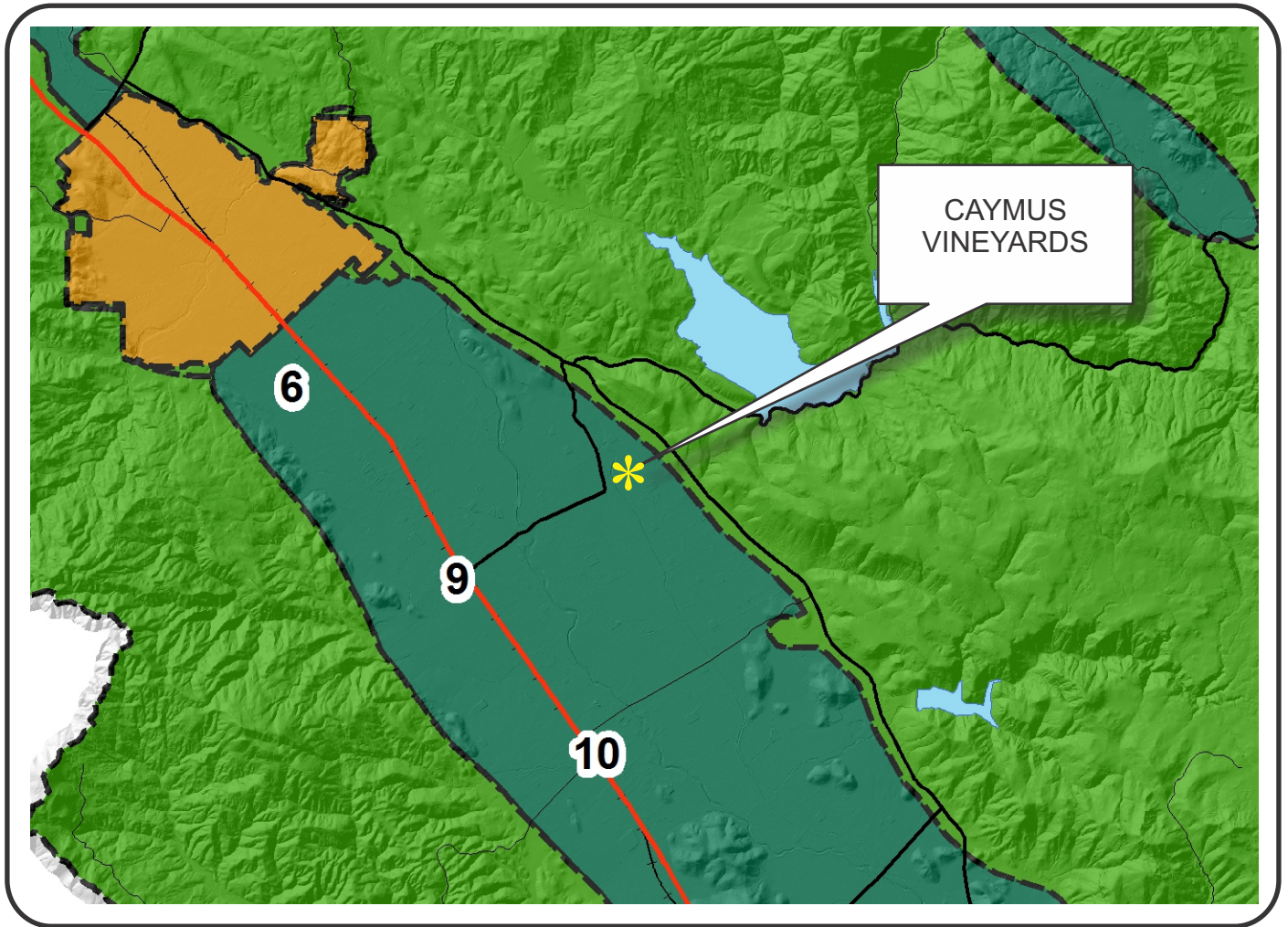


“P”

Graphics

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

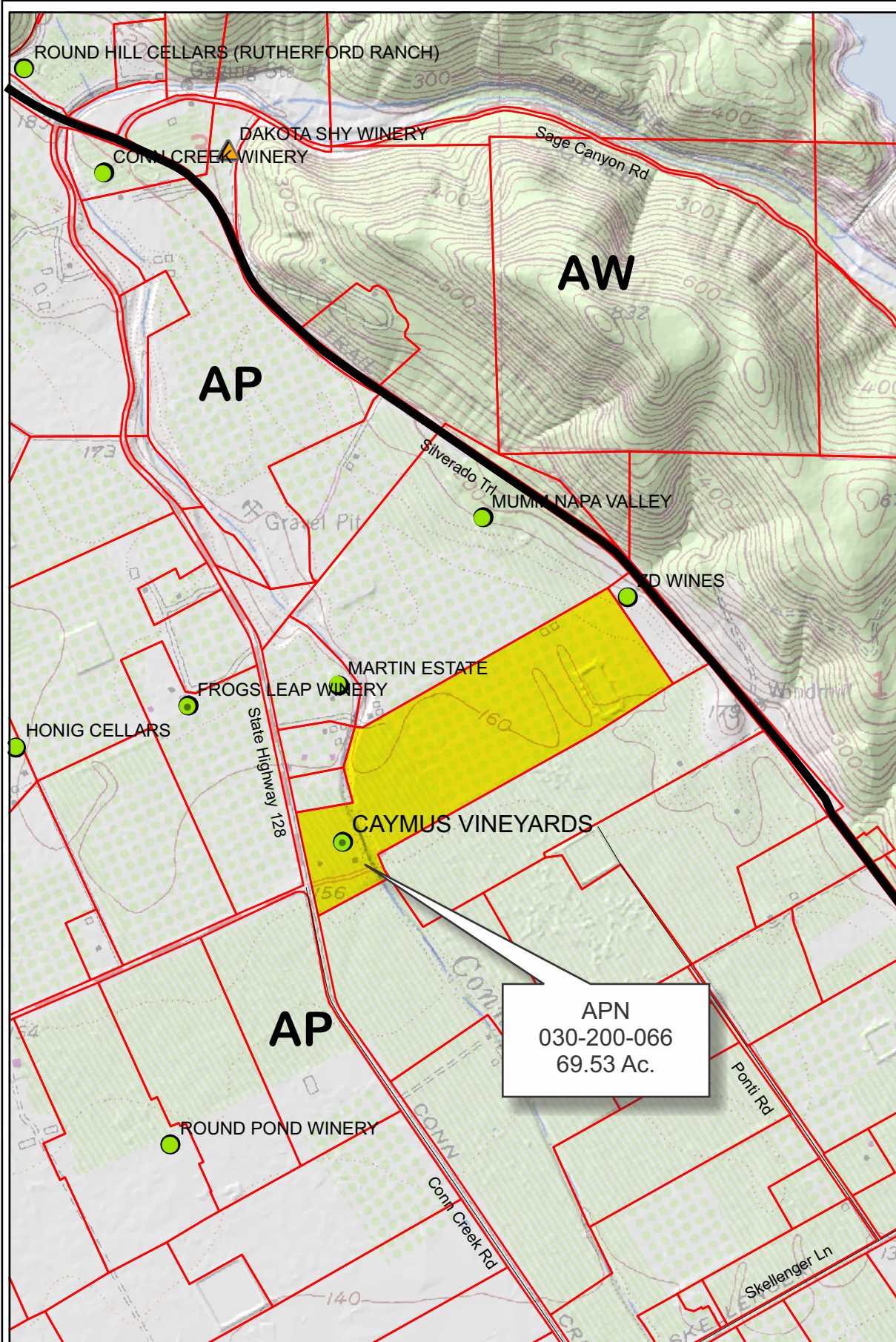
TRANSPORTATION

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

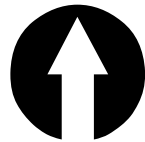
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
030-200-066
02-03-2016
8C MOD

CAYMUS VINEYARDS



APN
030-200-066
69.53 Ac.

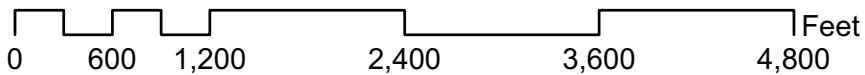


Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- ▭ Approved
- ▴ Pending
- Unknown
- ▭ Zoning
- ▭ Parcels



CAYMUS VINEYARDS

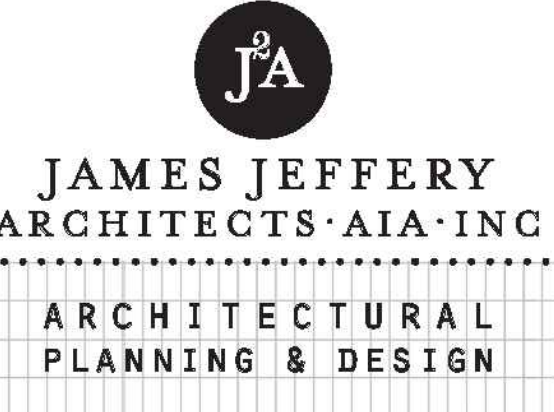


Google earth

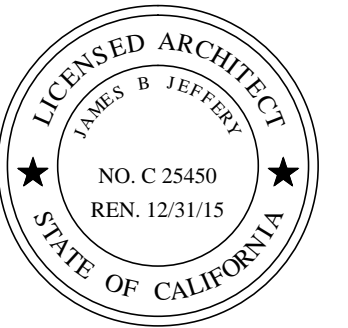
Existing Conditions Detail

CAYMUS VINEYARDS

8700 CONN CREEK ROAD
RUTHERFORD, CALIFORNIA



2107 JEFFERSON STREET
NAPA, CALIFORNIA 94559
PH (707) 226-7041 FX (707) 226-1590



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CONTACT INFORMATION

OWNER
CAYMUS VINEYARDS
8700 CONN CREEK RD.
RUTHERFORD, CA. 94573
CONTACT: CHUCK WAGNER
PHONE (707) 963-4204

APPLICANT
FARELLA BRAUN + MARTEL, LLP
235 MONTGOMERY ST.
SAN FRANCISCO, CA. 94104
CONTACT: KATHERINE PHILIPPAKIS
PHONE (707) 967-4000

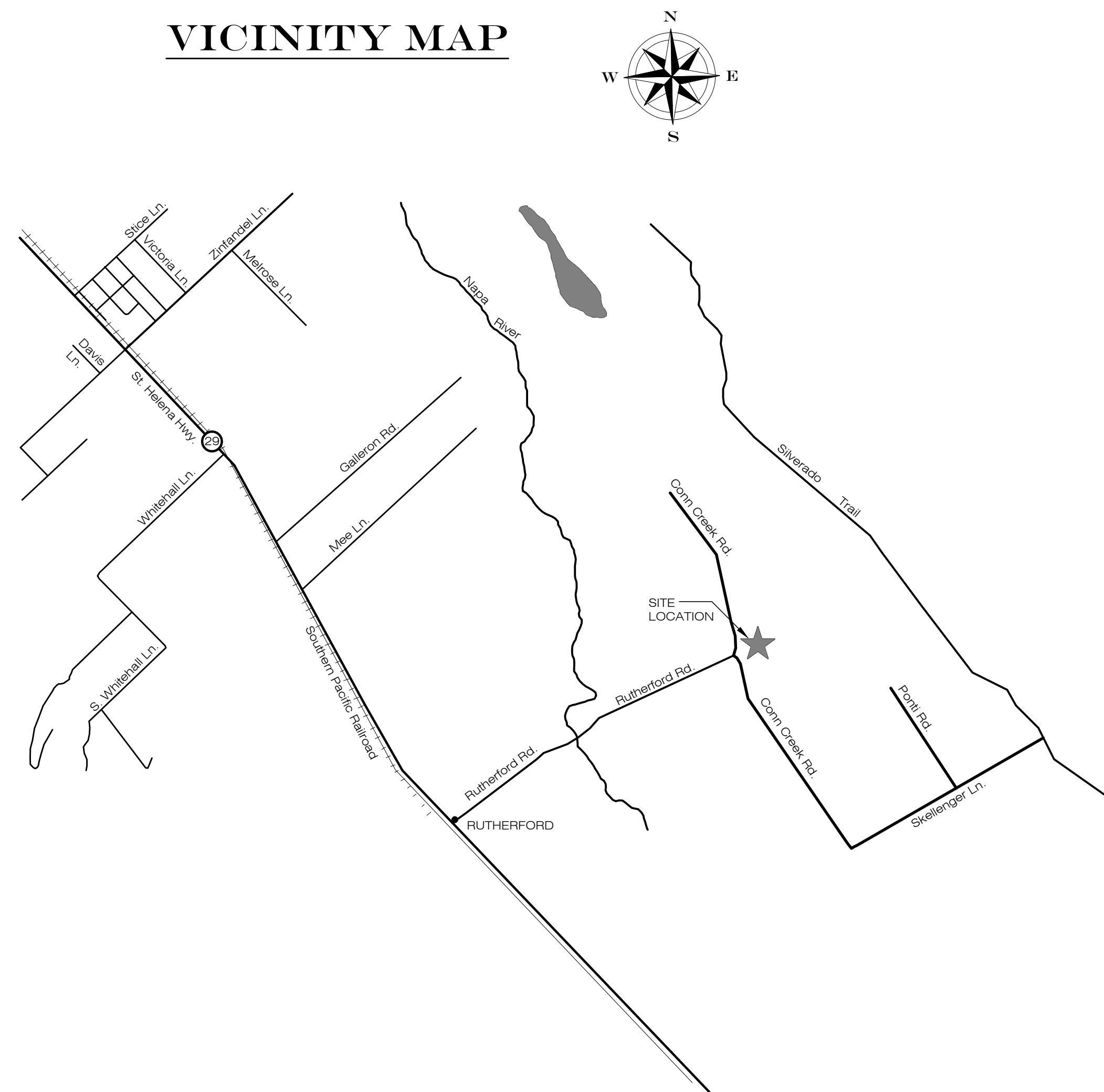
ARCHITECT
JAMES JEFFERY ARCHITECTS AIA, INC.
2107 JEFFERSON ST.
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CONTACT: JAMES JEFFERY
PHONE (707) 226-7041

CIVIL
SUMMIT ENGINEERING, INC.
463 AVIATION BLVD., STE 200
SANTA ROSA, CA. 95403
CONTACT: GRUA GIACONI
PHONE (707) 527-0775

CIVIL
APPLIED CIVIL ENGINEERING, INC.
2074 WEST LINCOLN AVE
NAPA, CA. 94558
CONTACT: MIKE MUELRAETH
PHONE (707) 320-4988

LANDSCAPE ARCHITECT
BERGHOFF DESIGN GROUP
7000 EAST MCDOWELL ROAD, SUITE 100
SCOTTSDALE, ARIZONA 85257
CONTACT: TAYLOR PENUNURI
PHONE (480) 481-3433

VICINITY MAP



INDEX TO DRAWINGS

COVERSHEET

A0.1 VICINITY MAP / DRAWING INDEX / BUILDING DATA

CIVIL

- UP1 OVERALL SITE PLAN
- UP2 WINERY SITE PLAN
- UP3 GRADING PLAN
- UP4 WASTEWATER TREATMENT PLAN
- UP5 CONCEPT WASTEWATER UTILITY PLAN
- UP6 DRAINAGE & DIVERSION PLAN
- UP7 CREEK CROSSING UTILITY PLAN

ARCHITECTURAL

- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A1.2 PROPOSED WINERY DEVELOPMENT AREA
- A1.3 WINERY COVERAGE AREA
- A2.1 BUILDING 3 - EXISTING FLOOR PLAN
- A2.2.1 BUILDING 4 - EXISTING FLOOR PLAN
- A2.2.2 BUILDING 4 - PROPOSED FLOOR PLAN
- A2.3.1 BUILDING 5 - EXISTING FLOOR PLAN
- A2.3.2 BUILDING 5 - PROPOSED FIRST FLOOR PLAN
- A2.3.3 BUILDING 5 - PROPOSED SECOND FLOOR PLAN
- A2.4.1 GREENHOUSE - PROPOSED FLOOR PLAN
- A2.4.2 GREENHOUSE - PROPOSED ROOF PLAN
- A2.4.3 GREENHOUSE - PROPOSED EXTERIOR ELEVATIONS
- A2.4.4 GREENHOUSE - PROPOSED BUILDING HEIGHT RELATIONSHIP
- A2.4.5 GREENHOUSE - PROPOSED SECTION
- A2.5 BUILDING 2 - EXISTING FLOOR PLAN
- A2.6 BUILDING 6, 7 & 8 - EXISTING FLOOR PLAN
- A2.7 BUILDING 9 - EXISTING FLOOR PLAN
- A3.1 EXISTING BUILDING EXTERIOR PHOTOS
- A3.2 EXISTING BUILDING EXTERIOR PHOTOS
- A3.3 BUILDING 4 - EXTERIOR ELEVATIONS
- A3.4 BUILDING 5 - EXTERIOR ELEVATIONS
- A3.5 BUILDING 5 - EXTERIOR ELEVATIONS
- A3.6 BUILDING 5 - SECTION

LANDSCAPE

- PP.1 OVERALL PLANTING PLAN
- PP.2 PLANTING PLAN
- PP.3 PLANTING PLAN
- PP.4 PLANTING PLAN
- PP.5 PLANTING PLAN
- HZ.1 HYDROZONE SITE PLAN
- HZ.2 HYDROZONE PLAN
- HZ.3 HYDROZONE PLAN
- HZ.4 HYDROZONE PLAN
- HZ.5 HYDROZONE PLAN

REVISION	DATE
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2 PLANNING RESUBMITTAL SET	1-19-2016

PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.

RUTHERFORD, CALIFORNIA

SHEET CONTENTS

VICINITY MAP
DRAWING INDEX
CONTACT INFORMATION

SCALE

DRAWN BY _____ DPD

CHECKED BY _____ JBU

JOB NO. _____ 12-016

SHEET NO.

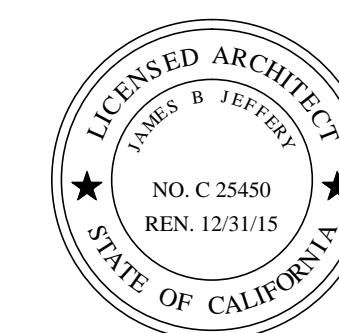
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AP# 030 200 066

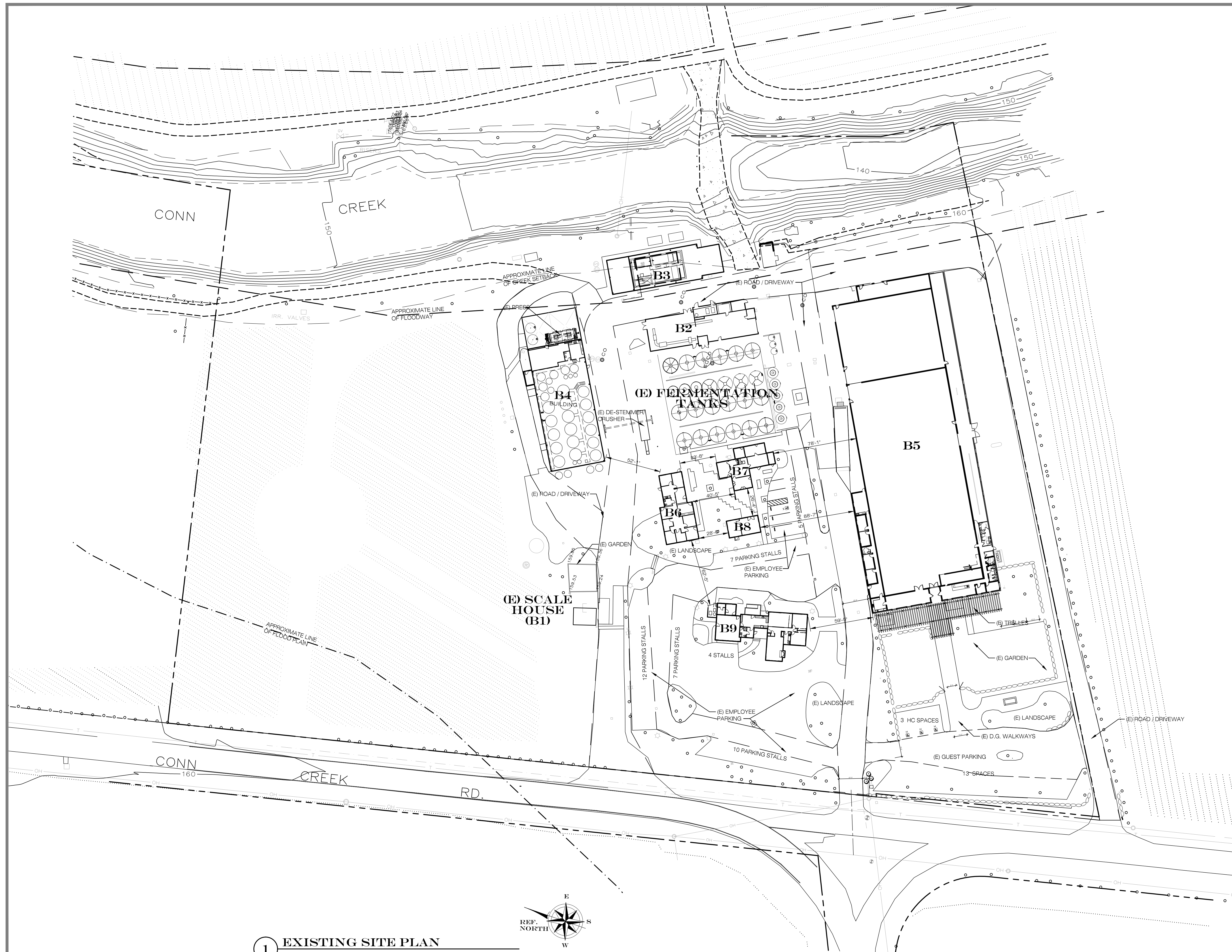


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ARCHITECTS·AIA·INC
ARCHITECTURAL
PLANNING & DESIGN

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PROJECT
CAYMUS VINEYARDS

8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS
EXISTING SITE PLAN

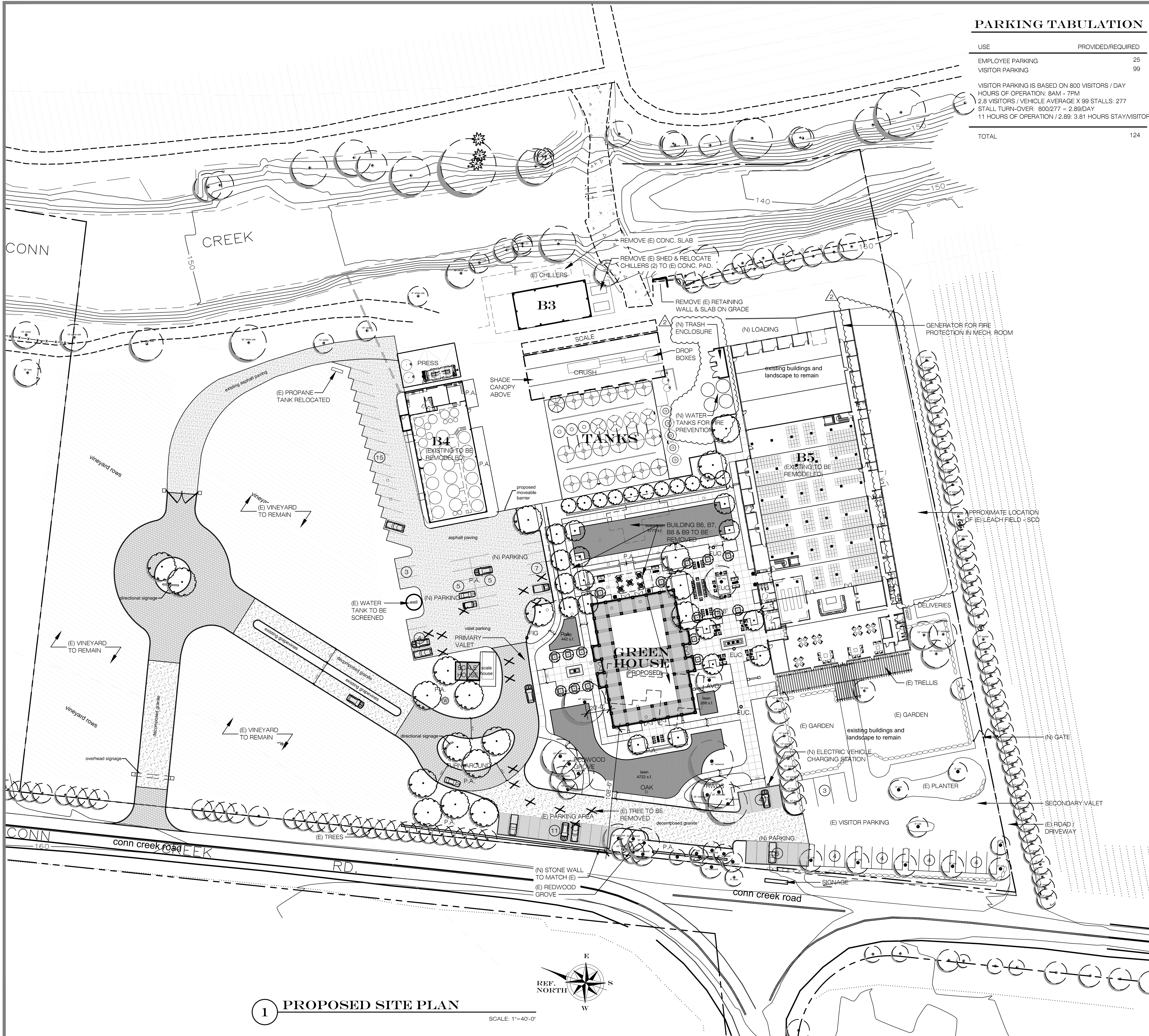
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DRAWN BY	DPD
CHECKED BY	JBJ
JOB NO.	12-016
SHEET NO.	

