

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

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L o t 2 2 7

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CIVIL

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Job Number  
683  
Issue Date  
14 April 2017  
Subject  
Conditional Use Permit

Drawing Title  
Cover

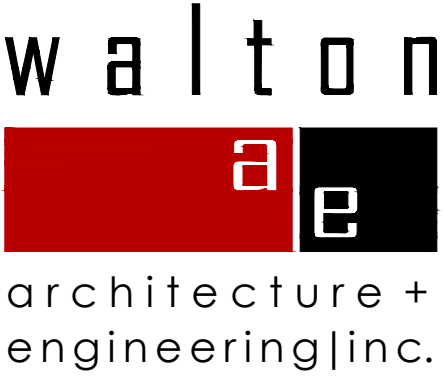
Drawing Number  
a 0.1

**SQUARE FOOTAGE ANALYSIS**

CONDITIONED SQUARE FOOTAGE	
MAIN LEVEL	= 2,643 SF
LOWER LEVEL	= 2,509 SF
TOTAL	= 5,201 SF
UNCONDITIONED SQUARE FOOTAGE:	
GARAGE	= 1,017 SF
TOTAL	= 1,017 SF

**GENERAL NOTES**

- STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. CRC SECTION R310.1. 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 7-3/4"; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. CRC SECTIONS R311.1.1 AND R311.1.2.
- GUARDRAILS AND HANDRAILS SHALL BE STRUCTURED TO WITHSTAND A 200 LB LATERAL LOAD.
- HANDRAILS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. CRC SECTION R311.1.1. 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 INCHES. CRC SECTION R311.1.3. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEBEL POST AT A STAIR LANDING. CRC SECTION R311.1.2. 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 102.6. PROVIDE CONTINUOUS HANDRAIL FOR STAIRWAY WITH 4 OR MORE RISERS AS PER R311.
- GUARDRAILS: GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR KICK PLATE SURFACE. 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 OPENINGS 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.
- THE WALLS AND SOFFITS OF THE ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM WALLBOARD. CRC SECTION R302.7.
- MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALL, SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. CRC SECTION AND TABLE R302.1.
- 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 RATINGS OF NOT LESS THAN 20 MINUTES. CRC SECTION R302.1.1.
- WATER HEATERS, FURNACES OR OTHER APPLIANCES INSTALLED IN A GARAGE WHICH HAVE A GLON, SPARK OR IGNITION SOURCE NEED TO BE MOUNTED 18" ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT. CRC 507.18 AND GBC 300.1. 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.
- PROVIDE ROOF TERMINATION FOR GAS APPLIANCE. APPLIANCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE FLUE MANUFACTURER'S SPECIFICATIONS FOR FLUE CLEARANCES. VERIFICATION 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 2019 GREEN BUILDING CODE SECTION 4-509.
- PROVIDE 60" DIRECT-VENT GAS FIREPLACE @ LIVING.
- FIREPL shall be plumbed for GAS. PROVIDE (4) 6" SPACED ADJUSTABLE GAS LETS SET IN BLACK VOLCANIC STONES.
- THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, HIRPOOLS, SAUNAS, STEAM ROOMS, BATHRIES, AND SHOWERS; GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED 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.
- CONTRACTOR SHALL VERIFY SAFETY GLAZING AT ALL LOCATIONS PER 2019 CBC.
- 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 R321.2.1.
- 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 57 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 R310.1.5. 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.
- 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 R321.4.3.
- NOTE NOT USED.
- NOTE NOT USED.
- 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 R316 WHERE FOAM PLASTIC INSULATION IS PROPOSED FOR COMPLIANCE. EXCEPT ANULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF ROBBENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CALGREEN 4-406.1.



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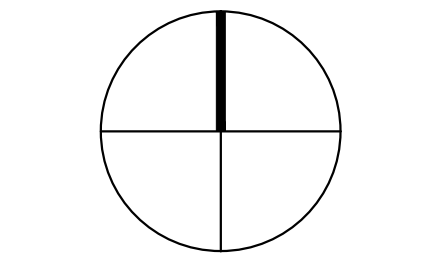
Brazil Street  
Lot 227

