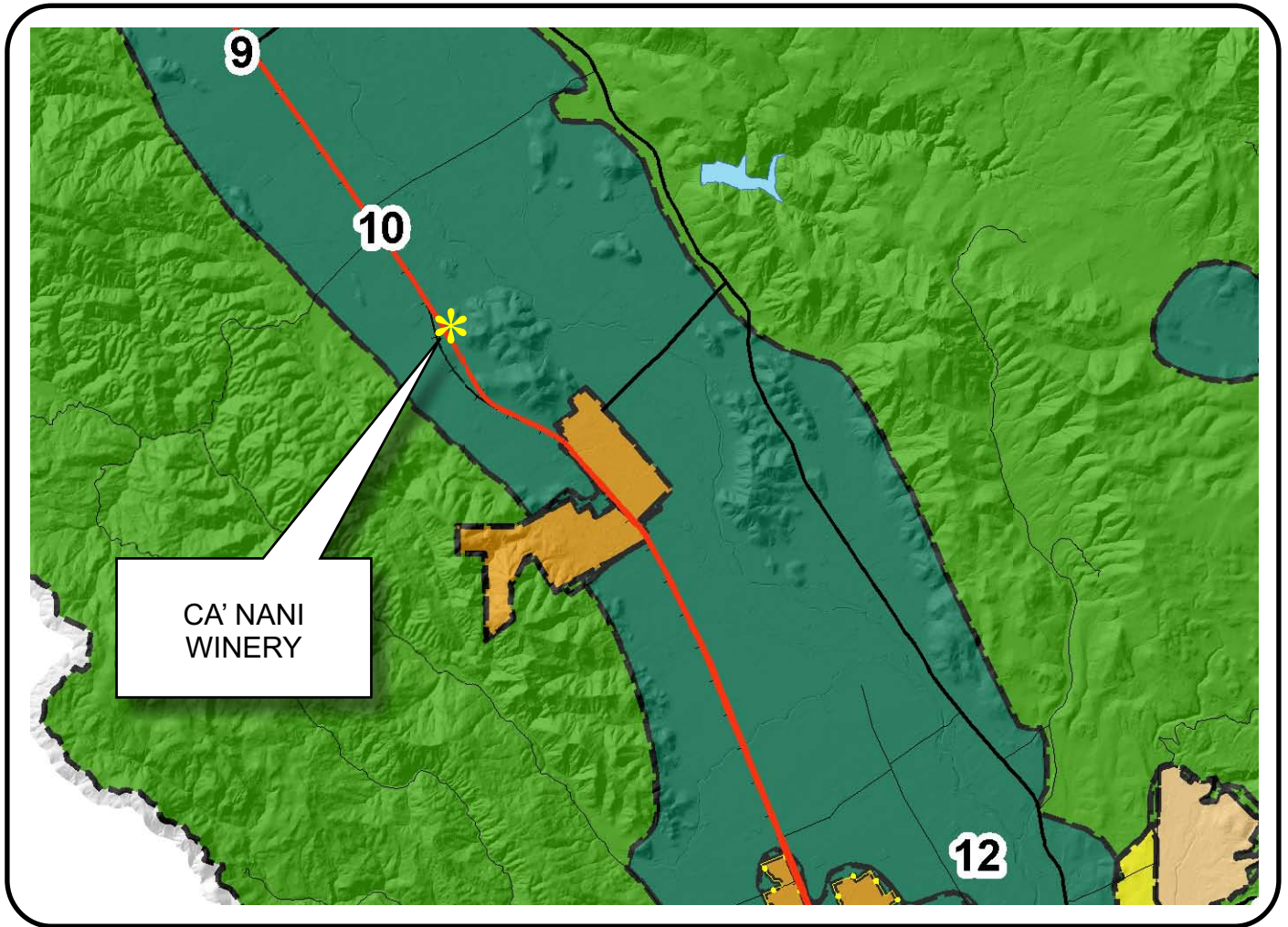








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND





URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

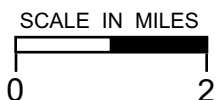
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

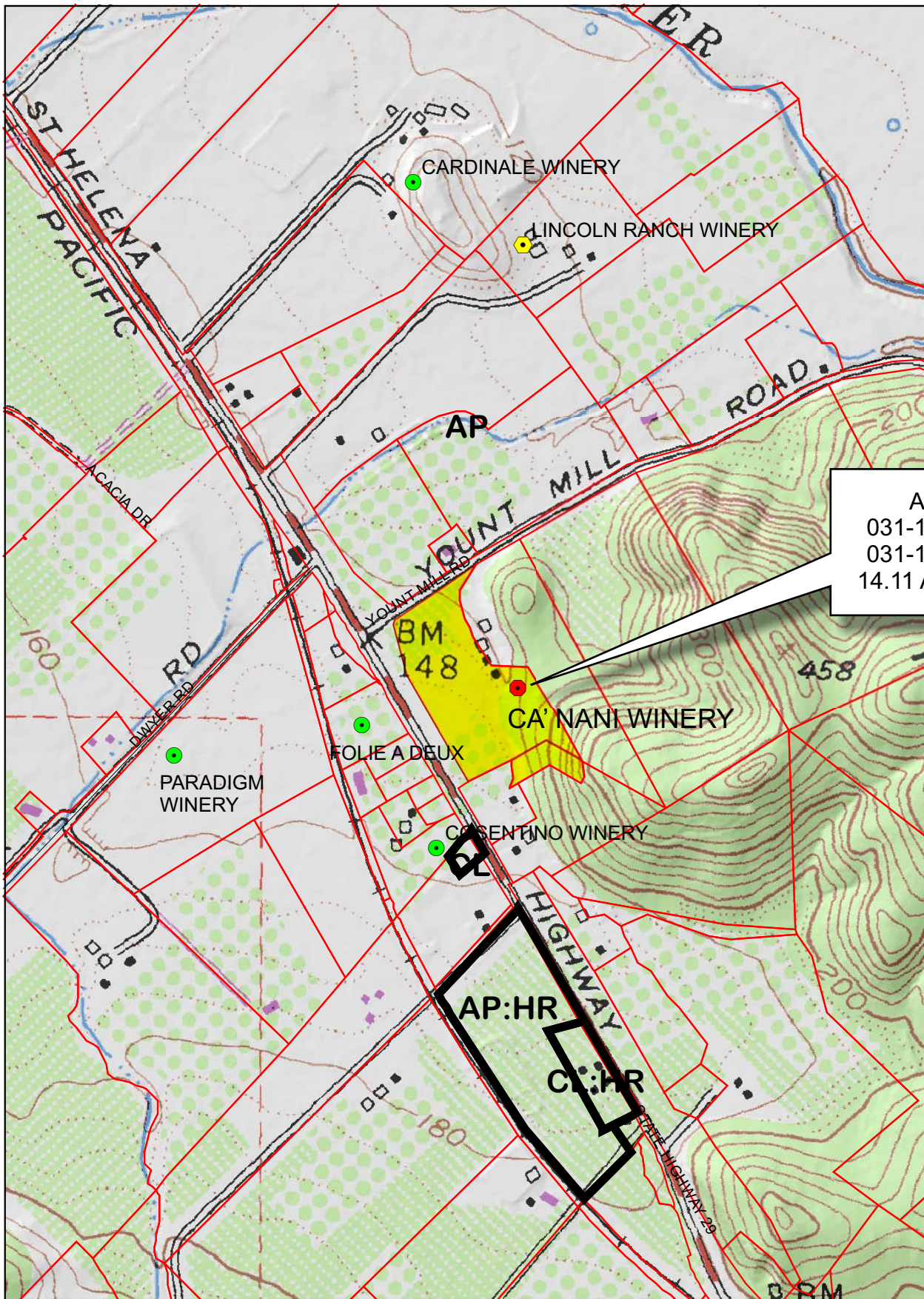
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

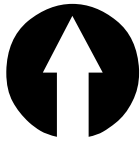
APN
031-120-026
031-130-026
08-31-2010
7B UP



