

MAIN HOUSE FLOOR PLAN

SQUARE FOOTAGE ANALYSIS

	HOUSE CONDITIONED SQUARE FOOTAGE MAIN LEVEL	= 5
	UNCONDITIONED SQUARE FOOTAGE: DETACHED GARAGE	= 9
	ACCESSORY STRUCTURE CONDITIONED SQUARE FOOTAGE MAIN LEVEL	= 5

GENERAL NOTES

I.] STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. CRC SECTION R3II.7.II 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 R3II.7.2. WITHIN DWELLING UNITS, THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4"; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. CRC SECTIONS R3II.7.4.I AND R3II.7.4.2.

2.] GUARDRAILS AND HANDRAILS SHALL BE STRUCTURED TO

WITHSTAND A 200# LATERAL LOAD. a] HANDRAILS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. CRC SECTION R311.7.7.1. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 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 O.O.I INCH. CRC SECTION R311.7.7.3. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A STAIR LANDING. CRC SECTION R311.7.7.2. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. CBC SECTION 1012.6. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AT EACH HANDRAIL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT. CBC SECTION 1012.8. PROVIDE CONTINUOUS HANDRAIL FOR STAIRWAY WITH 4 OR MORE RISERS AS PER R3II.

b] 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 NOSING. CRC SECTION R312.2. 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 R312.3.

3.] THE WALLS AND SOFFITS OF THE ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH I/2" GYPSUM WALLBOARD. CRC SECTION R302.7

4.] 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.

5.] MINIMUM OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF A SELF-CLOSING TIGHT-FITTING SOLID WOOD DOOR I-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.

6.] 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. CPC 507.13 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. CPC 507.2

7.] 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 2013 GREEN BUILDING CODE SECTION 4,503.

a] PROVIDE 60" DV GAS FIREPLACE @ LIVING ROOM + BARN
b] FIREPIT SHALL BE PLUMBED FOR GAS. PROVIDE (4) EQ. SPACED
ADJUSTABLE GAS JETS SET IN BLACK VOLCANIC STONES.

8.] 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 ENCLOSING 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.

a] CONTRACTOR SHALL VERIFY SAFETY GLAZING AT ALL LOCATIONS PER 2013 CBC.

b] 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

9.] SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. CRC SECTION R3IO.I. 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 R3IO.I.I THROUGH R3IO.I.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 R3IO.I.

IO.] DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN IO FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED WITH HEAVY TIMBER, EXTERIOR FIRE-RETARDANT-TREATED WOOD OR APPROVED NONCOMBUSTIBLE MATERIALS. CRC SECTION R327.9.3.

II.] NOTE NOT USED

12.] NOTE NOT USED

I3.] 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 R3I6 WHERE FOAM PLASTIC INSULATION IS PROPOSED FOR COMPLIANCE. EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, 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



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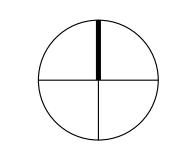
Job Number