1 EXISTING SITE PLAN

SCALE: 1"=40'-0"

AP# 030 200 066

A1.0



PARKING TABULATION

USE	PROVIDED/REQUIRED
EMPLOYEE PARKING	25
VISITOR PARKING	99
VISITOR PARKING IS BASED ON 800 VISITORS / DAY HOURS OF OPERATION: 8AM - 7PM 2.8 VISITORS / VEHICLE AVERAGE X 99 STALLS: 277 STALL TURN-OVER: 800/277 = 2.89/DAY 11 HOURS OF OPERATION / 2.89: 3.81 HOURS STAY/VISITOR	
TOTAL	124

BUILDING DATA

BUILDING 3 (B3)	ACCESSORY (S.F.)	PRODUCTION (S.F.)
ROOM		
WASTE WATER FACILITY		1,800
BLDG 3 TOTAL		1,800

BUILDING 4 (B4)	ACCESSORY (S.F.)	PRODUCTION (S.F.)
ROOM		
101 TANK ROOM		4,862
102 STORAGE	103	
103 (E) EMP. KITCHEN		304
104 (E) EMP. RESTROOM		75
105 (E) EMP. BREAKROOM		241
106 (E) LAB		234
107 (E) RESTROOM	50	
108 STORAGE CLOS.	29	
201 (E) STORAGE	499	
202 (E) STORAGE	453	
BLDG 4 TOTAL	1,134	5,716

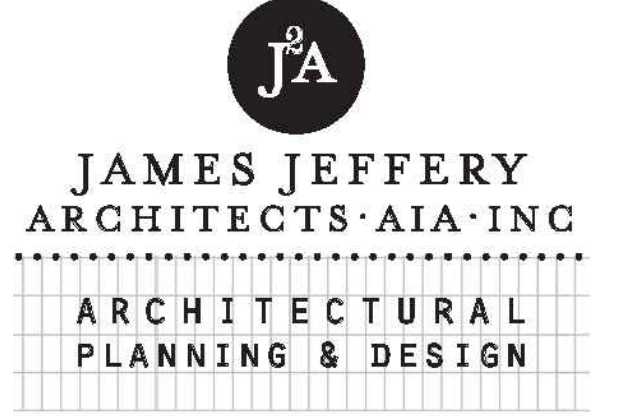
BUILDING 5 (B5)	ACCESSORY (S.F.)	PRODUCTION (S.F.)
ROOM		
101 TASTING RM.	4,496	
105 PAX PAID		989
106 KITCHEN	377	
106A VESTIBULE	-	
107 MENS	224	
108 JANITOR	25	
108A VESTIBULE		
109 WOMENS	224	
110 VESTIBULE	-	
111 (E) CONFERENCE	320	
112 OFFICE	131	
113 OFFICE	131	
114 RR	54	
115 OFFICE	131	
116 OFFICE	131	
117 STORAGE	97	
118 CORRIDOR	319	
119 BARREL STORAGE		13,364
120 OFFICE	134	
121 OFFICE	136	
122 OFFICE	136	
123 OFFICE	136	
124 OFFICE	136	
125 CASE GOODS		6,294
126 LOADING DOCK		1,567
127 MECH. ROOM		348
128 OFFICE	118	
129 OFFICE	118	
130 OFFICE	118	
131 OFFICE	118	
132 OFFICE	118	
133 RESTROOM	54	
134 CORRIDOR	510	
135 OFFICE	120	
136 OFFICE	110	
137 OFFICE	110	
138 STORAGE	54	
139 LOBBY	295	
140 RESTROOM	54	
141 EMP. BREAK RM	320	
142 OFFICE	119	
143 OFFICE	131	
144 OFFICE	131	
145 CORRIDOR	196	
146 STORAGE	38	
147 MENS	151	
148 CORRIDOR	361	
149 WOMENS HC	63	
150 WOMENS	124	
151 OFFICE	111	
152 OFFICE	83	
153 STORAGE	143	
154 STAIRS	134	
155 STAIRS	134	
201 DRY GOOD		13,963
BLDG 5 TOTAL	11,393	36,525

OUTDOOR PRODUCTION FACILITIES	ACCESSORY (S.F.)	PRODUCTION (S.F.)
ROOM		
CRUSH PAD		10,917
TANK FARM		15,458
PRESS PAD		1,730
RECEIVING AREA		11,915
OUTDOOR PRODUCTION TOTAL	40,020	40,020

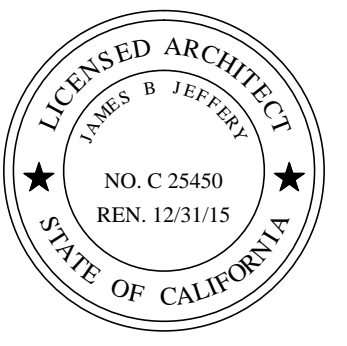
GREENHOUSE	ACCESSORY (S.F.)	PRODUCTION (S.F.)
ROOM		
101 PLANTING AREA		
102 PLANTING AREA		
103 WALKWAY	5,205	
GREENHOUSE TOTAL	5,205	8,279

SCALE HOUSE	ACCESSORY (S.F.)	PRODUCTION (S.F.)
ROOM		
SCALE HOUSE/WATER FILTERS	335	
SCALE HOUSE TOTAL	335	335

TOTAL PRODUCTION & ACCESSORY USES	ACCESSORY (S.F.)	PRODUCTION (S.F.)
	17,923	84,061
TOTAL ACCESSORY / PRODUCTION = 21.3%		101,984



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CAYMUS VINEYARDS

8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS

SITE PLAN / BUILDING DATA

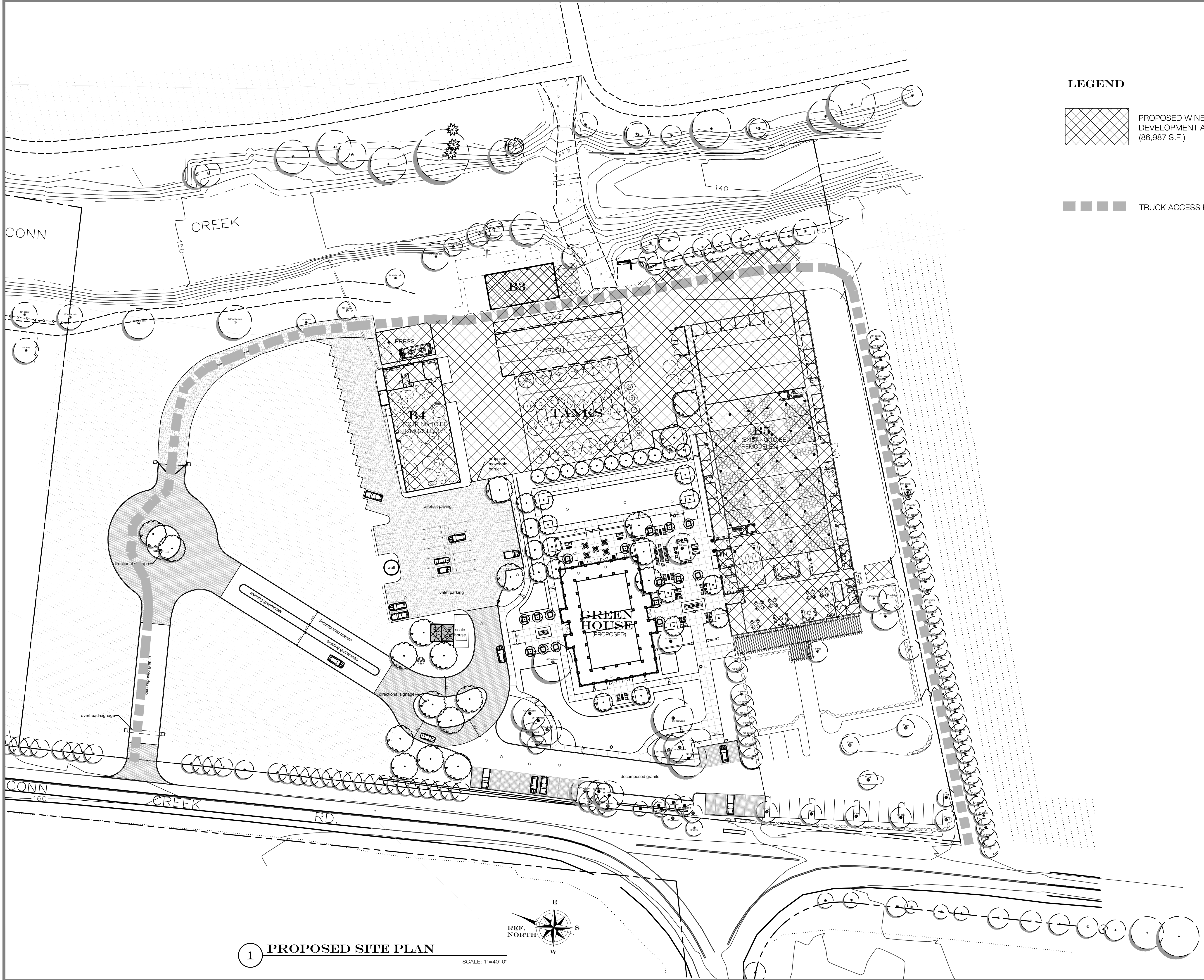
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	CHECKED BY	JBJ
	JOB NO.	12-016
	SHEET NO.	

1 PROPOSED SITE PLAN

SCALE: 1"=40'-0"



AP# 030 200 066



LEGEND

 PROPOSED WINERY DEVELOPMENT AREA (86,987 S.F.)

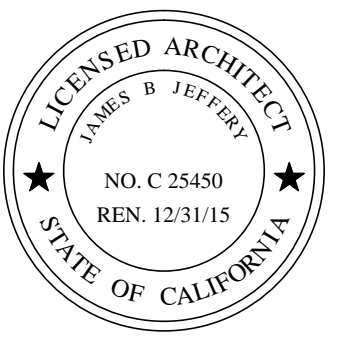
 TRUCK ACCESS ROAD



JAMES JEFFERY ARCHITECTS AIA INC

ARCHITECTURAL PLANNING & DESIGN

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PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS

WINERY DEVELOPMENT CALCULATION

SCALE	
DRAWN BY	DPD
CHECKED BY	JBJ
JOB NO.	12-016
SHEET NO.	

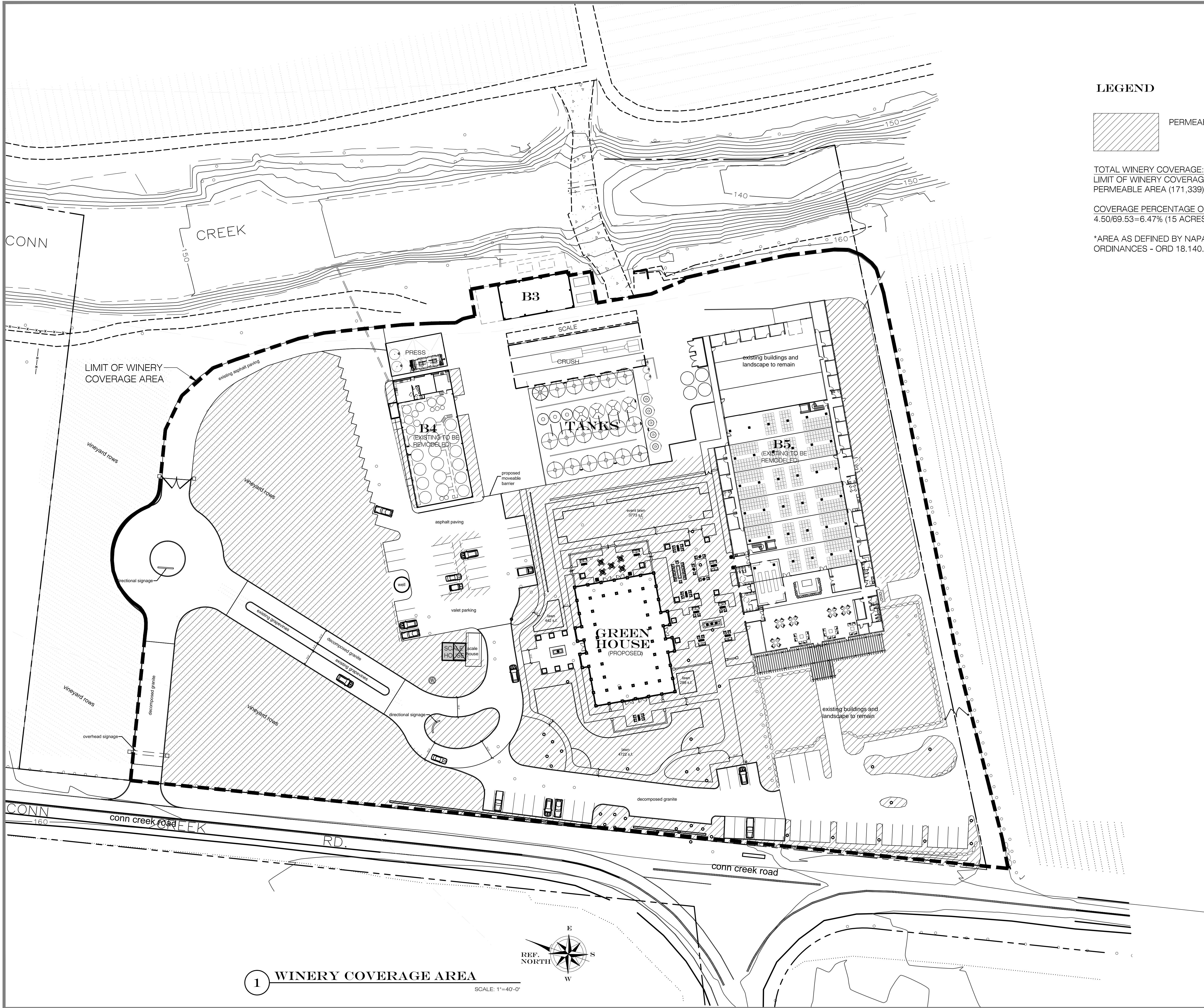
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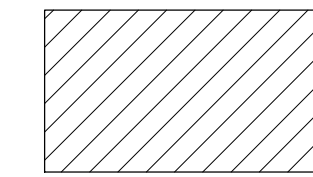
1 PROPOSED SITE PLAN

SCALE: 1"=40'-0"





LEGEND

 PERMEABLE AREA - 137,011 SF

TOTAL WINERY COVERAGE: *161,667 SF (4.50 ACRE)
 LIMIT OF WINERY COVERAGE AREA (333,006) LESS
 PERMEABLE AREA (171,339)

COVERAGE PERCENTAGE OF PARCEL:
 4.50/69.53=6.47% (15 ACRES ALLOWED)

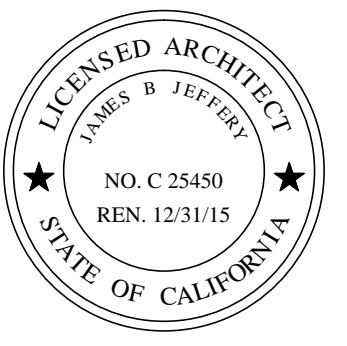
*AREA AS DEFINED BY NAPA COUNTY CODE OF
 ORDINANCES - ORD 18.140.220



**JAMES JEFFERY
 ARCHITECTS·AIA·INC**

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PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
 RUTHERFORD, CALIFORNIA

SHEET CONTENTS

**WINERY
 COVERAGE AREA**

SCALE	
DRAWN BY	DPD
CHECKED BY	JBW
JOB NO.	12-016
SHEET NO.	

AP# 030 200 066

A1.3

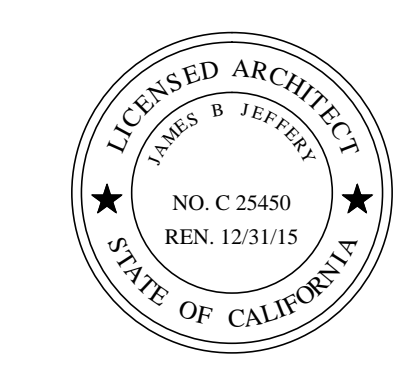
1 WINERY COVERAGE AREA
 SCALE: 1"=40'-0"





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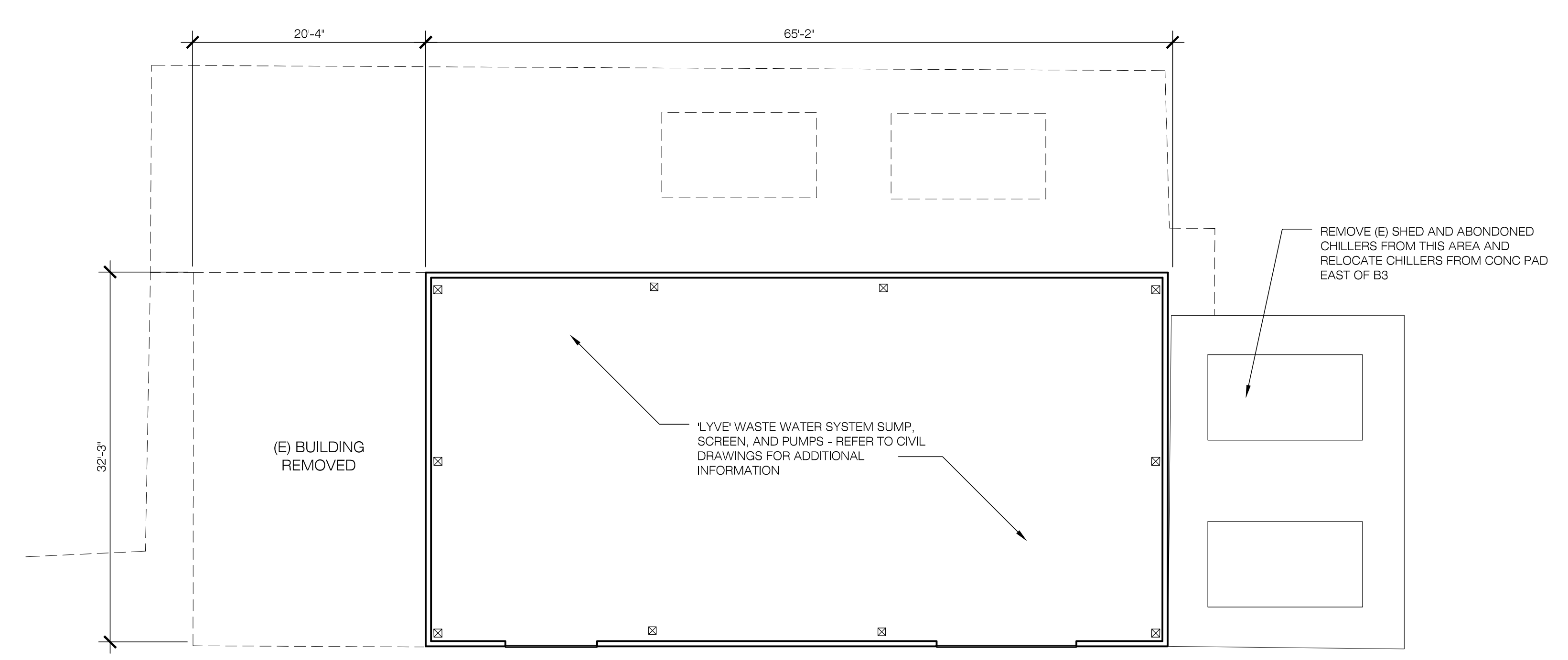
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BUILDING DATA

BUILDING 3 (B3)	ACCESSORY (S.F.)	PRODUCTION (S.F.)
ROOM		
WASTE WATER FACILITY		1,800
BLDG 3 TOTAL	1,800	1,800



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PROJECT

CAYMUS VINEYARDS

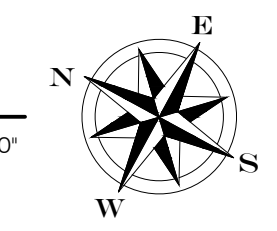
8700 CONN CREEK RD.
 RUTHERFORD, CALIFORNIA

