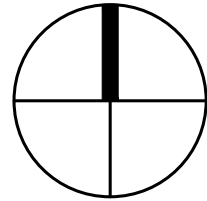




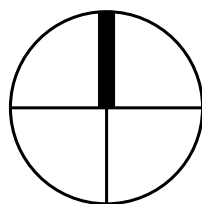
VICINITY MAP



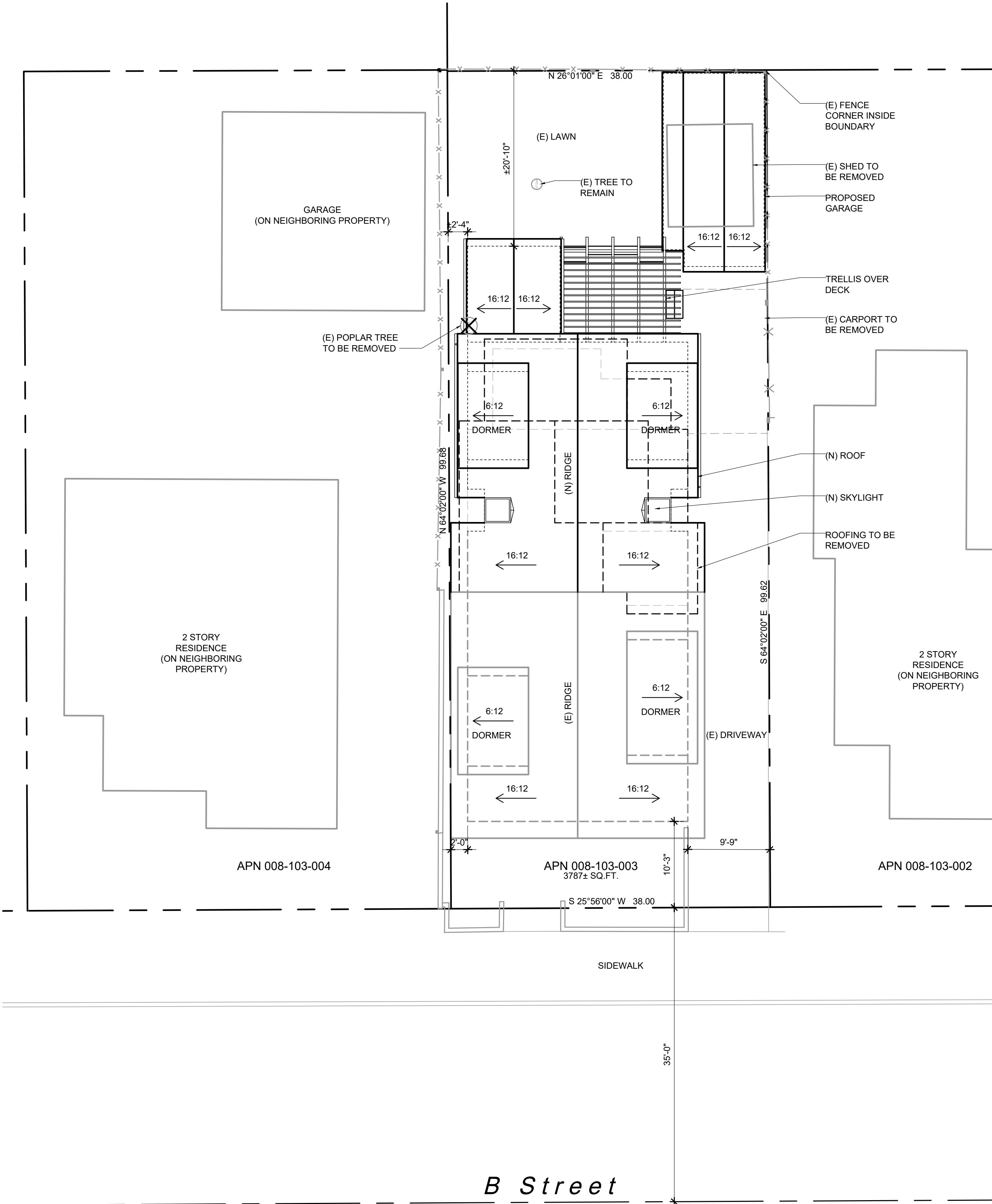
SCALE: 1" = 300'-0"



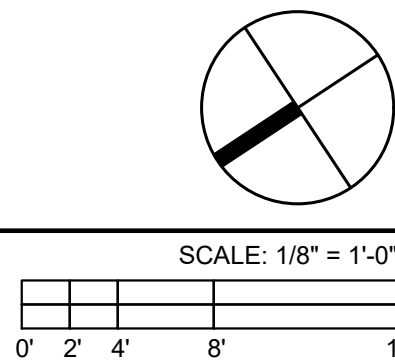
AREAL CONTEXT MAP



SCALE: 1" = 40'-0"



