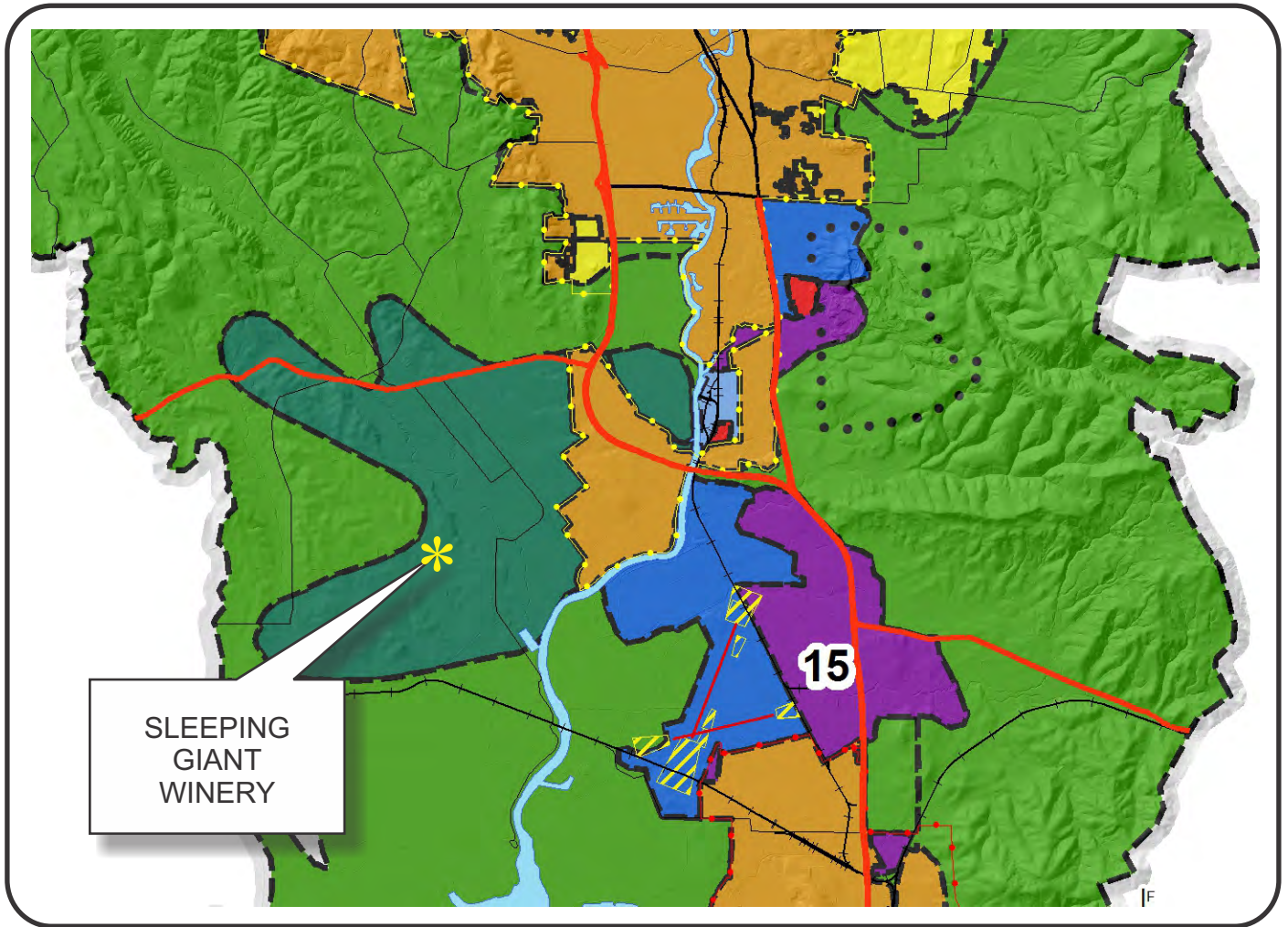


“ | ”

