

AREA SUMMARY

BUILDING NAME	BUILDING AREA
EXISTING TASTING ROOM	1,493 S.F.
(E) TASTING ROOM	214 S.F.
(N) DISTILLERY	480 S.F.
(E) BATHROOM (N) OFFICE	436 S.F.
(E) OFFICE (N) RESTROOMS	412 S.F.
(N) STORAGE	181 S.F.
(N) BUSING	151 S.F.
(N) OFFICE	400 S.F.
(E) HOST	4,281 S.F.
EXISTING CLUBHOUSE	2,668 S.F.
(E) CLUBHOUSE (N) TASTING ROOM	326 S.F.
(E) RESTROOMS	650 S.F.
(E) STORAGE (N) KITCHEN	121 S.F.
(N) OFFICE	194 S.F.
(E) BAR	112 S.F.
(E) OFFICE	5,815 S.F.
(N) ENTRY ADDITION	127 S.F.
	4,042 S.F.
EXISTING AG STORAGE BLDG	3,114 S.F.
(E) STORAGE ROOM	140 S.F.
(E) SERVICE	185 S.F.
(E) WOMEN'S RESTROOM	123 S.F.
(E) MEN'S RESTROOM	35 S.F.
(E) STORAGE	5,600 S.F.
EXISTING OFFICE	1,871 S.F.
(E) OFFICES	1,438 S.F.
(E) DETACHED GARAGE	3,010 S.F.
EXISTING WINERY PRODUCTION	5,168 S.F.
(E) WINERY PRODUCTION BLDG	
NEW WINE PATIO	320 S.F.
(N) STORAGE	1,036 S.F.
(N) FIRST FLOOR SEATING	368 S.F.
(N) SECOND FLOOR SEATING	1,724 S.F.
TOTAL AREA OF BUILDINGS:	20,411 S.F.

AREA CALCULATION: 36.39 / 1,585,148.4

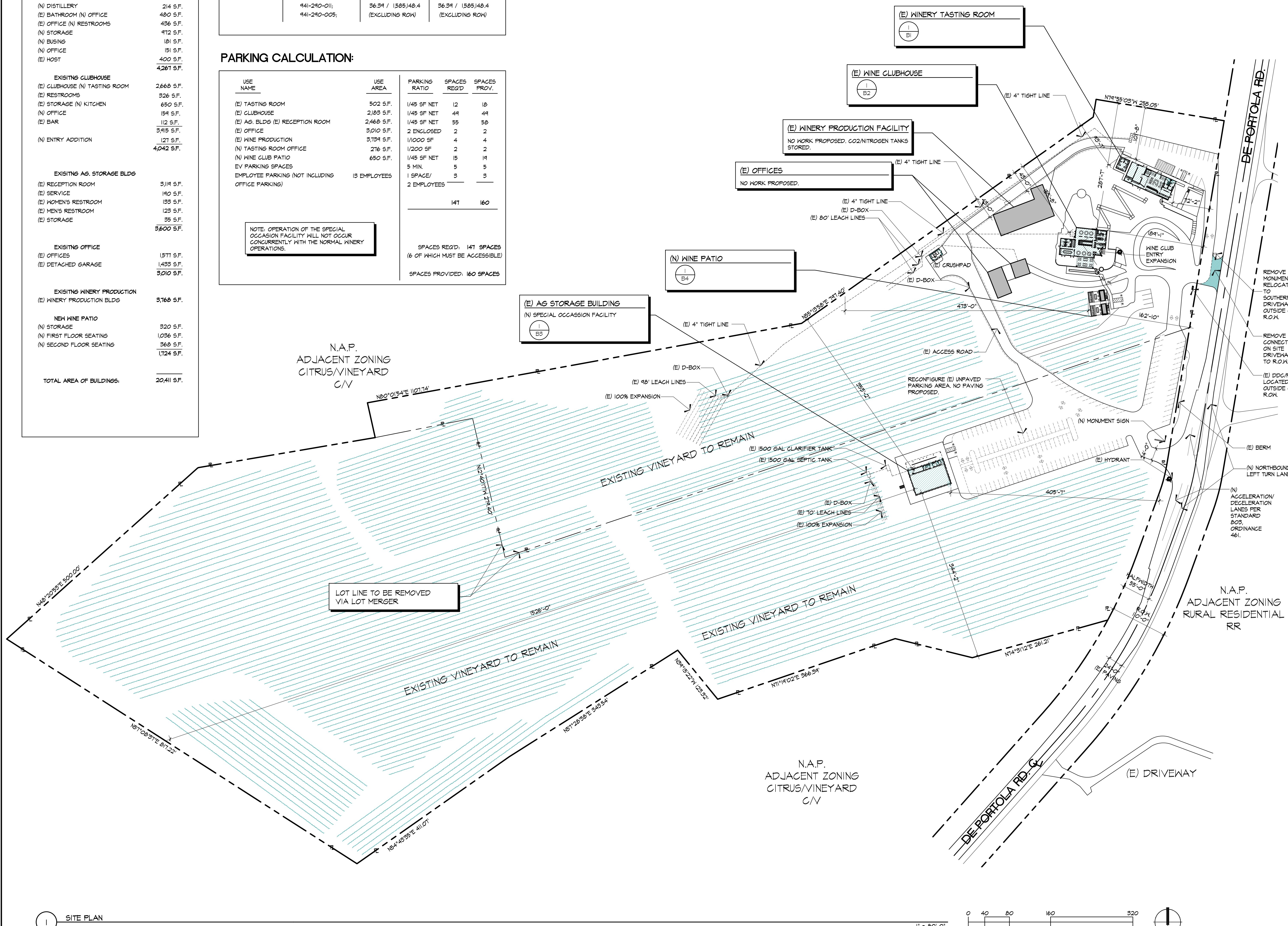
SITE AREA ANALYSIS:

NEW PARCEL I:	NEW APN PENDING PARCEL MERGER/LLA	GROSS (AC/SF)	NET (AC/SF)
	941-290-011; 941-290-005;	36.39 / 1,585,148.4 (EXCLUDING ROW)	36.39 / 1,585,148.4 (EXCLUDING ROW)

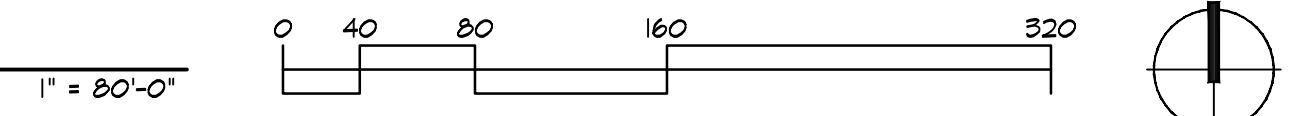
PARKING CALCULATION:

USE NAME	USE AREA	PARKING RATIO	SPACES REQD	SPACES PROV.
(E) TASTING ROOM	302 S.F.	1/45 SF NET	12	18
(E) CLUBHOUSE	2,189 S.F.	1/45 SF NET	48	44
(E) AG. BLDG (E) RECEPTION ROOM	2,468 S.F.	1/45 SF NET	55	58
(E) OFFICE	3,010 S.F.	2 ENCLOSED	2	2
(E) WINE PRODUCTION	3,734 S.F.	1/1000 SF	4	4
(N) TASTING ROOM OFFICE	276 S.F.	1/200 SF	2	2
(N) WINE CLUB PATIO	650 S.F.	1/45 SF NET	15	14
(E) PARKING SPACES		5 MIN	5	5
EMPLOYEE PARKING (NOT INCLUDING OFFICE PARKING)	13 EMPLOYEES	1 SPACE/	3	3
		2 EMPLOYEES		
			147	160
SPACES REQD:			147 SPACES	
(6 OF WHICH MUST BE ACCESSIBLE)				
SPACES PROVIDED:			160 SPACES	

NOTE: OPERATION OF THE SPECIAL OCCASION FACILITY WILL NOT OCCUR CONCURRENTLY WITH THE NORMAL WINERY OPERATIONS.



1 SITE PLAN



PROJECT TEAM

OWNER: SMITH FAMILY TRUST
35874 BELLE CHAINE LOOP
TEMECULA, CA 92592
Tel: (951) 252-1830
CONTACT: KEN SMITH

ARCHITECT: WALTER R. ALLEN, AIA
28465 OLD TOWN FRONT STREET, SUITE 201
TEMECULA, CA 92590
Tel: (951) 645-0301
CONTACT: CHRISTOPHER CAMPBELL

Walter R. Allen, AIA
28465 Old Town Front Street, Suite 201
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PROJECT INFORMATION

LEGAL: RECORDED BOOK/PAGE: PM 28/71 SUBDIVISION NAME: PM 1466 LOT/PARCEL: 1

SCOPE OF WORK: PROJECT SHALL CONSIST OF THE INTERIOR RENOVATIONS TO EXISTING TASTING ROOM AND CLUBHOUSE, CONVERSION OF (E) AGRICULTURAL BARN TO SPECIAL OCCASIONS FACILITY, AND (N) WINE CLUB PATIO.

APN: 941-290-005 & 941-290-011
PROJECT ADDRESS: 34050 DE PORTOLA RD. TEMECULA, CA 92542

EXISTING ZONING: R-C/V, R-C/V, C/V
PROPOSED ZONING: R-C/V

EXISTING & PROPOSED LAND USE: WINERY & VINEYARD

EXISTING & PROPOSED SF LAND USE: AG

OCCUPANCY: A-2, B, S-2

CODES:
- CALIFORNIA BUILDING CODE 2022 ED.
- CALIFORNIA RESIDENTIAL CODE 2022 ED.
- CALIFORNIA GREEN CODE 2022 ED.
- CALIFORNIA MECHANICAL CODE 2022 ED.
- CALIFORNIA ELECTRICAL CODE 2022 ED.
- CALIFORNIA PLUMBING CODE 2022 ED.
- CALIFORNIA FIRE CODE 2022 ED.

TYPE OF CONSTRUCTION: V-B

SPRINKLERS: TASTING ROOM; (N) NON-SPRINKLERED CLUBHOUSE; (E) FULLY-SPRINKLERED PRODUCTION; (E) FULLY-SPRINKLERED OFFICES; (E) NON-SPRINKLERED WINE PATIO; NON-SPRINKLERED AG. FACILITY; (N) FULLY-SPRINKLERED

AREA: 20,214 S.F.
STORIES: ONE
BLDG. HEIGHT: MAXIMUM 40'-0"
SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED
LANDSCAPING: NO PROPOSED LANDSCAPE

HOURS OF OPERATION:
TASTING ROOM: SUN-SAT 11:00AM-6:00 PM
CLUBHOUSE/WINE PATIO: SUN-SAT 11:00AM-6:00 PM
PRODUCTION: SUN-SAT 8:00AM-4:00 PM
AG. FACILITY/SPECIAL OCCASIONS: THUR-SUN 3:00PM-10:00PM

MAX EMPLOYEES/BLDG:
TASTING ROOM: 6
CLUBHOUSE/WINE PATIO: 4
PRODUCTION: 4
AG. FACILITY: 5

DESIGNED: WALTER R. ALLEN, AIA
DRAWN BY: BOJ
CHECKED: BOJ
DATE: 11/07/22

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38050 De Portola Rd.
Temecula, CA 92592

UTILITY PURVEYORS:

WATER:	RANCHO CALIFORNIA WATER DISTRICT	(951) 216-6100
SEWER:	SEPTIC	-
GAS:	PROPANE	-
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
TELEPHONE:	VERIZON	(800) 488-3000
TRASH:	HASTE MANAGEMENT OF INLAND VALLEY	(800) 423-4668

SHEET INDEX

ARCHITECTURAL:	
A1	SITE PLAN; ENLARGED SITE PLAN;
A2	VINEYARD CALCULATION;
A3	FIRE ACCESS EXHIBIT;
B1	TASTING ROOM FLOOR PLAN;
B2	CLUBHOUSE FLOOR PLAN;
B3	SPECIAL OCCASIONS FLOOR PLAN;
B4	WINE PATIO FLOOR PLAN;
C1	TASTING ROOM ELEVATIONS;
C2	CLUBHOUSE ELEVATIONS;
C3	SPECIAL OCCASIONS ELEVATIONS;
C4	WINE PATIO ELEVATIONS;

VICINITY MAP:

Date	By	Revision
08/22/23	BOJ	1
		2
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		12

