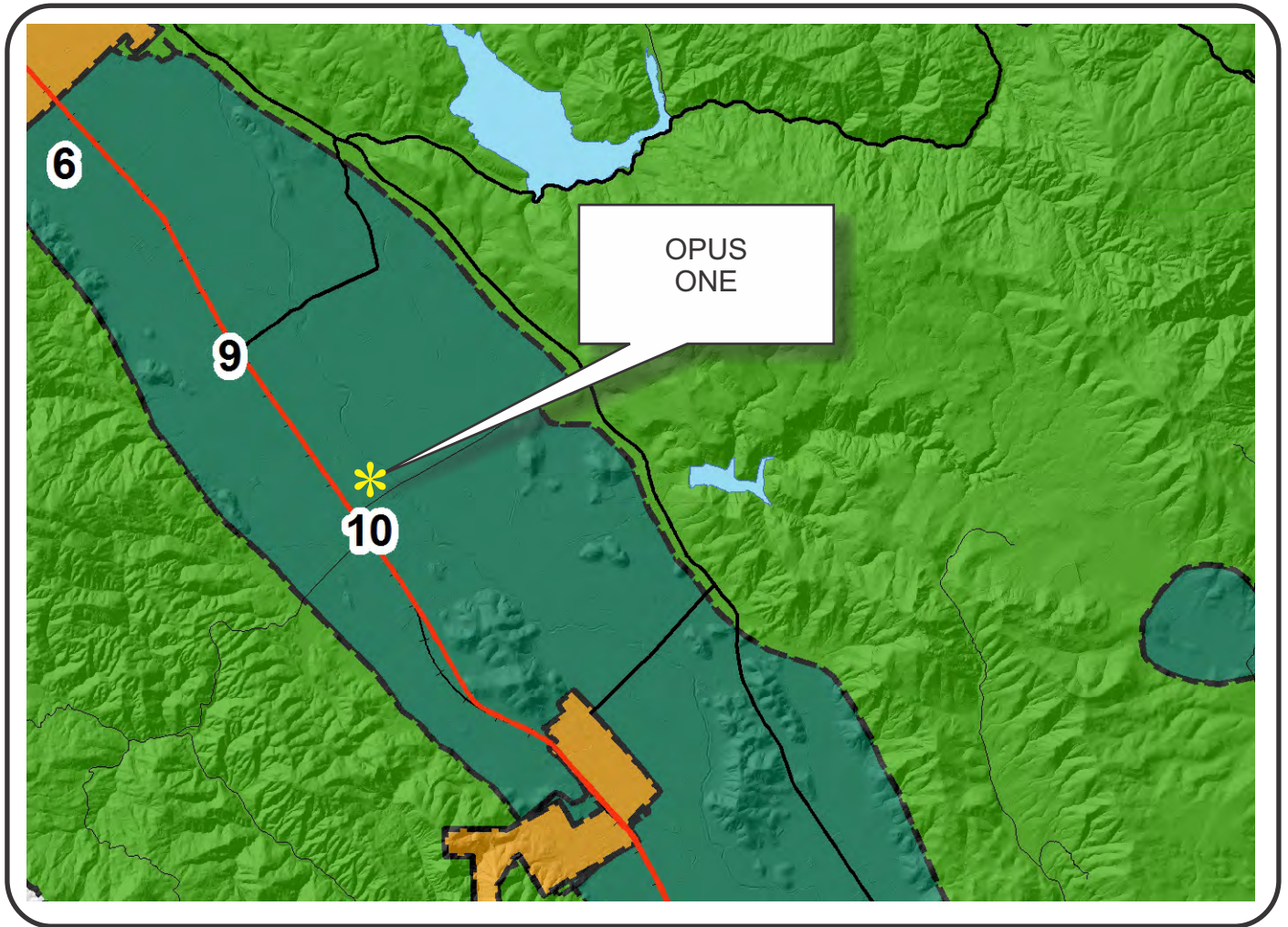


“L”