## 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

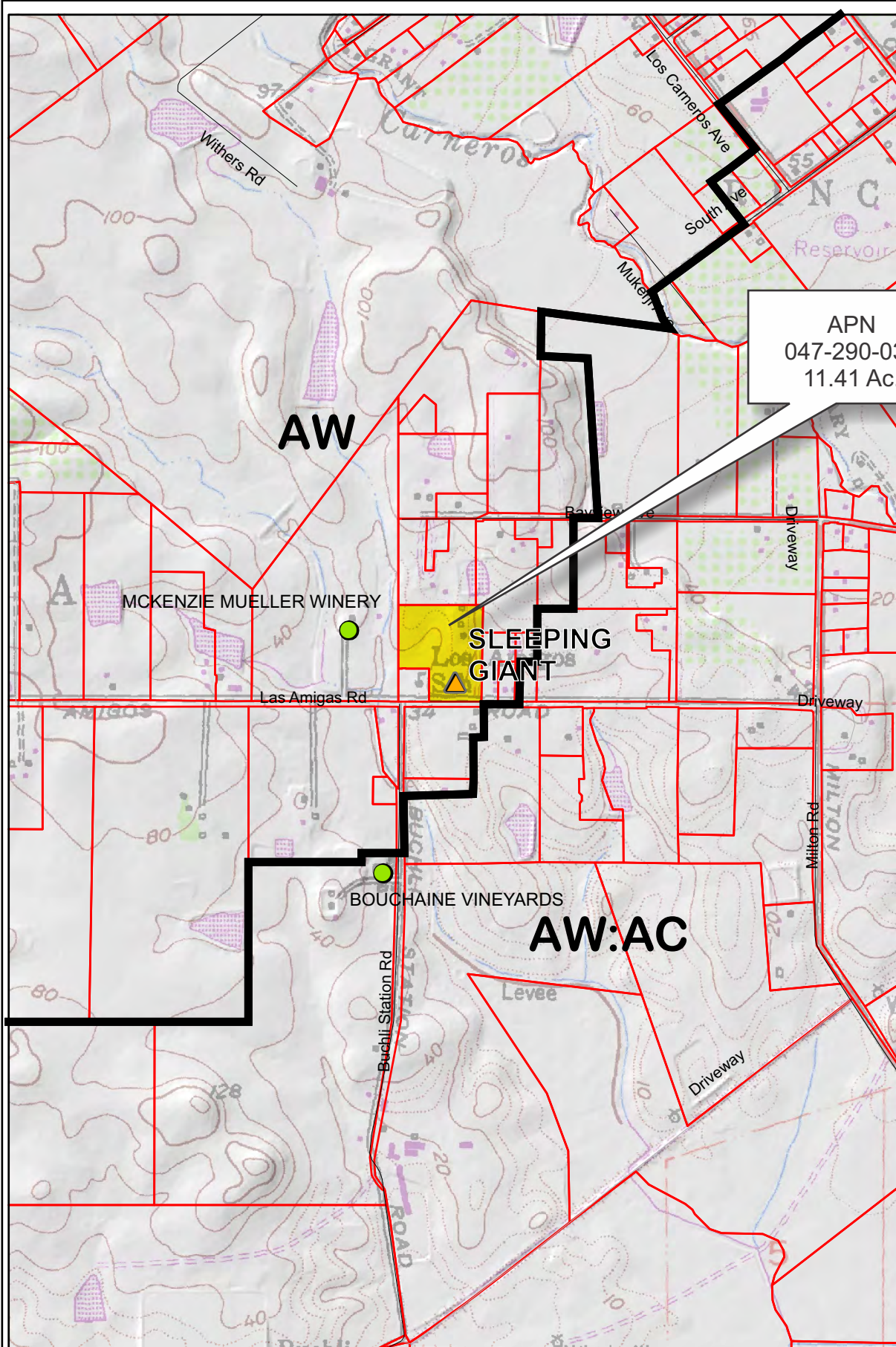
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

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

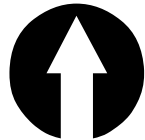
APN  
047-290-031  
07-01-2016  
3B UP



# SLEEPING GIANT WINERY










APN  
047-290-031  
11.41 Ac.