CA' NANI WINERY

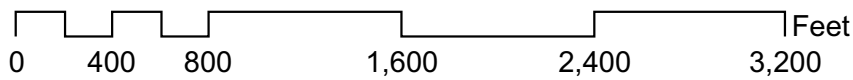


APN
 031-120-026
 031-130-026
 14.11 Ac. Total

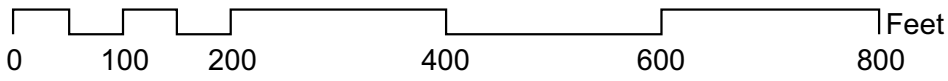


Legend

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

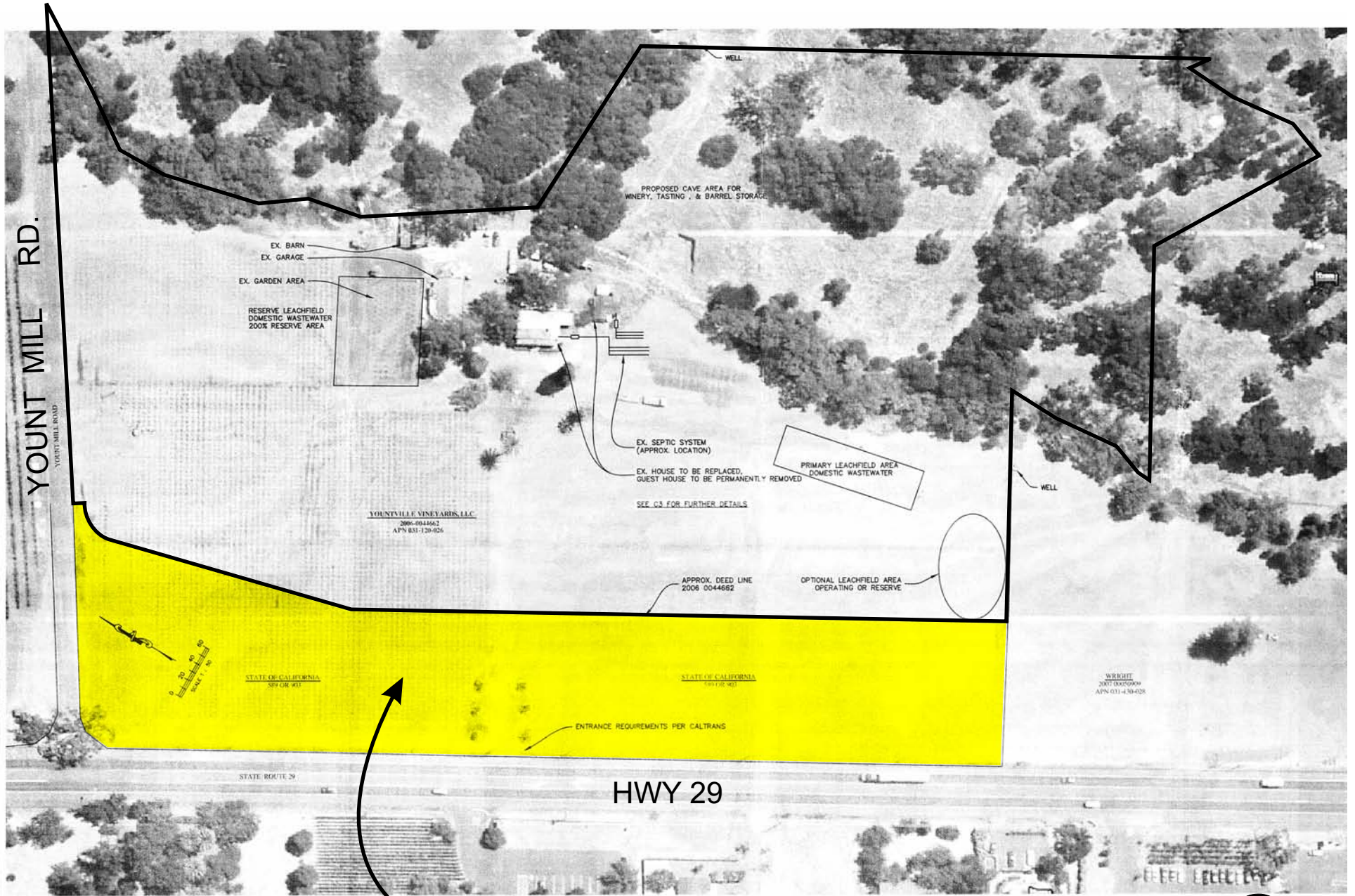


CA' NANI WINERY



EXISTING CONDITIONS

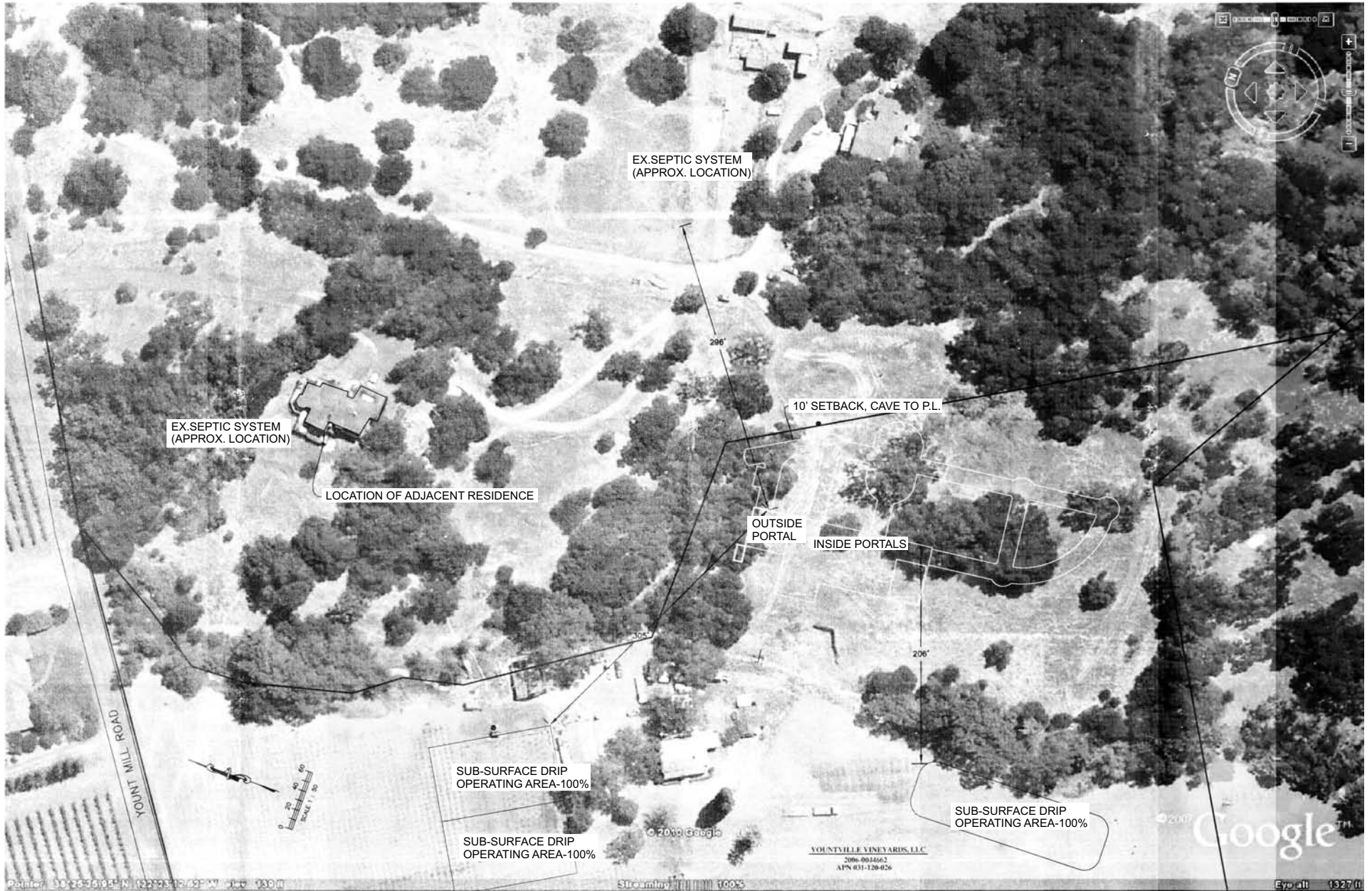
CA' NANI WINERY



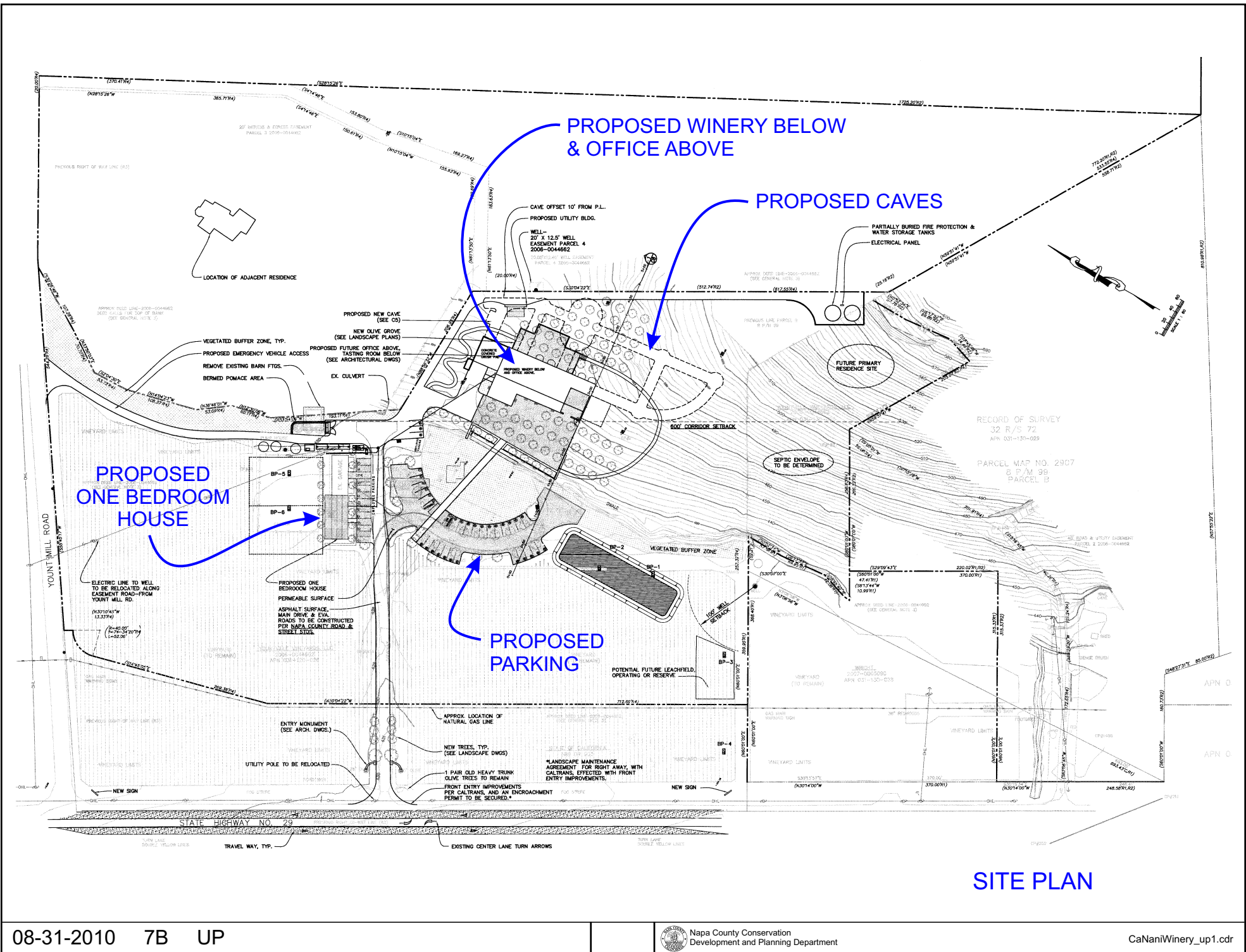
Cal-Trans right of way



