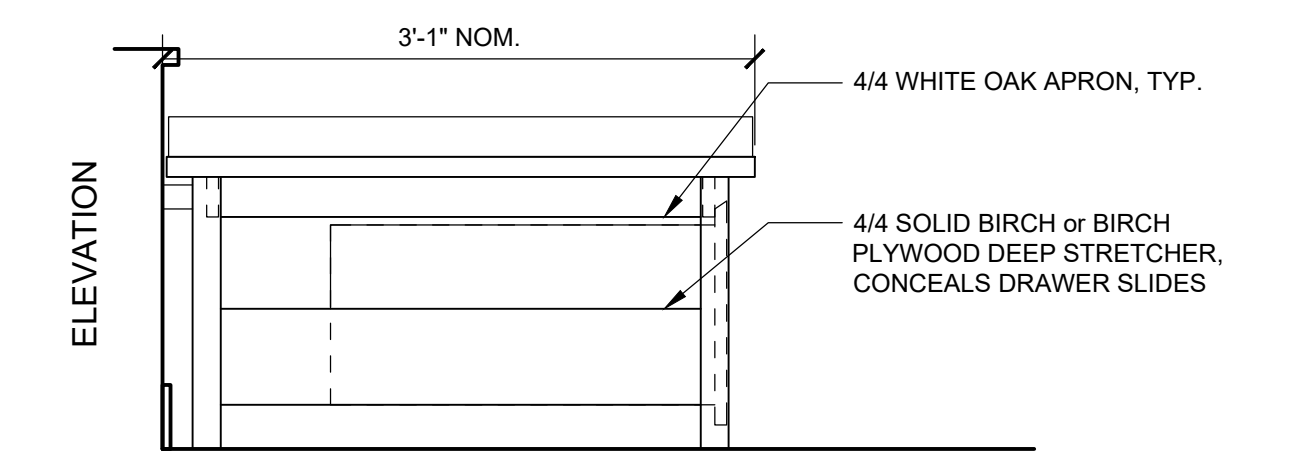
1 SECTION - ADDITION - FACING SOUTH
1/2" = 1'-0"



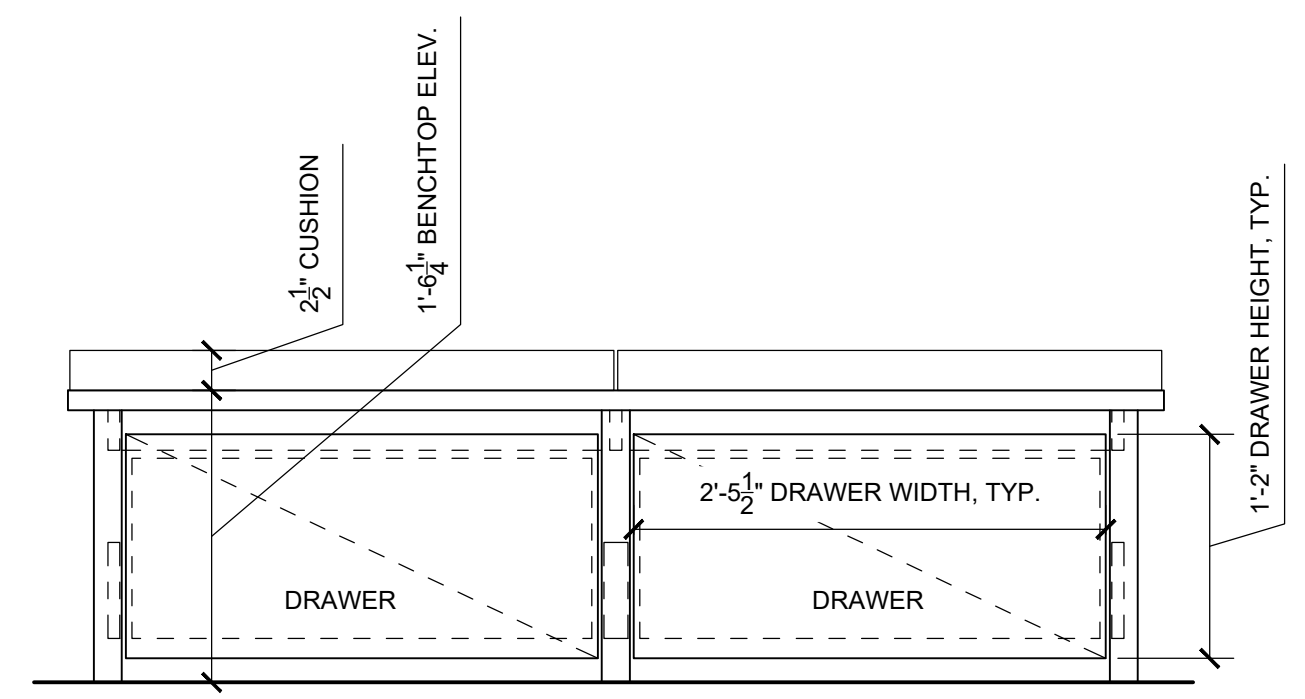
7 SUNROOM BENCHES - ELARGED PLAN
1" = 1'-0"



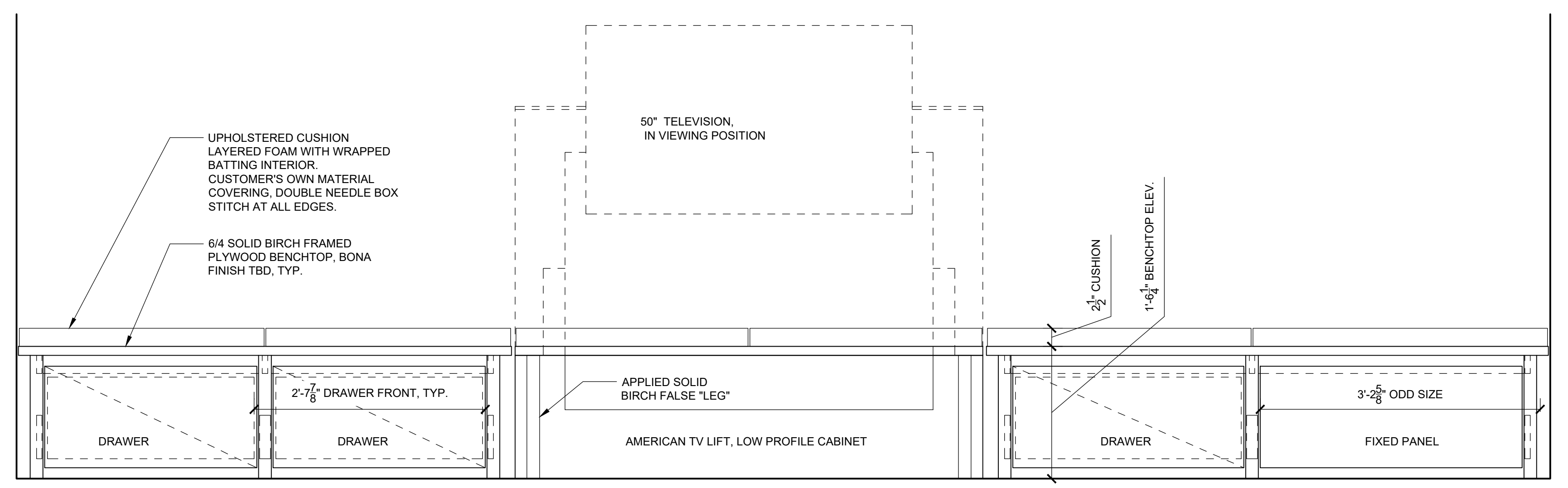
5 WALL BENCH - ELEVATION, TYP
1" = 1'-0"



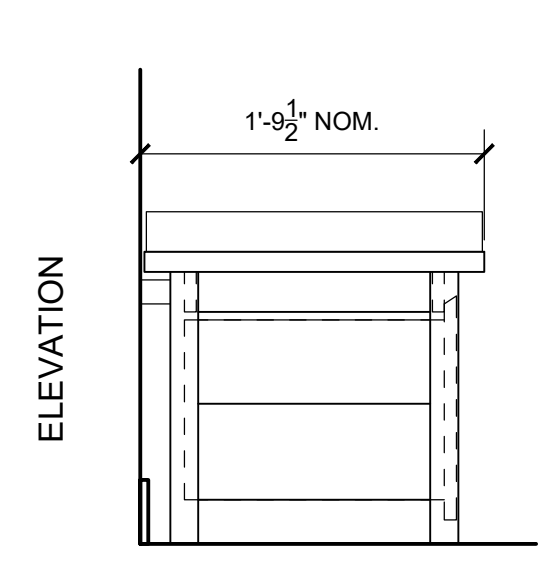
2 WINDOW BENCH - SECTION / ELEVATION
1" = 1'-0"



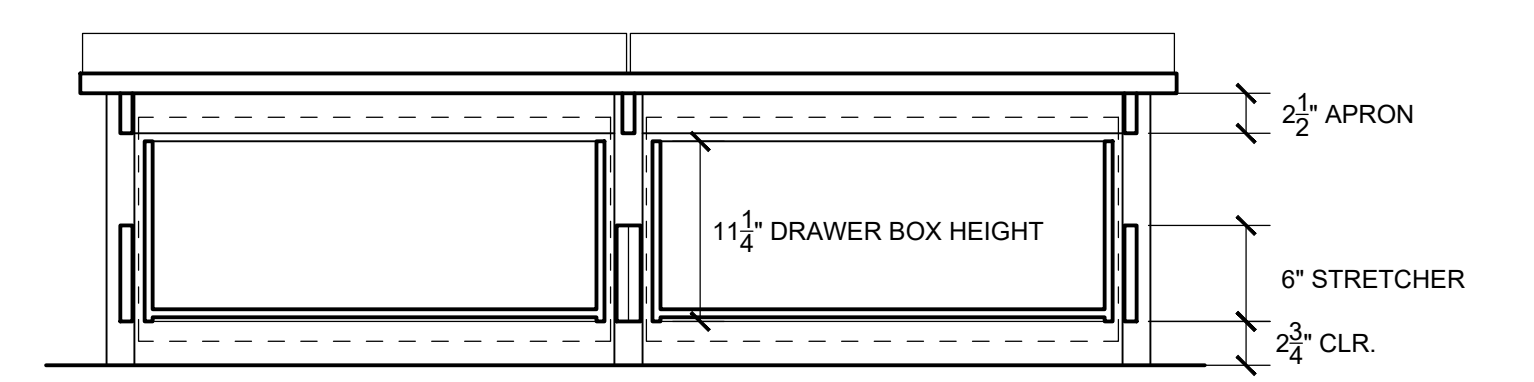
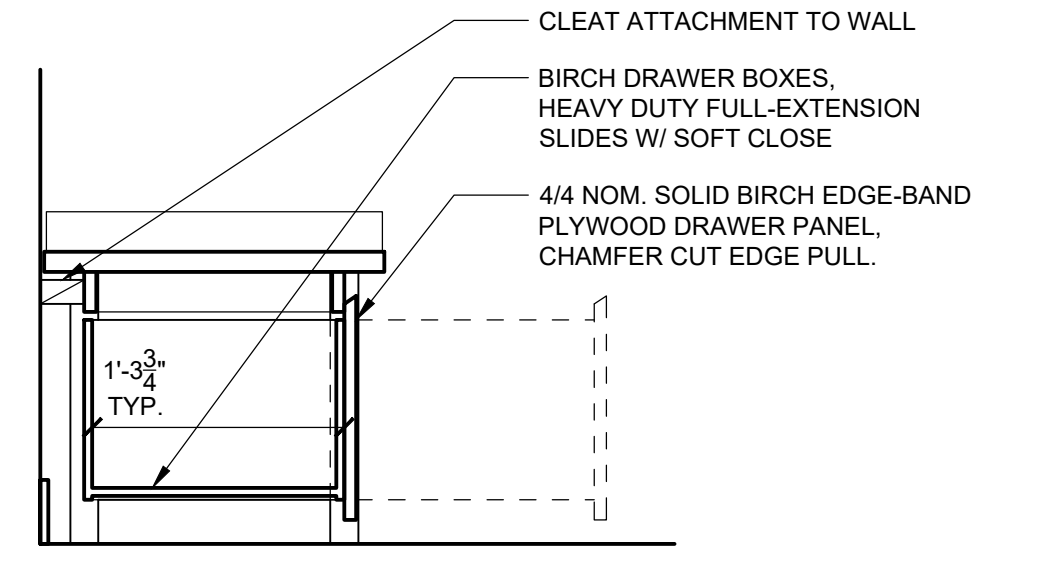
4 WALL BENCH - ELEVATION, TYP
1" = 1'-0"



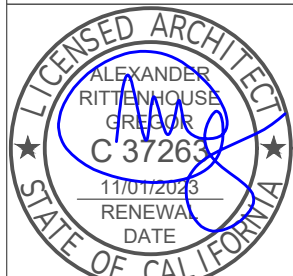
1 WINDOW BENCH - ELEVATION
1" = 1'-0"



