

| REVISIONS | BY |
|-----------|----|
|           |    |

### PROJECT SITE DATA

PROJECT ADDRESS: 1 VINEYARD WAY  
WENATCHEE, WA 98801

OWNER: CFLP PROPERTY LLC  
1 VINEYARD WAY  
WENATCHEE, WA 98801

ASSESSOR'S PARCEL NO.: 232028110750

ABBREVIATED LEGAL DESCRIPTION: T 23N R 20EWM S 28 LOT D BLA 2016-094 LOT A BLA 2003-033  
1.5900 ACRES

JURISDICTION: CITY OF WENATCHEE

ZONING: NWBD

MAXIMUM BUILDING HEIGHT: 90'

SETBACKS:  
FRONT: 10 FT MIN.  
SIDES: 0 FT  
REAR: 0 FT

SITE AREA: 1.59 ACRES (69,260.4 SF)

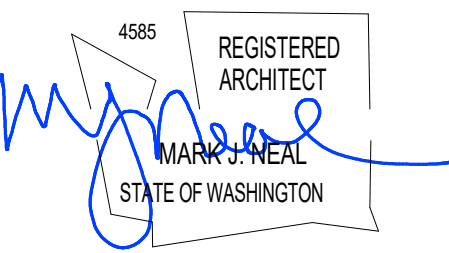


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### GENERAL SITE PLAN NOTES

- WORK TO CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES
- ALL DIMENSIONS TO BUILDING ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED OTHERWISE.
- VERIFY PROPERTY BOUNDARIES PRIOR TO CONSTRUCTION.
- LOCATE AND PRESERVE ANY EXISTING UTILITIES
- CALL BEFORE YOU DIG FOR UTILITY LOCATIONS
- PROVIDE SILT FENCE AROUND PROJECT SITE FOR EROSION CONTROL DURING CONSTRUCTION.
- SLOPE NEW GRADING AWAY FROM HOUSE AT 5% SLOPE TO HELP KEEP WATER DRAINAGE AWAY FROM FOUNDATION.
- SPLASHBLOCKS AT ALL DOWNSPOUT LOCATIONS TO HELP WATER RUNOFF GET DIRECTED AWAY FROM FOUNDATION.



### SITE SPECIFICATIONS

- EXCAVATION: EXCAVATE TO SOLID BEARING (MINIMUM 1,500PSF). LEAVE BEARING SURFACES UNDISTURBED. DO NOT STOCK PILE EXCAVATED MATERIAL ON SITE. DISPOSE OF EXCAVATED MATERIAL OFF SITE.
- FILL: ALL FILLS UNDER CONSTRUCTION, INCLUDING FOOTINGS AND PAVEMENT, BOTH EXTERIOR AND INTERIOR, SHALL BE COMPACTED FILLS, MADE ONLY WITH APPROVED IMPORTED GRANULAR MATERIAL, FREE FROM ORGANIC MATERIAL AND SPECIFICALLY APPROVED FOR COMPACTED FILLS, AND SHALL BE COMPACTED, IN 8" LOOSE LIFTS, TO 90% MINIMUM SOIL DENSITY BASED ON ASTM D1557 STANDARD AND ASTM D2922 OR APPROVED EQUIVALENT STANDARD.