PRELIMINARY  
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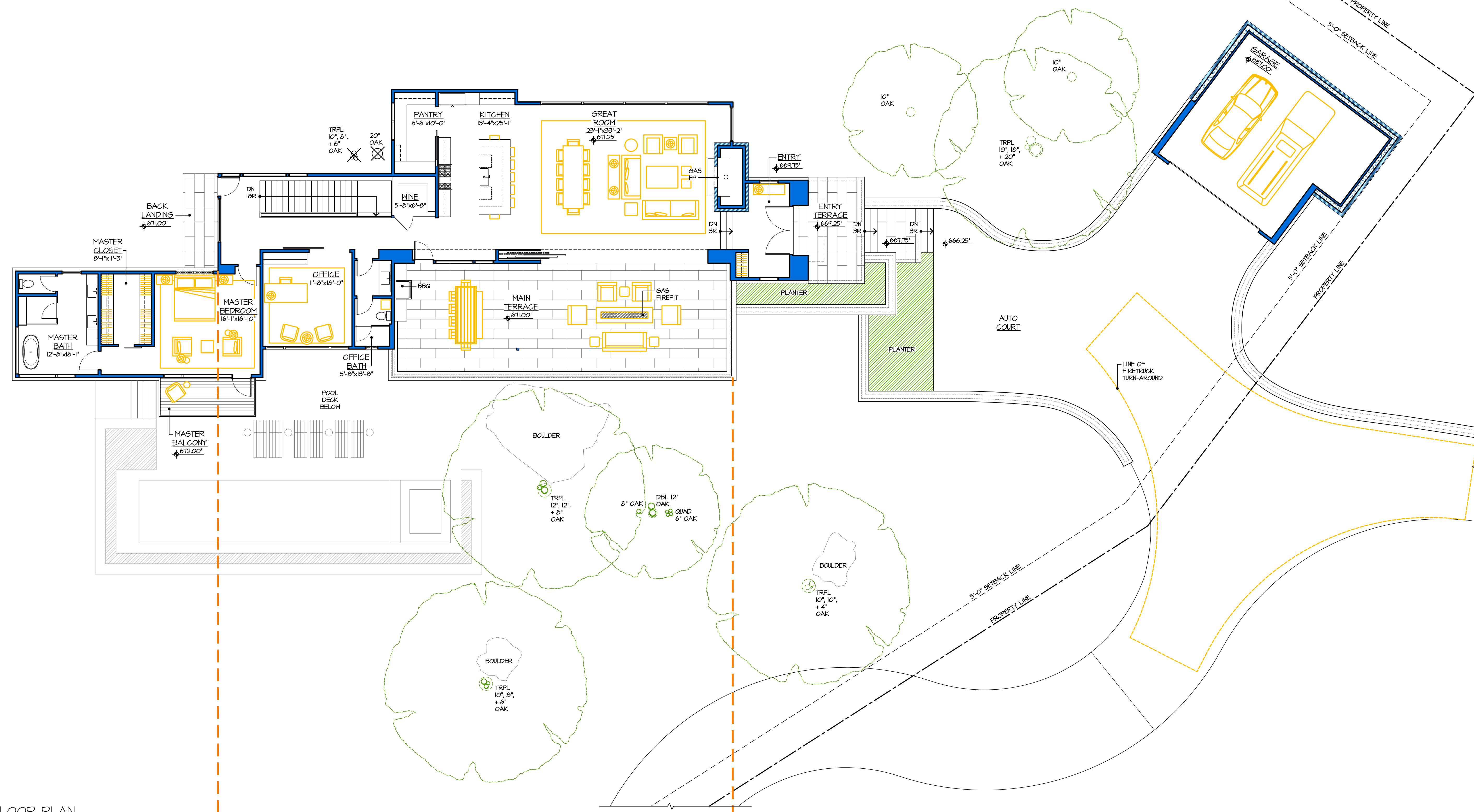
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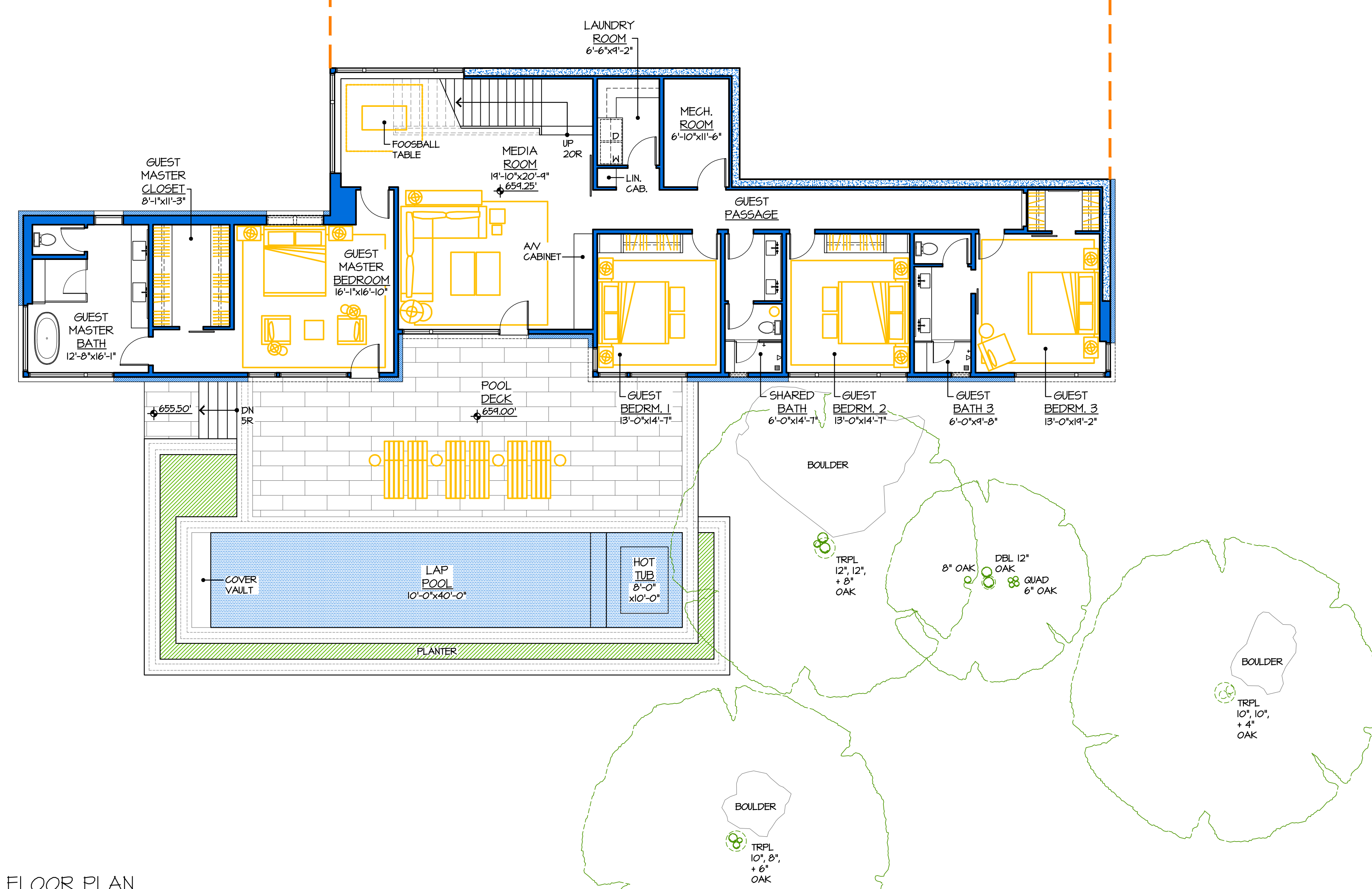
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Drawing Number