6 WALL BENCH - SECTION / ELEVATION
1" = 1'-0"



3 WALL BENCH - LONG SECTION, TYP
1" = 1'-0"



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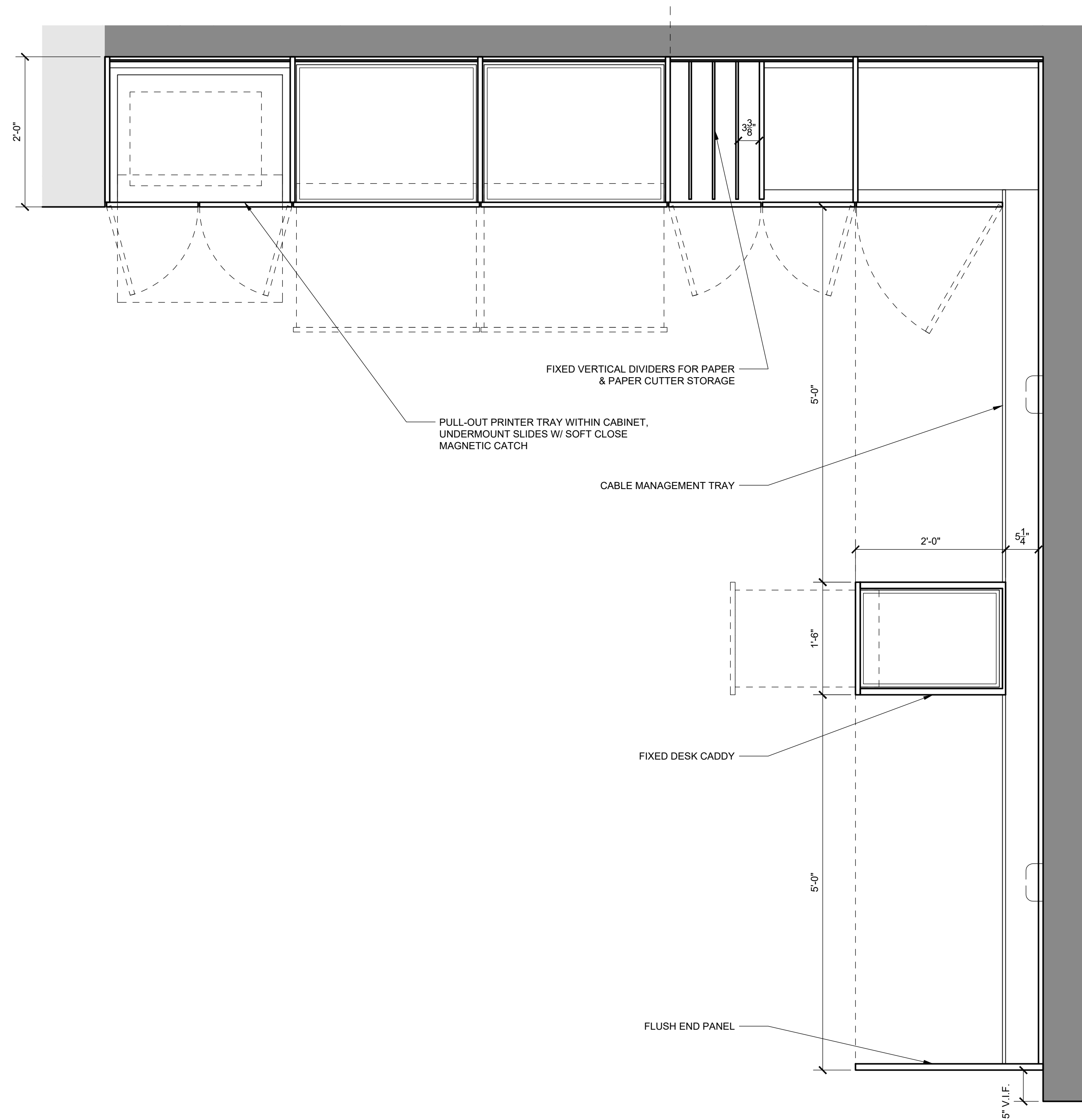
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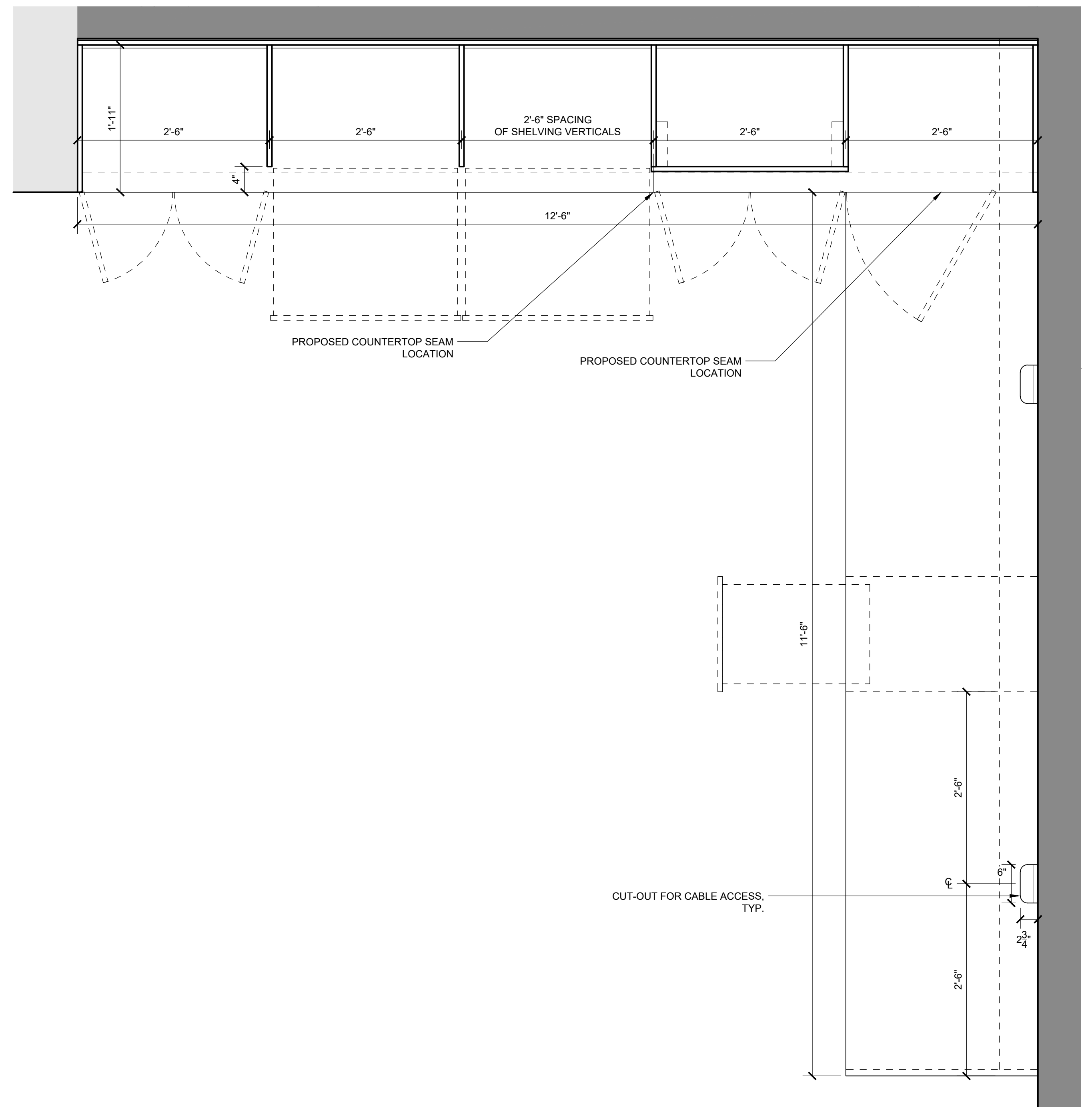
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CASEWORK I	
1" = 1'-0"	1/31/2024
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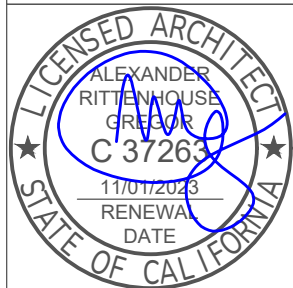
A6.5



2 STUDIO CASEWORK ENLARGED PLAN - +2'-0" AFF CUT
1" = 1'-0"



1 STUDIO CASEWORK ENLARGED PLAN - +6'-0" AFF CUT
1" = 1'-0"



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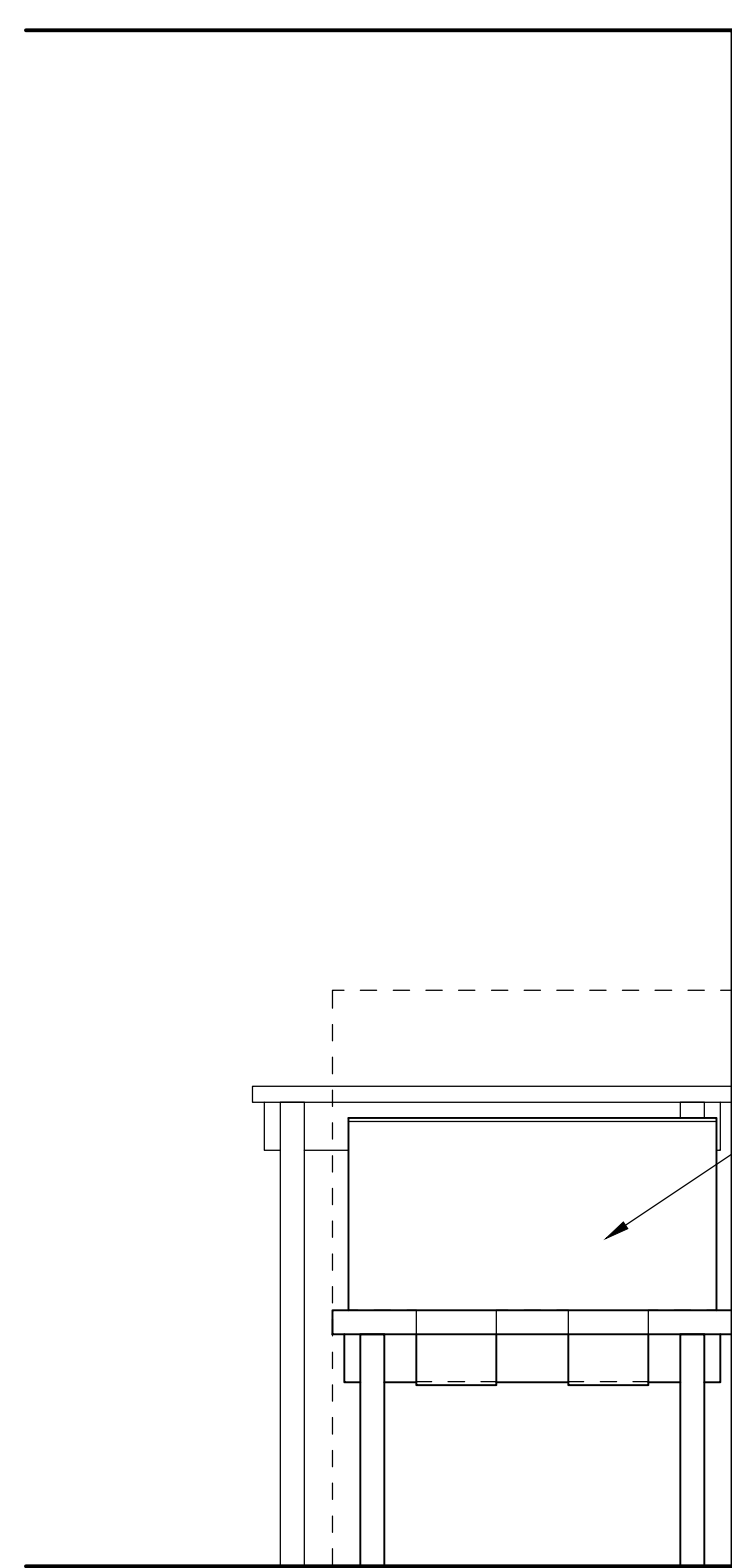
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CASEWORK II