### SITE UTILITIES

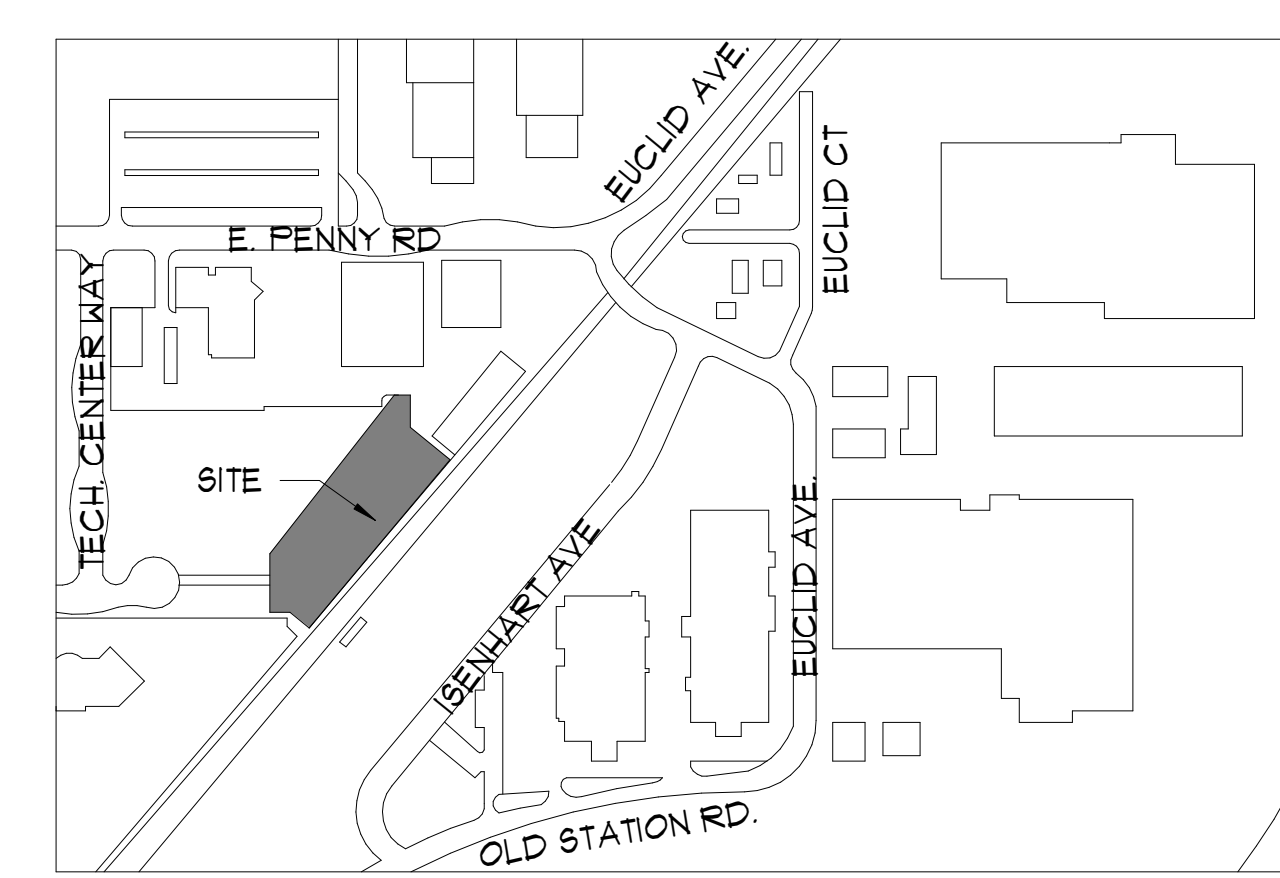
NOTE: CONTACTOR TO VERIFY ALL LOCATIONS

WATER - \_\_\_\_\_  
SEWER - ON SITE SEPTIC SYSTEM  
POWER - \_\_\_\_\_

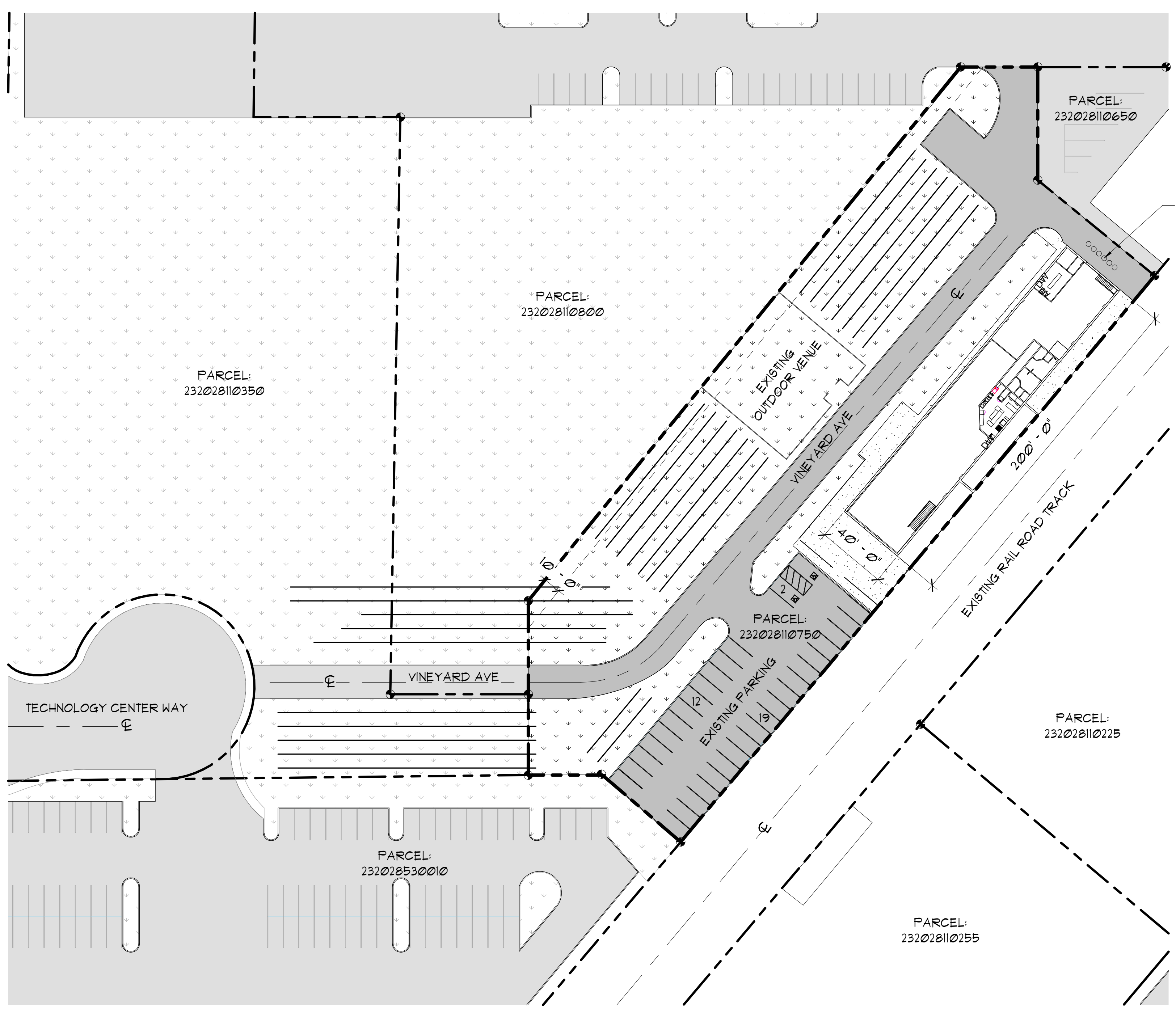
— OHP — OVERHEAD POWER  
— W — WATER  
[T] ELECTRICAL TRANSFORMER  
[P] EXISTING POWER BOX  
[M] WATER METER  
[O] POWER UTILITY POLE

### SITE PLAN LEGEND

- PROPERTY LINE
- - - SETBACK OR EASEMENT
- - - CONTOUR - EXISTING
- [ ] EXISTING BUILDINGS
- [ ] PROPOSED BUILDING
- [ ] EXISTING GRAVEL
- [ ] PROPOSED GRAVEL
- [ ] EXISTING ASPHALT PAVEMENT
- [ ] PROPOSED CONCRETE
- X - X - FENCE
- [X] AREA OF DISTURBANCE (CLEARING AREA)
- [ ] FIRE HYDRANT



VICINITY MAP N.T.S.



### ARCHITECTURAL SITE PLAN

1" = 40'-0" @ FULL SIZE

0 15 30 60

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EXISTING BUILDING:

**CHATEAU FAIRE LE PONT WINERY**  
1 VINEYARD WAY  
WENATCHEE, WA 98801

Date: 2025-06-12

Scale Factor: 1

Drawn: OH

File: 25452

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**A1.1**

**FIRE AND SMOKE PROTECTION REQUIREMENTS**

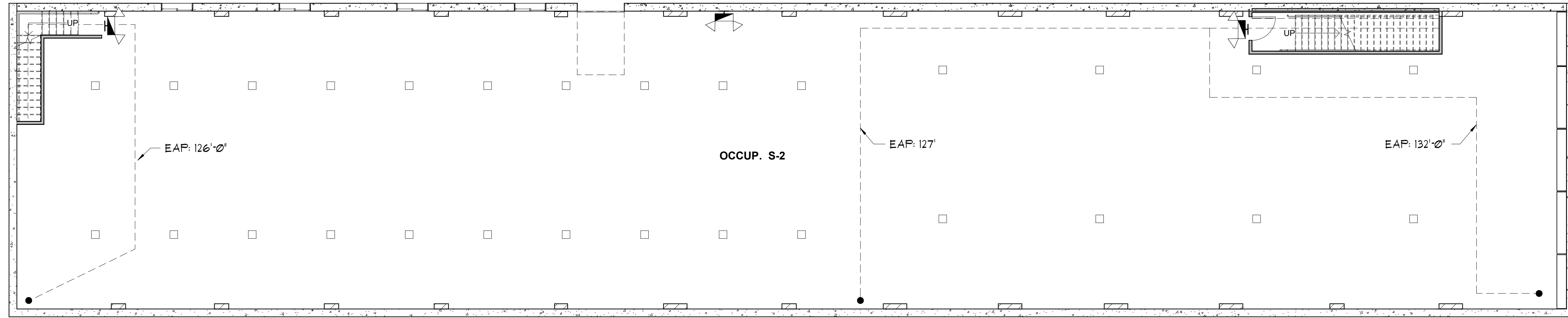
EGRESS TRAVEL DISTANCES (IBC 1006.2.1 & 1017.2)