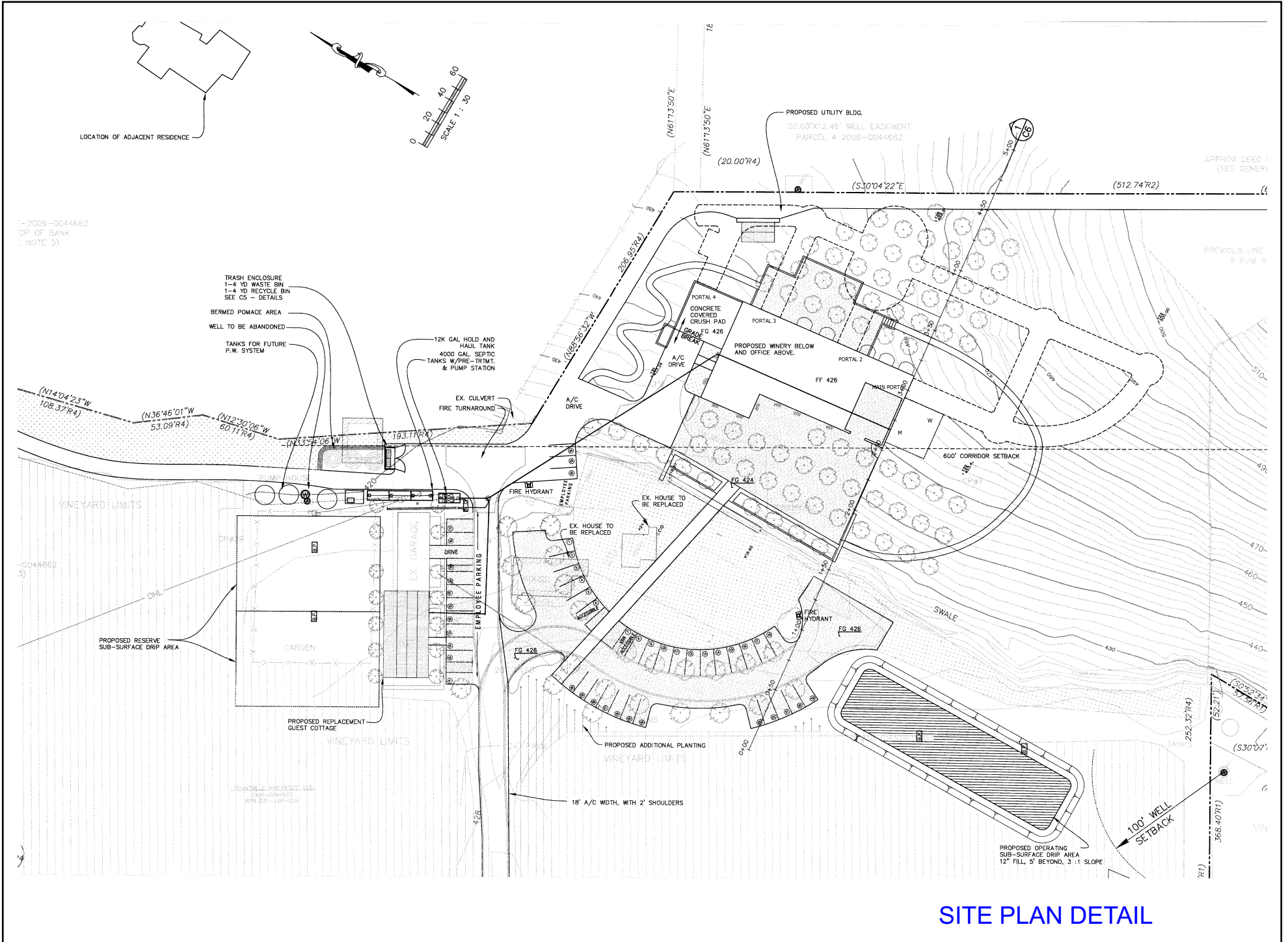
CA' NANI WINERY



CA' NANI WINERY

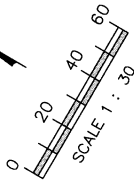
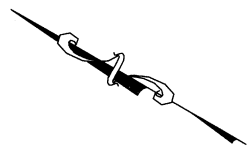


CA' NANI WINERY



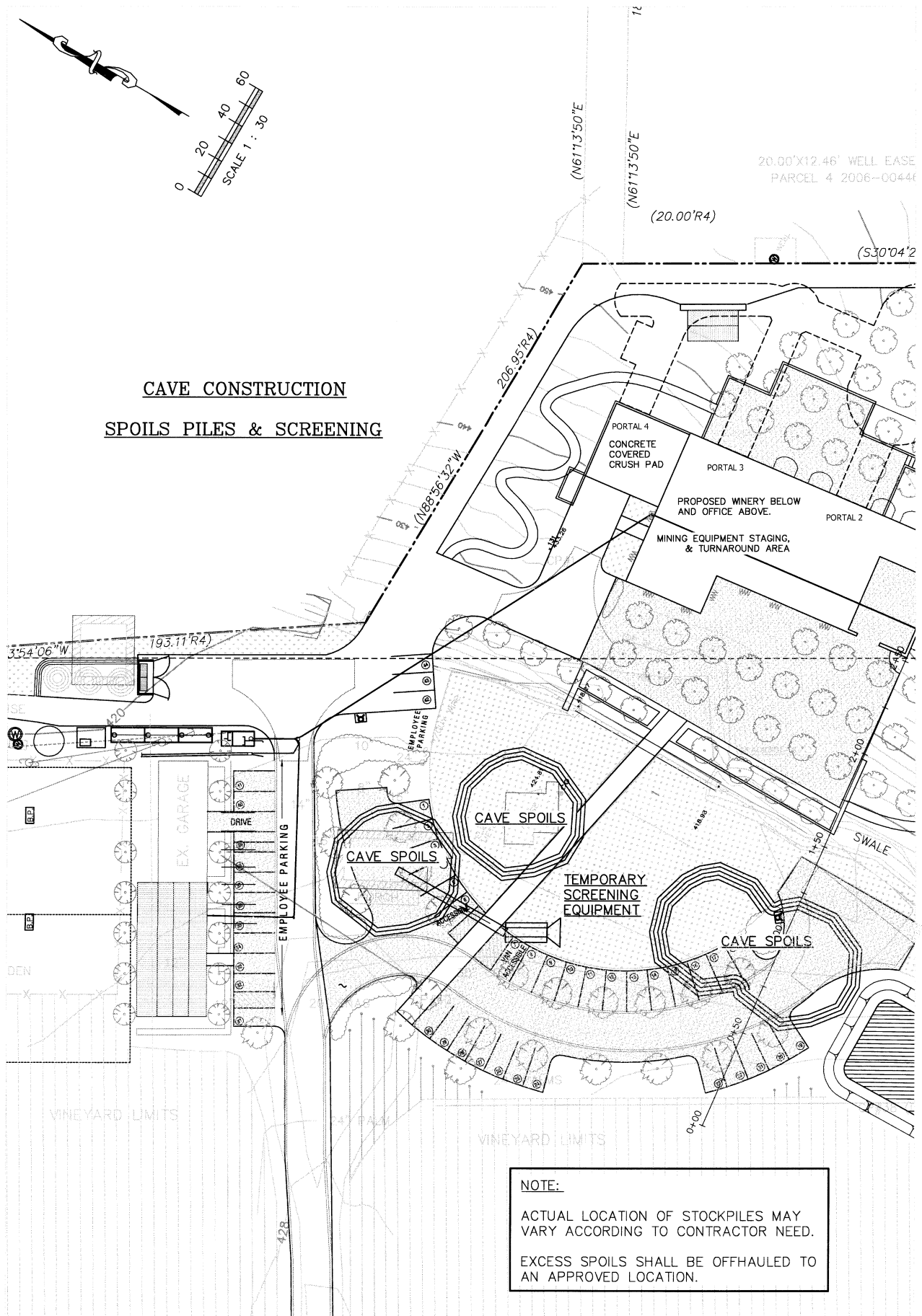
SITE PLAN DETAIL

CA' NANI WINERY



20.00'X12.46' WELL EASE
 PARCEL 4 2006-00446

CAVE CONSTRUCTION SPOILS PILES & SCREENING

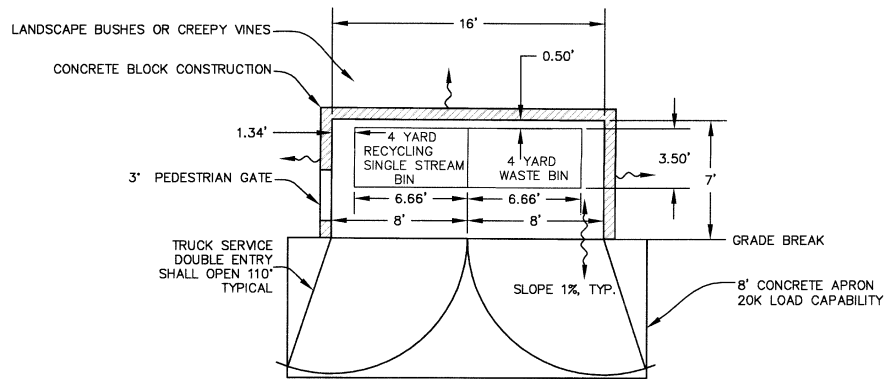
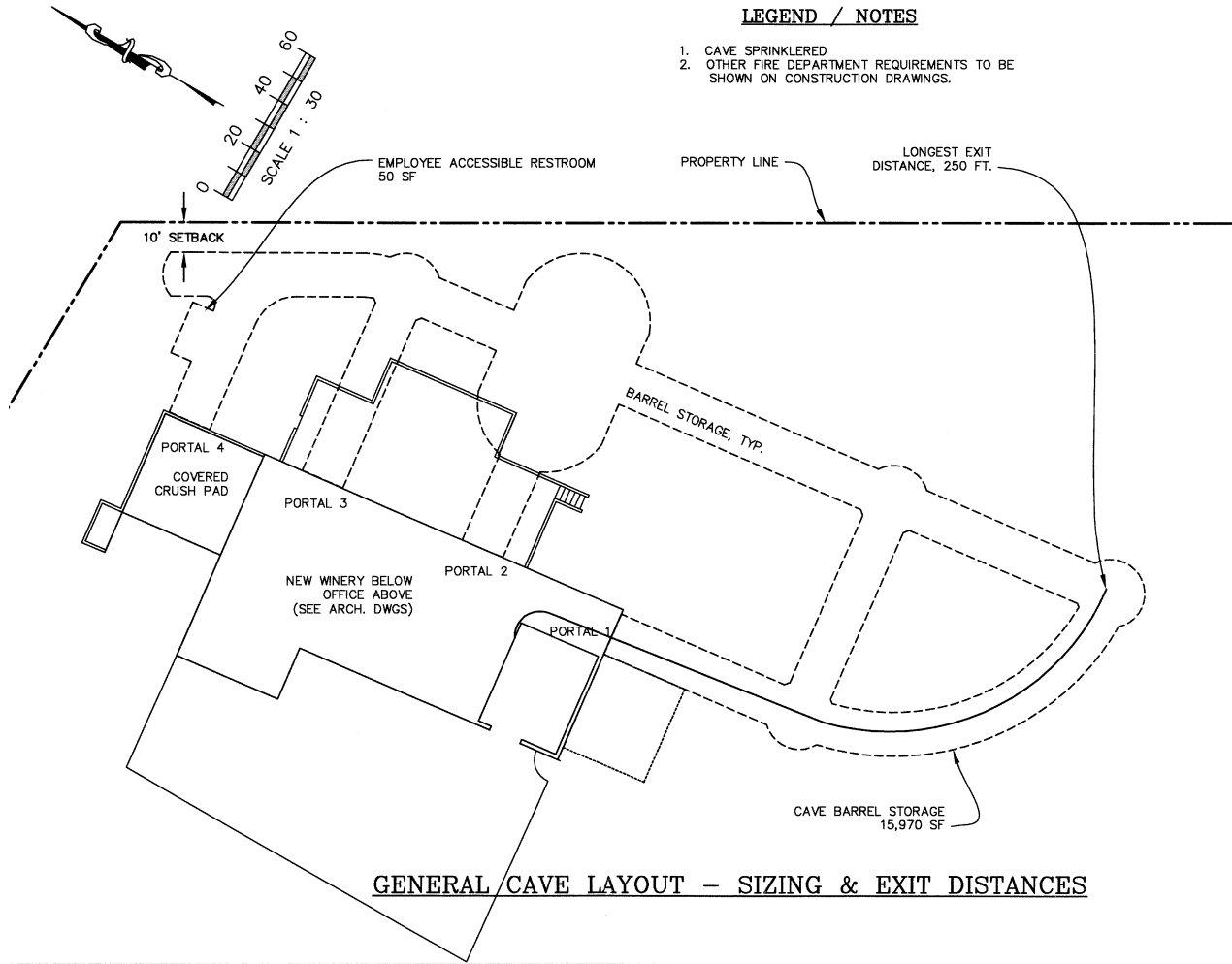


