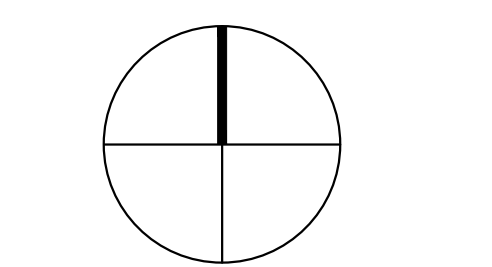


SQUARE FOOTAGE ANALYSIS

CONDITIONED SQUARE FOOTAGE	
MAIN LEVEL	= 2621 SF
LOWER LEVEL	= 2640 SF
TOTAL	= 5261 SF
UNCONDITIONED SQUARE FOOTAGE:	
GARAGE	= 563 SF
STORAGE	= 144 SF
TOTAL	= 707 SF

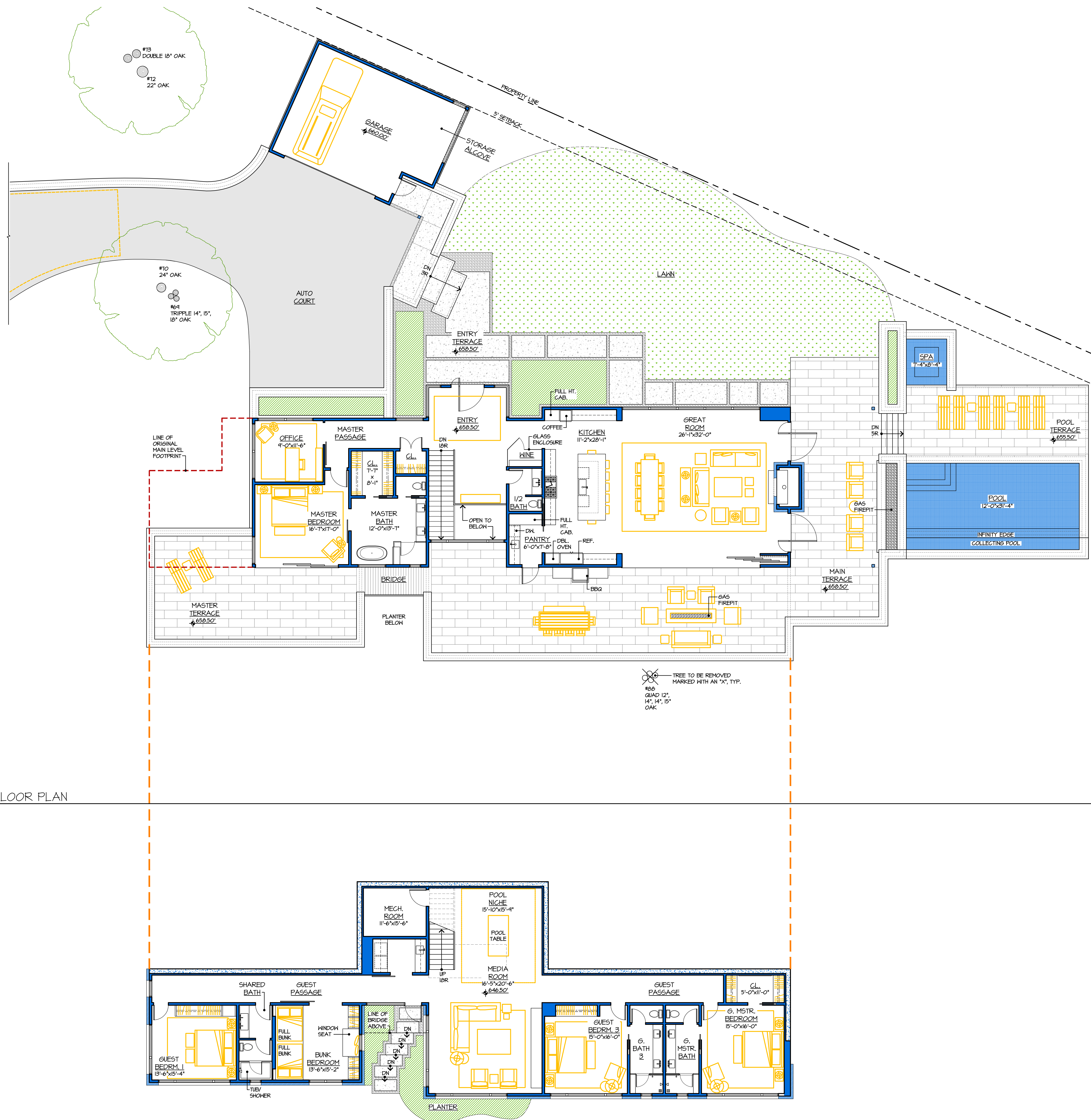
GENERAL NOTES

- 1) STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. CRC SECTION R310.1.1. 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 R310.1.2. WITHIN DWELLING UNITS, THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4"; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. CRC SECTIONS R310.1.4 AND R310.1.4.2.
- 2) GUARDRAILS AND HANDRAILS SHALL BE STRUCTURED TO WITHSTAND A 200# LATERAL LOAD.
- 3) HANDRAILS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS SHALL BE BETWEEN 34 INCHES AND NOT MORE THAN 38 INCHES. CRC SECTION R310.1.1. 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 2-1/2 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. CRC SECTION R310.1.3. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A STAIR LANDING. CRC SECTION R310.1.2. CLEAR SPACE BETWEEN A HANDRAIL AND A HALL OR OTHER SURFACE SHALL BE A MINIMUM OF 15 INCHES. CRC SECTION R310.1.2. 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 R310.2. PROVIDE CONTINUOUS HANDRAIL FOR STAIRWAY WITH 4 OR MORE RISERS AS PER R310.1.
- 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 INHOSE 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 R310.2. OPEN GUARDS SHALL HAVE INTERMEDIATE RAIL WITHIN 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 R310.3.
- 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 R302.1.
