

walton



architecture +  
engineering|inc.

740 north lake blvd  
tahoe city ca 96145  
p 530.583.3690  
f 530.583.4690

Brazil Street  
Lot 228

P R E L I M I N A R Y  
not for construction

99 Brazil Street  
Lot 228  
City of Sonoma  
California  
APN 018-051-007

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b r a z i l s t r e e t  
L o t 2 2 8

SHEET INDEX

ARCHITECTURAL

- A-0.1 COVER SHEET
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Job Number  
681

Issue Date  
10 February 2017

Subject  
Conditional Use Permit

Drawing Title  
Cover

Drawing Number

a 0.1



VIEW FROM DRIVENAY



VIEW FROM DRIVENAY



VIEW FROM UPHILL SIDE



VIEW FROM UPHILL SIDE



VIEW TOWARDS POOL TERRACE



VIEW FROM DOWNHILL SIDE

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Drawing Title  
 Model  
 Images

Drawing Number

a 0.3

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Drawing Title  
 Site  
 Images

Drawing Number

a 0.4



VIEW FROM EAST 4TH STREET LOOKING NORTH TOWARDS LOT 228



VIEW FROM LOVALL VALLEY ROAD LOOKING TOWARDS LOT 228



LOCATION MAP - 4TH STREET



LOCATION MAP - LOVALL VALLEY ROAD

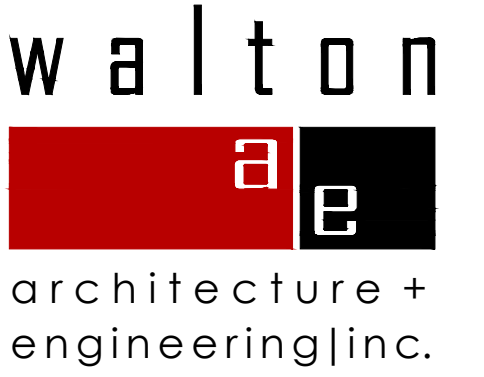


**SQUARE FOOTAGE ANALYSIS**

CONDITIONED SQUARE FOOTAGE	
MAIN LEVEL	= 2,888 SF
LOWER LEVEL	= 2,616 SF
TOTAL	= 5,504 SF
UNCONDITIONED SQUARE FOOTAGE:	
GARAGE	= 543 SF
STORAGE	= 144 SF
TOTAL	= 131 SF

**GENERAL NOTES**

- 1) STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. CRC SECTION R311.1. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS, SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY. CRC SECTION R311.2. WITHIN DWELLING UNITS, THE MAXIMUM RISER HEIGHT SHALL BE 1-3/4", THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. CRC SECTIONS R311.4.1 AND R311.4.2.
- 2) GUARDRAILS AND HANDRAILS SHALL BE STRUCTURED TO WITHSTAND A 200# LATERAL LOAD.
- 3) HANDRAILS: HANDRAIL HEIGHT MEASURED ABOVE STAIR TREAD NOSINGS SHALL BE INFORMED NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. CRC SECTION R311.7.1. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/2 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. CRC SECTION R311.7.3. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NIBBLE FOOT AT A STAIR LANDING. CRC SECTION R311.7.2. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1 1/2 INCHES. CRC SECTION 102.6. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AT EACH HANDRAIL SHALL NOT EXCEED 4 1/2 INCHES AT OR BELOW THE HANDRAIL HEIGHT. CRC SECTION 102.9. PROVIDE CONTINUOUS HANDRAIL FOR STAIRWAY WITH 4 OR MORE RISERS AS PER R311.
- 4) GUARDRAILS: GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE. WITHIN DWELLING UNITS, GUARDS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSINGS. CRC SECTION R302.2. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES IN DIAMETER CANNOT PASS THROUGH THE OPENING. CRC SECTION R302.3.
- 5) THE WALLS AND SOFFITS OF THE ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP/5M WALLBOARD. CRC SECTION R302.7.
- 6) MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYP/5M WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALL SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYP/5M WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. CRC SECTION AND TABLE R302.6.
- 7) MINIMUM OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF A SELF-CLOSING TIGHT-FITTING SOLID WOOD DOOR 1 3/8" IN THICKNESS OR A SELF-CLOSING TIGHT-FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. CRC SECTION R302.5.1.
- 8) WATER HEATERS, FURNACES OR OTHER APPLIANCES INSTALLED IN A GARAGE WHICH HAVE A GLOW SPARK OR IGNITION SOURCE NEED TO BE MOUNTED BY ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT. CRC 507.9 AND CMC 308.1. ALL WATER HEATERS SHALL BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS TO PREVENT SEISMIC MOVEMENT, ONE STRAP WITHIN THE TOP THIRD AND THE OTHER WITHIN THE BOTTOM THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROL. CRC 507.2.
- 9) PROVIDE ROOF TERMINATION FOR GAS APPLIANCE. APPLIANCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE FLE MANUFACTURER'S SPECIFICATIONS FOR FLE CLEARANCES. VENTILATION OR APPROVAL OF VENT HEIGHT AND LOCATION WITH AN INSPECTOR PRIOR TO INSTALLATION IS SUGGESTED. ALL GAS FIREPLACES SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE PER CALGREEN 2015 GREEN BUILDING CODE SECTION 4.503.
- 10) PROVIDE 60" DIRECT-VENT GAS FIREPLACE @ LIVING
- 11) FIREFIT SHALL BE PLUMBED FOR GAS, PROVIDE (4) EQ. SPACED ADJUSTABLE GAS JETS SET IN BLACK VOLCANIC STONES.
- 12) THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS: REFRIGERATION SAFETY GLAZING, GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, HURL POOLS, SAUNAS, STEAM ROOMS, BATHUBS, AND SHOWER GLAZING IN ANY PORTION OF A BUILDING WALL ENCLLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN CLOSED POSITION, GLAZING ADJACENT TO STAIRWAYS AND LANDINGS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE, GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD. CRC SECTION R308.4.
- 13) CONTRACTOR SHALL VERIFY SAFETY GLAZING AT ALL LOCATIONS PER 2013 CBC.
- 14) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE. CRC SECTION R302.1.2.1.
- 15) SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. CRC SECTION R310.1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. CRC SECTIONS R310.1.1 THROUGH R310.1.3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. CRC SECTION R310.1.
- 16) DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED WITH HEAVY TIMBER EXTERIOR FIRE-RETARDANT-TREATED WOOD OR APPROVED NONCOMBUSTIBLE MATERIALS. CRC SECTION R301.9.5.
- 17) NOTE NOT USED
- 18) NOTE NOT USED
- 19) OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE AND ALSO THE CALIFORNIA RESIDENTIAL CODE CRC 8316 WHERE FOAM PLASTIC INSULATION IS PROPOSED FOR COMPLIANCE. EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN FLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH GEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CALGREEN 4.406.1



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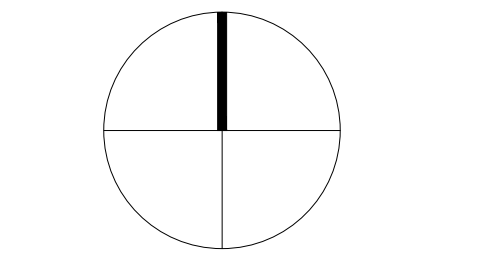
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Job Number  
 681  
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Plan North

