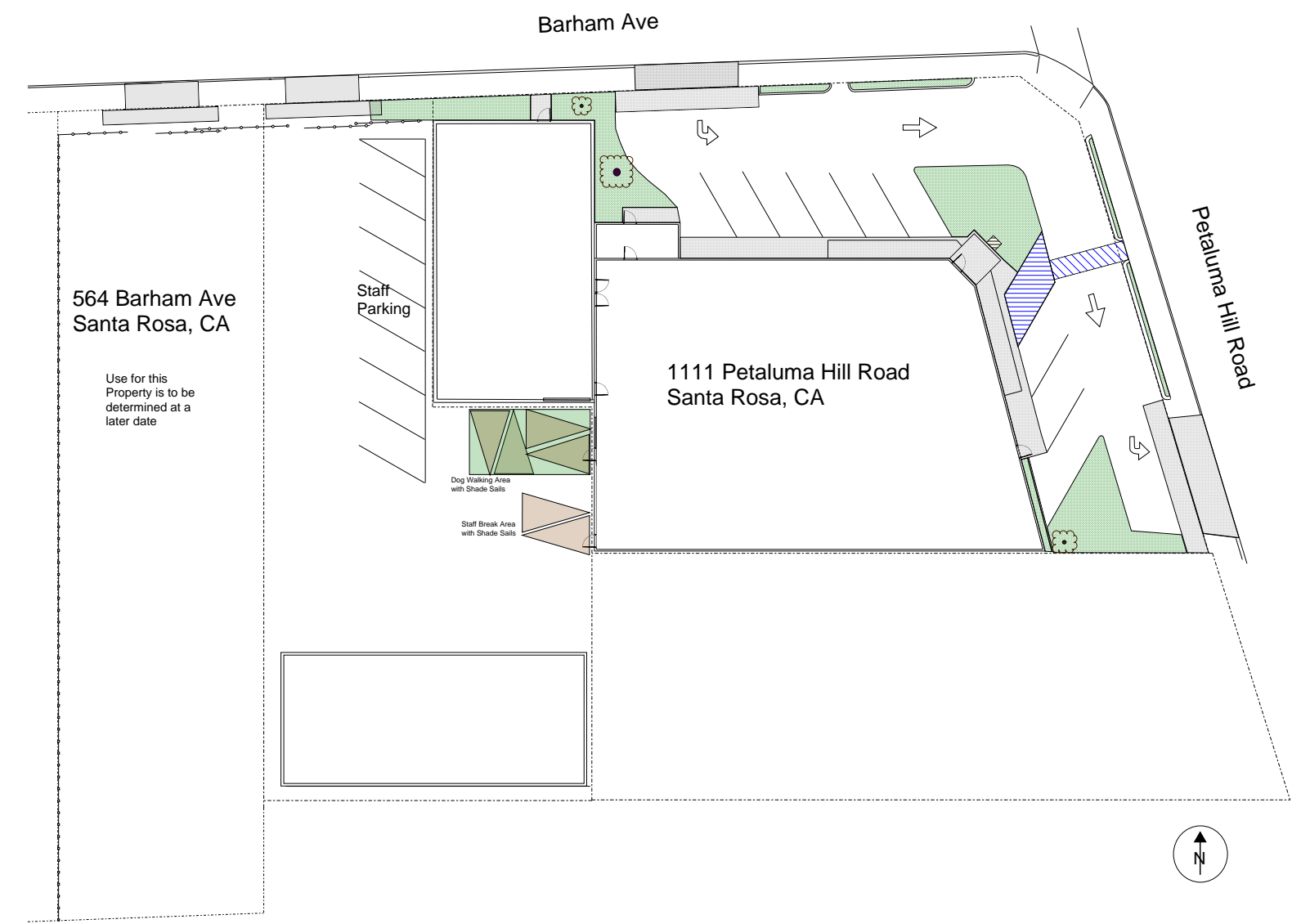


Vintage Veterinary Care



Project Location

Parking		
Total	32	
ADA	1	
Front Parking	8	
Back Parking	11	
Street Parking	8	Barham Ave & Petaluma Hill Rd
564 Barham Ave	4	
564 Barham Ave property will be used for Staff Parking and future expansion parking		

