

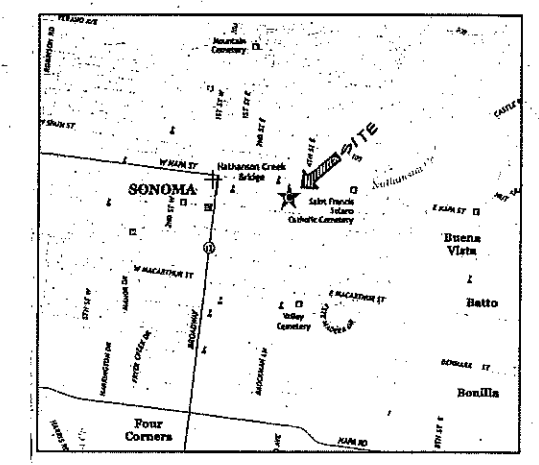
PROJECT DESCRIPTION

- REMODEL AND ADDITION TO EXISTING RESIDENCE
 - a. REMOVE EXISTING STUCCO
 - b. REMOVE EXISTING UPPER ROOF
 - c. CONSTRUCT NEW LOWER FLOOR ADDITIONS
 - d. RECONFIGURE AND ADD TO UPPER FLOOR
 - e. CONSTRUCT NEW ROOF OVER ENTIRE RESIDENCE
 - f. CONSTRUCT NEW PORCHES AND TRELLIS AT LOWER FLOOR
- NEW (A.D.U.) ACCESSORY DWELLING UNIT.
 - a. CONSTRUCT NEW 605 SQ. FT. ONE STORY UNIT. SLAB ON GRADE.
 - b. CONSTRUCT NEW TRELLIS AND PORCH
- EXISTING GARAGE / SHED REMODEL.
 - a. REMOVE STUCCO ON WEST WALL
 - b. REMOVE BAT/BD SIDING AT SHED
 - c. INSTALL NEW FOUNDATION AND CONC. SLAB AT GARAGE
 - d. INSTALL NEW 10' WIDE BIFOLD DOOR AT SHED
 - e. INSTALL NEW SINGLE DOOR AND WINDOW AT WEST / SHED.
 - f. INSTALL CEDAR SHINGLES TO WEST AND SOUTH WALLS
 - g. NORTH AND EAST WALLS TO REMAIN STUCCO.
- SITE WORK
 - a. REMOVE, CLEAN AND STOCK PILE ALL EXISTING BRICK
 - b. REMOVE EXISTING COOP AT BACK OF PROPERTY
 - c. INSTALL REUSED BRICK FOR NEW PATHS ETC. AS SHOWN.
 - d. INSTALL NEW 15' X 35' SWIMMING POOL WITH SPA PATIO'S
 - e. DEMO EXISTING ASPHALT DRIVEWAY, REPLACE WITH CONCRETE.
 - f. PLANTINGS AND IRRIGATION

SHEET INDEX

- A-1 SITE PLAN, VICINITY MAP, LOCATION MAP SITE DATA.
- A-2 EXISTING LOWER FLOOR PLAN
- A-3 PROPOSED LOWER FLOOR PLAN
- A-4 EXISTING UPPER FLOOR PLAN
- A-5 PROPOSED UPPER FLOOR PLAN
- A-6 EXISTING WEST & SOUTH EXTERIORS.
- A-7 PROPOSED WEST & SOUTH EXTERIORS
- A-8 EXISTING EAST & NORTH EXTERIORS
- A-9 PROPOSED EAST & NORTH EXTERIORS
- A-10 SECTIONS A & B.
- A-11 SECTIONS C & D.
- A-12 A. D. U. FLOOR PLAN AND EXTERIORS
- A-13 GARAGE FLOOR PLAN AND EXTERIORS

LOCATION MAP



SITE DATA

PROJECT ADDRESS: 528 3RD STREET EAST
SONOMA, CA.

OWNERS: PETER & TONI THOMPSON
GLEN ELEN, CA.

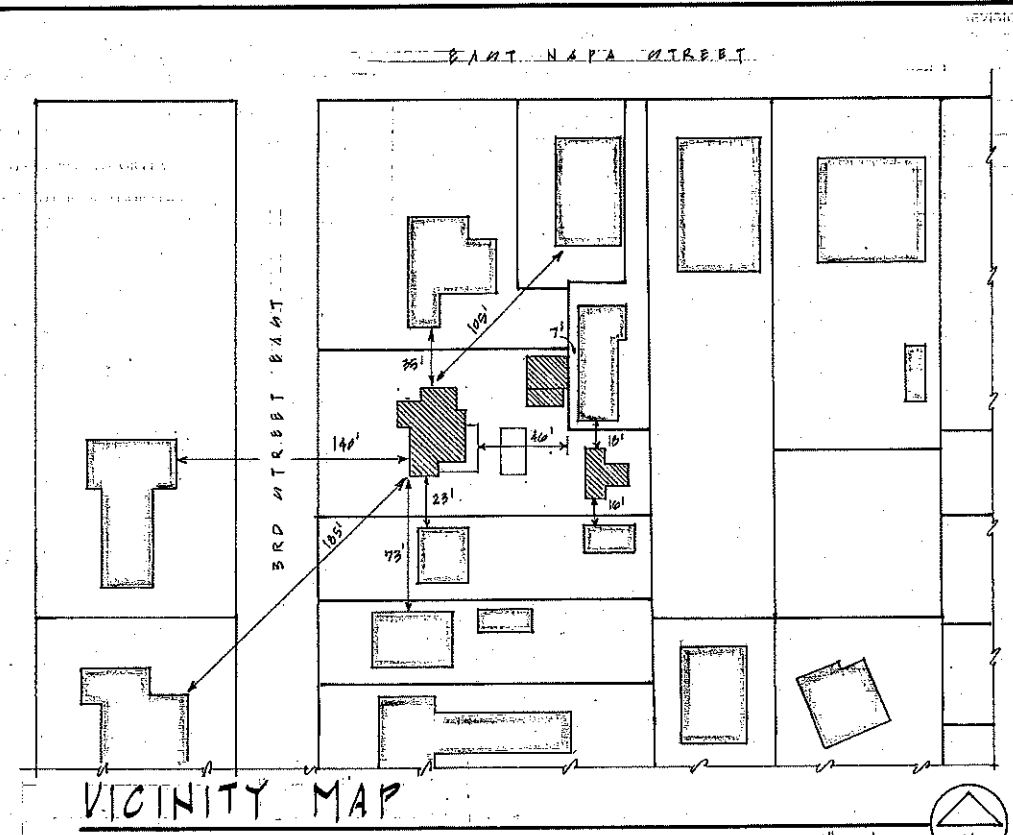
ASSESSORS PARCEL#: 018-271-002

ZONING: R-1 (HISTORIC OVERLAY DISTRICT)
CENTRAL EAST AREA

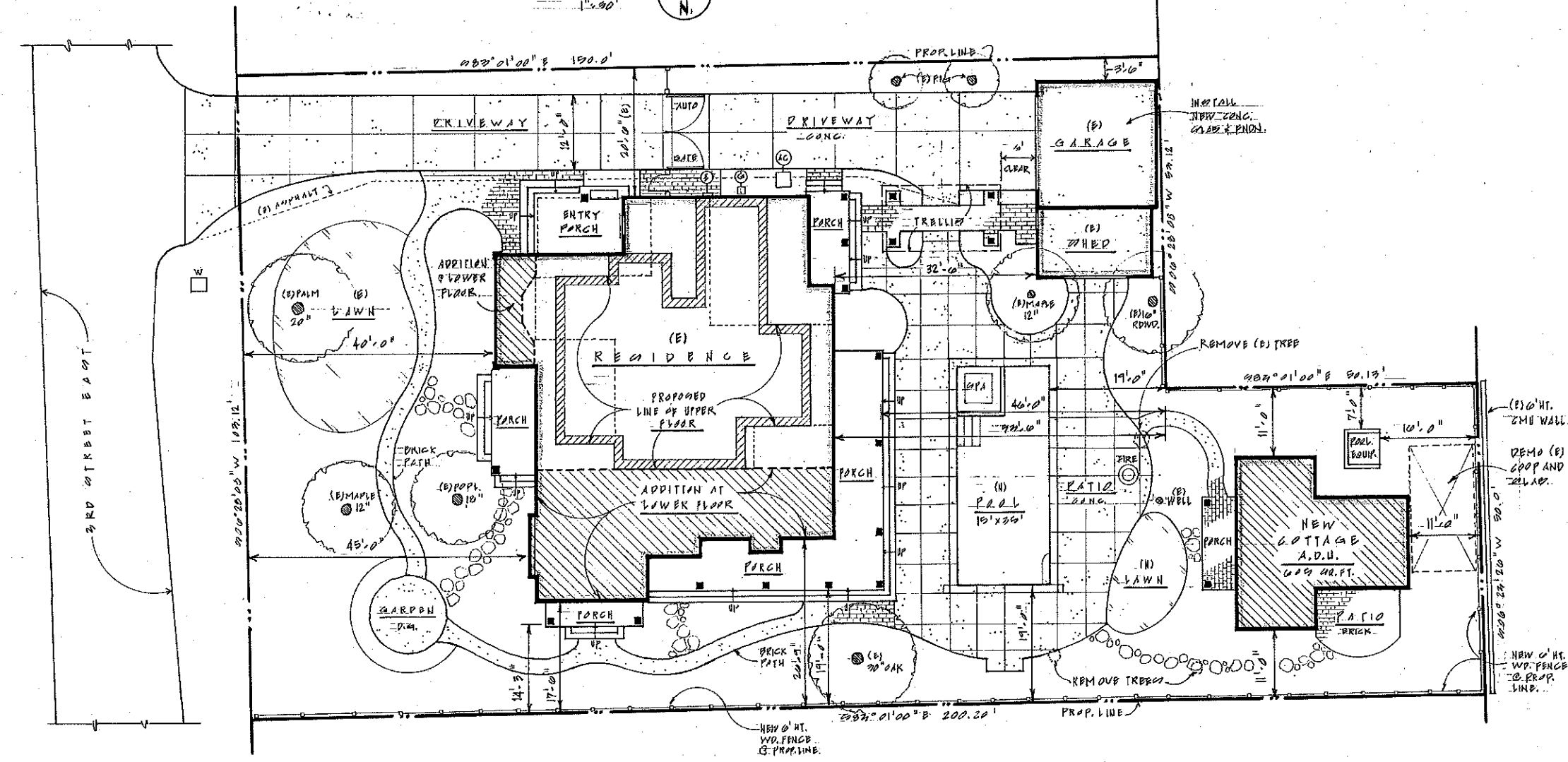
FLOOD ZONE: 500 YEAR

LOT AREA: 17,950 S.F.

