



AMY'S KITCHEN

SITE PLAN & ARCHITECTURAL REVIEW

MARCH 14, 2022
APRIL 20, 2022
MAY 6, 2022

HSPAR SUBMITTAL
REVISED HSPAR SUBMITTAL
HSPAR RESUBMITTAL

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SYMBOLS

	NORTH ARROW		101 CORE DOOR TAG
	COLUMN/GRIDLINE IDENTIFICATION		GLAZING SYSTEM
	28'-0" WORK POINT & ELEVATION MARKER		REVISION TAG
	FLOOR/CEILING ELEVATION MARKER		FINISH TAG
	ROOM NAME ROOM NUMBER		CENTER LINE
	A3.01 2 EXTERIOR ELEVATION MARKER		INDICATES ALIGNMENT
	A5.01 2 INTERIOR ELEVATION MARKER		L6F5 PARTITION TYPE
	A3.10 1 PLAN ENLARGEMENT/PLAN DETAIL		1 KEYNOTE MARKER
	A3.10 1 SECTION MARKER		--- PROPERTY LINE
			--- LINE ABOVE
			A3.10 1 DETAIL MARKER

SHEET INDEX

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SPAR-401	BUILDING SECTION

AMY'S KITCHEN

HEADQUARTER & COLLABORATION SPACE
109 KENTUCKY ST, PETALUMA, CA 94952

PROJECT DIRECTORY

LANDLORD 109 KENTUCKY LLC 1000 MARSHALL PETALUMA ROAD PETALUMA, CA 94952	TENANT AMY'S KITCHEN 1650 CORPORATE CIRCLE PETALUMA, CA 94954	ARCHITECT OF RECORD QUEZADA ARCHITECTURE 639 FRONT STREET, 1ST FLOOR SAN FRANCISCO, CA 94111
CONTACT: TOM STUBBS EMAIL: TSTUBBS@TMGPARTNERS.COM PHONE: 415.726.8677	CONTACT: PAUL SCHIEFER EMAIL: PAUL.SCHIEFER@AMYS.COM PHONE: 707.781.7655	CONTACT: W. GARY LAMB, AIA EMAIL: GARY@GA-US.COM PHONE: 415.444.6140



OWNER
AMY'S KITCHEN
1650 CORPORATE CIRCLE
PETALUMA, CA 94954
TEL 707.781.7655

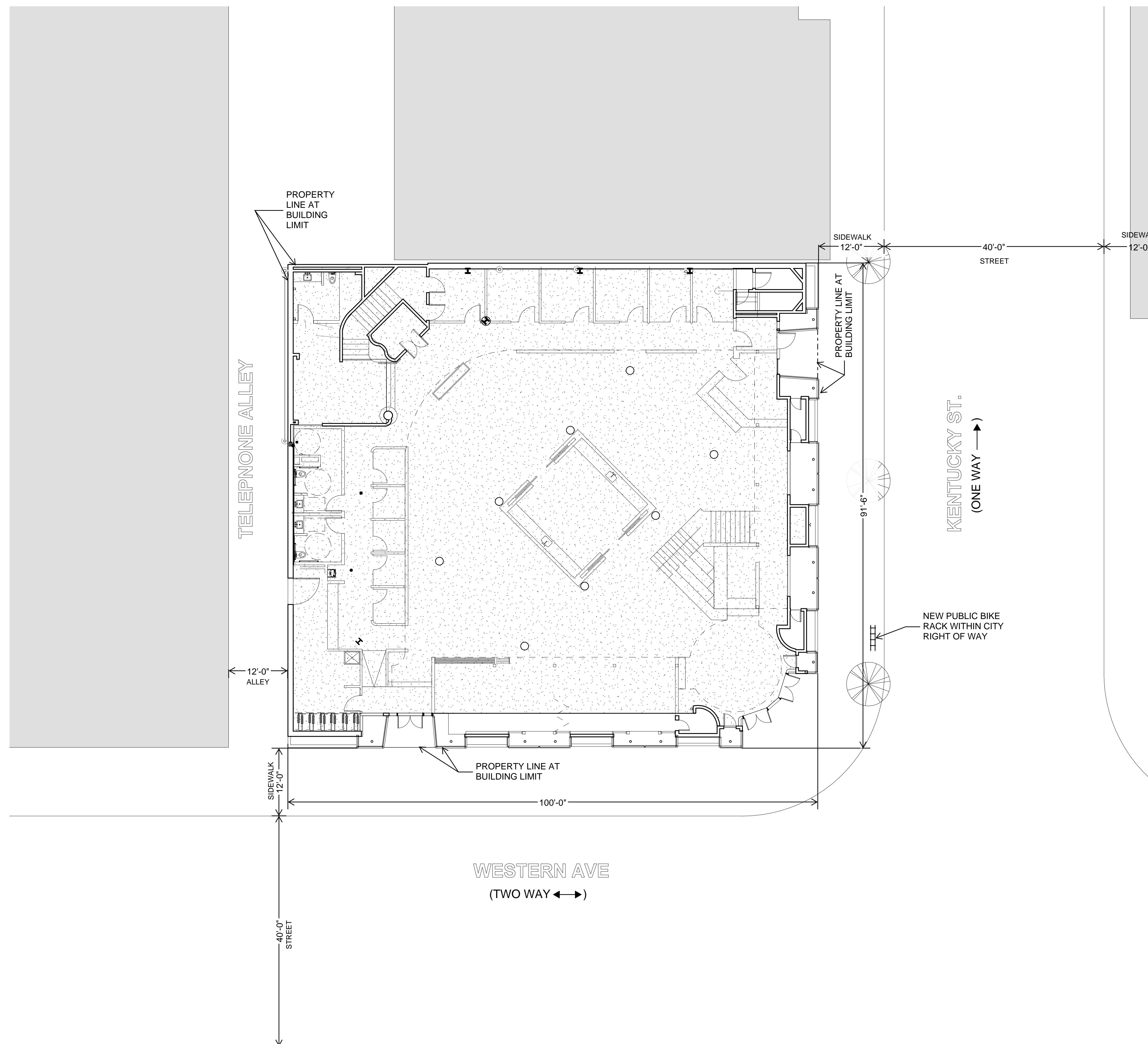
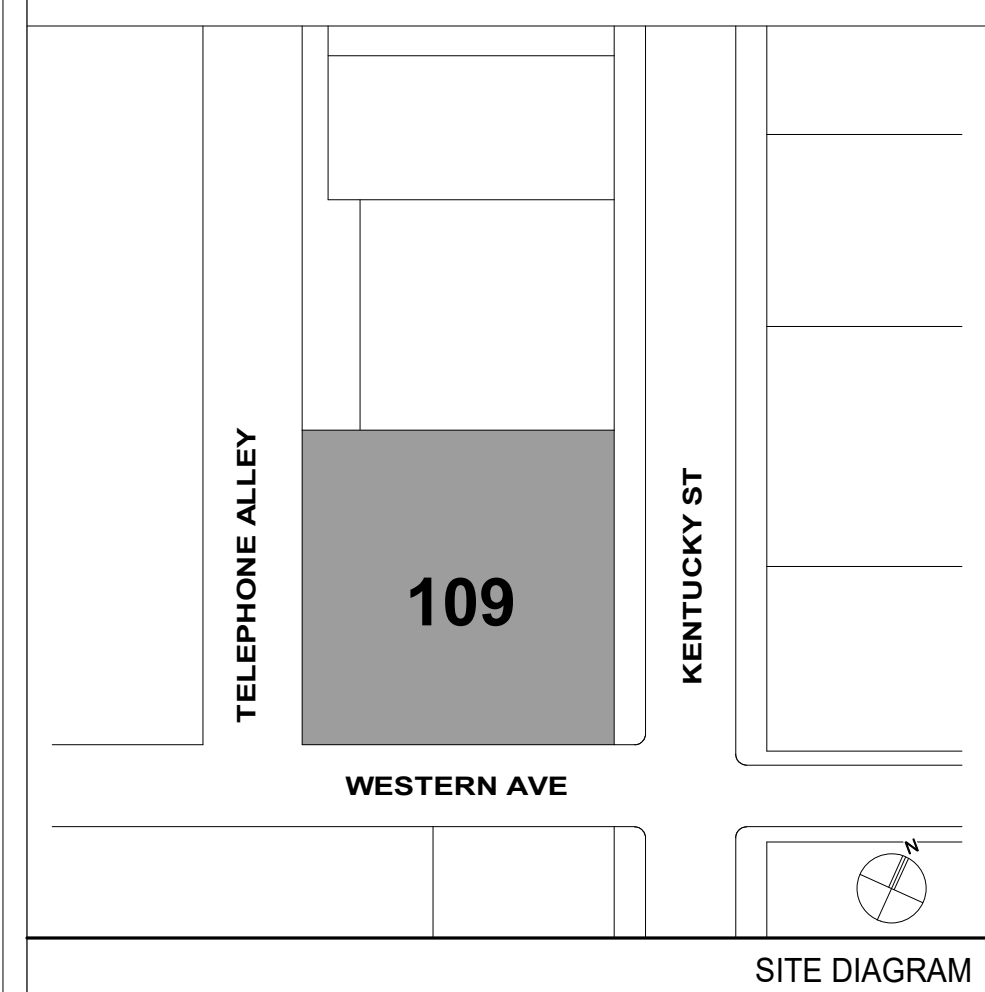
ARCHITECT
QUEZADA ARCHITECTURE
639 FRONT ST., 1ST FLOOR
SAN FRANCISCO, CA 94111
TEL 415.331.5133

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PROJECT INFORMATION

PROJECT ADDRESS:	109 KENTUCKY STREET PETALUMA, CA 94952
PROJECT DESCRIPTION:	HEADQUARTERS & COLLABORATION SPACE
BUILDING BLOCK/LOT:	006-363-020
SITE AREA:	.21 ACRE (9,147.6 SQ.FT.)
BUILDING CONSTRUCTION:	TYPE III-B
OCCUPANCY CLASSIFICATION:	B
NUMBER OF FLOORS:	2 FLOORS (1ST FLOOR, 1ST FLOOR MEZZANINE, 2ND FLOOR)
FLOOR AREA:	EXISTING 18,722 S.F. NEW 1,022 S.F. (MEZZANINE EXPANSION) TOTAL 19,744 S.F.
APPLICABLE CODES:	2019 CALIFORNIA HISTORICAL BUILDING CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING CODE

AMY'S KITCHEN
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VICINITY MAP



REV	DATE	ISSUE
01/14/2022		PLANNING - MINOR CUP
03/14/2022		HSPAR SUBMITTAL
04/20/2022		REVISED HSPAR SUBMITTAL
05/06/2022		HSPAR RESUBMITTAL

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PROJECT INFORMATION

DATE: MAR 14 2022
PROJECT NO.: 21192
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SPAR - 001

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PETALUMA, CA 94954
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WESTERN AVE & TELEPHONE ALLEY 4



KENTUCKY ST. & WESTERN AVE CORNER 2

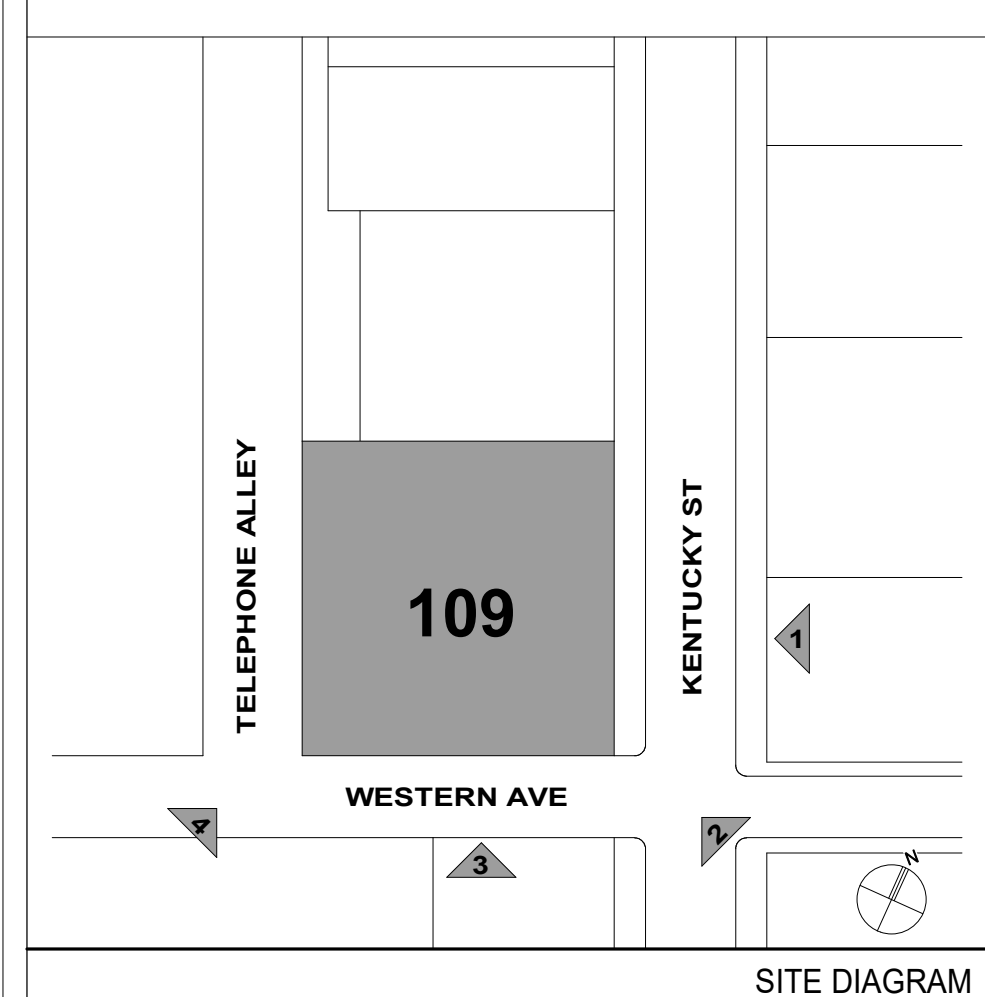


WESTERN AVE ELEVATION 3



KENTUCKY ST. ELEVATION 1

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DRAWING TITLE
**SITE CONTEXT
PHOTOGRAPHS**

DATE: MAR 14 2022
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SPAR - 002



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SITE DIAGRAM

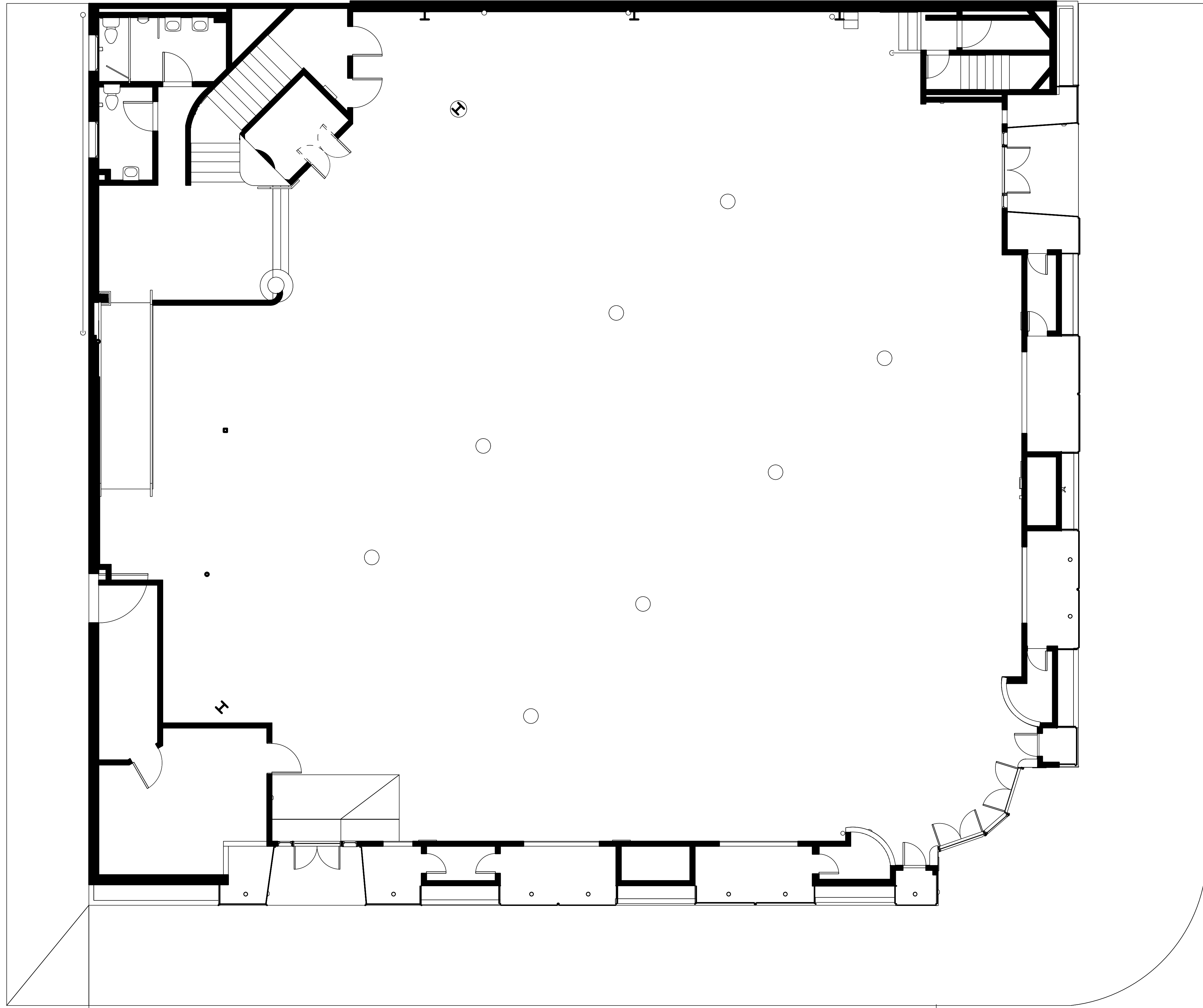
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DRAWING TITLE
**EXISTING FLOOR PLAN
LEVEL 1.0**

