

CHANIN WINE COMPANY DEVELOPMENT PLAN MARCH 20 | 2023 | R1

PROJECT DATA

Address	291 Industrial Way Buellton CA
APN	099-690-027
Zoning	CS Service Commercial
Lot Area	42,167 square feet [0.97 acres]
Current Use	Vacant
Proposed Use	Winery Production, Storage + Tasting
Density	1 caretaker residence allowed, none proposed
Lot Coverage	[No Maximum]
Building Area	[No Maximum]
Building Height	
Allowed	35'
Proposed	30'
Setback, Streets	10'
Setback, Side	0'
Setback, Rear	25' from adjacent residential zone
Building Areas	
Ground Level	
Processing	2,246 sf
Restrooms, Processing	66 sf
Dry Storage	2,666 sf
Barrel Storage	5,720 sf
Fulfillment Storage	336 sf
Back of House	208 sf
Tasting Room	938 sf
Office	353 sf
Restrooms, Tasting/Office	175 sf
Stairs	161 sf
Penthouse Level	
Owner Office	531 sf
Basement Level	
Bottle Archive Storage	505 sf
Stairs	161 sf
Subtotal Gross Building Area	14,066 sf
Covered Loading	2,246 sf
Covered Utility	199 sf
Subtotal Covered Building Area	2,444 sf
Total Gross Building Area	16,510 sf

Site Areas			
Building Footprint Area	17,496 sf [Includes covered loading + utility areas]		41.5% of site
Paving Area	15,447 sf [3,842 permeable]		36.6% of site
Landscape Area	9,224 sf		21.9% of site
Parking Spaces Required			
Processing	2,312 sf @ 1/500 sf + 1/1.5 employees	= 4.62 + 1.33	= 5.95
Storage	9,596 sf @ 1/1000 sf + 1/2 employees	= 9.60 + 0.50	= 10.10
Tasting	938 sf @ 1/300 sf + 1/2 employees	= 3.13 + 1.00	= 4.13
Office	1,220 sf @ 1/300 sf		= 4.07
Total			= 24 spaces
Parking Spaces Provided			
Accessible	1 van, 1 EVCS per California Building Code and Green Building Code		
Standard	23		
Total	25 spaces which is greater than the parking required		
Loading Zone 10'x30'	1		
Bicycle Parking	To be determined		

PROJECT DESCRIPTION

The proposed Winery Production, Storage, and Tasting building for the Chanin Wine Company is located at the southwest corner of Industrial Way and Highway 246. The design owes its origins to vernacular barns in the Santa Barbara County surroundings where simple forms served strong functional needs over the changing seasons and passing of time.

The existing site is undeveloped and lightly slopes to the southwest. The primary features of the site are three coast live oak trees, one of which is in poor health and should be removed [please refer to the letter provided by PleinAire Design Group]. One in good health to remain and be incorporated into the design, and one in good health to be removed to allow for the best siting of the project and will be compensated for with a significant number of new coast live oak tree plantings.

The project's site design is organized by the two primary storage buildings, one parallel and one perpendicular to the long street frontage along Highway 246. This creates a central focus, bringing all of the functions of the property into the heart of the site. This also puts the least used portion of the project -the storage areas- up against the broad exposure to noise and wind along Highway 246. A third linear building for wine production is set to the south opposite a central landscape and acts as a buffer from the parking lot. A small tasting building, envisioned as a pavilion among three larger agrarian structures, interprets and transforms the material palette into a visitor scaled experience focused on the relationship between the customer and the wine.

Relief in the massing of these buildings is provided by a reduced depth and reduced height connector that also makes space for the retention of one of the two healthy coast live oaks on that northern portion of the site. Additional relief and interest is provided in the breaking and stepping of the agrarian gable roof form, reducing any appearance on a monolithic structure. To respect the design guidelines standard of façade articulation within every 50' of building length, tall and slender windows carve into the depth of the building façade, capped with projecting awnings at a spacing of approximately 23'. This higher tempo rhythm is supported by the massing relief described above and the interplay of three different roof forms and relationships.

The project is designed with agrarian underpinnings and reflects simple building forms, pitched gable roofs, offset roof planes reminiscent of clerestories, and extended eaves. The material palette relies on proven applications of metal panel siding and wood siding intended to age gracefully over time. Where the building functions turn toward the visitor at the tasting room lower roof heights and shallow slopes evoke a porch-like feel while authentic expressions of structural steel are coupled with windows composed of divided panes.

The winery will employ three full-time employees and 2-3 part-time employees.

Typical winery hours of operation area as follows:	
Winery Production and Storage	8:00am to 4:00pm
Harvest Season	8:00am to 6:00pm
Tasting Room	10:00am to 8:00pm
Deliveries and shipping:	
Grape deliveries	9 per year
Product pickups	81 per year
UPS/FedEx	4-6 per month

The project will not process or generate substantial odors or hazardous substances.

PROJECT TEAM

APPLICANT | OWNER

Chanin Wine Company
300 N 12th Street
Lompoc, CA 93436

ARCHITECT | REPRESENTATIVE

Bracket Architecture Office
PO Box 1810
San Luis Obispo, CA 93406
Bryan Ridley | br@bracketao.com | 805 704 0535

CIVIL ENGINEER

Steve LaChaine Consulting Engineering Services
15525 Abierto Road
Atascadero, CA 93422
Steve LaChaine | | 805 798 5348

ELECTRICAL ENGINEER + PHOTOMETRICS

Alan Noelle Engineering Lighting Studio
3639 East Harbor Blvd, Suite 204
Ventura, CA 93001
Vince Tarango | vince@aneeng.com | 805 563 5444

SURVEYOR

Gromatici Land Surveying
2432 Railway Avenue, Suites I & J
Los Olivos, CA 93441
Eric Ackerman | info@gromatici.com | 805 691 9112

ARBORIST

PleinAire Design Group
3203 Lighting Street, Suite 201
Santa Maria, CA 93455
Kevin Small | kjsmal@pleinairedg.com | 805 320 4420

LANDSCAPE ARCHITECT

JBLA
501 Shell Beach Road, Suite E
Shell Beach, CA 93449
Jim Burrows | jim@jbla-sto.com | 805 439 3209

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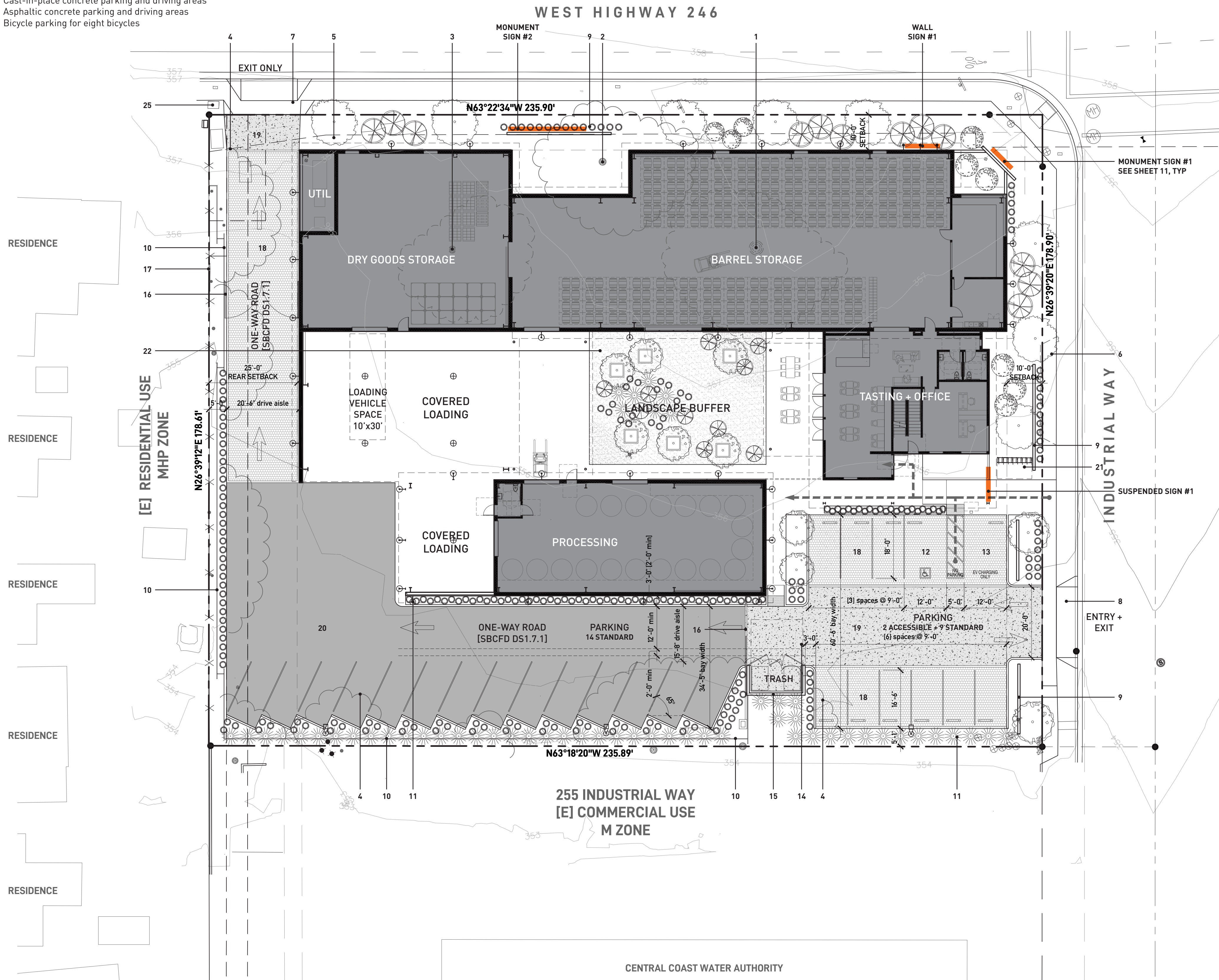


SITE PLAN REFERENCE NOTES

- # Note
- 1 48" Coast Live Oak -unhealthy- to be removed
- 2 24" Coast Live Oak to remain and be incorporated into the project design
- 3 24" Coast Live Oak to be removed and replaced at an 3:1 ratio, minimum
- 4 Canopy of Coast Live Oak trees to remain at project perimeter, size varies, protect-in-place
- 5 Replacement tree per Native Tree Protection Ordinance, 8:1 ratio provided
- 6 Existing driveway apron to be removed and replaced with new curb, gutter, and sidewalk
- 7 Existing driveway apron to be removed and replaced with new compliant design
- 8 New driveway apron to be installed
- 9 Cast-in-place concrete site wall, height varies
- 10 Site fence, steel posts with wood panel infill, 8' maximum height
- 11 Dark Sky Compliant parking lot or building lighting, see sheet 5 for additional details
- 12 Van accessible parking space
- 13 Accessible Electric Vehicle Charging Station
- 14 Concrete apron at trash enclosure
- 15 Cast-in-place concrete trash enclosure, see sheet 13
- 16 Site fence gate, hinged or sliding, shall satisfy all Fire Department requirements
- 17 Existing shared property line chain link fence to remain
- 18 Permeable pavers parking and driving areas
- 19 Cast-in-place concrete parking and driving areas
- 20 Asphaltic concrete parking and driving areas
- 21 Bicycle parking for eight bicycles
- 22 Decomposed granite landscape surface, see sheet 3
- 23 Cast-in-place concrete trash enclosure walls
- 24 Weathering steel trash enclosure gates
- 25 Existing above ground electrical utility transformer to remain

