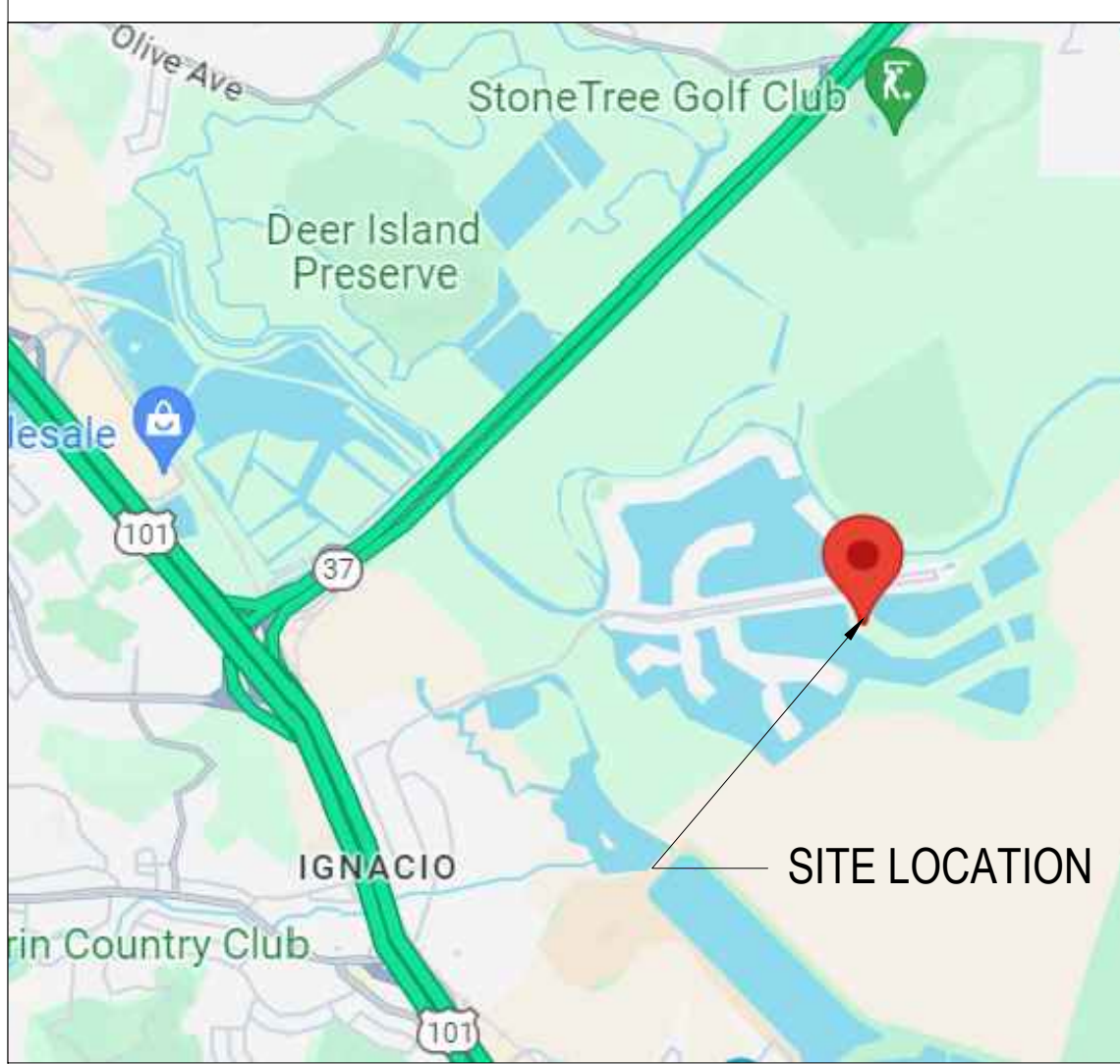


# ADDITIONS & ALTERATIONS TO 13 BAHAMA REEF NOVATO, CA.

PROJECT DIRECTORY	PROJECT DATA
<p><b>APPLICANT</b> Ors Csaszar 13 Bahama Reef Novato, CA. 94945 Email: orscsaszar@gmail.com Phone: (415) 246-5503</p> <p><b>ARCHITECT</b> Galen Grant 1272 Danville Blvd Unit A Alamo, CA. 94507 Email: galen@fcgainc.com Phone: (925) 818-1415 Second Contact: Julissa Sagrero Email: julissa@fcgainc.com Phone: (619) 410-7826</p> <p><b>CIVIL ENGINEER/SURVEYOR</b> Oberkamper &amp; Associate 7200 Redwood Blvd. #308 Novato, CA. 94945 Contact: James Clark Email: jclark@oberkamper.com Phone: (415) 599-2645</p>	<p><b>ASSESSOR'S PARCEL NUMBER:</b> 157-373-15 <b>ZONING:</b>RSP-5.8-BFC RESIDENTIAL SINGLE FAMILY PLANNED <b>OCCUPANCY CLASSIFICATION:</b> R-3 <b>DESCRIPTION OF USE:</b> SINGLE FAMILY RESIDENCE <b>CONSTRUCTION TYPE:</b> V-B <b>STORIES:</b> 1 <b>SPRINKLERS:</b> No Sprinklers (CRC R313.2 Exception 1)</p> <p><b>LOT AREA:</b> 10,763 S.F. / 0.24 Acres</p> <p><b>EXISTING BUILDING AREA:</b> 2,319 S.F. <b>PROPOSED BUILDING AREA:</b> 2,335 S.F.</p> <p><b>EXISTING FLOOR AREA:</b> 1,841 S.F. <b>PROPOSED FLOOR AREA:</b> 2,335 S.F.</p> <p><b>EXISTING FLOOR AREA RATIO:</b> (floor area divided by lot area) 1,841 / 10,763= .17 = 17% <b>PROPOSED FLOOR AREA RATIO:</b> (floor area divided by lot area) 2,335 / 10,763= .21 = 21%</p> <p><b>PROPOSED MAIN LEVEL SQ. FT. &amp; ADDITION AT ENTRY 16 S.F.:</b> 1,857 SF <b>PROPOSED UPPER LEVEL SQ. FT.:</b> 478 SF <b>GARAGE SQ. FT. (NO CHANGE):</b> 478 S.F.</p> <p><b>EXISTING LOT COVERAGE:</b> 4,119 S.F. <b>PROPOSED LOT COVERAGE:</b> 4,119 SF (NO CHANGE)</p> <p><b>GRADING CALCUALTIONS:</b> No Change, See note on sheet A3 <b>ON SITE PARKING:</b> 4 TOTAL SPACES- NO CHANGE (2 GARAGE + 2 DRIVEWAY)</p> <p><b>MINIMUM SET BACKS FOR EXTERIOR WALLS-</b> FRONT: 25' MIN. SIDE: 6' MIN. <b>REAR: (20% OF THE LOT DEPTH/ 25' MAX)</b> <b>PROPOSED SETBACKS FOR EXTERIOR WALLS:</b> <b>ZONING:</b> 25' <b>SIDE:</b> 6' <b>REAR:</b> 25'</p> <p><b>MAXIMUM HEIGHT FOR BUILDING:</b> 30' MAX <b>EXISTING HEIGHT FOR BUILDING:</b> 20'-6" <b>PROPOSED HEIGHT FOR BUILDING:</b> 21'-9"</p>
<p><b>PROJECT DESCRIPTION</b></p> <p>This project consists of addition and alterations to an existing one story residence. Changes include adding a new second floor to accommodate a new master bedroom suite, a new bedroom and bath, and a new study/library. A two story open family room with operable glass doors will allow an indoor/outdoor living experience.</p>	<p><b>VICINITY MAP</b></p> 
<p><b>TABLE OF CONTENTS</b></p> <p><b>ARCHITECTURAL</b></p> <ul style="list-style-type: none"> <li>A0 COVER SHEET</li> <li>A1 EXISTING PHOTOS</li> <li>A2 EXISTING SITE PLAN</li> <li>A3 PROPOSED SITE PLAN</li> <li>A4 EXISTING FLOOR PLAN</li> <li>A5 EXISTING ROOF PLAN</li> <li>A6 EXISTING ELEVATIONS</li> <li>A7 EXISTING ELEVATIONS</li> <li>A8 DEMO PLAN</li> <li>A9 PROPOSED FIRST FLOOR PLAN</li> <li>A10 PROPOSED SECOND FLOOR PLAN</li> <li>A11 PROPOSED ROOF PLAN</li> <li>A12 PROPOSED ELEVATIONS</li> <li>A13 PROPOSED ELEVATIONS</li> <li>A14 PROPOSED SECTIONS</li> <li>A15 CONSTRUCTION MANAGEMENT PLAN</li> </ul> <p><b>CIVIL</b></p> <ul style="list-style-type: none"> <li>C-1 BOUNDARY &amp; TOPOGRAPHIC SURVEY</li> <li>C-1 PRELIMINARY GRADING &amp; DRAINAGE PLAN</li> <li>C-2 PRELIMINARY STORM WATER CONTROL PLAN</li> </ul>	<p><b>COVER SHEET</b></p> <h1 style="font-size: 4em; margin: 0;">A0</h1> <p>04 22 25</p>



**Additions & Alterations To:**  
**The Ors & Kaye Csaszar Residence**  
 13 BAHAMA REEF, NOVATO CA. 94945



1



2



3



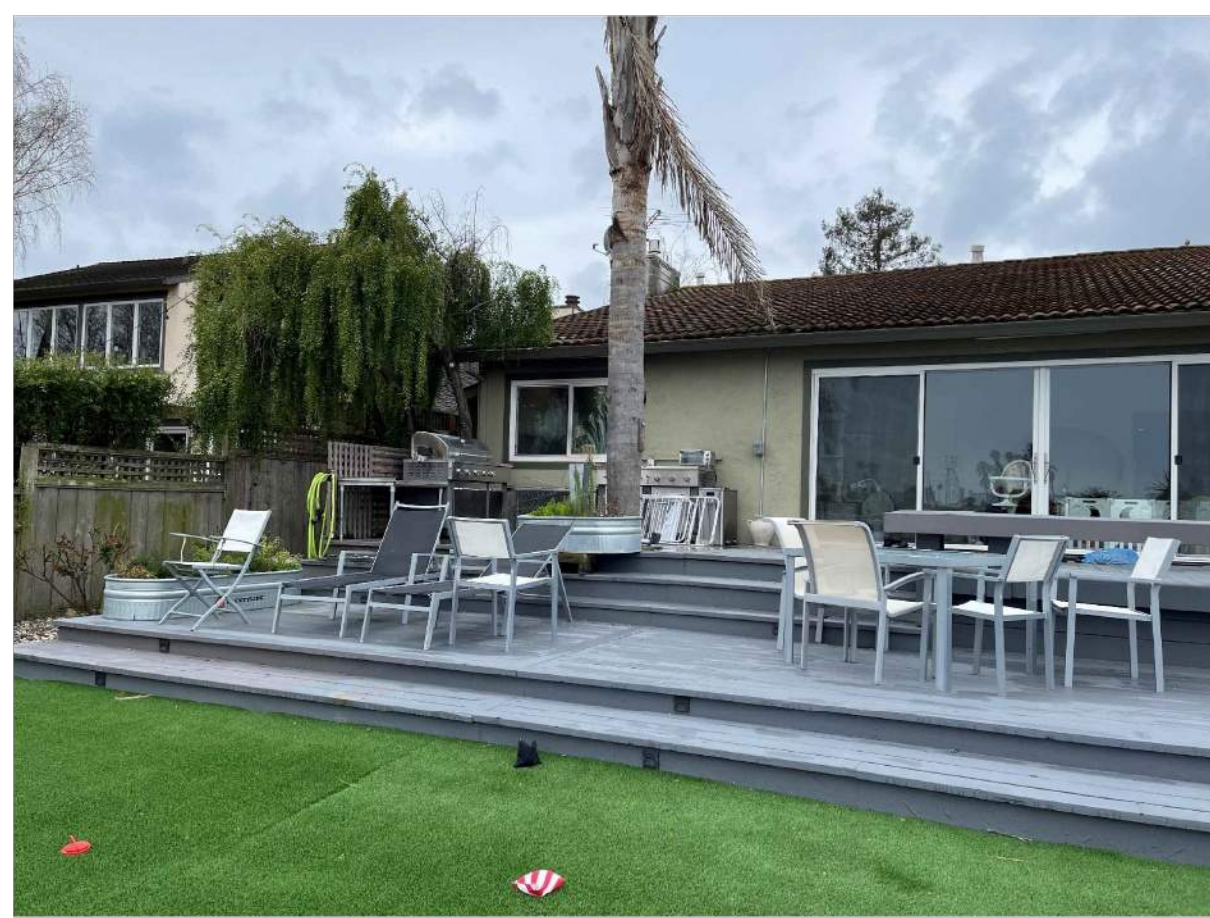
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5



6



7



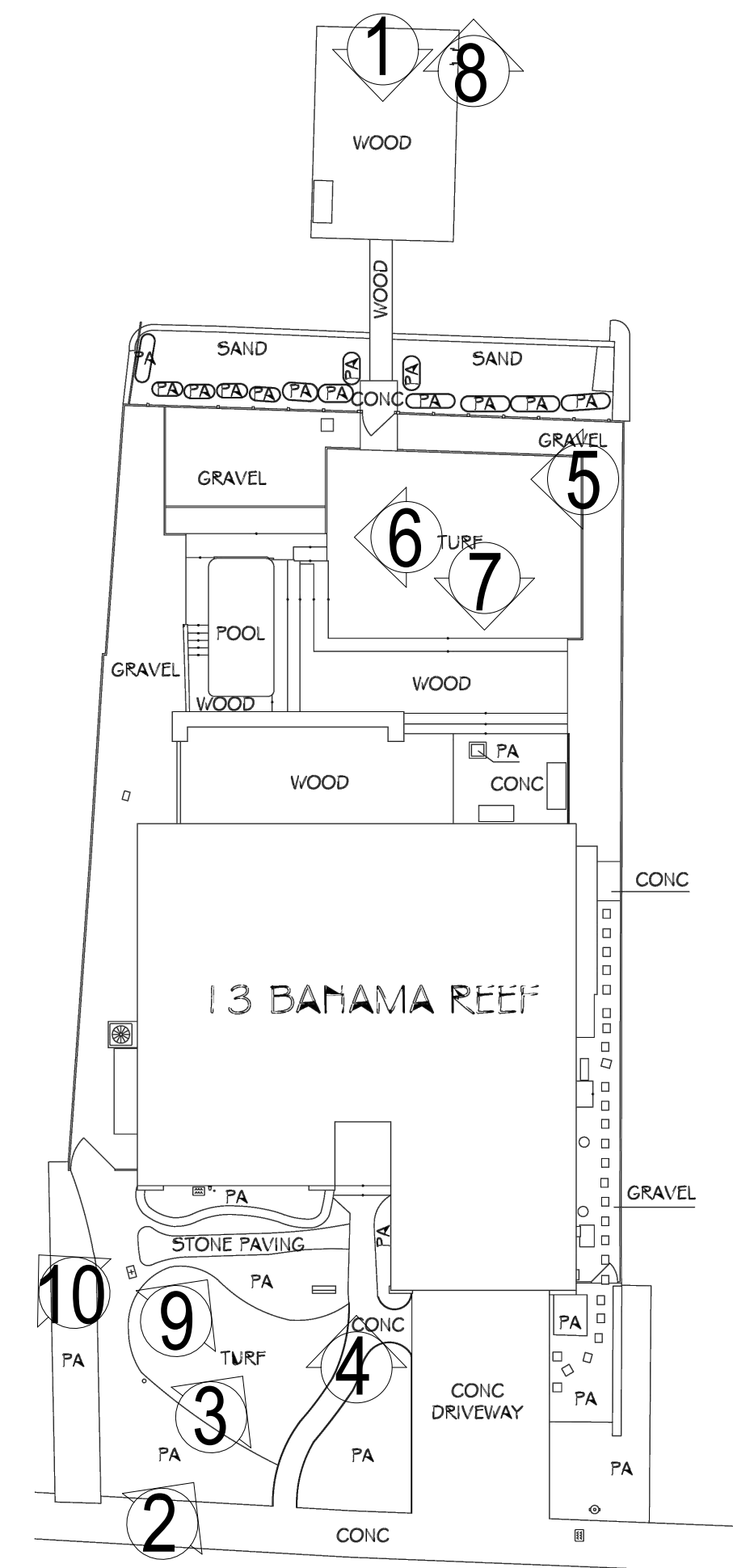
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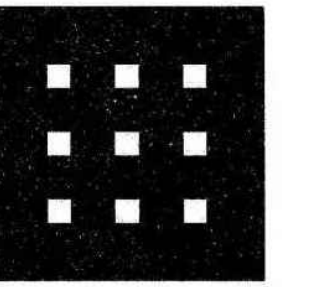
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10