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

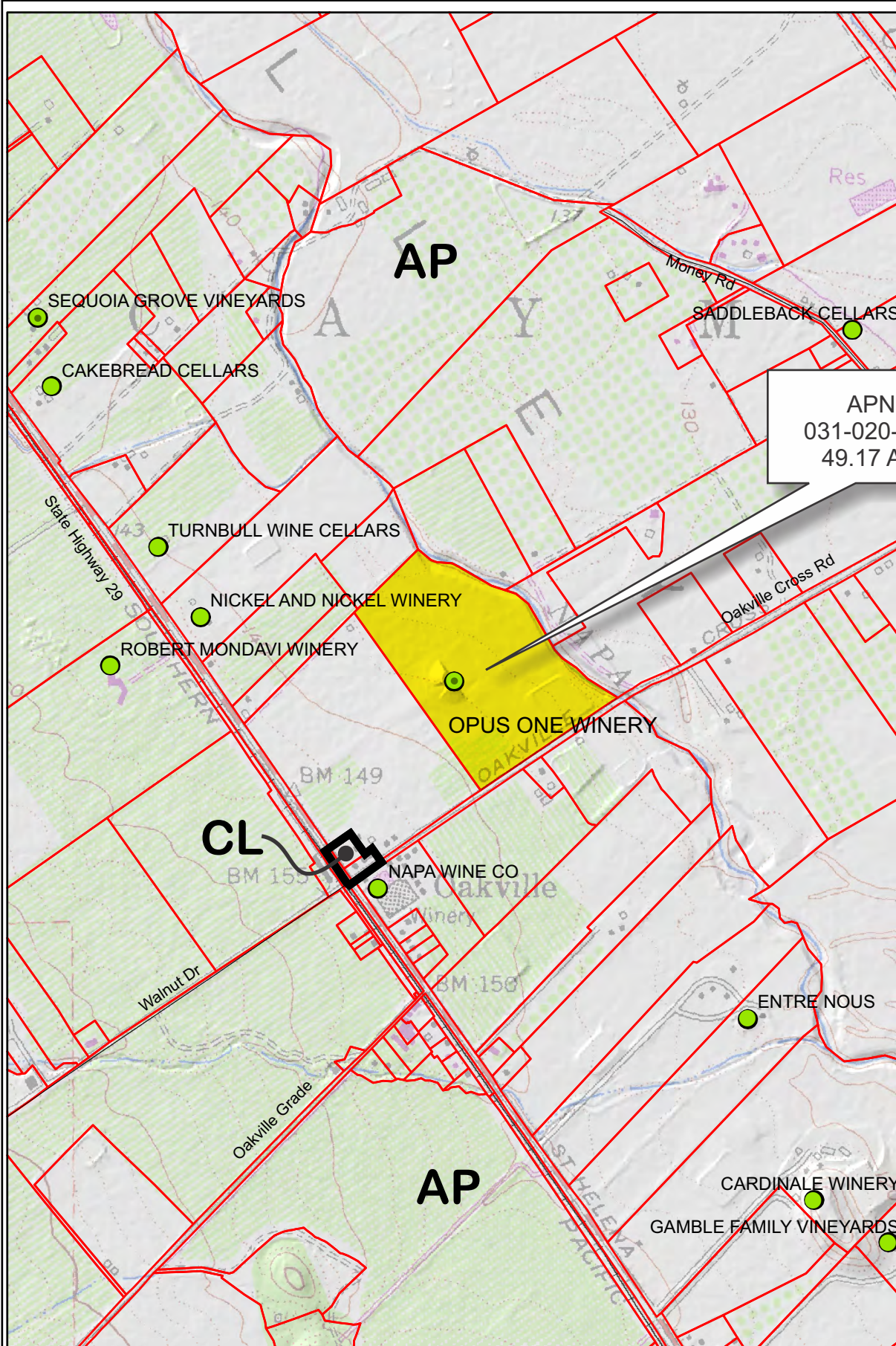
TRANSPORTATION

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

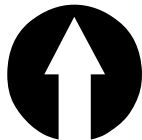
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
031-020-007
05-09-2016
7B MOD

OPUS ONE











APN
031-020-007
49.17 Ac.