COMMON PATH OF EGRESS TRAVEL:

- A-2: 75' (56' PROVIDED)
- B: 100' (0' PROVIDED)
- F-2: 75' (0' PROVIDED)
- S-2: 100' (93' PROVIDED)

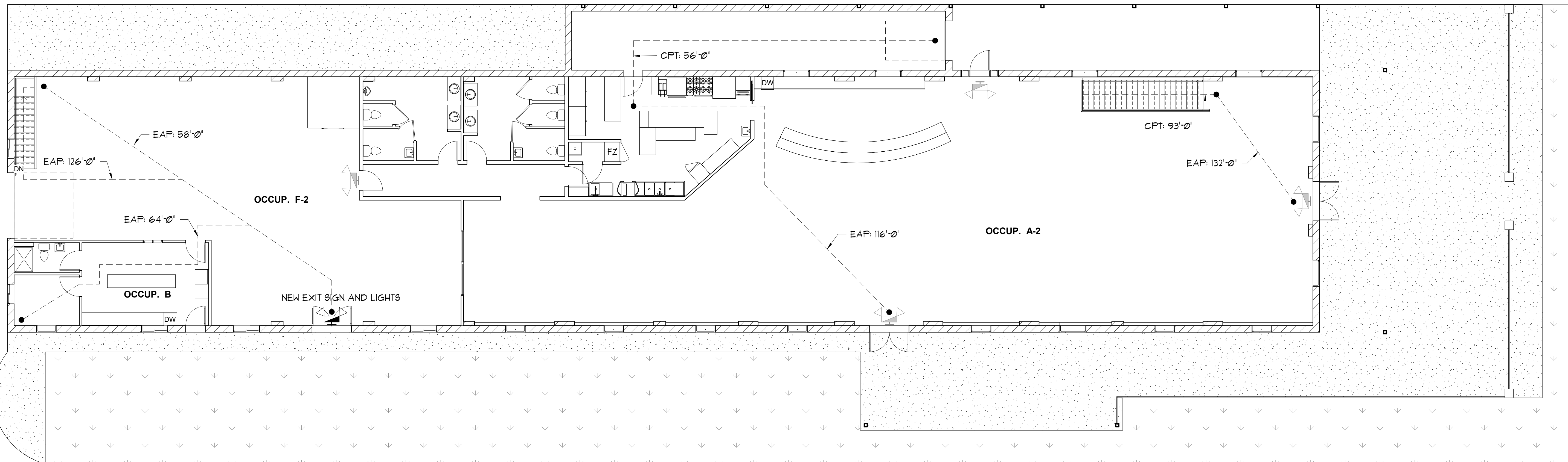
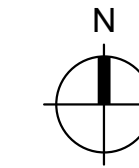
EXIT ACCESS TRAVEL DISTANCE:

- A-2: 200' (116' PROVIDED)
- B: 200' (64' PROVIDED)
- F-2: 300' (58' PROVIDED)
- S-2: 300' (132' PROVIDED)



**BASEMENT CODE FLOOR PLAN**

1/8" = 1'-0" @ FULL SIZE



**MAIN FLOOR CODE FLOOR PLAN**

1/8" = 1'-0" @ FULL SIZE

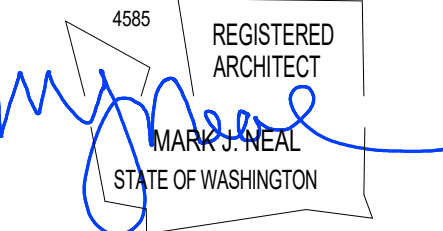


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**EXISTING BUILDING:**  
**CHATEAU FAIRE LE PONT WINERY**  
 1 VINEYARD WAY  
 WENATCHEE, WA 98801

