

# 1495 SAN ANTONIO RD. NEW RESIDENCE

PETALUMA, CA 94952

L (415) 703-0904  
E info@apparatus.com

4450 18th Street  
San Francisco, CA 94114

APPARATUS ARCHITECTURE



NEW RESIDENCE

1495 SAN ANTONIO ROAD  
PETALUMA, CA 94952  
APN: 125-530-04

date JANUARY 23, 2024  
scale  
revis PERMIT SET  
1 PLANCHECK REVISIONS  
JANUARY 8, 2024

A0.0

## PROJECT DIRECTORY

### PROJECT ADDRESS:

1495 SAN ANTONIO DRIVE,  
PETALUMA, CA 94952

### OWNER:

WESTVIEW RANCH LLC

### ARCHITECT:

APPARATUS ARCHITECTURE  
STUART DAVID HILLS  
LICENSE NO. C24966  
4450 18TH STREET  
SAN FRANCISCO, CA 94114  
(415) 703-0904

### STRUCTURAL ENGINEER:

SEMCO ENGINEERING, INC.  
SHAUN MOYNIHAN  
322 CORTLAND AVENUE  
SAN FRANCISCO, CA 94110  
(415) 553-8810

### CIVIL ENGINEER:

DANIEL BYRNE  
PE C80078  
(877) 544-2104

### SURVEYOR:

JOSH WOELBING  
CSW/STUBER-STROEH ENGINEERING GROUP, INC.  
(707) 479-5112

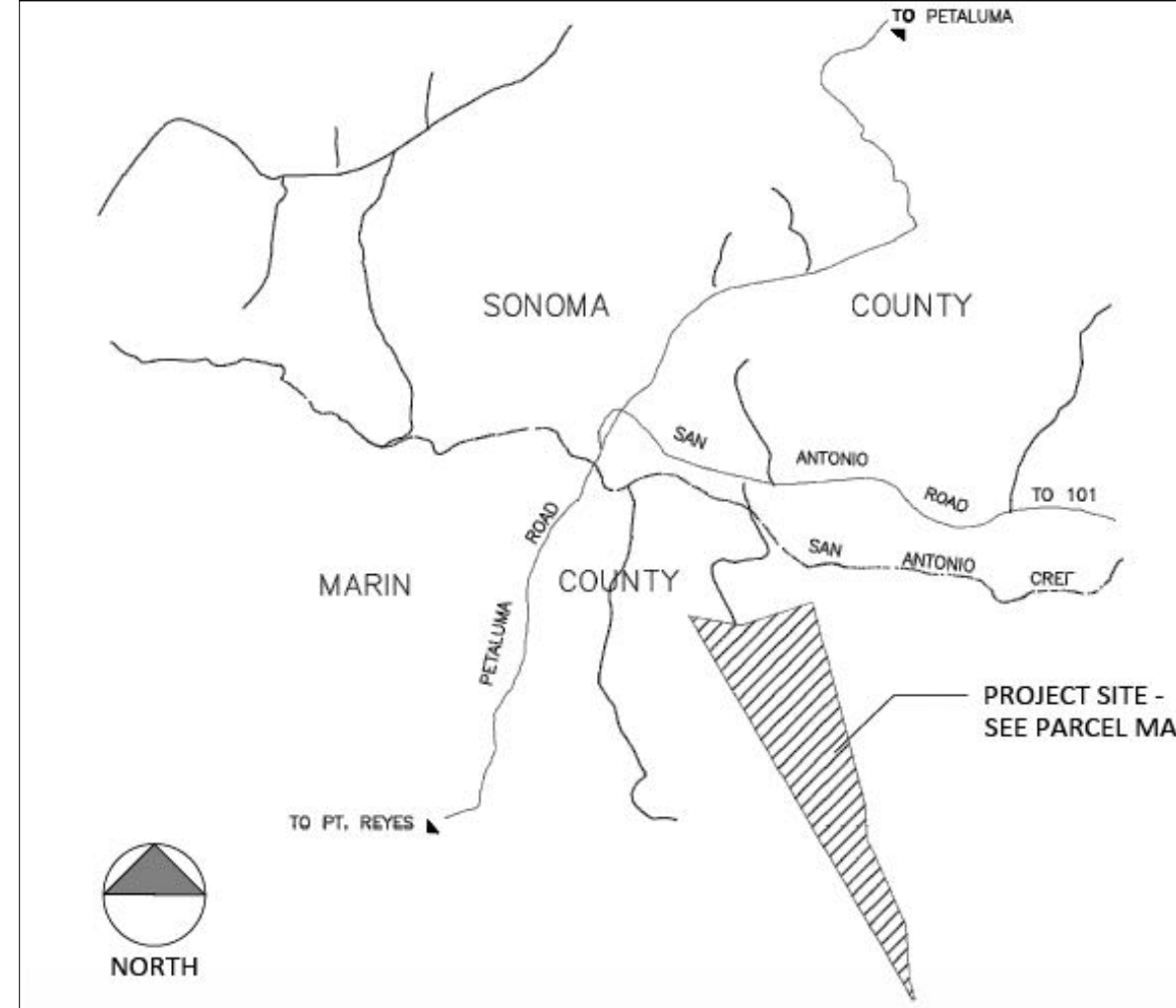
### LANDSCAPE DESIGNER:

TBD

## GENERAL NOTES

1. PLANS SHALL COMPLY WITH TITLE-24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.
2. ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH:
  - 2022 CALIFORNIA BUILDING CODE
  - 2022 CALIFORNIA PLUMBING CODE
  - 2022 CALIFORNIA MECHANICAL CODE
  - 2022 CALIFORNIA ELECTRICAL CODE
  - 2022 CALIFORNIA BUILDING ENERGY STANDARDS
  - 2022 CALIFORNIA FIRE CODEONE AND TWO FAMILY DWELLINGS MAY BE DESIGNED TO THE 2016 CALIFORNIA RESIDENTIAL CODE.
3. 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING.
4. PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOSTABLE, RECYCLABLE, AND LANDFILL MATERIALS. - SEE ADMINISTRATIVE BULLETIN 088.
5. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING THE BUILDING, SUCH AS SWALES, DRAINS, OR WATER RETENTION GARDENS. (CALGREEN 4.106.3)
7. AUTOMATICALLY ADJUST IRRIGATION BASED ON WEATHER AND SOIL MOISTURE. CONTROLLERS MUST HAVE EITHER AN INTEGRAL OR SEPARATE RAIN SENSORS THAT CONNECTS OR COMMUNICATES WITH THE CONTROLLER.
8. INSTALL WATER-EFFICIENT FIXTURES & FITTINGS AS SUMMARIZED IN CALGREEN 4.303 (SEE PRESCRIPTIVE APPROACH TO INDOOR WATER USE ON SHEET A1C).
9. COMPLY WITH CALIFORNIA ENERGY CODE (TITLE 24, PART 6).
10. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO DBI FOR PROTECTION AGAINST RODENTS.
11. VERIFY WALL AND FLOOR FRAMING DOES NOT EXCEED 19% MOISTURE CONTENT PRIOR TO ENCLOSURE. MATERIALS WITH VISIBLE SIGNS OF MOISTURE DAMAGE SHALL NOT BE INSTALLED. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH CALGREEN 4.505.3 (SEE REQUIREMENTS ON SHEET X).
12. CONCRETE SLAB ON GRADE FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER MUST ALSO HAVE A CAPILLARY BREAK, IN COMPLIANCE WITH CALGREEN 4.505.2 (SEE REQUIREMENTS ON SHEET X).
13. INSTALL ONLY DIRECT-VENT OR SEALED-COMBUSTION APPLIANCES; COMPLY WITH US EPA PHASE II LIMITS. (CALGREEN 4.503.1)
14. DESIGN & INSTALL HVAC SYSTEMS TO ACCA MANUAL J, D, & S (CALGREEN 4.507.2)
15. HVAC SYSTEM INSTALLERS MUST BE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, SUCH AS VIA A STATE CERTIFIED APPRENTICESHIP PROGRAM, PUBLIC UTILITY TRAINING PROGRAM (W/CERTIFICATION AS INSTALLER QUALIFICATION), OR OTHER PROGRAM ACCEPTABLE TO DBI (CALGREEN 702.1).
16. DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, & DEBRIS ENTERING THE SYSTEM.
17. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, & CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM 80%. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN.
18. ALL CARPET MUST MEET ONE OF THE STANDARDS SET FORTH IN CALGREEN 4.504.3
19. FOR 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, INSTALL RESILIENT FLOORING COMPLYING WITH ONE OF THE REQUIREMENTS SET FORTH
20. HARDWOOD PLYWOOD, PARTICLEBOARD, & MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON INTERIOR OR EXTERIOR SHALL MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD. SEE CALGREEN TABLE 4.504.5.
21. INTERIOR PAINTS & COATINGS SHALL COMPLY WITH VOC LIMITS IN THE SIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE & CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS. SEE CALGREEN TABLE 4.504.3.
22. LOW-VOC AEROSOL PAINTS & COATINGS SHALL MEET BAAQMD VOC LIMITS (REGULATION 8, RULE 49) & PRODUCT-WEIGHTED MIR LIMITS FOR ROC (CALGREEN 4.504.2.3).
23. LOW-VOC CAULKS, CONSTRUCTION ADHESIVES, & SEALANTS SHALL MEET SCAQMD RULE 1168. SEE CALGREEN TABLES 4.504.1 & 4.504.2.
24. WET AND DAMP LOCATIONS, LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS"
25. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)2C.
26. OUTDOOR LIGHTING MUST MEET 2 OF THE 3 REQUIREMENTS LISTED BELOW. PROVIDE 2 OF THE FOLLOWING REQUIREMENTS FOR ALL OUTDOOR LIGHTING. REFER TO CODE SECTION OF THE 2022 CALIFORNIA ENERGY CODE: SUBCHAPTER 7, SECTION 150(K)(3)(A)
  - I. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
  - II. CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
  - III. CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
27. ALL SPRAY FOAM INSULATION TO BE CLOSED CELL OR EQUIVALENT

## VICINITY MAP



## SHEET INDEX

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## ABBREVIATIONS

AB	ANCHOR BOLT	MATL	MATERIAL
ADDL	ADDITIONAL	MAX	MAXIMUM
ALT	ALTERNATE	MB	MACHINE BOLT
ARCH	ARCHITECTURAL	MECH	MECHANICAL
BLKG	BLOCKING	MFR	MANUFACTURER
BM	BEAM	MIN	MINIMUM
BN	BOUNDARY NAIL	MISC	MISCELLANEOUS
BRG	BEARING	MTL	METAL
BTWN	BETWEEN	NIC	NOT IN CONTRACT
BOT	BOTTOM	NO	NUMBER
CT	CONSTRUCTION JOINT	NS	NEAR SIDE
CL	CENTER LINE	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OP	OPENING
CONN	CONNECTION	OPNG	OPENING
CONST	CONSTRUCTION	OPP	OPPOSITE
CONT	CONTINUOUS	ORIG	ORIGINAL
DBL	DOUBLE	PL	PLATE
DF	DOUGLAS FIR/LARCH	PLCS	PLACES
DP	DEEP	PLYWD	PLYWOOD
DIA	DIAMETER	PT	PRESERVATIVE TREATED
DIM	DIMENSION	PW	PLATE WASHER
DWG	DRAWING	R	RADIUS
DWL	DOWEL	REF	REFERENCE
E	EACH	REINF	REINFORCEMENT
EA	EACH FACE	REQD	REQUIRED
EF	EACH FACE	RF	ROOF
ELEV	ELEVATION	RFT	RAFTERS
ELEC	ELECTRICAL	RET	RETAINING WALL
EMBED	EMBEDMENT	SCHED	SCHEDULE
EN	EDGE NAIL	SECT	SECTION
EQ	EQUAL OR EQUIVALENT	SEP	SEPARATION
ES	EACH SIDE	SIMIL	SIMILAR
EW	EACH WAY	SN	SHEAR NAIL
EXT	EXTERIOR	SPEC	SPECIFICATION
FDN	FOUNDATION	SO	SQUARE
FF	FINISHED FLOOR	STD	STANDARD
FJ	FLOOR JOIST	STGR	STAGGER
FCC	FACE OF CONCRETE	STIFF	STIFFENERS
FOM	FACE OF MASONRY	STR	STRUCTURAL
FOS	FACE OF STUD	STR I	STRUCTURAL I
FOF	FACE OF FINISH	T	TOP
FRMG	FRAMING	T&B	TOP & BOTTOM
FRT	FIRE-RETARDANT TREATED	T&G	TONGUE & GROOVE
FS	FAR SIDE	THK	THICKNESS/THICK
FTG	FOOTING	THR	THREADED
GA	GAUGE	TN	TENAIL
GALV	GALVANIZED	TOP	TOP OF PARAPET
GLULAM	GLUED LAMINATED BEAM	TOW	TOP OF WALL
GR	GRADE	TYP	TYPICAL
H	HORIZONTAL	UBC	UNIFORM BUILDING CODE
HDR	HEADER	UNL	UNLESS OTHERWISE NOTED
HGR	HANGER	V	VERTICAL
HT	HEIGHT	VERT	VERTICAL
HORIZ	HORIZONTAL	VF	VERIFY IN FIELD
IF	INSIDE FACE	VSH	VERTICAL SLOTTED HOLES
I-JST	I-JOIST	WD	WOOD
INT	INTERIOR	WP	WATERPROOF
JST	JOIST	WT	WEIGHT
JT	JOINT	WWF	WELDED WIRE FABRIC
LDGR	LEDGER	W	WITH
LWT	LIGHT WEIGHT	WO	WITH OUT

## PROJECT INFO

### SCOPE OF WORK:

NEW TWO-STORY, 2 BEDROOM/3.5 BATHROOM 3064 SF SINGLE FAMILY RESIDENCE TO SERVE AS THE "PRIMARY RESIDENCE" ON THE LOT 4 BUILDING PARCEL. THE PROPOSED RESIDENCE WILL BE LOCATED WITHIN THE "BUILDING ENVELOPE" AS DEFINED IN SCHLESINGER LAZAR MASTER PLAN #91-003/VESTING TENTATIVE MAP #91-001/SUBDIVISION OF FORMER PARCEL #125-070-19 INTO FOUR (4) SEPARATE BUILDABLE PARCELS. DESIGN REVIEW SUBMITTAL IS REQUIRED PER SUBDIVISION ORDINANCE.

EXISTING IMPROVEMENTS INCLUDE A 2 STORY RESIDENCE THAT IS TO BE SUBDIVIDED CREATING A 1182.36 SF AS AN ACCESSORY DWELLING UNIT (ADU); AND A SINGLE STORY POOL EQUIPMENT BUILDING (OR SHED) THAT IS TO BE REPLACED WITH A NEW SINGLE-STORY SHED TO SERVE AS AGRICULTURAL OPERATIONS OFFICE.

EXISTING SEPTIC TANK SHALL BE UPGRADED W/ A NEW PRETREATMENT TREATMENT SYSTEM IN ORDER TO INCREASE CAPACITY FROM 4 BATHROOMS TO 8-10 BATHROOMS PER QUESTA ENGINEERING SYSTEM ANALYSIS & REVIEW W/ MARIN COUNTRY ENVIRONMENTAL HEALTH.

### PRIOR SCOPE OF WORK:

NEW SINGLE-STORY, 3090 SF SINGLE FAMILY RESIDENCE TO SERVE AS THE "PRIMARY RESIDENCE" ON THE LOT 4 BUILDING PARCEL. THE PROPOSED RESIDENCE WILL BE LOCATED WITHIN THE "BUILDING ENVELOPE" AS DEFINED IN SCHLESINGER LAZAR MASTER PLAN #91-003/VESTING TENTATIVE MAP #91-001/SUBDIVISION OF FORMER PARCEL #125-070-19 INTO FOUR (4) SEPARATE BUILDABLE PARCELS. DESIGN REVIEW SUBMITTAL IS REQUIRED PER SUBDIVISION ORDINANCE.

EXISTING IMPROVEMENTS INCLUDE A 2 STORY RESIDENCE THAT IS TO BE SUBDIVIDED CREATING A 1182.36 SF AS AN ACCESSORY DWELLING UNIT (ADU); AND A SINGLE STORY POOL EQUIPMENT BUILDING (OR SHED) THAT IS TO BE REPLACED WITH A NEW SINGLE-STORY SHED TO SERVE AS AGRICULTURAL OPERATIONS OFFICE.

EXISTING SEPTIC TANK SHALL BE UPGRADED W/ A NEW PRETREATMENT TREATMENT SYSTEM IN ORDER TO INCREASE CAPACITY FROM 4 BATHROOMS TO 8-10 BATHROOMS PER QUESTA ENGINEERING SYSTEM ANALYSIS & REVIEW W/ MARIN COUNTRY ENVIRONMENTAL HEALTH.

