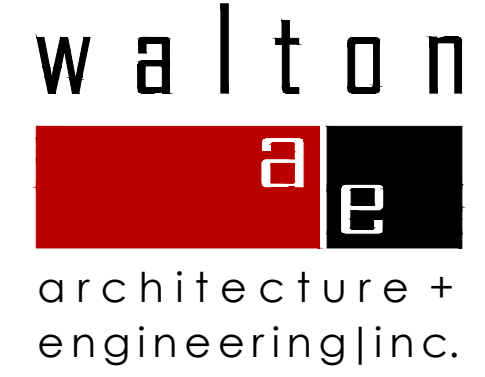


**SQUARE FOOTAGE ANALYSIS**

HOUSE	
CONDITIONED SQUARE FOOTAGE	= 5,233 SF
UNCONDITIONED SQUARE FOOTAGE:	
DETACHED GARAGE	= 904 SF
ACCESSORY STRUCTURE	
CONDITIONED SQUARE FOOTAGE	
MAIN LEVEL	= 2,108 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 STAIRWAYS 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 R311.4.1 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 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 6.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.20 INCH. CRC SECTION R311.1.3. HANDRAILS WITH DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEHEL 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 15 INCHES. CRC SECTION R311.1.2. 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 R311.2. 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 OF 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING. CRC SECTION R311.2. 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 R311.3.
- 5) THE WALLS AND SOFFITS OF THE ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM WALLBOARD. CRC SECTION R502.1.
- 6) 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 INSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. CRC SECTION AND TABLE R502.6.
- 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 R502.5.1.
- 8) WATER HEATERS, FURNACES OR OTHER APPLIANCES INSTALLED IN A GARAGE WHICH HAVE A GLOW SPARK OR IGNITION SOURCE NEED TO BE MOUNTED 18" ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT. CRC S0119 AND CMC 3001. 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 S012.
- 9) PROVIDE ROOF TERMINATION FOR GAS APPLIANCE. APPLIANCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE FILE MANUFACTURER'S SPECIFICATIONS FOR FUE CLEARANCES, VENTIGATION 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 CALIFORNIA 2013 GREEN BUILDING CODE SECTION 4.503.
- 10) PROVIDE 60" DV GAS FIREPLACE @ LIVING ROOM + BARN.
- 11) FIREPIT 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 REQUIRING SAFETY GLAZING: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN SILET GLAZING WITH 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 R509.9.
- 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 R521.2.1.
- 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 R310.1.5. 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.
- 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 R321.4.3.
- 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 R316 WHERE FOAM PLASTIC INSULATION IS PROPOSED FOR COMPLIANCE. EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC 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. CALIFORNIA 4.406.1.



