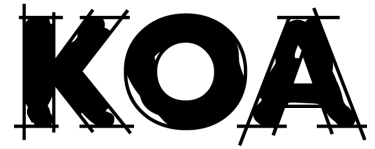


SITE PLAN ARCHITECTURAL REVIEW

NARRATIVE SCOPE OF WORK



March 13, 2023

City of Petaluma
Planning Department

RE: 1280 N. McDowell Blvd - Shade Structure

Planning Team,

This Letter is being provided to help understand the scope of work being proposed at the remodel of 1280 N. McDowell Blvd. in Petaluma, CA.

GENERAL SCOPE OF WORK:

ARCHITECTURAL

THE PROJECT IS LOCATED ON AN EXISTING OPEN PLAZA BETWEEN THE BREWHOUSE AND TASTING ROOM AT LAGUNITAS BREWING CO. IN PETALUMA, CA.

THE PROJECT PROPOSES TO CONSTRUCT A PERMANENT TIMBER AND STEEL SHADE STRUCTURE OVER THE EXISTING PATIO SPACE. THE EXISTING PLAZA IS USED BY THE ADJACENT TAP HOUSE FOR DINING AND BEER TASTING AND THE USE IS NOT INTENDED TO CHANGE. THE (E) PATIO WILL REMAIN LANDSCAPE, THE GREEN WALL WILL REMAIN, AND ADDITIONAL HANGING PLANTERS WILL BE ADDED AT THE LOCATIONS SHOWN.

THE SHADE STRUCTURE HAS NO WALLS AND IS OPEN ON ALL SIDES. IT WILL ALSO BE FULLY SPRINKLERED.

FOUNDATION WORK WAS PREVIOUSLY COMPLETED UNDER A SEPARATE PERMIT

SHADE STRUCTURE:

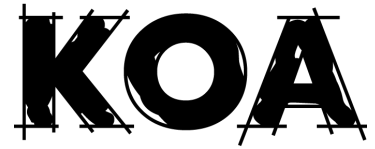
- INSTALL STEEL COLUMNS
- INSTALL TIMBER GLULAM TRUSSES
- INSTALL SUB-FRAMING FOR ROOF
- INSTALL NEW STANDING SEAM ROOF WITH SHEATHING

MEP SCOPE::

- NEW TITLE 24 COMPLIANT LIGHTING
- NEW DIRECTLY PLUMBED GAS HEATERS
- NEW FANS
- TIE-INS FROM GUTTERS TO CATCH BASINS
- FIRE SPRINKLERS

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NARRATIVE SCOPE OF WORK



BUILDING CODE ANALYSIS:

GIVEN THE PROXIMITY OF THE BREWGARDEN TO BOTH THE EXISTING INNOVATION LAB AND THE EXISTING TAPROOM, THE FOLLOWING CODE ANALYSIS WILL TREAT ALL THREE BUILDINGS (INNOVATION LAB, BREWGARDEN AND TAPROOM) AS PORTIONS OF ONE AGGREGATE BUILDING (PER CBC 501.2).

THIS ANALYSIS IS BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION (A-2) FOR THE TYPE OF CONSTRUCTION (V-B) OF THE BUILDING(S).

AN EXISTING 3HR RATED FIRE WALL MADE UP OF A 7" THICK REINFORCED CONCRETE WALL CURRENTLY EXISTS BETWEEN THE BREWERY BUILDING AND THE INNOVATION LAB. THIS WALL IS STRUCTURALLY INDEPENDENT OF THE INNOVATION LAB. THEREFORE THE ADJACENT BREWERY BUILDING WILL NOT BE INCLUDED AS PART OF THIS ANALYSIS.

THE EXISTING STORE BUILDING IS 18'-4" AWAY FROM THE TAPROOM AND BOTH THE TAPROOM AND THE STORE BUILDING HAVE LESS THAN 25% OPENINGS ON THESE ADJACENT FACADES. PER TABLE 705.8, THESE BUILDINGS MEET THE REQUIRED SEPARATION DISTANCE. IN ADDITION, BOTH BUILDING OVERHANGS ARE GREATER THAN THE MINIMUM DISTANCE REQUIRED FOR PROJECTIONS IN SECTIONS 705.2. THEREFORE THE STORE BUILDING WILL NOT BE INCLUDED AS PART OF THIS ANALYSIS.

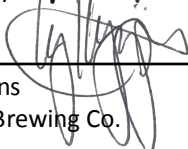
PER 705.2, EXCEPTION: BUILDINGS ON THE SAME LOT AND CONSIDERED AS PORTIONS OF ONE BUILDING IN ACCORDANCE WITH SECTIONS 705.3 ARE NOT REQUIRED TO COMPLY WITH THIS SECTION FOR PROJECTIONS BETWEEN BUILDINGS. THEREFORE PROJECTIONS BETWEEN THE INNOVATION LAB, BREWGARDEN AND TAPROOM WILL NOT BE INCLUDED AS PART OF THIS ANALYSIS.

A DEED RESTRICTION WILL BE PUT INTO PLACE TO MAINTAIN 20' OF SEPARATION BETWEEN THE BREWGARDEN AND ANY POTENTIAL NEW BUILDINGS ON THE ADJACENT PROPERTY TO MAINTAIN COMPLIANCE WITH TABLE 705.8.

We feel these proposed modifications meet the requirements set forth in municipal code.

We respectfully ask for your approval to move forward.

Architect:  Date: 2023.03.13
Dennis King O'Kelly, AIA
King O'Kelly Architects

Owner:  Date: 2023.03.13
Tyler Higgins
Lagunitas Brewing Co.