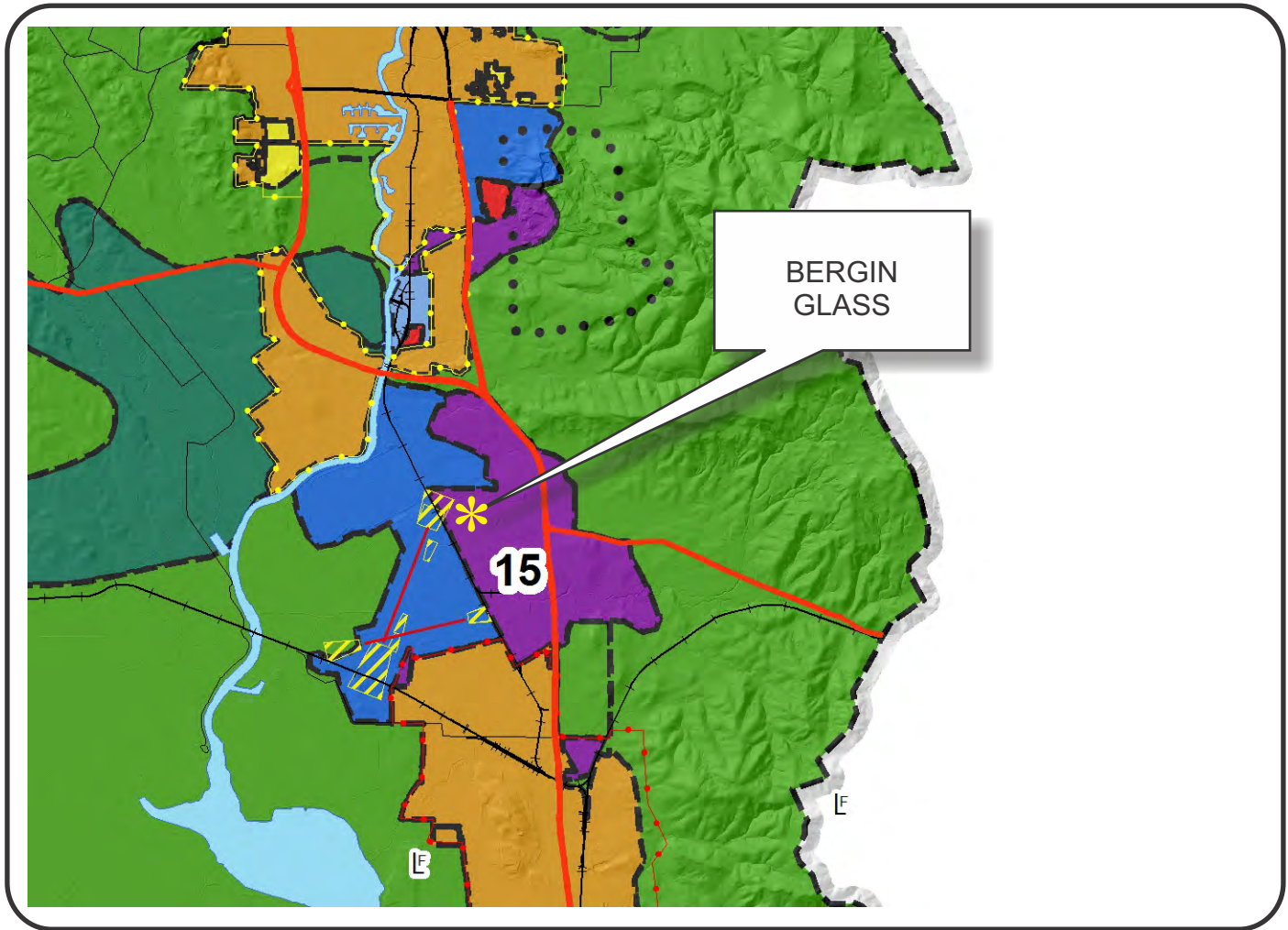


“H”

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

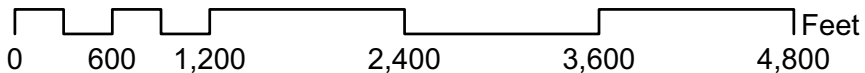
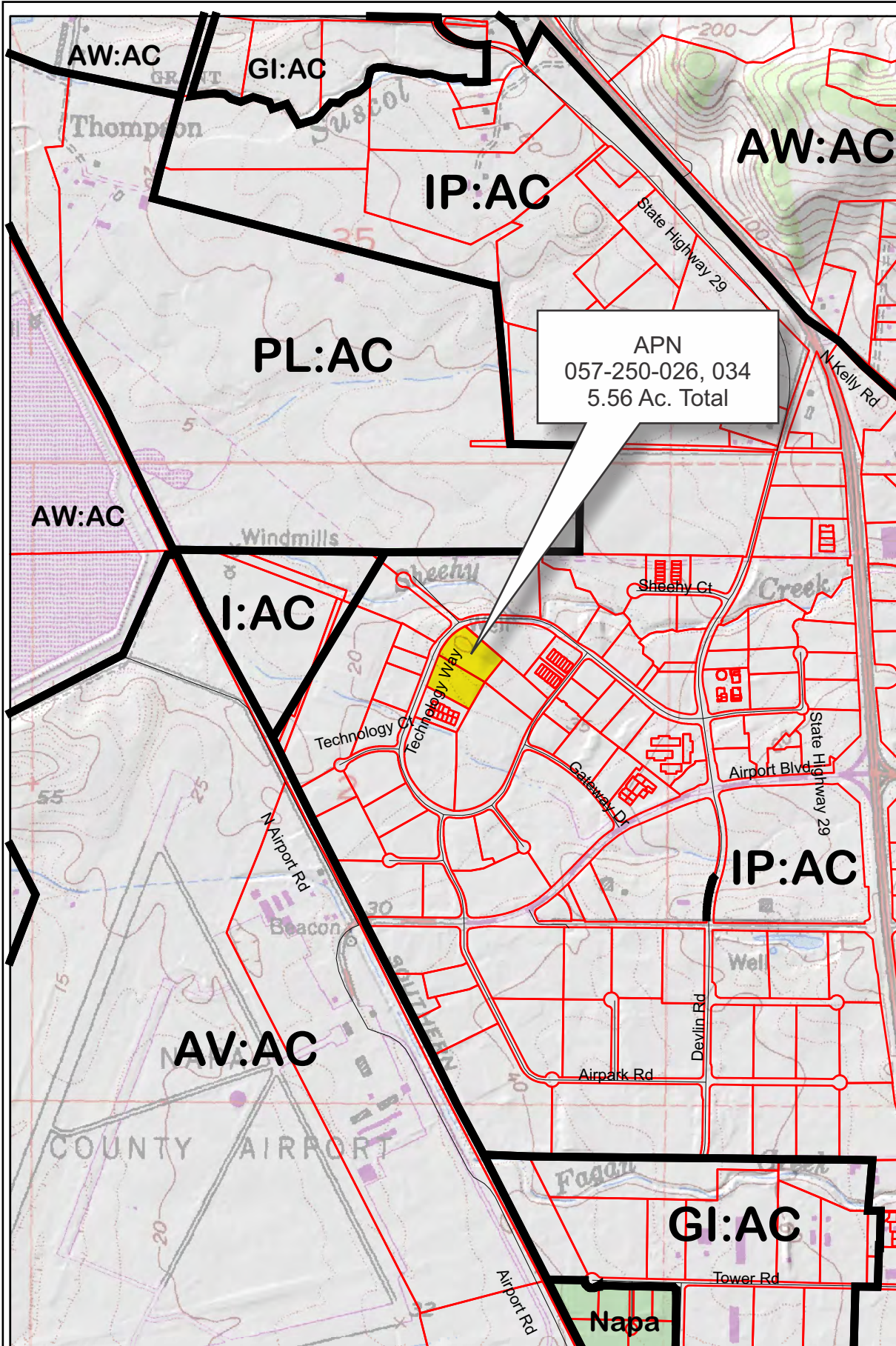
TRANSPORTATION

