

Theorem Winery
(Previously Diamond Heights Winery LLC)

255 Petrified Forest Road, Calistoga, CA

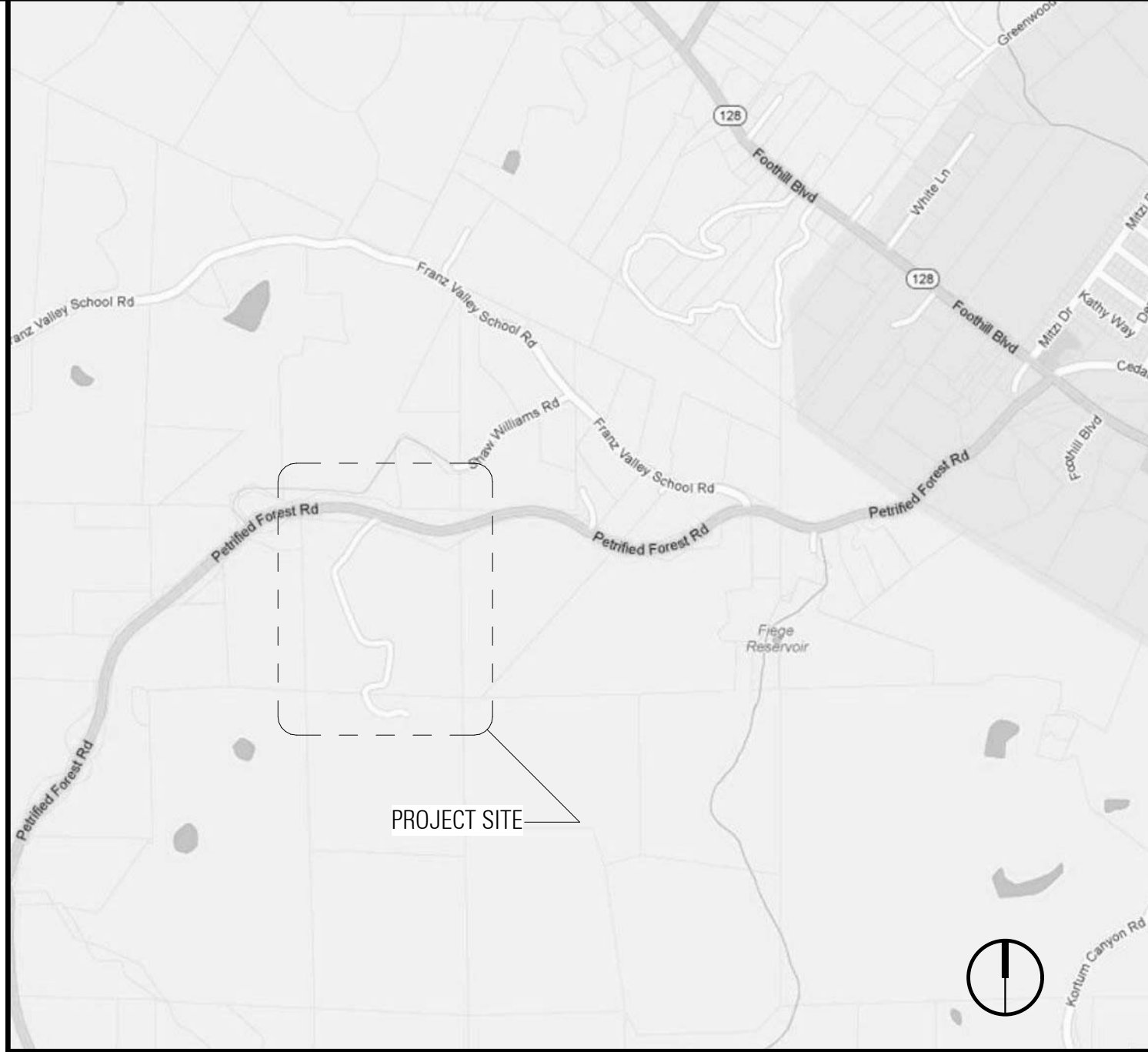
Use Permit Modification Number P13-00019-MOD
Resubmittal
October 4, 2013

DRAFT RESUBMITTAL

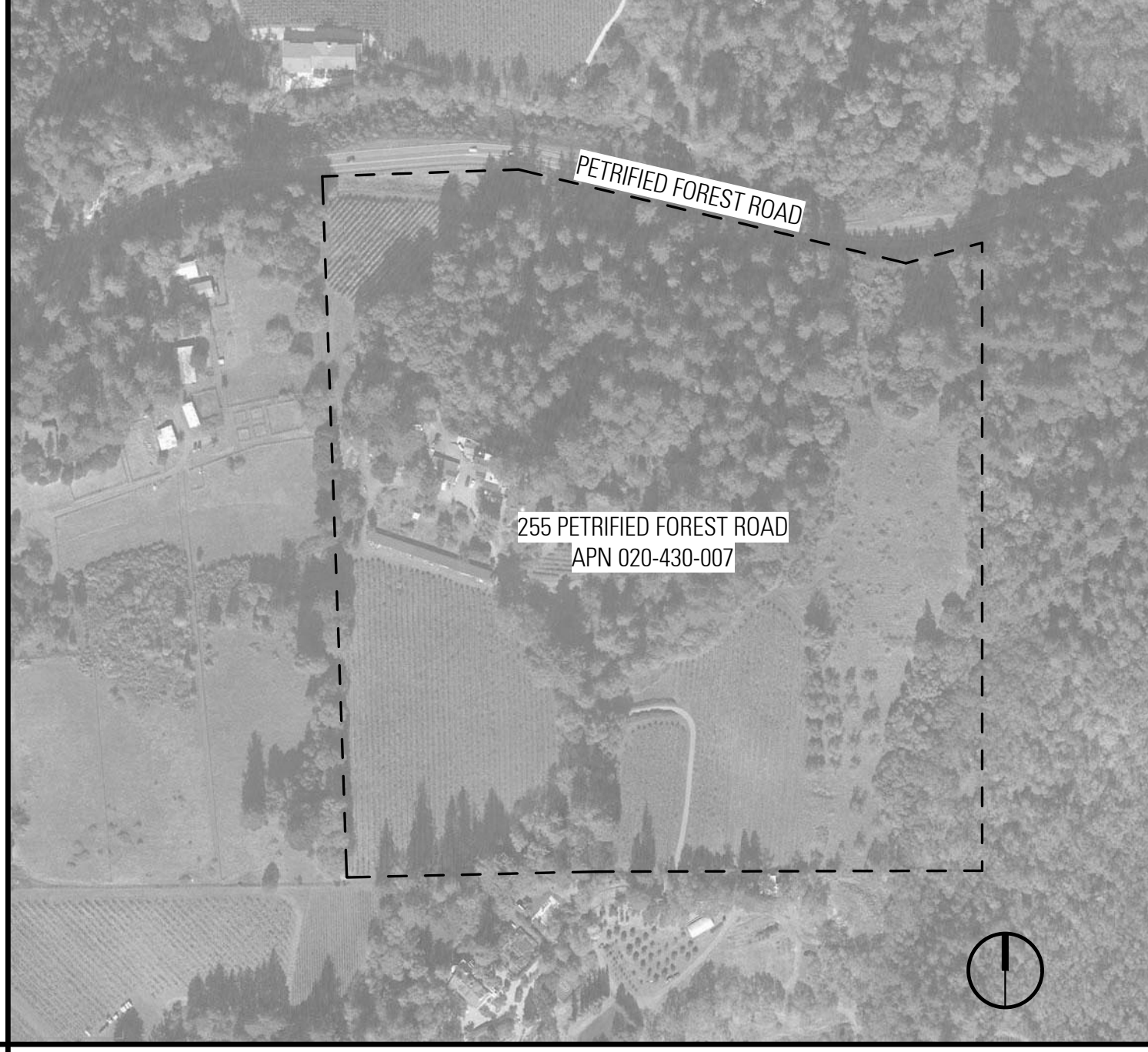
ARCHITECTURAL ABBREVIATIONS

Table of architectural abbreviations including A/C (AIR CONDITIONING), AD (AREA DRAIN), AFF (ABOVE FINISHED FLOOR), ARCH (ARCHITECTURE OR ARCHITECTURAL), ARF (ACRYLIC RESIN FLOORING), B.O. (BOTTOM OF BOARD), etc.

VICINITY MAP



SITE MAP



PROJECT DIRECTORY

ARCHITECT: BAR ARCHITECTS, 543 HOWARD STREET, SAN FRANCISCO, CA 94105. OWNER: C/O ARNOLD & ITKIN LLP, 1401 MCKINNEY STREET, SUITE 2550, HOUSTON, TX 77010. PRECONSTRUCTION SERVICES: RYAN ASSOCIATES, 333 TWELFTH STREET, SAN FRANCISCO, CA 94103. CIVIL ENGINEER: SHERWOOD DESIGN ENGINEERS, 58 MAIDEN LANE, THIRD FLOOR, SAN FRANCISCO, CA 94108. STRUCTURAL ENGINEER: ZFA STRUCTURAL ENGINEERS, 1212 FOURTH STREET, SUITE Z, SANTA ROSA, CA 95404. LANDSCAPE ARCHITECT: BLASEN LANDSCAPE ARCHITECTURE, 500 REDHILL AVENUE, SAN ANSELMO, CA 94960.

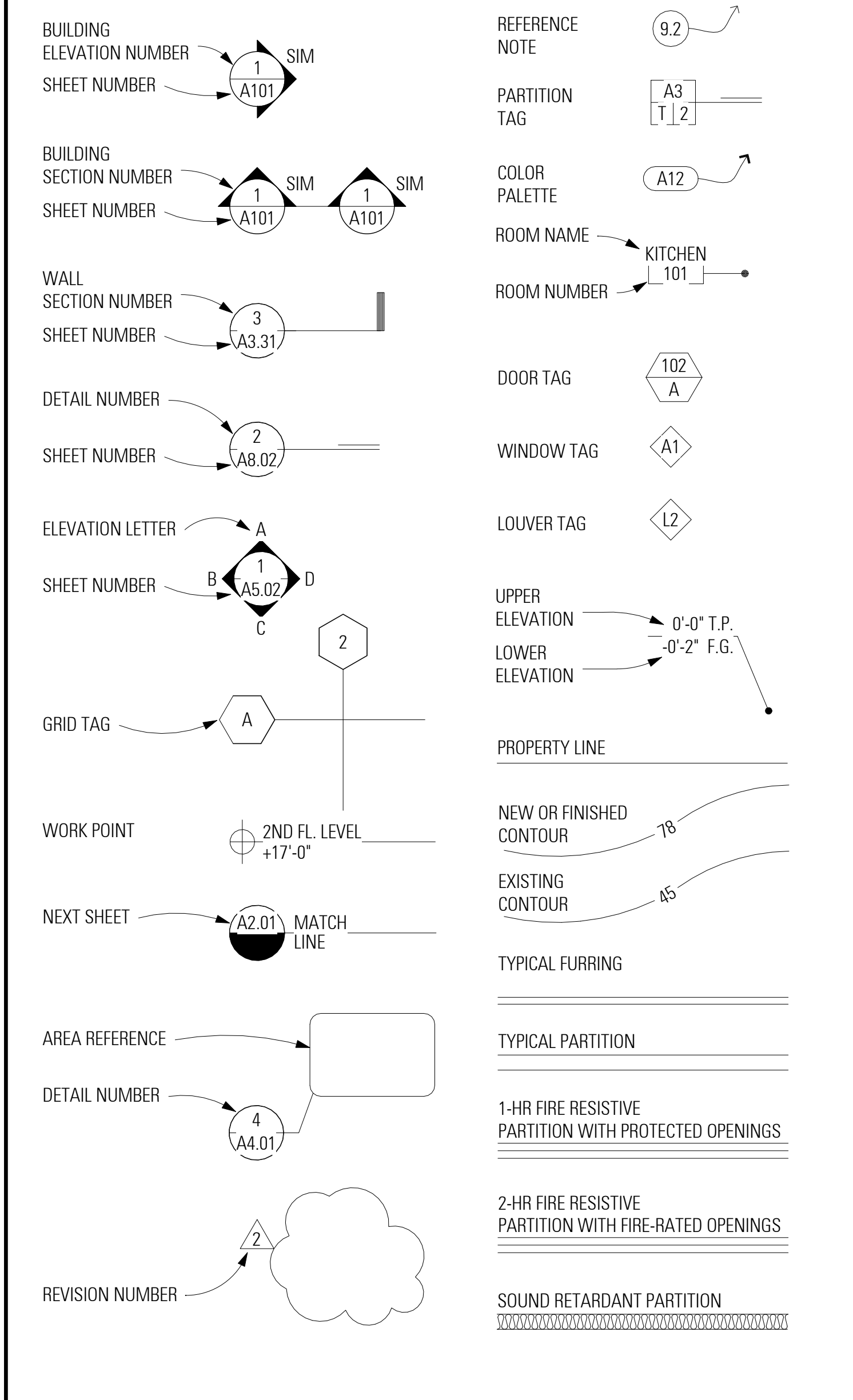
SHEET INDEX

Sheet index table listing sheet numbers (GO.00, GO.01, R1.01, C1.0, C2.0, A1.00, A1.01, A2.00, A2.01, A2.02, A2.11, A2.12, A3.01, A3.02, A3.03, A3.21, A3.22, A3.23) and their corresponding titles (GENERAL, COVER SHEET, EXISTING SITE PLAN, etc.).

GENERAL NOTES

- 1. THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR... 2. THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED... 3. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ARCHITECTURAL SYMBOLS



PROJECT DATA & CODE SUMMARY

PROJECT ADDRESS: 255 PETRIFIED FOREST ROAD, CALISTOGA, CA 94515. ASSESSOR'S PARCEL NO.: 020-430-007. ZONING: AGRICULTURAL WATERSHED (AW). CONSTRUCTION TYPE: TYPE V-B. SPRINKLERED: FULLY SPRINKLERED. OCCUPANCY GROUP: F-1 FERMENTATION, S-1 STORAGE (MODERATE HAZARD), S-2 STORAGE (LOW HAZARD), B BUSINESS OFFICE, A-3 TASTING ROOM AND ACCESSORY U AGRICULTURAL. STORIES / ACTUAL HEIGHT: 1-STORY / 32'-0". HEIGHT LIMIT: 3-STORY / 35'-0". EXISTING WINERY COVERAGE: 36496 SF (2.02% OF TOTAL PARCEL). PROPOSED WINERY COVERAGE: 54929 SF (3.04% OF TOTAL PARCEL). EXISTING WINERY DEVELOPMENT AREA: 20843 SF (PER USE PERMIT NO. P10-00400-UP). PROPOSED WINERY DEVELOPMENT AREA: 24618 SF. RATIO OF ACCESSORY USE TO PRODUCTION: 3197 SF/14532 SF = 22% < 40%. CHANGE IN DEVELOPMENT AREA: 24618 SF/20843 SF = 118.1%. LAND USEAGE: LOT AREA: 41.45 ACRES. PARKING SPACES: 15 TOTAL (2 HC).

DRAWN BY: JSP, CHECKED BY: RG, PROJECT NO: 12017

Table with columns DATE and ISSUE, listing dates and issue types like RESUBMITTAL.



