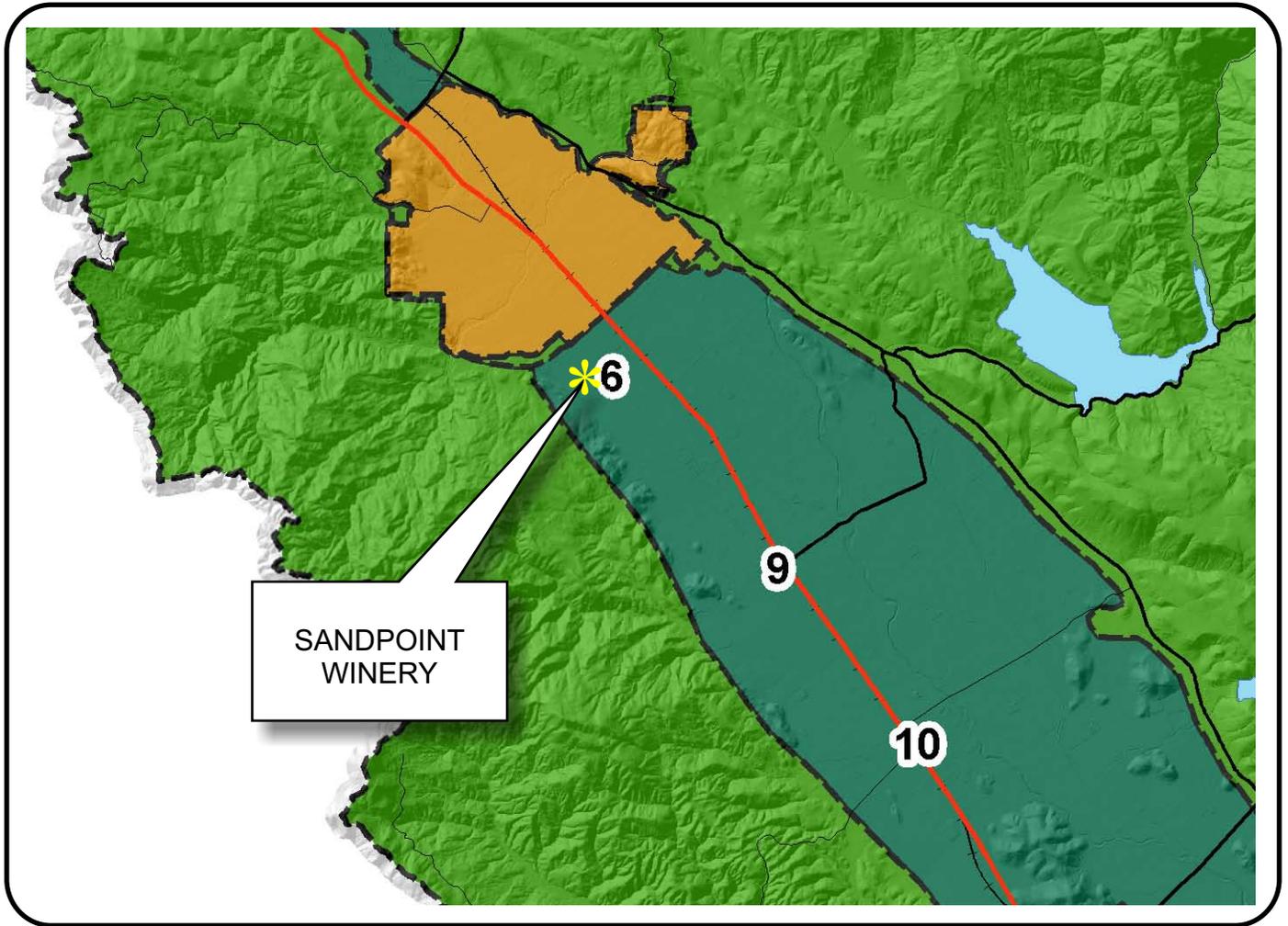


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

-  Cities
-  Urban Residential *
-  Rural Residential *
-  Industrial
-  Public-Institutional
-  Study Area