DATE: MAR 14 2022
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DRAWING NUMBER

SPAR - E101



1 EXISTING FLOOR PLAN - LEVEL 1.0
3/16" = 1'-0"

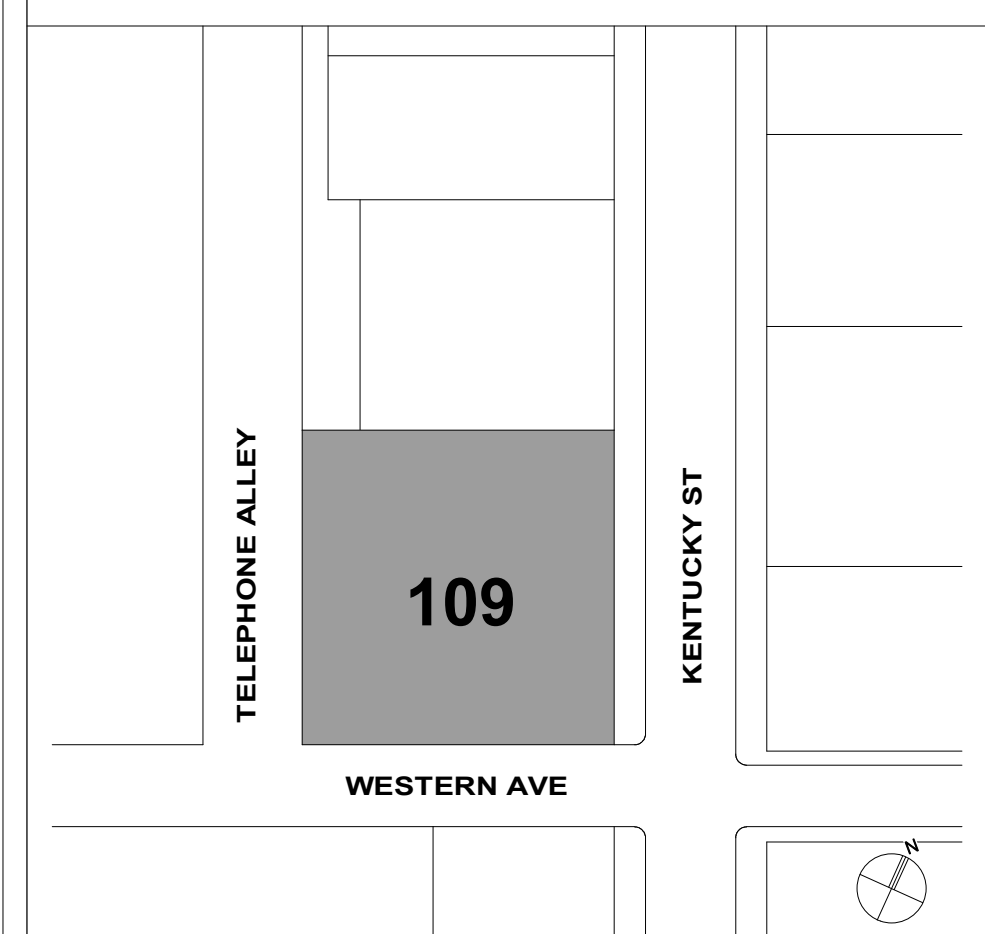


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 AMY'S KITCHEN
 1650 CORPORATE CIRCLE
 PETALUMA, CA 94954
 TEL 707.781.7655

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 SAN FRANCISCO, CA 94111
 TEL 415.331.5133

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SITE DIAGRAM

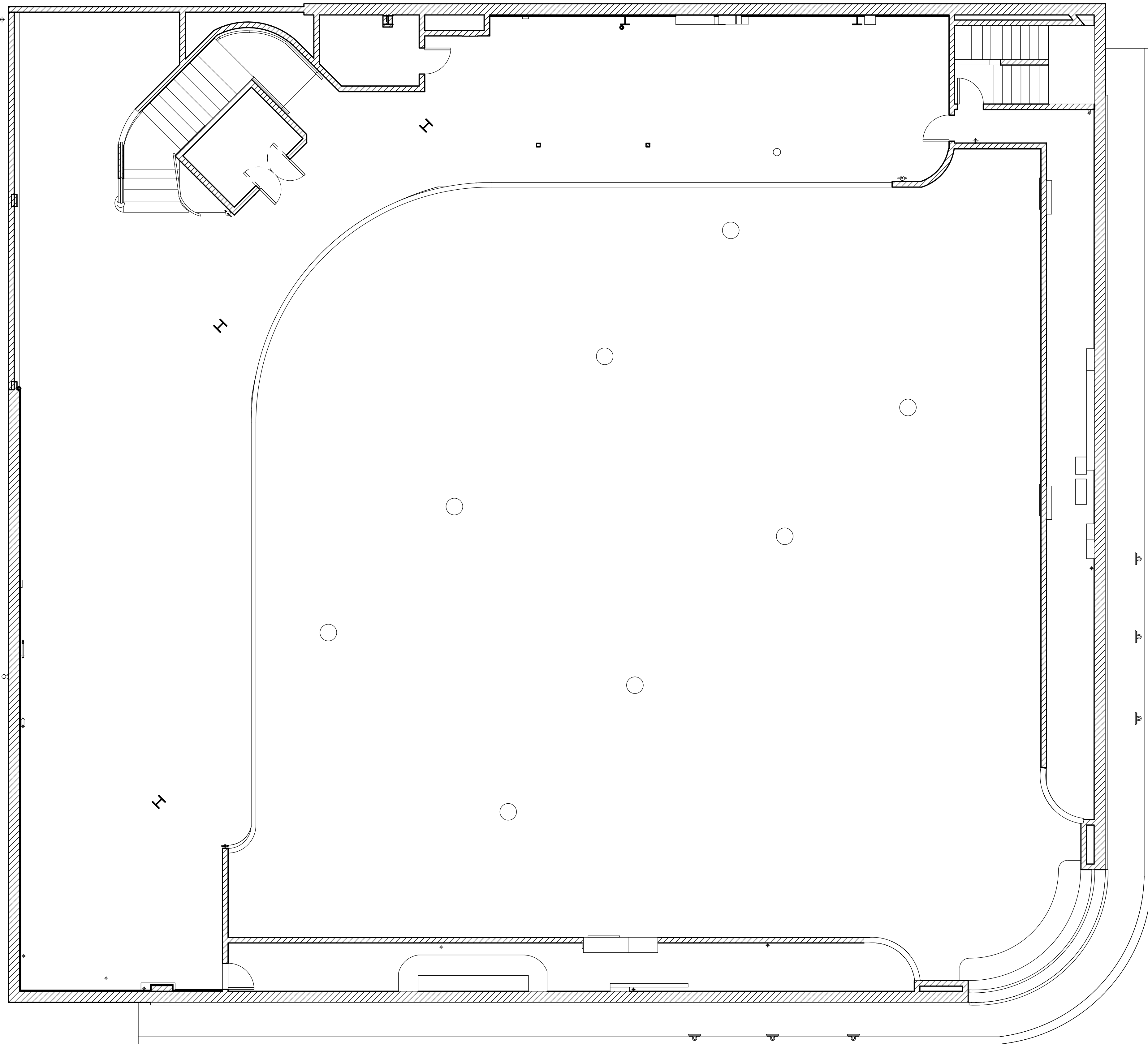
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**EXISTING FLOOR PLAN
 LEVEL 1.5**

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SPAR - E102



1 EXISTING FLOOR PLAN - LEVEL 1.5
 3/16" = 1'-0"

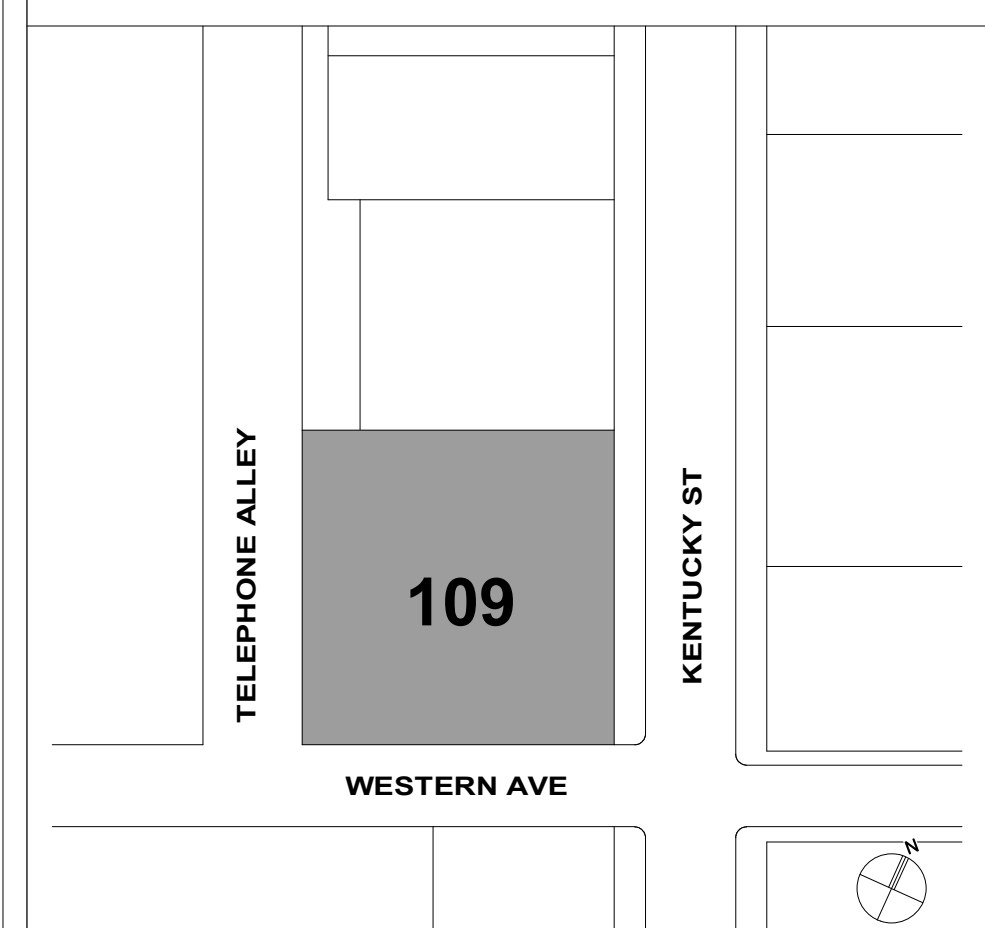


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SITE DIAGRAM

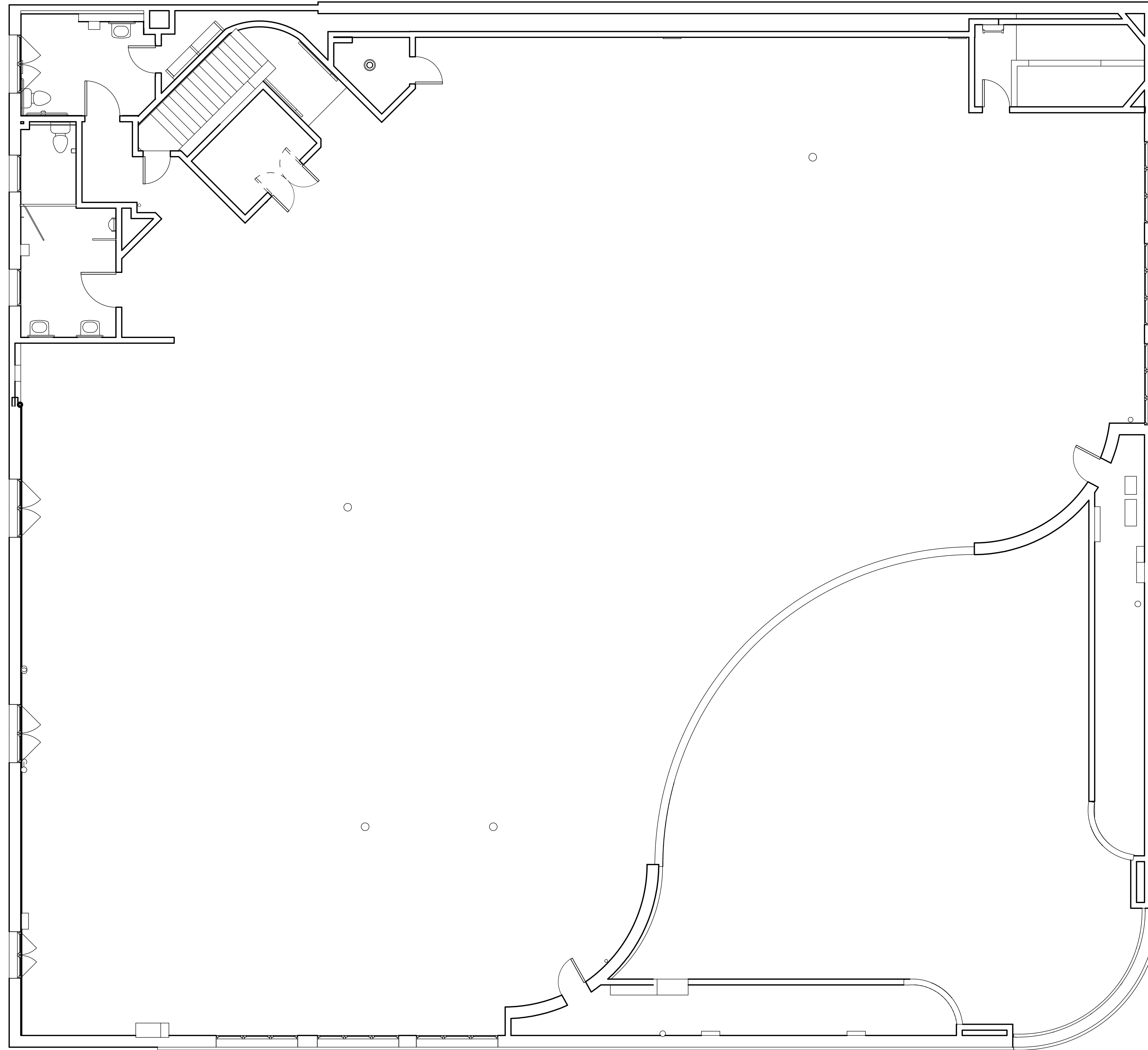
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**EXISTING FLOOR PLAN
LEVEL 2.0**

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DRAWING NUMBER

SPAR - E103



1 EXISTING FLOOR PLAN - LEVEL 2.0

3/16" = 1'-0"