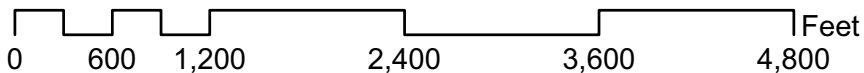


Legend

Wineries

Status

-  Producing
-  Producing, with pending major mod
-  Approved
-  Pending
-  Unknown
-  Airport Clear Zone
-  Zoning
-  Parcels



05-09-2016

7B

MOD

00



Napa County Conservation
Development and Planning Department

P14-00177_Opus_One_mod2.cdr

OPUS ONE



Existing Conditions



SITE AERIAL



SITE AERIAL



SITE AERIAL



SITE AERIAL



VIEW FROM SOUTHWEST DRIVEWAY

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REV	DESCRIPTION	DATE



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OPUS ONE WINERY EXPANSION

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SHEET TITLE
EXISTING SITE PHOTOS

ARCHITECT
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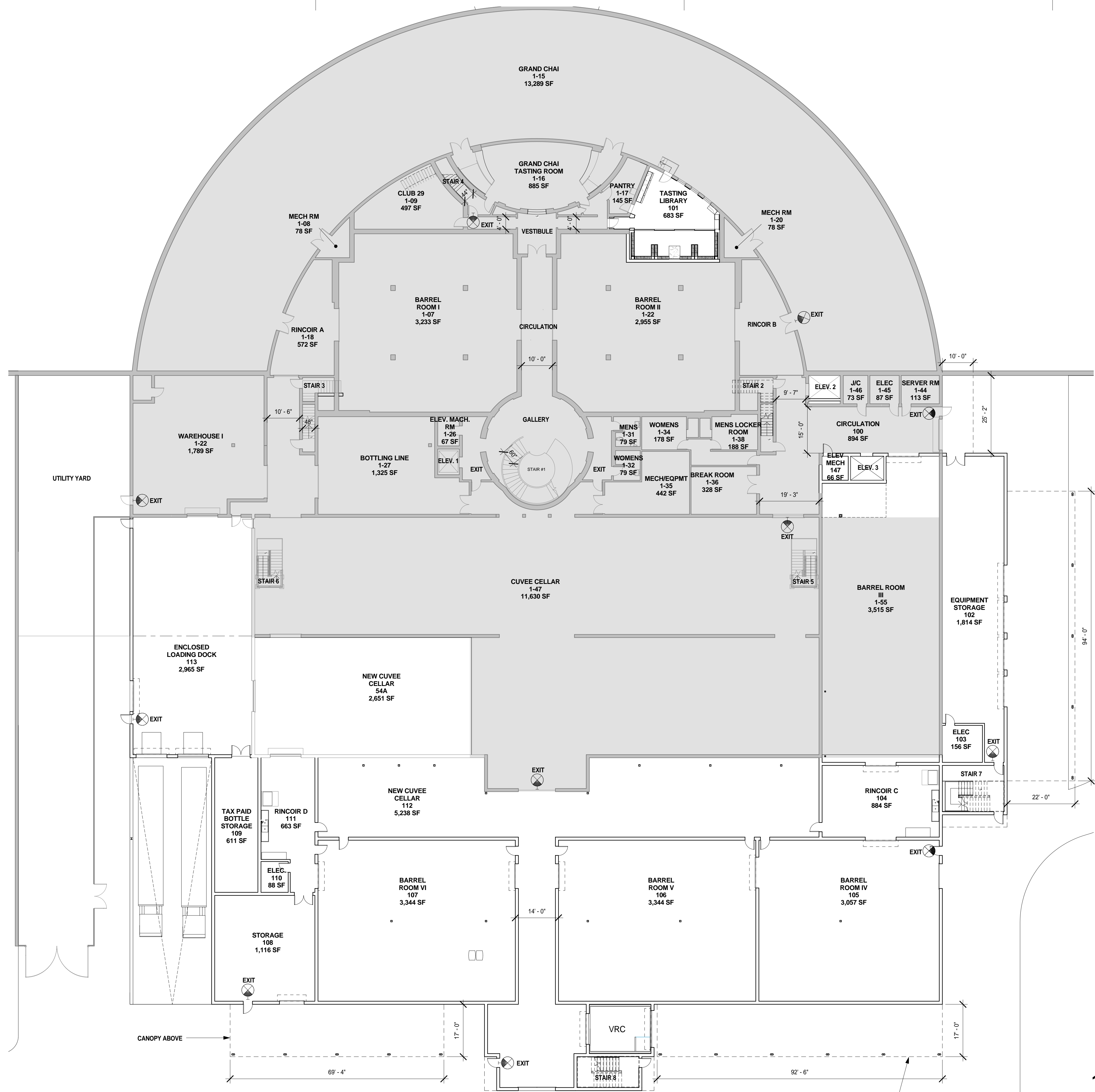
DATE
 11-12-2015

