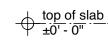


Symbols Legend



elevation reference



datum or work point

section reference

Building Code Data

Use Group & Occupancy A-2, B, F-2, S-2

Construction Type: VA, automatic sprinklers throughout

Flood Zone:

Property falls within 100 year floodplain.

Flood zones per National Insurance Flood Rate Map No. 060379C0982G

-Zone AE is defined as having a base flood elevation of 10 feet. -Zone X is defined as 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than that one square mile.

Fire Hazard Zone:

Lot Size: 25,355 s.f. (0.58 acres)

Existing Building Square Footage:

Proposed Building Gross Square Footage: First Floor: 9,126 s.f.

Third Floor: 1,024 s.f. Total: 13,718 s.f.

Second Floor: 3,568 s.f.

A-2 area: 4,674 B area: 2,535

F-2 area: 3,271 S-2 area: 3,238

Total: 13,718 s.f.

Percentage of Gross Lot Coverage:

Proposed Terraces and Exterior Covered Areas:

First Floor: 3,195 s.f. Second Floor: 1,311 s.f.

Total: 4,506 s.f. Deferred Approval Items

01. Design of all items being deferred shall be reviewed by Architect prior to submittal to the City of Petaluma.

02. Deferred approval items shall be submitted to City of Petaluma for approval prior to fabrication and installation. 03. Fire sprinkler system shall be submitted under separate permit. An automatic

sprinkler system shall be installed and approved prior to the framing inspection.

04. Wood Trusses and calculations shall be submitted under separate cover.

05. Wine barrel rack anchorage shall be submitted under separate cover. 06. Fire Alarm system shall be submitted under separate permit. All public areas shall be provided with visual and audible alarms per CBC 907.5.2.1,

907.5.2.3 and 11B-702.1. 07. Underground Fire Mains/Lines shall be submitted under a separate permit

08. Kitchen Hood Fire Suppression System under a separate permit

09. High-Piled Storage Permit. For wine barrel storage over 12 feet high.

10. Kitchen Hood Fire Supression system

11. Signage

Project Data

Project Address: 1 C Street

Petaluma, CA 94952

Assessor's Parcel Number: 008-069-002

Demolish an existing 9,526 s.f. single story (vacant) automobile repair building and site improvements. No work shall be performed to the existing wooden bulkhead wall in the

Construct a new two story 13,718 s.f. commercial building with on-site parking lot, and outdoor terrace facing the Petaluma River for Adobe Road Winery, the building tenant, a wholly owned subsidiary of the property owner, Buckler Family Vineyards, LLC.

The proposed Adobe Road Winery is primarily 10,000 case capacity full production winery, creating small lot ultra premium wine. During the harvest season fruit will be delivered on site, sorted, destemmed and crushed inside the building and placed into fermentation tanks and later transferred to barrels for aging and blending. The majority of the second floor of the proposed building houses administrative offices and the Wine Maker's laboratory along with some winemaking equipment storage. The winery operations are 8AM - 5PM Monday through Friday employing 8 administrative and sales staff. Winery production operations are 6AM – 3PM M-F employing 2 production staff. Total winery operations comprise **5,665 s.f.** (3,271 s.f. on the ground floor), or 41.3% of the total gross floor area of the building.

Ancillary to the winemaking operations, are hospitality areas comprised of a tasting room, a ballroom, and motor sports display area on the ground floor inside the building. The second floor includes offices and outdoor terrace. The tasting operations are 11AM – 7PM 7 days of the week and employs 2 tasting room associates M-F and 6 staff Saturdays and Sundays, and along with the motor sports room, comprises 3,003 s.f. or 21.9% of the total gross floor area of the building. Ballroom operations are by appointment only, staffed by 4-8 employees as needed by each function, and comprise **1,364 s.f. or 9.9%** of the total gross floor area of the building. The tasting room on the ground floor is open to the public. The banquet room is used by reservation only. The tasting rooms may be closed to the public for special events and when used in conjunction with the banquet room for larger events such as a private wedding or trade event.

Accessory to these uses are vertical circulation stairs, an elevator, mechanical and electrical service spaces, public and private toilet rooms, and a catering kitchen serving the banquet room and tasting room as needed for special events at the winery. These ancillary spaces comprise 3,847 s.f or 28% of the total gross floor area of the building.

Development Regulations: Implementing Zoning Ordinance (IZO) Central Petaluma Specific Plan (CPSP) Smart Code

T-5 Urban Center

CPSP Turning Basin Area, Turning Basin West Area 14 Basin Street Landing, Petaluma River Access and Enhancement Plan

Zoning Code Data: SmartCode Section 3 Table 3.1 Building Uses Allowed Proposed Use- (Table 3.1 term) Winery Production- (Food and Beverage Manufacturing) Tasting Room- (Alcoholic Beverage Sales & Assembly (Bar/Tavern/Night Club) & Ballroom- (Conference/Convention Facility)

SmartCode Section 4 Urban Standards

Table 4.10 Urban Standards Table Lot Coverage: no limit Setbacks: Front Yard 0'-10' maximum Side Yard: 0'-10' maximum Rear Yard (no alley) 5' minimum Percentage of Building Frontage Required: Primary Frontage 75% minimum

Offices- (Office Processing)

Secondary Frontage 35% minin Parking Required: 2 spaces per 1,000 s.f. of gross building area

Section 4.40 Private Frontage Standards

4.40.100 Shopfront Conforms to 4.40.140 Frontage Type Regulating Plan Central Petaluma Specific Plan Area, with the following exception. Does not meet the 75% ground floor transparency requirement nor the 2' max distance between glazing given that this is an owner occupied retail and production facility and not a series of individual tenant retail shops. The design intent is to provide visibility into the interior function of the building while maintaining the desired architectural impression for the exterior.

4.80 Building Type- Main Street Building NOTE: A variance is being requested to substitute C Street, instead of 1st Street as the Primary Frontage, along with the Petaluma River, and declaring 1st Street as a Secondary Frontage. The following comments regarding the site design and Main Street Building Type are based on the approval of the variance application.

The street address of the property, 1 C Street, is recognition of the 'Front Door' address, and desired front door for the Adobe Road Winery building and site design. With this in mind, the table below compares the Urban Standards for Main Street Building Type to the proposed Adobe Road Winery design.

METRIC	REQUIREMENT	PROPOSED
B. Lot Size Width Depth	25' min, 150' max 100' min, 150' max	144.0' along C Street 162.09' along 1st Street (8% over max)
C. Number of Units	2	2- defined by Hospitality & Production
D. Building Size and M	assing	

C. Number of Units	2	2- defined by Hospitalit & Production
D. Building Size and Mass Height Main Body Width	sing 2 stories min, 6 stories max 150' max	2 stories 118'-5" C Street & 158'
Main Body Depth	65' max	Riverfront (5.3% over r. 63'-6" C Street & 51'-10 Riverfront
Secondary Wings Width Depth Separation	150' max 65' max 10' min.	none proposed none proposed n/a
E. Allowed Frontages	6 Types allowed (Shopfront)	Shopfront

Access on C Street G. Vehicular Access Parking Shall be accessed from a side street or alley

H. Private Open Space none required none proposed

Smart Code Section 5 Thoroughfare Standards Table 5.10.060B

F. Pedestrian Access

(CS) Commercial Street, 12' minimum width sidewalk with treewells Section 5.10.100 Primary Frontages- First Street & Petaluma River

Smart Code Section 6 Parking Standards Surface Parking shall be located in the third layer and masked by a screen wall.

Project Team

CLIENT:

ADOBE ROAD WINERY Buckler Family Vineyards, LLC Kevin Buckler

1995 S. McDowell Boulevard Petaluma, CA 94954 T: 707.939.7967 F: 707.775.4687 kevin@adoberoadwines.com

CIVIL ENGINEER:

SUMMIT ENGINEERING, INC. Tania Schram Demae Rubins, x166 Lorraine Cayllahua, x170

463 Aviation Boulevard, Suite 200 Santa Rosa, CA 95403 T: 707.527.Ó775 jasper@summit-sr.com lorraine@summit-sr.com demae@summit-sr.com

Floor Area Summary

MECHANICAL/PLUMBING/REFRIGERATION TEP ENGINEERING, INC. Brad Manning, x109

880 Second Street Santa Rosa, CA 95404 T: 707.538.0400 F: 707.538.0406 rob@tep.net brad@tep.net

FIRST FLOOR

101 Entry

102 Elevator

104 Toilet 1

105 Toilet 2

106 Toilet 3

107 Janitor

108 Storage

112 Toilet 4

113 Toilet 5

114 Storage

115 Ballroom

117 Tasting Room

120 Showroom

SECOND FLOOR

Toilet 1

Toilet 2

Office 1

Office 2

Office 3

Office 4

Office 5

Office 6

Hallway 2

Storage

Toilet 3

Office 7

Office 8

Office 9

Utility

Storage

Attic Storage

Attic Electrical

Attic Vestibule

ROOM NAME

Attic Utility

HIRD FLOOR

Hallway

Toilet 1

Toilet 2

Toilet 3

Severy

Storage

308

310 Stair

Toilet ADA

Bridal Suite

Office 10

Break Poom

Conference Room

Mechanical Roof Well

Stair

214

Toilet ADA

118 | Barrel Storage

119 Fermentation Foom

ROOM NAME

116 Kitchen

110 Drivers Room

111 Toilet ADA 2

109 Stair

103 Toilet ADA

ROOM NAME

PROJECT MANAGEMENT:

JONES ARCHITECTURE & DEVELOPMENT Ross Jones

McNear Building 7 Fourth Street, Suite 8 Petaluma, California 94952

(707) 971-9400

LANDSCAPE ARCHITECT: ZAC LANDSCAPE ARCHITECTS

Sandra Reed 145 Keller Street Petaluma, CA 94952 T: 707.696.2967 sr@zaclandscape.com

TITLE 24 ENERGY & CALGREEN: SOLDATA ENERGY CONSULTING, INC.