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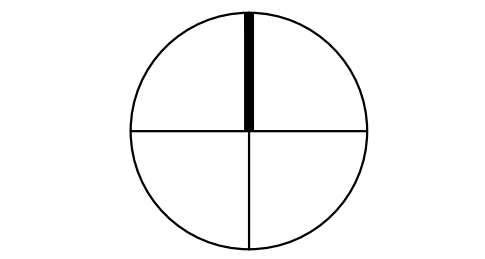
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Job Number  
 725  
 Issue Date  
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 Subject  
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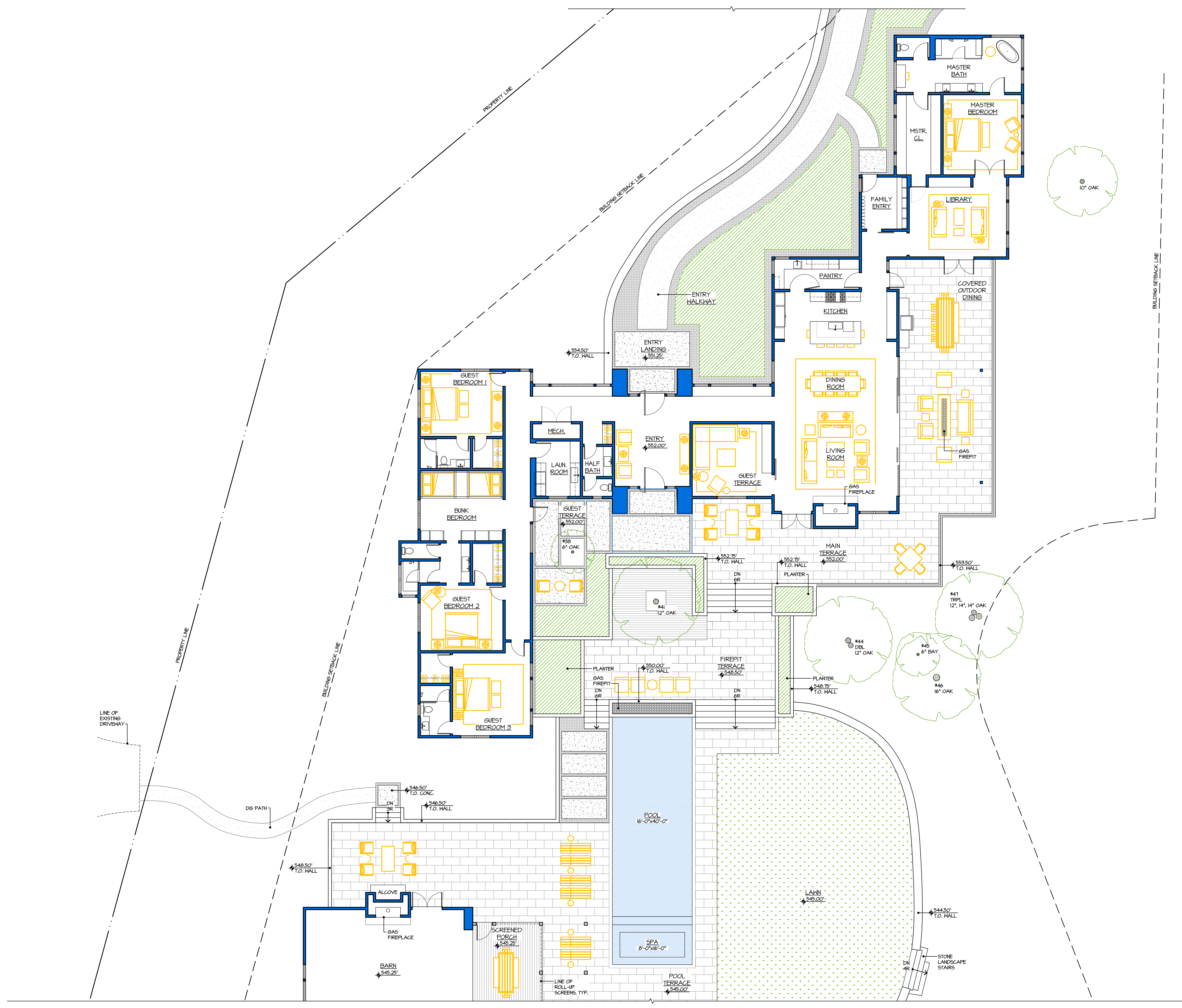
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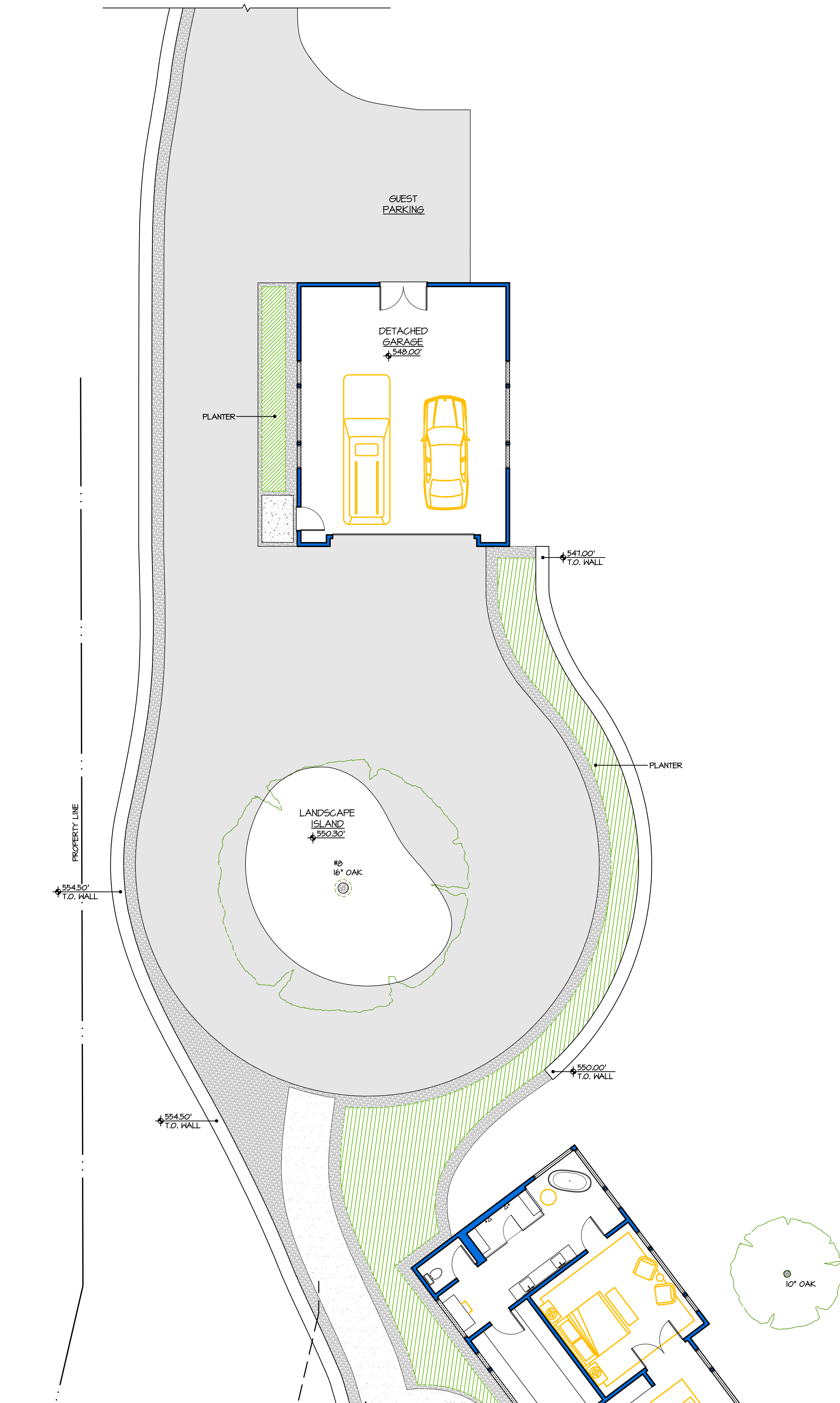
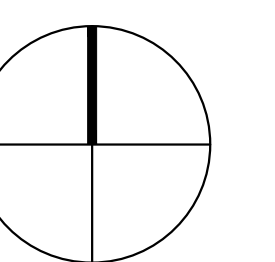
Drawing Title  
 Main House  
 Floor Plan

Drawing Number

a 2.1



1 MAIN HOUSE FLOOR PLAN



1 DETACHED GARAGE FLOOR PLAN



2 BARN FLOOR PLAN

EXTERIOR FINISH LEGEND

SEE SHEET A-3.2

GENERAL NOTES

SEE SHEET A-3.2

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1 SOUTH ELEVATION  
MAIN HOUSE

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Drawing Title  
Exterior Elevations

Drawing Number

a 3.1



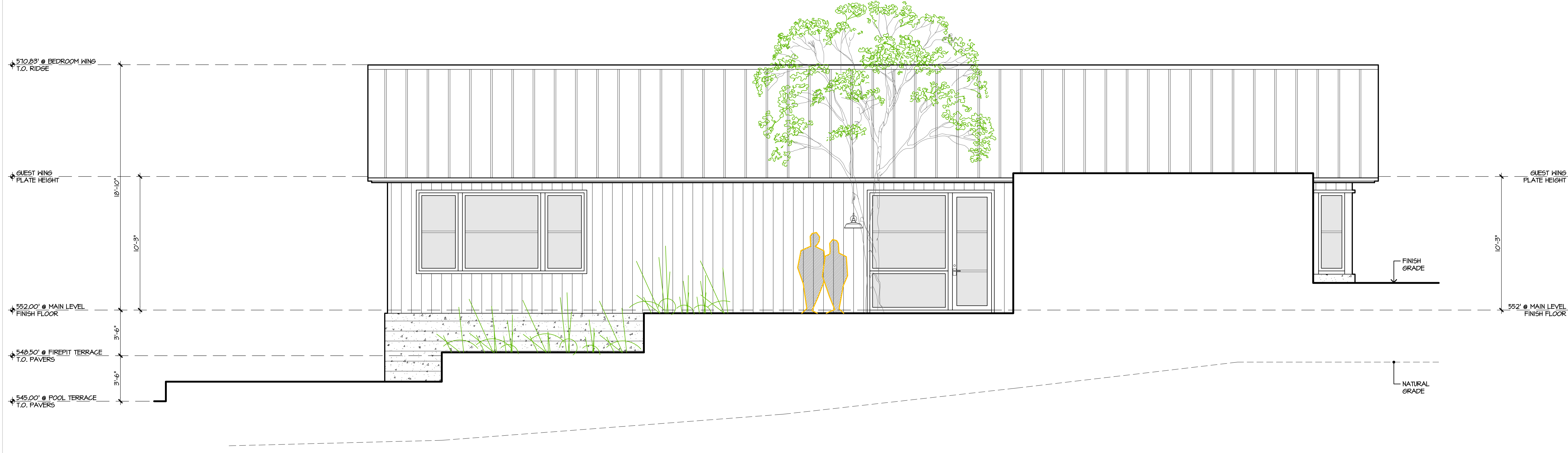
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MAIN HOUSE