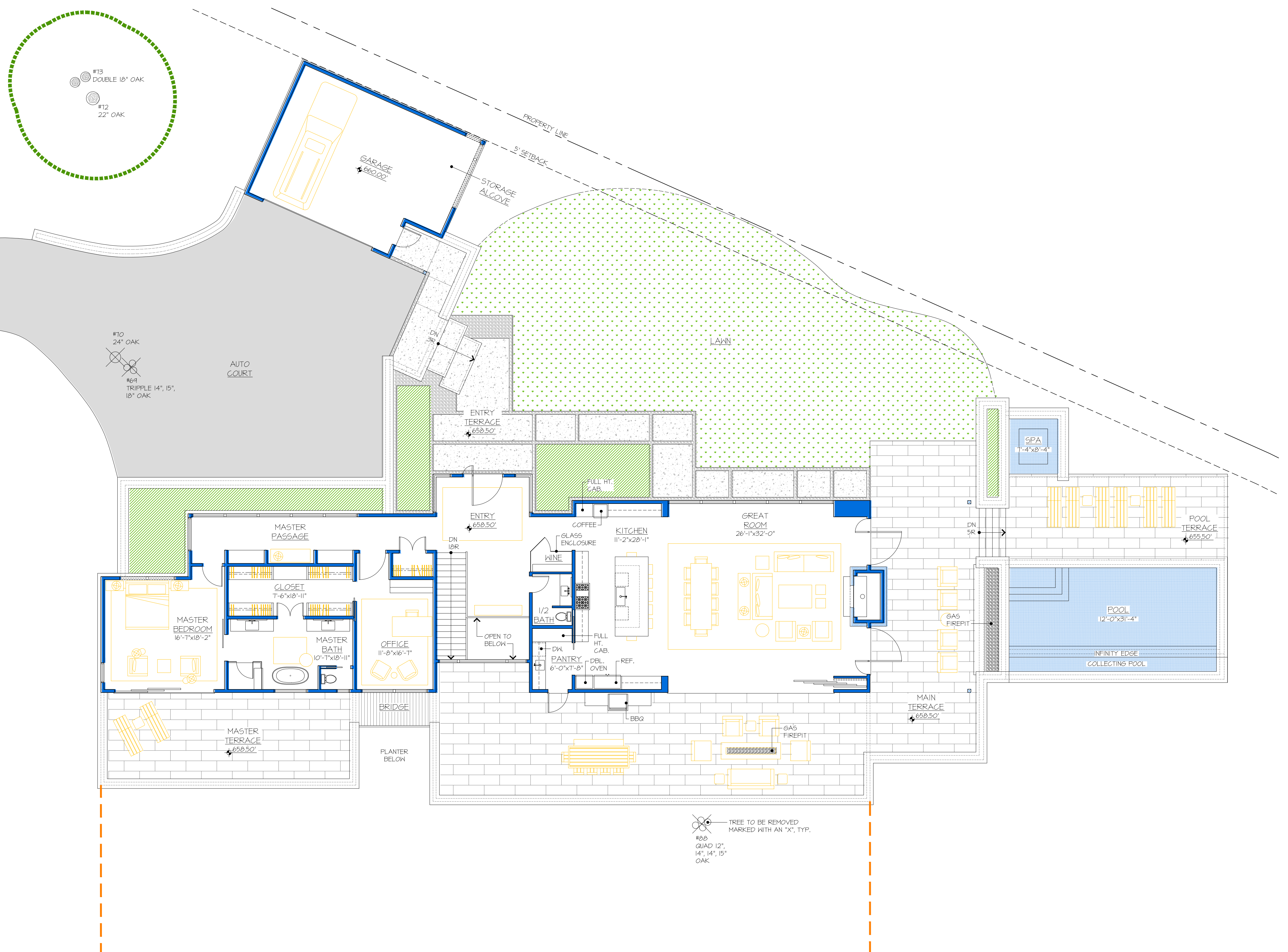


Drawing Title  
 Key Plan

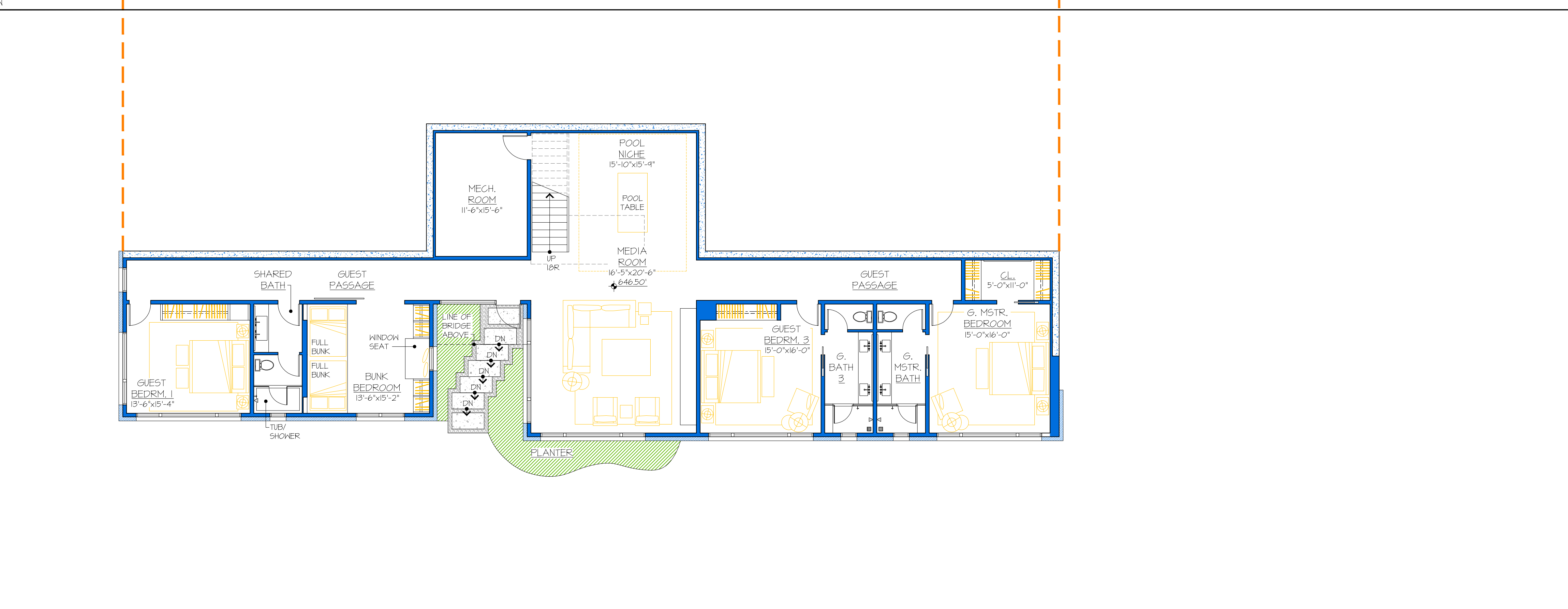
Drawing Number

a.2.1

1 MAIN LEVEL FLOOR PLAN



2 LOWER LEVEL FLOOR PLAN



HEIGHT CALCULATION

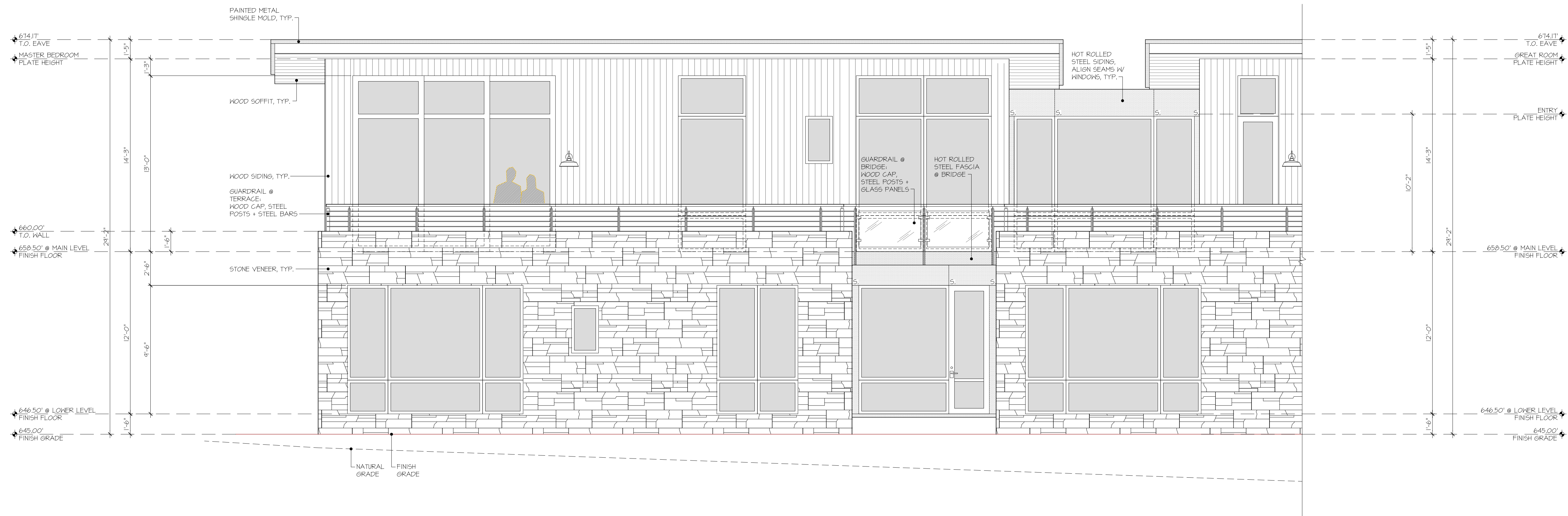
LOWEST FINISH GRADE AT BUILDING FOUNDATION = 645.00'  
 T.O. HIGHEST EAVE = 674.17'  
 MAXIMUM PROPOSED BUILDING HEIGHT = 29'-2"

EXTERIOR FINISH LEGEND

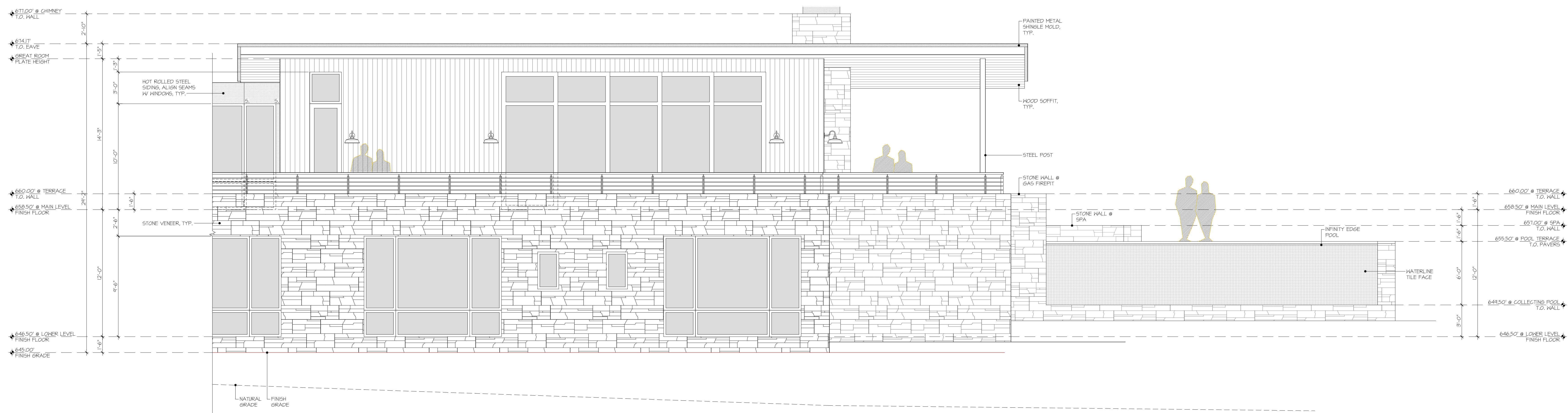
- FASCIA: PAINTED METAL  
COLOR: BLACK
- ROOFS (1:12 SLOPE): DOUBLE-LOCK STANDING SEAM PAINTED METAL  
COLOR: BLACK
- ROOFS (1/4:12 SLOPE): TORCH-DOWN WITH DECORATIVE PEBBLE BALLAST  
COLOR: BLACK
- WOOD SIDING: BARNWOOD, 1x6 SHIPLAP  
COLOR: HEATHERED GRAY
- METAL SIDING: HOT ROLLED STEEL  
FINISH: CLEAR
- WINDOWS: ALUMINUM GLAD EXTERIOR, WOOD INTERIOR  
COLOR: BLACK
- STRUCTURAL MEMBERS: STEEL  
COLOR: CLEAR
- SOFFITS: DOUGLAS FIR GRADE-D, RESAWN, 1x4 1x6  
STAIN: GINGER
- STONE VENEER: SQUARE RUBBLE LEDGESTONE

GENERAL NOTES

1) ALL EXTERIOR MATERIALS TO COMPLY WITH R321 OF THE CALIFORNIA RESIDENTIAL CODE.