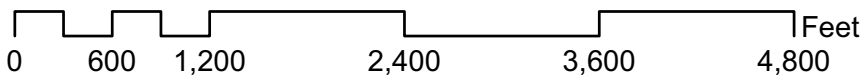


## Legend

### Wineries

#### Status

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



07-01-2016

3B

UP

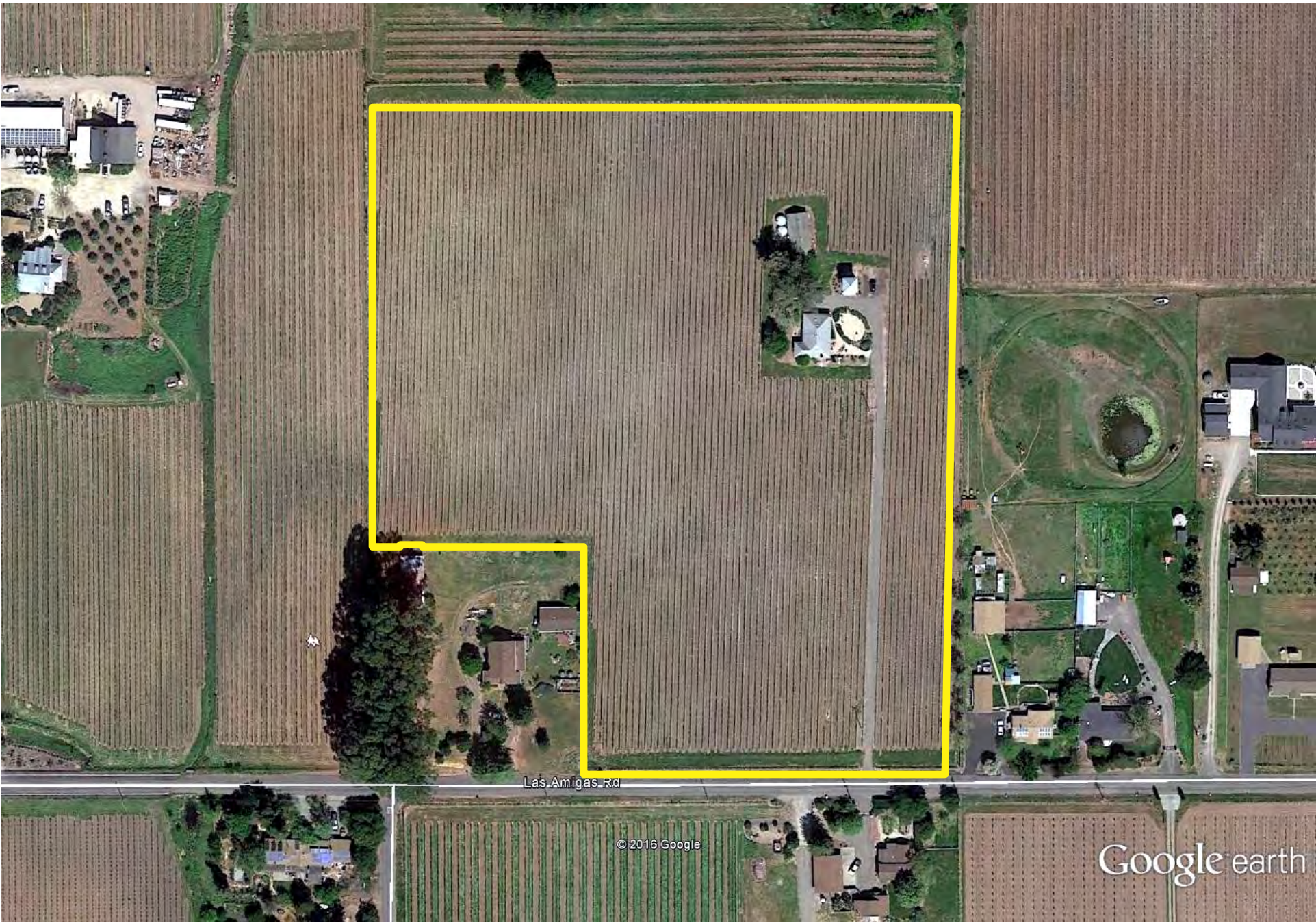


Napa County Conservation  
Development and Planning Department

P15-00284\_SleepingGiantWinery\_up1.cdr



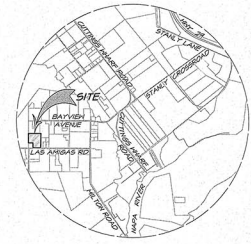
# SLEEPING GIANT WINERY



Existing Conditions



# SLEEPING GIANT WINERY USE PERMIT PLANS



**VICINITY MAP**  
SCALE: 1" = 3000'

**PROJECT INFORMATION**

CLIENT: COSTA DEL SOIL, LLC  
DEARDEEN WINE  
P.O. BOX 4884  
NAPA, CA 94959  
CONTACT: CHRIS DEARDEEN  
SITE ADDRESS: 2220 LAS AMIGAS ROAD  
NAPA, CA 94959  
CIVIL ENGINEER: RSA  
105 FOURTH STREET  
NAPA, CA 94959  
APN: 047-240-031  
PARCEL AREA: 11.41 ACRES  
EXISTING USE: VINEYARD / RESIDENTIAL  
PROPOSED USE: WINERY  
ZONING: AH

**BOUNDARY NOTES**

THE BOUNDARY SHOWN IS BASED ON A RECORD OF SURVEY BY MICHAEL W. BROOKS & ASSOCIATES, INC. DATED JANUARY 2008.  
ADJOINING PARCEL LINES PROVIDED BY NAPA COUNTY GIS AND ARE TO BE CONSIDERED APPROXIMATE.  
BASIS OF BEARINGS: THE BEARINGS OF S84°53'54"E BETWEEN THE FOUND MONUMENTS ON THE CENTERLINE OF LAS AMIGAS ROAD PER 6 PARCEL MAPS 01, MAP 1500A.

**SURVEY NOTES**

TOPOGRAPHY SHOWN IN A FIELD SURVEY PERFORMED BY MICHAEL W. BROOKS & ASSOCIATES, INC. IN SEPTEMBER, 2008. CONTIGUOUS ARE SHOWN EVERY TWO FEET (2'), HIGHLIGHTED EVERY TEN FEET (10').  
ELEVATIONS SHOWN ARE BASED UPON CITY OF NAPA BENCHMARK MGRB. ELEVATION = 4359.185 FEET.

**SHEET INDEX**

UPLD SITE & LAYOUT PLAN  
UPLD GRADING, EROSION & SEDIMENT CONTROL PLAN  
UPLD UTILITY PLAN

**CALL USA  
BEFORE EXCAVATING**



**48 HOURS IN ADVANCE**  
1 (800) 227-2600

**HATCH LEGEND**

- (R) PAVED DRIVEWAY
- GUEST PARKING 4 DRIVEWAY, CURBSIDE OVER AD
- EMPLOYEE PARKING, ASPHALT CONCRETE OVER CLASS II AD
- CONCRETE
- LANDSCAPING, S.A.D.