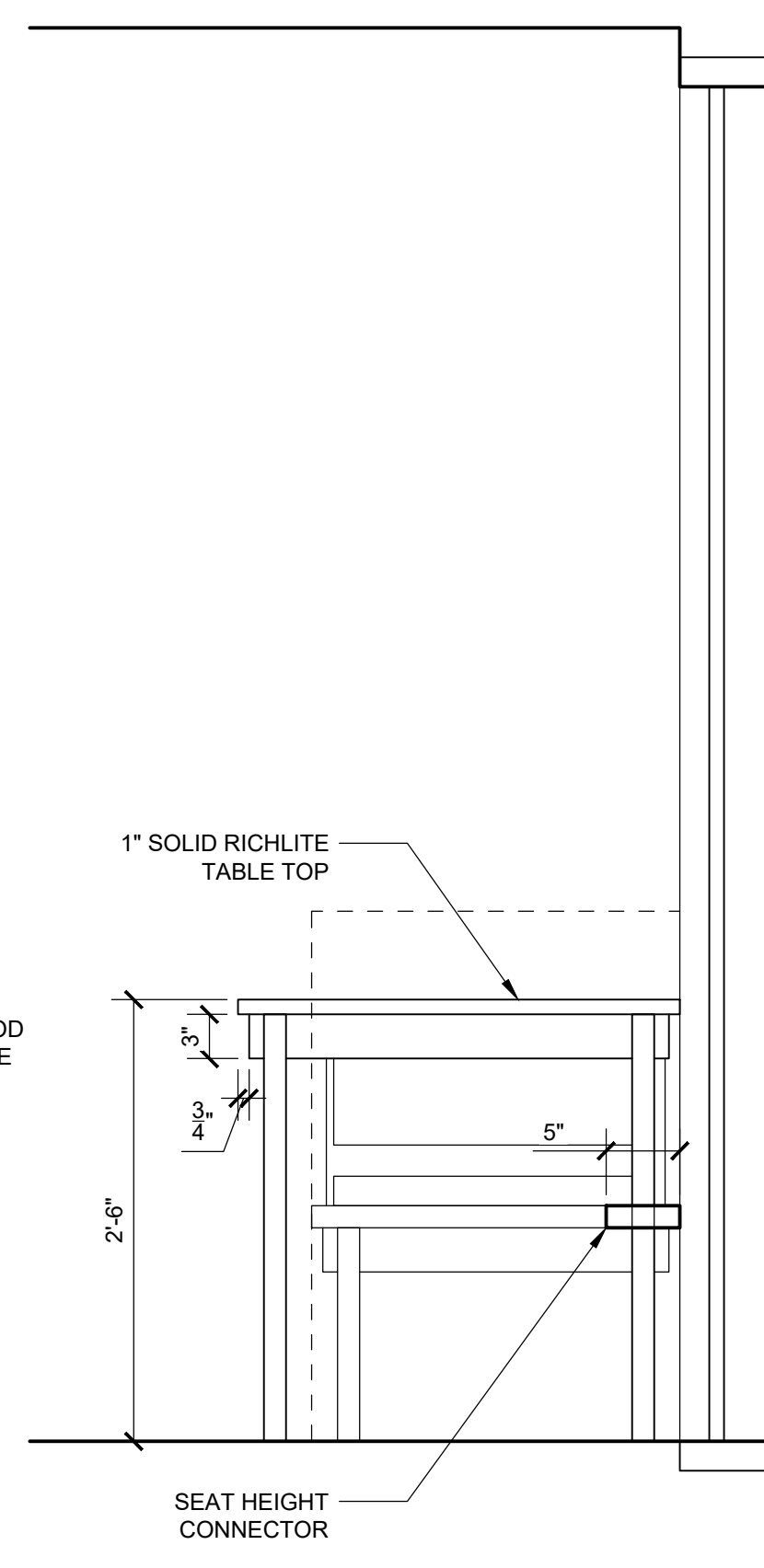
1" = 1'-0" 1/31/2024

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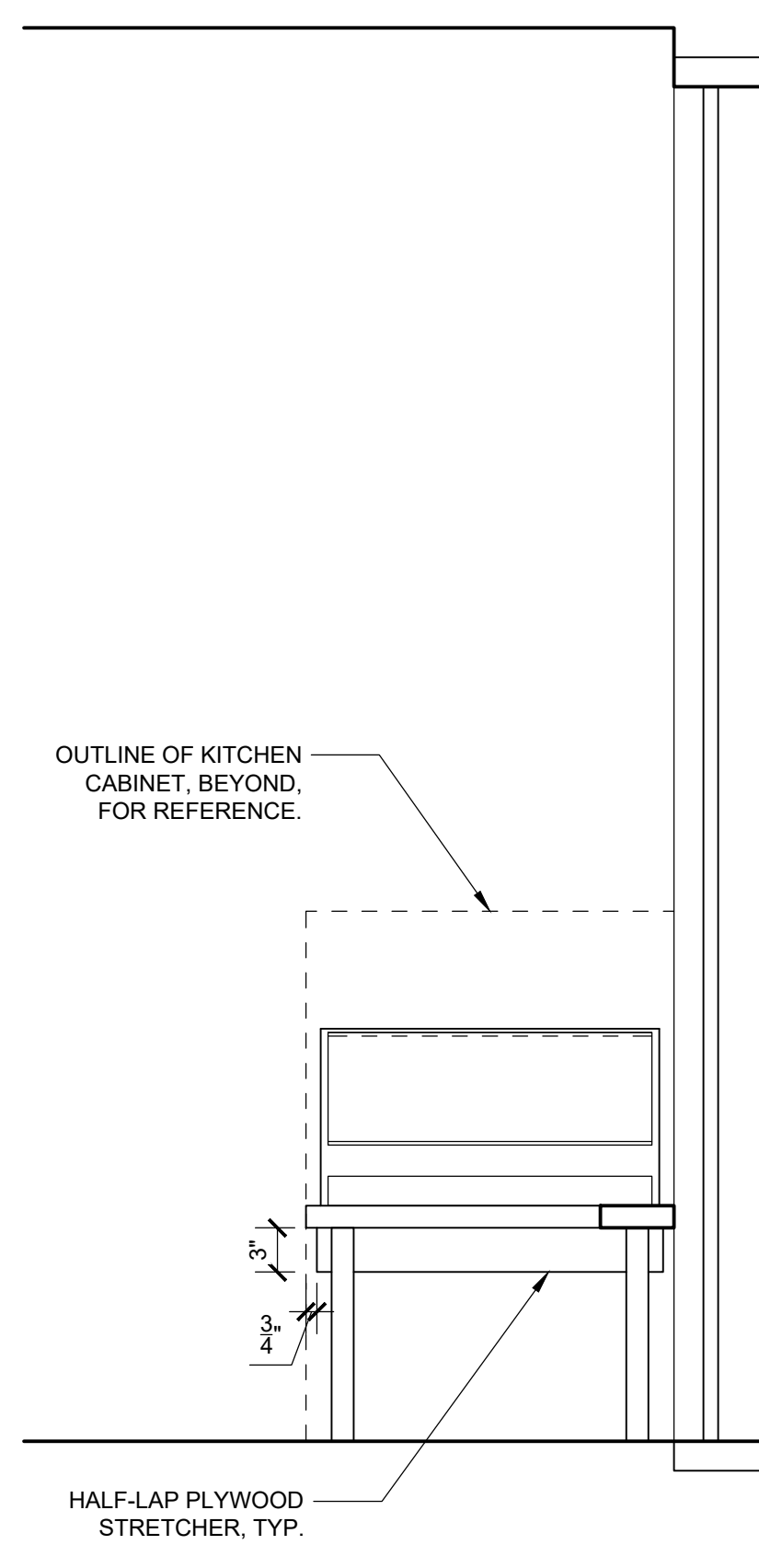
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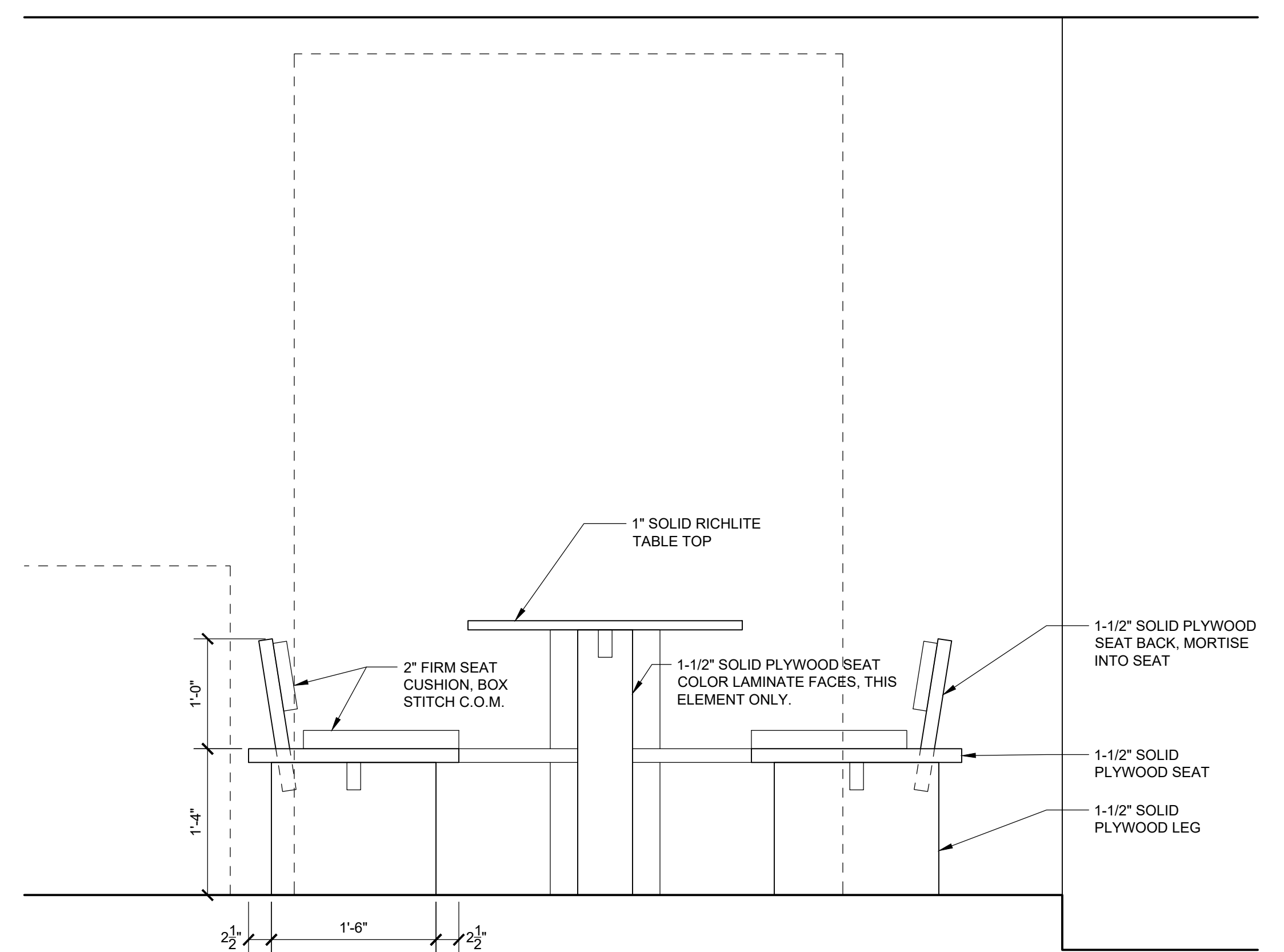
5 KITCHEN TABLE - SHORT ELEVATION
1" = 1'-0"



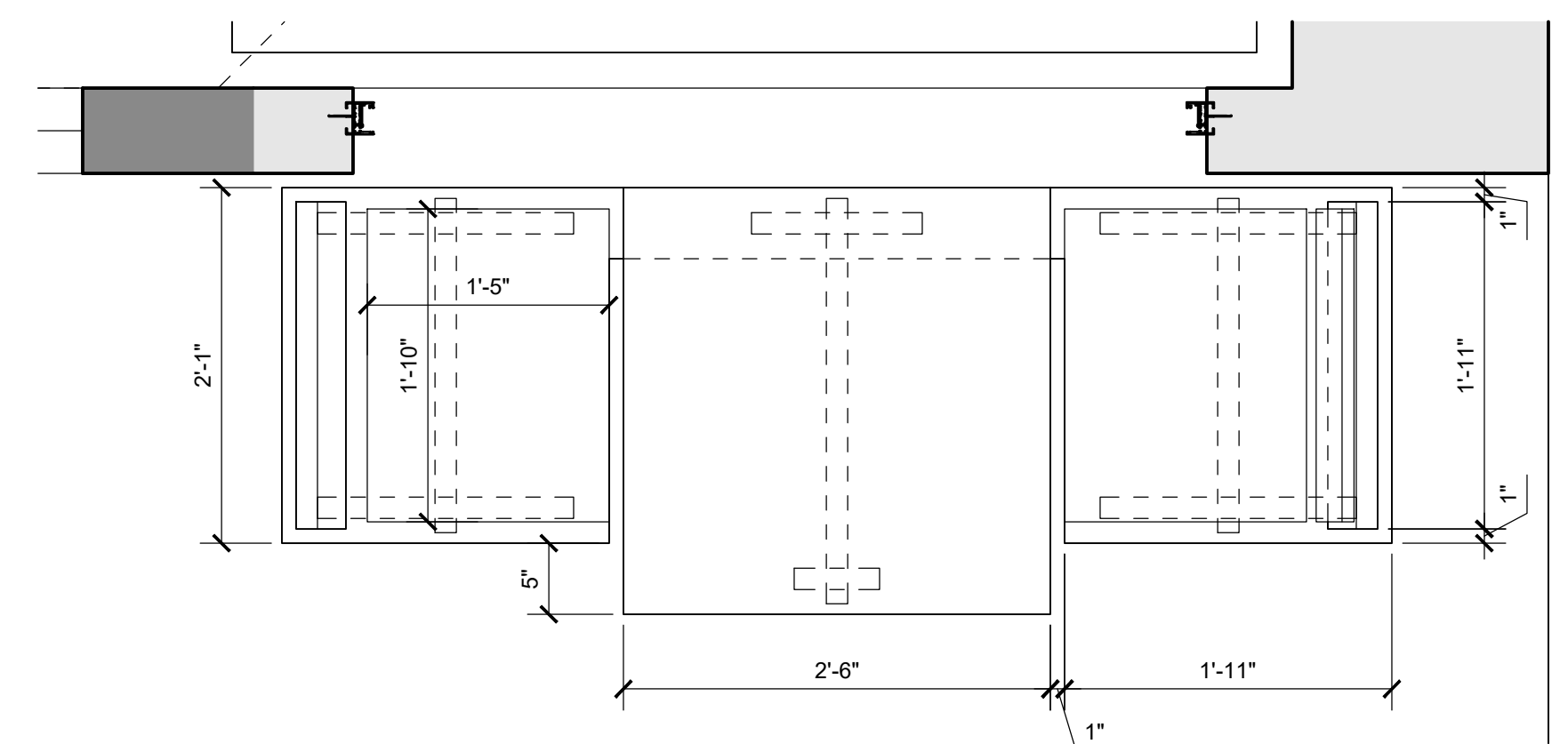
4 KITCHEN TABLE - TABLE SECTION
1" = 1'-0"



