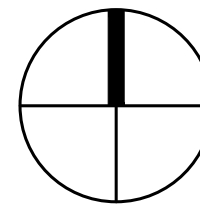




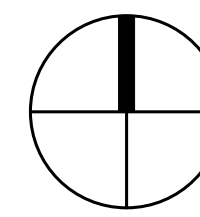
VICINITY MAP



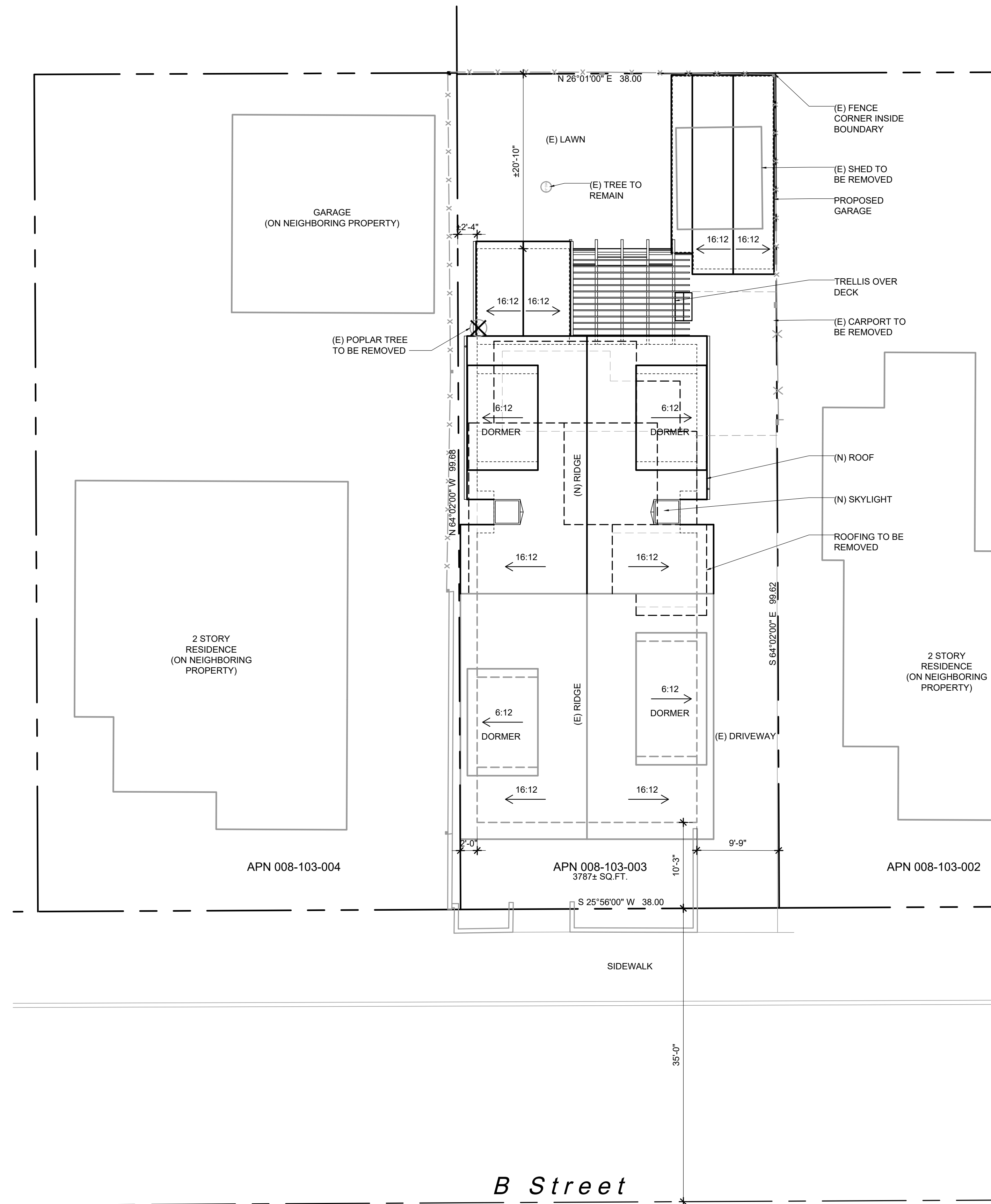
SCALE: 1" = 300'-0"



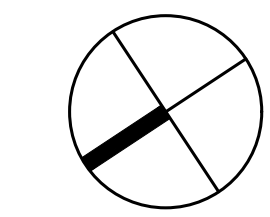
AREAL CONTEXT MAP



SCALE: 1" = 40'-0"



SITE PLAN AND ROOF PLAN



SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 16'

SITE DEVELOPMENT

APN:	008-103-003
BASE ZONING:	MU2
SETBACKS:	
FRONT:	0'-0" MIN. - 10'-0" MAX.
SIDE:	0'-0" MIN. - 10'-0" MAX.
REAR:	0'-0"
LOT AREA:	3,762 SQ.FT. (.086 ACRES)
EXISTING FLOOR AREA:	2,426.3 SQ.FT.
EXISTING HOUSE AREA:	2,302.9 SQ.FT.
EXISTING SHED AREA:	123.4 SQ.FT.
PROPOSED FLOOR AREA:	3,145.75 SQ.FT.
EXISTING HOUSE AREA TO REMAIN:	2,297.5 SQ.FT.
PROPOSED NEW HOUSE FLOOR AREA:	577.25 SQ.FT.
PROPOSED GARAGE AREA:	271.0 SQ.FT.
DECKS / PORCHES:	
EXISTING DECKS AND PORCHES:	294.8 SQ.FT.
DECKS TO BE REMOVED:	227.8 SQ.FT.
PROPOSED NEW DECKS:	143.4 SQ.FT.
SITE COVERAGE MAXIMUM:	80% (3,009.6 SQ.FT.)
EXISTING SITE COVERAGE:	45.6% (1718.2 SQ.FT.)
PROPOSED SITE COVERAGE:	53.5% (2015.5 SQ.FT.)
MAXIMUM F.A.R.:	2.5 (9,405 SQ.FT.)
EXISTING F.A.R.:	.64
PROPOSED F.A.R.:	.83
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	VB
STORIES:	2
SPRINKLERED:	NO

SHEET INDEX

A.101	SITE PLAN, VICINITY MAP, AERIAL CONTEXT MAP, LOT DEVELOPMENT CALCULATIONS
A.201	EXISTING UPPER AND LOWER LEVEL FLOOR PLAN
A.202	PROPOSED FLOOR UPPER AND LOWER FLOOR PLAN
A.301	EXISTING EXTERIOR ELEVATIONS
A.302	PROPOSED EXTERIOR ELEVATIONS
A.303	PROPOSED EXTERIOR ELEVATIONS AND EXTERIOR FINISH SPECIFICATIONS
A.401	BUILDING SECTIONS

CONTACTS

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HISTORIAN:	APD PRESERVATION ALICE DUFFEE 13125 ARNOLD DRIVE GLEN ELLEN, CA. 95442 ALICEA2APDPRESERVATION 415.806.4549