Project Description

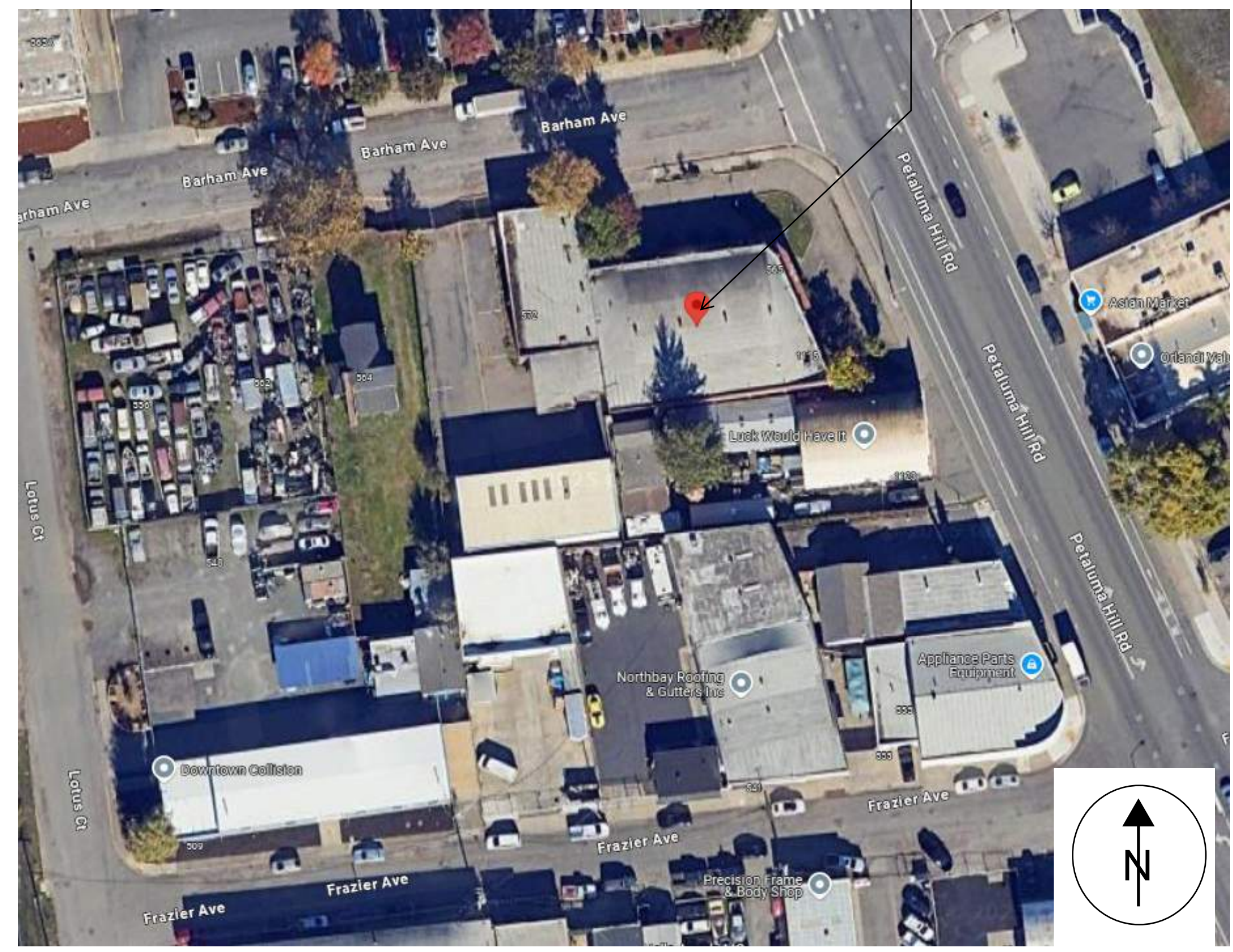
Vintage Veterinary Hospital is requesting to change the use for the property located at 1111 Petaluma Hill Road to Medical Service Veterinary Clinic

Exterior improvements to include:

Larger overhang at the entry, Repaint the building, New parking configuration, New driveway entries, New landscaping, New fencing at Barham Ave.

Interior improvements to include:

Full build out to include Walls, Wall finishes, HVAC, Electrical, Plumbing, Flooring, Finishes, Etc.



