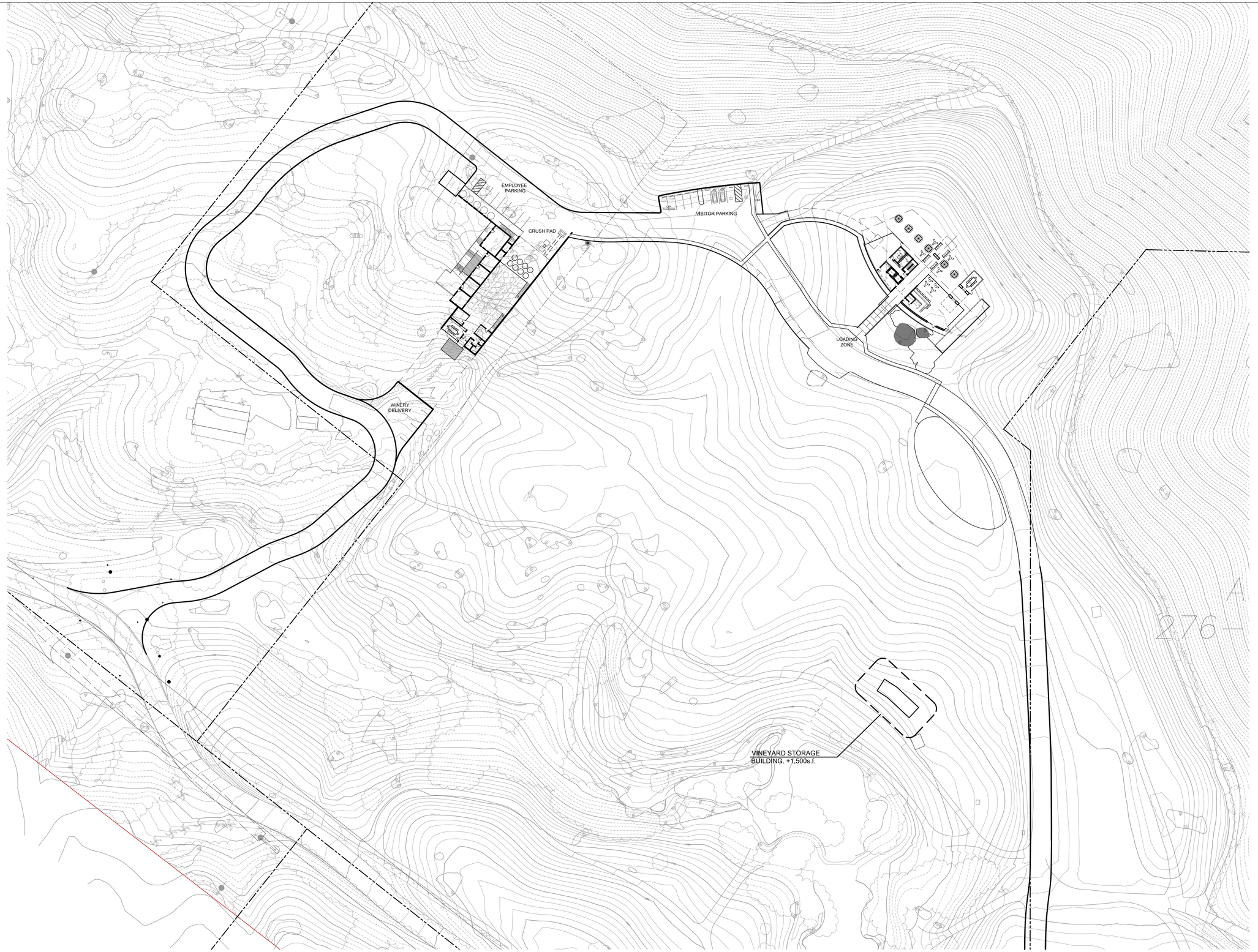


1 SITE PLAN

1" = 50'-0"

STRATA

STRATEGIC DESIGN STUDIO

ARCHITECTURE

23562 Arnold Drive
Sonoma, California 95476
T 707.935.7944
F 707.935.6618
www.STRATAap.com

LOCATION

16138 HIGHLAND VALLEY ROAD
ESCONDIDO, CALIFORNIA

PARCEL:

PAR 3, 56.45 AC TMK 276-101-14

REVISIONS

1	USE PERMIT SUBMITTAL #2	05.28.2018
2	USE PERMIT SUBMITTAL #3	04.30.2019
3	**USE PERMIT FINAL SUBMITTAL**	**05.12.2020**

SHEET TITLE

SITE PLAN



PROPOSED
NEW SMALL WINERY

CHECKED BY: 001

DRAWN BY: 002

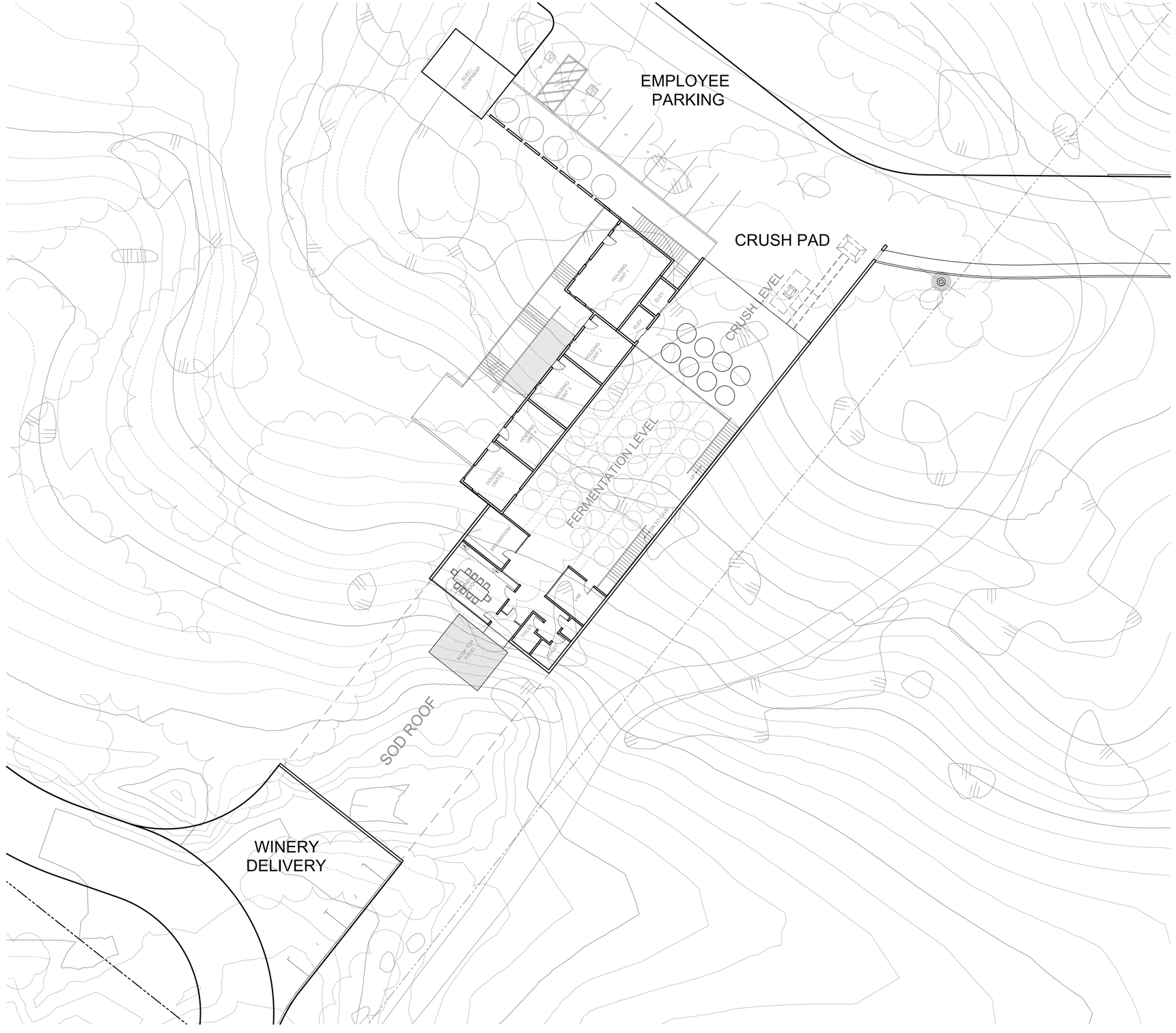
SCALE:

DATE: MAY 28, 2018

PROJECT NO. 199-15

A1.00

DRAWING NO.



1 WINERY SITE PLAN

1/16" = 1'-0"

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LOCATION

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ESCONDIDO, CALIFORNIA

PARCEL:

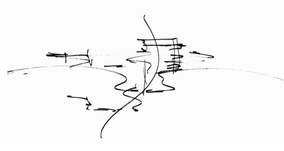
PAR 3, 56.45 AC TMK 276-101-14

REVISIONS

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3	**USE PERMIT FINAL SUBMITTAL**	**05.12.2020**

SHEET TITLE

SITE PLAN



PROPOSED
NEW SMALL WINERY

CHECKED BY: 001

DRAWN BY: 002

SCALE:

DATE: MAY 28, 2018

PROJECT NO. 199-15

A1.01

DRAWING NO.