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

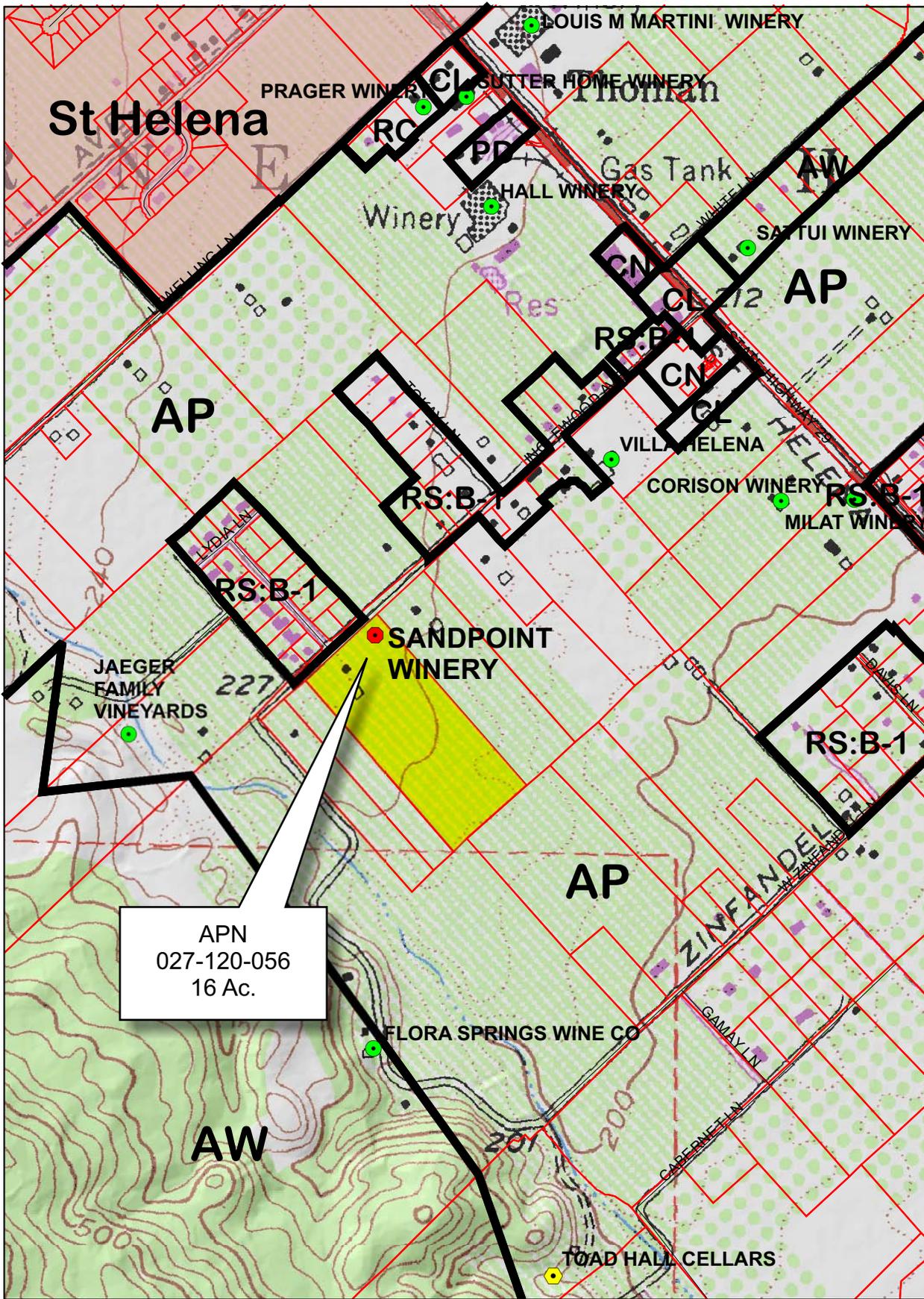
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

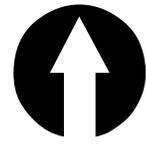
APN
027-120-056
06-25-2010
8B UP



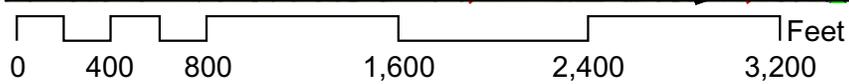
SANDPOINT WINERY



APN
027-120-056
16 Ac.

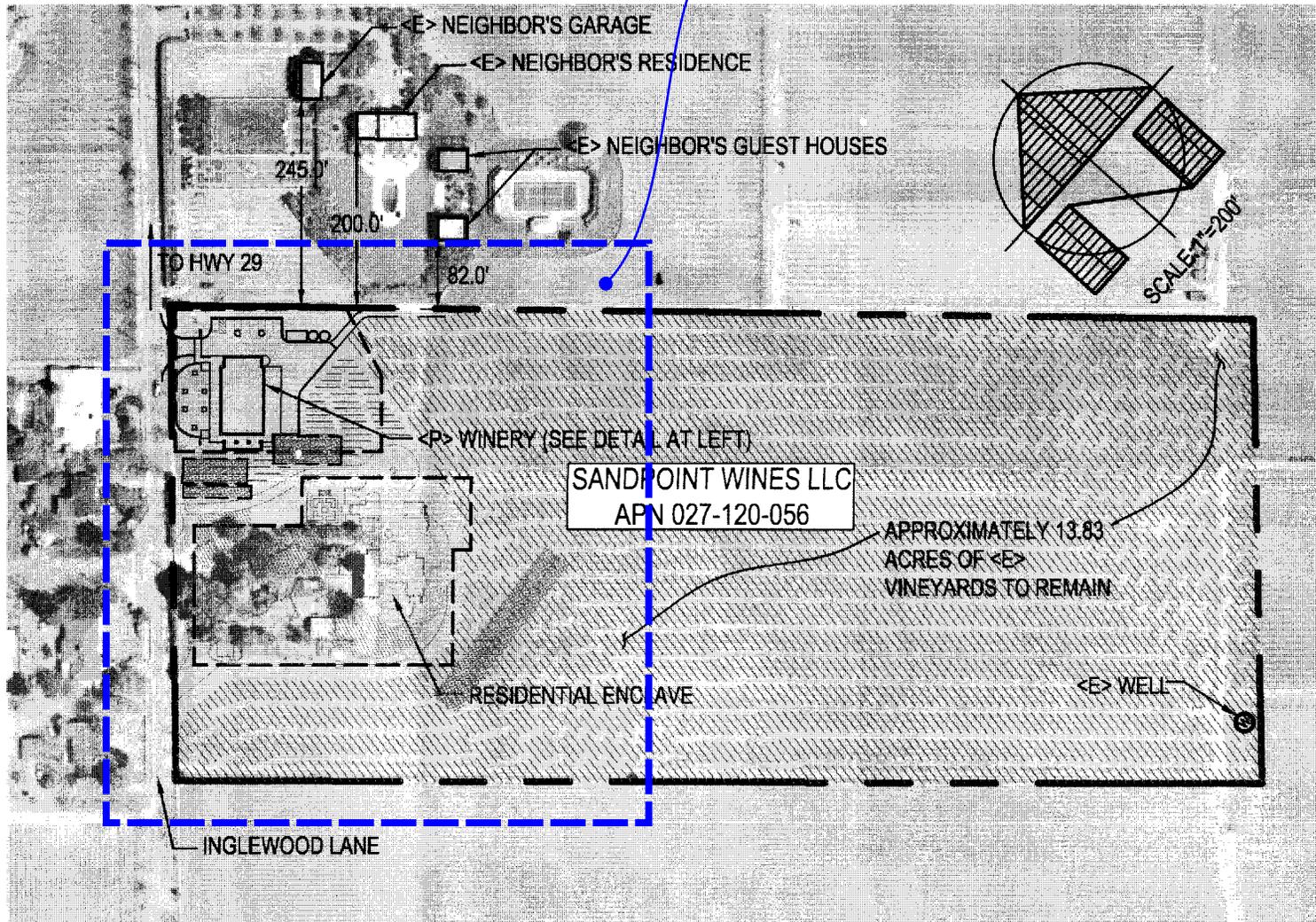


- Legend**
- Wineries in Vicinity
 - Producing
 - Approved
 - Pending
 - Zoning
 - Parcels