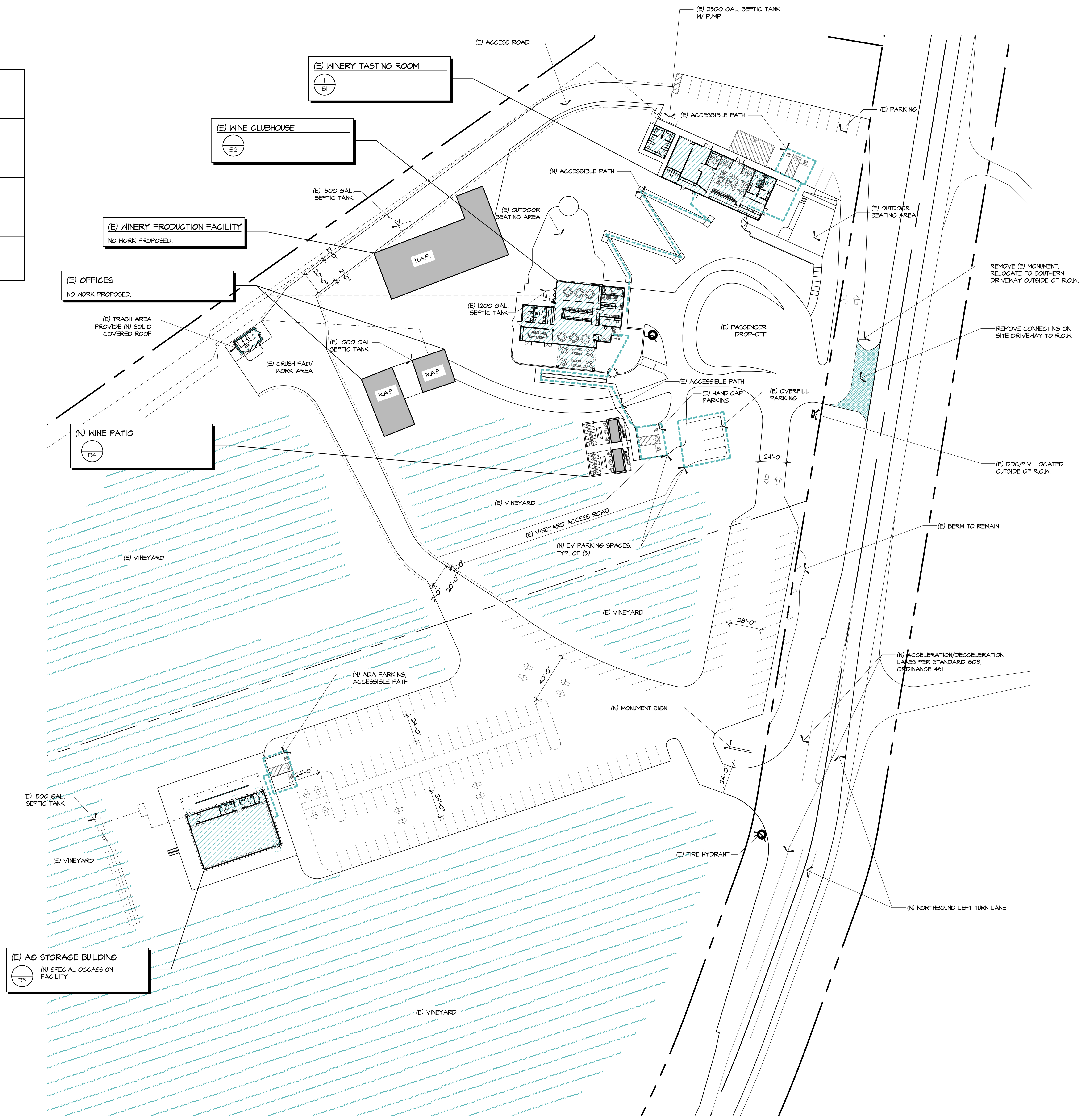
Job Number: 2215
Drawing Number: A1

MAX GPD WASTE FLOWS:

*50% REDUCTION FOR LIMITED SHIFT TIME FRAME

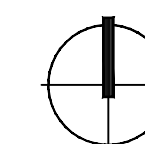
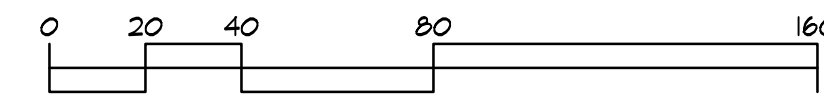
	MAX EMPLOYEE EMPLOYEE x 20gpd	MAX CUSTOMER CUSTOMER x 2gpd	MAX MEAL MEAL x 9gpd	SIZE	MAX GPD
OWTS #1 KITCHEN WASTE - 0gpd	6	120 gpd	0	2000	220
OWTS #2 KITCHEN WASTE - 2gpd	4	80 gpd	10	1200	220
OWTS #3 KITCHEN WASTE - 0gpd	6	120* gpd	100	1500	700
OWTS #4 KITCHEN WASTE - 0gpd	3	60 gpd	0	1500	60
*REFER TO ATTACHED TIA SPREADSHEET FOR FULL BREAKDOWN *SPECIAL OCCASION FACILITY DOES NOT CONCURRENTLY OPERATE DURING NORMAL OPERATIONS. EMPLOYEES MOVE FROM TASTING ROOM TO SPECIAL OCCASIONS. THE MAX EMPLOYEE COUNT IS NOT ADDED TO TOTAL AS IT WILL INCUR A DOUBLE COUNT.					1200

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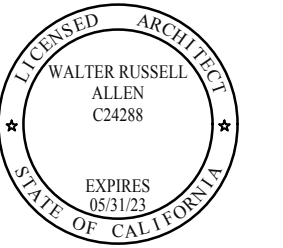


1 ENLARGED SITE PLAN

1" = 40'-0"



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Designed: cdc
Drawn By: bcl
Checked By: cdc
Date: 11/07/22

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By	Date	Revision

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Drawing Number

A2

SITE AREA ANALYSIS:

GROSS (AC/SF)	36.39 / 1,585,148.4
NET (AC/SF)	BASIC NET 36.39 / 1,585,148.4

LOT COVERAGE ANALYSIS: (COVERAGE % OF NET** LOT AREA)

PROJECT ELEMENTS	AREA (S.F.) SUB-TOTAL	% COVERAGE
DEVELOPMENT AREA	221,873.2 S.F.	13.9%
(E) VINEYARD I	1,313,614.88 S.F.	83.0%
(E) VINEYARD II	49,660.32 S.F.	3.1%
TOTAL	1,585,148.4 S.F.	100%

NOTE:

A TOTAL OF SEVENTY-FIVE PERCENT (75%) OF THE NET PROJECT AREA SHALL BE PLANTED IN VINEYARDS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION, WHICHEVER OCCURS FIRST.

TO ACHIEVE THE SEVENTY-FIVE PERCENT (75%) REQUIREMENT, FIFTEEN PERCENT (15%) OF THE NET PROJECT AREA MAY INCLUDE THE PLANTING OF OLIVE TREES AND THE REMAINING SIXTY PERCENT (60%) OF THE NET PROJECT AREA SHALL BE PLANTED IN VINEYARDS.

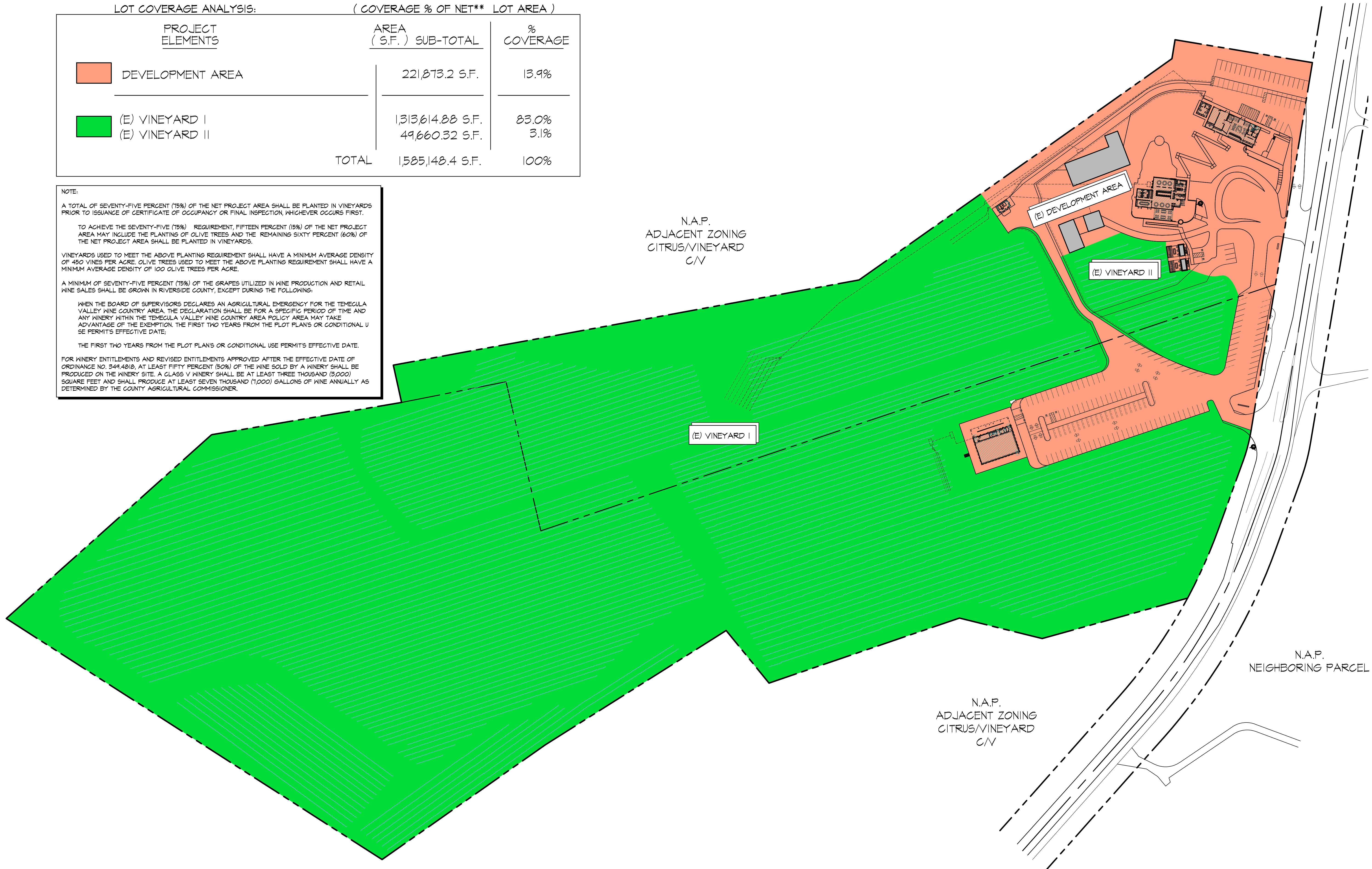
VINEYARDS USED TO MEET THE ABOVE PLANTING REQUIREMENT SHALL HAVE A MINIMUM AVERAGE DENSITY OF 450 VINES PER ACRE. OLIVE TREES USED TO MEET THE ABOVE PLANTING REQUIREMENT SHALL HAVE A MINIMUM AVERAGE DENSITY OF 100 OLIVE TREES PER ACRE.

A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE GRAPES UTILIZED IN WINE PRODUCTION AND RETAIL WINE SALES SHALL BE GROWN IN RIVERSIDE COUNTY, EXCEPT DURING THE FOLLOWING:

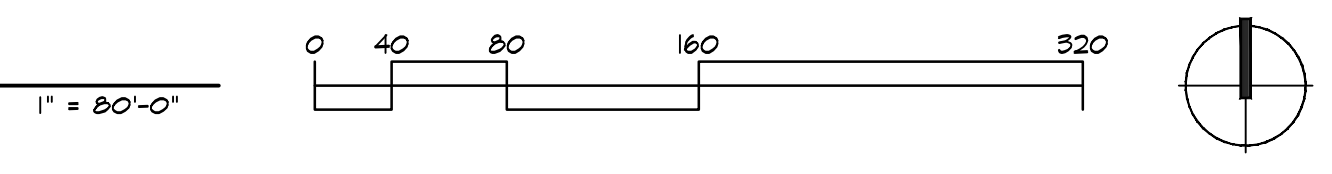
WHEN THE BOARD OF SUPERVISORS DECLARES AN AGRICULTURAL EMERGENCY FOR THE TEMECULA VALLEY WINE COUNTRY AREA, THE DECLARATION SHALL BE FOR A SPECIFIC PERIOD OF TIME AND ANY WINERY WITHIN THE TEMECULA VALLEY WINE COUNTRY AREA POLICY AREA MAY TAKE ADVANTAGE OF THE EXEMPTION, THE FIRST TWO YEARS FROM THE PLOT PLANS OR CONDITIONAL USE PERMIT'S EFFECTIVE DATE.

THE FIRST TWO YEARS FROM THE PLOT PLANS OR CONDITIONAL USE PERMIT'S EFFECTIVE DATE.

FOR WINERY ENTITLEMENTS AND REVISED ENTITLEMENTS APPROVED AFTER THE EFFECTIVE DATE OF ORDINANCE NO. 344,421/6, AT LEAST FIFTY PERCENT (50%) OF THE WINE SOLD BY A WINERY SHALL BE PRODUCED ON THE WINERY SITE. A CLASS V WINERY SHALL BE AT LEAST THREE THOUSAND (3,000) SQUARE FEET AND SHALL PRODUCE AT LEAST SEVEN THOUSAND (7,000) GALLONS OF WINE ANNUALLY AS DETERMINED BY THE COUNTY AGRICULTURAL COMMISSIONER.