- 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 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 18" ABOVE THE FLOOR AND PROTECTED FROM AUTO IMPACT. CRC 507.19 AND CHG 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.
- 9) PROVIDE ROOF TERMINATION FOR GAS APPLIANCE. APPLIANCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE FUE MANUFACTURER'S SPECIFICATIONS FOR FUE CLEARANCES. VENTRICATION 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 GREEN BUILDING CODE SECTION 4.503.
- 10) PROVIDE 60" DIRECT-VENT GAS FIREPLACE & LIVING FIREPIECE SHALL BE PLUMBED FOR GAS, PROVIDE (4) EQ. SPACED ADJUSTABLE GAS JETS SET IN BLACK VOLCANIC STONES.
- 11) THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHS, AND SHOWERS; GLAZING IN ANY PORTION OF A BUILDING HALL ENCLCING THESE COMPARTMENTS WHEN 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 GLAZING 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 GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD. CRC SECTION R309.
- 12) CONTRACTOR SHALL VERIFY SAFETY GLAZING AT ALL LOCATIONS PER 309. CRC.
- 13) EXTERIOR WINDOWS, WINDOW HALLS, 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.
- 14) 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.
- 15) 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 R320.1.5.
- 16) NOTE NOT USED
- 17) NOTE NOT USED
- 18) 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, ELECTRICAL CABLES, CONDENS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CALGREEN 4.406.1.



1 MAIN LEVEL FLOOR PLAN

2 LOWER LEVEL FLOOR PLAN



HEIGHT CALCULATION

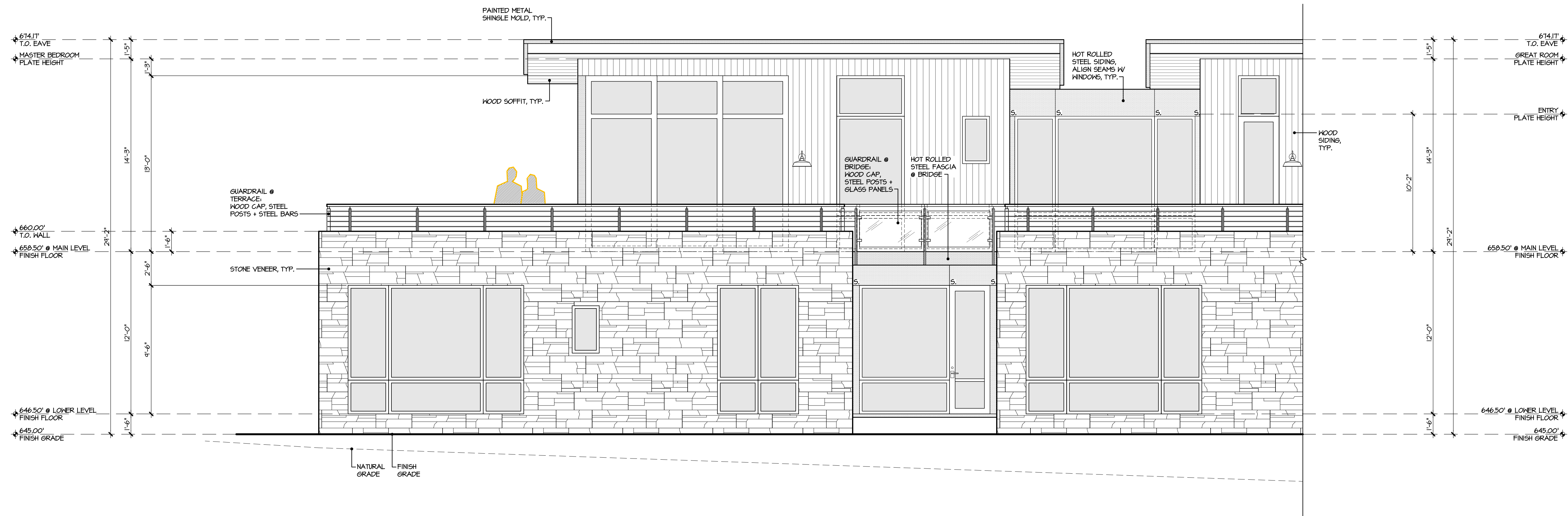
LOWEST FINISH GRADE AT BUILDING FOUNDATION = 645.00'
 T.O. HIGHEST EAVE = 674.17'
 MAXIMUM PROPOSED BUILDING HEIGHT = 29'-2"