- 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
057-250-026,034
04-04-2016
2C UP

BERGIN GLASS



04-04-2016

2C

UP

02



Napa County Conservation
Development and Planning Department

P15-00404_BerginGlass_up1.cdr

BERGIN GLASS

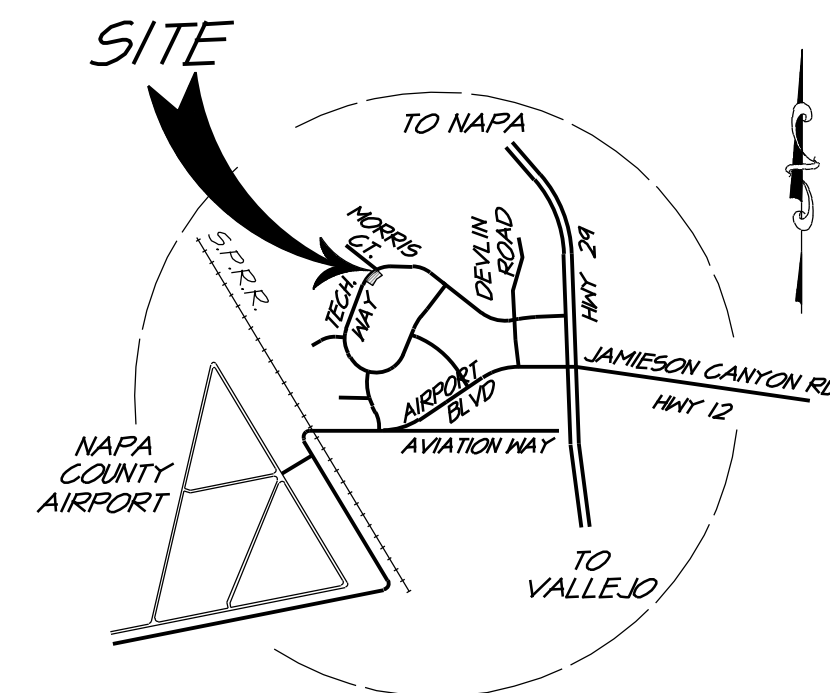


Existing Conditions

BERGIN GLASS IMPRESSIONS

USE PERMIT PLANS

NAPA COUNTY CALIFORNIA



PARKING SUMMARY

ACCESSIBLE	5
STANDARD	130
TOTAL	135

ABBREVIATIONS

AD	AREA DRAIN
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARV	AIR RELEASE VALVE
BFP	BACK FLOW PREVENTER
BU	BURIED UP
BM	BENCHMARK
BO	BLOWOFF
BSP	BACK OF SIDEWALK
CB	CATCH BASIN
CL	CENTERLINE
CIPP	CAST IN PLACE PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CPP	CORRUGATED PLASTIC PIPE
CV	CHECK VALVE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
DCV	DOUBLE CHECK VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
EP	EDGE OF PAVEMENT
(E), EX	EXISTING
FDG	FIRE DEPT. CONNECTION
FF	FINISH FLOOR
FS	FINISH GRADE
FH	FIRE HYDRANT
FS	FIRE SERVICE
E	FLOW LINE
FW	FIRE WATER LINE
GB	GRADE BREAK
HP	HIGH POINT
IP	INVERT
IP	IRON PIPE
JP	JOINT POLE
LF	LINEAL FEET/FOOT
LP	LOW POINT
MH	MANHOLE
OC	ON CENTER
OH	OVERHEAD
(P)	PROPOSED
PA	PLANTING AREA
PCG	PORTLAND CEMENT CONCRETE
PG&E	PACIFIC GAS AND ELECTRIC
PV	POST INDICATOR VALVE
P	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PN	PROCESS WASTE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RW	RECLAIMED WATER
S	SLOPE (FEET/FOOT)
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
V.C.O.	VERTICAL CURB OPENING
DN	DOMESTIC WATER LINE
WM	WATER METER
WV	WATER VALVE

SYMBOL LEGEND

EXISTING	
	STORM DRAIN LINE
	WATER LINE
	TREE TO REMAIN
	FENCE
	CONTOUR LINE
	SPOT ELEVATION
PROPOSED	
	STORM DRAIN LINE
	FIRE WATER MAIN
	SANITARY SEWER LINE
	DOMESTIC WATER
	RECLAIMED WATER
	PROPERTY LINE
	DIRECTION OF EXISTING DRAINAGE
	WATER VALVE

LOCATION MAP

NOT TO SCALE

PROJECT INFORMATION

OWNER: CABLE & KILPATRICK
4661 GOLDEN FOOTHILL PARKWAY, STA. 200B
EL DORADO HILLS, CA 95762

CONTACT: ANDREW M. KILPATRICK

SITE ADDRESS: 451 TECHNOLOGY WAY
NAPA, CA 94558

CIVIL ENGINEER: RSA
1515 FOURTH STREET
NAPA, CA 94559

CONTACT: ALLAN SPENCE
TEL: (707) 252-3301

ARCHITECT: ARKTEGRAF, INC.
1800 21TH ST.
SACRAMENTO, CA 95816

CONTACT: JEFF CECIL
TEL: (916) 736-6420

(E) PARCEL NO & AREA: 057-250-026 (2.70 ACRES)
057-250-034 (2.86 ACRES)

EXISTING USE: VACANT

PROPOSED USE: COMMERCIAL / INDUSTRIAL

NAPA COUNTY ZONING: IP-AC
INDUSTRIAL PARK WITH
AIRPORT COMPATIBILITY OVERLAY

AIRPORT AREA SPECIFIC
PLAN LAND USE: (COINCIDENT TO ALLC ZONE D)

