

### ABBREVIATIONS

|            |                          |         |               |
|------------|--------------------------|---------|---------------|
| A.C.-A/C   | ASPHALT CONCRETE         | OPNG.   | OPENING       |
| ACOUS.     | ACOUSTICAL               | OPP.    | OPPOSITE      |
| ADJ.       | ADJACENT                 | OPP.HD. | OPPOSITE HAND |
| ALUM.      | ALUMINUM                 | OZ.     | OUNCE         |
| AGG.       | AGGREGATE                | PERF.   | PERFORATED    |
| APPROX.    | APPROXIMATE              | PL.     | PLASTIC       |
| ARCH.      | ARCHITECTURAL/ ARCHITECT | P/L     | PROPERTY LINE |
| B.C.       | BOTTOM OF CONC./ CURB    | PLAS    | PLASTER       |
| BLDG.      | BUILDING                 | PLYWD.  | PLYWOOD       |
| B.O.       | BOTTOM OF                | PR.     | PAIR          |
| BLK.       | BLOCKING/ BLOCK          |         |               |
| BM.        | BEAM                     |         |               |
| BTWN.      | BETWEEN                  |         |               |
| B.U.R.     | BUILT-UP ROOF            |         |               |
| B.W.       | BOTTOM OF WALL           |         |               |
| CAB.       | CABINET                  |         |               |
| C.B.       | CATCH BASIN              |         |               |
| CEM.       | CEMENT                   |         |               |
| C.L.       | CENTERLINE               |         |               |
| CLG.       | CEILING                  |         |               |
| CMU.       | CONCRETE MASONRY UNIT    |         |               |
| CNTL. JT.  | CONTROL JOINT            |         |               |
| C.O.       | CLEANOUT                 |         |               |
| COL.       | COLUMN                   |         |               |
| CONC.      | CONCRETE                 |         |               |
| CONT.      | CONTINUOUS               |         |               |
| CTR.       | CENTER                   |         |               |
| DEMO.      | DEMOLITION               |         |               |
| D.F.       | DRINKING FOUNTAIN        |         |               |
| DIA.       | DIAMETER                 |         |               |
| DIM.       | DIMENSIONS               |         |               |
| DISP.      | DISPENSER                |         |               |
| DN.        | DOWN                     |         |               |
| DWGS.      | DRAWINGS                 |         |               |
| (E)        | EXISTING                 |         |               |
| EA.        | EACH                     |         |               |
| ELEC.      | ELECTRICAL               |         |               |
| ELEV.      | ELEVATION                |         |               |
| EQ.        | EQUAL                    |         |               |
| E          | EQUAL                    |         |               |
| EQUIP.     | EQUIPMENT                |         |               |
| EX.        | EXISTING                 |         |               |
| EXP.       | EXPANSION                |         |               |
| EXT.       | EXTERIOR                 |         |               |
| F.D.       | FLOOR DRAIN              |         |               |
| FDN.       | FOUNDATION               |         |               |
| F.F.       | FINISHED FLOOR           |         |               |
| FIN.       | FINISH                   |         |               |
| FL.        | FLOOR                    |         |               |
| FLR.       | FLOOR                    |         |               |
| FNDN.      | FOUNDATION               |         |               |
| F.O.C.     | FACE OF CONCRETE         |         |               |
| F.O.FRM'G  | FACE OF FRAMING          |         |               |
| F.O.F      | FACE OF FINISH           |         |               |
| F.O.P      | FACE OF PLYWOOD          |         |               |
| F.O.SHT'G. | FACE OF SHEATHING        |         |               |
| GA.        | GAUGE                    |         |               |
| GALV.      | GALVANIZED               |         |               |
| G.B.       | GRAB BAR                 |         |               |
| GL.        | GLASS                    |         |               |
| GSM.       | GALVANIZED SHEET METAL   |         |               |
| GYP.       | GYPSUM                   |         |               |
| H.B.       | HOSE BID                 |         |               |
| H.C.       | HANDICAPPED              |         |               |
| HDWE.      | HARDWARE                 |         |               |
| H.M.       | HOLLOW METAL             |         |               |
| HORIZ.     | HORIZONTAL               |         |               |
| H.P.       | HIGH POINT               |         |               |
| HT.        | HEIGHT                   |         |               |
| I.D.       | INSIDE DIAMETER          |         |               |
| JAN.       | JANITOR                  |         |               |
| JT.        | JOINT                    |         |               |
| LAM.       | LAMINATE                 |         |               |
| L.ARCH.    | LANDSCAPE ARCHITECT      |         |               |
| LAV.       | LAVATORY                 |         |               |
| LB.        | POUND                    |         |               |
| LT.        | LIGHT                    |         |               |
| MAX.       | MAXIMUM                  |         |               |
| MECH.      | MECHANICAL               |         |               |
| MFR.       | MANUFACTURER             |         |               |
| MIN.       | MINIMUM                  |         |               |
| MISC.      | MISCELLANEOUS            |         |               |
| MTD.       | MOUNTED                  |         |               |
| MTL.       | METAL                    |         |               |
| N.         | NORTH                    |         |               |
| (N)        | NEW                      |         |               |
| N.I.C.     | NOT IN CONTRACT          |         |               |
| NOM.       | NOMINAL                  |         |               |
| N.T.S.     | NOT TO SCALE             |         |               |
| O.C.       | ON CENTER                |         |               |
| O.D.       | OUTSIDE DIAMETER         |         |               |

### INDIVIDUAL LOT DATA

|   | Lot 1                        | Lot 2         | Lot 3      | Lot 4      |
|---|------------------------------|---------------|------------|------------|
| Unit Type                                     | Single family - Exist. house | Single family | Duplex     | Duplex     |
| Density: Total Units Proposed                 | 1                            | 1             | 2          | 2          |
| Density: Total Units Permitted                | 1                            | 1.24          | 2          | 2.46       |
| Building Area (SF)                            | 699                          | 604           | 1224       | 1284       |
| Gross Build Area (Residential SF/ All levels) | 570                          | 1,146         | 2,386      | 2,386      |
| Proposed Lot Size (SF)                        | 2,600.8                      | 2,382         | 4,475      | 5,380      |
| Minimum Lot Size (SF)                         | 8,000                        | 8,000         | 8,000      | 8,000      |
| Proposed Lot Length                           | 51.95' (N) 52.08' (S)        | 47.92'        | 89'        | 107.83'    |
| Proposed Lot Width                            | 50'                          | 50'           | 50'        | 50'        |
| Required Lot Width                            | N/A                          | N/A           | N/A        | N/A        |
| Building Coverage                             | 27%                          | 25%           | 27%        | 24%        |
| FAR (0.6 Max)                                 | 0.22                         | 0.48          | 0.53       | 0.44       |
| Site Coverage                                 | 52%                          | 56%           | 59%        | 60%        |
| Proposed Height                               | 17' (Existing)               | 21'           | 21'        | 21'        |
| Max Allowed Height                            | 30'                          | 30'           | 30'        | 30'        |
| <b>Proposed Setbacks</b>                      |                              |               |            |            |
| Front   | 17.85' (E)                   | 8' (S)        | 8' (S)     | 8' (S)     |
| Side  | 24.33' (S)                   | 3' (E)        | 3' (E)     | 3' (E)     |
| Side  | 3.04' (N)                    | 3' (W)        | 3' (W)     | 21.8' (W)  |
| Rear  | 1.78' (W)                    | 14.25' (N)    | 14.25' (N) | 14.25' (N) |
| <b>Required Setbacks</b>                      |                              |               |            |            |
| Front   | 15'                          | 15'           | 15'        | 15'        |
| Side  | 5'                           | 9'            | 9'         | 9'         |
| Side  | 5'                           | 9'            | 9'         | 9'         |
| Rear  | 20'                          | 20'           | 20'        | 20'        |
| Proposed Parking (Stalls)                     | 0*                           | 1             | 3          | 4*         |
| Required Parking (Stalls)                     | 0*                           | 1             | 3          | 4*         |
| Private Open Space Proposed (SF)              | 577                          | 603           | 1,206      | 1,177      |
| Private Open Space Required (SF)              | 150                          | 150           | 300        | 300        |
| Gross Unit SF                                 | 570                          | 1236          | 1224, 1224 | 1224, 1224 |

\* PARKING STALL SHALL BE PROVIDED FOR LOT 1 VIA A PROPOSED EASEMENT

### SYMBOLS

|     |   |
|-----|---|
|     | REFERENCE POINT                           |
|     | WALL, FLOOR AND ROOF TYPE                 |
|     | DOOR NUMBER (FOR DOOR SCHEDULE)           |
|     | WINDOW NUMBER (FOR WINDOW SCHEDULE)       |
|     | WINDOW NUMBER - OBSCURED GLASS            |
|     | DETAIL NUMBER                             |
|     | SHEET LOCATION                            |
|     | SECTION NUMBER                            |
|     | INTERIOR ELEVATION NUMBER                 |
|     | SPECIFIC WALL                             |
|     | SHEET LOCATION                            |
|     | SHEET NOTE DESIGNATION AND NUMBER         |
|     | ROOM NUMBER (FOR FINISH SCHEDULE)         |
|     | EXISTING SPRINKLER: PENDENT CONCEALED     |
|     | EXISTING SPRINKLER: PENDENT SEMI-RECESSED |
|     | EXISTING SPRINKLER: SIDEWALL              |
|     | EXISTING SPRINKLER: UPRIGHT WITH RISER    |
|     | EXISTING SPRINKLER: PENDENT               |
| BMR | BELOW MARKET RATE                         |
| P   | PROPERTY LINE                             |

### PROJECT DATA

| Lot Information (Entire Lot)              |                                       |                      |
|---|---------------------------------------|----------------------|
| AP Number                                 | 128-181-004                           |                      |
| Address                                   | 1211 Broadway, Sonoma                 |                      |
| Lot Area (SF)                             | 14,838                                |                      |
| Zoning Information (Entire Property)      |                                       |                      |
| Zoning                                    | Permitted/Req.                        | Proposed             |
| Zoning                                    | Mixed Use                             | Residential          |
| Density (20 units per acre permitted)     | 6.8                                   | 6.0                  |
| FAR Overall (0.34 acres)                  | 0.6                                   | 0.43                 |
| Height                                    | 30ft                                  | 21 ft                |
| Affordable Units                          | none required due to lot sub-division | 1                    |
| Open Space (private)                      | 150 SF per unit                       | 603 sf Typ. per unit |
| Total open space                          | 900 SF (private)                      | 3,563                |
| Parking                                   |                                       |                      |
| Lot 1 (single family)                     | 1 Carport                             | 0*                   |
| Lot 2 (single family)                     | 1 Carport                             | 1 Carports           |
| Lot 3 (duplex)                            | 2 Carports + 1 stall                  | 3 Carports           |
| Lot 4 (duplex)                            | 2 Carports + 1 stall                  | 4 Carports*          |
| Total parking spaces                      | 8                                     | 8                    |
| Guest                                     | None                                  | None                 |
| FAR and Coverage Calculations             |                                       |                      |
| FAR                                       |                                       |                      |
| Level 1 (all structures)                  | 3,622                                 | 0.43                 |
| Level 2 (all structures)                  | 2,826                                 |                      |
| Total                                     | 6,448                                 |                      |
| Coverage                                  |                                       |                      |
| Buildings                                 | 3,622                                 | 38%                  |
| Porch                                     | 129                                   |                      |
| Car Ports                                 | 1,888                                 |                      |
| Garbage Storage                           | 60                                    |                      |
| Total                                     | 5,699                                 |                      |
| Coverage with 18' Driveway                |                                       |                      |
| Buildings                                 | 3,622                                 | 58%                  |
| Porch                                     | 129                                   |                      |
| Garbage Storage                           | 60                                    |                      |
| Paving+Car Port (assumes code definition) | 4,789                                 |                      |
| Total                                     | 8,600                                 |                      |

\* PARKING STALL SHALL BE PROVIDED FOR LOT 1 VIA A PROPOSED EASEMENT

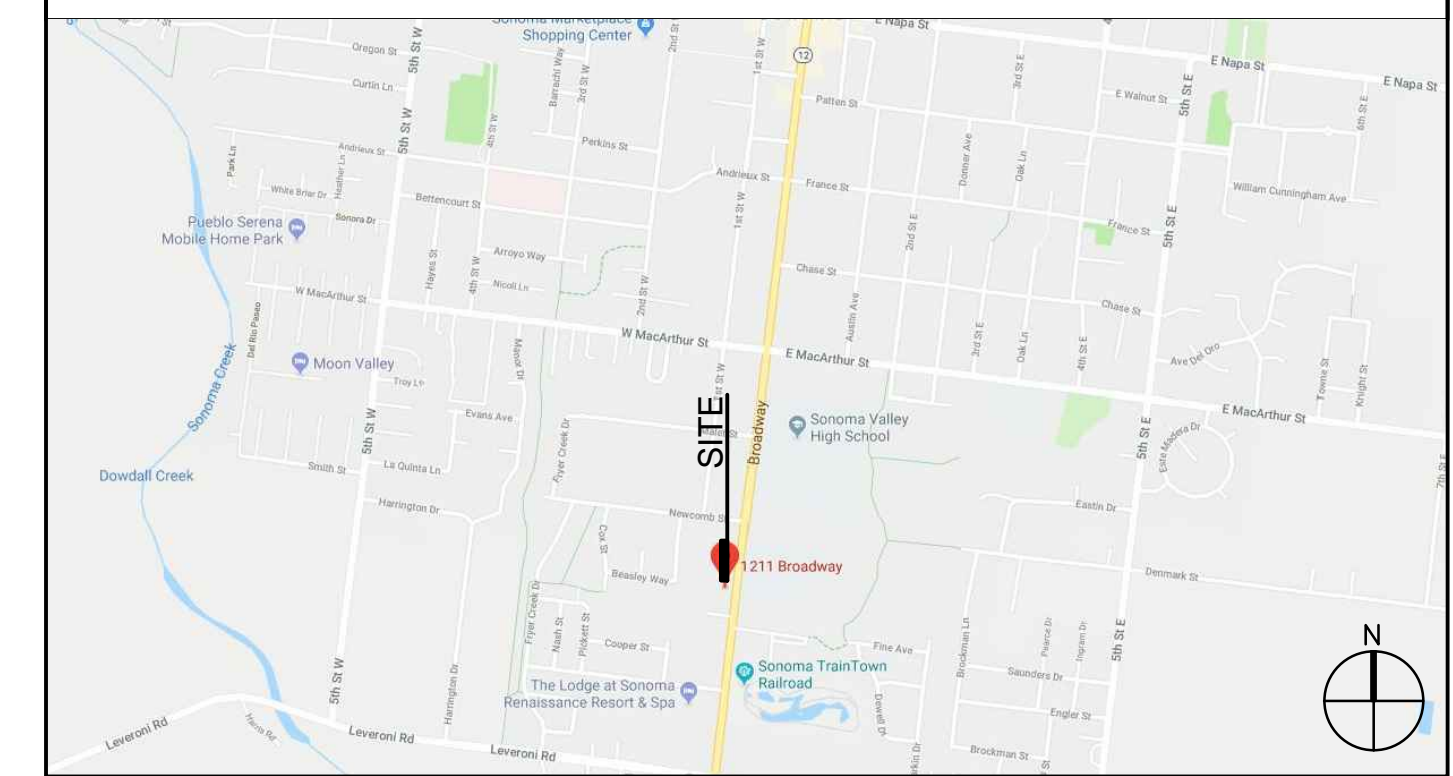
### PROJECT DIRECTORY

|            |   |
|------------|---|
| OWNER:     | SHAHRAM BIJAN<br>SHAHRAMBIJAN@GMAIL.COM   |
| ARCHITECT: | STANLEY SAITOWITZ   NATOMA ARCHITECTS<br>1022 NATOMA STREET #3, SAN FRANCISCO, CA 94103<br>T: 415.626.8977<br>NKAYE@SAITOWITZ.COM |
| CIVIL :    | ADOBE ASSOCIATES, INC.<br>1220 N. DUTTON AVE, SANTA ROSA, CA 95401<br>T: 707.541.2300<br>CMCDONALD@ADOBEINC.COM                   |
| LANDSCAPE: | FIELD LANDSCAPE ARCHITECTS<br>1265 Indiana St, San Francisco, CA 94107<br>T: 415.926.5775<br>CHRISYATESDESIGN@GMAIL.COM           |

### SHEET INDEX

| SHEET# | SHEET NAME                       | SHEET SCALE |
|--------|----------------------------------|-------------|
| A0.0   | TITLE SHEET                      | N.T.S.      |
| A0.1   | SITE PLAN ANALYSIS               | 1/16"=1'-0" |
| A0.3   | RENDERING                        | N.T.S.      |
| A0.4   | SITE PLAN                        | 1/16"=1'-0" |
| C1.0   | OVERALL SITE PLAN                | 1"=20'      |
| C2.0   | EXISTING CONDITIONS MAP          | 1"=20'      |
| C3.0   | TENTATIVE PARCEL MAP             | 1"=20'      |
| C4.0   | GRADING AND DRAINAGE PLAN        | 1"=10'      |
| C5.0   | UTILITY PLAN                     | 1"=10'      |
| A0.5   | DEMOLITION PLAN                  | 3/32"=1'-0" |
| A0.6   | EMERGENCY EXIT ROUTES            | 3/32"=1'-0" |
| A0.7A  | LOT COVERAGE                     | 3/32"=1'-0" |
| A0.7B  | ADJACENT LOT COVERAGE            | 3/32"=1'-0" |
| A0.8   | SITE FENCING                     | AS NOTED    |
| A0.9   | EXISTING COTTAGE REPAIR          | AS NOTED    |
| A1.1   | GROUND FLOOR PLAN                | 3/32"=1'-0" |
| A1.2   | LEVEL 2 FLOOR PLAN               | 3/32"=1'-0" |
| A1.3   | ROOF PLAN                        | 3/32"=1'-0" |
| A1.4   | UNIT PLANS                       | 1/4"=1'-0"  |
| A2.1   | SECTION                          | 3/32"=1'-0" |
| A3.1   | ELEVATIONS                       | 3/32"=1'-0" |
| A3.2   | ELEVATIONS                       | 1/4"=1'-0"  |
| A3.3   | SIGN ELEVATIONS                  | 1/2"=1'-0"  |
| 1      | SURVEY                           | AS NOTED    |
| L1.0   | SCHEMATIC LANDSCAPE PLAN         | 1/16"=1'-0" |
| L2.0   | LIGHTING PLAN                    | 1/16"=1'-0" |
| L3.0   | TREE REMOVAL AND PRESERVATION    | 1/16"=1'-0" |
| I1.0   | IRRIGATION PLAN                  | 1/16"=1'-0" |
| I2.0   | NOTES AND LEGEND                 | N.T.S.      |
| I3.0   | WELD CALCULATIONS AND WORKSHEETS | N.T.S.      |

### LOCATION MAP



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

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1211 BROADWAY  
1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
TITLE PAGE

SET: PLANNING

DATE: 12/2/19

SCALE: NTS

DRAWN: SSINAI

SHEET NO.

A0.0



### 1. SETBACKS

| 06.13.19 PROPOSED            |           |            |            |            | 12.02.19 PROPOSAL            |            |            |            |        |
|------------------------------|-----------|------------|------------|------------|------------------------------|------------|------------|------------|--------|
| Setbacks                     |           |            |            |            |                              |            |            |            |        |
|                              | Lot 1     | Lot 2      | Lot 3      | Lot 4      | Lot 1                        | Lot 2      | Lot 3      | Lot 4      |        |
| Proposed Setbacks (06/13/19) |           |            |            |            | Proposed Setbacks (12/02/19) |            |            |            |        |
| Front                        | 10' (E)   | 16' (N)    | 16' (N)    | 16' (N)    | 17.85' (E)                   | 8' (S)     | 8' (S)     | 8' (S)     | 8' (S) |
| Side                         | 4.25' (S) | 9.17' (E)  | 3' (E)     | 3' (E)     | 24.33' (S)                   | 3' (E)     | 3' (E)     | 3' (E)     | 3' (E) |
| Side                         | 24' (N)   | 3' (W)     | 3' (W)     | 21.8' (W)  | 3.04' (N)                    | 3' (W)     | 3' (W)     | 21.8' (W)  |        |
| Rear                         | 5.7' (W)  | 11.25' (S) | 11.25' (S) | 11.25' (S) | 1.78' (W)                    | 14.25' (N) | 14.25' (N) | 14.25' (N) |        |

### 2. EXISTING HOUSE LOCATION

| 06.13.19 PROPOSED                         | 12.02.19 PROPOSAL                              |
|---|--|
| EXISTING HOUSE RELOCATED 22' TO THE SOUTH | EXISTING HOUSE TO REMAIN IN THE SAME LOCATION. |

### 3. DRIVEWAY AND EGRESS

| 06.13.19 PROPOSED       | 12.2.19 PROPOSAL                                     |
|-------------------------|--|
| 14' ONE WAY DRIVE AISLE | 18' SHARED TWO WAY DRIVE AISLE W/ 17"-5" PINCH POINT |

### 4. TURN AROUND

| 06.13.19 PROPOSED       | 12.02.19 PROPOSAL              |
|-------------------------|--------------------------------|
| 24' ONE WAY TURN AROUND | 24' SHARED TWO WAY TURN AROUND |

### 5. PARKING

| 06.13.19 PROPOSED                                       | 12.02.19 PROPOSAL  |
|---|--|
| PARKING LOCATED ADJACENT TO THE NORTHERN EXTERIOR WALLS | PARKING RELOCATED TO THE SOUTHERN EXTERIOR WALLS WITH 3' PLANTING STRIP SEPARATION |

### 6. COTTAGE CARPORT

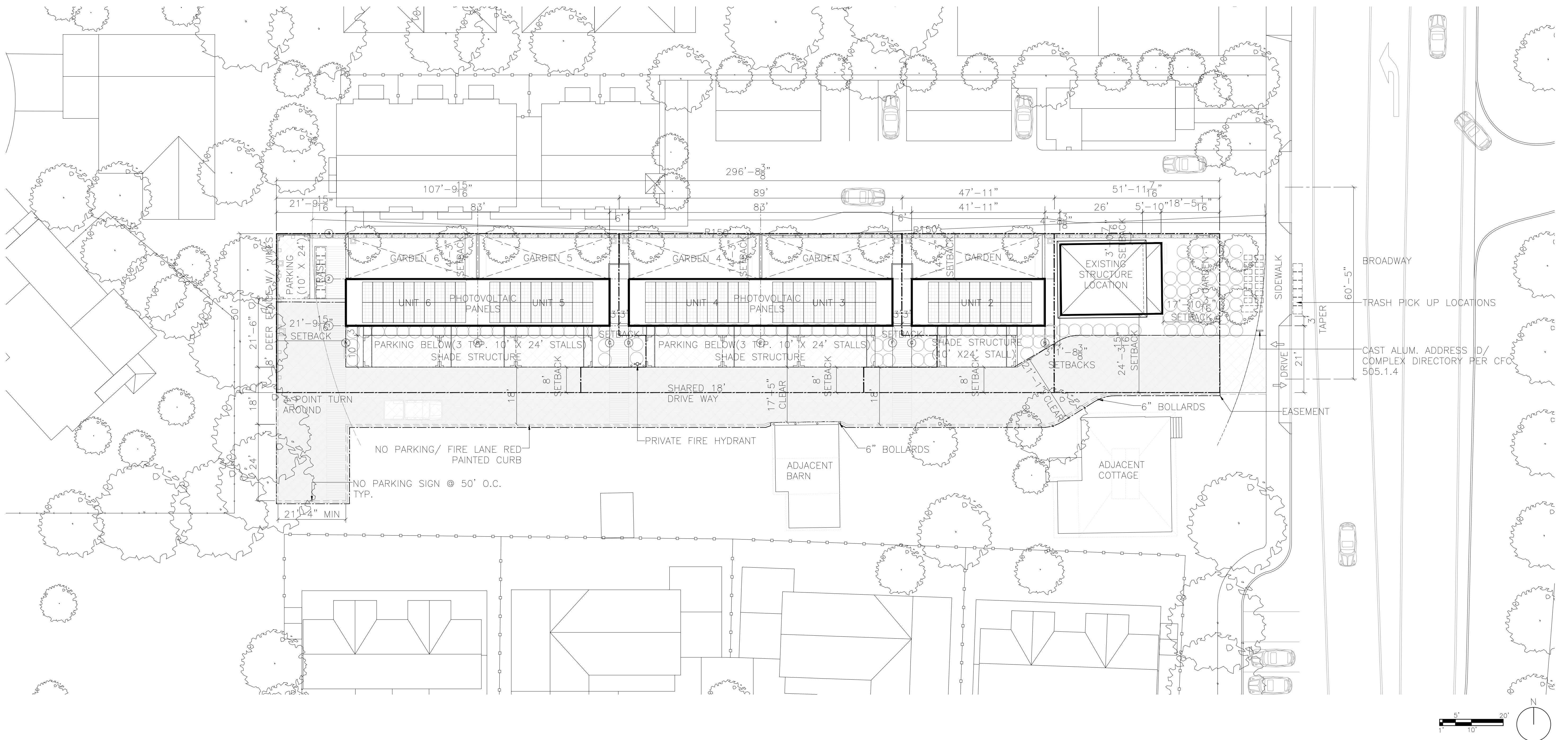
| 06.13.19 PROPOSED         | 12.02.19 PROPOSAL                     |
|---------------------------|---------------------------------------|
| COTTAGE PARKING UNCOVERED | COTTAGE PARKING RELOCATED AND COVERED |

