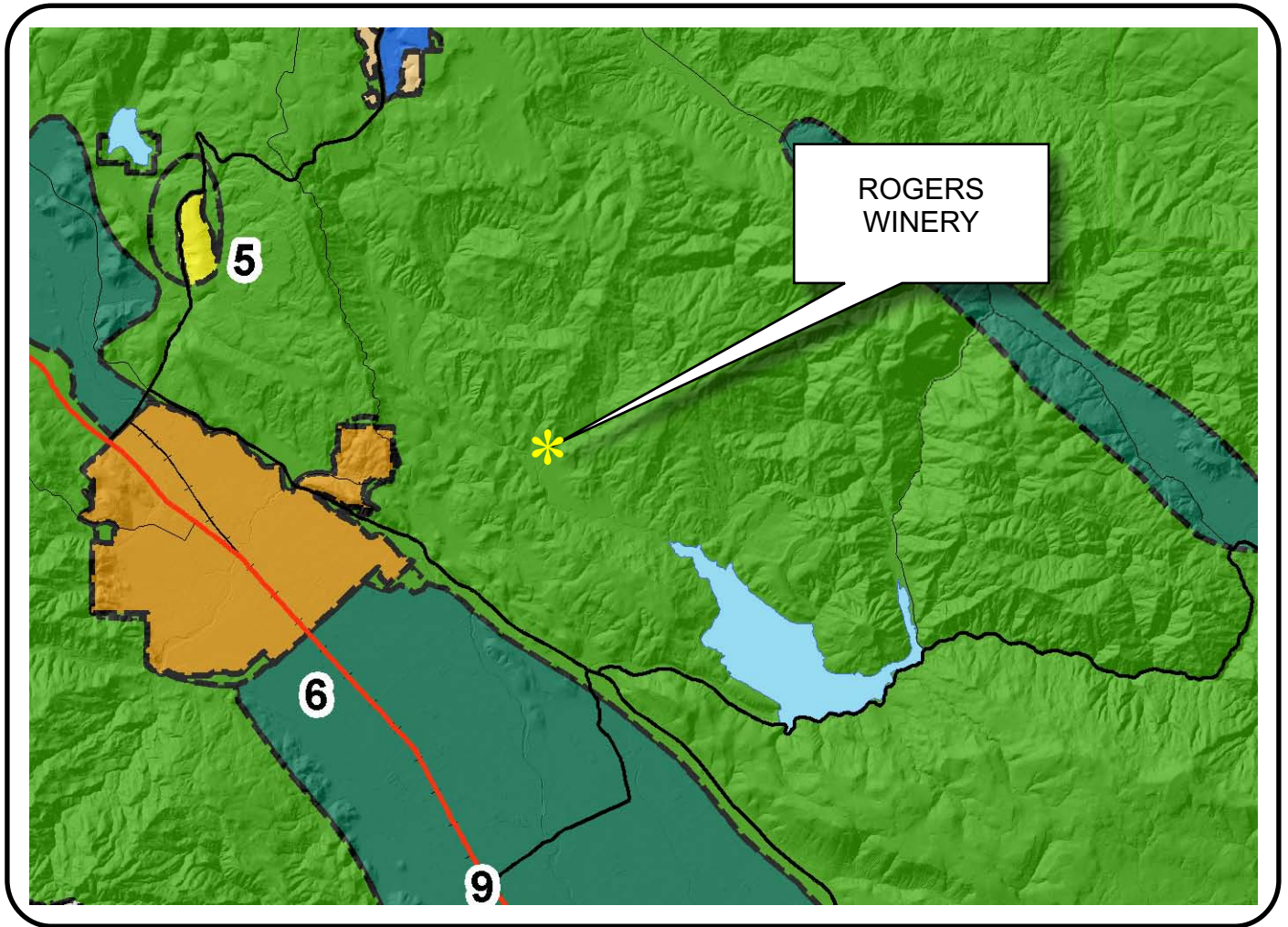








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND






URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

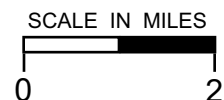
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

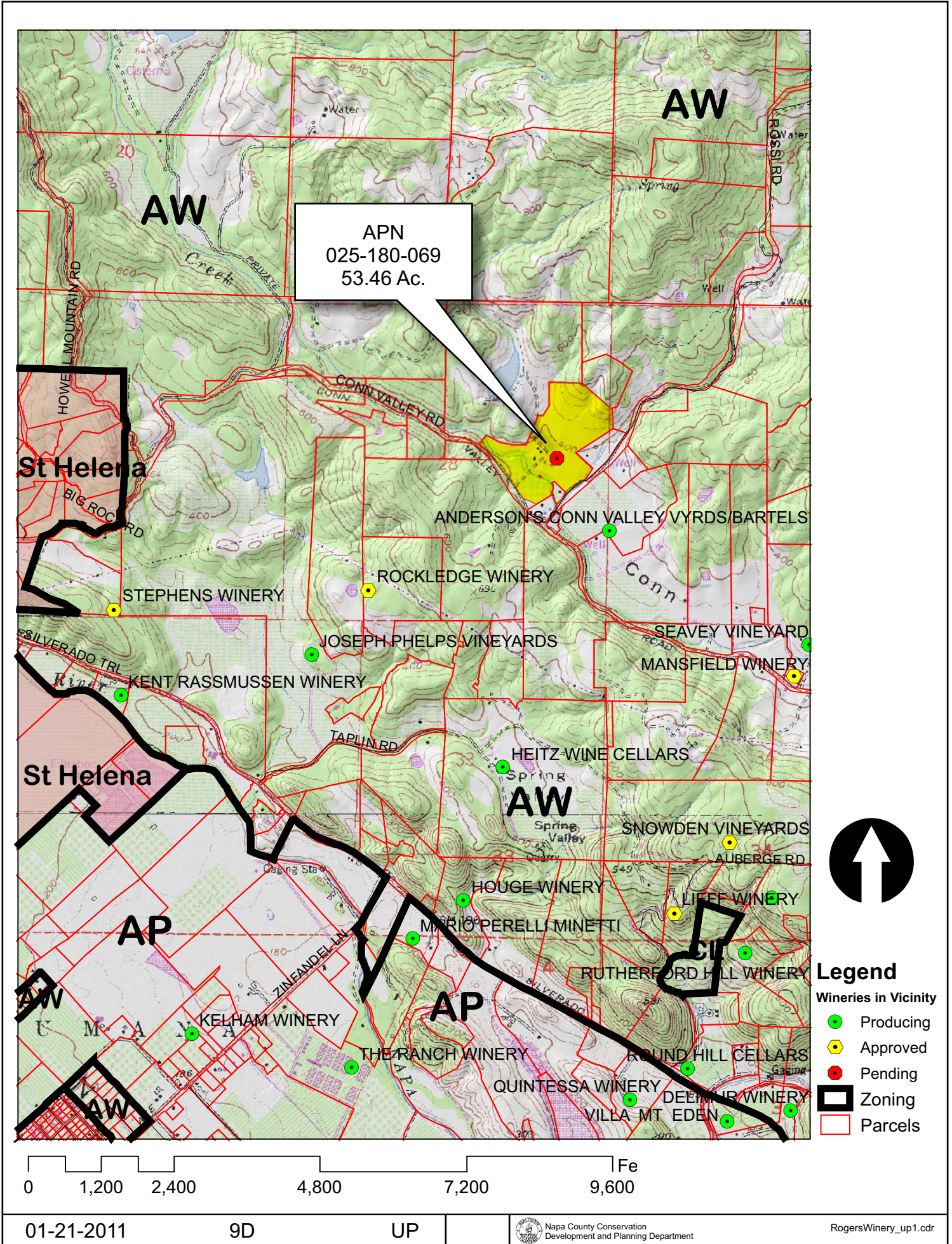
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