WATER: CITY OF AMERICAN CANYON

RECLAIMED WATER: NAPA SANITATION DISTRICT

SEWER: NAPA SANITATION DISTRICT

GAS & ELECTRIC: PG&E

TELEPHONE: AT&T

BOUNDARY NOTE

THE BOUNDARIES SHOWN HEREIN ARE BASED UPON TOPOGRAPHIC MAP PREPARED BY RSA
DATE: OCTOBER 2015

TOPOGRAPHIC MAP

TOPOGRAPHIC MAP PREPARED BY RSA,
DATE: OCTOBER 2015

BENCHMARK

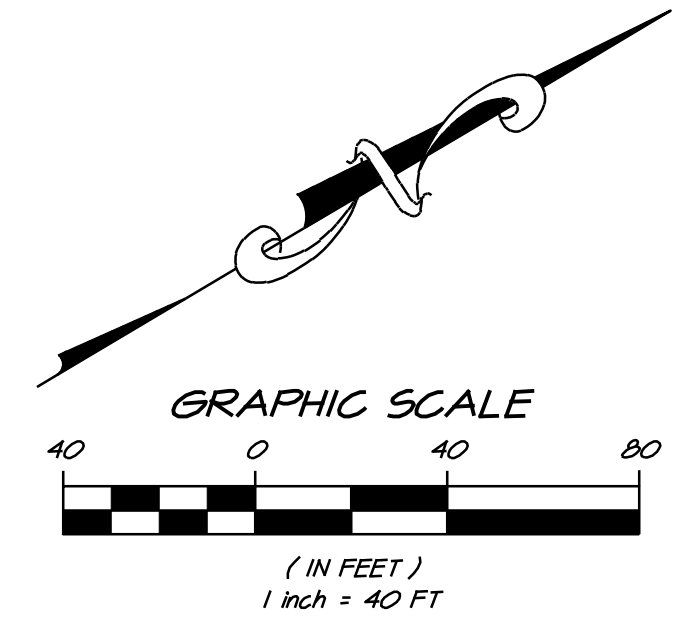
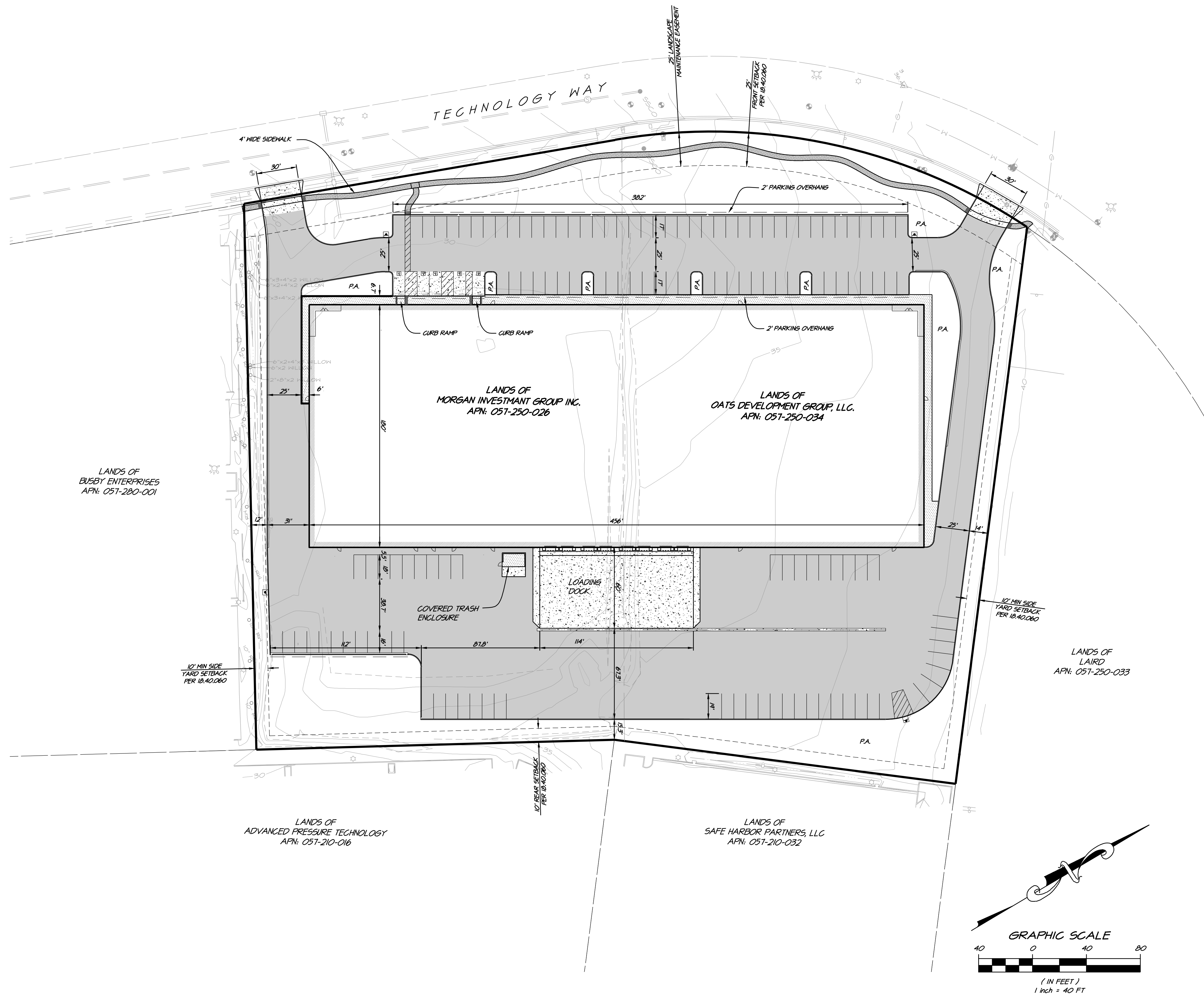
CITY OF NAPA BM 180-B
ELEVATION= 53.01' (NAVD 1988-MAP DATUM)
PUBLISHED ELEVATION= 50.53' (NGVD 1929)
CONVERSION FACTOR PER CORPSCAN 6: +2.84'

SHEET INDEX

UP1	SITE AND WINERY LAYOUT PLAN
UP2	GRADING & EROSION CONTROL PLAN
UP3	UTILITY PLAN
A-003	ARCHITECTURAL SITE PLAN
A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS

LEGEND

	(P) BUILDING
	20' WIDE ASPHALT CONCRETE SURFACED ROAD DESIGNED AND MAINTAINED TO SUPPORT LOAD EQUIVALENT TO H20-44
	12" THICK CONCRETE WITH #4 @ 12" O.C. EACH WAY OVER CLASS TO AB COMPACTED TO 95% RELATIVE COMPACTION
	6" THICK CONCRETE WITH #4 @ 12" O.C. EACH WAY OVER CLASS TO AB COMPACTED TO 95% RELATIVE COMPACTION



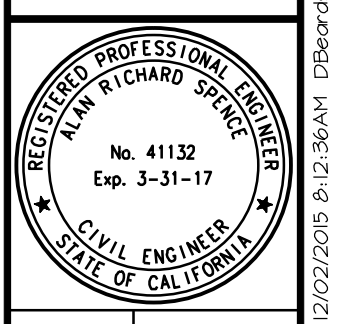
NO.	DATE	BY	APPD.