Date: 2025-07-07

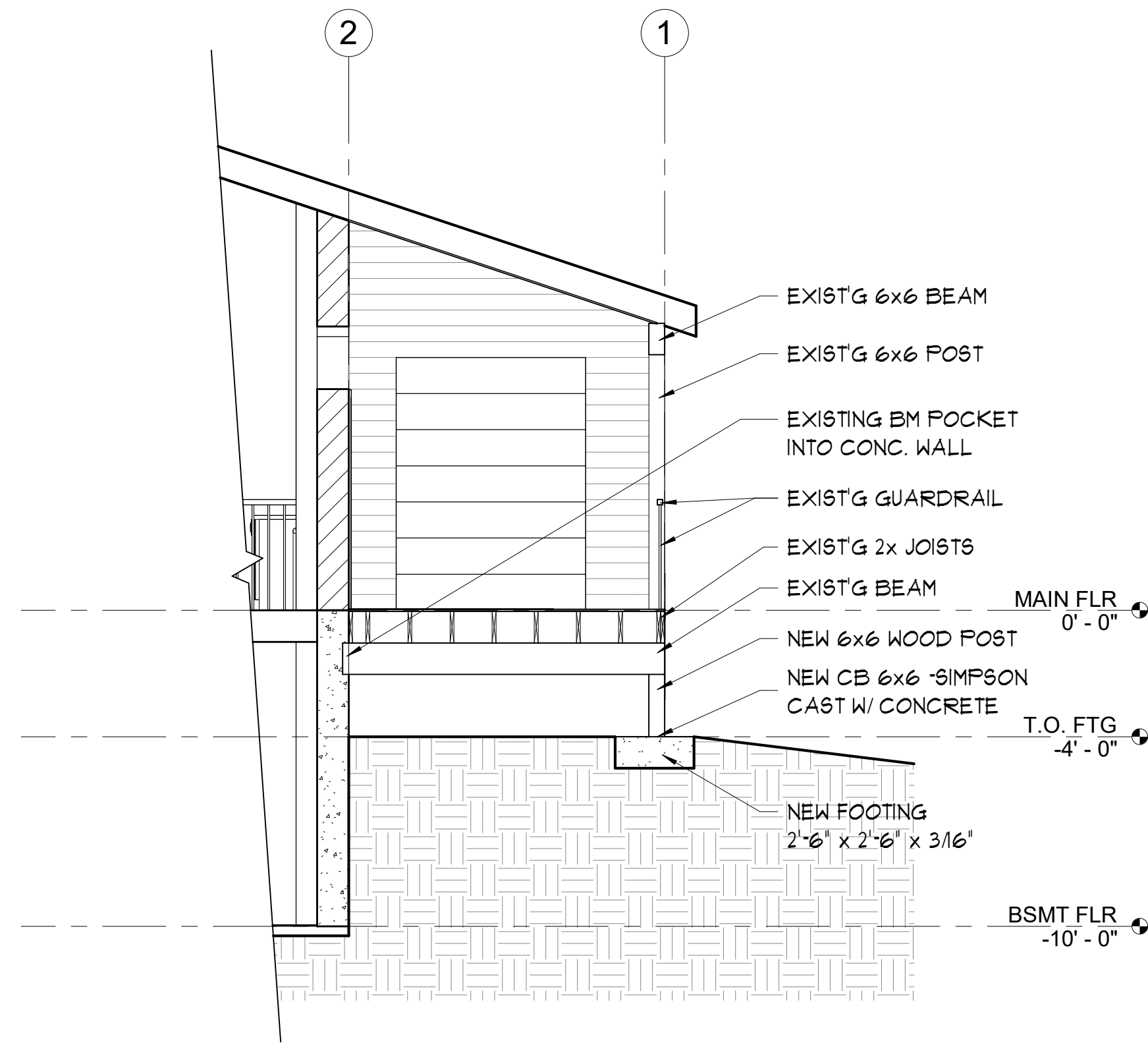
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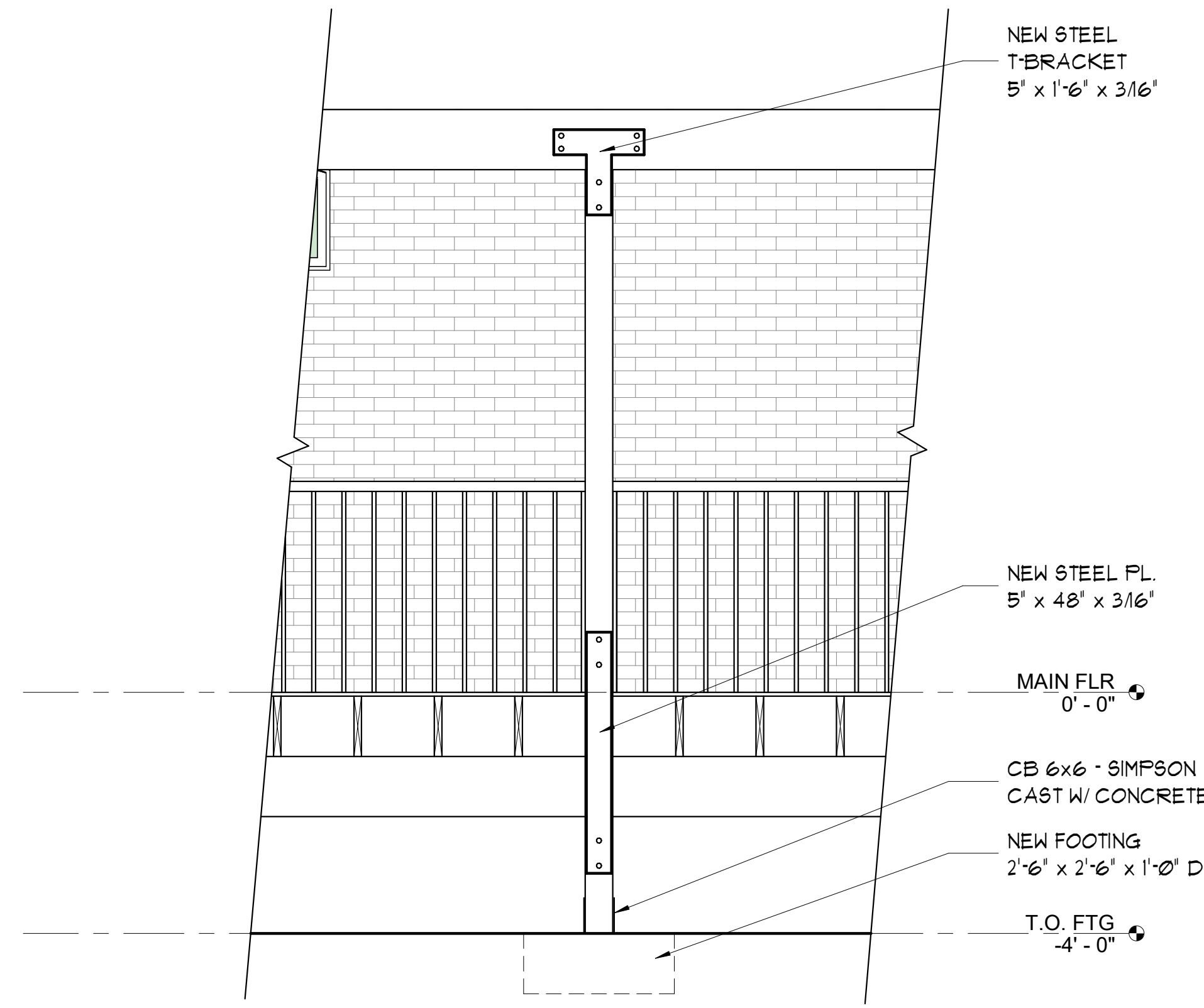
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**2 PARTIAL SECTION**  
 1/4" = 1'-0" @ FULL SIZE