SANDPOINT WINERY

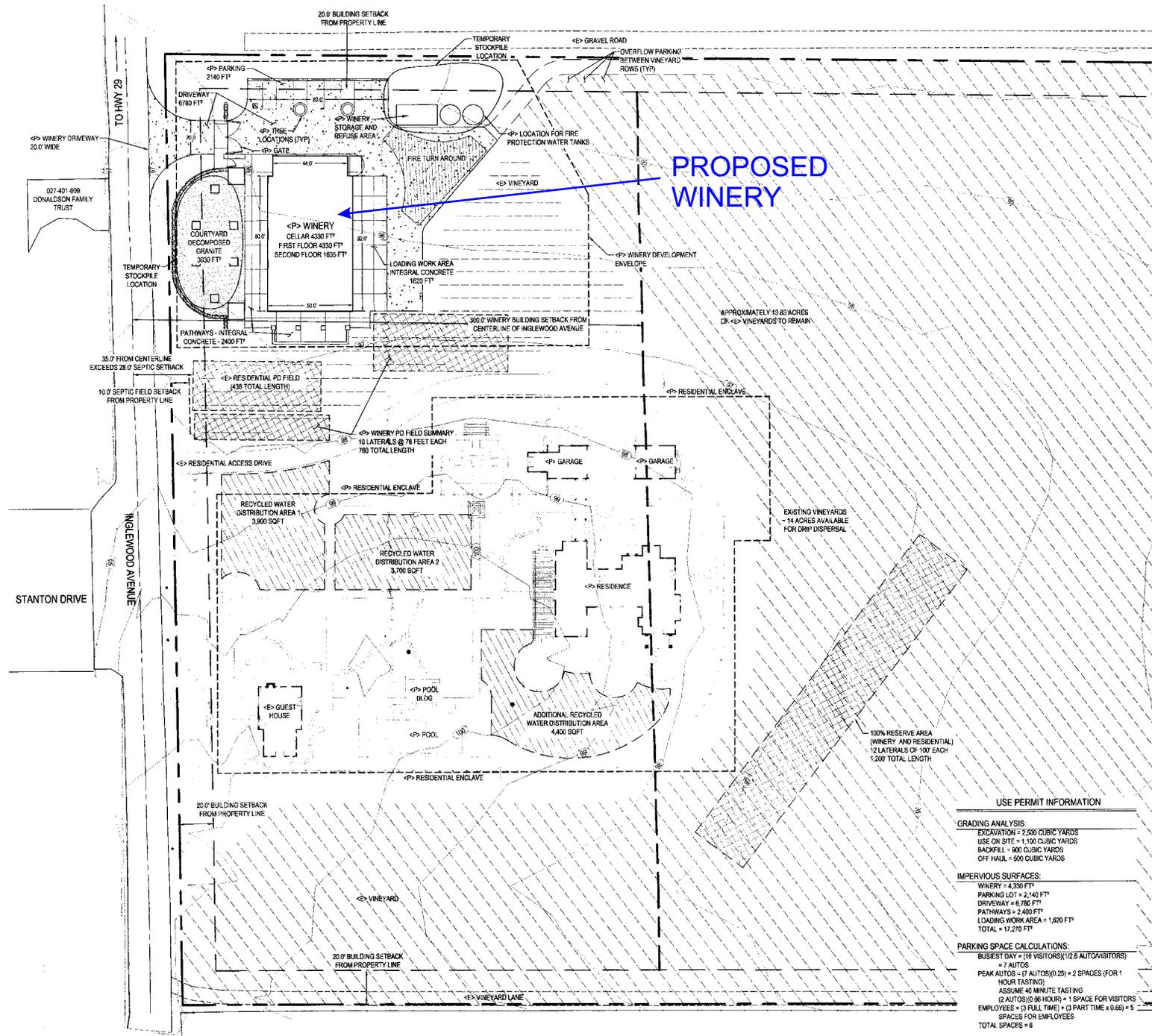
SEE PRELIM SITE PLAN
DETAIL - A



OVERALL PRELIMINARY SITE PLAN

SCALE: 1"=200'

