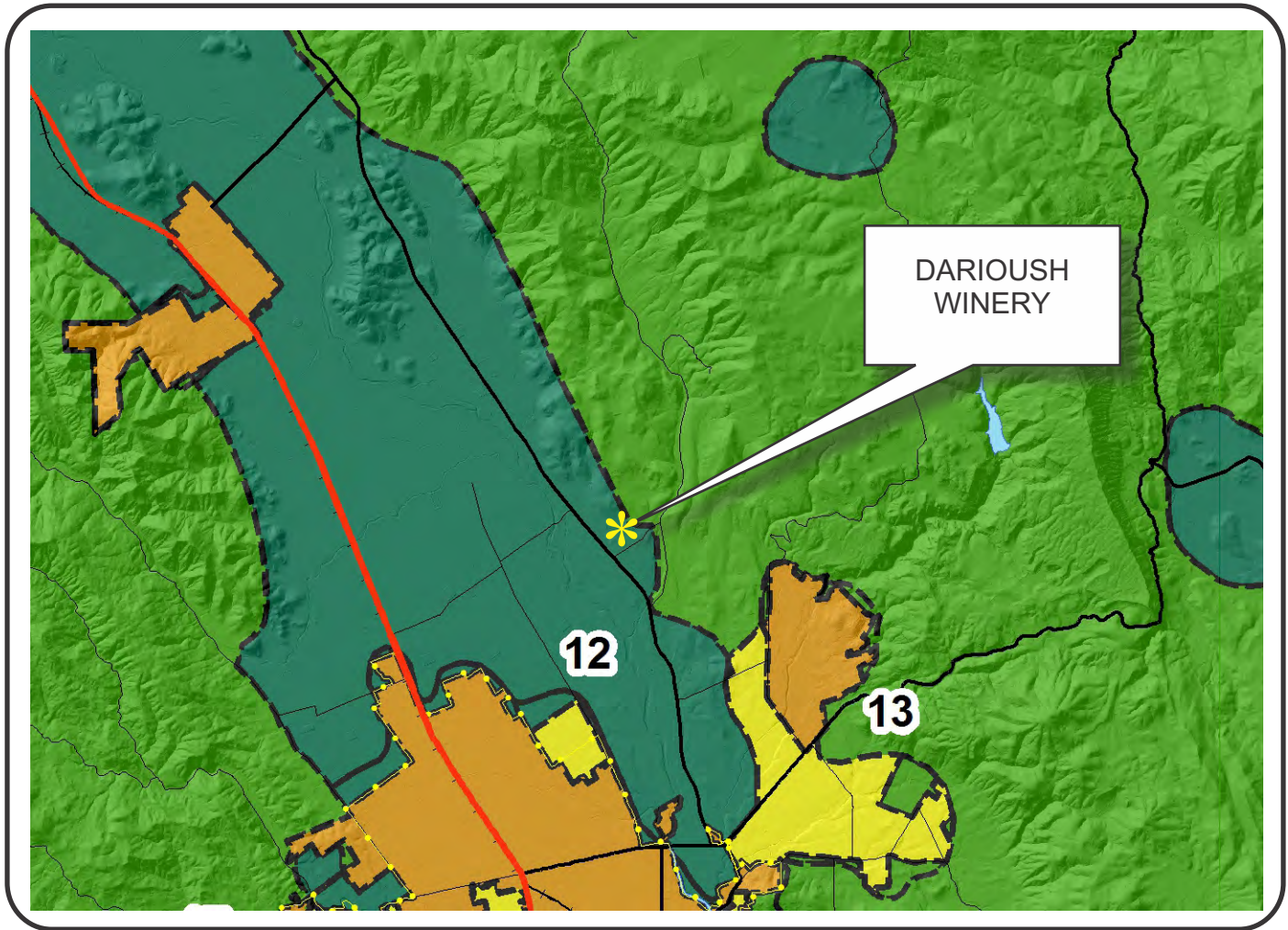


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

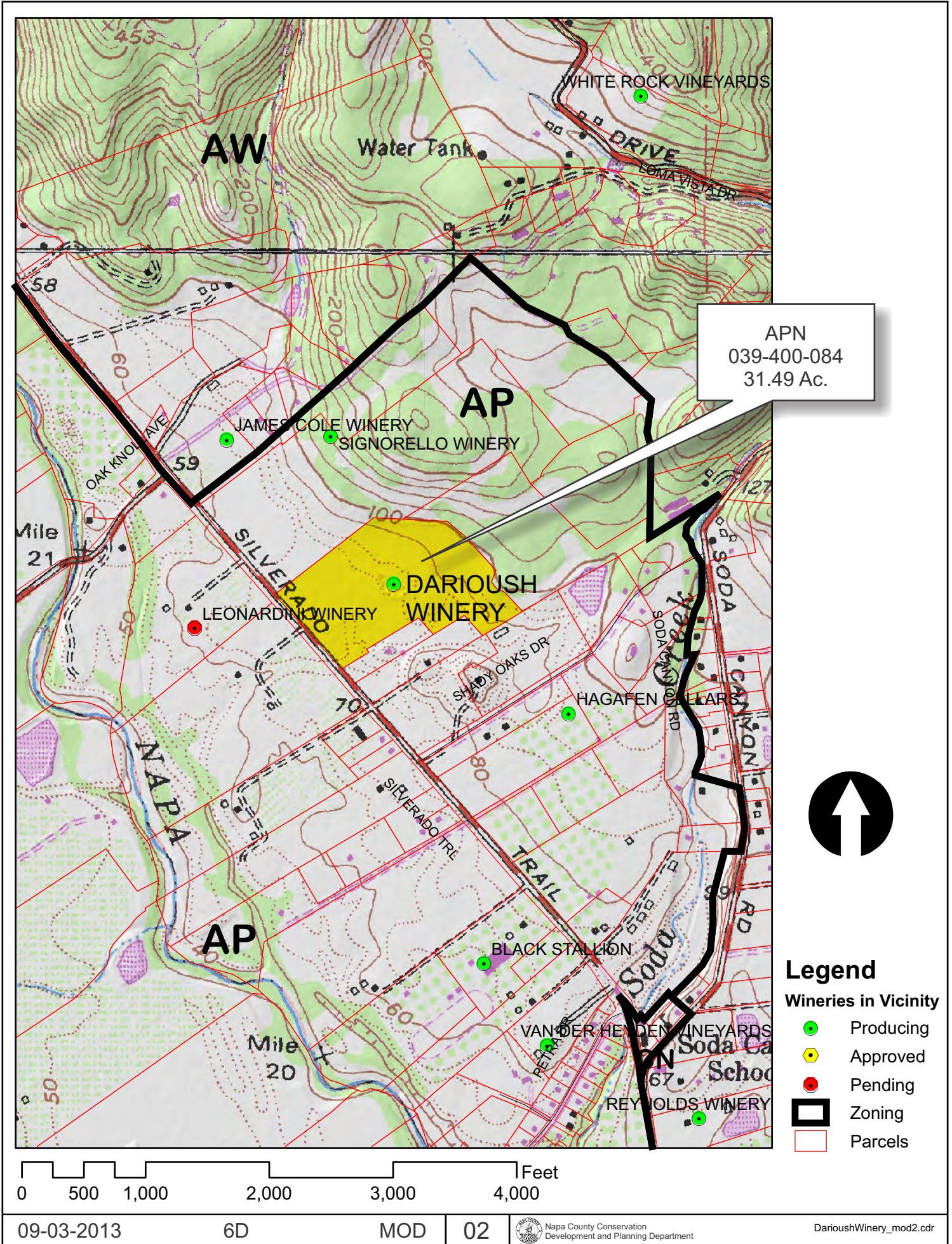
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

