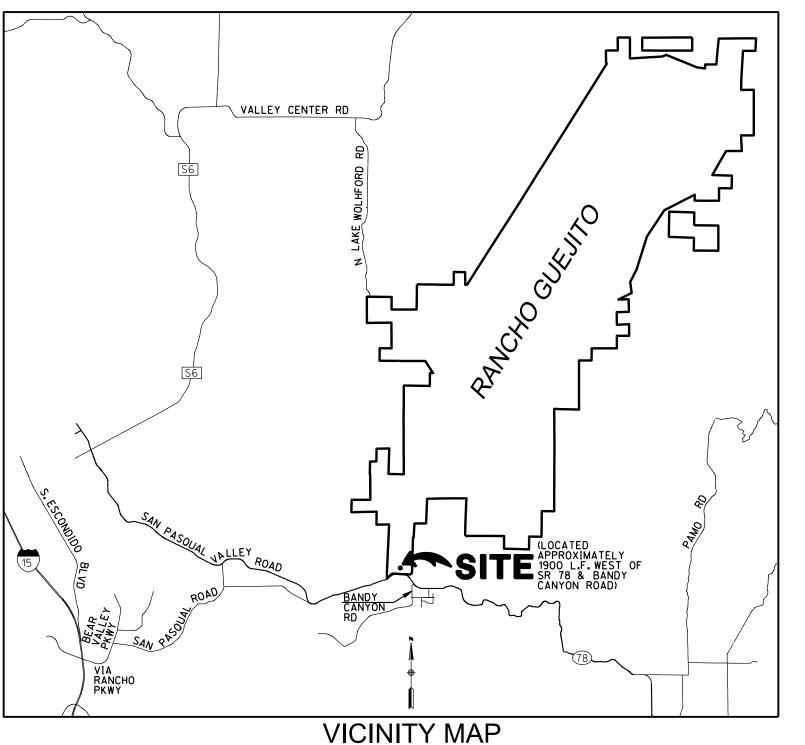
JOB NO. 14557-0

COUNTY PLAN CHECK NO.

SS2020-N:VIOUSL'SUEJITO

# RANCHO GUEJITO WINE TASTING FACILITY & EVENT CENTER MAJOR USE PERMIT



### **SUMMARY TABLE - EXISTING STRUCTURES** (PRO IECT - WIDE)

(I ROSEOT - WIDE)		
A. FARM IMPLEMENT BUILDING	1560	S.F.
B. RESIDENCE (VACANT)	1300	S.F.
C. STORAGE BUILDING	2040	S.F.
D. PORTABLE STRUCTURE	480	S.F.
E. RESIDENCE	1500	S.F.
F. RESIDENCE	1500	S.F.
	TOTAL 8,380	S.F.

# SUMMARY TABLE - PROPOSED STRUCTURES (THIS MAJOR USE PERMIT APPLICATION)

WINE TASTING FACILITY  BANQUET BARN  EVENT LOGISTICS/LOUNGE SUITE  PUMP BUILDING  WATER STORAGE TANK  NOTES:  1. EXISTING STRUCTURES LOCATED ON PROPERTY TO REMAIN, WITH TI			
EVENT LOGISTICS/LOUNGE SUITE 1,519 S.F. PUMP BUILDING 150 S.F. WATER STORAGE TANK 6,465 S.F. NOTES:		WINE TASTING FACILITY	4,283 S.F.
PUMP BUILDING 150 S.F. WATER STORAGE TANK 6,465 S.F. NOTES:		BANQUET BARN	3,700 S.F.
WATER STORAGE TANK 6,465 S.F. NOTES:		EVENT LOGISTICS/LOUNGE SUITE	1,519 S.F.
NOTES:		PUMP BUILDING	150 S.F.
110.1=01		WATER STORAGE TANK	6,465 S.F.
1. EXISTING STRUCTURES LOCATED ON PROPERTY TO REMAIN, WITH T		NOTES:	
	ě	1. EXISTING STRUCTURES LOCATED ON PROPERTY	TO REMAIN, WITH T

EXCEPTION OF STRUCTURES A-D SHOWN ABOVE, WHICH SHALL BE 2 - FUTURE EXPANSION OF THE TASTING FACILITY WILL RESULT IN A

### PROPOSED IMPROVEMENTS

THIS PROJECT PROPOSES A WINE TASTING FACILITY TO ALLOW FOR THE TASTING AND SALE OF WINES MADE OFFSITE BY RANCHO GUEJITO, AND AN EVENT CENTER WHICH WOULD CONSIST OF TWO STRUCTURES WHICH WOULD ACCOMODATE PRIVATE EVENTS.

THE SCOPE OF WORK ENTAILS THE REMOVAL OF EXISTING GRAPEFRUIT TREES TO MAKE ROOM FOR THE CONSTRUCTION OF THE STRRUCTURES LISTED ABOVE, ALONG WITH SITE IMPROVEMENTS INCLUDING OUTDOOR SEATING AREAS, VINE EXPANSION AREAS AND REQUIRED PARKING ALONG WITH A WATER STORAGE TANK AND PUMP CONTROLS BUILDING FOR FIRE PROTECTION PURPOSES.

### PLAN REQUIREMENTS

TOTAL OF 5,895 S.F.

THESE PLANS SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS:

- A. 2016 CALIFORNIA BUILDING CODE (CBC)
- B. 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) C. 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- D. 2016 CALIFORNIA MECHANICAL CODE (CMC)
- E. 2016 CALIFORNIA PLUMBING CODE (CPC) F. 2016 CALIFORNIA FIRE CODE (CFC)
- G. 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

### SHEET INDEX

T-1 - TITLE SHEET

MUP PERMIT BOUNDARY

DENOTES EXISTING STRUCTURES
REFER TO SUMMARY TABLE
THIS SHEET

- C-1 NOTES AND DETAILS
- C-2 NOTES AND DETAILS
- C-3 PLOT PLAN AND UTILITY PLAN
- C-4 PRELIMINARY GRADING PLAN (WINE TASTING AND EVENT CENTER)
- C-5 PRELIMINARY GRADING PLAN (WATER STORAGE TANK)
- L-1 LANDSCAPE CONCEPT PLAN L-2 - FUEL MANAGEMENT PLAN
- L-3 HYDROZONE PLAN
- A-1 WINE TASTING FACILITY FLOOR PLAN A-2 - WINE TASTING FACILITY ROOF PLAN
- A-3 WINE TASTING FACILITY OCCUPANT LOAD A-4 - THROUGH A-5 - WINE TASTING FACILITY ELEVATIONS
- A-6 EVENT LOGISTICS AND LOUNGE SUITE FLOOR PLAN
- A-7 BANQUET BARN FLOOR PLAN
- A-8 EVENT CENTER ROOF PLAN A-9 - EVENT LOGISTICS AND LOUNGE SUITE ELEVATIONS
- A-10 BANQUET BARN ELEVATIONS

### **BENCHMARK**

THE BENCH MARK FOR THIS SURVEY IS THE FOUND 3.5"USC&GS DISK IN BOULDER STAMPED "Z307 1935" AT SAN PASQUAL BATTTLEFIELD MONUMENT PARK, PER COUNTY OF SAN DIEGO VERTICAL CONTROL.

ELEVATION 406.446, NGVD 29, MSL

### **TOPOGRAPHY**

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAMETRY DATED: SEPTEMBER 24, 2010 COMPLIED BY RICK ENGINEERING COMPANY.

### **APPLICANT**

RANCHO GUEJITO CORP. 17224 SAN PASQUAL VALLEY ROAD ESCONDIDO, CA 92027 (800) 519-4441

### LEGAL DESCRIPTION

SITE ADDRESS

GENERAL PLAN RL-40

ESCONDIDO, CA 92027

SITE DATA

SITE AREA

17224 SAN PASQUAL VALLEY RD.

A-70, A-72

A PORTION OF SECTION 35 OF SECTION 26-12-1W; A PORTION OF THE 46.3 AC M/L IN WEST H SECTION 26-12-1W & A PORTION OF NORTH 1/2 OF NOERTHWEST 1/4 SECTION 35-12-1W

### **EARTHWORK**

TOTAL CUT: 1,200 CYDS

TOTAL FILL: 6,750 CYDS NET IMPORT/EXPORT: 5,550 CYDS IMPORT

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE PLOT PLAN/GRADING AND UTILITY PLAN AND THAT SAID PLAN SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST FOR THIS PROJECT. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS AND/OR UTILITY EASEMENTS.

RANCHO GUEJITO CORP. (HANK RUPP) 17224 SAN PASQUAL VALLEY ROAD ESCONDIDO, CA 92027 (800) 519-4441

### PRELIMINARY GRADING PLAN NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

> ENGINEER OF WORK RICK ENGINEERING COMPANY

TIMOTHY WARREN GABRIELSON,

5620 FRIARS ROAD SAN DIEGO, CALIFORNIA 92110 (619) 291-0707 1/24/22

RCE 51503



**ENGINEERING COMPANY** 

RANC

5620 FRIARS ROAD SAN DIEGO, CA 92110 619.291.0707 (FAX)619.291.4165

Riverside - Sacramento - San Luis Obispo Orange - Bakersfield - Tucson - Phoenix rickengineering.com

TITLE SHEET

T-1

GRAPHIC SCALE 1" = 400'

**MAJOR USE PERMIT** 

242-070-13

242-070-15

PORTION OF

242-070-07

PORTION OF

242-070-08

242-110-01

242-070-11

242-030-14

242-030-15

242-070-17

242-030-12

TOTAL MUP PERMIT AREA:

ASSESSOR PARCEL LIST

150.67 AC

46.30 AC

36.33 AC

2.47 AC

7.60 AC

6.98 AC

4.50 AC

0.13 AC

3.50 AC

0.10 AC

12.20 AC

132.27 AC

403.1 AC

37,000 GAL WATER

PROJECT SITE LOCATION

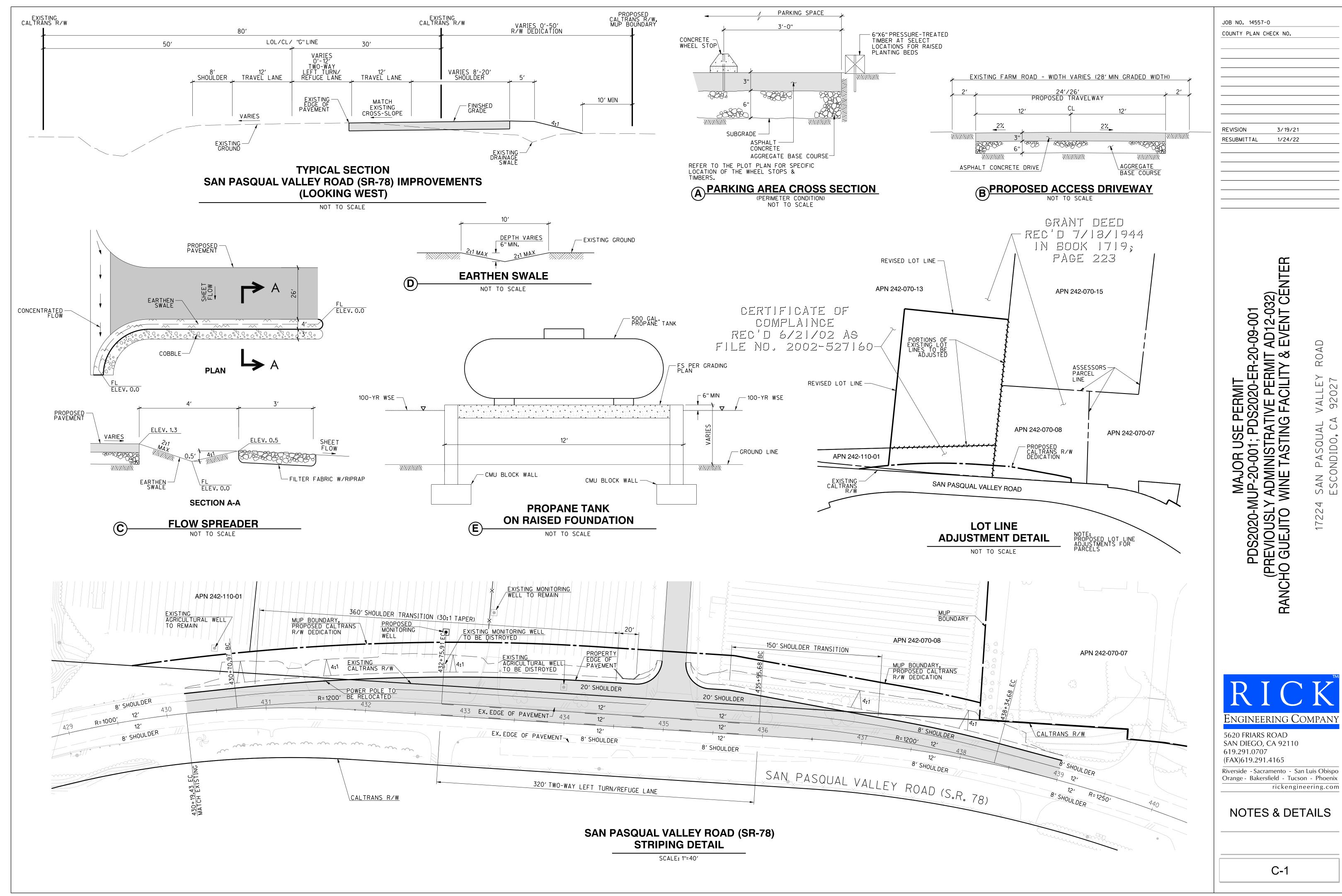
PROPOSED WINE

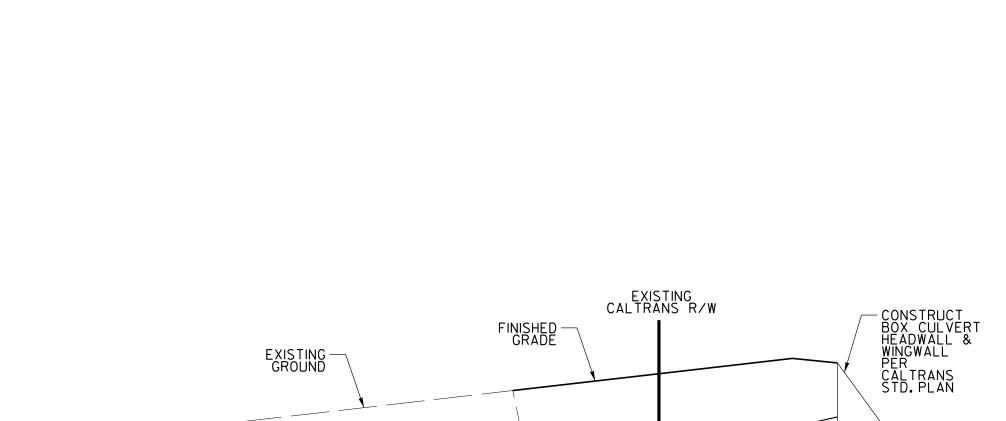
TASTING FACILITY

AND EVENT CENTER

SITE IMPROVEMENT

**AREA** 





EXISTING CONCRETE SLOPE

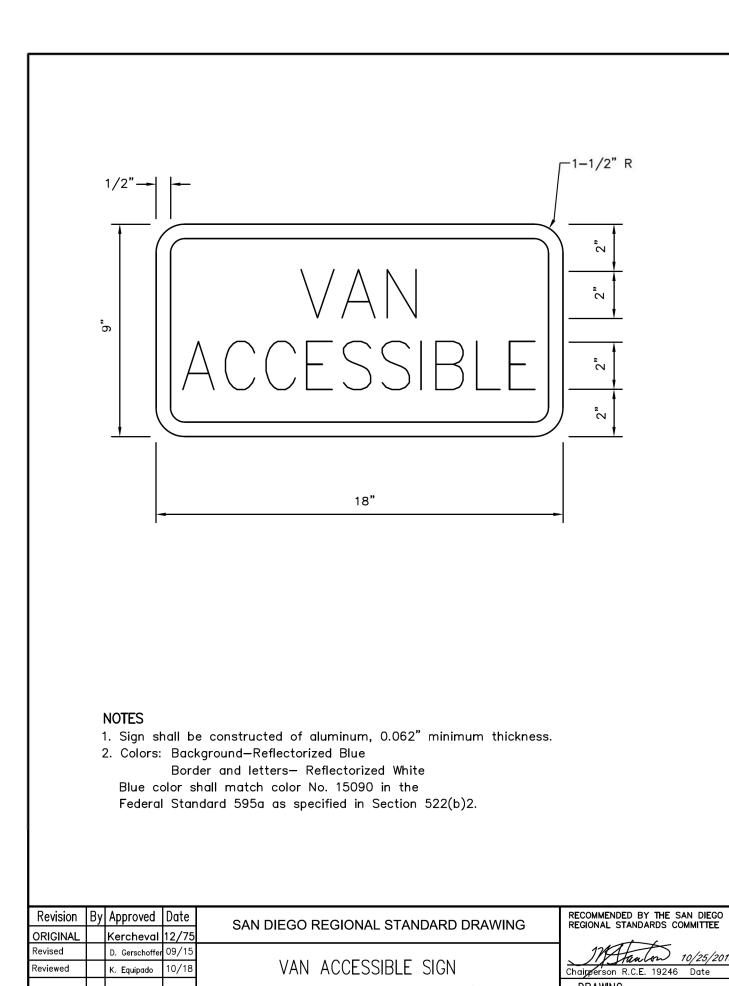
### DOUBLE RCB STORM DRAIN NOT TO SCALE

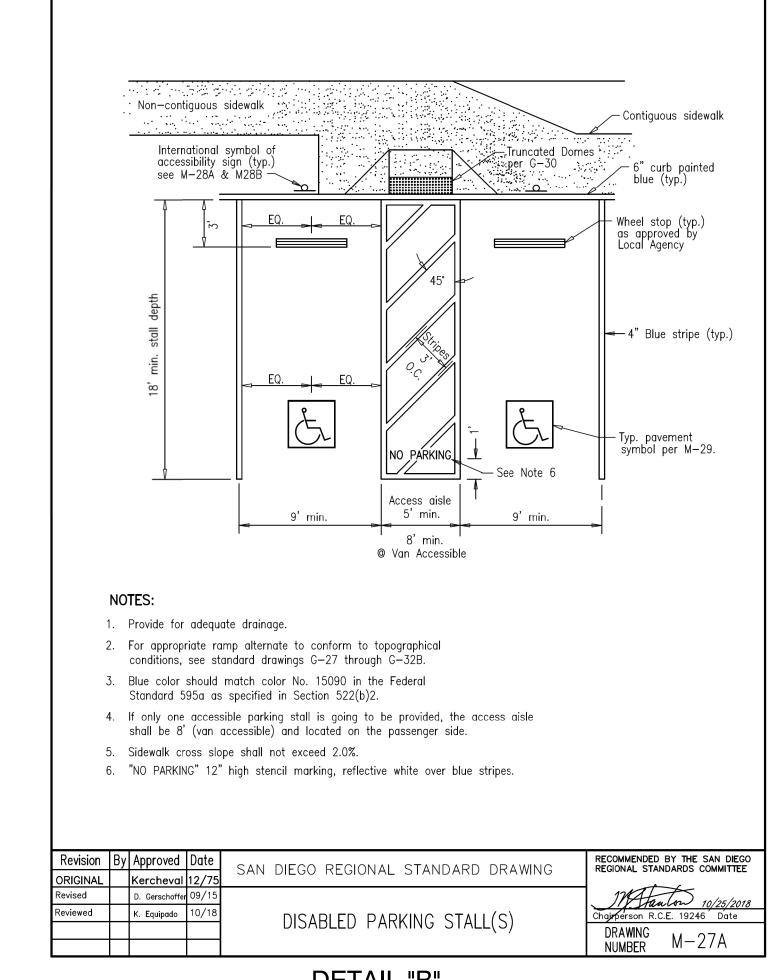
39.73 LF EXIST.5'x2'

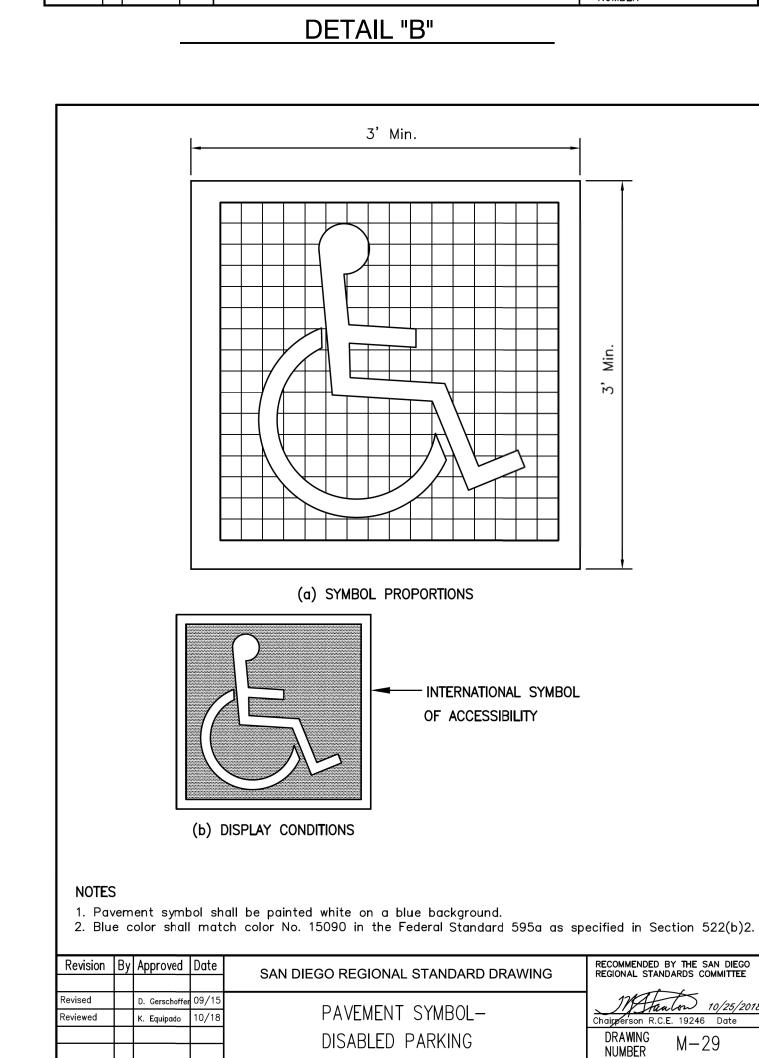
DOUBLE RCB @ 0.70%

### 11.4 mm-11.9 mm base diameter of 0.9-0.92 22.9 mm-23.4 mm elevation (enlarged) FIGURE 11B-705.1 SIZE AND SPACING OF TRUNCATED DOMES b. Yellow color – integral to surface – conforming to FS33538 of Federal Standard 595C W-2B. PARKING AND PASSENGER LOADING ZONES (CBC 11B) DIMENSIONS AND CONFIGURATION 16. At pedestrian ways entering or adjoining parking stalls or access aisles without curb, railing, or barrier separation, detail continuous detectable warning strip complying with the following (CBC 11B-247.1.2.5, CBC 11B-705.1.1, CBC 11B-705.1.2.5): a. 36-inches (absolute) deep for entire length/width of transition Including raised, truncated domes per CBC Figure 11B-705.1: o Minimum 0.9-inch and maximum 0.92-inch base diameter o Minimum 0.45-inch and maximum 0.47-inch top diameter o Minimum 0.18-inch and maximum 0.22-inch height o Minimum 2.3-inch and maximum 2.4-inch center-to-center spacing and minimum 0.65-inch base-to-base spacing top diameter of 0.45-0.47 11.4 mm-11.9 mm 0.9-0.92 22.9 mm-23.4 mm (enlarged) 0000 FIGURE 11B-705.1 SIZE AND SPACING OF TRUNCATED DOMES c. Yellow color – integral to surface – conforming to FS33538 of Federal Standard 595C

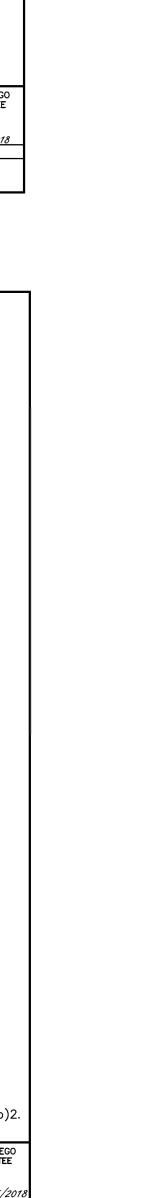
### DETAIL "A"







DETAIL "E"



ENGINEERING COMPANY 5620 FRIARS ROAD SAN DIEGO, CA 92110 619.291.0707 (FAX)619.291.4165 Riverside - Sacramento - San Luis Obispo Orange - Bakersfield - Tucson - Phoenix rickengineering.com

PDS2020-M (PREVIOUSLY RANCHO GUEJITO

JOB NO. 14557-0

REVISION

RESUBMITTAL

OR

COUNTY PLAN CHECK NO.