FILE PROJECT NUMBER
 14053

SHEET NUMBER

A1-04

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LEGEND

- EXISTING SCOPE
- AREA OF EXPANSION & RENOVATION
- EMERGENCY EXIT

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OPUS ONE WINERY EXPANSION

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SHEET TITLE
 LOWER LEVEL OCCUPANCY + EXITING PLAN

ARCHITECT
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DATE
 11-12-2015

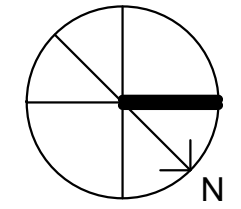
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SHEET NUMBER

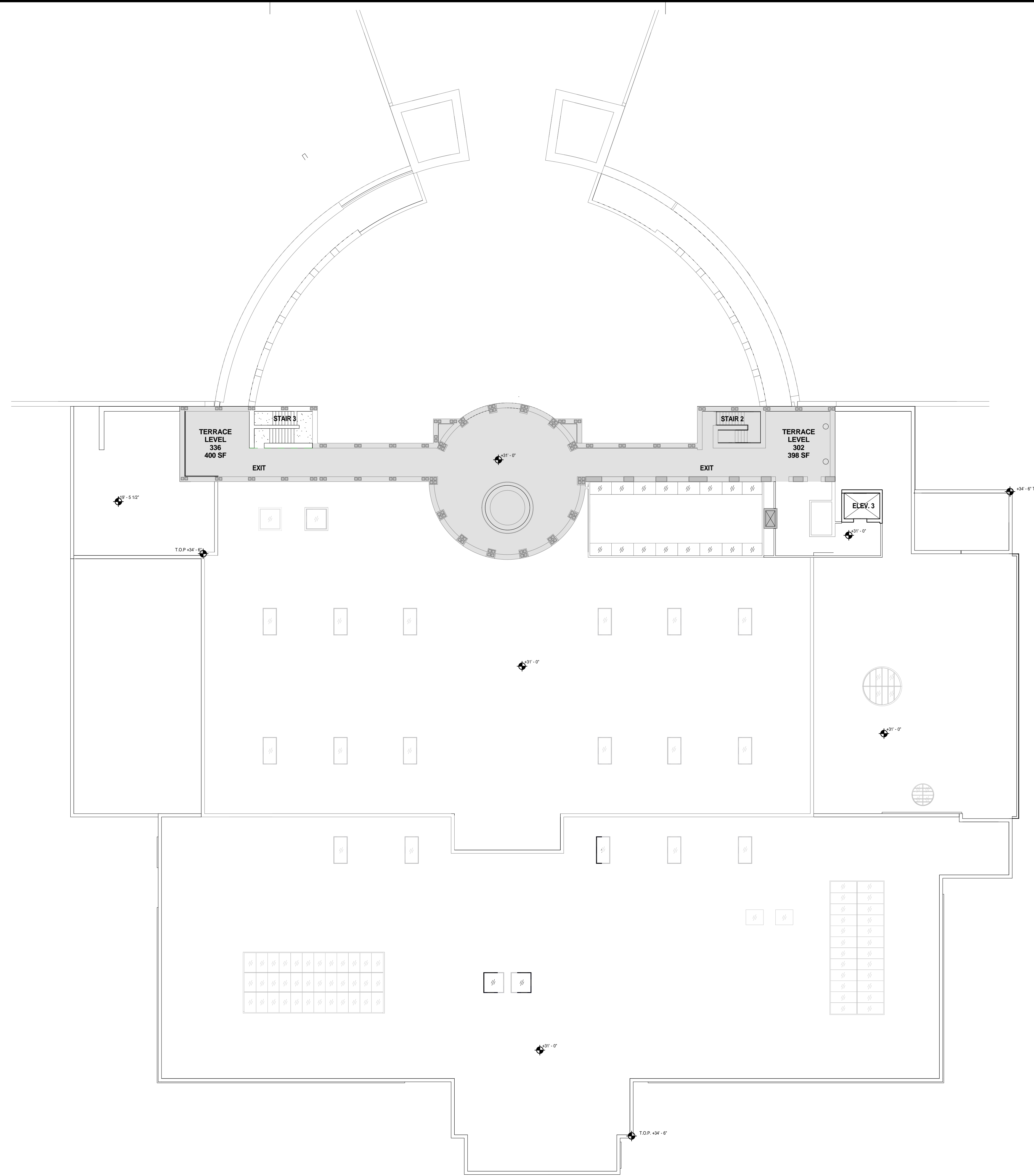
A2-01

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1 LOWER LEVEL PLAN (+0'-0")
 SCALE: 1/16" = 1'-0"