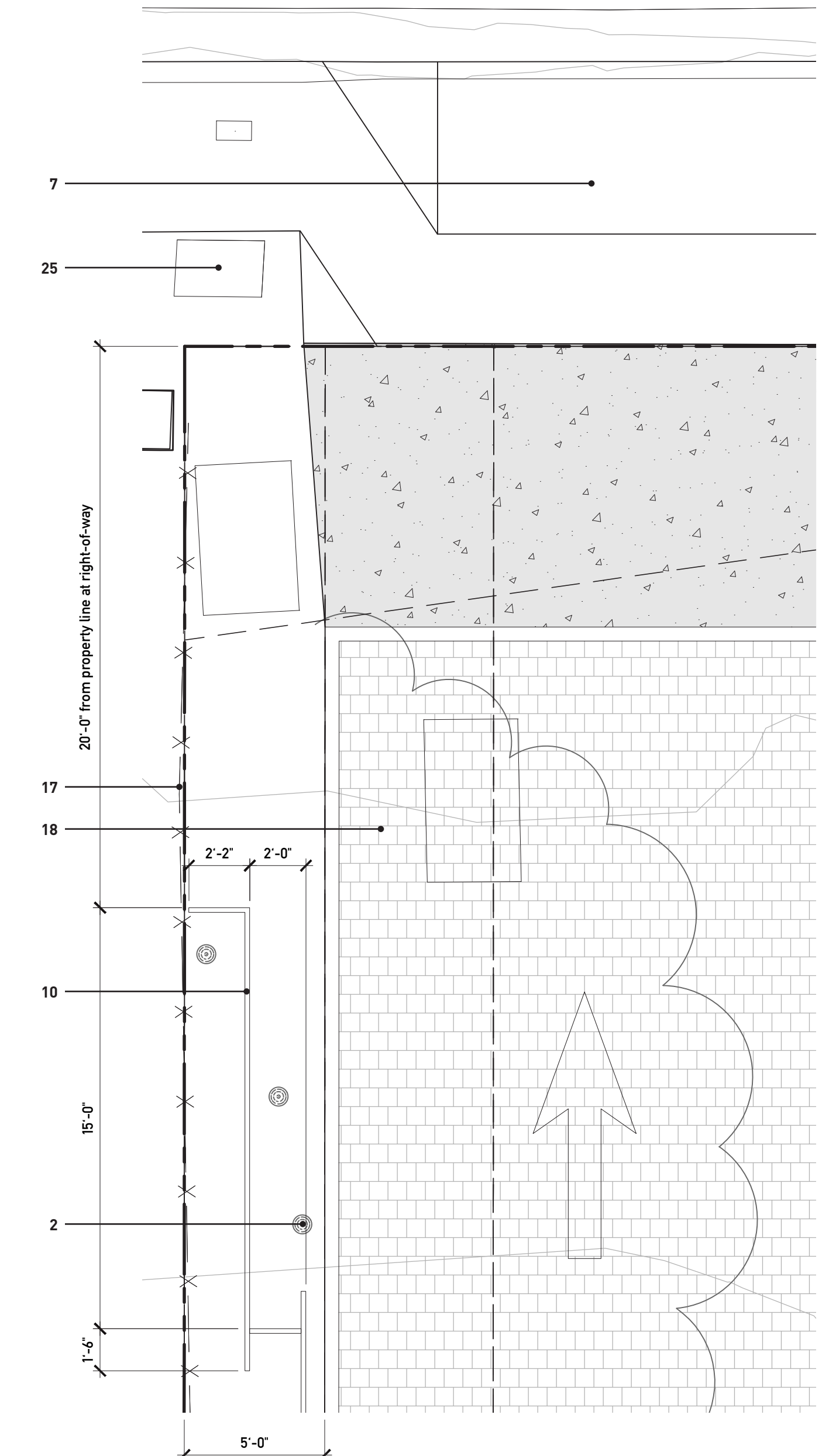
AVERAGE NATURAL GRADE CALCULATION

Low Point	355.12
High Point	358.06
Average Grade	356.59
Per MC	19.04.110



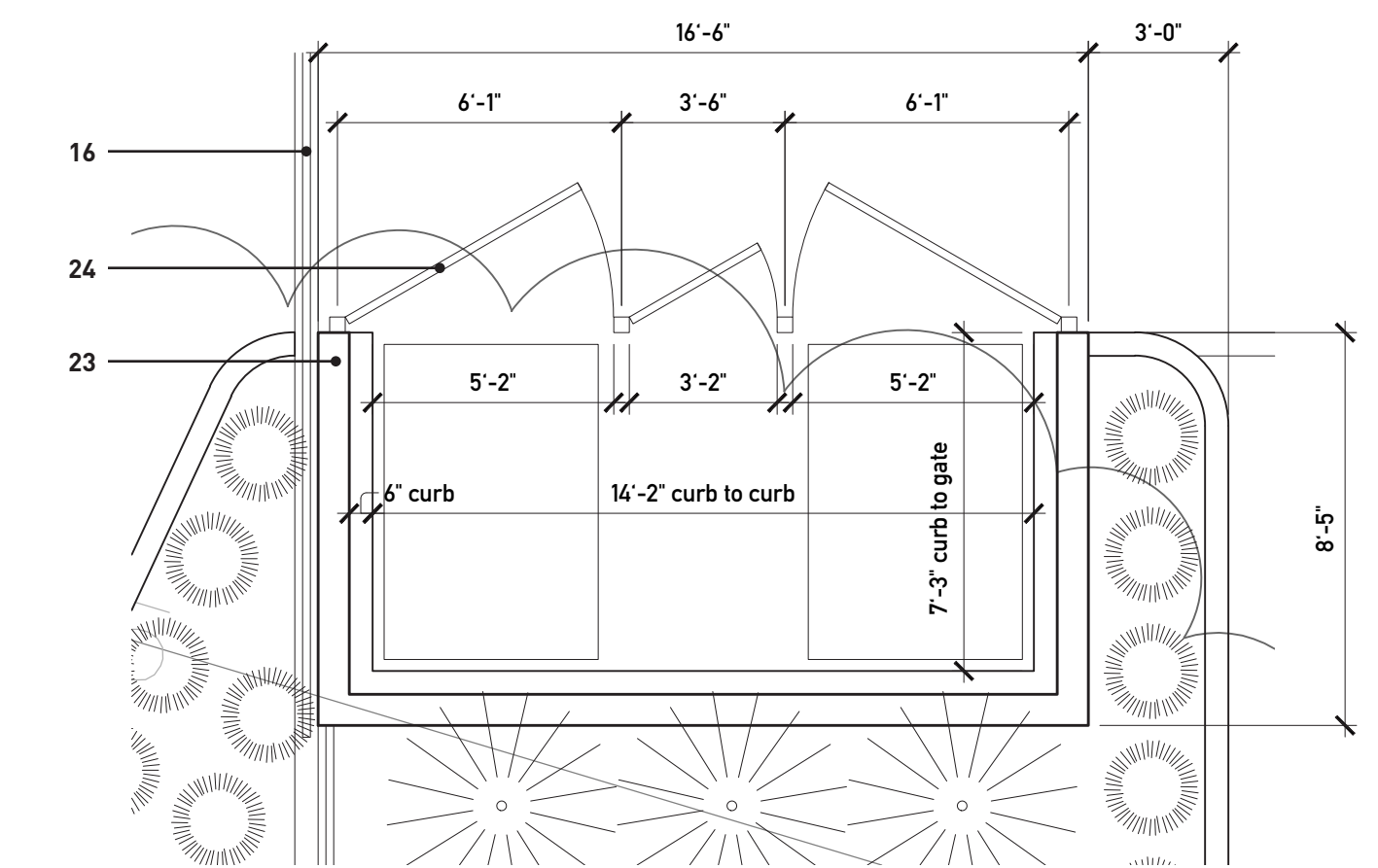
01 architectural site plan

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



02 fence detail plan

SCALE: 1/4" = 1'-0"



03 refuse enclosure plan

SCALE: 1/4" = 1'-0"

Planting Under Oak Trees

- Care shall be taken when planting beneath native oak trees.
- Do not plant, irrigate or disturb soil within ten (10') feet of trunk.
- Plant sparingly beneath and do not overcrowd with plants, keeping plants largely away from the deep shade near the trunk and instead planting in the filtered shade of the outer canopy.
- Plant with smallest container size available for the species to reduce disturbance of surface feeder roots. Hand-dig to reduce damage to roots 2" diameter or larger.
- Do not irrigate with overhead spray within the dripline; drip or soakers may be installed if used sparingly.
- Allow natural leaf mulch from the tree itself to remain within the dripline.
- Do not plant lawn anywhere within the dripline.

General Tree Placement Notes:

- Tree locations shown on plan may require adjustment in the field. Whenever feasible, trees should be planted a minimum of ten (10) feet from all underground utilities, streetlights, hydrants, and out of drainage flow lines. Should this not be possible, contact the landscape architect for decision on placement.
- Trees will not be planted closer than four (4) feet from any walkway, curb or sidewalk except where tree wells or parkways are provided in the right-of-way. All trees planted within six (6) feet of walkway, curb, sidewalk or public utilities shall receive deep root barriers, per detail; do not wrap root ball.
- Trees will not interfere with utilities and traffic sightlines.
- Trees to be fully rooted but not root-bound, with a minimum caliper size of 1.5", displaying good branch structure, not diseased and in generally healthy condition.

Water Conservation Notes

- The following water conservation techniques shall be employed in this Project:
- Planting and irrigation design shall conform to the "Model Water Efficient Landscape Ordinance" (MWELDO).
 - Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 95% of the total planting area.
 - Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
 - Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
 - Automatic irrigation system shall utilize "Smart Controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
 - Recommendations shall be given for annual irrigation schedule at project completion.
 - Lawn is not used.

Statement of Water Conserving Irrigation Design

- The following principles of irrigation design are utilized to conserve water and improve the efficiency of the irrigation system:
- All irrigation shall be drip or dripline emitters. Tree irrigation shall be root zone watering bubblers. No overhead spray heads
 - Irrigation hydrozone application shall be adjusted according to water needs and weather.
 - Irrigation system master valve shall be used.
 - Irrigation system "Smart controller" with water budgeting feature shall be used.
 - Irrigation system flow sensor shall be used.
 - Irrigation system of rain shut-off device connected to irrigation controller shall be used.
- To maintain the irrigation efficiency intended in the design, the irrigation system shall be tested and maintained on a monthly basis by maintenance staff.

Planting Design Statement

- Plant list provides options for final planting design. Not all plants proposed plants will be used; e.g. groundcovers will be grouped in clusters of 3 to 5 species to provide variety.
- Groundcovers, shrubs and mulch will be grouped into zones for variety and interest. Plant groupings will provide a variety of height, texture and color for interest.

Plant List – Chenin Winery – Buellton, CA (Sunset Zone 15)

Documents referenced:

- City of Buellton "Community Design Guidelines, March 10, 2022"
- City of Buellton "Preliminary Development Plan (Application Checklist)"
- City of Buellton "Approved Tree and Shrub Planting List"
- State of California Model Water Efficient Landscape Ordinance (MWELDO)

Tree Planting Notes

- Eight (8) *Quercus agrifolia* serve as applicable replacement trees per the Native Tree Protection Ordinance.
- Tree size: 20% 36" box, 30% 24" box, 50% 15 gallon, per City of Buellton "Community Design Guidelines."
- Tree quantity: minimum one tree per 500 s.f. (16 trees minimum, 19 proposed), per City of Buellton "Community Design Guidelines."
- Tree selection: At least 35% of trees to be evergreen (6 trees required; 14 proposed), per City of Buellton "Community Design Guidelines."

ABBREV	MIN. SIZE	BOTANICAL NAME / COMMON NAME	WUCOLS RATING
Street Trees and Applicable Replacement Trees			
QUE AGR	15G	QUERCUS AGRIFOLIA / COAST LIVE OAK	VL
Flowering Deciduous Accent Trees			
CER OCC	15G	CERCIS OCCIDENTALIS / WESTERN REDBUD	VL
Evergreen Shade Trees			
OLE EUR 'SH'	15G	OLEA EUROPEA 'SWAN HILL' / 'SWAN HILL' EUROPEAN OLIVE (FRUITLESS)	VL
Accent Shrubs			
AGA 'BG'	5G	AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE	L
AGA 'BF'	5G	AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE	L
YUC GLO 'W'	5G	YUCCA GLORIOSA 'WALBRISTAR' / BRIGHT STAR YUCCA	L
Medium Height Shrubs and Grasses (4-5' height)			
ARC DEN 'HM'	5G	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / MANZANITA	VL
CAL 'LJ'	5G	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	VL
LEY CON 'CP'	5G	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	L
LOM LON 'PB'	5G	LOMANDORA LONGIFOLIA 'PLATINUM BEAUTY' / VARIEGATED MAT RUSH	L
OLE EUR 'LO'	5G	OLEA EUROPEA 'LITTLE OLLIE' / LITTLE OLLIE DWARF OLIVE	VL
RHA CAL 'EC'	5G	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	L
Small Scale Ground Covers and Grasses			
A	36" OC	1G FESTUCA MAIREI / ATLAS FESCUE	L
B	24" OC	1G HEUCHERA MAXIMA / ISLAND ALUM ROOT	M
Spreading Ground Covers			
C	48" OC	1G ARCTOSTAPHYLOS DENSIFLORA 'HARMONY' / MANZANITA	L
D	60" OC	1G BACCHARIS PILLULARIS 'PIGEON POINT' / PROSTRATE COYOTE BRUSH	VL
E	60" OC	1G CEANOTHUS 'YANKEE POINT' / CARMEL CEANOTHUS	L
F	36" OC	1G PENSTEMON 'MARGARITA BOP' / MARGARITA BOP PENSTEMON	L
G	42" OC	1G SALVIA SPATHACEA / HUMMINGBIRD SAGE	L
H	60" OC	1G ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED' / CALIFORNIA FUCHSIA	VL

MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

- LEGEND**
- VL = VERY LOW WATER USE
 - L = LOW WATER USE
 - M = MEDIUM WATER USE
 - H = HIGH WATER USE
 - G = GALLONS
 - B = BOX
 - OC = ON-CENTER SPACING
 - STD = STANDARD FORMS
 - L.B. = LOW BRANCHING FORM
 - BTH = BROWN TRUNK HEIGHT

***WATER-USE EVALUATION OF PLANT MATERIALS**
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

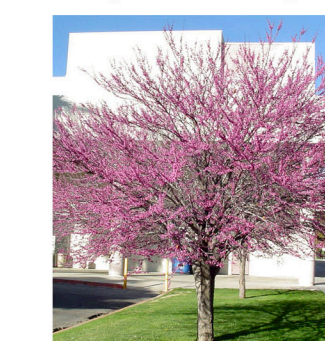
Proposed Plant Materials

STREET TREES



Quercus agrifolia

FLOWERING ACCENT TREES



Cercis occidentalis

EVERGREEN SHADE TREES



Olea europaea

ACCENT SHRUBS



Agave Blue Glow



Agave Blue Flame



Yucca Bright Star

SMALL SCALE GROUND COVERS AND GRASSES



Festuca mairei



Heuchera maxima

MEDIUM HEIGHT SHRUBS AND GRASSES



Arctostaphylos Howard McMinn



Bouteloua 'Blonde Ambition'



Callistemon Little John



Leymus 'Canyon Prince'



Lomandra 'Platinum Beauty'



Olea Little Ollie



Rhamnus Eve Case

SPREADING GROUNDCOVERS



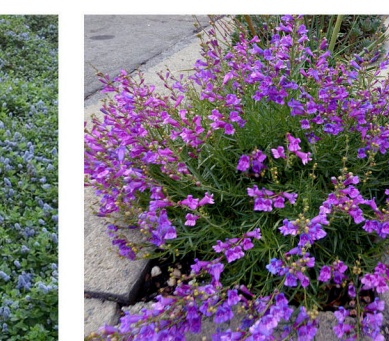
Arctostaphylos den. Harmony



Baccharis Pigeon Point



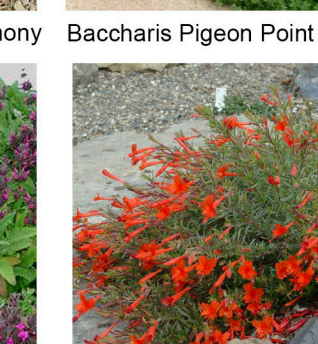
Ceanothus Yankee Point



Penstemon Margarita BOP



Salvia spathacea

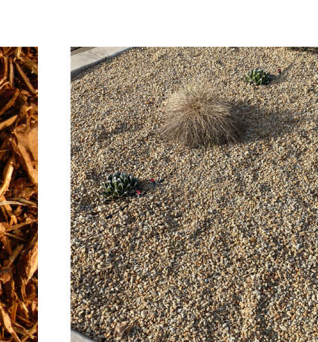


Zauschneria californica

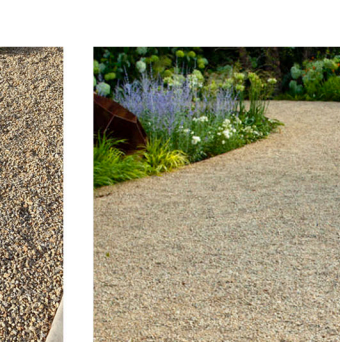
MULCH



'Walk-on' Bark



'California Gold' Pea Gravel



Decomposed Granite (DG)

MWELDO COMPLIANCE STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE 1981 AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

MURRAY BURROWS, CLA #2737 MARCH 2023

Canopy of Coast Live Oak trees, located on neighboring parcel, to remain along project perimeter. Size varies, protect-in-place

Street Trees: Replacement tree (Coast Live Oak) per Native Tree Protection Ordinance, 8:1 ratio

Exterior light B2 Barn Light Electric Fire Chief Series, refer to specification on page 5 (Typical)

Landscape Buffer Mix of evergreen trees, shrubs, Accent plans and D.G.