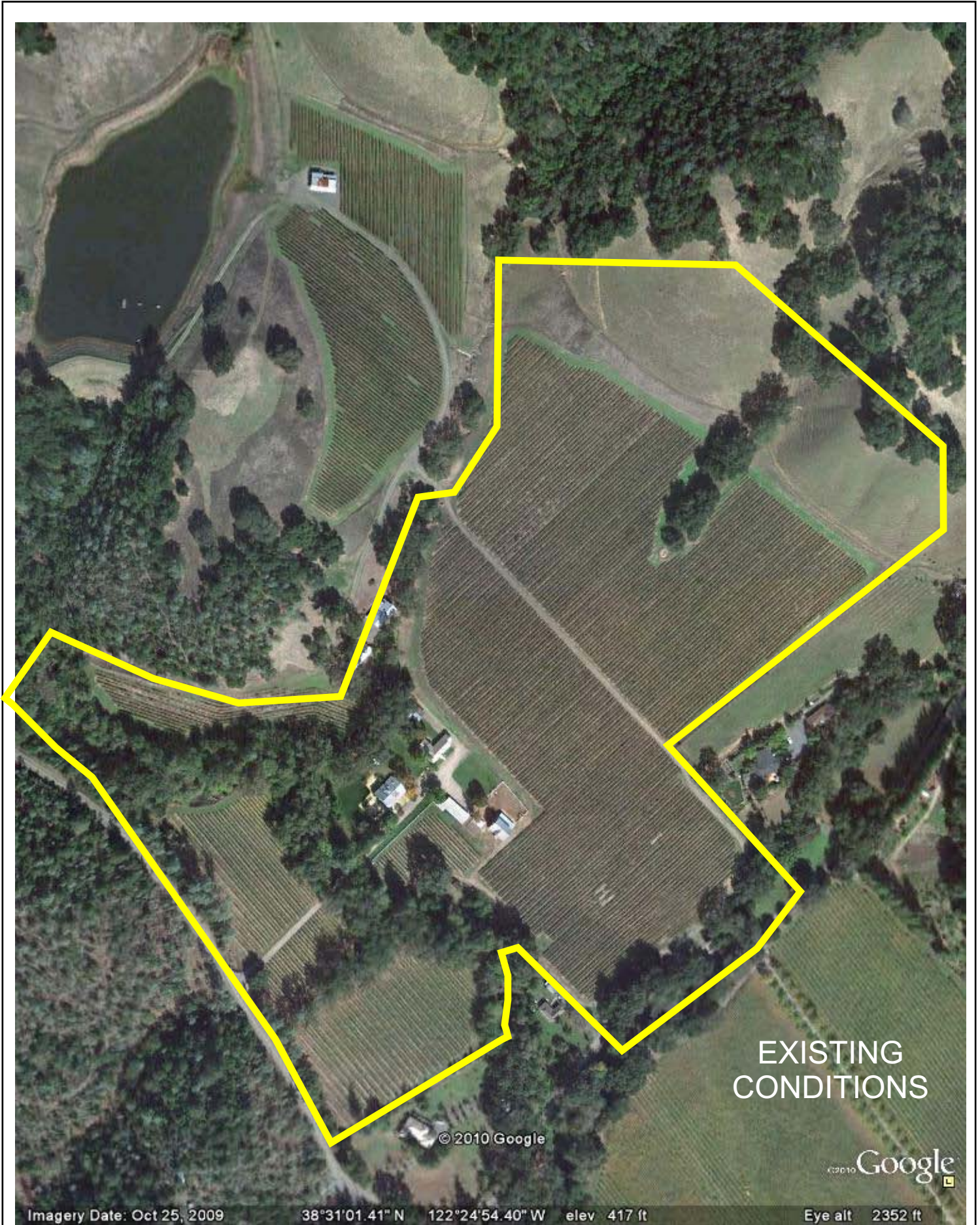
APN
025-180-069
01-21-2011
9D UP



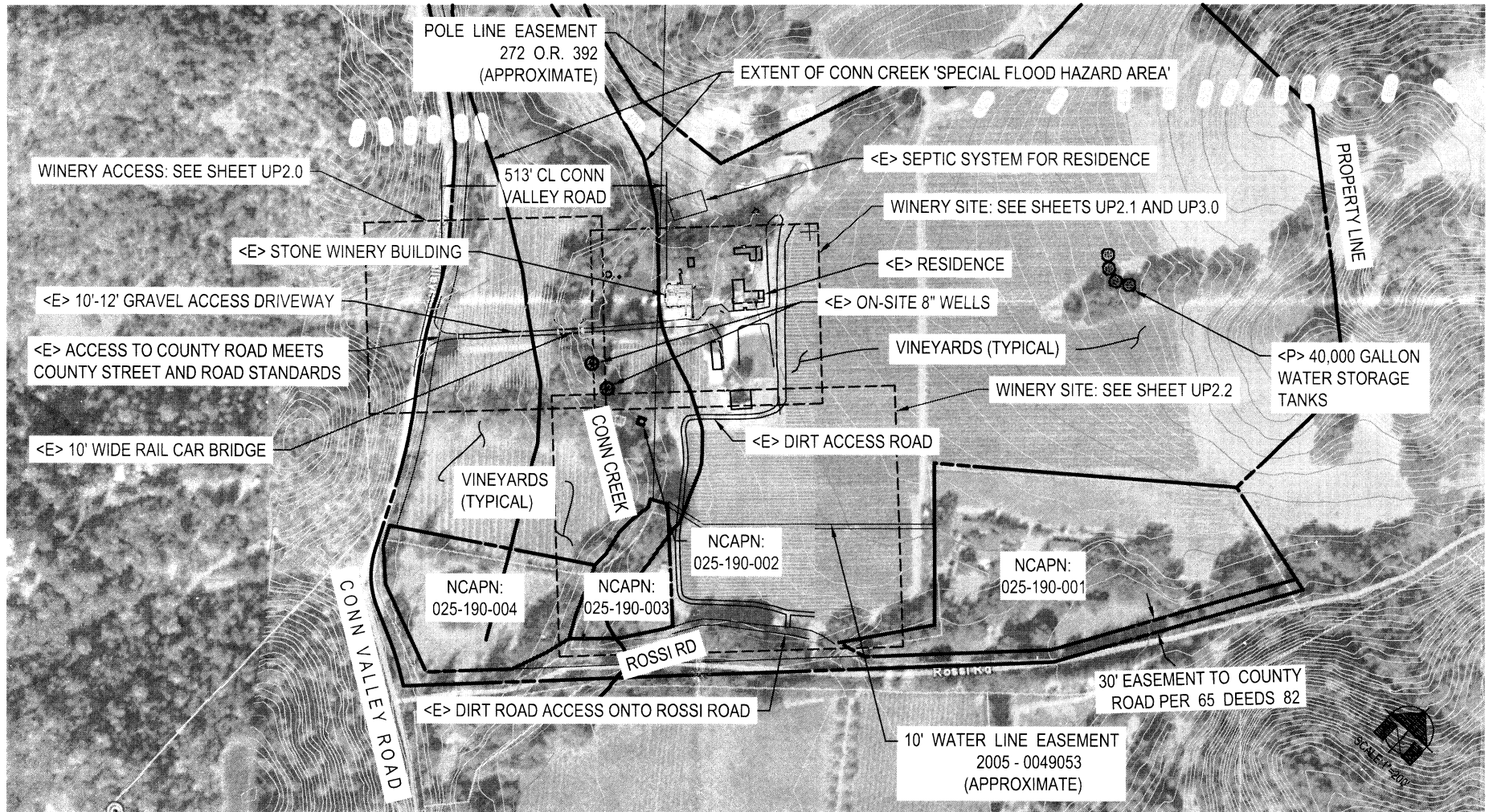
ROGERS WINERY



ROGERS WINERY



ROGERS WINERY



EXISTING OVERALL SITE PLAN

TOPOGRAPHIC MAPPING FROM NAPA COUNTY GIS

SCALE: 1" = 200'