HOUSE	EXISTING	PROPOSED	DIFFERENCE
LOWER FLOOR	1,944 S.F.	2,019 S.F.	+875 S.F.
BASEMENT	-236 S.F.	0 (EXCLUDED)	
UPPER FLOOR	1,073 S.F.	1,278 S.F.	+305 S.F.
GARAGE	-400 S.F.	-400 S.F.	0 (EXCLUDED)
SHED	210 S.F.	210 S.F.	0
COOP	200 S.F.	0 S.F.	-200 S.F.
A. D. U.	0 S.F.	605 S.F.	+605 S.F.
TOTAL	3,427 S.F.	5,012 S.F.	+1,585 S.F.
E. A. R.	19%	28%	+9%
E. A. R. (35% MAX.) ALL PORCHES EXCLUDED.			
LOT COVERAGE			
HOUSE	1,944 S.F.	2,019 S.F.	+875 S.F.
GARAGE	-400 S.F.	-400 S.F.	0 (EXCLUDED)
SHED	210 S.F.	210 S.F.	0
COOP	200 S.F.	0 S.F.	-200 S.F.
A. D. U.	0 S.F.	605 S.F.	+605 S.F.
TOTAL	2,354 S.F.	3,634 S.F.	+1,280 S.F.
LOT COVERAGE (40% MAX.) ALL PORCHES EXCLUDED.	13%	20.2%	+7.2%
PAVED AREA'S			
DRIVEWAY	1,969 S.F.	1,697 S.F.	-272 S.F.
ENTRY PORCH	122 S.F.	0 S.F.	-122 S.F.
COOP	120 S.F.	0 S.F.	-120 S.F.
POOL / PATIO	0 S.F.	2,131 S.F.	+2,131 S.F.
POOL EQUIP.	0 S.F.	36 S.F.	+36 S.F.
TOTAL	2,211 S.F.	3,864 S.F.	+1,653 S.F.



VICINITY MAP

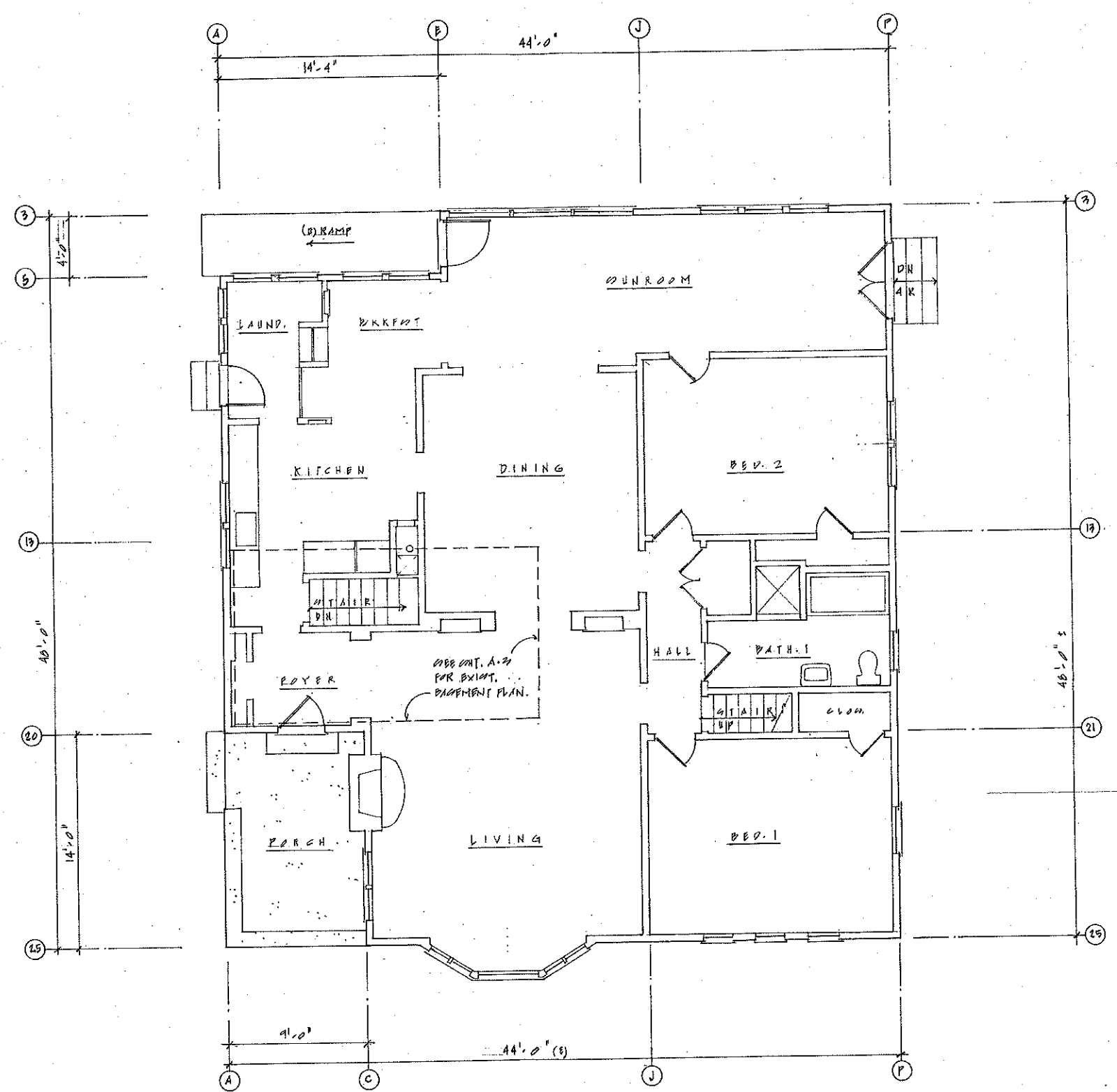


SITE PLAN

MAR 18 2019



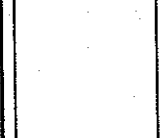
EXISTING LOWER FLOOR PLAN



1/4" = 1'-0"

REVISIONS	BY

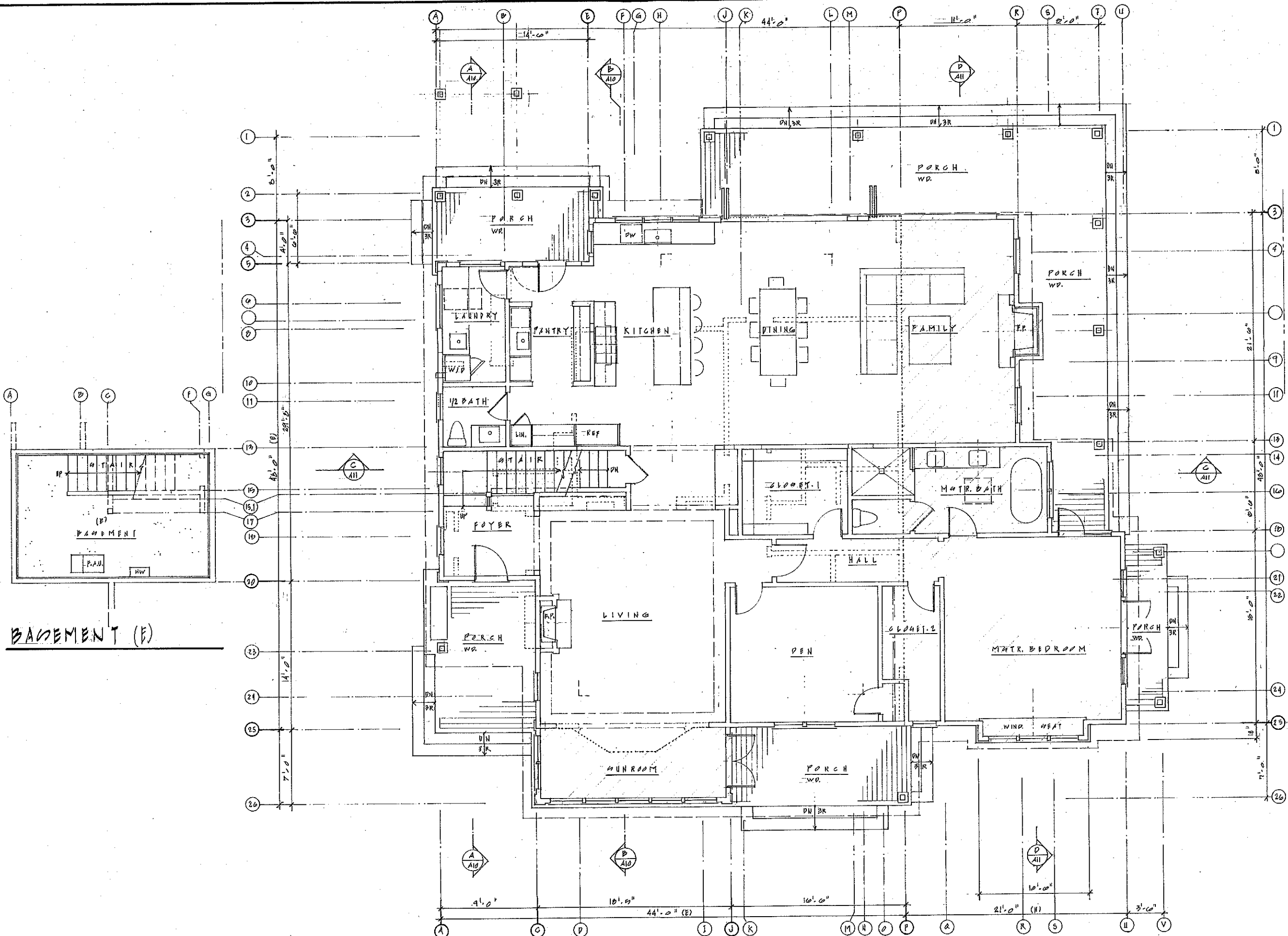
BILL O'CALLAGHAN
 BUILDING DESIGN
 wro22@earthlink.net
 T 415.456.346
 PO Box 24 - San Anselmo, CA 94979



REMDEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMDEL EXISTING GARAGE

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.# 018-271-002
 OWNERS: PETER & TONI THOMPSON

Date: 15.19
Scale: 1/4" = 1'-0"
Drawn: [Signature]
Job:
Sheet: A-2
Of: [Blank]



BASEMENT (F)

