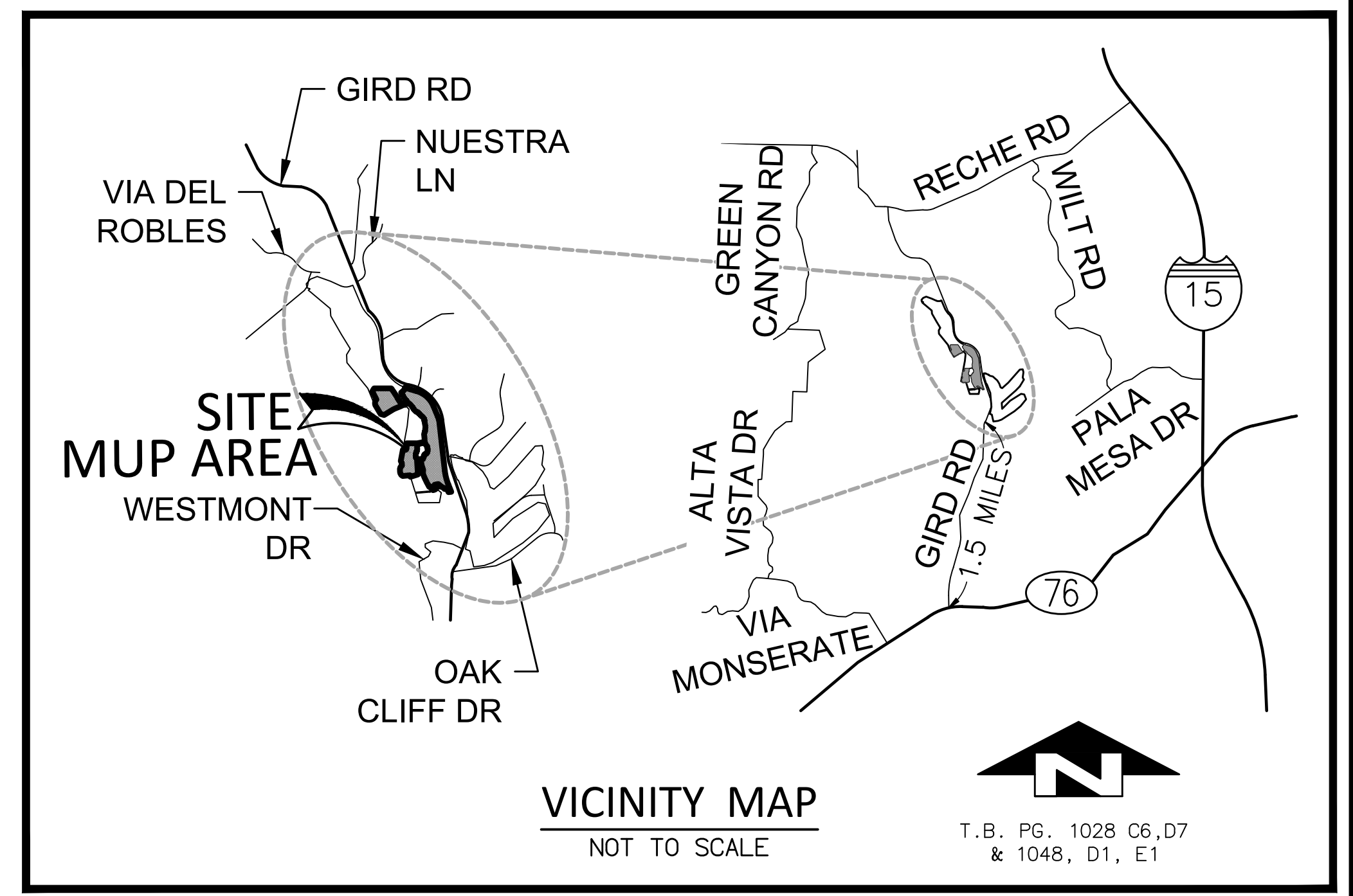


MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

MAJOR USE PERMIT MODIFICATION

PDS 2018-P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003



NOTES

- MUP MODIFICATION BOUNDARY AREA: 23.7 ACRES
- GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- GENERAL PLAN LAND USE DESIGNATION: OPEN SPACE (RECREATION)
- COMMUNITY PLAN FALLBROOK
- THE FALLBROOK GOLF COURSE WAS ORIGINALLY PERMITTED UNDER MAJOR USE PERMIT P61-098 AND WAS SUBSEQUENTLY MODIFIED TO ALLOW THE EXPANSION OF THE GOLF COURSE UNDER MAJOR USE PERMIT P72-567. THE SUBJECT PROPERTY IS CURRENTLY GOVERNED BY THE MOST RECENT MAJOR USE PERMIT (P74-165), APPROVED ON JANUARY 24, 1975, WHICH ALLOWED FOR THE EXPANSION AND CONTINUED USE OF THE GOLF COURSE.
- ASSOCIATED REQUESTS: N/A
- WATER DISTRICT: RAINBOW MUNICIPAL WATER DISTRICT
- SEWER DISTRICT: RAINBOW MUNICIPAL WATER DISTRICT
- GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
- FIRE DISTRICT: NORTH COUNTY PROTECTION FIRE DISTRICT
- SCHOOL DISTRICT: FALLBROOK UNION ELEMENTARY SCHOOL DISTRICT, FALLBROOK UNION HIGH SCHOOL DISTRICT & BONSAI UNIFIED SCHOOL DISTRICT
- THE MUP MODIFICATION WILL DISCONTINUE THE PREVIOUS 18 HOLE GOLF COURSE, CLUBHOUSE AND REPLACE A PORTION OF THE SITE WITH A WINERY, TASTING ROOM, RESTAURANT, AND THREE VENUE EVENT CENTERS.
- THE EXACT LOCATION AND DIMENSIONS OF ALL BUILDINGS, STRUCTURES, EQUIPMENT ARE TYPICAL AND EXACT DIMENSIONS AND LOCATIONS MAY VARY. MINOR DEVIATION REQUIREMENTS ARE GOVERNED BY SECTION 7609 OF THE ZONING ORDINANCE, ALTHOUGH THEY SHALL SUBSTANTIALLY CONFORM TO WHAT IS INDICATED ON THE PLANS TO REFLECT THE APPROXIMATE BULK, SCALE AND SIZE.
- LIGHTING FOR MAINTENANCE AND SECURITY PURPOSES ONLY. SHIELDED LIGHTING LOCATED AT ENTRANCE GATES, PARKING LOT AND BUILDING ENTRANCES SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS AND THE COUNTY LIGHT POLLUTION CODE. LIGHTING SHALL BE ARCHITECTURAL AND SHIELDED AND NOT OVERFLOW FROM AREA. BUILDING ILLUMINATION AND ARCHITECTURE LIGHTING SHALL BE INDIRECT IN CHARACTER (NO LIGHT SOURCE VISIBLE). PARKING LOT LIGHTING SHALL COMPLY WITH SAN DIEGO COUNTY ZONING ORDINANCE #6792. ALL OUTDOOR LIGHTING WILL COMPLY WITH SAN DIEGO COUNTY ZONING ORDINANCE SECTION #6300.
- THE PROJECT PROPOSES TO BE GRADED IN TWO PHASES AS SHOWN ON THE PLOT PLAN SHEET 2. ALL IMPROVEMENTS (PARKING, ACCESS, INFRASTRUCTURE, LANDSCAPE AND BMP'S) WILL BE INSTALLED WITH EACH PHASE. CONSTRUCTION OF STRUCTURES WITHIN EACH OF THE PHASES ARE MARKET DRIVEN AND WILL NOT OCCUR IN ANY PARTICULAR ORDER, TIMING OR SEQUENCE, AS AN INTERIM REPLACEMENT FOR THE WINE TASTING AND EVENT VENUE. MODULAR BUILDINGS/TENT MAY BE USED WITH THE APPROVAL OF THE FAJ (SEE NOTES ON SHEET 2).
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING CONCEPT.
- PROJECT SIGNAGE SHALL BE IN CONFORMANCE WITH SAN DIEGO COUNTY ZONING ORDINANCE SECTION #6250.
- PROJECT ENTRY GATES SHALL BE DESIGNED AND CONSTRUCTED TO MEET COUNTY OF SAN DIEGO DESIGN STANDARDS TO THE SATISFACTION OF THE NORTH COUNTY FIRE PROTECTION DISTRICT.
- MAIN ACCESS GATE AND EMERGENCY ACCESS GATES 1 & 2 TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
- THE OUTDOOR EVENTS ARE LIMITED TO LIGHT CEREMONY MUSIC AND OFFICIATE. THE CEREMONY AREAS WILL FACE TOWARD THE SLOPING HILL OR THE WINERY BUILDING TO ENSURE NOISE ATTENUATION.
- THE AMPLIFIED MUSIC FROM THE EVENTS WILL BE LIMITED TO INSIDE THE PROPOSED VENUES AND WOULD PROMPTLY END BY 10:00PM.
- HOURS OF OPERATIONS WOULD BE LIMITED TO 10:00 AM TO 10:00 PM, WHERE NO MUSIC, LIVE OR RECORDED WOULD OCCUR AFTER 10:00 PM.

ASSESSOR PARCEL NUMBER

107-420-14 FOR., 107-420-16 FOR., 107-420-17 FOR., 124-330-04 FOR., 124-330-14 FOR., 124-330-15 FOR., 124-330-20 FOR.

LEGAL DESCRIPTION

A PORTION OF TRACT B, RANCHO MONSERATE, SAN DIEGO COUNTY, CALIFORNIA, BOOK 23, PAGE 356 OF DEEDS.

BASIS OF BEARINGS

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (CORS EPOCH 2011). SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CONTINUOUS OPERATING REFERENCE STATIONS (CORS) AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION: SDGPS 03. 2" BRASS DISK IN SIDEWALK STAMPED "NE 15/76 1980 SDGPS-03 1991". LOCATED AT THE NORTHEAST CORNER OF OVERPASS OF HWY 76 & HWY 15. ELEVATION: 308.26 (NAVD88)

SITE ADDRESS:

2757 GIRD ROAD
FALLBROOK, CA 92028

ZONING

ZONE	107-420-16, 17, 124-330-04, 14, 15, 20
USE REGULATIONS	A-70
ANNUAL REGULATIONS	L
DENSITY	---
LOT SIZE	2 AC
BUILDING TYPE	C
MAX. BUILDING COVERAGE	---
FLOOR AREA RATIO	---
HEIGHT	6
LOT COVERAGE	C
SETBACK	---
OPEN SPACE	---
SPECIAL AREA REGULATION	---

SETBACKS

SETBACK	60'
GRID ROAD (FROM C/L)	60'
EXTERIOR SIDE YARD	35'
INTERIOR SIDE YARD	15'
REAR YARD SETBACK	25'

APPLICANT:

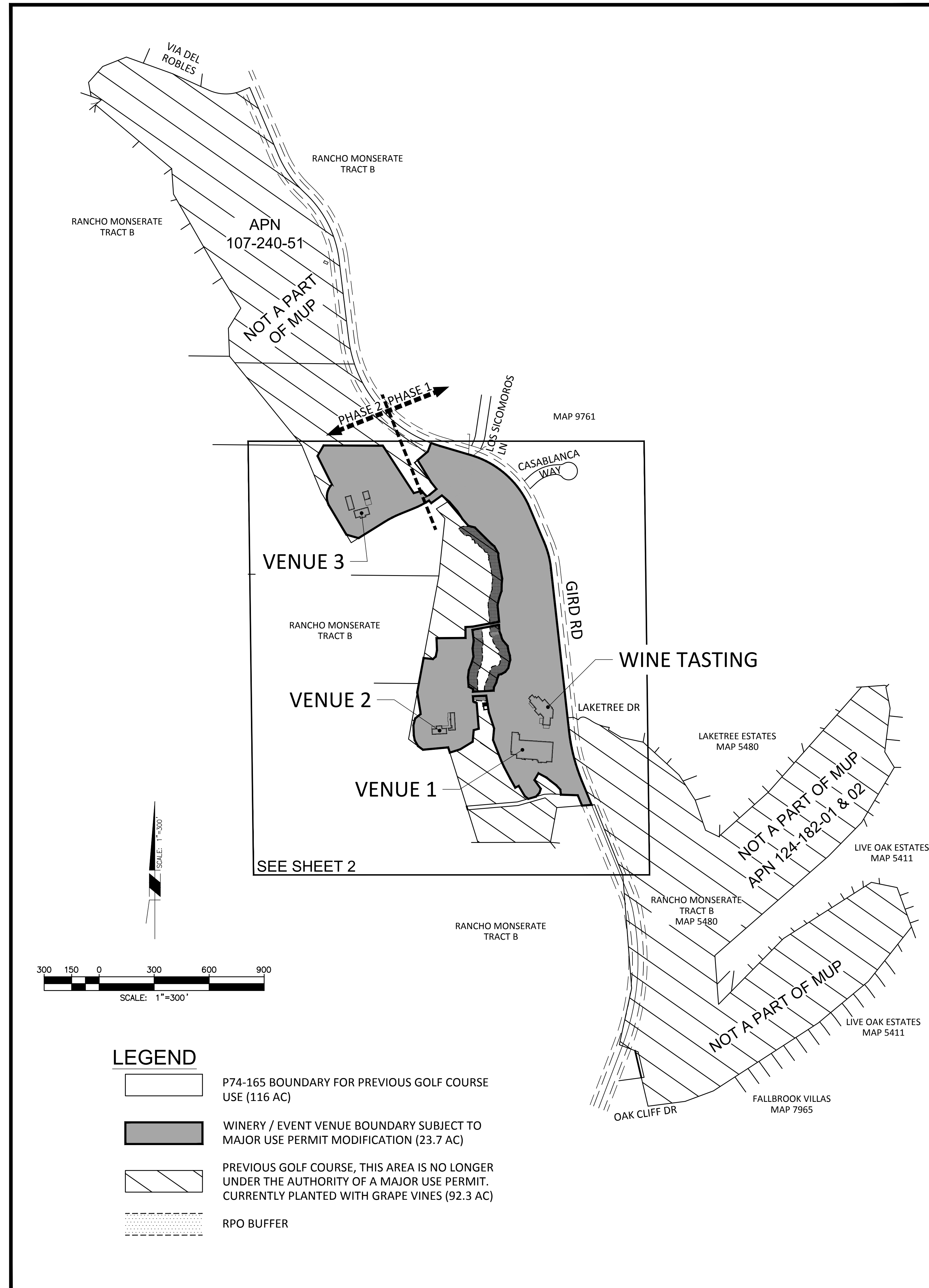
GIRD VALLEY, INC.
1492 RAINBOW VALLEY BLVD.
FALLBROOK, CA 92028