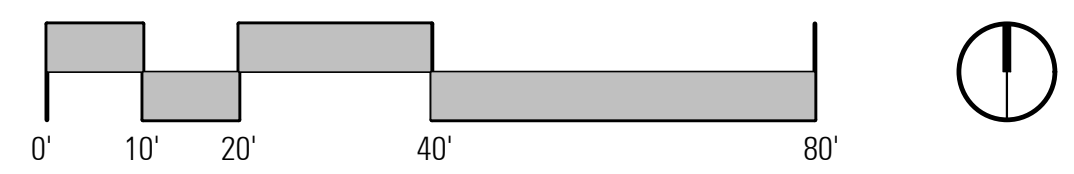
GENERAL INFORMATION

SCALE: 12" = 1'-0"

Theorem Winery Calistoga, CA

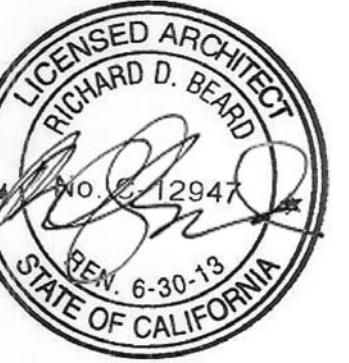


1 EXISTING SITE PLAN
R1.01 1" = 20'-0"



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 CHECKED BY: BG
 PROJECT NO: 12017

DATE: 01.24.13
 ISSUE: USE PERMIT MODIFICATION
 03.22.13 11 RESUBMITTAL



EXISTING SITE PLAN

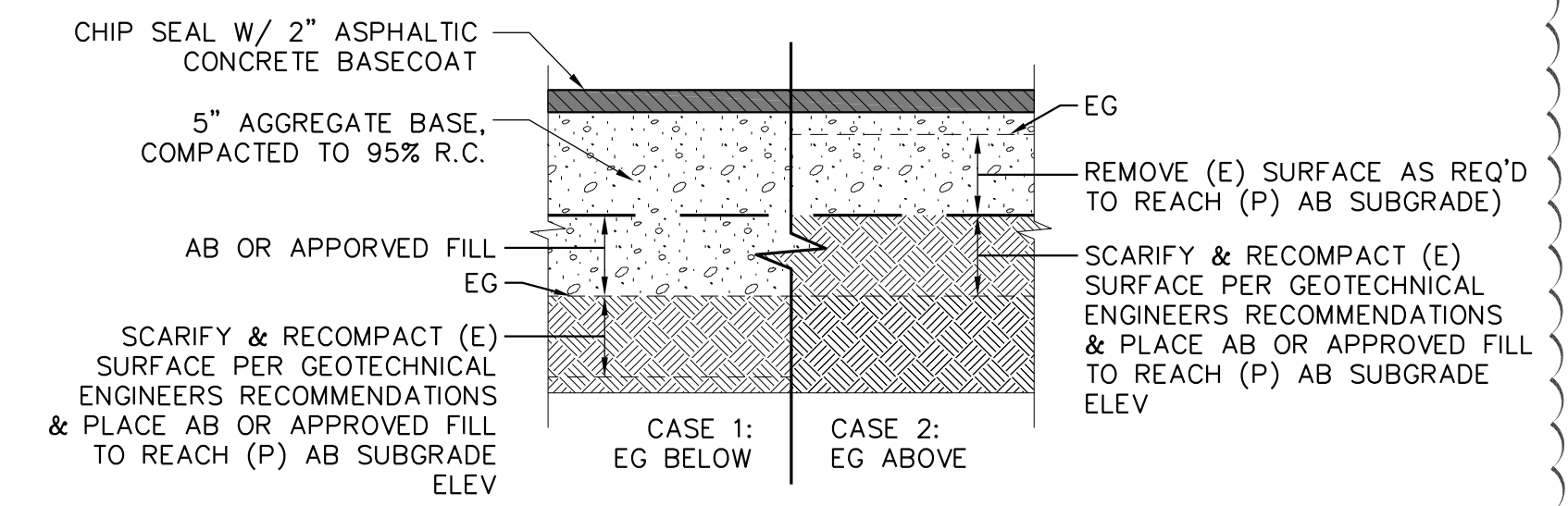
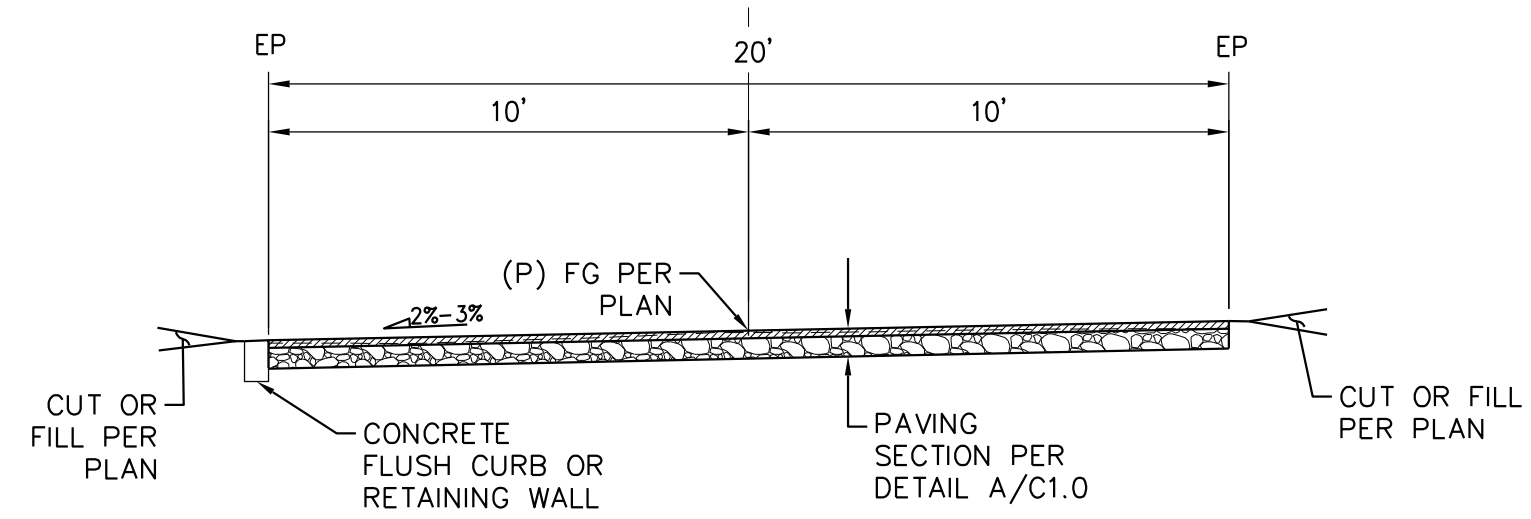
SCALE: 1" = 20'-0"

R1.01

DRAFT RESUBMITTAL

DRIVEWAY LINE & CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 66°08'12" W	14.88'	C1	71.09'	91.00'	44°27'14"	N 43°27'08" W	69.30'
L2	N 21°22'32" W	42.48'	C2	75.23'	255.00'	16°32'29"	N 29°29'38" W	74.96'
L3	N 38°16'46" W	9.69'	C3	58.85'	100.00'	33°25'53"	N 55°04'56" W	58.01'
L4	N 72°00'00" W	132.73'	C4	91.63'	50.00'	103°00'00"	N 19°18'00" W	79.34'
L5	N 33°00'00" E	72.91'	C5	65.45'	50.00'	75°00'00"	N 70°18'00" E	60.88'
L6	S 57°00'00" E	56.99'	C6	50.27'	32.00'	90°00'00"	S 27°00'00" E	45.25'
L7	S 18°00'00" W	12.68'						



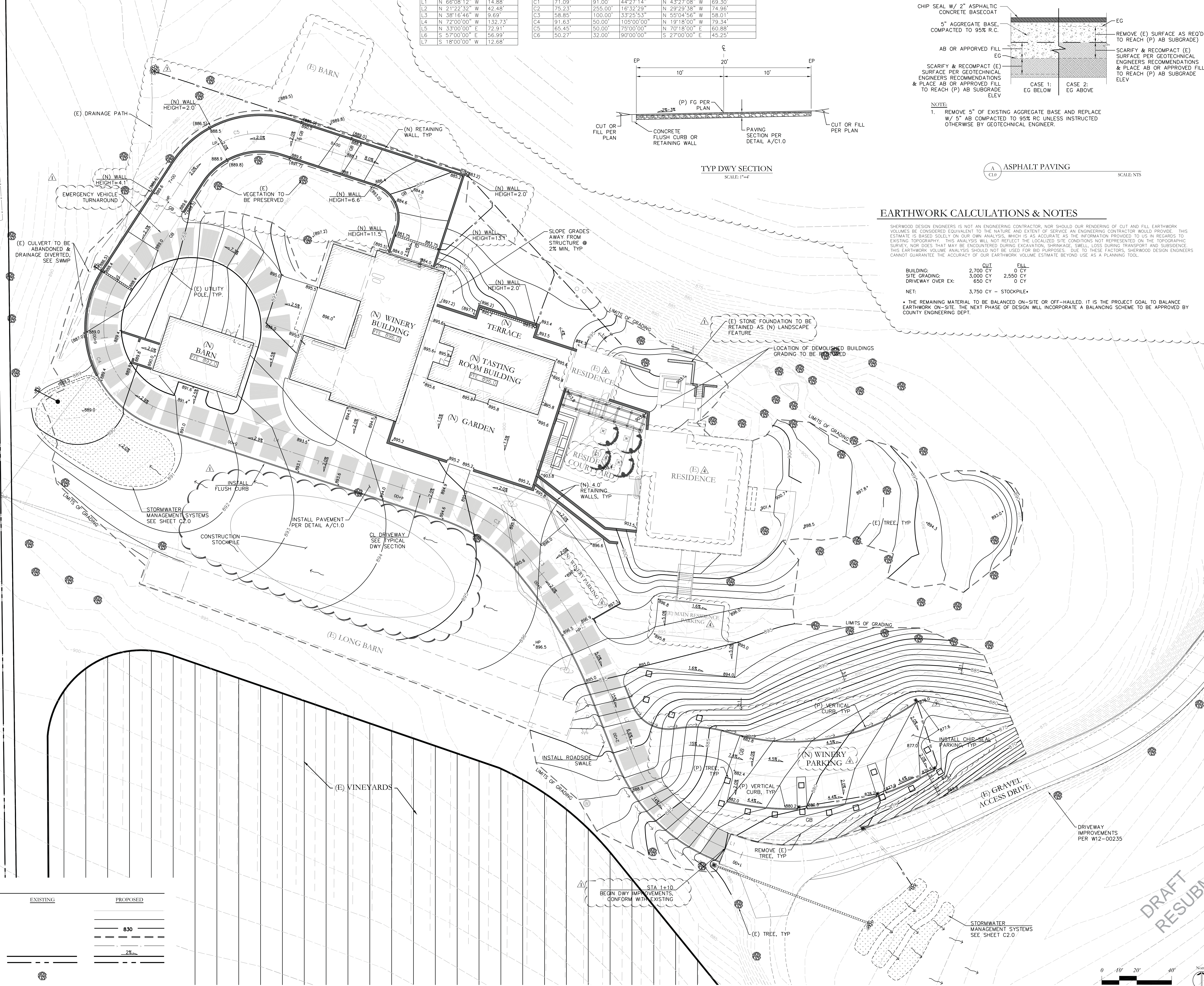
NOTE:
1. REMOVE 5" OF EXISTING AGGREGATE BASE AND REPLACE W/ 5" AB COMPACTED TO 95% RC UNLESS INSTRUCTED OTHERWISE BY GEOTECHNICAL ENGINEER.

EARTHWORK CALCULATIONS & NOTES

SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARD TO THE EXISTING TOPOGRAPHY. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES THAT MAY BE ENCOUNTERED DURING EXCAVATION, SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.

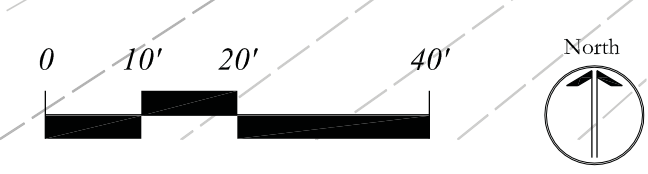
	CUT	FILL
BUILDING:	2,700 CY	0 CY
SITE GRADING:	3,000 CY	2,550 CY
DRIVEWAY OVER EX:	650 CY	0 CY
NET:	3,750 CY - STOCKPILE*	

* THE REMAINING MATERIAL TO BE BALANCED ON-SITE OR OFF-HAULED. IT IS THE PROJECT GOAL TO BALANCE EARTHWORK ON-SITE. THE NEXT PHASE OF DESIGN WILL INCORPORATE A BALANCING SCHEME TO BE APPROVED BY COUNTY ENGINEERING DEPT.



LEGEND

EXISTING	PROPOSED
GRADE BREAK	830
MINOR CONTOUR	
MAJOR CONTOUR	
LIMITS OF WORK	
FLOWLINE	2%
PROPERTY LINE	
FENCE	
BUILDING	



DATE	ISSUE
01.24.13	USE PERMIT MODIFICATION
03.22.13	RESUBMITTAL
09.04.13	RESUBMITTAL
10.04.13	RESUBMITTAL



PRELIMINARY GRADING PLAN

SCALE: 1"=20'

C1.0

Theorem Winery Calistoga, CA

DRAWN BY: TS, MN
CHECKED BY: DN, AL
PROJECT NO: 12-271

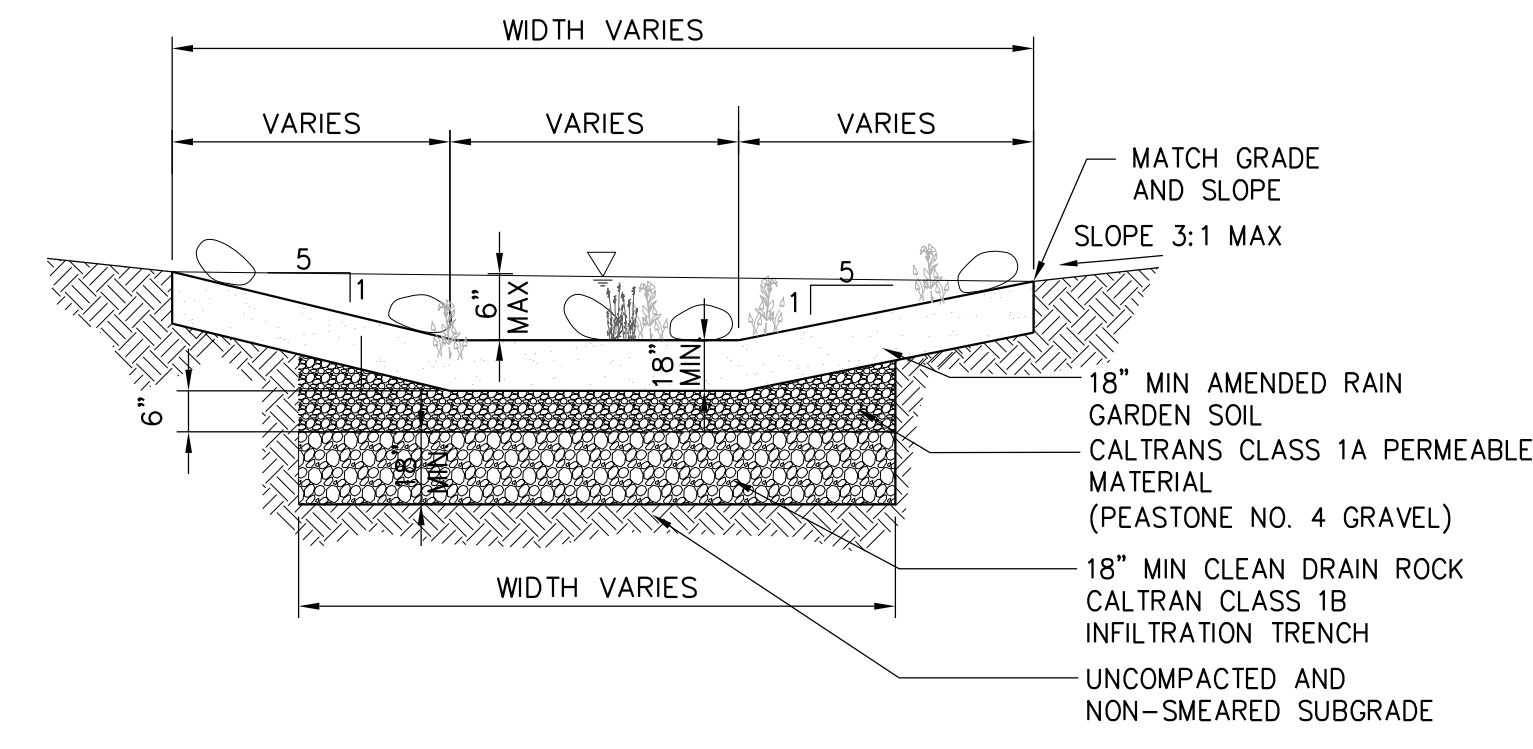
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10.04.13	RESUBMITTAL