1 SOUTH ELEVATION  
 MASTER SUITE VIEW



2 SOUTH ELEVATION  
 POOL TERRACE VIEW

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Drawing Title  
 Interior  
 Elevations

Drawing Number

a 3.1

HEIGHT CALCULATION

SEE SHEET A-3J

EXTERIOR FINISH LEGEND

SEE SHEET A-3J

GENERAL NOTES

SEE SHEET A-3J

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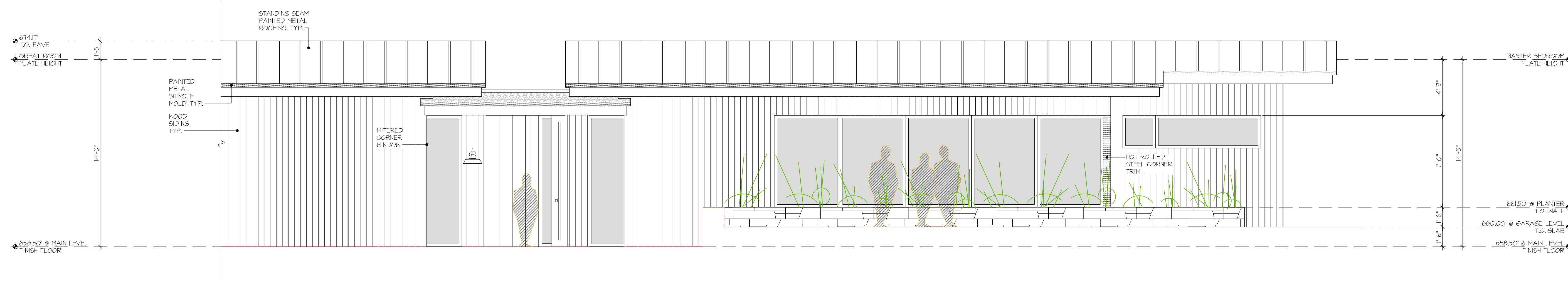
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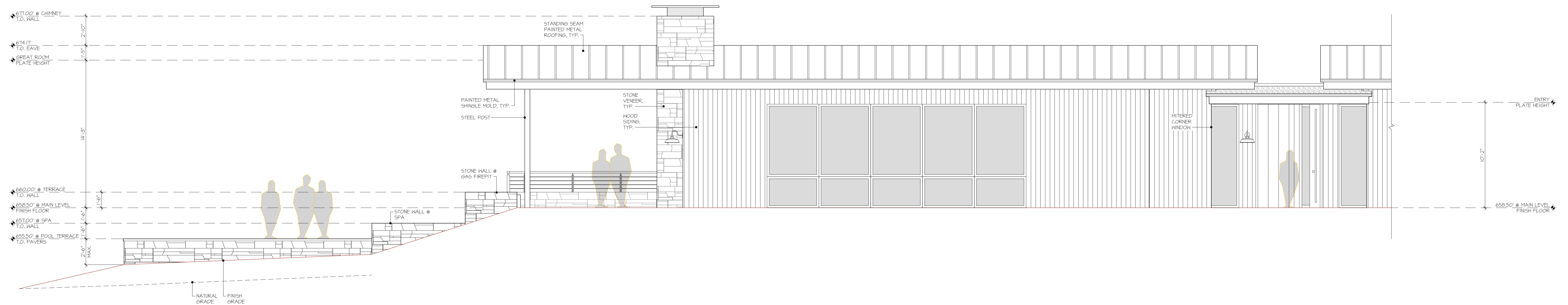
Drawing Title  
 Exterior  
 Elevations

