



**3**  
BEDROOMS

## RENOVATED, TIMELESS, MODERN

1160 Dance Drive, Sonoma, CA

**\$2,995,000**

**2.5**  
BATHROOMS

**5.81**  
± ACRE(S)

Located in The Ranch, eastside Sonoma's premier, gated community above the Plaza. Originally designed by Robert Zinkhan, this timeless Modern home has been dramatically renovated and a pool added. Custom split-level floor plan with high ceilings throughout offers natural views from 2,818± sq. ft. w/ 3 bds and 2.5 ba. Luminosity and nature are brought indoors with floor to ceiling atrium style windows in the living room and new Milgard large, picture windows throughout. Resting upon 5.81± acres, the setting is serene and private. No detail was left undone with fresh European White Oak engineered hardwood floors, recessed lighting, built-in closet shelving and Tufted Wool carpet. Prep and entertain at the large Cherry wood island with sleek lines that complement the entire home's design. Decked out with Calacatta marble counters, plentiful custom WoodTouch cabinetry, open shelving and Thermador stainless steel appliances. The primary suite wing affords idyllic views of natural flora and trees from huge windows that bring the outdoors in and an attached, fully-windowed bonus room with private view deck. Guest wing has 2 bedrooms with gorgeous outlooks, full tiled bathroom, additional media room, an office, a spacious laundry room and a half bath. Approx. 1 hr. to San Francisco.

**SHONE GROUP** / REAL ESTATE  
*wine country expertise 1980-now*

[DanceDrSonoma.com](http://DanceDrSonoma.com)

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**Sotheby's**  
INTERNATIONAL REALTY

**Sotheby's International Realty - Wine Country – Sonoma Brokerage**

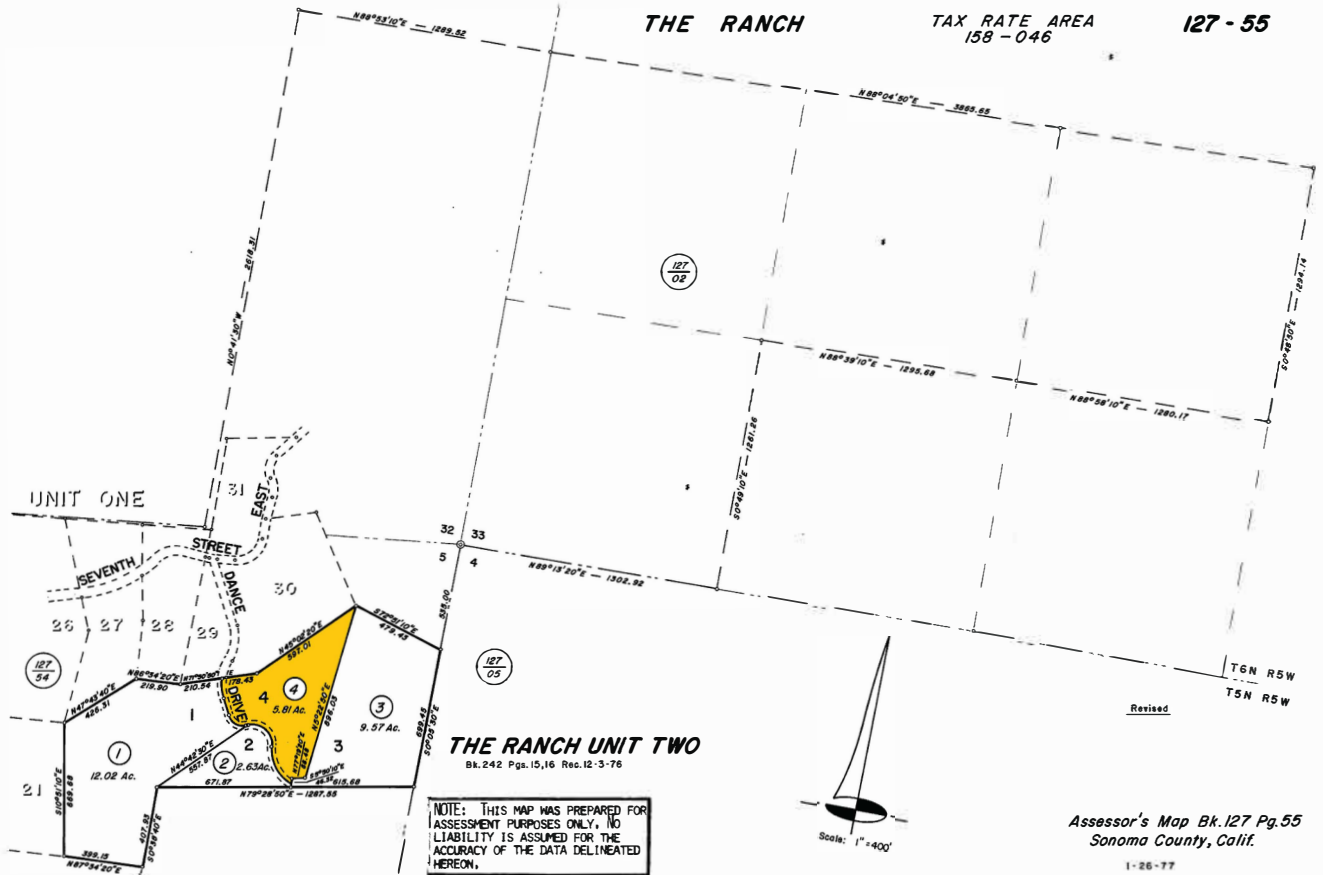
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THE RANCH