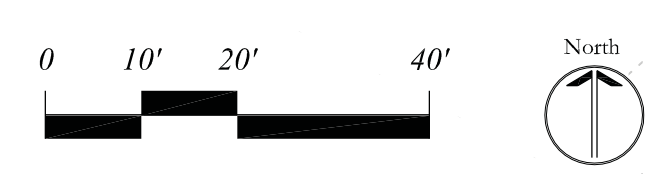
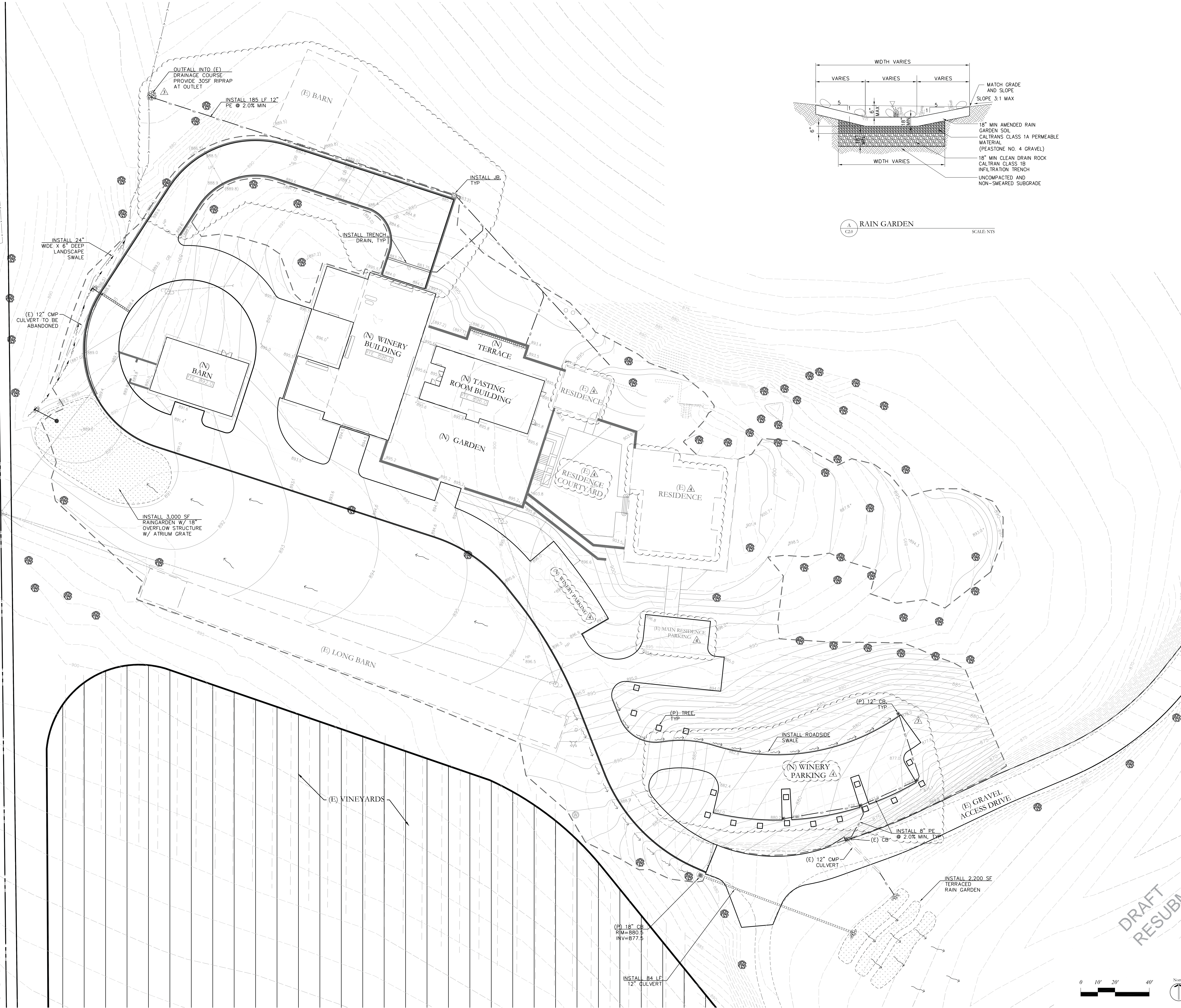
DRAINAGE PLAN

SCALE: 1"=20'

C2.0



A RAIN GARDEN
SCALE: NTS



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Theorem Winery Calistoga, CA

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 PROJECT NO 12017

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06.14.13	RESUBMITTAL
10.04.13	RESUBMITTAL



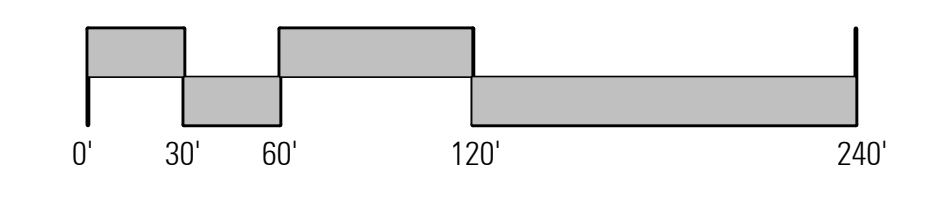
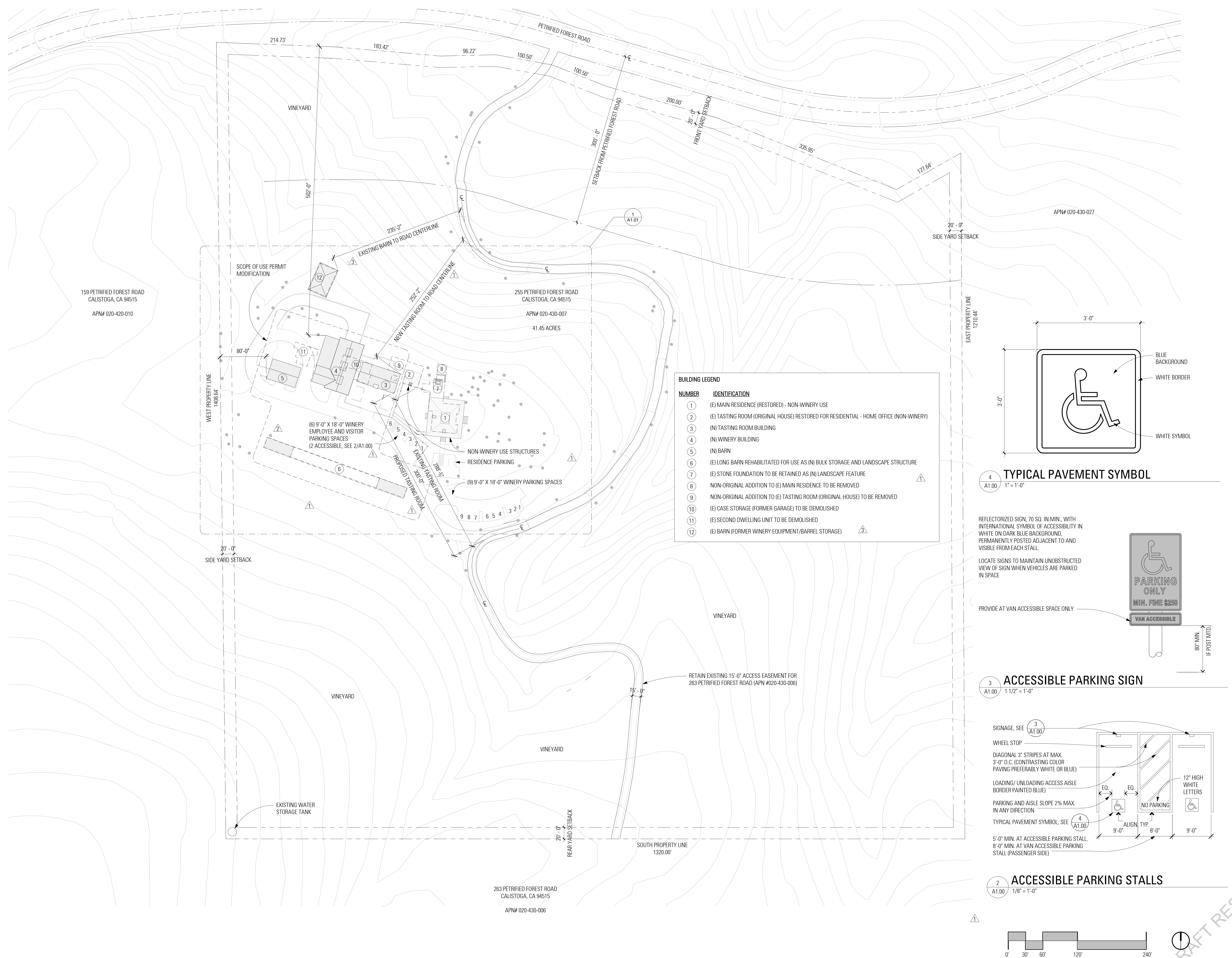
OVERALL PROPOSED
 SITE PLAN

SCALE: As indicated

A1.00

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1 OVERALL PROPOSED SITE PLAN 1" = 60'-0"



DRAFT RESUBMITTAL

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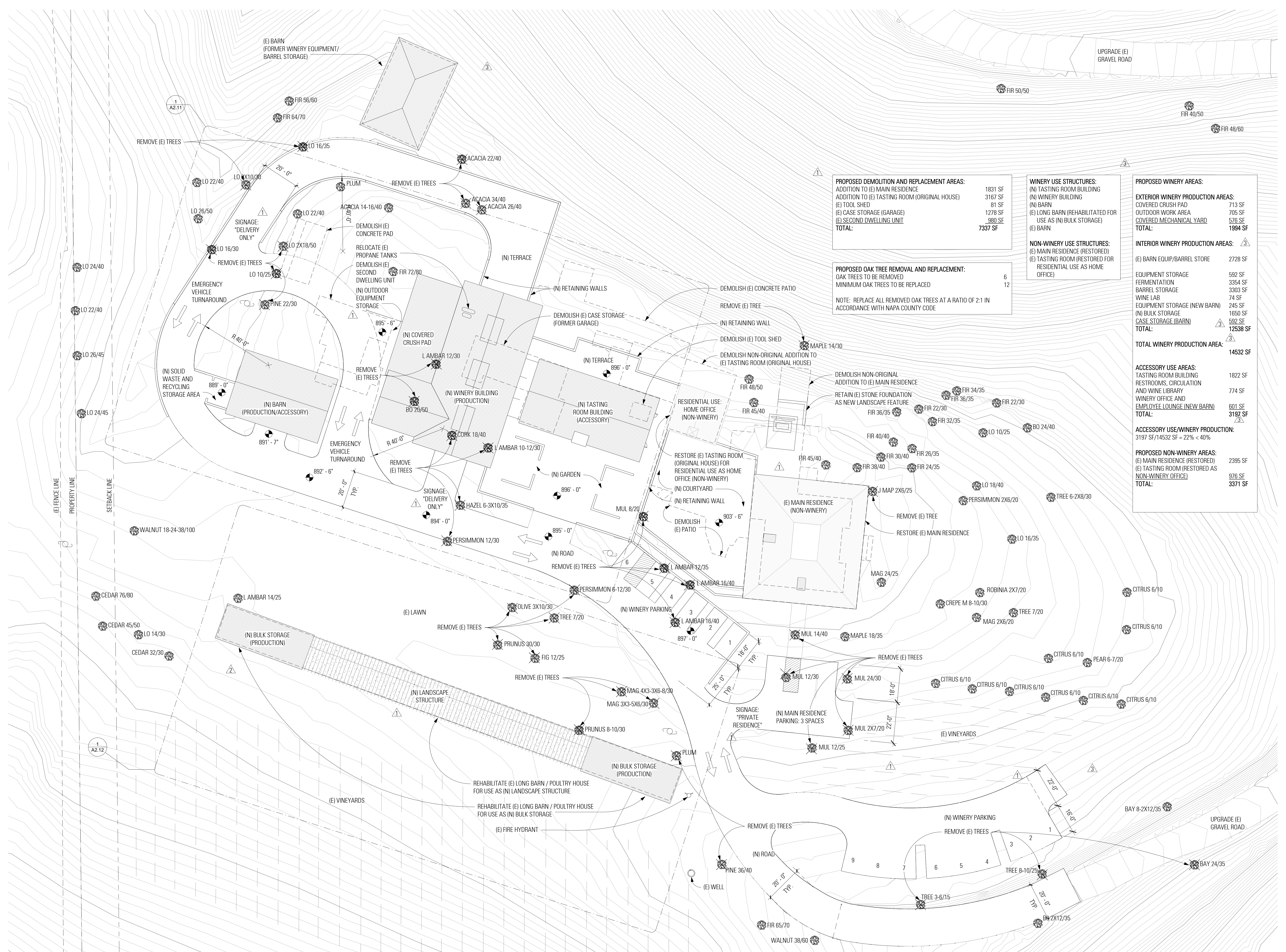
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PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



PROPOSED DEMOLITION AND REPLACEMENT AREAS:
 ADDITION TO (E) MAIN RESIDENCE 1831 SF
 ADDITION TO (E) TASTING ROOM (ORIGINAL HOUSE) 3167 SF
 (E) TOOL SHED 81 SF
 (E) CASE STORAGE (GARAGE) 1278 SF
 (E) SECOND DWELLING UNIT 980 SF
TOTAL: 7337 SF

PROPOSED OAK TREE REMOVAL AND REPLACEMENT:
 OAK TREES TO BE REMOVED 6
 MINIMUM OAK TREES TO BE REPLACED 12
 NOTE: REPLACE ALL REMOVED OAK TREES AT A RATIO OF 2:1 IN ACCORDANCE WITH NAPA COUNTY CODE

WINERY USE STRUCTURES:
 (N) TASTING ROOM BUILDING
 (N) WINERY BUILDING
 (N) BARN
 (E) LONG BARN (REHABILITATED FOR USE AS (N) BULK STORAGE)
 (E) BARN

NON-WINERY USE STRUCTURES:
 (E) MAIN RESIDENCE (RESTORED)
 (E) TASTING ROOM (RESTORED FOR RESIDENTIAL USE AS HOME OFFICE)

PROPOSED WINERY AREAS:
EXTERIOR WINERY PRODUCTION AREAS:
 COVERED CRUSH PAD 713 SF
 OUTDOOR WORK AREA 705 SF
 COVERED MECHANICAL YARD 576 SF
TOTAL: 1994 SF

INTERIOR WINERY PRODUCTION AREAS:
 (E) BARN EQUIP/BARREL STORE 2728 SF
 EQUIPMENT STORAGE 592 SF
 FERMENTATION 3354 SF
 BARREL STORAGE 3303 SF
 WINE LAB 74 SF
 EQUIPMENT STORAGE (NEW BARN) 245 SF
 (N) BULK STORAGE 1650 SF
 CASE STORAGE (BARN) 592 SF
TOTAL: 12536 SF

ACCESSORY USE AREAS:
 TASTING ROOM BUILDING RESTROOMS, CIRCULATION AND WINE LIBRARY 774 SF
 WINERY OFFICE AND EMPLOYEE LOUNGE (NEW BARN) 601 SF
TOTAL: 3192 SF

