PLOT PLAN-220010

CONCEPTUAL GRADING PLAN

GENERAL NOTES

1. LEGAL DESCRIPTION
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   20.04 ACRES NET
3. NUMBER OF PARCELS:
   1
4. MINIMUM LOT SIZE:
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5. EXISTING ZONING:
   WC–W
6. PROPOSED ZONING:
   WC–W
7. EXISTING LAND USE:
   AGRICULTURE/WINERY
8. PROPOSED LAND USE:
   AGRICULTURE/WINERY
9. EXISTING LAND USE DESIGNATION
   AGRICULTURAL
10. PROPOSED LAND USE DESIGNATION
    AGRICULTURAL/WINERY
11. METHOD OF SEWAGE DISPOSAL
    PUBLIC SEWER
12. UTILITIES:
    WATER/SEWER – EASTERN MUNICIPAL WATER DISTRICT
    GAS – ONSITE PROPANE
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    CABLE – VERIZON
13. SCHOOL DISTRICT:
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14. ASSESSORS PARCEL NO.:
    943–250–019
15. SITE ADDRESS
    33990 RANCHO CALIFORNIA ROAD
    TEMECULA, CA. 92591
16. 2010 THOMAS BROS. GUIDE:
    959 J–2, J–3
17. PREPARED:
    August 16, 2022
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    SEE ARCHITECTS PLANS
19. POLICY AREA:
    TEMECULA VALLEY WINE COUNTRY POLICY AREA – WINERY DISTRICT
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21. THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.
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23. THIS PROPERTY IS SUSCEPTIBLE TO SUBSIDENCE
24. THIS PROPERTY LIES WITHIN FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PANEL #'s 06065C2745G, 06065C2740G)
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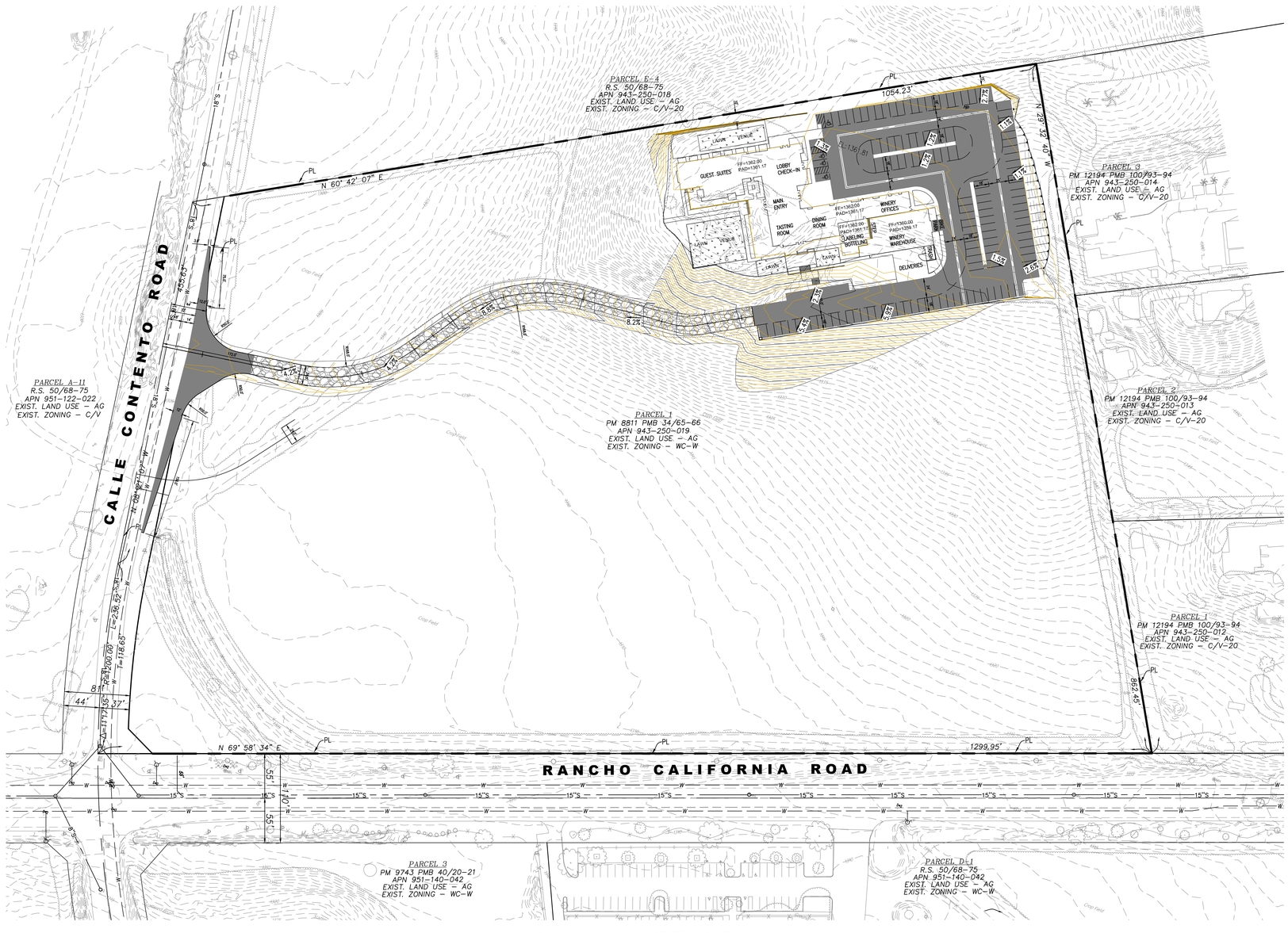

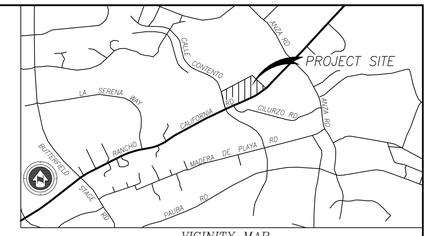

VICINITY MAP
2010 THOMAS GUIDE PG 959, J–2 AND J–3
SEC 26, T7S, R2W
NOT TO SCALE

EASEMENT NOTES

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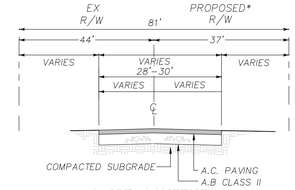
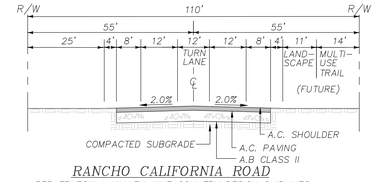


CALLE CONTENTO
COLLECTOR STREET STD 103
MODIFIED TO EXISTING CONDITION
NTS

*RIGHT OF WAY WAS PREVIOUSLY OFFERED ON PM8811 BUT NOT ACCEPTED.



RANCHO CALIFORNIA ROAD
PER TEMECULA VALLEY WINE COUNTRY DESIGN GUIDLINES
NTS

GRAPHIC SCALE
60 0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PROJECTED EARTHWORK QUANTITIES

CUT – 7,957 CUBIC YARDS
FILL – 6,874 CUBIC YARDS
NET – 1,083 CUBIC YARDS (CUT)

ABBREVIATIONS

PP ..... POWER POLE
FH ..... FIRE HYDRANT
ADD'L .... ADDITIONAL
PM ..... PARCEL MAP
PAD ..... PAD ELEVATION
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FF ..... FINISHED FLOOR ELEVATION
FS ..... FINISHED SURFACE
FL ..... FLOW LINE
C/L ..... CENTER LINE
R/W ..... RIGHT OF WAY
P/L ..... PROPERTY LINE
PROP ..... PROPOSED
EX ..... EXISTING
D/W .....DRIVEWAY
PROP.....PROPOSED
O/C ..... OFF CENTERLINE
WL .....WATER LINE
SS .....SANITATION SEWER LINE
SD ..... STORM DRAIN
PP ..... EX POWER POLE
TBR ..... TO BE REMOVED/RELOCATED
BVC ..... BEGIN VERTICAL CURVE

LEGEND

- 75% VINEYARD/OLIVE TREE AREA
- EX PAVEMENT
- PROP PAVEMENT
- PROP CONCRETE
- ALL WEATHER ROAD (70,000LB)
- EX BUILDING
- EX CONCRETE
- PROP PAVERS
- EX MINOR CONTOURS
- PROP LAWN AREAS
- 1095 — EX MAJOR CONTOURS
- EXISTING FENCE
- NEIGHBORING LOT LINES
- RIGHT OF WAY/EASEMENT LINES
- CENTERLINE
- PROJECT PROPERTY LINE
- SANITARY SEWER LINE
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- ADA PATH OF TRAVEL
- APPROX. 100–YEAR FLOODPLAIN LIMITS

NOTE:

SEE WQMP FOR DRAINAGE PLAN

SEE ARCHITECT PLANS FOR WINERY BUILDING DIMENSIONS AND HEIGHT

NO.	DATE	REVISION

OWNER/APPLICANT:

Mexin Teme Agriculture
C/O Ting Jun Huang
2666 Huntington Drive
Duarte, CA. 91010

ENGINEER:

4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. – Suite B
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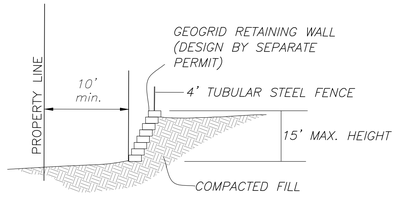
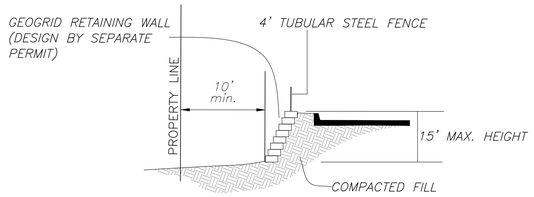
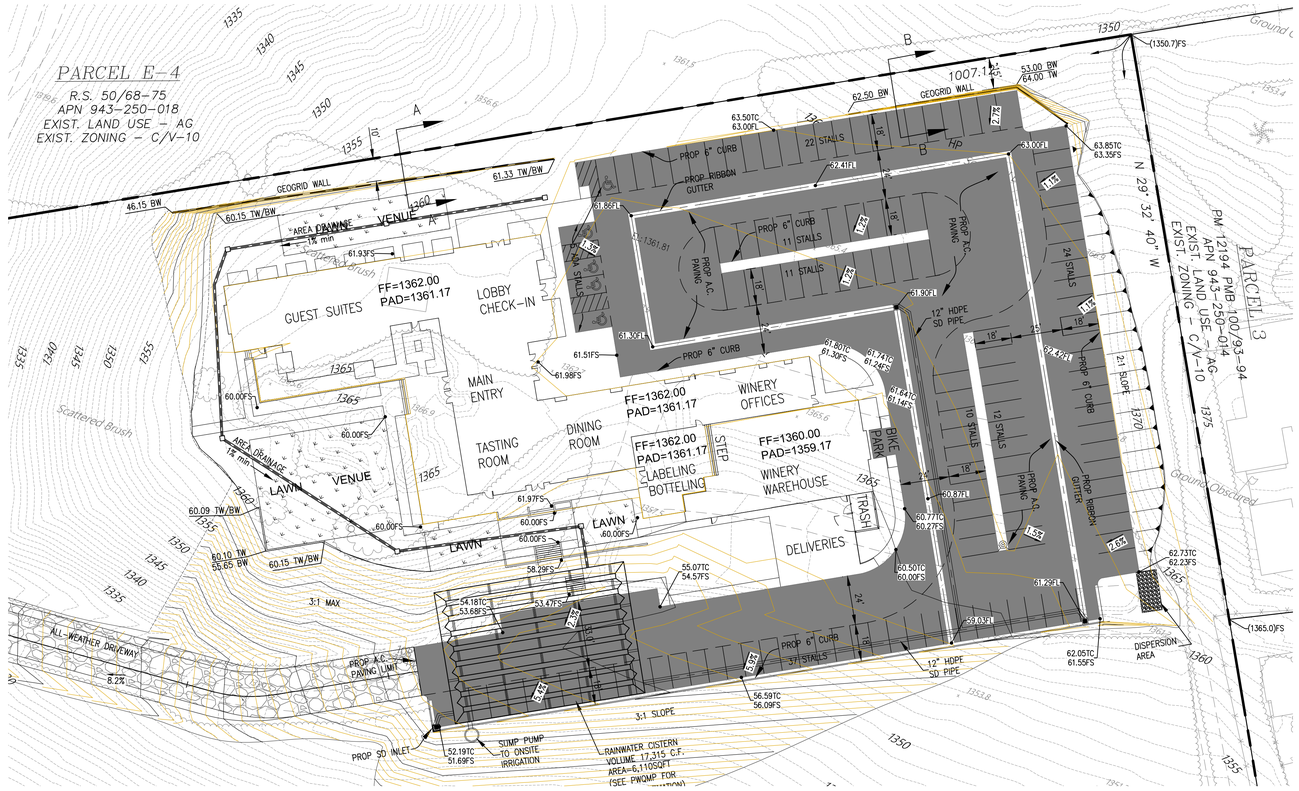
PLOT PLAN-220010
CONCEPTUAL GRADING PLAN

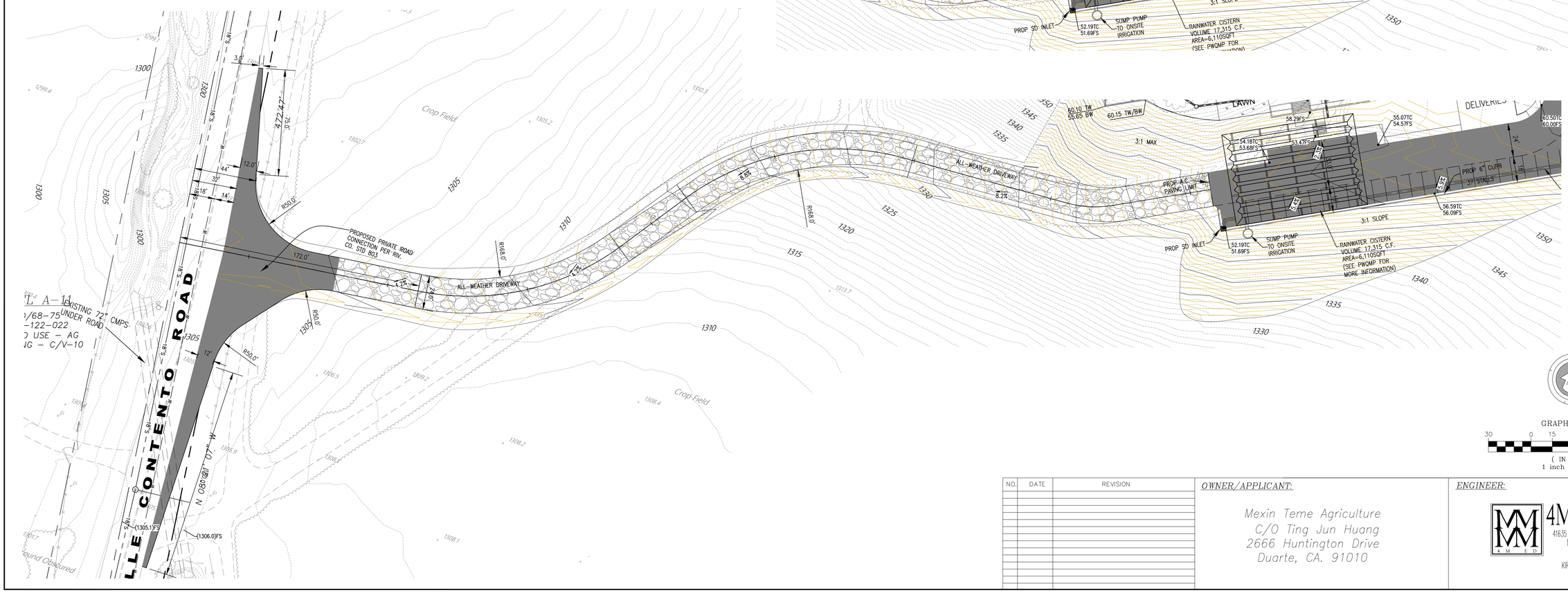


SECTION A–A
GEOGRID RETAINING WALL
NTS



SECTION B–B
GEOGRID RETAINING WALL
NTS





GRAPHIC SCALE
30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

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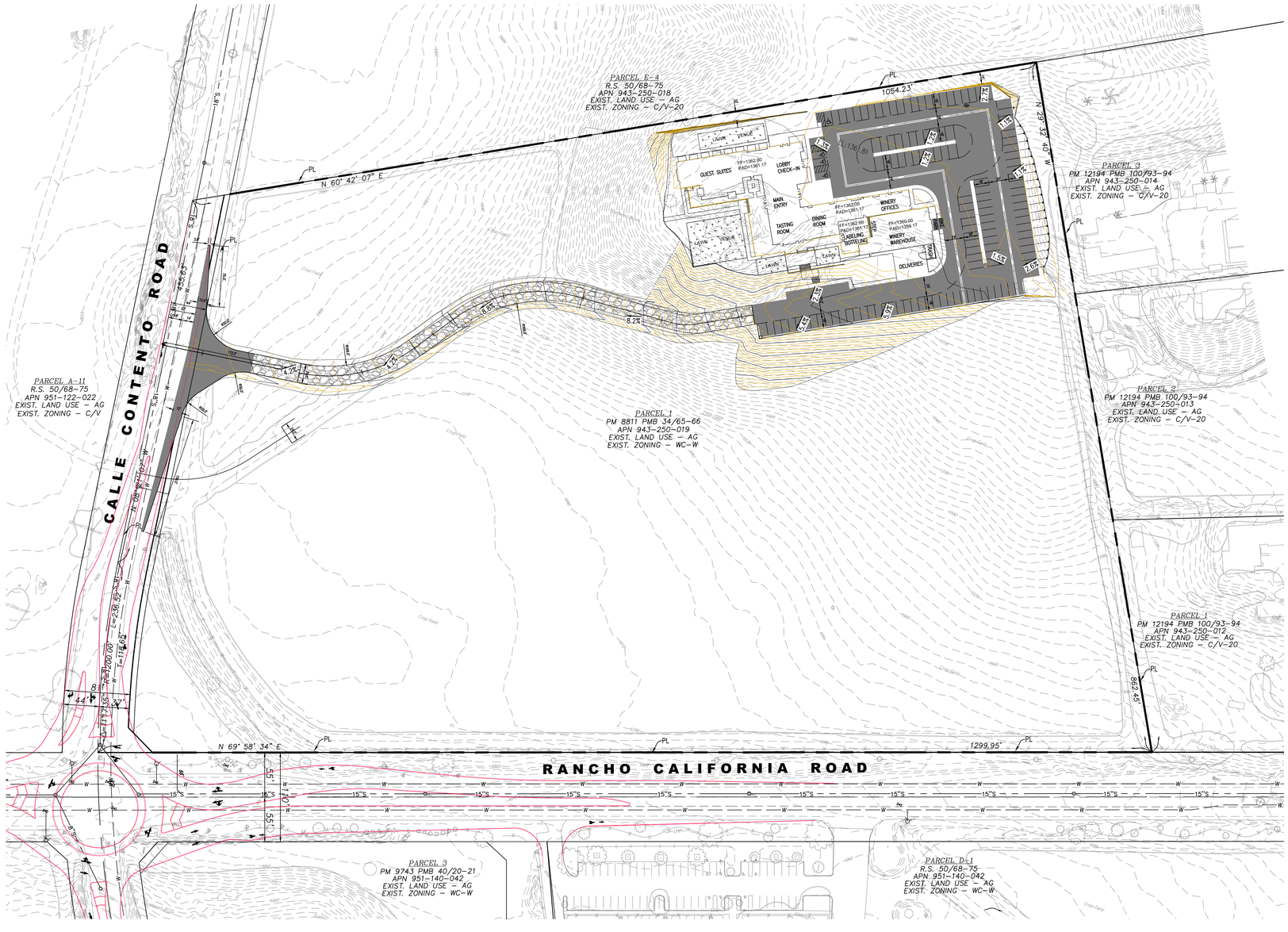