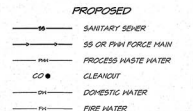
**SYMBOL LEGEND**

**EXISTINGS**

- SURVEY CONTROL STATION
- FOND
- BRASS PIN
- PROPERTY LINE
- VINE ROW
- FLOH LINE
- SETBACK
- SEPTIC LINE
- TREE (AS NOTED)
- WELL
- NATURAL DRAINAGE FLOH

**PROPOSED**

- SANITARY SEWER
- SS OR FWH FORCE MAIN
- PROCESS WASTE WATER
- CLEAUCIT
- DOMESTIC WATER
- FIRE WATER
- IRRIGATION WATER
- RECYCLED WATER
- WELL WATER
- FIRE HYDRANT
- BUBBLE UP

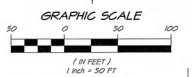
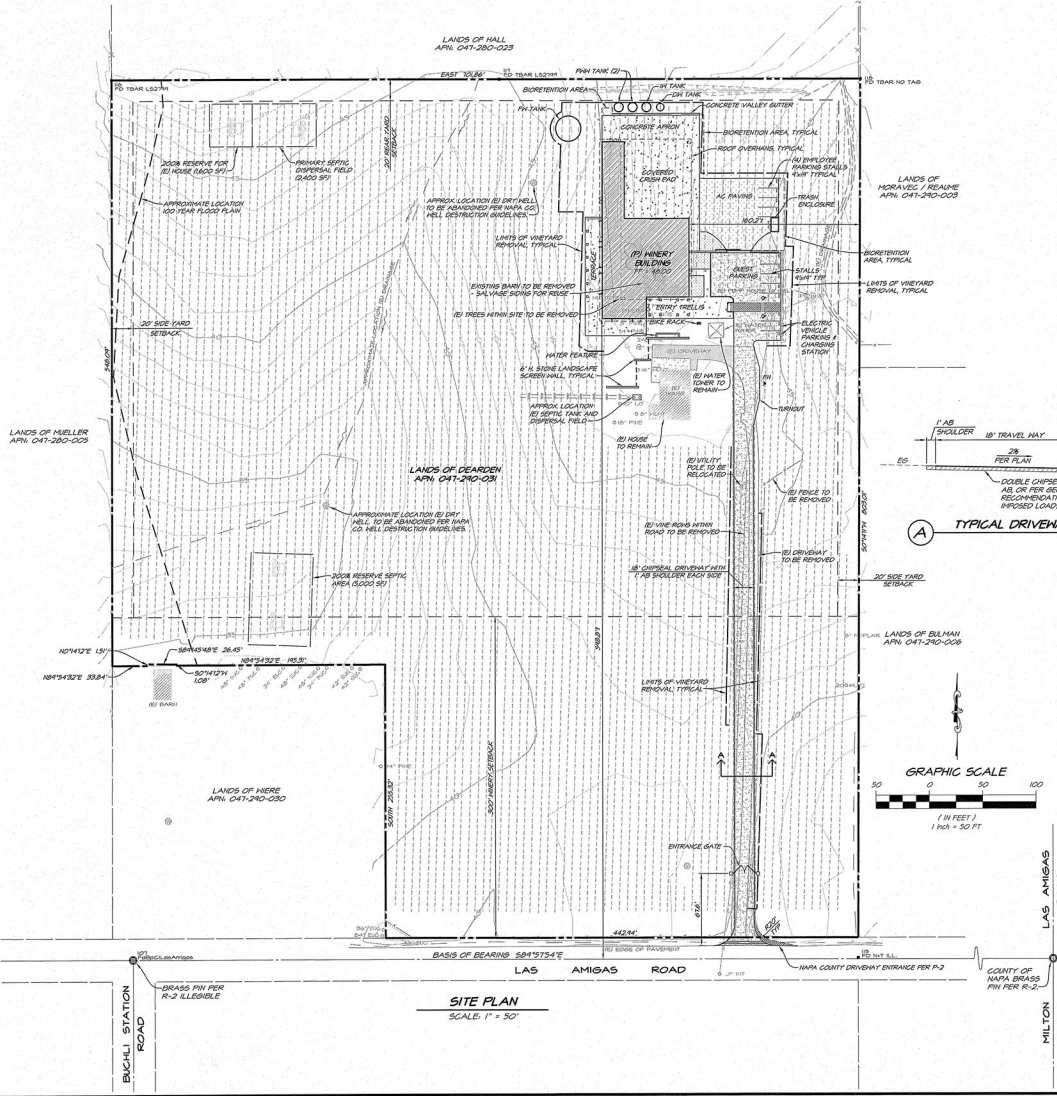