SITE PLAN AND ROOF PLAN

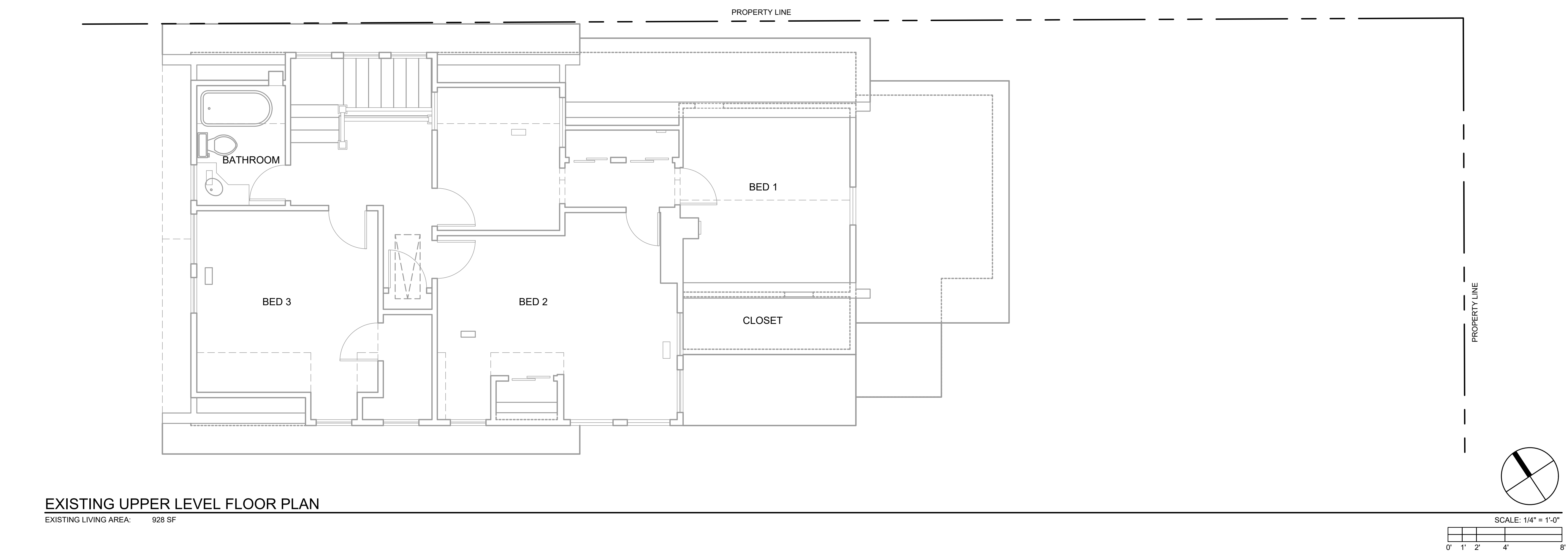


SCALE: 1/8" = 1'-0"

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

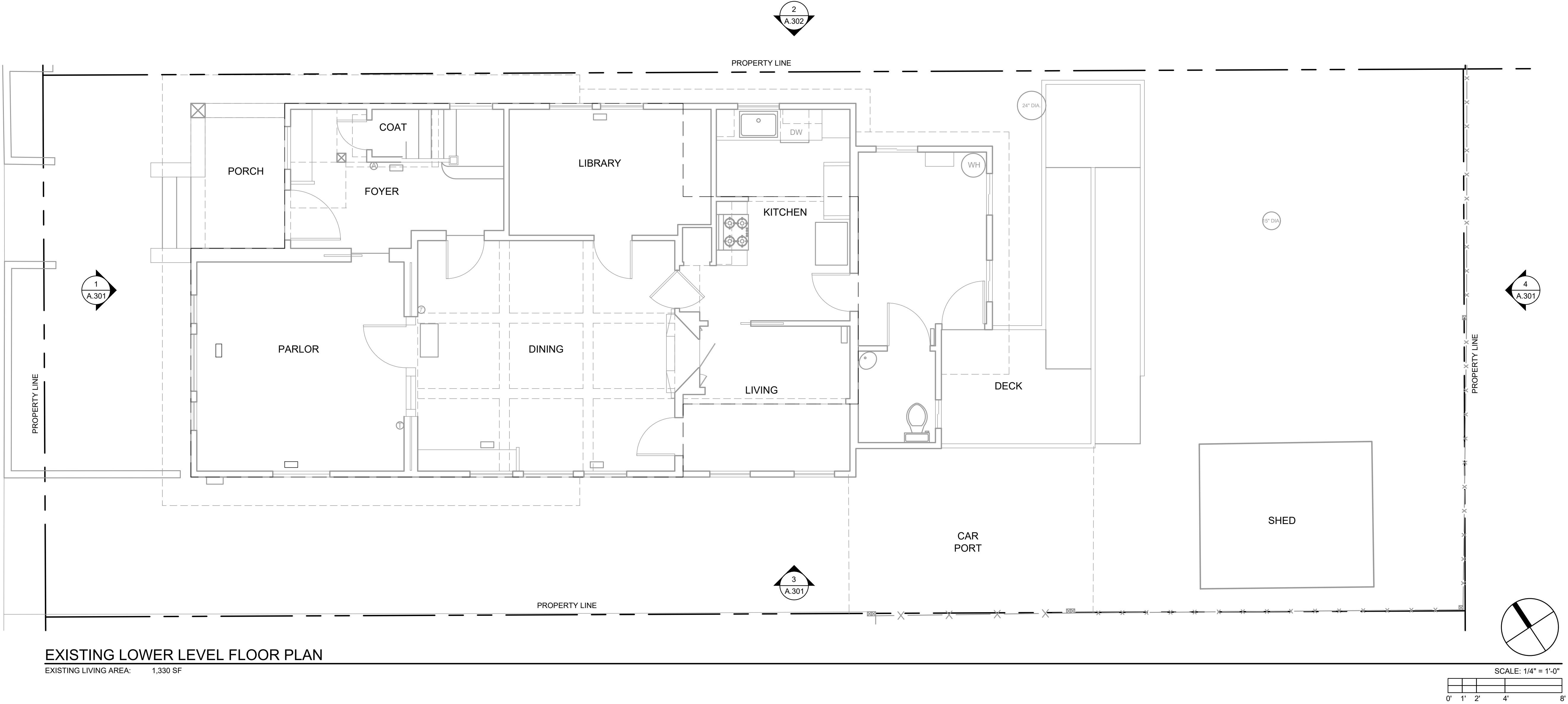
SHEET INDEX	
A.101	SITE PLAN, VICINITY MAP, AERIAL CONTEXT MAP, LOT DEVELOPMENT CALCULATIONS
A.201	EXISTING UPPER AND LOWER LEVEL FLOOR PLAN
A.202	PROPOSED FLOOR UPPER AND LOWER FLOOR PLAN.
A.301	EXISTING EXTERIOR ELEVATIONS
A.302	PROPOSED EXTERIOR ELEVATIONS
A.303	PROPOSED EXTERIOR ELEVATIONS AND EXTERIOR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

