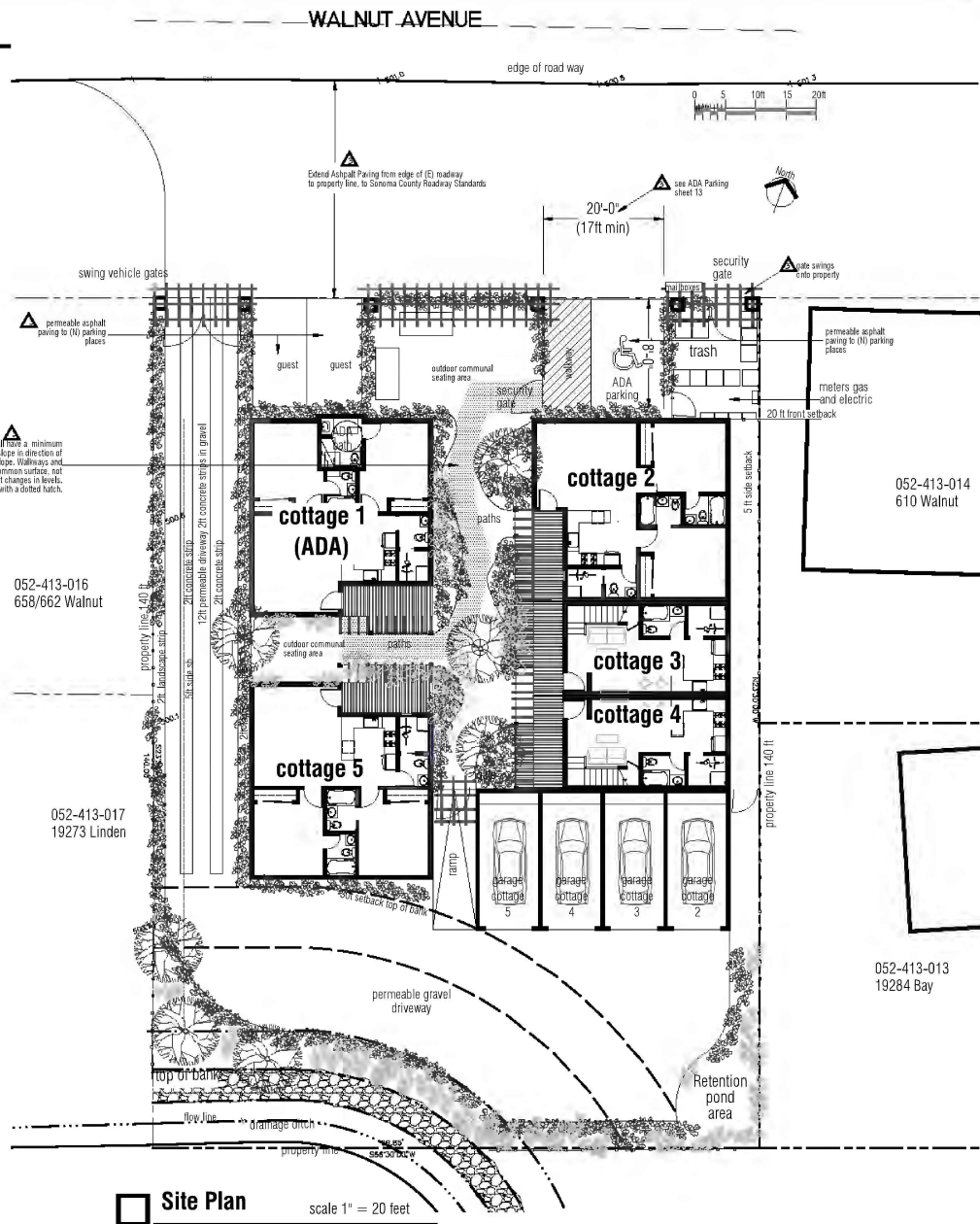


Revisions

- ▲ 7.2.2021 Revise to combination of 2 and 1 story to accommodate 20ft front setback, garages added
- ▲ 8.4.2021 front parking revised to include communal outdoor space and trash enclosure revised to include meters
- ▲ 11.22.2021 parking places identified as permeable paving. Accessible route to ADA unit identified
- ▲ 5.11.2022 revised plans reissued



Site Plan scale 1" = 20 feet



Vicinity

Directory

Design Drafting / Irvin Klein
676 Speers Road
Santa Rosa Ca. 95409
t 707 695 0711

Owner Michael and Stephen Pasquan
PO Box 10222
San Rafael Ca 94912
tel 415 435 8199

Project Description

New gated Cottage Housing. 5 single story units in a 3 cluster configuration around garden courtyard. Each Unit 2 bed, 2 bath with Utility room. Each unit has private outdoor patio. One of the units will be accessible