**ABBREVIATIONS**

- CO CENTERLINE
- CG CLEAUCIT
- DH DOMESTIC WATER
- EW EDGE OF PAVEMENT
- EV ELECTRIC VEHICLE
- EX / (R) EXISTING
- FO FOND
- FF FINISH FLOOR
- FWH FORCED PROCESS WASTE WATER
- FG FINISH GRADE
- FL FLOW LINE
- E FIRE WATER
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT
- IRP IRON PIPE
- IW IRRIGATION WATER
- LF LINEAL FEET/FOOT
- LP LOW POINT
- MC MANHOLE
- OC ON CENTER
- P PROPERTY LINE
- PH PROPOSED NEW HORSE
- PH PROCESS WATER
- PHH PROCESS WASTE WATER
- R RADIUS
- RH RECYCLED WATER
- S SLOPE FEET/FOOT
- S.A.D. SEE ARCHITECT'S DRAWINGS
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAUCIT
- SSRF SANITARY SEWER FORCE MAIN STATION
- SFA STATION

**PARKING SUMMARY**

ACCESSIBLE PARKING	2
EV PARKING	2
GUEST PARKING	4
EMPLOYEE PARKING	4
<b>TOTAL</b>	<b>12</b>

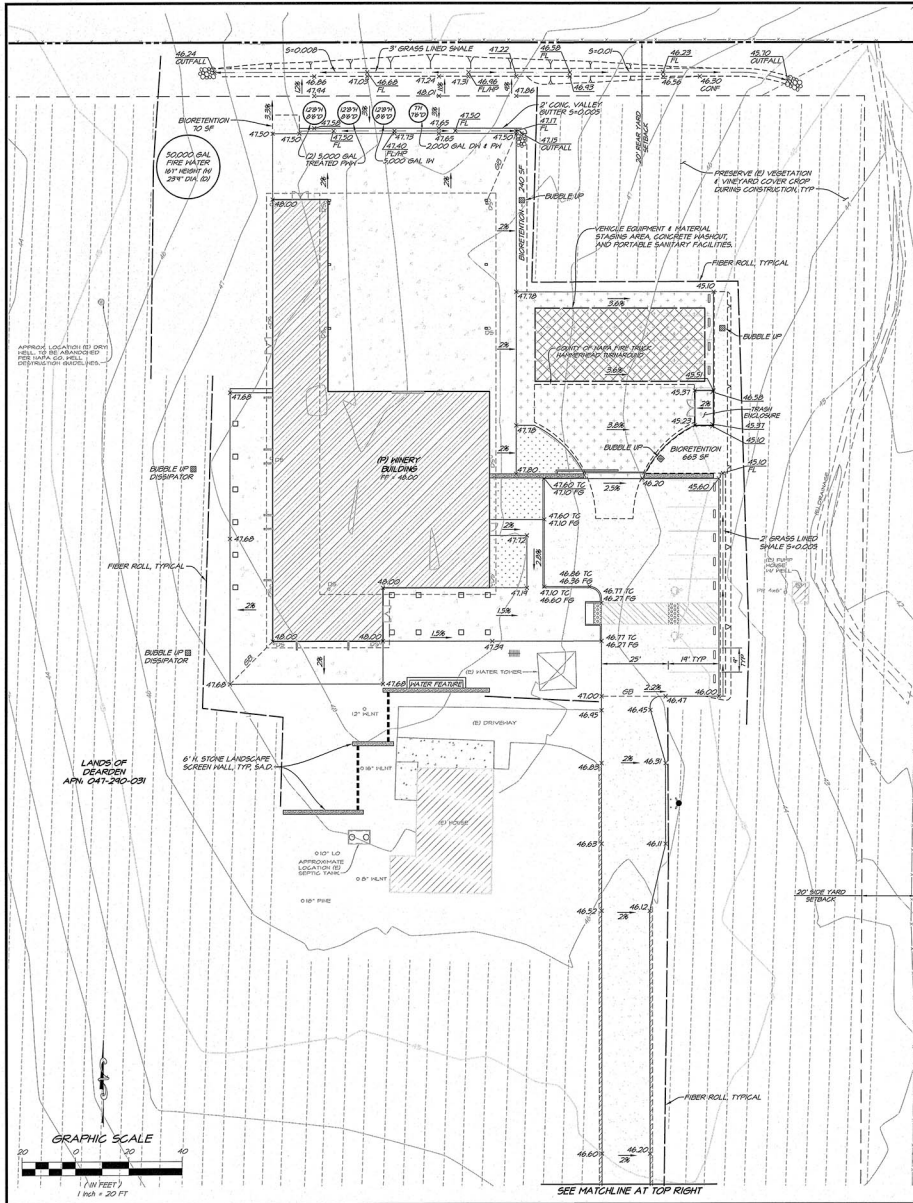