3 KITCHEN TABLE - SEAT SECTION
1" = 1'-0"



2 KITCHEN TABLE - WIDE ELEVATION
1" = 1'-0"



1 KITCHEN TABLE - PLAN
1" = 1'-0"



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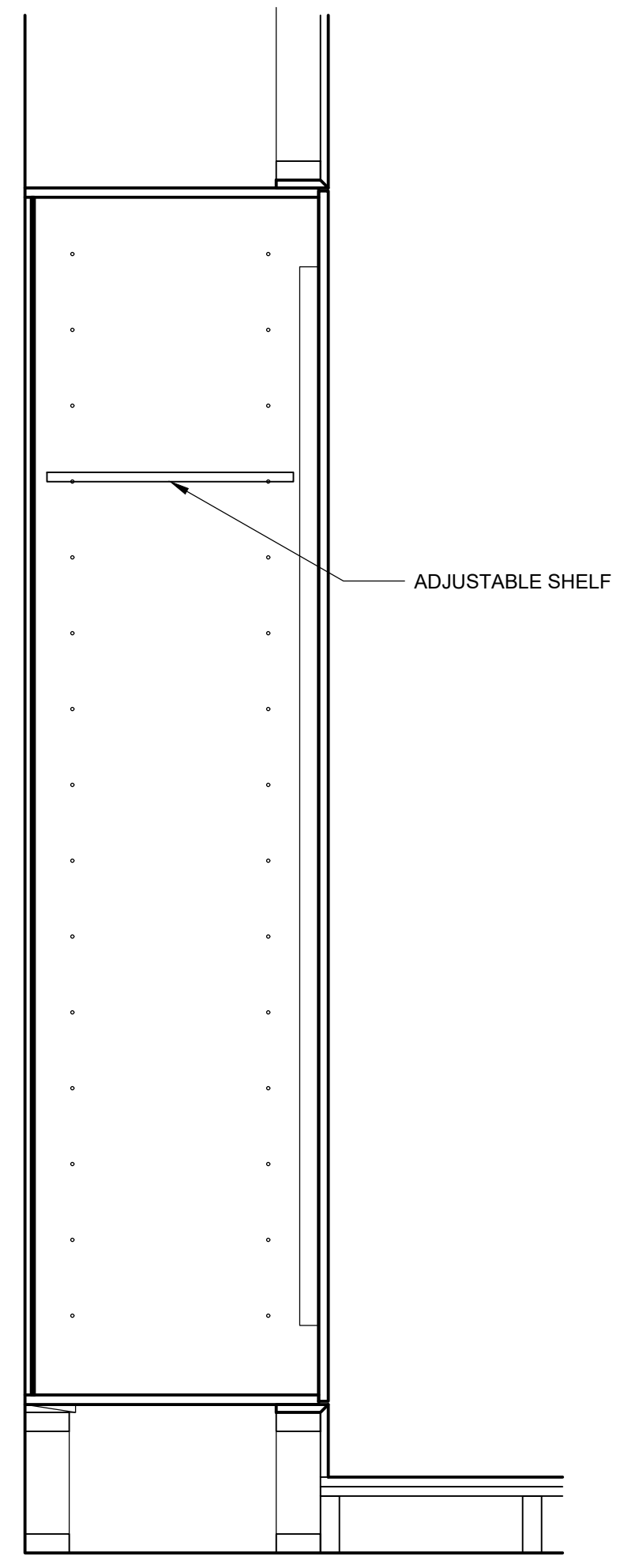
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CASEWORK IV

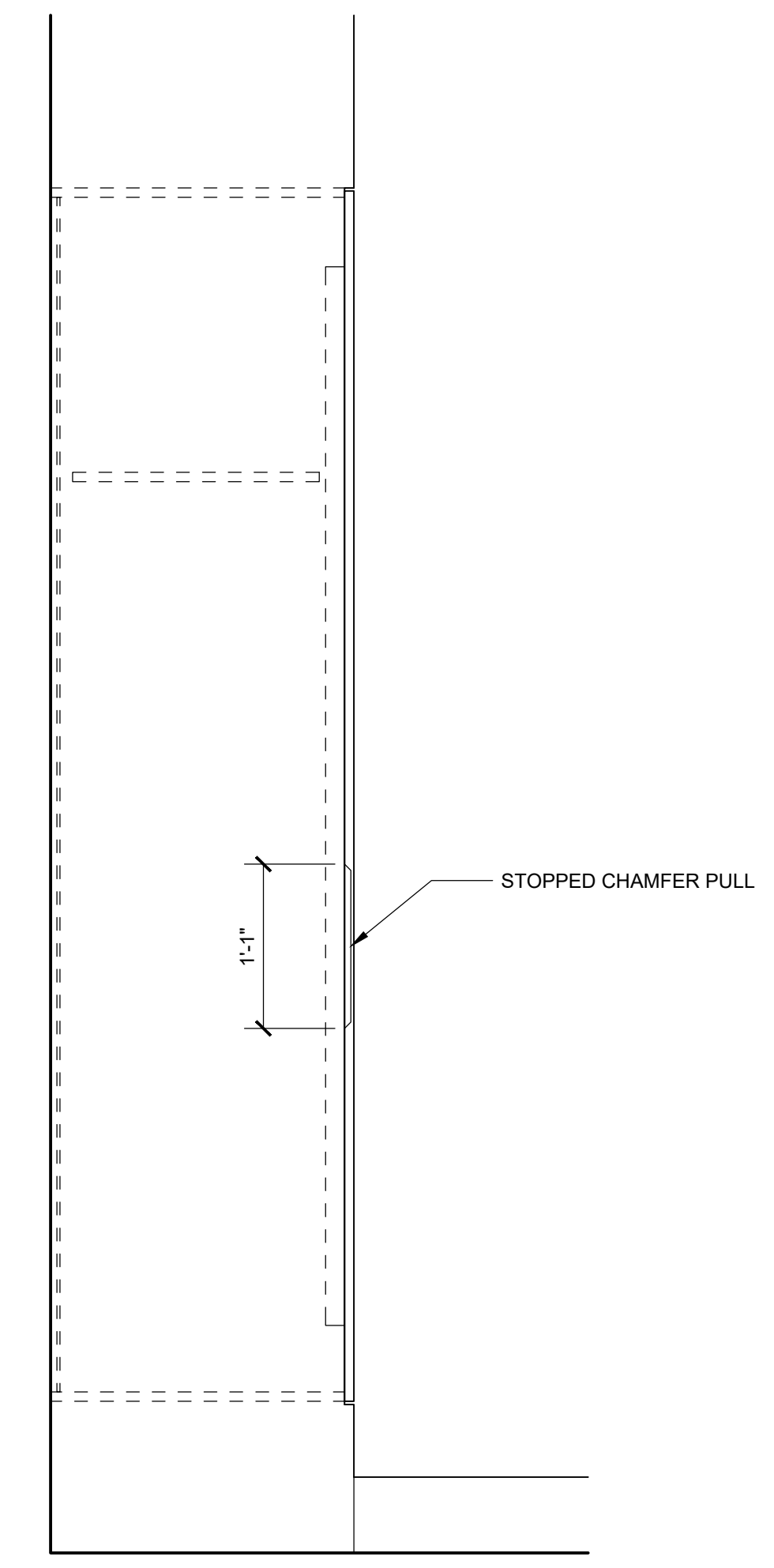
1" = 1'-0" 1/31/2024

PROJECT No. 22_09 DRAWN BY: ARG

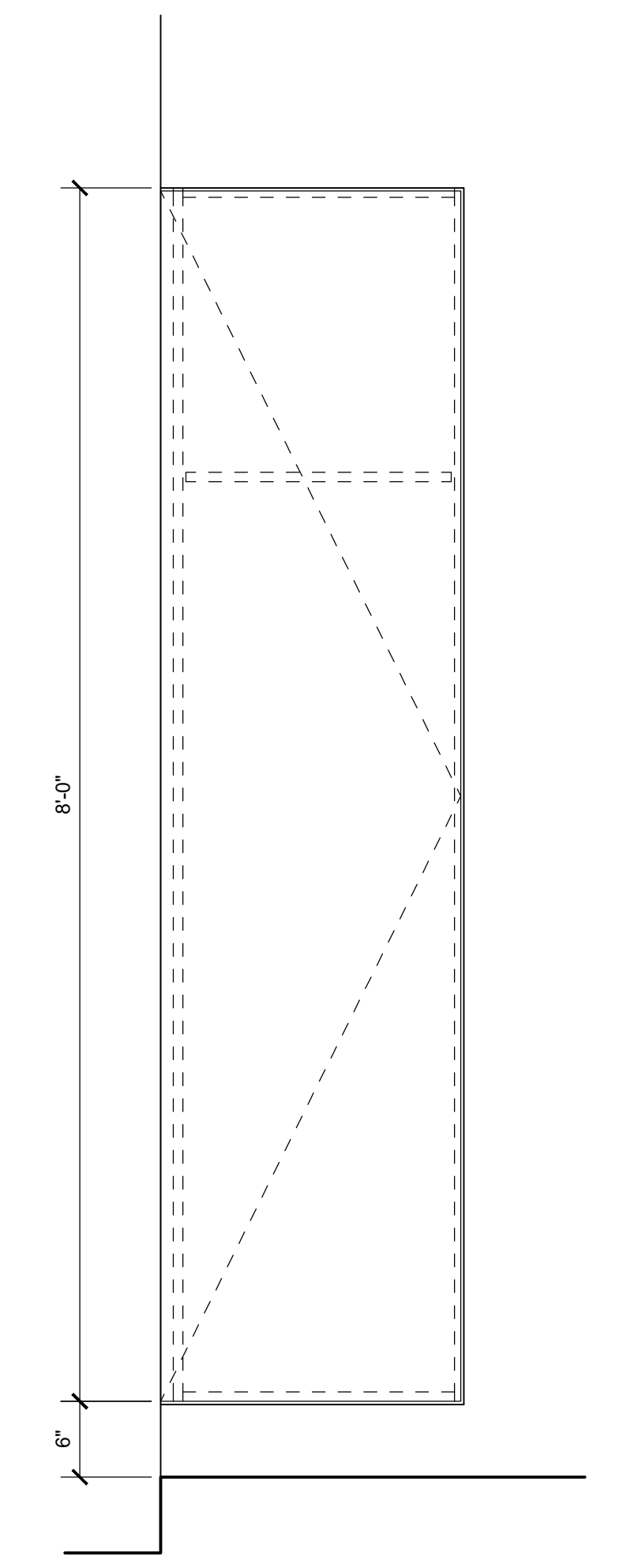
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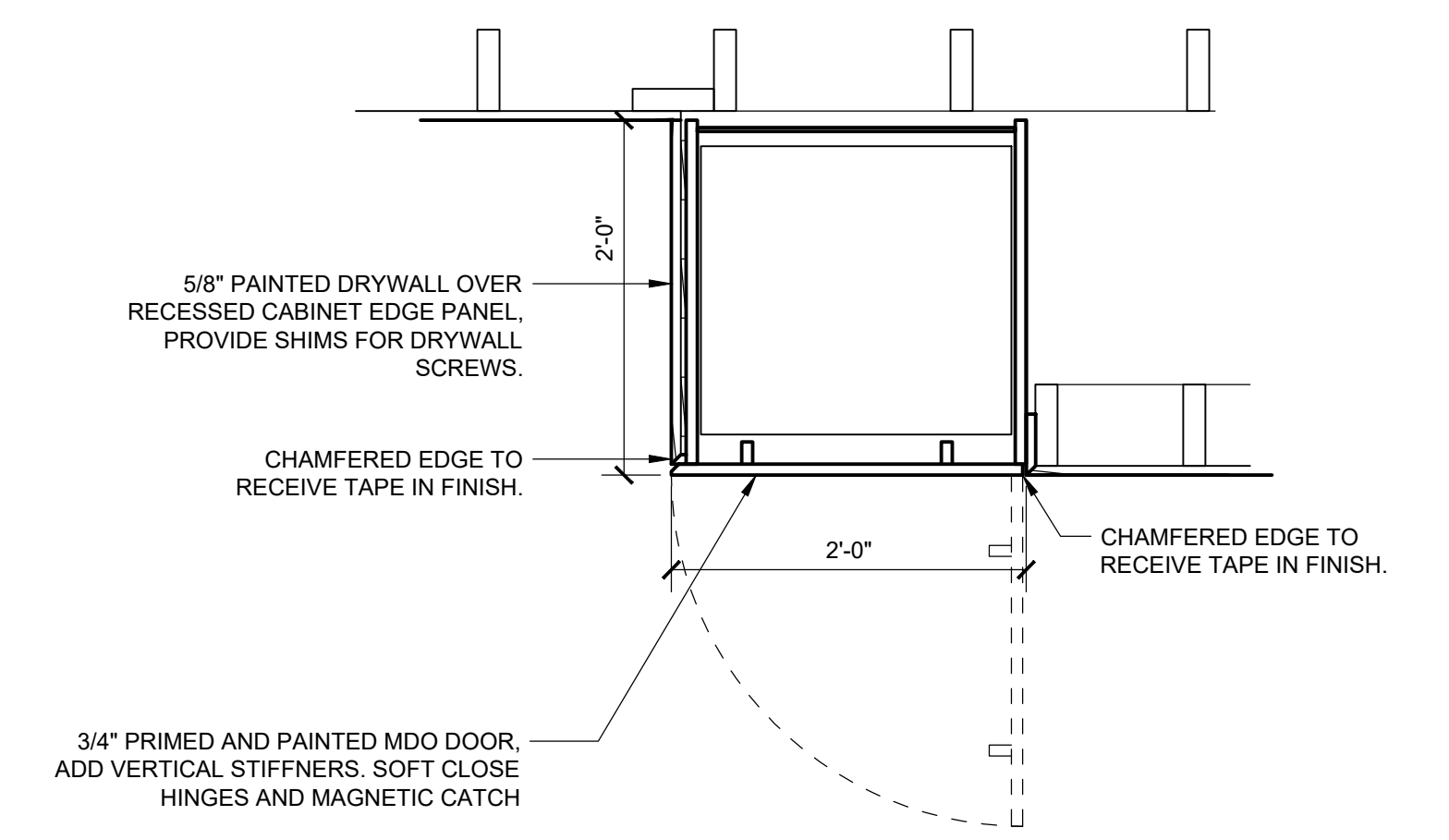
4 TAPE-IN CABINET - SECTION
1" = 1'-0"



