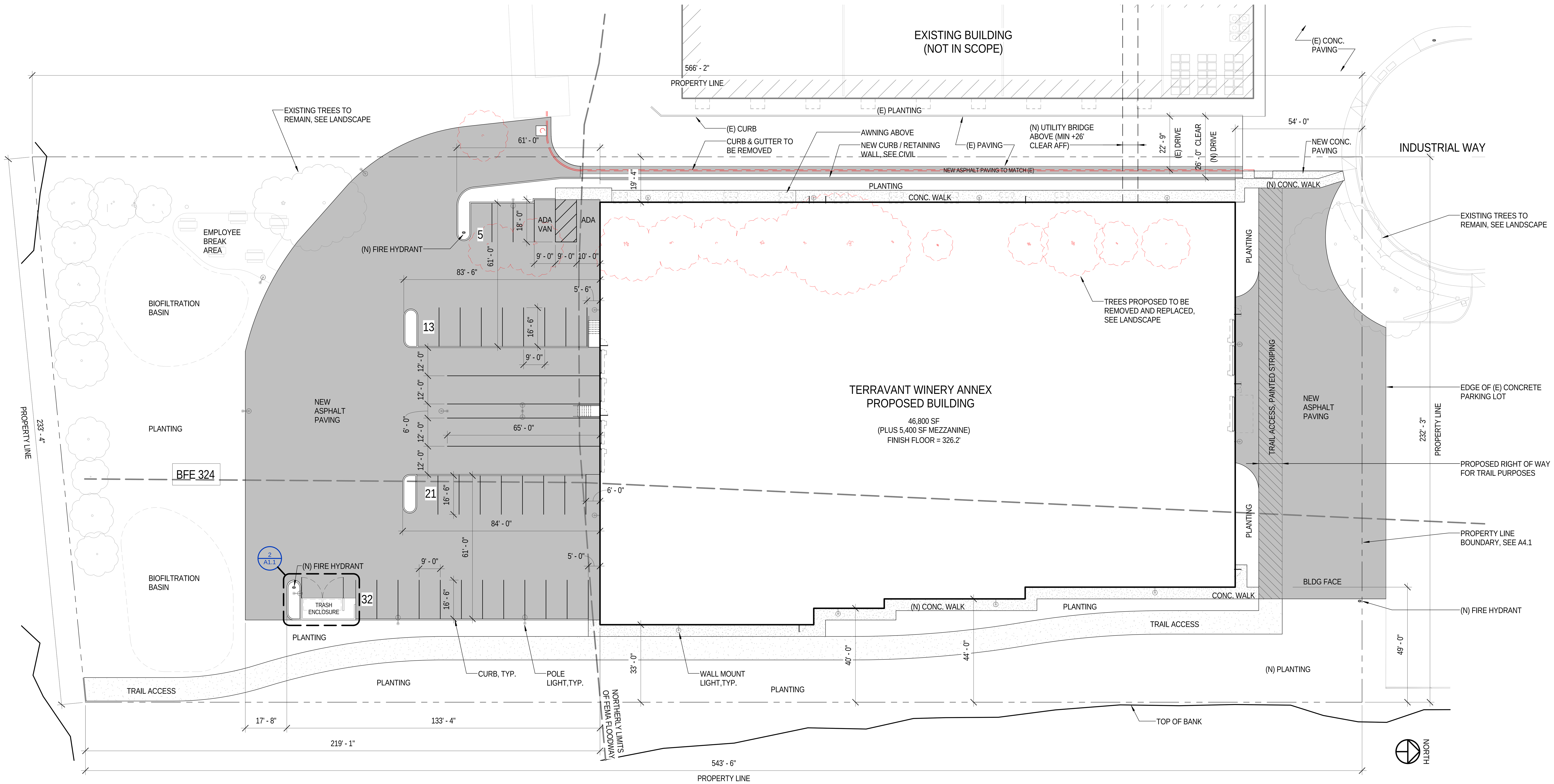
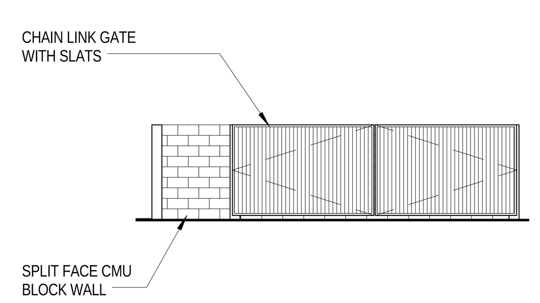
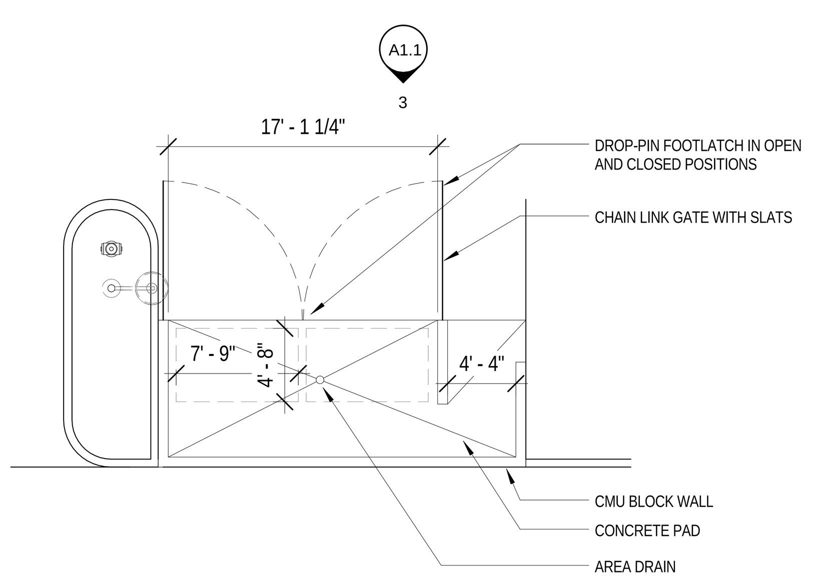


1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



3 TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"



2 TRASH ENCLOSURE PLAN
1/8" = 1'-0"

GENERAL SITE PLAN NOTES

1. SEE EXISTING CONDITIONS SURVEY FOR EASEMENTS, EXISTING GRADES AND ADJACENT CREEK.

2. SEE LANDSCAPE SHEET(S) FOR TREE PRESERVATION AND PROPOSED PLANTING.

3. SEE CIVIL SHEETS FOR PROPOSED GRADING AND UTILITY PLANS.

PROJECT DATA

SITE AREA	128,857 SF
BUILDING SITE COVERAGE	48,600 SF
LANDSCAPE	40,940 SF
LANDSCAPE COVERAGE = 31%	

WATER TREATMENT

TERRAVANT PLANS TO MODIFY THE EXISTING 25,000 GAL/DAY PROCESS WASTEWATER TREATMENT PLANT (PWTP) TO ENHANCE EFFLUENT QUALITY AND ADD RELIABILITY. NEW FACILITIES INCLUDE THE FOLLOWING:

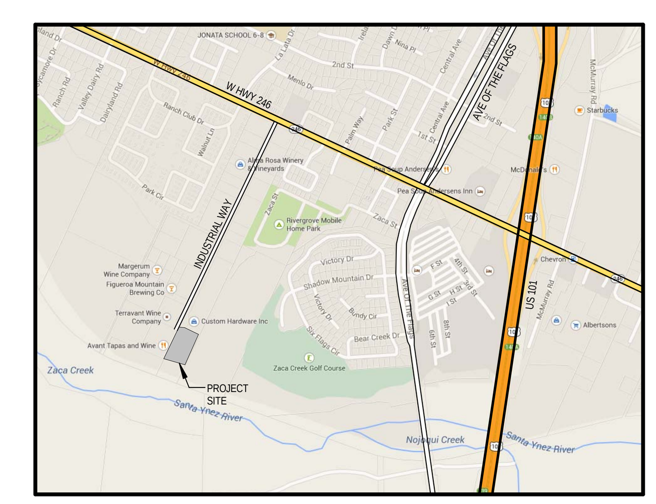
A. CONVERSION OF THE EXISTING CLARIFIER TO MEMBRANE FILTRATION, WHICH WILL IMPROVE THE SOLIDS REMOVAL OF THE PLANT AND THE TURBIDITY OF THE FINAL EFFLUENT.