EXTERIOR FINISH LEGEND

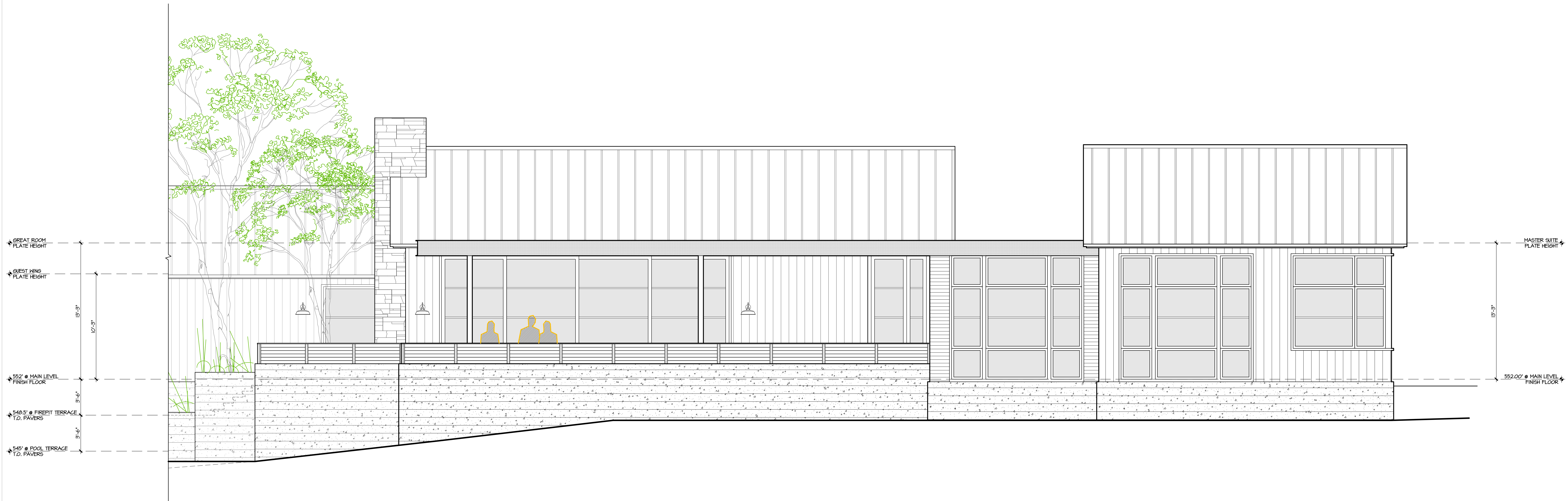
- FLASHING, GUTTERS + CHANGI: PAINTED METAL  
COLOR: BLACK
- DOUBLE-LOCK STANDING SEAM PAINTED METAL  
COLOR: BLACK
- HOOD SIDING: GRAY BARNHOOD, 1x8, T&G  
STAIN: NONE
- HOOD SIDING ACCENT: WESTERN RED CEDAR, 51K, RESAWN, 1x3, T&G  
STAIN: CHARCOAL
- TRIM: 2x AND 3x GRAY BARNHOOD  
STAIN: NONE
- WINDOWS: ALUMINUM CLAD HOOD BY SIERRA PACIFIC  
COLOR: BLACK
- STRUCTURAL MEMBERS: DOUGLAS FIR #1  
STAIN: MATCH GRAY BARNHOOD
- SOFFITS: DOUGLAS FIR, GRADE D, RESAWN, 1x4, T&G  
STAIN: GINGER
- STONE VENEER: LEDGESTONE

GENERAL NOTES

- 1) ALL EXTERIOR MATERIALS TO COMPLY WITH R301 OF THE CALIFORNIA RESIDENTIAL CODE.
- 2) ALL EXPOSED MECHANICAL AND PLUMBING VENTING LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION AND PAINTED A COLOR THAT COMPLEMENTS THE SURROUNDING EXTERIOR MATERIALS.
- 3) WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER HOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS. 2016 IRC SECTION R703.13
- 4) INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 123. EXCEPT WHEN MATERIALS ARE INSTALLED IN CONCEALED SPACES THE INDEXES DO NOT APPLY TO THE FACINGS WHEN FACING IS INSTALLED IN CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH OR WHEN CELLULOSE LOOSE-FILL INSULATION WHICH IS NOT SPRAY APPLIED, SHALL ONLY BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. 2016 IRC SECTION R502.10
- 5) BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. 2013 IRC R301.1



1 EAST ELEVATION  
MAIN HOUSE



2 EAST ELEVATION  
MAIN HOUSE

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City Council Submittal

Drawing Title  
Exterior Elevations

Drawing Number

a 3.2

EXTERIOR FINISH LEGEND

SEE SHEET A-3.2

GENERAL NOTES

SEE SHEET A-3.2

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1 WEST ELEVATION  
MAIN HOUSE - BEDROOM WING

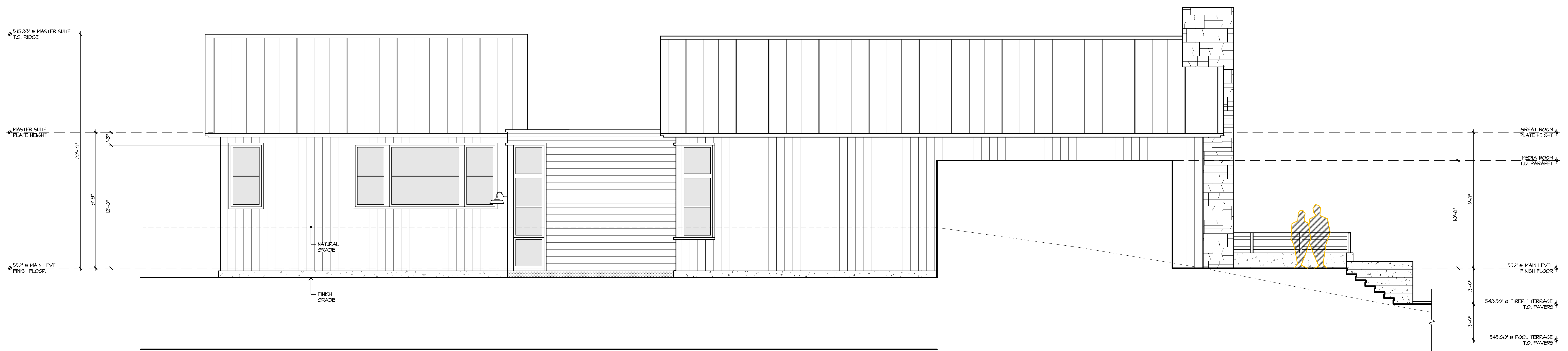
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Drawing Title  
Exterior Elevations