PROJECT ADDRESS: 1495 SAN ANTONIO ROAD, PETALUMA, CA  
BLOCK / LOT NUMBER: 125-530-04  
COUNTYWIDE PLAN DESIGNATION: AG1 - AGRICULTURAL  
ZONING DISTRICT: A60 - AGRICULTURAL & CONSERVATION  
WOODLAND-URBAN INTERFACE ZONE: YES  
CONSTRUCTION TYPE: V-B  
SPRINKLERS: YES  
USE / OCCUPANCY: SINGLE FAMILY RESIDENCE  
TOTAL LOT AREA: 191.52 ACRES  
BUILDING ENVELOPE DIMENSIONS: 248.0' X 350.0' (REFER TO CIVIL PLANS)  
TOTAL BUILDING ENVELOPE AREA: 86,800 SF

## PROJECT DATA

### LOT COVERAGE CALCULATIONS:

MAXIMUM FLOOR AREA ALLOWED: 417,130 SF  
MAXIMUM "FAR" ALLOWED: 5%

### EXISTING:

EXISTING RESIDENCE: 2456.84 SF  
1ST FLOOR: 1804.40 SF  
2ND FLOOR: 652.44 SF  
EXISTING RANCH SHED: 295.00 SF  
TOTAL EXISTING FLOOR AREA: 2747.79 SF  
EXISTING "FAR": 0.0329%

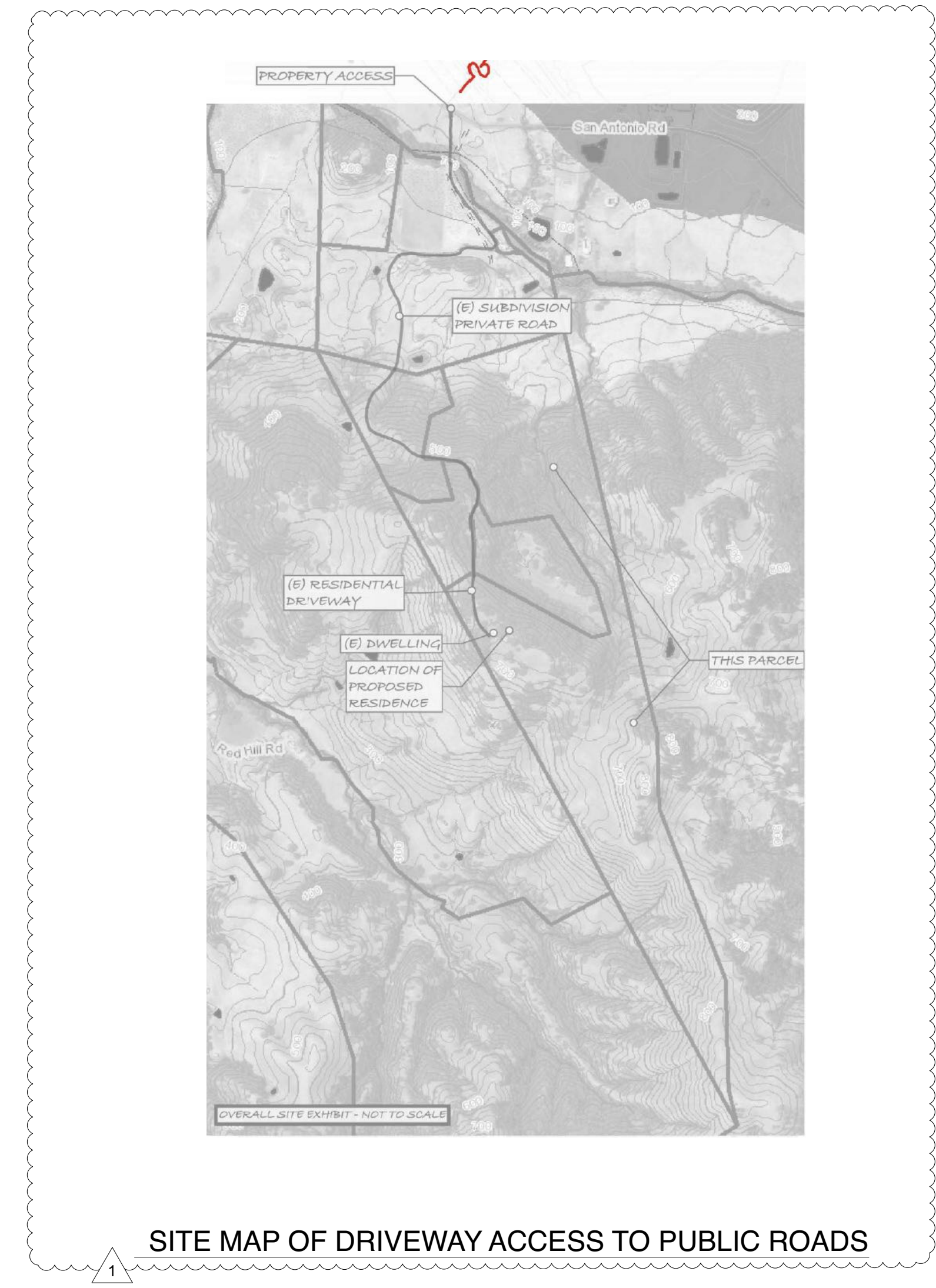
### PROPOSED:

NEW 'PRIMARY' RESIDENCE AREA: 3064 SF  
1ST FLOOR: 2150 SF  
2ND FLOOR: 914 SF  
NEW SHED AREA: 400.00 SF  
EXISTING RESIDENCE (SUBDIVISION): 2456.84 SF  
PROPOSED 1ST FLOOR ADU: 1182.36 SF < 1200 MAX.  
PROPOSED 1ST FLOOR STUDIO: 586.73 SF  
PROPOSED 2ND FLOOR STUDIO: 652.44 SF  
PROPOSED UTILITY ROOM: 35.31 SF  
TOTAL PROPOSED BUILDING AREA: 5920.84 SF  
TOTAL PROPOSED "FAR": .0710%

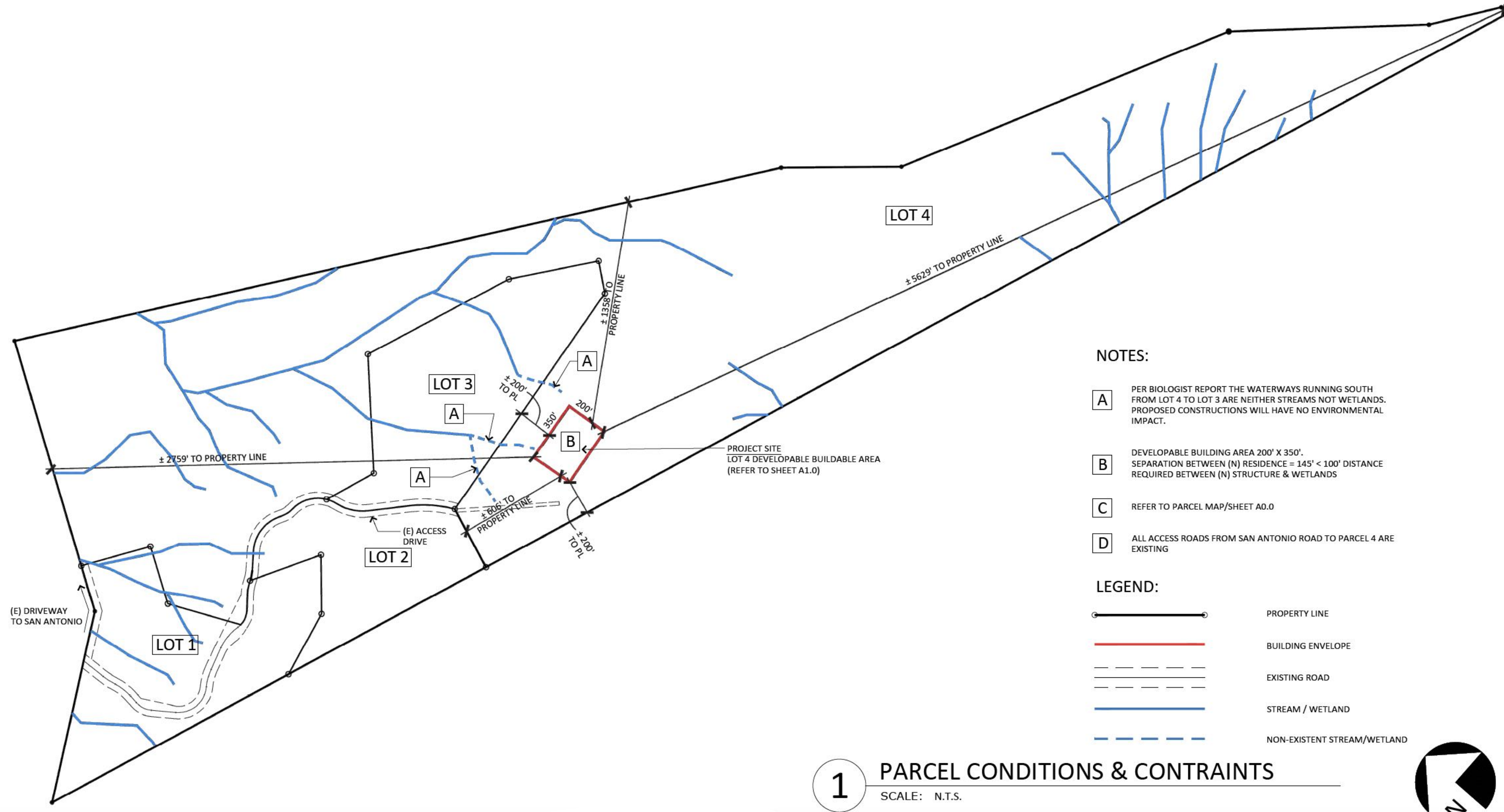
### BUILDING HEIGHTS:

ALLOWABLE: 25'-0" AFG RESIDENCE  
25'-0" AGRICULTURAL SHED  
PROPOSED: 24'-5" NEW 'PRIMARY' RESIDENCE  
12'-6" NEW SHED  
EXISTING: 29'-3" EXISTING RESIDENCE

\*PER MARIN COUNTY SUBDIVISION ORDINANCE #3114



SITE MAP OF DRIVEWAY ACCESS TO PUBLIC ROADS



NOTES:

- A** PER BIOLOGIST REPORT THE WATERWAYS RUNNING SOUTH FROM LOT 4 TO LOT 3 ARE NEITHER STREAMS NOR WETLANDS. PROPOSED CONSTRUCTIONS WILL HAVE NO ENVIRONMENTAL IMPACT.
- B** DEVELOPABLE BUILDING AREA 200' X 350'. SEPARATION BETWEEN (N) RESIDENCE = 145' < 100' DISTANCE REQUIRED BETWEEN (N) STRUCTURE & WETLANDS
- C** REFER TO PARCEL MAP/SHEET A0.0
- D** ALL ACCESS ROADS FROM SAN ANTONIO ROAD TO PARCEL 4 ARE EXISTING

LEGEND:

- PROPERTY LINE
- BUILDING ENVELOPE
- EXISTING ROAD
- STREAM / WETLAND
- NON-EXISTENT STREAM/WETLAND

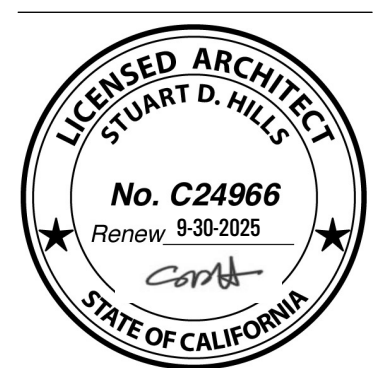
**1** PARCEL CONDITIONS & CONSTRAINTS  
SCALE: N.T.S.



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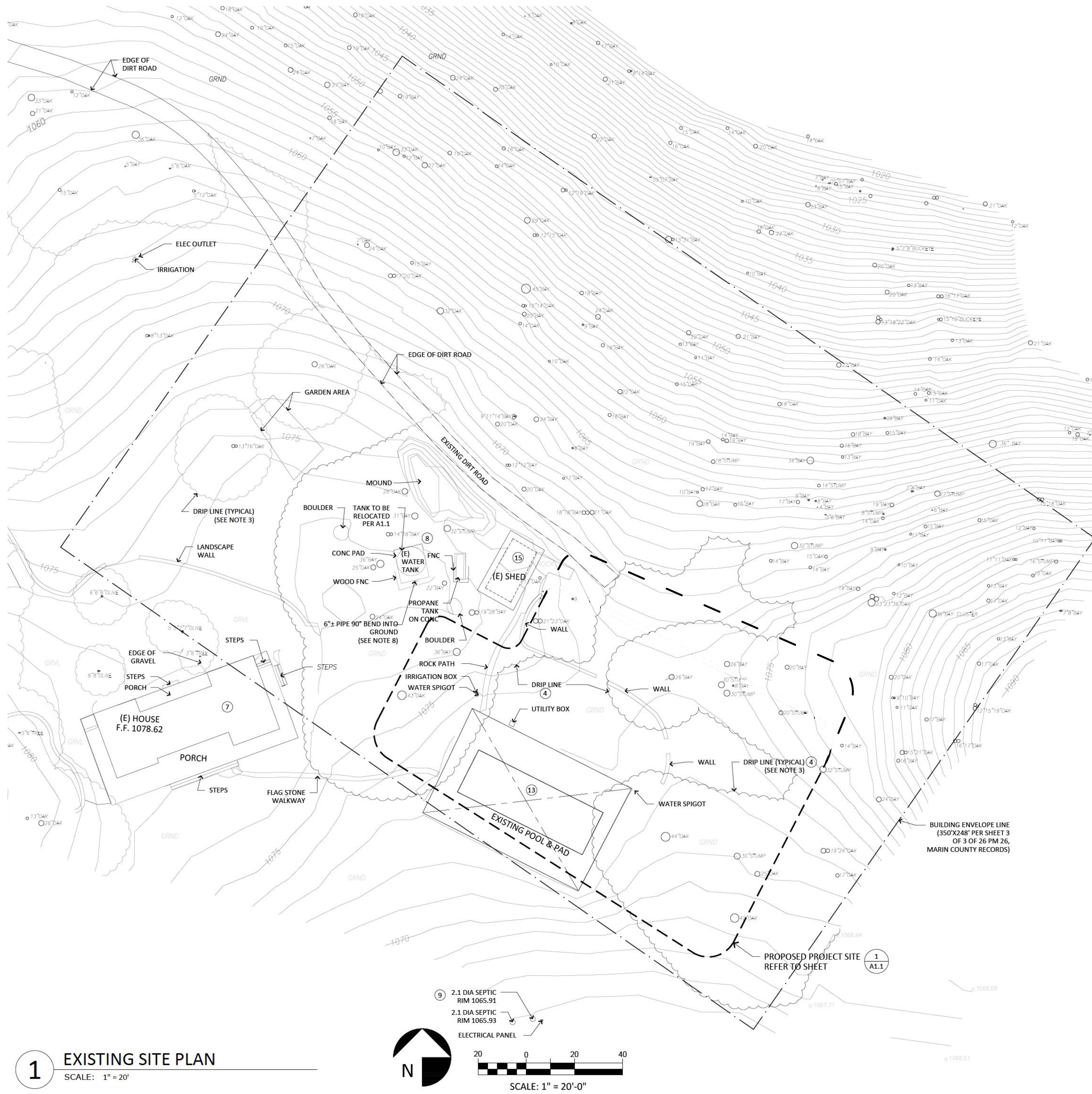
**APPARATUS ARCHITECTURE**



**NEW RESIDENCE**  
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PETALUMA, CA 94952  
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date	JANUARY 23, 2024
scale	NTS
revis	PERMIT SET
<b>1</b>	PLANCHECK REVISIONS JANUARY 8, 2024

**A0.2**



**NOTES:**

- SITE INFORMATION SUBJECT TO VERIFICATION OF EXISTING LOCATION AND HEIGHTS PRIOR TO CONSTRUCTION.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- HORIZONTAL DATUM IS BASED ON THAT CERTAIN MAP ENTITLED "PARCEL MAP SCHLESINGER" RECORDED IN BOOK 26 OF PARCEL MAPS, PAGE 26 MARIN COUNTY RECORDS. VERTICAL DATUM OF THIS PROJECT IS ASSUMED. PROJECT CONTROL IS BASED ON PROJECT CONTROL USED FOR THE NEIGHBORING PROJECT BEING LOT 3 OF SAID MAP.
- DRIP LINES SHOWN HEREON ARE APPROXIMATE. DATA COLLECTED ON DATE OF SURVEY MENTIONED IN NOTE 5 BELOW. EXACT ROUTE AND LOCATION OF DRIP LINES MAY VARY.
- TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY ON JANUARY 22, 2018 AND JANUARY 23, 2018.
- ADDITIONAL SURFACE UTILITIES MAY EXIST THAT ARE BURIED AND NOT VISIBLE ON THE SURFACE.
- ELEVATION SHOWN HEREON WERE TAKEN AT THE CENTERLINE OF DOOR ON THE THRESHOLD.
- WATER - 5000 GALLON TANK CONNECTED W/ 6" DIA. PIPE TO (E) FIRE HYDRANT & (E) WELL LOCATED NW OF (E) SERVICE ROAD (REFER TO SHEET C3.0).

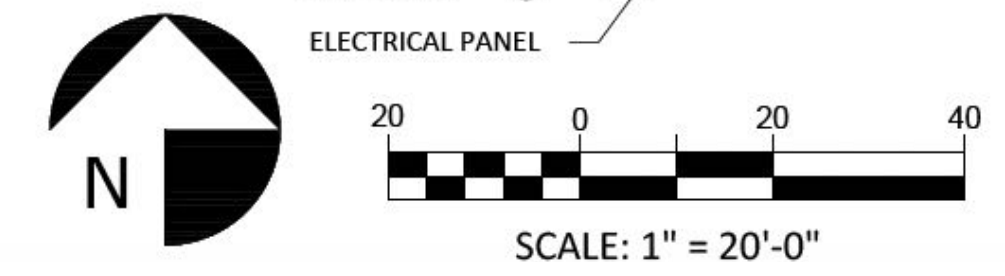
**ABBREVIATIONS:**

AC	ASPHALTIC CONCRETE	GS	GROUND SHOT
BFP	BACK FLOW PREVENTER	GRND	GROUND
CL	CENTER LINE	GRVL	GRAVEL
CONC	CONCRETE	PM	PARCEL MAP
DEP	DEPRESSED	IRR	IRRIGATION
DIA	DIAMETER	L	LIGHTING CONDUIT
E	ELECTRIC	LS	LAND SURVEYOR
EDR	EDGE OF DIRT ROAD	RCE	REGISTERED CIVIL ENGINEER
EGR	EDGE OF GRAVEL ROAD	SD	STORM DRAIN
ELEC	ELECTRICAL	SL	STREET LIGHT
EOR	EDGE OF ROCK	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	TC	TOP OF CURB
FH	FIRE HYDRANT	TELE	TELEPHONE
FL	FLOW LINE	TOE	TOP OF BANK
FNC	FENCE	TOP	TOP OF BANK
FW	FACE OF WALL	TYP	TYPICAL

**LEGEND**

	BUILDING FOOTPRINT
	POOL AND PAD
	STONE WALL
	MAJOR CONTOUR LINE (5')
	BUILDING ENVELOPE
	EXISTING TREE DRIPLINE
	EXISTING TREES
	SHEET NOTE

**1 EXISTING SITE PLAN**  
SCALE: 1" = 20'



APPARATUS ARCHITECTURE  
 LICENSED ARCHITECT  
 STUART D. HILLS  
 No. C24966  
 Renew 9-30-2025  
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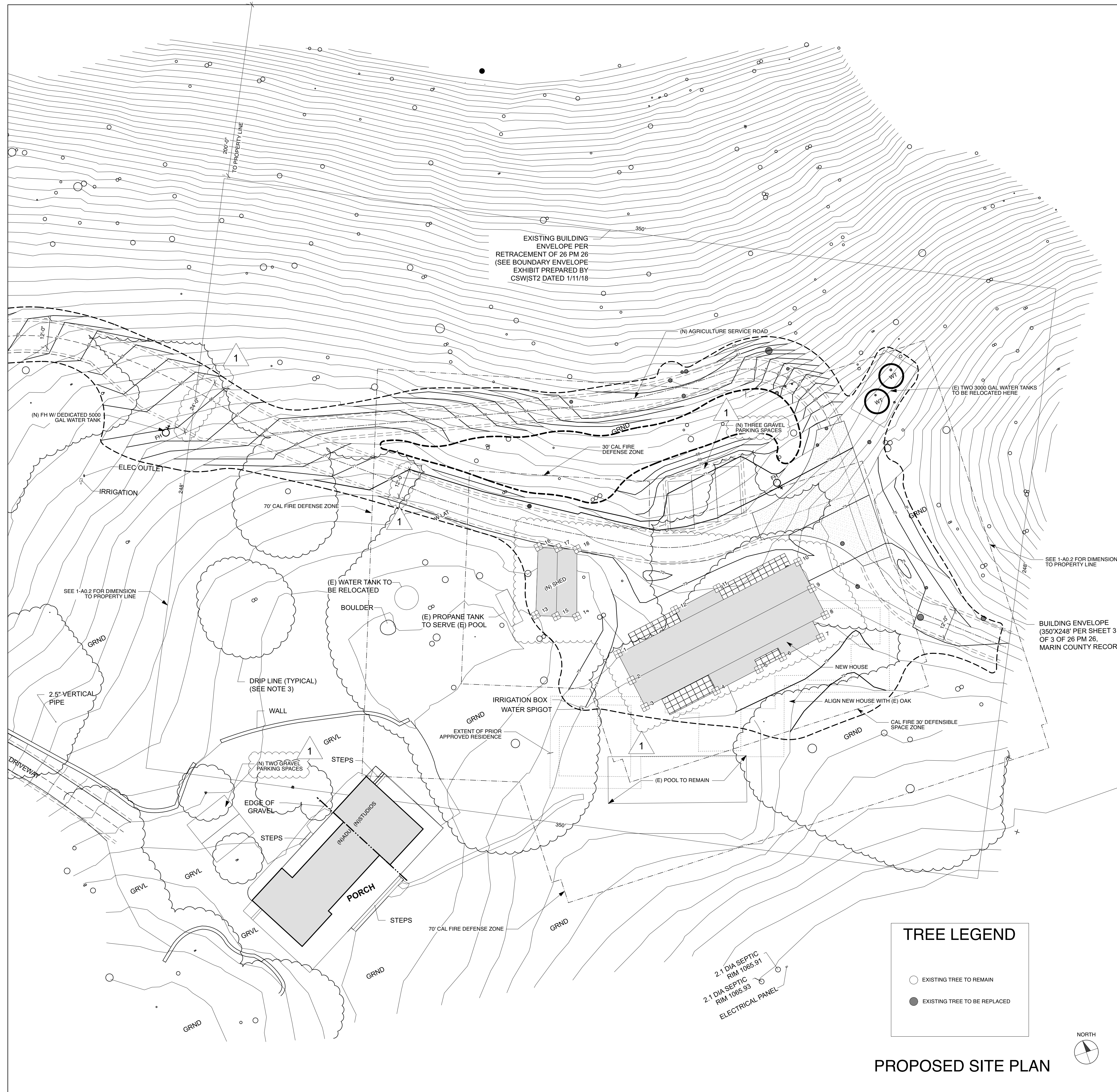
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scale	1" = 20'-0"
revis	PERMIT SET
	PLANCHER REVISIONS JANUARY 8, 2024