### 7. LOT COVERAGE

| 06.13.19 PROPOSED                |        |       |       |        | 12.02.19 PROPOSAL                |        |       |         |  |
|----------------------------------|--------|-------|-------|--------|----------------------------------|--------|-------|---------|--|
| Coverage                         |        |       |       |        |                                  |        |       |         |  |
|                                  | Lot 1  | Lot 2 | Lot 3 | Lot 4  | Lot 1                            | Lot 2  | Lot 3 | Lot 4   |  |
| Proposed Lot Coverage (06/13/19) |        |       |       |        | Proposed Lot Coverage (12/02/19) |        |       |         |  |
| Proposed Lot Sizes               | 2,292  | 2,704 | 4,450 | 5,391  | 2,600.8                          | 2,382  | 4,475 | 5,380   |  |
| Proposed Lot Length              | 45.9'  | 54.1' | 89'   | 107.8' | 51.95' (N)<br>52.08' (S)         | 47.92' | 89'   | 107.83' |  |
| Proposed Lot Width               | 50'    | 50'   | 50'   | 50'    | 50'                              | 50'    | 50'   | 50'     |  |
| Building Area                    | 656    | 604   | 1,224 | 1,224  | 699                              | 604    | 1,224 | 1,284   |  |
| Permeable Paving                 | 1100   | 1334  | 2246  | 2979   | 664                              | 736    | 1422  | 1967    |  |
| Site Coverage                    | 77%    | 72%   | 78%   | 78%    | 52%                              | 56%    | 59%   | 60%     |  |
| Site Area                        | 14,837 |       |       |        | 14838                            |        |       |         |  |
| Total Building Area              | 3,708  |       |       |        | 3,811                            |        |       |         |  |
| Total Permeable Paving           | 7,659  |       |       |        | 4,789                            |        |       |         |  |
| Total Coverage                   | 11,367 |       |       |        | 8,600                            |        |       |         |  |
| Coverage Percentage              | 77%    |       |       |        | 58.0%                            |        |       |         |  |

### 8. AFFORDABLE HOUSING

| 06.13.19 PROPOSED      | 12.02.19 PROPOSAL  |
|------------------------|--|
| 1 BMR (17% OF DENSITY) | 1 BMR (17% OF DENSITY) + \$71,000 (.2 OF A UNIT) DEPOSIT TO CITY AFFORDABLE HOUSING FUND = 1.2 UNIT (20% OF DENSITY) |



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
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| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

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**1211 BROADWAY**  
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**SITE ANALYSIS**

|        |             |
|--------|-------------|
| SET:   | PLANNING    |
| DATE:  | 12/2/19     |
| SCALE: | 1/16"=1'-0" |
| DRAWN: | SSINAI      |

SHEET NO.  
**A0.1**





|            |          |
|------------|----------|
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**1211 BROADWAY**  
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**RENDERING**

|        |          |
|--------|----------|
| SET:   | PLANNING |
| DATE:  | 12/2/19  |
| SCALE: | NTS      |
| DRAWN: | SSINAI   |

SHEET NO.  
**A0.3**

VIEW FROM BROADWAY 1



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

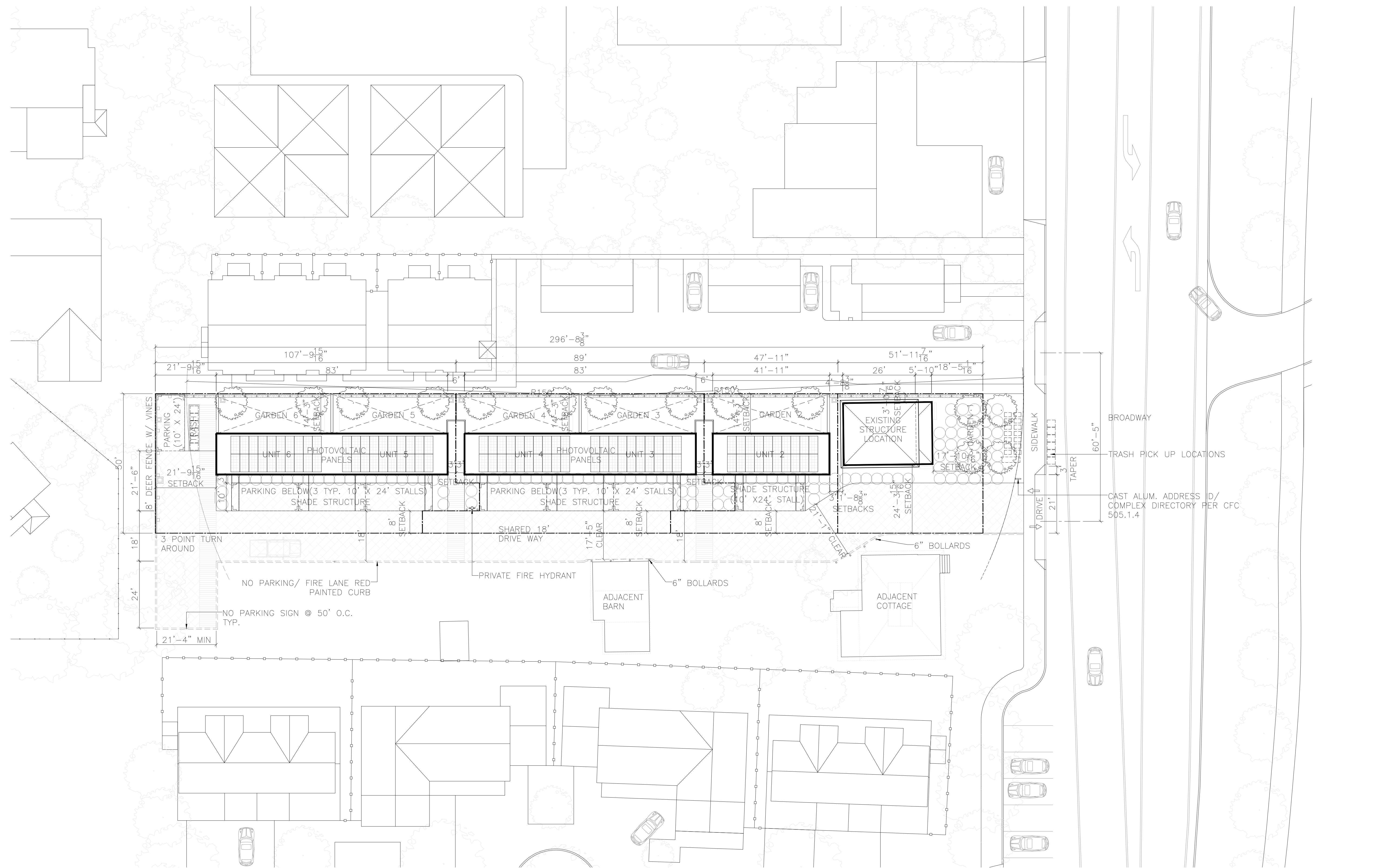
OWNER:  
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 T: 415.626.8977

STRUCTURAL:  
**DESIGN EVERETT**  
 425 1ST ST. #904 SAN  
 FRANCISCO, CA 94105  
 T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
 1235 N. DUTTON AVE  
 SANTA ROSA, CA 95401  
 T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
 1295 INDIANA ST, SAN FRANCISCO, CA 94107  
 T: 415.926.5775



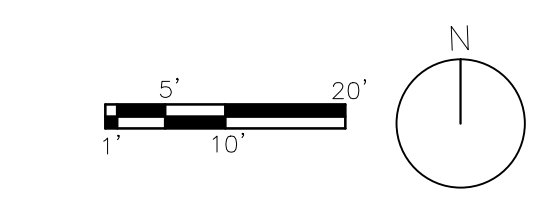
# 1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
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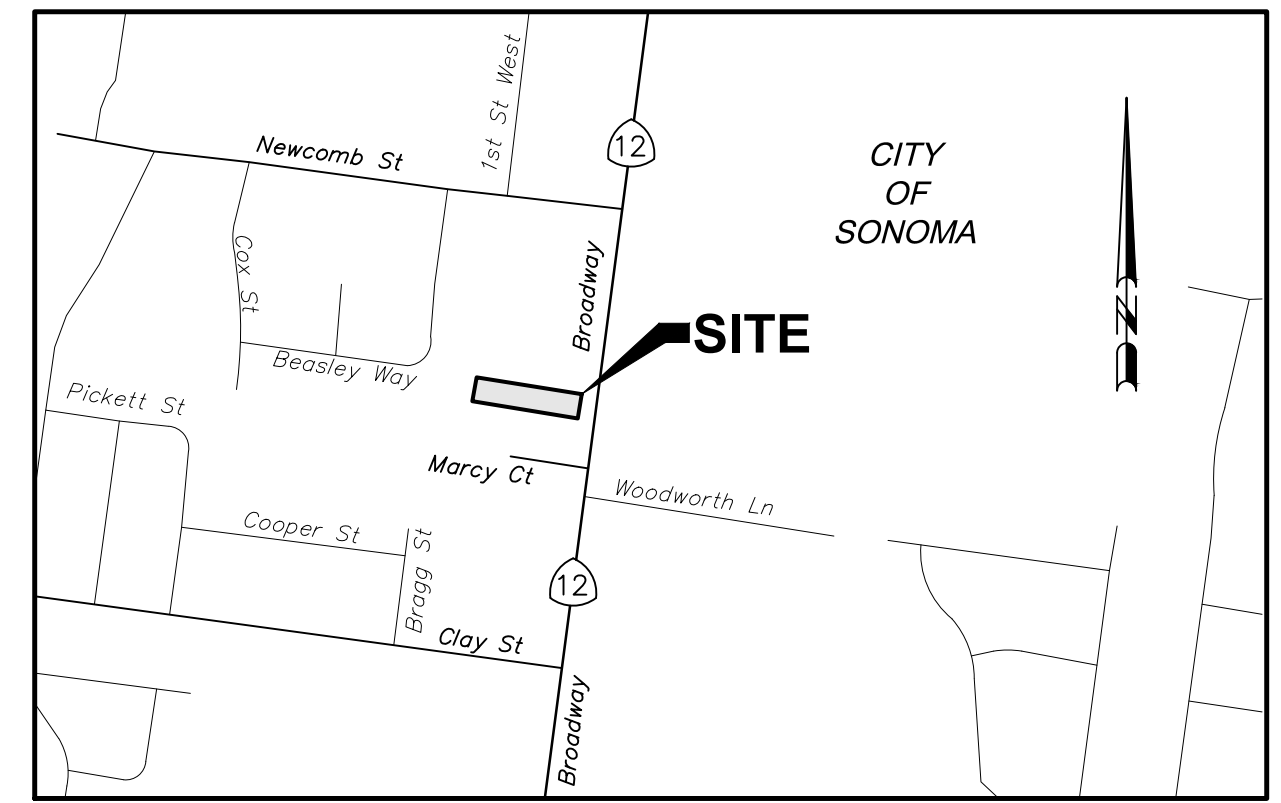
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| DRAWN: | SSINAI      |

SHEET NO.  
**A0.4**





TENTATIVE MAP  
1211 BROADWAY  
1211 BROADWAY  
Sonoma, California  
APN 128-181-004



LOCATION MAP  
NOT TO SCALE

REVISION 1 06/23/19  
REVISION 2 09/18/19  
REVISION 3 10/3/19

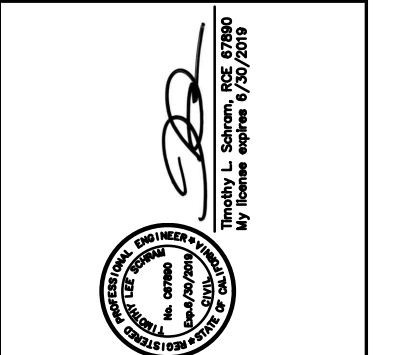
OWNER:  
SHAHRAM BIJAN  
T: 415.902.4212

ARCHITECT:  
STANLEY SAIOTOWITZ | NATOMA ARCHITECTS INC.  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
DESIGN EVEREST  
425 13<sup>TH</sup> ST, 4904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
ADOBE ASSOCIATES INC  
1220 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
CHRISTOPHER YATES LANDSCAPE ARCHITECTURE  
1265 INDIANA ST, SAN FRANCISCO, CA 94107  
T: 415.926.5775



OWNER  
SHAHRAM BIJAN  
1211 BROADWAY  
SONOMA, CALIFORNIA 95476

SUBDIVIDER  
SHAHRAM BIJAN  
1211 BROADWAY  
SONOMA, CALIFORNIA 95476

ARCHITECT  
STANLEY SAIOTOWITZ | NATOMA ARCHITECTS INC.  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CALIFORNIA 94103  
PHONE: (415) 626-8977  
FAX: (415) 626-8978

ENGINEER  
TIM SCHRAM, RCE 67890  
ADOBE ASSOCIATES, INC.  
1220 N DUTTON AVENUE  
SANTA ROSA, CALIFORNIA 95401  
PHONE: (707) 541-2300  
FAX: (707) 541-2301

SURVEYOR  
AARON SMITH, PLS 7901  
ADOBE ASSOCIATES, INC.  
1220 N DUTTON AVENUE  
SANTA ROSA, CALIFORNIA 95401  
PHONE: (707) 541-2300  
FAX: (707) 541-2301

BENCHMARK  
FOUND CALTRANS RIVET #1162 ON  
TOP OF CURB. ELEV = 59.26'  
LOCATION PER PLAN.

BASIS OF BEARINGS  
HELD GNSS DERIVED ORTHO  
HEIGHT, GEOID12B, PER OPUS,  
EL = 17.253M = 56.60'

LOT SIZE SUMMARY

| EXISTING LOT | EXISTING SF |
|--------------|-------------|
| EXISTING LOT | 14,838.3 SF |

| PROPOSED LOT   | PROPOSED SF           |
|----------------|-----------------------|
| PROPOSED LOT 1 | 2,600.8 SF (EX SFH)   |
| PROPOSED LOT 2 | 2,442 SF (NEW SFH)    |
| PROPOSED LOT 3 | 4,476 SF (NEW DUPLEX) |
| PROPOSED LOT 4 | 5,319 SF (NEW DUPLEX) |

HATCHING LEGEND:

|  |  |  |                    |
|--|--|--|--------------------|
|  | TURF BLOCK   |  | BIO-RETENTION AREA |
|  | COBBLESTONE BANDS (SLD)*   |  | GRASS SOD (SLD)    |
|  | CONCRETE*  |  | LANDSCAPING (SLD)  |
|  | PROPOSED ACCESS EASEMENT   |  |                    |
|  | PROPOSED PRIVATE UTILITY EASEMENT FOR: DOMESTIC WATER, FIRE WATER, SANITARY SEWER, STORM DRAIN, IRRIGATION, AND REFUSE |  |                    |

\*ADA ACCESSIBLE

LEGEND

| PROPOSED | EXISTING | DESCRIPTION                              |
|----------|----------|--|
| ---      | ---      | PROPERTY BOUNDARY                        |
|          |          | SANITARY SEWER & MANHOLE                 |
|          |          | SANITARY SEWER & CLEANOUT                |
|          |          | STORM DRAIN & MANHOLE                    |
|          |          | STORM DRAIN & DRAINAGE INLET (DI)        |
|          |          | STORM DRAIN & AREA DRAIN (AD)            |
|          |          | ROOF DRAIN & DOWN SPOUT (DS)             |
|          |          | WATER SERVICE / WM                       |
|          |          | WATER MAIN & GATE/WATER VALVE            |
|          |          | FIRE HYDRANT WITH BOLLARDS               |
|          |          | DAYLIGHT LINE                            |
|          |          | APPROXIMATE LIMIT OF GRADING/DISTURBANCE |
|          |          | INDEX CONTOUR                            |
|          |          | INTERMEDIATE CONTOUR                     |
|          |          | GRADE BREAK W/ SLOPE SYMBOL              |

ABBREVIATIONS

|      |                        |     |                            |
|------|------------------------|-----|----------------------------|
| AAI  | ADOBE ASSOCIATES, INC. | LF  | LINEAR FEET                |
| AB   | AGGREGATE BASE         | MAX | MAXIMUM                    |
| AC   | ASPHALT CONCRETE       | ME  | MATCH EXISTING             |
| AD   | AREA DRAIN             | MH  | MANHOLE                    |
| APN  | ASSESSOR PARCEL NUMBER | MIN | MINIMUM                    |
| BC   | BEGIN CURVE            | NTS | NOT TO SCALE               |
| BLDG | BUILDING               | NO  | NUMBER                     |
| BM   | BENCH MARK             | PA  | PLANTING AREA              |
| CB   | CATCH BASIN            | PCC | POINT OF COMPOUND CURVE    |
| CL   | CLASS                  | PL  | PROPERTY LINE              |
| CP   | CENTERLINE             | PP  | POWER POLE                 |
| CY   | COURTYARD              | PRC | POINT OF REVERSE CURVE     |
| CO   | CLEANOUT               | PUE | PUBLIC UTILITY ESMT        |
| CONC | CONCRETE               | RCE | REGISTERED CIVIL ENGINEER  |
| CY   | COURTYARD              | RPP | REINFORCED CONCRETE PIPE   |
| DI   | DROP INLET             | RWL | RECLAIMED WATER LINE       |
| DWG  | DRAWING                | S   | SLOPE                      |
| DWY  | DRIVEWAY               | SAD | SEE ARCHITECTURAL DRAWINGS |
| EC   | END CURVE              | SD  | STORM DRAIN                |
| EG   | EXISTING GROUND        | SDM | STORM DRAIN MANHOLE        |
| EP   | EDGE OF PAVEMENT       | SFH | SINGLE FAMILY HOME         |
| EL   | ELEVATION              | SLP | SEE LANDSCAPE PLANS        |
| ESMT | ESMT                   | SS  | SANITARY SEWER             |
| EX   | EXISTING               | STA | STATION                    |
| FL   | FLOWLINE               | STD | STANDARD                   |
| FG   | FINISH GRADE           | TC  | TOP OF CURB                |
| FH   | FIRE HYDRANT           | TYP | TYPICAL                    |
| FS   | FINISHED SURFACE       | VC  | VERTICAL CURVE             |
| FSS  | FIRE SAFE STANDARD     | VF  | VERIFY IN FIELD            |
| GB   | GRADE BREAK            | W   | WATER                      |
| GR   | GRATE                  | WM  | WATER METER                |
| HC   | HANDICAP               | WV  | WATER VALVE                |
| IG   | INVERT GRADE           |     |                            |

GRADING QUANTITIES:

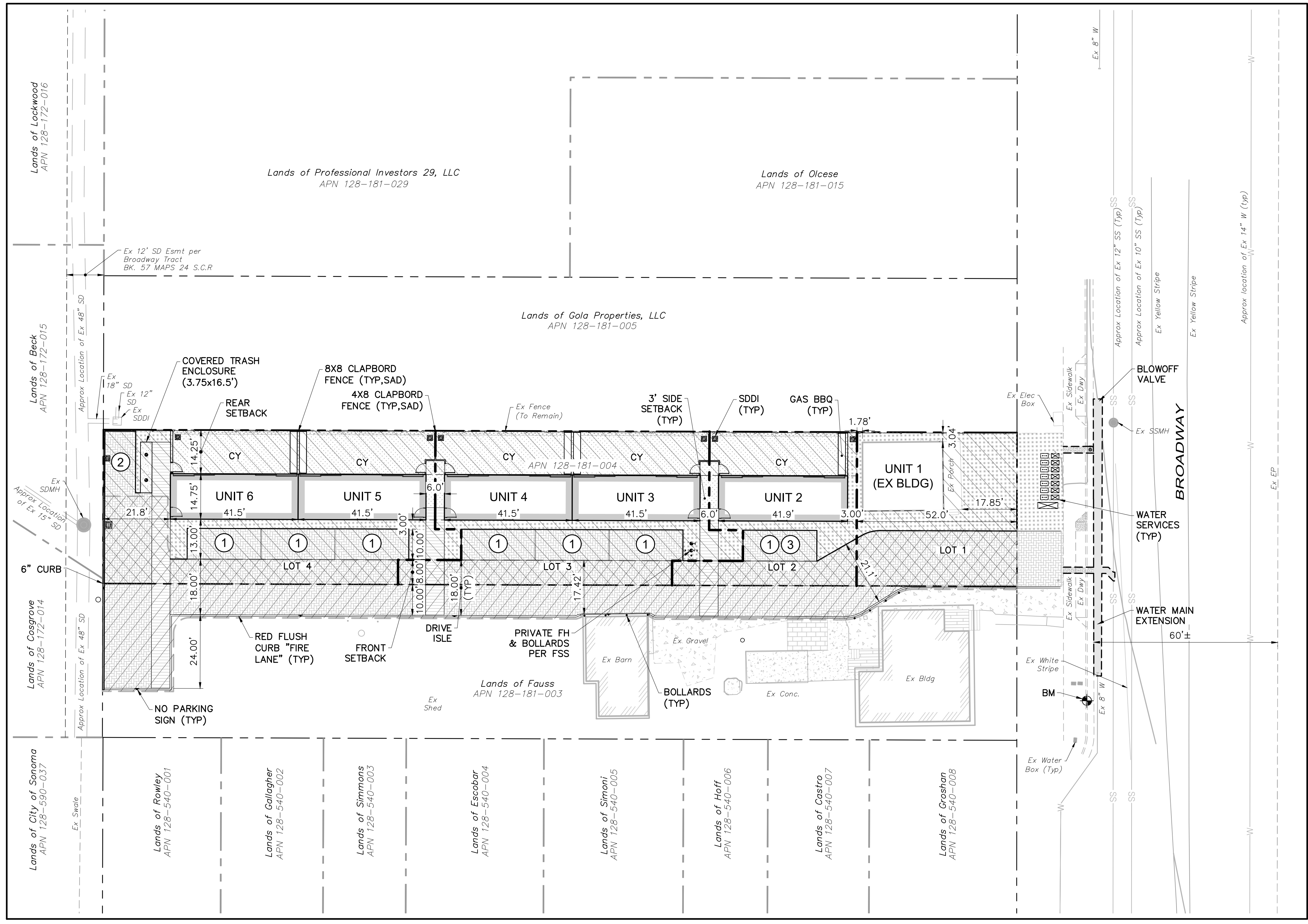
Site Grading is based upon subgrade to existing grade. No account has been taken for stripplings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

| CUT    | FILL  | TOTAL  | NET     | BASE ROCK |
|--------|-------|--------|---------|-----------|
| 628 CY | 72 CY | 700 CY | -556 CY | 220 CY    |

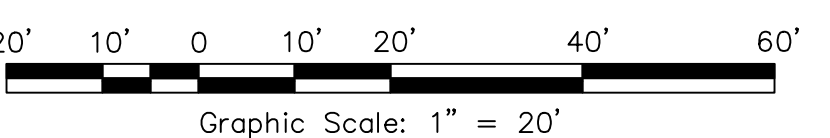
Notes:  
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit.  
Area of Disturbance = 0.46 Acres

SHEET INDEX

|      |                         |
|------|-------------------------|
| C1.0 | OVERALL SITE PLAN       |
| C2.0 | EXISTING CONDITIONS MAP |
| C3.0 | TENTATIVE PARCEL MAP    |
| C4.0 | GRADING & DRAINAGE PLAN |
| C5.0 | UTILITY PLAN            |



- KEY NOTES:
- PARKING STALL WITH PERFORATED COVERED STRUCTURE (10' x 24')
  - PARKING STALL (10' x 24')
  - PARKING STALL BE DEDICATED FOR LOT 1



OVERALL SITE PLAN

LOT SIZE SUMMARY

|                |                          |
|----------------|--------------------------|
| EXISTING LOT   | 14,838.18 SF             |
| PROPOSED LOT 1 | 2,600.94 SF (EX SFH)     |
| PROPOSED LOT 2 | 2,381.83 SF (NEW SFH)    |
| PROPOSED LOT 3 | 4,475.00 SF (NEW DUPLEX) |
| PROPOSED LOT 4 | 5,380.41 SF (NEW DUPLEX) |