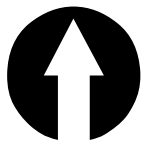
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
039-400-084
09-03-2013
6D MOD

DARIOUSH WINERY

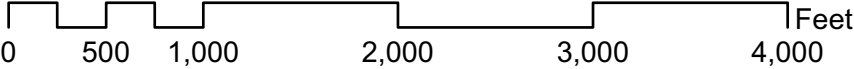


APN
039-400-084
31.49 Ac.



Legend

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



DARIOUSH WINERY



Existing Conditions






DARIOUSH WINERY

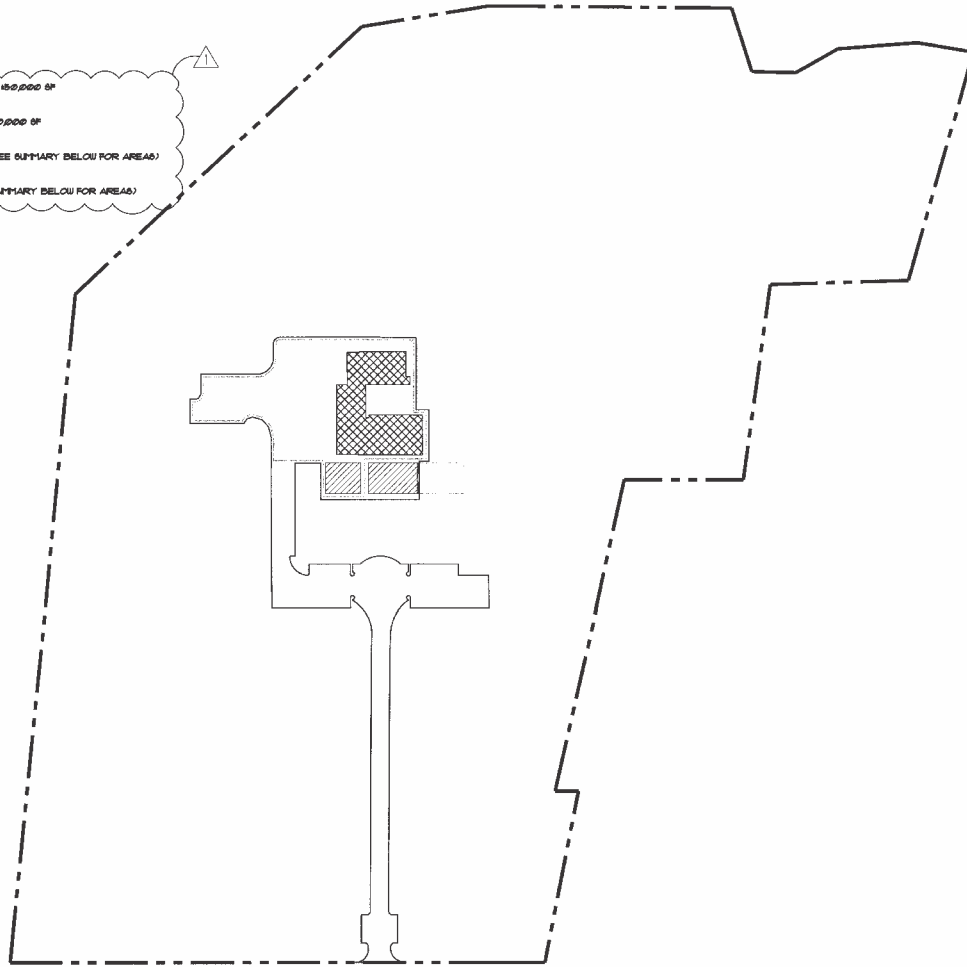


Existing Conditions Detail

DARIOUSH WINERY

LEGEND

-  WINERY DEVELOPMENT = 150,000 SF
-  WINERY COVERAGE = 130,000 SF
-  PRODUCTION FACILITY (SEE SUMMARY BELOW FOR AREAS)
-  ACCESSORY USE (SEE SUMMARY BELOW FOR AREAS)
-  EXISTING RESIDENCE



Darioush Winery Existing Condition

Area Summary & Calculations

7/26/2013

Location / Function / Area	Area			Allocation per Napa County Code 518.124.001, 518.124.002			
	Center	Level 1	Level 2	Development Area	Winery Coverage	Production Facility	Accessory Use
MAIN WINERY							
Crush/Receiving Canopies		4,852		4,852	4,852	4,852	
Stainless Cellar-1		1,795		1,795	1,795	1,795	
Stainless Cellar-2		3,540		3,540	3,540	3,540	
Barrel Cellar	6,532			-	-	6,532	
Catechins & General Storage		2,305		2,305	2,305	1,150	1,155
Production Lab / Office & Toilet		465		465	465	465	
Offices / Break Room / Service Pantry / Conf		3,108	674	3,108	3,108		3,782
Tasting Room(s)	624			3,048			3,572
Public Toilets		485					485
Totals	7,150	19,628	674	16,095	16,095	16,394	9,064
OTHER EQUIPMENT STRUCTURES							
Refrigeration / Mech / Fire Yard		5,300		5,300	5,300	5,300	
Electrical Switchgear		110		110	110	110	
Totals		5,410		5,410	5,410	5,410	
Totals		25,038	674	21,505	21,505	23,774	9,064
PAVED / IMPERVIOUS GROUND SURFACES (not captured above)							
Winery Development Area				28,465			
Winery Coverage					105,495		
Totals				28,465	105,495		
Totals				50,000	130,000	23,774	9,064
Parcel Size (31.49 acres)	1,371,704			3.6%	9.5%	100%	38.3%