PROPOSED LOWER FLOOR PLAN

REVISIONS	BY

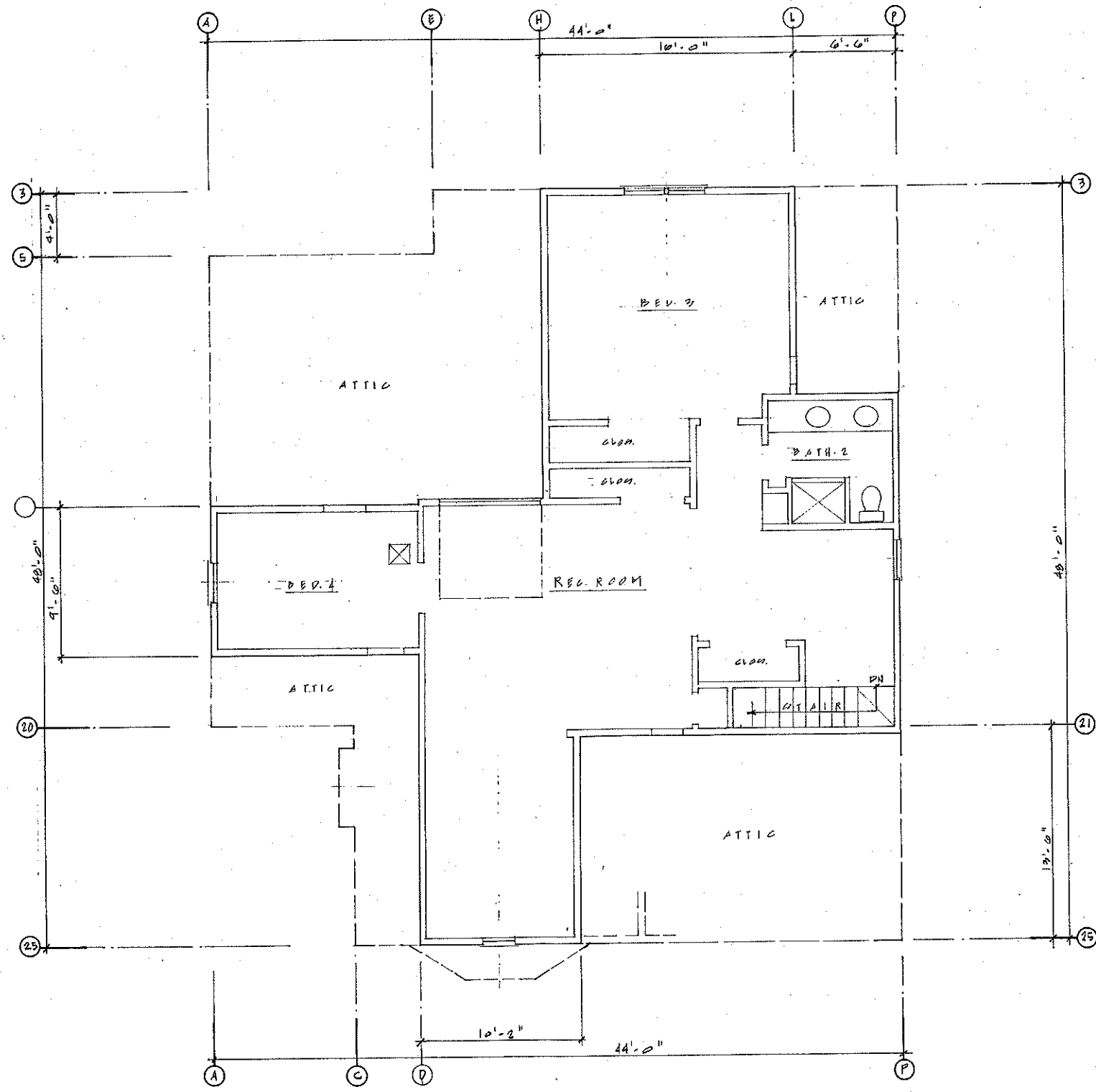
BILL O'CALLAGHAN
 BUILDING DESIGN
 415.456.3467
 www.billcallaghan.com
 PO Box 24 - San Anselmo, CA 94979

REMEDIATION AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMODEL EXISTING GARAGE

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.E 016-271-002
 OWNERS: PETER & TONI THOMPSON

Date	3.15.19
Scale	A5 UNOTED
Drawn	W.F.
Job	
Sheet	A-3
Of	





EXISTING UPPER FLOOR PLAN

1/4" = 1'-0"

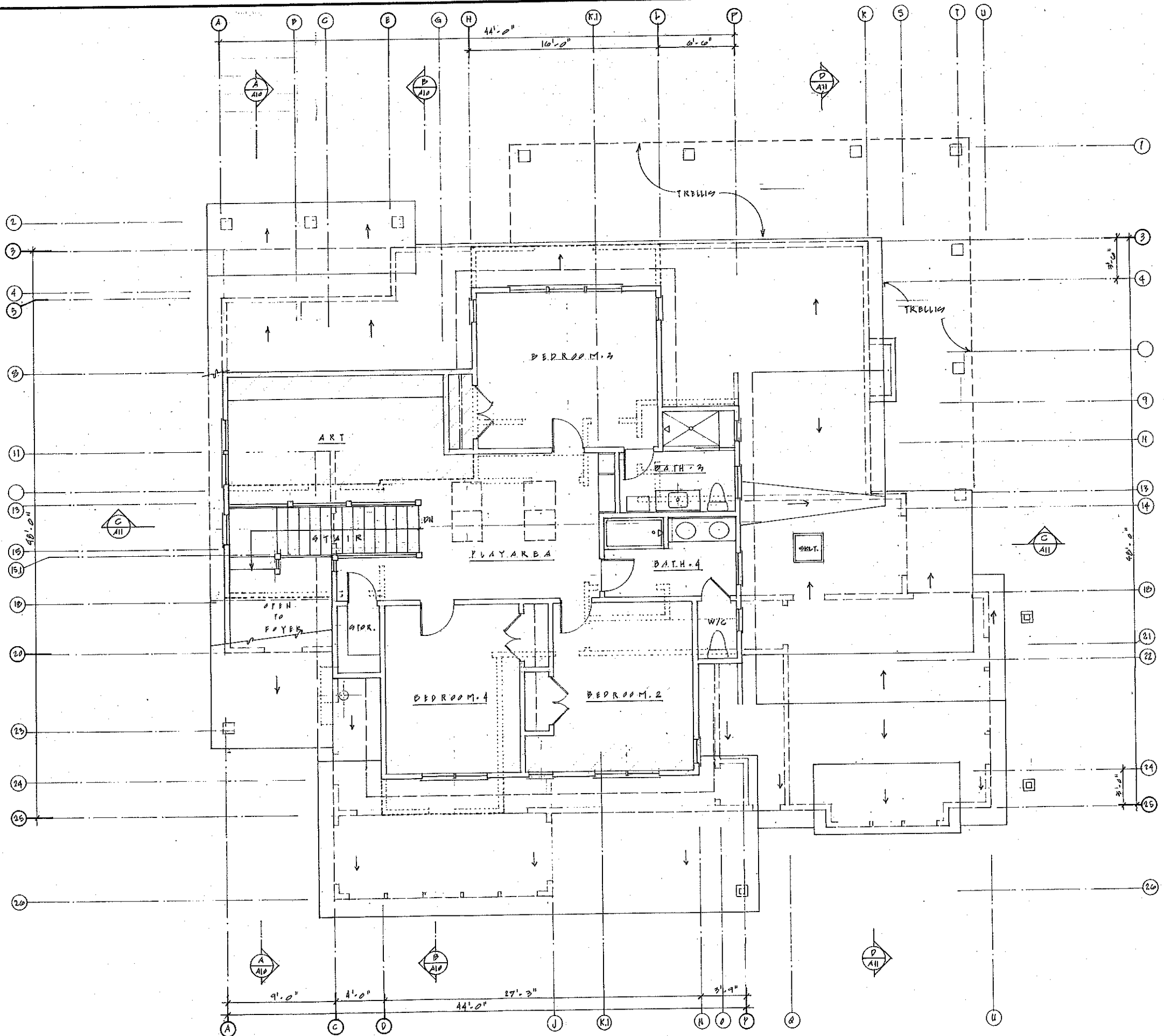
REVISIONS	BY

BILL O'CALLAGHAN
 Building Design
 wro82@earthlink.net
 T 415.456.3467
 PO Box 24 - San Anselmo, CA 94979

REMODEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMODEL EXISTING GARAGE

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.# 018-271-002
 OWNERS: PETER & TONI THOMPSON

Date	3.15.19
Scale	As NOTED
Drawn	W K O
Job	
Sheet	A-4
Of	Sheets



PROPOSED UPPER FLOOR PLAN

REVISIONS	BY

BILL O'CALLAGHAN
 BUILDING DESIGN
 wrb2@earthlink.net
 T 415.456.3467
 PO Box 24 - San Anselmo, CA 94979

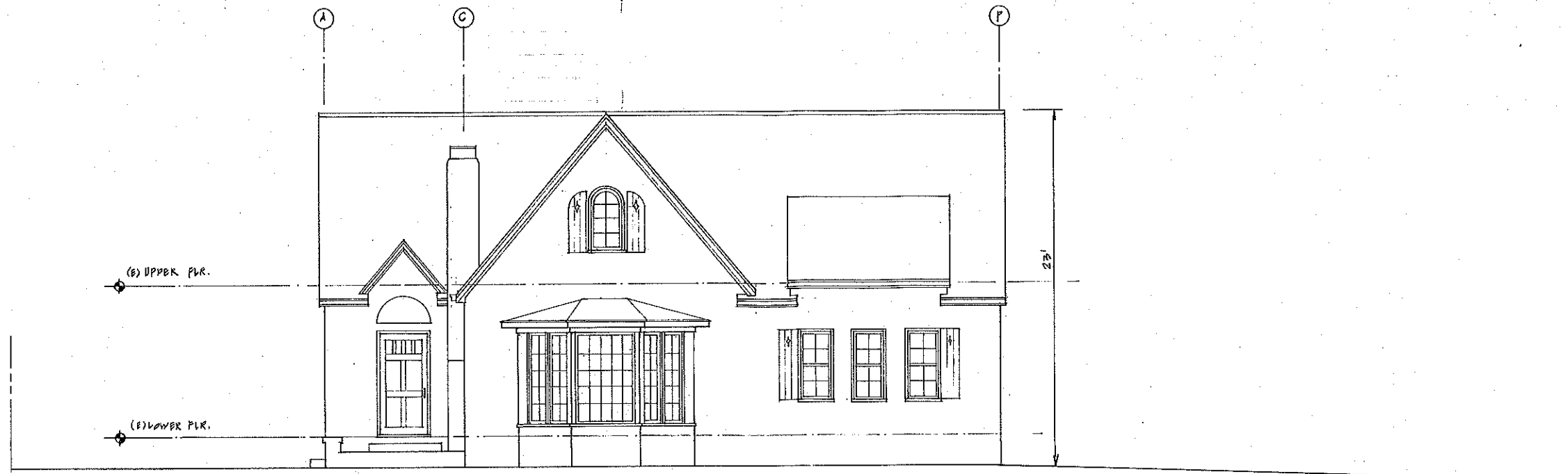


REMDEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMDEL EXISTING GARAGE

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.# 018-271-002
 OWNERS: PETER & TONI THOMPSON