ACCESSORY USE/WINERY PRODUCTION:
 3197 SF / 14532 SF = 22% < 40%

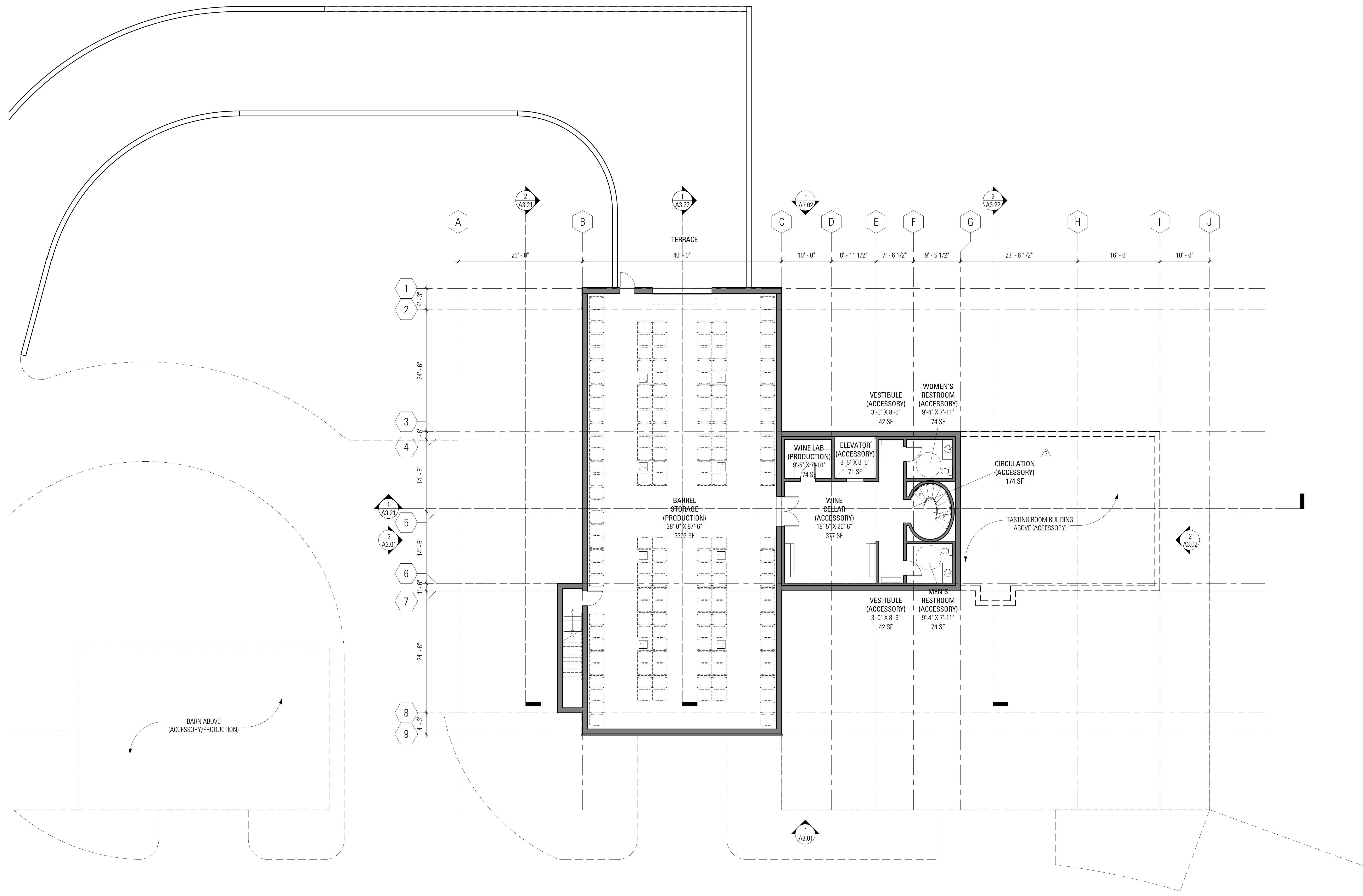
PROPOSED NON-WINERY AREAS:
 (E) MAIN RESIDENCE (RESTORED) 2395 SF
 (E) TASTING ROOM (RESTORED AS NON-WINERY OFFICE) 976 SF
TOTAL: 3371 SF

1 A1.01 PROPOSED SITE PLAN
1" = 20'-0"

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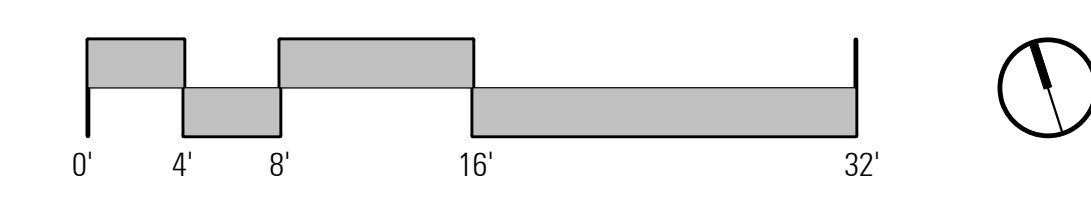
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BARN ABOVE
(ACCESSORY/PRODUCTION)

1
A2.00 WINERY BASEMENT PLAN
1/8" = 1'-0"



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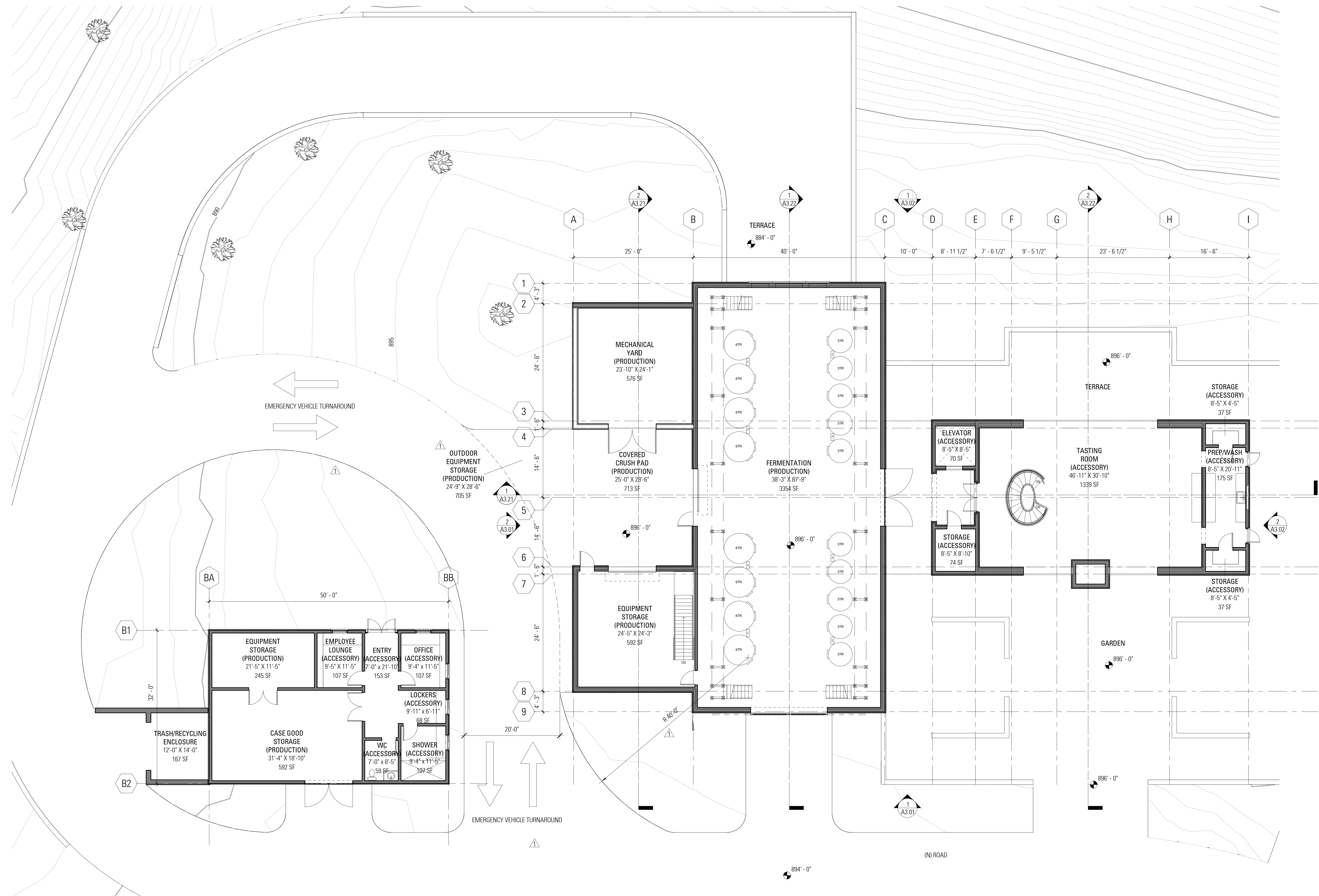


WINERY BASEMENT
PLAN

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

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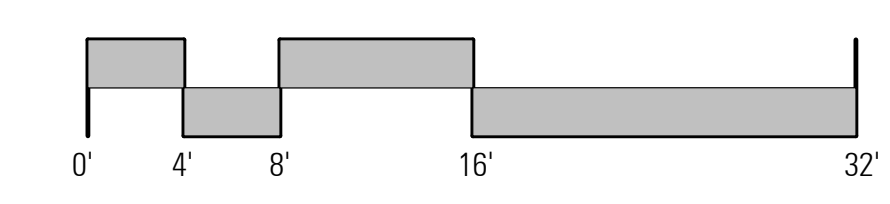
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1
A2.01
GROUND FLOOR PLAN - PROPOSED NEW WINERY BUILDINGS
1/8" = 1'-0"

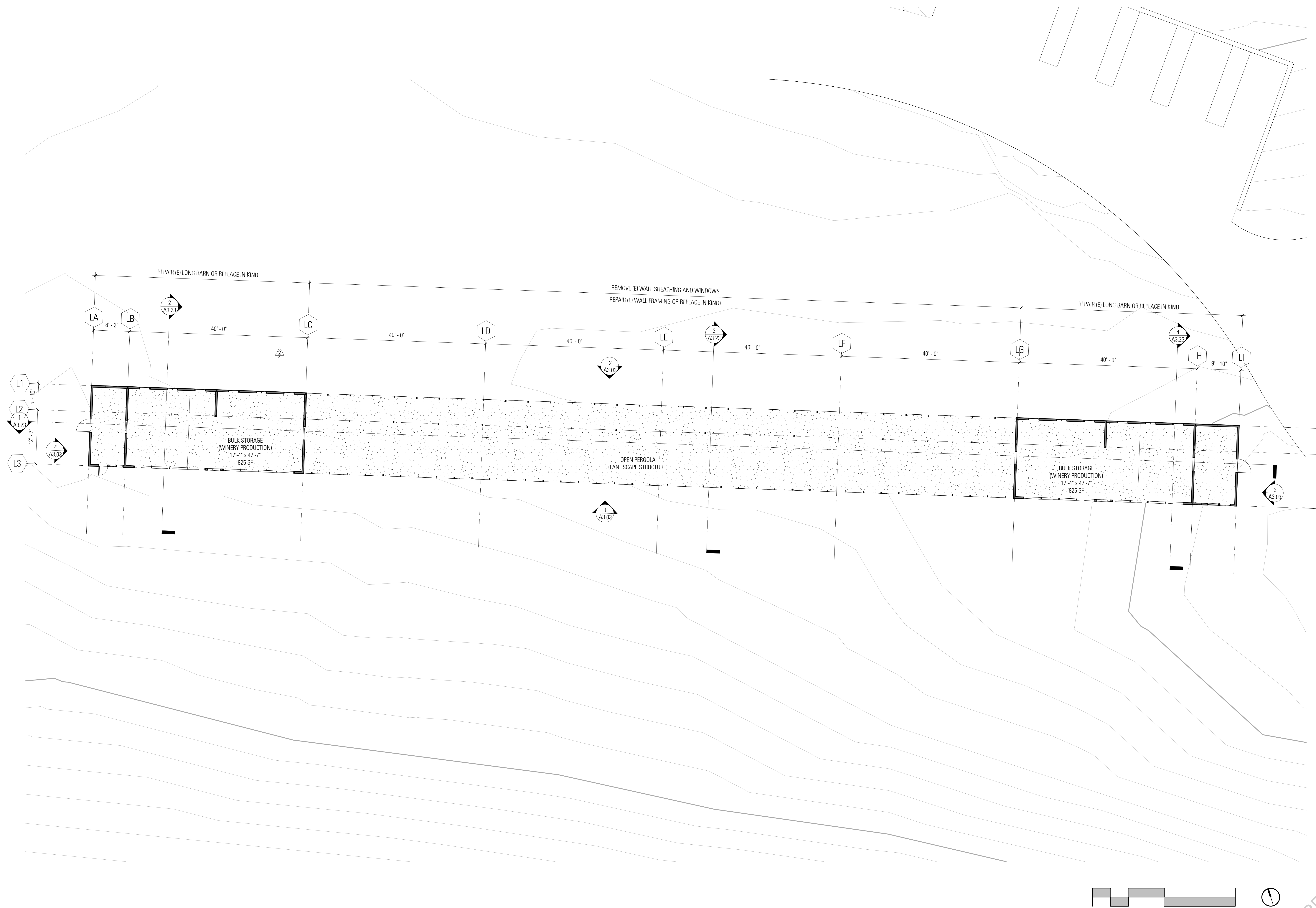


WINERY GROUND FLOOR PLAN

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

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Calistoga, CA



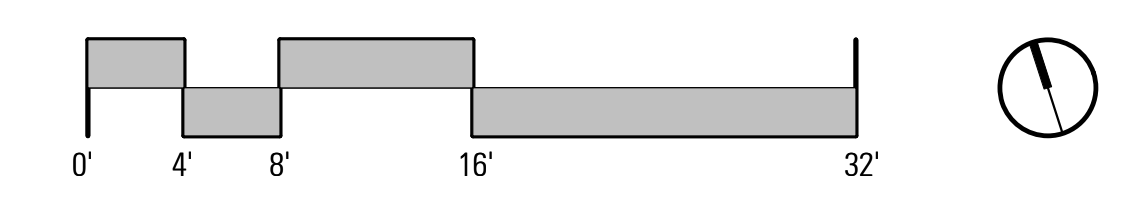
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POULTRY HOUSE
GROUND FLOOR PLAN