Project Information

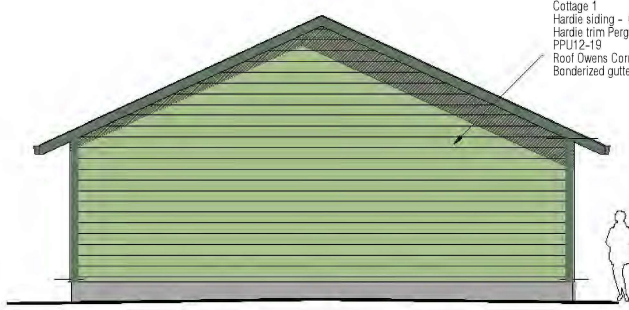
Address 654 Walnut Avenue Sonoma 95476
Owner Stephen Pasquan
APN 052-413-015
Zoning R1-B6 SDU X
Lot size 0.32 ac (13969 sqft)
Lot coverage 5076/13969 = 36.4% (allowable 40%)
Setbacks F=20ft(45ft) S=5ft R=20ft

Cottage 1 (ADA Unit, single story)	Habitable area 905 sqft	deck 106 sqft
Cottage 2 (single story)	Habitable area 895 sqft	deck 106 sqft
Cottage 3 (2 story)	Habitable area 896 sqft	deck 106 sqft
Cottage 4 (2 story)	Habitable area 896 sqft	deck 124 sqft
Cottage 5 (single story)	Habitable area 895 sqft	deck 106 sqft
Total built Area 4487 sqft		

Index

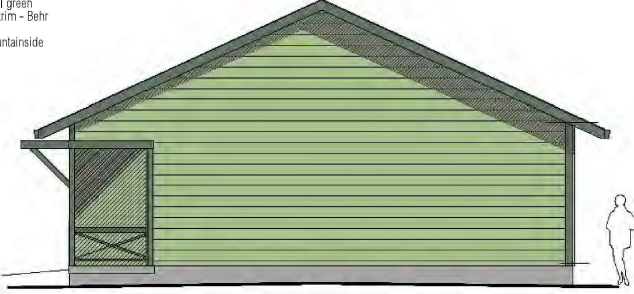
- Item 1 Site Plan and Project Information
- Item 3.1 Elevations Cottage 1 and Layout
- Item 3.2 Elevations Cottages 2,3,4 & Garages and Layout
- Item 3.3 Section 2 story units 3 & 4 and Layout
- Item 3.4 Additional Elevations attached Cottages 2,3 4 & Garages
- Item 3.5 Elevations Cottage 5 and Layout
- Item 3.6 Full Elevation Walnut Avenue
- Item 3.7 Perspective Views
- Item 4 Will Serve Letter
- Item 5 Preliminary Landscaping Plan
- Item 5.1 Outdoor Lighting Plan and cut sheets
- Item 6 Photographs
- Item 7 Materials and colors
- Item 8 Outdoor Open Space
- Item 9 Fence elevation
- Item 10 Trash enclosure
- Item 11 On site signage
- Item 12 Parking Plan
- Item 13 Tree Protection Plan
- Item 14 Green House Gas Study
- Item 15 Traffic Study
- Item 16 Biological Resource Assessment
- Item 17 Cultural Report

ITEM 1



Cottage 1
 Hardie siding - Cedarhill green
 Hardie trim Pergola/roof trim - Behr PPU12-19
 Roof Owens Corning Mountanside
 Bonderized gutters