11/11/2015 5:11:25 PM



LEGEND

- EXISTING SCOPE
- AREA OF EXPANSION & RENOVATION
- EMERGENCY EXIT

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ISSUE DESCRIPTION	
DESCRIPTION	DATE

REVISION DESCRIPTION		
REV	DESCRIPTION	DATE

OPUS ONE

OPUS ONE WINERY EXPANSION

7900 ST. HELENA HIGHWAY
 OAKVILLE, CA 94562

SHEET TITLE
 TERRACE LEVEL
 OCCUPANCY + EXITING
 PLAN

ARCHITECT
 JOHNSON FAIN

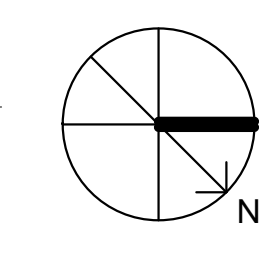
DATE
 11-12-2015

FILE PROJECT NUMBER
 14053

SHEET NUMBER
A2-03

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1 TERRACE LEVEL PLAN (+31'-0")
 SCALE: 1/16" = 1'-0"



11/11/2015 5:11:54 PM

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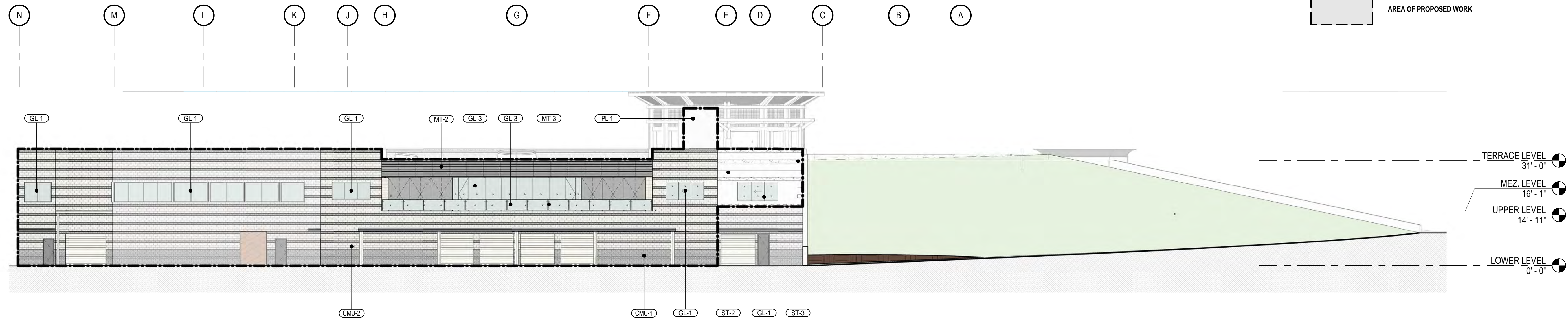
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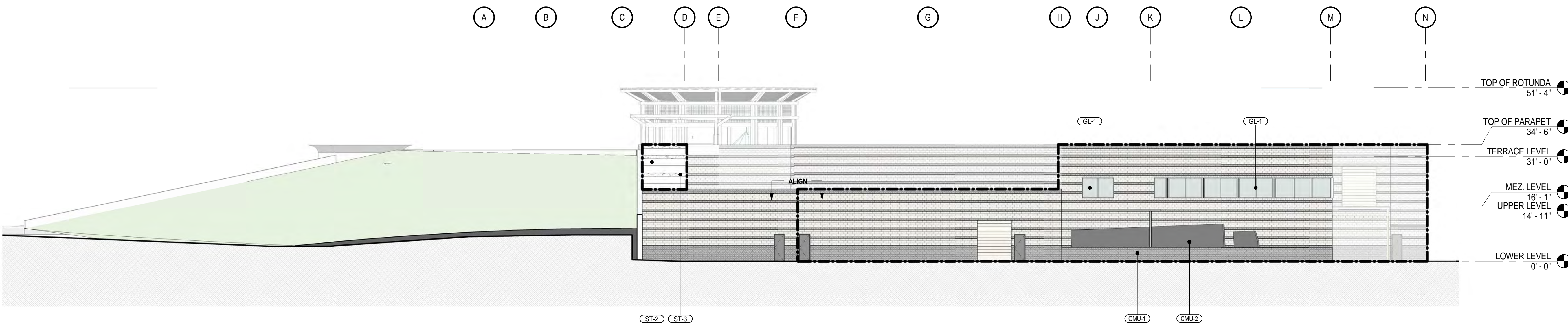
APPLICANT:
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 7900 ST. HELENA HWY
 OAKVILLE, CA 94562