**PARTIAL TYP. ELEVATION**  
 1/2" = 1'-0" @ FULL SIZE

**GENERAL FLOOR PLAN NOTES**

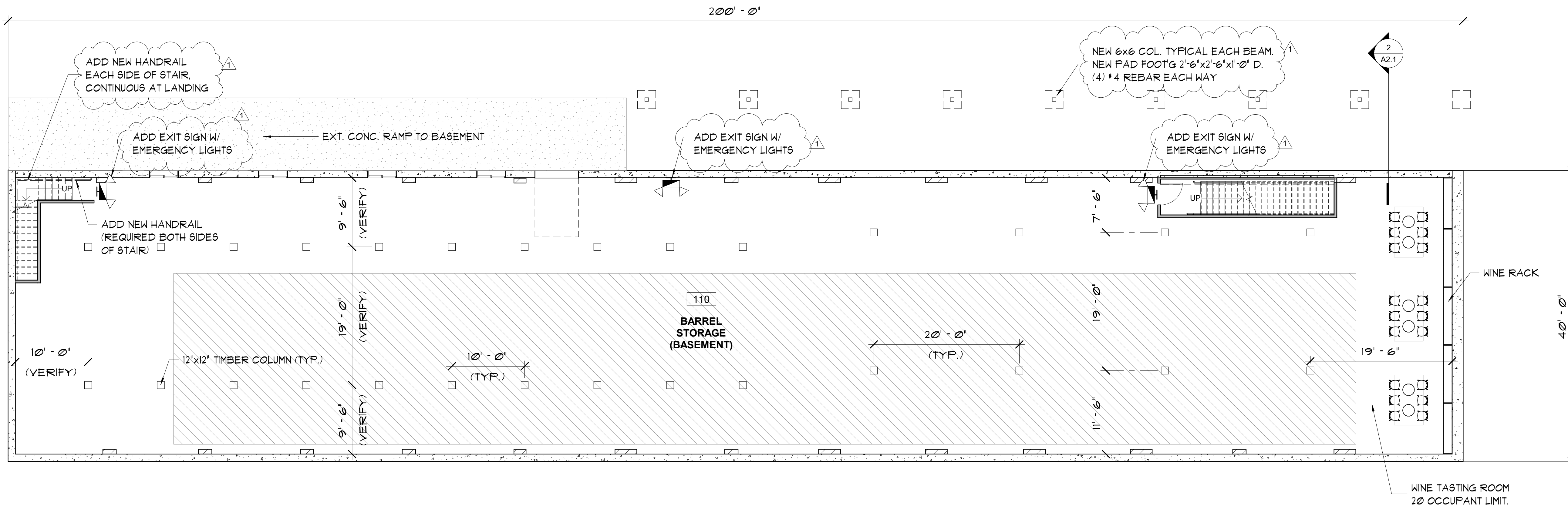
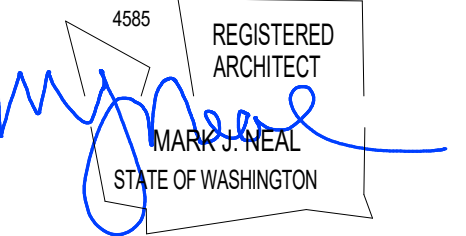
- A. ALL GRIDLINES ARE AT FACE OF SHEATHING, CONCRETE OR CENTER OF STRUCTURAL POSTS, U.N.O.
- B. ALL INTERIOR DIMENSIONS ARE TO FACE OF FRAMING, U.N.O.
- C. ALL DIMENSIONS TO WINDOWS ARE TO CENTER OF OPENING, U.N.O.
- D. DOORS ARE SET A MINIMUM OF 6" FROM THE PERPENDICULAR WALL OF THE HINGE SIDE, U.N.O.
- E. FIELD VERIFY ALL MEASUREMENTS

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| 1 Revision 1 | 7/02/2025 OH |



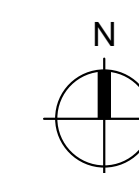
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**BASEMENT FLOOR PLAN**

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**A2.1**

# CODE INFORMATION

## ALLOWABLE AREA

- CONSTRUCTION TYPE: 5B
- OCCUPANCY TYPE: A-2: RESTAURANT, BAR
- B: LABORATORY: TESTING AND RESEARCH
- S-2: STORAGE OF BEVERAGES THAT CONTAIN UP TO & INCLUDING 16% OF ALCOHOL
- F-2: FACTORY INDUSTRIAL USES THAT INVOLVE THE FABRICATION OR MANUFACTURING OF NONCOMBUSTIBLE MATERIALS THAT DURING FINISHING, PACKING OR PROCESSING DO NOT INVOLVE A SIGNIFICANT FIRE HAZARD.

|                      | ALLOWABLE      | EXISTING      |
|----------------------|----------------|---------------|
| BASE ALLOWABLE AREA: | A-2: 9,500 SF  | A-2: 3,999 SF |
|                      | B: 19,000 SF   | B: 243 SF     |
|                      | F-2: 18,000 SF | F-2: 1,890 SF |
|                      | S-2: 26,000 SF | S-2: 7,275 SF |

| OCCUPANT LOAD SCHEDULE |                             |         |     |     |
|------------------------|-----------------------------|---------|-----|-----|
| ROOM NO.               | ROOM NAME                   | AREA    | OLF | OCC |
| 100                    | WINE TASTING / DINING       | 4013 SF | 0   | 155 |
| 101                    | KITCHEN                     | 457 SF  | 200 | 3   |
| 102                    | EXISTING STORAGE (UNHEATED) | 513 SF  | 300 | 2   |
| 103                    | HALLWAY                     | 151 SF  | 0   | 0   |
| 104                    | RR                          | 196 SF  | 0   | 0   |
| 105                    | RR                          | 189 SF  | 0   | 0   |
| 106                    | WINE MAKING                 | 1893 SF | 200 | 10  |
| 107                    | LABORATORY                  | 244 SF  | 200 | 2   |
| 108                    | RR                          | 43 SF   | 0   | 0   |
| 109                    | OFFICE                      | 77 SF   | 150 | 1   |
| 110                    | BARREL STORAGE (BASEMENT)   | 7293 SF | 500 | 15  |
| TOTAL OCCUPANCY:       |                             |         |     | 188 |

OCCUPANTS BY PREVIOUS DETERMINATION (ORIGINAL PERMIT REVIEW)

# GENERAL FLOOR PLAN NOTES

- ALL GRIDLINES ARE AT FACE OF SHEATHING, CONCRETE OR CENTER OF STRUCTURAL POSTS, U.N.O.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF FRAMING, U.N.O.
- ALL DIMENSIONS TO WINDOWS ARE TO CENTER OF OPENING, U.N.O.
- DOORS ARE SET A MINIMUM OF 6" FROM THE PERPENDICULAR WALL OF THE HINGE SIDE, U.N.O.
- FIELD VERIFY ALL MEASUREMENTS

# CODE REFERENCES

- PANIC EXIT DEVICES NOT REQUIRED WHERE SERVING AN OCCUPANT LOAD LESS THAN 300 PER IBC 1010.2.9 EXCEPTIONS 1 MAIN ENTRANCE AND SERVING 3 EXTERIOR AREAS.
- SEE EXIT PATH PLAN FOR EXITS DISTANCES AND COMMON PATH DISTANCES.
- TEST ALL EMERGENCY LIGHTING FOR FUNCTION