SITE PLAN



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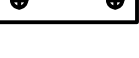


A 3

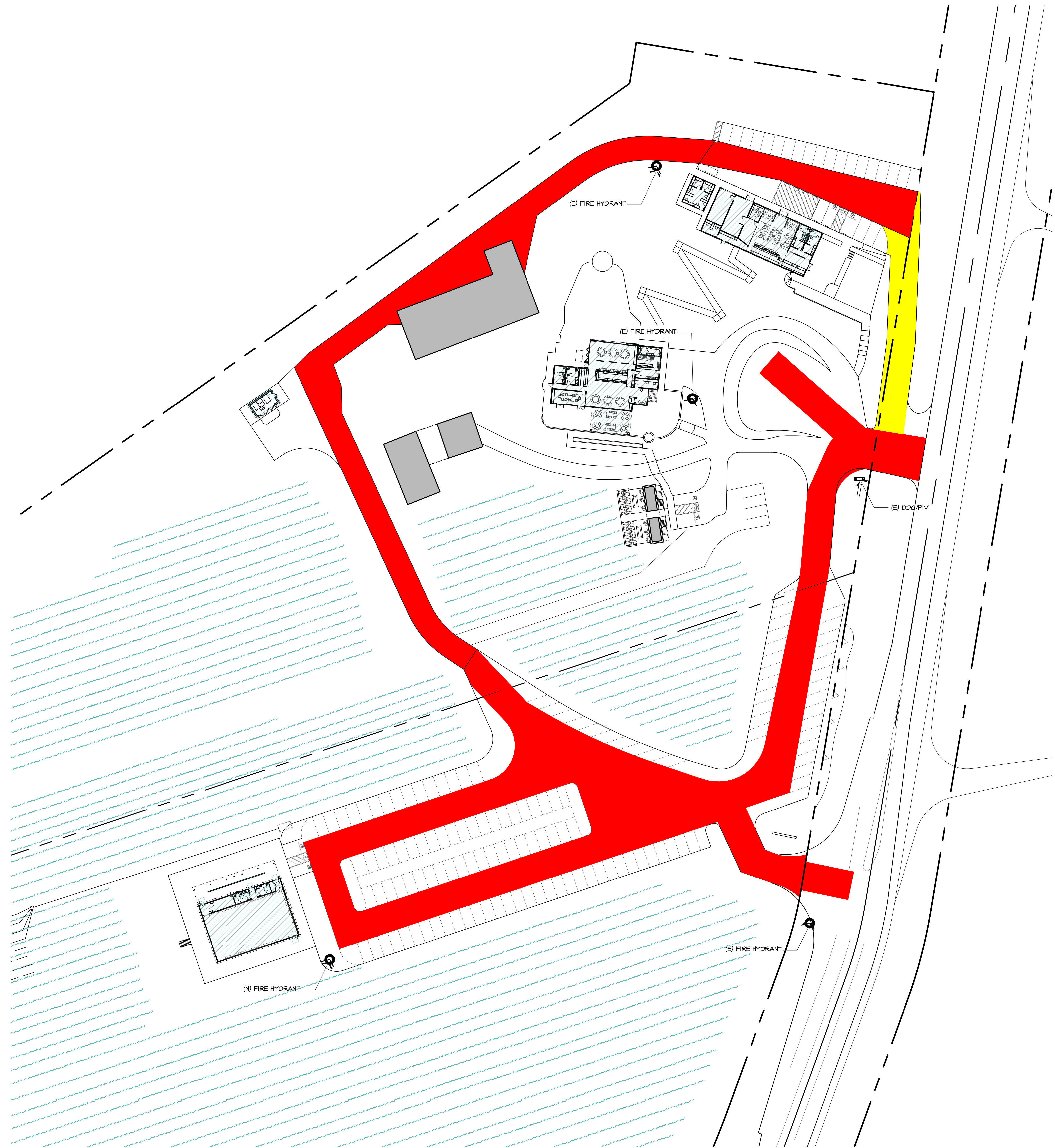
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NOTES:

- ALL DESIGNATED ACCESS LANES ARE BE CLEAR OF OBSTRUCTIONS AND VEGETATION.

SYMBOL LEGEND:

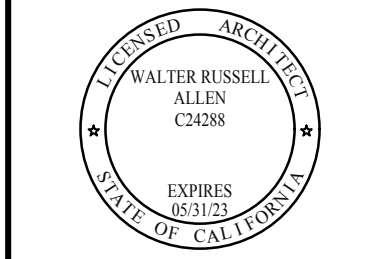
-  FIRE HYDRANT
-  ON SITE FIRE HYDRANT
-  FIRE HOSE CABINET W/ WATER CONNECTION
-  DDG/PIV
-  **COMMERCIAL ACCESS UNPAVED FIRE ACCESS ROAD W/ 24' CLEARANCE (ONE WAY ONLY) ACCESS ROADS OF COMPACTED SOIL AND GRAVEL, OR PAVEMENT W/ ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000LBS OVER 3 AXLES**
-  **COMMERCIAL ACCESS PAVED FIRE ACCESS ROAD W/ 24' COMMERCIAL CLEARANCE ACCESS ROADS OF COMPACTED SOIL AND GRAVEL, OR PAVEMENT, W/ ALL WEATHER SURFACE 75,000LBS OVER 3 AXLES**



1 ENLARGED SITE PLAN 1" = 40'-0"

0 20 40 80 160

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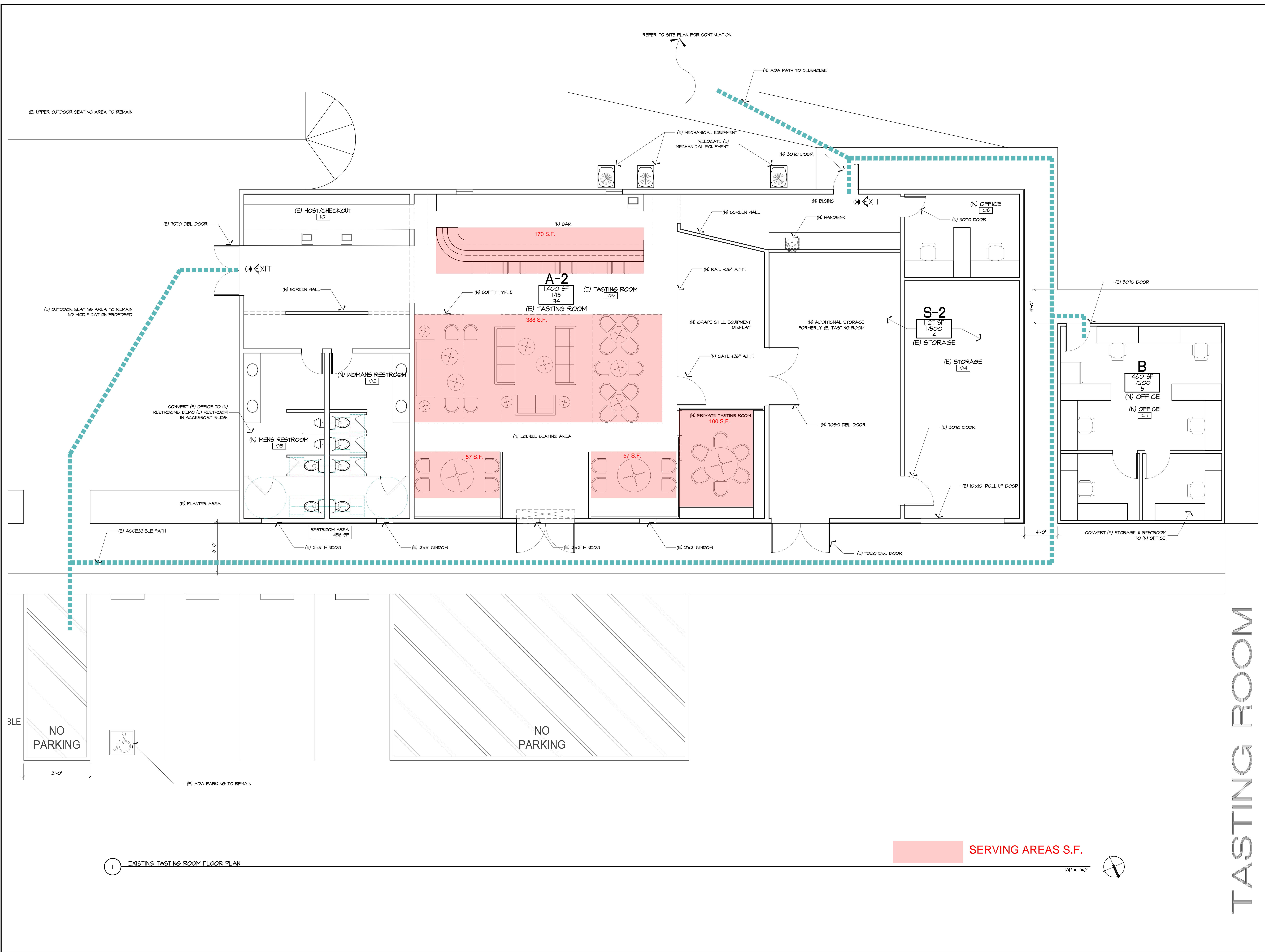
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Job Number: 2215
 Drawing Number: FIRE

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1 EXISTING TASTING ROOM FLOOR PLAN

SERVING AREAS S.F.

TASTING ROOM

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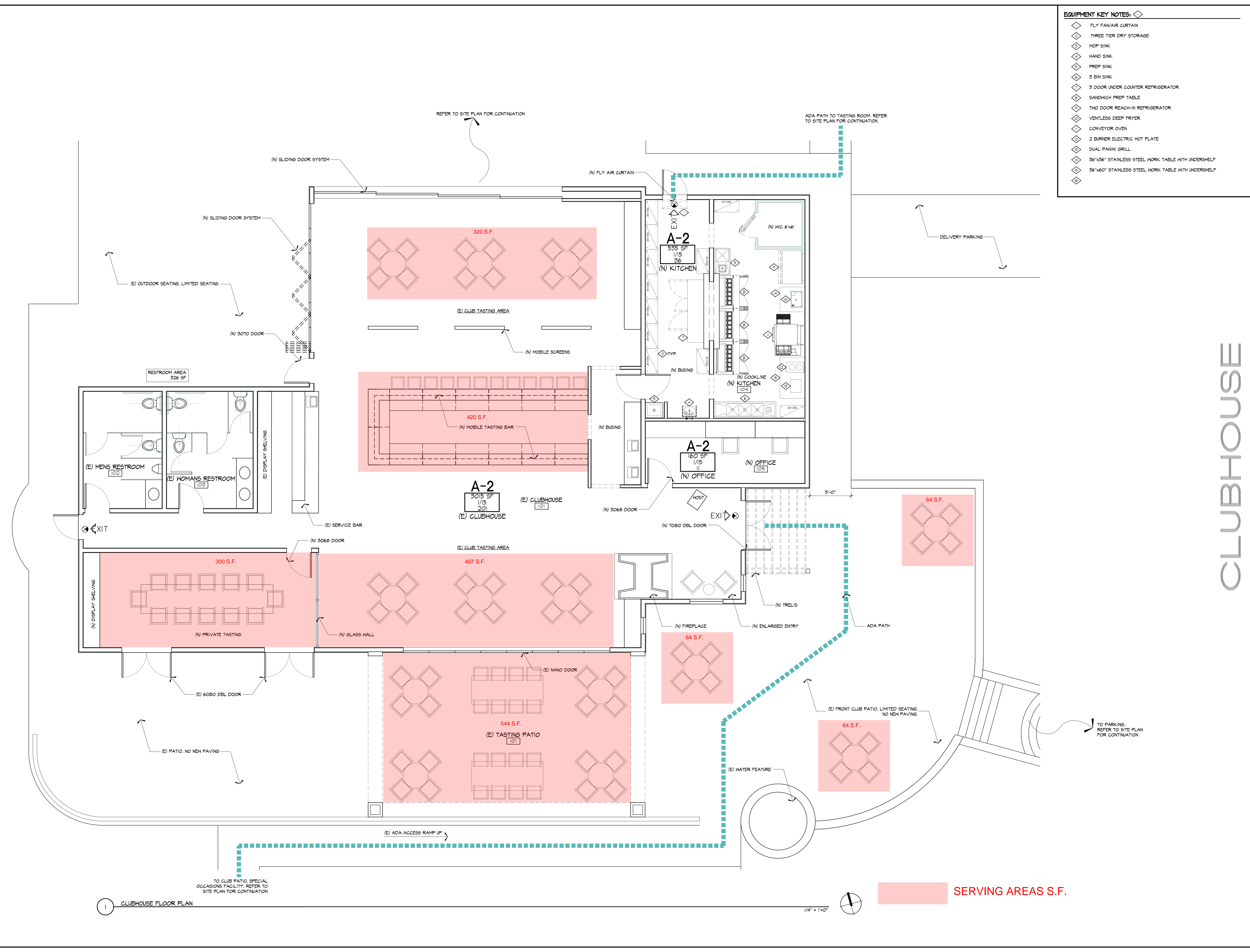
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- EQUIPMENT KEY NOTES:**
- ◇ FLY FAN/AIR CURTAIN
 - ◇ THREE TIER DRY STORAGE
 - ◇ MOP SINK
 - ◇ HAND SINK
 - ◇ PREP SINK
 - ◇ 5 BIN SINK
 - ◇ 3 DOOR UNDER COUNTER REFRIGERATOR
 - ◇ SANDWICH PREP TABLE
 - ◇ TWO DOOR REACH-IN REFRIGERATOR
 - ◇ VENTLESS DEEP FRYER
 - ◇ CONVEYOR OVEN
 - ◇ 2 BURNER ELECTRIC HOT PLATE
 - ◇ DUAL PANINI GRILL
 - ◇ 36"x36" STAINLESS STEEL WORK TABLE WITH UNDERSHELF
 - ◇ 36"x60" STAINLESS STEEL WORK TABLE WITH UNDERSHELF

