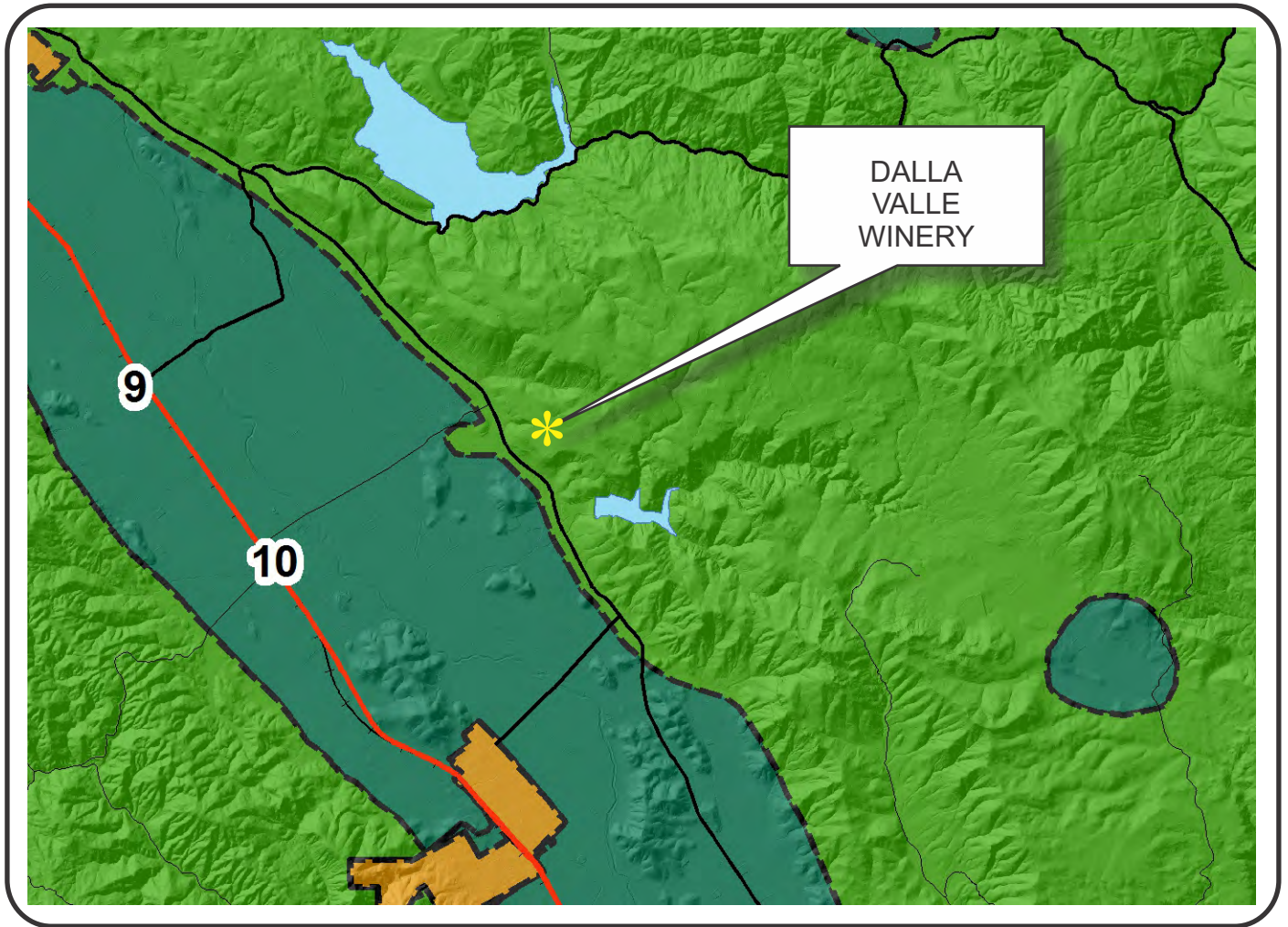


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## 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