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**NOTES:**

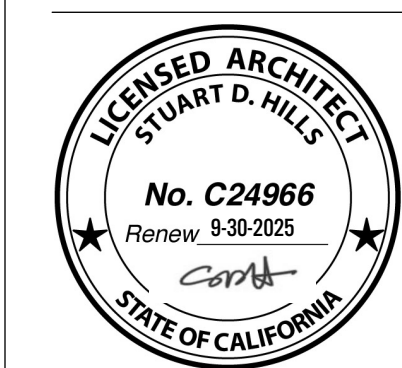
1. REMOVE ALL (E) BRUSH & STUMPS WITHIN 30'-70' CAL FIRE DEFENSE ZONE.
2. MINIMIZE COMBUSTIBLE MATERIAL WITHIN 30' DEFENSIBLE FIRE ZONE. CUT BACK (E) TREES 10' CLEAR OF ROOF & GROUND. SPACE (N) PLANTS @ 10'-15' APART.
3. LIMB ALL TREES WITHIN THE 70' DEFENSIBLE FIRE ZONE 10' AFG
4. CLEAR VEGETATION 5' HORIZONTALLY AND 15' VERTICALLY AT DRIVEWAYS TO ACCOMMODATE FIRE TRUCKS
5. PLANT MATERIALS AND GROUND COVER IN YARD AREAS TO BE DROUGHT TOLERANT. LOCATION OF ANY SEASONAL FLOWERS AND KITCHEN HERB GARDEN TO BE DETERMINED
6. GRADED HILLSIDE AREAS TO BE RETURNED TO NATURAL VEGETATION.
7. (E) TREES WITHIN THE BUILDING ENVELOPE LINE BUT BEYOND CAL FIRE DEFENSIBLE SPACE ZONE TO BE MAINTAINED AND PRESERVED WHERE POSSIBLE.
8. TREE REPLACEMENT WHERE REQUIRED WITHIN BUILDING ENVELOPE SHALL BE PROVIDED IN ACCORDANCE W/ THE MARIN TREE & PRESERVATION ORDINANCE BY REPLACEMENT &/OR IN LIEU OF FEES.
9. THE AREA BEYOND THE "BUILDING ENVELOPE LINE" IS AGRICULTURAL AND TREE PRESERVATION IS AT PROPERTY OWNER'S DISCRETION.
10. PRIOR TO START OF CONSTRUCTION, CONFIRM TREE PROTECTION W/ CIVIL ENGINEER & ARBORIST REPORT
11. HAMMERHEAD TURNAROUND TO MEET MARIN COUNTY FIRE DEPARTMENT STANDARDS
12. VERIFY FIRE HYDRANT LOCATION W/ MARIN COUNTY FIRE DEPARTMENT. CONNECT W/ 6" DIA. PIPE TO WATER TANKS
13. RESURFACE (E) EXPANDED SERVICE ROAD & (N) HAMMERHEAD W/ GRAVEL
14. REFER TO SHEET A1.3 FOR TREE INVENTORY SPECIFYING TREE REMOVAL & TRIMMING OR TREES WITHIN FIRE ZONES
15. (N) VISITOR & AGRICULTURAL PARKING (5 VEHICLES)
16. (N) RESIDENCE PARKING (2 VEHICLES)
17. (E) PARKING FOR (E) RESIDENCE LOCATED TO WEST & NORTH SIDE OF STRUCTURE (6 VEHICLES)
18. LINE @ 100' CAL FIRE DEFENSIBLE SPACE ZONE
19. REFER TO SHEET A0.2 FOR WETLANDS. IMPACT LIMITED TO 100' BEYOND (N) CONSTRUCTION OR THE 100' CAL FIRE DEFENSIBLE LINE
20. TREE SIZES AS PER CIVIL DRAWINGS. REFER TO HORTSCIENCE ARBORIST REPORT & SHEET A1.3

ELEVATION	#
1094'	1
1098'-6"	2
1094'	3
1086'	4
1086'	5
1086'	6
1086'	7
1094'	8
1098'-6"	9
1094'	10
1086'	11
1086'	12
1084'-3"	13
1084'-3"	14
1088'-2"	15
1084'-3"	16
1088'-2"	17
1084'-3"	18



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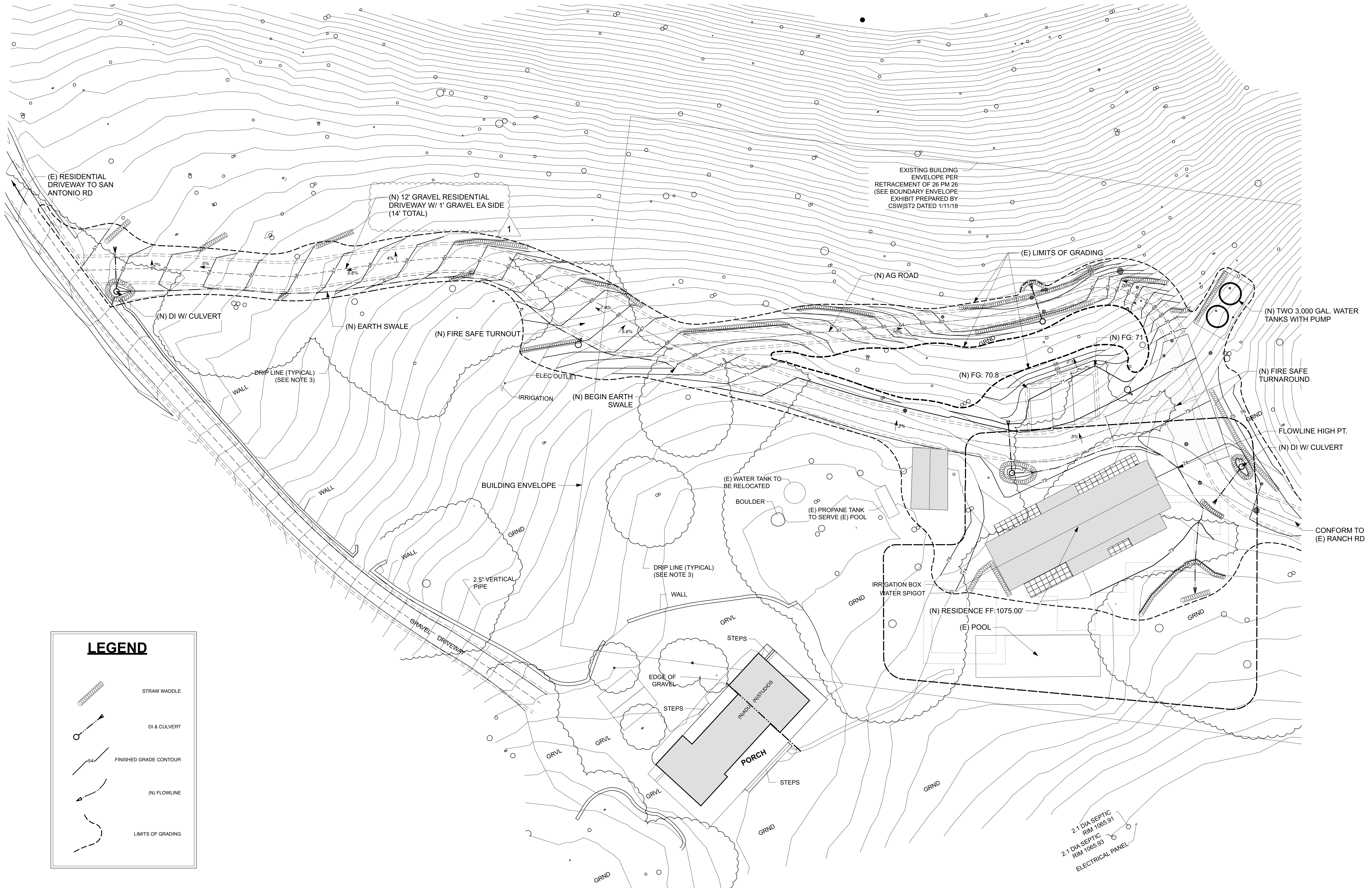
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PETALUMA, CA 94952  
APN: 125-530-04

date | JANUARY 23, 2024  
scale | 1" = 20'-0"  
revis | PERMIT SET  
1 | PLANCHER REVISIONS JANUARY 8, 2024

**A1.1**



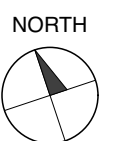
**LEGEND**

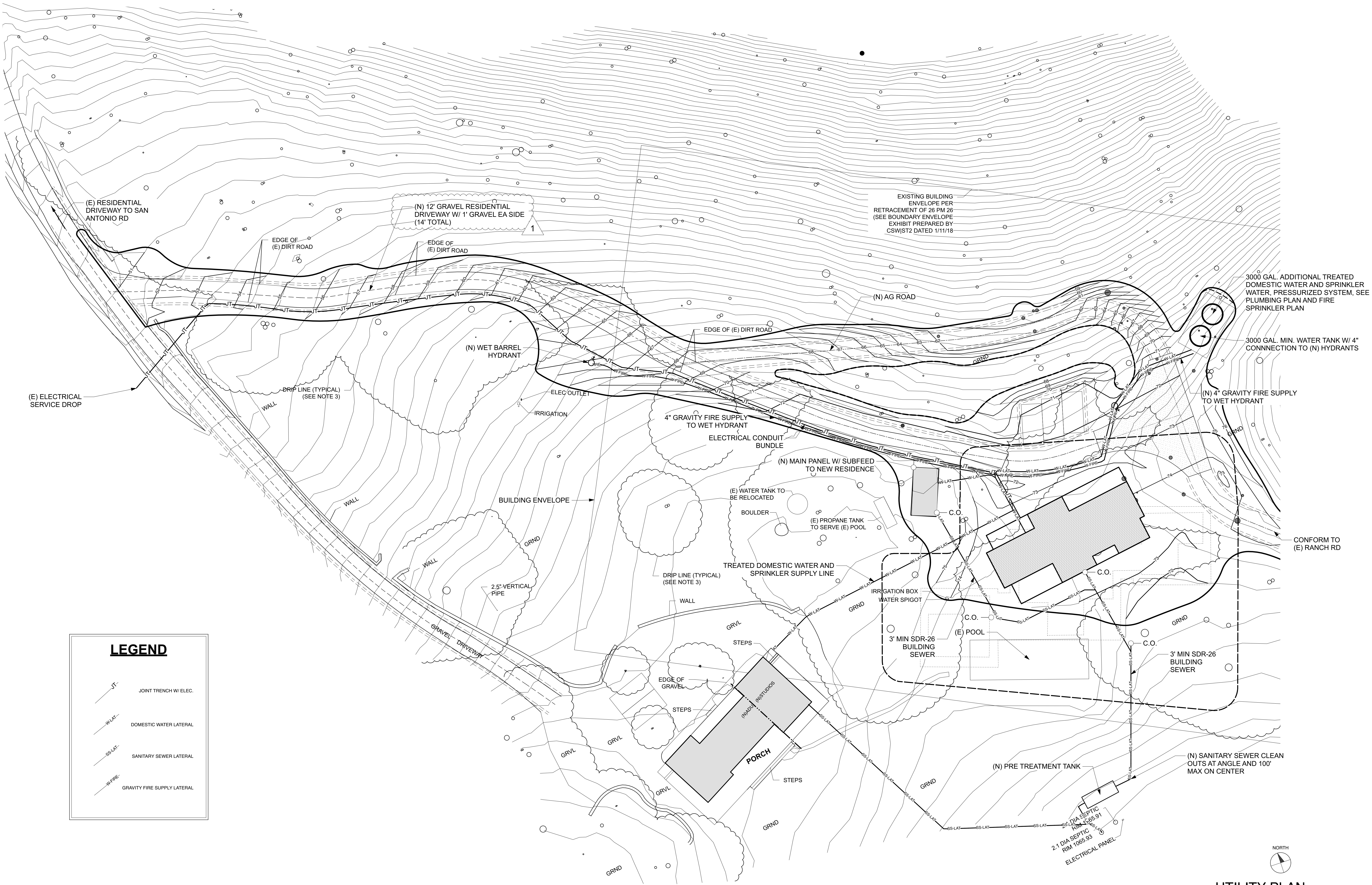
- STRAW WADDLE
- DI & CULVERT
- FINISHED GRADE CONTOUR
- (N) FLOWLINE
- LIMITS OF GRADING

EXISTING BUILDING ENVELOPE PER RETRACEMENT OF 26 PM 26 (SEE BOUNDARY ENVELOPE EXHIBIT PREPARED BY CSWJST2 DATED 1/11/18)



date	JANUARY 23, 2024
scale	1" = 20'-0"
revis	PERMIT SET
	PLANCHCK REVISIONS JANUARY 8, 2024



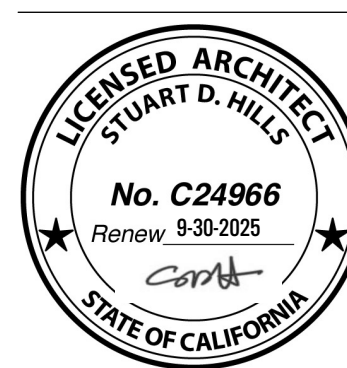


LEGEND	
—JT—	JOINT TRENCH W/ ELEC.
—W-LAT—	DOMESTIC WATER LATERAL
—SS-LAT—	SANITARY SEWER LATERAL
—W-FIRE—	GRAVITY FIRE SUPPLY LATERAL

date JANUARY 23, 2024  
 scale 1" = 20'-0"  
 revis PERMIT SET  
 PLANCHER REVISIONS  
 JANUARY 8, 2024

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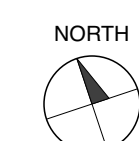
**APPARATUS ARCHITECTURE**



**NEW RESIDENCE**  
**1495 SAN ANTONIO ROAD**  
 PETALUMA, CA 94952  
 APN: 125-530-04

**A1.3**

UTILITY PLAN



EXISTING BUILDING ENVELOPE PER RETRACEMENT OF 26 PM 26 (SEE BOUNDARY ENVELOPE EXHIBIT PREPARED BY CSW/ST2 DATED 1/11/18)

3000 GAL. ADDITIONAL TREATED DOMESTIC WATER AND SPRINKLER WATER, PRESSURIZED SYSTEM, SEE PLUMBING PLAN AND FIRE SPRINKLER PLAN

3000 GAL. MIN. WATER TANK W/ 4" CONNECTION TO (N) HYDRANTS

(N) 4" GRAVITY FIRE SUPPLY TO WET HYDRANT

CONFORM TO (E) RANCH RD

2.1 DIA SEPTIC RIM 1065.93  
 2.1 DIA SEPTIC RIM 1065.93  
 ELECTRICAL PANEL

(N) PRE TREATMENT TANK

(N) SANITARY SEWER CLEAN OUTS AT ANGLE AND 100' MAX ON CENTER

3' MIN SDR-26 BUILDING SEWER

3' MIN SDR-26 BUILDING SEWER

(E) PROANE TANK TO SERVE (E) POOL

TREATED DOMESTIC WATER AND SPRINKLER SUPPLY LINE

4" GRAVITY FIRE SUPPLY TO WET HYDRANT

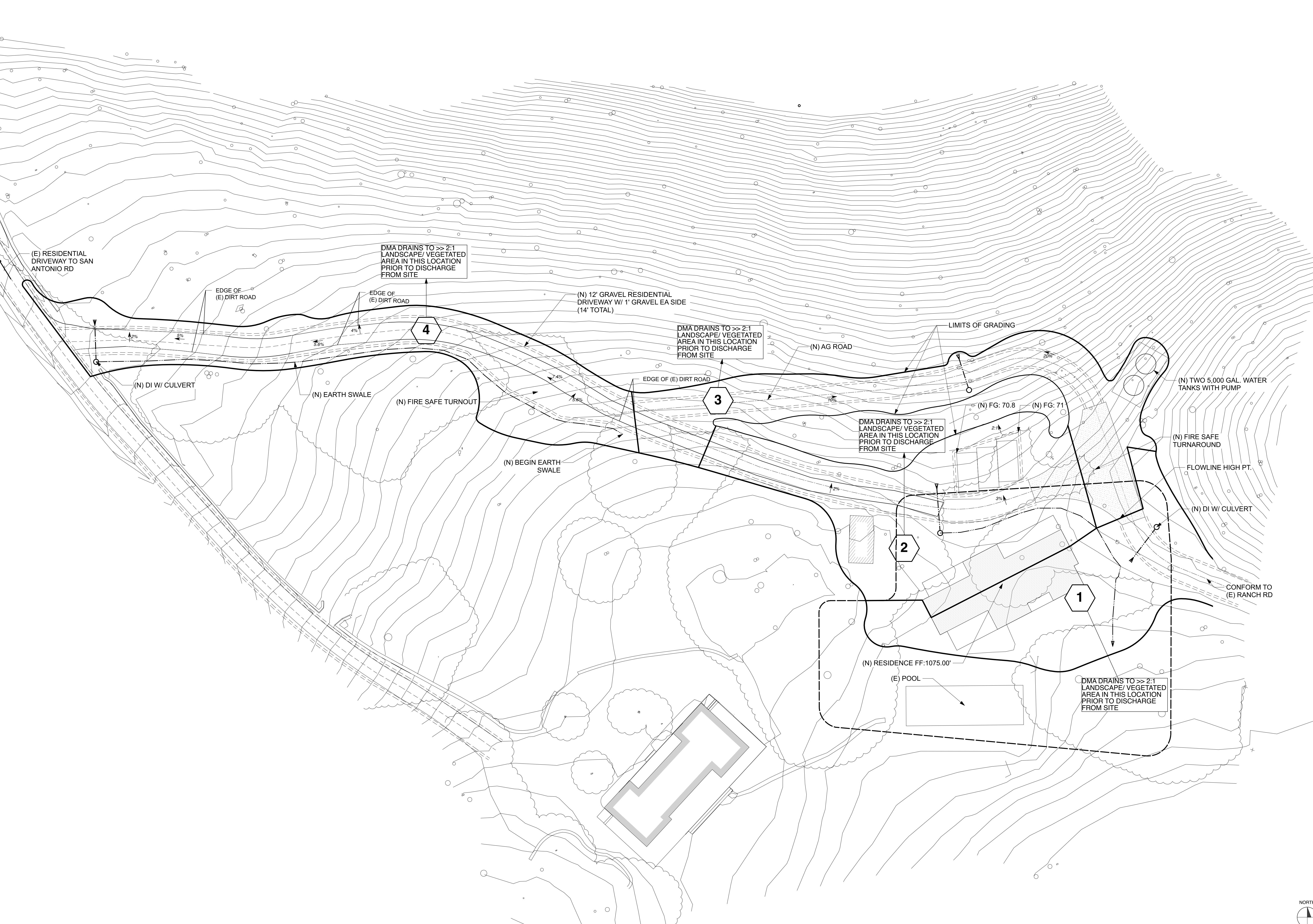
(N) MAIN PANEL W/ SUBFEED TO NEW RESIDENCE