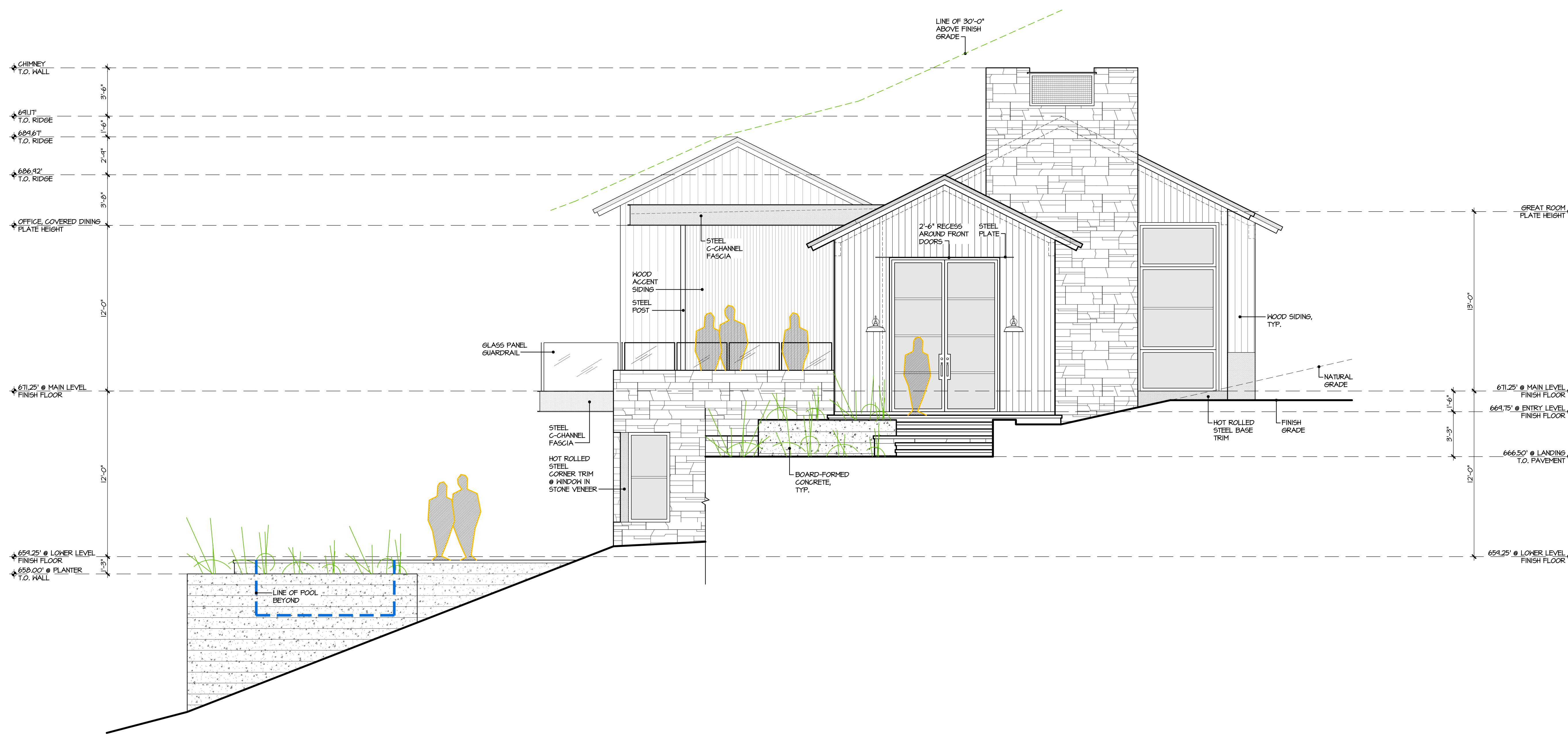
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1 MAIN LEVEL FLOOR PLAN