NOTE:
 ACTUAL LOCATION OF STOCKPILES MAY VARY ACCORDING TO CONTRACTOR NEED.
 EXCESS SPOILS SHALL BE OFFHAULED TO AN APPROVED LOCATION.

CA' NANI WINERY

LEGEND / NOTES

1. CAVE SPRINKLERED
2. OTHER FIRE DEPARTMENT REQUIREMENTS TO BE SHOWN ON CONSTRUCTION DRAWINGS.



NOTE:

1. TRASH ENCLOSURE TO BE BUILT ACCORDING TO CITY OF NAPA, SOLID WASTE AND RECYCLING ENCLOSURE STANDARDS.
2. SEE FUTURE CONSTRUCTION PERMIT DWGS. FOR MORE DETAILS.

TRASH ENCLOSURE DETAILS

CA' NANI WINERY

ALIGNMENT 1

SCALE: 1 : 30

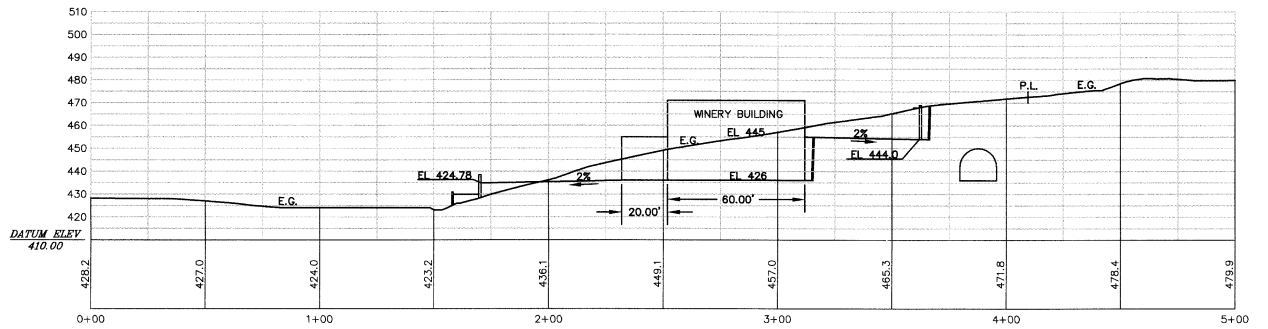
20.00'x12.46" WELL EASEMENT
PARCEL 4 2006-0044662

10'R4)

(S30°04'22"E

PROPOSED WINERY BELOW
AND OFFICE ABOVE.

SWALE



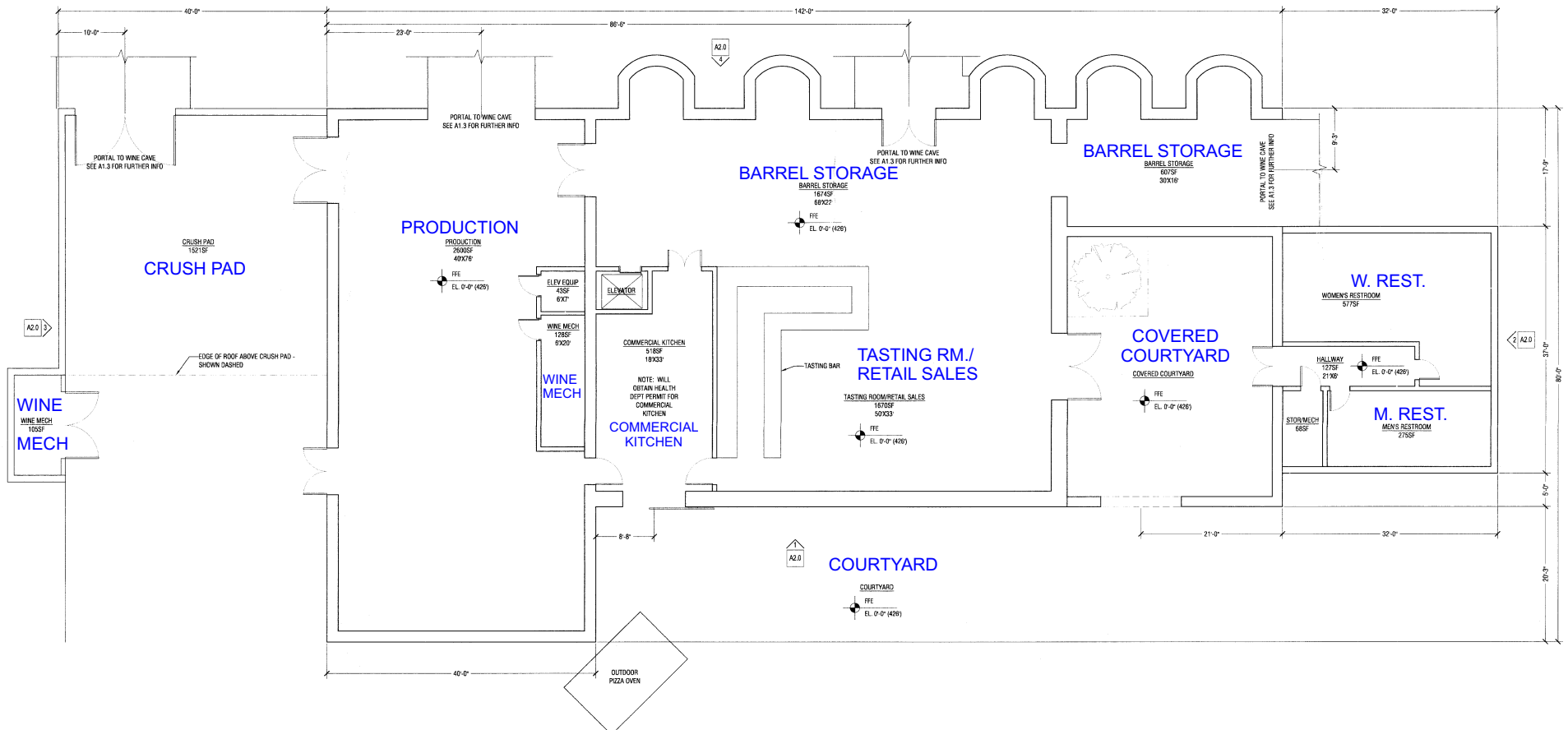
SECTION 1

HORIZONTAL SCALE: 1 : 30
VERTICAL SCALE: 1 : 30

CUT, EL 426	- 13,828 YD.
FILL, EL 426	- 125 YD.
CUT, EL 445	- 1,487 YD.
TOT, CUT	- 15, 315 YD.
TOT, FILL	- 1,487 YD.