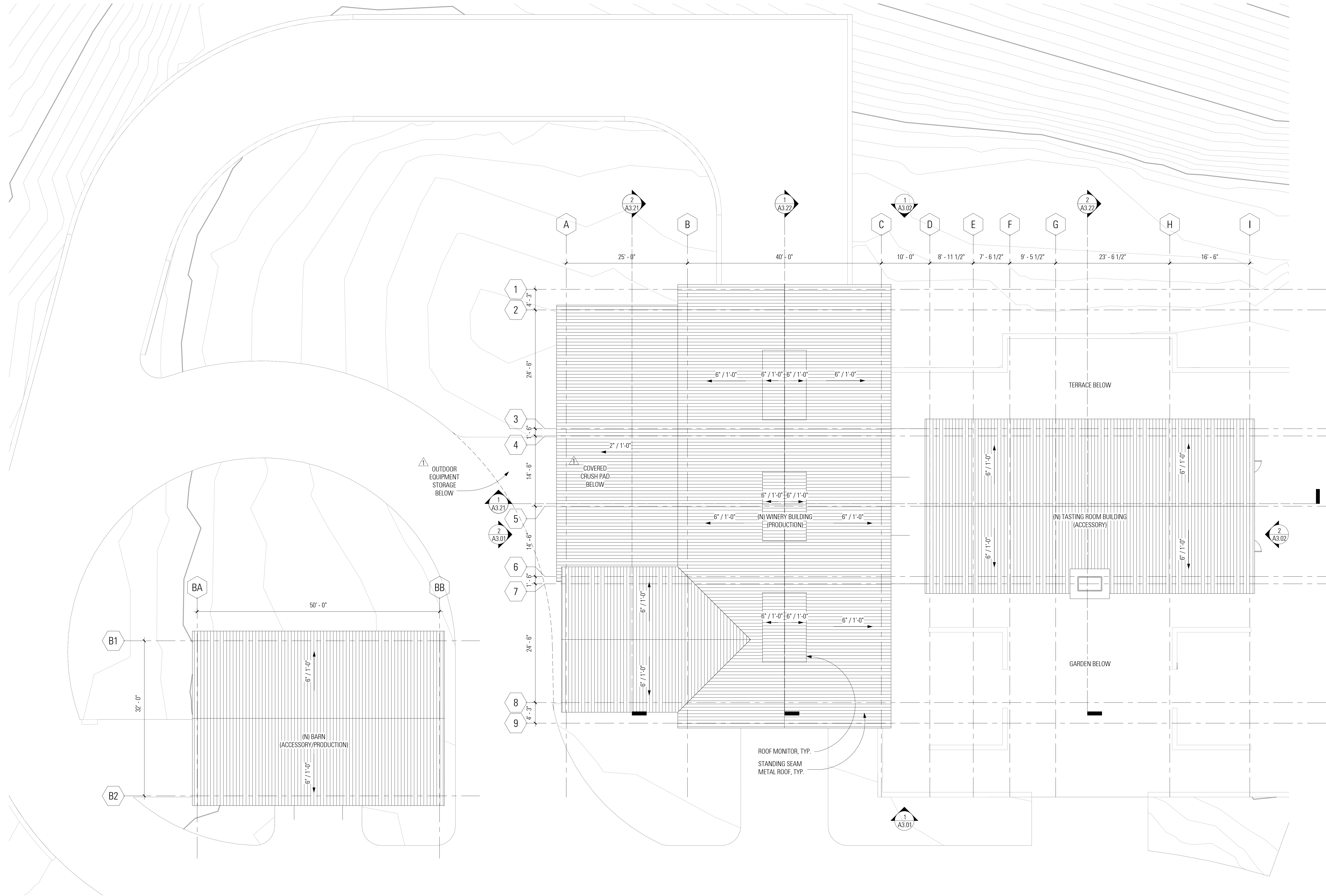
SCALE: 1/8" = 1'-0"

1 POULTRY HOUSE GROUND FLOOR PLAN
A2.02 1/8" = 1'-0"



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WINERY ROOF PLAN

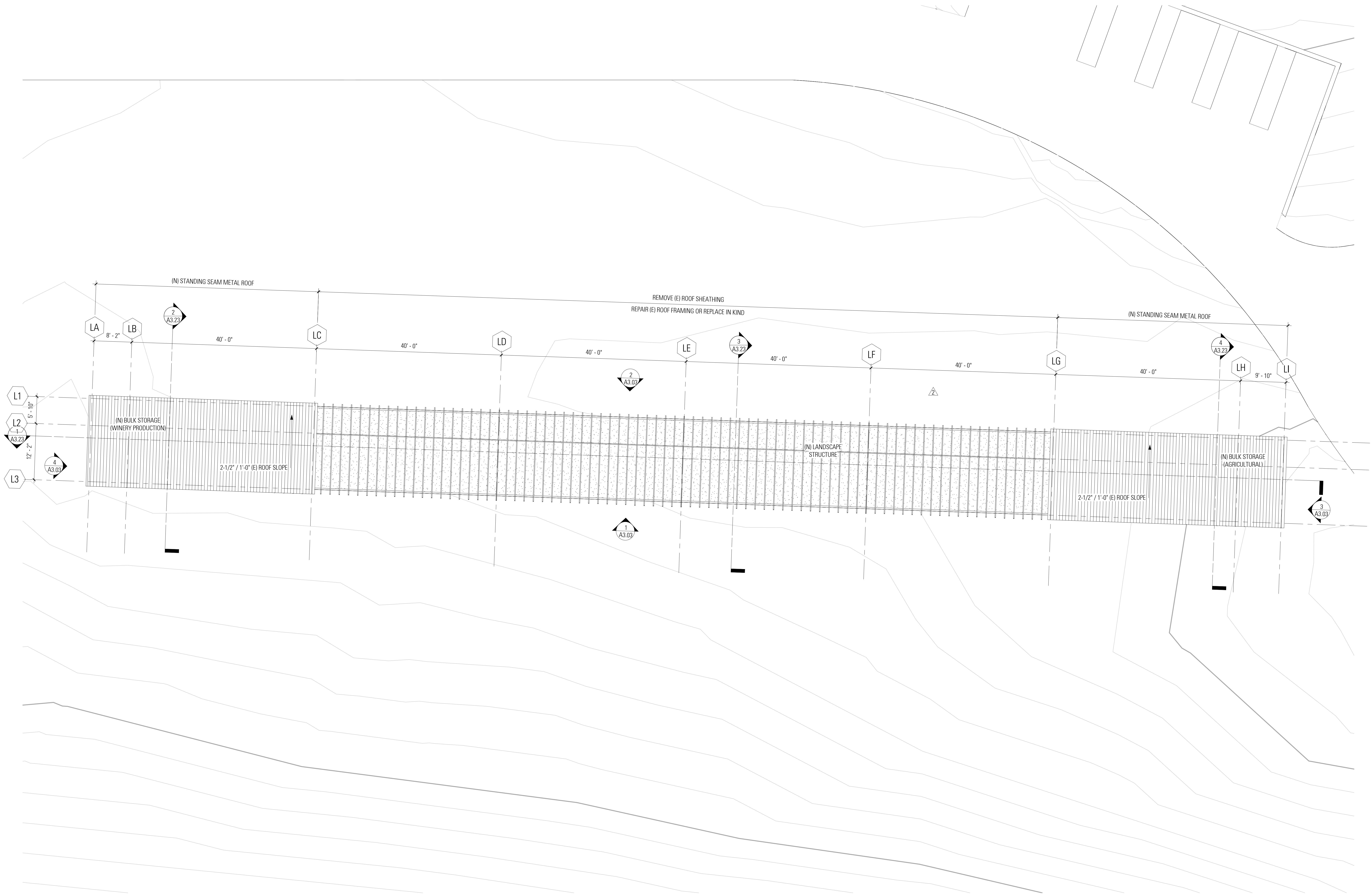
SCALE: 1/8" = 1'-0"

A2.11

DRAFT RESUBMITTAL

1 ROOF PLAN - PROPOSED NEW WINERY BUILDINGS
A2.11 1/8" = 1'-0"

Theorem Winery Calistoga, CA



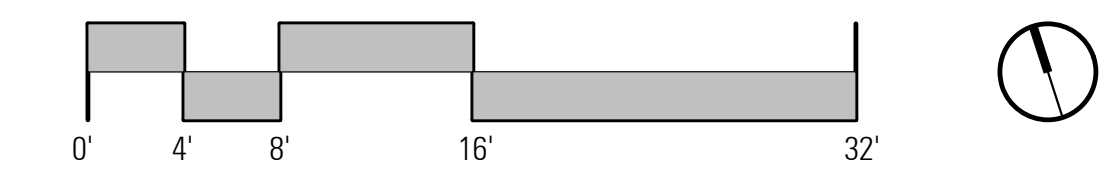
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POULTRY HOUSE ROOF
PLAN

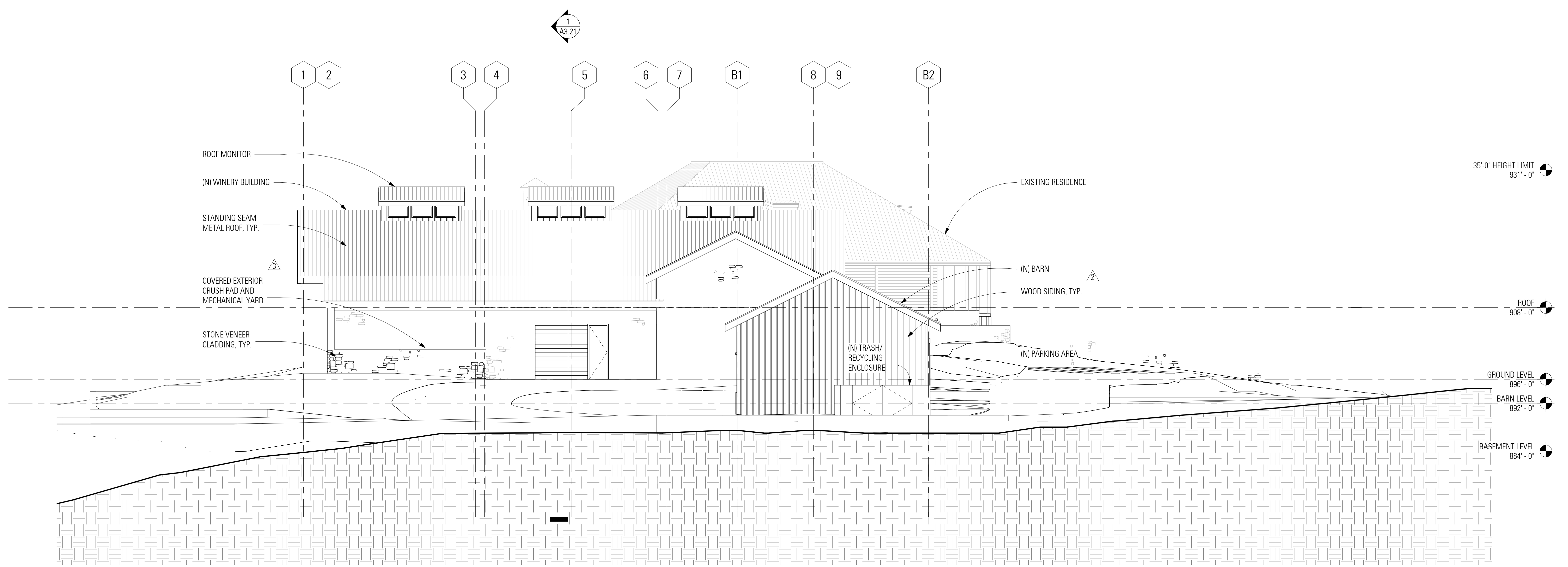
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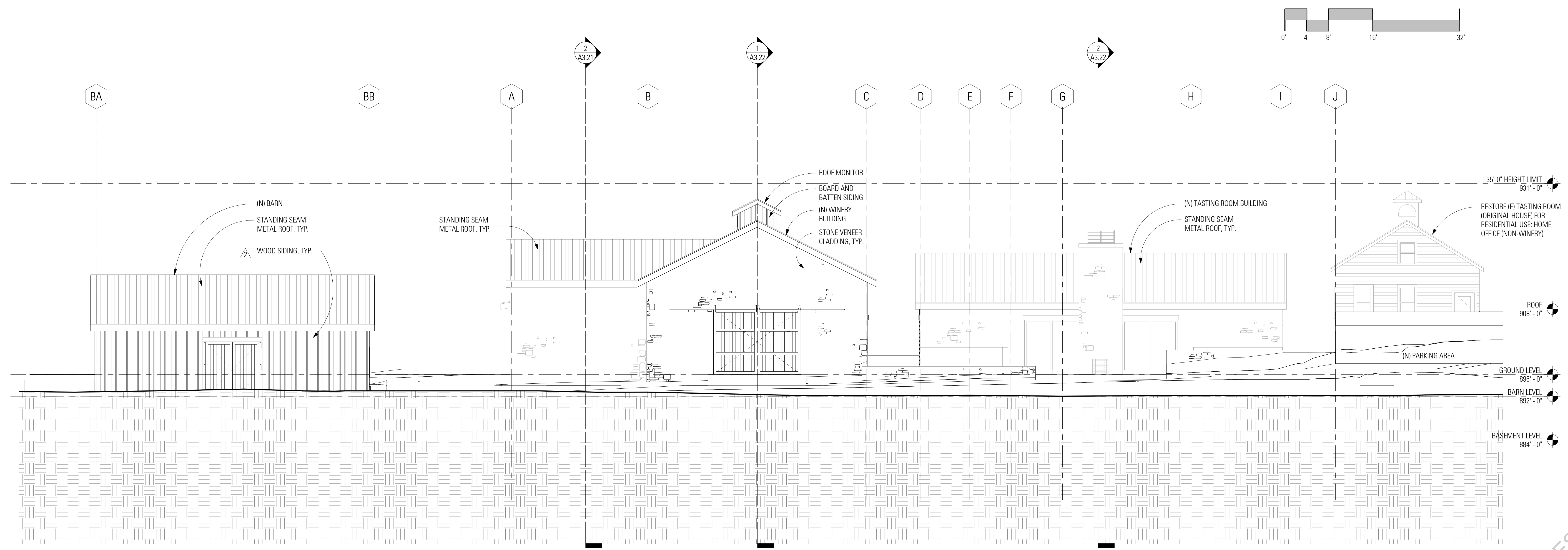
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A2.12 POULTRY HOUSE ROOF PLAN
1/8" = 1'-0"

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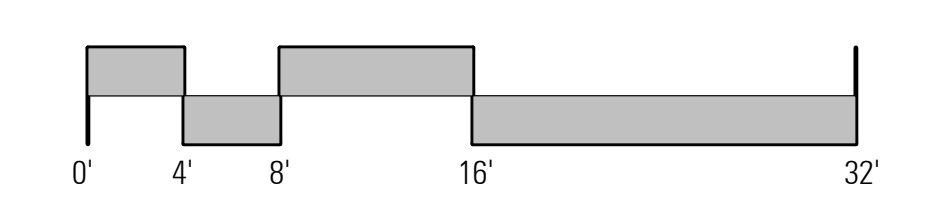
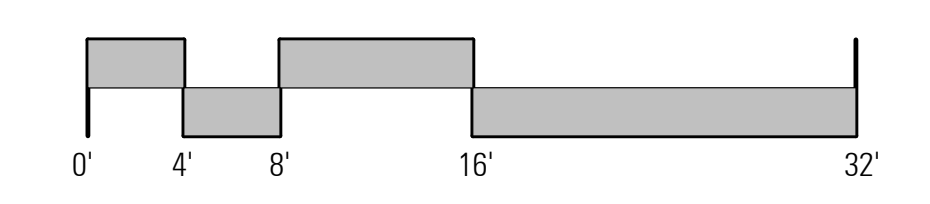
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2 OVERALL WEST ELEVATION
A3.01 1/8" = 1'-0"

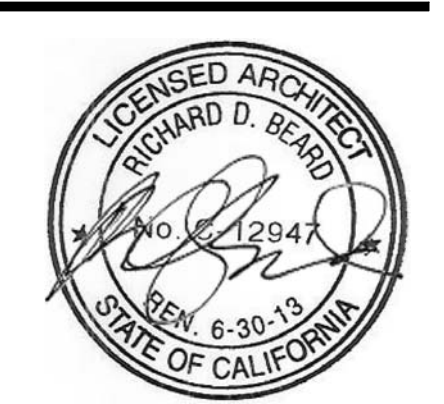


1 OVERALL SOUTH ELEVATION
A3.01 1/8" = 1'-0"



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01.24.13	USE PERMIT MODIFICATION
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10.04.13	RESUBMITTAL