SHEET CONTENTS

BUILDING "B3"
EXISTING FLOOR PLAN

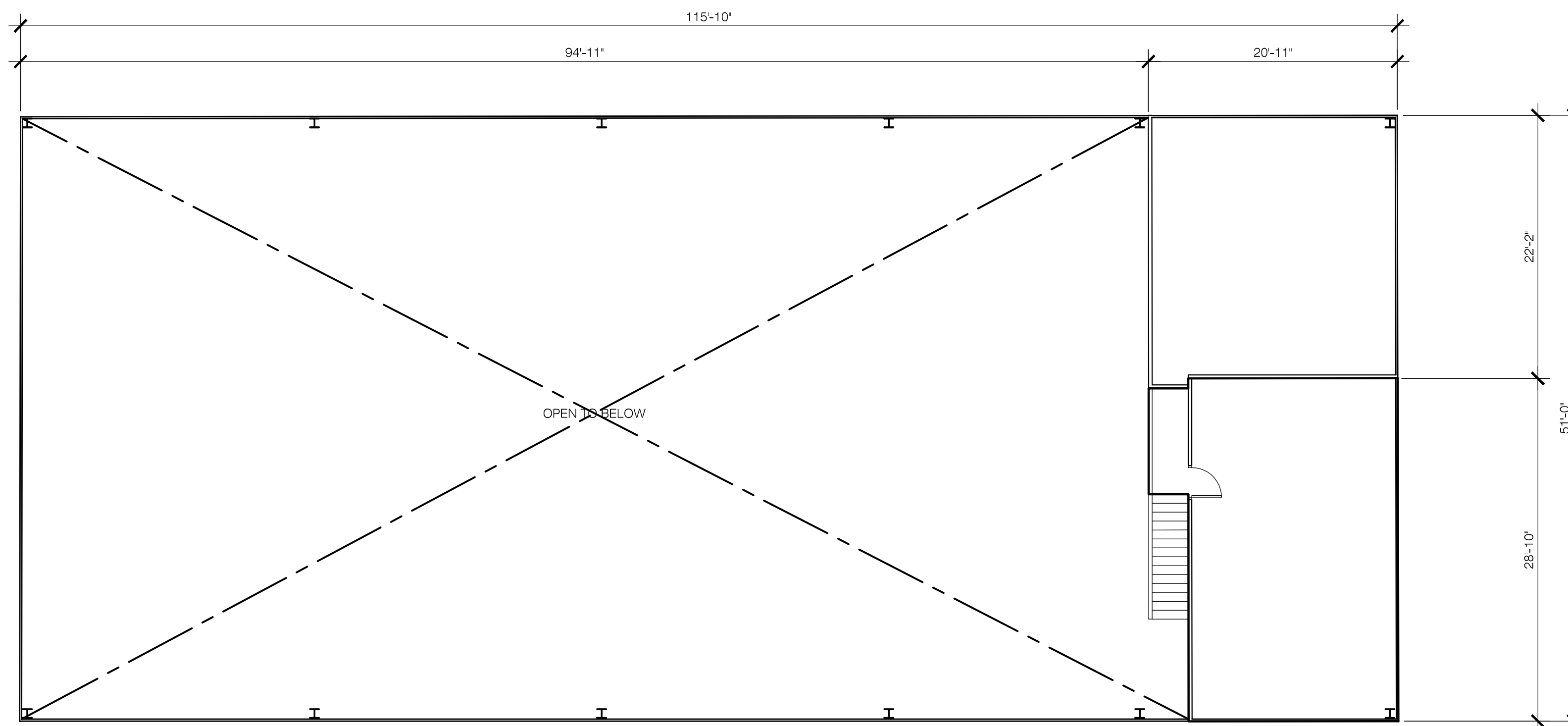
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 DRAWN BY: DPD
 CHECKED BY: JBJ
 JOB NO.: 12-016
 SHEET NO.:

1 BUILDING 3 - EXISTING FLOOR PLAN
 REFER TO 3 & 4/A3.1 FOR EXISTING EXTERIOR ELEVATION PHOTOS
 SCALE: 1/8" = 1'-0"

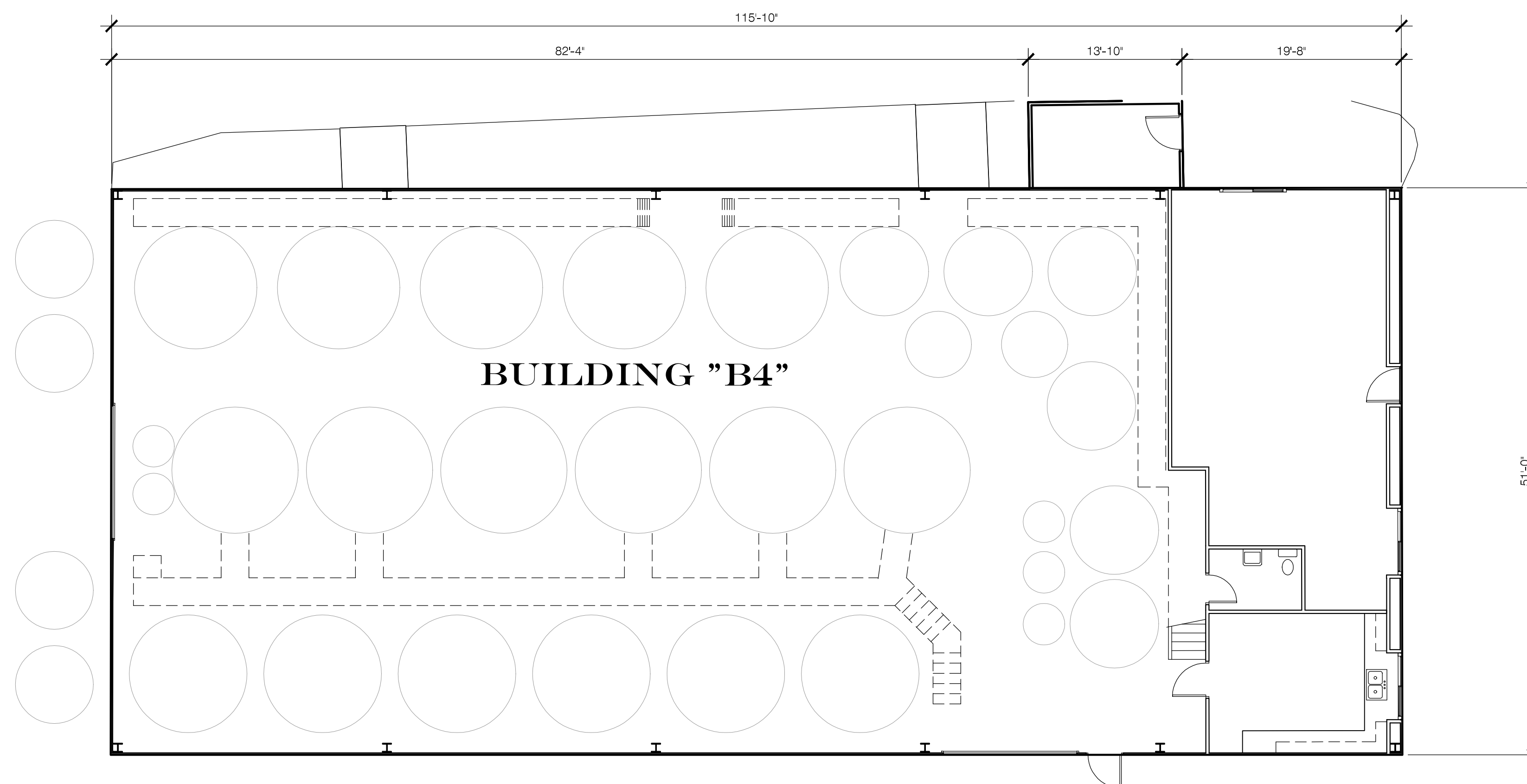
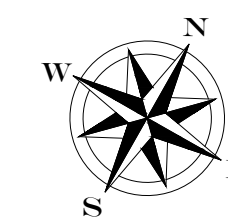


AP# 030 200 066

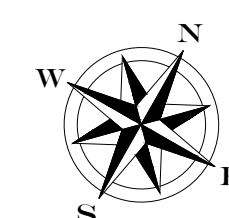
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1 BUILDING 4 - EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

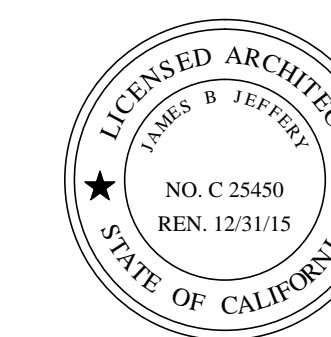


2 BUILDING 4 - EXISTING FIRST FLOOR PLAN
REFER TO 5/A3.1 FOR EXISTING EXTERIOR PHOTOS
SCALE: 1/8" = 1'-0"



JJA
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PROJECT

CAYMUS VINEYARDS

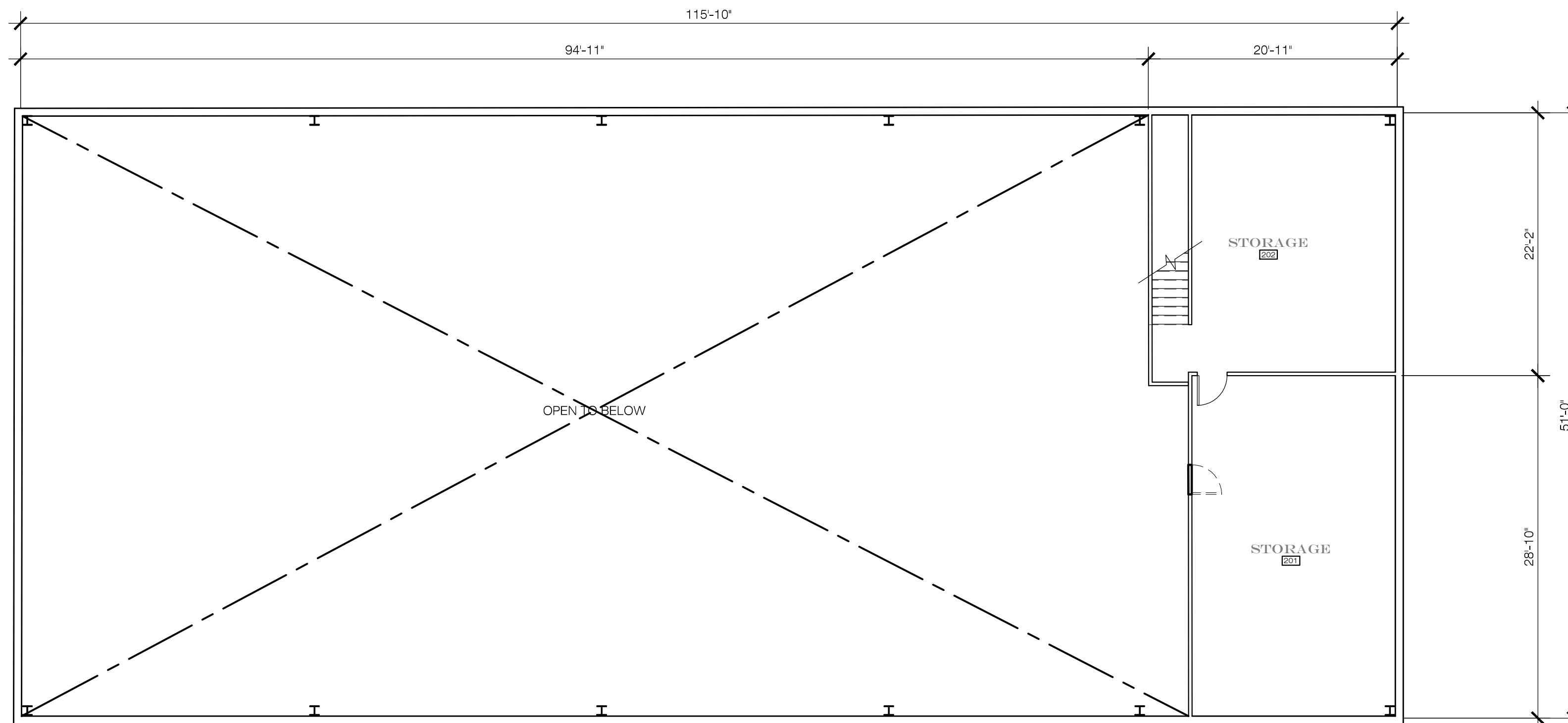
8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS
BUILDING "B4"
(E) FIRST & SECOND FLOOR PLAN

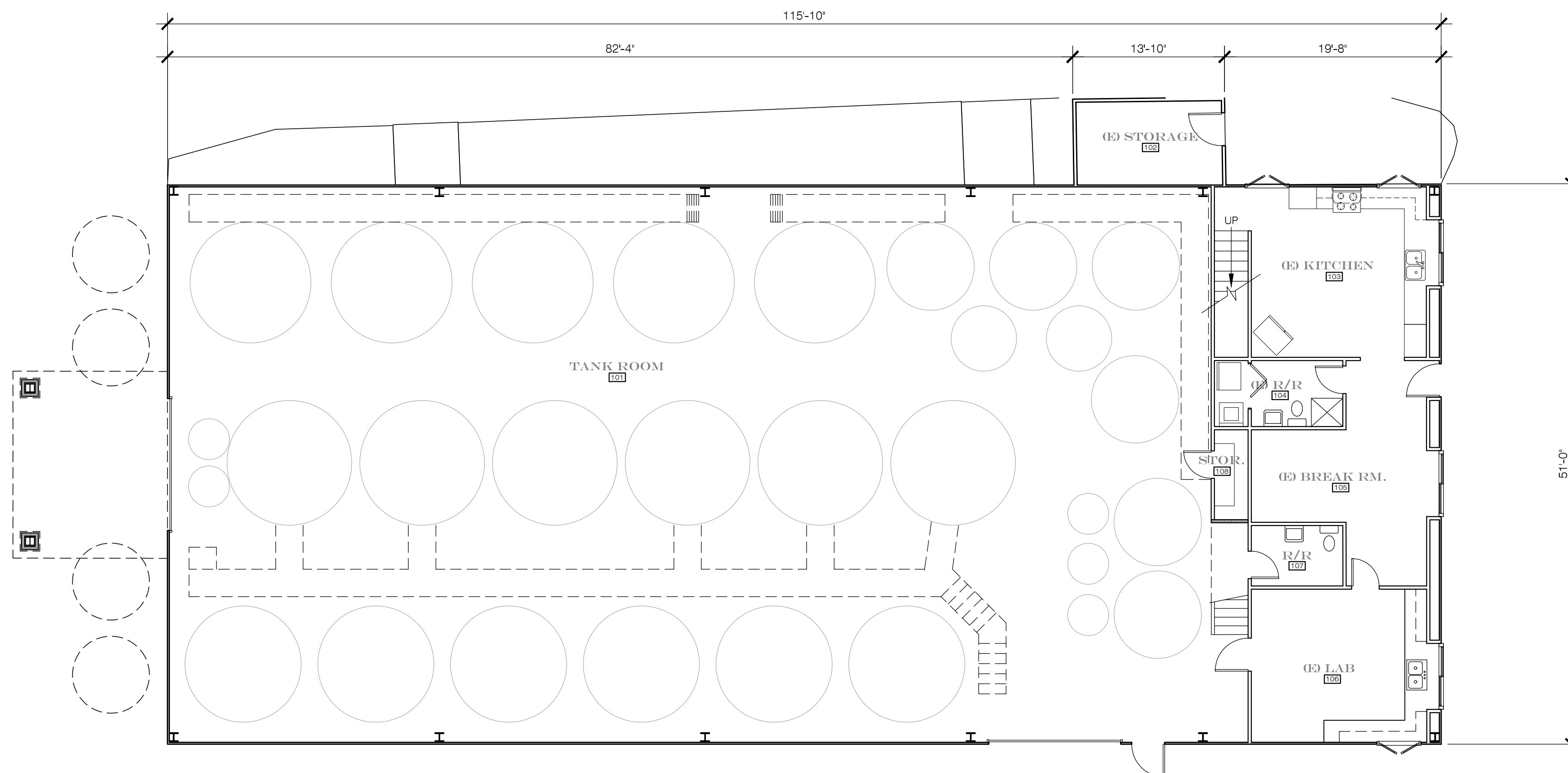
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AP# 030 200 066

A2.2.1



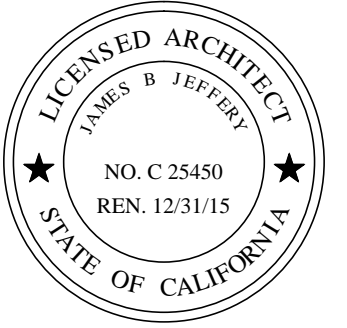
1 BUILDING 4 - (E) SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 BUILDING 4 - (E) FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING DATA

BUILDING 4 (B4)	ACCESSORY (S.F.)	PRODUCTION (S.F.)
ROOM		
101 TANK ROOM		4,862
102 STORAGE	103	
103 (E) EMP. KITCHEN		304
104 (E) EMP. RESTROOM		75
105 (E) EMP. BREAKROOM		241
106 (E) LAB		234
107 (E) RESTROOM	50	
108 STORAGE CLOSET	29	
201 (E) STORAGE	499	
202 (E) STORAGE	453	
BLDG 4 TOTAL	1,134	6,850



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RE-SUBMITTAL SET	7-7-2014
PLANNING RESUBMITTAL SET	12-23-2014
PLANNING RESUBMITTAL SET	1-19-2016

PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS
BUILDING "B4"
FIRST & SECOND
FLOOR PLAN

SCALE	DRAWN BY	DPD
CHECKED BY	JBJ	
JOB NO.	12-016	
SHEET NO.		

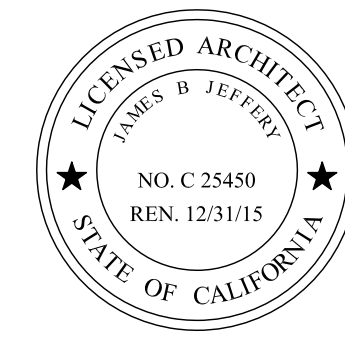
AP# 030 200 066

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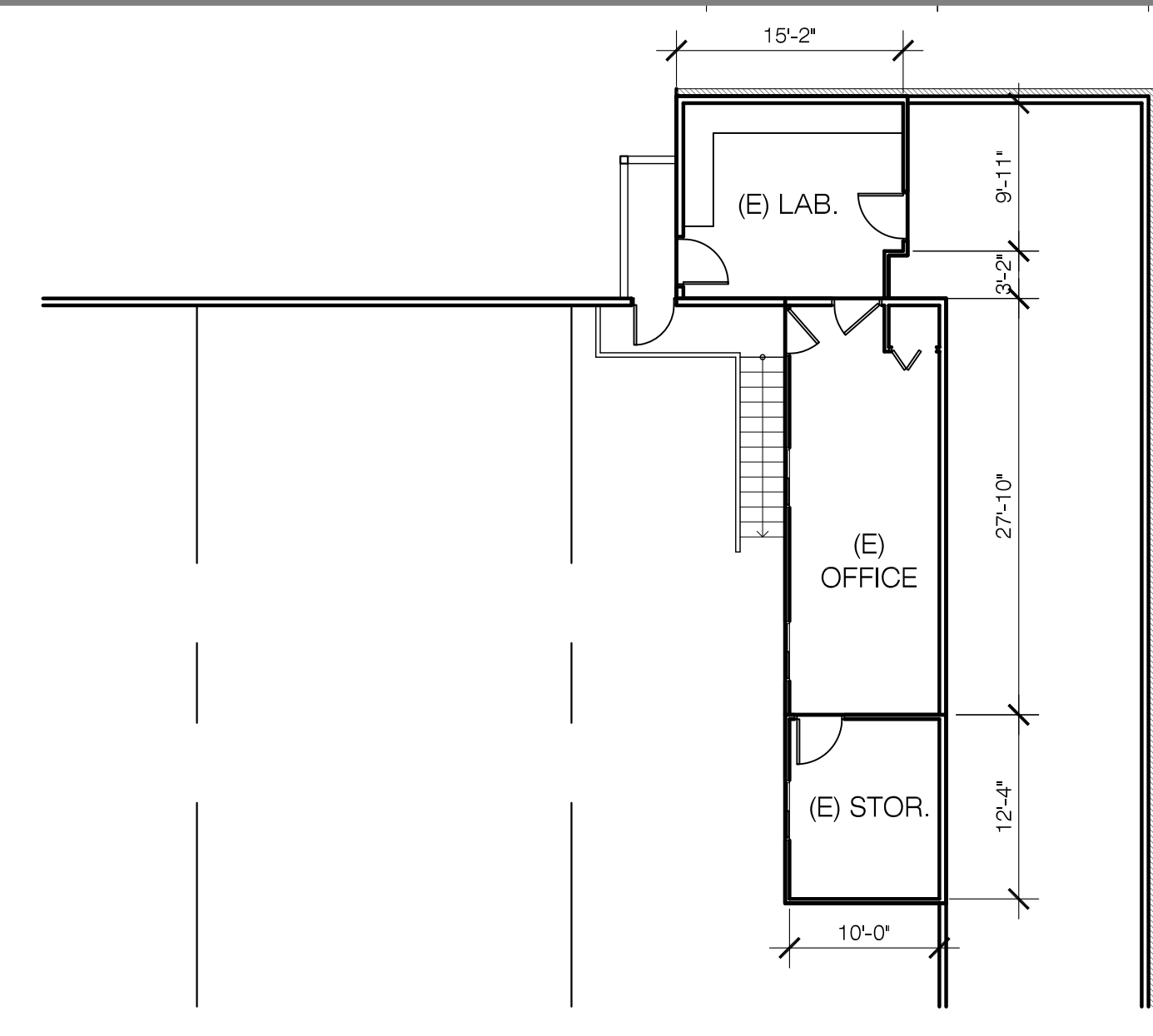


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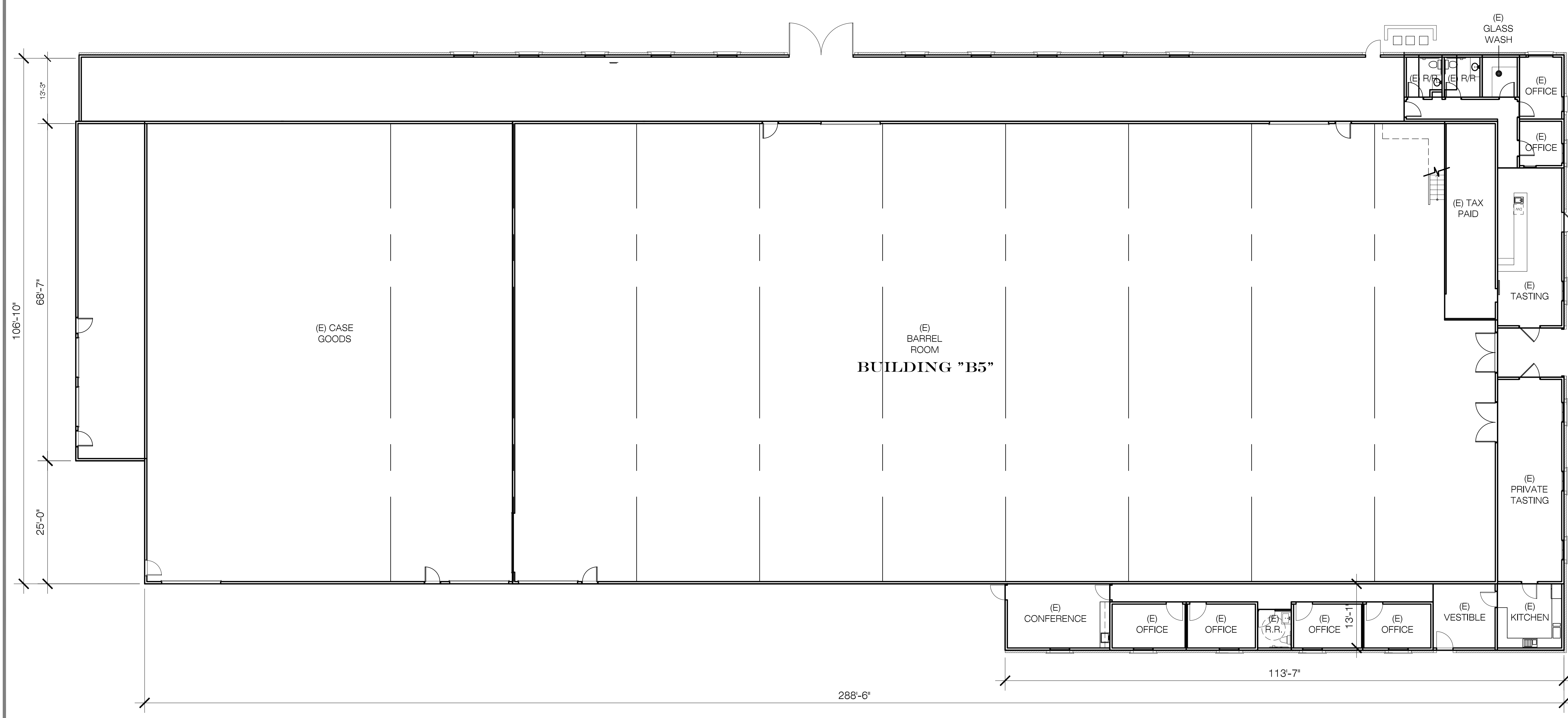
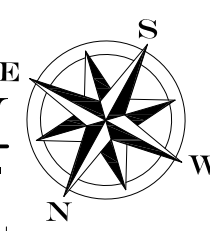
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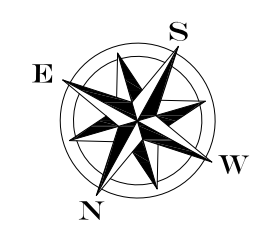
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1 BUILDING 5 - (E) SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 BUILDING 5 - EXISTING FIRST FLOOR PLAN
REFER TO 6A3.1 FOR EXISTING EXTERIOR PHOTOS
SCALE: 3/32" = 1'-0"



REVISION	DATE
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PROJECT
CAYMUS VINEYARDS

8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS
BUILDING 5
(E) FIRST & SECOND
FLOOR PLAN

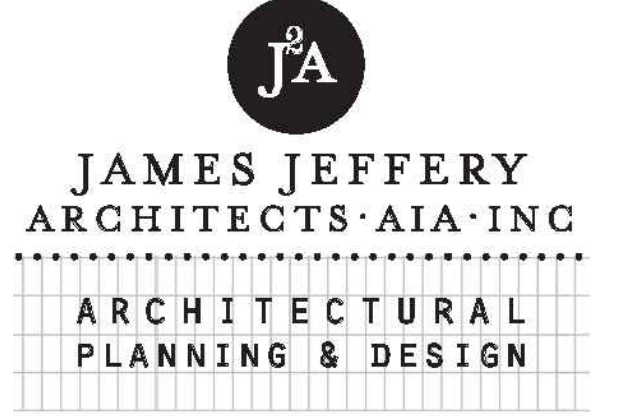
SCALE	DRAWN BY	DPD
	CHECKED BY	JBJ
	JOB NO.	12-016
	SHEET NO.	