B. ADDITION OF FLOW EQUALIZATION AND SLUDGE HANDLING IN THE NEW TANK ROOM, WHICH WILL BE USED IN CONJUNCTION WITH THE NEW PLANT.

C. UPGRADE OF THE AERATION SYSTEM WITHIN THE EXISTING PWTP TO HANDLE ANTICIPATED PEAK LOADS.

D. ADDITION OF A NEW LIFT STATION TO CONVEY PROCESS WASTEWATER TO THE EXISTING PWTP.

VICINITY MAP



SHEET INDEX

ARCHITECTURAL
A1.1 ARCHITECTURAL SITE PLAN / PROJECT INFORMATION
A2.1 FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS
SURVEY
A4.1 EXISTING CONDITIONS SURVEY
CIVIL
C2.0 OVERALL SITE PLAN
C4.0 GRADING PLAN
C4.1 GRADING PLAN
C5.0 UTILITY PLAN
LIGHTING
E1.1 SITE PLAN PHOTOMETRIC STUDY
LANDSCAPE
L1.1 PRELIMINARY LANDSCAPE PLAN

PLANNING SUBMITTAL 4/3/15 - NOT FOR CONSTRUCTION

MW ARCHITECTS

ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330
E-MAIL: MWA@MWA.BZ

JOB TITLE
Terravant Annex
30 Industrial Way
Buellton, Ca 93427

SHEET TITLE
ARCHITECTURAL SITE PLAN AND PROJECT INFORMATION

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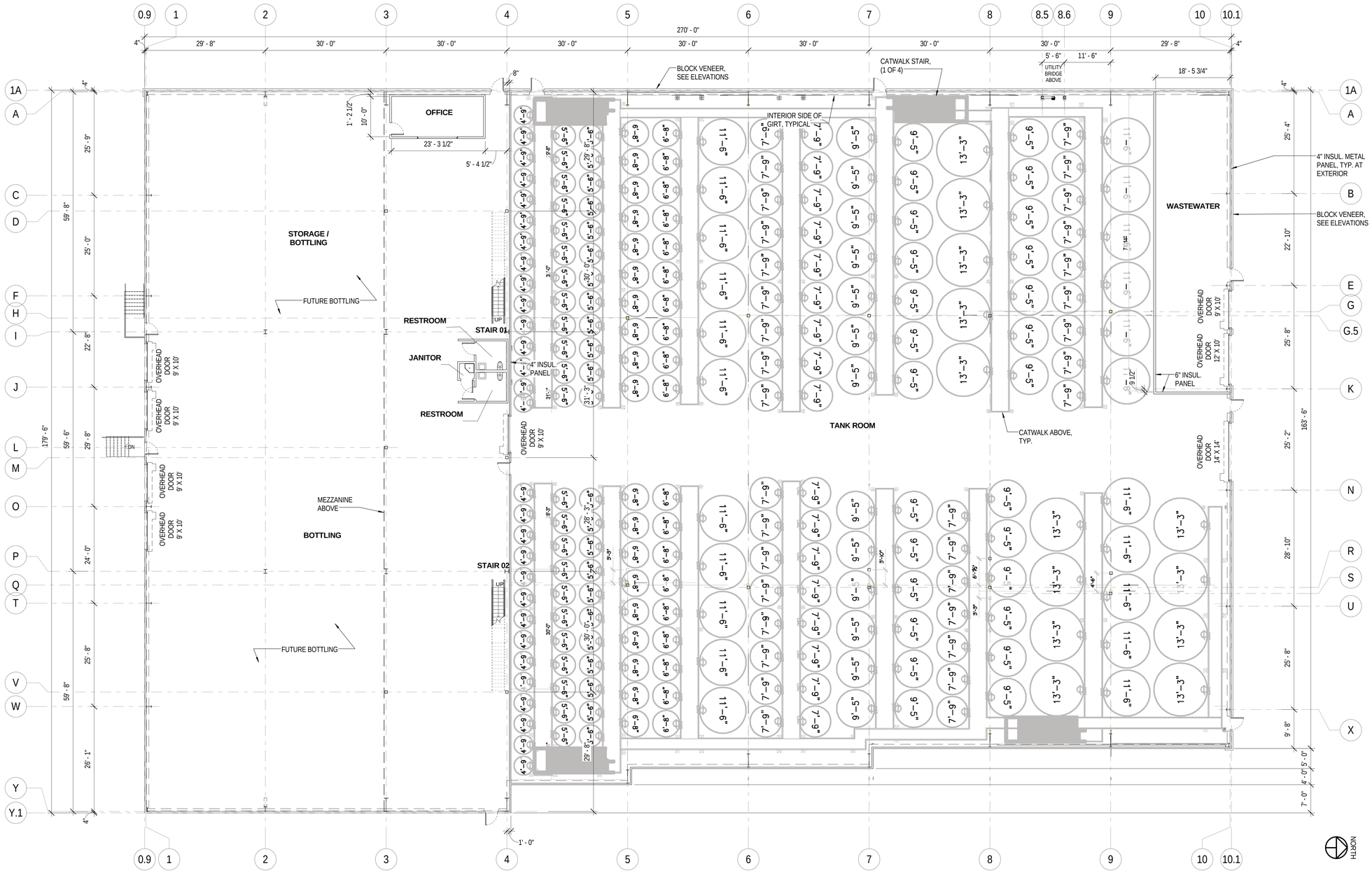
DATE 4/3/15
APPL. NO:
APPL. NO:
SHEET NUMBER A1.1



② LEVEL 1 - OVERALL FLOOR PLAN
3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS AT BUILDING EXTERIOR ARE TO COLUMN GRID LINES OR EXTERIOR FACE OF METAL PANEL.

2. SEE SITE PLAN FOR LANDINGS AT EXTERIOR DOORS AND CONTINUATION OF WALKWAYS.

MW ARCHITECTS

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FLOOR PLAN

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15485

DATE
4/3/15

APPL. NO:
APPL. NO:

SHEET NUMBER
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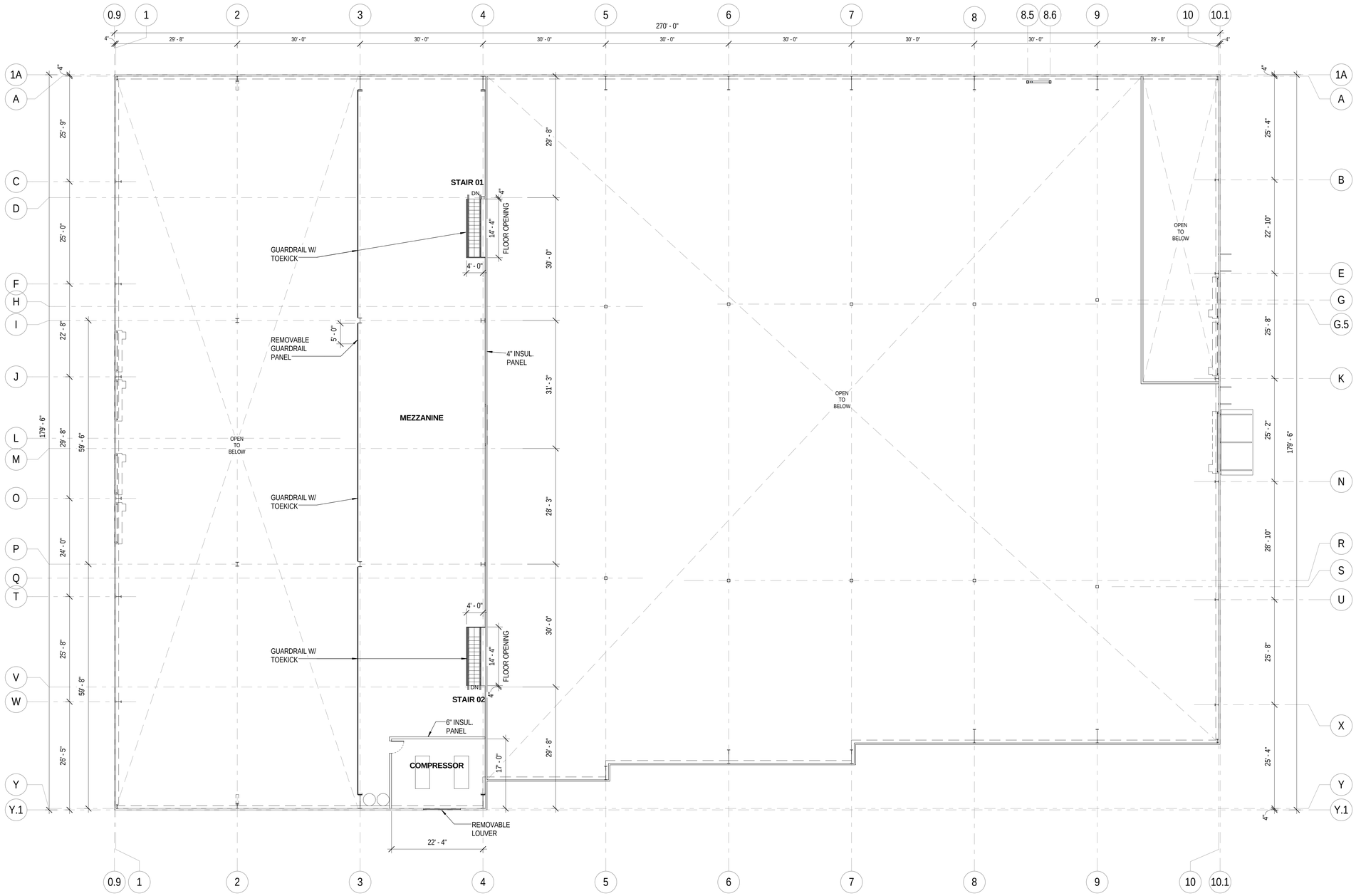