3/19/21

1/24/22

 $\circ$ 

/AL 92(

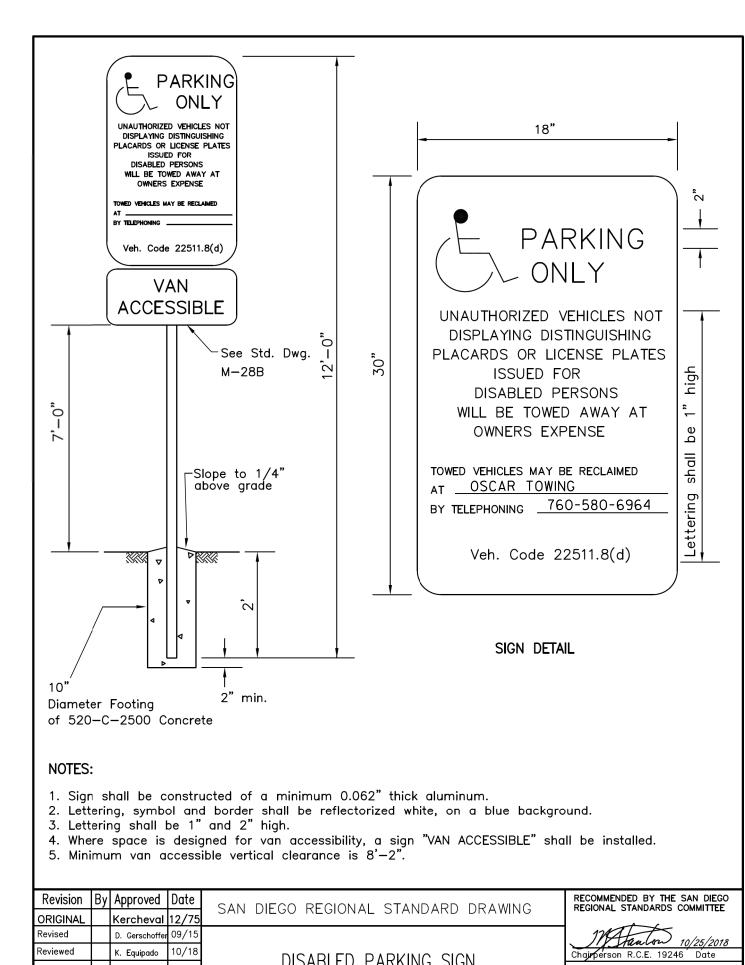
PASQL NDIDO,

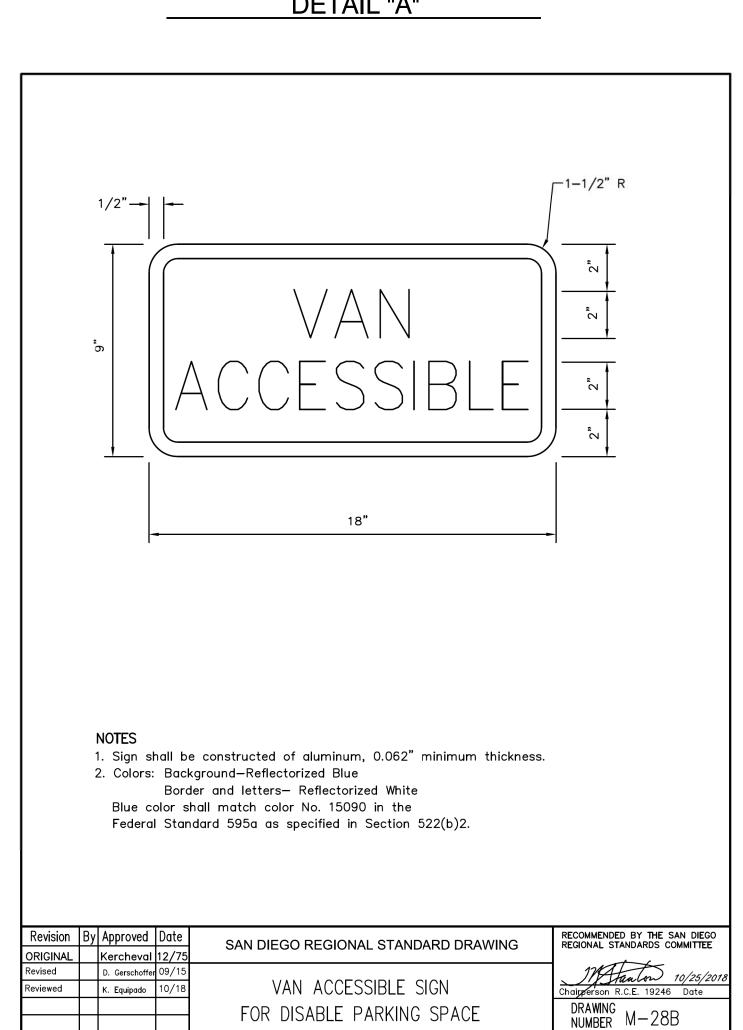
AN SC

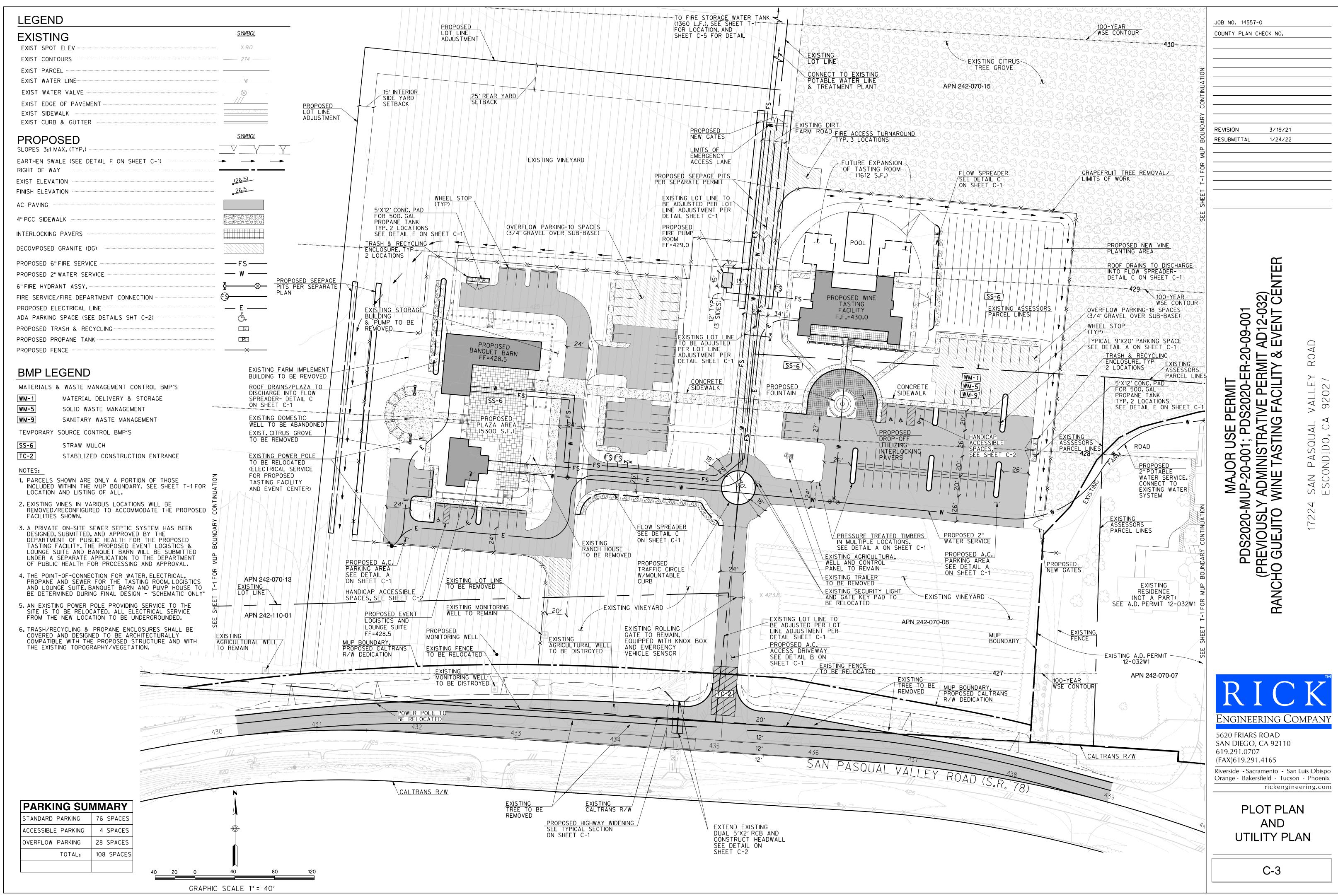
22

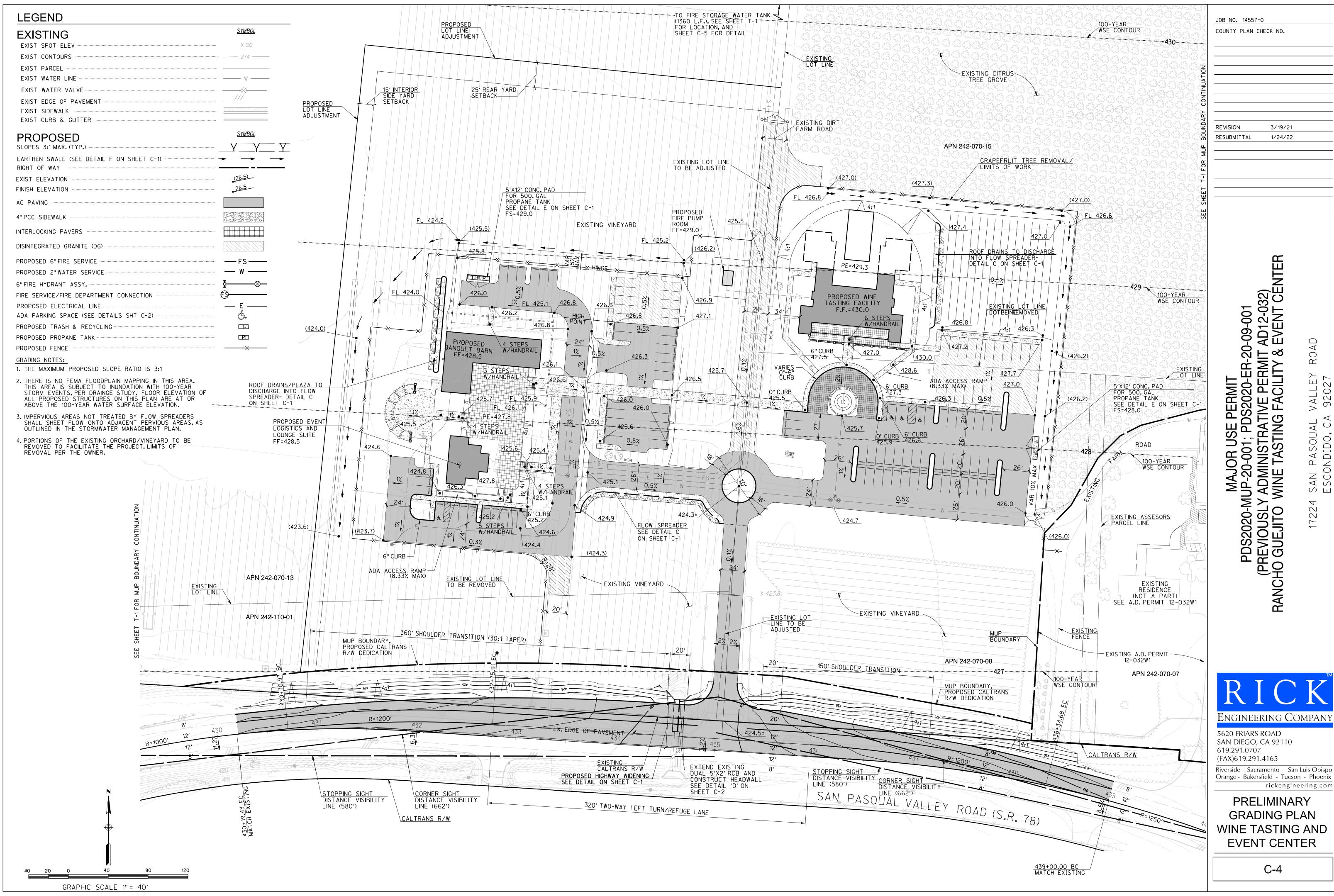
NOTES & DETAILS

C-2











JOB NO. 14557-0

COUNTY PLAN CHECK NO.

REVISION 3/19/21

RESUBMITTAL 1/24/22

# MAJOR USE PERMIT PDS2020-MUP-20-001; PDS2020-ER-20-09-001 (PREVIOUSLY ADMINISTRATIVE PERMIT AD12-032) RANCHO GUEJITO WINE TASTING FACILITY & EVENT CENTEF

SAN ESCO

RICK

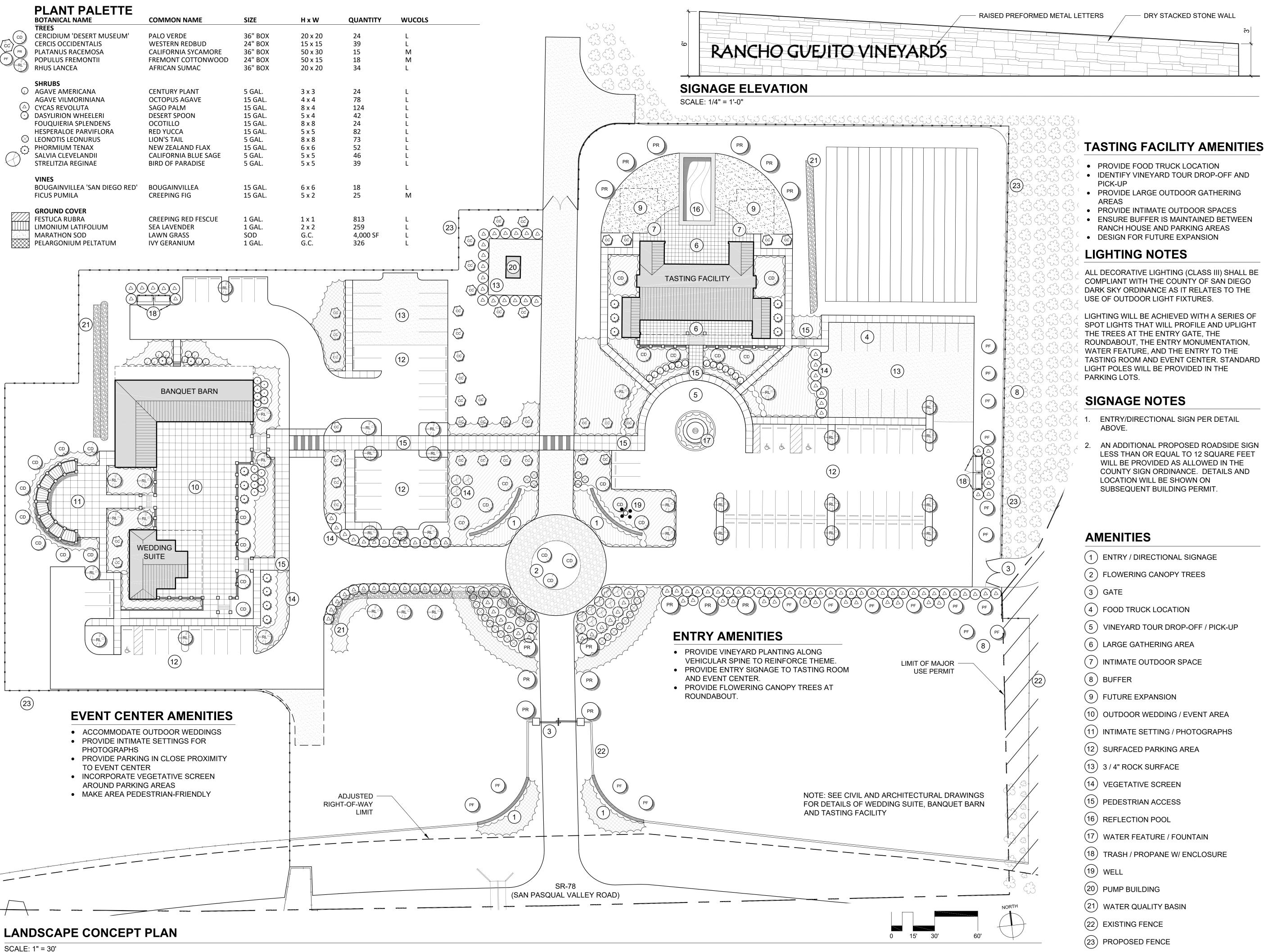
ENGINEERING COMPANY

5620 FRIARS ROAD SAN DIEGO, CA 92110 619.291.0707 (FAX)619.291.4165

Riverside - Sacramento - San Luis Obispo Orange - Bakersfield - Tucson - Phoenix rickengineering.com

PRELIMINARY GRADING PLAN WATER STORAGE TANK

C**-**5



DRY STACKED STONE WALL

- PROVIDE FOOD TRUCK LOCATION
- IDENTIFY VINEYARD TOUR DROP-OFF AND
- PROVIDE LARGE OUTDOOR GATHERING
- PROVIDE INTIMATE OUTDOOR SPACES
- ENSURE BUFFER IS MAINTAINED BETWEEN RANCH HOUSE AND PARKING AREAS
- DESIGN FOR FUTURE EXPANSION

### **LIGHTING NOTES**

ALL DECORATIVE LIGHTING (CLASS III) SHALL BE COMPLIANT WITH THE COUNTY OF SAN DIEGO DARK SKY ORDINANCE AS IT RELATES TO THE **USE OF OUTDOOR LIGHT FIXTURES** 

LIGHTING WILL BE ACHIEVED WITH A SERIES OF SPOT LIGHTS THAT WILL PROFILE AND UPLIGHT THE TREES AT THE ENTRY GATE, THE ROUNDABOUT, THE ENTRY MONUMENTATION WATER FEATURE, AND THE ENTRY TO THE TASTING ROOM AND EVENT CENTER. STANDARD LIGHT POLES WILL BE PROVIDED IN THE

### SIGNAGE NOTES

- ENTRY/DIRECTIONAL SIGN PER DETAIL
- 2. AN ADDITIONAL PROPOSED ROADSIDE SIGN LESS THAN OR EQUAL TO 12 SQUARE FEET WILL BE PROVIDED AS ALLOWED IN THE COUNTY SIGN ORDINANCE. DETAILS AND LOCATION WILL BE SHOWN ON SUBSEQUENT BUILDING PERMIT

- 1) ENTRY / DIRECTIONAL SIGNAGE
- 2 FLOWERING CANOPY TREES
- 4 FOOD TRUCK LOCATION
- 5 VINEYARD TOUR DROP-OFF / PICK-UP
- (6) LARGE GATHERING AREA
- (7) INTIMATE OUTDOOR SPACE
- 9 FUTURE EXPANSION
- (10) OUTDOOR WEDDING / EVENT AREA
- (11) INTIMATE SETTING / PHOTOGRAPHS
- (12) SURFACED PARKING AREA
- (13) 3 / 4" ROCK SURFACE
- (14) VEGETATIVE SCREEN
- (15) PEDESTRIAN ACCESS
- (16) REFLECTION POOL
- (17) WATER FEATURE / FOUNTAIN
- (18) TRASH / PROPANE W/ ENCLOSURE
- (20) PUMP BUILDING
- (21) WATER QUALITY BASIN
- (22) EXISTING FENCE