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Title: SITE PLAN, VICINITY MAPS, DEVELOPMENT CALCULATIONS, CONTACTS

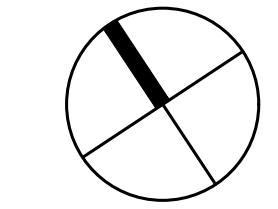
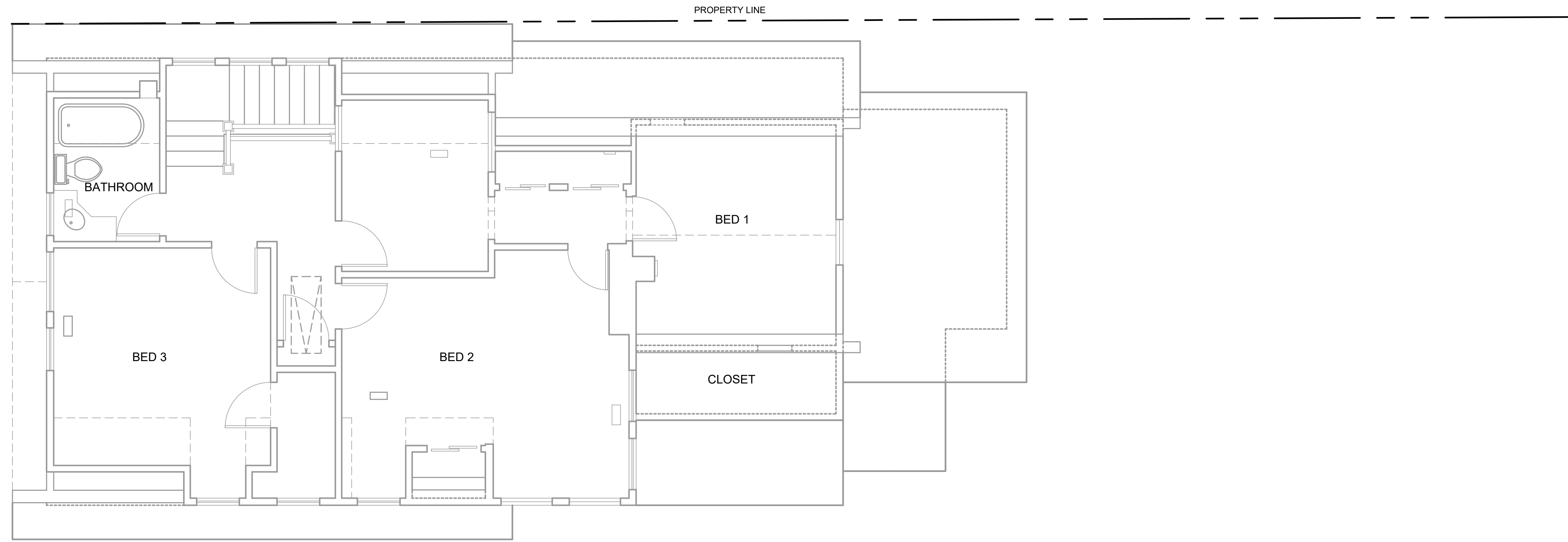
Rev	By	Description	Date

Designer:	SL
Drawn By:	SL/AW
Date:	08/22/22
Project No.:	102212
Scale:	AS SHOWN

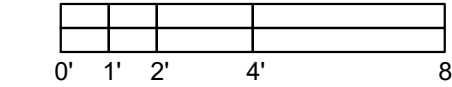
Sheet: **A.101**

EXISTING UPPER LEVEL FLOOR PLAN

EXISTING LIVING AREA: 928 SF

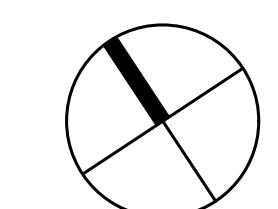
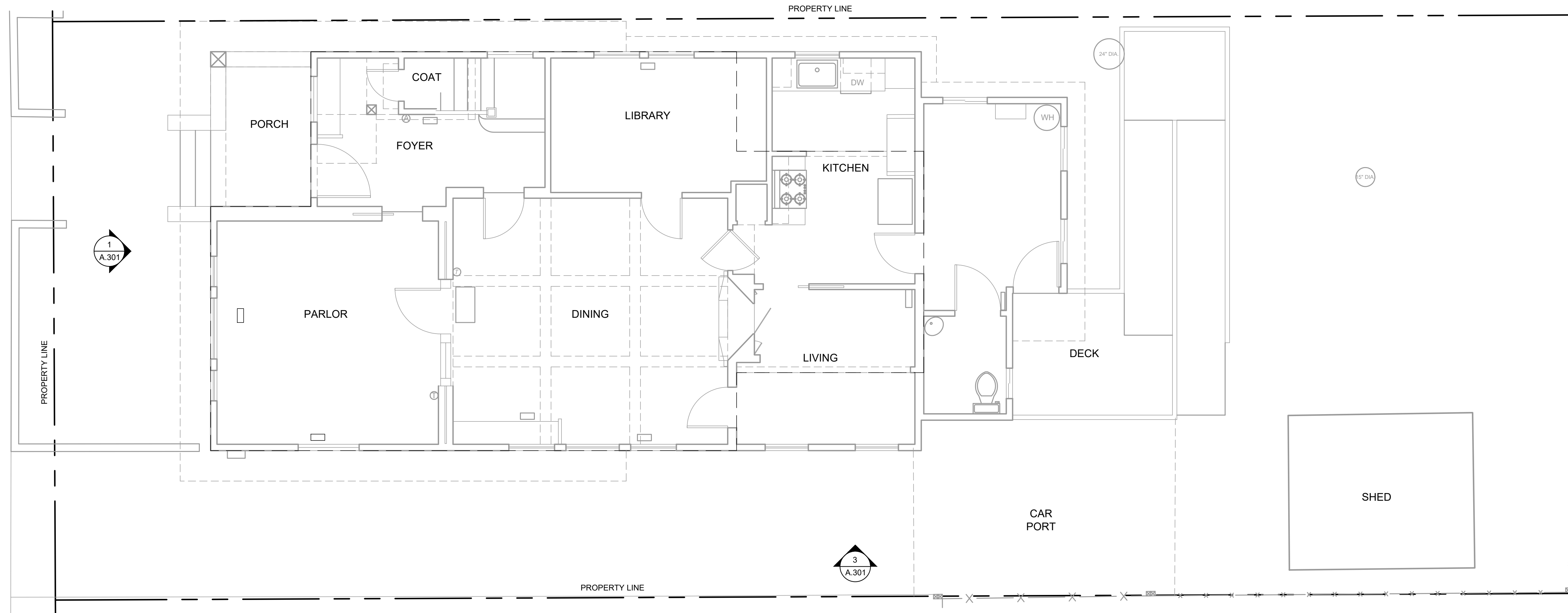


SCALE: 1/4" = 1'-0"

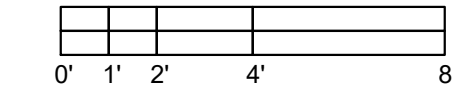


EXISTING LOWER LEVEL FLOOR PLAN

EXISTING LIVING AREA: 1,330 SF



SCALE: 1/4" = 1'-0"