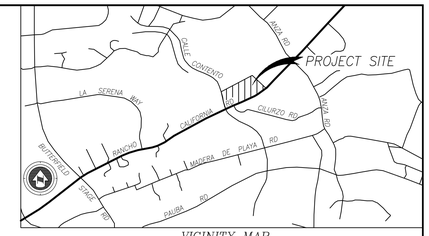

VICINITY MAP
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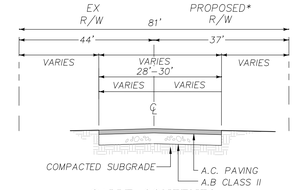

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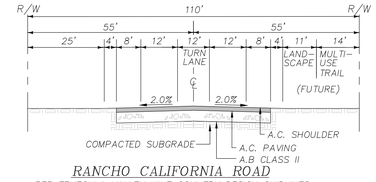

RANCHO CALIFORNIA ROAD
PER TEMECULA VALLEY WINE COUNTRY DESIGN GUIDLINES
NTS

NOTE:

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REFERENCE PAGE ADDED TO SHOW FUTURE ROUND ABOUT ONLY. LAYOUT PROVIDED BY COUNTY STAFF

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PROJECTED EARTHWORK QUANTITIES

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NET – 1,083 CUBIC YARDS (CUT)

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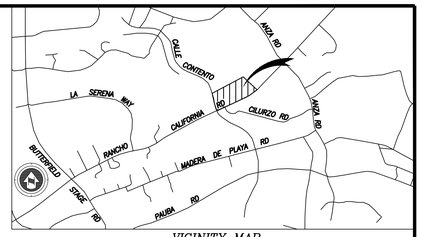
CALLE CONTENTO WINERY
PLOT PLAN-220010
CALLE CONTENTO AND RANCHO CALIFORNIA ROADS
COMPREHENSIVE LANDSCAPE PLAN



VICINITY MAP
2010 THOMAS GUIDE PG 959, J-2 AND J-3
SEC 26, T7S, R2W
NOT TO SCALE

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6. **PROPOSED ZONING:**
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    SEE TABLE
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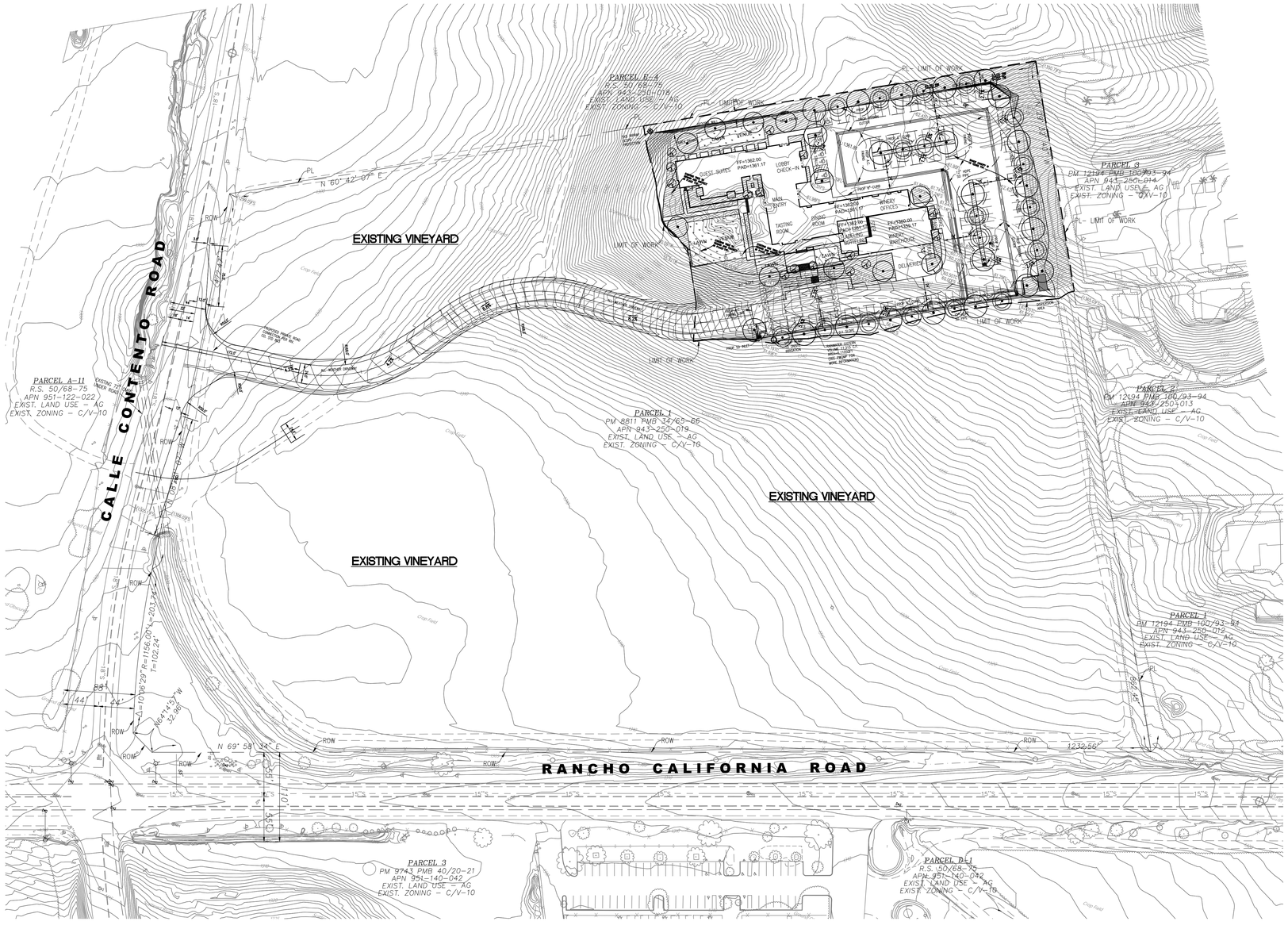
28. THIS PROPERTY HAS HIGH PALEONTOLOGY SENSITIVITY (HIGH A)
29. THIS PROPERTY IS WITHIN A HIGH FIRE HAZARD ZONE



PROJECT DESCRIPTION

THE PROJECT IS A PROPOSED WINERY AND VINEYARD. WE ARE PROPOSING VEHICULAR ACCESS FROM CALLE CONTENTO ROAD, A WINERY BUILDING, PARKING AND A VINEYARD. ALL PROPOSED PLANTING WILL COMPLY WITH THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. THE PROJECT HAS A SENSITIVE DRAINAGE AREA THAT WILL REMAIN AND PROTECT IN PLACE AND NO PLANTING WILL BE ADDED TO THE AREAS 50' FEET FROM THE DESIGNATED EDGES SHOWN. THE SLOPES WILL BE PLANTED PER BUILDING AND SAFETY EROSION CONTROL STANDARDS WITH THE REQUIRED PLANT MATERIAL OR GRAPE VINES. THE PROJECT IS SURROUNDED BY WINERIES, VINEYARDS TO THE NORTH, WEST AND SOUTH AND NO FUEL MODIFICATION WILL BE REQUIRED FOR THOSE AREAS. THE PROPERTY TO THE EAST IS RESIDENTIAL AND THE PLANTING ON OUR PROPERTY WILL BE ADEQUATE FUEL MODIFICATION.

GRAPHIC SCALE
60 0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

LANDSCAPE NOTES:

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL LANDSCAPE CONSTRUCTION PLANS AND SPECIFICATIONS.

1. A SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET (CONTROLLER SHALL BE LIGHT COMMERCIAL RATING MINIMUM)
2. MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
3. RAIN SENSING DEVICE
4. ANTI-DRAIN CHECK VALVES
5. PRESSURE REGULATOR (IF NEEDED)
6. HYDROZONES WILL BE PROPERLY DESIGNATED
7. NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE W/ NO RUNOFF/OVERSPRAY)
8. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8' IN WIDTH.
9. PROVIDE A 3" LAYER OF MULCH (MIN.) IN SHRUB BED AND UNPLANTED AREAS; 3" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES
10. TREES SHALL BE STAKED W/ 2-3 STAKES AND 6 TIES PER COUNTY STANDARD DETAILS.
11. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
12. TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
13. PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE A 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.

NOTES:

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCE 859 AND THE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.
2. A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE COUNTY OF RIVERSIDE'S WATER CONSERVATION ORDINANCE 859.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
5. ALL EXISTING TREES SHALL BE REMOVED FROM THE SITE
6. ALL SLOPES OVER 3' IN VERTICAL HEIGHT SHALL BE PLANTED AND IRRIGATED PER THE BUILDING AND SAFETY REQUIREMENTS.
7. A 3" LAYER OF WOOD MULCH SHALL BE INSTALLED TO ALL PLANTING AREAS AS REQUIRED.
8. ALL ONSITE LANDSCAPE SHALL BE MAINTAINED BY OWNER IN ONE PHASE.
9. ALL EXISTING OFF-SITE LANDSCAPE SHALL BE MAINTAINED BY CSA.
10. THERE ARE NO FENCES PROPOSED FOR THIS PROJECT

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF THE APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO NO. 859.2; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN . SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE.

Vincent DiDonato — APPLICANT'S SIGNATURE
12/22/23 — DATE

OWNER

MTAD
2666 HUNINGTON DRIVE
DUARTE, CA 91010
PHONE: (951) 816-2252
ATTN: SANDY WANG

NOTE:

SEE WQMP FOR DRAINAGE PLAN

SEE ARCHITECT PLANS FOR WINERY BUILDING DIMENSIONS AND HEIGHT

REGISTERED LANDSCAPE ARCHITECT
VINCENT DI DONATO
12-22-23
9-30-25
EXPIRATION DATE
STATE OF CALIFORNIA

TITLE SHEET

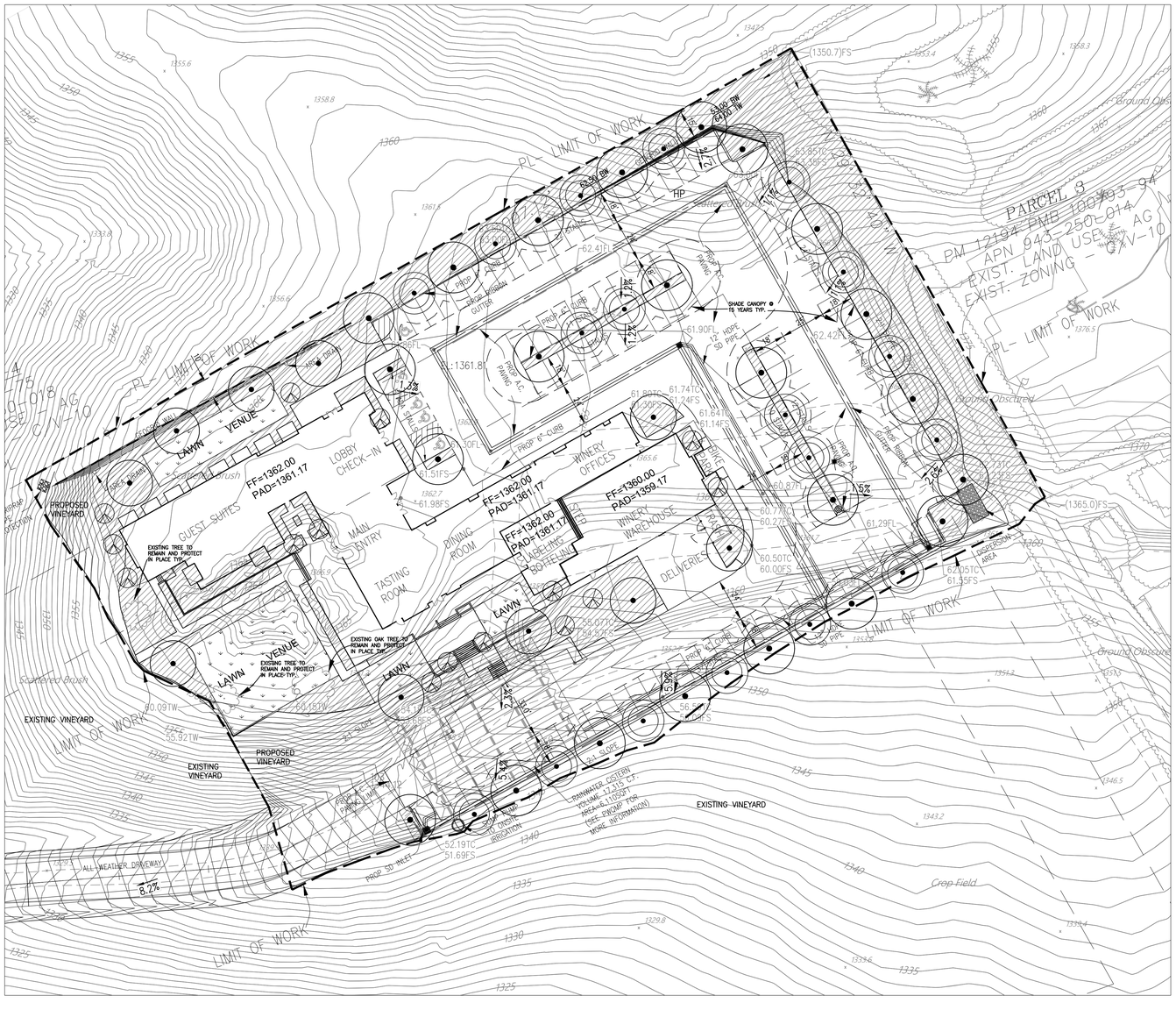
NO.	DATE	REVISION

OWNER/APPLICANT:
MTAD
2666 Huntington Drive
Duarte, CA. 91010
PHONE: (951) 816-2252
SANDY WANG

LANDSCAPE ARCHITECT
ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802

JOB# 20-128 | 12/22/23 | SHEET 1 OF 2

CALLE CONTENTO WINERY
PLOT PLAN-220010
CALLE CONTENTO AND RANCHO CALIFORNIA ROADS
COMPREHENSIVE LANDSCAPE PLAN



Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Commercial

Calle Contento Teme Winery

0.45 **ETo allowance**

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.
Where "INPUT" is shown, applicant to enter project specific information.
Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 38,448 S.F.
INPUT the Hist. ETo for the area = 57.33
REGENALL
MAWA = **82,216** cu ft / yr

2 Estimated Annual Water Use (EAWU)

			Plant Type	Water Use
Hydrozone # 1	Plant Factor = 0.2		*Shrubs / Groundcover*	*Low*
INPUT Square Foot Area of Hydrozone =	31,868			
Hydrozone Irrigation Efficiency = 0.90	*Point Source Drip*			
EAWU =	33,652	cu ft / yr		
			Plant Type	**Water Use**
Hydrozone # 2	Plant Factor = 0.8		*Turf - other functional*	*High*
INPUT square footage of hydrozone =	6,580			
Hydrozone Irrigation Efficiency = 0.85	*In-line Drip-Densely Planted*		SS	
EAWU =	29,429	cu ft / yr		
			Plant Type	**Water Use**
Hydrozone # 3	Plant Factor = 0		*n/a*	*n/a*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 1	*n/a*			
EAWU =	0	cu ft / yr		
			Plant Type	**Water Use**
Hydrozone # 4	Plant Factor = 0		*n/a*	*n/a*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 1	*n/a*			
EAWU =	0	cu ft / yr		
			Plant Type	**Water Use**
Hydrozone # 5	Plant Factor = 0		*n/a*	*n/a*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 1	*n/a*			
EAWU =	0	cu ft / yr		
			Plant Type	**Water Use**
Hydrozone # 6	Plant Factor = 0		*n/a*	*n/a*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 1	*n/a*			
EAWU =	0	cu ft / yr		
SubTotal EAWU =	63,081	cu ft / yr		
Input Irrigation System Operation Factor	0.85			
Total EAWU =	**74,213**			
MAWA - EAWU =	**8,003**	cu ft / yr		
(this number must be positive)				

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 10%

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
	TREES:					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	15	DOUBLE STAKE / HEIGHT 6–7' , SPREAD 2'–3' MIN.	L
	CERCIDIUM 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX	18	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE TREE	24" BOX	33	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 2'–3' MIN.	L
	SHRUBS:					
	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	–	TRIANGULAR SPACING @ 5' O.C. GROUNDCOVER TYP.	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	–	FULL & BUSHY @ 4' O.C. MEDIUM ACCENT SHRUB	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	–	FULL & BUSHY @ 3' O.C. SMALL HEDGE SHRUB	L
	LEUCOPHYLLUM FRUTI. 'GREEN CLOUD'	GREEN TEXAS RANGER	5 GAL	–	FULL & BUSHY @ 5' O.C. LARGE SCREEN SHRUB	L
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL.	–	FULL & BUSHY @ 3' O.C. SMALL ORNAMENTAL GRASS	L
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	–	FULL & BUSHY @ 3' O.C. SMALL PARKING SHRUB	L
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL	–	FULL & SPREADING @ 5' O.C. COLOR GROUNDCOVER	L
	VINES:					
	MACFADYENA UNGUIS CATI	CAT'S CLAW	5 GAL	–	ATTACH TO TRASH ENCLOSURE WALLS	L
	MULCH & LAWN:					
	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS	
	MARATHON TURF TYPE TALL FESCUE	TALL FESCUE SOD	SOD	AS REQ'D.	PLANT PER SPECIFICATIONS	H

SHADE REQUIREMENT

PROVIDED 132 SPACES @ 162 S.F. EA.= 21,384 S.F.