PLANNER/ENGINEER

MICHAEL BAKER INTERNATIONAL
STEVE WRAGG
9755 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92124
(858) 614-5000

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - PLOT PLAN
- SHEET 3 - WINE TASTING BUILDING ELEVATIONS
- SHEET 4 - WINE TASTING BUILDING ELEVATIONS
- SHEET 5 - WINE TASTING BUILDING ELEVATIONS
- SHEET 6 - VENUE 1 BUILDING ELEVATIONS
- SHEET 7 - VENUE 1 BUILDING ELEVATIONS
- SHEET 8 - VENUE 2 BUILDING ELEVATIONS
- SHEET 9 - VENUE 2 BUILDING ELEVATIONS
- SHEET 10 - VENUE 3 BUILDING ELEVATIONS
- SHEET 11 - VENUE 3 BUILDING ELEVATIONS



EXISTING EASEMENTS

DESCRIPTION	DOC. #
SDG&E PUBLIC UTILITIES	DOC. 120804, BK 4253 PG 35, 10/3/1951
PUBLIC ROAD EASEMENT	DOC. 132414 BK. 5384 PG. 583, 10/4/1954
FALLBROOK PUBLIC UTILITIES	DOC. 65204, BK. 7050, PG. 249, 4/23/1958
PUBLIC ROAD EASEMENT	FILE NO. 122061, 7/7/1964
PUBLIC ROAD EASEMENT	FILE NO. 122064, 7/7/1964
PUBLIC ROAD EASEMENT	FILE NO. 122065, 7/7/1964
GRANT & AGREEMENT	FILE NO. 2004-0505579, 6/26/2004

CHICAGO TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NUMBER 7101614983, DATED 9/1/2016

PARKING SUMMARY TABLE

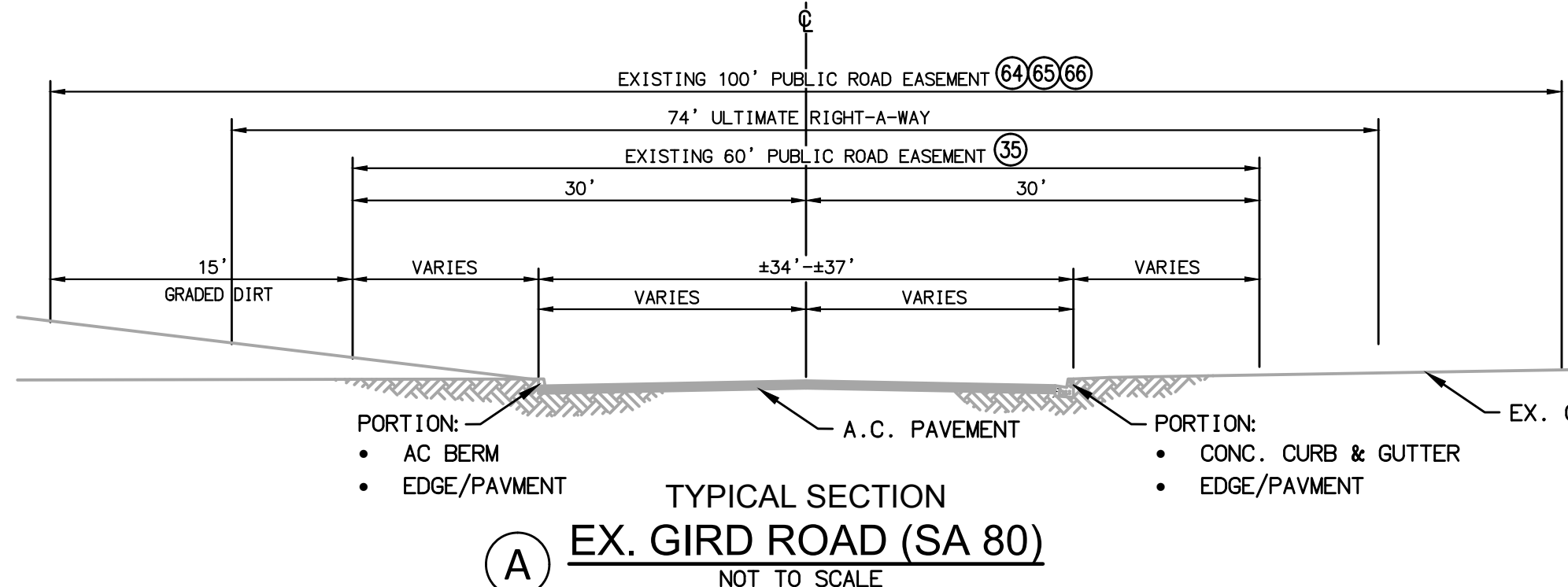
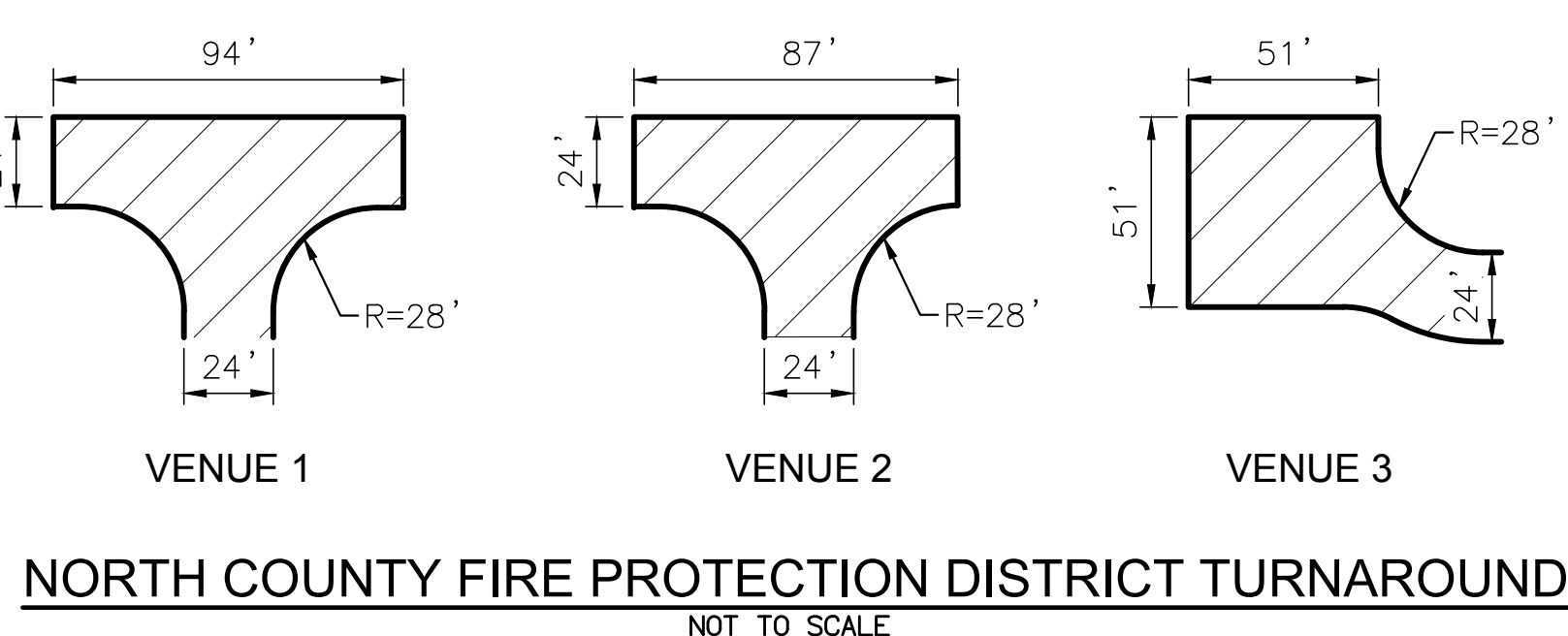
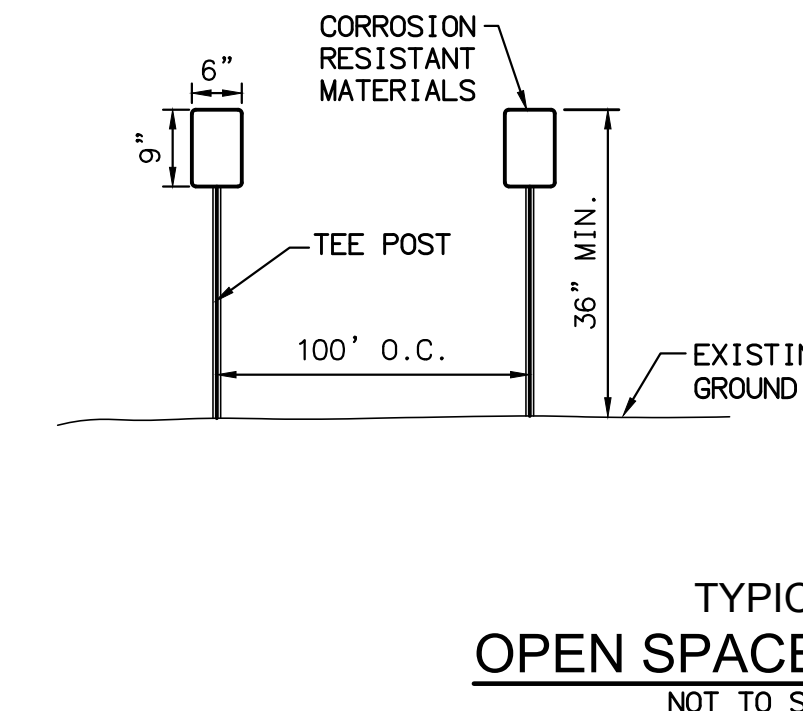
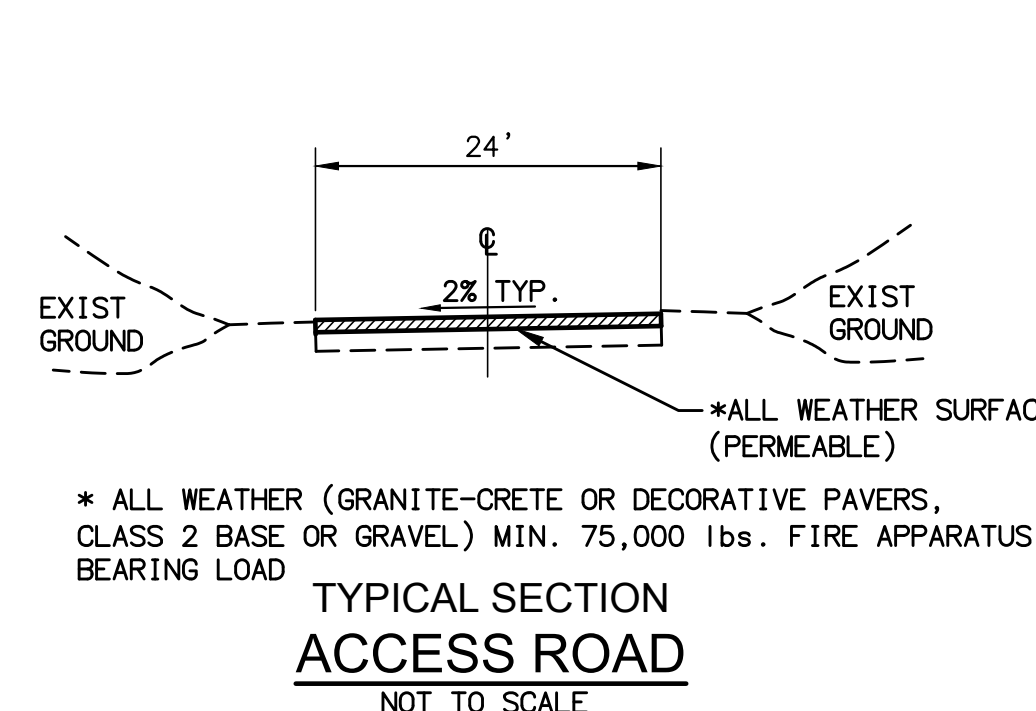
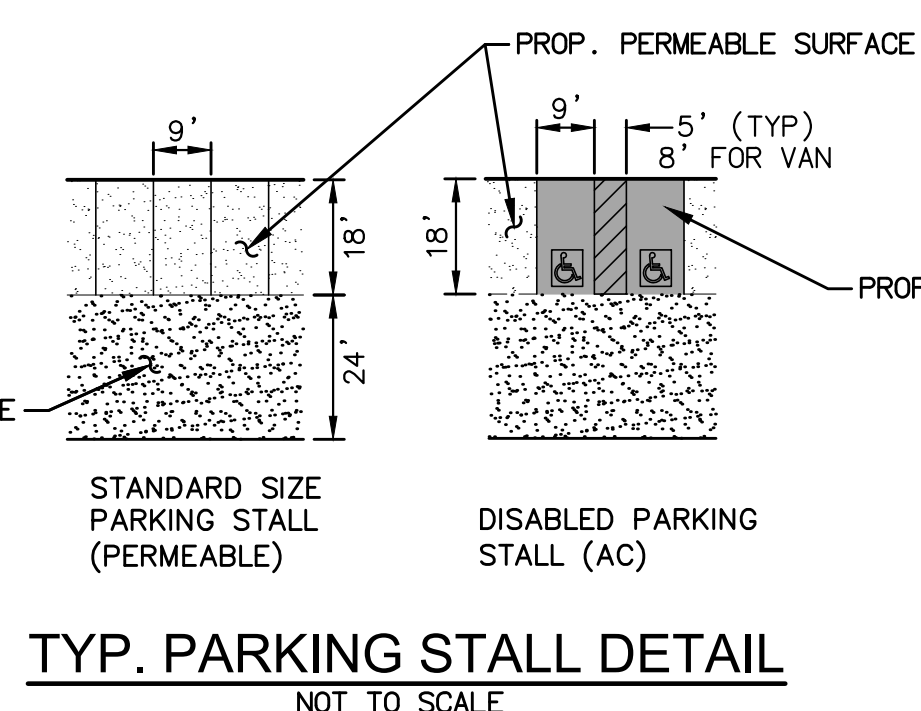
BUILDING NAME	AREA	SF	Zoning Ord Section #	Req Ratio	PS
Wine Tasting & Restaurant	Ground & Second Floors	17,154	6762-Eat/Drink Estb.	10 per KSF	172
Venue 1	Barrel Rm, Wine Making Facility, Mech Rm	12,423	6772-Gen Manufacturing	1.5 per KSF	19
	Pavilion, Bridal & Groom Suites	3,530	6762-Participant Rec	6 per KSF	21
	Event Sales Center, Offices	4,773	6762-Commercial Office	4 per KSF	19
Venue 2	Bridal & Groom Suites	2,453	6762-Participant Rec	6 per KSF	15
	Reception Building	2,884	6762-Eat/Drink Estb.	10 per KSF	29
Venue 3	Bridal & Groom Suites, Dance Floor, Restrooms, Food Prep	5,174	6762-Participant Rec	6 per KSF	31
	Reception Building	3,200	6762-Eat/Drink Estb.	10 per KSF	32
Total: 51,591					Required: 337
					Proposed: 350
					(Ind. 8 ADA PS & 30 PS for staff)

