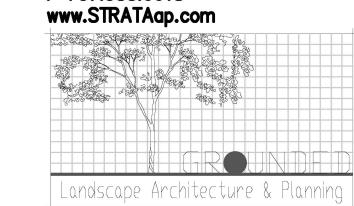




# ARCHITECTURE

23562 Arnold Drive Sonoma, California 95476 T 707.935.7944 F 707.935.6618



#### LOCATION

16138 HIGHLAND VALLEY ROAD ESCONDIDO, CALIFORNIA

#### PARCELS:

PAR 3, 56.45 AC TMK 276-101-14

## REVISIONS

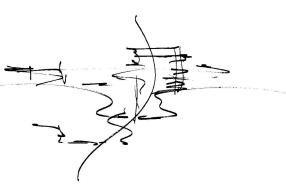
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SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN



# PROPOSED NEW SMALL WINERY

CHECKED BY: 001
DRAWN BY: 002

DRAWN BY: SCALE:

ATE: JANUARY 24, 2018

PROJECT NO. 199-15

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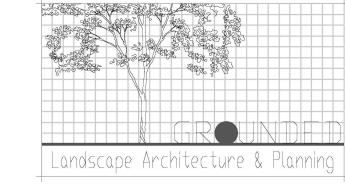
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# ARCHITECTURE

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#### LOCATION

16138 HIGHLAND VALLEY ROAD ESCONDIDO, CALIFORNIA

#### PARCELS:

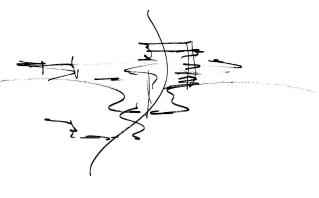
PAR 3, 56.45 AC TMK 276-101-14

## REVISIONS

USE PERMIT FINAL SUBMITTAL 05.12.2020

### SHEET TIT

CONCEPTUAL LANDSCAPE PLAN



# PROPOSED NEW SMALL WINERY

CHECKED BY: 001
DRAWN BY: 002

SCALE:

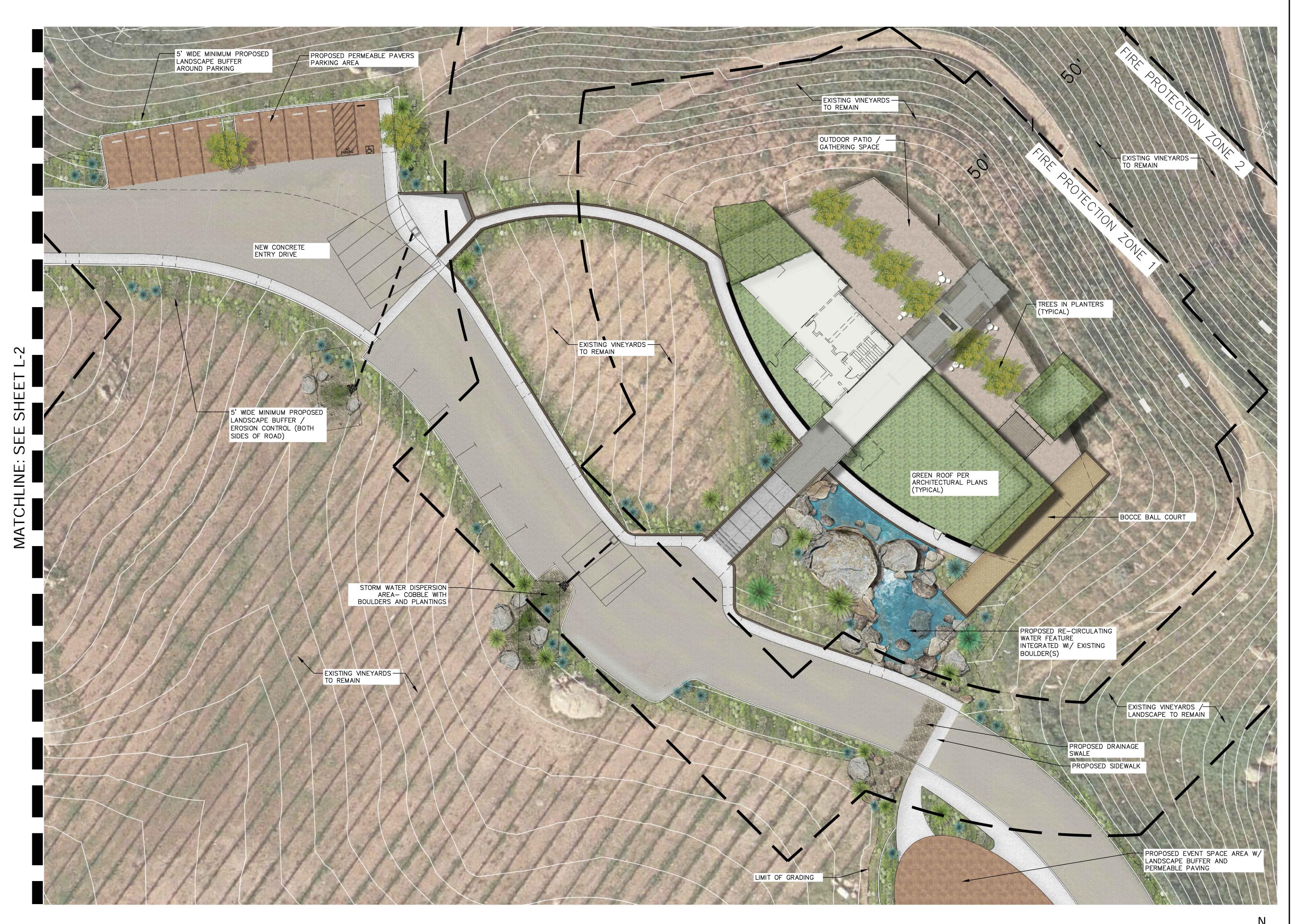
TE: JANUARY 24, 2018

PROJECT NO. 199-15

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DRAWING NO

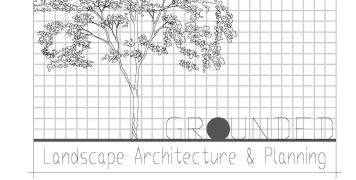
LANDSCAPE PLAN ENLARGEMENT - WINERY BUILDING





# ARCHITECTURE

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#### LOCAT

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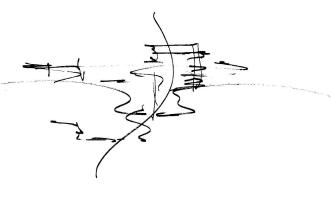
## REVISIONS

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USE PERMIT FINAL SUBMITTAL 05.12.2020

## SHEET TIT

CONCEPTUAL LANDSCAPE PLAN



# PROPOSED NEW SMALL WINERY

CHECKED BY: 001

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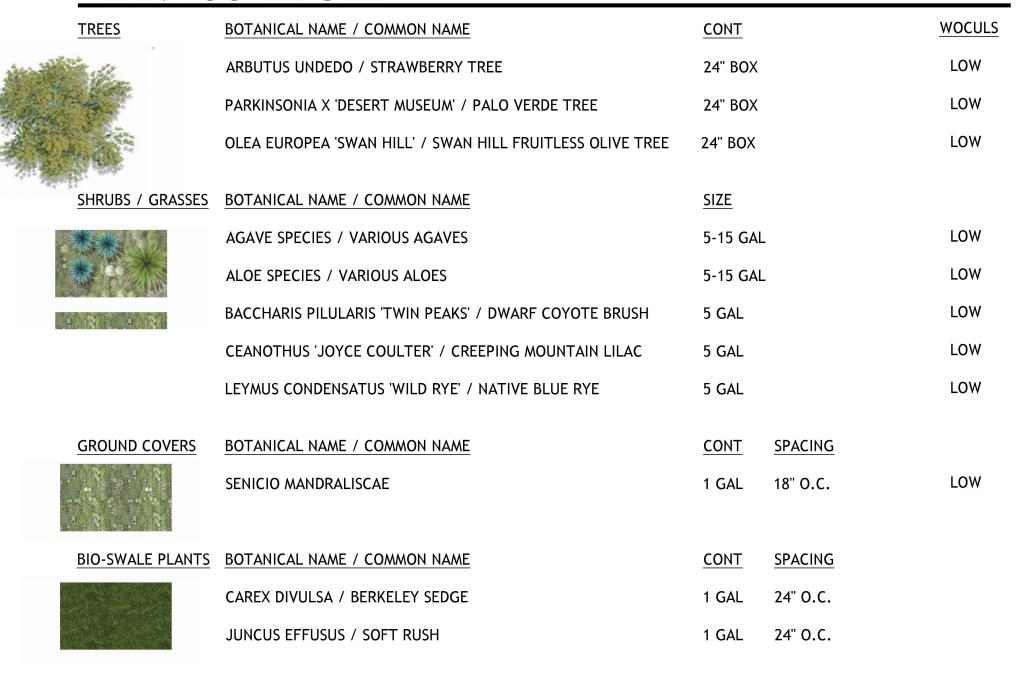
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DRAWING NO.