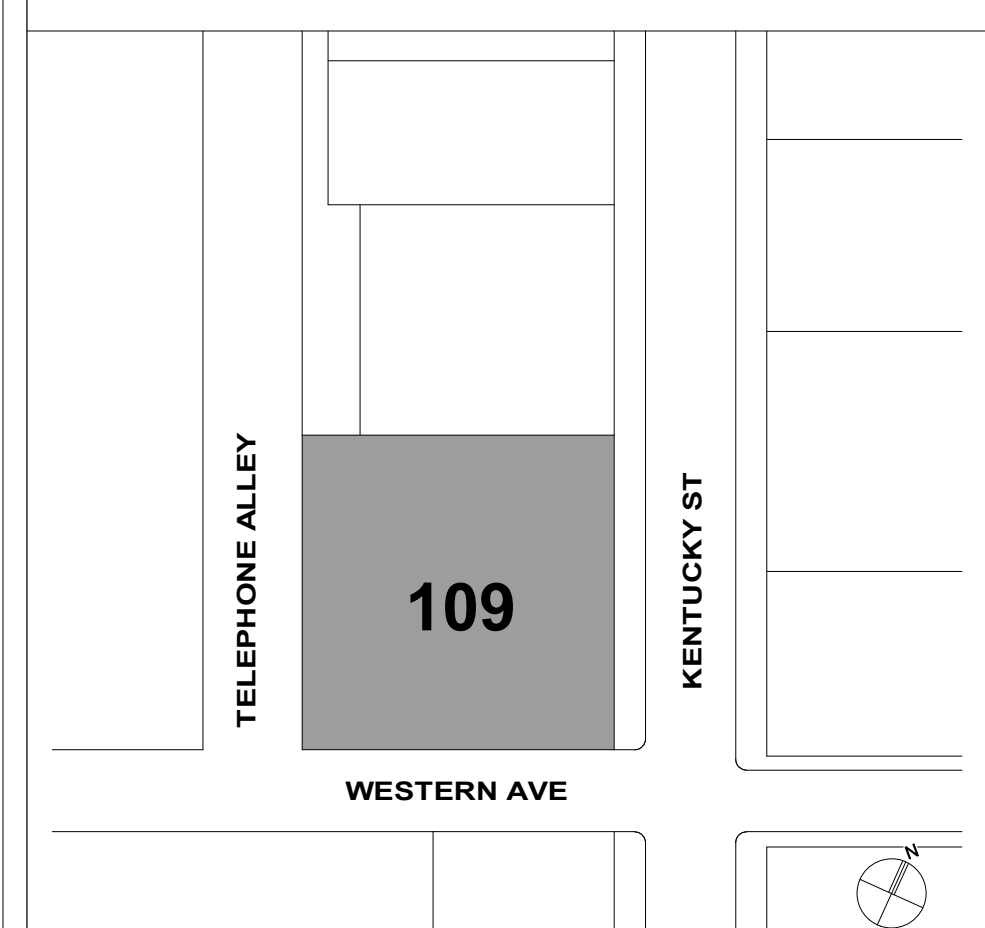


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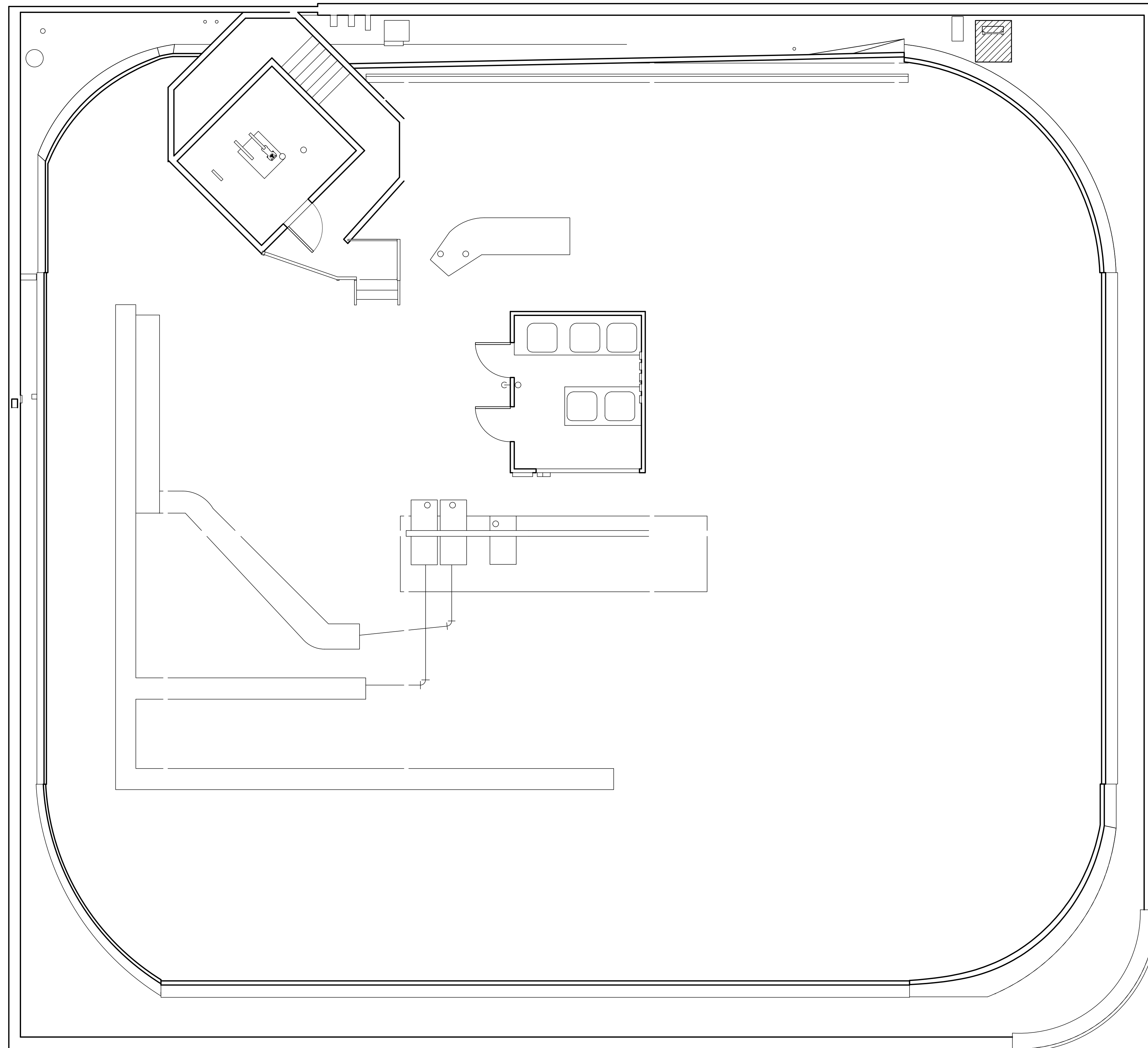
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**EXISTING FLOOR PLAN
LEVEL ATTIC**

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SPAR - E104



1 EXISTING FLOOR PLAN - LEVEL ATTIC
3/16" = 1'-0"

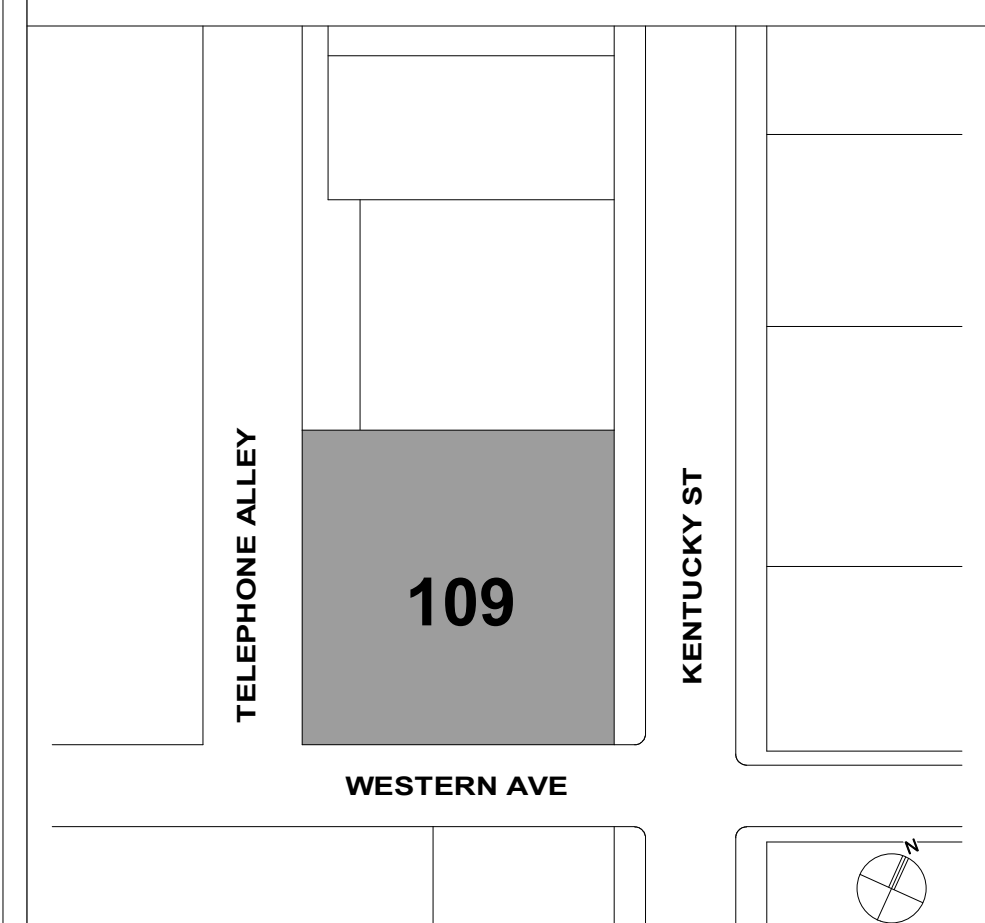


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SAN FRANCISCO, CA 94111
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SITE DIAGRAM

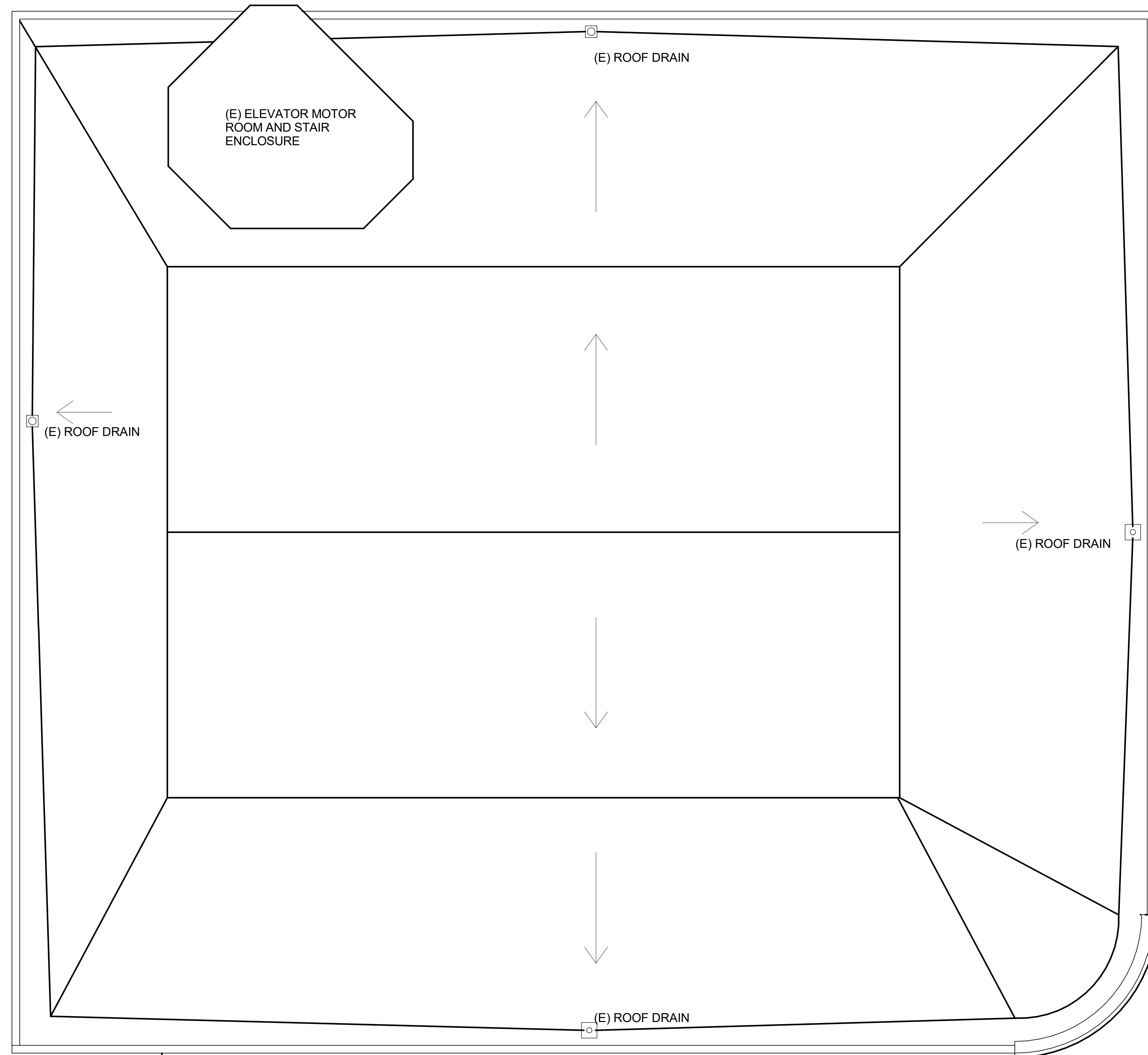
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EXISTING ROOF PLAN

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SPAR - E105



1 EXISTING ROOF PLAN

3/16" = 1'-0"

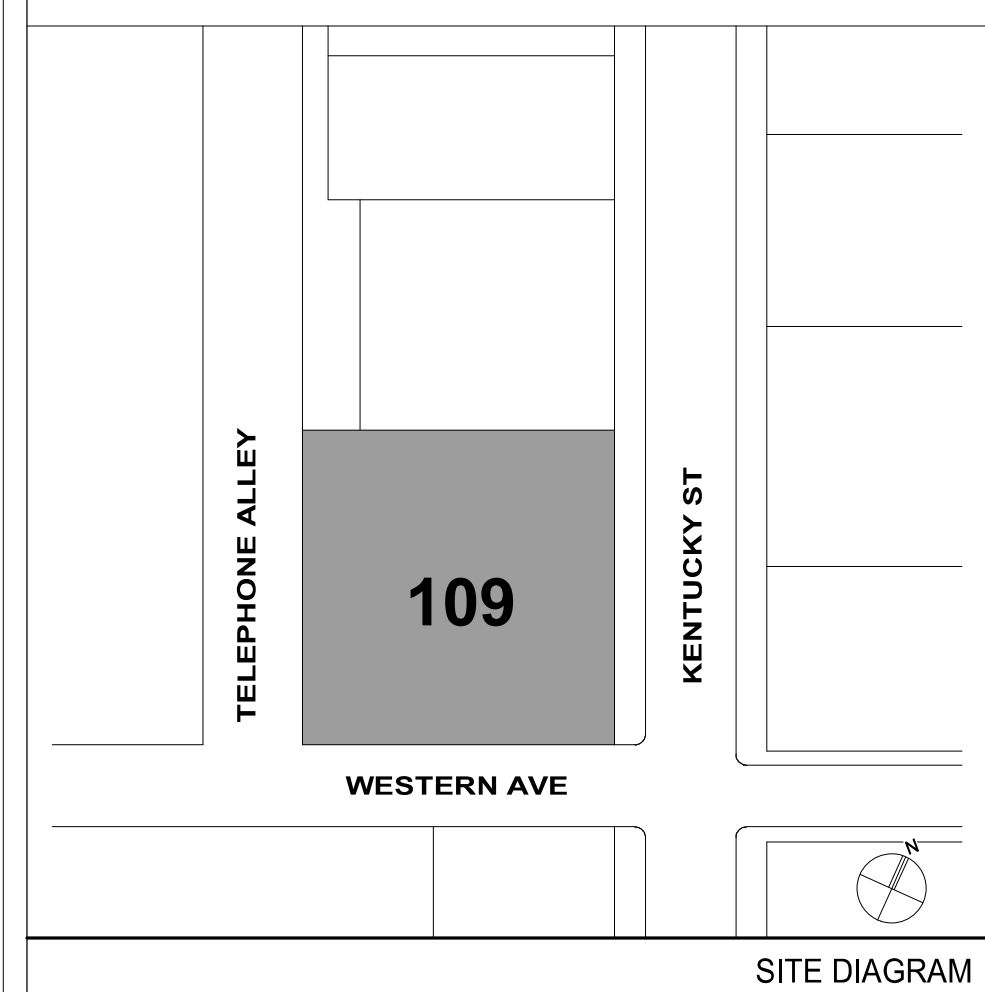


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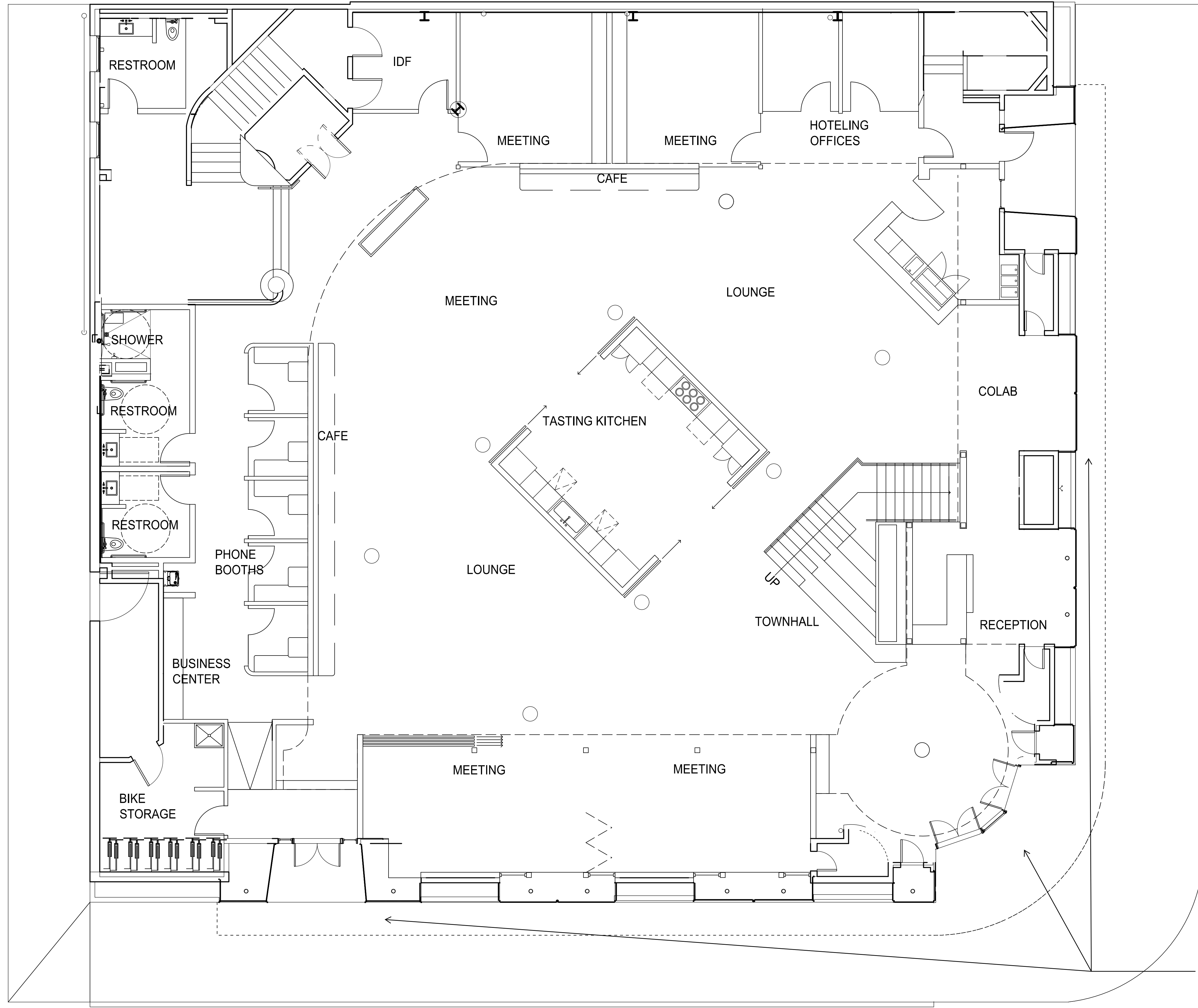
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**FLOOR PLAN
LEVEL 1.0**