> 2227 Capricorn Way, Suite 202 Santa Rosa, CA 95407 T: 707.545.4440 sara@soldata.com

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AREA (SF)

(NSF)

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140 | 140

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74 74

462 462 230 230

193 193

202 202 145 145

395 395

128 128

Totals: 3568 3568 0

(NSF)

AREA TIONED TIONED

234 234

184 184

Totals: 1024 1024

CONDI- UNCONDI-

(SF)

AREA AREA

1803

(NSF)

Sarah Pernula

OCCUPANCY/

USE GROUP

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circulation

accessory

accessory

accessory

hospitality

accessory

accessory

accessory

circulation

n/a

ARCHITECT: TAYLOR LOMBARDO ARCHITECTS LLP Tom Taylor, x20 Sara Mae Parker, x25

40 Hotaling Place San Francisco, CA 94111 T: 415.433.7777 F: 415.433.7717 tom@taylorlombardo.com sara@taylorlombardo.com

ELECTRICAL ENGINEER: SUMMIT ENGINEERING, INC. Zak Zakalik, x154

Mustafa Jibat, x118 463 Aviation Boulevard, Suite 200 Santa Rosa, CA 95403 zak@summit-sr.com mustafa@summit-sr.com

Sheet Index

A0.01 3D Renderings

A2.01 First Floor Plan

A2.02 Second Floor Plan

A2.03 Third Floor Plan

A3.03 Building Sections

A3.04 Building Sections

A3.05 Building Sections

A7.00 Guardrails

A1.00 Site Plan

A2.04 Roof Plan

T0.01 Project Team / Sheet Index

A3.01 Exterior Elevations (North & East)

A3.02 Exterior Elevations (South & West)

A0.02 Key Plan / Site Sections

STRUCTURAL ENGINEER:

SUMMIT ENGINEERING, INC. Yi Yang, x156 Andy Tchirkine, x158

> 463 Aviation Boulevard, Suite 200 Santa Rosa, CA 95403 T: 707.527.0775 yi@summit-sr.com andy@summit-sr.com

> > **FOOD SERVICE:**

CASTINO RESTAURANT EQUIPMENT AND SUPPLY David Castino, Sr., x1222

50 Utility Court Rohnert Park, CA 94928 T: 707.585.3566 F: 707.585.7306 davidcastino@castinosolutions.com Rusty Arend Scott Stephens

504 Redwood Boulevard, Suite 220 Novato, CA 94947 T: 415.382.3444 rarend@millerpac.com sstephens@millerpac.com

SOILS ENGINEER:

MILLER PACIFIC ENGINEERING GROUP

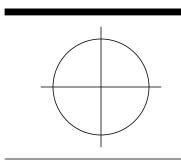
Architects LLP

Lombardo

Taylor

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Adobe Road Winery One C Street Petaluma, CA, 94952 APN 008-069-002

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Project Team/

Sheet Index

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3D Views

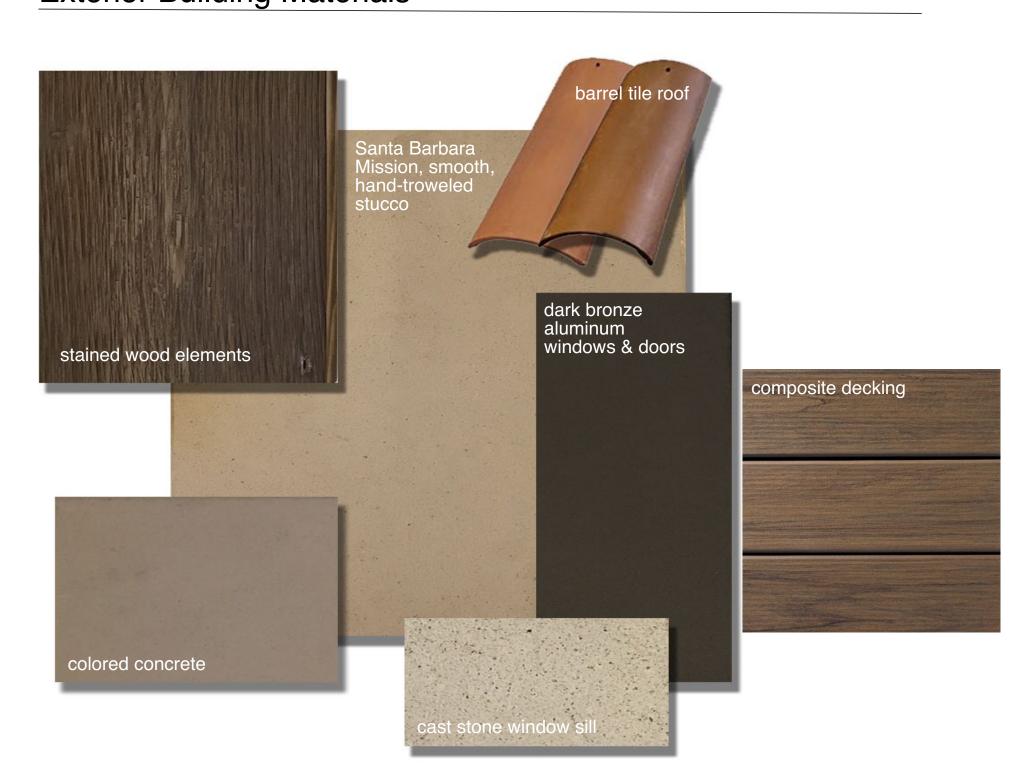


View from Petaluma River



View from Corner of 1st and C Streets

Exterior Building Materials



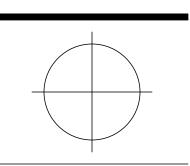


View from 1st Street

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3D Views & Exterior Materials

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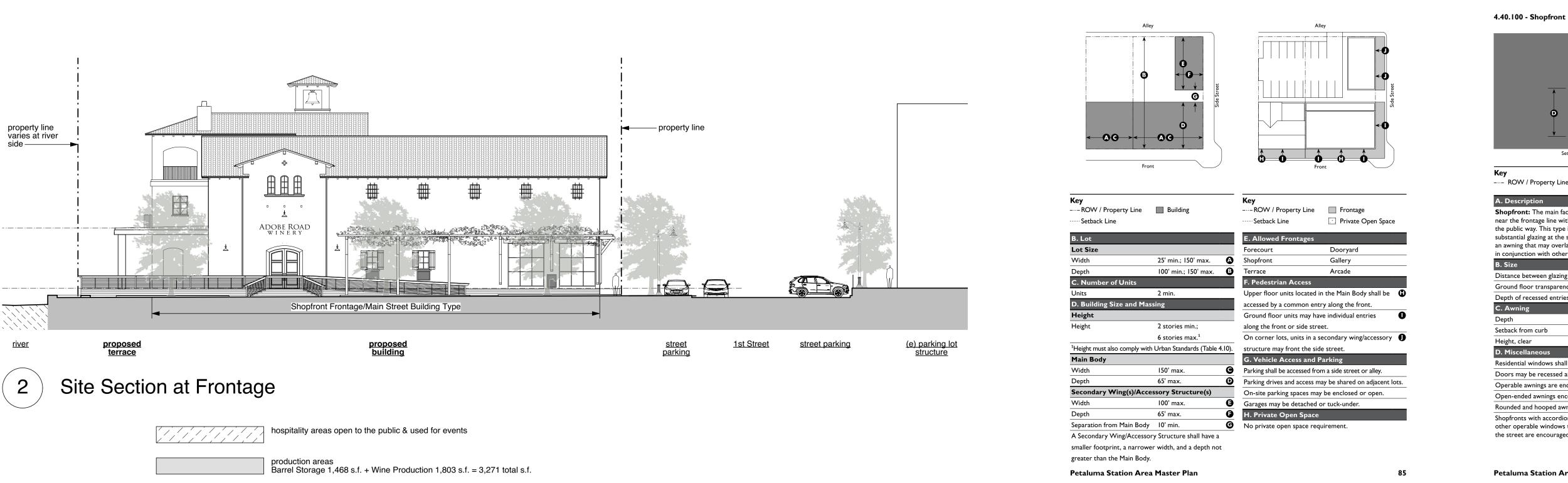
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153'-5" main body width