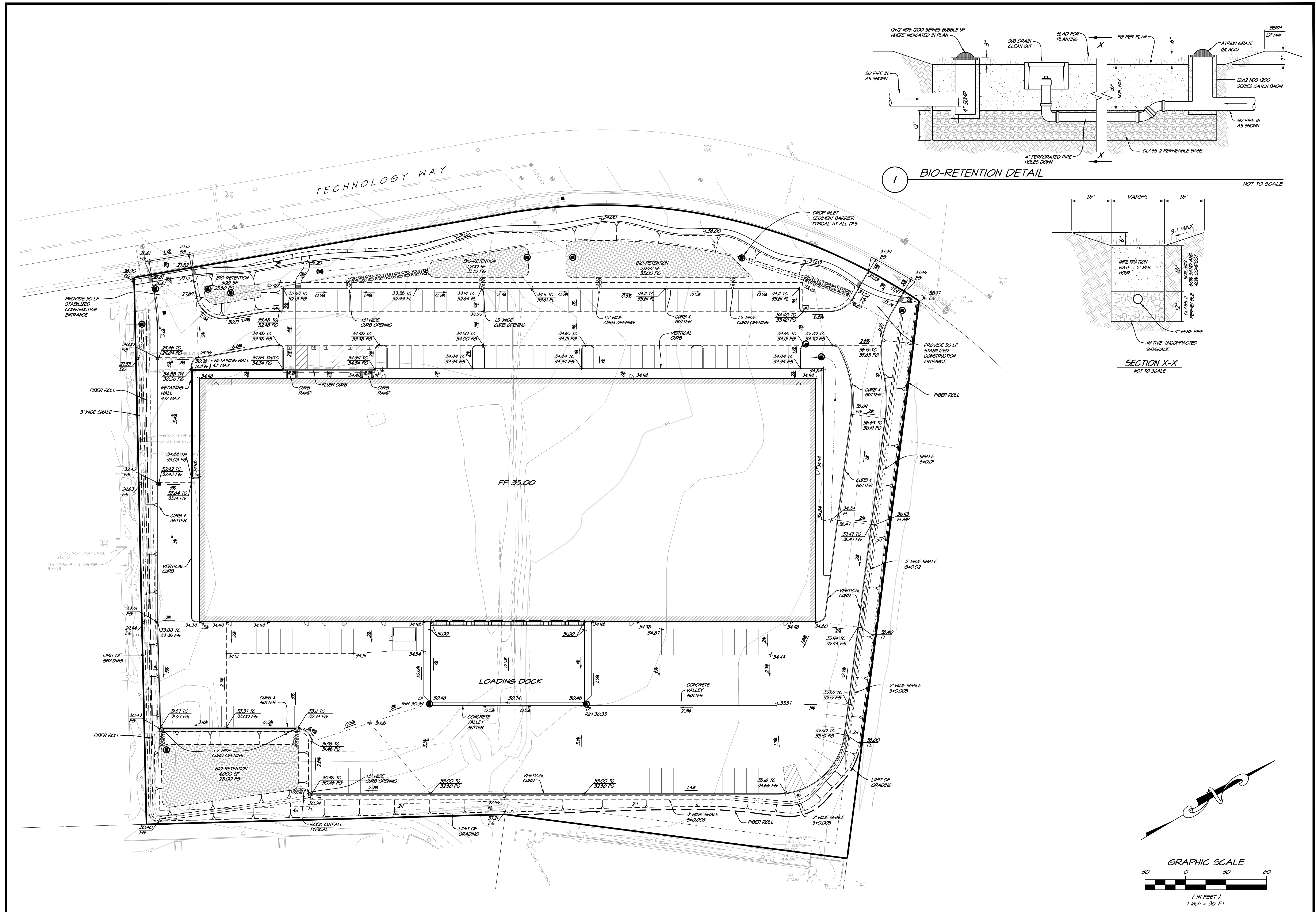
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NAPA, CALIF. 94559
OFFICE (707) 252-3301
WWW.RSACIVIL.COM

BERGIN GLASS IMPRESSIONS
COVER SHEET

CALIFORNIA
NAPA COUNTY



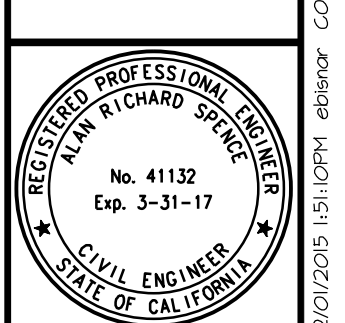
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DRAWN	ECB
DESIGNED	ECB
CHECKED	ARS
JOB NO.	4115025.0
SHEET NO.	UP1
1 OF 3 SHEETS	



