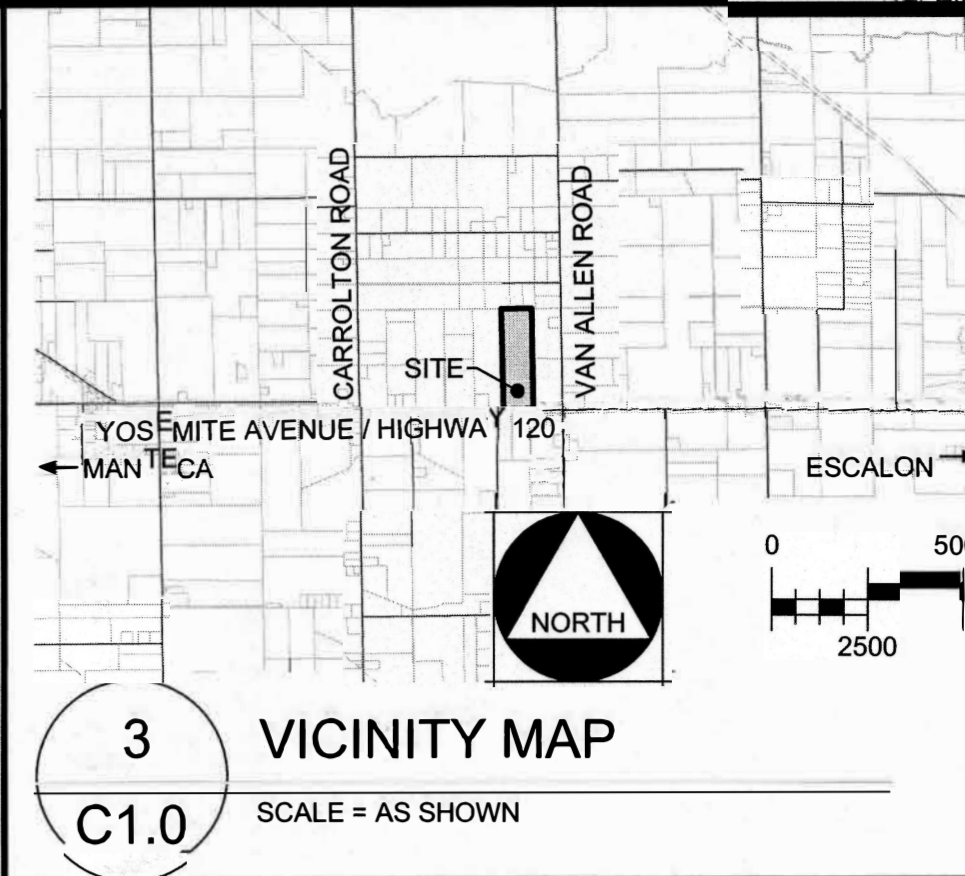




1242 DUPONT COURT  
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APPROVED:



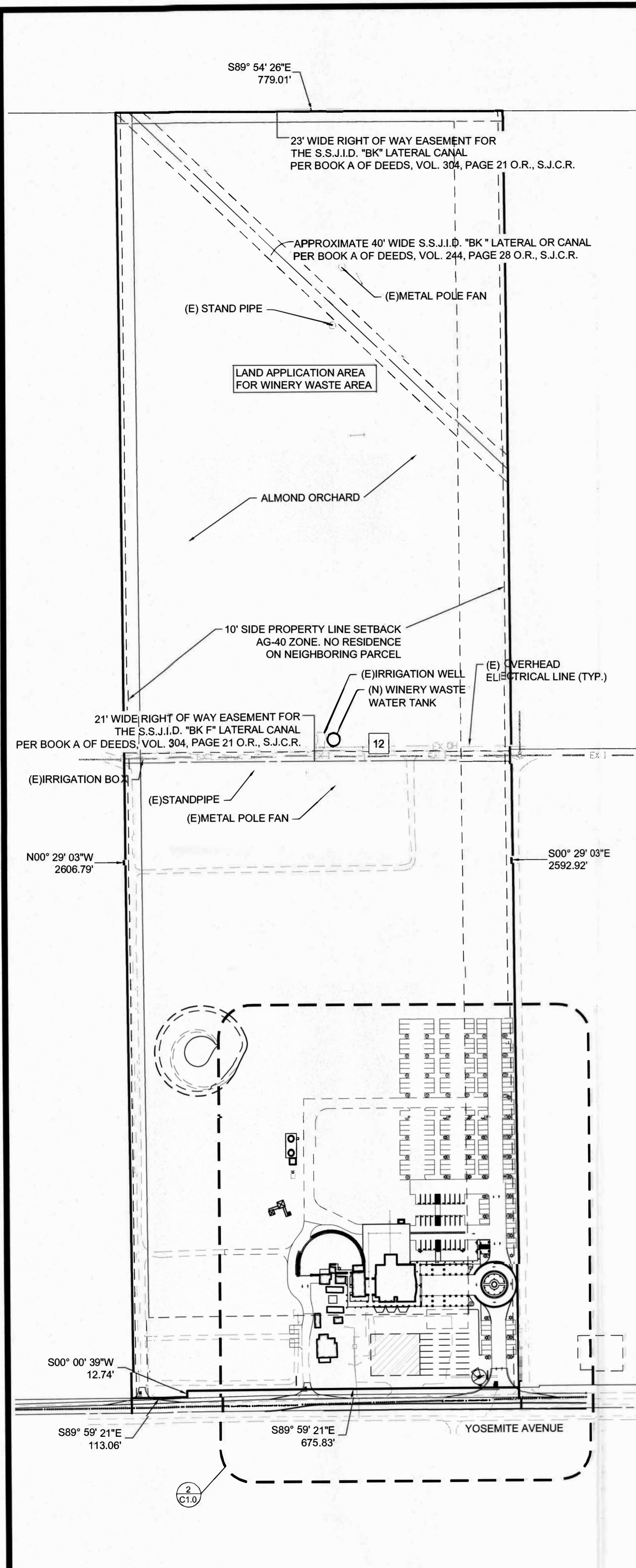
3 VICINITY MAP  
 C1.0 SCALE = AS SHOWN

BUILDING AREA SCHEDULE

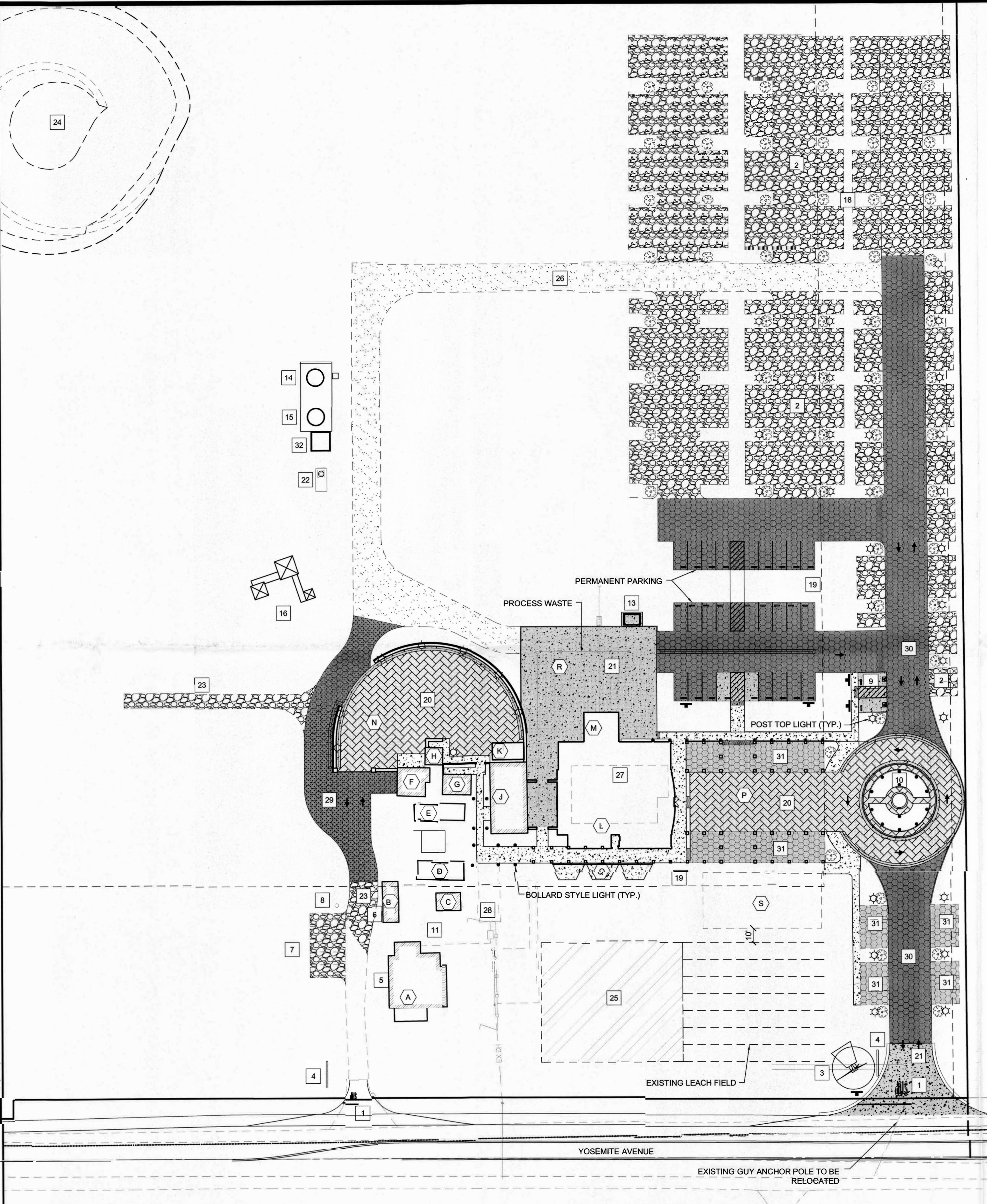
BUILDING USE	BUILDING AREA (SF)	APPROXIMATE BUILDING DIMENSIONS
(E) RESIDENCE	1,920 SF	41' X 47'
(E) GUEST HOUSE (3 STORIES)	783 SF	11' X 29'
(E) SUMMER KITCHEN	218 SF	13' X 17'
(E) GRAPE VINE ARBOR	401 SF	12' X 34'