1211 BROADWAY  
1211 BROADWAY, SONOMA, CA, 95476

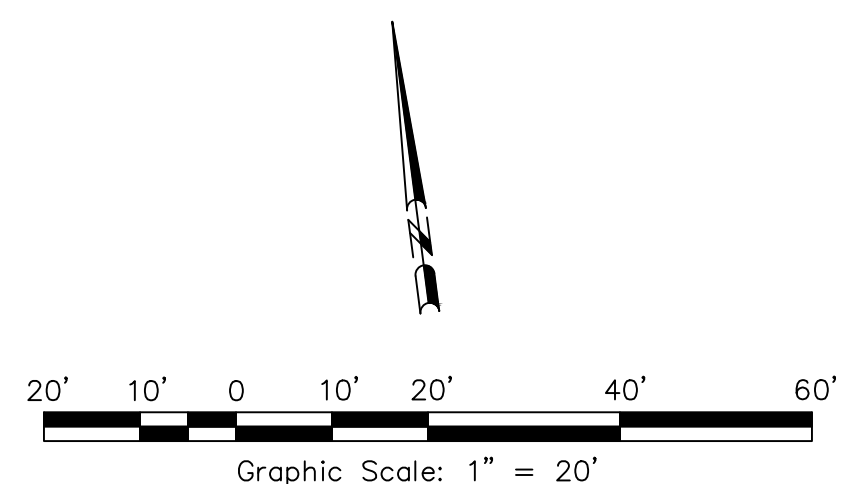
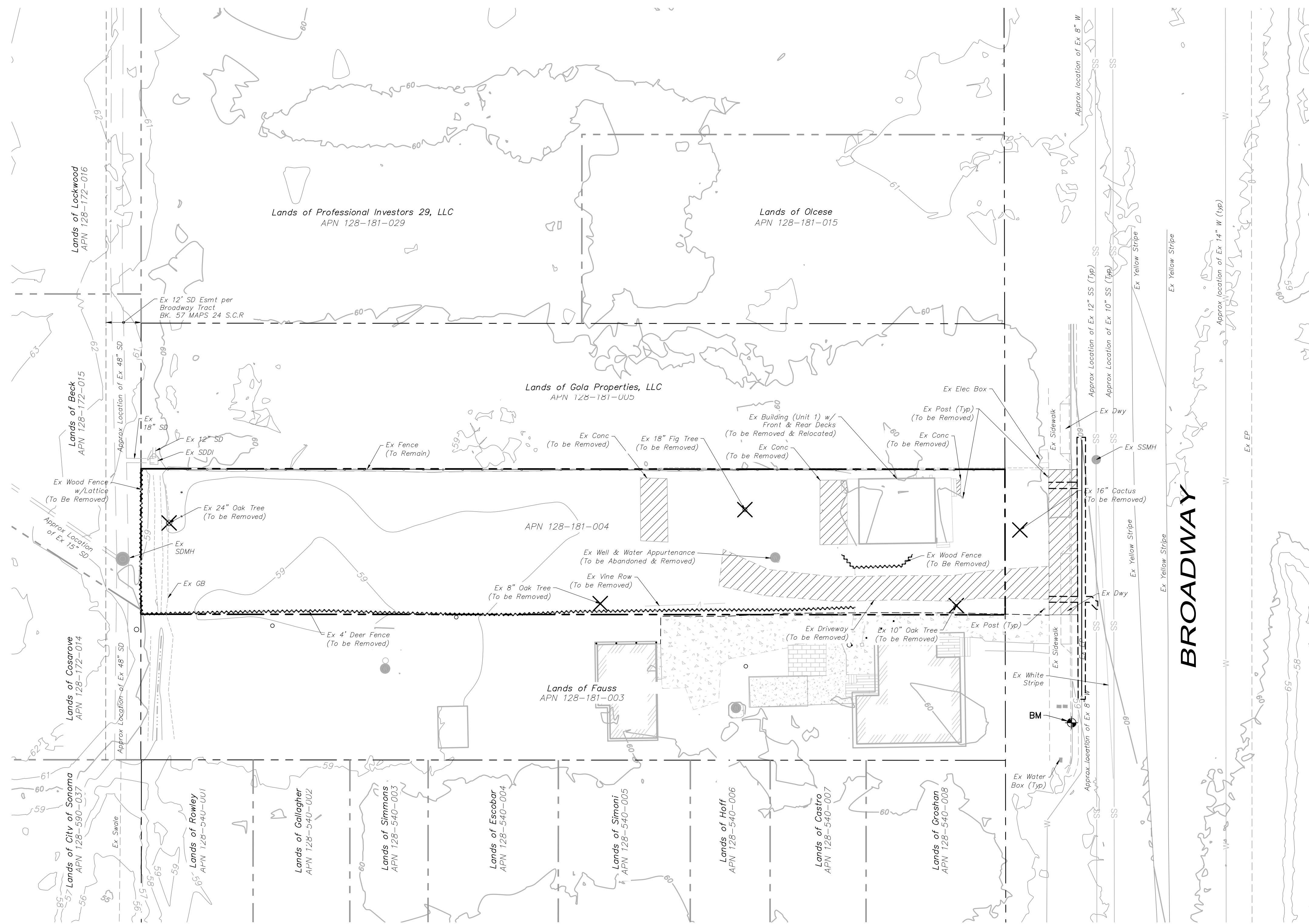
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| DRAWN: | SSINAI   |

SHEET NO.  
C1.0



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**EXISTING CONDITIONS MAP  
& DEMOLITION PLAN**

- DEMOLITION LEGEND:**
- X EX TREE TO BE REMOVED
  - REMOVE EXISTING CONCRETE
  - REMOVE EXISTING FENCE

|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
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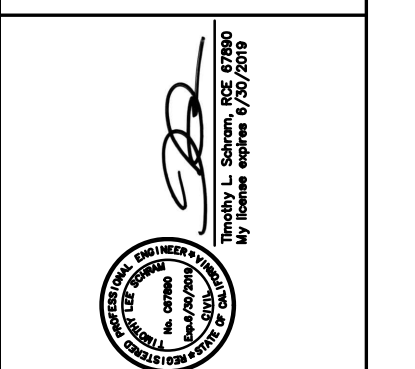
OWNER:  
**SHAHAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SAIHOWITZ /  
NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
**DESIGN EVERETT**  
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T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
1229 R. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE  
ARCHITECTURE**  
1265 INDIANA ST, SAN  
FRANCISCO, CA 94107  
T: 415.926.5775



TITLE:

# 1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

|        |          |
|--------|----------|
| SET:   | PLANNING |
| DATE:  | 12/03/19 |
| SCALE: |          |
| DRAWN: | SSINAI   |

SHEET NO.  
**C2.0**



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| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
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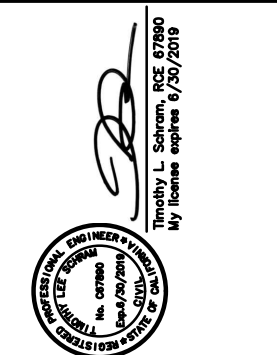
OWNER:  
**SHAHAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SAIROWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
**DESIGN EVERETT**  
425 13<sup>TH</sup> ST. #904  
SAN FRANCISCO, CA 94105  
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CIVIL:  
**ADOBE ASSOCIATES INC**  
1229 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1265 INDIANA ST., SAN FRANCISCO, CA 94107  
T: 415.926.5775



# 1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:

SET: PLANNING

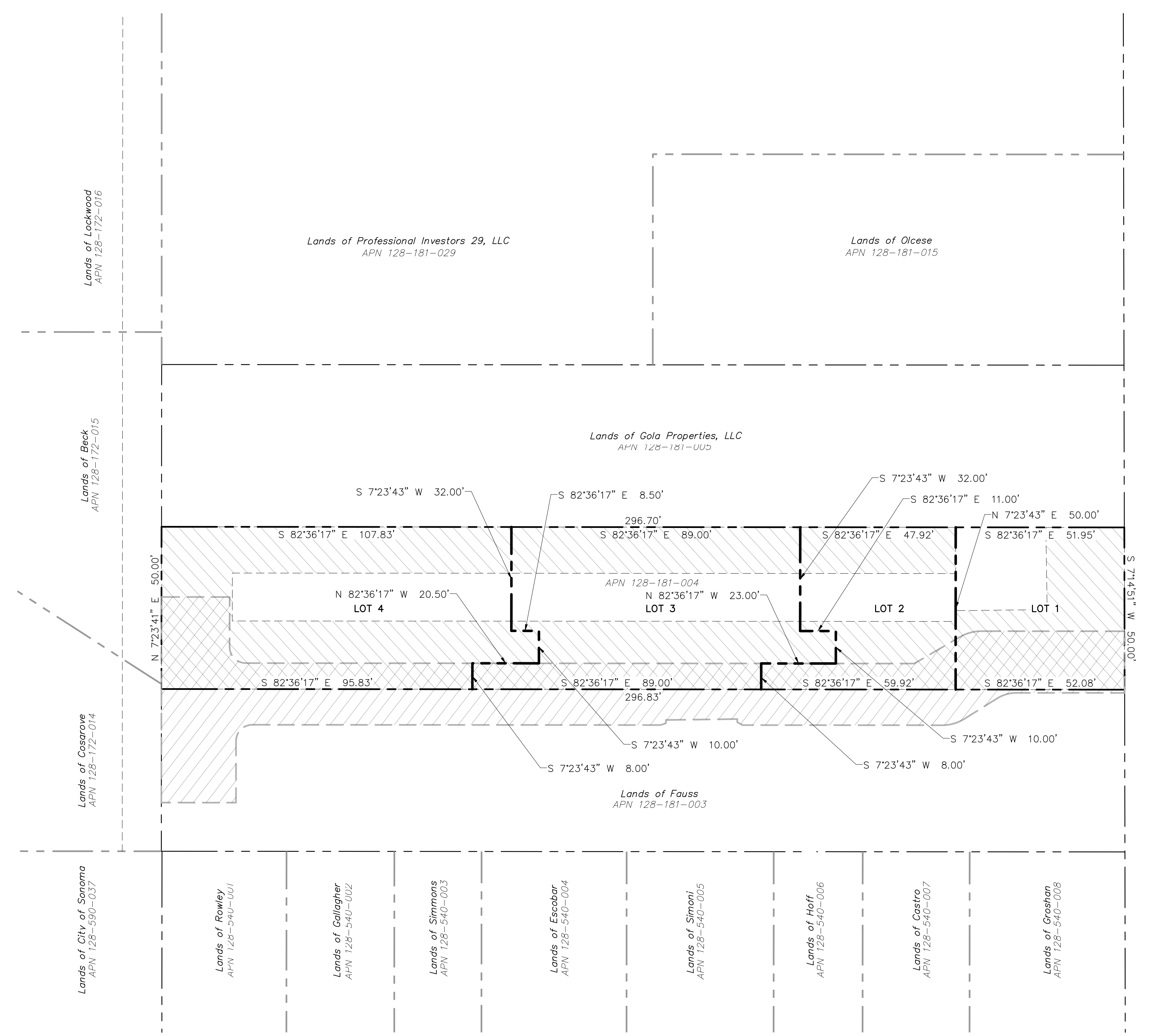
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SCALE:

DRAWN: **SSINA**

SHEET NO.

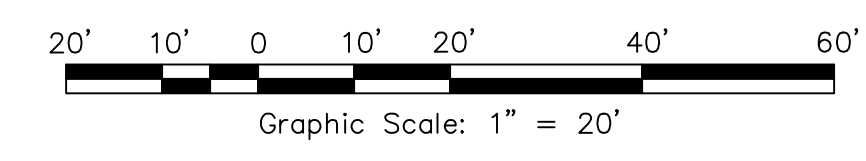
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## BROADWAY (CALTRANS RIGHT-OF-WAY)

**LOT SIZE SUMMARY**

|                |                          |
|----------------|--------------------------|
| EXISTING LOT   | 14,838.18 SF             |
| PROPOSED LOT 1 | 2,600.94 SF (EX SFH)     |
| PROPOSED LOT 2 | 2,381.83 SF (NEW SFH)    |
| PROPOSED LOT 3 | 4,475.00 SF (NEW DUPLEX) |
| PROPOSED LOT 4 | 5,380.41 SF (NEW DUPLEX) |



**TENTATIVE PARCEL MAP**

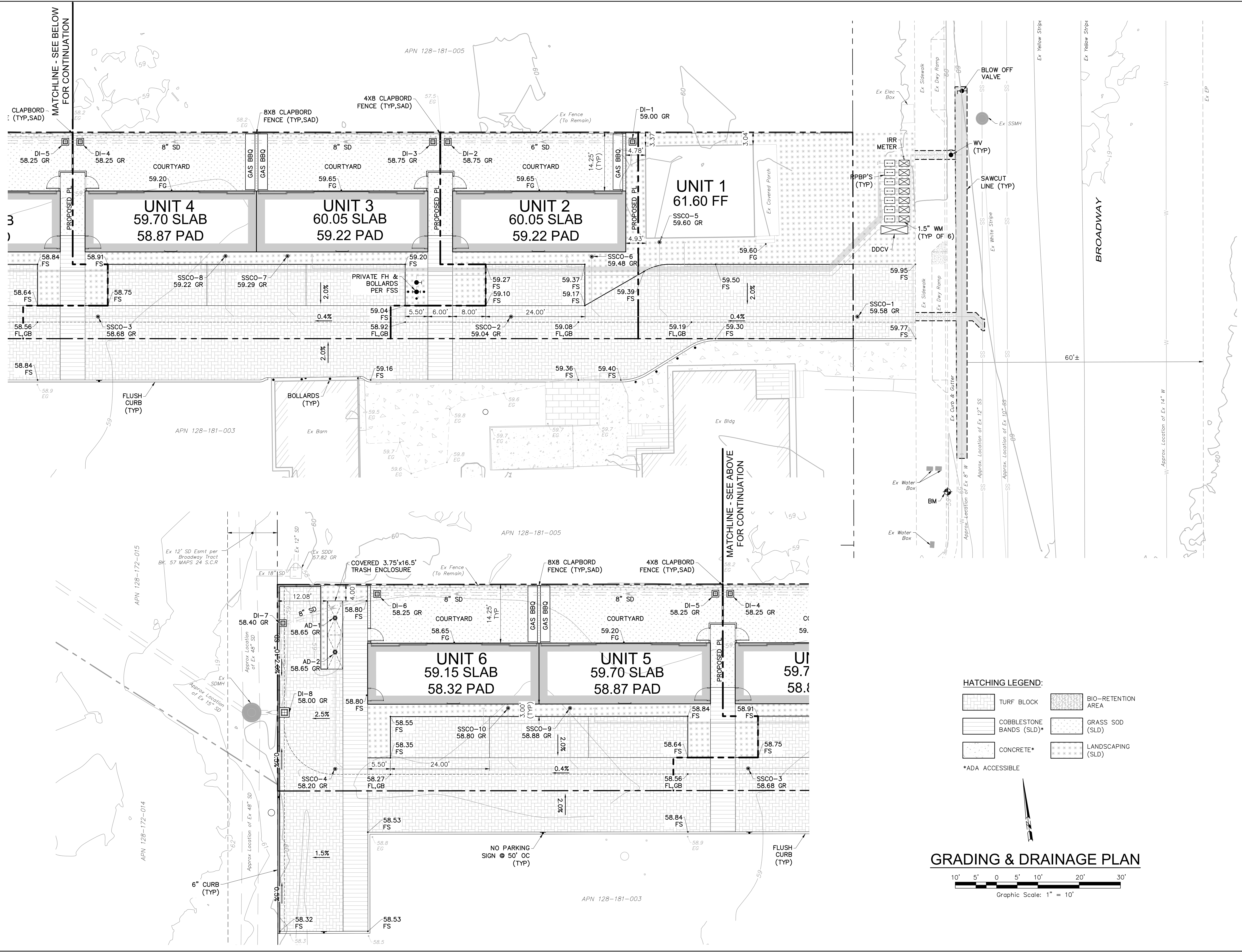
**HATCHING LEGEND:**

- PROPOSED ACCESS EASEMENT
- PROPOSED PRIVATE UTILITY EASEMENT FOR: DOMESTIC WATER, FIRE WATER, SANITARY SEWER, STORM DRAIN, IRRIGATION, AND REFUSE

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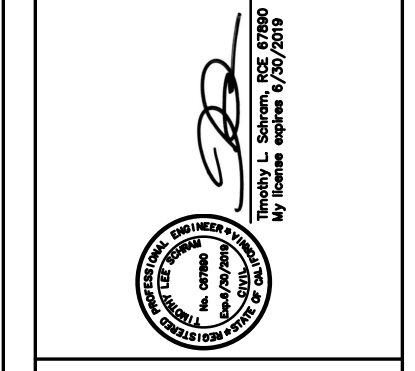
OWNER:  
**SHAHAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SARTOWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
**DESIGN EVERETT**  
425 13<sup>TH</sup> ST., 4904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
**ADDO ASSOCIATES INC**  
1225 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1265 INDIANA ST., SAN  
FRANCISCO, CA 94107  
T: 415.926.5775



# 12111 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:

|        |          |
|--------|----------|
| SET:   | PLANNING |
| DATE:  | 12/03/19 |
| SCALE: |          |
| DRAWN: | SSINAI   |

SHEET NO.  
**C4.0**

**HATCHING LEGEND:**

- TURF BLOCK
- COBBLESTONE BANDS (SLD)\*
- CONCRETE\*
- BIO-RETENTION AREA
- GRASS SOD (SLD)
- LANDSCAPING (SLD)

\*ADA ACCESSIBLE

**GRADING & DRAINAGE PLAN**

Graphic Scale: 1" = 10'



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
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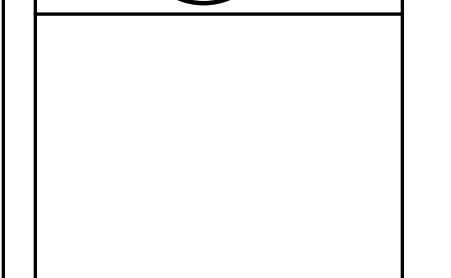
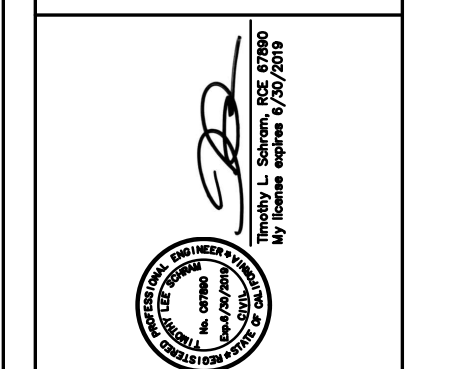
OWNER:  
**SHAHRAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SARTOWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
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STRUCTURAL:  
**DESIGN EVERETT**  
425 F ST. #904 SAN FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
**ADobe ASSOCIATES INC**  
1225 N. DUTTON AVE SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1265 INDIANA ST, SAN FRANCISCO, CA 94107  
T: 415.926.5775



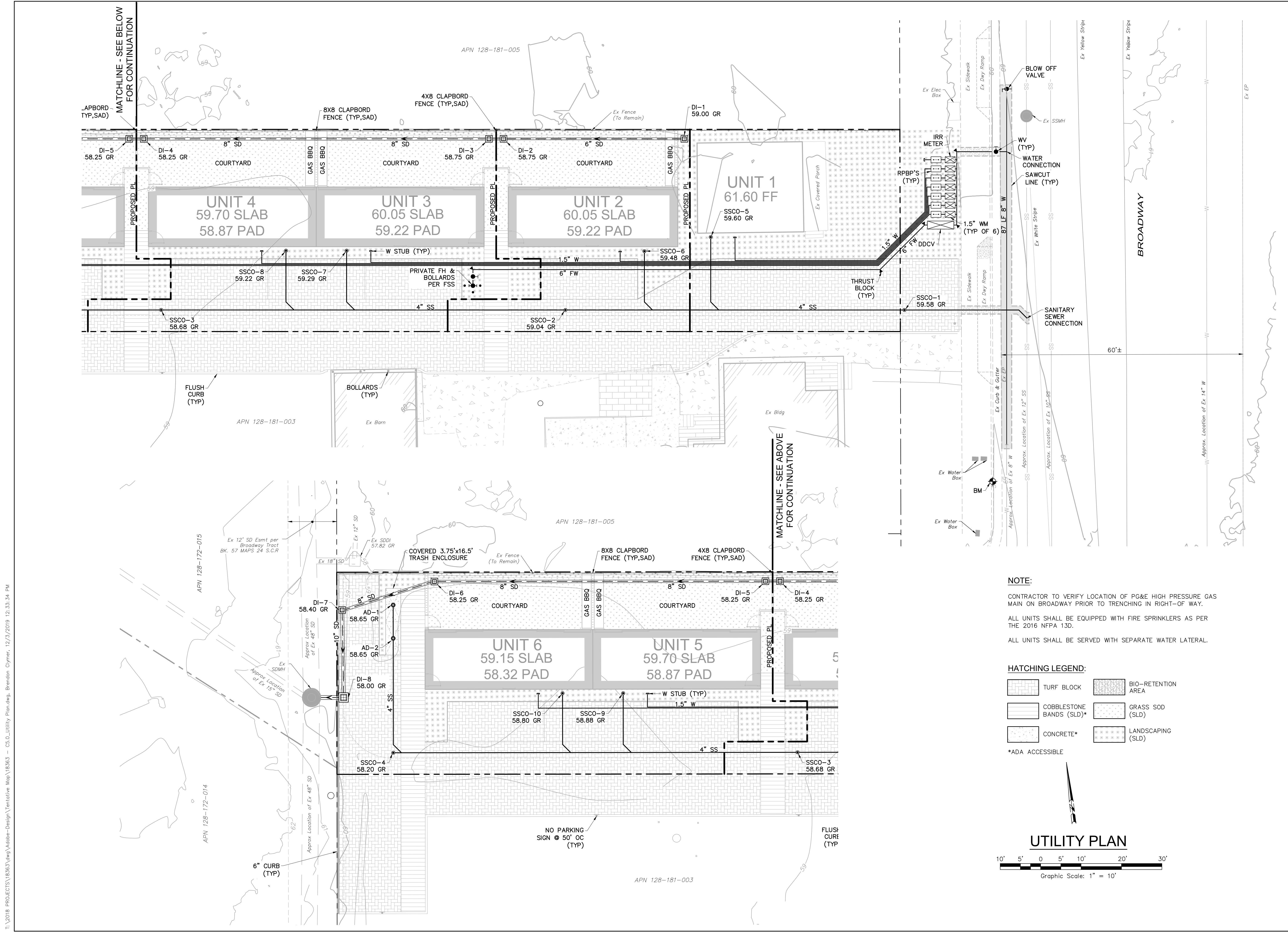
# 1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**UTILITY PLAN**

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| SET:   | PLANNING |
| DATE:  | 12/03/19 |
| SCALE: |          |
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SHEET NO.  
**C5.0**

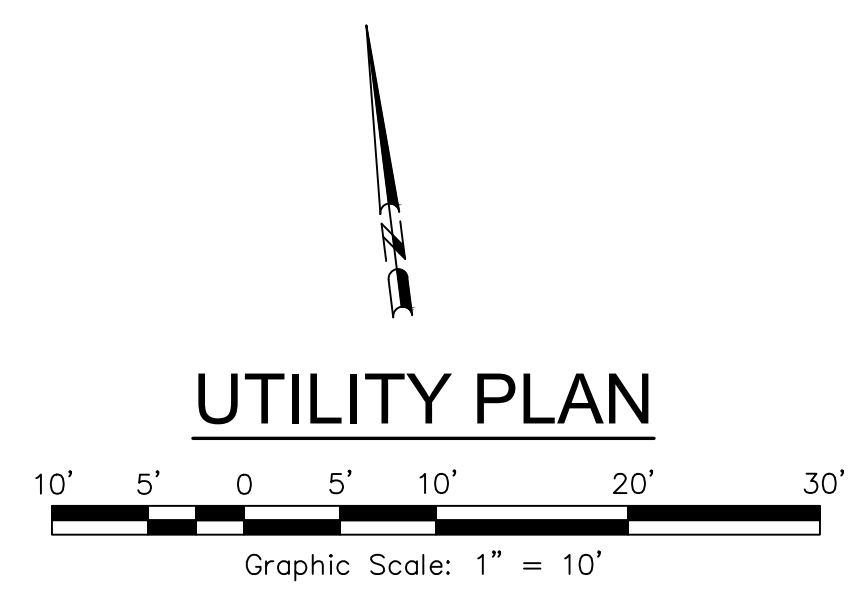


**NOTE:**  
CONTRACTOR TO VERIFY LOCATION OF PG&E HIGH PRESSURE GAS MAIN ON BROADWAY PRIOR TO TRENCHING IN RIGHT-OF WAY.  
ALL UNITS SHALL BE EQUIPPED WITH FIRE SPRINKLERS AS PER THE 2016 NFPA 13D.  
ALL UNITS SHALL BE SERVED WITH SEPARATE WATER LATERAL.