Project Data

Property Owner:	Vintage Veterinary Properties, LLC
APN:	038-112-028
Lot Size:	25,735 SF
Zoning:	CG - General Commercial
Occupancy:	B
Type of Construction:	V-B - Masonry Exterior Walls
Existing Building:	9,812 SF
Existing Metal B:	1,582 SF
Fire Sprinklers:	Yes

Sheet Index

T1	Title Sheet
A1	Site Plan
A2	Proposed Floor Plan
A3	Elevations
A4	Example of Fences
L1	Landscape Plan

Owner:

Vintage Veterinary Care
1111 Petaluma Hill Road
Santa Rosa, CA 95404

Preliminary Design

T1

Date:
6-24-2025

Scale:



WELLS CONSTRUCTION
 INCORPORATED
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Owner:

Vintage Veterinary Care
 1111 Petaluma Hill Road
 Santa Rosa, CA 95404

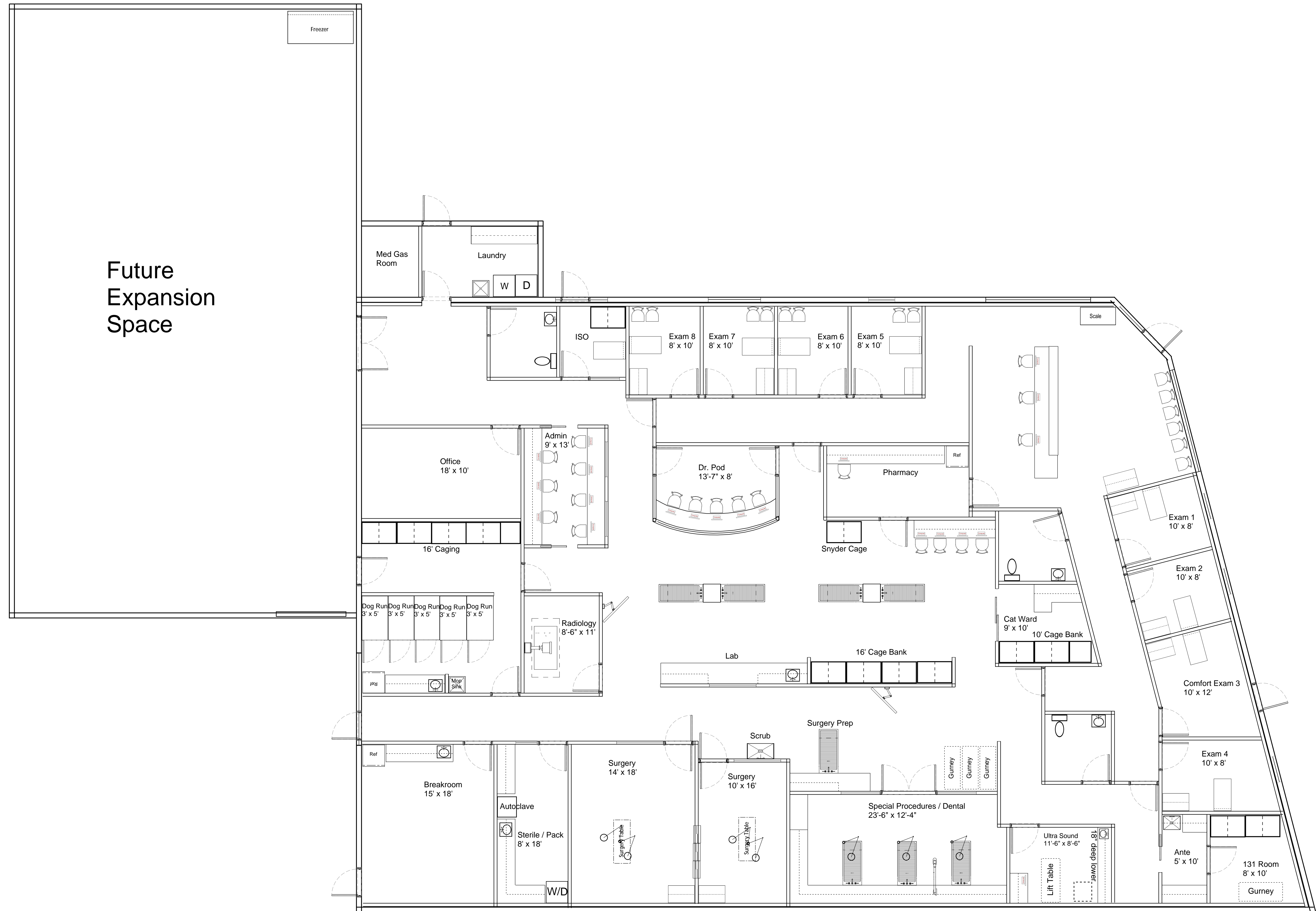
Preliminary Design

A2

Date:
6-24-2025

9,812 SF

Scale:
3/16" = 1'