lssue Date
28 July 2017

725

Subject
PC Submittal

Plan North

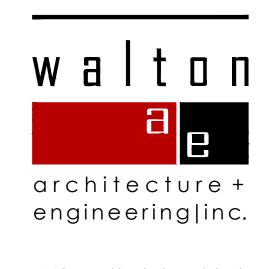


Drawing Title

Main House Floor Plan

Drawing Number

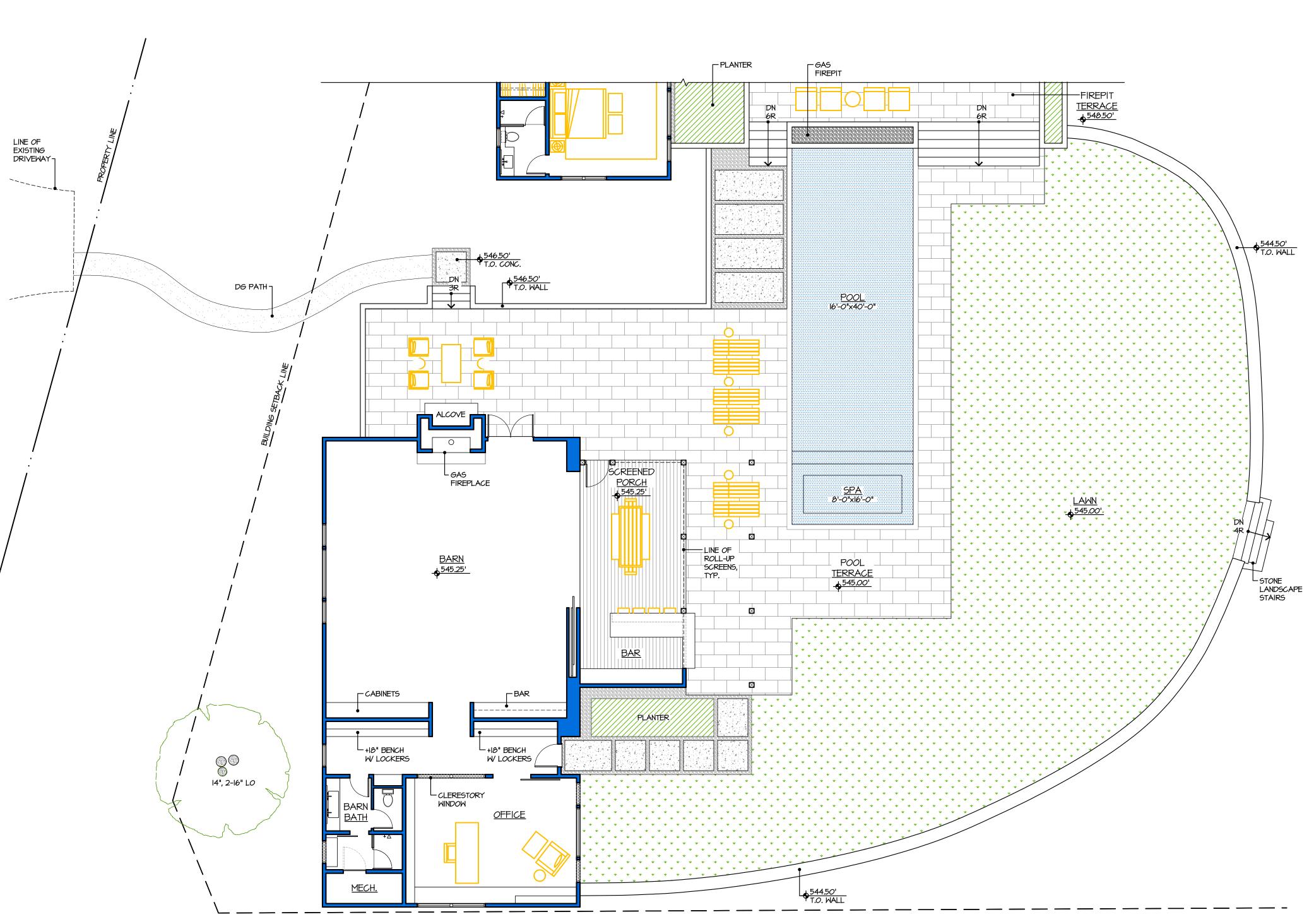
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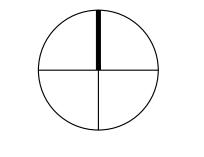
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Plan North

PC Submittal



Drawing Title

Detached Garage + Barn Floor Plans

Drawing Number

a 2 2

2 BARN FLOOR PLAN

554.50' T.O. WALL GUEST <u>PARKING</u>

DETACHED <u>GARAGE</u> \$548.00'

PLANTER

⊚ IO" OAK

PLANTER ///

LANDSCAPE

ISLAND

550.30

architecture + SEE SHEET A-3.2 engineering|inc. 740 north lake blvd tahoe city ca 96145 p 530.583.3690 f 5 3 0 . 5 8 3 . 4 6 9 0 149 4th Street East PRELIMINARY Not for Construction MASTER SUITE PLATE HEIGHT ________545.00' @ POOL TERRACE T.O. PAVERS L NATURAL GRADE 149 4th Street East Sonoma, CA

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EXTERIOR FINISH LEGEND

SEE SHEET A-3.2

GENERAL NOTES

consent of the architect + engineer Job Number 725 Issue Date 28 July 2017 Subject PC Submittal MASTER SUITE
PLATE HEIGHT Drawing Title — NATURAL GRADE Exterior Elevations L FINISH GRADE 552.00' @ MAIN LEVEL FINISH FLOOR