SANDPOINT WINERY



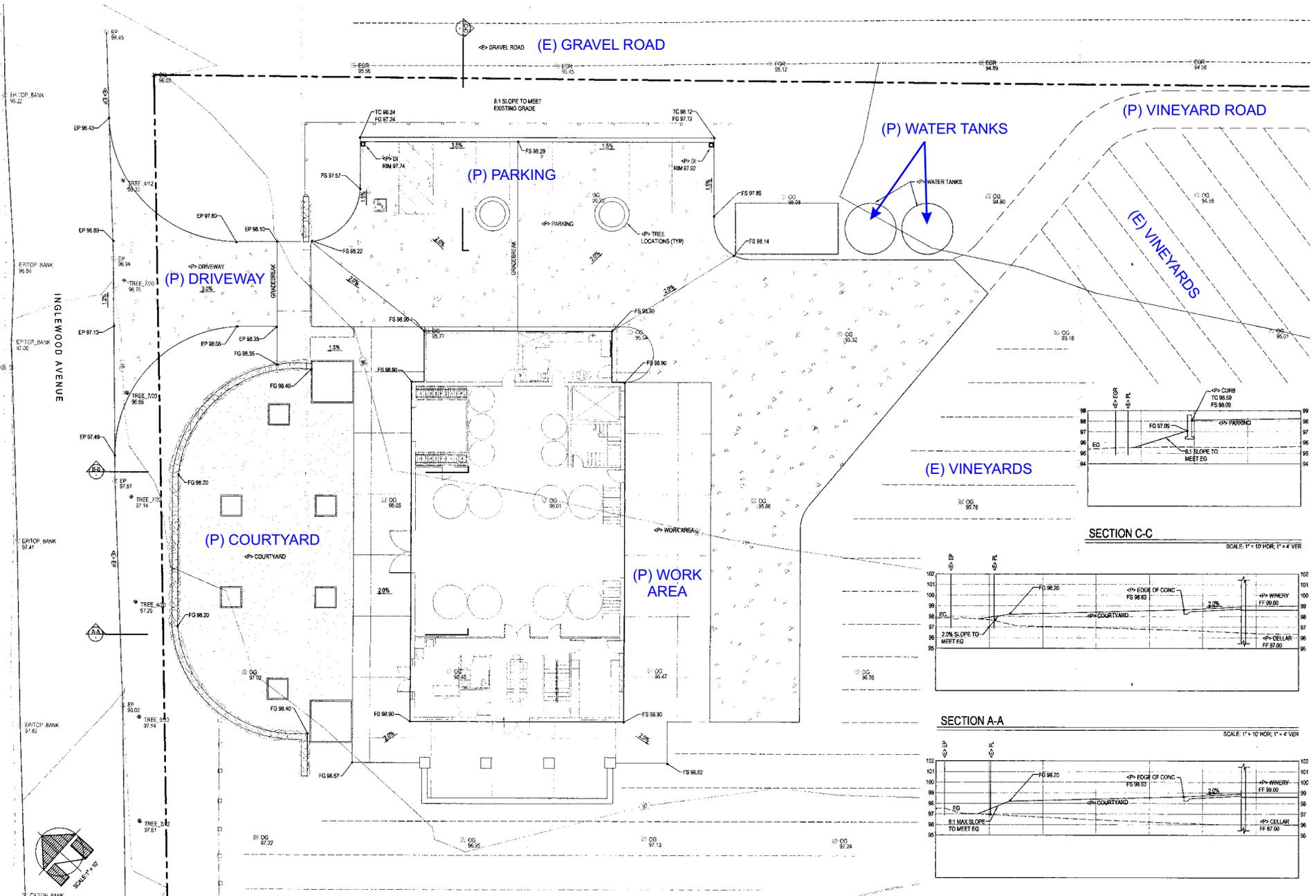
PROPOSED WINERY

USE PERMIT INFORMATION	
GRADING ANALYSIS	
EXCAVATION	= 2,300 CUBIC YARDS
USE ON SITE	= 1,100 CUBIC YARDS
BACKFILL	= 900 CUBIC YARDS
OFF HAUL	= 500 CUBIC YARDS
IMPERVIOUS SURFACES:	
WINERY	= 4,330 FT ²
PARKING LOT	= 2,140 FT ²
DRIVEWAY	= 6,780 FT ²
PATHWAYS	= 2,400 FT ²
LOADING WORK AREA	= 1,820 FT ²
TOTAL	= 17,270 FT ²
PARKING SPACE CALCULATIONS:	
BUSIEST DAY	= (18 VISITORS)(12.6 AUTOMOBILISTS)
	= 7 AUTOS
PEAK AUTOS	= (18 AUTOS)(0.25) = 2 SPACES (FOR 1 HOUR TASTING)
	ASSUME 40 MINUTE TASTING
(2 AUTOS)(0.25 HOUR) = 1 SPACE FOR VISITORS	
EMPLOYEES	= (5 FULL TIME) + (3 PART TIME x 0.66) = 5
SPACES FOR EMPLOYEES	
TOTAL SPACES	= 6