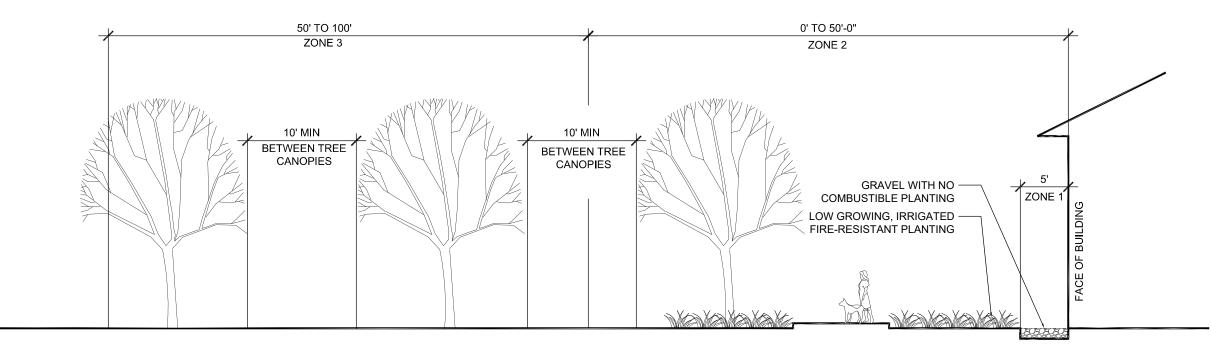
JOB NO. 14557-O COUNTY PLAN CHECK NO. REVISION 3/19/21 RESUBMITTAL 1/24/22

9 (PREVIOUSLY RANCHO GUEJITO

INGINEERING COMPANY

5620 FRIARS ROAD SAN DIEGO, CA 92110 619.291.0707 (FAX)619.291.4165 Riverside - Sacramento - San Luis Obispo Orange - Bakersfield - Tucson - Phoenix rickengineering.com

LANDSCAPE **CONCEPT PLAN** 



### TYPICAL FUEL MANAGEMENT SECTION

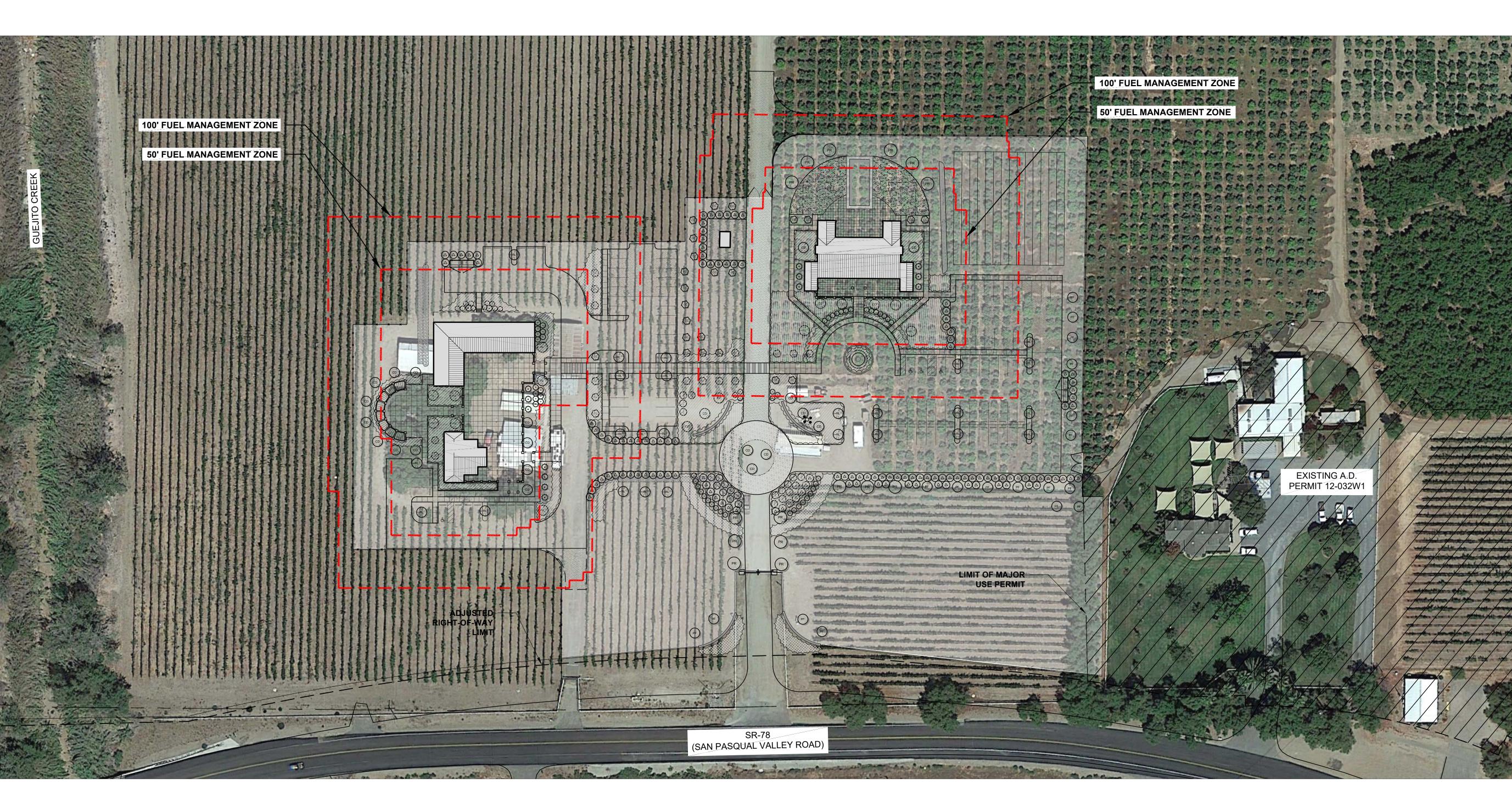
SCALE: 1" = 10'

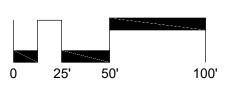
### **FUEL MODIFICATION NOTES**

- 1.) A 100' FUEL MODIFICATION ZONE SHALL BE IDENTIFIED AROUND ALL STRUCTURES. THIS ZONE REQUIRES THE OWNER TO CLEAR AND/OR MAINTAIN THE VEGETATION.
- 2.) ZONE 1, THE FIRST 5' FROM THE STRUCTURE FACE OF WALL OUTWARD SHALL BE GRAVEL WITH NO COMBUSTIBLE PLANTING.
- 3.) ZONE 2, THE AREA WITHIN 50' OF THE STRUCTURES SHALL BE CLEARED OF VEGETATION THAT IS NOT FIRE-RESISTANT AND REPLANTED WITH LOW GROWING, IRRIGATED FIRE-RESISTANT PLANTS. TREES ARE PERMITTED PROVIDED THE HORIZONTAL DISTANCE BETWEEN TREE CANOPIES ARE NOT LESS THAN 10'.
- 4.) ZONE 3, THE AREA BETWEEN 50' AND 100' OF THE STRUCTURES SHALL REMOVE ALL DEAD AND DYING VEGETATION AND REPLANTED WITH FIRE-RESISTANT IRRIGATED PLANTS. TREES ARE PERMITTED PROVIDED THE HORIZONTAL DISTANCE BETWEEN TREE CANOPIES ARE NOT LESS THAN 10'.
- 5.) ALL ZONES SHALL BE COMPLIANT WITH THE DEFENSIBLE SPACE SECTION OF THE CONSOLIDATED FIRE CODE

JOB NO. 14557-O
COUNTY PLAN CHECK NO.

REVISION 3/19/21
RESUBMITTAL 1/24/22





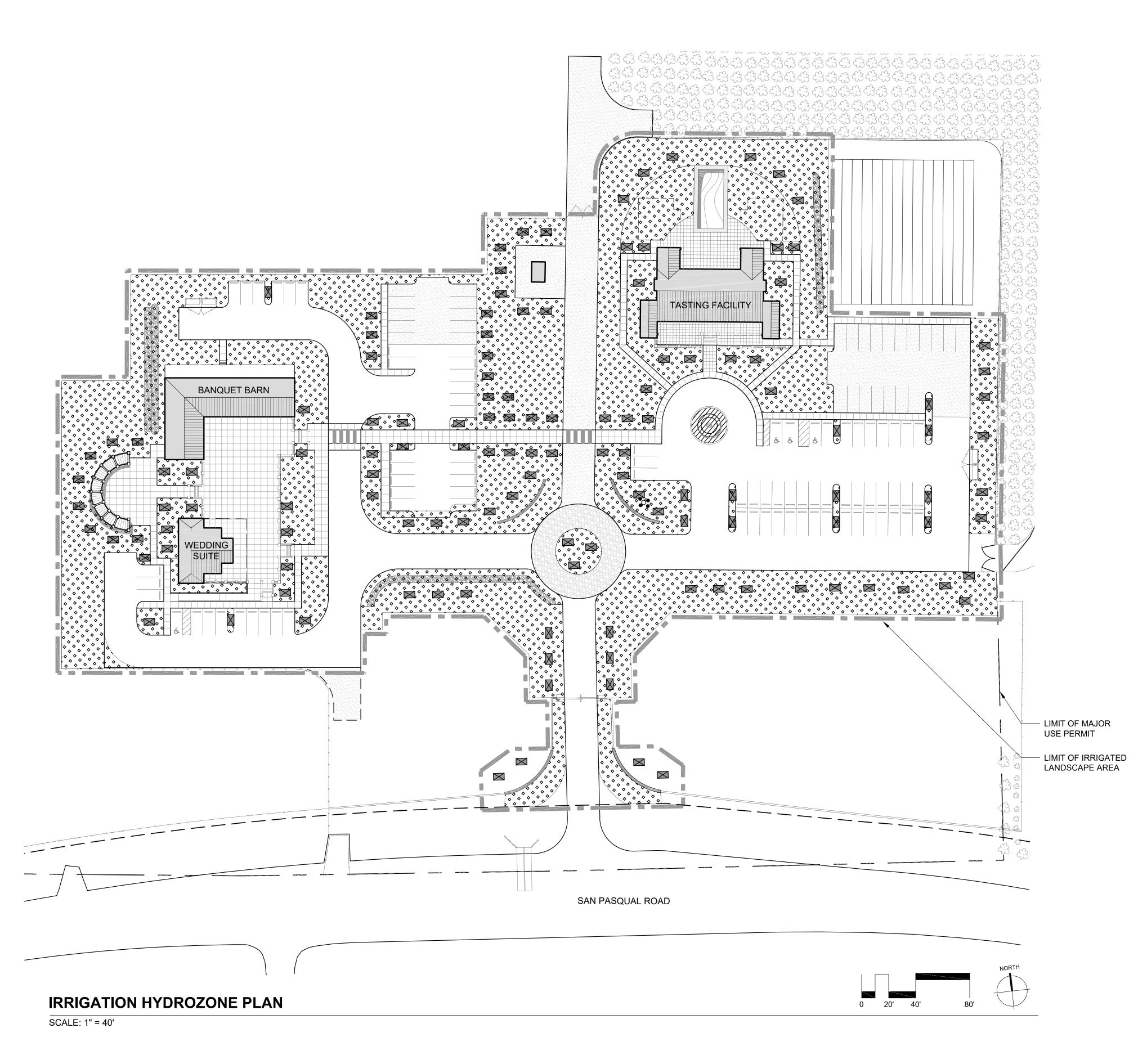


(PREVIOUSLY RANCHO GUEJITO

SAN DIEGO, CA 92110 619.291.0707 (FAX)619.291.4165 Riverside - Sacramento - San Luis Obispo Orange - Bakersfield - Tucson - Phoenix

FUEL MANAGEMENT PLAN

| \_2



### HYDROZONE LEGEND

WATER USE

LOW ROTATORS 95,010 SQ. FT.

LOW DRIP 530 SQ. FT.

MODERATE TREE BUBBLERS 5,280 SQ. FT.

(132 TREES @ 40 SQ. FT. EACH)

IRRIGATION METHOD

HYDROZONE AREA

### WATER USE CALCULATIONS



County of San Diego, PDS, Zoning Division WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo) 51.1

Hydrozone # / Planting Description (a)	Plant Factor (PF)	Irrigation Method <sup>(b)</sup>	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape	Areas						
# 1 (ROTATORS)	.2	ROTATORS	0.70	0.286	95,010	27,173	860,895
# 2 (DRIP)	.2	DRIP	0.90	0.222	530	118	3,739
# 3 (TREE BUBBLERS)	.4	BUBBLERS	0.85	0.471	5,280	2,487	78,793
#							
#							
#							
#							
#							
#							
#							
#							
#							
#							
				Totals	(A) 100,820	<b>(B)</b> 29,778	
Special Landscape	Areas						
#				1.0			
#				1.0			
#				1.0			
#				1.0			
Totals (C) 0 (D) 0							
Estimated Total Water Use (ETWU) Total						943,427	
Maximum Water Allowance (MAWA) <sup>(e)</sup>					1,341,555		
Irrigation Efficiency (IE) Average**					0.8166		

\*\*Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

### ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. *Provide Totals based on information calculated in Worksheet above.* 

Regular Landsc	Totals	
Total ETAF x Area	(B) =	29,778
Total Area	(A) =	100,820
Average ETAF	(B) ÷ (A) =	0.295

All Landsca	Totals	
Total ETAF x Area	(B+D) =	29,778
Total Area	(A+C) =	100,820
Site wide ETAF	(B+D) ÷ (A+C) =	0.295

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770 www.sandiegocounty.gov/pds/
PDS-405 (Rev. 03/25/16) PAGE 2 of 2

### **IRRIGATION NOTES**

- TYPICAL WATER CONSERVATION DESIGN FEATURES WOULD INCLUDE BUT WOULD NOT BE LIMITED TO, AN AUTOMATIC IRRIGATION SYSTEM INCORPORATING DRIP IRRIGATION, BUBBLERS, LOW PRECIPITATION HEADS, RAIN SHUT-OFF DEVICE, MOISTURE SENSING DEVICES, CHECK VALVES AND MASTER REMOTE CONTROL VALVE.
- 2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, AND STRUCTURES.
- 3. PROPER IRRIGATION EQUIPMENT AND SCHEDULES, INCLUDING SUCH FEATURES AS REPEAT CYCLES, SHALL BE USED TO CLOSELY MATCH MAXIMUM APPLICATION RATES, IRRIGATION EFFICIENCY, AND DISTRIBUTION UNIFORMITY TO SITE-SPECIFIC INFILTRATION RATES.
- 4. THE IRRIGATION SYSTEM WILL BE SENSITIVE TO THE VARIOUS SOLAR EXPOSURE(S) THROUGHOUT THE YEAR.
- 5. ALL SITE IRRIGATION SHALL BE SERVICED BY A DEDICATED LANDSCAPE IRRIGATION METER.
- 6. NO RECYCLED WATER IS PROPOSED FOR THIS PROJECT.
- 7. ALL PLANTING AREAS WILL BE AMENDED WITH ORGANIC MATERIAL DEPENDING UPON ON-SITE SOIL CONDITIONS TO AID IN SOIL MOISTURE RETENTION.
- 8. ALL PLANTING AREAS WILL RECEIVE EITHER 3" OF A BARK MATERIAL OR COBBLE MULCH TO RETAIN SOIL MOISTURE AND MAINTAIN COOLER SOIL TEMPERATURES.
- 9. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

JOB NO. 14557-O
COUNTY PLAN CHECK NO.