KEY PLAN



Additions & Alterations To:  
The Ors & Kaye Csaszar Residence

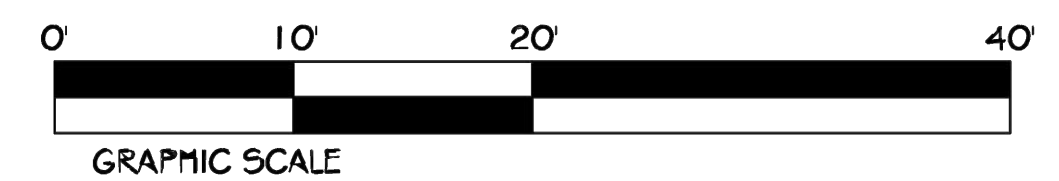
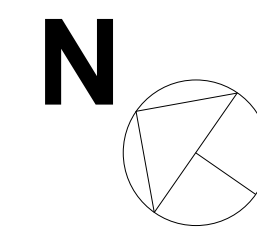
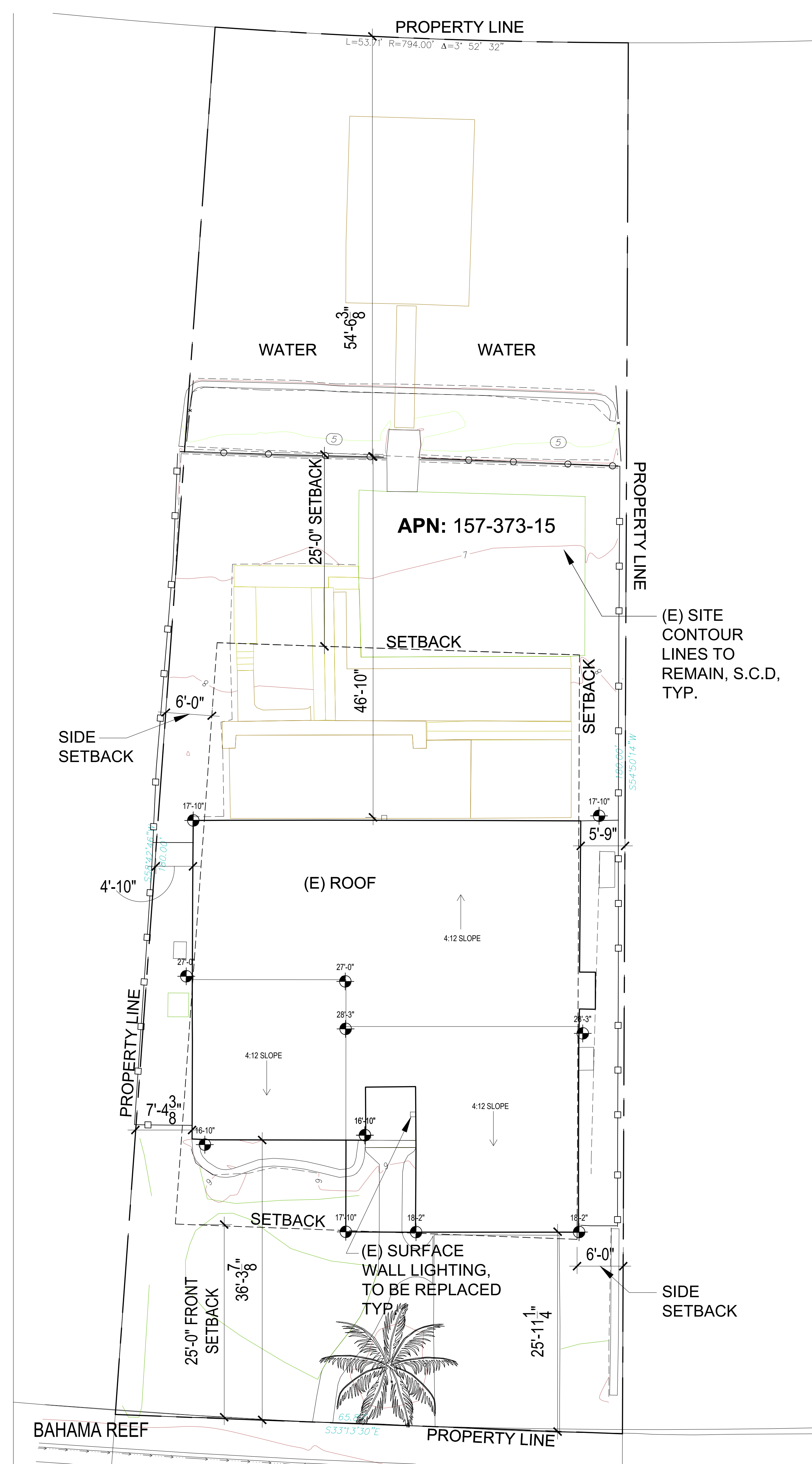
13 BAHAMA REEF, NOVATO CA. 94945

SCALE: 1/8"=1'-0"

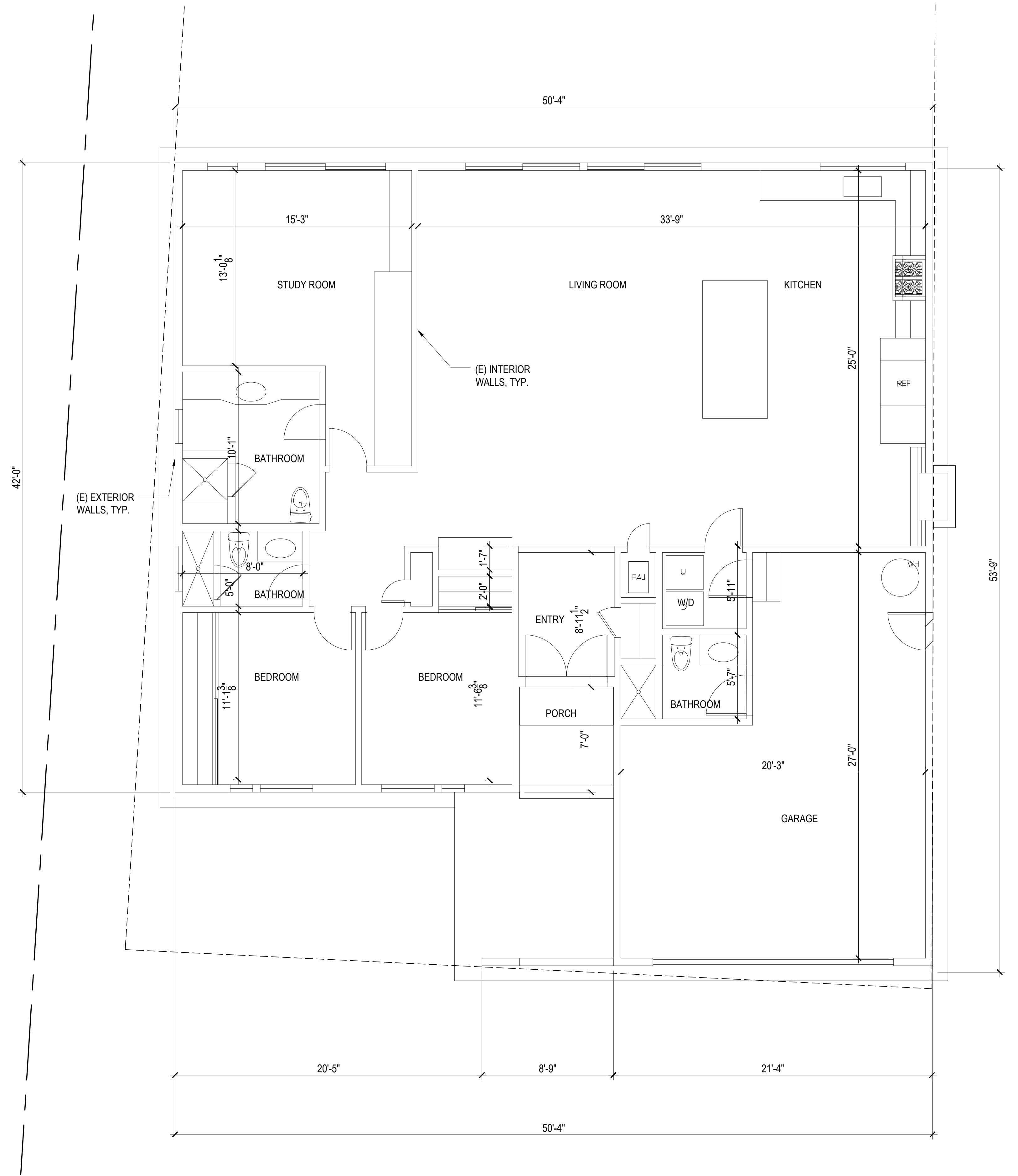
EXISTING SITE PLAN

A2

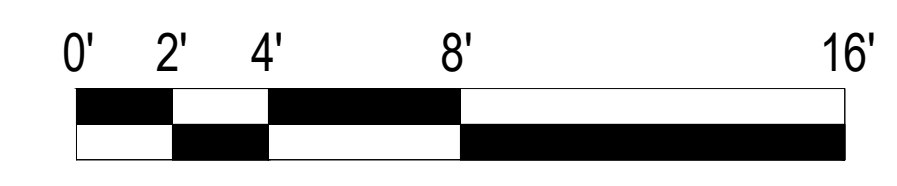
04 22 25







NOTE: SEE SITE PLAN,  
SEE SHEET A3 FOR (E)  
SETBACKS



**EXISTING CONDITIONED  
FLOOR AREA: ±1,841 S.F.**  
**GARAGE SF:±478 S.F.**

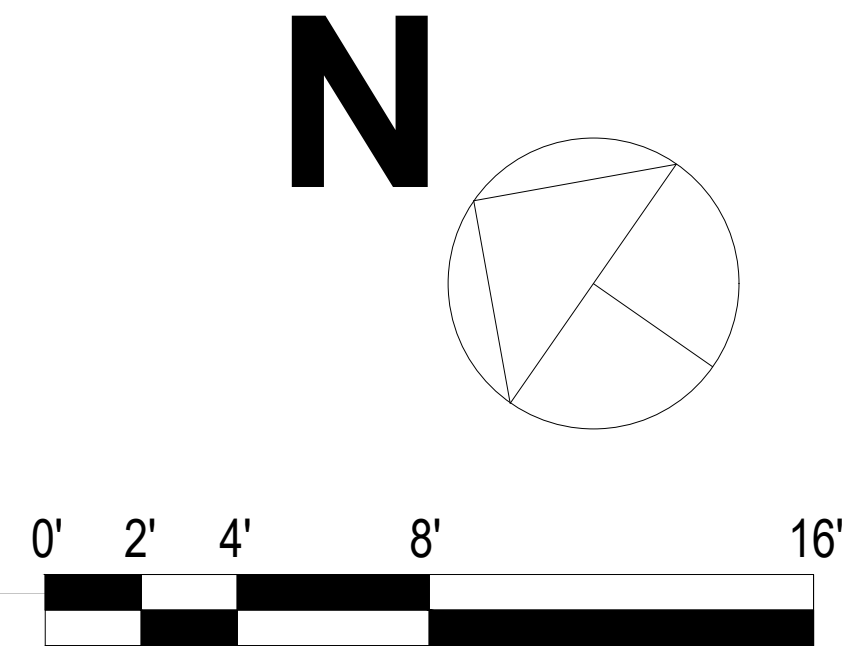
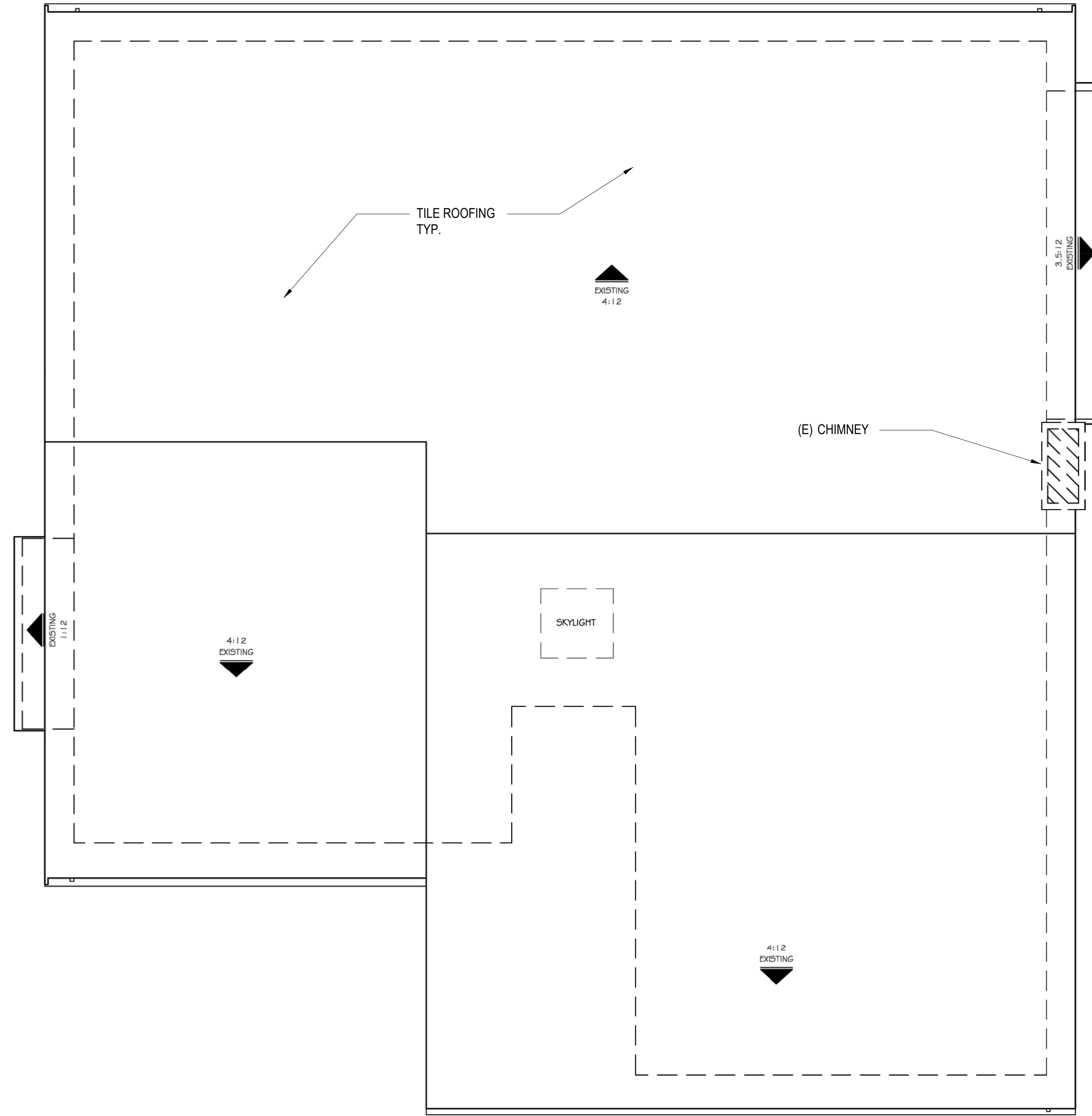
**Additions & Alterations To:**  
**The Ors & Kaye Csaszar Residence**  
13 BAHAMA REEF, NOVATO CA. 94945