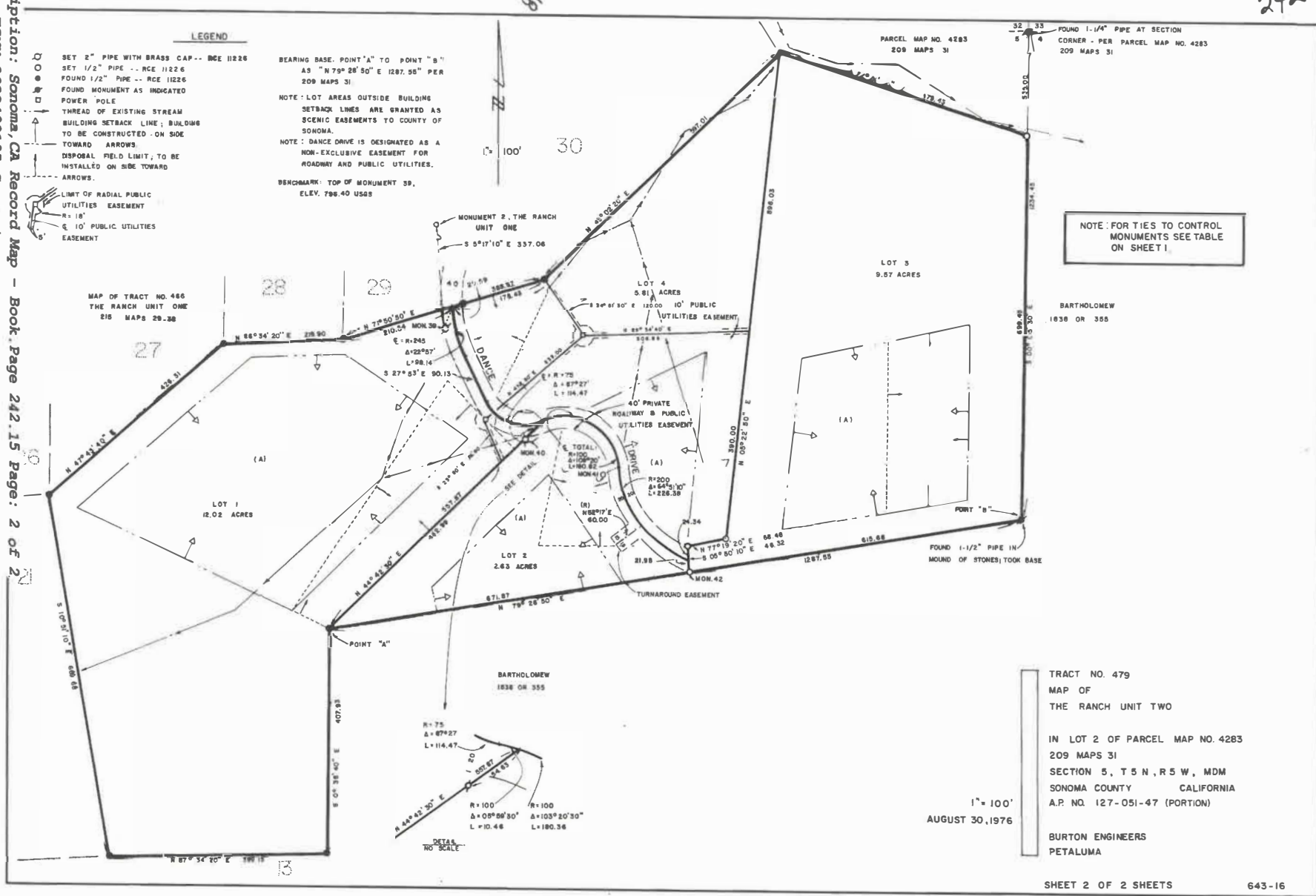
TAX RATE AREA  
158 - 046

127 - 55



242  
16

Description: Sonoma, CA Record Map - Book Page 242.15 Page: 2 of 2  
Order: FSNK-3032400195 Comment:



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BUILDING  
ENVELOPE  
LINE

# Deck Replacement and Repair

## STRUCTURAL NOTES

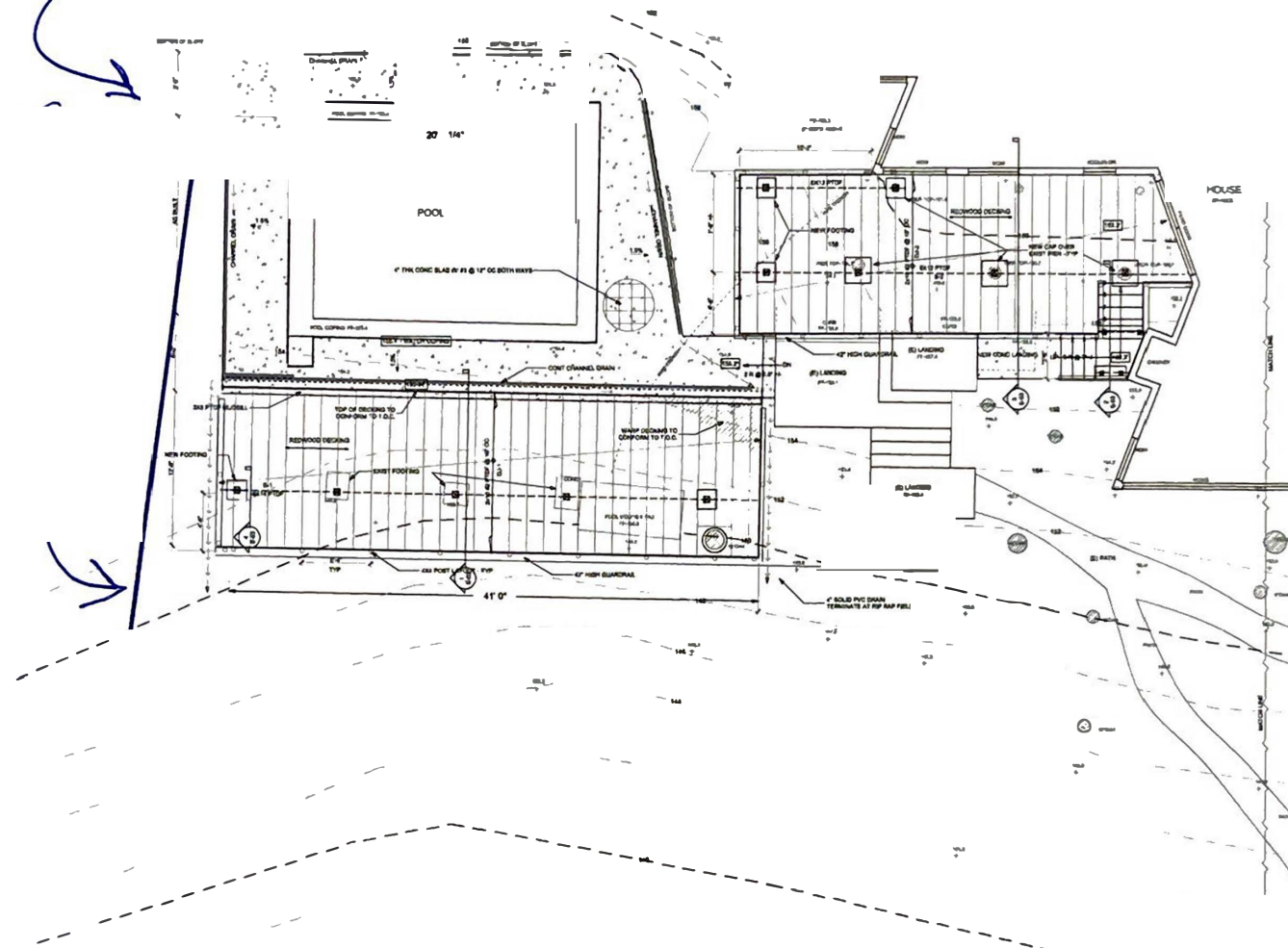
- All carpentry and materials shall conform to the 2021 edition of the California Building Code, and all other applicable state and local building and safety codes and ordinances whether or not specifically cited in the structural drawings.
- Clearance of the work by the Design Engineer as to any obstructions, for performance of the scope of the plans.
- Dimensions, for the framing of floor joists and other components are the responsibility of the Contractor. The Contractor shall verify all dimensions of the existing structure by direct measurement of the Contractor.
- Contractor shall verify all existing conditions and dimensions before beginning work. Any significant discrepancies, including, but not limited to, changes in framing, shall be reported to the Engineer and the Project's architect. Any such report shall be completed and submitted to the Engineer.
- Written dimensions shall also be provided for all work dimensions, including all 2021 local ordinances. All structural dimensions are to be based on bearing, unless otherwise noted.
- The Contractor shall maintain the integrity of all existing framing, and opening as required for the installation of new work and to provide permanent and temporary stability to the existing and to provide permanent and temporary stability to the existing and to provide permanent and temporary stability to the existing.