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



EXISTING UPPER LEVEL FLOOR PLAN

EXISTING LIVING AREA: 928 SF



EXISTING LOWER LEVEL FLOOR PLAN

EXISTING LIVING AREA: 1,330 SF

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

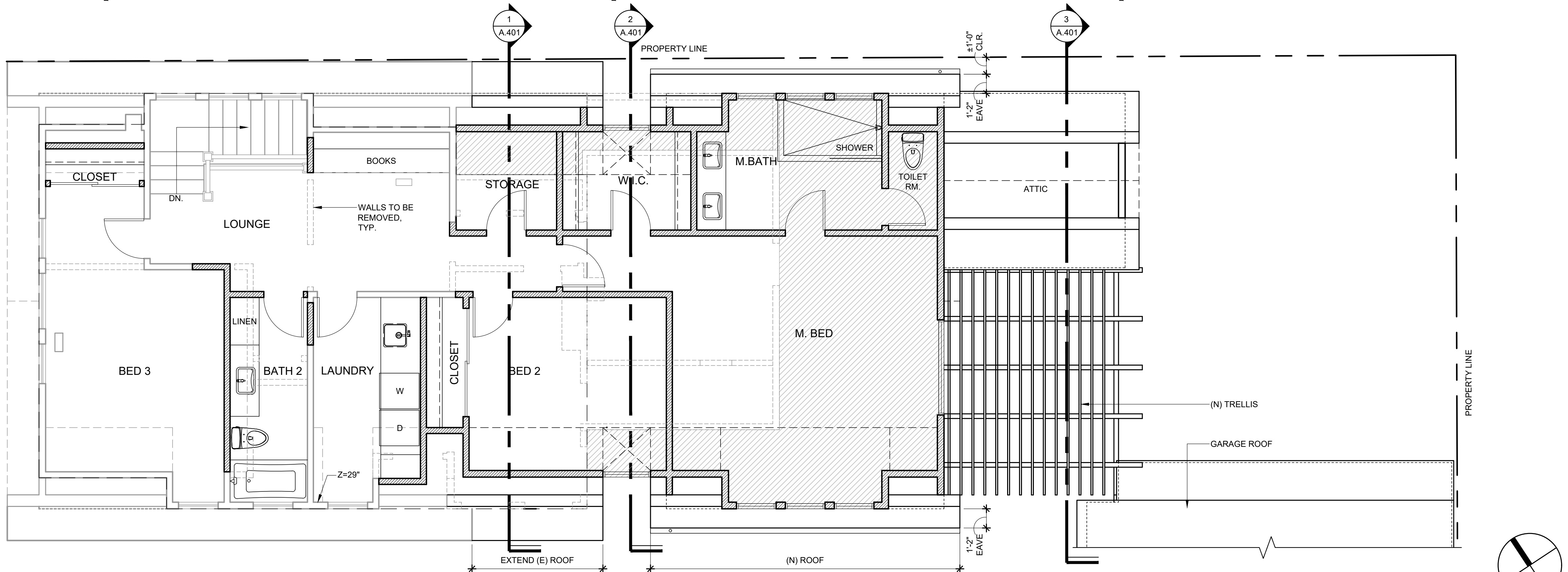
FLOOR PLAN LEGEND

(E) CONSTRUCTION TO REMAIN

CONSTRUCTION TO BE REMOVED

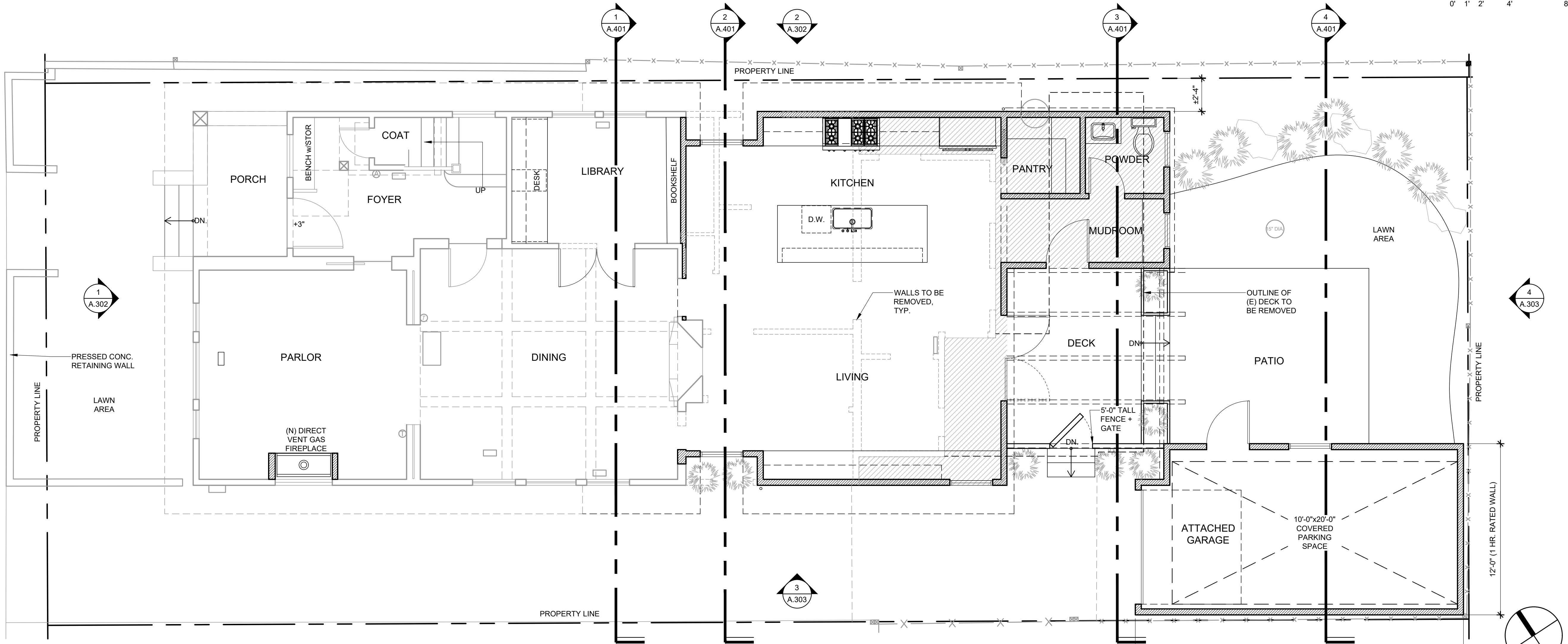
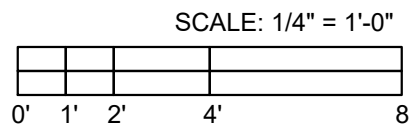
NEW CONSTRUCTION

NEW FLOOR AREA



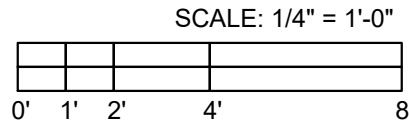
UPPER LEVEL FLOOR PLAN

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