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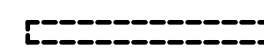


Project: **EXISTING UPPER AND LOWER LEVEL FLOOR PLAN**

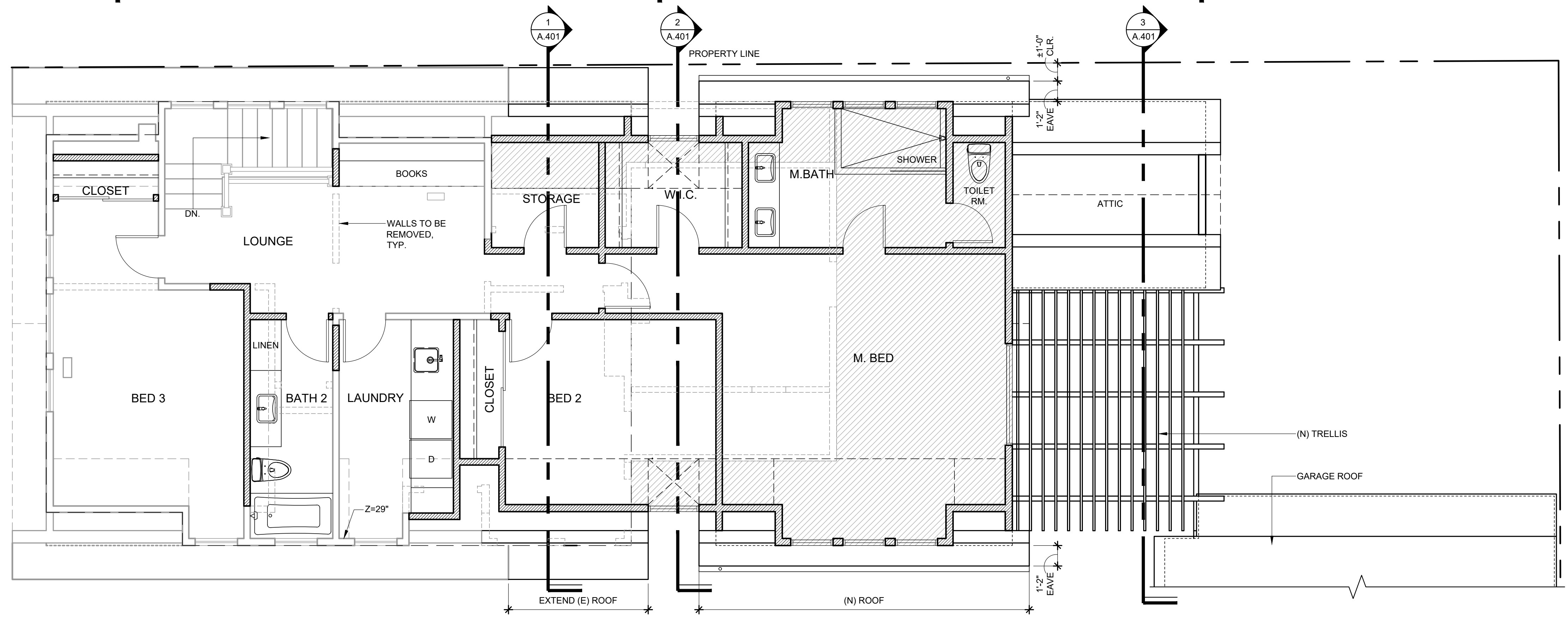
Rev	By	Description	Date

Designer: SL
 Drawn By: SL/AW
 Date: 08/22/22
 Project No.: 102212
 Scale: AS SHOWN

Sheet: **A.201**

FLOOR PLAN LEGEND

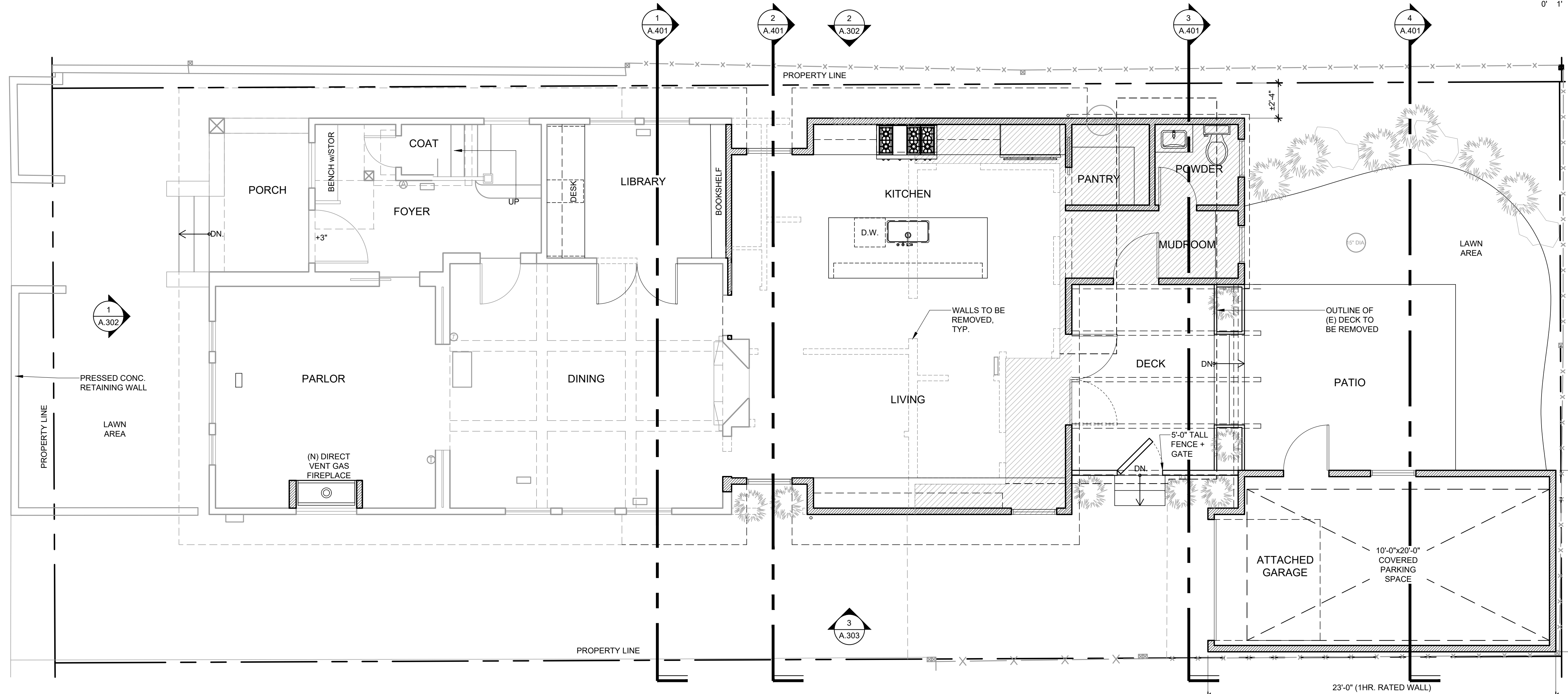
-  (E) CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE REMOVED
-  NEW CONSTRUCTION
-  NEW FLOOR AREA