Future Expansion Space



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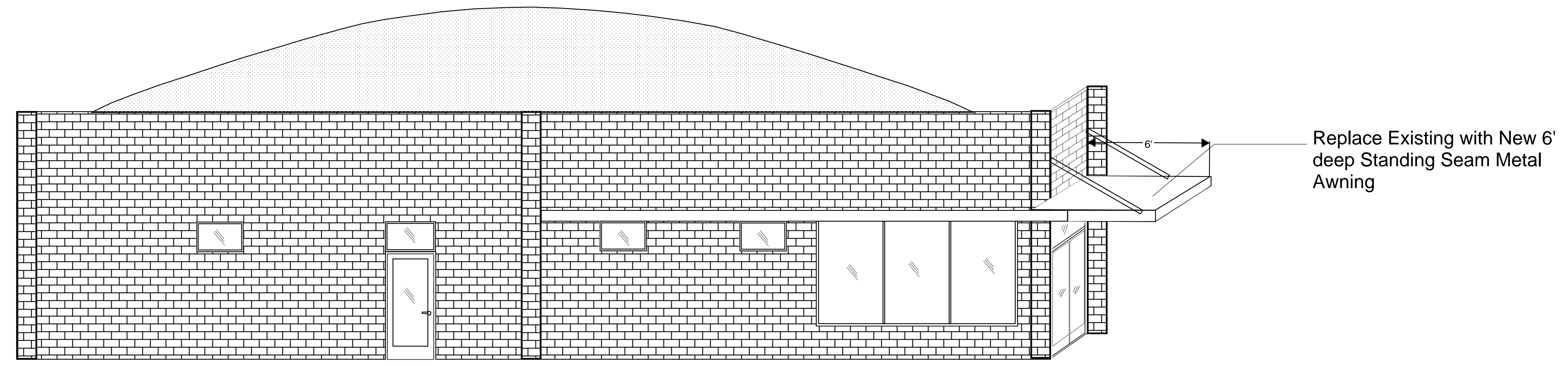
Vintage Veterinary Care
1111 Petaluma Hill Road
Santa Rosa, CA 95404

Preliminary
 Design
 Elevations

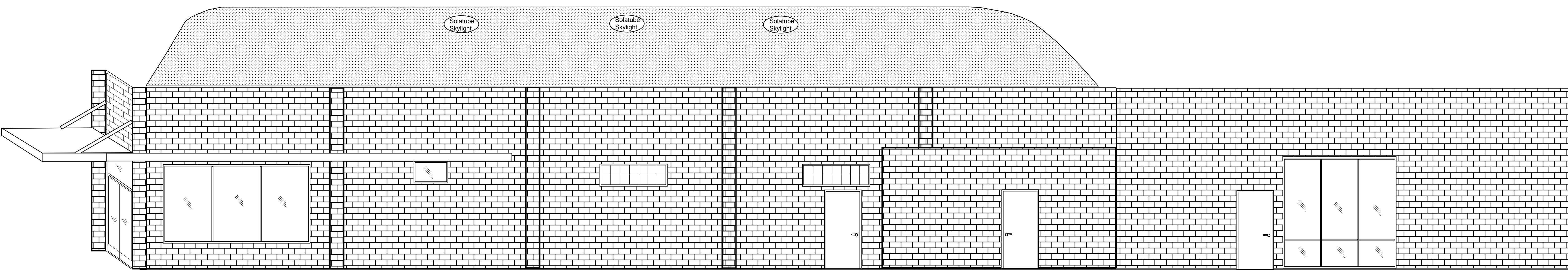
A3

Date:
 4/24/2026

Scale:
 1/4" = 1'



West



South



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Owner:

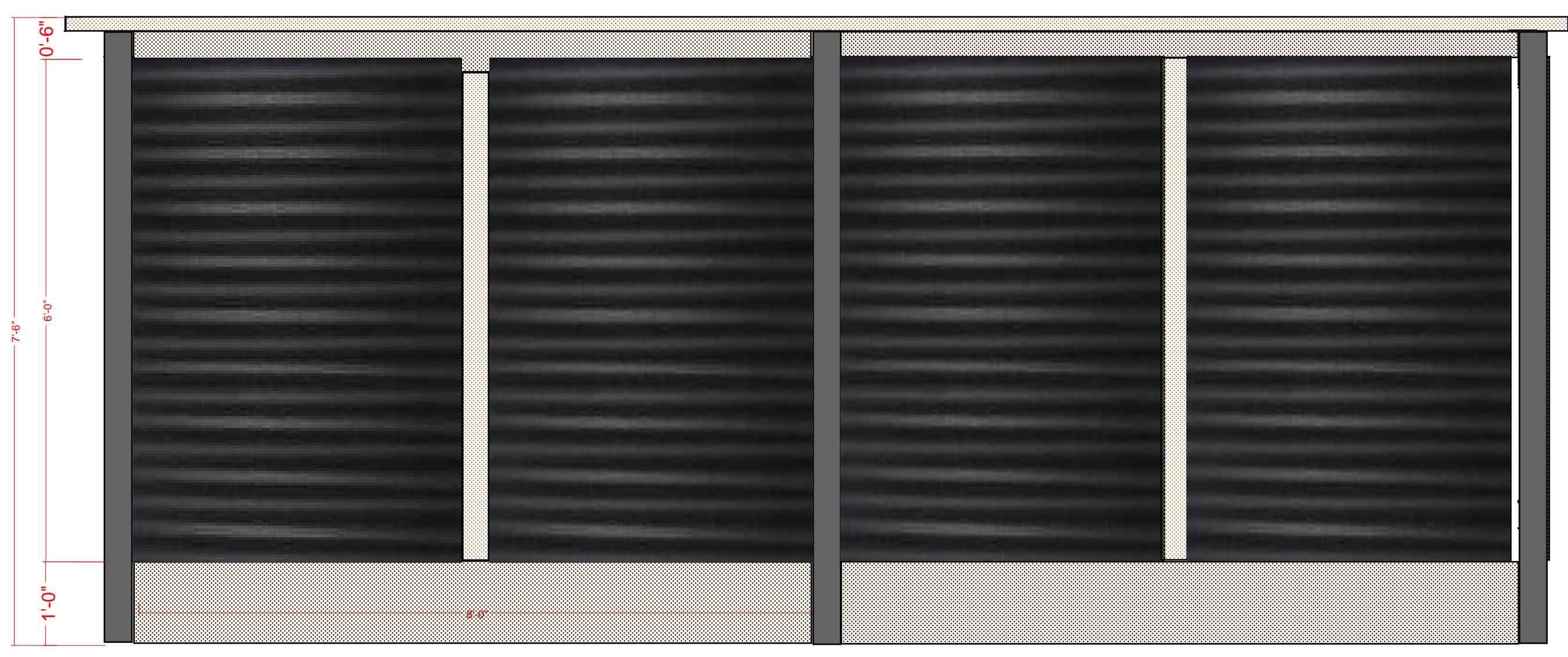
Vintage Veterinary Care
1111 Petaluma Hill Road
Santa Rosa, CA 95404