(N) WET BARREL HYDRANT

(N) 12" GRAVEL RESIDENTIAL DRIVEWAY W/ 1" GRAVEL EA SIDE (14' TOTAL)

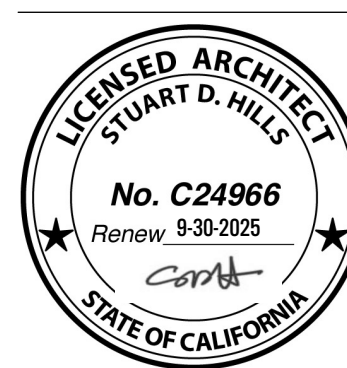
(E) RESIDENTIAL DRIVEWAY TO SAN ANTONIO RD

(E) ELECTRICAL SERVICE DROP



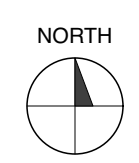
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**APPARATUS ARCHITECTURE**



**NEW RESIDENCE**  
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APN: 125-530-04

date	JANUARY 23, 2024
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1	PLANCHECK REVISIONS JANUARY 8, 2024

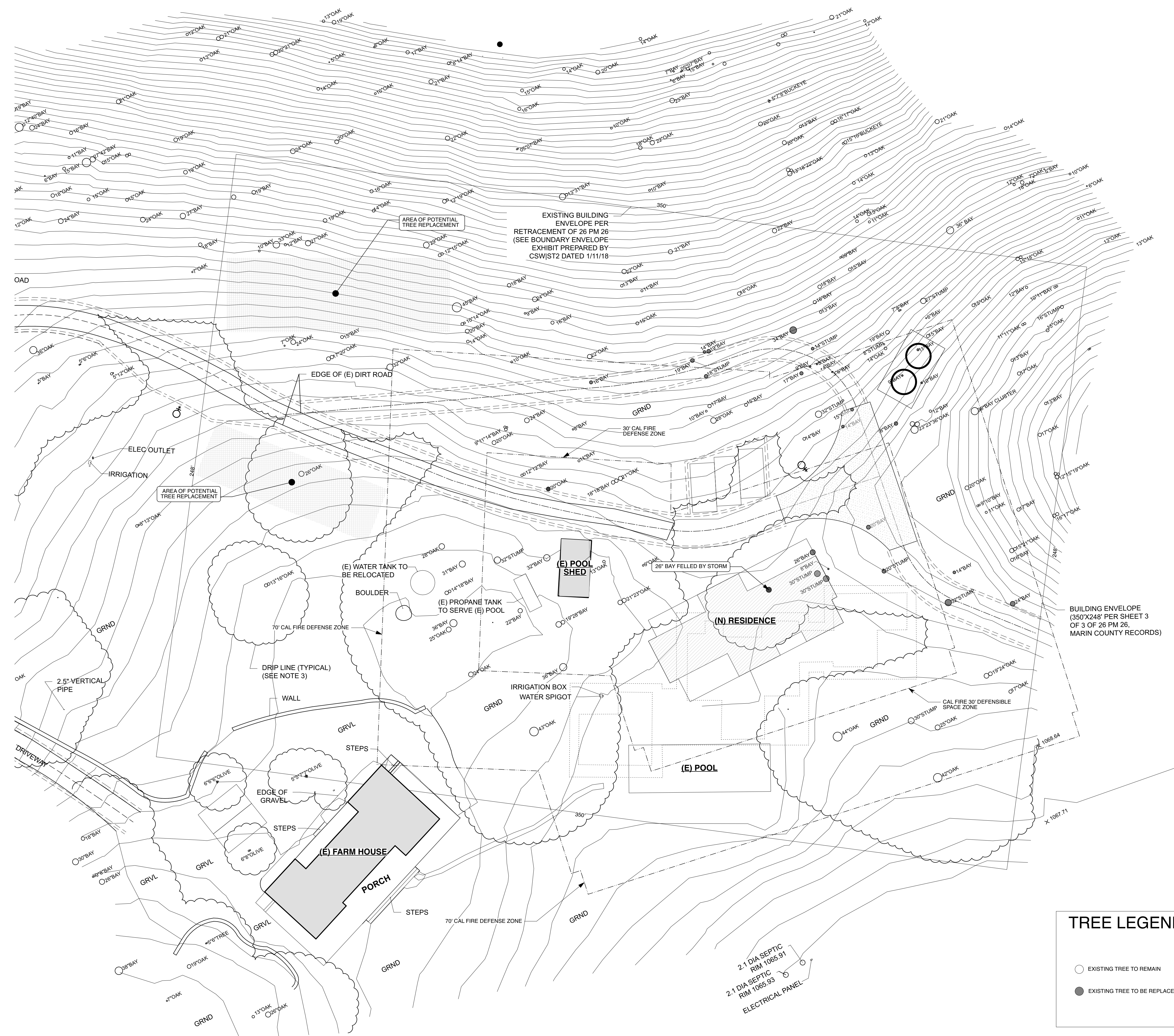


STORM WATER CONTROL PLAN

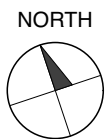
**A1.4**

**NOTES:**

1. REMOVE ALL (E) BRUSH & STUMPS WITHIN 30'-70' CAL FIRE DEFENSE ZONE.
2. MINIMIZE COMBUSTIBLE MATERIAL WITHIN 30' DEFENSIBLE FIRE ZONE. CUT BACK (E) TREES 10' CLEAR OF ROOF & GROUND. SPACE (N) PLANTS @ 10-15' APART.
3. LIMB ALL TREES WITHIN THE 70' DEFENSIBLE FIRE ZONE 10' AFG
4. CLEAR VEGETATION 5' HORIZONTALLY AND 15' VERTICALLY AT DRIVEWAYS TO ACCOMMODATE FIRE TRUCKS
5. PLANT MATERIALS AND GROUND COVER IN YARD AREAS TO BE DROUGHT TOLERANT. LOCATION OF ANY SEASONAL FLOWERS AND KITCHEN HERB GARDEN TO BE DETERMINED
6. GRADED HILLSIDE AREAS TO BE RETURNED TO NATURAL VEGETATION.
7. (E) TREES WITHIN THE BUILDING ENVELOPE LINE BUT BEYOND CAL FIRE DEFENSIBLE SPACE ZONE TO BE MAINTAINED AND PRESERVED WHERE POSSIBLE.
8. TREE REPLACEMENT WHERE REQUIRED WITHIN BUILDING ENVELOPE SHALL BE PROVIDED IN ACCORDANCE W/ THE MARIN TREE & PRESERVATION ORDINANCE BY REPLACEMENT &/OR IN LIEU OF FEES.
9. THE AREA BEYOND THE "BUILDING ENVELOPE LINE" IS AGRICULTURAL AND TREE PRESERVATION IS AT PROPERTY OWNER'S DISCRETION.
10. PRIOR TO START OF CONSTRUCTION, CONFIRM TREE PROTECTION W/ CIVIL ENGINEER & ARBORIST REPORT
11. HAMMERHEAD TURNAROUND TO MEET MARIN COUNTY FIRE DEPARTMENT STANDARDS
12. VERIFY FIRE HYDRANT LOCATION W/ MARIN COUNTY FIRE DEPARTMENT. CONNECT W/ 6" DIA. PIPE TO WATER TANKS
13. RESURFACE (E) EXPANDED SERVICE ROAD & (N) HAMMERHEAD W/ GRAVEL
14. REFER TO SHEET A1.3 FOR TREE INVENTORY SPECIFYING TREE REMOVAL & TRIMMING OR TREES WITHIN FIRE ZONES
15. (N) VISITOR & AGRICULTURAL PARKING (5 VEHICLES)
16. (N) RESIDENCE PARKING (2 VEHICLES)
17. (E) PARKING FOR (E) RESIDENCE LOCATED TO WEST & NORTH SIDE OF STRUCTURE (5 VEHICLES)
18. LINE @ 100' CAL FIRE DEFENSIBLE SPACE ZONE
19. REFER TO SHEET A0.2 FOR WETLANDS. IMPACT LIMITED TO 100' BEYOND (N) CONSTRUCTION OR THE 100' CAL FIRE DEFENSIBLE LINE
20. TREE SIZES AS PER CIVIL DRAWINGS. REFER TO HORTSCIENCE ARBORIST REPORT & SHEET A1.3



TREE LEGEND	
○	EXISTING TREE TO REMAIN
●	EXISTING TREE TO BE REPLACED



**TREE REMOVAL PLAN**

date	JANUARY 23, 2024
scale	1" = 20'-0"
revis	PERMIT SET
	PLAN CHECK REVISIONS
	JANUARY 8, 2024

**A1.5**

**NEW RESIDENCE**  
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**APPARATUS ARCHITECTURE**

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BUILDING ENVELOPE  
 (350'X248' PER SHEET 3  
 OF 3 OF 26 PM 26,  
 MARIN COUNTY RECORDS)

EXISTING BUILDING  
 ENVELOPE PER  
 RETRACEMENT OF 26 PM 26  
 (SEE BOUNDARY ENVELOPE  
 EXHIBIT PREPARED BY  
 CSWJST2 DATED 1/11/18)

EDGE OF (E) DIRT ROAD

(E) POOL  
 SHED

(N) RESIDENCE

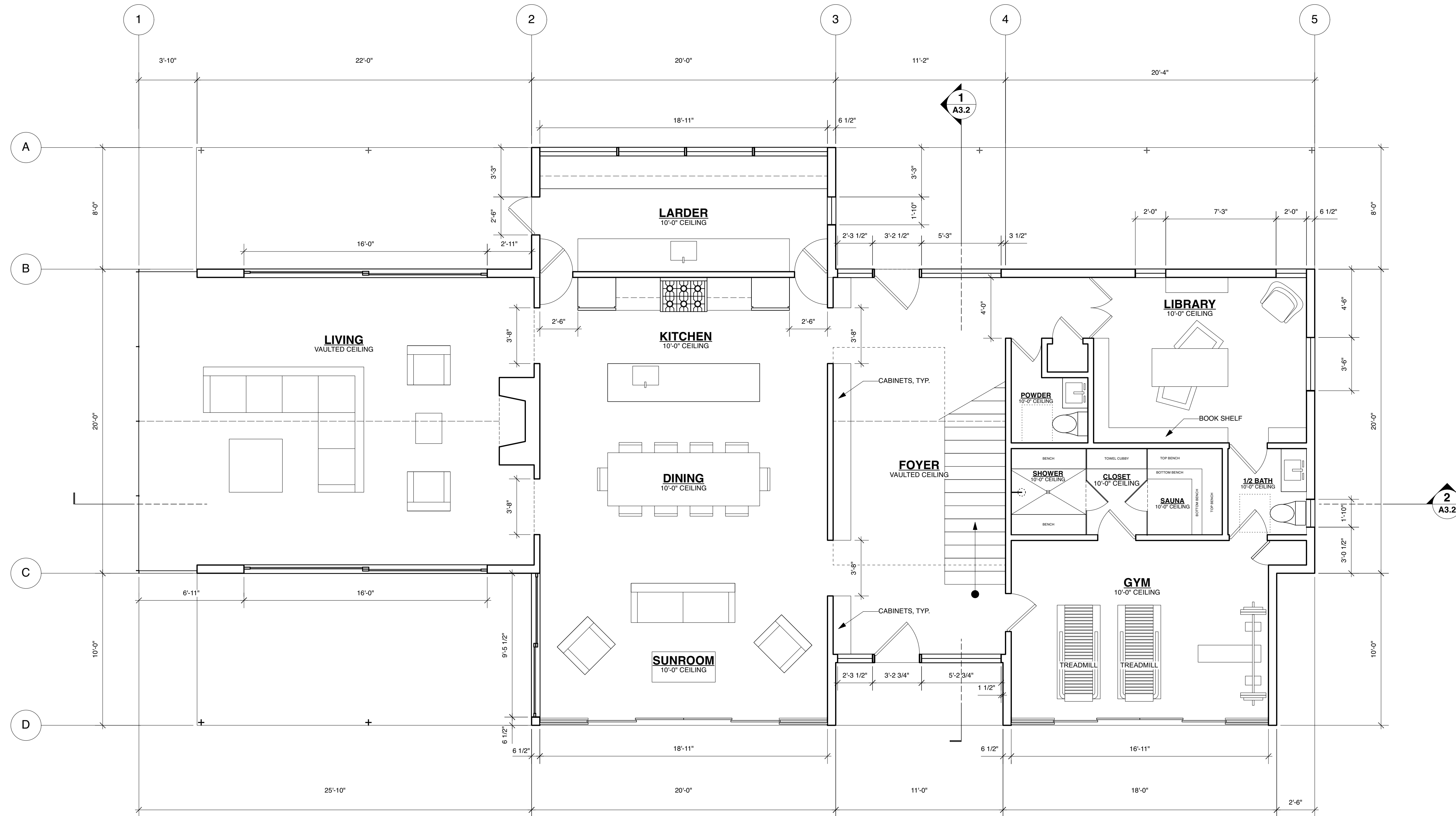
(E) FARM HOUSE  
 PORCH

2.1 DIA SEPTIC  
 RIM 1065.31  
 2.1 DIA SEPTIC  
 RIM 1065.93  
 ELECTRICAL PANEL



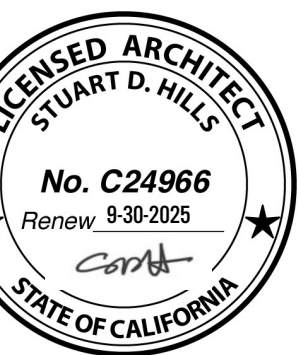
**GENERAL NOTES:**

1. ALL WORK SHALL COMPLY WITH ALL RULES AND REGULATIONS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE WORK.
2. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. NO CHANGES SHALL BE MADE TO ANY PLAN WITHOUT PRIOR COMMENT OF THE ARCHITECT.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
4. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF HE CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THE DRAWINGS.



MAIN LEVEL FLOOR PLAN - PROPOSED

**APPARATUS ARCHITECTURE**



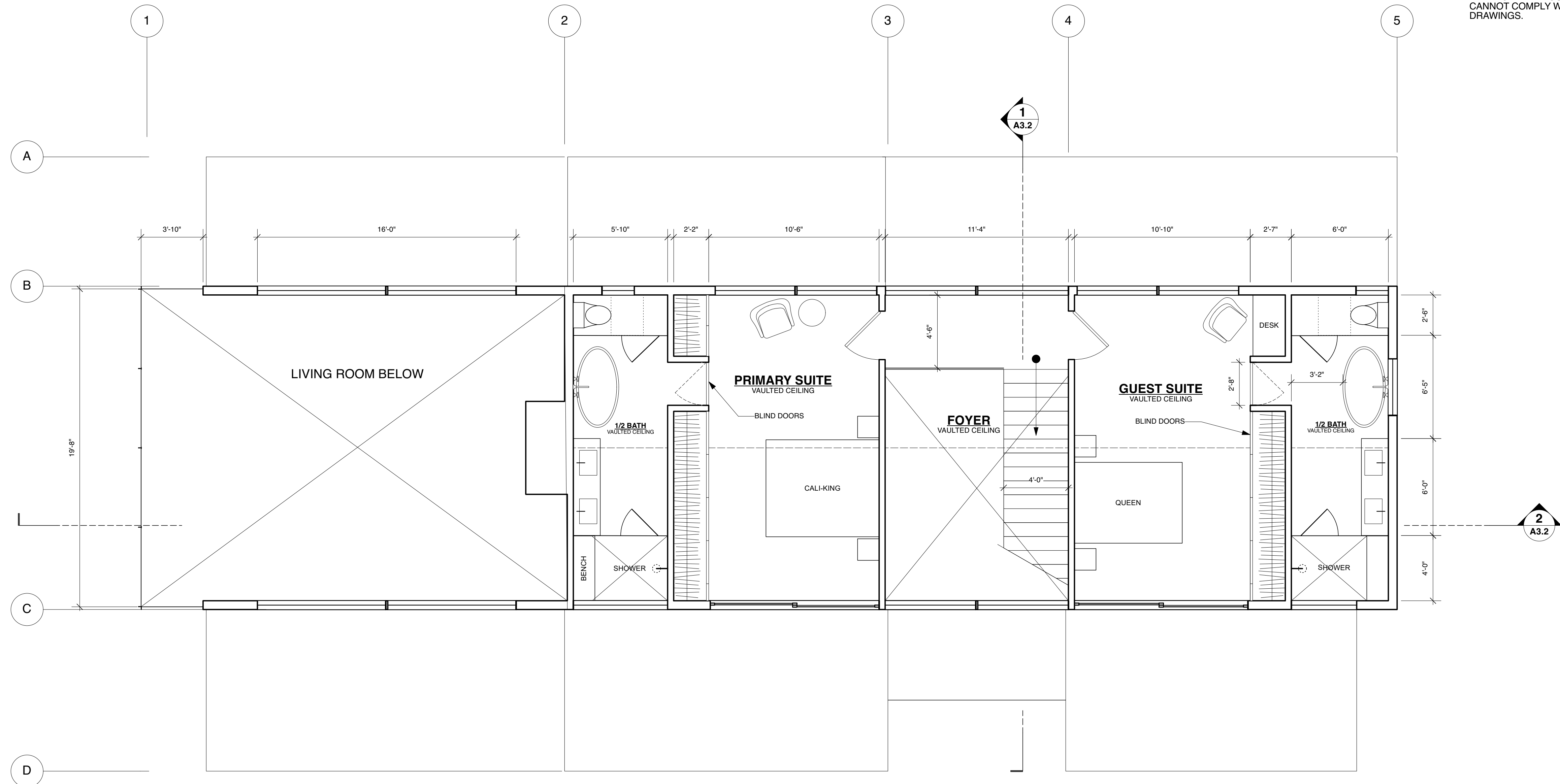
**NEW RESIDENCE**  
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date	JANUARY 23, 2024
scale	1/4" = 1'-0"
revis	PERMIT SET
1	PLANCHUCK REVISIONS JANUARY 8, 2024

**A2.0**

**GENERAL NOTES:**

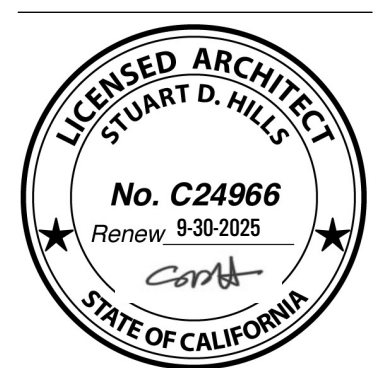
1. ALL WORK SHALL COMPLY WITH ALL RULES AND REGULATIONS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE WORK.
2. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. NO CHANGES SHALL BE MADE TO ANY PLAN WITHOUT PRIOR COMMENT OF THE ARCHITECT.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
4. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF HE CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THE DRAWINGS.