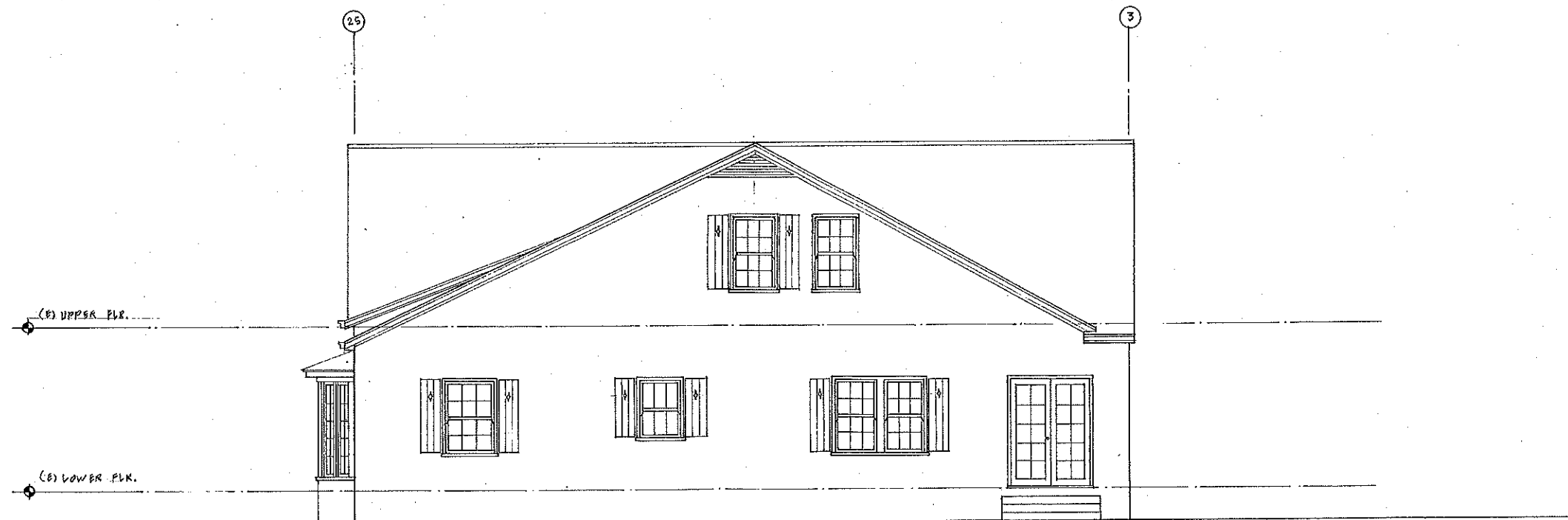
Date 3.15.19
Scale 1/4" = 1'-0"
Drawn WRO
Job
Sheet A-5 Of 5 Sheets





(E) WEST

1/4" = 1'-0"



(E) SOUTH

1/4" = 1'-0"

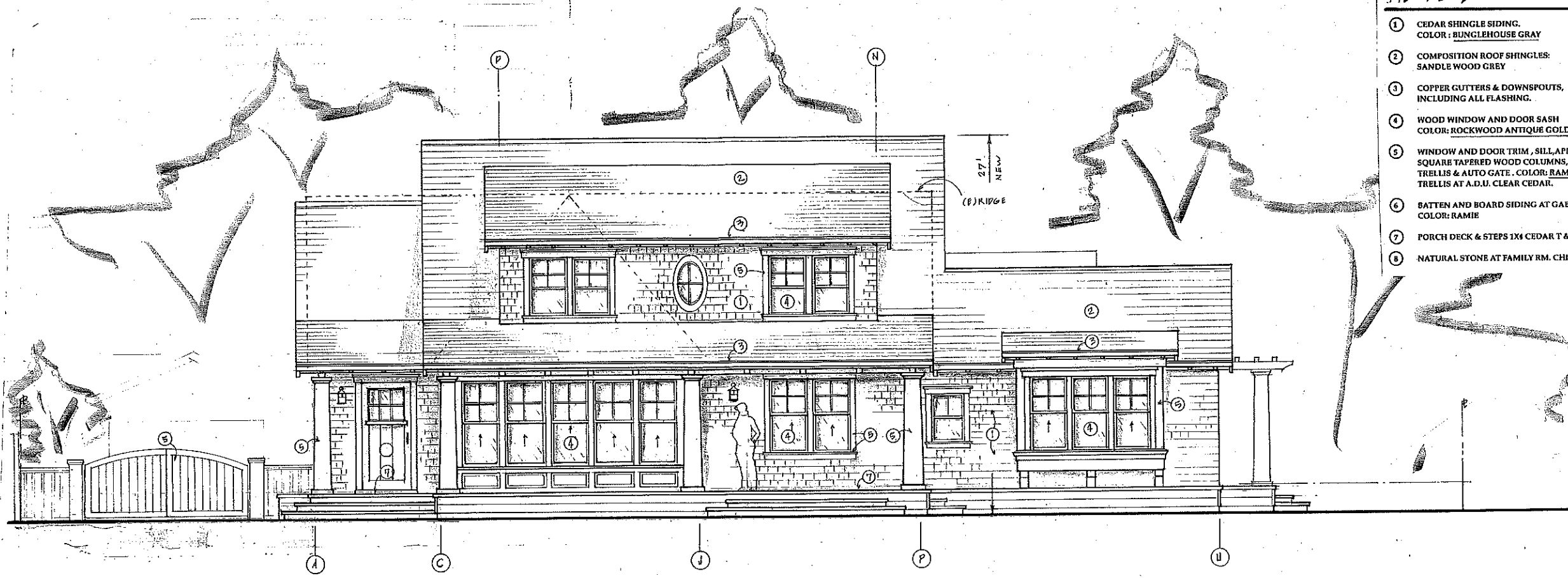
REVISIONS	BY

BILL O'CALLAGHAN
 BUILDING DESIGN
 woc82@earthlink.net
 T 415.456.3467
 PO Box 24 - San Anselmo, CA 94979

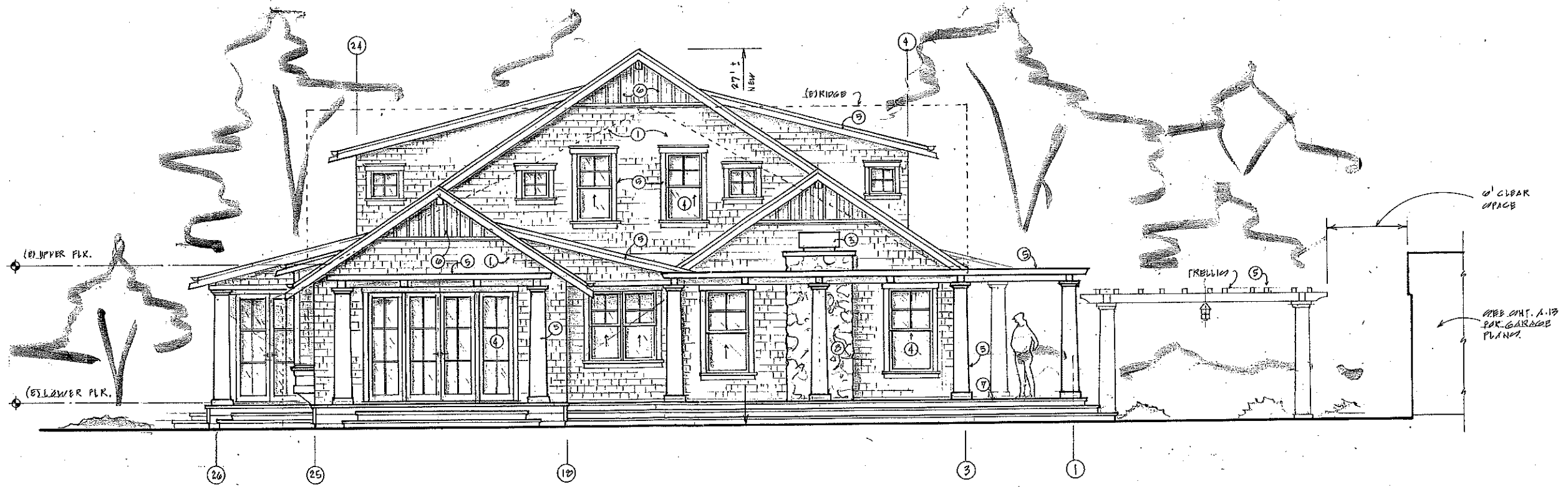
REMDEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMODEL EXISTING GARAGE

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.# 018-271-002
 OWNERS: PETER & TONI THOMPSON

Date 3.15.19
 Scale 1/4" = 1'-0"
 Drawn W K P.
 Job
 Sheet
A-6
 Of Sheets



WEST



SOUTH

NOTES:

- 1 CEDAR SHINGLE SIDING. COLOR: BUNGLEHOUSE GRAY
- 2 COMPOSITION ROOF SHINGLES: SANDLE WOOD GREY
- 3 COPPER GUTTERS & DOWNSPOUTS, INCLUDING ALL FLASHING.
- 4 WOOD WINDOW AND DOOR SASH COLOR: ROCKWOOD ANTIQUE GOLD
- 5 WINDOW AND DOOR TRIM, SILL APRON, SQUARE TAPERED WOOD COLUMNS, TRELIS & AUTO GATE. COLOR: RAMIE TRELIS AT A.D.U. CLEAR CEDAR.
- 6 BATTEN AND BOARD SIDING AT GABLE ENDS COLOR: RAMIE
- 7 PORCH DECK & STEPS 1X4 CEDAR T & G.
- 8 NATURAL STONE AT FAMILY RM. CHIMNEY.