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SPAR - 101



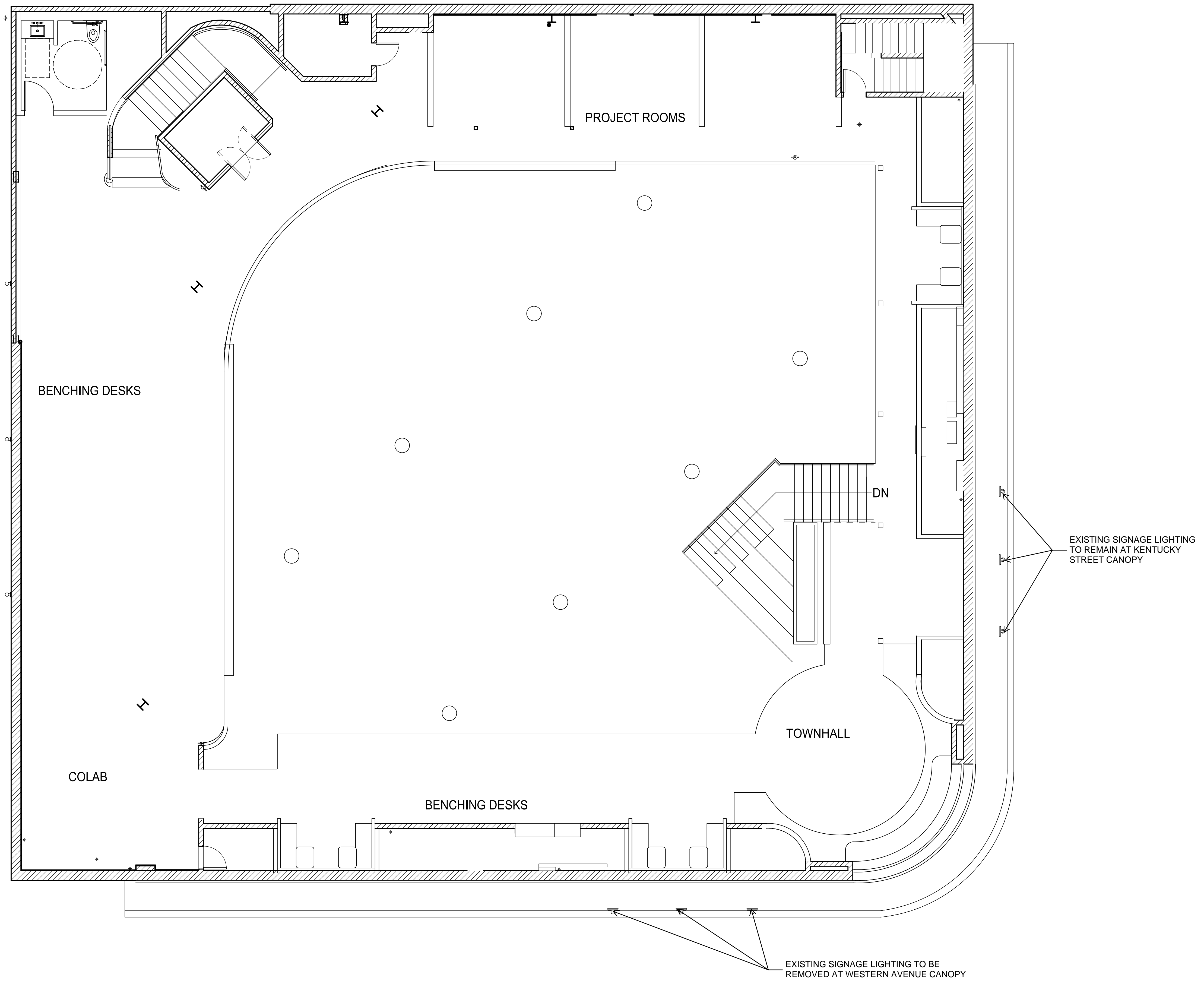
1 FLOOR PLAN - LEVEL 1.0
3/16" = 1'-0"



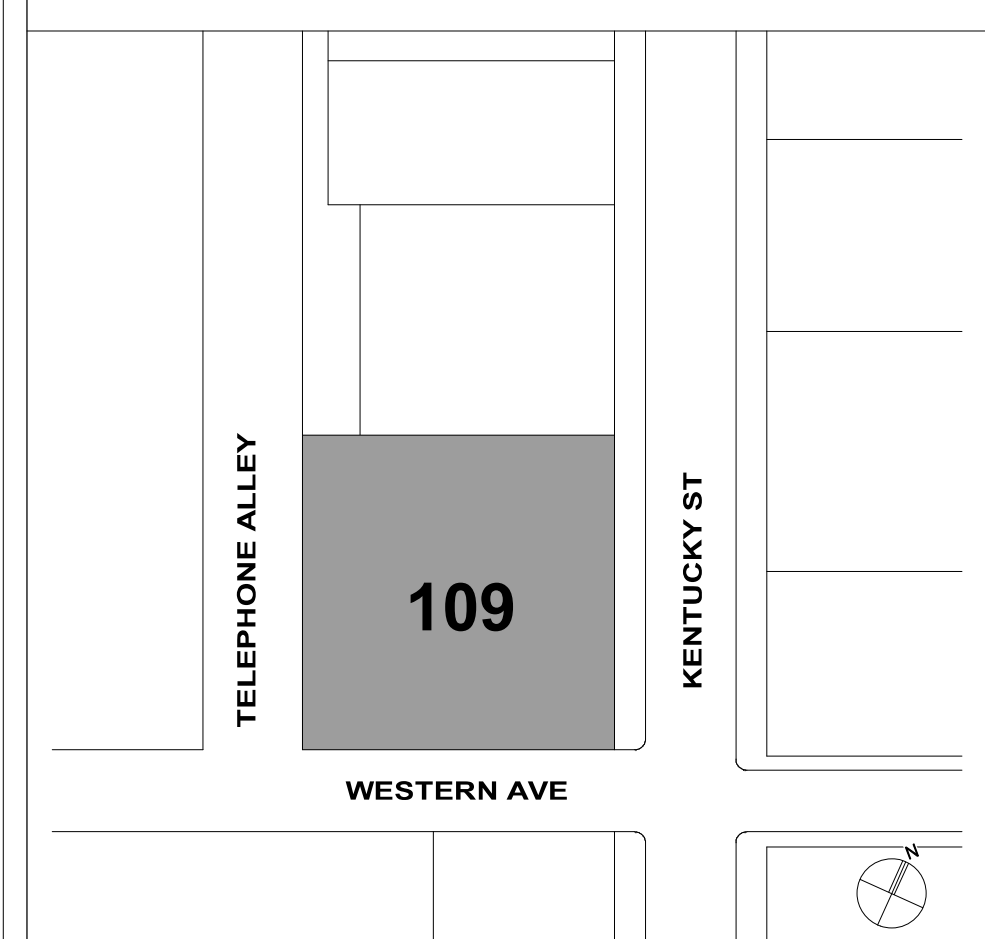
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SAN FRANCISCO, CA 94111
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SITE DIAGRAM

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DRAWING TITLE
**FLOOR PLAN
LEVEL 1.5**

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DRAWING NUMBER:

SPAR - 102

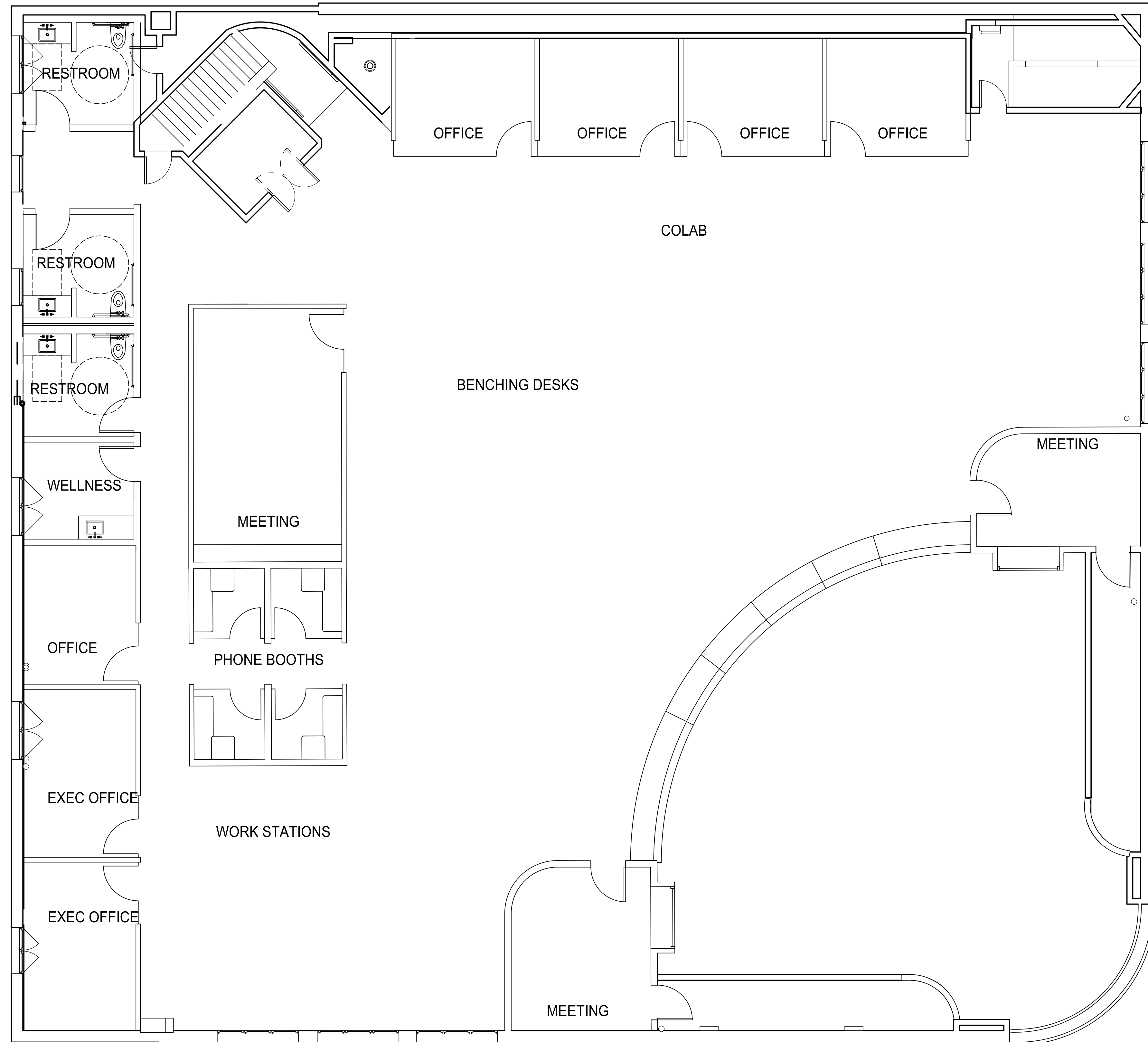
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3/16" = 1'-0"



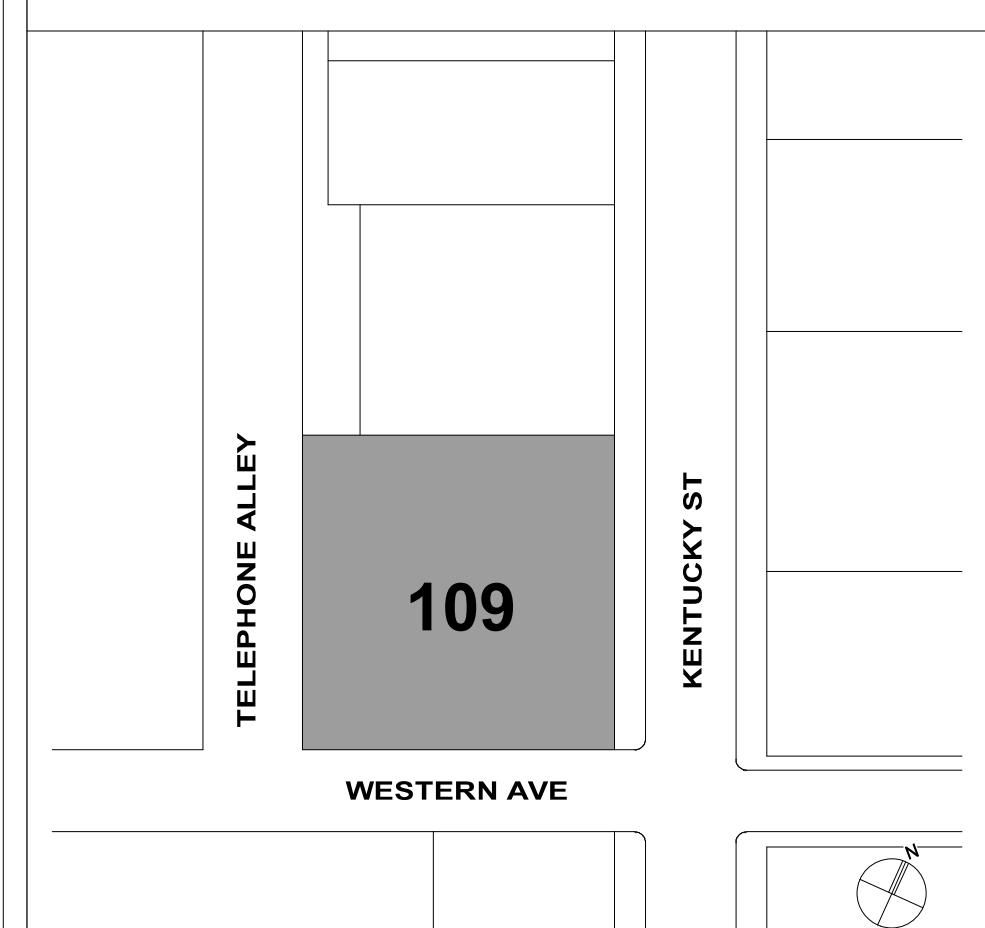
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**FLOOR PLAN
LEVEL 2.0**

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DRAWING NUMBER

SPAR - 103

1 FLOOR PLAN - LEVEL 2.0

3/16" = 1'-0"

C:\Users\DOCHINS\Documents\Amy's Kitchen_Central\RZ_daniel\0306.rvt 3/3/2022 2:28:44 PM