**SITE PLAN**  
SCALE: 1" = 30'

SLEEPING GIANT WINERY  
 SITE & LAYOUT PLAN  
 NAPA COUNTY  
 CALIFORNIA

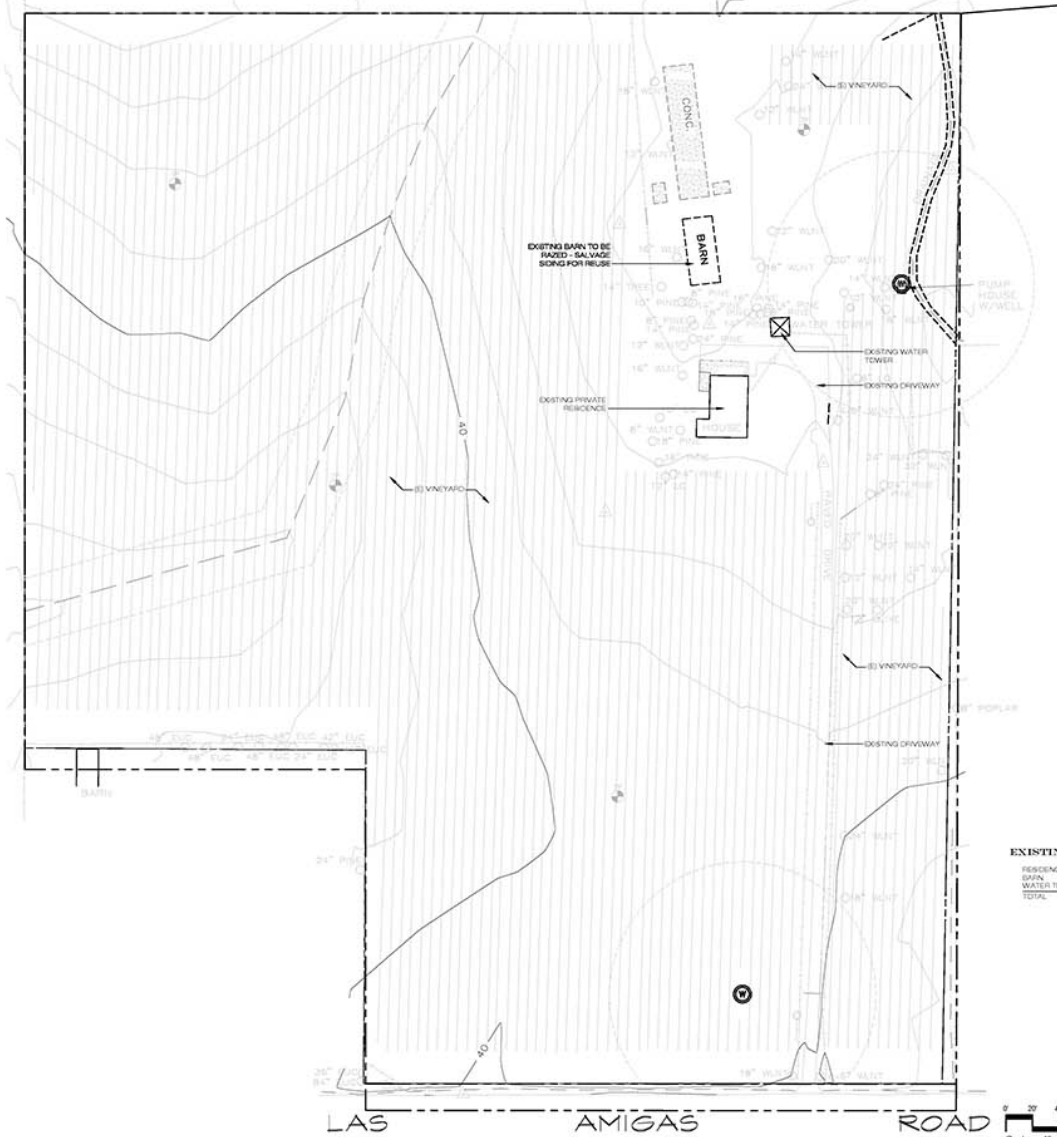
100% COMPLETE  
 04/27/2010  
 10:32:41 AM  
 04/27/2010 10:32:41 AM  
 04/27/2010 10:32:41 AM  
 04/27/2010 10:32:41 AM

DATE: August 27, 2010  
 DRAWN: JPH  
 CHECKED: PLM/PJ  
 DESIGNED: GHS/PH  
 JOB NO.: 450383.0  
 SHEET NO.:  
**UP1.0**  
 1 OF 3 SHEETS



		NO. _____ DATE _____ BY JMD
1515 SOUTH STREET NAPA, CALIF. 94950 (707) 253-1100 www.rsaconsulting.com		
RSA+ CONSULTING CIVIL ENGINEERS • SERRA FOREST • 1990		
<b>SLEEPING GIANT WINERY</b> <b>GRADING, EROSION &amp; SEDIMENT CONTROL PLAN</b> CALIFORNIA		
NAPA COUNTY		
DATE	DESIGNED	CHECKED
AUGUST 21, 2009 JMD JMD	JMD JMD	JMD JMD
JOB NO. 455085.0		
SHEET NO.		
<b>UP2.0</b> 2 OF 3 SHEETS		