AP# 030 200 066

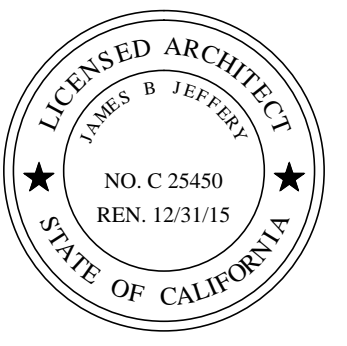
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BUILDING DATA

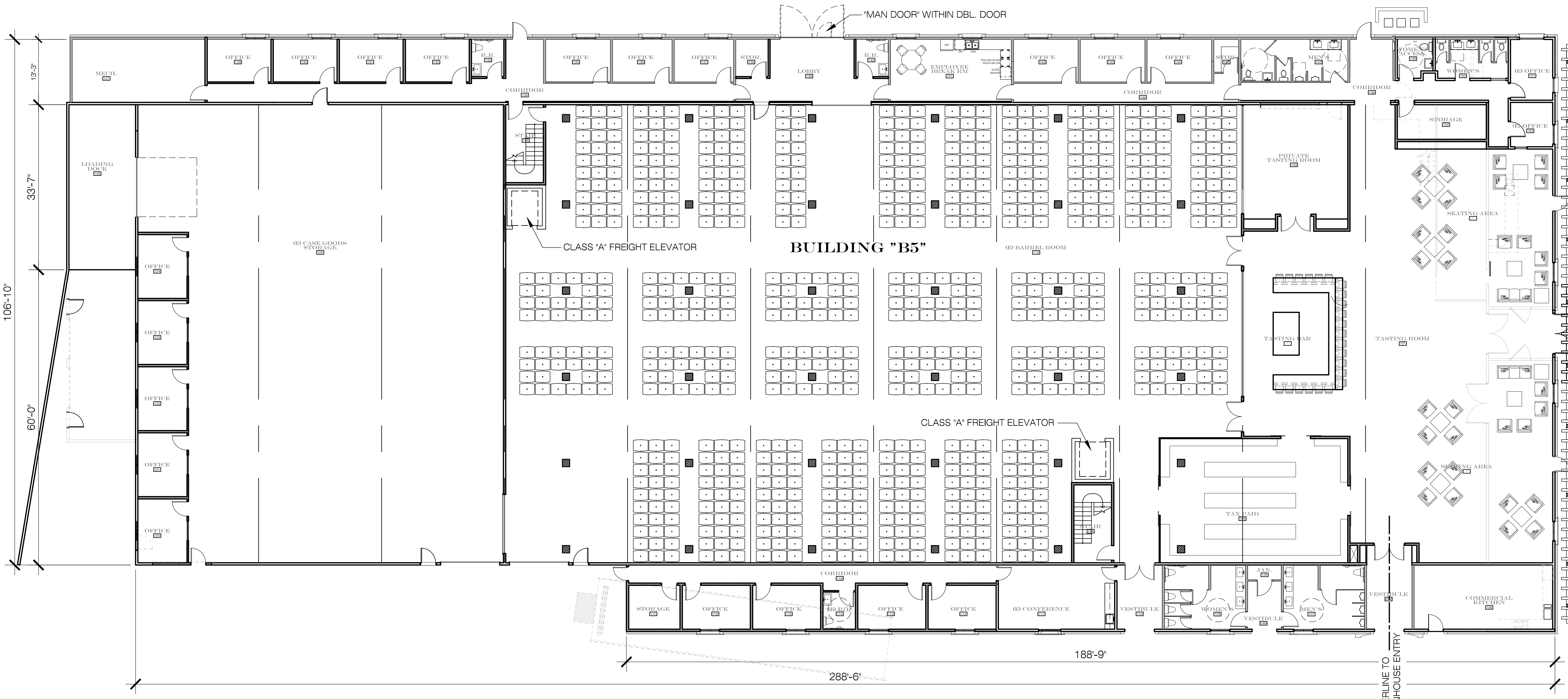
BUILDING 5 (B5)	ACCESSORY (S.F.)	PRODUCTION (S.F.)	CONTINUE	ACCESSORY (S.F.)	PRODUCTION (S.F.)
ROOM					
101 TASTING RM.	4,496		134 CORRIDOR	510	
105 PAX PAID		989	135 OFFICE	120	
106 KITCHEN	377		136 OFFICE	110	
106A VESTIBULE			137 OFFICE	110	
107 MEN'S	224		138 STORAGE	54	
108 JANITOR	25		139 LOBBY	295	
108A VESTIBULE	-		140 RESTROOM	54	
109 WOMEN'S	224		141 EMP. BREAK RM	320	
110 VESTIBULE			142 OFFICE	119	
111 (E) CONFERENCE	320		143 OFFICE	131	
112 OFFICE	131		144 OFFICE	131	
113 OFFICE	131		145 CORRIDOR	196	
114 R/R	54		146 STORAGE	38	
115 OFFICE	131		147 MEN'S	191	
116 OFFICE	131		148 CORRIDOR	361	
117 STORAGE	97		149 WOMEN'S HC	63	
118 CORRIDOR	319		150 WOMEN'S	124	
119 BARREL STORAGE		13,364	151 OFFICE	111	
120 OFFICE	134		152 OFFICE	83	
121 OFFICE	136		153 STORAGE	143	
122 OFFICE	136		154 STAIRS	134	
123 OFFICE	136				
124 OFFICE	136				
125 CASE GOODS		6,294	201 DRY GOOD		13,963
126 LOADING DOCK		1,567			
127 MECH. ROOM		348			
			BLDG 5 TOTAL	11,393	36,525 47,918
129 OFFICE	118				
130 OFFICE	118				
131 OFFICE	118				
132 OFFICE	118				
133 RESTROOM	54				



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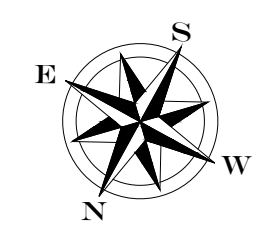


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13'-3"
33'-7"
106'-10"
60'-0"

2 BUILDING 5 - FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



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PROJECT
CAYMUS VINEYARDS
8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS
**BUILDING 5
FIRST & SECOND
FLOOR PLAN**

SCALE	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
	DPD	JBU	12-016	

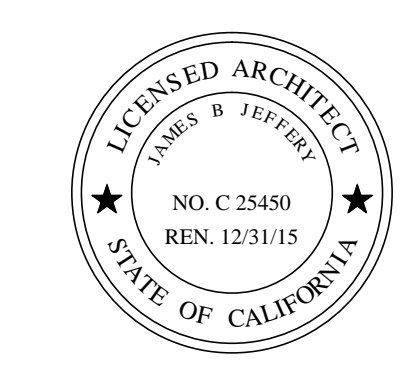
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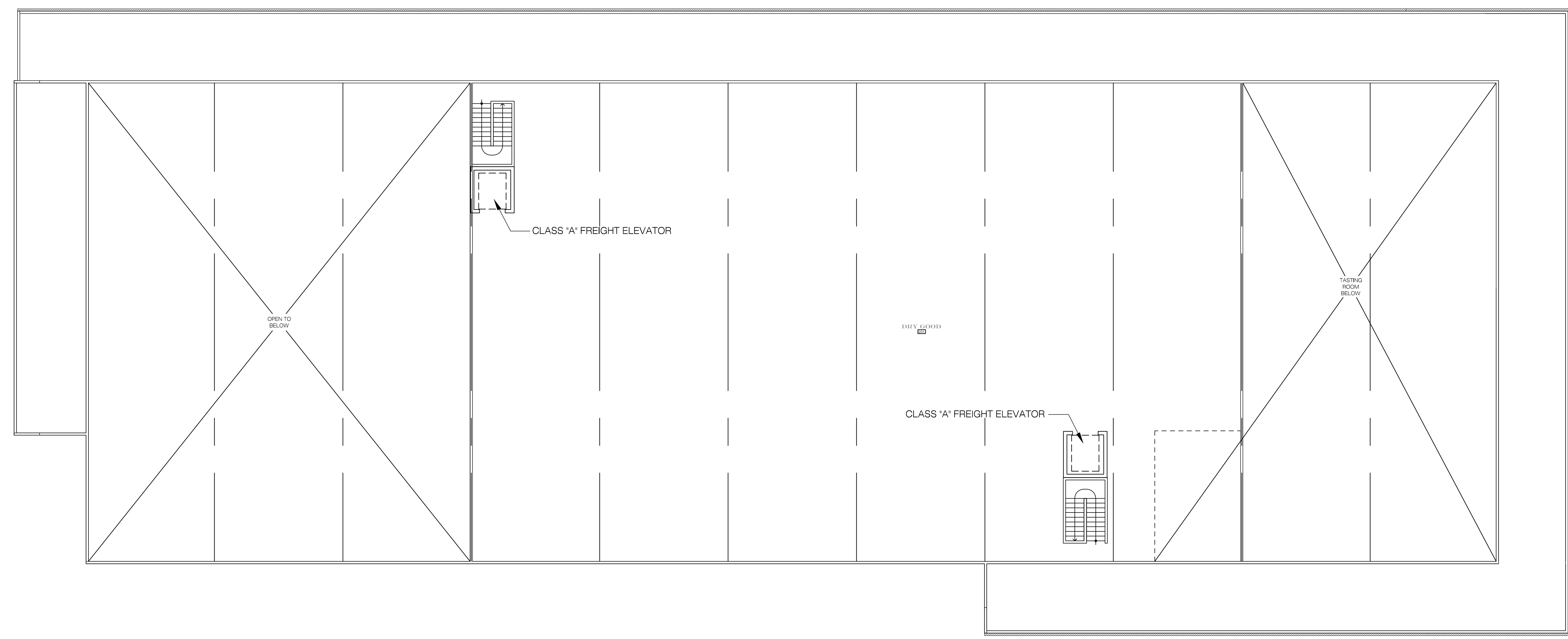
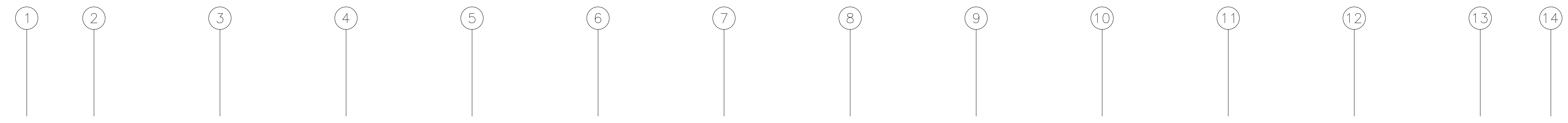


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PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
 RUTHERFORD, CALIFORNIA

SHEET CONTENTS

BUILDING 5
SECOND
FLOOR PLAN

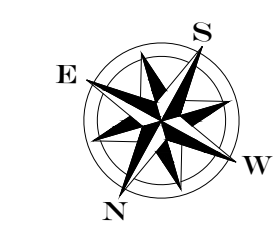
SCALE
 DRAWN BY
 CHECKED BY
 JOB NO.
 SHEET NO.

AP# 030 200 066

A2.3.3

1 BUILDING 5 - SECOND FLOOR PLAN

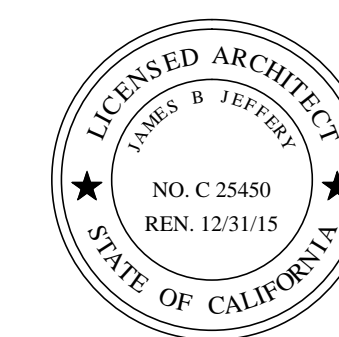
SCALE: 3/32" = 1'-0"



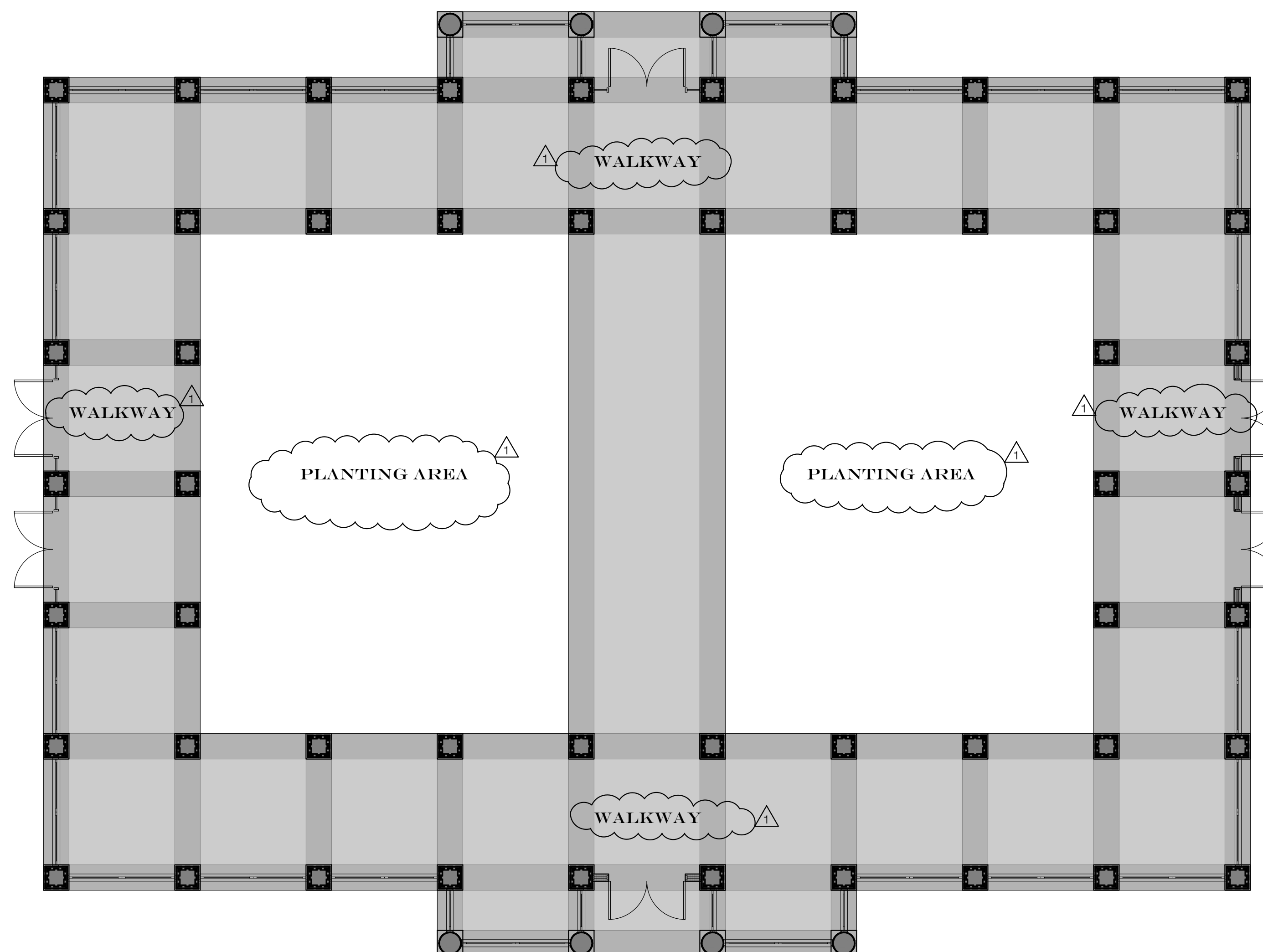


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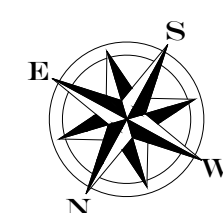


GREENHOUSE

ROOM			
101 PLANTING AREA		1,537	
102 PLANTING AREA		1,537	
103 WALKWAY	5,205		
GREENHOUSE TOTAL	5,205	3,074	8,279

1
-
FLOOR PLAN

SCALE: 1/8"=1'-0"



REVISION	DATE
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8700 CONN CREEK RD.
 RUTHERFORD, CALIFORNIA

SHEET CONTENTS
GREENHOUSE
FLOOR PLAN

SCALE
 DRAWN BY
 CHECKED BY
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 SHEET NO.

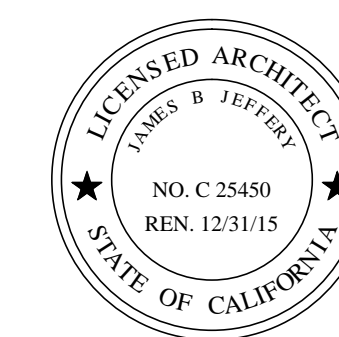
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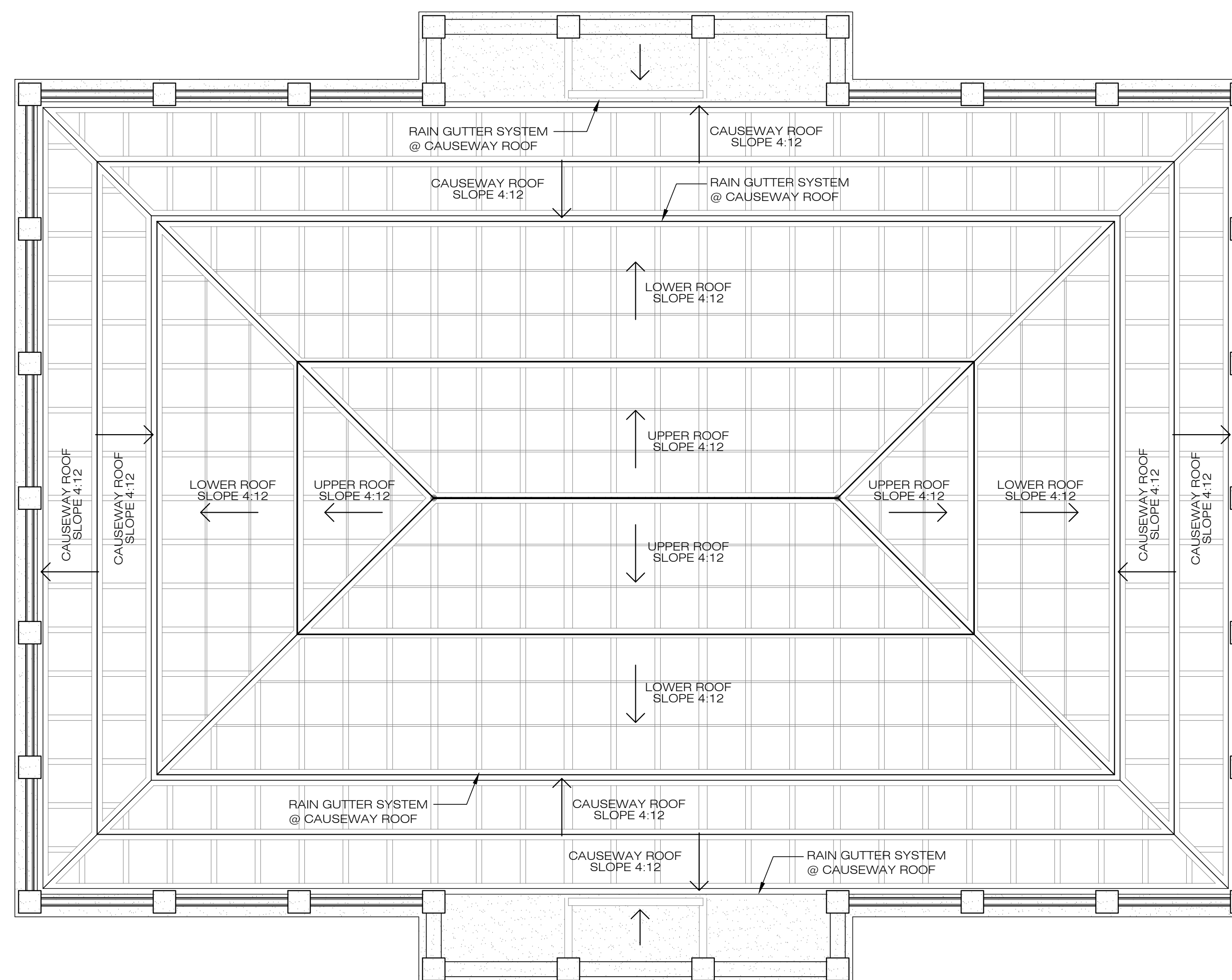


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1

ROOF PLAN

SCALE: 1/8"=1'-0"

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PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS
GREENHOUSE
ROOF PLAN

SCALE
DRAWN BY: DPD
CHECKED BY: JBJ
JOB NO.: 12-016
SHEET NO.