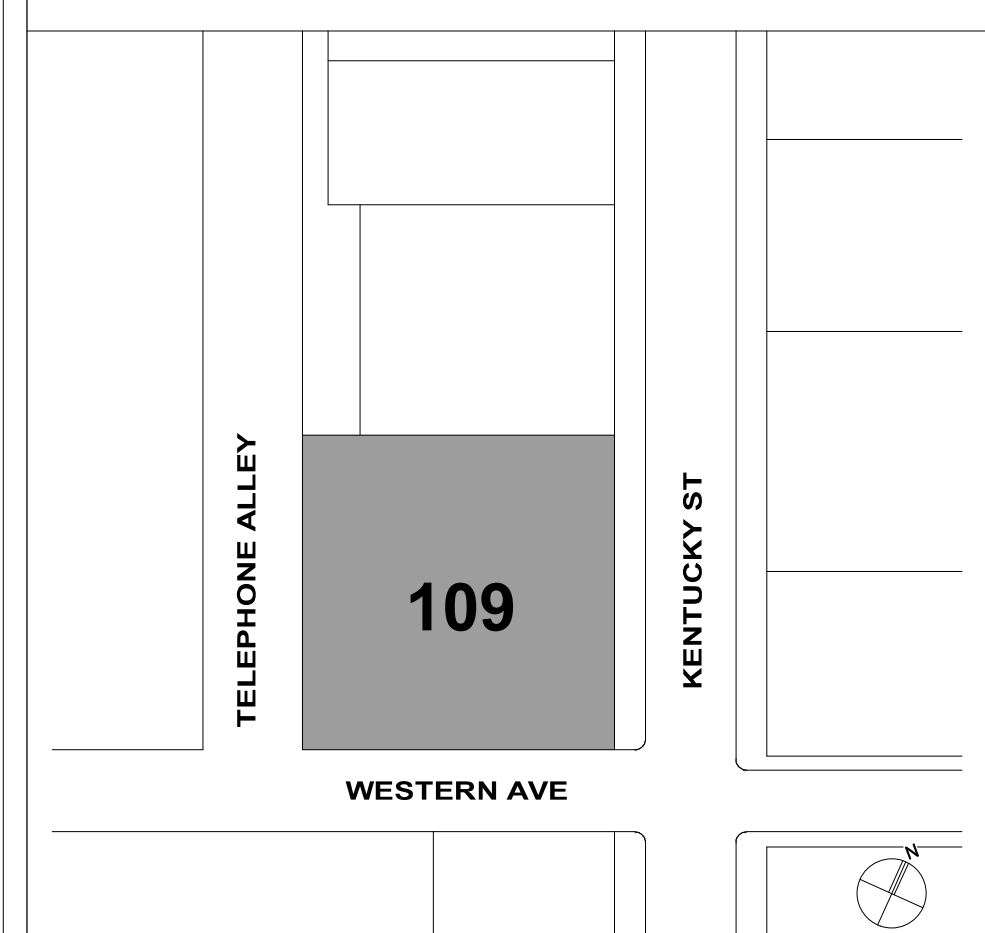


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SITE DIAGRAM

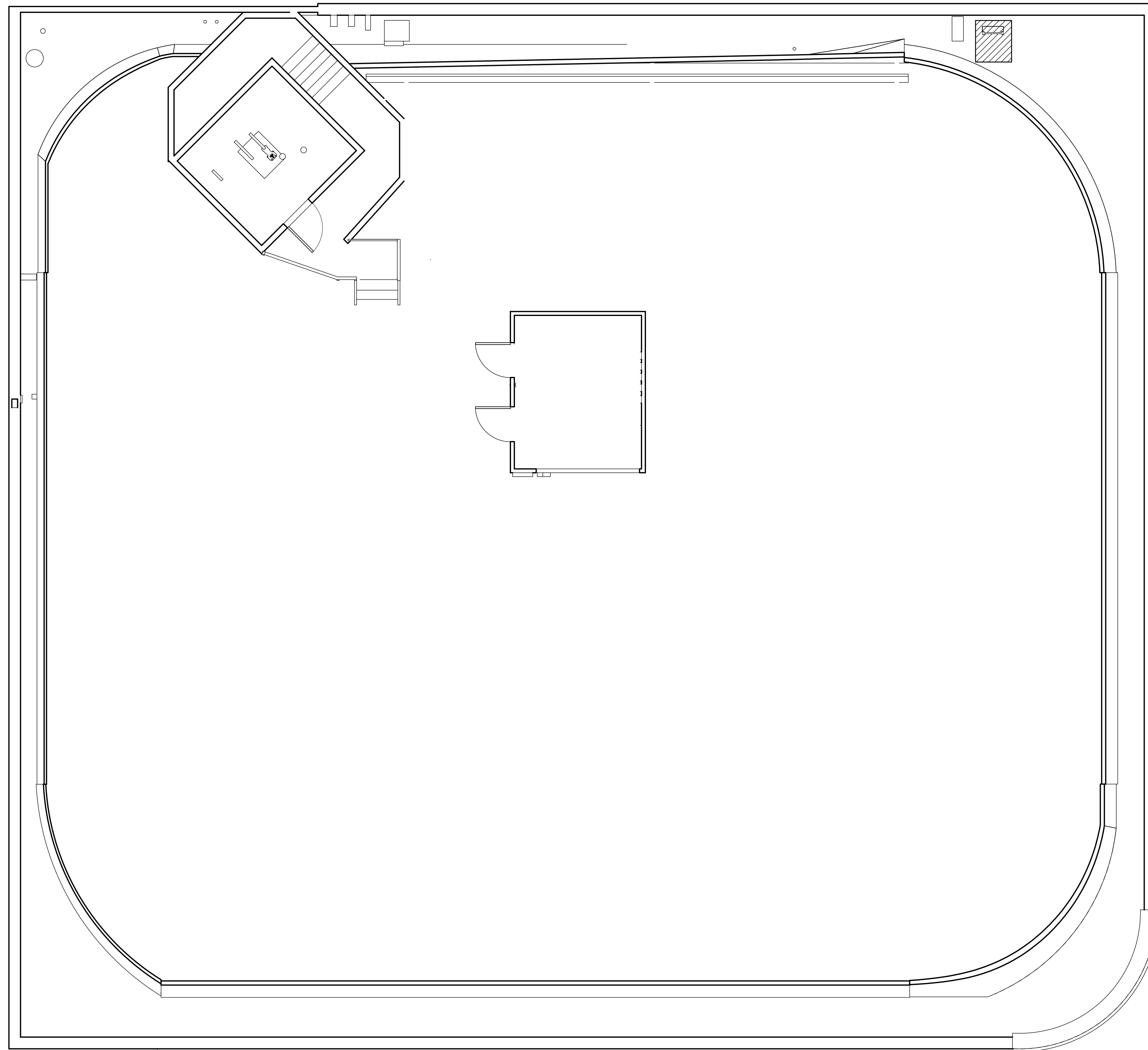
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**FLOOR PLAN
ATTIC**

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SPAR - 104



1 FLOOR PLAN - LEVEL ATTIC

3/16" = 1'-0"

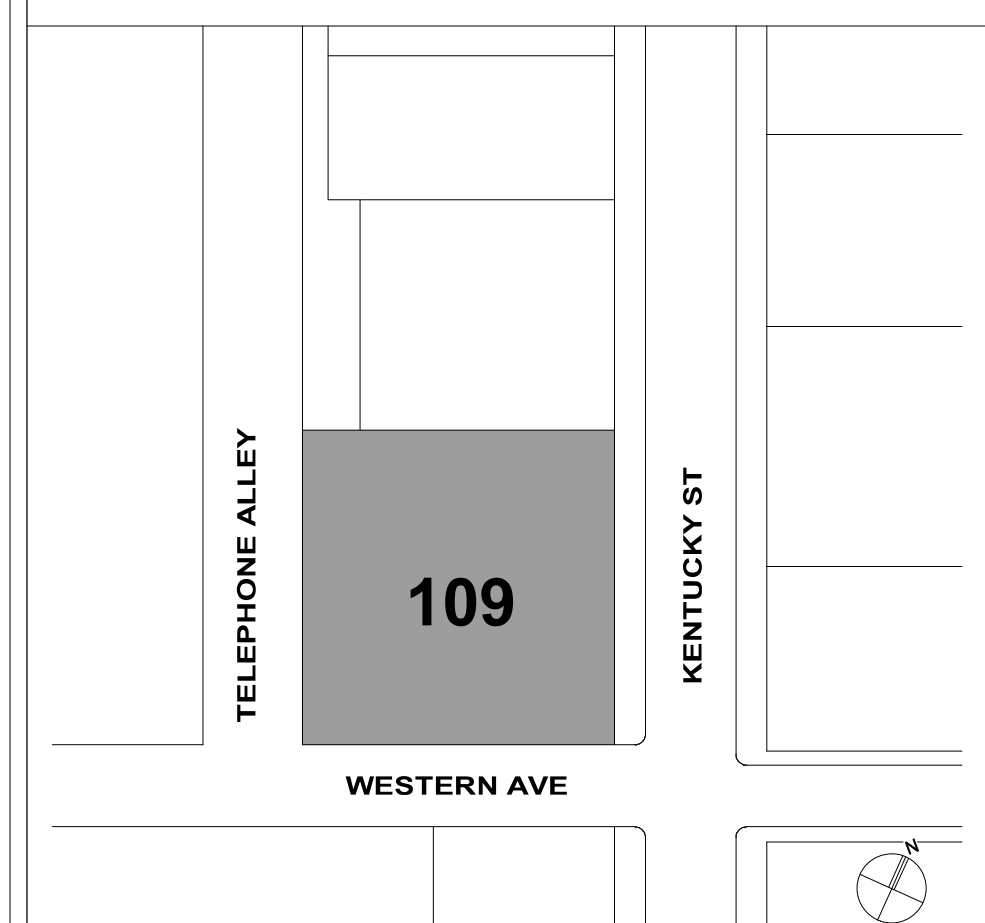


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SITE DIAGRAM

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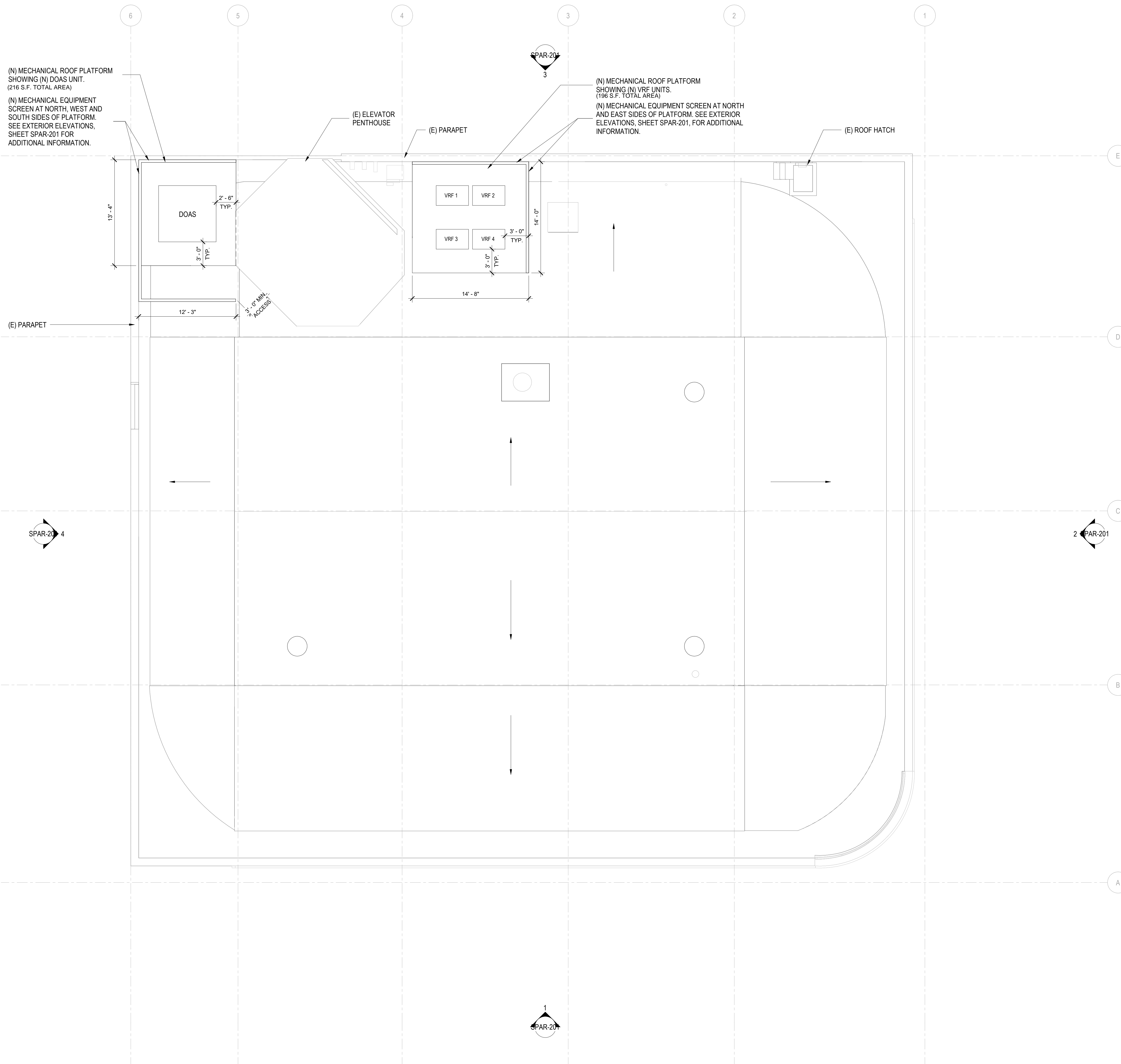
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ROOF PLAN

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 DRAWING NUMBER

SPAR - 105





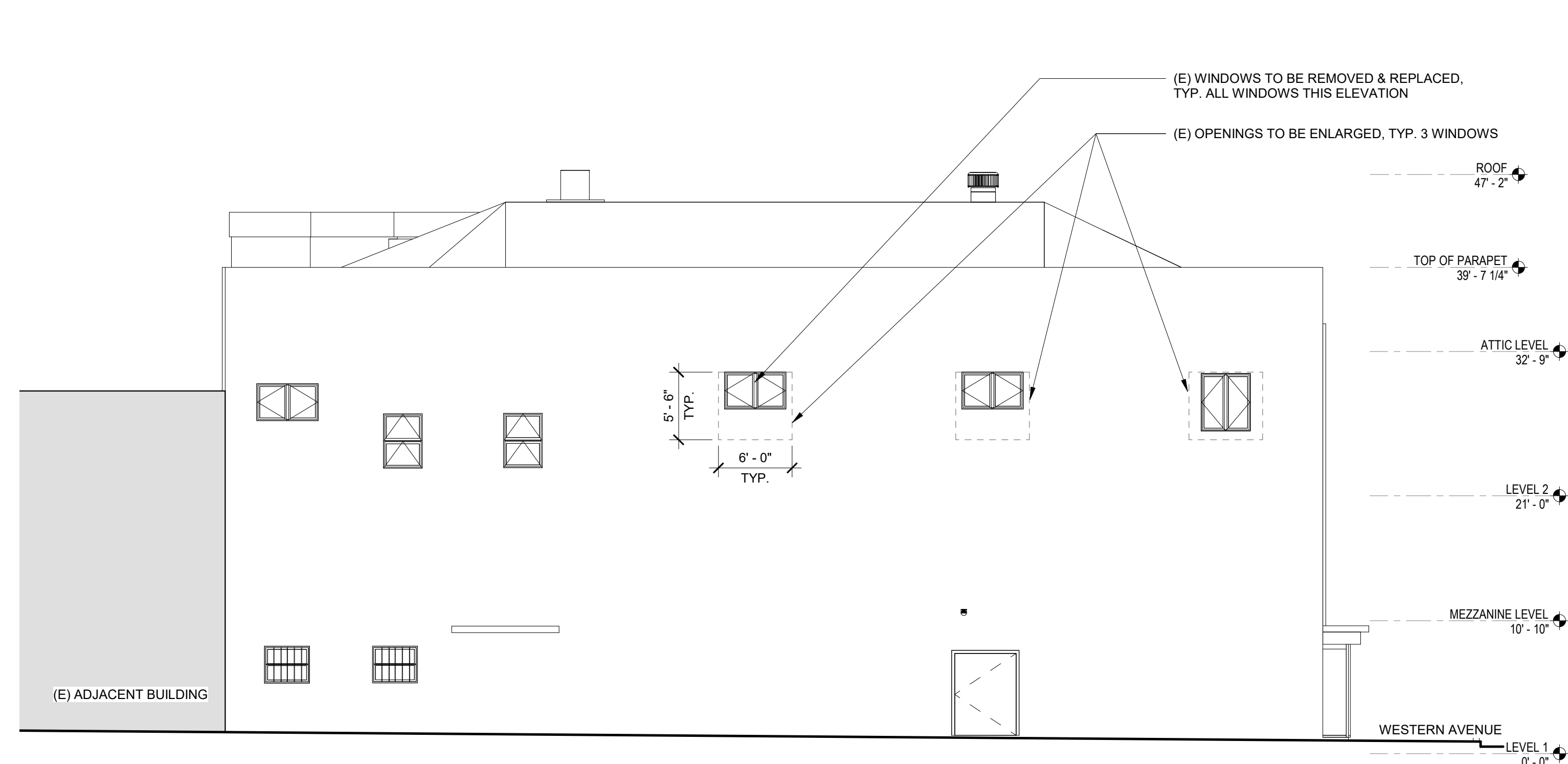
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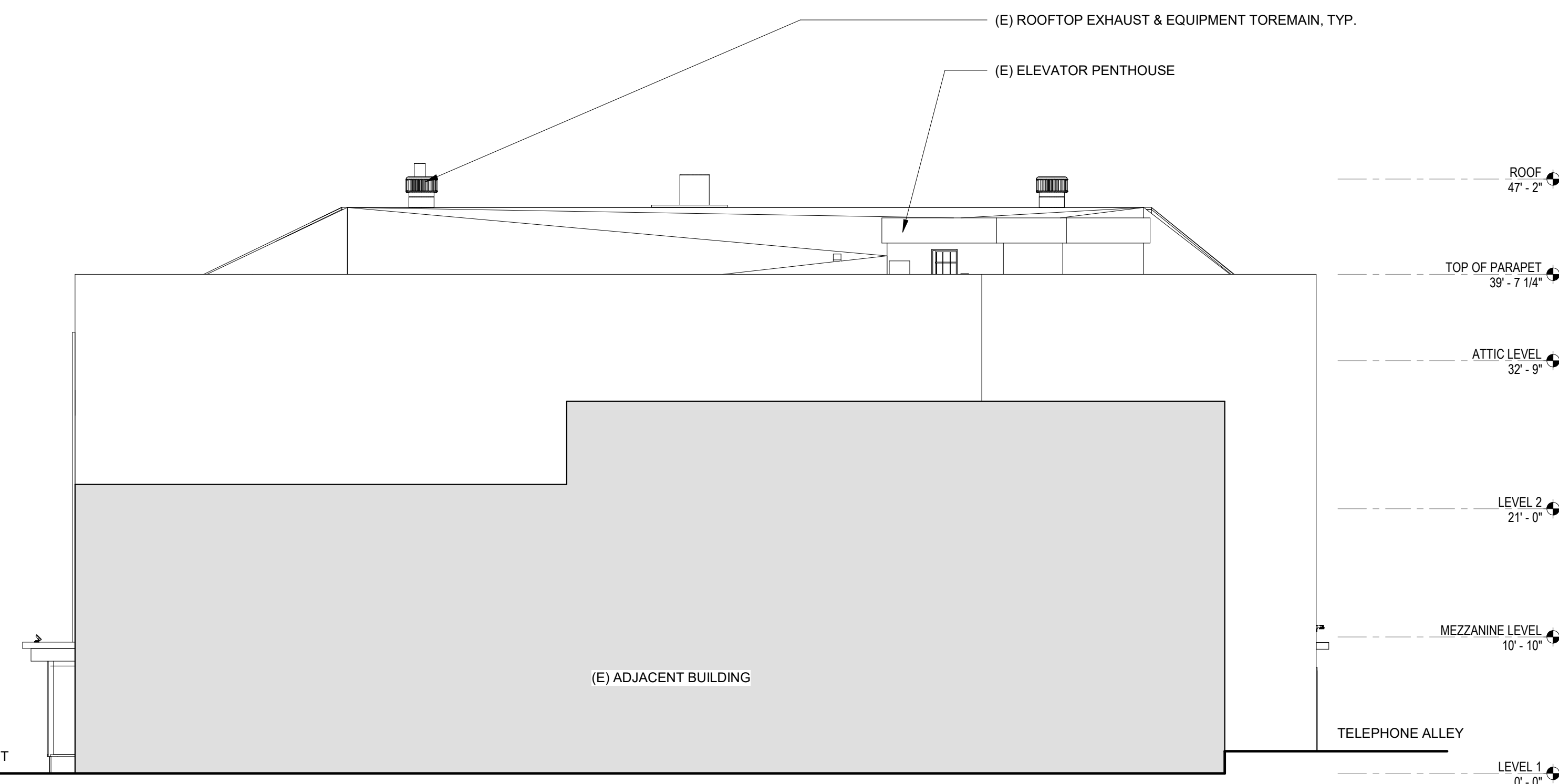
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ZFA STRUCTURAL ENGINEERS NOTES REGARDING ENLARGED OPENINGS IN EAST, SOUTH & WEST WALLS