SCALE: 1/4"=1'-0"

EXISTING  
FLOOR  
PLAN

**A4**

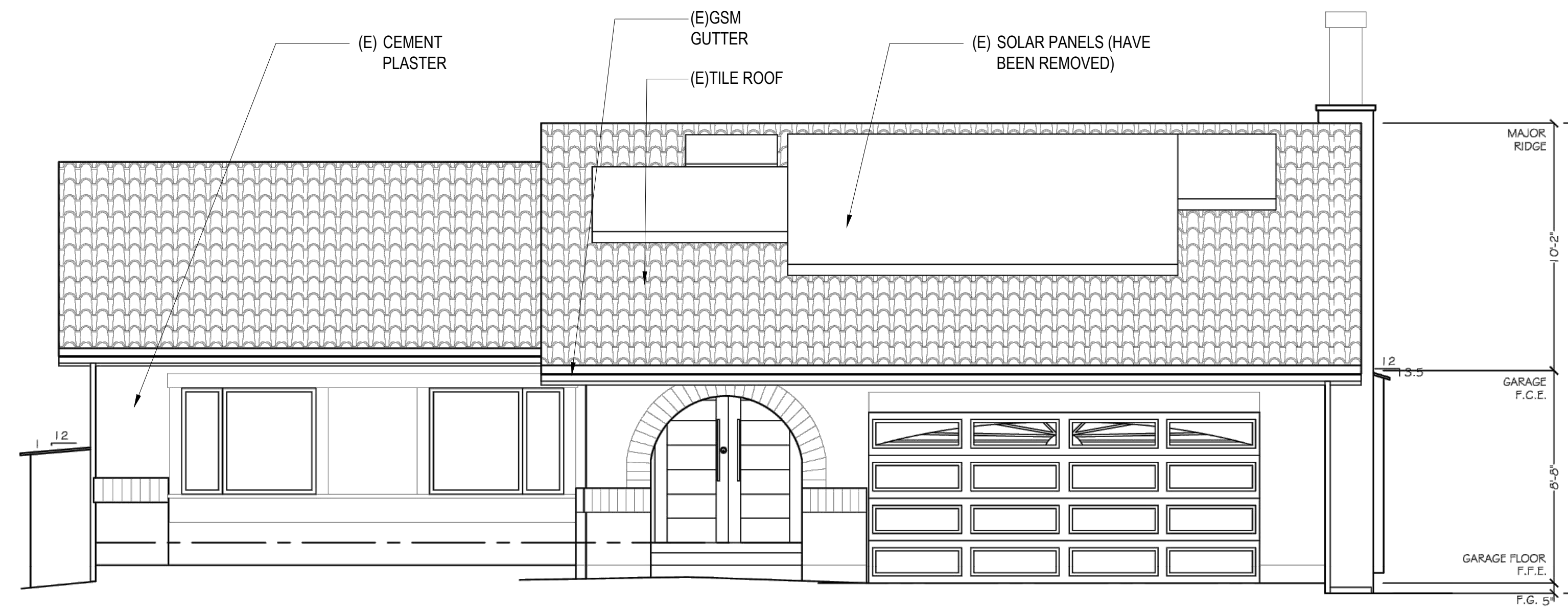
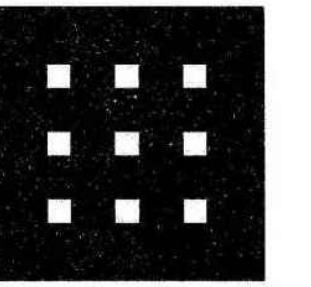
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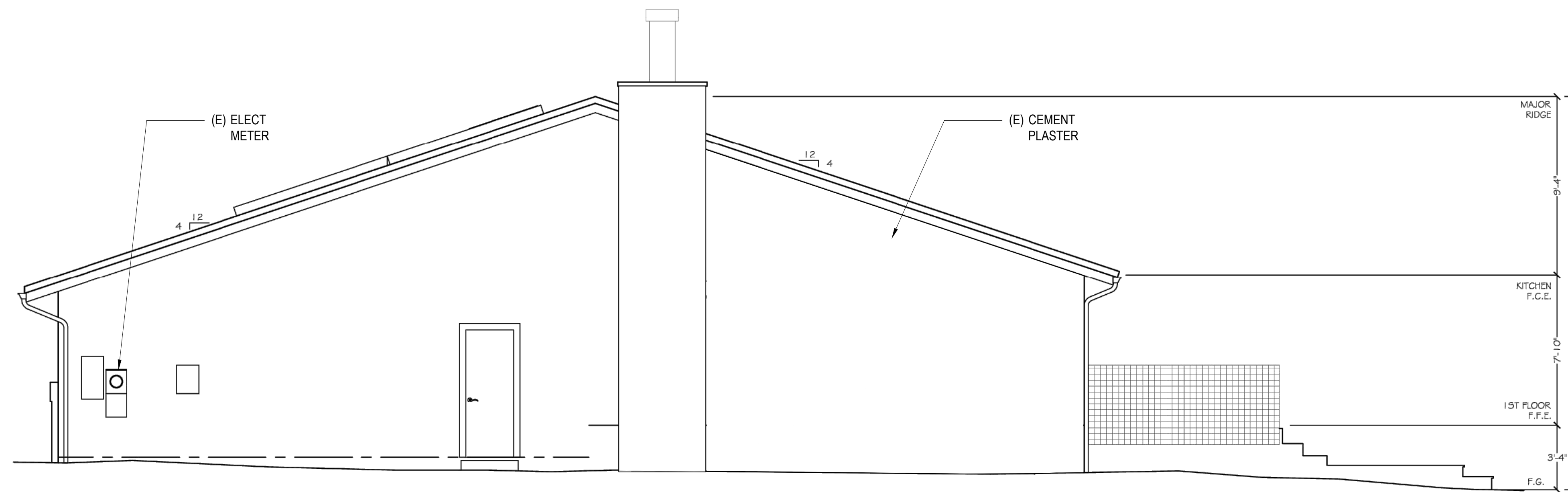
Additions & Alterations To:  
The Ors & Kaye Csaszar Residence  
13 BAHAMA REEF, NOVATO CA. 94945

SCALE: 1/4"=1'-0"

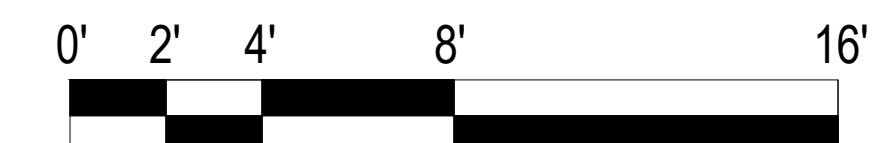
EXISTING  
ROOF PLAN



SOUTH/WEST (FRONT ELEVATION)



SOUTH/EAST



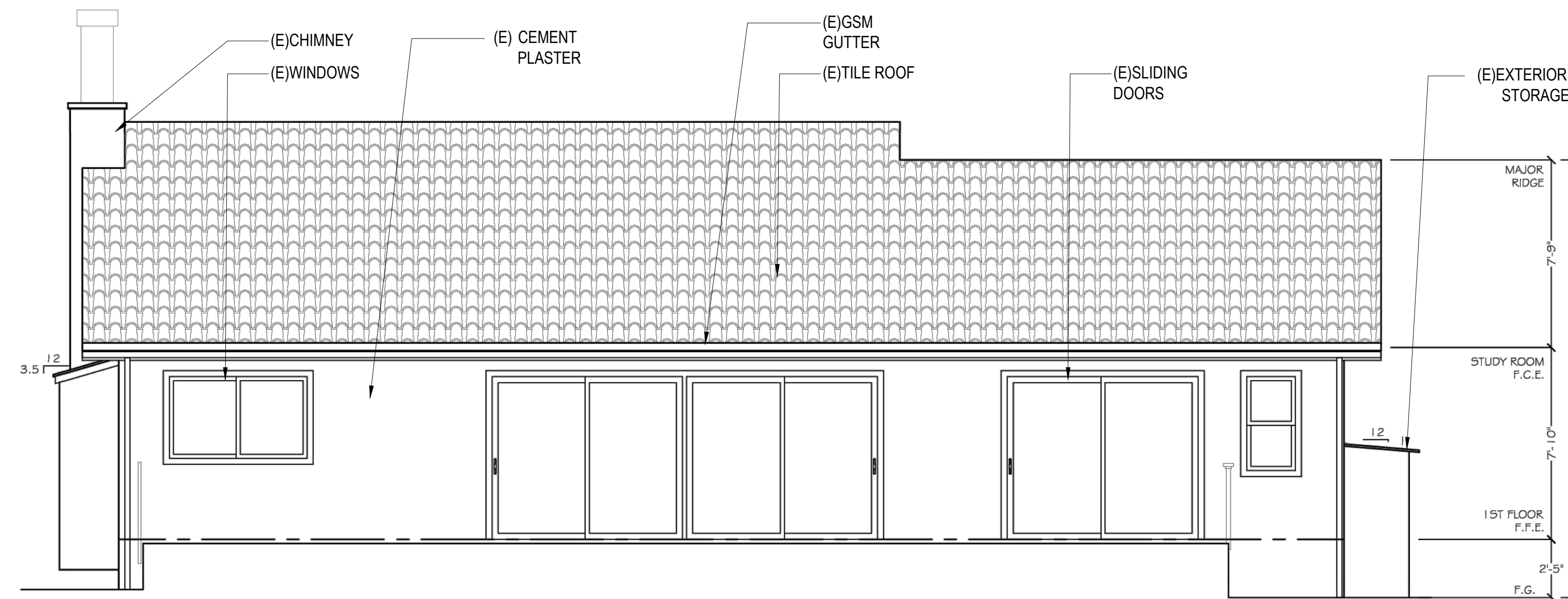
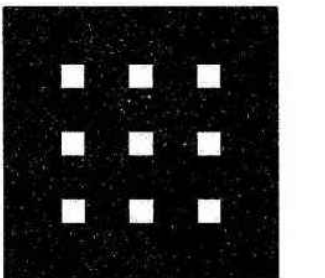
Additions & Alterations To:  
**The Ors & Kaye Csaszar Residence**  
13 BAHAMA REEF, NOVATO CA. 94945

SCALE: 1/4"=1'-0"

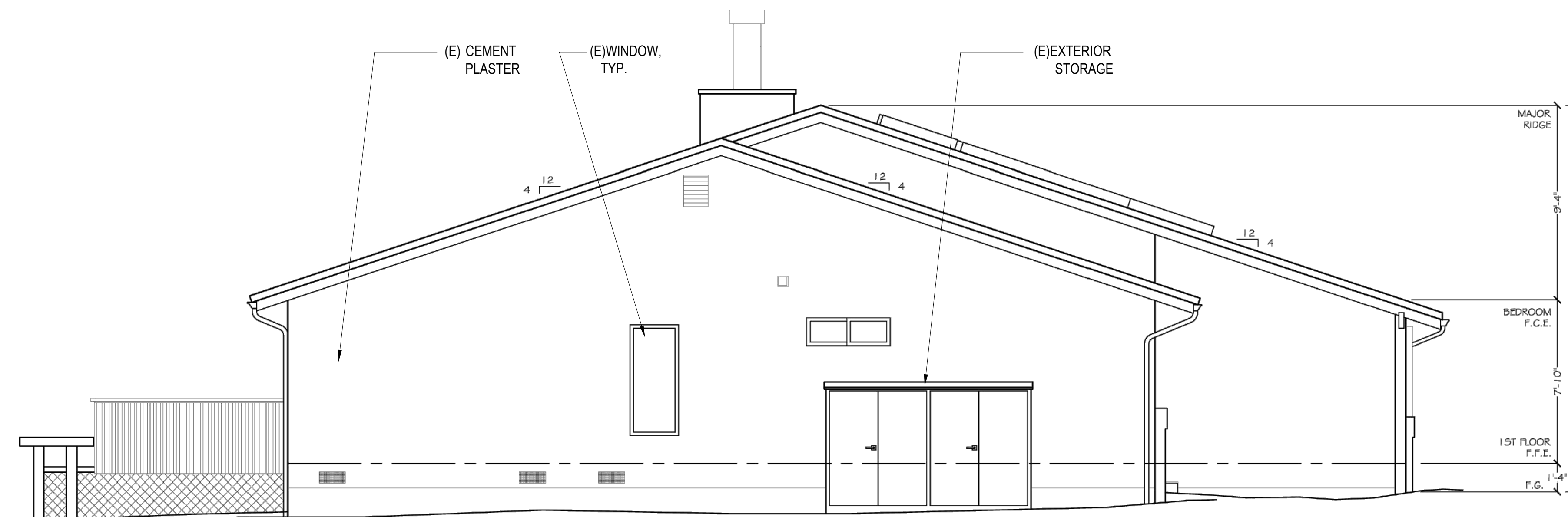
EXISTING  
ELEVATIONS

**A6**

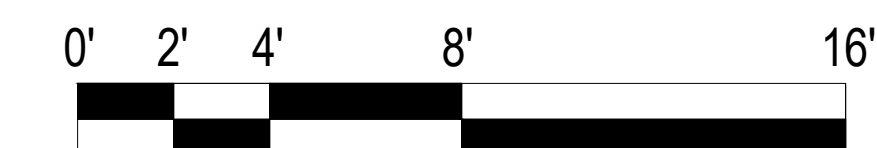
04 22 25



NORTH/EAST (REAR ELEVATION)