21.384 S.F. @ 50% COVERAGE REQUIRED= 10,692 S.F.

ACTUAL AREA SHADED= 13,689 S.F.

INTERIOR LANDSCAPE REQUIREMENT

PROVIDED 132 SPACES @ 162 S.F. EA.= 21,384 S.F.

21,384 S.F. @ 10% COVERAGE REQUIRED= 2,138 S.F.

ACTUAL AREA = 2,150 S.F.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REGISTERED LANDSCAPE ARCHITECT
VINCENT DI DONATO
12-22-23
9-30-23
EXPIRATION DATE
STATE OF CALIFORNIA

OWNER/APPLICANT:

MTAD
2666 Huntington Drive
Duarte, CA. 91010
PHONE: (951) 816-2252
SANDY WANG

LANDSCAPE ARCHITECT

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802

JOB# 20-128 12/22/23 SHEET L-2 OF 2

33990 WINERY

NOTES

GENERAL NOTES

1. NOT USED

2. THE DRAWINGS REFLECT GENERAL ARRANGEMENT, DESIGN AND EXTENT OF WORK, AND ARE NOT TO BE SCALED FOR MEASUREMENTS. THE DRAWINGS ARE PARTLY DIAGRAMATIC AND ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF FIELD CONDITIONS OR TO SERVE AS THE CONTRACTOR'S SHOP DRAWINGS.

3. AT ANY TIME SHOULD CONDITIONS ARISE WHEREIN THE INTENT OF THE DRAWINGS ARE IN DOUBT, OR WHERE THE DRAWINGS ARE IN CONFLICT WITH EACH OTHER, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION.

4. "EXISTING", "+/-/", "SIZE TO FIT" AND SIMILAR PHRASES REQUIRE THE CONTRACTOR TO VERIFY AND COORDINATE DIMENSIONS AND CONDITIONS INDICATED IN THE DRAWINGS WITH THE ACTUAL FIELD CONDITIONS. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.

5. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

6. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EQUIPMENT ANCHORAGE, HVAC, PLUMBING, LIGHTING, COMMUNICATION, AND DATA AND POWER REQUIREMENTS.

7. THE ARCHITECT AND OWNERS' CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

8. CONTRACTOR SHALL CONTACT OWNER 48 HOURS IN ADVANCE OF ANY RESTRICTION OF OWNER ACCESS OR UTILITY OUTAGES. AUTHORIZATION FROM OWNER TO BE RECEIVED IN WRITING.

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. AT ANY TIME SHOULD ANY CONDITIONS ARISE WHEREIN THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING FOR CLARIFICATION.

10. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY AND CHARGE OF AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.

12. THESE DRAWINGS ARE FOR PERMIT ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL DETAILS AND REQUIRED COORDINATION DURING CONSTRUCTION.

FIRE NOTES

1. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTIONS 2 DAYS IN ADVANCE.

2. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.

3. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.

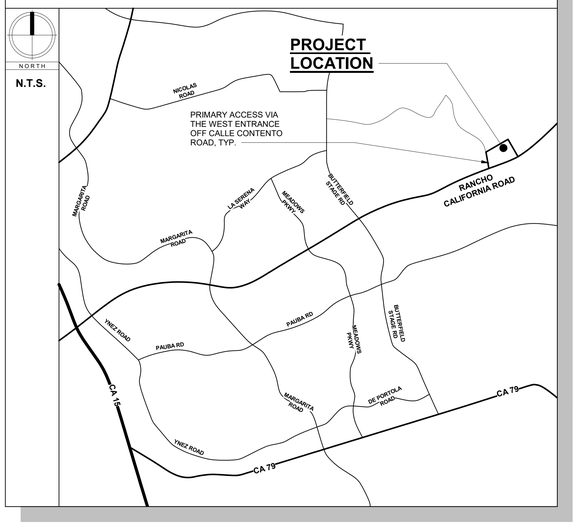
4. PLANS OF NEW OR MODIFICATIONS TO EXISTING FIRE PROTECTION, DETECTION, ALARM OR MONITORING SYSTME(S) SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. A SEPARATE PLAN SUBMITTAL AND APPROVAL BY THE FIRE DEPARTMENT IS REQUIRED PRIOR TO COMMENCEMENT OF WORK.

5. PROVIDE 2A 10BC MINIMUM RATED FIRE EXTINGUISHERS TO BE LOCATED ON EACH FLOOR WITHIN 75 FEET MAX. OF TRAVEL DISTANCE FROM ALL AREAS.

6. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS.

7. ALL INTERIOR FINISHES SHALL CONFORM WITH THE TITLE 24, CCR, CHAPTER 42.

PROJECT LOCATION



PROJECT DIRECTORY

OWNER
MTAD
2666 HUNNINGTON DRIVE
DUARTE, CA 91010
ATTN: SANDY WANG

ARCHITECT
BGI ARCHITECTURE
2292 FARADAY AVENUE, #100
Carlsbad, CA 92008
P: 760.438.2963
F: 760.438.2965
bgiarchitecture.com

GENERAL CONTRACTOR
(TO BE DETERMINED)

GOVERNING AGENCY
COUNTY OF RIVERSIDE
4080 LEMON STREET
RIVERSIDE, CA 92501
Phone # 951-955-3200

STRUCTURAL ENGINEER
(TO BE DETERMINED)

MEP ENGINEER
(TO BE DETERMINED)

CIVIL ENGINEER
4M ENGINEERING & DEVELOPMENT
41635 ENTERPRISE CIRCLE N. SUITE B
TEMECULA, CA 92590
Phone # 951-293-3466

GEOTECHNICAL ENGINEER
EARTH STRATA GEOTECHNICAL
42184 REMINGTON AVE.
TEMECULA, CA. 92592
PHONE# 951-461-4028

LANDSCAPE ARCHITECT
ALHAMBRA GROUP
41635 ENTERPRISE CIRCLE NORTH UNIT C
TEMECULA, CA. 92590
PHONE# 951-970-6156

ENTITLEMENTS / CEQA
MATTHEW FAGEN CONSULTING SVCS.
42011 AVENIDA VISTA LADERA
TEMECULA, CA. 92591
PHONE# 951-415-6044

BIOLOGICAL
TERACOR RESOURCE MGMT.
41635 ENTERPRISE CIRCLE NORTH UNIT B
TEMECULA, CA. 92590
PHONE# 951-694-8000

PROJECT DATA

PROJECT DESCRIPTION
THE PROJECT IS TO DEVELOP A WINERY ON THE± **20.04** ACRE PROPERTY. THE PROPOSED IMPROVEMENTS TO THE PROPERTY ARE:

- A VINEYARD WHICH SHALL BE A MINIMUM OF 75% OF THE PROPERTY AREA.
- A WINE PRODUCTION AND STORAGE FACILITY (CLASS V WINERY MIN. 3,000 S.F. AND PRODUCE MIN. 7,000 GALLONS OF WINE ANNUALLY AS DETERMINED BY THE COUNTY AGRICULTURAL COMMISSIONER.)
- A WINE TASTING, SPECIAL OCCASIONS (WEDDINGS) AND RESTAURANT / CAFE FACILITY
- A GUEST INN TO PROVIDE 10 ROOMS FOR PATRONS

PROJECT ADDRESS
33990 RANCHO CALIFORNIA RD, TEMECULA, CA 92591

APN NO.
- 943-250-019

LEGAL DESCRIPTION
PARCEL 1, A PORTION OF LOT "A", AND LOT "B" OF PARCEL MAP 8811, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE BOOK 34, PAGES 65 AND 66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ZONE
EXISTING: C/V
PROPOSED: WC-C

SPECIAL PLANS
N.A.

EXISTING LAND USE
AGRICULTURE / WINERY (EXISTING VINEYARDS)

PROPOSED LAND USE
AGRICULTURE / WINERY (EXISTING VINEYARDS)

GENERAL PLAN
TEMECULA VALLEY WINE COUNTRY POLICY DISTRICT (WINERY DISTRICT).

FIRE HAZARD ZONE
STATE RESPONSIBILITY AREA HIGH FIRE HAZARD ZONE (CA BOARD OF FORESTRY, TITLE 14, CA FIRE CODE & CBC CHAPTER 7A

FAULT ZONE
N.A.

LOT SIZE
GROSS = 20.04 ACRES

(MIN. LOT AREA = 10 ACRE. SPECIAL OCCASION MIN. LOT AREA = 10 ACRE. GUEST INN MIN. LOT AREA = 15 ACRE)

LOT COVEREAGE
N.A.

F.A.R.
N.A.

SETBACKS
PER THE FOLLOWING, THE PROPERTY IS LOCATED NEXT TO RANCHO CALIFORNIA ROAD.

	WINERY	SPECIAL OCCASION	GUEST INN
	FRONT YARD = 100'-0"	FRONT YARD = 300'-0"	FRONT YARD = 100'-0"
	SIDE YARD = 50'-0"	SIDE YARD = 100'-0"	SIDE YARD = 50'-0"
	REAR YARD = 50'-0"	REAR YARD = 100'-0"	REAR YARD = 50'-0"
NUMBER OF STORIES / HEIGHT	- / 50'-0" ALLOWED	- / 30'-0" ALLOWED	2 / 30'-0" ALLOWED

HOURS OF OPERATION
REFER TO PROJECTS "STATEMENT OF OPERATIONS " SUBMITTED TO RIVERSIDE COUNTY PLANNING:
- **PRODUCTION** = 11:00a.m. - 6:00 p.m. SEVEN DAYS / WEEK
- **SERVICE** = REGULAR OPERATIONS: 11:00a.m. - 6:00 p.m. SEVEN DAYS / WEEK
  SPECIAL EVENTS: 11:00a.m. - 12:00 a.m. SEVEN DAYS / WEEK (EXT. EVENTS TO CONCLUDE @ 10:00 p.m. and interior events to conclude @ 12:00 a.m. (MIDNIGHT))
- **INN** = 11:00a.m. CHECK-IN & 3:00 p.m. CHECK OUT SEVEN DAYS / WEEK

WINERY
CLASS V: AREA = 3,000 S.F. MINIMUM
PRODUCE = 7,000 G. WINE ANNUALLY

VINEYARD REQUIREMENT
75% MIN. OF NET LOT AREA.

BUILDING OCCUPANCY (FOR EGRESS CALC'S)

• A-2: ASSEMBLY / DINING SPACES (NON-FIXED SEATING)	2,884 S.F. / 15 = 192 OCC.
• B: BUSINESS OPERATIONS	2,360 S.F. / 150 = 16 OCC.
• F-2: FACTORY - LOW HAZARD	4,380 S.F. / 500 = 9 OCC.
• R-1: RESIDENTIAL (TRANSIENT RESIDENTS, INN)	3,994 S.F. / 200 = 20 OCC.
• SERVICE AREAS (NON-DESCRIPT CIRCULATION, SERVICE AREAS, BATHROOMS)	4,888 S.F. = 0 OCC.

PARKING
SEE PARKING ANALYSIS CALCULATIONS ON SHEET A-0.0

TYPE OF CONSTRUCTION
TYPE V-A (SPRINKLED / FIRE SUPPRESSION SYSTEM)

FLOOR AREA

WINERY

- PRODUCTION / BOTTLING / LABELING = 2,760 S.F.
- STORAGE = 1,620 S.F.
- BUSINESS (OFFICE / CONFERENCE ROOM / ADA BATH) = 543 S.F.

WINE TASTING / RESTAURANT / SPECIAL OCCASION

- MAIN ENTRANCE / LOBBY / SPECIAL EVENT SPACE = 821 S.F.
- RESTAURANT = 982 S.F.
- WINE TASTING = 1,081 S.F.
- BUSINESS = 1,195 S.F.
- AUXILLARY CIRCULATION, HALLWAYS, STORAGE, BATHROOMS = 3,635 S.F.

GUEST INN

- GUEST ROOMS (10) = 3,994 S.F.
- BUSINESS = 622 S.F.
- AUXILLARY CIRCULATION, HALLWAYS, STORAGE, BATHROOMS = 1,253 S.F.

BUILDING TOTAL = 18,506 S.F. GROSS BUILDING AREA

NOTE: ALL BUILDING AREAS ABOVE ARE **GROSS** AREAS (NOT NET) AND INCLUDE NON-INHABITABLE AREAS SUCH AS WALL THICKNESSES, VOIDS, ETC. FOR THIS REASON, THESE AREAS ARE NOT TO BE USED FOR OCCUPANCY OR PARKING CALCULATIONS.

SCHOOL DISTRICT TEMECULA VALLEY UNIFIED

COMMUNITIES RANCHO CALIFORNIA

LIGHTING (ORD 655) ZONE B

WELL WATER PERMIT N.A.

SEPTIC PERMIT N.A.

WATER DISTRICT EASTERN MUNICIPAL DISTRICT

FLOOD CONTROL DISTRICT RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

GOVERNING CODES
THESE PLANS AND ALL WORK SHALL COMPLY WITH COUNTY OF RIVERSIDE ZONING ORDINANCE, THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF RIVERSIDE.