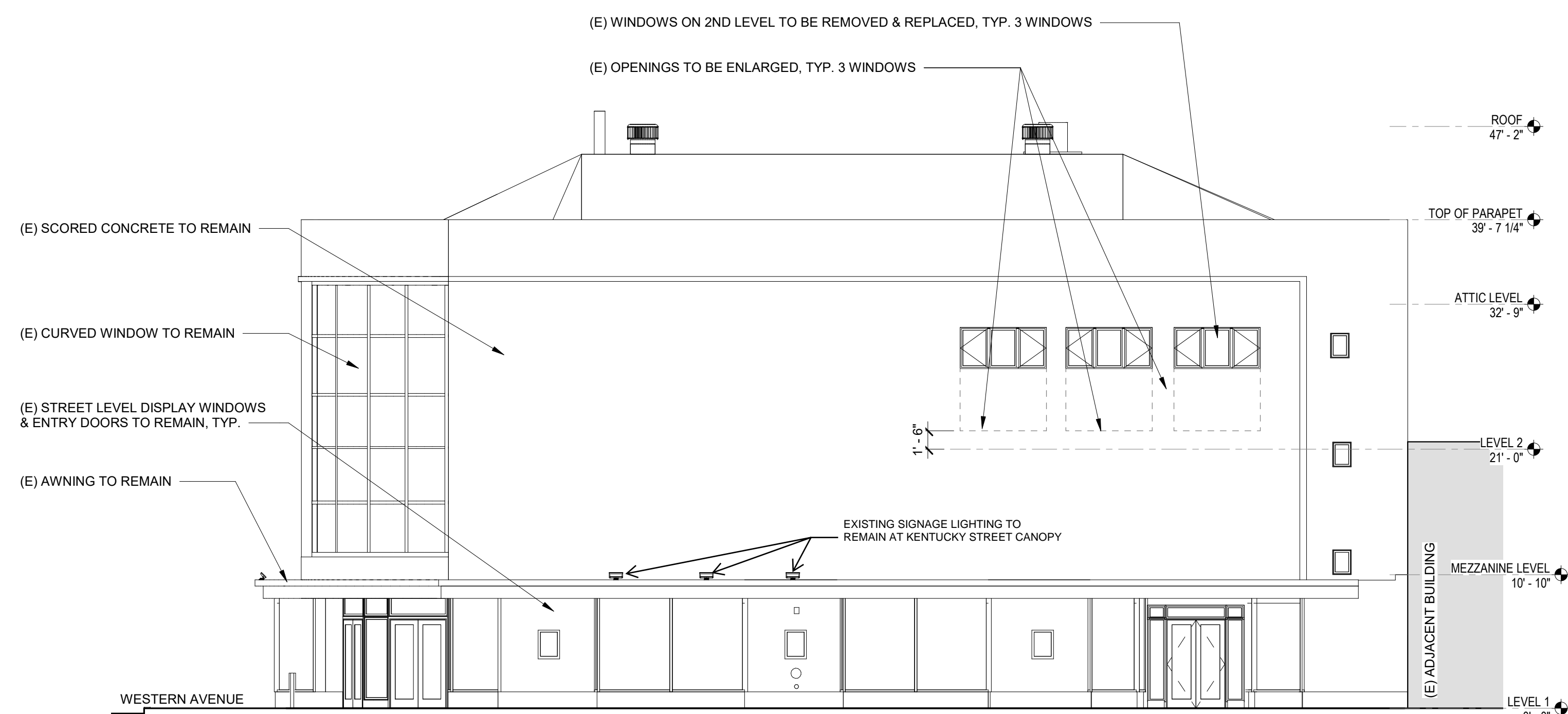
1. THE ENLARGED OPENINGS AT THE 2ND FLOOR ARE PROPOSED TO ADDRESS A SOFT STORY IRREGULARITY DUE TO THE DIFFERENCE IN FLOOR TO FLOOR HEIGHTS AT THE GROUND FLOOR AND 2ND FLOOR.
2. THE NEW OPENINGS IN THE EAST, SOUTH AND WEST WALLS WILL REDUCE THE STIFFNESS OF THE 2ND FLOOR TO BE WITHIN THE CODE MANDATED RANGE WITHOUT ADVERSELY AFFECTING THE STRENGTH OF THE FLOOR.
3. ALL WALLS HAVE BEEN EVALUATED AND WORK FOR CODE REQUIRED IN PLANE FORCES IN THE MODIFIED CONFIGURATION.
4. SEE ADDITIONAL STRUCTURAL NARRATIVE INCLUDED IN ATTACHED DOCUMENTS.



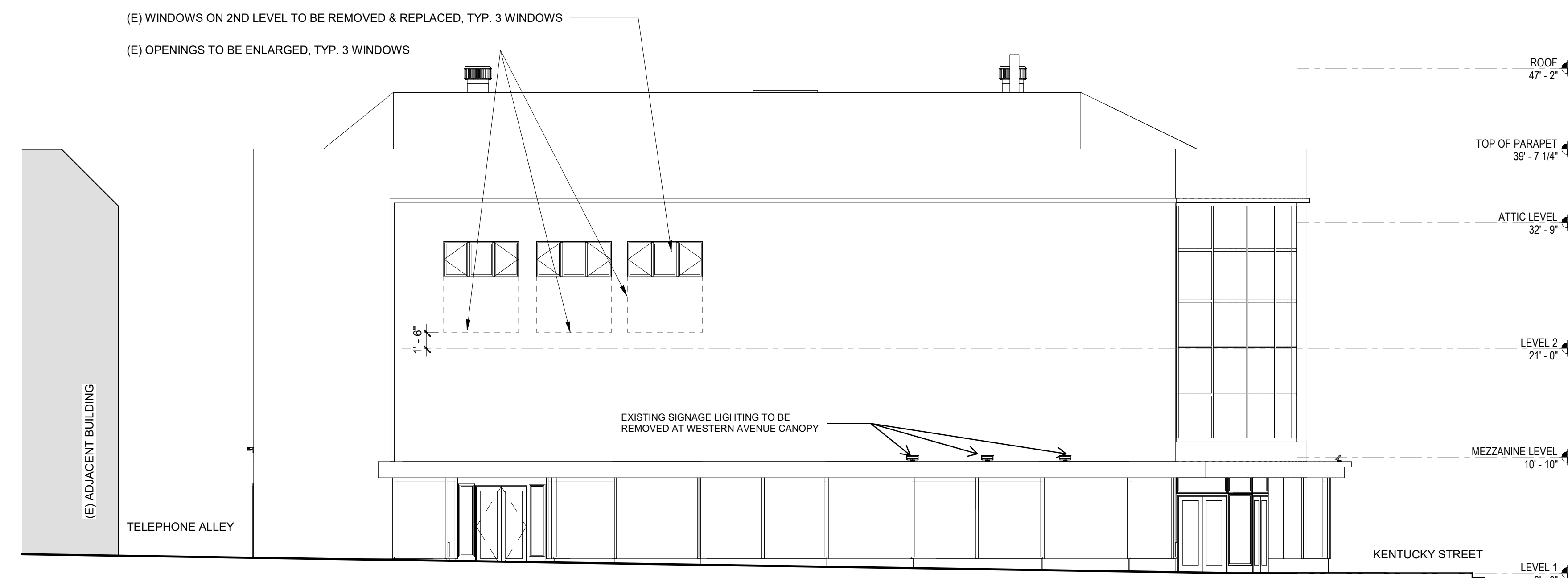
4 EXISTING - WEST ELEVATION (TELEPHONE ALLEY)
1/8" = 1'-0"



3 EXISTING NORTH ELEVATION
1/8" = 1'-0"



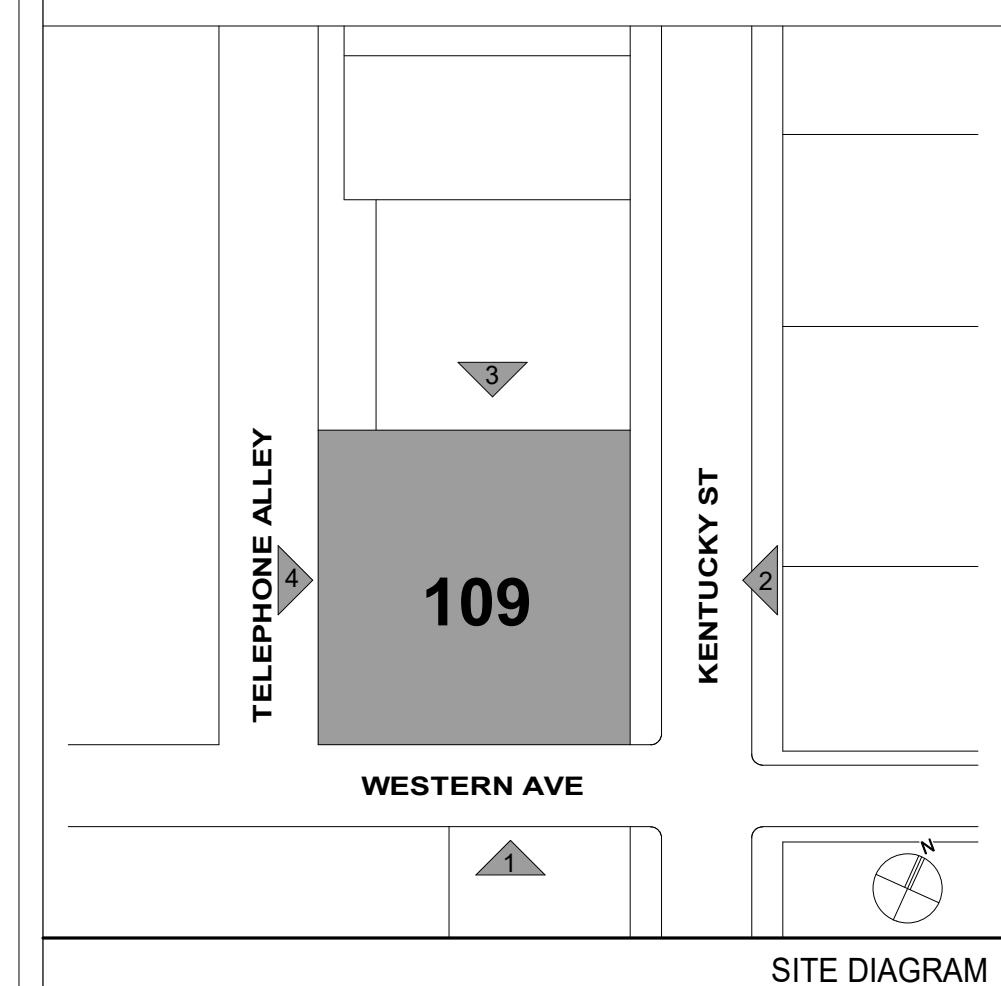
2 EXISTING EAST ELEVATION (KENTUCKY STREET)
1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION (WESTERN AVENUE)
1/8" = 1'-0"

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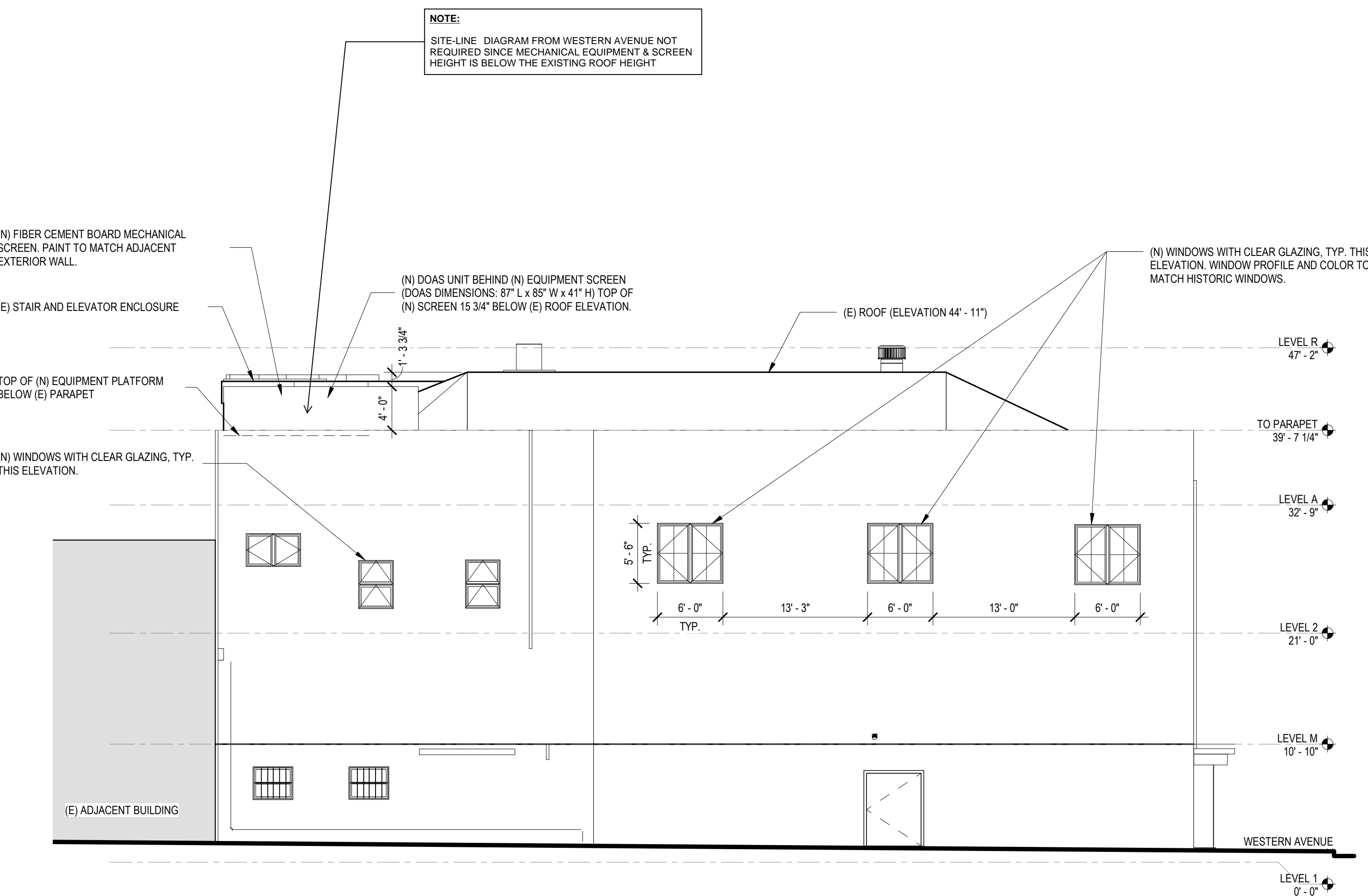
DRAWING TITLE
EXTERIOR ELEVATIONS - EXISTING

DATE: 01/14/2022
PROJECT NO.: 21192
DRAWN BY: Author
CHECKED BY: Checker
DRAWING NUMBER:

SPAR-200

MASTER SIGN PLAN

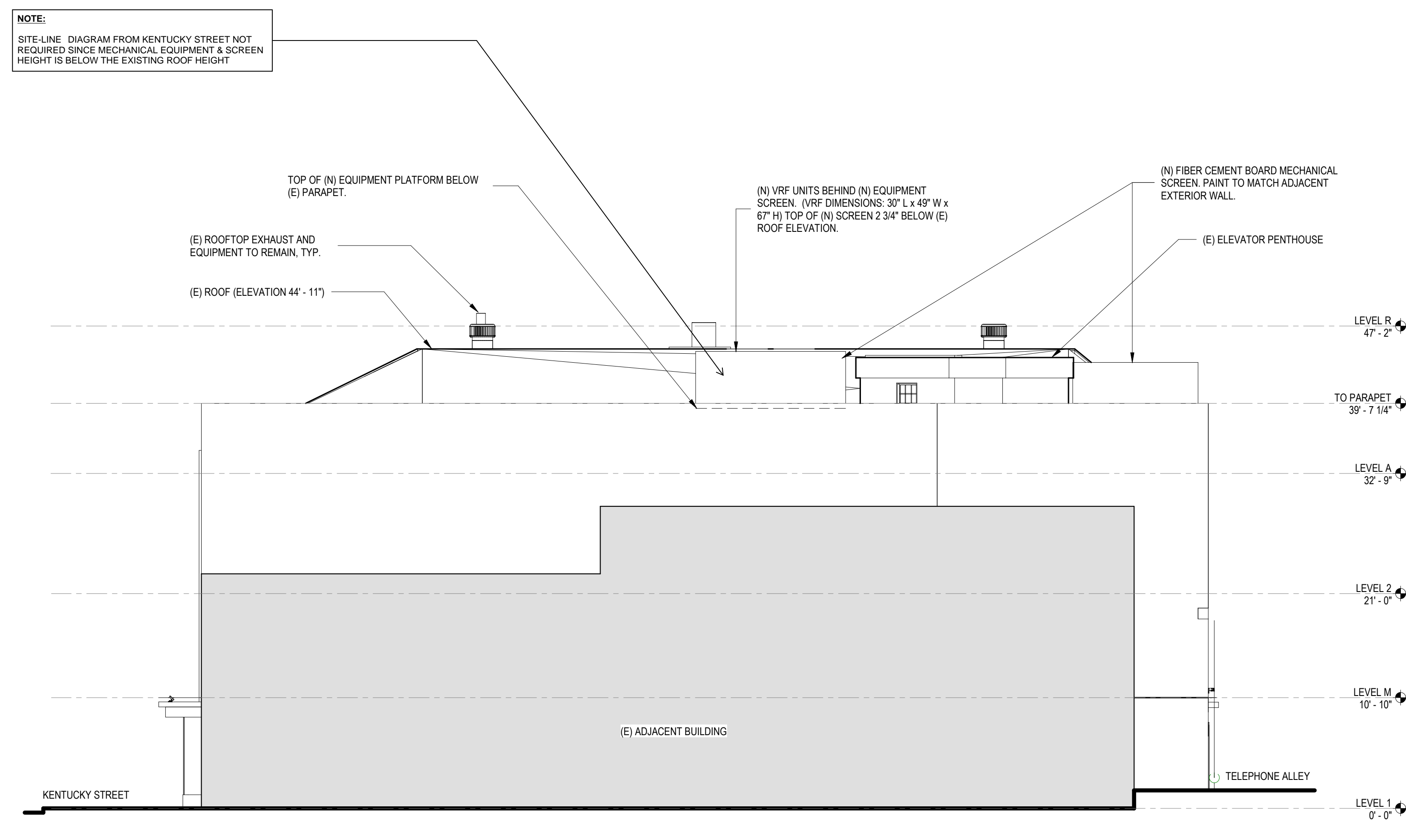
- SIGN 1** (PRIMARY BUILDING IDENTITY SIGN)
 - THREE DIMENSIONAL METAL SIGN MOUNTED ON STRUCTURE. AREA OF NEW SIGN TO MATCH AREA OF ORIGINAL "CARITHERS" BUILDING SIGN. (+250 SF)
- SIGN 2** (PRIMARY BUILDING ENTRY SIGN)
 - PAINTED COMPANY NAME / LOGO SIGN ON GLASS DOOR / SIDELITE. AREA OF NEW SIGN TO BE LESS THAN 20% OF THE TOTAL GLASS AREA WHERE SIGN IS LOCATED.
- SIGN 3** (SECONDARY BUILDING ENTRY SIGN)
 - PAINTED COMPANY NAME / LOGO SIGN ON GLASS DOOR / SIDELITE. AREA OF NEW SIGN TO BE LESS THAN 20% OF THE TOTAL GLASS AREA WHERE SIGN IS LOCATED.
- SIGN 4** (TERTIARY BUILDING EXIT SIGN)
 - PAINTED "EXIT ONLY" SIGN ON GLASS DOOR. AREA OF NEW SIGN TO BE LESS THAN 20% OF THE TOTAL GLASS AREA WHERE SIGN IS LOCATED.