NORTH/WEST



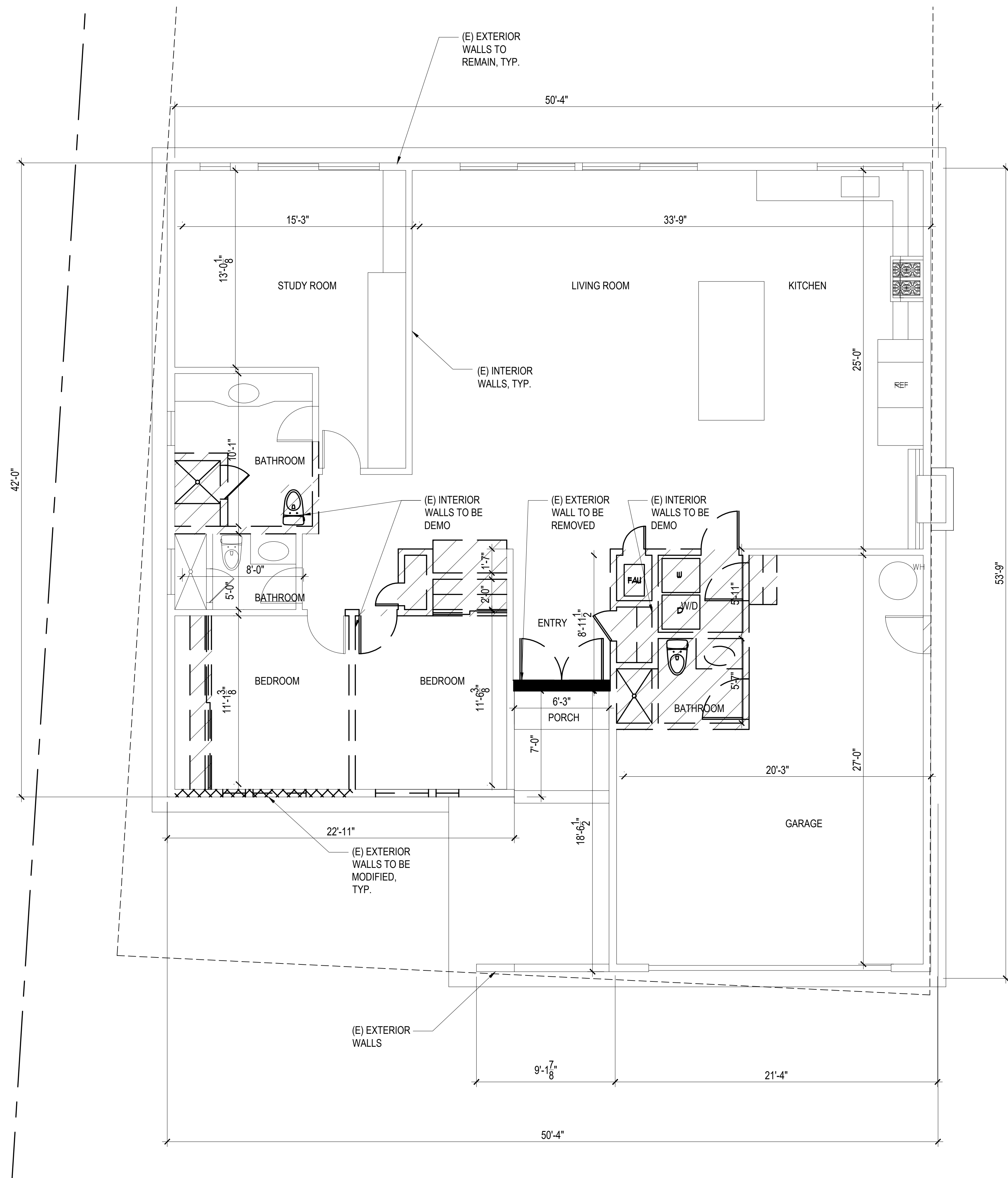
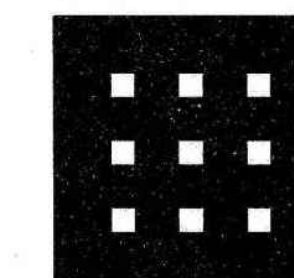
Additions & Alterations To:  
**The Ors & Kaye Csaszar Residence**  
13 BAHAMA REEF, NOVATO CA. 94945

SCALE: 1/4"=1'-0"

EXISTING ELEVATION

**A7**

04 22 25



WALL LEGEND

- EXTERIOR WALLS TO REMAIN
- EXTERIOR WALLS TO BE MODIFIED
- EXTERIOR WALLS TO BE REMOVED
- INTERIOR WALL TO BE DEMO

EXTERIOR LINEAR FEET

$$50'-4" + 53'-9" + 21'-4" + 18'-6\frac{1}{2}" + 6'-3" + 7'-0" + 22'-11" + 42' = 222'-1\frac{1}{2}"$$

$$6'-3" / 222'-1\frac{1}{2}" = .02 = 2\%$$

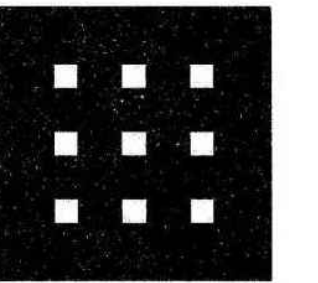
Additions & Alterations To:  
**The Ors & Kaye Csaszar Residence**  
13 BAHAMA REEF, NOVATO CA. 94945

SCALE: 1/4"=1'-0"

DEMO  
PLAN

**A8**

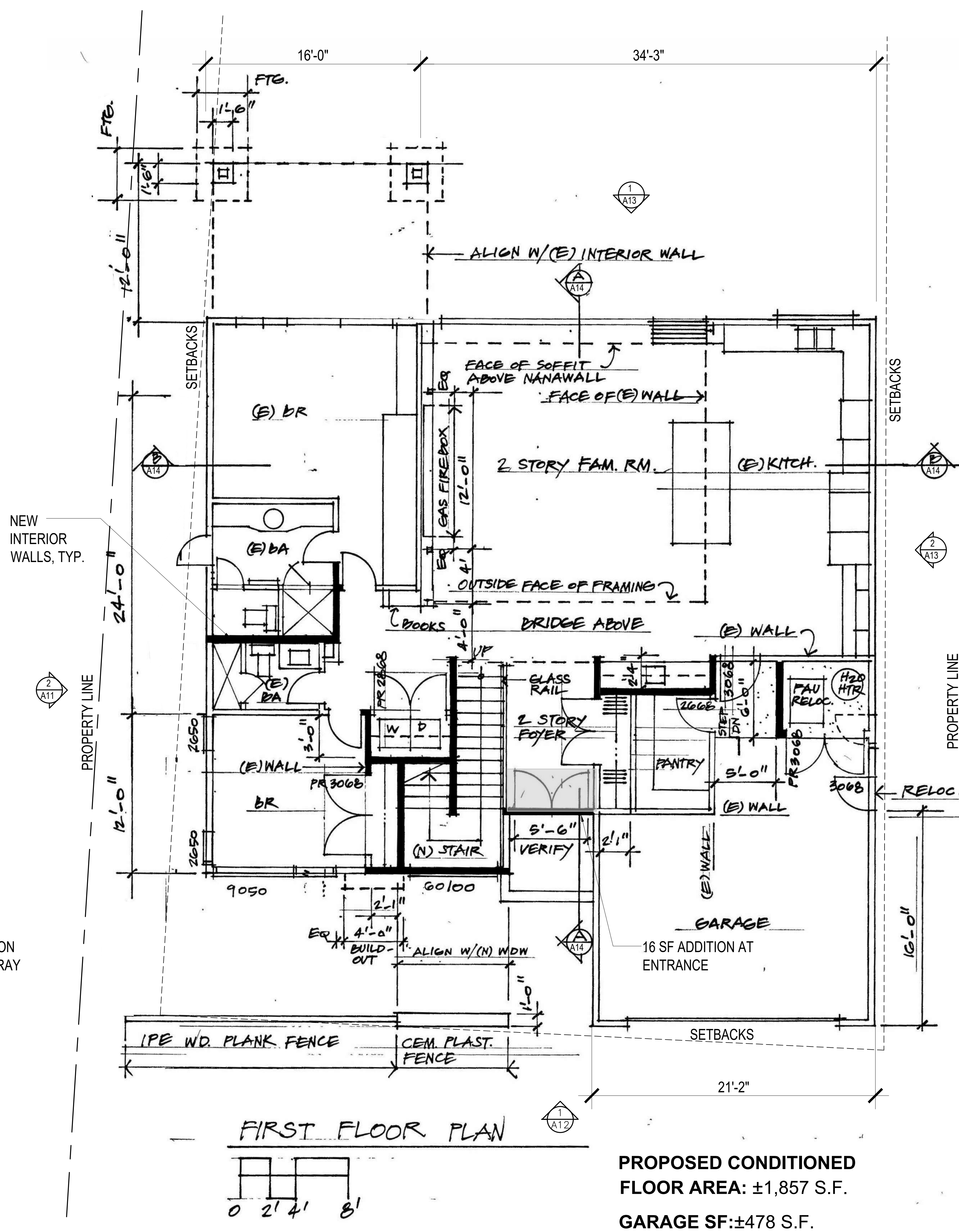
04 22 25



**Additions & Alterations To:  
 The Ors & Kaye Csaszar Residence**

13 BAHAMA REEF, NOVATO CA. 94945

NOTE: ADDITION  
 SHADED IN GRAY



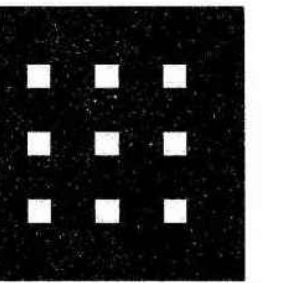
**PROPOSED CONDITIONED  
 FLOOR AREA: ±1,857 S.F.  
 GARAGE SF:±478 S.F.**

SCALE: 1/4" = 1'-0"

PROPOSED  
 FIRST PLAN

**A9**

04 22 25

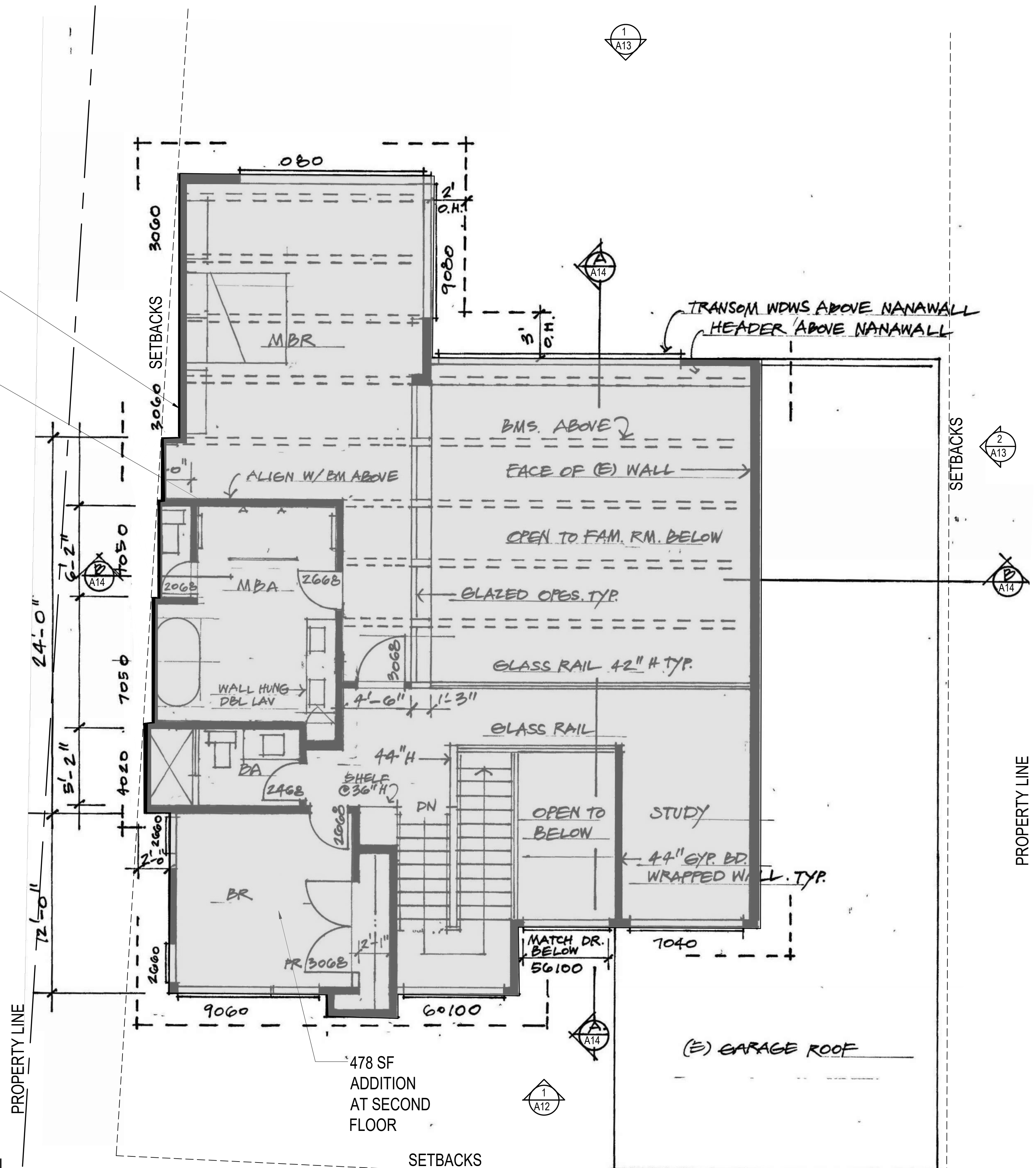


Additions & Alterations To:  
The Ors & Kaye Csaszar Residence  
13 BAHAMA REEF, NOVATO CA. 94945

NEW EXTERIOR WALLS, TYP.

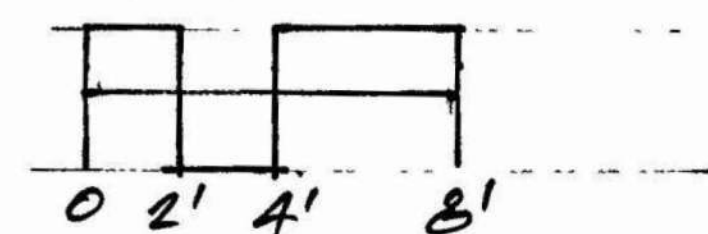
NEW INTERIOR WALLS, TYP.

NOTE: ADDITION SHADED IN GRAY



NOTE: ALL WDWS MUST BE FIELD VERIFIED.

