

DESIGN REVIEW COMMITTEE MEMORANDUM

DATE: June 16, 2021
ITEM: No. 1 - 1:35pm
FROM: Joshua Miranda, Project Planner

SUBJECT: File No.: **ADR20-0069**; Razmara SFD
Applicant: Neal Schwartz
Address: 4042 Pepperwood Court Sonoma, CA
APN(s): 064-010-013

Request

Appeal of Administrative Design Review application approval for a new 3,455 square foot single family dwelling with an attached 888 square foot garage on a 2.51 acre vacant parcel located in the Diamond A Ranch Estates Subdivision.

Background

On May 19, 2021 the Design Review Committee (DRC) held a public meeting to consider a request for an appeal of the Administrative Design Review application approval for a new single family dwelling (File No. ADR20-0069). The DRC raised concerns pertaining to defensible space, siting of the home, and landscaping. The DRC continued the public meeting to a date uncertain and requested the applicant explore options for adjusting the footprint of the home and to revise the landscaping plan to reflect a more natural looking pattern (Attachment 1).

After the DRC meeting, the applicant revised their plans to address concerns raised by the DRC by moving the home 17' south, and 3' 8" to the east, which allows for a 30' defensible space area to be maintained on the subject lot. Additionally, the landscaping has been revised to reflect a more natural looking tree pattern on the rear and side property line while also increasing the density of areas where privacy was of concern. Additional analysis of the project included rotating the home clockwise and counter clockwise. Both would not be viable to the project as the rotation clockwise would result in a closer proximity to the western property line, which encroaches on defensible space. A rotation counter clockwise would not be viable as the design does not place the home within the grade of the natural slope. A counter clockwise rotation losses the low slung appearance, and places the bedroom wing up above the natural grade.

Details on the appeal, application background, project site, and zoning analysis are provided in the Design Review Committee Staff Report dated May 19, 2021 (Attachment 12).

Recommendation

Permit Sonoma recommends the Design Review Committee uphold staff's approval of the Administrative Design Review application for a single family dwelling with minor design changes pertaining to:

- Siting of the Single Family Residence
- Landscaping
- Defensible Space

Environmental Review

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) in compliance with section 15303 (a) New Construction or Conversion of Small Structures, which includes construction of a single family residence in a residential zone.

Attachments

1. ADR20-0069 DRC Action May 19, 2021
2. Applicant Response Letter to May 19, 2021 DRC
3. Original Site Plan
4. Revised Site Plan with Landscaping
5. Colors and Materials
6. Construction Plans
7. Location and Vicinity Map
8. Appeal Letter
9. Applicant Response Letter to Appeal
10. Approval Letter with COAS
11. Site Photos
12. ADR20-0069 Staff Report



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



DESIGN REVIEW COMMITTEE RECORD OF ACTION

May 19, 2021

ITEM NO: 1
Time: 1:35 pm
File No.: ADR20-0069
Subject: Appeal of Administrative Design
Applicant: Neal Schwartz
Staff: Joshua Miranda
Location: 4042 Pepperwood Court, Sonoma
APN: 064-010-013 **Supervisory District:** No. 1
Proposal: Request for an Appeal of Administrative Design Review application approval for a new 3,455 square foot single family dwelling with an attached 888 square foot garage on a 2.51 acre vacant parcel.
Zoning: RR B7, LG/MTN SR X
CEQA Review: Exempt **Final Authority:** DRC
Related Actions: No prior meeting

ATTENDANCE

Committee: Don McNair, Jim Henderson, Derik Michaelson
Staff: Joshua Miranda
Applicant: Neal Schwartz
Others: Joe and Elaine Leiber

REVIEW LEVEL: ☒ Preliminary ☐ Final Review ☐ Conceptual ☒ Appeal

ACTION: RETURN WITH REVISIONS

COMMENTS *

Project Design

Site Plan:

Architecture:

Parking Design:

Landscaping:

Color/Materials:

Signage:

Lighting:

Other:

Approve	Further Review	Final Details	Staff Clearance
	X		
	X		
	X		

VOTE: ☒ Don McNair ☒ Jim Henderson ☒ Derik Michaelson

Ayes: 3

Noes: 0

Absent: 0

Abstain: 0

**COUNTY OF SONOMA
DESIGN REVIEW COMMITTEE RECORD OF ACTION
COMMENTS / CONDITIONS**

Applicant: Neal Schwartz
Address: 4042 Pepperwood Court, Sonoma
APN: 064-010-013

Date: May 19, 2021
File: ADR20-0069
Action: RETURN WITH REVISIONS

NOTE: Applicants shall submit project revisions as specified below. A written response addressing each comment is required. Responses to Final Review comments shall be confirmed by planning staff as part of the permitting and plan check process.

GENERAL

1. No comments

SITE PLAN

2. Adjust the footprint location of the home to provide further separation from the rear and side lot lines for additional screening opportunities and to maintain within the property lines a sufficient boundary of defensible space around the home.

ARCHITECTURE

3. No comments

PARKING / CIRCULATION

4. No comments

LANDSCAPING

5. Modify the row-design of screen trees shown along the rear and side property lines to reflect a more natural looking planting pattern

COLORS / MATERIALS

6. No comments

LIGHTING

7. As per ADR conditions of approval

SIGNAGE

8. n/a

OTHER

9. n/a
-

PUBLIC COMMENTS

☐ None ☐ Attached ☒ Noted: as specified in the 3/20/21 appeal letter

ATTACHMENTS

1. n/a

ATTENTION > Derik Michaelson, Derik.Michaelson@sonoma-county.org
> Hannah Spencer, hannah.spencer@sonoma-county.org
> Joshua Miranda, joshua.miranda@sonoma-county.org
REGARDING > **DRC RECORD OF PROPONENT ACTION RESPONSE**
PROJECT > 4042 Pepperwood Court | APN: 064-010-013
DATE > 2021 05 28

To the Design Review Committee / Sonoma County Planning Department:

The project sponsors propose adjustments to the proposed site plan for the above-referenced project that fully respond to all comments and concerns articulated in the **Design Review Committee Record of Action** provided to S^A on 2021 05 19 (see attached site plan diagram).

We intend to revise our permit application Site Plan to correspond with the attached diagram and file with the County for concurrent formal permit review ASAP. We understand the risks in pursuing permit review while this Planning process is continuing, but we are not able to accommodate further delays without incurring significant financial costs.

Below is an in-line response to the **Record of Action** topics and how our revised proposal meets or exceeds all requirements:

1. **GENERAL: No comments**
2. **SITE PLAN: Adjust the footprint location of the home to provide further separation from the rear and side lot lines for additional screening opportunities and to maintain within the property lines a sufficient boundary of defensible space around the home.**

Response: Project Design Review History

The approved ADR proposal already allows for full compliance with all County requirements for defensible space as well as more than sufficient potential for privacy screening with a well-maintained defensible landscape. **Adjusting the footprint of the house is not objectively required to achieve either of these stated goals.**

The neighbors' ADR appeal mentions neither fire-safety defensible space nor privacy screening. The neighbor has been unresponsive to discussions of landscape screening because it would impact the views into and across our property that they claim a right to. The neighbors' appeal does discuss proximity of our home to our common property line despite their home being substantially closer to this line.

Claiming "good neighbor" concern about rural homes being too close to our shared property line, their appeal demands that our home shifts 25' to the west. Our home currently lies 35' off the western property line (a property line they do not share and perhaps thus are not overly concerned by). Within this is a 10' equestrian easement that must be open for public access. Their demand would place our home directly up against the equestrian easement and **10' more than the code-required rear setback**. The neighbors' impossible demands entirely undercut their supposed concern for respecting rural neighborhood patterns and reveals their appeal for what it is—a desire to protect their personal view.

In addition, the original location of our home has been unanimously supported and approved by the **Diamond A Architectural Review Committee (ARC)**, the **Planning Department** via their approval of our Administrative Design Review (ADR) permit and staff report to the Design Review Committee (DRC), as well as every department reviewing our Building Permit application, which includes the **Fire Marshall**. One of the three members of the DRC also expressed an intention to deny the appeal, citing no grounds to approve it.

The project was exempt from DRC review and the ADR was approved at the staff level. The appeal triggered the input of the DRC Committee, which appeared to be unprepared to discuss the objective merits of the appeal claims but rather

entertained a new set of subjective design criteria to shift and spin our home in an effort to seek some compromise to the appeal's uncompromising, unjustified, and impossible demand to shift our home 25' to the west.

We are now required to move the location of our home at great financial and time expense to gain the support of one additional member of the DRC's 3-members.

- > In the public hearing, the DRC mused about a shift 10' south of our home and the potential impact based on their "feeling" that the home sat too close to the property line, despite its position 6-times the required setback by zoning.
- > When the project proponent requested a criterion for this specific distance, the directive was increased to 10'–20'.
- > Similarly, the DRC requested that we study shifting the home to the East away from the property boundary line in the opposite direction than the appellant demanded.
- > Further discussion of the potential "benefits" of spinning our home either clockwise or counterclockwise were then brought into play.
- > Rather than provide a clear basis for the logic or positive need for these adjustments, the project sponsor was asked to defensively "prove" why each these adjustments were **not** possible. We fundamentally do not believe that it is the intent, or authority of, governmental design review committees to require project sponsors to prove the **infeasibility** of all design roads not taken.
- > We believe these bodies are entrusted to articulate in what ways a project design does not meet clearly articulated and codified design standards for communities. Without this, project sponsors are subjected to whims and aesthetic preferences of both disgruntled neighbors and committee members with no assurance that following all rules and guidelines will yield approval.
- > After the hearing, the appellant conveyed to us and the DRC chair their revised and emboldened proposal for the shifting of our home. While prior to the hearing they demanded a shift 25' to the west towards our rear property line, they now demanded a shift approximately 35' west. This would place the footprint of the house right up against the required setback in the direct opposition to the DRC directive to us, and once again makes fully apparent their sole concern for their view.

Revised Proposal (see site plan diagram):

In an effort to gain the DRC's support and move forward, we propose using the concept of a recommended 30' defensible space setback as the starting point:

- > This is a tangible criterion whose value we can all understand and which we believe creates a solid professional, objective, and logical foundation for the Committee's approval. It is shown by the thick dashed line.
- > We have set this defensible space boundary so that its North and West edges touch the property line.
- > The resultant shifts the building 17' to the South, 7' beyond the original DRC directive and clearly within the revised directive to study moving south between 10'–20'.
- > The building moves to the East 3' 8" as the result of the shift south, also directly responding to the Committee's request to move the building further from the property line.

- > Note that this does now place the South end of the Defensible Space within the existing Oak canopy to the south; we are open to a less dramatic shift south if the DRC wants to avoid this conflict.
- > We have studied the rotation of the building clockwise. **It is not viable.** If the building rotates clockwise, then it becomes closer to the west property line against the Committee's wishes.
- > We have studied the rotation of the building counterclockwise. **It is not viable.** Even a small rotation counterclockwise has an exponential impact on the relation of the bedroom wing to natural grade, placing it awkwardly high in the air just at the point that the topography is rapidly falling away.

3. **ARCHITECTURE:** No comments

4. **PARKING / CIRCULATION:** No comments

5. **LANDSCAPING:** Modify the row-design of screen trees shown along the rear and side property lines to reflect a more natural looking planting pattern.

- > The trees on our ADR site plan were intended as a graphic to communicate the potential for landscape screening where desired. We have modified this landscape screening along the rear and side property lines to reflect a more natural planting pattern. In addition, we increase planting density where privacy is of most concern, outside the perimeter of the proposed voluntary 30' defensible space setback.

6. **COLORS / MATERIALS:** No comments

7. **LIGHTING:** As per ADR conditions of approval

8. **SIGNAGE:** n/a

9. **OTHER:** n/a

Sincerely,

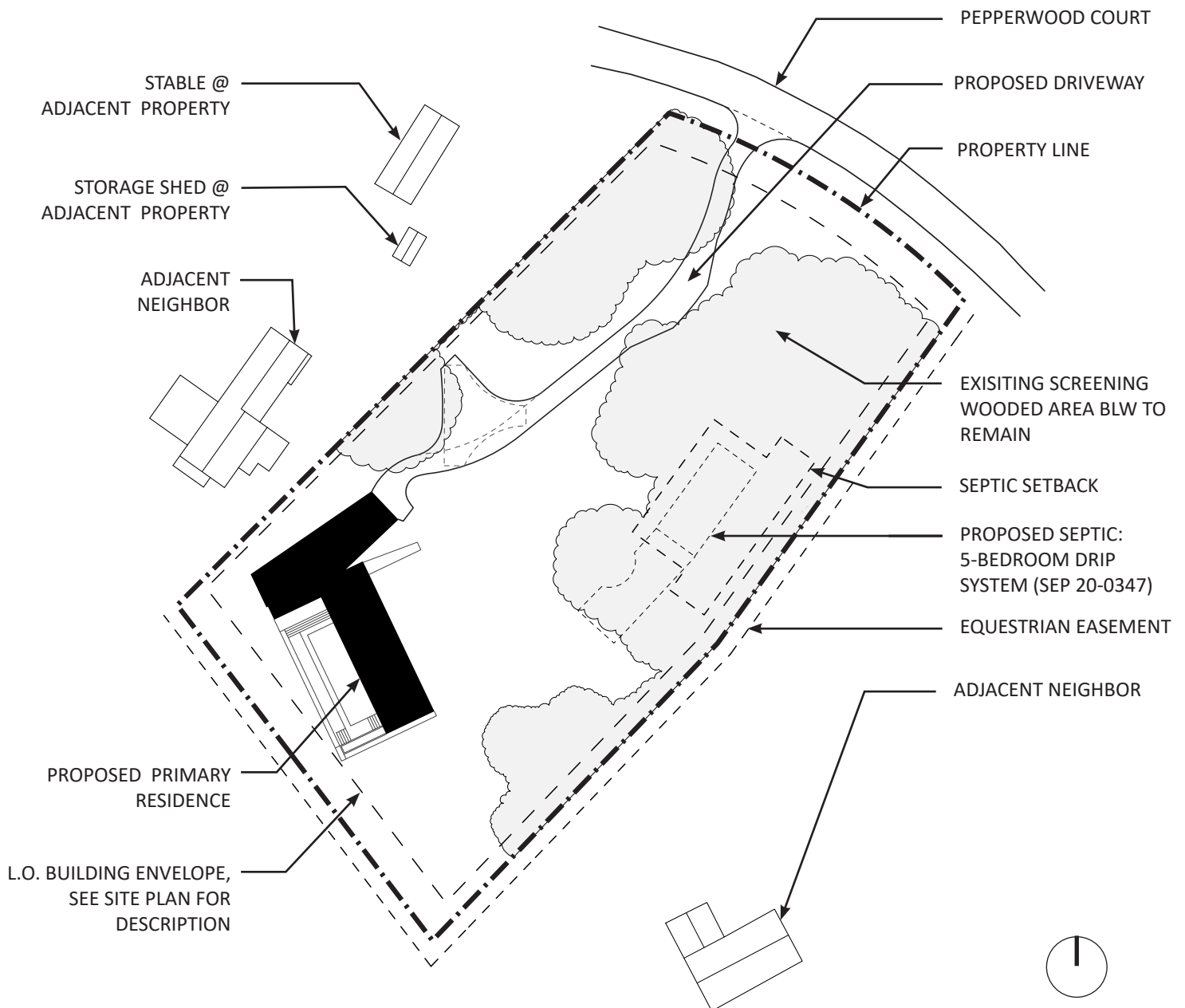
Neal Schwartz FAIA
Founder + Principal, S^A | Schwartz and Architecture
21883 Hyde Road
Sonoma, California 95476

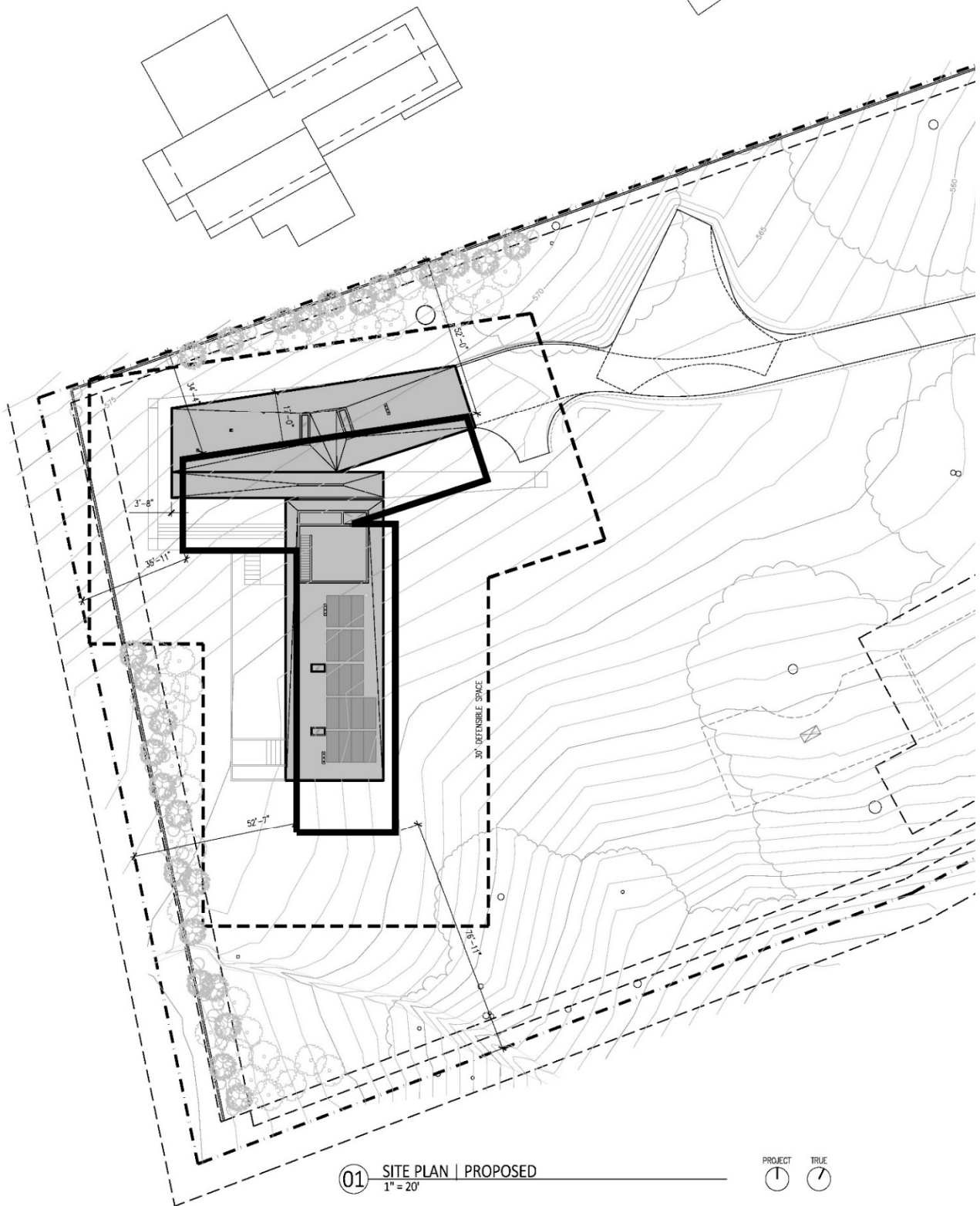
ADMINISTRATIVE DESIGN REVIEW-RESIDENTIAL

4042 PEPPERWOOD COURT
SONOMA, CA 95476
APN #: 064-010-013

NOVEMBER 09, 2020

KEY PLAN





4042 PEPPERWOOD COURT: REVISED SITE PLAN PROPOSAL PER DRC REVIEW AND COMMENTS

ADMINISTRATIVE DESIGN REVIEW-RESIDENTIAL

4042 PEPPERWOOD COURT
SONOMA, CA 95476
APN #: 064-010-013

NOVEMBER 09, 2020

MATERIALS AND COLOR SAMPLES: PRIMARY RESIDENCE



WALL 01: CONCRETE FOUNDATION
> Board-formed



WALL 02: WOOD SIDING
> Vertical orientation, natural weathered finish



WALL 03: METAL SIDING, FASCIA, TRIM
> Painted color Benjamin Moore "anchor gray" LRV 11.85



FLOOR 01: WOOD DECKING
> Natural weathered finish

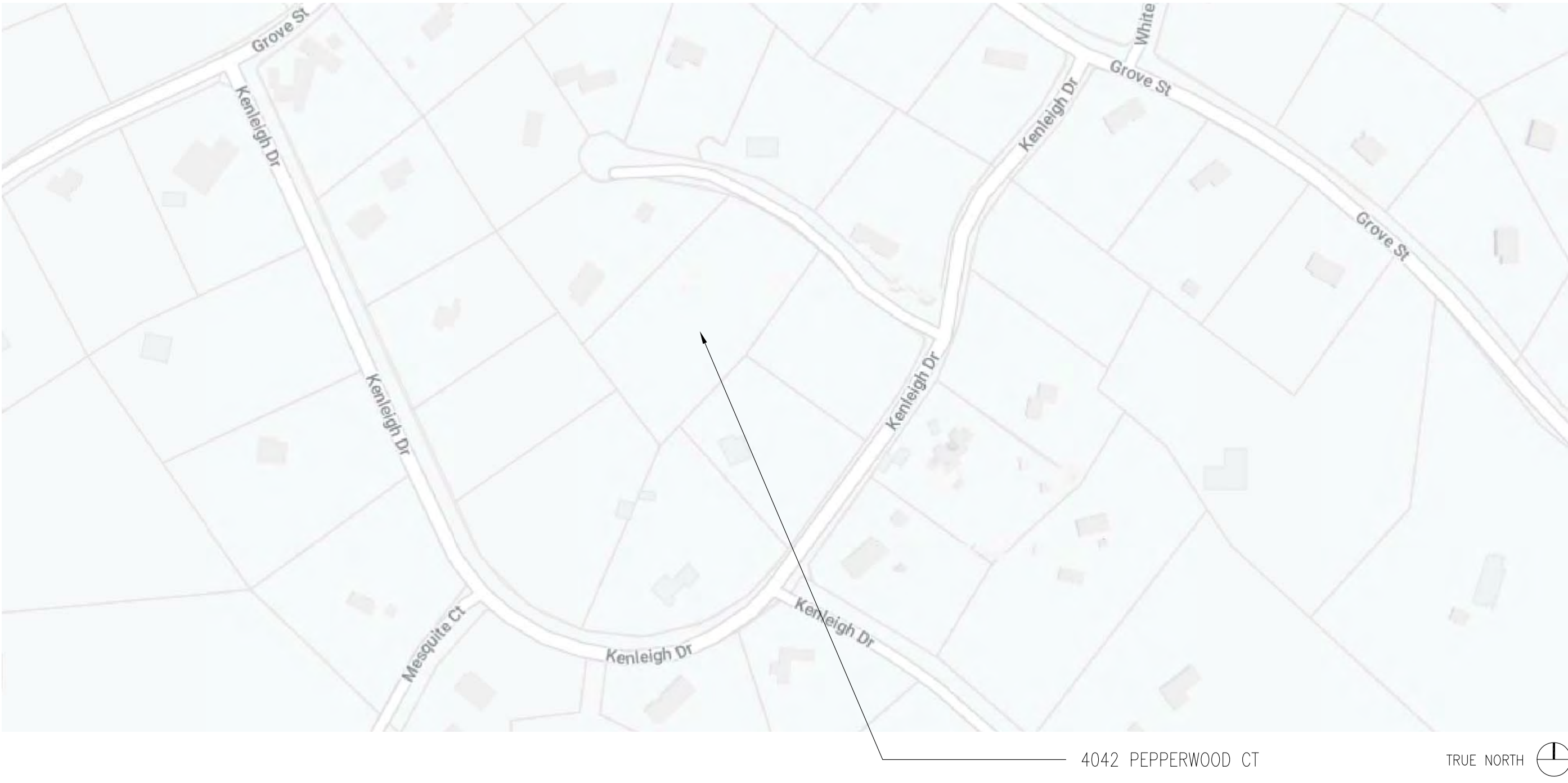


FRAME 01: WINDOW/ DOOR FRAMES
> Aluminum, earth-tone finish to match adjacent wood siding.