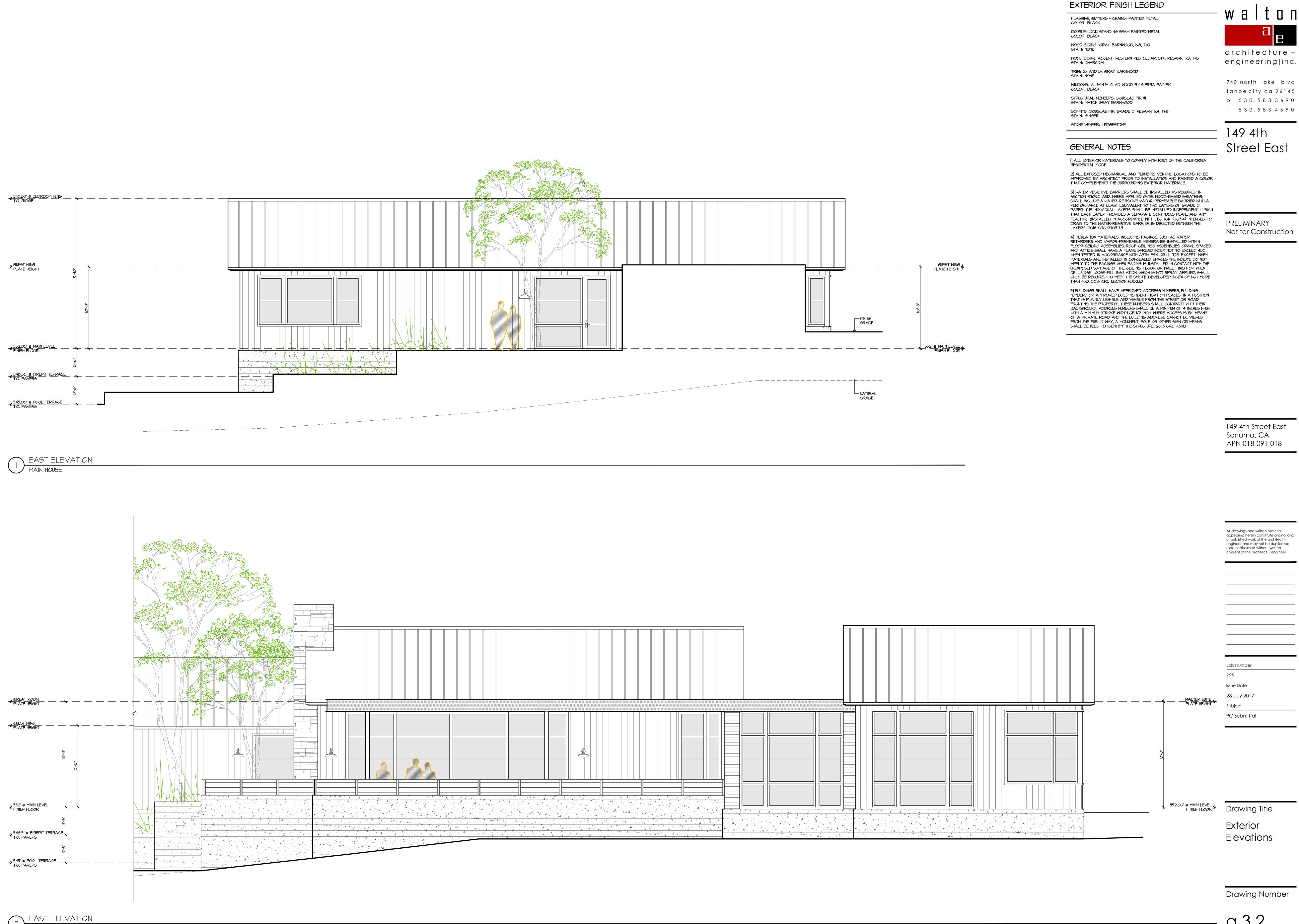
SOUTH ELEVATION

MAIN HOUSE

NORTH ELEVATION

MAIN HOUSE

Drawing Number



EXTERIOR FINISH LEGEND walton SEE SHEET A-3.2 GENERAL NOTES architecture + SEE SHEET A-3.2 engineering|inc.

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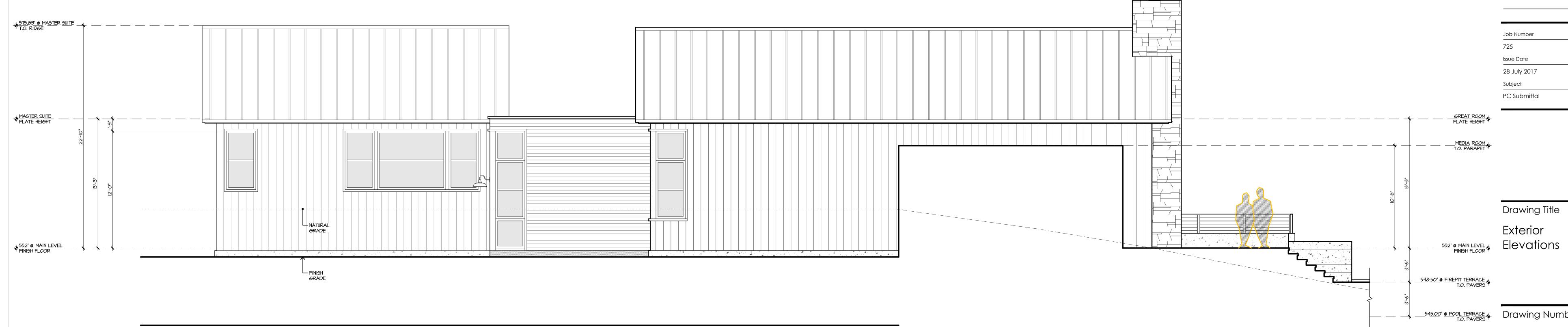
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PRELIMINARY Not for Construction BEDROOM WING PLATE HEIGHT L NATURAL GRADE 149 4th Street East Sonoma, CA APN 018-091-018

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Drawing Title

WEST ELEVATION - SECTION AT MEDIA ROOM
MAIN HOUSE

WEST ELEVATION

MAIN HOUSE - BEDROOM WING

EXTERIOR FINISH LEGEND walton SEE SHEET A-3.2 GENERAL NOTES

SEE SHEET A-3.2

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architecture +

engineering|inc.