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CLUBHOUSE

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By	Date	Revisions

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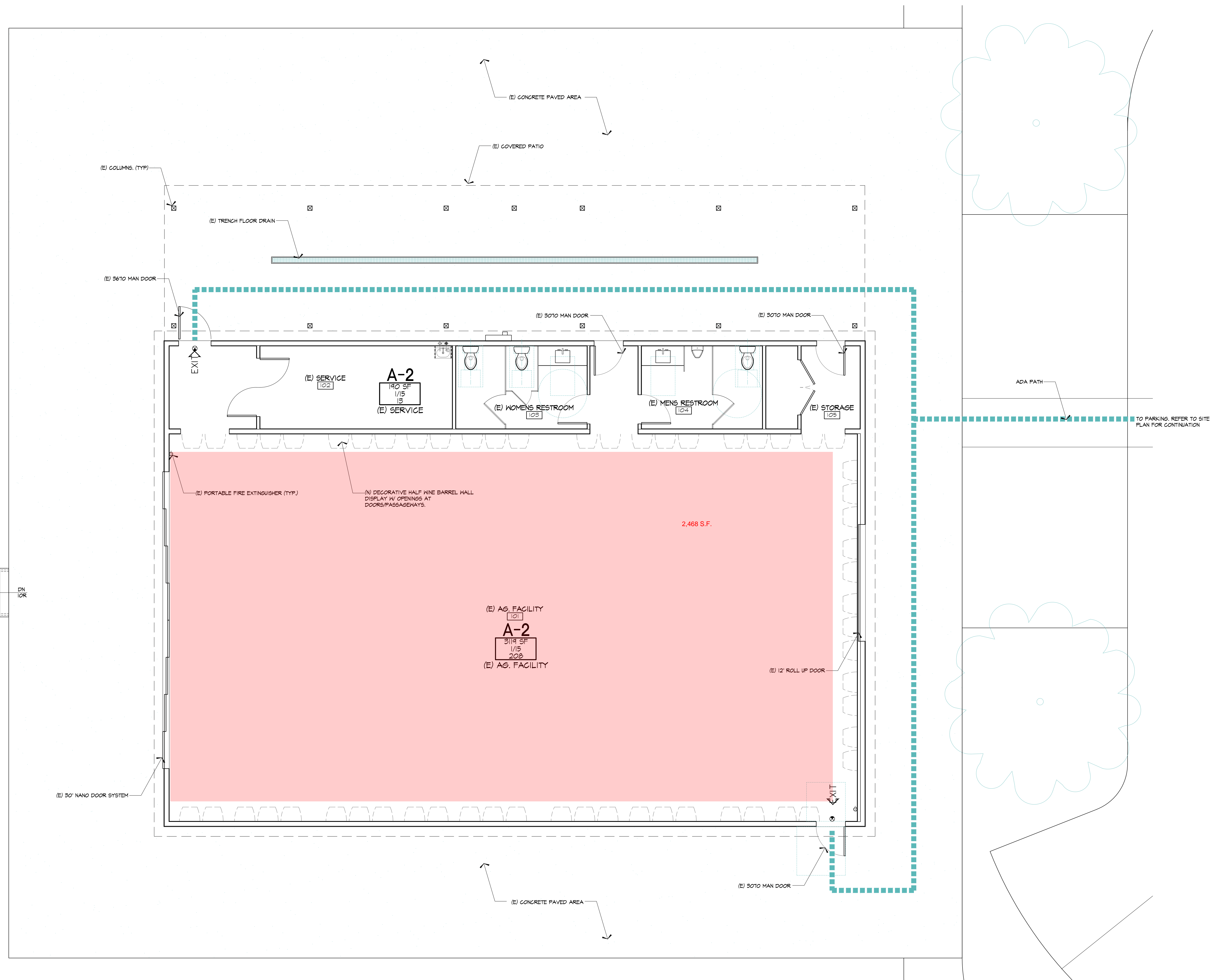
B 2

1 CLUBHOUSE FLOOR PLAN

1/4" = 1'-0" [North Arrow]

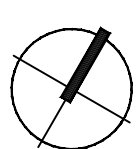
SERVING AREAS S.F.

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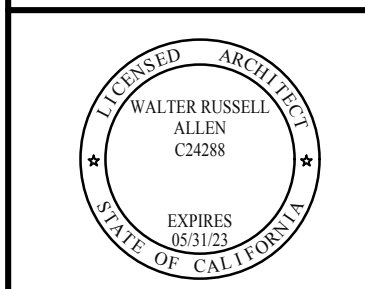
1 AG STORAGE FACILITY FLOOR PLAN

1/4" = 1'-0"



AG. FACILITY

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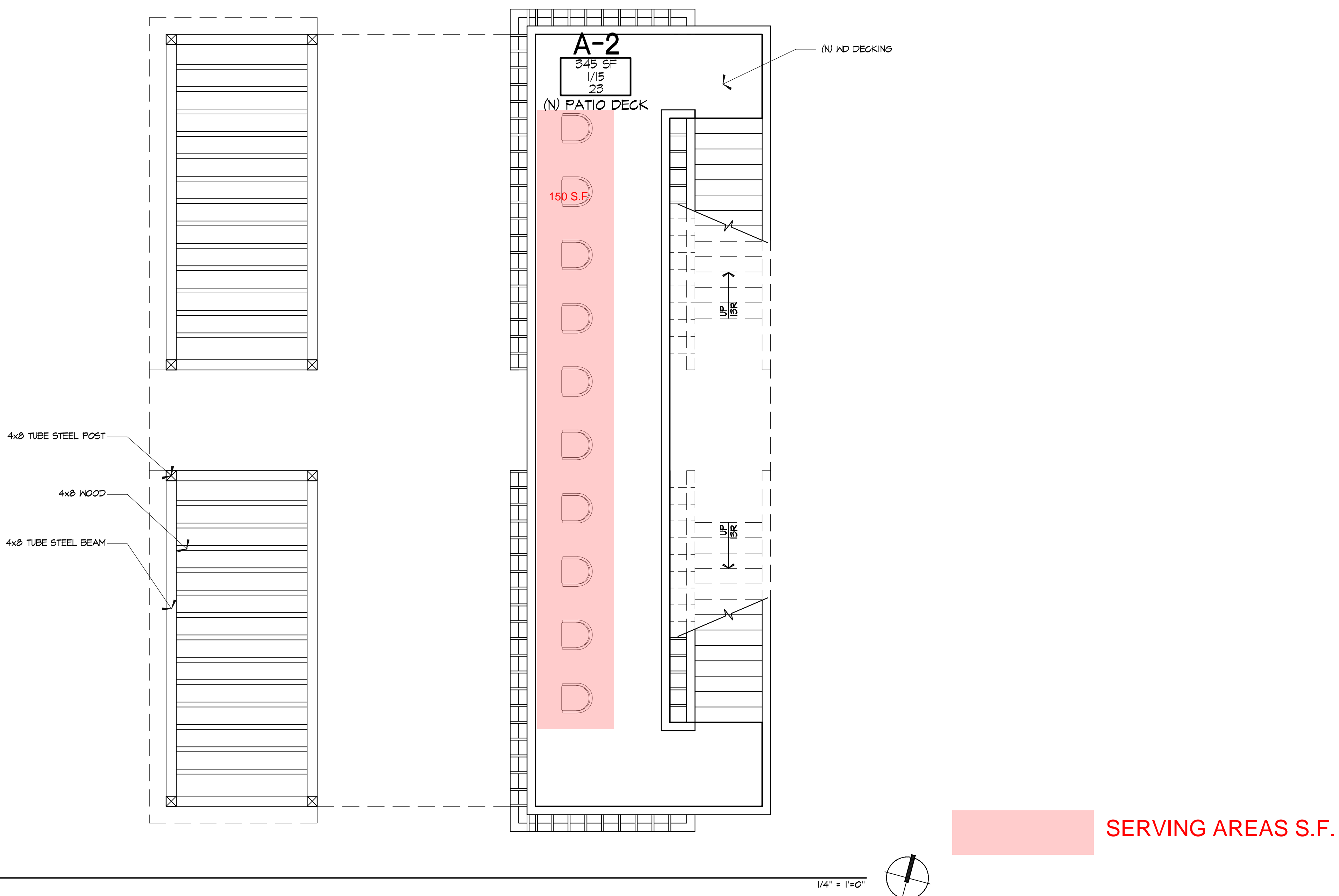
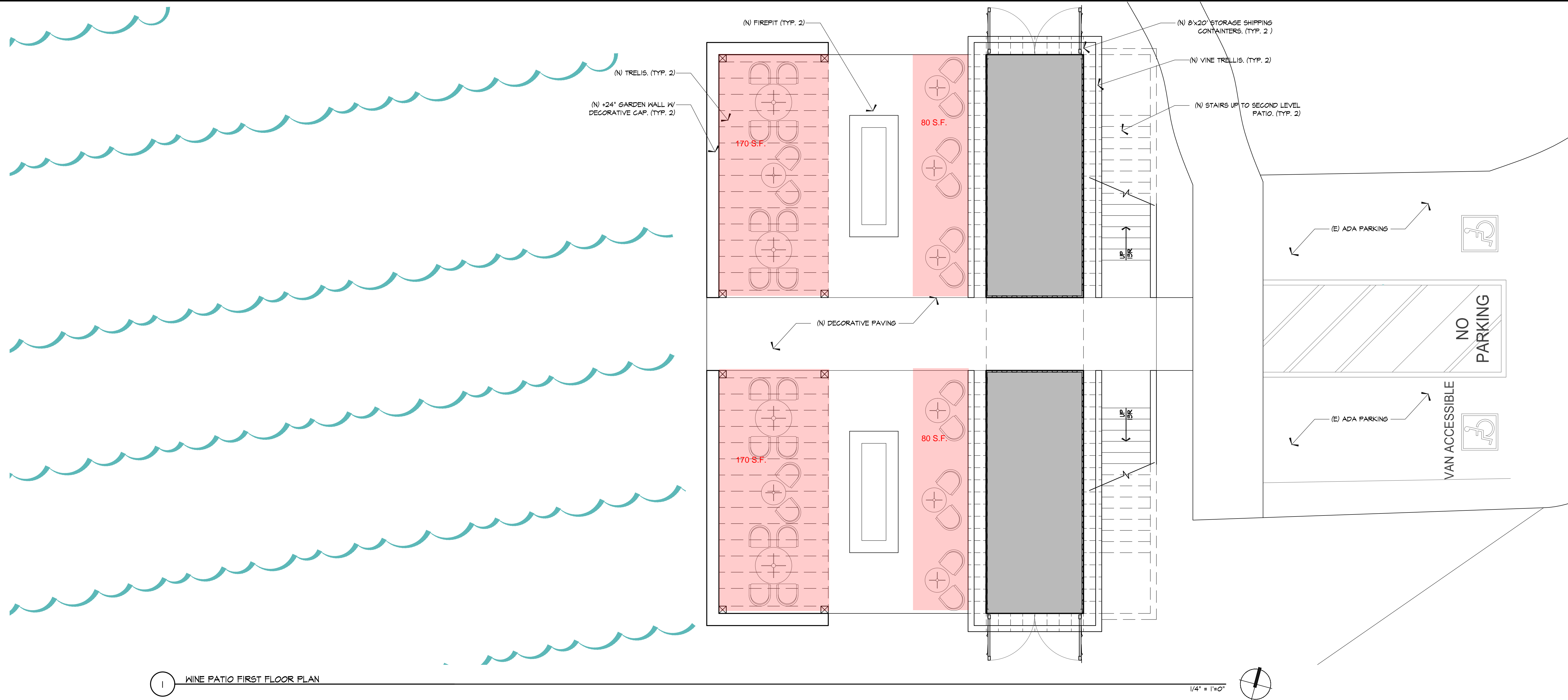
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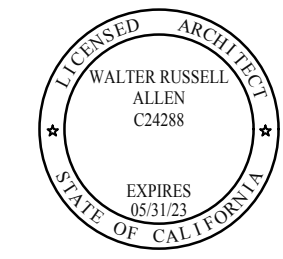
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B3

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WINE PATIO

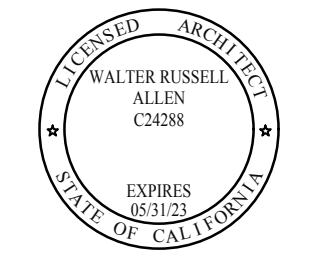
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Job Number: 2215
 Drawing Number: **B4**

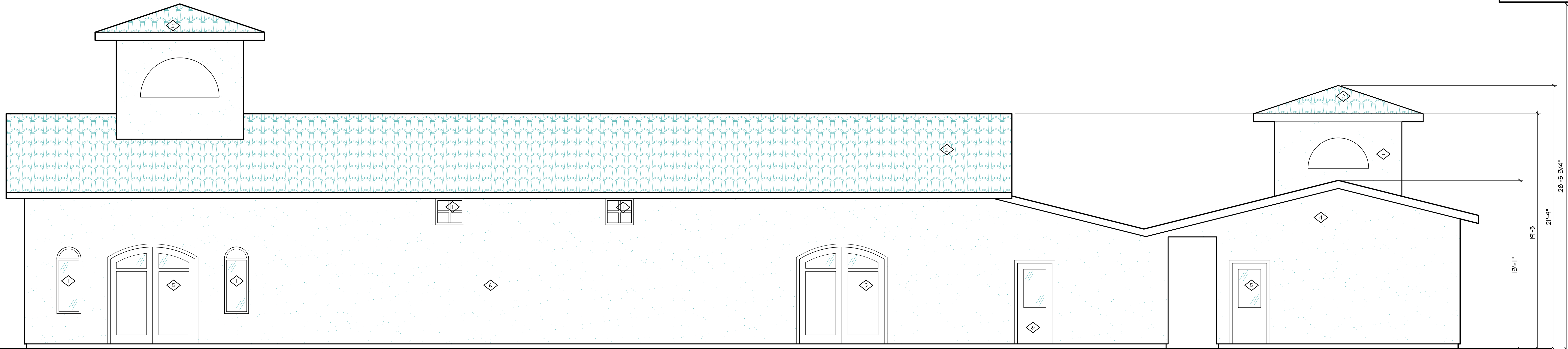
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- KEY NOTES:**
- ◊ EXISTING WINDOW
 - ◊ EXISTING CLAY ROOF TILES
 - ◊ EXISTING ROLL UP DOOR
 - ◊ EXISTING STUCCO EXTERIOR FINISH
 - ◊ EXISTING DOOR EXISTING FINISH
 - ◊ NEW DOOR