Drawing Number

a 3.2



1 NORTH ELEVATION  
ENTRY VIEW



2 NORTH ELEVATION  
POOL TERRACE VIEW

HEIGHT CALCULATION

SEE SHEET A-31

EXTERIOR FINISH LEGEND

SEE SHEET A-31

GENERAL NOTES

SEE SHEET A-31

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Drawing Title

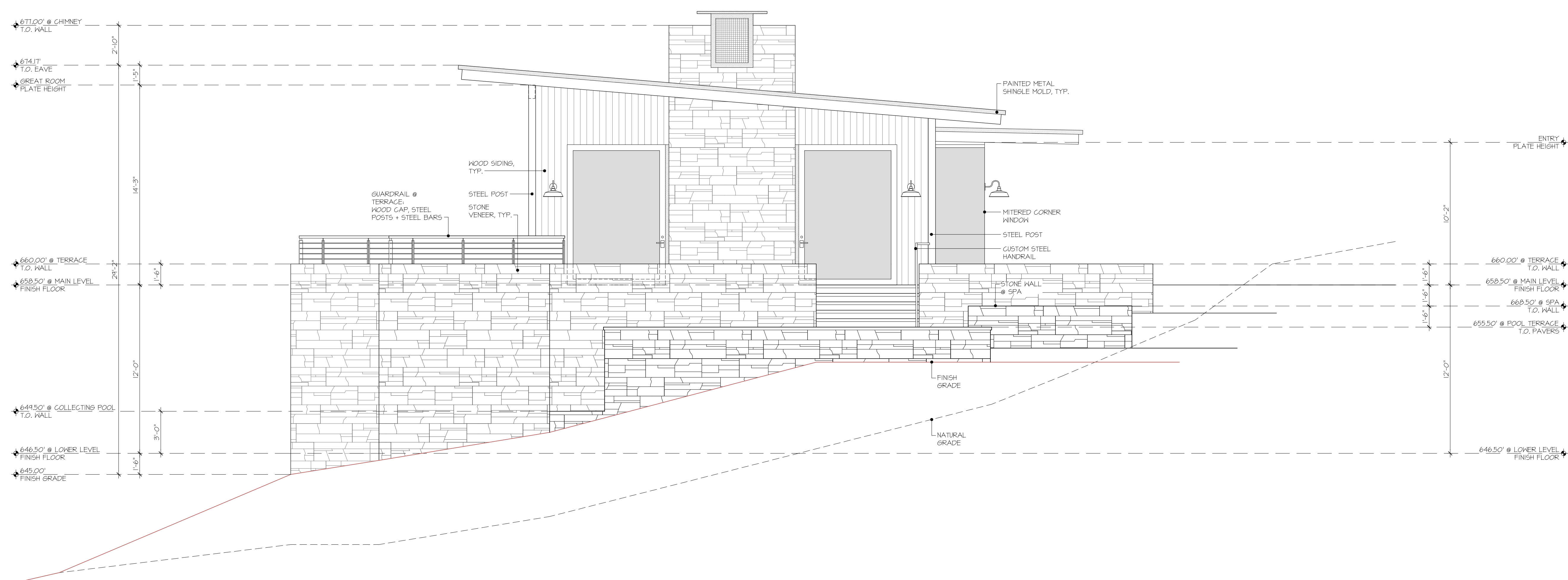
- Interior
- Elevations

Drawing Number

a 3.3



1 WEST ELEVATION  
MASTER SUITE VIEW



2 EAST ELEVATION  
POOL TERRACE VIEW

HEIGHT CALCULATION

SEE SHEET A-3J

EXTERIOR FINISH LEGEND

SEE SHEET A-3J

GENERAL NOTES

SEE SHEET A-3J

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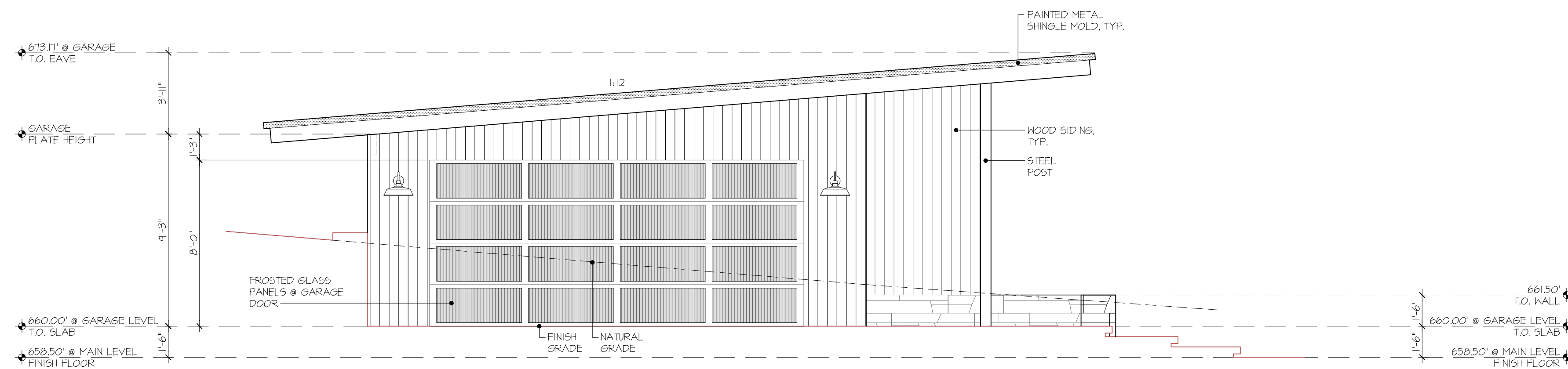
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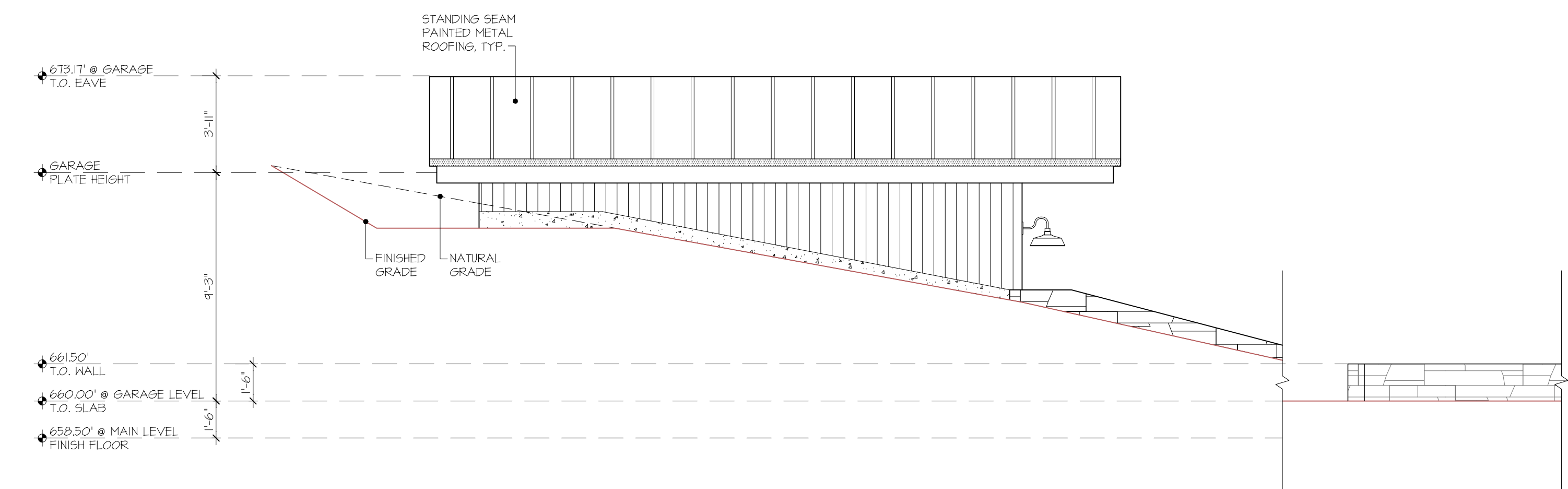
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- Elevations

Drawing Number

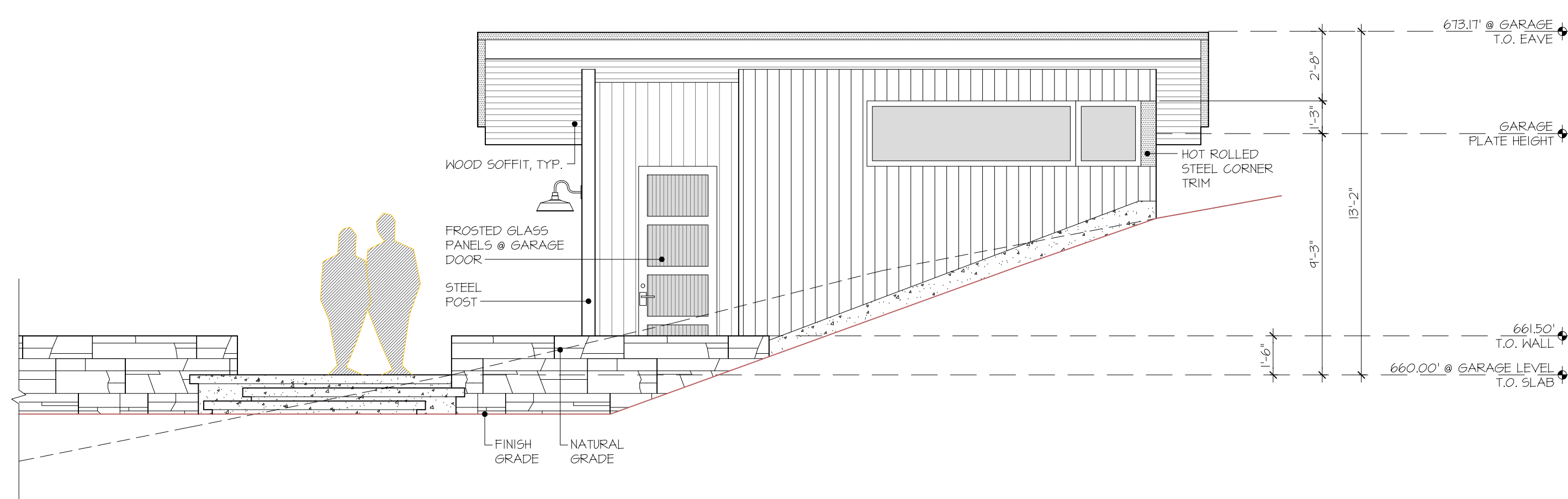
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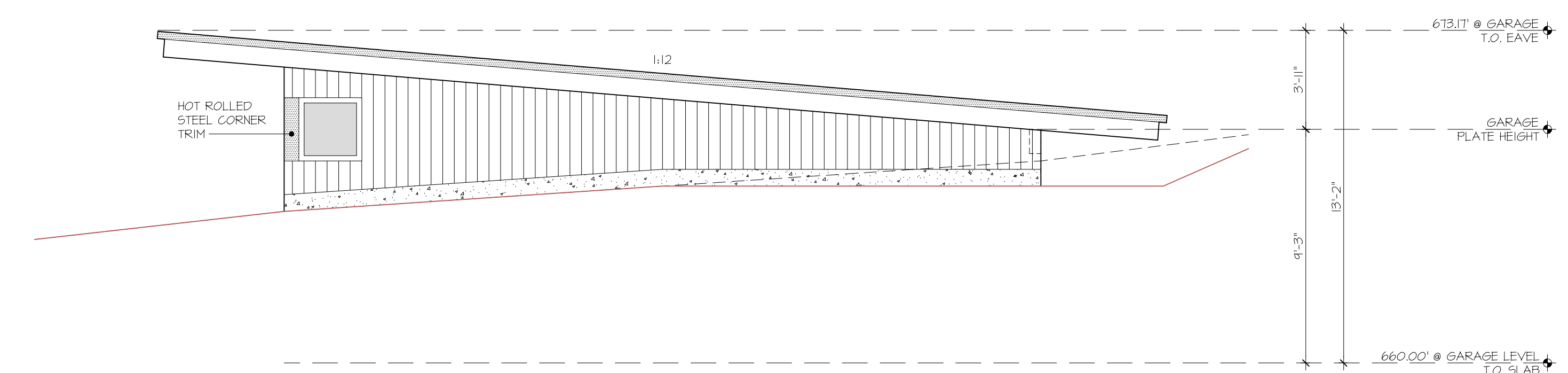
1 SOUTH ELEVATION  
GARAGE VIEW