64'-7" main body width

property line

– edge of terrace

- (e) river bulk-head (dashed

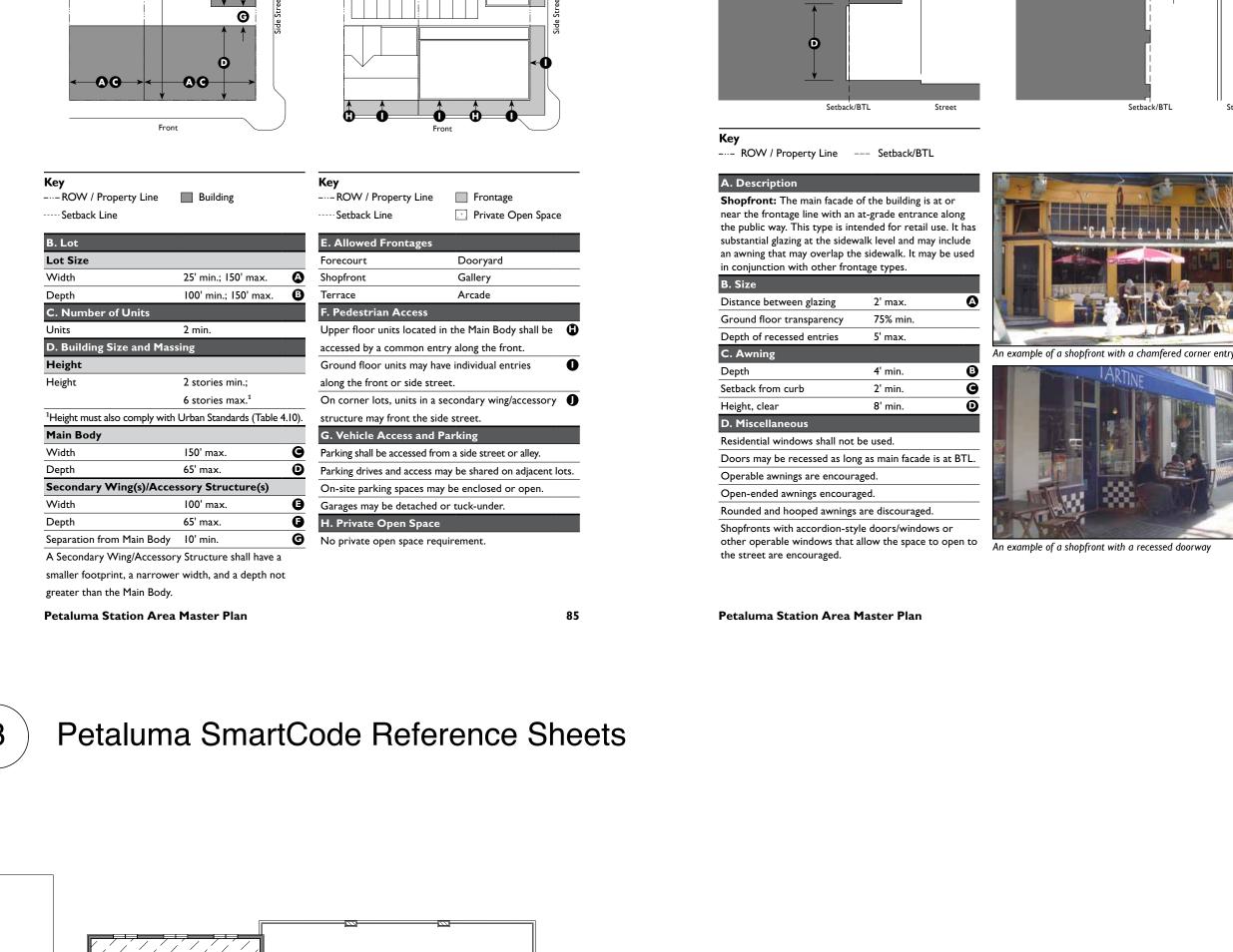
where under the deck)

29'-4"

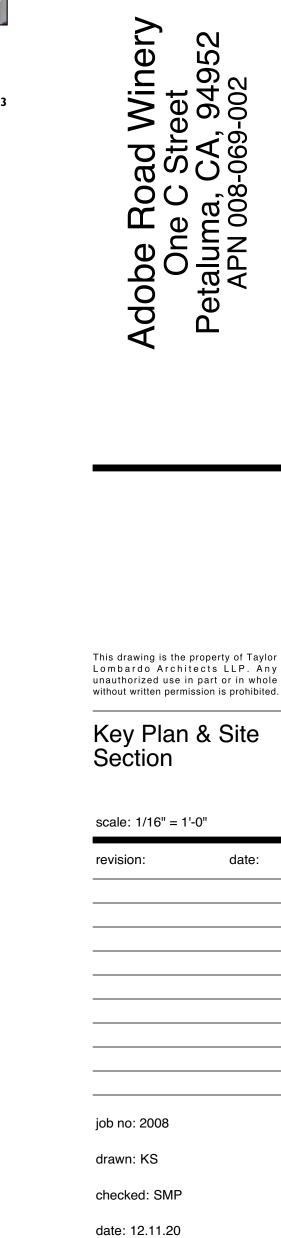
Outdoor Terrace

59'-6" main body depth

Petaluma River



Section 4. Urban Standards



Taylor

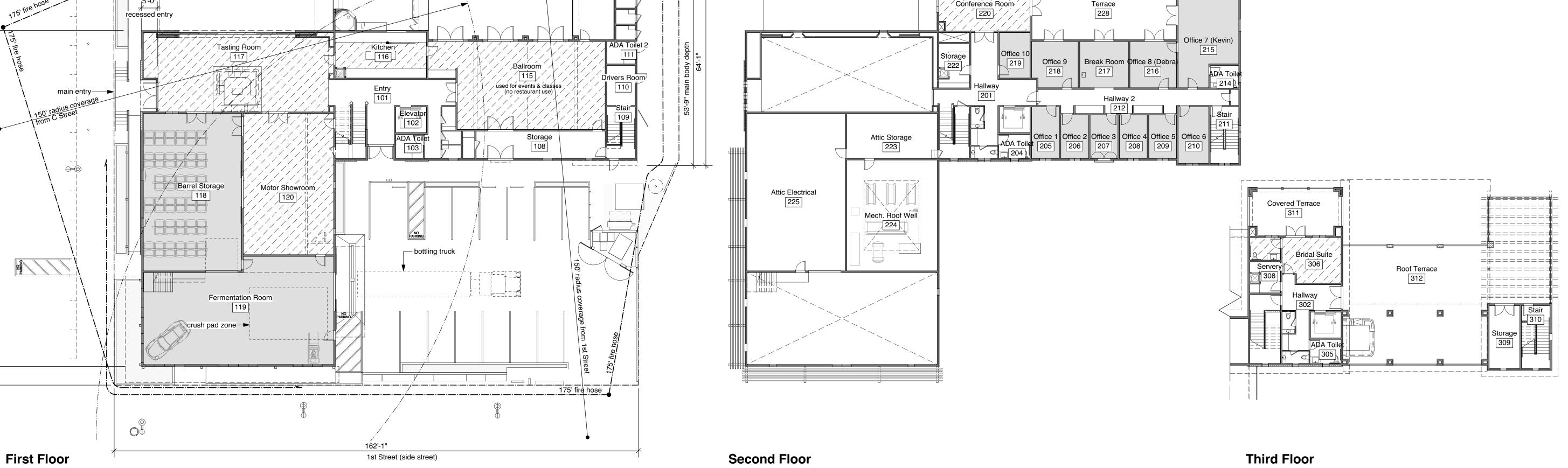
LLP

Architects

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(1) Key Plans & Production v. Hospitality Uses

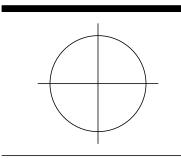
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FIRST STREET