MATERIAL KEY	
MATERIAL	DESCRIPTION
CMU-1	8x16x12 NORMAL WEIGHT BURNISHED CMU - COOL GREY
CMU-2	8x16x12 NORMAL WEIGHT BURNISHED CMU - GLACIER WHITE
GL-1	GUARDIAN SUNGUARD; NEUTRAL 7885 CLEAR 1" DOUBLE GLAZING (1/2" AIR GAP)
GL-3	VIRACON; 1/2" OPT/WHITE MONOLITHIC FT
MT-2	BLACKENED STEEL; SEALED & FINISHED PER ARCHITECTS CONTROL SAMPLE
MT-3	STAINLESS STEEL; GLASS GUARDRAIL SUPPORTS
PL-1	INT. COLOR 7/8" PORTLAND CEMENT PLASTER OVER MTL. LATH. SMOOTH TROWELED FINISH W/ PNT. ALUM CONTROL JOINTS/REVEALS/SOFFITS
ST-2	TEXAS LIMESTONE - 'CREAM' HONED (WALL) - STACKED JOINT PATTERN
ST-3	TEXAS LIMESTONE - 'CREAM' - HAND PITCHED

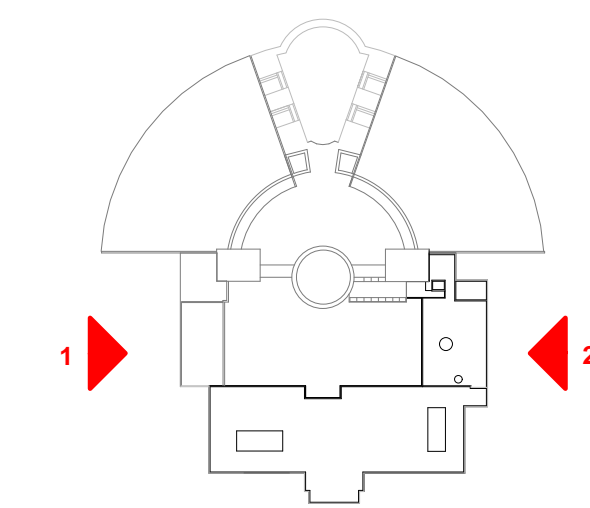
NOTE: SEE SHEET A3-03 FOR MATERIALS BOARD



2 NORTH-WEST ELEVATION
 SCALE: 1/16" = 1'-0"



1 SOUTH-EAST ELEVATION
 SCALE: 1/16" = 1'-0"



KEYPLAN

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REV	DESCRIPTION	DATE

OPUS ONE

OPUS ONE WINERY EXPANSION

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SHEET TITLE
EXTERIOR ELEVATIONS

ARCHITECT
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DATE
 11-12-2015

FILE PROJECT NUMBER
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SHEET NUMBER
A3-01