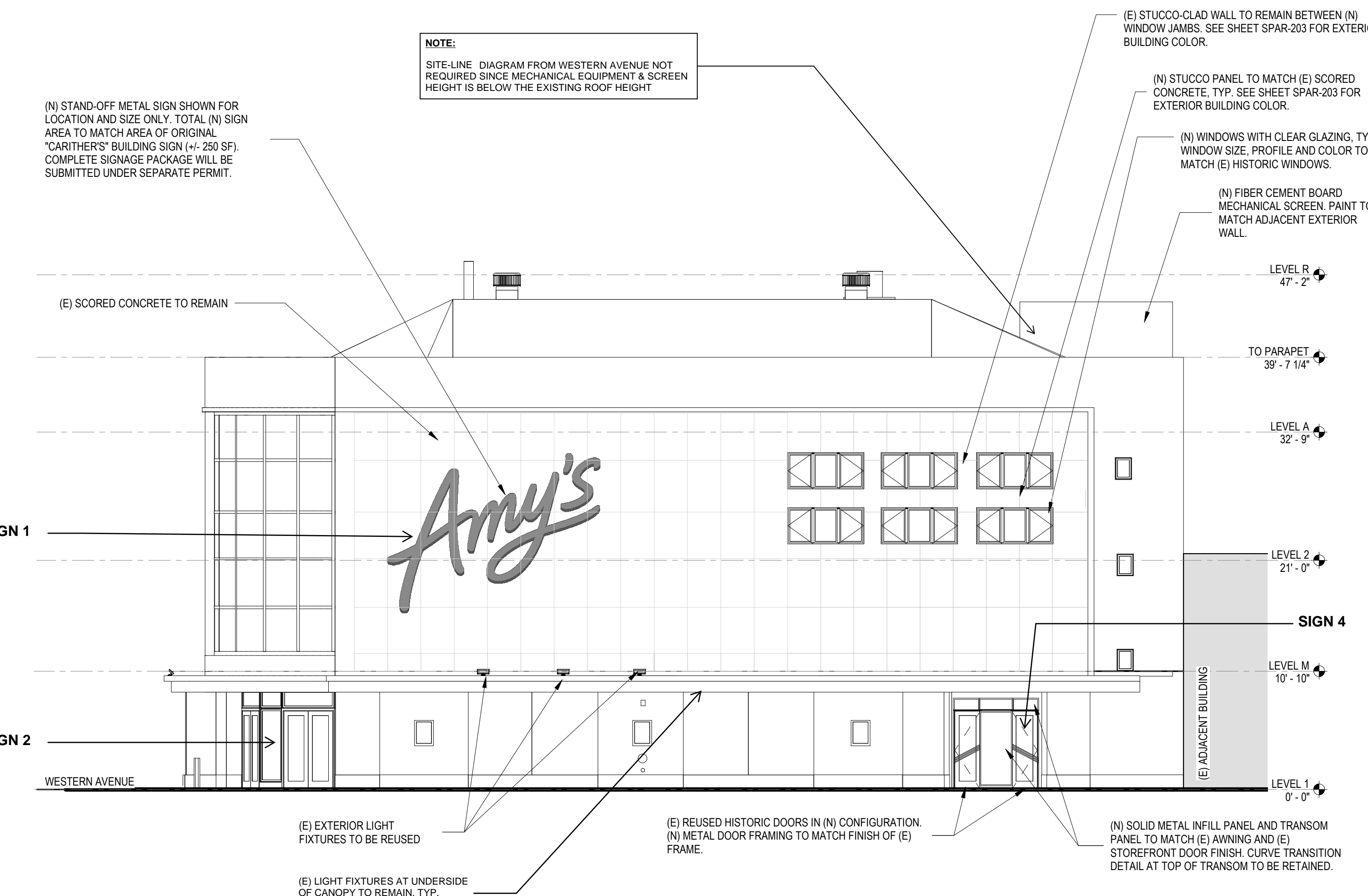
EXTERIOR ELEVATION - WEST - UPDATED 1/8" = 1'-0" 4

ZFA STRUCTURAL ENGINEERS NOTES REGARDING ENLARGED OPENINGS IN EAST, SOUTH & WEST WALLS

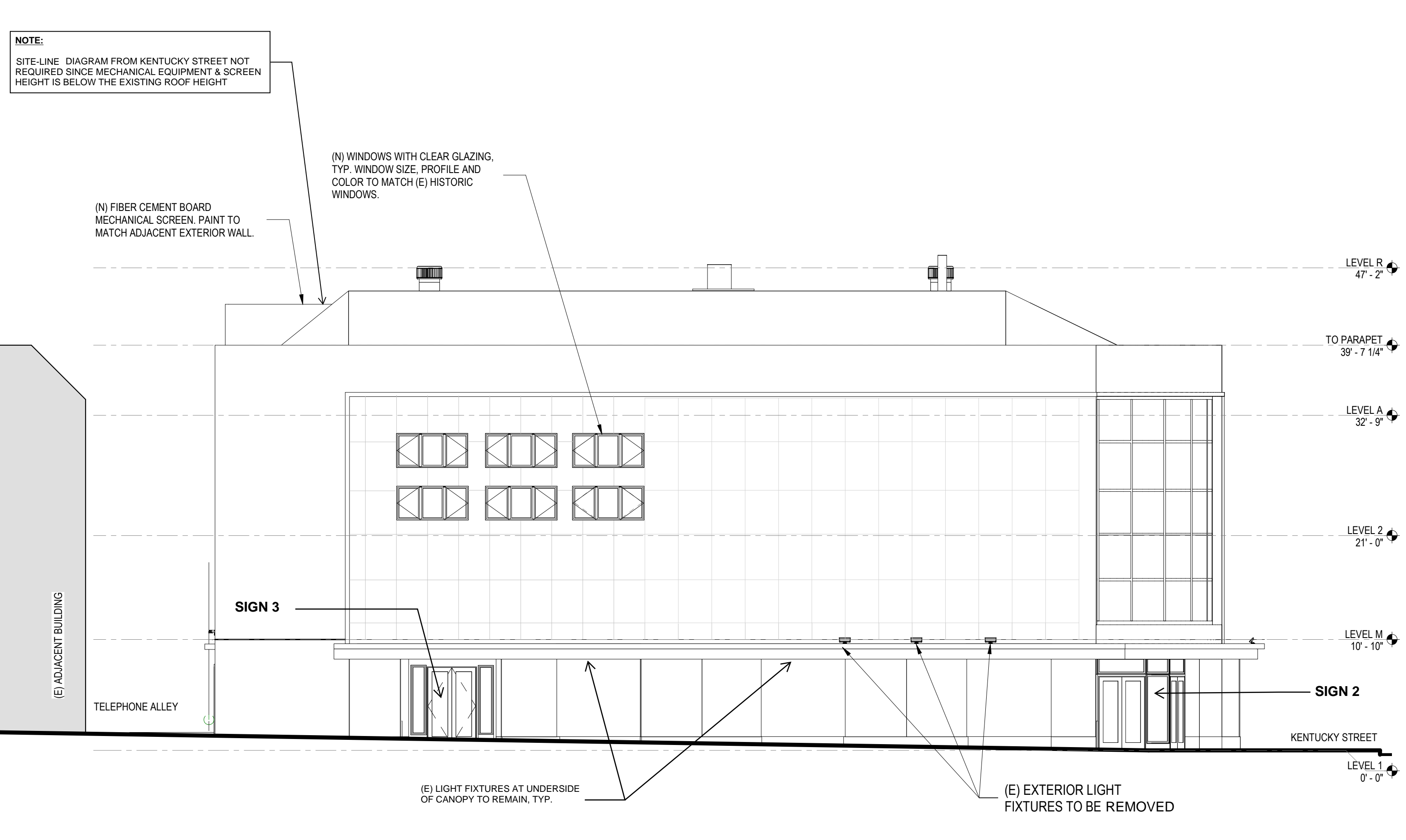
1. THE ENLARGED OPENINGS AT THE 2ND FLOOR ARE PROPOSED TO ADDRESS A SOFT STORY IRREGULARITY DUE TO THE DIFFERENCE IN FLOOR TO FLOOR HEIGHTS AT THE GROUND FLOOR AND 2ND FLOOR.
2. THE NEW OPENINGS IN THE EAST, SOUTH AND WEST WALLS WILL REDUCE THE STIFFNESS OF THE 2ND FLOOR TO BE WITHIN THE CODE MANDATED RANGE WITHOUT ADVERSELY AFFECTING THE STRENGTH OF THE FLOOR.
3. ALL WALLS HAVE BEEN EVALUATED AND WORK FOR CODE REQUIRED IN PLANE FORCES IN THE MODIFIED CONFIGURATION.
4. SEE ADDITIONAL STRUCTURAL NARRATIVE INCLUDED IN ATTACHED DOCUMENTS.



EXTERIOR ELEVATION - NORTH - UPDATED 1/8" = 1'-0" 3



EXTERIOR ELEVATION - EAST - UPDATED 1/8" = 1'-0" 2



EXTERIOR ELEVATION - SOUTH - UPDATED 1/8" = 1'-0" 1



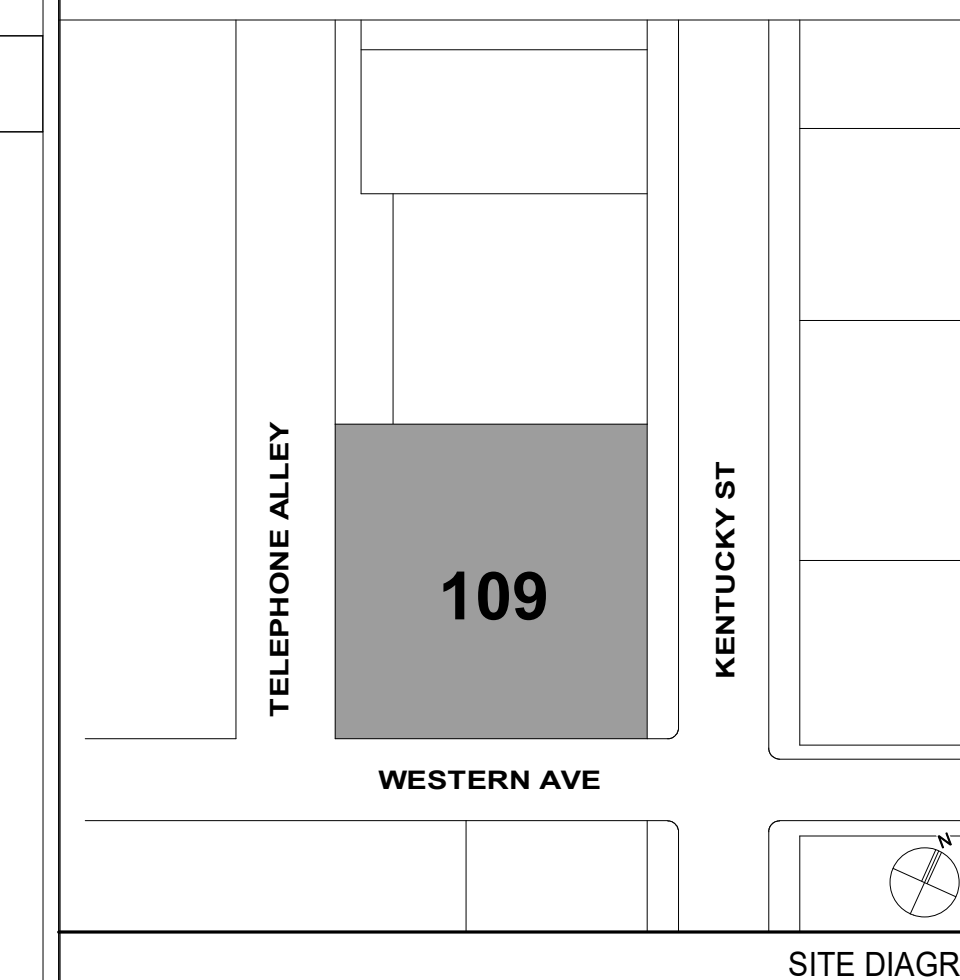
OWNER: AMY'S KITCHEN
1650 CORPORATE CIRCLE
PETALUMA, CA 94954
TEL 707.781.7655

ARCHITECT: QUEZADA ARCHITECTURE
639 FRONT ST., 1ST FLOOR
SAN FRANCISCO, CA 94111
TEL 415.331.5133

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PETALUMA, CA 94952



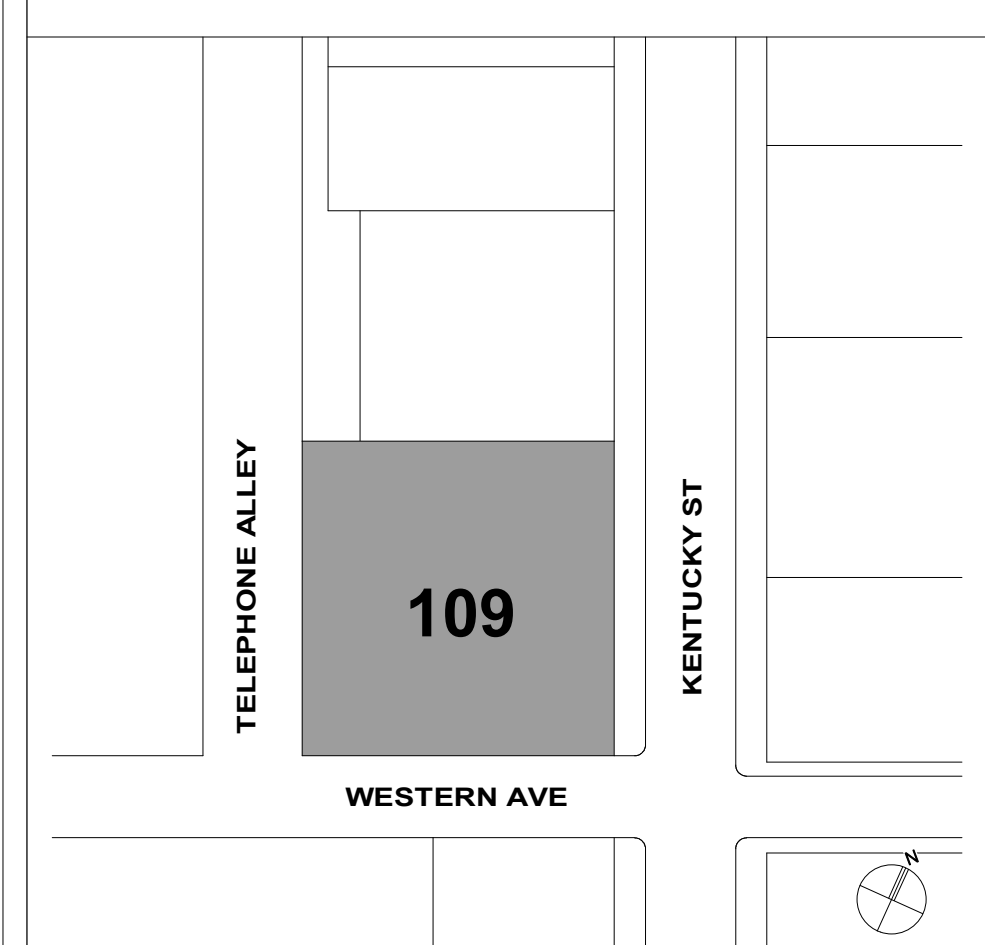
REV	DATE	ISSUE
01/14/2022		PLANNING - MINOR CUP
03/14/2022		HSPAR SUBMITTAL
04/20/2022		REVISED HSPAR SUBMITTAL
05/06/2022		HSPAR RESUBMITTAL

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DRAWING TITLE
EXTERIOR ELEVATIONS-PROPOSED

DATE: MAR 04 2022
PROJECT NO.: 21192
DRAWN BY: Author
CHECKED BY: Checker
DRAWING NUMBER

SPAR-201



REV	DATE	ISSUE
01/14/2022		PLANNING - MINOR CUP
03/14/2022		HSPAR SUBMITTAL
04/20/2022		REVISED HSPAR SUBMITTAL
05/06/2022		HSPAR RESUBMITTAL