SECOND LEVEL FLOOR PLAN - PROPOSED

date	JANUARY 23, 2024
scale	1/4" = 1'-0"
revis	PERMIT SET
	PLANCHICK REVISIONS
1	JANUARY 8, 2024

**NEW RESIDENCE**  
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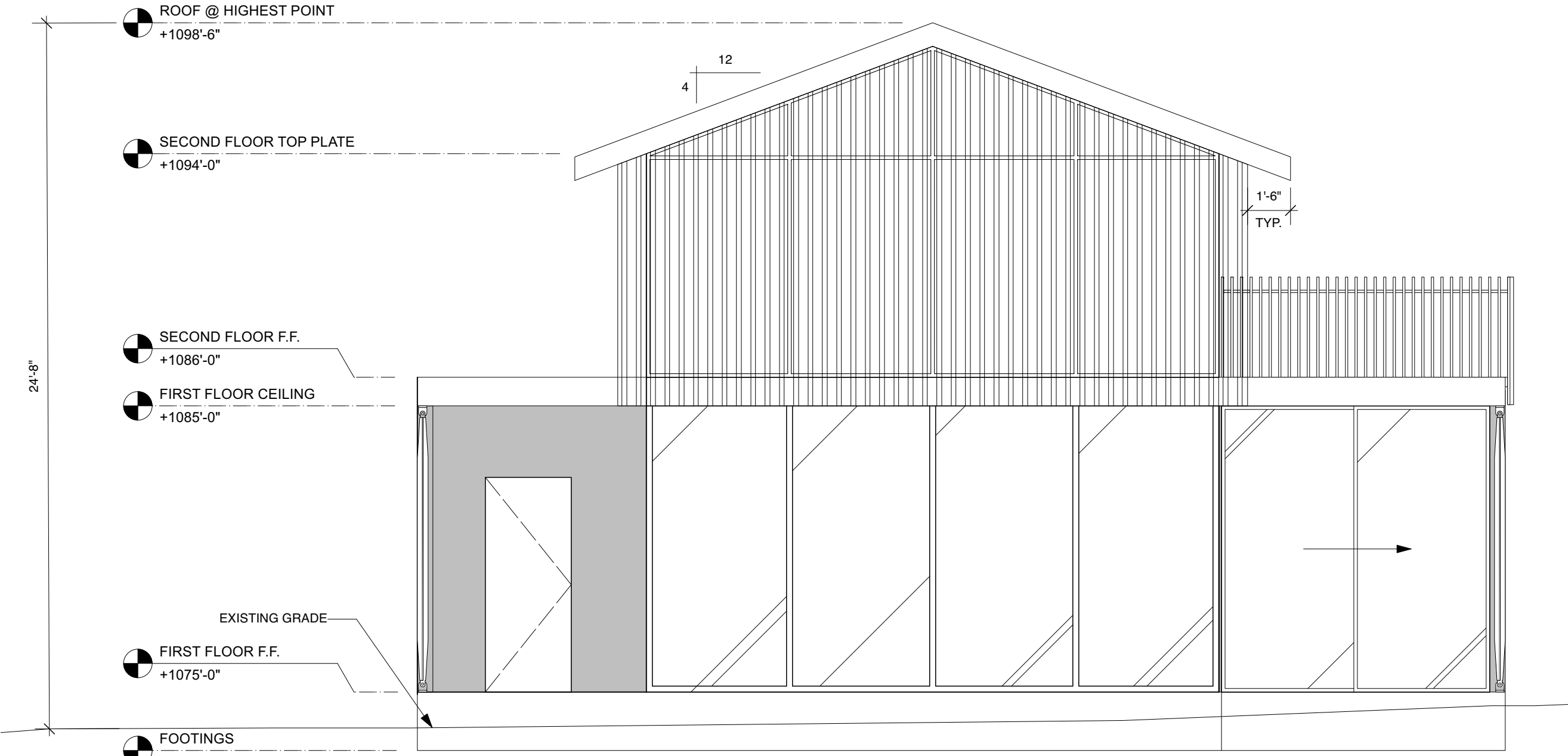


**APPARATUS ARCHITECTURE**

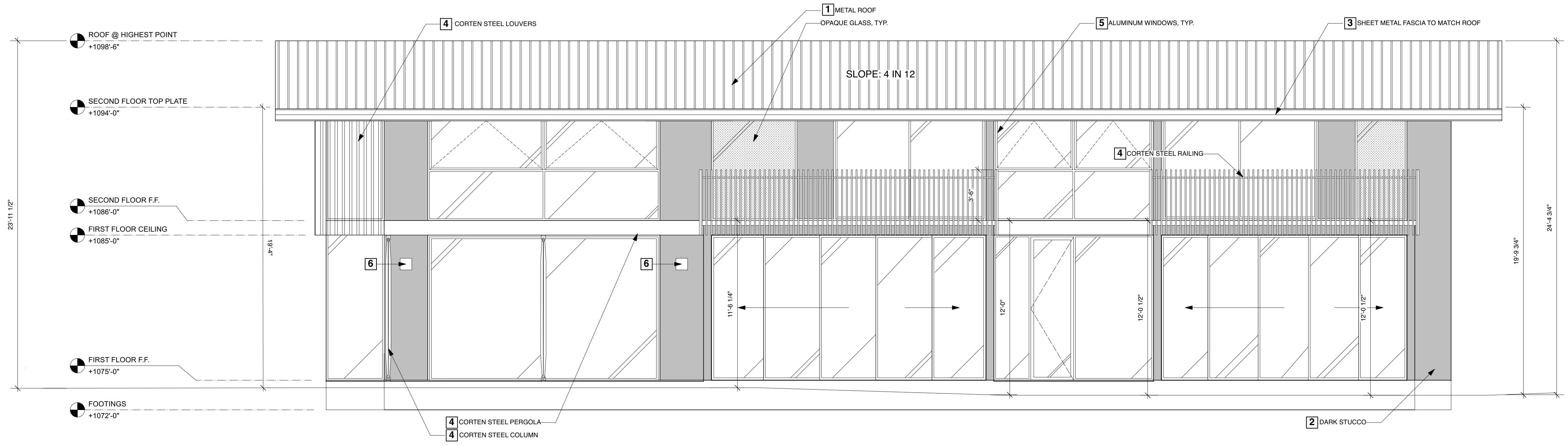
449 18th Street  
 San Francisco, CA 94114  
 t: (415) 755-0904  
 e: info@apparatus.com

**A2.1**

EXTERIOR MATERIALS AND COLORS	
1	DARK BRONZE STEEL ROOF
2	DARK SLATE STUCCO
3	SHEET METAL TRIM/FASCIA TO MATCH ROOF
4	CORTEN STEEL
5	DARK BRONZE ALUM. CLAD WINDOW/ DOOR
6	HUNZA HIGH POWER WALL DOWN LIGHT



WEST ELEVATION

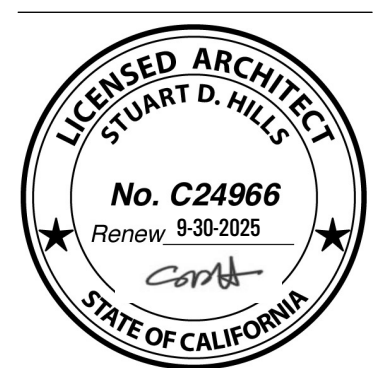


SOUTH ELEVATION

PROPOSED ELEVATIONS

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APPARATUS ARCHITECTURE

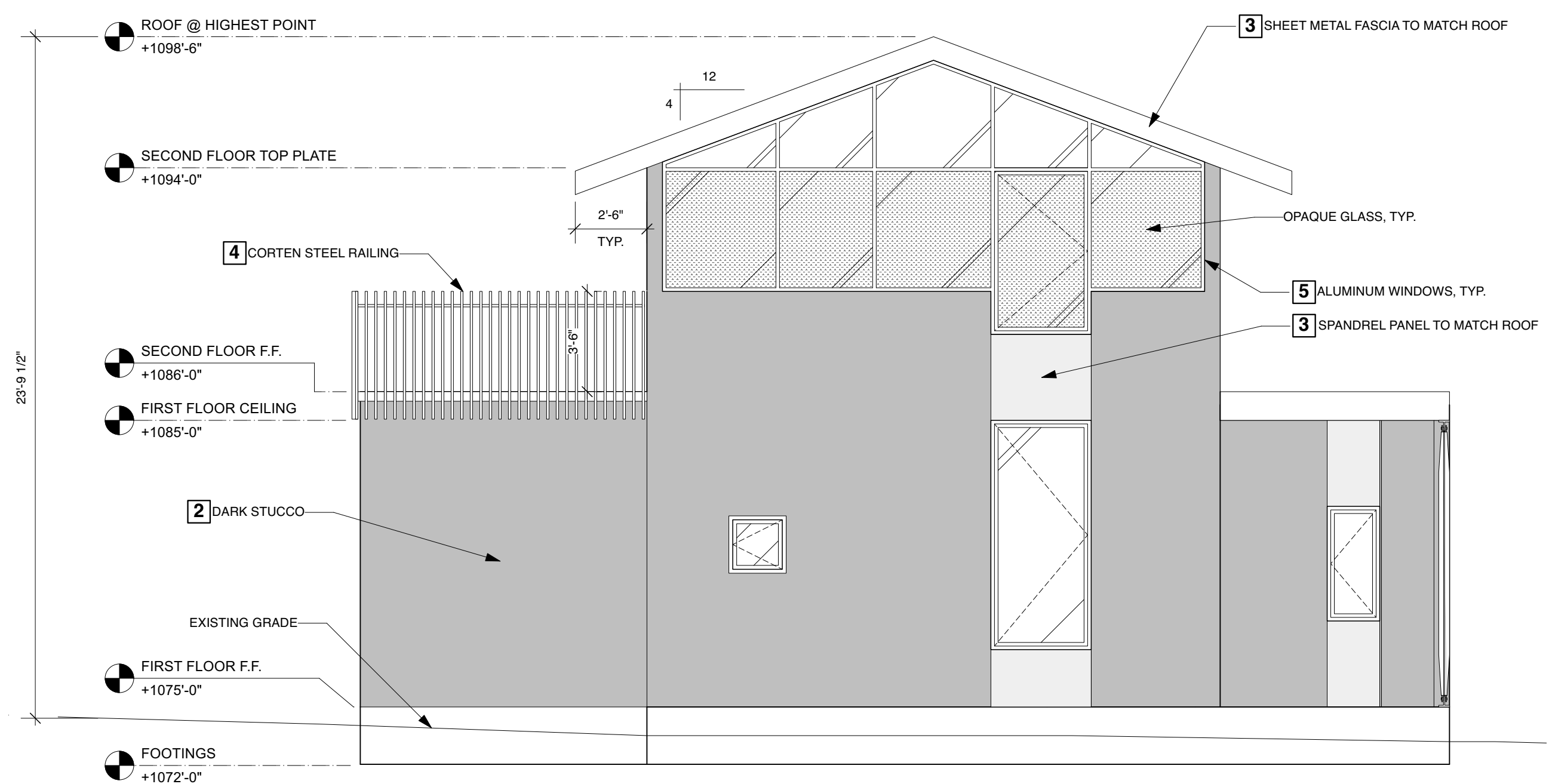


NEW RESIDENCE  
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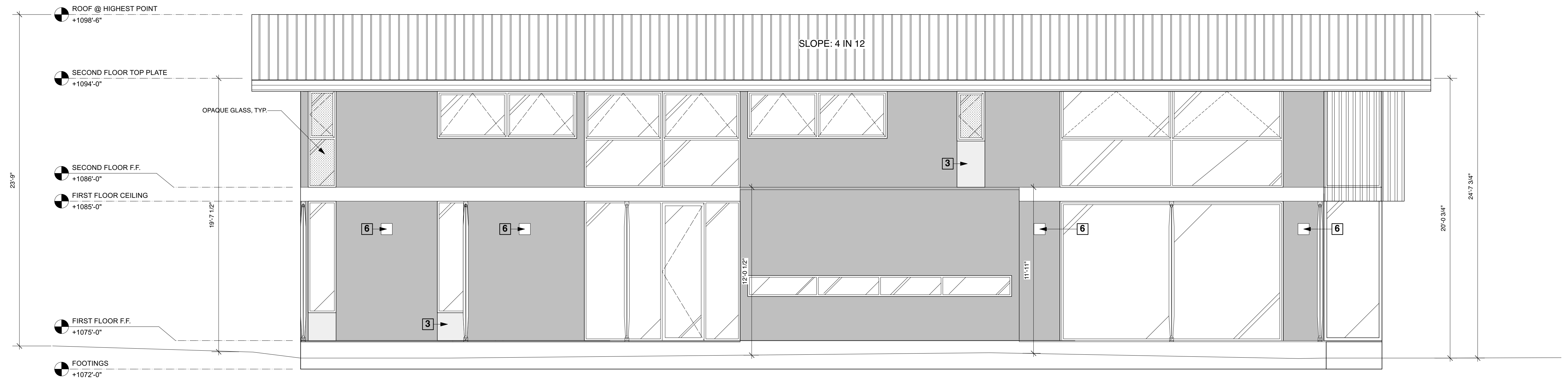
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revis	PERMIT SET
	PLANCHER REVISIONS JANUARY 8, 2024

A3.0

EXTERIOR MATERIALS AND COLORS	
1	DARK BRONZE STEEL ROOF
2	DARK SLATE STUCCO
3	SHEET METAL TRIM/FASCIA TO MATCH ROOF
4	CORTEN STEEL
5	DARK BRONZE ALUM. CLAD WINDOW/ DOOR
6	HUNZA HIGH POWER WALL DOWN LIGHT



EAST ELEVATION

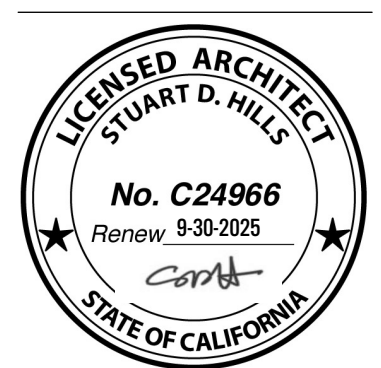


NORTH ELEVATION

PROPOSED ELEVATIONS

4450 18th Street  
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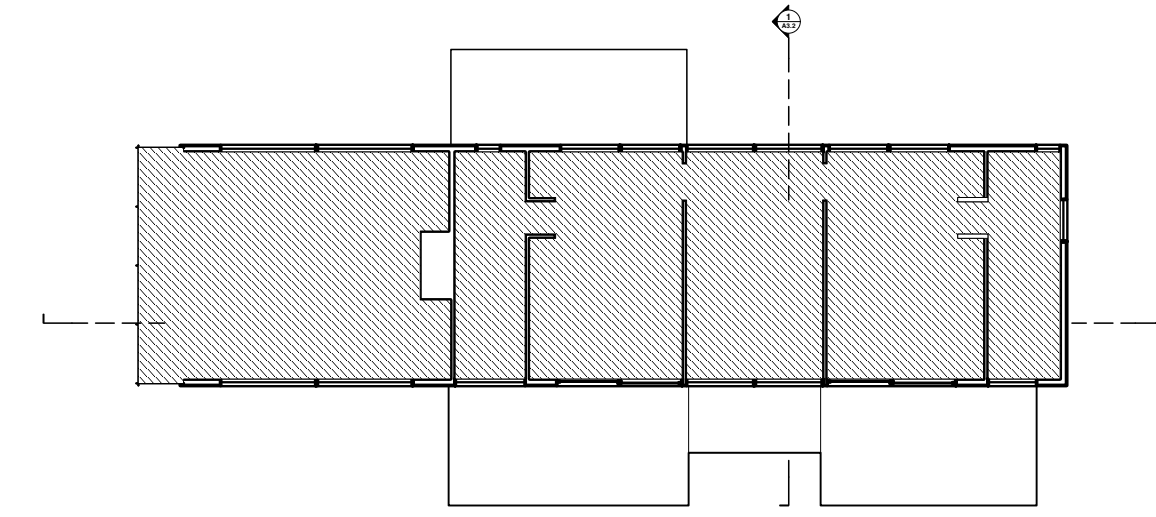
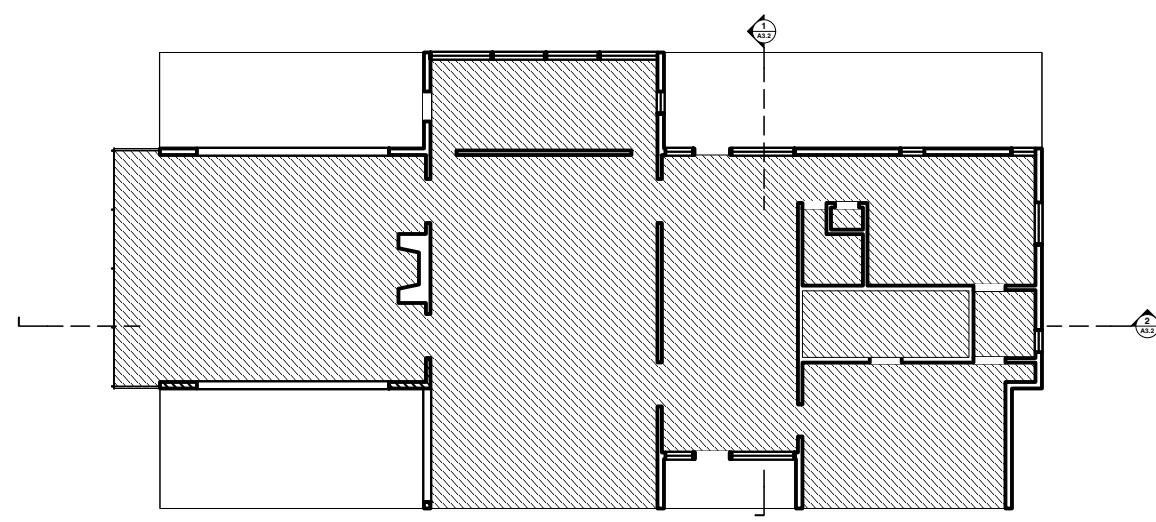
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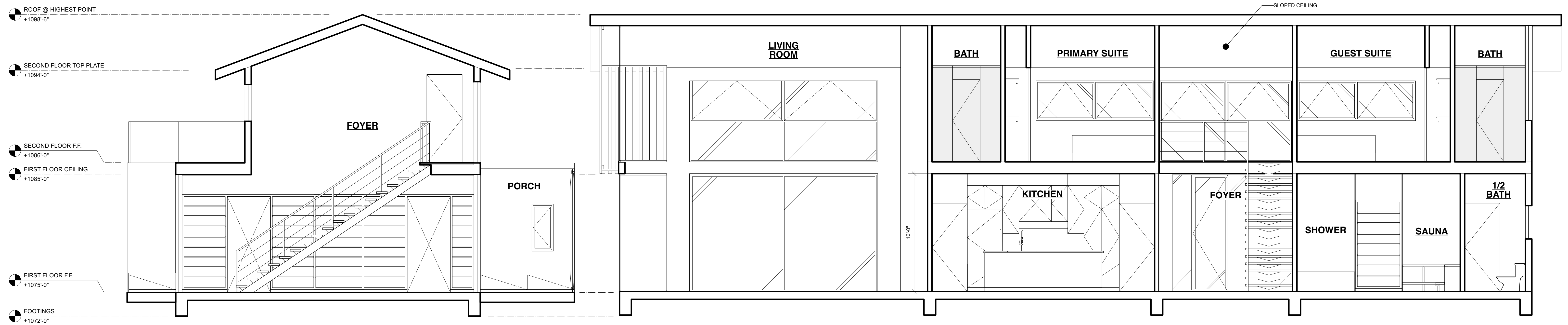
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PETALUMA, CA 94952  
APN: 125-530-04

date	JANUARY 23, 2024
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revis	PERMIT SET
	PLANCHER REVISIONS JANUARY 8, 2024

