

**Ramsey/Luchetti Residence**  
**245 Howard Street, Petaluma**

The new owners of the residence at 245 Howard plan to undergo a complete renovation of the existing house with the addition of a new garage/ADU structure adjacent to the existing home. The following description outlines the project improvements detail.

**Renovation/Addition:**

The existing residence will undergo a complete renovation including the following:

1. New foundation and replacement of below floor exterior wall framing. Existing usable siding will be salvaged and reused to the extent possible.
2. The existing siding and trim will be retained with restoration/replacement of damaged/dry rot trim in kind. The home will receive new paint.
3. The existing roof will be removed and replaced with asphalt shingles at the upper roof and sheet roofing at the flat roof covered porch.
4. Existing wood windows will be restored to the extent possible with new wood windows where required to meet the new exterior plan.
5. The roof over the addition on the west side of the home will be re-built to provide proper slope and drainage singular to the existing roof
6. The second floor will be extended to the rear of the existing first floor structure.
7. The rear sub-standard addition at the first floor will need to be removed and rebuilt to eliminate dry rot and termite damage as well as meet current structural codes. The existing structure was an addition to the original home.
8. The interior of the home will undergo a complete renovation including new kitchen and bathrooms with some layout changes. Existing wood trim will be salvaged and reused to the extent available.

**New Construction - Garage/ADU:**

A new two-story structure will be constructed on the west side of the property and include the following.

1. Single car garage
2. Additional Dwelling Unit (ADU) above garage
3. Flex space and Storage

**Outdoors:**

1. The existing exterior landscaping will be retained.