EXTERIOR FINISH LEGEND

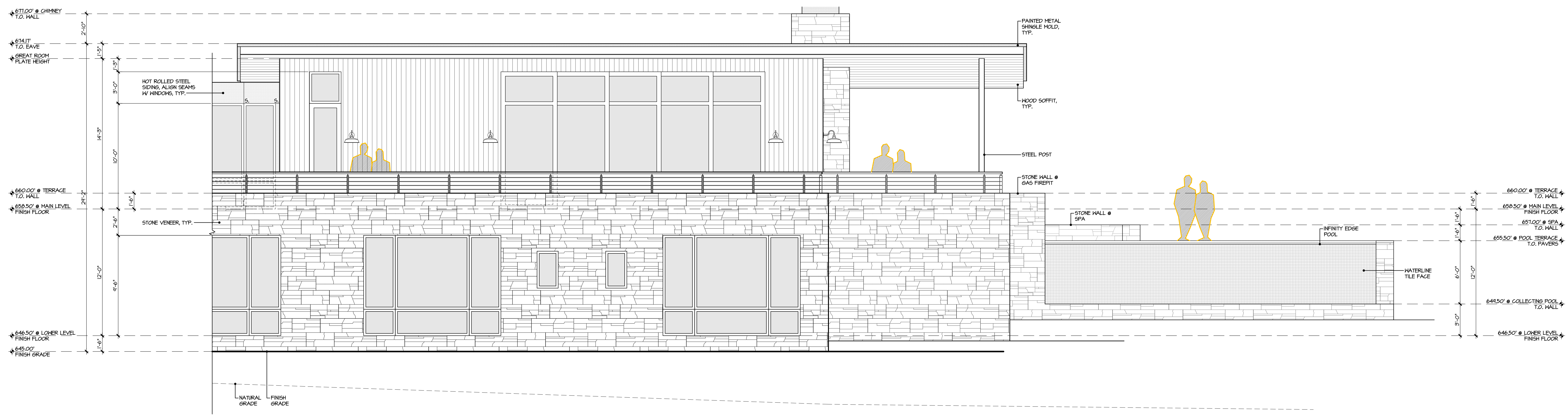
- FASCIA: PAINTED METAL
COLOR: BLACK
- ROOFS (1:12 SLOPE): DOUBLE-LOCK STANDING SEAM PAINTED METAL
COLOR: BLACK
- ROOFS (1/4:12 SLOPE): TORCH-DOWN WITH DECORATIVE PEBBLE BALLAST
COLOR: BLACK
- HOOD SIDING: BARNWOOD, 1x6 SHIPLAP
COLOR: HEATHERED GRAY
- METAL SIDING: HOT ROLLED STEEL
FINISH: CLEAR
- WINDOWS: 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

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
 Conditional Use Permit- 04.14.17

Job Number
 684
 Issue Date
 08 January 2018
 Subject
 City Council Submittal

Drawing Title
 Exterior Elevations

Drawing Number

HEIGHT CALCULATION

SEE SHEET A-3J

EXTERIOR FINISH LEGEND

SEE SHEET A-3J

GENERAL NOTES

SEE SHEET A-3J

walton

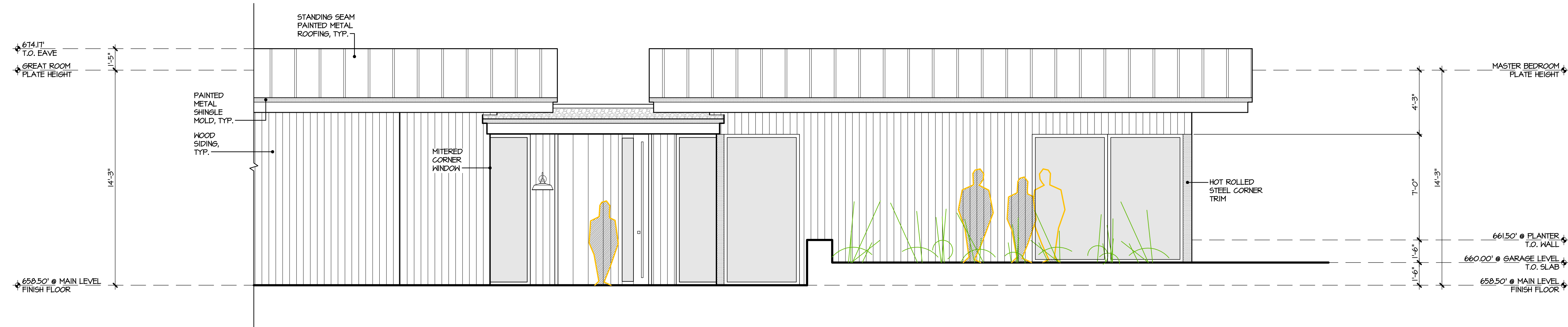


architecture + engineering|inc.

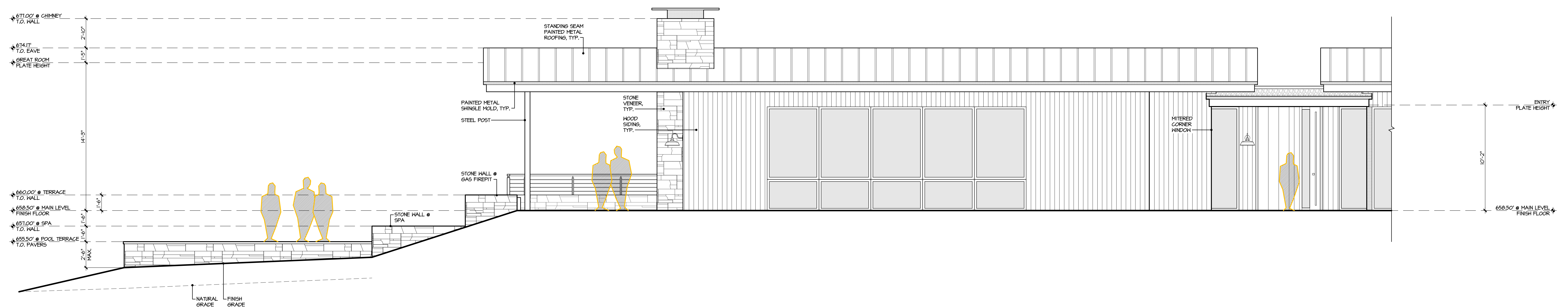
740 north lake blvd
tahoe city ca 96145
p 530.583.3690
f 530.583.4690