2 LOWER LEVEL FLOOR PLAN



1 EAST ELEVATION  
HOUSE VIEW

**EXTERIOR FINISH LEGEND**

FASCIA: PAINTED METAL  
COLOR: BLACK

ROOFS (1/12 SLOPE): DOUBLE-LOCK STANDING SEAM PAINTED METAL  
COLOR: BLACK

ROOFS (1/4 SLOPE): TORCH-DOWN WITH DECORATIVE PEBBLE BALLAST  
COLOR: BLACK

WOOD SIDING: WESTERN RED CEDAR, STK, RESAWN, 1x6 SHIPLAP  
STAIN: CHARGOAL

WOOD SIDING ACCENT: WESTERN RED CEDAR, STK, RESAWN, 1x3 SHIPLAP  
STAIN: CHARGOAL

WINDOWS: ALUMINUM GLAD EXTERIOR, WOOD INTERIOR  
COLOR: BLACK

STRUCTURAL MEMBERS: STEEL  
COLOR: CLEAR

SOFFITS: DOUGLAS FIR GRADE-D, RESAWN, 1x4 T&G  
STAIN: GINGER

STONE VENEER: SQUARE RIBBLE LEDGESTONE

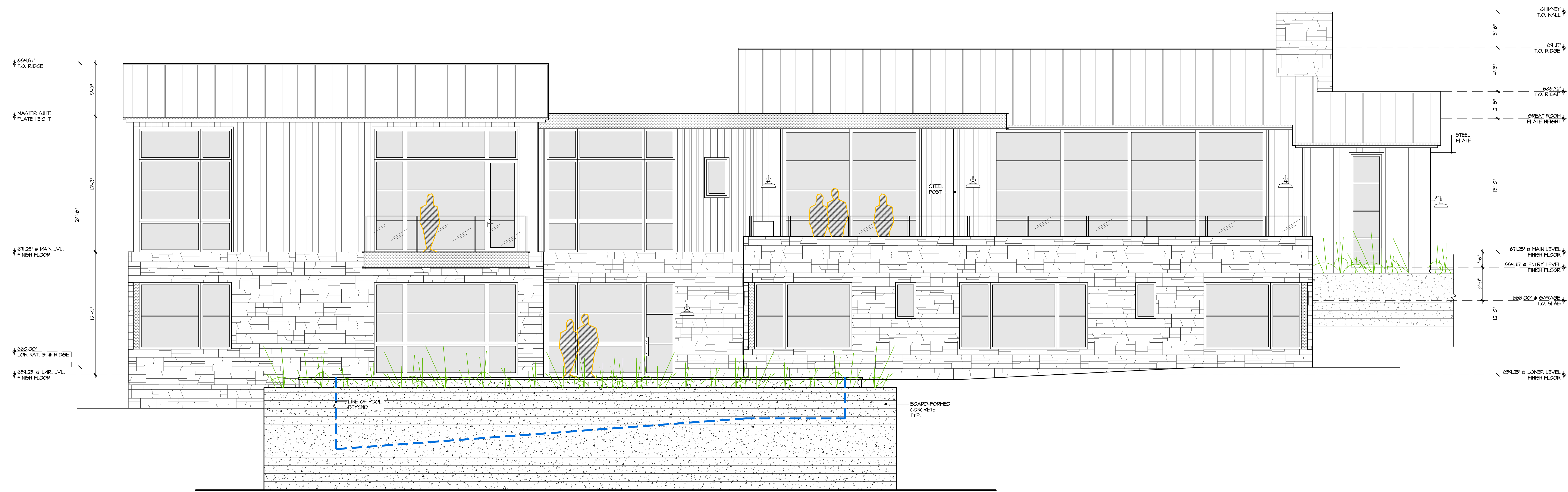
EXPOSED FOUNDATION WALLS: BOARD-FORMED CONCRETE  
COLOR: NATURAL

**walton**  
architecture +  
engineering inc.

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2 SOUTH ELEVATION  
HOUSE VIEW

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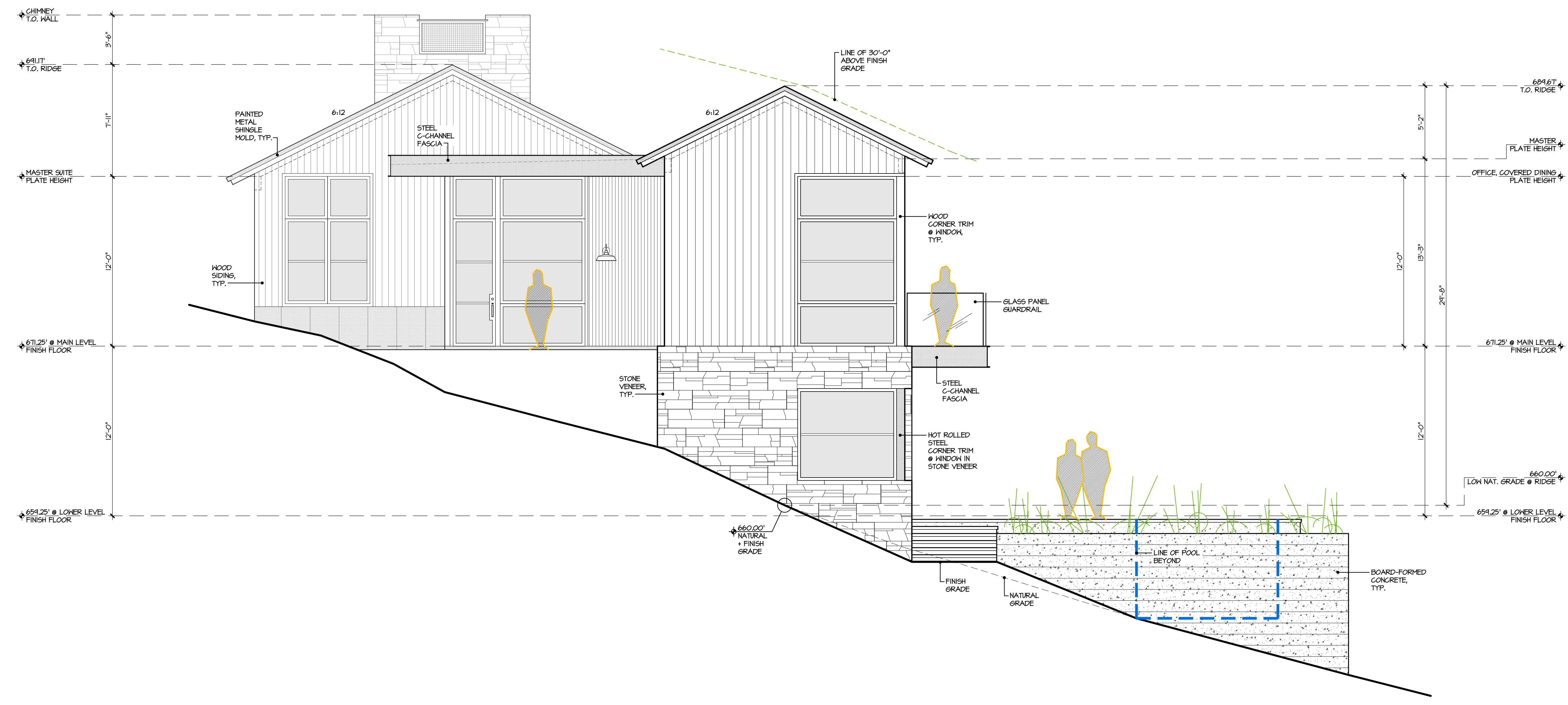
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Subject  
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Drawing Title  
Exterior Elevations