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PRELIMINARY Not for Construction _____CUPOLA + PLATE HEIGHT 149 4th Street East Sonoma, CA APN 018-091-018 SCREEN, TYP. GKADE

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571.58' @ CUPOLA T.O. RIDGE Job Number ______CUPOLA + PLATE HEIGHT

Issue Date 28 July 2017 Subject PC Submittal

Drawing Title Exterior Elevations

Drawing Number

2 WEST ELEVATION
BARN

545.25' @ BARN FINISH FLOOR

EXTERIOR FINISH LEGEND walton SEE SHEET A-3.2 GENERAL NOTES architecture + SEE SHEET A-3.2 engineering|inc. 740 north lake blvd

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PLATE HEIGHT

NORTH ELEVATION

ROLL-UP SCREEN, TYP.——

L FINISH GRADE

NATURAL GRADE

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Job Number

CUPOLA PLATE HEIGHT 725 Issue Date 28 July 2017 Subject

PC Submittal

Drawing Title

Exterior Elevations

SOUTH ELEVATION
BARN

545.25' @ BARN FINISH FLOOR

Drawing Number
a 3.5

545.25' @ BARN FINISH FLOOR

EXTERIOR FINISH LEGEND SEE SHEET A-3.2

GENERAL NOTES

SEE SHEET A-3.2

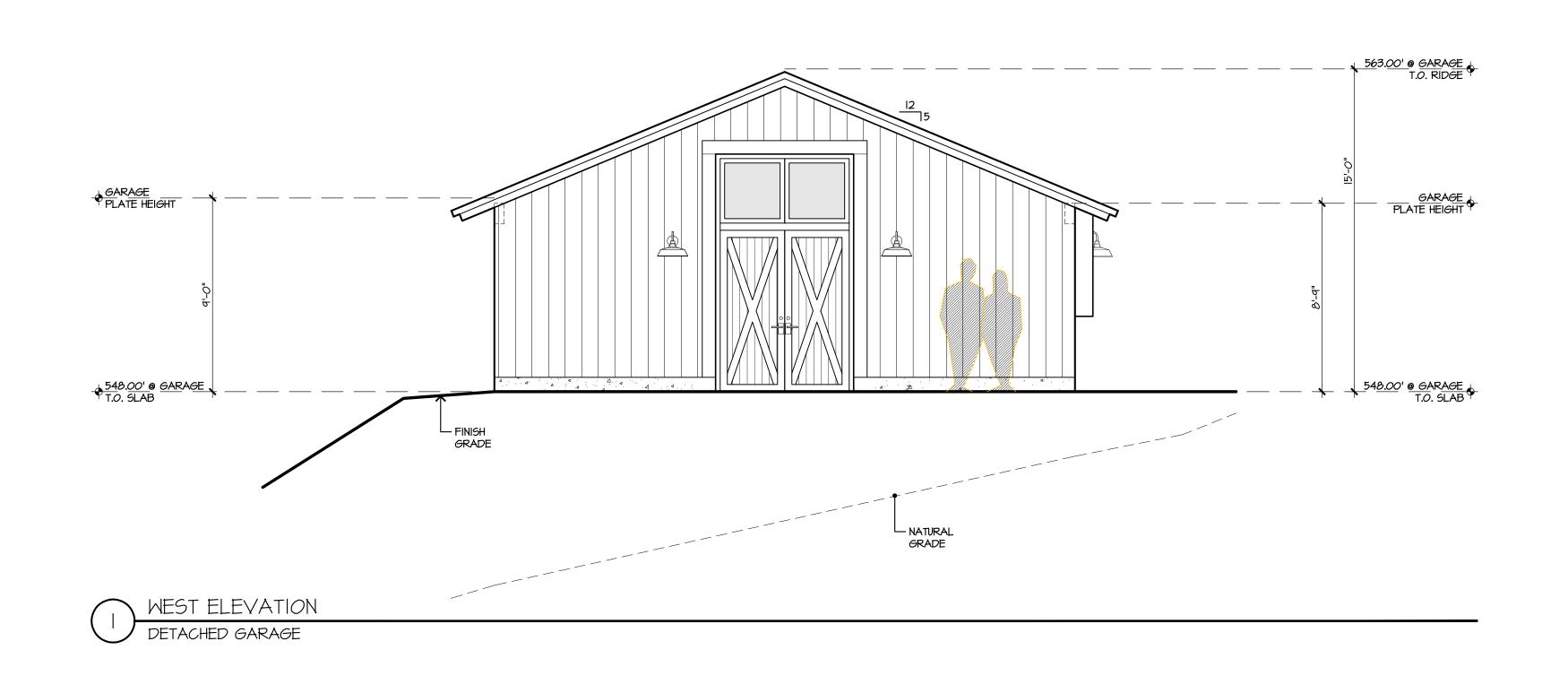
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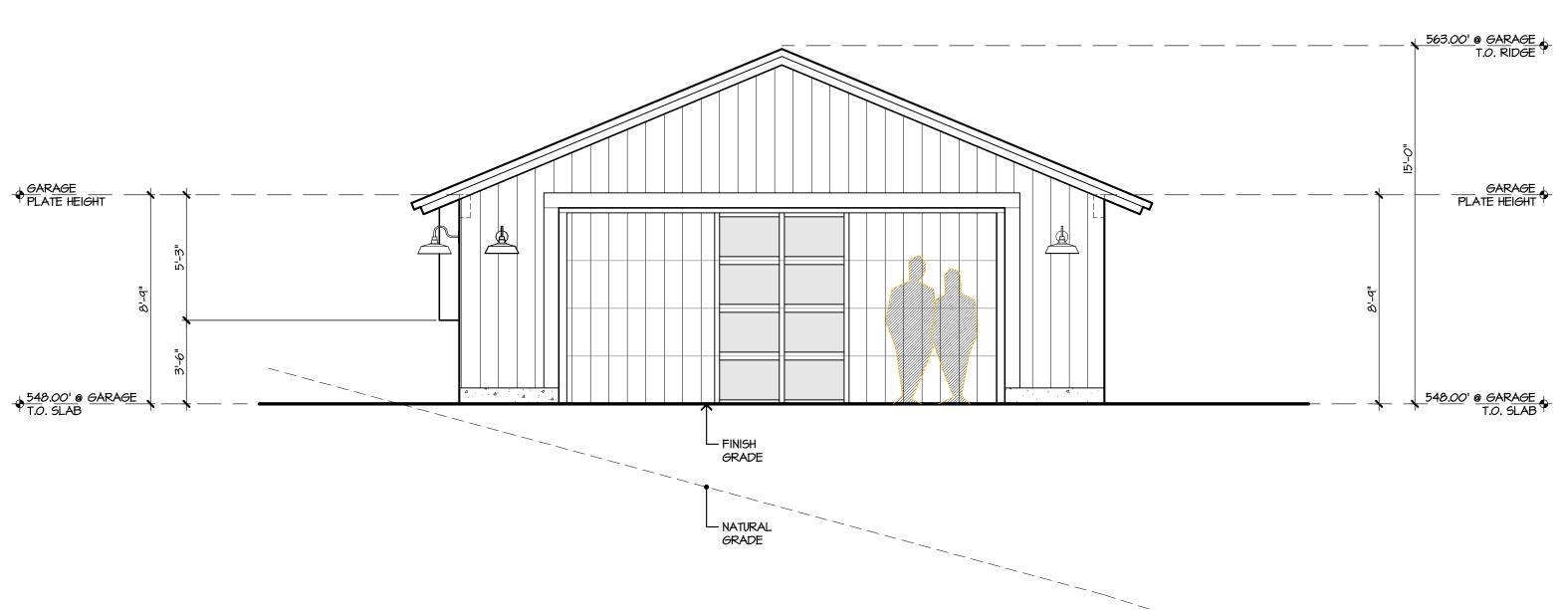
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WEST ELEVATION DETACHED GARAGE