Brazil Street
Lot 228

PRELIMINARY
Not for Construction



1 NORTH ELEVATION
ENTRY VIEW



2 NORTH ELEVATION
POOL TERRACE VIEW

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
Conditional Use Permit- 04.14.17

Job Number
684
Issue Date
08 January 2018
Subject
City Council Submittal

Drawing Title
Exterior Elevations

Drawing Number

a 3.2

HEIGHT CALCULATION

SEE SHEET A-31

EXTERIOR FINISH LEGEND

SEE SHEET A-31

GENERAL NOTES

SEE SHEET A-31

walton



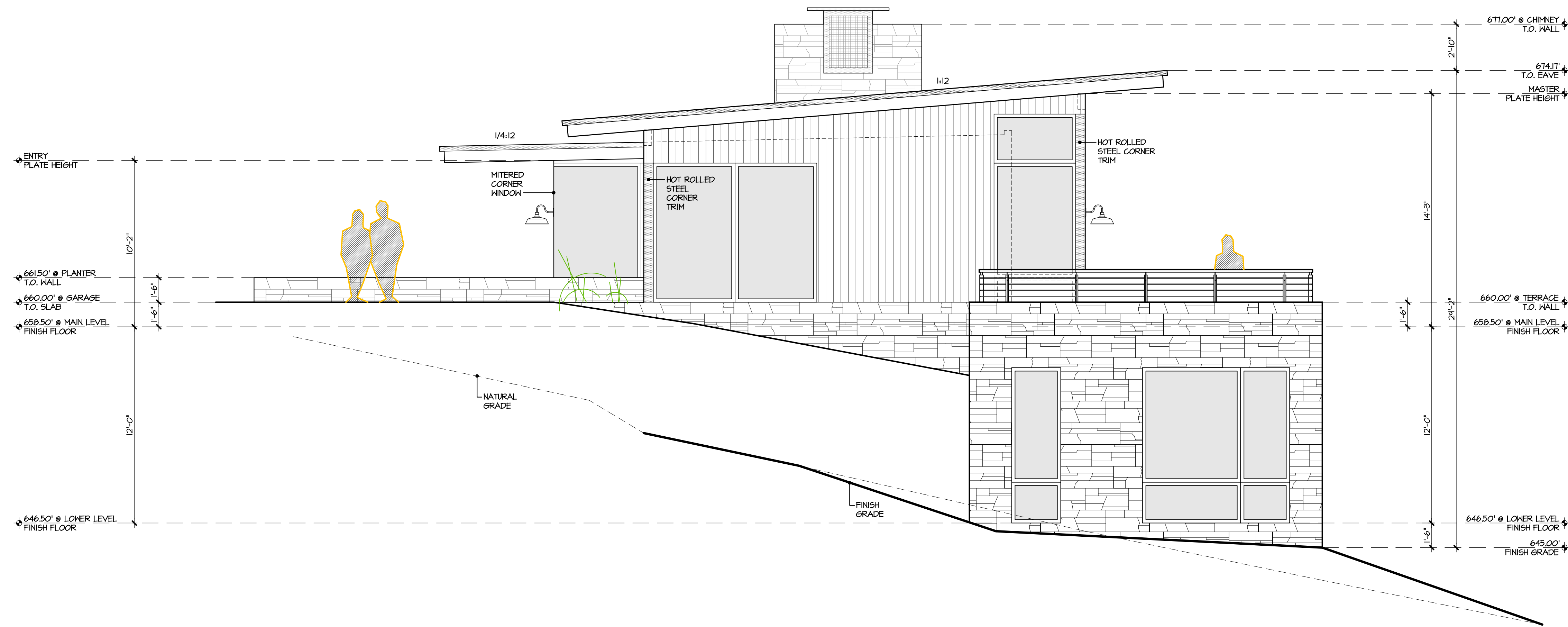
architecture + engineering|inc.