1 LEVEL 2 - MEZZANINE PLAN
3/32" = 1'-0"

MW ARCHITECTS

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MEZZANINE PLAN

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APPL. NO:

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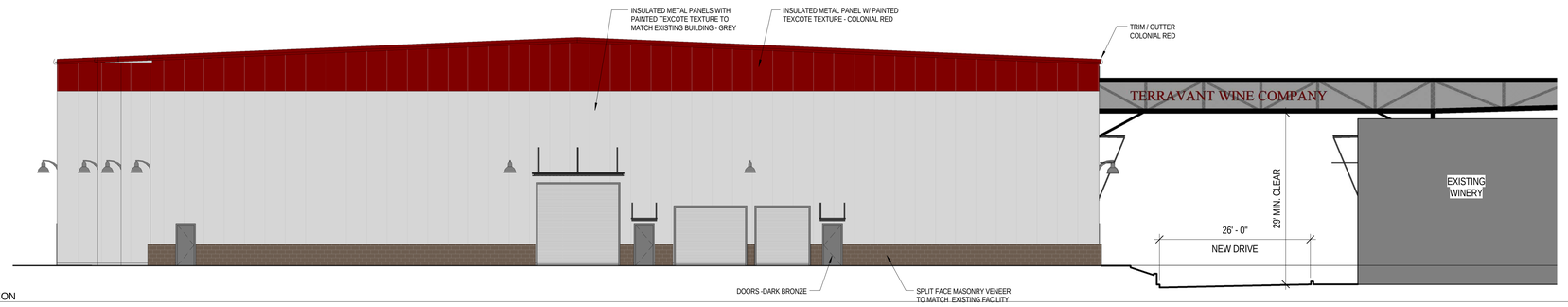
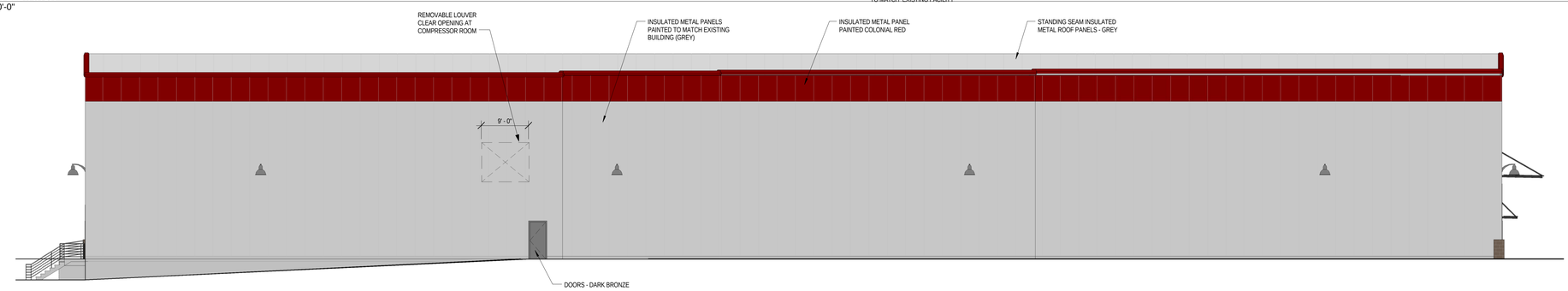
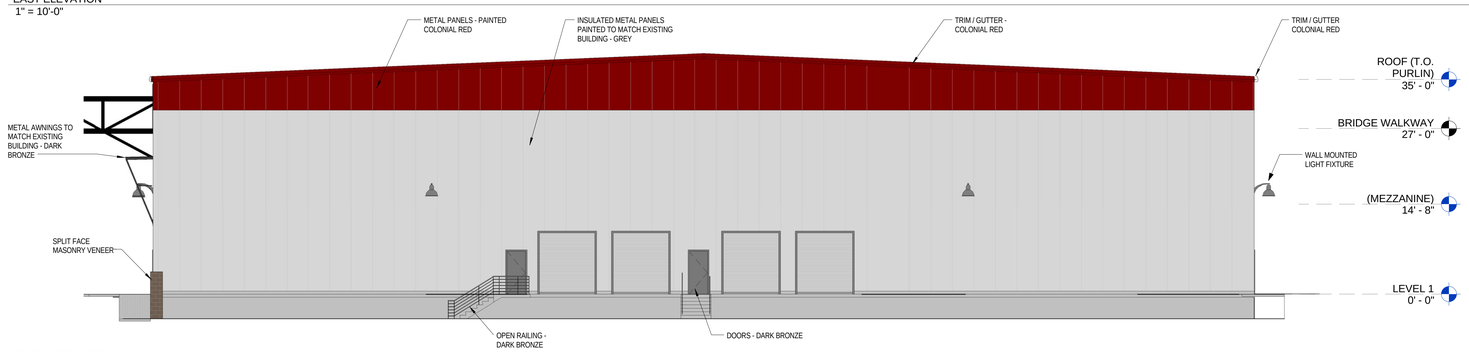
ENLARGED BRIDGE SIGN
3/16" = 1'-0"



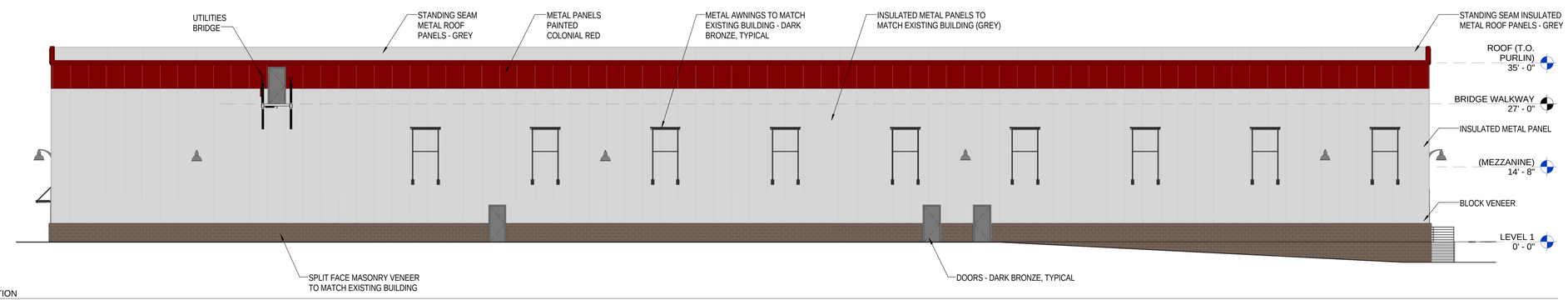
NORTH ELEVATION
1" = 10'-0"



EAST ELEVATION
1" = 10'-0"



SOUTH ELEVATION
1" = 10'-0"



WEST ELEVATION
1" = 10'-0"

MW ARCHITECTS

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WAYNE R. STUART
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EXTERIOR ELEVATIONS

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DATE
4/3/15

APPL. NO:
APPL. NO:

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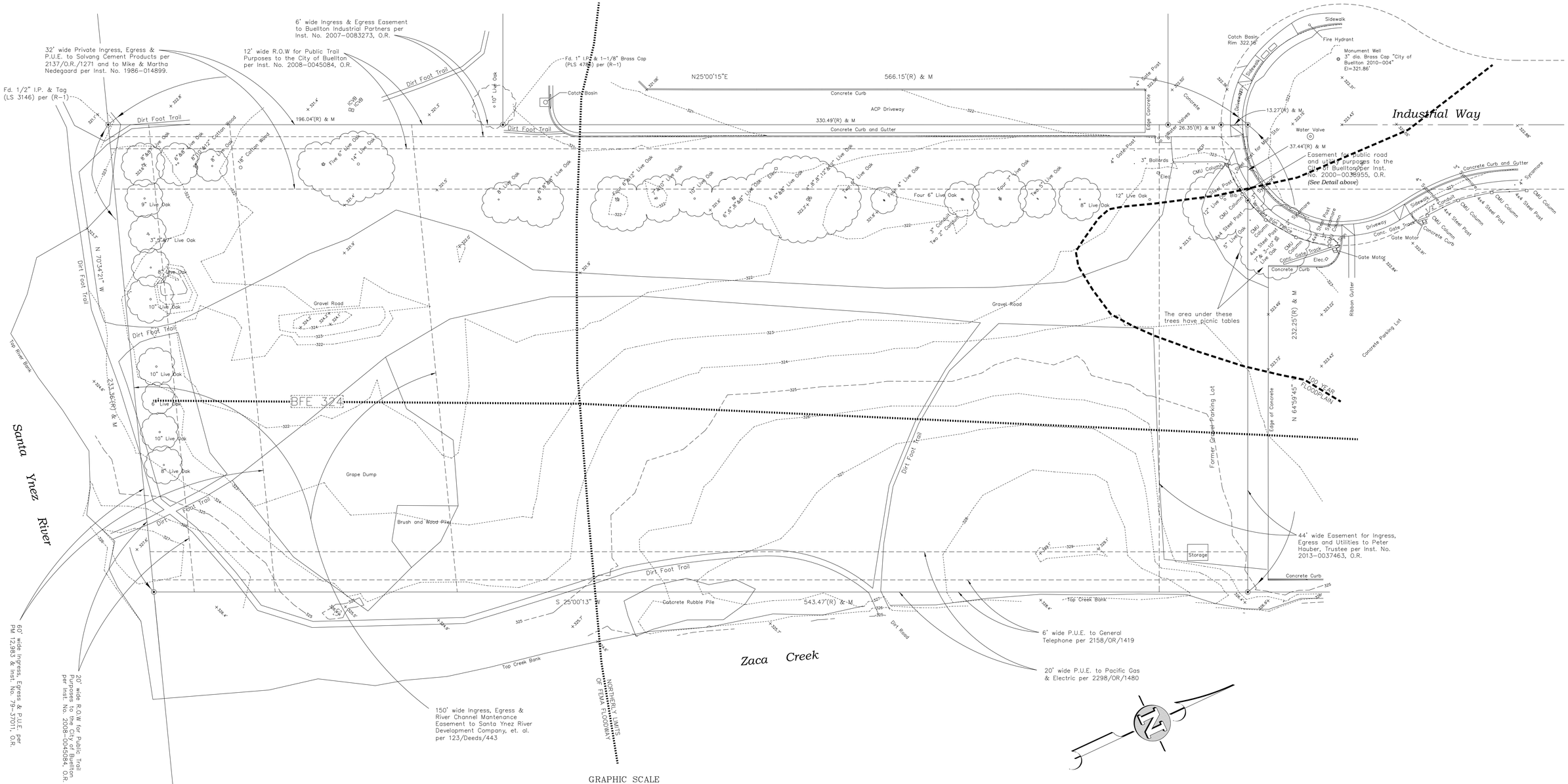
Notes & Legend

- ⊙ Denotes found monument as described
- (R) Denotes record data per PM No. 31051, 63/PM/37–42
- (R–1) Denotes record data per PM No. 31019, 55/PM/4–5
- Fd. Denotes found
- M Denotes measured



EXISTING CONDITIONS SURVEY

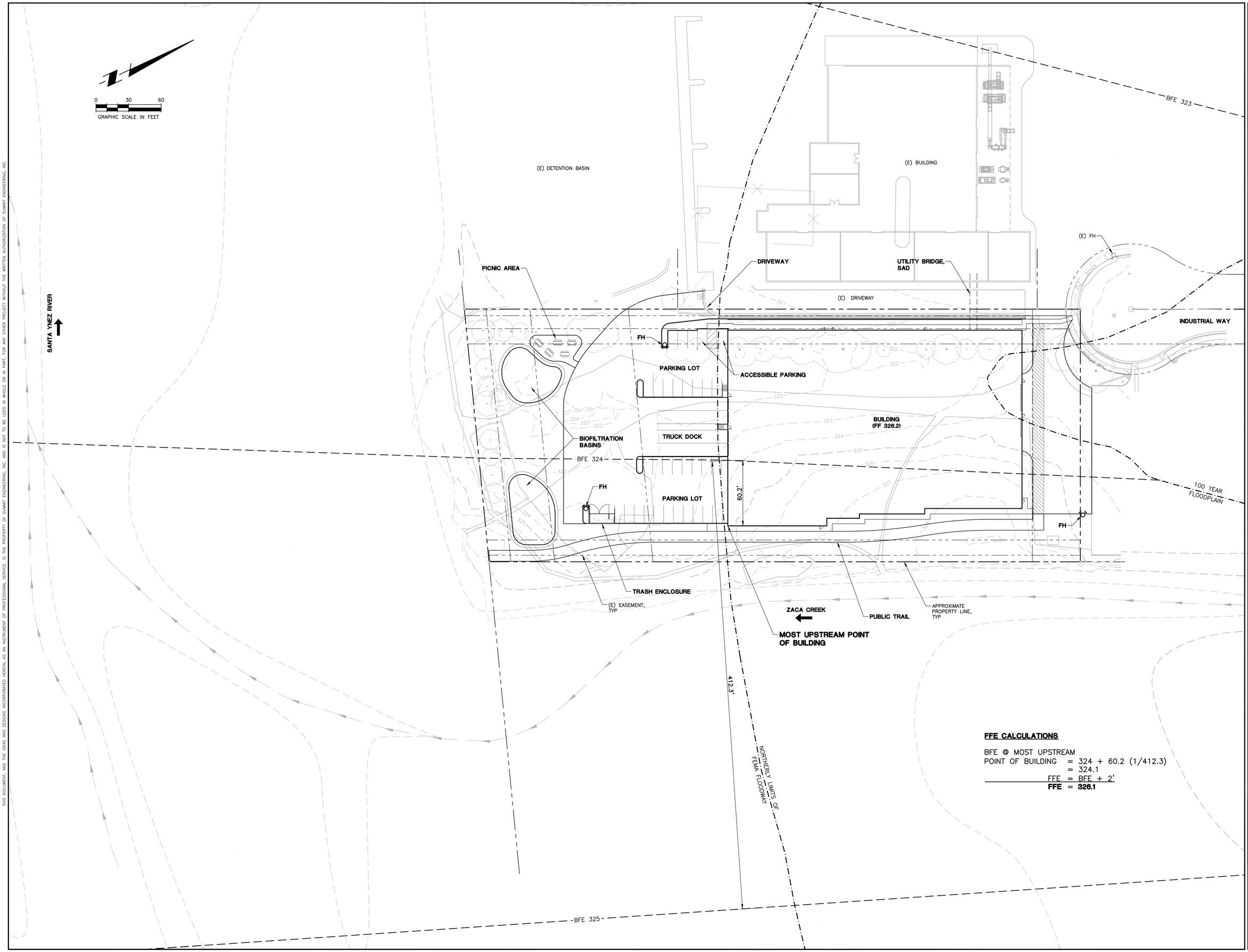
REVISIONS	
DATE	REMARKS

prepared by:
Blake Land Surveys
250 Industrial Way, Suite C
P.O. box 869
Buellton, CA 93427
TEL: 805–688–2054
FAX: 805–686–1976
EMAIL: us@blakelandsurveys.com
established 1980

Topographic Map of Parcel Four, Parcel Map 31,051 lying in the City of Buellton, filed in Book 63, Pages 37 thru 42 of Parcel Maps in the office of the County Recorder, County of Santa Barbara, California.

for: Kevin Will

DATE PREPARED December 18, 2013	SHEET 1 OF 1
DRAWING NO. 20130057T.dwg	PROJECT NO. 2013057
BY JHB	SCALE 1" = 20'
	DATUM NAVD88 Buellton
	REF:
	A4.1