3 TAPE-IN CABINET - SIDE ELEVATION
1" = 1'-0"



2 TAPE-IN CABINET - FRONT ELEVATION
1" = 1'-0"



1 TAPE-IN CABINET - PLAN
1" = 1'-0"



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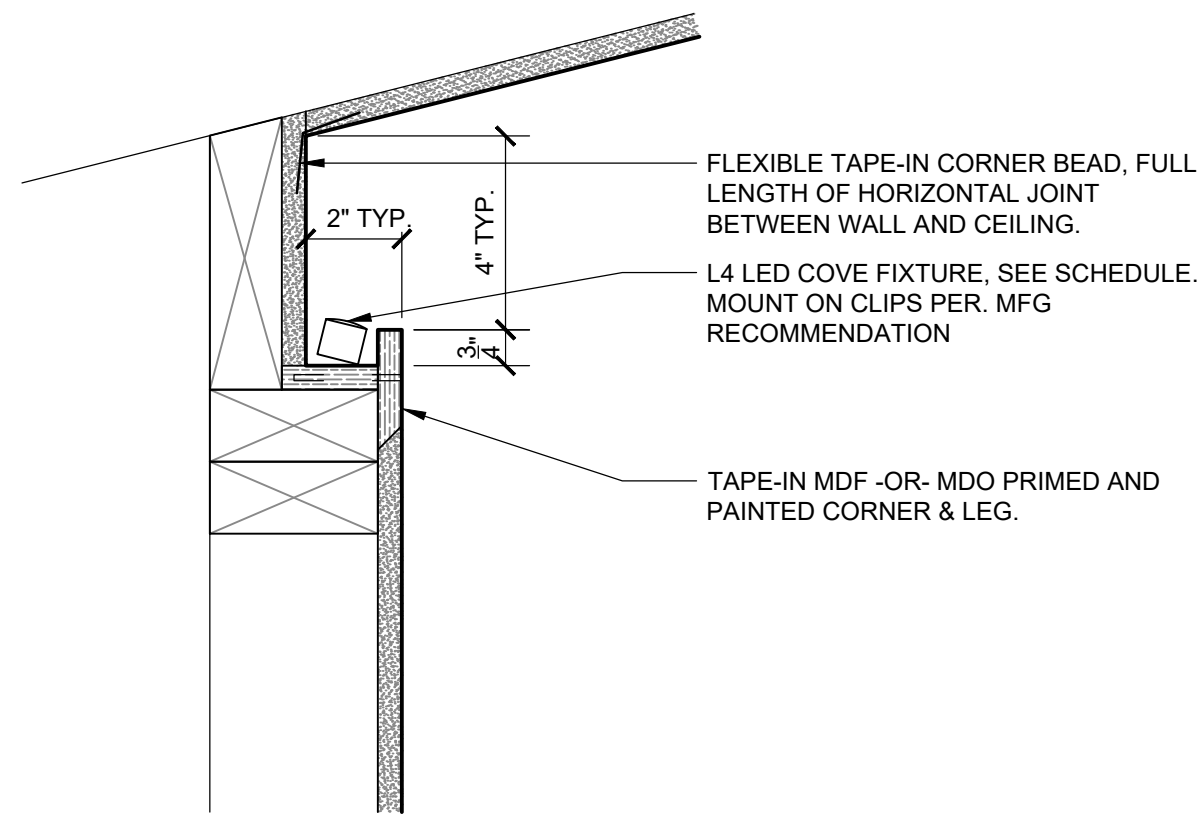
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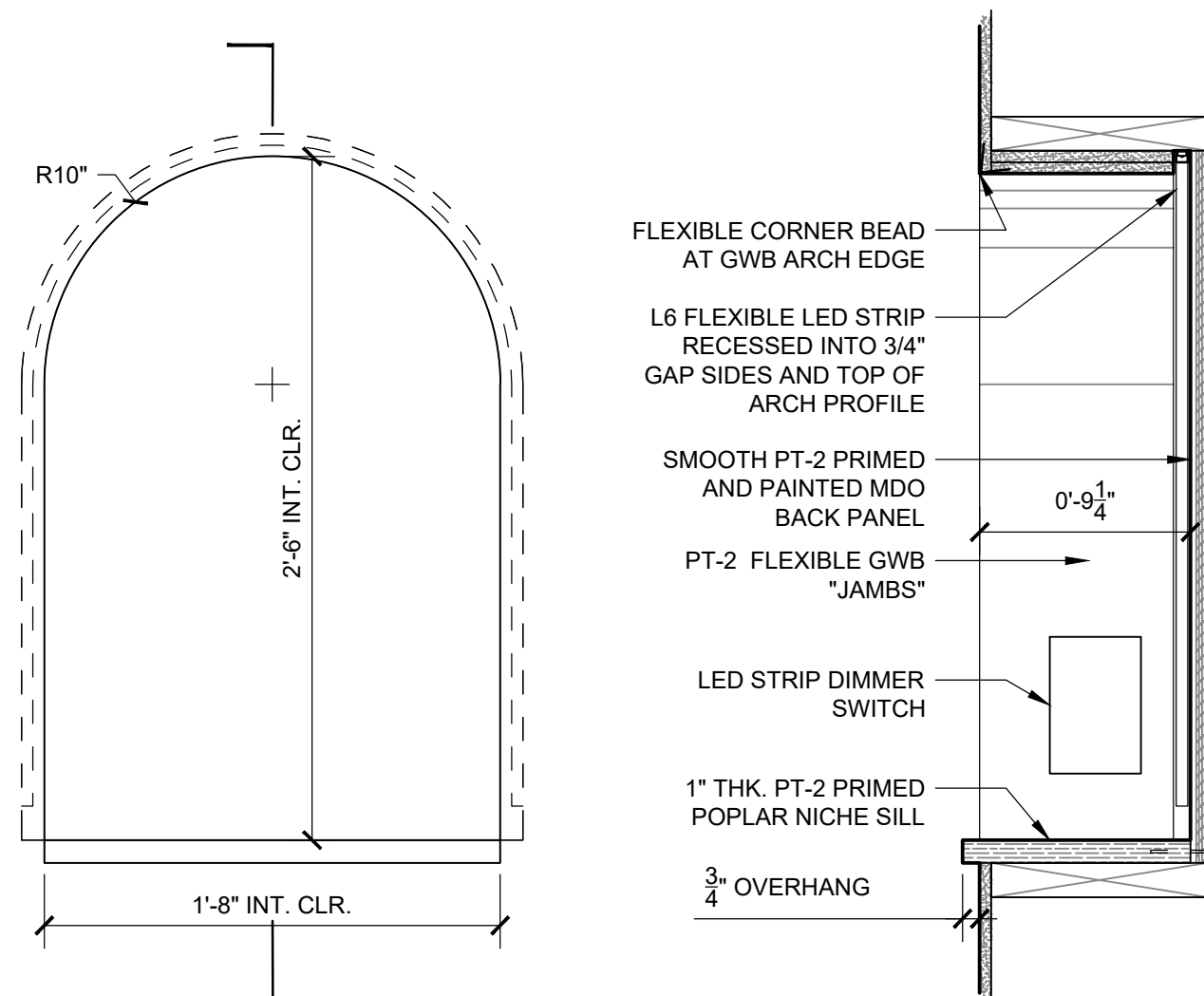
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CASEWORK V	
1" = 1'-0"	1/31/2024
PROJECT No. 22_09	DRAWN BY: ARG

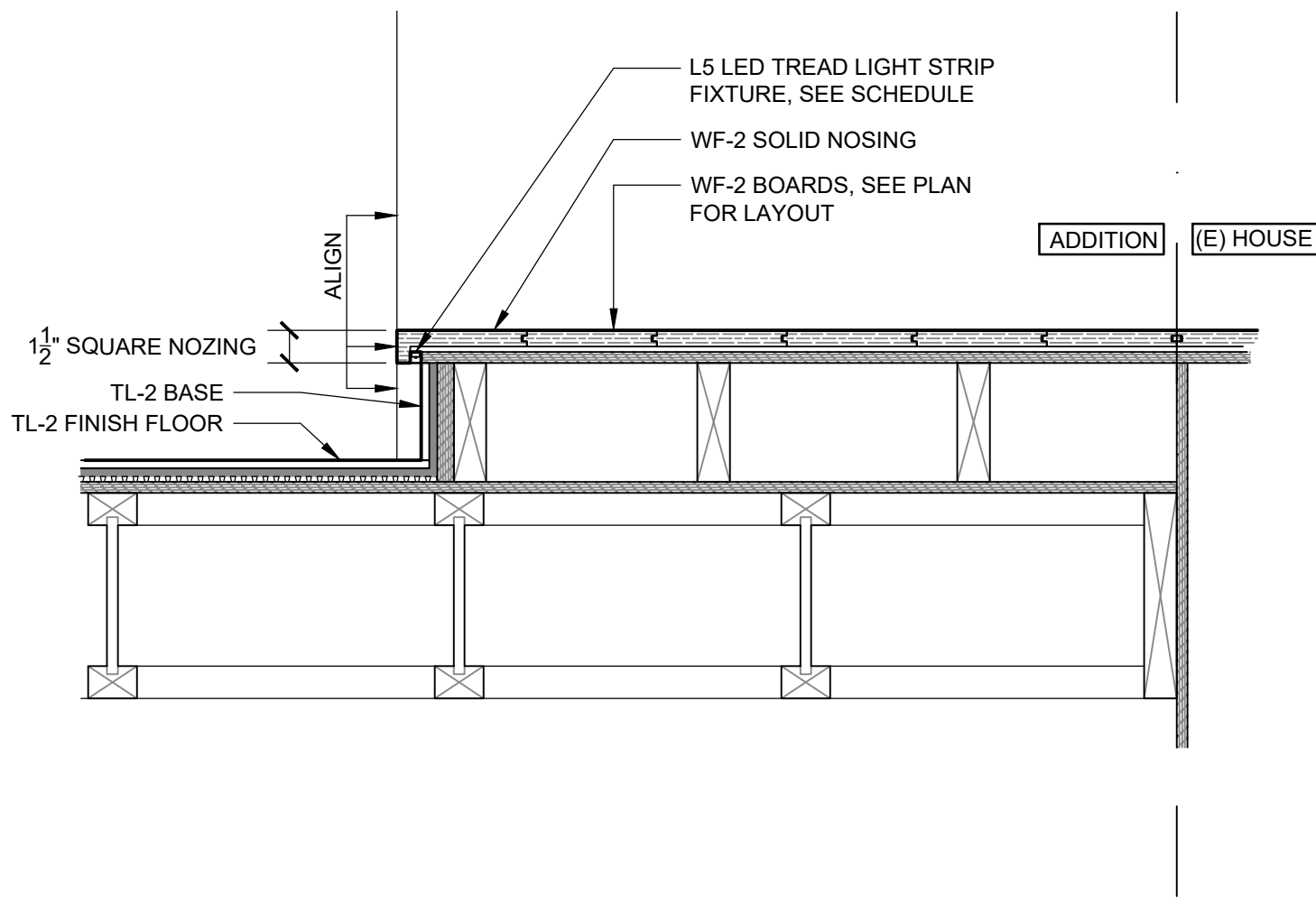
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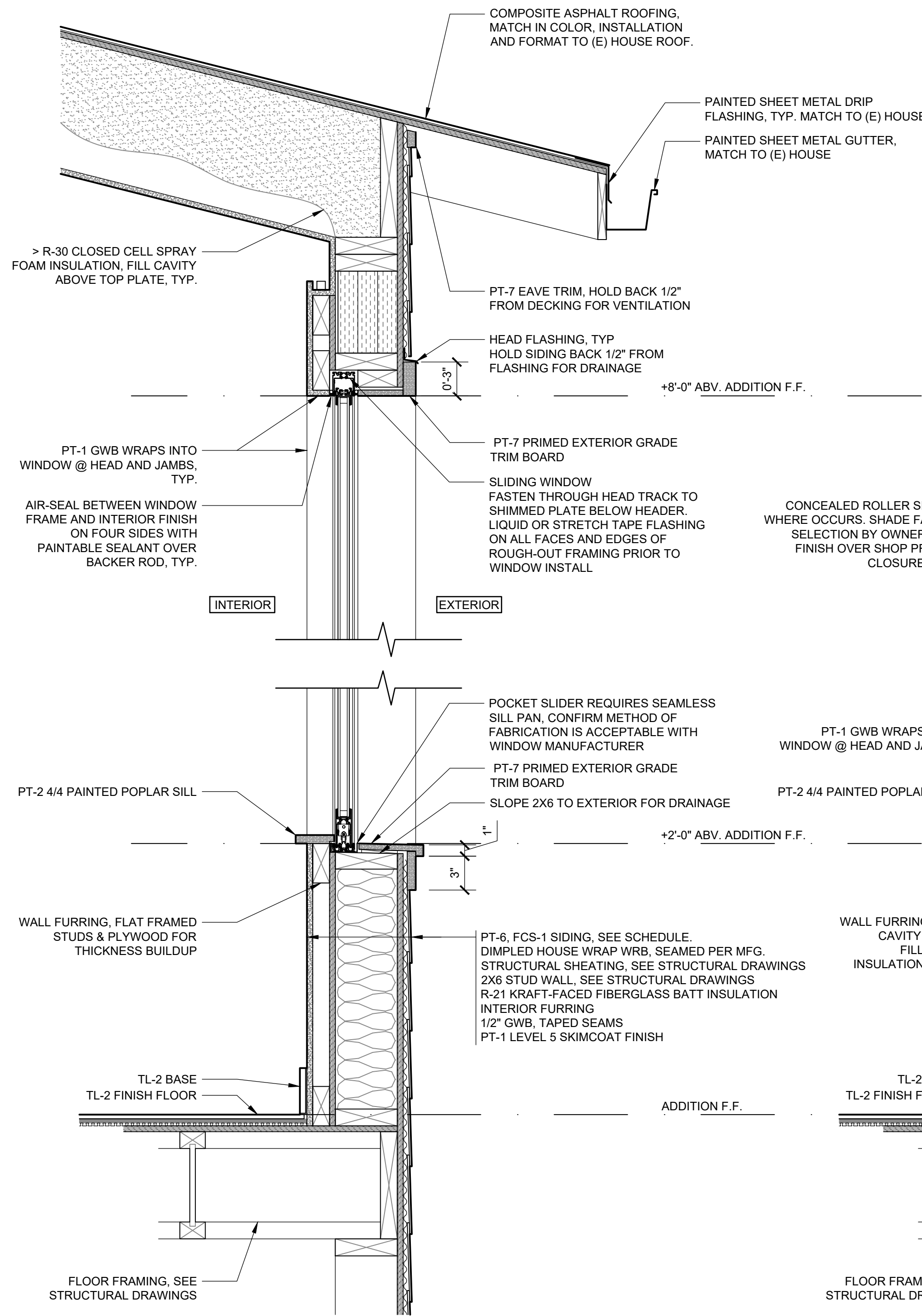
6 TYPICAL L4 LED COVE SECTION DETAIL
3" = 1'-0"