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

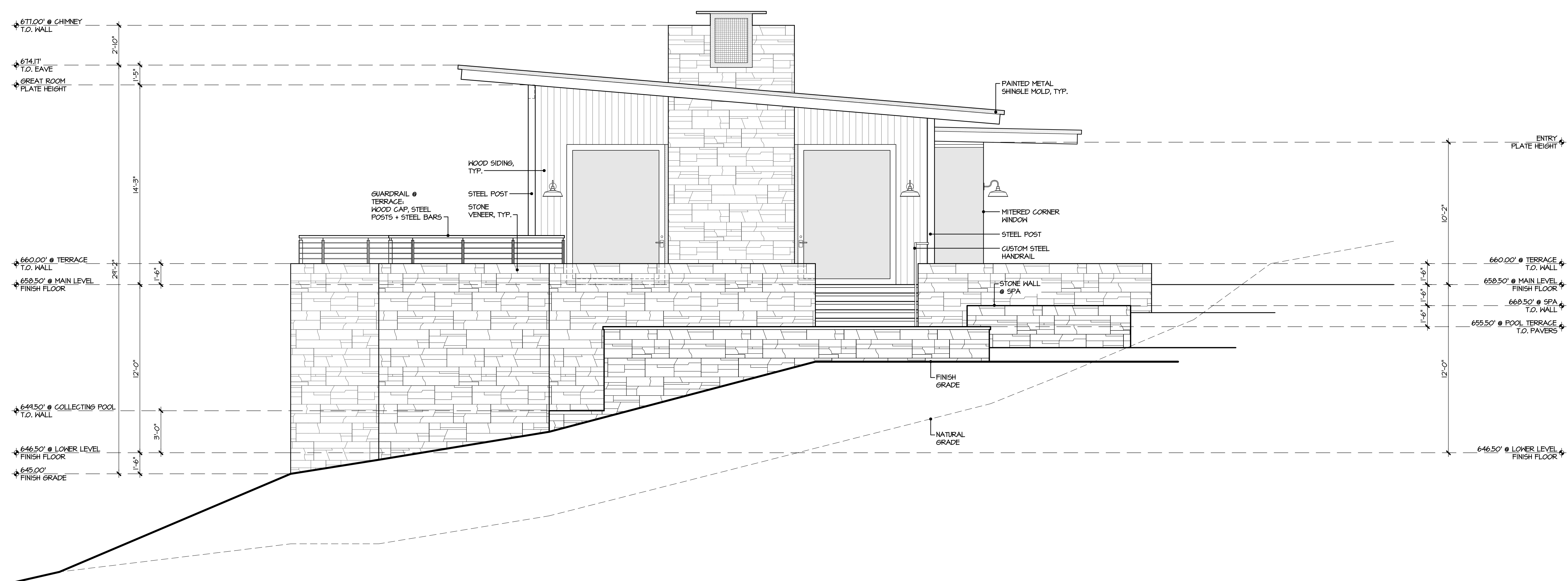
Brazil Street
Lot 228

PRELIMINARY
Not for Construction

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



1 WEST ELEVATION
MASTER SUITE VIEW



2 EAST ELEVATION
POOL TERRACE VIEW

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
Conditional Use Permit- 04.14.17

Job Number
684
Issue Date
08 January 2018
Subject
City Council Submittal

Drawing Title
Exterior Elevations

Drawing Number

a 3.3

HEIGHT CALCULATION

SEE SHEET A-3J

EXTERIOR FINISH LEGEND

SEE SHEET A-3J

GENERAL NOTES

SEE SHEET A-3J

walton



architecture +
engineering|inc.