**HATCHING LEGEND:**

|  |                          |  |                    |
|--|--------------------------|--|--------------------|
|  | TURF BLOCK               |  | BIO-RETENTION AREA |
|  | COBBLESTONE BANDS (SLD)* |  | GRASS SOD (SLD)    |
|  | CONCRETE*                |  | LANDSCAPING (SLD)  |

\*ADA ACCESSIBLE



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| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |
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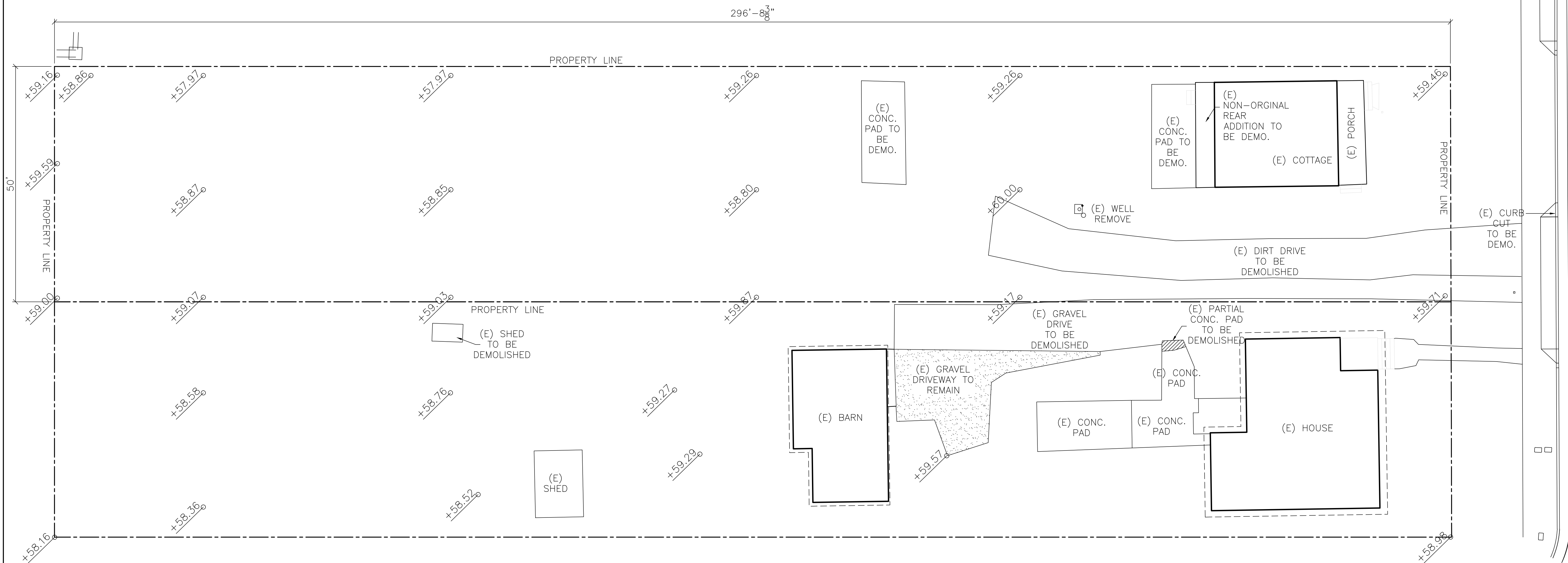
OWNER:  
**SHAHRAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SAITOWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
**DESIGN EVERETT**  
425 1ST ST. #904 SAN FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
1230 N. DUTTON AVE. SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1265 INDIANA ST, SAN FRANCISCO, CA 94107  
T: 415.926.5775



GENERAL NOTES:  
1. FOR TREE REMOVAL LOCATIONS SEE LANDSCAPE SERIES DRAWINGS

**1211 BROADWAY**  
1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**DEMOLITION PLAN**

|        |             |
|--------|-------------|
| SET:   | PLANNING    |
| DATE:  | 12/2/19     |
| SCALE: | 3/32"=1'-0" |
| DRAWN: | SSINAI      |

SHEET NO.  
**A0.5**



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| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |
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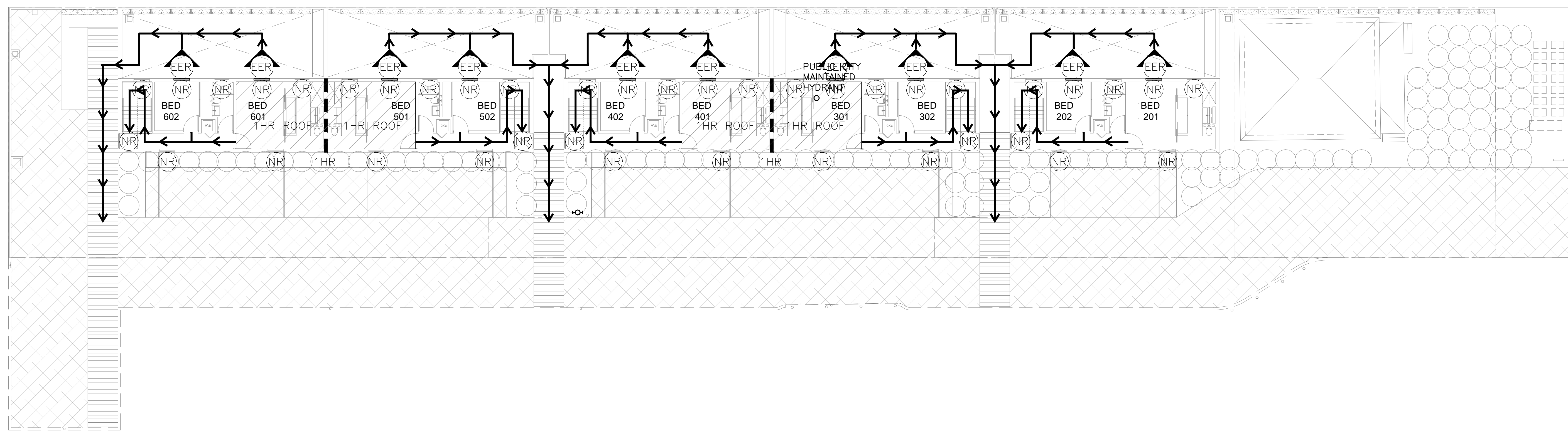
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SHAKRAM BIJAM  
T: 415.902.4212

ARCHITECT:  
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1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

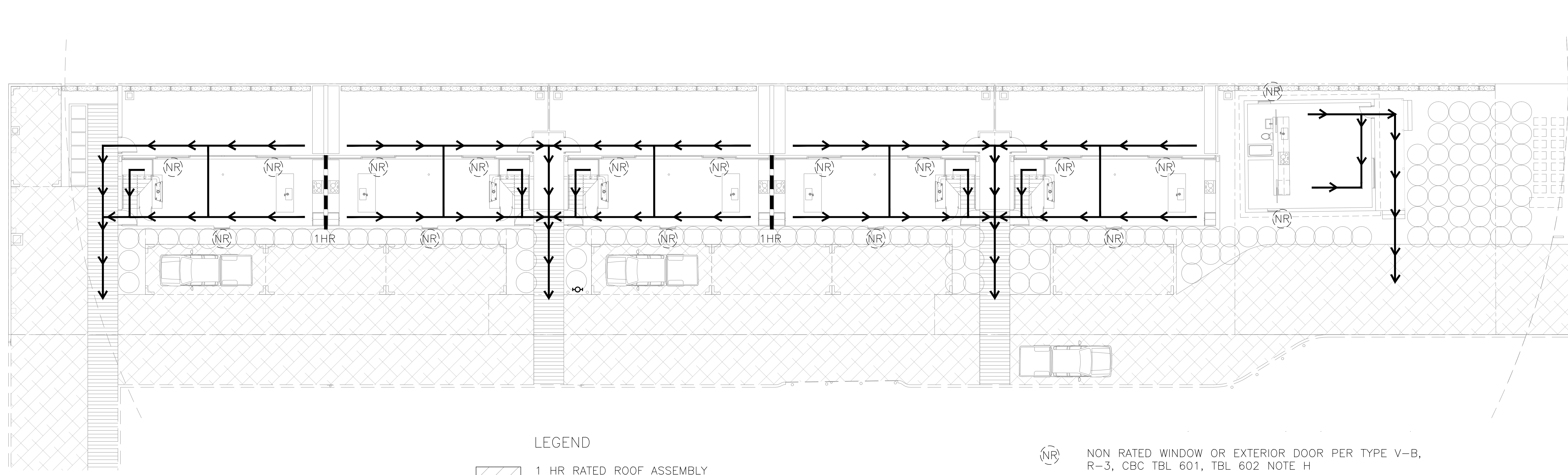
STRUCTURAL:  
DESIGN EVERETT  
425 1ST ST. #904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
ADORE ASSOCIATES INC  
1220 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

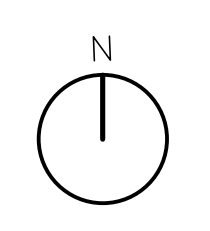
LANDSCAPE:  
CHRISTOPHER YATES LANDSCAPE  
ARCHITECTURE  
1255 INDIANA ST, SAN  
FRANCISCO, CA 94107  
T: 415.926.5775



LEVEL 2 PLAN - EMERGENCY ESCAPE & RESCUE 2



- LEGEND
- 1 HR RATED ROOF ASSEMBLY
  - 1 HR RATED WALL ASSEMBLY
  - NON RATED WALL, PER TYPE V-B, R-3, CBC TBL 601, TBL 602 NOTE H
  - NON RATED WINDOW OR EXTERIOR DOOR PER TYPE V-B, R-3, CBC TBL 601, TBL 602 NOTE H
  - EXIT PATH
  - EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR, CBC 1030



LEVEL 1 PLAN - EMERGENCY ESCAPE & RESCUE 1

**1211 BROADWAY**  
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**EMERGENCY  
ESCAPE &  
RESCUE  
WINDOWS**

SET: PLANNING  
DATE: 12/2/19  
SCALE: 3/32"=1'-0"  
DRAWN: SSINAI

SHEET NO.  
**A0.6**



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

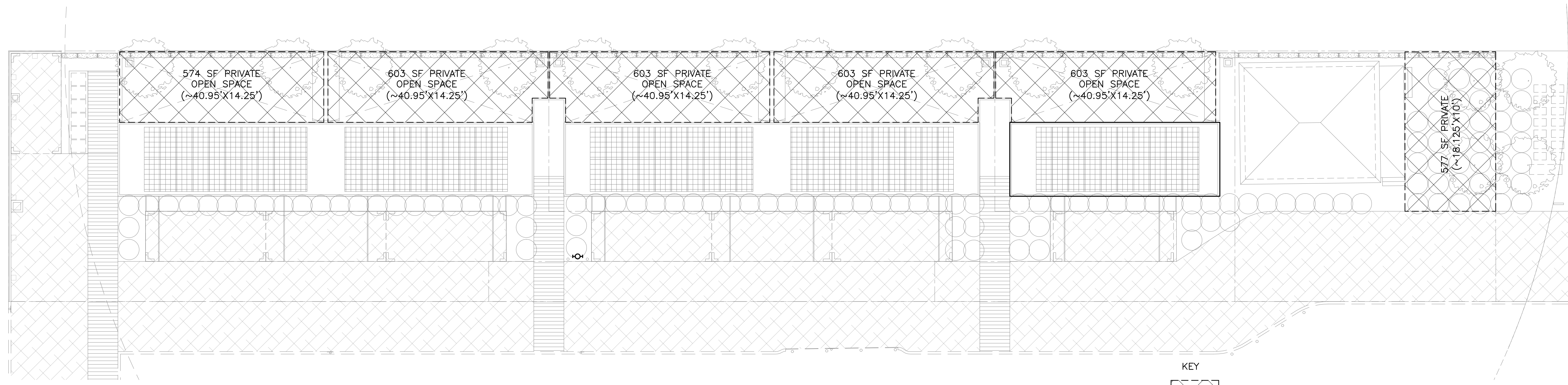
OWNER:  
SHAKRAM BIJAM  
T: 415.902.4212

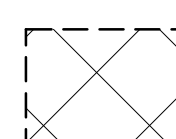
ARCHITECT:  
STANLEY SAIHOWITE/  
NATOMA ARCHITECTS INC.  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

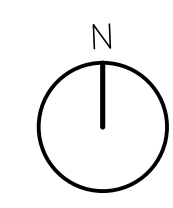
STRUCTURAL:  
DESIGN EVERETT  
425 1ST ST. #904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
ADOBE ASSOCIATES INC  
1220 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

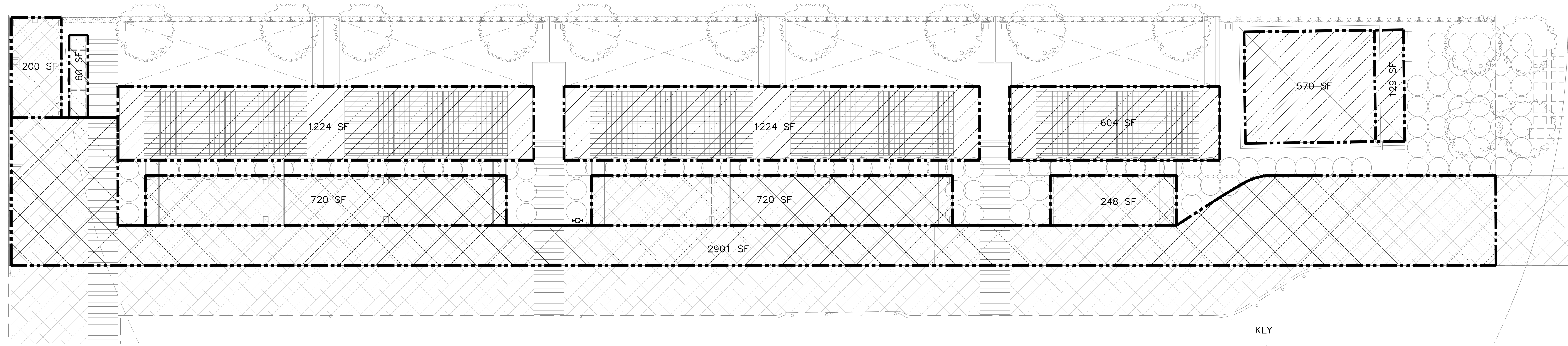
LANDSCAPE:  
CHRISTOPHER YATES LANDSCAPE  
ARCHITECTURE  
1255 INDIANA ST, SAN  
FRANCISCO, CA 94107  
T: 415.926.5775

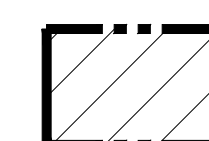
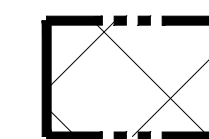


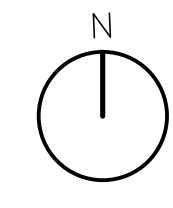
KEY  
 PRIVATE SPACE: 3,563 SF TOTAL



OPEN SPACE 2



KEY  
 BUILDING COVERAGE: 3,811 SF  
 PAVING: 4,789 SF (PAVING + CARPORTS)  
 TOTAL SITE COVERAGE: 8,600 SF (58%)



LOT COVERAGE, AND PAVED AREA DIAGRAMS 1

1211 BROADWAY  
1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
LOT  
COVERAGE

SET: PLANNING  
 DATE: 12/2/19  
 SCALE: 3/32"=1'-0"  
 DRAWN: SSINAI

SHEET NO.  
A0.7A



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

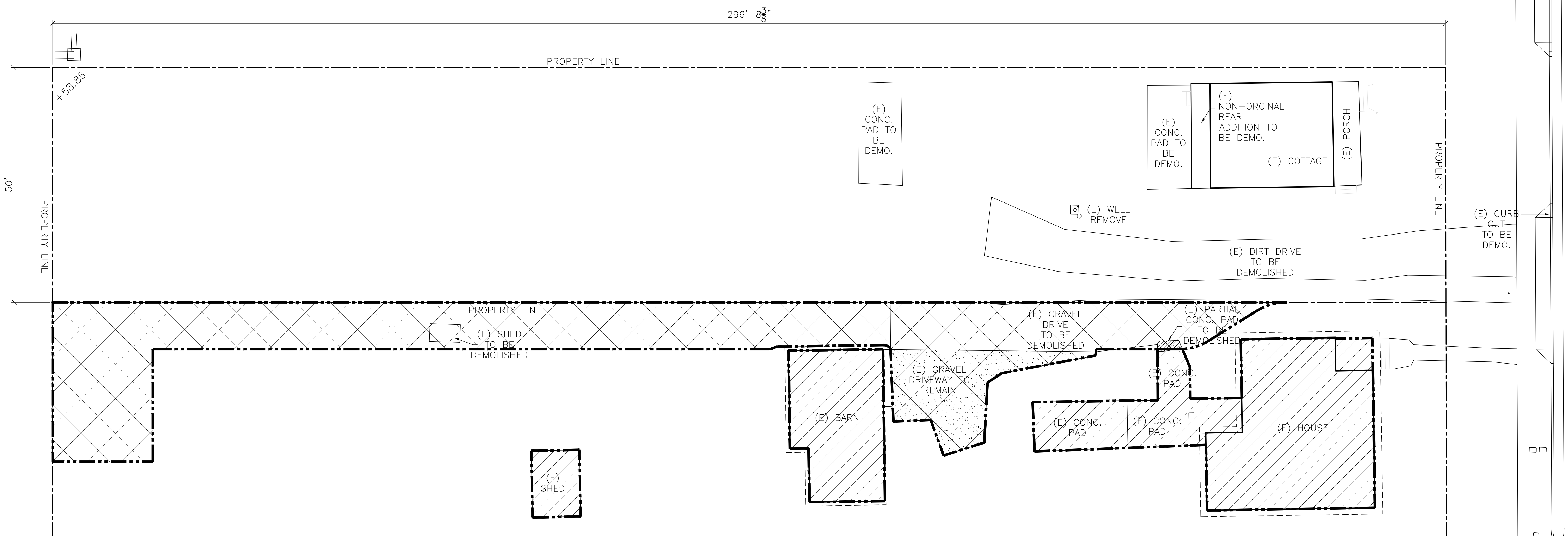
OWNER:  
**SHAHRAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SAIKOWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
**DESIGN EVERETT**  
425 1ST ST. #904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
1233 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1269 INDIANA ST, SAN FRANCISCO, CA 94107  
T: 415.926.5775

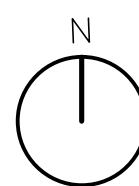


GENERAL NOTES:  
1. FOR TREE REMOVAL LOCATIONS SEE LANDSCAPE SERIES DRAWINGS

KEY

|  |                   |
|--|-------------------|
|  | BUILDING COVERAGE |
|  | PAVING COVERAGE   |

TOTAL SITE COVERAGE: 5,858 SF (39%)  
SITE AREA: 14,840 SF



TITLE:  
**LOT COVERAGE**

SET: PLANNING

DATE: 12/2/19

SCALE: 3/32"=1'-0"

DRAWN: **SSINAI**

SHEET NO.

**A0.7B**

**ADJACENT SITE LOT COVERAGE 2**

**1211 BROADWAY**  
1211 BROADWAY, SONOMA, CA, 95476



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

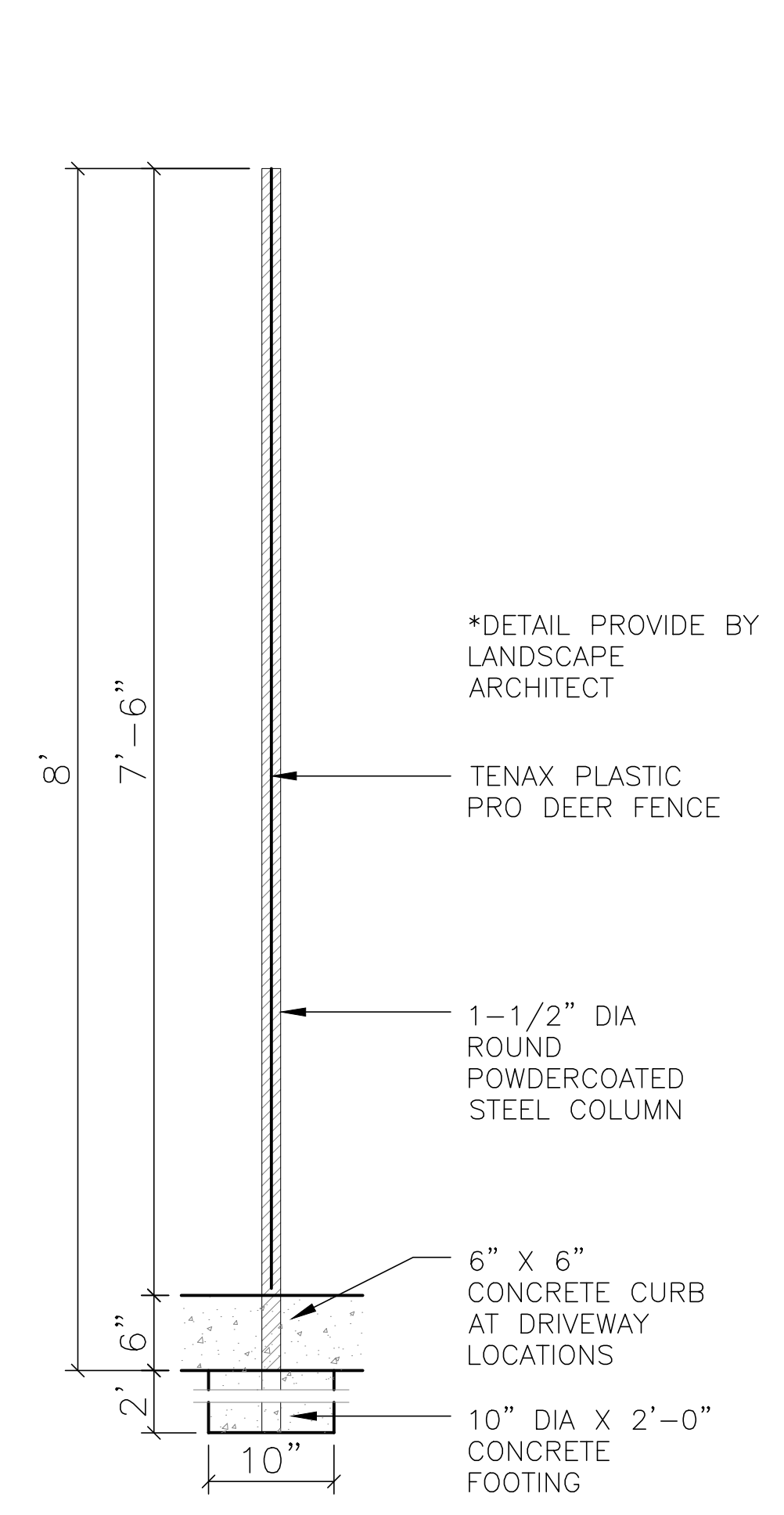
OWNER:  
**SHAHRAM BIJAM**  
 T: 415.902.4212

ARCHITECT:  
**STANLEY SAIKOWITZ / NATOMA ARCHITECTS INC.**  
 1022 NATOMA STREET, NO. 3  
 SAN FRANCISCO, CA 94103  
 T: 415.626.8977

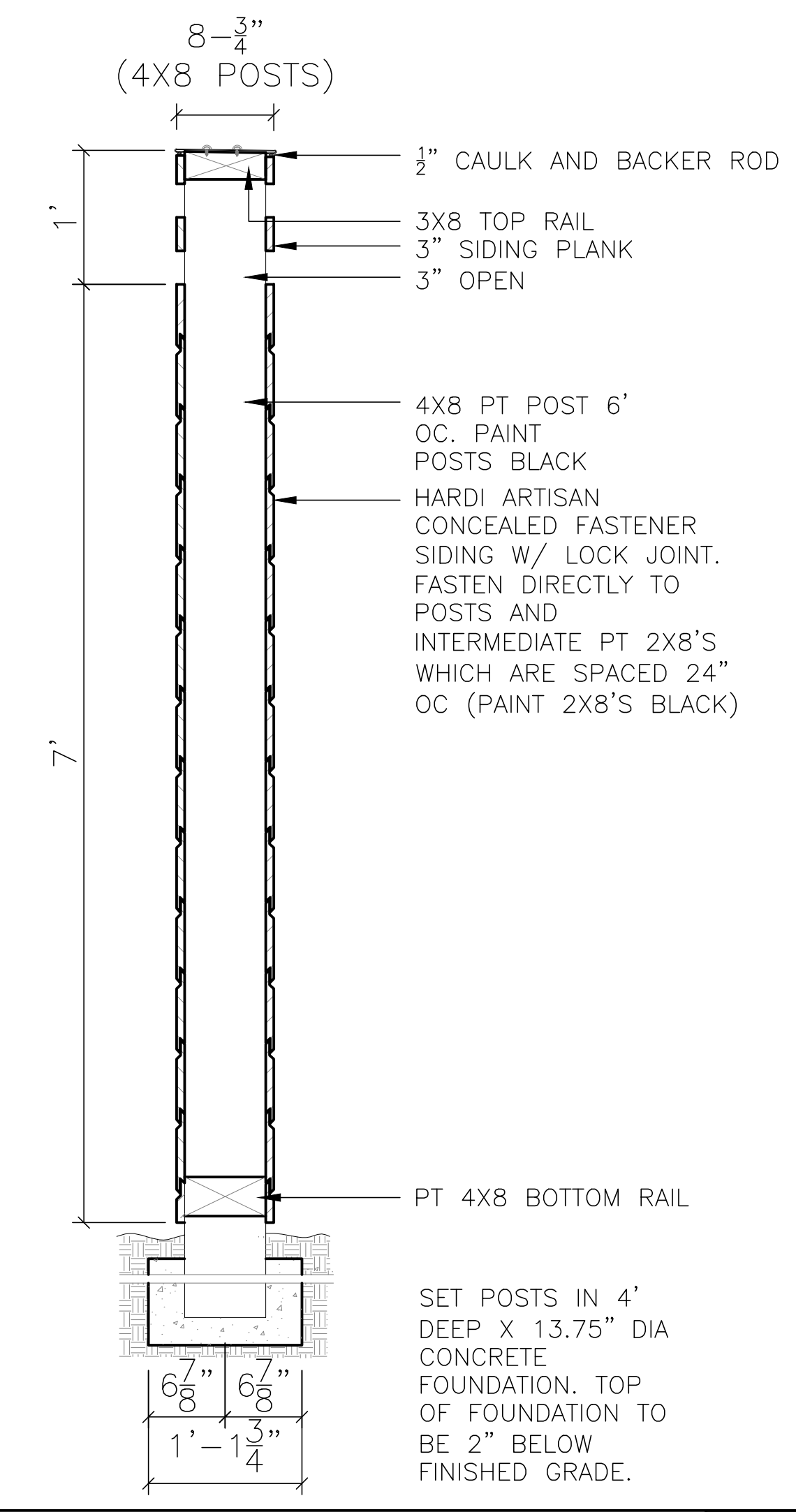
STRUCTURAL:  
**DESIGN EVERETT**  
 425 1ST ST. #904 SAN  
 FRANCISCO, CA 94105  
 T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
 1233 N. DUTTON AVE.  
 SANTA ROSA, CA 95401  
 T: 707.541.2300

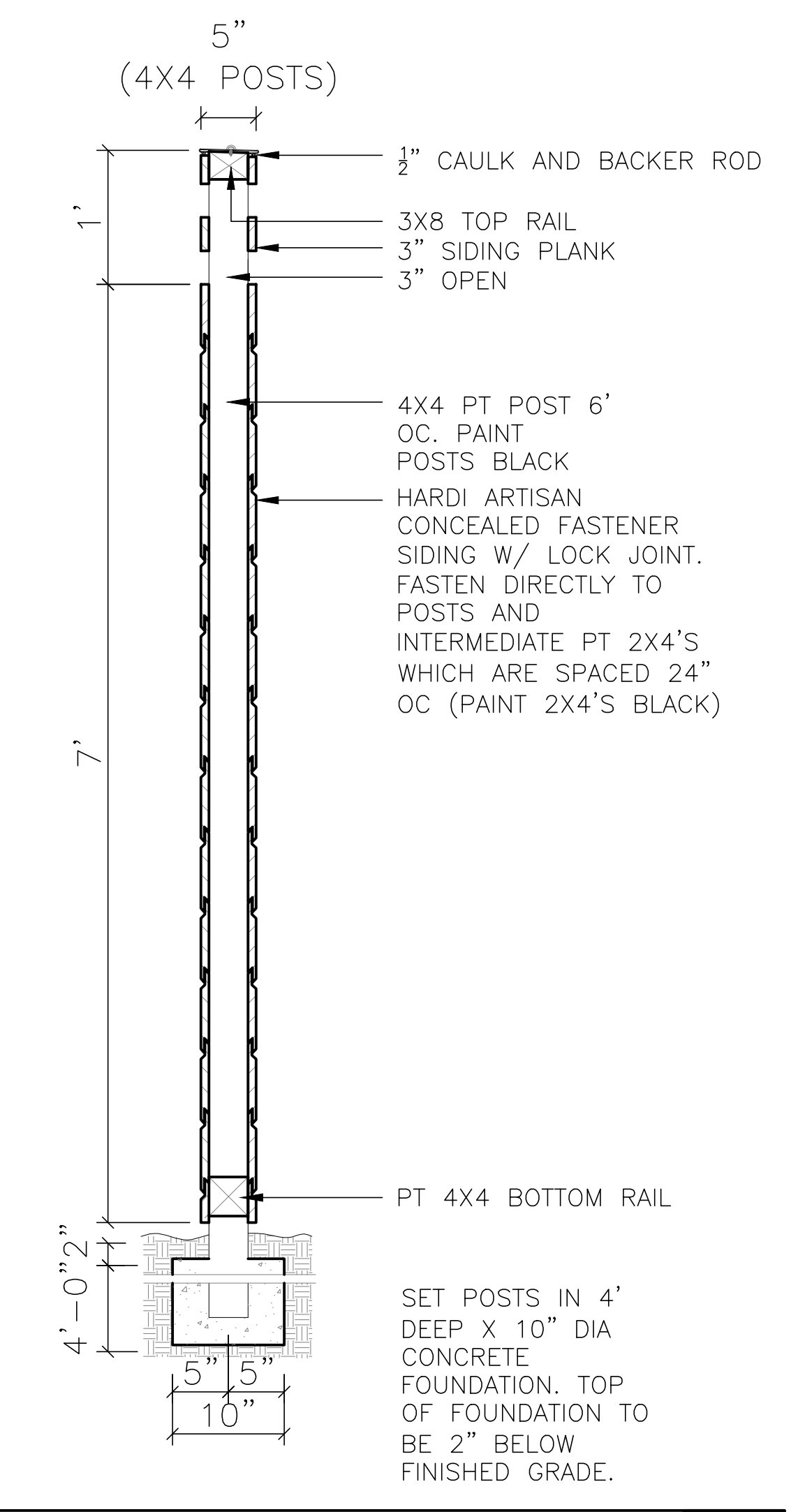
LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
 1265 INDIANA ST., SAN  
 FRANCISCO, CA 94107  
 T: 415.926.5775



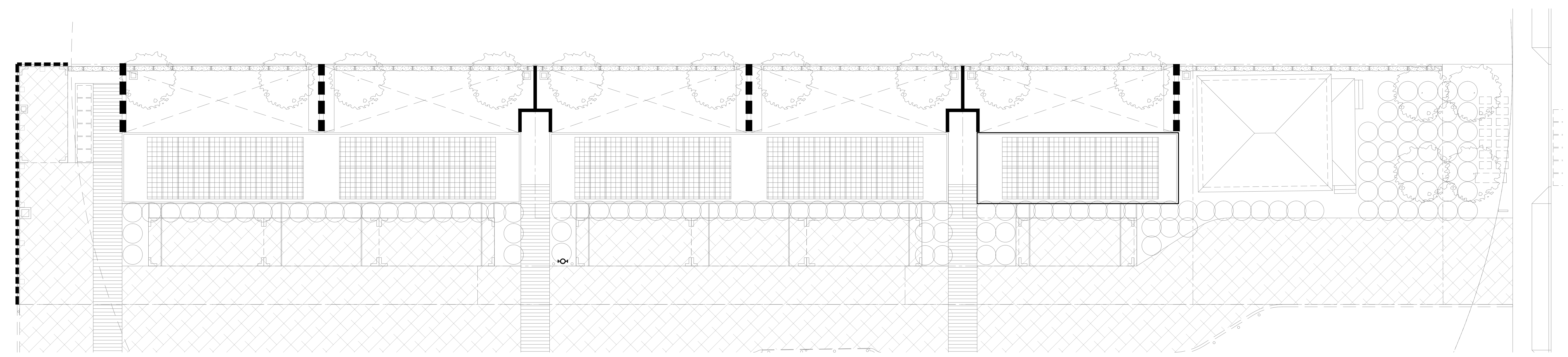
**DEER FENCE DETAIL**  
 SCALE: 1" = 1'-0" **4**



**4X8 CLAPBOARD POST FENCE**  
 SCALE: 1" = 1'-0" **3**

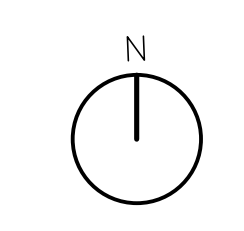


**4X4 CLAPBOARD POST FENCE**  
 SCALE: 1" = 1'-0" **2**



LEGEND

- 8' DEER FENCE WITH VINE PLANTING PER LANDSCAPE SPECIFICATIONS
- 4X8 POST AND CLAPBOARD FENCE (7' SOLID + 1' LATTICE)
- 4X4 POST AND CLAPBOARD FENCE (7' SOLID + 1' LATTICE)



**SITE FENCING PLAN**  
 SCALE: 3/32" = 1'-0" **1**

**1211 BROADWAY**  
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**SITE FENCING**

|        |          |
|--------|----------|
| SET:   | PLANNING |
| DATE:  | 12/2/19  |
| SCALE: | AS NOTED |
| DRAWN: | SSINAI   |

SHEET NO.  
**A0.8**



November 20, 2019

Memorandum

**Subject: 1211 Broadway, Sonoma, CA Cottage Unit**

Please note that it is the designer's intent to no longer relocate or alter the existing cottage unit at the above referenced project.

No new foundation will be constructed, and the existing foundation appeared to be suitable to remain, based on the structural as-built and assessment.

The cottage unit will remain on the existing foundation, with minimal intervention to the existing structural system, and with minimal repairs at the existing wall sills from the interior only as required to repair where needed.

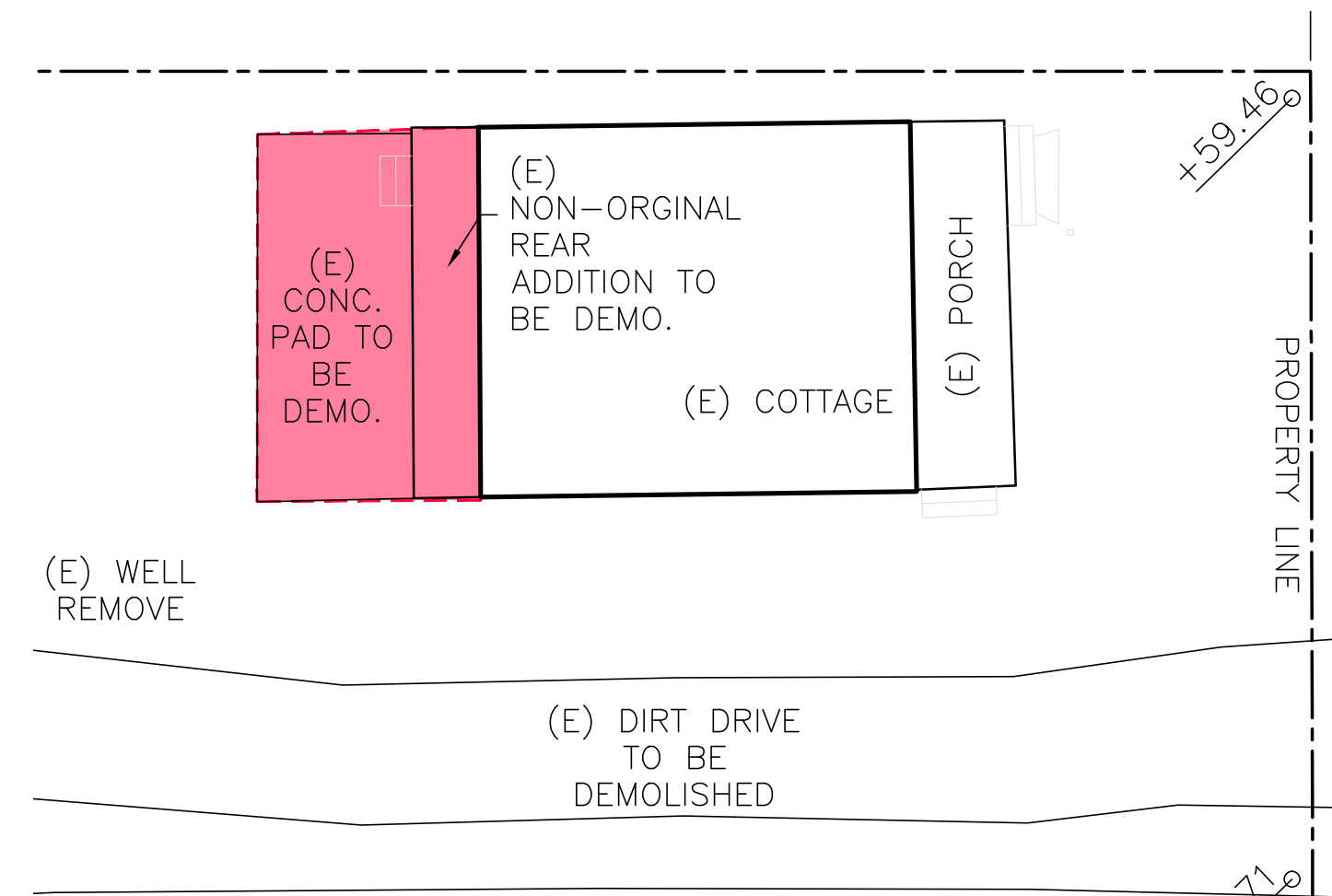
Please do not hesitate to get in touch if you have any questions.

Preston Nirattisai, M.S.C.E., P.E.  
CA License Number C85115



DESIGN EVEREST | 365 FLOWER LANE | MOUNTAIN VIEW, CA 94043  
PHONE: (888) 311-3015 | FAX: (650) 695-1801 | EMAIL: INFO@DESIGNEVEREST.COM

1



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

OWNER:  
SHAKRAM BIJAM  
T: 415.902.4212

ARCHITECT:  
STANLEY SAIKOWITZ/  
NATOMA ARCHITECTS INC.  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
DESIGN EVEREST  
425 1ST ST. 4904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
ADOBE ASSOCIATES INC  
1220 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
CHRISTOPHER YATES LANDSCAPE  
ARCHITECTURE  
1265 INDIANA ST, SAN  
FRANCISCO, CA 94107  
T: 415.926.5775

EXISTING COTTAGE FOUNDATION NOTES

4

COTTAGE LOCATION

3

COTTAGE DETAILS TO BE PRESERVED AND RE-PAINTED

2



ITEMS TO BE REMOVED FROM THE COTTAGE  
(INCLUDING NON-ORIGINAL REAR LEAN TO  
AND CONDUITS)

COTTAGE NON ORIGINAL REMOVE REFERENCE IMAGE

1

1211 BROADWAY  
1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
EXISTING COTTAGE  
REPAIR

SET: PLANNING

DATE: 12/2/19

SCALE: AS NOTED

DRAWN: SSINAI

SHEET NO.

A0.9



|            |          |
|------------|----------|
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| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

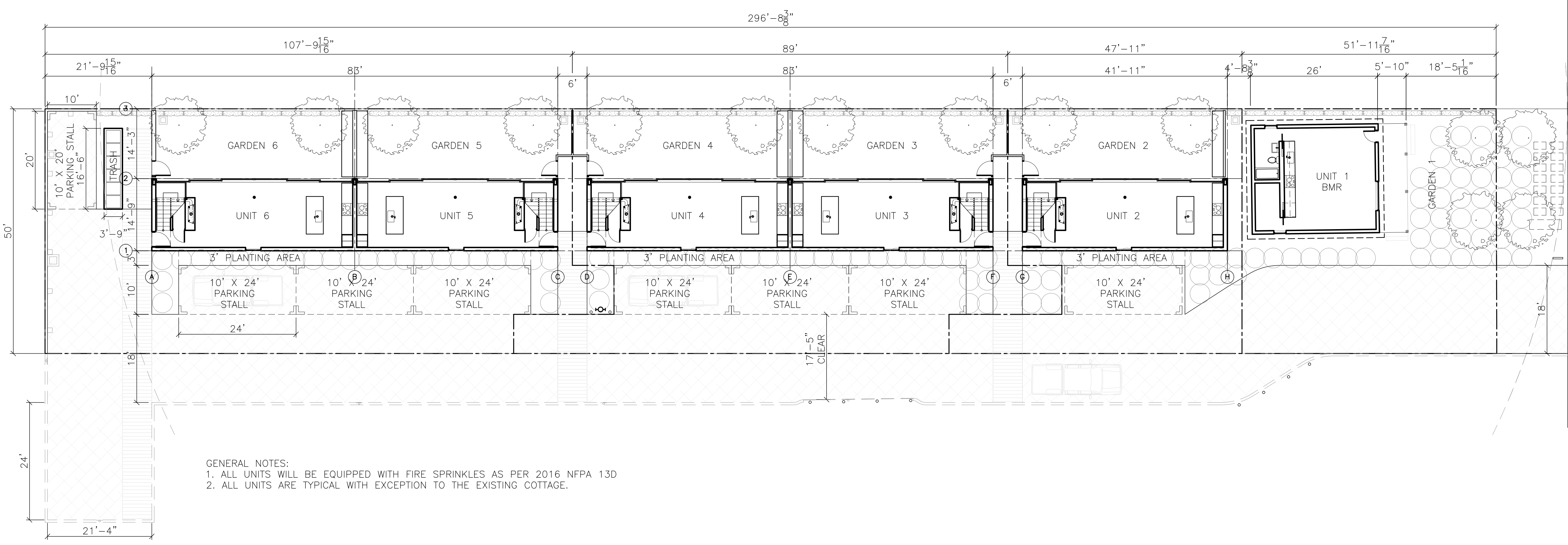
OWNER:  
**SHAHAM BIJAM**  
 T: 415.902.4212

ARCHITECT:  
**STANLEY SAIHOWITZ / NATOMA ARCHITECTS INC.**  
 1022 NATOMA STREET, NO. 3  
 SAN FRANCISCO, CA 94103  
 T: 415.626.8977

STRUCTURAL:  
**DESIGN EVERETT**  
 425 1ST ST. #904  
 SAN FRANCISCO, CA 94105  
 T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
 1230 N. DUTTON AVE  
 SANTA ROSA, CA 95401  
 T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
 1265 INDIANA ST., SAN FRANCISCO, CA 94107  
 T: 415.926.5775



GENERAL NOTES:  
 1. ALL UNITS WILL BE EQUIPPED WITH FIRE SPRINKLES AS PER 2016 NFPA 13D  
 2. ALL UNITS ARE TYPICAL WITH EXCEPTION TO THE EXISTING COTTAGE.

# 1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**GROUND FLOOR PLAN**

|        |             |
|--------|-------------|
| SET:   | PLANNING    |
| DATE:  | 12/2/19     |
| SCALE: | 3/32"=1'-0" |
| DRAWN: | SSINAI      |

SHEET NO.  
**A1.1**



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

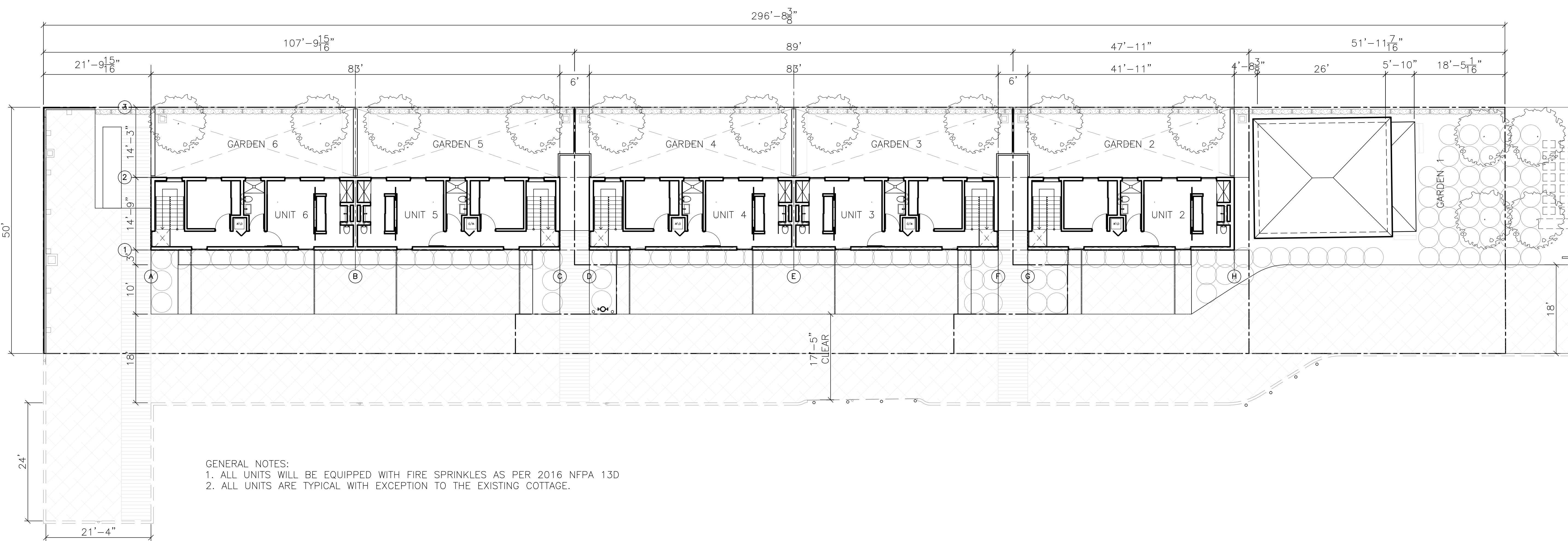
OWNER:  
SHAHRAM BIJAM  
T: 415.902.4212

ARCHITECT:  
STANLEY SAIHOWITZ/  
NATOMA ARCHITECTS INC.  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
DESIGN EVERETT  
425 1ST ST. #904  
SAN FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
ADOBE ASSOCIATES INC  
1230 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
CHRISTOPHER YATES LANDSCAPE  
ARCHITECTURE  
1265 INDIANA ST, SAN  
FRANCISCO, CA 94107  
T: 415.926.5775



GENERAL NOTES:  
1. ALL UNITS WILL BE EQUIPPED WITH FIRE SPRINKLES AS PER 2016 NFPA 13D  
2. ALL UNITS ARE TYPICAL WITH EXCEPTION TO THE EXISTING COTTAGE.

**1211 BROADWAY**  
1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**SECOND FLOOR PLAN**

SET: PLANNING  
DATE: 12/2/19  
SCALE: 3/32"=1'-0"  
DRAWN: SSINAI

SHEET NO.

**A1.2**

**LEVEL 2 FLOOR PLAN**

**1**



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |
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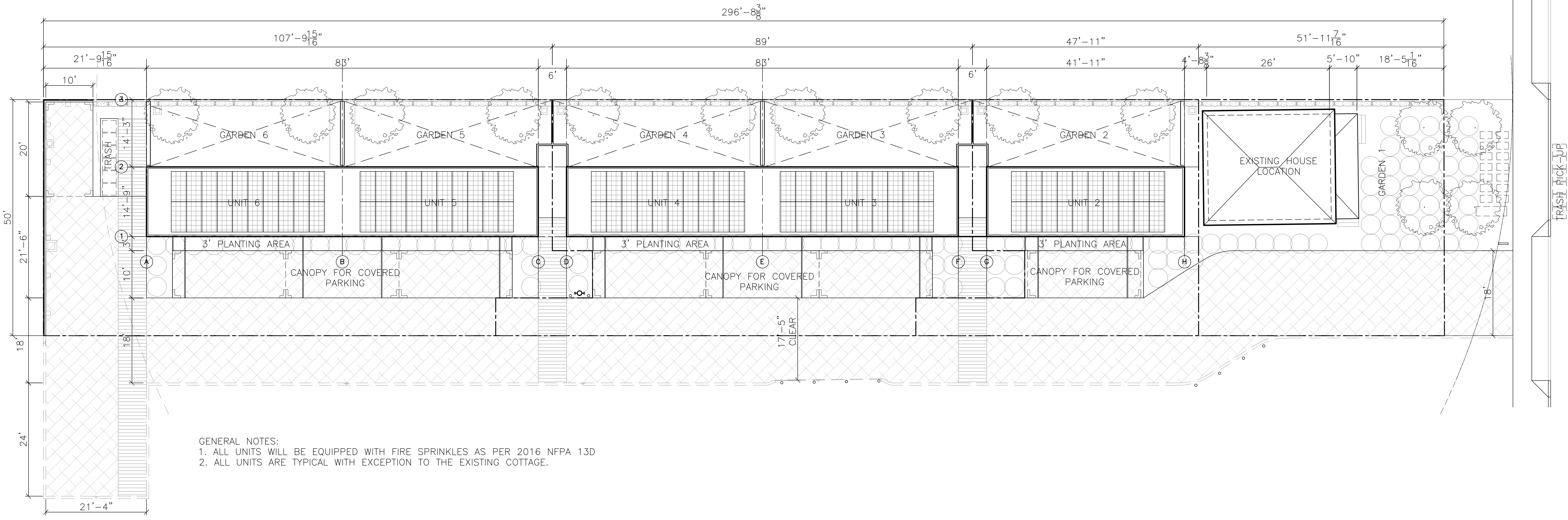
OWNER:  
**SHAHRAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SAIKOWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

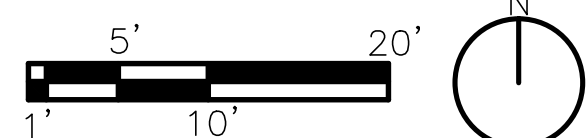
STRUCTURAL:  
**DESIGN EVERETT**  
425 1ST ST. #904  
SAN FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
1230 N. DUTTON AVE.  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1265 INDIANA ST., SAN FRANCISCO, CA 94107  
T: 415.926.5775



GENERAL NOTES:  
1. ALL UNITS WILL BE EQUIPPED WITH FIRE SPRINKLES AS PER 2016 NFPA 13D  
2. ALL UNITS ARE TYPICAL WITH EXCEPTION TO THE EXISTING COTTAGE.



# 1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**ROOF PLAN**

SET: PLANNING  
DATE: 12/2/19  
SCALE: 3/32"=1'-0"  
DRAWN: SSINAI

SHEET NO.  
**A1.3**



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

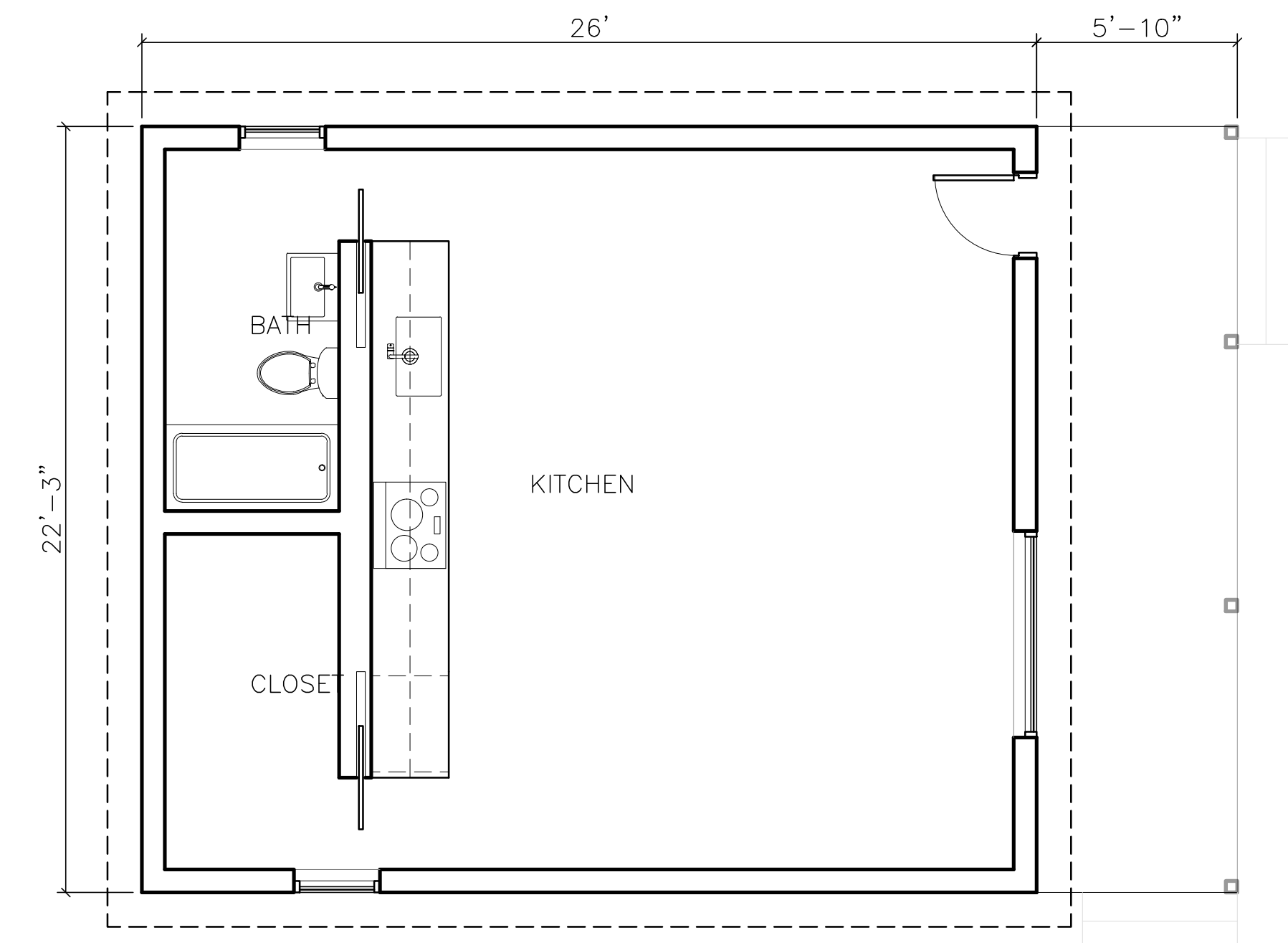
OWNER:  
**SHAHRAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SAITOWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

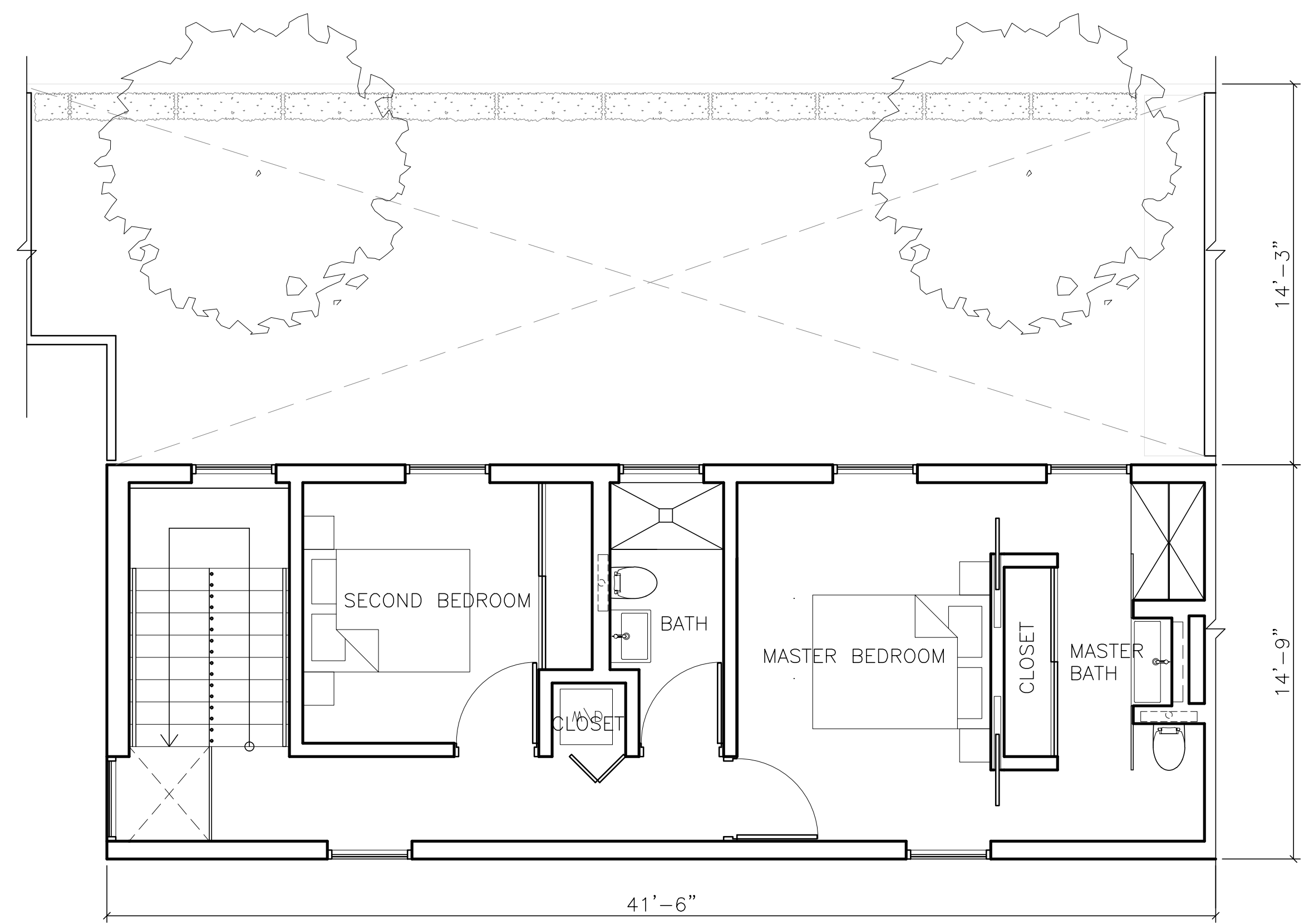
STRUCTURAL:  
**DESIGN EVERETT**  
425 1ST ST., 4904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
1230 N. DUTTON AVE.  
SANTA ROSA, CA 95401  
T: 707.541.2300

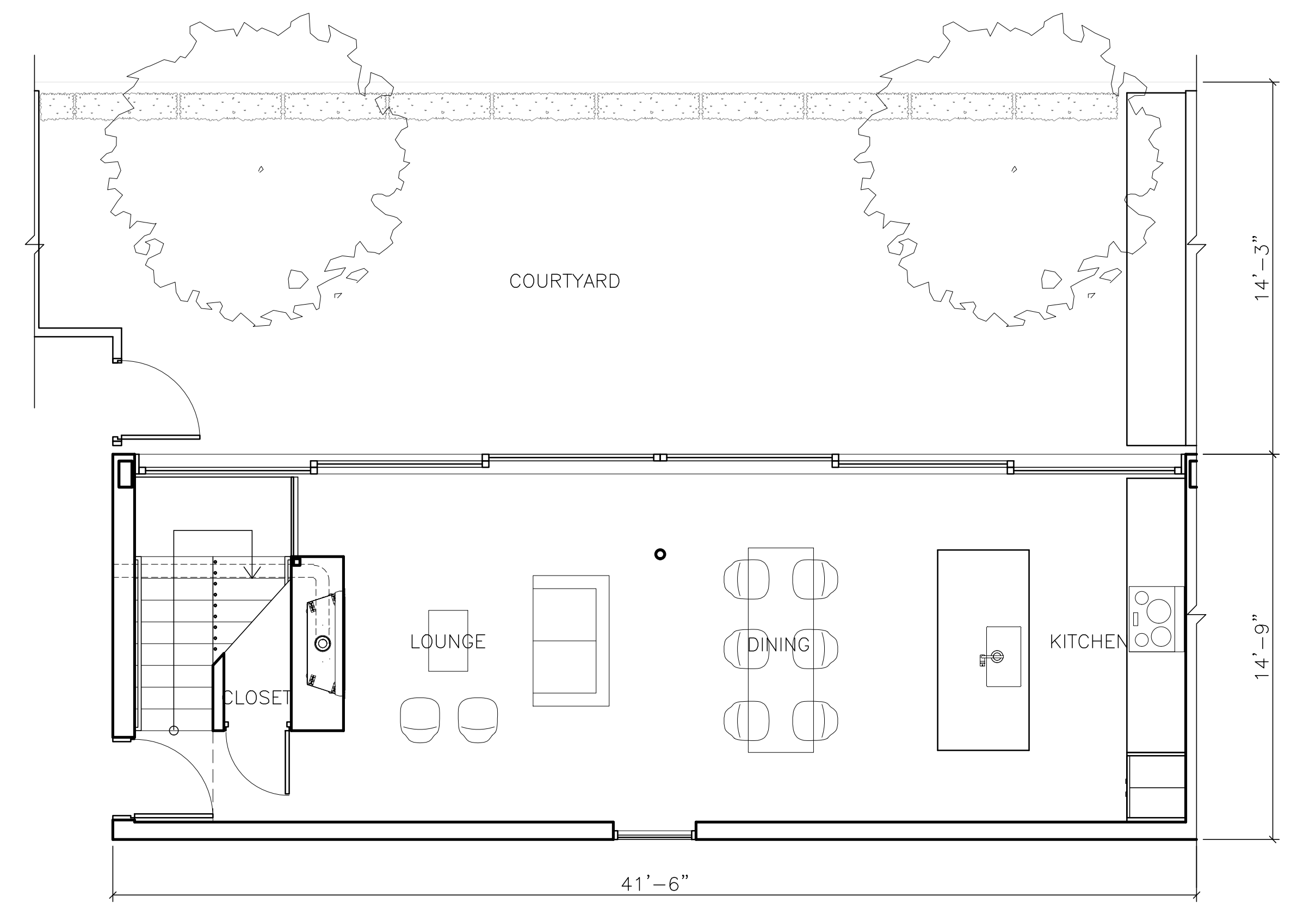
LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1265 INDIANA ST., SAN FRANCISCO, CA 94107  
T: 415.926.5775



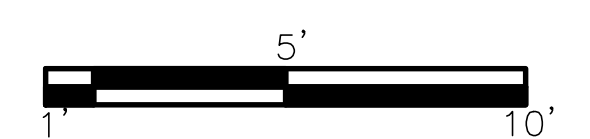
COTTAGE PLAN 3



LEVEL 2 UNIT PLAN 2



GROUND FLOOR UNIT PLAN 1



**1211 BROADWAY**  
1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**UNIT PLANS**

|        |            |
|--------|------------|
| SET:   | PLANNING   |
| DATE:  | 12/2/19    |
| SCALE: | 1/4"=1'-0" |
| DRAWN: | SSINAI     |

SHEET NO.  
**A1.4**



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |
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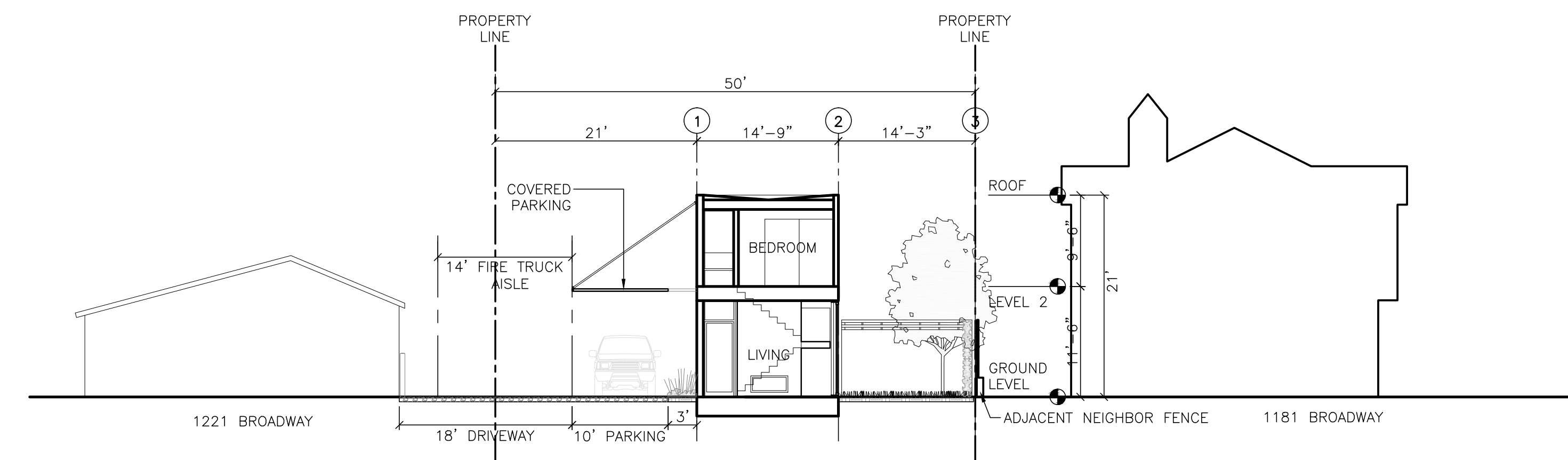
OWNER:  
**SHAHRAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SAIKOWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

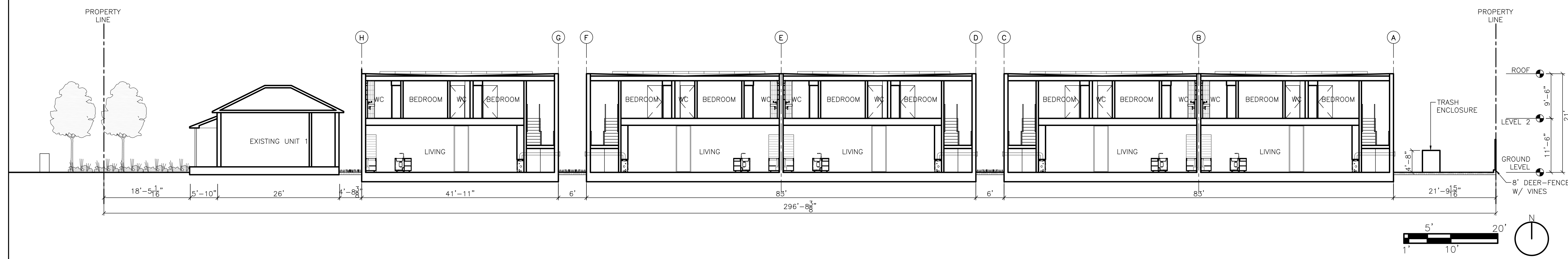
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425 1ST ST., 4904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
1230 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1265 INDIANA ST., SAN  
FRANCISCO, CA 94107  
T: 415.926.5775



**EAST-WEST SECTION 2**



**NORTH-SOUTH SECTION 1**

**1211 BROADWAY**  
1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**SECTIONS**

SET: PLANNING  
DATE: 12/2/19  
SCALE: 3/32"=1'-0"  
DRAWN: **SSINAI**

SHEET NO.  
**A2.1**



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

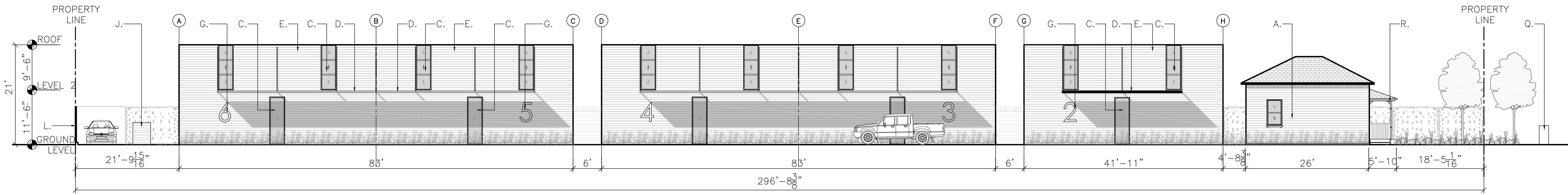
OWNER:  
**SHAHRAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SAIKOWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

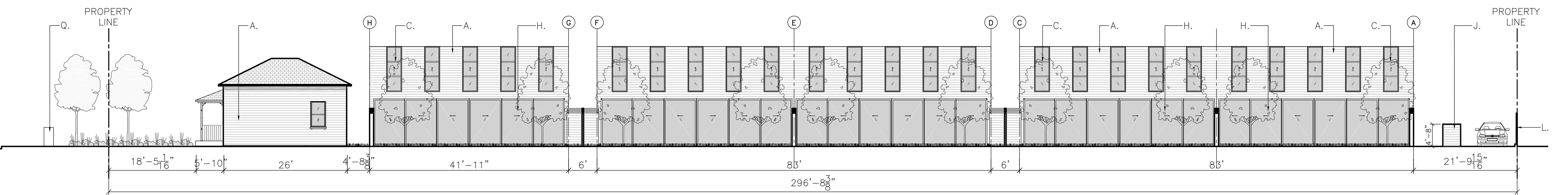
STRUCTURAL:  
**DESIGN EVERETT**  
425 1ST ST., 4904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
1220 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1265 INDIANA ST, SAN FRANCISCO, CA 94107  
T: 415.926.5775



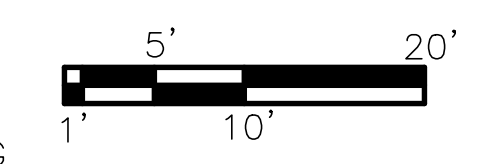
**SOUTH ELEVATION 2**



**NORTH ELEVATION 1**

**ELEVATION LEGEND:**

- A. 113 YEAR OLD HOUSE FULLY REPAIRED TO SECRETARY OF INTERIOR STANDARDS
- C. ALUM. FRAMED VERTICAL WINDOWS (BLACK ANODIZED FRAME)
- D. ALUM. STEEL PERFORATED PLANK (PAINTED WHITE)
- E. CLAPBOARD SIDING TO MATCH ORIGINAL HOUSE (PAINTED WHITE)
- G. CAST ALUM. ADDRESS ID
- H. ALUM. TRIPLE SLIDING GLASS WINDOWS (BLACK ANODIZED FRAME)
- J. CLAPBOARD SIDING TRASH ENCLOSURE (PAINTED WHITE)
- I. CLAPBOARD SIDING 4X8 FENCE (PAINTED WHITE)
- K. CLAPBOARD SIDING 4X4 FENCE (PAINTED WHITE)
- L. 8' DEER FENCE W/VINES
- M. ADJACENT NEIGHBOR FENCE
- N. 3' SEPARATION PLANTING STRIP
- O. 6" BOLLARDS
- P. EXISTING ADDRESS LETTERING W/ ADDITIONAL UNIT NUMBER
- Q. COMPLEX DIRECTORY PER OFC 505.1.4
- R. EXISTING VICTORIAN SCROLLS AND TRIM PAINTED SW SEARCHING
- S. HUCKLEBERRY SHRUBS



**1211 BROADWAY**  
1211 BROADWAY, SONOMA, CA, 95476

**TITLE: ELEVATIONS**

|        |             |
|--------|-------------|
| SET:   | PLANNING    |
| DATE:  | 12/2/19     |
| SCALE: | 3/32"=1'-0" |
| DRAWN: | SSINAI      |

SHEET NO.  
**A3.1**



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |

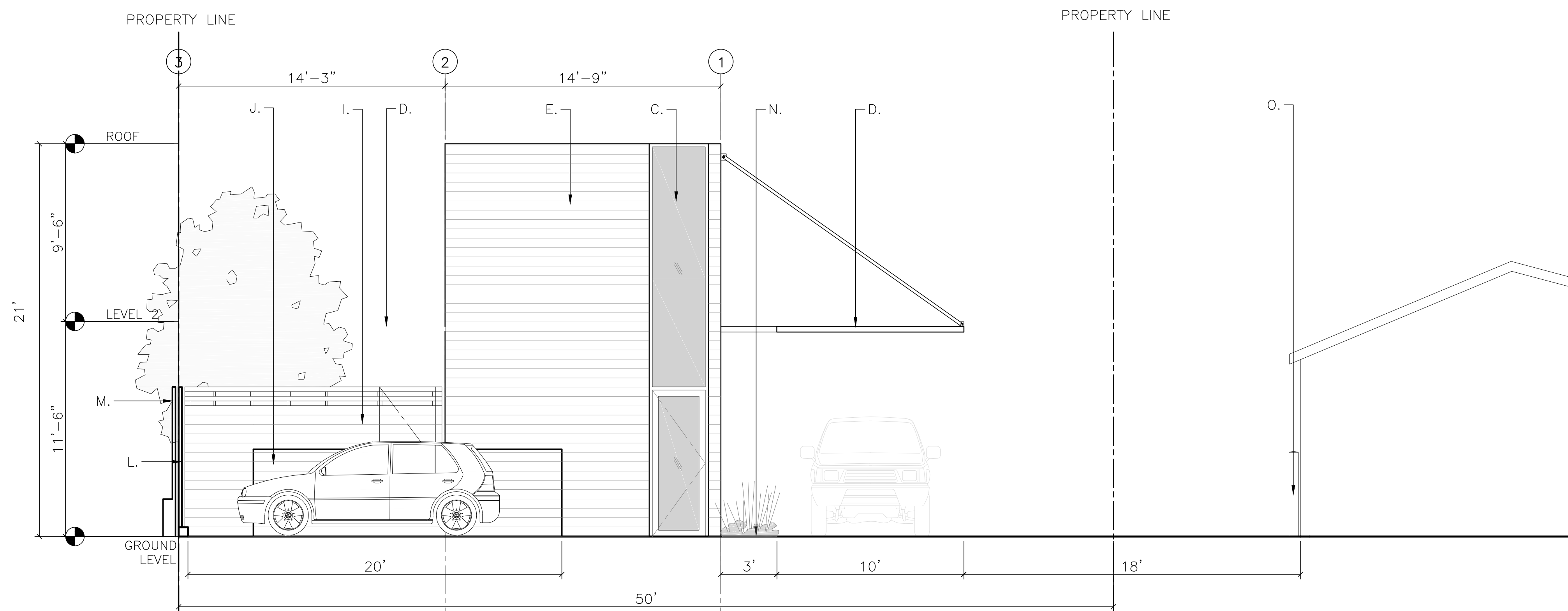
OWNER:  
SHAKRAM BIJAM  
T: 415.902.4212

ARCHITECT:  
STANLEY SAIKOWITZ/  
NATOMA ARCHITECTS INC.  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

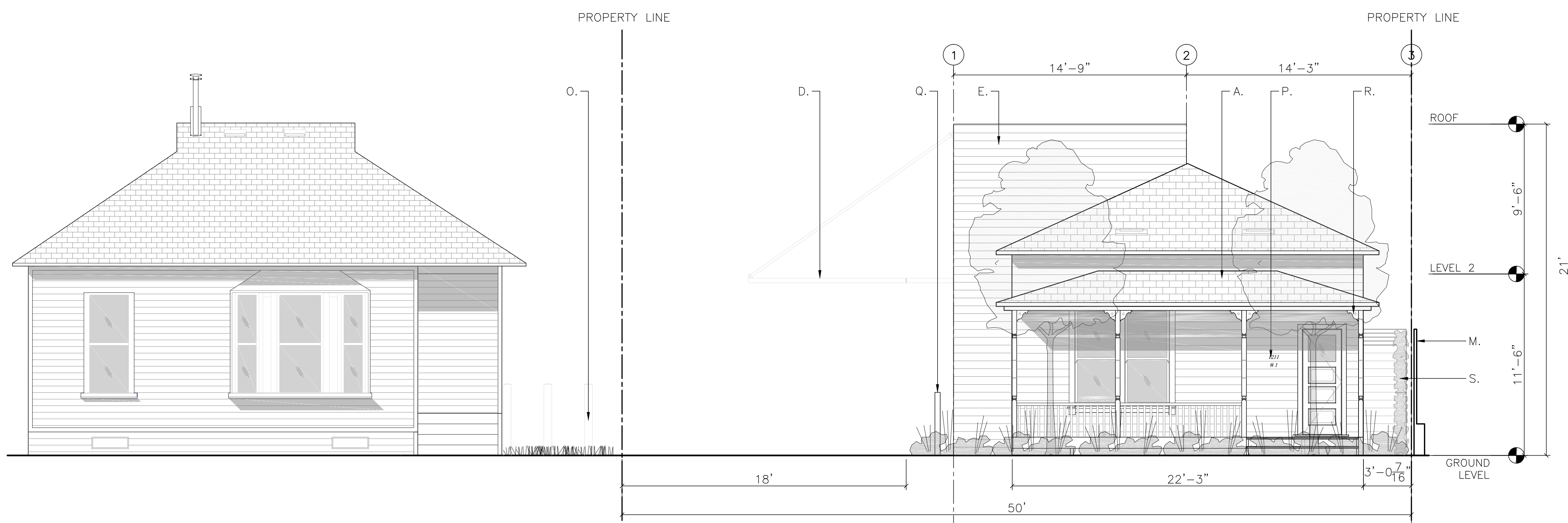
STRUCTURAL:  
DESIGN EVERETT  
425 1ST ST. 4904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
ADOBE ASSOCIATES INC  
1230 N. DUTTON AVE  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
CHRISTOPHER YATES LANDSCAPE  
ARCHITECTURE  
1265 INDIANA ST, SAN  
FRANCISCO, CA 94107  
T: 415.926.5775

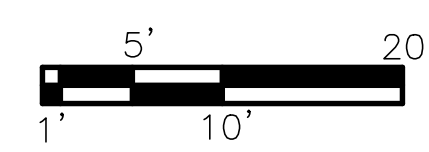


WEST ELEVATION 2



ELEVATION LEGEND:

- A. 113 YEAR OLD HOUSE FULLY REPAIRED TO SECRETARY OF INTERIOR STANDARDS
- C. ALUM. FRAMED VERTICAL WINDOWS (BLACK ANODIZED FRAME)
- D. ALUM. STEEL PERFORATED PLANK (PAINTED WHITE)
- E. CLAPBOARD SIDING TO MATCH ORIGINAL HOUSE (PAINTED WHITE)
- G. CAST ALUM. ADDRESS ID
- H. ALUM. TRIPLE SLIDING GLASS WINDOWS (BLACK ANODIZED FRAME)
- J. CLAPBOARD SIDING TRASH ENCLOSURE (PAINTED WHITE)
- I. CLAPBOARD SIDING 4X8 FENCE (PAINTED WHITE)
- K. CLAPBOARD SIDING 4X4 FENCE (PAINTED WHITE)
- L. 8" DEER FENCE W/VINES
- M. ADJACENT NEIGHBOR FENCE
- N. 3" SEPARATION PLANTING STRIP
- O. 6" BOLLARDS
- P. EXISTING ADDRESS LETTERING W/ ADDITIONAL UNIT NUMBER
- Q. COMPLEX DIRECTORY PER CFC 505.1.4
- R. EXISTING VICTORIAN SCROLLS AND TRIM PAINTED SW SEARCHING
- S. HUCKLEBERRY SHRUBS



EAST ELEVATION 1

**1211 BROADWAY**  
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**ELEVATIONS**

SET: PLANNING  
DATE: 12/2/19  
SCALE: 1/4"=1'-0"

DRAWN: SSINAI

SHEET NO.  
**A3.2**



|            |          |
|------------|----------|
| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
| REVISION 4 | 11/19/19 |
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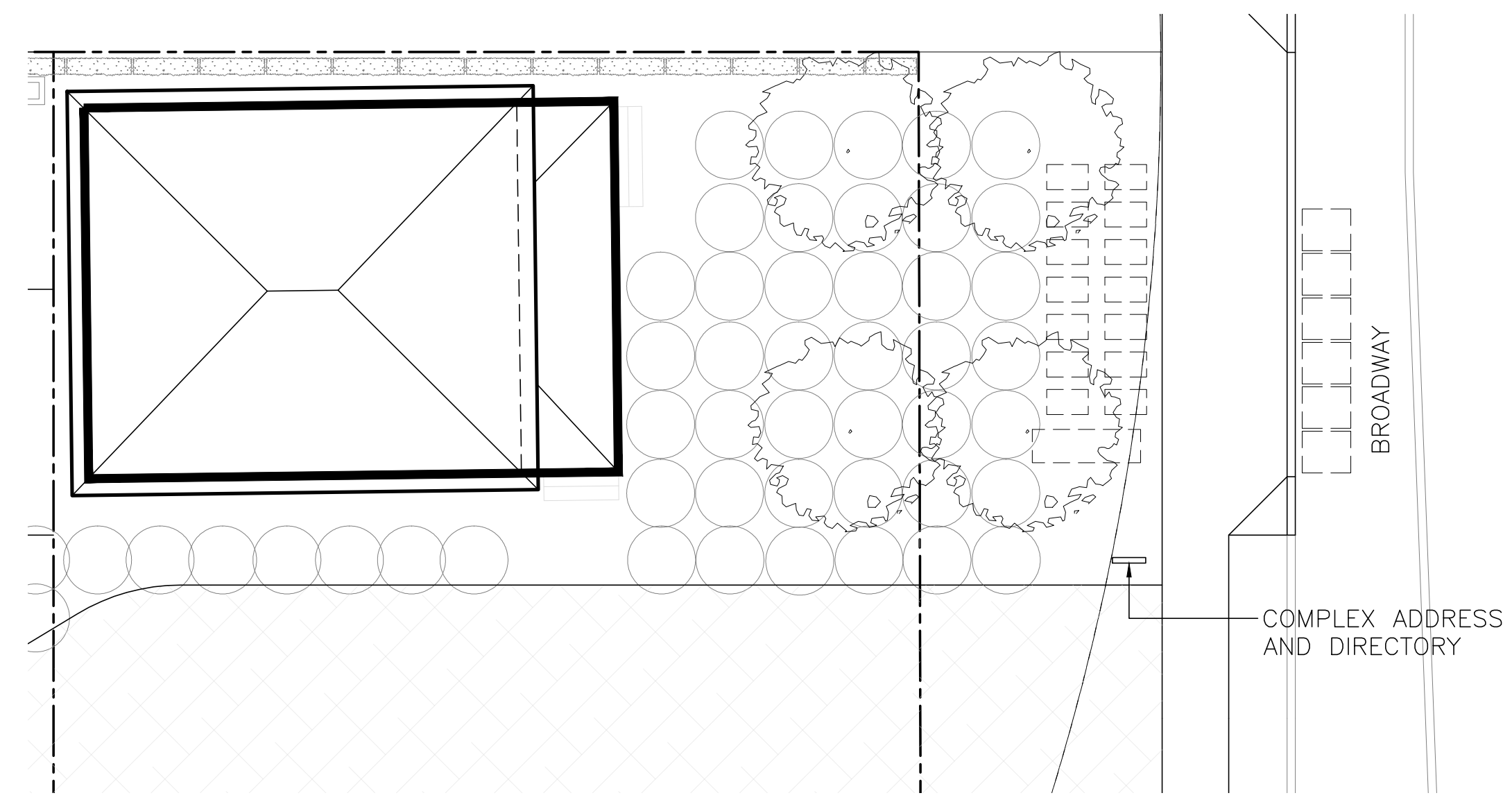
OWNER:  
**SHAHRAM BIJAM**  
T: 415.902.4212

ARCHITECT:  
**STANLEY SAIKOWITZ / NATOMA ARCHITECTS INC.**  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
**DESIGN EVERETT**  
425 1ST ST., 4904 SAN  
FRANCISCO, CA 94105  
T: 415.524.0246

CIVIL:  
**ADOBE ASSOCIATES INC**  
1230 N. DUTTON AVE.  
SANTA ROSA, CA 95401  
T: 707.541.2300

LANDSCAPE:  
**CHRISTOPHER YATES LANDSCAPE ARCHITECTURE**  
1265 INDIANA ST., SAN  
FRANCISCO, CA 94107  
T: 415.926.5775



LOCATION MAP 1

**1211 BROADWAY**  
1211 BROADWAY, SONOMA, CA, 95476

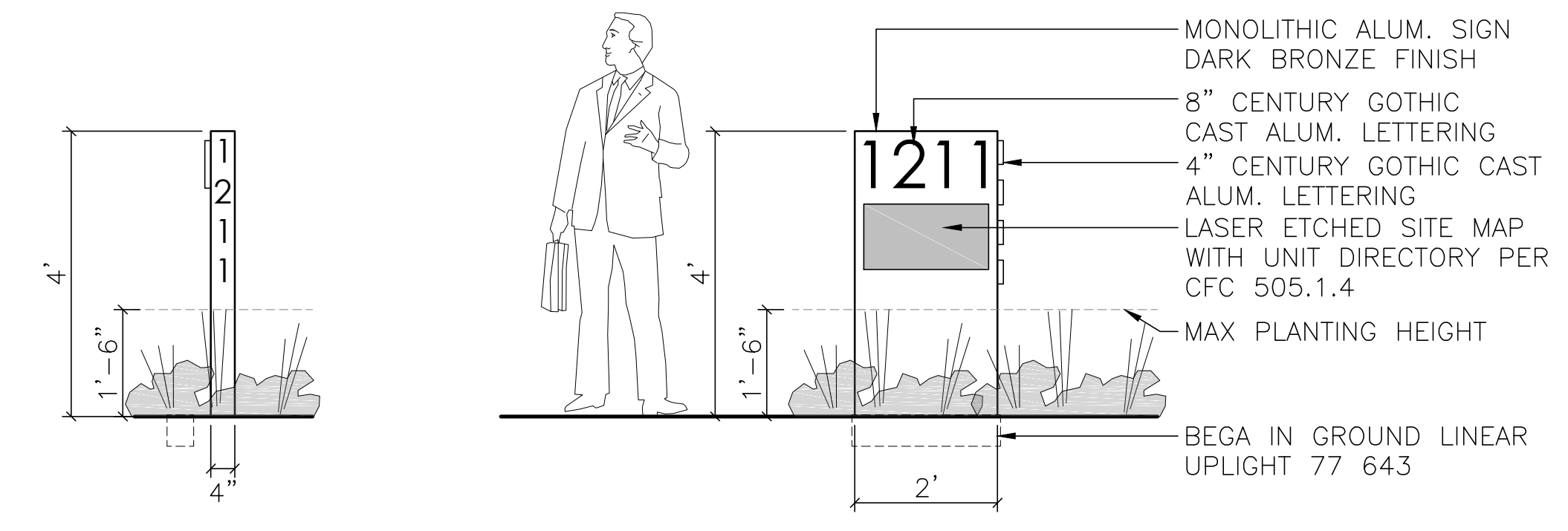
TITLE:  
**SIGN ELEVATION**

SET: PLANNING  
DATE: 12/2/19  
SCALE: 1/2"=1'-0"  
DRAWN: SSINAI

SHEET NO.  
**A3.3**



EXISTING COTTAGE ADDRESS ELEVATION 2



ADDRESS DIRECTORY ELEVATIONS 1

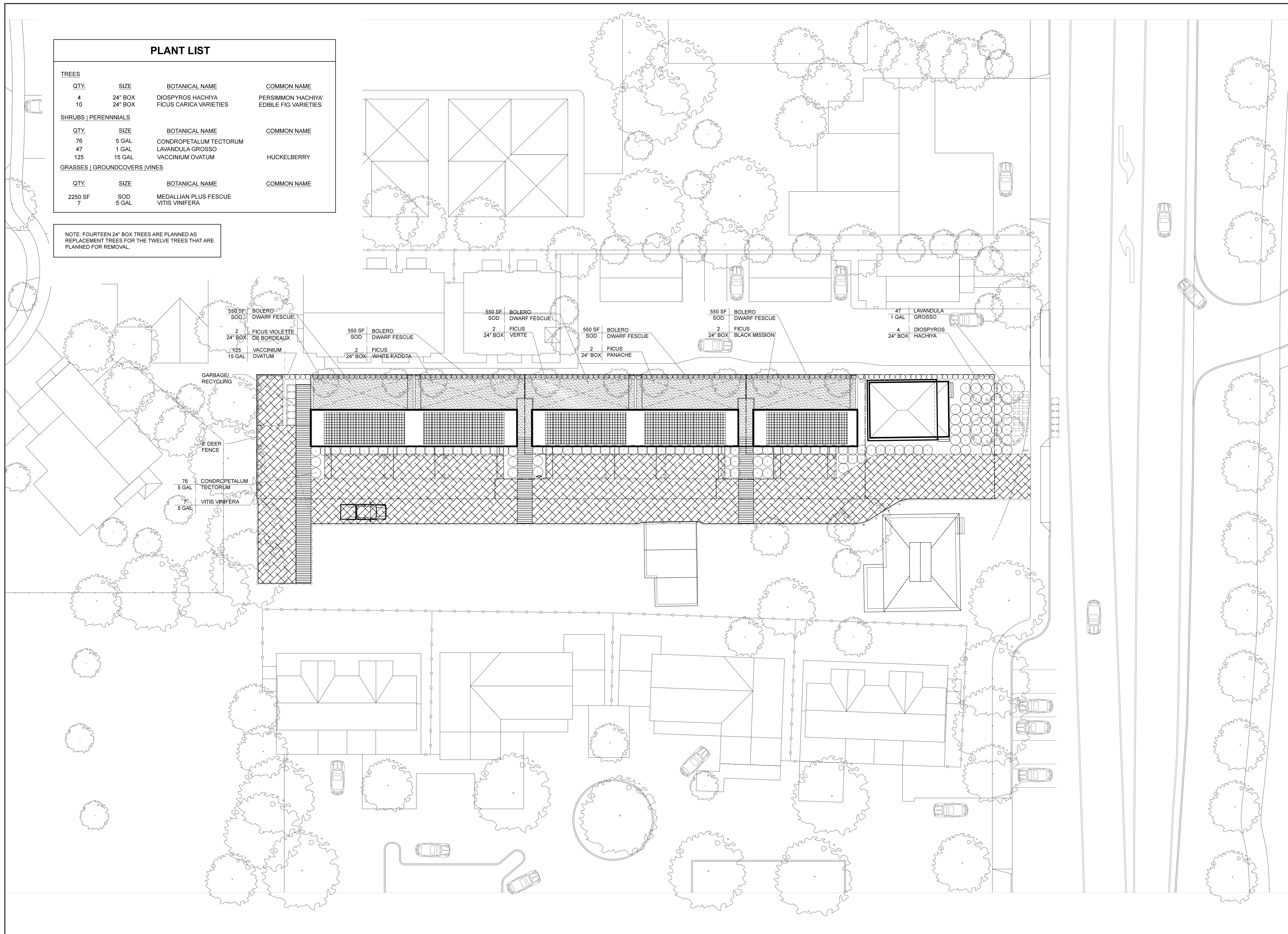


REVISION 1 06/23/19  
 REVISION 2 09/18/19  
 REVISION 3 10/3/19

**PLANT LIST**

| TREES                          |         |                        |                      |
|--------------------------------|---------|------------------------|----------------------|
| QTY.                           | SIZE    | BOTANICAL NAME         | COMMON NAME          |
| 4                              | 24" BOX | DIOSPYROS HACHIYA      | PERSIMMON 'HACHIYA'  |
| 10                             | 24" BOX | FICUS CARICA VARIETIES | EDIBLE FIG VARIETIES |
| SHRUBS   PERENNIALS            |         |                        |                      |
| QTY.                           | SIZE    | BOTANICAL NAME         | COMMON NAME          |
| 76                             | 5 GAL   | CONDROPETALUM TECTORUM |                      |
| 47                             | 1 GAL   | LAVANDULA GROSSO       | HUCKELBERRY          |
| 125                            | 15 GAL  | VACCINIUM OVATUM       |                      |
| GRASSES   GROUNDCOVERS   VINES |         |                        |                      |
| QTY.                           | SIZE    | BOTANICAL NAME         | COMMON NAME          |
| 2250 SF                        | SOD     | MEDALLIAN PLUS FESCUE  |                      |
| 7                              | 5 GAL   | VITIS VINIFERA         |                      |

NOTE: FOURTEEN 24" BOX TREES ARE PLANNED AS REPLACEMENT TREES FOR THE TWELVE TREES THAT ARE PLANNED FOR REMOVAL.



OWNER:  
 SHAHRAM BIJAM  
 T: 415.902.4212

ARCHITECT:  
 STANLEY SAIOWITZ  
 NATOMA ARCHITECTS INC.  
 1022 NATOMA STREET, NO. 3  
 SAN FRANCISCO, CA 94103  
 T: 415.626.8977

STRUCTURAL:  
 DESIGN EVEREST  
 425 1ST ST, 4904 SAN  
 FRANCISCO, CA 94105  
 T: 415.524.0246

CIVIL:  
 ADOBE ASSOCIATES INC  
 1220 N. DUTTON AVE  
 SANTA ROSA, CA 95401  
 T: 707.541.2300

LANDSCAPE:  
 FIELD LANDSCAPE  
 ARCHITECTURE  
 1265 INDIANA ST, SAN  
 FRANCISCO, CA 94107  
 T: 415.926.5775

**1211 BROADWAY**  
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
 LANDSCAPE  
 PLAN

SET: PLANNING  
 DATE: 10/3/19  
 SCALE: 1/16" = 1'-0"  
 DRAWN: SSINAI

SHEET NO.

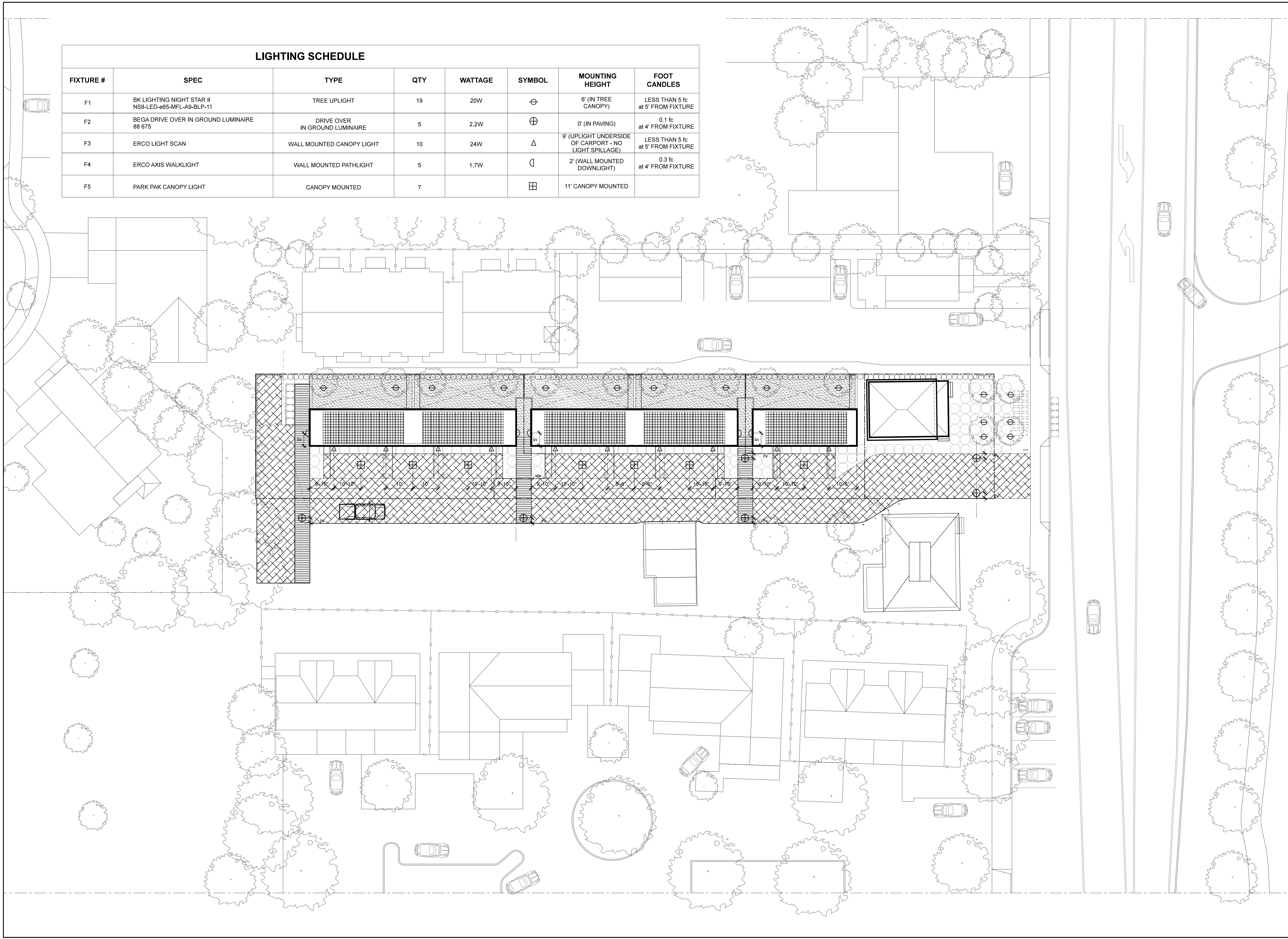
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REVISION 1 06/23/19  
 REVISION 2 09/18/19  
 REVISION 3 10/3/19

**LIGHTING SCHEDULE**

| FIXTURE # | SPEC  | TYPE                           | QTY | WATTAGE | SYMBOL | MOUNTING HEIGHT                                       | FOOT CANDLES                         |
|-----------|---|--------------------------------|-----|---------|--------|---|--------------------------------------|
| F1        | BK LIGHTING NIGHT STAR II<br>NSII-LED-e65-MFL-A9-BLP-11 | TREE UPLIGHT                   | 19  | 20W     | ⊖      | 6' (IN TREE CANOPY)                                   | LESS THAN 5 fc<br>at 5' FROM FIXTURE |
| F2        | BEGA DRIVE OVER IN GROUND LUMINAIRE<br>88 675           | DRIVE OVER IN GROUND LUMINAIRE | 5   | 2.2W    | ⊕      | 0' (IN PAVING)  | 0.1 fc<br>at 4' FROM FIXTURE         |
| F3        | ERCO LIGHT SCAN   | WALL MOUNTED CANOPY LIGHT      | 10  | 24W     | △      | 9' (UPLIGHT UNDERSIDE OF CARPORT - NO LIGHT SPILLAGE) | LESS THAN 5 fc<br>at 5' FROM FIXTURE |
| F4        | ERCO AXIS WALKLIGHT                                     | WALL MOUNTED PATHLIGHT         | 5   | 1.7W    | ∩      | 2' (WALL MOUNTED DOWNLIGHT)                           | 0.3 fc<br>at 4' FROM FIXTURE         |
| F5        | PARK PAK CANOPY LIGHT                                   | CANOPY MOUNTED                 | 7   |         | ⊞      | 11' CANOPY MOUNTED                                    |                                      |



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 SAN FRANCISCO, CA 94103  
 T: 415.626.8977

STRUCTURAL:  
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 FRANCISCO, CA 94105  
 T: 415.524.0246

CIVIL:  
 ADOBE ASSOCIATES INC  
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 SANTA ROSA, CA 95401  
 T: 707.541.2300

LANDSCAPE:  
 FIELD LANDSCAPE  
 ARCHITECTURE  
 1265 INDIANA ST, SAN  
 FRANCISCO, CA 94107  
 T: 415.926.5775

**1211 BROADWAY**  
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**LANDSCAPE  
 LIGHTING PLAN**

SET: PLANNING  
 DATE: 10/3/19  
 SCALE: 1/16" = 1'-0"  
 DRAWN: SSINAI

SHEET NO.  
**L2.0**



REVISION 1 06/23/19  
 REVISION 2 09/18/19  
 REVISION 3 10/3/19

OWNER:  
 SHAHRAM BIJAM  
 T: 415.902.4212

ARCHITECT:  
 STANLEY SAIOWITZ  
 NATOMA ARCHITECTS, INC.  
 1022 NATOMA STREET, NO. 3  
 SAN FRANCISCO, CA 94103  
 T: 415.626.8977

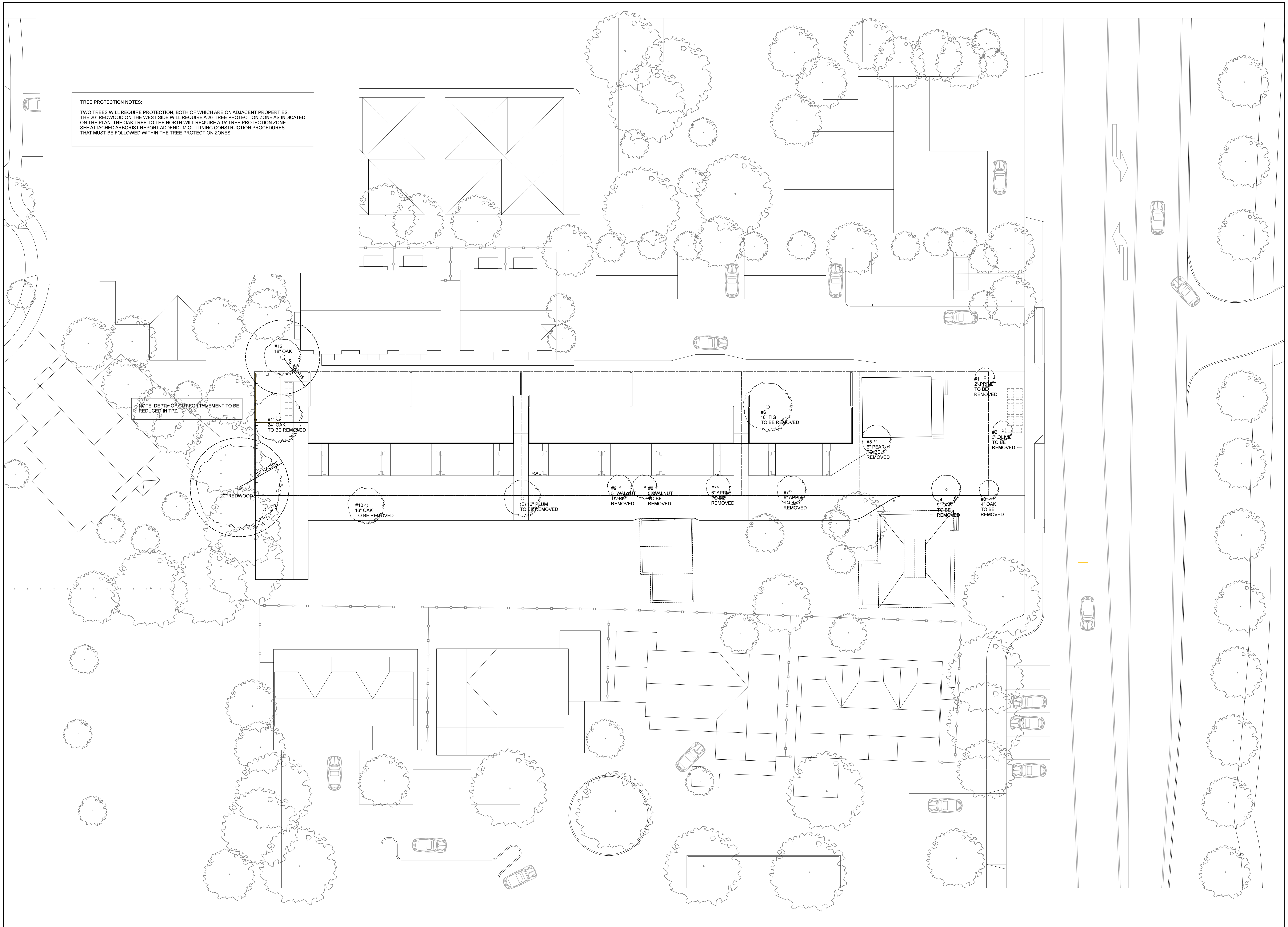
STRUCTURAL:  
 DESIGN EVEREST  
 425 1ST ST, 4904 SAN  
 FRANCISCO, CA 94105  
 T: 415.524.0246

CIVIL:  
 ADORE ASSOCIATES INC  
 1220 N. DUTTON AVE  
 SANTA ROSA, CA 95401  
 T: 707.541.2300

LANDSCAPE:  
 FIELD LANDSCAPE  
 ARCHITECTURE  
 1265 INDIANA ST, SAN  
 FRANCISCO, CA 94107  
 T: 415.926.5775

**TREE PROTECTION NOTES:**  
 TWO TREES WILL REQUIRE PROTECTION, BOTH OF WHICH ARE ON ADJACENT PROPERTIES. THE 20" REDWOOD ON THE WEST SIDE WILL REQUIRE A 20' TREE PROTECTION ZONE AS INDICATED ON THE PLAN. THE OAK TREE TO THE NORTH WILL REQUIRE A 15' TREE PROTECTION ZONE. SEE ATTACHED ARBORIST REPORT ADDENDUM OUTLINING CONSTRUCTION PROCEDURES THAT MUST BE FOLLOWED WITHIN THE TREE PROTECTION ZONES.

NOTE: DEPTH OF CUT FOR PAVEMENT TO BE REDUCED IN TPZ



# 1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**TREE PROTECTION/  
 REMOVAL PLAN**

SET: PLANNING  
 DATE: 10/3/19  
 SCALE: 1/16" = 1'-0"  
 DRAWN: SSINAI

SHEET NO.  
**L3.0**



|            |          |
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| REVISION 1 | 06/23/19 |
| REVISION 2 | 09/18/19 |
| REVISION 3 | 10/3/19  |
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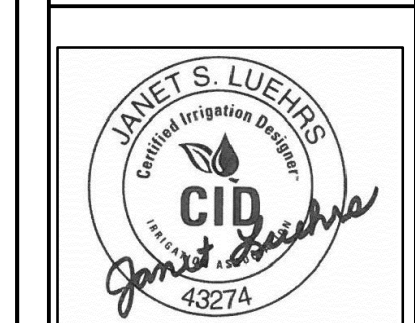
OWNER:  
**SHAHAM BIJAM**  
 T: 415.902.4212

ARCHITECT:  
**STANLEY SAIOWITZ**  
**NATOMA ARCHITECTS INC.**  
 1022 NATOMA STREET, NO. 3  
 SAN FRANCISCO, CA 94103  
 T: 415.626.8977

STRUCTURAL:  
**DESIGN EVEREST**  
 425 1ST ST, 4904 SAN  
 FRANCISCO, CA 94105  
 T: 415.524.0246

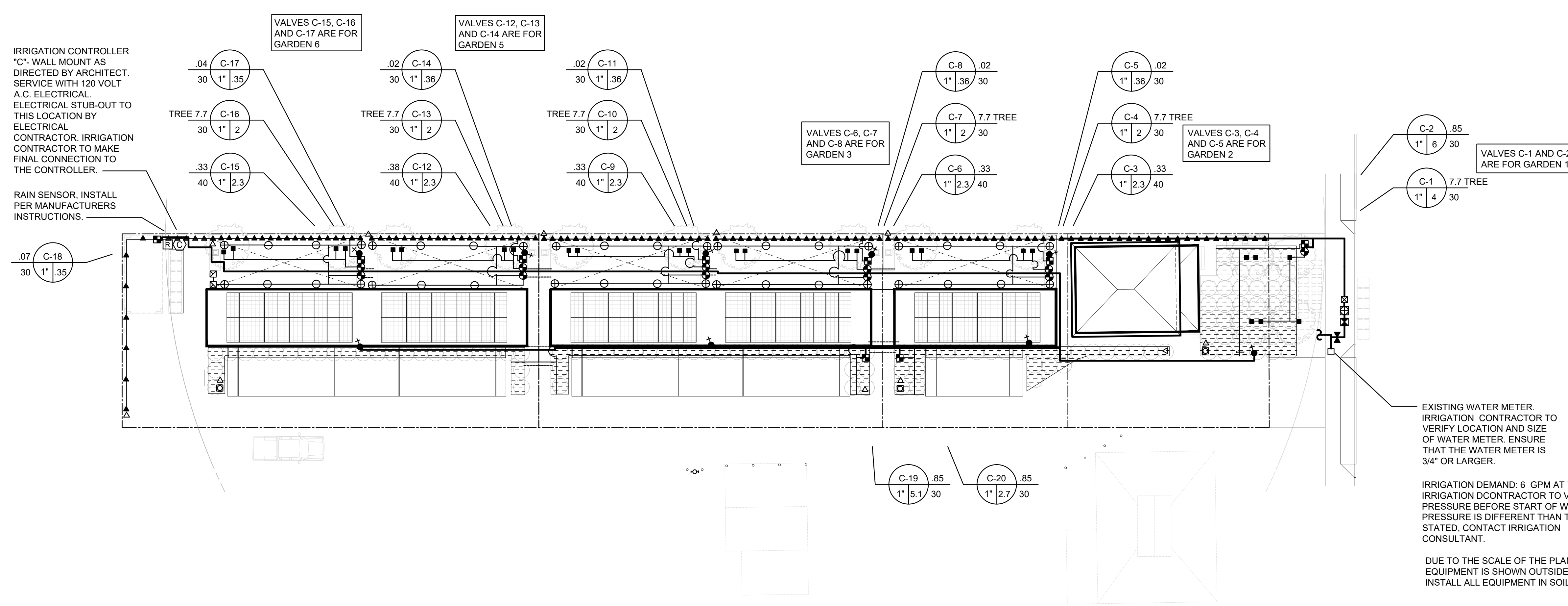
CIVIL:  
**ADOBE ASSOCIATES INC**  
 1220 N. DUTTON AVE.  
 SANTA ROSA, CA 95401  
 T: 707.541.2300

LANDSCAPE:  
**FIELD LANDSCAPE ARCHITECTURE**  
 1265 INDIANA ST, SAN  
 FRANCISCO, CA 94107  
 T: 415.926.5775



**LATERAL LINE SIZING CHART**

| SPRINKLER TYPE         | GALLONS PER MINUTE | PIPE SIZE |
|------------------------|--------------------|-----------|
| MP ROTATORS & BUBBLERS | 1-8                | 3/4"      |
|                        | 9-15               | 1"        |
|                        | 16-25              | 1 1/4"    |
|                        | 26-32              | 1 1/2"    |
|                        | 33-UP              | 2"        |



**1211 BROADWAY**  
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
**IRRIGATION PLAN**

|        |               |
|--------|---------------|
| SET:   | PLANNING      |
| DATE:  | 10/3/19       |
| SCALE: | 1/16" = 1'-0" |
| DRAWN: | SS/NAI        |

SHEET NO.

**11.0**

**BROOKWATER**  
 IRRIGATION DESIGN CONSULTANTS  
 P.O. BOX 1967  
 GARDNERVILLE, NV 89410  
 TEL 775.266.3589 CELL 510.816.1796  
 E-MAIL ANN@BROOKWATER.COM



IRRIGATION NOTES

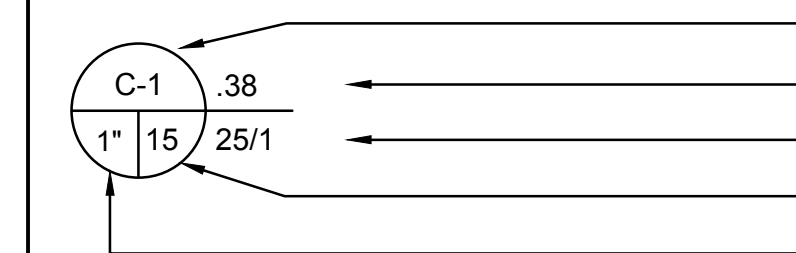
- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
- SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- INSTALL THREE (3) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)
- INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, USE POP-UP SPRINKLER MODELS WITH INTEGRAL CHECK VALVE OR A KING BROS. CV SERIES CHECK VALVE ON SHRUB RISERS IN LIEU OF SCHEDULE 80 COUPLING. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.
- LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. CONTRACTOR TO REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK. ADDITIONALLY, CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: 18 GPM at 75 PSI.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

DRIPLINE NOTES:

- PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
- INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN BIORETENTION/TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
- PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 750' OF TOTAL DRIPLINE PER ZONE.
- PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
- INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
- ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
- PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
  - 0-8 GPM - 3/4"
  - 8.1-15 GPM - 1"
  - 15.1-25 GPM - 1 1/4"
- FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
- STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
- THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
- IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
- RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

IRRIGATION LEGEND

| SYMBOL | MODEL NUMBER                   | DESCRIPTION   | PSI | FLOW RATE (GPM) | MAX. RADIUS | MAX. SPACING | DETAIL #         |
|--------|--------------------------------|---|-----|-----------------|-------------|--------------|------------------|
|        | PROS-06-PRS40-CV-MP2000-180-90 | HUNTER 6" POP-UP LAWN SPRAY W/MP ROTATOR  | 40  | .37, 19         | 14'         | 12.5'        | 14.0/19          |
|        | PROS-06-PRS40-CV-MP800SR-90    | HUNTER 6" POP-UP LAWN SPRAY W/MP ROTATOR  | 40  | .23             | 4'          | 10'          | 14.0/19          |
|        | T-DPC04-DC                     | TORO NGE PRESSURE COMPENSATING EMITTER  | 40  | 1 GPH           | -           | -            | 14.0/20, 21 & 22 |
|        | PCN-50                         | HUNTER PRESSURE COMPENSATING BUBBLER  | 30  | .5              | -           | -            | 13.0/12          |
|        | T-DL-MP9                       | TORO DL2000 POP-UP OPERATION INDICATOR  |     |                 |             |              | 14.0/16          |
|        | T-YD-500-34                    | TORO DL2000 AIR/VACUUM RELIEF VALVE   |     |                 |             |              | 14.0/18          |
|        | T-FCH-H-FIPT                   | TORO DL2000 FLUSHING VALVE  |     |                 |             |              | 14.0/17          |
|        | B-401-VBH                      | CHAMPION HOSE BIB/VACUUM BREAKER  |     |                 |             |              | 13.0/11          |
|        | P220-27-1" / LT-T SERIES       | TORO REMOTE CONTROL VALVE WITH PRESSURE REGULATION AND KBI PVC BALL VALVE   |     |                 |             |              | 13.0/6, 9 & 23   |
|        | DZK-700                        | TORO DRIP ZONE VALVE KIT (W/150 MESH SCREEN FILTER, PRE-SET 30 PSI REGULATOR/KBI PVC BALL VALVE (.10 TO 30 GPM))  |     |                 |             |              | 13.0/7, 9 & 23   |
|        | 2160-1"                        | GRISWOLD 1" MASTER VALVE (NORMALLY OPEN)  |     |                 |             |              | 13.0/4 & 23      |
|        | FSI-T10-00                     | CST 1" FLOW SENSOR  |     |                 |             |              | 13.0/5 & 23      |
|        | 975XL2-1"/GS-1                 | WILKINS LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER/GUARDSHACK ENCLOSURE  |     |                 |             |              | 13.0/1 & 2       |
|        | T-113-LF                       | NIBCO LEAD FREE GATE VALVE (LINE SIZE)  |     |                 |             |              | 13.0/10 & 23     |
|        | MC-30E/P-6B PEDESTAL           | IRRITROL 30 STATION CONTROLLER - WALL MOUNTED IN ENCLOSURE  |     |                 |             |              | 13.0/3           |
|        | CL-100-WIRELESS                | IRRITROL CLIMATE LOGIC WIRELESS WEATHER STATION   |     |                 |             |              | 14.0/15          |
|        |                                | CONTROLLER AND STATION NUMBER   |     |                 |             |              |                  |
|        |                                | APPLICATION RATE (INCHES)   |     |                 |             |              |                  |
|        |                                | OPERATING PRESSURE (PSI) or AIR RELIEF VALVE QUANTITY   |     |                 |             |              |                  |
|        |                                | APPROXIMATE GALLONS PER MINUTE  |     |                 |             |              |                  |
|        |                                | REMOTE CONTROL VALVE SIZE   |     |                 |             |              |                  |
|        |                                | MAIN LINE: ALL 1 1/2" - 1120-SCHEDULE 40 PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.   |     |                 |             |              | 13.0/8&9         |
|        |                                | LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.   |     |                 |             |              | 13.0/8&9         |
|        |                                | SUB-SURFACE DRIPLINE FOR BIORETENTION: TORO DL2000 RGP-212-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE TRI-LOC FITTINGS. 2" COVER. (12" EMITTER SPACING, .53 GPH PER EMITTER, 12" ROW SPACING). |     |                 |             |              | 14.0/13 & 14     |
|        |                                | SLEEVE (SL): ALL 6" - 1120-200 PSI PVC PLASTIC PIPE. 24" COVER.   |     |                 |             |              | 13.0/8&9         |
|        |                                | POTABLE WATER LINE  |     |                 |             |              |                  |



REVISION 2 11/02/18

OWNER:  
N/A  
ADDRESS:  
T:

ARCHITECT:  
STANLEY SAITOWITZ/  
NATOMA ARCHITECTS INC.  
1022 NATOMA STREET, NO. 3  
SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
N/A  
ADDRESS:  
T:



1211 BROADWAY  
1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
IRRIGATION  
LEGEND  
AND NOTES

SET: PLANNING  
COMMISSION

DATE: 02/07/19

SCALE:

DRAWN: CY  
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SHEET NO.

12.0



**Revised 1211 Broadway, Sonoma, CA**

**HYDROZONE SUMMARY**

| *Hydrozone Description          | Total Sq. Ft. | % of Landscape |
|---------------------------------|---------------|----------------|
| Cool Season Turf (CST)          | 0             | 0.0%           |
| Warm Season Turf (WST)          | 0             | 0.0%           |
| High Water Use Plants (HW)      | 0             | 0.0%           |
| Bioretention Plants (BR)        |               | 0.0%           |
| Medium Water Use Plants (MW)    | 289           | 5.5%           |
| Low Water Use Plants (LW)       | 4,929         | 94.5%          |
| Very Low Water Use Plants (VLW) | 0             | 0.0%           |
| Water Feature                   | 0             | 0.0%           |
| Special Landscape Area (SLA)    | 0             | 0.0%           |
| <b>TOTAL</b>                    | <b>5,218</b>  | <b>100.0%</b>  |

| **Irrigation Method       | Total Sq. Ft. | % of Landscape |
|---------------------------|---------------|----------------|
| Rotor (FC-R, PC-R)        | 0             | 0.0%           |
| Multi-Stream Rotator (MR) | 2,849         | 54.6%          |
| Spray (S)                 | 0             | 0.0%           |
| Bubbler (B)               | 175           | 3.4%           |
| Drip (D)                  | 621           | 11.9%          |
| In-Line Drip (DL)         | 1,573         | 30.1%          |
| Micro Spray (MS)          | 0             | 0.0%           |
| Other (O)                 | 0             | 0.0%           |
|                           | <b>5,218</b>  |                |

CITY OF  
Sonoma  
LANDSCAPE WATER USE STATEMENT

**PROJECT NAME:** Revised 1211 Broadway, Sonoma, CA  
**PROJECT ADDRESS:** 1211 Broadway, Sonoma, CA

**PREPARED BY:** JANET LUEHRS (CID, CLIA #43274)  
BROOKWATER INC., IRRIGATION CONSULTANTS  
480 SAINT JOHN STREET, SUITE 220  
PLEASANTON, CA 94566  
925-855-0417  
925-855-0357 (FAX)  
Janet@Brookwater.com (e-mail)  
ann@brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Janet Luehrs*

---

**PART ONE**      **MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

MAWA = ETo x .62 x [(ETAF x HA) + ((1-ETAF) x SLA)]

|                                     |                                |
|-------------------------------------|--------------------------------|
| YEARLY ETo                          | 44.0                           |
| CONVERSION FACTOR                   | 0.62                           |
| ETAF                                | 0.55                           |
| TOTAL IRRIGATED LANDSCAPE AREA (HA) | 5,218 SQUARE FEET              |
| SPECIAL LANDSCAPE AREA (SLA)        | 0 SQUARE FEET                  |
| <b>LANDSCAPE WATER ALLOWANCE</b>    | <b>78,202 GALLONS PER YEAR</b> |
| TOTAL ACRE FEET                     | 0.24 ACRE FEET                 |

---

**PART TWO**      **ESTIMATED TOTAL WATER USE (ETWU)**

(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)

|  |                                |
|--|--------------------------------|
| AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS<br>(TOTAL ETAF x AREA / TOTAL AREA) | 0.40                           |
| <b>ETWU FOR REGULAR LANDSCAPE AREAS</b>                                      | <b>56,906 GALLONS PER YEAR</b> |
| SITE WIDE ETAF   | 0.40                           |
| <b>ETWU FOR ALL LANDSCAPE AREAS</b>  | <b>56,906 GALLONS PER YEAR</b> |
| TOTAL ACRE FEET  | 0.17 ACRE FEET                 |

OWNER:  
N/A

ADDRESS:  
T:

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SAN FRANCISCO, CA 94103  
T: 415.626.8977

STRUCTURAL:  
N/A

ADDRESS:  
T:



**1211 BROADWAY**  
1211 BROADWAY, SONOMA, CA, 95476

TITLE:  
IRRIGATION  
WATER  
CALCULATIONS

SET: PLANNING COMMISSION  
DATE: 02/07/19  
SCALE:  
DRAWN: CY  
SHEET NO.

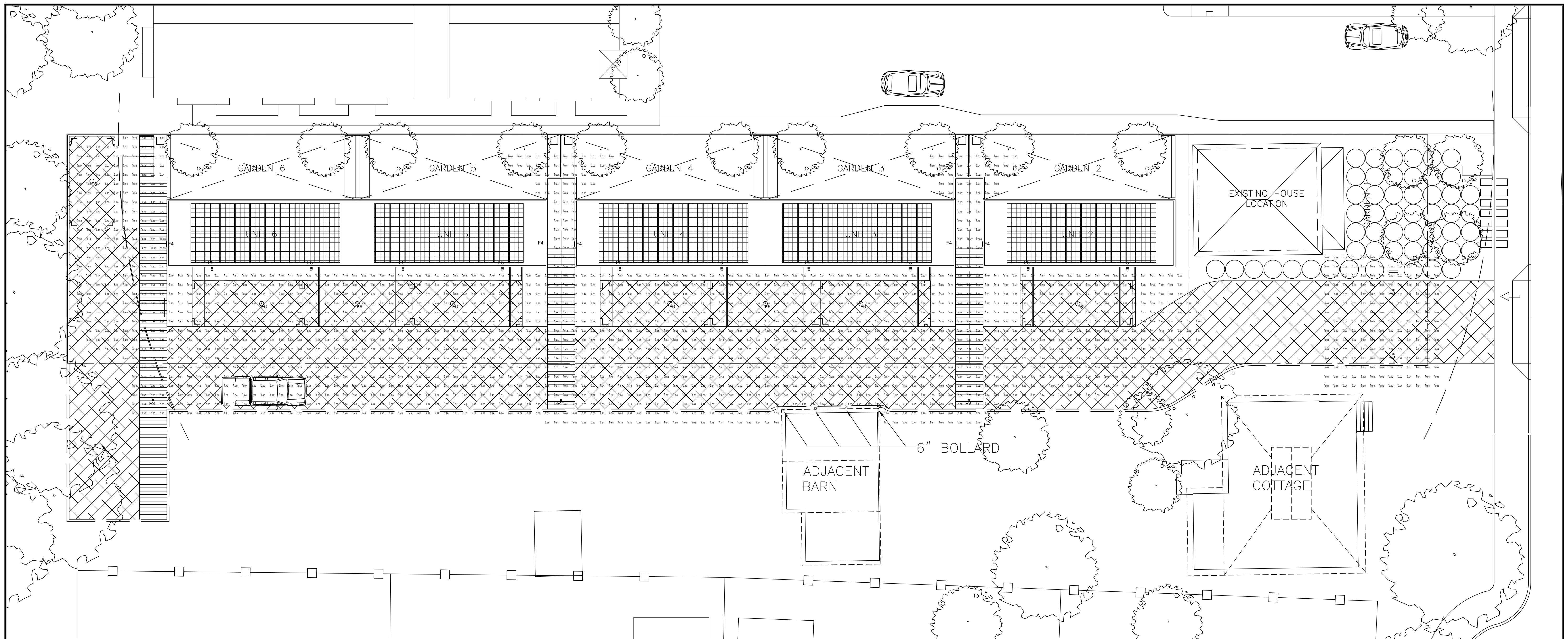
15.0

**Revised 1211 Broadway, Sonoma, CA**  
**WATER EFFICIENT LANDSCAPE WORKSHEET**

**Reference Evapotranspiration (Eto)      43.95**

| ZONE NO.                                | PLANT TYPE | HYDROZONE* (PLANT WATER USE) | PLANT FACTOR (PF) | IRRIGATION METHOD** | IRRIGATION EFFICIENCY (IE) | ETAF (PF/IE) | HYDROZONE AREA (HA) (Sq Ft) | ETAF x HA    | ESTIMATED TOTAL WATER USE (ETWU) |
|---|------------|------------------------------|-------------------|---------------------|----------------------------|--------------|-----------------------------|--------------|----------------------------------|
| <b>REGULAR LANDSCAPE AREA</b>           |            |                              |                   |                     |                            |              |                             |              |                                  |
| C-1                                     | TREE       | MW                           | 0.50              | B                   | 0.81                       | 0.62         | 50                          | 31           | 841                              |
| C-2                                     | SHRUB      | LW                           | 0.30              | DL                  | 0.81                       | 0.37         | 679                         | 251          | 6,853                            |
| C-3                                     | TURF       | LW                           | 0.30              | MR                  | 0.75                       | 0.40         | 579                         | 232          | 6,311                            |
| C-4                                     | TREE       | MW                           | 0.50              | B                   | 0.81                       | 0.62         | 25                          | 15           | 421                              |
| C-5                                     | SHRUB      | LW                           | 0.30              | D                   | 0.81                       | 0.37         | 127                         | 47           | 1,279                            |
| C-6                                     | TURF       | LW                           | 0.30              | MR                  | 0.75                       | 0.40         | 579                         | 232          | 6,311                            |
| C-7                                     | TREE       | MW                           | 0.50              | B                   | 0.81                       | 0.62         | 25                          | 15           | 421                              |
| C-8                                     | SHRUB      | LW                           | 0.30              | D                   | 0.81                       | 0.37         | 127                         | 47           | 1,279                            |
| C-9                                     | TURF       | LW                           | 0.30              | MR                  | 0.75                       | 0.40         | 579                         | 232          | 6,311                            |
| C-10                                    | TREE       | MW                           | 0.50              | B                   | 0.81                       | 0.62         | 25                          | 15           | 421                              |
| C-11                                    | SHRUB      | LW                           | 0.30              | D                   | 0.81                       | 0.37         | 127                         | 47           | 1,279                            |
| C-12                                    | TURF       | LW                           | 0.30              | MR                  | 0.75                       | 0.40         | 579                         | 232          | 6,311                            |
| C-13                                    | TREE       | MW                           | 0.50              | B                   | 0.81                       | 0.62         | 25                          | 15           | 421                              |
| C-14                                    | SHRUB      | LW                           | 0.30              | D                   | 0.81                       | 0.37         | 127                         | 47           | 1,279                            |
| C-15                                    | TURF       | LW                           | 0.30              | MR                  | 0.75                       | 0.40         | 533                         | 213          | 5,809                            |
| C-16                                    | TREE       | MW                           | 0.50              | B                   | 0.81                       | 0.62         | 25                          | 15           | 421                              |
| C-17                                    | SHRUB      | MW                           | 0.50              | D                   | 0.81                       | 0.62         | 72                          | 44           | 1,211                            |
| C-18                                    | SHRUB      | MW                           | 0.50              | D                   | 0.81                       | 0.62         | 42                          | 26           | 706                              |
| C-19                                    | SHRUB      | LW                           | 0.30              | DL                  | 0.81                       | 0.37         | 313                         | 116          | 3,159                            |
| C-20                                    | SHRUB      | LW                           | 0.30              | DL                  | 0.81                       | 0.37         | 581                         | 215          | 5,864                            |
| POOL / SPA COVERED                      |            | WF                           | 0.50              |                     | 1.00                       | 0.50         |                             | 0            | 0                                |
| FOUNTAIN                                |            | WF                           | 0.80              |                     | 1.00                       | 0.80         |                             | 0            | 0                                |
| <b>TOTALS (REGULAR LANDSCAPE AREAS)</b> |            |                              |                   |                     |                            |              | <b>5,218</b>                | <b>2,088</b> | <b>56,906</b>                    |
| <b>SPECIAL LANDSCAPE AREA</b>           |            |                              |                   |                     |                            |              |                             |              |                                  |
|   |            |                              |                   |                     |                            | 1.00         | 0                           | 0            | 0                                |
| <b>TOTALS (SPECIAL LANDSCAPE AREAS)</b> |            |                              |                   |                     |                            |              | <b>0</b>                    | <b>0</b>     | <b>0</b>                         |
| <b>TOTALS FOR ALL AREAS</b>             |            |                              |                   |                     |                            |              | <b>5,218</b>                | <b>2,088</b> | <b>56,906</b>                    |





| Luminaire Schedule     |     |       |             |             |       |       |       |  |                            |            |
|------------------------|-----|-------|-------------|-------------|-------|-------|-------|--|----------------------------|------------|
| Project: 1211 BROADWAY |     |       |             |             |       |       |       |  |                            |            |
| Symbol                 | Qty | Label | Arrangement | Lum. Lumens | LLF   | LDD   | LLD   | Description                                  | Filename                   | Lum. Watts |
|                        | 5   | F2    | SINGLE      | 92          | 0.850 | 0.900 | 0.944 | BEGA 88 675-4.0W LED-KX                      | 88675.IES                  | 6          |
|                        | 5   | F4    | SINGLE      | 480         | 0.850 | 0.900 | 0.944 | BEGA 33 055 - 8.4W-KX - 2' M.H.              | 33055.ies                  | 11         |
|                        | 10  | F5    | SINGLE      | 1777        | 0.850 | 0.900 | 0.944 | BEGA 22 433 - 25.3W-KX - 9' M.H.             | 22433.ies                  | 32         |
|                        | 8   | F6    | SINGLE      | 5994        | 0.850 | 0.900 | 0.944 | Gardco SVPG-140L-1200-NW-G2-5-UNV - 11' M.H. | SVPG-140L-1200-NW-G2-5.ies | 53.9       |

| Calculation Summary    |             |       |      |       |      |         |         |       |  |
|------------------------|-------------|-------|------|-------|------|---------|---------|-------|--|
| Project: 1211 BROADWAY |             |       |      |       |      |         |         |       |  |
| Label                  | CalcType    | Units | Avg  | Max   | Min  | Avg/Min | Max/Min | # Pts |  |
| ALL POINTS SHOWN       | Illuminance | Fc    | 2.51 | 40.30 | 0.00 | N.A.    | N.A.    | 2342  |  |

\*\*\*LIGHTING LAYOUT VERIFICATION\*\*\*

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE  
 \*\*\*\*\*  
 PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.  
 \*\*\*\*\*

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

**ALR** Associated Lighting Representatives, Inc.  
 ASSOCIATED LIGHTING REPRESENTATIVES, INC  
 7777 PARDEE LANE  
 P.O. BOX 2265  
 OAKLAND, CA 94621  
 PHONE: (510) 638-3800 - FAX (510) 638-2908

REPORT FOR: ADOBE ASSOCIATES, INC.  
 BY: APPLICATIONS ENGINEERING, GILBERTO J. RODRIGUEZ  
 SALES REPRESENTATIVE: ALR, TIM HALEY

**AGI32** lighting software  
 by Lighting Analysts

AGI32 VERSION 19.9  
 AGI (C) 1999-2019 LIGHTING ANALYSIS, INC.  
 10268 W. CENTENNIAL ROAD - SUITE 202  
 LITTLETON, CO 80127

PROJECT DESCRIPTION  
**1211 BROADWAY - SITE**  
 SONOMA, CA

DRAWING NO. / INPUT FILE  
 17354HAL-R1.DWG / AGI

|                   |                 |                    |          |
|-------------------|-----------------|--------------------|----------|
| SCALE<br>1" = 10' | SHEET<br>1 OF 1 | DATE<br>10.10.2019 | REV<br>1 |
|-------------------|-----------------|--------------------|----------|