REVISIONS	BY

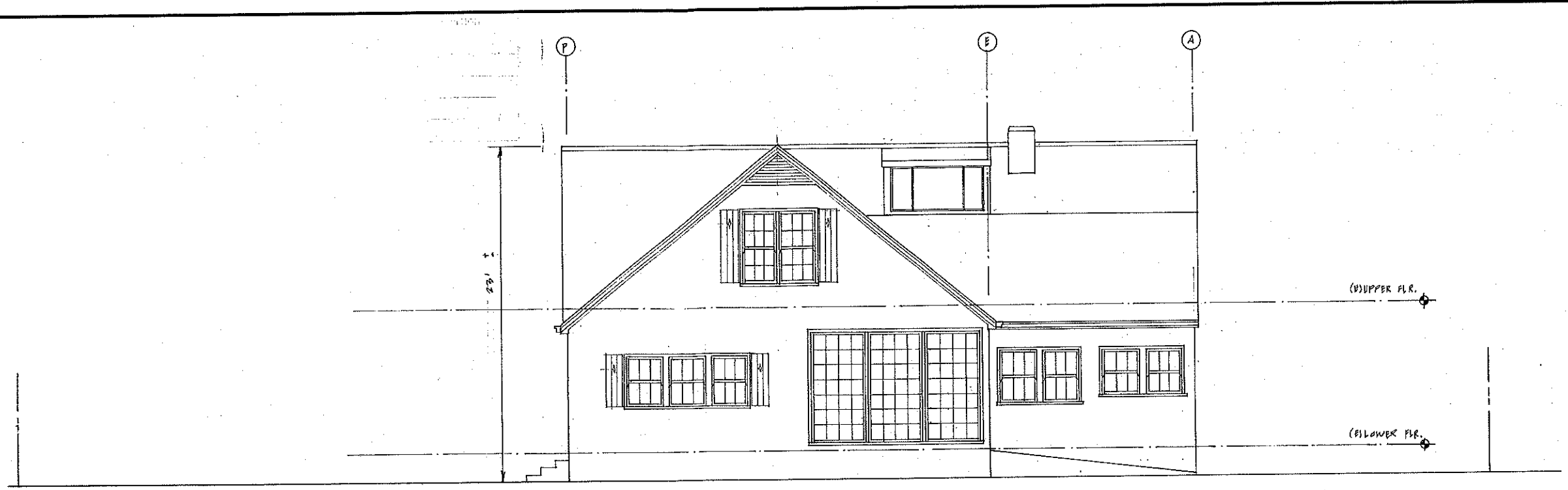
BILL O'CALLAGHAN
BUILDING DESIGN



REMODEL AND ADDITION
TO EXISTING RESIDENCE,
NEW ADU / COTTAGE, REMODEL EXISTING GARAGE

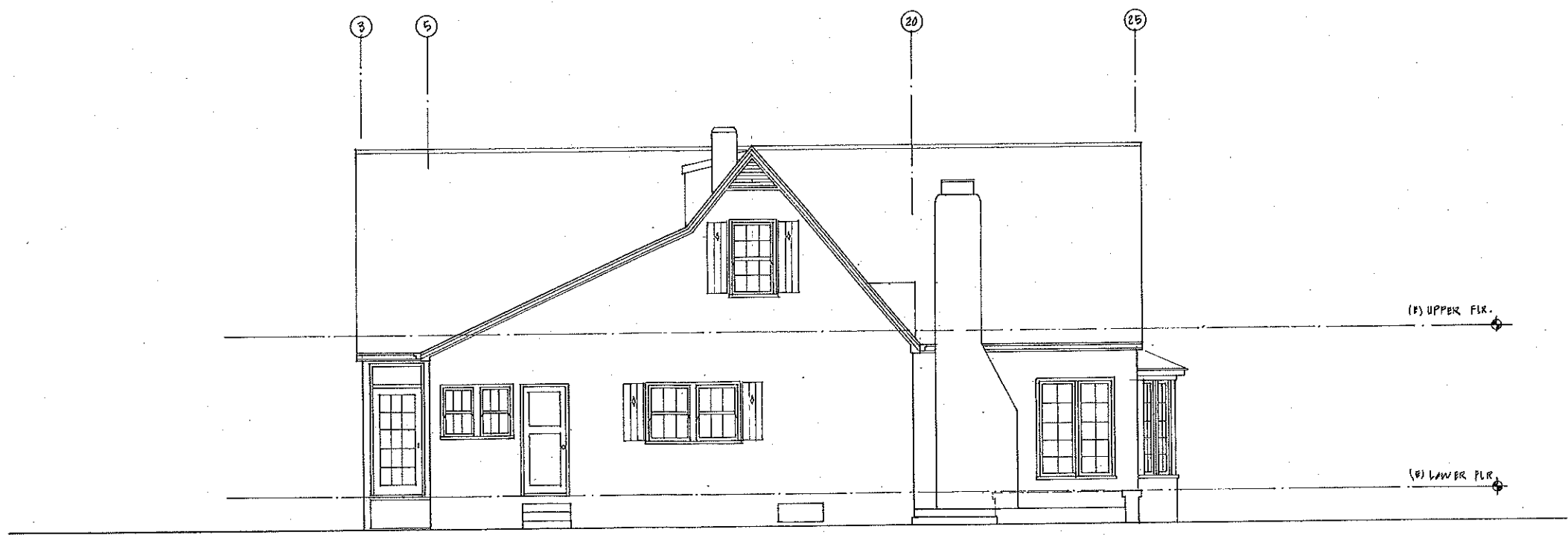
528 THIRD STREET EAST
SONOMA, CALIFORNIA A.P.# 018-271-002.
OWNERS: PETER & TONI THOMPSON

Date	2.15.17
Scale	AS NOTED
Drawn	W.R.D.
Job	
Sheet	A-7
Of	7 Sheets



(E) EAST

1/4" = 1'-0"



(E) NORTH

1/4" = 1'-0"

REVISIONS	BY

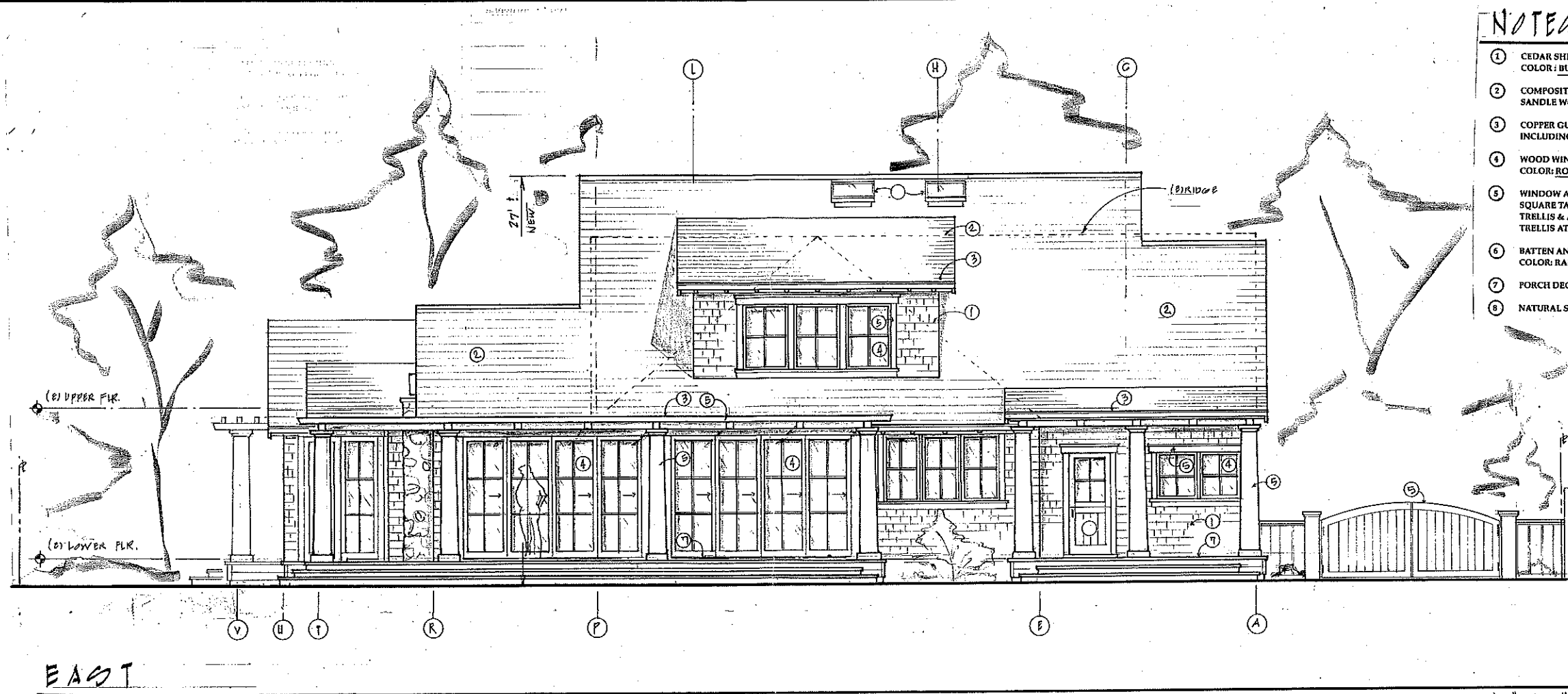
BILL O'CALLAGHAN
 BUILDING DESIGN
 www.bod.com
 T 415.456.346
 PO Box 24 - San Anselmo, CA 94979



REMODEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMODEL EXISTING GARAGE

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.# 018-271-002
 OWNERS: PETER & TONI THOMPSON

Date: 3.15.11
 Scale: 1/4" = 1'-0"
 Drawn: W. K.
 Job:
 Sheet
A-8
 Of Sheets



EAST

- NOTES:**
- ① CEDAR SHINGLE SIDING. COLOR: BUNGLEHOUSE GRAY
 - ② COMPOSITION ROOF SHINGLES: SANDLE WOOD GREY
 - ③ COPPER GUTTERS & DOWNSPOUTS, INCLUDING ALL FLASHING.
 - ④ WOOD WINDOW AND DOOR SASH COLOR: ROCKWOOD ANTIQUE GOLD
 - ⑤ WINDOW AND DOOR TRIM, SILL, APRON, SQUARE TAPERED WOOD COLUMNS, TRELLIS & AUTO GATE. COLOR: RAMIE. TRELLIS AT A.D.U. CLEAR CEDAR.
 - ⑥ BATTEN AND BOARD SIDING AT GABLE ENDS COLOR: RAMIE
 - ⑦ PORCH DECK & STEPS 1X4 CEDAR T & G.
 - ⑧ NATURAL STONE AT FAMILY RM. CHIMNEY.

