

# ADDITION

## SYMBOLS

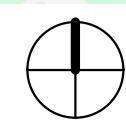
	REFERENCE GRID LINE
	REVISION CLOUD & REFERENCE DELTA
	<b>SECTION KEY</b> SECTION LETTER SHEET NUMBER
	<b>DETAIL SECTION KEY</b> DETAIL NUMBER SHEET NUMBER
	<b>INTERIOR ELEVATION KEY</b> SHEET NUMBER
	VIEW NUMBER
	ROOM NAME & NUMBER
	WALL TYPE, PER LEGEND
	DIMENSION TO FACE OF STUD
	DIMENSION TO CENTERLINE OF WALL
	DUPLEX OUTLET @ +15" U.N.O.
	FOURPLEX OUTLET @ +15" U.N.O.
	FLOOR MOUNTED OUTLET
	LIGHT SWITCH @ +42" U.N.O.
	DUAL LEVEL LIGHT SWITCH PER T-24 @ +42"
	THREE WAY LIGHT SWITCH @ +42" U.N.O.
	DIMMER SWITCH @ +42" U.N.O.
	TELEPHONE OUTLET @ +15" U.N.O.
	FLOOR MOUNTED TELEPHONE OUTLET
	COMPUTER TERMINAL OUTLET @ +15" U.N.O.
	FIRE EXTINGUISHER, 2A-10BC, SURFACE-MOUNTED
	SMOKE DETECTOR
	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
	DOOR SCHEDULE KEY
	WINDOW SCHEDULE KEY
	LIGHT FIXTURE SCHEDULE KEY
	CEILING-MOUNTED EXHAUST FAN
	DEMOLISH
	EXISTING
	FUTURE
	NEW
	RELOCATE
	PLUS or MINUS
	DIAMETER

## GENERAL NOTES

- Ownership of drawings and specifications as instruments of service are the property of O'Malley Wilson Westphal, Inc.
- Architect shall not be responsible for the accuracy of information contained in Owner-supplied documents.
- All construction and details shall be completed in full compliance with the 2019 edition of the CRC, CMC, CPC, CEC, CEESC, CALGREEN, and CFG as amended by the State of California and the County of Marin and all other applicable codes and requirements. The Contractor shall notify the Architect if the drawings and/or specifications are in conflict with said regulations prior to commencing work.
- Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, procedures, for coordinating all portions of the work and for safety precautions continuously and not limited to normal working hours.
- Contractor and Sub-contractors shall carefully study and compare the Contract Documents and shall at once, before and during construction, report to the Architect in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If the Contractor proceeds with any of the work so affected without written instructions of the Architect, the Architect assumes no responsibility for that portion of the work or consequences thereof.
- Contractor shall comply with and give notices required by agencies having jurisdiction over the work. If the Contractor performs work knowing it to be contrary to laws or codes without notice to the Architect, the Contractor shall assume full responsibility of such work and shall bear the attributable costs.
- All materials or assemblies to be installed in strict accordance with the manufacturer's recommendations and applicable ICC listing.
- All workmanship and materials shall be of the best quality. Where not expressly shown or detailed on plans, construction shall be of the best industry standards and in conformance with local codes.
- The absence of a detail describing a particular method of construction shall imply that the Contractor shall construct said detail in compliance with industry standards for the type of construction of the building.
- No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery or any other item.
- These drawings shall not be scaled. All work shall be governed by the dimensions indicated on the drawings. Any discrepancies shall be brought to the attention of the Contractor and Architect. All dimensions related to existing conditions shall be verified by the Contractor prior to commencing with the work.
- Should conflicts occur between the drawings and specifications, drawings shall govern in matters of dimension or quantity; specifications shall govern in matters of materials or finishes.
- Contractor shall provide all necessary blocking, backing, framing, hangers or other support, for all building equipment and accessories shown on plans, regardless of whom supplies said equipment or accessory, unless noted otherwise.
- All existing finishes that are disturbed during the course of construction are to be repaired to maintain all fire and sound ratings and to match the adjacent surfaces.
- Contractor shall consult with representatives of applicable utilities, including gas, water, power, sewer, telephone, and cable television and determine exact locations and availability of utilities and determine condition of existing service PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES.
- Any excess materials shall be considered the property of the Contractor and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations. Extra materials required by the Contract Documents shall be stored on site in a location selected by Owner.
- During construction the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturer's approved muffler baffles. Failure to do so may result in the issuance of an order to stop work.
- In the event that archeological site indicators (chipped chert, obsidian tools, waste flakes, grinding implements, darkened soil containing bone fragments or shellfish remains, ceramics, glass or metal fragments) are uncovered, the Northwest Information Center at Sonoma State University shall be contacted for an evaluation of the site. All ground disturbing work shall cease in the vicinity of any discovery until an archeologist completes an evaluation of significance.
- Hours and days of construction may be limited by local ordinance. Contractor shall verify restrictions and comply with all requirements.
- Contractor shall maintain a current and complete set of approved permit documents on the job site during all phases of construction for use by all trades and shall provide all subcontractors with current construction documents as required.
- Coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, drainage lines and gas lines, waste, etc...
- Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of or installation of any item of work.
- All metal flashing, gutter, and down spout joints shall be lapped, joined, and sealed so that they are watertight and provide for positive water flow.