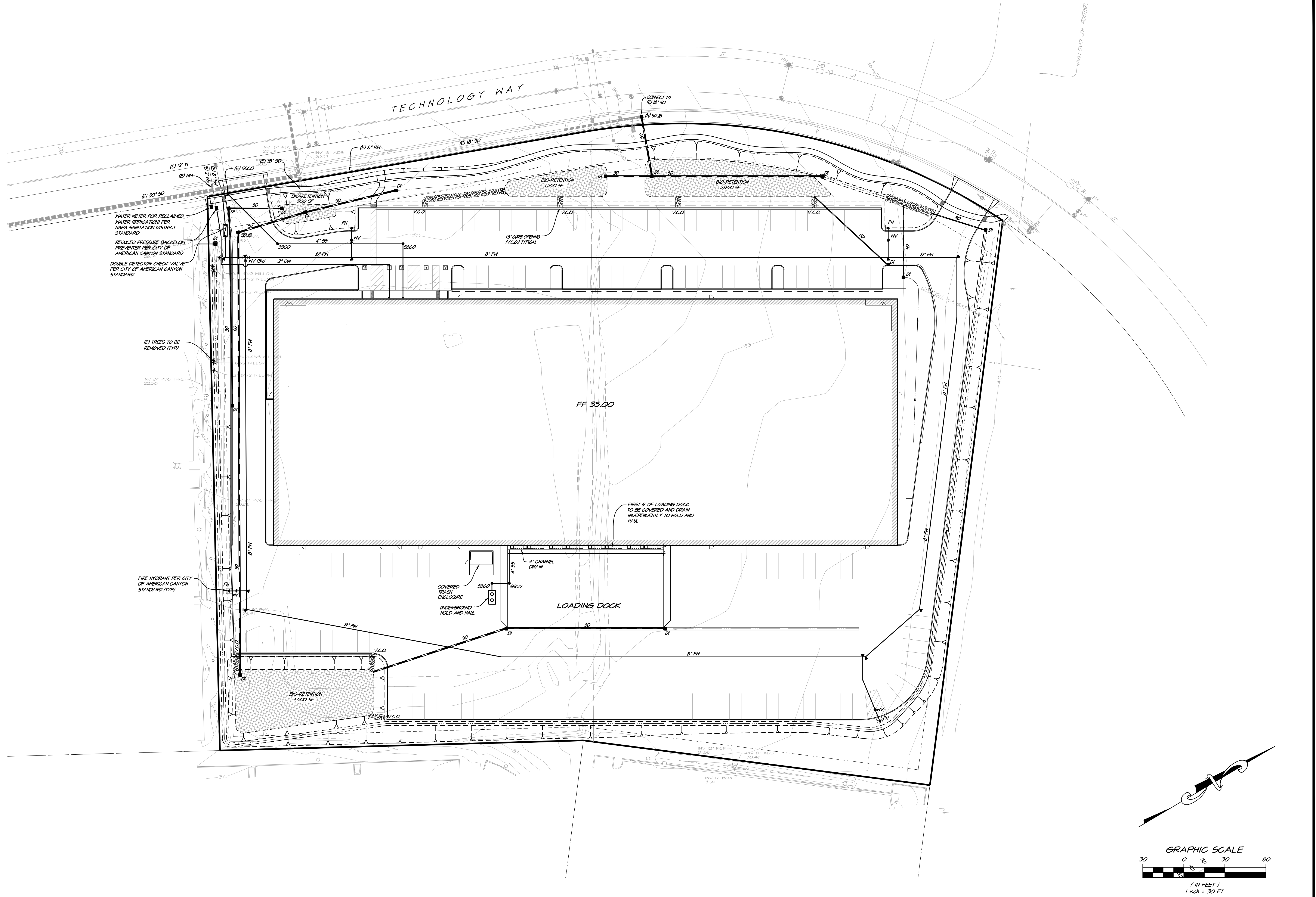
NO.	DATE	REVISIONS	BY

RSA+
 CONSULTING CIVIL ENGINEERS + SURVEYORS + 10980
 1815 FOURTH STREET
 NAPA, CALIF. 94559
 OFFICE (707) 252.3301
 WWW.RSACIVIL.COM

BERGIN GLASS IMPRESSIONS
GRADING & EROSION CONTROL PLAN
 NAPA COUNTY
 CALIFORNIA



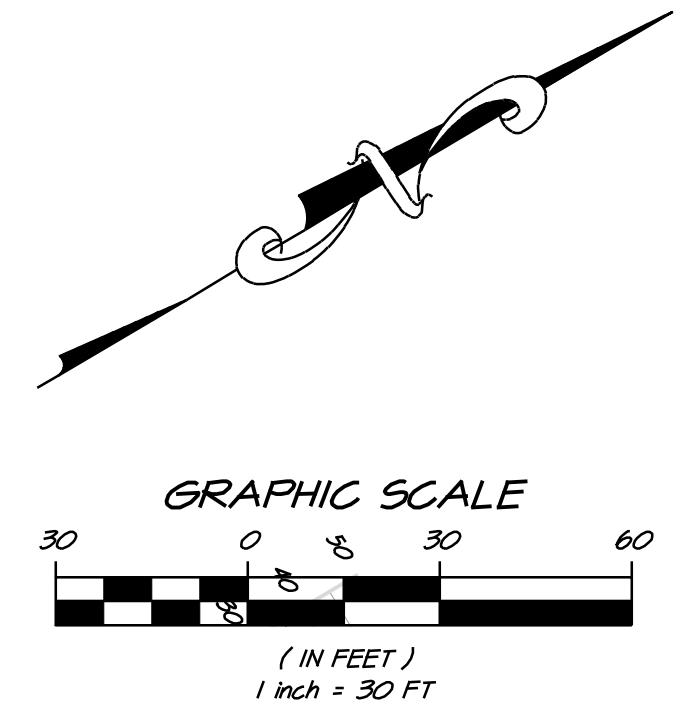
DATE	12/22/05
DRAWN	DCB
DESIGNED	ECB
CHECKED	ARS
JOB NO.	4115085.0
SHEET NO.	UP2
2 OF 3 SHEETS	



WATER METER FOR RECLAIMED WATER IRRIGATION PER NAPA SANITATION DISTRICT STANDARD
 REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF AMERICAN CANYON STANDARD
 DOUBLE DETECTOR CHECK VALVE PER CITY OF AMERICAN CANYON STANDARD

(E) TREES TO BE REMOVED (TYP)

FIRE HYDRANT PER CITY OF AMERICAN CANYON STANDARD (TYP)

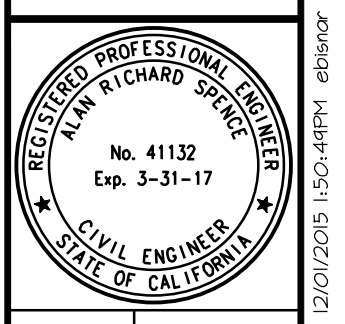


NO.	DATE	REVISIONS	BY	APPD

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 NAPA, CALIF. 94559
 OFFICE 707.252.3301
 WWW.RSACALIF.COM

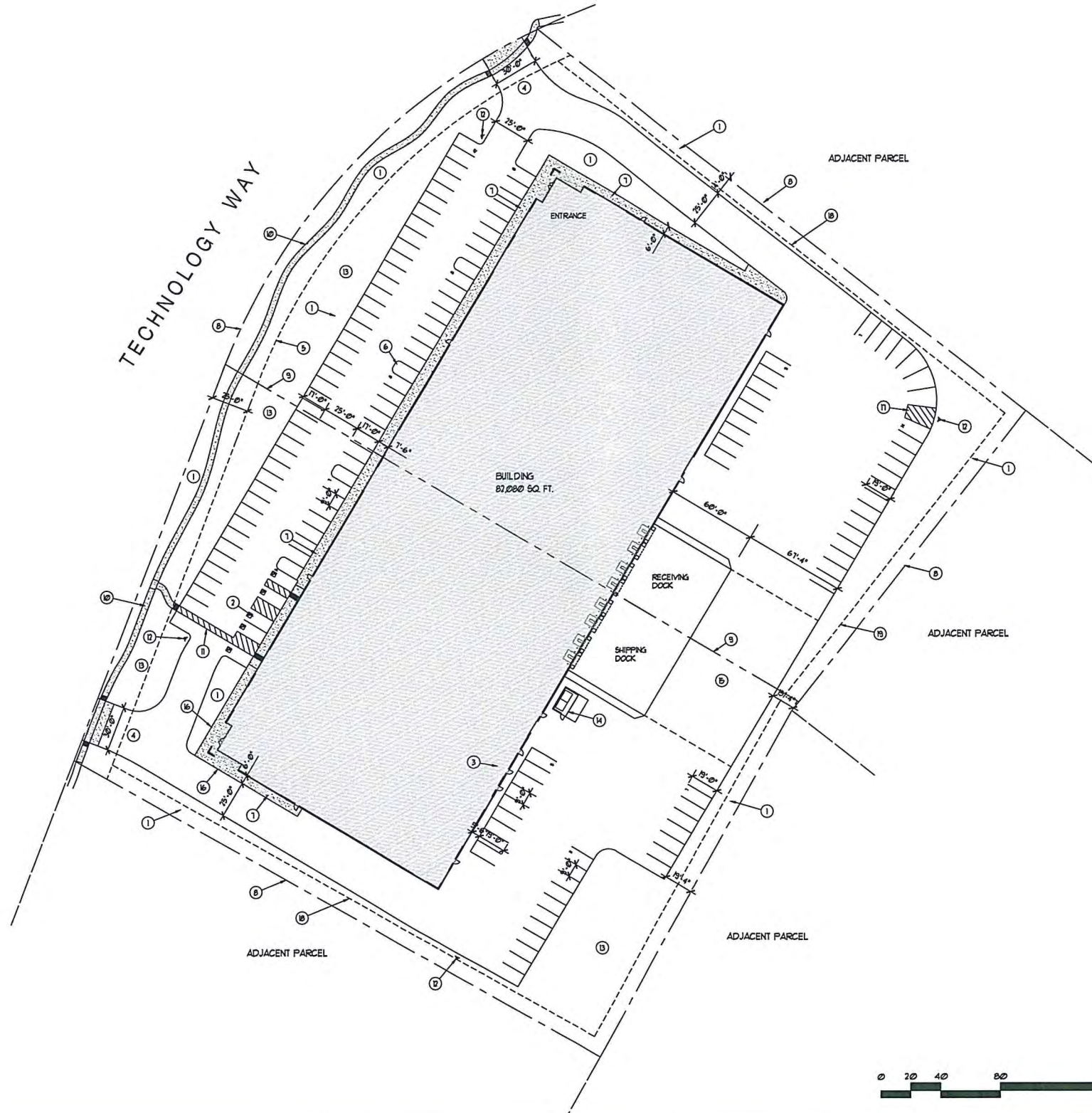
RSA+
 CONSULTING CIVIL ENGINEERS & SURVEYORS (SINCE 1980)