CA' NANI WINERY

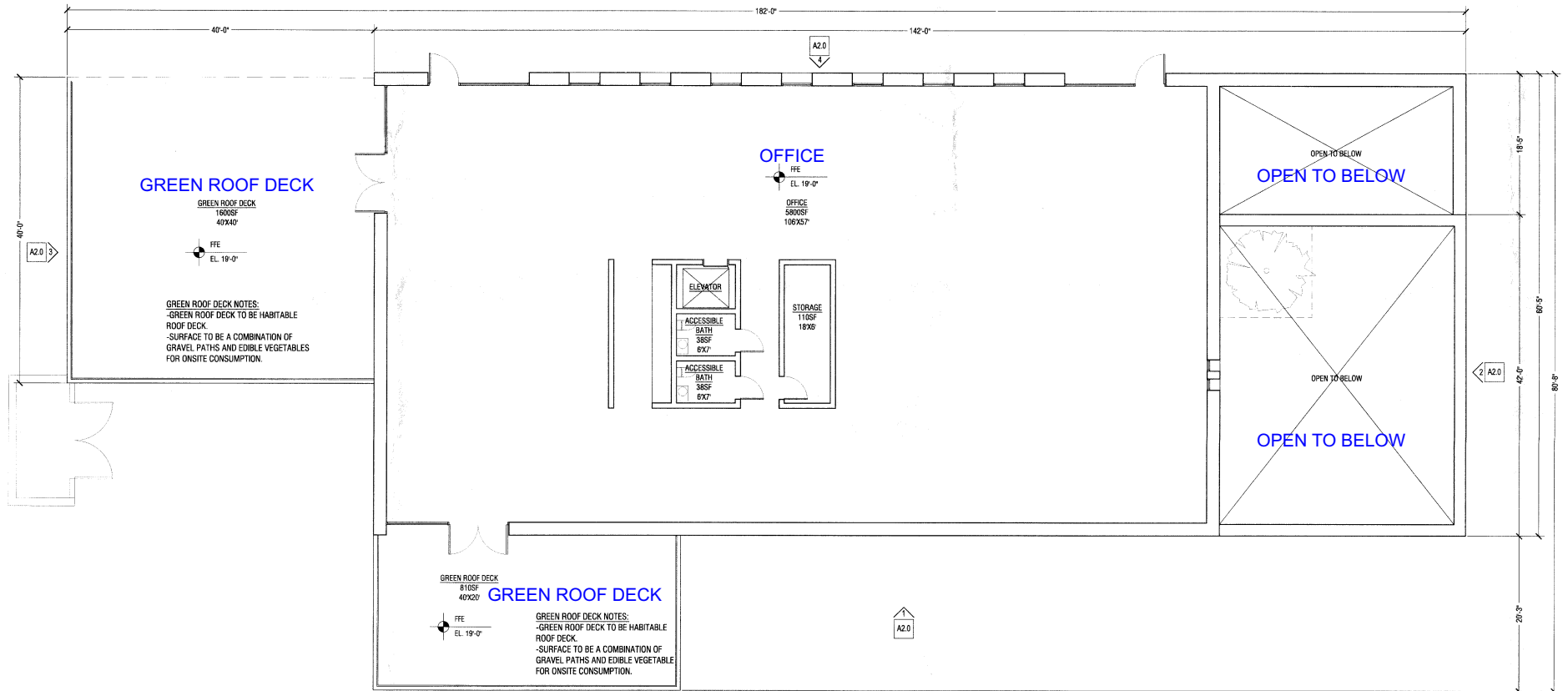
ARCHITECTURAL INTENT
 PROPOSED STRUCTURE SITED BEHIND 600 FOOT SETBACK FROM ROAD, PARTIALLY BURIED IN HILLSIDE WITH SOLID MASONRY WALLS SHEATHED IN BOTH NATURAL STONE AND NATURAL TERRA COTTA TO BOTH AESTHETICALLY PLEASE YET BLEND INTO LANDSCAPE.
 SETTING STRUCTURE INTO HILLSIDE REDUCES SCALE AND HEIGHT OF STRUCTURE.
 SETTING STRUCTURE INTO HILLSIDE ALONG WITH MINIMAL FENESTRATION AND SOLID MASONRY WALLS ALLOWS FIRST LEVEL TO TAKE ADVANTAGE OF NATURAL INSULATION AND COOLING OF THE EARTH, THEREBY REDUCING ENERGY CONSUMPTION.
 PARTIAL GREEN ROOF DECKS AT SECOND STORY WALK-OUT EXTERIOR SPACES TO MITIGATE STORMWATER RUN-OFF. ASSIST IN BUILDING COOLING AND REDUCTION OF ENERGY CONSUMPTION, AS WELL AS FURTHER BEAUTIFY AND MINIMIZE VISUAL SCALE OF STRUCTURE.
 SOLID MASONRY WALLS WITH NATURAL STONE AND NATURAL TERRA COTTA PROVIDE AN EXTREMELY DURABLE, LOW MAINTENANCE BUILDING FINISH WITH HIGH AESTHETIC VALUE.
 FLAT ROOF AND PARAPET ALLOW FOR DISCREET YET LARGE SOLAR PANEL INSTALLATION ON SECOND STORY ROOF SURFACE.
 SETTING STRUCTURE INTO HILLSIDE ALLOWS FOR FIRE EXITING DIRECTLY TO GRADE ELIMINATING NEED FOR INTERIOR EXITS/EXIT STAIRS.



1 GROUND FLOOR PLAN
 1/8"=1'-0"

WINERY GROUND FLOOR PLAN

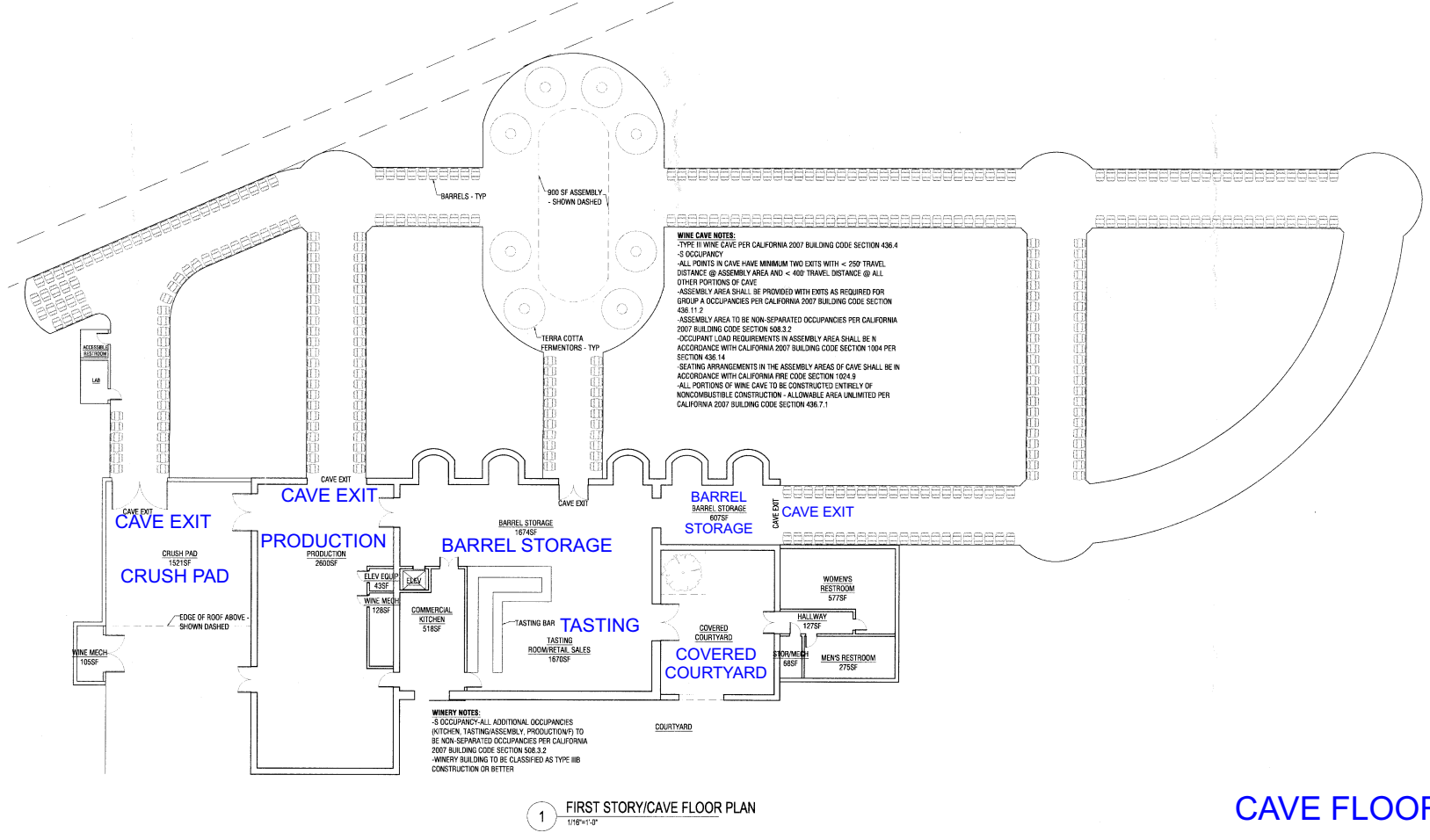
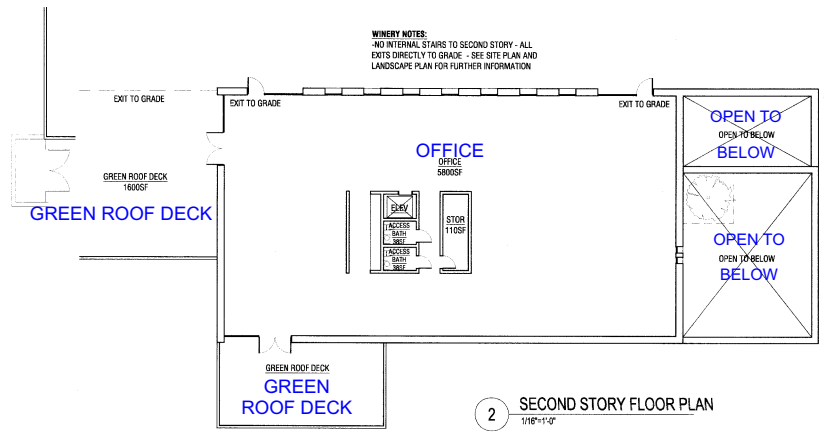
CA' NANI WINERY