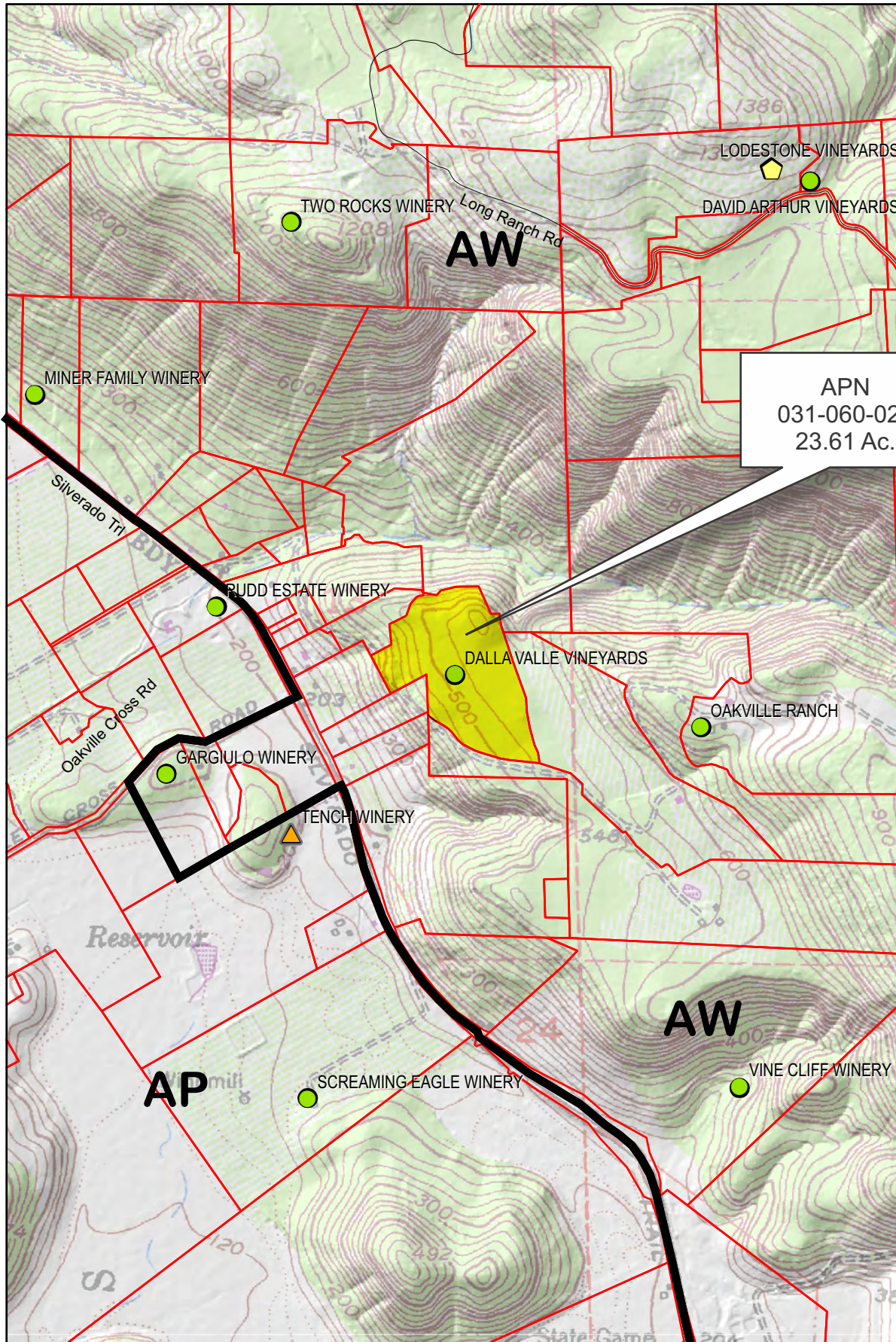
### TRANSPORTATION

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

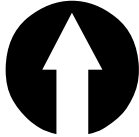
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
031-060-024  
09-04-2015  
8D MOD










APN  
031-060-024  
23.61 Ac.