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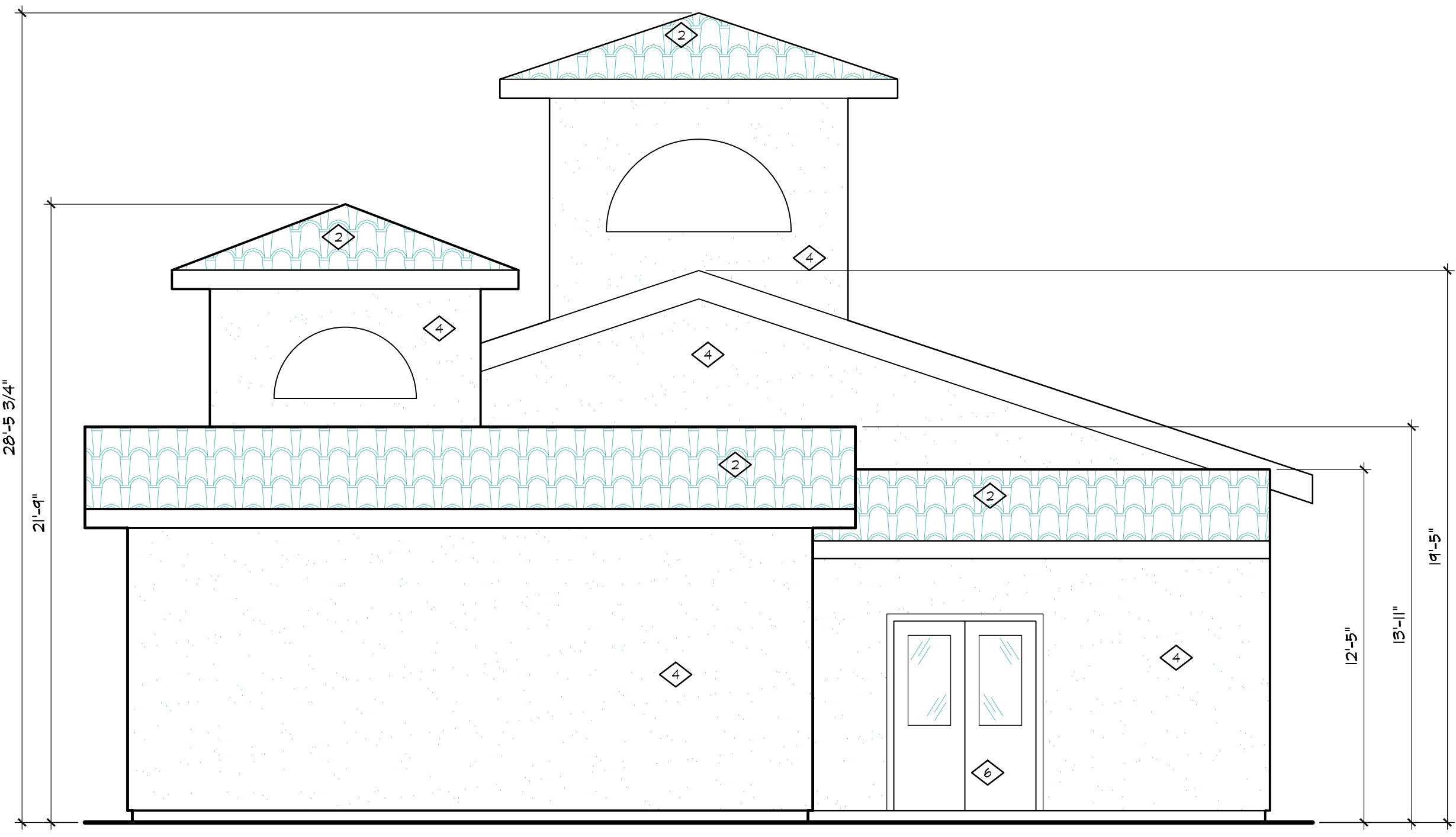


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 Checked: cdc
 Date: 11/07/22



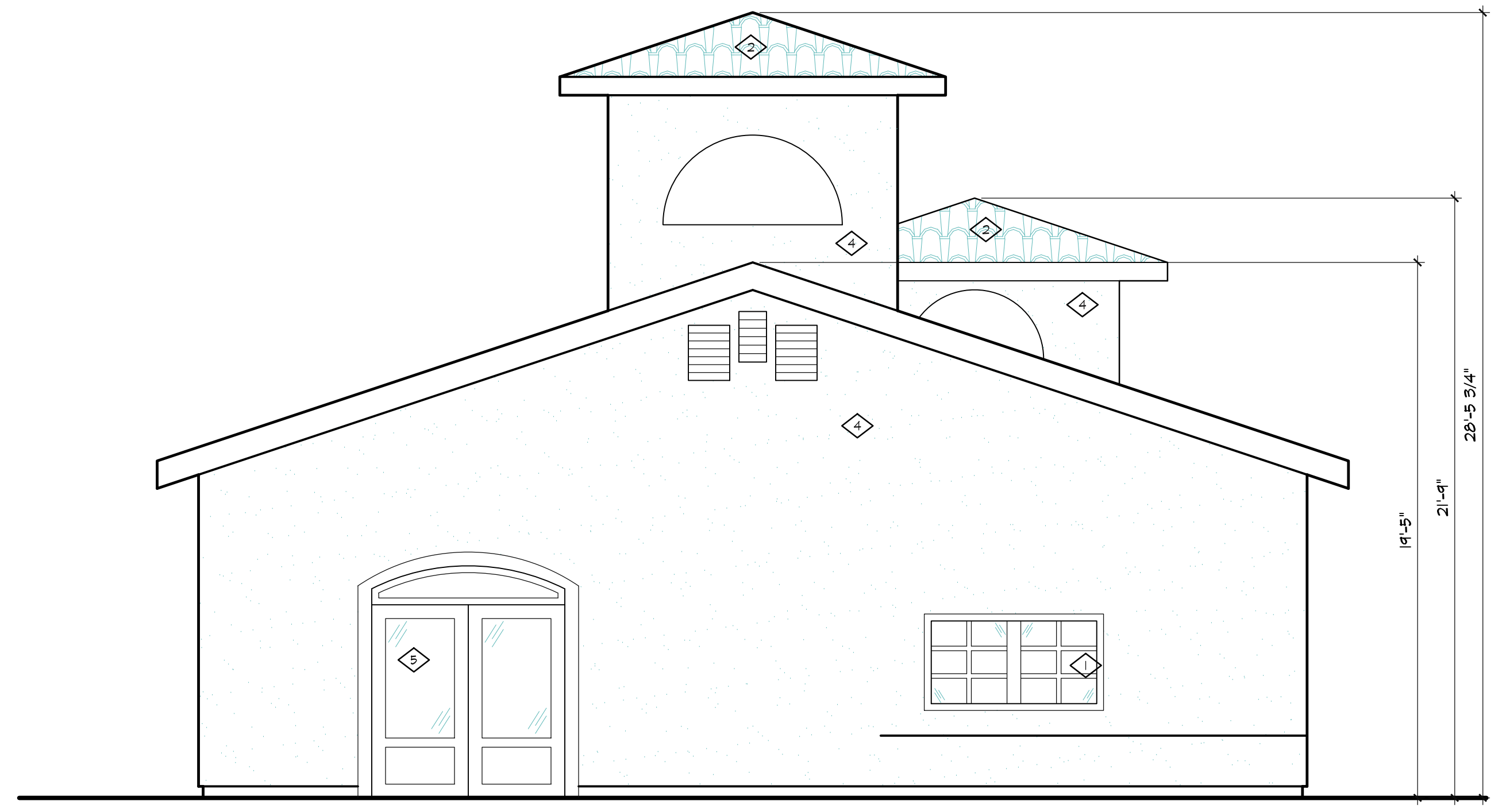
1 TASTING ROOM FRONT ELEVATION (NORTH)

1/4" = 1'-0"



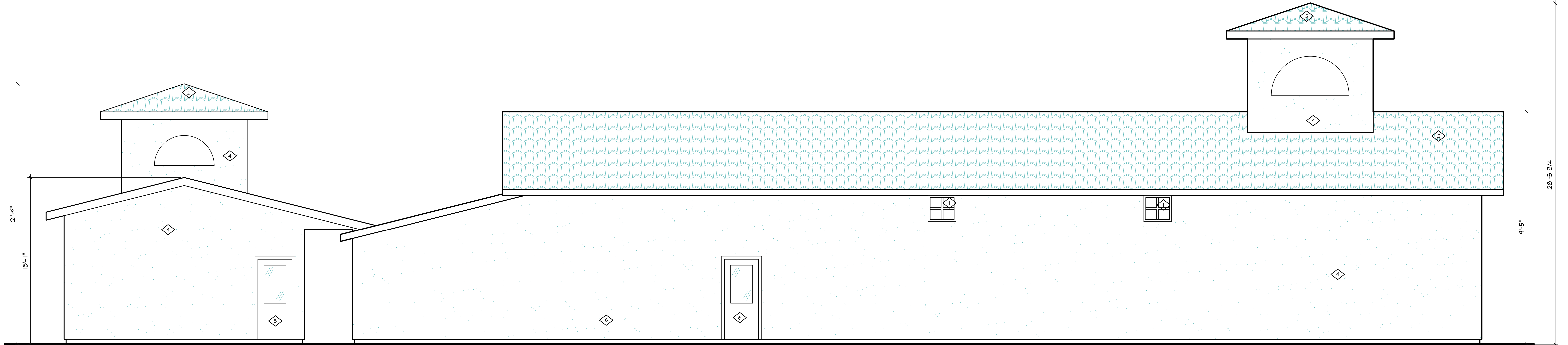
4 TASTING ROOM RIGHT ELEVATION (WEST)

1/4" = 1'-0"



2 TASTING ROOM LEFT ELEVATION (EAST)

1/4" = 1'-0"



3 TASTING ROOM REAR ELEVATION (SOUTH)

1/4" = 1'-0"

TASTING ROOM

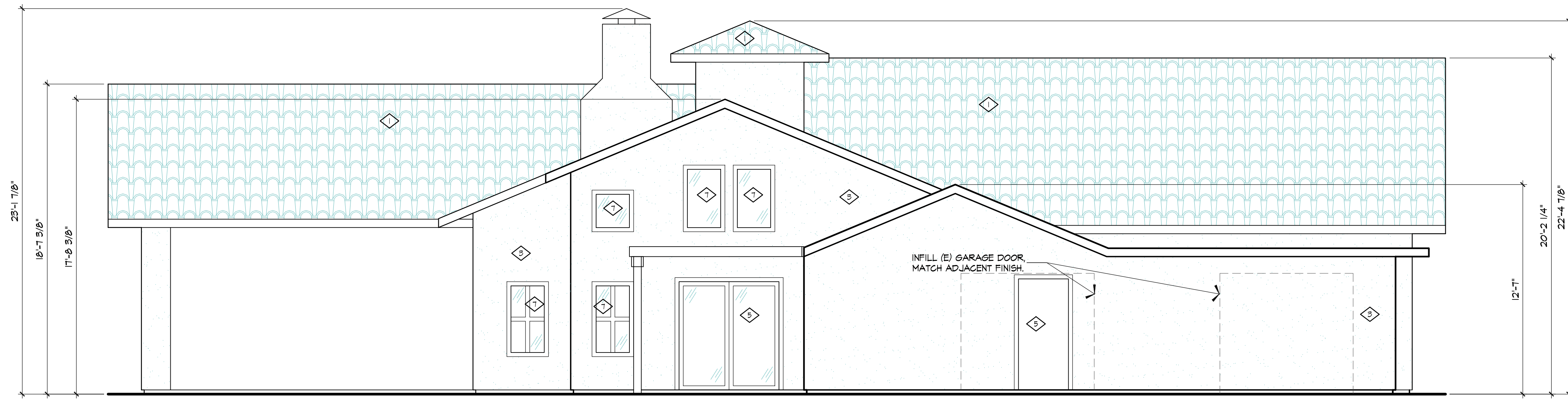
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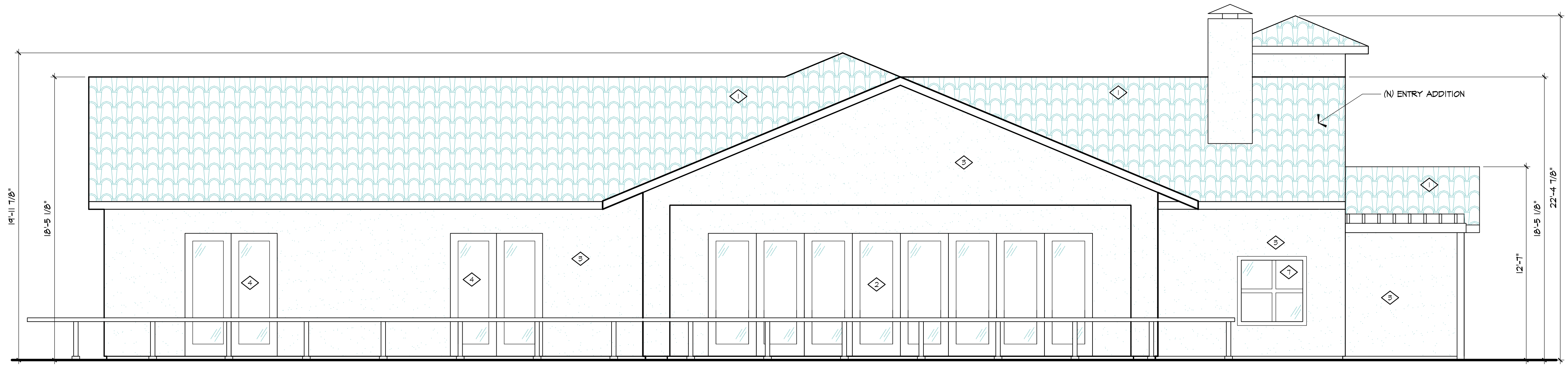
Job Number: 2215
 Drawing Number: C1