Note: Excludes all portions of the private residence



WINERY AREA EXHIBIT: EXISTING CONDITION

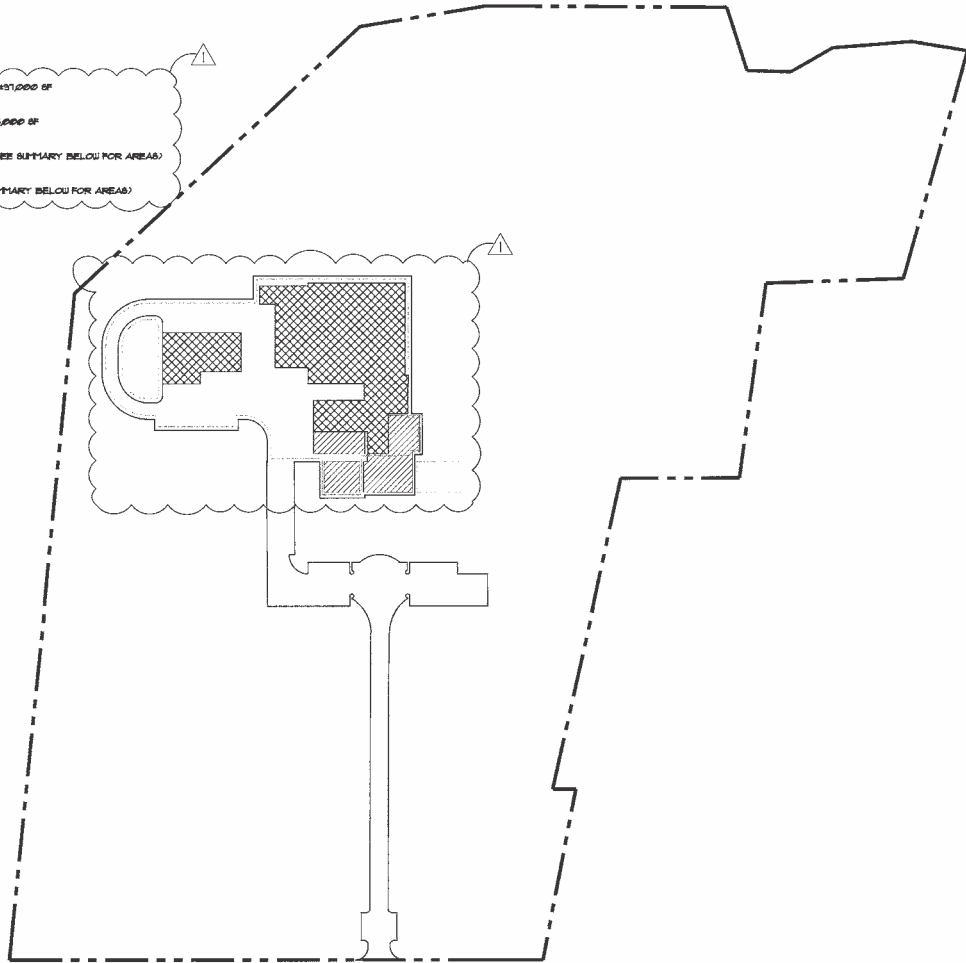
Scale: NOT TO SCALE



DARIOUSH WINERY

LEGEND

- WINERY DEVELOPMENT - 151,000 SF
- WINERY COVERAGE - 184,600 SF
- PRODUCTION FACILITY (SEE SUMMARY BELOW FOR AREAS)
- ACCESSORY USE (SEE SUMMARY BELOW FOR AREAS)
- EXISTING RESIDENCE



Darioush Winery Proposed Condition

Area Summary & Calculations

7/29/2013

Location / Function / Area	Classification	Color	Level 1	Level 2	Total	Allocation per Napa County Code 8.11.01.010.10.5.12			
						Development Area	Winery Coverage	Production Facility	Accessory Use
MAIN WINERY									
EXISTING SPACES									
Crusher-Receiving Complex	removed								
Stainless Cellar-1	no change		1,795		1,795	1,795	1,795	1,795	
Stainless Cellar-2	no change			3,540	3,540	3,540	3,540	3,540	
Barrel Cellar	no change	6,532			6,532			6,532	
Cave/Space & General Storage	no change								
Production Lab / Office & Toilet	no change		495		495	495	495	495	
Offices / Break Room / Service Party / Conf	no change		2,628		2,628	2,628	2,628	2,628	2,628
Trading Room(s)	no change	624			3,972			3,972	3,972
Public Totals	no change		495		495			495	495
Culinary Center (formerly case & general storage)	remodeled		3,050	1,020	4,070				4,070
PROPOSED SPACES									
Crush-Receiving Complex	new		6,730		6,730	6,730	6,730	6,730	
Work Garage (bank of original wine)	new		3,200		3,200	3,200	3,200	3,200	
Stainless Cellar-3	new		4,040		4,040	4,040	4,040	4,040	
Barrel Storage	new		16,050		16,050			16,050	
New Admin / Warehouse building									
Bottled Wine Storage (production)	new		1,800		1,800	1,800	1,800	1,800	
General Storage (non production)	new		1,980		1,980			1,980	
Production & Admin designated spaces	new		2,400		2,400			600	1,800
Offices / Break Rm / Service Area / Toilets	new			5,784	5,784	5,784	5,784	600	5,784
Totals		7,156	61,201	6,784	85,141	47,982	47,982	44,842	20,289
OTHER / EQUIPMENT STRUCTURES									
Refrigeration / Mech / Fire			7,930		7,930	7,930	7,930	7,930	
Electrical Switchgear			110		110			110	
Totals			7,930		7,930	7,930	7,930	7,930	
Totals		7,156	68,811	6,784	72,751	56,682	56,682	52,402	20,289
PAVED / IMPERVIOUS GROUND SURFACES (excluding structures above)									
Winery Development Area (paved/impervious production areas not listed as structures above)						40,928			
Winery Coverage: all paved & impervious surfaces not listed as structures above)							67,928		
Totals						40,928	67,928		
Parcel Size (51.45 acres)						1,371,704			
Totals						98,520	153,520	62,462	20,289
% of Parcel						7.0%	11.2%	100%	38.7%
% of Production									

Note: Excludes all portions of the private residence

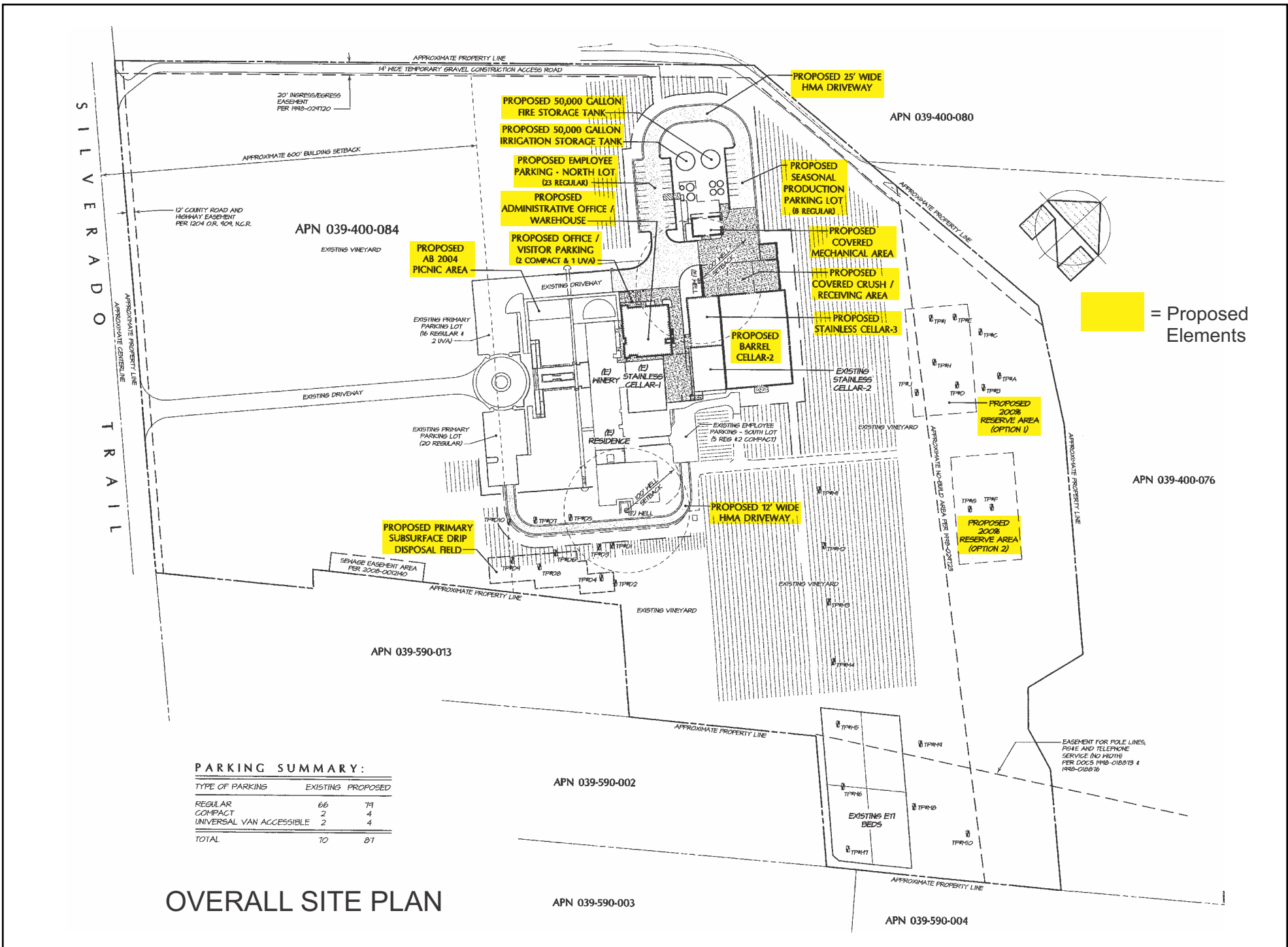


WINERY AREA EXHIBIT: PROPOSED CONDITION

Scale: NOT TO SCALE



DARIOUSH WINERY



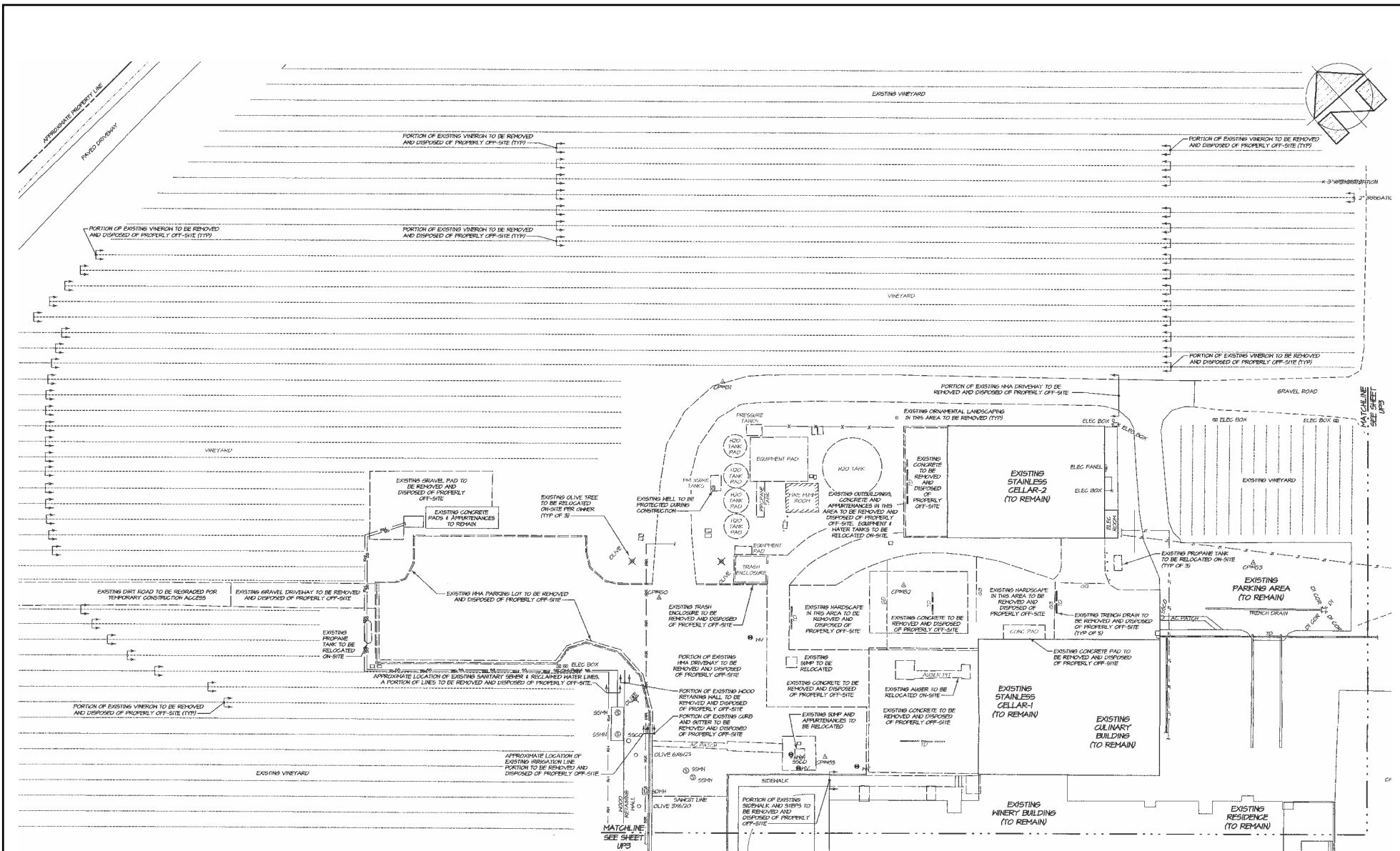
= Proposed Elements

PARKING SUMMARY:

TYPE OF PARKING	EXISTING	PROPOSED
REGULAR	66	71
COMPACT	2	4
UNIVERSAL VAN ACCESSIBLE	2	4
TOTAL	70	81

OVERALL SITE PLAN

DARIOUSH WINERY



LEGEND:

- X TREE 6"/5
- EXISTING STORM DRAIN LINE
- EXISTING JOINT TRENCH
- EXISTING RECLAIMED WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE TO BE REMOVED
- EXISTING IRRIGATION LINE TO BE REMOVED
- EXISTING ORNAMENTAL LANDSCAPING TO BE REMOVED (25000 SQ. FT. SITE TOTAL)

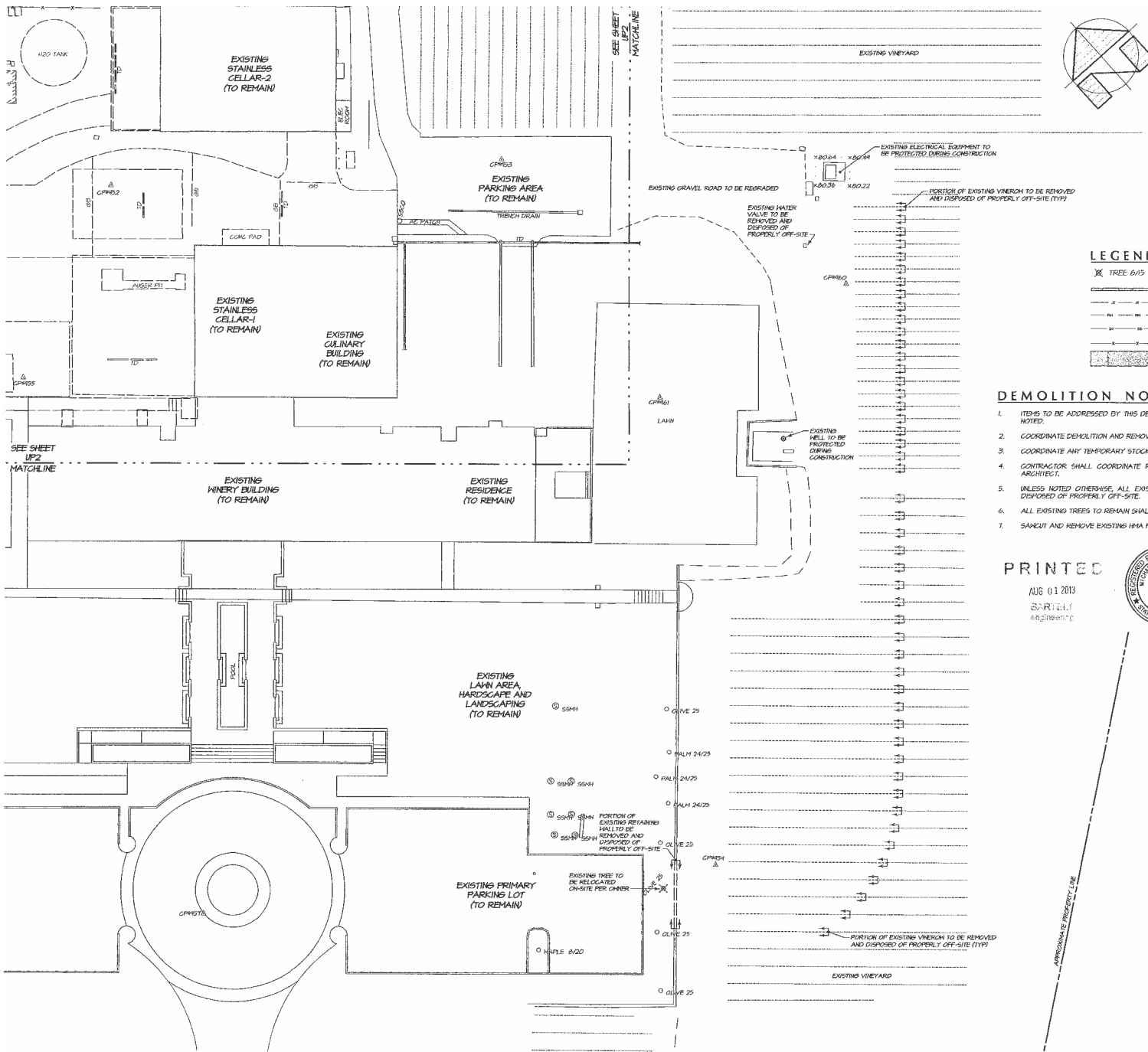
DEMOLITION NOTES:

1. ITEMS TO BE DEMOLISHED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS OTHERWISE NOTED.
2. COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND BUILDINGS WITH THE OWNER AND ENGINEER.
3. COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE OWNER AND ENGINEER.
4. CONTRACTOR SHALL COORDINATE RELOCATION OF TREES WITH THE OWNER AND ARBORIST / LANDSCAPE ARCHITECT.
5. UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
6. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
7. SANICUT AND REMOVE EXISTING IMA PAVEMENT, GRAVEL AND CONCRETE AND DISPOSE OF PROPERLY OFF-SITE.



EXISTING CONDITIONS NORTH - DEMOLITION PLAN

DARIOUSH WINERY



LEGEND:

X	TREE 6/15	EXISTING TREE TO BE RELOCATED
---	---	EXISTING STORM DRAIN LINE
---	---	EXISTING JOINT TRENCH
---	---	EXISTING RECLAIMED WATER LINE
---	---	EXISTING SANITARY SEWER LINE
---	---	EXISTING FENCE TO BE REMOVED
---	---	EXISTING ORNAMENTAL LANDSCAPING TO BE REMOVED (35504 SQ. FT. SITE TOTAL)

- DEMOLITION NOTES:**
1. ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS OTHERWISE NOTED.
 2. COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND BUILDINGS WITH THE OWNER AND ENGINEER.
 3. COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE OWNER AND ENGINEER.
 4. CONTRACTOR SHALL COORDINATE RELOCATION OF TREES WITH THE OWNER AND ARBORIST / LANDSCAPE ARCHITECT.
 5. UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
 6. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
 7. SAWCUT AND REMOVE EXISTING HMA PAVEMENT, GRAVEL AND CONCRETE AND DISPOSE OF PROPERLY OFF-SITE.

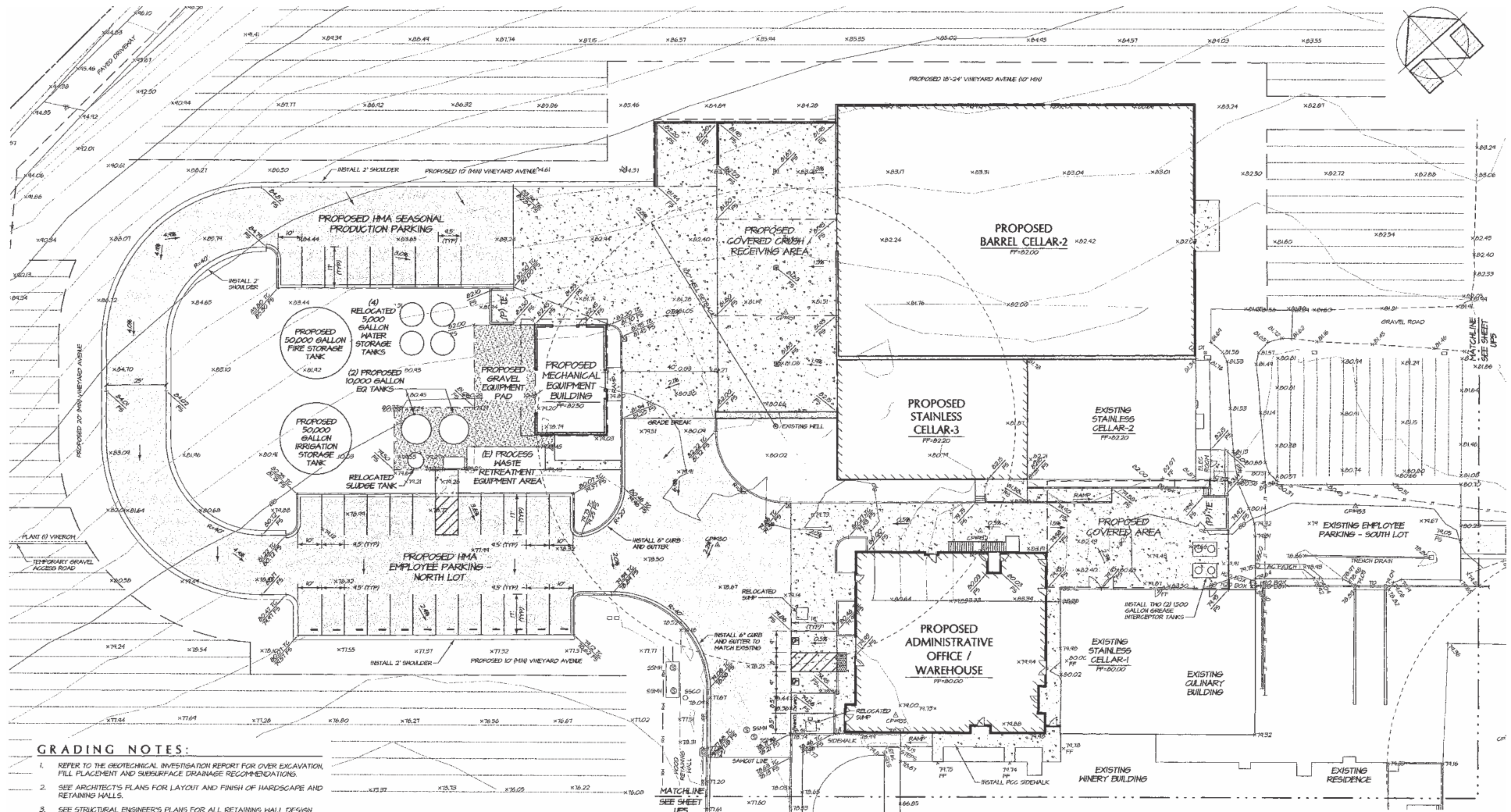
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AUG 01 2013
S-RIEL
ENGINEERING



PREPARED UNDER THE DIRECTION OF
Michael Gager Grimes 8/1/2013
MICHAEL GAGER GRIMES C73400

EXISTING CONDITIONS SOUTH - DEMOLITION PLAN

DARIOUSH WINERY



GRADING NOTES:

1. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR OVER EXCAVATION, FILL PLACEMENT AND SURFACE DRAINAGE RECOMMENDATIONS.
2. SEE ARCHITECT'S PLANS FOR LAYOUT AND FINISH OF HARDSCAPE AND RETAINING WALLS.
3. SEE STRUCTURAL ENGINEER'S PLANS FOR ALL RETAINING WALL DESIGN.
4. BUILDING FOOTPRINT WAS DERIVED FROM ARCHITECTURAL DIGITAL FILE. SEE ARCHITECT'S PLANS FOR EXACT BUILDING SPECIFICATIONS.
5. SEE ARCHITECT'S PLANS FOR ALL GUARDRAIL, HANDRAIL AND STAIR DESIGN.
6. ALL TRANSITIONS AND GRADE BREAKS SHALL BE GRADED WITH A SMOOTH CURVE AND BE APPROVED BY THE ENGINEER IN THE FIELD.
7. ADJUST ALL UTILITY BOX LIDS TO NEW FINISH GRADE. ALL UTILITY BOXES AND LIDS ARE TO BE TRAPPING RATED IN ALL PAVED OR CONCRETE AREAS.
8. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE APPLICATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INCLUDING SEDIMENT BARRIERS, SEEDING AND EROSION CONTROL BLANKETS. CONTRACTOR IS RESPONSIBLE TO TAKE APPROPRIATE ACTIONS TO PREVENT EROSION FOR THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES ARE SUBJECT TO APPROVAL BY NAPA COUNTY, BARTELT ENGINEERING AND THE OWNER.

LEGEND:

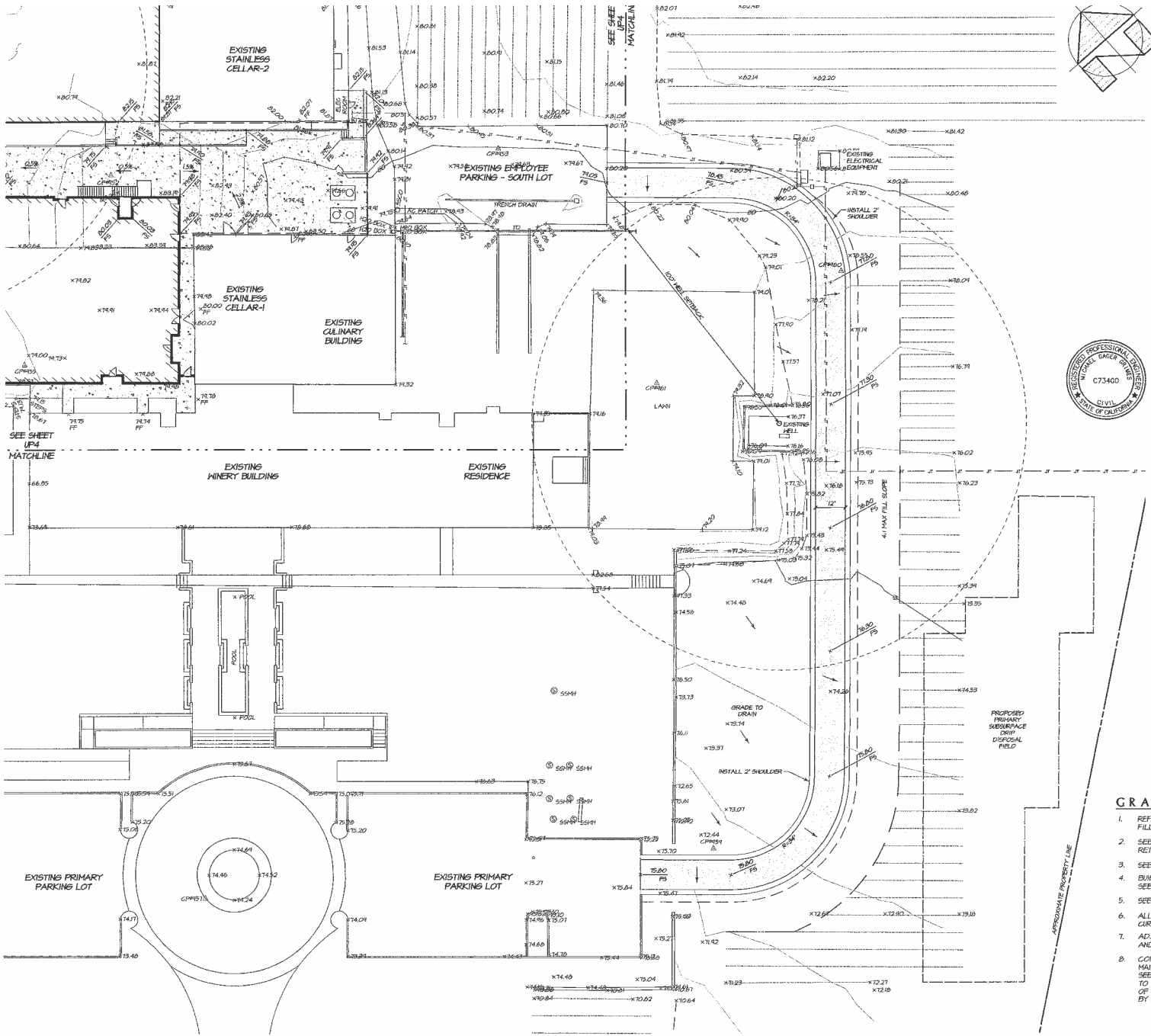
- INSTALL PEDESTRIAN RATED PCC
- INSTALL TRAFFIC RATED PCC
- INSTALL TRUNCATED DOMES
- INSTALL CLASS 2 AB
- INSTALL HMA
- TRASH ENCLOSURE



PREPARED UNDER THE DIRECTION OF
Michael Gager 8-1-2013
 MICHAEL GAGER GROUP 073400

PROPOSED CONDITIONS NORTH - GRADING PLAN

DARIOUSH WINERY



PREPARED UNDER THE DIRECTION OF
Michael Gager Brines 8-1-2013
 MICHAEL GAGER BRINES C73400

LEGEND:

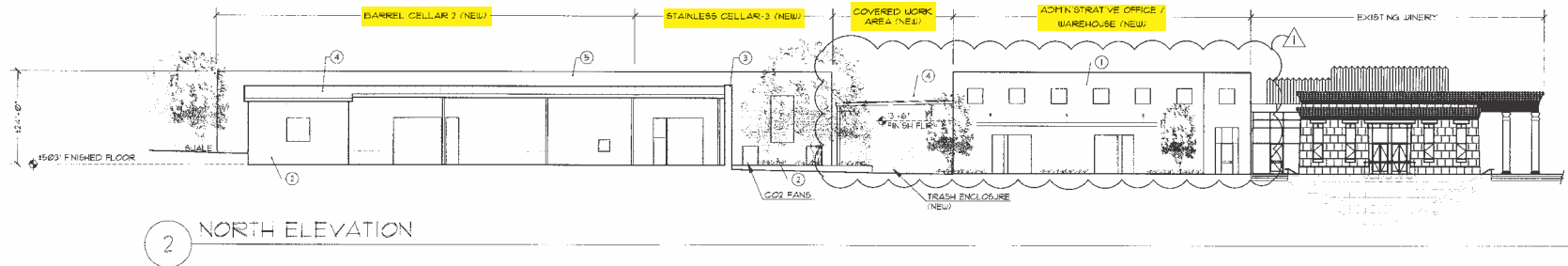
- INSTALL PEDESTRIAN RATED PCC
- INSTALL TRAFFIC RATED PCC
- INSTALL GLASS 2 AB
- INSTALL #8A

GRADING NOTES:

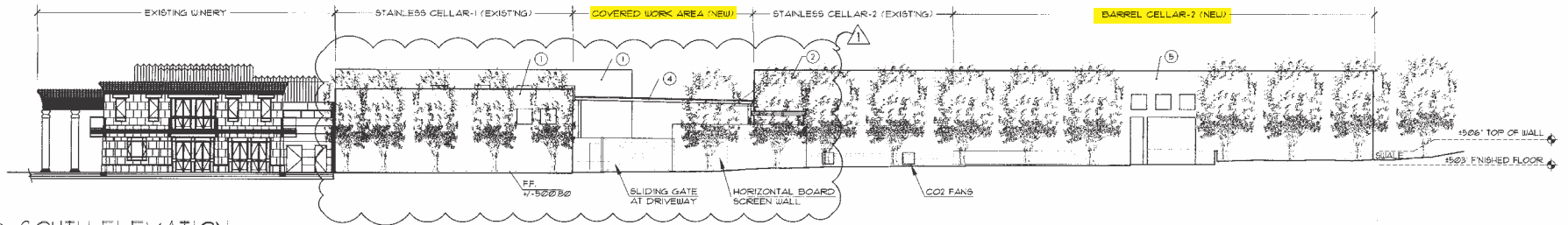
1. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR OVER EXCAVATION FILL PLACEMENT AND SUBSURFACE DRAINAGE RECOMMENDATIONS.
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PROPOSED CONDITIONS SOUTH - GRADING PLAN

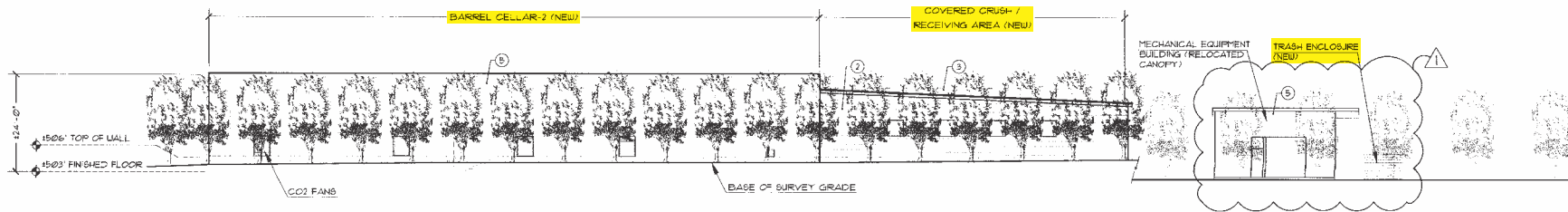
DARIOUSH WINERY



DARIOUSH WINERY

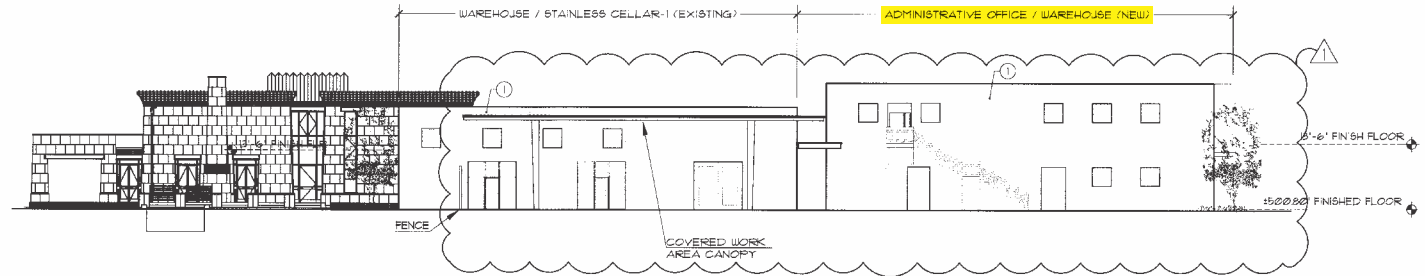


3 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

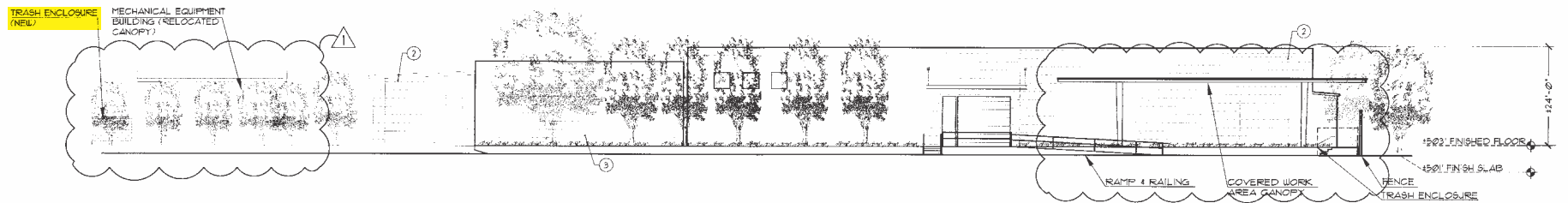


4 EAST ELEVATION
Scale: 1/16" = 1'-0"

DARIOUSH WINERY



5 EAST ELEVATION (EXISTING WAREHOUSE & NEW OFFICE WAREHOUSE)
Scale: 1/16" = 1'-0"



6 WEST ELEVATION AT CANOPY
Scale: 1/16" = 1'-0"