THE 2019 EDITIONS SHALL APPLY INCLUDING BUT NOT LIMITED TO:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA HISTORICAL BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA TITLE 24
- 2019 CALIFORNIA FIRE CODE, CBC CHAPTER 7A, CBF TITLE 14

SHEETS

T-1	PROJECT TITLE SHEET
AC-1	SITE PLAN
AC-2	SITE PLAN - ENLARGED
AC-3	FIRE ACCESS TEMPLATE DETAILS
A-0.0	PARKING AND ZONING EXHIBIT
A-1	MAIN FLOOR PLAN
A-1.1	ENLARGED FLOOR PLAN - SECTION A
A-1.2	ENLARGED FLOOR PLAN - SECTION B
A-1.3	ENLARGED FLOOR PLAN - SECTION C
A-2	SECOND FLOOR PLAN
A-3	ROOF PLAN
A-4	ELEVATIONS - WHOLE BUILDING
A-4.1	ENLARGED ELEVATIONS
A-4.2	ENLARGED ELEVATIONS
A-4.3	ENLARGED ELEVATIONS
A-5	SECTIONS
AP-1	PERSPECTIVES
AP-2	PERSPECTIVES
AP-3	PERSPECTIVES
AP-4	PERSPECTIVES

PRELIMINARY
NOT FOR CONSTRUCTION

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents

Signature Date

BGI ARCHITECTURE
Beery Group Inc.
2091 Las Palmas Drive, St. D
Carlsbad, CA 92011

(760) 438-2963
bgiarchitect.com

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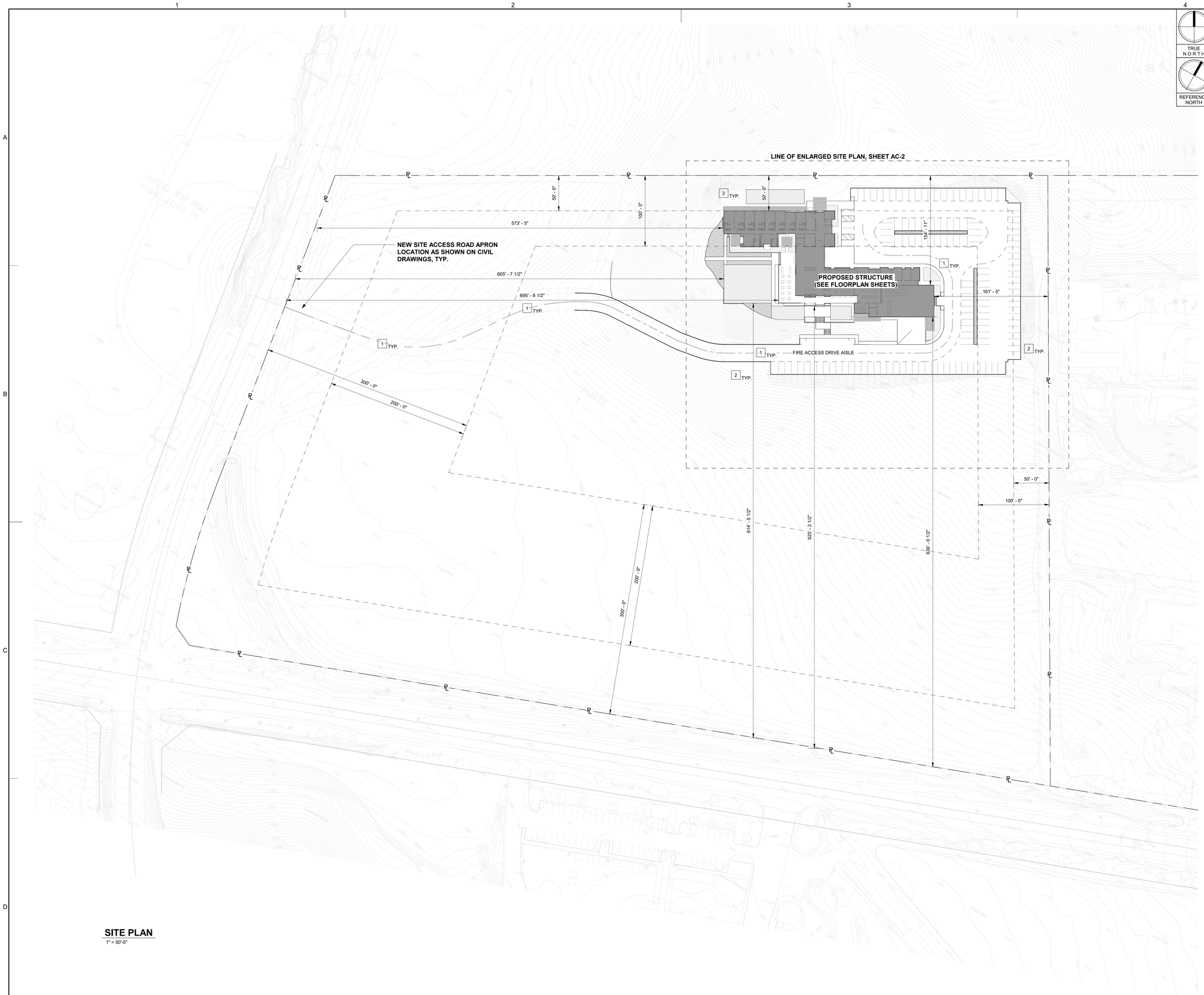
33990 WINERY

REVISIONS	By

Date	2022.11.28
Scale	NO SCALE
Drawn By	BPB
Job No.	2105
Sheet Name	PROJECT TITLE SHEET
Sheet No.	T-1



SITE PLAN

1" = 50'-0"

TRUE NORTH

REFERENCE NORTH

KEYNOTES

1. FOR FIRE ACCESS AISLE DETAILS AND MINIMUM REQUIRED DIMENSIONS, SEE SHEET AC-3, FIRE ACCESS TEMPLATE DETAILS, TYP.
2. FOR GRADING, SLOPES AND CIVIL DESIGN, SEE CONCEPTUAL GRADING PLANS SHEETS C-1 THROUGH C-1.2

GENERAL NOTES

1. SEE CIVIL PLANS FOR ANY GRADING, STREET IMPROVEMENTS, STORMWATER AND BOUNDARIES, TYP.

2. PER COUNTY OF RIVERSIDE FIRE DEPARTMENT, FUEL MODIFICATION SHALL BE PROVIDED, TYP.

3. ANY FUTURE INCREASED KITCHEN CAPACITY (GREASE TRAPS, ENDUSTRIAL VENTILATION, ETC.) SHALL BE SEPARATELY PERMITTED THROUGH THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT.

4. FIRE TRUCK DRIVE AISLE SHOWN ON SITE PLANS SHALL BE 24'-0" MINIMUM WIDTH FOR THE ENTIRE LENGTH OF THE DRIVE AISLE. SEE ALSO SHEET AC-3, FIRE ACCESS TEMPLATE DETAILS.

5. PER RIVERSIDE COUNTY CODE 17.142.040(E)(9), AT LEAST FIFTY (50) PERCENT OF THE WINE SOLD BY A WINERY SHALL BE PRODUCED ON THE WINERY SITE.

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
1 A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

PRELIMINARY
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Signature Date

ARCHITECTURE | DESIGN

BGI ARCHITECTURE
Beery Group Inc.
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LICENSED ARCHITECT JOHN S. BEERY C-18-5-2-2-2 10/23 STATE OF CALIFORNIA

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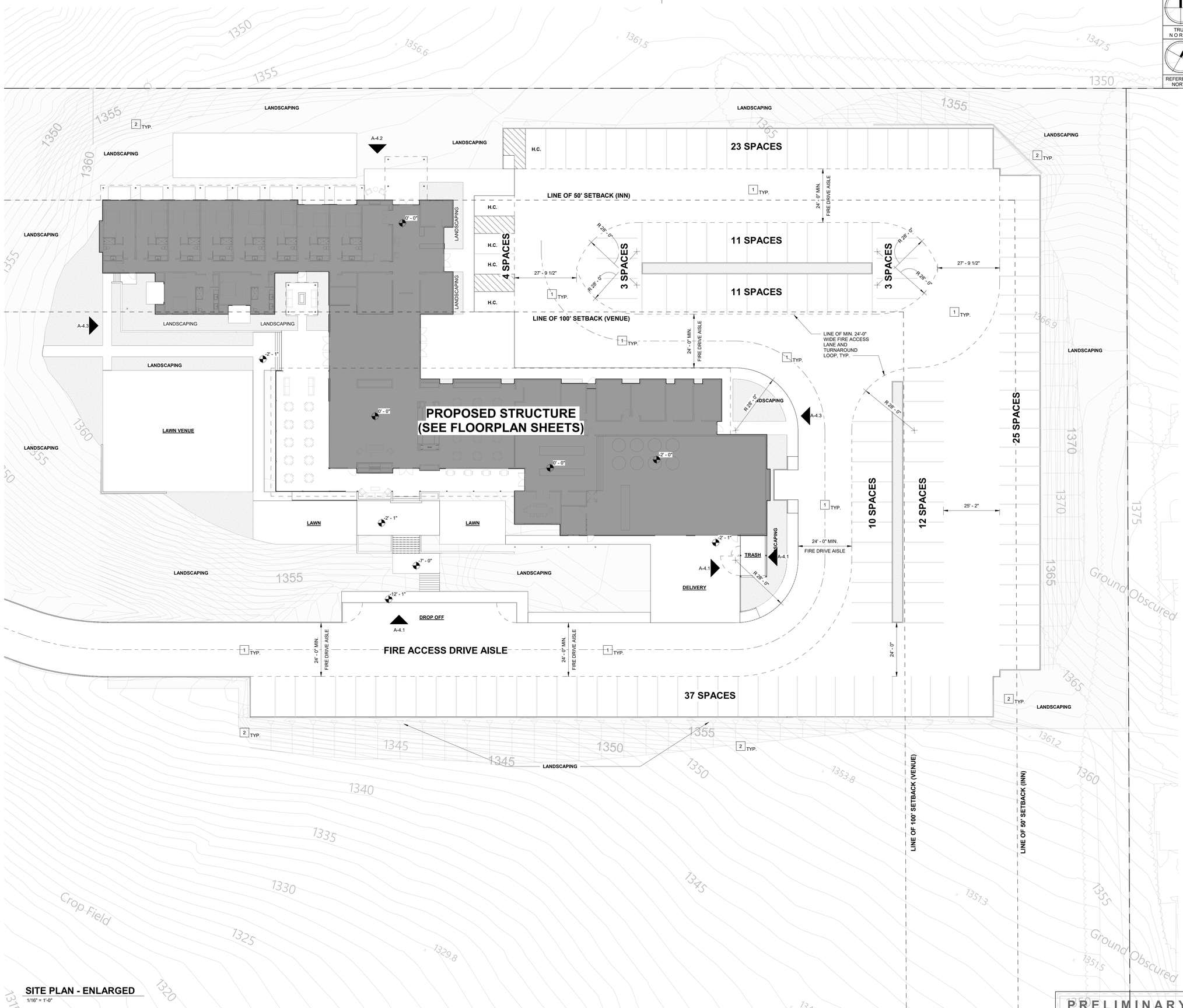
33990 WINERY

REVISIONS	By

Date	2022.11.28
Scale	1" = 50'-0"
Drawn By	BPB
Job No.	2105
Sheet Name	SITE PLAN
Sheet No.	AC-1



SITE PLAN - ENLARGED

1/16" = 1'-0"

KEYNOTES

1 FOR FIRE ACCESS AISLE DETAILS AND MINIMUM REQUIRED DIMENSIONS, SEE SHEET AC-3, FIRE ACCESS TEMPLATE DETAILS, TYP.

2 FOR GRADING, SLOPES AND CIVIL DESIGN, SEE CONCEPTUAL GRADING PLANS SHEETS C-1 THROUGH C-1.2

GENERAL NOTES

1. SEE CIVIL PLANS FOR ANY GRADING, STREET IMPROVEMENTS, STORMWATER AND BOUNDARIES, TYP.

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ARCHITECTURAL LEGEND

- Doors
- Windows
- Keynote
- Wall Type
- Interior Elevation
- Storefront Elevation
- Building Elevation
- New Wall
- Existing Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

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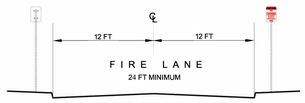
33990 WINERY

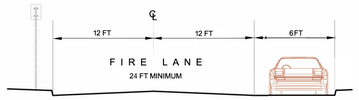
REVISIONS	By

Date	2022.11.28
Scale	1/16" = 1'-0"
Drawn By	BPB
Job No.	2105
Sheet Name	SITE PLAN - ENLARGED
Sheet No.	AC-2

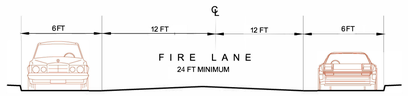
DETAIL No. 1



ROADWAYS LESS THAN 30 FEET
PARKING PROHIBITED. ROADWAY IS REQUIRED TO BE POSTED AS A FIRE LANE.



ROADWAYS GREATER THAN 30 FEET BUT LESS THAN 36 FEET
PARKING PERMITTED ON ONE SIDE ONLY.
THE OTHER SIDE OF THE ROADWAY IS REQUIRED TO BE POSTED AS A FIRE LANE.



ROADWAYS 36 FEET OR GREATER IN WIDTH
PARKING PERMITTED ON BOTH SIDES.

NOTES:

1. MINIMUM ROAD WIDTHS ARE MEASURED FROM FLOWLINE TO FLOWLINE.
2. SEE DETAILS No.6 AND No.7 FOR "FIRE LANE" "NO PARKING" SIGNAGE REQUIREMENTS

Code Reference: 2016 CFC, Sections 503.2.1

APPROVED BY:

DATE:

FIRE MARSHAL JAMES FRATER

REVISIONS	REV.	BY	APR'D	DATE
	1			
	2			
	3			

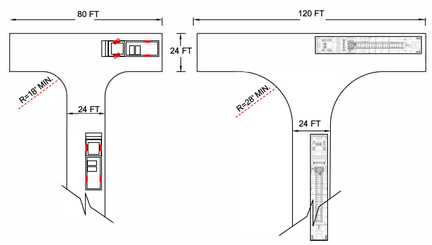
OFFICE OF THE FIRE MARSHAL
RIVERSIDE COUNTY FIRE DEPARTMENT

FIRE APPARATUS ACCESS
MINIMUM ROAD WIDTH

SCALE: NONE

PAGE 12

DETAIL No. 5B



RESIDENTIAL TURNAROUND **COMMERCIAL TURNAROUND**

NOTES:

1. PARKING IS NOT PERMITTED IN THESE TURNAROUNDS WITH THE DIMENSIONS SHOWN. SEE DETAIL No. 1 FOR MINIMUM ROAD WIDTHS WITH PROVISIONS FOR PARKING.
2. DIMENSIONS SHOWN ARE MINIMUM.

Code Reference: 2016 CFC, Sections 503.2.4 AND 503.2.5

APPROVED BY:

DATE:

FIRE MARSHAL JAMES FRATER

REVISIONS	REV.	BY	APR'D	DATE
	1			
	2			
	3			

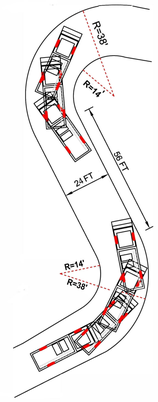
OFFICE OF THE FIRE MARSHAL
RIVERSIDE COUNTY FIRE DEPARTMENT

FIRE APPARATUS ACCESS
TURNAROUNDS

SCALE: NONE

PAGE 17

DETAIL No. 4



NOTES:

1. STRAIGHT LEG DISTANCE AS SHOWN IS REQUIRED BETWEEN THE TURNS IN A COMPOUND CURVE IN ORDER TO PROVIDE SUFFICIENT RECOVERY DISTANCE FOR THE APPARATUS. ALTERNATIVELY, THE LENGTH OF THE STRAIGHT LEG MAY BE REDUCED IF THE ROAD WIDTH AND/OR TURNING RADII ARE INCREASED TO ALLOW FOR A WIDER TURN.
2. PARKING IS NOT PERMITTED IN ANY OF THESE CONFIGURATIONS WITH THE DIMENSIONS SHOWN.
3. DIMENSIONS SHOWN ARE MINIMUM.

Code Reference: 2016 CFC, Section

503.2.4 APPROVED BY:

DATE:

FIRE MARSHAL JAMES FRATER

REVISIONS	REV.	BY	APR'D	DATE
	1			
	2			
	3			

OFFICE OF THE FIRE MARSHAL
RIVERSIDE COUNTY FIRE DEPARTMENT

FIRE APPARATUS ACCESS
"S" CURVES

SCALE: NONE

PAGE 15

PRELIMINARY
NOT FOR CONSTRUCTION

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Signature Date

ARCHITECTURE | DESIGN

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33990 WINERY

REVISIONS	By

Date	2022.11.28
Scale	N.T.S.
Drawn By	BPB
Job No.	2105
Sheet Name	FIRE ACCESS TEMPLATE DETAILS
Sheet No.	**AC-3**

PARKING CALCULATION EXHIBIT - REGULAR OPERATIONS (NORMAL DEMAND)

REQUIRED PARKING SPACES - NORMAL DEMAND

THIS NORMAL DEMAND (TYPICAL CASE) PARKING CALCULATION ASSUMES THE FOLLOWING:

- NORMAL 8 AM - 5 PM BUSINESS HOURS DURING WEEK DAYS AND WEEKENDS
- THE CENTRAL MAIN ENTRANCE HALL IS FILLED WITH PRODUCT DISPLAY TABLES FOR GENERAL RETAIL SALES OF WINERY PRODUCTS (NO WINE TASTING OR SEATING IN THIS AREA).

AREA COLOR	AREA DESCRIPTION	PROPOSED AREA S.F.	PARKING SPACE / S.F.	PARKING SPACES REQ.
	RESTAURANT, SERVING AREAS, BARS, LOUNGES, TASTING AREA	3,079 S.F.	1 SPACE / 45 S.F.	69 SPACES
	WINERY GENERAL RETAIL	792 S.F.	1 SPACE / 200 S.F.	4 SPACES
	WINERY / INN BUSINESS OPERATIONS (OFFICES, ETC.)	2,359 S.F.	1 SPACE / 250 S.F.	10 SPACES (UP TO 20 EMPLOYEES)
	INN GUEST ROOMS	3,993 S.F.	1 SPACE / ROOM + 2 SPACES FOR MANAGER	12 SPACES (UP TO 4 EMPLOYEES)
	WINERY WINE PROCESSING / PRODUCTION	2,760 S.F.	1 SPACE / 500 S.F.	6 SPACES (UP TO 12 EMPLOYEES)
	WINERY STORAGE	1,620 S.F.	1 SPACE / 1,000 S.F.	2 SPACES (UP TO 4 EMPLOYEES)
	CIRCULATION, HALLWAYS, RESTROOMS, MISC. AREAS	4,888 S.F.	NOT COUNTED	
WHITE (WITHIN BUILDING)	UN-INHABITABLE AREAS (VOIDS, COUNTERTOPS, ETC.)	NOT COUNTED		
			TOTAL REQ.	103 SPACES

PROVIDED PARKING SPACES - NORMAL DEMAND

PARKING LOT PROVIDED SPACES	139 SPACES
	139 PROVIDED > 103 REQUIRED = COMPLIES

NOTE: IN ADDITION TO THE 139 SPACES PROVIDED, A ROUGHLY 450' LENGTH OF DIRT ROAD LEADING FROM THE PUBLIC STREET TO THE BUILDING CAN ACCOMODATE AN EXTRA ~50 PARKING SPACES FOR A SUPER PEAK DEMAND POTENTIAL OF 187 SPACES.