SECOND FLOOR PLAN



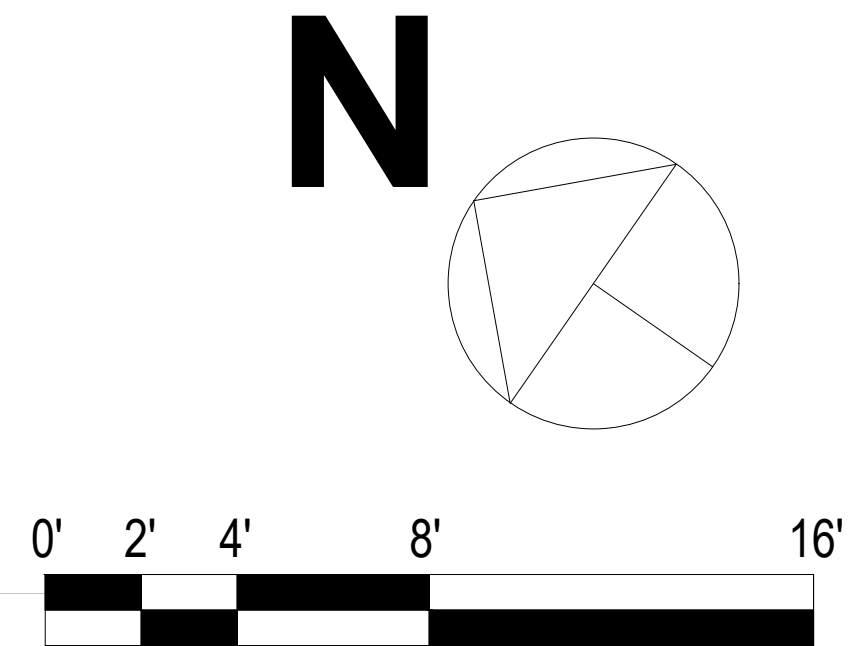
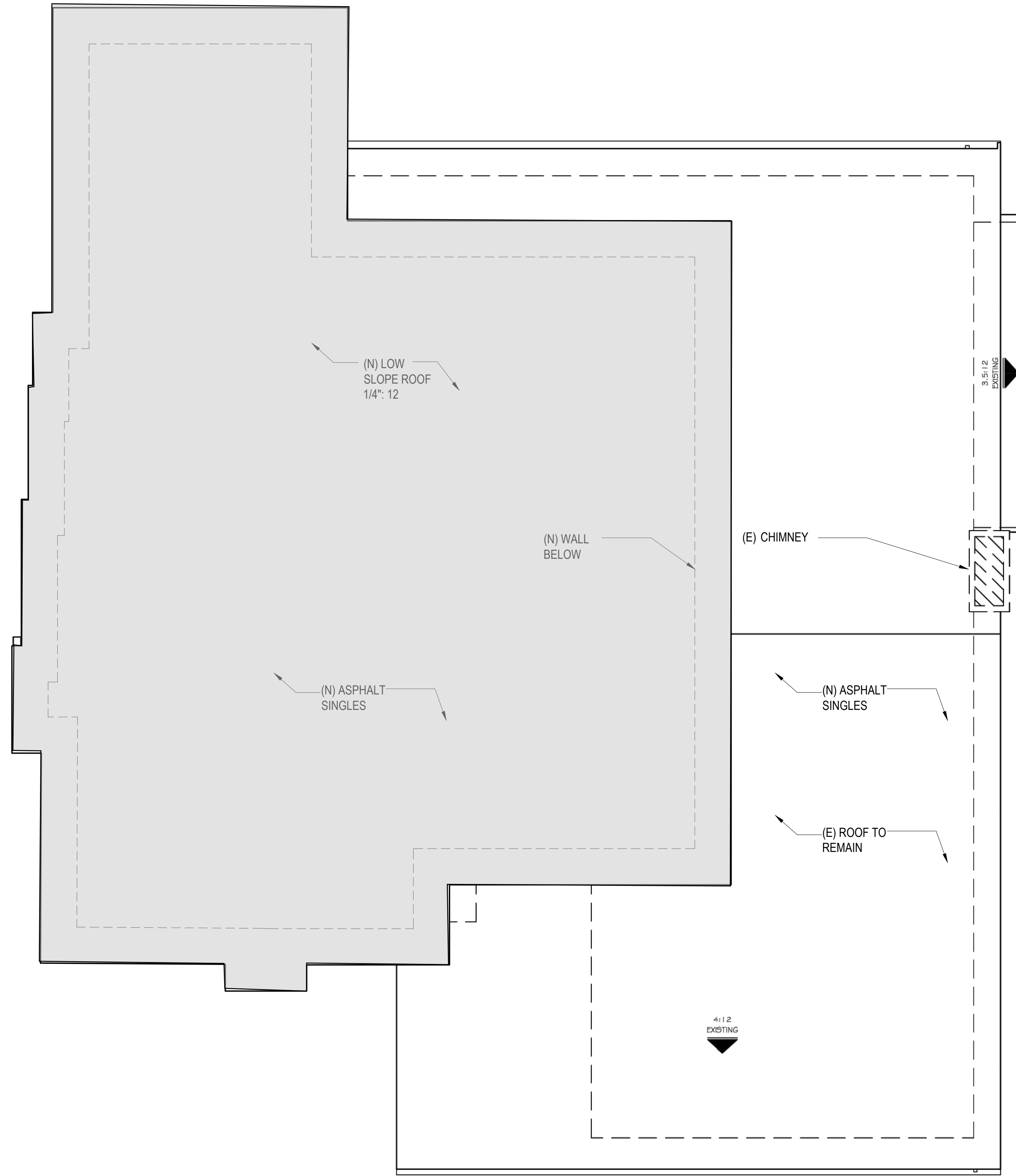
PROPOSED CONDITIONED FLOOR AREA: ±478 S.F.

SCALE: 1/4" = 1'-0"

PROPOSED SECOND FLOOR

A10

04 22 25



Additions & Alterations To:  
**The Ors & Kaye Csaszar Residence**  
13 BAHAMA REEF, NOVATO CA. 94945

SCALE: 1/4"=1'-0"

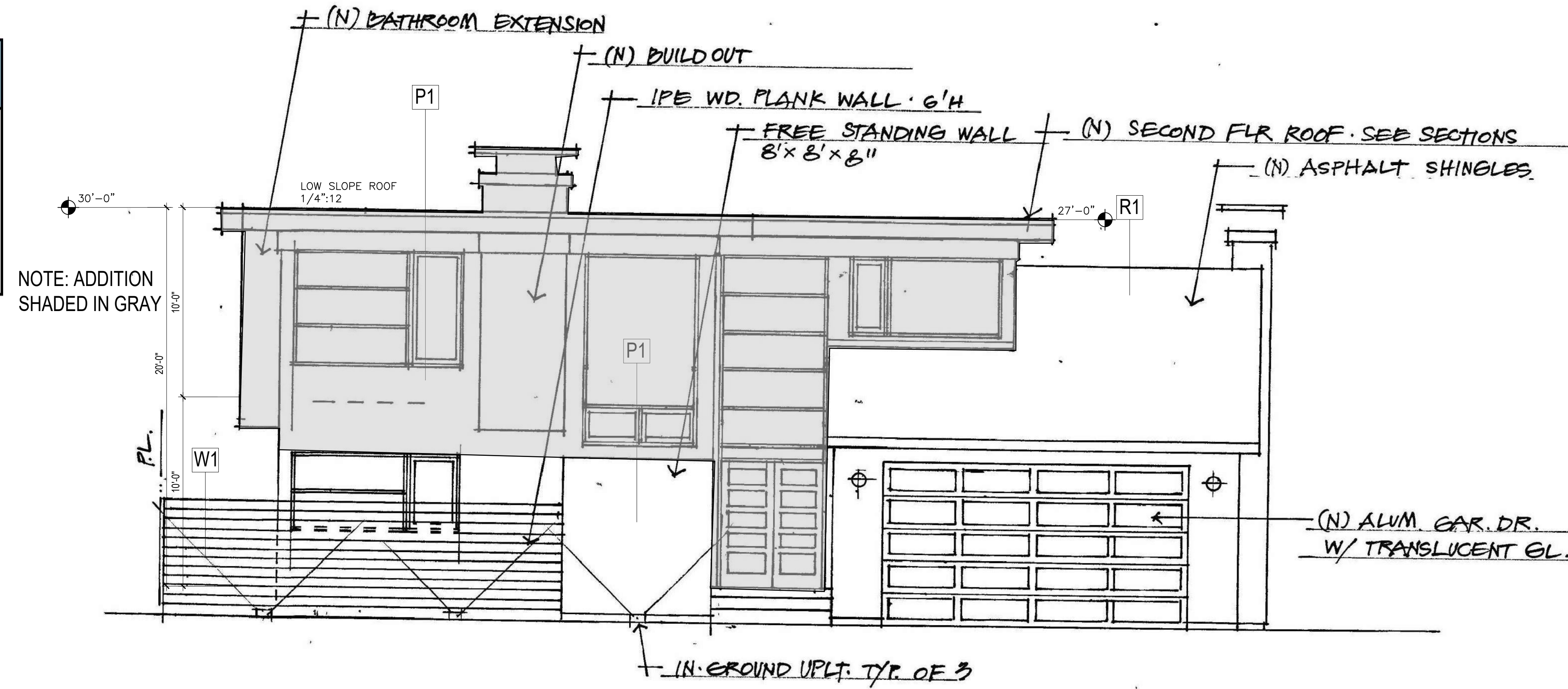
PROPOSED  
ROOF PLAN

**A11**

04 22 25

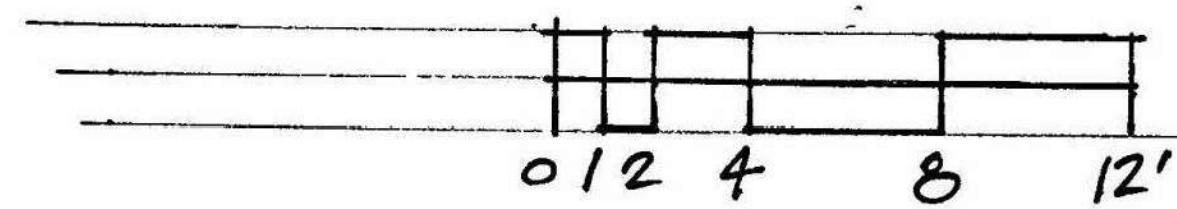
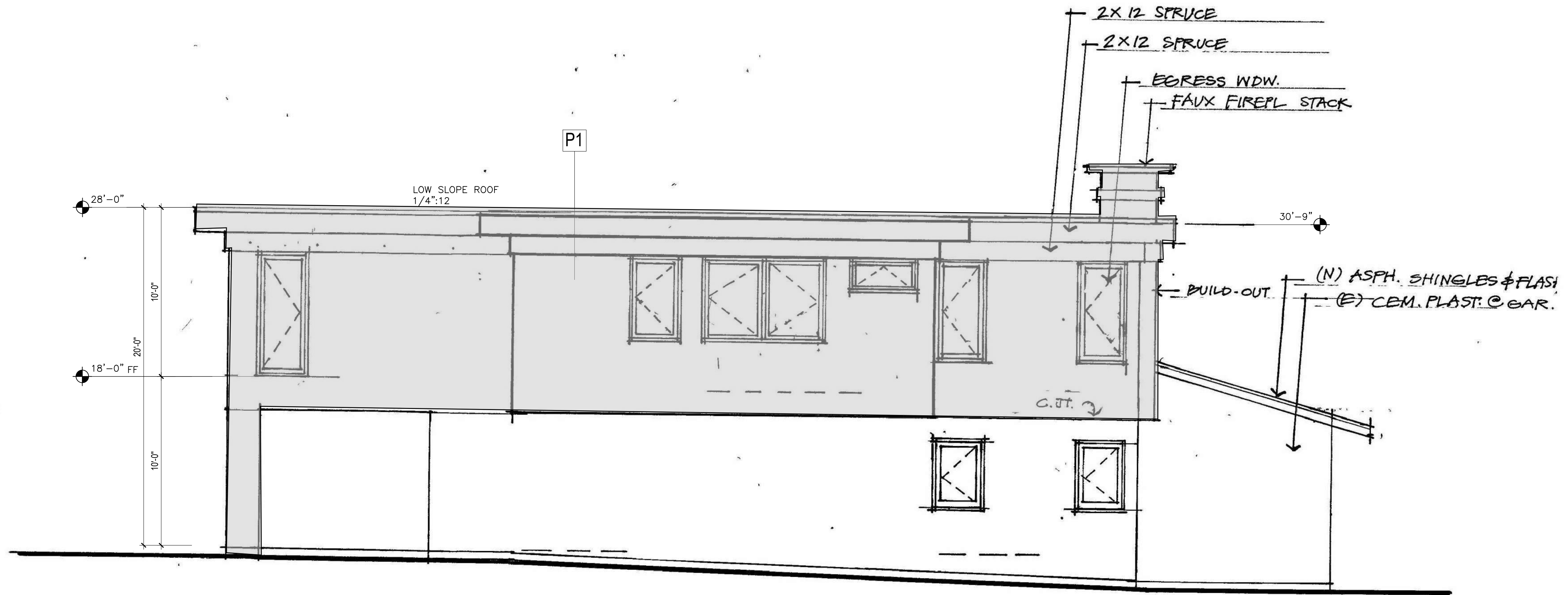
MATERIALS & COLORS

ROOF	BODY 1	WOOD
CHARCOAL ROOF SHINGLES	DE6362 STROM CLOUD	IPE WOOD
		
R1	P1	W1



NOTE: ADDITION SHADED IN GRAY

(1) FRONT ELEVATION



(2) WEST ELEVATION

Additions & Alterations To:  
**The Ors & Kaye Csaszar Residence**  
 13 BAHAMA REEF, NOVATO CA. 94945

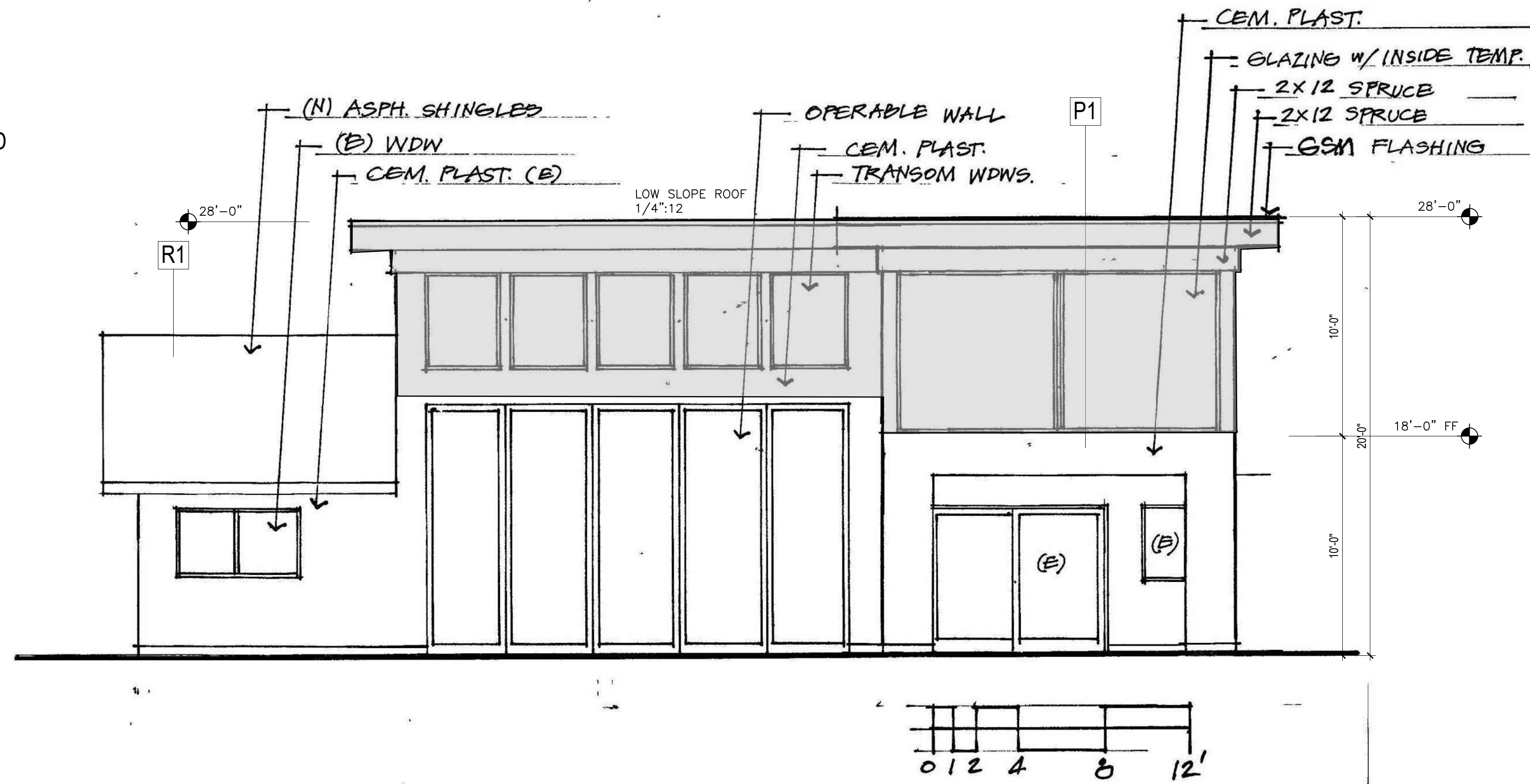
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