Drawing Number  
a 3.1



3 WEST ELEVATION  
HOUSE VIEW

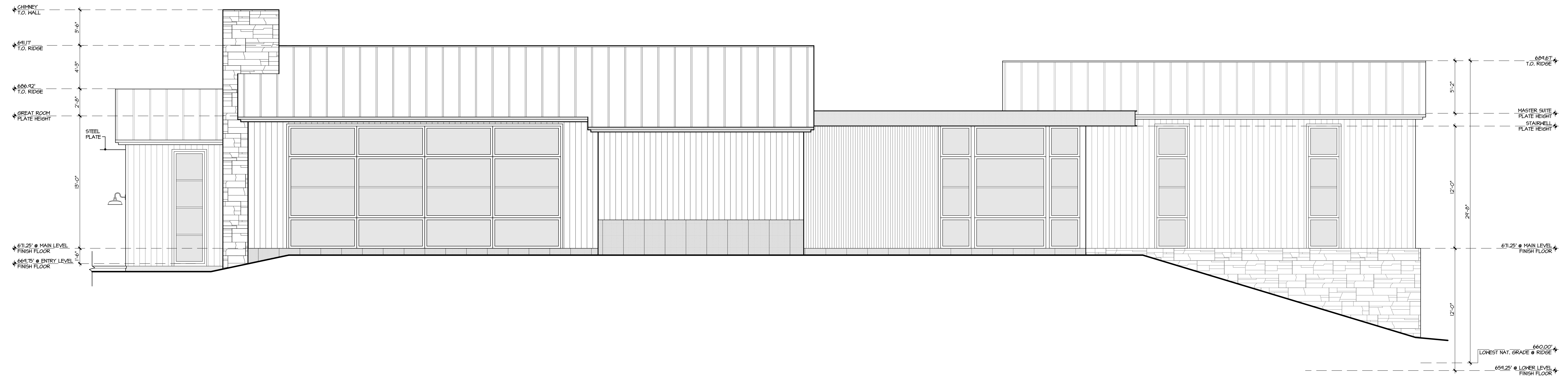
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Drawing Title  
Exterior Elevations

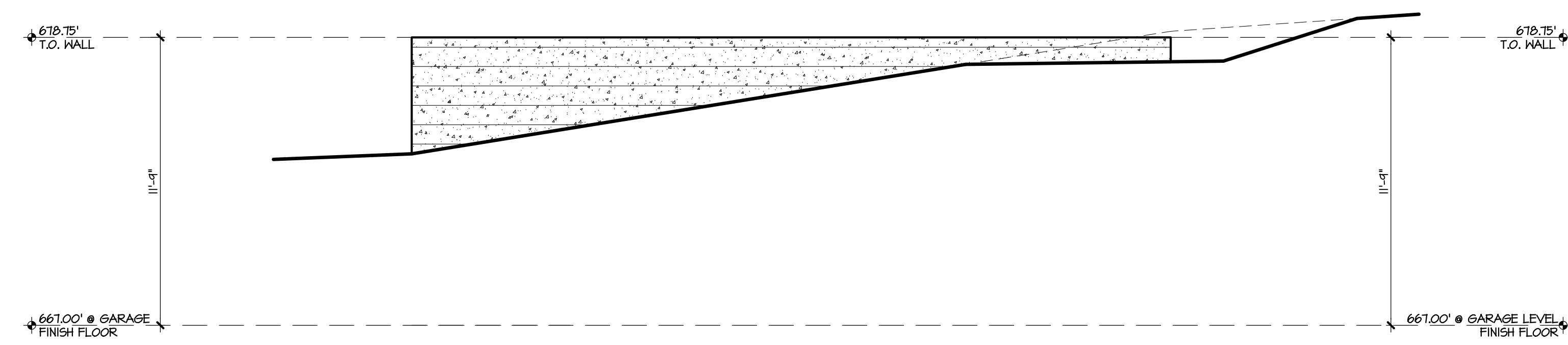
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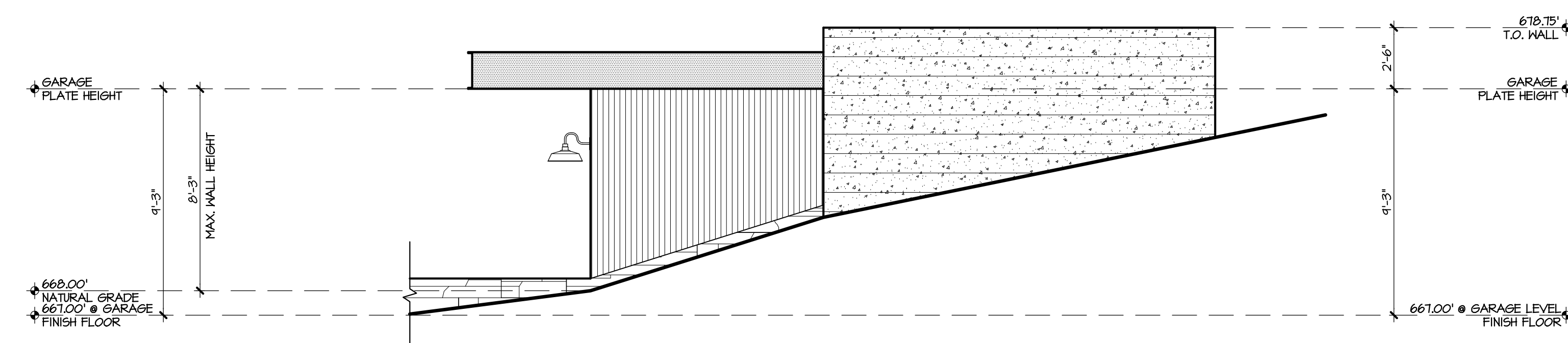