563.00' @ GARAGE T.O. RIDGE

GARAGE PLATE HEIGHT

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PC Submittal - 07.28.17

Job Number 725 Issue Date

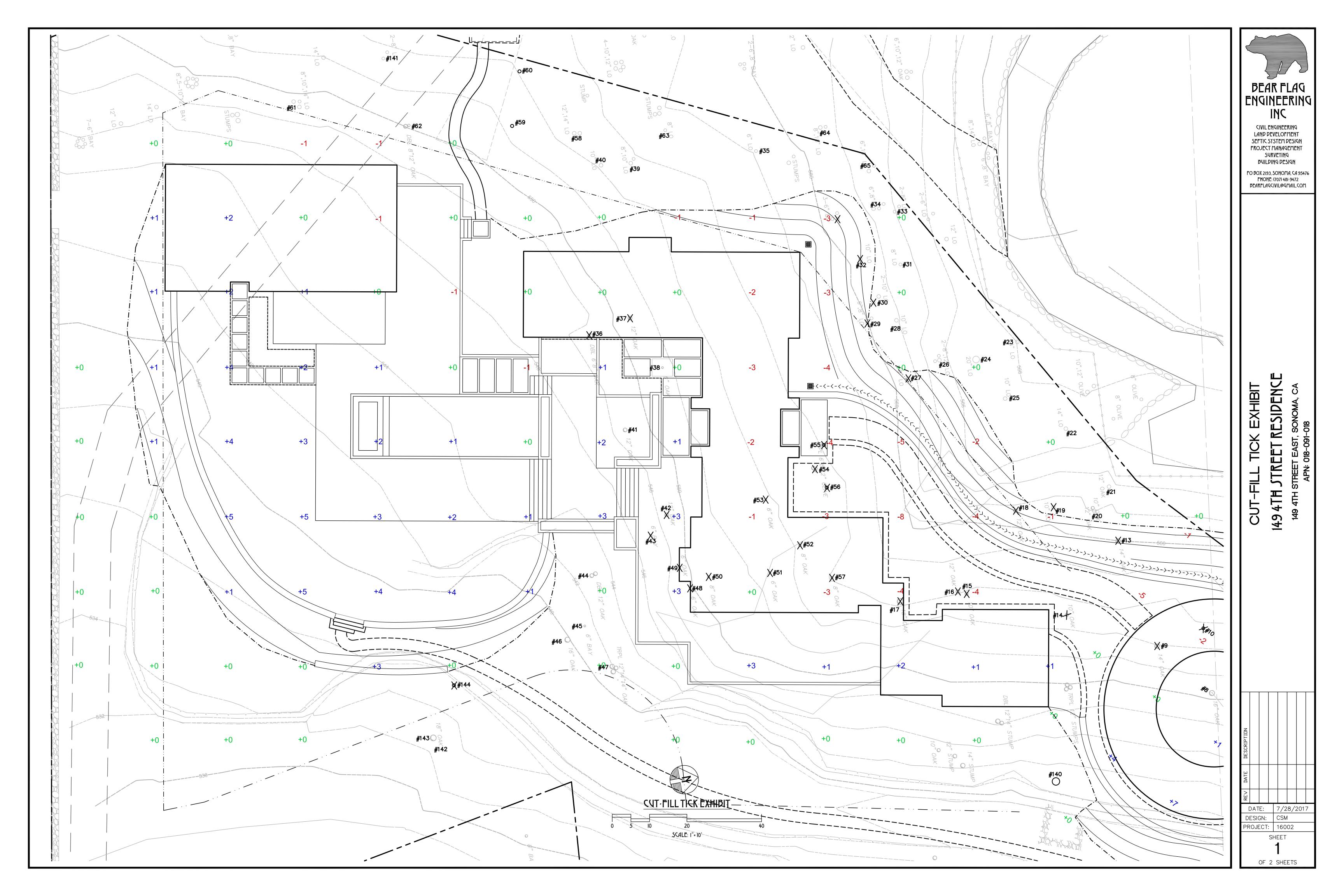
02 August 2017 Revisions

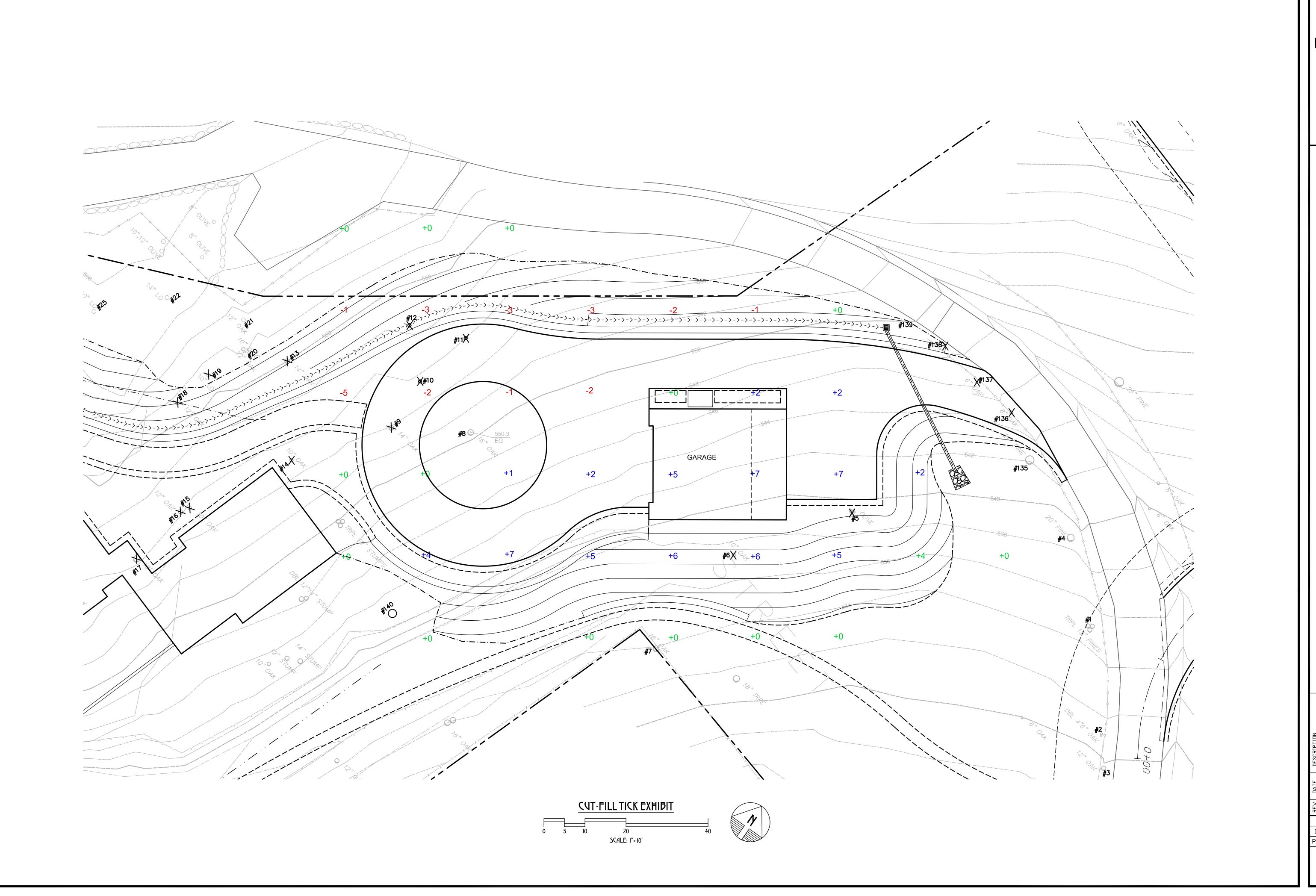
NATURAL GRADE