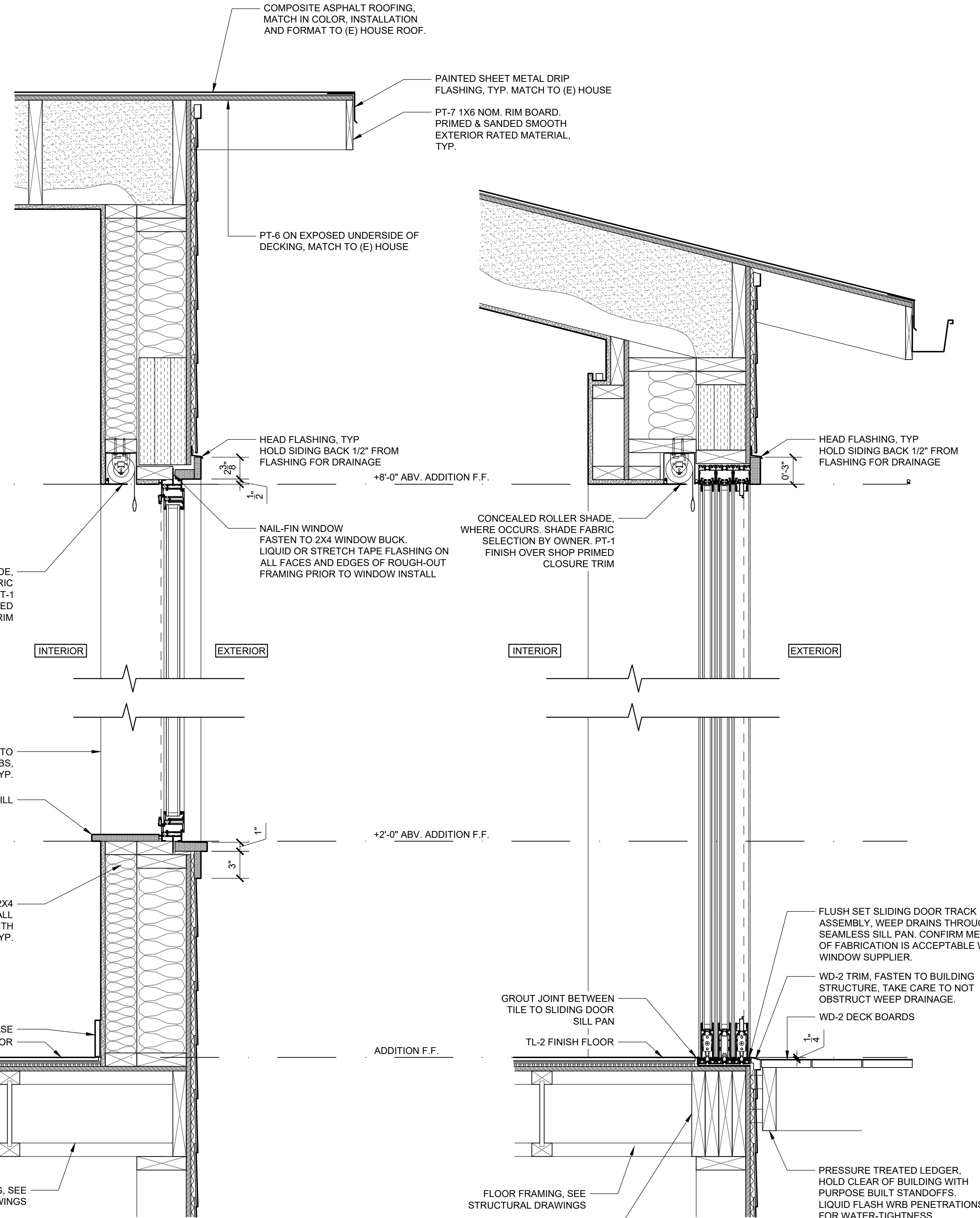
5 WALL NICHE DETAILS - ELEVATION & SECTION
1-1/2" = 1'-0"



4 SUNROOM STEP SECTION DETAIL
1-1/2" = 1'-0"

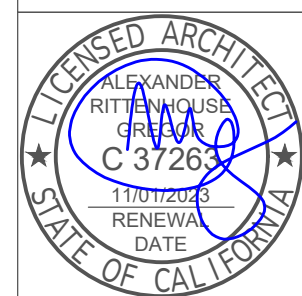


3 WALL SECTION - POCKET SLIDING WINDOW
1-1/2" = 1'-0"



2 WALL SECTION - CASEMENT & PICTURE WINDOW
1-1/2" = 1'-0"

1 WALL SECTION - PATIO DOOR
1-1/2" = 1'-0"



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SECTION DETAILS

1-1/2" = 1'-0" 1/31/2024
PROJECT No. 22_09 DRAWN BY: ARG

A8.0

WINDOW & DOOR SCHEDULE

ROOM	TAG	ITEM	TYPE	OPERATION	NOMINAL FRAME DIM. WxH	OPERABLE SASH DIM. WxH	GLAZING	U FACTOR	SHGC	EXTERIOR FINISH	INTERIOR FINISH	HARDWARE	HARDWARE FINISH	NOTES
102 KITCHEN	102.1	FLOOR-TO-CEILING FIXED-OVER-AWNING WINDOW	ALUMINUM	MOTORIZED AWNING	5'-0" x 7'-7"	5'-0" x 2'-4"	1" LOW-E IGU. TEMPERED	≤ 0.48	0.19	CLR. ANODIZED	CLR. ANODIZED	MOTORIZED, CONCEALED	STAINLESS STEEL, BRUSHED	1, 3
110 SUNROOM	110.1	SLIDING PATIO DOOR	ALUMINUM	XO SLIDER	10'-0" x 8'-0"	(2 EA.) 5'-0" x 8'-0"	1" LOW-E IGU. TEMPERED	≤ 0.35	0.22	CLR. ANODIZED	CLR. ANODIZED	ARCHETYPE NARROW	STAINLESS STEEL, BRUSHED	2, 3, 4
	110.2	CASEMENT WINDOW	ALUMINUM	LH CRANK-OUT	3'-0" x 6'-0"	3'-0" x 6'-0"	1" LOW-E IGU. TEMPERED	≤ 0.48	0.19	CLR. ANODIZED	CLR. ANODIZED	MANUAL CRANK, FOLDING	STAINLESS STEEL, BRUSHED	1, 3
	110.3	PICTURE WINDOW	ALUMINUM DIRECT-GLAZED FIXED WINDOW	FIXED	8'-0" x 6'-0"	N/A	1" LOW-E IGU. TEMPERED	≤ 0.34	0.24	CLR. ANODIZED	CLR. ANODIZED	N/A	N/A	3
	110.4	CASEMENT WINDOW	ALUMINUM	RH CRANK-OUT	3'-0" x 6'-0"	3'-0" x 6'-0"	1" LOW-E IGU. TEMPERED	≤ 0.48	0.19	CLR. ANODIZED	CLR. ANODIZED	MANUAL CRANK, FOLDING	STAINLESS STEEL, BRUSHED	1, 3
	110.5	POCKET SLIDING WINDOW	ALUMINUM	X SLIDING	3'-2" x 6'-0"	3'-2" x 6'-0"	1" LOW-E IGU. TEMPERED	≤ 0.35	0.22	CLR. ANODIZED	CLR. ANODIZED	ARCHETYPE NARROW	STAINLESS STEEL, BRUSHED	1, 4

1. PROVIDE "SEA VIEW" STAINLESS STEEL SCREEN WITHIN FRAME AT ALL OPERABLE WINDOWS
2. PROVIDE FULL SIZE SLIDING SCREEN AT SLIDING DOOR
3. PROVIDE FLUSH MOUNTED INTERIOR MANUAL ROLLER SHADE, LUTRON OR SIM.
4. PROVIDE CONTINUOUS SILL PAN BELOW WINDOW/DOOR AT THE RECOMMENDATION OF THE MANUFACTURER TO BE FLASHED IN ON ALL SIDES.

LIGHT FIXTURE SCHEDULE

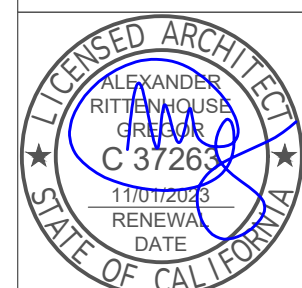
TAG	ITEM	DESCRIPTION	MANUFACTURER	MAKE & MODEL NUMBER	WATTAGE	COLOR TEMP	FINISH	NOTES
L1	RECESSED DOWNLIGHT	3" ADJUSTABLE LED DOWNLIGHT	HALO / COOPER	HLA305FL9271EMW	8.6W	2700K	WHITE	JA-8 LED
L2	DECORATIVE INTERIOR SCONCE	UP - DOWN SCONCE W/ GLASS SHADES	IN COMMON WITH	CHROMATIC GLASS UP-DOWN SCONCE, HARDWIRE	20w	2700K	TBD	
L3	EXTERIOR SCONCE	DOWN EXTERIOR SCONCE	IN COMMON WITH	PAINTED STEEL DOWN SCONCE, HARDWIRE	20w	2700K	WHITE (BONE)	
L4	COVE UP-LIGHT	LED STRIP W/ ASYMMETRICAL LENS	Q-TRAN	OP2SW-9.0-27-DRY-FT-S1-B W-CLS-WH-WL2-SST-WH-	9W / FT	2700K	WHITE	JA-8 LED
L5	TREAD LIGHT	LOW PROFILE LED STRIP	Q-TRAN	TH1SW-3.0-27-DRY-STD-DF-S1-BW-CLS-WH-CL2-SST-ST-	3W / FT	2700K	WHITE	JA-8 LED
L6	NICHE COVE	FLEXIBLE LED STRIP	Q-TRAN	NEXUS-SW-WSC-DRY-27-1.0-ENC/TL-S1-BW-N/A-WH-	1W / FT	2700K	WHITE	JA-8 LED
CF	CEILING FAN	NON-ILLUMINATED AIRFOIL CEILING FAN	BIG-ASS FANS	MK-HK4-042406A259F259G10 I20		-	WHITE	