UPPER LEVEL FLOOR PLAN

EXISTING LIVING AREA: 928 SF
 PROPOSED (N) LIVING AREA: 353 SF
 TOTAL UPPER LEVEL LIVING AREA: 1,281 SF

SCALE: 1/4" = 1'-0"
 0' 1' 2' 4' 8'



LOWER LEVEL FLOOR AND ENLARGED SITE PLAN

EXISTING LIVING AREA: 1,330 SF
 PROPOSED (N) LIVING AREA: 224 SF
 TOTAL MAIN LEVEL LIVING AREA: 1,554 SF

SCALE: 1/4" = 1'-0"
 0' 1' 2' 4' 8'



Rev	By	Description	Date

Designer:	SL	SL/AW
Drawn By:	08/22/22	10/22/12
Date:	AS SHOWN	
Project No.:		
Scale:		



EAST ELEVATION

SCALE: 1/4" = 1'-0"

4



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

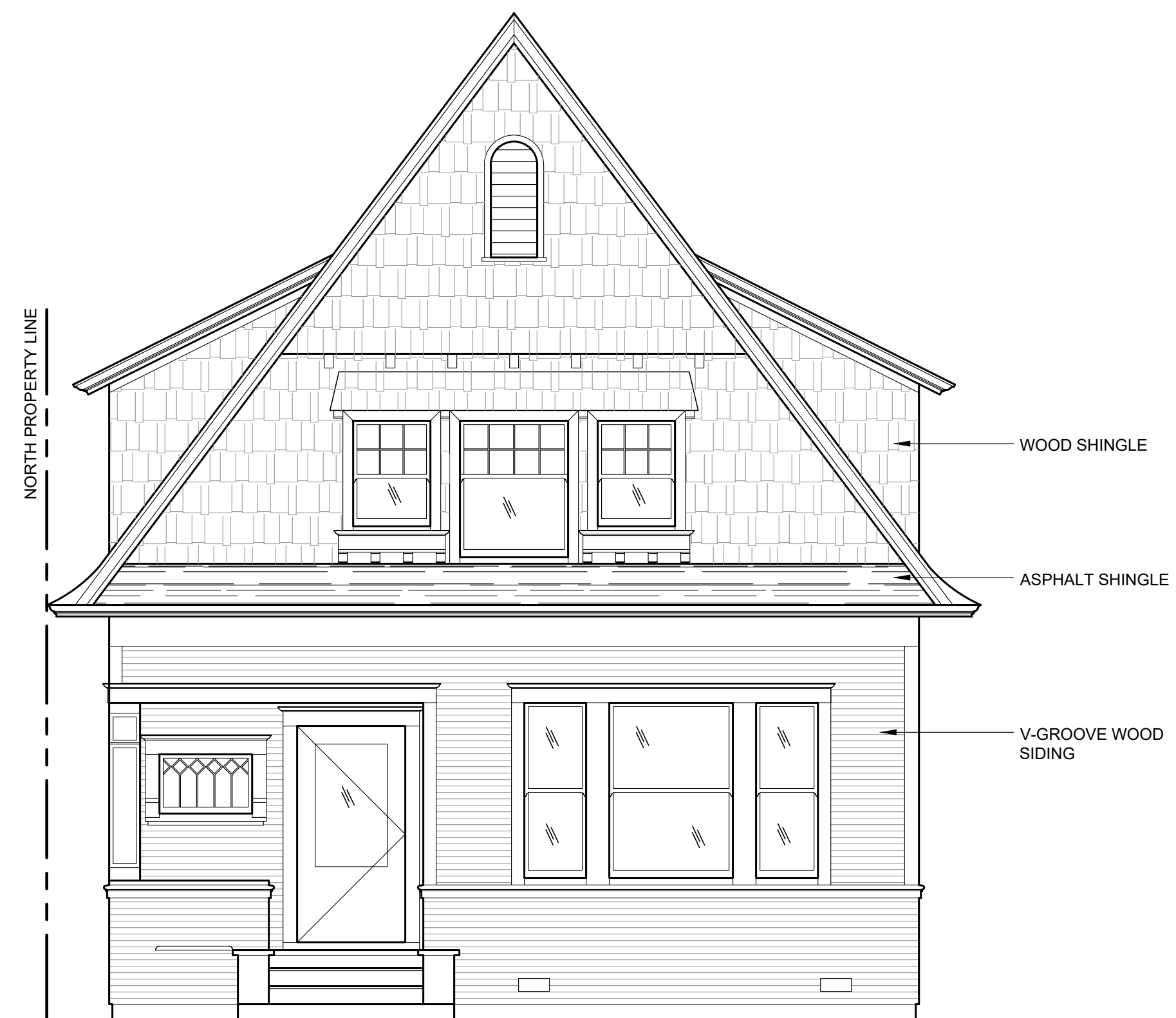
2



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

3



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1



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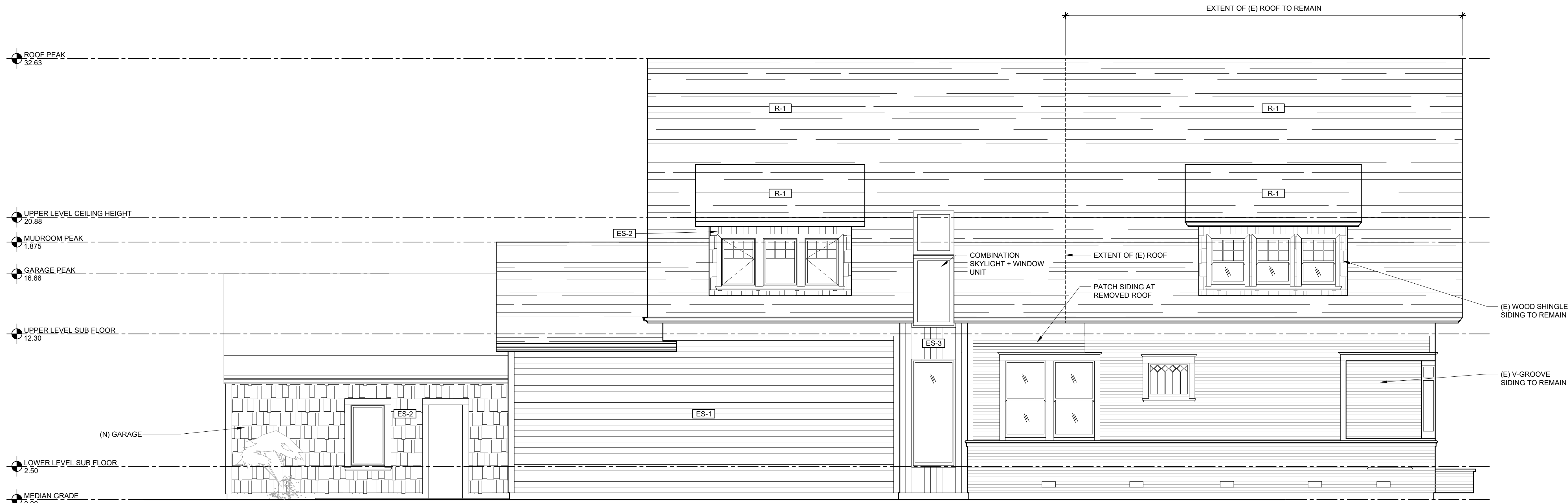
Project: NELSON + STRATFORD
 515 B STREET, PETALUMA, CA 94952
 Title: EXISTING EXTERIOR ELEVATIONS