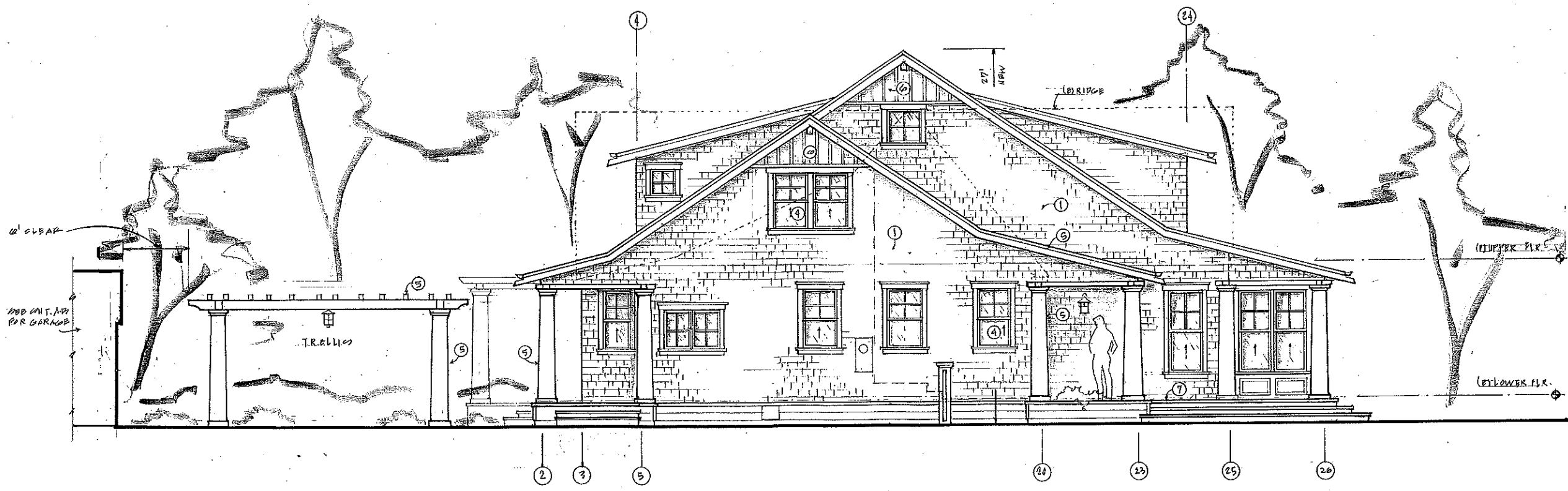
REVISIONS	BY

BILL O'CALLAGHAN
 BUILDING DESIGN
 T. 415.456.3447
 www.bod.com
 PO Box 24 - San Anselmo, CA 94977

REMODEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMODEL EXISTING GARAGE

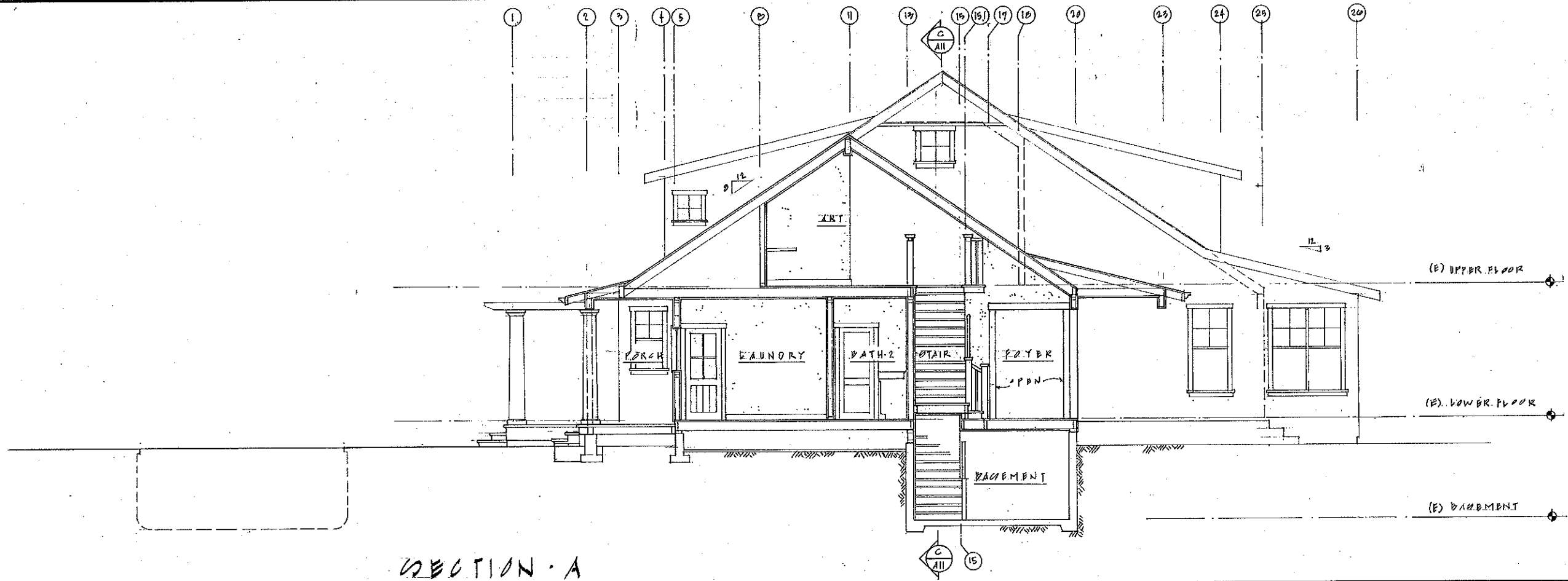
528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.# 018-271-002
 OWNERS: PETER & TONI THOMPSON

Date 3.15.19
 Scale As Noted
 Drawn W.R.
 Job
 Sheet
A-9
 of Sheets



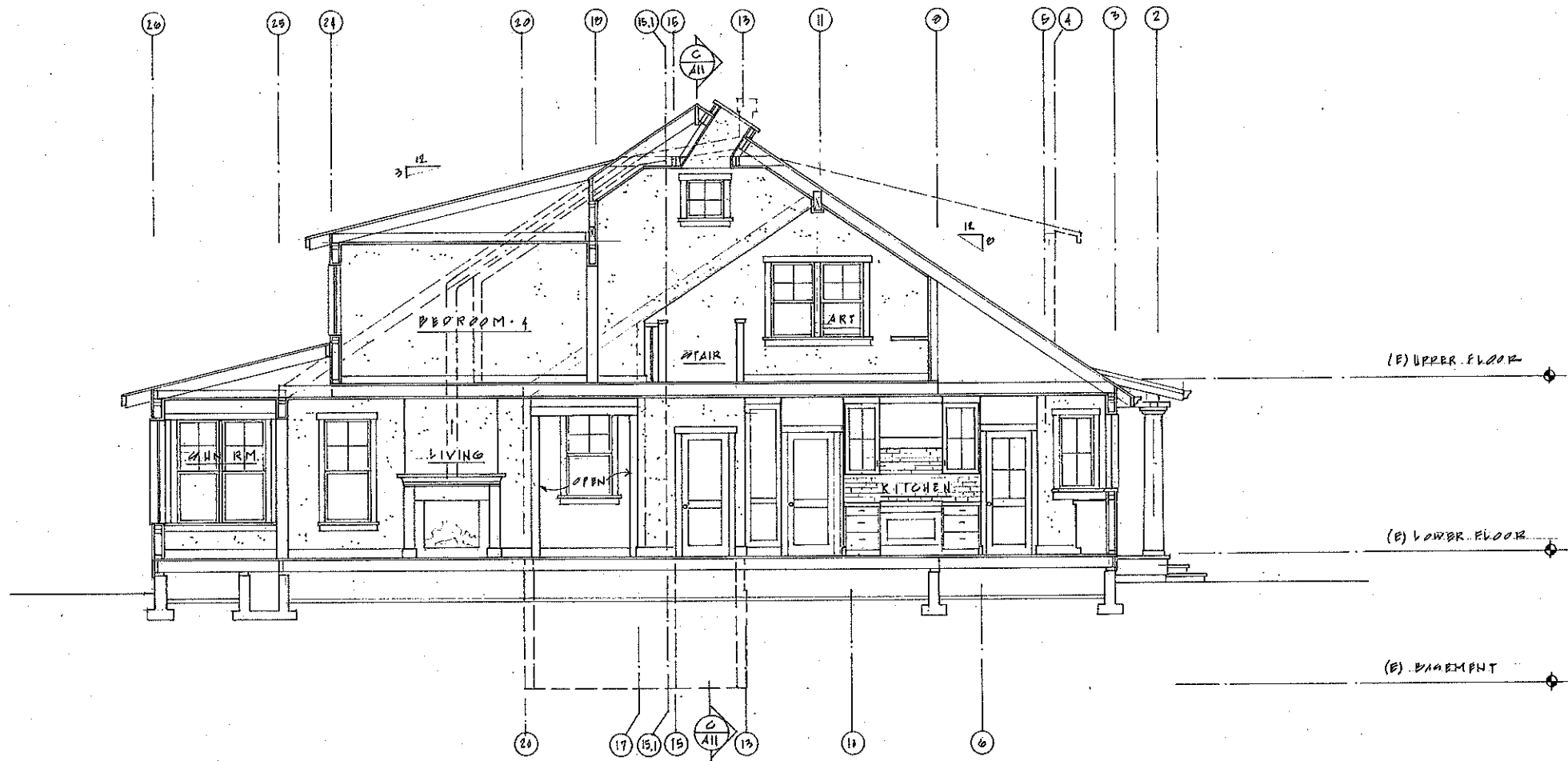
NORTH

1/4" = 1'-0"



SECTION A

SCALE 1/4" = 1'-0"



SECTION B

SCALE 1/4" = 1'-0"