REVISION 3/19/21
RESUBMITTAL 1/24/22

# MAJOR USE PERMIT PDS2020-MUP-20-001; PDS2020-ER-20-09-001 (PREVIOUSLY ADMINISTRATIVE PERMIT AD12-032) RANCHO GUEJITO WINE TASTING FACILITY & EVENT CENTER

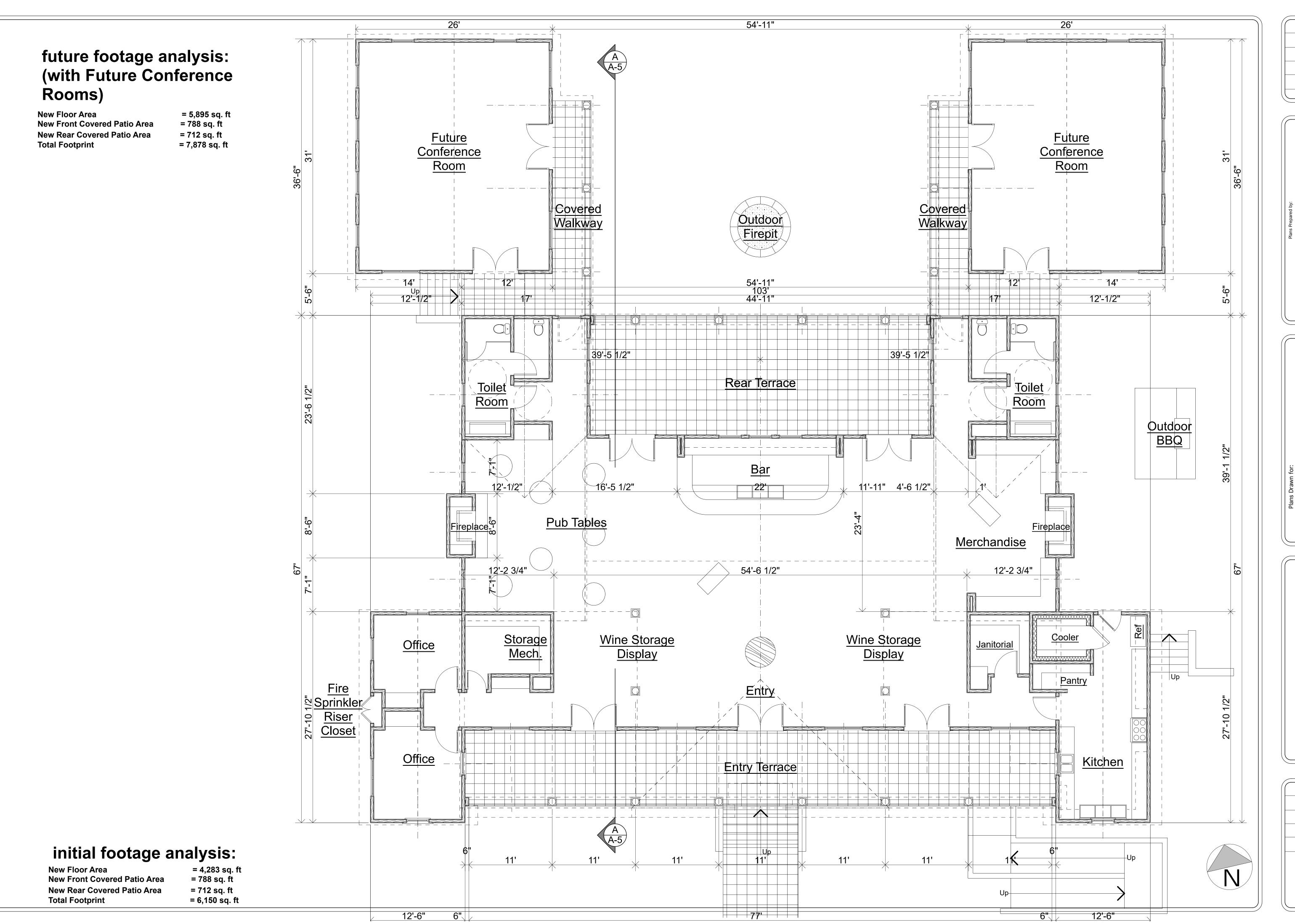


SAN DIEGO, CA 92110 619.291.0707 (FAX)619.291.4165 Riverside - Sacramento - San Luis Obispo Orange - Bakersfield - Tucson - Phoenix

Orange - Bakersfield - Tucson - Phoenix rickengineering.com

HYDROZONE PLAN

| -.



Michael T. Atwell

TIAL DESIGN /COMPLETE DRAFTING SERV
27 Welmer Street San Diego CA 92122

Plans Drawn for:

Sarnik Resdiential Desi

2027
OR PLAN
Fax : (619) 27

kancho Guejito Vineyards
Escondido, California 92027
WINE TASTING FACIITY FLOOR PLAN

DRAWN
MTA

CHECKED

DATE
NOV. 4 2019
SCALE
3/16" = 1'-0"
JOB NO.

SHEET

### roof material notes:

SLOPING ROOFING ICC - ESR # 1017

CLASS "A" FIRE RATED

US TILE BY BORAL

TWO-PIECE MISSION, PALERMO BLEND (FOR BID PURPOSES) INSTALL PER MANUFACTURER'S SPECIFICATIONS.

VALLEY (

26 GAUGE MINIMUM CORROSION RESISTANT METAL INSTALLED OVER MINIMUM

**FLASHING:** 36" WIDE SINGLE LAYER OF NO. 72 ASTM CAP SHEET RUNNING FULL LENGTH

OF VALLEY

ROOF GUTTERS:

ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS. (COUNTY BUILDING CODE 92.1.705A.4)

VENTS:

ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.)
SHALL COMPLY WITH THE FOLLOWING (COUNTY BUILDING
CODE 92.1.706A.1) PROTECTED BY LOUVERS AND 1/8" NONCOMBUSTIBLE CORROSION RESISTANT MESH.
ATTIC VENT TO BE "BRANDGARD" APPROVED FIRE RESISTANT
VENTS PER PLAN

### roof drains & scuppers:

1. Overflow drains shall be the same size as the roof drain and be installed with the flow linelocated 2" above the low point of the roof.

-01

2. Overflow scuppers shall have an opening area three times the size of the roof drain; have a minimum opening height of 4"; be installed in an adjacent parapet wall with the inlet flow located 2" above the low point of the roof.

-or

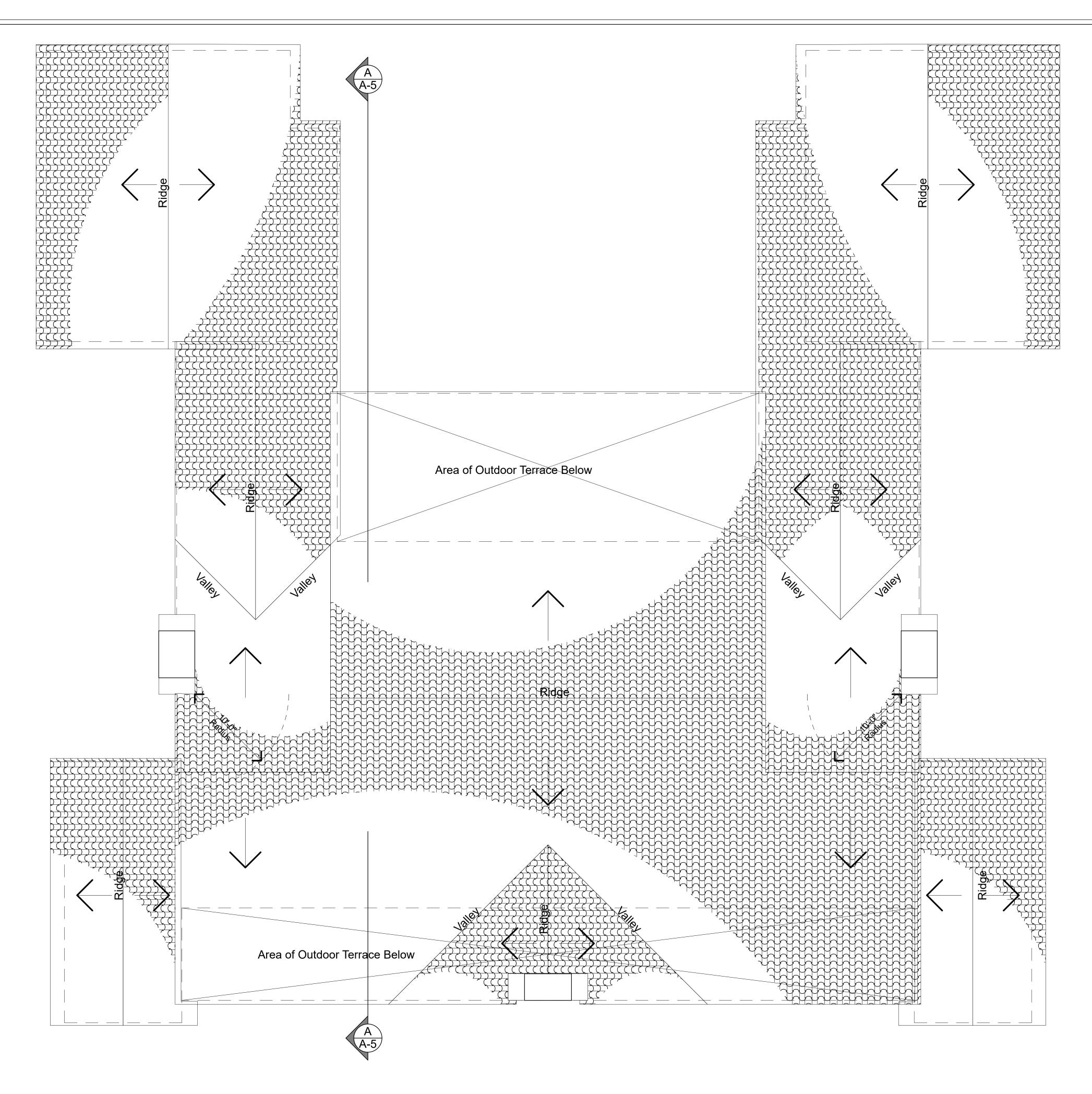
3. Overflow drains and scuppers must have seperate outlets from the roof drain/scuppers.

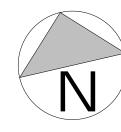
### roof notes:

- 1. ALL VENT STACKS AND OTHER MISC. ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ROOF TILE COLOR
- 2. ALL ROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- 3. ALL FLAT ROOFS TO BE INSTALLED W/ 1/4" PER 1'-0" SLOPE (MINIMUM) TYPICAL

ALL SLOPING ROOFS TO BE 3:12 TYPICAL

4. ALL ROOFING TO BE CLASS "A" FIRE ASSEMBLIES, TYPICAL





REVISIONS BT.

E DRAFTING SERVICES
Diego, CA 92122

Michael T. Atwel RESIDENTIAL DESIGN /COMPLETE DRAFT

Carnik Resdiential D

Guejito Vineyards

Idido, California 92027

Escondido, Californ

DRAWN MTA

CHECKED

DATE

NOV. 4 2019

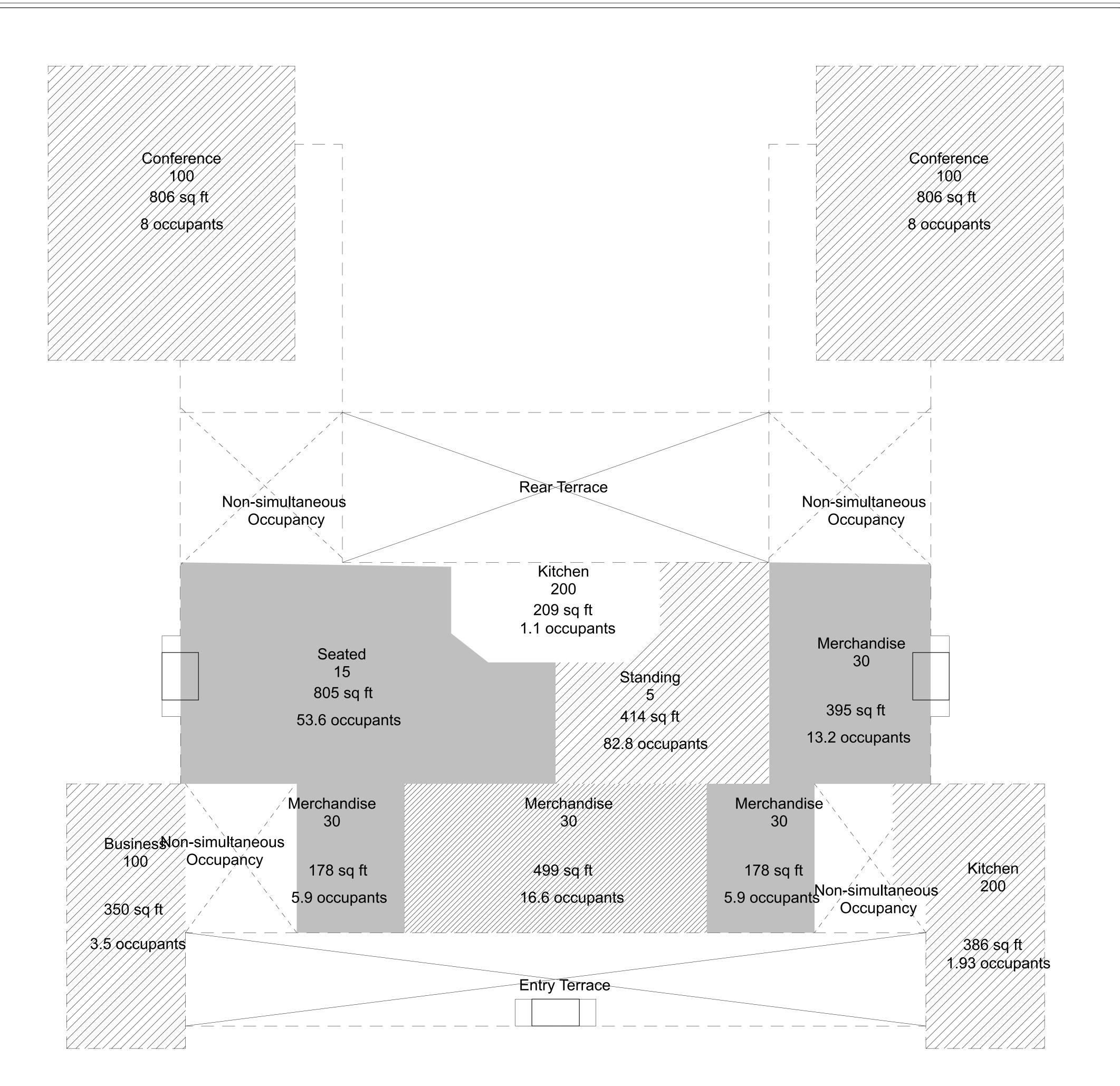
SCALE

3/16" = 1'-0"

JOB NO.

