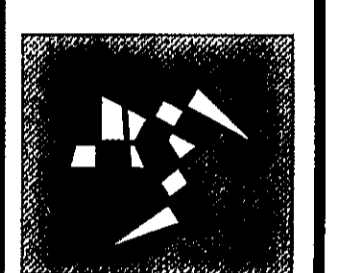




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 TEL: (707) 963-0838 FAX: (707) 963-7335



BRIAN ARDEN WINERY
 SILVERADO TRAIL
 CALISTOGA, CA.

SITE PLAN

DATE: _____
 SCALE: AS SHOWN
 DRAWN BY: D. JOHNSON
 PROJECT: BRIAN ARDEN WINERY

SHEET
AO
 OF SHEETS

GENERAL SITE NOTES

EXAMINATION OF SITE DOCUMENTS

EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT HIMSELF WITH THE CONDITIONS AS THEY EXIST SO THAT HE MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES, AND RESTRICTIONS ATTENDING TO THE EXECUTION OF THE WORK UNDER THE CONTRACT.

VERIFY DIMENSIONS

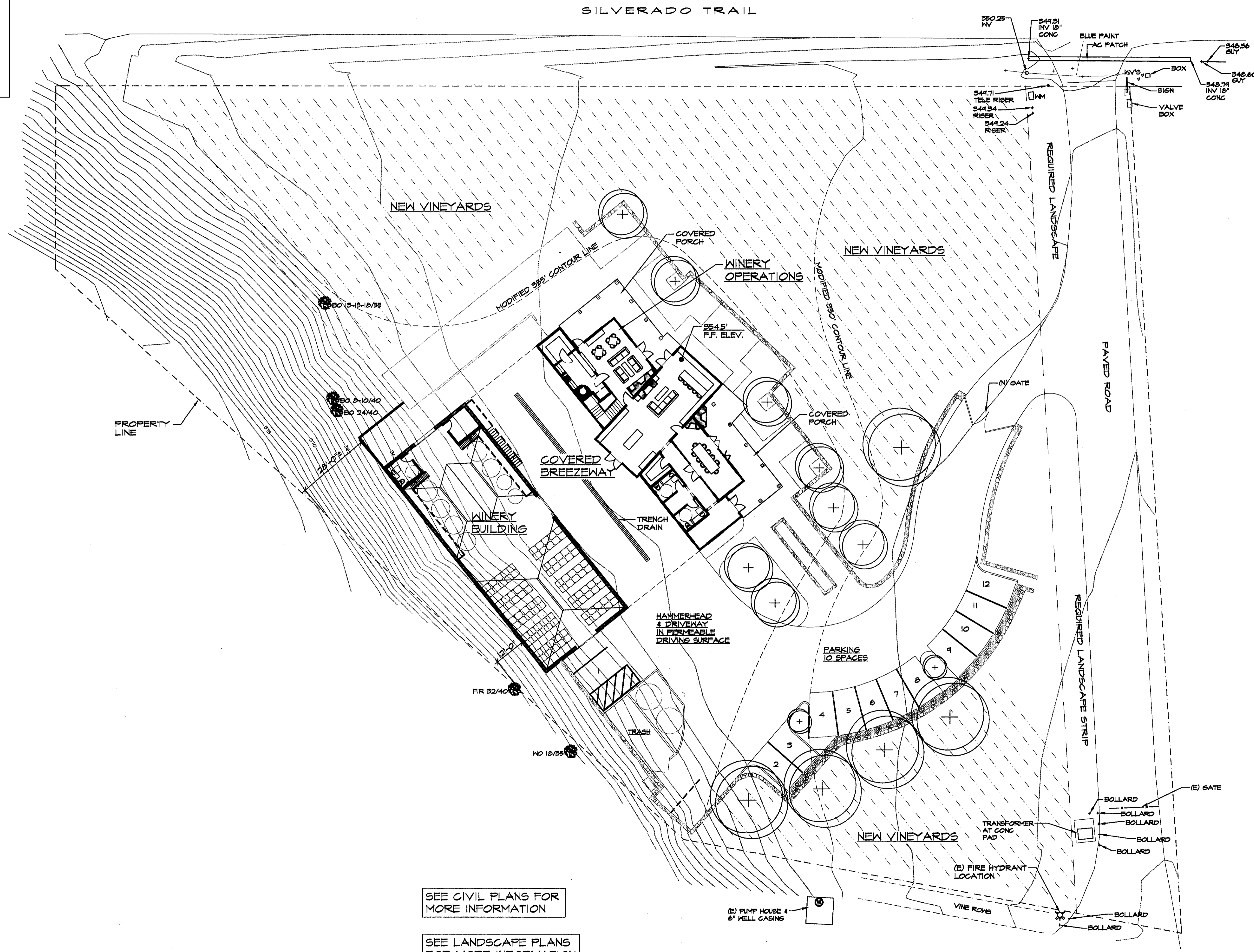
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOBSITE AND SHALL BE RESPONSIBLE FOR ALL THE DISCREPANCIES BETWEEN DIMENSIONS OF THE ACTUAL WORK AND THOSE SHOWN ON THE DRAWINGS.

INSTALLATION OF MATERIALS

ALL MATERIALS AND EQUIPMENT SPECIFIED AND/OR SUBSTITUTED SHALL BE INSTALLED AS SPECIFIED BY MANUFACTURER'S SPECIFICATIONS AND REFERENCE STANDARDS.

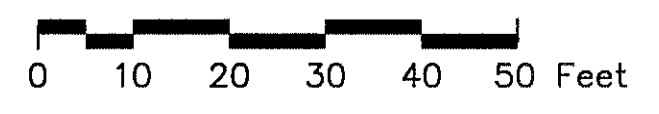
PROTECTION OF NATURAL FEATURES

ALL TREES AND OTHER NATURAL FEATURES ON THE SITE AND ADJACENT AREAS NOTED OR DESIGNATED TO REMAIN SHALL BE PROTECTED FROM ALL INJURY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE THE TREES. NO DIESEL OR GASOLINE ENGINES SHALL BE LEFT RUNNING UNDER TREES TO REMAIN.



SEE CIVIL PLANS FOR MORE INFORMATION

SEE LANDSCAPE PLANS FOR MORE INFORMATION

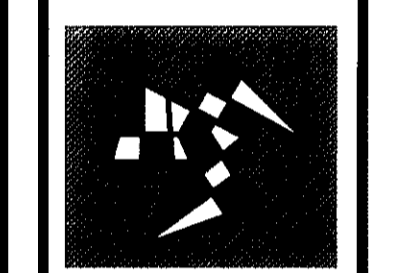


SITE PLAN
SCALE: 1" = 20'

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BRIAN ARDEN WINERY
SILVERADO TRAIL
CALISTOGA, CA.

SITE PLAN

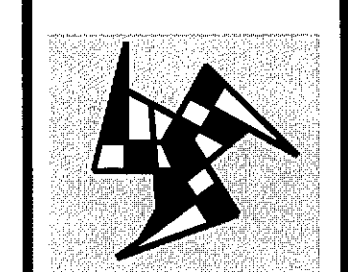
DATE:
SCALE: AS SHOWN
DRAWN BY: P. JOHNSON
PROJECT: BRIAN ARDEN WINERY

SHEET
A1
OF SHEETS

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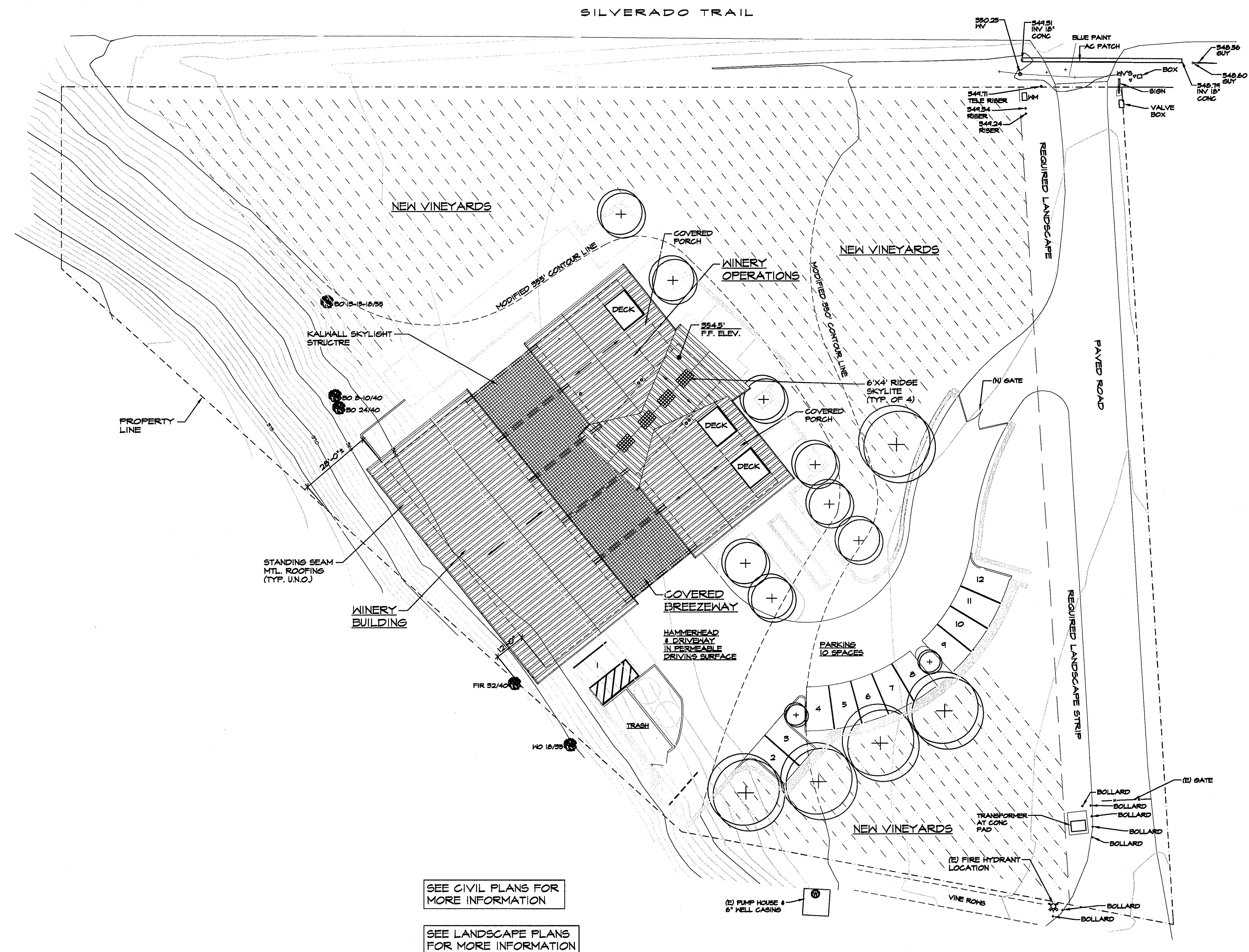


BRIAN ARDEN WINERY
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 CALISTOGA, CA.

SITE PLAN/
 ROOF PLAN

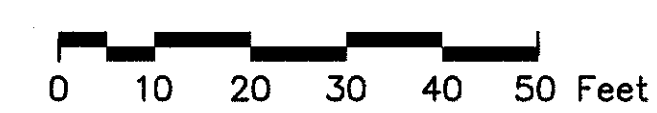
DATE: _____
 SCALE: AS SHOWN
 DRAWN BY: D. JOHNSON
 PROJECT: BRIAN ARDEN WINERY

SHEET
A1.1
 OF SHEETS



SEE CIVIL PLANS FOR MORE INFORMATION

SEE LANDSCAPE PLANS FOR MORE INFORMATION



SITE PLAN/ROOF PLAN
 SCALE: 1" = 20'



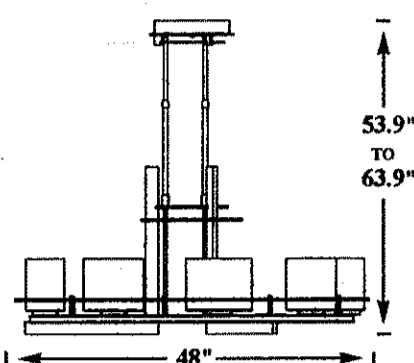
NOTES

- EXTERIOR WALL SHALL BE 2X6 STUDS AT 16" O.C. WITH 1/2" STRUCT I PLYWOOD SHEATHING (SEE SHEAR WALL SCHEDULE) & R-19 BATT INSULATION.
- INTERIOR WALL SHALL BE 2X4 STUDS AT 16" O.C. WITH 1/2" GYP. BD. EACH SIDE (U.N.O.) PROVIDE SOUND BOARD AT MECH. ROOMS & BATHROOMS.
- SEE SHEAR WALL SCHEDULE SHEET 56 FOR REQUIREMENTS ON SHR. PLY. NAILING AND HOLD-DOWNS.
- PROVIDE WATER RESISTANT GYP. BD. UNDER TUB & SHR. ENCLOSURE MATERIALS TO CEILINGS - TYP. ALL BATHS.
- ALL INSULATION MATERIALS SHALL HAVE A FLAMED SPREAD RATINGS NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450. PER U.B.C. 11B(6)

LEGEND

- INDICATES 2X4 STUD WALL
- INDICATES 2X6 STUD WALL
- INDICATES 2X8 STUD WALL

Energy Star, special order



OPAL GLASS (G237) INCLUDED
STONE GLASS (H237) INCLUDED
PEARL GLASS (ZX237) INCL.

Description
Adjustable Pendant. Large-scale Arc Ellipse Circular nine-light with glass options; includes adjustable stem and round canopy kit.

Dimensions (including glass)
Height 53.9" to 63.9"
Diameter 48"
Canopy 11.3" dia.

Incandescent Lamping
Socket: (9) G9 halogen
Bulb: type G9, 75W (incl.)

Fluorescent (Energy Star) Lamping
Socket: (9) GU24
Bulb: 13W, GU24, spiral (incl.)

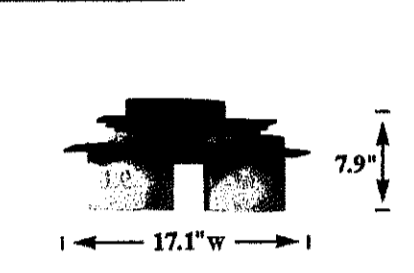
Glass included
X237, 9" x 7.2" h tube
Shipping: 215 lbs. crated for shipment; must ship by truck. This fixture requires additional shipping charges to certain geographic areas. See page 1 for details.

Shipping SC2 + \$ 75
SC3 + \$140

Caution! The weight of this fixture requires direct-to-joint, beam or overlay attachment independent of the electrical joist box.

FIXTURE # 1

Fluorescent, special order



OPAL GLASS (G182) INCLUDED
STONE GLASS (H182) INCLUDED
PEARL GLASS (ZX182) INCL.

Description
Direct wire wall sconce with glass options: Arc Ellipse two-light. U.S. Patent D613,896.

Dimensions (including glass)
Height 7.9"
Width 17.1"
Projection 4.9"
Backplate 7.3" x 4.5"
Mounting Height 5.6" (from bottom-most point of fixture/glass)

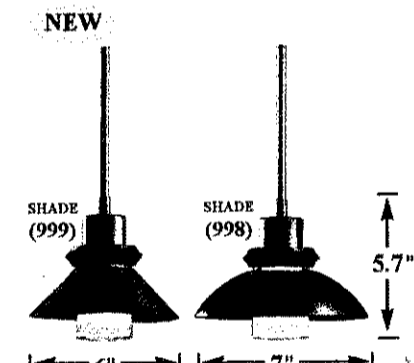
Incandescent Lamping
Socket: (2) medium
Bulb: type A15, 60W max.

Fluorescent Lamping
Socket: (2) GU24
Bulb: 9W, GU24 spiral (incl.)

Glass included
X182, 6" w x 5.37" h oval tube
Shipping (DIM) weight 30 lbs
Actual boxed weight 13 lbs.

FIXTURE # 2

STYLE
IN-403 STACCATO WITH SHADE



Description
Adjustable pendant with shade options: Staccato. Patent pending. * Slope ceiling adaptable to 45 degrees

Incandescent Lamping
Socket: G9 halogen
Bulb: type G9, 60W max. (incl.)

Catalog page 170

Glass included
CY308, 2.31" d x 2.20" h tube

Metal shade included
Round 45-0998-xx, 7" dia, or Conical 45-0999-xx, 6" dia

Shipping weight 7 lbs. (dependent on canopy & length)

FIXTURE # 3

STYLE	FINISH	GLASS/SHADE	CAT. PG.	PRICE	PRICE	PRICE
NEW	-03, -05, -07, -08, -10, -20	CLEAR GLASS (ZM325) INCL.	215			

Description
Adjustable Pendant: Aura; includes adjustable cable and round canopy kit. * Slope ceiling adaptable to 45 degrees.

Dimensions (including glass)
Height 18" to 72"
Diameter 28.9"
Canopy 7" dia.

Incandescent Lamping
Socket: (6) G9 halogen
Bulb: type G9, 60W max. (incl.)

Glass included
ZM325, 2.44" h x 12" bent plane

Shipping (DIM) weight 90 lbs.
Actual boxed weight 40 lbs.

Caution! The weight of this fixture requires direct-to-joint, beam or overlay attachment independent of the electrical joist box.

FIXTURE # 4

STYLE	FINISH	GLASS/SHADE	CAT. PG.	PRICE	PRICE	PRICE
NEW	-03, -05, -07, -08, -10, -20	CLEAR GLASS (ZM325) INCL.	283			

Description
Direct wire wall sconce: Axis. ADA compliant.

Dimensions (including glass)
Height 4.5"
Width 17.3"
Projection 3.5"
Backplate 4.1" x 4.3"
Mounting Height 2.3" (from bottom-most point of fixture/glass)

Incandescent Lamping
Socket: (2) G9 halogen
Bulb: type G9, 60W max. (Optional top diffuser 29R112-2)

Shipping weight 8 lbs.

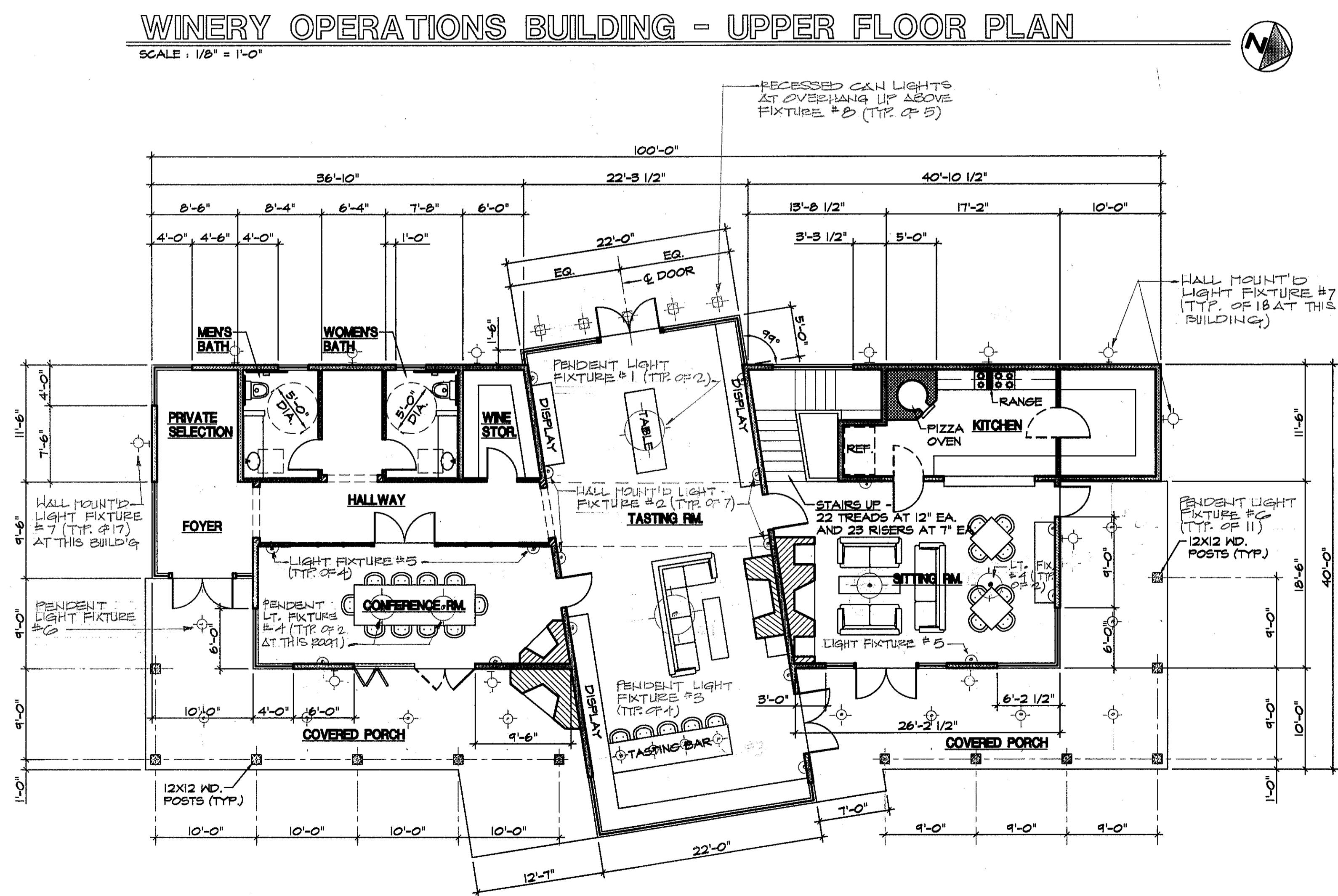
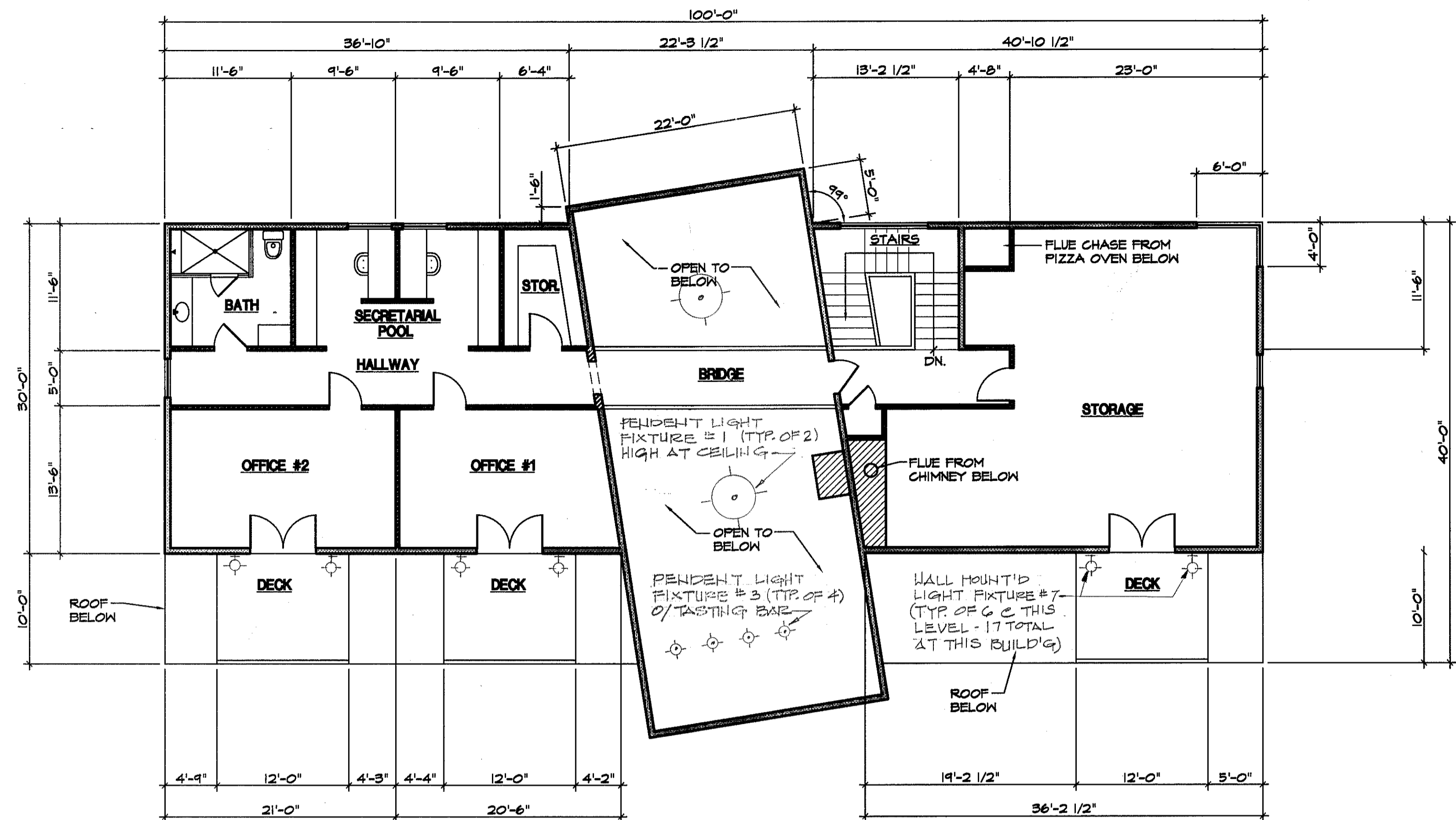
Caution! The weight of this fixture requires direct-to-joint, beam or overlay attachment independent of the electrical joist box.

FIXTURE # 5

SQUARE FOOTAGE KEY

WINERY OPERATIONS BLDG. LOWER LEVEL	3,129± SQ. FT.
WINERY OPERATIONS BLDG. UPPER LEVEL	2,482± SQ. FT.
WINERY OPERATIONS BLDG. ROOF DECKS	360± SQ. FT.
WINERY OPERATIONS BLDG. LOWER LEVEL PORCH	1,200± SQ. FT.
TOTAL WINERY OPERATIONS BLDG.	7,171± SQ. FT.

WINERY BUILDING TANK ROOM	4,000± SQ. FT.
WINERY BUILDING MEZZANINE & CATWALK	759± SQ. FT.
TOTAL WINERY BUILDING (TANK ROOM)	4,759± SQ. FT.
TOTAL WINERY COMBINED	11,930± SQ. FT.

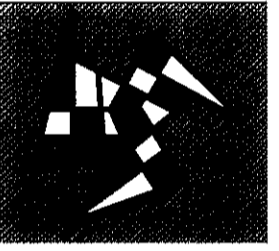


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CALISTOGA, CA.

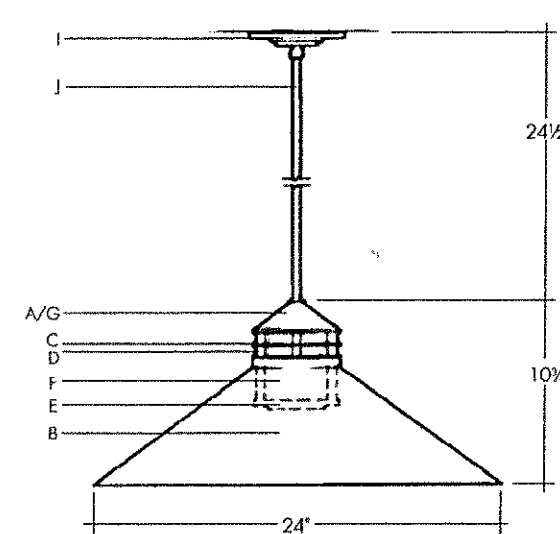
WINERY OPERATIONS BLDG. LOWER LEVEL & UPPER LEVEL FLOOR PLANS

DATE: _____
SCALE: AS SHOWN
DRAWN BY: P. JOHNSON
PROJECT: BRIAN ARDEN WINERY
SHEET: **A2**
OF SHEETS

NOTES

- EXTERIOR WALL SHALL BE 2X6 STUDS AT 16" O.C. WITH 1/2" STRUCT 1 PLYWOOD SHEATHING/SEE SHEAR WALL SCHEDULE # R-19 BATT INSULATION
- INTERIOR WALL SHALL BE 2X4 STUDS AT 16" O.C. WITH 1/2" GYP. BD. EACH SIDE (U.N.O.) PROVIDE SOUND BOARD AT MECH. ROOMS & BATHROOMS.
- SEE SHEAR WALL SCHEDULE SHEET S6 FOR REQUIREMENTS ON SHR. FLY. NAILING AND HOLDDOWNS.
- PROVIDE WATER RESISTANT GYP. BD. UNDER TUB & SHR. ENCLOSURE MATERIALS TO CEILINGS - TYP. ALL BATHS
- ALL INSULATION MATERIALS SHALL HAVE A FLAMED SPREAD RATINGS NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450. PER U.B.C. 1713(C)

TEKA ILLUMINATION



T-67
Beacon Stem Mounted

Description
Exterior/interior stem mounted luminaire.

Materials and Construction
A. Cast bronze cap
B. Heavy solid copper shade
C. Stainless steel or copper on stainless steel ring baffles
D. Machine cut solid brass spacer
E. Solid copper glass lenses with clear glass disc
F. Clear glass cylinder
G. Solid copper lampholder cover
H. All stainless steel fasteners provided
I. 20" solid, long straight canopy with solid copper canopy cones
J. Solid brass, heavy wall 1/2" IPS stem (1/2" O.D.)

Mounting
Recessed 4" octagonal wiring box.

Product Number

Product Number	Loop	Rings	Finish Option
85002446 / Natural	100W A 19"	3"	Brown Patina
85002447 / Natural	100W A 19"	3"	Copper

Options available at additional cost
1. Add saddle BP for brown patina
2. Longer stem lengths available - call available - specify

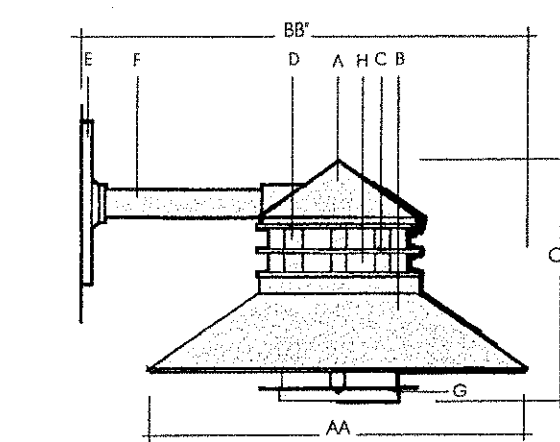
Note
5W" O.D. canopy must be completely covered for exterior applications.

ETL listed to ANSI/UL Standard 1598 and Certified to CAN/CSA Standard C22.2 No. 250

TEKA ILLUMINATION, INC.
40429 Buckley Drive Modesto, California 95336 (559) 438-5800 Fax (559) 438-5900 www.tekaillumination.com © Copyright 2004 TEKA

LIGHT FIXTURE # 6

TEKA ILLUMINATION



T-20
Beacon Wall Mount

Description
Exterior wall mounted luminaire.

Materials and Construction
A. Cast bronze cap
B. Heavy cast copper shade
C. Stainless steel or copper on stainless steel ring baffles
D. Solid brass spacer
E. Cast aluminum wall plate with pure copper cover
F. Heavy cast copper stem - 1/2" O.D.
G. Pure copper glass lenses with clear glass disc
H. Clear glass cylinder
I. Pure copper lampholder cover

Mounting
Recessed 4" octagonal wiring box.

Product Number

Product Number	Loop	Rings	AA	BB	CC	Finish Option
85002446 / Natural	100W A 19"	3"	12"	12"	2 1/2"	Brown Patina
85002447 / Natural	100W A 19"	3"	12"	12"	2 1/2"	Copper
85002448 / Natural	100W A 19"	3"	12"	12"	2 1/2"	Brown Patina
85002449 / Natural	100W A 19"	3"	12"	12"	2 1/2"	Copper
85002450 / Natural	100W A 19"	3"	12"	12"	2 1/2"	Brown Patina
85002451 / Natural	100W A 19"	3"	12"	12"	2 1/2"	Copper
85002452 / Natural	100W A 19"	3"	12"	12"	2 1/2"	Brown Patina
85002453 / Natural	100W A 19"	3"	12"	12"	2 1/2"	Copper

Options available at additional cost
A. Add saddle BP for brown patina

Note
ETL listed to ANSI/UL Standard 1598 and Certified to CAN/CSA Standard C22.2 No. 250

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40429 Buckley Drive Modesto, California 95336 (559) 438-5800 Fax (559) 438-5900 www.tekaillumination.com © Copyright 2004 TEKA

LIGHT FIXTURE # 7

LEGEND

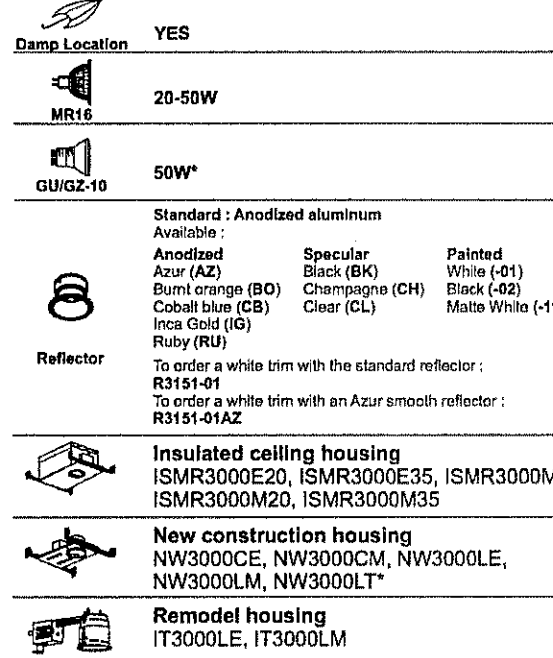
- INDICATES 2X4 STUD WALL
- INDICATES 2X6 STUD WALL
- INDICATES 2X8 STUD WALL
- INDICATES 12" THK. WALL

SPECIFICATION SHEET

3 1/2" 3000 SERIES

R3151

LOW PROFILE REGRESSED SQUARE TRIM WITH SQUARE PINHOLE OPENING



COMPATIBLE HOUSINGS

50W GU-GZ10	50W MR16	35W MR16	20W MR16
NW3000LT	IT3000LE	ISMR3000E35	ISMR3000E20
	IT3000LM	ISMR3000M	ISMR3000M20
	NW3000CE	ISMR3000M35	ISMR3000M20
	NW3000CCM		
	NW3000LE		
	NW3000LM		

TRIM FINISHES

41 WHITE	44BR BRUSHED CHROME	48 ANTIQUE SILVER
42 BLACK	45 ARCHITECTURAL BRONZE	49 MATTE WHITE
43 24K GOLD	46 ANTIQUE COPPER	49BR BRUSHED NICKEL
44 CHROME	47 ANTIQUE BRASS	49S SATIN NICKEL
		49A ALUMINUM

Unless otherwise indicated, trim is for interior use only. For exterior use and up to wet conditions, MARINE GRADE treatment is recommended. Available for finishes 41, 42, 45, 46, 47 and 48 only.

Project

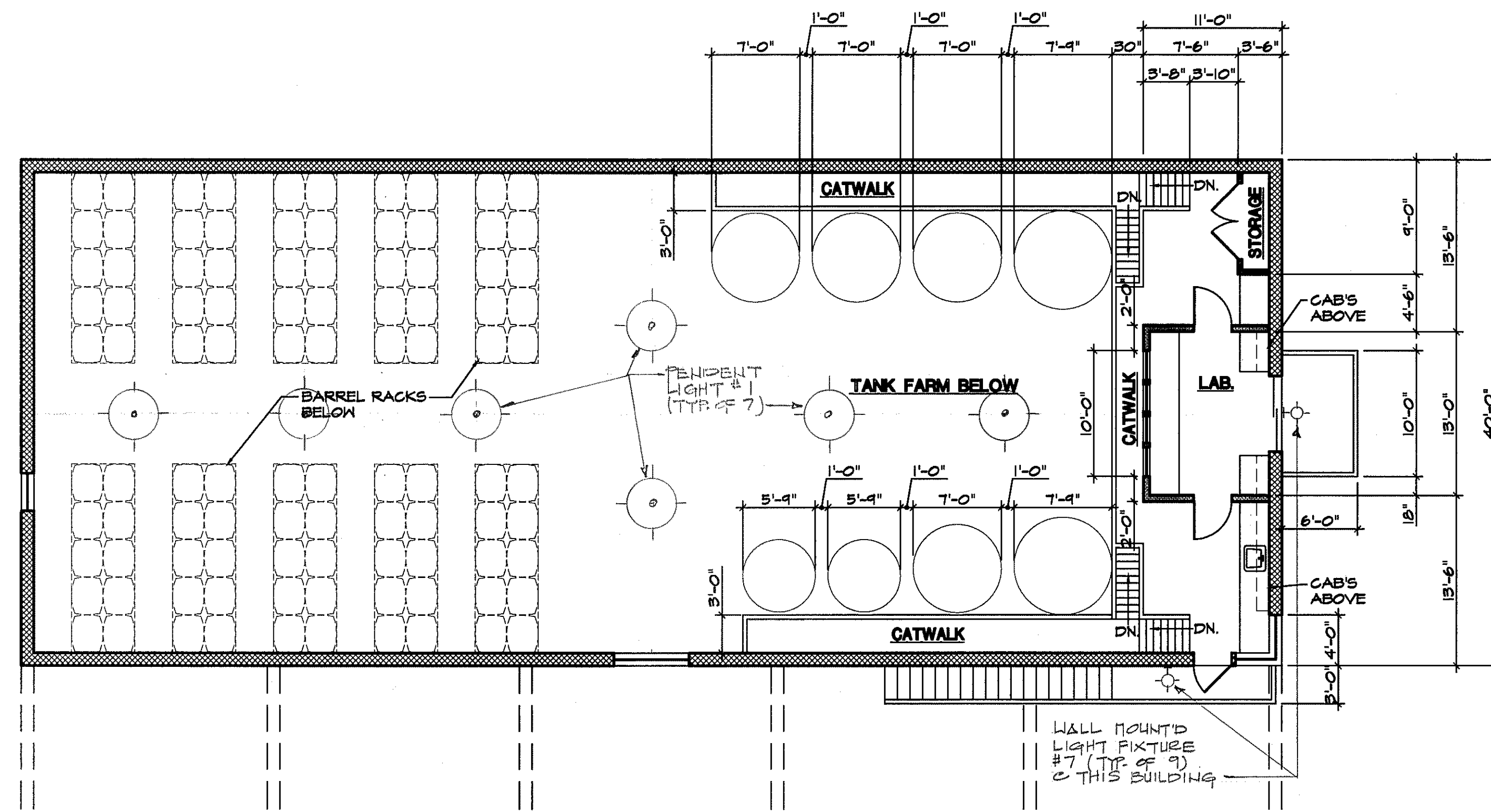
Representative

CONTRAST LIGHTING 1898 rue du Parc Industriel, Saint-Jean-Christophe, Qc. CAN G6Z 1C5 Tel: 1-888-839-4624 Fax: 1-477-839-7657
info@contrastlighting.com www.contrastlighting.com

LIGHT FIXTURE # 8

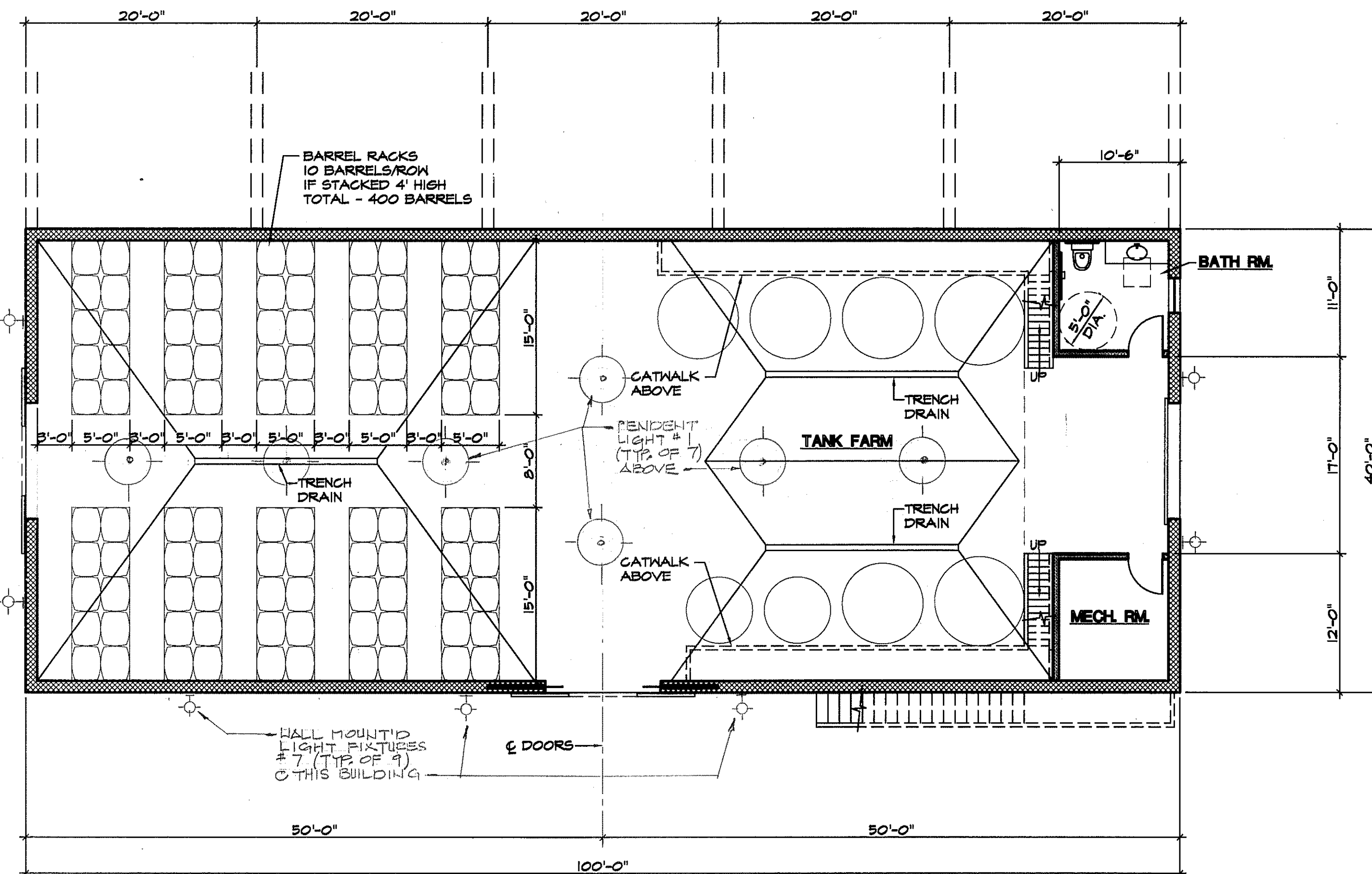
SQUARE FOOTAGE KEY

WINERY OPERATIONS BLDG. LOWER LEVEL	3,129± SQ. FT.
WINERY OPERATIONS BLDG. UPPER LEVEL	2,482± SQ. FT.
WINERY OPERATIONS BLDG. ROOF DECKS	360± SQ. FT.
WINERY OPERATIONS BLDG. LOWER LEVEL PORCH	1,200± SQ. FT.
TOTAL WINERY OPERATIONS BLDG.	7,171± SQ. FT.
WINERY BUILDING TANK ROOM	4,000± SQ. FT.
WINERY BUILDING MEZZANINE & CATWALK	759± SQ. FT.
TOTAL WINERY BUILDING (TANK ROOM)	4,759± SQ. FT.
TOTAL WINERY COMBINED	11,930± SQ. FT.



WINERY BUILDING - MEZZANINE FLOOR PLAN

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



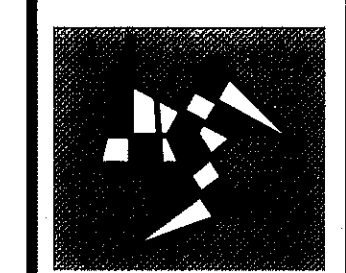
WINERY BUILDING - LOWER LEVEL FLOOR PLAN

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

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CALISTOGA, CA.

WINERY BLDG. LOWER LEVEL FLOOR PLAN, MEZZANINE LEVEL FLOOR PLAN

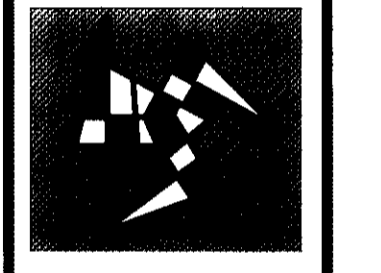
DATE: AS SHOWN
SCALE: AS SHOWN
DRAWN BY: P. JOHNSON
PROJECT: BRIAN ARDEN WINERY

SHEET **A2.1** OF SHEETS

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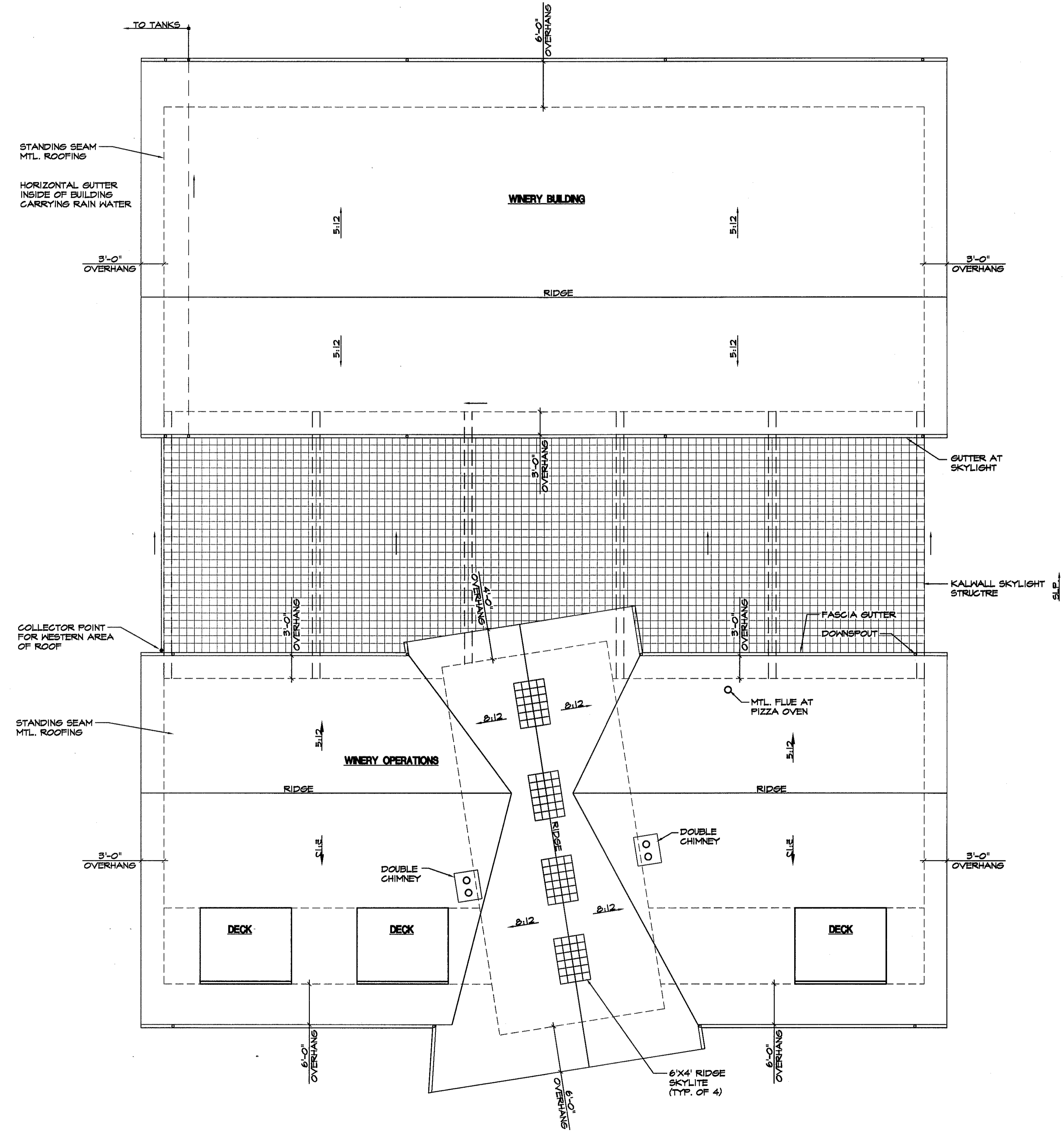


BRIAN ARDEN WINERY
 SILVERADO TRAIL
 CALISTOGA, CA.

WINERY BLDG.
 ROOF PLANS

DATE: _____
 SCALE: AS SHOWN
 DRAWN BY: D. JOHNSON
 PROJECT: BRIAN ARDEN WINERY

SHEET
A2.2
 OF SHEETS

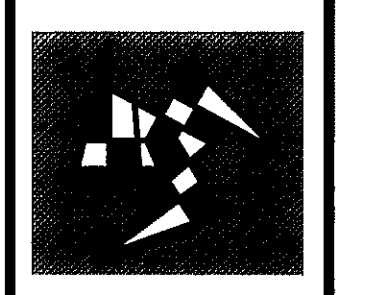


ROOF PLAN
 SCALE: 1/8" = 1'-0"

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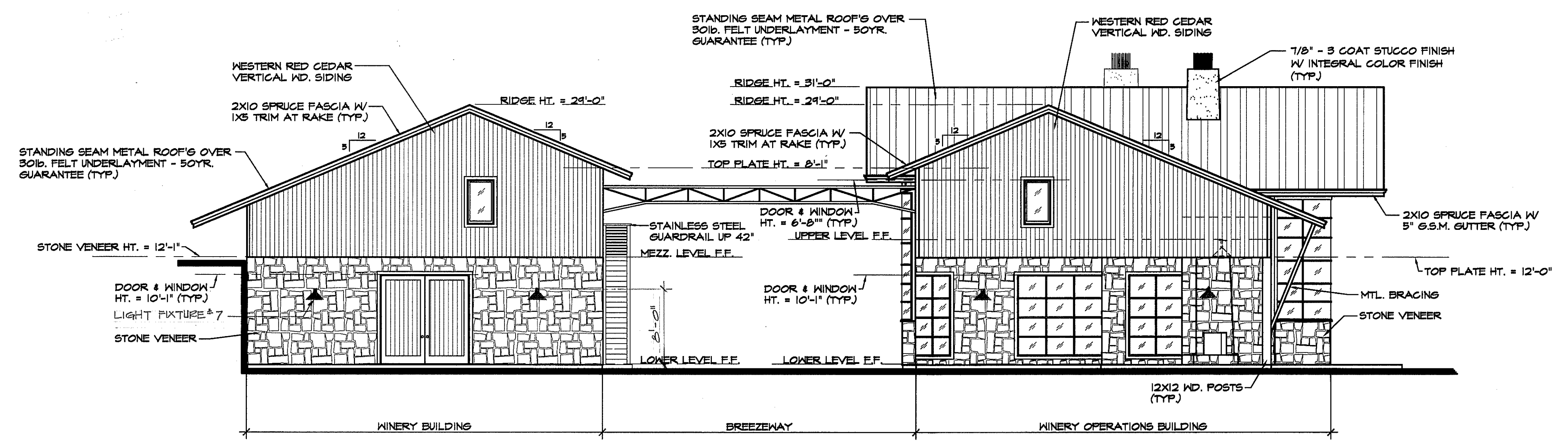


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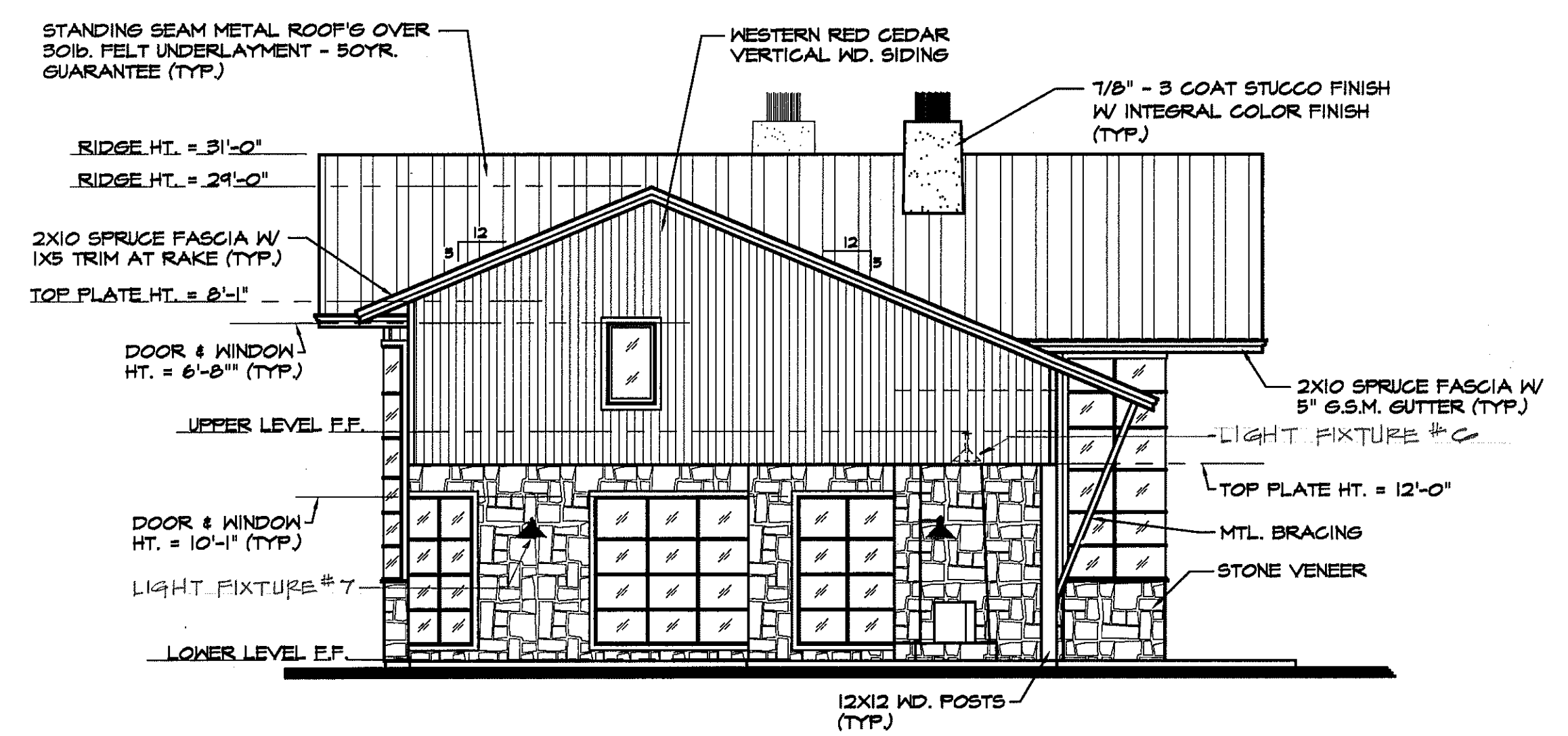
WINERY OPERATIONS BLDG.
 EXTERIOR ELEVATIONS

DATE: _____
 SCALE: AS SHOWN
 DRAWN BY: D. JOHNSON
 PROJECT: BRIAN ARDEN WINERY

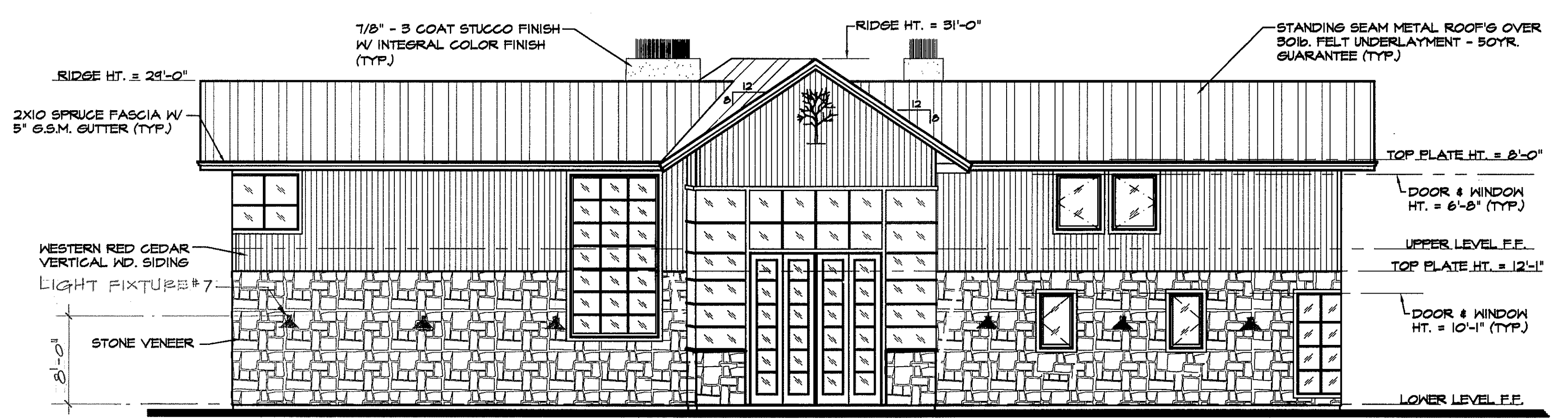
SHEET
A3
 OF SHEETS



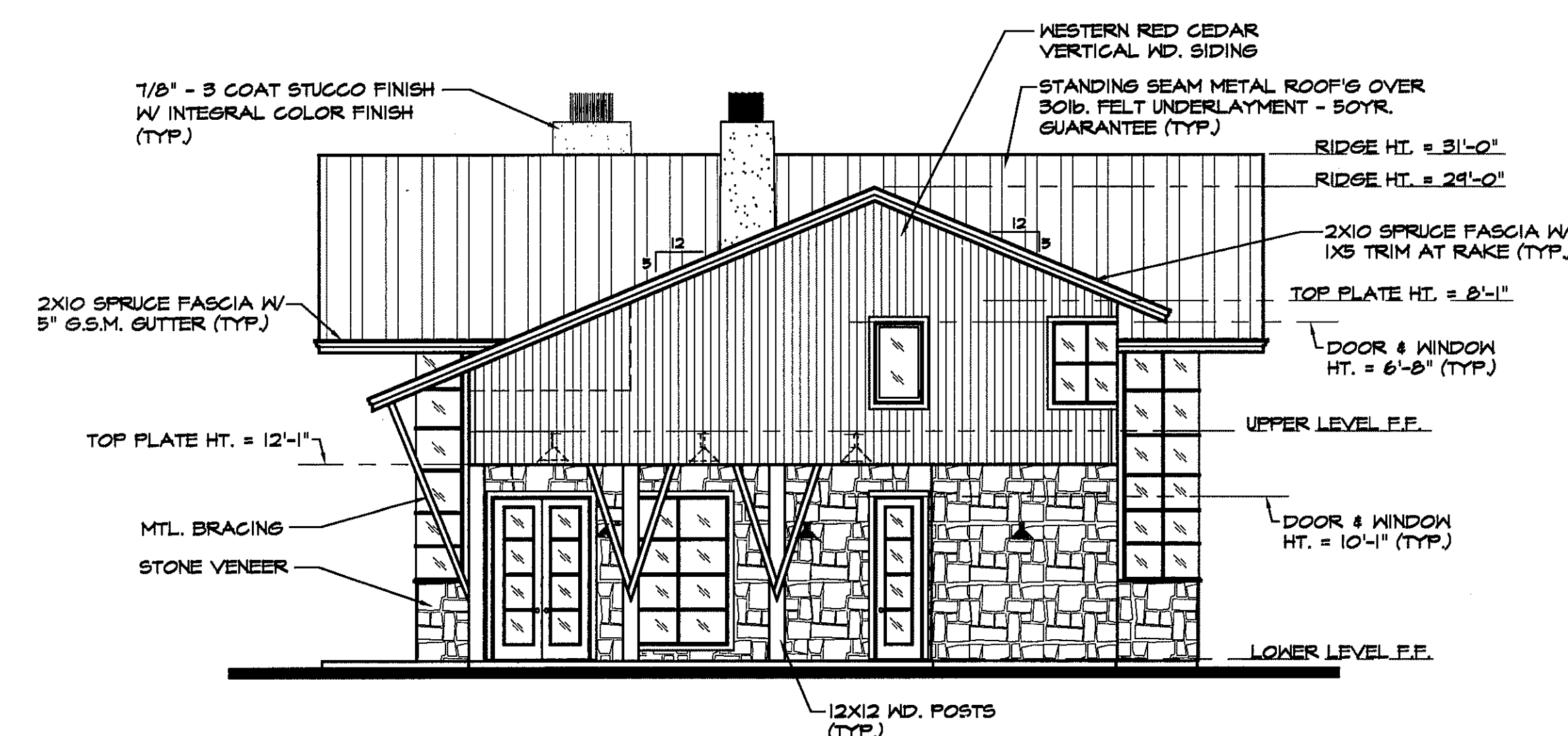
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



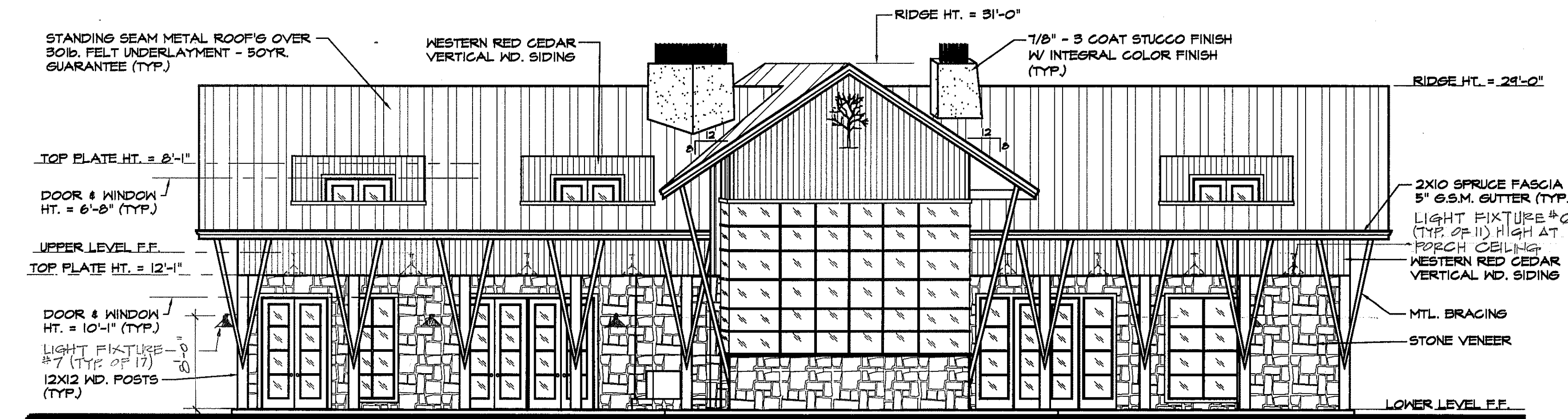
SOUTH ELEVATION - WINERY OPERATIONS BUILDING
 SCALE: 1/8" = 1'-0"



WEST ELEVATION - WINERY OPERATIONS BUILDING
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION - WINERY OPERATIONS BUILDING
 SCALE: 1/8" = 1'-0"

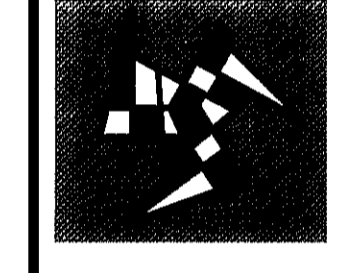


EAST ELEVATION - WINERY OPERATIONS BUILDING
 SCALE: 1/8" = 1'-0"

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 TEL: (707) 963-0838 FAX: (707) 963-7335

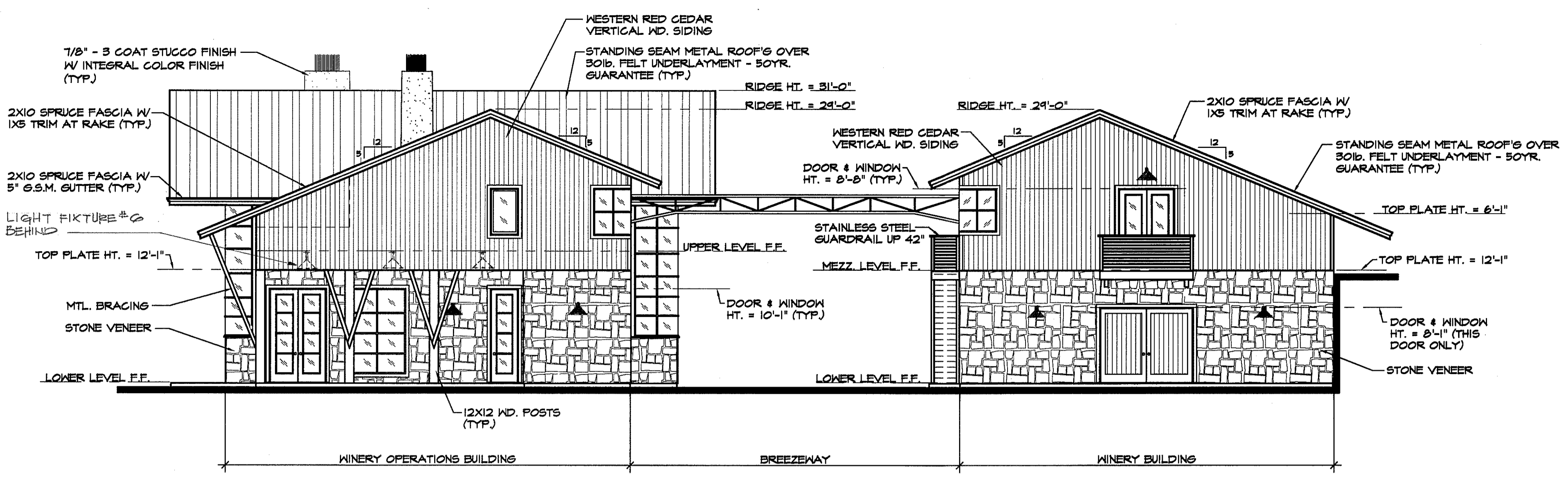


BRIAN ARDEN WINERY
 SILVERADO TRAIL
 CALISTOGA, CA.

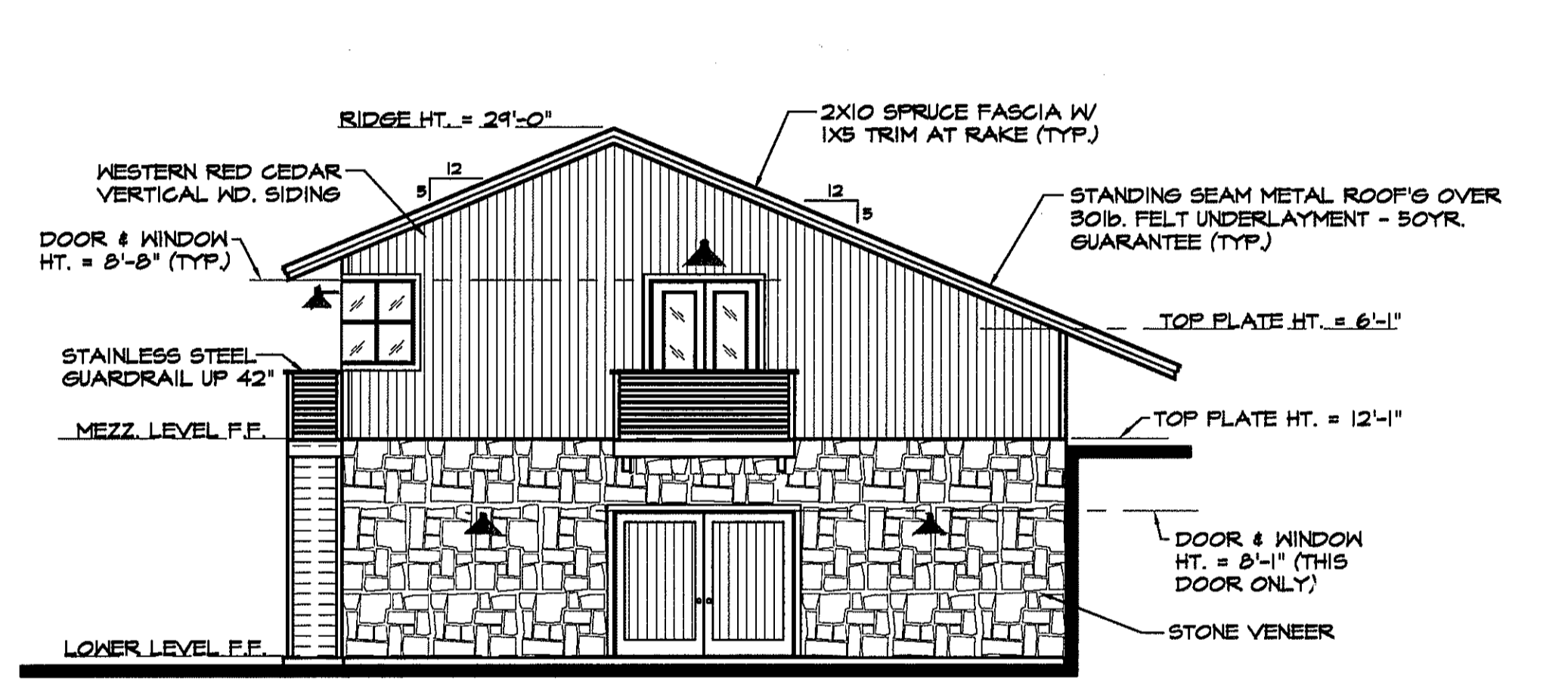
WINERY BLDG.
 EXTERIOR
 ELEVATIONS

DATE: _____
 SCALE: AS SHOWN
 DRAWN BY: D. JOHNSON
 PROJECT: BRIAN ARDEN WINERY

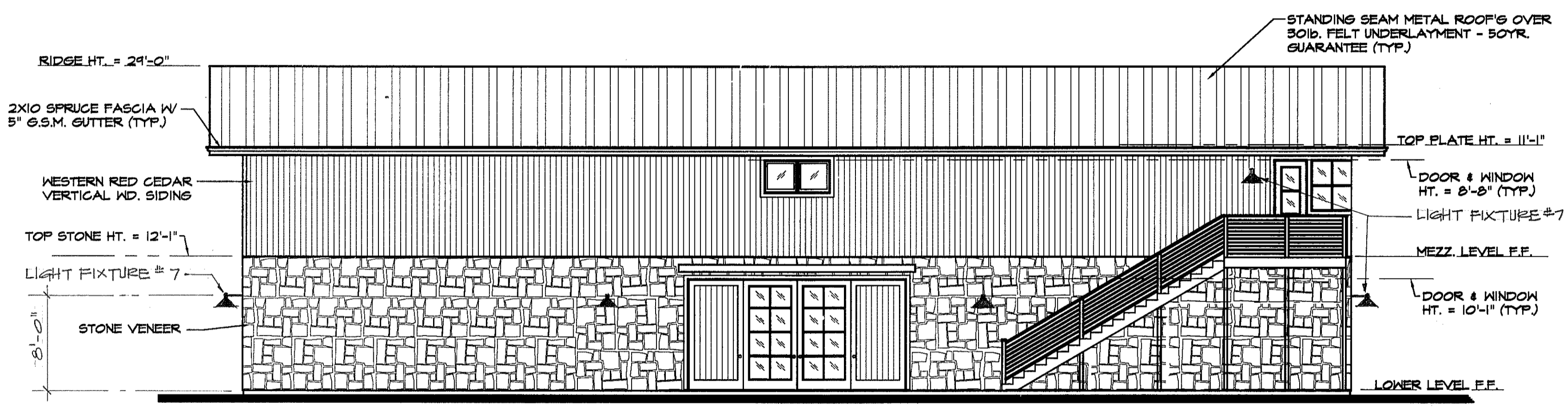
SHEET
A3.1
 OF SHEETS



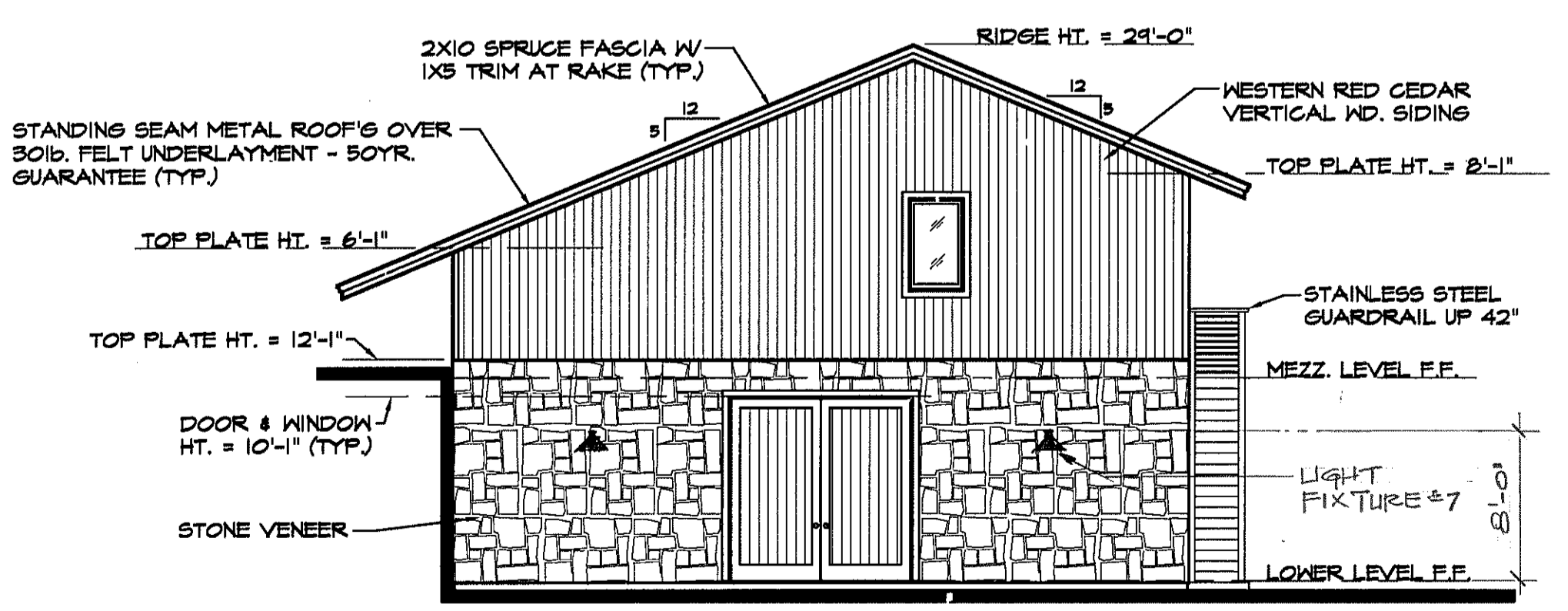
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



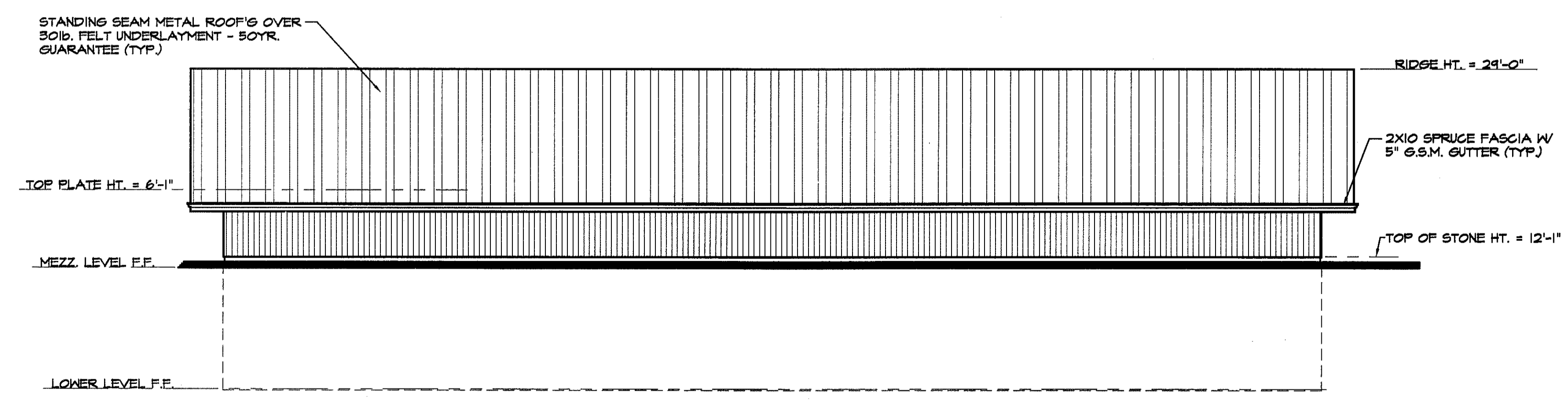
NORTH ELEVATION - WINERY BUILDING
 SCALE: 1/8" = 1'-0"



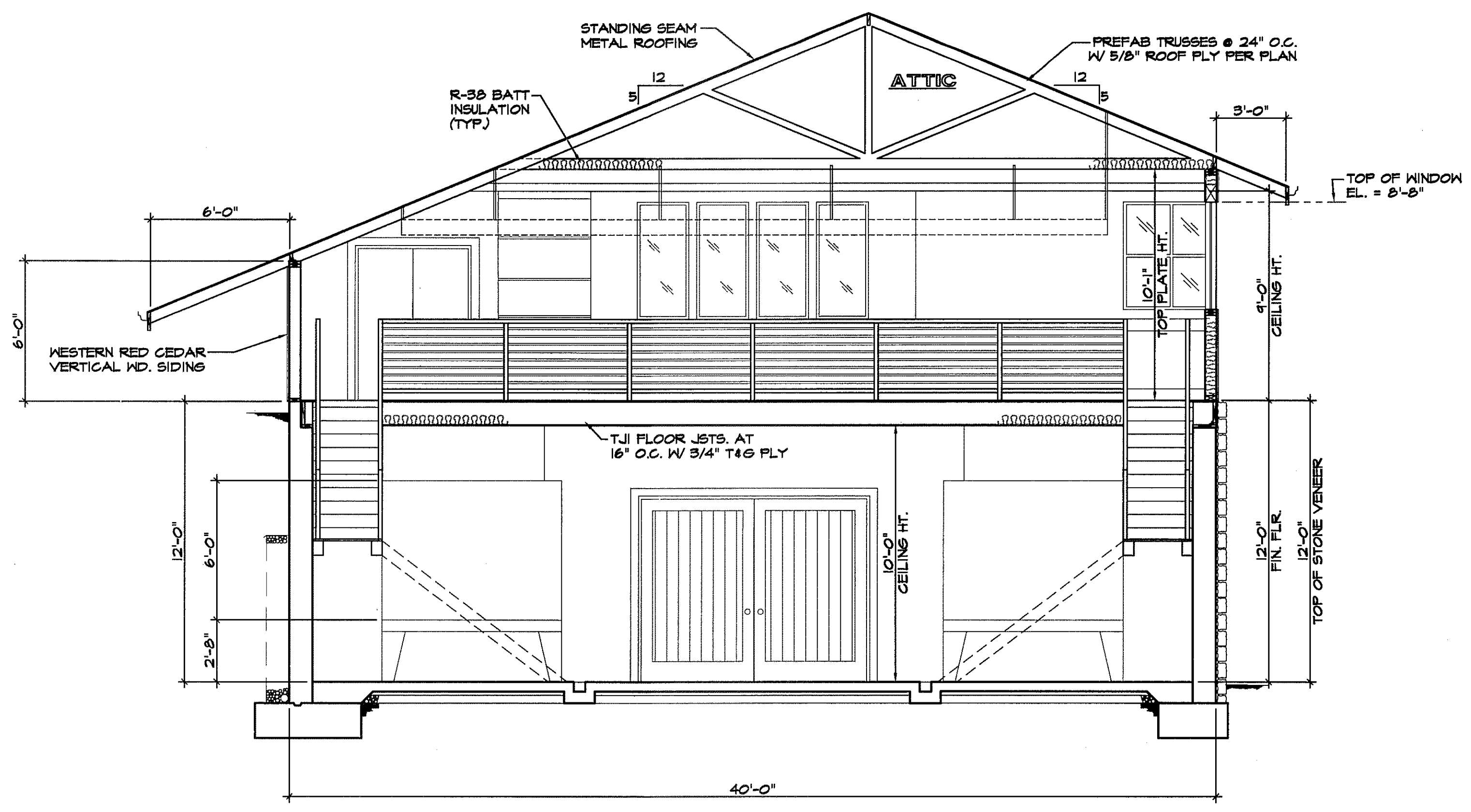
EAST ELEVATION - WINERY BUILDING
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - WINERY BUILDING
 SCALE: 1/8" = 1'-0"

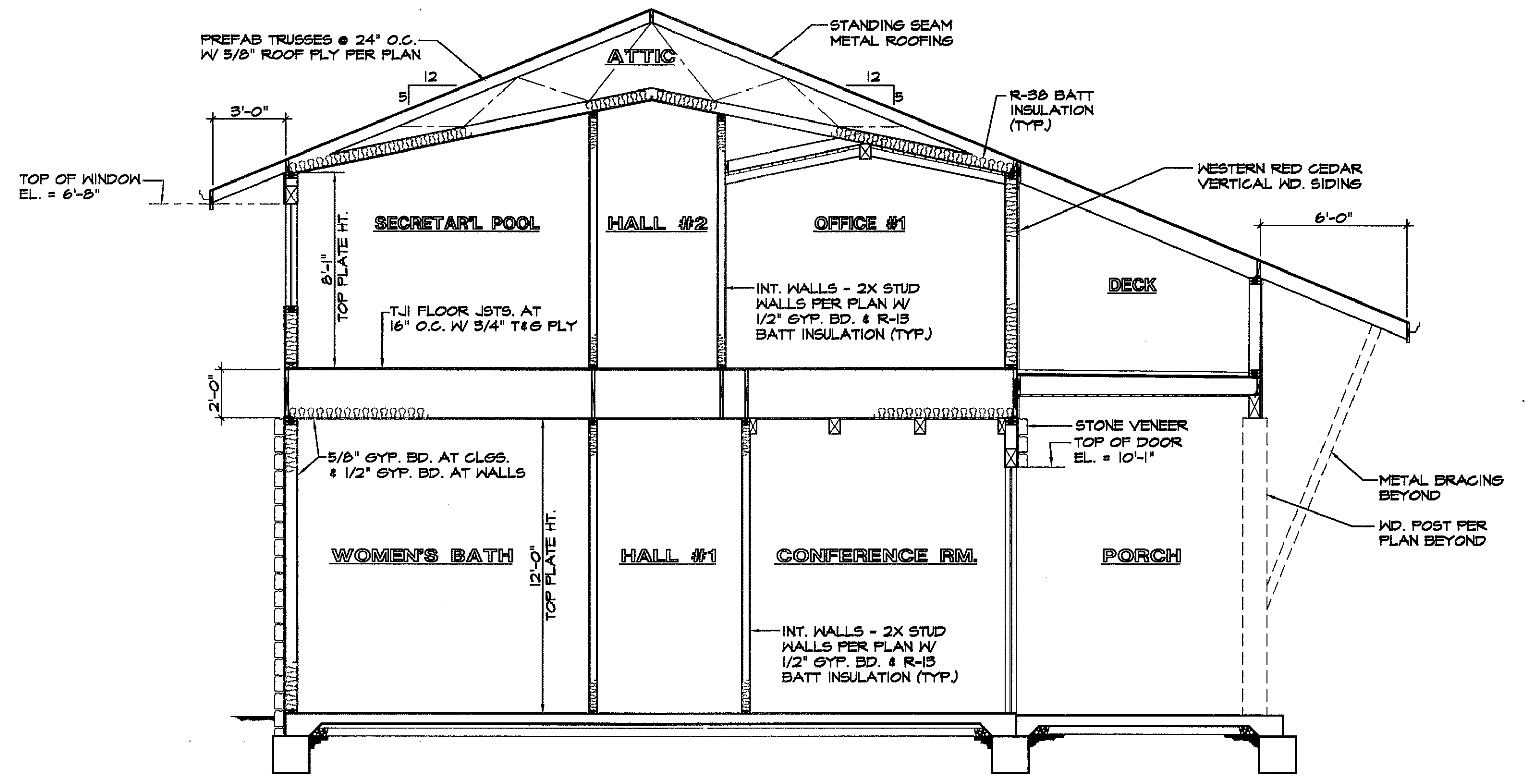


WEST ELEVATION - WINERY BUILDING
 SCALE: 1/8" = 1'-0"



SECTION - WINERY BUILDING

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



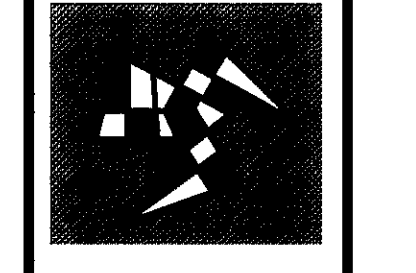
SECTION - WINERY OPERATIONS BUILDING

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

REVISIONS	BY

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BRIAN ARDEN WINERY
 SILVERADO TRAIL
 CALISTOGA, CA.

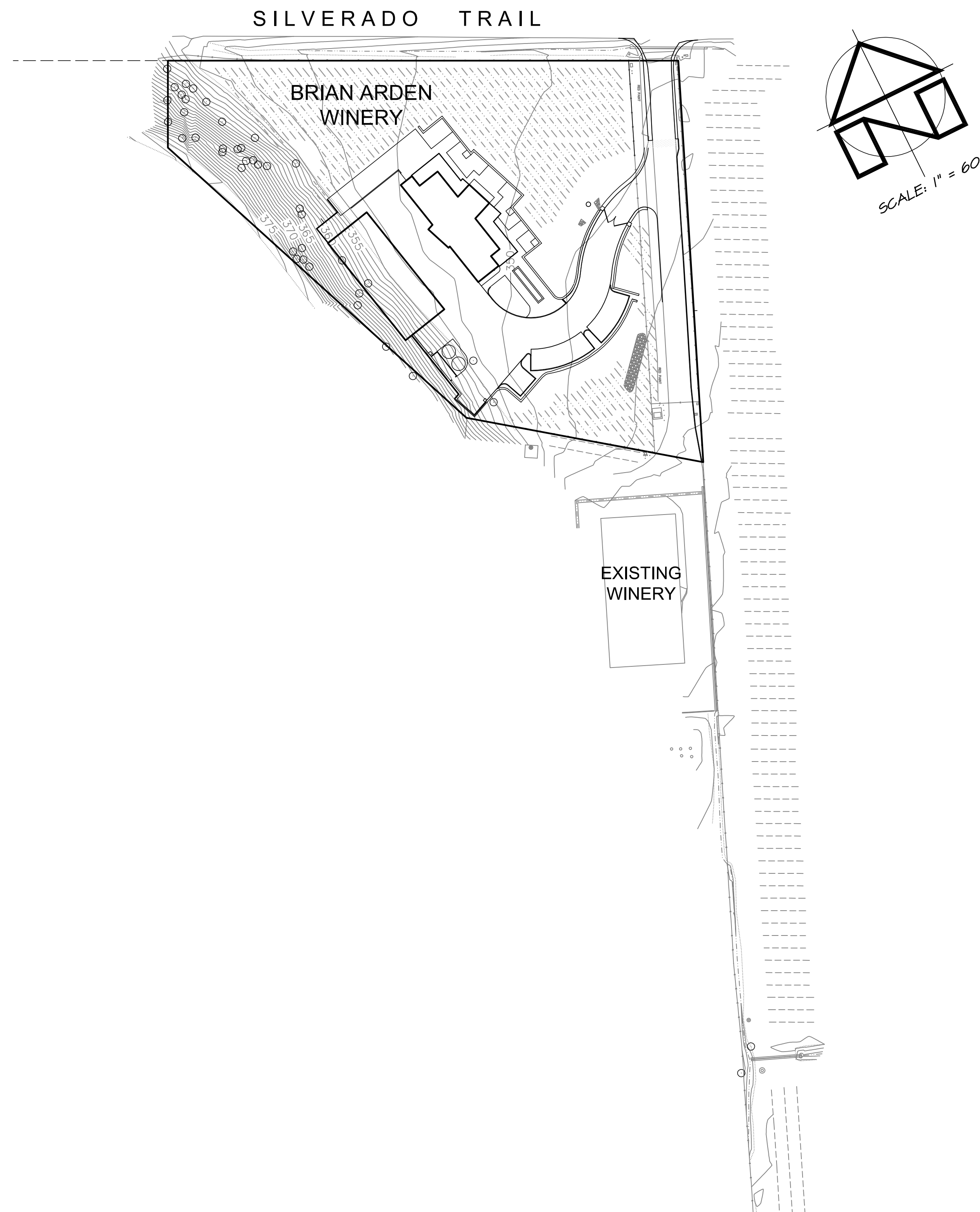
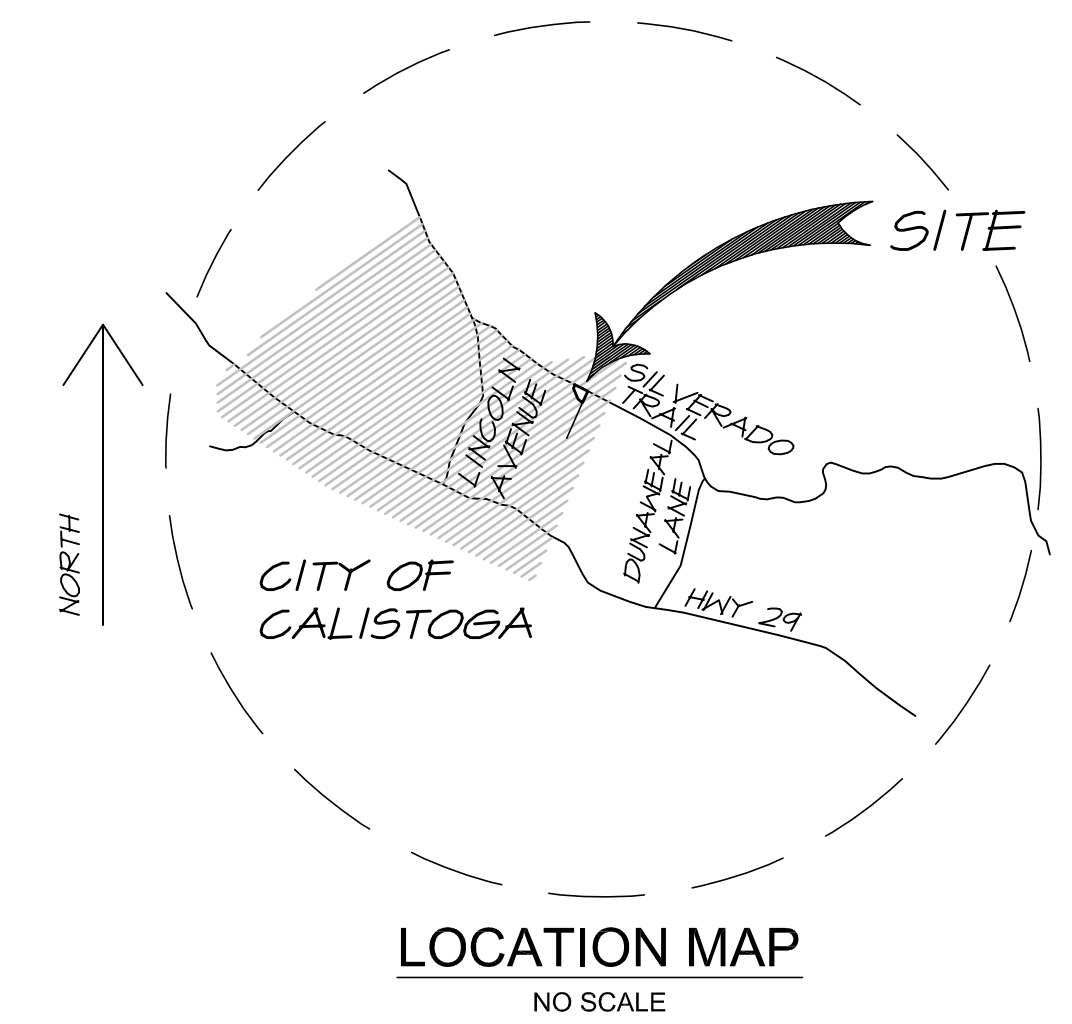
CROSS SECTIONS

DATE:
SCALE: AS SHOWN
DRAWN BY: D. JOHNSON
PROJECT: BRIAN ARDEN WINERY
SHEET:

A4
OF SHEETS

BRIAN ARDEN WINERY USE PERMIT PLAN

CALISTOGA CALIFORNIA



LEGENDS ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BFPD	BACKFLOW PREVENTION DEVICE
BM	BENCHMARK
BO	BLACK OAK
BSW	BACK OF SIDEWALK
C	CENTERLINE
GL	GLASS
CO	CLEANOUT
DI	DROP INLET
EC	CONCRETE ELEVATION
ELL	ELBOW
EP	EDGE OF PAVEMENT
(E)	EXIST. FEATURE
Ex.	EXIST. FEATURE
FC	FACE OF CURB
FDC	FIRE DEPT. CONNECTION
FG	FINISH GRADE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT OF PIPE
LO	LIVE OAK
NDS	NDS DRAINAGE PRODUCTS
OS	ORIGINAL GROUND
PERF	PERFORATED
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PG&E	PACIFIC GAS ELEC
PP	POWER POLE
PUE	PUBLIC UTILITY ESMT
PW	PROCESSED WASTE
R	RADIUS OR RADIUS PT.
RCP	REINFORCED CONCRETE PIPE
R/W	PUBLIC RIGHT OF WAY
S	SLOPE (FOOT/FOOT)
SBD	SUBDRAIN
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TR	TOP OF ROCK (CHIP SEAL)
TYP	TYPICAL
WM	WATER METER

LEGEND

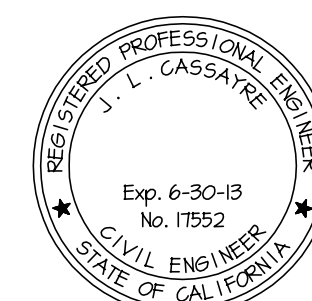
	ASPHALT PAVING
	CONCRETE
	CHIP SEAL
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEV.
	FIBER ROLL WATTLE
	FIBER ROLL CHECK
	DOUBLE CHECK VALVE
	POST INDICATOR VALVE
	FIRE DEPT. CONNECTION
	FIRE HYDRANT
	HYDRANT ASSEMBLY
	VALVE
	THRUST BLOCK
	CLEANOUT

NOTES

- OWNERS: BURT HARLAN
BRIAN HARLAN
- SITE ADDRESS: SILVERADO TRAIL
CALISTOGA, CA
- EXISTING USE: VACANT
- PROPOSED USE: WINERY
- WATER: CITY OF CALISTOGA
- SEWER: CITY OF CALISTOGA

INDEX

SHEET NO	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	UTILITY SOUTH & DETAILS
6	DETAILS
7	DETAILS



JAMES L. CASSAYRE
ENGINEER

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BRIAN ARDEN WINERY

CALISTOGA, CA 945

COVER SHEET

design: JLC

drawn: EG

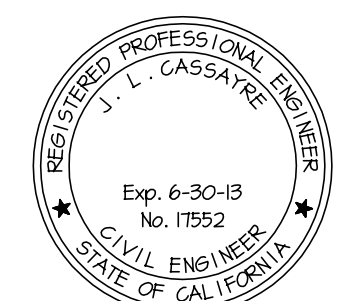
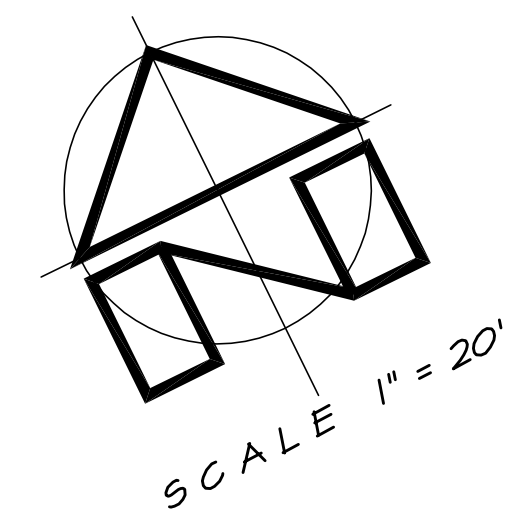
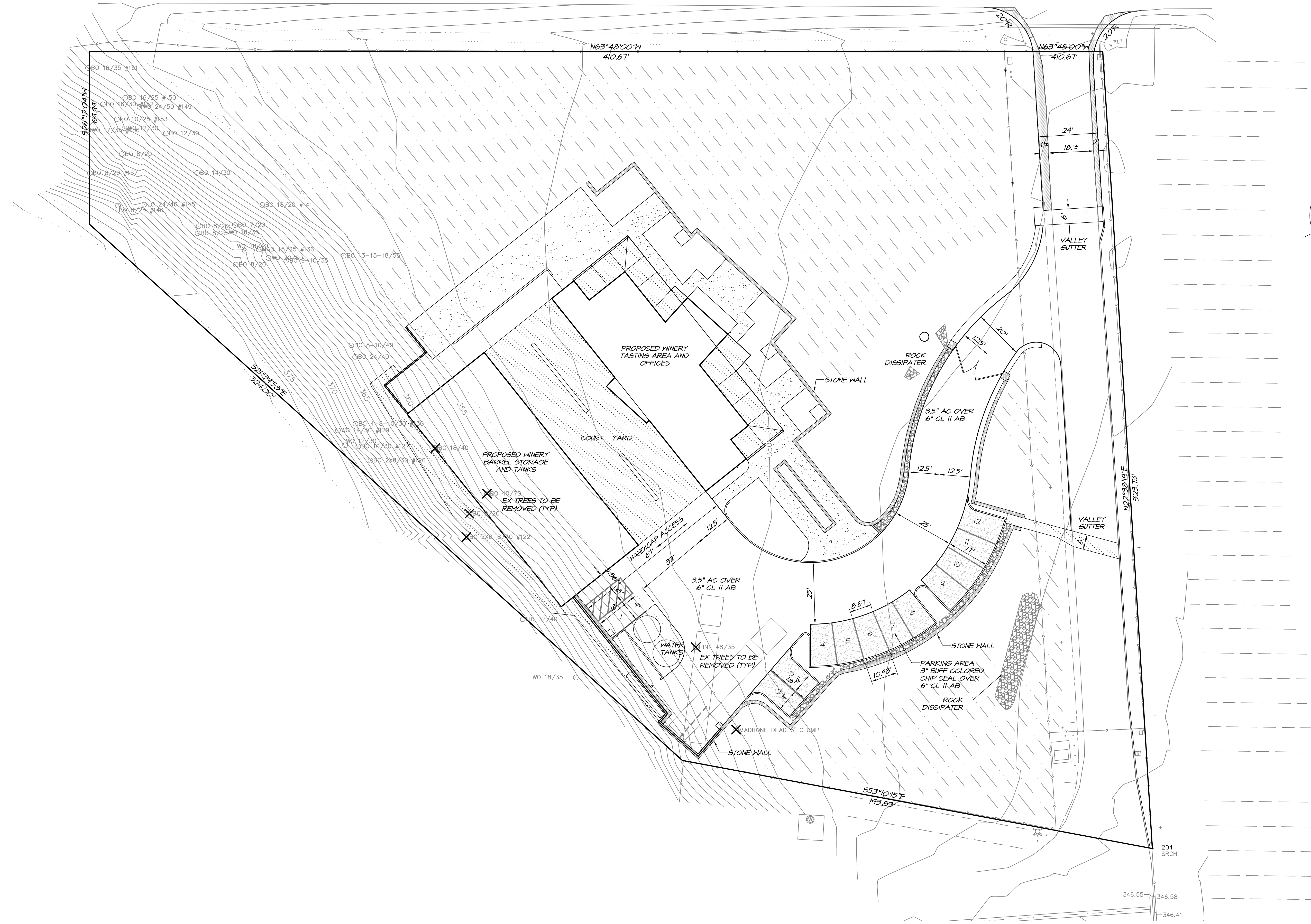
18 JAN 2012

11-04

1

OF 7 SHEETS

SILVERADO TRAIL



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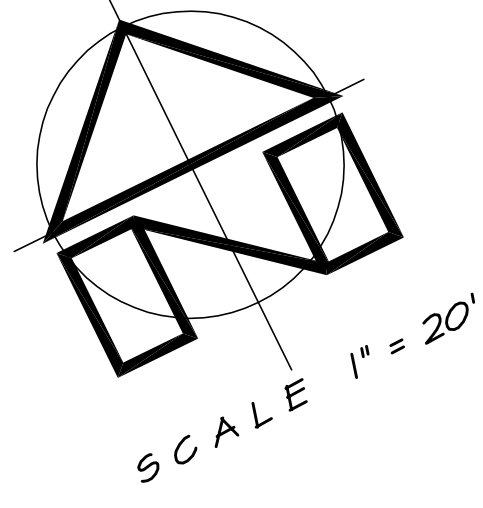
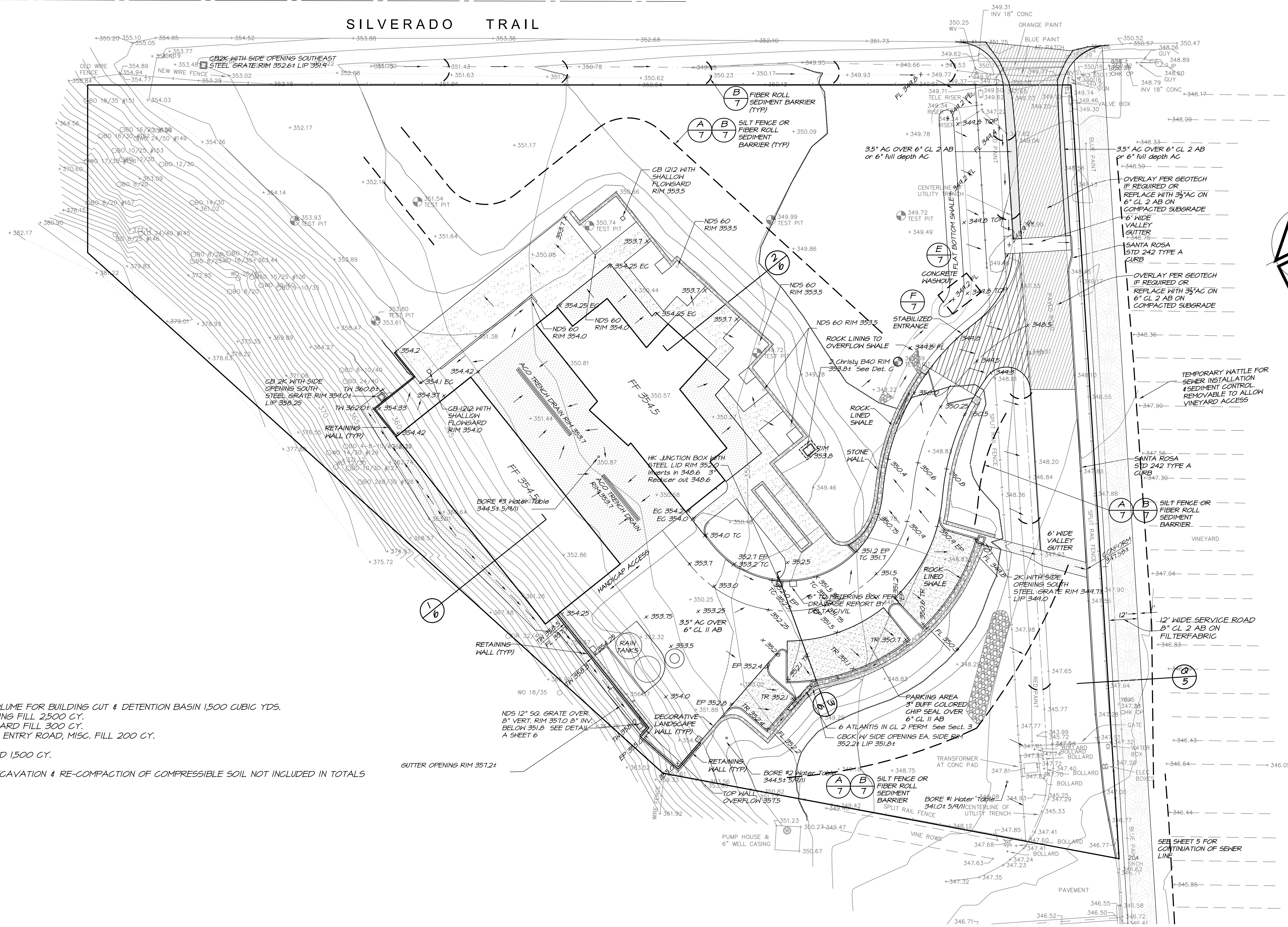
BRIAN ARDEN WINERY
CALISTOGA, CA 945

SITE PLAN

design: JLC
drawn: EG
18 JAN 2012
11-04

2
OF 7 SHEETS

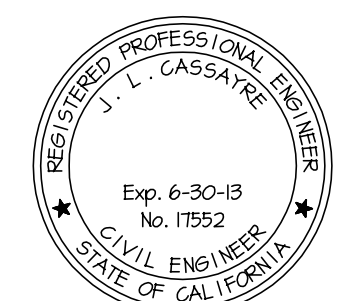
SILVERADO TRAIL



EXCAVATION VOLUME FOR BUILDING CUT & DETENTION BASIN 1,500 CUBIC YDS.
 REQUIRED BUILDING FILL 2,500 CY.
 REQUIRED VINEYARD FILL 300 CY.
 REQUIRED BERM, ENTRY ROAD, MISC. FILL 200 CY.

IMPORT REQUIRED 1,500 CY.

NOTE: OVER-EXCAVATION & RE-COMPACTION OF COMPRESSIBLE SOIL NOT INCLUDED IN TOTALS



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 ENGINEER

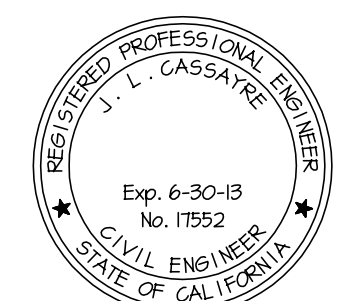
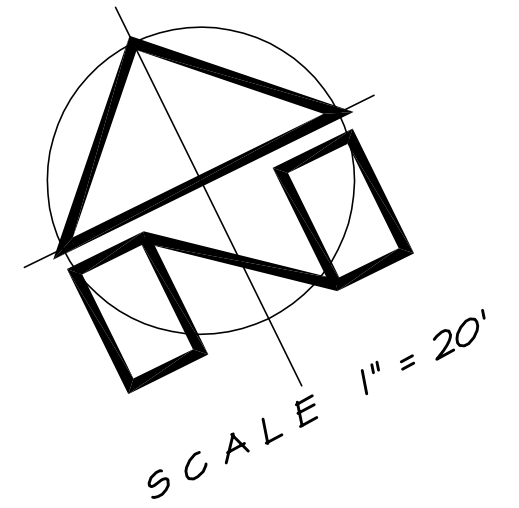
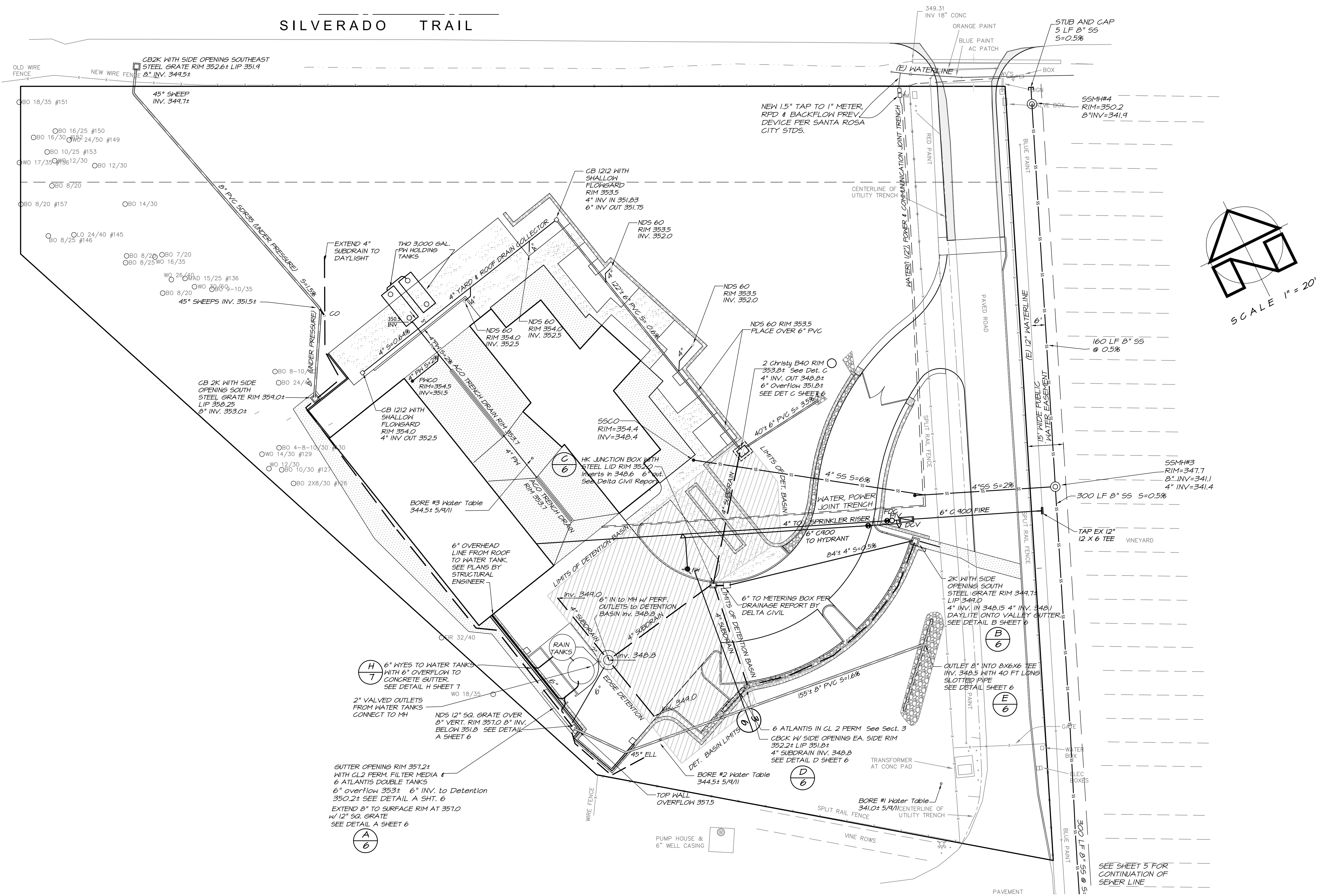
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BRIAN ARDEN WINERY
 CALISTOGA, CA 945
 GRADING AND EROSION CONTROL PLAN

design: JLC
 draw: EG
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 11-04

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 OF 7 SHEETS

SILVERADO TRAIL



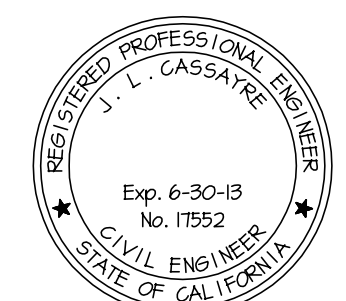
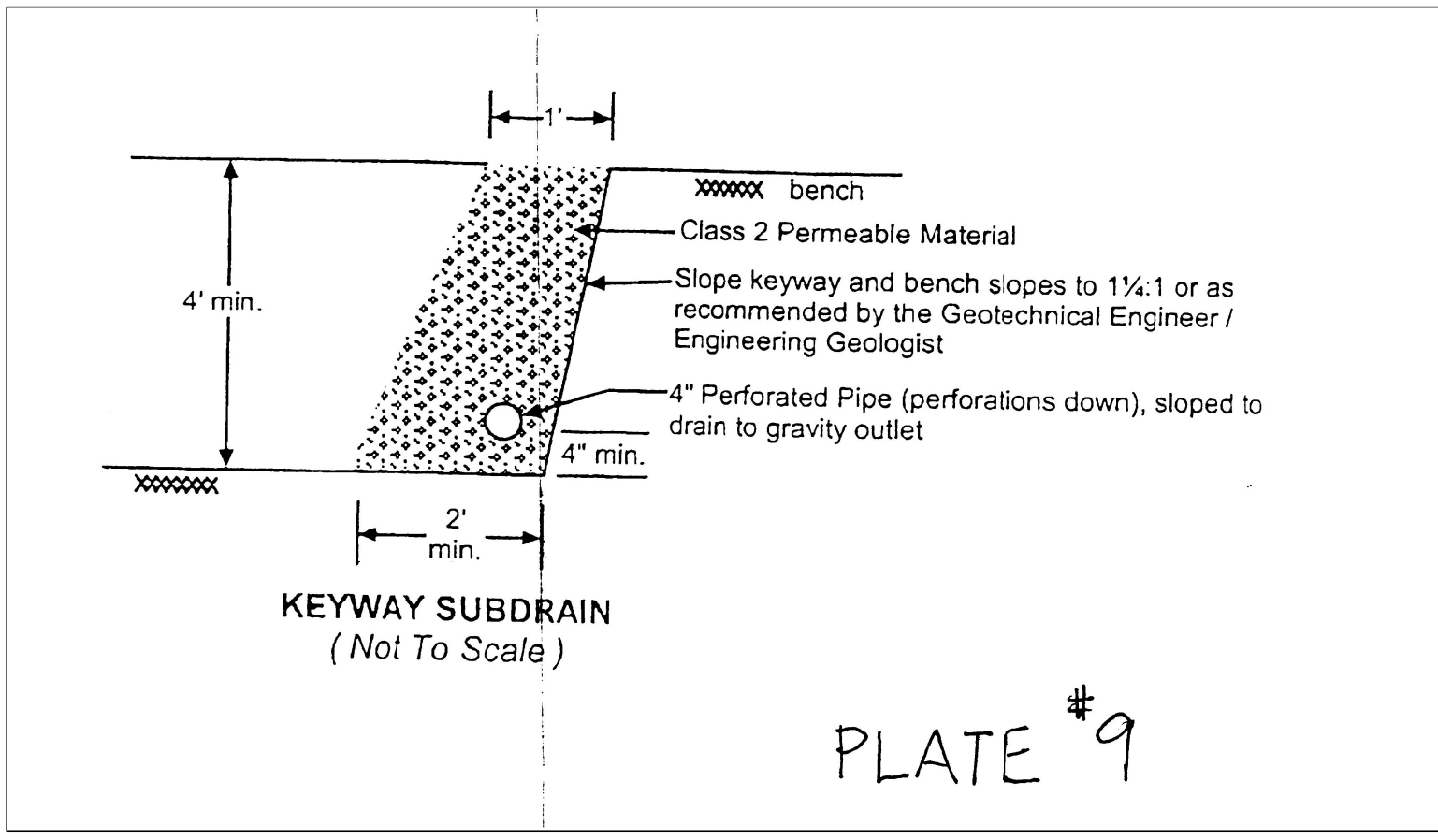
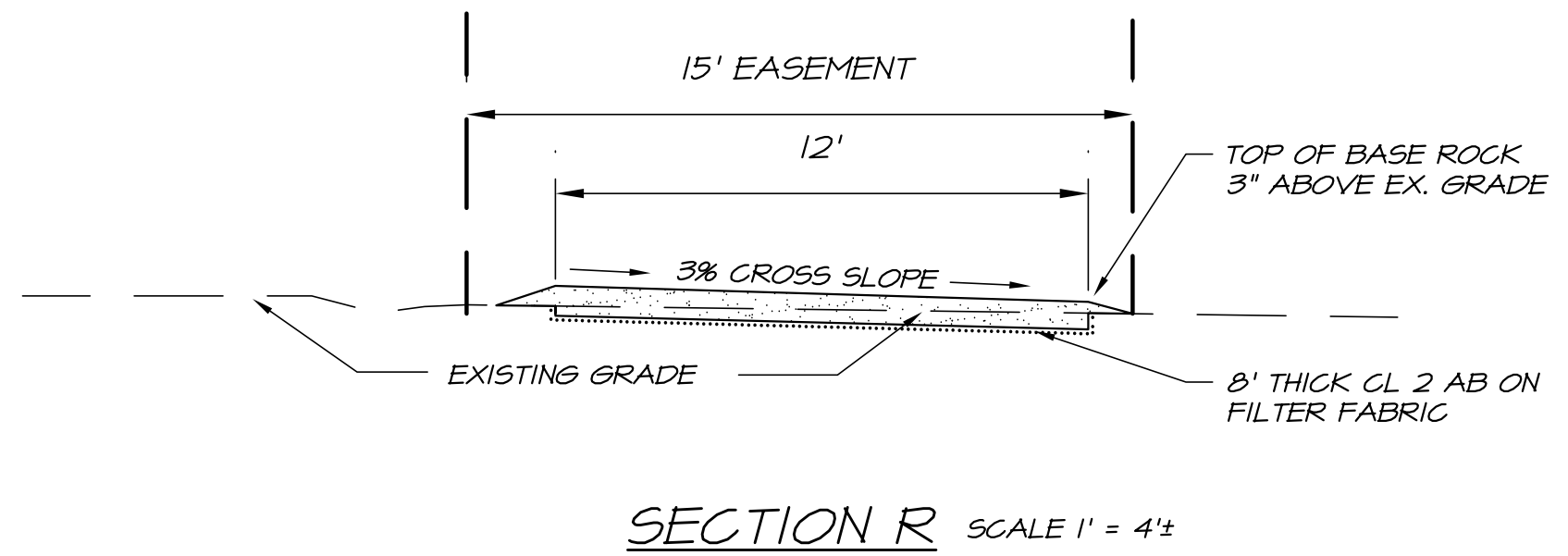
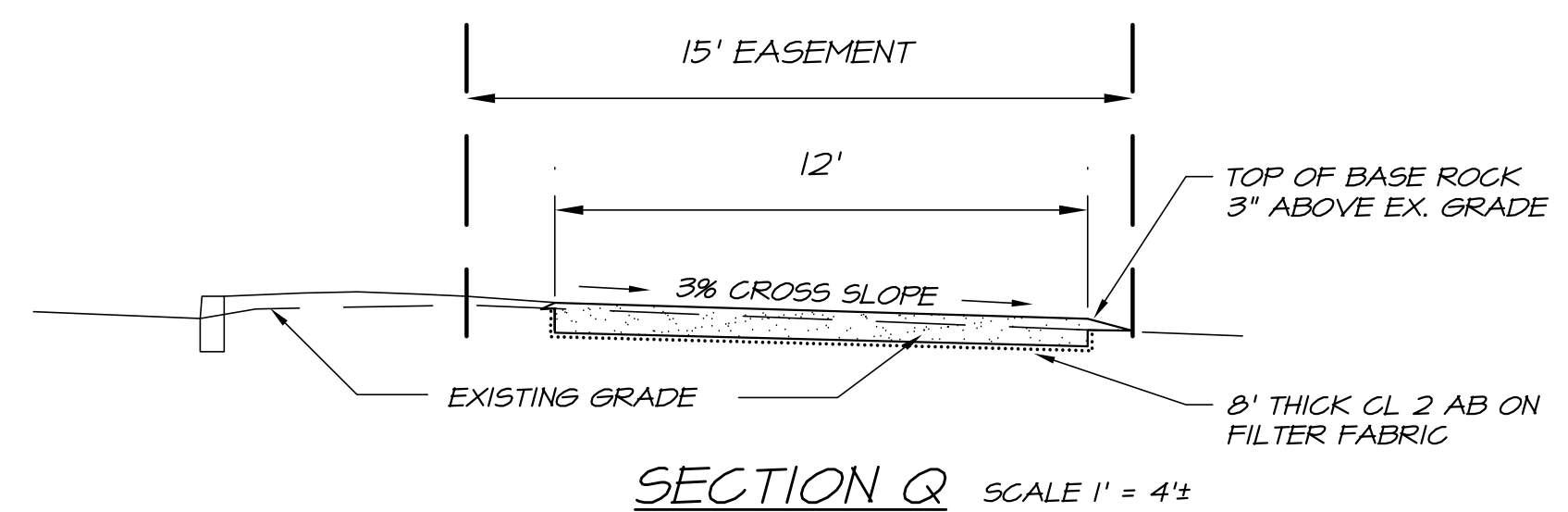
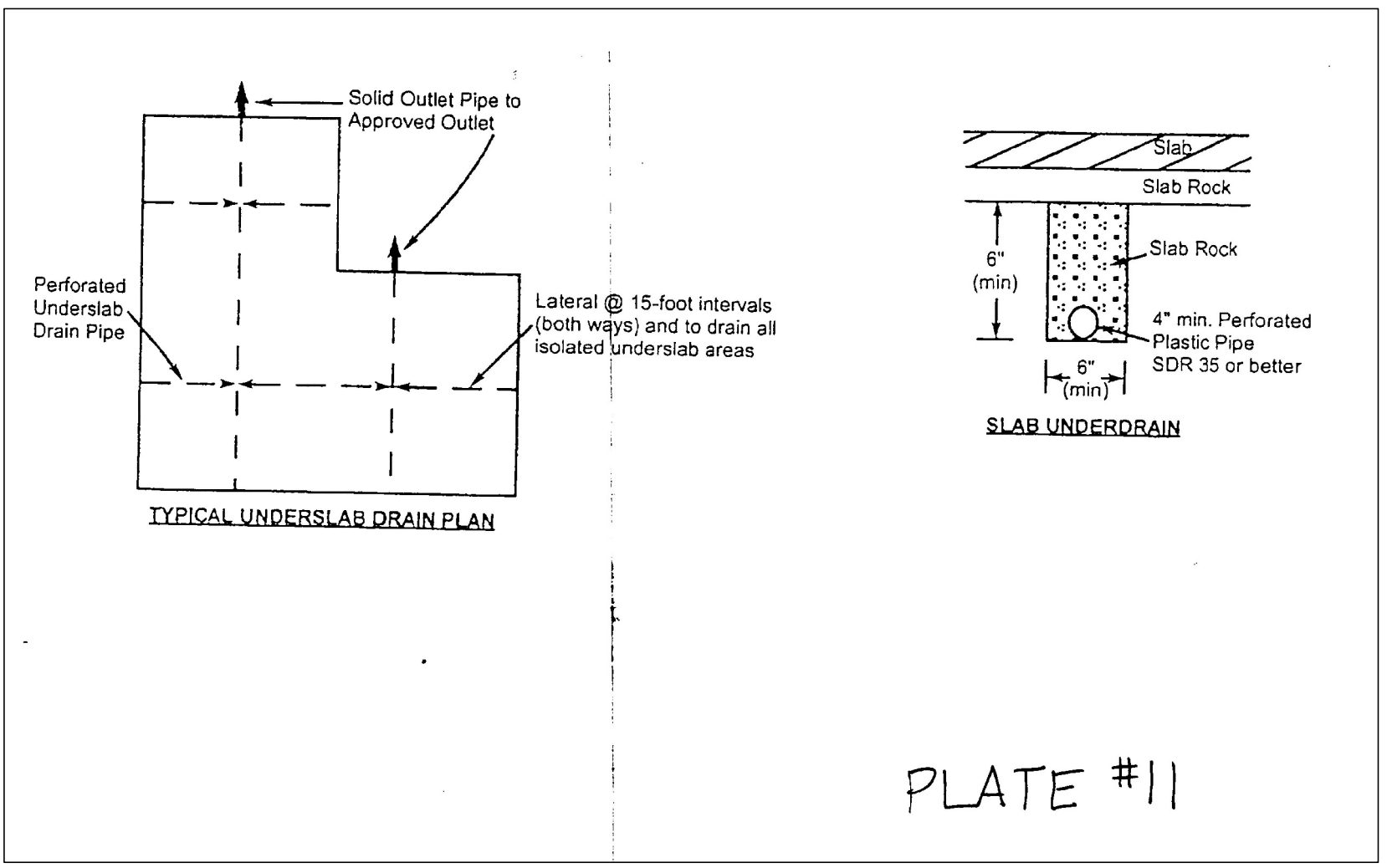
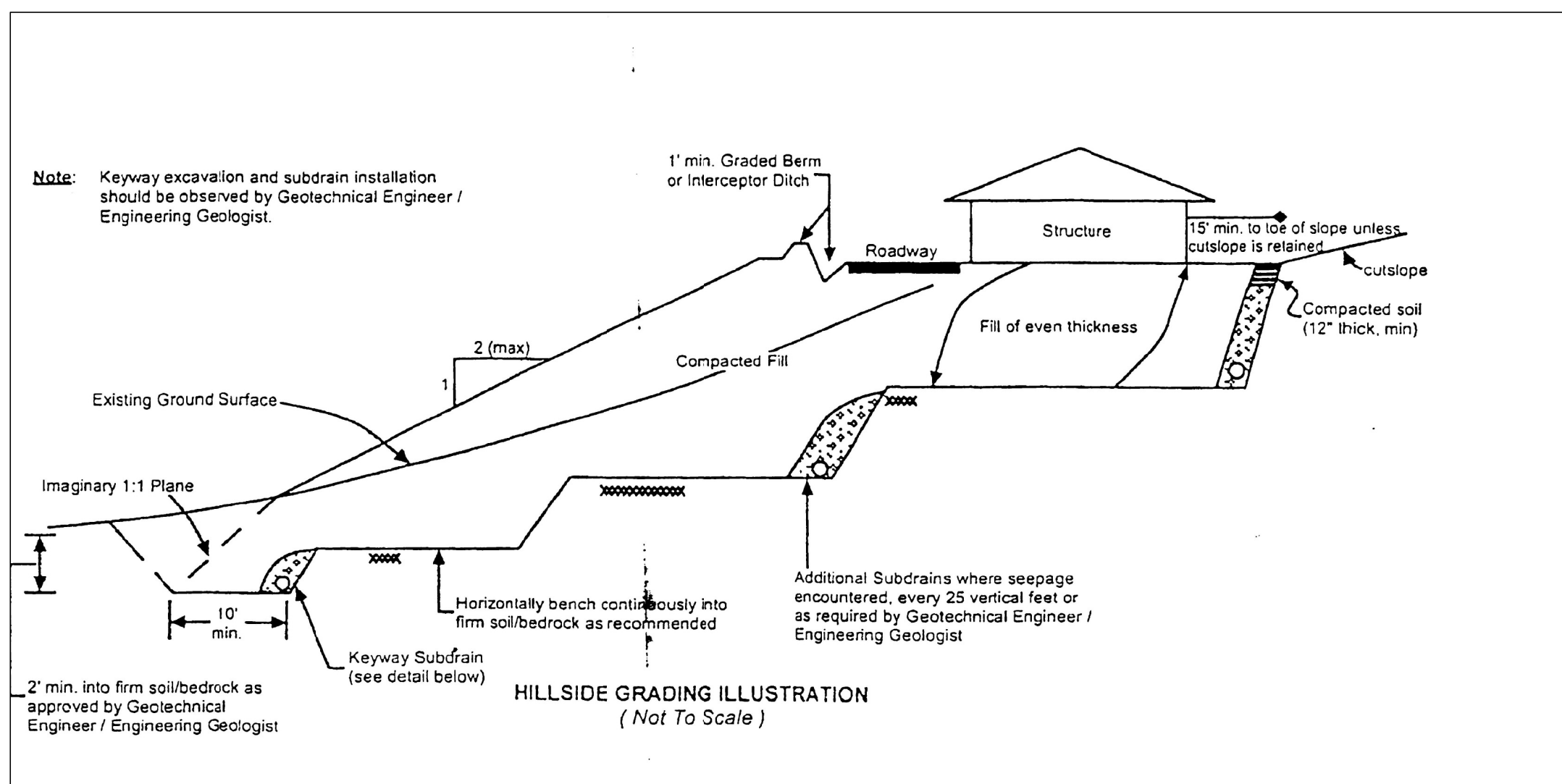
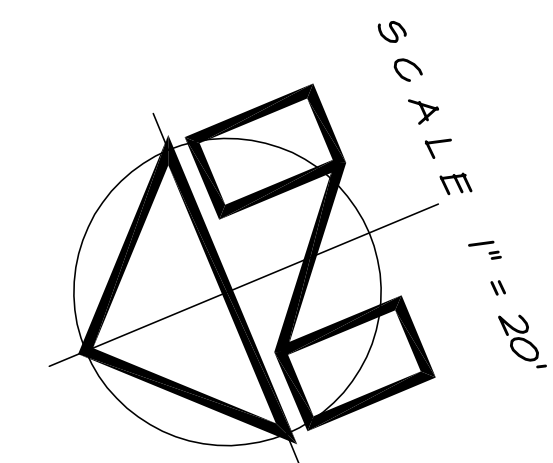
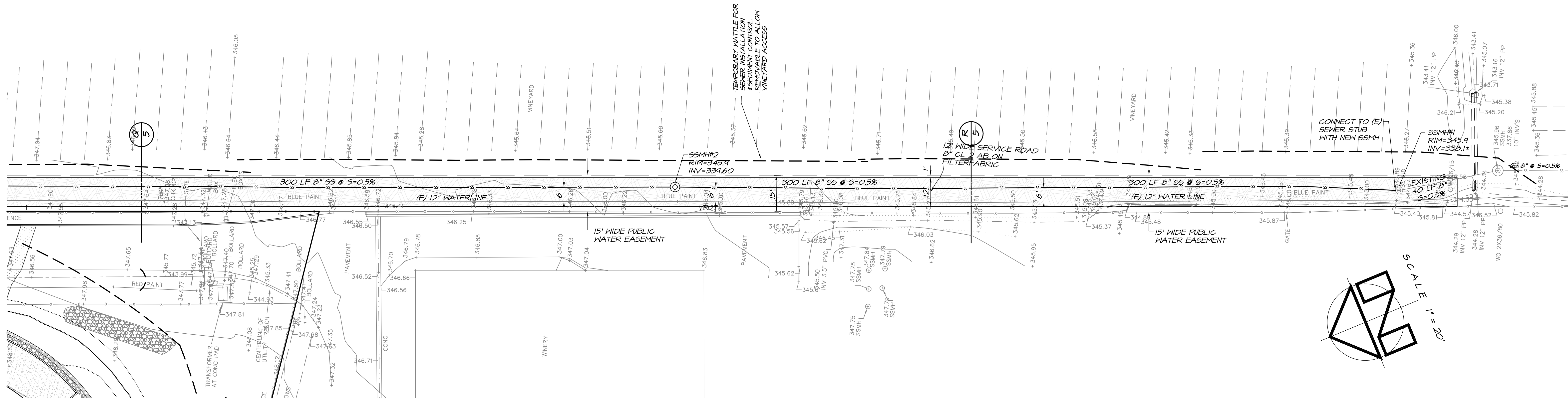
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BRIAN ARDEN WINERY
CALISTOGA, CA 945
UTILITY PLAN

design: JLC
drawn: EG
18 JAN 2012
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OF 7 SHEETS



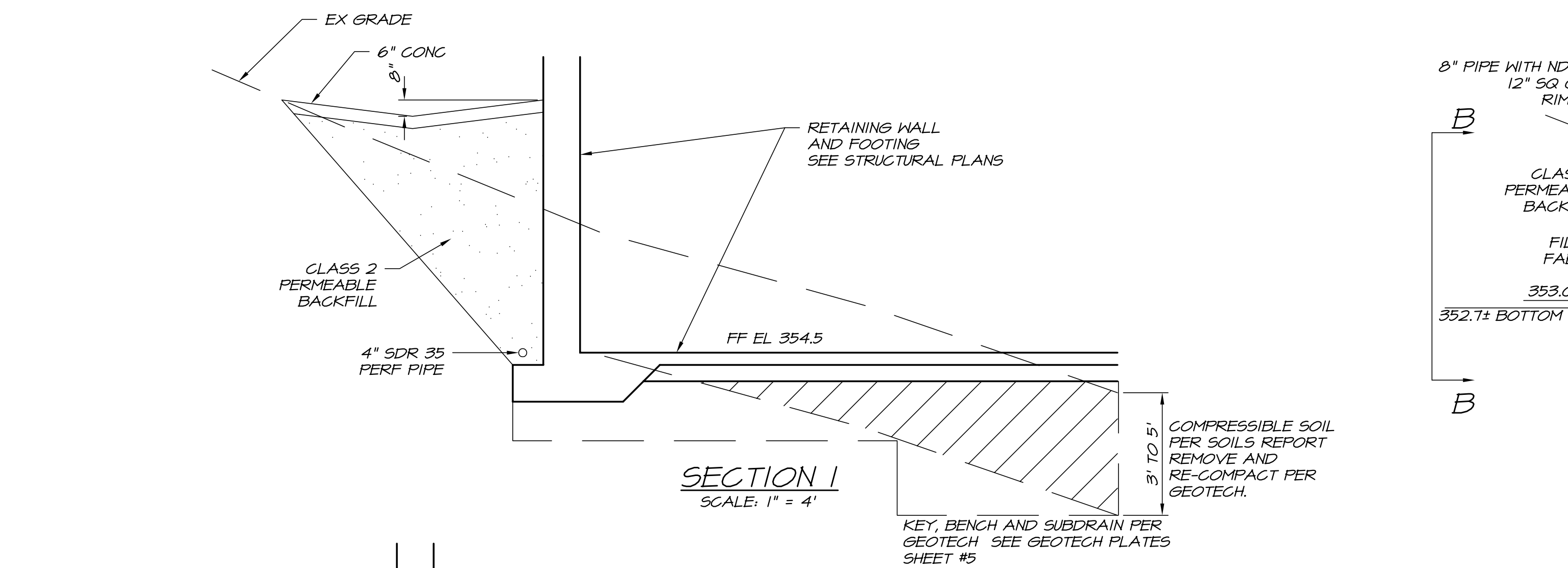
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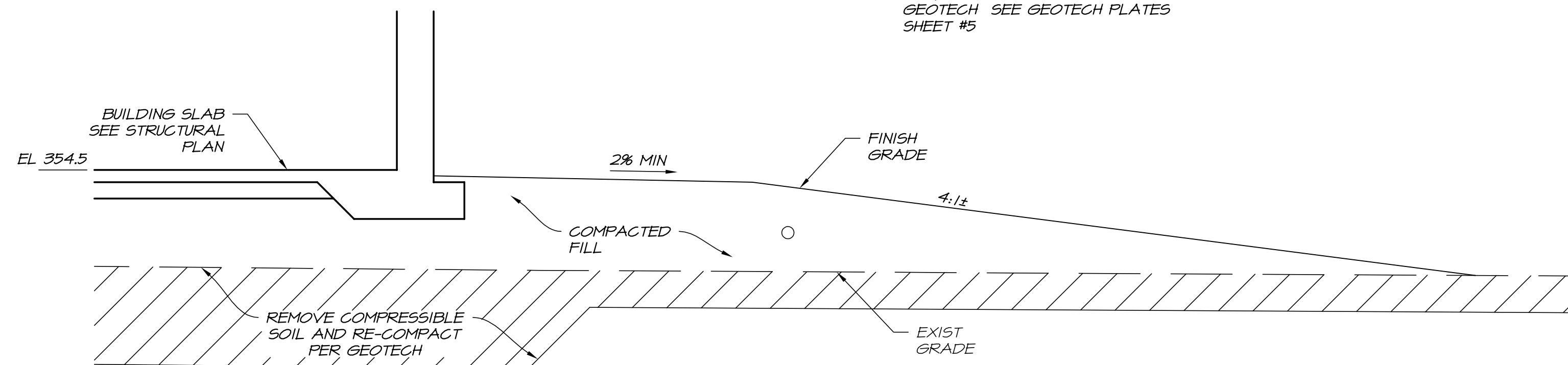
BRIAN ARDEN WINERY
CALISTOGA, CA 945
SEWER PLAN SOUTH

design: JLC
drawn: EG
18 JAN 2012
11-CA

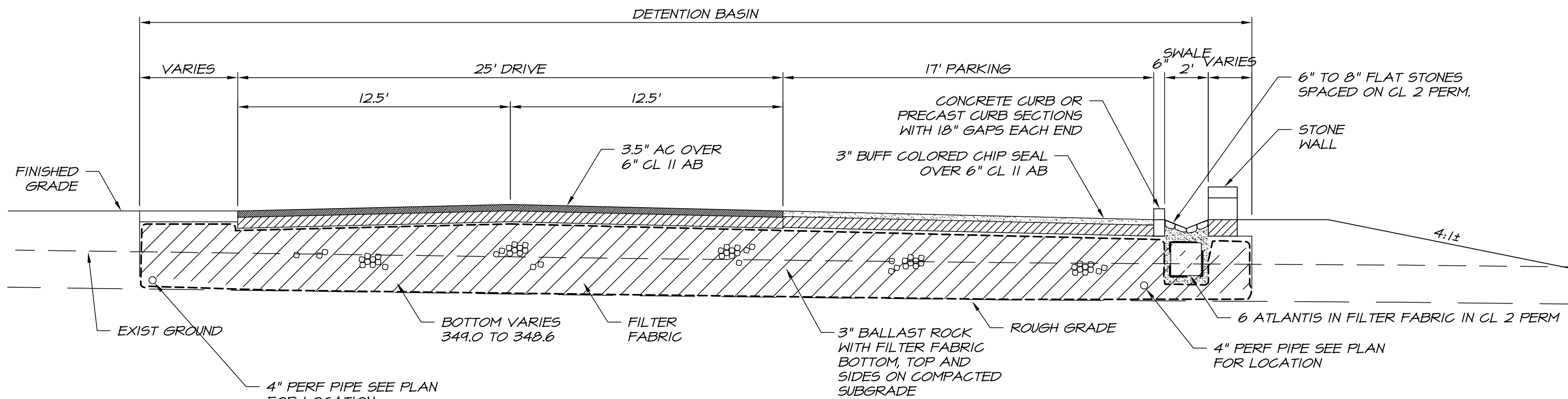
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OF 7 SHEETS



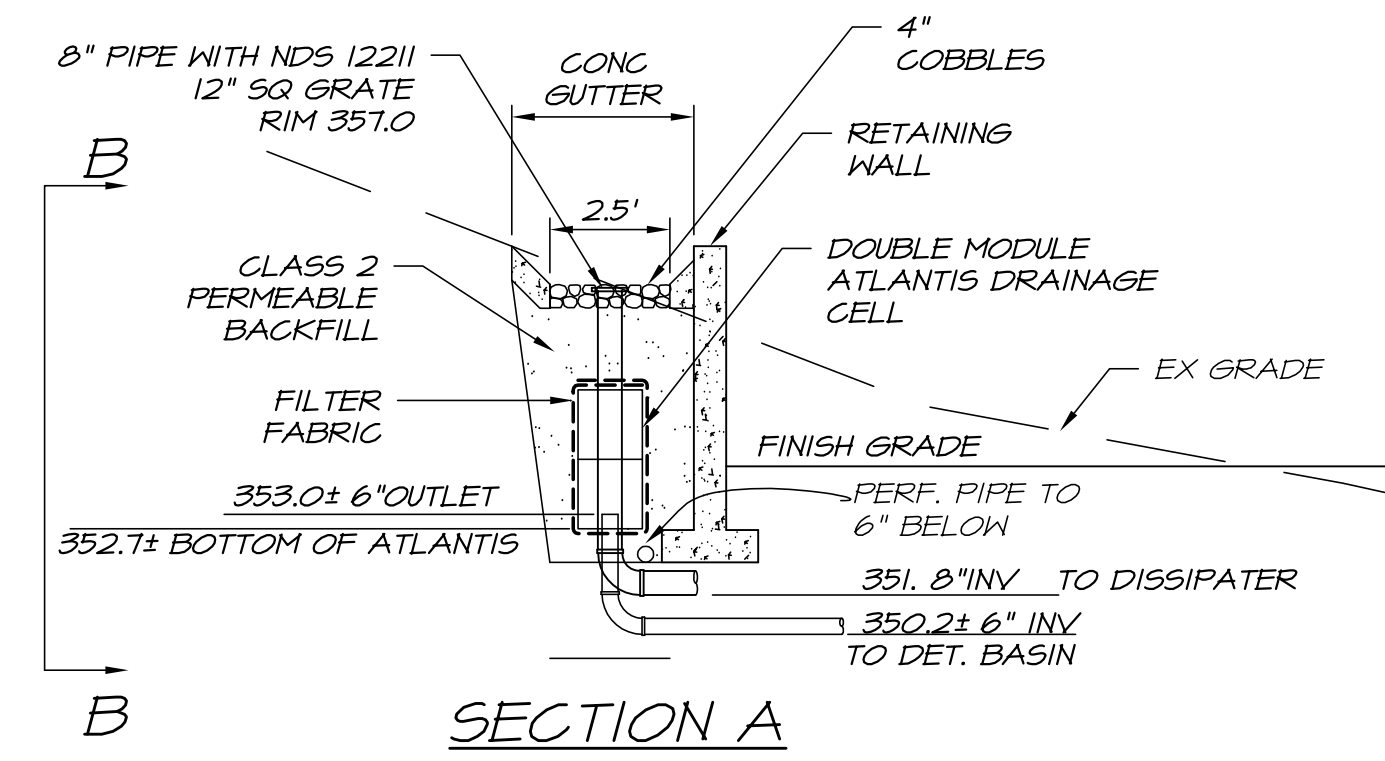
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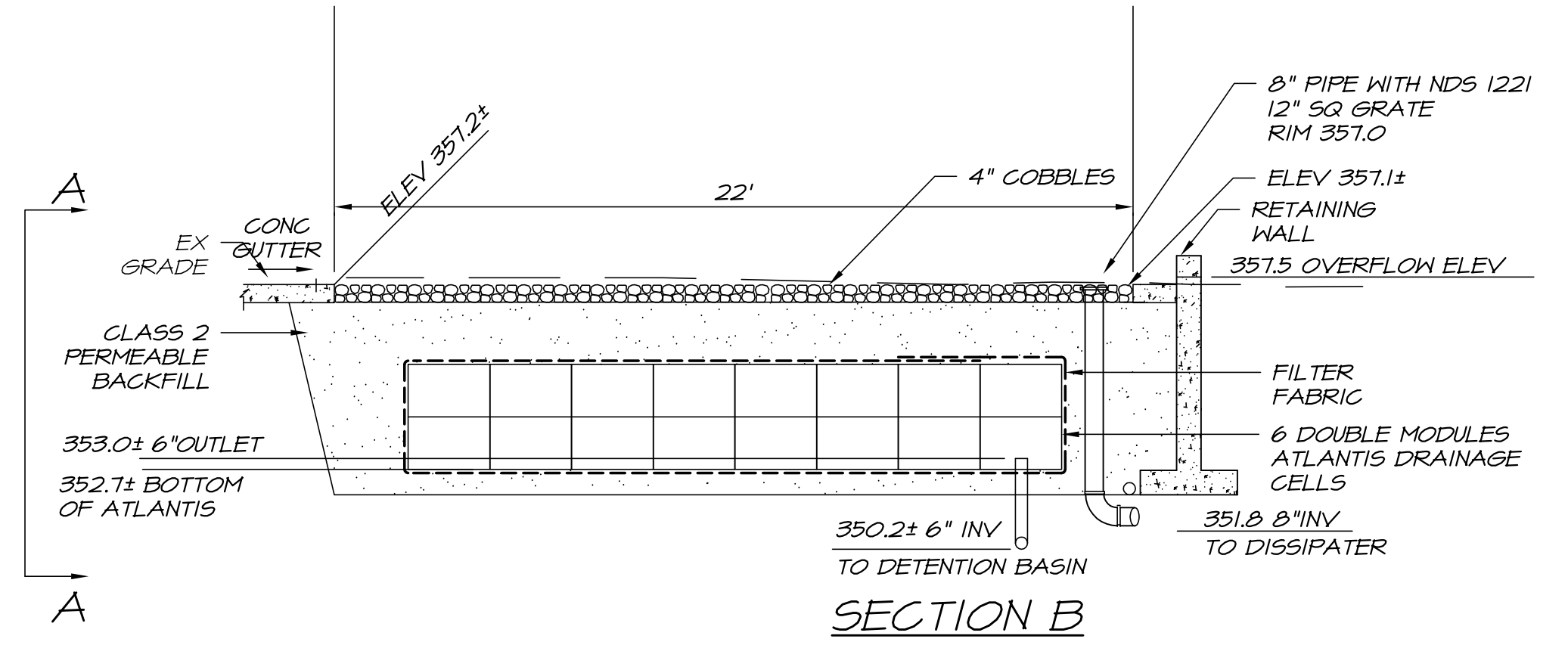
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SECTION 3
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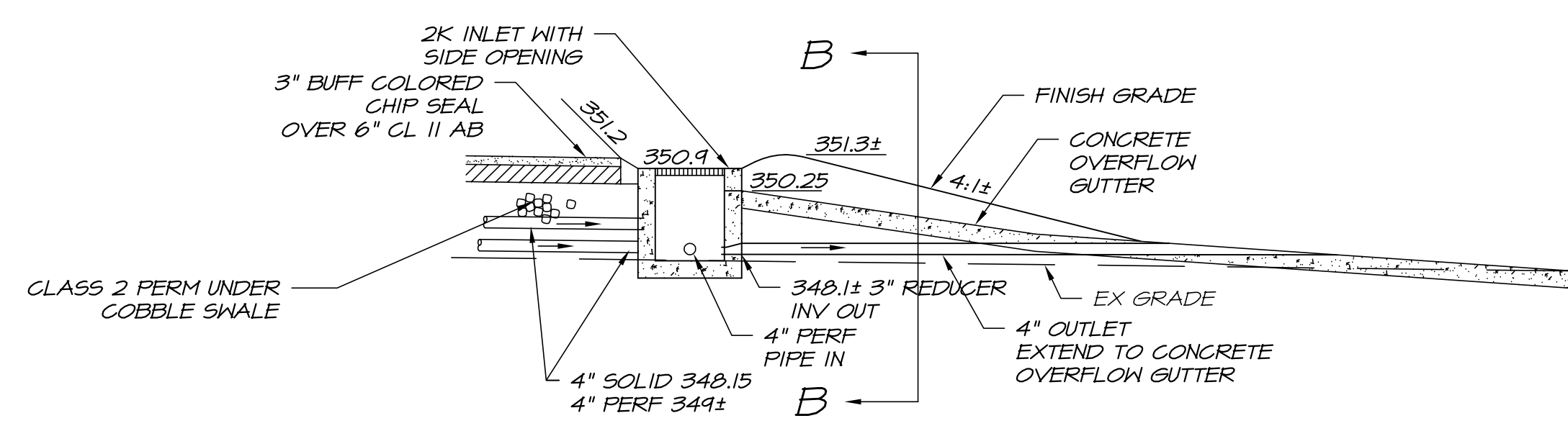


SECTION A

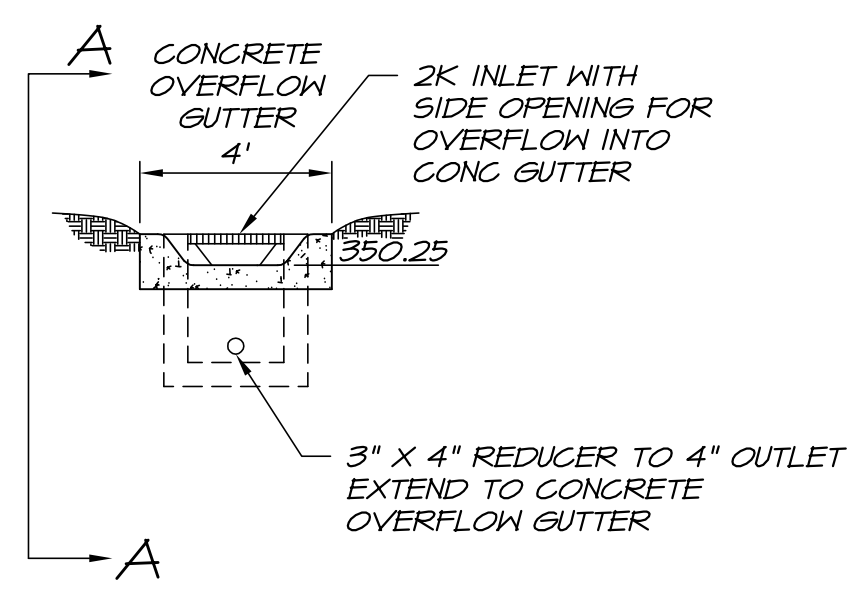


SECTION B

ATLANTIS DRAINAGE CELL
DETAIL A
SCALE: 1" = 4' ±

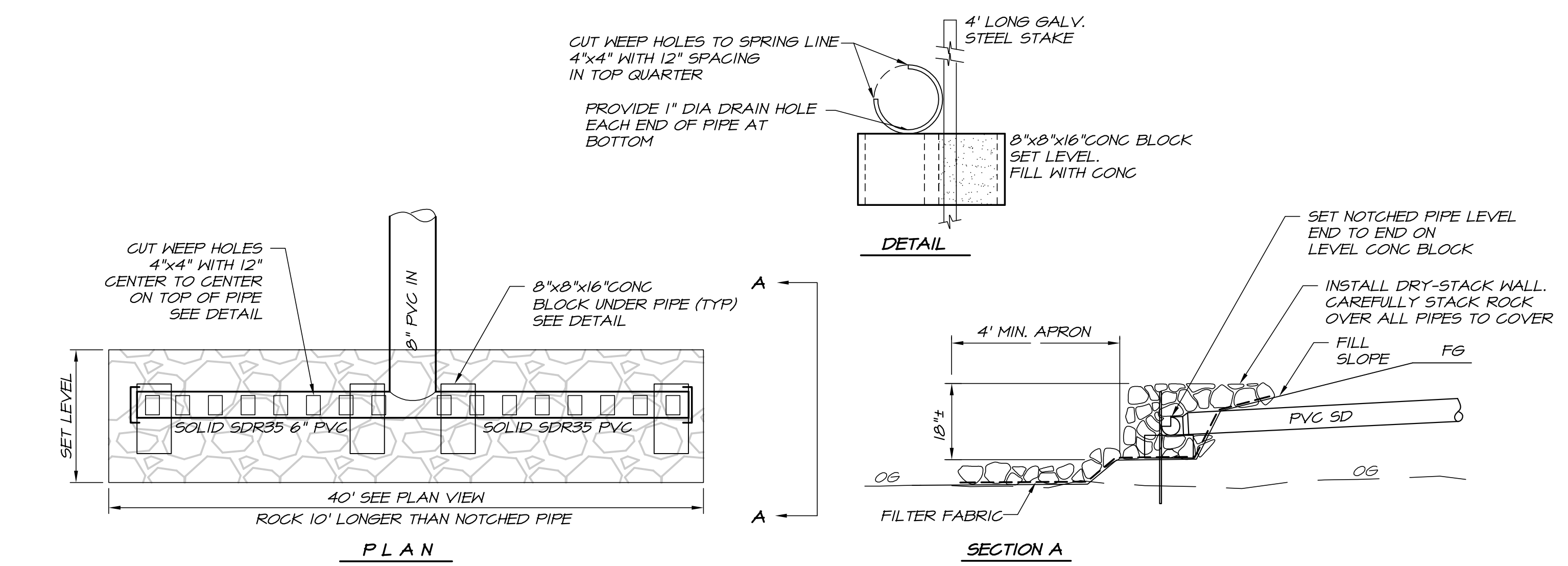


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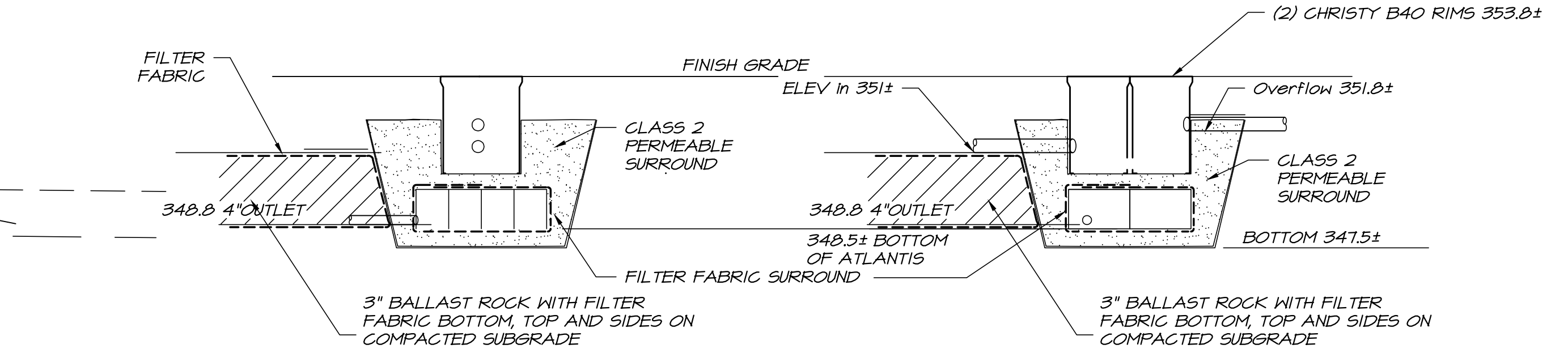


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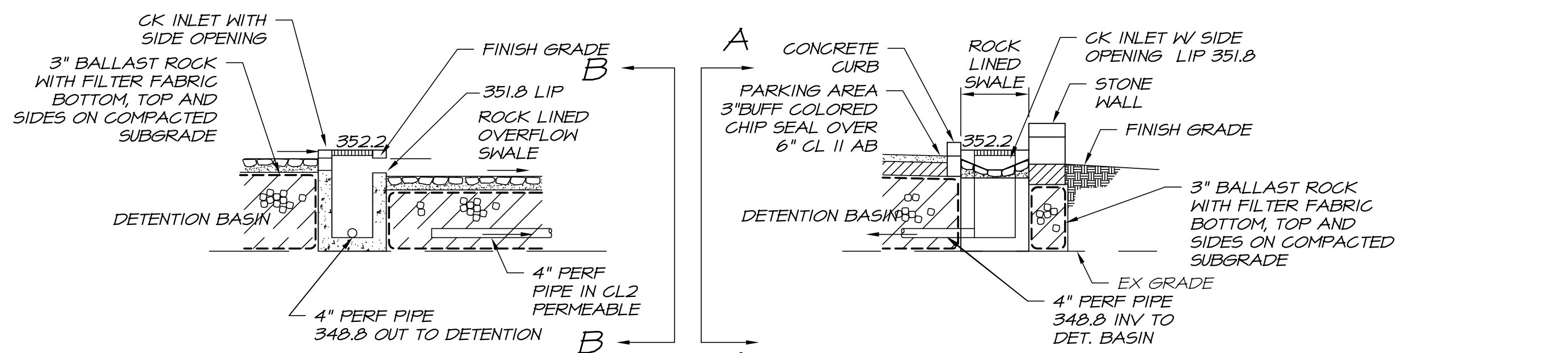
DETAIL B
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STORM WATER DISSIPATER DETAIL
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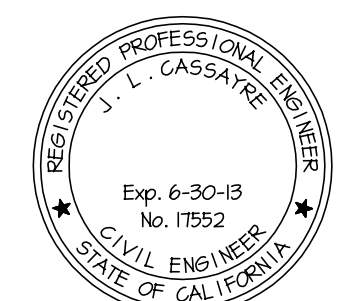
DETAIL C
SCALE: 1" = 4'



SECTION A

SECTION B

DETAIL D
SCALE: 1" = 4'



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ENGINEER

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BRIAN ARDEN WINERY
CALISTOGA, CA 945
DETAILS

design: JLC
draw: EG
18 JAN 2012
11-04

EROSION AND SEDIMENT CONTROL NOTES

EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS SHALL INCLUDE, BUT NOT BE LIMITED, TO THE FOLLOWING:

1. STABILIZED CONSTRUCTION ENTRANCE AND EXITS TO REDUCE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
2. ERTEC PERIMETER GUARD OR FIBER ROLLS BELOW THE TOE OF EXPOSED AND ERODIBLE SLOPES, DOWNLOPES OR EXPOSED SOIL AREAS, AND AS INDICATED ON THE PLANS.
3. ROCK OR ERTEC PERIMETER GUARD CHECK DAMS TO REDUCE VELOCITY OF CONCENTRATED FLOW AND ENCOURAGE SEDIMENT SETTLING.
4. PROTECTION OF BORROW AREAS AND SOIL STOCKPILE AREAS WITH A MINIMUM OF 10 MIL VISQUEEN PLASTIC, INSTALLED ACCORDING TO SHPPP INSTRUCTIONS AND DETAILS, LOCATED WITHIN THESE ESC PLANS.
5. PROTECT CUT AND FILL SLOPES AS OUTLINED IN THE SHPPP. PROTECTION TO BE INSTALLED AS SPECIFIED.
6. RE-VEGETATION TO BE COMPLETED PER LANDSCAPE ARCHITECT'S PLANS.
7. OTHER EROSION CONTROL MEASURES SHALL BE UTILIZED AS FIELD CONDITIONS REQUIRED.
8. ANY CHANGES MADE TO THE PLAN MUST BE APPROVED BY THE ENGINEER AND/OR STORM WATER MANAGEMENT CONSULTANT.

REQUIREMENTS:

1. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICES (BMP'S) WITH THE INTENT OF PREVENTING SEDIMENT OR OTHER CONTAMINANTS FROM LEAVING THE SITE AND ENTERING DRAINAGE WAYS.
2. CONTRACTOR SHALL MINIMIZE DISTURBANCES OF EXISTING SOILS OUTSIDE OF THE LIMITS OF THE WORK AREA AND AS INDICATED ON THE PLAN.
3. A NOTICE OF INTENT SHALL BE FILED BY THE OWNER FOR THIS PROJECT PER NPDES REQUIREMENTS. CONTRACTOR SHALL COMPLY WITH ALL NPDES GENERAL PERMIT AND SHPPP REQUIREMENTS.
4. INSTALLATION OF ALL BMP'S SHALL BE COMPLETED PRIOR TO OCTOBER 1 OR BEFORE THE START OF CONSTRUCTION IN ACCORDANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN. ALL BMP'S SHALL BE MAINTAINED FOR THE ENTIRE LIFE OF THE PROJECT.
5. WHEN TEMPORARY MEASURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE MEASURES CAN BE REMOVED AND ANY SEDIMENT DEPOSITS DISPOSED OF ACCORDING TO LOCAL, STATE AND FEDERAL ORDINANCES. DISPOSAL OR REUSE OF SEDIMENT ON SITE AS FILL MUST HAVE THE APPROVAL OF THE SOILS ENGINEER.
6. EROSION CONTROL MEASURES SHOWN ON THE PLAN THAT INTERFERE WITH THE WORK MAY BE RELOCATED OR MODIFIED WITH APPROVAL OF LOCAL GOVERNING AGENCY AND/OR THE ENGINEER AND STORM WATER MANAGEMENT CONSULTANT.
7. INSTALLATION OF GRAVEL ROADWAYS, WALKWAYS, OR OTHER MEASURES SHALL BE UTILIZED IN ADDITION TO WATER OR OTHER DUST PALLIATIVES TO CONTROL AND PREVENT BLOWING DUST OR MINIMIZE THE CREATION OF DUST.

MAINTENANCE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF BMP'S AT ALL TIMES DURING THE CONSTRUCTION PERIOD. ALL BMP'S SHALL BE INSPECTED AND REPAIRED AS REQUIRED AT THE END OF EACH WORKING DAY.
2. AFTER THE FIRST HEAVY RAIN OF THE SEASON, THE BMP'S SHALL BE INSPECTED FOR DEFICIENCIES. ERTEC, SHALES, DITCHES, ROCK RIPRAP OR OTHER BMP'S WILL BE ADDED AS NECESSARY TO ENSURE THAT WATER POLLUTION IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.
3. AFTER HEAVY RAINS, THE SITE SHALL BE INSPECTED FOR EXCESSIVE EROSION AND ERODED AREAS REPAIRED AS REQUIRED BY ADDING RIPRAP OR COBBLE TO PREVENT FURTHER EROSION.
4. SEDIMENT IS TO BE REMOVED FROM SEDIMENT TRAPS ON A REGULAR BASIS, AND BEFORE THE SEDIMENT REACHES 50% OF THE MAXIMUM LOAD.
5. DURING THE RAINY SEASON, ALL PAVED SURFACES SHALL BE MAINTAINED FREE OF EARTH MATERIAL AND DEBRIS. WHEN THE WORK REQUIRES THAT MATERIALS BE PLACED UPON PAVED SURFACES, APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT THE MATERIAL FROM ERODING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING PROPERTIES, STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE LOCAL GOVERNING AGENCY. ANY MUD THAT IS TRACKED ONTO PUBLIC ACCESS SHALL BE REMOVED THAT SAME DAY.

REVIEW THE STORM WATER MANAGEMENT PLAN AND FOLLOW ALL REQUIREMENTS AS SET FORTH IN THE SHPPP.

CONTRACTOR WILL HAVE ALL SUB-CONTRACTORS ATTEND A SITE SPECIFIC TRAINING AND MAINTAIN THE TRAINING LOG, LOCATED IN THE SHPPP DOCUMENT.

THIS PLAN WILL NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION. ADJUSTMENTS TO THE PLAN MAY BE MADE AS CONDITIONS WARRANT WITH APPROVAL OF THE LOCAL GOVERNING AGENCY.

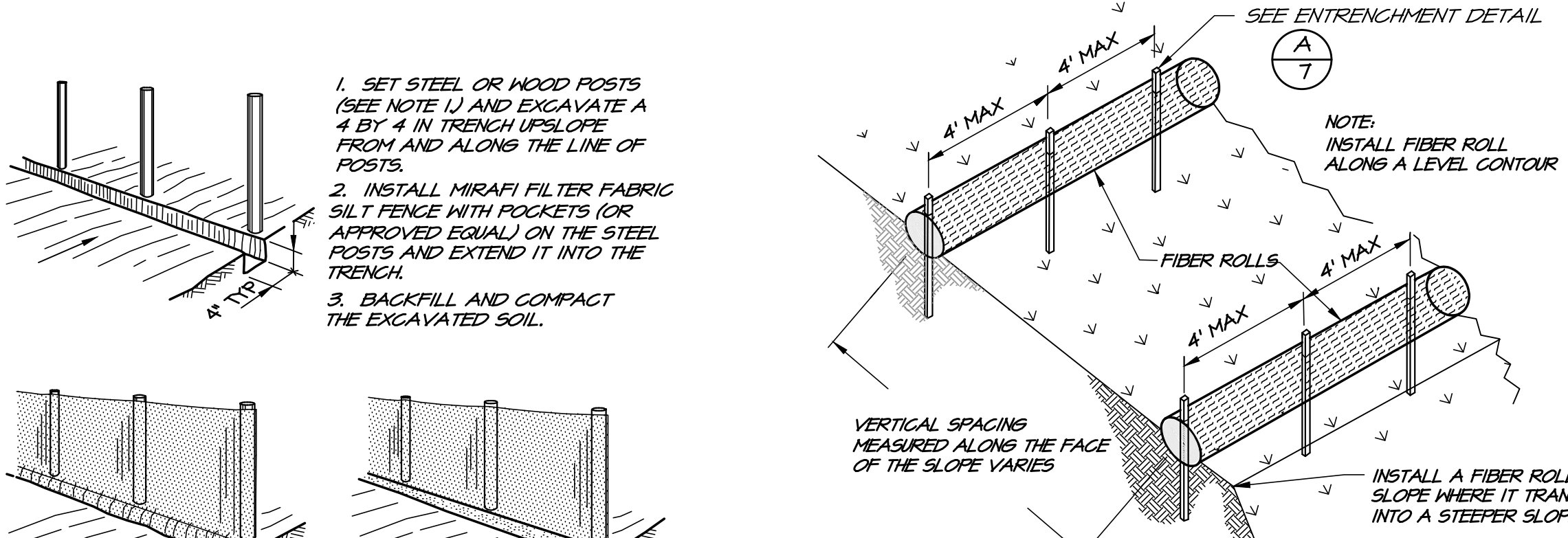
SEE CONSTRUCTION SHPPP FOR INSTALLATION AND MAINTENANCE GUIDELINES.

SEED REQUIREMENTS

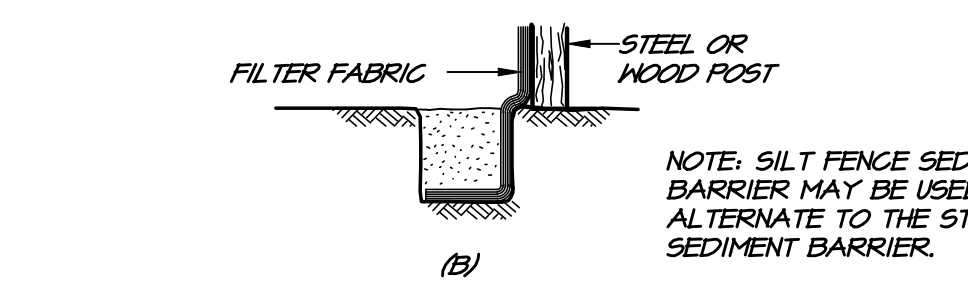
APPLY SEED MIX ONE LISTED BELOW UNLESS DIRECTED OTHERWISE BY LANDSCAPE ARCHITECT:

- SEED MIX ONE (APPLICATION RATE = 31 LBS/ACRE)
 40% BLANDO BROME
 8% ZORRO ANNUAL FESCUE
 12% LANA VETCH
 15% ROSE CLOVER
 15% CRIMSON CLOVER
 10% SUB-CLOVER

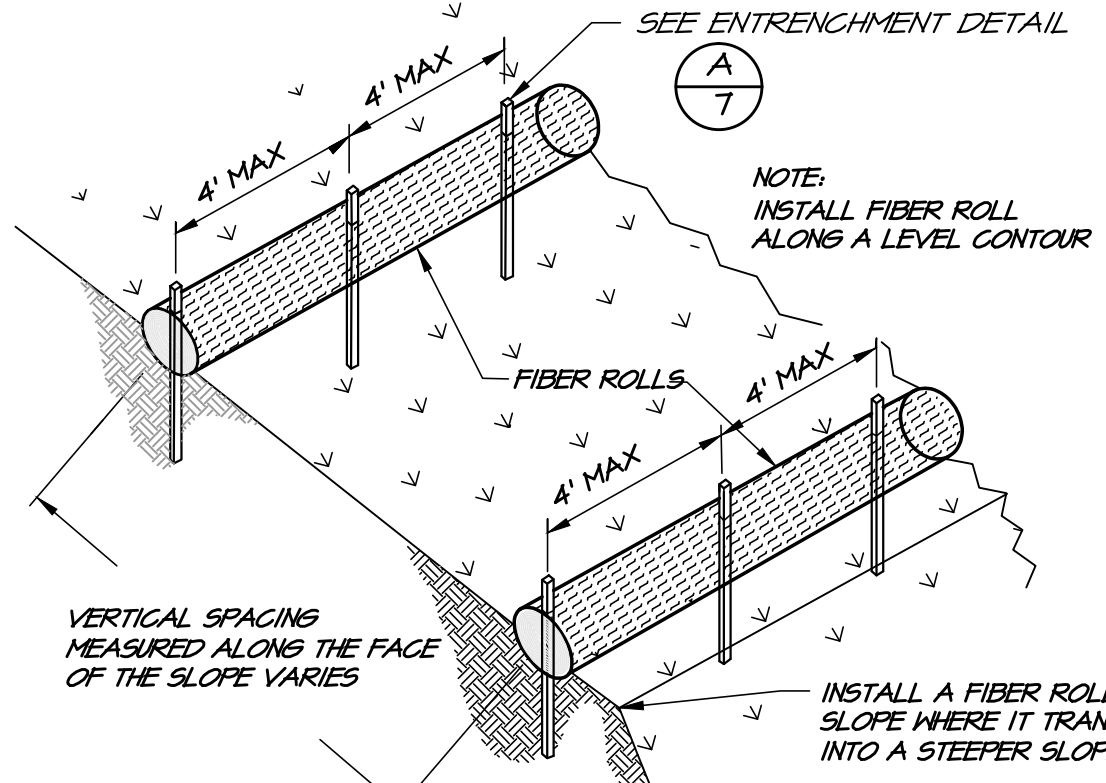
MULCH REQUIREMENTS-STRAW MULCH AT THE RATE OF 3,000 LBS./ACRE
 FERTILIZER REQUIREMENTS-12.12.12 AT THE RATE OF 400 LBS./ACRE
 RESEEDING REQUIREMENTS-RESEED ALL AREAS HAVING LESS THAN 80% COVERAGE



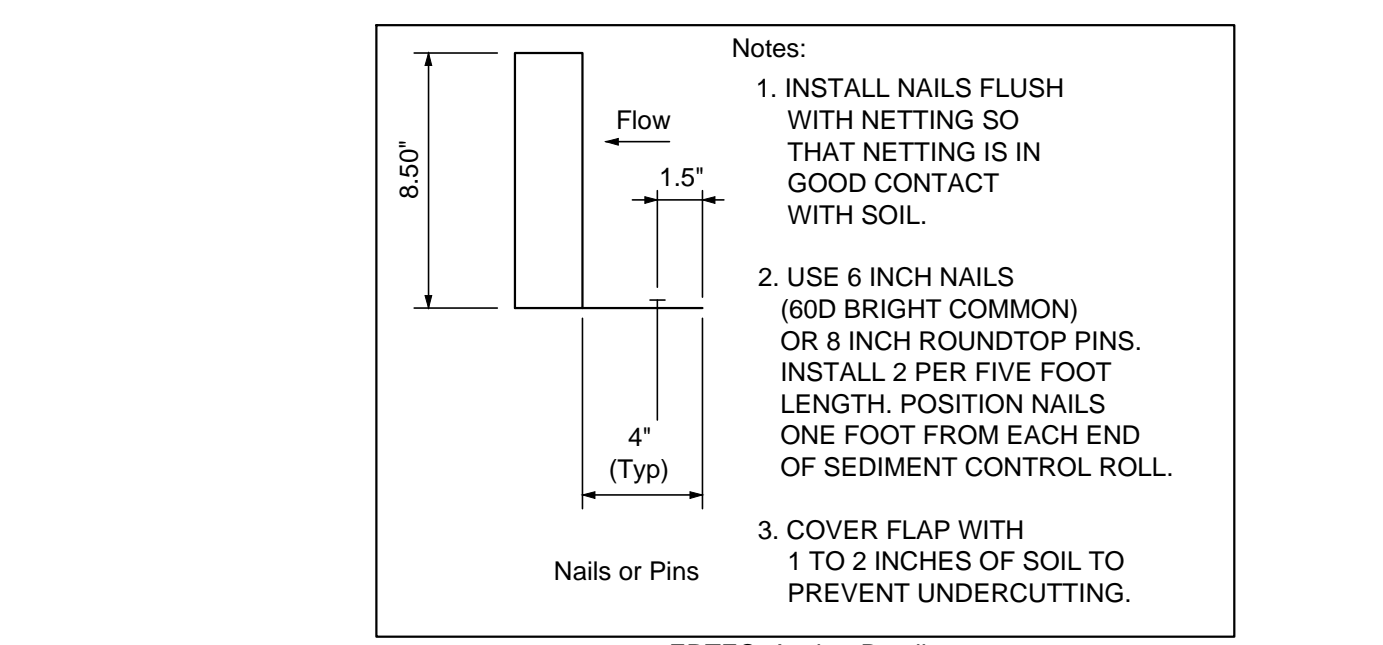
(A) PREFAB SILT FENCE SEDIMENT BARRIER
NO SCALE



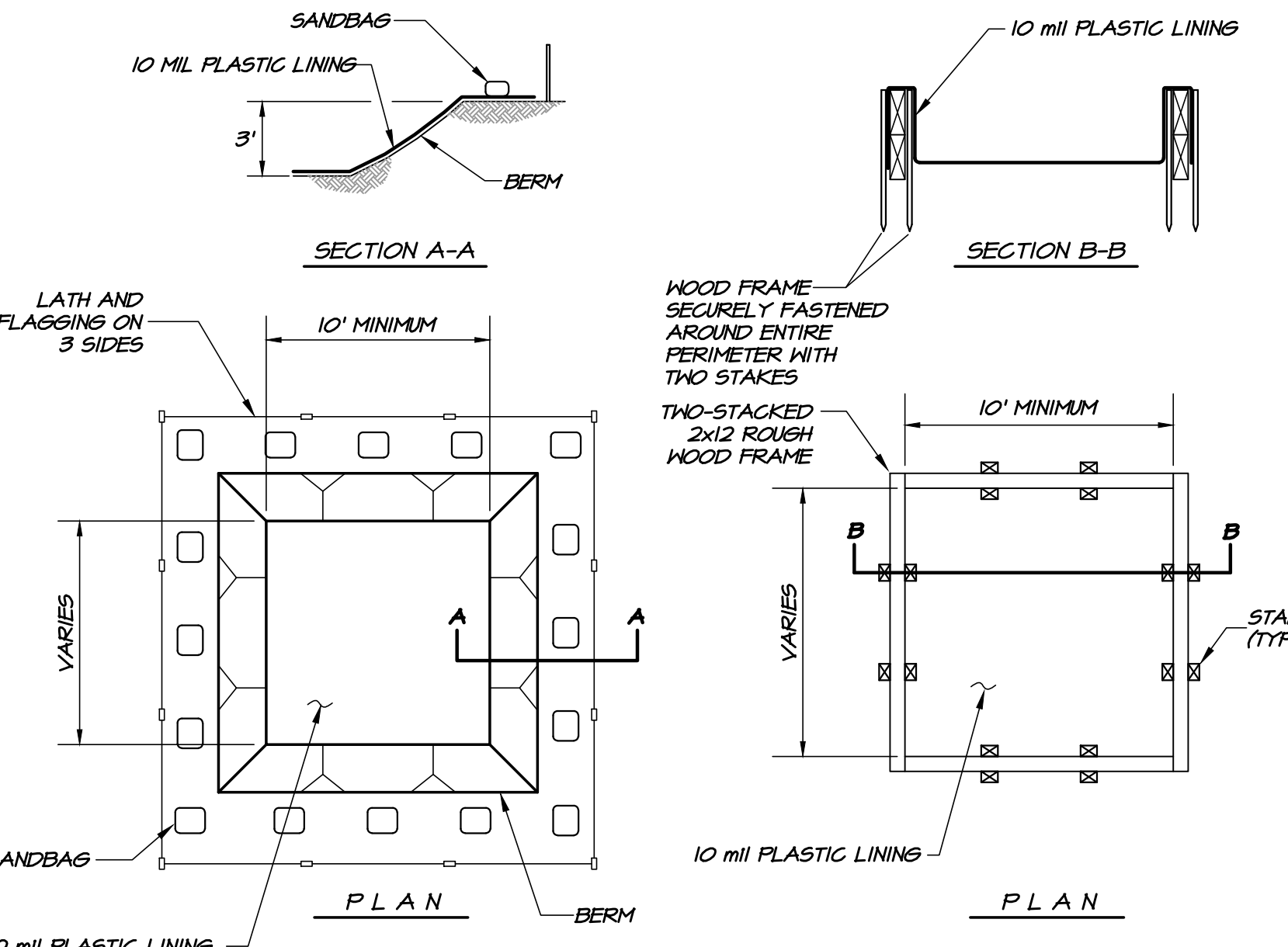
(B) TYPICAL FIBER ROLL INSTALLATION
NO SCALE



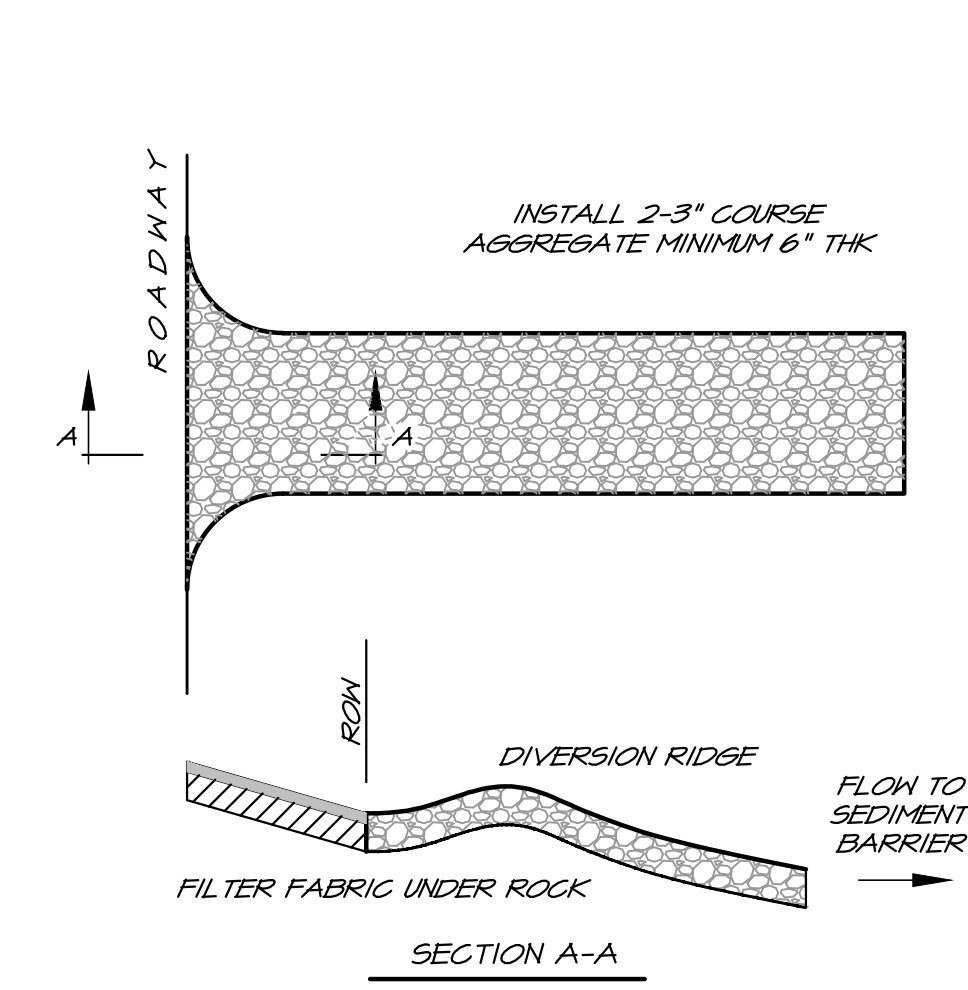
(C) ENTRENCHMENT DETAIL
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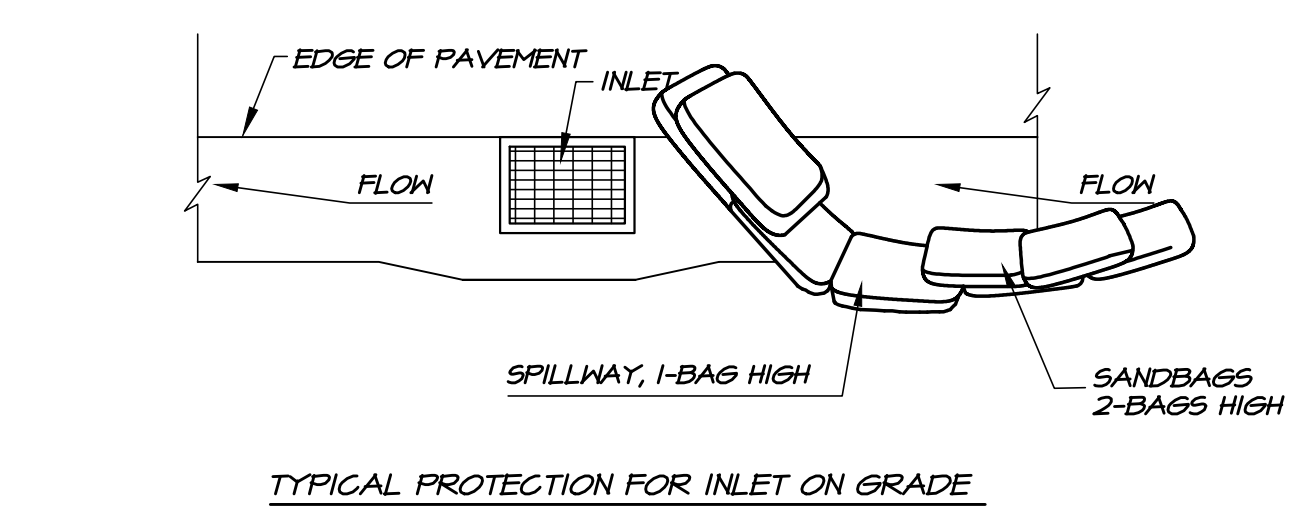
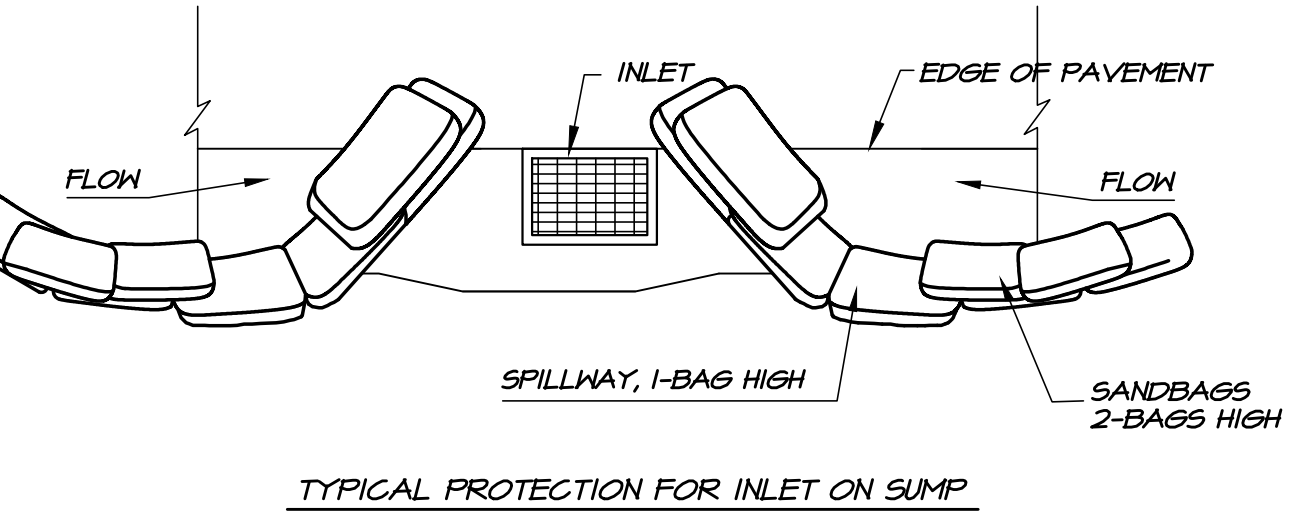
(D) ERTEC SEDIMENT BARRIER
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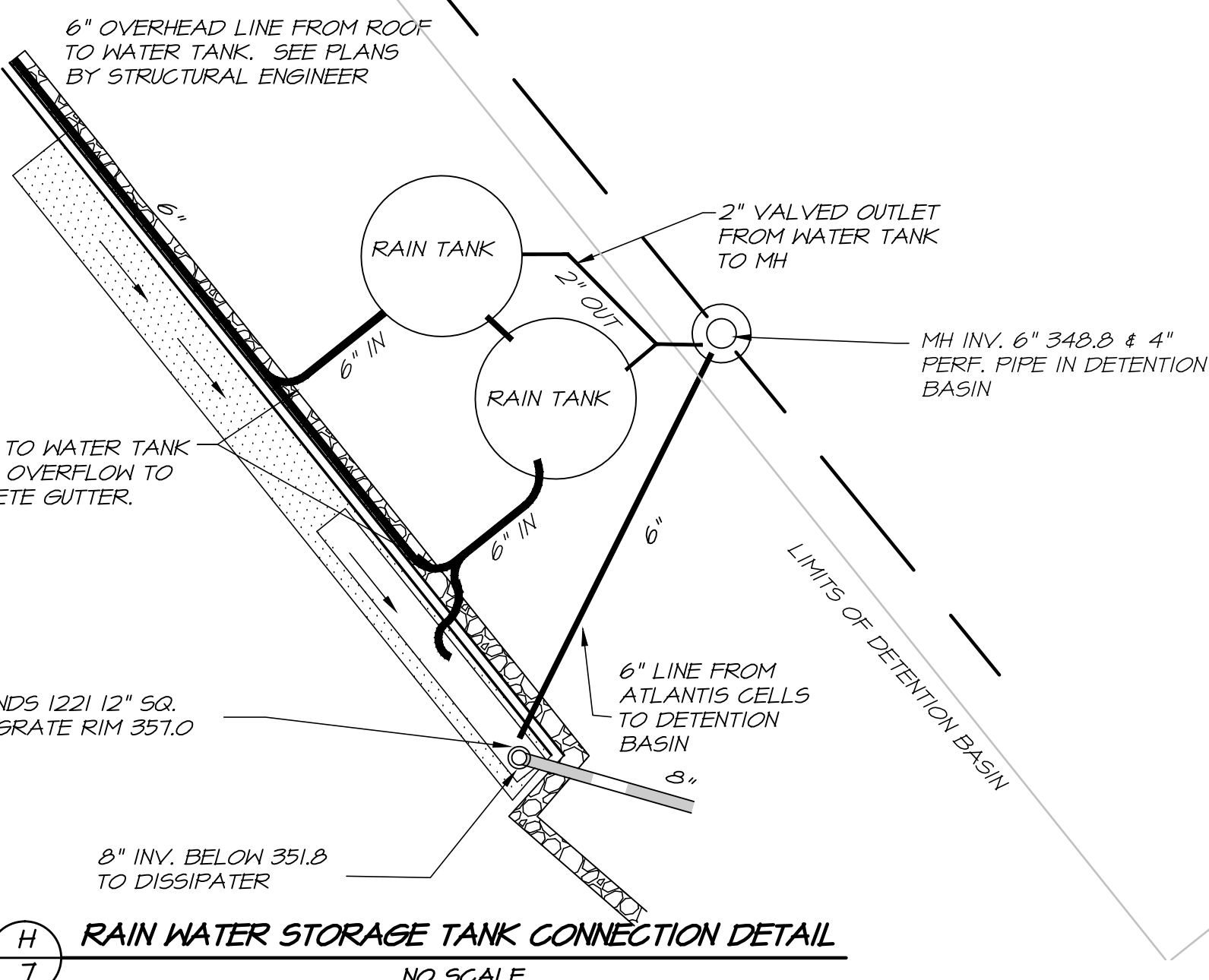
(E) CONCRETE WASHOUT DETAIL
NO SCALE



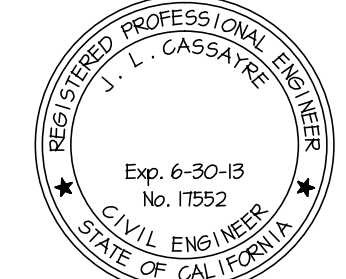
(F) GRAVEL CONSTRUCTION ENTRANCE DETAIL
NO SCALE



(G) TYPICAL PROTECTION FOR INLET ON GRADE
NO SCALE



(H) RAIN WATER STORAGE TANK CONNECTION DETAIL
NO SCALE



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DETAILS
design: JLC
drawn: EG
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