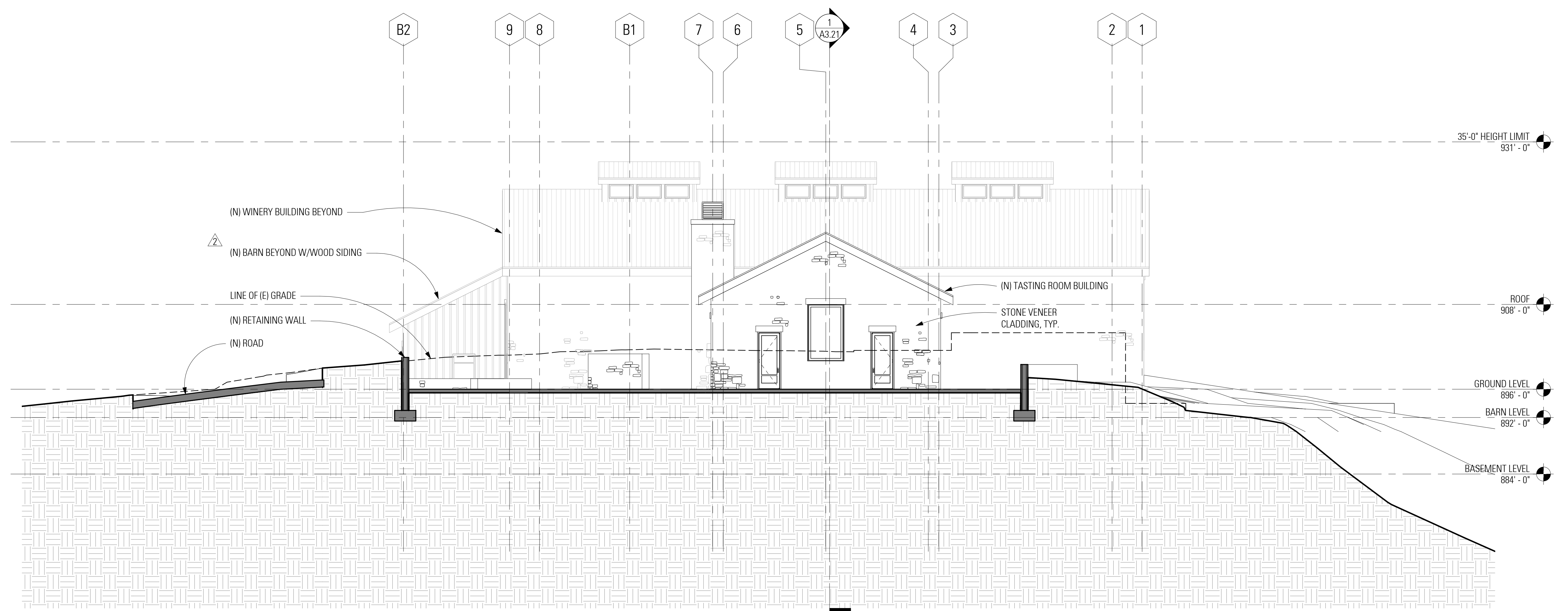
WINERY ELEVATIONS

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

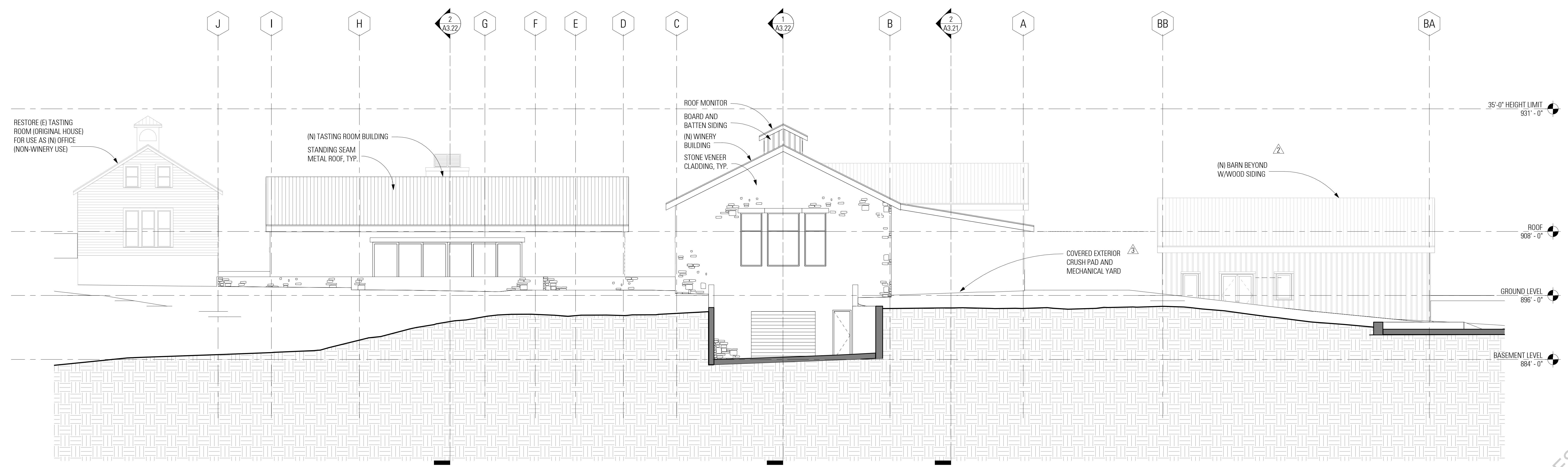
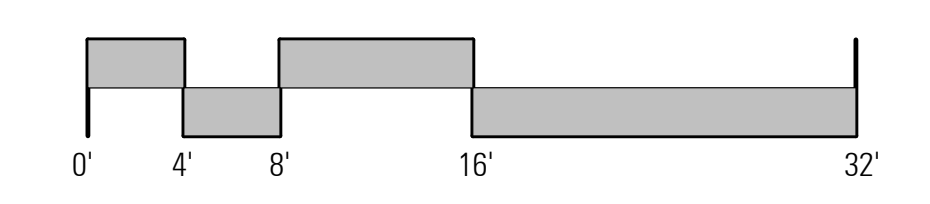
A3.01

DRAFT RESUBMITTAL

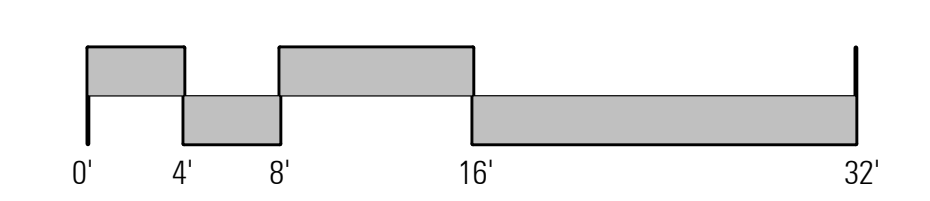
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Calistoga, CA



2 OVERALL EAST ELEVATION
A3.02 1/8" = 1'-0"



1 OVERALL NORTH ELEVATION
A3.02 1/8" = 1'-0"



DATE	ISSUE
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03.22.13	RESUBMITTAL
06.14.13	RESUBMITTAL
10.04.13	RESUBMITTAL



WINERY ELEVATIONS

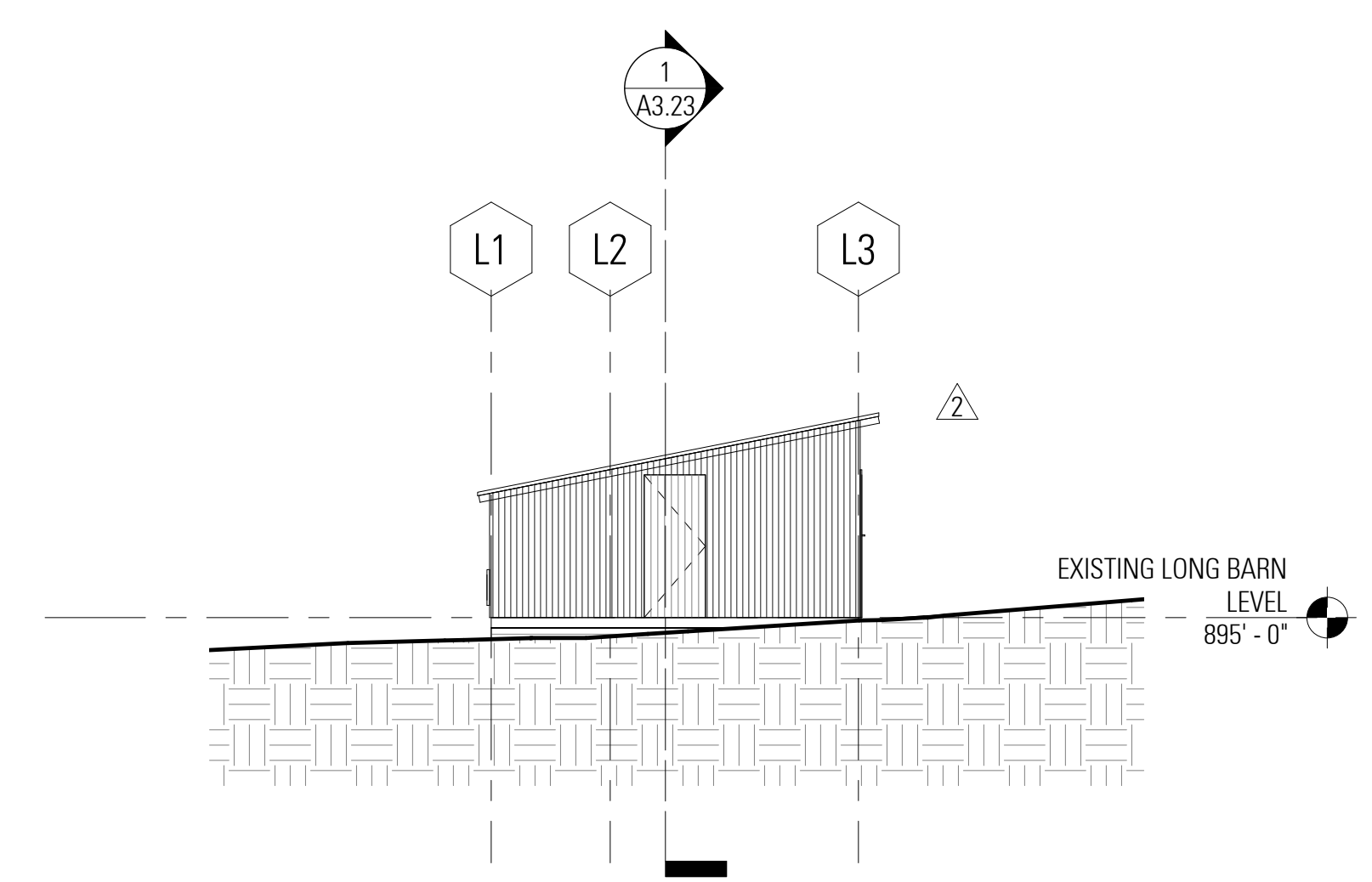
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A3.02

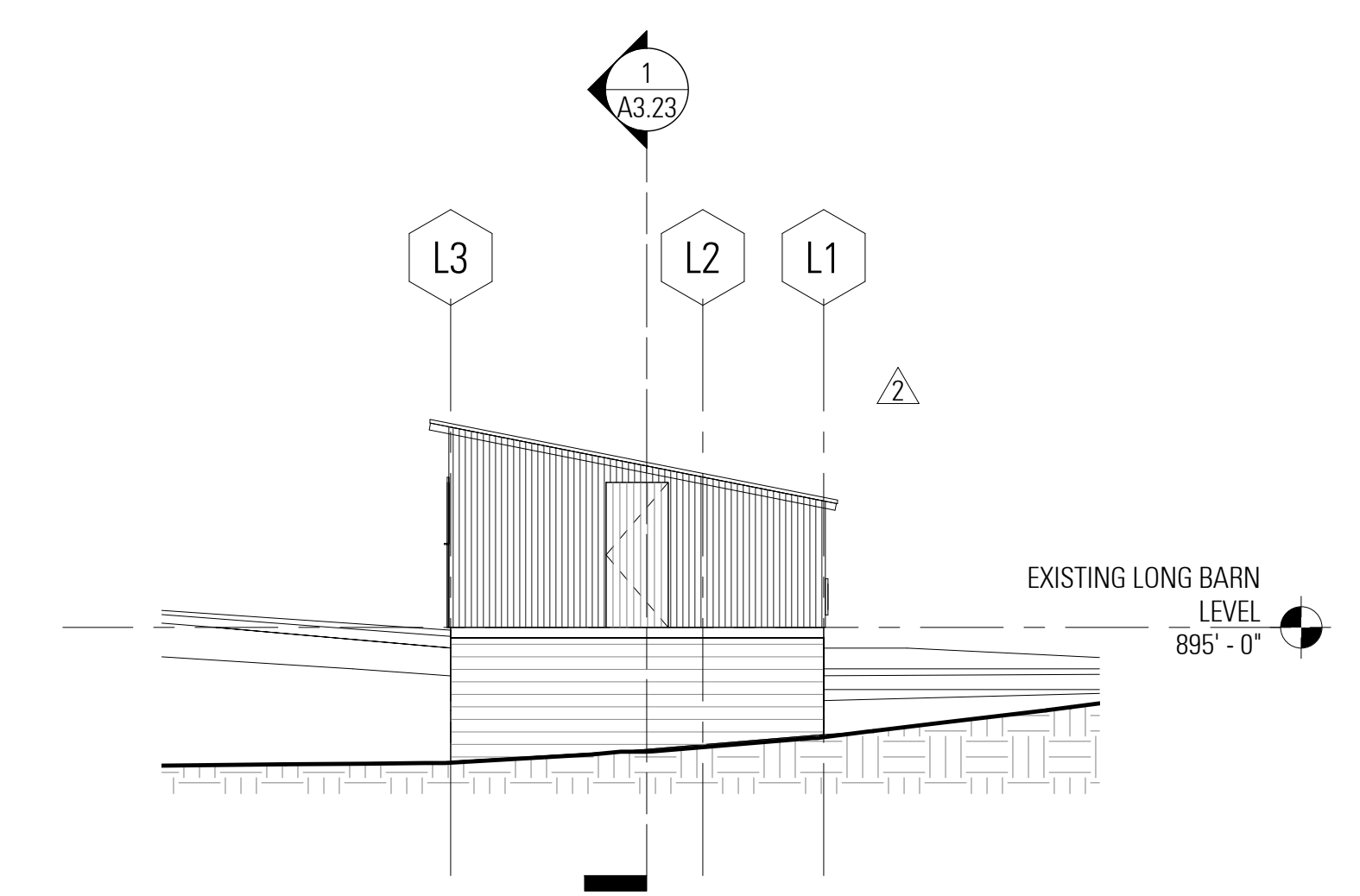
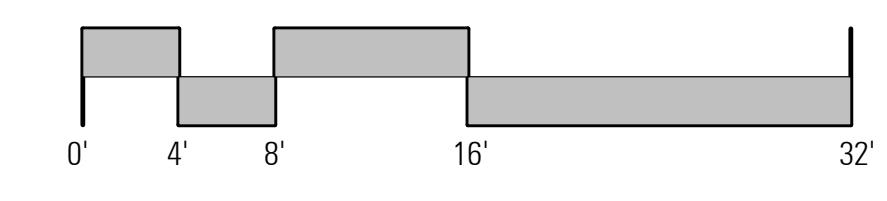
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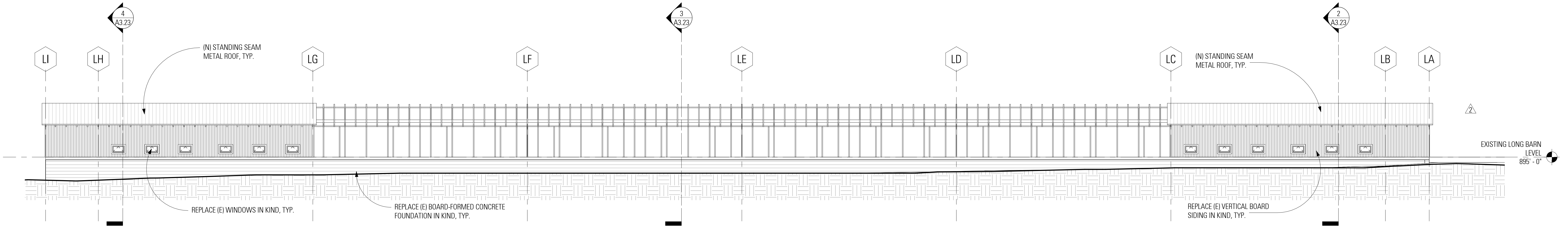
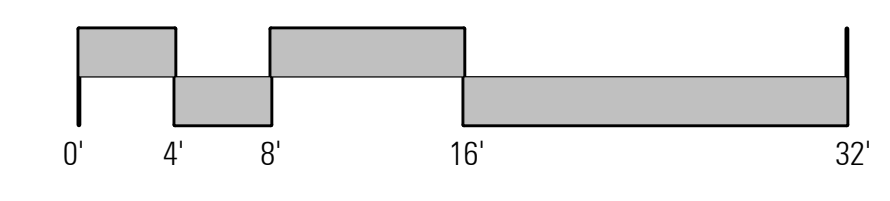
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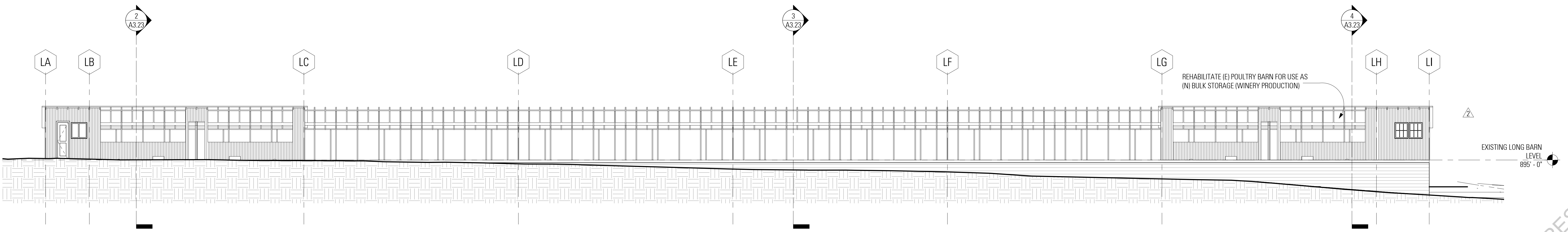
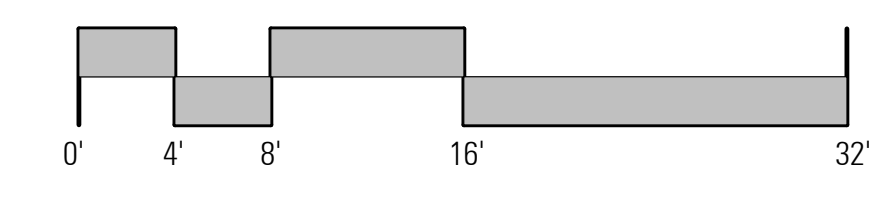
4 POUSTRY HOUSE - WEST ELEVATION
A3.03 1/8" = 1'-0"