**Legend**  
**Wineries**

- Status
-  Pending
  -  Approved
  -  Producing
  -  Zoning
  -  Parcels



# DALLA VALLE WINERY



Existing Conditions



# DALLA VALLE WINERY



© 2015 Google

Google earth

0 600 1,200 2,400 3,600 4,800 Feet

## Existing Conditions Detail

09-04-2015

8D

MOD

00

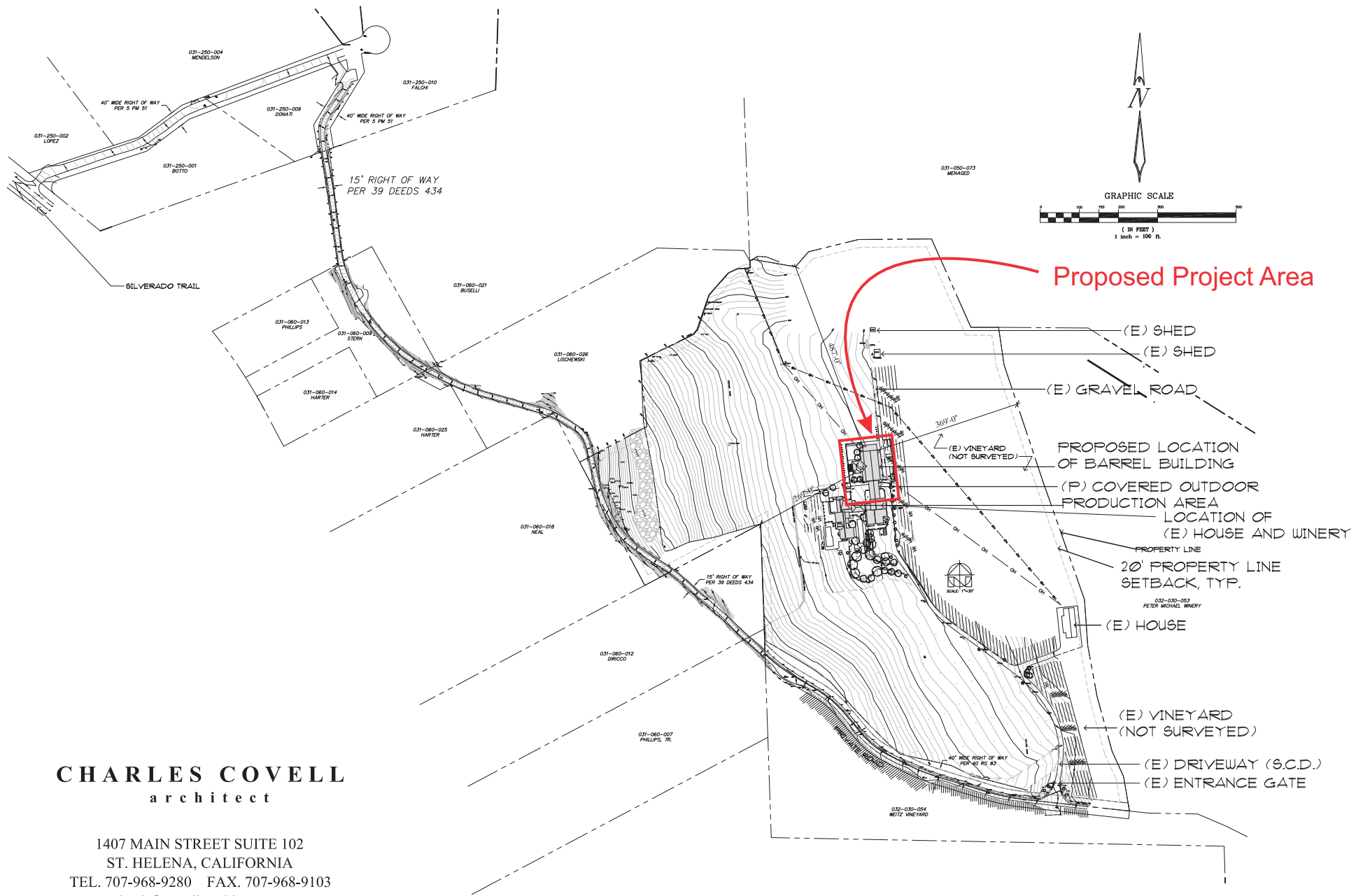


Napa County Conservation  
Development and Planning Department

P14-00121\_Dalla\_Valle\_Winery\_mod1.cdr



# DALLA VALLE WINERY



**CHARLES COVELL**  
architect

1407 MAIN STREET SUITE 102  
ST. HELENA, CALIFORNIA  
TEL. 707-968-9280 FAX. 707-968-9103  
chuck@covell-architect.com

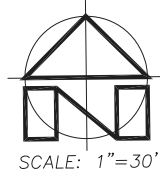
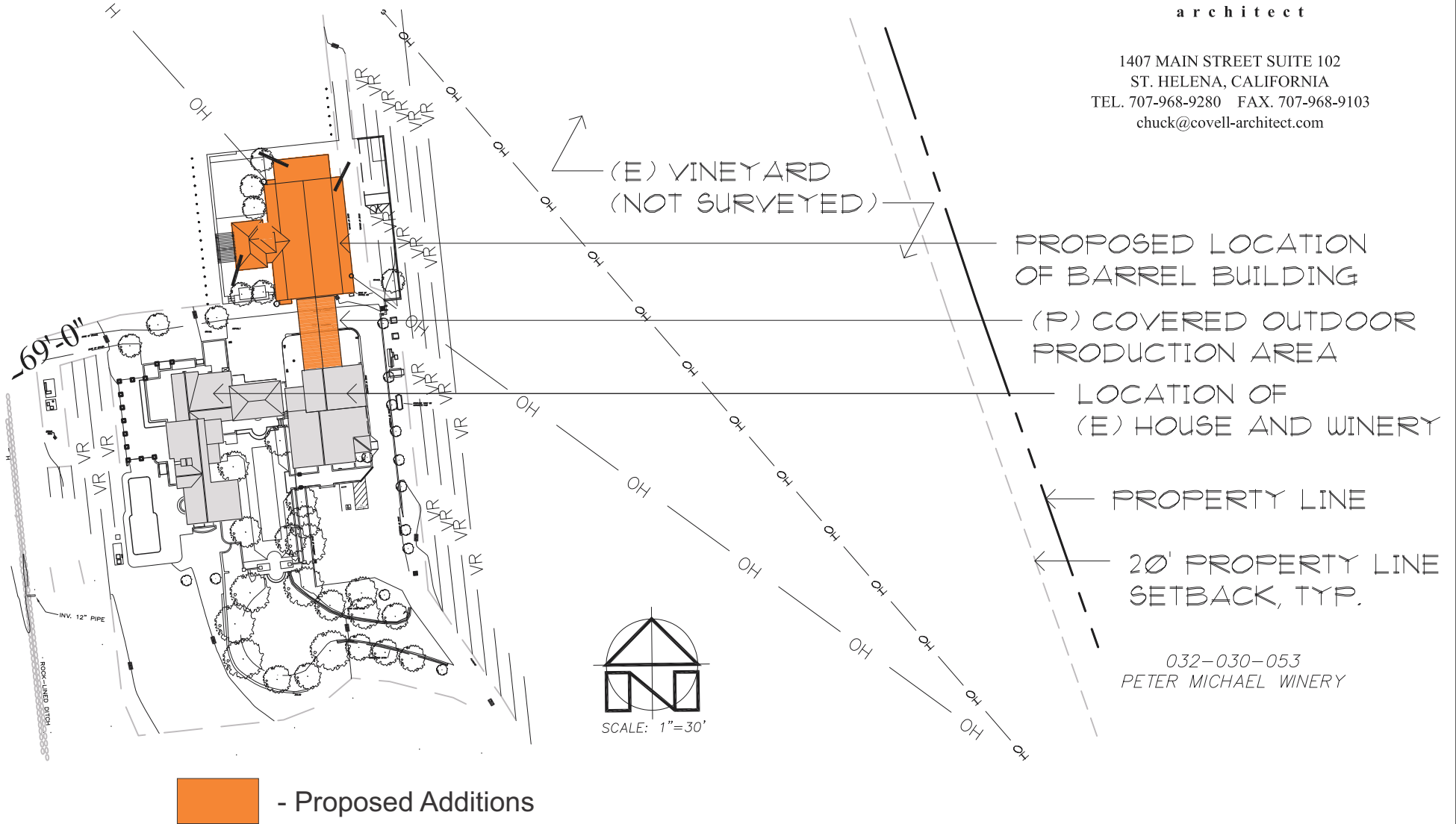
Site Plan