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Site

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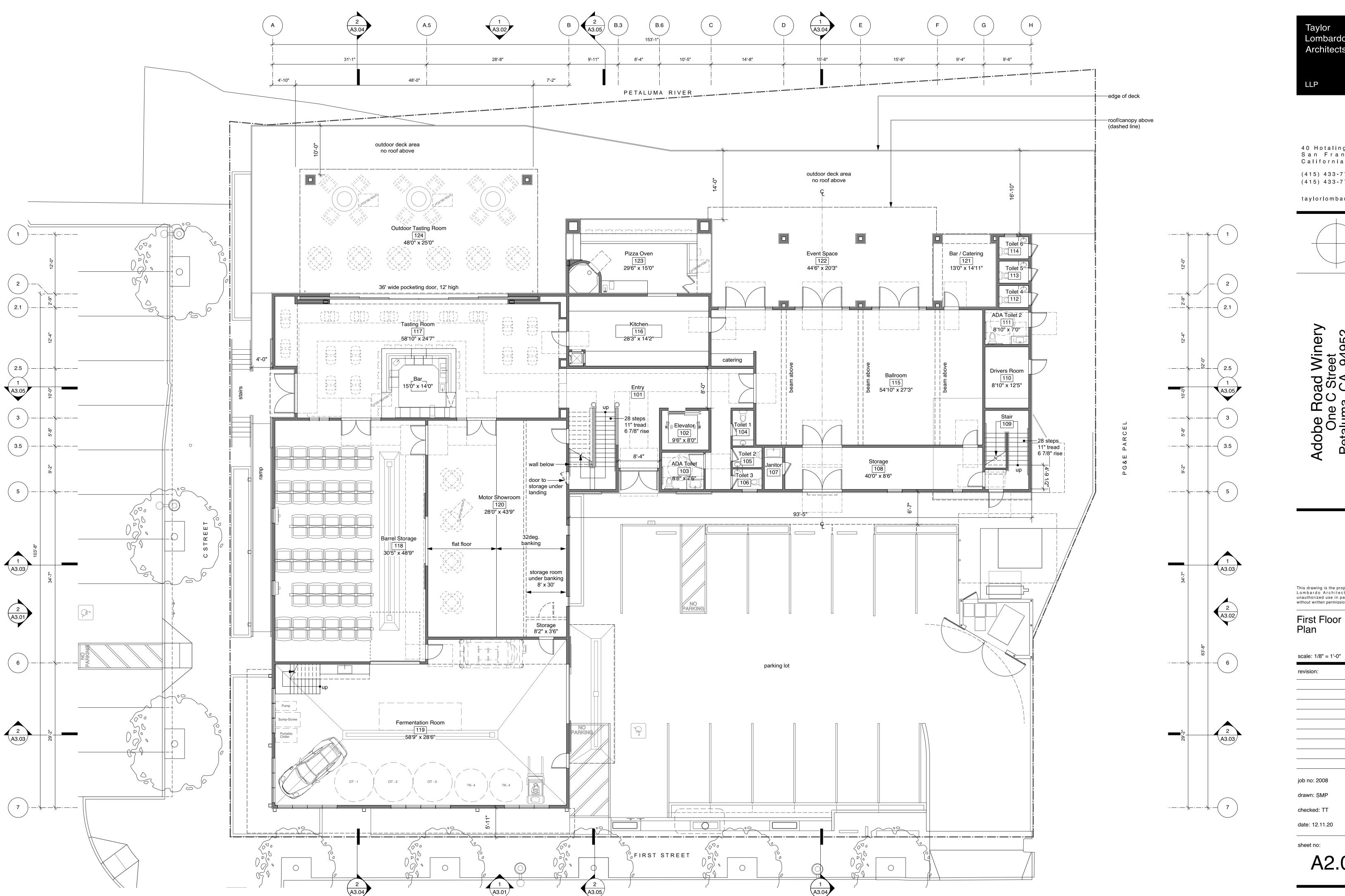
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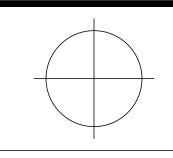
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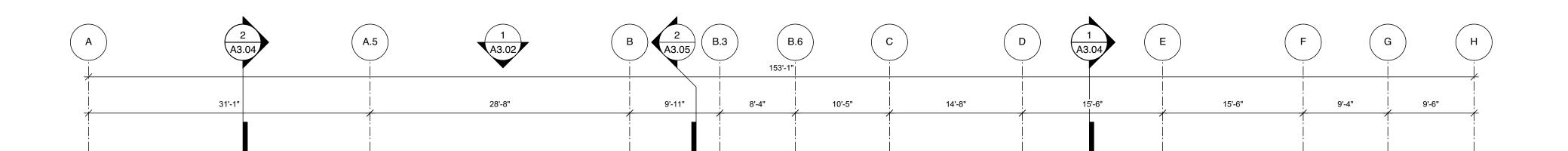
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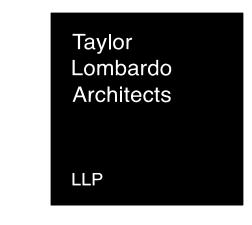
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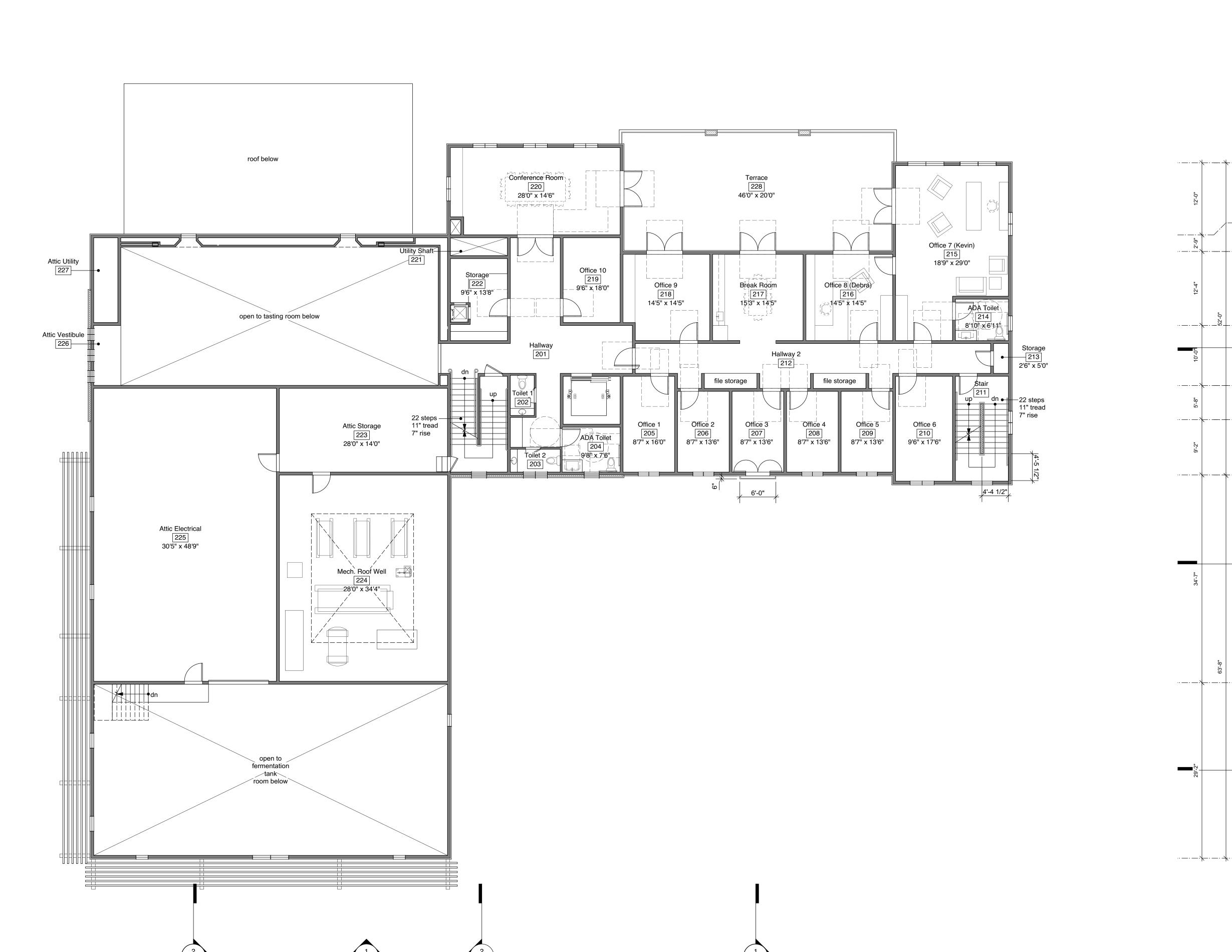
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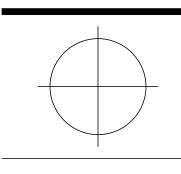
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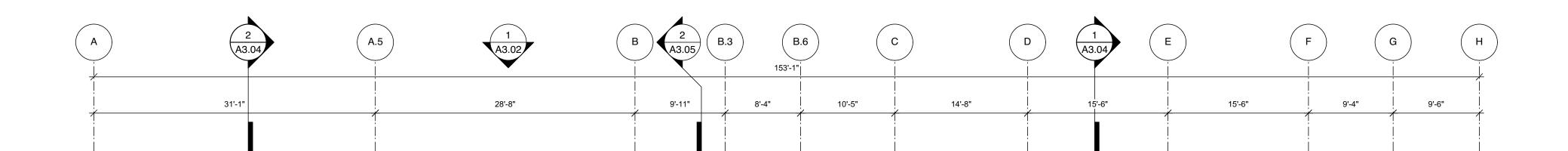
Second Floor Plan

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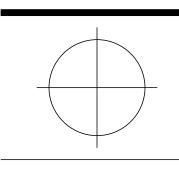
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Third Floor Plan