Existing Coast Live Oak (24" DBH) to remain, protect-in-place

Evergreen Shade Trees (e.g. Fruitless Olive)

Shrubs and Groundcovers (Typical)

Evergreen Shade Trees to Provide Visual Buffer (e.g. Arbutus)

Exterior light B1 Barn Light Electric Bomber Series, refer to specification on page 5 (Typical)

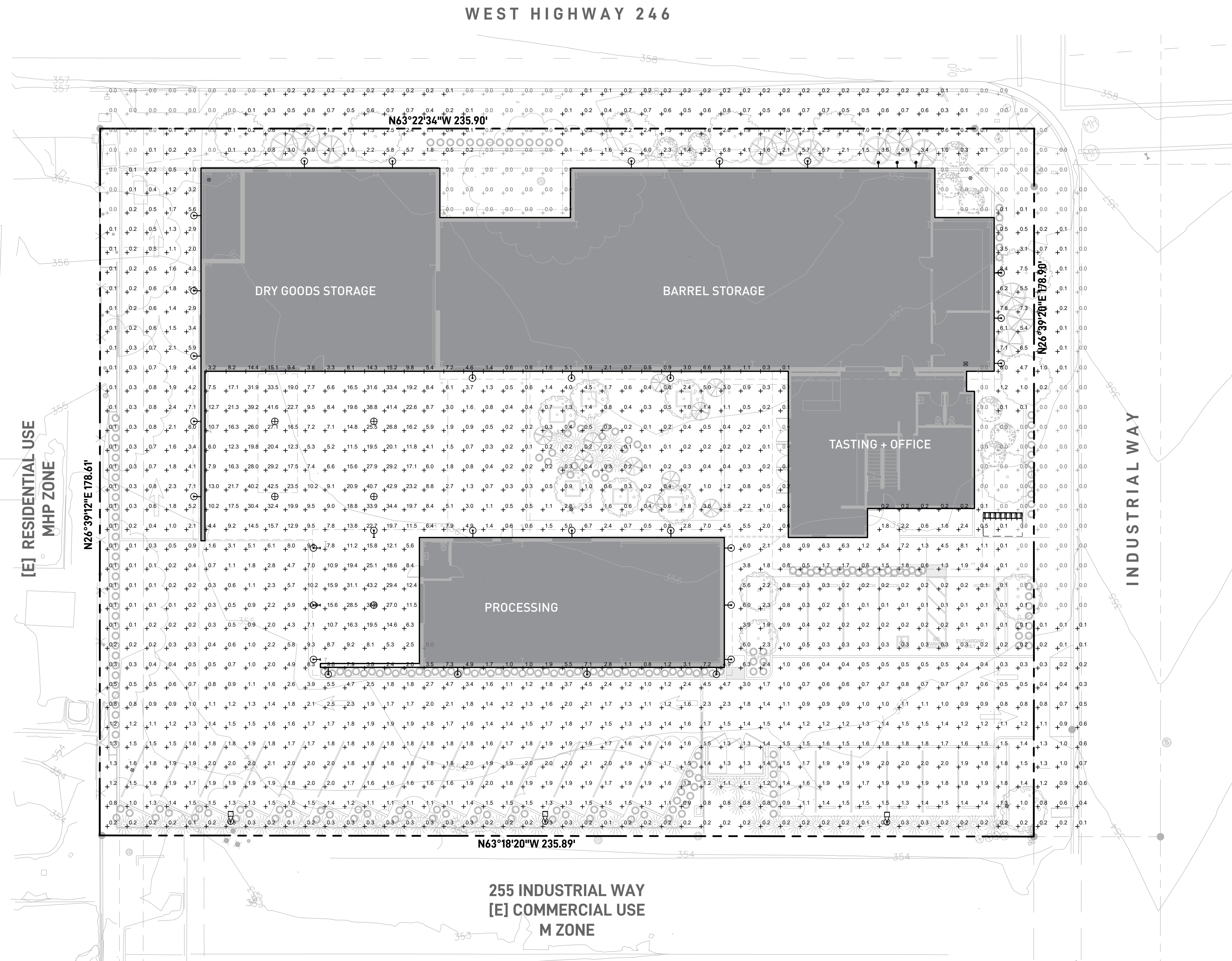
Water Efficient Landscape Ordinance Worksheet (WELDO)

Water Efficient Landscape Worksheet						
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.						
One worksheet complete for each point of connection (water meter).						
Select your city:	Buellton	Project name or address:	Chenin Winery	Zone:	1	Non-Residential
Reference Evapotranspiration (ET ₀):	43.7	Landscaping Area Sector:	Residential			
California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET ₀):	43.7	Project Type:	Non-Residential	ETAF x Area:	Estimated Total Water Use (ETWU):	0.55
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF x Area (Sq Ft)	Estimated Total Water Use (ETWU)	
Regular Landscape Areas						
Low Water Use Trees	0.2	Bubbler	0.77	0.36	0	0
Low Water Use	0.2	Drip	0.81	0.25	8,086	1997
Med Water Use	0.4	Drip	0.81	0.49	0	0
High Water Use	0.7	Overhead	0.75	0.93	0	0
				Average	Total	Total
				0.25	8,086	1,997
Average ETAF for Regular Landscape Areas: In Compliance						
Special Landscape Areas						
SLA#1	1	0	0	0	0	0
				Totals	Total Landscape Area	Statewide ETAF
					8,086	0.25
				ETWU Total	Maximum Allowed Water Allowance (MAWA)	
					60,284	134,282
ETAF Calculations						
Regular Landscape Areas		Average ETAF for Regular Landscape Areas must be 0.25 or below for residential areas, and 0.45 or below for non-residential areas.		Percentage of MAWA		45%
Total ETAF x Area	1997					
Total Area	8086					
Average ETAF	0.25					
All Landscape Areas		0.45 Non-Residential				
Total ETAF x Area	1997	0.25 Residential				
Total Area	8086	0.81 Drip				
Average ETAF	0.25	0.75 Overhead				

Refer to "Statement of Water-Conserving Irrigation Design" above for additional compliance with MWELDO requirements.

EXTERIOR LIGHTING NOTES

All exterior lighting shall be dark sky compliant, downward facing and shielded to satisfy MC 19.04.130
 All exterior lighting shall be equipped with 3000K lighting
 All photometric plan data was prepared by Alan Noelle Engineering
 Refer also to the lighting fixture specifications prepared by ANE Lighting Studio [attachment]



01 photometric plan
 SCALE: 1/16" = 1'-0"

LIGHTING SPECIFICATIONS

BOMBER INTEGRATED LED SERIES
JOB NAME: Chanin Winery FUTURE TYPE: B1

BLE - G - WHB15 - 105 - G22 - 105 - NA - NA

Order Example: BLE - G - WHB15 - 105 - G22 - 105 - NA - NA - LED27 - 3000K - FL

A - MOUNTING STYLE
C Cord Hung
N Chain Hung
F Flush Mount
G Gooseneck
S Stem Mount

B - SHADE SIZE
BOMBER:
WHB11 11" Shade
WHB13 13" Shade
WHB15 15" Shade
WHB17 17" Shade

C - SHADE FINISH
PORCELAIN FINISHES:
150 Black
250 White
350 Vintage Green
355 Jade
455 Cherry Red
550 Yellow
650 Bronze
750 Cobalt Blue
765 Delphite Blue
850 Graphite
950 Metallic Chrome

D - MOUNTING
Please Note: If Flush Mount (F) is selected in Section A, please select NA

E - SHADE ACCESSORY FINISH
Please Note: See Section C for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted to match.

F - SHADE ACCESSORY FINISH
Please Note: See Section D for all applicable CSA Listed Cord Options

G - SHADE ACCESSORIES*
NA None
WC Wire Cage

H - SHADE ACCESSORY FINISH
Please Note: See Section C for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted to match.

I - MOUNTING ACCESSORY
Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

J - LIGHT SOURCE
LED11 850 Lumens, 11W LED
LED16 1250 Lumens, 16W LED
LED27 2000 Lumens, 27W LED¹
LED38 3000 Lumens, 38W LED²
LED43 4000 Lumens, 43W LED²

K - COLOR TEMPERATURE
2700K 2700K, Warm White
3000K 3000K, Neutral White
3500K 3500K, Bright White
4000K 4000K, Cool White

L - LED LENS
DL Flat Lens

LUMINAIRE DIMENSIONS

SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHB11	6"	11"
WHB13	6"	13"
WHB15	7"	15"
WHB17	8.25"	17"

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

BARN LIGHT ELECTRIC CO. BOMBER INTEGRATED LED SERIES SPS-0452 REV B

MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT

FLUSH MOUNT (F)

STEM MOUNT PENDANT (S)

CHAIN HUNG PENDANT (CN)

CORD HUNG PENDANT (C)

GOOSENECK (G)

LUMINAIRE DIMENSIONS

SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHB11	6"	11"
WHB13	6"	13"
WHB15	7"	15"
WHB17	8.25"	17"

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

BARN LIGHT ELECTRIC CO. BOMBER INTEGRATED LED SERIES SPS-0452 REV B

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

Wattage	850		1250		2000		3000		4000	
	Optics	Lumens LPW	Lumens LPW	Lumens LPW	Lumens LPW	Lumens LPW	Lumens LPW	Lumens LPW	Lumens LPW	
WHB11	FLAT	842 74	1238 77	-	-	-	-	-	-	-
	DOMED	818 72	1203 75	-	-	-	-	-	-	-
WHB13	FLAT	845 74	1242 77	1992 74	2988 79	3984 92	-	-	-	-
	DOMED	821 72	1208 75	1921 71	2881 76	3861 89	-	-	-	-
WHB15	FLAT	840 74	1236 77	1974 73	2961 78	3948 92	-	-	-	-
	DOMED	814 71	1197 75	1889 70	2834 75	3779 88	-	-	-	-
WHB17	FLAT	836 73	1229 77	1963 73	2944 77	3925 91	-	-	-	-
	DOMED	806 71	1186 74	1872 69	2808 74	3744 87	-	-	-	-

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

OPERATING TEMPERATURE
-30°C to 40°C

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
Hand-Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
Polyester Powder Coat Finishes are Electro-Static Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

COPPER
Hand-Spun from High Purity C11000-O60 ETP Copper

CONSTRUCTION & FINISH (CONTINUED)

BRASS
Hand-Spun from High Purity C2600-O60 Brass

STEM
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

CORD
Cord-Hung Pendants Include 2" of Standard Cord or 5' of Cloth Cord, +/- For Socket Orientation

CHAIN
4-Gauge Chain Complete with Quick Link for On-Site Adjustments to Chain's Length

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE
INITIAL LUMENS DELIVERED: UP TO 4000 LUMENS
L90(6k) > 36,300 HOURS
AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request
90+ CRI
2 STEP MACADAMS ELLIPSE
EFFICACY: UP TO 92 LPW
High Efficacy Available upon Request, Consult Factory for Additional Information

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

FIRE CHIEF INTEGRATED LED SIGN LIGHT
JOB NAME: Chanin Winery FUTURE TYPE: B2

BLE - G - ASFC10 - 105 - G15 - 105 - NA - NA

Order Example: BLE - G - ASFC12 - 200 - G22 - 200 - SWK - WC - 200 - NA - LED27 - 3500K - DL

A - SHADE SIZE
FIRE CHIEF:
ASFC10 10" Shade
ASFC12 12" Shade
ASFC14 14" Shade

B - SHADE FINISH
PORCELAIN FINISHES:
150 Black
250 White
350 Vintage Green
355 Jade
455 Cherry Red
550 Yellow
650 Bronze
750 Cobalt Blue
765 Delphite Blue
850 Graphite
950 Metallic Chrome

C - SHADE ACCESSORY FINISH
Please Note: See Section B for all applicable Gooseneck Arm Finish Options. Gooseneck Arms are also available in 980-Brushed Aluminum.

D - GOOSENECK ARM FINISH
Please Note: See Section B for all applicable Gooseneck Arm Finish Options. Gooseneck Arms are also available in 980-Brushed Aluminum.

E - SWIVEL KNUCKLE
NA None/Not Applicable
SWK Swivel Knuckle

F - SHADE ACCESSORY FINISH
Please Note: See Section B for all applicable CSA Listed Cord Options

G - SHADE ACCESSORIES*
NA None/Not Applicable
WC Wire Cage

H - SHADE ACCESSORY FINISH
Please Note: See Section B for all applicable Gooseneck Arm Finish Options. Gooseneck Arms are also available in 980-Brushed Aluminum.

I - MOUNTING ACCESSORY
Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

J - LIGHT SOURCE
LED11 850 Lumens, 11W LED
LED16 1250 Lumens, 16W LED
LED27 2000 Lumens, 27W LED

K - COLOR TEMPERATURE
2700K 2700K, Warm White
3000K 3000K, Neutral White
3500K 3500K, Bright White
4000K 4000K, Cool White

L - LED LENS
DL Domed Lens

LUMINAIRE DIMENSIONS

SHADE CODE	HEIGHT (A)	DIAMETER (B)
ASFC10	10.5"	10"
ASFC12	12"	12"
ASFC14	14.5"	14"

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

BARN LIGHT ELECTRIC CO. FIRE CHIEF INTEGRATED LED SIGN LIGHT SPS-0543 REV B

MOUNTING STYLE

LUMINAIRE DIMENSIONS

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

Source Lumens	850		1250		2000		
	Drive Current	Wattage	Drive Current	Wattage	Drive Current	Wattage	
Shade Size	Optics	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
	ASFC10	Domed	726 64	1067 66	1707 63	64	
ASFC12	Domed	735 65	1081 67	1729 64	64		
ASFC14	Domed	745 65	1095 68	1751 65	65		

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
OPERATING TEMPERATURE RANGE
-30°C to 40°C

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
Hand-Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
Polyester Powder Coat Finishes are Electro-Static Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

AREA & ROADWAY LIGHTING

RAZAR SERIES - LED
LOW PROFILE AREA LUMINAIRE

Project Name:
Project Type:

Optical Housing
Heavy cast, low copper aluminum assembly (A356 alloy, < 2% copper) minimum wall thickness .188" LED Module mounting area is machined to within a .002" surface finish tolerance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover allows access to the drivers and wiring.

Electrical Housing w/ Integrated Arm
Heavy cast low copper aluminum (A356 alloy, < 0.2% copper) assembly with integral cooling fins surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED® Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. An asymmetric distributor, a micro-reflector inside the refractor directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is secured to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributors. Panels are field replaceable and field rotatable in 90° increments.

LED Driver(s)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F (-40°C). Driver(s) is/are III and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer; held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. 0-10V dimmable driver is standard. Driver has a minimum of 30V in-rush surge protection. Luminaire supplied with 20KV surge protector for field electrical installation.

LED Emitters
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 7000K Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

Amber LED's
TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power metal at 140°F. Four step media blast and non-phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

Most Arm Fitter/Electrical Housing
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5° or +2.5° from the horizontal. All hardware is stainless steel.

ORDERING INFORMATION

Spec/Order Example: RZR/PLED-V/BOLED-700mA/CW/277/RAL-8019-S

Luminaire	Optics	LED	Voltage	Mounting	Finish	Options
RZR-G	Max 1 PLED ¹ or 2 PLED-H ²	120LED 1950mA ¹ 27K (2700K) 30K (3000K) 40K (4000K) 50K (5000K) 350mA	120	1	Black RAL-9005-T	Internal House Side Shield Internal Glass Shield 4 Field ESG4
	Type I Front Row PLED-HR	TRA True Amber ³	120	1	White RAL-9003-T	Internal Glass Shield 3 Field Rear Weight E063W
RZR	Type II Medium Backlight PLED-H-ML	TRA True Amber ³	240	2	Black Bronze RAL-8019-T	Round Side Adapter RPA
	Type III Wide PLED-H-W	TRA True Amber ³	347	3	Green RAL-6005-T	Panel Lock Receptacle CPL
RZR-MAF*	Type IV PLED-V	TRA True Amber ³	480	4	Premium Finishes	Panel Lock Receptacle CPL
	Type V PLED-VF	TRA True Amber ³	347	3	Wall Mount PC	Panel Lock Receptacle CPL
RZRM	Type VI PLED-VF	TRA True Amber ³	480	4	Wall Mount PC	Panel Lock Receptacle CPL
	Type VII PLED-VF	TRA True Amber ³	480	4	Wall Mount PC	Panel Lock Receptacle CPL

NOTE: 1-7000K and 1050mA not for use with RZR-V. 2-Available in 300mA & 520mA drive currents only. Consult Factory for Other Drive Currents.