## VICINITY MAP

NO SCALE



## PROJECT DIRECTORY

<b>OWNER</b>	<b>TAYLOR &amp; ALLY ADAMS</b> 86 DEL ORO LAGOON NOVATO, CA 94949 (206) 852-6766
<b>ARCHITECT</b>	<b>O'MALLEY WILSON WESTPHAL - A/E ALLIANCE</b> 555 5TH STREET, SUITE 200 SANTA ROSA, CA 95401 (707) 636-0828

## PROJECT DATA

<b>ZONING</b>	
ASSESSOR'S PARCEL NUMBER:	157-540-012
ADDRESS:	86 DEL ORO LAGOON NOVATO, CA 94949
ZONING:	RSP-1.6-BFC
SITE AREA:	10,672 SF (0.24 ACRES)
<b>BUILDING CODE</b>	
CODE SUMMARY:	CALIFORNIA RESIDENTIAL CODE (2022 CRC) CALIFORNIA BUILDING CODE (2022 CBC) CALIFORNIA MECHANICAL CODE (2022 CMC) CALIFORNIA PLUMBING CODE (2022 CPC) CALIFORNIA ELECTRICAL CODE (2022 CEC) CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (2022 CEESC) CALIFORNIA GREEN BUILDING STANDARDS CODE (2022 CALGREEN) CALIFORNIA FIRE CODE (2022 CFC)
OCCUPANCY GROUP:	R3 - SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	TYPE V-B (SPRINKLERED)
TOTAL ALLOWABLE AREA:	UNLIMITED (CBC TABLE 506.2)
ALLOWABLE HEIGHT:	3 STORIES ABOVE GRADE PLANE (CBC TABLE 504.4)
WILDLAND URBAN INTERFACE:	NO
<b>UTILITY</b>	
SEWER:	MUNICIPAL
WATER:	MUNICIPAL
GAS:	NATURAL GAS
<b>PROJECT SUMMARY</b>	
LOT AREA:	EXISTING 10,672 SF PROPOSED 10,672 SF
BUILDING AREA:	EXISTING 3,512 SF PROPOSED 4,879 SF
FLOOR AREA:	EXISTING 2,188 SF PROPOSED 3,408 SF
AREA OF DISTURBANCE:	EXISTING 697 SF PROPOSED 697 SF
LOT COVERAGE - IMPERVIOUS:	EXISTING +/-3,279 SF PROPOSED +/-3,850 SF
LOT COVERAGE - PERVIOUS:	EXISTING +/-7,393 SF PROPOSED +/-6,822 SF
FLOOR AREA RATIO:	EXISTING 0.21 PROPOSED 0.32
GRADING - CUT:	N/A
GRADING - FILL:	N/A
GRADING - OFF-HAUL:	N/A
NUMBER OF PARKING SPACES:	EXISTING 4 PROPOSED 4
MAXIMUM BUILDING HEIGHT:	EXISTING 26'-7" PROPOSED 29'-7"
SETBACK DISTANCE - FRONT:	EXISTING 21'-7" PROPOSED 21'-7"
SETBACK DISTANCE - LEFT SIDE:	EXISTING 6'-0" PROPOSED 6'-0"
SETBACK DISTANCE - RIGHT SIDE:	EXISTING 6'-0" PROPOSED 6'-0"
SETBACK DISTANCE - REAR:	EXISTING +/-131'-0" PROPOSED +/-120'-0"