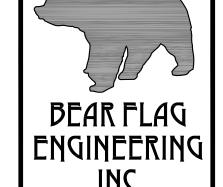
Drawing Title

EAST ELEVATION

Y WEST ELEVATION DETACHED GARAGE



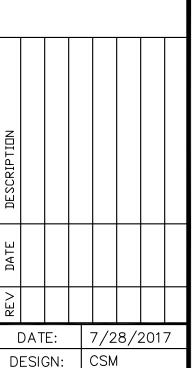




CIVIL ENGINEERING LAND DEVELOPMENT SEPTIC SYSTEM DESIGN PROJECT MANAGEMENT SURVEYING **BUILDING DESIGN**

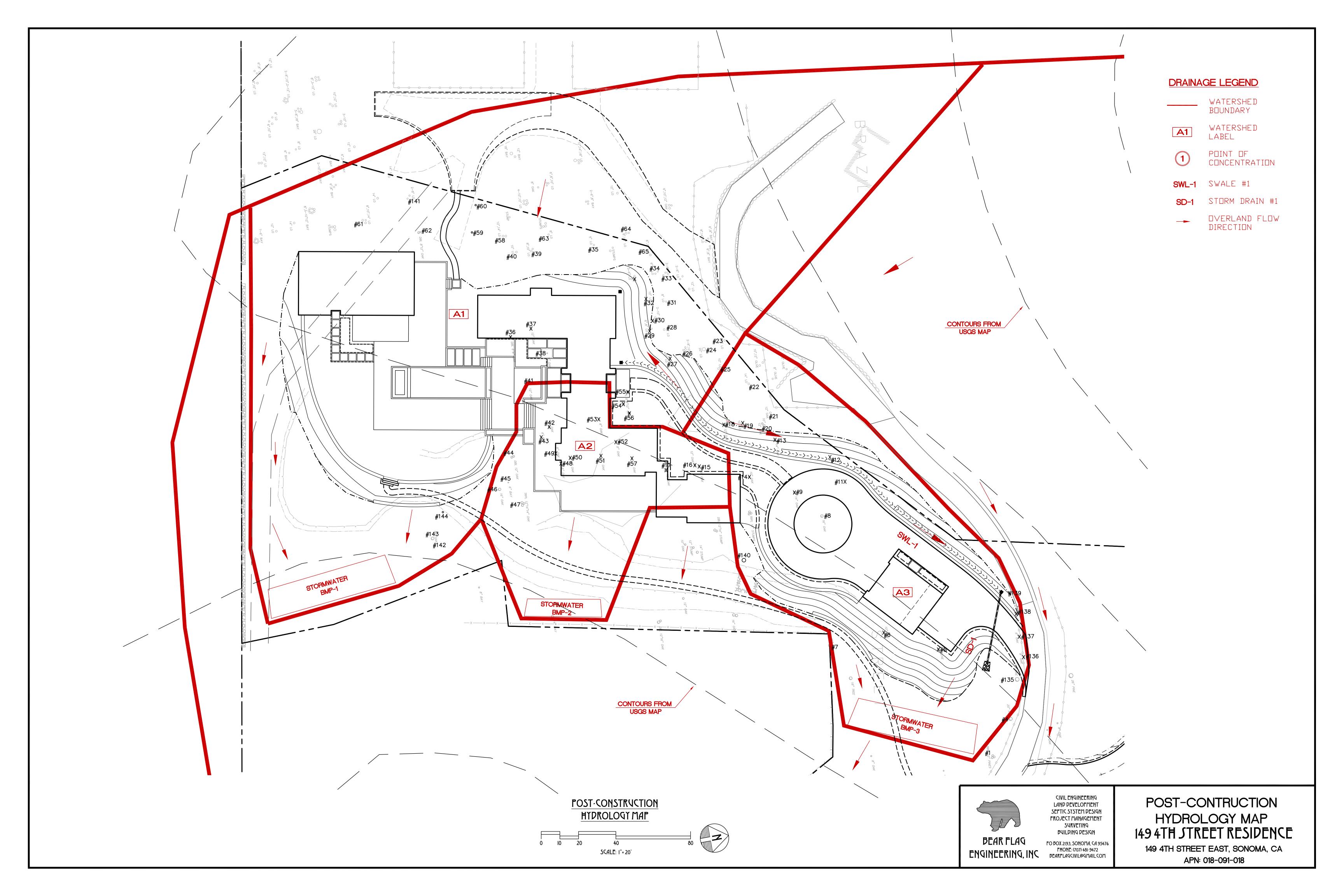