3 WEST ELEVATION  
GARAGE VIEW

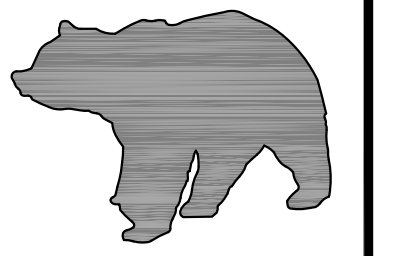


2 EAST ELEVATION  
GARAGE VIEW



4 NORTH ELEVATION  
GARAGE VIEW

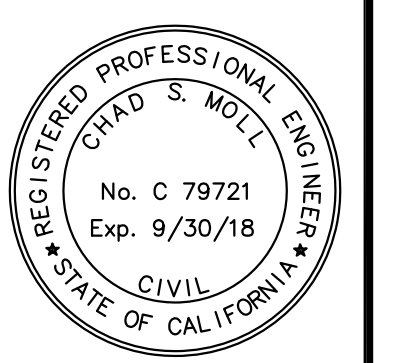




# BEAR FLAG ENGINEERING INC

CIVIL ENGINEERING  
LAND DEVELOPMENT  
SEPTIC SYSTEM DESIGN  
PROJECT MANAGEMENT  
SURVEYING  
BUILDING DESIGN

PO BOX 2193, SONOMA, CA 95476  
PHONE: (707) 481-9472  
BEARFLAGCIVIL@GMAIL.COM



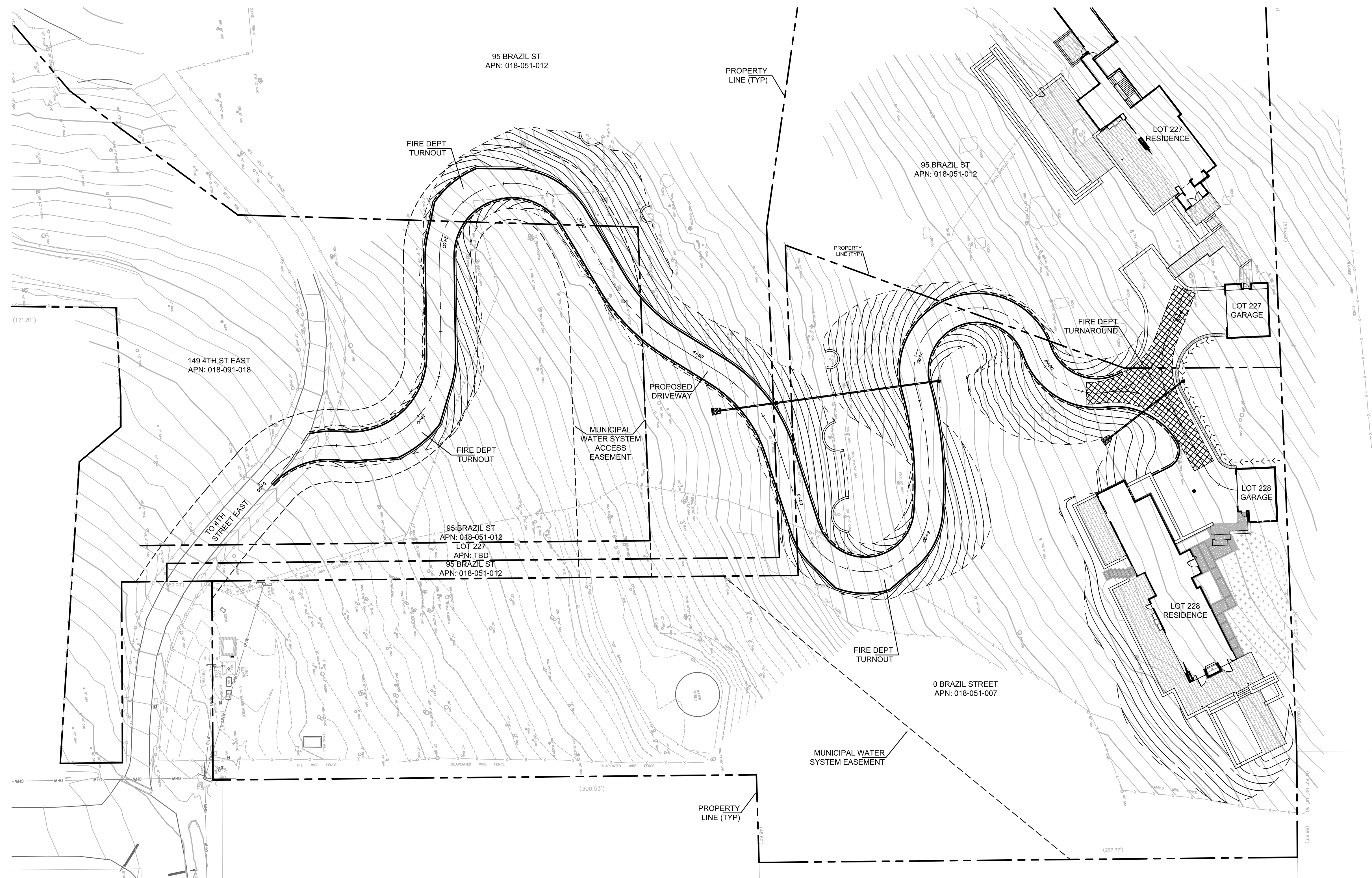
CHAD S FROLL DATE  
KCC 79721

## PRELIMINARY SITE PLAN LOT 228 RESIDENCE BRAZIL STREET, SONOMA, CA APN: 018-051-007

REV	DATE	DESCRIPTION

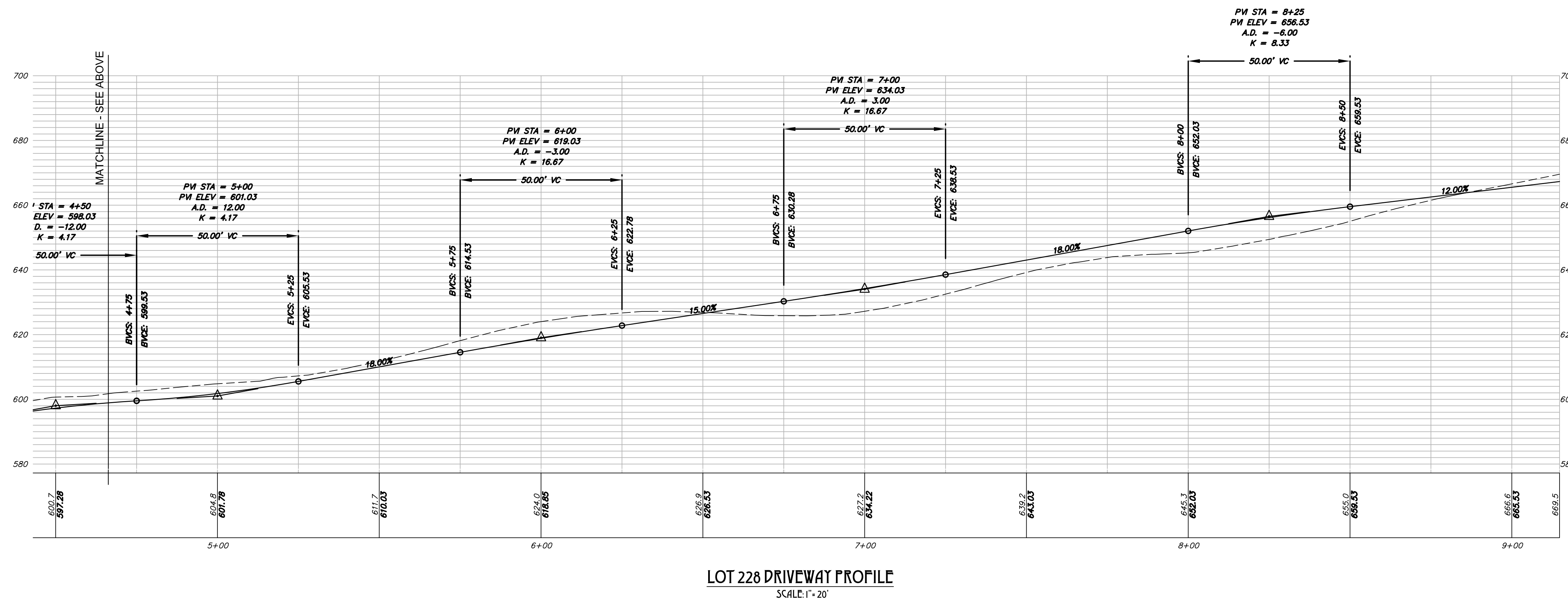
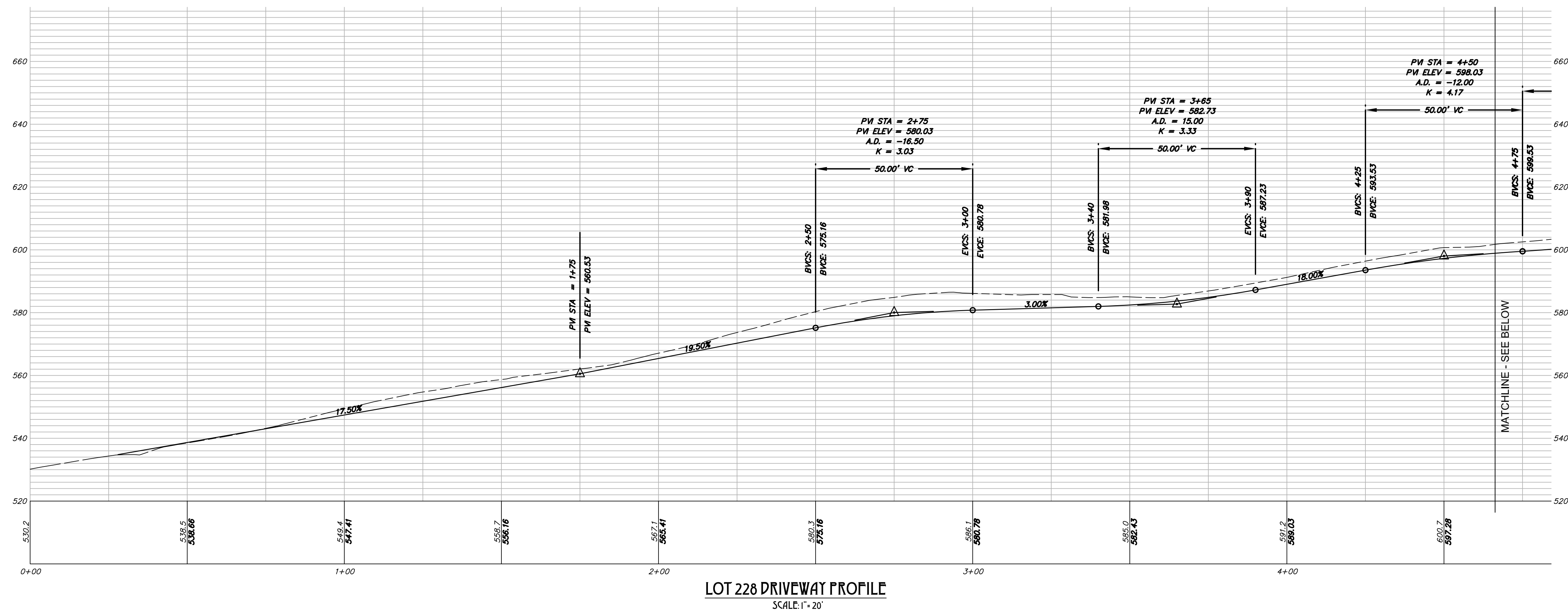
DATE: 2/8/2017  
DESIGN: CSM  
PROJECT: 16003