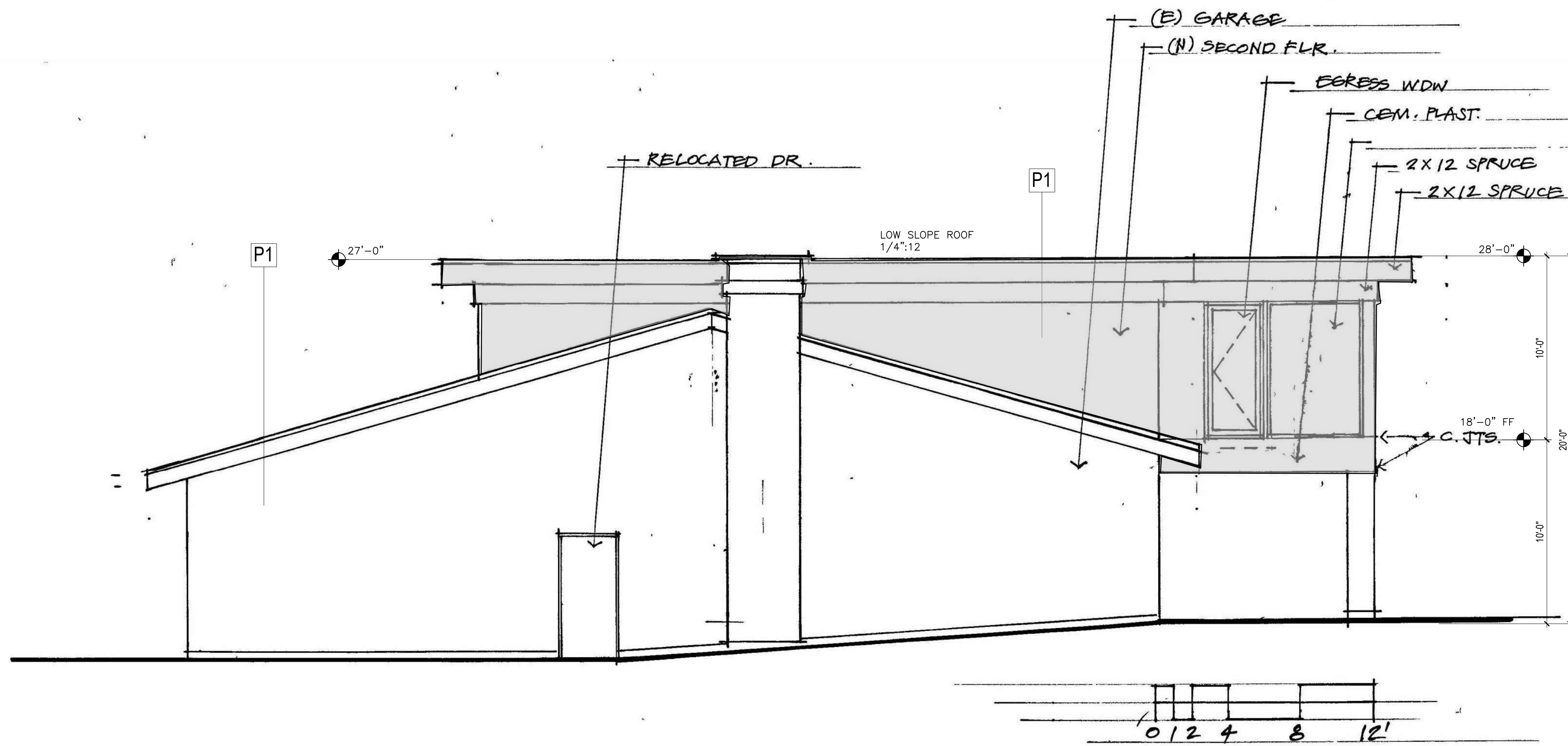
**A12**

04 22 25

NOTE:  
 1. ADDITION SHADED  
 IN GRAY  
 2. SEE SHEET A11  
 FOR MATERIAL &  
 COLORS

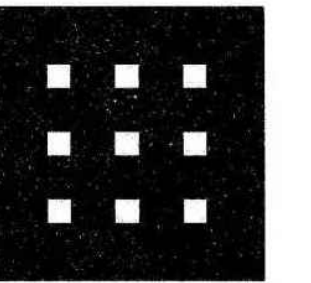


(1) NORTH ELEVATION



(2) EAST ELEVATION

GALEN  
 GRANT



ARCHITECT  
 1272 DANVILLE BLVD.  
 ALAMO, CA  
 94507  
 TELEPHONE 925.818.1415

Additions & Alterations To:  
 The Ors & Kaye Csaszar Residence

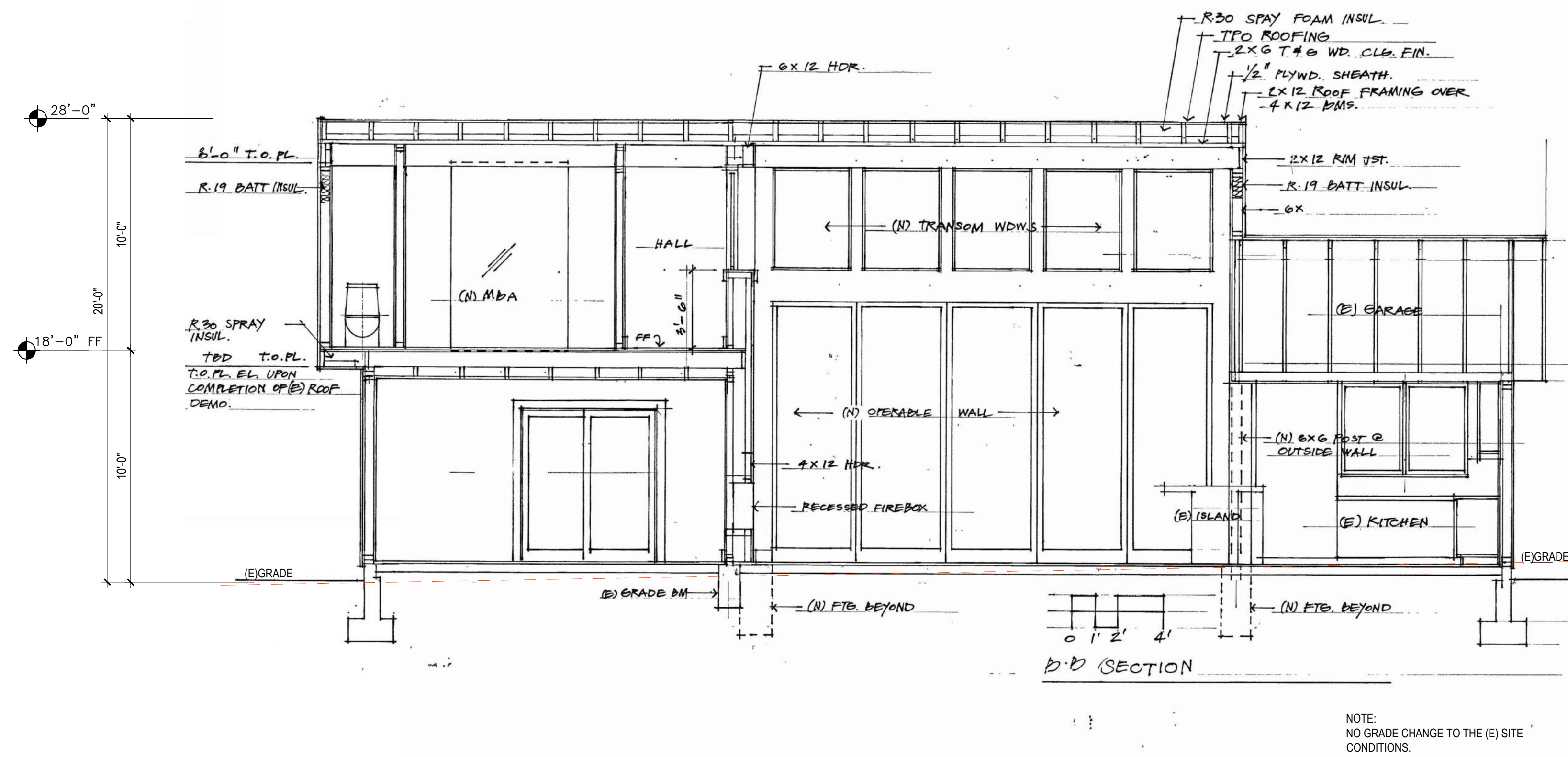
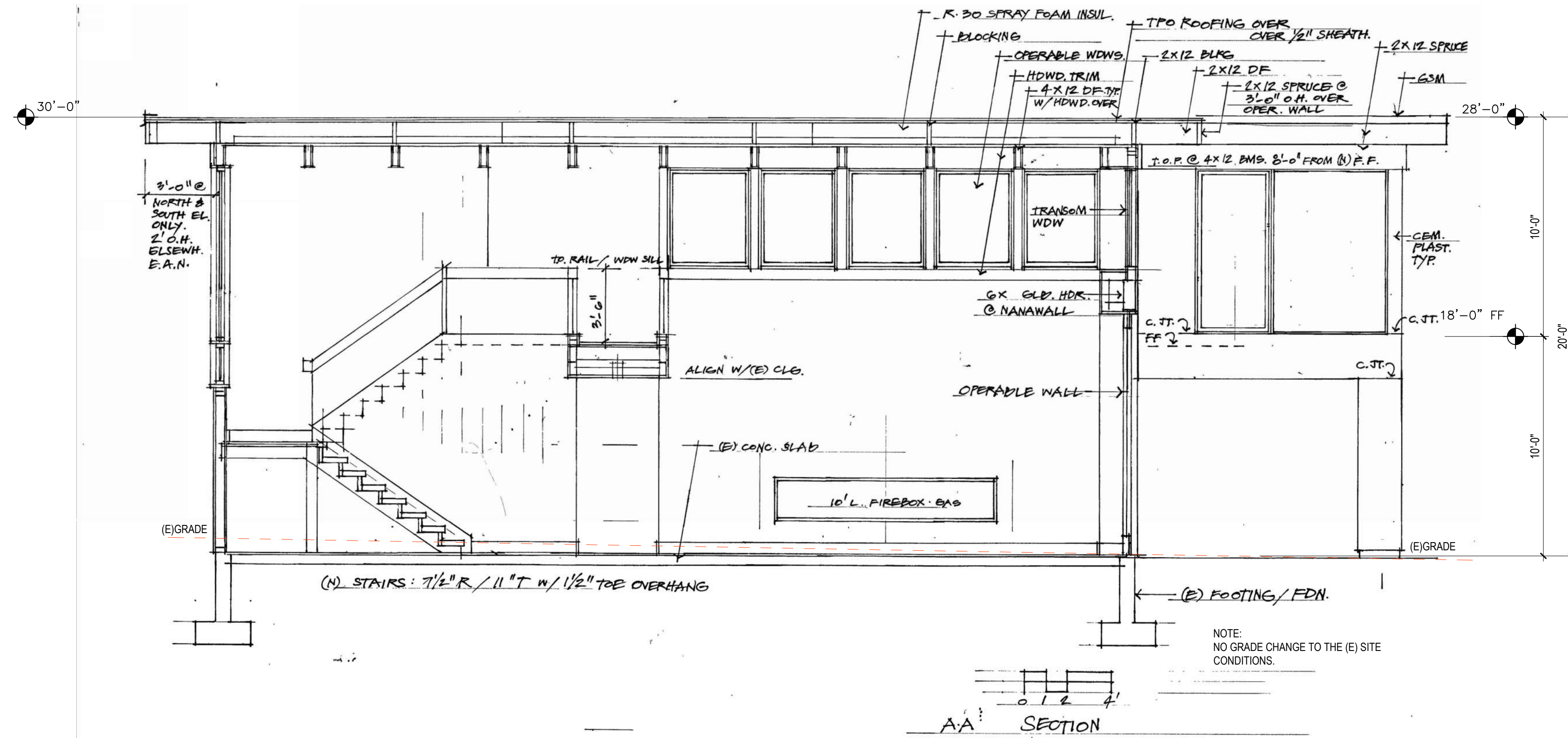
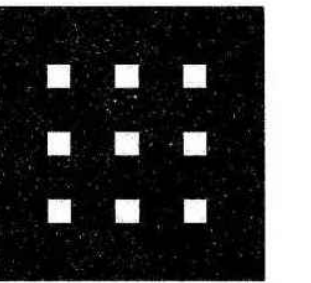
13 BAHAMA REEF, NOVATO CA. 94945

SCALE: 1/4" = 1'-0"

PROPOSED  
 ELEVATIONS

A13

04 22 25



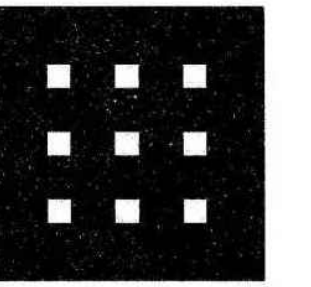
Additions & Alterations To:  
**The Ors & Kaye Csaszar Residence**  
13 BAHAMA REEF, NOVATO CA. 94945

SCALE: 1/4"=1'-0"