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 - Proposed Additions

032-030-053  
PETER MICHAEL WINERY

## Site Plan Details



# DALLA VALLE WINERY

## BUILDING AREAS & OCCUPANT LOADS:

Proposed Barrel Building:				
RM #	ROOM NAME	AREA (S.F.)	OCC. TYPE	OCCUPANT LOAD
<b>DOWNSTAIRS</b>				
01	BARREL RM	2688.0	S-I	500
02	ALCOVE	130.8	S-I	300
03	LAB	353.5	F-I	200
04	VINEYARD STOR	305.2	F-I	300
05	CRUSH EQUIP	179.2	F-I	300
06	MECH. ROOM	179.2	F-I	300
07	WORK ROOM	96.9	F-I	200
08	ENTRYWAY	33.3	B	100
09	STAIR	83.7	N/A	
10	FOYER	67.3	B	100
11	W.C.	66.4	B	100
12	CHEMICAL STOR	89.2	S-I	300
13	VESTIBULE	161.5	B	100
14	MECHANICAL ROOM 2	19.8	N/A	
15	MECHANICAL ROOM 1	29.8	N/A	
<b>TOTAL DOWN:</b>		<b>4928 SQ. FT.</b>		<b>24</b>
<b>UPSTAIRS</b>				
201	CONF./BLENDING	333.3	B	100
202	LANDING	126.1	B	100
203	MECHANICAL ROOM	12.4	N/A	
<b>TOTAL UP:</b>		<b>472 SQ. FT.</b>		<b>6</b>
<b>COVERED OUTDOOR PRODUCTION AREA:</b>		<b>1272 SQ. FT.</b>	N/A	

### Existing Winery:

ROOM NAME	AREA (S.F.)
PRODUCTION AREA	324.3
PRODUCTION AREA 2	655.3
MECHANICAL ROOM	90.7
CIRCULATION	27.1
<b>(E) PRODUCTION TOTAL:</b>	<b>1797 SQ. FT.</b>
OFFICE ROOM 1	223.6
OFFICE ROOM 2	327.5
ENTRY	84.5
W.C.	60.0
DRY STORAGE 1	223.6
DRY STORAGE 2	22.7
<b>(E) ACCESSORY TOTAL:</b>	<b>1042 SQ. FT.</b>

### Total Existing and Proposed:

(E) PRODUCTION AREA	1797
(P) PRODUCTION AREA	5395
<b>PRODUCTION TOTAL:</b>	<b>7192</b>
(E) ACCESSORY AREA	1042
(P) ACCESSORY AREA	1276
<b>ACCESSORY TOTAL:</b>	<b>2318</b>
<b>ACCESSORY TO PRODUCTION RATIO:</b>	
<b>31% ACCESSORY</b>	

## OCCUPANCY TYPE:

### PROPOSED BARREL BUILDING:

#### MIXED USE

B: A BUILDING OR STRUCTURE, OR A PORTION THEREOF, USED FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

S-I: MODERATE-HAZARD STORAGE OCCUPANCIES INCLUDING BUILDINGS OCCUPIED FOR STORAGE USES THAT ARE NOT CLASSIFIED AS GROUP S-1.

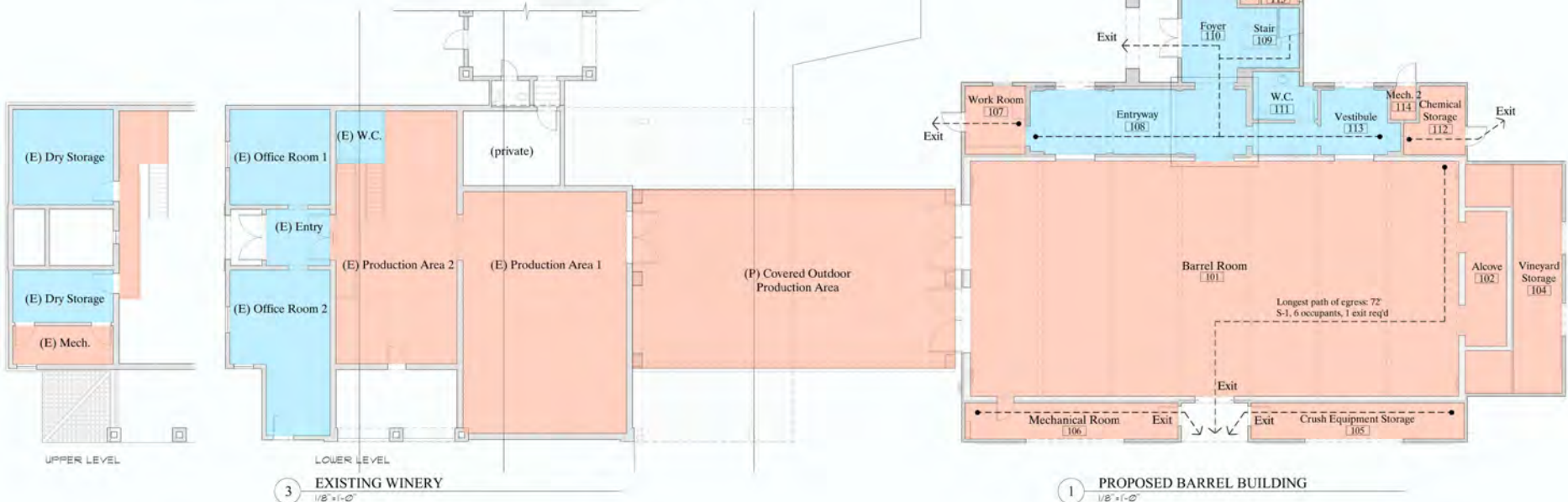
F-I: MODERATE HAZARD FACTORY INDUSTRIAL OCCUPANCIES INCLUDE USES WHICH ARE NOT CLASSIFIED AS FACTORY INDUSTRIAL F-1 LOW HAZARD.