SHEET

**A-2** 



# occupancy basis:

Business = 100 sq. ft per person

Kitchen = 200 sq. ft per person

Fixed Seating Area = 15 sq. ft per person

Standing Area = 5 sq. ft per person

Merchandise = 30 sq. ft per person

Conference = 100 sq. ft per person

## occupancy analysis:

Business = 350 sq ft, so 3.5 occupants

Kitchen = 595 sq. ft, so 3.03 occupants

Fixed Seating Area = 805 sq. ft, so 53.6 occupants

Standing Area = 414 sq. ft, so 82.8 occupants

Merchandise = 1,250 sq. ft, so 41.6 occupants

Conference = 1,612 sq. ft, so 16.12 occupants

TOTAL 200.65 total occupants

ERVICES 22

Michael T. Atwell
INTIAL DESIGN /COMPLETE DRAFTING SERV

Carnik Resdiential Design

Phone : (619) : Fax : (619)

Rancho Guejito Vineyards
Escondido, California 92027
WINE TASTING FACILITY OCCUPANT LOAD

DRAWN
MTA

CHECKED

DATE
NOV. 4 2019

SCALE
3/16" = 1'-0"

JOB NO.

**A-3** 

OF SHEE

### elevation general notes:

ICC - ESR # 1017 CLASS "A" FIRE RATED

**SLOPING ROOFING** 

US TILE BY BORAL

TWO-PIECE MISSION, PALERMO BLEND (FOR BID PURPOSES) INSTALL PER MANUFACTURER'S SPECIFICATIONS.

ROOF DRAIN & 16 OZ. COPPER DRAINS AS MANUFACTURED BY THUNDERBIRD PRODUCTS.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT MANUFACTURER'S LITERATURE FOR ARCHITECT'S APPROVAL.

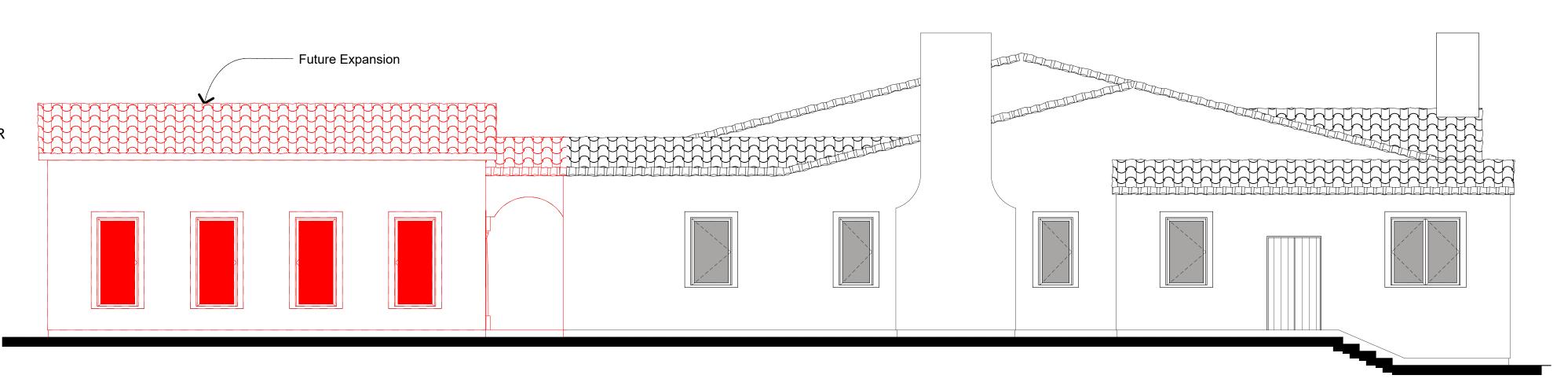
**FLASHING:** 

26 GAUGE MINIMUM GALVANIZED STEEL. ALL EXPOSED METAL WORK SHALL BE PRIMED AND PAINTED TO MATCH ADJACENT SURFACES.

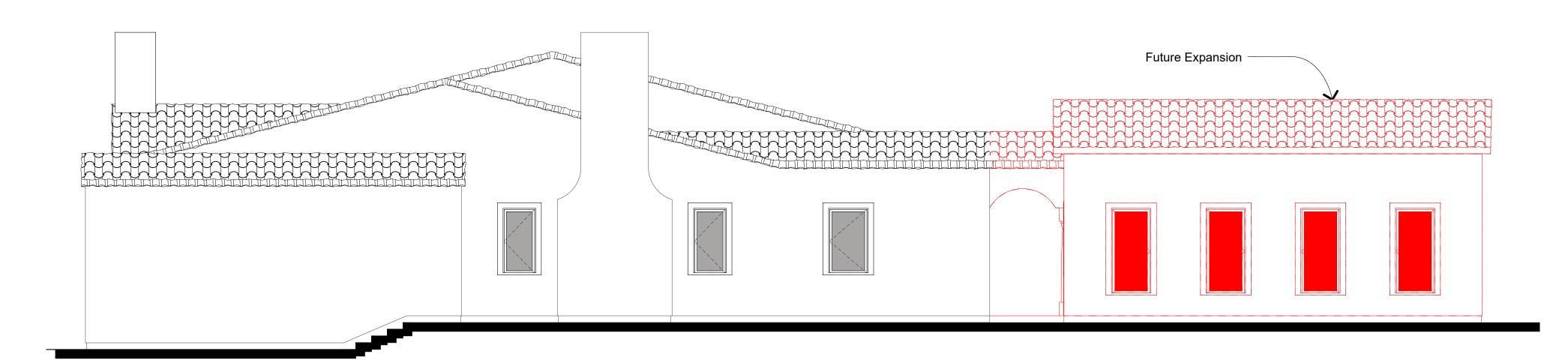
"STUCCO" - 7/8" CEMENT PLASTER (3-COAT, SCRATCH, BROWN AND COLOR COAT O/ 15# BLDG PAPER) FINISH TO BE SMOOTH SKIP TROWEL FINISH.

7/8 PVC #631-78 WEEP SCREED AS MANUFACTURED BY "PLASTIC WEEP SCREED COMPONENTS", PHONE: 1-800-327-7077, OR APPROVED EQUAL. INSTALLED 6" ABOVE GRADE, 4" ABOVE FINISH PAVING.

# south elevation (front)

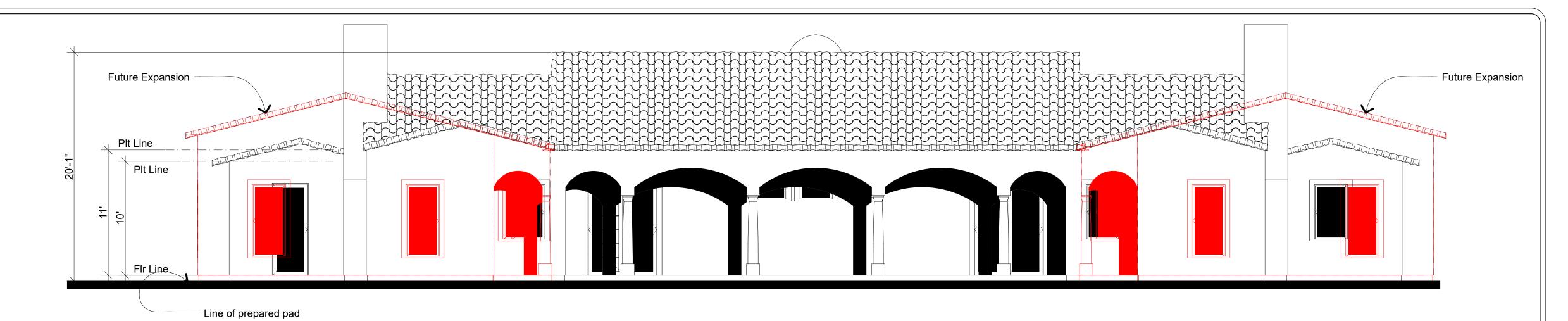


# west elevation (left side)



east elevation (right side)

NOV. 4 2019 3/16" = 1'-0"



### elevation general notes:

ICC - ESR # 1017 CLASS "A" FIRE RATED

ROOFING US TILE BY BORAL

TWO-PIECE MISSION, PALERMO BLEND (FOR BID PURPOSES)

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

OVERFLOW DRAINS:

SLOPING

ROOF DRAIN & 16 OZ. COPPER DRAINS AS MANUFACTURED BY THUNDERBIRD PRODUCTS.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT MANUFACTURER'S LITERATURE FOR ARCHITECT'S APPROVAL.

METAL 26 GAUGE MINIMUM GALVANIZED STEEL. ALL EXPOSED METAL WORK

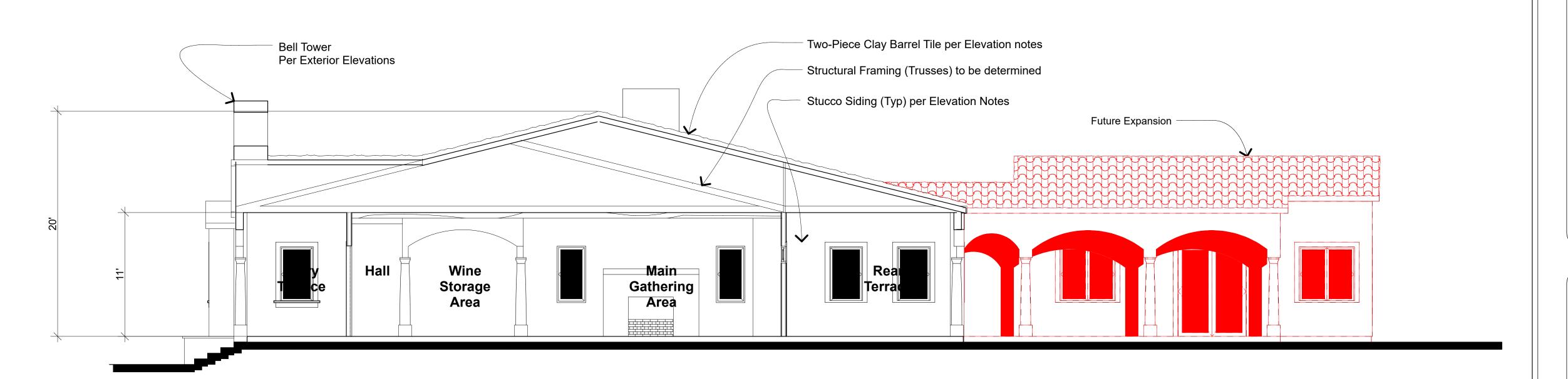
FLASHING: SHALL BE PRIMED AND PAINTED TO MATCH ADJACENT SURFACES.

CEMENT "STUCCO" - 7/8" CEMENT PLASTER (3-COAT, SCRATCH, BROWN AND COLOR COAT O/ 15# BLDG PAPER) FINISH TO BE SMOOTH SKIP TROWEL FINISH.

7/8 PVC #631-78 WEEP SCREED AS MANUFACTURED BY "PLASTIC

WEEP SCREED COMPONENTS", PHONE: 1-800-327-7077, OR APPROVED EQUAL. INSTALLED 6" ABOVE GRADE, 4" ABOVE FINISH PAVING.

# north elevation (rear)



building section "A"

REVISIONS BY:

Michael T. Atwell

JESIGN /COMPLETE DRAFTING SERVICE

Silmer Street, San Diego, CA 92122

RESIDENTIAL DESIGN /COMPLETE 6727 Welmer Street, San D

Carnik Resdiential De

do, California 92027

DRAWN
MTA

CHECKED

DATE

NOV. 4 2019

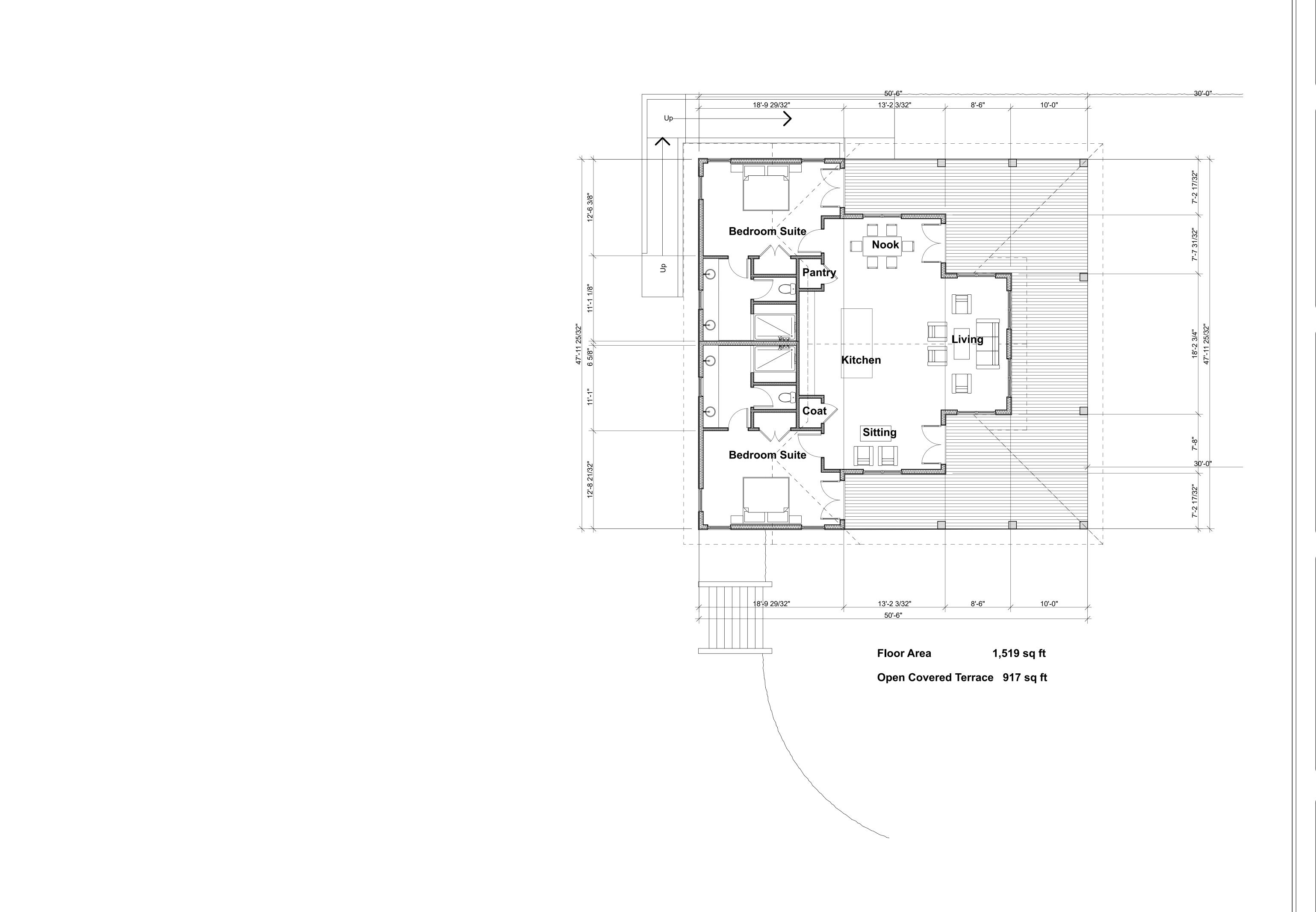
SCALE

3/16" = 1'-0"

JOB NO.