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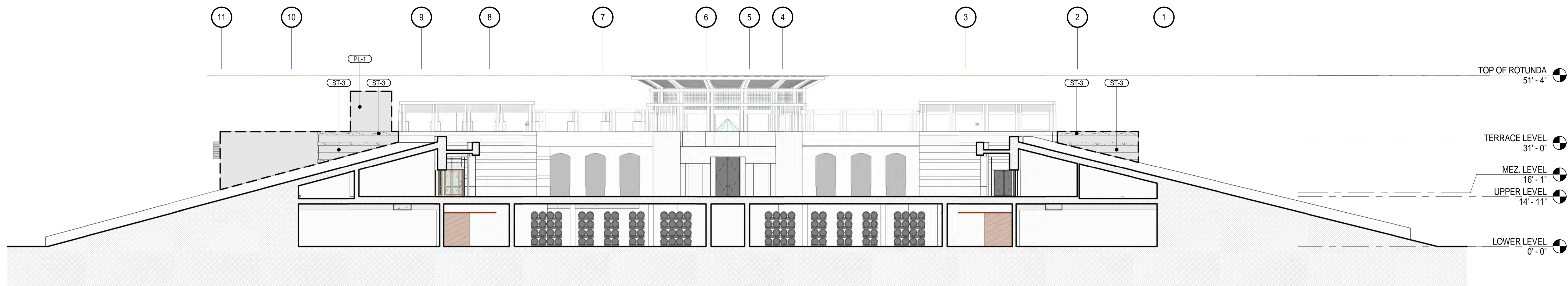
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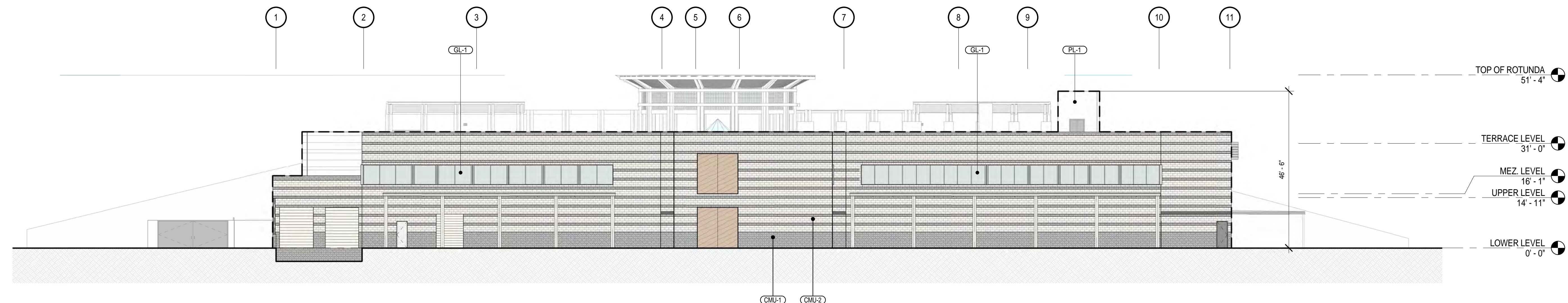
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MATERIAL KEY	
MATERIAL	DESCRIPTION
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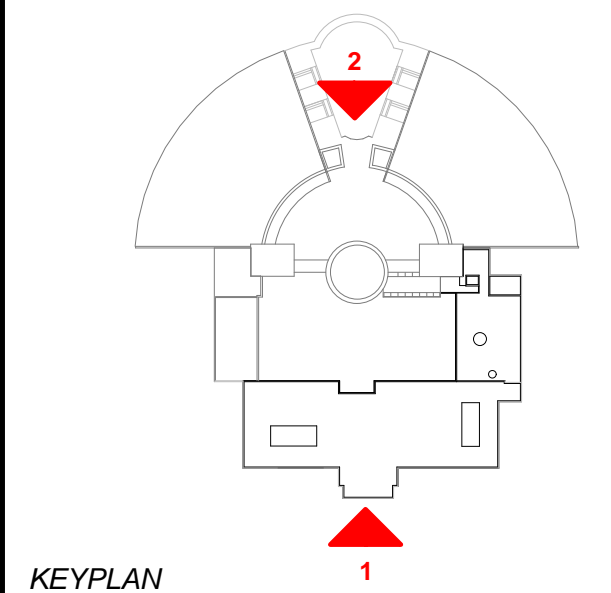
NOTE: SEE SHEET A3-03 FOR MATERIALS BOARD



2 WEST SECTION-ELEVATION
 SCALE: 1/16" = 1'-0"



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



ISSUE DESCRIPTION

DESCRIPTION	DATE

REVISION DESCRIPTION

REV	DESCRIPTION	DATE



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EXTERIOR ELEVATIONS

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FILE PROJECT NUMBER
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SHEET NUMBER
A3-02

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