## SPECIAL INSPECTIONS

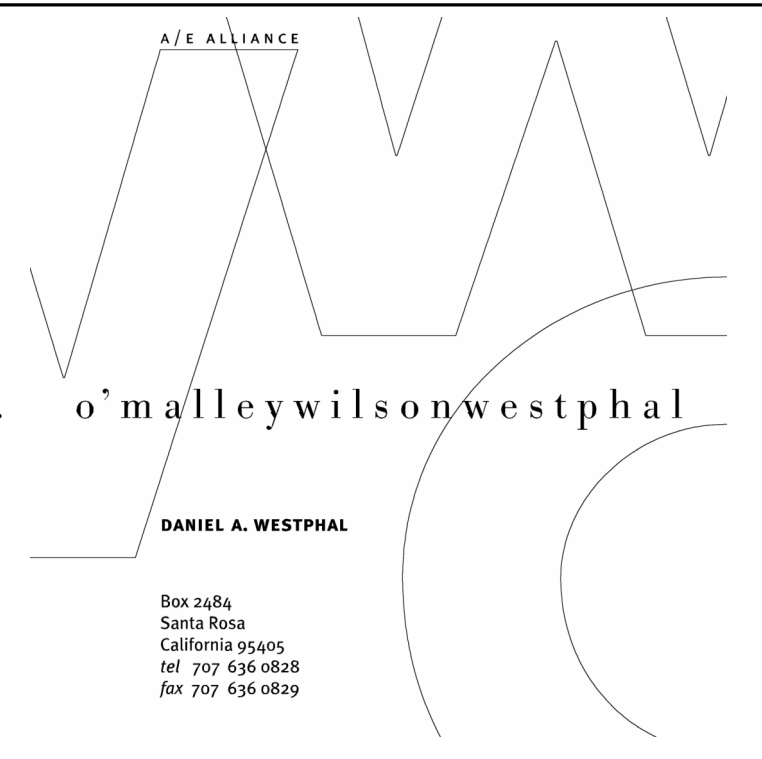
- 1704.1 General.** Special inspections and tests, statements of special inspections, responsibilities of contractors, submittals to the building official and structural observations shall meet the applicable requirements of this section.
- 1704.2 Special inspections and tests.** Where application is made to the building official for construction as specified in CBC Sections 105 or 1.8.4, as applicable, the owner or the owner's authorized agent, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work specified in CBC Section 1705 and identify the the approved agencies to the building official. These special inspections and tests are in addition to the inspections by the building official that are identified in CBC Section 110.
- 1704.2.1 Special inspector qualifications.** Prior to the start of construction, the approved agencies shall provide written documentation to the building official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. Experience or training shall be considered relevant where the documented experience or training is related in complexity to the same type of special inspections or testing activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified in other sections of this code. The registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the approved agency and their personnel are permitted to act as the special inspectors for the work designed by them, provided they qualify as special inspectors.
- 1704.2.2 Access for special inspection.** The construction or work for which special inspection or testing is required shall remain accessible and exposed for special inspection or testing purposes until completion of the required special inspection or tests.
- 1704.2.3 Statement of special inspections.** The applicant shall submit a statement of special inspections in accordance with CBC Section 107.1 as a condition for permit issuance. This statement shall be in accordance with CBC Section 1704.3.
- 1704.2.4 Report requirement.** Approved agencies shall keep records of special inspections and test. The approved agency shall submit reports of special inspections and test to the building official and to the registered design professional in responsible charge. Reports shall indicate that work inspected or tested was or was not completed in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of work. A final report documenting required special inspections and tests, and correction of any discrepancies noted in the inspections or tests, shall be submitted at a point in time agreed upon prior to the start of work by the owner or the owner's authorized agent to the building official.
- 1704.2.5 Special inspection of fabricated items.** Where fabrication of structural, load-bearing, or lateral load-resisting members or assemblies is being conducted on the premises of a fabricator's shop, special inspections of the fabricated items shall be performed during fabrication.
- 1704.2.5.1 Fabricator approval.** Special inspections during fabrication are not required where the work is done on the premises of a fabricator registered and approved to perform such work without special inspection. Approval shall be based upon review of the fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved agency. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the owner or owner's authorized agent for submittal to the building official as specified in CBC Section 1704.5 stating that the work was performed in accordance with the approved construction documents.