BERGIN GLASS IMPRESSIONS
UTILITY PLAN
 NAPA COUNTY CALIFORNIA



DATE	12/22/05
DRAWN	DCB
DESIGNED	ECB
CHECKED	ARS

JOB NO. 4115085.0
 SHEET NO. **UP3**
 3 OF 3 SHEETS



SITE PLAN

SCALE: 1"=40'

INDEX OF DRAWINGS

- A-003 ARCHITECTURAL SITE PLAN
- A-101 FLOOR PLAN
- A-201 EXTERIOR ELEVATIONS

GENERAL NOTES

PARCEL INFORMATION:
 LOT 16 APN: 051-250-026, 2.10 ACRES, 17162 SQ. FT.
 LOT 14 APN: 051-250-034, 2.26 ACRES, 154582 SQ. FT.

BUILDING INFORMATION:
 BUILDING SIZE: 456'-0" X 180'-0" = 82,080 SF.

PARKING CALCULATIONS:
 OFFICE: 1667 SF. / 250 = 31 SPACES
 MANF: 31206 SF. / 500 = 14 SPACES
 WARE: 31207 SF.
 FIRST 20K: 20,000 SF. / 1000 = 20 SPACES
 REMAINING: 11,207 SF. / 1,000 = 9 SPACES

TOTAL: 82,080 SF. / 134 SPACES REQUIRED
 134 SPACES PROVIDED
 5 ACCESSIBLE SPACES
 129 STANDARD SPACES

LANDSCAPE CALCULATIONS:
 PARCEL AREA: 247,34 SQ. FT. / COVERED
 LANDSCAPE PROVIDED: 58,561 SQ. FT. / 24.2%

KEY NOTES

- ① LANDSCAPE PLANTER
- ② ACCESSIBLE PARKING
- ③ ELECTRICAL ROOM
- ④ 30'-0" DRIVE APPROACH
- ⑤ 25'-0" LANDSCAPE EASEMENT
- ⑥ LANDSCAPE PLANTER ISLAND
- ⑦ CONC. SIDEWALK
- ⑧ PROPERTY LINE
- ⑨ MERGE LOT LINE
- ⑩ MEANDERING SIDEWALK
- ⑪ ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY
- ⑫ FIRE HYDRANT
- ⑬ BIO-RETENTION AREA, SEE CIVIL DUGS.
- ⑭ 16'-0" X 9'-0" TRASH ENCLOSURE WITH GATES TO MEET COUNTY OF NAPA STANDARDS
- ⑮ TRUCK MANEUVERING SPACE
- ⑯ MASONRY RETAINING WALL, SEE CIVIL DUGS.
- ⑰ STRIPED ACCESS AREA TO FIRE HYDRANT
- ⑱ 10'-0" MINIMUM SIDE SETBACK
- ⑲ 10'-0" MINIMUM REAR SETBACK

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DEC 03 2015

Napa County Planning Building
& Environmental Services

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ARCHITECTURE • INTERIOR DESIGN

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Revisions

Date 12-10-15 PLANNING SUBMITTAL

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Project

CABLE & KILPATRICK

BERGIN CLASSIMPRESSIONS

451 TECHNOLOGY WAY

NAPA, CA

Sheet

FILE NAME: 0503-A1101E2015

A-003

of SHEETS

JOB NO: 14071

CONCEPTUAL IRRIGATION STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881)

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET (EVAPOTRANSPIRATION) IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MICRO-SPRAY IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

SHRUB AND GROUNDCOVER PLANTING AREA (TYP.)

BIO-RETENTION SIDE SLOPE W/ SLOPE PLANTING MIX

BIO-RETENTION BASIN W/ BIO-FILTRATION SOD (TYP.)

FLOWERING ACCENT TREES (TYP.)

4' MEANDERING SIDEWALK

DECIDUOUS STREET TREE (TYP.)

COBBLE RIP-RAP DISSIPATER (TYP.)

ENTRY MONUMENT SIGN AT DRIVEWAY

PRELIMINARY WATER USE CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

$$MAWA = (ET_0) (0.62) [(0.55 \times LA) + (0.45 \times SLA)]$$

ET₀ = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)
 0.55 = ET ADJUSTMENT FACTOR
 LA = TOTAL LANDSCAPE AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)
 SLA = SPECIAL LANDSCAPE AREA (SQUARE FOOT)
 0.45 = ET ADJUSTMENT FACTOR FOR SLA

MAWA PROJECT VALUES

ET₀ = 45.8
 LA = 58,021 SQUARE FEET
 SLA = 0 SQUARE FEET

$$MAWA = 45.8 \times 0.62 [(0.55 \times 58,021) + (0.45 \times 0)]$$

MAWA = 906,160 GALLONS/YEAR

ESTIMATED TOTAL WATER USE

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ET_0) (0.62) [(PF \times HA) + (IE \times SLA)]$$

ET₀ = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)
 PF = HYDROZONE PLANT FACTOR (HIGHEST)
 HA = HYDROZONE AREA (SQUARE FEET)
 SLA = SPECIAL LANDSCAPE AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)
 IE = HYDROZONE IRRIGATION EFFICIENCY

ETWU PROJECT VALUES

ET₀ = 45.8

HYDROZONE CALCULATION TABLE

PLANT TYPE	WATER USE FACTOR (PF)	PLANT AREA (HA)	IRRIGATION EFFICIENCY (IE)	ADJUSTED AREA (PF X HA/IE)
-BIO-RETENTION & SWALE BOTTOM	0.3	12,421	0.8	4,658
-BIO-RETENTION & SWALE SLOPE	0.3	24,007	0.8	9,003
-SHRUBS	0.5	21,593	0.9	11,996
-TREES	0.5	574	0.9	327
ETWU = 45.8 x 0.62 (25,984 + 0)				TOTAL: 25,984 SQ. FT.