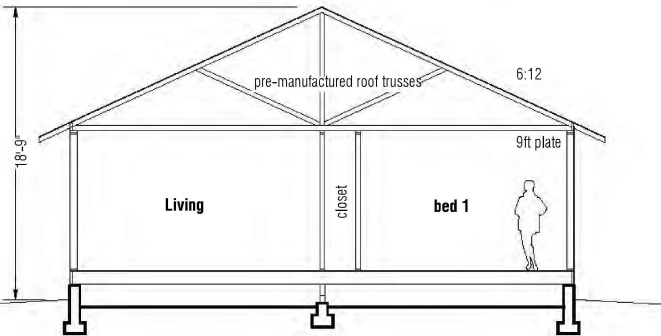
West



East



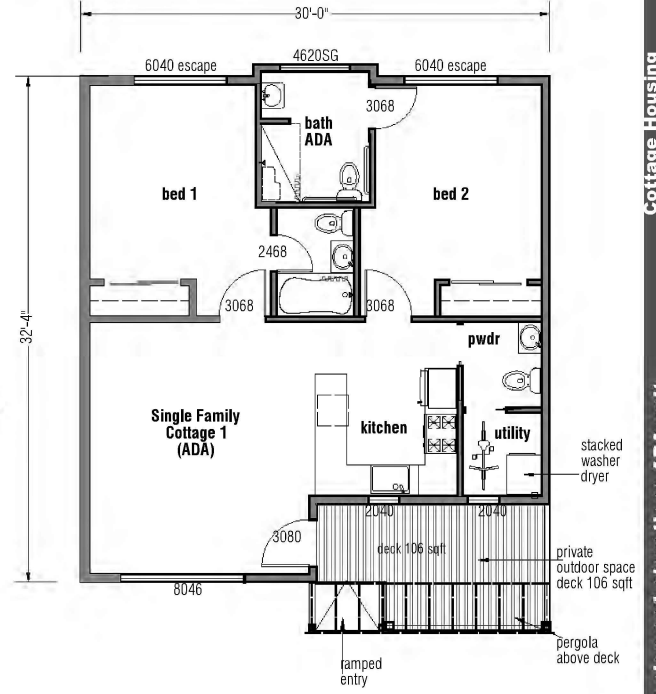
South



Section



North



Layout Plan Cottage 1 - ADA - 905 sqft

scale 1" = 8' feet

ITEM 3.1



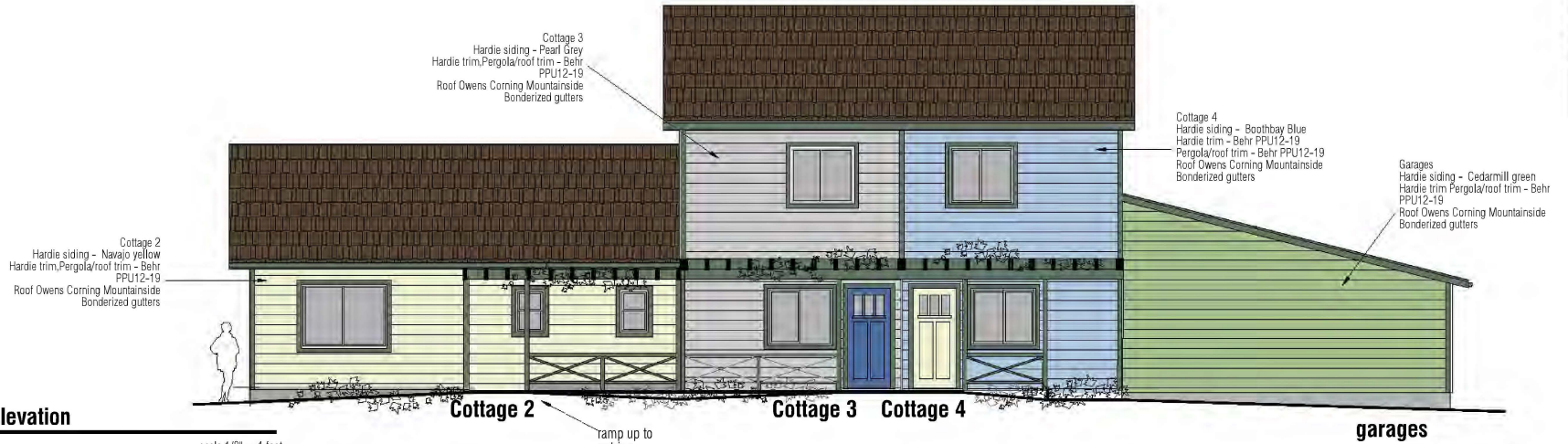
John Klein Design
 654 Walnut Avenue, Sonoma 95476
 info@jkd.com

Cottage Housing
 654 Walnut Avenue, Sonoma 95476

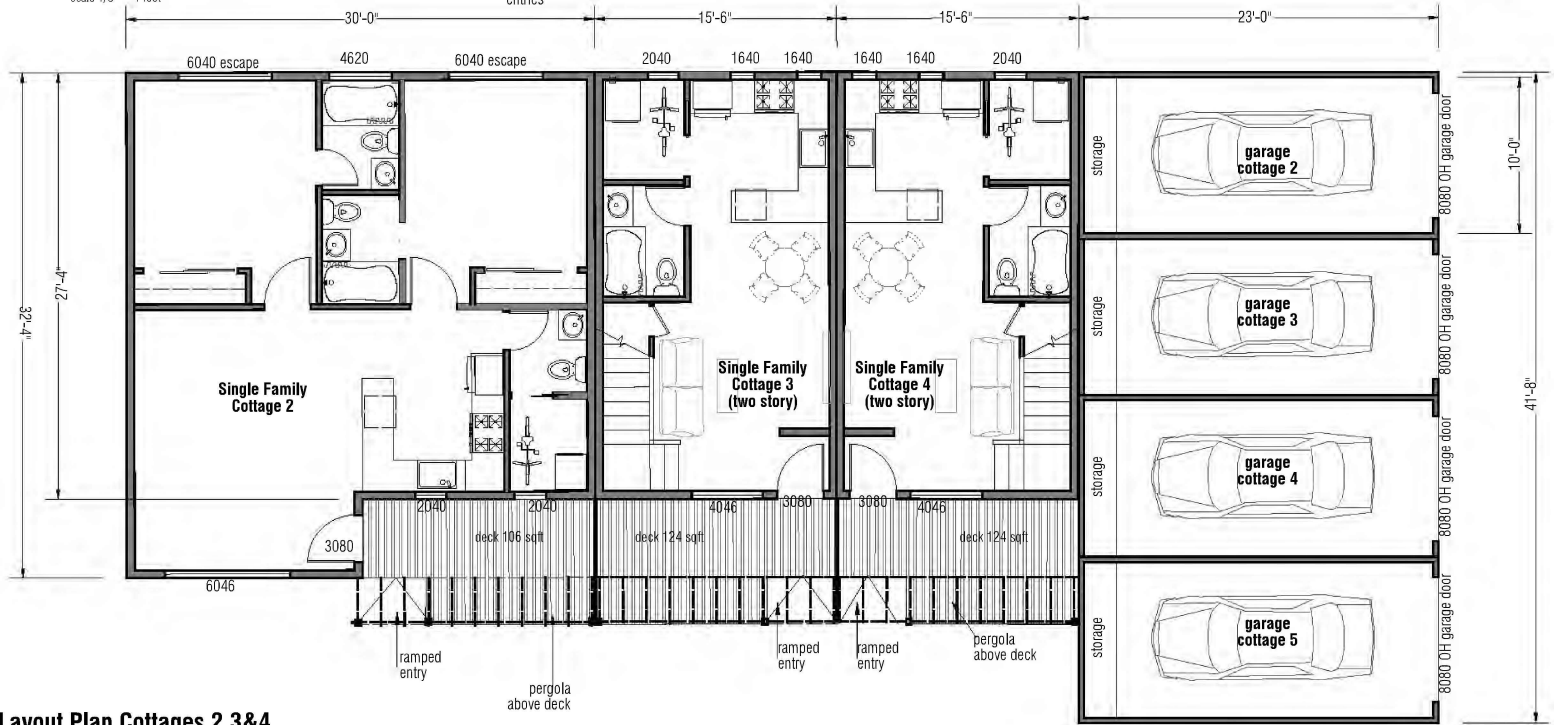
layout plan and elevations ADA unit

item 3.1

West Elevation



scale 1/8" = 1 foot



Layout Plan Cottages 2,3&4

scale 1/8" = 1 foot

Elevation Notes:

1. Asphalt Shingle Roof, must be class 'A' type and Cool Roof with SRI to meet A4.106.5.1(1). Weight of roofing max 250 lbs per square. Minimum 3-year aged solar reflectance and thermal emittance or a minimum SolarReflectance Index (SRI).
2. Ext Walls: min 2x 4 studs w/ Tyvek or similar house wrap under sheathing/ siding LP Smartsiding w/2x batts
3. Int finishes tp. Ceiling & walls sheetrock painted, floors tile or carpet.
4. Provide safety glazing as required per CBC Sec 2406.4
5. Exterior Wall Vent shall be screened with corrosion resistant noncombustible wire mesh with 1/8" x 1/16" openings or its equivalent.
6. All decking and decking materials components etc. shall be either from a pressure treated wood or wood from a rot resistant species, and be nominal 2x to be considered 'heavy timber non-comustible' to meet SRA/WUI requirements. Engineered wood decking may be used if suitable for SRA/WUI, see Fiberon decking or similar

ITEM 3.2

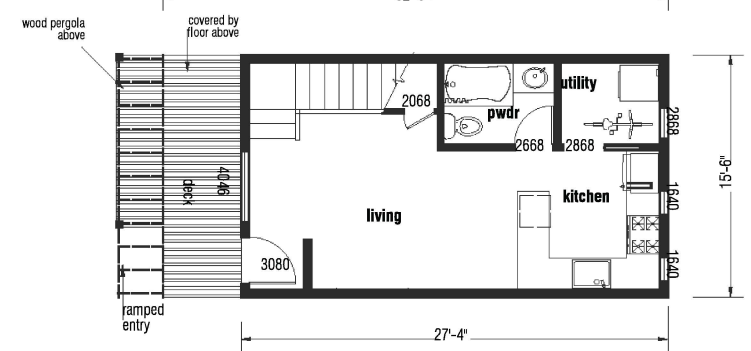
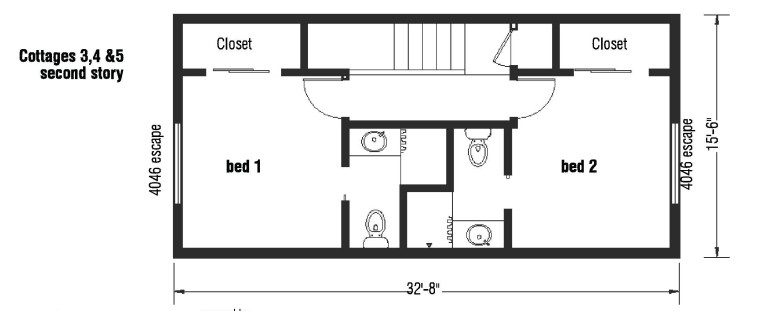
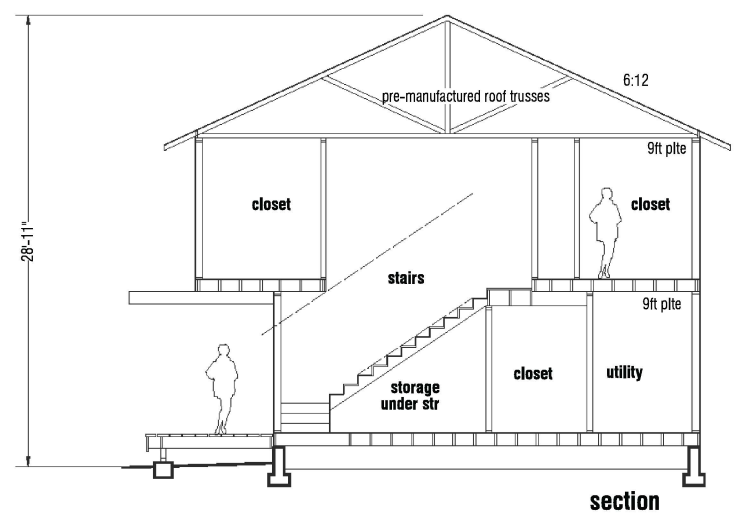


from John Bunker
1208 East Street
Inverness, CA 95470

Cottage Housing
654 Walnut Avenue, Sonoma 95476

Layout of individual units 2, 3, 4 & 5

Item
3.3
017-200



ITEM 3.3

Layout Plans two storey Cottages 3 & 4

scale 1" = 8 feet



Irvin Klein Design
INCORPORATED

Cottage Housing
654 Walnut Avenue, Sonoma 95476

Elevations attached units 3, 4 & 5

Item 3.4



Cottages 2,3,4 & Garages - East Elevation

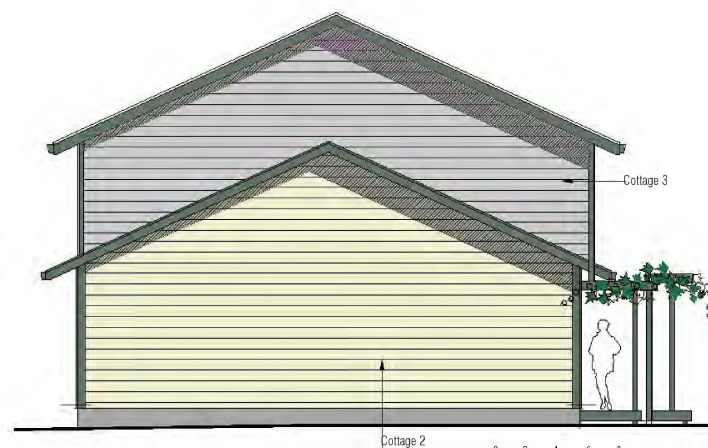
scale 1/8" = 1 foot

screened garbage area, see fencing plan. As front fence but with addition interwoven plastic screening mesh



North Elevation Garages

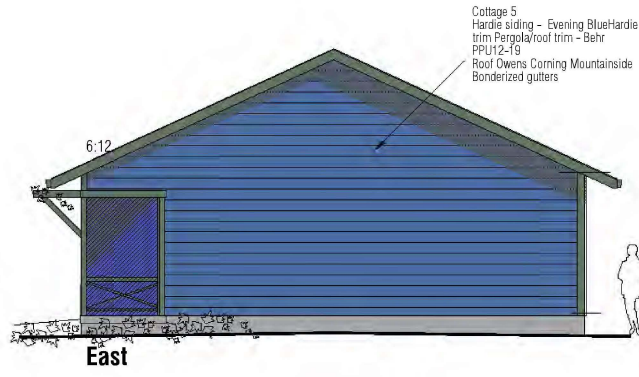
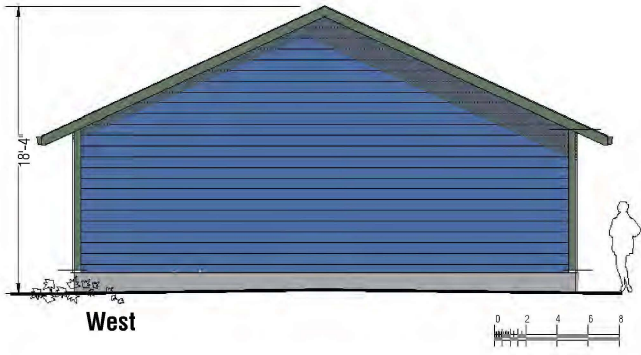
scale 1/8" = 1 foot



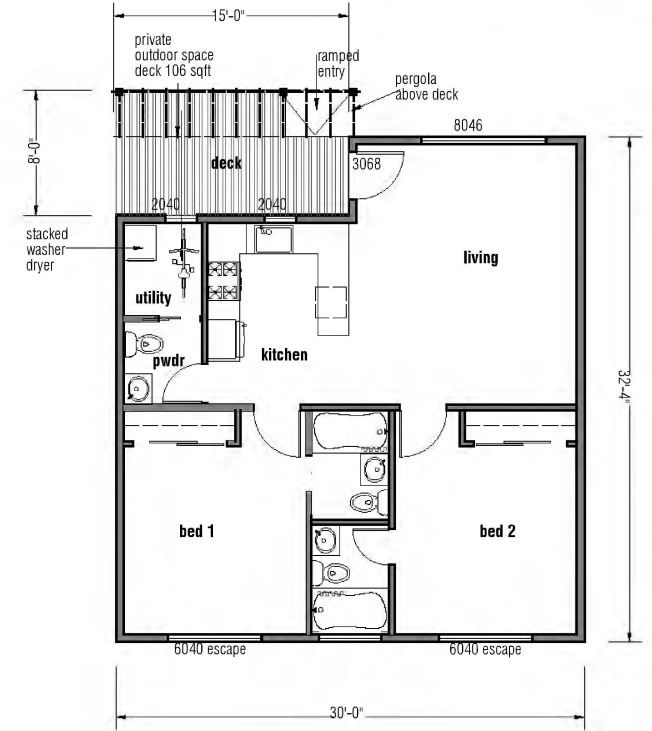
South Elevation Cottage 2

scale 1/8" = 1 foot

ITEM 3.4



Cottage 5
 Hardie siding - Evening Blue
 Hardie trim Pergola/roof trim - Behr
 PPU12-19
 Roof Owens Corning Mountanside
 Bonderized gutters



Layout Plans Cottage 5

ITEM 3.5

scale 1" = 8 feet



Street Elevation

scale 1" = 8 feet



View 1



View 2

ITEM 3.6



from Klein Design
info@kclad.com

Cottage Housing
654 Walnut Avenue, Sonoma 95476

Walnut Avenue Elevation

item
3.6
A
1/1/2020



View 3



View 4



View 5



View 6

ITEM 3.7



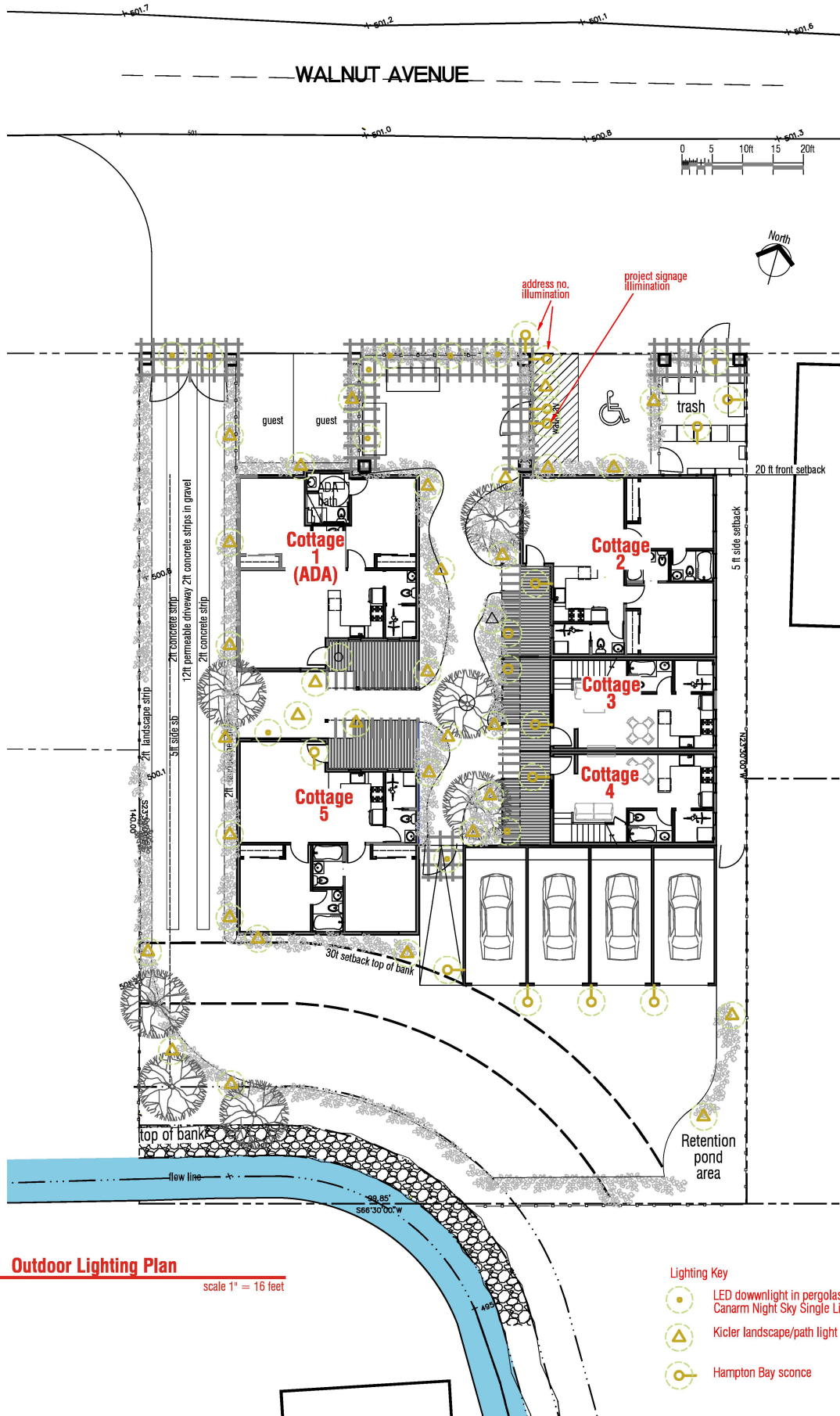
Iron Klein Design
info@ironklein.com

Cottage Housing
654 Walnut Avenue, Sonoma 95476

Walnut Avenue proposed views

item 3.7





Outdoor Lighting Plan
 scale 1" = 16 feet

- Lighting Key
- LED downlight in pergolas
Canarm Night Sky Single Light
 - Kicler landscape/path light
 - Hampton Bay sconce

Shipping to: **Santa Rosa, CA** ▼

(800) 375-3403

Live Chat

Learning Center

Help



What are you shopping for?



Log In

Orders & Returns ▼



COVID-19 Update: Customer service wait times and delivery schedules may be impacted. Please visit the [Help Center](#) for more information.

Labor Day Sale! - Save up to 30%

Build.com COVID-19 Response

FREE Standard Ground Shipping on Orders over \$49

Home > Brands > Canarm > Outdoor Lighting > Canarm IOL211

Item # bci3050667



Chat with an E...

ITEM 5



Canarm

Night Sky Single Light 7-11/32" High Outdoor Wall Sconce

Model: **IOL211BK**

from the Night Sky Collection

[Write a Review](#)

\$52.62

Finish: **Black** - 224 In Stock



Black
\$52.62
224 In Stock

Select



Brushed Nickel
\$57.31
640 In Stock

Select

Oil Rubbed Bronze
\$52.62
Special Order

 Chat with an E...

ITEM 5

— Overview

Product Overview

Features

- Crafted from steel
- Includes metal cylinder shade
- Requires (1) 100 watt Medium (E26) bulb
- Capable of being dimmed when used with incandescent bulbs
- CSA rated for damp locations
- Covered under manufacturer 1 year limited warranty

Dimensions

- Height: 7-11/32"
- Width: 4-3/8"
- Depth: 6-3/4"
- Extension: 6-3/4"
- Product Weight: 4.0 lbs
- Backplate Height: 7"
- Backplate Width: 4-1/4"

Electrical Specifications

- Bulb Base: Medium (E26)
- Number of Bulbs: 1
- Bulb Included: No
- Watts Per Bulb: 100 watts
- Wattage: 100 watts
- Voltage: 120 volts


Additional Canarm Links

- [Browse All Canarm Products](#)
- [Canarm Night Sky Collection](#)

This product is listed under the following manufacturer number(s):

Canarm IOL211BK
Black
Canarm IOL211ORB
Oil Rubbed Bronze

Canarm IOL211BN
Brushed Nickel

 Chat with an E...

ITEM 5

Dimensions and Measurements


Backplate Height	<input type="checkbox"/>	7 in.
Backplate Width	<input type="checkbox"/>	4.25 in.
Depth	<input type="checkbox"/>	6.75 in.
Extension	<input type="checkbox"/>	6.75 in.
Height	<input type="checkbox"/>	7.35 in.
Maximum Height	<input type="checkbox"/>	7.35 in.
Product Weight	<input type="checkbox"/>	3.97 lbs.
Width	<input type="checkbox"/>	4.38 in.

Included Components

Bulb Included	<input type="checkbox"/>	No
---------------	--------------------------	----

Characteristics and Features

Bulb Base	<input type="checkbox"/>	Medium (E26)
Dimmable	<input type="checkbox"/>	Yes
Full Backplate	<input type="checkbox"/>	No
Genre	<input type="checkbox"/>	Transitional
Light Direction	<input type="checkbox"/>	Down Lighting
Material	<input type="checkbox"/>	Other Metals, Steel
Number of Bulbs	<input type="checkbox"/>	1
Sconce Type	<input type="checkbox"/>	Cylinder
Shade Color	<input type="checkbox"/>	Black, Bronze, Nickel
Shade Material	<input type="checkbox"/>	Metal
Shade Shape	<input type="checkbox"/>	Cylinder

 Chat with an E...