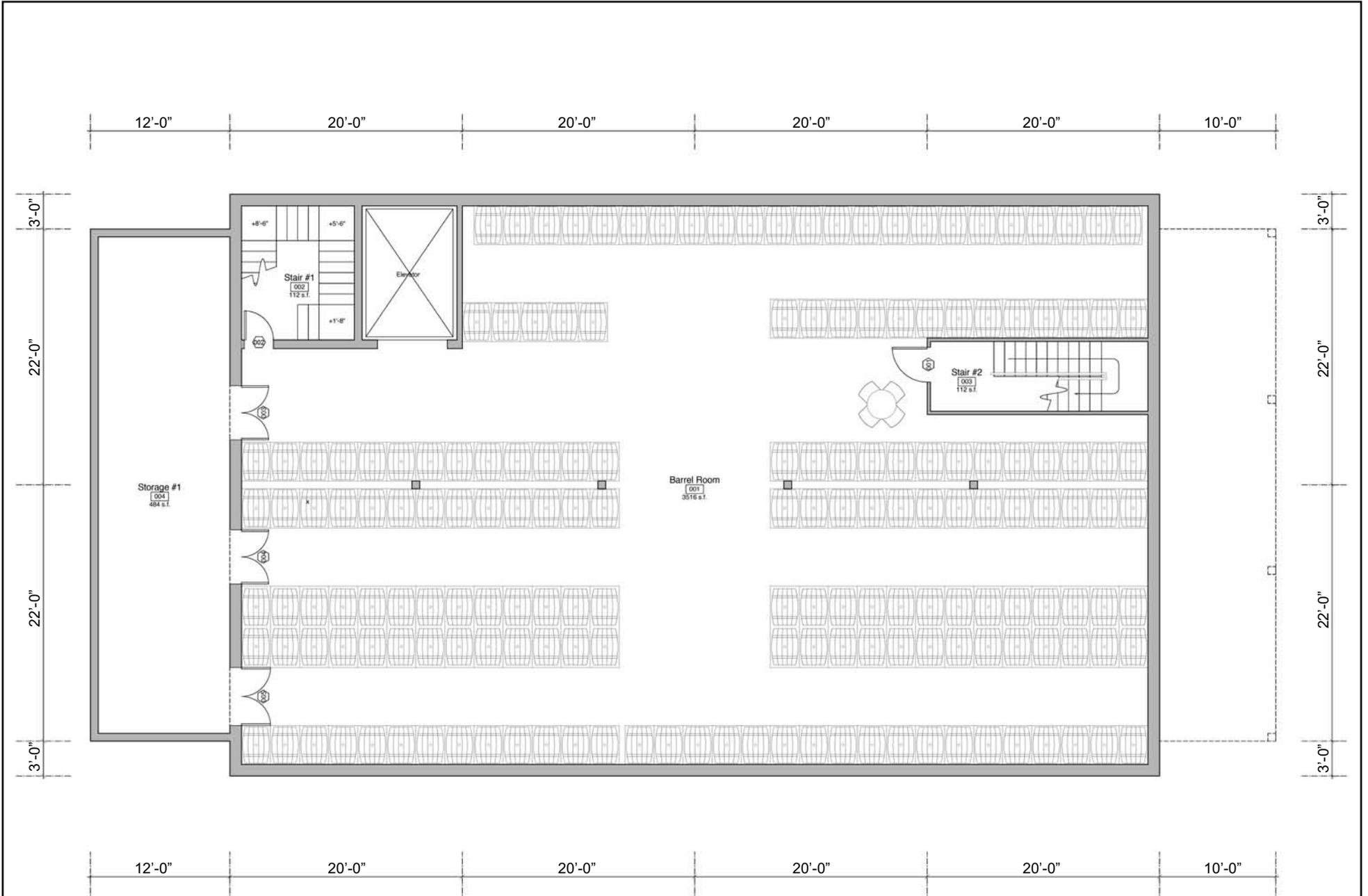
**PRELIMINARY
SITE PLAN
DETAIL - A**

SANDPOINT WINERY



PRELIMINARY GRADING PLAN

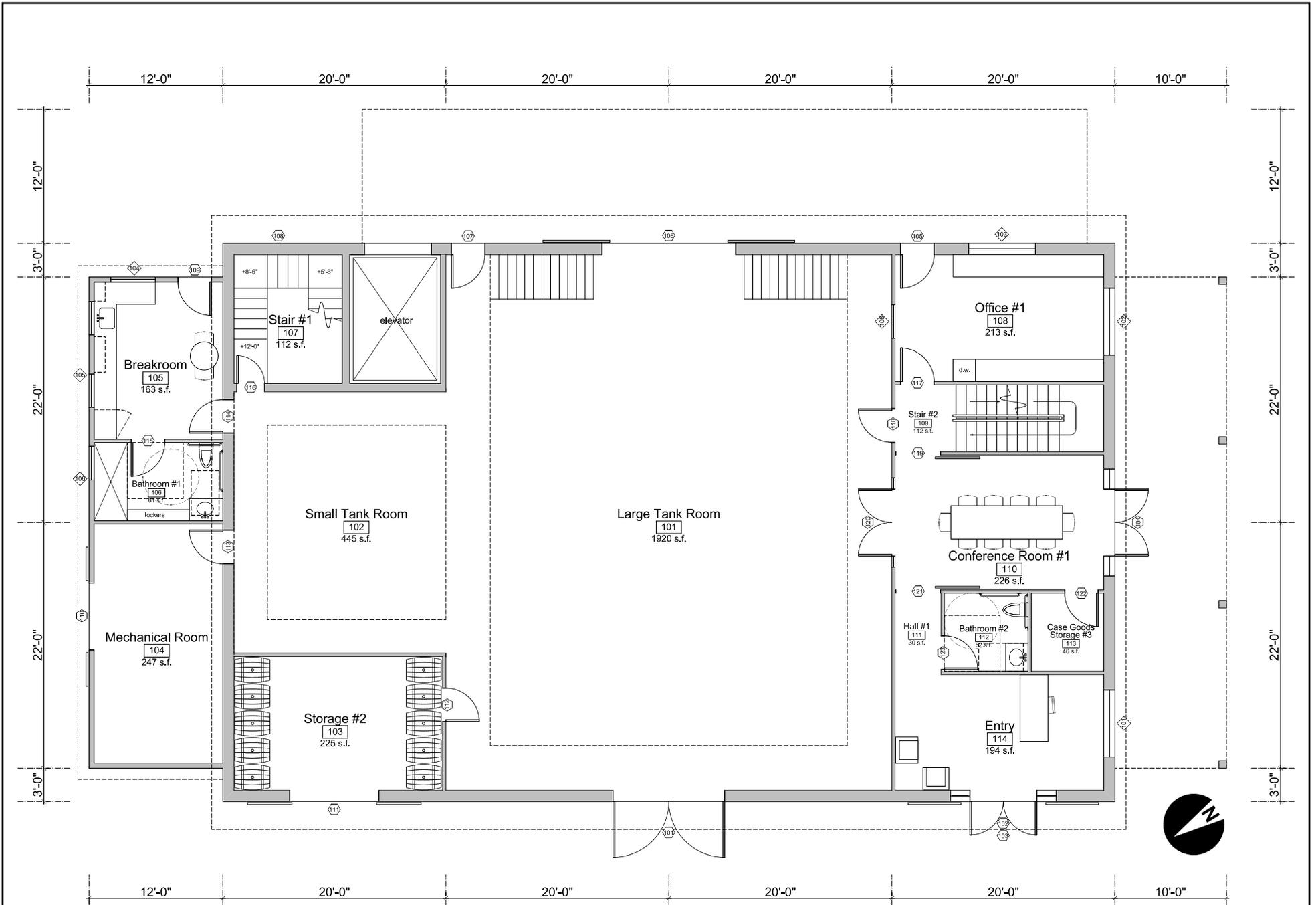
SANDPOINT WINERY



CELLAR LEVEL PLAN

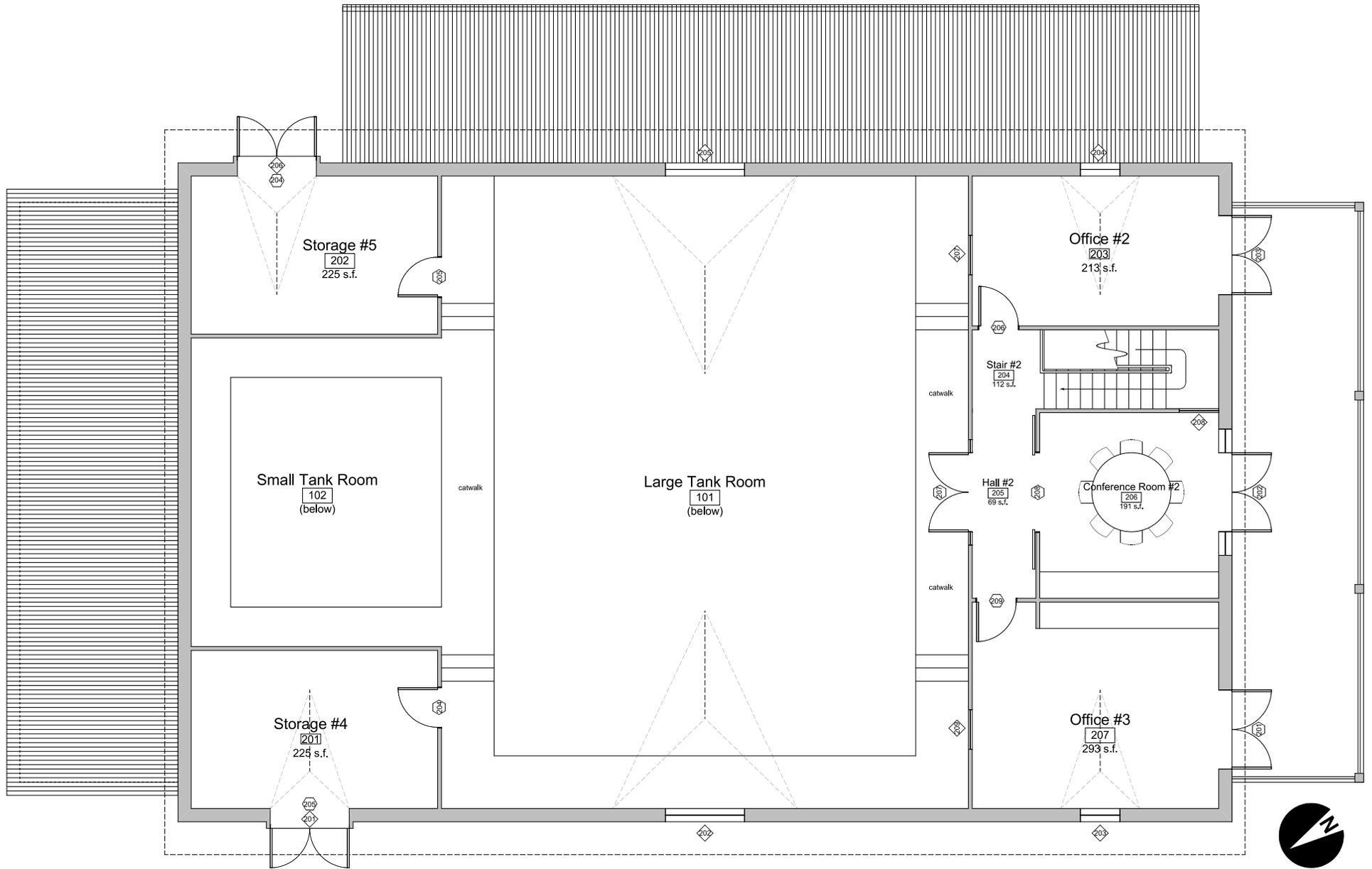


SANDPOINT WINERY