Drawing Number

a 3.3



2 WEST ELEVATION - SECTION AT MEDIA ROOM  
MAIN HOUSE

EXTERIOR FINISH LEGEND

SEE SHEET A-3.2

GENERAL NOTES

SEE SHEET A-3.2

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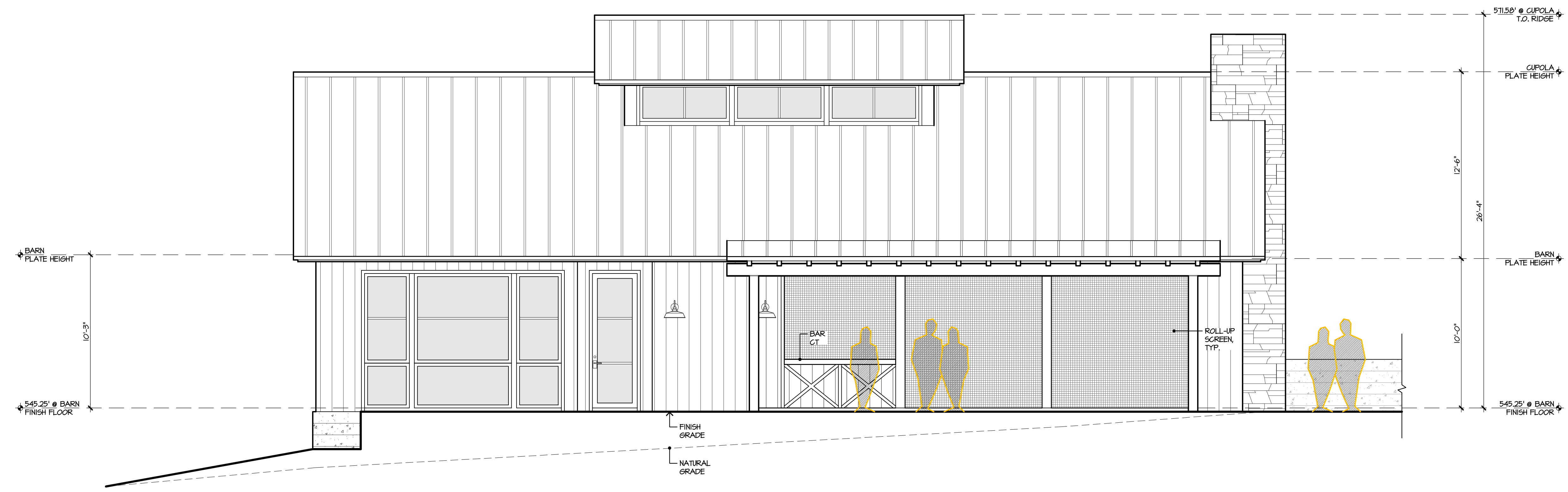
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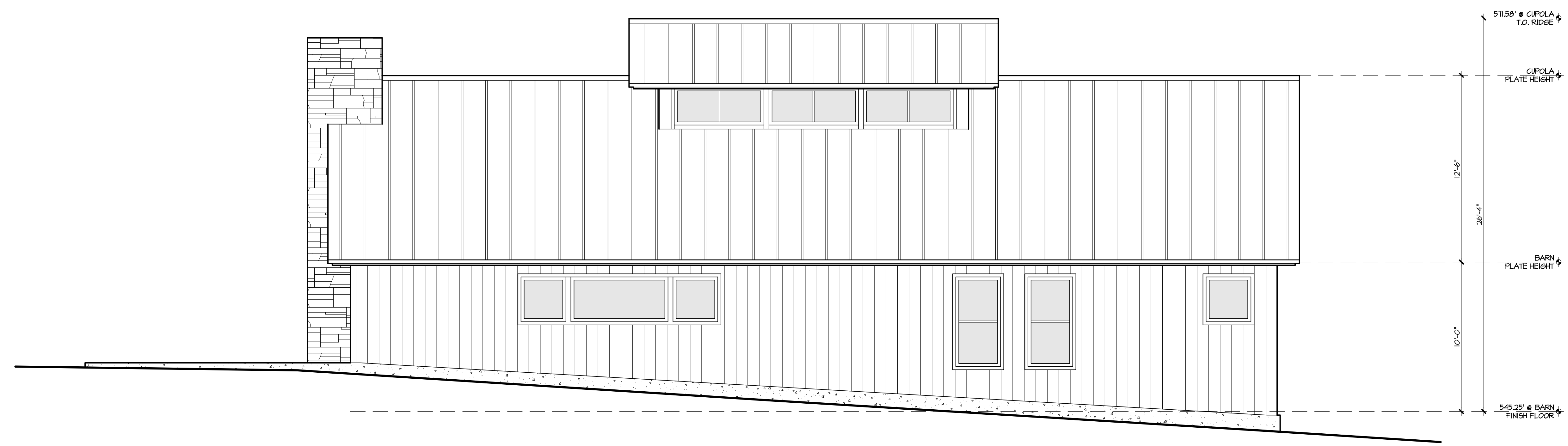
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Exterior  
Elevations