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



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Project: NELSON + STRATFORD
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Title: LOWER LEVEL FLOOR / SITE PLAN
UPPER LEVEL FLOOR PLAN

Rev	By	Description	Date

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

Sheet: A.202



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



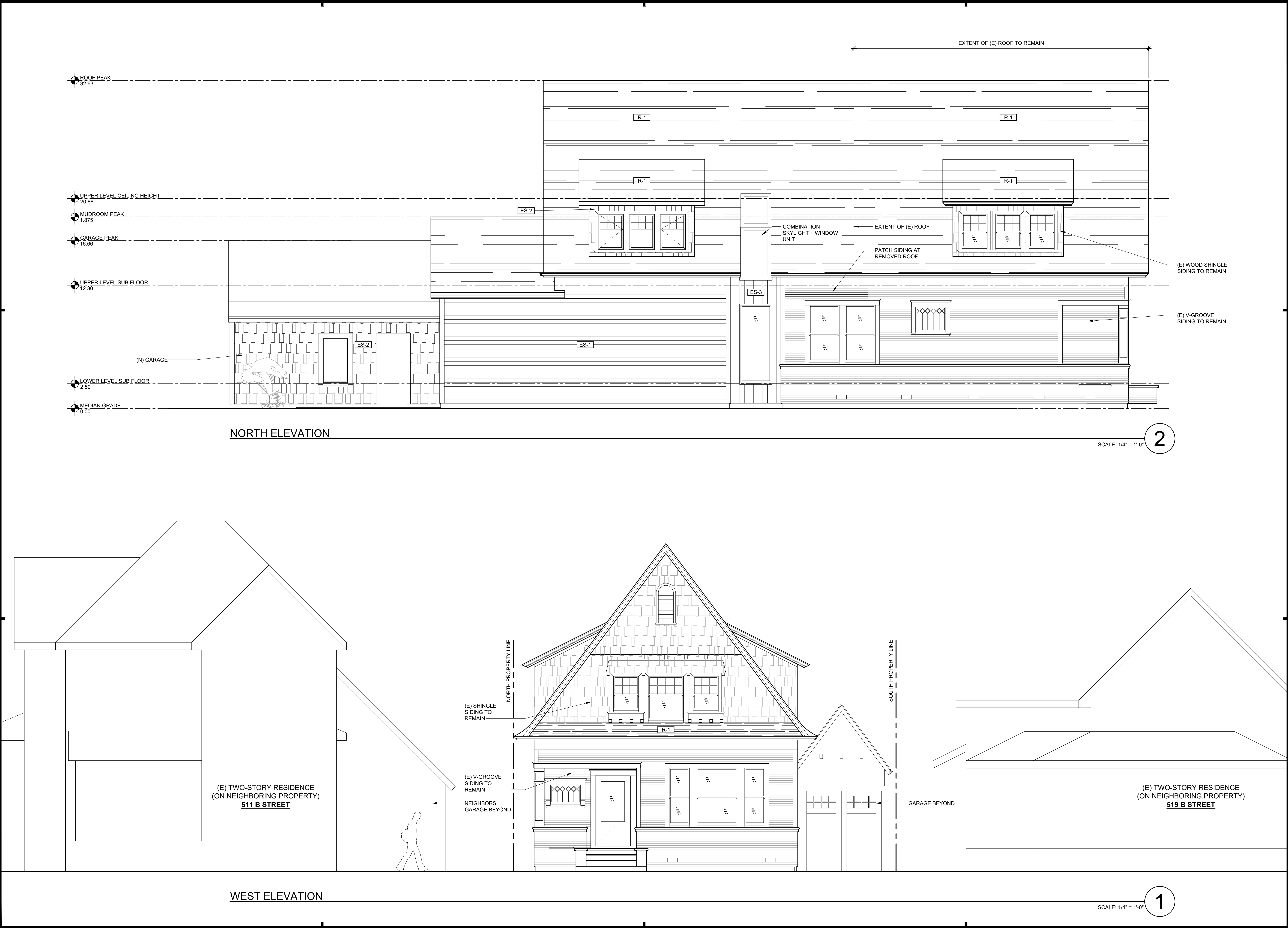
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Project: NELSON + STRATFORD
515 B STREET, PETALUMA, CA 94952
Title: EXISTING EXTERIOR ELEVATIONS