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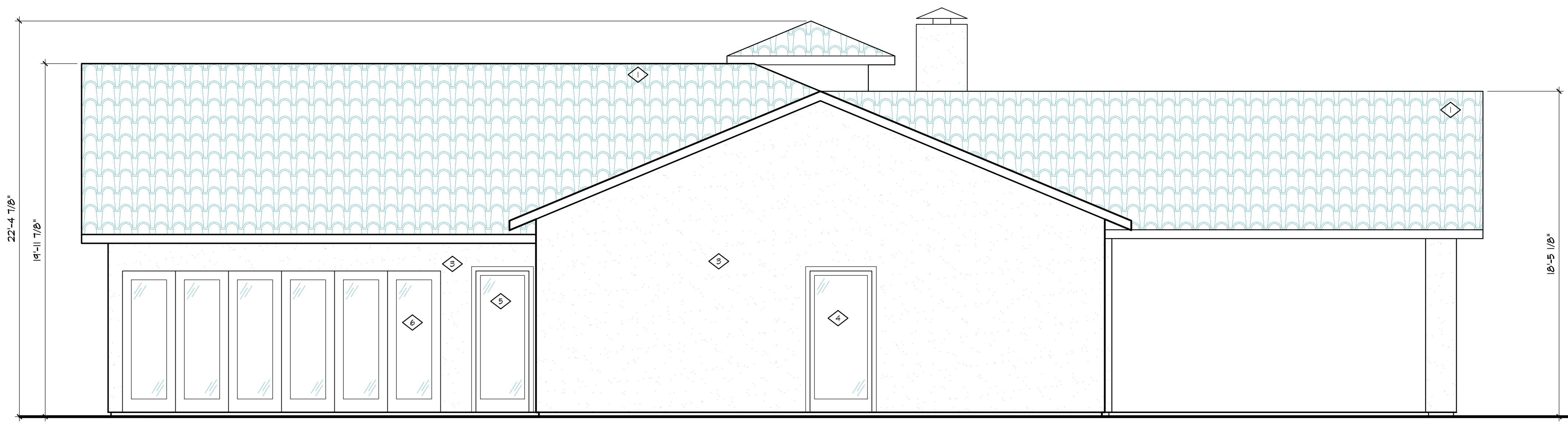
1 CLUBHOUSE FRONT ELEVATION (EAST)

1/4" = 1'-0"



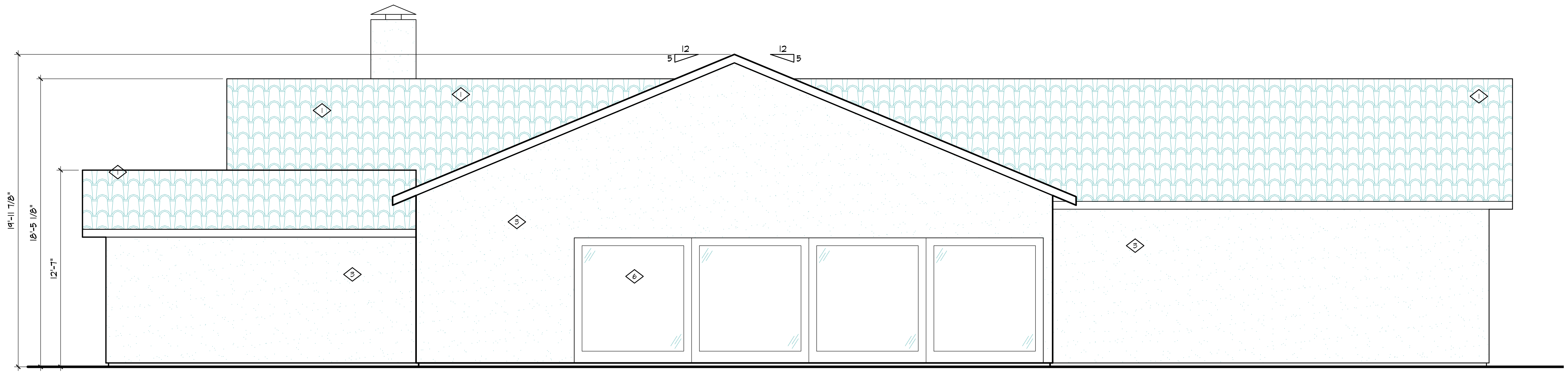
2 CLUBHOUSE LEFT ELEVATION (SOUTH)

1/4" = 1'-0"



3 CLUBHOUSE REAR ELEVATION (WEST)

1/4" = 1'-0"

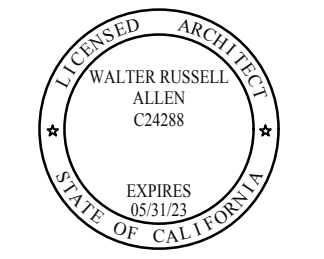


4 CLUBHOUSE RIGHT ELEVATION (NORTH)

1/4" = 1'-0"

- KEY NOTES:**
- ◇ EXISTING CLAY ROOF TILES
 - ◇ EXISTING SECTIONAL DOOR SYSTEM
 - ◇ EXISTING STUCCO EXTERIOR FINISH
 - ◇ EXISTING DOOR, EXISTING FINISH
 - ◇ NEW DOOR
 - ◇ NEW GLASS SECTIONAL DOOR SYSTEM
 - ◇ NEW WINDOW

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 PH (951) 693-0301



Designed ccc
 Drawn By [signature]
 Checked ccc
 Date 11/07/22

Danza Del Sol Revision

38050 De Porcia Rd.
 Temecula, CA 92592

CLUBHOUSE

Date	By	Revisions	Sym.
10/25/22	ccc	PLANNING REVISIONS	-

Job Number: 2215
 Drawing Number: **C2**

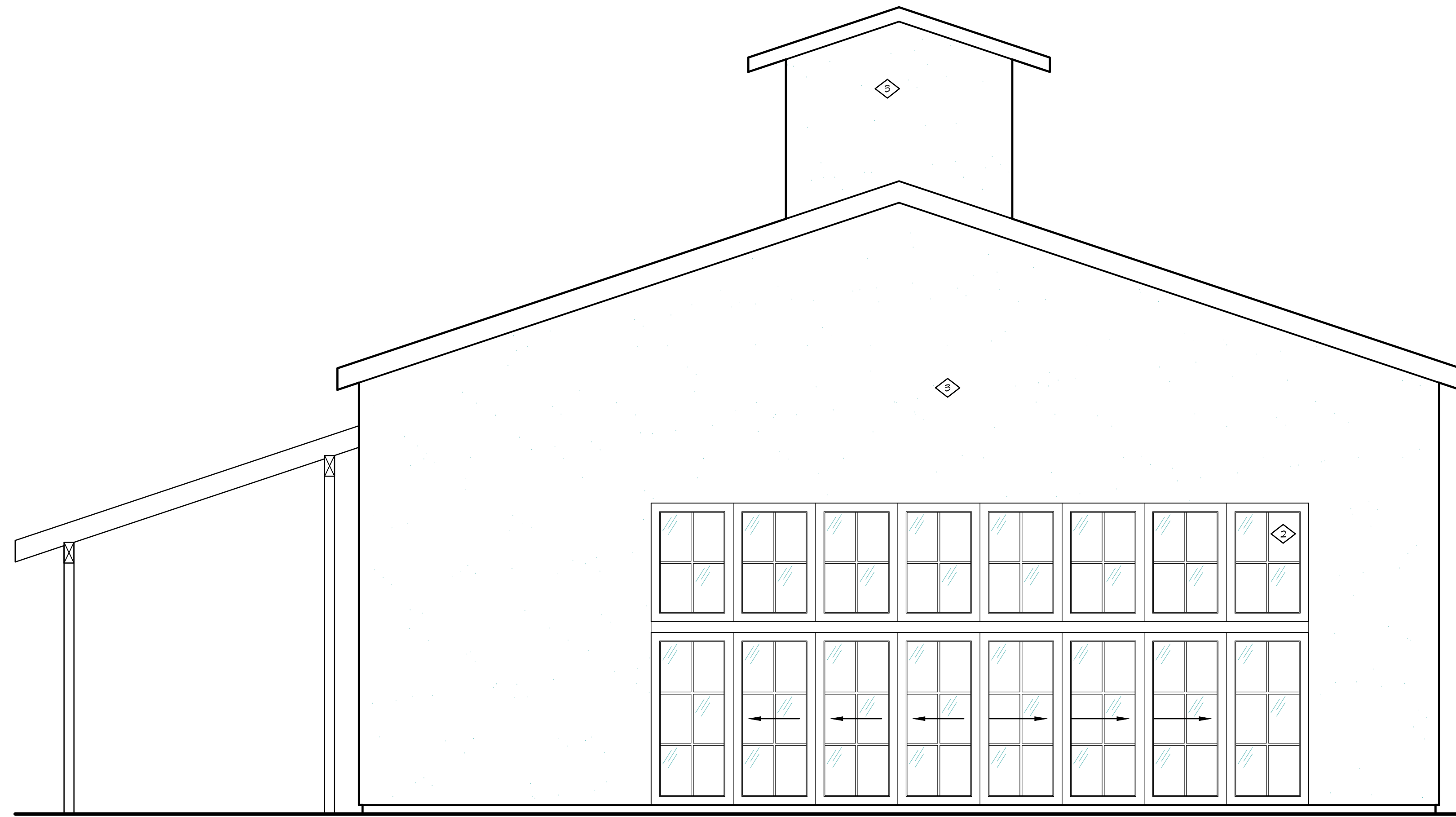
AG. FACILITY

- KEY NOTES:**
- ◇ EXISTING CLAY ROOF TILES
 - ◇ EXISTING SECTIONAL DOOR SYSTEM
 - ◇ EXISTING STUCCO EXTERIOR FINISH
 - ◇ EXISTING DOOR, EXISTING FINISH
 - ◇ NEW DOOR
 - ◇ NEW GLASS SECTIONAL DOOR SYSTEM
 - ◇ NEW WINDOW