SF - Square Feet
KSF - 1000 Square Feet
PS - Parking Space

BUILDING SUMMARY TABLE

DESCRIPTION	CONDITION AREA (S.F.)	UNCONDITIONAL AREA (S.F.)
PROP. WINE TASTING/RESTAURANT	17,154	3,977
PROP. VENUE #1	20,726	1,947
PROP. VENUE #2	5,337	2,012
PROP. VENUE #3	8,374	0
TOTAL	51,591	7,936

NOTE:
• CONDITIONAL AREA: INTERIOR FLOOR AREA
• UNCONDITIONAL AREA: TERRACES/LOGGIAS



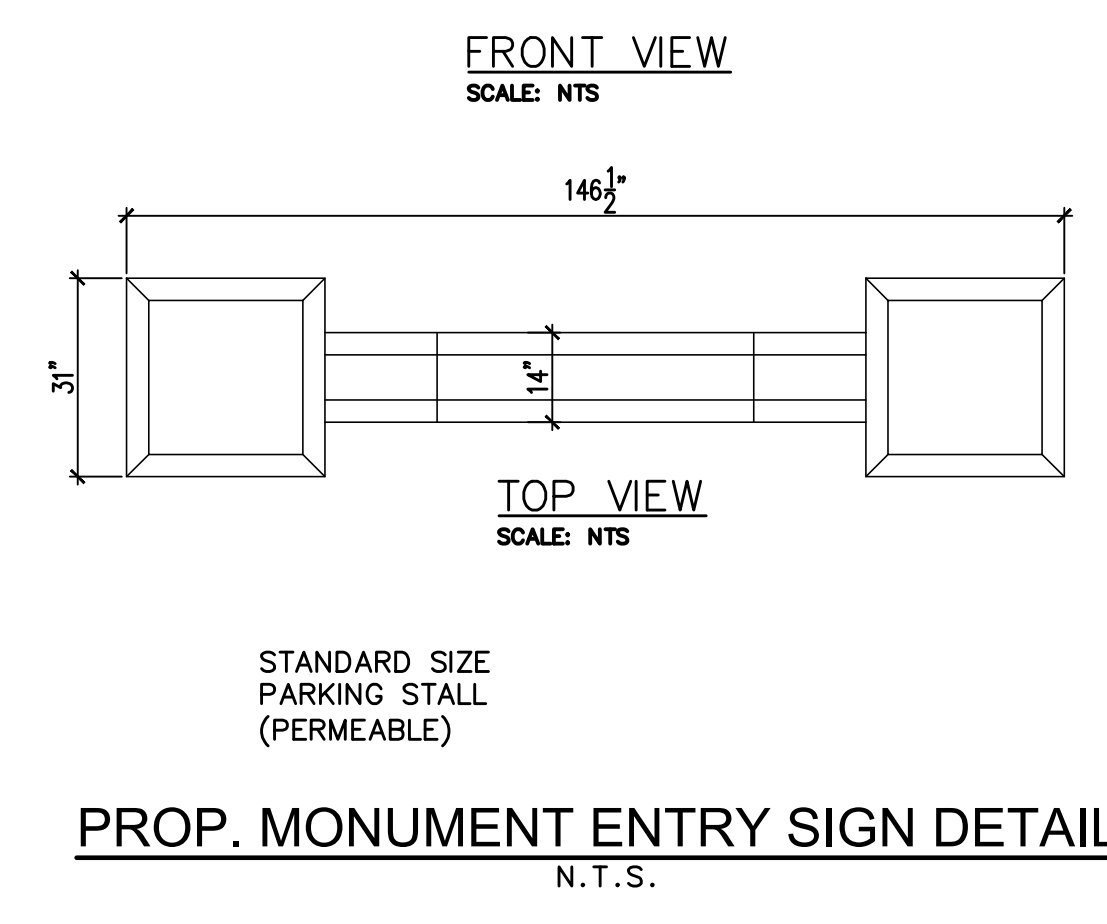
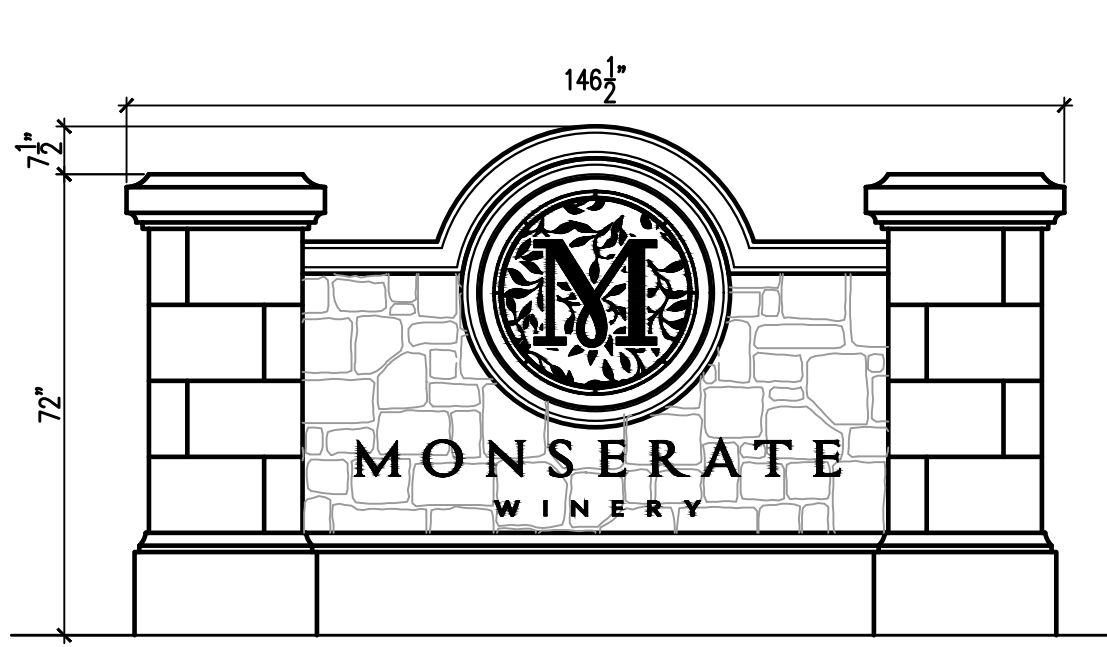
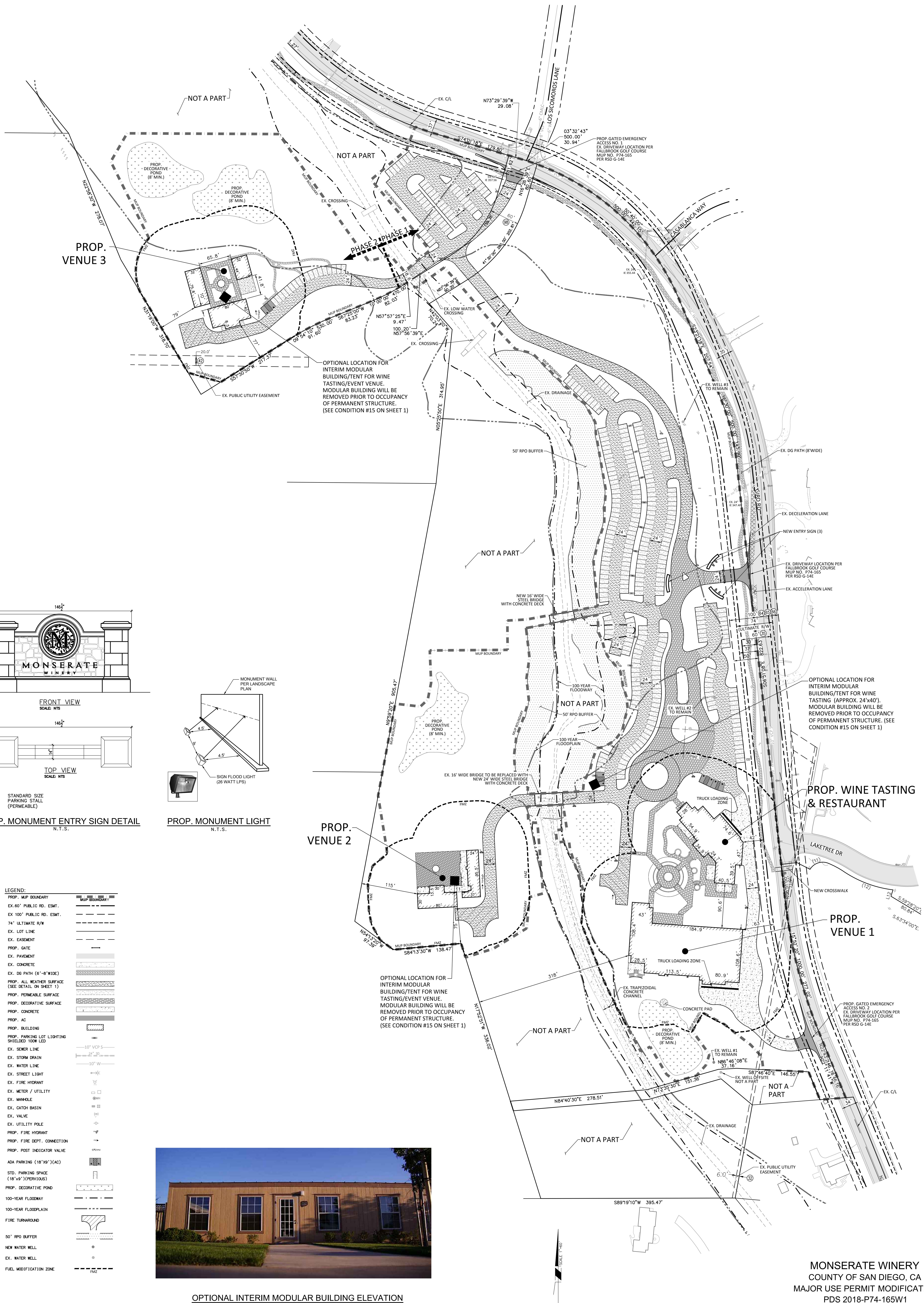
SENSITIVE ENVIRONMENTAL RESOURCE AREA RESTRICTED BY EASEMENT

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restriction and exceptions contact the County of San Diego, Planning & Development Services. Reference: PDS2018-MUP-74-165W1

MONSERATE WINERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2018-P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003
TITLE SHEET

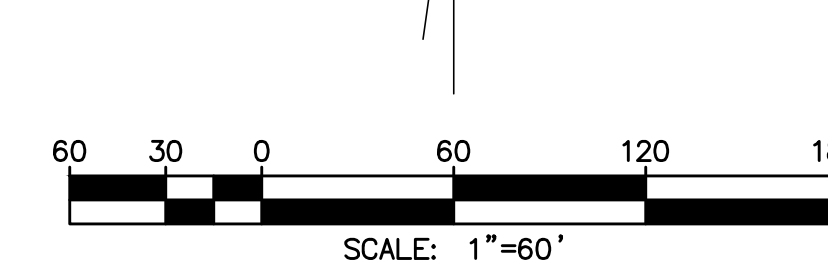
SHEET 1 OF 11
NOVEMBER 13, 2019
Michael Baker INTERNATIONAL
9755 Clairemont Mesa Blvd.
San Diego, CA 92124
Phone: (858) 614-5000
MBAKERINTL.COM