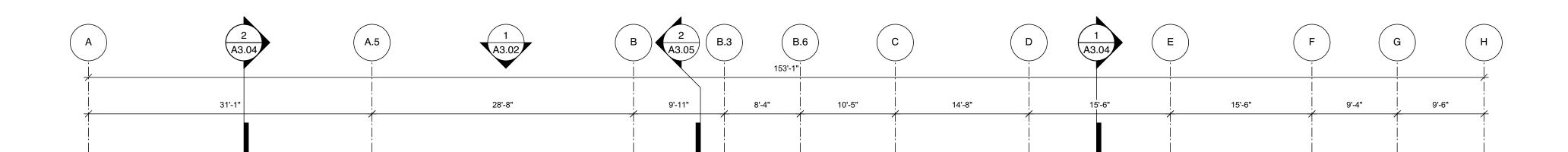
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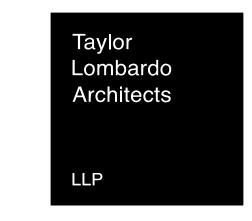
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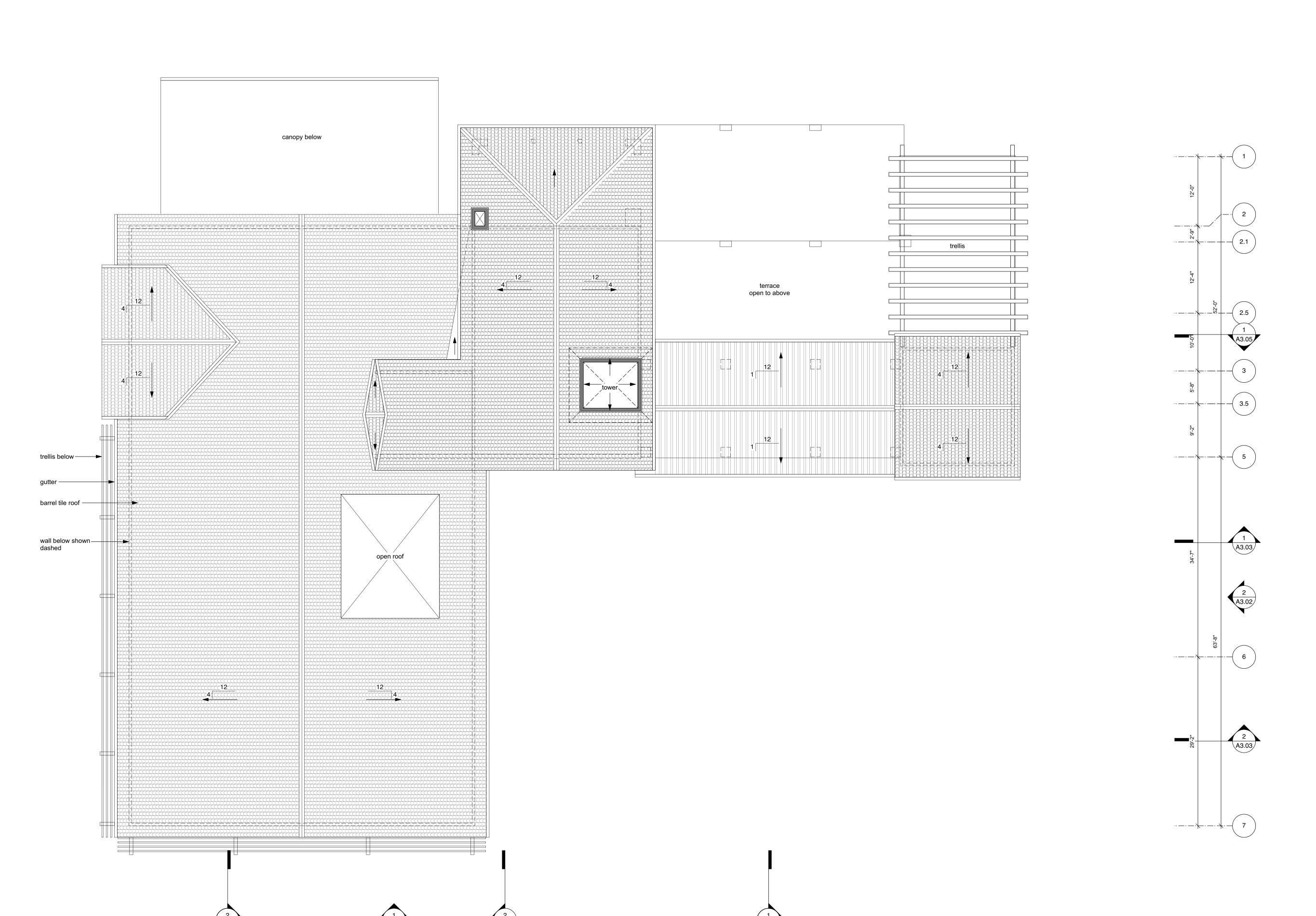


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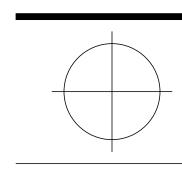
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Roof Plan

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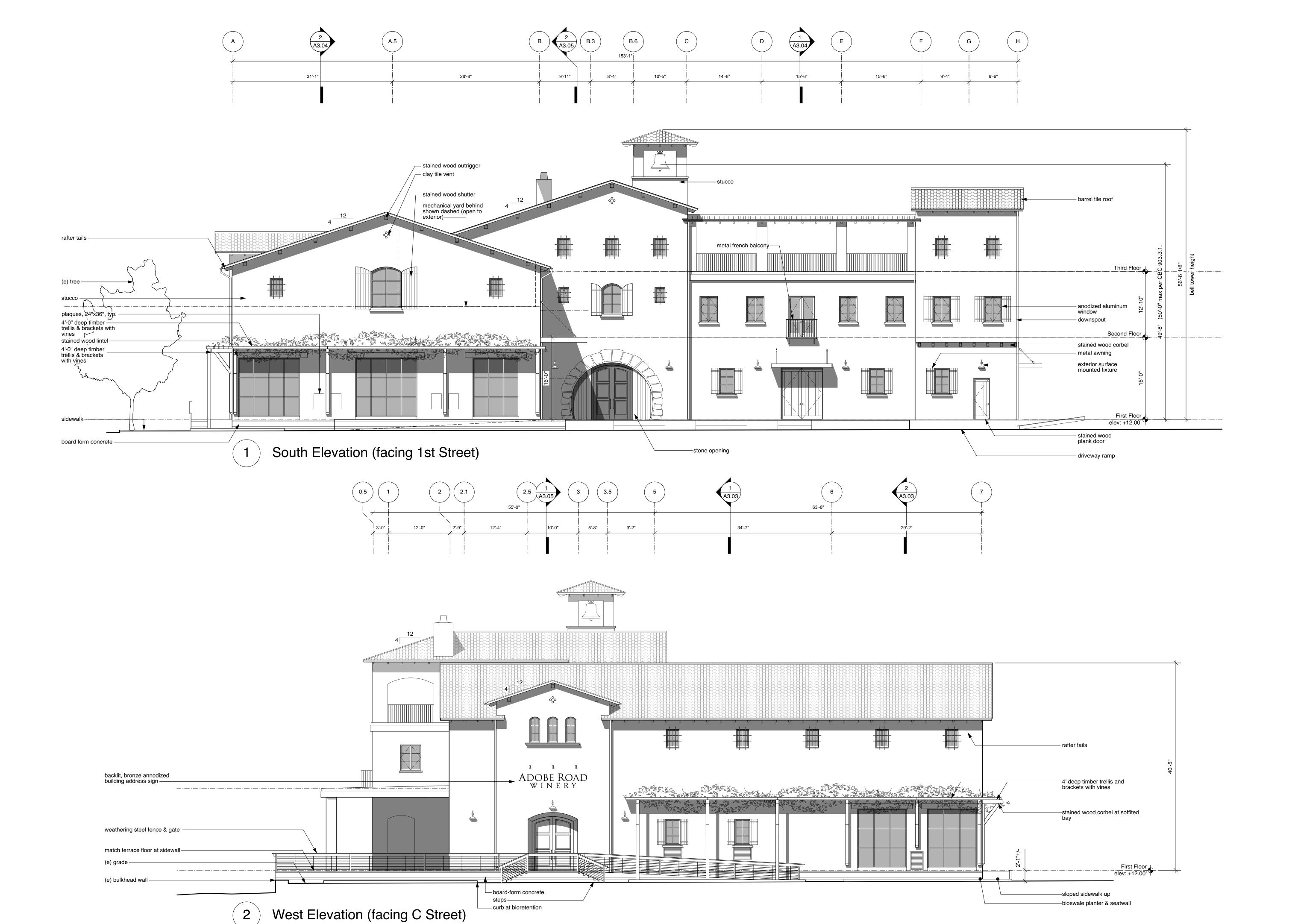
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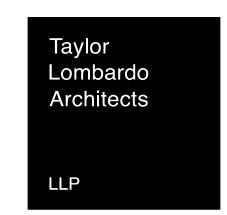
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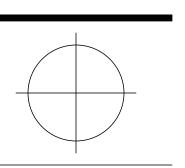
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Exterior Elevations