REVISIONS	BY

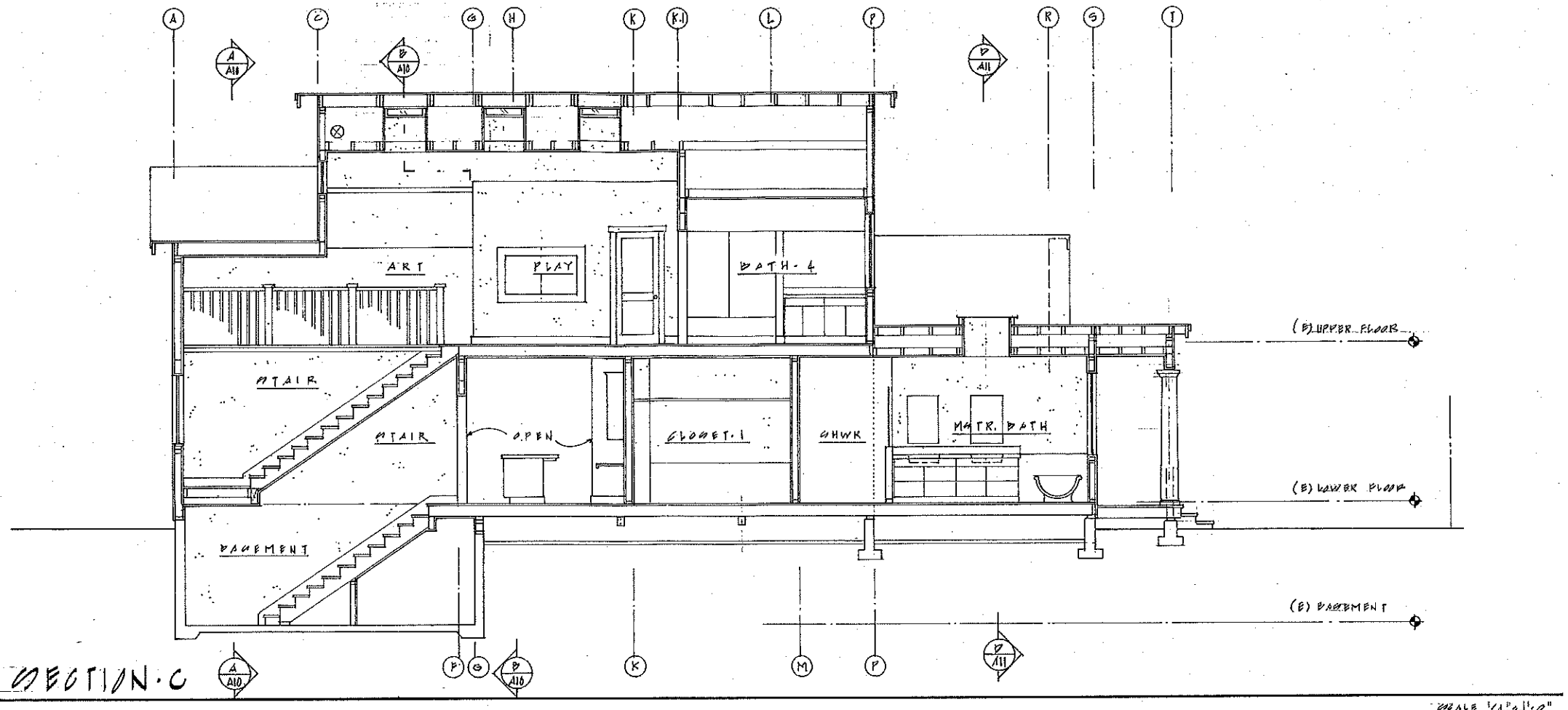
BILL O'CALLAGHAN
 Building Design
 T 415.466.3467
 wrb@georlink.net
 PO Box 24 - San Anselmo, CA 94979



REMODEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMODEL EXISTING GARAGE

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.# 018-271-002
 OWNERS: PETER & TONI THOMPSON

Date	
Scale	As Noted
Drawn	W.R.
Job	
Sheet	A-10
Of	Sheets



SECTION C



SECTION D

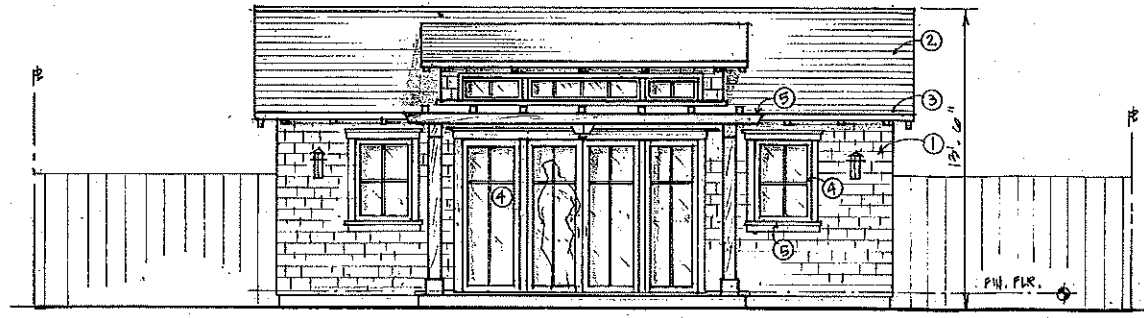
REVISIONS	BY

BILL O'CALLAGHAN
 BUILDING DESIGN
 T 415.456.3467
 wbc82@earthlink.net
 PO Box 24 - San Anselmo, CA 94979

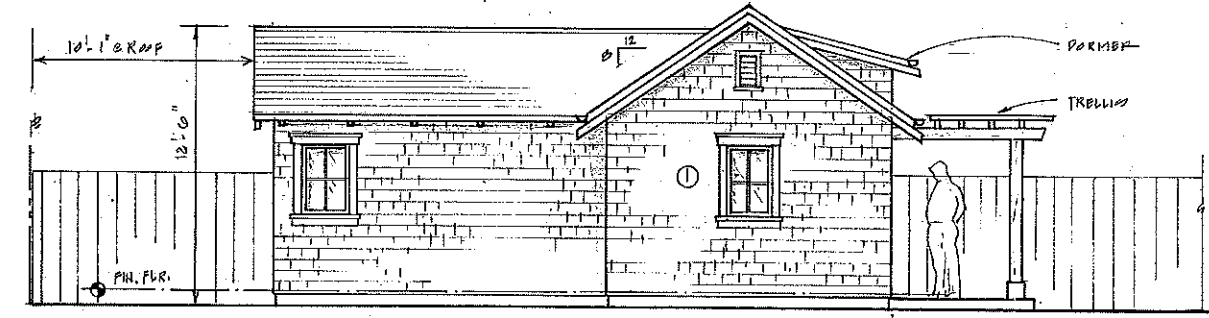
REMDEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMDEL EXISTING GARAGE.

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P. 018-271-002
 OWNERS: PETER & TONI THOMPSON

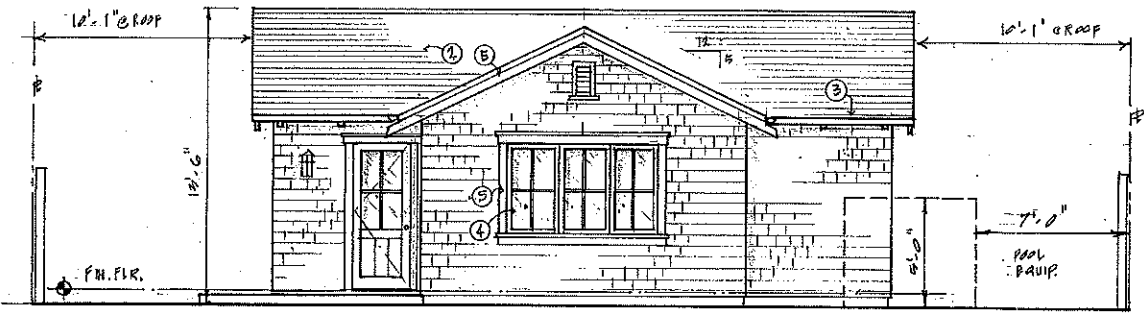
Date	
Scale	
Drawn	
Job	
Sheet	A-11
Of	Sheets



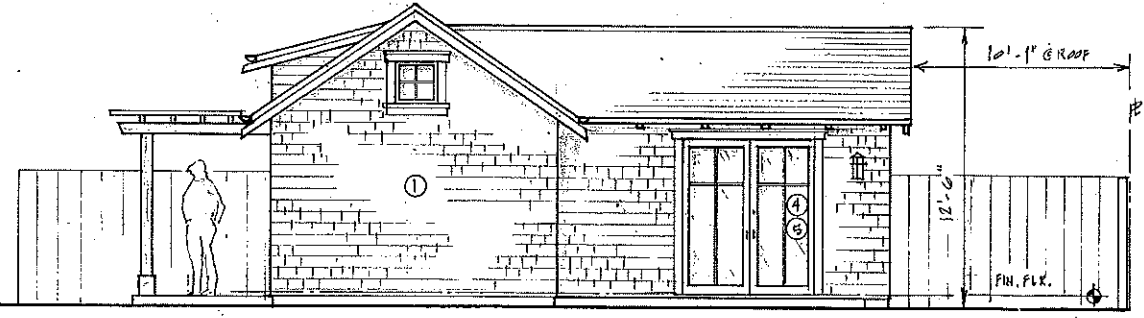
WEST A.D.U.



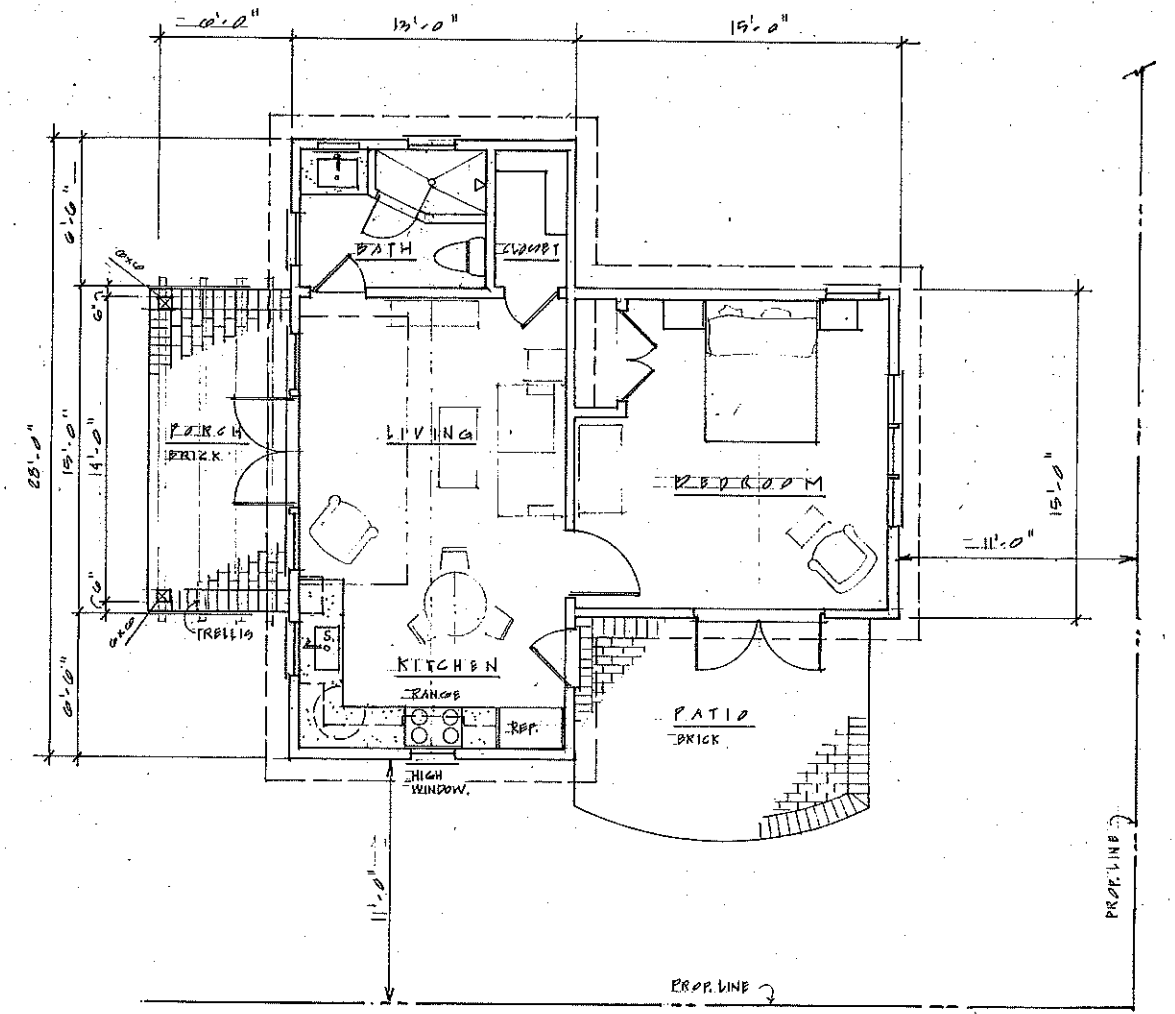
NORTH A.D.U.



