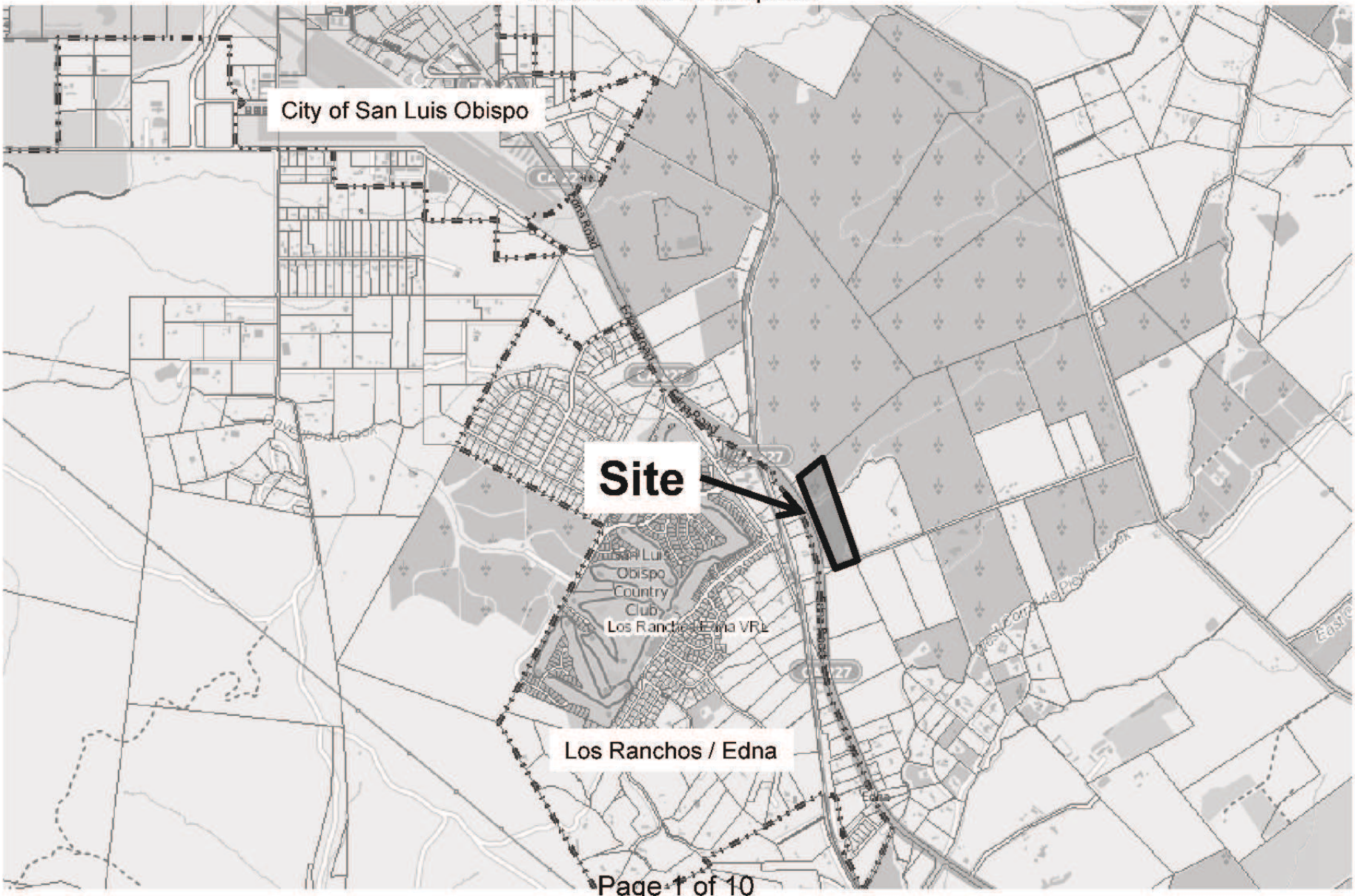
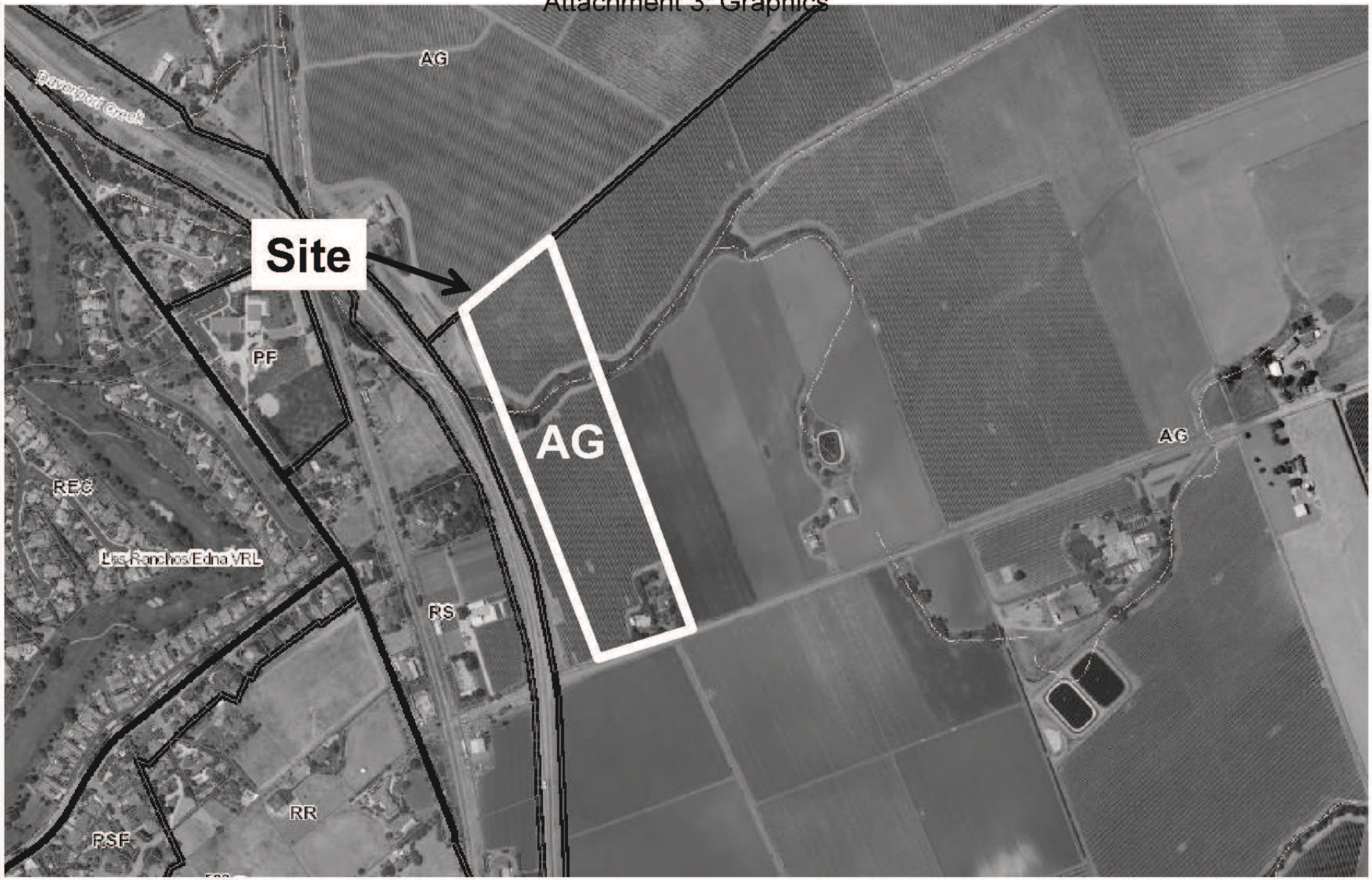
Attachment 3: Graphics



PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Vicinity Map

Attachment 3: Graphics



PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Land Use Category Map

Attachment 3: Graphics

BIDDLE RANCH VINEYARD

2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022

BIDDLE RANCH
VINEYARD

C.C.
3418-OR-497

EXISTING VINEYARDS

C.C.
3418-OR-493

PARCEL C
13-PM-40

EXISTING VINEYARDS

FOR OVERFLOW PARKING, REFER TO SHEET C1.0

SECONDARY ACCESS

FRACTIONS OF A AND B

HWY 227

PRIMARY SITE ACCESS

C.C.
1989-070356

C.C.
1989-070355

FRACTION
PARCEL B
13-PM-40

VICINITY MAP - NTS

OVERALL PLAN
SCALE 1" = 70'-0"

PROJECT DESCRIPTION:
PHASED MINOR USE PERMIT AND SPECIAL EVENT PERMIT. PROPOSED DEVELOPMENT INCLUDES A NEW PROCESSING AND TASTING ROOM BUILDING AND FUTURE BARREL STORAGE AND ADMINISTRATIVE BUILDING.

SHEET INDEX

T-1.0 TITLE SHEET / OVERVIEW
C-1.0 SITE PLAN
A-1.0 MARKETING / PRODUCTION / OFFICE FLOOR PLAN
A-1.1 FUTURE PRODUCTION / OFFICE FLOOR PLAN
A-9.0 TASTING / PRODUCTION ELEVATIONS
A-9.1 TASTING / PRODUCTION ELEVATIONS
A-9.2 FUTURE PRODUCTION / OFFICE ELEVATIONS

ENCROACHMENT PERMIT
WORK IN THE PUBLIC RIGHT OF WAY REQUIRES AN "ENCROACHMENT PERMIT" FROM THE COUNTY PUBLIC WORKS DEPARTMENT.

MAINTENANCE STATEMENT
THIS PROJECT DOES NOT ADDRESS ANY SHORT OR LONG TERM MAINTENANCE REQUIREMENTS FOR THE MATERIALS, FINISHES, AND/OR REPAIRS SPECIFIED, DETAILED AND INDICATED IN THESE DRAWINGS AND SPECIFICATIONS. IT IS THE RESPONSIBILITY OF OTHERS TO ETHER PROVIDE THIS INFORMATION OR PROTECT THE NAMED AND RESOURCES FOR THE ISSUE THAT REMOVE, THESE PLANS HAVE NOT BEEN DEVELOPED TO ADDRESS ANY PROBLEM OR DETERMINATION OF ANY MAINTENANCE PROGRAM OR PROCESS. OTHER THAN THE INFORMATION SUPPLIED BY OTHERS, THE OWNER AND THEIR AGENTS

KEVIN BATES ARCHITECT
CA 33004
1004 Magnolia Drive
Arroyo Grande, CA 93420
805.550.3870

REGISTERED ARCHITECT KEVIN BATES 33004 PROFESSIONAL CONSTRUCTION STATE OF CALIFORNIA 08/31/2015

These construction instruments of service and are the property of Kevin Mickey Bates, ARCHITECT. All designs and construction details contained herein are not to be used in any way or for the benefit of any other person or entity without the expressed written permission of Kevin Mickey Bates, Architect

OWNER: COURT DELLI ARBUCCI, LLC
2060 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022

TITLE SHEET

CONSULTANTS

DEC 20, 2013

T-1.0

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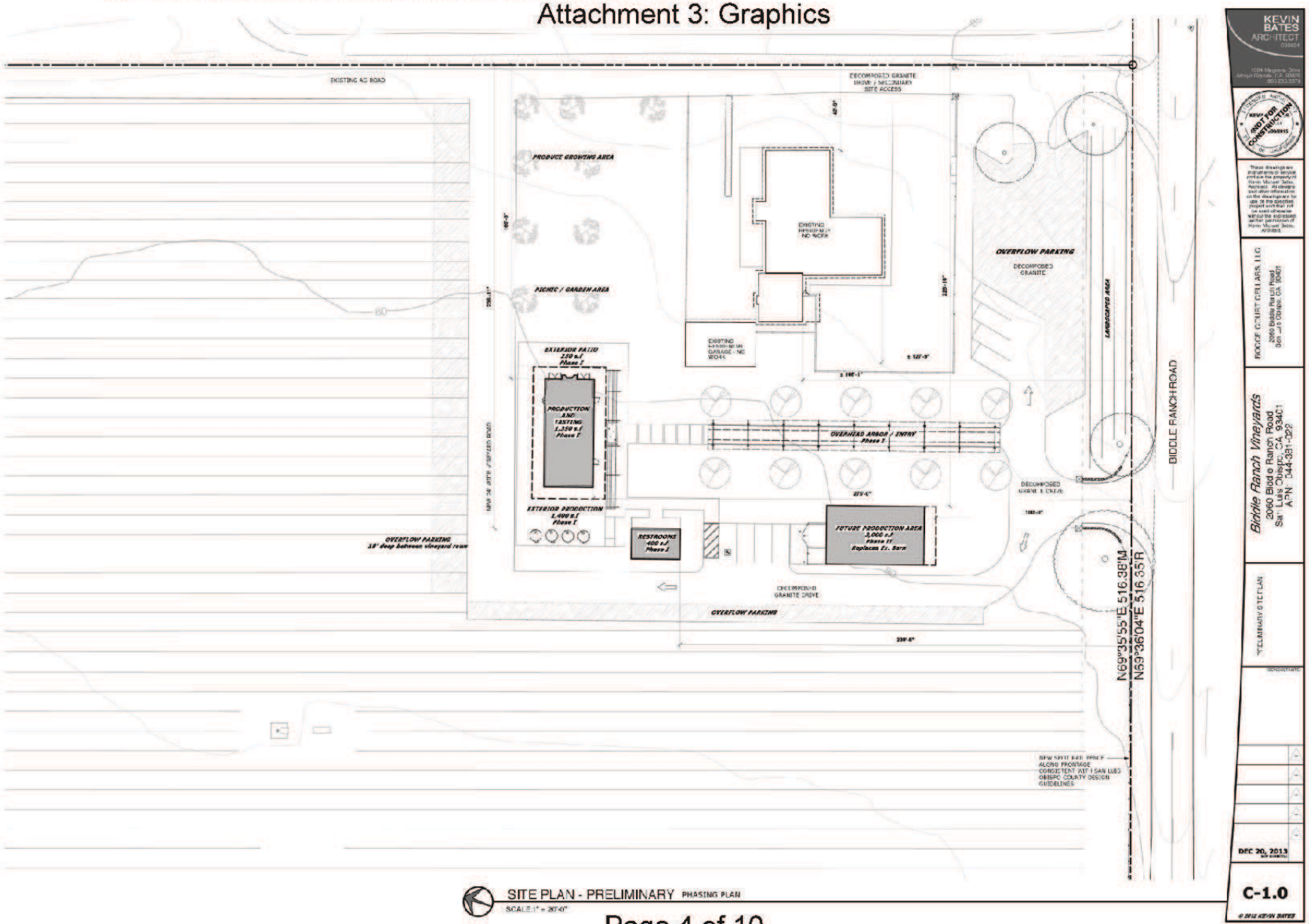
PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Overall Plan

Attachment 3: Graphics



SITE PLAN - PRELIMINARY PHASING PLAN
SCALE: 1" = 20'-0"

KEVIN BATES ARCHITECT

NOT FOR CONSTRUCTION

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
A.P.N. 044-331-022

PRELIMINARY SITE PLAN

DEC 20, 2013

C-1.0

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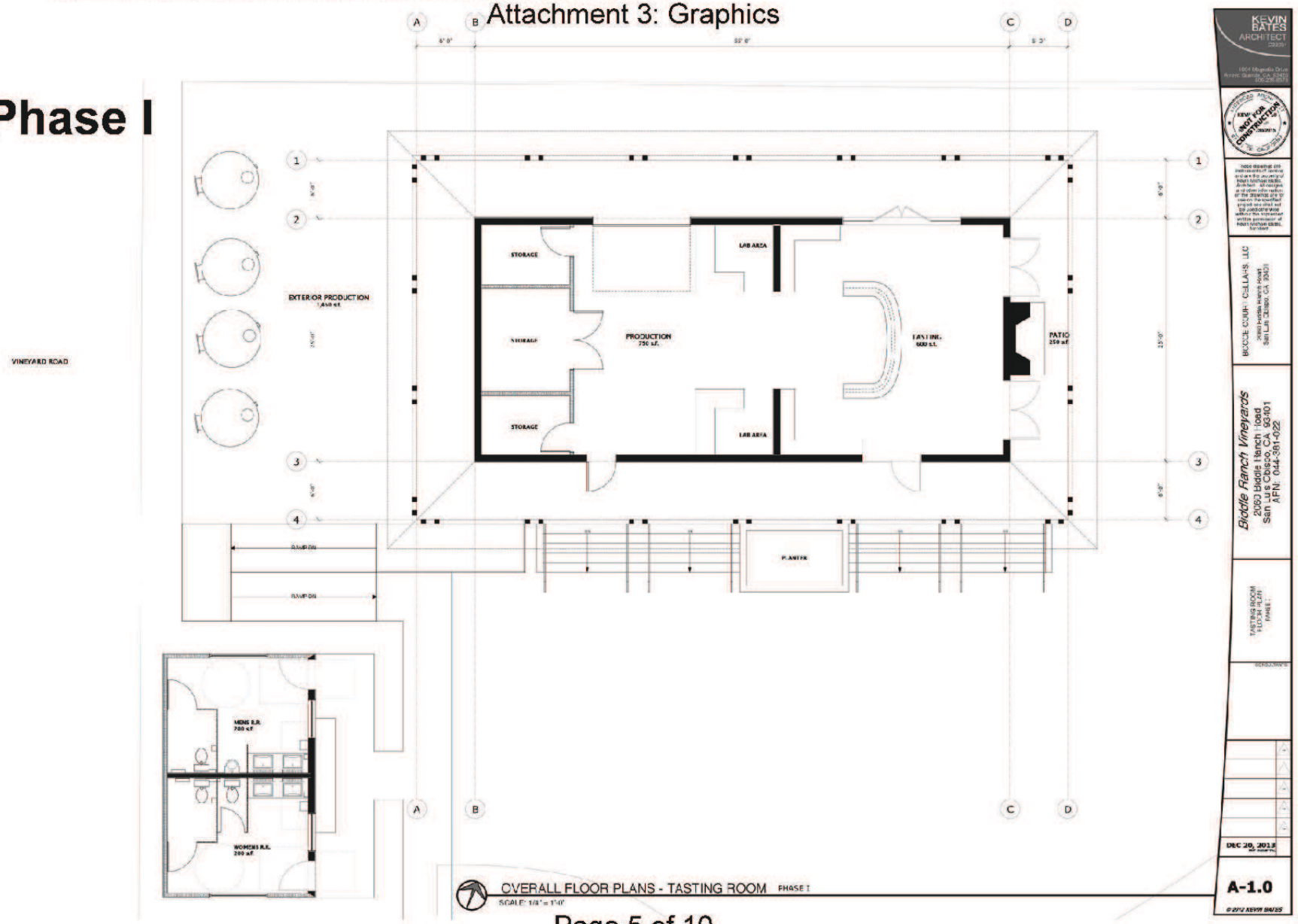
Bocce Court / DRC2013-00068

EXHIBIT
Site Plan

Attachment 3: Graphics

Phase I

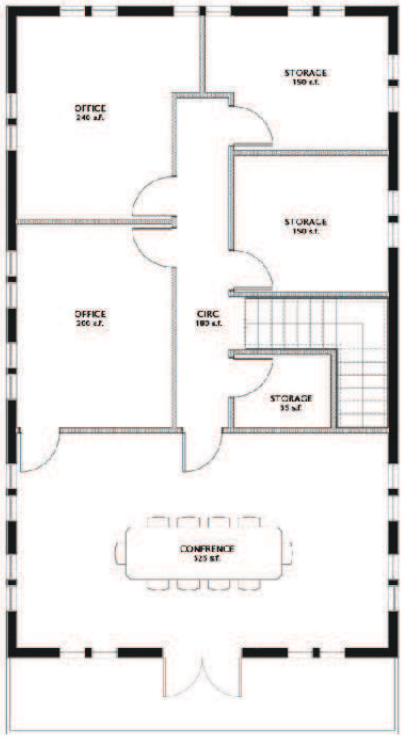


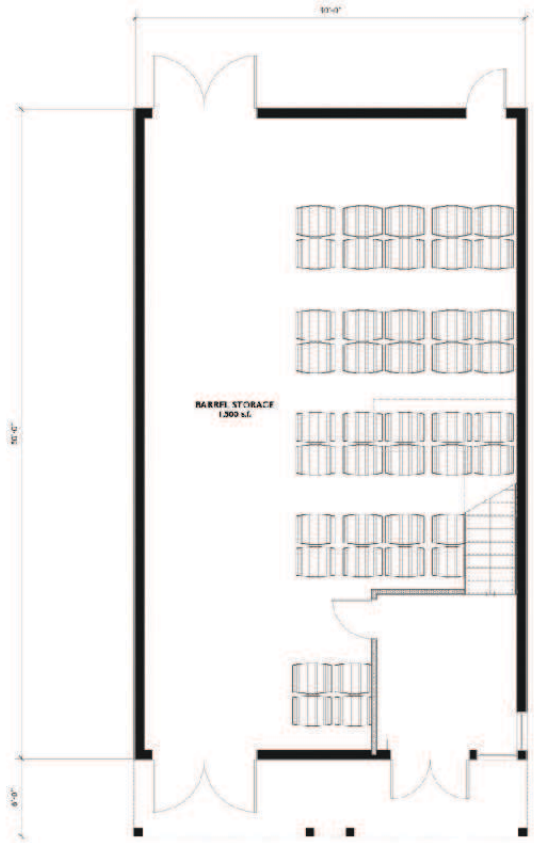
PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Tasting Room Floor Plan

Attachment 3: Graphics

Phase II





OVERALL FLOOR PLANS - BARREL STORAGE AND ADMIN BUILDING PHASE II
SCALE: 1/4" = 1'-0"

KEVIN BATES ARCHITECT

NOT FOR CONSTRUCTION

BOCCE COURT DELLARS, LLC
2660 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2660 Biddle Ranch Road
San Luis Obispo, CA 93401
A.P.N. 044-381-022

STORAGE ROOM
FLOOR PLANS
PHASE II

DEC 20, 2013

A-1.1

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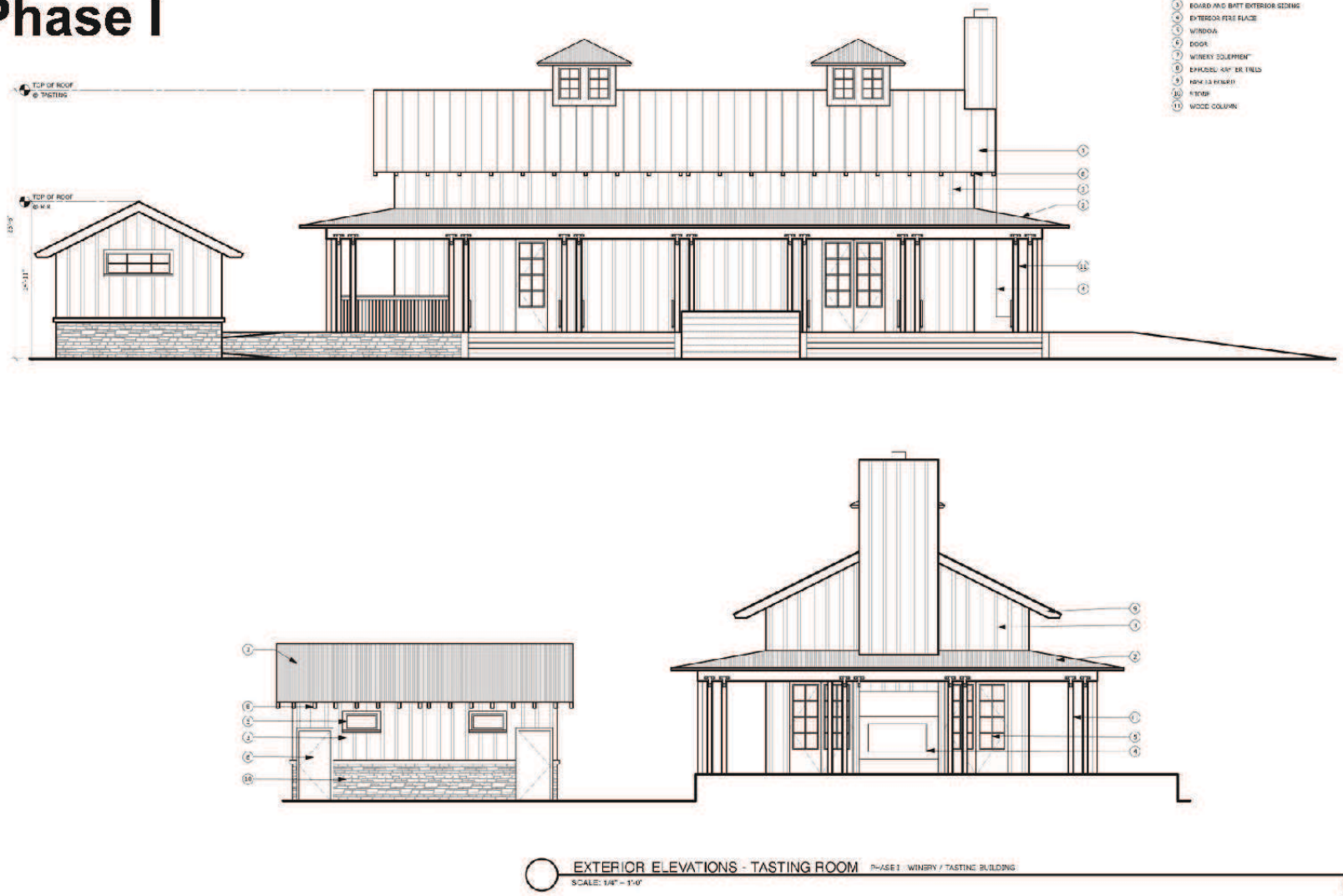
PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Barrel Storage Floor Plan

Attachment 3: Graphics

Phase I



EXTERIOR ELEVATIONS - TASTING ROOM PHASE I WINERY / TASTING BUILDING

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

PROJECT

Minor Use Permit

Bocce Court / DRC2013-00068

EXHIBIT

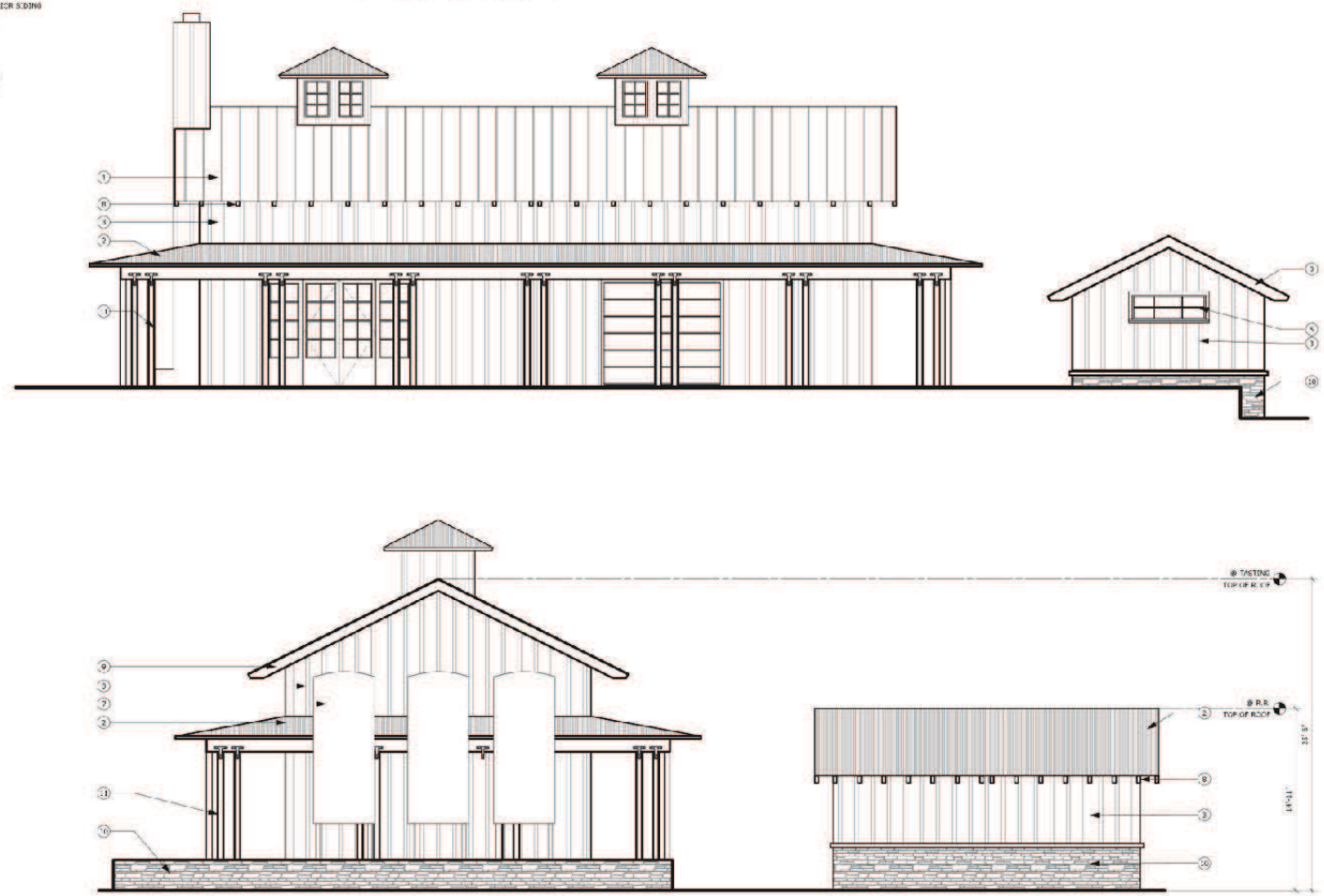
Tasting Room Elevation

Attachment 3: Graphics

Phase I

ELEVATION REFERENCE NOTES

1. STANDING SEAM METAL ROOF
2. CORRUGATED METAL ROOF
3. BOARD AND BATT EXTERIOR SIDING
4. EXTERIOR FIRE PLACE
5. WINDOW
6. DOOR
7. WINERY EQUIPMENT
8. EXPOSED RAFTER TAILS
9. FASCIA BOARD
10. STONE
11. WOOD COLUMN



EXTERIOR ELEVATIONS - TASTING ROOM PHASE I - WINERY / TASTING BUILDING

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

KEVIN BATES ARCHITECT

1334 Nacimiento Drive
Arroyo Grande, CA 93420
805.550.3078

BOCCE COURT CELLARS, LLC
2060 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-351-022

EXTERIOR ELEVATIONS
PHASE I

DEC 20, 2013

A-9.1

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PROJECT
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Bocce Court / DRC2013-00068

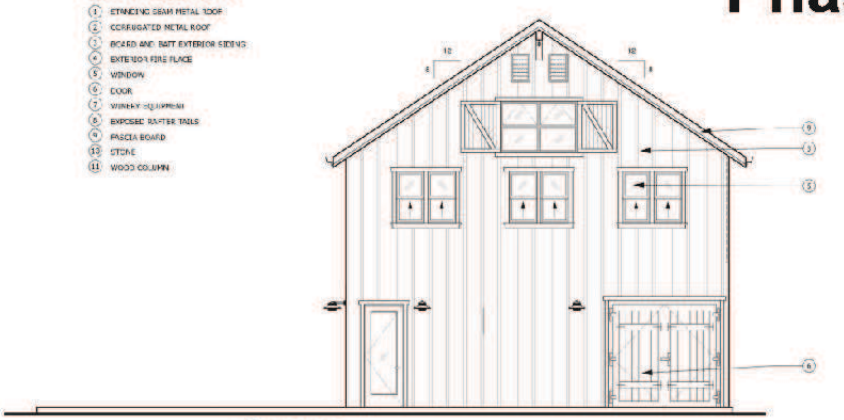
EXHIBIT
Tasting Room Elevation

Attachment 3: Graphics

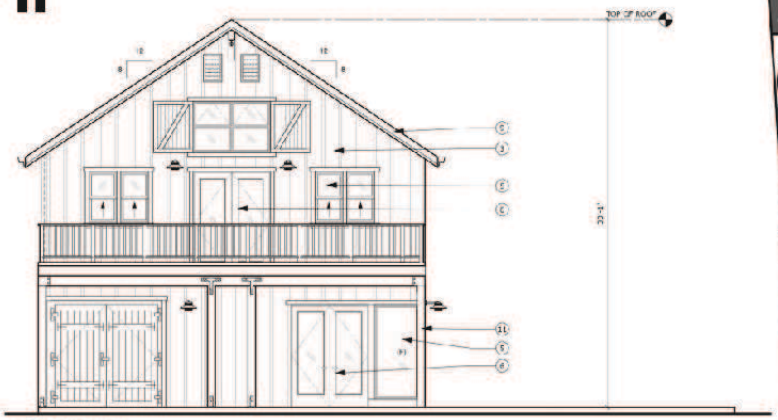
Phase II

ELEVATION REFERENCE NOTES

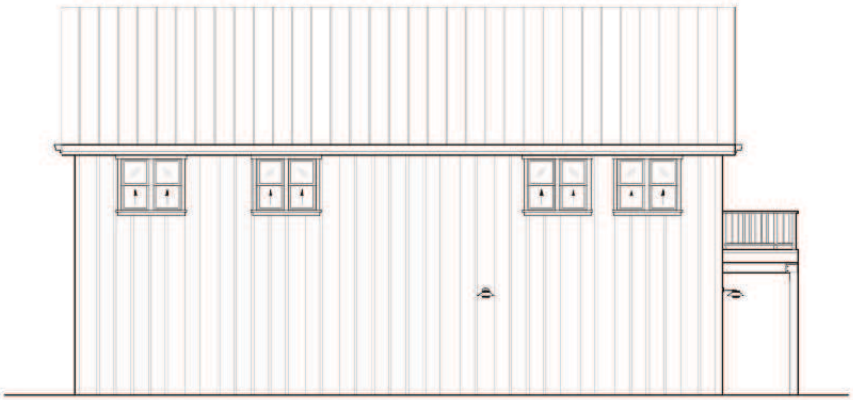
1. STANDING SEAM METAL ROOF
2. CORRUGATED METAL ROOF
3. BOARD AND BATT EXTERIOR SIDING
4. EXTERIOR FIRE PLACE
5. WINDOW
6. DOOR
7. WINERY EQUIPMENT
8. EXPOSED RAFTER TAILS
9. FASCIA BOARD
10. STONE
11. WOOD COLUMN



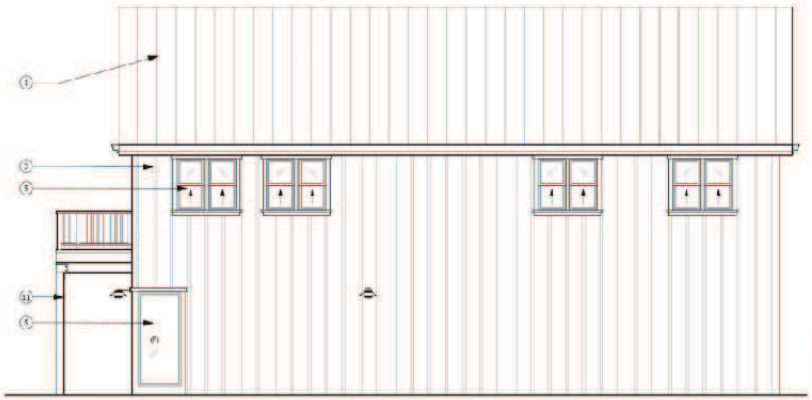
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

EXTERIOR ELEVATIONS - FUTURE BARREL STORAGE AND ADMIN. BUILDING PHASE II

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

KEVIN BATES ARCHITECT

NOT FOR CONSTRUCTION

BOCCE COURT CELLARS, LLC
2060 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022

EXT.EFOR ELEVATIONS
PHASE II

DEC 20, 2013

A-9.2

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PROJECT

Minor Use Permit

Bocce Court / DRC2013-00068

EXHIBIT

Barrel Room Elevation

Attachment 3: Graphics

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EXHIBIT
Vine Removal