Drawing Number

a 3.4



1 EAST ELEVATION  
BARN



2 WEST ELEVATION  
BARN

EXTERIOR FINISH LEGEND

SEE SHEET A-3.2

GENERAL NOTES

SEE SHEET A-3.2

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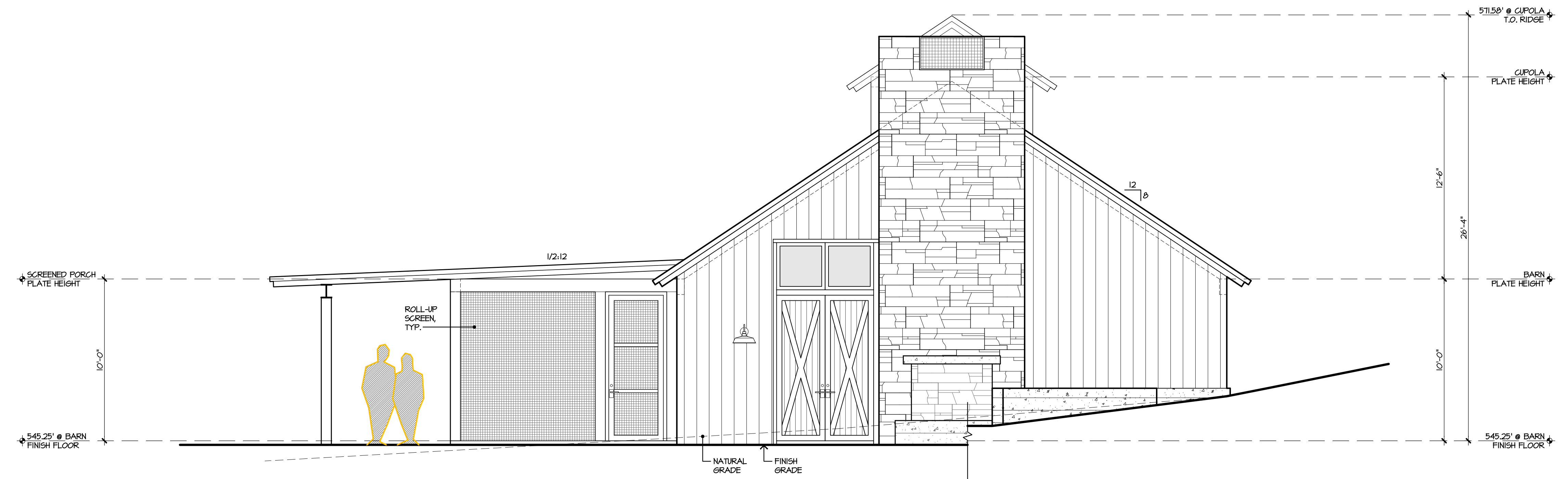
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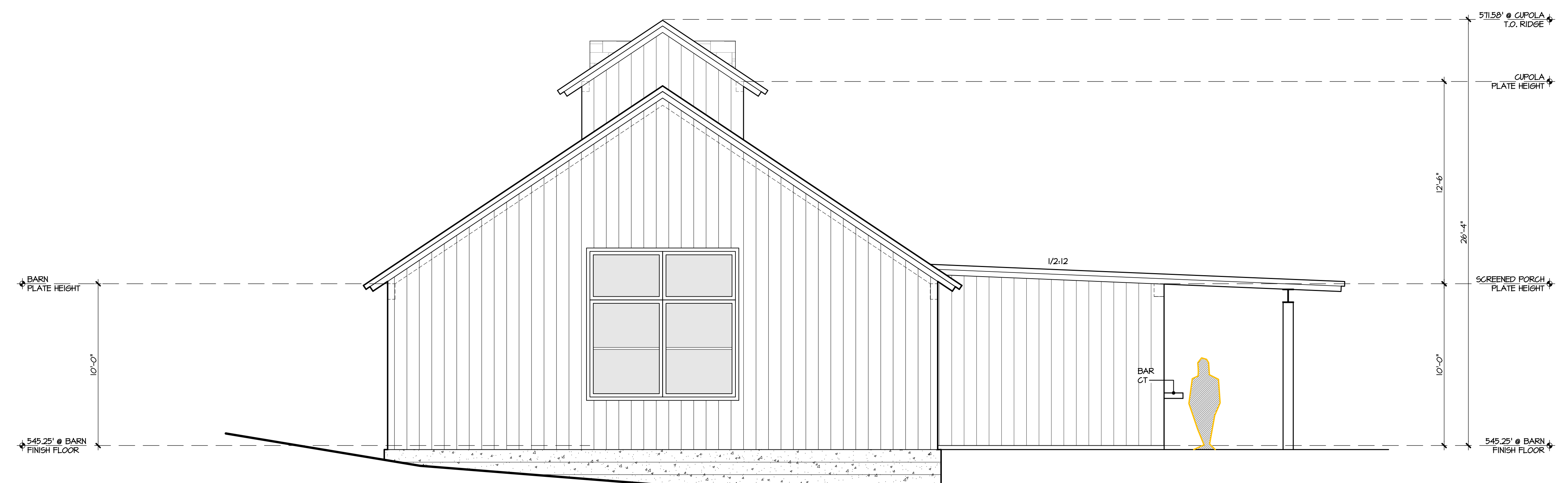
Drawing Title  
Exterior  
Elevations