1 SITE PLAN

1/16" = 1'-0"

N

STRATA

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SHEET TITLE

SITE PLAN



PROPOSED
HOSPITALITY BUILDING

CHECKED BY: 001

DRAWN BY: 002

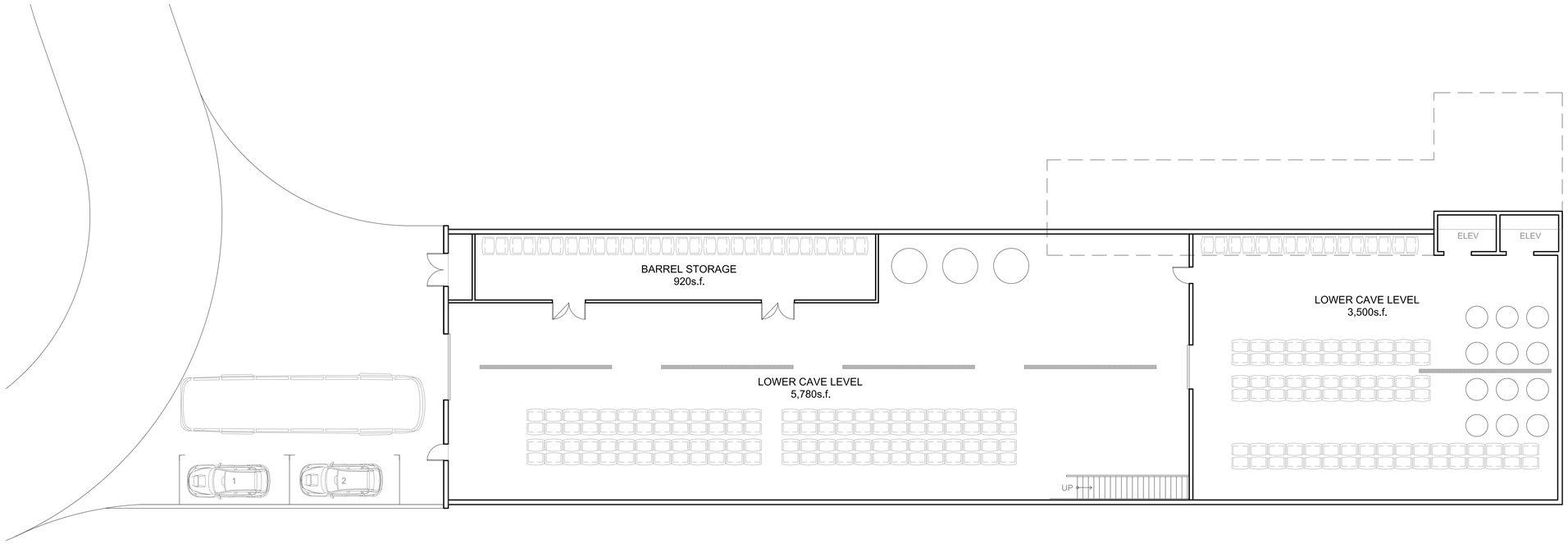
SCALE:

DATE: MAY 28, 2018

PROJECT NO. 199-15

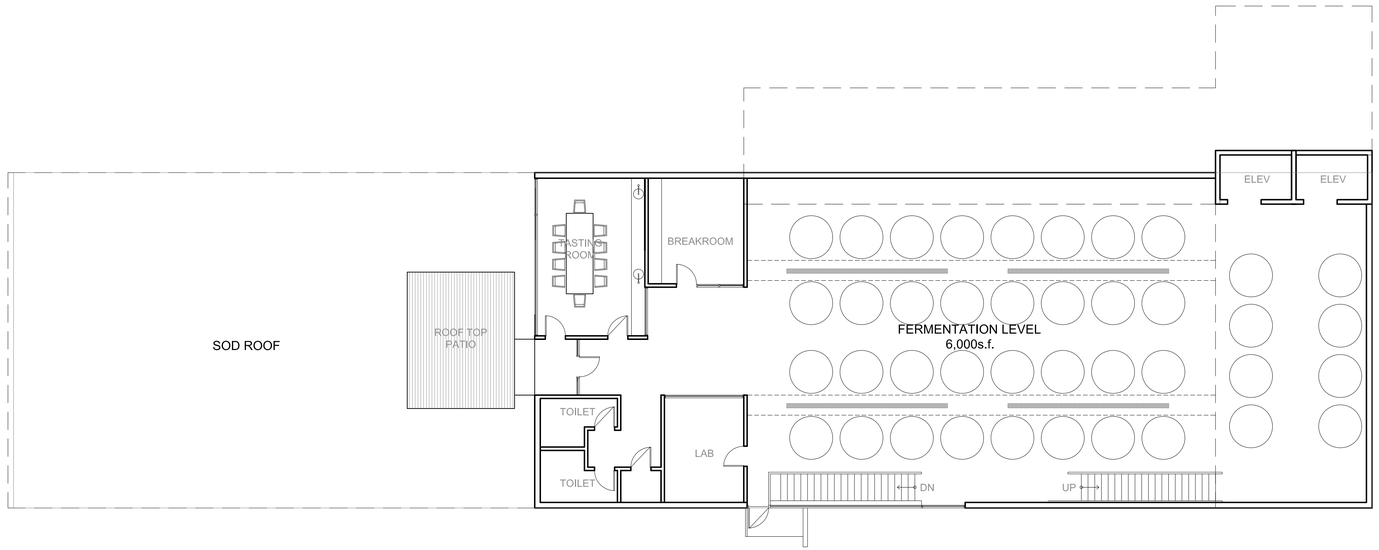
A1.02

DRAWING NO.



1 LOWER LEVEL PLAN - WINERY BUILDING

3/32"=1'-0"



2 MID LEVEL PLAN - WINERY BUILDING

3/32"=1'-0"

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SHEET TITLE

WINERY FLOOR P L A NS



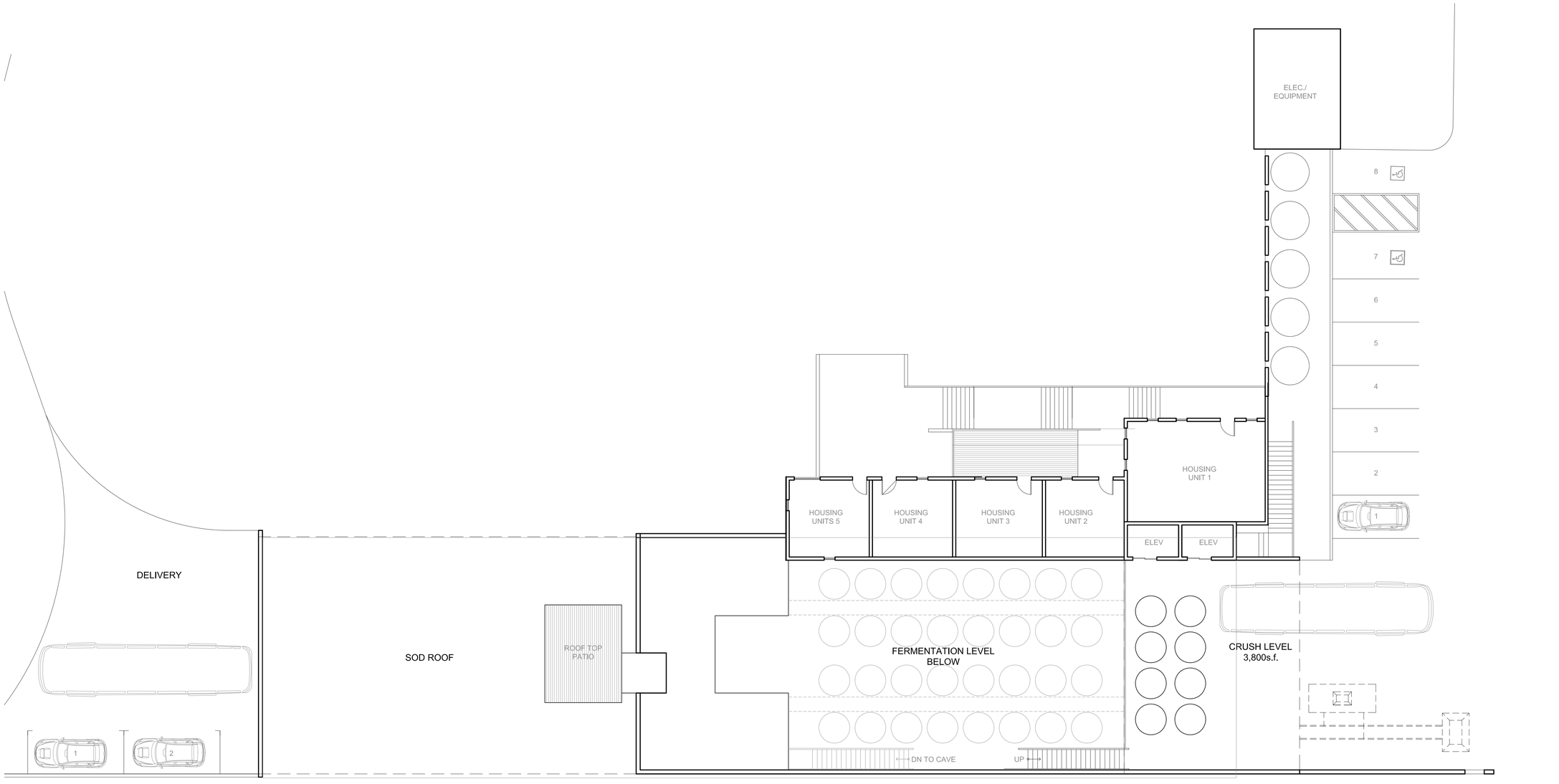
PROPOSED
HOSPITALITY BUILDING

CHECKED BY: 001
DRAWN BY: 002
SCALE:
DATE: MAY 28, 2018

PROJECT NO. 199-15

A2.01

DRAWING NO.