# SUMMARY OF BUILDING WORK

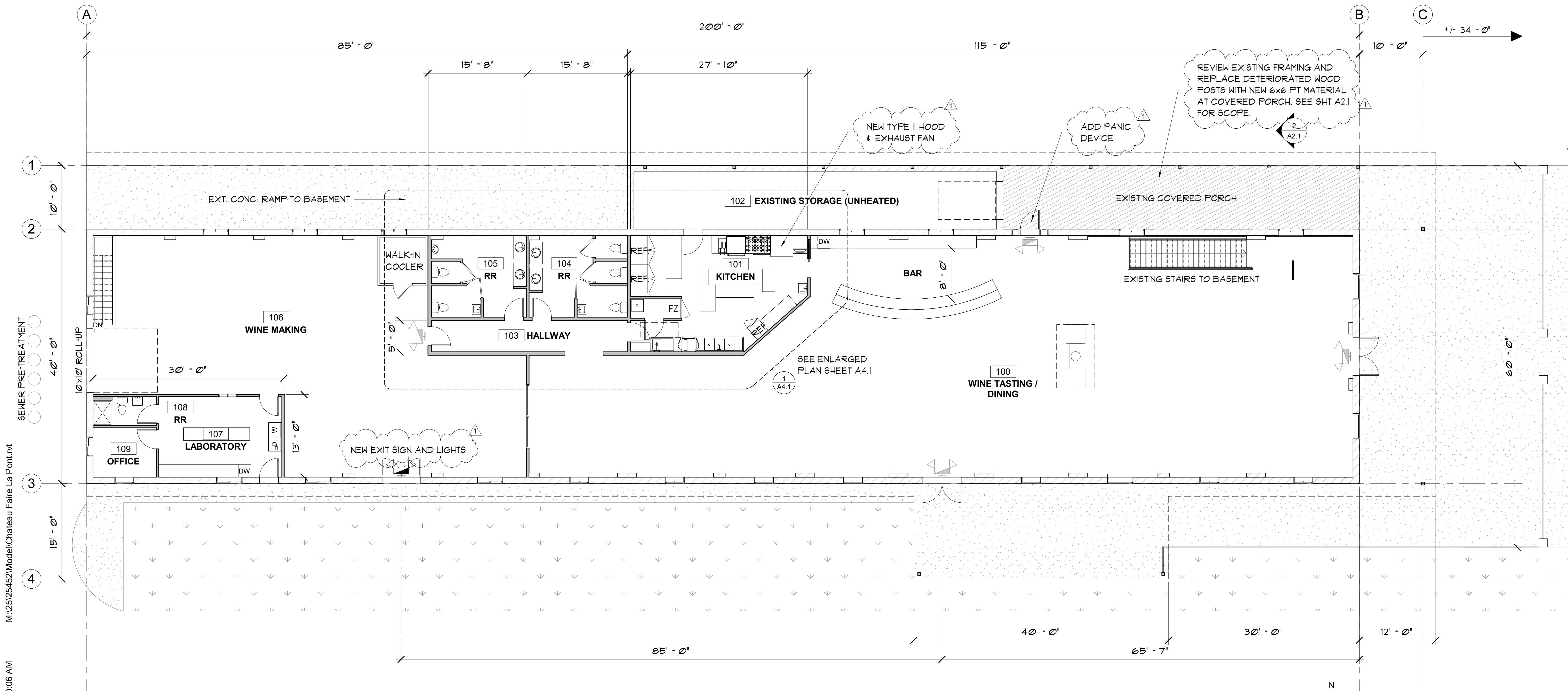
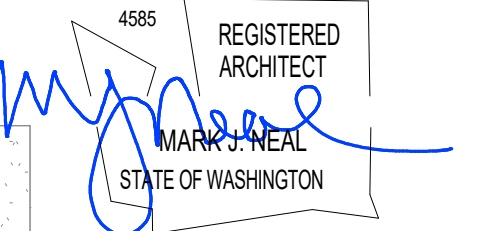
- DECK UPGRADES - SEE BELOW & SHT A2.1
- ADD EXIT LIGHTS & SIGNAGE IN BASEMENT PER A2.1
- PROVIDE HANDRAILS @ CORNER STAIR PER SHT A2.1
- NEW EXIT SIGN/LIGHTS @ PAIR DOORS RM 106 RELOCATE TANK FOR REQUIRED CLEARANCE.
- INSTALL NEW TYPE II HOOD OVER CONVECTION OVEN

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| 1 Revision 1 | 7/02/2025 OH |



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**MAIN FLOOR PLAN**  
 1/8" = 1'-0" @ FULL SIZE

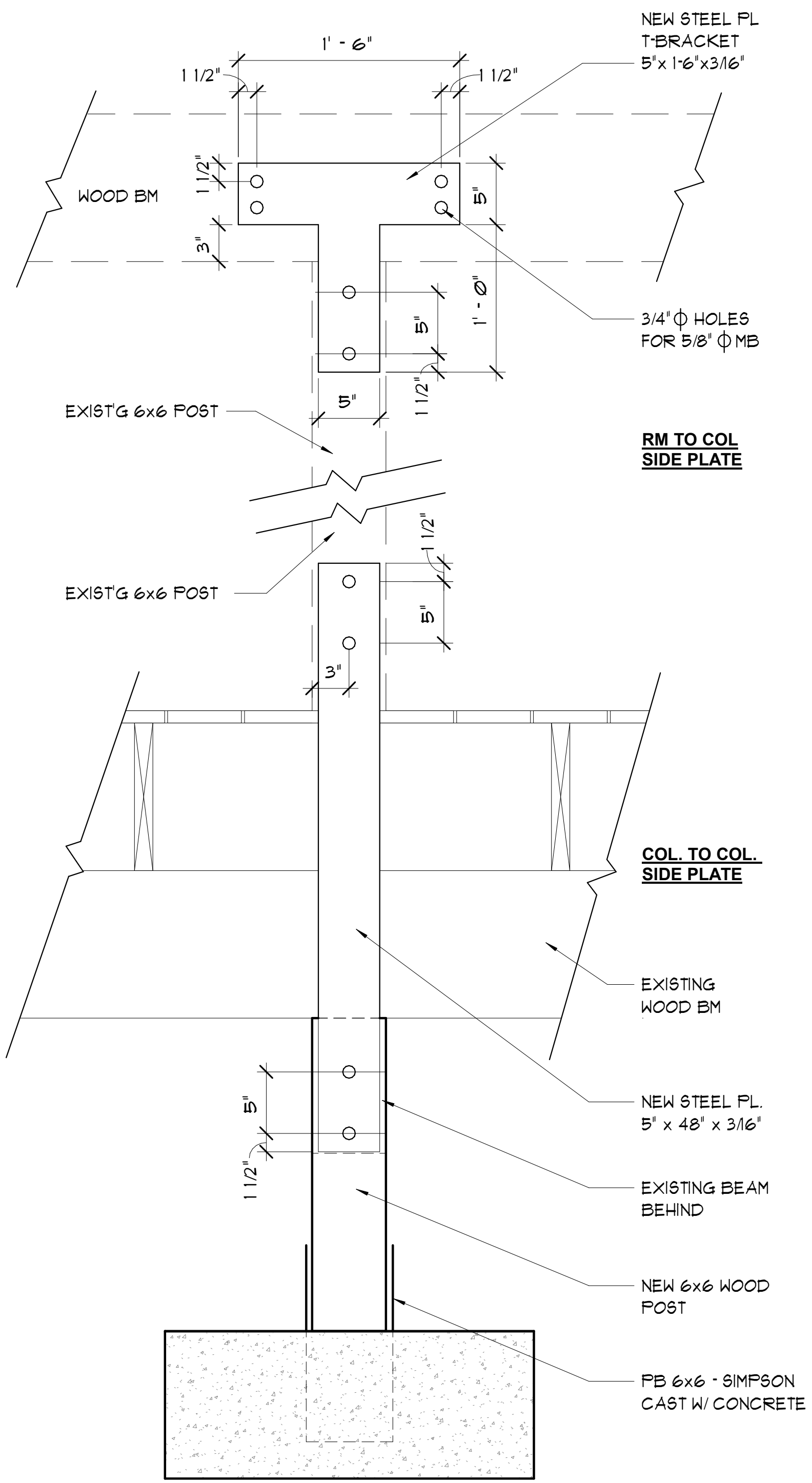


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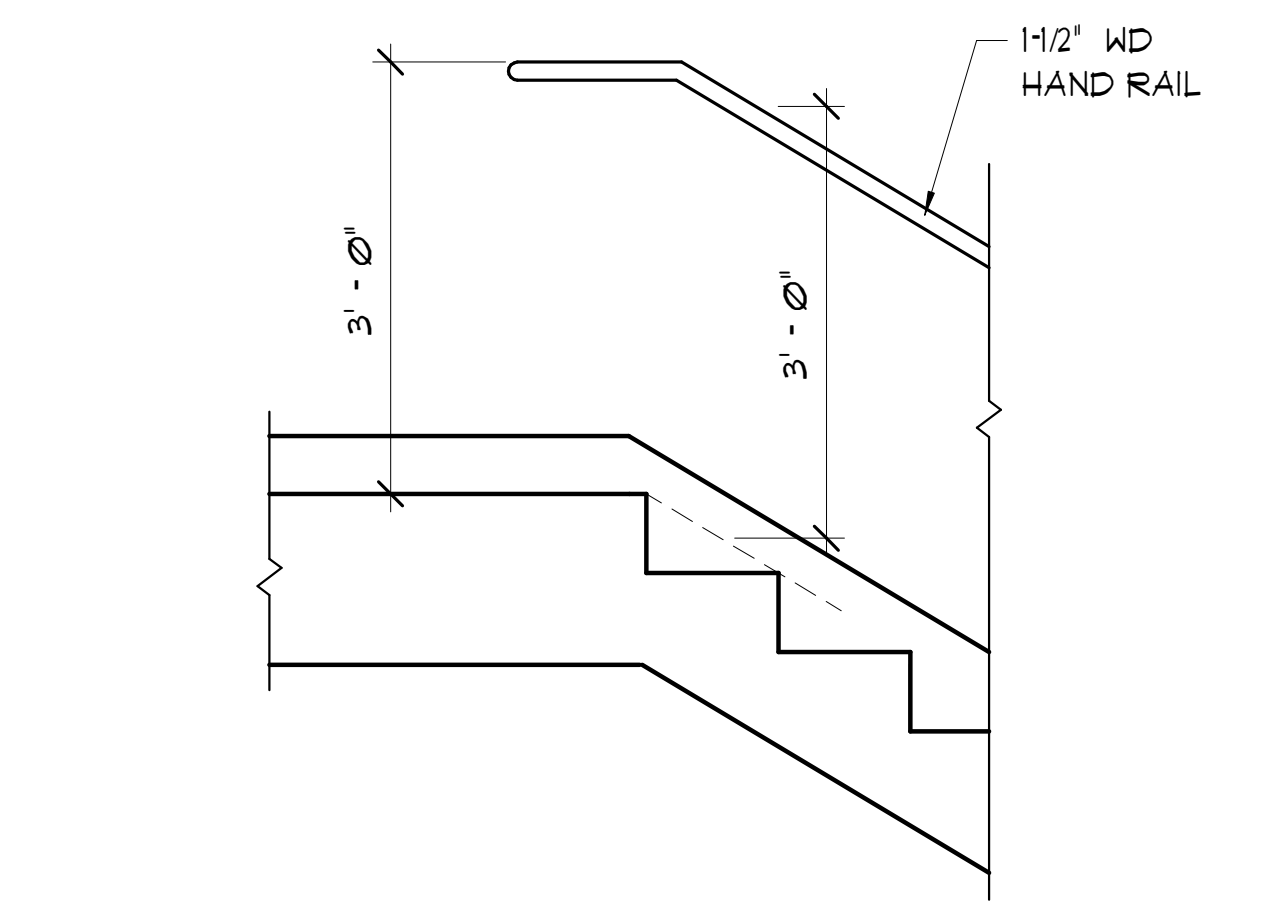
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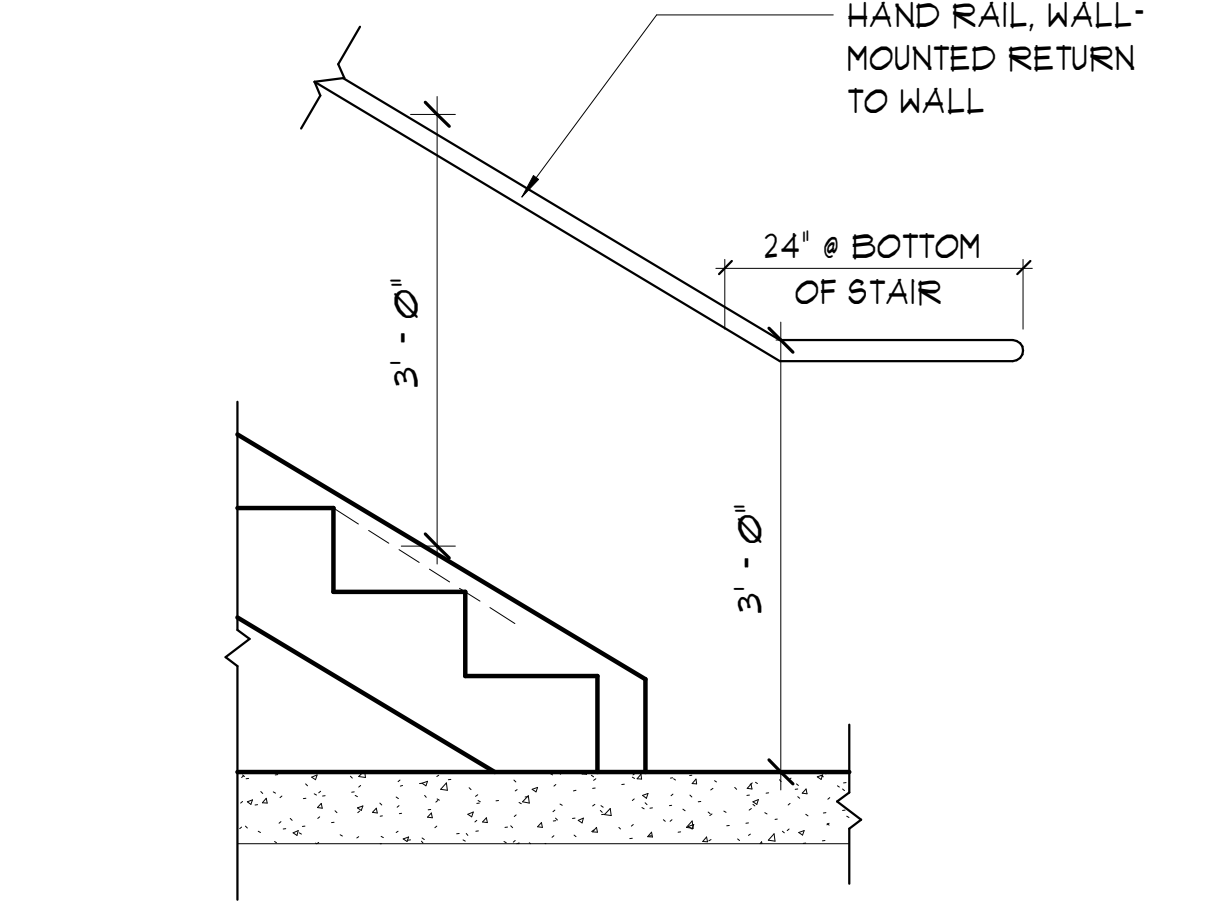
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**1** **BM TO COL. SIDE PLATE**  
1 1/2" = 1'-0" @ FULL SIZE