11/7/2019 5:13 PM
BUTTS, KIMBERLY



LEGEND:

PROP. MUP BOUNDARY	---
EX. 60' PUBLIC RD. ESMT.	---
EX. 100' PUBLIC RD. ESMT.	---
74' ULTIMATE R/W	---
EX. LOT LINE	---
EX. EASEMENT	---
PROP. GATE	---
EX. PAVEMENT	---
EX. CONCRETE	---
EX. DG PATH (6'-8" WIDE)	---
PROP. ALL WEATHER SURFACE (SEE DETAIL ON SHEET 1)	---
PROP. PERMEABLE SURFACE	---
PROP. DECORATIVE SURFACE	---
PROP. CONCRETE	---
PROP. AC	---
PROP. BUILDING	---
PROP. PARKING LOT LIGHTING SHIELDED 100W LED	---
EX. SEWER LINE	---
EX. STORM DRAIN	---
EX. WATER LINE	---
EX. STREET LIGHT	---
EX. FIRE HYDRANT	---
EX. METER / UTILITY	---
EX. MANHOLE	---
EX. CATCH BASIN	---
EX. VALVE	---
EX. UTILITY POLE	---
PROP. FIRE HYDRANT	---
PROP. FIRE DEPT. CONNECTION	---
PROP. POST INDICATOR VALVE	---
ADA PARKING (18'x9')(AC)	---
STD. PARKING SPACE (18'x9')(PERVIOUS)	---
PROP. DECORATIVE POND	---
100-YEAR FLOODWAY	---
100-YEAR FLOODPLAIN	---
FIRE TURNAROUND	---
50' RPO BUFFER	---
NEW WATER WELL	---
EX. WATER WELL	---
FUEL MODIFICATION ZONE	---



MONSERATE WINERY
 COUNTY OF SAN DIEGO, CA
 MAJOR USE PERMIT MODIFICATION
 PDS 2018-P74-165W1
 ENV. LOG NO. PDS 2018-ER-18-02-003
 MUP PLOT PLAN

SHEET 2 OF 11
 NOVEMBER 13, 2019

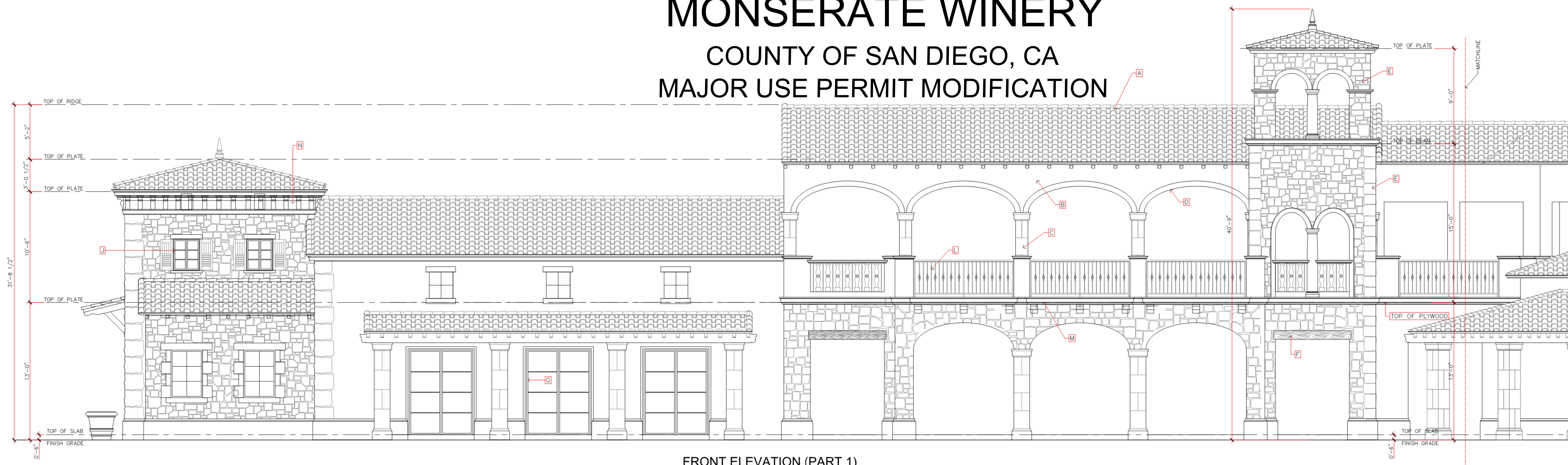
Michael Baker INTERNATIONAL
 9755 Clairemont Mesa Blvd.
 San Diego, CA 92124
 Phone: (619) 614-5000
 MBAKERINTL.COM

PL: VDA/TA/160734/CADD/PLANNING/DIA/160734-MUP-02-DWG BUTTS: KIMBERLY 11/7/2019 5:13 PM

MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

MAJOR USE PERMIT MODIFICATION



FRONT ELEVATION (PART 1)

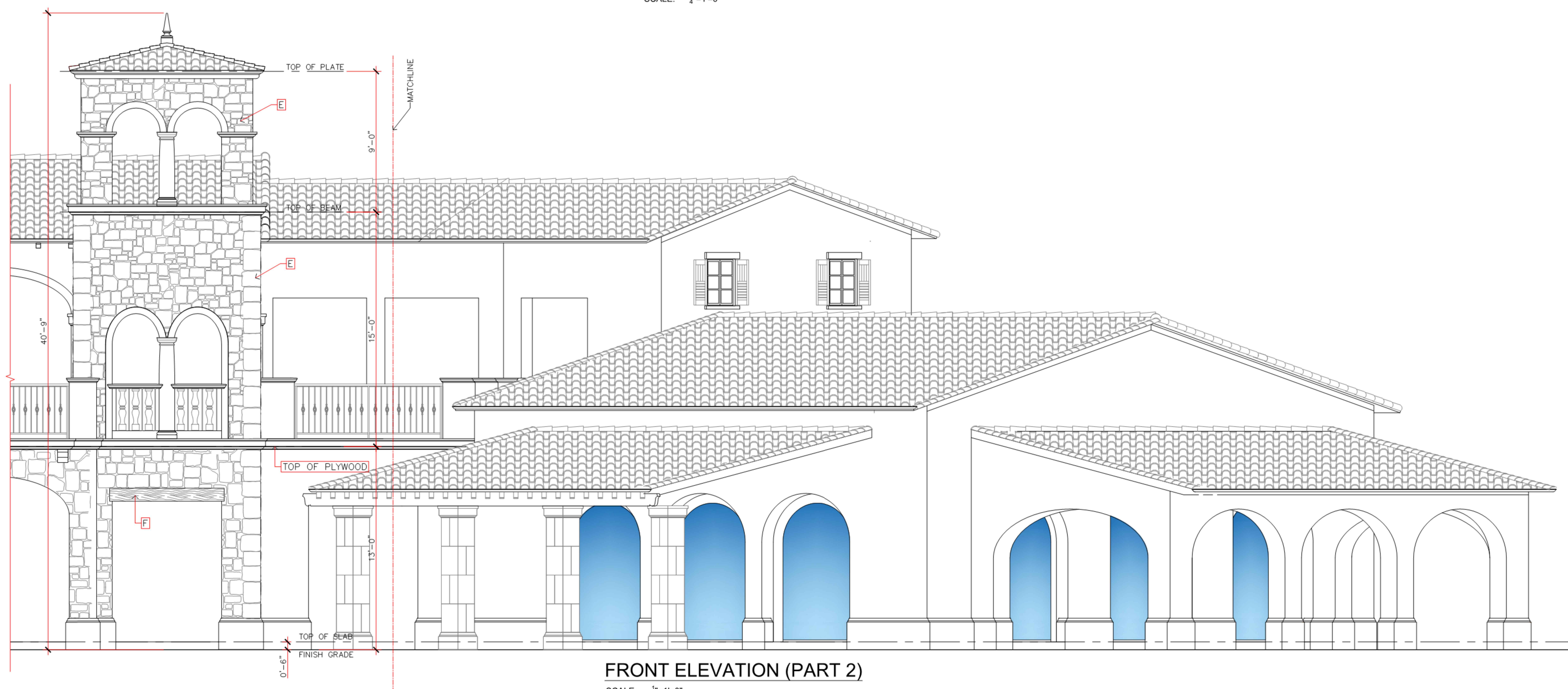
SCALE: 1/2"=1'-0"

MATERIAL SCHEDULE

- (A) CLAY TILE ROOFING
COLOR: TO BE DETERMINED
- (B) STUCCO WALL FINISH
COLOR: TO BE DETERMINED
- (C) CAST STONE COLUMN (TRUCAST)
COLOR: TO BE DETERMINED
- (D) CAST STONE ARCHES (TRUCAST)
COLOR: TO BE DETERMINED
- (E) NATURAL STONE QUORN CLADDING
COLOR: TO BE DETERMINED
- (F) WOOD BEAM DOOR HEADER
COLOR: TO BE DETERMINED
- (G) ALUMINUM FRENCH DOORS
POWDER COATED FINISH
COLOR: TO BE DETERMINED
- (H) NATURAL STONE WALL CLADDING
COLOR: TO BE DETERMINED
- (J) ALUMINUM WINDOW FRAMES
POWDER COATED FINISH
COLOR: TO BE DETERMINED
- (K) DECORATIVE WINDOW SHUTTER
COLOR: TO BE DETERMINED
- (L) WROUGHT IRON BALUSTRADE
- (M) CAST STONE BANDING (TRUCAST)
COLOR: TO BE DETERMINED
- (N) CAST STONE ROOF CORNICE (TRUCAST)
COLOR: TO BE DETERMINED

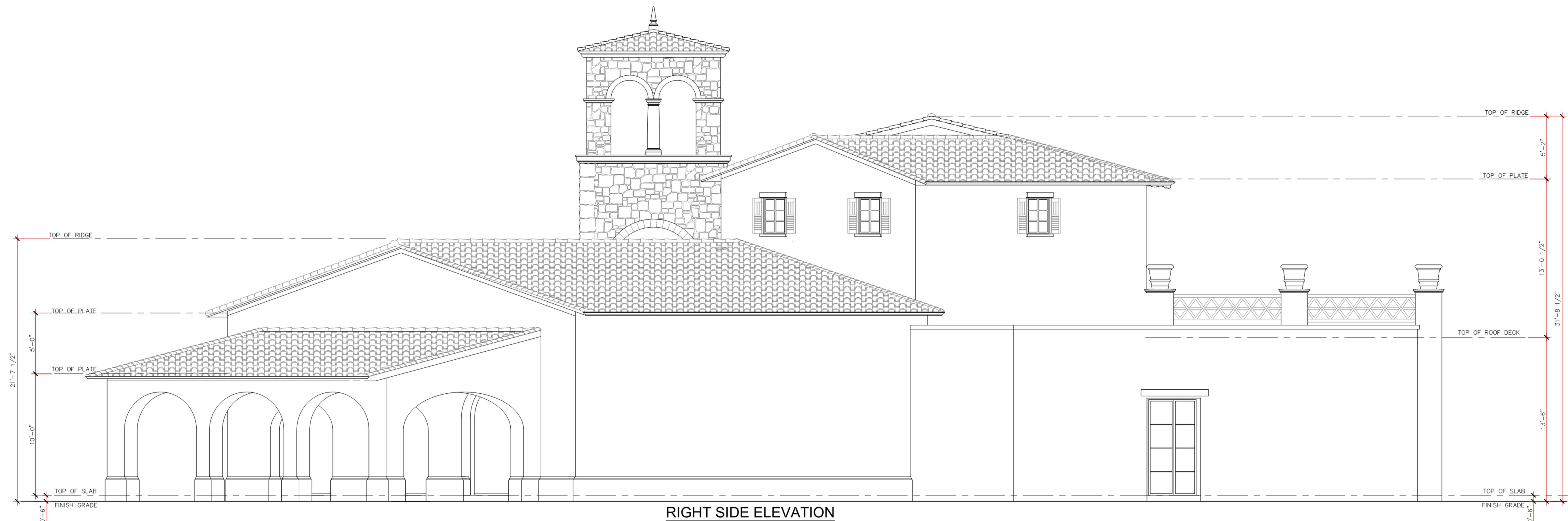
NOTES

1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL (e.g. ROOF TILES).
4. ROOF ATTIC VENTS MUST BE WELL HIDDEN FROM NEIGHBORING VIEWS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.
5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONCEALED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
6. ROOFING SHALL BE FIRE-STRIPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
7. CHIMNEYS SHALL EXTEND AT LEAST 3 FEET ABOVE ROOF LEVEL WITHIN 10 FEET OF CHIMNEY, AND NOT LESS THAN 3 FEET FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.9.1)
8. EAVES & SOFFITS SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL NOT EXCEED 144 SQ. IN. PER OPENING & SHALL BE COVERED WITH METAL LOUVERS & 1/4" (5.2mm) MESH CORROSION-RESISTANT METAL SCREEN.
10. EXTERIOR WALLS SHALL BE 1-HOUR PLASTER WITH HEAVY TIMBER.
11. EXTERIOR DECKS, BALCONES, AND STAIRWAYS SHALL BE WATERPROOFED OR NATURALLY DURABLE OR TREATED. WOOD SHALL BE UTILIZED (SEC. 2304.11.5)
12. WINDOWS SHALL BE MULTI-GLAZED WITH MINIMUM ONE TEMPERED PANE OR 20-MINUTE RATED.
13. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR MINIMUM OF 1-3/8" SOLID CORE OR 20-MINUTE RATED.
14. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH AMPA M.A. CRC 6337-1.1