Drawing Number

a 3.5



1 NORTH ELEVATION  
BARN



2 SOUTH ELEVATION  
BARN

EXTERIOR FINISH LEGEND

SEE SHEET A-3.2

GENERAL NOTES

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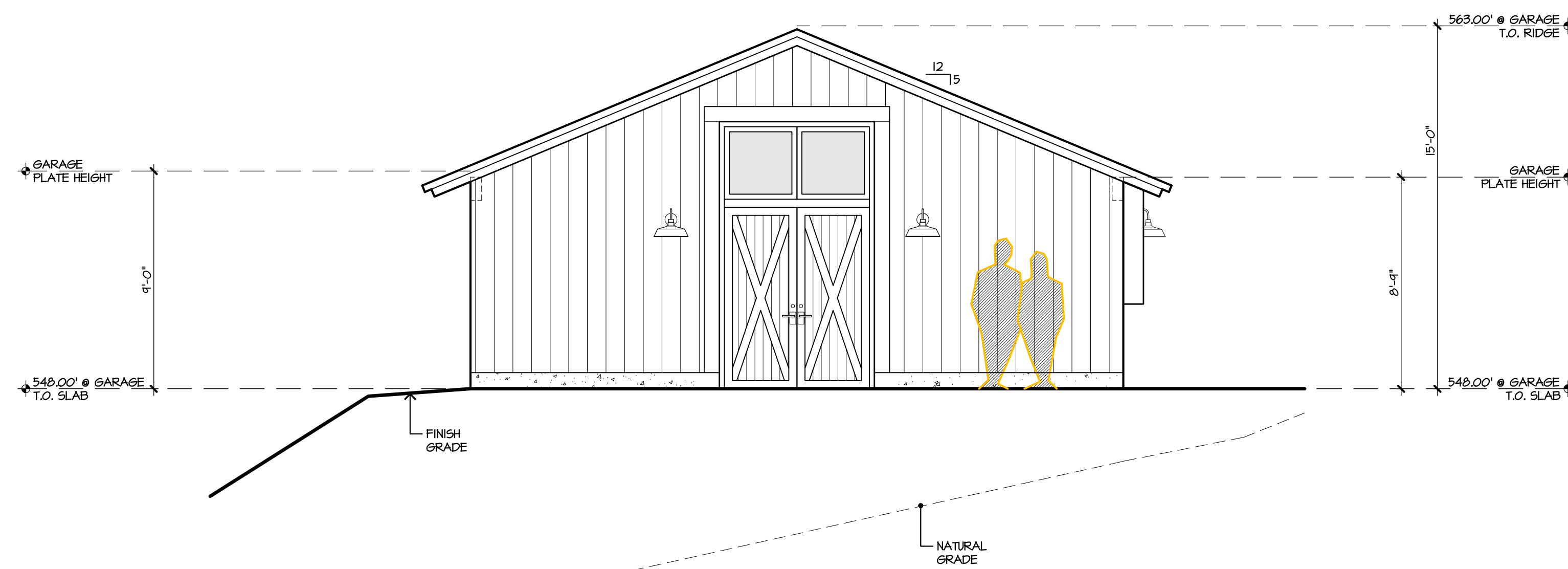
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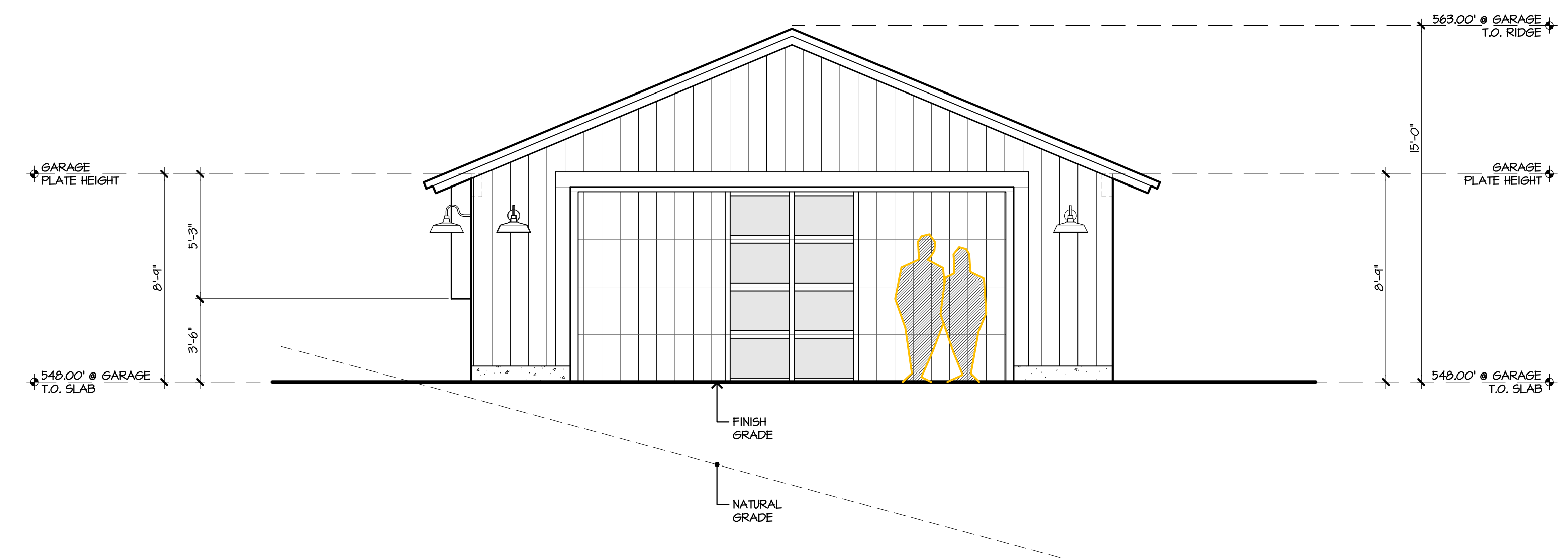
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Elevations

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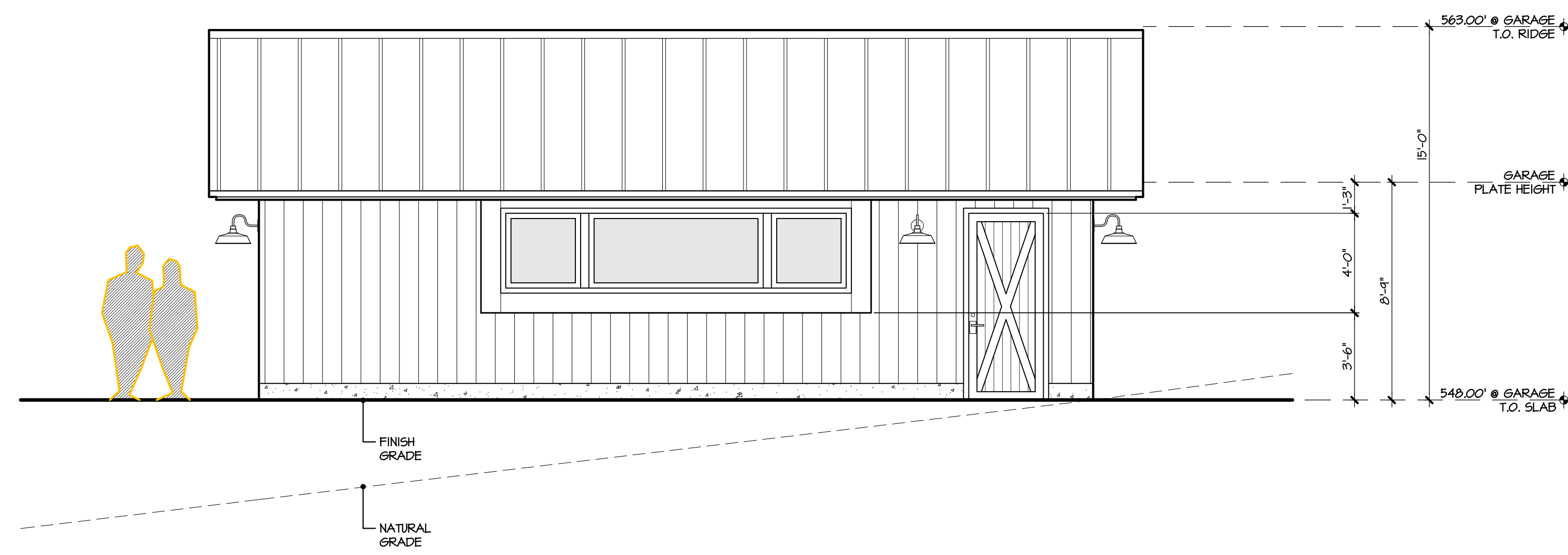
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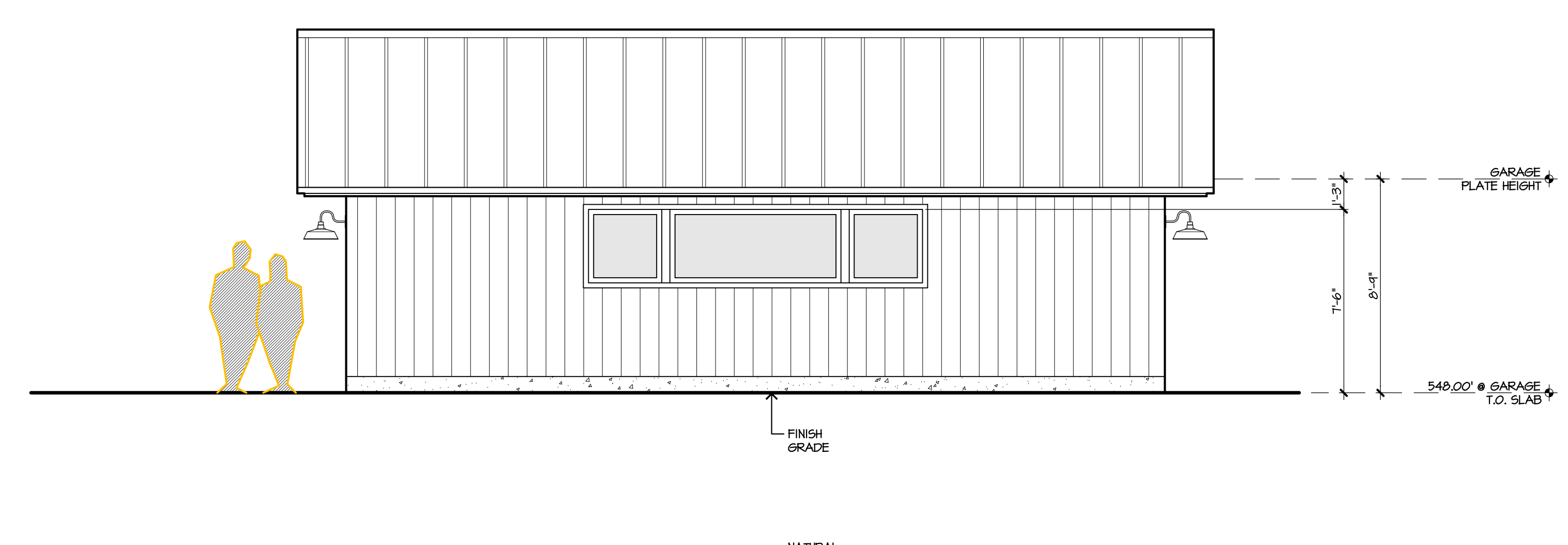
1 WEST ELEVATION  
DETACHED GARAGE