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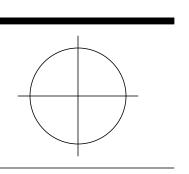
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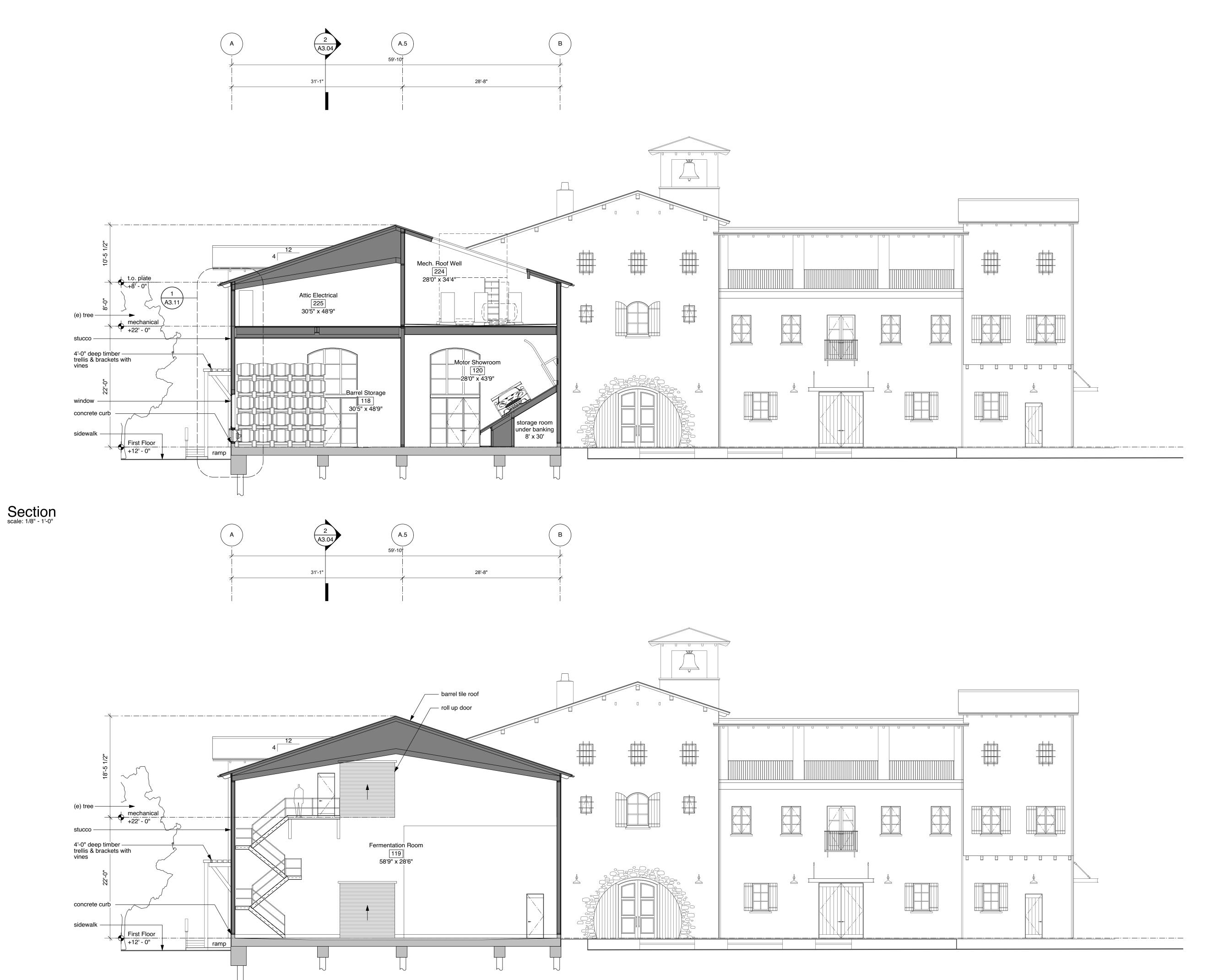
Adobe Road Winery One C Street Petaluma, CA, 94952 APN 008-069-002

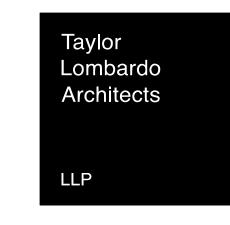
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Exterior Elevations

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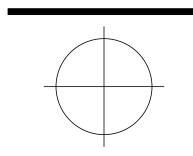
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Building Sections

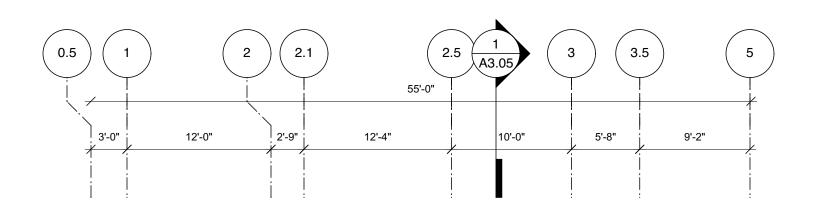
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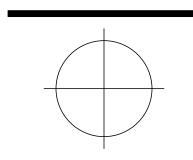
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Building Sections