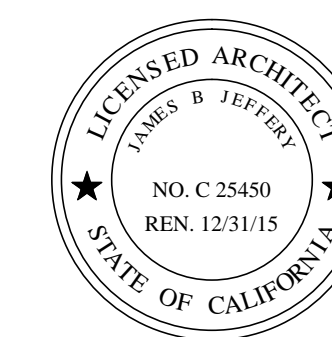
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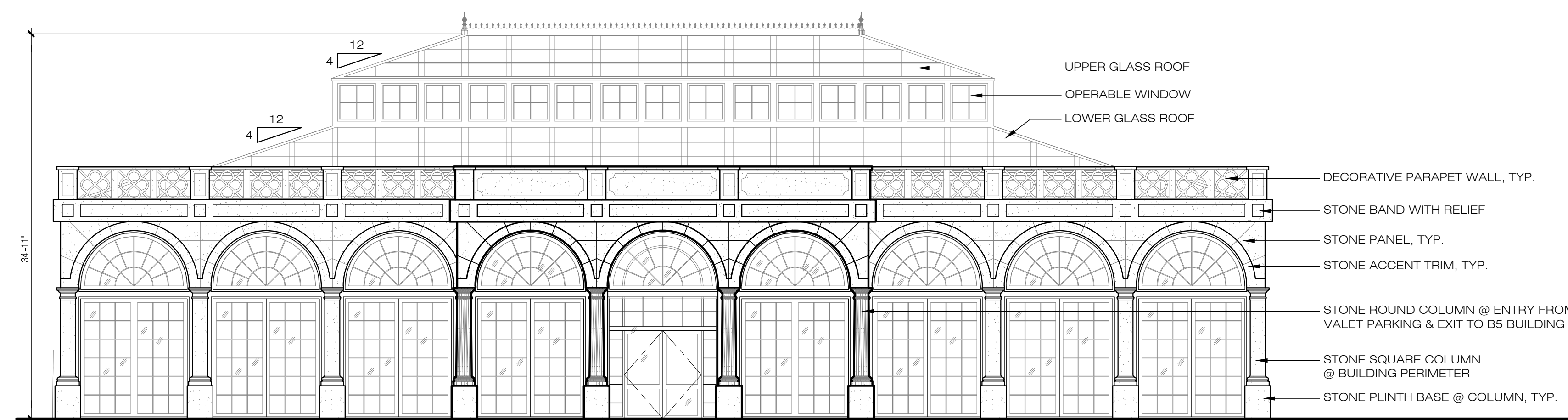


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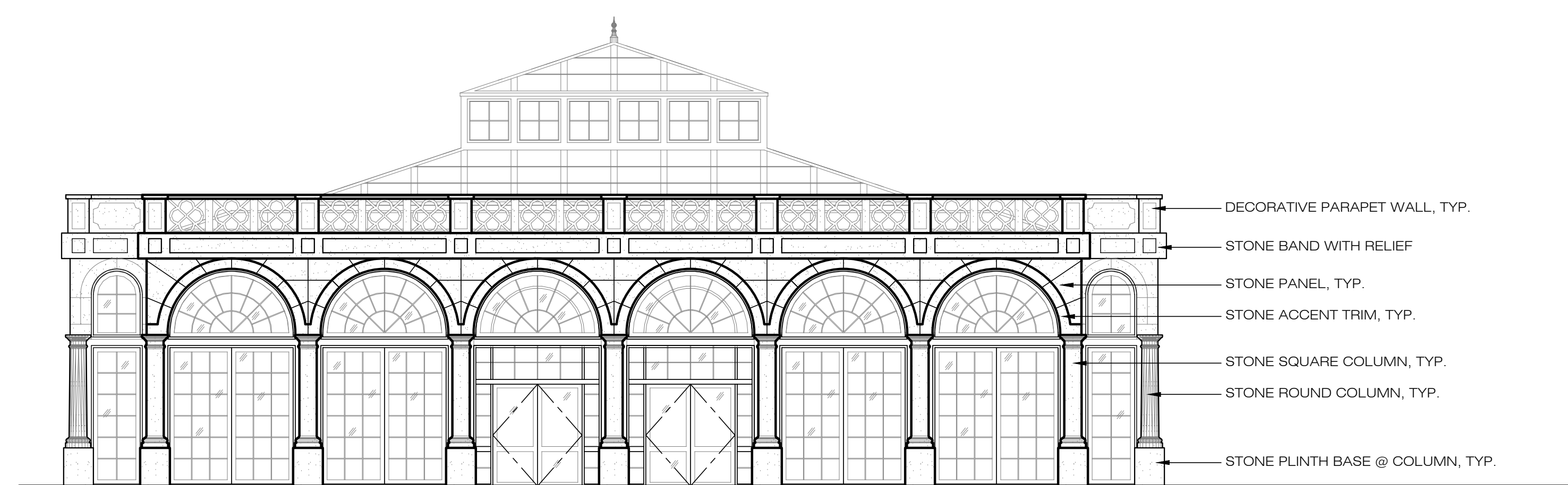


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1 NORTH & SOUTH ELEVATION

SCALE: 1/8"=1'-0"



2 EAST & WEST ELEVATION

SCALE: 1/8"=1'-0"

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PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS
GREENHOUSE
EXT. ELEVATIONS

SCALE
DRAWN BY: DPD
CHECKED BY: JBJ
JOB NO.: 12-016
SHEET NO.

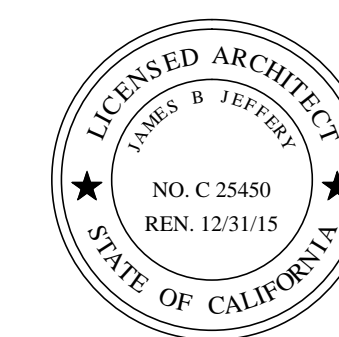
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A2.4.3



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GREENHOUSE



B5 BUILDING

1 **VIEW FROM CONN CREEK ROAD - BUILDING HEIGHT RELATIONSHIP**

SCALE: 1"=10'-0"

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PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
 RUTHERFORD, CALIFORNIA

SHEET CONTENTS

GREENHOUSE
EXT. ELEVATIONS
BLDG. HEIGHT
RELATIONSHIP

SCALE
 DRAWN BY DPD
 CHECKED BY JBJ
 JOB NO. 12-016
 SHEET NO.

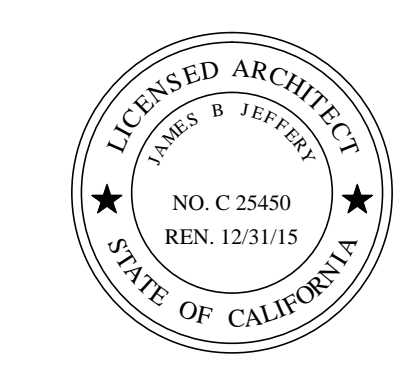
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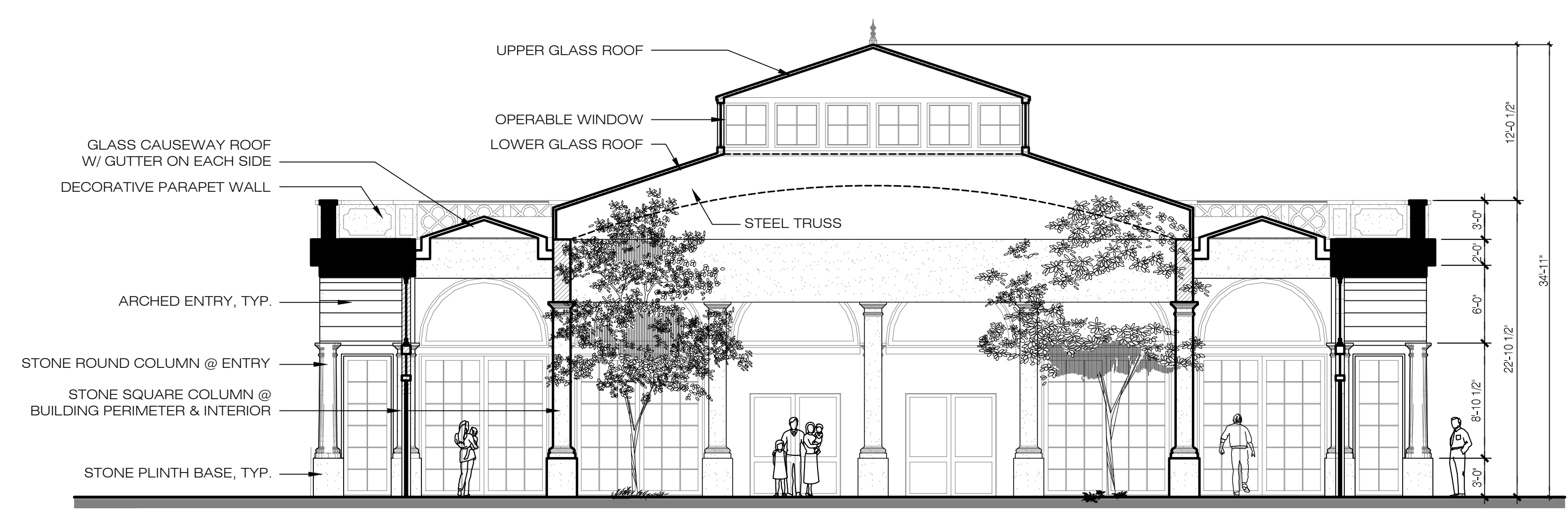


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1 SECTION

SCALE: 1/8"=1'-0"

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PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
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SHEET CONTENTS

GREENHOUSE SECTION

SCALE
DRAWN BY
CHECKED BY
JOB NO.
SHEET NO.

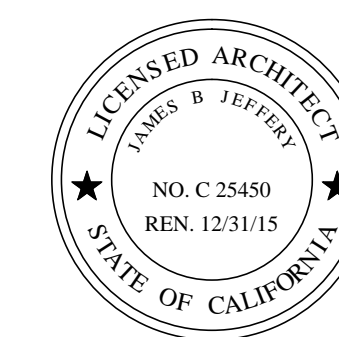
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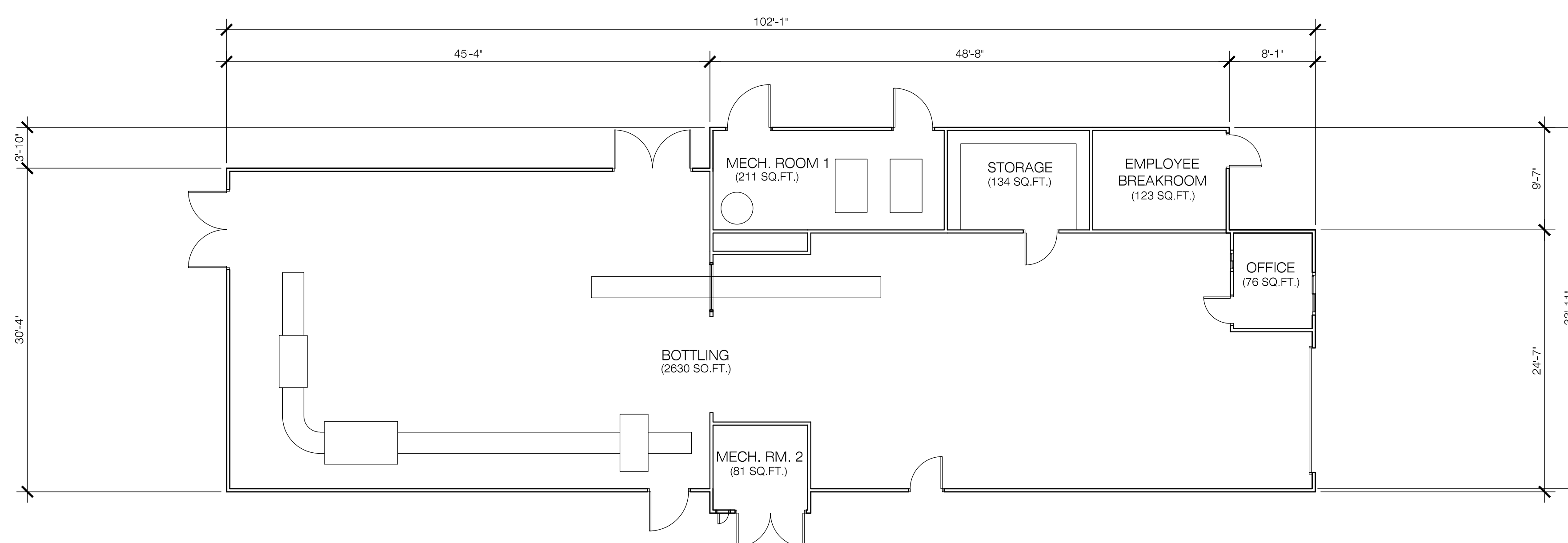


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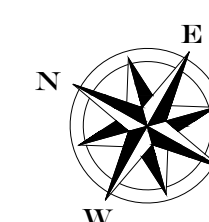
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1 EXISTING BUILDING "B2" FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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PROJECT

CAYMUS VINEYARDS

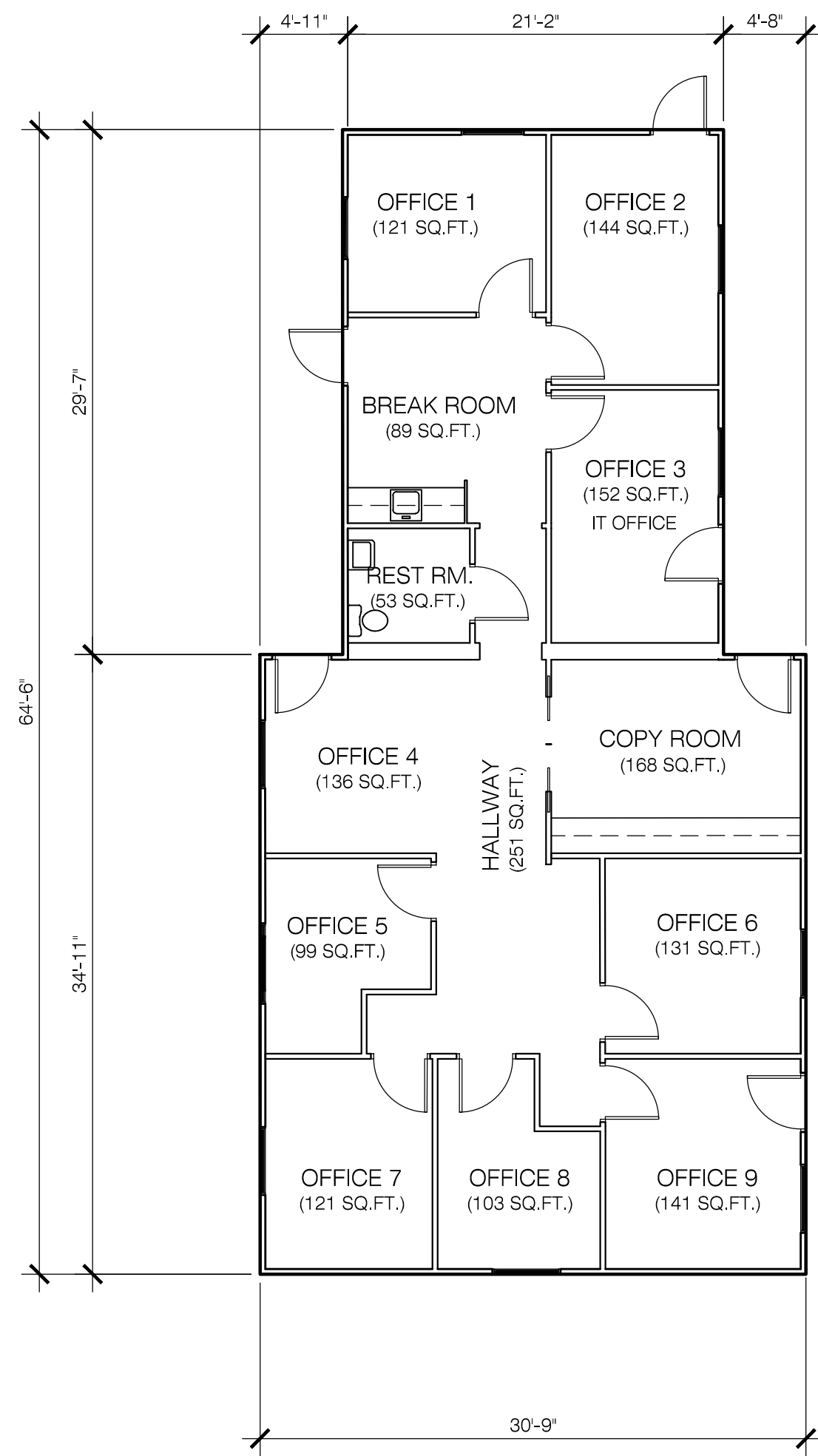
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SHEET CONTENTS
BUILDING B2"
FLOOR PLAN

SCALE	
DRAWN BY	DPD
CHECKED BY	JB
JOB NO.	12-016
SHEET NO.	

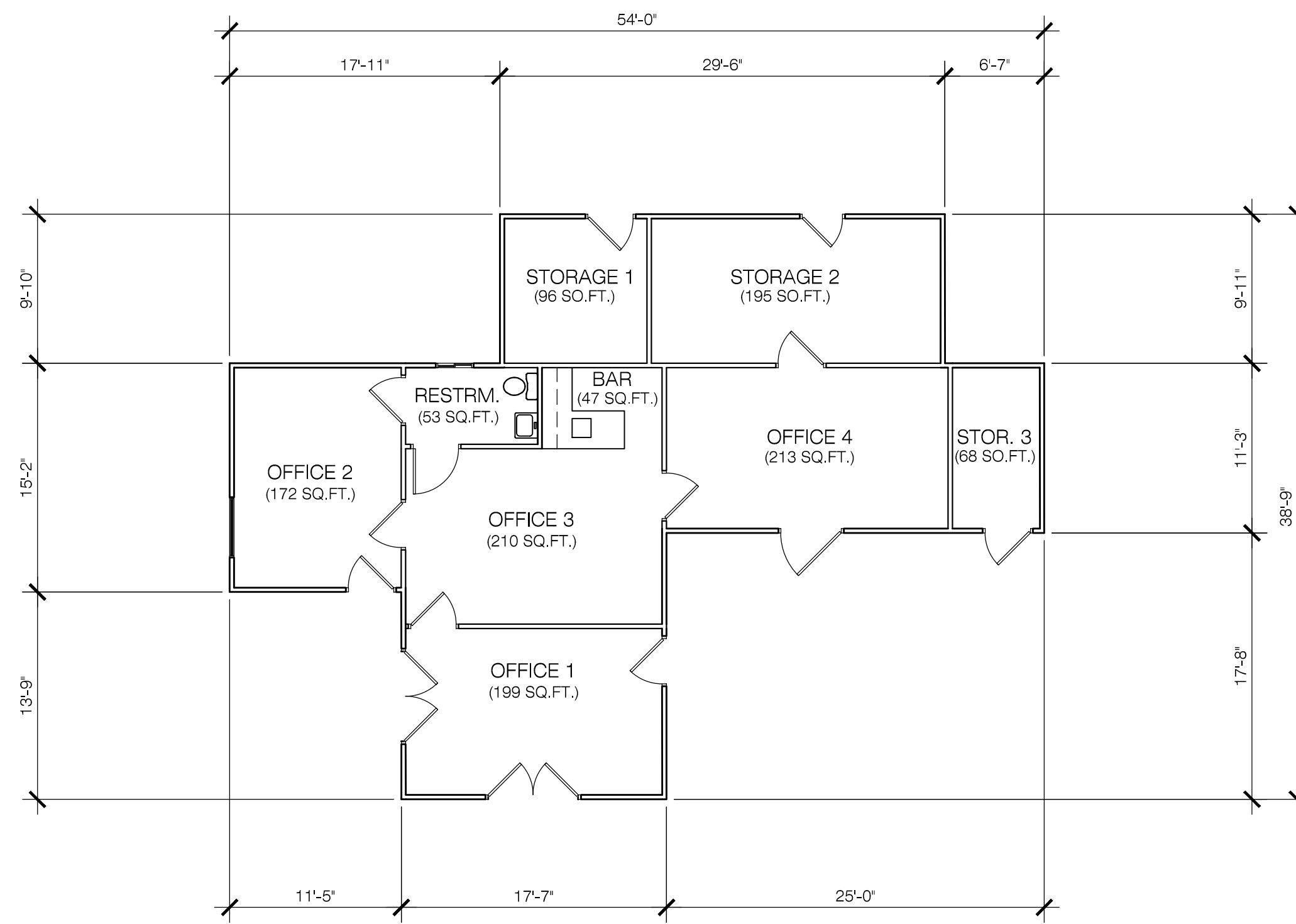
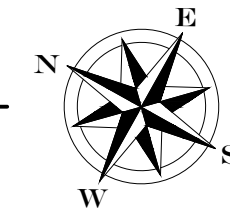
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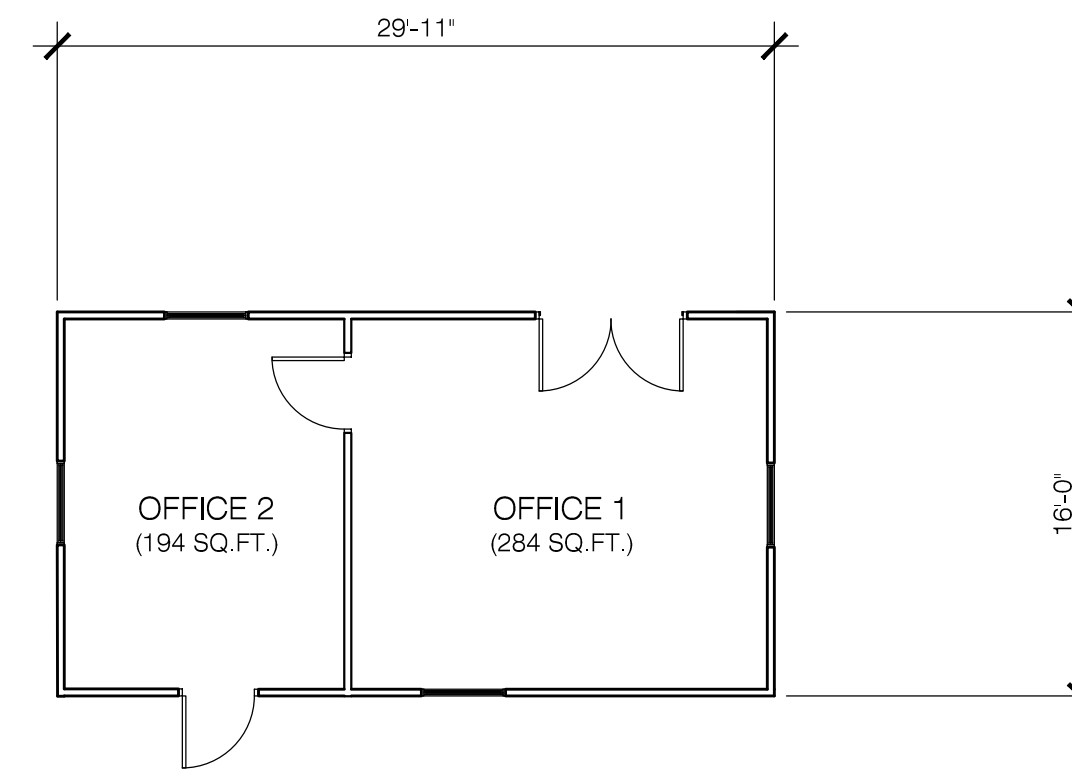
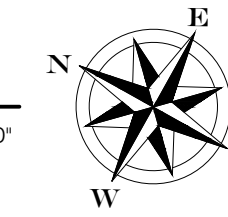
1 BUILDING "B6" FLOOR PLAN

SCALE: 1/8" = 1'-0"



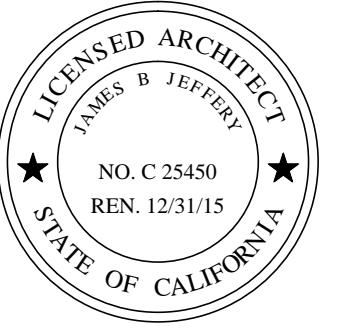
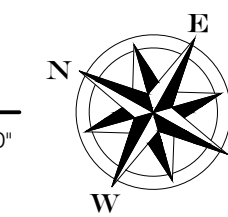
2 BUILDING "B7" FLOOR PLAN

SCALE: 1/8" = 1'-0"



3 BUILDING "B8" FLOOR PLAN

SCALE: 1/8" = 1'-0"



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PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
 RUTHERFORD, CALIFORNIA

SHEET CONTENTS

BUILDING "B6, B7 & B8"
EXISTING FLOOR PLANS

SCALE

DRAWN BY	DPD
CHECKED BY	JBW
JOB NO.	12-016
SHEET NO.	