FFE CALCULATIONS

BFE @ MOST UPSTREAM
POINT OF BUILDING = 324 + 60.2 (1/412.3)
= 324.1
FFE = BFE + 2'
FFE = 326.1

Santa Rosa,

SUMMIT ENGINEERING

TERRAVANT WINE COMPANY
70 INDUSTRIAL WAY
BUELLTON, CA
APN 143-341-033

TERRAVANT WINERY

OVERALL SITE PLAN

2015-04-02
PLANNING REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 2015-04-02
JOB NO.: 2014155
SCALE: AS SHOWN
DRAWN: TAF
CHECKED: JAP
SHEET: C2.0

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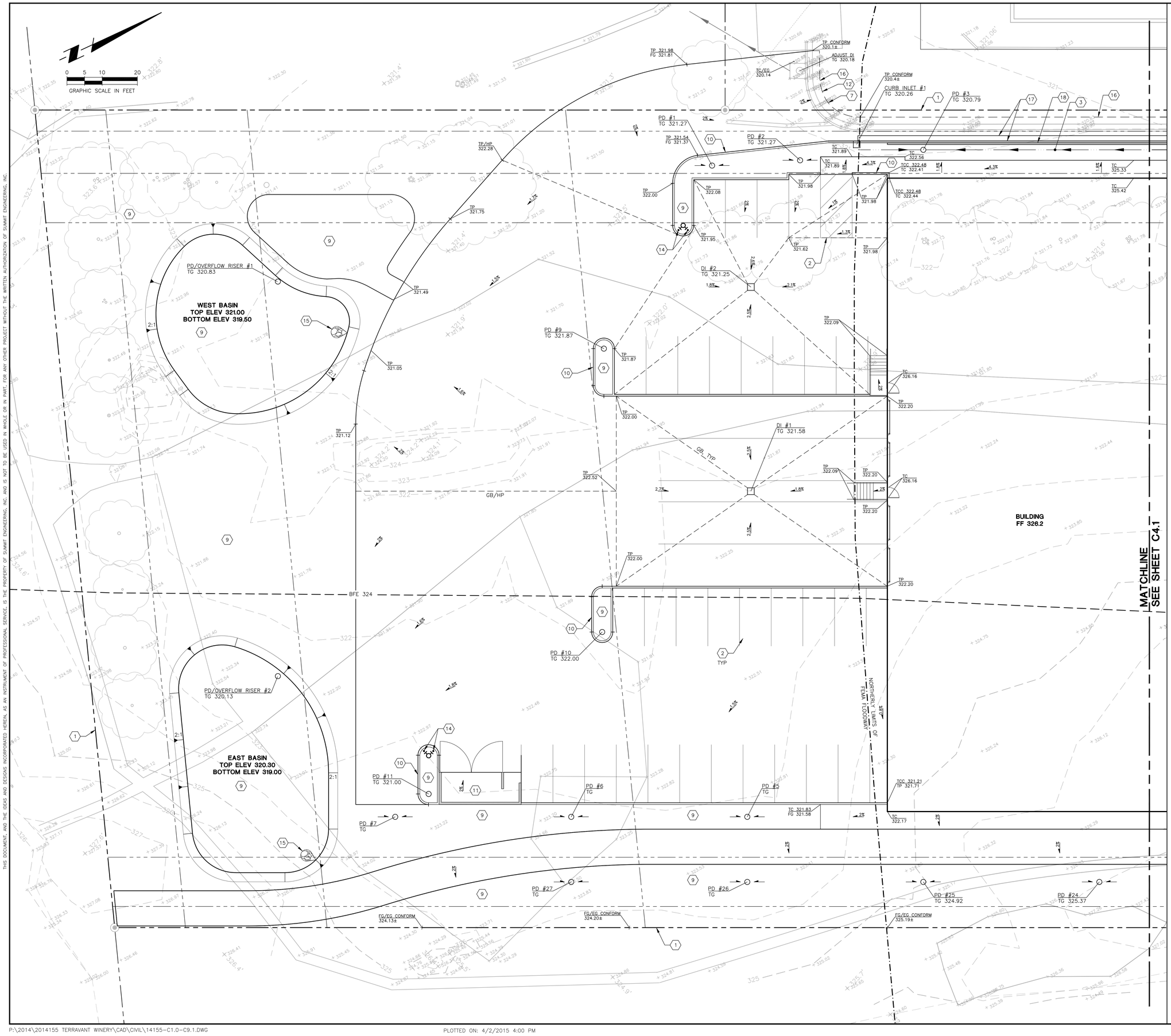

GRADING KEY NOTES

#	DESCRIPTION
1.	APPROXIMATE PROPERTY LINE, TYP
2.	PAVEMENT STRIPING, SAD
3.	SWALE, SEE DETAIL 8/C9.0
4.	FLOWLINE, GRADE TO DRAIN
5.	TOP OF CUT, TYP
6.	TOE OF FILL, TYP
7.	CONFORM TO EXISTING
8.	DITCH DISCHARGE FLARE, SEE 4/C9.0
9.	LANDSCAPING, SAD
10.	6" VERTICAL CURB, SEE 8/C9.1
11.	TRASH ENCLOSURE WALL, SAD
12.	DRIVEWAY RAMP, PER SBCDPW STANDARD DETAIL 4–040 TYPE A
13.	TALL CURB, HEIGHT VARIES PER PLAN, SEE 7/C9.1
14.	GUARD POSTS, TYP OF 6, SEE 12/C9.1
15.	CULVERT END SECTION, SEE 10/C9.0
16.	SAWCUT AND CONFORM TO EXISTING
17.	CONCRETE CURB AND GUTTER, PER SBCDPW STANDARD DETAIL 4–030 TYPE A
18.	RETAINING WALL, SSD

NOTES:

1. SEE SHEET C1.2 FOR UTILITY STRUCTURE TABLE.
2. FOR TREE PROTECTION AND REMOVAL AND RELOCATION, SLAD.

Santa Rosa,

SUMMIT ENGINEERING

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70 INDUSTRIAL WAY
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APN 143-341-033

TERRAVANT WINERY

GRADING PLAN

	2015–04–02 PLANNING REVIEW

PRELIMINARY
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DATE:	2015–04–02
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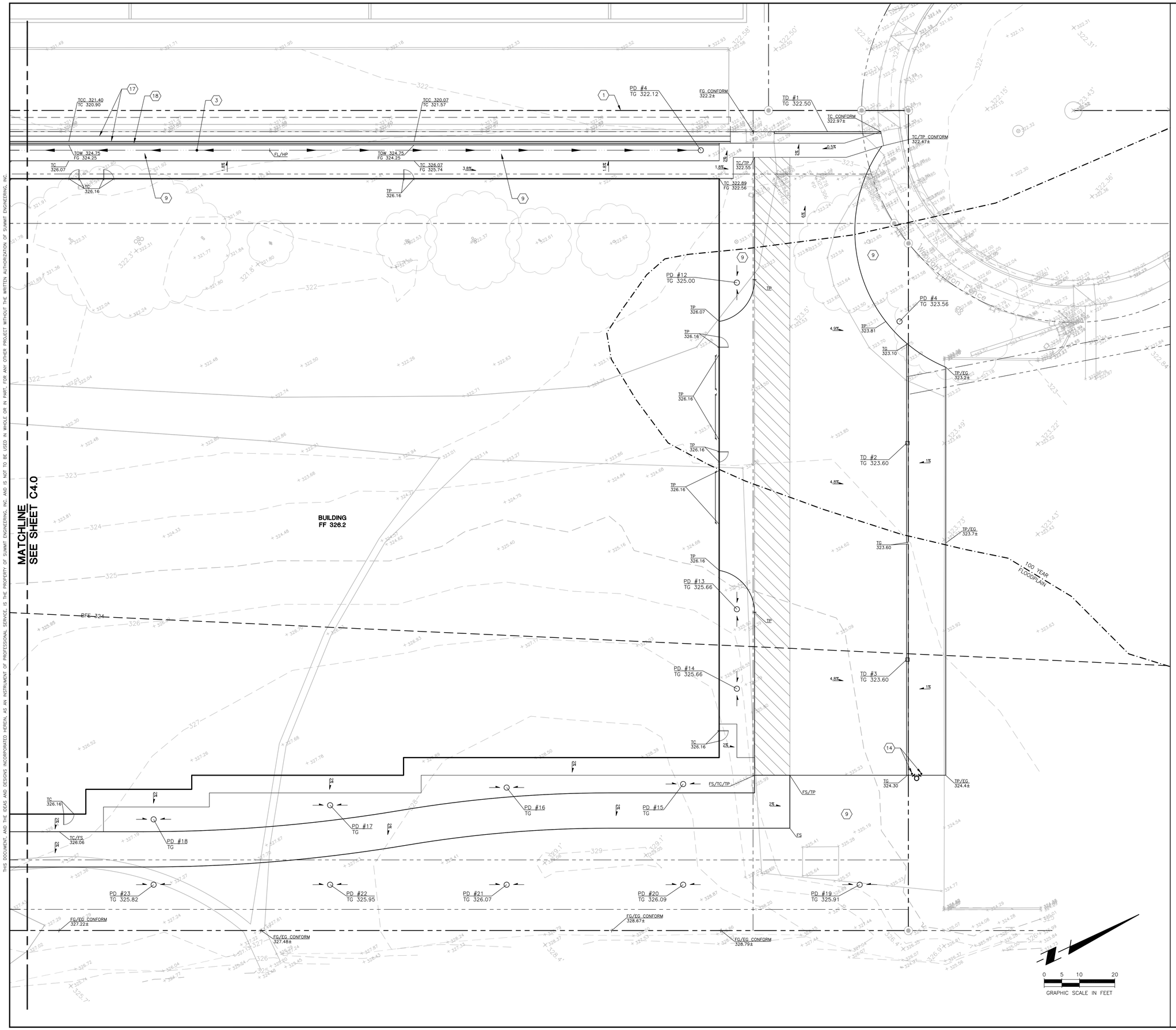