TATION

LAS AMIGAS ROAD

**JA**  
**JAMES JEFFERY**  
 ARCHITECTS-AIA-INC  
 ARCHITECTURAL  
 PLANNING & DESIGN

NAPA, CALIFORNIA 94550  
 2107 JEFFERSON STREET  
 PH (707) 256-1041 FAX (707) 256-1590



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SCALE	DATE
USE PERMIT SUBMITTAL	10-09-2015
PLAN CHECK RESPONSE	10-14-2015

PROJECT  
**SLEEPING GIANT  
 WINERY**  
 2258 LAS AMIGAS RD  
 NAPA, CA

SHEET CONTENTS  
 EXISTING  
 SITE PLAN

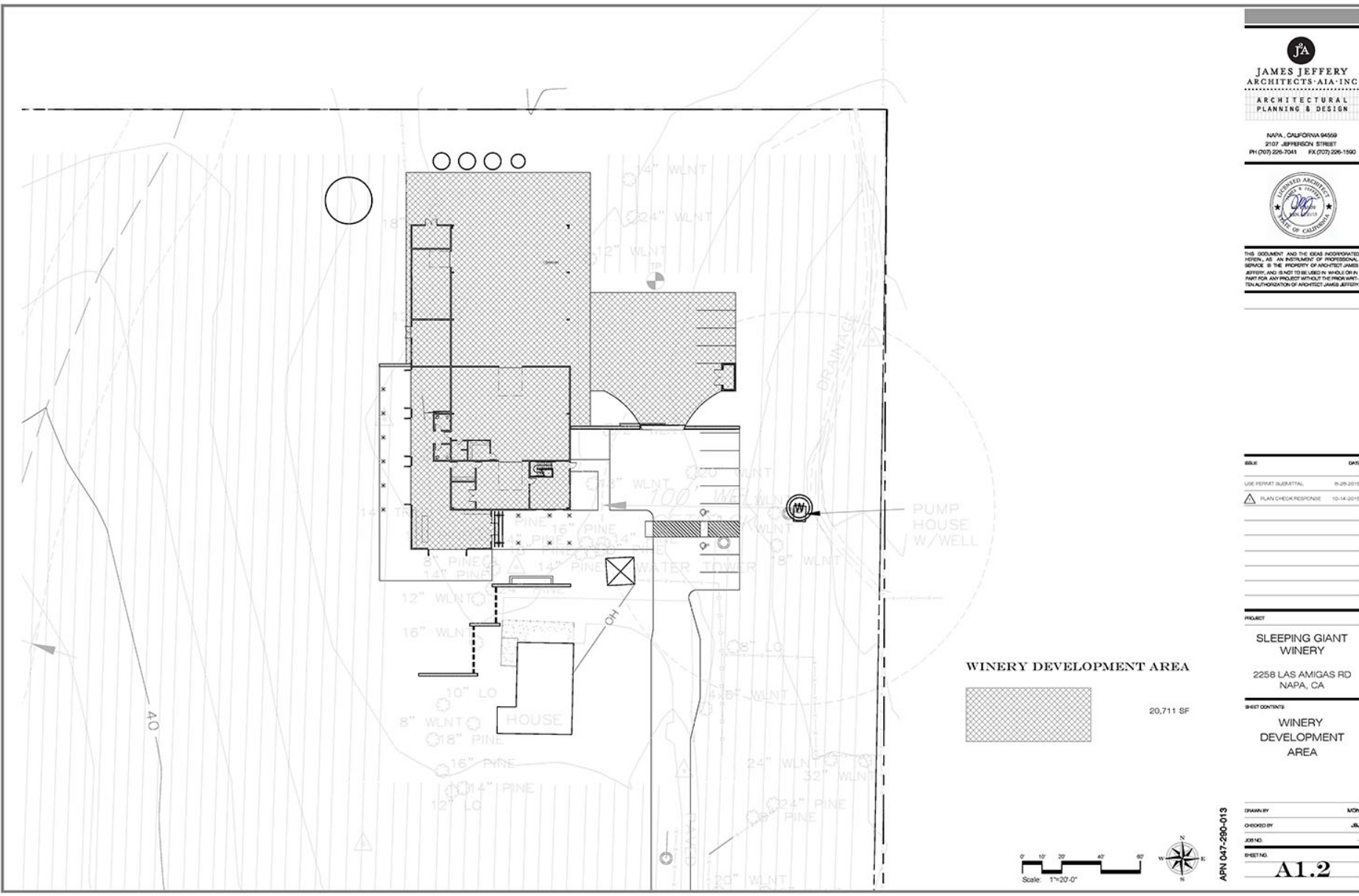
DRAWN BY	MDW
CHECKED BY	JAJ
JOB NO.	
SHEET NO.	

**A1.0**

APN 047-290-013







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DATE	ISSUE
10-29-2015	USE PERMIT SUBMITTAL
10-14-2015	PLAN CHECK RESPONSE

PROJECT

**SLEEPING GIANT  
WINERY**

2258 LAS AMIGAS RD  
NAPA, CA

SHEET CONTAINS

**WINERY  
DEVELOPMENT  
AREA**

DRAWN BY	MON
CHECKED BY	JAJ
JOB NO.	
SHEET NO.	