SHEET  
**C1**  
OF 3 SHEETS



**PRELIMINARY SITE PLAN - LOT 228**

SCALE: 1" = 30'



**BEAR FLAG ENGINEERING INC**  
 CIVIL ENGINEERING  
 LAND DEVELOPMENT  
 SEPTIC SYSTEM DESIGN  
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 BUILDING DESIGN  
 PO BOX 2193, SONOMA, CA 95476  
 PHONE: (707) 481-9472  
 BEARFLAGCIVIL@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER  
 CHAD S. MOLL  
 No. C 79721  
 Exp. 9/30/18  
 CIVIL  
 STATE OF CALIFORNIA

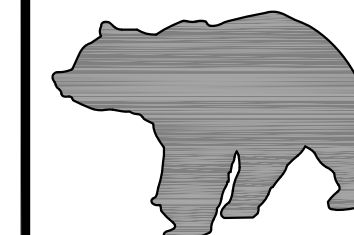
CHAD S. MOLL DATE  
 KCC 79721

**DRIVEWAY PLAN AND PROFILE**  
**LOT 228 RESIDENCE**  
 BRAZIL STREET, SONOMA, CA  
 APN: 018-051-007

REV	DATE	DESCRIPTION

DATE: 2/8/2017  
 DESIGN: CSM  
 PROJECT: 16003

SHEET  
**C2**  
 OF 3 SHEETS

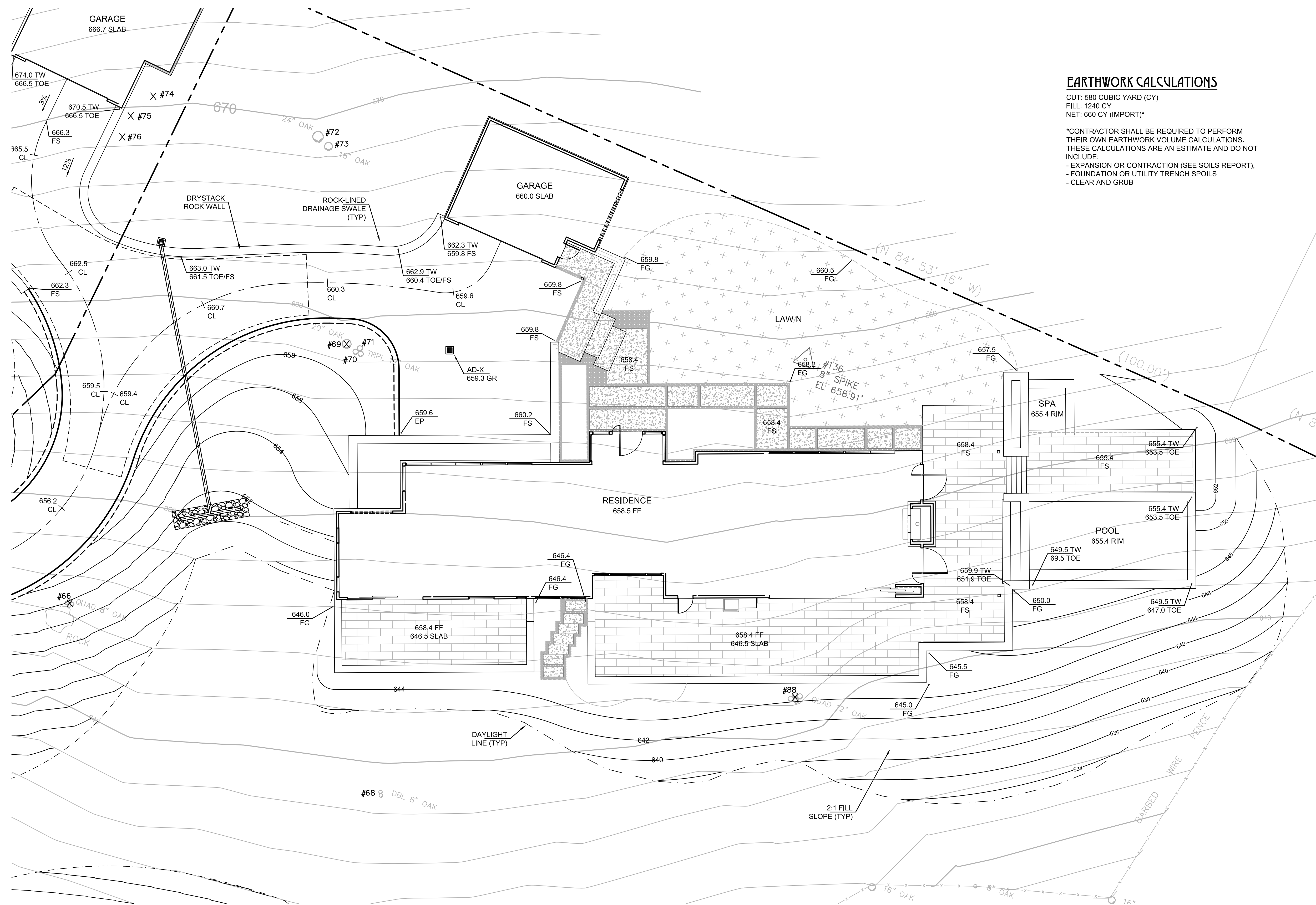


**BEAR FLAG  
ENGINEERING  
INC**

CIVIL ENGINEERING  
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SEPTIC SYSTEM DESIGN  
PROJECT MANAGEMENT  
FORENSIC ENGINEERING

527 BROADWAY #202  
SONOMA, CA 95416  
PHONE: (707) 481-9472  
OFFICE@BEARFLAGCIVIL.COM

**PRELIMINARY GRADING PLAN**  
**LOT 228 RESIDENCE**  
BRAZIL STREET, SONOMA, CA  
APN: 018-051-007

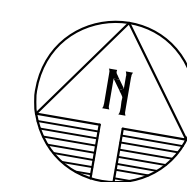
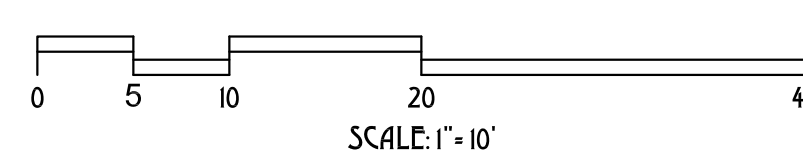


**EARTHWORK CALCULATIONS**

CUT: 580 CUBIC YARD (CY)  
FILL: 1240 CY  
NET: 660 CY (IMPORT)\*

\*CONTRACTOR SHALL BE REQUIRED TO PERFORM THEIR OWN EARTHWORK VOLUME CALCULATIONS. THESE CALCULATIONS ARE AN ESTIMATE AND DO NOT INCLUDE:  
- EXPANSION OR CONTRACTION (SEE SOILS REPORT),  
- FOUNDATION OR UTILITY TRENCH SPOILS  
- CLEAR AND GRUB