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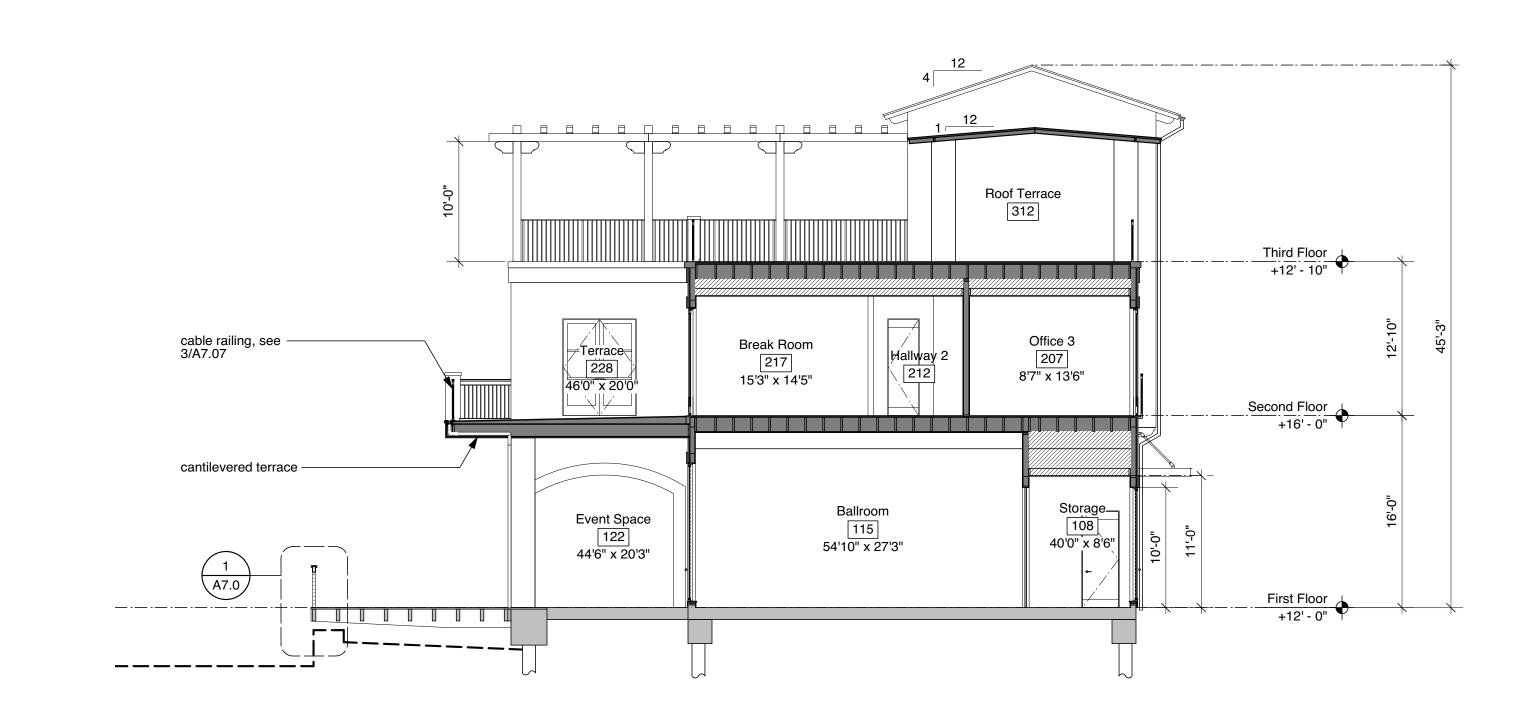
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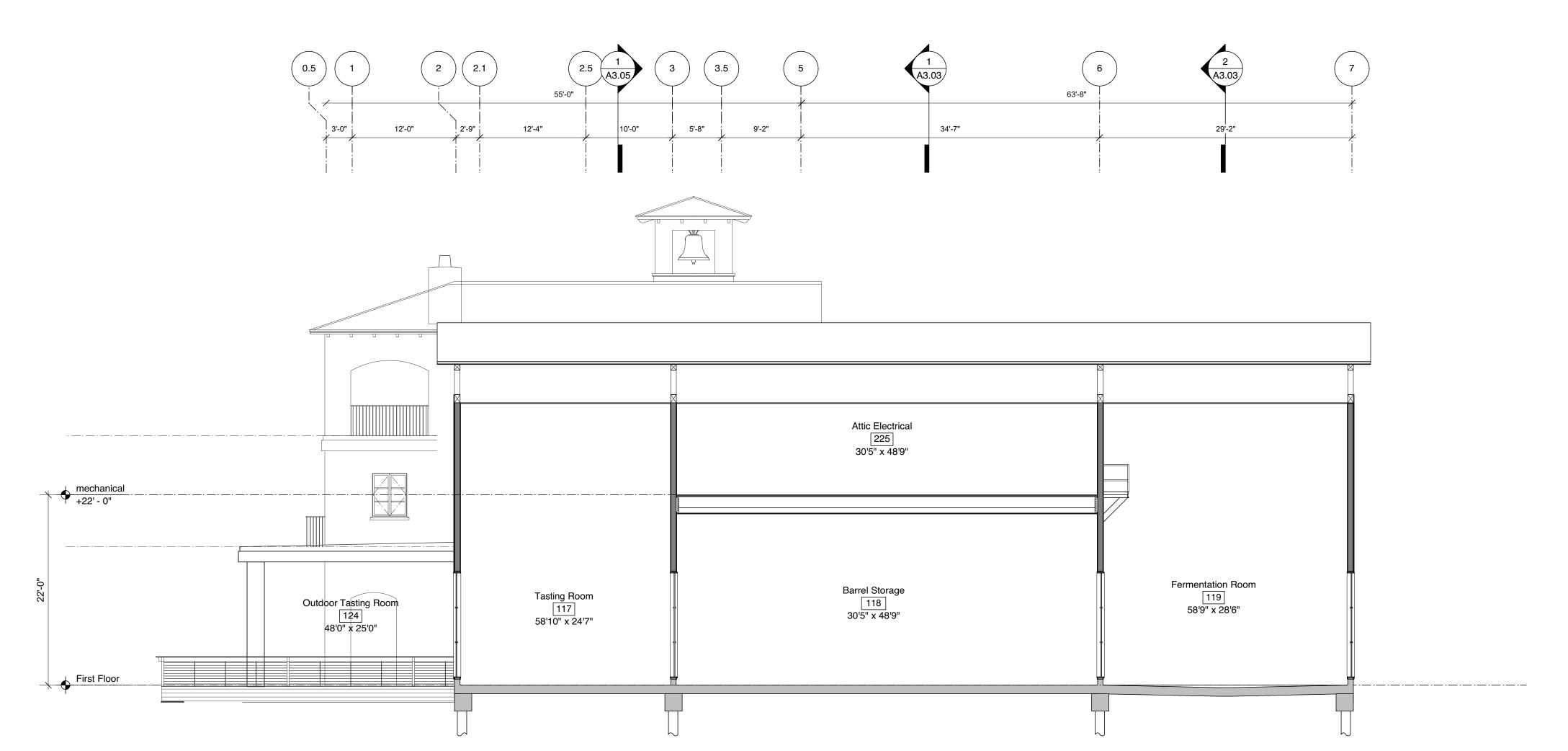
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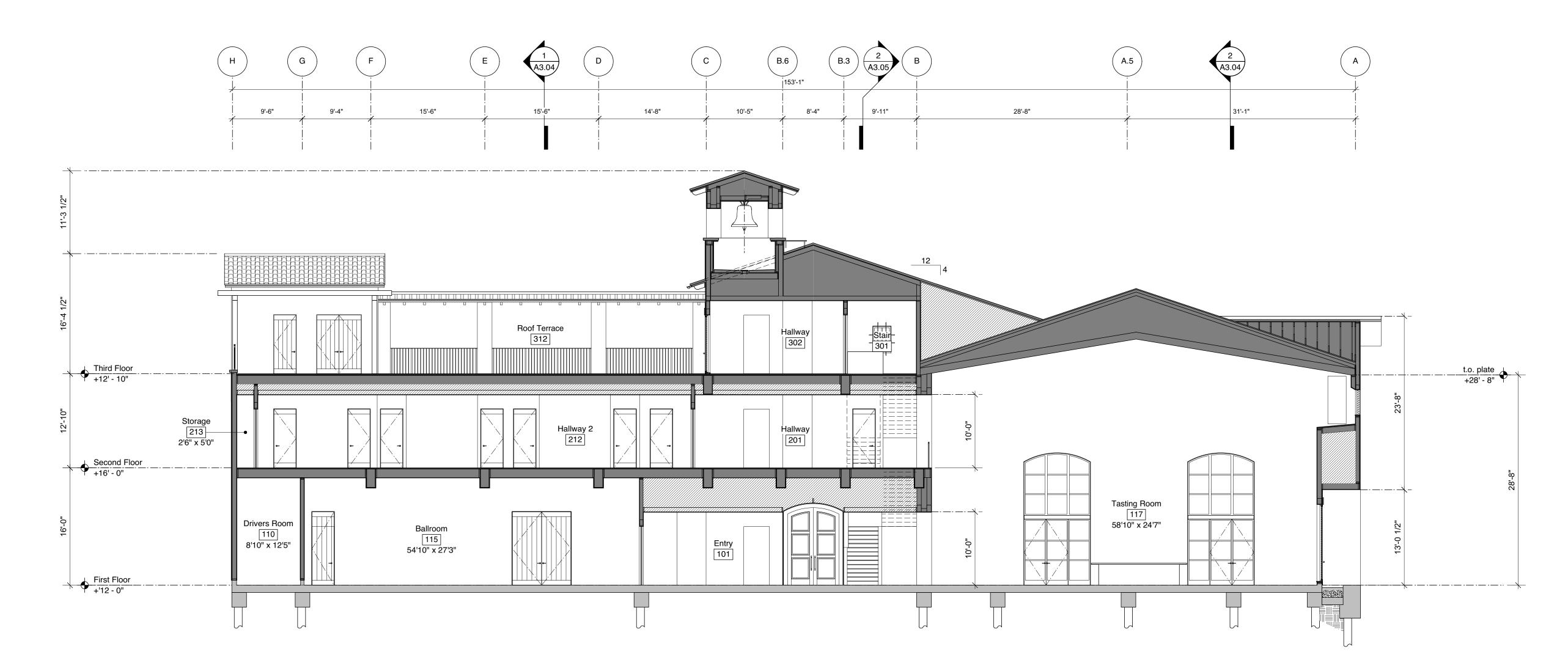
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A3.04

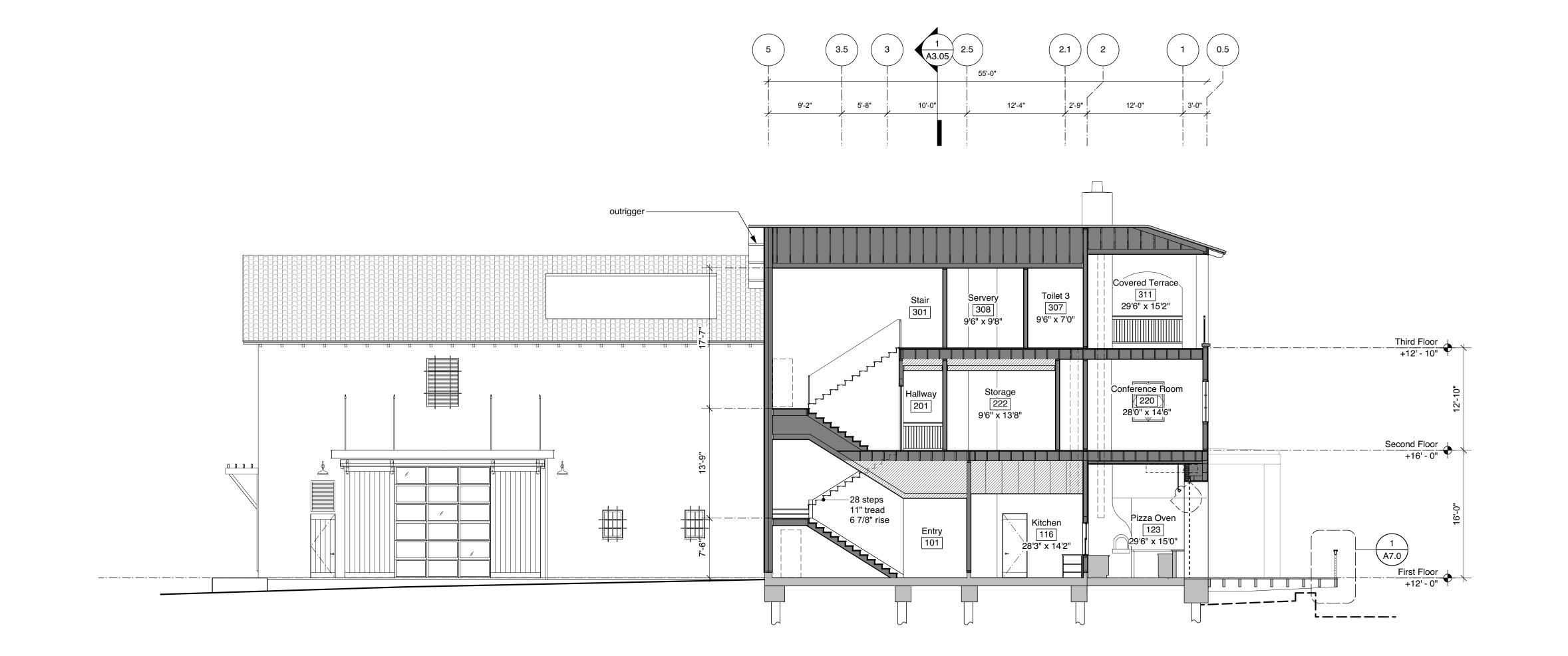


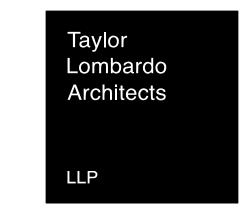
Section scale: 1/8" - 1'-0"