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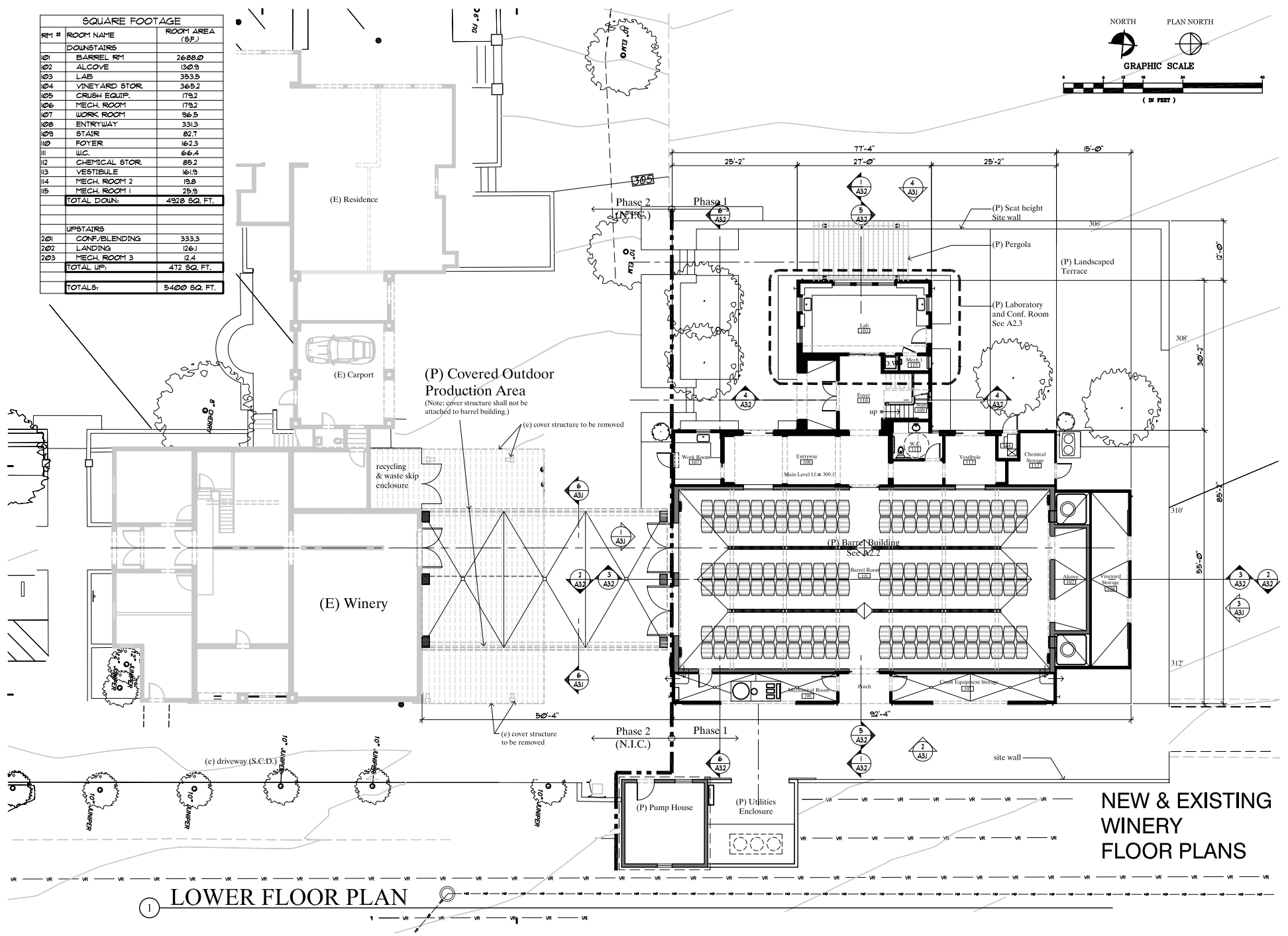
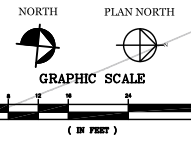
2 UPPER FLOOR PLAN  
1/8" = 1'-0"





# DALLA VALLE WINERY

SQUARE FOOTAGE		
RM #	ROOM NAME	ROOM AREA (SF.)
<b>DOWNSTAIRS</b>		
01	BARREL RM	2688.0
02	ALCOVE	130.3
03	L.A.B.	353.5
04	VINEYARD STOR.	365.2
05	CRUSH EQUIP.	178.2
06	MECH. ROOM	178.2
07	WORK ROOM	96.5
08	ENTRYWAY	331.3
09	STAIR	82.7
10	FOYER	162.3
11	W.C.	64.4
12	CHEMICAL STOR.	85.2
13	VESTIBULE	161.9
14	MECH. ROOM 2	19.8
15	MECH. ROOM 1	25.9
<b>TOTAL DOWN:</b>		<b>4928 SQ. FT.</b>
<b>UPSTAIRS</b>		
201	CONF. BLENDING	333.3
202	LANDING	126.1
203	MECH. ROOM 3	12.4
<b>TOTAL UP:</b>		<b>472 SQ. FT.</b>
<b>TOTALS:</b>		<b>5400 SQ. FT.</b>



① LOWER FLOOR PLAN

**NEW & EXISTING  
WINERY  
FLOOR PLANS**



# DALLA VALLE WINERY

SQUARE FOOTAGE		
RM #	ROOM NAME	ROOM AREA (SF)
DOWNSTAIRS		
01	BARREL RM	2688.0
02	ALCOVE	130.3
03	L.A.B.	353.5
04	VINEYARD STOR.	365.2
05	CRUSH EQUIP.	179.2
06	MECH. ROOM	179.2
07	WORK ROOM	96.5
08	ENTRYWAY	331.3
09	STAIR	82.7
10	FOYER	162.3
11	W.C.	66.4
12	CHEMICAL STOR.	89.2
13	VESTIBULE	161.9
14	MECH. ROOM 2	19.8
15	MECH. ROOM 1	29.9
TOTAL DOWN:		4928 SQ. FT.
UPSTAIRS		
201	CONF. BLENDING	333.3
202	LANDING	126.1
203	MECH. ROOM 3	12.4
TOTAL UP:		472 SQ. FT.
TOTALS:		5400 SQ. FT.

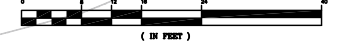
NORTH PLAN NORTH



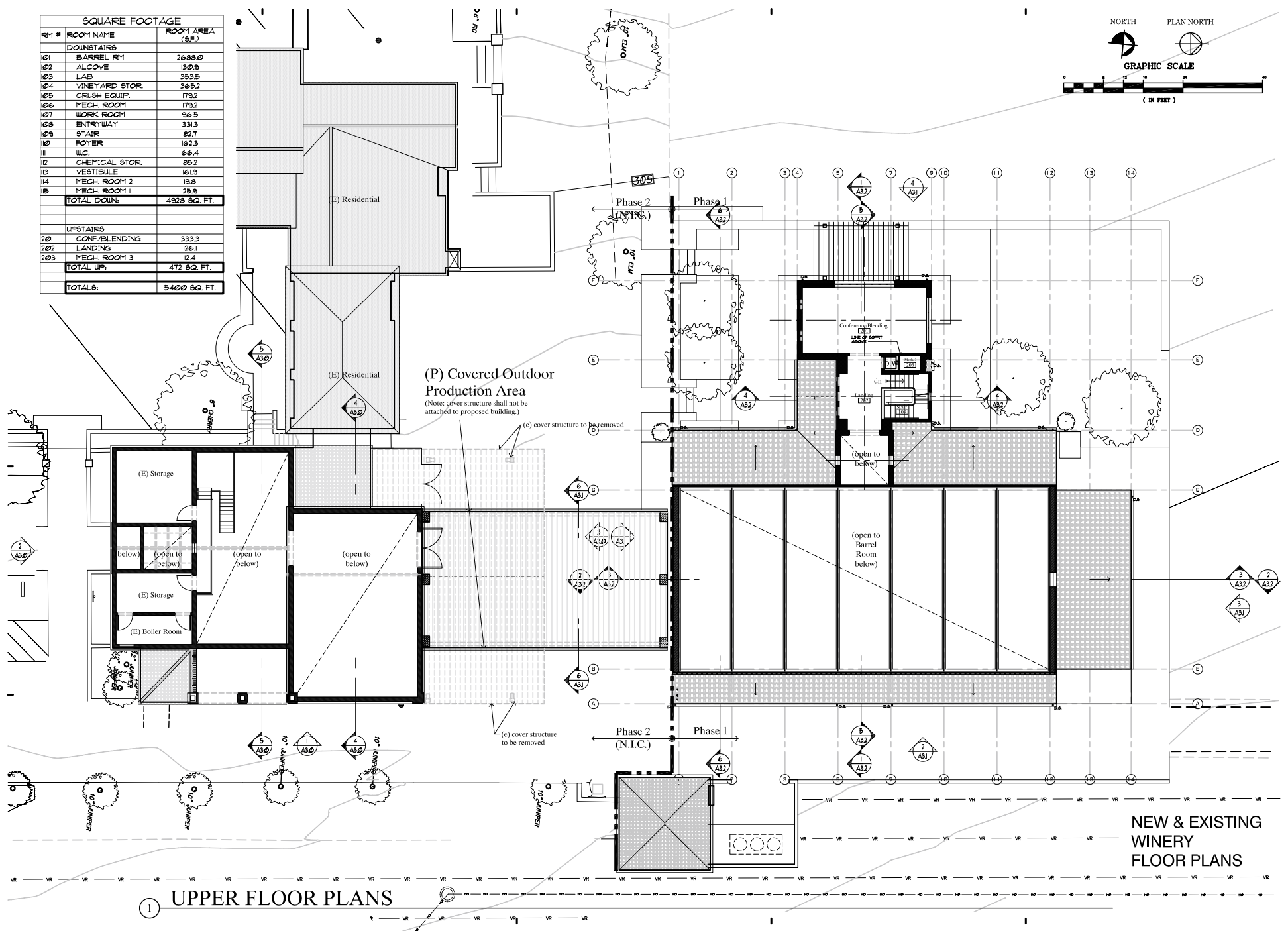
PLAN NORTH



GRAPHIC SCALE



( IN FEET )



1 UPPER FLOOR PLANS

NEW & EXISTING  
WINERY  
FLOOR PLANS



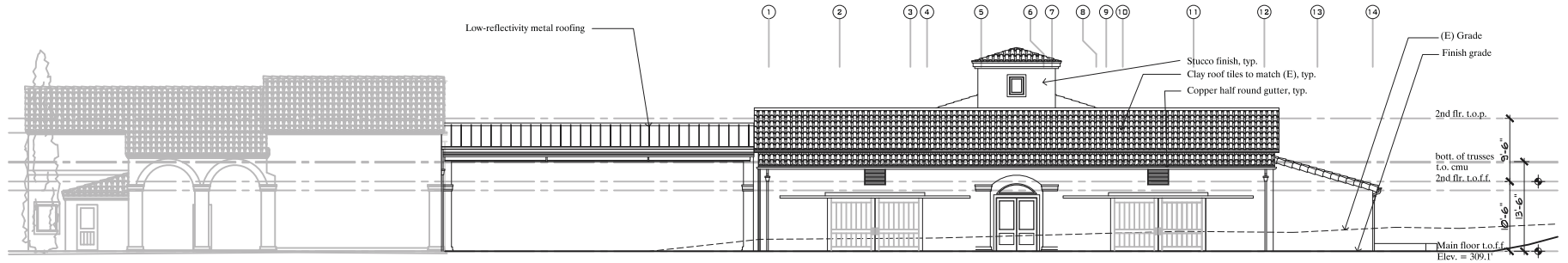
# DALLA VALLE WINERY



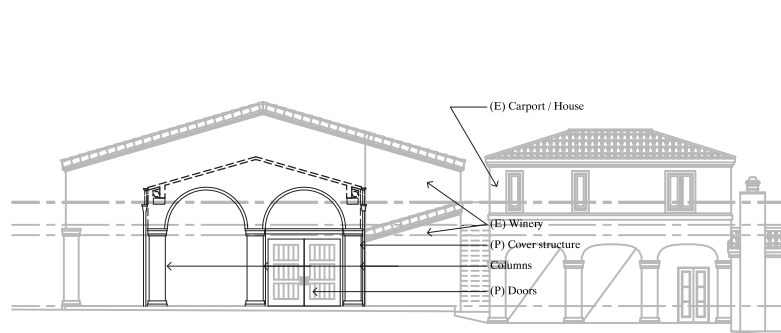
4 WEST ELEVATION



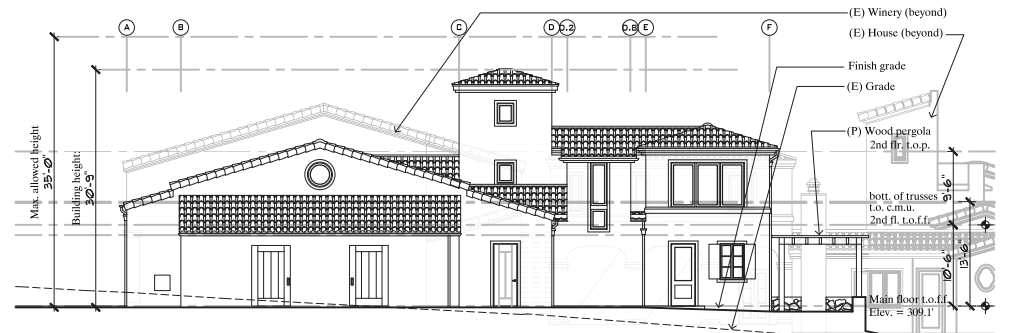
1 SOUTH ELEVATION



2 EAST ELEVATION



6 SECTION (FUTURE CRUSH PAD COVER)



3 NORTH ELEVATION

## ALT. EXTERIOR ELEVATIONS



# DALLA VALLE WINERY



1

## VIEW DIRECTION MAP: VICINITY

Not to Scale



# DALLA VALLE WINERY



2 VIEW DIRECTION MAP: SITE  
Not to Scale



# DALLA VALLE WINERY



① VIEW 1: FROM SILVERADO TRAIL

Before



After



② VIEW 2: FROM HIGHWAY 29

Before



After



# DALLA VALLE WINERY



① VIEW 3: FROM OAKVILLE AT GROTH Before

After



② VIEW 4: FROM HIGHWAY 128 Before

After



# DALLA VALLE WINERY



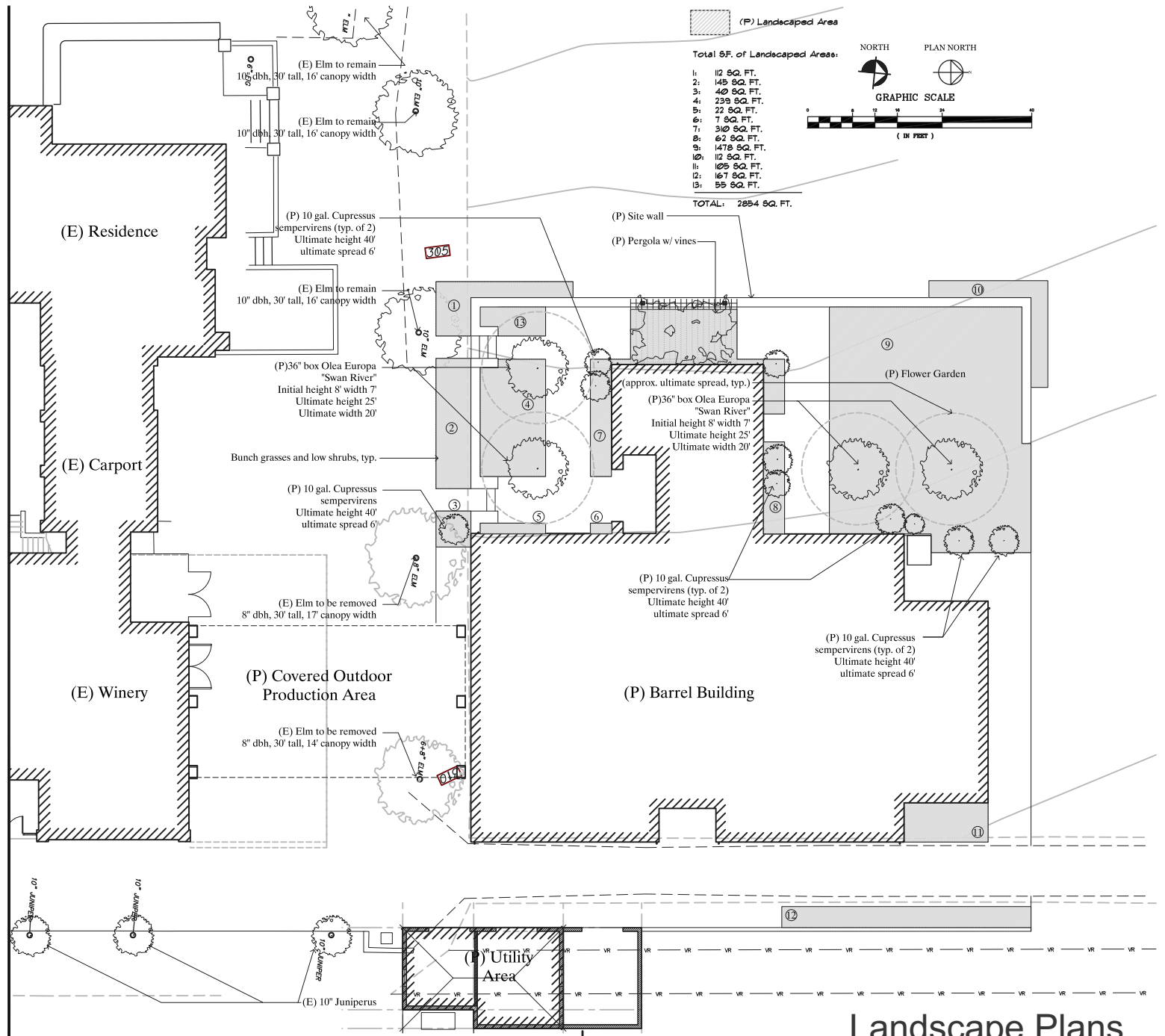
① WEST ELEVATION

ALT. EXTERIOR  
ELEVATIONS

# DALLA VALLE WINERY

## Landscape Maintenance Program:

1. Install all new plants per "firewise" guidelines, typ.
2. Provide defensible space from structures for firefighters access. Groundcover, planting bed, pathways or lawn are to occupy this area. Remove any dead trees.
3. Within 50 feet of structure remove any sick dying and dead trees and remove excessive dead wood and foliage.
4. Cedrus Deodarus: Plant in late spring or early fall. Irrigate regularly its first year. After that, watering can be reduced. Fertilize in the spring with a 3-1-2 fertilizer. Any pruning desired of lower branches should be in winter.
5. Olea Europa: Plant the tree as much as 6" above grade as a hedge against any subsidence that may occur over time. The square outline of the boxed root ball should be visible after the tree has been planted, backfill compacted, watered in and the area graded. The planting hole should be no deeper than necessary to keep the crown of the tree 6" above grade. Once the tree has been placed in the planting hole and properly orientated, the bracing and bands can be removed.  
  