GRADING KEY NOTES

#	DESCRIPTION
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14.	GUARD POSTS, TYP OF 6, SEE 12/C9.1
15.	CULVERT END SECTION, SEE 10/C9.0
16.	SAWCUT AND CONFORM TO EXISTING
17.	CONCRETE CURB AND GUTTER, PER SBCDPW STANDARD DETAIL 4–030 TYPE A
18.	RETAINING WALL, SSD

NOTES:

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2. FOR TREE PROTECTION AND REMOVAL AND RELOCATION, SLAD.

Santa Rosa,

SUMMIT ENGINEERING

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TERRAVANT WINERY

GRADING PLAN

	2015–04–02 PLANNING REVIEW

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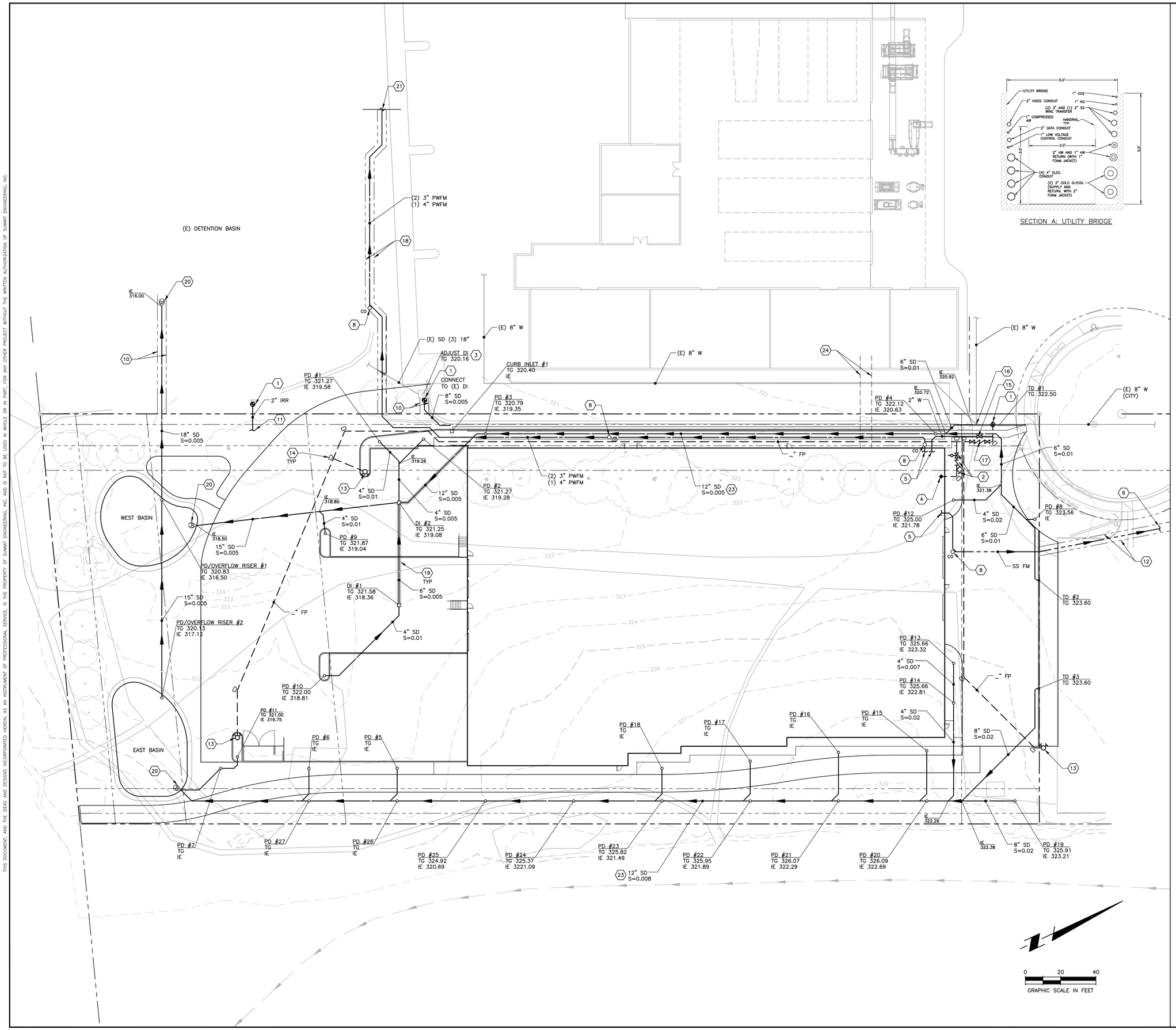

SECTION A: UTILITY BRIDGE

UTILITY KEY NOTES

#	DESCRIPTION
1.	CONNECT TO (E) UTILITY (VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO START OF CONSTRUCTION)
2.	POST INDICATOR VALVE, CHECK VALVE, FIRE DEPARTMENT CONNECTION, SEE 16/C9.1
3.	ADJUST EXISTING UTILITY COVER, TO FINISH GRADE
4.	SPRINKLER RISER, SFPD
5.	FOR CONTINUATION OF UTILITY INTO BUILDING SPD
6.	CONNECT TO (E) CITY LIFT STATION
7.	CLEANOUT TYPE A, SEE 2/C9.1
8.	PRESSURE CLEANOUT, SEE 15/C9.1
9.	DOWNSPOUT, CONNECT TO STORM DRAIN, SEE 4/C9.1
10.	APPROXIMATE LOCATION OF 5' WIDE STORM DRAIN EASEMENT
11.	FOR CONTINUATION, SLAD
12.	APPROXIMATE LOCATION OF (E) 5' WIDE SS EASEMENT, SEE SURVEY
13.	HYDRANT, PER CITY STANDARD DETAIL 503
14.	ANTICIPATED FIRE PROTECTION THRUST BLOCK LOCATION, THRUST BLOCKS SHALL BE INSTALLED FOR ALL UN RESTRAINED PRESSURE PIPE FITTINGS INCLUDING W, FP, PW, SS & SD PER DETAIL 14/C9.1
15.	WATER VALVE
16.	(E) WATER VALVE BOX
17.	FIRE PROTECTION DOUBLE DETECTOR CHECK VALVE, PER CITY STANDARD DETAIL 508
18.	APPROXIMATE LOCATION OF 5' WIDE PWFM EASEMENT
19.	HATCH REPRESENTS CONCRETE CAP, SEE 11/C9.1
20.	CULVERT END SECTION TYP, SEE 10/C9.0
21.	CONTINUE TO (E) WASTEWATER TREATMENT PLANT, SWWD FOR DETAILS
22.	REDUCER (CONCENTRIC, UNO)
23.	STORM DRAIN TO RECEIVE BUILDING DOWNSPOUTS, SAD
24.	UTILITY BRIDGE, SEE DETAIL 1/–

NOTES:

1. SEE SHEET C1.1 FOR UTILITY STRUCTURE TABLE.
2. ALL PWFM AND SSFM BENDS TO HAVE SWEEPS.
3. LOCATION OF FP RISER AND OTHER UTILITY CONNECTIONS TO BUILDING ARE APPROXIMATE.
4. FIRE PROTECTION ROUTING AND HYDRANT LOCATIONS PER FIRE PROTECTION CONSULTANT (SUBMITTED AS PART OF THE BUILDING PERMIT PACKAGE).