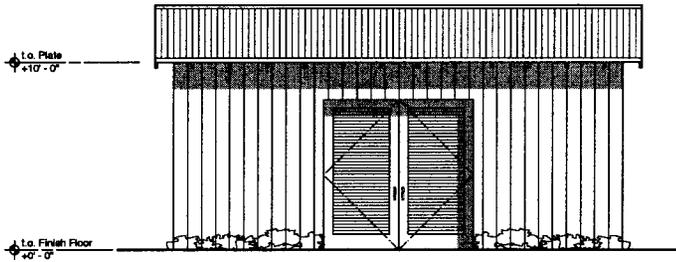
FIRST FLOOR PLAN

SANDPOINT WINERY

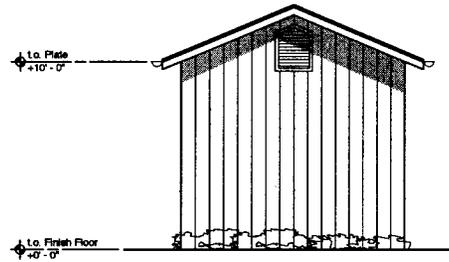


SECOND FLOOR PLAN

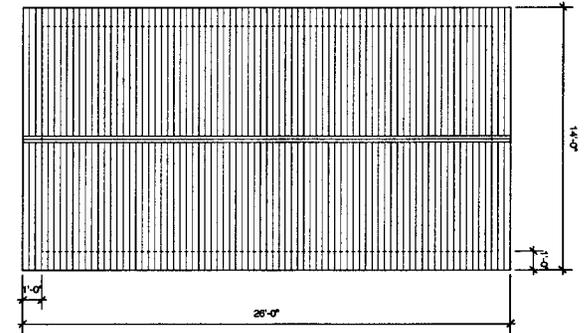
SANDPOINT WINERY



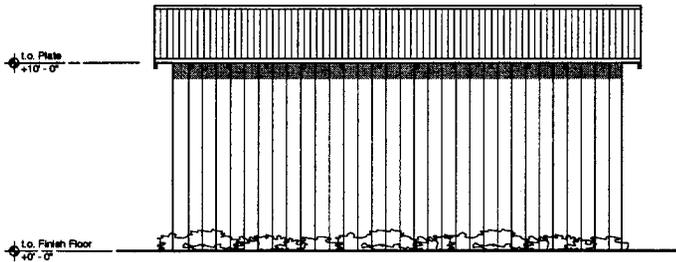
7 West Elevation
1/4" = 1/8"