4 NORTH ELEVATION  
HOUSE VIEW

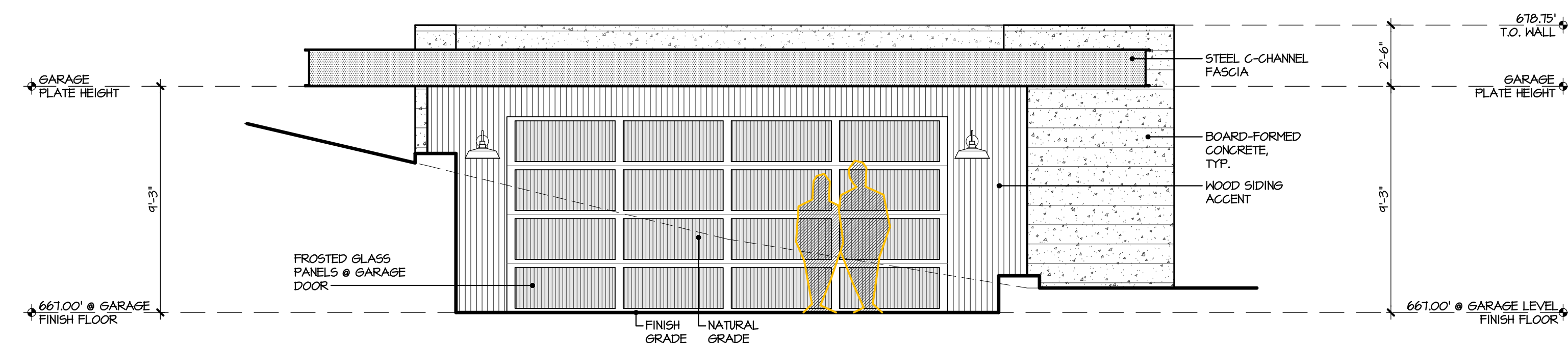
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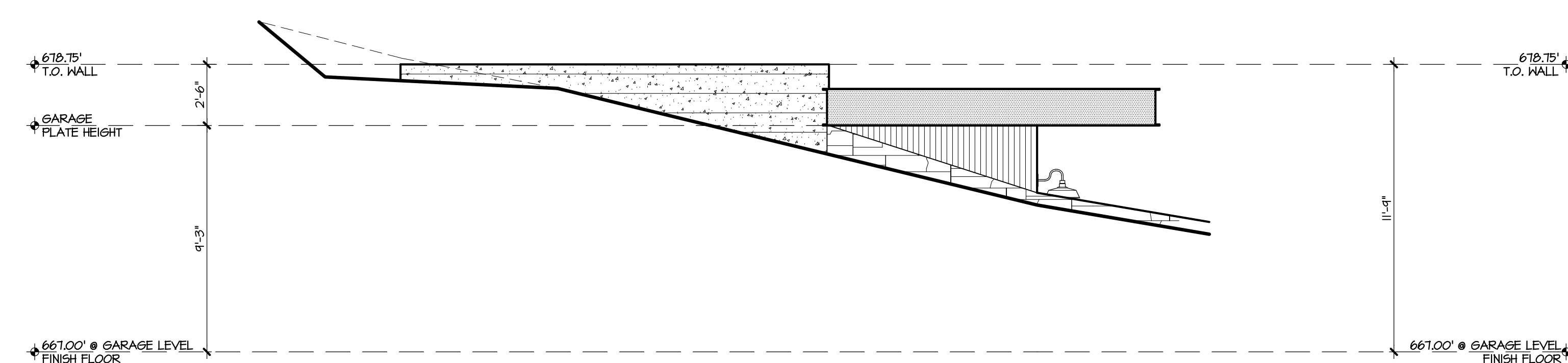
1 NORTH ELEVATION  
 GARAGE VIEW