AP# 030 200 066



SOUTHEAST

1 SCALE HOUSE (B1)

NO SCALE



EAST

2 BOTTLING BUILDING (B2)



NORTH

3 WASTE PROCESSING (B3)

NO SCALE



SOUTH



EAST

4 WASTE PROCESSING (B3)

NO SCALE



SOUTH

5 FERMENTATION BUILDING (B4)

NO SCALE



EAST (SOUTH END)



EAST (NORTH END)

NO SCALE



SOUTH

6 TASTING RM / BARREL STORAGE / CASE GOODS STORAGE (B5)



EAST



WEST (NORTH END)



WEST (SOUTH END)

NO SCALE



WEST

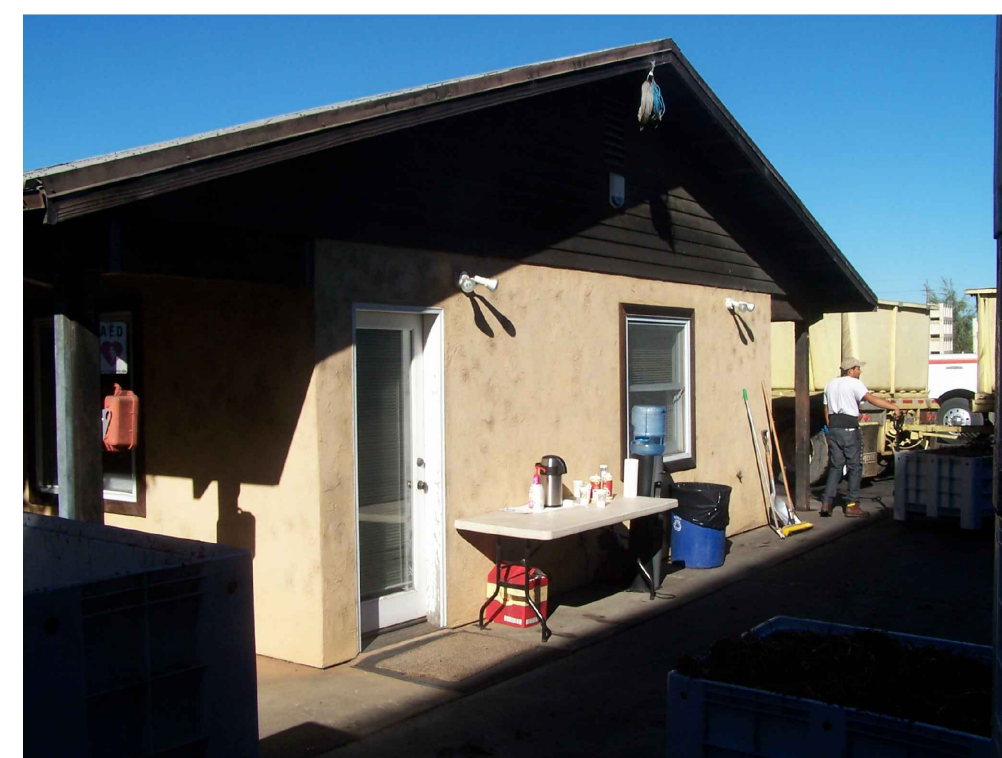
7 OFFICE BUILDING (B6)



SOUTH



EAST



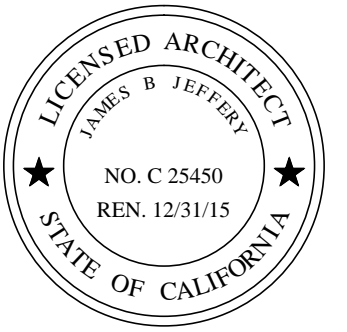
NORTH

NO SCALE



JAMES JEFFERY ARCHITECTS AIA INC ARCHITECTURAL PLANNING & DESIGN

2107 JEFFERSON STREET NAPA, CALIFORNIA 94559 PH (707) 226-7041 FX (707) 226-1590



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REVISION	DATE
PLANNING DEPT. SUBMITTAL SET	10-31-13
PLANNING DEPT. SUBMITTAL SET	6-17-2014
RE-SUBMITTAL SET	7-7-2014
PLANNING RESUBMITTAL SET	12-23-2014
PLANNING RESUBMITTAL SET	1-19-2016

PROJECT

CAYMUS VINEYARDS

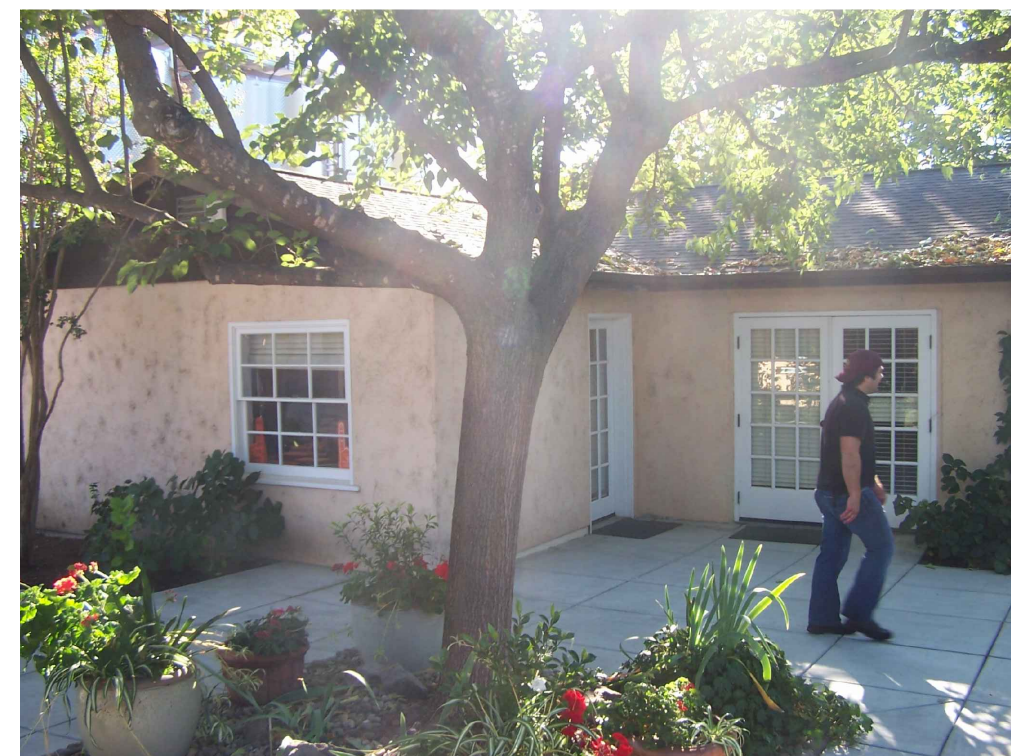
8700 CONN CREEK RD. RUTHERFORD, CALIFORNIA

SHEET CONTENTS EXISTING BUILDINGS EXTERIOR PHOTOS

SCALE	DRAWN BY	DPD
CHECKED BY	JBU	
JOB NO.	12-016	
SHEET NO.		

AP# 030 200 066

A3.1



WEST



NORTH



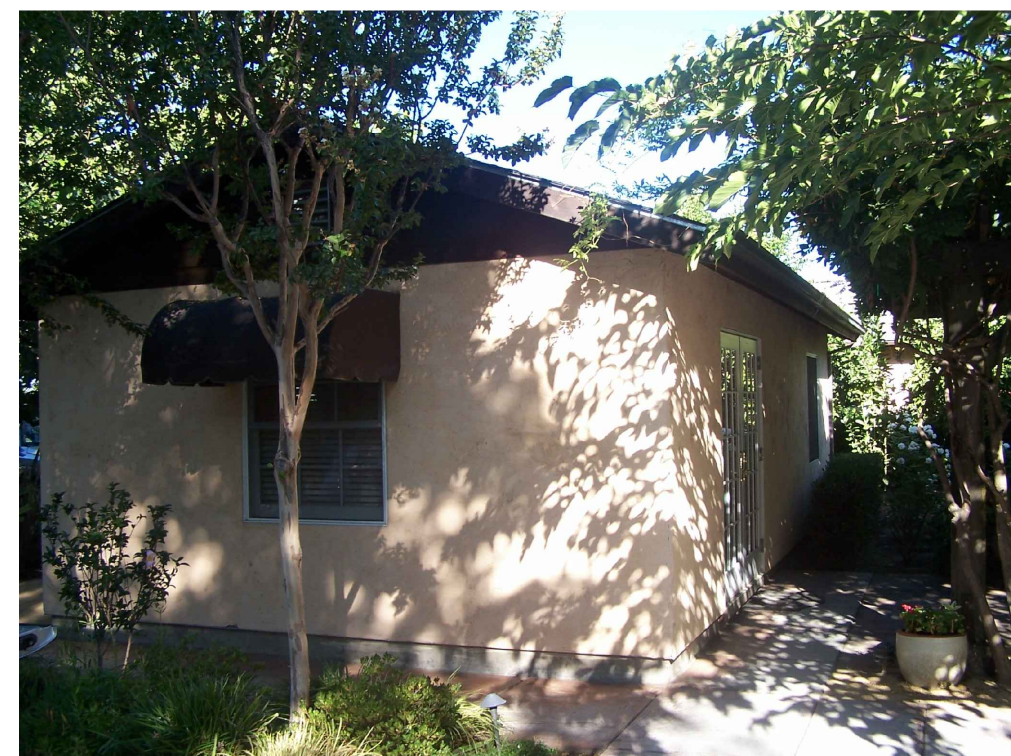
EAST

1 OFFICE (B7)

NO SCALE



SOUTH



EAST



NORTH

2 OFFICE (B8)

NO SCALE



WEST



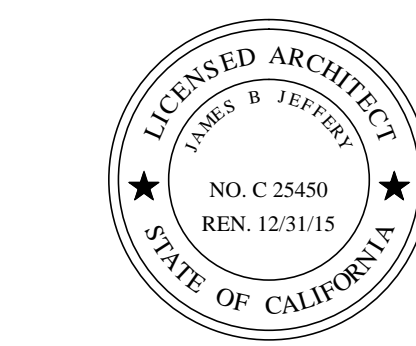
SOUTH



NORTH

3 OFFICE / RESIDENCE

NO SCALE



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PLANNING RESUBMITTAL SET	1-19-2016

PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS
EXISTING BUILDINGS
EXTERIOR PHOTOS

SCALE
DRAWN BY: DPD
CHECKED BY: JBJ
JOB NO.: 12-016
SHEET NO.

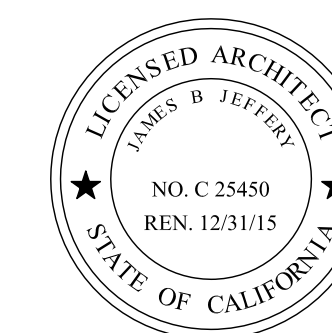
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A3.2

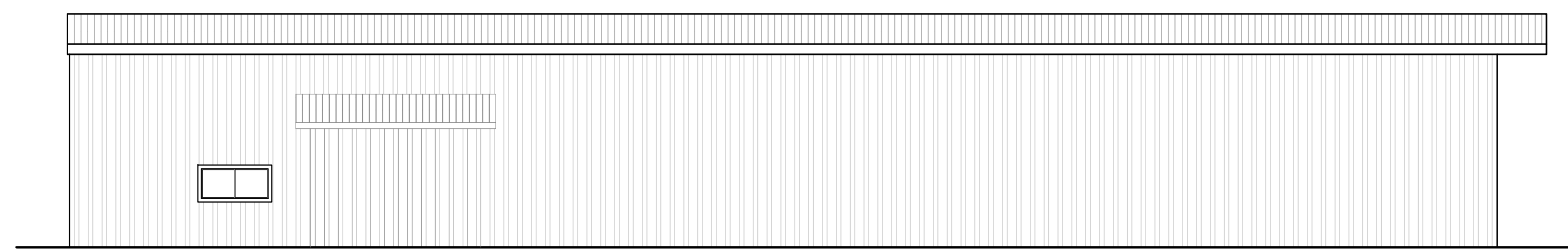


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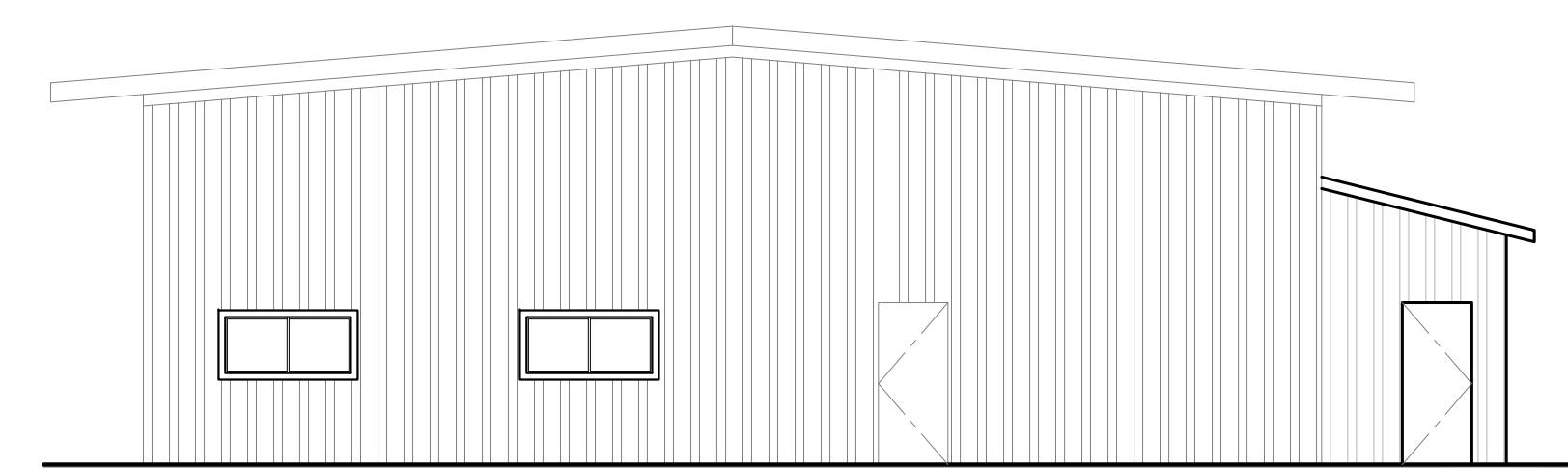
2107 JEFFERSON STREET
 NAPA, CALIFORNIA 94559
 PH (707) 226-7041 FX (707) 226-1590



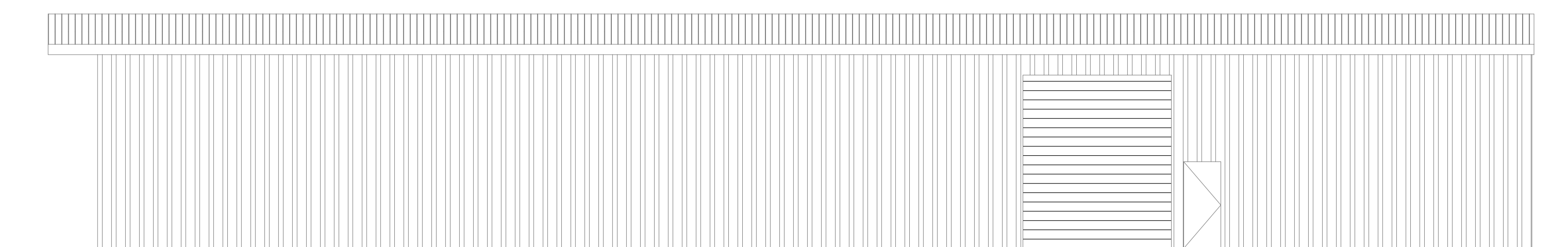
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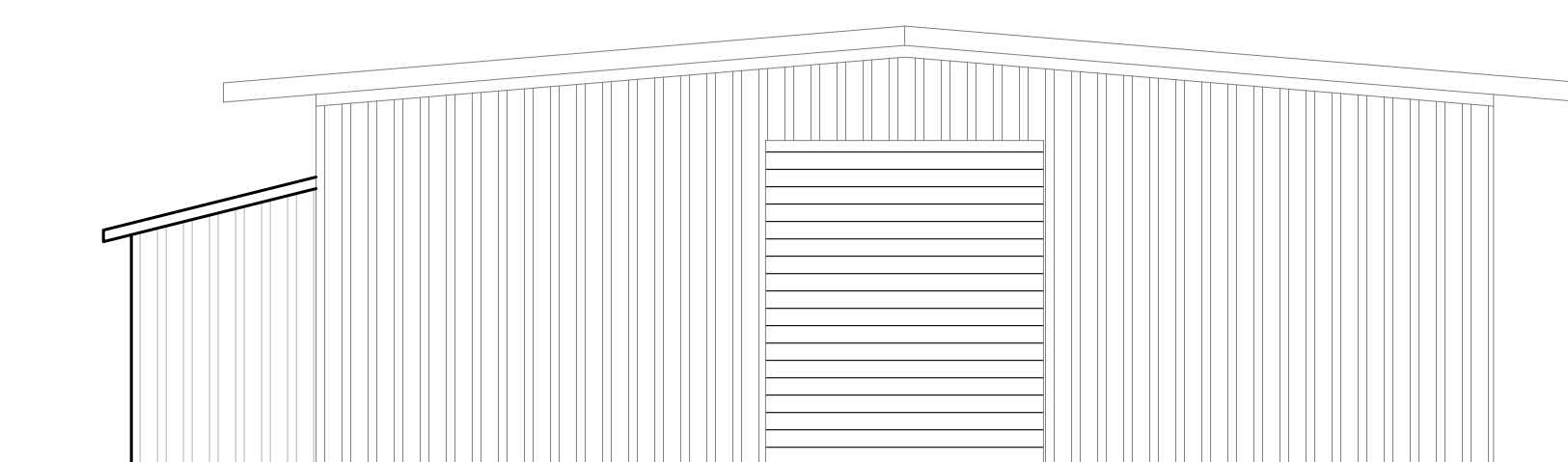
1 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



1 EAST ELEVATION
 SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



1 WEST ELEVATION
 SCALE: 1/8"=1'-0"

REVISION	DATE
PLANNING DEPT. SUBMITTAL SET	10-31-13
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PLANNING RESUBMITTAL SET	12-23-2014
PLANNING RESUBMITTAL SET	1-19-2016

PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
 RUTHERFORD, CALIFORNIA

SHEET CONTENTS
 BUILDING 4
 EXTERIOR
 ELEVATIONS

SCALE
 DRAWN BY: DPD
 CHECKED BY: JBJ
 JOB NO.: 12-016
 SHEET NO.

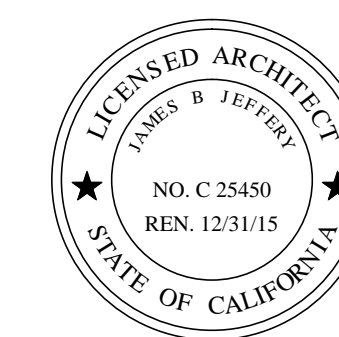
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A3.3

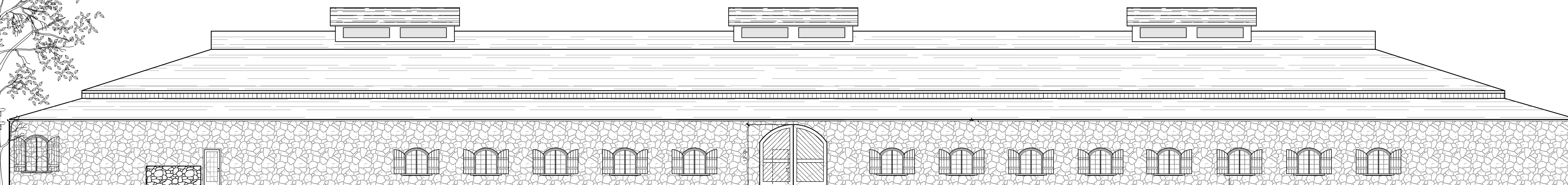
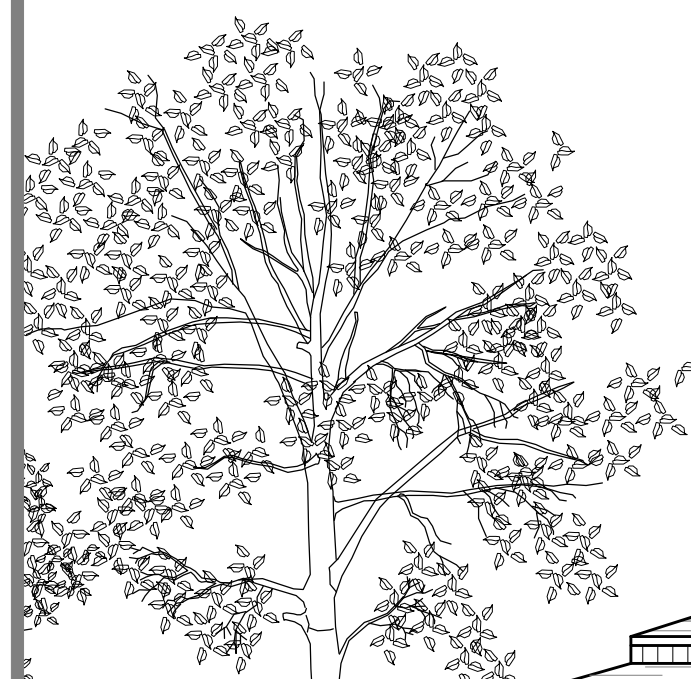


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1 **EXISTING SOUTH ELEVATION**

A3.4 SCALE: 3/32"=1'-0"

REVISION	DATE
PLANNING DEPT. SUBMITTAL SET	10-31-13
PLANNING DEPT. SUBMITTAL SET	6-17-2014
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PLANNING RESUBMITTAL SET	12-23-2014
PLANNING RESUBMITTAL SET	1-19-2016

PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
 RUTHERFORD, CALIFORNIA

SHEET CONTENTS

BLDG. 5
EXTERIOR
ELEVATION

SCALE	3.27.07
DRAWN BY	DPD
CHECKED BY	JBW
JOB NO.	12-016
SHEET NO.	