Rev	By	Description	Date

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

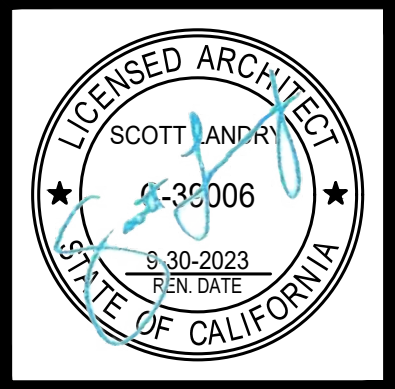
Sheet: A.301



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Project:
NELSON + STRATFORD
515 B STREET, PETALUMA, CA 94952

Title:
PROPOSED EXTERIOR ELEVATIONS

Rev	By	Description	Date

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

Sheet:

A.302

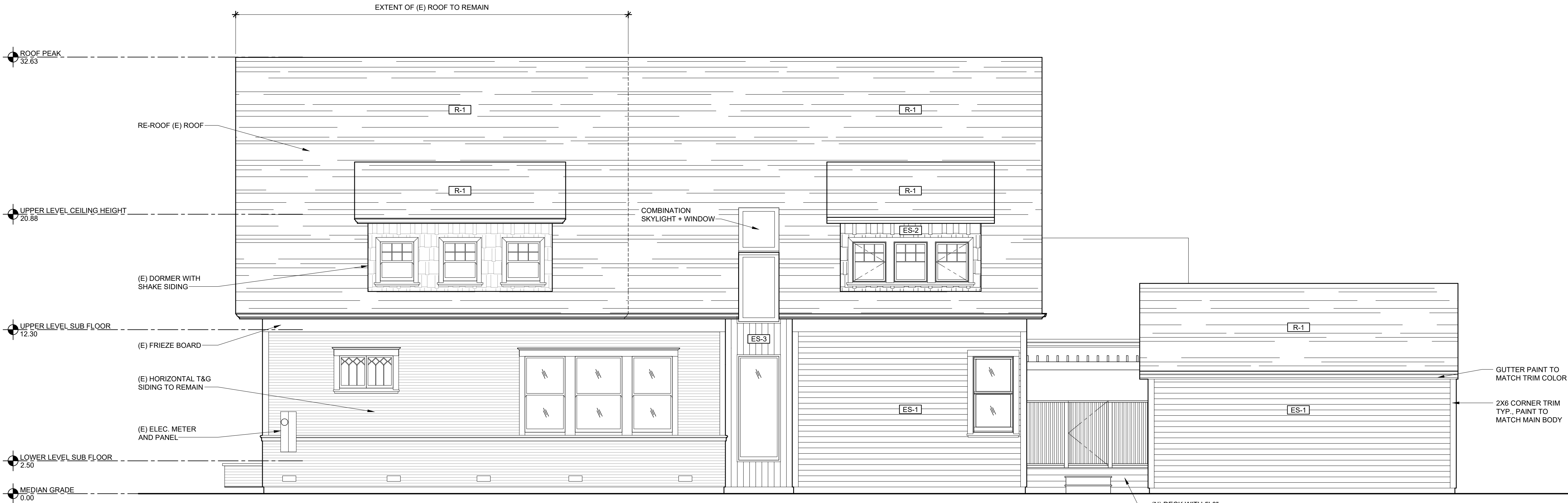
EXTERIOR FINISH SPECIFICATIONS			
HORIZONTAL WOOD SIDING <i>EXISTING</i>		MFG:	N/A
		TYPE:	NARROW V-GROOVE T&G
		FINISH:	PAINTED
		COLOR:	SHERWIN WILLIAMS "AMAZING GREY"
		SIZE:	± 2" EXPOSURE
WOOD SHAKE SIDING <i>EXISTING</i>		MFG:	N/A
		TYPE:	WOOD SHAKE SIDING
		FINISH:	PAINTED
		COLOR:	SHERWIN WILLIAMS "AMAZING GREY"
		SIZE:	
HORIZONTAL T&G	ES-1	MFG:	BORAL "TRUEXTERIOR"
		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 <i>AT NEW LOCATIONS</i>		MFG:	SIERRA PACIFIC OR SIM
		TYPE:	ALUMINUM CLAD WOOD
		FINISH:	ANNODIZED
		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