3 WEST ELEVATION  
DETACHED GARAGE

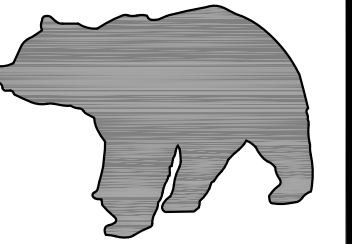


2 WEST ELEVATION  
DETACHED GARAGE



4 EAST ELEVATION  
DETACHED GARAGE





**BEAR FLAG  
ENGINEERING  
INC**

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

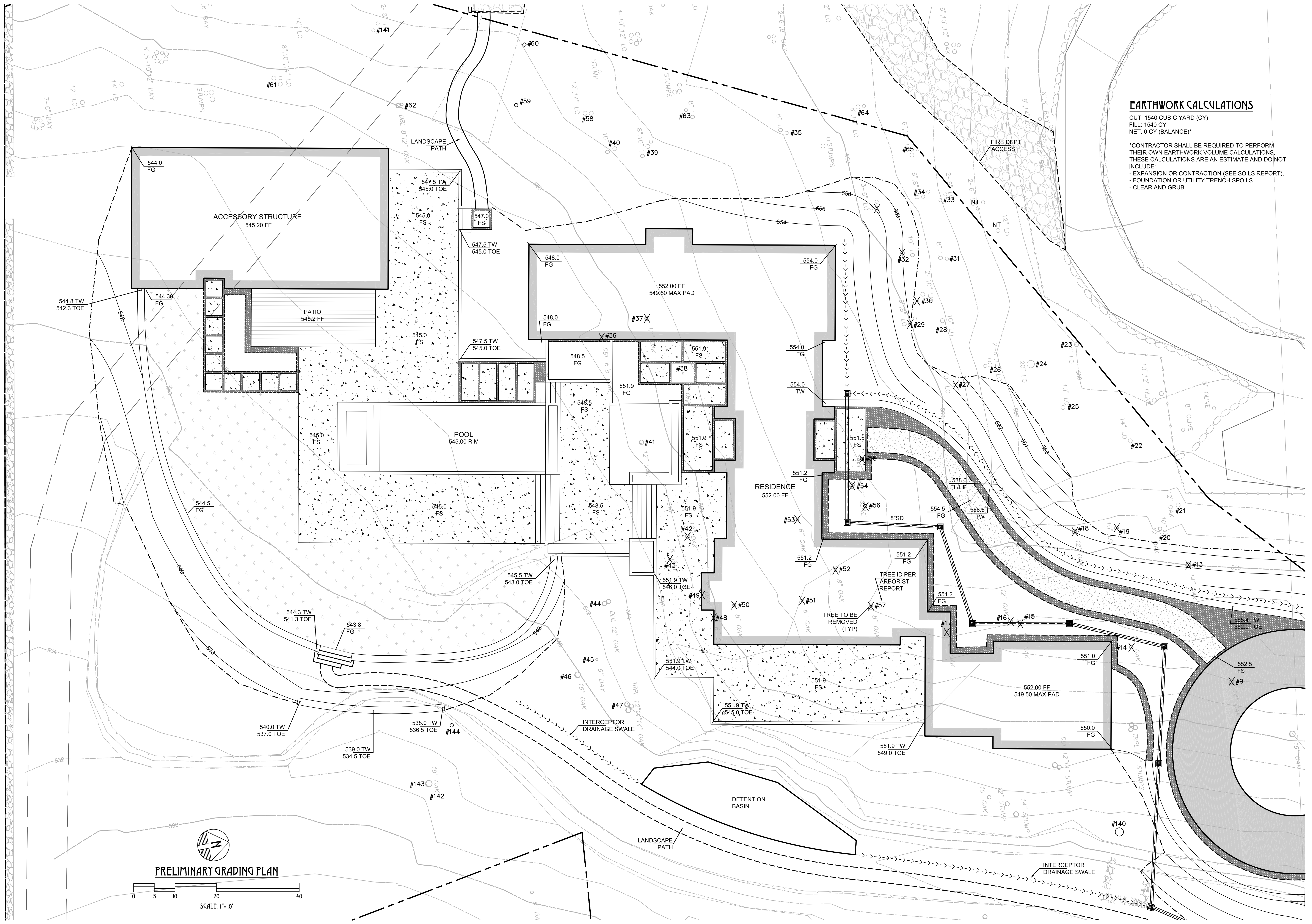
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PHONE: (707) 481-9472  
DEARFLAGCIVIL@GMAIL.COM