PARKING CALCULATION EXHIBIT - REGULAR OPERATIONS (PEAK DEMAND)

REQUIRED PARKING SPACES - PEAK DEMAND

THIS PEAK DEMAND (WORST CASE) PARKING CALCULATION ASSUMES THE FOLLOWING:

- THE PROPERTY IS CLOSED TO THE GENERAL PUBLIC (EXCEPT THE INN) FOR A 200 PERSON SPECIAL EVENT WORST CASE SCENARIO (HOWEVER, OWNER PROPOSES THAT TYPICAL EVENTS WILL BO ON THE ORDER OF MAX. 150 PEOPLE).
- THE EVENT HAPPENS DURING NORMAL BUSINESS HOURS (EX. 1:00 PM ON A WEEKDAY WHEN WINERY PRODUCTION STAFF IS STILL ON THE PROPERTY.) THIS, HOWEVER, IS UNLIKELY AS EVENTS WILL TYPICALLY HAPPEN ON WEEKENDS AND AFTER NORMAL BUSINESS HOURS, BUT THIS IS WORST CASE SCENARIO.
- THE WINERY TASTING ROOM, MAIN HALL, DINING ROOM AND EXTERIOR PATIO ARE RESERVED SOLELY FOR THE EVENT, AND THE PROPERTY IS CLOSED TO THE GENERAL PUBLIC FOR WINE TASTING.
- THE INN IS FULLY OCCUPIED BY PEOPLE **NOT** ATTENDING THE EVENT. THIS, HOWEVER, IS VERY UNLIKELY, BUT WORST CASE SCENARIO. TYPICALLY MEMBERS OF THE EVENT WILL OCUPPY PART, IF NOT ALL, THE INN UNITS FOR A WEDDING EVENT, WHICH WOULD REDUCE OR REMOVE THAT SEGMENT OF PARKING DEMAND FROM THE MAIN EVENT SPACE.

AREA COLOR	AREA DESCRIPTION	PROPOSED AREA S.F.	PARKING SPACE / S.F.	PARKING SPACES REQ.
	RESTAURANT, SERVING AREAS, BARS, LOUNGES, TASTING AREA	3,707 S.F.	1 SPACE / 45 S.F.	83 SPACES
	DANCE FLOOR	792 S.F.	1 SPACE / 30 S.F.	25 SPACES
	WINERY / INN BUSINESS OPERATIONS (OFFICES, ETC.)	2,359 S.F.	1 SPACE / 250 S.F.	10 SPACES (UP TO 20 EMPLOYEES)
	INN GUEST ROOMS	3,993 S.F.	1 SPACE / ROOM + 2 SPACES FOR MANAGER	12 SPACES (UP TO 4 EMPLOYEES)
	WINERY WINE PROCESSING / PRODUCTION	2,760 S.F.	1 SPACE / 500 S.F.	6 SPACES (UP TO 12 EMPLOYEES)
	WINERY STORAGE	1,620 S.F.	1 SPACE / 1,000 S.F.	2 SPACES (UP TO 4 EMPLOYEES)
	CIRCULATION, HALLWAYS, RESTROOMS, MISC. AREAS	4,337 S.F.	NOT COUNTED	
WHITE (WITHIN BUILDING)	UN-INHABITABLE AREAS (VOIDS, COUNTERTOPS, ETC.)	NOT COUNTED		
			TOTAL REQ.	138 SPACES

NOTE: ANY EVENT FOOD SERVICE OR CATERING SERVICE VEHICLES CAN USE THE PROVIDED LOADING SPACES TO THE SOUTH OF THE TRASH AREA AND KITCHEN.

PROVIDED PARKING SPACES - PEAK DEMAND

NORMAL BUSINESS HOURS (OVERFLOW SPACES ARE NOT AVAILABLE)		AFTER BUSINESS HOURS (OVERFLOW SPACES ARE AVAILABLE)	
PARKING LOT PROVIDED SPACES	139 SPACES	PARKING LOT PROVIDED SPACES	139 SPACES
OVERFLOW VALET PARKING PROVIDED SPACES	0 SPACES	OVERFLOW VALET PARKING PROVIDED SPACES	6 SPACES
TOTAL	139 SPACES	TOTAL	145 SPACES
139 PROVIDED > 138 REQUIRED = COMPLIES		145 PROVIDED > 138 REQUIRED = COMPLIES	

PRELIMINARY
NOT FOR CONSTRUCTION

KEYNOTES

1 GRASS EVENT VENUE LAWN: APPROXIMATELY 3,650 S.F. IS SIZED TO ACCOMODATE 12 ROWS OF 16 CHAIRS FOR OPEN AIR CEREMONIES = 192 NON-FIXED CHAIRS = 1,760 / 45 =81 PARKING SPACES WHICH IS LESS THAN THE PARKING SPACES PROVIDED INSIDE THE RESTAURANT AND WINE TASTING ROOMS. THIS SPACE WILL NOT BE OCCUPIED AT THE SAME TIME AS OTHER SPACES DURING THE COURSE OF AN EVENT. UTILIZE SHARED PARKING.

2 GRASS "COCKTAIL HOUR" VENUE LAWN: APPROXIMATELY 1,284 S.F. IS SIZED TO ACCOMODATE OPEN AIR STANDING COCKTAIL AFTER WEDDING CEREMONIES = 1,284 / 30 = 49 PARKING SPACES WHICH IS LESS THAN THE PARKING SPACES PROVIDED INSIDE THE RESTAURANT AND WINE TASTING ROOMS. THIS SPACE WILL NOT BE OCCUPIED AT THE SAME TIME AS OTHER SPACES DURING THE COURSE OF AN EVENT. UTILIZE SHARED PARKING.

GENERAL NOTE

1) WINERY TO BE CLOSED TO THE GENERAL PUBLIC DURING SPECIAL EVENTS (WEDDINGS) AS NOTED BELOW IN PEAK DEMAND PARKING CALCULATIONS. GENERAL PUBLIC VISITATION AND SPECIAL EVENTS SHALL NOT OCCUR CONCURRENTLY, TYP.

PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (A)

SEE PARKING CALC'S AND EXHIBITS THIS SHEET

ELECTRIC VEHICLE PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (A)(2)(c)

MAXIMUM PARKING SPACES PROVIDED DURING PEAK DEMAND = 143 SPACES = 5 ELECTRIC VEHICLE SPACES REQUIRED.

- 5 ELECTRIC VEHICLE PARKING SPACE SHALL BE PROVIDED.

COMPACT VEHICLE PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (A)(2)(i)

PARKING SPACES SPACES PROVIDED IN SITE PARKING LOT = 139 SPACES X 20% = 27 SPACES ALLOWED TO BE COMPACT CARS SPACES

COMPACT CAR SPACES SHALL BE 18' DEEP AND 8'-6" WIDE, TYP.

- 26 COMPACT VEHICLE PARKING SPACES HAVE BEEN PROVIDED IN THE PROPOSED PARKING LOTS.

LOADING SPACE REQUIREMENTS

ORD. 348 SECTION 18.12 (B)

GROSS FLOOR AREA OF BUILDING = 19,534 S.F. = 2 LOADING SPACES REQUIRED.

- 2 LOADING SPACES PROVIDED SOUTH THE WAREHOUSE

ADA HANDICAP PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (C)

MAXIMUM PARKING SPACES PROVIDED DURING PEAK DEMAND = 145 SPACES = 5 ADA HANDICAP SPACES REQUIRED.

- 5 HANDICAP SPACES PROVIDED ADJACENT TO THE NORTH MAIN ENTRANCE AND INN MAIN ENTRANCE.

BICYCLE PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (D)

COMMERCIAL / OFFICE

MAXIMUM COMMERCIAL / OFFICE PARKING SPACES PROVIDED DURING PEAK DEMAND = 19 SPACES / 25 = 1 BICYCLE SPACES REQUIRED.

- BICYCLE PARKING PROVIDED IN EASTERN HAMMERHEAD PARKING LOT.

RESTAURANT / WINERY

MAXIMUM RESTAURANT / WINERY PARKING SPACES PROVIDED DURING PEAK DEMAND = 108 SPACES / 50 = 3 BICYCLE SPACES REQUIRED.

- BICYCLE PARKING PROVIDED TO THE EAST OF THE MAIN WAREHOUSE

4 TOTAL BICYCLE SPACES REQUIRED.

PROVIDED BICYCLE SPACES SHALL BE EITHER CLASS I OR CLASS II, TYP.

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
1 A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

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Signature Date

ARCHITECTURE | DESIGN
BGI ARCHITECTURE
Beery Group Inc.
2091 Las Palmas Drive, St. D
Carlsbad, CA 92011
(760) 438-2963
bgiarchitect.com

LICENSED ARCHITECT HOWARD W. BEERY 10/23 STATE OF CALIFORNIA

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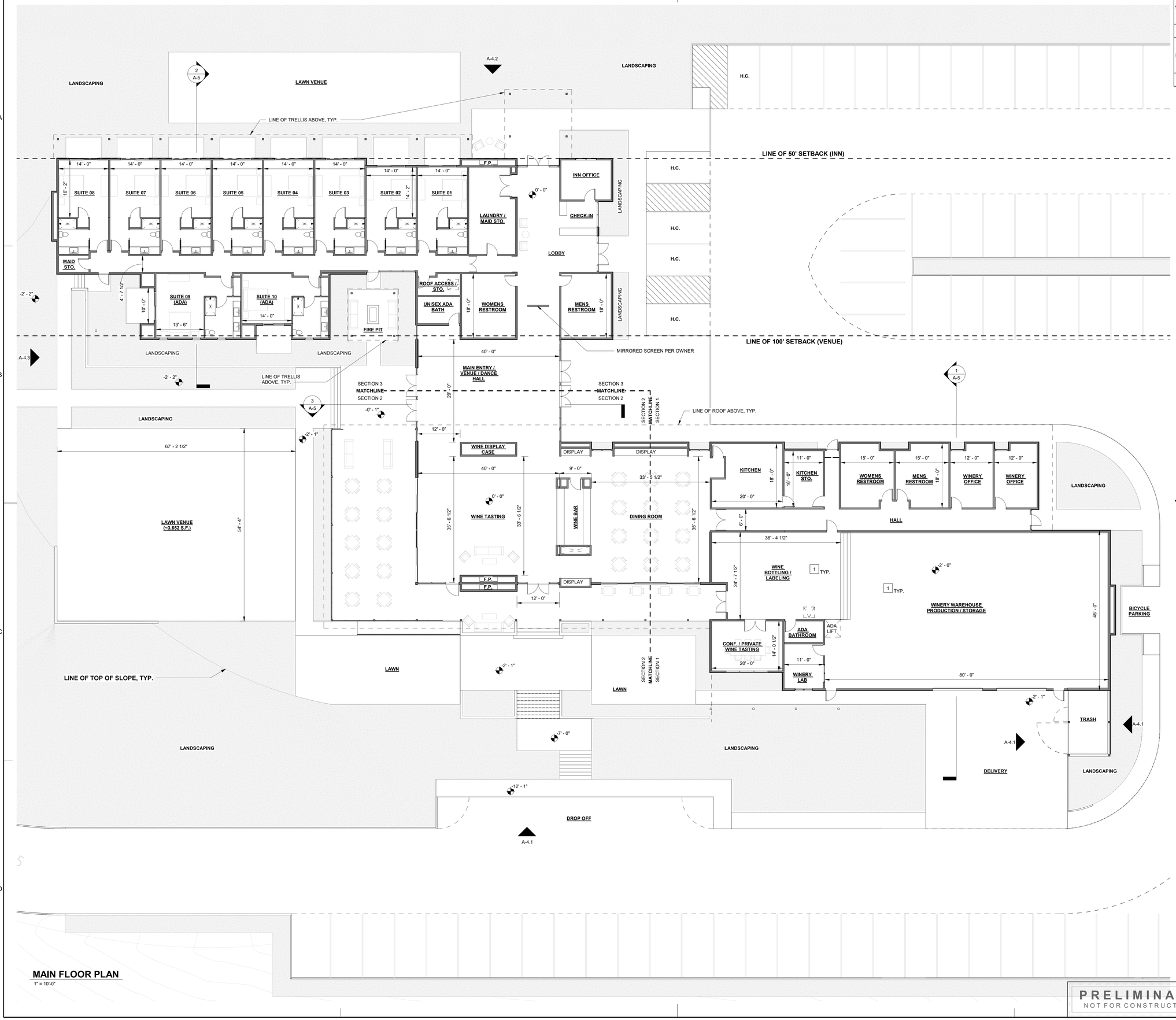
33990 WINERY

REVISIONS	By

Date	2022.11.28
Scale	As indicated
Drawn By	BPB
Job No.	2105
Sheet Name	PARKING AND ZONING EXHIBIT
Sheet No.	A-0.0



MAIN FLOOR PLAN

1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

KEYNOTES

1 SEE ENLARGED FLOOR PLAN SHEET A-1.1 FOR PRELIMINARY WINE EQUIPMENT LOCATIONS AND LAYOUT, TYP.

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

- Doors
- Windows
- Keynote
- Wall Type
- Interior Elevation
- Storefront Elevation
- Building Elevation
- New Wall
- Existing Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- Revision

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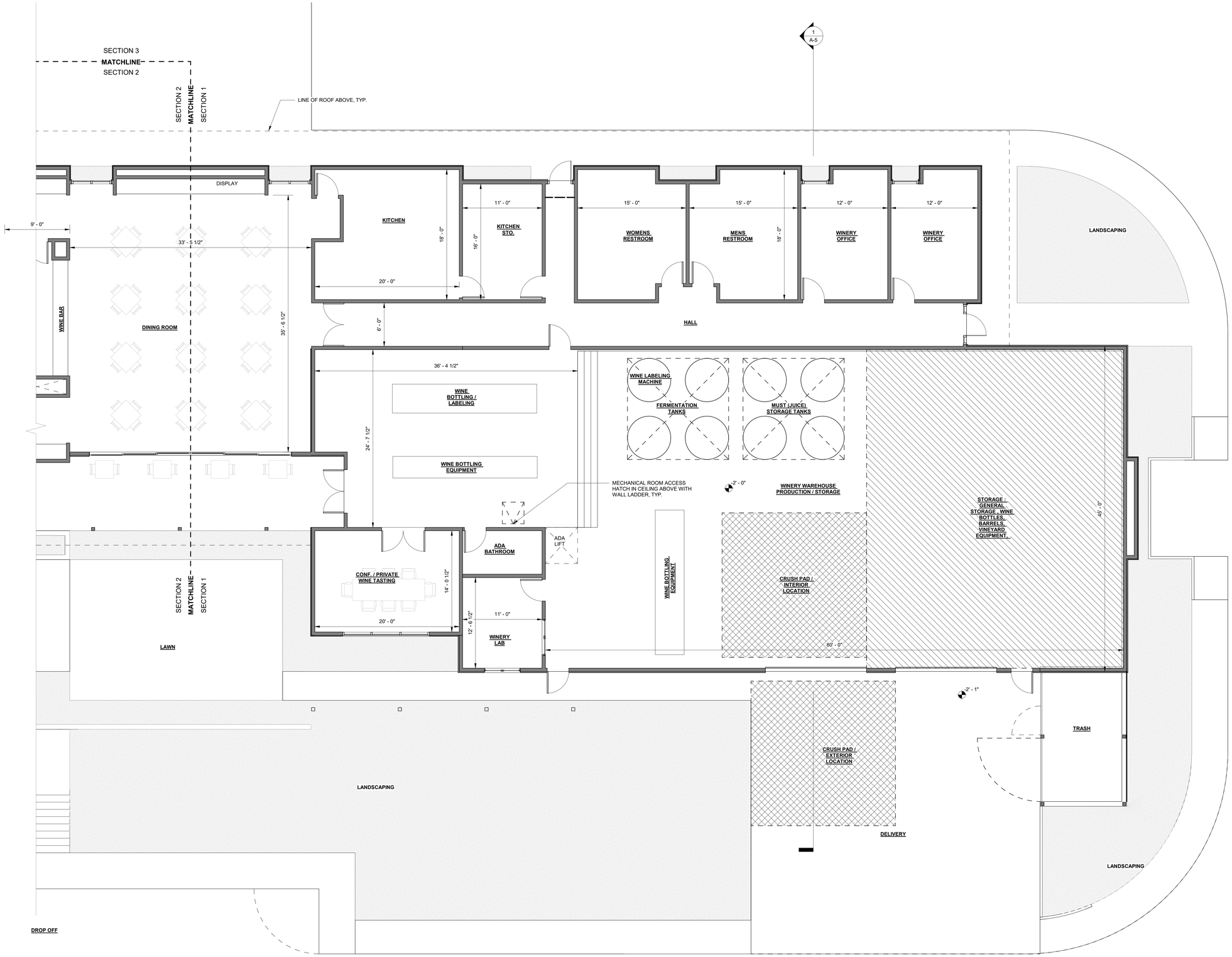
33990 WINERY

REVISIONS	By

Date	2022.11.28
Scale	1" = 10'-0"
Drawn By	BPB
Job No.	2105
Sheet Name	MAIN FLOOR PLAN
Sheet No.	A-1



ENLARGED FLOOR PLAN - SECTION 1

3/16" = 1'-0"

TRUE NORTH

REFERENCE NORTH

KEYNOTES

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

- Doors
- Windows
- Keynote
- Wall Type
- Interior Elevation
- Storefront Elevation
- Building Elevation
- New Wall
- Existing Wall
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Carlsbad, CA 92011
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LICENSED ARCHITECT JOHN S. BEERY C-12 10/23 STATE OF CALIFORNIA