FRONT ELEVATION (PART 2)

SCALE: 1/2"=1'-0"



RIGHT SIDE ELEVATION

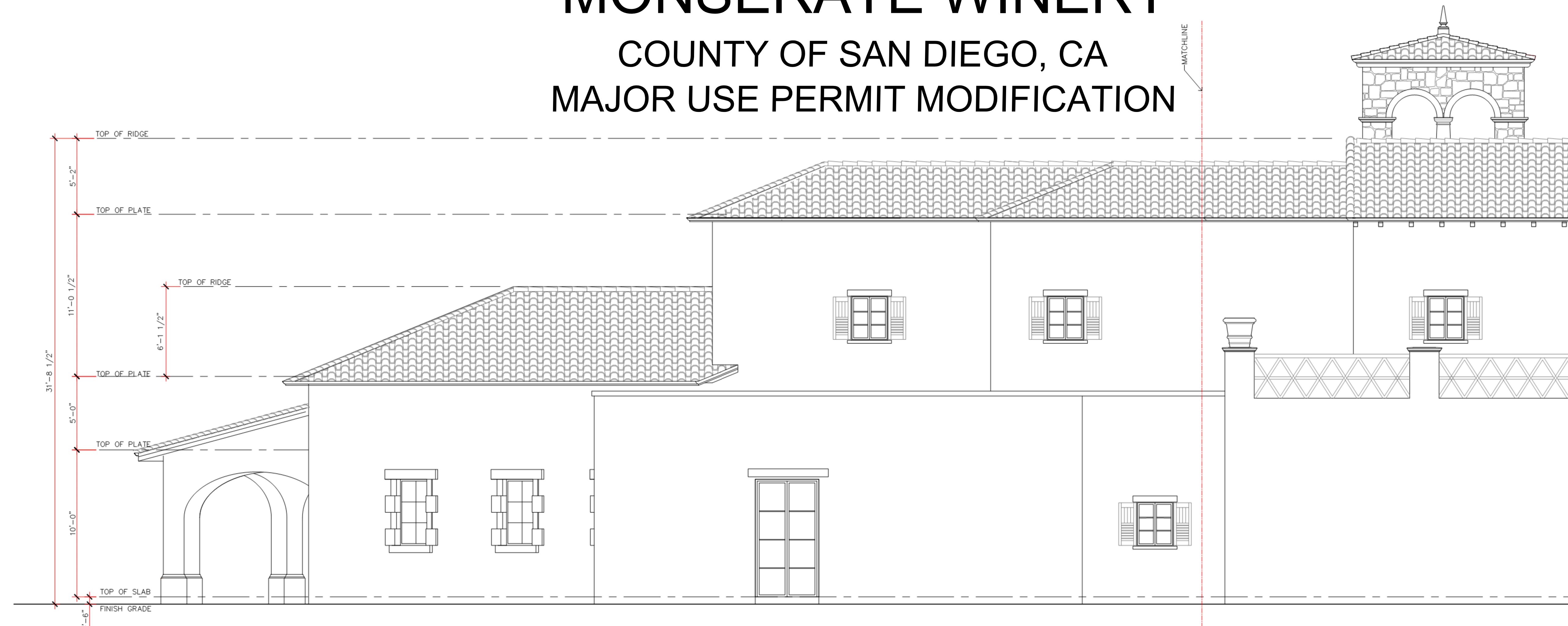
SCALE: 1/2"=1'-0"

MONSERATE WINERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2018 MUP P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003
WINE TASTING
BUILDING ELEVATIONS

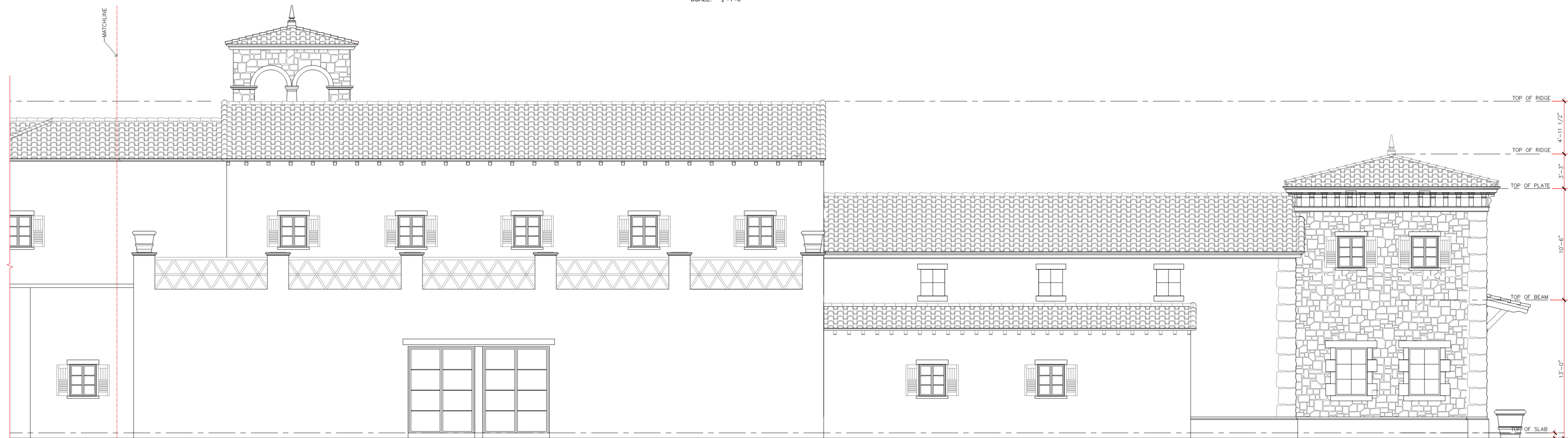
MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

MAJOR USE PERMIT MODIFICATION



REAR ELEVATION (PART 1)
SCALE: 3/8"=1'-0"



REAR ELEVATION (PART 2)
SCALE: 3/8"=1'-0"



LEFT SIDE ELEVATION (PART 2)
SCALE: 3/8"=1'-0"

MATERIAL SCHEDULE

- (A) CLAY TILE ROOFING
COLOR: TO BE DETERMINED
- (B) STUCCO WALL FINISH
COLOR: TO BE DETERMINED
- (C) CAST STONE COLUMN (TRUCAST)
COLOR: TO BE DETERMINED
- (D) CAST STONE ARCHES (TRUCAST)
COLOR: TO BE DETERMINED
- (E) NATURAL STONE COLUMN CLADDING
COLOR: TO BE DETERMINED
- (F) WOOD BEAM DOOR HEADER
COLOR: TO BE DETERMINED
- (G) ALUMINUM FRENCH DOORS
POWDER COATED FINISH
COLOR: TO BE DETERMINED
- (H) NATURAL STONE WALL CLADDING
COLOR: TO BE DETERMINED
- (J) ALUMINUM WINDOW FRAMES
POWDER COATED FINISH
COLOR: TO BE DETERMINED
- (K) DECORATIVE WINDOW SHUTTER
COLOR: TO BE DETERMINED
- (L) WROUGHT IRON BALUSTRADE
- (M) CAST STONE BANDING (TRUCAST)
COLOR: TO BE DETERMINED
- (N) CAST STONE ROOF CORNICE (TRUCAST)
COLOR: TO BE DETERMINED

NOTES

1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW SILL-SIPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL (E.G. ROOF TILES).
4. ROOF ATTIC VENTS MUST BE WELL HIDDEN FROM NEIGHBORING VIEWS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.
5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
6. ROOFING SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
7. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ROOF LEVEL WITHIN 10 FEET OF CHIMNEY, AND NOT LESS THAN 3 FEET FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.9.1)
8. EAVES & SOFFITS SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL NOT EXCEED 144 SQ. IN. PER OPENING & SHALL BE COVERED WITH METAL LouVERS & 1/4" (6.35mm) MESH CORROSION-RESISTANT METAL SCREEN.
10. EXTERIOR WALLS SHALL BE 1-HOUR PLASTER WITH HEAVY TIMBER.
11. EXTERIOR DECKS, BALCONIES, AND STAIRWAYS SHALL BE WATERPROOFED OR NATURALLY DURABLE OR TREATED WOOD SHALL BE UTILIZED. (SEC. 2304-11.2)
12. WINDOWS SHALL BE MULTI-GLAZED WITH MINIMUM ONE TEMPERED PANE OR 20-MINUTE RATED.
13. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR MINIMUM OF 1-3/8" SOLID CORE OR 20-MINUTE RATED.
14. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH ANPA M4. CRC R317-1.1

MONSERATE WINERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2018 MUP P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003
WINE TASTING
BUILDING ELEVATIONS

MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

MAJOR USE PERMIT MODIFICATION



FRONT ELEVATION (MAIN DINING BLDG.)
SCALE: 3/8"=1'-0"



RIGHT SIDE ELEVATION (MAIN DINING BLDG.)
SCALE: 3/8"=1'-0"

MATERIAL SCHEDULE

- (A) CLAY TILE ROOFING
COLOR: TO BE DETERMINED
- (B) STUCCO WALL FINISH
COLOR: TO BE DETERMINED
- (C) CAST STONE COLUMN (TRUCAST)
COLOR: TO BE DETERMINED
- (D) CAST STONE ARCHES (TRUCAST)
COLOR: TO BE DETERMINED
- (E) NATURAL STONE CLON CLADDING
COLOR: TO BE DETERMINED
- (F) WOOD BEAM DOOR HEADER
COLOR: TO BE DETERMINED
- (G) ALUMINUM FRENCH DOORS
POWDER COATED FINISH
COLOR: TO BE DETERMINED
- (H) NATURAL STONE WALL CLADDING
COLOR: TO BE DETERMINED
- (J) ALUMINUM WINDOW FRAMES
POWDER COATED FINISH
COLOR: TO BE DETERMINED
- (K) DECORATIVE WINDOW SHUTTER
COLOR: TO BE DETERMINED
- (L) WROUGHT IRON BALUSTRADE
- (M) CAST STONE BANDING (TRUCAST)
COLOR: TO BE DETERMINED
- (N) CAST STONE ROOF CORNICE (TRUCAST)
COLOR: TO BE DETERMINED

NOTES

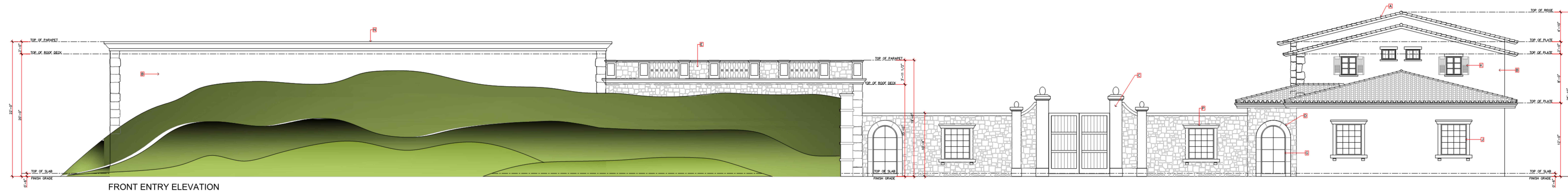
1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE WEATH BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL. (E.G. ROOF TILES)
4. ROOF ATTIC VENTS MUST BE WELL HIDDEN FROM NEIGHBORING VENTS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.
5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CALCULATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
6. ROOFING SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
7. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ROOF LEVEL WITHIN 10 FEET OF CHIMNEY, AND NOT LESS THAN 3 FEET FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. (IRC R1003.9.1)
8. EAVES & SOFFITS SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL NOT EXCEED 144 SQ. IN. PER OPENING & SHALL BE COVERED WITH METAL Louvers & 1/4" (0.25mm) MESH CORROSION-RESISTANT METAL SCREEN.
10. EXTERIOR WALLS SHALL BE 1-HOUR PLASTER WITH HEAVY FIBER.
11. EXTERIOR DECKS, BALCONIES, AND STAIRWAYS SHALL BE WATERPROOFED OR NATURALLY EXPOSED OR TREATED WOOD SHALL BE UTILIZED (SEC. 2304.11.5)
12. WINDOWS SHALL BE MULTI-GLAZED WITH MINIMUM ONE EMERGENCY FANE OR 20-MINUTE RATED.
13. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR MINIMUM OF 1-3/4" SOLID CORE OR 20-MINUTE RATED.
14. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH AWPA 114, C10 937-1.1.