1 MAIN LEVEL PLAN - WINERY BUILDING

3/32"=1'-0"

STRATA
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PARCEL:

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SHEET TITLE

MAIN LEVEL FLOOR P L A N



PROPOSED
HOSPITALITY BUILDING

CHECKED BY: 001

DRAWN BY: 002

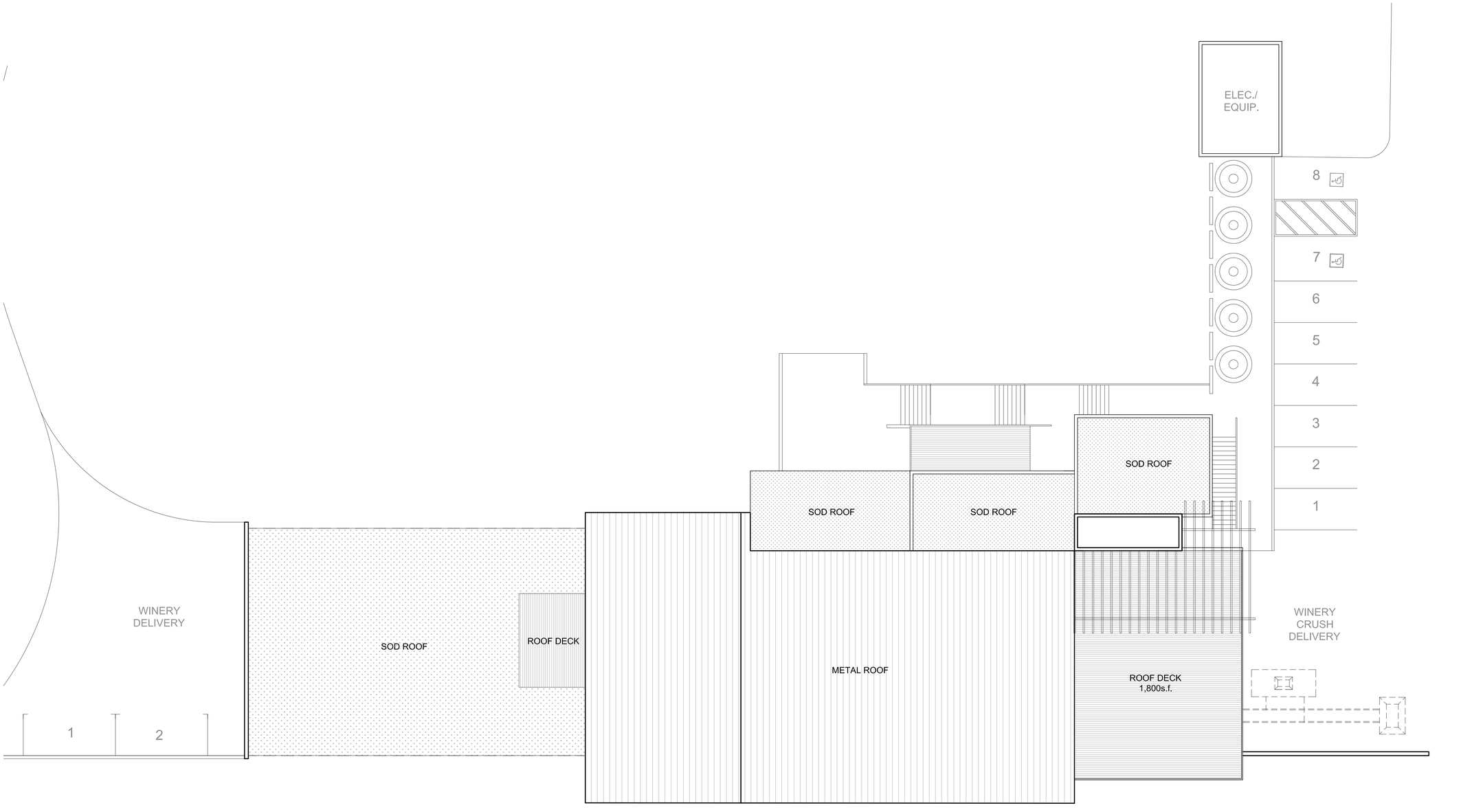
SCALE:

DATE: MAY 28, 2018

PROJECT NO. 199-15

A2.02

DRAWING NO.



1 ROOF LEVEL PLAN - WINERY BUILDING

3/32"=1'-0"

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LOCATION

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PARCEL:

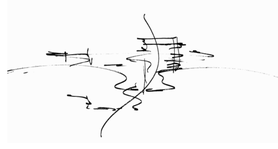
PAR 3, 56.45 AC TMK 276-101-14

REVISIONS

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SHEET TITLE

ROOF PLAN



PROPOSED
NEW SMALL WINERY

CHECKED BY: 001

DRAWN BY: 002

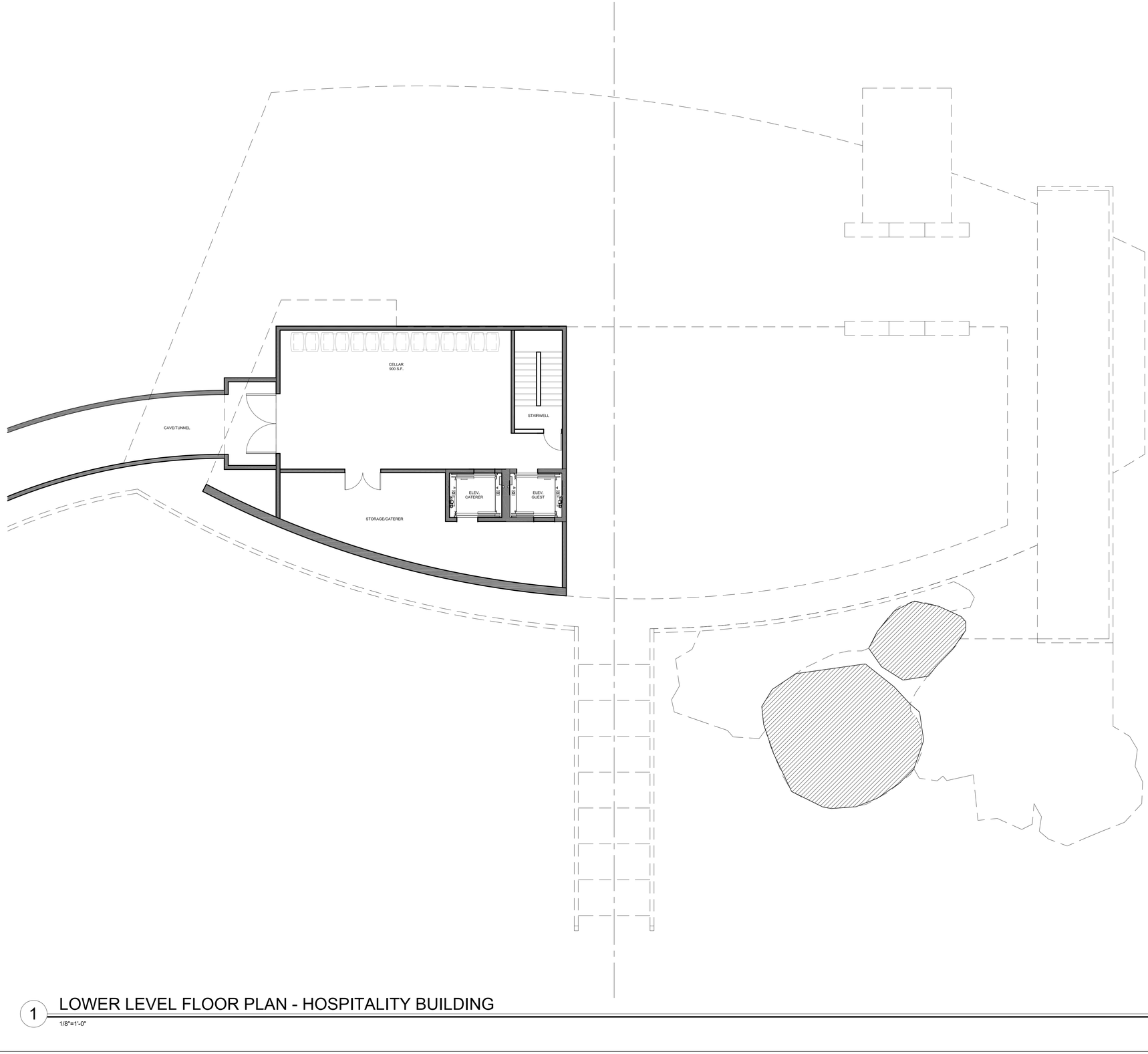
SCALE:

DATE: MAY 28, 2018

PROJECT NO. 199-15

A2.03

DRAWING NO.



1 LOWER LEVEL FLOOR PLAN - HOSPITALITY BUILDING

1/8"=1'-0"

STRATA AP
STRATEGIC DESIGN STUDIO

ARCHITECTURE

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Sonoma, California 95476
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LOCATION

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ESCONDIDO, CALIFORNIA

PARCEL:

PAR 3, 56.45 AC TMK 276-101-14

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SHEET TITLE

LOWER LEVEL FLOOR P L A N



PROPOSED
HOSPITALITY BUILDING

CHECKED BY: 001

DRAWN BY: 002

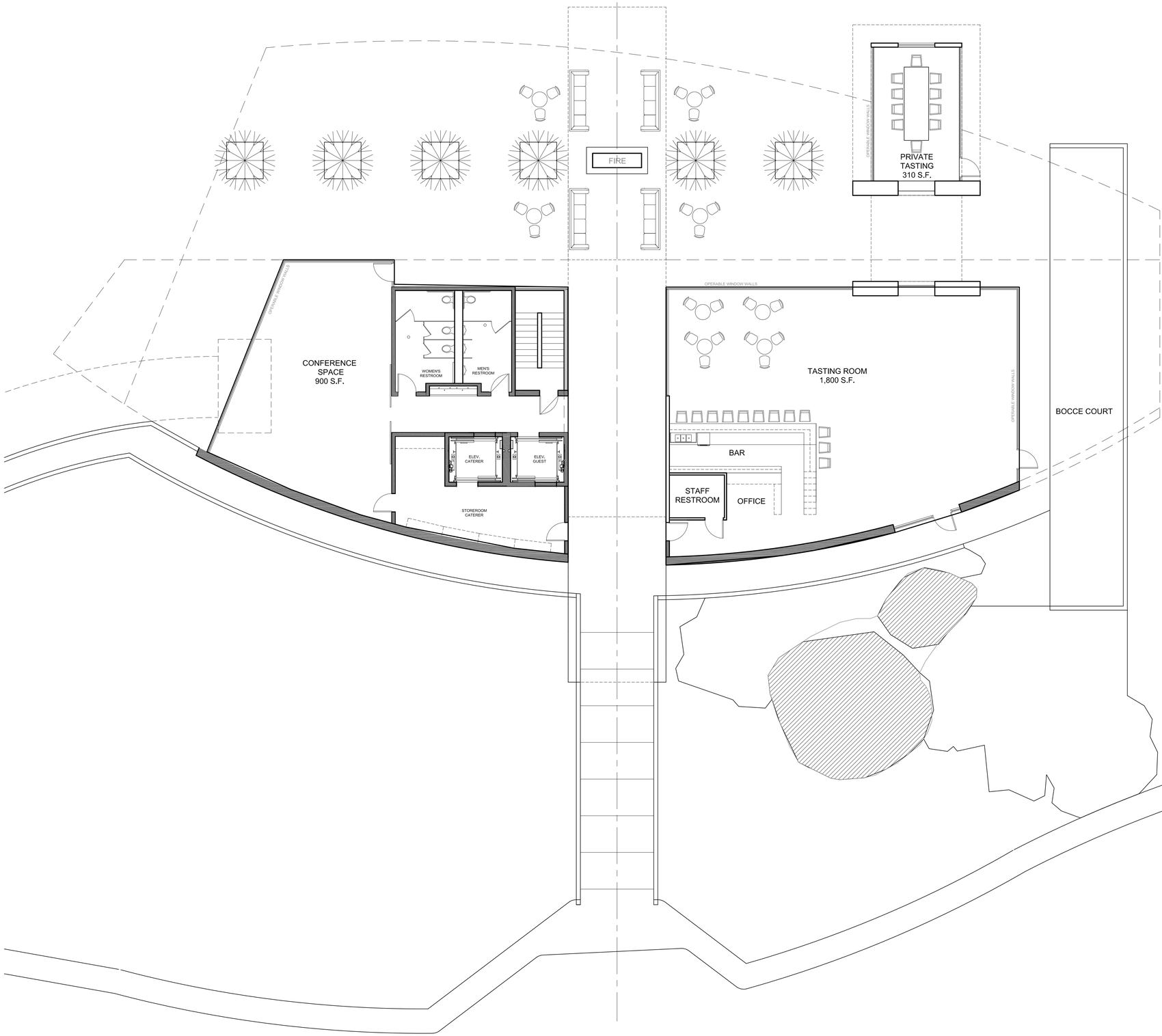
SCALE:

DATE: MAY 28, 2018

PROJECT NO. 199-15

A2.04

DRAWING NO.



1 MAIN FLOOR PLAN - HOSPITALITY BUILDING

1/8"=1'-0"

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PARCEL:

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SHEET TITLE

MAIN FLOOR PLAN

PROPOSED
HOSPITALITY BUILDING

CHECKED BY: 001

DRAWN BY: 002

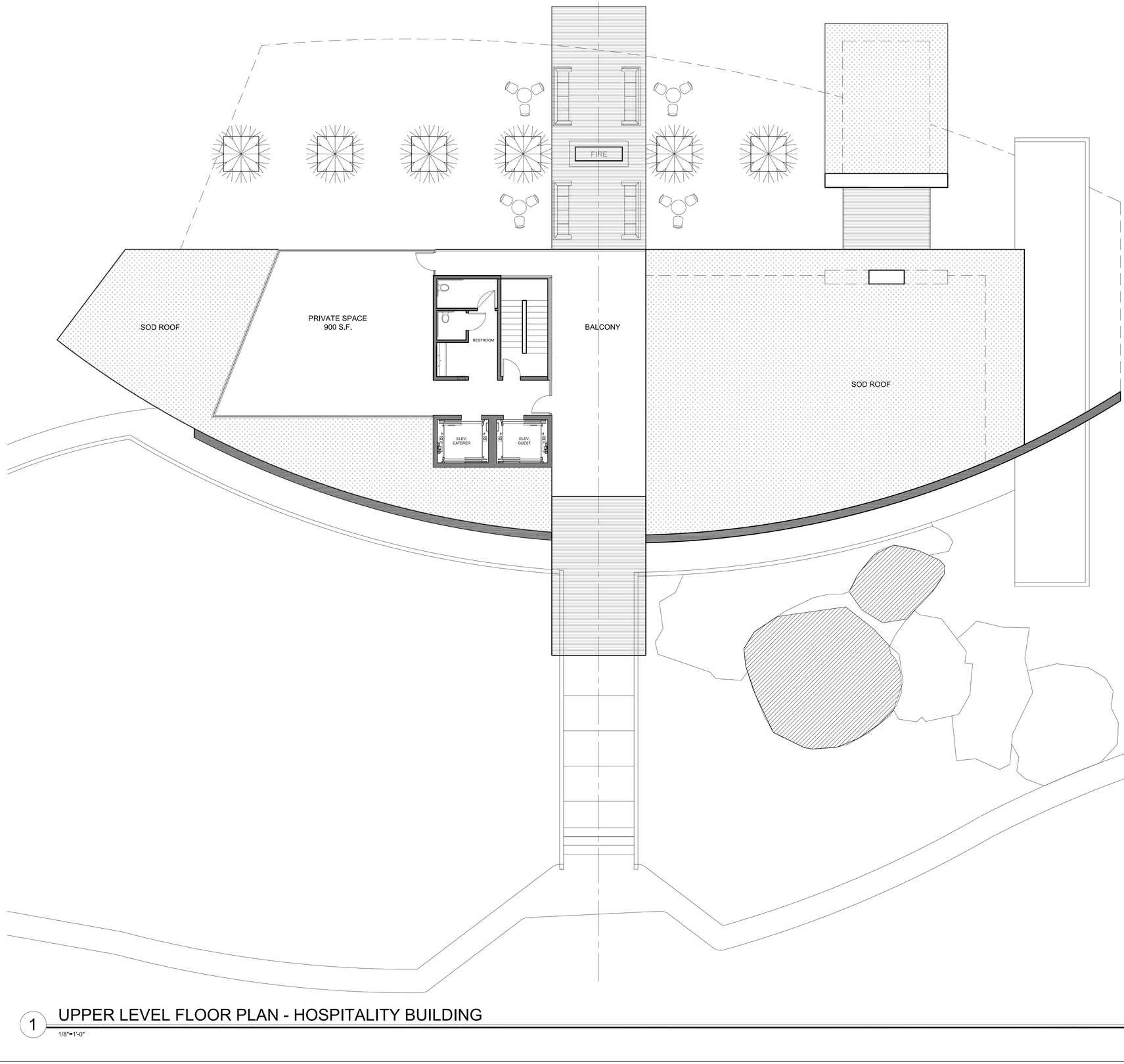
SCALE:

DATE: MAY 28, 2018

PROJECT NO. 199-15

A2.05

DRAWING NO.



1 UPPER LEVEL FLOOR PLAN - HOSPITALITY BUILDING

1/8"=1'-0"

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ARCHITECTURE

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SHEET TITLE

UPPER LEVEL FLOOR P L A N



PROPOSED
HOSPITALITY BUILDING

CHECKED BY: 001

DRAWN BY: 002

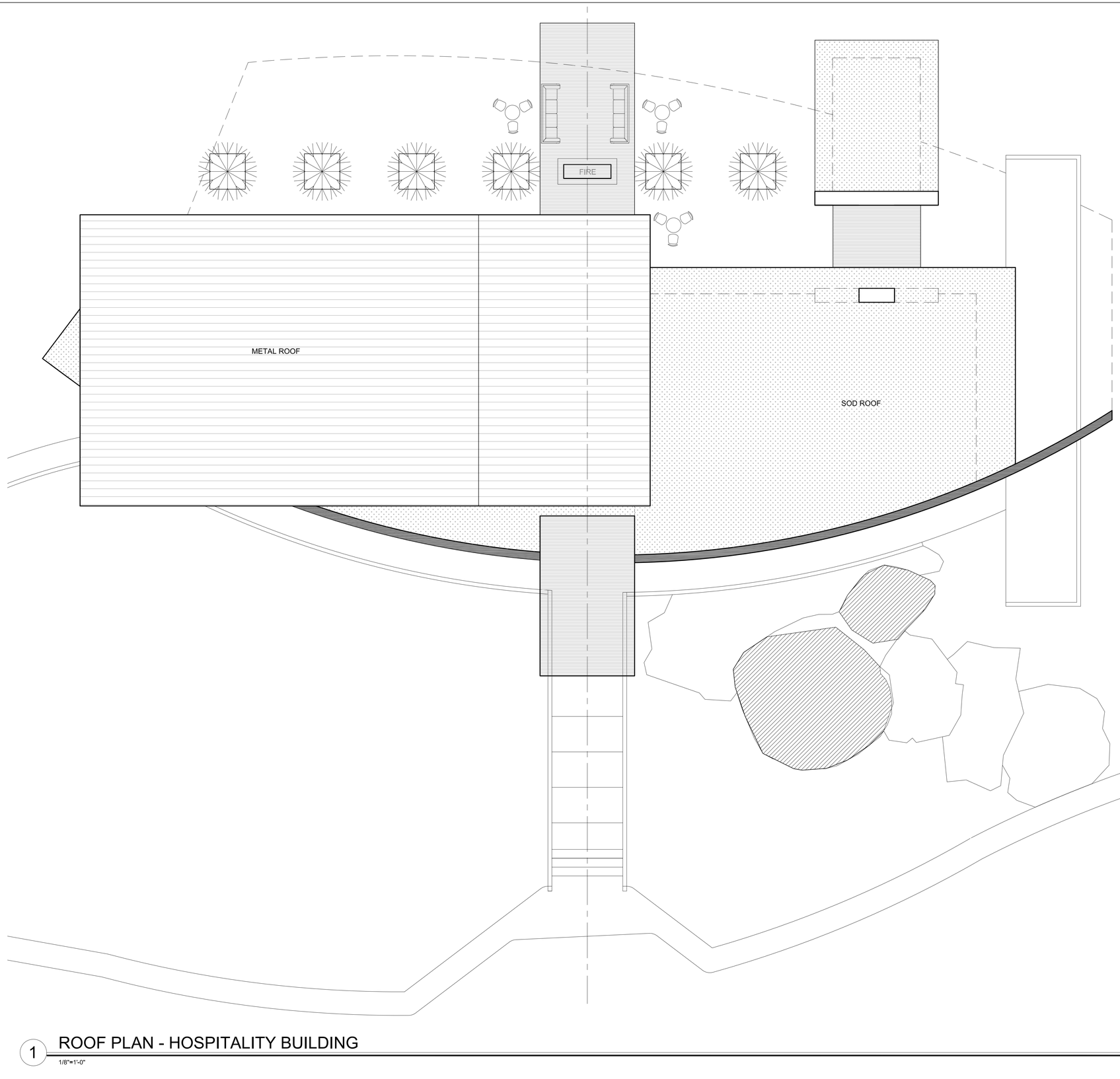
SCALE:

DATE: MAY 28, 2018

PROJECT NO. 199-15

A2.06

DRAWING NO.