FINISH MATERIAL SCHEDULE

TAG	ITEM	DESCRIPTION	MANUFACTURER	STYLE	COLOR / FINISH	DMENSION	INSTALLATION	NOTES
TL-1 (E)	KITCHEN FLOOR TILE - EXISTING	STONE-EFFECT FLOOR TILE, RECTANGULAR, ASHLAR PATTERN	-UNKONWN-	- UNKNOWN -	GRAY SLATE EFFECT	12X24	ASHLAR SET	
TL-2	SUNROOM FLOOR TILE	STONE-EFFECT FLOOR TILE, SQUARE, GRID PATTERN	LEA CERAMICHE	BASALTINA NATURALE 24X24 RECTIFIED	"NATURALE"	24"x24" 11mm THK.	SQUARE SET, QUARTER TURN, SEE FLOOR PLAN FOR JOINT ALIGNMENTS. INSTALL OVER DE-COUPLING MAT DITRA OR SIM. TO DISCOURAGE CRACKING.	4" HIGH TL-2 BASE AT TL-2 FLOOR PERIMETER, TYP.
FL-1 (E)	WIDE PLANK OAK FLOOR - EXISTING	ENGINEERED T&G OAK FLOORING		MEDIUM WHITE PRE-FINISH, LIGHT WIRE BRUSH, MICRO V-GROOVE JOINTS	50% WHITE	7.5" WIDTHS, V.I.F.		
FL-2	WIDE PLANK OAK FLOOR	ENGINEERED T&G OAK FLOORING		SEEK AS CLOSE A MATCH AS POSSIBLE TO FL-1	50% WHITE	7.5" WIDTHS, V.I.F.	ADHESIVE AND CONCEALED FASTENING TO SUBFLOOR, TIGHT JOINTS.	NOTE SOLID NOSING AT ELEVATION CHANGE BETWEEN STUDIO AND SUNROOM
WD-1	SOLID BIRCH	SOLID KILN DRIED BIRCH LUMBER FOR FURNITURE		SELECT CLEAR, QUARTERED BIRCH, S4S, SANDED SMOOTH	BONA TRAFFIC HD	6/4 STOCK	CONCEALED FASTENING W/ DOMINOS, TYP.	
WD-2	SOLID IPE	SOLID IPE DECKING FOR EXTERIOR		SELECT CLEAR, PLAIN SAWN IPE, S4S, SANDED SMOOTH	EXTERIOR DECK OIL	1X6 NOMINAL	HIDDEN FASTENING PER MFG. -OR- CAPPED TRI- HEAD DECK SCREWS	
WD-3	BIRCH PLYWOOD	MARINE GRADE "BALTIC BIRCH" VENEER-CORE PLYWOOD		B/BB GRADE: NO KNOTS, PATCHES OR DEFECTS ON PRESENTATION SURFACE.	BONA TRAFFIC HD	3/4 & 1-1/2 PANEL	CONCEALED FASTENING W/ DOMINOS, TYP.	
PL-1	LAMINATE FACE BIRCH PLYWD.	HIGH PRESSURE LAMINATE OVER BIRCH PLY CORE, EXPOSED CORE ON EDGES	FORMICA	1485-58 MATTE FINISH HPL BB/BB GRADE CORE	CHROME YELLOW	3/4 PANEL		
GWB	GYPSTUM WALL BOARD	1/2" PAPER FACED GYPSTUM BOARD	USG			1/2" THK.	LEVEL 5 SMOOTH, TAPED AND SKIMCOAT FINISH, TYP.	
FCS-1	FIBER CEMENT SIDING	PAINTED SMOOTH PLANK LAP SIDING	JAMES HARDIE	HARDIE PLANK - SMOOTH	PRIMED	8.25" x 144" x 0.312" 7" EXPOSURE, TYP.	MATCH BUILDING TYPICAL SIDING IN SIZE, SPACING, FASTENING AND FINISH	
PT-1	INTERIOR WALL PAINT	WHITE PAINT, MATTE FINISH	SHERWIN WILLIAMS		TBD			
PT-2	INTERIOR CEILING PAINT	WHITE PAINT, MATTE FINISH	SHERWIN WILLIAMS		TBD			
PT-3	INTERIOR TRIM PAINT	WHITE PAINT, EGGSHELL FINISH	SHERWIN WILLIAMS		TBD			
PT-4	- NOT USED -							
PT-5	- NOT USED -							
PT-6	EXTERIOR SIDING PAINT	GRAY PAINT, EGGSHELL FINISH	SHERWIN WILLIAMS		SW6277 SPECIAL GRAY			
PT-7	EXTERIOR TRIM PAINT	WHITE PAINT, EGGSHELL FINISH	SHERWIN WILLIAMS		SW6203 SPARE WHITE			

MATERIAL NOTES

1. POSTCONSUMER OR PRECONSUMER RECYCLED CONTENT VALUE MATERIALS ARE TO BE USED ON THE PROJECT, NOT LESS THAN A 10 PERCENT RECYCLED CONTENT VALUE. CGBC A4.405.3
2. ALL FINISH MATERIALS, INCLUDING BUT NOT LIMITED TO: RESILIENT FLOORING, CARPET, PATRICLEBOARD, MDF, PLYWOOD, PAINTS, STAINS AND OTHER COATINGS, ADHESIVES, SEALANTS AND CAULKS, AS CALLED OUT IN CALIFORNIA GREEN BUILDING CODE CH4.5 ENVIRONMENTAL QUALITY, SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS AS SET BY CALIFORNIA GREEN BUILDING CODE CH4 504.2.1 - 3
3. DOCUMENTATION FOR MATERIALS SHALL BE SUBMITTED PRIOR TO THE PURCHASE AND/OR INSTALLATION OF SUCH MATERIALS FOR RECORD AND REVIEW. CGBC 4.504.2.4
4. AEROSOL PAINTS AND COATINGS SHALL ADDITIONALLY BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. CGBC 4.504.2.3
5. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. CGBG 4.504.4
6. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISHING SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. CGBC 4.504.5
7. INSTALL VOC COMPLIANT RESILIENT FLOORING SYSTEMS. 90% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS ESTABLISHED IN CGBC A4.504.2
8. THERMAL INSULATION INSTALLED IN THE BUILDING SHALL BE IN COMPLIANCE WITH VOC LIMITS. CGBC A4.504.3