(E) GRAPE VINE ARBOR	407 SF	12' X 34'
(E) STORAGE BUILDING	436 SF	19' X 23'
(E) STORAGE BUILDING CONVERT TO (N) RESTROOMS	290 SF	14' X 20'
(E) STORAGE BUILDING	153 SF	12' X 13'
(E) AG PROCESSING BLDG. CONVERT TO (N) LARGE AG PRODUCT STORE WITH AG PROCESSING AND FOOD MANUFACTURING	1,300 SF	29' X 50'
(N) COVERED AREA PART OF LARGE AG PRODUCT STORE	287 SF	12' X 22'
(E) DEMO (E) BARN 2942 SF - REPLACE W/ (N) TASTING RM. / WINERY	4,945 SF	
(N) COVERED CRUSH SLAB	1,122 SF	
(N) COURTYARD	9,231 SF	
(N) ARBOR - SHADE STRUCTURE	9,194 SF	
(N) TRELLIS / OUTDOOR SEATING AREAS	1,946 SF	
(N) GRAPE RECEIVING PAD	5,425 SF	
(N) FUTURE LARGE AG PRODUCTS STORE/AG PROCESSING BUILDING	3,280 SF	39' X 84'

\*\* PER SAN JOAQUIN LARGE WINERY ORDINANCE, MAXIMUM TASTING ROOM SQUARE FOOTAGE IS 30% OF WINERY PRODUCTION AREA. TASTING ROOM IN BUILDING L 856 SF WINERY BUILDING (4,945 + 856) + COVERED CRUSH SLABS 1,122+5,211 5,211X3 = 1,563 SF + 856 SF