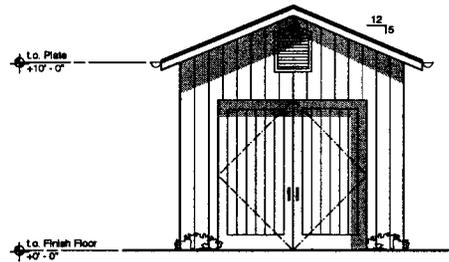
6 South Elevation
1/4" = 1/8"



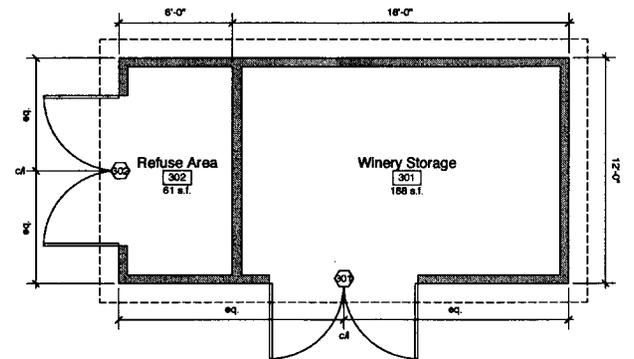
2 Roof Plan
1/4" = 1/8"



5 East Elevation
1/4" = 1/8"



4 North Elevation
1/4" = 1/8"



1 Floor Plan
1/4" = 1/8"

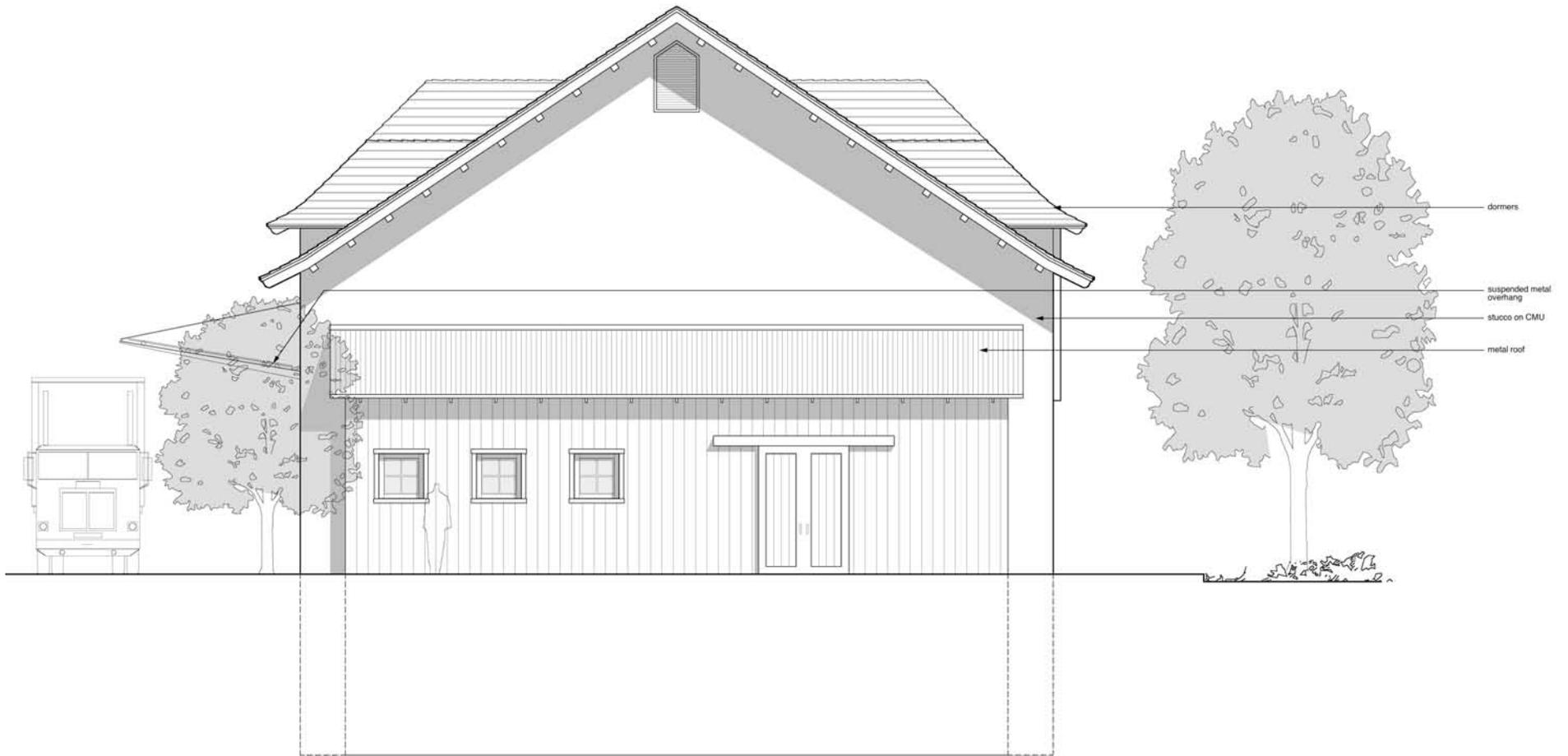
WINERY STORAGE BLDG.

SANDPOINT WINERY



NORTH ELEVATION

SANDPOINT WINERY



EAST ELEVATION

SANDPOINT WINERY



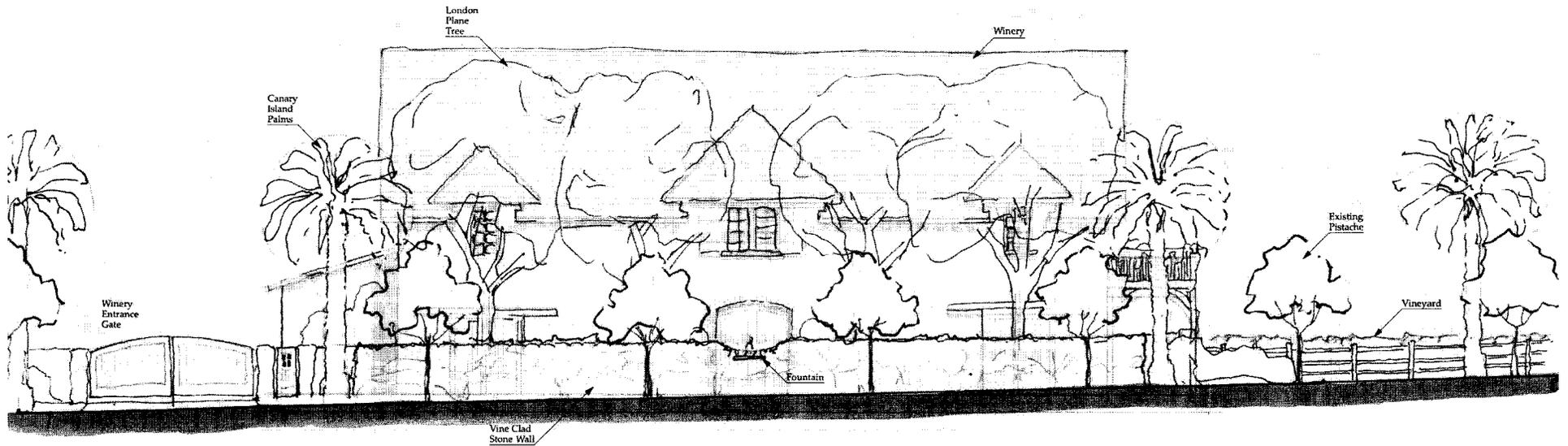
SOUTH ELEVATION

SANDPOINT WINERY



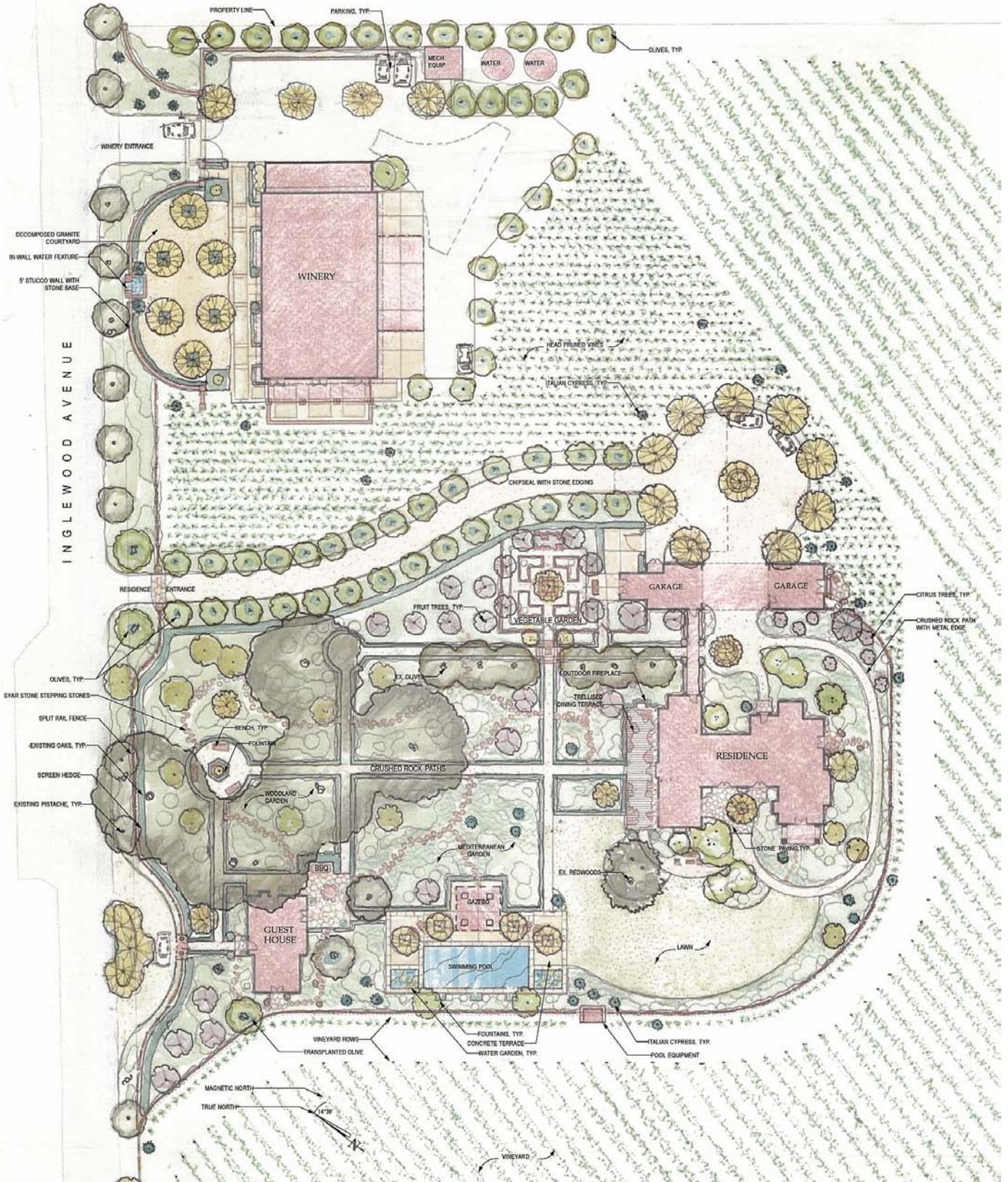
WEST ELEVATION

SANDPOINT WINERY



CONCEPTUAL ELEVATIONS

SANDPOINT WINERY



MASTER SCHEMATIC SITE PLAN



SANDPOINT WINERY



COLOR SCHEME

SANDPOINT WINERY



DEVELOPED AREAS
IN VICINITY



SANDPOINT WINERY