1 ROOF PLAN - HOSPITALITY BUILDING

1/8"=1'-0"

STRATA
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ARCHITECTURE

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LOCATION

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ESCONDIDO, CALIFORNIA

PARCEL:

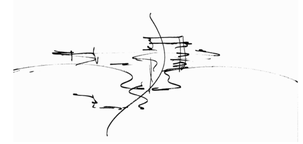
PAR 3, 56.45 AC TMK 276-101-14

REVISIONS

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SHEET TITLE

ROOF PLAN



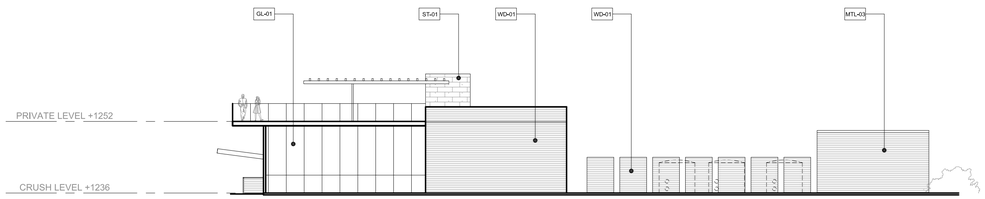
PROPOSED
HOSPITALITY BUILDING

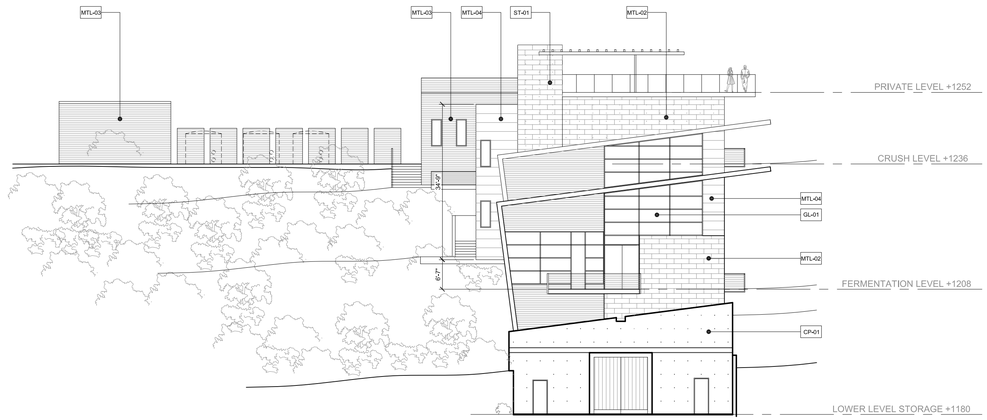
CHECKED BY: 001
DRAWN BY: 002
SCALE:
DATE: MAY 28, 2018

PROJECT NO. 199-15

A2.07

DRAWING NO.





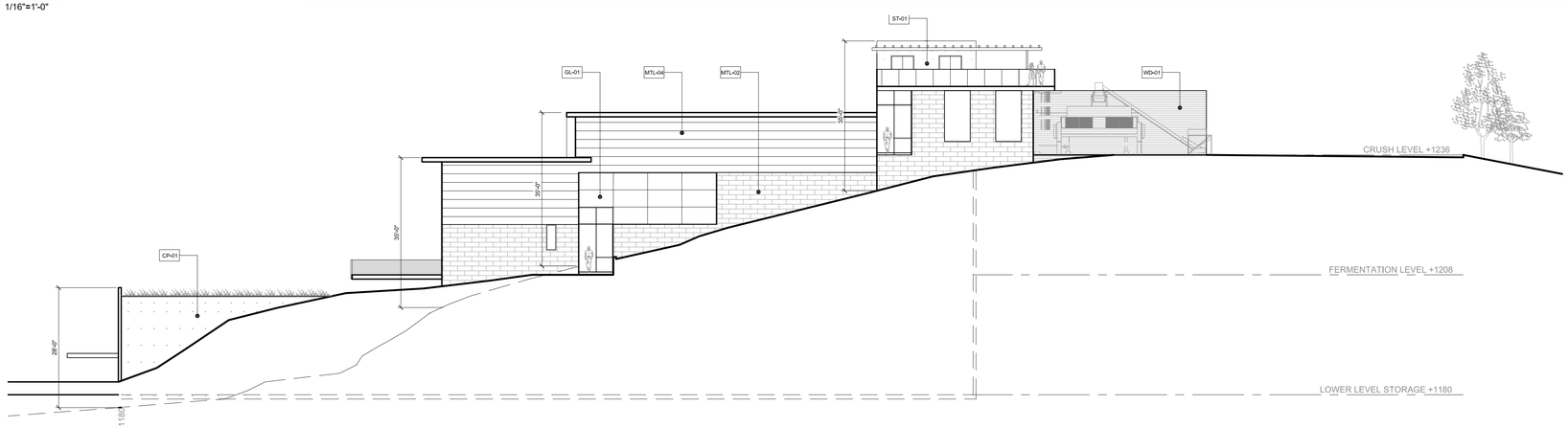
4 WINERY EXTERIOR NORTH ELEVATION

1/16"=1'-0"



3 WINERY EXTERIOR SOUTH ELEVATION

1/16"=1'-0"



2 WINERY EXTERIOR WEST ELEVATION

1/16"=1'-0"

1 WINERY EXTERIOR EAST ELEVATION

1/16"=1'-0"

EXTERIOR MATERIALS

STONE

ST-01



CONCRETE/PLASTER

CP-01



STANDING SEAM METAL ROOF

MTL-01



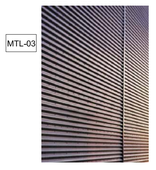
STEEL WALL PANEL

MTL-02



STEEL WALL PANEL

MTL-03



STEEL WALL PANEL

MTL-04



ALUMINUM WINDOWS AND DOORS

GL-01



WOOD WALL

WD-01



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SHEET TITLE

PROPOSED CONCEPT
WINERY ELEVATIONS



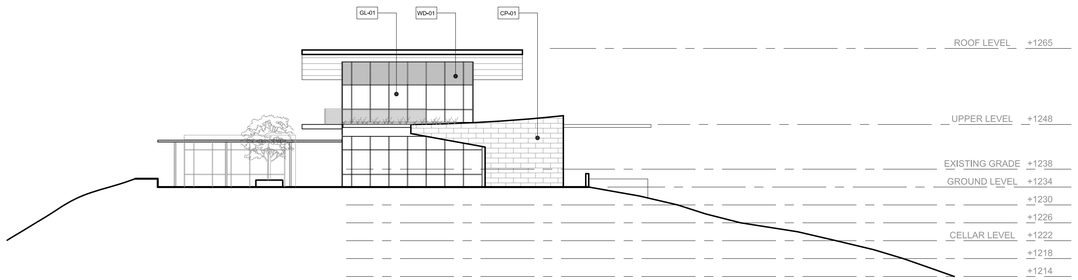
PROPOSED
NEW SMALL WINERY

CHECKED BY: 001
DRAWN BY: 002
SCALE:
DATE: MAY 28, 2018

PROJECT NO. 199-15

A3.01

DRAWING NO.

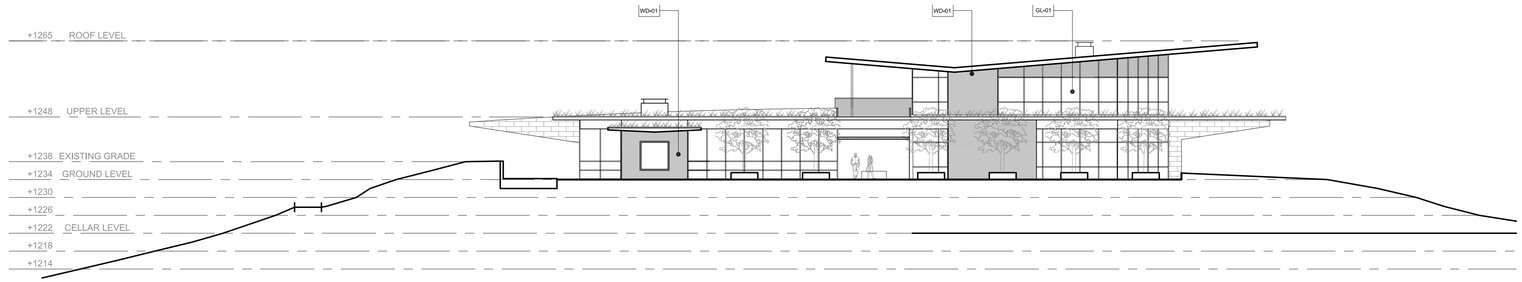


EXTERIOR ELEVATION - SOUTH

1/16"=1'-0"

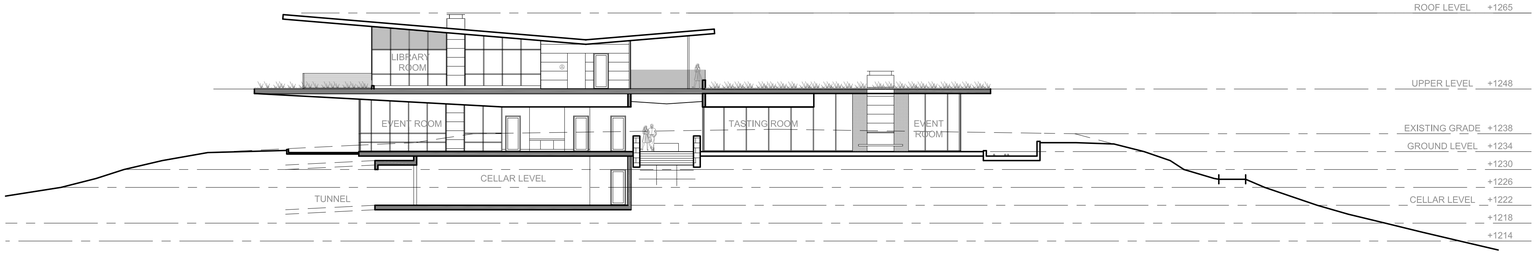


VINEYARD PHOTOS



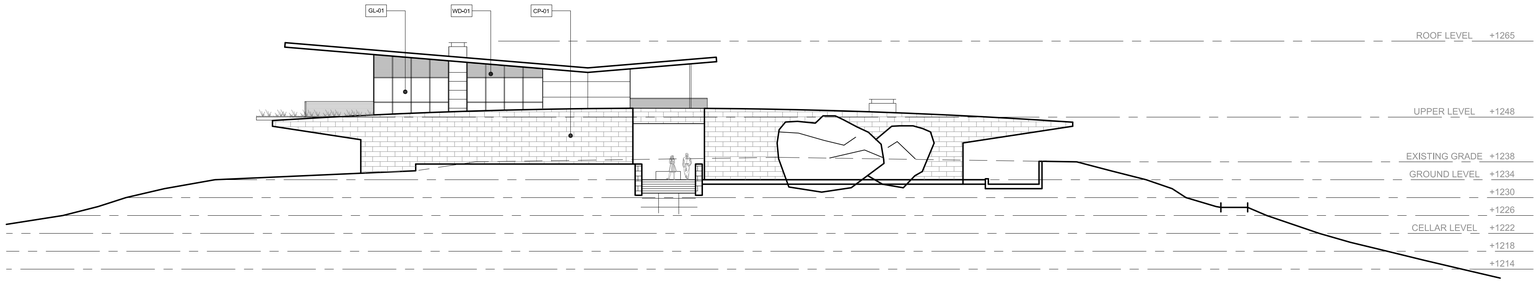
EXTERIOR ELEVATION - NORTH

1/16"=1'-0"