PROPOSED SECTIONS

**A14**

04 22 25



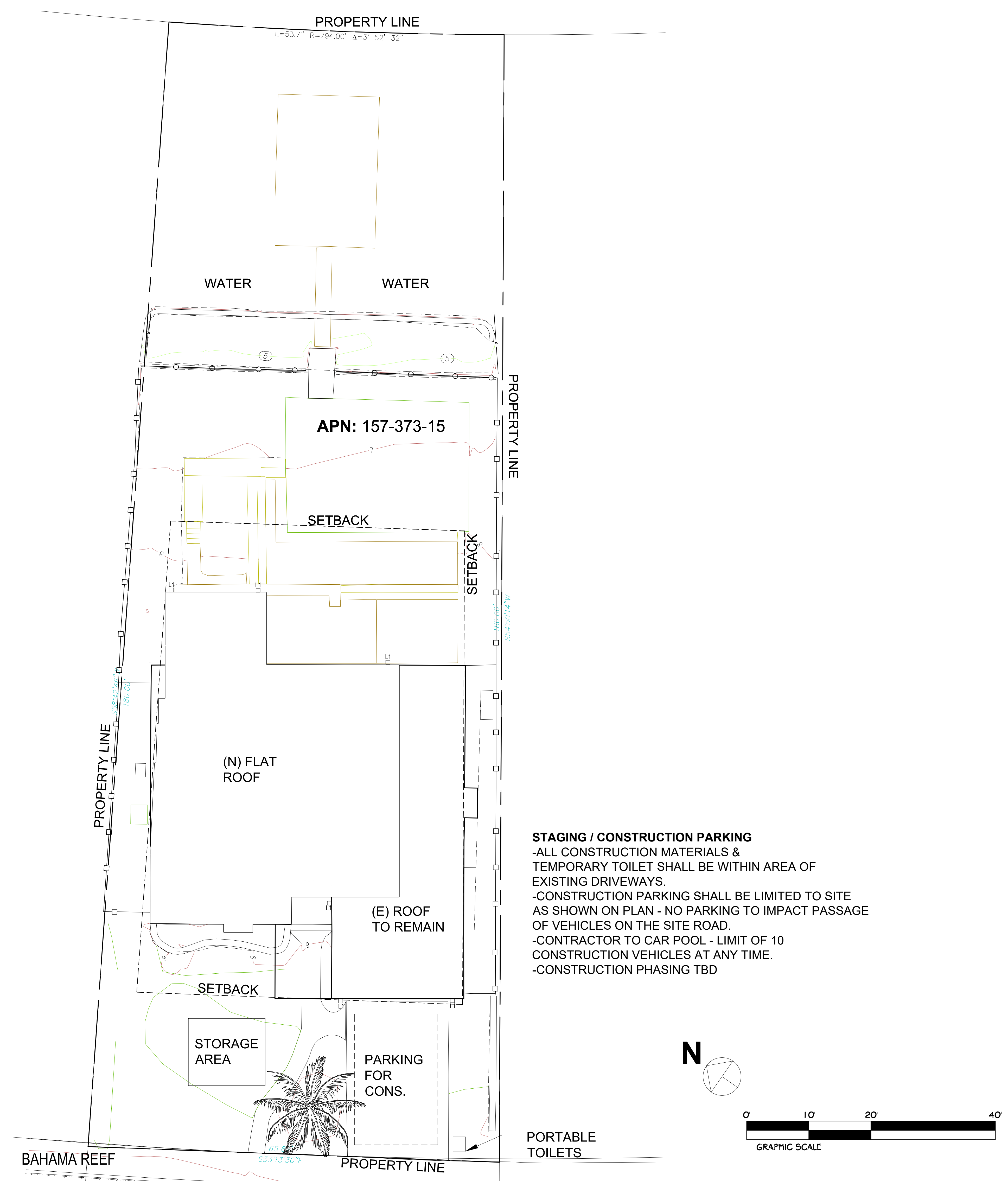
Additions & Alterations To:  
The Ors & Kaye Csaszar Residence

13 BAHAMA REEF, NOVATO CA. 94945

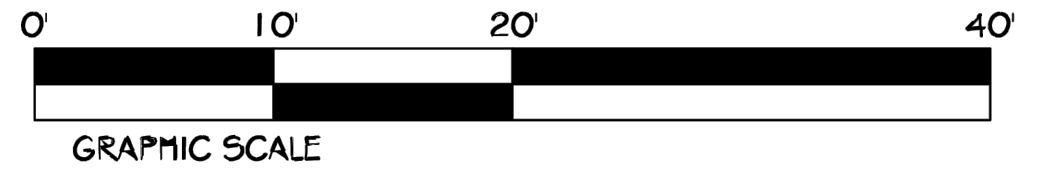
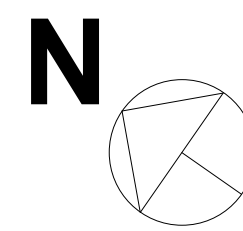
SCALE: 1/8"=1'-0"  
CONSTRUCTION  
MANAGEMENT  
PLAN

A15

04 22 25



**STAGING / CONSTRUCTION PARKING**  
 -ALL CONSTRUCTION MATERIALS & TEMPORARY TOILET SHALL BE WITHIN AREA OF EXISTING DRIVEWAYS.  
 -CONSTRUCTION PARKING SHALL BE LIMITED TO SITE AS SHOWN ON PLAN - NO PARKING TO IMPACT PASSAGE OF VEHICLES ON THE SITE ROAD.  
 -CONTRACTOR TO CAR POOL - LIMIT OF 10 CONSTRUCTION VEHICLES AT ANY TIME.  
 -CONSTRUCTION PHASING TBD



**DATE OF FIELD SURVEY:**

MARCH 28, 2024

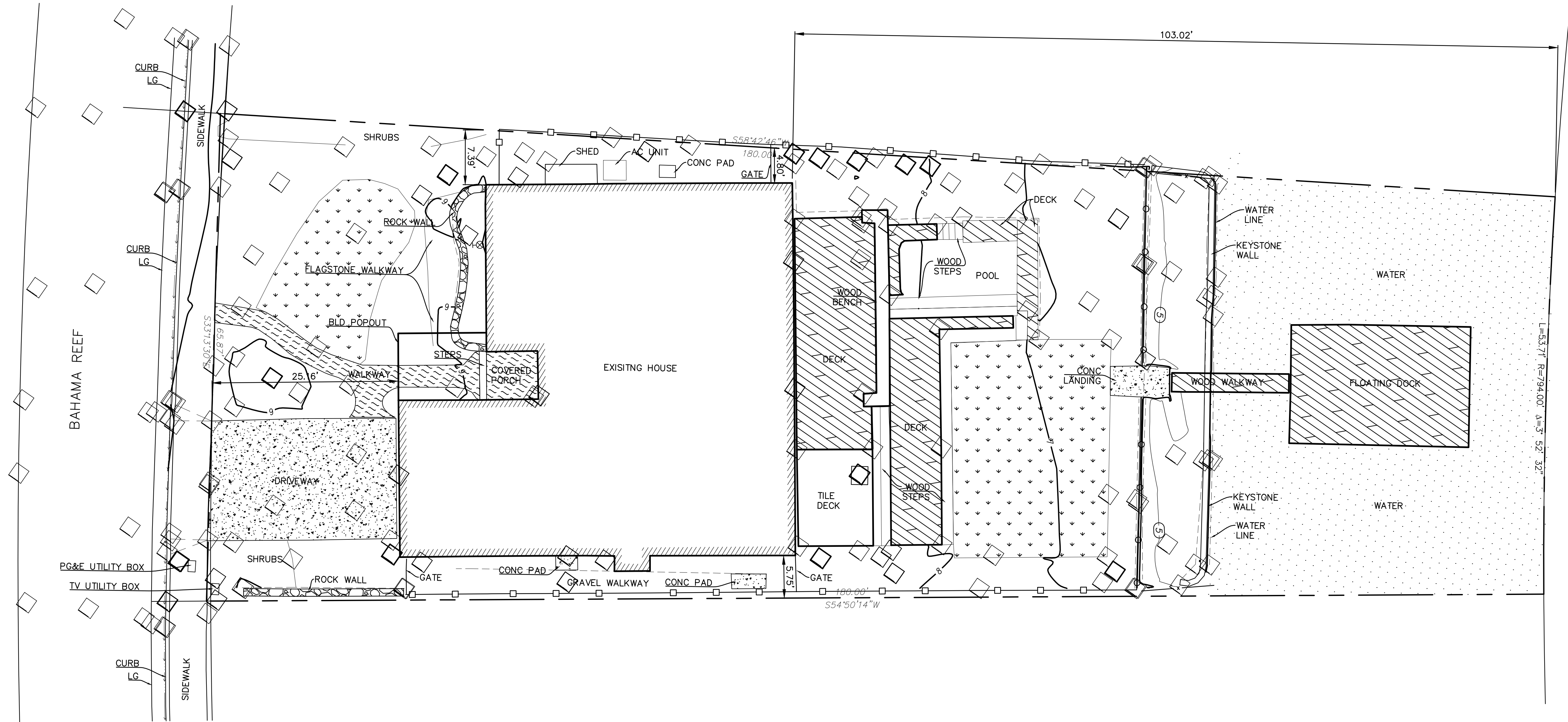
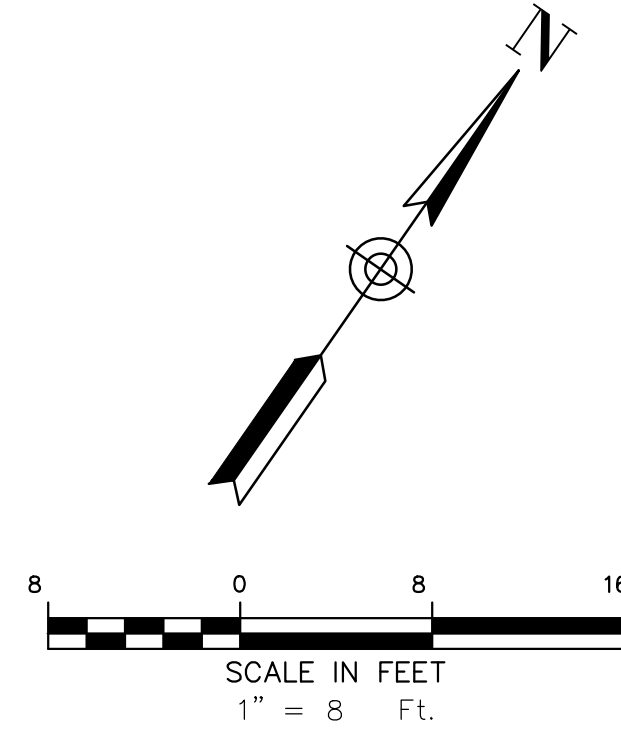
**LEGEND:**

- A.P.N. ASSESSOR'S PARCEL NUMBER
- AD AREA DRAIN
- BLD BUILDING
- CONC CONCRETE
- DT DECIDUOUS TREE
- FF AT TH FINISHED FLOOR AT THRESHOLD
- LG LIP OF GUTTER
- PALM PALM TREE
- TC TOP OF CURB
- TW TOP OF WALL

- x55.97 SPOT ELEVATION
- ⊕FF=217.44 FINISH FLOOR ELEVATION
- ◻WM WATER METER
- ◻GM GAS METER
- ◻EM ELECTRIC METER
- ⊗ HOSE BIB
- ⊗CV IRRIGATION CONTROL VALVE
- ⊗FH FIRE HYDRANT

- BUILDING LINE
- WOOD FENCE
- METAL FENCE
- BOUNDARY LINE
- MINOR CONTOUR LINE (1')
- MAJOR CONTOUR LINE (5')
- TREE AS LABELED

- CONCRETE
- LAWN AREA
- FLAGSTONE
- WOOD DECK
- WATER



**SURVEYOR'S NOTES:**

1. ALL TREES SHOWN HEREON REFLECT THEIR HORIZONTAL GROUND LOCATIONS AND ARE MEASURED AT BREAST HEIGHT.
2. PARCEL AREA= 10,763 SQ. FT.

**BENCHMARK NOTE:**

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA NATIONAL GEODETIC SURVEY'S (NGS) 'GEOID12B' GEOID MODEL BEING APPLIED TO COMPUTED ELLIPSOID HEIGHTS AS TIED TO THE PUBLISHED ELLIPSOID HEIGHT AT AVAILABLE CORS STATIONS ON THE CALIFORNIA REAL TIME NETWORK

**SITE COVERAGE AREAS:**

- EXISTING HOUSE: ±2286SF
- POOL/DECK: ±952SF
- CONC. LANDING: ±56SF
- DRIVEWAY: ±400SF
- COVERED PORCH: ±42SF

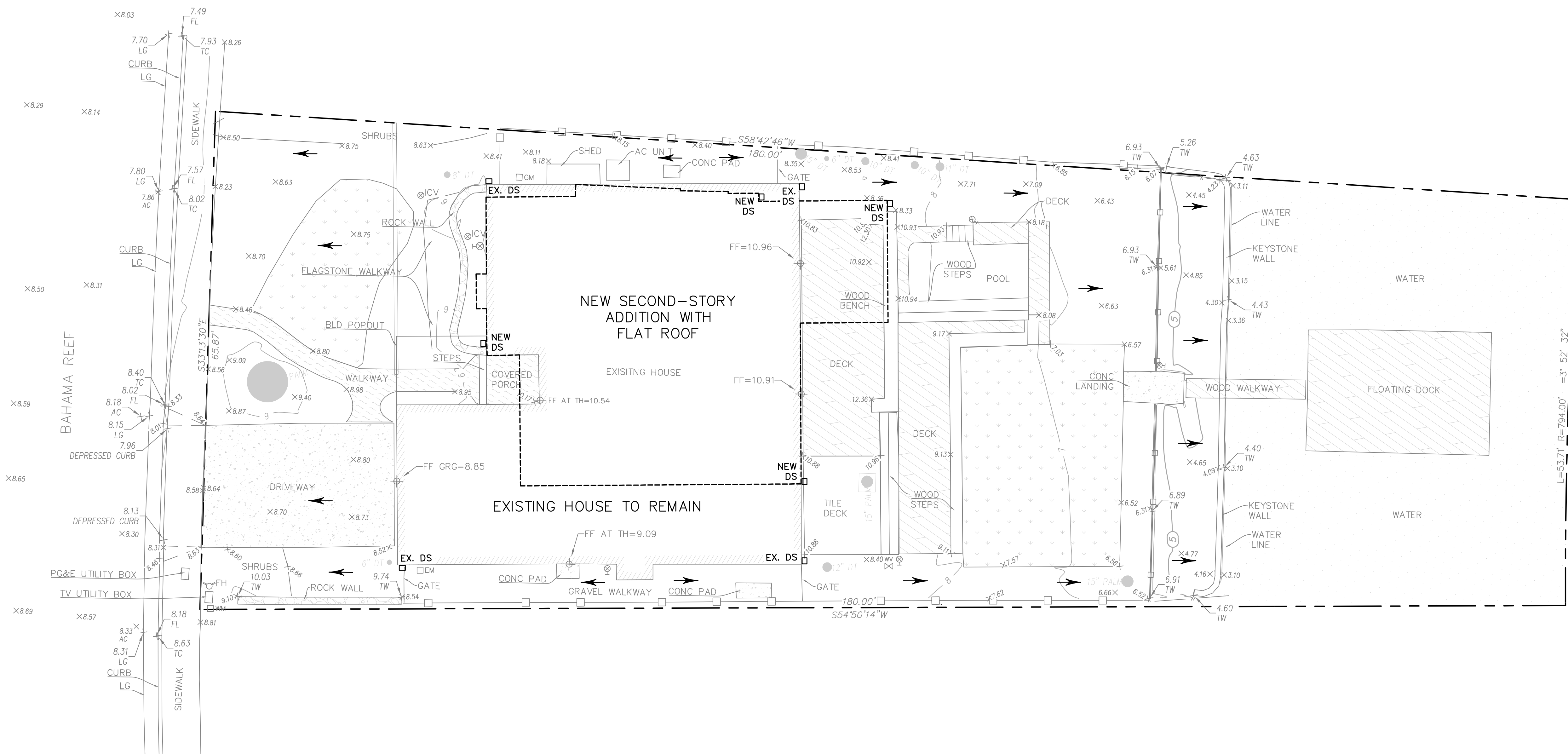
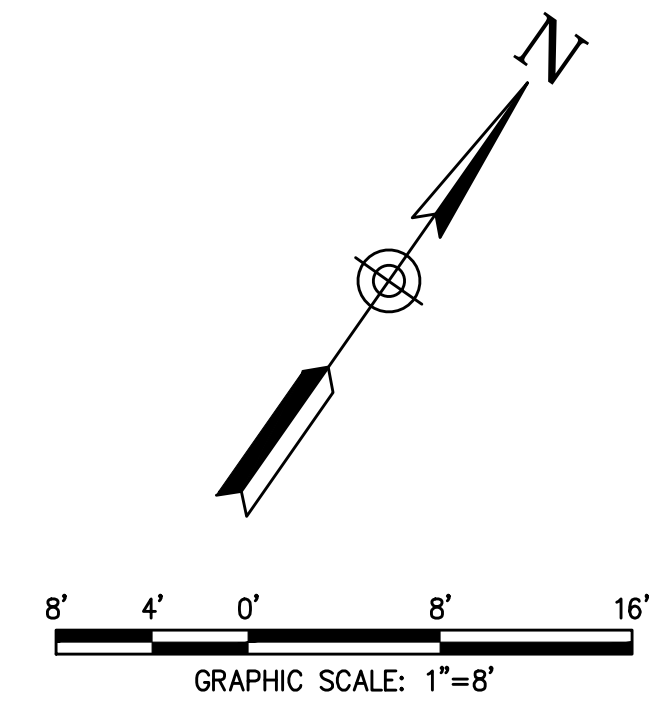
**SURVEYOR'S STATEMENT:**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY.