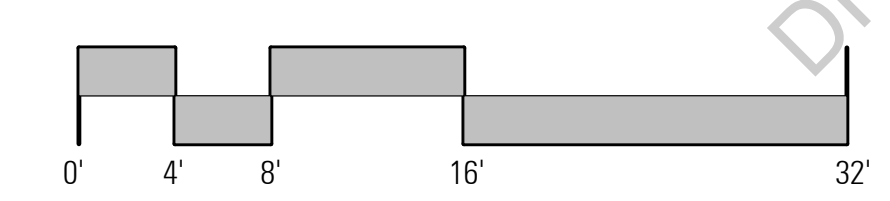
3 POUSTRY HOUSE - EAST ELEVATION
A3.03 1/8" = 1'-0"



2 POUSTRY HOUSE - NORTH ELEVATION
A3.03 1/8" = 1'-0"



1 POUSTRY HOUSE - SOUTH ELEVATION
A3.03 1/8" = 1'-0"



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PROJECT NO.	12017
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03.22.13	RESUBMITTAL
08.14.13	RESUBMITTAL



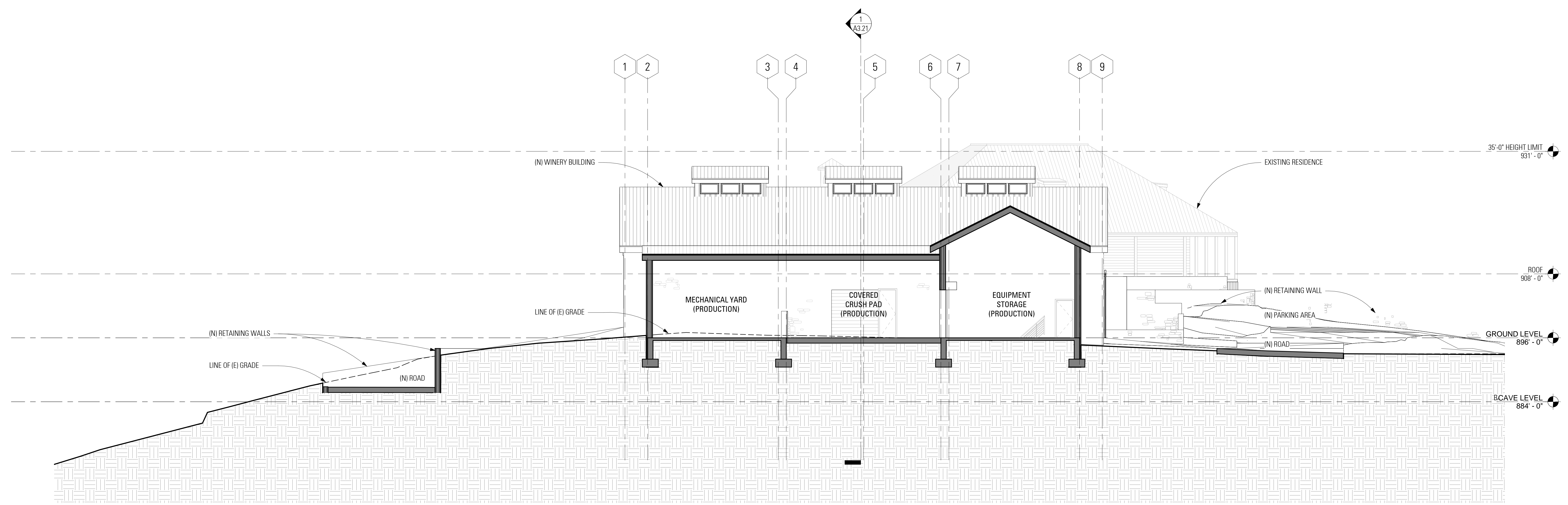
POULTRY HOUSE ELEVATIONS

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

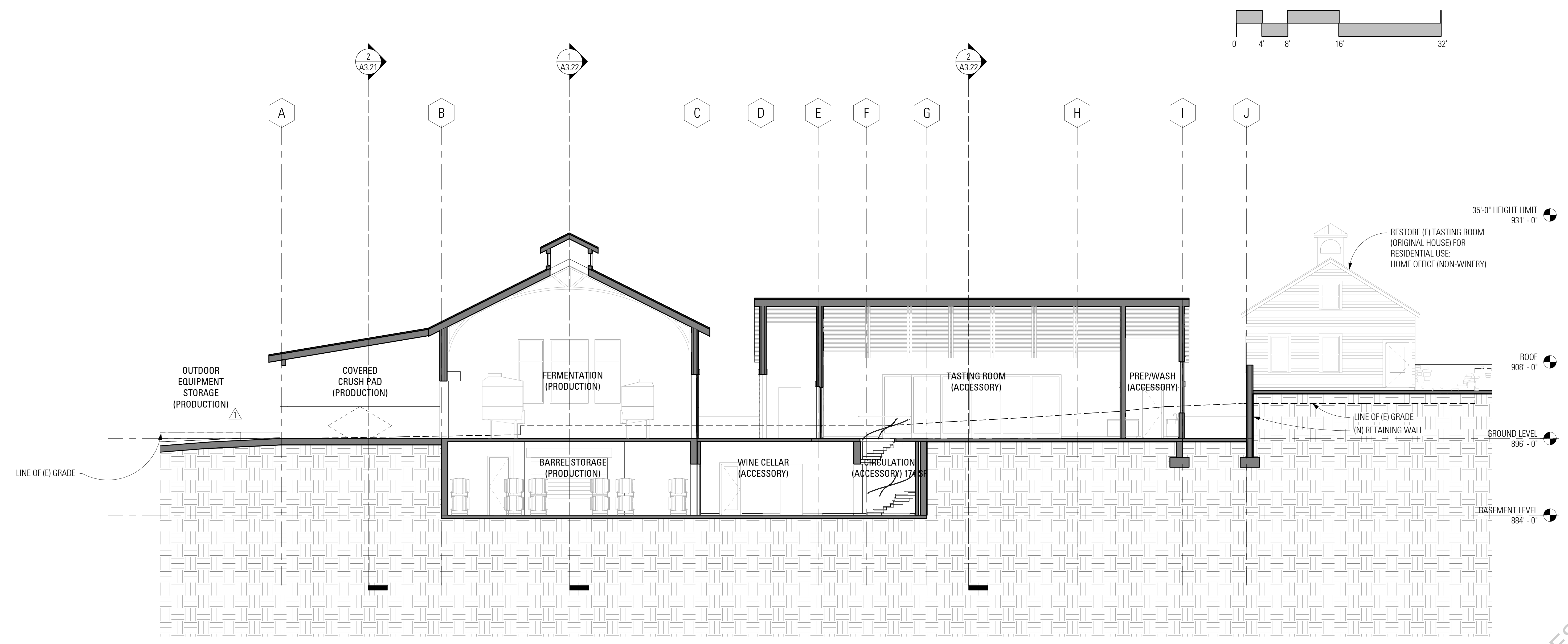
A3.03

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Theorem Winery Calistoga, CA



2 TRANSVERSE SECTION THROUGH CRUSH PAD
A3.21 1/8" = 1'-0"



1 LONGITUDINAL SECTION THROUGH WINERY
A3.21 1/8" = 1'-0"

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ISSUE	USE PERMIT MODIFICATION
	03.22.13 1 RESUBMITTAL



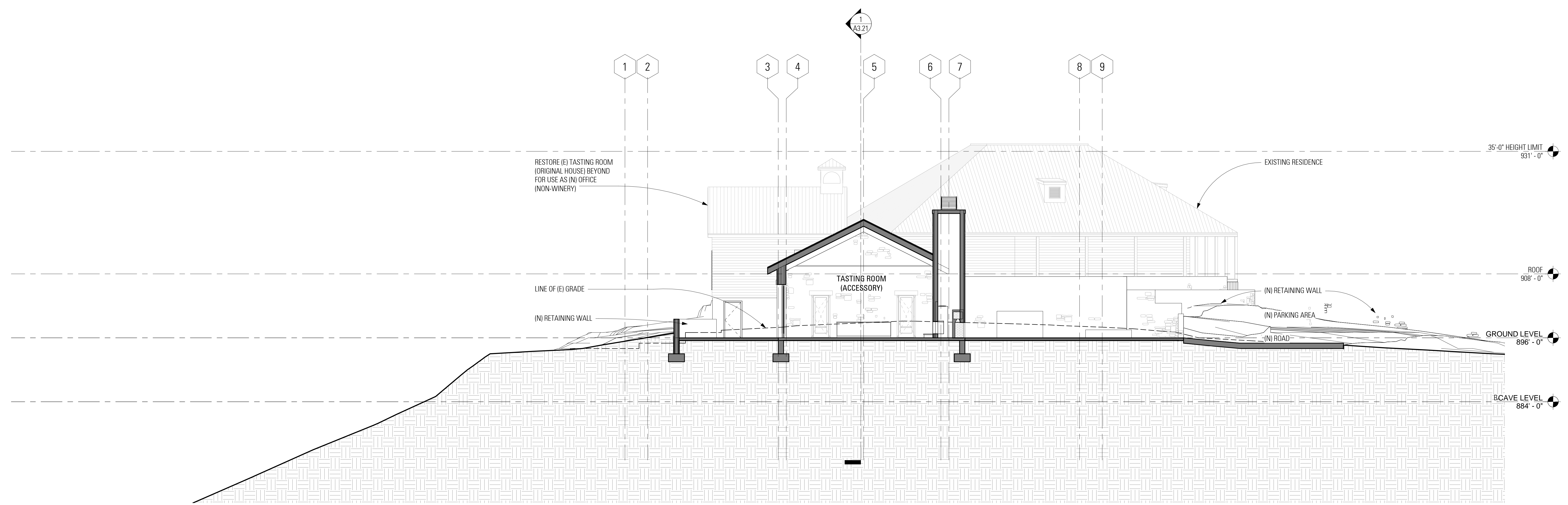
WINERY SECTIONS

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

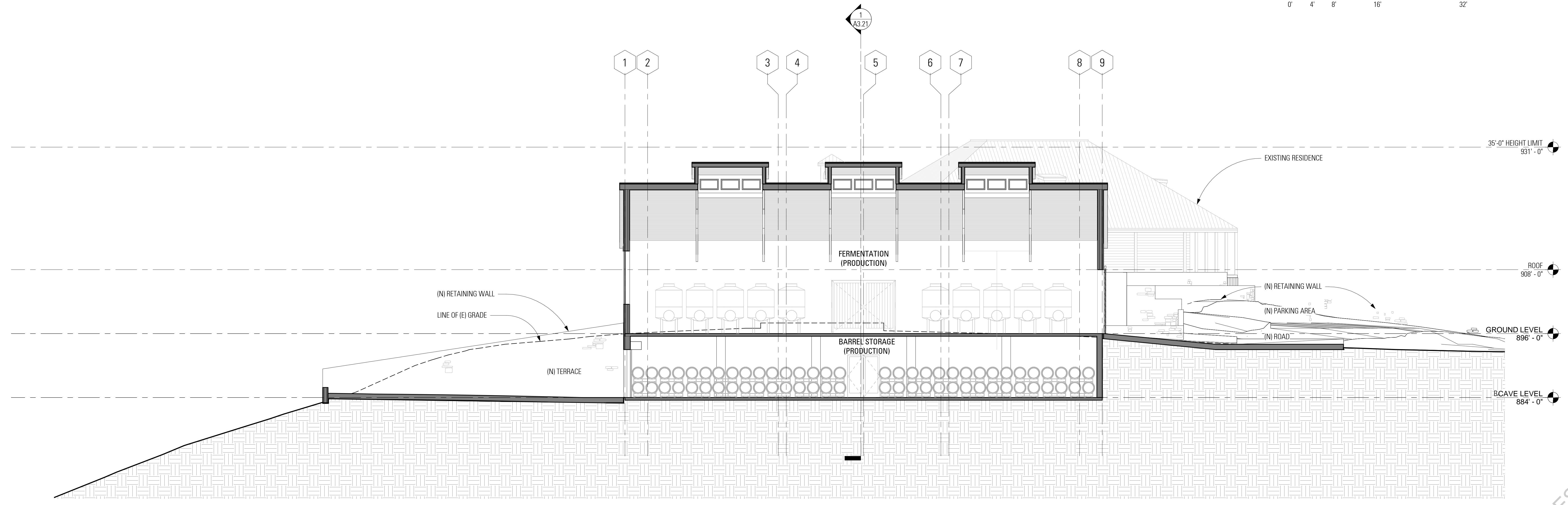
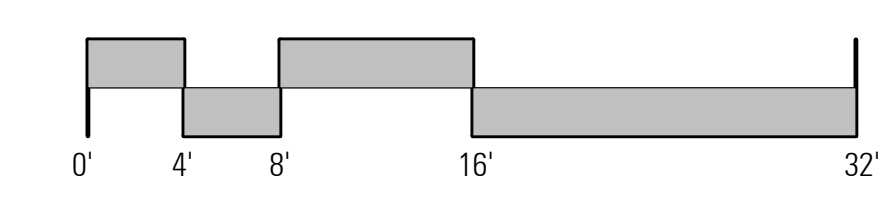
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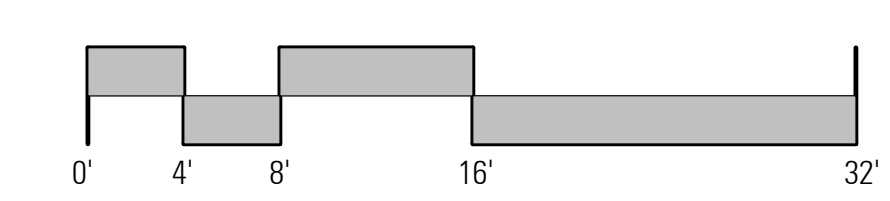
Theorem Winery
Calistoga, CA