A3.1



SECTIONS - PROPOSED

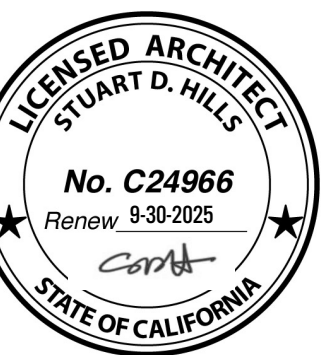


SECTIONS - PROPOSED

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449 18th Street  
San Francisco, CA 94114

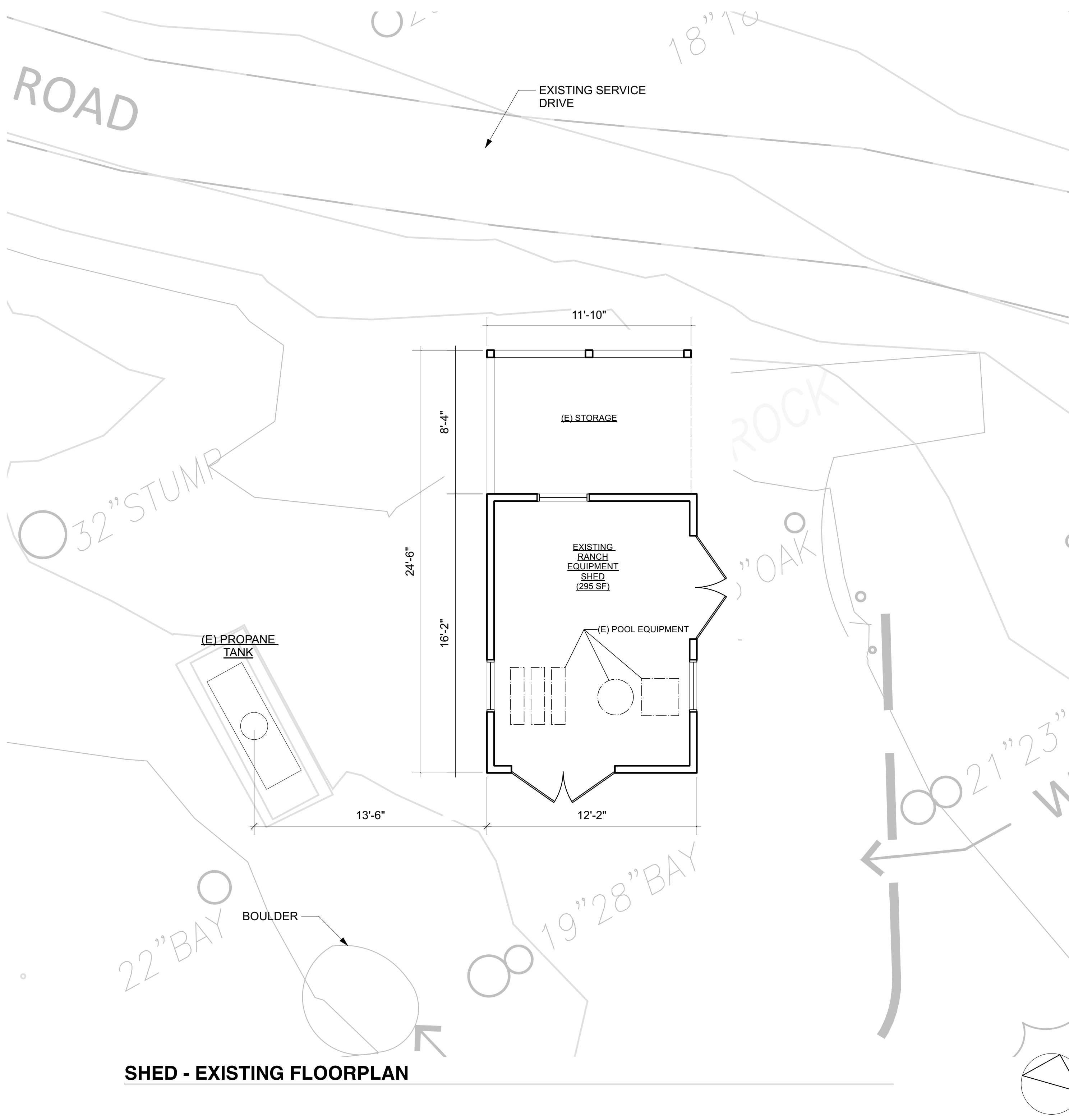
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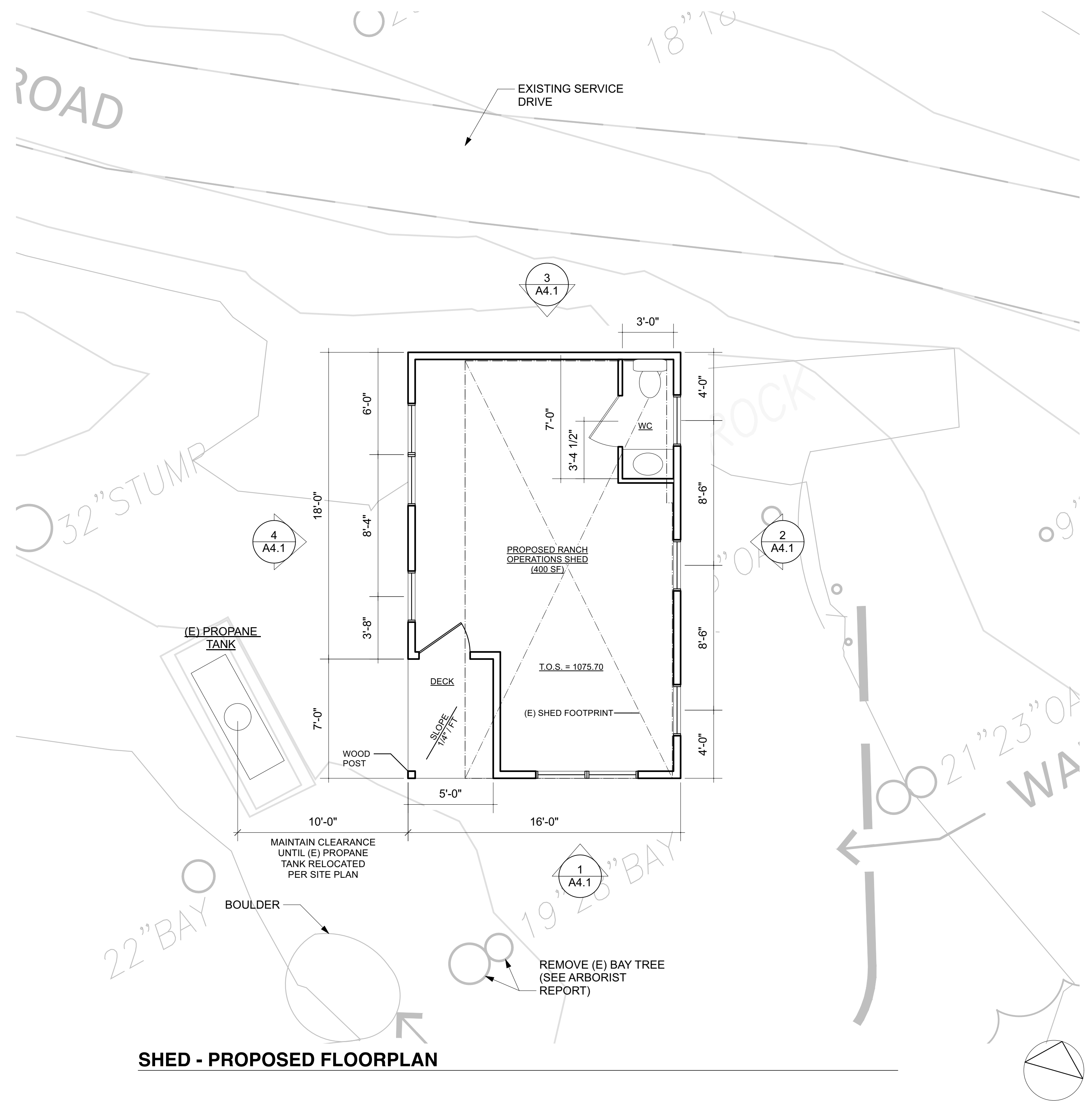
**NEW RESIDENCE**  
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scale	1/4" = 1'-0"
revis	PERMIT SET
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	JANUARY 8, 2024

**A3.2**



SHED - EXISTING FLOORPLAN



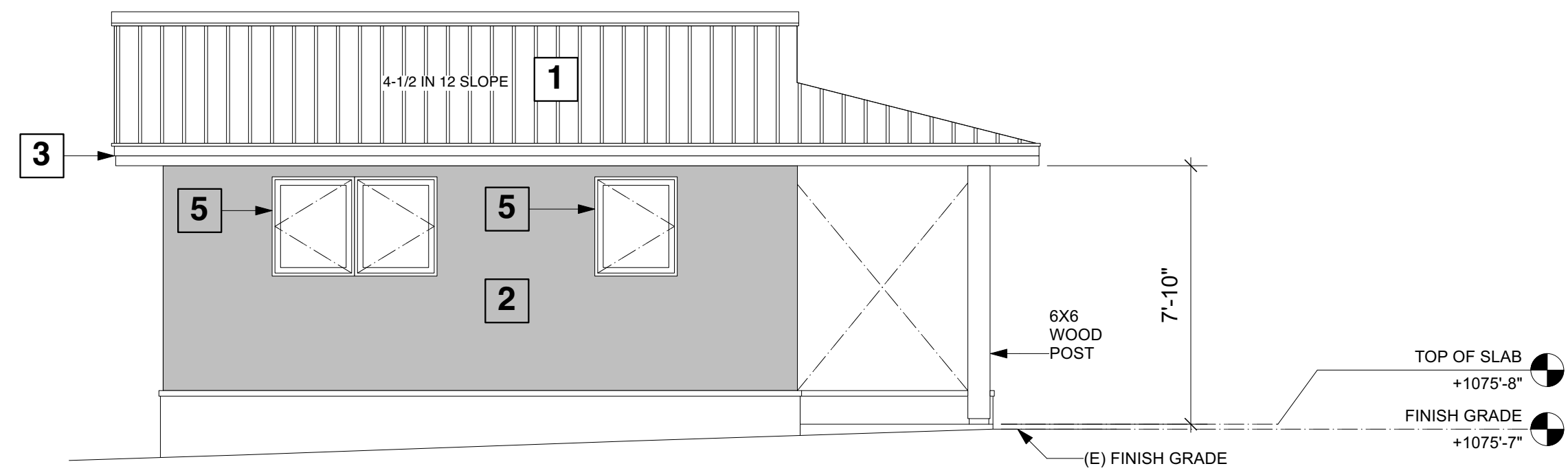
SHED - PROPOSED FLOORPLAN

CONSTRUCTION NOTES

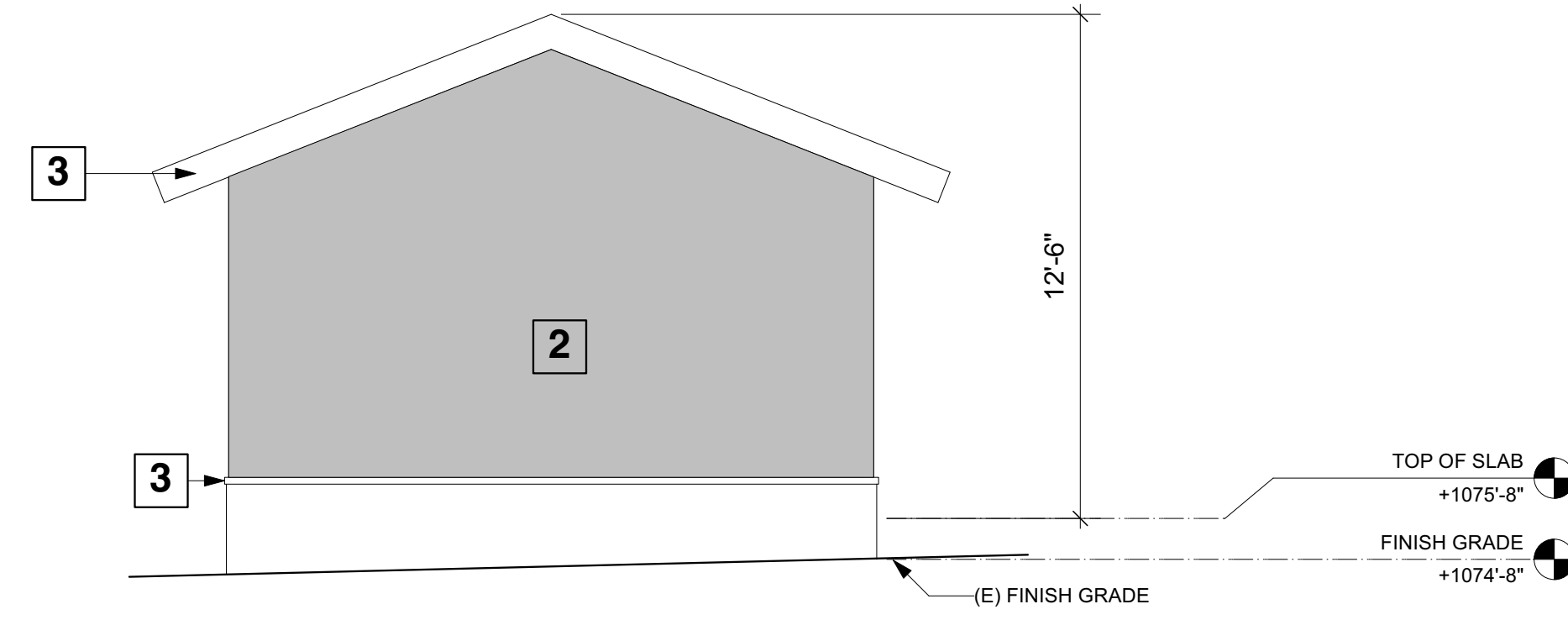
1. FINISHES: (E) SHED TO BE DEMOLISHED IN ITS ENTIRELY & REPLACED W/ (N) SHED PER PLAN 2 THIS SHEET. ALL EXTERIOR FINISHES TO MATCH (N) PRIMARY RESIDENCE. REFER TO SHEET A3.2. ALL EXTERIOR MATERIALS I.E. NEW DOORS, WINDOWS, SIDING MUST COMPLY W/ REQUIREMENTS FOR WUI ZONE. (1-HR RATING)
2. WINDOWS: ALL WINDOWS TO BE DUAL-GLAZED, LOW-E W/TEMPERED GLAZING BOTH PANES.
3. THRESHOLDS: MAX. OFFSET OF 1" @ ALL OUT SWINGING EXTERIOR DOORS.
4. WEATHER-STRIPPING: PROVIDE WEATHER STRIPPING @ ALL EXTERIOR DOORS.
5. WALL: ALL WALLS TO BE 2X6 DOUGLAS FIR @ 16" OC UON.
6. THERMAL INSULATION: ALL EXTERIOR WALLS TO RECEIVE R13 WALL INSULATION. ROOF JOISTS TO RECEIVE R13 BATT.
7. VAPOR BARRIER: PROVIDE VAPOR BARRIER BELOW CONCRETE FLOOR SLAB
8. ROOFING: PROVIDE "CLASS A" ASSEMBLY. INSTALL PER MANUFACTURER'S STANDARDS.
9. DRYWALL: BATHROOM WALLS SHALL RECEIVE WATER-RESISTANT BOARD TO MIN. HEIGHT OF 48" TYPICAL.
10. SAFETY GLAZING: PROVIDE TEMPERED OR LAMINATED SAFETY GLASS AT ANY GLAZING WITHIN A DOOR, WITHIN 18" OF FINISH FLOOR, CLOSER THAN 12" TO SIDE OF DOOR AND/OR WITHIN 5' OF A STAIR. REFER TO CRC 308.
11. ACCESS DOORS: PROVIDE MIN. 18:" X 24" ACCESS DOOR TO ANY CRAWLSPACE AND 22" X 30" TO ANY ATTIC SPACE.
12. WATER-FLOW: PROVIDE LOW-FLOW DEVICES OR FIXTURES WITH MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI IN ALL LAVATORIES AND NO MORE THAN 1.28 GALLONS/FLUSH & CERTIFIED PER EPA SPECIFICATIONS. MAINTAIN MIN. 15" CLEARANCE FROM CENTER LINE OF TOILET TO SIDE WALL OR OBSTRUCTION AND 24" W CLEAR SPACE IN FRONT OF TOILET FIXTURE.
13. WATER-HEATERS: PROVIDE ON DEMAND HOT WATER HEATER EXTERIOR MOUND ATTACHED DIRECTLY TO FRAMING.
14. PROPANE TANK: (E) PPROPANE TANK TO BE RELOCATED PER SITE PLAN SHEET A1.0. IF CONSTRUCTION OF (N) SHED PREDATES RELOCATION OF (E) TANK, CONTRACTOR TO MAINTAIN 10' CLEARANCE AS NOTED THIS SHEET PLAN 2.
15. WATER TANK: (E) SHED CONNECTED TO (E) WATER TANK. MAINTAIN CONNECTION PENDING RELOCATION OF TANK FOR PROPOSED SITE PLAN SHEET A1.1.