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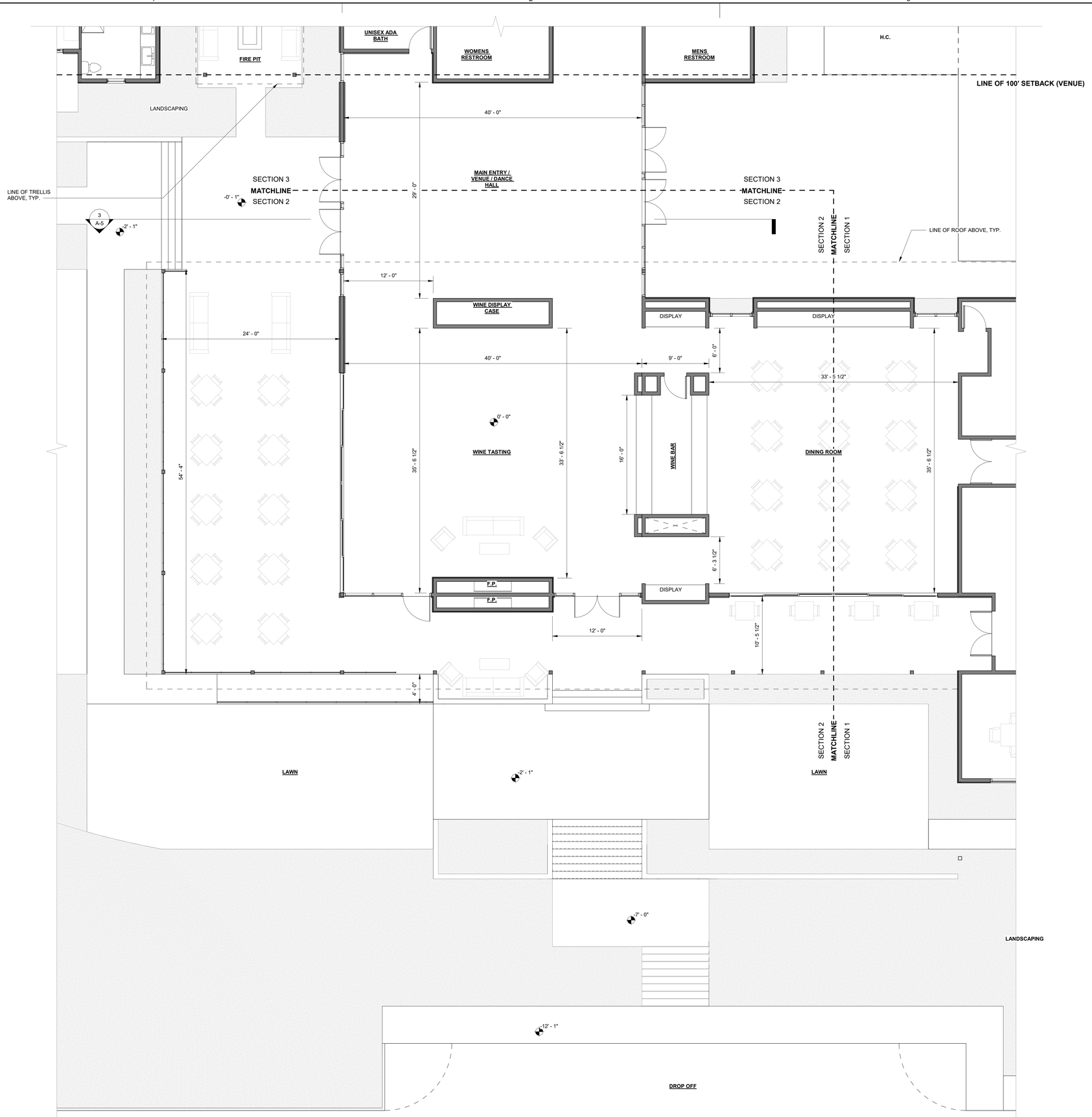
33990 WINERY

REVISIONS	By

Date	2022.11.28
Scale	3/16" = 1'-0"
Drawn By	BPB
Job No.	2105
Sheet Name	ENLARGED FLOOR PLAN - SECTION A
Sheet No.	A-1.1



ENLARGED FLOOR PLAN - SECTION 2

3/16" = 1'-0"

TRUE NORTH

REFERENCE NORTH

KEYNOTES

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

PRELIMINARY
NOT FOR CONSTRUCTION

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Signature Date

ARCHITECTURE | DESIGN

BGI ARCHITECTURE
Beery Group Inc.
2091 Las Palmas Drive, St. D
Carlsbad, CA 92011
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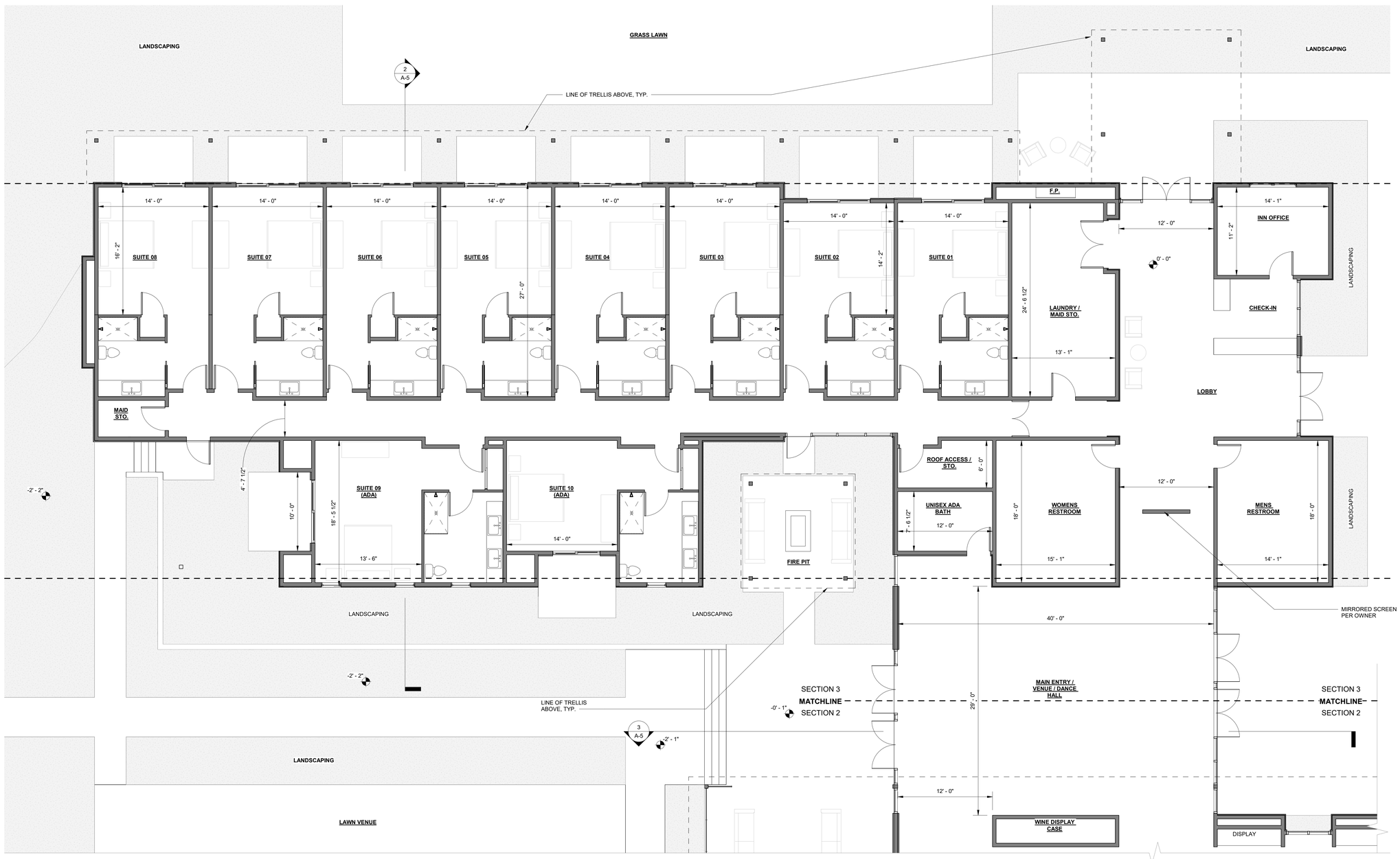
REVISIONS	By

Date	2022.11.28
Scale	3/16" = 1'-0"
Drawn By	BPB
Job No.	2105
Sheet Name	ENLARGED FLOOR PLAN - SECTION B
Sheet No.	A-1.2



ENLARGED FLOOR PLAN - SECTION 3

3/16" = 1'-0"

TRUE NORTH

REFERENCE NORTH

KEYNOTES

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
1 A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

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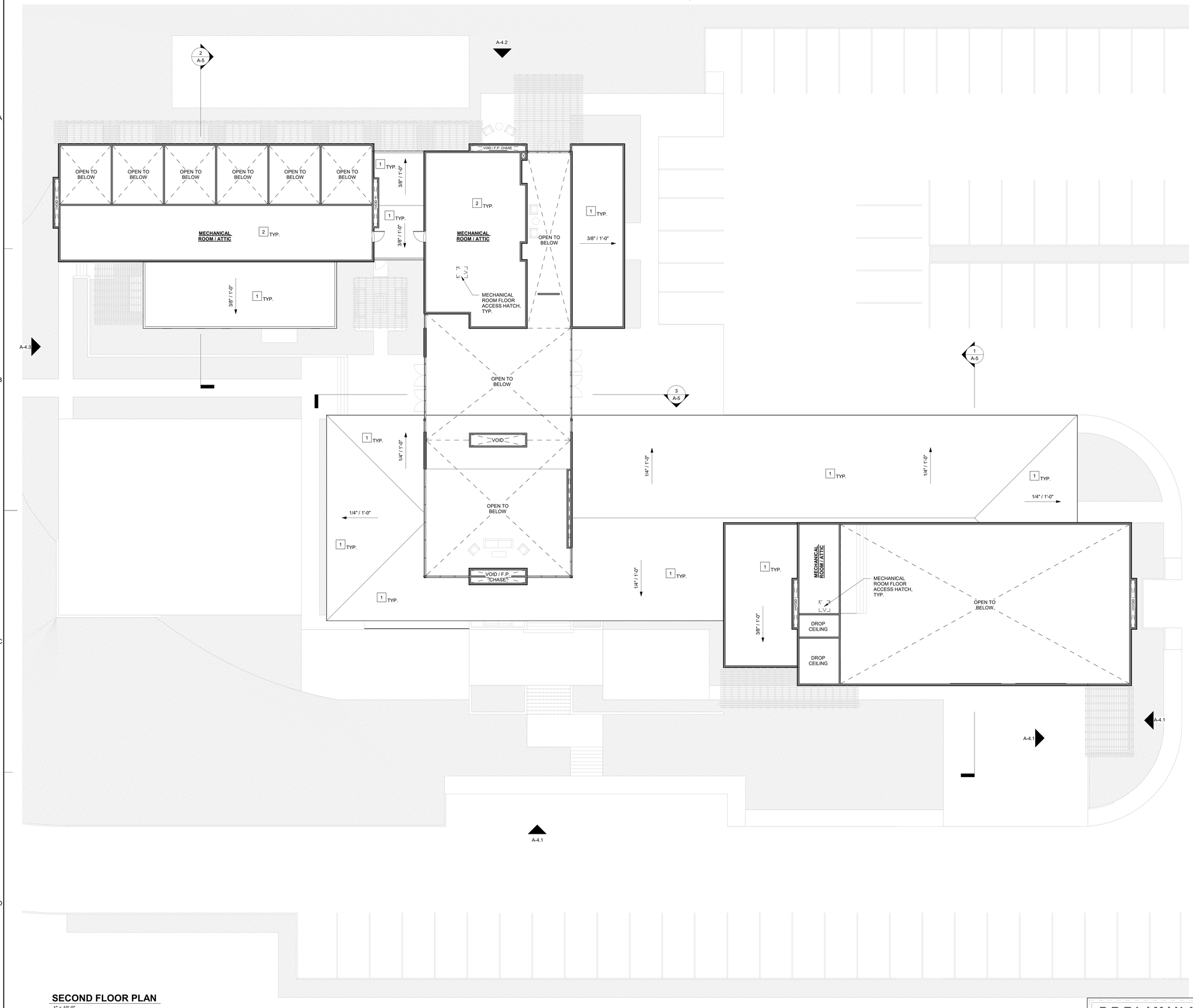
REVISIONS	By

Date	2022.11.28
Scale	3/16" = 1'-0"
Drawn By	BPB
Job No.	2105
Sheet Name	ENLARGED FLOOR PLAN - SECTION C
Sheet No.	A-1.3



SECOND FLOOR PLAN

1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

TRUE NORTH

REFERENCE NORTH

KEYNOTES

1 SINGLE-PLY ROOF MEMBRANE: CLASS A RATED REFLECTIVE WHITE SINGLE PLY ROOF MEMBRANE WITH WELDED SEAMS, TYP.

2 FLOOR FINISH: PLYWOOD SHEAR DIAPHRAGM PER STRUCTURAL LEFT EXPOSED, TYP.

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

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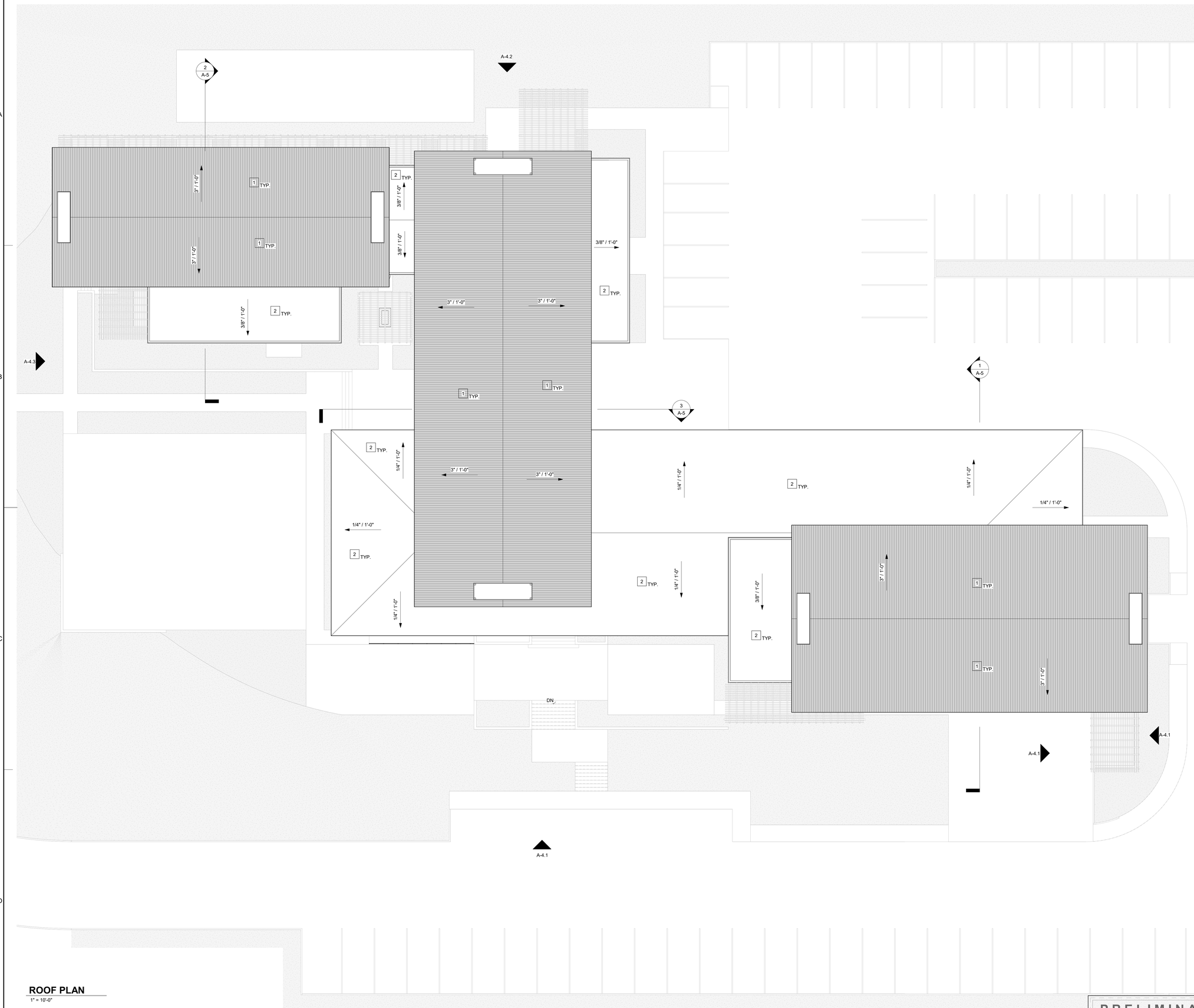
REVISIONS	By

Date	2022.11.28
Scale	1" = 10'-0"
Drawn By	-
Job No.	2105
Sheet Name	SECOND FLOOR PLAN
Sheet No.	A-2



ROOF PLAN

1" = 10'-0"

KEYNOTES

1 CORRUGATED METAL ROOF: 1" HIGH MINIMUM CORRUGATIONS, 24 GA. MAXIMUM SLATE GREY COLOR, TYP.

2 SINGLE-PLY ROOF MEMBRANE: CLASS A RATED REFLECTIVE WHITE SINGLE PLY ROOF MEMBRANE WITH WELDED SEAMS, TYP.

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
1 A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

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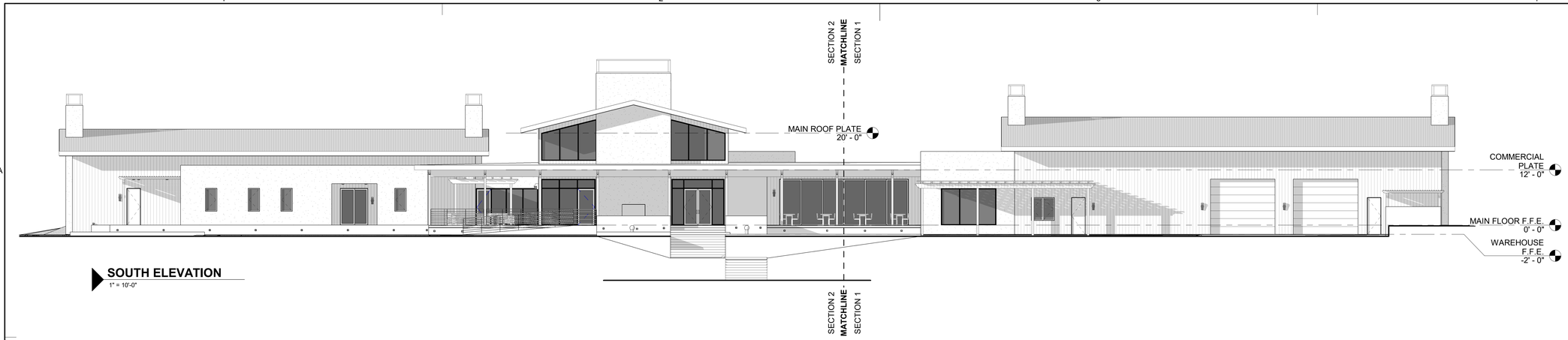
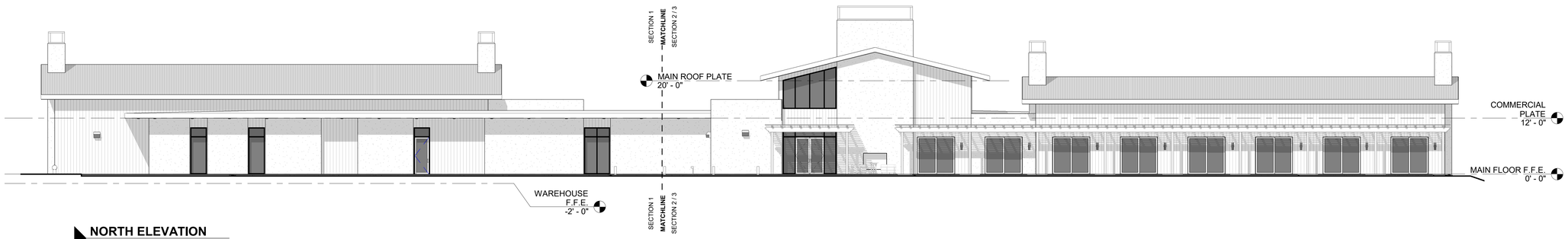
REVISIONS	By

Date	2022.11.28
Scale	1" = 10'-0"
Drawn By	BPB
Job No.	2105
Sheet Name	ROOF PLAN
Sheet No.	A-3



SOUTH ELEVATION
1" = 10'-0"



NORTH ELEVATION
1" = 10'-0"

NOTE: SEE ENLARGED ELEVATIONS FOR EXTERIOR MATERIALS, TYP.