ETWU = 737,842 GALLONS/YEAR

MAWA VS. ETWU : ETWU = 737,842 < MAWA = 906,160

CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WATER USE (WUCOLS)
----------------	-------------	-----------	--------------------

TREES

	ARBUS UNEDO	STRAWBERRY TREE	15 GALLON	LOW
	CEDRUS DEODARA	DEODAR CEDAR	15 GALLON	LOW
	LAGERSTROEMIA 'CHEROKEE'	RED CRAPE MYRTLE	15 GALLON	LOW
	LAURUS X. 'SARATOGA'	SARATOGA SWEET BAY	15 GALLON	LOW
	MALUS 'PRAIRIEFIRE'	CRABAPPLE	15 GALLON	MODERATE
	PLATANUS A. 'YARDWOOD'	YARWOOD LONDON PLANE	24" BOX	MODERATE
	PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	15 GALLON	MODERATE
	QUERCUS PALUSTRIS	PIN OAK	24" BOX	MODERATE

SHRUBS, GRASSES, & GROUNDCOVER

	AGAPANTHUS 'SNOWSTORM'	LILLY OF THE NILE	1 GALLON	MODERATE
	CISTUS X 'PURPUREA'	ORCHID ROCKROSE	5 GALLON	LOW
	COLEONEMA ALBUM	WHITE BREATH OF HEAVEN	5 GALLON	MODERATE
	COLEONEMA P. 'SUNSET GOLD'	SUNSET GOLD DIOSMA	1 GALLON	MODERATE
	DIETES BICOLOR	AFRICAN IRIS	1 GALLON	LOW
	DIETES VEGETA	FORTNIGHT LILY	1 GALLON	LOW
	DODONAEA V. 'PURPUREA'	PURPLE HOPSEED BUSH	5 GALLON	LOW
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
	EUONYMUS F. 'COLORATA'	PURPLE LEAF WINTER CREEPER	1 GALLON	MODERATE
	ESCALLONIA 'COMPACTA'	ESCALLONIA	1 GALLON	MODERATE
	FESTUCA G. 'ELIAH BLUE'	ELIAH BLUE FESCUE	1 GALLON	LOW
	FESTUCA MAIREI	ATLAS FESCUE	1 GALLON	LOW
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY	1 GALLON	MODERATE
	LIRIOPE MUSCARI	BIG BLUE LILY TURF	1 GALLON	MODERATE
	MYOPORUM P. 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GALLON	LOW
	MYOPORUM P. 'PROSTRATUM'	PROSTRATE MYOPORUM	1 GALLON	LOW
	PHORMIUM T. 'BRONZE BABY'	NEW ZEALAND FLAX	1 GALLON	LOW
	PHORMIUM T. 'MAORI SUNRISE'	GREY DAWN WILD RYE	5 GALLON	LOW
	ROSA 'WHITE FLOWER CARPET'	WHITE CARPET ROSE	1 GALLON	MODERATE
	SANTOLINA C. 'NANA'	DWARF LAVENDER COTTON	1 GALLON	MODERATE
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GALLON	MODERATE
	TEUCRIUM F. 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GALLON	LOW
	TEUCRIUM X LUCIDRYS	GERMANDER	1 GALLON	LOW
	WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY	5 GALLON	LOW

BIO-RETENTION & SWALE SLOPE PLANTING

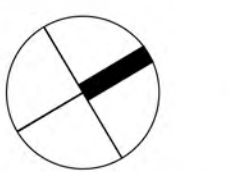
	CAREX DIVULSA (TUMULICOLA)	BERKELEY SEDGE	PLUGS @ 1' O.C.	LOW
	FESTUCA IDAHOENSIS	SILVER IDAHO FESCUE	PLUGS @ 1' O.C.	V. LOW
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL @ 2' O.C.	LOW
	LEYMUS TRITICOIDES 'GREY DAWN'	GREY DAWN WILD RYE	PLUGS @ 1' O.C.	LOW
	NASSELLA PULCHRA	PURPLE NEEDLEGRASS	PLUGS @ 1' O.C.	V. LOW

BIO-RETENTION BASIN & SWALE BOTTOM PLANTING

	BIOFILTRATION SOD BY DELTA BLUEGRASS			LOW
	-NASSELLA PULCHRA	PURPLE NEEDLE GRASS		
	-FESTUCA RUBRA	MOLATE FESCUE		
	-HORDEUM CALIFORNICUM	CALIFORNIA BARLEY		
	-HORDEUM BRACHYANTHERUM	MEADOW BARLEY		

0' 15' 30' 60' 120'

Scale: 1" = 30'-0"



NORTH

CABLE & KILPATRICK

4661 GOLDEN FOOTHILL PARKWAY
 SUITE 206
 EL DORADO HILLS, CA 95762
 (916) 489-6400

Bergin Glass Impressions

451 Technology Way Parcels 26&34
 Napa, CA

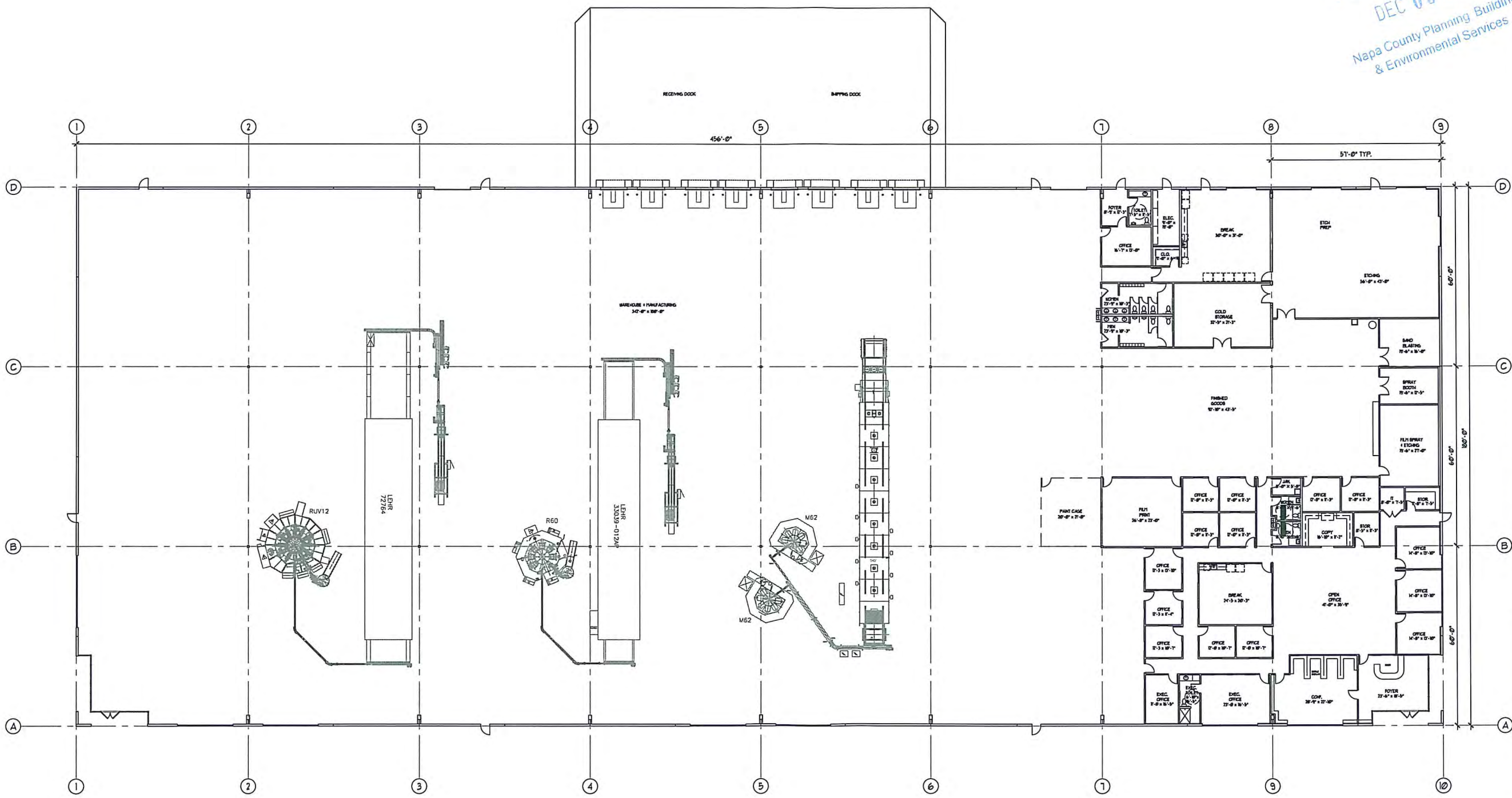
Landscape Concept Plan L-1

December 3, 2015

Project No. 07515



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OVERALL FLOOR PLAN

SCALE: 1/16" = 1'-0"



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Architect

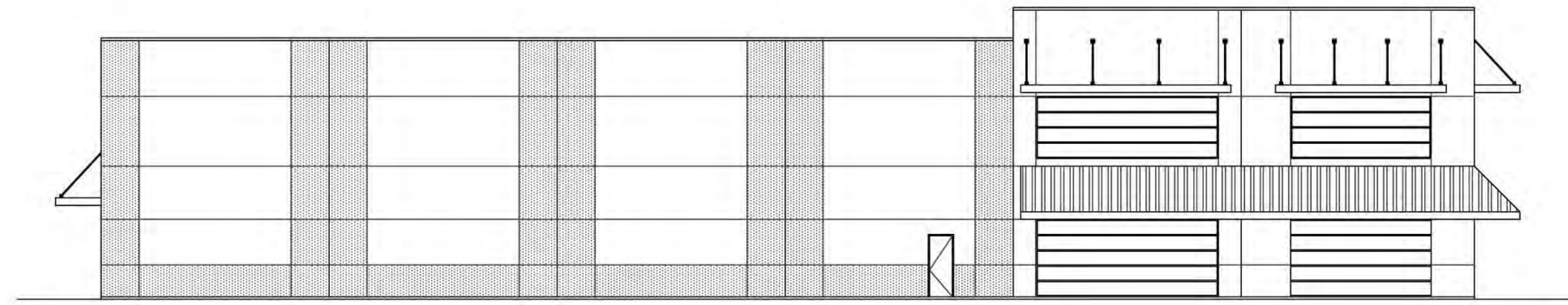
Revisions

Date

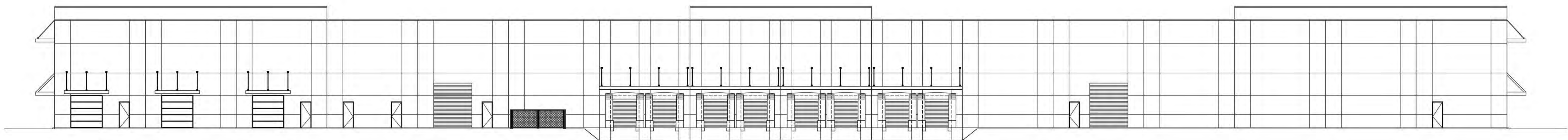
Project
CABLE & KILPATRICK
 BERGIN GLASS IMPRESSIONS
 451 TECHNOLOGY WAY
 NAPA, CA

Sheet
 A-101
 of SHEETS
 Job No. 14061

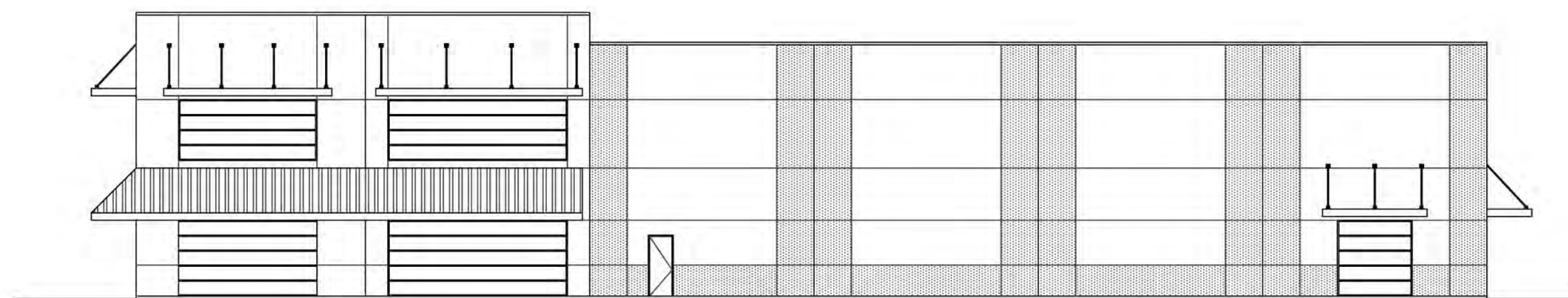
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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 451 TECHNOLOGY WAY
 NAPA, CA

Sheet
 FILE NAME: CEG-2015-01-ELEV/DWG
A-201
 OF SHEETS
 JOB NO: HCH



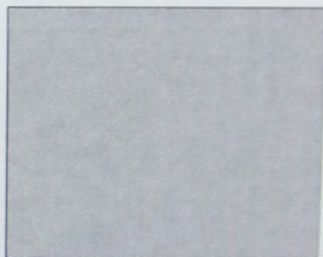
A SHERWIN WILLIAMS
"COPPER MOUNTAIN" SW 6356



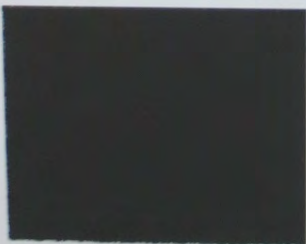
D AEP SPAN
"ZINCALUME"



B SHERWIN WILLIAMS
"VIRTUAL TAUPE" SW 7039



E US ALUMINUM
"WARM SILVER"



C SHERWIN WILLIAMS
"IRON ORE" SW 7039

ARKTEGRÄF
INCORPORATED

ARCHITECTURE • INTERIOR DESIGN	

1800 27TH STREET • SACRAMENTO, CA • 95833

PROJECT: CABLE KILPATRICK / BERGIN GLASS IMPRESSIONS		SHT. NO.
ADDRESS: 451 TECHNOLOGY WAY, NAPA, CA		
DATE: 12-1-15	TITLE: COLOR BOARD	CB-1
JOB NO. 14241	SCALE: NONE	
REVISION:		