**PRELIMINARY GRADING PLAN**  
**149 4TH STREET RESIDENCE**  
149 4TH STREET EAST, SONOMA, CA  
APN: 018-091-018

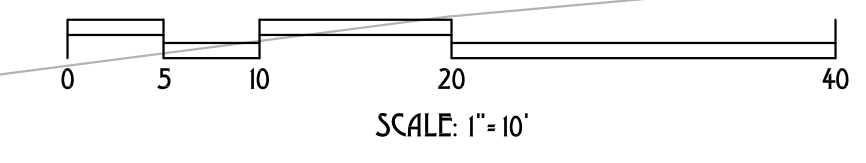
**EARTHWORK CALCULATIONS**

CUT: 1540 CUBIC YARD (CY)  
FILL: 1540 CY  
NET: 0 CY (BALANCE)\*

\*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



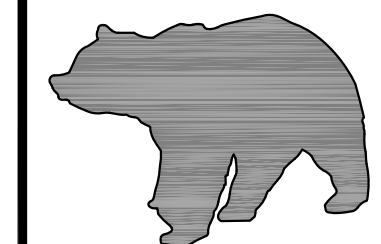
**PRELIMINARY GRADING PLAN**



REV	DATE	DESCRIPTION

DATE: 12/18/2017  
DESIGN: CSM  
PROJECT: 16002

SHEET  
**C2**  
OF 3 SHEETS

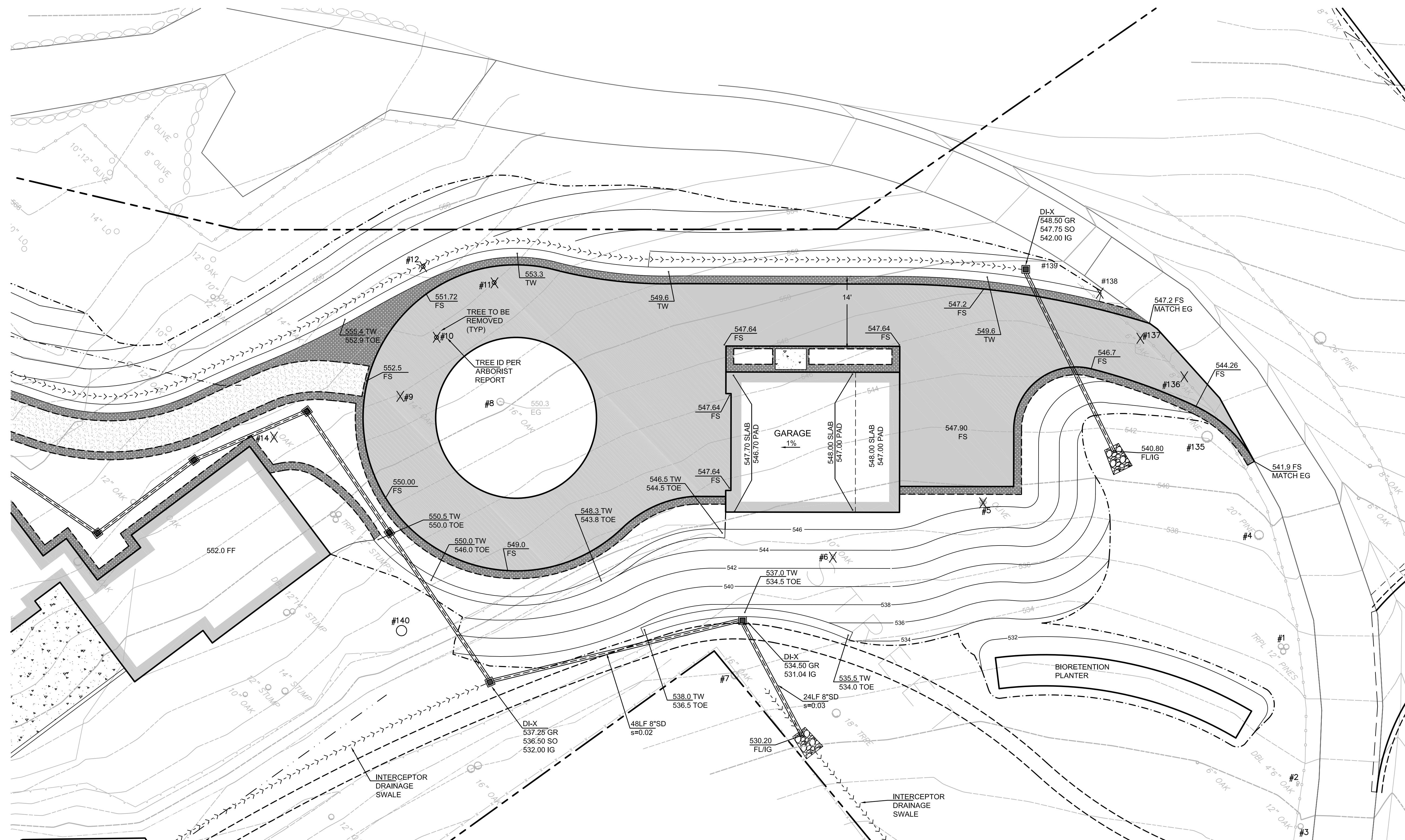


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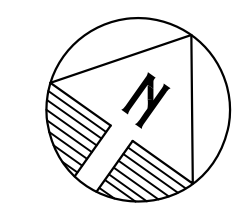
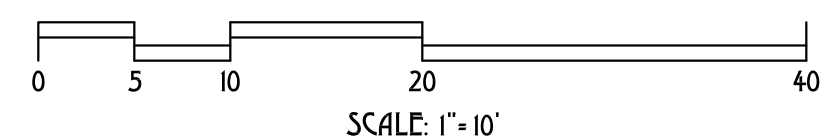
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LAND DEVELOPMENT  
SEPTIC SYSTEM DESIGN  
PROJECT MANAGEMENT  
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## PRELIMINARY DRIVEWAY GRADING PLAN 149 4TH STREET RESIDENCE 149 4TH STREET EAST, SONOMA, CA APN: 018-091-018



PRELIMINARY DRIVEWAY GRADING PLAN



REV	DATE	DESCRIPTION

DATE: 12/18/2017  
DESIGN: CSM  
PROJECT: 16002

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**C3**  
OF 3 SHEETS