EXTERIOR BUILDING SECTION - SOUTH

1/16"=1'-0"



EXTERIOR ELEVATION - SOUTH

1/16"=1'-0"

STONE

ST-01



CONCRETE/PLASTER

CP-01



STANDING SEAM METAL ROOF

MTL-01



STEEL WALL PANEL

MTL-02



STEEL WALL PANEL

MTL-03



STEEL WALL PANEL

MTL-04



ALUMINUM WINDOWS AND DOORS

GL-01



WOOD WALL

WD-01



EXTERIOR MATERIALS

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PARCEL:

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REVISIONS

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SHEET TITLE

PROPOSED CONCEPT
HOSPITALITY ELEVATIONS



PROPOSED
HOSPITALITY BUILDING

CHECKED BY: 001

DRAWN BY: 002

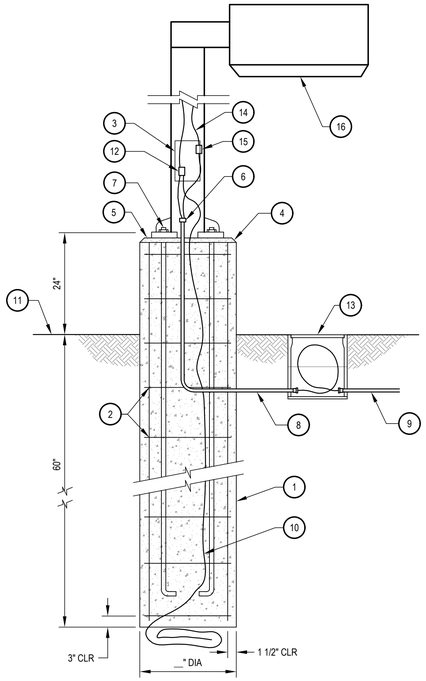
SCALE:

DATE: MAY 28, 2018

PROJECT NO. 199-15

A3.02

DRAWING NO.



2 LIGHT POLE FOUNDATION

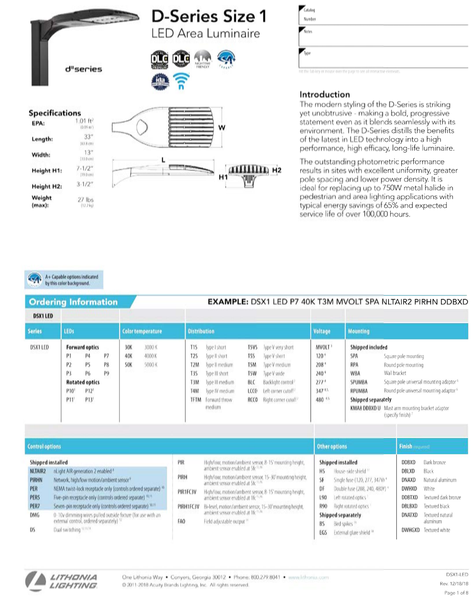
NOT TO SCALE

DETAIL KEYED NOTES

1. POURED IN PLACE ROUND CONCRETE SUPPORT BASE.
2. 1/2" REBAR AT 12" O.C.
3. ACCESS HAND-HOLE.
4. 3/4" - 45°CHAMFER ALL AROUND.
5. GROUT IN ALL AROUND BETWEEN BOTTOM OF POLE BASE FOLLOWING POLE ERECTION AND FINAL LEVELING.
6. STUB CONDUIT UP INTO POLE BASE WIRING CAVITY. (IF RGS TERMINATE WITH GROUNDING BUSHING).
7. PROVIDE SUPPORT AND LEVELING NUTS ON TOP AND BOTTOM OF POLE BASE MOUNTING PLATE. MOUNTING PLATE AND MOUNTING BOLTS SHALL BE SHALL BE PER MANUFACTURERS BOLT PATTERN, LENGTH SHALL BE PER MANUFACTURERS SPECIFICATIONS.
8. TYPICAL 1" PVC WITH CONDUCTORS AS INDICATED ON DRAWINGS.
9. TYPICAL INCOMING EXTERIOR BRANCH CIRCUIT CONDUIT AND WIRING FROM U.G. CONDUITS.
10. (1) #4 AWG BARE COPPER GROUND. COIL 30" AT BOTTOM OF FOUNDATION.
11. TOP OF SODDED GRADE, SIDEWALK OR ASHPALT PAVING AS INDICATED ON THE RESPECTIVE AREA SITE PLAN.
12. BOLTED TYPE WIRE GROUND CONNECTOR.
13. REINFORCED, PRECAST GRADE MOUNTED ELECTRICAL BOX. PROVIDE WITH OPEN BOTTOM. ALL SPLICES SHALL BE MADE IN THE PULL BOX AND SHALL BE CAST TYPE, WATERPROOF.
14. WIRING TO LIGHT FIXTURE. CONNECT COMPLETE.
15. WATERPROOF IN-LINE FUSES.
16. LIGHT FIXTURE: SEE SCHEDULE.

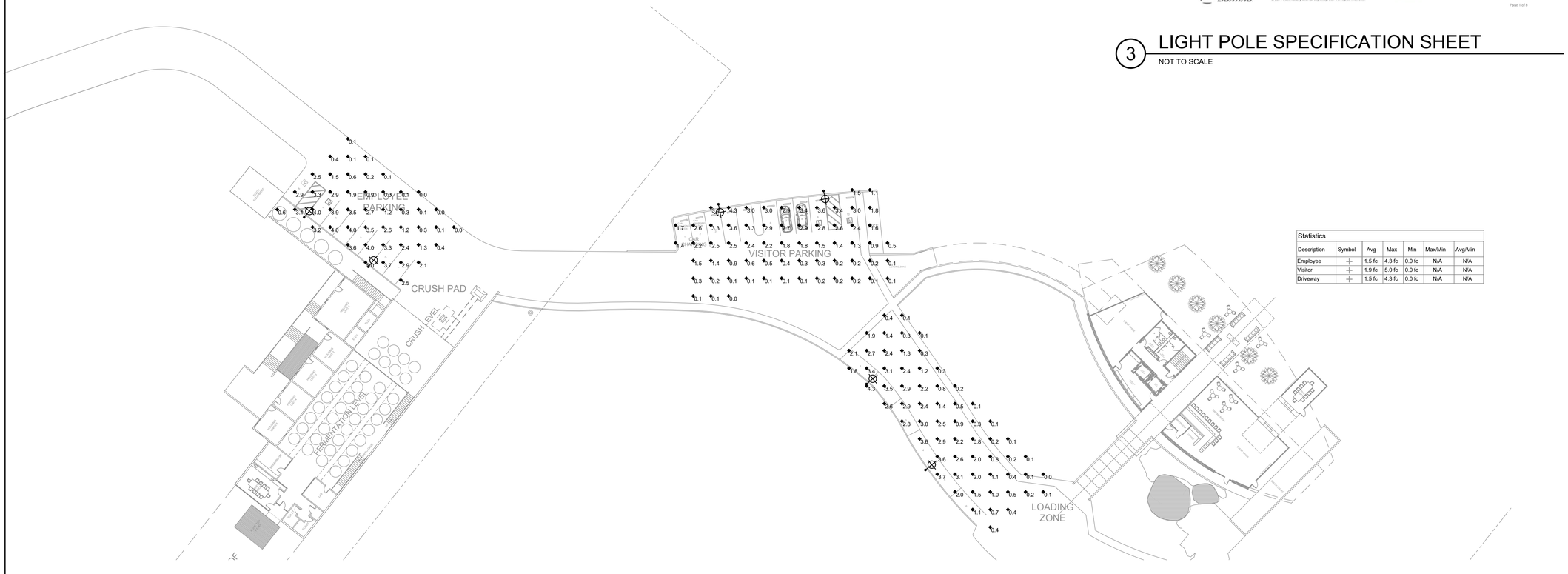
LIGHTING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMP	LAMP WATTAGE	LAMP QTY	FIXTURE INPUT WATTS	DIMMING TYPE	MOUNTING	NOTES
LNA	POLE MOUNTED LED FIXTURE WITH 3000K COLOR TEMPRATURE AND HOUSE SIDE SHIELD.	LITHONIA	DSX1LED-P2-30K-T3M-MVOLT-SPA-HS-DDBXD	LED	70	1	70	N.A.	POLE	PROVIDE 14' SQUARE STEEL POLE ON 2' CONCRETE BASE. BUG RATING B2 U0 G2



3 LIGHT POLE SPECIFICATION SHEET

NOT TO SCALE



1 PHOTOMETRIC PLAN

SCALE: 1" = 30'

STRATA
STRATEGIC DESIGN STUDIO
ARCHITECTURE
23562 Arnold Drive
Sonoma, California 95476
T 707.935.7944
F 707.935.6618
www.STRATAap.com

BrokawDesign
www.BROKAWDESIGN.com

LOCATION
16138 HIGHLAND VALLEY ROAD
ESCONDIDO, CALIFORNIA

PARCEL:
PAR 3, 56.45 AC TMK 276-101-14

REVISIONS

SHEET TITLE
SITE PHOTOMETRIC PLAN

PROPOSED
NEW SMALL WINERY

CHECKED BY: 001
DRAWN BY: 002
SCALE:
DATE: MAY 28, 2018

PROJECT NO. 199-15

ES101
DRAWING NO.