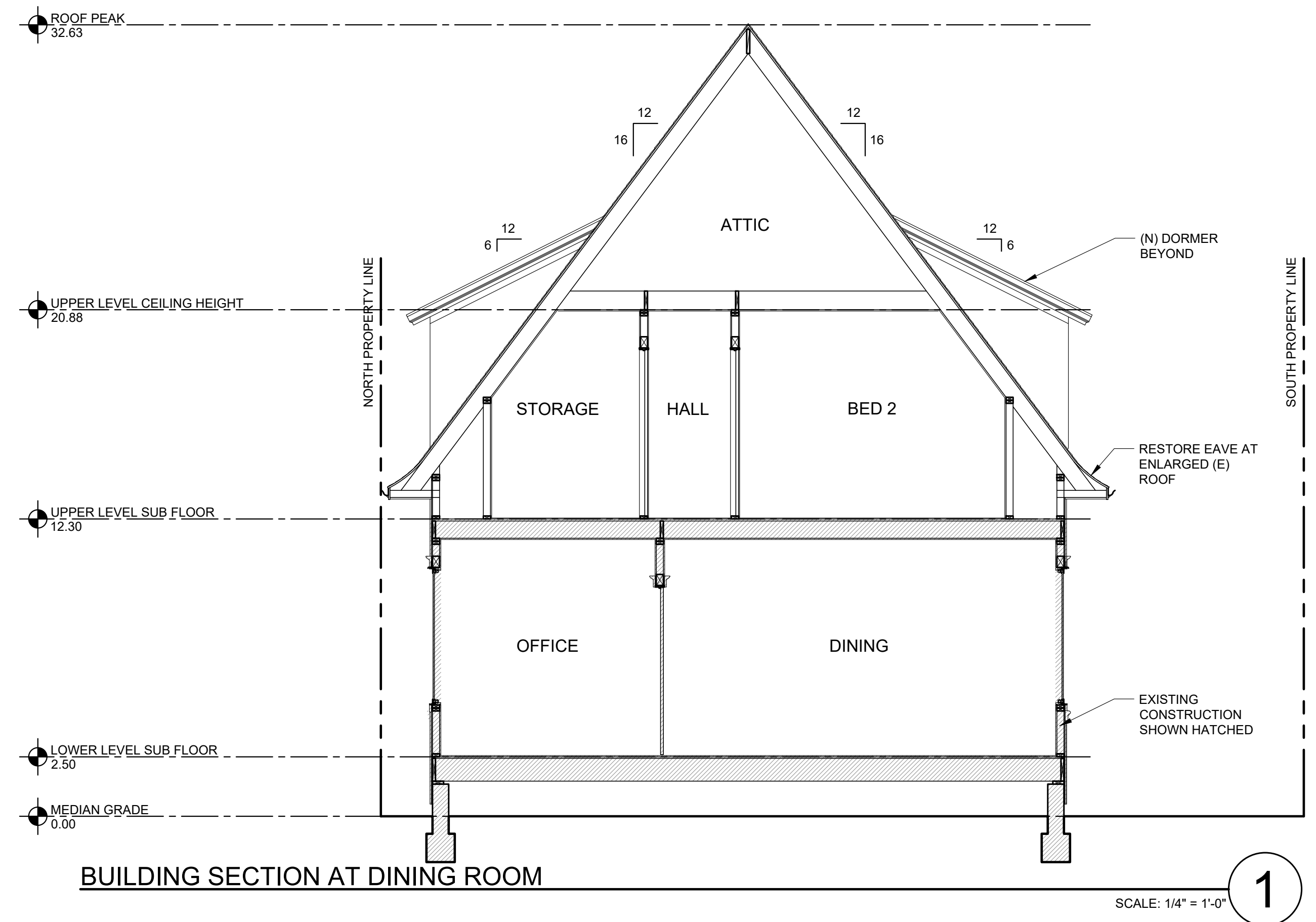
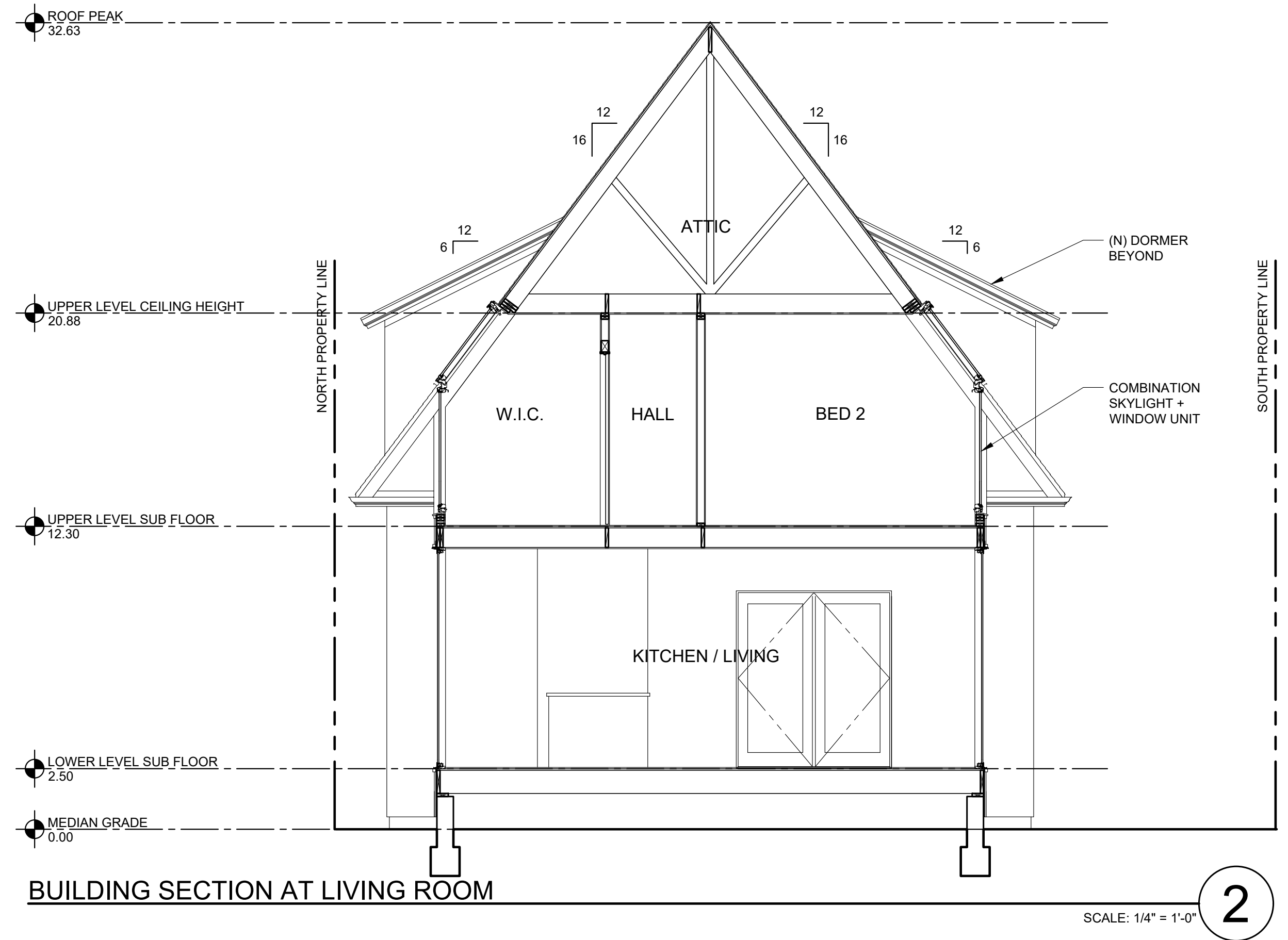
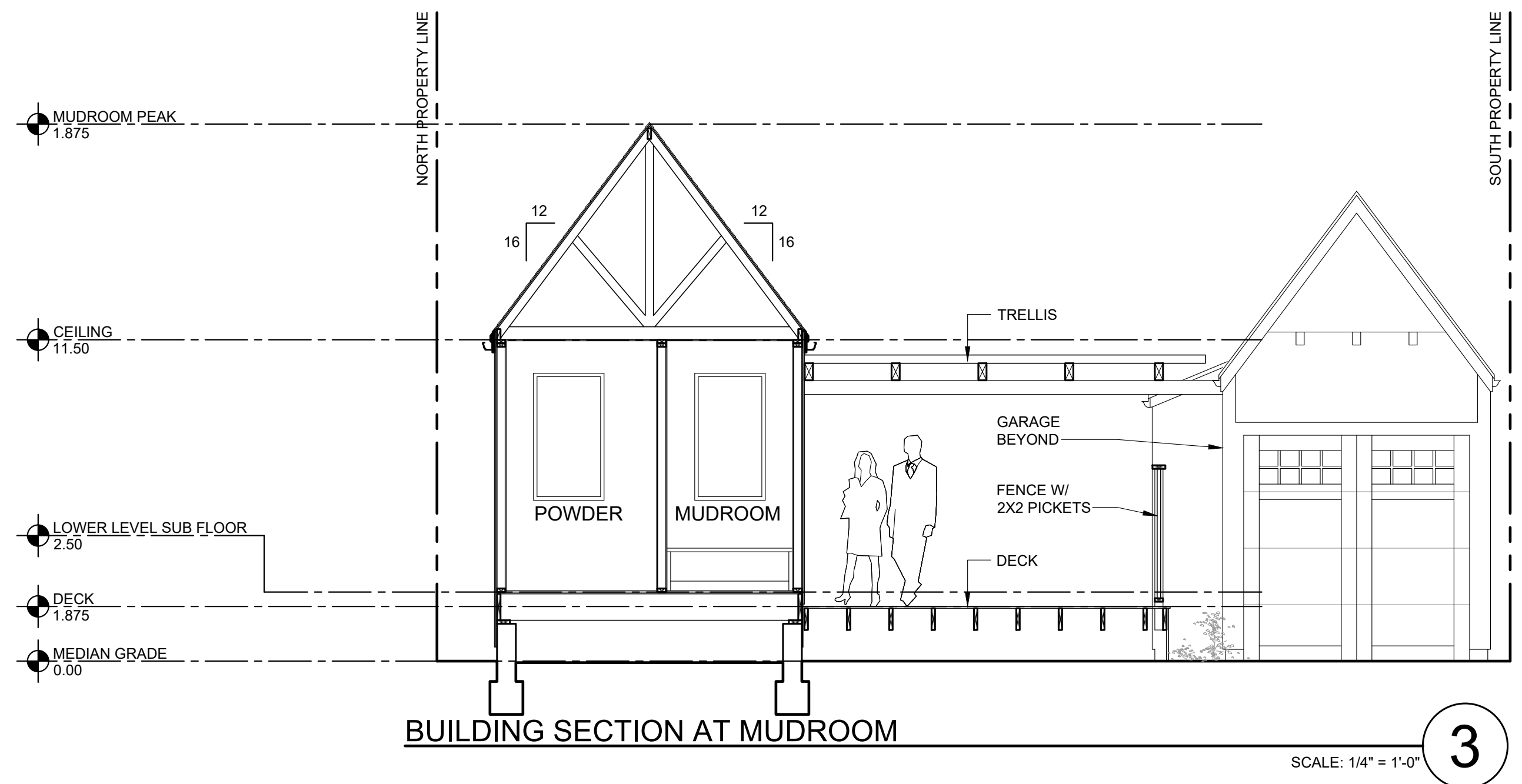
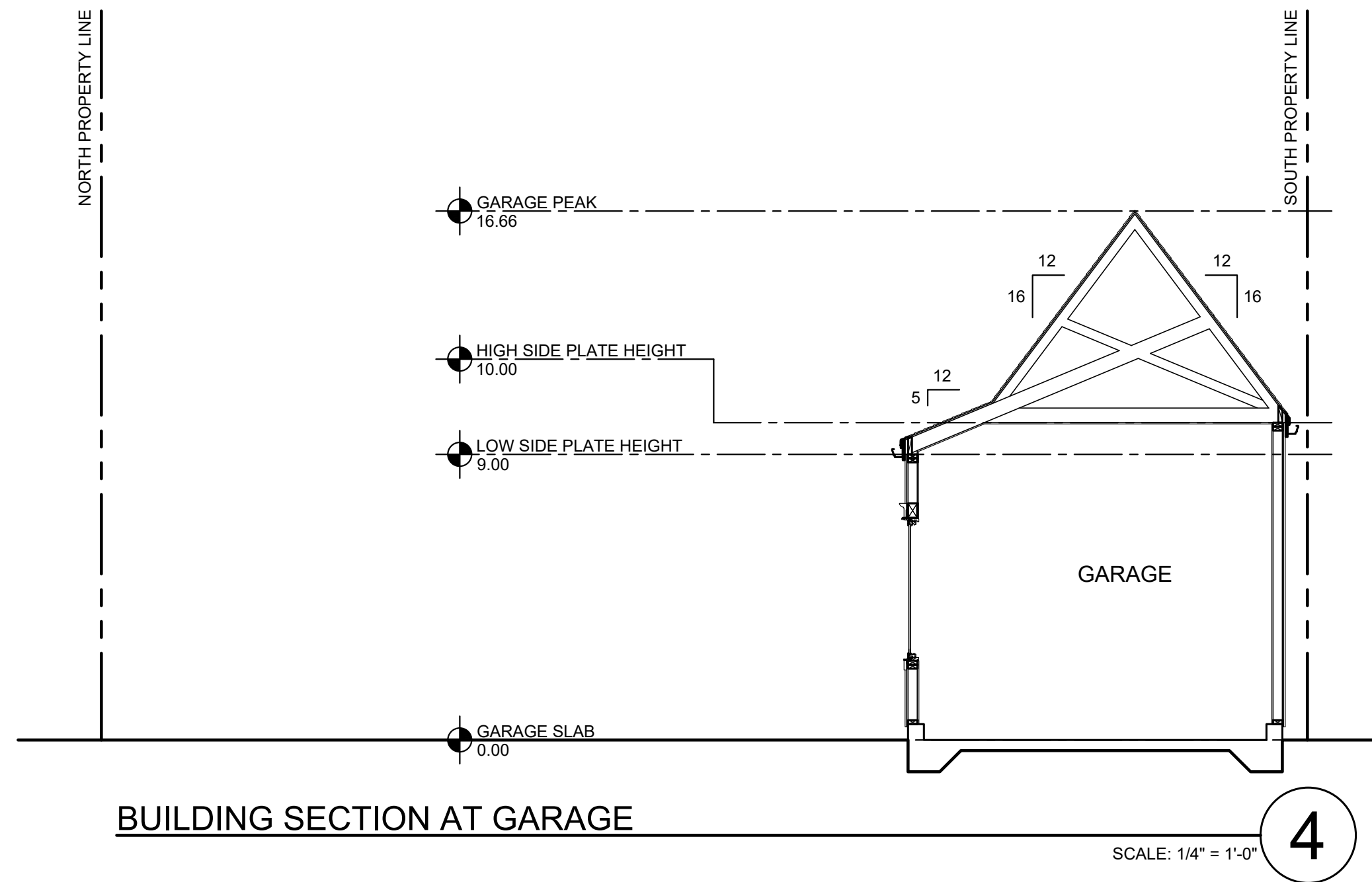
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Project: NELSON + STRATFORD
515 B STREET, PETALUMA, CA 94952
Title: PROPOSED EXTERIOR ELEVATIONS

Rev	By	Description	Date

SL	SL	AW
Designer:	Drawn By:	Date:
08/22/22	10/22/12	AS SHOWN

Sheet: A.303



Rev	By	Description	Date

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