3 EAST ELEVATION  
 GARAGE VIEW



2 SOUTH ELEVATION  
 GARAGE VIEW



4 WEST ELEVATION  
 GARAGE VIEW

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 683  
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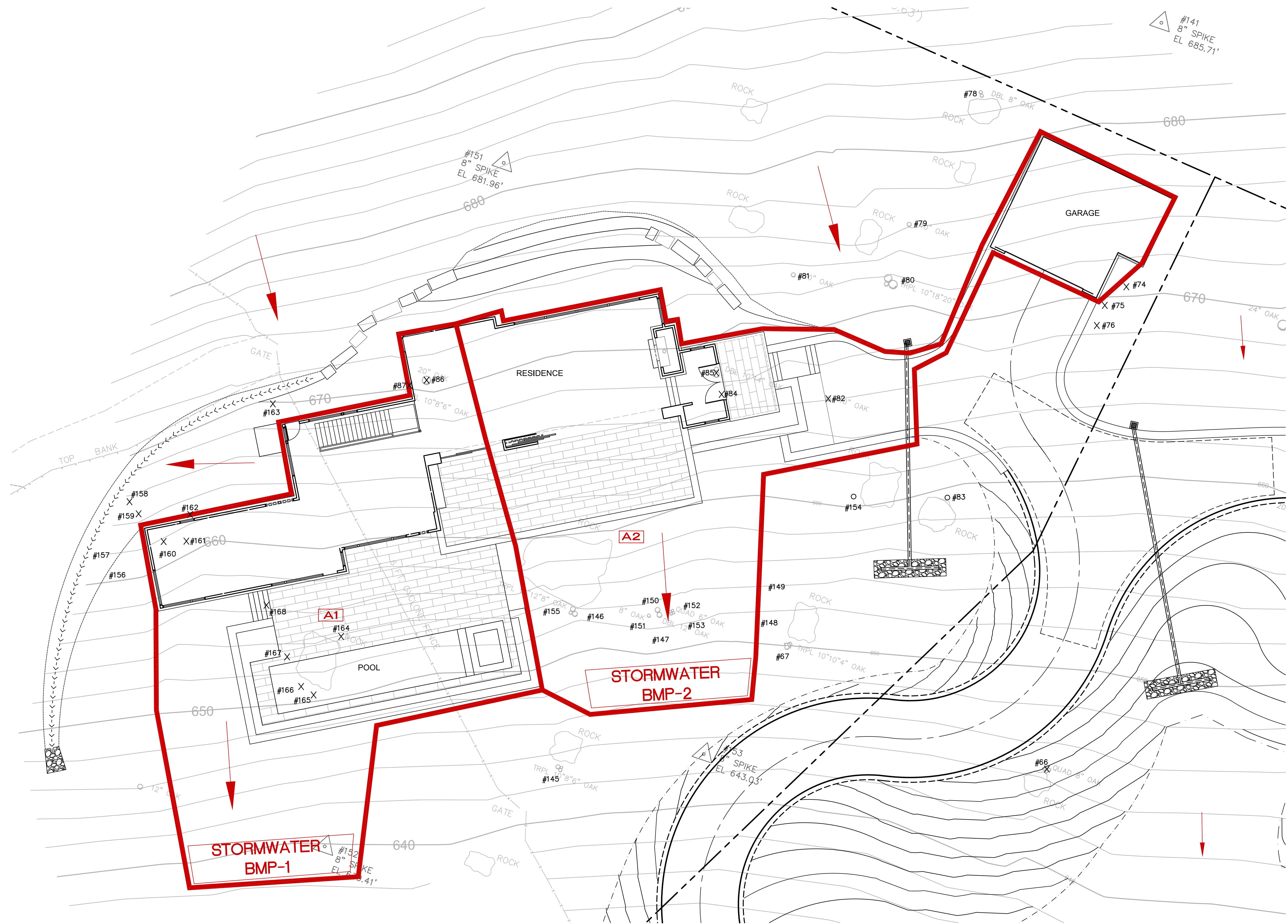
Drawing Title  
 Exterior Elevations

Drawing Number

a 3.3



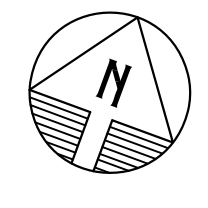
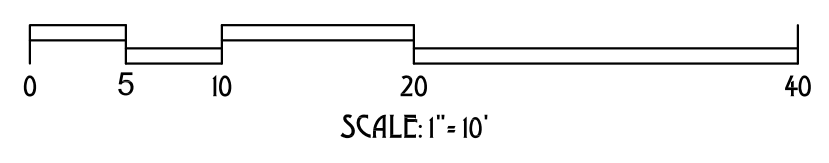




**DRAINAGE LEGEND**

- WATERSHED BOUNDARY
- WATERSHED LABEL
- POINT OF CONCENTRATION
- SWALE #1
- STORM DRAIN #1
- OVERLAND FLOW DIRECTION

**POST-CONSTRUCTION  
HYDROLOGY MAP**



**BEAR FLAG  
ENGINEERING, INC**

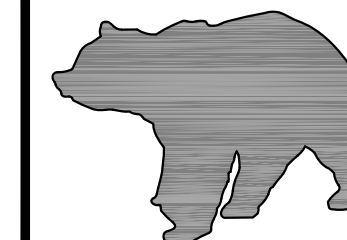
CIVIL ENGINEERING  
LAND DEVELOPMENT  
SEPTIC SYSTEM DESIGN  
PROJECT MANAGEMENT  
SURVEYING  
BUILDING DESIGN