1 SECOND FLOOR PLAN
18'-0" x 11'-0"

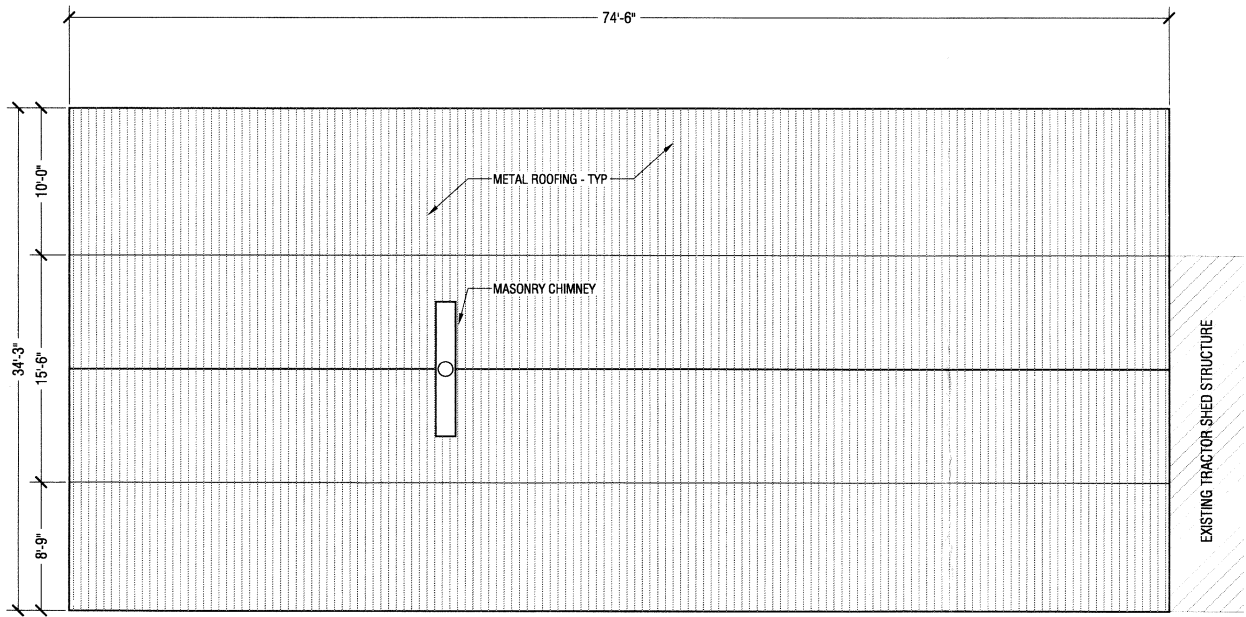
WINERY SECOND FLOOR PLAN

CA' NANI WINERY

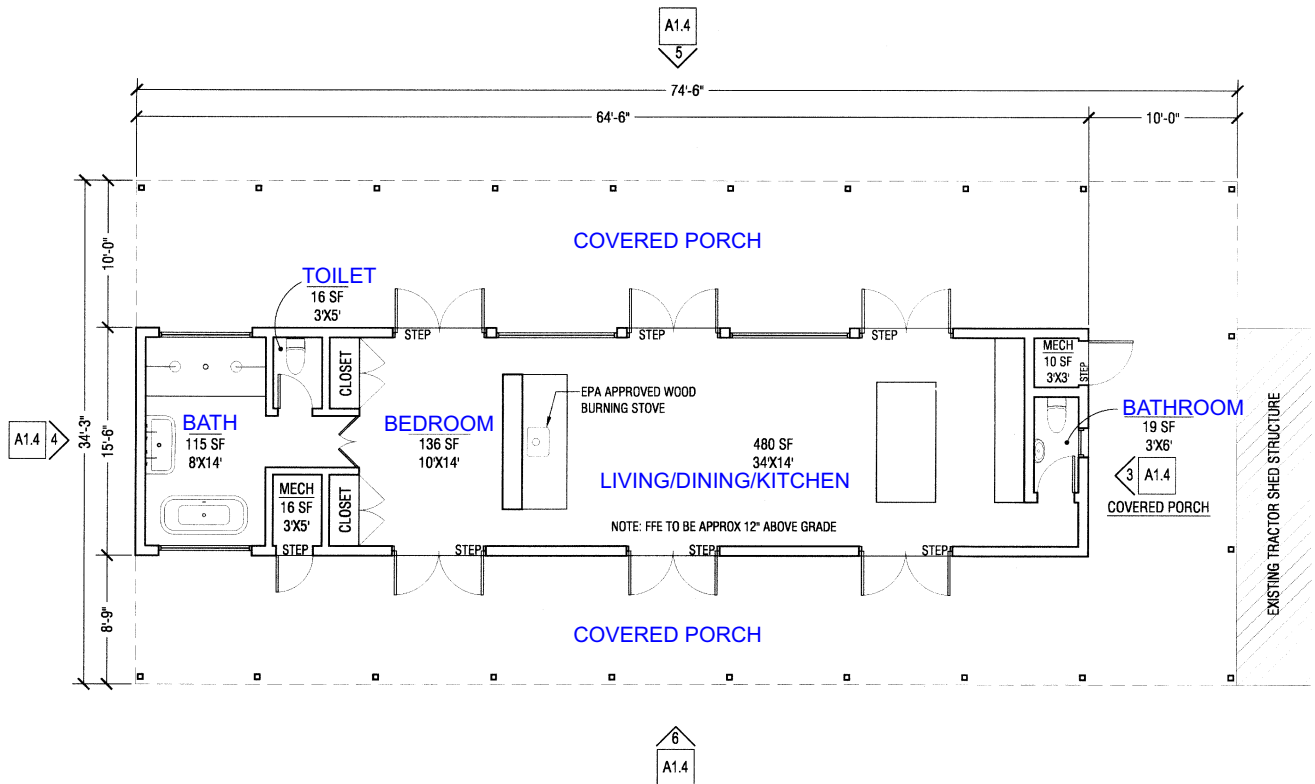


CAVE FLOOR PLAN

CA' NANI WINERY

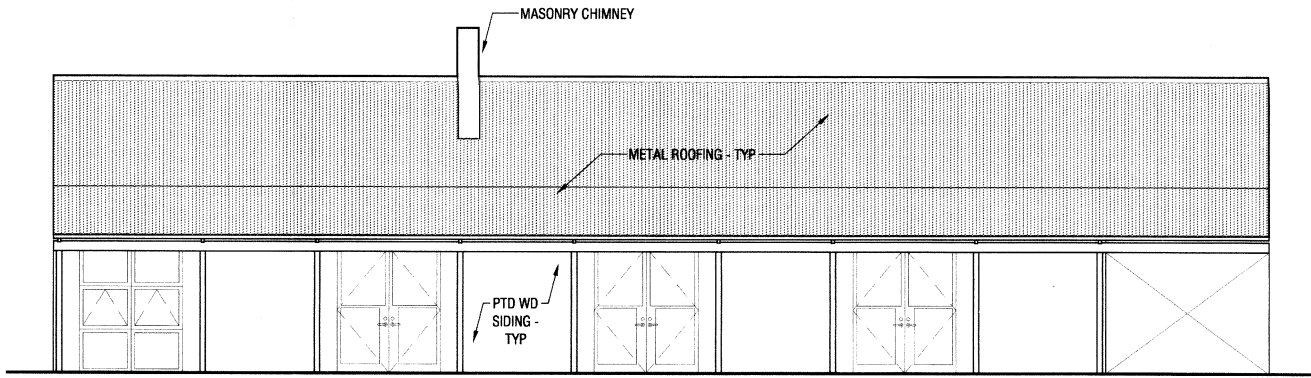


2 HOUSE ROOF PLAN
1/8"=1'-0"

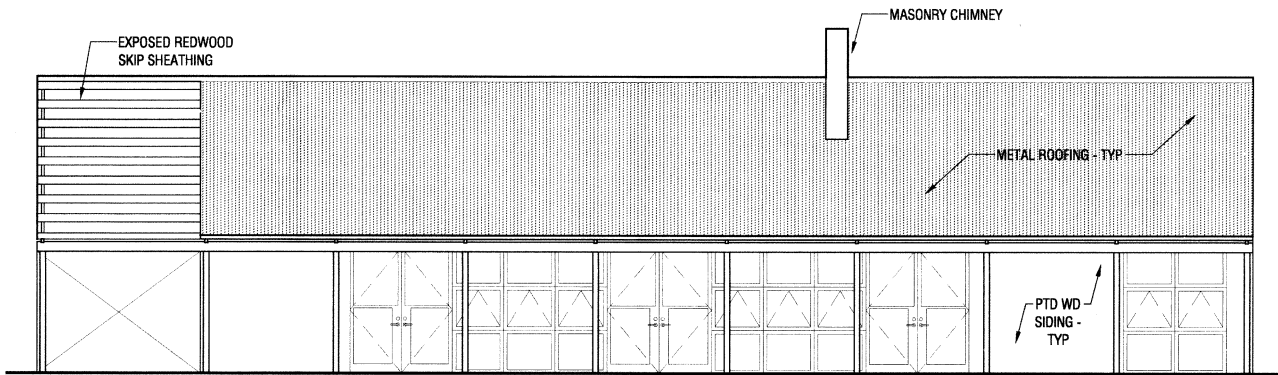


1 HOUSE FLOOR PLAN
1/8"=1'-0"

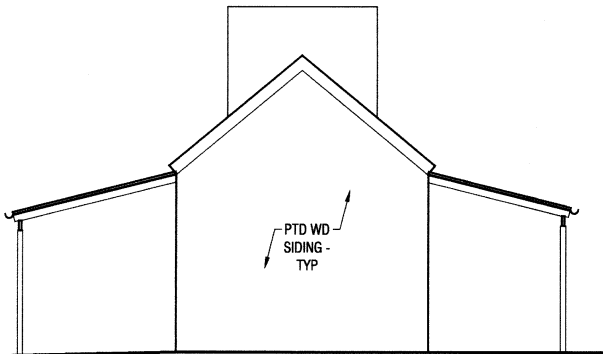
CA' NANI WINERY



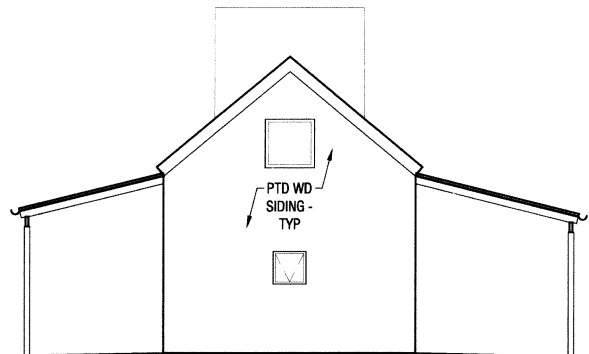
6 HOUSE SOUTH ELEV
1/8"=1'-0"