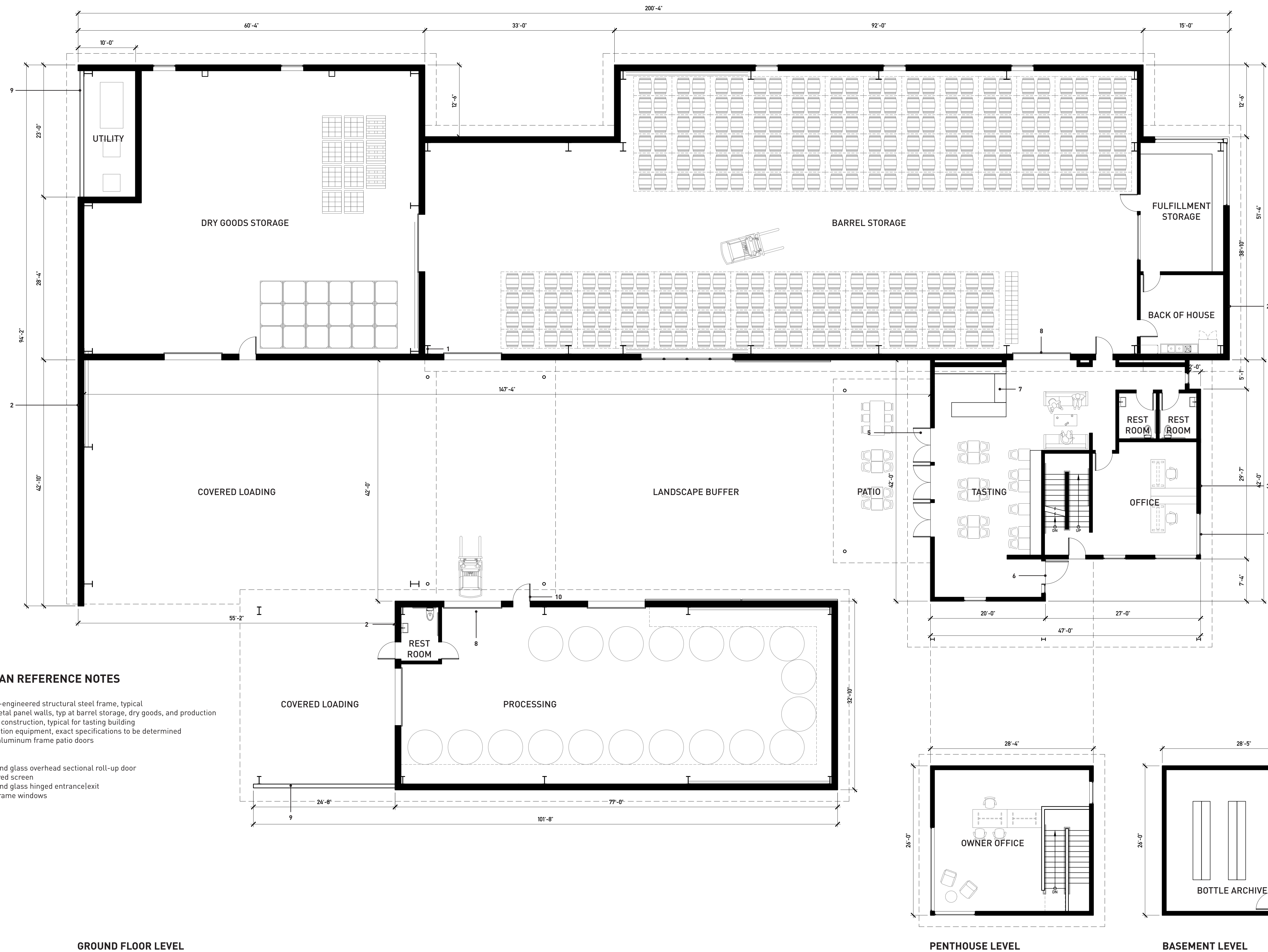
Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

EXTERIOR LIGHTING NOTES

All exterior lighting shall be dark sky compliant, downward facing and shielded to satisfy MC 19.04.130
All exterior lighting shall be equipped with 3000K lamping
All photometric plan data was prepared by Alan Noelle Engineering
Refer also to the lighting fixture specifications prepared by ANE Lighting Studio [attachment]



CHAIN WINERY
291 INDUSTRIAL WAY | BELLEVILLE, IA
23.0320 | FINAL DEVELOPMENT PLAN



FLOOR PLAN REFERENCE NOTES

- # Note
- 1 Primary pre-engineered structural steel frame, typical
 - 2 Insulated metal panel walls, typ at barrel storage, dry goods, and production
 - 3 Wood frame construction, typical for tasting building
 - 4 Wine production equipment, exact specifications to be determined
 - 5 Multi-slide aluminum frame patio doors
 - 6 Visitor entry
 - 7 Tasting bar
 - 8 Aluminum and glass overhead sectional roll-up door
 - 9 Z-girt louvered screen
 - 10 Aluminum and glass hinged entrance/exit
 - 11 Aluminum frame windows

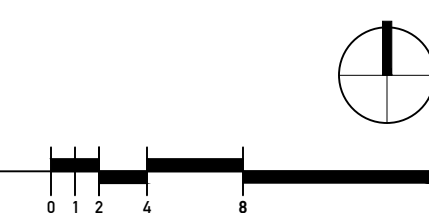
GROUND FLOOR LEVEL

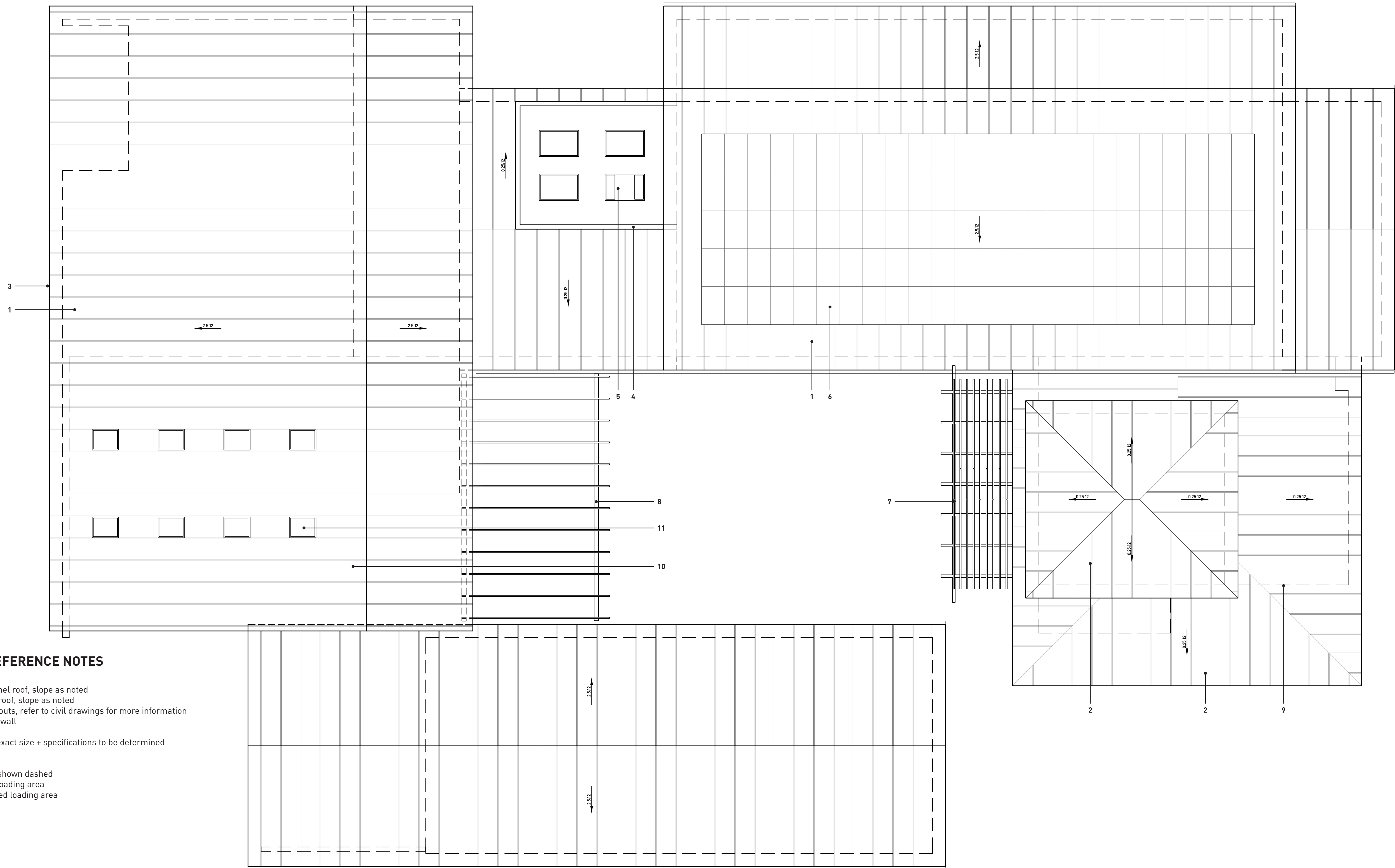
PENTHOUSE LEVEL

BASEMENT LEVEL

01 floor plans

SCALE: 1/8" = 1'-0"





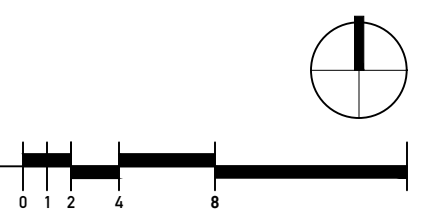
ROOF PLAN REFERENCE NOTES

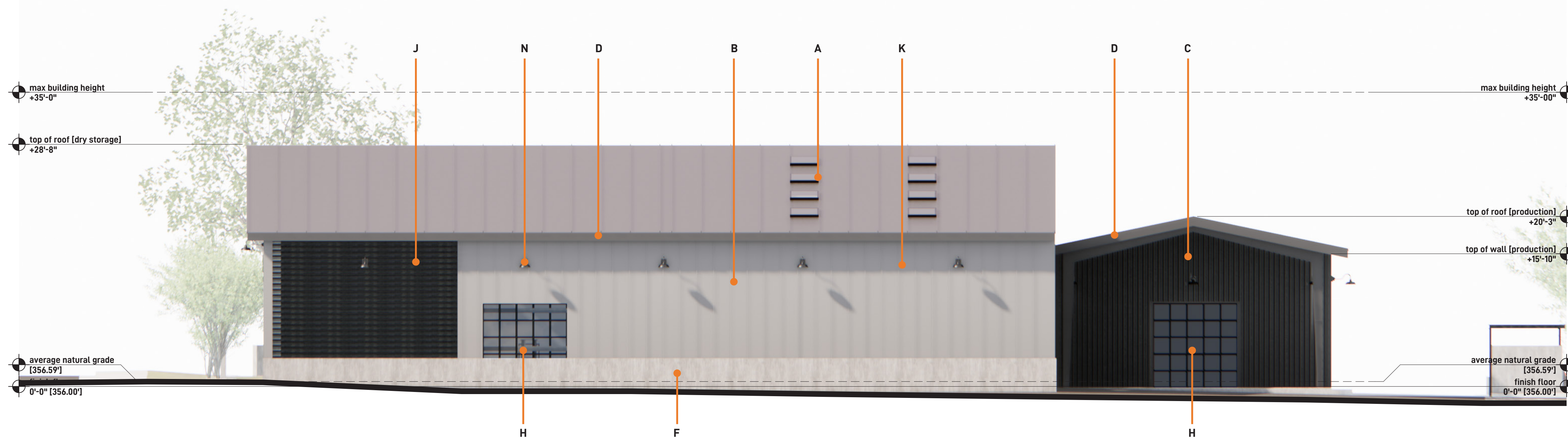
- # Note
- 1 Insulated metal panel roof, slope as noted
 - 2 Sheet metal panel roof, slope as noted
 - 3 Gutter and downspouts, refer to civil drawings for more information
 - 4 Mechanical screen wall
 - 5 Mechanical area
 - 6 Solar panel array, exact size + specifications to be determined
 - 7 Tasting trellis
 - 8 Steel trellis
 - 9 Line of wall below shown dashed
 - 10 Roof over covered loading area
 - 11 Skylight over covered loading area

GROUND FLOOR LEVEL

01 roof plan

SCALE: 1/8" = 1'-0"





01 west elevation

SCALE: 1/8" = 1'-0"



02 east elevation

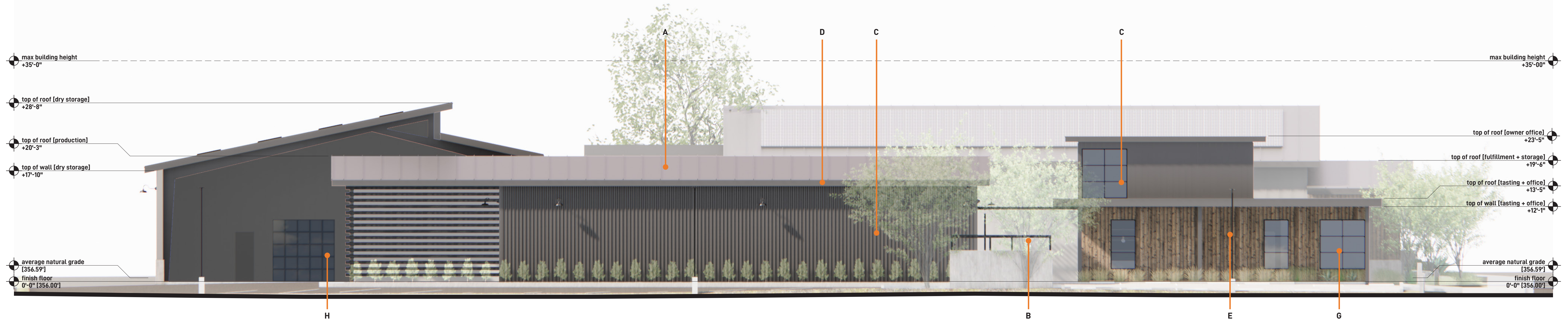
SCALE: 1/8" = 1'-0"

MATERIALS + COLORS

Material	Color
A Insulated Metal Panel Roof, CFR Standing Seam	Medium Bronze
B Insulated Metal Panel Wall, Light Mesa with Battens	Slate Gray
C Insulated Metal Panel Wall, 7.2 Corrugated Rib	Medium Bronze
D Sheet Metal Fascia	Medium Bronze
E Vintage Shiplap Wood Siding	Driftwood Brown
F Cast-in-Place Concrete Wainscot	Concrete
G Aluminum Frame Windows	Dark Anodized Frame, Clear Glazing
H Aluminum Overhead Sectional Doors	Dark Anodized Frame, Clear Glazing
I Structural Steel	Paint SW 7048 Urbane Bronze
J Steel Z-Girt Louvers	Paint SW 7048 Urbane Bronze
K Cast-in-Place Concrete Site Walls	Concrete
L Corrugated Sheet Metal Eaves	Galvalume
M Aluminum Plate Metal Awnings	Paint SW 6991 Black Magic
N Building Mounted Dark Sky Compliant Lighting	Textured Black, see page 4
O Shadowline 1" Reveal Panel	Medium Bronze



NOTE: Landscape is shown approximately and translucent for clarity of building form.