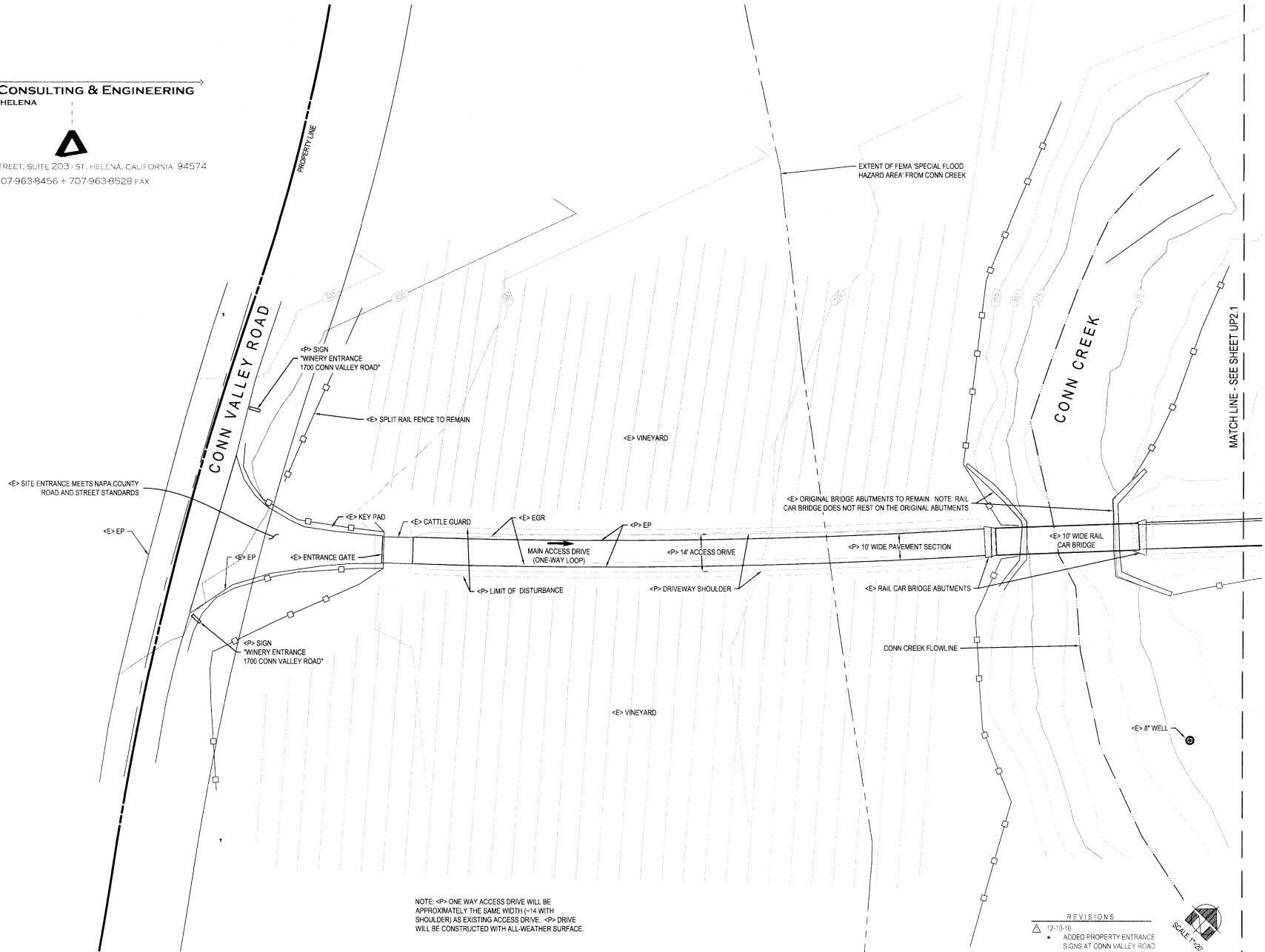


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OF ST. HELENA



1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX



NOTE: <P> ONE WAY ACCESS DRIVE WILL BE APPROXIMATELY THE SAME WIDTH (~14' WITH SHOULDER) AS EXISTING ACCESS DRIVE. <P> DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER SURFACE.

- REVISIONS
- 12-10-10
 - ADDED PROPERTY ENTRANCE SIGNS AT CONN VALLEY ROAD
 - ADDED FEMA SFHA



WINERY ACCESS PRELIMINARY GRADING PLAN

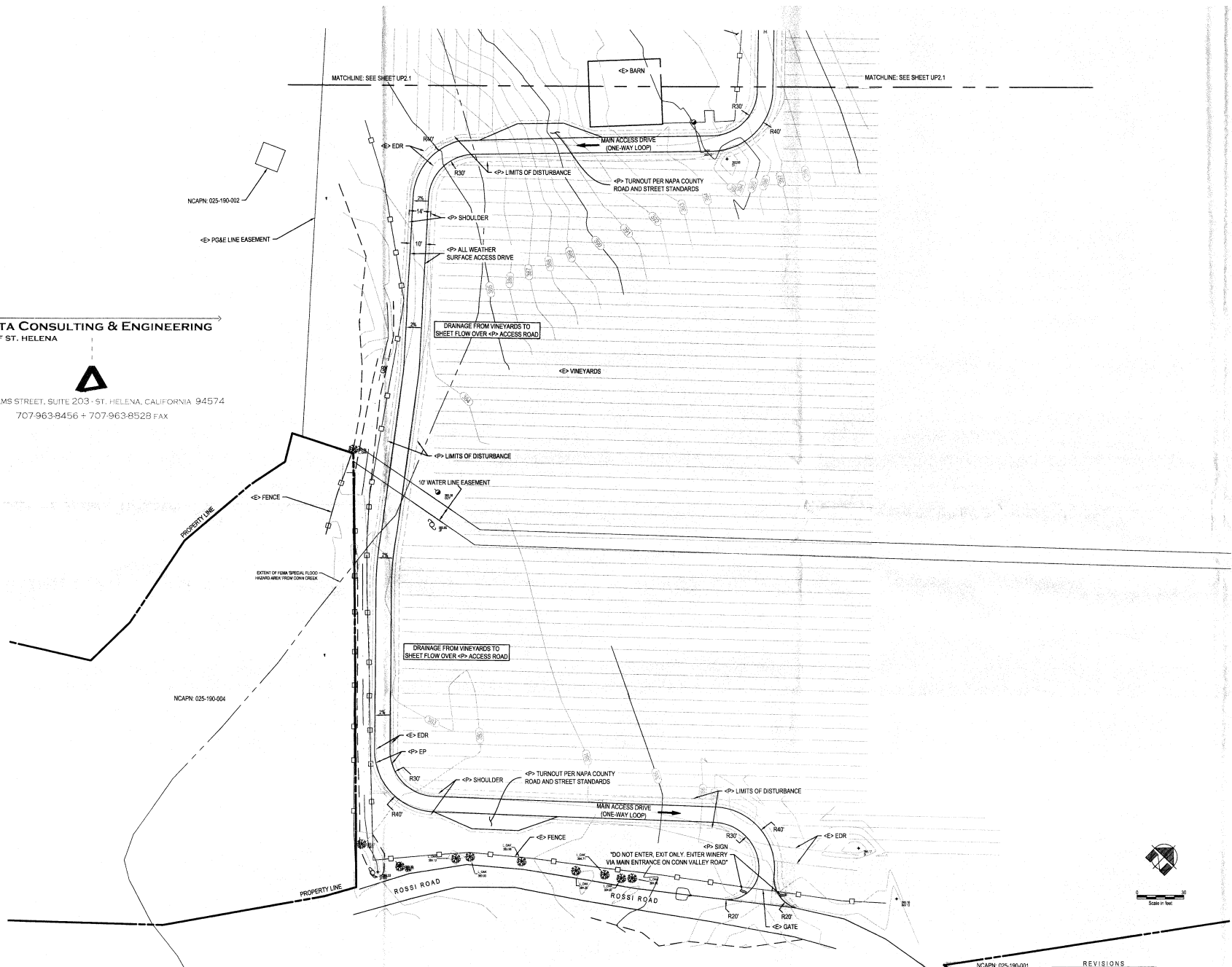
TOPOGRAPHIC DATA FROM: GROUND SURVEY PERFORMED BY ALBION SURVEYS, INC. ST. HELENA, CA