AP# 030 200 066

A3.4



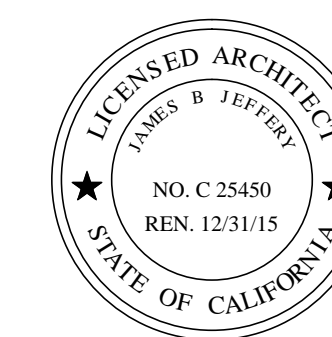
2 **EXISTING WEST ELEVATION**

A3.4 SCALE: 3/32"=1'-0"

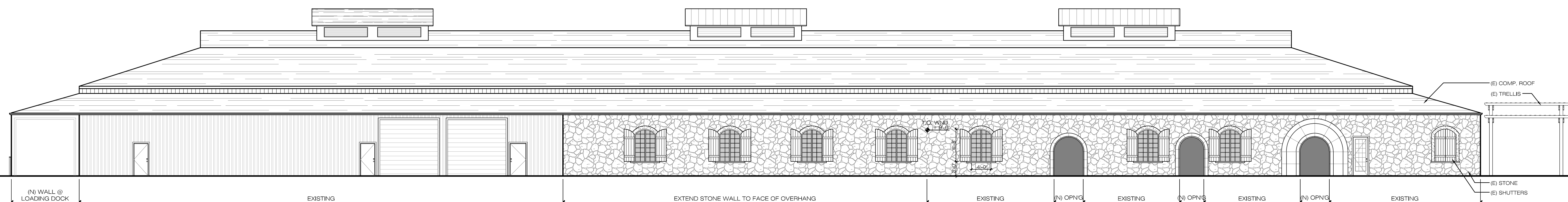


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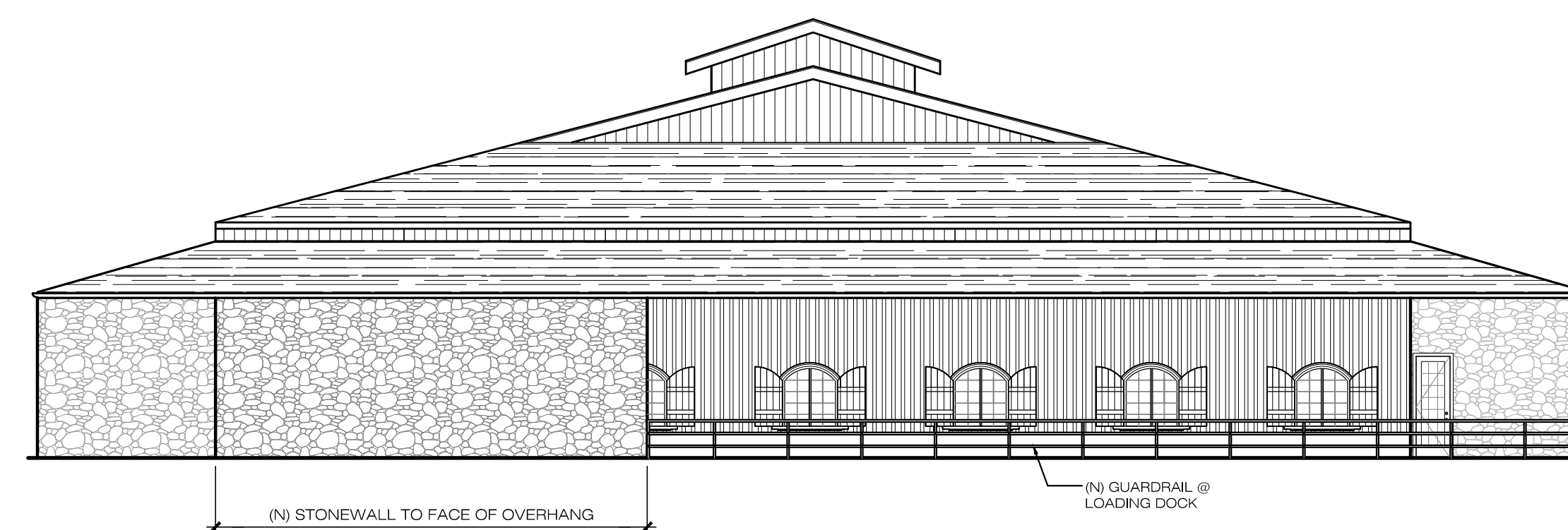
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1 NORTH ELEVATION
 A3.5



2 EAST ELEVATION
 A3.5 SCALE: 3/32"=1'-0"

REVISION	DATE
PLANNING DEPT. SUBMITTAL SET	10-31-13
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RE-SUBMITTAL SET	7-7-2014
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PLANNING RESUBMITTAL SET	1-19-2016

PROJECT

CAYMUS VINEYARDS

8700 CONN CREEK RD.
 RUTHERFORD, CALIFORNIA

SHEET CONTENTS
 BLDG. 5
 EXTERIOR
 ELEVATION

SCALE	3.27.07
DRAWN BY	DPD
CHECKED BY	JBW
JOB NO.	12-016
SHEET NO.	

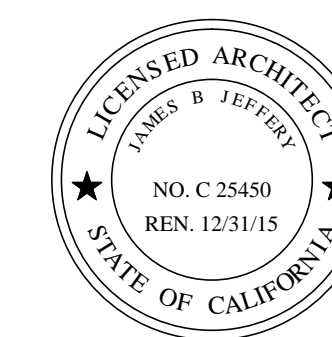
AP# 030 200 066

A3.5

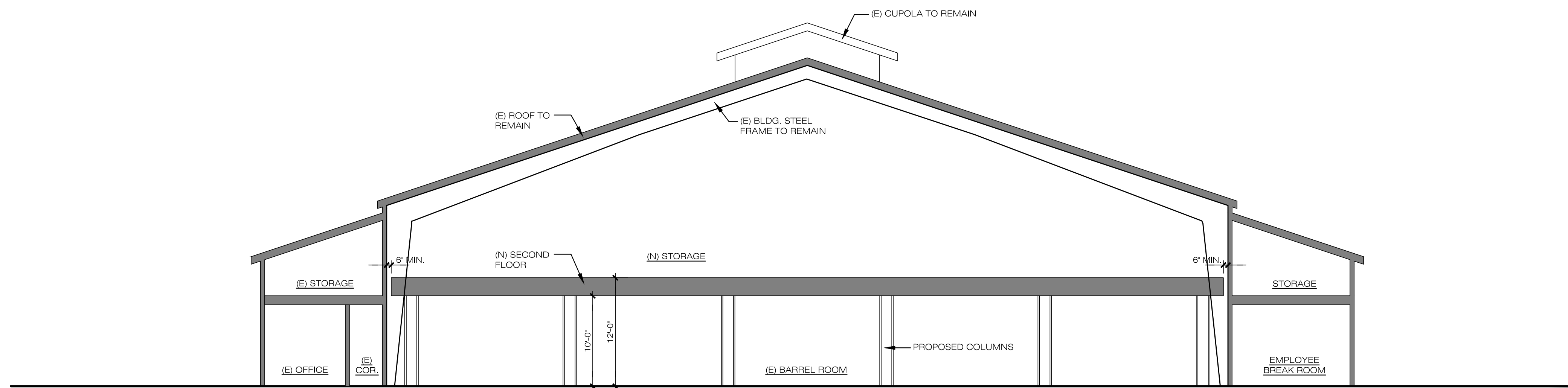


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1 SECTION
A3.6

SCALE: 1/8"=1'-0"

REVISION	DATE
PLANNING DEPT. SUBMITTAL SET	10-31-13
PLANNING DEPT. SUBMITTAL SET	6-17-2014
RE-SUBMITTAL SET	7-7-2014
PLANNING RESUBMITTAL SET	12-23-2014
PLANNING RESUBMITTAL SET	1-19-2016

PROJECT

CAYMUS VINEYARDS

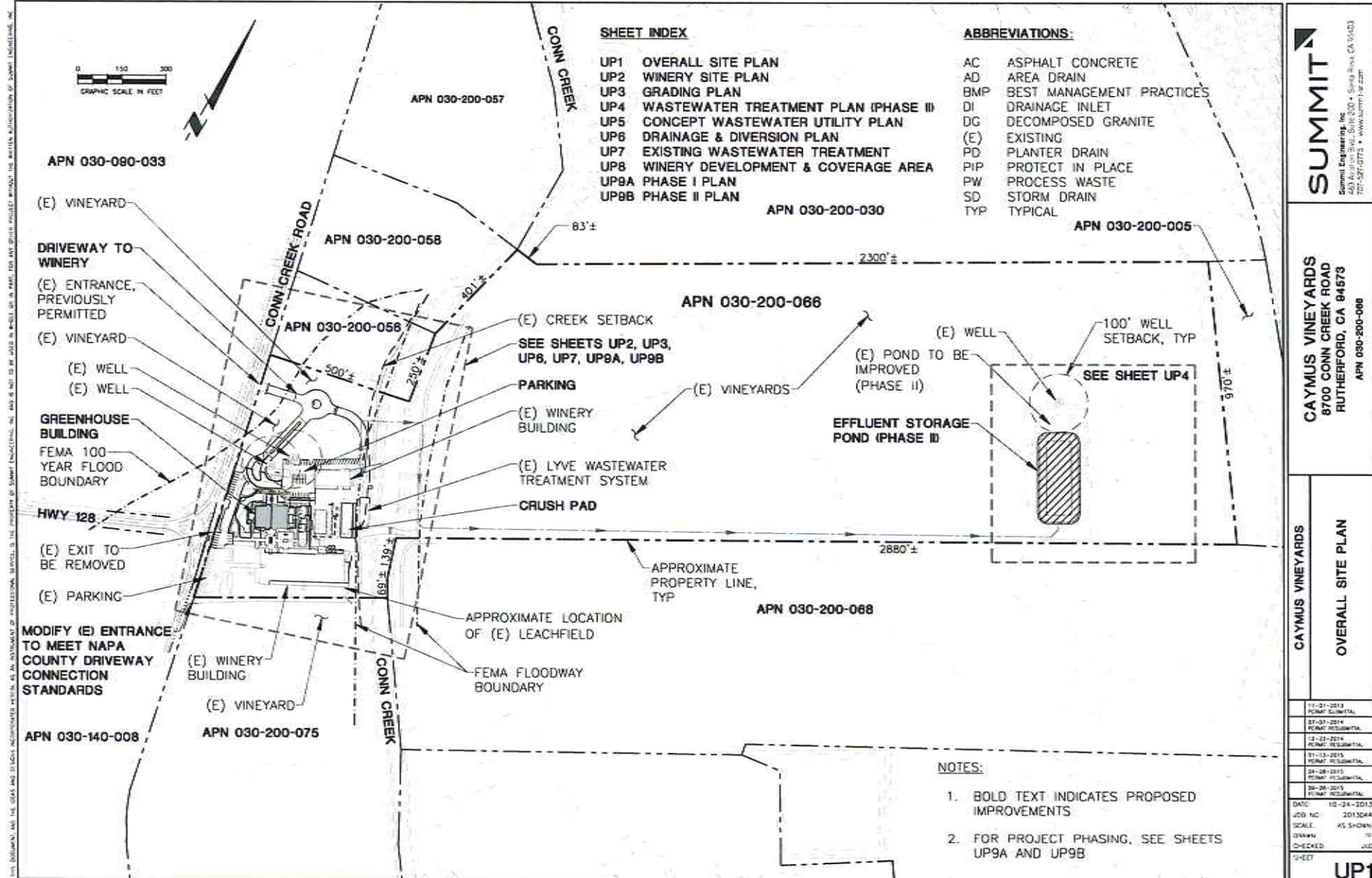
8700 CONN CREEK RD.
RUTHERFORD, CALIFORNIA

SHEET CONTENTS
BLDG. 5
SECTION

SCALE 3.27.07
DRAWN BY DPD
CHECKED BY JBJ
JOB NO. 12-016
SHEET NO.

AP# 030 200 066

A3.6



SHEET INDEX

- UP1 OVERALL SITE PLAN
- UP2 WINERY SITE PLAN
- UP3 GRADING PLAN
- UP4 WASTEWATER TREATMENT PLAN (PHASE III)
- UP5 CONCEPT WASTEWATER UTILITY PLAN
- UP6 DRAINAGE & DIVERSION PLAN
- UP7 EXISTING WASTEWATER TREATMENT
- UP8 WINERY DEVELOPMENT & COVERAGE AREA
- UP9A PHASE I PLAN
- UP9B PHASE II PLAN

ABBREVIATIONS:

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- BMP BEST MANAGEMENT PRACTICES
- DI DRAINAGE INLET
- DG DECOMPOSED GRANITE
- (E) EXISTING
- PD PLANTER DRAIN
- PIP PROTECT IN PLACE
- PW PROCESS WASTE
- SD STORM DRAIN
- TYP TYPICAL

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 8700 CONN CREEK ROAD
 RUTHERFORD, CA 94578
 APN 030-200-008

CAYMUS VINEYARDS
 OVERALL SITE PLAN

11-21-2013	PERMIT SUBMITTAL
07-01-2014	PERMIT RESUBMITTAL
12-22-2014	PERMIT RESUBMITTAL
01-15-2015	PERMIT RESUBMITTAL
04-20-2015	PERMIT RESUBMITTAL
08-28-2015	PERMIT RESUBMITTAL
DATE: 10-24-2015	
JOB NO: 2015044	
SCALE: AS SHOWN	
DRAWN: TC	
CHECKED: JUC	
SHEET	

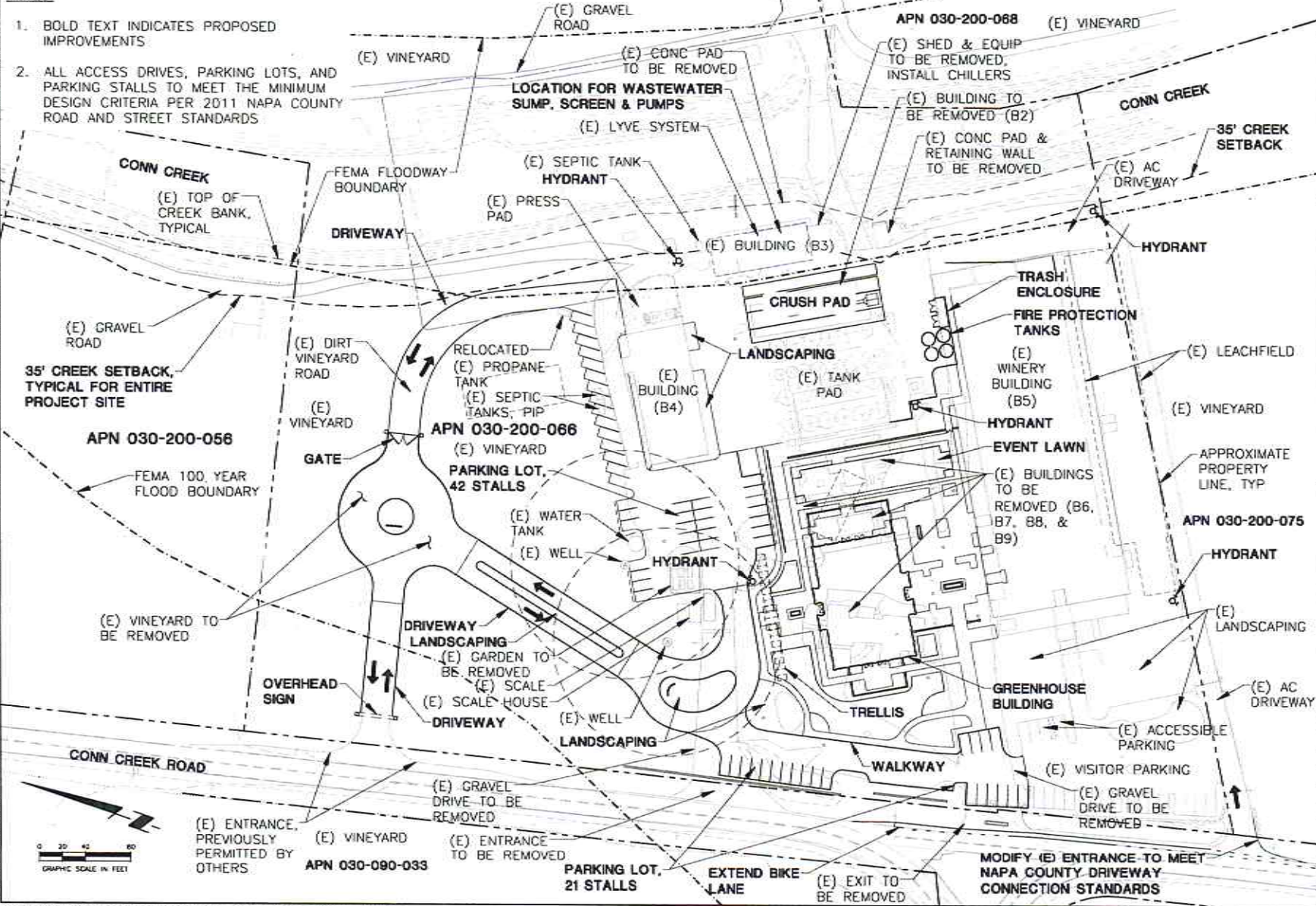
NOTES:

1. BOLD TEXT INDICATES PROPOSED IMPROVEMENTS
2. FOR PROJECT PHASING, SEE SHEETS UP9A AND UP9B

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 RUTHERFORD, CA 94579
 APN 030-200-068

CAYMUS VINEYARDS
 WINERY SITE PLAN

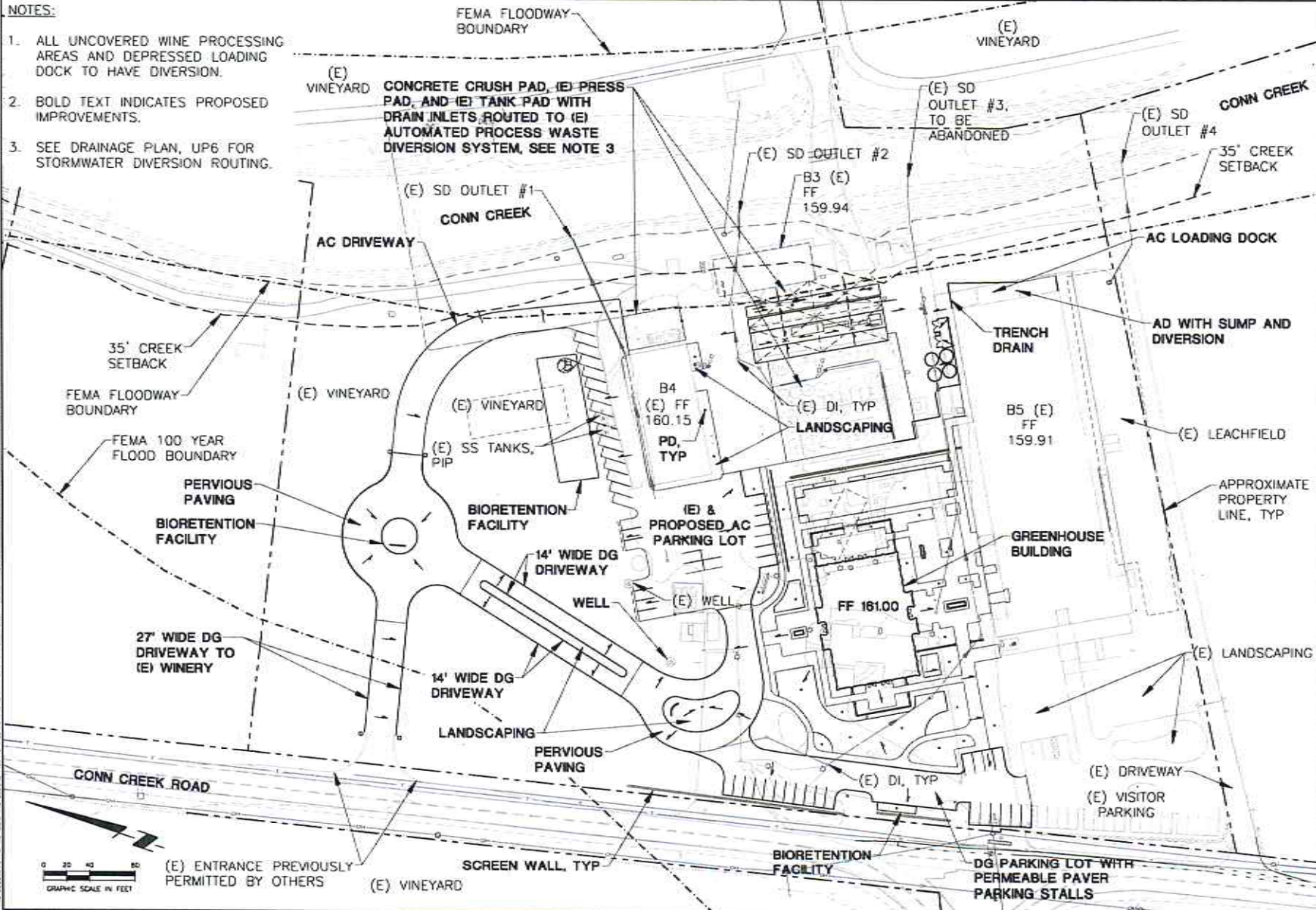
11-01-2013	PERMIT SCALE PLAN
03-07-2014	PERMIT RESUBMITTAL
12-23-2014	PERMIT RESUBMITTAL
01-13-2015	PERMIT RESUBMITTAL
04-29-2015	PERMIT RESUBMITTAL
08-28-2015	PERMIT RESUBMITTAL

DATE: 10-24-2013
 JOB NO: 2013044
 SCALE: AS SHOWN
 DRAWN: TT
 CHECKED: JLS
 SHEET

UP2

NOTES:

1. ALL UNCOVERED WINE PROCESSING AREAS AND DEPRESSED LOADING DOCK TO HAVE DIVERSION.
2. BOLD TEXT INDICATES PROPOSED IMPROVEMENTS.
3. SEE DRAINAGE PLAN, UP6 FOR STORMWATER DIVERSION ROUTING.