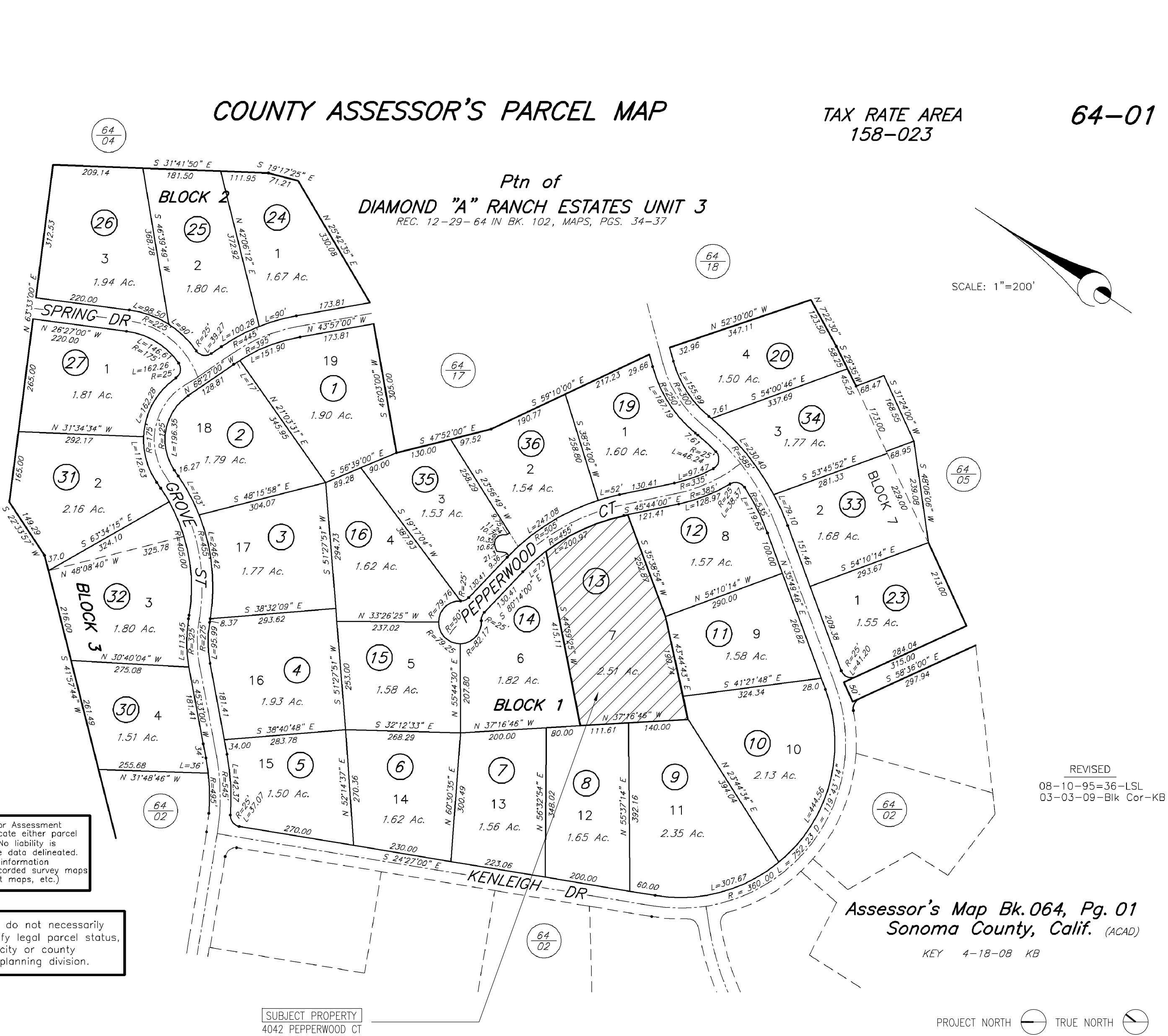


ROOF 01: METAL ROOFING
> Standing seam metal roofing color "slate grey" LRV 12. See spec sheet.

VICINITY MAP



ASSESSOR'S MAP



PROJECT DESCRIPTION

- NEW, TWO STORY, 4 BEDROOM, SINGLE FAMILY RESIDENCE
- NEW FIVE BEDROOM SEPTIC SYSTEM UNDER SEPARATE PERMIT (SEE SEP 20-0347)
- NEW POOL UNDER SEPARATE PERMIT

PROJECT DATA

PROJECT ADDRESS	4042 PEPPERWOOD CT, SONOMA CA 95476
ASSESSORS PARCEL NUMBER	064-010-013
ZONING	RR B7, LG/MTN SR X
LAND USE	RR 5
LOT AREA	2.51 ACRES
JURISDICTION	UNINCORPORATED SONOMA COUNTY
WATER SERVICE	MUNICIPAL
BUILDING TYPE	SINGLE FAMILY RESIDENTIAL
HEIGHT LIMIT	35'
CONSTRUCTION TYPE	VB
OCCUPANCY GROUP	R-3
FIRE PROTECTION RESPONSIBILITY AREA	SRA - REQUIRES WUI COMPLIANCE
METHOD OF SEWAGE DISPOSAL	ON SITE, S BEDROOM - DRIP SYSTEM (UNDER SEPARATE PERMIT)
APPLICABLE CODES	2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

FLOOR AREA ANALYSIS

GROSS FLOOR AREA AS DEFINED BY C.R.C. SEC. 202:

PRIMARY RESIDENCE:	EXISTING	NEW	TOTAL
LEVEL 1: GARAGE, STORAGE	0	888	888
LEVEL 2: LIVING	0	3,455	3,455
TOTAL	0	4,343	4,343

DRAWING INDEX

ARCHITECTURAL	SURVEY
A0.0 PROJECT INFORMATION	1 OF 1 TOPOGRAPHIC MAP
A0.1 GENERAL NOTES	
A0.2 TYPICAL NOTES AND DETAILS	
A1.0 SITE PLAN	C1 PRELIMINARY SITE PLAN
A1.1 FLOOR PLANS	C2 PRELIMINARY DRIVEWAY PLAN
A2.1 EXTERIOR ELEVATIONS	C3 PRELIMINARY DRIVEWAY PLAN
A2.2 EXTERIOR ELEVATIONS	C4 PRELIMINARY GRADING PLAN
A2.3 EXTERIOR ELEVATIONS	C5 SECTIONS

PROJECT DIRECTORY

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ARCHITECT:	OWNER:
S^A SCHWARTZ AND ARCHITECTURE	AMIR AND KRISTINA RAZMARA
CONTACT: NEAL SCHWARTZ	4042 PEPPERWOOD COURT
860 RHODE ISLAND STREET	SONOMA, CA 95476
SAN FRANCISCO, CA 94107	
TEL: 415 550 0430	

STRUCTURAL ENGINEER:	
SMW & ASSOCIATES INC.	
CONTACT: STAN M. WU	
1501 MARIPOSA ST, SUITE 308	
SAN FRANCISCO, CA 94107	
TEL: 510 421 0200	



> SCHWARTZ AND ARCHITECTURE | S^A
860 RHODE ISLAND STREET
SAN FRANCISCO, CA 94107
> 415 550 0430
> admin@schwartzandarchitecture.com



NOT FOR CONSTRUCTION

> 4042 PEPPERWOOD CT.

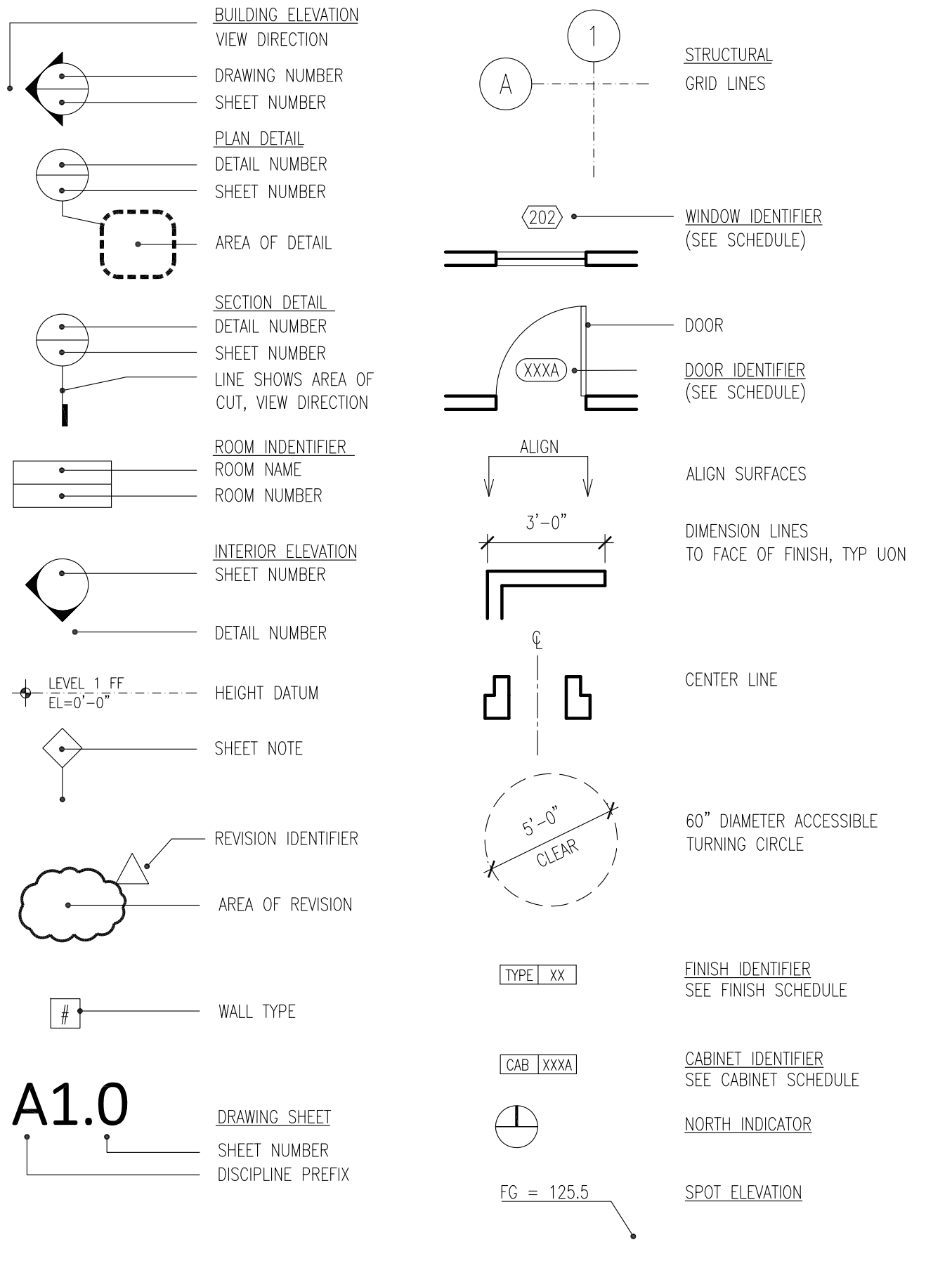
2020 11 09 ADMINISTRATIVE DESIGN REVIEW

> 4042 PEPPERWOOD COURT
SONOMA, CA 95476
> APN: 064-010-013

PROJECT INFORMATION

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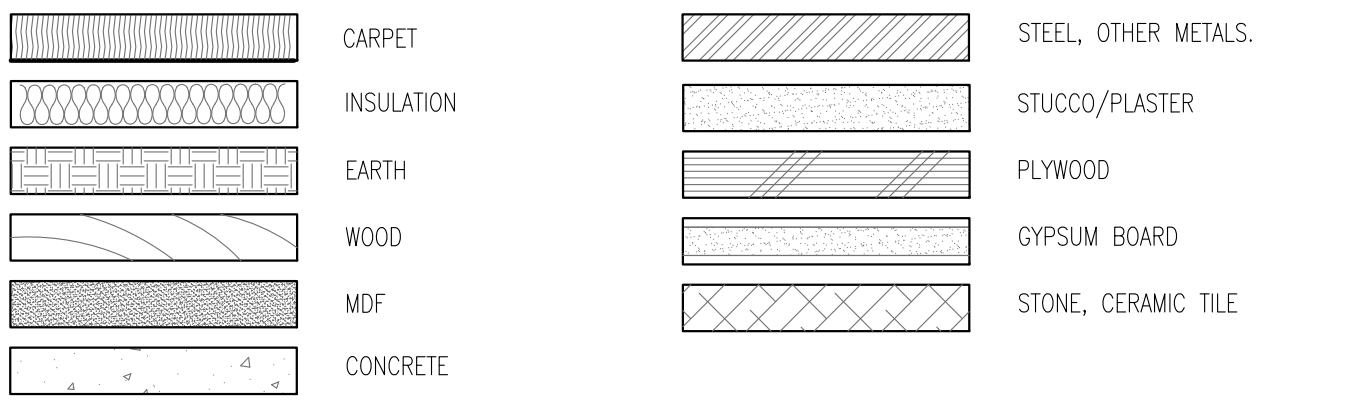
ARCHITECTURAL SYMBOL LEGEND



WALL LEGEND



HATCH LEGEND



ABBREVIATIONS

AB	ANCHOR BOLT	HONE	HARDWARE	SP	SPACE
ABV	ABOVE	HG	HORIZONTAL GRAIN	SPEC	SPECIFY, SPECIFICATION
AC	ACCESSIBLE, ACCESSIBILITY	HM	HOLLOW METAL	SPKR	SPEAKER
ACOUS	ACOUSTICAL	HORIZ	HORIZONTAL	SQ	SQUARE
ADA	AMERICANS WITH DISABILITIES ACT	HR	HOUR	SQ FT	SQUARE FOOT
ADJ	ADJUSTABLE	HRS	HOT ROLLED STEEL	SQ IN	SQUARE INCH
AFF	ABOVE FINISHED FLOOR	HT	HEIGHT	SSD	SEE STRUCTURAL DRAWINGS
ALUM	ALUMINUM	HVAC	HEATING VENTILATION AIR CONDITIONING	SSTL	STAINLESS STEEL
ALT	ALTERNATE	HW	HOT WATER	ST	STREET
APPROX	APPROXIMATE(LY)	HWH	HOT WATER HEATER	STD	STANDARD
ARCH	ARCHITECT, ARCHITECTURAL	ID	INSIDE DIAMETER	STL	STEEL
ASPH	ASPHALT	IN	INCH	STOR	STORAGE
AUTO	AUTOMATIC	INCL	INCLUDE, INCLUDING	STRUCT	STRUCTURE, STRUCTURAL
AVG	AVERAGE	INFO	INFORMATION	SUSP	SUSPENDED
		INS	INSULATION	SW	SWITCH
		INT	INTERIOR	SYM	SYMMETRICAL
		LT WT	LIGHT WEIGHT	SYS	SYSTEM
BD	BOARD	J	JOIST	T	TREAD
BIT	BITUMINOUS	JT	JOINT	TBS	TO BE SPECIFIED
BLDG	BUILDING			TBD	TO BE DETERMINED
BLK	BLOCK	KIT	KITCHEN	T&B	TOP AND BOTTOM
BLKG	BLOCKING	LAM	LAMINATED	T&G	TONGUE AND GROOVE
BM	BOTTOM OF	LAV	LAVATORY	TEL	TELEPHONE
BOT	BOTTOM OF CONCRETE	LB	POUND	TEMP	TEMPERED
BOS	BOTTOM OF STRUCTURE	LIN	LINEAR	THK	THICK, THICKNESS
BOTM	BOTTOM	LONG	LONGITUDINAL	THRU	THROUGH
BOW	BACK OF WALK	LT	LIGHT	TOF	TOP OF
BP	BUILDING PAPER			TOF OF CONCRETE,	
BSMT	BASMENT			TOF OF CURB	
BTWN	BETWEEN	MACH	MACHINE	TOP OF	
BUR	BUILT UP ROOF	MATL	MATERIAL	TOF OF PLATE	
BYND	BEYOND	MAX	MAXIMUM	TOS	TOP OF SLAB,
		MECH	MECHANICAL	TOP OF STRUCTURE	
C	CHANNEL	MEMB	MEMBRANE	TOW	TOP OF WALL
CAB	CABINET	MEP	MECHANICAL ELECTRICAL PLUMBING	TV	TELEVISION
CAV	CAVITY			TYP	TYPICAL
CBC	CALIFORNIA BUILDING CODE	MFR	MANUFACTURER	UG	UNDERGROUND
CEC	CALIFORNIA ELECT CODE, CALIFORNIA ENERGY CODE	MIN	MINIMUM	UNEXC	UNEXCAVATED
CMC	CALIFORNIA MECH CODE	MIR	MIRROR	UNFIN	UNFINISHED
CPC	CALIFORNIA PLUMBING CODE	MISC	MISCELLANEOUS	UL	UNDERWRITER'S
CEM	CEMENT	MTD	MOUNTED	LABORATORY	
CFCI	CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED COMPACT FLUORESCENT	MTG	MOUNTING	UON	UNLESS OTHERWISE NOTED
CFL	CONTROL JOINT	MTL	METAL		
CJ	CENTER LINE	(N)	NEW		
CL	CENTER LINE	NA	NOT APPLICABLE	VAR	VARIABLE
CLNG	CEILING	NIC	NOT IN CONTRACT	VC	VAPOR BARRIER
CLO	CLOSET	NO	NUMBER	VENT	VENTILATION
CLR	CLEAR	NOM	NOMINAL	VERT	VERTICAL
CMU	CONCRETE MASONRY UNIT	NSF	NET SQUARE FOOTAGE	VEST	VESTIBULE
CN	COUNTER	NTS	NOT TO SCALE	VG	VERTICAL GRAIN
CO	CARBON MONOXIDE			VIF	VERIFY IN FIELD
COL	COLUMN	OBS	OBSCURE	VOL	VOLUME
CONC	CONCRETE	OC	ON CENTER		
CONST	CONSTRUCTION	OD	OUTSIDE DIAMETER	W	WASHER
CONN	CONNECT, CONNECTOR, CONNECTION	OFCI	OWNER FURNISHED AND CONTRACTOR INSTALLED	W/	WITH
CONT	CONTINUOUS			W/O	WITHOUT
CRS	COLD ROLLED STEEL	OFCI	OWNER FURNISHED AND CONTRACTOR INSTALLED	WC	WATER CLOSET
CT	CERAMIC TILE	OH	OPPOSITE HAND	WD	WOOD
CTOP	COURTPOUT	OPER	OPERABLE	WDM	WINDOW
CUST	CUSTOM	OPNG	OPENING	WP	WEATHERPROOF
CW	COLD WATER	OPP	OPPOSITE	WRB	WATER-RESISTIVE BARRIER
		OSFM	OFFICE OF THE STATE FIRE MARSHALL	WT	WEIGHT
D	DRYER	PAR	PARALLEL		
DBL	DOUBLE	PART	PARTITION		
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED		
DIL	DETAIL	PERM	PERIMETER		
DI	DIAMETER	PERP	PERPENDICULAR		
DM	DIMENSION	PL	PLATE		
DISP	DISPENSER, DISPOSAL	PLAM	PLASTIC LAMINATE		
DIST	DISTANCE	PLY	PLYWOOD		
DN	DOWN	PNL	PANEL		
DWR	DOOR DRAWING	PR	PAIR		
		PREFAB	PRE-FABRICATED		
(E)	EXISTING	PROJ	PROJECT		
EA	EACH	PROP	PROPERTY		
EJ	EXPANSION JOINT	PSF	POUNDS PER SQUARE FOOT		
EL	ELEVATION	PSI	POUNDS PER SQUARE INCH		
ELEC	ELECTRIC, ELECTRICAL	PT	PRESSURE TREATED		
ELEV	ELEVATOR	PTD	PAINT, PAINTED		
ENCL	ENCLOSURE	PVC	POLYVINYL CHLORIDE		
EP	ELECTRICAL PANEL	PWR	POWER		
EQ	EQUAL				
EQUIP	EQUIPMENT	QT	QUARRY TILE		
EQUIV	EQUIVALENT	QTR	QUARTER		
EXH	EXHAUST	QTY	QUANTITY		
EXP	EXPANSION				
EXT	EXTERIOR	R	RISER		
FAB	FABRICATED, FABRICATOR	(R)	RELOCATE, RELOCATED		
FAST	FASTEN, FASTENER	RA	RETURN AIR		
FDN	FOUNDATION	RAD	RADIUS		
FD	FLOOR DRAIN	RC	REFLECTED CEILING		
FF	FINISHED FLOOR	RD	ROOF DRAIN		
FG	FINISHED GRADE	REC	RECESS, RECESSED		
FL	FIBERGLASS	REF	REFERENCE		
FLG	FLASHING	REFL	REFLECTED		
FLUOR	FLUORESCENT	REFR	REFRIGERATOR		
FM	FIRE MARSHAL	REG	REGISTER		
FO	FACE OF CONCRETE	REIN	REINFORCE, REINFORCED, REINFORCING, REINFORCEMENT		
FOF	FACE OF FINISH	REQD	REQUIRED		
FOS	FACE OF STUD,	RES	RESILIENT		
	FACE OF STRUCTURE	RET	RETURN		
FW	FACE OF WALL	REV	REVISION		
FT	FOOT, FEET	RM	ROOM		
FTG	FOOTING	RND	ROUND		
FTN	FURNACE	RO	ROUGH OPENING		
FUR	FURRING	ROW	RIGHT OF WAY		
		RWL	RAIN WATER LEADER		
GA	GAGE, GAGE	SAF	SELF-ADHERED FLASHING		
GALV	GALVANIZED	SC	SOLID CORE		
GC	GENERAL CONTRACTOR	SCD	SEE CIVIL DRAWINGS		
GD	GARBAGE DISPOSAL	SCHED	SCHEDULE		
GFI	GROUND FAULT INTERRUPT	SD	SMOKE DETECTOR		
GFRG	GLASS FIBER REINFORCED CONCRETE	SEC	SECTION		
GFRG	GLASS FIBER REINFORCED GYPSUM	SED	SEE ELECTRICAL DRAWINGS		
GL	GLASS, GLAZING	SEP	SEPARATE, SEPARATION		
GL BLK	GLASS BLOCK	SFD	SEE FIRE PROTECTION DRAWINGS		
GLU	GLUE LAMINATED	SHT	SHEET, SHEETING		
GLZ	GLAZING	SHR	SHOWER		
GR	GRADE	SIM	SIMILAR		
GRND	GROUND	SL	SLIDING, SLIDER		
GSF	GROSS SQUARE FOOTAGE	SLD	SEE LANDSCAPE DRAWINGS		
GSM	GALVANIZED SHEET METAL	SMD	SEE MECHANICAL DRAWINGS		
GWB	GYPSUM WALL BOARD	SOG	SLAB ON GRADE		
		SPD	SEE PLUMBING DRAWINGS		
HB	HOSE BIB				
HC	HOLLOW CORE				
HD	HEAD				
HDBD	HARDBOARD				
HWD	HARDWOOD				