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

**POST-CONSTRUCTION  
HYDROLOGY MAP  
LOT 227 RESIDENCE**

BRAZIL STREET, SONOMA, CA  
APN: XXX-XXX-XXX



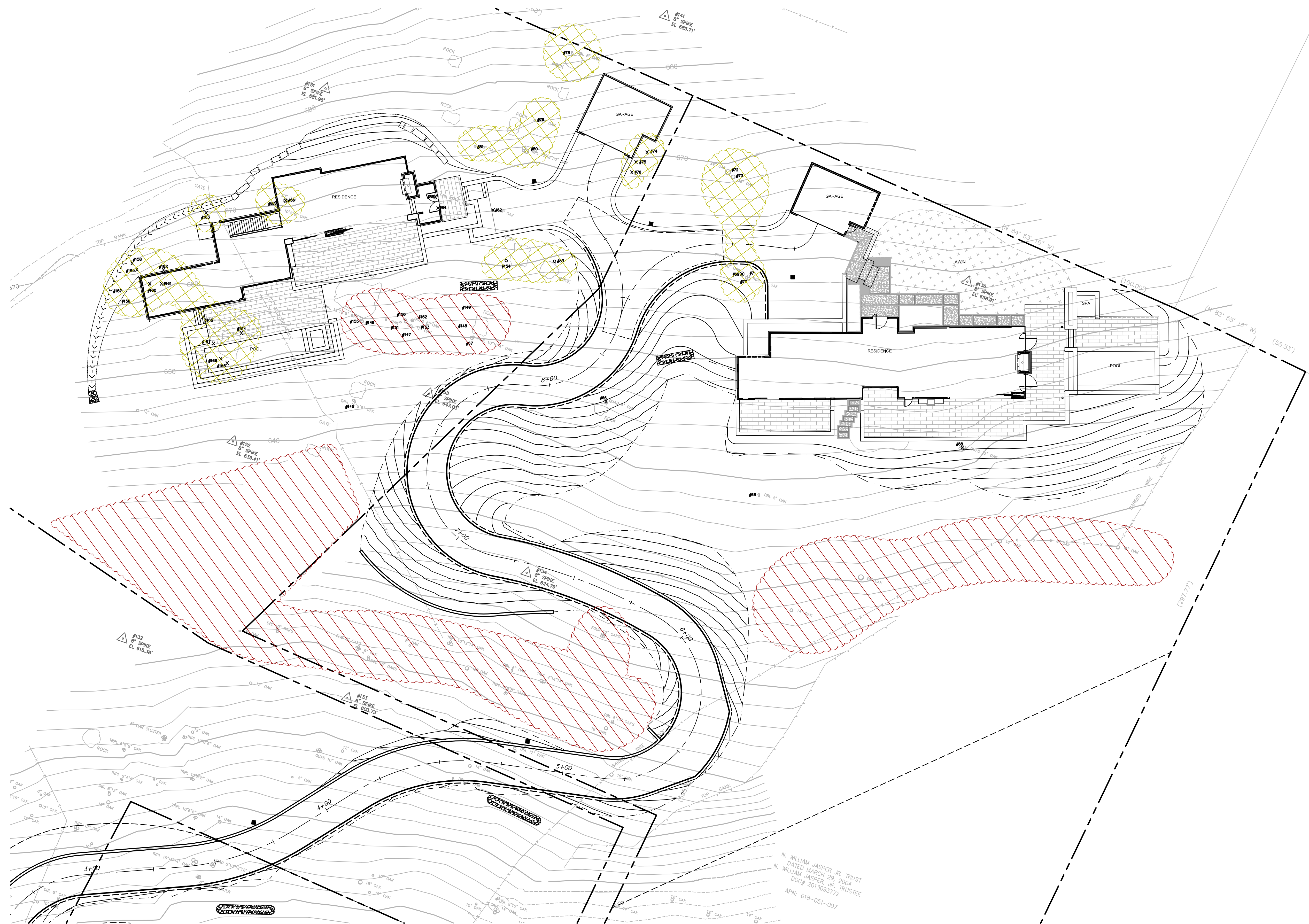


**BEAR FLAG  
ENGINEERING  
INC**


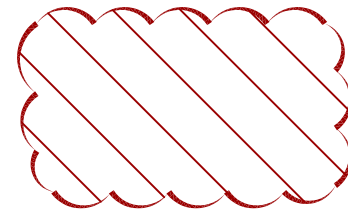
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SURVEYING  
LAND DEVELOPMENT  
SEPTIC SYSTEM DESIGN  
PROJECT MANAGEMENT  
FORENSIC ENGINEERING

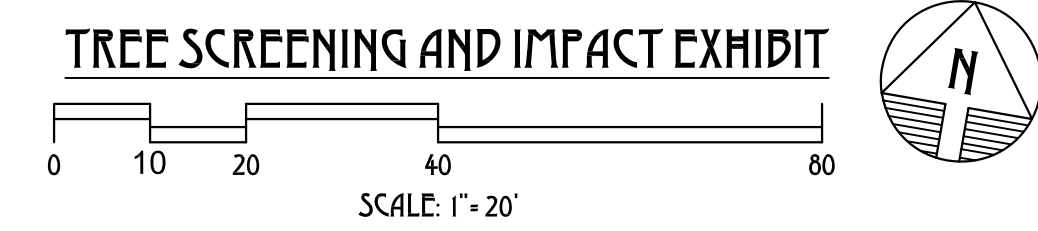
527 BROADWAY #202  
SONOMA, CA 95416  
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OFFICE@BEARFLAGCIVIL.COM

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



**TREE LEGEND**

-  TREE WITH IMPACT DUE TO CONSTRUCTION
-  TREE THAT PROVIDES SCREENING FROM PUBLIC RIGHT-OF-WAY



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

REV	DATE	DESCRIPTION

DATE: 7/14/2017  
DESIGN: CSM  
PROJECT: 16003  
SHEET  
**1**  
OF 1 SHEET