WEST ELEVATION
1" = 10'-0"

EAST ELEVATION
1" = 10'-0"

KEYNOTES

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
1 A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

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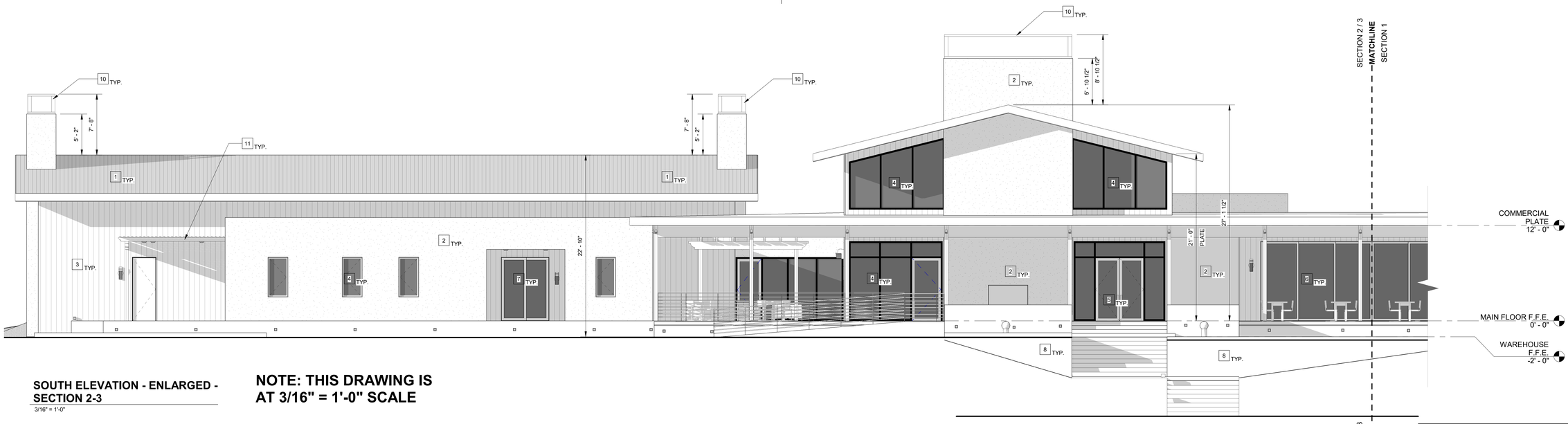
REVISIONS	By

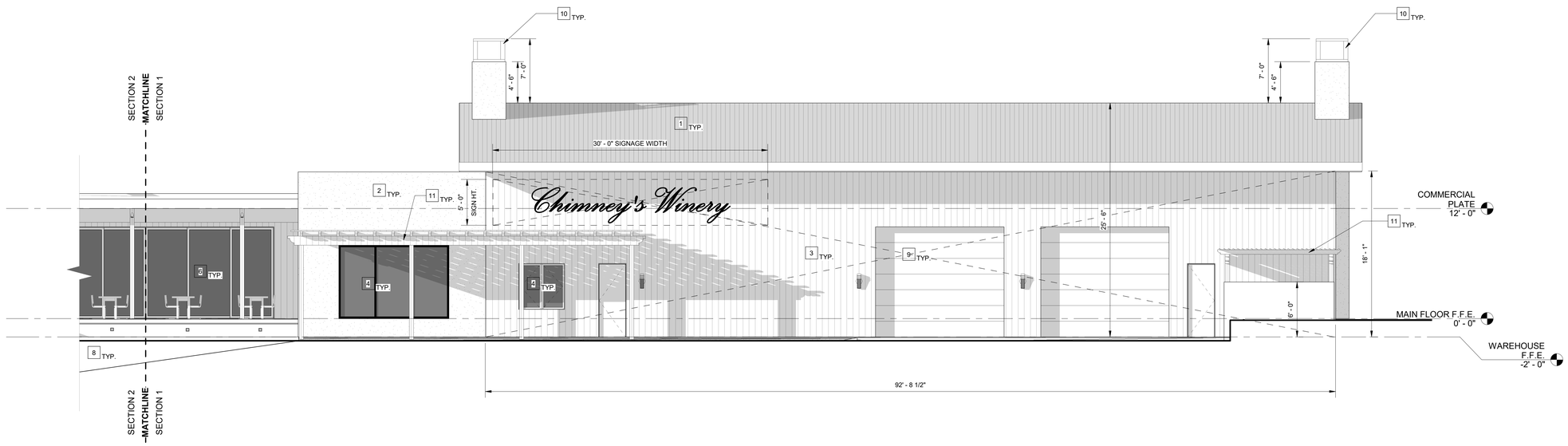
Date	2022.11.28
Scale	1" = 10'-0"
Drawn By	BPB
Job No.	2105
Sheet Name	ELEVATIONS - WHOLE BUILDING
Sheet No.	A-4



SOUTH ELEVATION - ENLARGED - SECTION 2-3

3/16" = 1'-0"

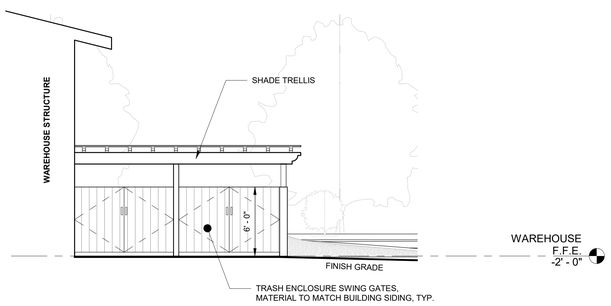
NOTE: THIS DRAWING IS AT 3/16" = 1'-0" SCALE



SOUTH ELEVATION - ENLARGED - SECTION 1

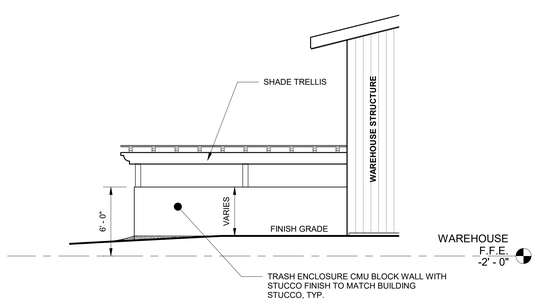
3/16" = 1'-0"

NOTE: THIS DRAWING IS AT 3/16" = 1'-0" SCALE



ENLARGED - TRASH ENCLOSURE WEST ELEVATION

3/16" = 1'-0"



ENLARGED - TRASH ENCLOSURE EAST ELEVATION

3/16" = 1'-0"

KEYNOTES

1. CORRUGATED METAL ROOF: 1" HIGH MINIMUM CORRUGATIONS, 24 GA. MAXIMUM SLATE GREY COLOR, TYP.
2. STUCCO: 3 COAT SCRATCH/BROWN/FINISH COAT BRIGHT WHITE STUCCO, TYP.
3. COMPOSITE WOOD SIDING RAINSCREEN SYSTEM WITH FULL BODY "GREIGE" COLOR AS SELECTED BY OWNER OR INTERIOR DESIGNER, TYP.
4. WINDOW GLAZING PER PLAN, TYP.
5. DOOR GLAZING PER PLAN, TYP.
6. MULTI-PANE SLIDING GLASS DOOR, TYP.
7. SLIDING GLASS DOOR, TYP.
8. OLD WORLD STONE FINISH: CREATIVE MINES ORCHARD LIMESTONE "WHITE GOLD" COLOR WITH FULL OVERGROUT JOINTS, TYP.
9. WINERY BUILDING SIGNAGE PER COUNTY OF RIVERSIDE 17.252, WALL SIGNAGE. SEE BUILDING SIGNAGE CALCS BELOW, THIS SHEET. NORTH FACING SIGNAGE SHALL NOT EXCEED 10% WALL AREA, TYP.
10. CUSTOM POWDERCOATED DECORATIVE CHIMNEY CAP, TYP.
11. DECORATIVE WOOD TRELLIS, TYP.

BUILDING SIGNAGE CALC'S

• PER COUNTY OF RIVERSIDE 17.252

PER COUNTY OF RIVERSIDE 17.252.040 (B)(2) SIGNAGE SHALL BE AFFIXED TO THE WALL OF THE BUILDING AND PLACED BELOW THE TOP OF THE PARAPET. THE BUILDING SIGNAGE MAY BE EITHER ILLUMINATED OR NON-ILLUMINATED PER 17252.030 (B)(13). SIGNAGE SHALL FOLLOW TEMECULA VALLEY WINE COUNTRY DESIGN GUIDLINES, TYP.

• SIGNS AFFIXED TO BUILDING - ALL AREAS

• FRONT WALL OF BUILDING (FACING RANCHO CA ROAD) = 10% OF OVERALL WALL AREA.

• SEE ENLARGED SOUTH ELEVATION AND KEYNOTE #9 ABOVE.

• OVERALL WALL AREA = 92.5' X 18' = 1,665 S.F.

ALLOWED SIGNAGE AREA (FRONT FACING)

1,665 S.F. X 10% = 166.5 S.F. MAXIMUM ALLOWED, 150 S.F. PROPOSED

NOTE: FOR ANY ADDITIONAL SIDE OR REAR FACING BUILDING SINGAGE: SIDE WALLS OF A BUILDING = THE SURFACE AREA OF THE SIGN SHALL NOT EXCEED TEN (10) PERCENT OF THE SURFACE AREA OF THE SIDE FACE OF THE BUILDING. REAR WALL OF A BUILDING = THE SURFACE AREA OF THE SIGN SHALL NOT EXCEED FIVE PERCENT OF THE SURFACE AREA OF THE REAR FACE OF THE BUILDING.

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
1 A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

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PRELIMINARY
NOT FOR CONSTRUCTION

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Signature Date

ARCHITECTURE | DESIGN

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Beery Group Inc.
2091 Las Palmas Drive, St. D
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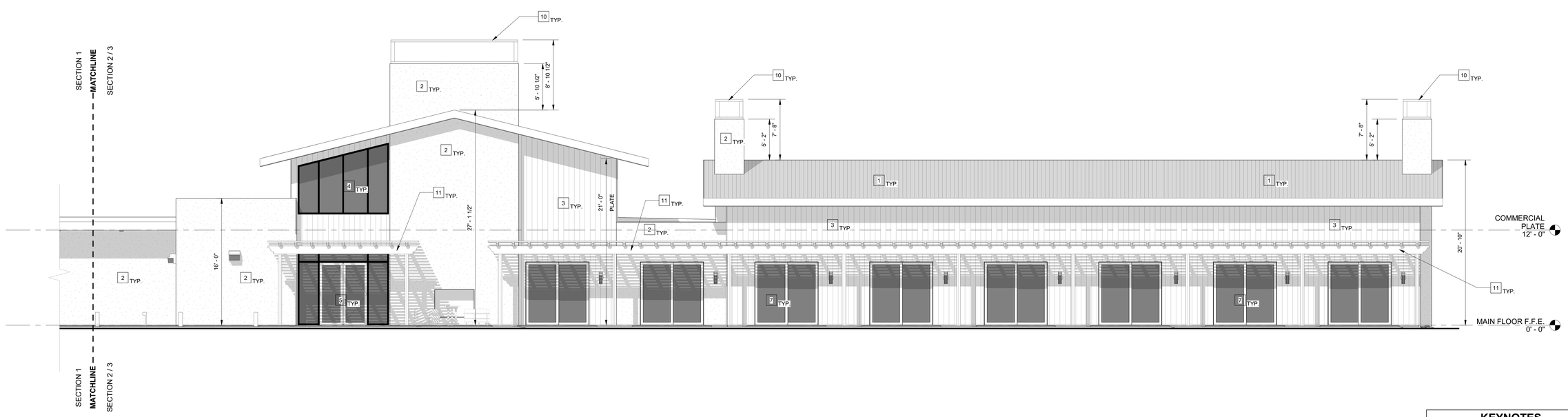
33990 WINERY

REVISIONS	By

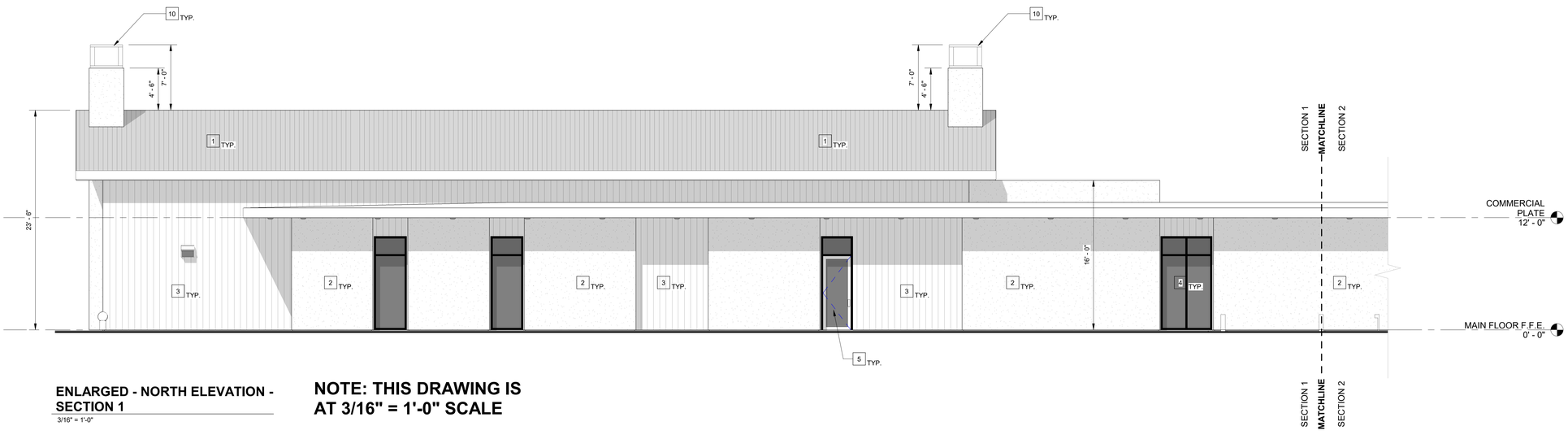
Date	2022.11.28
Scale	3/16" = 1'-0"
Drawn By	Author
Job No.	2105
Sheet Name	ENLARGED ELEVATIONS
Sheet No.	A-4.1



ENLARGED - NORTH ELEVATION - SECTION 3

3/16" = 1'-0"

NOTE: THIS DRAWING IS AT 3/16" = 1'-0" SCALE



ENLARGED - NORTH ELEVATION - SECTION 1

3/16" = 1'-0"

NOTE: THIS DRAWING IS AT 3/16" = 1'-0" SCALE

KEYNOTES

1	CORRUGATED METAL ROOF: 1" HIGH MINIMUM CORRUGATIONS, 24 GA. MAXIMUM SLATE GREY COLOR, TYP.
2	STUCCO: 3 COAT SCRATCH/BROWN/FINISH COAT BRIGHT WHITE STUCCO, TYP.
3	COMPOSITE WOOD SIDING RAINSCREEN SYSTEM WITH FULL BODY "GREIGE" COLOR AS SELECTED BY OWNER OR INTERIOR DESIGNER, TYP.
4	WINDOW GLAZING PER PLAN, TYP.
5	DOOR GLAZING PER PLAN, TYP.
6	NOT USED
7	SLIDING GLASS DOOR, TYP.
8	NOT USED
9	NOT USED
10	CUSTOM POWDERCOATED DECORATIVE CHIMNEY CAP, TYP.
11	DECORATIVE WOOD TRELLIS, TYP.