**EXTERIOR MATERIALS AND COLORS**

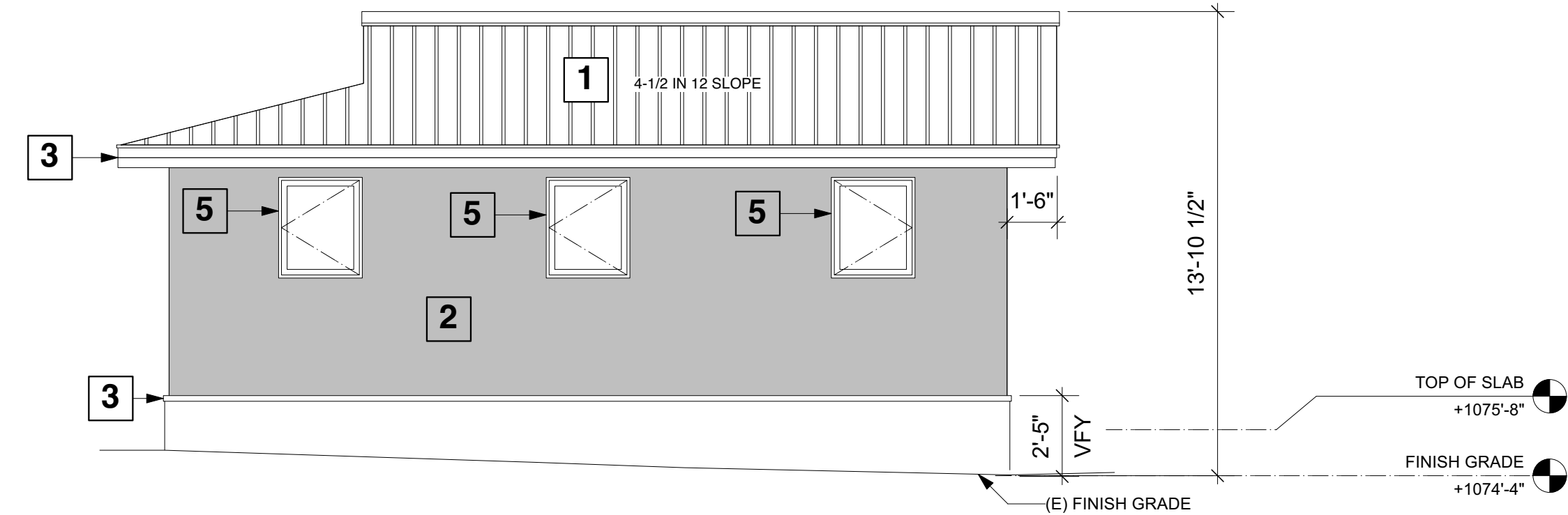
- 1  DARK BRONZE STEEL ROOF
- 2  DARK SLATE STUCCO
- 3  SHEET METAL TRIM/FASCIA TO MATCH ROOF
- 4  CORTEN STEEL
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- 6  HUNZA HIGH POWER WALL DOWN LIGHT



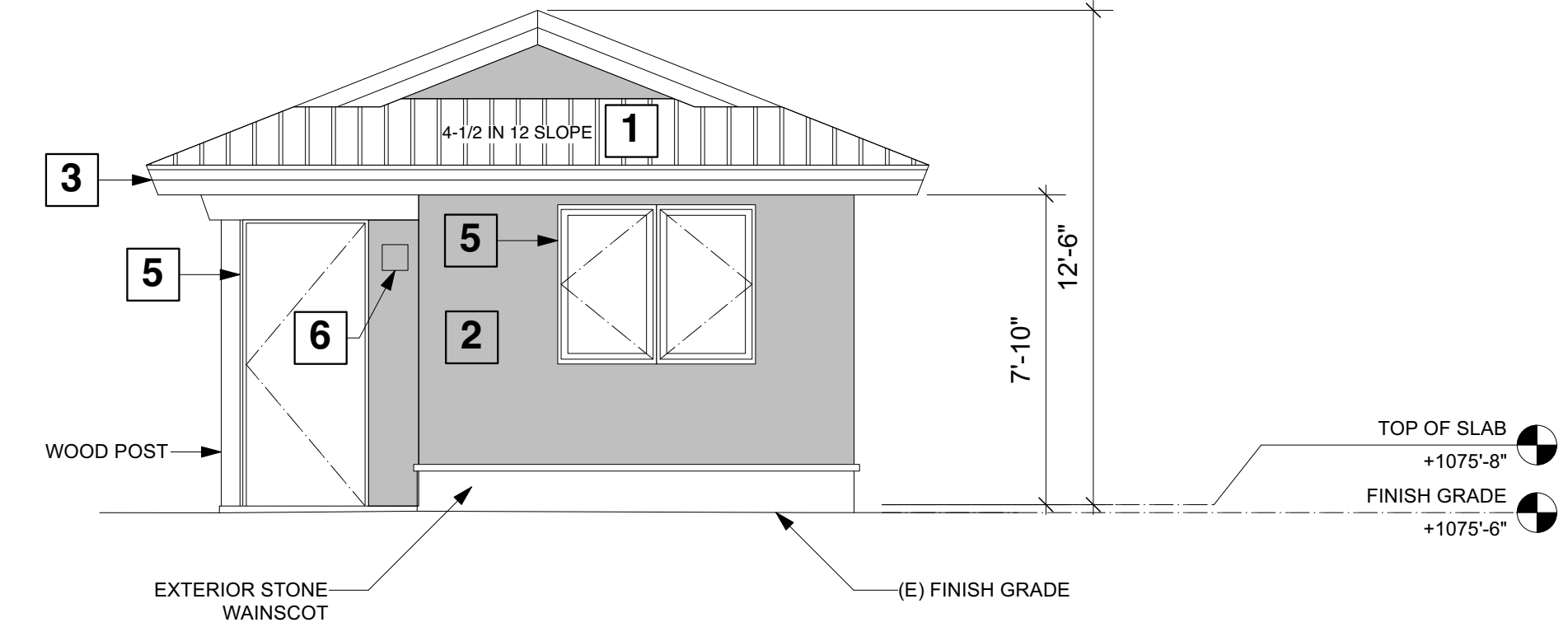
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



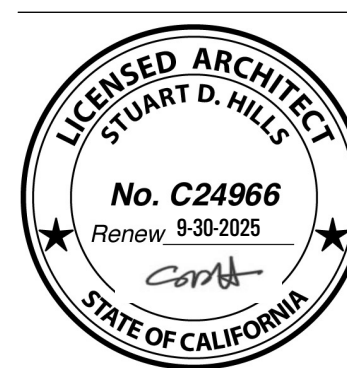
SOUTH ELEVATION

**SHED- PROPOSED ELEVATIONS**

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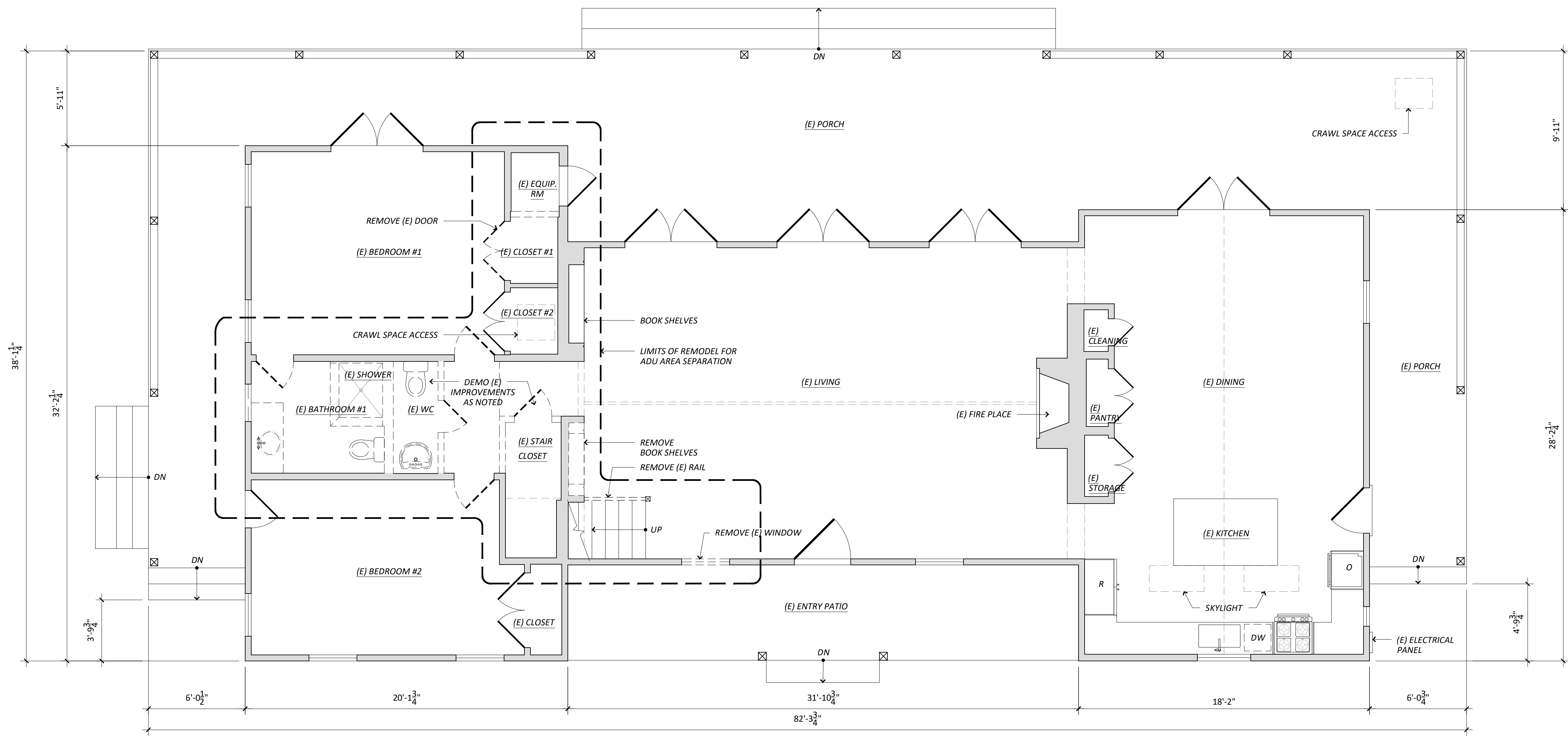
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**APPARATUS ARCHITECTURE**

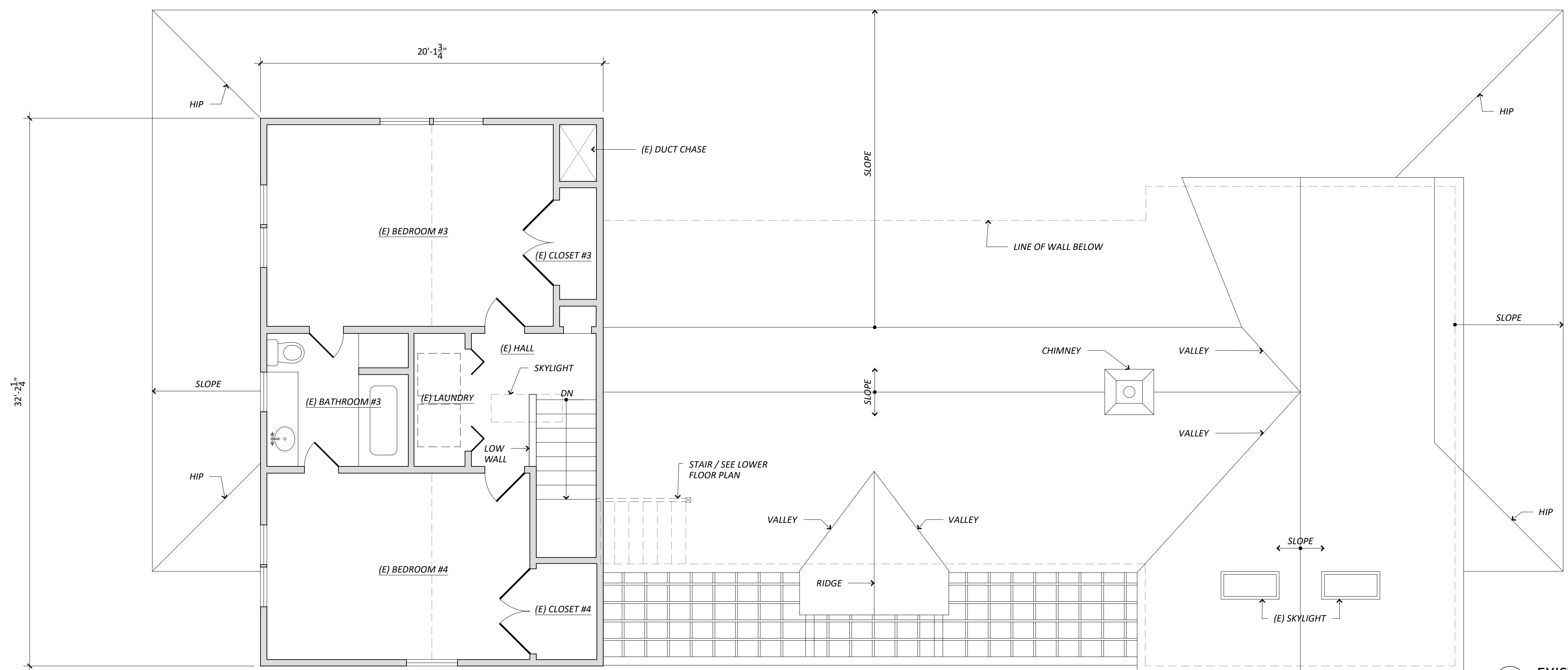
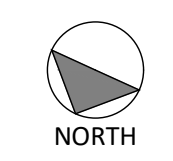


**NEW RESIDENCE**  
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APN: 125-530-04

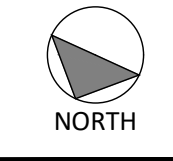
date	JANUARY 23, 2024
scale	1/4" = 1'-0"
revis	PERMIT SET
	PLANCHER REVISIONS JANUARY 8, 2024



1 EXISTING LOWER FLOOR PLAN  
1/4" = 1'-0"



2 EXISTING UPPER FLOOR PLAN  
1/4" = 1'-0"

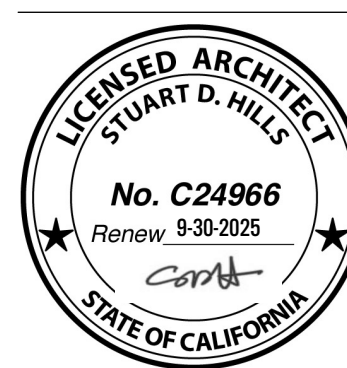


NOTE: PLANS SHOW (E) IMPROVEMENTS & PROPOSED INTERIOR DEMOLITION

DOCUMENTS PREPARED AND SUBMITTED FOR PREVIOUS APPROVAL BY HOLLY ASSOCIATES

4450 18th Street  
San Francisco, CA 94114  
t: (415) 755-0804  
e: info@apparatus.com

APPARATUS ARCHITECTURE

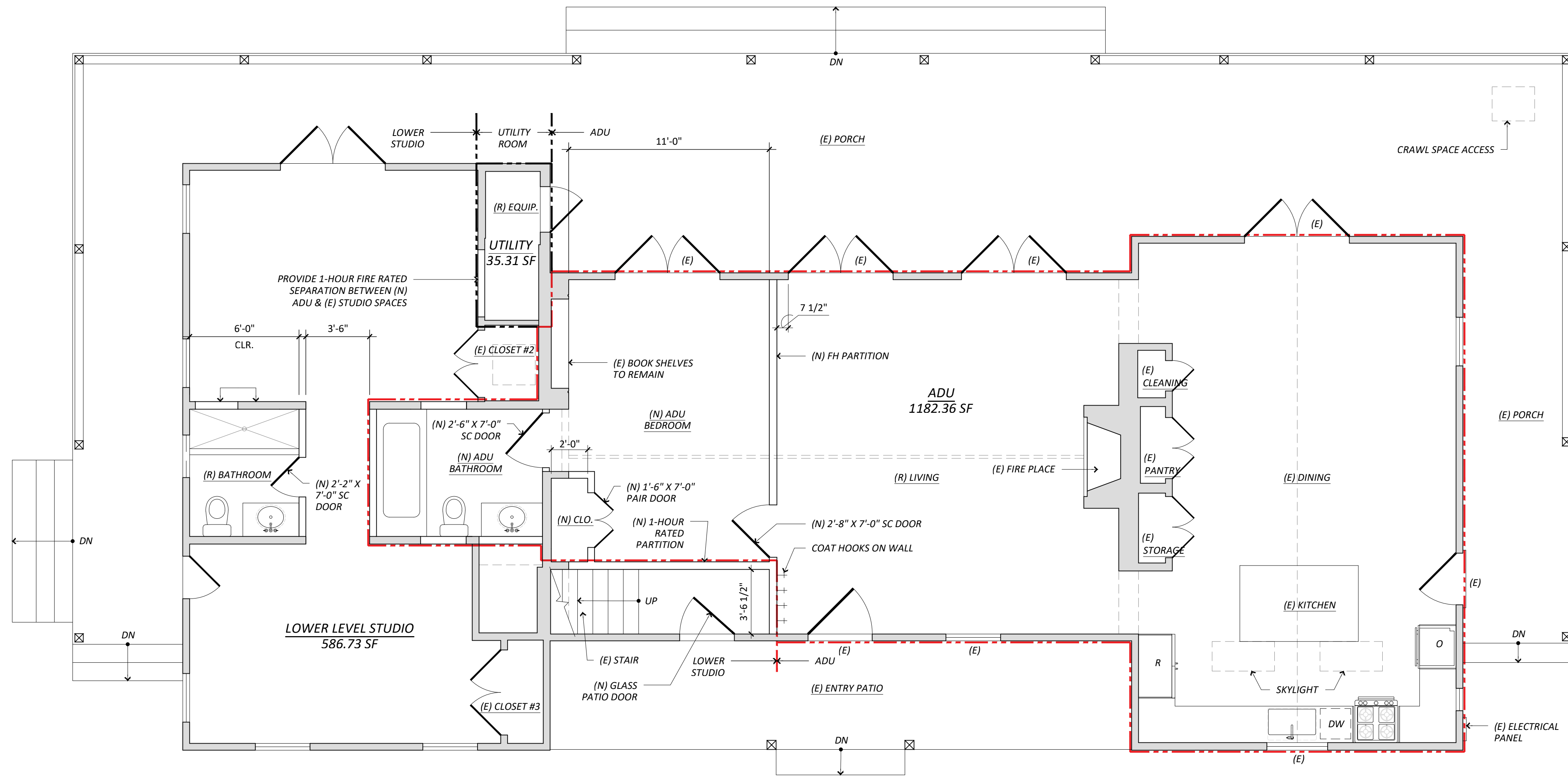


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1	PLANCHER REVISIONS JANUARY 8, 2024