MONSERATE WINERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2018 MUP P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003
WINE TASTING
BUILDING ELEVATIONS

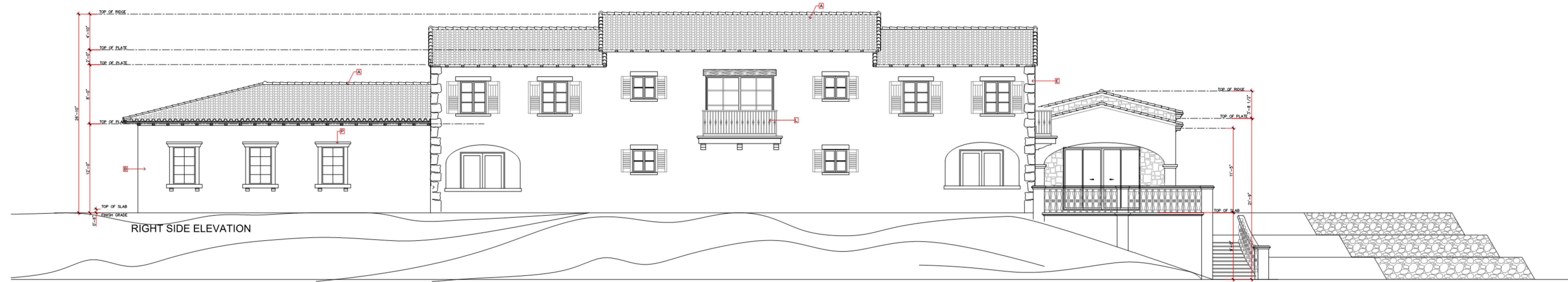
MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

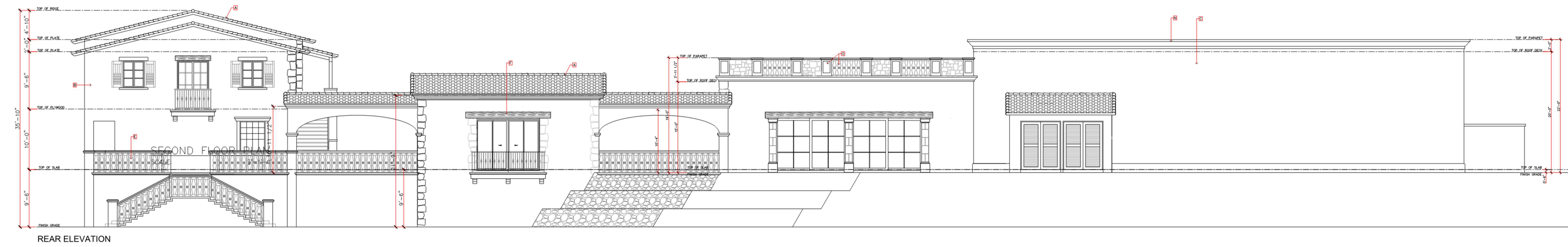
MAJOR USE PERMIT MODIFICATION



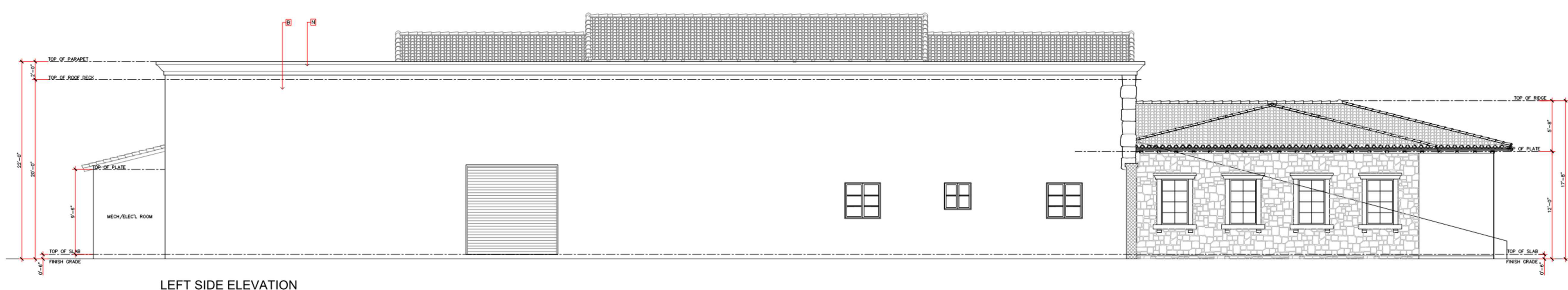
FRONT ENTRY ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL SCHEDULE

- A ALL ROOFING TO BE 'REDLANDS CLAY TILE
I.C.C. ESR-1489 ER 4300
CLASS: "A" ROOFING
WEIGHT: 10.1 LBS/SQ. FT.
COLORS BLEND TO BE:
ROMAN PANS & BALJA TILES
40% CAFE ANTIOIA
30% MOORE BROWN
30% OLD SEDONA
- B STUCCO WALL FINISH
COLOR: 580 SIERRA TAN
(44) BASE 300
- C CAST STONE COLUMN
BY: TRUCAST COLOR: A-4
- D CAST STONE ARCHES
BY: TRUCAST COLOR: A-4
- E NATURAL STONE QUON CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY
THE OWNER)
- F WOOD BEAM DOOR HEADER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY
THE OWNER)
- G ALUMINUM FRENCH DOORS
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION
OF COLOR BY THE OWNER)
- H NATURAL STONE WALL CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY
THE OWNER)
- J ALUMINUM WINDOW FRAMES
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION
OF COLOR BY THE OWNER)
- K DECORATIVE WINDOW SHUTTER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY
THE OWNER)
- L WROUGHT IRON BALUSTRADE
PRIME AND PAINTED BLACK
(FINAL SELECTION OF COLOR BY
THE OWNER)
- M CAST STONE BANDING
BY: TRUCAST COLOR: A-4
- N CAST STONE ROOF CORNICE
BY: TRUCAST COLOR: A-4
- O CAST STONE BALUSTRADE
BY: TRUCAST COLOR: A-4
- P CAST STONE WINDOW SURROUND
BY: TRUCAST COLOR: A-4

NOTES

1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL (e.g. ROOF TILES)
4. ROOF ATTIC VENTS MUST BE WELL HEDGED FROM NEIGHBORING VIEWS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.
5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
6. ROOFING SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
7. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ROOF LEVEL WITHIN 10 FEET OF CHIMNEY AND NOT LESS THAN 3 FEET FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.9.1)
8. EAVES & SOFFITS SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL NOT EXCEED 144 SQ. IN. PER OPENING & SHALL BE COVERED WITH METAL LOUVERS & 1/4" (6.25mm) MESH CORROSION-RESISTANT METAL SCREEN.
10. EXTERIOR WALLS SHALL BE 1-HOUR PLASTER WITH HEAVY TIMBER.
11. EXTERIOR DECKS, BALCONIES, AND STAIRWAYS SHALL BE WATERPROOFED OR NATURALLY DRAINABLE OR TREATED WOOD SHALL BE UTILIZED (SEC. 2304.11.5).
12. WINDOWS SHALL BE MULTI-GLAZED WITH MINIMUM ONE TEMPERED PANE OR 20-MINUTE RATED.
13. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR MINIMUM OF 1-3/8" SOLID CORE OR 20-MINUTE RATED.
14. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH AWPA M4. CRC R317-1.1

MONSERATE WINERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2018 MUP P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003
VENUE 1
BUILDING ELEVATIONS

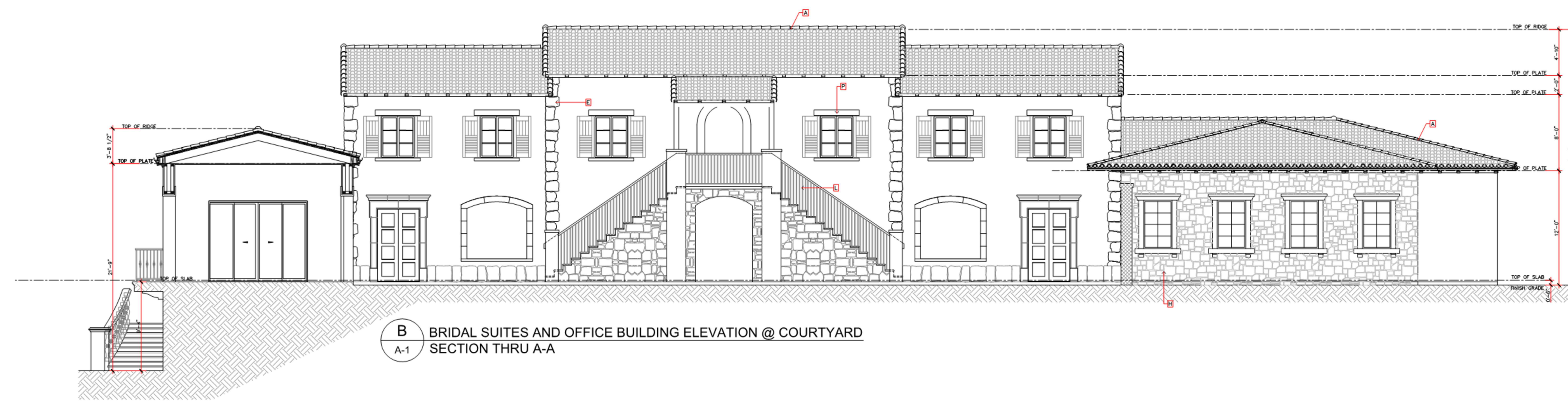
MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

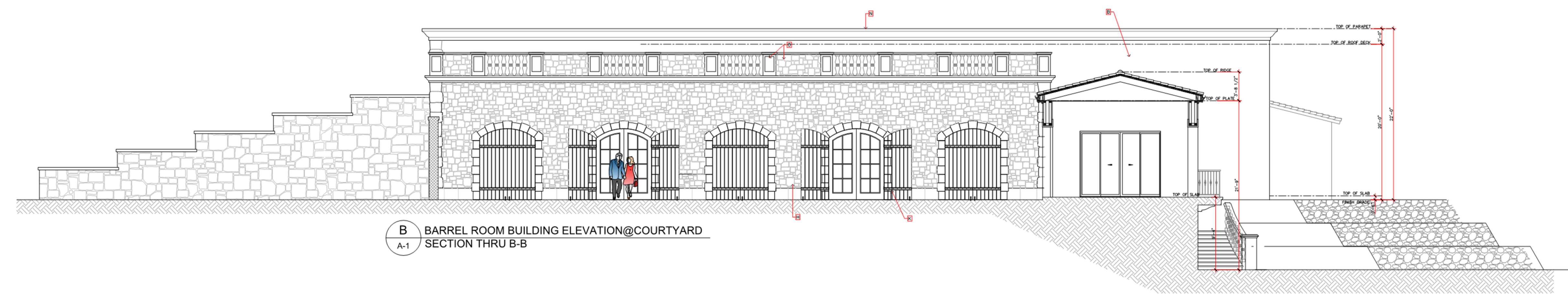
MAJOR USE PERMIT MODIFICATION

MATERIAL SCHEDULE

- (A) ALL ROOFING TO BE "REDLANDS CLAY TILES"
I.C.C. ESR-1489 ER 4300
CLASS "A" ROOFING
WEIGHT: 10.1 LBS/SQ. FT.
ROMAN PANS & BAJA TILES
COLORS BLEND TO BE
45% CAPE ANTIQUA
35% ADIASE BROWN
30% OLD SEDONA
- (B) STUCCO WALL FINISH
COLOR: 580 SIERRA TAN
(44) BASE 200
- (C) CAST STONE COLUMN
BY: TRUCAST COLOR: A-4
- (D) CAST STONE ARCHES
BY: TRUCAST COLOR: A-4
- (E) NATURAL STONE QUORN CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY THE OWNER)
- (F) WOOD BEAM DOOR HEADER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY THE OWNER)
- (G) ALUMINUM FRENCH DOORS
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION OF COLOR BY THE OWNER)
- (H) NATURAL STONE WALL CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY THE OWNER)
- (J) ALUMINUM WINDOW FRAMES
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION OF COLOR BY THE OWNER)
- (K) DECORATIVE WINDOW SHUTTER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY THE OWNER)
- (L) WROUGHT IRON BALUSTRADE
PRIME AND PAINTED BLACK
(FINAL SELECTION OF COLOR BY THE OWNER)
- (M) CAST STONE BANDING
BY: TRUCAST COLOR: A-4
- (N) CAST STONE ROOF CORNICE
BY: TRUCAST COLOR: A-4
- (O) CAST STONE BALUSTRADE
BY: TRUCAST COLOR: A-4
- (P) CAST STONE WINDOW SURROUND
BY: TRUCAST COLOR: A-4



B BRIDAL SUITES AND OFFICE BUILDING ELEVATION @ COURTYARD
SECTION THRU A-A



B BARREL ROOM BUILDING ELEVATION @ COURTYARD
SECTION THRU B-B

NOTES

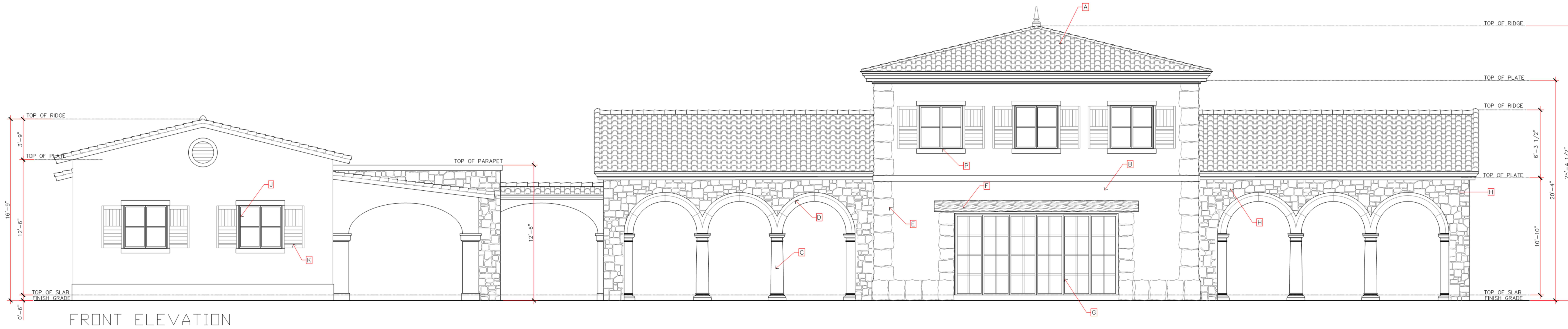
1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL. (e.g. ROOF TILES)
4. ROOF ATTIC VENTS MUST BE WELL HIDDEN FROM NEIGHBORING VIEWS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.
5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
6. ROOFING SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
7. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ROOF LEVEL WITHIN 10 FEET OF CHIMNEY, AND NOT LESS THAN 3 FEET FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R103.5.1)
8. EAVES & SOFFITS SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL NOT EXCEED 144 SQ. IN. PER OPENING & SHALL BE COVERED WITH METAL LOUVERS & 1/4" (6.25mm) MESH CORROSION-RESISTANT METAL SCREEN.
10. EXTERIOR WALLS SHALL BE 1-HOUR PLASTER WITH HEAVY TIMBER.
11. EXTERIOR DECKS, BALCONIES, AND STAIRWAYS SHALL BE WATERPROOFED OR NATURALLY DURABLE OR TREATED WOOD SHALL BE UTILIZED. (SEC. 2504.11.5)
12. WINDOWS SHALL BE MULTI-GLAZED WITH MINIMUM ONE TEMPERED PANE OR 20-MINUTE RATED.
13. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR MINIMUM OF 1-3/8" SOLID CORE OR 20-MINUTE RATED.
14. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH ANPA M4. CRC R317-1.1