LEON E. OBERKAMPER REGISTERED CIVIL ENGINEER #12094  
DATE: APRIL 24, 2024

<p><b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b> 13 BAHAMA REEF APN (157-373-15)</p>	<p>CITY OF NOVATO MARIN COUNTY CALIFORNIA</p>
<p><b>OBERKAMPER &amp; ASSOCIATES</b> CIVIL ENGINEERS INC.</p>	
<p>7200 REDWOOD BLVD, SUITE 305, NOVATO, CA 94945 PHONE (415) 897-2800 WWW.OBERKAMPER.COM</p>	
<p>Scale: 1" = 8' Drawn by: TW Field Crew: AS Checked by: LEO Date: APRIL 24, 2024</p>	<p>SHEET <b>C1</b> OF 1 24-125</p>

**LEGEND**

- PROPERTY LINE
- (E) MAJOR 5' ELEVATION CONTOURS
- (E) MINOR 1' ELEVATION CONTOURS
- DS □ ROOF DOWN SPOUT
- ← EXISTING AND PROPOSED DRAINAGE DIRECTION



**FEMA FLOOD ZONE INFORMATION:**

FLOOD INSURANCE RATE MAP: MARIN COUNTY, CA  
 COMMUNITY: CITY OF NOVATO  
 NUMBER: 060178  
 PANEL: 0284 E  
 MAP DATE: 3/16/2016  
 SPECIAL FLOOD HAZARD AREA (SFHA): ZONE AE  
 SFHA TYPE: 1% ANNUAL CHANCE FLOOD  
 BASE FLOOD ELEVATION: 10 FEET

**NOTES:**

1. CONTRACTOR SHALL CONNECT NEW ROOF DOWNSPOUTS OUTLET TO EXISTING UNDERGROUND STORM DRAIN SYSTEM.
2. THERE IS NO EARTHWORK ASSOCIATED WITH THIS PROJECT.



PLAN CHECK ONLY

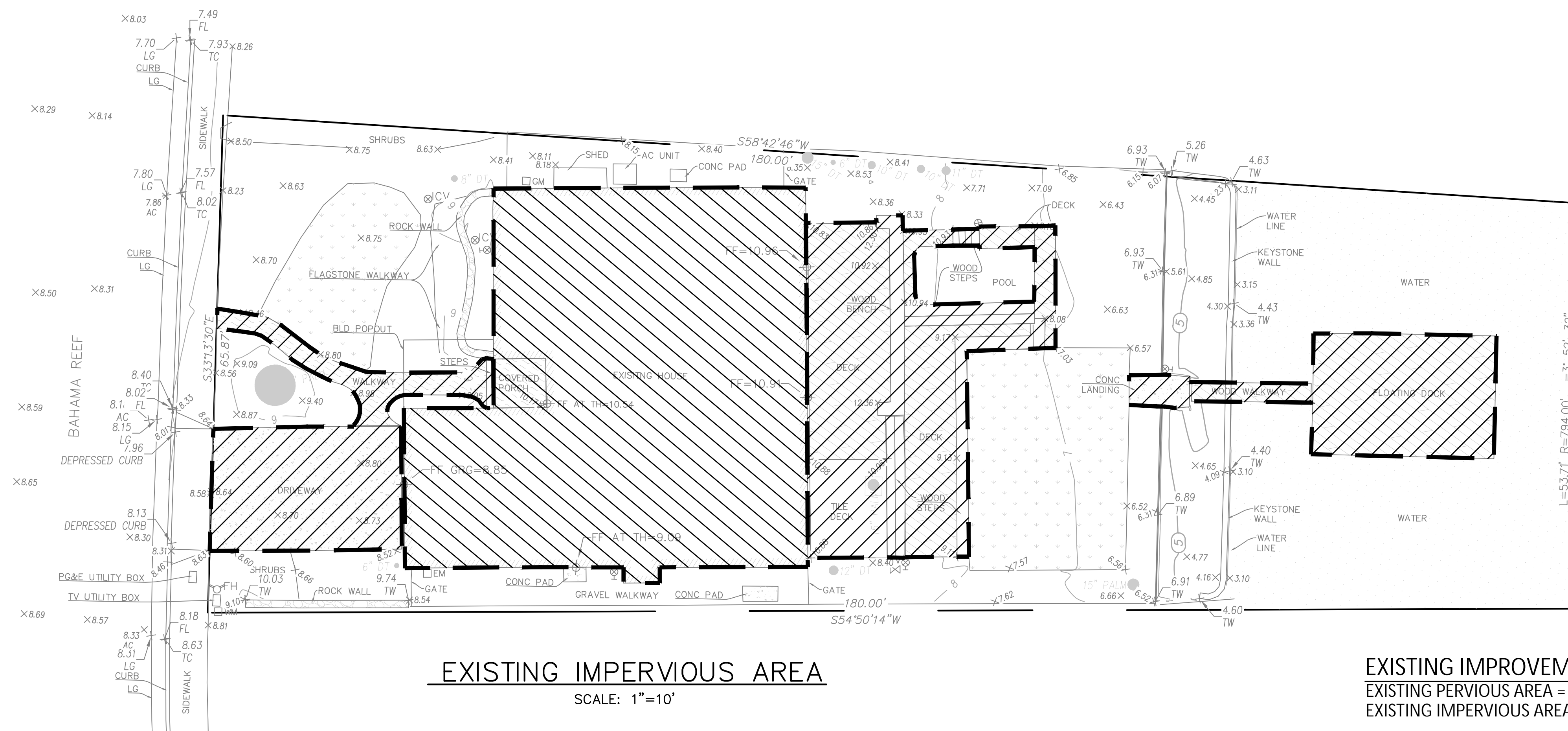
S:\Jobs\2024\24-125\_13 Bahama Reef, Novato - Boundary and Topo\DWG\DESIGN\13 Bahama Reef, Novato - Civil\Drawn Plans.dwg, C:\Civil Plan, 4/17/2025 3:38:59 PM

**OBERKAMPER & ASSOCIATES**  
**CIVIL ENGINEERS, INC.**  
 7200 REDWOOD BLVD, SUITE 308, NOVATO, CA 94945  
 PHONE: (415) 897-2800  
 WWW.OBERKAMPER.COM

**PRELIMINARY GRADING & DRAINAGE PLAN**  
**13 BAHAMA REEF A.P.N (157-373-15)**  
 MARIN COUNTY CALIFORNIA

Scale: 1" = 8'  
 Drawn by: MTS/BM  
 Field Crew: O&A  
 Checked by: JDC  
 Date: 4/17/2025

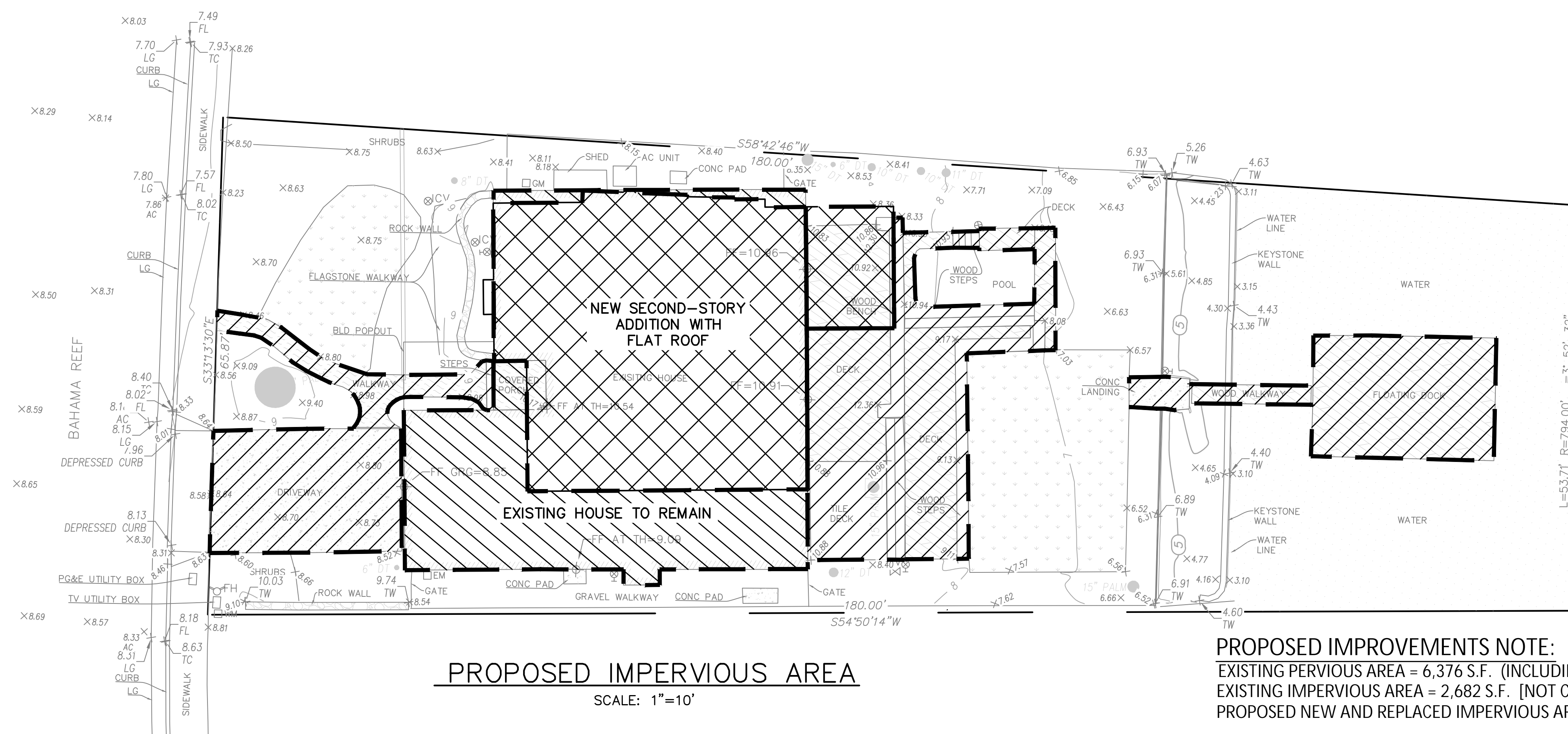
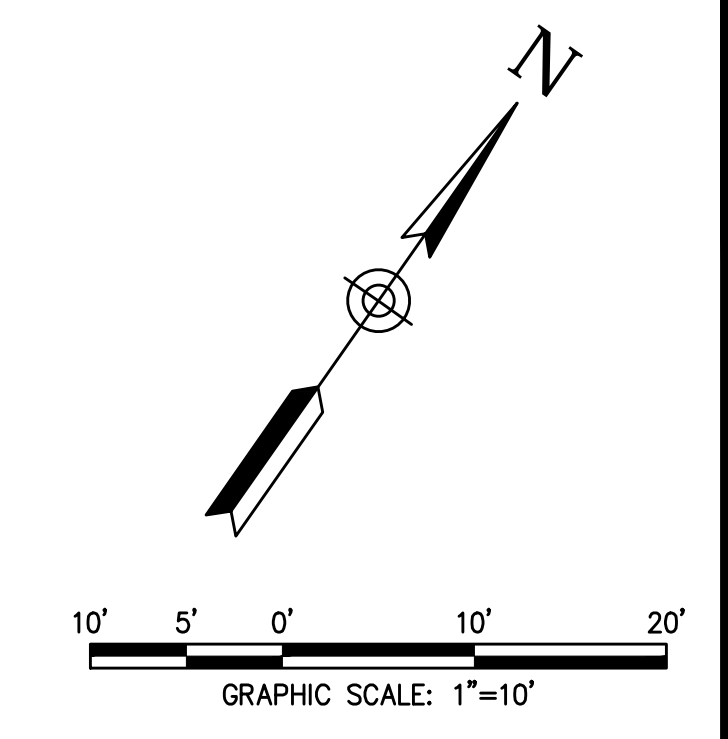
SHEET  
**C1**  
 1 OF 2  
 24-125



**EXISTING IMPERVIOUS AREA**  
SCALE: 1"=10'

**EXISTING IMPROVEMENTS NOTE:**  
EXISTING PERVIOUS AREA = 6,402 S.F. (INCLUDING LAGOON AREA)  
EXISTING IMPERVIOUS AREA = 4,370 S.F.

- LEGEND:**
- EXISTING SITE IMPERVIOUS AREA
  - EXISTING HOUSE ROOF AREA
  - PROPOSED NEW LEVEL ROOF ADDITION (SECOND-STORY)



**PROPOSED IMPERVIOUS AREA**  
SCALE: 1"=10'

**PROPOSED IMPROVEMENTS NOTE:**  
EXISTING PERVIOUS AREA = 6,376 S.F. (INCLUDING LAGOON AREA) [NOT CHANGED]  
EXISTING IMPERVIOUS AREA = 2,682 S.F. [NOT CHANGED]  
PROPOSED NEW AND REPLACED IMPERVIOUS AREA = 1,714 S.F. < (LESS THAN) 2,500 S.F.

BASED ON TABLE 1-1, BASMAA POST-CONSTRUCTION MANUAL, DESIGN GUIDANCE FOR STORMWATER TREATMENT AND CONTROL FOR PROJECTS IN MARIN, SONOMA, NAPA, AND SOLANO COUNTIES, NO STORMWATER CONTROL MEASURES ARE REQUIRED.

**PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION**

Project Name/Number	The Ors & Kaye Csaszar Residence
Application Submittal Date [to be verified by municipal staff]	4/17/2025
Project Location [Street Address if available, or intersection and/or APN]	13 Bahama Reef, Novato, CA APN 157-373-15
Name of Owner or Developer	Ors Csaszar (owner)
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Existing House Partial New Level (second-story) Addition
Total Project Site Area (acres)	0.24 AC
Total New or Replaced Impervious Surface Area [Sum of impervious area that will be constructed as part of the project]	1,714 SF
Total Pre-Project Impervious Surface Area	4,370 SF
Total Post-Project Impervious Surface Area	4,396 SF
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> 1. Disperse Runoff to Vegetated Area <input type="checkbox"/> 2. Pervious Pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box



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CALIFORNIA

PRELIMINARY STORM WATER CONTROL PLAN  
 13 BAHAMA REEF A.P.N (157-373-15)  
 MARIN COUNTY CITY OF NOVATO

Scale: 1" = 10'  
 Drawn by: MTS/BM  
 Field Crew: O&A  
 Checked by: JDC  
 Date: 4/17/2025

SHEET  
**C2**  
 2 OF 2  
 24-125

PLAN CHECK ONLY