GENERAL NOTES

- [1] THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY PORTION OF THE WORK WHICH IS PERFORMED WITHOUT A PERMIT ISSUED BY A REGULATORY AUTHORITY OF THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
- [2] THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, & REGULATIONS OF ALL GOVERNING AGENCIES. (SEE CODE REFERENCES, THIS SHEET)
- [3] THE CONTRACTOR & SUBCONTRACTORS SHALL PURCHASE & MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CERTIFICATES SHALL NAME THE OWNER AS ADDITIONALLY INSURED.
- [4] THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK INCLUDING BUT NOT LIMITED TO THE PROTECTION OF PEDESTRIANS & ADJACENT PROPERTIES.
- [5] THE CONTRACTOR SHALL CONFINTE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS.
- [6] THROUGHOUT THE DURATION OF THE PROJECT THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF A CLAIM OF LIEN AGAINST THE OWNER BY SUBCONTRACTORS OR SUPPLIERS OF MATERIALS, LABOR, SERVICE, OR EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS & REGULATIONS UNLESS HE CAN SHOW REASONABLE & JUSTIFIABLE CAUSE. APPROVAL FOR FINAL PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING & FURNISHING TO THE ARCHITECT UPON REQUEST THE SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.
- [7] DRAWINGS & SPECIFICATIONS ARE INTENDED FOR ASSISTANCE & GUIDANCE BUT EXACT DIMENSIONS & ELEVATIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS & SHALL BE CHECKED BY THE CONTRACTOR.
- [8] THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, & DIMENSIONS FOR ACCURACY & FOR CONFIRMING THAT THE PROJECT IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM IN WRITING & IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- [9] COMMENCEMENT OF WORK BY ANY TRADE SHALL CONSTITUTE AGREEMENT THAT CONDITIONS ARE ACCEPTABLE FOR SUCH WORK.
- [10] SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASON, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
- [11] THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION. FAILURE TO OBTAIN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE WILL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
- [12] SHOP & FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSMEN, & WORKERS SKILLED & EXPERIENCED IN THE FABRICATION & INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST, ESTABLISHED PRACTICE OF THE INDUSTRY STANDARD FOR THE TRADES INVOLVED U.O.N. IN DRAWINGS OR SPECIFICATIONS.
- [13] ALL FURNISHED MATERIALS SHALL BE NEW, UNUSED & OF THE HIGHEST QUALITY IN EVERY RESPECT FOR THE WORK IN QUESTION.
- [14] CONTRACTOR SHALL INSTALL PRODUCTS & APPLY FINISHES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS, UNLESS DIRECTED OTHERWISE BY ARCHITECT.
- [15] THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR SUCH PORTION OF THE WORK.
- [16] NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. REPLACEMENT OF DEFECTIVE WORK SHALL NOT BE LIMITED TO THE PROJECT'S WARRANTY PERIOD. SUCH WORK SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONSTRUCTION CONTRACT, NO PAYMENT EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- [17] CONTRACTOR SHALL WAIVE "COMMON PRACTICE" & "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER CONTRACT DOCUMENTS, GOVERNING CODES OR ORDINANCES REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
- [18] THE DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY. EVERY EFFORT HAS BEEN MADE TO COORDINATE THE DRAWINGS & SPECIFICATIONS OF THE ARCHITECT & THE CONSULTING ENGINEERS. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB & ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY THE SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED. ANY ITEM, INSTRUCTION, ETC., SHOWN IN ONE LOCATION SHALL BE REQUIRED AS IF SHOWN ON ALL APPLICABLE LOCATIONS. IN CASE OF CONFLICT, CONSULT WITH ARCHITECT BEFORE PROCEEDING.
- [19] WHEN PORTIONS OF THE PROJECT ARE PERFORMED ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS & FOR THE SECURING OF ALL ASSOCIATED PERMITS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DESIGN BUILD SUBCONTRACTORS, WHO SHALL BE THE ENGINEERS OF RECORD FOR SUCH SYSTEMS. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW & APPROVAL U.O.N.
- [20] CONTRACTOR SHALL SCHEDULE & PERFORM THE WORK DURING NORMAL WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. ANY OVERTIME REQUIRED SHALL BE INCLUDED IN THE BID. NO CHANGES TO THE CONTRACT AMOUNT WILL BE AUTHORIZED AS A RESULT OF OVERTIME INCURRED.
- [21] CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING & PREVENT DUST & DEBRIS FROM EMANATING FROM THE CONSTRUCTION AREA. REMOVE & LAWFULLY DISPOSE OFF SITE ALL RUBBISH & DEBRIS RESULTING FROM CONTRACTOR'S OPERATIONS DAILY. REMOVE RUBBISH & DEBRIS AS IT ACCUMULATES & KEEP AREA BROOM CLEAN. CONTRACTOR SHALL NOT STORE RUBBISH ON SITE.
- [22] WHEN WORK IS PERFORMED WITHIN OCCUPIED BUILDINGS, THE CONTRACTOR SHALL EMPLOY ALL AVAILABLE TECHNIQUES FOR NOISE ABATEMENT, INCLUDING BUT NOT LIMITED TO MUFFLED AIR COMPRESSORS & NOISE SUPPRESSED PNEUMATIC & ELECTRIC TOOLS.
- [23] WHEN THE OWNER OCCUPIES THE PREMISES DURING CONSTRUCTION, THE CONTRACTOR & HIS FORCES SHALL ENDEAVOR TO DISTURB THE OWNER AS LITTLE AS POSSIBLE DURING CONSTRUCTION AREAS WHERE CONSTRUCTION ACTIVITY IS TAKING PLACE SHALL BE SEALED OFF FROM UNDISTURBED PORTIONS. A CLEAN, SAFE ENTRY PATH SHALL BE MAINTAINED AT ALL TIMES FOR THE OWNER'S USE.
- [24] CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES IN THE ELEVATOR LOBBY, PUBLIC CORRIDORS & SPACES, EXTERIOR GLAZING & SITE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED THEREIN BY HE OR HIS SUBCONTRACTORS.
- [25] THE CONTRACTOR SHALL PREPARE & SUBMIT A CONSTRUCTION SCHEDULE FOR THE WORK GIVING APPROXIMATE ON SITE DELIVERY DATES FOR CONSTRUCTION MATERIALS. THIS SCHEDULE SHALL BE SUBMITTED AS PART OF THE BID. THIS SCHEDULE WITH NECESSARY MODIFICATIONS AS MUTUALLY AGREEABLE TO OWNER & CONTRACTOR SHALL BECOME PART OF THE CONTRACT FOR CONSTRUCTION. SUBSTITUTIONS BASED UPON DELIVERY DATES OF SPECIFIED PRODUCTS WILL NOT BE ACCEPTED AFTER CONSTRUCTION HAS COMMENCED.
- [26] THE WORK SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS, DELIVERY & EQUIPMENT, INCLUDING SCAFFOLDING, SHORING, DISPOSAL, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION OF THE WORK AS INDICATED HEREIN ON THE CONSTRUCTION DOCUMENTS. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR NOTED OTHERWISE. GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET & THAT ALL WORK IS DONE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS & MANUFACTURER'S REQUIREMENTS.
- [27] WORKMANSHIP SHALL BE EQUAL TO THE BEST STANDARDS OF THE FOLLOWING INSTITUTIONS: AMERICAN SOCIETY FOR TESTING & MATERIALS (ASTM), AMERICAN INSTITUTE OF STEEL CONTRACTORS (AISC), AMERICAN WELDING SOCIETY (AWS), AMERICAN CONCRETE INSTITUTE (ACI), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AMERICAN ALUMINUM MANUFACTURER'S ASSOCIATION (AAMA), ALUMINUM ASSOCIATION, INC. (AA), CONCRETE REINFORCING STEEL INSTITUTE (CRSI), NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) NATIONAL WOODWORK MANUFACTURERS ASSOCIATION (NWWA), SHEET METAL & AIR CONDITIONING CONTRACTORS OF NORTH AMERICA (SMACNA), WOODWORK INSTITUTE OF CALIFORNIA (WIC)
- [28] THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER CONTRACTOR'S SUPERVISION & SHALL MAINTAIN CURRENT CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
- [29] THE GENERAL CONTRACTOR SHALL HAVE A SUPERINTENDENT AT THE JOB SITE WHENEVER ANY WORK IS BEING PERFORMED, IN ORDER TO PROVIDE CONSTANT SUPERVISION.
- [30] THE CONTRACTOR SHALL PREPARE, REVIEW, APPROVE, & SUBMIT TO THE ARCHITECT ALL SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK & COORDINATE ALL PRODUCT DATA & SAMPLES & VERIFY THAT ALL MATERIALS, FIELD MEASUREMENTS, & RELATED FIELD CONSTRUCTION CRITERIA CONTAINED WITHIN SUCH SUBMITTALS CONFORMS WITH THE REQUIREMENTS OF THE WORK, THE PROJECT, & THE CONTRACT DOCUMENTS. USE THE ARCHITECT'S SUBMITTAL FORM. THE ARCHITECT WILL NOT REVIEW, APPROVE, OR TAKE THE APPROPRIATE ACTION ON SHOP DRAWINGS, PRODUCT DATA, & SAMPLES UNLESS THE CONTRACTOR HAS SUBMITTED A RECOMMENDATION FOR ACTION. SUBMIT SHOP DRAWINGS, MOCK-UPS, SAMPLES, & OTHER REQUIRED SUBMITTALS IN A TIMELY MANNER SO AS NOT TO DELAY THE PROJECT. ALLOW THE ARCHITECT ONE WEEK FOR REVIEW & APPROVAL.
- [31] THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S OR OWNER'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY NOTIFIED THE ARCHITECT OF SUCH DEVIATION IN WRITING AT THE TIME OF SUBMISSION & THE ARCHITECT HAS GIVEN SPECIFIC APPROVAL TO THE SPECIFIC DEVIATION.
- [32] THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE QUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS &/OR CUT SHEETS ARE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- [33] CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROVISION OF ALL TEMPORARY SHORING OR OTHER SUPPORT OF THE EXISTING STRUCTURE REQ. TO EXECUTE THE WORK.
- [34] THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, TELEPHONE, ELECTRICAL, SECURITY, LIFE SAFETY, & SPRINKLER WORK SO AS TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION & MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED. WHERE CONFLICTS OCCUR, VERIFY WITH ARCHITECT.
- [35] FINAL LOCATIONS OF ALL EQUIPMENT, PANEL BOARDS, FIXTURES, ETC. SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- [36] ALL INSTALLED PLUMBING, MECHANICAL & ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY, SMOOTHLY, & FREE OF VIBRATION. SEE MANUFACTURER'S RECOMMENDATIONS FOR ACOUSTICALLY SOUND CONSTRUCTION METHODS.
- [37] THE CONTRACTOR SHALL ASSIST THE OWNER IN THE INSTALLATION &/OR COORDINATION OF ALL ITEMS NOT IN CONTRACT, INCLUDING BUT NOT LIMITED TO APPLIANCES, FIXTURES, TELEPHONE, AUDIO-VISUAL, CABLE TELEVISION, ARTWORKS, SIGNAGE, ETC.
- [38] ALL NEW CONSTRUCTION SHALL MATCH OR BETTER THE ESTABLISHED EXISTING BUILDING STANDARD UNLESS OTHERWISE NOTED.
- [39] UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE ARCHITECT & ENGINEERS TO PREPARE A "PUNCH LIST" OF CORRECTIONS & UNSATISFACTORY &/OR INCOMPLETE WORK. FINAL PAYMENT SHALL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER - CONTRACTOR AGREEMENT.

- [40] THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF REPRODUCIBLES OF THE CONTRACT DRAWINGS FOR RECORD MARK-UP PURPOSES THROUGHOUT THE CONTRACT TIME & SHALL MARK UP THESE DRAWINGS DURING THE COURSE OF WORK. TO SHOW BOTH CHANGES & ACTUAL INSTALLATION IN SUFFICIENT FORM TO COMPRISE A COMPLETE RECORD FOR THE OWNER'S PURPOSES. CONTRACTOR SHALL GIVE PARTICULAR ATTENTION TO WORK WHICH WILL BE CONCEALED & DIFFICULT TO MEASURE OR RECORD AT A LATER DATE, & TO WORK WHICH MAY REQUIRE SERVING OR REPLACEMENT DURING THE LIFE OF THE PROJECT. BIND PRINTS INTO MANAGEABLE SETS WITH DURABLE PAPER COVERS LABELED "RECORD DRAWINGS."
- [41] THE CONTRACTOR SHALL FURNISH TO THE OWNER TWO COPIES OF MANUFACTURER'S INSTRUCTION, OPERATION, & MAINTENANCE MANUALS FOR PRODUCTS & EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS, INCLUDING SPECIAL TOOLS, ACCESSORIES, SPARE PARTS, ETC.
- [42] GENERAL CONTRACTOR SHALL PROVIDE WRITTEN ONE (1) YEAR WARRANTY FOR ALL WORK PERFORMED, EXCEPT WHERE NOTED OTHERWISE. WARRANTY PERIOD SHALL COMMENCE AT THE DATE OF OCCUPANCY.
- [43] CONTRACTOR SHALL PATCH & REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION &/OR CONSTRUCTION. CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
- [44] ALL WORK SHALL PROVIDE FOR MATERIAL EXPANSION & CONTRACTION, SHRINKAGE, BUILDING MOVEMENTS, ETC., SUFFICIENT TO PREVENT CRACKS, BUCKLING, WARPING, OR OTHER DEFORMATION DUE TO HUMIDITY & TEMPERATURE CHANGE & NORMAL LOADING.
- [45] ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY & PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST THE CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY SUCH DETAIL.
- [46] THE APPEARANCE OF THE ARCHITECT'S IDENTIFICATION BLOCK ON DRAWINGS PREPARED BY OTHER FIRMS SHALL NOT BE CONSTRUED TO INDICATE RESPONSIBILITY FOR THE CONTENTS OF SUCH DRAWINGS ON THE PART OF THE ARCHITECT, EXCEPT AS REQUIRED BY LAW & STANDARDS OF PROFESSIONAL PRACTICE.
- [47] THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF THE ARCHITECT & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT.
- [48] THE ARCHITECT HAS NO KNOWLEDGE OF & SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE PROJECT SITE. PRIOR TO STARTING WORK, THE CONTRACTOR SHALL MAKE A GOOD FAITH EFFORT TO IDENTIFY ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED PRIOR TO STARTING WORK, OR DURING DEMOLITION, STOP WORK IMMEDIATELY & CONTACT THE OWNER & ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
- [48] SCHWARTZ & ARCHITECTURE DOES NOT CARRY LIABILITY INSURANCE TO COVER WORK DONE REGARDING THE IDENTIFICATION, REPAIR, REMOVAL OR ENCAPSULATION OF HAZARDOUS MATERIALS. ANY WORK RELATED TO THE IDENTIFICATION & REMOVAL OF HAZARDOUS MATERIALS IS SPECIFICALLY EXCLUDED FROM THE SCOPE OF WORK REPRESENTED IN THESE DOCUMENTS & SHALL BE PERFORMED UNDER SEPARATE CONTRACT.

CONSTRUCTION NOTES

- [1] "TYPICAL" OR "TYP" MEANS THAT THIS ITEM IS VIRTUALLY IDENTICAL ACROSS SIMILAR CONDITIONS. "TYP." SHALL BE UNDERSTOOD TO MEAN "TYPICAL WHERE OCCURS" & SHALL NOT BE CONSTRUED AS WITHOUT EXCEPTION OR CONSIDERATION OF SPECIFIC CONDITIONS. IN CASE OF DISCREPANCY, CONSULT WITH ARCHITECT BEFORE PROCEEDING.
- [2] "SIMILAR" OR "SIM" MEANS COMPARABLE TO CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS & ORIENTATION ON PLAN.
- [3] "AS REQUIRED" MEANS AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
- [4] "ALIGN" MEANS ACCURATELY LOCATE FINISH FACES OF MATERIALS IN THE SAME PLANE.
- [5] THE TERM "VERIFY" OR "V.I.F." SHALL BE UNDERSTOOD TO MEAN "VERIFY IN FIELD WITH ARCHITECT" & REQUIRES THAT THE CONTRACTOR CONFIRM INTENTION REGARDING NOTED CONDITION & PROCEED ONLY AFTER RECEIVING ARCHITECT'S DIRECTION.
- [6] WHERE THE WORDS "OR EQUAL" OR WORDS OF SIMILAR INTENT FOLLOW A MATERIAL SPECIFICATION, THEY SHALL BE UNDERSTOOD TO REQUIRE SIGNED APPROVAL OF ANY DEVIATION TO SAID SPECIFICATION PRIOR TO CONTRACTOR'S ORDERING OR INSTALLATION OF SUCH PROPOSED EQUAL PRODUCT.

WORKMANSHIP

- [1] THE CONTRACTOR IS RESPONSIBLE FOR CUTTING, FITTING & PATCHING AS REQUIRED TO MAKE THE SEVERAL PARTS FIT TOGETHER PROPERLY.
- [2] DETAILS NOT SPECIFICALLY SHOWN SHALL BE OF THE SAME NATURE AS SIMILAR CONDITIONS. PARTS NOT DETAILED SHALL BE SUBJECT TO THE ARCHITECT & OWNER'S APPROVAL.

FRAMING & CONSTRUCTION

- [1] INSTALL 5/8" TYPE "X" GYP. BD. AT MECHANICAL ROOM FOR ONE HOUR RATED PARTITION AT WALLS & CEILING.
- [2] INSTALL 2 LAYERS OF 5/8" TYPE "X" GYP. BD. AT ALL AREAS UNDER STAIRS, WALLS & CEILINGS TO ACHIEVE ONE HOUR RATED PARTITIONS.
- [3] ALL EXTERIOR WALLS 2X6 STUDS U.O.N.
- [4] ALL INTERIOR WALLS 2X4 STUDS EXCEPT AT PLUMBING WALLS, BEHIND PLUMBING FIXTURES, OR U.O.N.
- [5] GARAGE TO HAVE MIN. 1-3/8" SOLID CORE SELF-CLOSING DOOR TO HOUSE.
- [6] SLOPE EXTERIOR PAVED SURFACE 1/4"/FT MIN. AWAY FROM BUILDING.
- [7] REFER TO FINISH SCHEDULE SHEET A6-1 FOR ALL WALL AND FLOOR FINISHES
- [8] SHOWER AND TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.4
- [9] INSTALL SOLID BLOCKING AS REQUIRED FOR FINISH HARDWARE, CABINETS, TRIM, & FIXTURES.
- [10] PRIME ALL SIDES OF PLYWOOD & TRIM PRIOR TO INSTALLATION.
- [11] PRE-PRIME KNOTS IN LUMBER WITH ZINSSER'S "BIN" PRIMER SEALER OR APPROVED EQUAL.
- [12] ALL PORTIONS OF WOOD EXPOSED TO WEATHER TO BE OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD.
- [13] ALL CUT OR NOTCHED TREATED WOOD SHALL BE SEALED WITH "COPPER GREEN" WOOD PRESERVATIVE SEALER.
- [14] PROVIDE COUNTERFLASHING & WATERPROOF ASSEMBLIES THROUGHOUT ROOF & TERRACES PER THE NATIONAL ASSOCIATION OF ROOFING CONTRACTORS RECOMMENDED DETAILS & PER MANUFACTURER SPECIFICATIONS PER THE HIGHEST INDUSTRY STANDARDS. SEE C.B.C. SEC. 1503.2/C.R.C. SEC. R903.2.
- [15] PROVIDE 2X WOOD FIRESTOPPING EVERY 10 FT. MAX. IN WOOD FRAMED WALLS. VOIDS AROUND PIPES & WIRES TO BE FILLED WITH NON-COMBUSTIBLE MATERIAL.

DEMOLITION NOTES

- [01] CONTRACTOR TO DISASSEMBLE BUILDING COMPONENTS FOR RE-USE WHEN FEASIBLE.
- [02] CONTRACTOR TO SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN.
- [03] CONTRACTOR TO DISPOSE OF PRODUCTS CONTAINING ASBESTOS AND OTHER HAZARDOUS MATERIALS IN ACCORDANCE WITH STATE AND LOCAL LAWS.
- [04] CONTRACTOR TO STORE SALVAGE BUILDING MATERIALS SPECIFICALLY NOTED BELOW IN A DESIGNATED AREA PROTECTED FROM WEATHER. CONTACT OWNER/ARCHITECT PRIOR TO THE DISPOSAL OF ANY SALVAGED BUILDING COMPONENTS.

WILDLIFE URBAN INTERFACE NOTES (WUI)

ROOFS AND ROOF EDGES: [CBC 705A](#) | [CRC R337.5](#)

A NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING ASSEMBLY IS REQUIRED IN SRA – VERY HIGH FIRE HAZARD SEVERITY ZONES. ALL OTHER AREAS IN SANTA CRUZ COUNTY REQUIRE A CLASS 'B' MINIMUM ROOFING ASSEMBLY, INCLUDING LRA, SRA-MODERATE OR SRA-HIGH AREAS.

WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACES SHALL: BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS; BE FIRESTOPPED WITH APPROVED MATERIALS; OR HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING. WHERE PROVIDED, VALLEY FLASHING MUST BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36-INCH WIDE NO. 72 ASTM CAP SHEET.

EXTERIOR WALLS OR SIDING: [CBC 707A.3](#) | [CRC R337.7.3](#)

NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, HEAVY TIMBER, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY OR LOG WALL CONSTRUCTION IS ALLOWED. THE OSMF WEBSITE (SEE LINK ABOVE) LISTS MANY TYPES OF EXTERIOR WALL COVERINGS THAT ARE APPROVED.

NOTE: IGNITION-RESISTANT MATERIALS ARE THOSE TESTED BY A FACILITY RECOGNIZED BY THE SFM OR ICC-EVALUATION SERVICE TO HAVE A FLAME-SPREAD RATING NOT OVER 25, AND COMPLY WITH ACCELERATED WEATHERING TESTS.

EAVES AND PORCH CEILINGS: [CBC 707A.4, A.6](#) | [CRC 337.7.4, R337.7.6](#)

THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING.

SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF ROOF EAVES HAVING A MINIMUM 2" NOMINAL DIMENSION MAY BE UNPROTECTED.

VENTS: [CBC 706A](#) | [CRC R337.6](#)

ATTIC VENTS AND UNDERFLOOR VENT OPENINGS MUST RESIST THE INTRUSION OF FLAME AND EMBERS OR SHALL BE A MINIMUM OF 1/16" AND MAXIMUM 1/8" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT. COMBUSTIBLE VENTS ON TOP OF ROOFS MAY BE COVERED WITH THIS MATERIAL TO COMPLY. VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES ARE NOT PERMITTED, UNLESS A SFM APPROVED VENT IS INSTALLED, OR EAVES ARE FIRE SPRINKLERED, OR VENT IS 12 FEET ABOVE A WALKING SURFACE OR GRADE BELOW.

WINDOWS AND EXTERIOR DOORS: [CBC 708A](#) | [CRC R337.8](#)

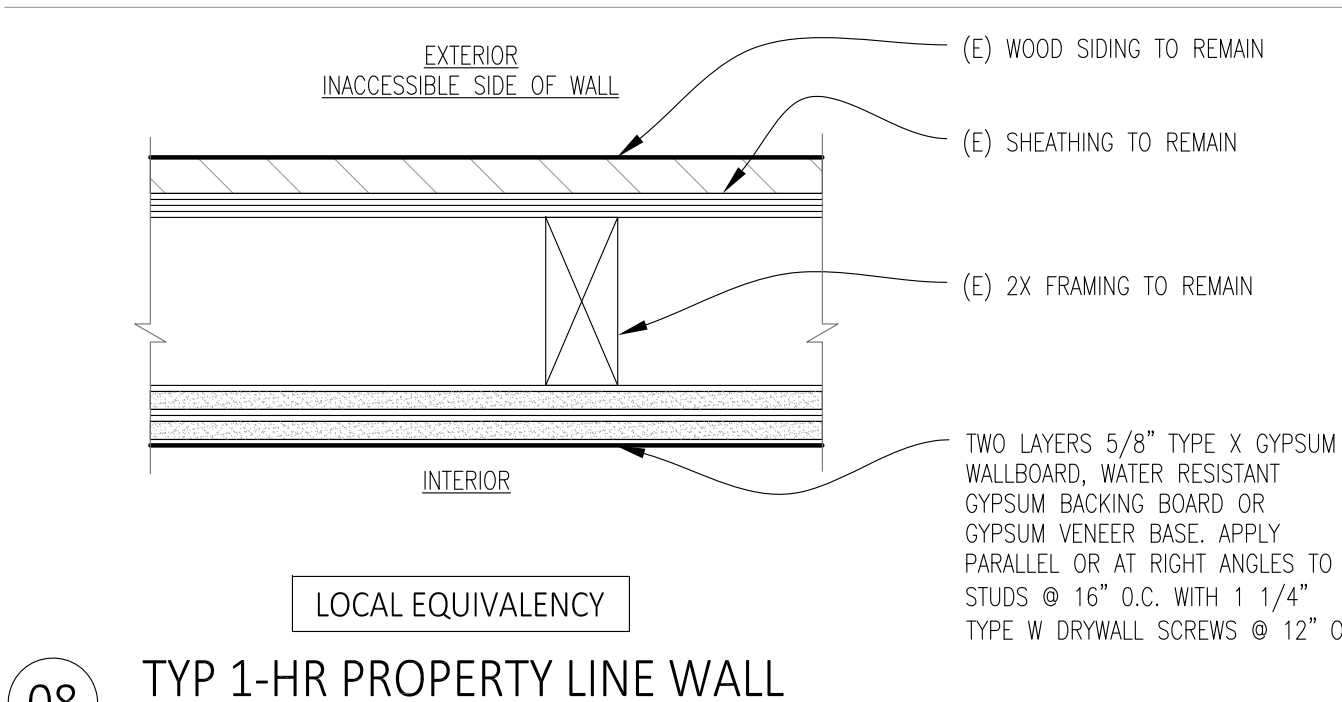
WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

EXTERIOR DECKING AND STAIRS: [CBC 709A](#) | [CRC R337.9](#)

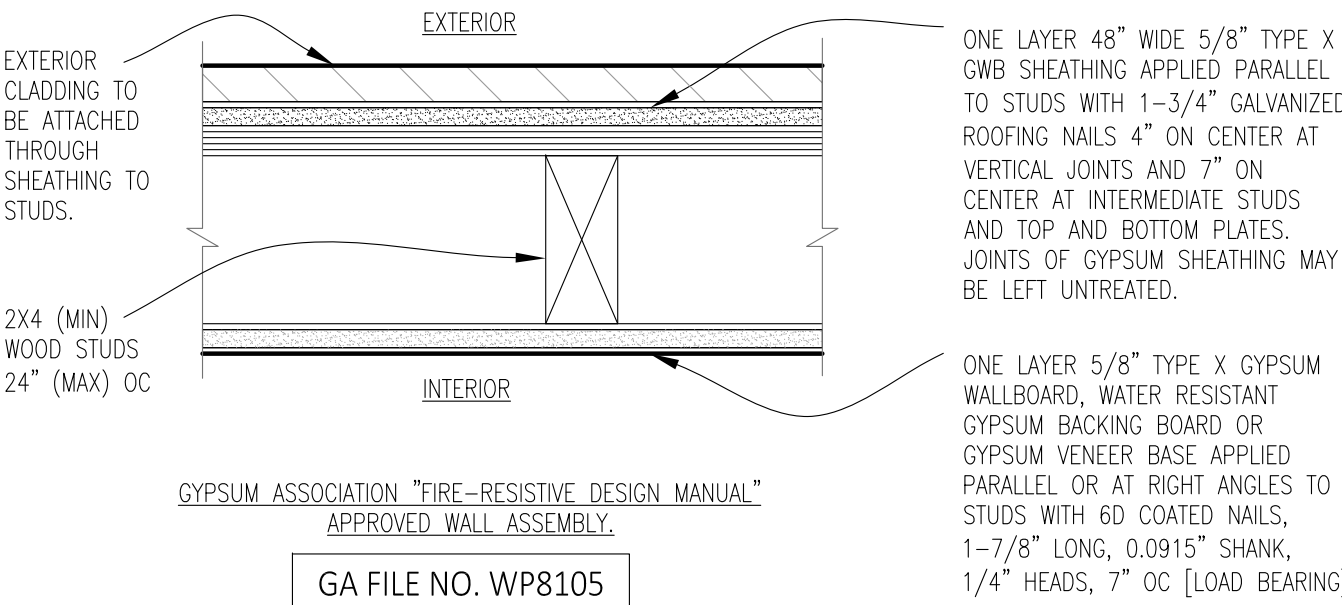
WALKING SURFACES OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAT-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED IF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

UNDERFLOOR AND APPENDAGES: [CBC 707A.8](#) | [CRC R337.7.8](#)

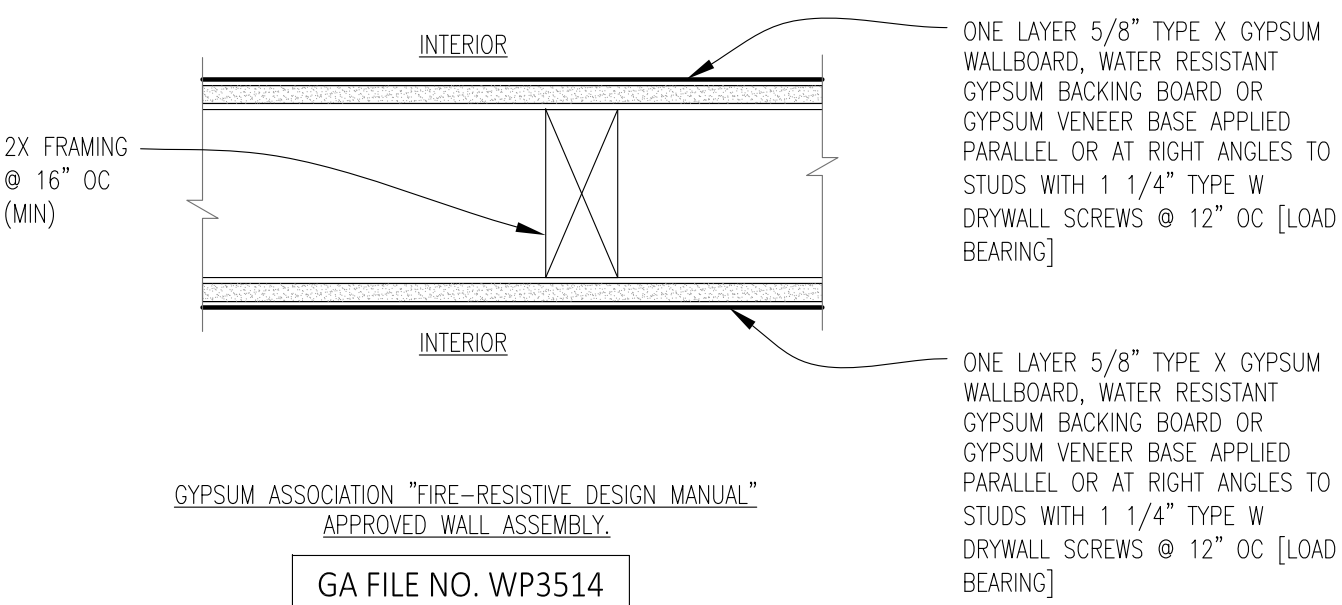
EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.



08 TYP 1-HR PROPERTY LINE WALL
3"=1'-0"



07a TYP 1-HR RATED EXTERIOR WALL ASSEMBLY
3"=1'-0"



07 TYP 1-HR RATED INTERIOR PARTITION
3"=1'-0"

GREEN BUILDING NOTES

- [01] CONSTRUCTION AND DEMOLITION DEBRIS: 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING.
- [02] RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIALS.
- [03] GRADING AND PAVING: CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING THE BUILDING, SUCH AS SWALES, DRAINS, OR WATER RETENTION GARDENS. (CALGREEN 4.106.3)
- [04] SMART IRRIGATION CONTROLLER: AUTOMATICALLY ADJUST IRRIGATION BASED ON WEATHER AND SOIL MOISTURE. CONTROLLERS MUST HAVE EITHER AN INTEGRAL OR SEPARATE RAIN SENSORS THAT CONNECTS OR COMMUNICATES WITH THE CONTROLLER.
- [05] INDOOR WATER EFFICIENCY: INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS AS SUMMARIZED IN CALGREEN 4.303 (SEE "INDOOR WATER EFFICIENCY" AT LEFT). REPLACE ALL NONCOMPLIANT FIXTURES IN PROJECT AREA (CALGREEN 3.301.1.1, SAN FRANCISCO HOUSING CODE 12A).
- [06] ENERGY EFFICIENCY: COMPLY WITH CALIFORNIA ENERGY CODE (TITLE 24, PART 6 2013).
- [07] PEST PROTECTION: ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO DBI FOR PROTECTION AGAINST RODENTS.
- [08] MOISTURE CONTENT OF BUILDING MATERIALS: VERIFY WALL AND FLOOR FRAMING DOES NOT EXCEED 19% MOISTURE CONTENT PRIOR TO ENCLOSURE. MATERIALS WITH VISIBLE SIGNS OF MOISTURE DAMAGE SHALL NOT BE INSTALLED. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING: (CALGREEN 4.505.3)
- [A] MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8.
- [B] MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE-STAMPED END OF EACH PIECE TO BE VERIFIED.
- [C] AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.
- [09] CAPILLARY BREAK FOR CONCRETE SLAB ON GRADE: CONCRETE SLAB ON GRADE FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER MUST ALSO HAVE A CAPILLARY BREAK, INCLUDING AT LEAST ONE OF THE FOLLOWING: (CALGREEN 4.505.2.)
- [A] A 4-INCH (101.6 MM) THICK BASE OF 1/2-INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
- [B] A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.
- [10] FIREPLACES AND WOODSTOVES: INSTALL ONLY DIRECT-VENT OR SEALED-COMBUSTION APPLIANCES; COMPLY WITH US EPA PHASE II LIMITS. (CALGREEN 4.503.1)
- [11] DESIGN AND INSTALL HVAC SYSTEM TO ACCA MANUAL J, D AND S (CALGREEN 4.507.2.)
- [12] HVAC INSTALLER QUALIFICATIONS: HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, SUCH AS VIA A STATE CERTIFIED APPRENTICESHIP PROGRAM, PUBLIC UTILITY TRAINING PROGRAM (WITH CERTIFICATION AS INSTALLER QUALIFICATION), OR OTHER PROGRAM ACCEPTABLE TO THE DEPARTMENT OF BUILDING INSPECTION. (CALGREEN 702.1)
- [13] COVERING DUCT OPENINGS AND PROTECTING MECHANICAL EQUIPMENT DURING CONSTRUCTION: DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS ENTERING THE SYSTEM.
- [14] BATHROOM EXHAUST FANS: MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM OF 80%. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN.
- [15] CARPET: ALL CARPET MUST MEET ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
- [A] CARPET AND RUG INSTITUTE GREEN LABEL PLUS PROGRAM,
- [B] CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350).
- [C] NSF/ANSI 140 AT THE COLD LEVEL,
- [D] SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE, OR
- [E] CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS EQ 2.2 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE AND CARPET CUSHION MUST MEET CARPET AND RUG INSTITUTE GREEN LABEL, AND INDOOR CARPET ADHESIVE & CARPET PAD ADHESIVE MUST NOT EXCEED 50 G/L VOC CONTENT.
- [16] RESILIENT FLOORING SYSTEMS: FOR 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, INSTALL RESILIENT FLOORING COMPLYING WITH:
- [A] CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM,
- [B] COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS OF CAL. DEPT. OF PUBLIC HEALTH 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION CHAMBERS V.1.1.,
- [C] COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) EQ2.2 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE, OR
- [D] CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM TO COMPLY WITH CALIFORNIA DEPARTMENT OF PUBLIC HEALTH CRITERIA.

- [17] COMPOSITE WOOD PRODUCTS: HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON INTERIOR OR EXTERIOR SHALL MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD. SEE CALGREEN TABLE 4.504.5.
- [18] INTERIOR PAINTS AND COATINGS: COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCH. COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS. SEE CALGREEN TABLE 4.504.3.
- [19] LOW-VOC AEROSOL PAINTS AND COATINGS: MEET BAQMD VOC LIMITS (REGULATION 8, RULE 49) AND PRODUCT-WEIGHTED MIR LIMITS FOR ROC. (CALGREEN 4.504.2.3.)
- [20] LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS: MEET SCAQMD RULE 116B. SEE CALGREEN TABLES 4.504.1 AND 4.504.2. (CALGREEN 4.504.2.1)
- [21] DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. CGBSC SECTION 4.408.5
- [22] AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.
- [23] ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBSC SECTION 4.504.2.4
- [24] PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504

GUARDRAIL NOTES

- [01] GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY ABOVE THE FLOOR OR GRADE BELOW, AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED TO BE A GUARD.
- [02] REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF STAIR TREADS.
- [03] WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL AT THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE NOT LESS THAN 34" OR MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- [04] REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DI.
- [05] GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH C.B.C. SEC. 1607.8.1.

HANDRAIL NOTES

- [01] PROVIDE HANDRAIL ON AT LEAST ONE SIDE AT EACH STAIR WITH AT LEAST 4 RISERS.
- [02] HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED TO AN ADJACENT WALL OR TO THE WALKABLE SURFACE BELOW, OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
- [03] HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS.
- [04] HANDRAILS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH C.B.C. SEC. 1607.8.1.
- [05] HANDRAIL HEIGHT SHALL BE BETWEEN 34" AND 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- [06] HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

STAIR NOTES

- [01] VERIFY STAIR LAYOUT & RISER/ TREAD SIZES IN THE FIELD PRIOR TO INSTALLATION. PRIOR TO CONSTRUCTION, NOTIFY ARCHITECT OF ANY DISCREPANCY WITH PLANS.
- [02] STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- [03] THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- [04] THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- [05] THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
- [06] PROVIDE NON-SLIP FINISH AT ALL EXTERIOR WALKING SURFACES, PAVING & STAIRS.
- [07] THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2". RISERS SHALL BE VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEG. FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE.
- [08] THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

GLAZING NOTES

- [01] GLAZING SHALL BE OF TEMPERED OR LAMINATED TYPE/SHATTER PROOF SAFETY GLASS WHEN IN LOCATIONS SUBJECT TO HUMAN IMPACT:
- USE SAFETY GLASS IN DOORS AND AT GLAZING ADJACENT TO DOORS WITHIN 24" OF THE VERTICAL EDGES OF THE DOOR,
 - USE SAFETY GLASS IN GLAZING THAT LIES WITHIN 5 FT. FROM THE TOP & BOTTOM OF STAIRS,
 - USE SAFETY GLASS IN GLAZING THAT LIES LESS THAN 18" ABOVE FLOOR LEVEL.
 - USE SAFETY GLASS IN DOORS & ENCLOSURES OF TUBS & SHOWERS, & GLAZING IN WARDROBE DOORS
- [02] HINGED SHOWER DOORS SHALL BE MIN. 24" WIDE & SHALL OPEN OUT
- [03] IN OPERABLE SKYLIGHT, LOCATE HINGE AT UPPER SIDE OF SKYLIGHT

ROOF AND STORM DRAINAGE NOTES

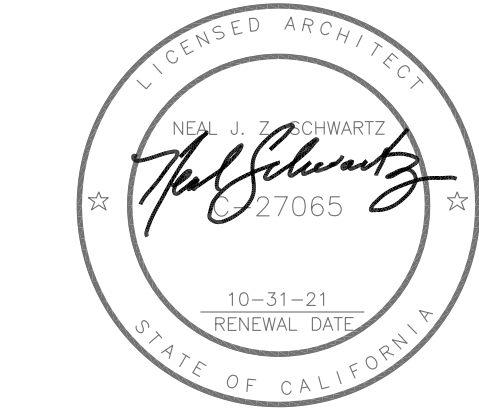
- [01] ALL ROOF DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDING.
- [02] STORM DRAINAGE GUTTERS, LEADERS, AND CONNECTIONS TO DRAINS SHALL BE IN ACCORDANCE WITH SECTION 1101.2.1 OF THE CPC.
- [03] ALL STORM WATER OR CASUAL WATER FROM ROOF AREAS, BALCONIES, LIGHTWELLS, OR SIMILAR AREAS WHICH TOTAL MORE THAN 200 SQ FT AGGREGATE SHALL DRAIN OR BE CONVEYED DIRECTLY TO THE BUILDING DRAIN, BUILDING SEWER, OR TO AN APPROVED ALTERNATE LOCATION.
- [04] ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS IN THE GUTTER.
- [05] ROOF PROFILES SHALL BE CONSTRUCTED TO ALLOW NO SPACES BETWEEN THE ROOF COVERING & ROOF DECKING.

CRAWL SPACE AND ATTIC NOTES

- [01] FOR WOOD FLOORS, PROVIDE CLEARANCE AS SPECIFIED BY C.B.C. SEC. 2304.12/C.R.C. SEC. R317.1
- [02] PROVIDE CLEARANCE OF AT LEAST 18 INCHES BETWEEN UNDERSIDE OF WOOD FLOOR JOISTS AND THE EXPOSED GROUND, AND AT LEAST 12 INCHES BETWEEN THE UNDERSIDE OF WOOD GIRDERS AND THE EXPOSED GROUND, WHERE FRAMING MEMBERS ARE NOT PRESERVATIVE-TREATED.
- [03] ACCESSIBLE UNDER-FLOOR AREAS SHALL BE PROVIDED WITH AN 18-INCH X 24-INCH CLEAR ACCESS OPENING. PIPES, DUCTS AND OTHER NON-STRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH ACCESS TO OR WITHIN THE UNDER FLOOR AREAS.
- [04] ALL SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE A MINIMUM OF NOT LESS THAN 1" SQUARE FOOT OF VENTILATION OPENING FOR EACH 150 SQ FT OF UNDERFLOOR AREA. UNDER FLOOR VENTS SHALL BE PROVIDED WITH OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION. THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES.
- [05] ALL ENCLOSED ATTIC SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR.
- [06] ALL ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR.
- [07] VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, SHALL BE FULLY COVERED WITH NONCOMBUSTIBLE AND CORROSION RESISTANT METAL WIRE MESH WITH OPENINGS 1/6" MIN TO 1/8" MAX.



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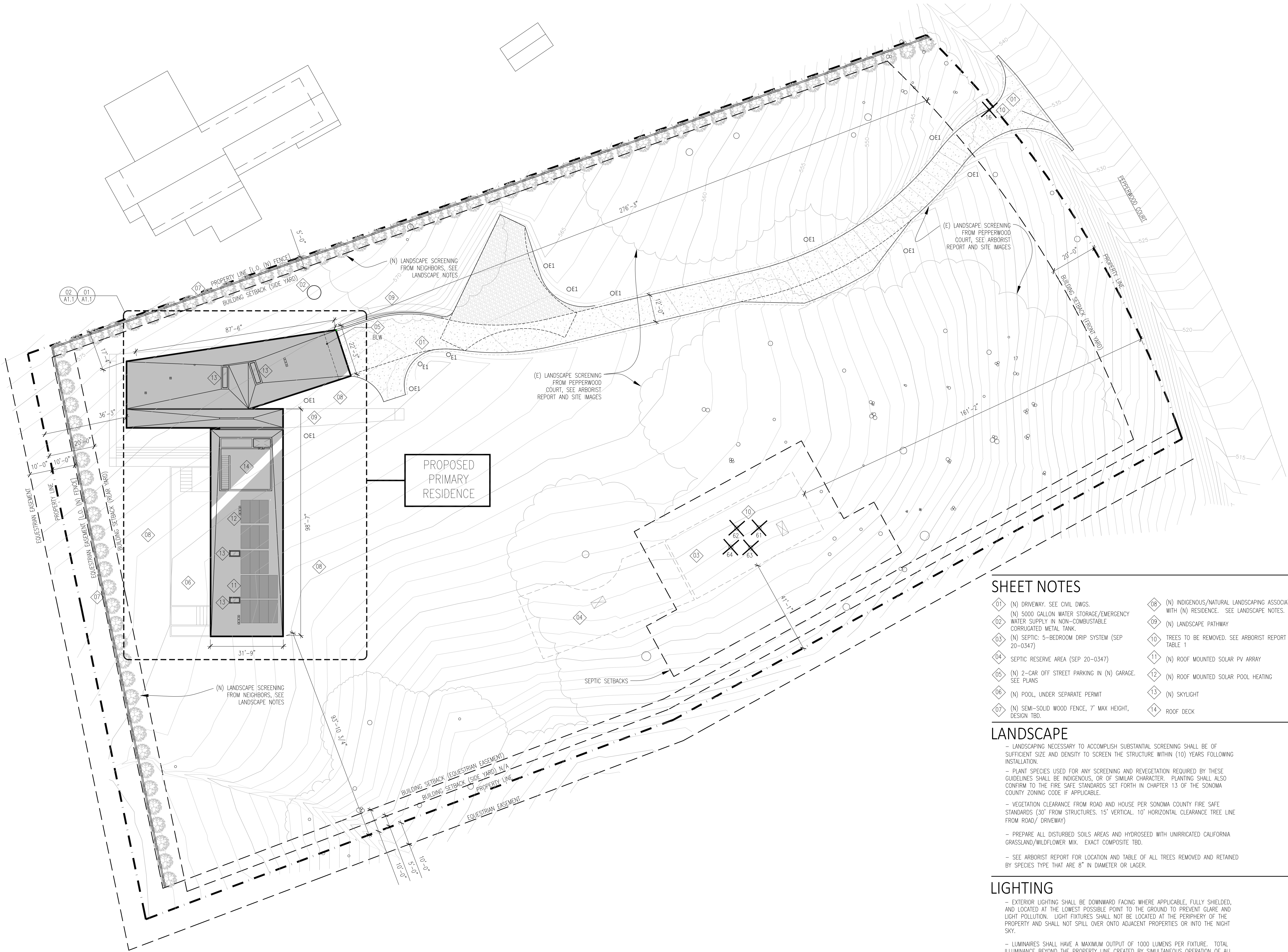
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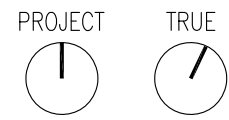
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TYPICAL NOTES
AND DETAILS
A0.2



01 SITE PLAN | PROPOSED
1" = 20'



SHEET NOTES

- 01 (N) DRIVEWAY. SEE CIVIL DWGS.
- 02 (N) 5000 GALLON WATER STORAGE/EMERGENCY WATER SUPPLY IN NON-COMBUSTIBLE CORRUGATED METAL TANK.
- 03 (N) SEPTIC: 5-BEDROOM DRIP SYSTEM (SEP 20-0347)
- 04 SEPTIC RESERVE AREA (SEP 20-0347)
- 05 (N) 2-CAR OFF STREET PARKING IN (N) GARAGE. SEE PLANS
- 06 (N) POOL, UNDER SEPARATE PERMIT
- 07 (N) SEMI-SOLID WOOD FENCE, 7' MAX HEIGHT. DESIGN TBD.
- 08 (N) INDIGENOUS/NATURAL LANDSCAPING ASSOCIATED WITH (N) RESIDENCE. SEE LANDSCAPE NOTES.
- 09 (N) LANDSCAPE PATHWAY
- 10 TREES TO BE REMOVED. SEE ARBORIST REPORT TABLE 1
- 11 (N) ROOF MOUNTED SOLAR PV ARRAY
- 12 (N) ROOF MOUNTED SOLAR POOL HEATING
- 13 (N) SKYLIGHT
- 14 ROOF DECK

LANDSCAPE

- LANDSCAPING NECESSARY TO ACCOMPLISH SUBSTANTIAL SCREENING SHALL BE OF SUFFICIENT SIZE AND DENSITY TO SCREEN THE STRUCTURE WITHIN (10) YEARS FOLLOWING INSTALLATION.
- PLANT SPECIES USED FOR ANY SCREENING AND REVEGETATION REQUIRED BY THESE GUIDELINES SHALL BE INDIGENOUS, OR OF SIMILAR CHARACTER. PLANTING SHALL ALSO CONFIRM TO THE FIRE SAFE STANDARDS SET FORTH IN CHAPTER 13 OF THE SONOMA COUNTY ZONING CODE IF APPLICABLE.
- VEGETATION CLEARANCE FROM ROAD AND HOUSE PER SONOMA COUNTY FIRE SAFE STANDARDS (30' FROM STRUCTURES, 15' VERTICAL, 10' HORIZONTAL CLEARANCE TREE LINE FROM ROAD/ DRIVEWAY)
- PREPARE ALL DISTURBED SOILS AREAS AND HYDROSEED WITH UNIRRIGATED CALIFORNIA GRASSLAND/WILDFLOWER MIX. EXACT COMPOSITE TBD.
- SEE ARBORIST REPORT FOR LOCATION AND TABLE OF ALL TREES REMOVED AND RETAINED BY SPECIES TYPE THAT ARE 8" IN DIAMETER OR LARGER.

LIGHTING

- EXTERIOR LIGHTING SHALL BE DOWNWARD FACING WHERE APPLICABLE, FULLY SHIELDED, AND LOCATED AT THE LOWEST POSSIBLE POINT TO THE GROUND TO PREVENT GLARE AND LIGHT POLLUTION. LIGHT FIXTURES SHALL NOT BE LOCATED AT THE PERIPHERY OF THE PROPERTY AND SHALL NOT SPILL OVER ONTO ADJACENT PROPERTIES OR INTO THE NIGHT SKY.
- LUMINAIRES SHALL HAVE A MAXIMUM OUTPUT OF 1000 LUMENS PER FIXTURE. TOTAL ILLUMINANCE BEYOND THE PROPERTY LINE CREATED BY SIMULTANEOUS OPERATION OF ALL EXTERIOR LIGHTING SHALL NOT EXCEED 1.0 LUX.
- ALL ROADWAY, PARKING, AND DRIVEWAY LIGHTS SHALL BE LOW PROFILE, UTILIZING FULL CUT-OFF FIXTURES. FLOOD LIGHTS AREA NOT PERMITTED. IF SECURITY LIGHTING IS NECESSARY, IT SHALL BE MOTION SENSOR ACTIVATED ONLY.

- E1 LANDSCAPE PATHWAY LIGHT, SEE CUT SHEET
- E2 SURFACE MOUNT WALL FIXTURE, SEE CUT SHEET
- E3 RECESSED DOWN LIGHT, SEE CUT SHEET



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SITE
PLAN
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SHEET NOTES

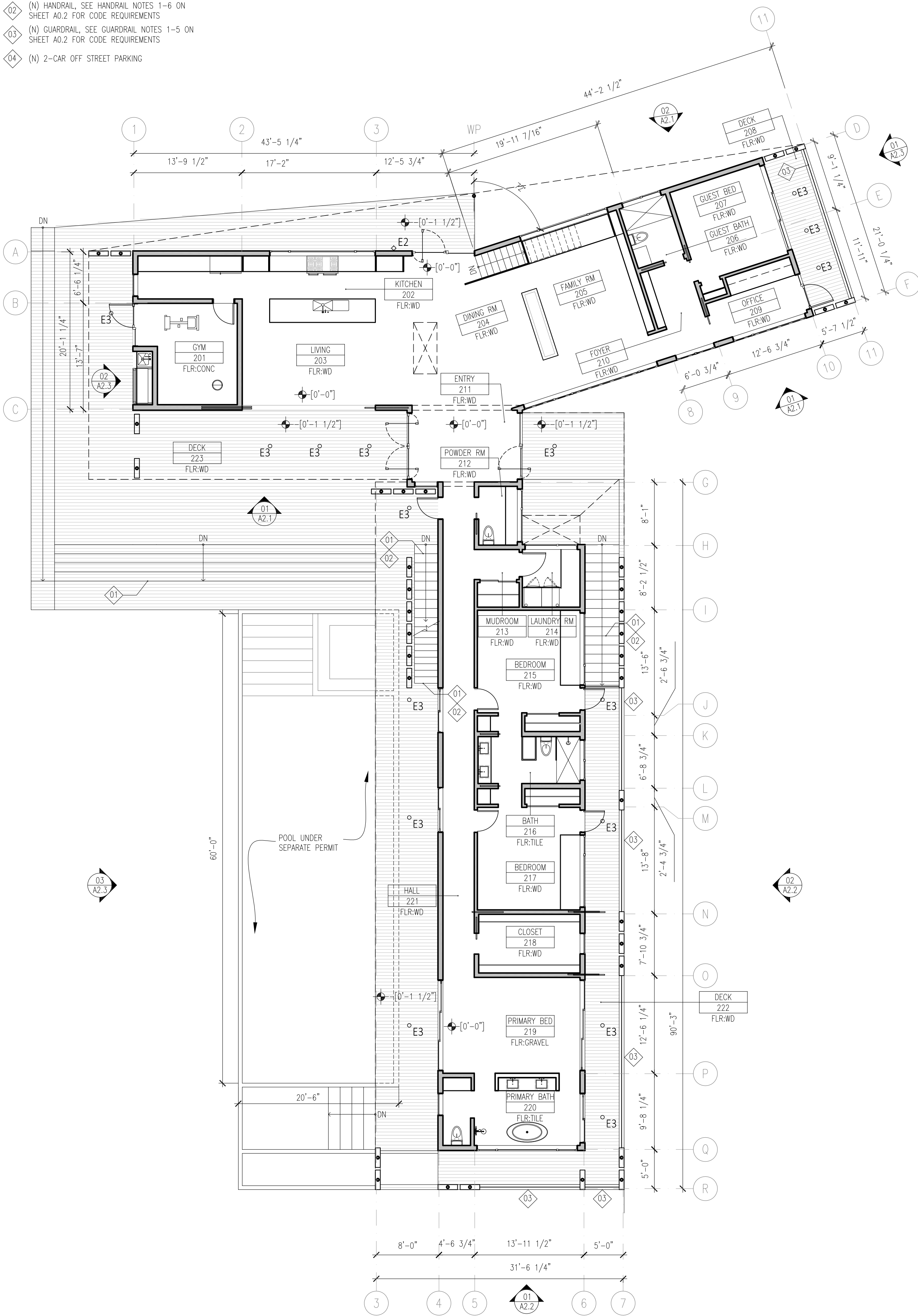
- 01 (N) STAIR, SEE STAIR NOTES 1-8 ON SHEET A0.2 FOR CODE REQUIREMENTS
- 02 (N) HANDRAIL, SEE HANDRAIL NOTES 1-6 ON SHEET A0.2 FOR CODE REQUIREMENTS
- 03 (N) GUARDRAIL, SEE GUARDRAIL NOTES 1-5 ON SHEET A0.2 FOR CODE REQUIREMENTS
- 04 (N) 2-CAR OFF STREET PARKING

WALL LEGEND

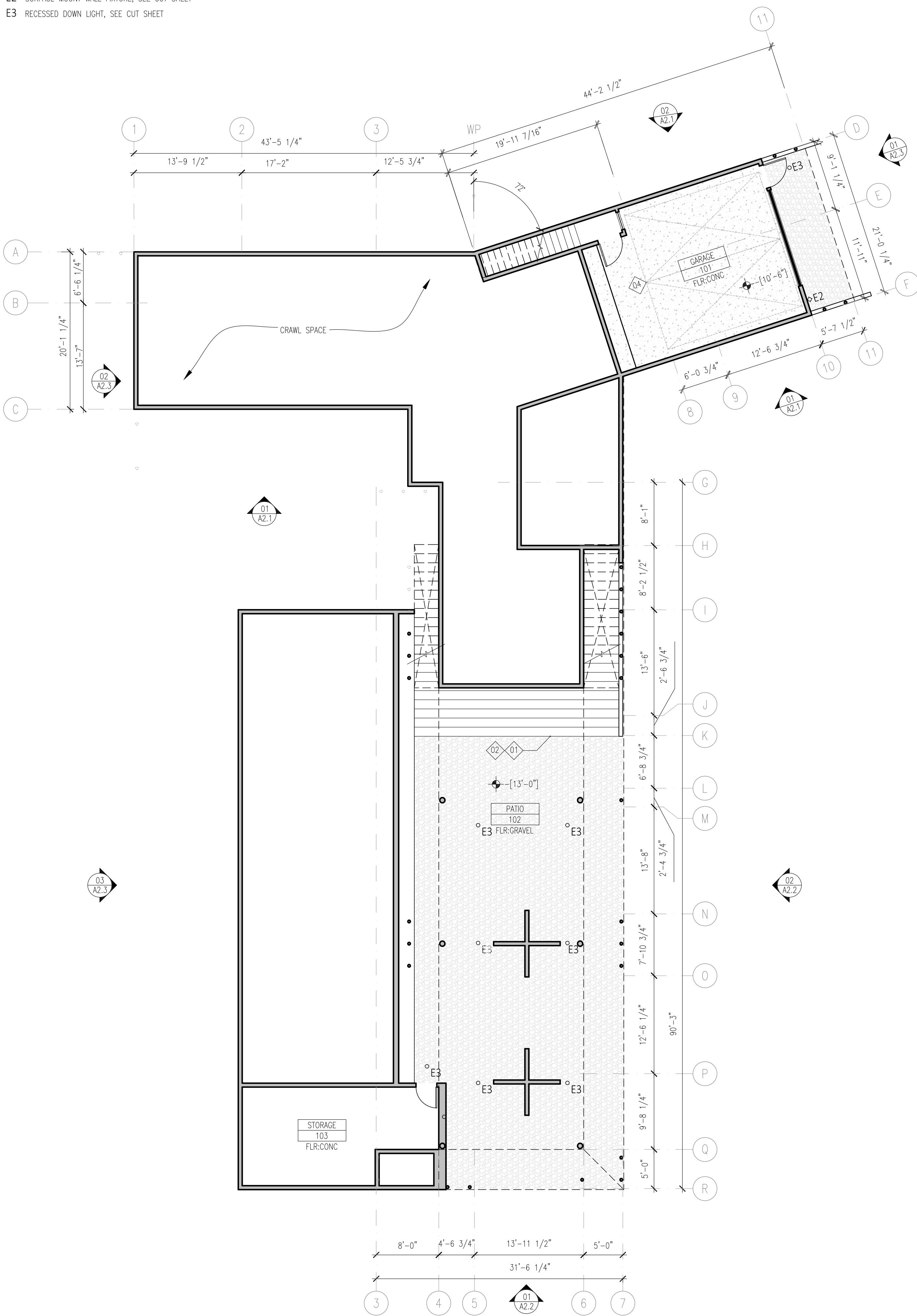
- WALL ABOVE WALL BELOW WALL TO DEMO (N) 1-HR WALL (N) WALL (E) WALL

LIGHTING TYPE SUMMARY

- E1 LANDSCAPE PATHWAY LIGHT, SEE CUT SHEET
- E2 SURFACE MOUNT WALL FIXTURE, SEE CUT SHEET
- E3 RECESSED DOWN LIGHT, SEE CUT SHEET



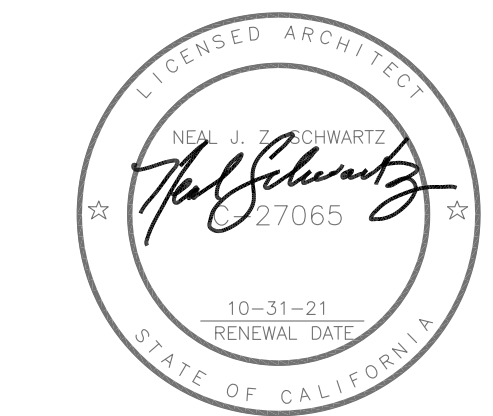
02 FLOOR PLAN | LEVEL 2
1/8" = 1'-0"



01 FLOOR PLAN | LEVEL 1
1/8" = 1'-0"

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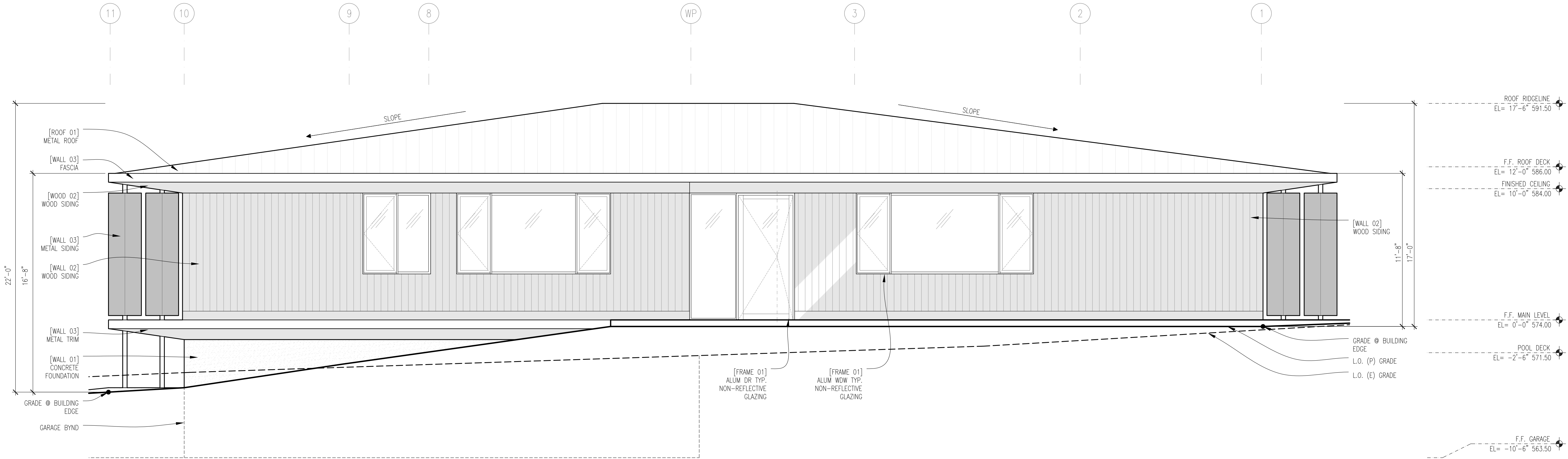
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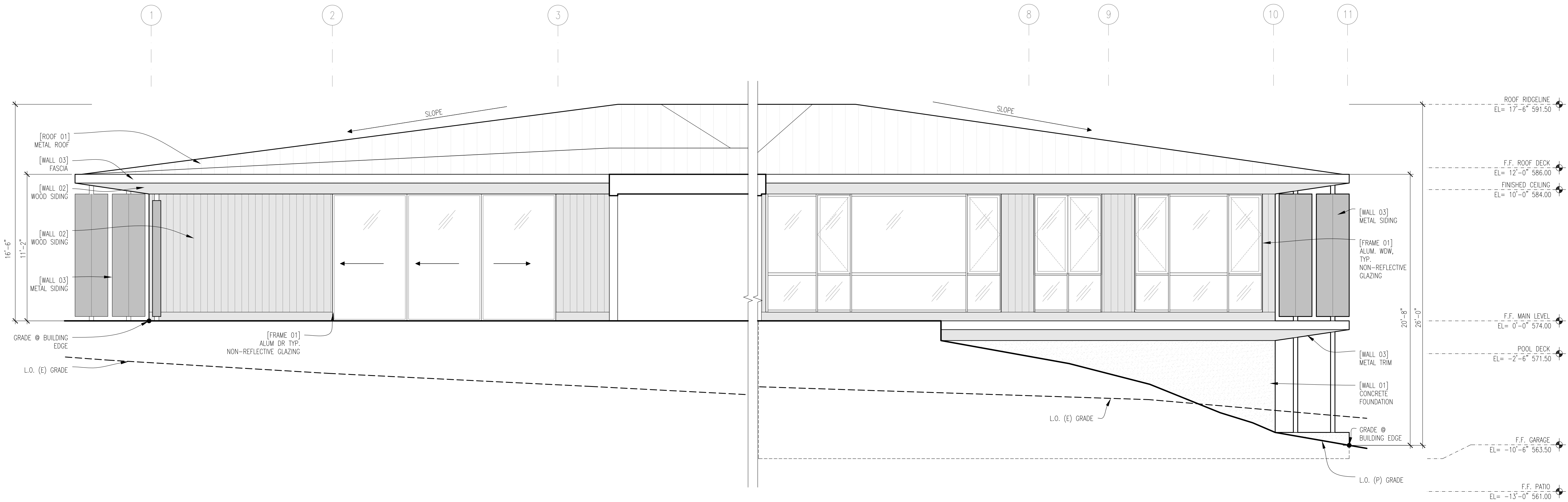
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FLOOR
PLANS
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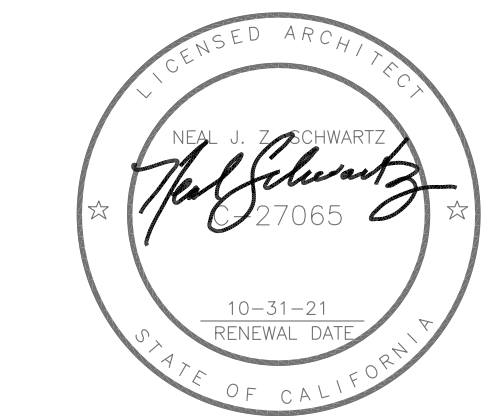
02 NORTH ELEVATION | PUBLIC WING
1/4"=1'-0"



01 SOUTH ELEVATION | PUBLIC WING
1/4"=1'-0"



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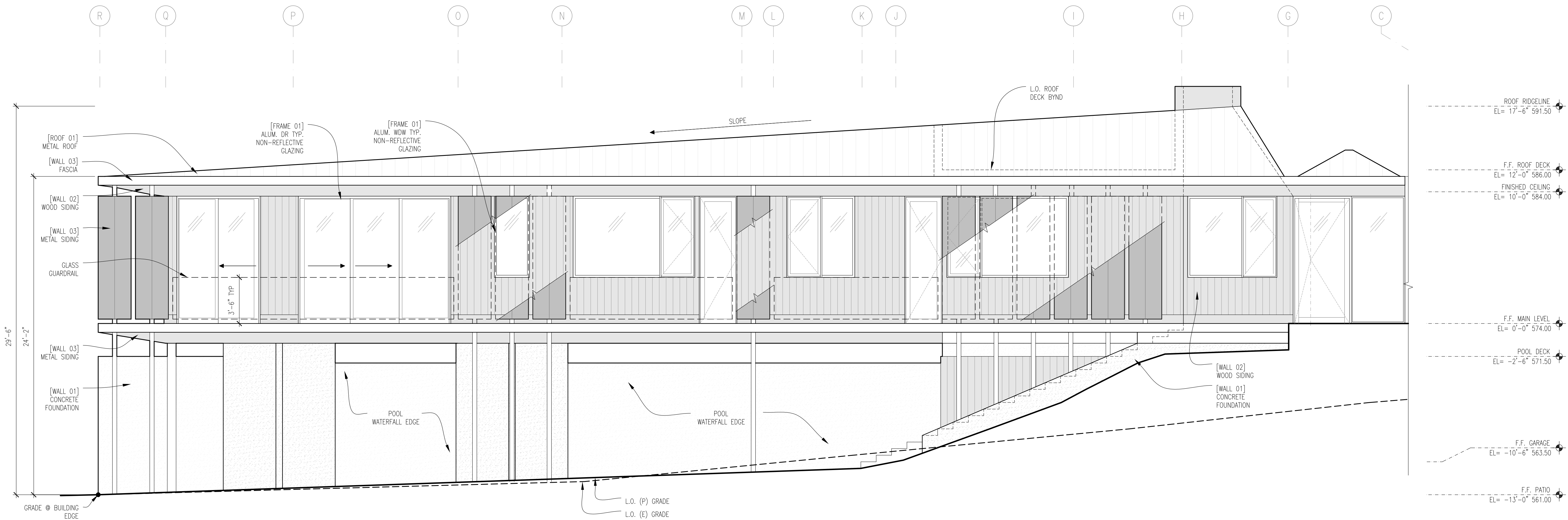
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2020 11 09 ADMINISTRATIVE DESIGN
REVIEW

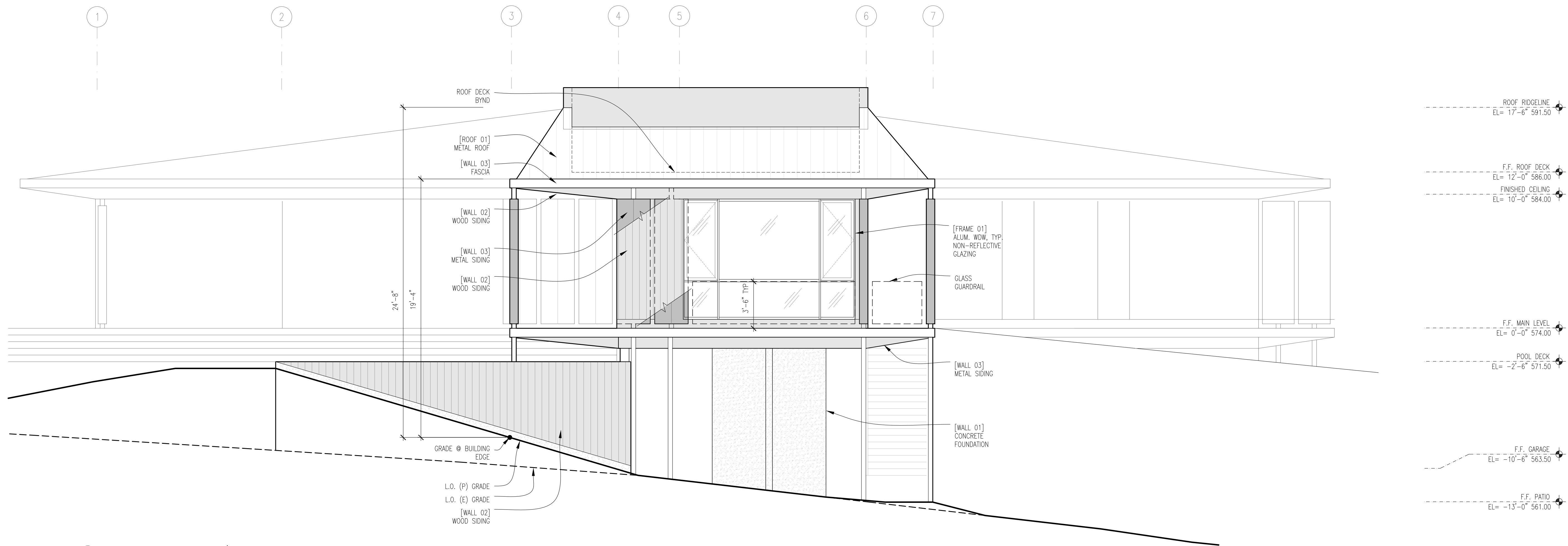
> 4042 PEPPERWOOD COURT
SONOMA, CA 95476
> APN: 064-010-013

EXTERIOR
ELEVATIONS
A2.1

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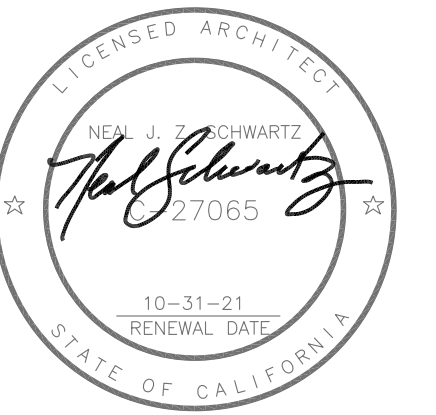
02 EAST ELEVATION | PRIVATE WING
1/4"=1'-0"



01 SOUTH ELEVATION | PRIVATE WING
1/4"=1'-0"

S ^ A

> SCHWARTZ AND ARCHITECTURE | S^A
860 RHODE ISLAND STREET
SAN FRANCISCO, CA 94107
> 415 550 0430
> admin@schwartzandarchitecture.com



NOT FOR CONSTRUCTION

> 4042 PEPPERWOOD CT.

2020 11 09 ADMINISTRATIVE DESIGN
REVIEW

> 4042 PEPPERWOOD COURT
SONOMA, CA 95476
> APN: 064-010-013

EXTERIOR
ELEVATIONS
A2.2



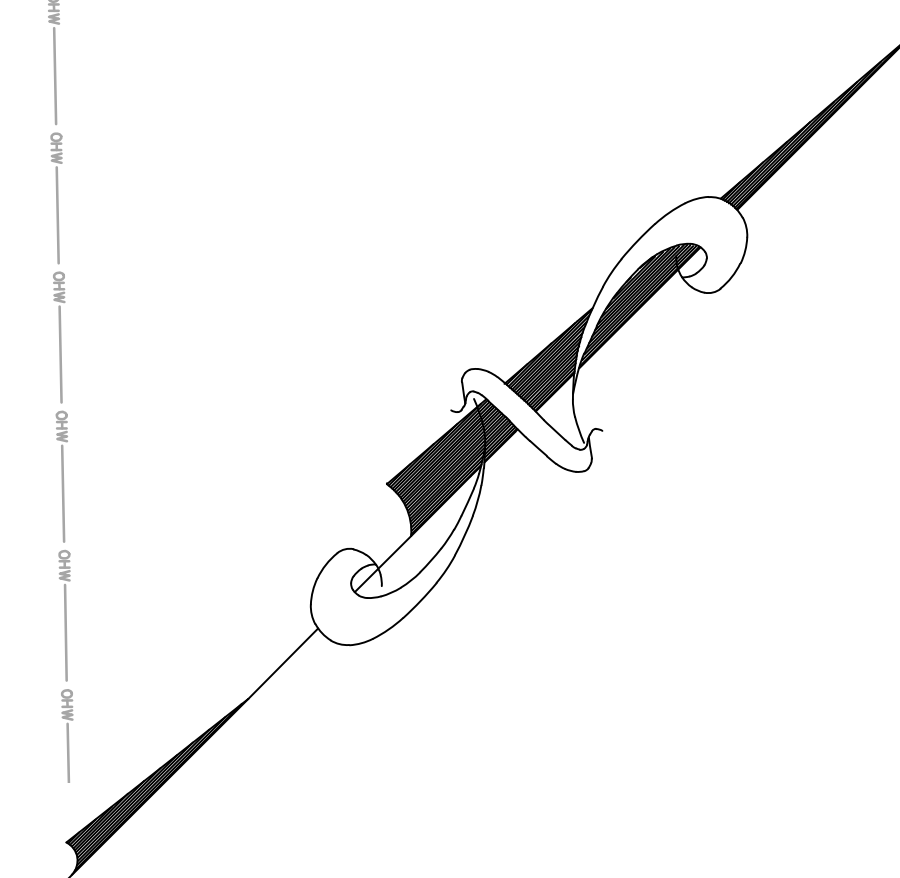
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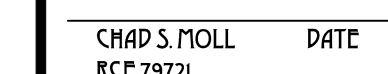
> 4042 PEPPERWOOD COURT
SONOMA, CA 95476
> APN: 064-010-013

EXTERIOR ELEVATIONS

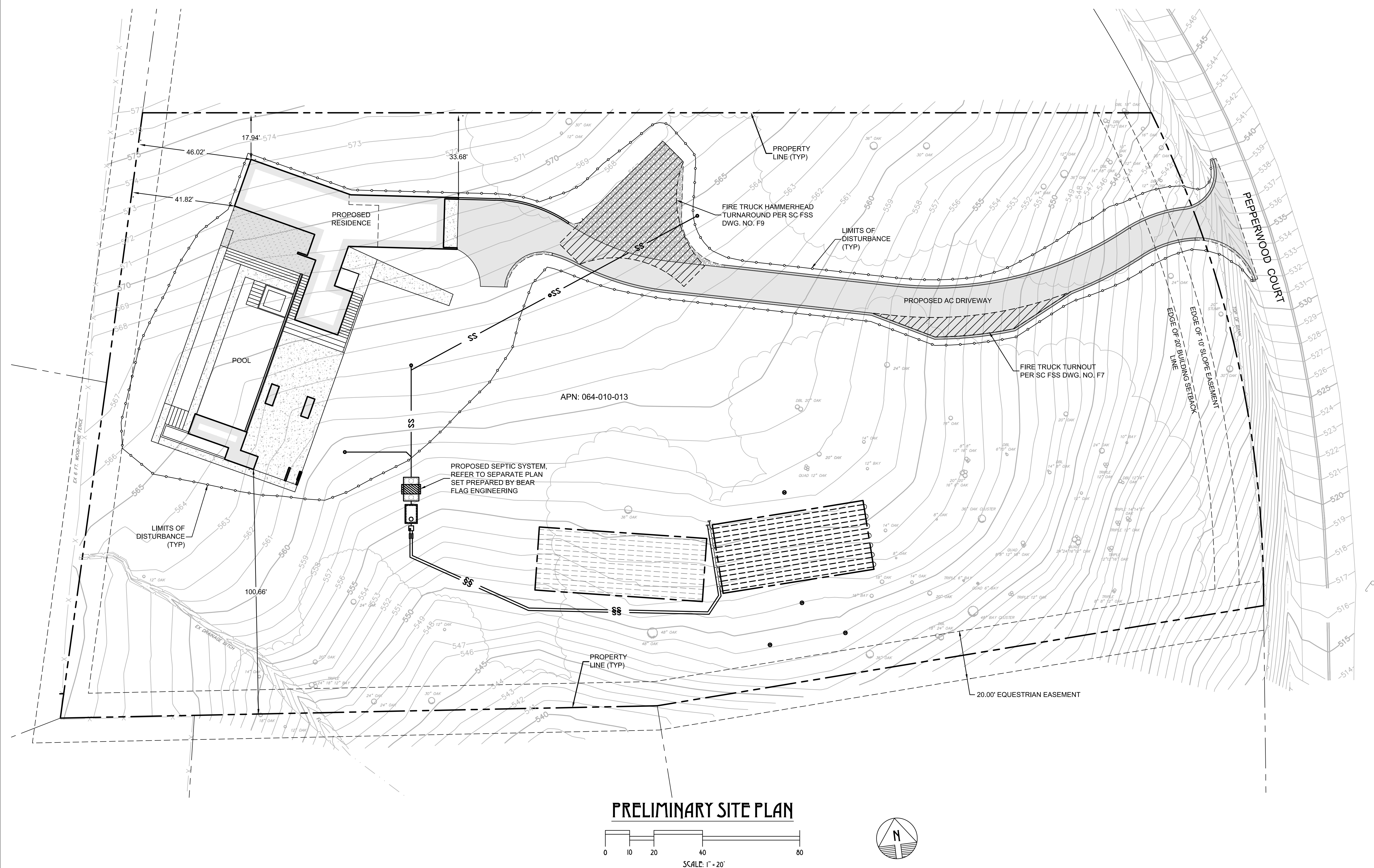
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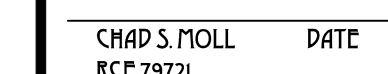




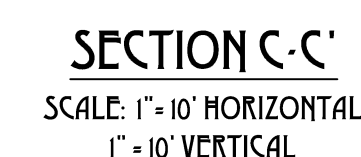
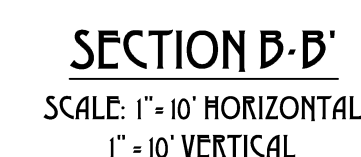
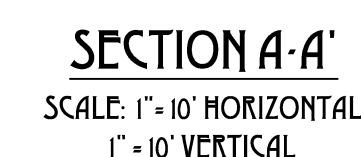


PRELIMINARY SITE PLAN
RAZMARA RESIDENCE
 40402 PEPPERWOOD COURT, SONOMA, CA
 APN: 064-010-013

[illegible]



GRADING SECTIONS
RAZMARA RESIDENCE
4042 PEPPERWOOD COURT, SONOMA, CA
APN: 064-010-013

[illegible]

ADMINISTRATIVE DESIGN REVIEW-RESIDENTIAL

4042 PEPPERWOOD COURT
SONOMA, CA 95476
APN #: 064-010-013

NOVEMBER 09, 2020

LOCATION/ VICINITY MAP



PROJECT LOCATION

LATITUDE= 38.301318N, LONGITUDE= -122.545277W

**Appeal to Sonoma County Design Review Committee
4042 Pepperwood CT., Sonoma
(Revised 3-20-2021)**

This is our appeal to the Sonoma County Design Review Committee regarding a tentative approval of a proposed house to be built at 4042 Pepperwood Ct., Sonoma (ADR20-0069 APN).

Background

First, we have tried to convey to the Diamond A Architectural Review Committee (ARC) in August 4, 2020 (see attached letter to Tom Jones) in detail what seemed to be proposed at that time and what our concerns were and what we were prepared to accept as a compromise. A day or two later, some of the stakes were removed (which were near our deck) so we had *assumed* there would be a redesign. I informed Tom Jones (coordinator of the ARC) of this and left it at that. We are very willing to accept this change and neighbors, but it needs to be done with some sensitivity. We are aware that the expectation is that we will be seeing a house on the lot below us. We are not naïve.

It was not until late February 11, 2021 that a neighbor shared with me some information on the Permit Sonoma website about the septic system on 4042 Pepperwood CT., that seemed like things were progressing with the design and that it appeared not to take our concerns into account. After contacting the planner, Joshua Miranda, which took some time to determine that he is the planner, that I came to realize that the ARC had approved the plans in early November 2020 (the site plan follows on the third page) which we found astounding. We were never contacted by the ARC regarding their approval. The ARC never used Story Polls to determine impacts upon nearby properties and ours, so we had no idea that a review had even occurred. (As an aside, we are contesting the ARC's approval separately and asking for justification of their approval and what factors they had considered and so on. We believe that the ARC's review is a failure of due diligence.) There is language in our CC&Rs (called Declaration of Restrictions) that alludes to development being done in "harmony" with surrounding development (which is a real stretch to come to a conclusion that this is in harmony).

How County Code 26-82-050 Applies to Our Issue

A portion of this codes states the following:

The committee, or other applicable decision-making body as the case may be, shall endeavor to provide that the architectural and general appearance of buildings or structures and grounds are in keeping with the character of the neighborhood and are not detrimental to the orderly and harmonious development of the county and do not impair the desirability of investment or occupation in the neighborhood. Highlighted in yellow is what seems most pertinent to the case. I am sure that all of you being either architectural, landscape architectural designers or planners understand the intent of this and can understand why I, also a landscape architect, feel that this proposal is grossly not consistent with these guidelines.

Consistency with the Norms in Diamond A

If one looks around the Diamond A subdivision it is obvious that almost in every case, an effort was made to adequately separate the homes from each other. This is the prevailing norm here. Most of the lots are in the 2-acre range which almost always permits enough “wiggle room” to avoid such excessive intrusions as are proposed. It is our understanding that the owners are giving obtaining views as one of their greatest priorities, given the topography of their approximately 2.5-acre site, is driving them close to our house.

It is important to note that the owners also bought a lot down-slope from theirs which should enable them to top some of the trees on that lot and their building lot to open up views. So, there are other ways to gain views in this case.

We would have appreciated having been involved with the ARC review as we could have suggested some alternatives to this intrusive design. We have shown this to several of our neighbors who have been aghast at what is proposed.

This might be an appropriate solution in a higher density development, but not in ours. After all, the zoning is *Rural/Residential*. The *expectation* of most people who live here is that there will not be crowding. That is one of the reasons we live on approximately 2 acre lots. We all want seclusion, serenity and a feeling of being somewhat one with nature. The proposed design is what one would expect in much higher density developments (perhaps 6,000 square foot lots, not 80,000 square foot lots).

What We Want

As we proposed to Tom Jones in an email sent to him on August 4, 2020, although we still feel that better alternative could be developed, we would be accepting of moving the building approximately a *minimum* of 25 feet to the south so that it would be beginning more or less in line with the edge of our fence that connects to the deck. The building would still be quite visible to us, but not “in our face” visible as it presently is proposed. It also would be better if the building could be further from our property line than proposed although it meets all the minimum setbacks. We propose a *minimum* of 30 feet in this dimension. It is our position that this would make a significant improvement to us with a minimal hardship to the owners.

Sincerely,

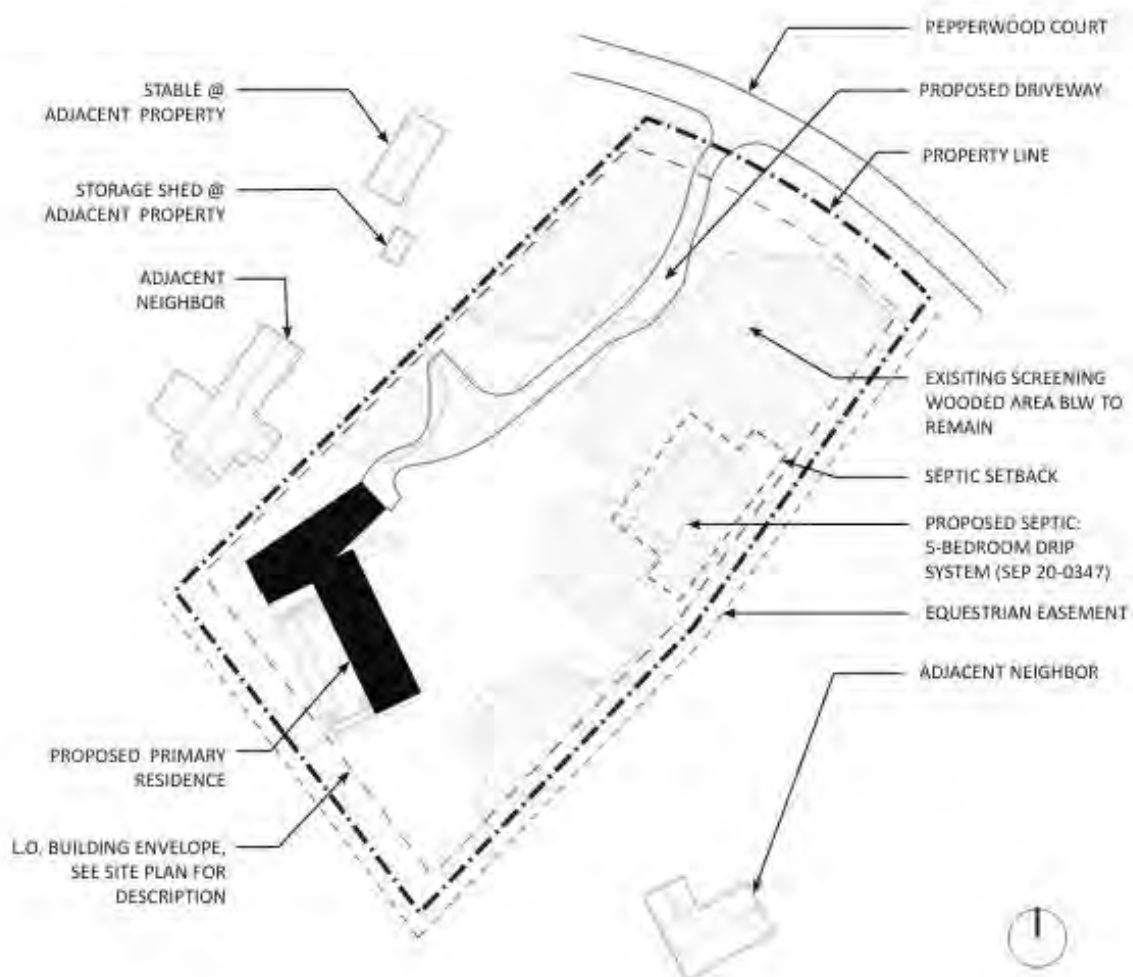
Joe & Elaine Lieber
4080 Pepperwood CT.
Sonoma, CA 95476
Ph: 707 938 2707
Email: burro49@sbcglobal.net

ADMINISTRATIVE DESIGN REVIEW-RESIDENTIAL

4042 PEPPERWOOD COURT
SONOMA, CA 95476
APN #: 064-010-013

NOVEMBER 09, 2020

KEY PLAN



ATTENTION > Joshua Miranda | Design Review Committee
County of Sonoma Planning Division | 2550 Ventura Avenue | Santa Rosa, CA
REGARDING > **ADR20-0069 Appeal Response**
PROJECT > 4042 Pepperwood Court | Sonoma, CA 95476 | APN: 064 010 013
DATE > 2021 04 14

To the Design Review Committee:

As the architects for the above referenced project, we appreciate this opportunity to offer additional context for the review of the neighbor appeal of our client's proposed new home.

Referring to the items articulated in the formal appeal letter filed by Joe and Elaine Lieber of 4080 Pepperwood Court (the adjacent uphill property to the northwest), we offer the following information for consideration.

APPEAL COMPLAINTS & RESPONSES

1. Complaint about the review process of the Diamond A Architectural Review Committee:

The appellants have clearly articulated their opinion that they wish the policies, processes, and criteria of design review for the **Diamond A Architectural Review Committee** and Sonoma County were different.

Regardless of the merits of this opinion, those considering purchasing property within the neighborhood association's jurisdiction rely on the existing written policies and procedures regarding design to guide their decision about whether to join the community. In this case, my clients purchased this parcel after thorough review of all applicable design guidelines and procedures, and with confidence that their desired development and use of their property **would meet all standards of community and County review, which it has.**

As extensively documented by Tom Jones, Coordinator of the Diamond A Architectural Review Committee (ARC), both the design process and design has met or exceeded every standard of review by the neighborhood association and has the unanimous support of the **ARC**. The Chair notes:

"November 6, 2020: Schwartz and Company [sic] sent the ARC the packet of documents that was the basis for the application summarized in ADR20-0069. The three members of the ARC reviewed the documents and an ARC supporting letter was constructed. Our support was based on the following:

- a. The architects had effectively interacted with the ARC.*
- b. There were no violations of the CCRs for unit 3 of the Diamond A Ranch Estates*
- c. The architects had carefully documented and protected the Diamond A Equestrian Easements that bordered two sides of 4042 Pepperwood Ct.*
- d. The architects had clearly understood and complied with the "site planning standards" of 26-90-120 and had included appropriate plans for "mitigating landscape" to be established in order to shield the dwelling from view from public access roads.*
- e. The architects had clearly understood and complied with the "architectural standards" documented in 26-90-120 and had documented the use of appropriate exterior materials.*

- f. *The new owners had demonstrated a willingness to cordially engage with the owners of 4080 Pepperwood Ct.*
- g. *The owners of 4456 [sic] Pepperwood Ct had abandoned their intent to build a “two story house with high ceiling”.*
- h. *The owners, in consultation with their architects, had moved the location of the proposed dwelling to reduce the visual impact on the home at 4480 [sic] Pepperwood Ct.*
- i. *The owners of 4080 Pepperwood Ct had met with the architects and had aired their concerns.*
- j. *The communications from the owners of 4080 Pepperwood Ct. to the ARC had concluded with professed resolution of all issues”.*

2. Complaint that our home is not “in harmony with” surrounding development per Diamond A guidelines and is inconsistent with County Code 26-82-050:

The appellants contend that the proposed project is both ‘not in harmony with’ the surrounding development per the neighborhood association’s CC&R and is inconsistent with **County Code 26-82-050**. They quote:

The committee, or other applicable decision-making body as the case may be, shall endeavor to provide that the architectural and general appearance of buildings or structures and grounds are in keeping with the character of the neighborhood and are not detrimental to the orderly and harmonious development of the county and do not impair the desirability of investment or occupation in the neighborhood.

The neighborhood association’s unanimous support as well as the Planning Department’s approval of the ADR has already confirmed that the project is *“in keeping with the character of the neighborhood and is not detrimental to the orderly and harmonious development of the county”*.

But the additional code requirement that the project *“not impair the desirability of investment or occupation in the neighborhood”* is also particularly relevant here. **In fact, the approval of this appeal and its demands would be detrimental to the desirability of investment in the neighborhood —NOT the approval of our home design.**

New demands on the design and location of our extensively reviewed and code-compliant home would send a strong message to others considering investing in this neighborhood and Sonoma County as a whole. If the Design Review Committee were to now force alterations based solely on the appellant’s personal preferences, it would set a precedent that would make investment in this neighborhood less desirable and would fly in the face of the very code section the neighbors use to justify their appeal.

This would represent a failure of both the Diamond A and Sonoma County design review procedures and be a cautionary precedent for all seeking to invest resources in this community.

3. Complaint that adjacent neighbors should dictate the siting of new homes.

- > The neighbor’s appeal claims that it is the “prevailing norm” in Diamond A that efforts are made to “adequately” separate homes from one another to provide “wiggle room” — **an especially specious argument given the neighbor’s own home is built closer to their property line than our proposed project (Exhibit A).**

- > That we had many other options available to us for the siting of our home,
- > That our home is too close to theirs, and
- > That our home insensitively blocks their view into and across our property.

The following discussion dismantles each of these fallacious complaints and reveals the appellant's true motivation is only their personal view into and across our property, a right they claim but in fact do not possess.

1. Site Constraints (See Exhibit A)

While the Appeal continually argues that our site offers multiple opportunities for more sensitive development, this is false.

The property is **2.51 acres**. Of this, the existing Oak groves, areas for septic, access, equestrian easements, zoning setbacks, and existing seasonal drainage courses, account for 1.65 acres, leaving a total of +/-0.86 acres for sensitive and ecologically sound development. Removing the area that the appellant claims a view right across would leave us with **0.41-acre** (16.3% of our property) development area and de facto, force us to place our home exactly where it is.

LOT AREA: 2.51 acres

AREA OF VIABLE CONSTRUCTION: 0.86 acres.

ADDITIONAL AREA APPEAL DEMANDS TO BE KEPT CLEAR FOR THEIR VIEWS: 0.45 acres.

REMAINING AREA FOR HOME DEVELOPMENT: 0.41 acres = 16.3% of our site.

As demonstrated in Exhibits A & B there are in fact only two viable locations for our home; where we have located it, and in the middle of our open meadow. Yet the meadow siting would surely have also provoked its own specious appeal from our uphill neighbor as it lies even more so in the direct area of view into and across our property that the neighbor seeks to control.

Given all the competing demands on a complex site, we are confident that our home prioritizes and negotiates them with great sensitivity to the environment, the neighbors, neighborhood, and greater community.

2. Proximity to Property Line (See Exhibit B)

The appellants claim that our home is place insensitively close to theirs. They feel that a 'harmonious' design would call for a **30'** setback in a place where we propose **28'** and the code calls for only **5'**.

Yet, the appellant's own deck structure, which is their area of evident concern, lies only 17'-9 to the joint property line at this point. In addition, the neighbor's deck level is located approximately **9'-0"** above the finished floor level of our home. The height of our home relative to their deck is just +/- **8'-4"** above this.

The top of our one-story, entirely code-compliant and sensitively designed home lies only +/- 8'-4" above the floor level of our uphill neighbor's home, yet the appellants suddenly claim their right for appeal.

But given the appellant's stated concerns about proximity, why have the neighbors waited so long and rebuffed any productive discussions or suggestions for collaboration about fencing and landscape buffers to separate the two homes further visually? There is one and only one reason. It is because any

collaboration on a visual buffer between our homes would only exacerbate the applicant's true goal here —to protect their current view.

Here lies the central crux of the neighbor's last-minute appeal: **Our uphill neighbor's concern is neither the view of the back of our home or the proximity to it; it is solely driven by their claim to a right to view into and across our property, a right they do not possess.**

This brings us the appellant's desire for a relocation of our home to align with the far edge of their current deck (See Exhibit C).

3. Home Relocation

(Note: we assume the appellant's request that we move our home 25' further 'south' they mean southwest toward the upper Kenleigh Drive).

Our home is located **36' -3"** from the western uphill property line. Along our western uphill property line there is a code required **20'-0"** setback. Within this setback is also a 10'-0" equestrian easement, which must allow free access for equestrians to pass at will. Our home leaves an additional **16'- 3"** between the closest edge and the required setback —a small landscape buffer for security and privacy from passersby looking directly into our home. The appellant's call to shift our home 25' further in this direction is not only impossible to achieve and exhibits no design or environmental benefits to the community or County, but also is nothing but presumptuous and bullying. Unless we are to understand that the appellants wish now to dictate not just the location of our home but rather seek to force an alteration to its inherent design, configuration, and functioning?

There is simply no legal, design, or environmental justification for this.

PROPOSED VOLUNTARY MITIGATION

- > We propose to **relocate our required firetruck turnaround** away from the uphill property (See Exhibit A). In working with our landscape architect, we realize that this places this fire safety element further away from our uphill neighbor, further protects the existing mature Oak tree at the property line and requires less grading in the area.
- > We propose to relocate our planned vegetable beds (and thus the activity around them) to the area west of our home along the property line with **dense landscape screening**, to the extent viable given fire safety standards.
- > Associated with the vegetable bed removal and because of this appeal process, we have decided to **remove the one door from that side** of our home facing the neighbors, so there will now be no access along that façade.
- > Thus far the neighbors have not been interested in collaborating with us on the design of the **fencing** and landscape between the two properties; pending a successful resolution of this appeal, we would continue to reach out to them in a neighborly spirit.

CONCLUSION

The appellants seek to disguise their sole real concern —their view from their small uphill deck into and across our property— with spurious complaints about process, design sensitivity, harmony, and proximity.

The sole basis of this appeal is the determination of a single neighbor that a new home on an adjacent property would impede their view in one direction from one small spot on their property (See Exhibit C). The appellants have many options here; they could collaborate with us on screening, they could extend their deck a few feet or choose to simply turn their heads slightly towards the large wide-open view in and across our property still available to them. Yet they have chosen this route and so we must respond.

This appeal has one motivation and one alone: the preservation of personal views. The supposed simple ‘shifts’ they are requesting in fact would necessitate a wholesale redesign of our home, its building site, orientation, form and shape, relationship to the landscape and internal functions –in fact, all the elements that make this OUR home and not theirs.

We urge the **Design Review Committee** to see this Appeal for what it is. It is the result of a long-time resident of Diamond A, who has enjoyed all the benefits of the community, frustrated that new members of the community are attempting to enjoy the very same. We understand and have empathy for this frustration, yet a neighbor’s frustration that our home is not designed per their specifications does not make the proposed project poorly considered, insensitively designed or unworthy of approval.

As evidenced by the Diamond A Neighborhood Association and Planning Department ADR approval, we have worked diligently with all design review bodies and within all codes and criteria to design a site sensitive new one-story home harmonious with its environment. We have met or exceeded all standards of design and code review and have followed all processes to a tee.

We look forward to working with you to answer any additional questions you might have.

Sincerely,



Neal J.Z. Schwartz, FAIA

Founder + Principal

S^A | Schwartz and Architecture

info@schwartzandarchitecture.com



March 11, 2021

Neal Schwartz
860 Rhode Island Street
San Francisco, CA 94107

RE: File No.: ADR20-0069
Address: 4042 Pepperwood Court Sonoma, CA 95476
APN: 064-010-013

The Project Review Section of the Sonoma County Permit and Resource Management Department (Permit Sonoma) has reviewed and hereby approves your Administrative Design Review permit for a new single-story 3,455 square foot 4 bedroom residence, with an attached 888 square foot garage, including a new paved driveway on a 2.51 acre vacant parcel within a Scenic Landscape Unit.

The subject parcel is zoned RR (Rural Residential) B7, LG/MTN (Local Guidelines - Taylor/Sonoma/Mayacamas Mountains) SR (Scenic Resources- Scenic Landscape Unit) X (Vacation Rental Exclusion Combining District)).

The SR designation has been placed on the property because the property is designated as a Scenic Landscape Unit. The Scenic Landscape Unit requirements indicate that:

- (1) Structures shall be sited below exposed ridgelines;*
- (2) Structures shall use natural landforms and existing vegetation to screen them from view from public roads. On exposed sites, screening with native, fire resistant plants may be required;*
- (3) Cuts and fills are discouraged, and where practical, driveways are screened from public view;*
- (4) Utilities are placed underground where economically practical;*

The purpose of the Taylor /Sonoma/Mayacamas Mountain Development Guidelines are to....*"reduce the visual impact of residential and related development within the area subject to the Taylor Mountain/ Sonoma Mountain Development Guidelines as seen from the designated Scenic Corridor roadways. These guidelines shall apply to single family dwelling units, appurtenant structures and related roadways, grading sites and utilities, except as otherwise exempt, that are or would be visible from any of the designated Scenic Corridor roadways."*



Note that these guidelines require that the Conditions of Approval be recorded on the deed as a declaration of restriction.

Based on our review, it has been determined that the project complies with zoning regulations and design guidelines, and is compatible with the scenic character of the area based on the following findings:

1. The project is consistent with the Scenic Resource Zoning requirements in that:
 - a. The proposed access and building location minimize tree removal, cut and fill, and respond to site constraints and important natural features. The project site contain 73 existing mature trees that will be retained with only four being removed for septic installation.
 - b. Structures are not sited on an exposed ridgeline and the proposed building massing and scale blend in with natural features and character of the site.
 - c. The structure will be substantially screened from view from public roads by existing mature trees and topography and by new native clustered tree plantings required as a condition of approval.
 - d. The building materials and colors of the structure will be earth tone and non-reflective, with a Slate Grey Standing Seam Metal Roof, Concrete Foundation in Natural Grey Color, Natural Weathered Wood Siding for the Body of the House, Siding Fascia and Trim Metal in an Anchor Grey color, Decking in Wood with a Natural Wood Finish, Window and Door Frames Aluminum painted in a Earth Tone Color to match the adjacent wood siding.
 - e. Utilities will be placed underground.
2. The project is consistent with the LG/MTN (Local Guidelines – Taylor/ Sonoma/ Mayacamas Mountains) in that the proposed design is compatible with the purpose of the Taylor /Sonoma/Mayacamas Mountain Development Guidelines as the new single family dwelling proposes to use the natural topography of the site and to install trees to shield the site from public views.
3. The project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures).



Please be advised that your application is approved based on the application materials and project description dated (November 9, 2020) and as modified by following Conditions of Approval. There shall be no further modification of the approved design without prior written authorization by the Director of Permit Sonoma and/or other authorized staff.

CONDITIONS OF APPROVAL

BUILDING:

1. The applicant shall apply for and obtain building related permits from Permit Sonoma. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

PLANNING:

2. The applicant shall pay all applicable development fees prior to issuance of building permits.
3. This project shall be constructed and maintained in conformance with the project description and plans as modified by these Conditions of Approval. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Permit, subject to penalty.
4. The approved materials and colors, for the body, trim and roof(s) and exterior lighting and landscaping are as follows:

Roof Material & Color: Standing Seam Metal Roof, Slate Grey Color.

Foundation: Concrete, in natural grey concrete color.

Body Material & Color: Wood Siding, in a natural weathered finish.

Siding, Fascia, Trim: Metal, painted in an Anchor Grey color

Decking: Wood, in a natural finish.

Window & Door Frames: Aluminum, in an earth tone finish to match the adjacent wood siding.



Exterior Lighting: Downward facing, full cutoff, and fully shielded fixtures not exceeding more than 1000 lumens each or 3000k color temperature.

5. The building plans shall include material and color specifications consistent with this design review approval.
6. Building plans shall include the landscape and irrigation plans as approved with this design review approval. Please note that landscaping is subject to compliance with the Sonoma County Water Efficiency Landscape Ordinance (WELO).
<http://www.sonoma-county.org/prmd/docs/handouts/pjr-091.pdf>
<http://www.sonoma-county.org/prmd/docs/handouts/pjr-092.pdf>
7. Landscaping shall be designed to fit in with the character of the area by clustering and planting native trees and other vegetation in order to substantially screen structures from view of public roads, specifically Kenleigh Drive. The applicant is required to obtain PRMD approval of final landscaping and irrigation plans prior to building permit issuance.
8. Landscaping and irrigation shall be maintained at all times. Any dead and or dying plants shall be replaced immediately. The existing Oak Trees (Coast Live oak, Valley Oak, and California Black Oak) on site as shown on the Site Plan shall be retained to screen the buildings from view of public roads.
9. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a construction fence at the dripline, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree removal, replacement, and protection measures consistent with County Ordinance.
10. All grading and building permits plans involving ground disturbing activities shall include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (Permit Sonoma – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to Permit Sonoma. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths,



firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

11. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
12. Prior to building permit issuance, the applicant shall provide proof via photographs to Planning staff that all trees designated for retention have been protected with a substantial barrier (steel posts and barbed wire or chain link fencing at the protected perimeter). The delineation markers shall remain in place for the duration of all work.
13. All permanent fencing shall be wildlife friendly, used sparingly and applied in a manner that is absolutely necessary for the protection of vegetation and property. Fencing shall be installed so that wildlife linkages in the area are maintained.
14. All exterior lighting shall be “Dark Sky Compliant” and fully shielded in order to avoid nighttime light pollution. Reference can be made to the International Dark Sky Association website for guidance on exterior lighting: www.darksky.org. All exterior lighting shall be downward facing, and located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky. Security lighting shall be put on motion sensors. Flood lights and uplights are not permitted. Luminaires shall have an maximum output of 1000 lumens per fixture. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.
15. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection



District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building sites), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

16. Prior to building permit final a planning site inspection is required. Accordingly, applicant shall notify the Project Planner when construction is complete and landscaping and irrigation have been installed. The purpose of the planning site inspection is to ensure that site development has been accomplished in accordance with approved plans and conditions of approval. Alternately, the applicant may provide exterior photos to demonstrate compliance at the discretion of the Project Planner.
17. You have 24 (twenty four) months from the date of approval of this letter to substantially initiate your project. If you do not substantially initiate your project within this time frame, you can apply for a one time, 1-year extension of time. Fees apply for the 1-year extension of time.

This decision may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter.

Please bring this letter and a Recorder's Office conformed copy of the enclosed Notice of Design Review Restrictions containing the project Conditions of Approval when applying for building, grading, and septic permits. If you have any questions regarding this approval, please contact me at Joshua.Miranda@sonoma-county.org or at (707) 565-1948.

Sincerely,



Joshua Miranda

Project Planner

Enclosure: Notice of Design Review Restrictions (for *Taylor/Sonoma/Mayacamas Mountains*)

c: File No. ADR20-0069

Cecily Condon, Planning Manager

Hannah Spencer, Planning Supervisor



(FOR SONOMA TAYLOR MAYACAMAS)

**COUNTY OF SONOMA
PERMIT & RESOURCE
MANAGEMENT DEPARTMENT
2550 VENTURA AVENUE
SANTA ROSA, CA 95403**

NOTICE OF DESIGN REVIEW RESTRICTIONS

(Sonoma County Code Section 2-320(a)(3))

APN: 064-010-013

Property Address: 4042 Pepperwood Court, Sonoma CA 95476

Name of Owner: Amir H. Razmara and Kristina C. Razmara, Trustees of the Razmara Family Trust

The Project Review Division of the Permit and Resource Management Department of the County of Sonoma hereby declares that permit ADR20-0069, on file with the Permit and Resource Management Department, has been granted for the development of a single family residence on the above referenced property. The property owner understands and agrees to the following conditions:

CONDITIONS OF APPROVAL

BUILDING:

1. The applicant shall apply for and obtain building related permits from Permit Sonoma. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.



PLANNING:

2. The applicant shall pay all applicable development fees prior to issuance of building permits.
3. This project shall be constructed and maintained in conformance with the project description and plans as modified by these Conditions of Approval. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Permit, subject to penalty.
4. The approved materials and colors, for the body, trim and roof(s) and exterior lighting and landscaping are as follows:
 - Roof Material & Color:** Standing Seam Metal Roof, Slate Grey Color.
 - Foundation:** Concrete, in natural grey concrete color.
 - Body Material & Color:** Wood Siding, in a natural weathered finish.
 - Siding, Fascia, Trim:** Metal, painted in an Anchor Grey color
 - Decking:** Wood, in a natural finish.
 - Window & Door Frames:** Aluminum, in an earth tone finish to match the adjacent wood siding.
 - Exterior Lighting:** Downward facing, full cutoff, and fully shielded fixtures not exceeding more than 1000 lumens each or 3000k color temperature.
5. The building plans shall include material and color specifications consistent with this design review approval.
6. Building plans shall include the landscape and irrigation plans as approved with this design review approval. Please note that landscaping is subject to compliance with the Sonoma County Water Efficiency Landscape Ordinance (WELO).
<http://www.sonoma-county.org/prmd/docs/handouts/pjr-091.pdf>
<http://www.sonoma-county.org/prmd/docs/handouts/pjr-092.pdf>
7. Landscaping shall be designed to fit in with the character of the area by clustering and planting native trees and other vegetation in order to substantially screen structures from view of public roads, specifically Kenleigh Drive. The applicant is required to obtain PRMD approval of final landscaping and irrigation plans prior to building permit issuance.
8. Landscaping and irrigation shall be maintained at all times. Any dead and or dying plants shall be replaced immediately. The existing Oak Trees (Coast Live oak, Valley

Oak, and California Black Oak) on site as shown on the Site Plan shall be retained to screen the buildings from view of public roads.

9. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a construction fence at the dripline, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree removal, replacement, and protection measures consistent with County Ordinance.
10. All grading and building permits plans involving ground disturbing activities shall include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (Permit Sonoma – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to Permit Sonoma. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

11. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
12. Prior to building permit issuance, the applicant shall provide proof via photographs to



Planning staff that all trees designated for retention have been protected with a substantial barrier (steel posts and barbed wire or chain link fencing at the protected perimeter). The delineation markers shall remain in place for the duration of all work.

13. All permanent fencing shall be wildlife friendly, used sparingly and applied in a manner that is absolutely necessary for the protection of vegetation and property. Fencing shall be installed so that wildlife linkages in the area are maintained.
14. All exterior lighting shall be "Dark Sky Compliant" and fully shielded in order to avoid nighttime light pollution. Reference can be made to the International Dark Sky Association website for guidance on exterior lighting: www.darksky.org. All exterior lighting shall be downward facing, and located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky. Security lighting shall be put on motion sensors. Flood lights and uplights are not permitted. Luminaires shall have a maximum output of 1000 lumens per fixture. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.
15. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building sites), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.
16. Prior to building permit final a planning site inspection is required. Accordingly, applicant shall notify the Project Planner when construction is complete and landscaping and irrigation have been installed. The purpose of the planning site inspection is to ensure that site development has been accomplished in accordance with approved plans and conditions of approval. Alternately, the applicant may provide exterior photos to demonstrate compliance at the discretion of the Project Planner.
17. You have 24 (twenty four) months from the date of approval of this letter to substantially initiate your project. If you do not substantially initiate your project within this time frame, you can apply for a one time, 1-year extension of time. Fees apply for the 1-year extension of time.

These restrictions apply to the owners and all successors-in-interest. Violation of the restrictions or conditions is a violation of Sonoma County Code Section 1-7(d). The failure of the property owner, tenant, and/or successors-in-interest, to develop and maintain the project in conformance with the conditions is a violation of the Sonoma County Zoning Ordinance, Section 26-92-150 and may also result in penalties under



Section 26-92-260. All costs incurred to enforce these restrictions shall be paid by the owner/successor/or assigns.

Recordation of this document is expressly authorized by Section 2-320(a)(3) of the Sonoma County

Code.

Condition(s) Accepted by:

Date:

Owner



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

)
STATE OF CALIFORNIA)ss
COUNTY OF SONOMA)
)

On _____ before me, _____,
Notary Public, personally appeared, _____ who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature _____

(SEAL)



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org

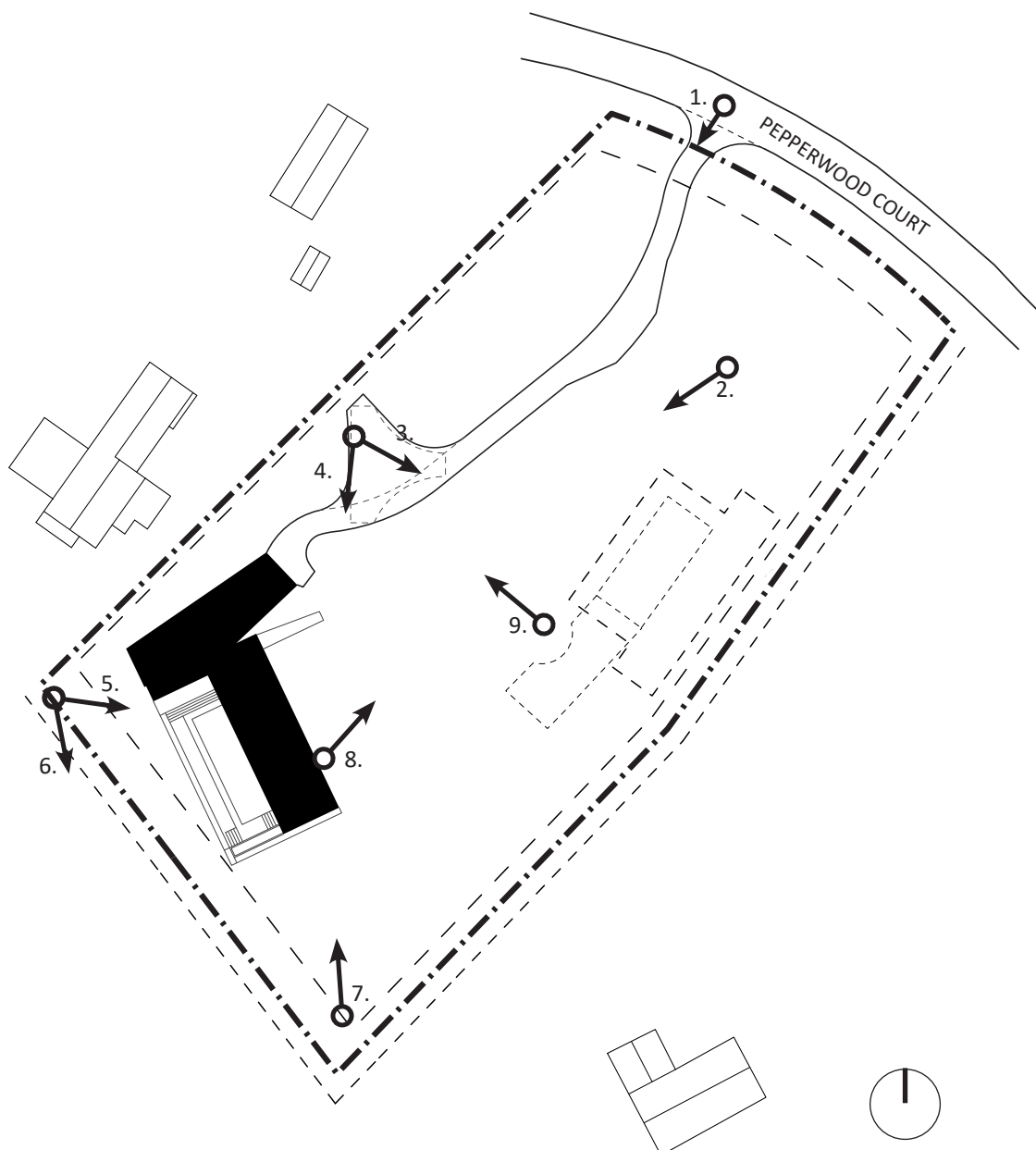


ADMINISTRATIVE DESIGN REVIEW-RESIDENTIAL

4042 PEPPERWOOD COURT
SONOMA, CA 95476
APN #: 064-010-013

NOVEMBER 09, 2020

EXISTING SITE IMAGES





1. VIEW FROM PROPOSED DRIVEWAY LOOKING SOUTH WEST



2. VIEW FROM LOW POINT OF SITE LOOKING WEST



3. VIEW FROM PROPOSED FIRETRUCK TURNAROUND LOOKING EAST



4. VIEW FROM PROPOSED FIRETRUCK TURNAROUND LOOKING SOUTH



5. VIEW FROM PROPERTY CORNER LOOKING EAST



6. VIEW FROM PROPERTY CORNER LOOKING SOUTH



7. VIEW FROM PROPERTY CORNER LOOKING NORTH



8. VIEW FROM HIGH END OF SITE LOOKING NORTH EAST



9. VIEW FROM MID POINT OF SITE LOOKING NORTH WEST

View from Kenleigh Drive





Sonoma County Design Review Committee STAFF REPORT

FILE: ADR20-0069
DATE: May 19, 2021
TIME: At or after 1:30
STAFF: Joshua Miranda, Project Planner

SUMMARY

Property Owner: Amir Razmara
Applicant: Neal Schwartz
Appellant: Joe Lieber
Address: 4042 Pepperwood Court Sonoma, CA 95476
Supervisory District(s): One
APN: 064-010-013
Description: Appeal of Administrative Design Review application approval for a new 3,455 square foot single family dwelling with an attached 888 square foot garage on a 2.51 acre vacant parcel.
CEQA Review: Categorical Exemption 15303 (a) New Construction of one single family residence
General Plan Land Use: RR 5 (Rural Residential 5 acre density)
Specific/Area Plan Land Use: None
Ordinance Reference: Sec. 26-8-030. – Allowed Land Uses in Residential Zones
Sec. 26-64-020. – Scenic Resources
Sec. 26-90-120. - Local Area Development Guidelines for Taylor/Sonoma/Mayacamas Mountains
Sec. 26-82-050. – Design Review
Sec. 26-88-010. – Tree Protection Ordinance
Zoning: RR (Rural Residential) B7 (Frozen Lot Size), LG/MTN (Local Guidelines - Taylor/Sonoma/Mayacamas Mountains), SR (Scenic Resources- Scenic Landscape Unit), and X (Vacation Rental Exclusion).
Application Approved: March 11, 2021



RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends the Design review Committee uphold staff's approval of the Administrative Design Review application for a new single family dwelling at 4042 Pepperwood Court Sonoma, CA 95476.

EXECUTIVE SUMMARY

On March 22, 2021 Permit Sonoma received an appeal of an Administrative Design Review application approval for a new 3,455 square foot single family dwelling with an attached 888 square foot garage on a 2.51-acre vacant lot in Diamond A Ranch Estates subdivision. The reasons for appeal include consistency issues with Sonoma County Code Section 26-82-050. – Design Review Requirements and concerns regarding proximity between the new dwelling and the appellant's existing home. The Diamond A Ranch Estates subdivision is located on Sonoma Mountain, several miles west of the City of Sonoma. The area consists of hillside residential development set amongst oak woodland and grassland habitat types with scenic vistas. Many of the subdivision lots are built out with single family dwellings. The Sonoma County General Plan designates the Sonoma Mountains a major Scenic Landscape Unit. Scenic Landscape Units provide scenic backdrops to communities and provide important visual relief from urban development. The Scenic Resource Zoning District and Local Guidelines Combining Zone require all new construction to be designed in a way that preserves rural character and reduces impacts to views from public roads. Staff finds the proposed single family dwelling meets County Zoning standards in that the design is low profile, earth tone, substantially screened from view from public roadways, and minimizes tree removal. Staff recommends the Design Review Committee deny the appeal and uphold staff's approval of the Administrative Design Review application.

PROJECT SITE AND CONTEXT

Background

The project site is located on a vacant lot within the Diamond A Ranch Estates Subdivision, recorded February 17, 1965 in Book 102, Pages 34-37. The subdivision does not require a building envelope or additional development restrictions beyond what the base zoning and scenic resource combining districts allow. The lot has a moderate slope from the rear northwest corner of the property, where the single family dwelling is proposed, down southeast to Pepperwood Court. The front portion of the parcel is heavily wooded, but opens into a natural clearing where the single family dwelling is proposed. The parcel contains 73 existing trees; three of which would be removed to accommodate the new driveway.

On November 9, 2020, the applicant submitted an Administrative Design Review (ADR) application for the new single family dwelling (Attachments 1 and 2). Staff conditionally approved the ADR application on March 11, 2021 and required the applicant reduce visual impacts by: (1) using non-reflective and earth-toned exterior building materials and colors; (2) installing landscaping designed to fit in with the character of the area, by clustering and planting native trees and other vegetation in order to substantially screen the dwelling from public road view-sheds; and, (3) using downward casting and fully shielded exterior lights.

Prior to submitting the Administrative Design Review application, the applicant obtained approval from the Diamond A Neighborhood Association Architectural Review Committee (ARC). The ARC reviews the project plans for compliance with community and county guidelines and restrictions, including visual impact. The ARC also states their review considers the intent of the by-laws of the Diamond A Neighborhood Association, their



Covenants, Conditions & Restrictions (CC&R's), and Local Guidelines for Sonoma Mountain. The ARC approval letter was included in the Administrative Design Review application filed with Permit Sonoma, however staff's findings are independent from the findings identified in the ARC approval and are not related to enforcing private CC&R's.

Appeal:

On March 22, 2021, Joe Lieber, a neighbor, filed an appeal of the Administrative Design Review application approval within the appeal period (Attachment 7). The reasons for the appeal include consistency issues with staff's findings for ADR application approval and County Code Section 26-82-050 - Design Review (b), which states:

(b) The design review committee, composed of three (3) members appointed by the planning director, shall be responsible for and shall have the authority to approve drawings and plans within the meaning of this section. The committee, or other applicable decision-making body as the case may be, shall endeavor to provide that the architectural and general appearance of buildings or structures and grounds are in keeping with the character of the neighborhood and are not detrimental to the orderly and harmonious development of the county and do not impair the desirability of investment or occupation in the neighborhood.

Other reasons for the appeal include consistency with the Diamond A Ranch Estates Subdivision CC&R's, the Diamond A Architectural Review Committee approval of the project, and concerns of proximity to the appellant's single family dwelling. The appeal stresses the proposed proximity to the existing single family dwelling is an intrusive design to the existing structure and that the proposed design correlates with higher density development rather than low density rural development.

Permit Sonoma does not enforce private CC&R agreements therefore this report does not address the reasons for appeal concerning the Diamond A Ranch Estate Subdivision CC&R's and Diamond A Architectural Review Committee approval.

Area Context and Surrounding Land Uses

The 2.51 acre vacant lot is located within the Diamond A Ranch Estates Subdivision, approximately 4.5 miles west from Highway 12 and the City of Sonoma. The area is located within a Scenic Landscape Unit. The surrounding properties share the same zoning: RR (Rural Residential) B7 (Frozen Lot Size), and combining zones for LG/MTN (Local Guidelines - Taylor/Sonoma/Mayacamas Mountains), SR (Scenic Resource), and X (Vacation Rental Exclusion). Many of the properties in this area have a gentle slope with some flat portions of land and are developed with single family dwellings and residential accessory structures. Of the eight parcels accessed by Pepperwood Court, six are developed with single family dwellings.

Table 1. Surrounding Land Uses

Direction	Land Uses
North	Residential
South	Residential
East	Vacant Parcel
West	Residential



Significant Applications Nearby

None.

Access

Access to the parcel is provided by Pepperwood Court, a public road maintained by the County. A new driveway at the northeast corner of the parcel would be developed onsite and connect to Pepperwood Court.

Wildfire Risk

The project site is located in a State Responsibility Area, within a Moderate Fire Hazard Severity Zone. New construction on the site must conform to County Fire Safe Standards and Wildland Urban Interface building requirements. Fire Safe Standards include requirements for emergency access, water supply and emergency vehicle access. Structures in Wildland Urban Interface zones are required to be built with exterior construction that will minimize the impact on life and property and help structures to resist the intrusion of flames and burning embers projected by a wildland fire and contributes to a reduction of losses.

Water/Wastewater/Utilities

The parcel is currently undeveloped and located within a Groundwater Class 3 Area - Marginal Groundwater Basin and is served by The Diamond A Mutual Water Company. Permit Sonoma is currently reviewing an application for a new onsite waste water treatment (septic) system, under File No. SEP20-0347, which will serve the proposed four bedroom single family dwelling and a future one bedroom Accessory Dwelling Unit. Note, the future Accessory Dwelling Unit is not a part of the ADR application.

Agricultural Conditions/Land Encumbrances/Contracts

The residential lot is encumbered by a 20-foot equestrian easement bordering the west and south property lines, as well as a 10-foot slope easement bordering eastern property line. The proposed single family dwelling would be constructed outside of the two easements encumbering the site. The lot is not under a Land Conservation Contract.

Other Environmental Conditions

The project site supports grassland habitat and a mixed evergreen forest of 73-recorded trees consisting of Coast Live Oak, Valley Oaks, California Bays, and California Black Oak as documented in the October 2020 Arborist Report prepared by Arborscience, LLC (Attachment 5). Three protected trees would be removed from the site to accommodate the new driveway. Installation of the septic leach field would result in minor impacts to the root system of four protected trees. Overall, the project retains 70 protected trees; all of which are expected to remain healthy despite minor root loss and foliar damage from dust collection from construction. No wetlands or streams are located onsite.

PROJECT DESCRIPTION

The applicant proposes to construct a new 3,455 square foot single family dwelling with an attached 888 square foot garage on a 2.51-acre undeveloped lot in Diamond A Ranch Estates Subdivision. The site is served by a County maintained road, Pepperwood Court, with plans to construct a new driveway, approximately 316 feet long. The building design incorporates a low slung, single story structure with 3,455 square feet of living space



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
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on top of a 888 square foot garage, built into the gentle slope of the northwest portion of the property. The design is of modern architecture with building height ranging from 17 feet 6 inches to 29 feet 6 inches at its tallest due to the proposal of building into the natural slope of the parcel.

Building materials and colors of the proposed structures are Slate Grey Standing Seam Metal Roof, Foundation will be concrete in the natural grey color, Natural Weathered Wood Siding for the body of the house, Siding Fascia Trim to be Metal in an Anchor Grey color, Decking to be wood with a natural wood finish, and Window and Door frames will be aluminum painted in green shades and earth tone colors (Attachment 3).

The site offers natural screening from the existing mature oak and bay trees at the entrance to the parcel. The development will take advantage of the existing site conditions by utilizing the natural clearing located on the western side of the property. Project Conditions of Approval (Attachment 4) require additional landscaping of new native clustered trees to screen public views of the new dwelling from Kenleigh Drive, a public road. The development will minimize tree removal with only three of the 73 arborist-documented trees onsite being removed for the installation of the new driveway. Of the 70 trees retained onsite, four will experience minor impacts resulting from installation of the septic leach field. Project Conditions of Approval require construction activities implement tree protection methods consistent with the Tree Protection Ordinance. Utilities will be placed underground, as required by conditions of approval. Exterior lighting is required to be Dark Sky Compliant and fully shielded to avoid nighttime light pollution. All exterior lighting must be downward facing, located at the lowest possible point towards the ground to prevent spillover onto adjacent properties, glare, nighttime pollution, and unnecessary glow in the night sky.

General Plan and Area Plans

There are no Area or Specific Plans affecting the site.

The Sonoma County General Plan designates the site as Rural Residential with a 5-acre density (one primary dwelling unit/5 acres of land). Permitted uses within this land use designation include single family residential development consistent with the assigned density. The Open Space and Resource Conservation Element of the General Plan (OSRC) designates the Sonoma Mountains as a major Scenic Landscape Unit. The site is located on the southern portion of Sonoma Mountain, an area the OSRC describes as highly valuable scenic lands that provide an important backdrop to the urban plains and Sonoma Valley.

The following General Plan Policy OSRC-2d applies to new development within Scenic Landscape Units:

Policy OSRC-2d: Unless there are existing design guidelines that have been adopted for the affected area, require that new structures within Scenic Landscape Units meet the following criteria:

- (1) Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen them from view from public roads.
- (2) Minimize cuts and fills on hills and ridges.
- (3) Minimize the removal of trees and other mature vegetation. Avoid removal of specimen trees, tree groupings, and windbreaks.
- (4) Where existing topography and vegetation would not screen structures from view from public roads, install landscaping consisting of native vegetation in natural groupings that fits with the character of the area in order to substantially screen structures from view. Screening with native, fire retardant plants may be required.
- (5) Design structures to use building materials and color schemes that blend with the natural landscape and vegetation.



- (6) On hills and ridges, avoid structures that project above the silhouette of the hill or ridge against the sky as viewed from public roads and substantially screen driveways from view where practical.
- (7) To the extent feasible, cluster structures on each parcel within existing built areas and near existing natural features such as tree groupings.

Zoning

The project site has a Zoning Classification of RR (Rural Residential) B7 (Frozen Lot Size), with combining zones for LG/MTN (Local Guidelines - Taylor/Sonoma/Mayacamas Mountains), SR (Scenic Resources- Scenic Landscape Unit), and X (Vacation Rental Exclusion). The table below summarizes the development standards that apply to the site as outlined in the Sonoma County Zoning Ordinance, the existing conditions and proposed development, and whether the project is consistent with the Zoning Ordinance.

Table 2. Rural Residential Zoning Density and Development Criteria

Standard	Ordinance	Existing Condition	Proposed Project
Lot Area	1.5 acres	2.51 acres	No Change
Land Use	Rural Residential 5	Vacant Parcel	One Single Family Dwelling
Residential Density	1 unit /5 acres	Vacant Parcel	1 unit
Front Setback	20' or 45' from road centerline	Vacant Parcel	Over 276'
Side Setback	5'	Vacant Parcel	17'
Rear Setback	20'	Vacant Parcel	Over 36'
Max Building Height	35'	Vacant Parcel	29' 6"
Lot Coverage %	35%	0%	11%
Parking Spaces	1 Covered Space	Vacant Parcel	2 Covered Spaces

Other Development Regulations or Guidelines

Scenic Resources (SR) Combining District:

The property is located in a designated Scenic Landscape Unit as outlined in the Open Space and Resource Conservation Element (OSRC) of the General Plan. Policy OSRC-2d of the Open Space Element requires adherence and consistency with established design guidelines for developing within Scenic Landscape Units. Article 64 of the Zoning Code implements these policies by stating:

Sec 26-64-020 Community Separators and Scenic Landscape Units

(a) All structures, except certain telecommunications facilities as provided for in Section 26-64-040, located within community separators and scenic landscape units illustrated on Figures OS-5a through OS-5i, inclusive, of the general plan open space element and included within the SR district shall be subject to the following criteria:

- (1) Structures shall be sited below exposed ridgelines;*
- (2) Structures shall use natural landforms and existing vegetation to screen them from view from public roads. On exposed sites, screening with native, fire resistant plants may be required;*



- (3) Cuts and fills are discouraged, and where practical, driveways are screened from public view;*
- (4) Utilities are placed underground where economically practical;*
- The above criteria shall not apply to agricultural accessory structures which do not require a use permit in the district with which this district is combined.*

In the event that compliance with these standards would make a parcel unbuildable, structures shall be sited where minimum visual impacts would result.

Local Guidelines (LG) Combining District:

The property is subject to the Local Area Development Guidelines for the Taylor/Sonoma/Mayacamas Mountains. The Local Guidelines implement General Plan Land Use Element policies and programs to protect and enhance the unique character of specific communities and areas, as designated by the Board, while allowing for land uses authorized in the General Plan Land Use Element. The following Taylor/Sonoma/Mayacamas Mountains development standards are intended to reduce the visual impacts of residential related development within the Scenic Landscape Unit of Sonoma Mountain as visible from public roads:

Sec 26-90-120 Taylor/ Sonoma/ Mayacamas Mountains (MTN)

(c) Standards. The following standards apply:

(1) Site Planning Standards.

- a. Applicability. The provisions of this subsection apply to all proposed site development which, for the purposes of this Subsection includes each proposed dwelling, appurtenant structure, and any related utility line, access road, and driveway except on a site where a building envelope was previously established by way of a recorded subdivision map or recorded open space or conservation easement, in which case the structure shall be located within the established building envelope.*
- b. Siting Criteria. All features of site development that are subject to these standards shall, to the extent feasible, be located to be substantially screened when viewed from public roads. The term "viewed" shall mean what is visible to a person of normal eyesight from public roads.*
- c. Alternative Siting. The location of site development in compliance with this Section shall be feasible based on the factors of fire, safety, on-site sewage disposal, drainage, geologic, and other constraints. Where these constraints make it infeasible to substantially screen the structures and related site development, they shall be located in the least visible location on the parcel and shall be subject to the architectural and landscaping standards in specified in subsections e. and f., below.*
- d. Use of existing vegetation and site features.*
 - 1. Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen site development as seen from public roads.*
 - 2. Grading and removal of trees and other mature vegetation should be minimized. Avoid removal of specimen trees, tree groupings, and windbreaks.*
 - 3. The applicant shall provide the Department with a site plan indicating if any vegetation is proposed, or topographic features proposed to be removed as well as vegetation to be retained and used to substantially screen the site development.*
 - 4. Where existing topography and vegetation would not screen structures from view from public roads, landscaping shall be installed consisting of native vegetation in natural groupings that fit with the character of the area in order to substantially screen structures from view.*
- e. Ridge-line Development. On hills and ridges, no portion of a single-family dwelling, appurtenant structure(s), or any portion of a structure shall appear against the sky when viewed from public roads.*



f. Roads and Driveways. The grade and alignment of each new access road, including any driveway, related to the construction of any single-family dwelling and/or appurtenant structure(s) shall be located and designed to minimize the visibility of each road and road cut, as viewed from public roads.

g. Grading.

- 1. All exposed slopes and disturbed soil resulting from site development shall be graded so as to be gently sloping and blend with the natural topography.*
- 2. Regraded slopes and disturbed soils shall be revegetated with indigenous plants, or other plants with similar massing and coverage characteristics suitable to minimize soil erosion.*

(2) Architectural Standards. Each single-family dwelling and appurtenant structures, including fences, shall comply with the following standards, except as may be exempted in compliance with subsection (b)(5) (Exempt Structures), above.

a. Rural Character.

- 1. All new structures shall be designed to respect the rural character of the surrounding environment.*
- 2. The architectural form of the structure(s) and site development shall utilize appropriate form and massing to reduce the visual impact and blend with the environmental setting.*

b. Building Materials and Exterior Colors.

- 1. The exterior colors of the structure shall be local earth tones blending with the natural environment of the site and have a low reflectivity value.*
- 2. An exterior color may be changed to another new color, provided that the new color is consistent with these standards.*
- 3. Building materials (e.g., bricks, natural wood, or stone) may be considered, provided the material used is an appropriate color and has a low reflectivity value.*

c. Windows. Window glazing shall be nonreflective.

d. Lighting, Exterior.

- 1. Exterior lighting shall be downward facing, fully shielded, and located at the lowest possible point to the ground to prevent glare and light pollution.*
- 2. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky.*
- 3. Luminaires shall have a maximum output of 1000 lumens per fixture.*
- 4. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.*
- 5. All roadway, parking, and driveway lights shall be low profile utilizing full cut-off fixtures.*
- 6. Flood lights are not allowed.*
- 7. If security lighting is necessary, it shall be motion-sensor activated only.*

(3) Landscaping. Site development in compliance with this section shall require landscaping as follows, consistent with Section 7D-3 (Water Efficient Landscape Regulations), County Code Chapter 13 (Fire Safety Ordinance), and Emergency Services Department Vegetation Management Guidelines, except as provided by Subsection (c)(3)c., below.

a. Size and Density of Plant Materials. Landscaping necessary to accomplish substantial screening shall be of sufficient size and density to screen the structure within ten (10) years following installation.

b. Plant Species. Plant species used for any screening and revegetation required by these standards shall be indigenous, or of a similar character as determined by the review authority. Planting shall also comply with the fire safe standards.

c. Waiver or Modification of Landscaping Requirements. Where the Director determines that because of soil, climatic conditions, or topographic conditions, the landscaping otherwise required by this Subsection would not be feasible, the Director may waive the landscaping requirements, provided that the dwelling and/or



appurtenant structure(s) is constructed in the least visible location on the building site. The Director shall not waive the landscaping requirements unless the Director has first determined that the applicant has:

- 1. Explored all reasonable alternative measures to screen or otherwise reduce the visibility of the structures, and associated site development, to the same degree as the landscaping requirements that would be waived; and*
- 2. Proposed an alternative or demonstrated that landscaping is not necessary and/or feasible for the particular structure and/or site development at issue.*

Article 82. – Design Review:

The Design Review requirements listed under Sec. 26-82-050 of the Zoning Code sets forth minimum development standards and approval requirements applicable to commercial projects, industrial projects, and planned developments and condominiums featuring four or more dwelling units (housing development projects).

Tree Protection Ordinance:

The Tree Protection Ordinance listed under Sec. 26-88-010(m) of the Zoning Code requires development permits to minimize the destruction of protected tree species that have a d.b.h. greater than nine inches. "Protected Tree" in the Zoning Code means Big Leaf Maple, Black Oak, Blue Oak, Coast Live Oak, Interior Live Oak, Madrone, Oracle Oak, Oregon Oak, Redwood, Valley Oak, California Bay and their hybrids. Construction activities are required to implement tree protection methods by adhering to the construction and project design standards provided in the ordinance. The ordinance does not prohibit tree removal. If trees are proposed for removal, they must be replaced at a ratio specified in the ordinance ("mitigation") in the form of either preserving existing trees onsite, installing replacement trees, or paying in-lieu fees that are used to acquire and protect native trees on public lands. Applicants are required to use the Arboreal Value Charts provided in the Tree Protection Ordinance to determine arboreal values and applicable mitigation requirements.

ANALYSIS

General Plan Consistency

The proposed design of the single family dwelling unit is consistent with the General Plan in that the project complies with the required 5-acre density for the site and retains the rural scenic character of the Scenic Landscape Unit. Specifically, the project meets the criteria laid out in General Plan Policy OSRC-2d because the site and design takes advantage of existing topography and vegetation to substantially screen the project from public views by building the single family dwelling into the existing topography and using the existing mature trees on the east side of the property to screen from public views. The project minimizes cuts and fills on hills and is not located on a ridgeline. The project minimizes removal of trees and other mature vegetation. Project Conditions of Approval require installation of new landscaping consisting of native clustered trees to substantially screen the structure from public views from Kenleigh Drive. The project has been designed to utilize building materials and color schemes that blend with the neighborhood and natural landscape.

Zoning Code Consistency

The design of the proposed single family dwelling is consistent with the RR (Rural Residential) Zoning District's development criteria for maximum lot coverage, maximum building height, building setbacks, and covered parking spaces, as outlined in Table 2 above.



The project is also consistent with the SR (Scenic Resources) Combining District's criteria for Scenic Landscape Units in that the proposed access and building location minimize tree removal, cut and fill, and respond to site constraints and important natural features. Structures are not sited on an exposed ridgeline and the proposed building massing and scale blend in with natural features and character of the site. The structure will be substantially screened from view from public roads by existing vegetation/topography and installation of new native clustered tree plantings. Utilities will be placed underground, unless otherwise screened by vegetation or topography. Additionally, the design of the single family dwelling is in keeping with the rural residential character of the neighborhood which consists of a mix single and two story homes of similar size and height as the proposed single family dwelling. The architecture of the proposed single family dwelling would mix into the existing character of the neighborhood which consists of modern and rural architectural styles.

The project is consistent with the LG (Local Guidelines) Combining District for the Taylor/ Sonoma/ Mayacamas Mountains in that the development site is located in an area that is substantially screened from public road views by utilizing the existing mature trees on the eastern property side and the natural topography of the parcel. The project does not result in development of a ridgeline that would appear against the sky when viewed from public roads. The new driveway as a part of this project will be minimally visible from Pepperwood Court due to existing topography and mature oak trees. The grading for the single family dwelling and driveway blends in with the natural topography of the site. The architectural design and size of the new structure is designed to respect the rural character of the surrounding environment and uses appropriate massing to reduce visual impact and blend with the existing environment. The exterior colors of the structure are of local earth tones that blend with the existing environment have a low reflectivity value. Windows are of low reflectivity value (Attachment 13). Project Conditions of Approval require Dark Sky Compliant lighting that does not exceed 1000 lumens per fixture or a total of 1.0 lux.

The ADR application proposes one (1) single family dwelling unit, therefore the project is not subject to Design Review requirements provided under Article 82 of the Zoning Code.

According to the October 2020 Arborist Report prepared by Dr. Kent Julin of Arborscience, LLC, the project site contains 73 protected trees ranging in size from 6 – 38 d.b.h. Three of the existing trees, one Valley Oak 13 d.b.h, and two Coast Live Oak 9 and 17 d.b.h, located at the parcel entrance would be removed to accommodate installation of the driveway. The project is consistent with the Tree Protection Ordinance in that removal of the three trees results in a loss of 2.28% of total site arboreal value. Chart No. 2 (Complete Site Analysis) of the ordinance allows removal of up to 50% of total arboreal value of the site with no tree mitigation. Additionally, project Conditions of Approval require construction and grading activities implement tree protection methods consistent with the Tree Protection Ordinance construction standards.

Environmental Analysis

CEQA Exemption: The project is categorically exempt from review under the California Environmental Quality Act (CEQA) in compliance with section 15303 (a) New Construction or Conversion of Small Structures, which includes construction of a single family residence in a residential zone. No exceptions listed under Section 15300.2 apply.

The basis for this determination is that the project is not located within an area of hazardous or critical concern, thus shall not impact environmental resources of hazardous or critical concern. Cumulative impacts shall not occur on site as the parcel has a density of 5 acres per dwelling unit, the parcel will reach max density after the construction of the new single family dwelling unit. No other single family dwellings will be permitted onsite.



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The project has been analyzed to conclude that no significant environmental effects will result because of unusual circumstances. The project is not located near a State Designated Scenic Highway thus, no damages to Scenic Resources will incur from the project. The parcel is not located in an area with known historical resources, thus will not have a substantial adverse change in the significance of a historical resource.

NEIGHBORHOOD/PUBLIC COMMENTS

Public comment received 3/30/2021 from neighbor, Leslie Santogrossi, submitted a letter of support for the appeal. The letter stated support to relocate the proposed single family dwelling at 4042 pepperwood court in keeping with the Diamond A ethos and neighborly respect because the proposed location of the single family dwelling seemed to be development one might find in an area of higher density development.

RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Design review Committee deny the appeal and uphold staff's approval of the Administrative Design Review application for a single family dwelling with an attached garage, filed under ADR20-0069.

ATTACHMENTS

1. Site Plan
2. Construction Plans
3. Colors and Materials
4. Lighting Fixtures
5. Arborist Report
6. Location and Vicinity Map
7. Appeal Letter, March 20, 2021
8. Applicant Response to Appeal April 14, 2021
9. Applicant Exhibit A, Mitigation Measures to reduce neighbor impacts
10. Approval Letter with Conditions of Approval dated March 11, 2021
11. Site Photos
12. Public Comment
13. Window Specs