MONSERATE WINERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2018 MUP P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003
VENUE 1
BUILDING ELEVATIONS

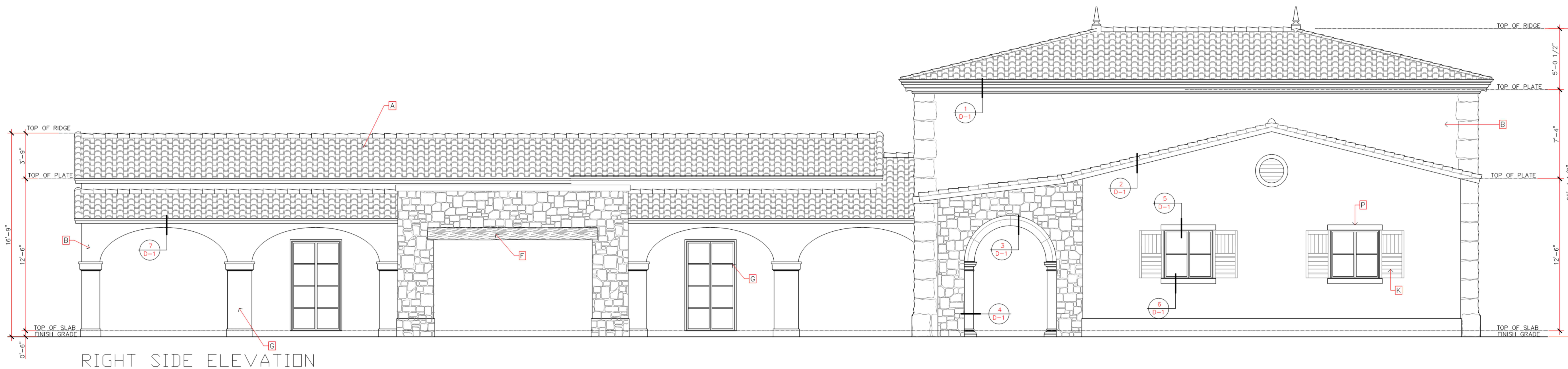
MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

MAJOR USE PERMIT MODIFICATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

MATERIAL SCHEDULE

- (A) ALL ROOFING TO BE "IRELANDS CLAY TILES"
(C.C. ESF-1489 ER 4300
CLASS "A" ROOFING
WEIGHT: 16.1 LBS/SQ. FT.
ROMAN PANS & BAJA TILES
COLORS BLEND TO BE:
SIZE CAPE ANTIQUA
SIZE ADORSE BROWN
SIZE OLD SEDONA
- (B) STUCCO WALL FINISH
COLOR: 583 SIERRA TAN
(44) BASE 200
- (C) CAST STONE COLUMN
BY: TRUCAST COLOR: A-4
- (D) CAST STONE ARCHES
BY: TRUCAST COLOR: A-4
- (E) NATURAL STONE QUORN CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY THE OWNER)
- (F) WOOD BEAM DOOR HEADER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY THE OWNER)
- (G) ALUMINUM FRENCH DOORS
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION OF COLOR BY THE OWNER)
- (H) NATURAL STONE WALL CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY THE OWNER)
- (J) ALUMINUM WINDOW FRAMES
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION OF COLOR BY THE OWNER)
- (K) DECORATIVE WINDOW SHUTTER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY THE OWNER)
- (L) WROUGHT IRON BALUSTRADE
PRIME AND PAINTED BLACK
(FINAL SELECTION OF COLOR BY THE OWNER)
- (M) CAST STONE BANDING
BY: TRUCAST COLOR: A-4
- (N) CAST STONE ROOF CORNICE
BY: TRUCAST COLOR: A-4
- (O) CAST STONE BALUSTRADE
BY: TRUCAST COLOR: A-4
- (P) CAST STONE WINDOW SURROUND
BY: TRUCAST COLOR: A-4

NOTES

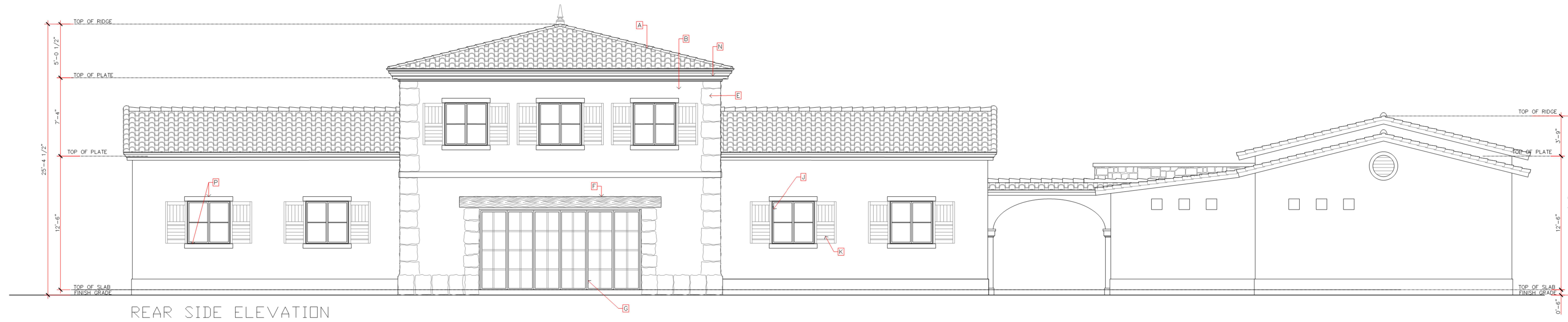
1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MOUNTAIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL (e.g. ROOF TILES).
4. ROOF ATTIC VENTS MUST BE WELL HIDDEN FROM NEIGHBORING VIEWS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.
5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
6. ROOFING SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
7. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ROOF LEVEL WITHIN 10 FEET OF CHIMNEY, AND NOT LESS THAN 3 FEET FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1002.3.1)
8. EAVES & SOFFITS SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL NOT EXCEED 144 SQ. IN. PER OPENING & SHALL BE COVERED WITH METAL COVERS & 1/4" (6.25mm) MESH CORROSION-RESISTANT METAL SCREEN.
10. EXTERIOR WALLS SHALL BE 1-HOUR PLASTER WITH HEAVY TIMBER.
11. EXTERIOR DECKS, BALCONIES, AND STAIRWAYS SHALL BE WATERPROOFED OR NATURALLY DURABLE OR TREATED WOOD SHALL BE UTILIZED (SEC. 2304.11.5)
12. WINDOWS SHALL BE MULTI-GLAZED WITH MINIMUM ONE TEMPERED PANE OR 20-MINUTE RATED.
13. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR MINIMUM OF 1-3/8" SOLID CORE OR 20-MINUTE RATED.
14. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH ANPA MA, CRC R317-1.1

MONSERATE WINERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2018 MUP P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003
VENUE 2
BUILDING ELEVATIONS

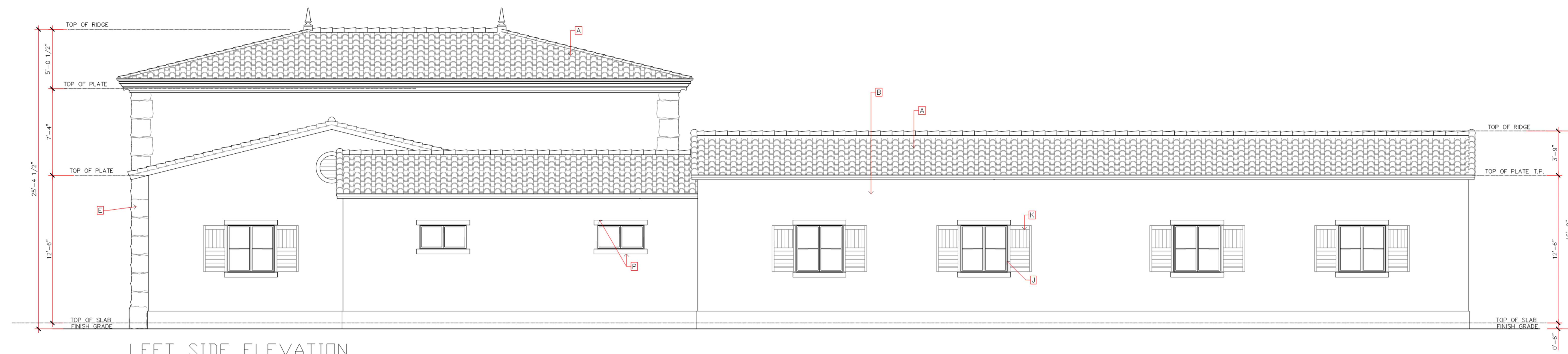
MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

MAJOR USE PERMIT MODIFICATION



REAR SIDE ELEVATION



LEFT SIDE ELEVATION

MATERIAL SCHEDULE

- (A) ALL ROOFING TO BE "REDLANDS CLAY TILES"
I.C.C. ESR-1489 ER 4300
CLASS "A" ROOFING
WEIGHT: 10.1 LBS/SQ. FT.
ROMAN PANS & BAJA TILES
COLORS BLEND TO BE:
40% CAPE ANTIQUA
30% ABOVE BROWN
30% OLD SEDONA
- (B) STUCCO WALL FINISH
COLOR: 580 SIERRA TAN
(44) BASE 200
- (C) CAST STONE COLUMN
BY: TRUCAST COLOR: A-4
- (D) CAST STONE ARCHES
BY: TRUCAST COLOR: A-4
- (E) NATURAL STONE QUORN CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY THE OWNER)
- (F) WOOD BEAM DOOR HEADER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY THE OWNER)
- (G) ALUMINUM FRENCH DOORS
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION OF COLOR BY THE OWNER)
- (H) NATURAL STONE WALL CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY THE OWNER)
- (J) ALUMINUM WINDOW FRAMES
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION OF COLOR BY THE OWNER)
- (K) DECORATIVE WINDOW SHUTTER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY THE OWNER)
- (L) WROUGHT IRON BALUSTRADE
PRIME AND PAINTED BLACK
(FINAL SELECTION OF COLOR BY THE OWNER)
- (M) CAST STONE BANDING
BY: TRUCAST COLOR: A-4
- (N) CAST STONE ROOF CORNICE
BY: TRUCAST COLOR: A-4
- (O) CAST STONE BALUSTRADE
BY: TRUCAST COLOR: A-4
- (P) CAST STONE WINDOW SURROUND
BY: TRUCAST COLOR: A-4

NOTES

1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BEAM-LIPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL. (e.g. ROOF TILES)
4. ROOF ATTIC VENTS MUST BE WELL HIDDEN FROM NEIGHBORING VIEWS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.
5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
6. ROOFING SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
7. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ROOF LEVEL WITHIN 10 FEET OF CHIMNEY, AND NOT LESS THAN 3 FEET FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.9.1)
8. EAVES & SOFFITS SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL NOT EXCEED 144 SQ. IN. PER OPENING & SHALL BE COVERED WITH METAL COVERS & 1/4" (6.25mm) MESH CORROSION-RESISTANT METAL SCREEN.
10. EXTERIOR WALLS SHALL BE 1-HOUR PLASTER WITH HEAVY TIMBER.
11. EXTERIOR DECKS, BALCONIES, AND STAIRWAYS SHALL BE WATERPROOFED OR NATURALLY DURABLE OR TREATED WOOD SHALL BE UTILIZED (SEC. 2304.11.5)
12. WINDOWS SHALL BE MULTI-GLAZED WITH MINIMUM ONE TEMPERED PANE OR 20-MINUTE RATED.
13. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR MINIMUM OF 1-3/8" SOLID CORE OR 20-MINUTE RATED.
14. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH AMPA M4. CRC R317-1.1