5 HOUSE NORTH ELEV
1/8"=1'-0"

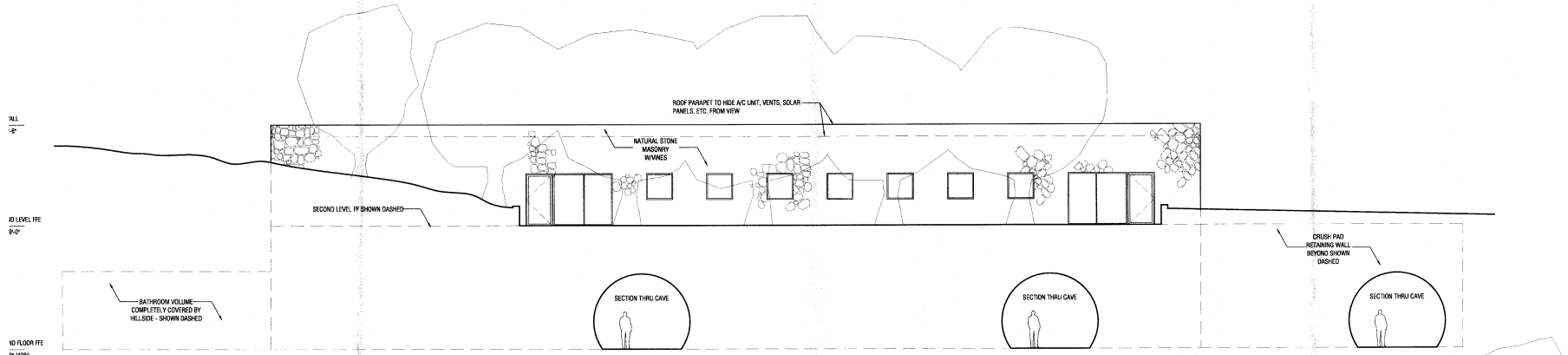


4 HOUSE EAST ELEV
1/8"=1'-0"

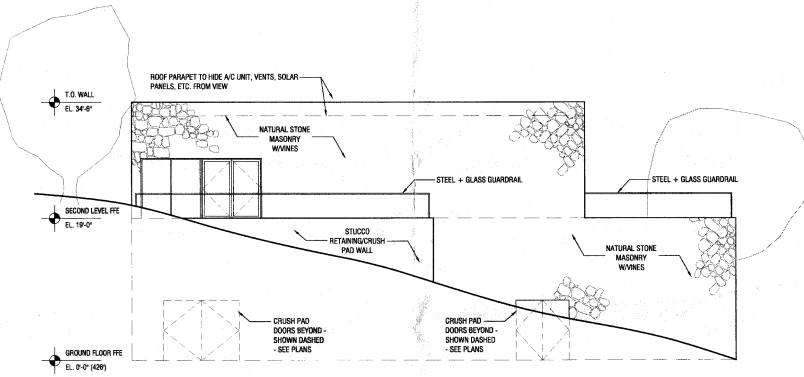


3 HOUSE WEST ELEV
1/8"=1'-0"

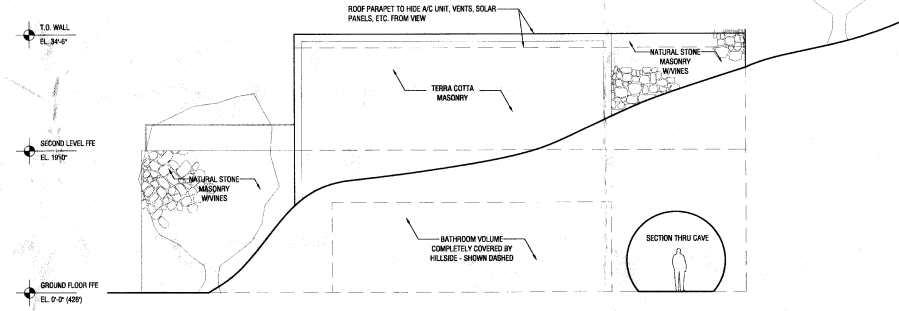
CA' NANI WINERY



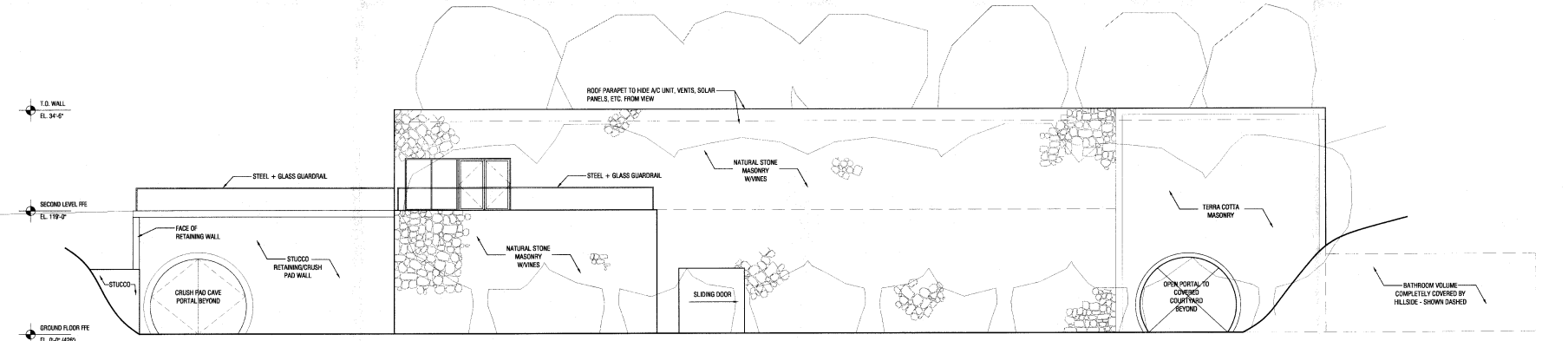
4 EAST ELEVATION
18'-11"



3 NORTH ELEVATION
18'-11"



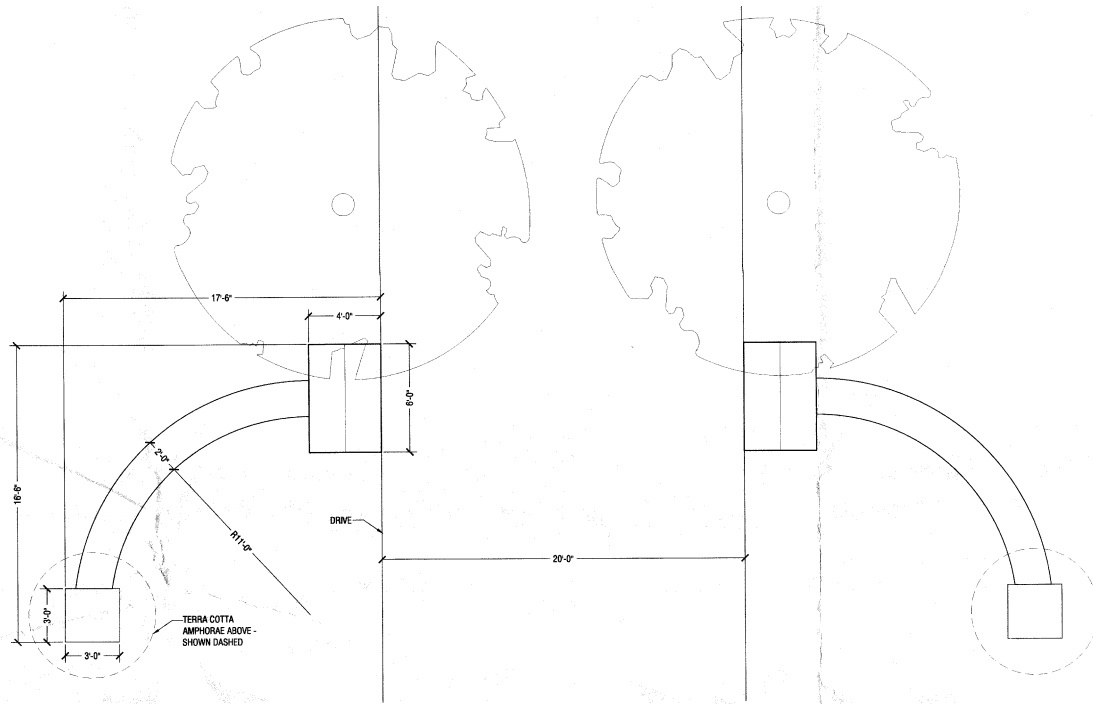
2 SOUTH ELEVATION
18'-11"



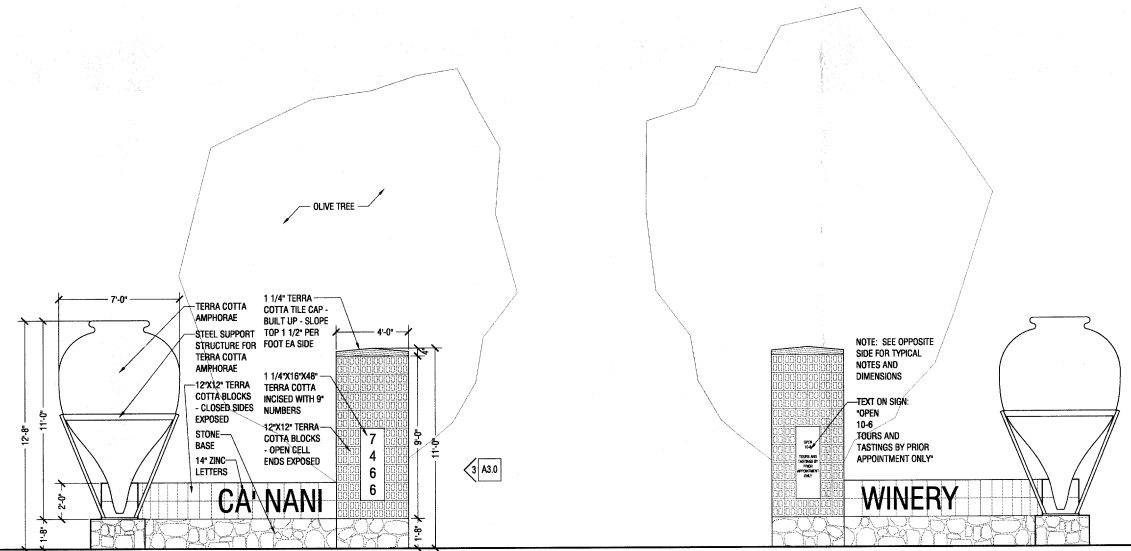
1 WEST ELEVATION
18'-11"

WINERY ELEVATIONS

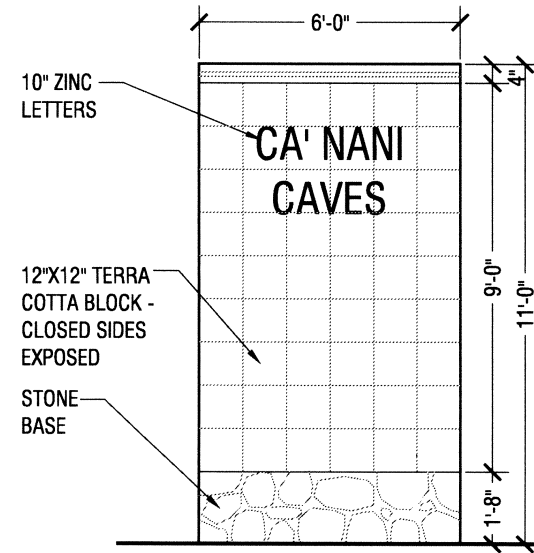
CA' NANI WINERY



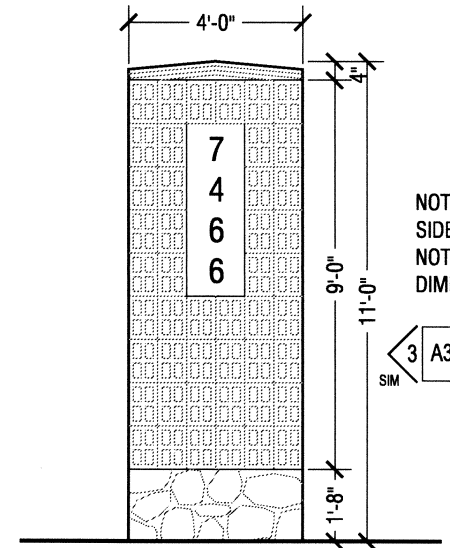
2 FRONT ENTRANCE GATE/SIGN - PLAN
1/4"=1'-0"