**LOT 228 RESIDENCE  
PRELIMINARY GRADING PLAN**



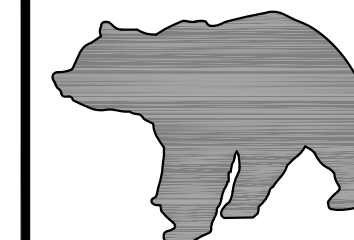
REV	DATE	DESCRIPTION

DATE: 5/24/2017  
DESIGN: CSM  
PROJECT: 16003

SHEET

**03**

OF 3 SHEETS

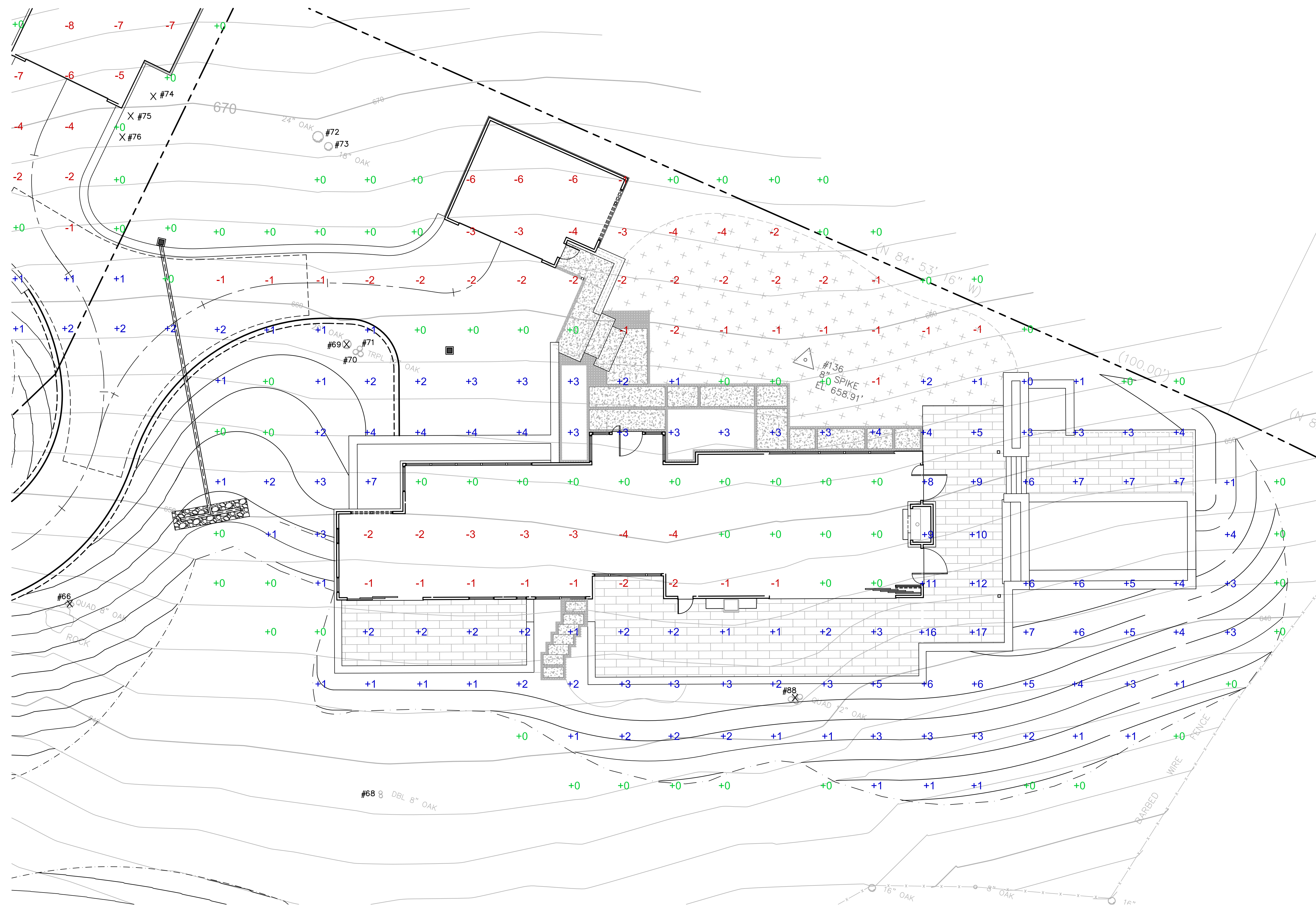


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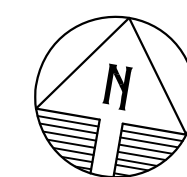
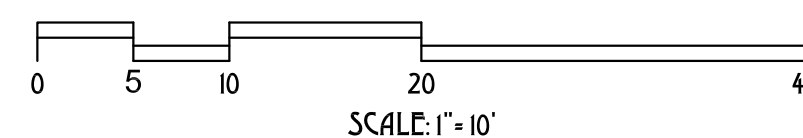
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PROJECT MANAGEMENT  
FORENSIC ENGINEERING

527 BROADWAY #202  
SONOMA, CA 95476  
PHONE: (707) 481-9472  
OFFICE@BEARFLAGCIVIL.COM

**CUT-FILL TICK EXHIBIT**  
**LOT 228 RESIDENCE**  
BRAZIL STREET, SONOMA, CA  
APN: 018-051-007



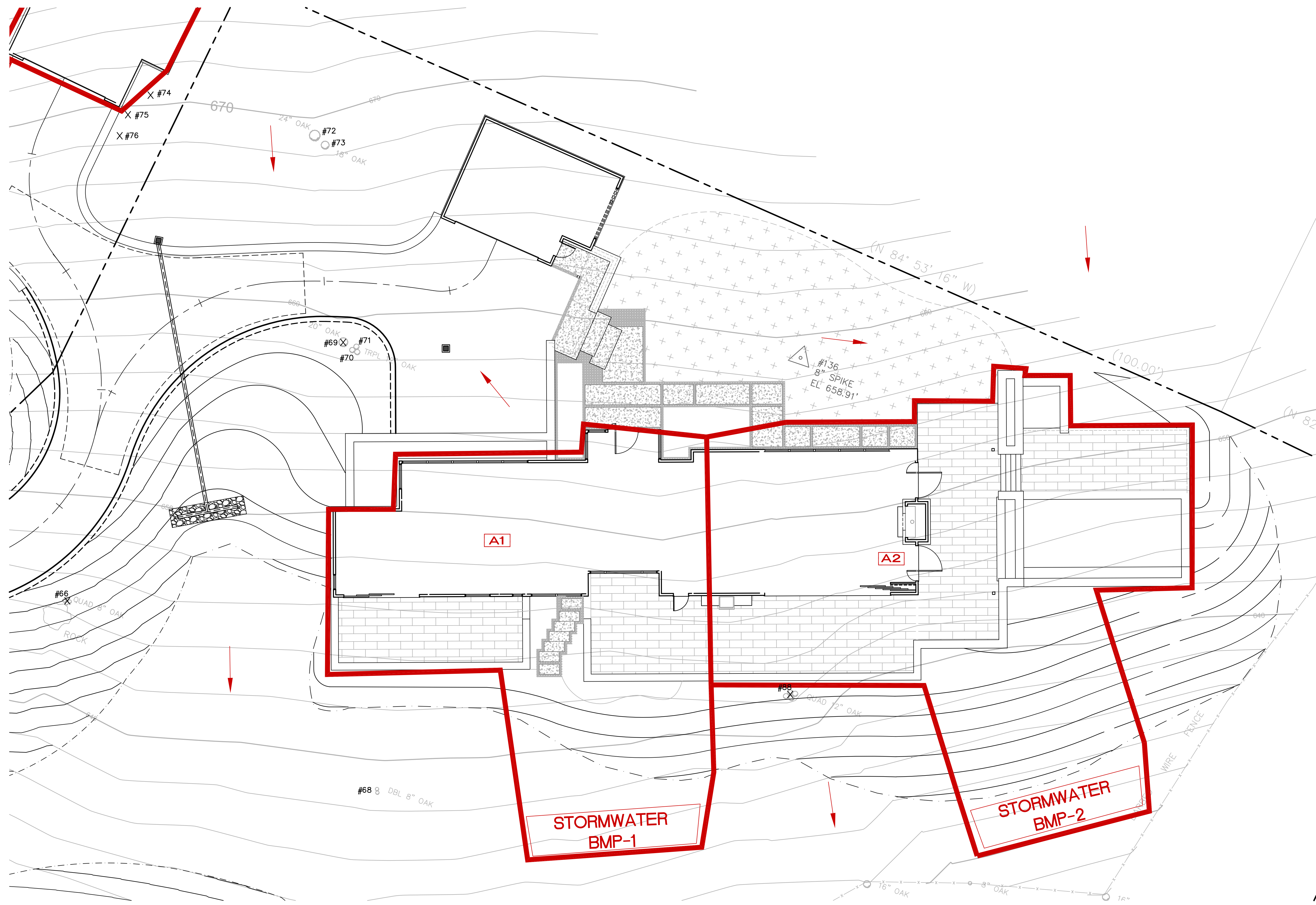
**LOT 228 RESIDENCE  
CUT-FILL TICK EXHIBIT**



REV	DATE	DESCRIPTION

DATE: 5/24/2017  
DESIGN: CSM  
PROJECT: 16003

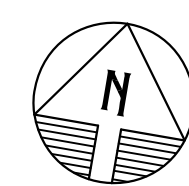
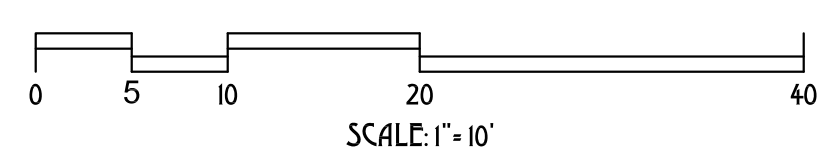
SHEET  
**1**  
OF 1 SHEET



**DRAINAGE LEGEND**

- WATERSHED BOUNDARY
- A1 WATERSHED LABEL
- 1 POINT OF CONCENTRATION
- SWL-1** SWALE #1
- SD-1** STORM DRAIN #1
- OVERLAND FLOW DIRECTION

**LOT 228 RESIDENCE  
PRELIMINARY GRADING PLAN**



**BEAR FLAG  
ENGINEERING, INC.**

CIVIL ENGINEERING  
LAND DEVELOPMENT  
SEPTIC SYSTEM DESIGN  
PROJECT MANAGEMENT  
SURVEYING  
BUILDING DESIGN

PO BOX 2193, SONOMA, CA 95476  
PHONE: (707) 481-9472  
BEARFLAGCIVIL@GMAIL.COM

**POST-CONSTRUCTION  
HYDROLOGY MAP  
LOT 228 RESIDENCE**

BRAZIL STREET, SONOMA, CA  
APN: 018-051-007

Brazil Street  
 Lot 228

PRELIMINARY  
 not for construction

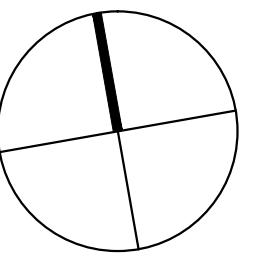
99 Brazil Street  
 Lot 228  
 City of Sonoma  
 California  
 APN 018-051-007

All drawings and written material appearing herein constitute original and unpublished work of the architect + engineer and may not be duplicated, used or disclosed without written consent of the architect + engineer

Conditional Use Permit- 02.10.17

Job Number  
 684  
 Issue Date  
 22 March 2017  
 Subject  
 Tree Identification