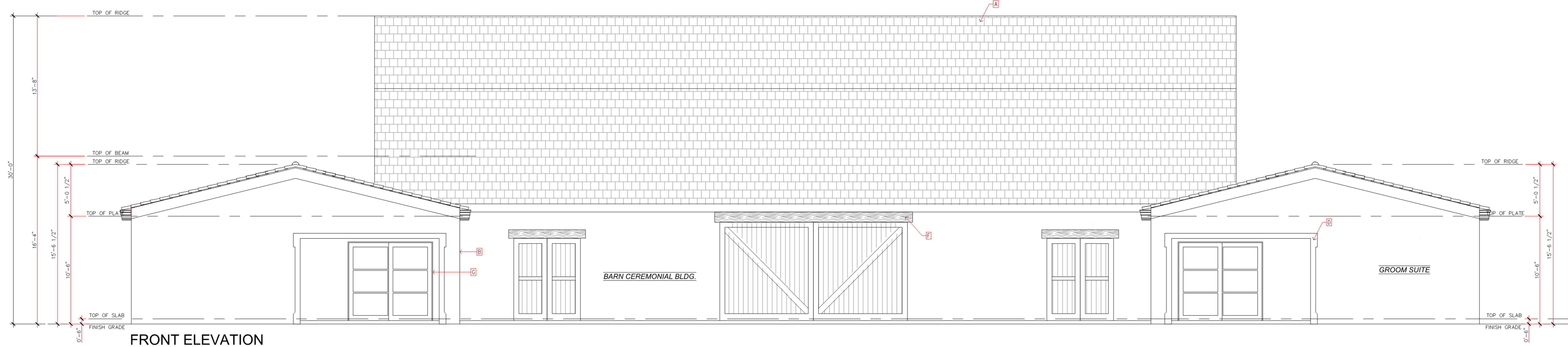
MONSERATE WINERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2018 MUP P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003
VENUE 2
BUILDING ELEVATIONS

11/7/2019 5:15 PM BUTTS, KIMBERLY

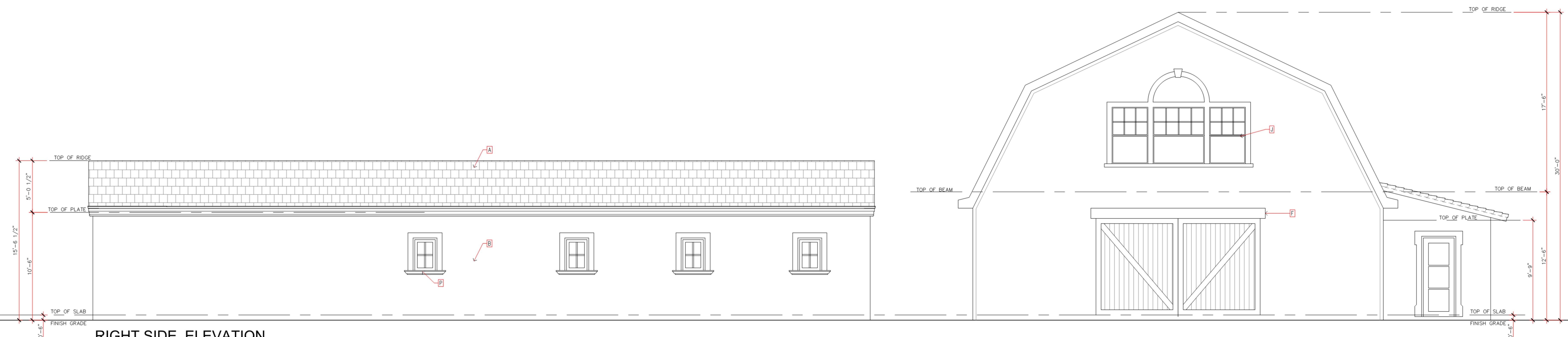
MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

MAJOR USE PERMIT MODIFICATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

MATERIAL SCHEDULE

- (A) ALL ROOFING TO BE "REDLANDS CLAY TILES"
I.C.C. ESR-1489 ER 4300
CLASS "A" ROOFING
WEIGHT: 10.1 LBS/SQ. FT.
ROMAN PANS A BALIA TILES
COLORS BLEND TO BE:
40% CAPE ANTONIA
30% ADOBE BROWN
30% OLD SEDONA
- (B) STUCCO WALL FINISH
COLOR: 580 SIERRA TAN
(44) BASE 300
- (C) CAST STONE COLUMN
BY: TRUCAST COLOR: A-4
- (D) CAST STONE ARCHES
BY: TRUCAST COLOR: A-4
- (E) NATURAL STONE QUINN CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY THE OWNER)
- (F) WOOD BEAM DOOR HEADER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY THE OWNER)
- (G) ALUMINUM FRENCH DOORS
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION OF COLOR BY THE OWNER)
- (H) NATURAL STONE WALL CLADDING
COLOR: DEEP JADE & TOASTY TAN
(FINAL SELECTION OF COLORS BY THE OWNER)
- (I) ALUMINUM WINDOW FRAMES
POWDER COATED FINISH
COLOR: CHARCOAL (FINAL SELECTION OF COLOR BY THE OWNER)
- (J) DECORATIVE WINDOW SHUTTER
COLOR: WARM CHESTNUT OAK WOOD
(FINAL SELECTION OF COLOR BY THE OWNER)
- (K) WROUGHT IRON BALUSTRADE
PRIME AND PAINTED BLACK
(FINAL SELECTION OF COLOR BY THE OWNER)
- (L) CAST STONE BANDING
BY: TRUCAST COLOR: A-4
- (M) CAST STONE ROOF CORNICE
BY: TRUCAST COLOR: A-4
- (N) CAST STONE BALUSTRADE
BY: TRUCAST COLOR: A-4
- (O) CAST STONE WINDOW SURROUND
BY: TRUCAST COLOR: A-4
- (P) CAST STONE WINDOW SURROUND
BY: TRUCAST COLOR: A-4

NOTES

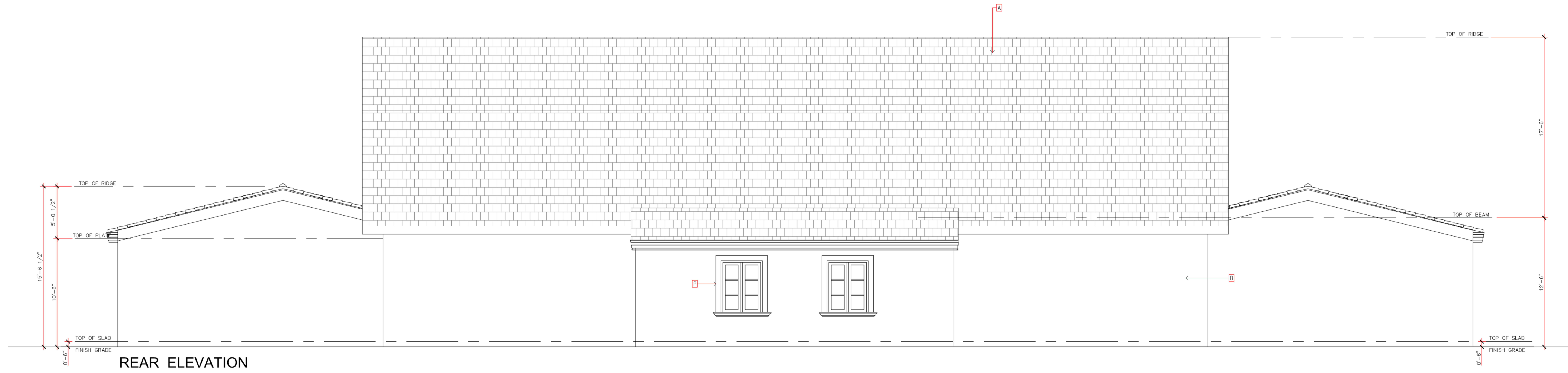
1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL (e.g. ROOF TILES)
4. ROOF ATTIC VENTS MUST BE WELL HIDDEN FROM NEIGHBORING VIEWS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.
5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
6. ROOFING SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
7. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ROOF LEVEL WITHIN 10 FEET OF CHIMNEY AND NOT LESS THAN 3 FEET FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.9.1)
8. EAVES & SOFFITS SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL NOT EXCEED 144 SQ. IN PER OPENING & SHALL BE COVERED WITH METAL LOUVERS & 1/4" (6.25mm) MESH CORROSION-RESISTANT METAL SCREEN.
10. EXTERIOR WALLS SHALL BE 1-HOUR PLASTER WITH HEAVY IMBER.
11. EXTERIOR DECKS, BALCONIES, AND STAIRWAYS SHALL BE WATERPROOFED OR NATURALLY Durable OR TREATED WOOD SHALL BE UTILIZED (SEC. 2304.11.5)
12. WINDOWS SHALL BE MULTI-GLAZED WITH MINIMUM ONE TEMPERED PANE OR 20-MINUTE RATED.
13. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR MINIMUM OF 1-3/8" SOLID CORE OR 20-MINUTE RATED.
14. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH AWPA M4. CRC R317-1.1

MONSERATE WINERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2018 MUP P74-165W1
ENV. LOG NO. PDS 2018-ER-18-02-003
VENUE 3
BUILDING ELEVATIONS

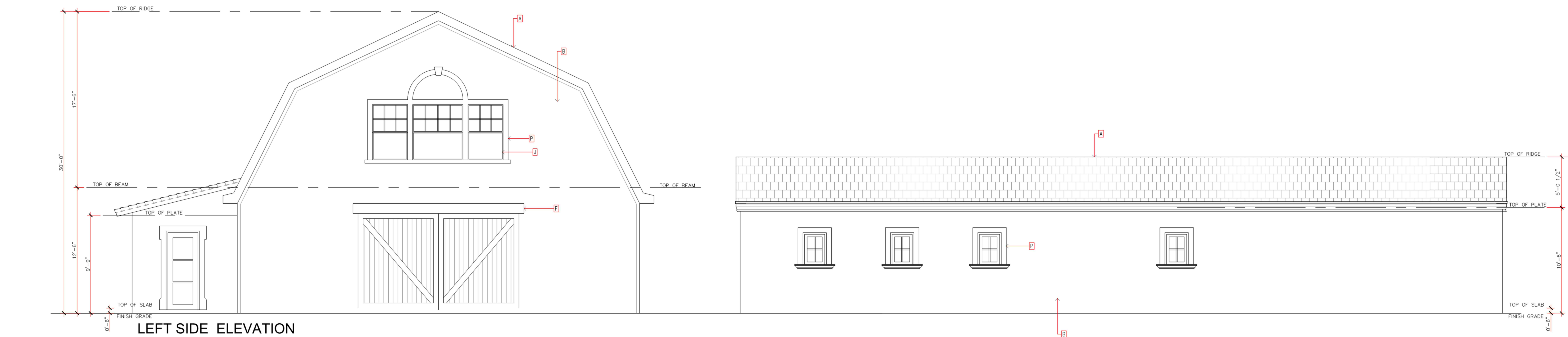
MONSERATE WINERY

COUNTY OF SAN DIEGO, CA

MAJOR USE PERMIT MODIFICATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL SCHEDULE

- (A) CLAY TILE ROOFING
COLOR: TO BE DETERMINED
- (B) STUCCO WALL FINISH
COLOR: TO BE DETERMINED
- (C) CAST STONE COLUMN (TRUCAST)
COLOR: TO BE DETERMINED
- (D) CAST STONE ARCHES (TRUCAST)
COLOR: TO BE DETERMINED
- (E) NATURAL STONE QUON GLAZING
COLOR: TO BE DETERMINED
- (F) WOOD BEAM DOOR HEADER
COLOR: TO BE DETERMINED
- (G) ALUMINUM FRENCH DOORS
POWDER COATED FINISH
COLOR: TO BE DETERMINED
- (H) NATURAL STONE WALL CLADDING
COLOR: TO BE DETERMINED
- (J) ALUMINUM WINDOW FRAMES
POWDER COATED FINISH
COLOR: TO BE DETERMINED
- (K) DECORATIVE WINDOW SHUTTER
COLOR: TO BE DETERMINED
- (L) WROUGHT IRON BALUSTRADE
- (M) CAST STONE BANDING (TRUCAST)
COLOR: TO BE DETERMINED
- (N) CAST STONE ROOF CORNICE (TRUCAST)
COLOR: TO BE DETERMINED
- (O) CAST STONE BALUSTRADE (TRUCAST)
COLOR: TO BE DETERMINED
- (P) CAST STONE WINDOW SURROUND (TRUCAST)
COLOR: TO BE DETERMINED

NOTES

1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL (e.g. ROOF TILES).
4. ROOF ATTIC VENTS MUST BE WELL HIDDEN FROM NEIGHBORING VIEWS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.
5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
6. ROOFING SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MATERIALS.
7. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ROOF LEVEL WITHIN 10 FEET OF CHIMNEY AND NOT LESS THAN 3 FEET FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.3.1)
8. EAVES & SOFFITS SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL NOT EXCEED 144 SQ. IN. PER OPENING & SHALL BE COVERED WITH METAL COVERS & 1/4" (6.25mm) MESH CORROSION-RESISTANT METAL SCREEN.
10. EXTERIOR WALLS SHALL BE 1-HOUR PLASTER WITH HEAVY TIMBER.
11. EXTERIOR DECKS, BALCONIES, AND STAIRWAYS SHALL BE WATERPROOFED OR NATURALLY DURABLE OR TREATED WOOD SHALL BE UTILIZED (ICC - 2006.11.5).
12. WINDOWS SHALL BE MULTI-GLAZED WITH MINIMUM ONE TEMPERED PANE OR 20-MINUTE RATED.
13. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR MINIMUM OF 1-3/8" SOLID CORE OR 20-MINUTE RATED.
14. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH ANPA M.A. CRC R317-1.1

MONSERATE WINERY
 COUNTY OF SAN DIEGO, CA
 MAJOR USE PERMIT MODIFICATION
 PDS 2018 MUP P74-165W1
 ENV. LOG NO. PDS 2018-ER-18-02-003
VENUE 3
 BUILDING ELEVATIONS