SUMMIT
Summit Engineering, Inc
463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
707-527-0775 • www.summit-sr.com

TERRAVANT WINE COMPANY
70 INDUSTRIAL WAY
BUELLTON, CA
APN 143-341-033

TERRAVANT WINERY

UTILITY PLAN

	2015-04-02 PLANNING REVIEW

PRELIMINARY
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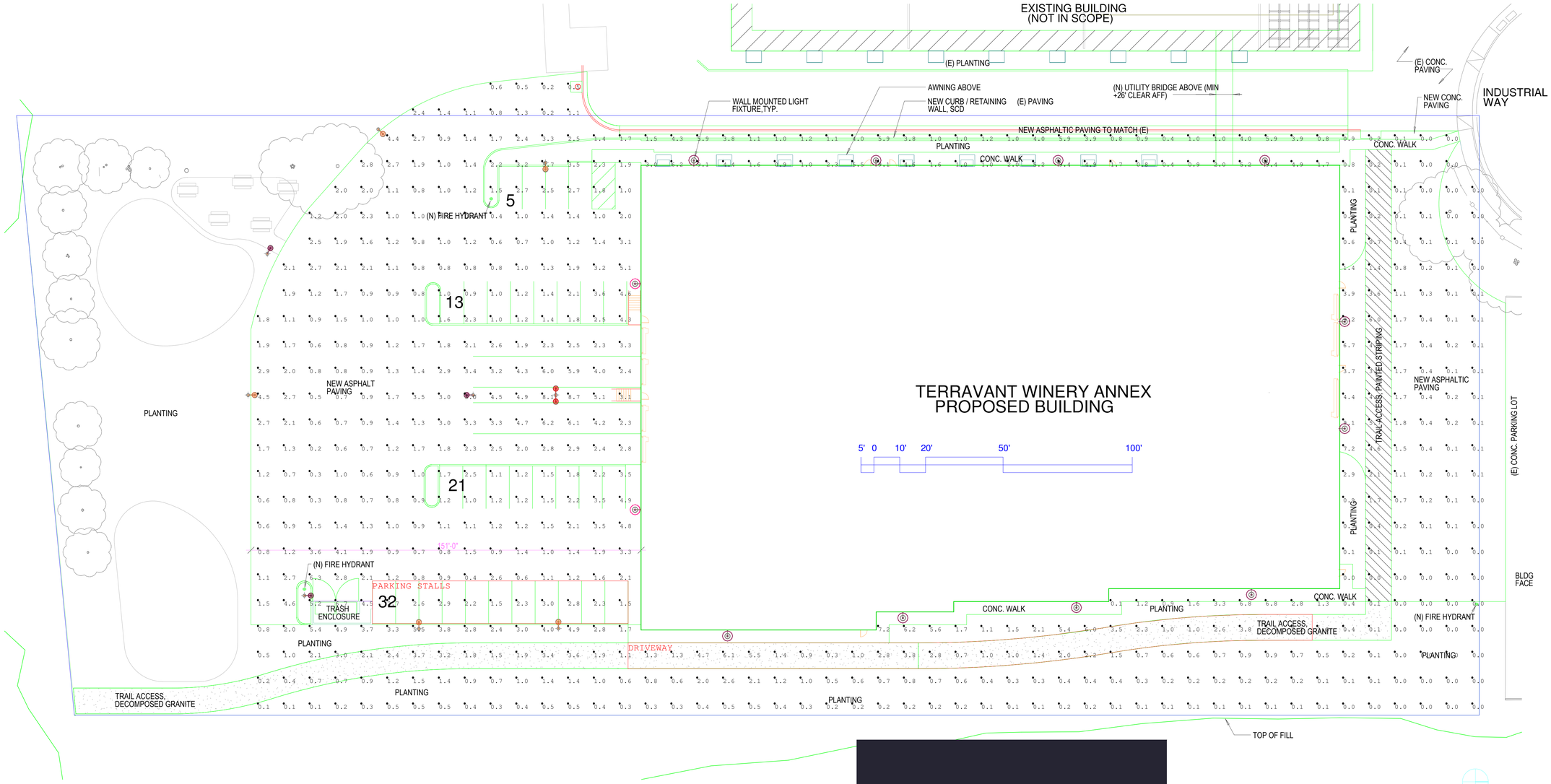

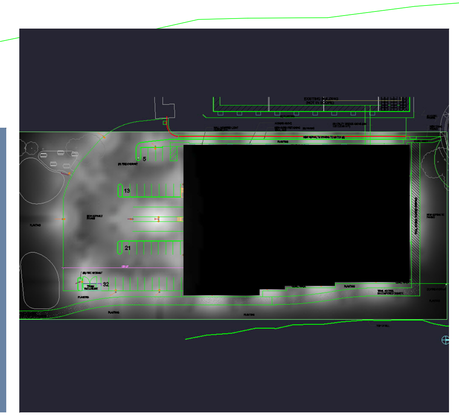

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC AREA	Illuminance	Fc	1.72	9.4	0.0	N.A.	N.A.
DRIVEWAY	Illuminance	Fc	2.24	6.1	0.3	7.47	20.33
PARKING STALLS	Illuminance	Fc	2.38	3.0	1.5	1.59	2.00

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating	Lum. Watts
	1	2-T3-84LC	2 @ 180 DEGREES	N.A.	0.950	VISIONAIRE ODN-3-L-T3-84LC-5-55K-D180º@24'MH	B2-U0-G2	122
	3	1-T4-84LC	SINGLE	N.A.	0.950	VISIONAIRE ODN-3-L-T4-84LC-5-55K-SINGLE@24'MH	B2-U0-G2	122
	10	WP-T2-84LC	SINGLE	N.A.	0.950	VISIONAIRE ODN-2-L-T2-84LC-3-55K@16'MH	B2-U0-G1	90
	2	WP-T4-84LC	SINGLE	N.A.	0.950	VISIONAIRE ODN-2-L-T4-84LC-3-55K@16'MH	B2-U0-G2	90
	5	1-T3-84LC	SINGLE	N.A.	0.950	VISIONAIRE ODN-3-L-T3-84LC-5-55K-SINGLE@24'MH	B2-U0-G2	122

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NOTE: ALL CALCULATIONS ARE TAKEN AT 3' ABOVE GRADE.

DRAWING NUMBER :	MG112614DF-TERRAVANT WINE COMPANY-06
PROJECT NAME :	TERRAVANT WINE COMPANY
LAYOUT DESIGNER :	MG
DESIGNER EMAIL :	mgonzales@visionairelighting.com
PROJECT DATE :	11/26/14
REVISION DATE :	04/02/15
REP :	DF

E1.1

www.visionairelighting.com
Phone: (310) 512-6480 Fax: (310) 512-6486
19645 Rancho Way-Rancho Domiguez, CA. 90220

POINT-BY-POINT CALCULATION
Illuminance at Grade (Footcandles), unless otherwise specified.