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

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

Conditional Use Permit- 04.14.17

Job Number

684

Issue Date

08 January 2018

Subject

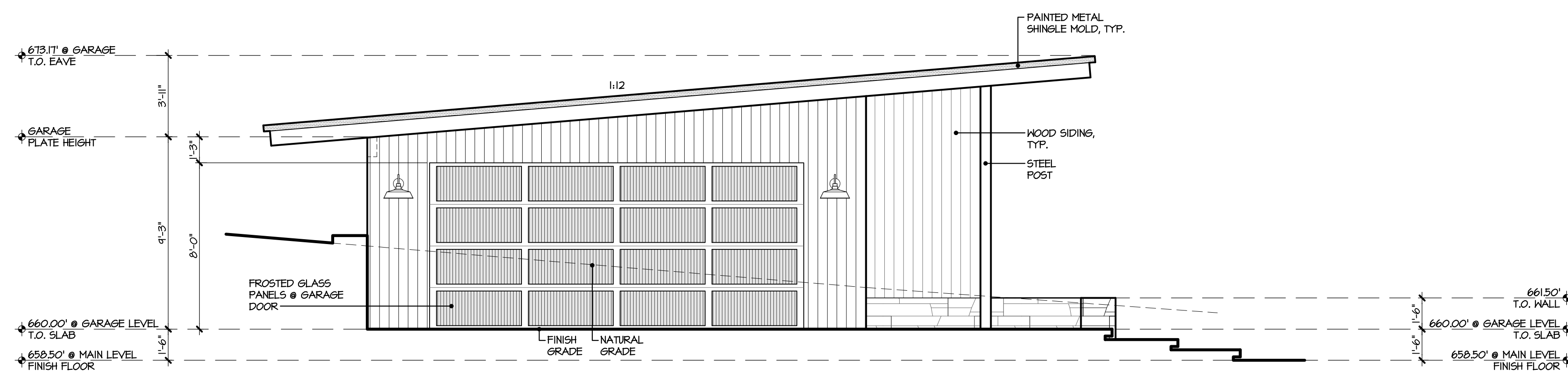
City Council Submittal

Drawing Title

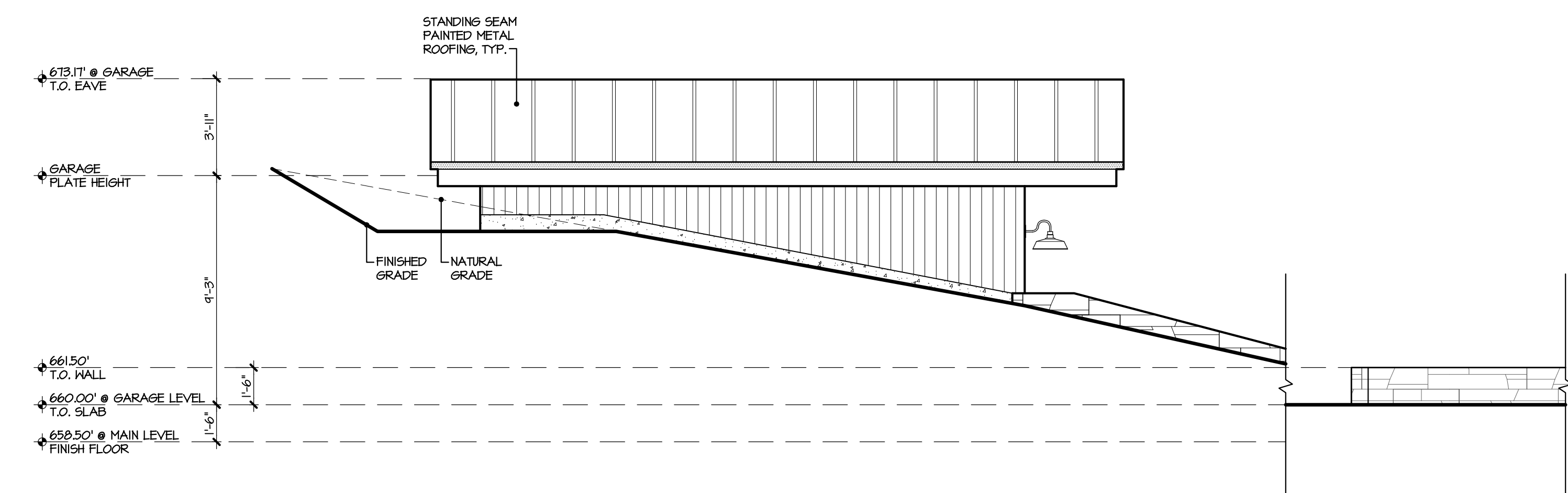
Exterior
Elevations

Drawing Number

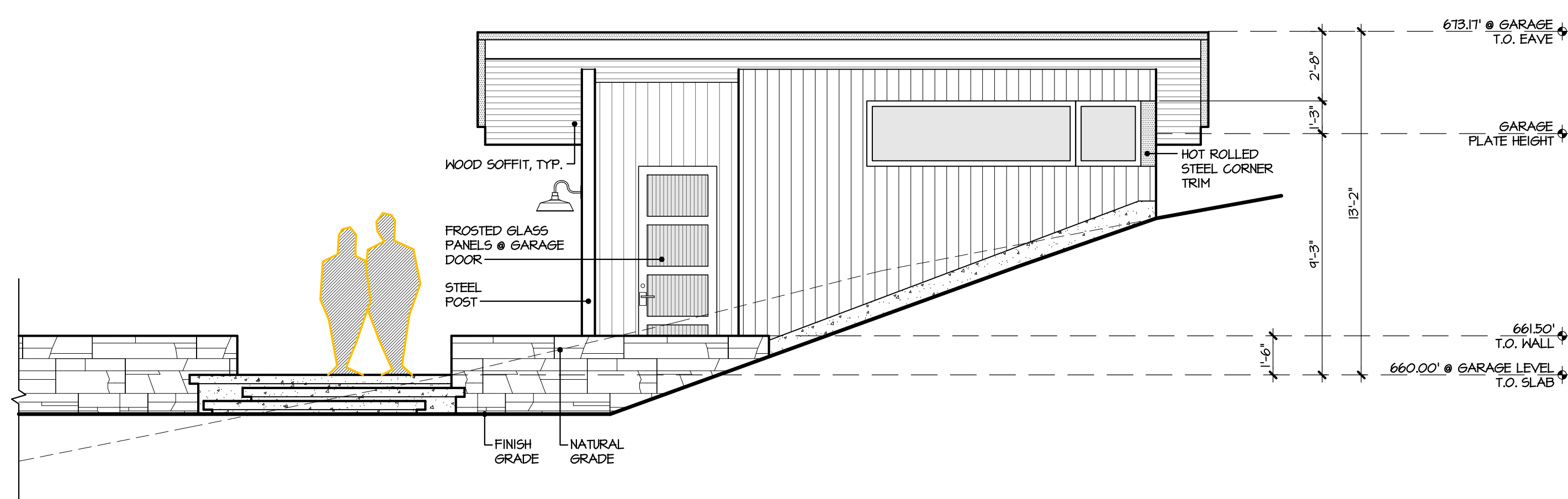
a 3.4



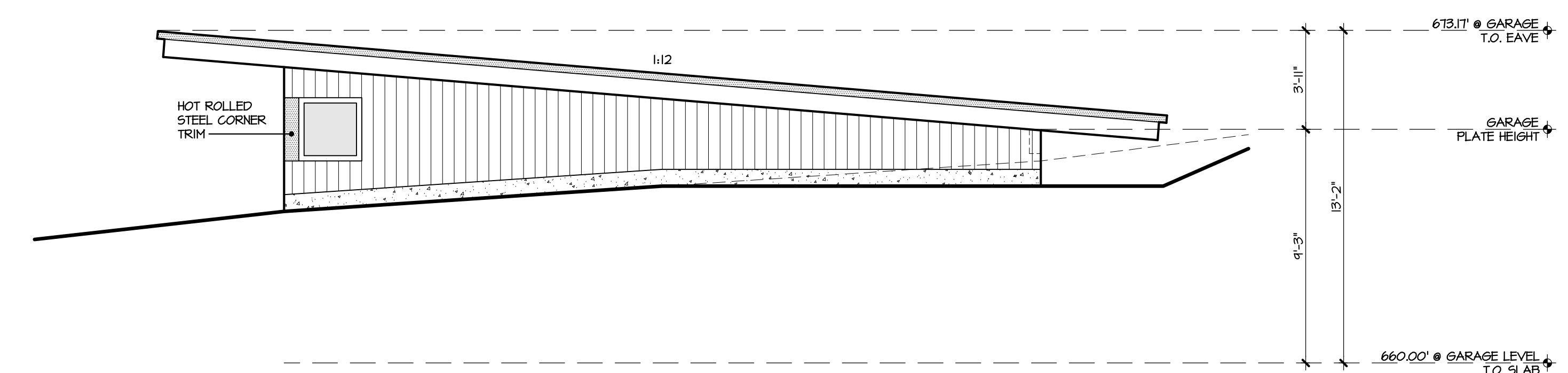
1 SOUTH ELEVATION
GARAGE VIEW



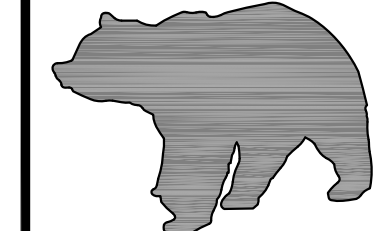
3 WEST ELEVATION
GARAGE VIEW



2 EAST ELEVATION
GARAGE VIEW



4 NORTH ELEVATION
GARAGE VIEW

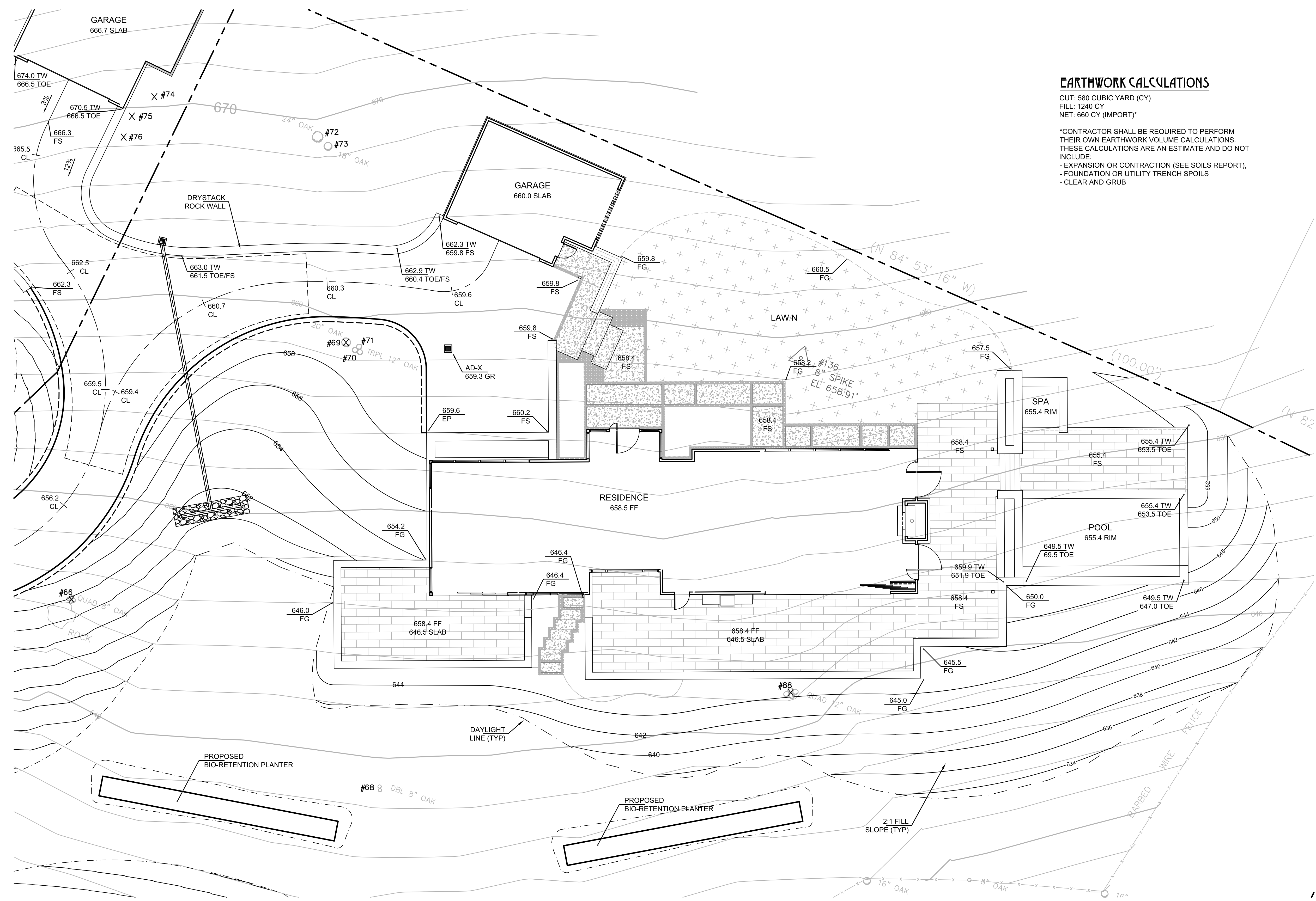


**BEAR FLAG
ENGINEERING
INC**

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

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

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

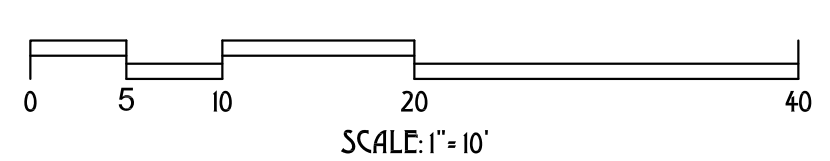


EARTHWORK CALCULATIONS

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

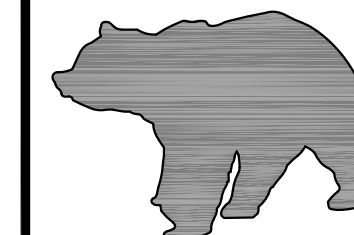
**LOT 228 RESIDENCE
PRELIMINARY GRADING PLAN**