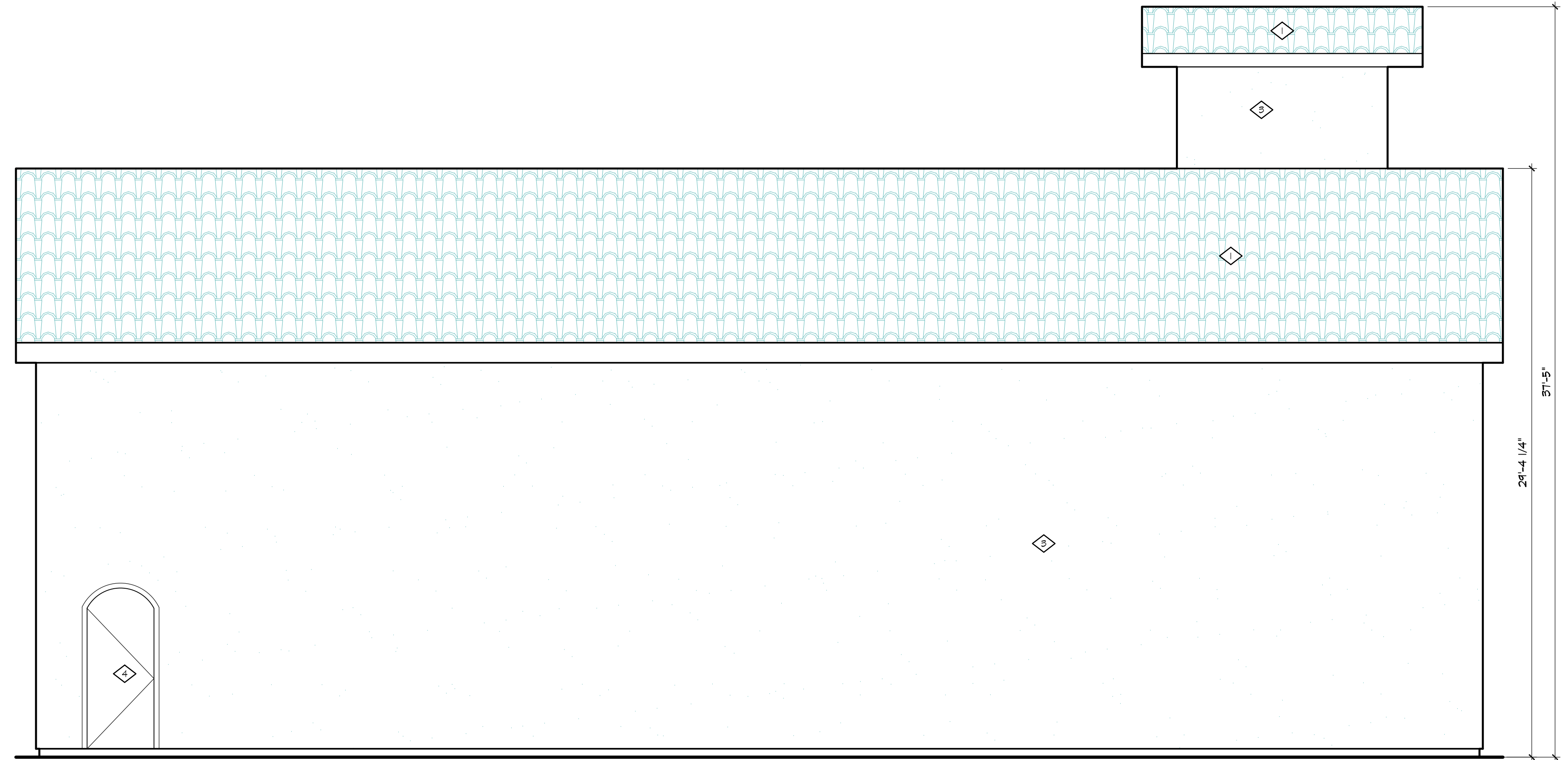
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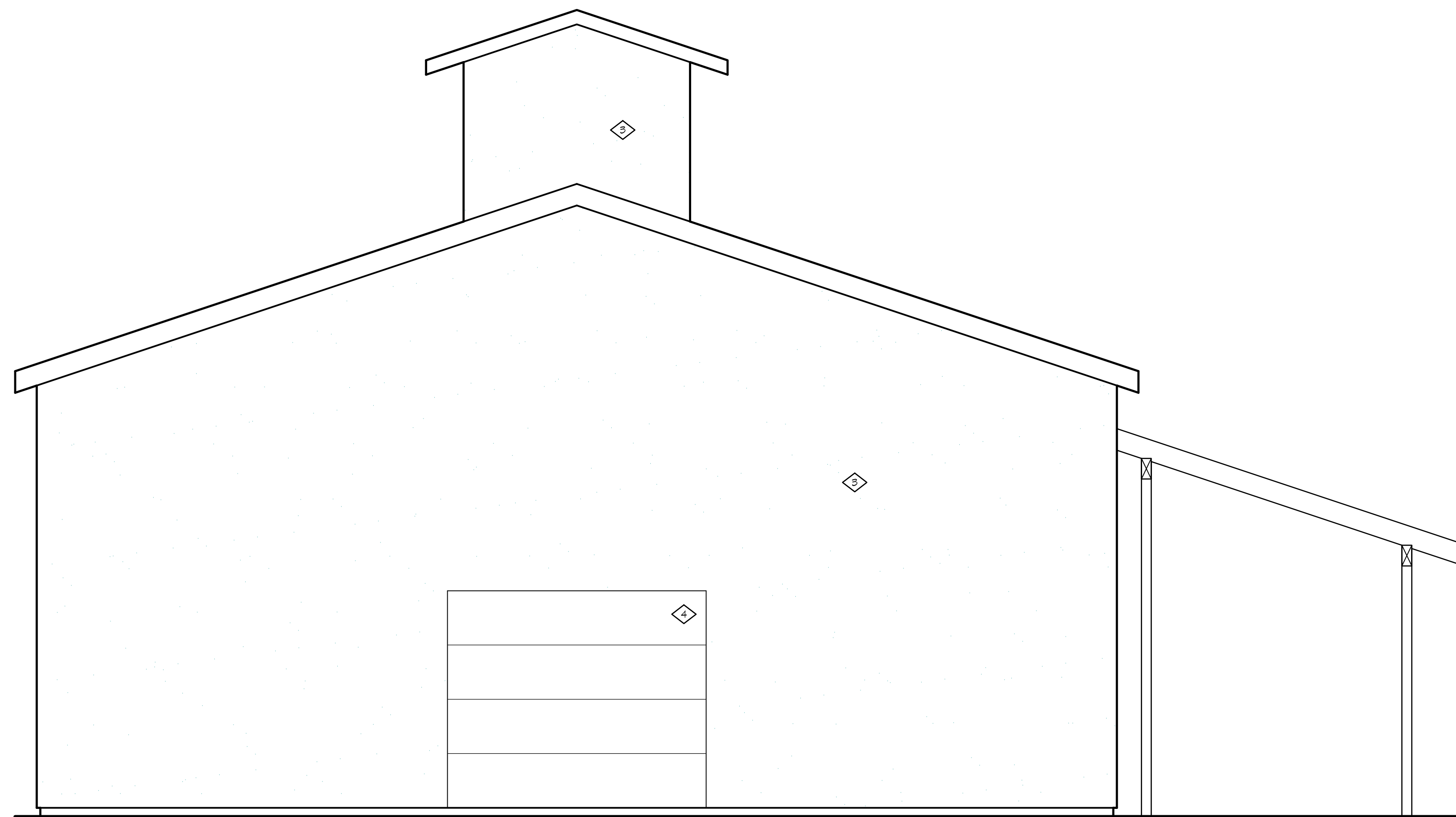
Designed	cac
Drawn By	boj
Checked	cac
Date	11/07/22



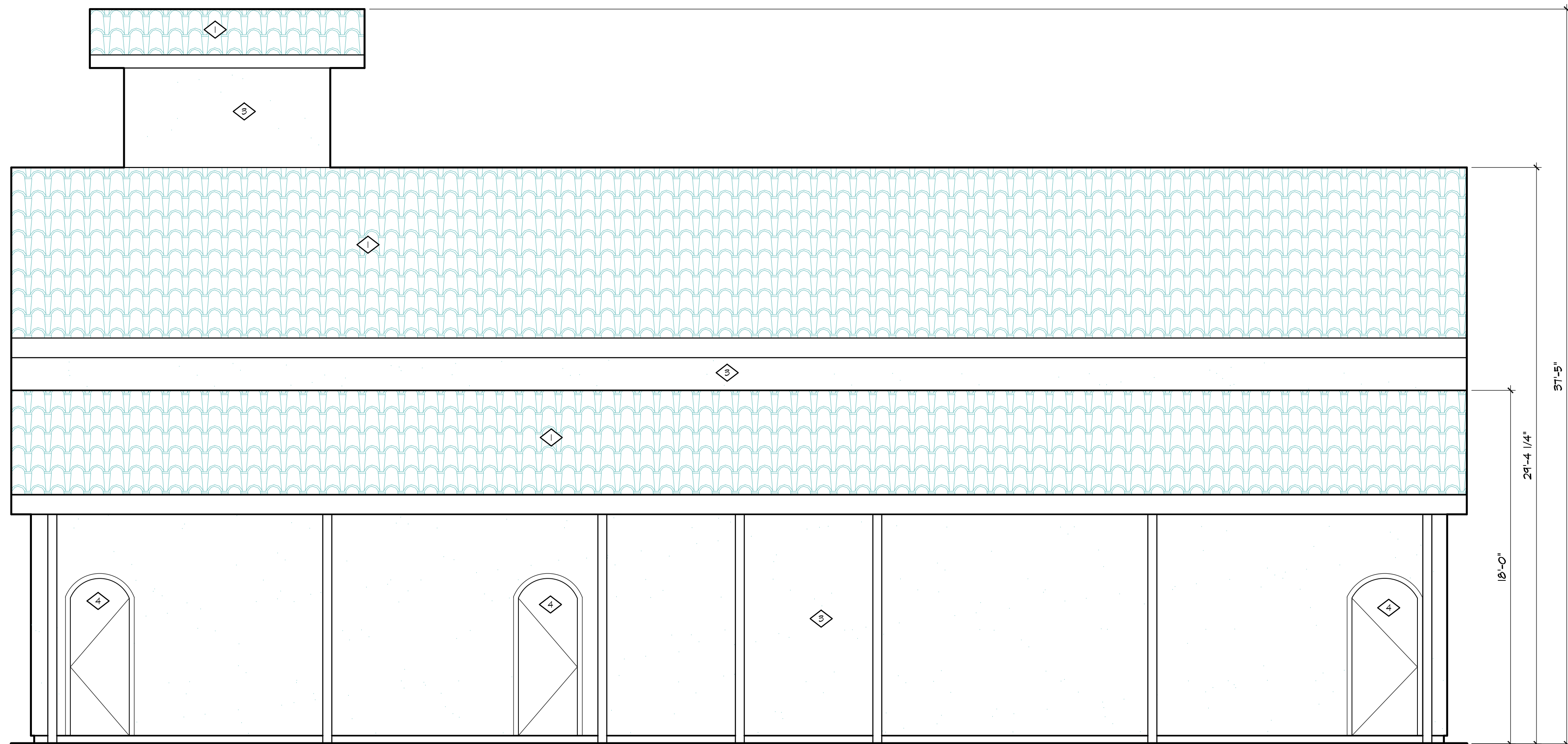
1 AG STORAGE FACILITY FRONT ELEVATION (WEST) 1/4" = 1'-0"



2 AG STORAGE FACILITY RIGHT ELEVATION (SOUTH) 1/4" = 1'-0"



4 AG STORAGE FACILITY REAR ELEVATION (EAST) 1/4" = 1'-0"



3 AG STORAGE FACILITY LEFT ELEVATION (NORTH) 1/4" = 1'-0"

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Date	By	Revisions	Sym.
11/07/22	boj	PLANNING REVISIONS	-
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Job Number: 2215
 Drawing Number:

C3

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WINE PATIO

- KEY NOTES:**
- ◇ NEW 8'x20' STORAGE CONTAINER
 - ◇ NEW SCREEN WALL
 - ◇ NEW GARDEN WALL
 - ◇ NEW TRELLIS

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DESIGNED	ccc
DRAWN BY	bcj
CHECKED	ccc
DATE	11/07/22

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By	Date	Revisions
		PLANNING REVISIONS

Job Number: 2215
 Drawing Number: **C4**



1 WINE PATIO FACILITY FRONT ELEVATION (EAST) 1/4" = 1'-0"



2 WINE PATIO FACILITY RIGHT/LEFT ELEVATION (NORTH/SOUTH) 1/4" = 1'-0"



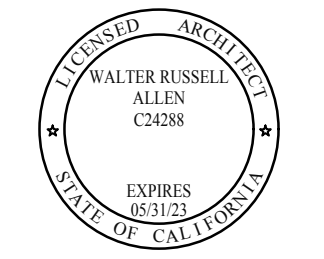
3 WINE PATIO FACILITY REAR ELEVATION (WEST) 1/4" = 1'-0"

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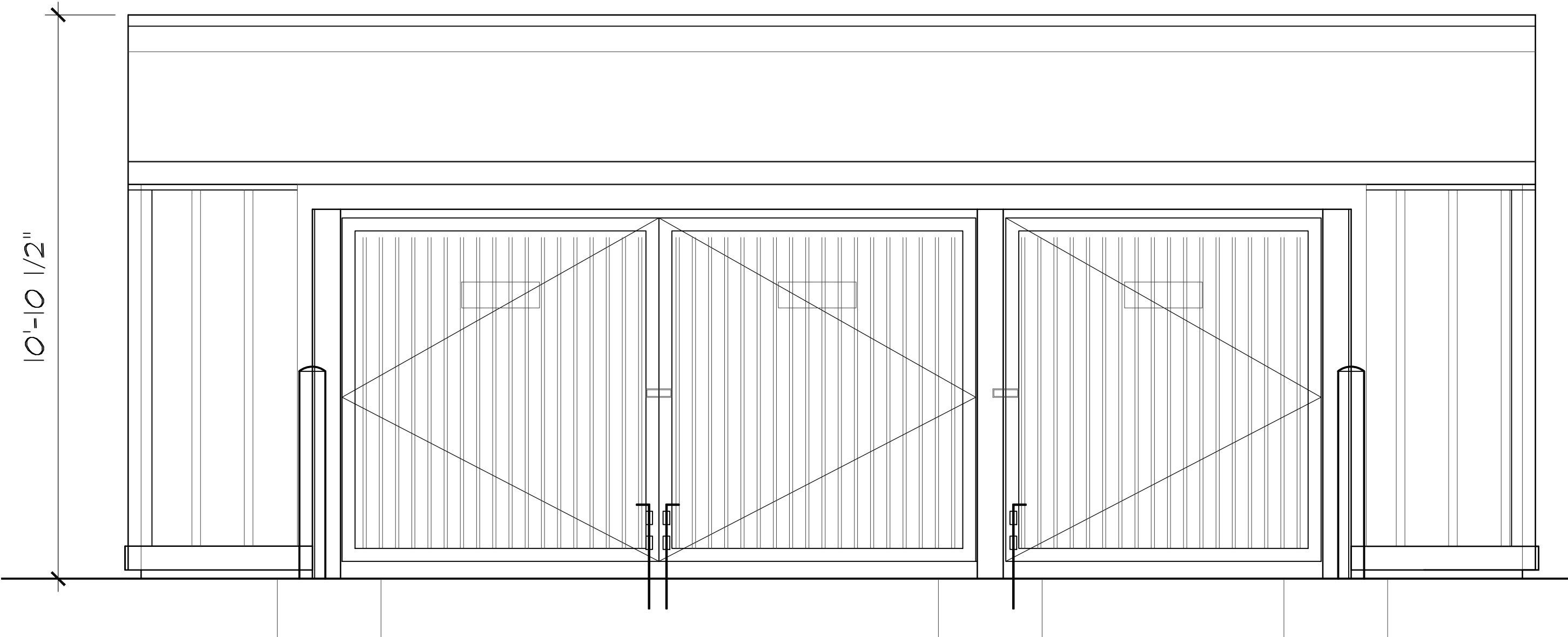
TRASH ENCLOSURE