LANDSCAPE PLAN ENLARGEMENT - HOSPITALITY BUILDING

/16" = 1'-0'





### FUEL MANAGEMENT NOTES

- 1. COMBUSTIBLE VEGETATION MUST BE CLEARED IN A 100-FOOT RADIUS FROM ANY STRUCTURE. COMBUSTIBLE VEGETATION IS ANY MATERIAL THAT LEFT IN ITS NATURAL STATE WILL READILY IGNITE, BURN AND CAUSE FIRE TO MOVE TO ANY STRUCTURE OR OTHER VEGETATION. EXAMPLES
- 2. LITTER, WASTE AND DEAD AND DYING VEGETATION. SEE THE UNDESIRABLE PLANT LIST IN APPENDIX H FOR PLANTS TO AVOID.
- 3. THE FIRST 50 FEET FROM THE STRUCTURE MAY BE PERMANENTLY IRRIGATED AND PLANTED WITH IGNITION RESISTIVE PLANTS WHICH MUST BE MAINTAINED ALL YEAR AROUND.
- 4. WITHIN THE REMAINING 50 FEET OF THE 100-FOOT AREA, ALL DEAD AND DYING VEGETATION MUST BE REMOVED AND THE REMAINING VEGETATION MUST BE THINNED BY 50 PERCENT.
- 5. VEGETATION CAN ONLY BE REMOVED OR THINNED BY MOWING, CUTTING OR GRAZING. THE ROOT STRUCTURE MUST BE LEFT INTACT TO PREVENT EROSION. DO NOT COMPLETELY REMOVE OR DISTURB THE EXISTING PLANT ROOT SYSTEM.
- 6. NO IRRIGATED OR NON-NATIVE LANDSCAPING IS ALLOWED WITHIN AN OPEN SPACE EASEMENT.
- 7. TREES THAT OVERHANG OR TOUCH YOUR STRUCTURES MUST BE TRIMMED BACK AWAY FROM THE
- STRUCTURE. 8. REMOVE ANY TREE LIMBS WITHIN 10 FEET OF YOUR CHIMNEY.
- 9. FOR FIRE TRUCK ACCESS, REMOVE TREES AND SHRUBS WITHIN 10 FEET OF EACH SIDE OF YOUR
- 10. AVOID PLANTING TREES UNDER OR NEAR ELECTRICAL LINES. IF THE TREES GROW INTO OVERHEAD LINES OR MAKE CONTACT WITH OVERHEAD LINES UNDER WINDY CONDITIONS, THEY COULD CAUSE A
- 11. EXISTING TREES SHOULD BE PRUNED BY CUTTING OFF ANY BRANCHES UP TO 6 FEET ABOVE THE GROUND AND THE
- 12. VEGETATION BENEATH THE CANOPY OF THE TREE SHOULD BE TRIMMED TO PREVENT GROUND FIRES FROM SPREADING UPWARD INTO TREES.
- 13. VARY THE HEIGHT OF PLANTS AND ADEQUATELY SPACE THEM. TALLER PLANTS NEED TO BE SPACED
- 14. TO CONSERVE WATER, PLANT LOW WATER USE TREES AND SHRUBS THAT CAN BE MAINTAINED BY
- DEEP WATERING AS INFREQUENTLY AS ONCE OR TWICE A MONTH. 15. WORK WITH YOUR NEIGHBORS TO CLEAR COMMON AREAS BETWEEN HOUSES, AND PRUNE AREAS OF
- HEAVY VEGETATION THAT ARE A FIRE THREAT TO BOTH PROPERTIES.

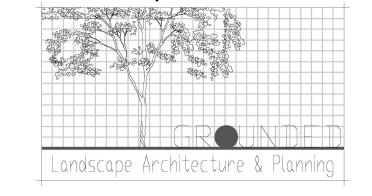
## LANDSCAPE NOTES

- 1. ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION
- SYSTEM. WATER CONSERVING SUB-SURFACE DRIP IRRIGATION SHALL UTILIZED.
- 2. WATER SOURCE FOR LANDSCAPE IRRIGATION IS POTABLE.
- 3. ALL SYSTEMS SHALL BE AUTOMATIC WITH A RAIN SENSING OVERRIDE DEVISED ATTACHED TO THE CONTROLLER. AREAS WITHOUT ELECTRICITY SHALL UTILIZE BATTERY OPERATED VALVES UNTIL SUCH TIME AS ELECTRICITY BECOMES AVAILABLE.
- 4. PLANTINGS ADJACENT TO OPEN SPACE LOTS DO NOT CONTAIN ANY NON-NATIVE, INVASIVE PLANTS. 5. EROSION CONTROL PLANTING SHALL BE PROVIDED FOR ALL SLOPES OVER 3 FEET IN VERTICAL
- HEIGHT AND ADDITIONAL PLANTING (AS PER SECTION 87.417 OF THE GRADING ORDINANCE) IS PROVIDED FOR SLOPES OVER 15 FEET IN VERTICAL HEIGHT.
- 6. OWNER OF THE PROJECT SHALL BE RESPONSIBLE FOR THE MAINTAINING THE PROJECT IN A HEALTHY, DISEASE FREE CONDITION.



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#### PARCELS:

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#### REVISIONS

USE PERMIT FINAL SUBMITTAL 05.12.2020

## SHEET TITLE

PLANT LEGEND AND NOTES



# PROPOSED NEW SMALL WINERY

CHECKED BY: 001

DRAWN BY: 002

SCALE:

DATE: JANUARY 24, 2018

PROJECT NO. 199-15

DRAWING NO.