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NCAPN 025-190-004

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REVISIONS

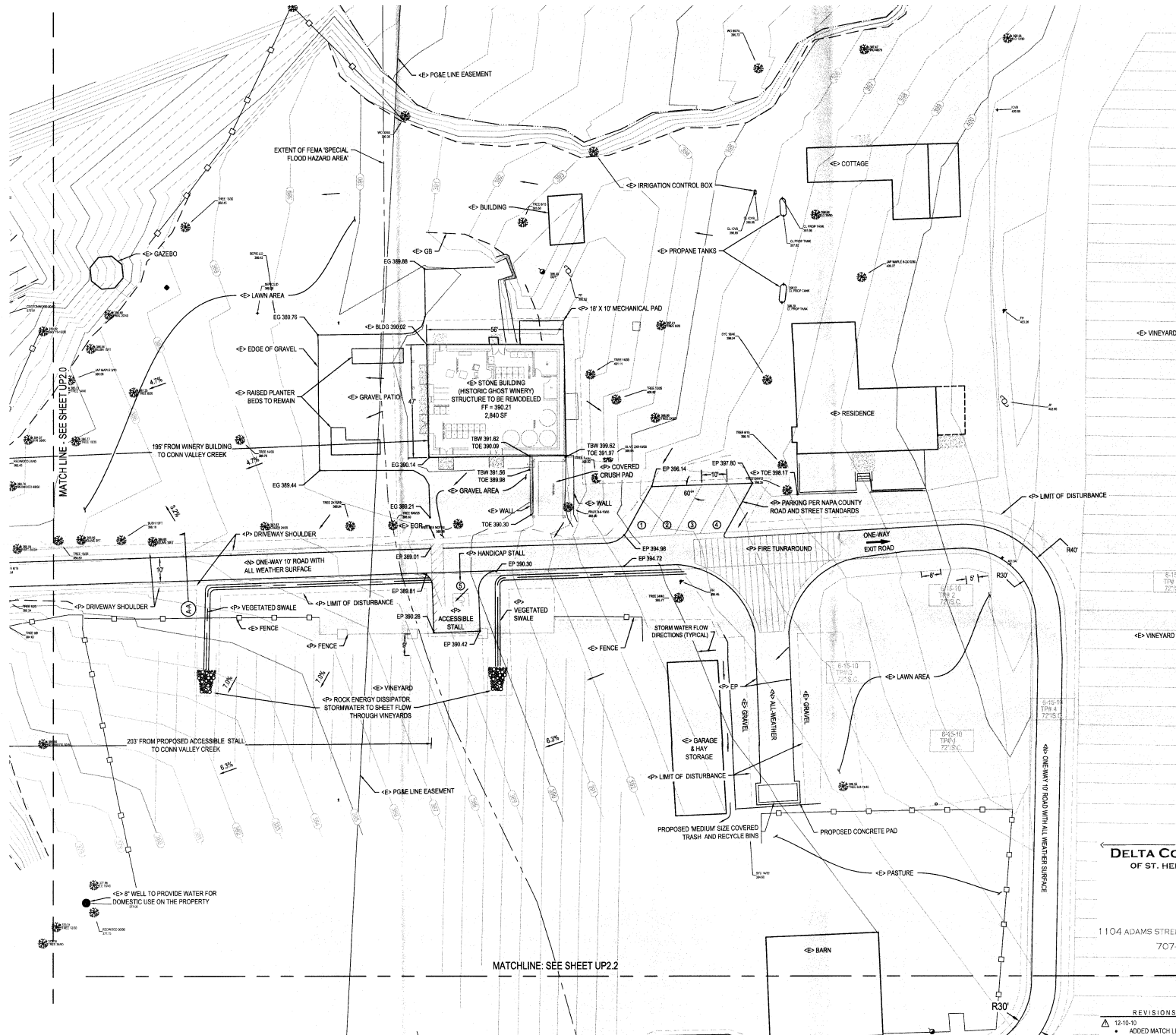
- 12-10-10
- ADDED SHEET TO PLANS



ONE-WAY LOOP ROAD DESIGN

TOPOGRAPHIC DATA FROM GROUND SURVEY PERFORMED BY ALBION SURVEYS, INC. ST. HELENA, CA

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- REVISIONS
- 12-10-10
 - ADDED MATCH LINE
 - REVISED GARBAGE LOCATIONS

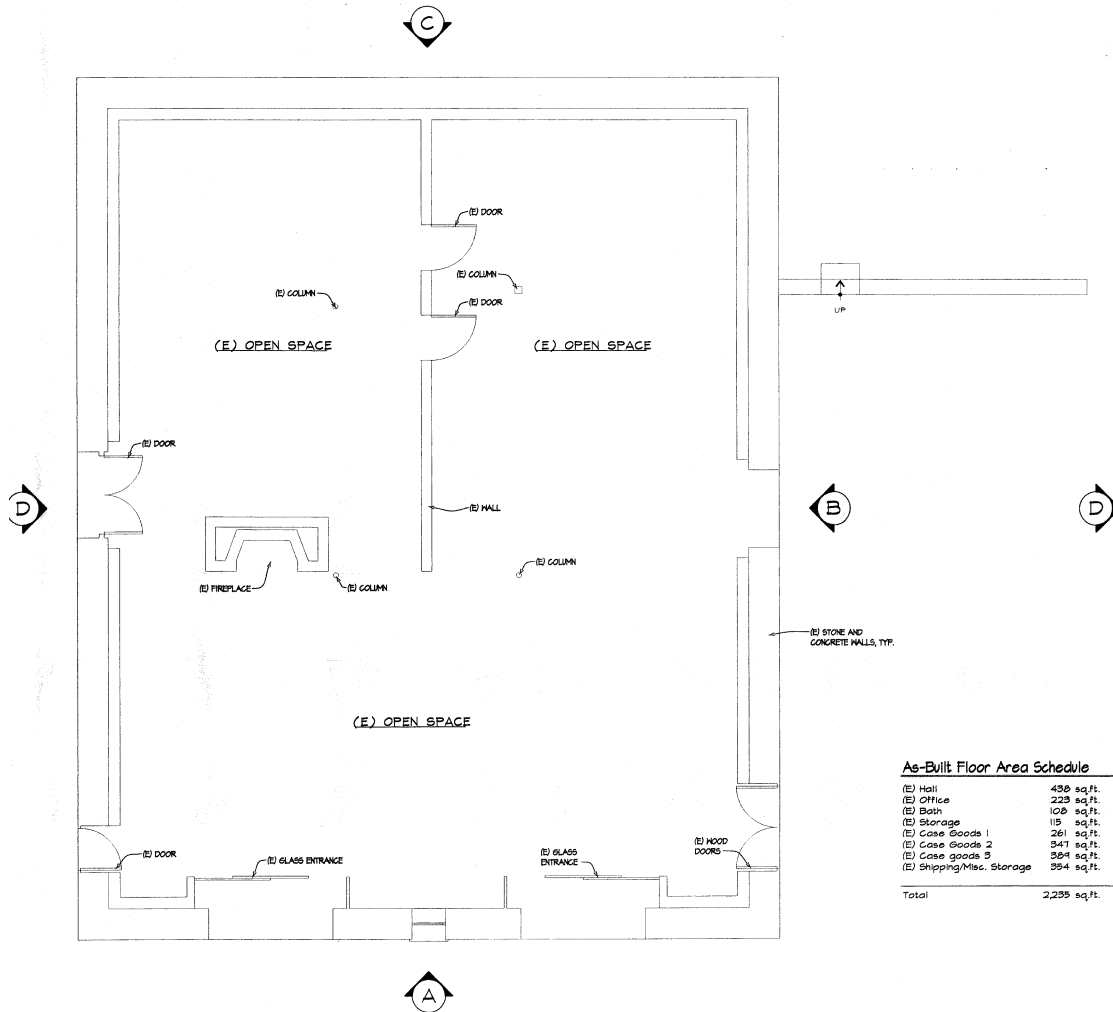


SCALE: 1"=20'

WINERY SITE PRELIMINARY GRADING PLAN

TOPOGRAPHIC DATA FROM GROUND SURVEY PERFORMED BY ALBION SURVEYS, INC. ST. HELENA, CA

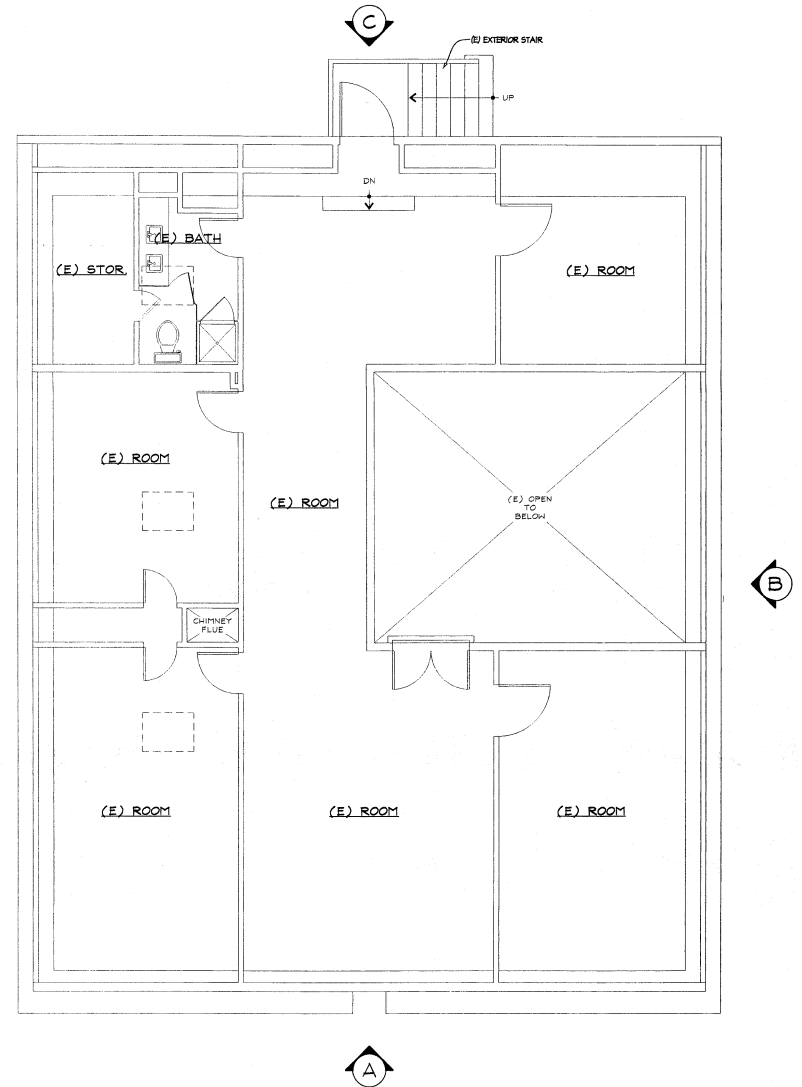
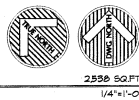
ROGERS WINERY



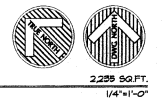
As-Built Floor Area Schedule

(E) Hall	459 sq.ft.
(E) Office	223 sq.ft.
(E) Bath	108 sq.ft.
(E) Storage	115 sq.ft.
(E) Case Goods 1	261 sq.ft.
(E) Case Goods 2	341 sq.ft.
(E) Case goods 3	384 sq.ft.
(E) Shipping/Misc. Storage	354 sq.ft.
Total	2,239 sq.ft.

As-Built First Floor Plan

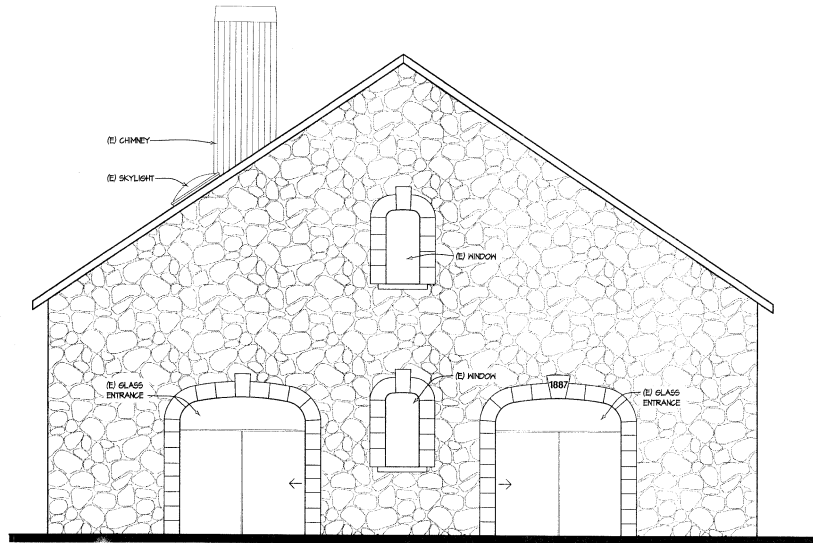


As-Built Second Floor Plan



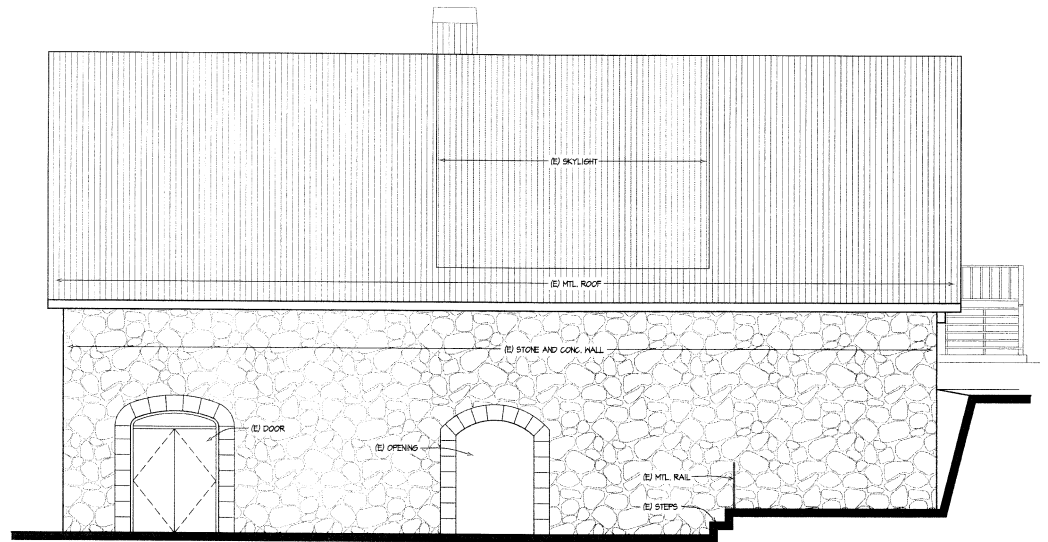
Planning,
Architecture &
Interior Design
WAYNE HOLLAND & ASSOCIATES
1325 Loma Vista Drive
Napa, California 94558
Telephone 707.226.7309
Facsimile 707.226.3815

ROGERS WINERY



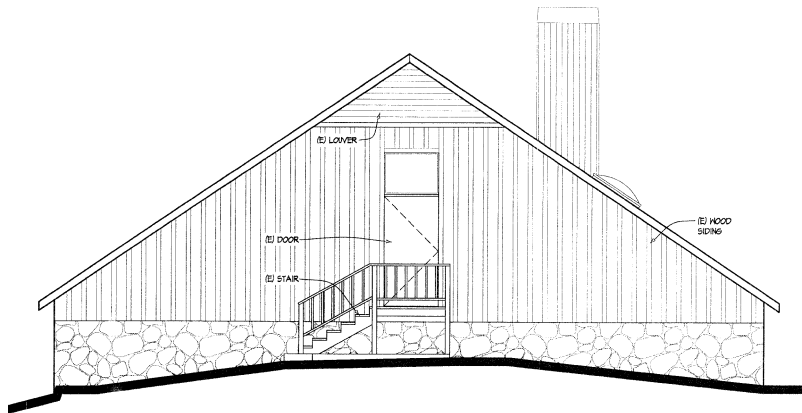
A As-Built Building Elevation

1/4"=1'-0"



B As-Built Building Elevation

1/4"=1'-0"

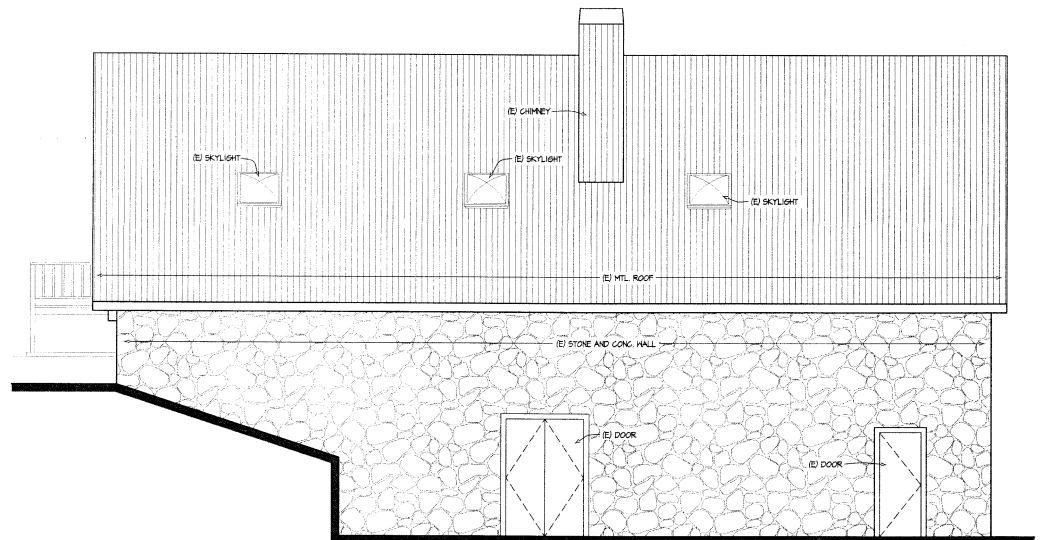


C As-Built Building Elevation

1/4"=1'-0"

WAYNE HOLLAND &

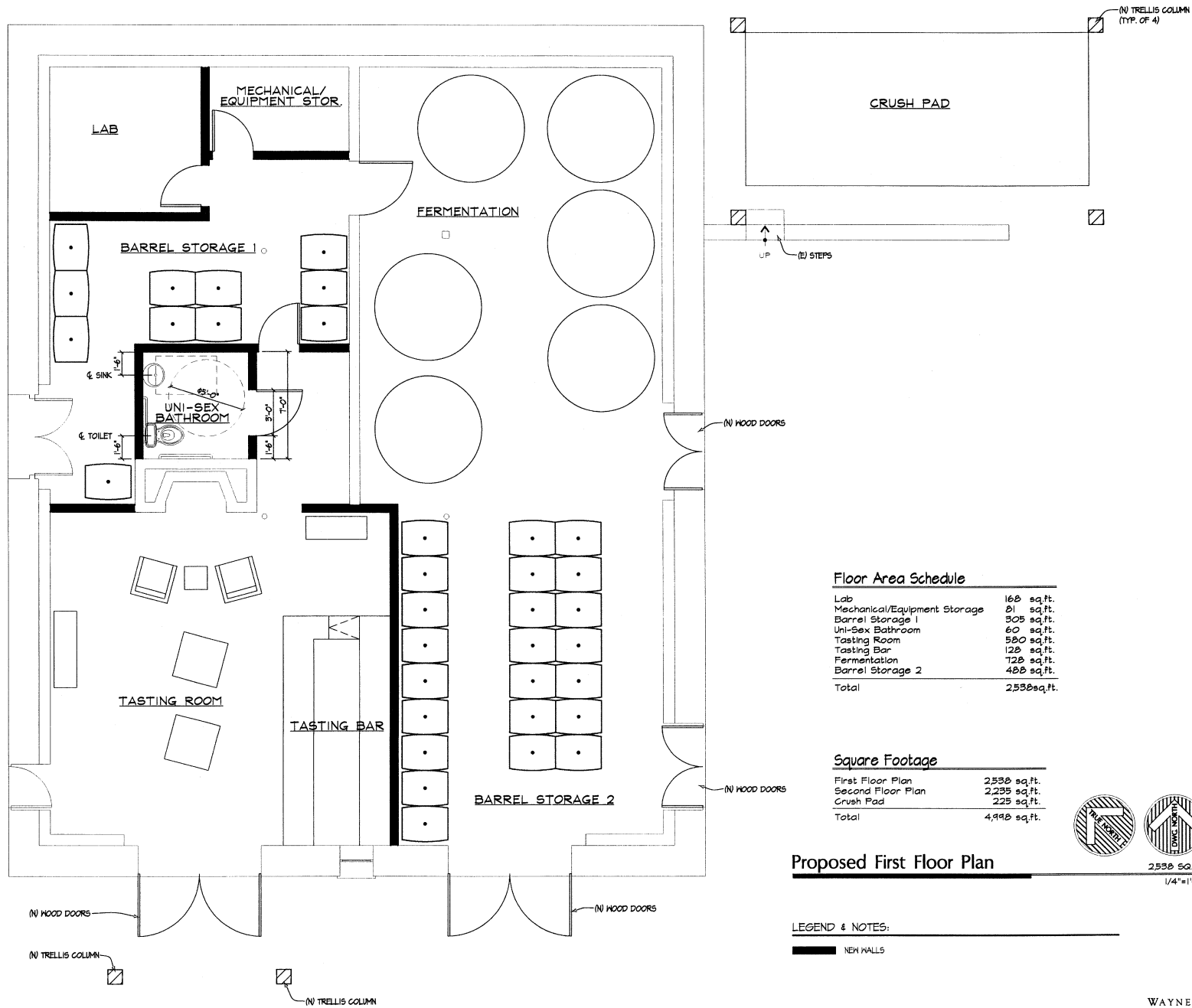
Planning,
Architecture &
Interior Design
ASSOCIATES
1325 Loma Vista Drive
Napa, California 94558
Telephone 707.226.7309
Facsimile 707.226.3815



D As-Built Building Elevation

1/4"=1'-0"

ROGERS WINERY



Floor Area Schedule

Lab	168 sq.ft.
Mechanical/Equipment Storage	81 sq.ft.
Barrel Storage 1	305 sq.ft.
Uni-Sex Bathroom	60 sq.ft.
Tasting Room	580 sq.ft.
Tasting Bar	128 sq.ft.
Fermentation	728 sq.ft.
Barrel Storage 2	488 sq.ft.
Total	2,538 sq.ft.

Square Footage

First Floor Plan	2,538 sq.ft.
Second Floor Plan	2,235 sq.ft.
Crush Pad	225 sq.ft.
Total	4,998 sq.ft.

Proposed First Floor Plan



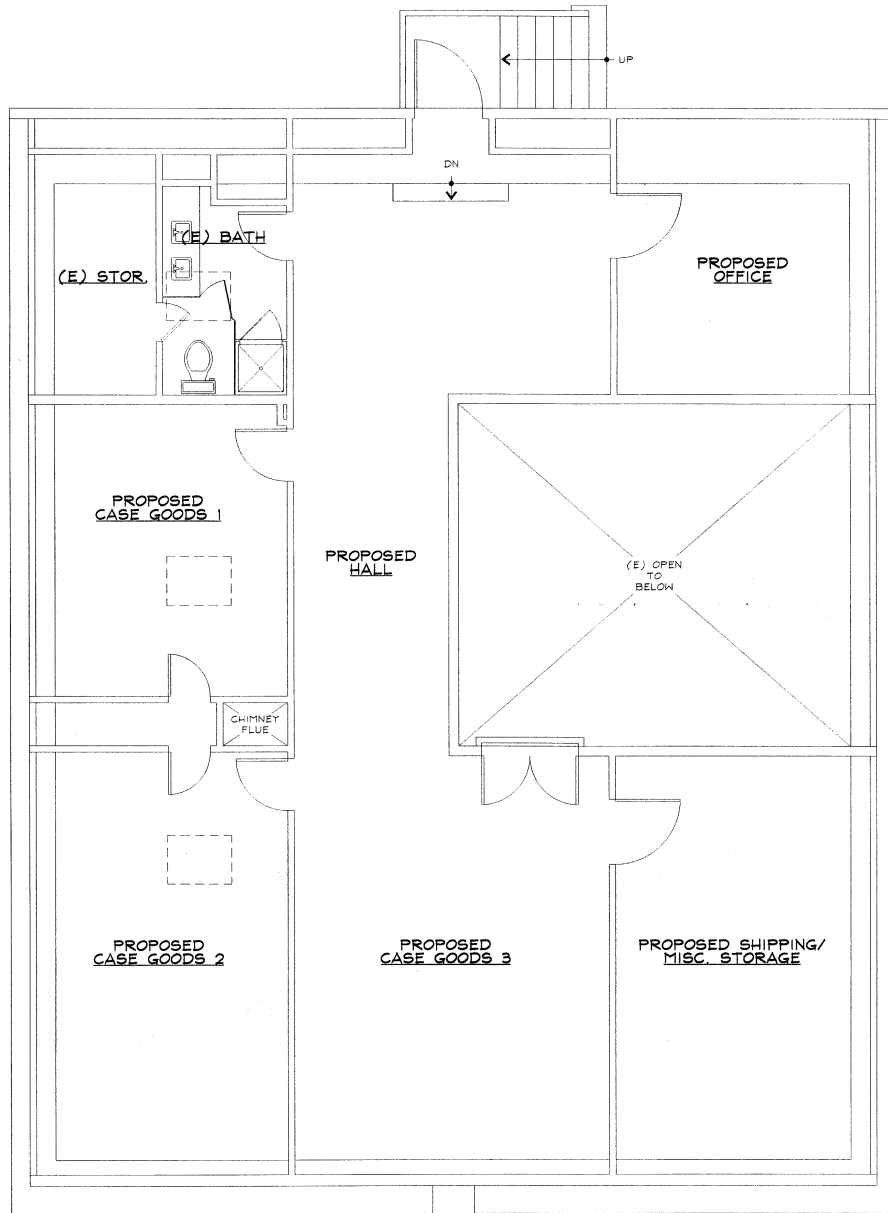
2,538 SQ.FT.
1/4" = 1'-0"

LEGEND & NOTES:

■ NEW HALLS

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Architecture &
Interior Design
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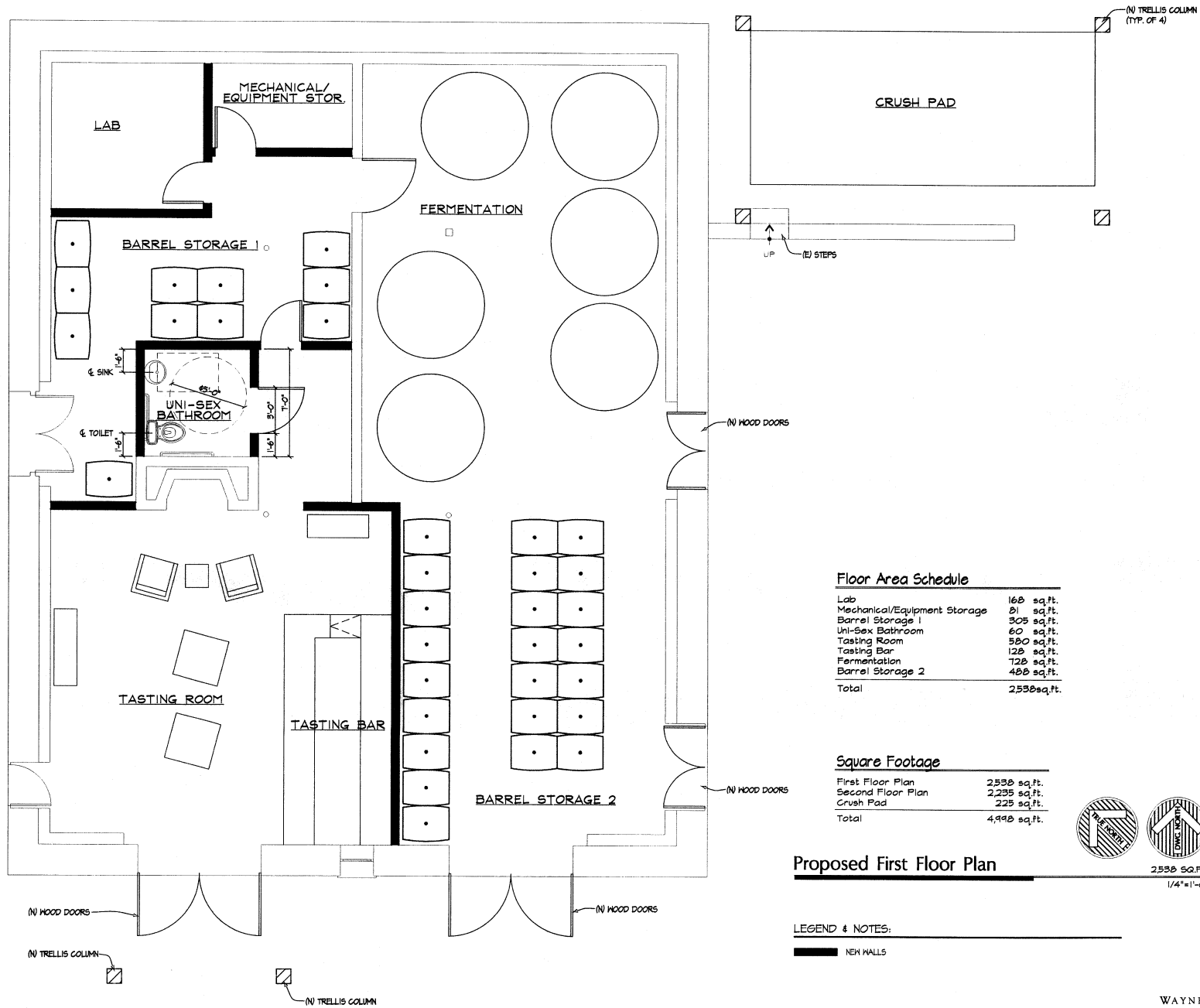
Proposed Second Floor Plan

2,295 SQ.FT.
1/4"=1'-0"

LEGEND & NOTES:

— EXISTING WALLS

ROGERS WINERY



Floor Area Schedule

Lab	168 sq.ft.
Mechanical/Equipment Storage	81 sq.ft.
Barrel Storage 1	305 sq.ft.
Uni-Sex Bathroom	60 sq.ft.
Tasting Room	580 sq.ft.
Tasting Bar	128 sq.ft.
Fermentation	728 sq.ft.
Barrel Storage 2	488 sq.ft.
Total	2,550 sq.ft.

Square Footage

First Floor Plan	2,550 sq.ft.
Second Floor Plan	2,235 sq.ft.
Crush Pad	225 sq.ft.
Total	4,990 sq.ft.

Proposed First Floor Plan



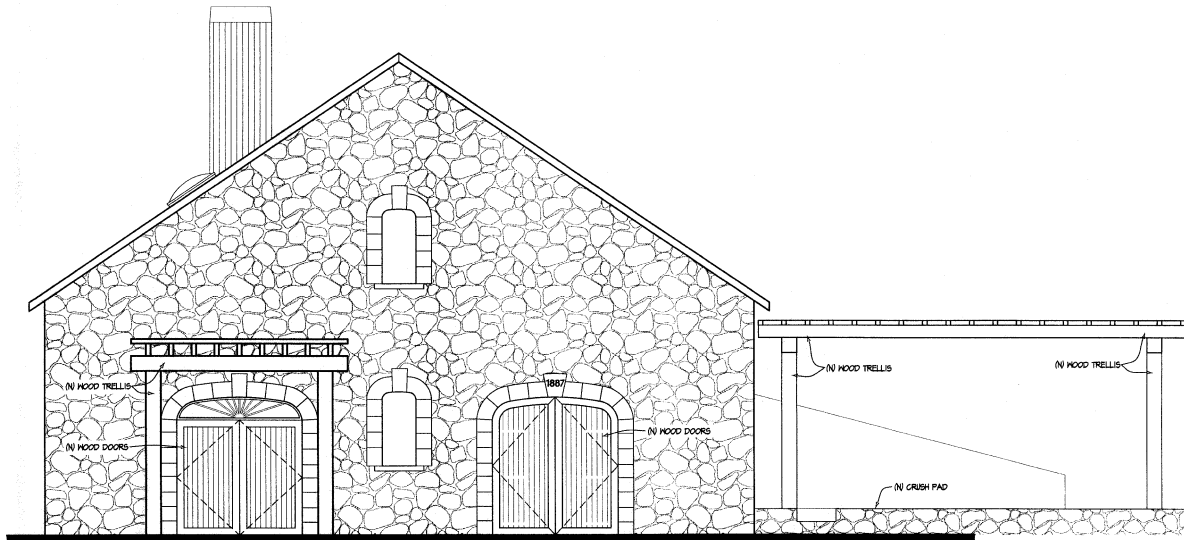
2,550 SQ.FT.
1/4"=1'-0"

LEGEND & NOTES:

— NEW WALLS

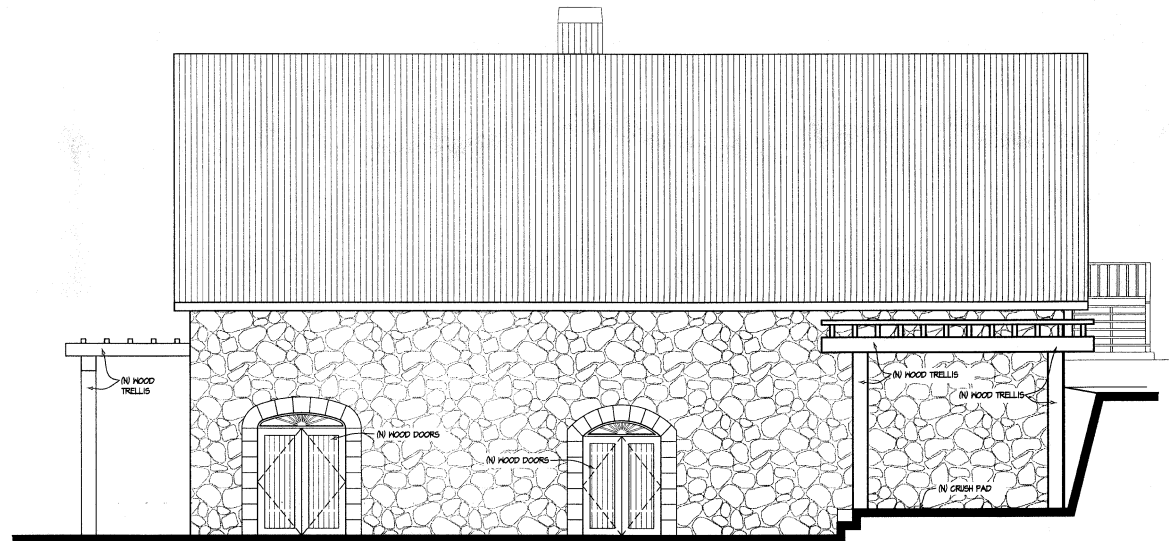
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ROGERS WINERY



A Proposed Revised Building Elevation

1/4"=1'-0"

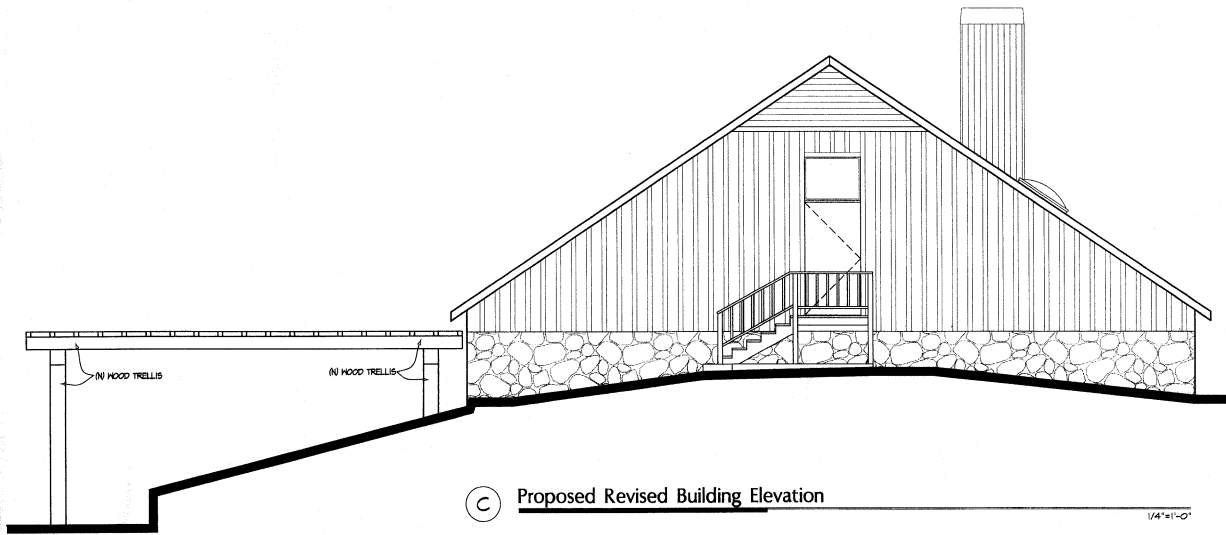


B Proposed Revised Building Elevation

1/4"=1'-0"

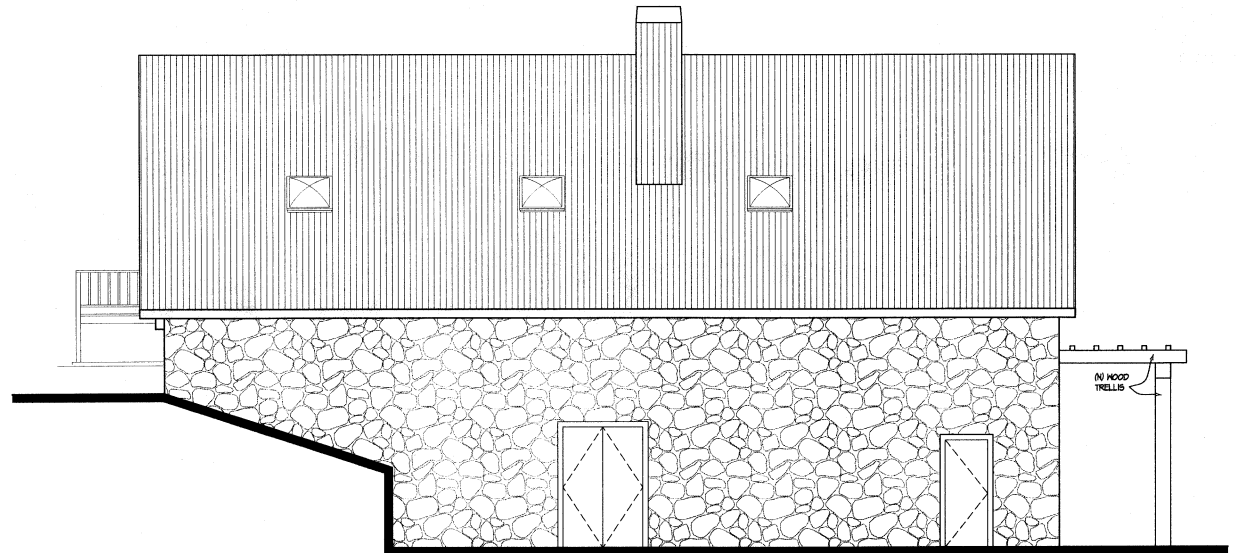
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C Proposed Revised Building Elevation

1/4"=1'-0"



D Proposed Revised Building Elevation

1/4"=1'-0"

Wayne Holland & Associates
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ROGERS WINERY



Rogers Winery
Elevation A (South)



Rogers Winery
Elevation A
South

ROGERS WINERY



Rogers Winery
Dated Keystone
Elevation A (South)

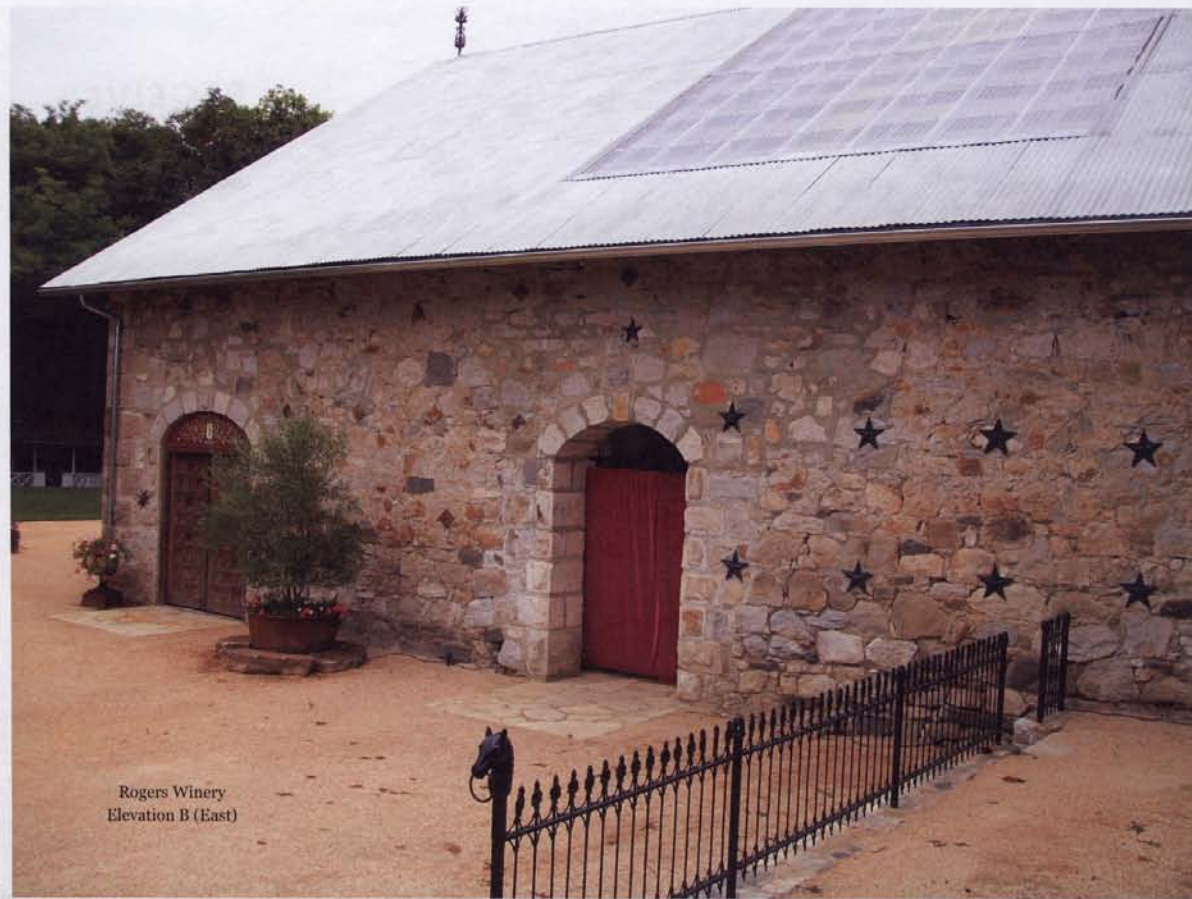


Rogers Winery
Keystone
Elevation A (South)

ROGERS WINERY



Rogers Winery
Elevation B (East)



Rogers Winery
Elevation B (East)

ROGERS WINERY



Rogers Winery
Elevation C (North)



Rogers Winery
View of Project Site from
entry on Conn Valley Road