VISIONAIRE LIGHTING
PHOTOMETRIC STUDY

Tree Legend

- Proposed 24" box Quercus agrifolia / Coast Live Oak
- Existing tree to remain - Quercus agrifolia
- Proposed 24" box Platanus racemosa/ California Sycamore
- Proposed 36" box Pyrus calleryana 'Chanticleer'/ Chanticleer Pear
- Proposed 24" box Lagerstroemia indica x fauriei 'Natchez'/ Natchez Crape Myrtle
- Existing Non-Native Oaks to be Removed

12 - Existing to be removed:
Replaced at 1:1, w/ 24" Box Quercus agrifolia
Tree A - Single low branching tree w/ branch *CBH of 6", 6",6",6" & 12"
Tree B - Single low branching tree w/ branch *CBH of 7" & 10"
Tree C - Single tree w/ branch *CBH of 10"
Tree D - Single low branching tree w/ branch *CBH of 6",6",8", & 8"
Tree E - Single low branching tree w/ branch *CBH of 6" & 8"
Tree F - Single low branching tree w/ branch *CBH of 4", 8", 8", 12", &1
Tree G - Single low branching tree w/ branch *CBH of 6" & 6"
Tree H - Singe low branching tree w/ branch *CBH of 4", 4", 4",4"
Tree I - Single low branching tree w/ branch *CBH of 6",6", 6", 6"
Tree J - Single low branching tree w/ branch *CBH of 7", 7", 7", 7"
Tree K - Single low branching tree w/ branch *CBH of 5", 5"
Tree L - Single tree w/ branch *CBH of 8"

4 - Existing to be removed:
Replaced at 2:1, w/ 24" Box Querus agrifolia
Tree M - Single tree w/ branch *CBH of 12"
Tree N - Single tree w/ branch *CBH of 10"
Tree O - Single tree w/ branch *CBH of 8"
Tree P - Single low branching tree w/ branch *CBH of 6", 8", 8"

* CBH - Circumference at Breast Height

Native Screening Shrubs

Botanical Name	Common Name	Size
Heteromeles arbutifolia	Toyon	15 Gal
Myrica californica	Pacific Wax Myrtle	15 Gal
Rhomneya coulteria	Matilija Poppy	5 Gal
Rhamnus californica	Coffeeberry	5 Gal
Rhus integrifolia	Lemonade Berry	5 Gal
Rhus ovata	Sugar Bush	5 Gal

Medium to Low Shrubs

Botanical Name	Common Name	Size
Agave sp.	Agave Species	5 Gal
Arctostaphylos 'Howard McMinn'	Manzanita	5 Gal
Artctostaphylos 'Pacific Mist'	Prostrate Manzanita	1 Gal
Eriogonum arborescens	Santa Cruz Buckwheat	1 Gal
Eriogonum fasiculatum	California Buckwheat	1 Gal
Eriogonum parvifolium	Cliff Buckwheat	1 Gal
Lupinus arboreus	Shrub Lupine	1 Gal
Myoporum 'Putah Creek'	Creeping Myoporum	1 Gal
Olea 'Lil' Ollie'	Dwarf Olive	5 Gal
Pittosporum sp.	Pittosporum Species	5 Gal
Rhaphiolepis sp.	Rhaphiolepis Species	5 Gal
Salvia sp	Salvia Species	1 Gal

Grasses

Botanical Name	Common Name	Size
Aristida purpurea	Purple Awn	1 Gal
Muhlenbergia rigens	Deer Grass	1 Gal
Pennisetum spathiolatum	NCN	1 Gal
Sesleria caerulea	NCN	4" Pot

Biofiltration Basin

Botanical Name	Common Name	Size
Carex praegracilis	California Field Sedge	Plugs
Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye	1 Gal
Juncus sp.	Rush Species	4" Pot
Festuca rubra	Red Fesuce	Seed - Hydroseed

Total lot area - 128,857 sq. ft.

Building footprint - 48,600 sq. ft.	37%
Landscape Area - 37,865 sq. ft.	29%

- Planted Area - 27,343 sq. ft.
- Gravel Paving - 10,522 sq. ft

Irrigation System:
System will be a combination of traditional drip irrigation with additional use of MP Rotators in appropriate larger areas; i.e. meadow grasses and small groundcovers. Reclaimed water to be used. Water calculations will be completed during our Construction Documentation Phase.

Specifications for Preservation of Existing Oak Trees

1. All work within the driplines of oak trees shall be by hand and performed only as approved or directed by the landscape architect or a qualified arborist.

2. All roots encountered during trenching operations shall be cleanly cut. Roots over two inches in diameter shall be sealed with approved tree seal. Trenches for all curbs and walls adjacent to oak trees shall be back filled with porous topsoil from onsite.

3. Where walls or curbs are to be built within six feet of the trunk of any oak tree, a root control barrier (deep root or equal) shall be placed between the tree and the wall or curb. Barrier shall extend from ground surface to bottom of new structure.

4. Any curb or wall adjacent to a tree shall be built with footings directed outward from the tree to avoid damaging roots. Where feasible, footings shall be bridged over the root zone.

5. A temporary fence of chain link or other approved fabric shall be erected around each tree or between the tree and the proposed construction as shown on the plans. The height of the fence shall be no less than six feet. Fence support posts shall be installed at a maximum spacing of eight feet.

6. Where construction is to occur within the dripline of a tree, the fence shall be erected no further than five feet from the edge of the work. Where construction is to occur outside the dripline of a tree the fence shall be erected at the limit of the work or six feet outside the dripline.

7. Fencing constructed above (uphill) trees shall include 'silt stop' fabric, securely attached to the fence fabric 'silt stop' shall be installed with the bottom 6" below grade.

8. At locations where fence does not surround trees, the fence must extend at least ten feet beyond the dripline, and a sign shall be securely attached ateach end of the fence, stating "no construction or storage of any kind beyond fence" in both english and spanish ("no se permite construcion o' almacenace de qualquiera tipo mas de este surco"). Signs shall be at least two square feet in area.

9. No chemicals or herbicides may be applied within fifty feet of any tree without approval of the landscape architect or arborist.

10. Landscaping adjacent to any tree shall be limited to inert materials or plants with similar cultural requirements to the tree. No landscaping shall occur within the driplines of existing oaks.

11. No construction equipment, vehicles, or materials shall be parked or stored within 6 feet of any oak tree dripline.

12. No fill soil or rocks shall be stored within 3 feet of any oak tree dripline.

13. Any alteration of grades shall result in positive drainage away from affected trees.

14. Dust and dirt shall be washed off all trees within fifty feet of the construction area at four-week intervals, May through October, and at the end of the construction period. Washing shall occur in the morning to allow the tree to dry during the day.

15. Pruning of trees shall be performed only under the direction of the landscape architect or arborist.

16. No irrigation or utility lines shall be installed within fifteen feet of the trunk of any oak tree, except drip-irrigation tubing laid on the surface of the ground. In no case shall irrigation occur within three feet of the trunk of the tree.

17. The contractor assumes responsibility for all existing oak trees shown on this plan. Any tree removed or irreparably damaged during construction must be replaced.

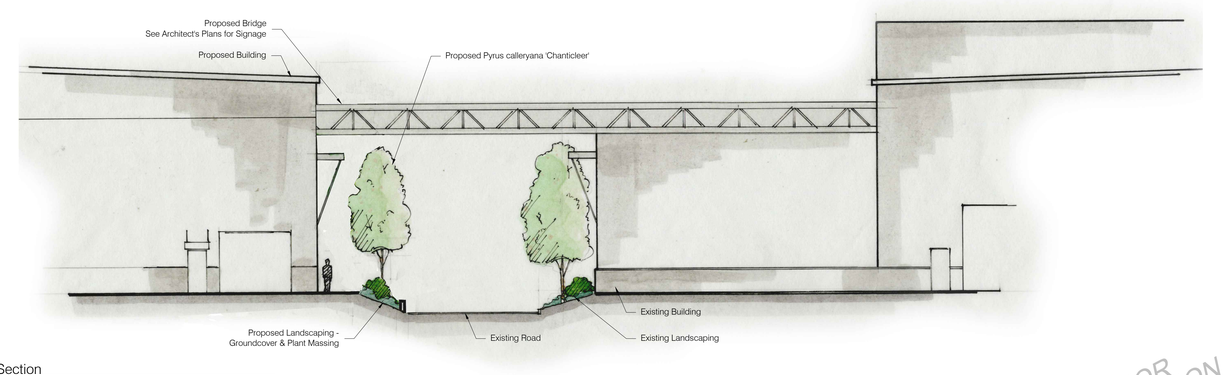
18. Photographic documentation of the fencing of the trees shall be provided to the planning and development department, County of Santa Barbara, prior to start of construction.

19. Protective fencing may not be removed until the certificate of occupancy is obtained from the County of Santa Barbara.

20. Protective fencing may not be removed until completion of grading and installation of the irrigation system, prior to hydroseeding.

21. All replacement trees shall be maintained and, if necessary, replaced during the three year bonding period. At the end of the bonding period, a minimum of 50% of the replacement trees must be established (ability to survive without supplemental irrigation). If 50% are not established, a new bonding period of two years will be required.

Definitions:
Canopy - the area of ground within the dripline of the tree.
Daylight line - the point at which new grading meets existing grade.
Dripline - the outer edge of a tree's branching and foliage.



Site Section

Scale 1" = 10'-0"

L1.1

NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE PLAN

TERRAVANT WINE COMPANY

70 Industrial Way
Buelton, CA 93427

Job Number: 14.075
Date: 04.02.2015

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