- Design engineer or his authorized representative shall be called to inspect the following:
  - Execution prior to placement of reinforcing steel.
  - Reinforcing steel prior to placement of concrete.
  - Structural hardware and support connections.
  - Forming prior to pouring of concrete.

- All systems shall conform to Chapter 19 of the 2021 CBC and all local amendments.
- Concrete shall conform to ACI 308 or 309, Type I or II, and shall be placed and cured in accordance with the manufacturer's instructions. All concrete shall be placed and cured in accordance with the manufacturer's instructions. All concrete shall be placed and cured in accordance with the manufacturer's instructions.
- Use of any grade of steel reinforcement shall be in accordance with the manufacturer's instructions. All steel reinforcement shall be placed and cured in accordance with the manufacturer's instructions.
- Reinforcing steel shall conform to the ASTM A618 for galvanized steel and reinforcing steel. All reinforcing steel shall be placed and cured in accordance with the manufacturer's instructions.

- Check for and correct all deficiencies in the existing structure before beginning work.
- Provide adequate support for all existing and new framing.
- The clear distance between vertical bars in a layer shall be not less than 1 1/2 times the bar diameter, or 1.3 times the bar diameter, or less than 1 1/2".

- All framing shall conform to the California Building Code, and all other applicable state and local building and safety codes and ordinances whether or not specifically cited in the structural drawings.
- Clearance of the work by the Design Engineer as to any obstructions, for performance of the scope of the plans.
- Dimensions, for the framing of floor joists and other components are the responsibility of the Contractor. The Contractor shall verify all dimensions of the existing structure by direct measurement of the Contractor.
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POOL & UPPER DECK FRAMING

Roger Hartley, P.E.  
Consulting Engineer



ENGINEER  
Roger Hartley, BCE 11578  
10776 Linden Road  
Sonoma, CA 95478  
707.539.8548



Johnston Residence  
Deck Replacement and Repair  
1160 Dance Drive, Sonoma, California

ISSUES	DESCRIPTION
4-17-2023	Project submitted
6-17-2023	Final design submitted to 17

PRINT DATE: 6/29/2023  
POOL & UPPER DECK  
FRAMING PLANS

SHEET  
S-01

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 Cell: 707-337-8021


**Johnston/Prestigiacom**  
 Deck repair & New Pool Deck  
 1160 Dance Dr.  
 Sonoma, Ca. 94778

**(E) House Deck & New Pool Deck**

DESIGNED PROVIDED BY  
 Jim Mallari Construction, Inc.  
 Jim Mallari  
 Sonoma, Ca.  
 707-411-1190  
 jim@jimmallariconstruction.com

DATE:  
**4/27/23**

SCALE:  
**1/4"=1'**

SHEET:  
**A-2**