Rev	By	Description	Date

Designer: SL
 Drawn By: SL/AW
 Date: 08/22/22
 Project No.: 102212
 Scale: AS SHOWN

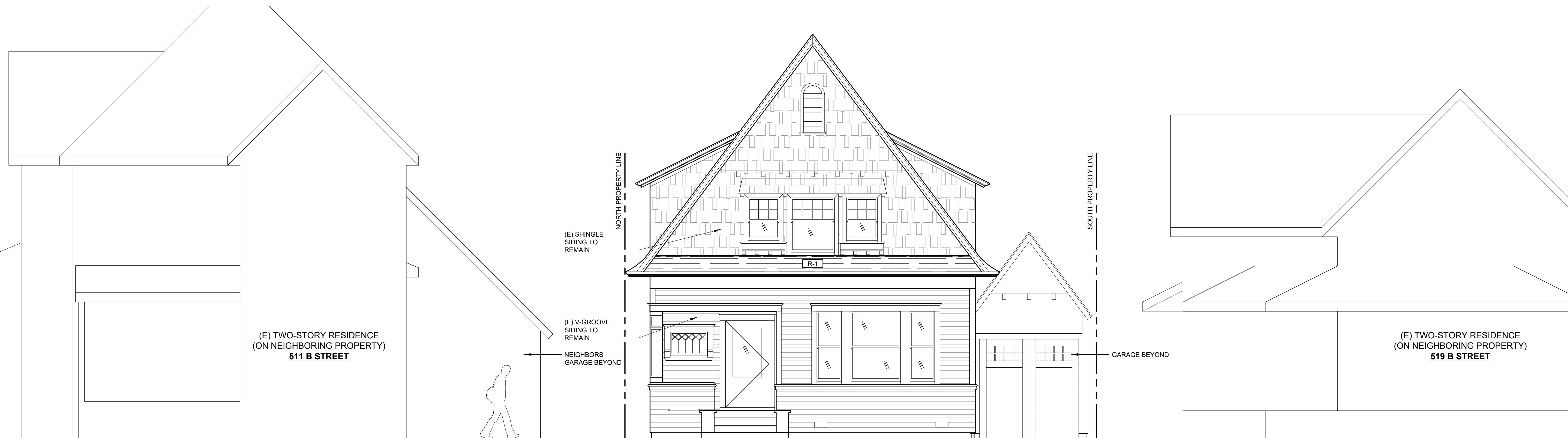
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NORTH ELEVATION

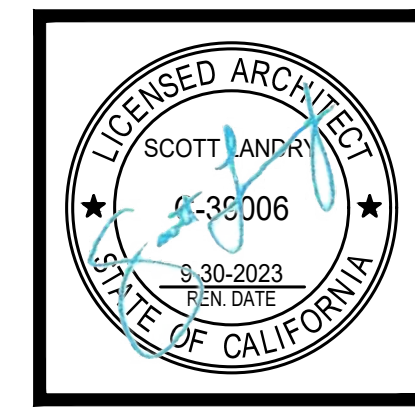
SCALE: 1/4" = 1'-0" 2



WEST ELEVATION

SCALE: 1/4" = 1'-0" 1

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 Title: **PROPOSED EXTERIOR ELEVATIONS**

Rev	By	Description	Date

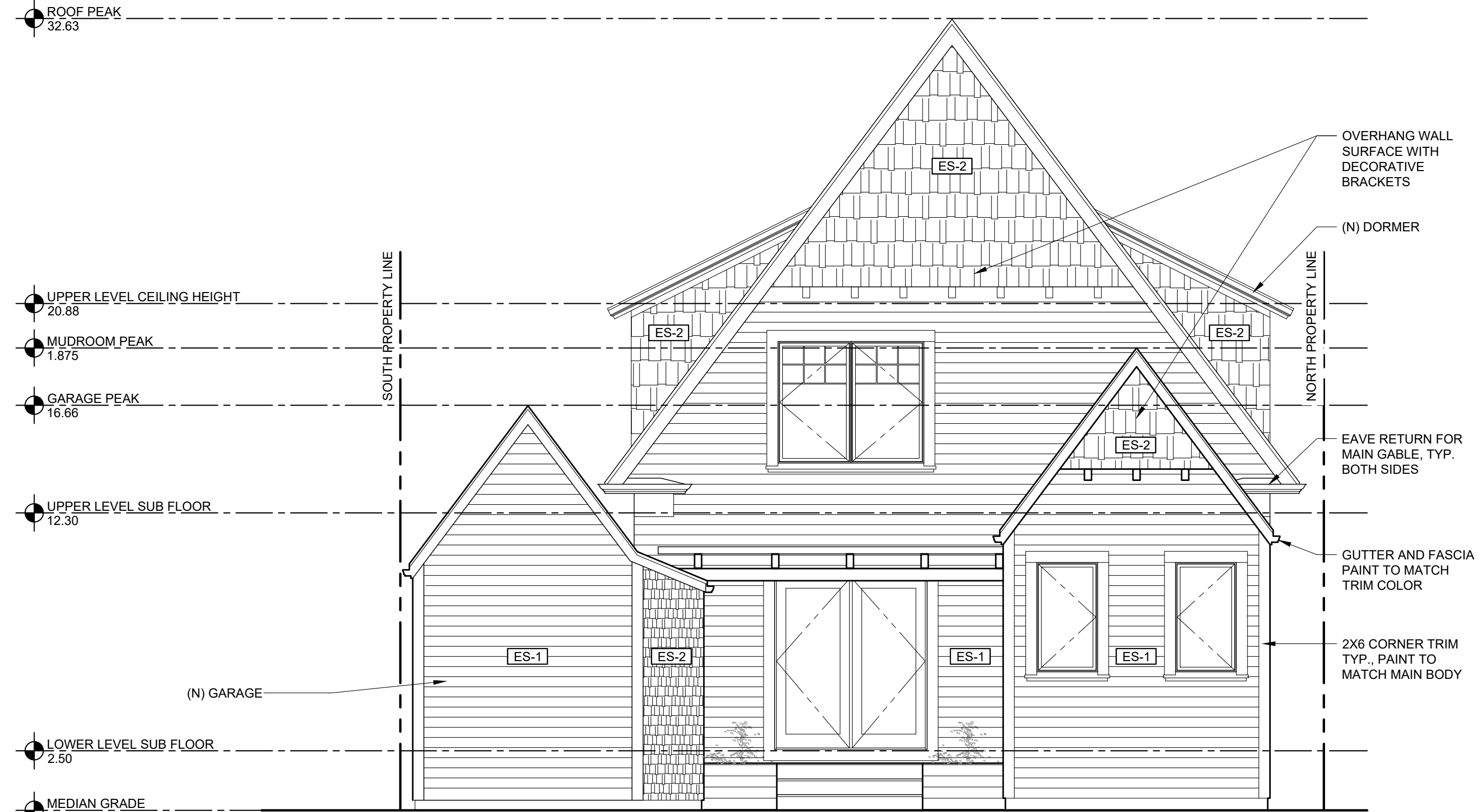
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 Drawn By: SL/AW
 Date: 08/22/22
 Project No.: 102212
 Scale: AS SHOWN