PROPOSED WINERY PROJECT

CONCEPTUAL SITE IMPROVEMENT PLANS

FIRE STANDARDS

FIRE PROTECTION AGENCY: (760) 789-1330
RAMONA MUNICIPAL WATER DISTRICT

FIRE ACCESS ROADWAY:
1. 24 FT. WIDTH (1 PARCEL SERVED)
2. FULL CIRCULATION BETWEEN FRONTAGE ENTRANCES
3. DESIGN LOAD: 75,000 LB.
4. SURFACE MATERIAL:
   0-10% SLOPE 4" DG
   11-15% SLOPE 2" AC (15% MAX. GRADE)
   16-20% SLOPE 3" AC (ALLOWED PER SECT. 503.2.3)
   *SUB-BASE PER SECT I-M, COUNTY DESIGN MANUAL
5. MIN. INSIDE RADIUS: 28 FT.
6. LOOPED ROADWAY W/ ALL PROPOSED STRUCTURES WITHIN 150' HOSE PULL.
7. GATES SHALL COMPLY WITH SECT. 503.3, SAN DIEGO COUNTY CONSOLIDATED FIRE CODE.

FIRE WATER SUPPLY:
1. STORAGE TO MEET FIRE FLOW REQUIREMENTS OF SECT. 507.3, COUNTY FIRE CODE.
2. STORAGE TANK MATERIALS TO BE APPROVED BY THE FIRE OFFICIAL AND INSTALLED PER MFR.
3. BUILDINGS TO MEET THE REQUIREMENTS OF CALIFORNIA FIRE CODE AND COUNTY FIRE CODE.
4. FIRE HYDRANTS TO BE LOCATED 50-150 FT. DISTANCE FROM STRUCTURES. HYDRANT TYPE, OUTLETS, AND SPACING PER COUNTY FIRE CODE.

DEFENSIBLE SPACE:
1. 30' SETBACK FROM STRUCTURES TO PROP. LINES
2. FUEL MODIFICATION ZONES PER CO. FIRE STDS.

PROJECT INFORMATION

OWNER/ APPLICANT: PERRIN
16138 HIGHLAND VALLEY ROAD, ESCONDIDO, CA

CONTACT: BENNETT MARTIN, STRATA AP ARCHITECTURE, 707.935.7944
bmartin@strataap.com

SITE ADDRESS: 16138 HIGHLAND VALLEY ROAD
APN: 276-101-14
ZONING: RL-20, RURAL LANDS

PARCEL SIZE: 60.94± ACRES

PROJECT SIZE: 4.52± ACRES

SUMMARY TABLE:

EXISTING:	
SFD	4,050± SQ. FT.
ATTACHED GARAGE	920± SQ. FT.
PROPOSED:	
WINERY	25,000± SQ. FT.
HOSPITALITY	12,000± SQ. FT.
STORAGE BUILDING	2,500± SQ. FT.

PARKING SUMMARY

BIKE:	4	
EMPLOYEE:	5	
VISITOR:	15	
ACCESSIBLE:	4	
CLEAN AIR VEHICLE:	2	(CAR CHARGING STATION)
TOTAL:	26	

CUT: 7000 CU. YARDS
FILL: 2000 CU. YARDS

NET EXPORT: 5000 CU. YARD

EVENTS: 3 PER WEEK

DOMESTIC WATER SOURCE: PUBLIC - RAMONA MUNICIPAL WATER DISTRICT

DOMESTIC FIRE PROTECTION WATER SOURCE:
EXISTING PRIVATE STORAGE TANKS (ONSITE)
EXISTING PUBLIC FIRE HYDRANTS (OFFSITE)

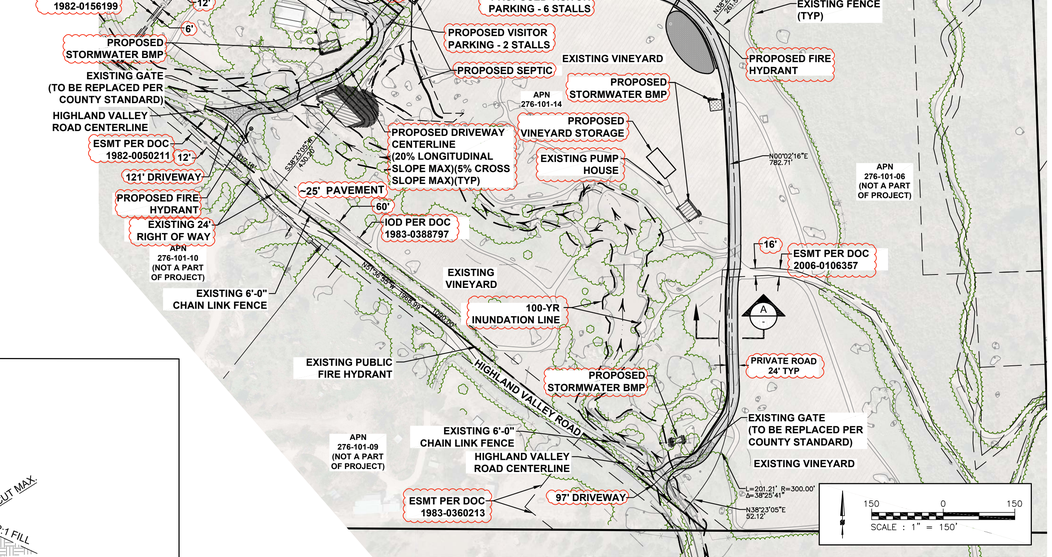
DOMESTIC WATER DISPOSAL: PRIVATE ONSITE LEACHFIELD
PROCESSED WASTE WATER DISPOSAL: PRIVATE ONSITE LEACHFIELD

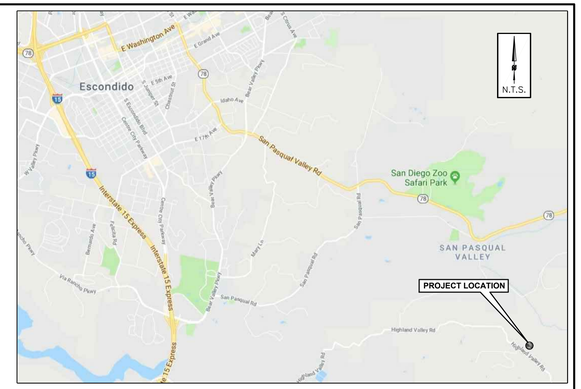
BUILDING SETBACK REQUIREMENTS:

FRONT YARD - 60 FEET
INTERIOR SIDE - 16 FEET
EXTERIOR SIDE - 35 FEET
REAR YARD - 25 FEET

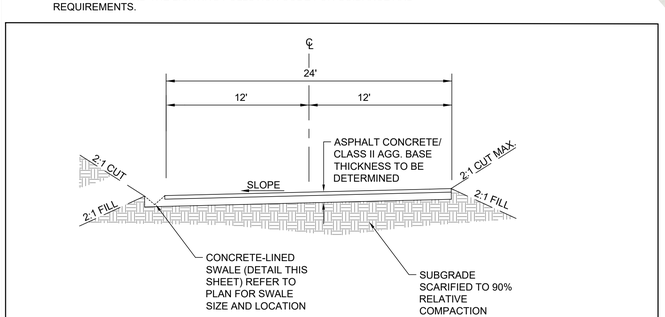
NOTES

1. PROPERTY LINE SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY AND ARE PROVIDED FOR REFERENCE ONLY.
2. SITE DISTANCE REQUIREMENTS AT SITE ENTRANCES SHALL BE VERIFIED AND MAINTAINED UPON FINAL DESIGN OF PROJECT.
3. NO SIGNS ARE PROPOSED.
4. ALL PROPOSED LIGHTNING SHALL COMPLY WITH THE ZONING ORDINANCE SECTION 6300 AND THE LIGHTING POLLUTION CODE FOR GUIDANCE AND REQUIREMENTS.





VICINITY MAP



A TYPICAL PROPOSED PRIVATE ROAD SECTION

NOT TO SCALE

LEGEND

- ASPHALT CONCRETE STRUCTURAL SECTION
- CONCRETE PAVING
- CONCRETE SIDEWALK
- CONCRETE PAVER
- BIORETENTION BASIN
- BIOFILTRATION BASIN

STRATA AP STRATEGIC DESIGN STUDIO

ARCHITECTURE

23562 Arnold Drive
Sonoma, California 95476
T 707.935.7944
F 707.935.6618
www.STRATAap.com

CONSULTANTS:

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

PROJECT

PROPOSED WINERY PROJECT
16138 HIGHLAND VALLEY ROAD, ESCONDIDO, CA

REGISTERED PROFESSIONAL ENGINEER DAVID MARTIN No. C063621 EXP. 9-30-20 CIVIL STATE OF CALIFORNIA

PARCEL:
PAR 3, 56.45 AC TMK 276-101-14

REVISIONS

1	USE PERMIT SUBMITTAL #2	05.08.2018
2	USE PERMIT SUBMITTAL #3	04.30.2019
3	USE PERMIT FINAL SUBMITTAL	05.12.2020

SHEET TITLE

TITLE SHEET

CHECKED BY: DM
DRAWN BY: TA
SCALE: AS SHOWN
DATE: MAY 12, 2020

PROJECT NO. 16-2281

001

DRAWING NO.

Xrefs: X:\Ref - Topo - CIVIL\Topo.dwg X:\Ref - Design.dwg X:\Ref - Hydro.dwg X:\Ref - Jurisdictional Delineation Map.dwg X:\Ref - Profiles.dwg
Plotted: 12/04/2020 - Plotted By: Randy Cox - Layout: Layout1 - Drawing Size: 24.00 x 36.00

FIRE STANDARDS

FIRE PROTECTION AGENCY: (760) 789-1330
RAMONA MUNICIPAL WATER DISTRICT

FIRE ACCESS ROADWAY:
1. 20 FT. WIDTH (3 PARCELS SERVED)
2. 10x30 FT. TURNOUTS OR EQ. EVERY 400 FT.
3. DESIGN LOAD: 75,000 LB.
4. SURFACE MATERIAL:
   0-10% SLOPE 4" DG
   11-15% SLOPE 2" AC (15% MAX. GRADE)
   16-20% SLOPE 3" AC (ALLOWED PER SECT. 503.2.3)
   *SUB-BASE PER SECT I-M, COUNTY DESIGN MANUAL
5. MIN. INSIDE RADIUS: 28 FT.
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DEFENSIBLE SPACE:
1. 30' SETBACK FROM STRUCTURES TO PROP. LINES
2. FUEL MODIFICATION ZONES PER CO. FIRE STDS.

PROJECT INFORMATION

OWNER/ APPLICANT: PERRIN
16138 HIGHLAND VALLEY ROAD, ESCONDIDO, CA

CONTACT: BENNETT MARTIN, STRATAap ARCHITECTURE, 707.935.7944
bmartin@strataap.com

SITE ADDRESS: 16138 HIGHLAND VALLEY ROAD
APN: 276-101- 14

ZONING: RL-20, RURAL LANDS

PARCEL SIZE: 60.94± ACRES

PROJECT SIZE: 3.40± ACRES

SUMMARY TABLE:

PROPOSED:

WINERY	25,000± SQ. FT.
HOSPITALITY	12,000± SQ. FT.
STORAGE BUILDING	2,500± SQ. FT.

PARKING SUMMARY

BICYCLE	4	
EMPLOYEE	5	(EMPLOYEE HOUSING, 5 UNITS)
VISITOR:	15	
ACCESSIBLE	4	
CLEAN AIR VEHICLE:	2	(CAR CHARGING STATIONS)
TOTAL:	26	

CUT: 2000 CU. YARDS
FILL: 2000 CU. YARDS

NET IMPORT: 0 CU. YARD

DOMESTIC WATER SOURCE:
PUBLIC - RAMONA MUNICIPAL WATER DISTRICT

DOMESTIC FIRE PROTECTION WATER SOURCE:
EXISTING PRIVATE STORAGE TANKS (ONSITE)
EXISTING PUBLIC FIRE HYDRANTS (OFFSITE)

DOMESTIC WATER DISPOSAL:
PRIVATE ONSITE LEACHFIELD

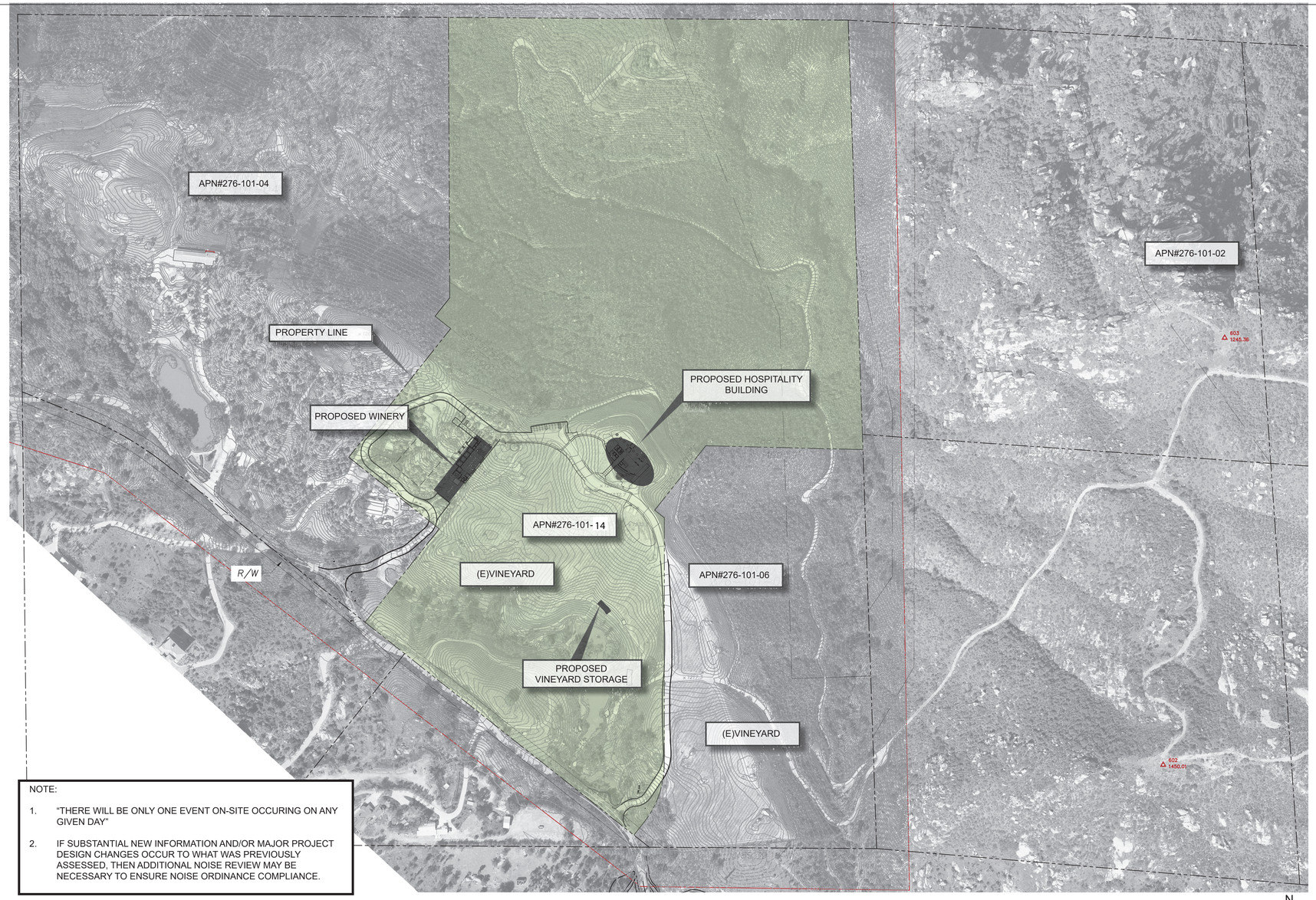
PROCESSED WASTE WATER DISPOSAL:
PRIVATE ONSITE LEACHFIELD

WINERY FRUIT PRODUCTION CURRENT & PROJECTED

PLANTED ACRES	ESTIMATED TONS	ESTIMATED GALLONS	CASE PRODUCTON
22	110	16,500	6,930
PLANTING CAPACITY	**TONNAGE**	**GALLONS**	**CASE PRODUCTON**
80 ACRES	400	*60,200	*25,200

* SMALL WINERY ORDINANCE LIMIT

A minimum of 25% of the winery's production shall be from fruit grown on the premises. An additional minimum of 25% of the winery's production shall be from fruit grown or juice/ wine produced in San Diego County with San Diego County grown grapes. No more than 50% of the winery's production may consist of sourced fruit, juice or wine from outside San Diego County.



NOTE:

1. "THERE WILL BE ONLY ONE EVENT ON-SITE OCCURING ON ANY GIVEN DAY"
2. IF SUBSTANTIAL NEW INFORMATION AND/OR MAJOR PROJECT DESIGN CHANGES OCCUR TO WHAT WAS PREVIOUSLY ASSESSED, THEN ADDITIONAL NOISE REVIEW MAY BE NECESSARY TO ENSURE NOISE ORDINANCE COMPLIANCE.

PROPOSED SITE MASTER PLAN CONCEPT

N.T.S.

VICINITY MAP



PROPOSED SMALL WINERY

16138 HIGHLAND VALLEY ROAD, ESCONDIDO, CALIFORNIA

SHEET INDEX

G0.00	TITLE SHEET	A1.01	WINERY SITE PLAN
G0.01	NOISE INFORMATION SITE PLAN	A1.02	HOSPITALITY SITE PLAN
G0.02	VISUAL RESOURCES & AESTHETICS	A2.01	WINERY LOWER FLOOR PLANS
000	CIVIL TITLE SHEET	A2.02	WINERY MAIN LEVEL FLOOR PLAN
001	PLOT PLAN - TITLE SHEET	A2.03	WINERY ROOF PLAN
100	CIVIL OVERALL SITE PLAN	A2.04	HOSPITALITY LOWER FLOOR PLAN
200	CIVIL PRELIMINARY GRADING AND DRAINAGE PLAN	A2.05	HOSPITALITY MAIN FLOOR PLAN
201	CIVIL PRELIMINARY GRADING AND DRAINAGE PLAN	A2.06	HOSPITALITY UPPER FLOOR PLAN
202	CIVIL PRELIMINARY GRADING AND DRAINAGE PLAN	A2.07	HOSPITALITY ROOF PLAN
203	CIVIL PRELIMINARY GRADING AND DRAINAGE PLAN	A3.01	EXTERIOR ELEVATIONS, WINERY
204	CIVIL PRELIMINARY GRADING AND DRAINAGE PLAN	A3.02	EXTERIOR ELEVATIONS, HOSPITALITY
205	CIVIL PRELIMINARY GRADING AND DRAINAGE PLAN		
206	CIVIL CENTERLINE OF ROAD PROFILES	L-1	CONCEPTUAL LANDSCAPE PLAN
		L-2	CONCEPTUAL LANDSCAPE PLAN
A1.00	ARCHITECTURAL SITE PLAN	L-3	CONCEPTUAL LANDSCAPE PLAN
ES101	PARKING LOT LIGHTING PLAN	L-4	PLANT LEGEND AND NOTES

STRATA
STRATEGIC DESIGN STUDIO
ARCHITECTURE
23562 Arnold Drive
Sonoma, California 95476
T 707.935.7944
F 707.935.6618
www.STRATAap.com

LOCATION
16138 HIGHLAND VALLEY ROAD
ESCONDIDO, CALIFORNIA

PARCEL:
PAR 3, 56.45 AC TMK 276-101-14

REVISIONS
1 USE PERMIT SUBMITTAL #2 05.28.2018
2 USE PERMIT SUBMITTAL #3 04.30.2019
3 **USE PERMIT FINAL SUBMITTAL 05.12.2020**

SHEET TITLE
TITLE SHEET



PROPOSED
NEW SMALL WINERY

CHECKED BY: 001
DRAWN BY: 002
SCALE: N.T.S.
DATE: MAY 28, 2018

PROJECT NO. 199-15

G0.00
DRAWING NO.