Preliminary Design
Example for Fencing

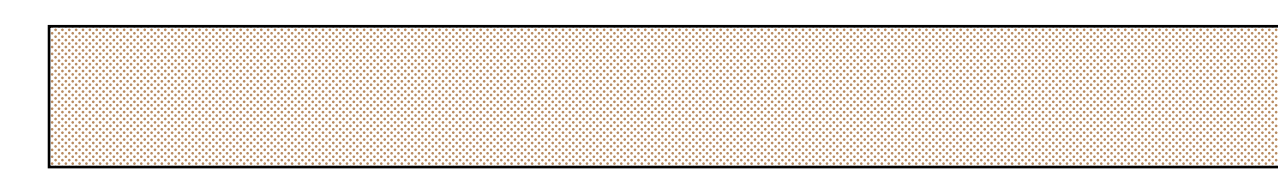
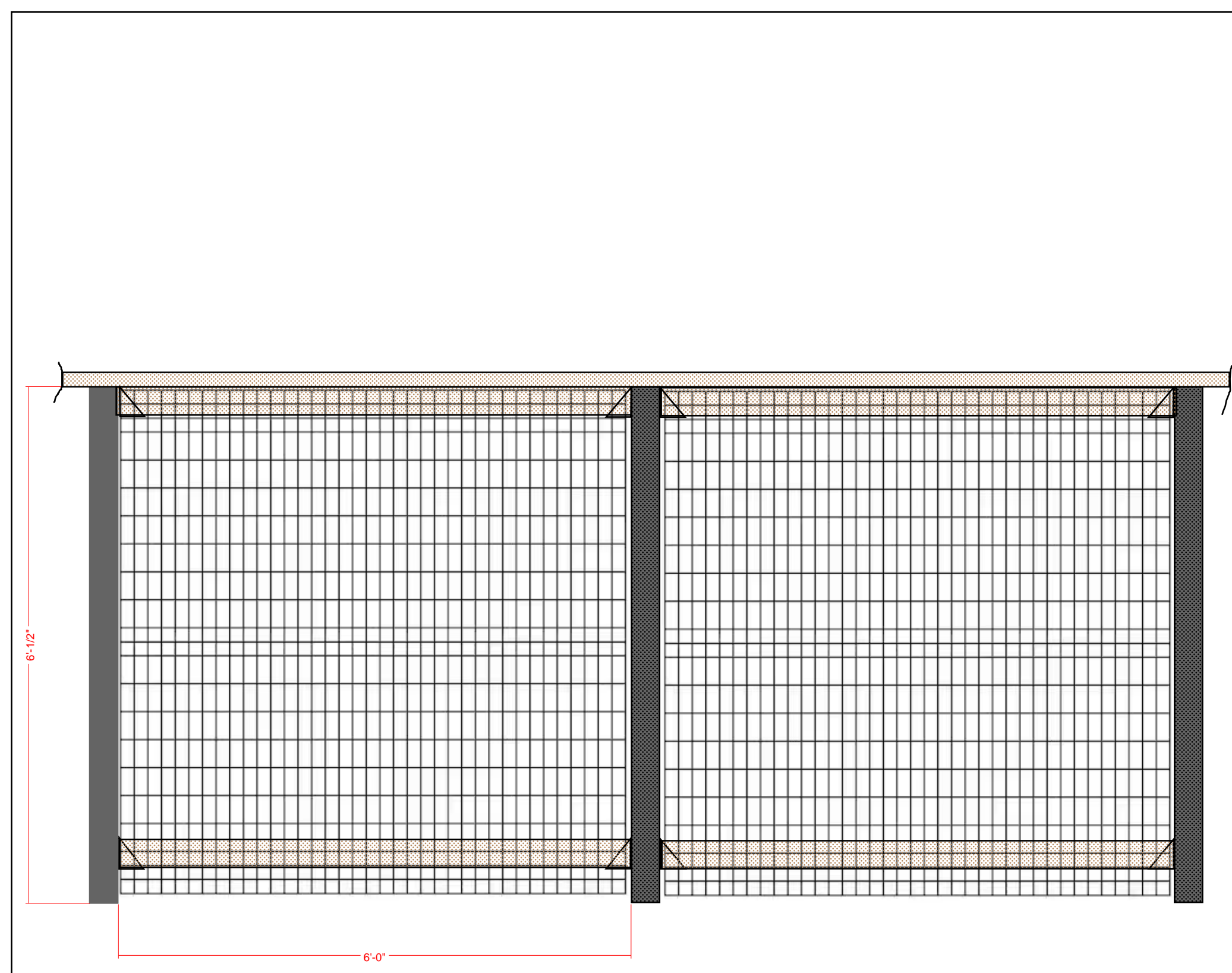
A4

Date:
6-24-2025

Scale:



Neighbor Fence



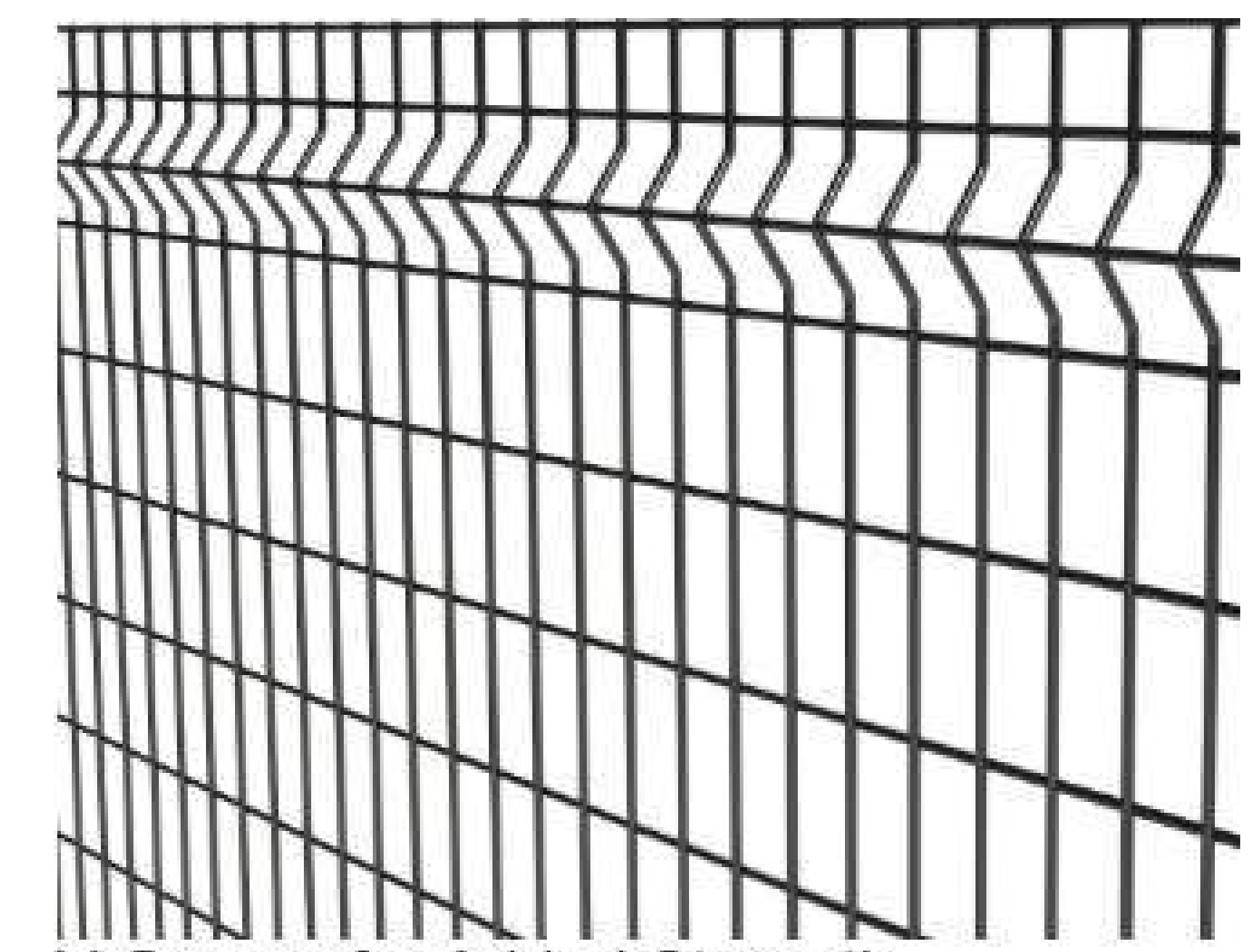
2" x 4" wood rail and 2" x 6" wood cap



4" x 4" Square Steel Post



Rail Bracket



V-Groove for Added Strength
Groove along top of panel added durability to frame-less design
6 ft. H x 6 ft. W Deco Grid Black Steel Fence Panel