Sheet: **A.302**

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EXTERIOR FINISH SPECIFICATIONS			
HORIZONTAL WOOD SIDING EXISTING		MFG: N/A TYPE: NARROW V-GROOVE T&G FINISH: PAINTED COLOR: SHERWIN WILLIAMS "AMAZING GREY" SIZE: ± 2" EXPOSURE	
WOOD SHAKE SIDING EXISTING		MFG: N/A TYPE: WOOD SHAKE SIDING FINISH: PAINTED COLOR: SHERWIN WILLIAMS "AMAZING GREY" SIZE:	
HORIZONTAL T&G	ES-1	MFG: BORAL "TRUXTERIOR" TYPE: V-RUSTIC POLYASH T&G FINISH: PAINTED COLOR: SHERWIN WILLIAMS "AMAZING GREY" SIZE: 5" EXPOSURE	
HORIZONTAL T&G	ES-2	MFG: JAMES HARDIE TYPE: HARDIE SHINGLE "STRAIGHT EDGE PANEL" FINISH: PAINTED COLOR: SHERWIN WILLIAMS "AMAZING GREY" SIZE: 6.976" EXPOSURE	
ACCENT SIDING	ES-3	MFG: T.B.D. TYPE: V-GROOVE SHIPLAP FINISH: STAINED COLOR: BLACK T.B.D. SIZE: 5" EXPOSURE	
TRIM	TR-1	MFG: T.B.D. TYPE: 2x TRIM TO MATCH EXISTING FINISH: PAINTED COLOR: SHERWIN WILLIAMS "ROCKWOOD SHUTTER GREEN" TYP. SHERWIN WILLIAMS "AMAZING GREY" AT CORNERS	
WINDOWS AND DOORS AT NEW LOCATIONS		MFG: SIERRA PACIFIC OR SIM TYPE: ALUMINUM CLAD WOOD FINISH: ANNOXIDIZED COLOR: SHERWIN WILLIAMS "PORPOISE" (CLOSEST MATCH)	
ROOFING	R-1	MFG: GAF OR SIM. TYPE: COMPOSITION SHINGLE ROOFING COLOR: "CHARCOAL"	

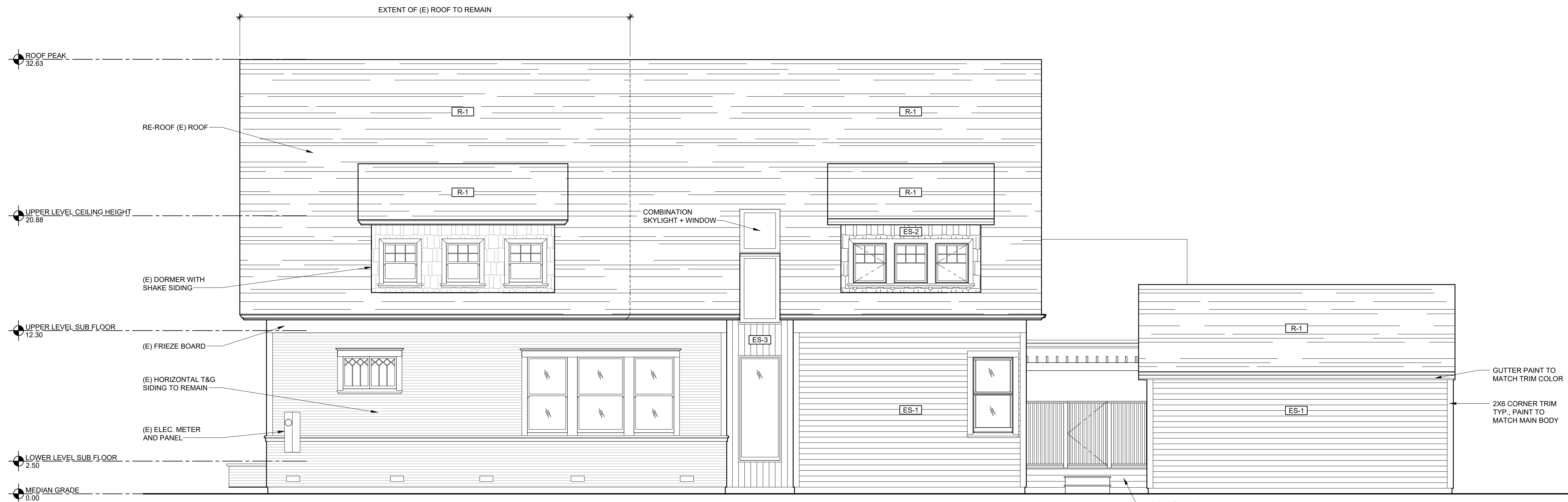
NOTE: INSTALL ALL EXTERIOR FINISHES PER MANUFACTURERS RECOMMENDATIONS



EAST ELEVATION

SCALE: 1/4" = 1'-0"