1 ENTRANCE GATE/SIGN - FRONT ELEVATION
1/4"=1'-0"

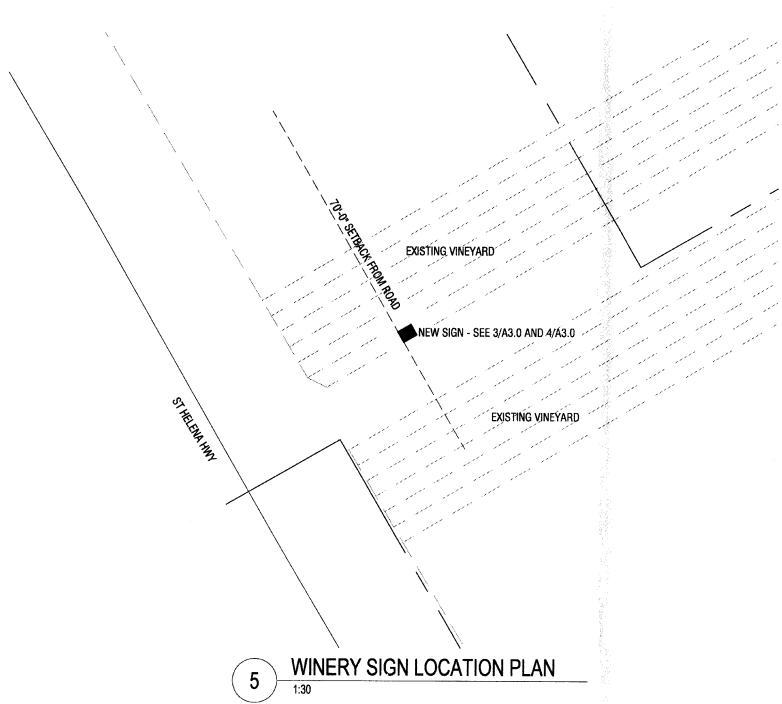
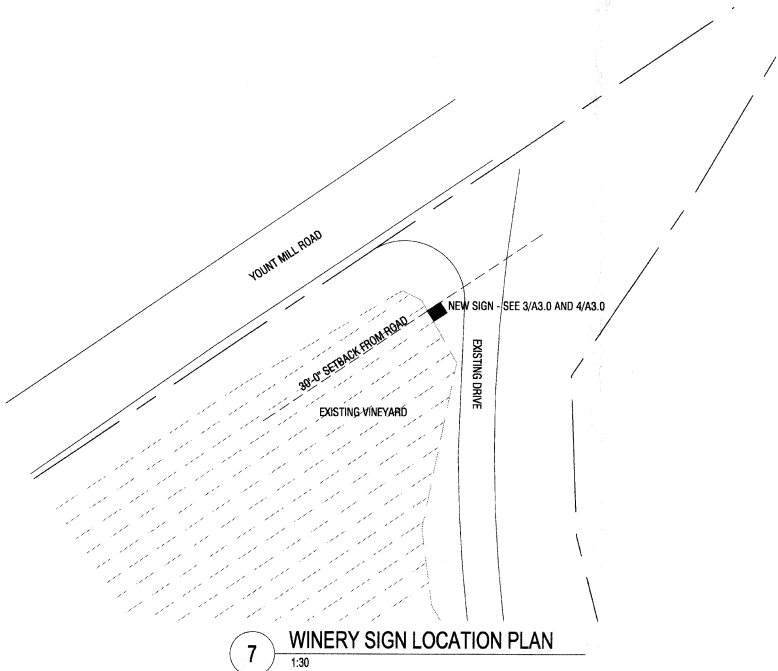
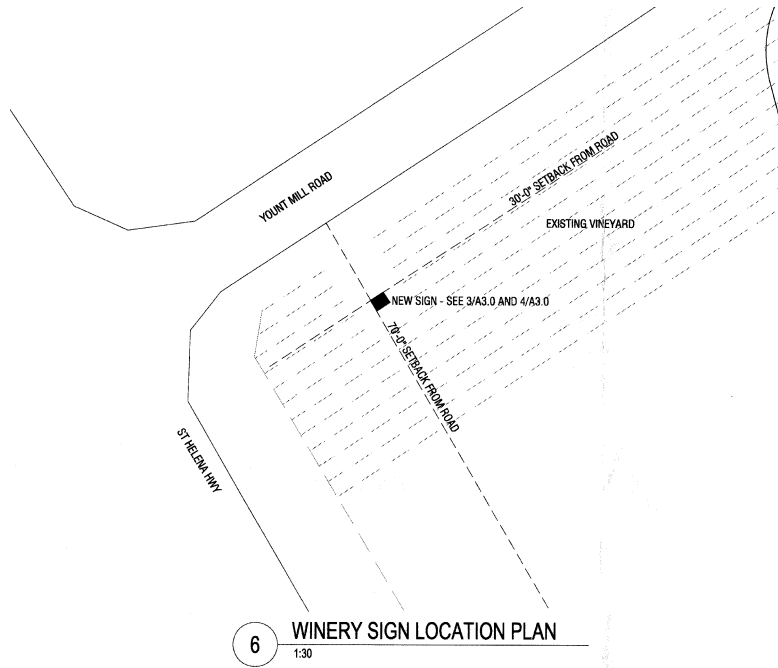


3 WINERY SIGN - SIDE ELEVATION
1/4"=1'-0"

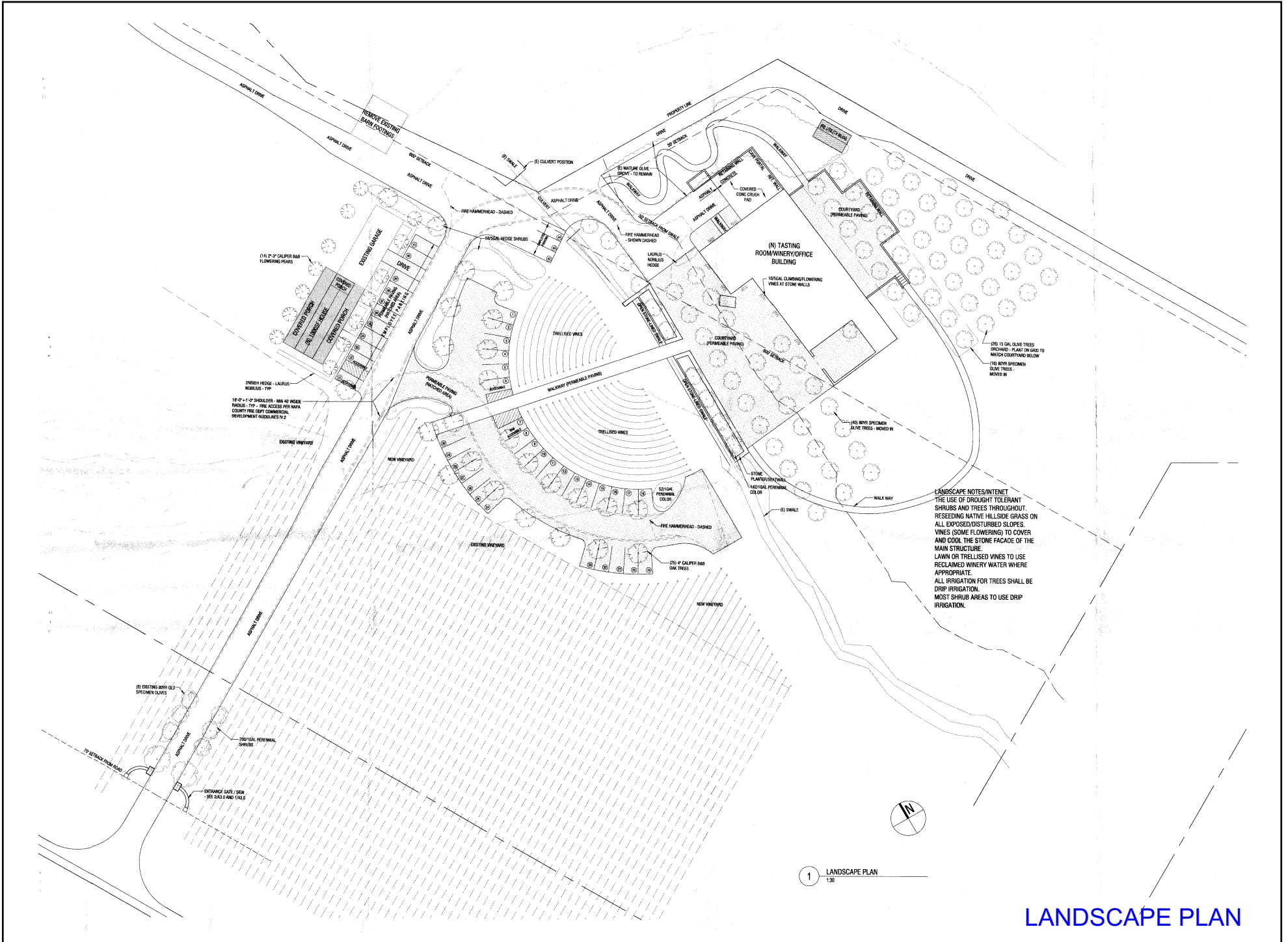


4 WINERY SIGN - FRONT ELEVATION
1/4"=1'-0"

CA' NANI WINERY



CA' NANI WINERY



LANDSCAPE NOTES/INTENT
 THE USE OF DROUGHT TOLERANT SHRUBS AND TREES THROUGHOUT. RESEEDING NATIVE HILLSIDE GRASS ON ALL EXPOSED/DISTURBED SLOPES. VINES (SOME FLOWERING) TO COVER AND COOL THE STONE FACADE OF THE MAIN STRUCTURE. LAWN OR TRELLISED VINES TO USE RECLAIMED WINERY WATER WHERE APPROPRIATE. ALL IRRIGATION FOR TREES SHALL BE DRIP IRRIGATION. MOST SHRUB AREAS TO USE DRIP IRRIGATION.

1 LANDSCAPE PLAN
 1:30

LANDSCAPE PLAN