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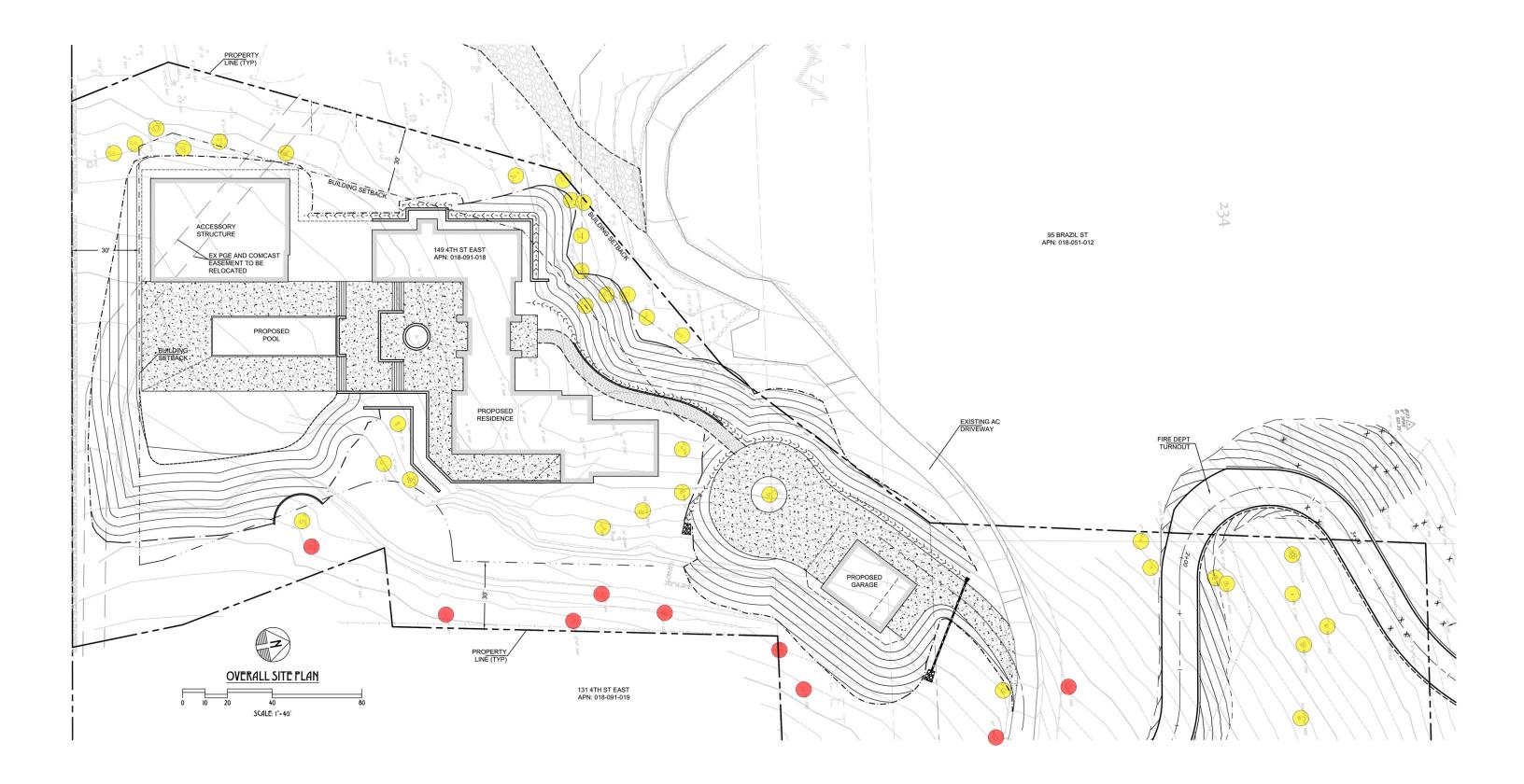
149 4TH STREET RESIDENCE
APN: 018-091-019



DESIGN: CSM PROJECT: 16002

SHEET OF 2 SHEETS





2017.03.29

4th STREET RESIDENCE

TREE DIAGRAM

149 4th Street East , Sonoma CA APN: 018-091-018