SHEET

OF SHEETS



REVISIONS BY:

Michael T. Atwell

DESIGN /COMPLETE DRAFTING SERVICE
Velmer Street, San Diego, CA 92122

RESIDENTIAL DESIGN /COMPLE
6727 Welmer Street, Sar
Phone: (858) 4

Carnik Resdiential Design

Nick Dorendorf

Phone: (619) 277-2883

Fax: (619) 4569524 carnikrd@gmail.com

EVENT CENTER LOUNGE SUITE

DRAWN
MTA

CHECKED

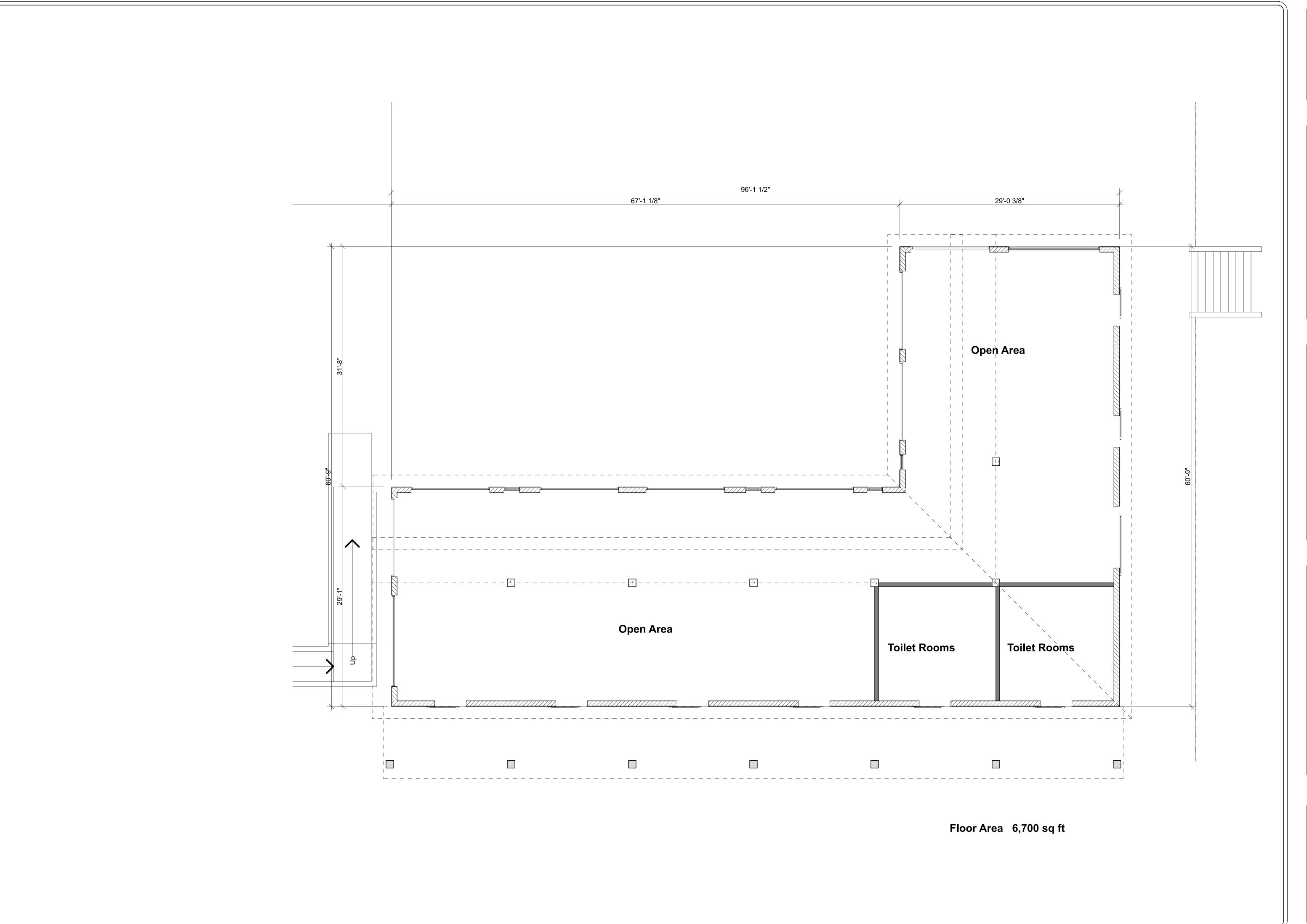
DATE
11/4/19

SCALE
3/16" = 1'-0"

JOB NO.

SHEET

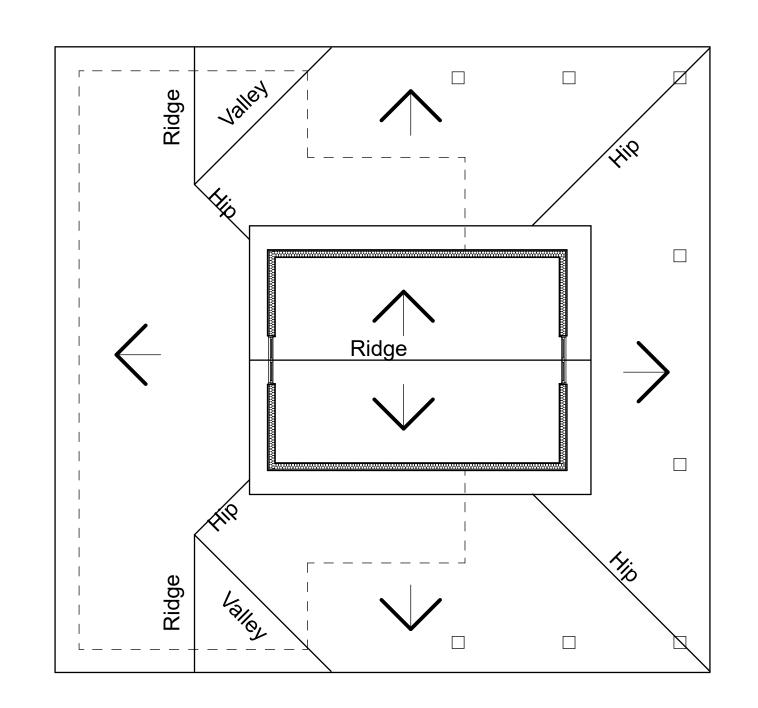
A-6



Carnik Resdiential Design

EVENT CENTER BANQUET BARN

DATE 11/4/19 3/16" = 1'-0"



### roof material notes:

ICC - ESR # 1017

CLASS "A" FIRE RATED

SLOPING

**ROOFING** US TILE BY BORAL

TWO-PIECE MISSION, PALERMO BLEND (FOR BID PURPOSES)

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

26 GAUGE MINIMUM CORROSION RESISTANT METAL INSTALLED **OVER MINIMUM VALLEY** 

FLASHING: 36" WIDE SINGLE LAYER OF NO. 72 ASTM CAP SHEET RUNNING FULL LENGTH

OF VALLEY

ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO GUTTERS: PREVENT ACCUMULATION OF LEAVES AND DEBRIS. (COUNTY BUILDING CODE 92.1.705A.4)

**VENTS:** 

ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) SHALL COMPLY WITH THE FOLLOWING (COUNTY BUILDING CODE 92.1.706A.1) PROTECTED BY LOUVERS AND 1/8" NON-COMBUSTIBLE CORROSION RESISTANT MESH.

ATTIC VENT TO BE "BRANDGARD" APPROVED FIRE RESISTANT

VENTS PER PLAN

### roof drains & scuppers:

1. Overflow drains shall be the same size as the roof drain and be installed with the flow linelocated 2" above the low point of the roof.

2. Overflow scuppers shall have an opening area three times the size of the roof drain; have a minimum opening height of 4"; be installed in an adjacent parapet wall with the inlet flow located 2" above the low point of the roof.

3. Overflow drains and scuppers must have seperate outlets from the roof drain/scuppers.

### roof notes:

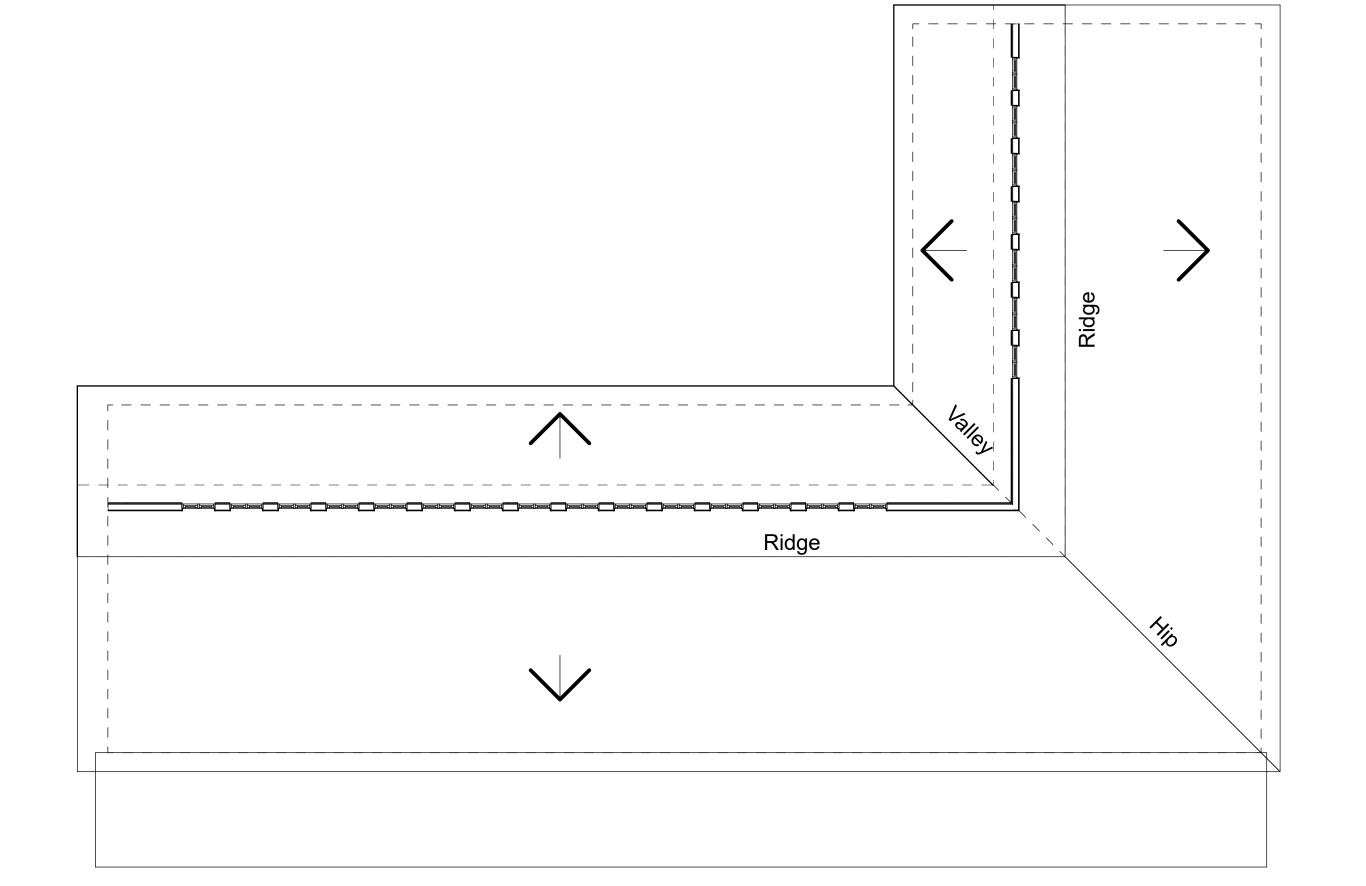
1. ALL VENT STACKS AND OTHER MISC. ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ROOF TILE COLOR.

2. ALL ROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

3. ALL FLAT ROOFS TO BE INSTALLED W/ 1/4" PER 1'-0" SLOPE (MINIMUM) TYPICAL

ALL SLOPING ROOFS TO BE 3:12 TYPICAL

4. ALL ROOFING TO BE CLASS "A" FIRE ASSEMBLIES, TYPICAL



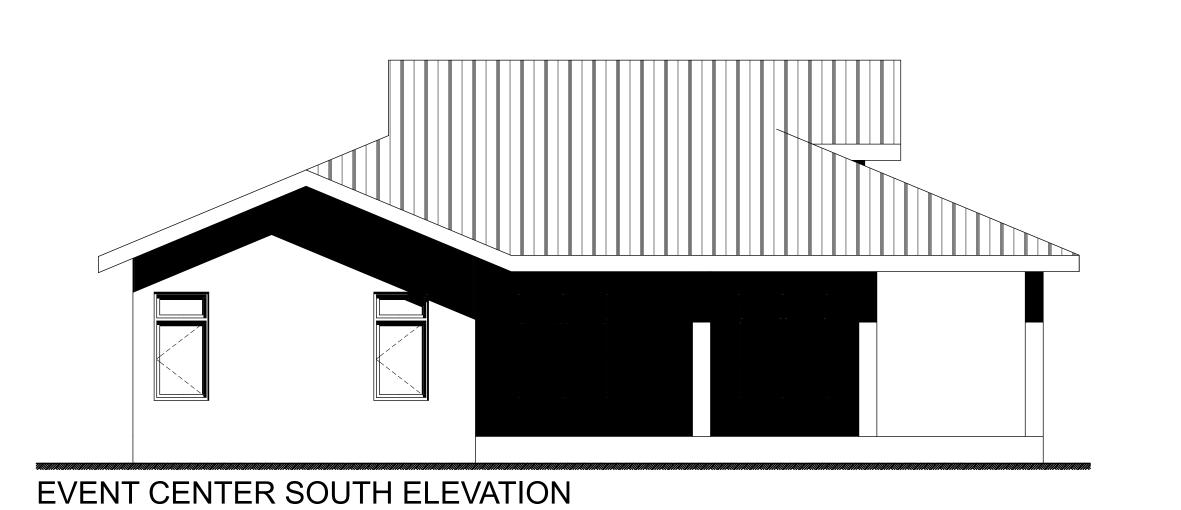
Michael Design /com

Resdiential

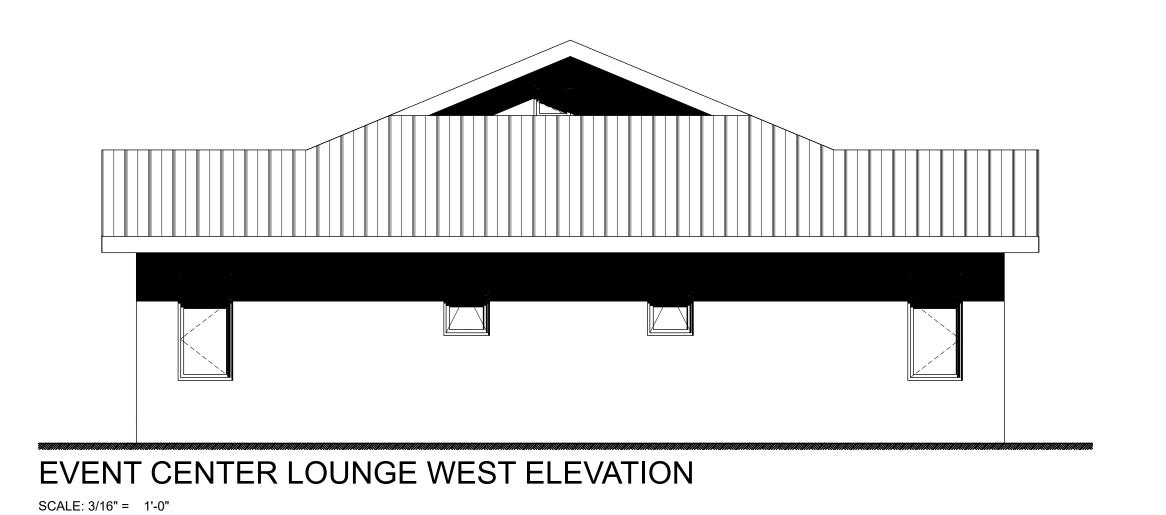
EVENT CENTER ROOF PLAN

CHECKED 11/4/19 1/8" = 1'-0" JOB NO.