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OWNER /
 CLIENT

No.	ISSUANCE	DATE
-	DESIGN REVIEW	3/14/24
-	DESIGN REVIEW Revision 1	4/19/24

SCHEDULES

1/2" = 1'-0" 1/31/2024
 PROJECT No. 22_09 DRAWN BY: ARG

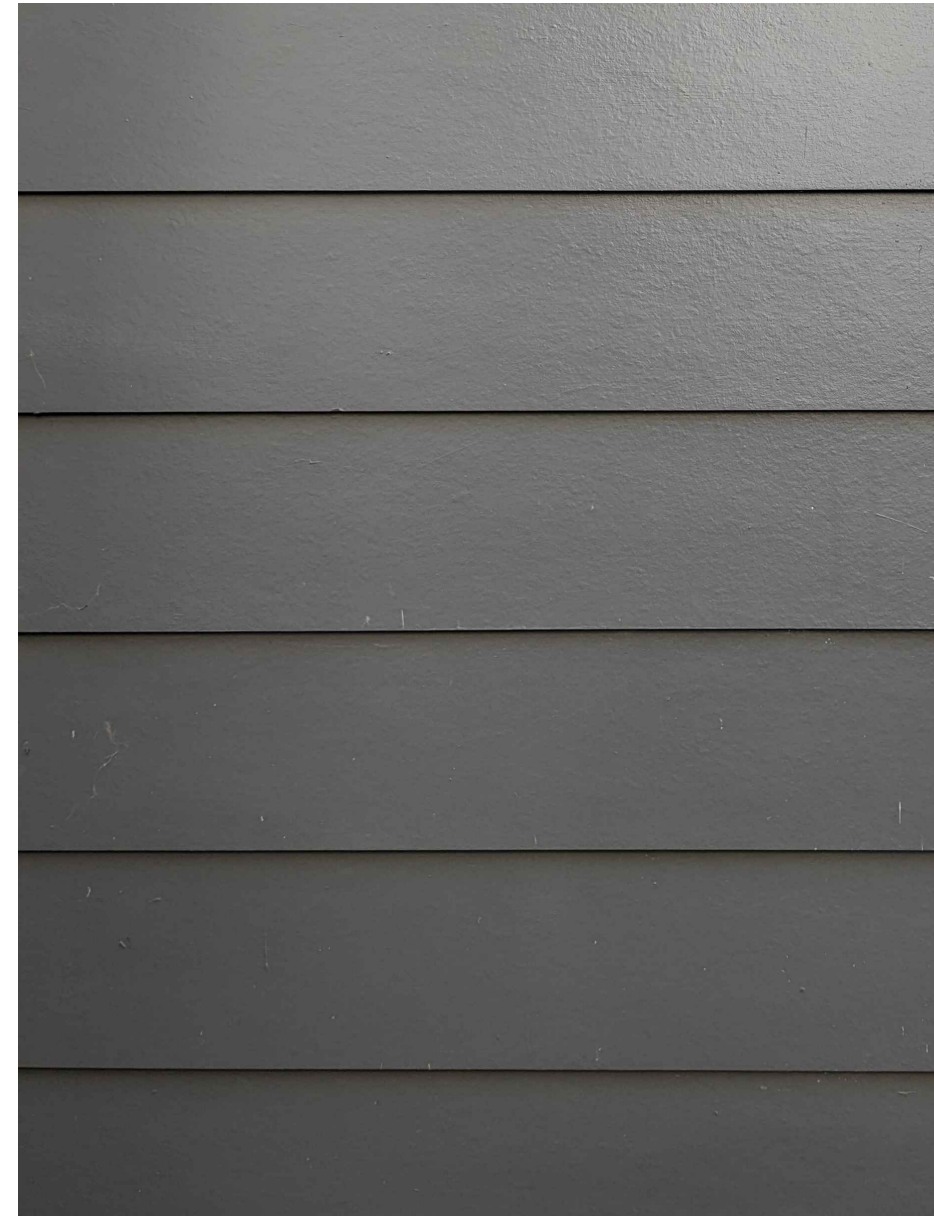
A9.0



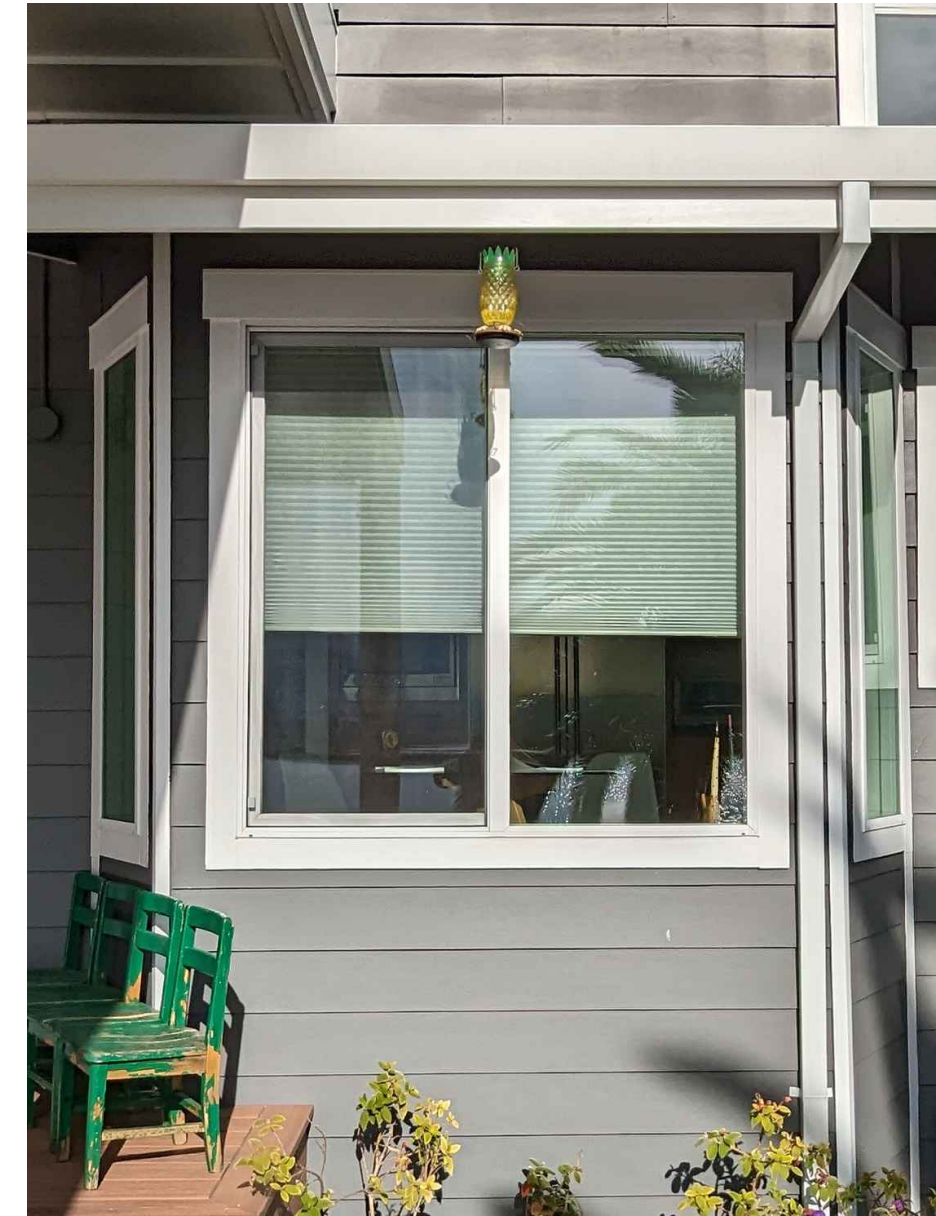
WD-2 IPE DECKING



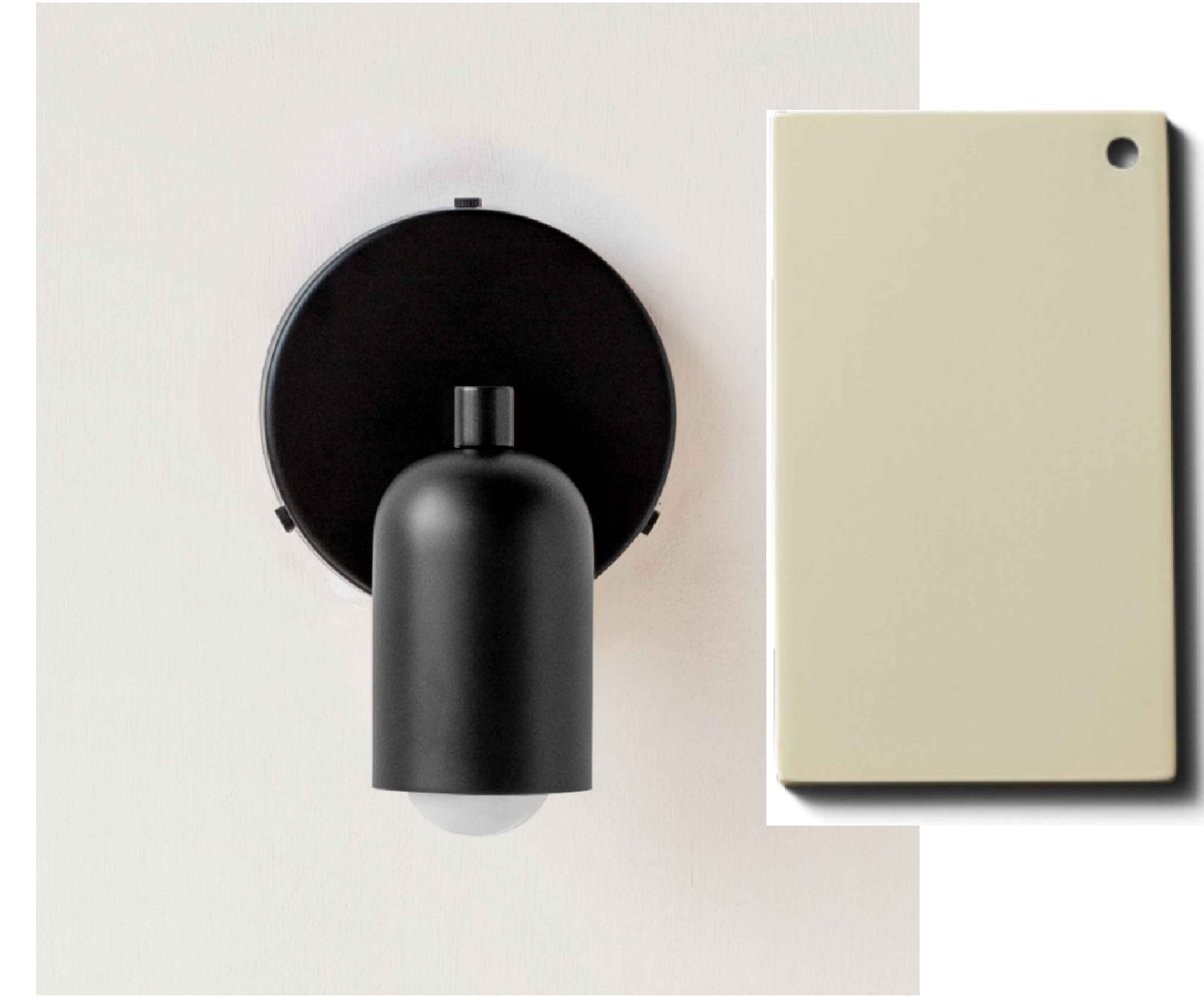
ANODIZED ALUM. WINDOW FRAMES,
TYP OF ALL NEW WINDOWS



PT-6 FCS-1 GRAY PAINTED FIBER
CEMENT SIDING
SHERWIN WILLIAMS SW6277
SPECIAL GRAY



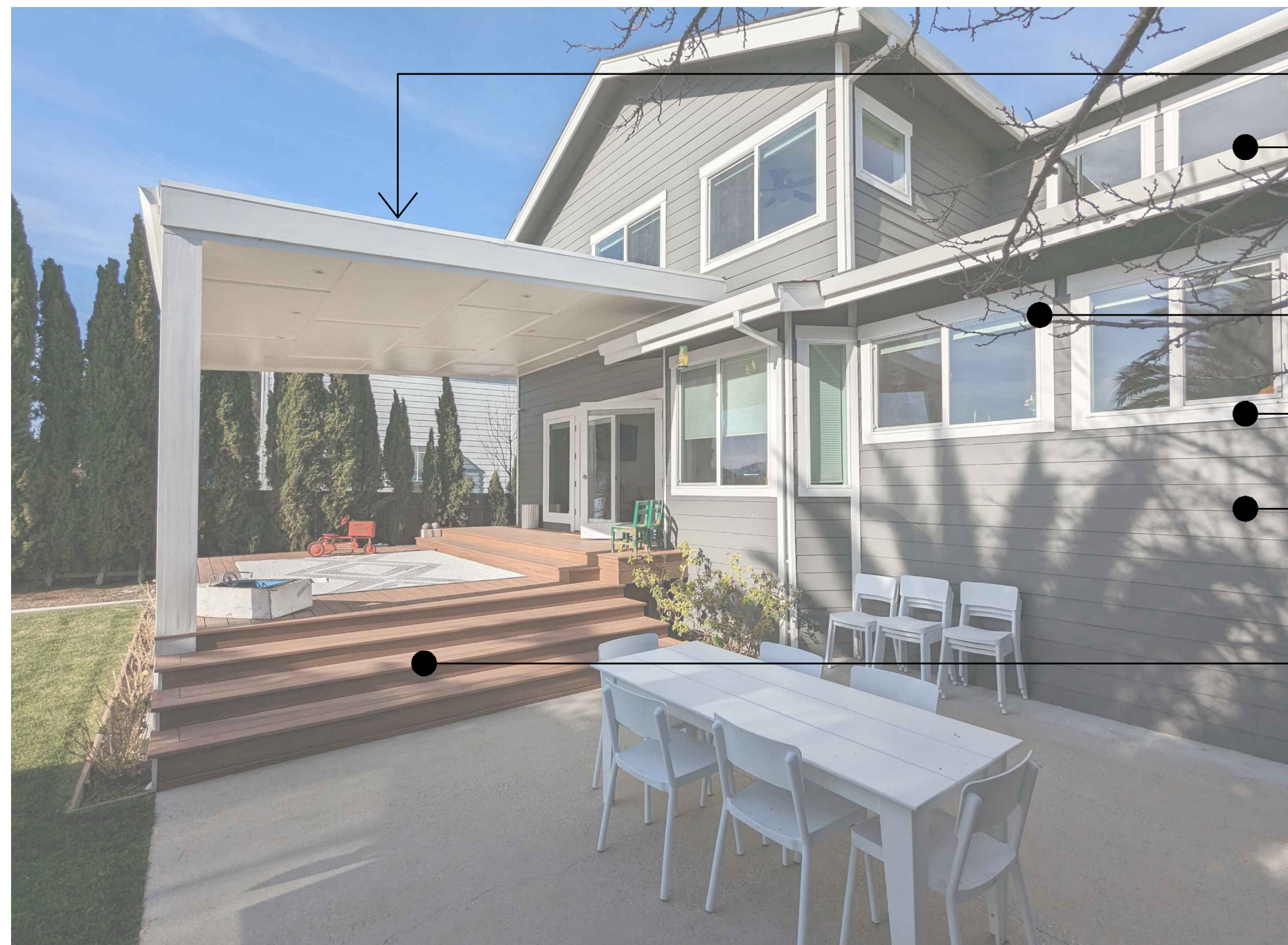
PT-7 WHITE PAINTED TRIM
SHERWIN WILLIAMS SW6203
SPARE WHITE



L3 EXTERIOR SCNCE - "BONE" WHITE FINISH
7 1/2" TALL x 4 7/8" WIDTH

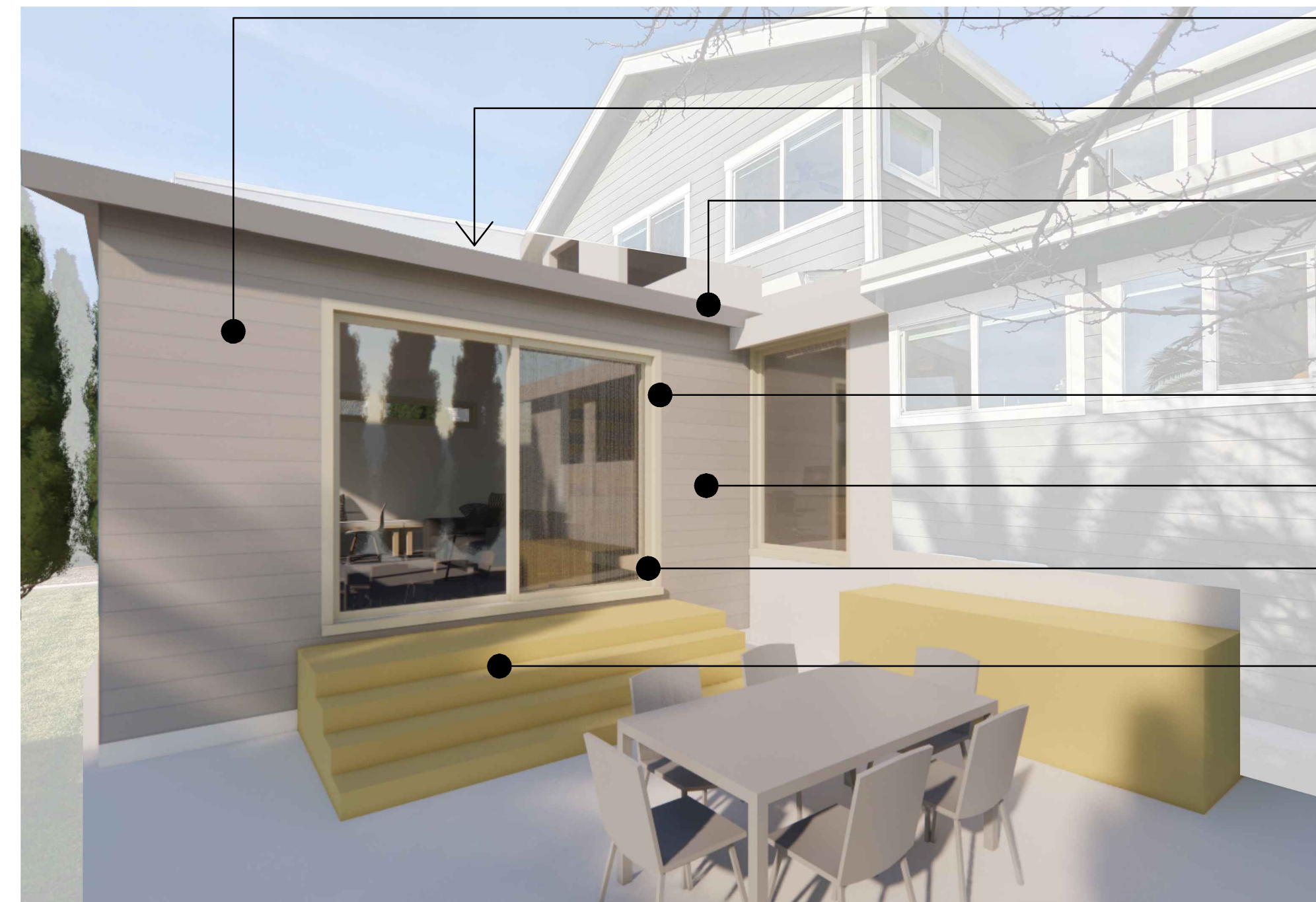
EXTERIOR MATERIAL - REFERENCE IMAGES

EXTERIOR LIGHTING - SCNCES



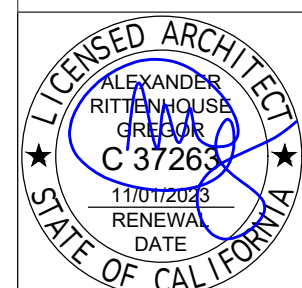
PHOTOGRAPH - EXISTING CONDITION
OBLIQUE VIEW FROM PATIO OF COVERED PORCH

- (E) ASPHALT SHINGLE ROOF - MATCH EXISTING HOME
- (E) MATTE WHITE GUTTER AND TRIM
- (E) WHITE VINYL WINDOW FRAMES
- (E) WHITE PAINTED 3" NOMINAL TRIM BOARDS
- (E) GRAY PAINTED 7" FIBERCEMENT LAP SIDING
- (E) COMPOSITE PLASTIC DECKING MATERIAL - TERRACOTTA / BROWN - TO BE DEMO'D



RENDERED VIEW - PROPOSED CONDITION
OBLIQUE VIEW FROM PATIO OF SUNROOM

- (N) EXTERIOR SCNCES
- (N) ASPHALT SHINGLE ROOF - MATCH EXISTING HOME
- (N) MATTE WHITE GUTTER AND TRIM - MATCH EXISTING HOME
- (N) WHITE PAINTED 3" NOMINAL TRIM BOARDS - MATCH EXISTING HOME
- (N) GRAY PAINTED 7" FIBERCEMENT LAP SIDING - MATCH EXISTING HOME
- (N) BRIGHT ANODIZED ALUMINUM WINDOW FRAMES
- (N) IPE DECKING AT STAIR TRENDS, RISERS AND LANDING



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EXTERIOR MATERIALS	
N.T.S.	1/31/2024
PROJECT No. 22_09	DRAWN BY: ARG

A9.1