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
1 A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

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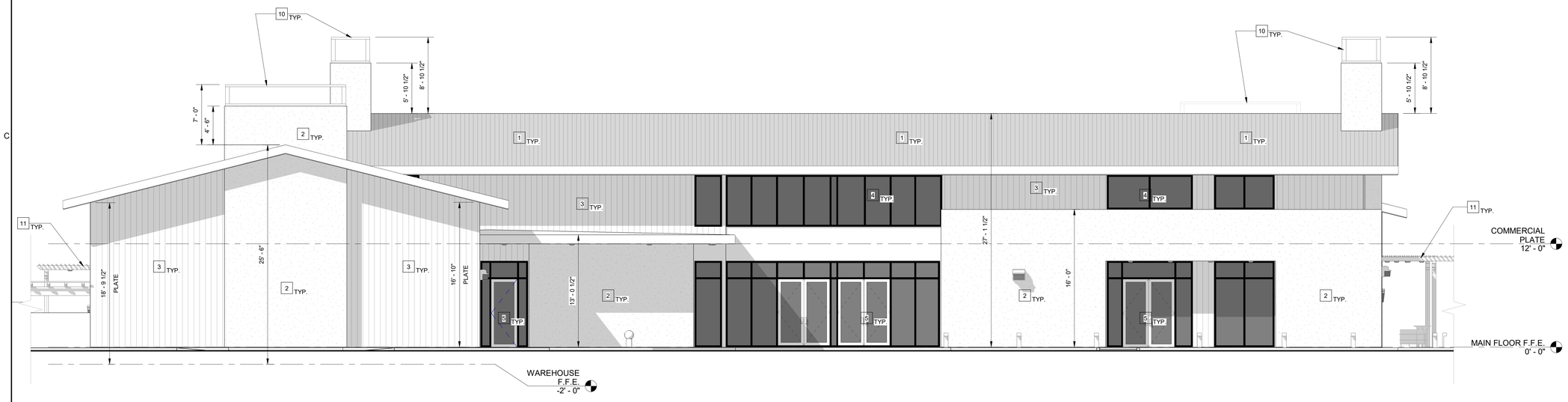
REVISIONS	By

Date	2022.11.28
Scale	3/16" = 1'-0"
Drawn By	Author
Job No.	2105
Sheet Name	ENLARGED ELEVATIONS
Sheet No.	**A-4.2**

ENLARGED - WEST ELEVATION

3/16" = 1'-0"

NOTE: THIS DRAWING IS AT 3/16" = 1'-0" SCALE



ENLARGED - EAST ELEVATION

3/16" = 1'-0"

NOTE: THIS DRAWING IS AT 3/16" = 1'-0" SCALE

KEYNOTES

1. CORRUGATED METAL ROOF: 1" HIGH MINIMUM CORRUGATIONS, 24 GA. MAXIMUM SLATE GREY COLOR, TYP.
2. STUCCO: 3 COAT SCRATCH/BROWN/FINISH COAT BRIGHT WHITE STUCCO, TYP.
3. COMPOSITE WOOD SIDING RAINSCREEN SYSTEM WITH FULL BODY "GREIGE" COLOR AS SELECTED BY OWNER OR INTERIOR DESIGNER, TYP.
4. WINDOW GLAZING PER PLAN, TYP.
5. DOOR GLAZING PER PLAN, TYP.
6. MULTI-PANE SLIDING GLASS DOOR, TYP.
7. SLIDING GLASS DOOR, TYP.
8. OLD WORLD STONE FINISH: CREATIVE MINES ORCHARD LIMESTONE "WHITE GOLD" COLOR WITH FULL OVERGROUT JOINTS, TYP.
9. NOT USED
10. CUSTOM POWDERCOATED DECORATIVE CHIMNEY CAP, TYP.
11. DECORATIVE WOOD TRELLIS, TYP.

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

- Doors
- Windows
- Keynote
- Wall Type
- Interior Elevation
- Storefront Elevation
- Building Elevation
- New Wall
- Existing Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- Revision

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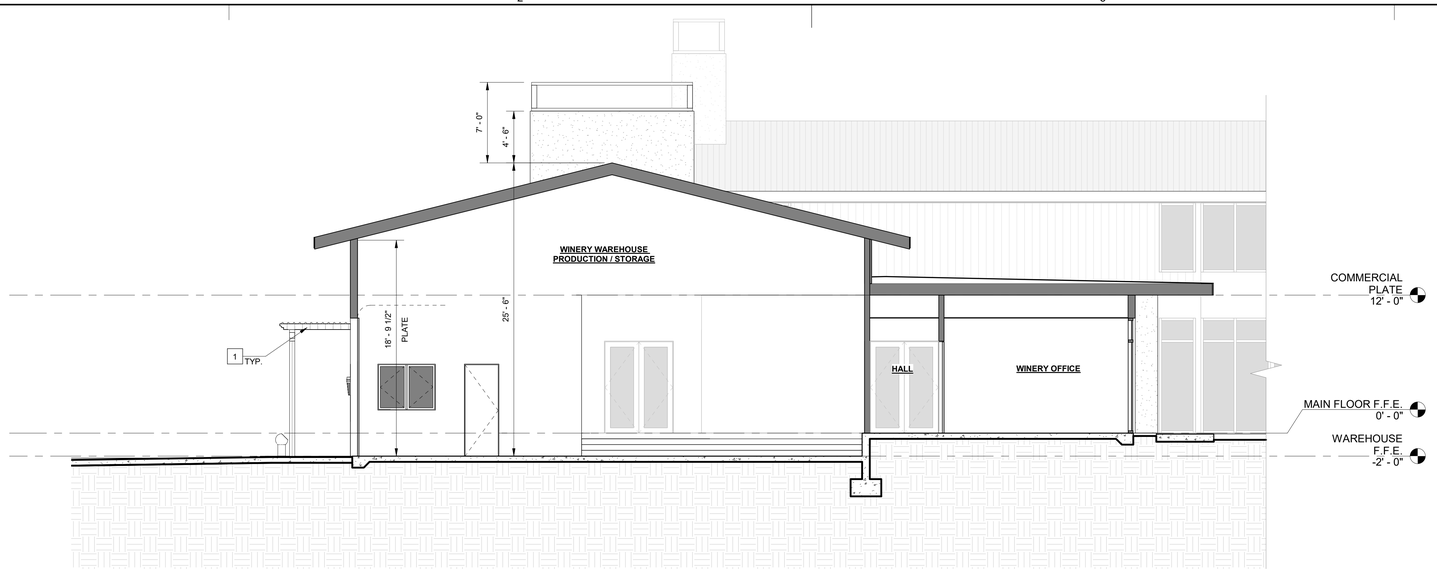
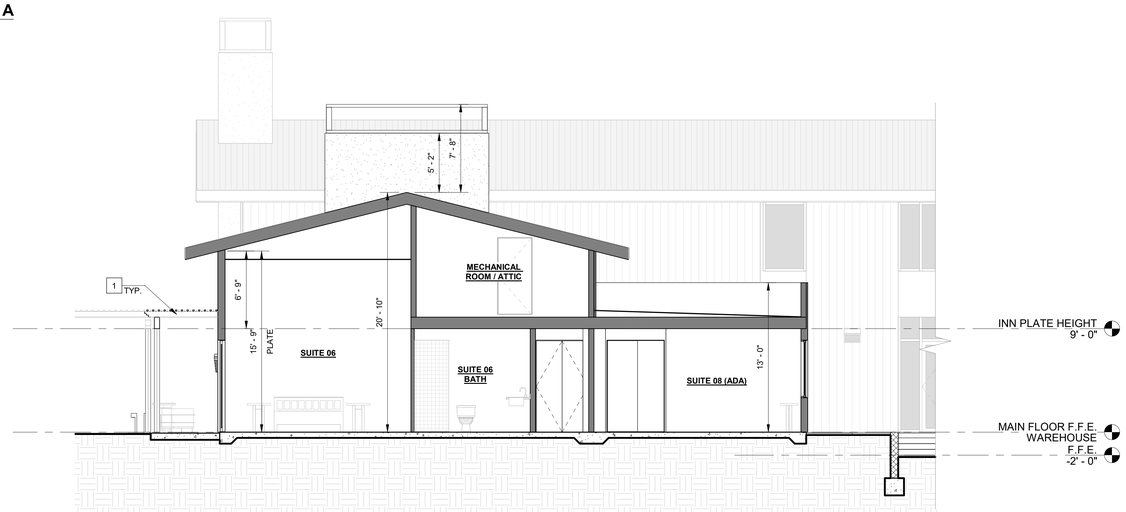
REVISIONS	By

Date	2022.11.28
Scale	3/16" = 1'-0"
Drawn By	Author
Job No.	2105
Sheet Name	ENLARGED ELEVATIONS
Sheet No.	A-4.3



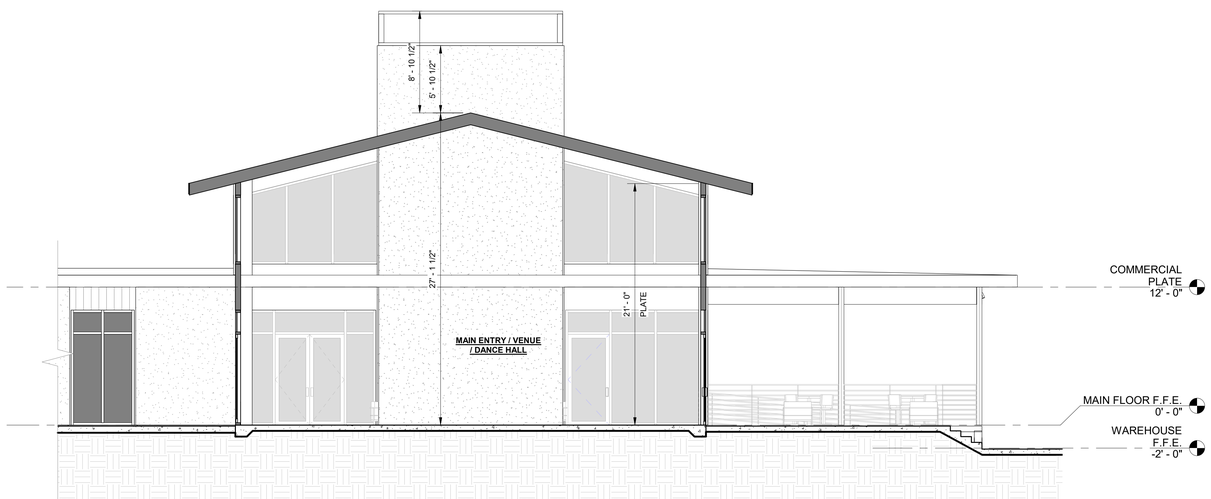
SECTION - A

3/16" = 1'-0"



SECTION - B

3/16" = 1'-0"



SECTION - C

3/16" = 1'-0"

KEYNOTES

1 DECORATIVE WOOD TRELLIS, TYP.

GENERAL NOTES

1) NOT USED

ARCHITECTURAL LEGEND

1	Doors
A	Windows
1	Keynote
A	Wall Type
1	Interior Elevation
1 A-1	Storefront Elevation
A-1	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
1	Revision

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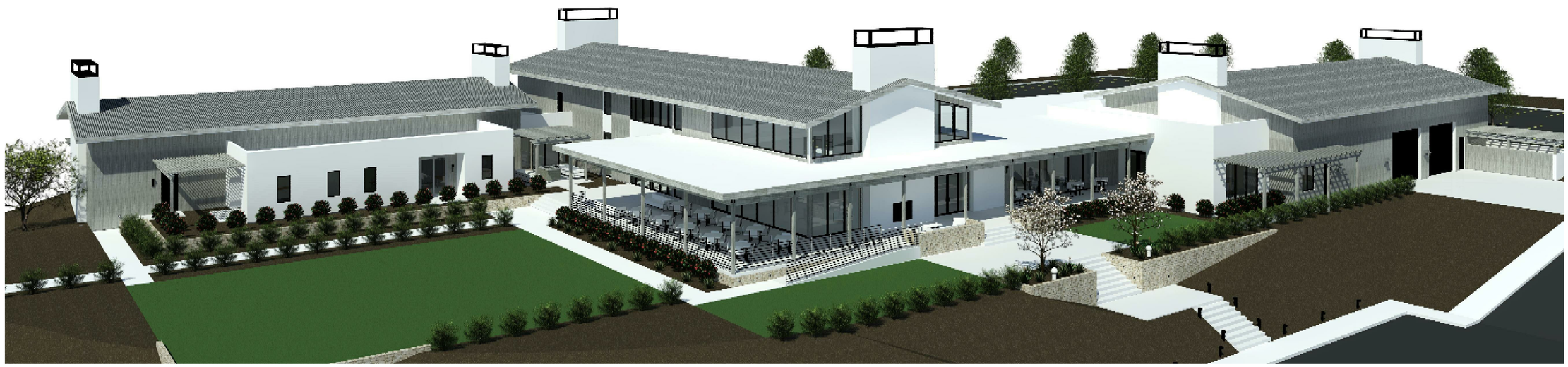
REVISIONS	By

Date	2022.11.28
Scale	3/16" = 1'-0"
Drawn By	-
Job No.	2105
Sheet Name	SECTIONS
Sheet No.	A-5

PERSPECTIVE - VIEW FROM CORNER OF RANCHO CALIFORNIA ROAD AND CALLE CONTENTO ROAD

PERSPECTIVE - SOUTH ENTRANCE

PERSPECTIVE - SOUTH ENTRANCE (NIGHT)



PERSPECTIVE - SOUTHWEST BIRD'S EYE

ARCHITECTURE | DESIGN

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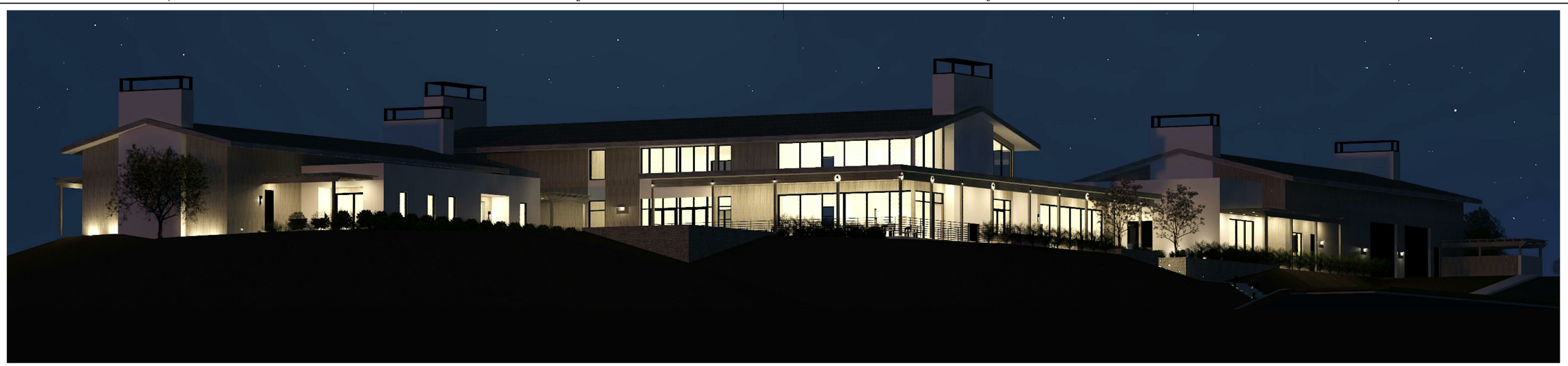
REVISIONS	By

Date	2022.11.28
Scale	N.T.S.
Drawn By	BPB
Job No.	2105
Sheet Name	PERSPECTIVES
Sheet No.	AP-1



PERSPECTIVE - VIEW FROM CORNER OF RANCHO CALIFORNIA ROAD AND CALLE CONTENTO ROAD (NIGHT)

PERSPECTIVE - NORTHEAST ENTRANCE (PARKING)

PERSPECTIVE - WEST PATHWAY (NIGHT)

PERSPECTIVE - SOUTH DROP-OFF

PERSPECTIVE - SOUTH DROP-OFF (NIGHT)

ARCHITECTURE | DESIGN

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REVISIONS	By

Date	2022.11.28
Scale	N.T.S.
Drawn By	Author
Job No.	2105
Sheet Name	PERSPECTIVES
Sheet No.	**AP-2**

PERSPECTIVE - INN ENTRANCE

PERSPECTIVE - INN ENTRANCE (NIGHT)

PRELIMINARY
NOT FOR CONSTRUCTION

Signature Date

ARCHITECTURE | DESIGN

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Date	2022.11.28
Scale	N.T.S.
Drawn By	BPB
Job No.	2105
Sheet Name	PERSPECTIVES
Sheet No.	**AP-3**

PERSPECTIVE - WEST PATHWAY

PERSPECTIVE - NORTHEAST ENTRANCE (PARKING) (NIGHT)

PERSPECTIVE - SOUTH TRELLIS

PERSPECTIVE - SOUTH TRELLIS (NIGHT)

PERSPECTIVE - NORTH INN ENTRANCE

PERSPECTIVE - SOUTH VIEW FROM RANCHO CALIFORNIA ROAD (NIGHT)

ARCHITECTURE | DESIGN

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Sheet Name	PERSPECTIVES
Sheet No.	AP-4