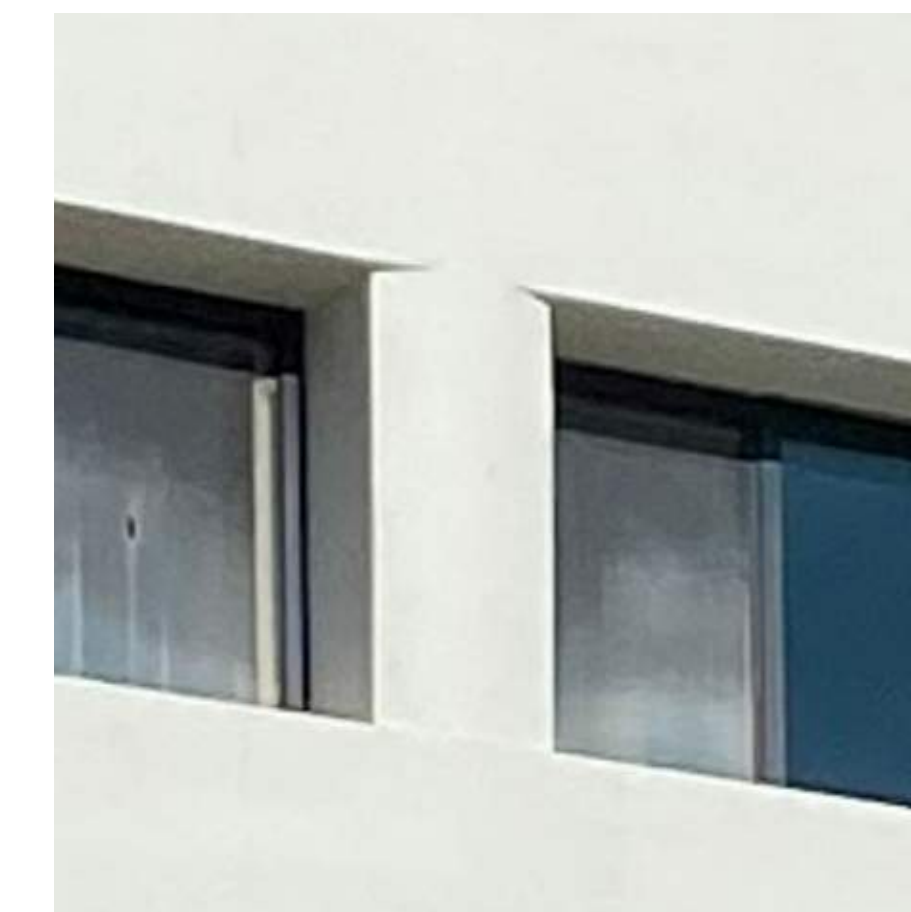
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DRAWING TITLE
**EXTERIOR DETAILS -
PROPOSED WINDOWS**

DATE: MAR 04 2022
PROJECT NO.: 21192
DRAWN BY: Author
CHECKED BY: Checker
DRAWING NUMBER

SPAR-202

EXTERIOR FINISHES TO MATCH EXISTING COLORS. NEW PAINT APPLICATIONS TO MATCH SHEEN, TEXTURE AND LOCATION FOR EXISTING BUILDING.



(E) CURVED INFILL BETWEEN WINDOW JAMBS



(E) SCORED CONCRETE



(E) AWNING



(N) RECONSTRUCTED CURVED WALL BETWEEN JAMBS OF EXISTING WINDOW OPENINGS

(N) WINDOWS IN EXISTING OPENINGS

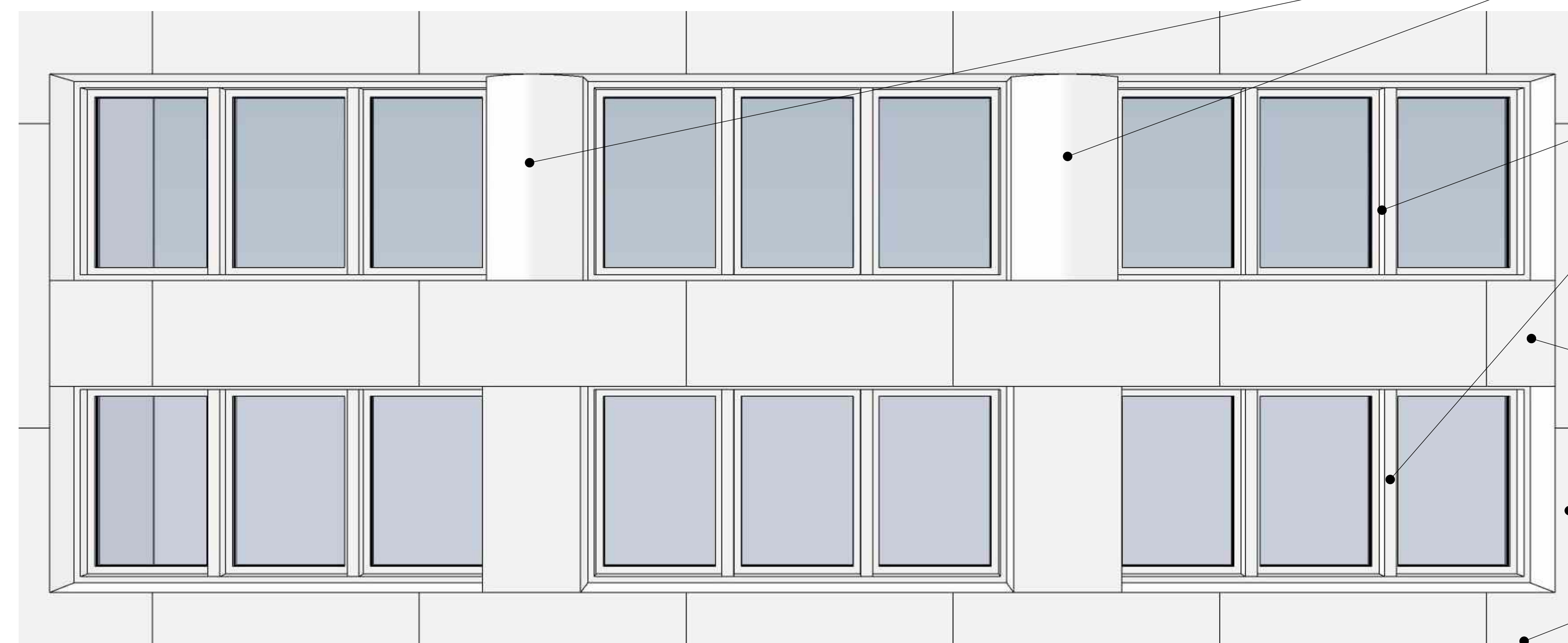
(N) INFILL PANEL TO PATCH CUTTING OF NEW WINDOW OPENINGS

(N) WINDOWS

(N) SQUARE PROFILE WALL BETWEEN JAMBS OF NEW WINDOW OPENINGS

2 PERSPECTIVE - DETAIL - PROPOSED WINDOWS TYP.

N.T.S'



(N) RECONSTRUCTED STUCCO CLAD WALL BETWEEN WINDOW JAMBS TO MATCH HISTORIC DESIGN

(N) WINDOWS, MATERIAL, SIZE, PROFILE AND COLOR TO MATCH (E) HISTORIC WINDOWS

(N) STUCCO PANEL TEXTURE AND FINISH TO MATCH (E) SCORED CONCRETE TYP.

(E) SCORED CONCRETE TO REMAIN. PATCH AND REPAIR NEW OPENING TO MATCH EXISTING

1 PERSPECTIVE ELEVATION - PROPOSED WINDOW TYP.

N.T.S.

GENERAL NOTE: EXTERIOR FINISHES TO MATCH EXISTING COLORS. NEW PAINT APPLICATIONS TO MATCH SHEEN, TEXTURE AND LOCATION FOR EXISTING BUILDING.



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1650 CORPORATE CIRCLE
PETALUMA, CA 94954
TEL 707.781.7655

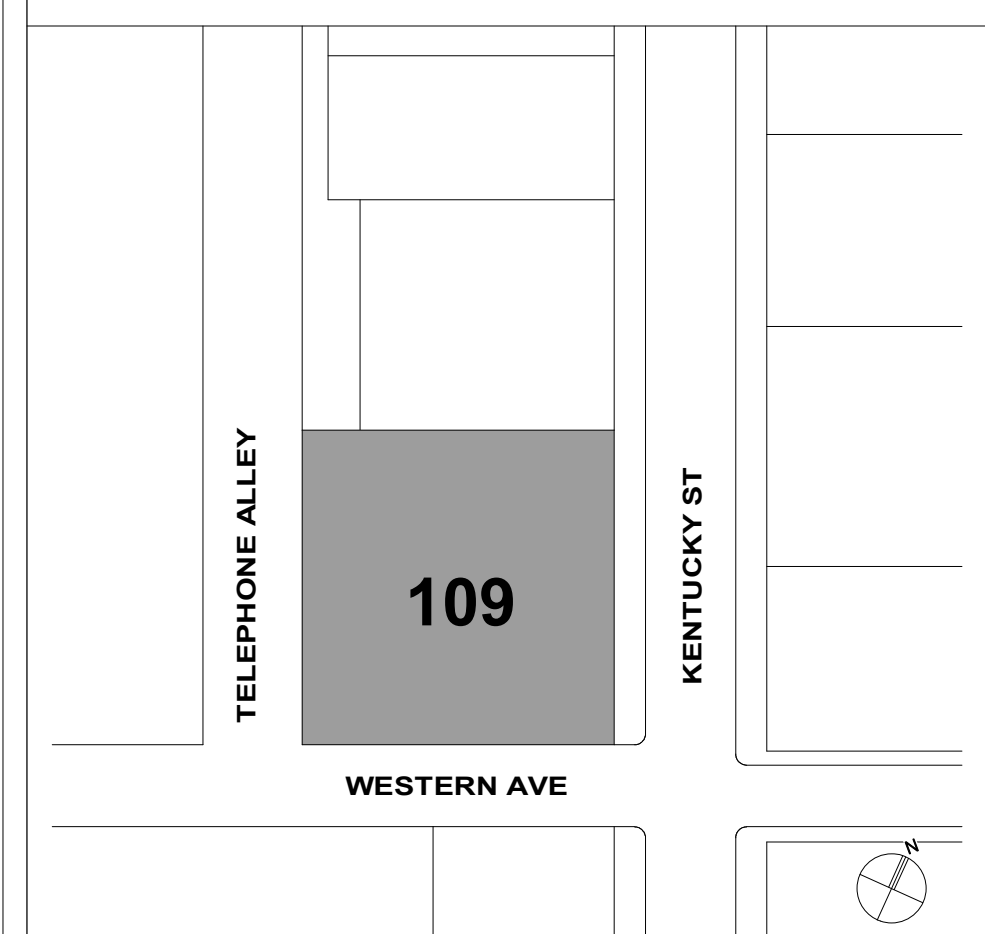
ARCHITECT: QUEZADA ARCHITECTURE
639 FRONT ST., 1ST FLOOR
SAN FRANCISCO, CA 94111
TEL 415.331.5133

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FOR DESIGN INTENT ONLY

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109 KENTUCKY STREET,
PETALUMA, CA 94952



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**EXTERIOR DETAILS -
PROPOSED WINDOWS**

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EXTERIOR PAINT COLOR
BENJAMIN MOORE #0C-17 (WHITE DOVE)



MECHANICAL SCREEN
SWISSPEARL GRAVIAL (IVORY 3099)



Panel
Base panel: Through-colored | Grey based
Top layer: Translucent

Panel size
Swisspearl Largo:
Arbitrary panel size up to a maximum size of 3050 x 1250 mm, thickness 12 mm.
Largo panels can also be used for the interior.

Colors
A standard range of 6 colors.

Installation
The whole range with face or concealed fastening.

WINDOWS

ARCADIA CUSTOM WINDOWS - THERMAL STEEL



COLOR AND GLAZING TO MATCH EXISTING WINDOWS

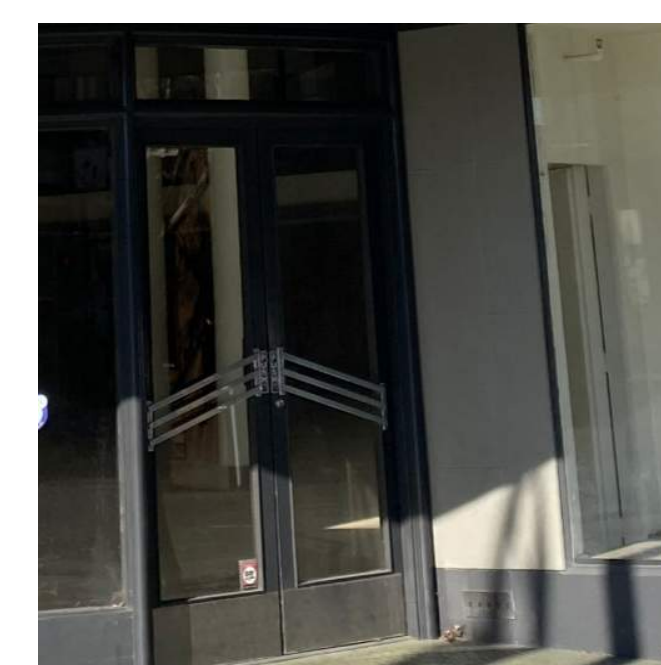
EXISTING CONDITIONS:



(E) STOREFRONT AND AWNING AT ENTRANCE



(E) DISPLAY WINDOWS



(E) ENTRANCE DOORS AND HARDWARE

CURVED TRANSITION DETAIL FROM CEILING TO WALL TO BE RETAINED

(N) SOLID METAL TRANSOM PANEL TO MATCH (E) STOREFRONT DOOR FINISH.

(E) REUSED HISTORIC DOORS IN (N) CONFIGURATION.



(E) AWNING
(E) DISPLAY WINDOWS TO REMAIN AS-IS.

(N) SOLID METAL INFILL PANEL TO MATCH (E) STOREFRONT DOOR FINISH.

(E) REUSED HISTORIC DOORS IN (N) CONFIGURATION. (N) METAL DOOR AND TRANSOM FRAMING TO MATCH HISTORIC FINISH.



(N) STAND-OFF METAL SIGN SHOWN FOR LOCATION AND SIZE ONLY. TOTAL (N) SIGN AREA TO MATCH AREA OF ORIGINAL "CARITHERS" BUILDING SIGN. (+/- 250 S.F.) COMPLETE SIGNAGE PACKAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.



(E) AWNING

SEE ENLARGED DETAIL OF ENTRANCE ABOVE

(E) ENTRANCE

(E) DISPLAY WINDOWS

(E) LIGHTING

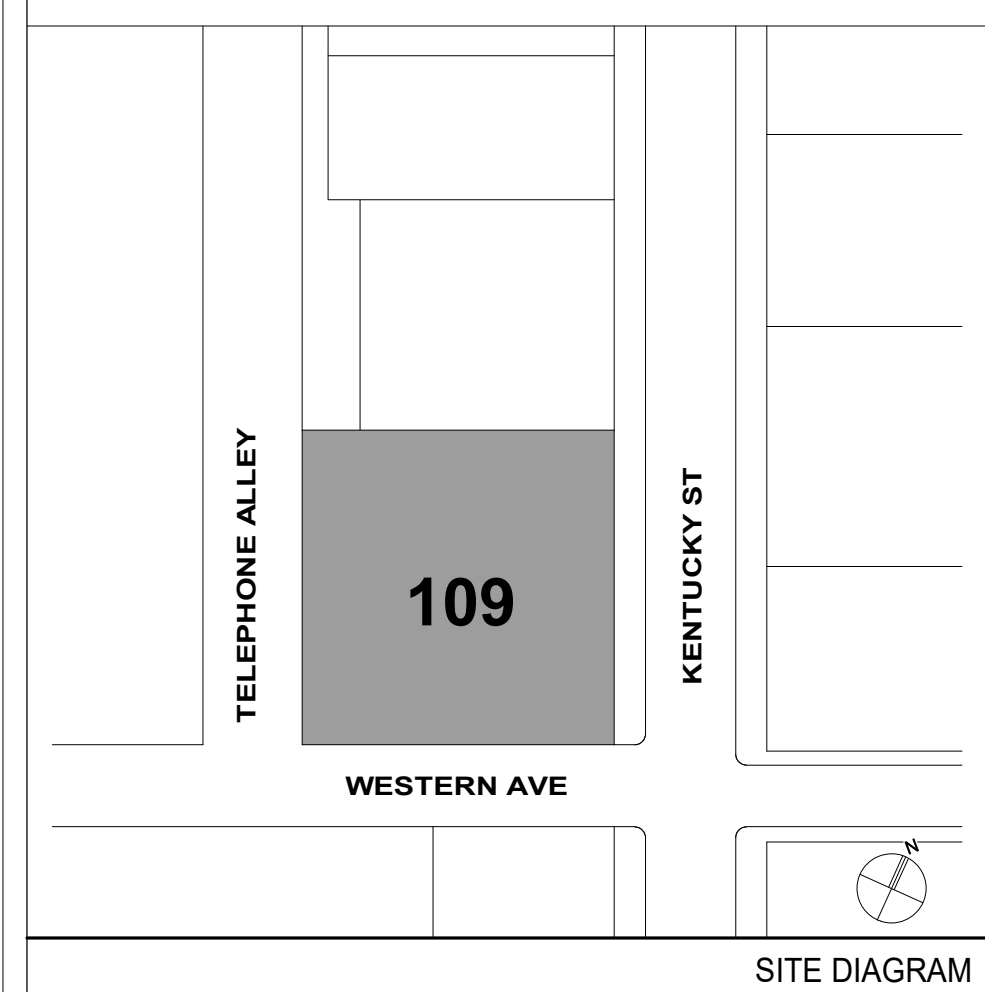


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BUILDING SECTION

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SPAR - 401