Backfill, tamp and water at a slow rate to help settle and compact soil. Back fill should only consist of native soil or sand amended native soil. A light surface mulch can be incorporated in the top 4" to 6" once back filling, water settling and final grade are established.  
  
Initial irrigations should be directed towards keeping the transplanted soil root ball moist. If the trees are to be immediately placed on drip irrigation, make sure at least one emitter is near the base of the trunk(s). Where possible flood or basin irrigate transplanted trees for the first couple of irrigations to promote backfill settling and compaction.
6. Cupressus sempervirens: Dig hole shallower than the root ball and at least twice the width. Loosen the soil in the planting hole. Separate the roots gently and position them downward in the hole. The top of the root flare, where the roots end and the trunk begins, should be about an inch above the surrounding soil. Then make sure the tree is exactly vertical in the hole. To make it just right, use a level. Backfill, applying water to remove air pockets. Remove debris like stones and grass and completely break up any dirt clumps. Water again after the transplant is complete. Place mulch around each tree to a depth of 2"-3" up to but not touching the trunk.
7. Low shrubs, bunch grasses and flower plantings by owner, typ. and are not in contract.
8. Soils contaminated by construction activities, or debris including but not limited to plaster, cement, paint and solvents shall be removed and replaced by general contractor with fertile, clean sandy loam capable of sustainable healthy plant life.
9. Trees shall be staked 2-2" dia. x 8' lodgepole pine tree stakes and 2 tree ties, multi stem trees 24" and larger to be guyed with 3 wiree/turnbuckle/stake assemblies per tree.
10. Landscape contractor shall guarantee all new plantings in contract for the duration of six months. The guarantee period shall begin after the final inspection and approval. Contractor to provide a 60 day established maintenance period from that date.
11. All new 5 gallon, to 15 gallon plants to have gopher wire protection.



## Landscape Plans