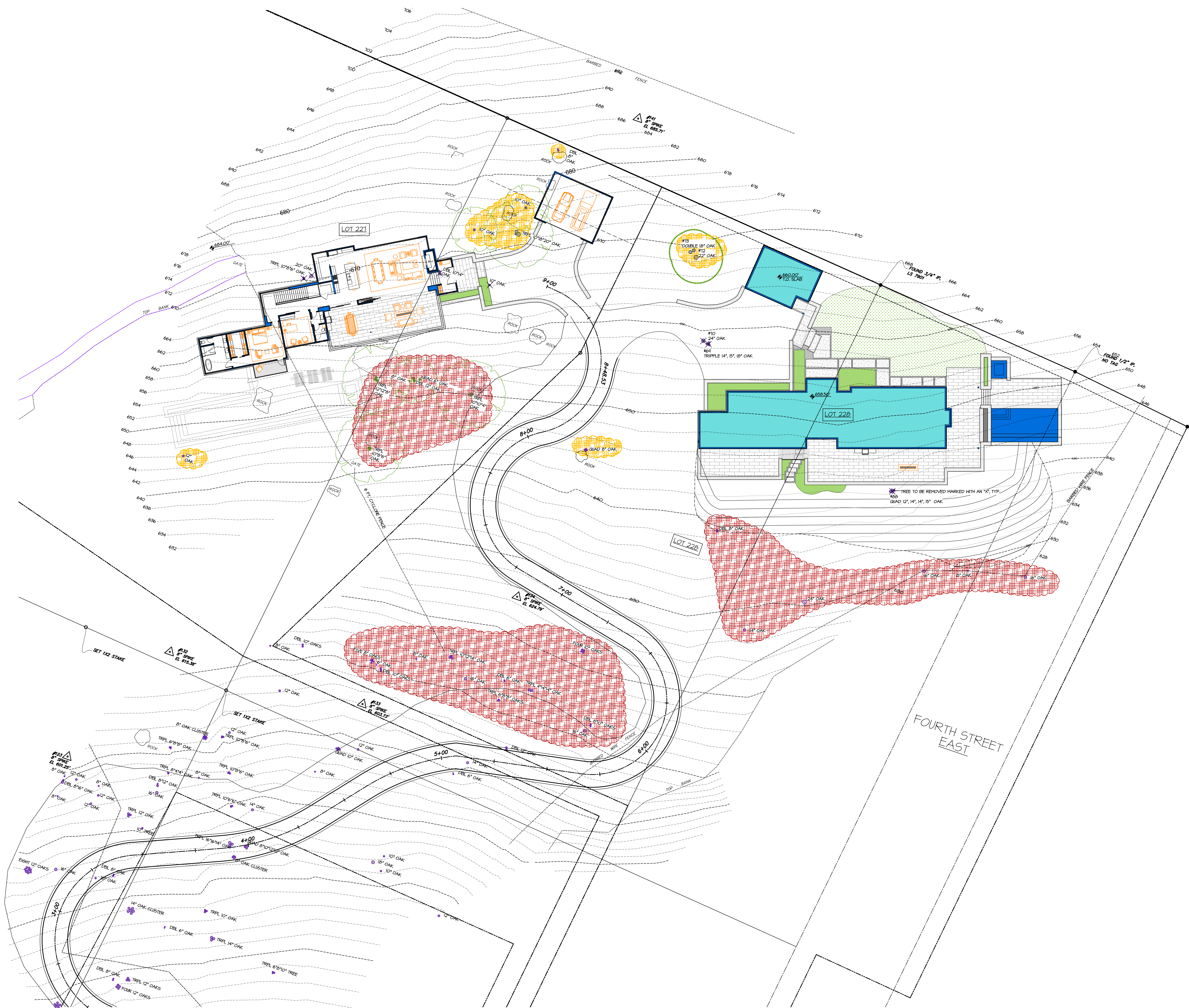
True North

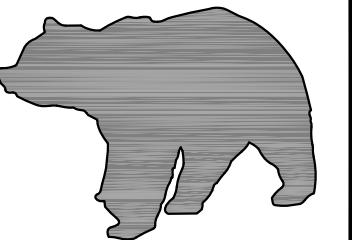


Drawing Title  
 Site Plan

Scale: 1/16" = 1'-0"  
 Drawing Number

a1.1

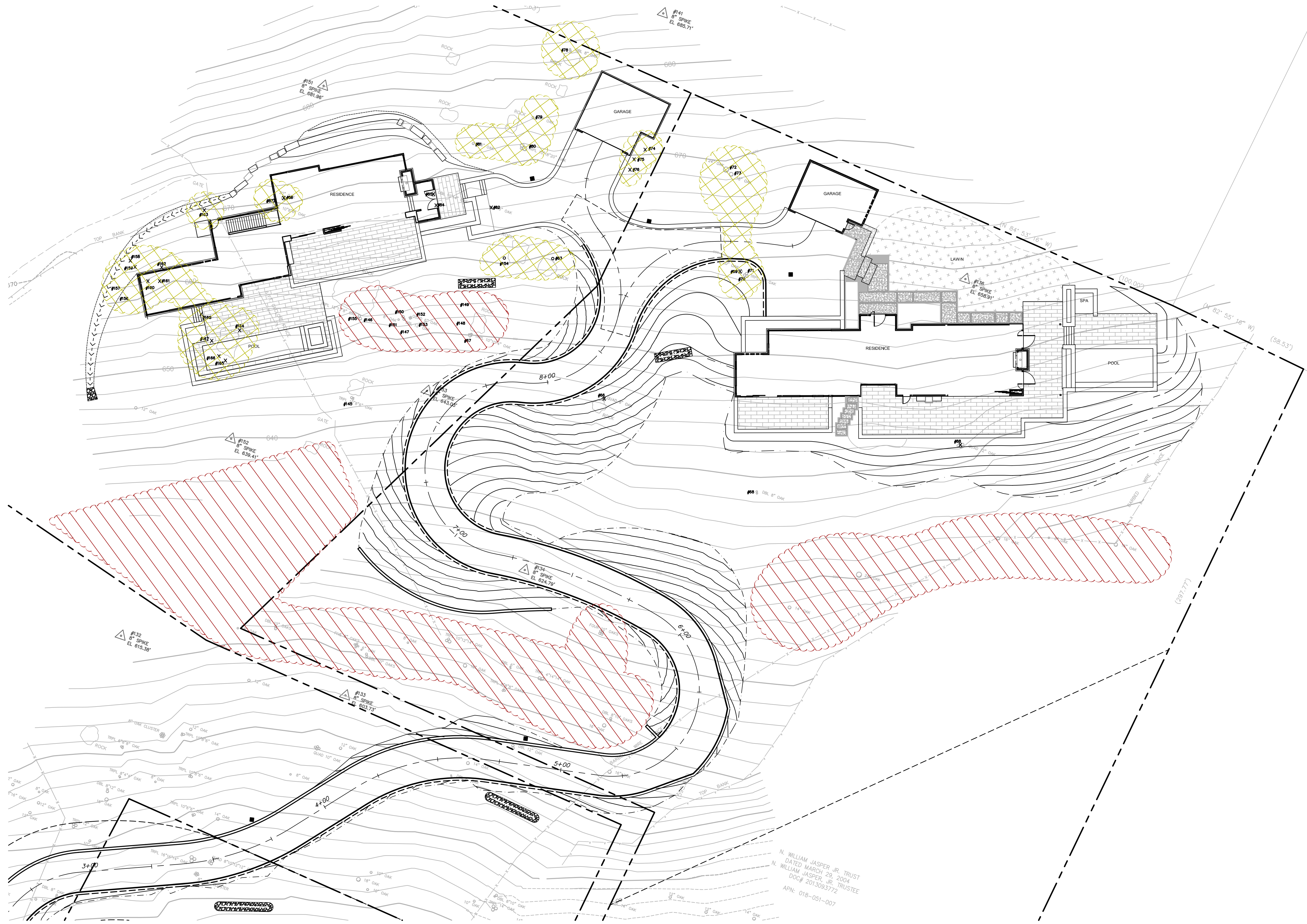




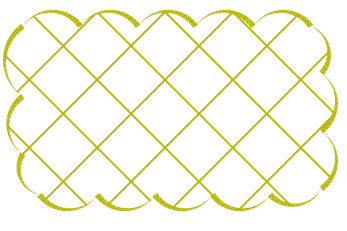
**BEAR FLAG  
ENGINEERING  
INC**

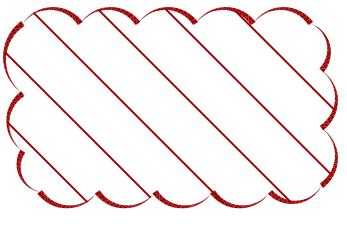
CIVIL ENGINEERING  
SURVEYING  
LAND DEVELOPMENT  
SEPTIC SYSTEM DESIGN  
PROJECT MANAGEMENT  
FORENSIC ENGINEERING

527 BROADWAY #202  
SONOMA, CA 95416  
PHONE: (707) 481-9472  
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**TREE LEGEND**

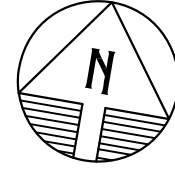
 TREE WITH IMPACT DUE TO CONSTRUCTION

 TREE THAT PROVIDES SCREENING FROM PUBLIC RIGHT-OF-WAY

**TREE SCREENING AND IMPACT EXHIBIT**  
**LOT 227 AND LOT 228 RESIDENCE**  
 BRAZIL STREET, SONOMA, CA  
 APN: 018-051-007

**TREE SCREENING AND IMPACT EXHIBIT**

0 10 20 40 60  
 SCALE: 1" = 20'



N. WILLIAM JASPER JR. TRUST  
 DATED MARCH 29, 2004  
 N. WILLIAM JASPER JR., TRUSTEE  
 DO# 2013093772  
 APN: 018-051-007

REV	DATE	DESCRIPTION

DATE: 7/14/2017  
 DESIGN: CSM  
 PROJECT: 16003