LIGHT POLE FOUNDATION

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 and footing base.
6. Foundation at security base, anxious cavity, if not mirror with surrounding bonding.
7. Poured support with grout base, top and bottom of pole base and footing base, if not mirror, all around.
8. Grout in all around between bottom of pole base and footing base, if not mirror, all around.
9. Typical, if no bonding is required.
10. Top of rebar must, rebar or striking parts be insulated on the respective area.
11. 1 1/2" rebar, special or strike parts be insulated on the respective area.
12. 2" rebar, special or strike parts be insulated on the respective area.
13. Arched, typical, if no bonding is required.
14. Arched, typical, if no bonding is required.
15. Arched, typical, if no bonding is required.
16. Arched, typical, if no bonding is required.

LIGHT POLE SPECIFICATION SHEET

1. Material: Steel.
2. Finish: Powder coat.
3. Diameter: 3".
4. Height: 10'.
5. Number: 1.

LIGHTING FIXTURE SCHEDULE

<table>
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<tr>
<th>Model</th>
<th>Description</th>
<th>Manufacturer</th>
<th>Model Number</th>
<th>Lumens</th>
<th>Beam Spread</th>
<th>CRI</th>
<th>CCT</th>
<th>TOE</th>
<th>Size</th>
<th>Color</th>
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<tr>
<td>LED</td>
<td>LED Area Light</td>
<td>OSRAM</td>
<td>DS-575-1203</td>
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<td>120°</td>
<td>90</td>
<td>3000K</td>
<td>20</td>
<td>5&quot; x 5&quot;</td>
<td>White</td>
<td>O01</td>
<td>O02</td>
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NOTES:

1. Site photometric plan.
2. Plan photometric plan.
3. Layout.
4. Site plan.
5. Site plan.
6. Site plan.
7. Site plan.
8. Site plan.
9. Site plan.
10. Site plan.
11. Site plan.
12. Site plan.
13. Site plan.
14. Site plan.
15. Site plan.
16. Site plan.

STATISTICS:

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<tr>
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<th>Min</th>
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<td>4.3 fc</td>
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<tr>
<td>Visitor</td>
<td>1.9 fc</td>
<td>5.0 fc</td>
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<tr>
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<td>4.3 fc</td>
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**SUMMARY TABLE:**

- **PROJECT SIZE:** 3.40± ACRES
- **PARCEL SIZE:** 60.94± ACRES
- **ZONING:** RL-20, RURAL LANDS
- **APN:** 276-101-05
- **SITE ADDRESS:** 16138 HIGHLAND VALLEY ROAD
- **CONTACT:** BENNETT MARTIN, STRATAap ARCHITECTURE, 707.935.7944

**EXISTING PRIVATE STORAGE TANKS (ONSITE):**

**DOMESTIC FIRE PROTECTION WATER SOURCE:**

- PUBLIC - RAMONA MUNICIPAL WATER DISTRICT

**WINERY FRUIT PRODUCTION**

**PRIVATE ONSITE LEACHFIELD**

**PROCESSED WASTE WATER DISPOSAL:**

**DOMESTIC WATER DISPOSAL:**

- EXISTING PUBLIC FIRE HYDRANTS (OFFSITE)

**OWNER/APPLICANT:** PERRIN

**PROJECT INFORMATION**

- 6. LOOPED ROADWAY W/ ALL PROPOSED STRUCTURES WITHIN 150’
- 5. MIN. INSIDE RADIUS: 28 FT.
- *SUB-BASE PER SECT I-M, COUNTY DESIGN MANUAL
- 16-20% SLOPE 3” AC (ALLOWED PER SECT. 503.2.3)
- 11-15% SLOPE 2” AC (15% MAX. GRADE)
- 0-10% SLOPE 4” DG

**FIRE ACCESS ROADWAY:**

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

**FIRE STANDARDS**

- **HOSPITALITY** 12,000± SQ. FT.
- **WINERY** 25,000± SQ. FT.
- **PROPOSED:**
  - **STORAGE BUILDING** 2,500± SQ. FT.
  - **1. STORAGE TO MEET FIRE FLOW REQUIREMENTS OF SECT. 507.3, FIRE WATER SUPPLY:**
    - CONSOLIDATED 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.
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.

**ENVIRONMENT**

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

**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:
- 5. MIN. INSIDE RADIUS: 28 FT.
- 6. LOOPED ROADWAY W/ ALL PROPOSED STRUCTURES WITHIN 150’
- 7. GATES SHALL COMPLY WITH SECT. 503.3, SAN DIEGO COUNTY CODE AND COUNTY FIRE CODE.

**NET IMPORT:** 0 CU. YARD

**FILL:** 2000 CU. YARDS

**CUT:** 2000 CU. YARDS

**DOMESTIC WATER SOURCE:**

- PUBLIC: RAMONA MUNICIPAL WATER DISTRICT

**DOMESTIC WATER SOURCE:**

- PUBLIC: RAMONA MUNICIPAL WATER DISTRICT

**HOSPITALITY ROOF PLAN**

**HOSPITALITY MAIN LEVEL FLOOR PLAN**

**HOSPITALITY LOWER FLOOR PLAN**

**WINERY MAIN LEVEL FLOOR PLAN**

**WINERY LOWER FLOOR PLAN**

**WINERY ROOF PLAN**

**WINERY CENTERLINE OF ROAD PROFILES**

**PROJECT SITE MASTER PLAN CONCEPT**

**NOTE:**

1. "THERE WILL BE ONLY ONE EVENT ON SITE OCCURRING ON ANY GIVEN DAY."
2. If substantial new information and/or major project changes occur prior to the submission of the final plans to the City, then additional noise review may be necessary to ensure noise ordinance compliance.

**PROPOSED SMALL WINERY VICTIM MAP**

**16138 HIGHLAND VALLEY ROAD, ESCONDIDO, CALIFORNIA**

**SHEET INDEX**

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<tr>
<td>G0.00</td>
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<tr>
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<td>NOISE INFORMATION SITE PLAN</td>
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<td>VISUAL RESOURCES &amp; AESTHETICS</td>
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<td>PARKING LOT LIGHTING PLAN</td>
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