EAST A.D.U.



SOUTH A.D.U.



A.D.U. FLOOR PLAN

NOTES:

- ① CEDAR SHINGLE SIDING.
COLOR: BUNGLEHOUSE GRAY
- ② COMPOSITION ROOF SHINGLES:
SANDLE WOOD GREY
- ③ COPPER GUTTERS & DOWNSPOUTS,
INCLUDING ALL FLASHING.
- ④ WOOD WINDOW AND DOOR SASH
COLOR: ROCKWOOD ANTIQUE GOLD
- ⑤ WINDOW AND DOOR TRIM, SILL/APRON,
SQUARE TAPERED WOOD COLUMNS,
TRELLIS & AUTO GATE. COLOR: RAMIE
TRELLIS AT A.D.U. CLEAR CEDAR.
- ⑥ BATTEN AND BOARD SIDING AT GABLE ENDS
COLOR: RAMIE
- ⑦ PORCH DECK & STEPS 1x4 CEDAR T & G.
- ⑧ NATURAL STONE AT FAMILY RM. CHIMNEY.

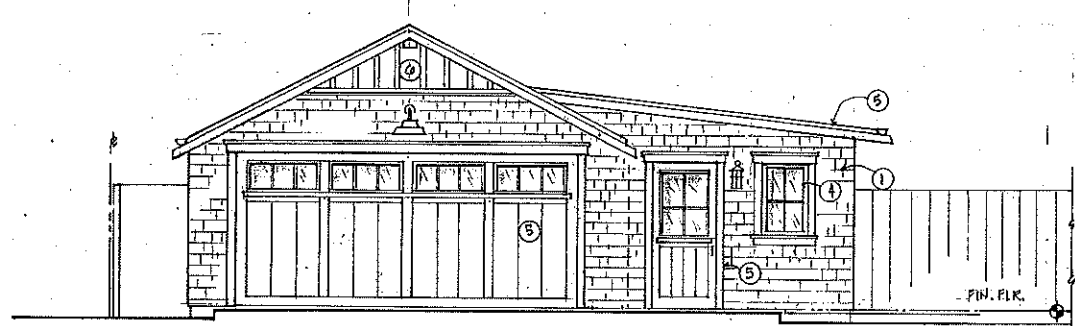
REVISIONS	BY

BILL O'CALLAGHAN
 BUILDING DESIGN
 wro82@earthlink.net
 T 415.456.346
 PO Box 24 - San Anselmo, CA 94979

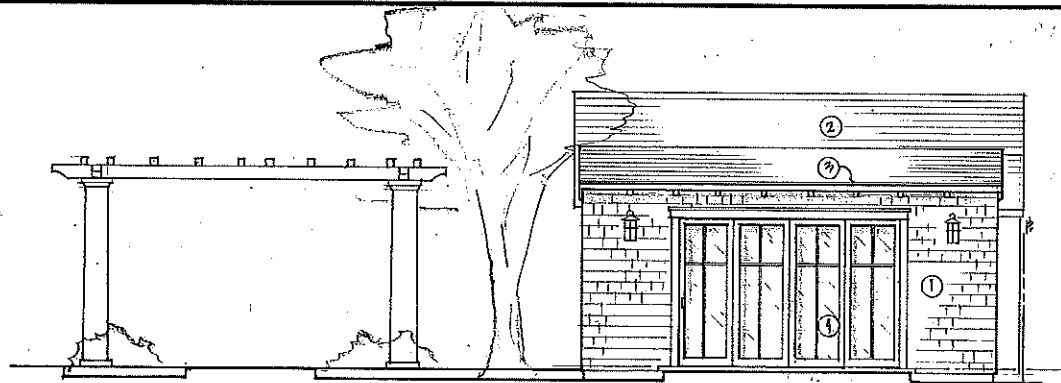
REMODEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMODEL EXISTING GARAGE

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.# 018-271-002
 OWNERS: PETER & TONI THOMPSON

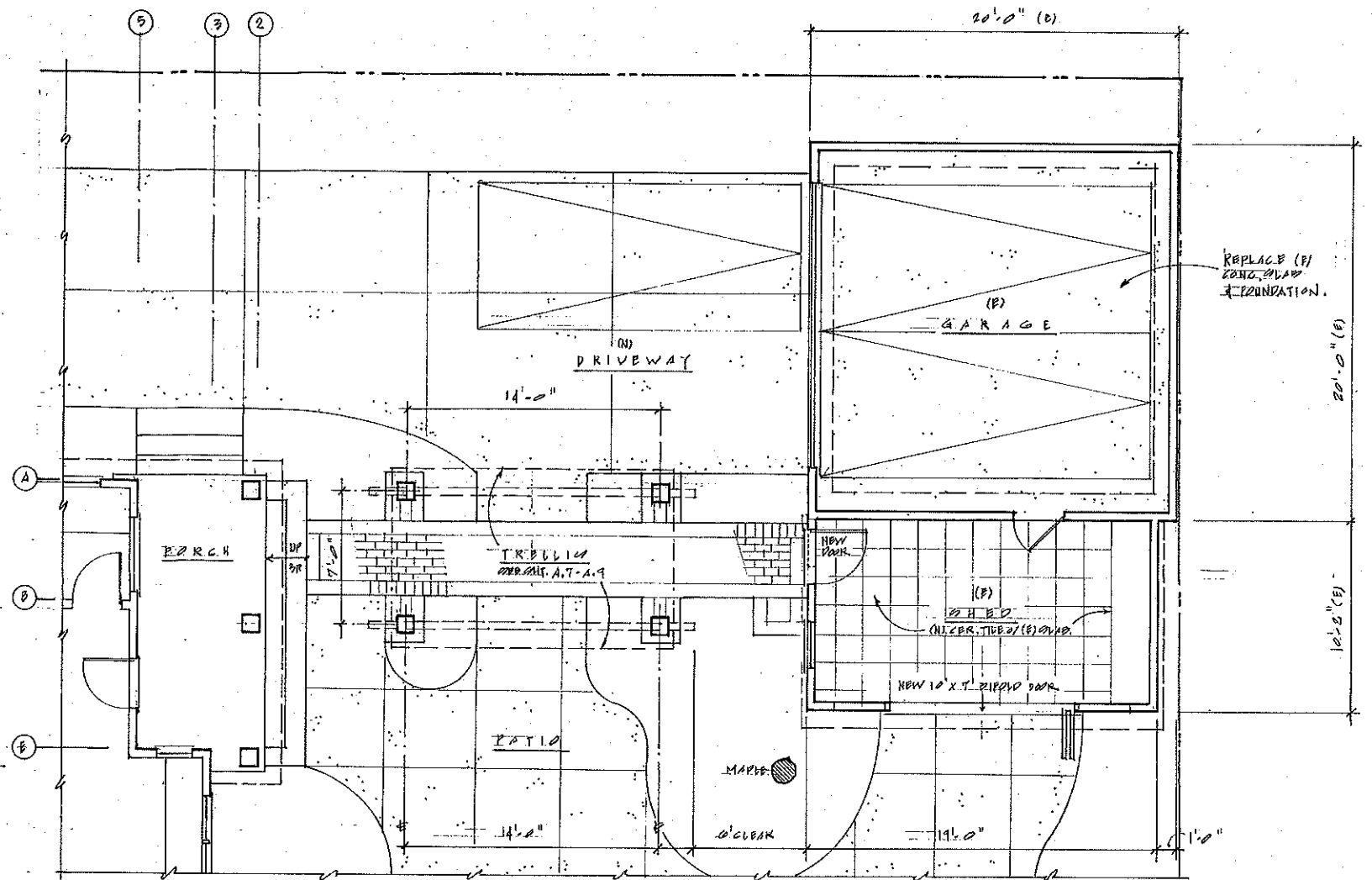
Date: 8.19.14
 Scale: AS NOTED
 Drawn: W.R.
 Job:
 Sheet:
A-12
 Of: 1 Sheet



WEST



SOUTH



GARAGE / SHOP / TRELLIS PLAN

NOTES:

- ① CEDAR SHINGLE SIDING.
COLOR: BUNGLEHOUSE GRAY
- ② COMPOSITION ROOF SHINGLES:
SANDLE WOOD GREY
- ③ COPPER GUTTERS & DOWNSPOUTS,
INCLUDING ALL FLASHING.
- ④ WOOD WINDOW AND DOOR SASH
COLOR: ROCKWOOD ANTIQUE GOLD
- ⑤ WINDOW AND DOOR TRIM, SILL, APRON,
SQUARE TAPERED WOOD COLUMNS,
TRELLIS & AUTO GATE. COLOR: RAMIE
TRELLIS AT A.D.U. CLEAR CEDAR.
- ⑥ BATTEN AND BOARD SIDING AT GABLE ENDS
COLOR: RAMIE
- ⑦ PORCH DECK & STEPS 1X4 CEDAR T & G.
- ⑧ NATURAL STONE AT FAMILY RM. CHIMNEY.

REVISIONS	BY

BILL O'CALLAGHAN
 BUILDING DESIGN
 T 415.455.3467
 PO Box 24 - San Anselmo, CA 94979

REMODEL AND ADDITION
 TO EXISTING RESIDENCE,
 NEW ADU / COTTAGE, REMODEL EXISTING GARAGE

528 THIRD STREET EAST
 SONOMA, CALIFORNIA A.P.# 018-271-002
 OWNERS: PETER & TONI THOMPSON

Date 3.18.19
 Scale 1/4" = 1'-0"
 Drawn W R O
 Job
 Sheet
A-13
 Of 13 Sheets