01 south elevation

SCALE: 1/8" = 1'-0"



02 north elevation

SCALE: 1/8" = 1'-0"



NOTE: Landscape is shown approximately and translucent for clarity of building form.



HIGHWAY 246 ELEVATION



CORNER OF INDUSTRIAL WAY AND HIGHWAY 246



INDUSTRIAL WAY PEDESTRIAN ENTRANCE



INDUSTRIAL WAY

CORRUGATED GALVALUME EAVES OFFER VISUAL TEXTURE AND LIGHTNESS UNDER ALL ROOF PLANES

THE SPLIT GABLE ROOF FORM OFFERS CONTINUOUS INTEREST ALONG THE ELEVATION WHILE REDUCING BUILDING HEIGHT NEAR THE RIGHT-OF-WAY TO REDUCE OVERALL SCALE

FASCIA INTEGRATED SHEET METAL GUTTER AND DOWNSPOUT IN MATCHING FINISH TO THE ROOF PANELS

STANDING SEAM CONCEALED FASTENER INSULATED METAL PANEL ROOF

WALL SIGN, REFER TO SHEET 13

VERTICALLY ORIENTED BARN WOOD SIDING PRESENTS A WARM, TACTILE FINISH TO CONTRAST WITH THE REMAINDER OF THE STORAGE BUILDING AT THIS STREET CORNER

DIVIDED LIGHT WINDOWS REDUCE THE COMMERCIAL SCALE OF THE BUILDING

CLERESTORY WINDOWS AT SPLIT GABLE ALLOW FOR NORTH LIGHT TO ENTER THE STORAGE SPACE AND ECHO AGRARIAN STRUCTURES THAT TOOK ADVANTAGE OF PASSIVE SYSTEMS SUCH AS THIS

BENT ALUMINUM PLATE AWNINGS OFFER CHANGES IN SCALE AND EMPHASIZE THE VERTICALLY ORINETED WINDOWS ALONG THE HIGHWAY SIDE OF THE PROJECT

FINELY TEXTURED INSULATED METAL WALL PANELS WITH APPLIED BATTENS FOR A CLEAR INTERPRETATION OF AGRARIAN BOARD + BATTEN SIDING, ADAPTED TO THE HIGH THERMAL PERFORMANCE OF INSULATED WALL PANELS

CAST-IN-PLACE CONCRETE RETAINING WALL AND WAINSCOT PROVIDES A SOLID 'MASONRY' BASE THAT REFERENCES OLDER STRUCTURE'S FOUNDATIONS



BARREL STORAGE AT CORNER OF INDUSTRIAL WAY + HIGHWAY 246

VERTICALLY ORIENTED BARN WOOD SIDING AT BUILDING RECESS OFFERS CONTRAST TO THE INSULATED METAL WALL PANELS AND PROVIDES A WARM VISUAL BACKDROP TO THE OAK TREE

EXISTING COAST LIVE OAK TREE TO REMAIN

CAST-IN-PLACE CONCRETE SITE WALL AND MONUMENT SIGN, REFER TO SHEET 13

FINELY TEXTURED INSULATED METAL WALL PANELS WITH APPLIED BATTENS FOR A CLEAR INTERPRETATION OF AGRARIAN BOARD + BATTEN SIDING, ADAPTED TO THE HIGH THERMAL PERFORMANCE OF INSULATED WALL PANELS

BENT ALUMINUM PLATE AWNINGS OFFER CHANGES IN SCALE AND EMPHASIZE THE VERTICALLY ORINETED WINDOWS ALONG THE HIGHWAY SIDE OF THE PROJECT

CAST-IN-PLACE CONCRETE RETAINING WALL AND WAINSCOT PROVIDES A SOLID 'MASONRY' BASE THAT REFERENCES OLDER STRUCTURE'S FOUNDATIONS



DRY GOODS STORAGE ALONG HIGHWAY 246

DEEP CORRUGATED RIBBING ON THE PROCESSING BUILDING OFFERS STRONG SHADOW LINES AND DISTINGUISHES THIS STRUCTURE FROM THE STORAGE BUILDING

STEEL AND WOOD TRELLIS PROVIDES FINE SCALE DETAIL TO THE CUSTOMER EXPERIENCE ALONG WITH FILTERED SHADE BEYOND THE SOLID EAVE

THE USE OF MULTIPLE SCALES OF LANDSCAPE SETS VEGETATION AGAINST THE AGRARIAN STRUCTURES AND OFFERS STRONG CONTRAST BETWEEN THE NATURAL AND THE CONSTRUCTED

CONCRETE SURFACES DEFINE PEDESTRIAN PATHS AND IS ALSO USED IN SELECT VEHICULAR AREAS FOR WASTE HAULER TRAFFIC



TASTING ROOM + PROCESSING BUILDING

SHEET METAL REVEAL PANELS AT THE UPPER STORY OF THE TASTING + OFFICE BUILDING PROVIDE A COMPLEMENTARY INTERPRETATION OF THE OTHER EXPRESSED SEAM MATERIALS IN THE PROJECT, BUT AT A FINER SCALE THAN THE LARGER STORAGE AND PROCESSING BUILDINGS

SHEET METAL FASCIA AND EXPRESSED EDGE METAL PROVIDES A SHADOW LINE AND VISUAL DETAIL

DEEP PORCH-STYLE EAVE AT PEDESTRIAN AND CUSTOMER ENTRY TO TASTING ROOM AND + FEATURING A WOOD PLANK CEILING SURFACE TO MATCH THE WALL SIDING

EXPOSED WIDE FLANGE STEEL COLUMN STRUCTURE SUPPORTING THE ARRIVAL PORCH AND FOLLOWING THE HONEST UNDERPINNINGS OF AGRARIAN STRUCTURES

VERTICALLY ORIENTED BARN WOOD SIDING PRESENTS A WARM, TACTILE FINISH IN THE PEDESTRIAN AND CUSTOMER AREAS

DIVIDED LIGHT WINDOWS REDUCE THE COMMERCIAL SCALE OF THE BUILDING TO THAT OF A USER

DELIBERATE USE OF ENHANCED PAVING IN PARKING AREAS ALLOWS FOR PERMEABILITY AND VISUAL QUEUE THAT THIS IS A POINT OF ARRIVAL. OTHER VEHICULAR SURFACES ARE CONCRETE OR ASPHALT DEPENDING ON THE TRAFFIC THEY NEED TO HANDLE

SHEET METAL FASCIA AND EXPRESSED EDGE METAL PROVIDES A SHADOW LINE AND VISUAL DETAIL

DEEP PORCH-STYLE EAVE AT PEDESTRIAN AND CUSTOMER ENTRY TO TASTING ROOM AND + FEATURING A WOOD PLANK CEILING SURFACE TO MATCH THE WALL SIDING

SUSPENDED SIGN, SEE SHEET 13

EXPOSED WIDE FLANGE STEEL COLUMN STRUCTURE SUPPORTING THE ARRIVAL PORCH AND FOLLOWING THE HONEST UNDERPINNINGS OF AGRARIAN STRUCTURES

MAIN ENTRANCE

LANDSCAPE BUFFER AT FRONT OF PARKING SPACES FACING THE TASTING ROOM

SITE ACCESSIBILITY CONFORMS TO PRIMARY PATH OF TRAVEL FOR ALL USERS



TASTING ROOM + OFFICES AT SITE ARRIVAL

ONE OF EIGHT REPLACEMENT COAST LIVE OAK TREES THAT FORM A PERIMETER AROUND THE SITE

VERTICALLY ORIENTED BARN WOOD SIDING PRESENTS A WARM, TACTILE FINISH IN THE PEDESTRIAN AND CUSTOMER AREAS

CAST-IN-PLACE CONCRETE SITE WALLS, HEIGHT VARIES 2'-0" TO 4'-0", TYPICAL, TALLER AT SIGN LOCATIONS PER SHEET 13

COMPLEMENTARY CUT STEEL ADDRESS NUMERALS

BICYCLE PARKING AT MAIN POINT OF SITE ENTRY

STRUCTURAL STEEL CANOPY REFLECTS DETAILING IN WINERY BUILDINGS AND PROTECTS WASTE BINS FROM STORMWATER AND AIRBORNE PEST INTRUSION

CAST-IN-PLACE CONCRETE REFUSE ENCLOSURE WALLS TO MATCH SITE WALLS

WEATHERING STEEL REFUSE ENCLOSURE GATES

CONCRETE SURFACES DEFINE PEDESTRIAN PATHS AND IS ALSO USED IN SELECT VEHICULAR AREAS FOR WASTE HAULER TRAFFIC



REFUSE ENCLOSURE + SECURITY GATE LOOKING WEST

EXISTING PROPERTY LINE COAST LIVE OAK TREES TO REMAIN

STEEL FRAME PRIVACY + SECURITY FENCE WITH SOLID WOOD INFILL PANELS, 8'-0" HIGH MAXIMUM

OPEN PICKET STEEL SECURITY FENCE AT TERMINATION OF SECURITY GATE TO ALLOW FOR LANDSCAPE ELEMENTS TO EXTEND ALONG THE ENTIRE SOUTH ELEVATION OF THE PROCESSING BUILDING

ROLLING SECURITY GATE, STEEL FRAME WITH WEATHERING STEEL PANELS

OPEN PICKET STEEL SECURITY FENCE AT TERMINATION OF SECURITY GATE TO ALLOW FOR LANDSCAPE ELEMENTS TO EXTEND ALONG THE ENTIRE SOUTH ELEVATION OF THE PROCESSING BUILDING

LANDSCAPE BUFFER AT BASE OF PROCESSING BUILDING



REFUSE ENCLOSURE + SECURITY GATE LOOKING EAST

STRUCTURAL STEEL CANOPY REFLECTS DETAILING IN WINERY BUILDINGS AND PROTECTS WASTE BINS FROM STORMWATER AND AIRBORNE PEST INTRUSION

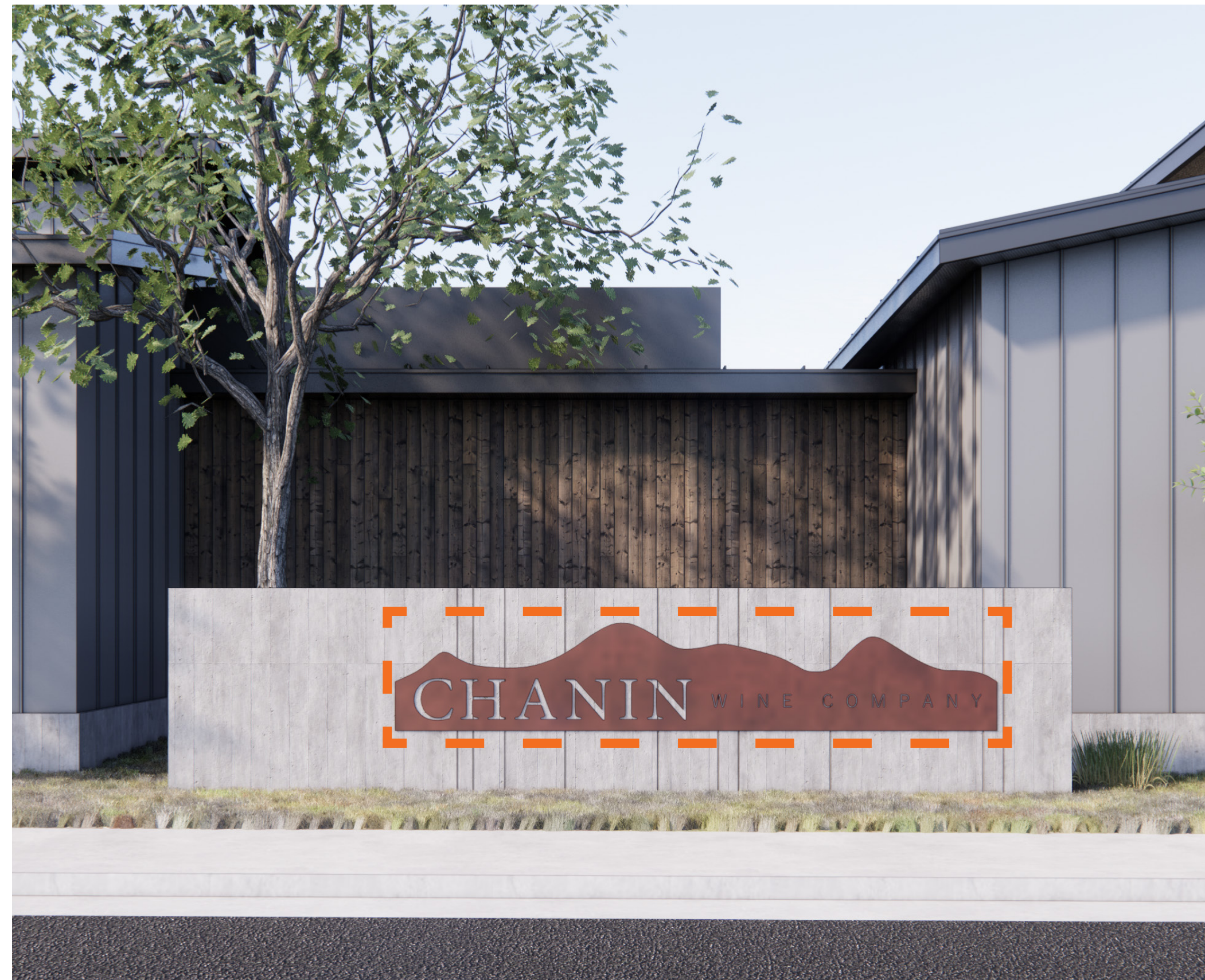
STEEL FRAME PRIVACY + SECURITY FENCE WITH SOLID WOOD INFILL PANELS, 8'-0" HIGH MAXIMUM

ROLLING SECURITY GATE, STEEL FRAME WITH WEATHERING STEEL PANELS

ASPHALT DRIVE AISLE



MONUMENT SIGN #1
 13'-4" wide x 4'-4" tall cast-in-place concrete monument, meets minimum 5' setback
 9'-0" wide x 3'-0" tall cut steel logo lettering with LED 'halo' backlighting
 27 sf sign area



MONUMENT SIGN #2
 6'-0" to 7'-0" max height [varies with grade] cast-in-place concrete site wall, near mid-span of north building wall
 20'-0" wide x 3'-6" tall cut steel logo lettering with LED 'halo' backlighting
 70 sf sign area