- SITE NOTES:**
- 1 (N) DRIVEWAY PER CALTRANS STANDARDS.
  - 2 OVERFLOW PARKING, CRUSHED ROCK
  - 3 (N) WINDMILL
  - 4 (N) SIGNAGE UNDER SEPARATE PERMIT, 80 SF MAX. PER SIGN FACE AND MAX. HEIGHT 6'-0"
  - 5 (E) RESIDENCE WITH 2 BATH
  - 6 (E) RESIDENCE WITH 1/2 BATH
  - 7 FIVE STANDARD PARKING SPACES FOR RESIDENCES, (FOUR REQUIRED)
  - 8 (E) DOMESTIC WELL
  - 9 CONCRETE ACCESSIBLE PARKING STALL AND PATH
  - 10 PAVERS AT 90' DIAMETER TURNING CIRCLE
  - 11 (E) BUILDINGS A, B & C AND THEIR SURROUNDING LANDSCAPE ARE PRIVATE AND NOT INCLUDED IN THE SCOPE OF THIS PROJECT.
  - 12 (E) IRRIGATION DISTRICT ACCESS ROAD
  - 13 (N) EIGHT FOOT BY 12 FOOT TRASH ENCLOSURE
  - 14 (N) RAIN WATER COLLECTION TANK
  - 15 (N) FIRE PROTECTION, WINERY PROCESS WATER TANK
  - 16 (N) ADVENTURE PLAYGROUND
  - 17 REQUIRED PARKING:  
 PER SAN JOAQUIN SMALL WINERY ORDINANCE WINERY PARKING MUST BE LOCATED INSIDE OF WINERY SETBACKS WHILE RESIDENTIAL AND OVERFLOW PARKING MAY BE LOCATED OUTSIDE OF SETBACKS.
  - 18 REQUIRED PARKING:  
 2 SPACES FOR EACH RESIDENCE (BLDG. A&B); 4 REG. IS PROVIDED;  
 6 SPACES FOR WINERY BLDG. L&M TYPICAL USE. (15 PROVIDED INSIDE OF THE REQUIRED SETBACKS);  
 6 SPACES REQUIRED FOR LARGE AG PRODUCT STORE. (6 SPACES PROVIDED);  
 11 SPACES REQUIRED FOR FUTURE AG PRODUCT STORE. (11 SPACES PROVIDED);  
 150 SPACES REQUIRED FOR WINERY LARGE SCALE ACCESSORY EVENTS (1 SPACE/TWO OCCUPANTS AND 300 MAX. OCC.) (160 SPACES PROVIDED)
  - 19 WINERY SETBACK LINES AFTER APPROVED (FROM 200' TO 150') DEVIATION AT FRONT SETBACK.
  - 20 (N) PAVERS
  - 21 (N) CONCRETE
  - 22 (N) WATER WELL
  - 23 (N) 3" CRUSHED ROCK
  - 24 (N) STORM DRAINAGE BASIN
  - 25 (N) RESERVE SEPTIC LEACH FIELD
  - 26 (N) FIRE ACCESS LOOP
  - 27 (E) BARN TO BE DEMOLISHED
  - 28 (E) SEPTIC SYSTEM
  - 29 (N) TRUE GRID PRO PLUS
  - 30 (N) HEAVY TRAFFIC TRUE GRID PLUS
  - 31 (N) LIGHT TRAFFIC TRUE GRID PLUS
  - 32 (N) FIRE PUMP HOUSE



1 OVERALL SITE PLAN  
 C1.0 SCALE = AS SHOWN



2 ENLARGED SITE PLAN  
 C1.0 SCALE = AS SHOWN

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE

PRELIMINARY SITE PLAN  
**ZINC HOUSE WINERY**  
 20 & 9 E. STATE ROUTE 120  
 LATHAM PARTNERS, LLC  
 ESCALON, CA 95320

**811**  
 Know what's below.  
 Call before you dig.  
 811 / 800-227-2600

JOB NO.: 19-063  
 DATE: FEBRUARY, 2021  
 SCALE: AS SHOWN  
 DR. BY: SLS  
 CK. BY: SLS

SHEET NO.  
**C1.0**  
 OF 1 SHEET