SCALE: 3/16" = 1'-0"



S SERVICES 2122

Michael T. Atwell

DESIGN /COMPLETE DRAFTING SERVICES
Velmer Street, San Diego, CA 92122

RESIDENTIAL DESIGN /COMPLETE DR
6727 Welmer Street, San Diego

Carnik Resdiential Design

Nick Dorendorf

Phone: (619) 277-2883

Fax: (619) 4569524 carnikrd@gmail.com

Rancho Guejito Vineyards

Escondido, California 92027

EVENT CENTER LOUNGE ELEVATIONS

DRAWN
MTA

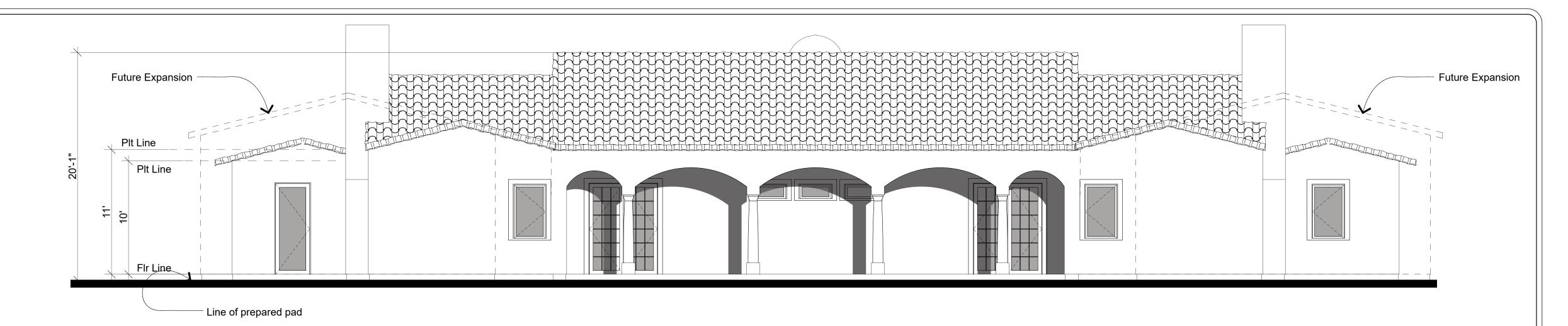
CHECKED

DATE
11/4/19

SCALE
1/8" = 1'-0"

JOB NO.

SHEET



### elevation general notes:

ICC - ESR # 1017 CLASS "A" FIRE RATED

ROOFING US TILE BY BORAL

TWO-PIECE MISSION, PALERMO BLEND (FOR BID PURPOSES)

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

OVERFLOW DRAINS:

SLOPING

ROOF DRAIN & 16 OZ. COPPER DRAINS AS MANUFACTURED BY THUNDERBIRD PRODUCTS.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT MANUFACTURER'S LITERATURE FOR ARCHITECT'S APPROVAL.

METAL 26 GAUGE MINIMUM GALVANIZED STEEL. ALL EXPOSED METAL WORK

FLASHING: SHALL BE PRIMED AND PAINTED TO MATCH ADJACENT SURFACES.

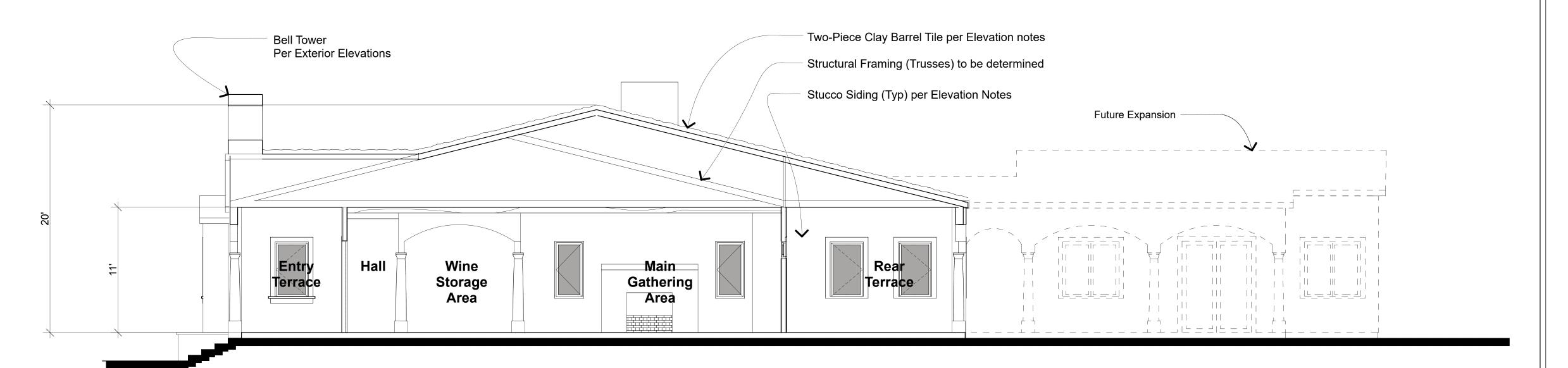
CEMENT "STUCCO" - 7/8" CEMENT PLASTER (3-COAT, SCRATCH, BROWN AND COLOR

PLASTER COAT O/ 15# BLDG PAPER) FINISH TO BE SMOOTH SKIP TROWEL FINISH.

STUCCO 7/8 PVC #631-78 WEEP SCREED AS MANUFACTURED BY "PLASTIC

WEEP SCREED COMPONENTS", PHONE: 1-800-327-7077, OR APPROVED EQUAL. INSTALLED 6" ABOVE GRADE, 4" ABOVE FINISH PAVING.

north elevation (rear)



building section "A"

REVISIONS BY:

Michael T. Atwell
DESIGN /COMPLETE DRAFTING SERVIC

sdiential Design

Carnik Resdie

ondido, California 92027

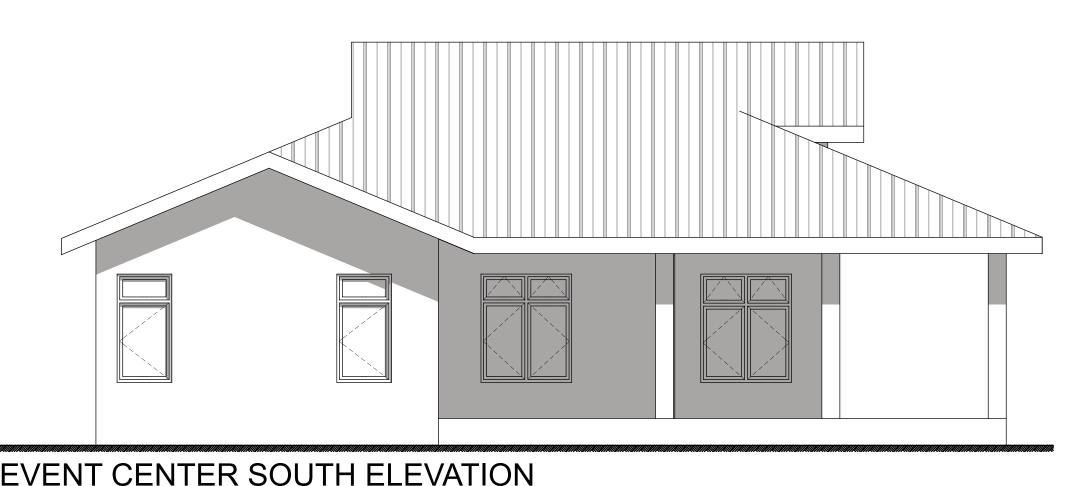
DRAWN
MTA
CHECKED

DATE
NOV. 4 2019
SCALE
3/16" = 1'-0"
JOB NO.

SHEET

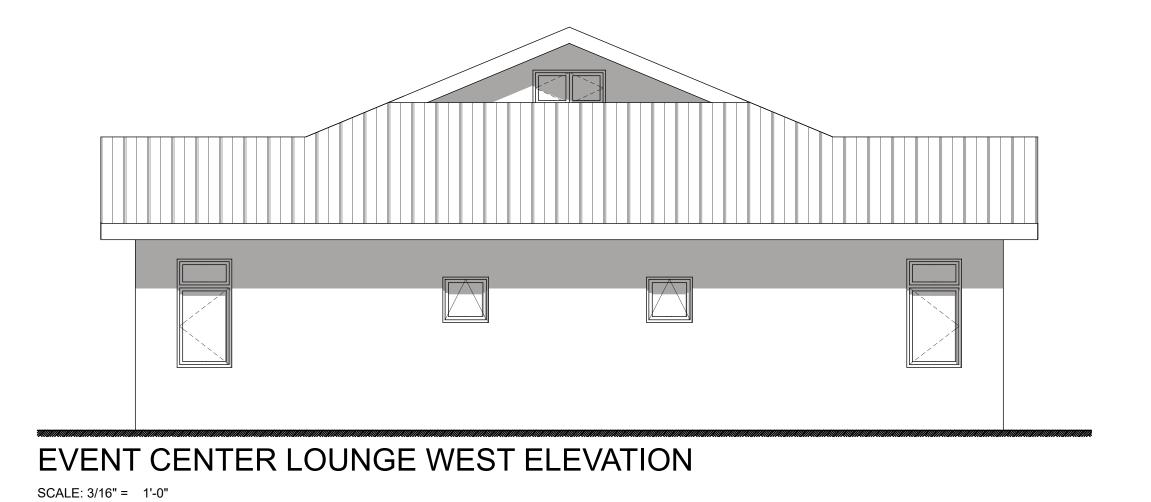
OF SHEET





EVENT CENTER SOUTH ELEVATION

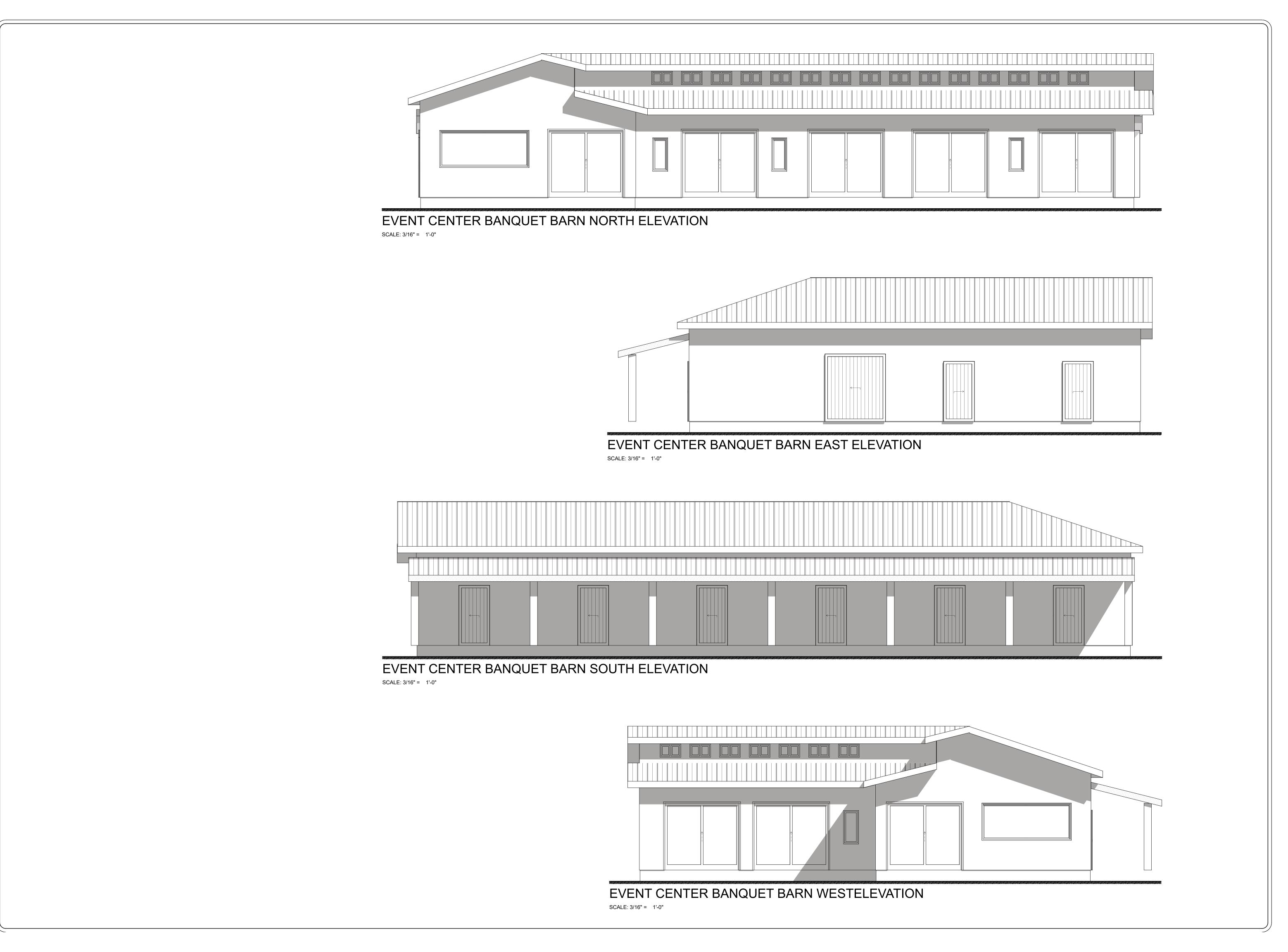
SCALE: 3/16" = 1'-0"



Resdiential Design Phone : (619) : Fax : (619)

EVENT CENTER LOUNGE ELEVATIONS Rancho Guejito Vineyards
Escondido, California 92027

DRAWN MTA CHECKED DATE 11/4/19 SCALE 1/8" = 1'-0"



Resdiential Carnik Phone : (619) : Fax : (619)

Rancho Guejito Vineyards

Escondido, California 92027

EVENT CENTER BANQUET BARN

ELEVATIONS

DRAWN MTA CHECKED DATE 11/4/19 SCALE 1/8" = 1'-0"