SUSPENDED SIGN #1
 5'-0" wide x 2'-0" tall cut steel logo lettering with recessed directional accent lighting in the eave above
 10 sf sign area
 9' clearance exceeds 8' minimum required above pedestrian areas



WALL SIGN #1
 Insulated metal panel building wall
 14'-6" wide x 3'-6" tall cut steel logo lettering with LED 'sign' lighting, fixture B2
 51 sf sign area

SIGNS SUMMARY

Allowed Sign Area	1 sf per linear feet of longest frontage + 0.5 sf per linear feet of side street frontage 1 x 235.90 + 0.5 x 178.90 = 325 sf										
Wall Signs	Signs may be placed on each building wall facing a street or parking lot, below the eave line										
Monument Signs	3 proposed [1 allowed per 300' of frontage or portion thereof, 414.8' of frontage, therefore 2 allowed]										
Suspended Signs	1 proposed [1 allowed under a canopy or eave, 10 sf maximum area, 8' min clearance below to pedestrian areas]										
Proposed Sign Area	<table border="0"> <tr> <td>Monument #1</td> <td>27 sf</td> </tr> <tr> <td>Monument #2</td> <td>70 sf</td> </tr> <tr> <td>Wall #1</td> <td>51 sf</td> </tr> <tr> <td>Suspended #1</td> <td>10 sf</td> </tr> <tr> <td>Aggregate Total</td> <td>158 sf + 325 sf = OK</td> </tr> </table>	Monument #1	27 sf	Monument #2	70 sf	Wall #1	51 sf	Suspended #1	10 sf	Aggregate Total	158 sf + 325 sf = OK
Monument #1	27 sf										
Monument #2	70 sf										
Wall #1	51 sf										
Suspended #1	10 sf										
Aggregate Total	158 sf + 325 sf = OK										

PRELIMINARY IMPROVEMENT PLANS FOR FOR CHANIN WINERY

IN THE
CITY OF BUELLTON
APN 099-690-027



VICINITY MAP
SCALE: 1 INCH = 600 ± FEET

FROM TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES

THIS SURVEY WAS PERFORMED ON MAY 20, 2021 AT THE REQUEST OF CHANIN WINE CO AT A SCALE OF 1" = 20' WITH A 1 FOOT CONTOUR INTERVAL. THE BOUNDARY SHOWN HEREON IS NOT A COMPLETE BOUNDARY SURVEY.

NO UNWRITTEN RIGHTS HAVE BEEN DEPICTED HEREON OR OPINIONS REGARDING UNWRITTEN RIGHTS HAVE BEEN NOTED.

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, (1991.35 EPOCH) AND ARE BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS BETWEEN NATIONAL GEODETIC (NGS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "ORES" AND "VNDP" AS SHOWN ON A RECORD OF SURVEY RECORDED MARCH 19, 2002 IN BOOK 210 PAGES 73 ET. SEQ. OF RECORD OF SURVEYS.

LOCAL BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS POINT 312 AS LISTED HEREON HAVING AN ELEVATION OF 354.46'.

VERTICAL DATUM AND PROJECT BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD'88 BASED ON STATIC TIES TO CORS STATION VNDP USING A PUBLISHED ELEVATION OF 83.28' AS DETERMINED BY THE CSRC.

ALL ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

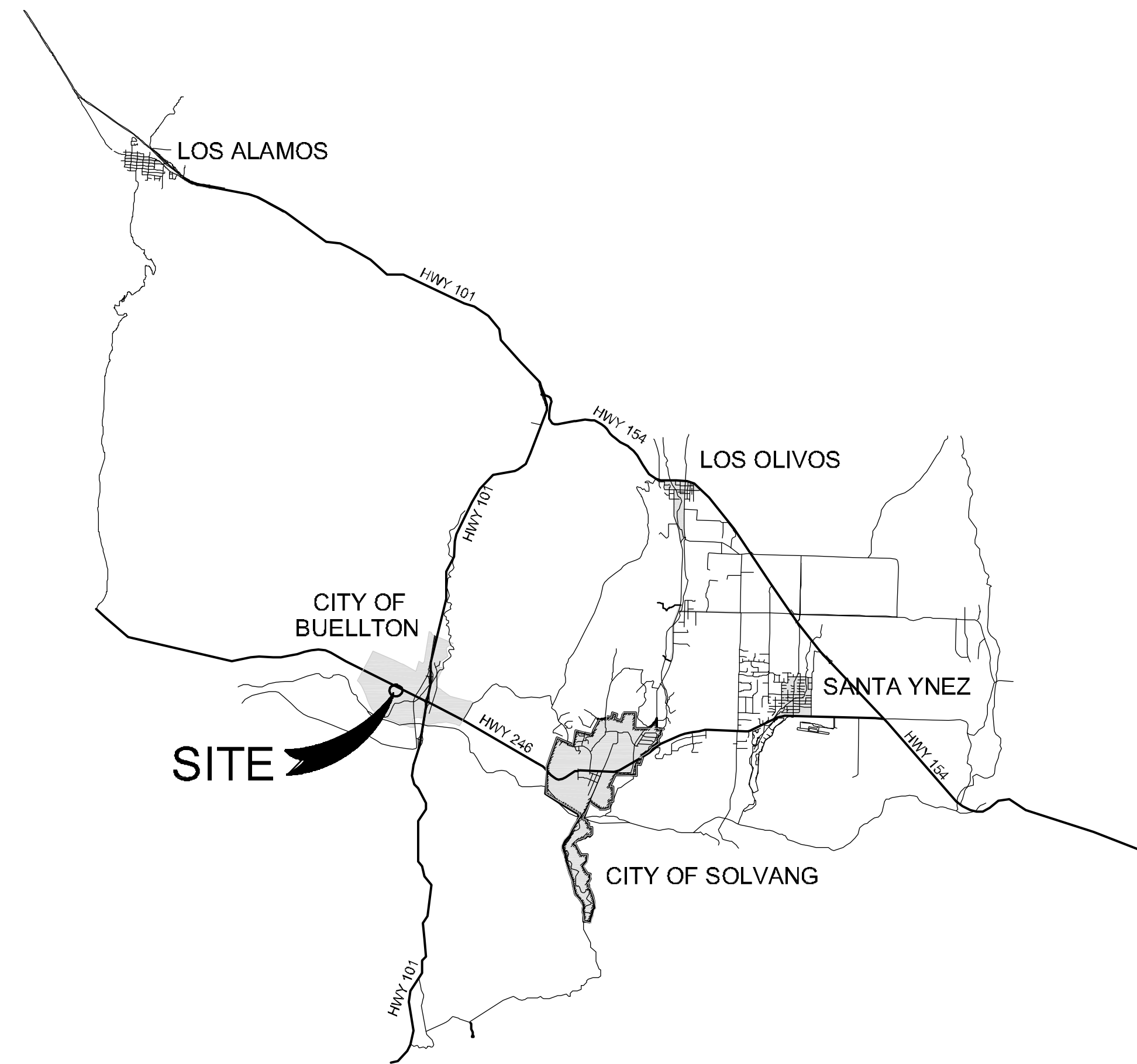
RECORD DATA

R1 = RECORD DATA PER PARCEL MAP NO 31002 FILED IN BOOK 51, PAGE 46-47 OF PARCEL MAPS.

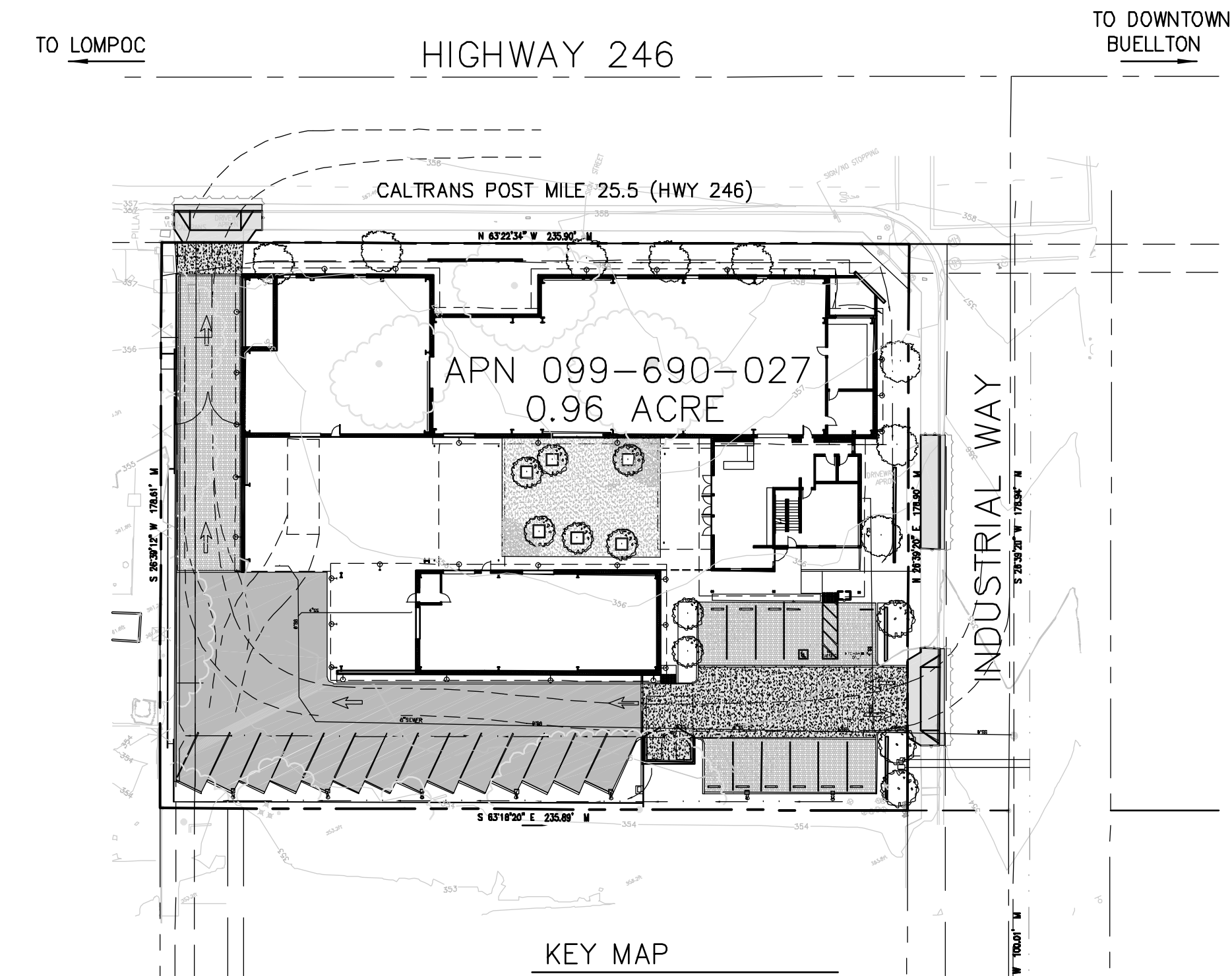
LEGEND

THESE STANDARD SYMBOLS AND ABBREVIATIONS MAY BE FOUND IN THE DRAWING

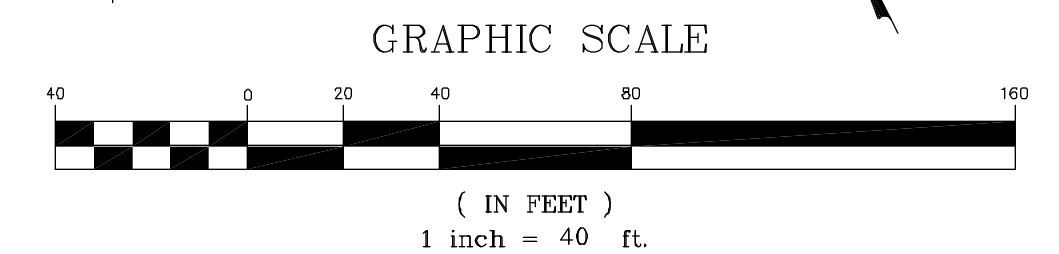
CL	LEGAL CENTERLINE	---	ADJACENT BOUNDARY
BL	BOUNDARY LINE	---	MEASURED BOUNDARY
R/W	RIGHT-OF-WAY	---	SETBACK LINES
AC	ASPHALTIC CONCRETE	---	EASEMENT LINES
APN	ASSESSORS PARCEL NUMBER	---	RIGHT-OF-WAY
BC	BRASS CAP	---	CENTERLINE
BFP	BACK FLOW PREVENTER	x-x-x	CHAIN LINK FENCE
BK	BOOK	---	WOOD FENCE
BW	BACK OF WALK	---	OHW
BLK	BLOCK	---	OVERHEAD WIRE
CLF	CHAIN LINK FENCE	---	BRICK SURFACE
CONC	CONCRETE	---	BUILDING
CP	CONTROL POINT	---	CONCRETE SURFACE
DI	DROP INLET	---	TREE DRIPLINE (ACTUAL SIZE)
EBOX	ELECTRICAL BOX	---	TREE WITH TRUNK DIAMETER
EL	ELEVATION	---	GAS METER
ELEC	ELECTRIC	---	WATER METER
FF	FINISH SURFACE	---	POWER POLE
FH	FIRE HYDRANT	---	DOWN SPOUT
FL	FLOWLINE	---	SPOT ELEVATION TICK
FNC	FENCE	---	SPOT ELEVATION TICK
FS	FINISH SURFACE	---	SPOT ELEVATION LEADER
GM	GAS METER	---	SPOT ELEVATION AT DECIMAL
GR	GAS RISER	---	FOUND MONUMENT PER R1
HB	HOSE BIB	---	SEARCHED; NOTHING FOUND OR SET
ICV	IRRIGATION CONTROL VALVE	---	SET MONUMENT
IP	IRON PIPE	---	GROMATICI CONTROL ONLY
LP	LAMP POST	---	
M	MEASURED	---	
MH	MANHOLE	---	
NG	NATURAL GROUND	---	
PB	PULL BOX	---	
PG	PAGE	---	
PVMT	PAVEMENT	---	
R	RECORD DATA	---	
RR	RAILROAD RAIL	---	
ROW	RIGHT OF WAY	---	
RD	ROOF DRAIN	---	
RSR	RISER	---	
SCO	SEWER CLEANOUT	---	
SMH	SEWER MANHOLE	---	
TRANS	TRANSFORMER	---	
TC	TOP OF CURB	---	
TD	TRENCH DRAIN	---	
VL	VAULT	---	



LOCATION MAP
SCALE: 1 INCH = 10,000'



KEY MAP
SCALE: 1 INCH = 40 FEET



SOILS REPORT REFERENCE:

BY: PACIFIC COAST TESTING
P.O. BOX 6835
SANTA MARIA, CA 93456
(805) 631-5108
TITLE: GEOTECHNICAL INVESTIGATION
WINERY/TASTING ROOM/ART GALLERY
291 INDUSTRIAL WAY (APN 099-690-027)
BUELLTON, CALIFORNIA
MARCH 29, 2021
PROJECT 21-9694
FOR: GAVIN CHANIN
CHANIN WINE COMPANY
300 NORTH 12TH STREET, SUITE 1C
LOMPOC, CA 93436