**A5.0**

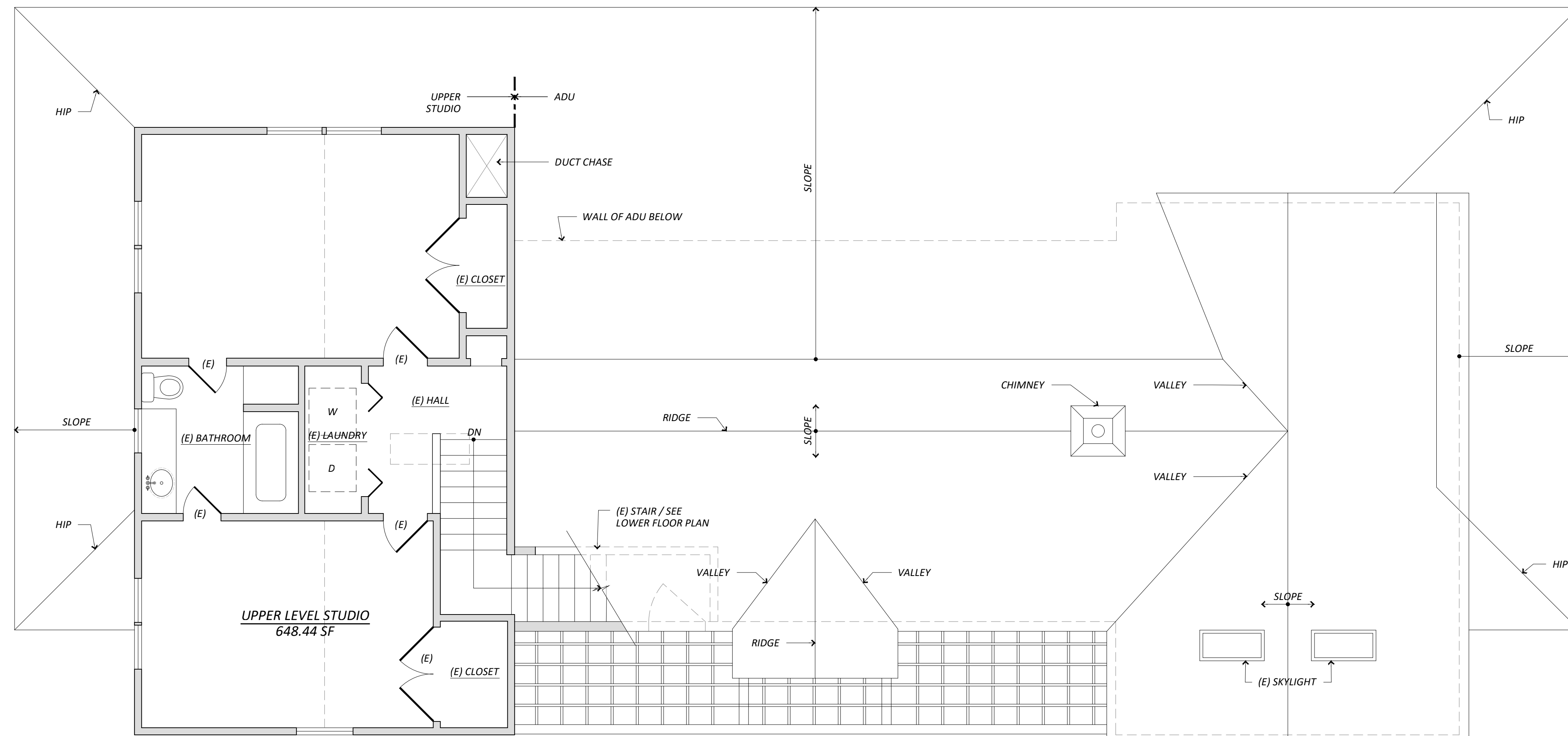




NOTE: IMPROVEMENTS THESE PLANS AS REQUIRED TO SUBDIVIDE (E) RESIDENCE TO PROVIDE (N) ADU @ 1ST FLOOR LEVEL

DOCUMENTS PREPARED AND SUBMITTED FOR PREVIOUS APPROVAL BY HOLEY ASSOCIATES

1 PROPOSED LOWER FLOOR PLAN  
1/4" = 1'-0"



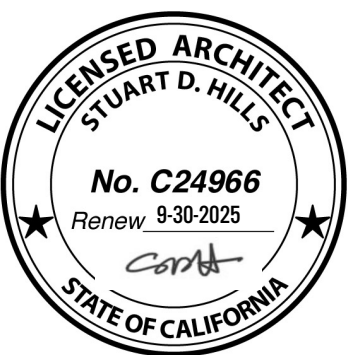
2 PROPOSED UPPER FLOOR PLAN  
1/4" = 1'-0"



L: (415) 755-0804  
E: info@apparatus.com

4450 18th Street  
San Francisco, CA 94114

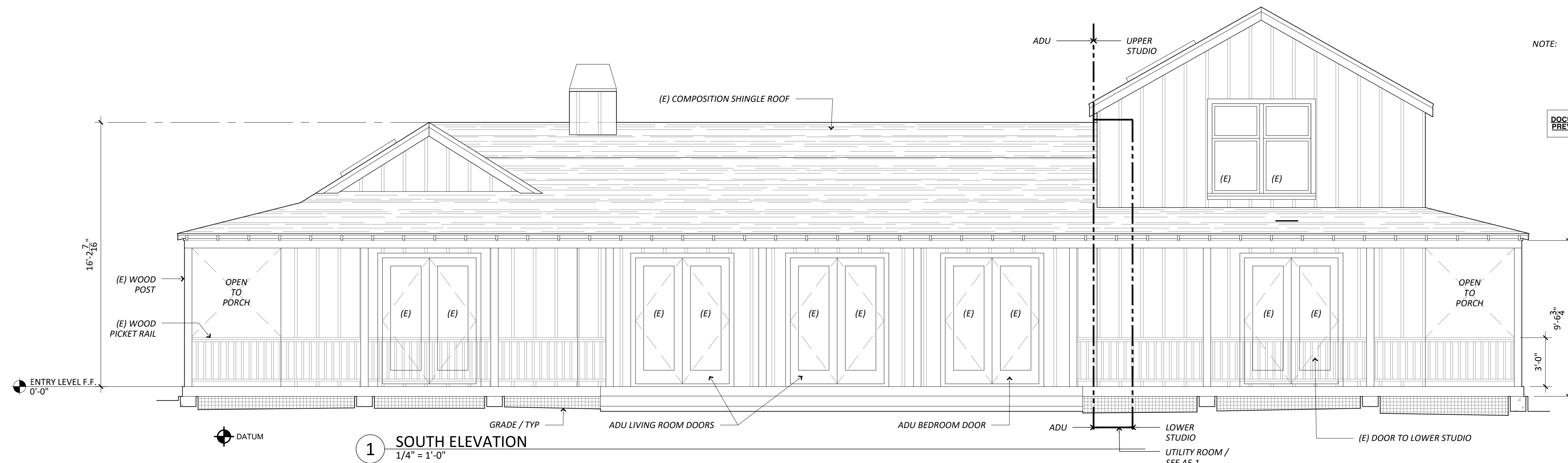
APPARATUS ARCHITECTURE



**NEW RESIDENCE**  
1495 SAN ANTONIO ROAD  
PETALUMA, CA 94952  
APN: 125-530-04

date	JANUARY 23, 2024
scale	
revis	PERMIT SET
1	PLANCHER REVISIONS JANUARY 8, 2024

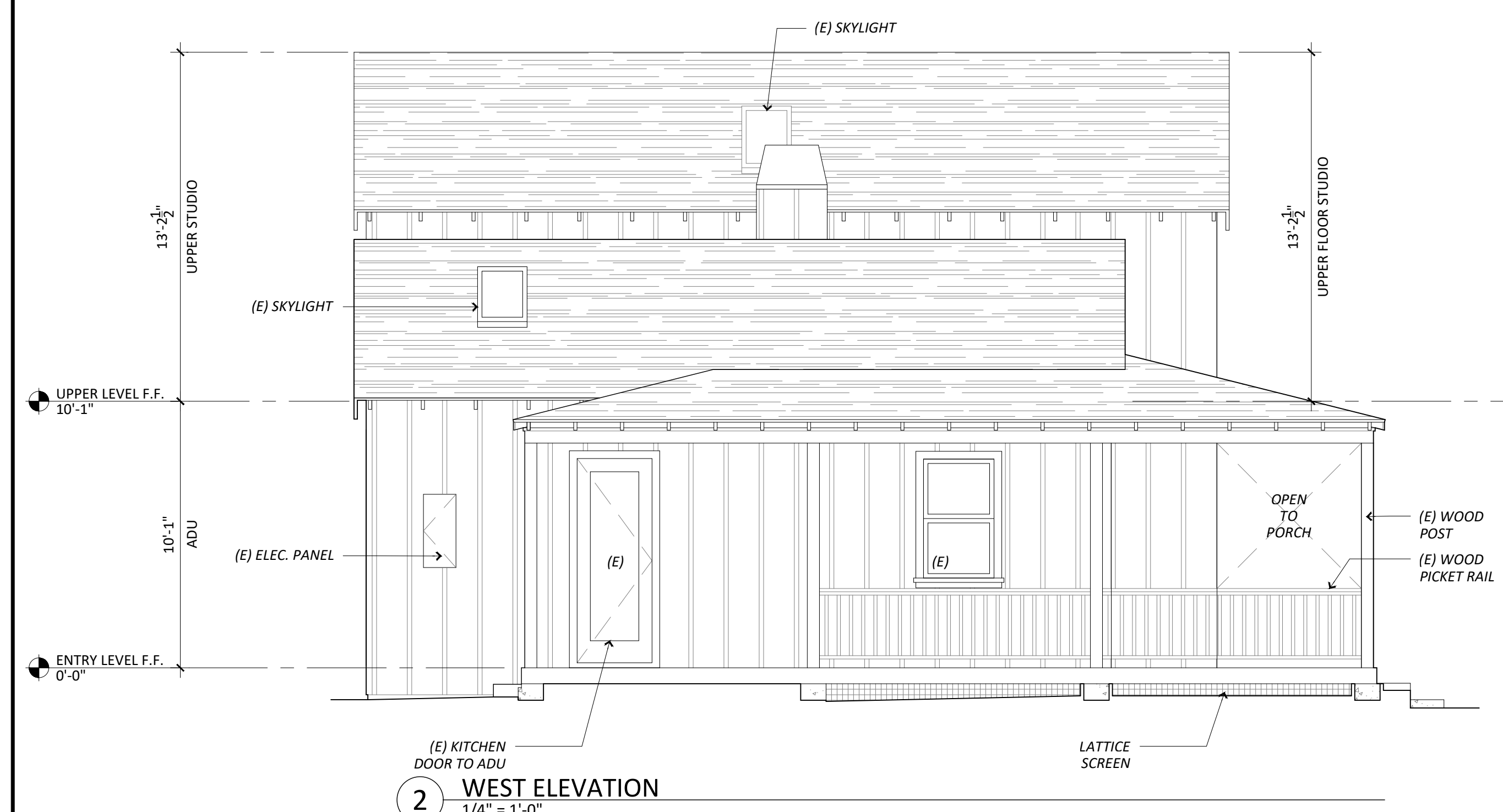
**A5.1**



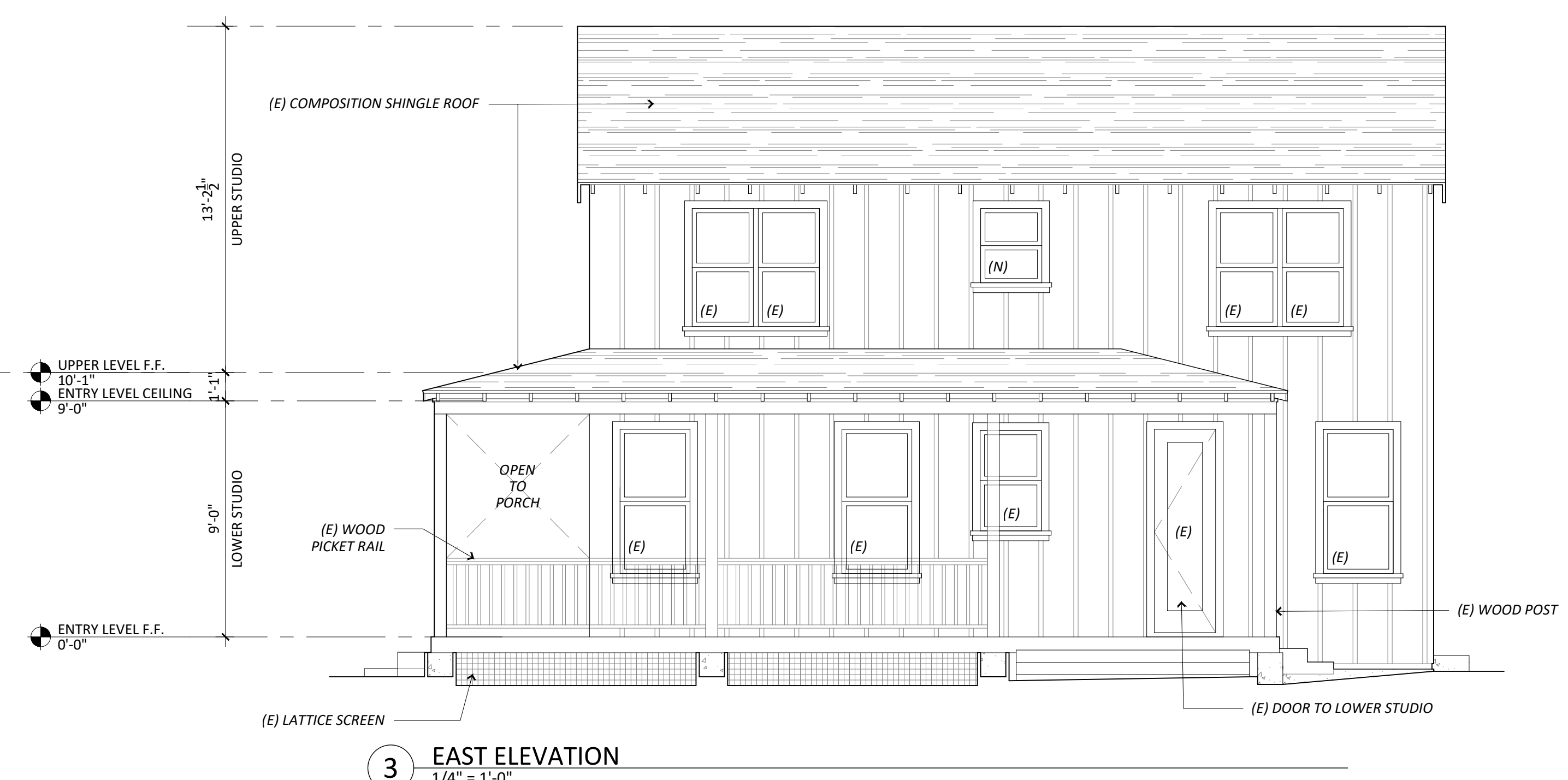
NOTE: REVISIONS THIS SHEET LIMITED TO REPLACEMENT OF (E) WINDOW W/ (N) DOOR @ NORTH ELEVATION FOR DOOR TO ACCESS TO UPPER STUDIO UNIT

DOCUMENTS PREPARED AND SUBMITTED FOR PREVIOUS APPROVAL BY HOLEY ASSOCIATES

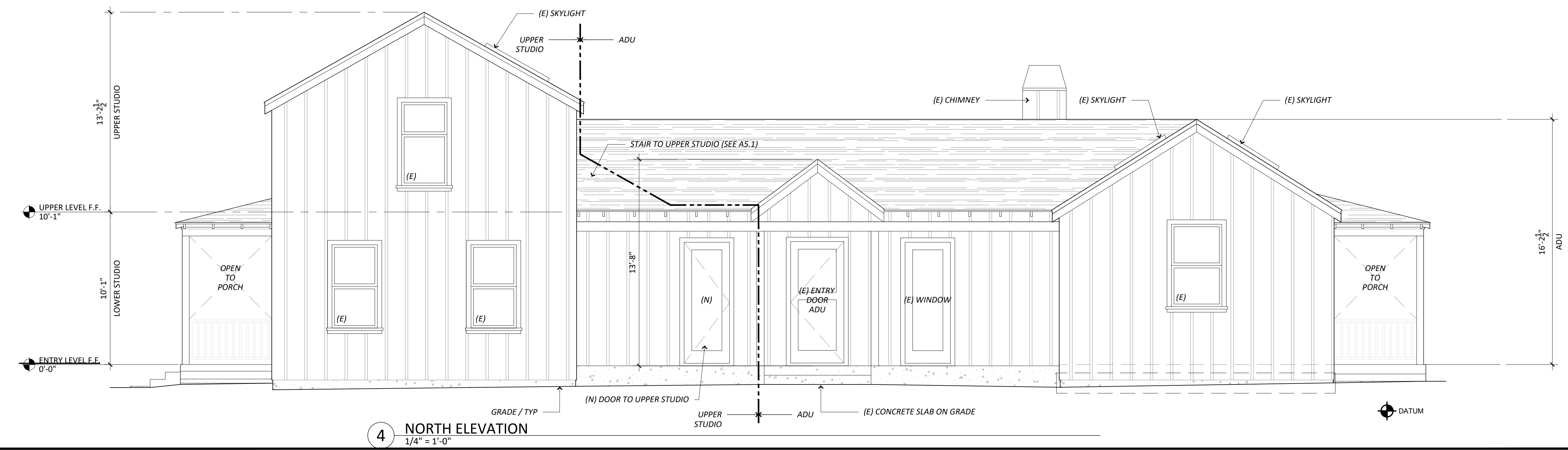
1 SOUTH ELEVATION  
1/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"



3 EAST ELEVATION  
1/4" = 1'-0"



4 NORTH ELEVATION  
1/4" = 1'-0"

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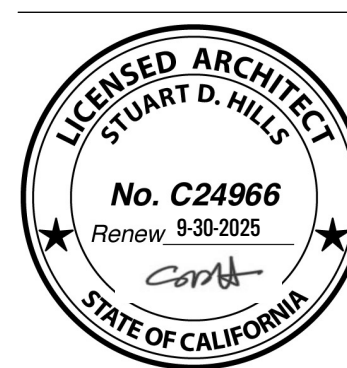
**APPARATUS ARCHITECTURE**

LICENSED ARCHITECT  
STUART D. HILLS  
No. C24966  
Renew 9-30-2025  
STATE OF CALIFORNIA

**NEW RESIDENCE**  
1495 SAN ANTONIO ROAD  
PETALUMA, CA 94952  
APN: 125-530-04


date	JANUARY 23, 2024
scale	
revis	PERMIT SET
1	PLANCHER REVISIONS JANUARY 8, 2024

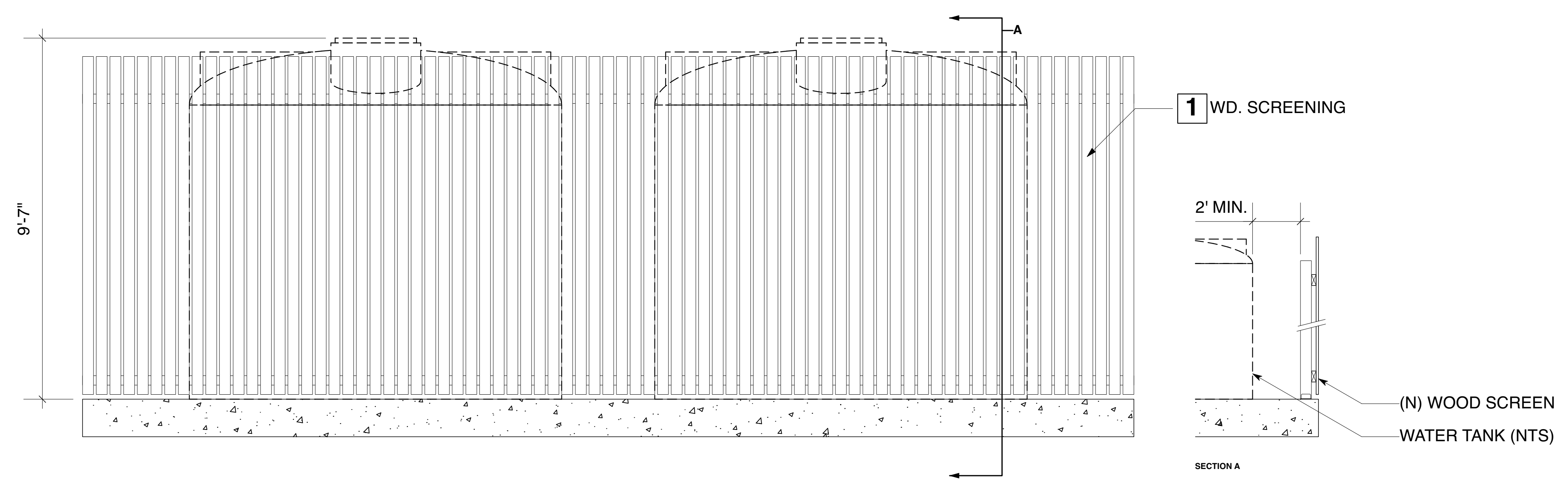
**A5.2**



date	JANUARY 23, 2024
scale	
revis	PERMIT SET
	PLANCHER REVISIONS JANUARY 8, 2024

**EXTERIOR MATERIALS AND COLORS**

**1**  OAK SCREENING



**WATER TANK SCREENING ELEVATIONS**  
1/2" = 1'-0"