REV	DATE	DESCRIPTION

DATE: 1/8/2018
DESIGN: CSM
PROJECT: 16003

SHEET
C3
OF 3 SHEETS

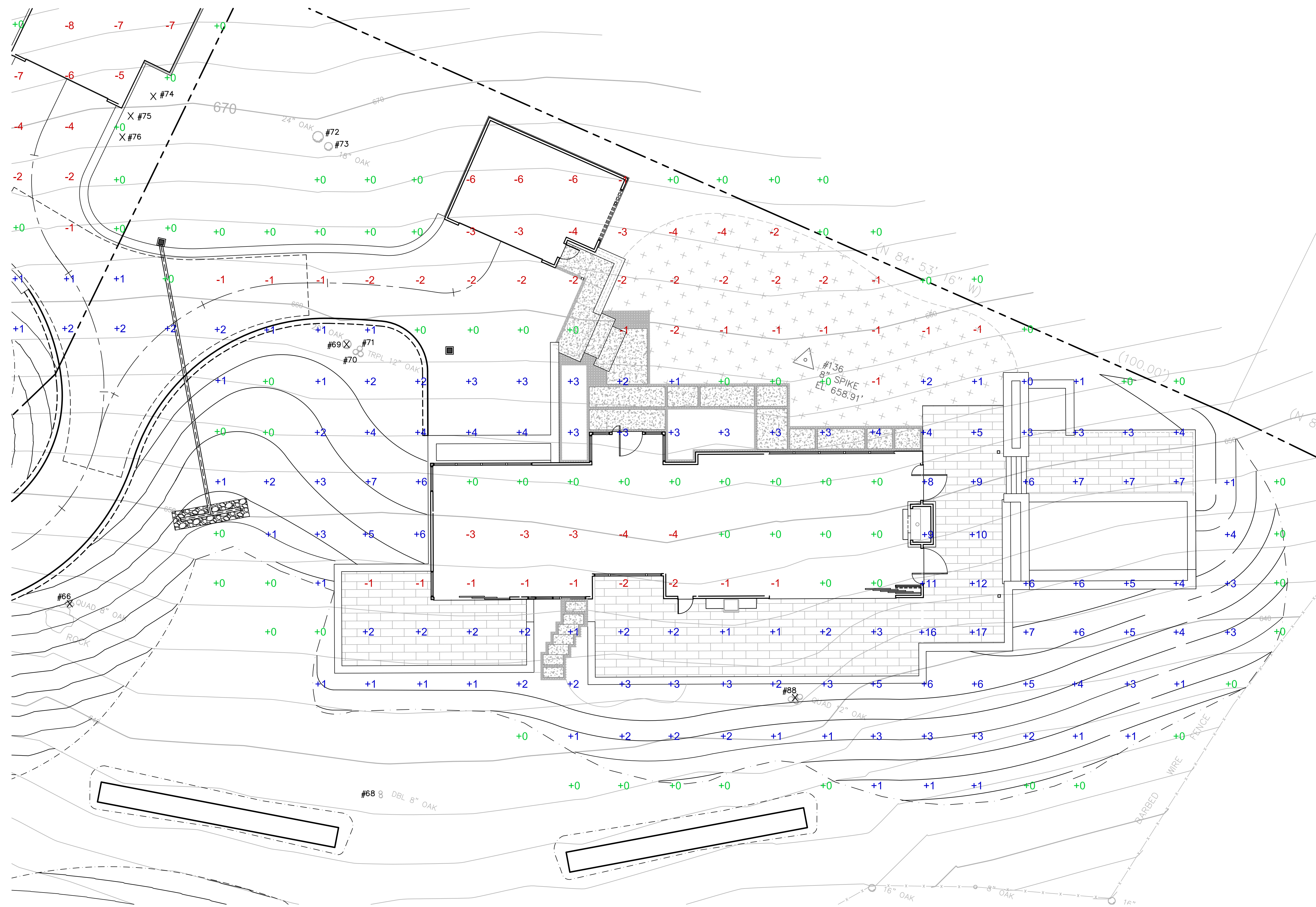


**BEAR FLAG
ENGINEERING
INC**

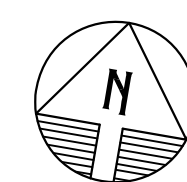
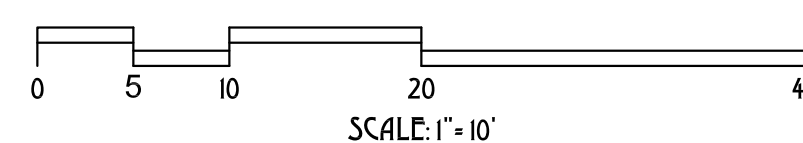
CIVIL ENGINEERING
SURVEYING
LAND DEVELOPMENT
SEPTIC SYSTEM DESIGN
PROJECT MANAGEMENT
FORENSIC ENGINEERING

527 BROADWAY #202
SONOMA, CA 95416
PHONE: (707) 481-9472
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: 1/8/2018
DESIGN: CSM
PROJECT: 16003

SHEET
1
OF 1 SHEET