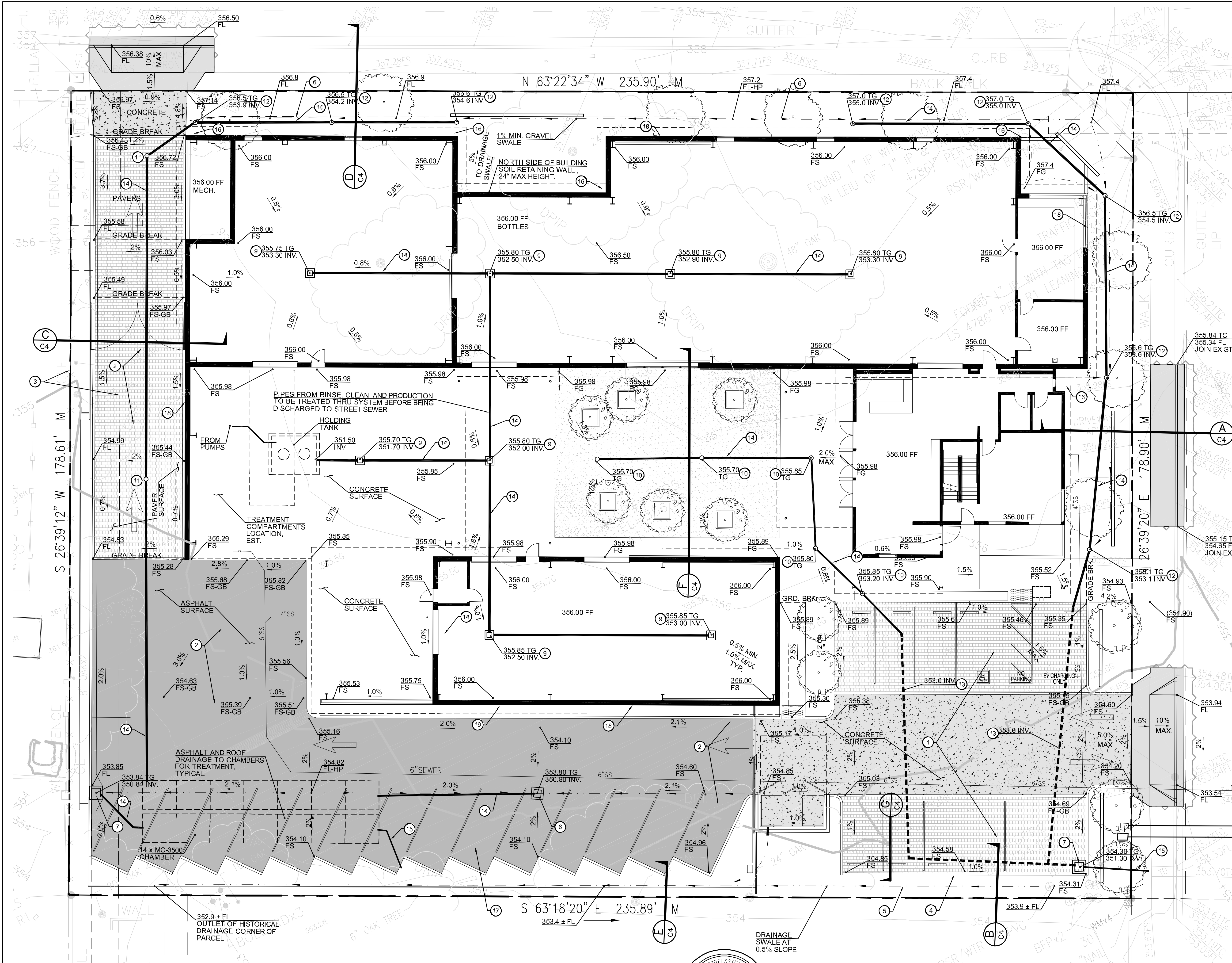
INDEX OF SHEETS:

- C1 COVER SHEET
- C2 PRELIMINARY GRADING AND DRAINAGE PLAN
- C3 PRELIMINARY UTILITY PLAN
- C4 DETAILS
- C5 EROSION AND SEDIMENT CONTROL PLAN
- C6 PUBLIC IMPROVEMENTS / DRIVEWAYS

PRELIMINARY PLANS, NOT FOR CONSTRUCTION

	SWL PRELIMINARY CIVIL PLANS FOR ARCHITECT AND CITY REVIEW UPDATE 2-13-23	SCALE: HOR. AS SHOWN VER. AS SHOWN	WARNING IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	DESIGNED SWL DRAWN SWL CHECKED SWL/BR	DRAWN BY: STEVE LACHAINE CONSULTING ENGINEERING SERVICES 15525 ABIERTO ROAD, ATASCADERO, CA 93422 TELEPHONE (805) 798-5348 <i>Steve Lachaine</i> STEVE LACHAINE, P.E. 65287	ARCHITECT: BRACKET ARCHITECTURE OFFICE, BRYAN RIDLEY P.O. Box 1810 San Luis Obispo, CA 93406 805-7040335 info@bracketao.com	COVER SHEET CHANIN WINERY 291 INDUSTRIAL WAY, BUELLTON, CA APN 099-690-027	PROJECT No. 22-102 SHEET C1 OF 6 SHEETS
--	--	--	---	---	---	---	--	--





- CONSTRUCTION NOTES:**
- PERMEABLE PAVERS DRIVEWAY AND PARKING AREA, STRUCTURAL SECTION TO BE DETERMINED, SEE PAVEMENT PARKING AREA DETAIL (C) ON SHEET C4.
 - ASPHALT DRIVEWAY AND PARKING AREA, STRUCTURAL SECTION TO BE DETERMINED, PRELIMINARY IS 4" AC OVER 12" CLASS 2 AGG BASE, OVER 12" SCARIFY AND RECOMPACT NATIVE TO 95% RELATIVE DENSITY.
 - EXISTING 11 FEET WIDE PUBLIC UTILITIES EASEMENT, WORK FOR ASPHALT DRIVE AISLE CONSTRUCTION SHALL BE LIMITED TO THE DEPTH OF 12 INCHES BELOW EXISTING GROUND IN THIS EASEMENT AREA.
 - 6" WIDE PAVEMENT RETENTION CURB, DEPTH 24" WITH TWO # 4 BARS CONTINUOUS. CURB MAY BE 6" HEIGHT OR FLUSH WITH PAVERS.
 - DRAINAGE SWALE, RIVER ROCK OR COBBLE LINED, SEE SECTION DETAIL (E) FOR DIMENSIONS, ETC.
 - DRAINAGE SWALE (NORTH SIDE), RIVER ROCK OR COBBLE LINED, SEE SECTION DETAIL (D) FOR DIMENSIONS, ETC.
 - 24x24 MIDSTATE CONCRETE DRAINAGE INLET (OR EQUIVALENT).
 - 18x18 MIDSTATE CONCRETE DRAINAGE INLET (OR EQUIVALENT).
 - 12x12 MIDSTATE CONCRETE DRAINAGE INLET (OR EQUIVALENT).
 - 8" ROUND OR SQUARE ADS OR NDS DRAINAGE INLET, FLUSH WITH GROUND OR CONCRETE. TRAFFIC RATED LID.
 - 8" ROUND OR SQUARE ADS OR NDS DRAINAGE INLET, TRAFFIC RATED LID. USE AS JUNCTION/CLEANOUT.
 - 8" ROUND ATRIUM GRATE, ADS OR NDS DRAINAGE INLET.
 - 6" DIA. SDR35 PERFORATED PIPE AT NEAR BOTTOM OF GRAVEL UNDER PAVERS.
 - 6" DIA. PVC SOLID PIPE. 1% MINIMUM GRADE.
 - 4" DIA. PVC SOLID PIPE. OVERFLOW FROM UNDERGROUND STORAGE, METERED AT MAX FLOW OF 0.2 CFS
 - ROOF DOWNSPOUTS TO CONVEY DRAINAGE TO LANDSCAPE AREAS, VIA PIPES AT 2% MIN SLOPE, OR PLUG INTO 6" PVC SITE DRAINAGE PIPES. USE SPLASH BLOCKS WHERE TERMINATING IN EROSION AREA.
 - AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION. AREAS OF FILL WILL BE OVER EXCAVATED TO LIMITS REQUIRED BY SOILS ENGINEER.
 - MINIMUM 21 INCH BUILDING FOOTING IMBEDMENT, SEE STRUCTURAL PLANS. REFER TO SOILS REPORT FOR FOOTING REQUIREMENTS NOT SHOWN IN STRUCTURAL PLANS.
 - EXTENDED FOOTINGS, STEM WALLS, OR BUILDING RETAINING WALLS PER ARCHITECTS AND STRUCTURAL PLANS.

AREAS OF DISTURBANCE

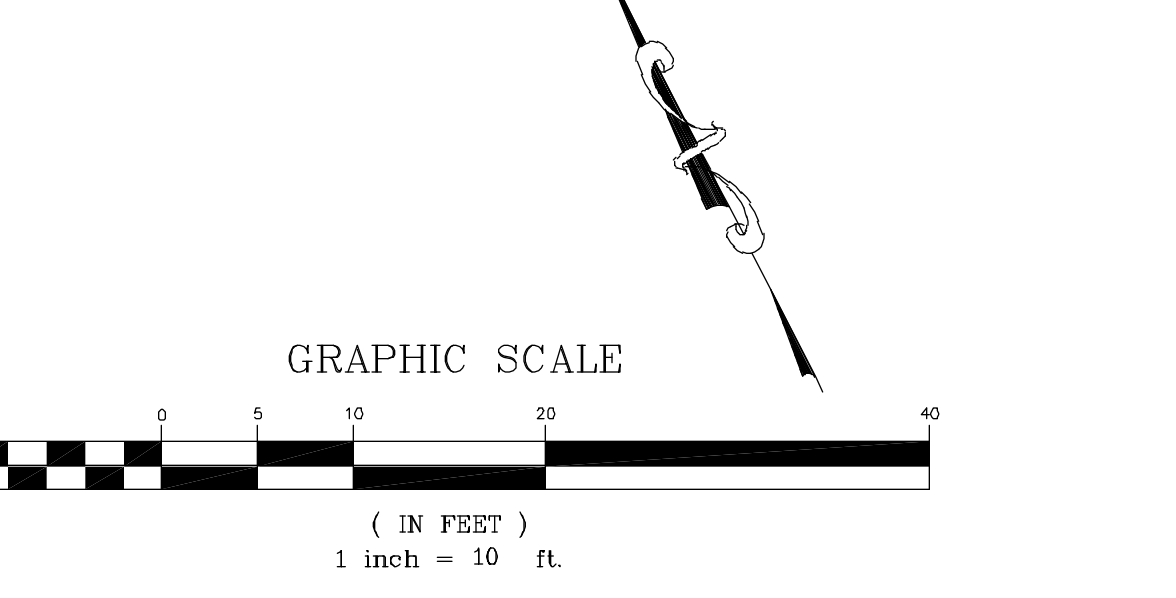
BUILDING:	16,200 SF
PATIOS / WALKS:	6,200 SF
DRIVEWAY / PARKING:	12,100 SF
LANDSCAPING:	5,500 SF
TOTAL:	40,000 SF (ABOUT 0.9 ACRES)

IMPERMEABLE AREA

BUILDING:	20,300 SF (BUILDINGS / PATIOS / WALKS)
DRIVEWAY PORTION:	8,254 SF
TOTAL:	28,554 SF (ABOUT 0.66 ACRES)

ESTIMATED EARTHWORK CALCULATION

CUT:	4,500 CUBIC FEET
FILL:	4,000 CUBIC FEET
EXPORT:	500 CUBIC FEET



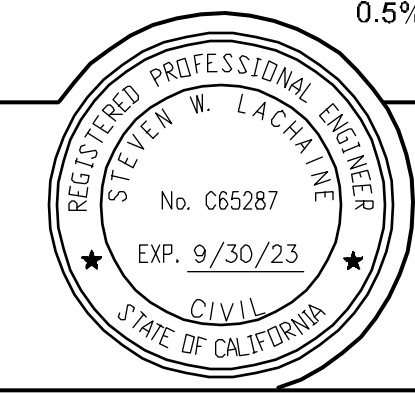
PRELIMINARY PLANS, NOT FOR CONSTRUCTION

SWL	PRELIMINARY CIVIL PLANS FOR ARCHITECT AND CITY REVIEW UPDATE 2-13-23		
REV	DATE	BY	DESCRIPTION

SCALE:	WARNING
HOR. AS SHOWN	0 1/2 1
VER. AS SHOWN	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED	SWL
DRAWN	SWL
CHECKED	SWL/BR

DRAWN BY: **STEVE LACHAINE**
CONSULTING ENGINEERING SERVICES
15525 ABIERTO ROAD, ATASCADERO, CA 93422
TELEPHONE (805) 798-5348
DATE: 2-13-23

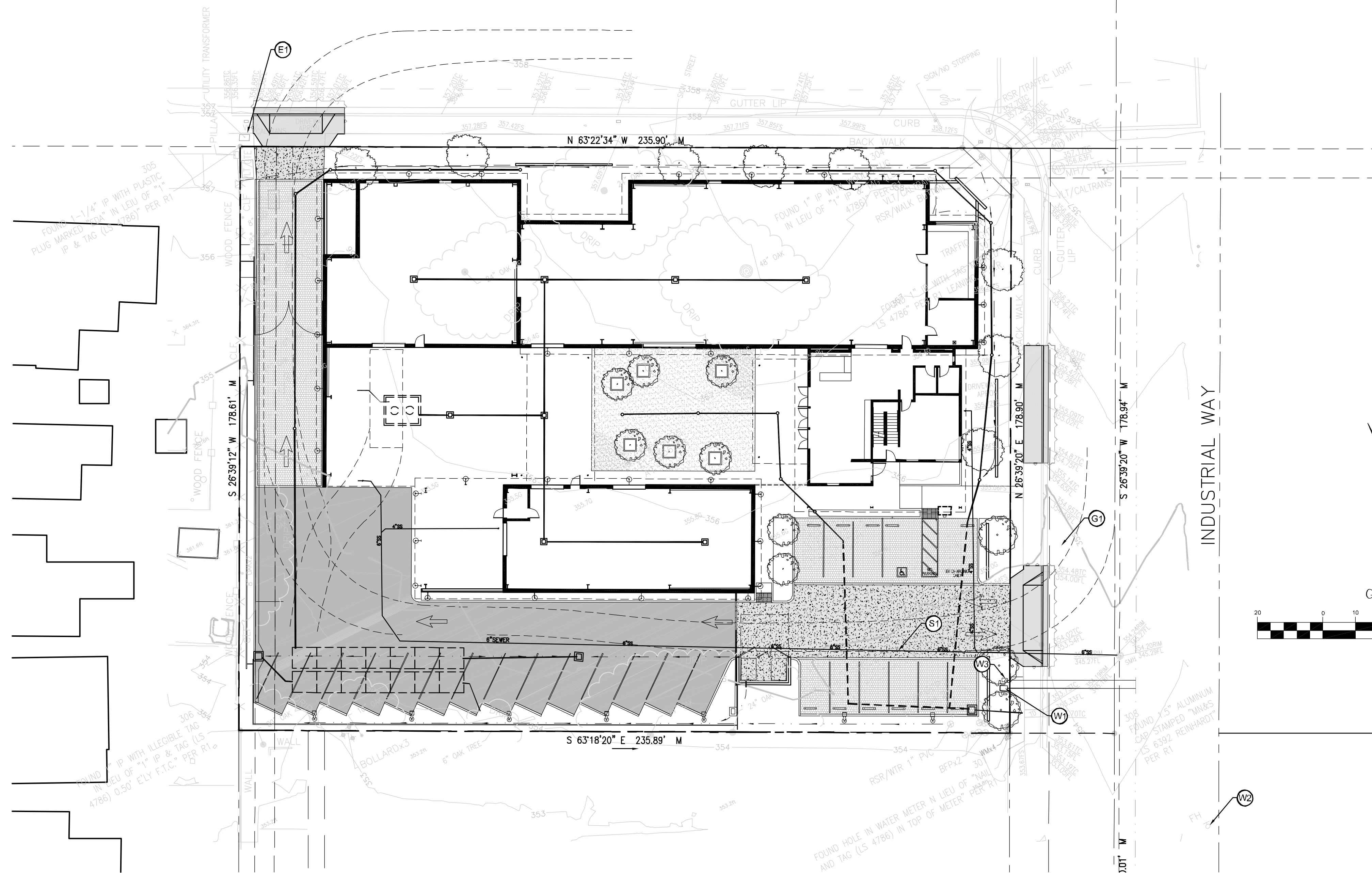


ARCHITECT: BRACKET ARCHITECTURE OFFICE, BRYAN RIDLEY
P.O. Box 1810
San Luis Obispo, CA 93406
805-704-0335
info@bracketa.com