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 RUTHERFORD, CA 94573
 APN 030-200-008

CAYMUS VINEYARDS
GRADING PLAN

11-21-2013	PERMIT SUBMITTAL
07-27-2014	PERMIT SUBMITTAL
12-22-2014	PERMIT SUBMITTAL
07-15-2015	PERMIT SUBMITTAL
04-28-2016	PERMIT SUBMITTAL
08-24-2016	PERMIT SUBMITTAL
DATE	10-24-2013
JOB NO.	2013044
SCALE	AS SHOWN
DRAWN	TF
CHECKED	JLC
SHEET	

UP3



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 RUTHERFORD, CA 94573
 APN 030-200-066

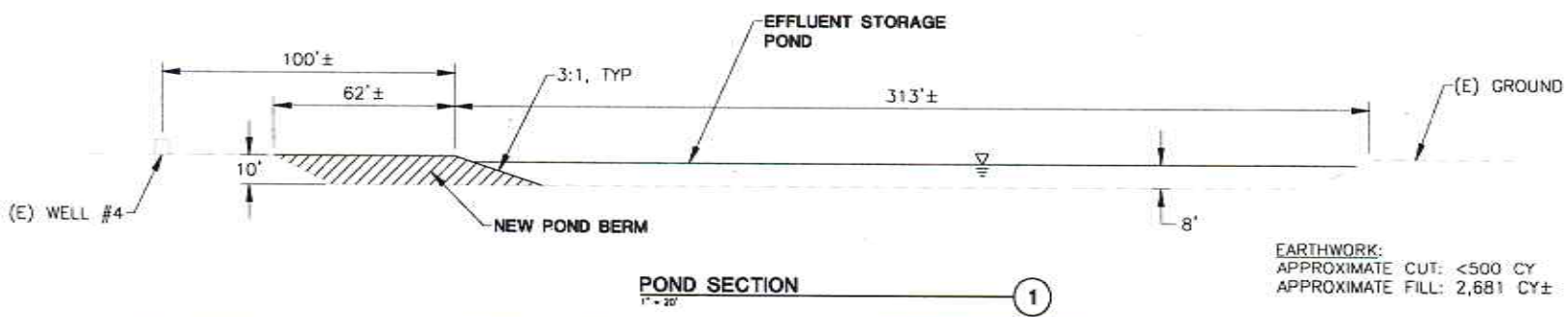
CAYMUS VINEYARDS
WASTEWATER TREATMENT
PLAN (PHASE II)

11-01-2013	PROJECT SUBMITTAL
01-07-2014	PERMIT REVISIONAL
12-23-2014	PERMIT REVISIONAL
01-13-2015	PERMIT REVISIONAL
04-16-2015	PERMIT REVISIONAL
06-26-2015	PERMIT REVISIONAL

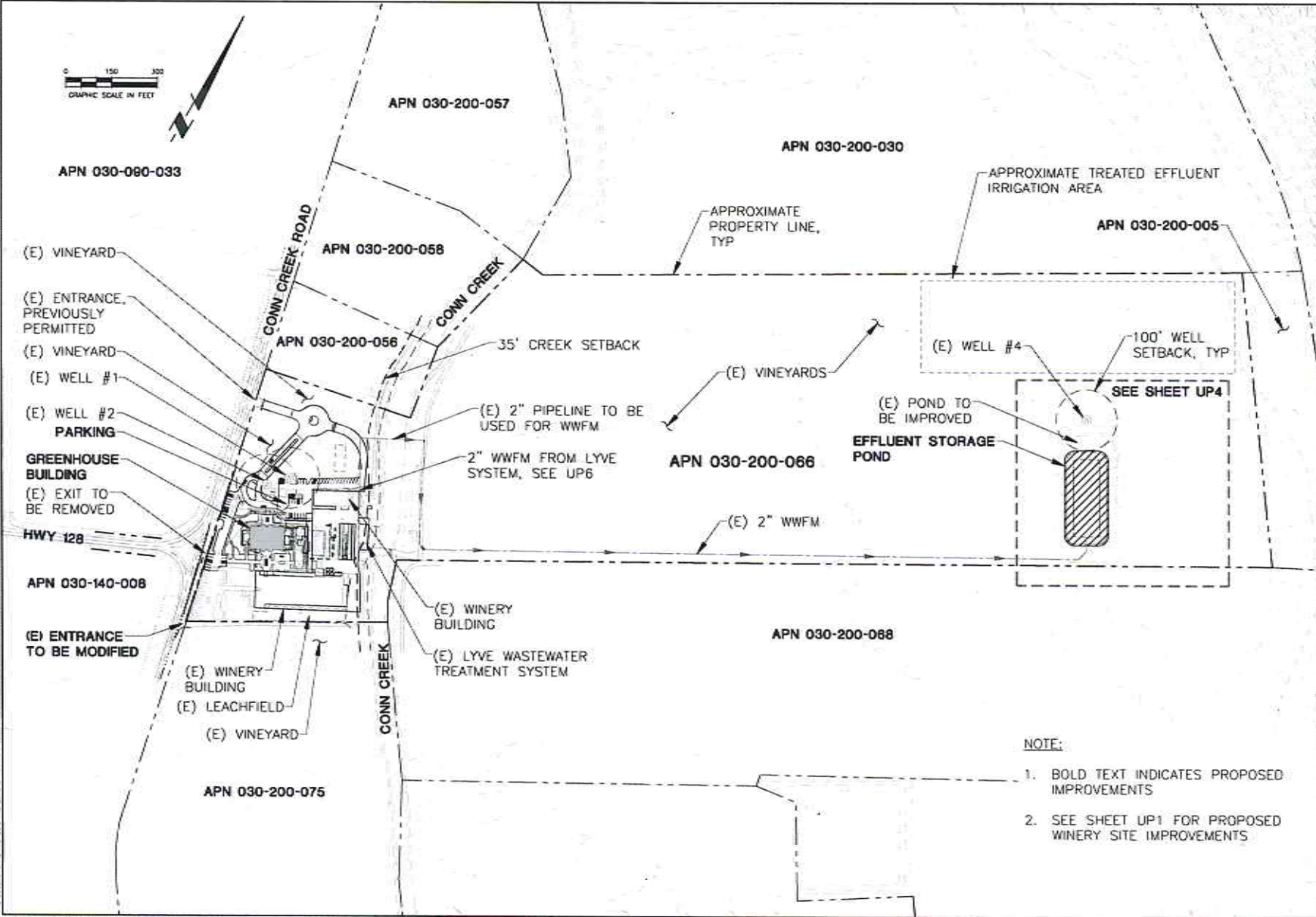
DATE: 10-24-2013
 JOB NO: 2013044
 SCALE: AS SHOWN
 DRAWN: IT
 CHECKED: JLS
 SHEET

UP4

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- NOTE:**
1. BOLD TEXT INDICATES PROPOSED IMPROVEMENTS
 2. SEE SHEET UP1 FOR PROPOSED WINERY SITE IMPROVEMENTS

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 8700 CONN CREEK ROAD
 RUTHERFORD, CA 94573
 APN 030-200-088

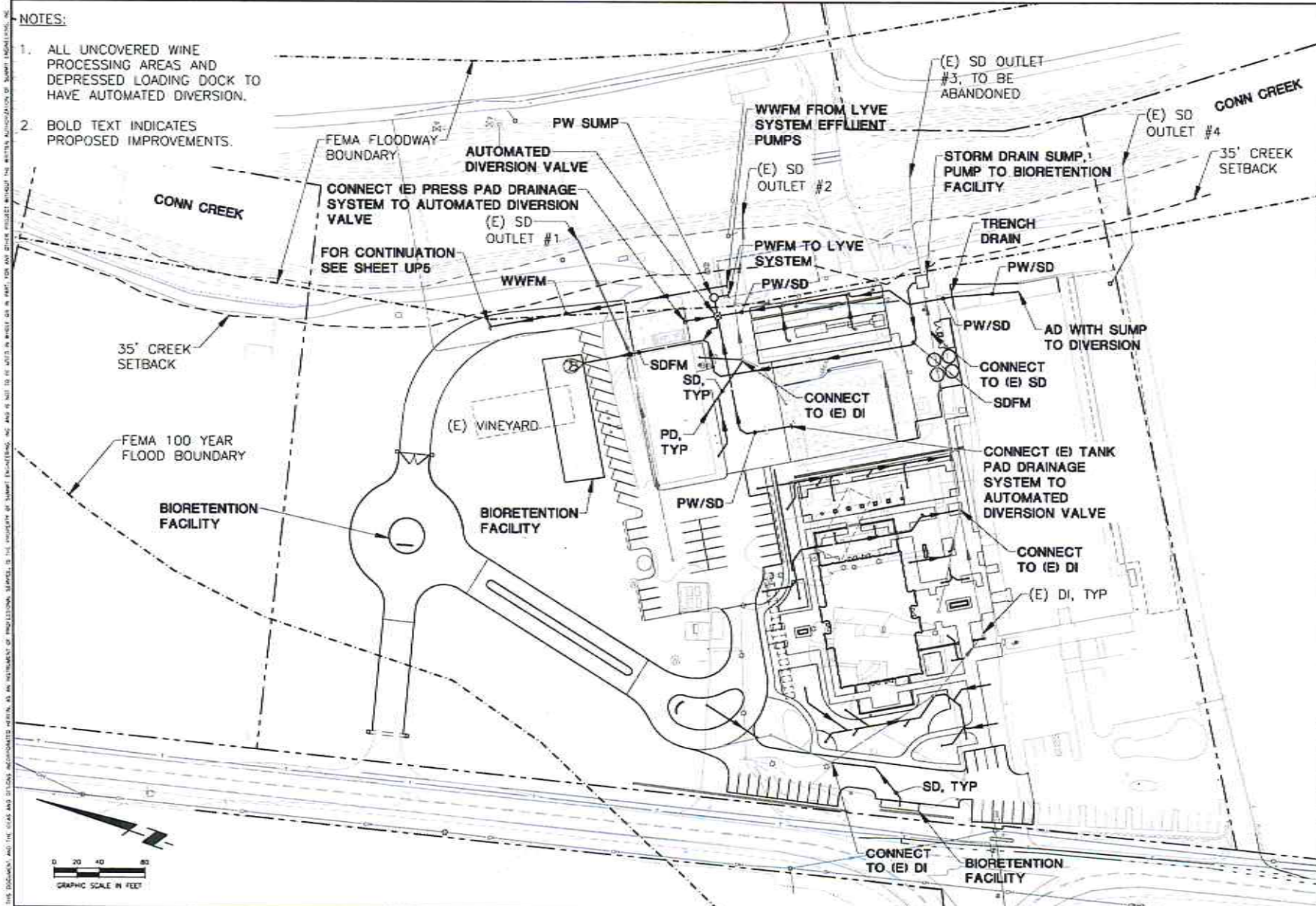
CAYMUS VINEYARDS
 CONCEPT WASTEWATER
 UTILITY PLAN

11-21-2013	PERMITS SUBMITTAL
01-27-2014	PERMITS REVISIONAL
12-22-2014	PERMITS REVISIONAL
01-15-2015	PERMITS REVISIONAL
04-28-2015	PERMITS REVISIONAL
06-26-2015	PERMITS REVISIONAL
DATE:	10-24-2013
JOB NO:	2013044
SCALE:	AS SHOWN
DRAWN:	ST
CHECKED:	JLC
SHEET:	

UP5

NOTES:

1. ALL UNCOVERED WINE PROCESSING AREAS AND DEPRESSED LOADING DOCK TO HAVE AUTOMATED DIVERSION.
2. BOLD TEXT INDICATES PROPOSED IMPROVEMENTS.



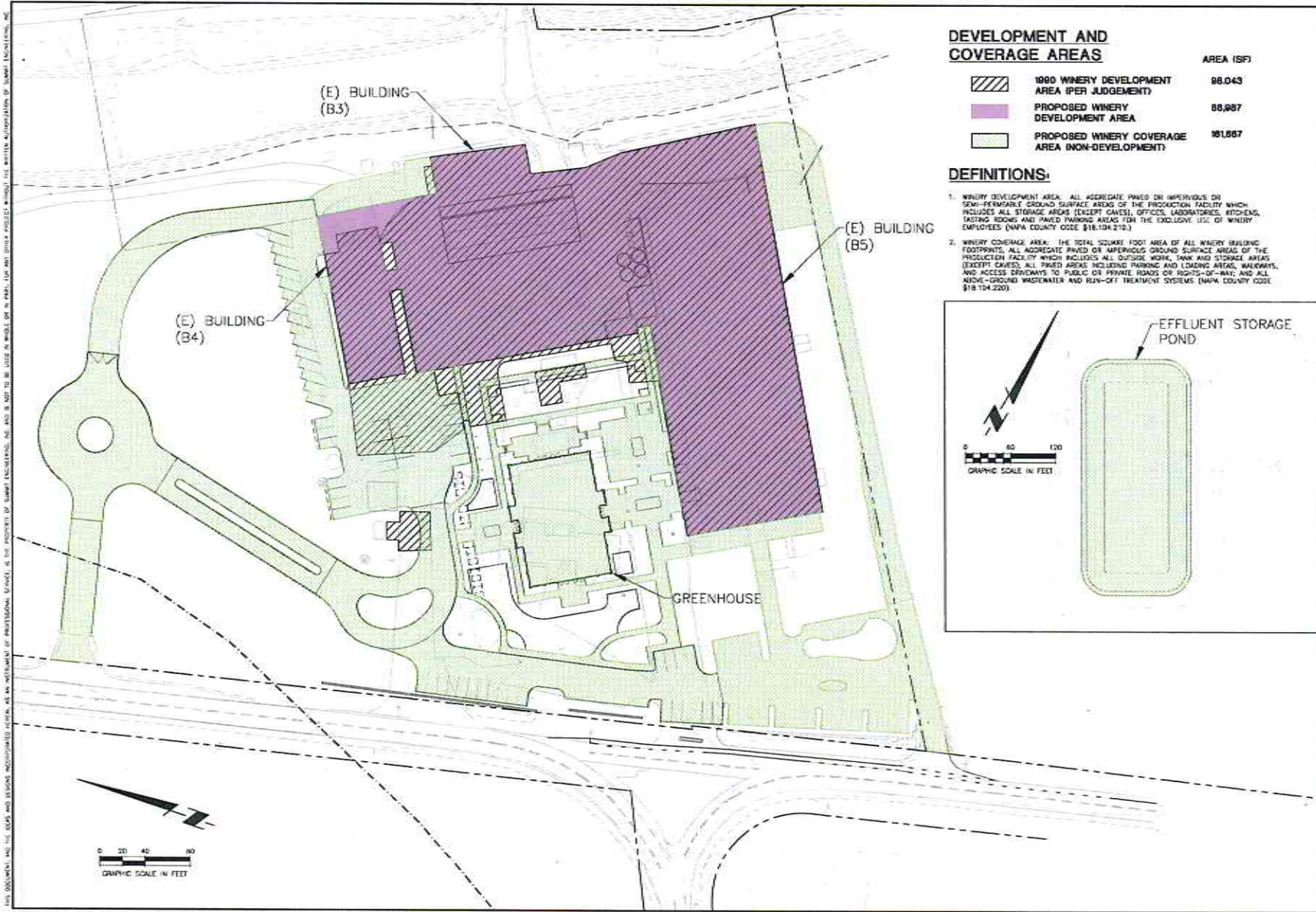
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 RUTHERFORD, CA 94573
 APN 030-200-068

CAYMUS VINEYARDS
DRAINAGE & DIVERSION PLAN




17-21-2013	PERMIT SUBMITTAL
21-24-2014	PERMIT SUBMITTAL
12-25-2014	PERMIT SUBMITTAL
21-15-2015	PERMIT SUBMITTAL
24-20-2015	PERMIT SUBMITTAL
20-28-2015	PERMIT SUBMITTAL
DATE: 10-24-2013	
JOB NO. 2013044	
SCALE AS SHOWN	
DRAWN BY	
CHECKED BY JLG	
SHEET	

UP6



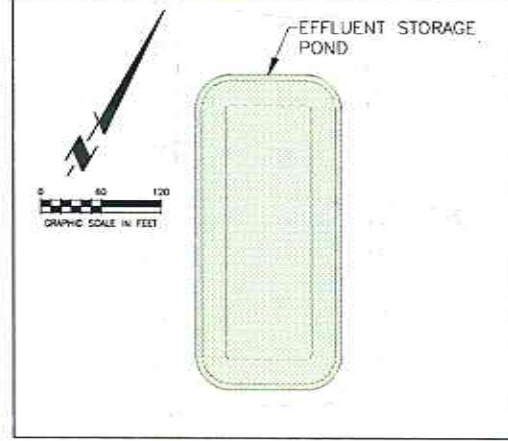
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DEVELOPMENT AND COVERAGE AREAS

	AREA (SF)
 1000 WINERY DEVELOPMENT AREA (PER JUDGEMENT)	88,043
 PROPOSED WINERY DEVELOPMENT AREA	88,887
 PROPOSED WINERY COVERAGE AREA (NON-DEVELOPMENT)	161,667

DEFINITIONS:

1. WINERY DEVELOPMENT AREA: ALL ACCRETED PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES (NAPA COUNTY CODE §18.104.210).
2. WINERY COVERAGE AREA: THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL ACCRETED PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES), ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS, AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS (NAPA COUNTY CODE §18.104.220).



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 8700 CONN CREEK ROAD
 RUTHERFORD, CA 94573
 APN 030-200-000

CAYMUS VINEYARDS
 WINERY DEVELOPMENT &
 COVERAGE AREA PLAN

11-24-2013	PERMIT SUBMITTAL
07-01-2014	PERMIT RECOMMENDATION
12-23-2014	PERMIT RECOMMENDATION
01-15-2015	PERMIT RECOMMENDATION
04-28-2015	PERMIT RECOMMENDATION
07-24-2015	PERMIT RECOMMENDATION
07-24-2015	PERMIT RECOMMENDATION

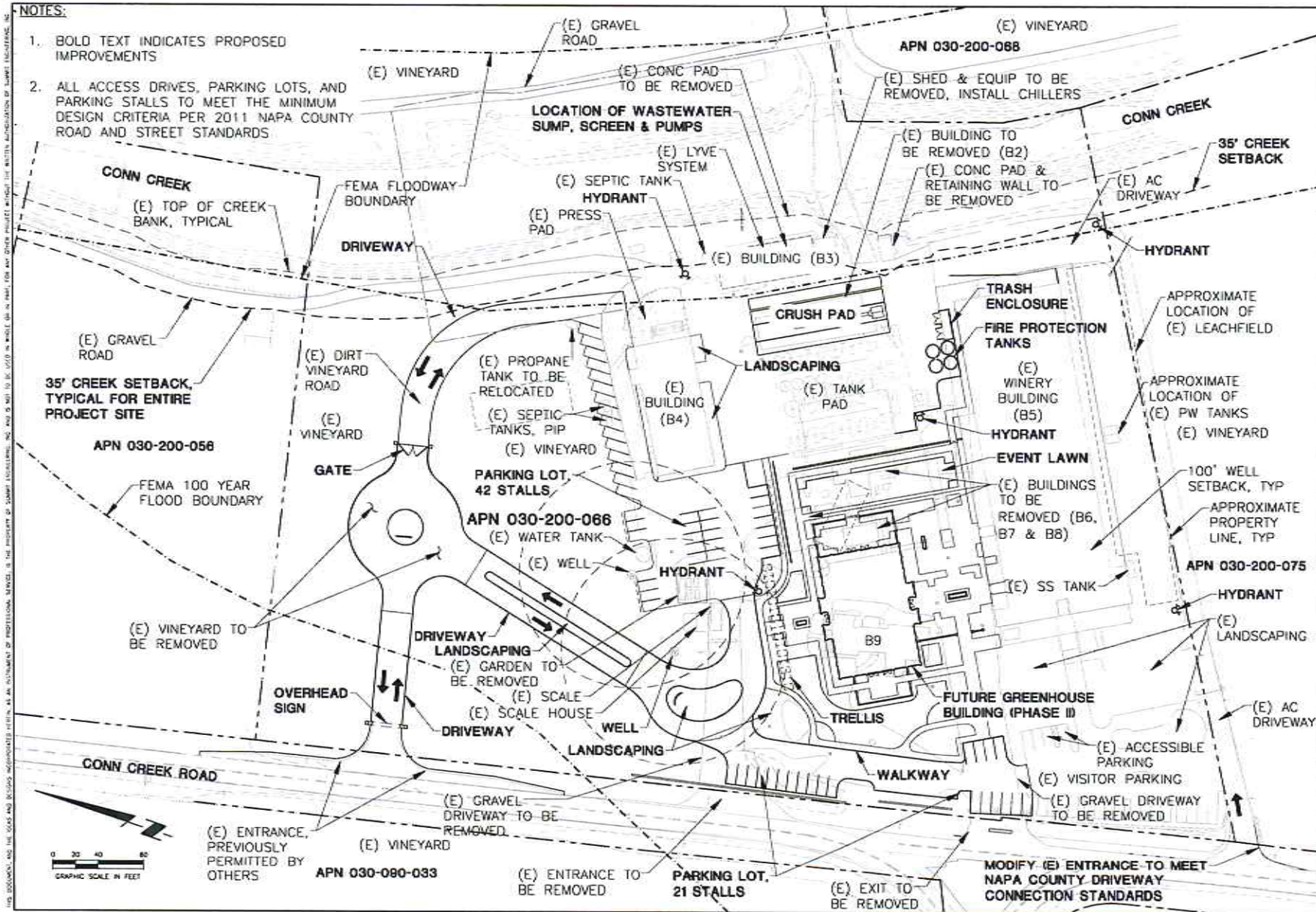
DATE: 10-24-2013
 JOB NO: 2013044
 SCALE: AS SHOWN
 DRAWN: JT
 CHECKED: JLC

SHEET

UP8

NOTES:

1. BOLD TEXT INDICATES PROPOSED IMPROVEMENTS
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 APN 030-200-086

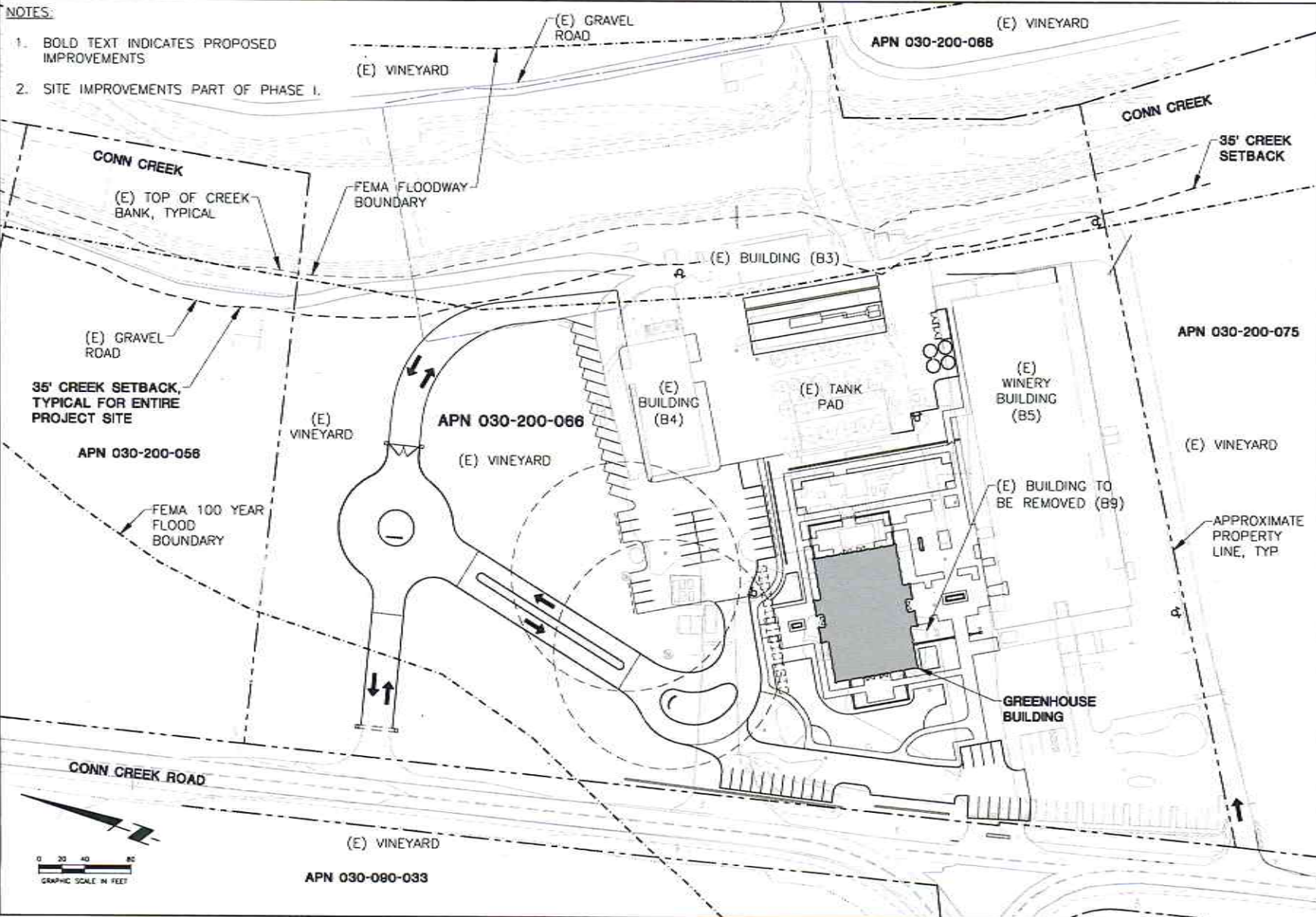
CAYMUS VINEYARDS
PHASE I PLAN

07-21-2014	PERMIT SUBMITTAL
11-25-2014	PERMIT SUBMITTAL
04-10-2016	PERMIT SUBMITTAL
04-28-2015	PERMIT SUBMITTAL
07-29-2015	PERMIT SUBMITTAL
02-24-2015	PERMIT SUBMITTAL
DATE	10-24-2013
JOB NO.	2013044
SCALE	AS SHOWN
DRAWN	JG
CHECKED	JG
SHEET	

UP9A

NOTES:

1. BOLD TEXT INDICATES PROPOSED IMPROVEMENTS
2. SITE IMPROVEMENTS PART OF PHASE I.



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CAYMUS VINEYARDS
PHASE II PLAN

07-07-2014	PROJECT REVISIONAL
11-23-2014	PERMIT REVISIONAL
01-15-2015	PROJECT REVISIONAL
04-28-2015	PERMIT REVISIONAL
07-09-2015	PERMIT REVISIONAL
08-28-2015	PERMIT REVISIONAL
DATE	10-24-2015
JOB NO.	2015044
SCALE	AS SHOWN
DRAWN	TT
CHECKED	JSC
SHEET	

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