Barham Ave Fence



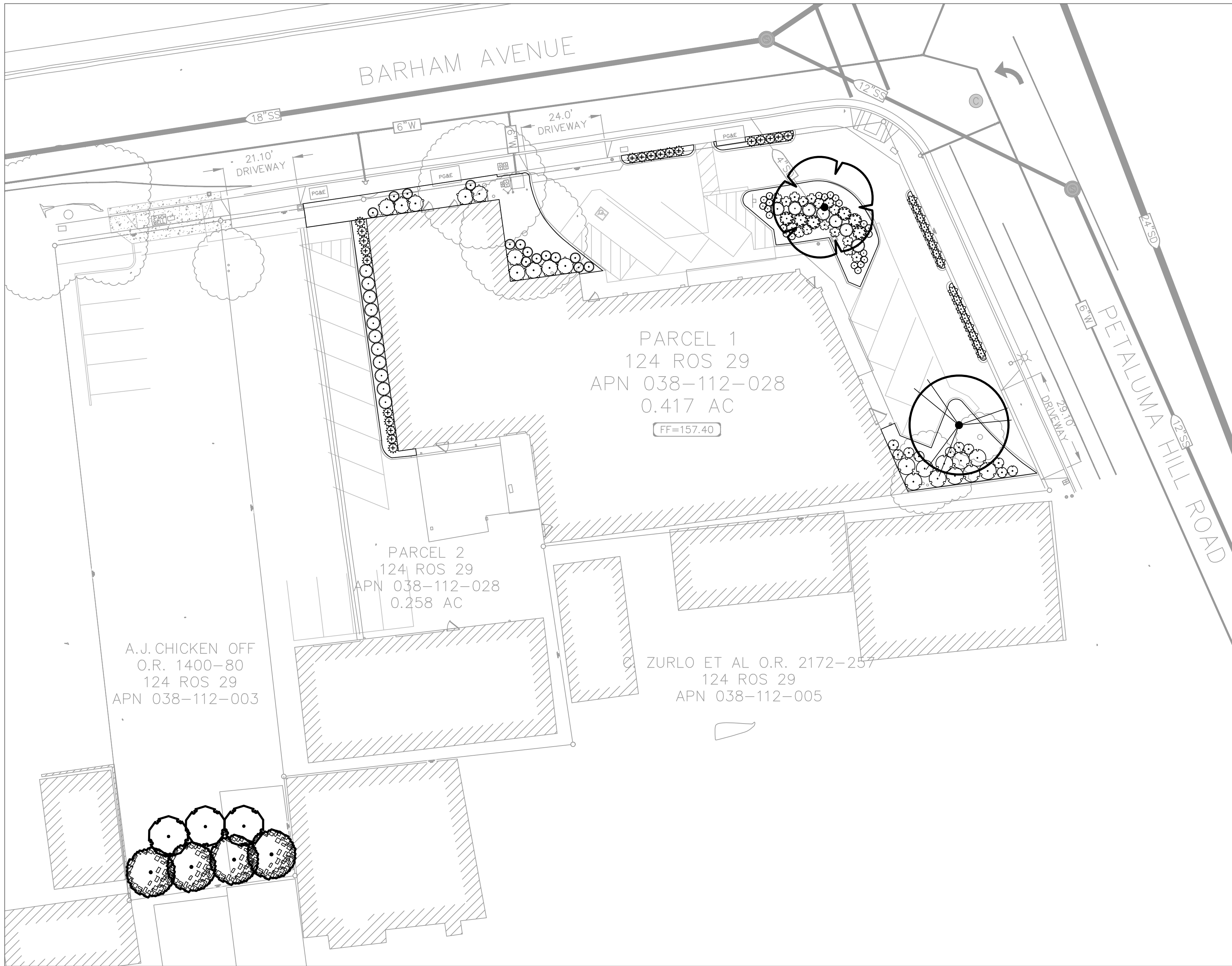
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Owner:

Vintage Veterinary Care
1111 Petaluma Hill Road
Santa Rosa, CA 95404

L1

Date:
4/24/2026



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL.	POT	3
	FRAXINUS UHDEI	SHAMEL ASH	15 GAL.	POT	4
	GINKGO BILOBA 'WINDOVER GOLD'	WINDOVER GOLD GINKGO	24"	BOX	1
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"	BOX	1
SHRUBS					
	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	5 GAL.	POT	6
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL.	POT	16
	EURYOPS PECTINATUS	GOLDEN SHRUB DAISY	5 GAL.	POT	18
	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	1 GAL.	POT	6
	LIMONIUM PEREZII	STATICE	1 GAL.	POT	10
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL.	POT	10
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL.	POT	10
	MELALEUCA VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLEBRUSH	1 GAL.	POT	21
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL.	POT	10
	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF HEAVENLY BAMBOO	1 GAL.	POT	14
	VERBENA X 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	1 GAL.	POT	22