PRELIMINARY GRADING AND DRAINAGE PLAN
CHANIN WINERY
291 INDUSTRIAL WAY, BUELLTON, CA
APN 099-690-027

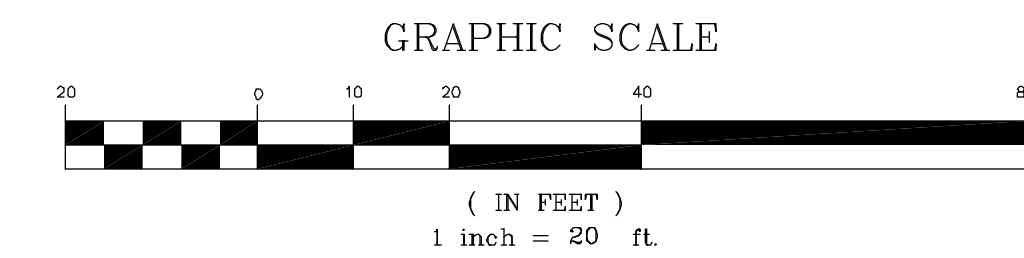
PROJECT No. 22-102
SHEET C2 OF 6 SHEETS

HIGHWAY 246



UTILITY NOTES:

- (G1) GAS SERVICE. FINAL LOCATION TBD. CONTRACTOR TO COORDINATE GAS CONDUIT LAYOUT WITH GAS PURVEYOR BEFORE BEGINNING ANY CONSTRUCTION.
- (E1) NEW ELECTRIC CONNECTION SHALL BE COORDINATED WITH PG&E. TBD
- (W1) WATER: ASSUME 2 INCH NEW METER SERVICE. WATER PRESSURE TO BE CERTIFIED FOR SIZING FOR SPRINKLERS.
- (W2) FIRE HYDRANT: FIRE HYDRANT ON STREET WITHIN 100 FEET OF PROPOSED BUILDINGS.
- (W3) LANDSCAPE WATER METER: ASSUME 1 INCH NEW METER SERVICE FOR LANDSCAPING PURPOSES FOR COMMERCIAL USE.
- (S1) SEWER : INSTALL 6" SDR35 PVC PIPE TO BUILDINGS WITH 2% MINIMUM SLOPE. BUILDINGS MAY HAVE 4 INCH LATERAL TIED TO 6" SITE SEWER MAIN LATERAL.



PRELIMINARY PLANS, NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

SCALE:
HOR. AS SHOWN
VER. AS SHOWN

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED SWL
DRAWN SWL
CHECKED SWL/BR

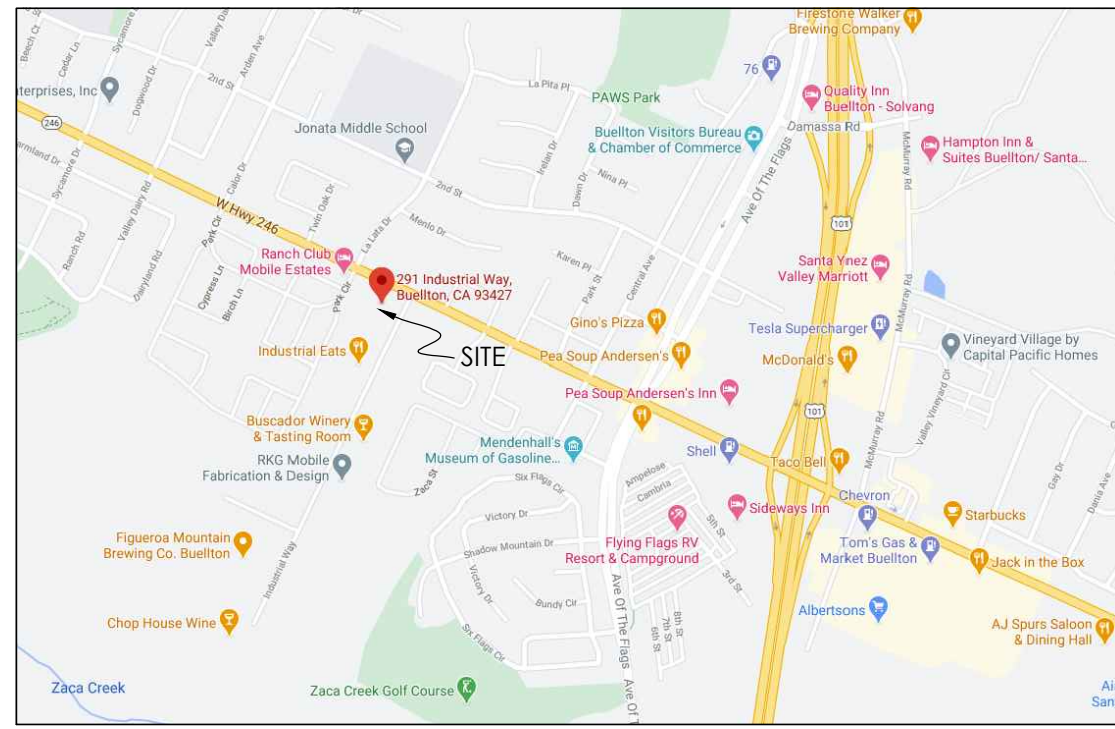
DRAWN BY: **STEVE LACHAINE**
CONSULTING ENGINEERING SERVICES
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TELEPHONE (805) 798-5348
Steve Lachaine
STEVE LACHAINE, P.E. 65287
2-13-23
DATE



ARCHITECT: BRACKET ARCHITECTURE OFFICE, BRYAN RIDLEY
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San Luis Obispo, CA 93406
805-7040335
info@bracketaoc.com

PRELIMINARY UTILITY PLAN
CHANIN WINERY
291 INDUSTRIAL WAY, BUELLTON, CA
APN 099-690-027

PROJECT No.
22-102
SHEET **C3**
OF 6 SHEETS



VICINITY MAP

NO SCALE



SURVEYOR'S NOTES

THIS SURVEY WAS PERFORMED ON MAY 20, 2021 AT THE REQUEST OF CHANIN WINE CO AT A SCALE OF 1" = 20' WITH A 1 FOOT CONTOUR INTERVAL. THE BOUNDARY SHOWN HEREON IS NOT A COMPLETE BOUNDARY SURVEY.

NO UNWRITTEN RIGHTS HAVE BEEN DEPICTED HEREON OR OPINIONS REGARDING UNWRITTEN RIGHTS HAVE BEEN NOTED.

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, (1991.35 EPOCH) AND ARE BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS BETWEEN NATIONAL GEODETIC (NGS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "ORES" AND "VNDP" AS SHOWN ON A RECORD OF SURVEY RECORDED MARCH 19, 2002 IN BOOK 210 PAGES 73 ET. SEQ. OF RECORD OF SURVEYS.

LOCAL BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS POINT 312 AS LISTED HEREON HAVING AN ELEVATION OF 354.46.

VERTICAL DATUM AND PROJECT BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 BASED ON STATIC TIES TO CORS STATION VNDP USING A PUBLISHED ELEVATION OF 83.28' AS DETERMINED BY THE CSRC.

ALL ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

RECORD DATA

R1 = RECORD DATA PER PARCEL MAP NO 31002, FILED IN BOOK 51, PAGE 46-47 OF PARCEL MAPS.

LEGEND

THESE STANDARD SYMBOLS AND ABBREVIATIONS MAY BE FOUND IN THE DRAWING

⊖	LEGAL CENTERLINE	---	ADJACENT BOUNDARY
⊖	BOUNDARY LINE	---	MEASURED BOUNDARY
R/W	RIGHT-OF-WAY	---	SETBACK LINES
AC	ASPHALTIC CONCRETE	---	EASEMENT LINES
APN	ASSESSORS PARCEL NUMBER	---	CENTERLINE
BC	BRASS CAP	---	CHAIN LINK FENCE
BFP	BACK FLOW PREVENTER	---	WOOD FENCE
BK	BOOK	---	OVERHEAD WIRE
BW	BACK OF WALK	---	BRICK SURFACE
BLK	BLOCK	---	BUILDING
CLF	CHAIN LINK FENCE	---	CONCRETE SURFACE
CONC	CONCRETE	---	TREE DRIPLINE (ACTUAL SIZE)
CP	CONTROL POINT	○	TREE WITH TRUNK DIAMETER
DI	DROP INLET	⊖	GAS METER
EBOX	ELECTRICAL BOX	⊖	WATER METER
EL	ELEVATION	⊖	POWER POLE
ELEC	ELECTRIC	⊖	DOWN SPOUT
FF	FINISH SURFACE	⊖	SPOT ELEVATION TICK
FH	FIRE HYDRANT	⊖	SPOT ELEVATION TICK
FL	FLOWLINE	⊖	SPOT ELEVATION LEADER
FNC	FENCE	⊖	SPOT ELEVATION AT DECIMAL
FS	FINISH SURFACE	⊖	FOUND MONUMENT PER R1
GM	GAS METER	⊖	SEARCHED; NOTHING FOUND OR SET
GR	GAS RISER	⊖	SET MONUMENT
HB	HOSE BIB	⊖	GROMATICI CONTROL ONLY
ICV	IRRIGATION CONTROL VALVE	⊖	
IP	IRON PIPE	⊖	
LP	LAMP POST	⊖	
M	MEASURED	⊖	
MH	MANHOLE	⊖	
NG	NATURAL GROUND	⊖	
PB	PULL BOX	⊖	
PG	PAGE	⊖	
PVMT	PAVEMENT	⊖	
R	RECORD DATA	⊖	
RR	RAILROAD RAIL	⊖	
ROW	RIGHT OF WAY	⊖	
RD	ROOF DRAIN	⊖	
RSR	RISER	⊖	
SCO	SEWER CLEANOUT	⊖	
SMH	SEWER MANHOLE	⊖	
TRANS	TRANSFORMER	⊖	
TC	TOP OF CURB	⊖	
TD	TRENCH DRAIN OR UNDER SIDEWALK DRAIN	⊖	
VLT	VAULT	⊖	

EASEMENT NOTES

THE FOLLOWING LIST OF EASEMENTS CORRELATES TO THE LIST OF EASEMENTS IN THE PRELIMINARY TITLE REPORT DATED MARCH 20, 2021 BY CHICAGO TITLE COMPANY TITLE NO. FWVE-779210100. CHICAGO TITLE CAN NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS DOCUMENT.

E4 EASEMENT FOR UTILITY PURPOSES AS CONTAINED IN THE DEED RECORDED DECEMBER 3, 1974 AS INSTRUMENT NO. 48371 IN BOOK 2494 OF OFFICIAL RECORDS, NOT PORTABLE

E6 EASEMENT FOR THE BOUNDARY LINE AS CONTAINED IN THE DOCUMENT RECORDED ON JULY 27, 1966 AS INSTRUMENT NO. 23549 IN BOOK 2158, PAGE 1788 OF OFFICIAL RECORDS, LOCATION IS OFFSITE.

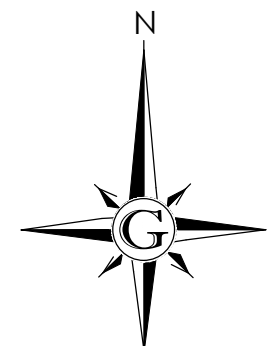
E7 WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS GOVERNED BY THE CALIFORNIA EASEMENT ACT, RECORDED DECEMBER 27, 1973 AS INSTRUMENT NO. 48371 IN BOOK 2494, PAGE 647 OF OFFICIAL RECORDS.

E8 EASEMENT FOR HIGHWAY SLOPE PURPOSES GRANTED TO THE STATE OF CALIFORNIA AS CONTAINED IN THE DEED RECORDED ON JANUARY 27, 1973 AS INSTRUMENT NO. 48371 IN BOOK 2494, PAGE 647 OF OFFICIAL RECORDS.

E9 EASEMENTS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS CONTAINED IN THE DOCUMENT RECORDED JUNE 3, 1994 AS INSTRUMENT NO. 1994-075214 OF OFFICIAL RECORDS.

E10 EASEMENT FOR FIBER OPTIC CABLE AND INCIDENTAL PURPOSES AS CONTAINED IN THE AGREEMENT RECORDED DECEMBER 1, 1995 AS INSTRUMENT NO. 1995-092899 OF OFFICIAL RECORDS.

E11 EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES AS CONTAINED IN THE DEED RECORDED JULY 27, 2009 AS INSTRUMENT NO. 2009-0045609 OF OFFICIAL RECORDS.



SCALE: 1" = 20'

REV. NO.	DESCRIPTION OF CHANGES	DATE



THIS WORK WAS PERFORMED BY ME IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



GROMATICI LAND SURVEYING, INC.
 2432 RAILWAY AVE. SUITES I & J, LOS OLIVOS, CA 93441
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 805-691-9112 PHONE * 866-610-1045 FAX
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TOPOGRAPHIC SURVEY
 OF
 291 INDUSTRIAL WAY
 BUELLTON, CA 93427
 APN: 099-690-027
 JUNE 2, 2021 SHEET 1 OF 2

DRAWING NAME: 000704TPO001.DWG
 LAYOUT NAME: 24X36
 ORIG. DATE: 2021-06-01
 POINT FILE: 000704PCP.CRD
 DRAWN BY: ND

REQUEST OF: CHANIN WINE CO
 TITLE: ADDRESS:
 CITY:
 PHONE:
 EMAIL:
 WEB: