



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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 www.mendocinocounty.org/pbs

April 22, 2021

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Fort Bragg
 Assessor
 Air Quality Management
 Sonoma State University

Native Plant Society
 Department of Forestry/ CalFire
 Prevention
 Resource Management
 Department of Fish and Wildlife
 RWQCB

Mendocino Fire Protection District
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: U_2021-0005

DATE FILED: 4/15/2021

OWNER/APPLICANT: Undrinkable LLC (Avram Deixler)

REQUEST: Major Use Permit for the construction of a 984 square foot "Packaging and Processing – Winery" facility. No vineyards are proposed.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 2.1± miles east of Mendocino Village town center, on the north side of Little Lake Rd. (CR 408), 0.7± mile north east of its intersection with Nichols Ln. (CR 408A); located at 43050 Little Lake Rd., Mendocino Area; APN: 118-530-20.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: May 6, 2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER: UNDRINKABLE, LLC

APPLICANT: Undrinkable, LLC (Avram Deixler)

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APN/S: 118-530-20-00

PARCEL SIZE: 4.88± ACRES

GENERAL PLAN: RURAL RESIDENTIAL (RR2)

ZONING: RURAL RESIDENTIAL (RR:2)

EXISTING USES: None

DISTRICT: Supervisorial District 5

RELATED CASES: PAC_2021-0002: Pre-Application Conference to review and provide feedback regarding the construction of a small winery as “Packaging and Processing – Winery”. No vineyards are proposed.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Public Lands	Public Facilities	458± acres	State Forest
EAST:	Public Lands	Public Facilities	458± acres	State Forest
SOUTH:	Rural Residential	Rural Residential (RR:2)	4.9± acres	Residential
WEST:	Rural Residential	Rural Residential (RR:2)	4.9± acres	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor’s Office
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Mendocino Fire Protection District

- Sonoma State University

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Dept. of Fish & Wildlife
- California Native Plant Society

- Regional Water Quality Control Board

TRIBAL

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 4/20/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Mendocino Fire Protection District / Calfire

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

Yes

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Forested / Shrub Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

State Jackson

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

USDA

NA

23. HARBOR DISTRICT:

Sec. 20.512

NA



Planning and Building Services

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
Office use only	

APPLICATION FORM

APPLICANT

Name: UNDRINKABLE LLC (AURAM DEIXLER) Phone: (707) 714-7632

Mailing Address: PO BOX ~~952~~ 952

City: MENDOCINO State/Zip: CA/95460 email: ADEIXLER@GMAIL.COM

PROPERTY OWNER

Name: UNDRINKABLE LLC Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

AGENT

Name: AURAM DEIXLER Phone: (707) 714-7632

Mailing Address: PO BO 952

City: MENDOCINO State/Zip: CA/95460 email: ABSENTEEWINERY@GMAIL.COM

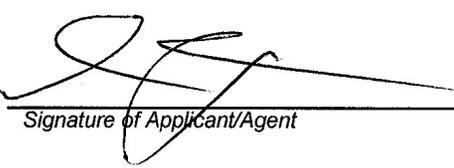
Parcel Size: 4.88 (Sq. feet/Acre) Address of Property: 43050 LITTLE LAKE RD.

Assessor Parcel Number(s): 118-530-20

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division-Major | <input checked="" type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

I certify that the information submitted with this application is true and accurate.


4/15/21

4/15/21

Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

PROPERTY DEVELOPMENT

984 SQFT. BUILDING

WELL

HOLDING TANK FOR WASTE WATER HAULING

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <u>WINE PROD. FACILITY</u> <input type="checkbox"/> Other: _____	0	1	0	984	984
Total Structures Paved Area Landscaped Area Unimproved Area	0	1	0	984	984
GRAND TOTAL (Equal to gross area of Parcel)		984 SQFT STRUCTURE PROPOSED			

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 2

Estimated shifts per day: 1

Type of loading facilities proposed: NONE

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>0</u>	_____
Number of uncovered spaces	<u>0</u>	_____
Number of standard spaces	<u>0</u>	_____
Number of handicapped spaces	<u>0</u>	_____
Existing Number of Spaces	<u>0</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>0</u>	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

- A. Amount of cut _____ cubic yards
- B. Amount of fill _____ cubic yards
- C. Maximum height of fill slope _____ feet
- D. Maximum height of cut slope _____ feet
- E. Amount of import or export _____ cubic yards
- F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route?
 Yes No

14. Is the proposed development visible from a park, beach or other recreational area?
 Yes No

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : Yes No
 Filling: Yes No
 Dredging: Yes No

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? 0 cubic yards.
 Location of dredged material disposal site? N/A

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. Will there be any exterior lighting? Yes No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

17. Utilities will be supplied to the site as follows:

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: HOLDING TANK TO HAUL WHEN FULL TO EBMUD.

19. What will be the domestic water source:
 Community water system - Specify supplier _____
 Well
 Spring
 Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No
 If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
 BUILDING PERMIT - MENDOCINO COUNTY PLANNING

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 100 YARDS NW OF SW CORNER OF PROPERTY
 (THERE IS AN ADDRESS POSTED THERE,
 AND CLEARANCE LINES)

23. Are there existing structures on the property? Yes No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 1 feet. Maximum height of proposed structures 15 ~~20~~ feet.

26. Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 1 square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
 CLEAR LAND

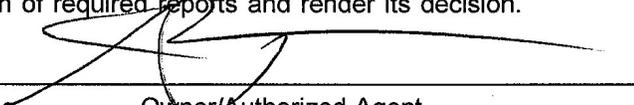
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 RURAL RESIDENCES/BUSINESSES ON 1/2 ACRE / 2.5 ACRE PARCELS

30. Indicate the surrounding land uses:

Vacant	North	East	South	West
Residential Agricultural	✓ (FOREST)	✓		
Commercial				
Industrial				
Institutional				
Timberland				
Other				

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



 Owner/Authorized Agent

4/15/21

 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

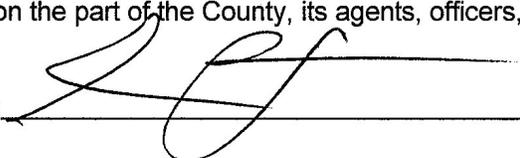
Name	Name	Name
AURUM DEIXLER	ABSENTEE WINERY	UNDRINKABLE LLC
Mailing Address	Mailing Address	Mailing Address
PO BOX 952 MENDOCINO, CA 95460	PO BOX 12 WUERNESS, CA 95460	PO BOX 952 MENDOCINO, CA 95460

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: 

Date: 4/15/21

Project Description for 984 square foot agricultural wine processing facility at 43050 Little Lake Rd. Mendocino, CA 95460.

This wine production facility will serve a single owner/operator's use.

Delivery trucks no more than 10 times a year will access the property to drop off bottling supplies. Other than that the property will be accessed solely by owner.

Noise levels will be negligible and will not disturb neighboring buildings, which are all more than 150 ft away from the proposed processing facility.

There will be no odors from production save the sweet smell of oak sawdust throughout the year (as a result of barrel shaving) and the sweet smell of fermentation from during the harvest month of September. No emissions to effect air quality.

There is not fire risk to this use besides standard electrical service fire risk.

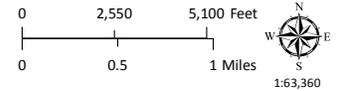
The sensitive vegetation on the parcel will be protected by the virtue of a light use, coupled with development only in the existing cleared areas of the property. All processing waste will be disposed of offsite; wastewater will be held and hauled offsite, sawdust will be collected and used in compost offsite. This way the effect if this use on the local ecosystem is negligible.

Power will be provided by PG&E, but most aspects of the proposed use will be done by hand. Anticipated water usage is a maximum of 250 gallons/week during the harvest month of September and 250 gallons/month during the rest of the year, with several months of negligible to no water usage.



CASE: U 2021-0005
 OWNER: Undrinkable, LLC
 APN: 118-530-20
 APLCT: Avram Deixler
 AGENT:
 ADDRESS: 43050 Little Lake Road, Mendocino

- Major Towns & Places
- Major Roads
- Coastal Zone Boundary
- Highways

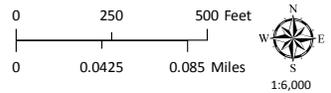


LOCATION MAP



CASE: U 2021-0005
OWNER: Undrinkable, LLC
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AGENT:
ADDRESS: 43050 Little Lake Road, Mendocino

- Named Rivers
- Public Roads

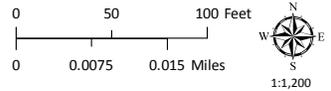




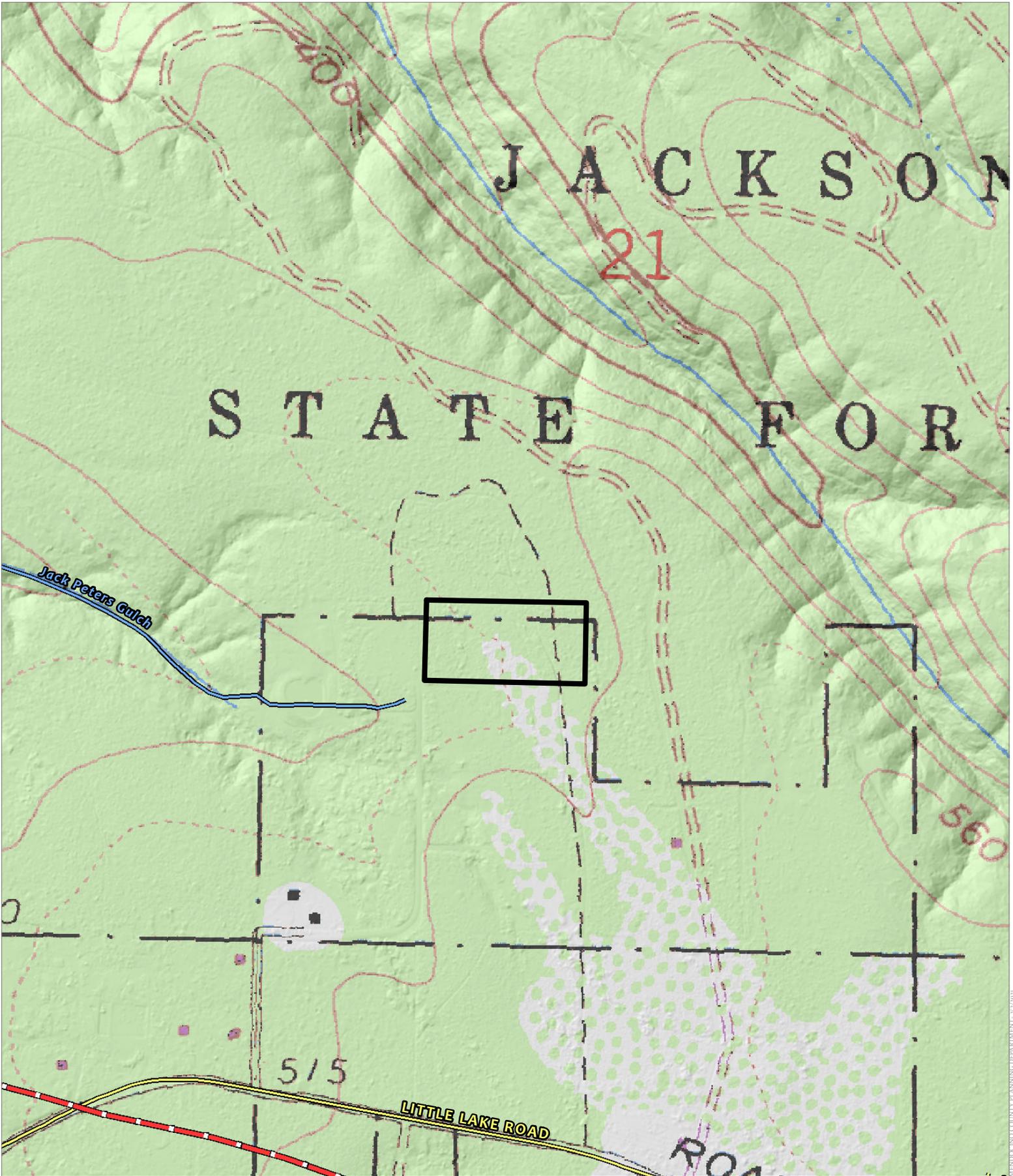
MENDOCINO COUNTY TECHNICAL DEPARTMENT 2/2/2021

CASE: U 2021-0005
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APN: 118-530-20
APLCT: Avram Deixler
AGENT:
ADDRESS: 43050 Little Lake Road, Mendocino

Named Rivers

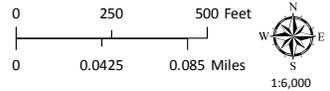


AERIAL IMAGERY



CASE: U 2021-0005
 OWNER: Undrinkable, LLC
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 ADDRESS: 43050 Little Lake Road, Mendocino

-  Coastal Zone Boundary
-  Named Rivers
-  Public Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/21/21



- 8-18" PINE TREE
- FR TREE
- GRAVEL
- ROCK
- ⊕ SOL TEST



NOTES:
 - ASSUMED ELEVATION
 - THIS DOES NOT CONSIST
 OF A BOUNDARY SURVEY

Forrest Francis, Land Surveyor
 P. O. Box 1162
 Mendocino, California 95460
 Phone: (707) 937-9900 E-Mail: ffrancis@men.org
www.mendocinosurveyor.com

TOPOGRAPHIC MAP
 LANDS OF DEIXLER
 43050 LITTLE LAKE ROAD
 MENDOCINO, CA

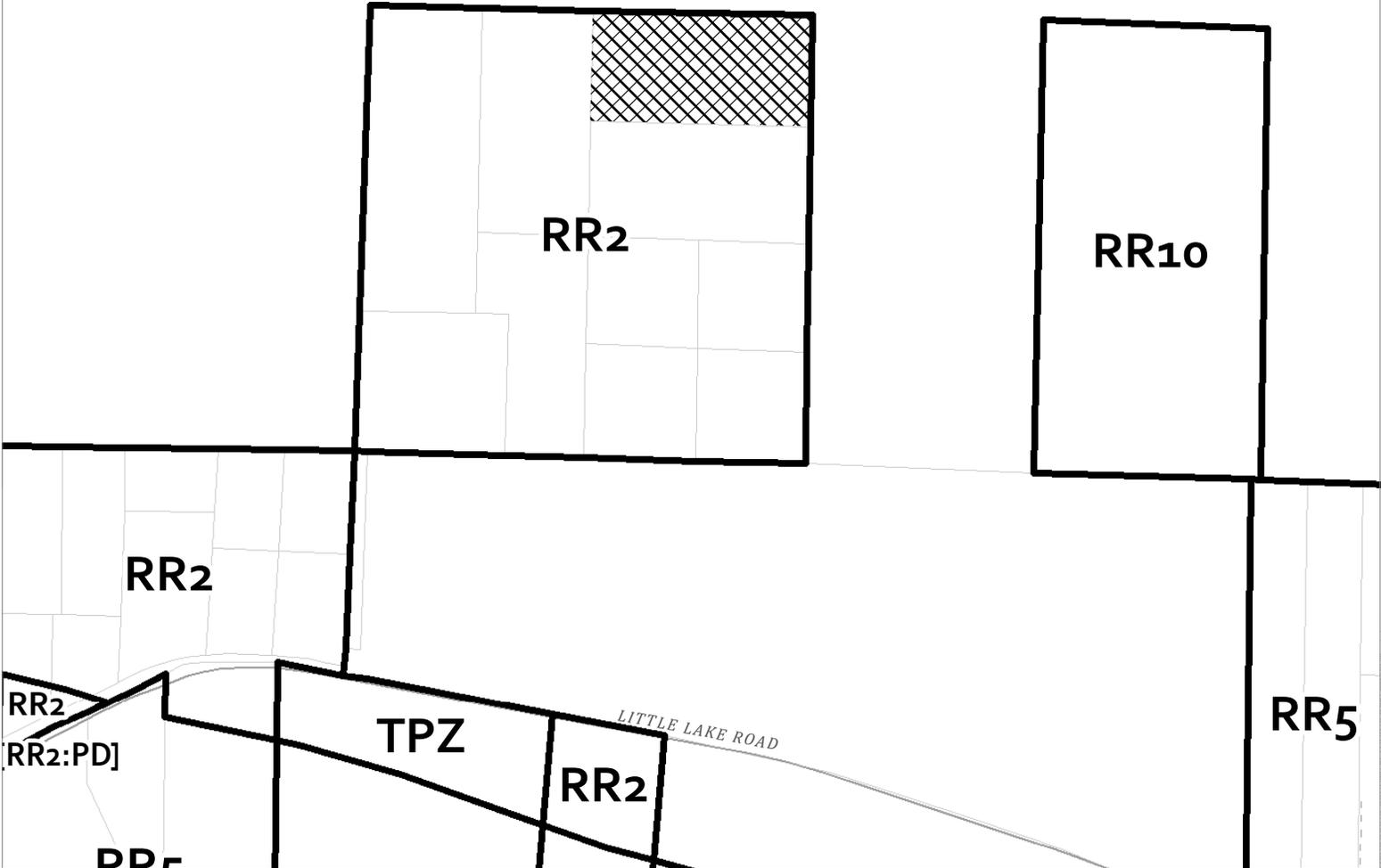
08/24/09	CL
DATE	4/21
SCALE	AS SHOWN
APPROVED	
L.S.	5121

SHEET

1

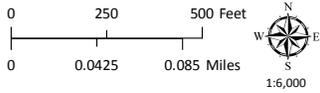
OF 1 SHEETS

PF

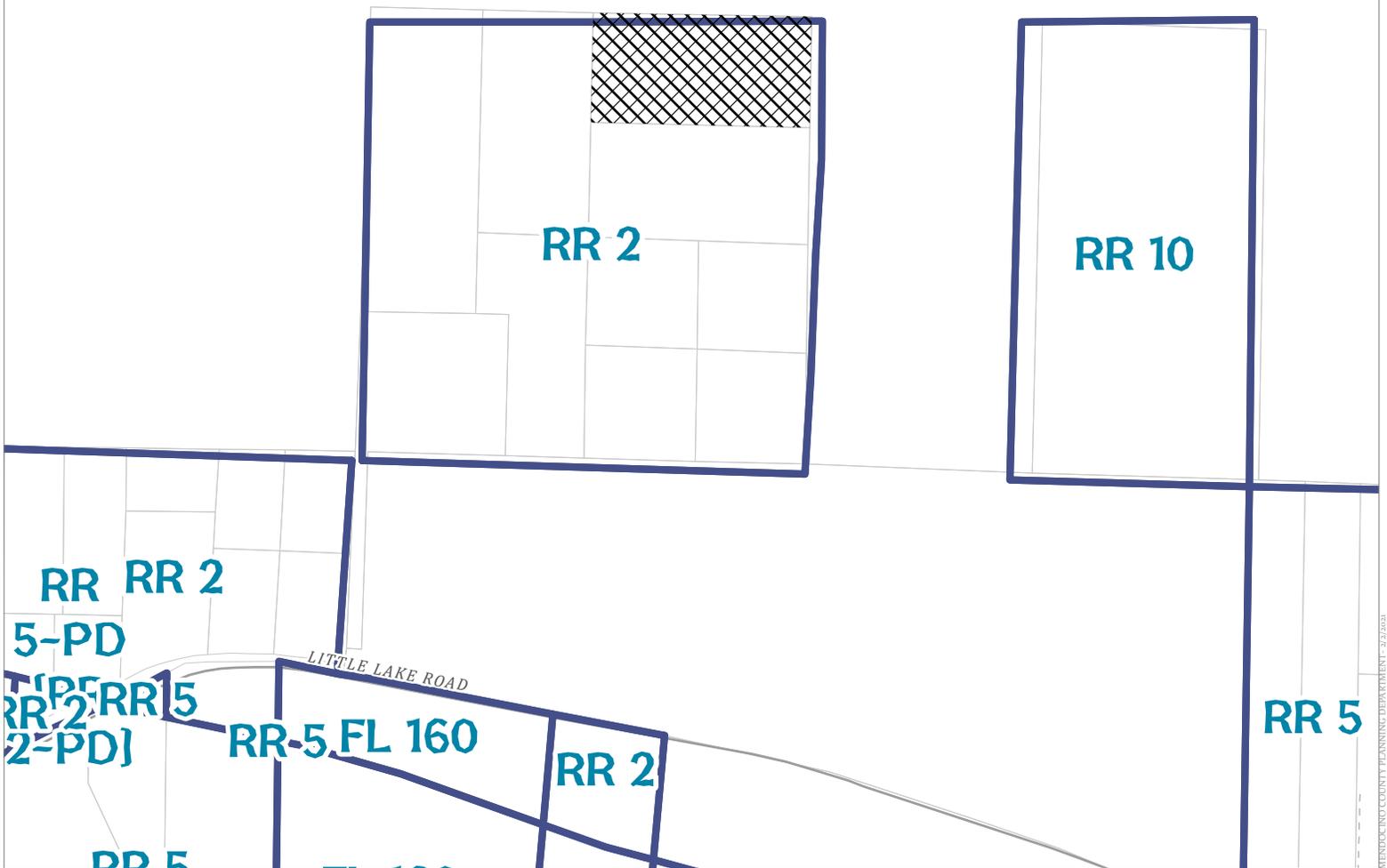


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 ADDRESS: 43050 Little Lake Road, Mendocino

 Zoning Districts
 Public Roads

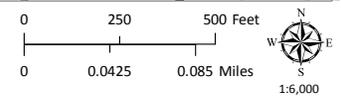


PL

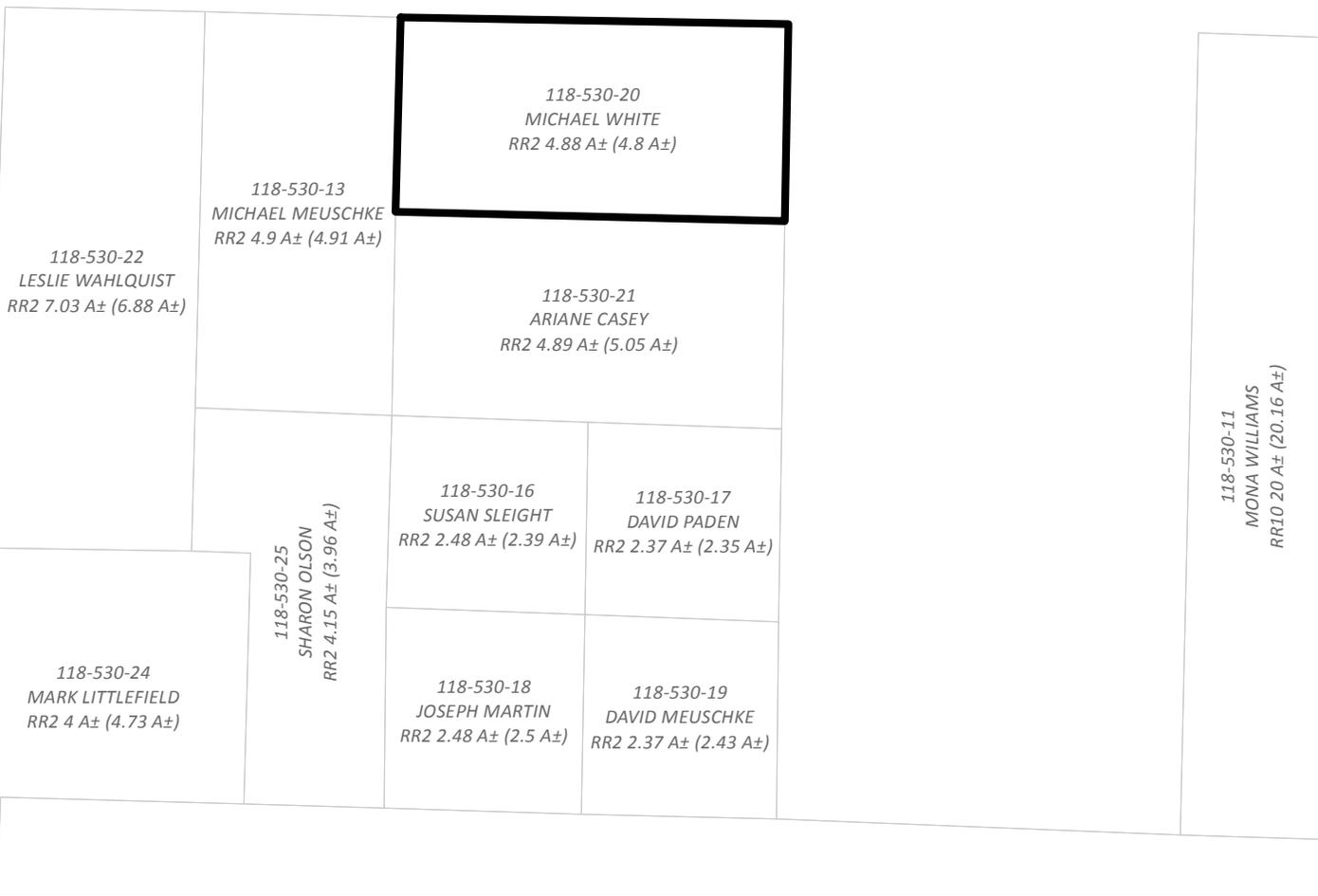


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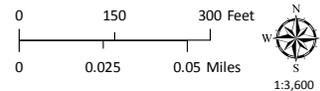
 General Plan Classes
 Public Roads



118-530-07
STATE JACKSON
PFO 458 A± (450.18 A±)



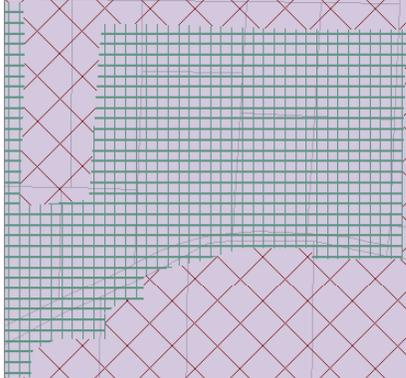
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ADDRESS: 43050 Little Lake Road, Mendocino



ADJACENT PARCELS

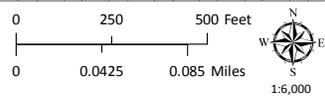


**MENDOCINO FIRE
PROTECTION
DISTRICT**



CASE: U 2021-0005
OWNER: Undrinkable, LLC
APN: 118-530-20
APLCT: Avram Deixler
AGENT:
ADDRESS: 43050 Little Lake Road, Mendocino

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/23/24

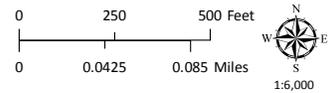
Uninhabited,
Vegetated

Uninhabited,
No Vegetation

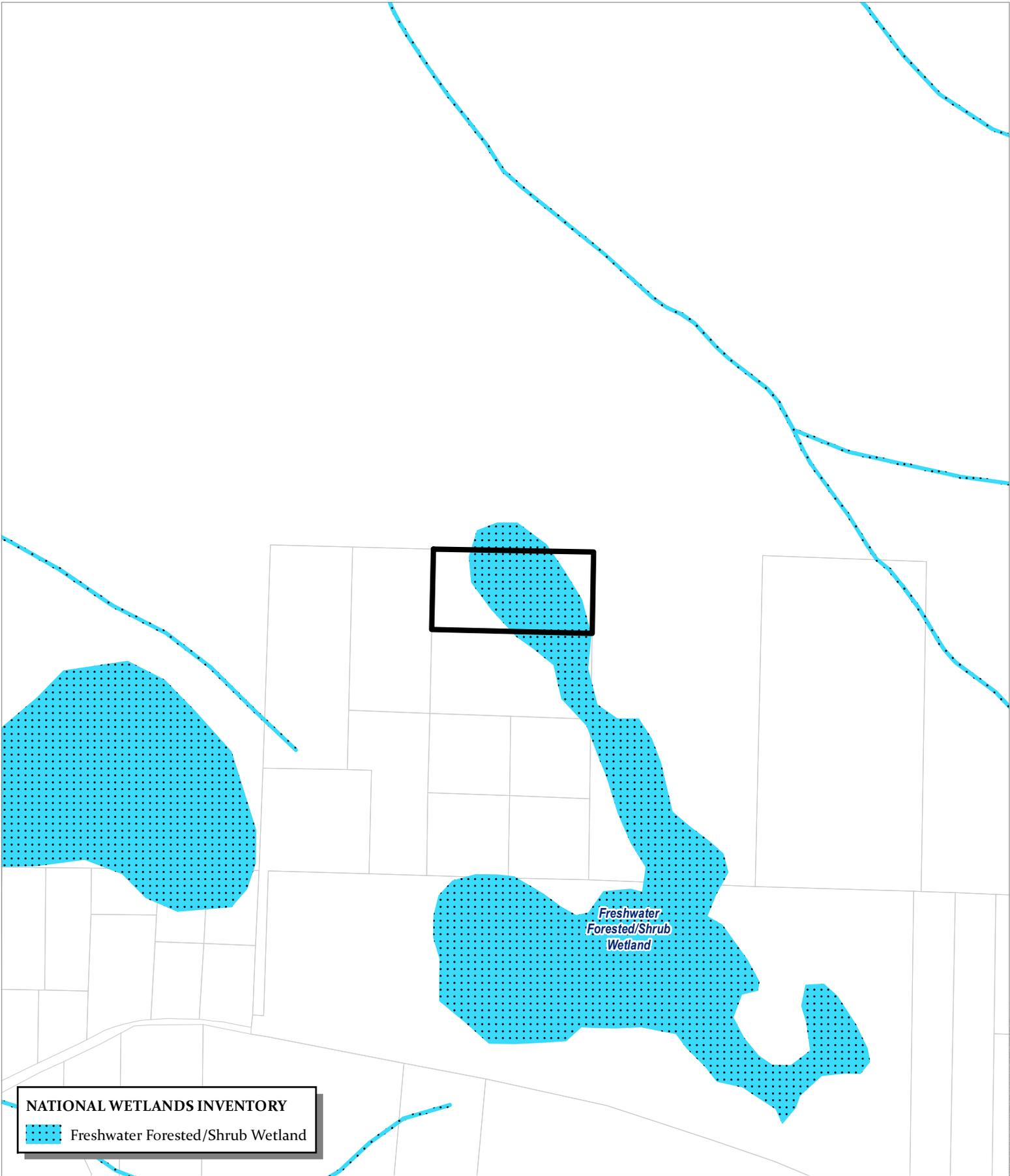
Low Density
Intermix

Medium
Density
Intermix

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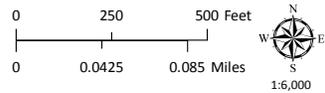


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021

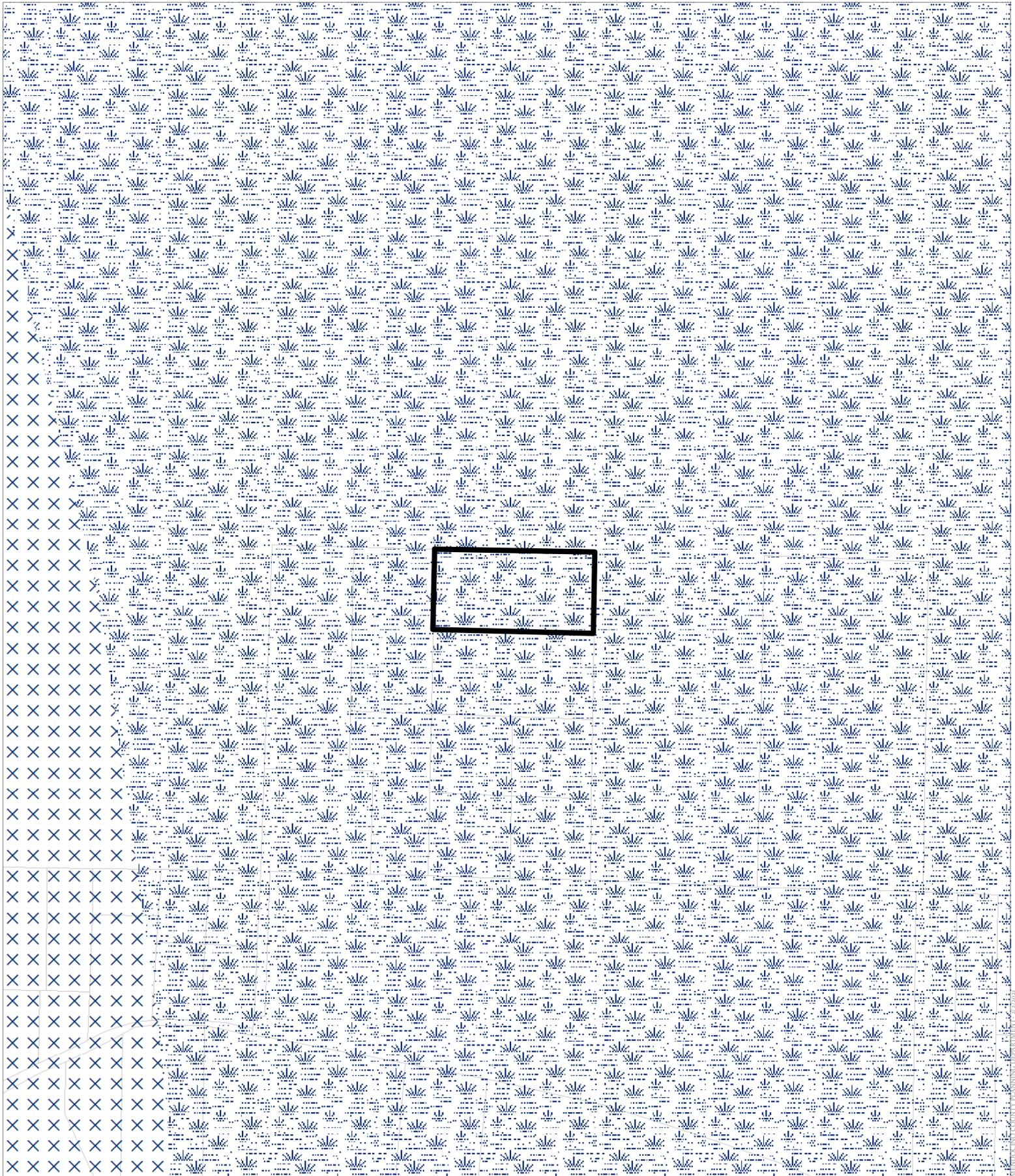


NATIONAL WETLANDS INVENTORY
 Freshwater Forested/Shrub Wetland

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 OWNER: Undrinkable, LLC
 APN: 118-530-20
 APLCT: Avram Deixler
 AGENT:
 ADDRESS: 43050 Little Lake Road, Mendocino

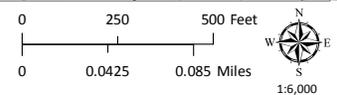


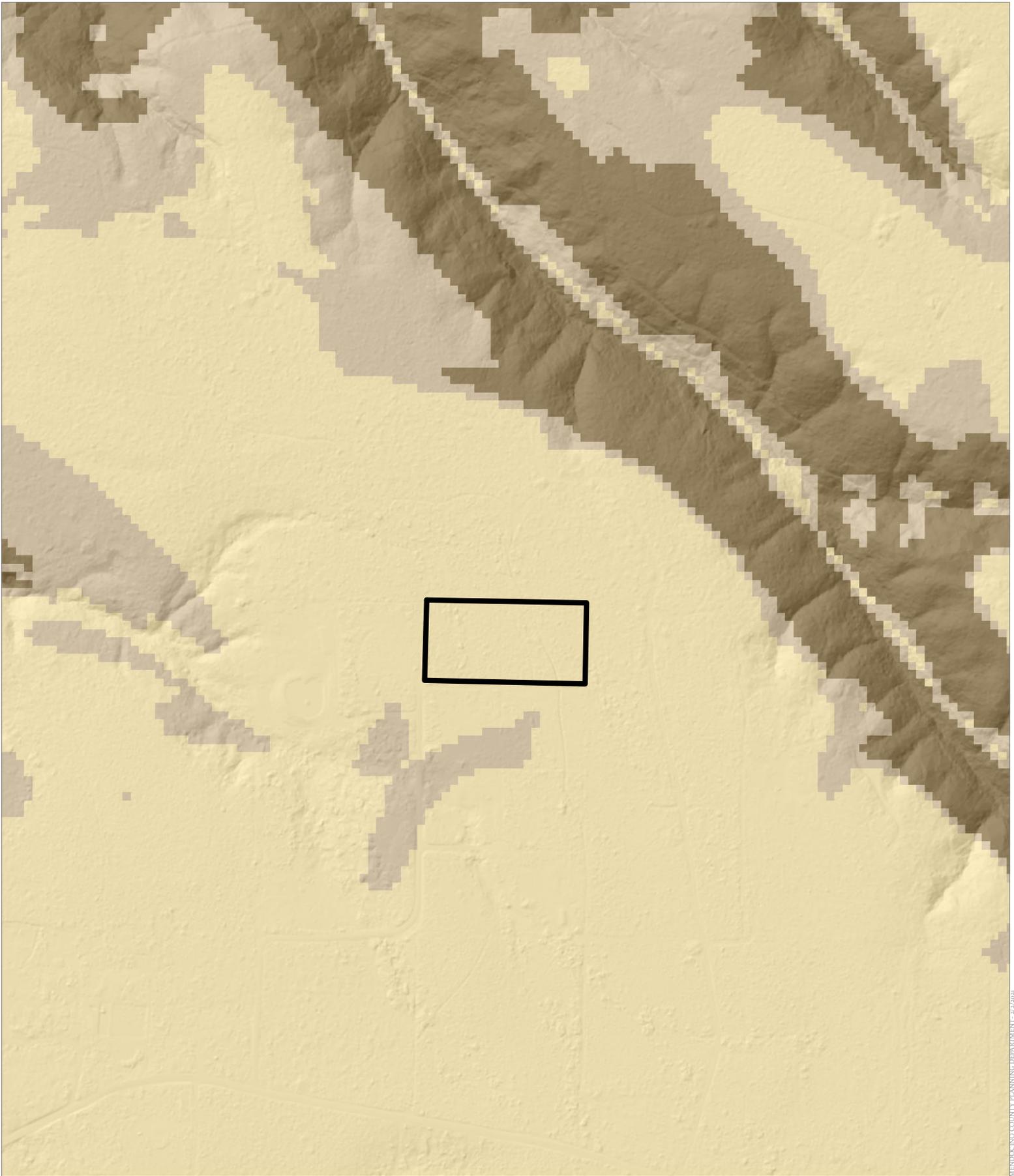
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021



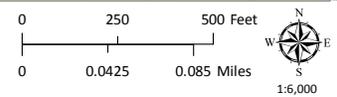
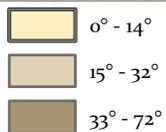
CASE: U 2021-0005
 OWNER: Undrinkable, LLC
 APN: 118-530-20
 APLCT: Avram Deixler
 AGENT:
 ADDRESS: 43050 Little Lake Road, Mendocino

 Critical Water Areas
 Marginal Water Resources

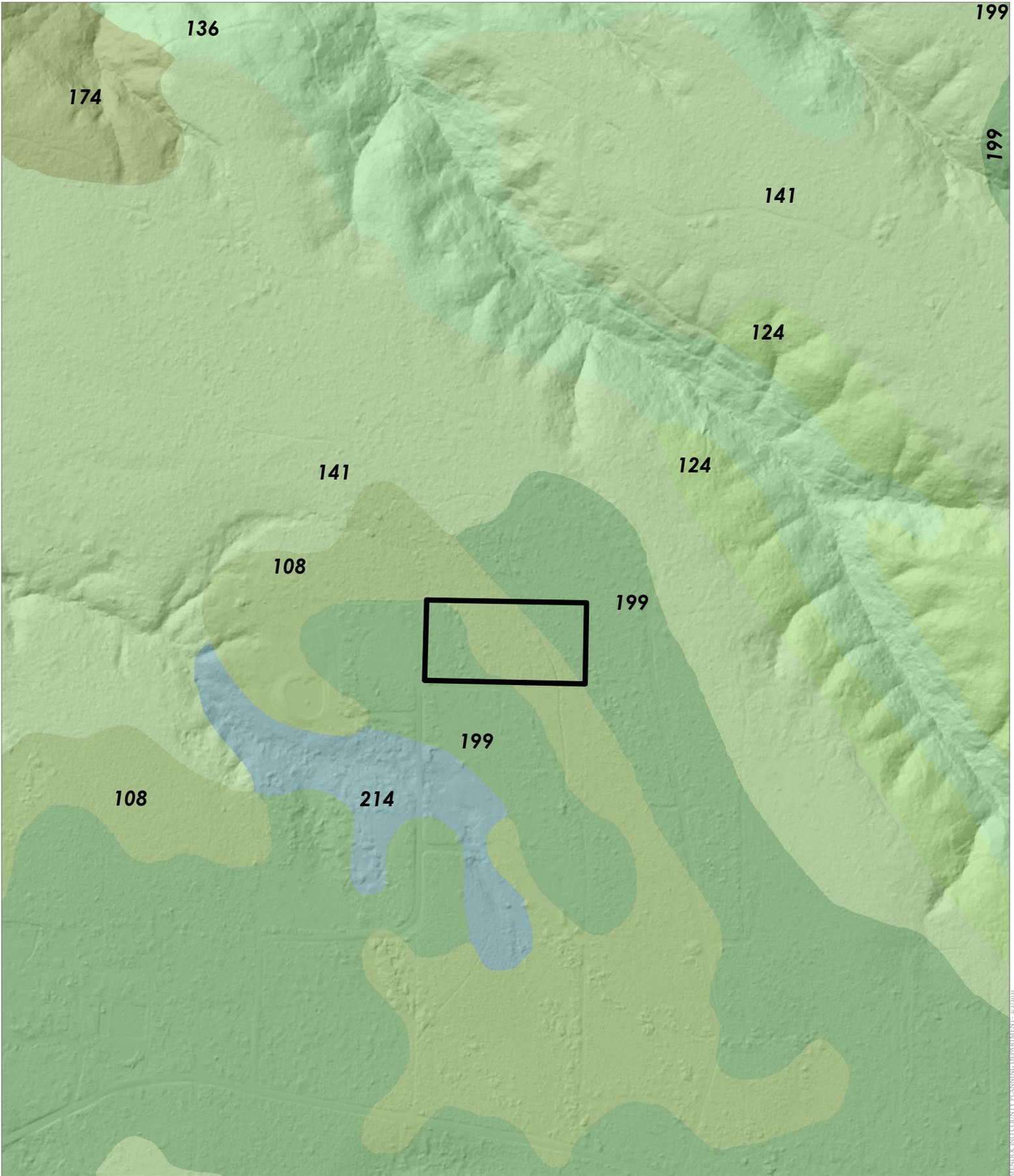




CASE: U 2021-0005
 OWNER: Undrinkable, LLC
 APN: 118-530-20
 APLCT: Avram Deixler
 AGENT:
 ADDRESS: 43050 Little Lake Road, Mendocino

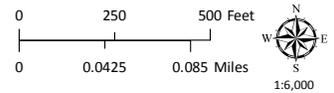


ESTIMATED SLOPE

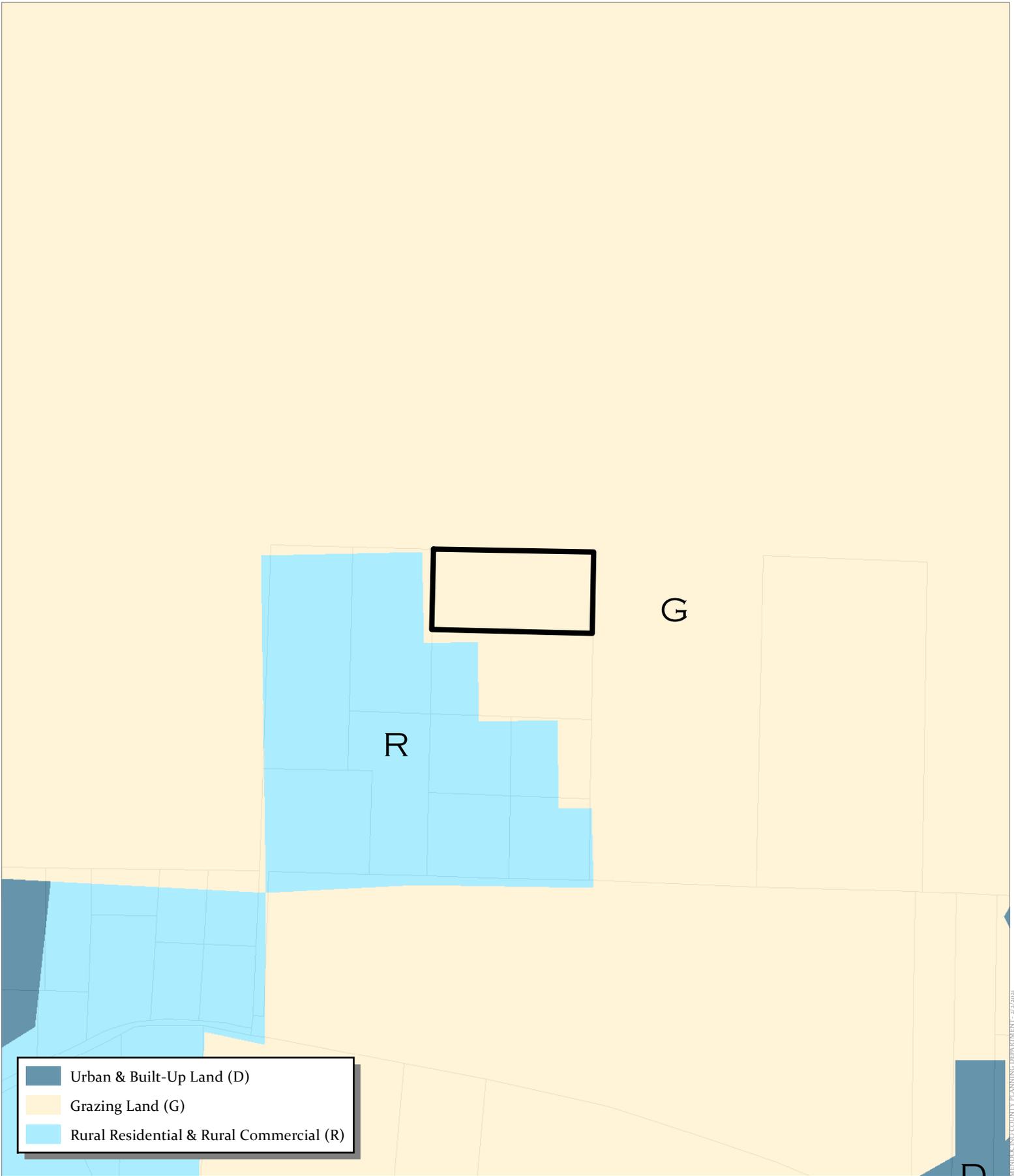


CASE: U 2021-0005
 OWNER: Undrinkable, LLC
 APN: 118-530-20
 APLCT: Avram Deixler
 AGENT:
 ADDRESS: 43050 Little Lake Road, Mendocino

-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine

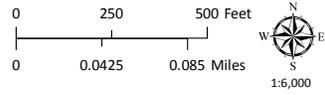


WESTERN SOILS



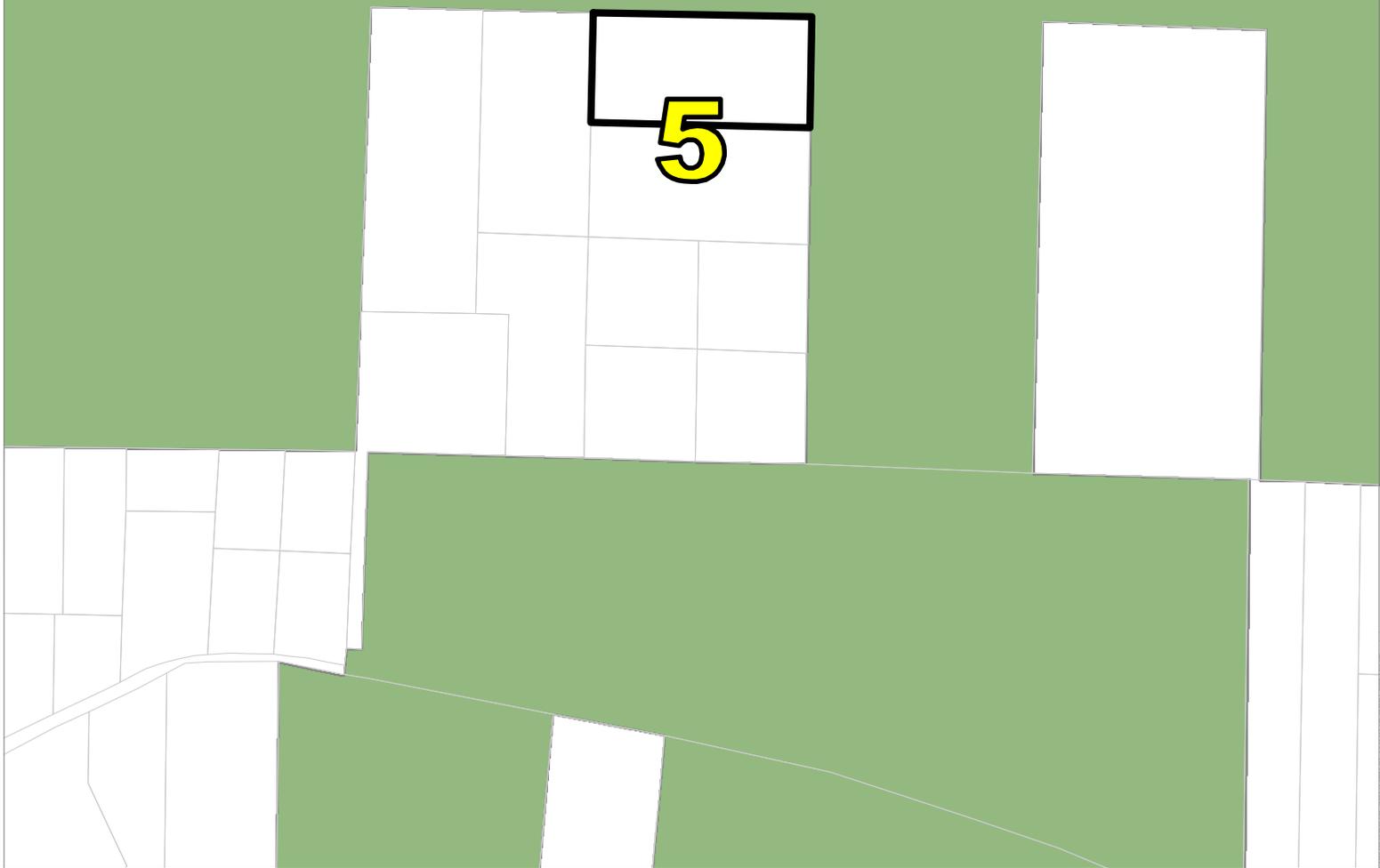
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

CASE: U 2021-0005
 OWNER: Undrinkable, LLC
 APN: 118-530-20
 APLCT: Avram Deixler
 AGENT:
 ADDRESS: 43050 Little Lake Road, Mendocino



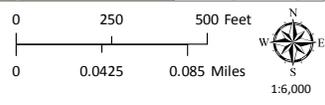
JPT

5



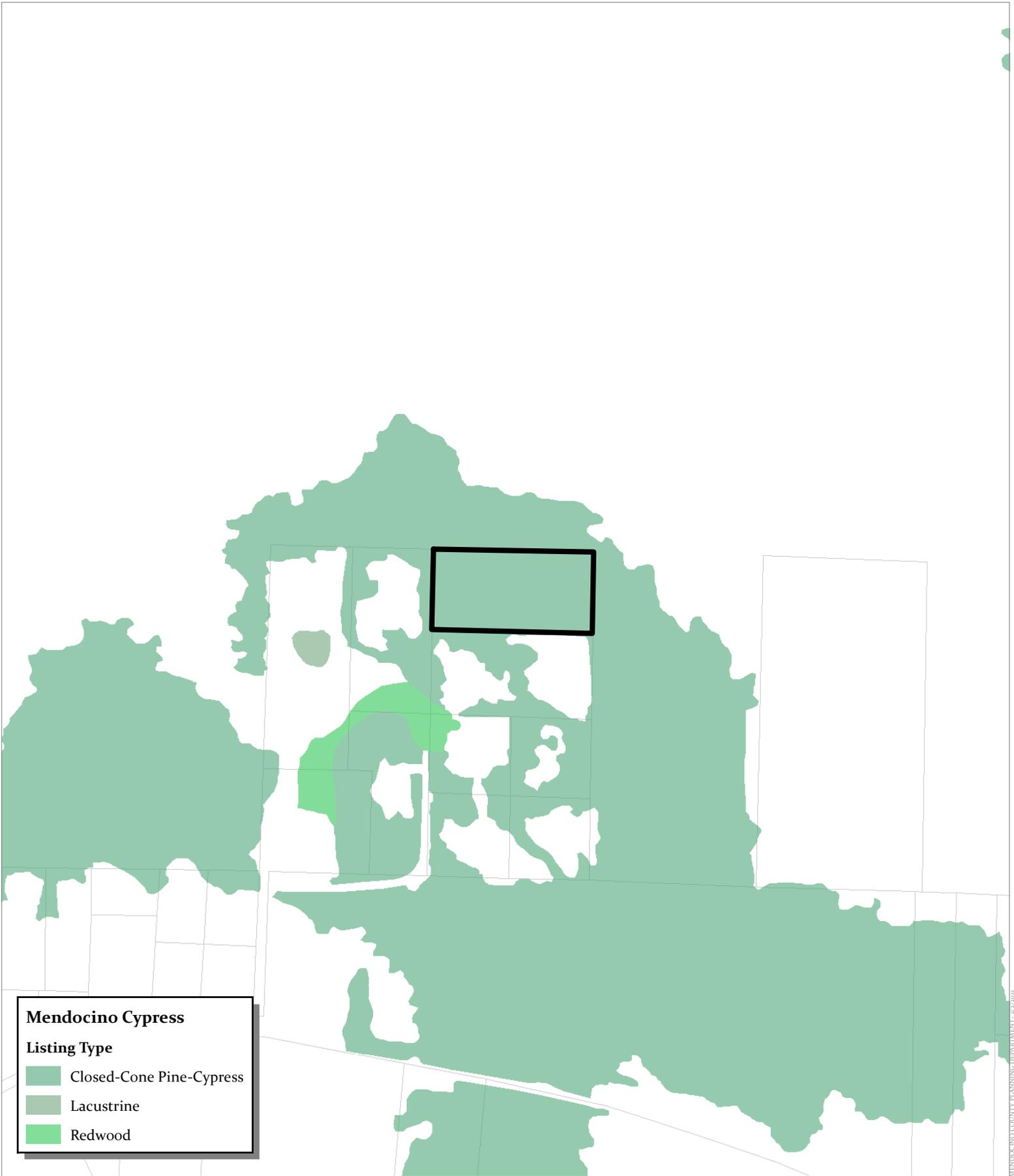
CASE: U 2021-0005
OWNER: Undrinkable, LLC
APN: 118-530-20
APLCT: Avram Deixler
AGENT:
ADDRESS: 43050 Little Lake Road, Mendocino

 Supervisorial Districts 2010
 State Parks



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/21

MISC

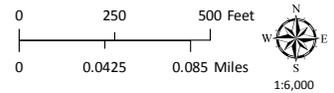


Mendocino Cypress

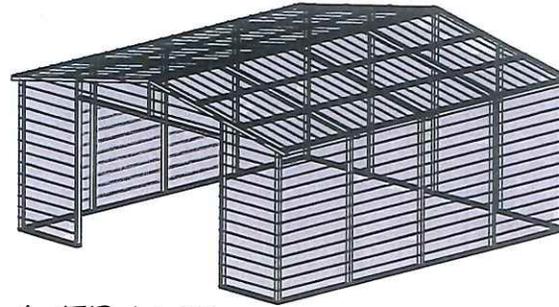
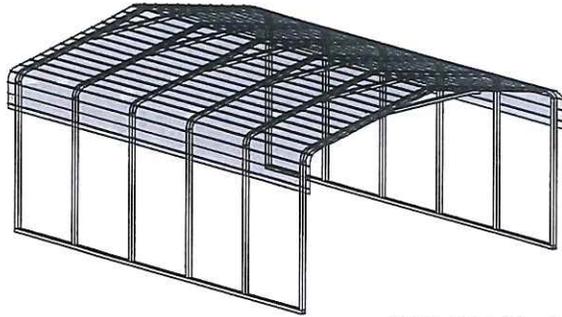
Listing Type

- Closed-Cone Pine-Cypress
- Lacustrine
- Redwood

CASE: U 2021-0005
 OWNER: Undrinkable, LLC
 APN: 118-530-20
 APLCT: Avram Deixler
 AGENT:
 ADDRESS: 43050 Little Lake Road, Mendocino



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/21/21



REGULAR / A-FRAME 24'-0" WIDE CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, OSHA, AISC 360, AISI 100, ASCE 7-16, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12X1" SDS (ESR-2196 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE TS2 1/2"X2 1/2" - 14GA. IS EQUIVALENT TO TS2 1/4"X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

PREVAILING CODE:	CBC 2019 (IBC 2018)
USE GROUP:	U (CARPORTS, BARNS)
RISK CATEGORY:	I
1. DEAD LOAD (D)	D = 4 PSF
2. ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)
3. SNOW LOAD (S)	
GROUND SNOW LOAD	P _g = 20 - 90 PSF
IMPORTANCE FACTOR	I _s = 0.8
THERMAL FACTOR	C _t = 1.2
EXPOSURE FACTOR	C _e = 1.0
ROOF SLOPE FACTOR	C _s = 1.0
4. WIND LOAD (W)	
BASIC WIND SPEED	V _{ULT} = 105 - 180 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
DESIGN CATEGORY	D
IMPORTANCE FACTOR	I _e = 1.00

LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

DRAWING INDEX

COVER SHEET	----	1
SCHEDULES & MEMBER - SECTIONS	----	2
FRAME SECTIONS & DETAILS	----	3-A, 3-B
SPACING SCHEDULES - & ENCLOSURE NOTES	----	4
PURLIN & GIRT SCHEDULES	----	5
SHEATHING OPTIONS	----	6
SIDE WALL FRAMING & OPENINGS	----	7-A, 7-B
END WALL FRAMING & OPENINGS	----	8-A, 8-B
CORNER BRACING DETAILS	----	9
OPTIONAL LEAN-TO ADDITION	----	10
FOUNDATION OPTIONS	----	11-A TO 11-D

MANUFACTURED BY:



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Joshua, TX 76058
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ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6063 Renaissance Place, Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aan-engineers.com

DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS
LOCATION: STATE OF CALIFORNIA
PROJECT NO.: 233-21-0026
SHEET TITLE:

COVER SHEET

SHEET NO.: 1 / 11

DRAWN BY: A.W. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



CUSTOMER INFORMATION

OWNER: Absentee Winery
ADDRESS: 43050 Little Lake Rd
Mendocino, CA

DESIGN LOADS

GROUND SNOW: 30
ROOF LIVE LOAD: 20
BASIC WIND SPEED: 90

BUILDING INFORMATION

WIDTH: 24
LENGTH: 40
HEIGHT: 11

FRAME TYPE: A-FRAME
 REGULAR
 FULL
ENCLOSURE TYPE: PARTIAL
 OPEN

CERTIFICATION VALIDITY NOTICE

DATE OF PLANS EXPIRATION: **JAN 31 2022**
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

STAMP EXPIRY: **DEC 31 2022**

DATE SIGNED: **JAN 31 2021**

TABLE 2.1: MEMBER PROPERTIES

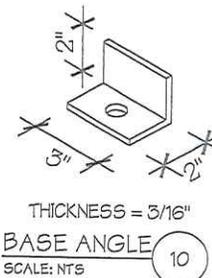
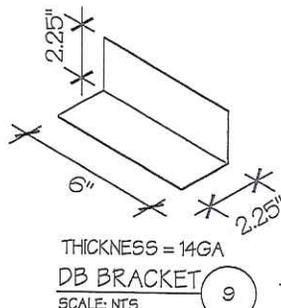
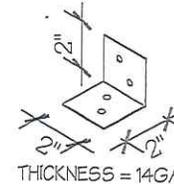
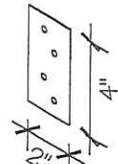
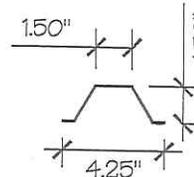
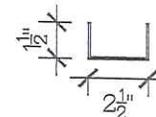
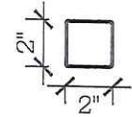
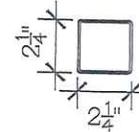
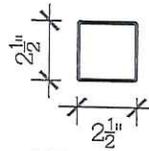
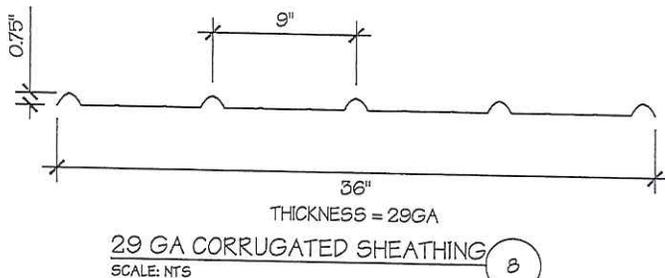
NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4.25" X 1.5" X 14GA / 18GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 14GA / 18GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	2.5" X 1.5" 14GA CHANNEL	1
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" LG. 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" C/C	MIN 1	4 1/2" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.



MANUFACTURED BY:



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 Joshua, TX 76058
 1-866-730-9865

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A&A ENGINEERING
 CIVIL • STRUCTURAL
 6063 Renaissance Place, Toledo, OH 43623
 Tel. 419-292-1988 • Fax. 419-292-0955
 www.aan-engineers.com

DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

SCHEDULES &
 MEMBER SECTIONS

SHEET NO.: 2 / 11

DRAWN BY: A.W. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

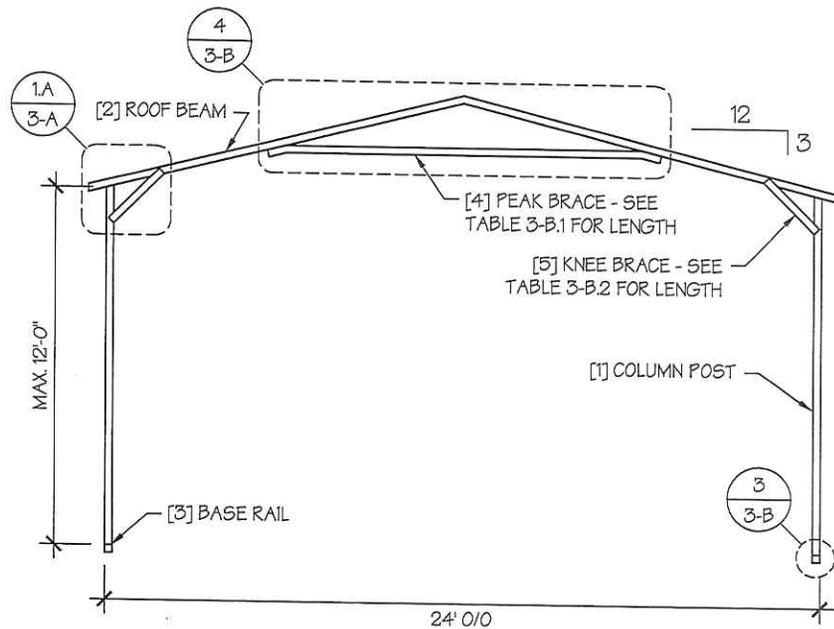
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 - DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

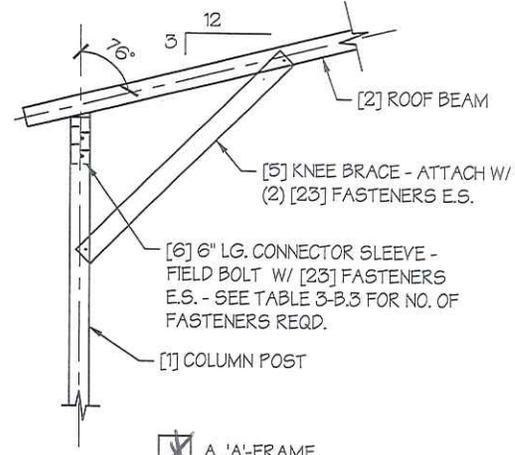


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DATE SIGNED: **JAN 31 2021**

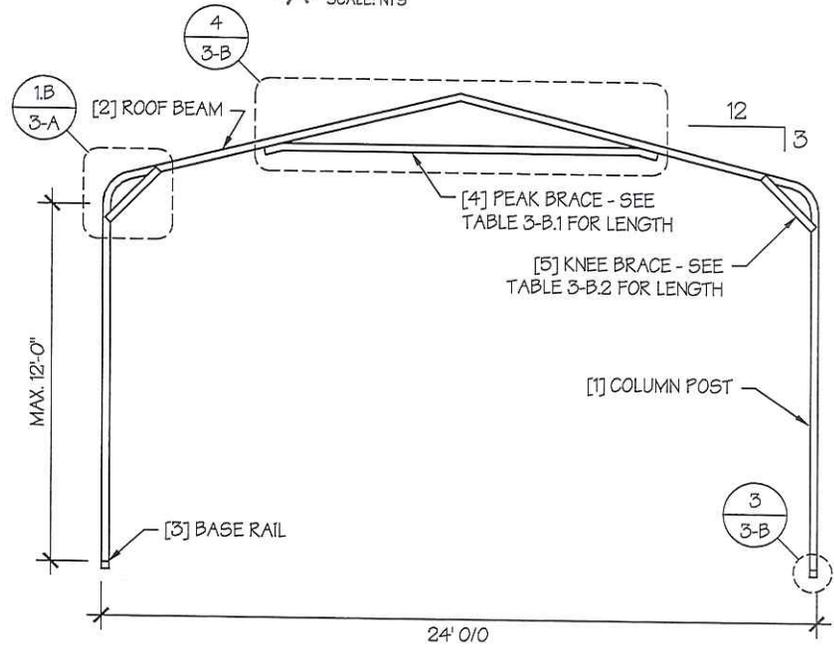


TYP. A-FRAME SECTION
SCALE: NTS

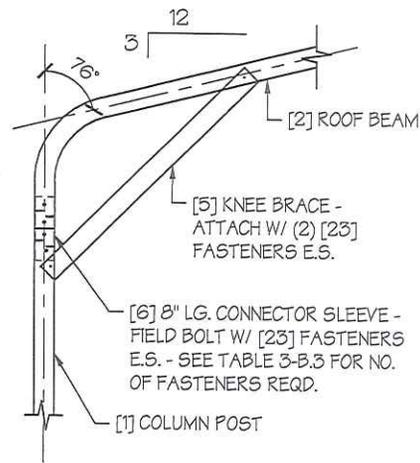


A. 'A'-FRAME

EAVE DETAIL
SCALE: NTS



TYP. REGULAR FRAME SECTION
SCALE: NTS



B. REGULAR-FRAME

MANUFACTURED BY:



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1-866-730-9865

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www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

FRAME SECTIONS &
DETAILS

SHEET NO.: 3-A / 11

DRAWN BY: A.W. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

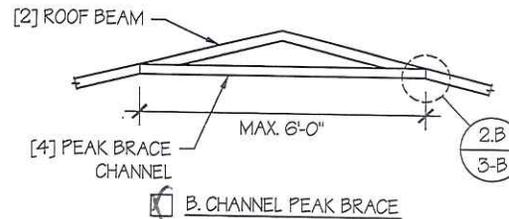
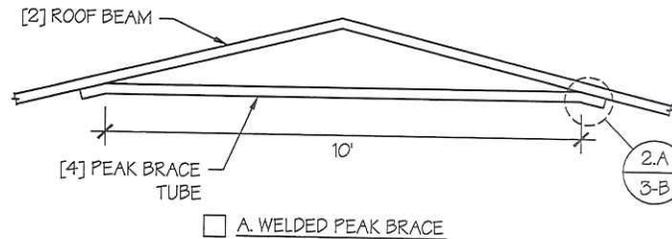
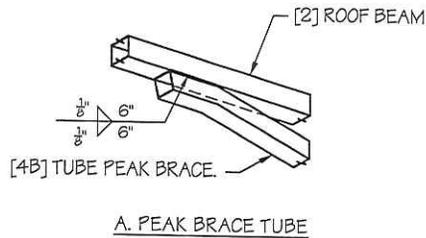
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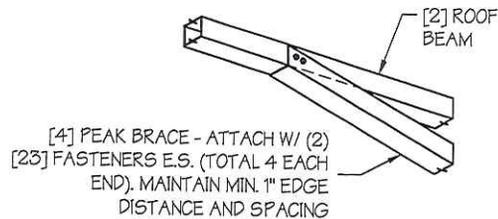


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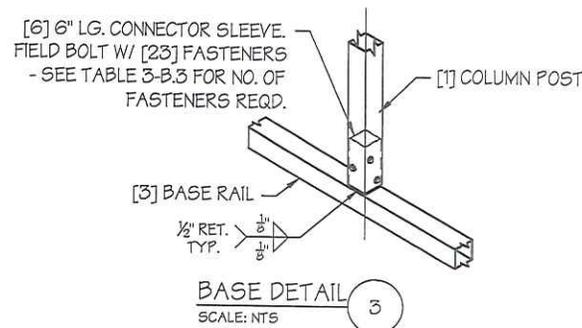


PEAK BRACE DETAILS 4
SCALE: NTS



B. PEAK BRACE CHANNEL

PEAK BRACE CONNECTION DETAILS 2
SCALE: NTS



NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

TABLE 3-B.1: PEAK BRACE SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	WIND SPEED	
	105 TO 130	140 TO 180
30 / 20	6'	10'
35 / 25 TO 90 / 61	10'	10'

TABLE 3-B.2: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
UP TO 8'	24"
9' TO 12'	36"

TABLE 3-B.3 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
105 TO 125	4
130 TO 155	6
160 TO 180	8

MANUFACTURED BY:



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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

FRAME DETAILS

SHEET NO.: 3-B / 11

DRAWN BY: A.W. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

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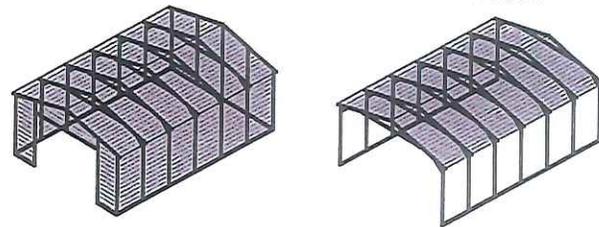
STAMP EXPIRY: DEC 31 2022

DATE SIGNED: JAN 31 2021

TABLE 4: FRAME SPACING CHART / SCHEDULE

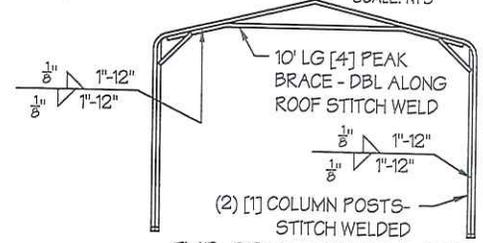
GROUND SNOW / ROOF LIVE LOAD (PSF)	ENCLOSED BUILDINGS							OPEN BUILDINGS						
	WIND SPEED (MPH)							WIND SPEED (MPH)						
	105	115	130	140	155	165	180	105	115	130	140	155	165	180
30/20	60	60	54/60	54	42	42	36	48	48	48	42	36	30	24
40/27	48/60	48/60	42/60	42/54	42	42	36	42	42	42	42	36	30	24
50/34	40/48	40/48	40/48	40/48	40/42	40/42	36	30	30	30	30	30	30	24
60/41	36	36	36	36	36	36	36	30	30	30	30	30	30	24
70/47	30	30	30	30	30	30	30	24	24	24	24	24	24	24
80/54	24	24	24	24	24	24	24	24	24	18	18	18	18	18
90/61	---	---	---	---	---	---	---	---	---	---	---	---	---	---
30/20	60	60	54/60	54	48	42/48	42	54	54	48/54	42/54	36/48	36	30
40/27	48/60	48/60	42/60	42/54	42/48	42/48	42	42	42	42	42	36/42	36	30
50/34	40/48	40/48	40/48	40/48	40/48	40/48	40/42	36	36	36	36	36	36	30
60/41	36	36	36	36	36	36	36	30	30	30	30	30	30	30
70/47	30	30	30	30	30	30	30	24	24	24	24	24	24	24
80/54	24	24	24	24	24	24	24	24	24	24	24	24	24	24
90/61	---	---	---	---	---	---	---	---	---	---	---	---	---	---
30/20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/42	36
40/27	48/60	48/60	42/60	42/54	42/48	42/48	42	48	48	42/48	42/48	36/48	36/42	36
50/34	40/48	40/48	40/48	40/48	40/48	40/48	40/42	40/42	40/42	40/42	40/42	36/42	36/42	36
60/41	36	36	36	36	36	36	36	36	36	36	36	36	36	30
70/47	30	30	30	30	30	30	30	30	30	30	30	30	30	30
80/54	24	24	24	24	24	24	24	24	24	24	24	24	24	24
90/61	---	---	---	---	---	---	---	---	---	---	---	---	---	---

- NOTES:
- FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
 - WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
 - SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
 - FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.
- ENCLOSURE CLASSIFICATION:
- ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
 - OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
 - 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
 - PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
 - 3 SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
 - FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.



TYP. ENCLOSED BUILDING
SCALE: NTS

TYP. OPEN BUILDING
SCALE: NTS



TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING
SCALE: NTS

- GENERAL NOTES:
- THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
 - BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).
 - ALL BUILDINGS WITH AN OPEN END WALL MUST HAVE A 10'-0" TUBE PEAK BRACE.

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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

SPACING SCHEDULES & ENCLOSURE NOTES

SHEET NO.: 4 / 11

DRAWN BY: A.W. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

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TABLE 5.1: PURLIN SPACING SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	14GA. HAT CHANNEL PURLIN -						
	WIND SPEED (MPH)						
	105	115	130	140	155	165	180
30 / 20	54	48	42	36	30	24	24
40 / 27	42	42	42	36	30	24	24
50 / 34	40	40	40	36	30	24	24
60 / 41	36	36	36	36	30	24	24
70 / 47	32	32	32	32	30	24	24
80 / 54	30	30	30	30	30	24	24
90 / 61	24	24	24	24	24	24	24
30 / 20	54	48	42	42	36	30	30
40 / 27	42	42	42	42	36	30	30
50 / 34	40	40	40	40	36	30	30
60 / 41	36	36	36	36	36	30	30
70 / 47	32	32	32	32	32	30	30
80 / 54	32	32	32	32	32	30	30
90 / 61	30	30	30	30	30	30	30
30 / 20	54	48	42	42	36	36	30
40 / 27	42	42	42	42	36	36	30
50 / 34	40	40	40	40	36	36	30
60 / 41	36	36	36	36	36	36	30
70 / 47	32	32	32	32	32	32	30
80 / 54	32	32	32	32	32	32	30
90 / 61	30	30	30	30	30	30	30
30 / 20	54	48	42	42	36	36	30
40 / 27	42	42	42	42	36	36	30
50 / 34	40	40	40	40	36	36	30
60 / 41	36	36	36	36	36	36	30
70 / 47	32	32	32	32	32	32	30
80 / 54	32	32	32	32	32	32	30
90 / 61	30	30	30	30	30	30	30

- NOTES:
- PURLIN SPACING UNITS ARE IN INCHES.
 - FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

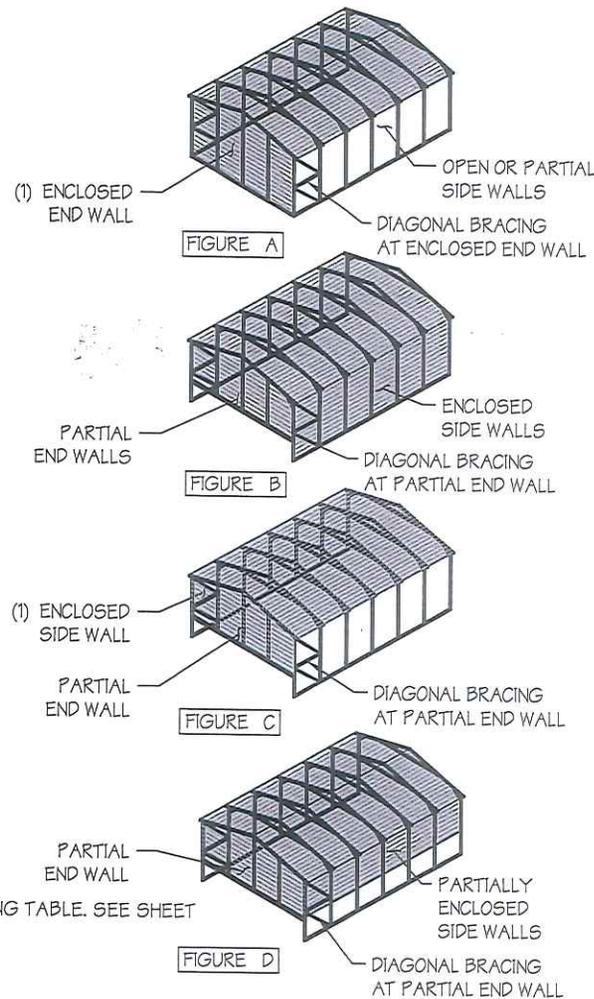
IRREGULAR BUILDING NOTES:

- FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
- FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 6" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
- SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.
- IRREGULAR BUILDING & BUILDINGS W/ MORE THAN 2 SIDE OPENINGS MUST HAVE A 10' TUBE PEAK BRACE ON ALL FRAMES.

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	WIND SPEED (MPH)						
	105	115	130	140	155	165	180
5'-0"	60	48	36	30	24	24	18
4'-6"	60	60	48	42	36	30	24
4'-0"	60	60	54	54	42	36	30
3'-6"	60	60	54	54	48	42	42
2'-0" TO 3'-0"	60	60	54	54	48	42	42

- NOTES:
- GIRT SPACING UNITS ARE IN INCHES.
 - THIS SCHEDULE IS TO BE USED FOR BOTH 14GA
 - FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.



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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

PURLIN & GIRT
SPACING SCHEDULES

SHEET NO.: 5 / 11

DRAWN BY: A.W. DATE: 1/15/21

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LEGAL INFORMATION

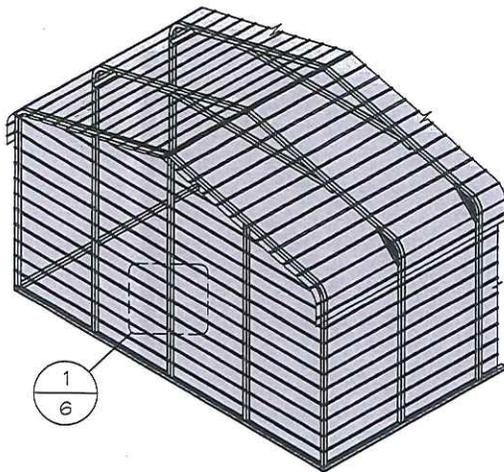
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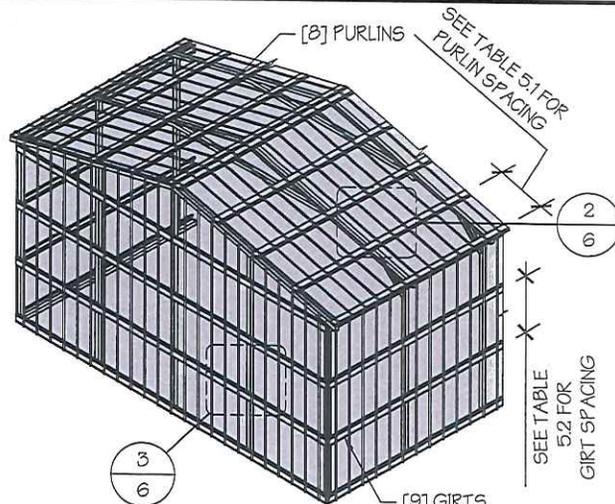


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TYP. HORIZONTAL SHEATHING
SCALE: NTS



TYP. VERTICAL SHEATHING
SCALE: NTS

GENERAL SHEATHING NOTES:

1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER

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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

SHEATHING OPTIONS & DETAILS

SHEET NO.: 6 / 11

DRAWN BY: A.W. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

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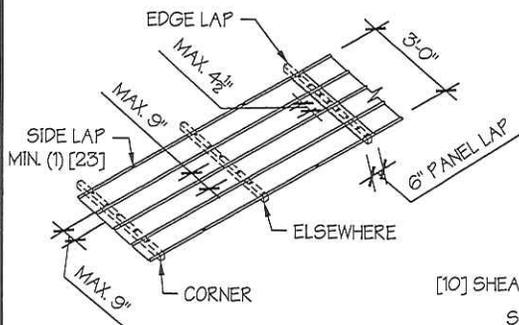
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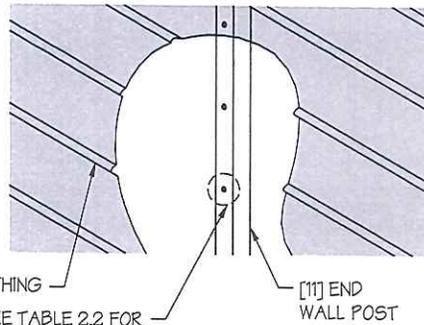


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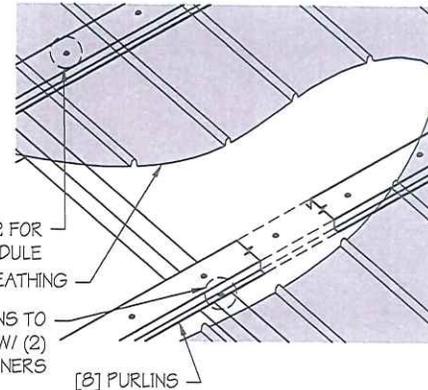
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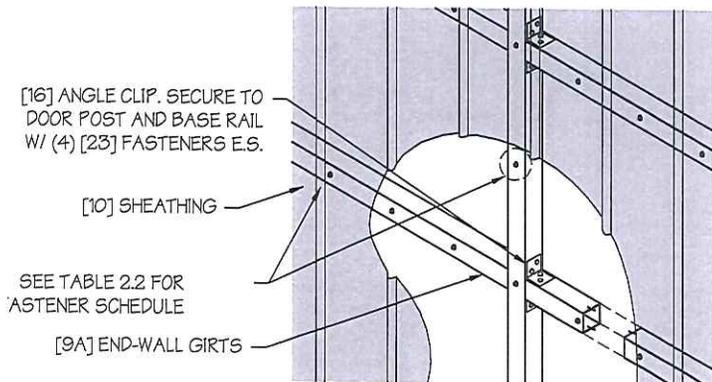
TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS



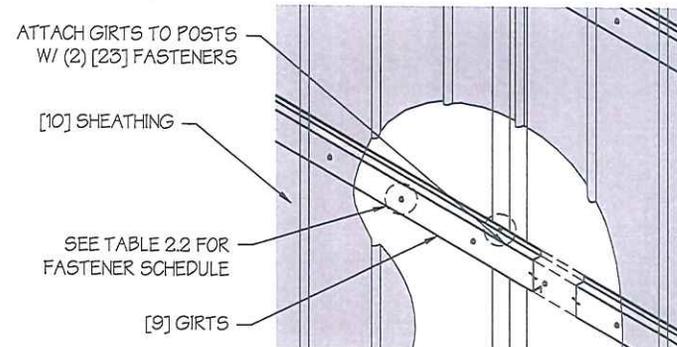
TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS



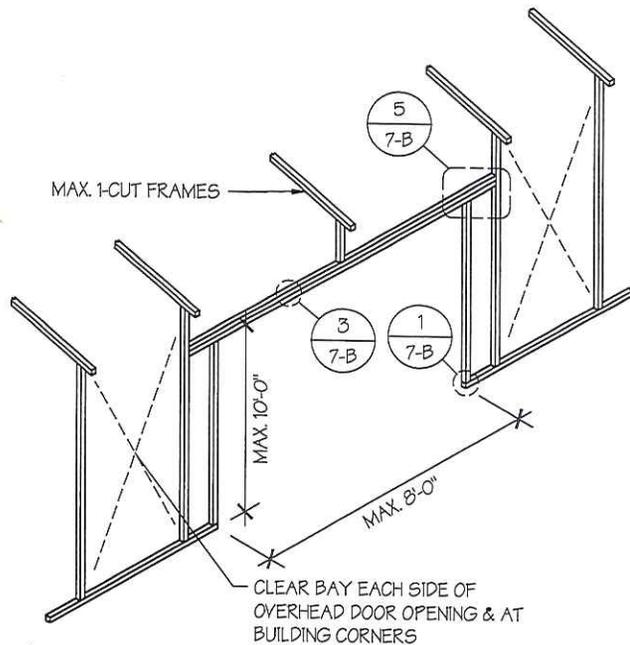
ROOF VERTICAL SHEATHING DETAIL 2
SCALE: NTS



WALL VERTICAL SHEATHING - TUBE DETAIL 3
SCALE: NTS

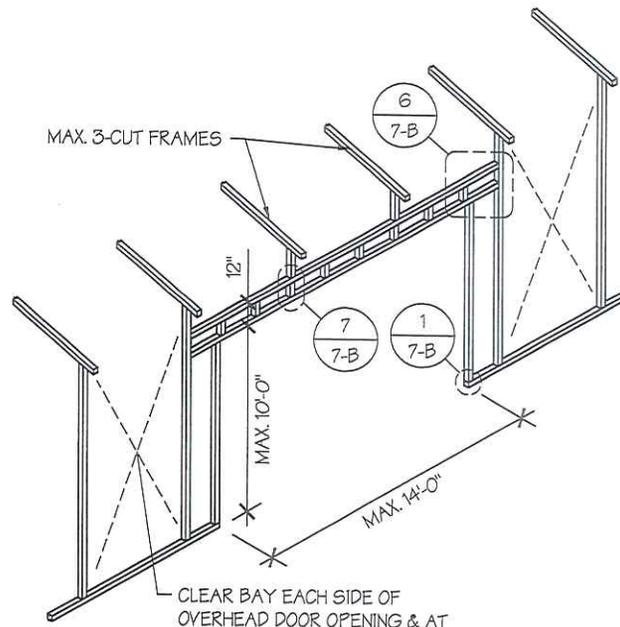


WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3
SCALE: NTS



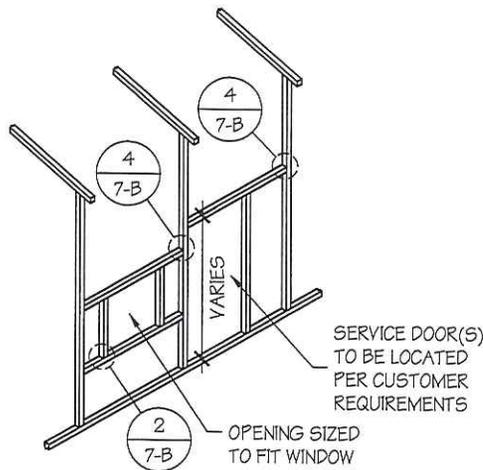
SIDE WALL OVERHEAD DOOR OPENINGS

SCALE: NTS



SIDE WALL OVERHEAD DOOR OPENINGS WITH TRUSS STYLE HEADER

SCALE: NTS



SIDE WALL SERVICE DOOR / WINDOW OPENINGS

SCALE: NTS

SIDE WALL FRAMING NOTES:

1. TRUSS-STYLE HEADERS ARE REQUIRED FOR WHERE THE GROUND SNOW LOAD IS 40 PSF OR GREATER.
2. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
3. MAX. HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT.
4. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
5. MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
6. MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
7. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

SIDE WALL FRAMING
& OPENINGS

SHEET NO.: 7-A / 11

DRAWN BY: A.W. DATE: 1/15/21

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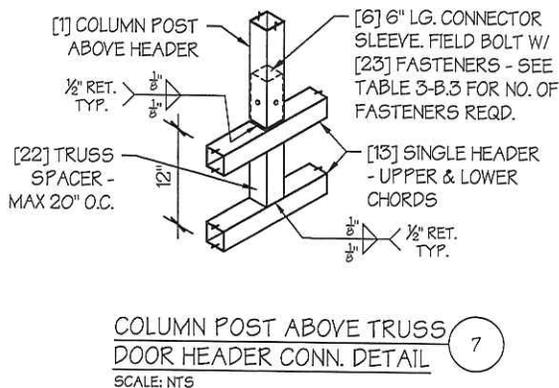
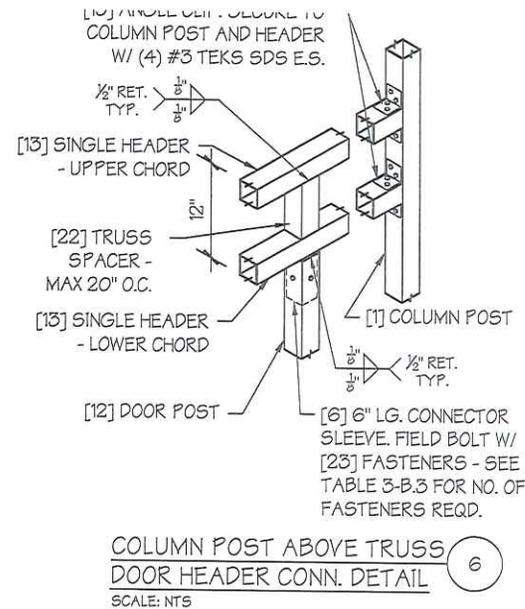
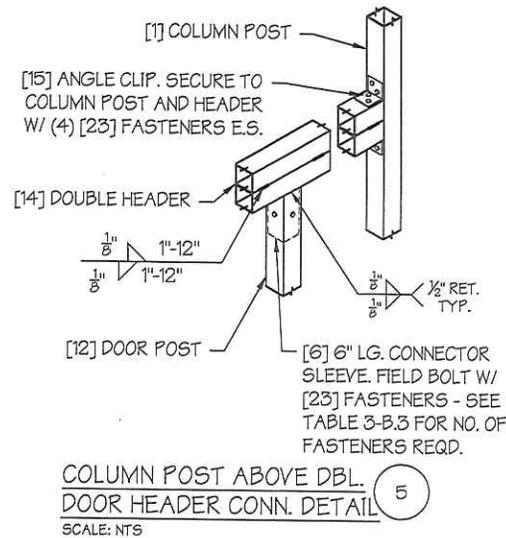
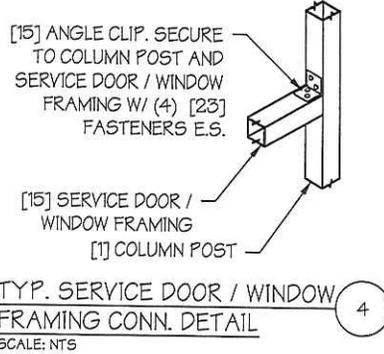
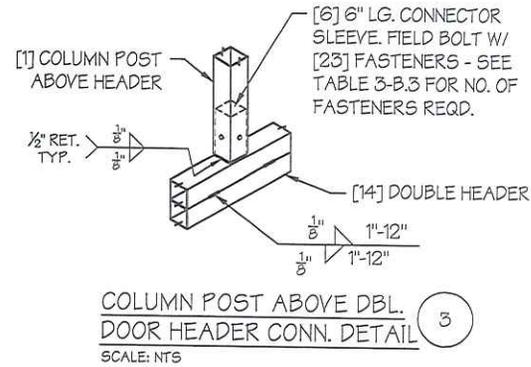
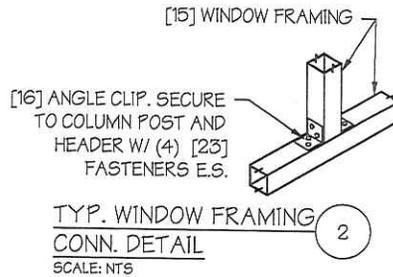
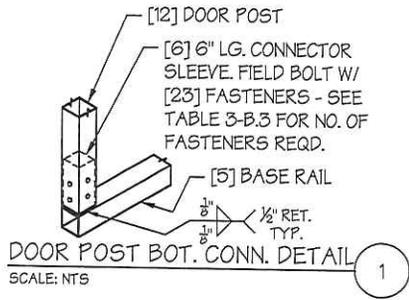
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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

SIDE WALL FRAMING
DETAILS

SHEET NO.: 7-B / 11

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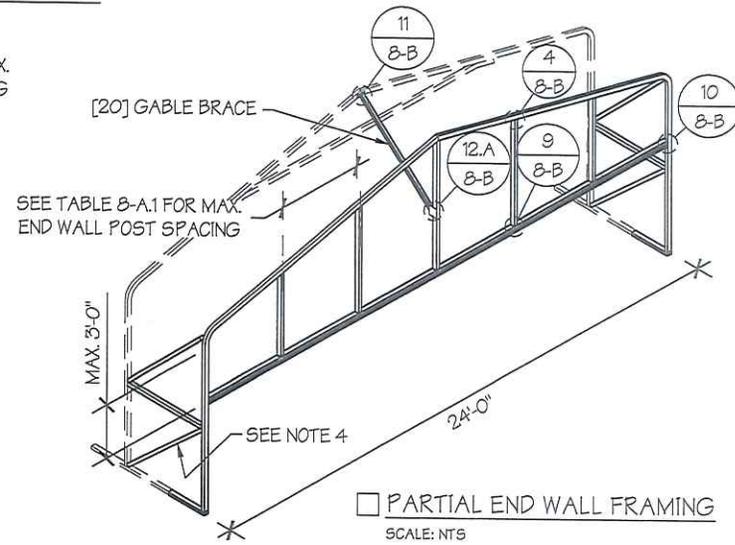
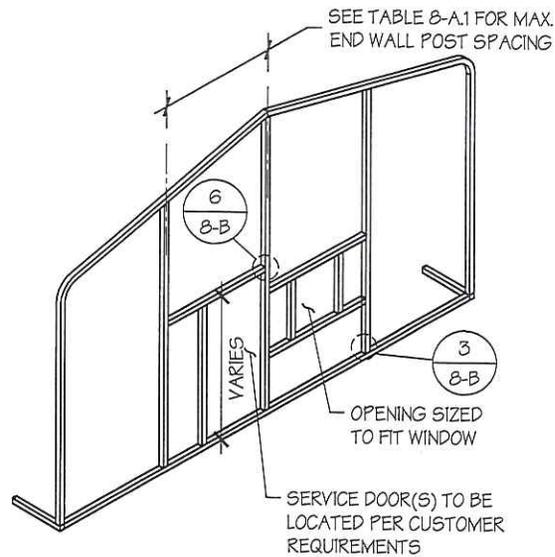
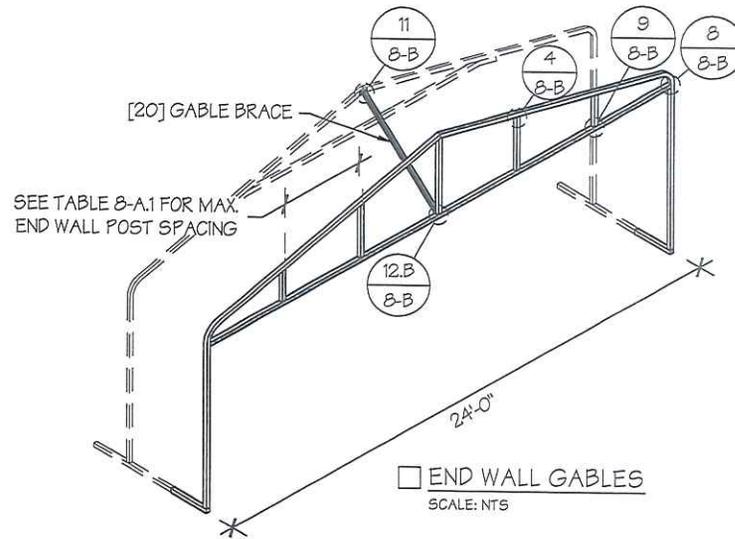
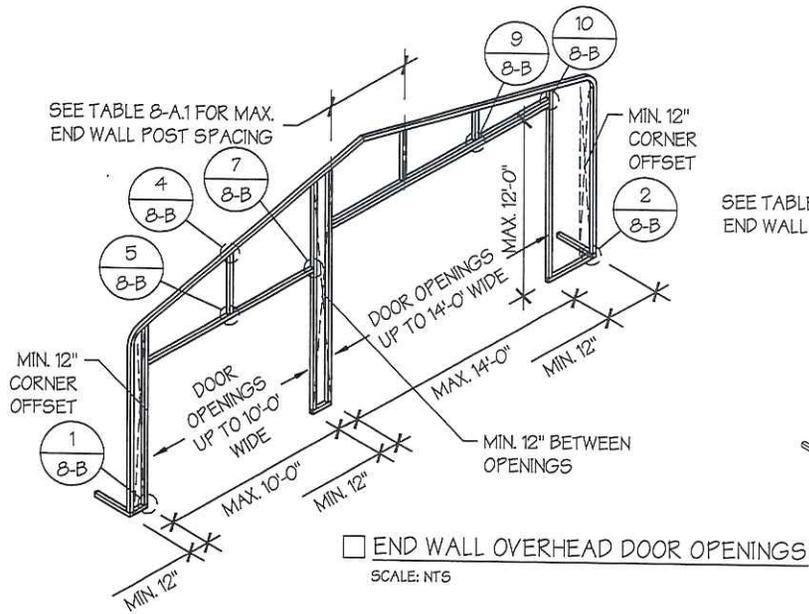


TABLE 8-A.1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	EAVE HEIGHT		
	UP TO 7'	8' TO 9'	10' TO 12'
<input checked="" type="checkbox"/> 105	5'	5'	5'
<input type="checkbox"/> 115	5'	5'	4.5'
<input type="checkbox"/> 130	4.5'	4.5'	4'
<input type="checkbox"/> 140	4.5'	4.5'	3'
<input type="checkbox"/> 155	4'	4'	2.5'
<input type="checkbox"/> 165 - 180	3.5'	3'	2'

END WALL FRAMING NOTES:

- DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
- MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
- SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
- DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