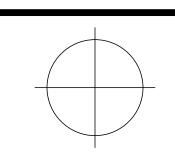
Section scale: 1/8" - 1'-0"





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Adobe Road Winery One C Street Petaluma, CA, 94952 APN 008-069-002

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Building Sections

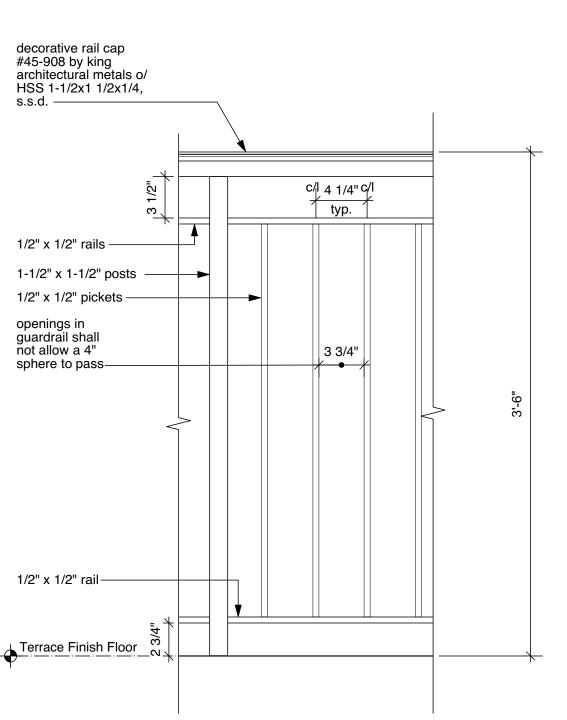
revision: date:

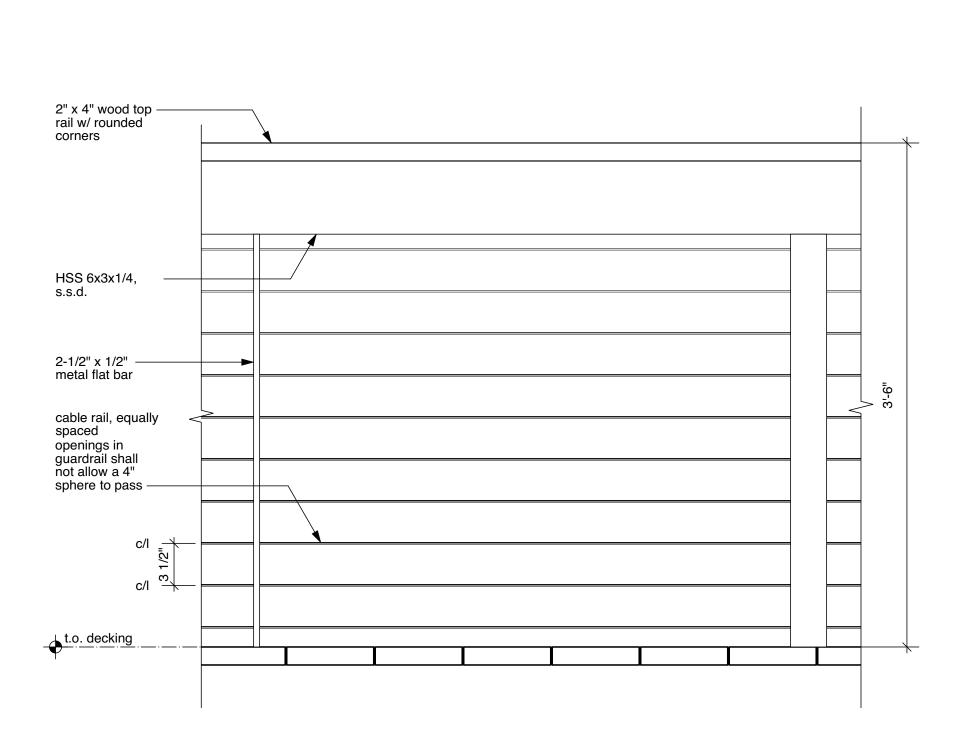
job no: 2008

drawn: KS checked: SMP

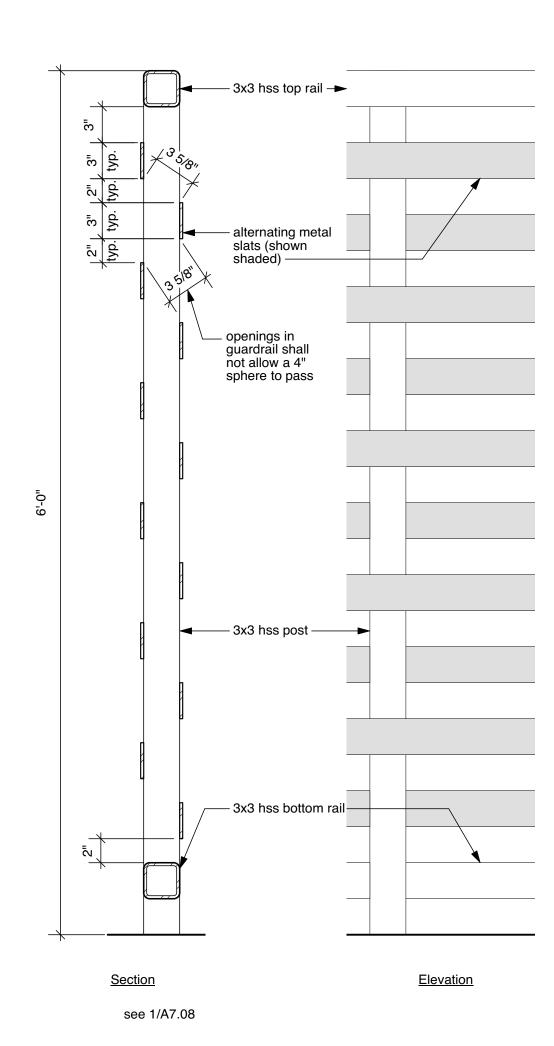
date: 12.11.0

sheet no:

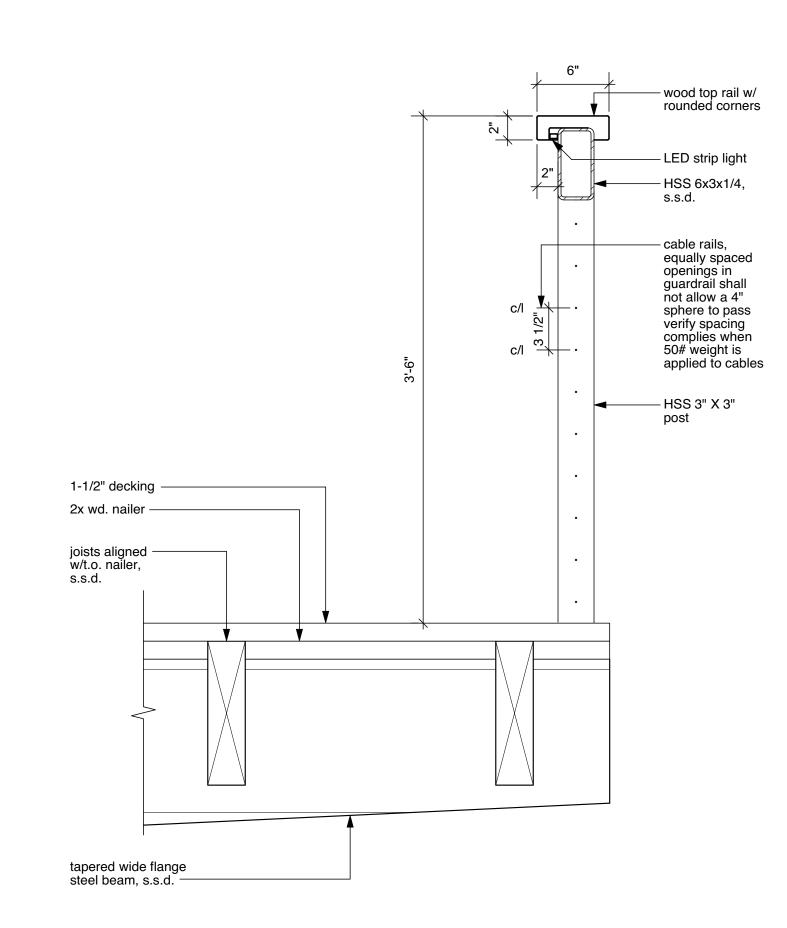




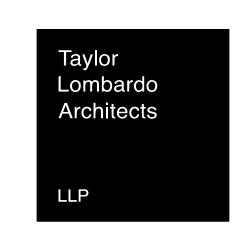
1st Floor Terrace Guardrail Elevation



Terrace Fence Detail (gate sim.)

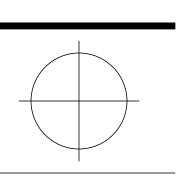


1st Floor Terrace Guardrail
see 6/S4.2 and 7/S4.2



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Guardrail Details

scale: 1-1/2" = 1'-0" u.o.n.

job no: 2008 drawn: KS

checked: SMP date: 12.11.20

sheet no:

A7.0