ITEM 5

Electrical and Operational Information

Power Source	<input type="checkbox"/>	Hardwired
Voltage	<input type="checkbox"/>	120
Wattage	<input type="checkbox"/>	100
Watts Per Bulb	<input type="checkbox"/>	100

Warranty and Product Information


ADA	<input type="checkbox"/>	No
Collection	<input type="checkbox"/>	Night Sky
CSA Approved	<input type="checkbox"/>	Yes
Location Rating	<input type="checkbox"/>	Damp Location

Related Canarm Categories

Browse by Brand
Canarm Fans
Canarm Ceiling Fan Accessories
Canarm Bathroom Lights
Canarm Fixed Rails
Canarm Ceiling Lighting
Canarm Pendant Lighting
Canarm Outdoor Lighting

+ Reviews 0

+ Product Q&A 0

 Chat with an E...

ITEM 5

Path & Spread 1-Lt 12V

15410AZT (Textured Architectural Bronze)

Project Name: _____

Location: _____

Type: _____

Qty: _____

Comments: _____



Dimensions

Height	15.00"
Width	8.25"

Ordering Information

Product ID	15410AZT
Finish	Textured Architectural Bronze
Available Finishes	AZT, BE

Dimensions

Weight	3.00 LBS
--------	----------

Specifications

Material	Aluminum
----------	----------

Electrical

Voltage	12V
Lead Wire Length	30.00"

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	16W
Socket Wire	105
Socket Type	Wedge T5
Lamp Type	921

ITEM 5

Notes:

1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.

2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.



[Product Overview](#)

[Specifications](#)

[Questions & Answers](#)

[Customer Reviews](#)

[Add all three to cart](#)

- This item: 1-Light Zinc Outdoor Wall Barn Light Sconce Lantern **\$32.97**
- EcoSmart 60-Watt Equivalent A19 Non-Dimmable LED Light Bulb Soft White (8-Pack) **\$9.94**
- Hampton Bay Galvanized Outdoor Barn Light Wall Mount Sconce **\$39.97**

Specifications



Number of Lights

1 Light

[See Similar Items](#)

Sconce Type

Barn Light

[See Similar Items](#)

Power Type

Hardwired

[See Similar Items](#)

Outdoor Lighting Features

Dark Sky
Dimmable
Weather Resistant

Fixture Material

Stainless Steel

[See Similar Items](#)

Voltage Type

Line Voltage

[See Similar Items](#)

Light Bulb Type Included

No Bulbs Included

[See Similar Items](#)

Dimensions

Product Depth (in.)	8.9	Product Height (in.)	9.5
Product Width (in.)	8		

Details

Compatible Bulb Type	CFL,Incandescent,LED	Exterior Lighting Product Type	Outdoor Lanterns
Fixture Color/Finish	Zinc	Fixture Material	Stainless Steel
Glass/Lens Type	No Glass/Lens	Included	Hardware Included
Light Bulb Base Code	E26	Light Bulb Type Included	No Bulbs Included
Maximum Bulb Wattage	60	Maximum Wattage (watts)	0
Number of Lights	1 Light	Outdoor Lighting Features	Dark Sky,Dimmable,Weather Resistant
Power Type	Hardwired	Product Size	Small
Product Weight (lb.)	1.756	Recommended Light Bulb Shape Code	A19
Returnable	180-Day	Sconce Type	Barn Light
Size	Medium	Style	Farmhouse,Industrial,Rustic
UL Listing	1-UL Listed	Voltage Type	Line Voltage

Warranty / Certifications

Manufacturer Warranty	2 Year Limited Warranty
-----------------------	-------------------------

How can we improve our product information? Provide feedback.

1-Light Zinc Outdoor Wall Barn Light Sconce Lantern



INV- 1-Light Outdoor Zinc Wall Lantern

The Hampton Bay 1-Light Outdoor Zinc Wall Lantern is designed with an aged look that will enrich your home.

ITEM 5

654 Walnut Avenue Sonoma Ca 95476

Color Board



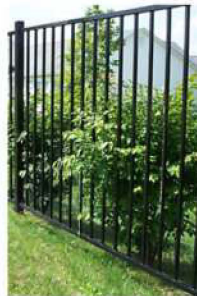
Pergola look
Pearl grey



Darksky compliant
light fixture
Zinc Barn Light
by Home Depot



Gainsboro
Fieldstone



Viking Fences
Dallas
Black



Hardie Siding
Cedarmill

Navajo
yellow

Boothbay
blue

Evening
blue



Owens Corning
Asphalt shingles
Mountainside SRI19



Pergola and gutters
Behr PPU12-19

June 28th 2021

ITEM 7



Signage

ITEM 11