END WALL FRAMING

SHEET NO.: 8-A / 11

DRAWN BY: A.W. DATE: 1/15/21

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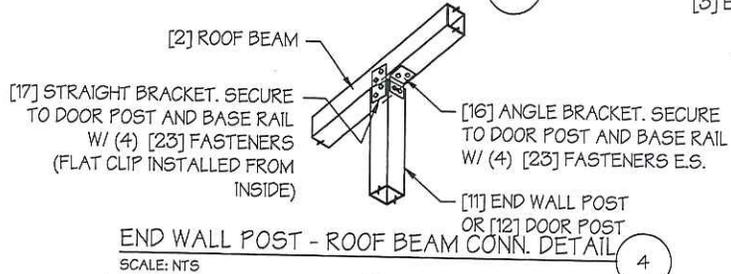
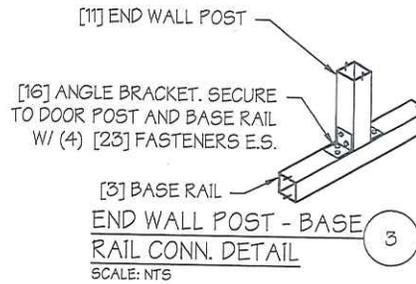
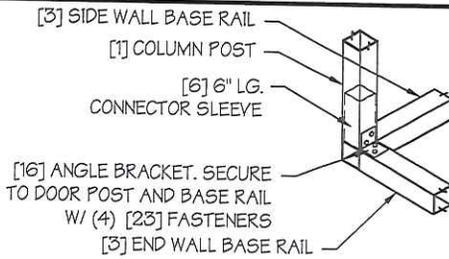
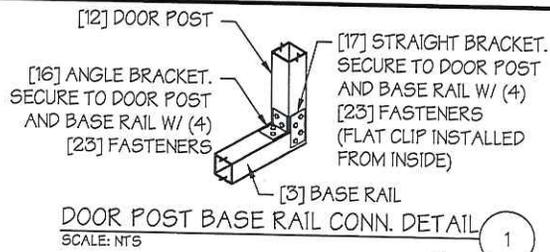
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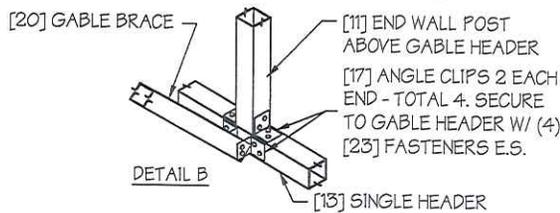
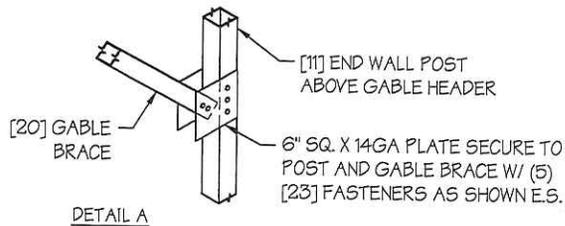
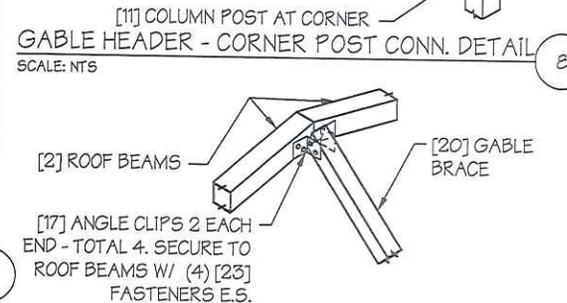
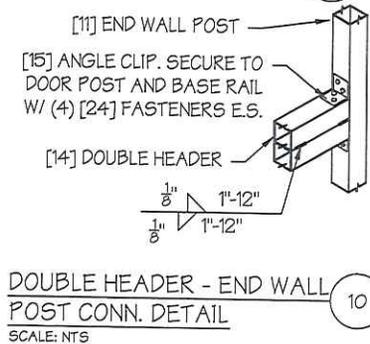
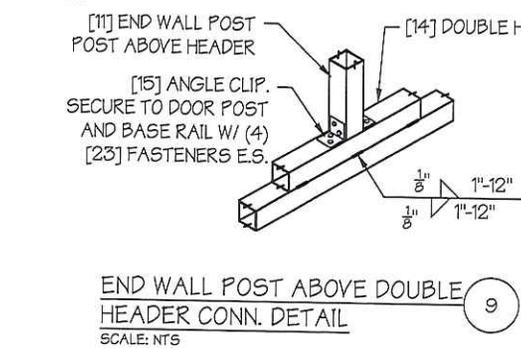
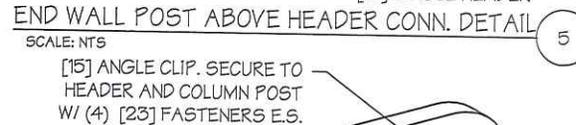
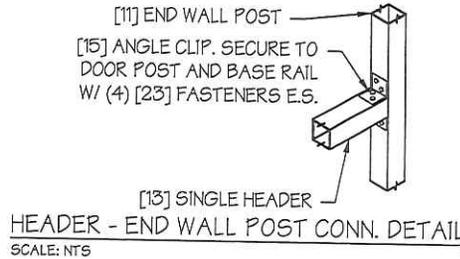
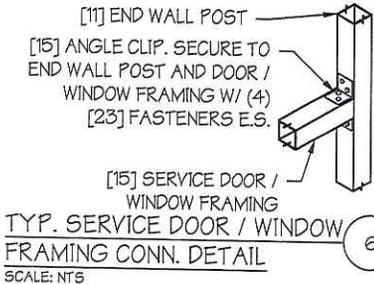
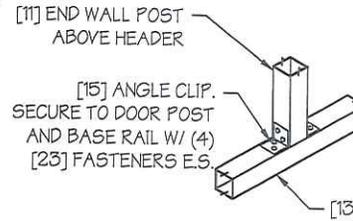


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CORNER DETAIL
SCALE: NTS



GABLE BRACE - END WALL CONN. DETAIL
SCALE: NTS

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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

**END WALL FRAMING
DETAILS**

SHEET NO.: B-B / 11

DRAWN BY: A.W. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

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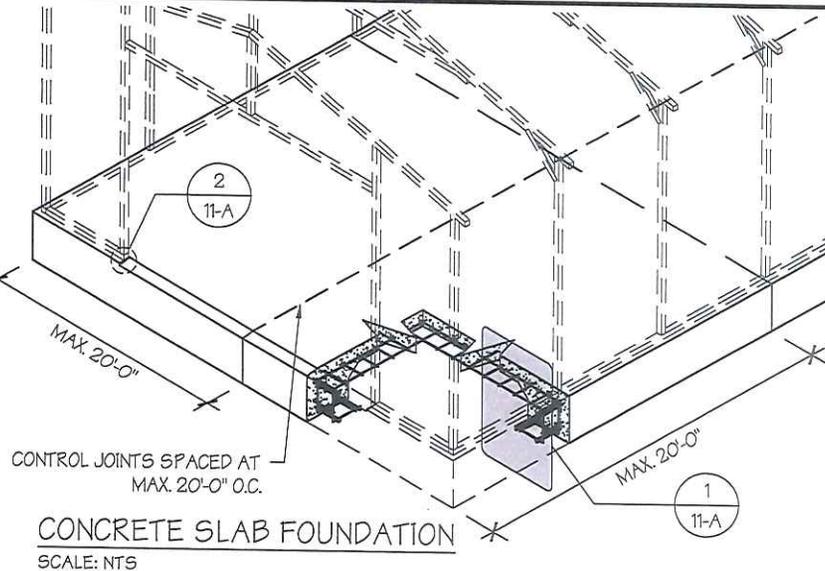


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CONCRETE SLAB FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
- CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-A.1.
- THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS 1/2" FOR 14-GA MATERIAL AND 1" FOR 12-GA MATERIAL.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.



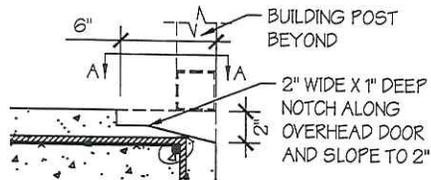
CONCRETE SLAB FOUNDATION
SCALE: NTS

TABLE 11-A.1: CONCRETE SLAB ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	54 TO 135	(1) 1/2"Ø X 7"
	136 TO 180	(2) 1/2"Ø X 7"
OPEN	105 TO 135	(1) 1/2"Ø X 7"
	136 TO 180	(2) 1/2"Ø X 7"

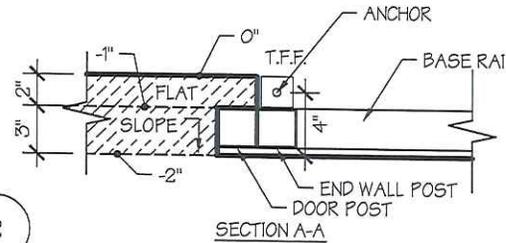
NOTES:

- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
- MIN. EMBEDMENT DEPTH TO BE 2 2/3".
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

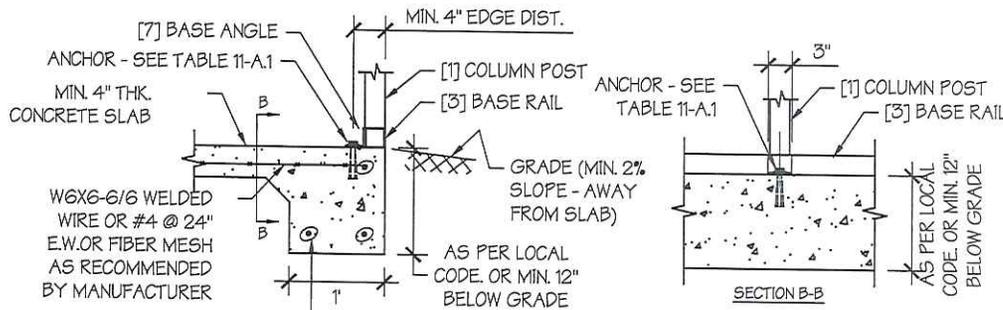


OVERHEAD DOOR NOTCH DETAIL
SCALE: NTS

2



SECTION A-A



EDGE FLUSH DETAIL
SCALE: NTS

1

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6063 Renaissance Place, Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 233-21-0026

SHEET TITLE:

FOUNDATION OPTION 1:
CONCRETE SLAB

SHEET NO.: 11-A / 11

DRAWN BY: A.W. DATE: 1/15/21

CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



STAMP EXPIRY: **DEC 31 2022**

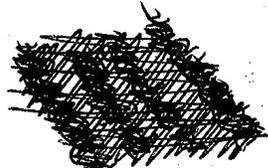
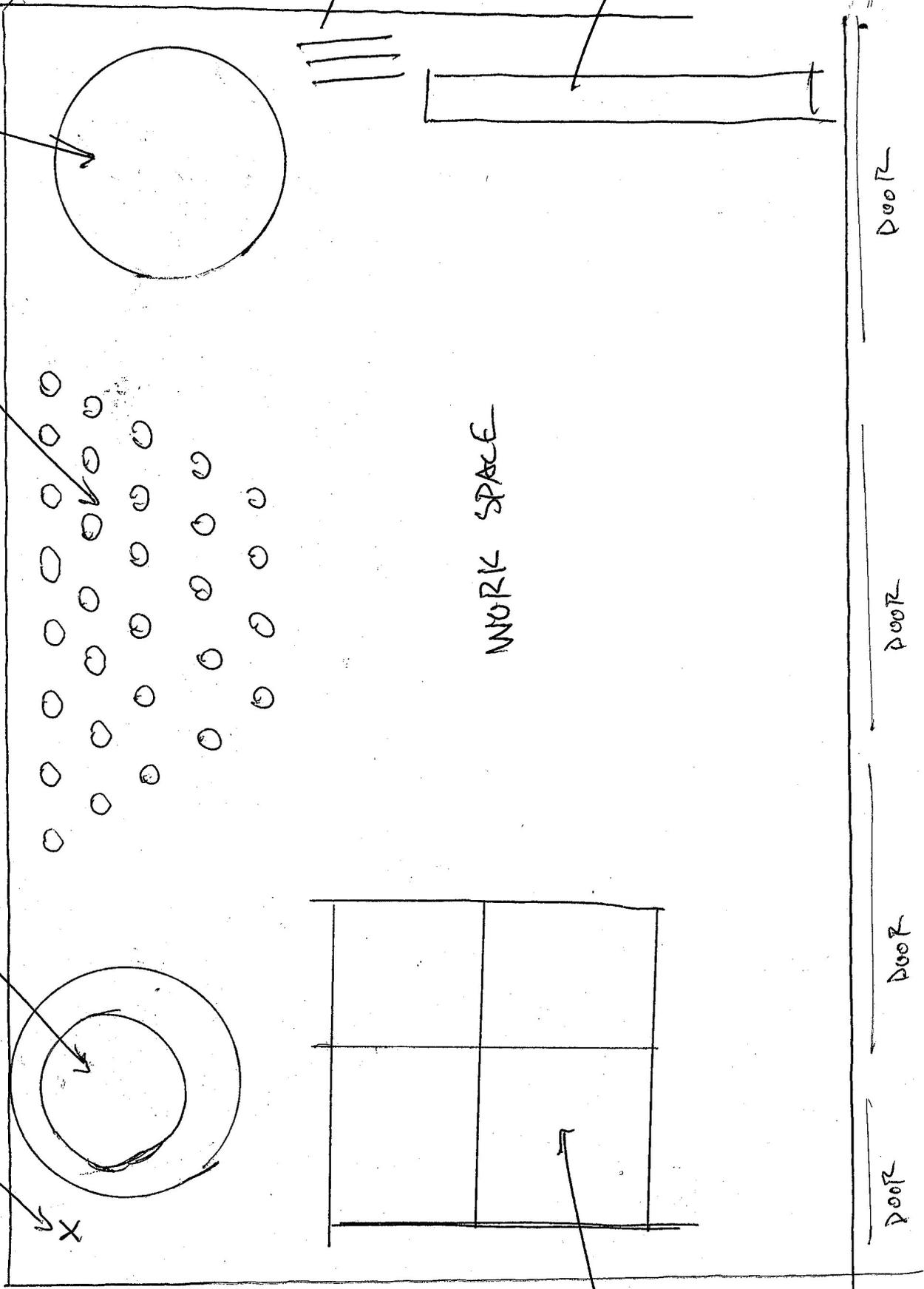
DATE SIGNED: **JAN 31 2021**

984 SQ FT
WINE PRODUCTION FACILITY (LOOR PLAN)
WINE PRODUCTION FACILITY (LOOR PLAN)

DRAINING (W/ SCREEN FOR SOLIDS)
BUILDING TANK FOR WASTE WATER

BARRELS

BOTTLING TANK



CASED
GOODS
FOR
SALE
OFFSITE

43050 LITTLE LAKE RD