2 TRANSVERSE SECTION THROUGH TASTING ROOM
A3.22 1/8" = 1'-0"



1 TRANSVERSE SECTION THROUGH FERMENTATION
A3.22 1/8" = 1'-0"



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PROJECT NO.	12017
DATE	01.24.13
ISSUE	USE PERMIT MODIFICATION
	03.22.13 1 RESUBMITTAL



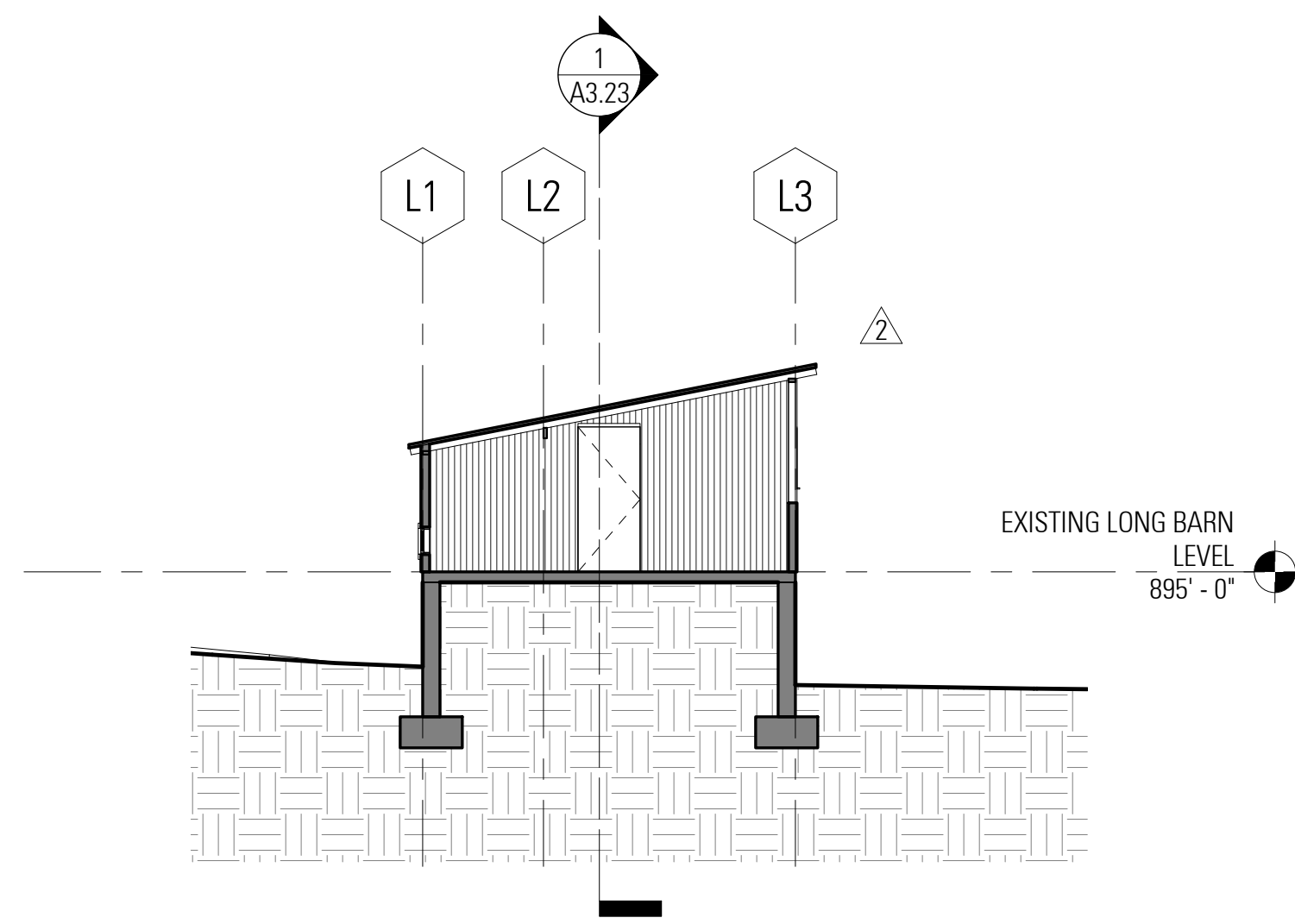
WINERY SECTIONS

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

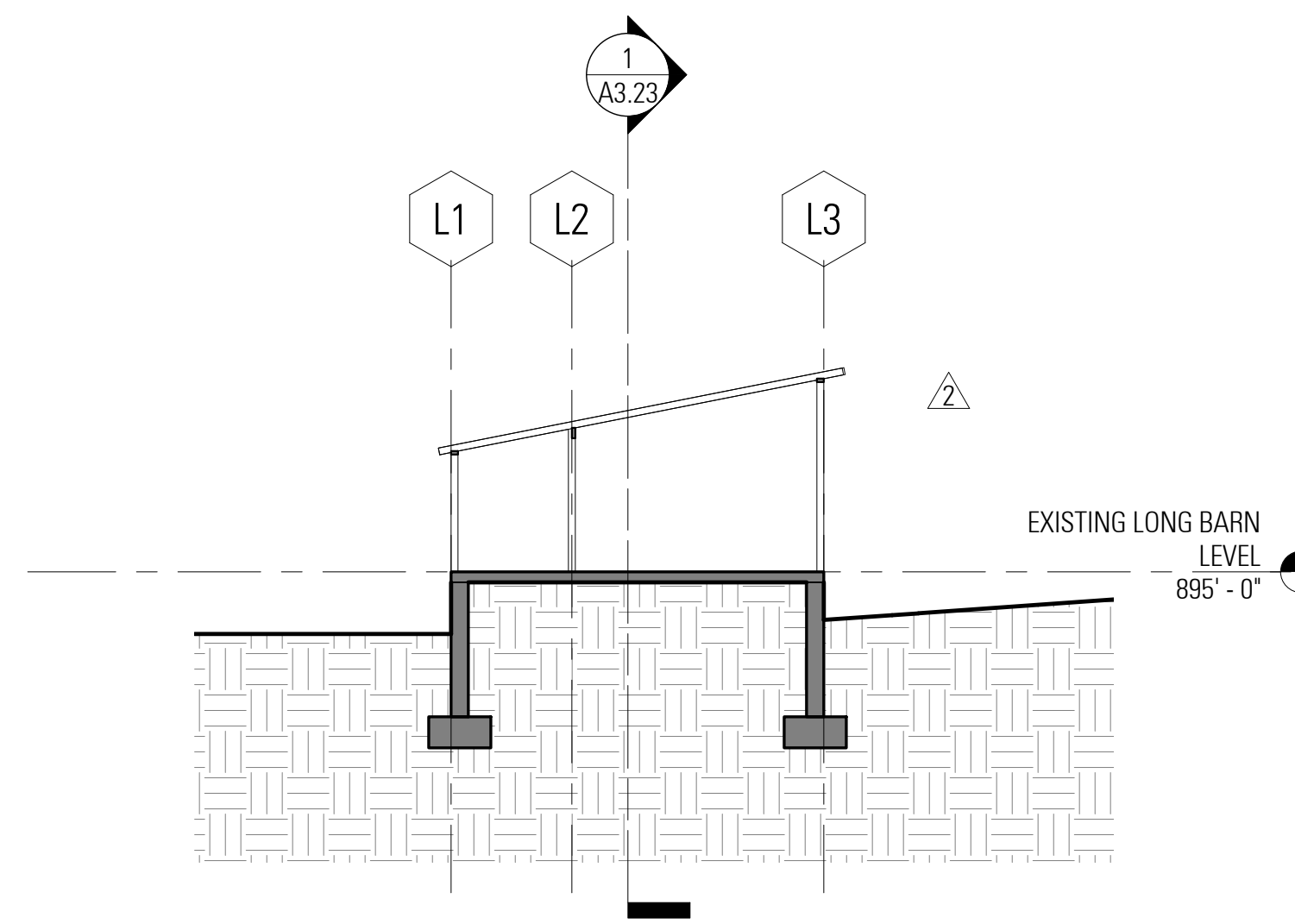
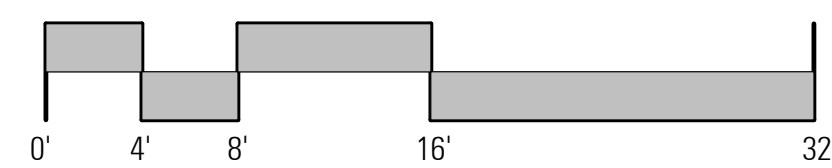
A3.22

DRAFT RESUBMITTAL

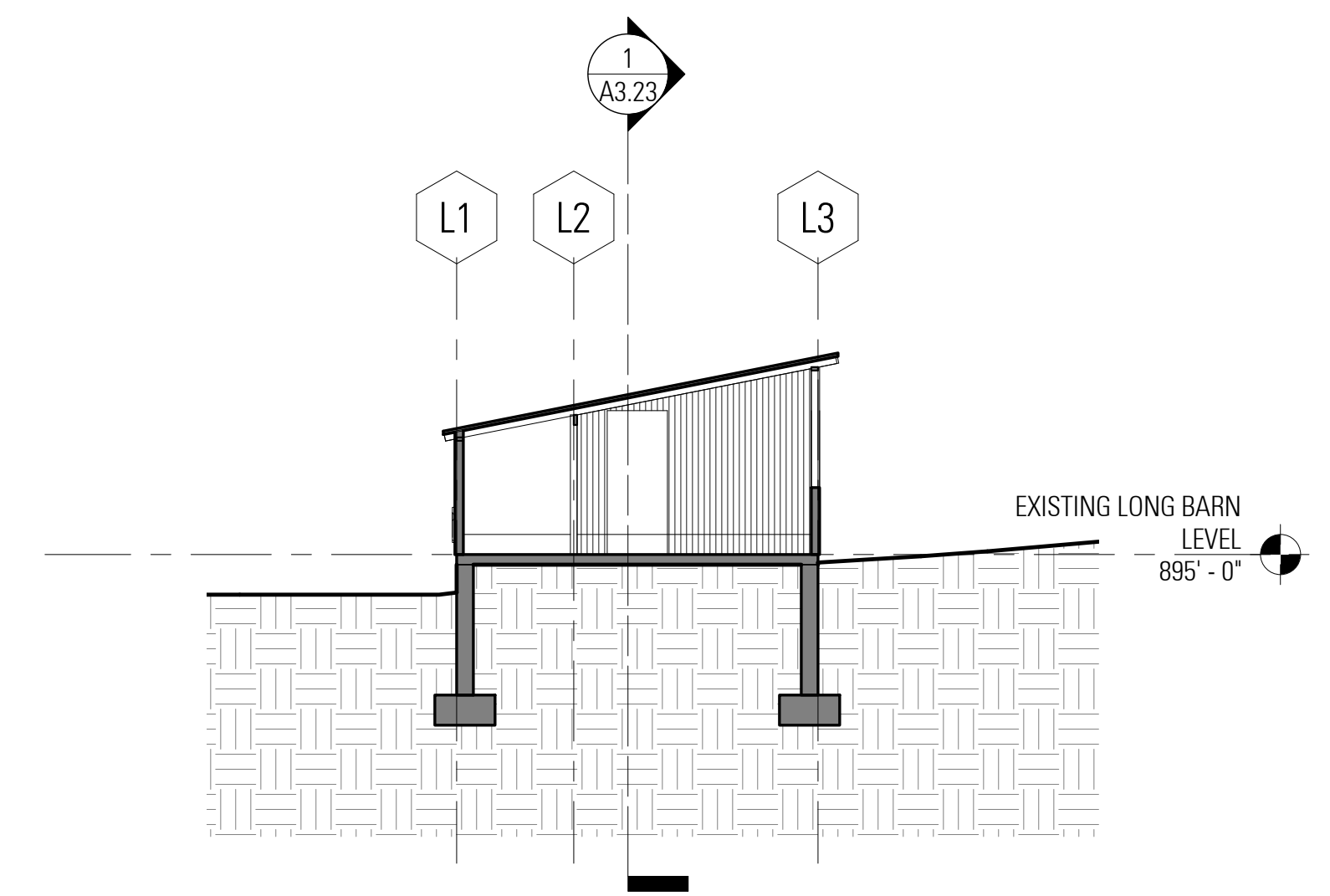
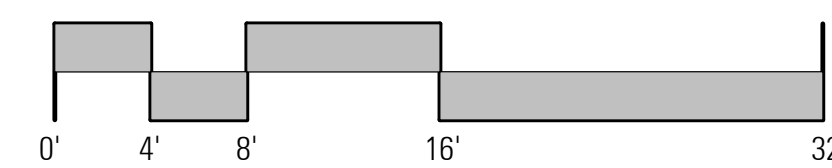
Theorem Winery Calistoga, CA



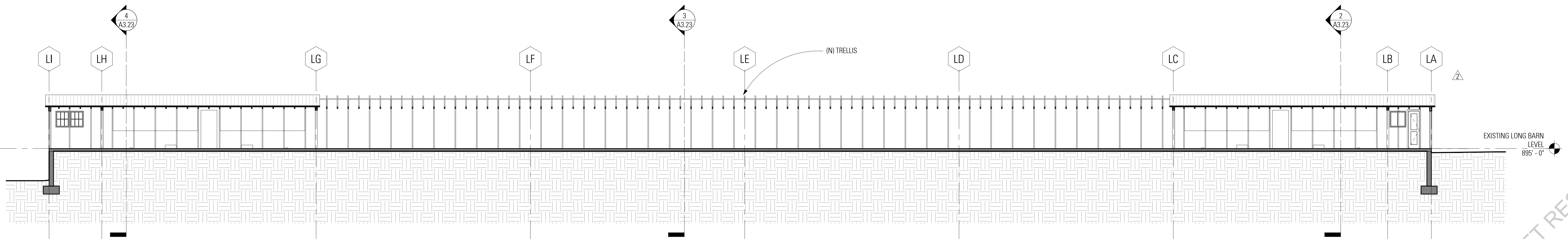
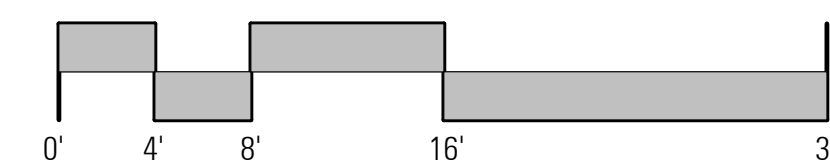
4
A3.23
1/8" = 1'-0"



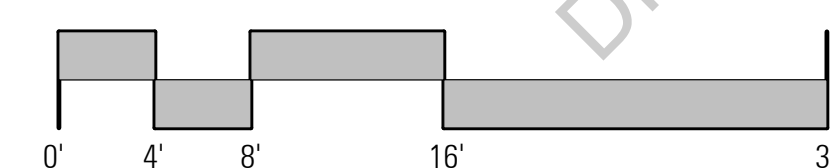
3
A3.23
1/8" = 1'-0"



2
A3.23
1/8" = 1'-0"



1
A3.23
1/8" = 1'-0"



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DATE	ISSUE
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03.22.13	RESUBMITTAL
08.14.13	RESUBMITTAL



POULTRY HOUSE SECTIONS

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

A3.23

DRAFT RESUBMITTAL