- KEY NOTES:**
- ◇ NEW 8'x20' STORAGE CONTAINER
 - ◇ NEW SCREEN WALL
 - ◇ NEW GARDEN WALL
 - ◇ NEW TRELLIS

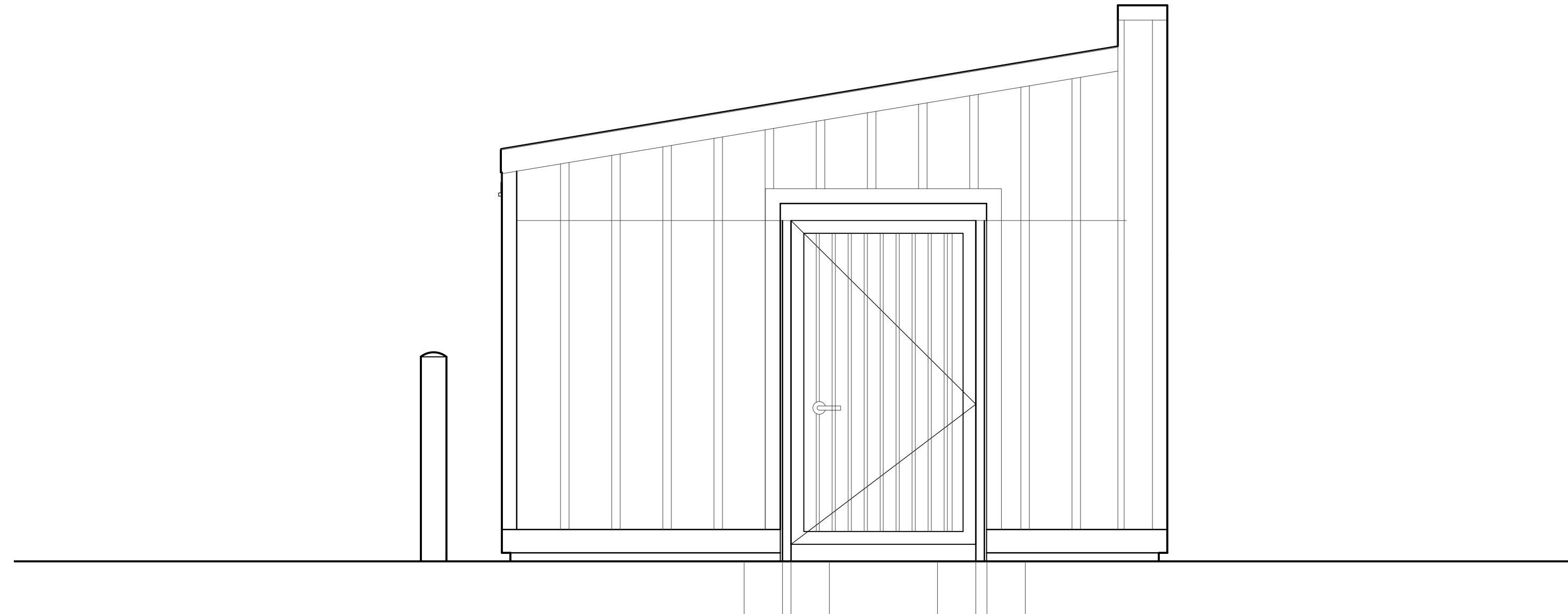
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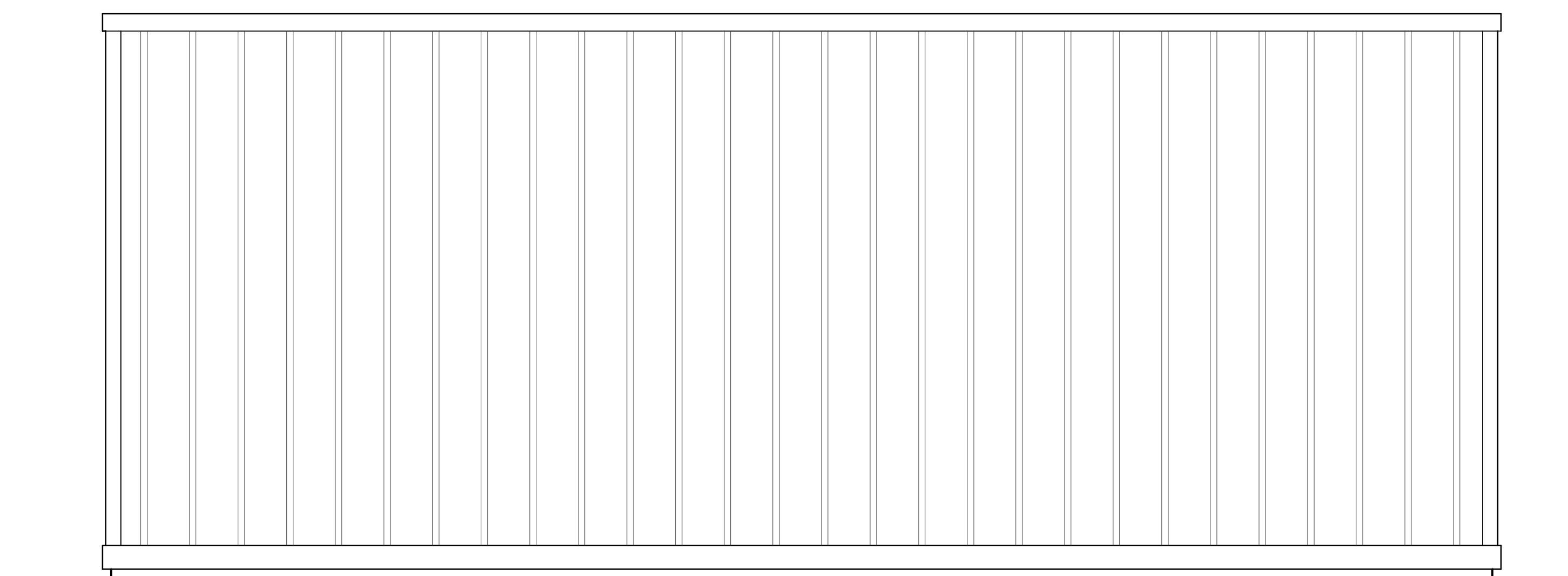
Designed	cac
Drawn By	boj
Checked	cac
Date	11/07/22



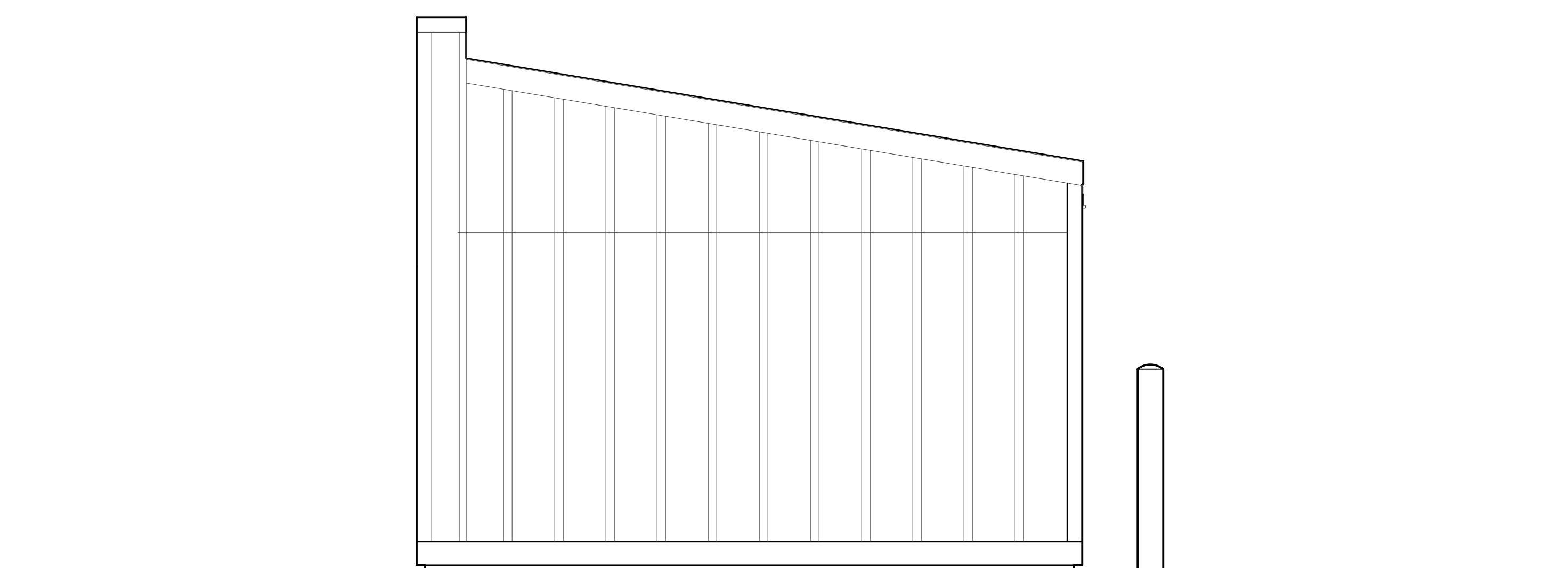
1 TRASH ENCLOSURE FRONT ELEVATION
 1/2" = 1'-0"



2 TRASH ENCLOSURE RIGHT ELEVATION
 1/4" = 1'-0"



3 TRASH ENCLOSURE REAR ELEVATION
 1/2" = 1'-0"



4 TRASH ENCLOSURE LEFT ELEVATION
 1/2" = 1'-0"

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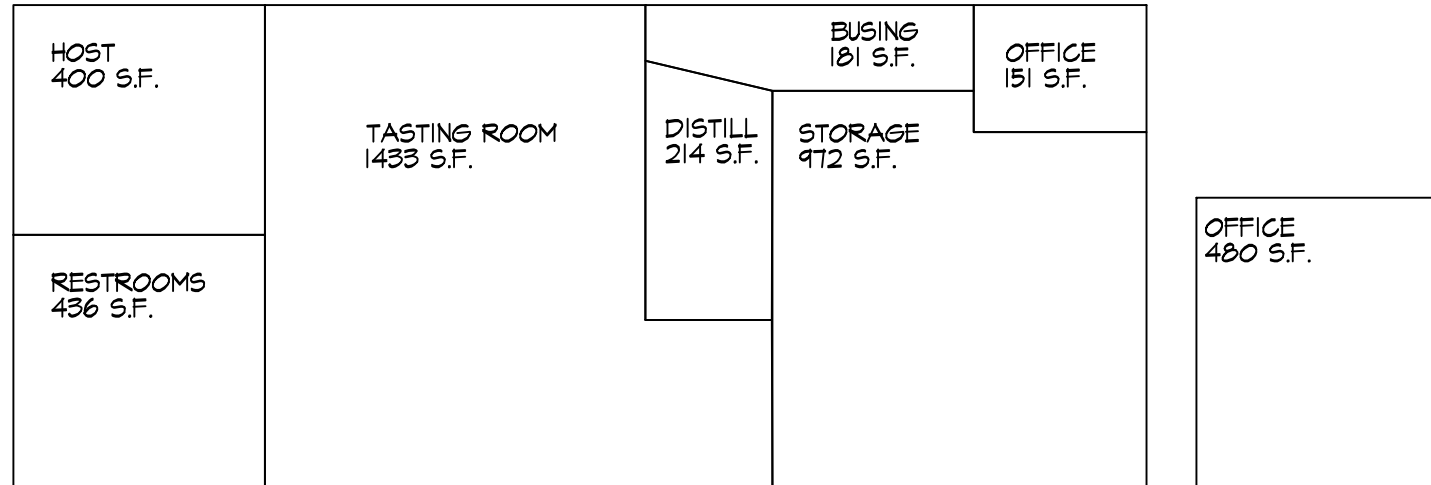
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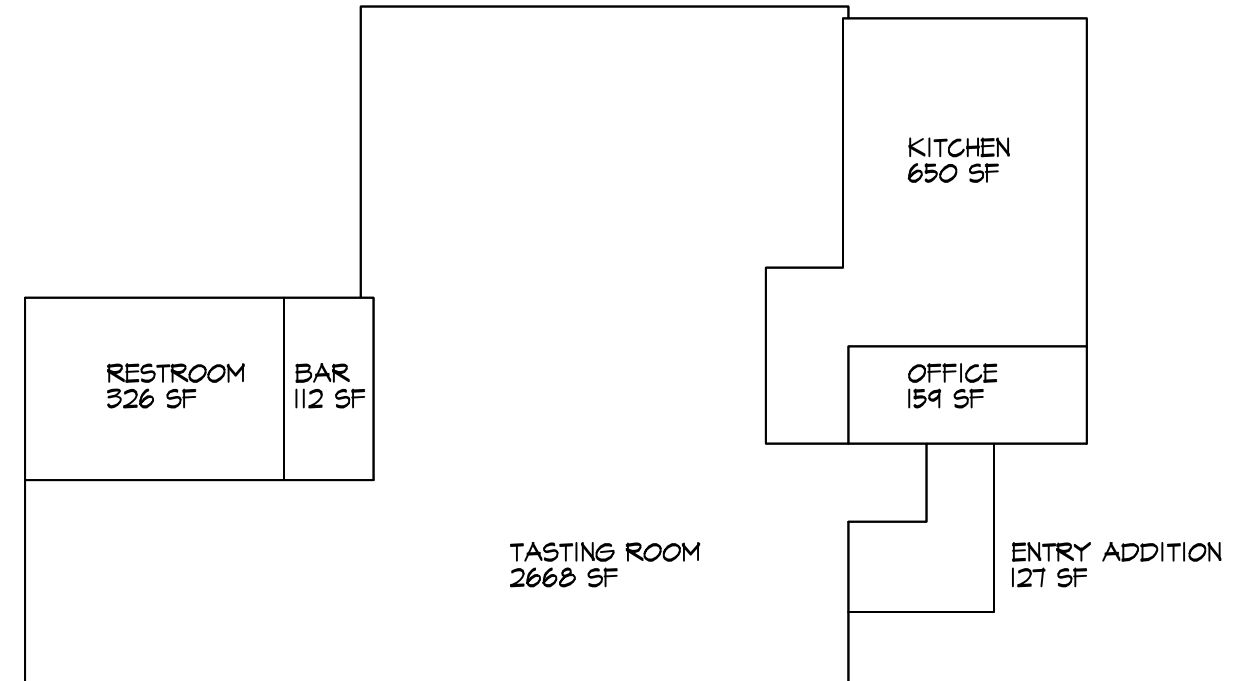
Date	By	Revisions	Sym.
11/07/22	boj	PLANNING REVISIONS	-
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Job Number: 2215
 Drawing Number: C5

TOTAL
4267 S.F.



TOTAL
4042 SF



EXISTING
3787 S.F.



EXIST.
480 S.F.



EXISTING 3915 SF



WINE CLUB

TASTING ROOM