4



SOUTH ELEVATION

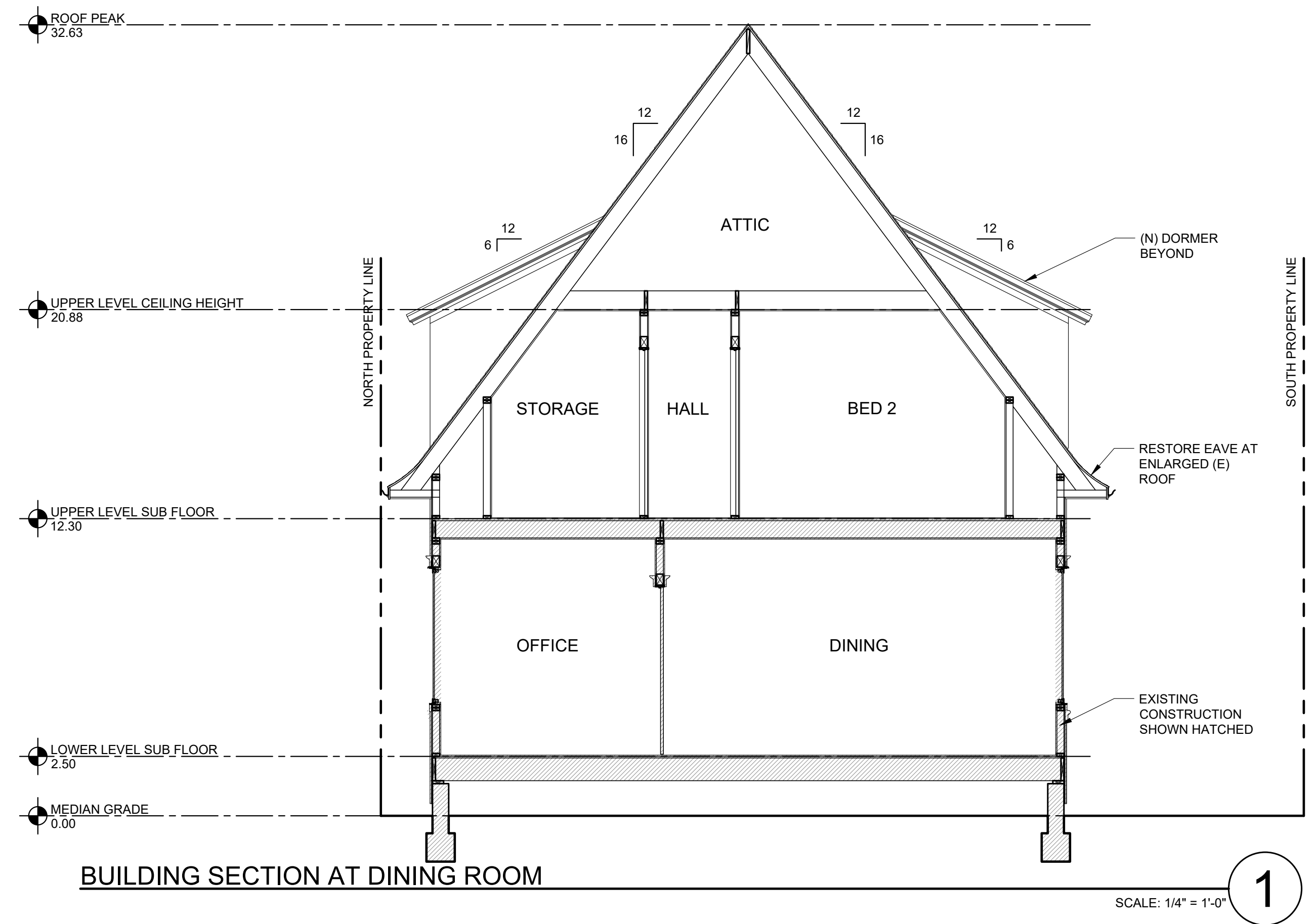
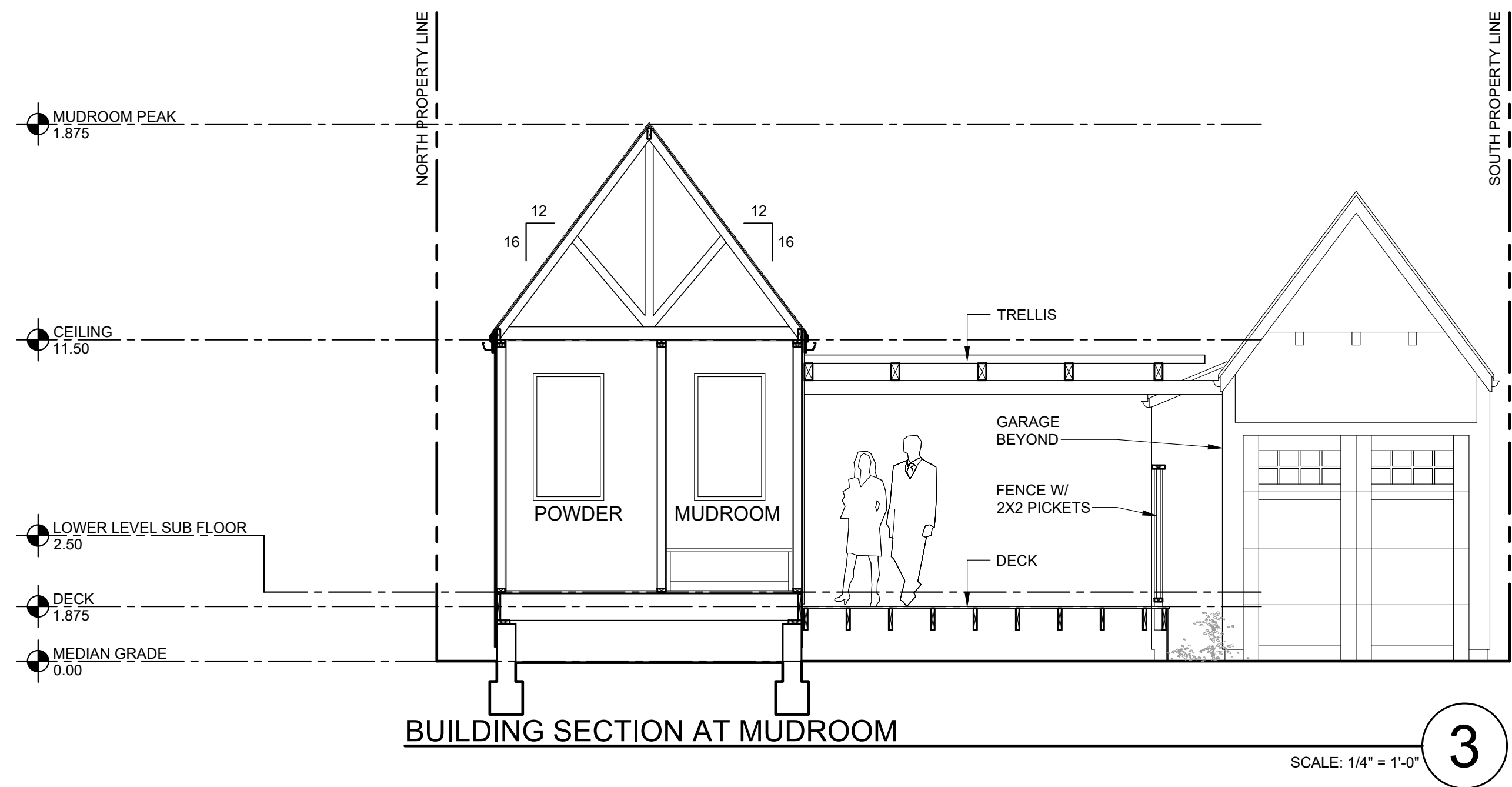
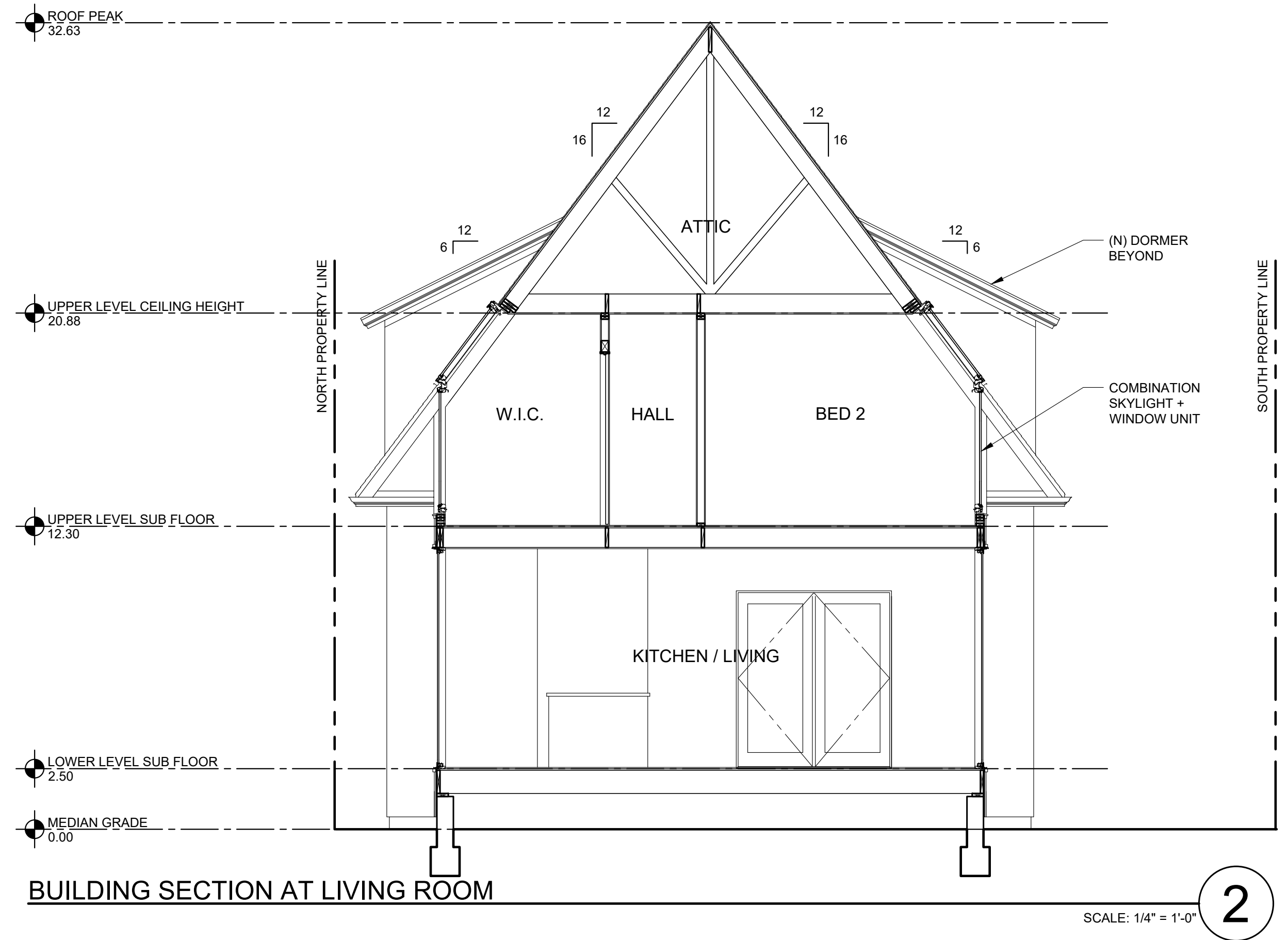