## 1705 Required Special Inspections and Tests

A.	N/A
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## INDEX OF DRAWINGS

G-001	GENERAL INFORMATION
A-101-E	ARCHITECTURAL SITE PLAN
A-101-NEW	ARCHITECTURAL SITE PLAN
A-110-E	FIRST FLOOR PLAN - EXISTING & DEMO
A-110-NEW	FIRST FLOOR PLAN
A-120-E	SECOND FLOOR PLAN - EXISTING & DEMO
A-120-NEW	SECOND FLOOR PLAN
A-190-E	ROOF PLAN - EXITING & DEMO
A-190-NEW	ROOF PLAN
A-210-E	EXTERIOR ELEVATIONS - EXISTING & DEMO
A-210-NEW	EXTERIOR ELEVATIONS
A-211-E	EXTERIOR ELEVATIONS - EXISTING & DEMO
A-211-NEW	EXTERIOR ELEVATIONS
A-310-E	BUILDING SECTIONS - EXISTING & DEMO
A-310-NEW	BUILDING SECTIONS
A-311-NEW	BUILDING SECTIONS



**CONSULTANTS**

Box 2284,  
Santa Rosa  
California 95405  
tel: 707 636 0828  
fax: 707 636 0829

**SEAL**

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**Adams**

**ADDITION**

86 Del Oro Lagoon  
Novato, CA 94949

## ENERGY COMPLIANCE NOTES

"compliance with the documentation requirements of the 2022 energy efficiency standards is necessary for this project. registered, signed, and dated copies of the appropriate CF1R, CF2R, and CF3R forms shall be made available at necessary intervals for building inspector review. final completed forms will be available for the building owner."

The following features must be field verified by a certified HERS Rater as a condition for meeting the modeled energy performance:

- Building Level Verifications:
  - Indoor air quality ventilation
  - Kitchen Range Hood
- Cooling System Verifications:
  - Verified Refrigerant Charge
  - Airflow in habitable rooms (SC3.1.4.1.7)
- Heating System Verifications:
  - Verified HSPF
  - Verified heat pump rated heating capacity
  - Wall-mounted thermostat in zones greater than 150ft2 (SC3.4.5)
  - Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)
- HVAC Distribution System Verifications:
  - None
- Domestic Hot Water System Verifications:
  - None

The following special features must be installed as a condition of meeting the modeled energy performance:

- Window overhangs and/or fins
- Variable capacity heat pump compliance option
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater specific brand/model, or equivalent, must be installed.

Air filters as MERV13 with a 2" nominal depth. [CEC 120.1(c)1A to C] 1" filters are allowed, but require a calculation to demonstrate that the filter face velocity is less than 150 feet per minute.

## PROJECT DESCRIPTION

**ADDITION AND REMODEL OF EXISTING RESIDENCE. FRONT PORCH ADDITION AND REAR HOUSE ADDITION WITH DECK. ASSOCIATED PLUMBING, ELECTRICAL AND HVAC WORK.**

## FIRE DEPARTMENT NOTES

## DEFERRED SUBMITTALS

**2022 CBC SECTION 107.3.4.1 Deferred submittals.** Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.

**NONE**

DATE:	05/02/25
PROJECT NUMBER:	25-017
PROJECT PHASE:	CD
DRAWN BY:	ZS
CHECKED BY:	KO

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**SHEET TITLE**

**GENERAL INFORMATION**

**SHEET NUMBER**

**G-001**





