**2** **STAIR TOP**  
3/4" = 1'-0" @ FULL SIZE



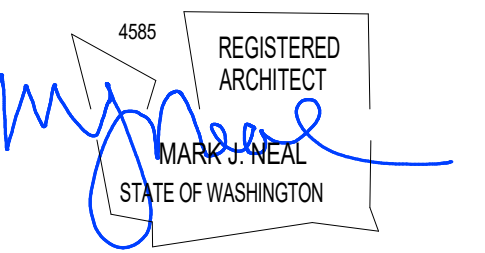
**3** **STAIR BOTTOM**  
3/4" = 1'-0" @ FULL SIZE

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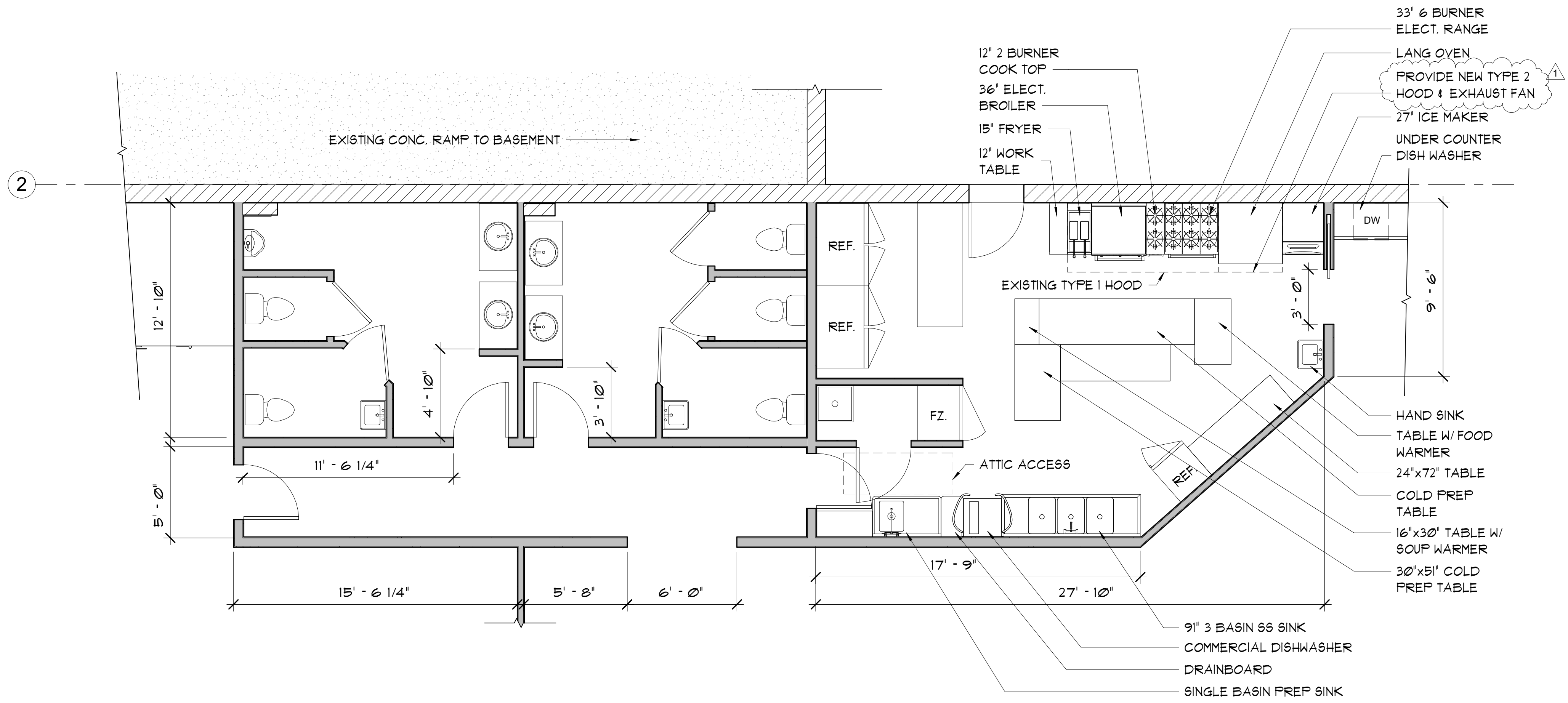
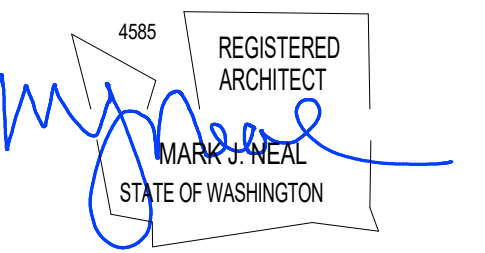
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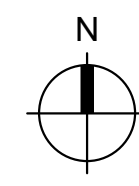
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**ENLARGED PLAN - RESTROOMS & KITCHEN**

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