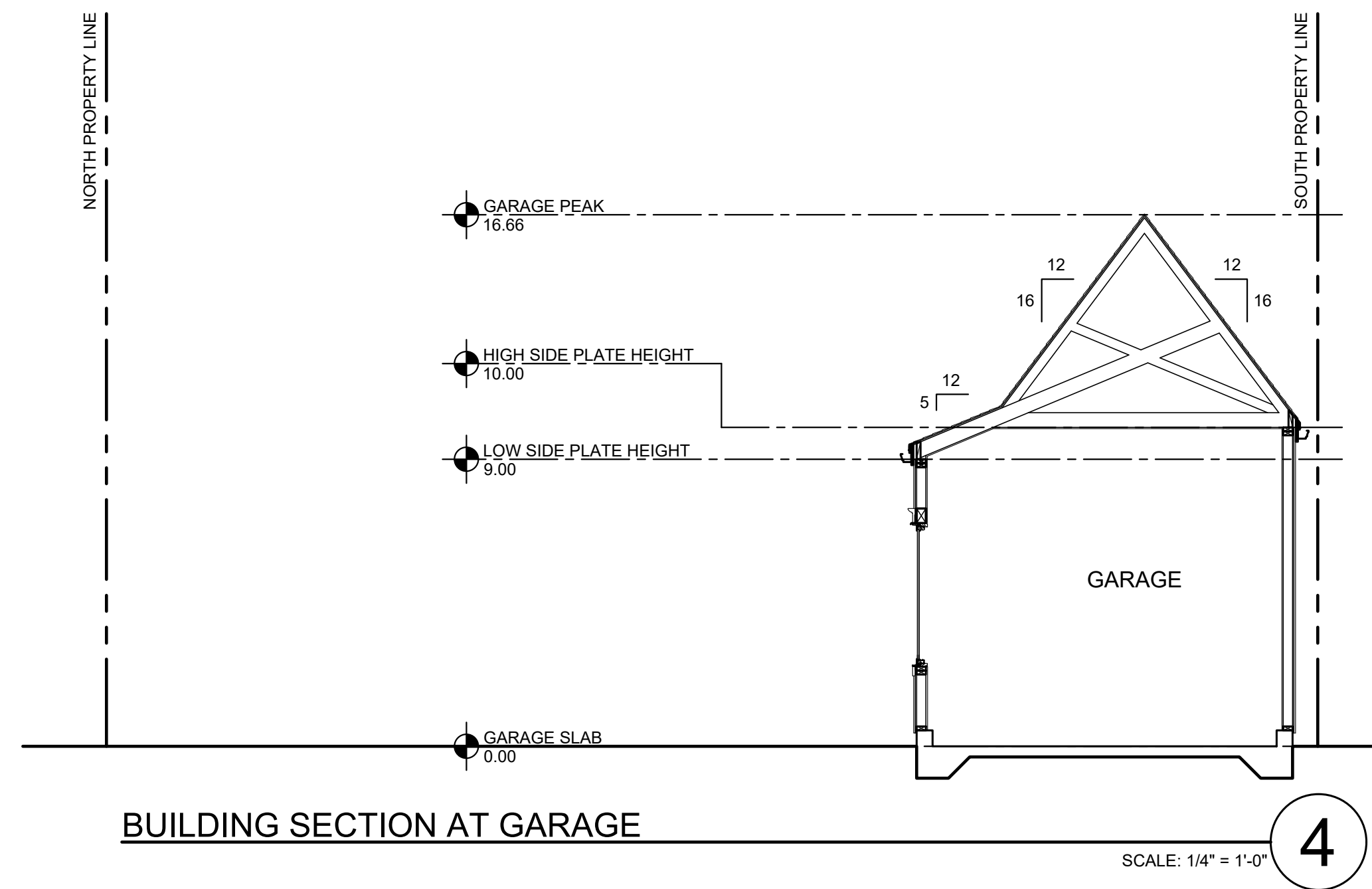
SCALE: 1/4" = 1'-0"

3



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