**A1.2**

APN 047-290-013

WINERY DEVELOPMENT AREA



20,711 SF





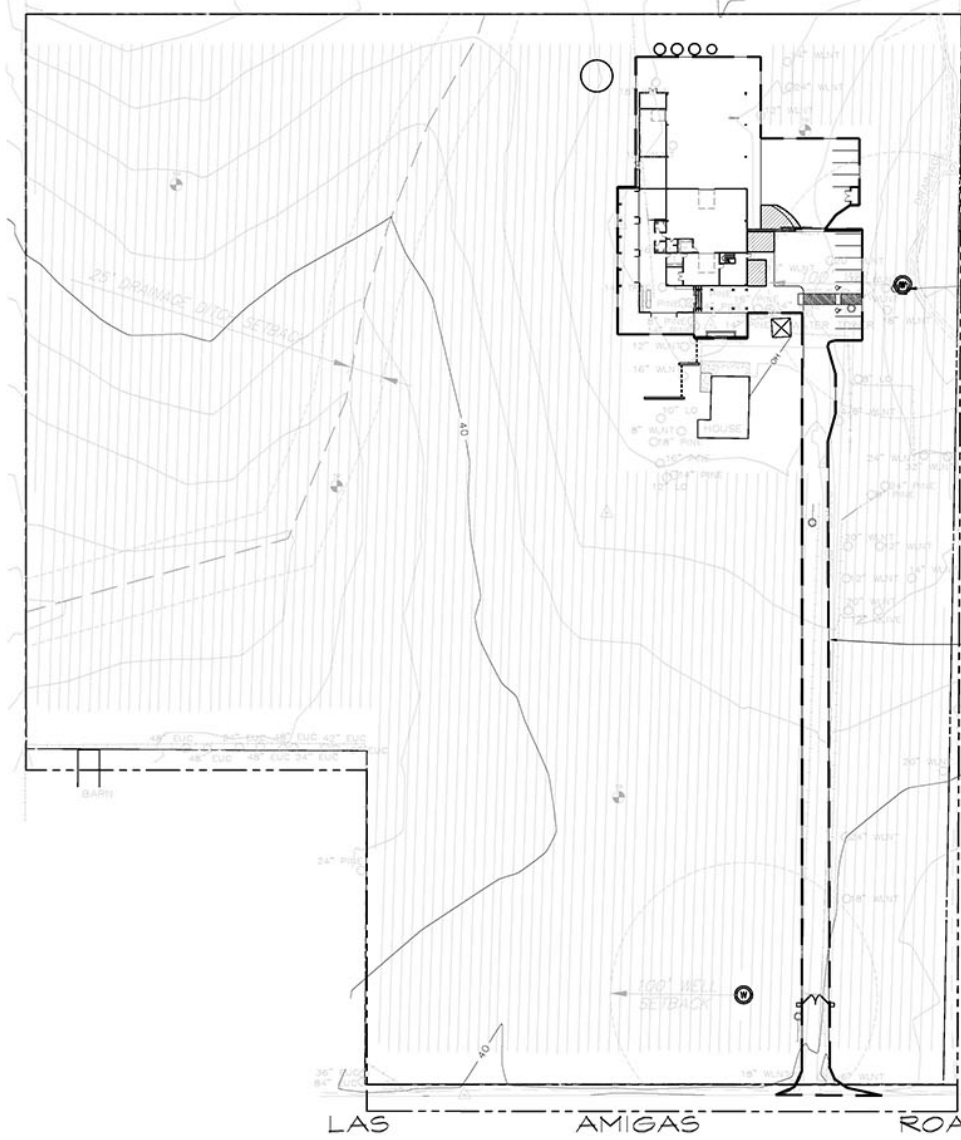


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**WINERY COVERAGE AREA**



PERMEABLE AREA - 900 SF

TOTAL WINERY COVERAGE: 43,312 - 900 (PERMEABLE AREA) = 42,412 (.97 ACRES)  
COVERAGE PERCENTAGE OF PARCEL: .97/11.41AC = 8.5% WINERY COVERAGE



DATE	ISSUE
10-09-2015	USE PERMIT SUBMITTAL
10-14-2015	PLAN CHECK RESPONSE

**PROJECT**  
SLEEPING GIANT  
WINERY  
2258 LAS AMIGAS RD  
NAPA, CA

**SHEET CONTENTS**  
WINERY  
COVERAGE  
AREA

DRAWN BY	MDN
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JOB NO.	
SHEET NO.	

**A1.3**

APN 047-280-013

### BUILDING DATA

#### SLEEPING GIANT WINERY

ROOM	ACCESSORY (S.F.)	PRODUCTION (S.F.)	OTHER
TASTING ROOM	1,538		
PRIVATE TASTING ROOM	472		
RESTROOM	75		
RESTROOM	75		
VESTIBULE	58		
CATERING KITCHEN	134		
TERRACE			1,196
TAX PAD		180	
EMP. RESTROOM		90	
LABORATORY		120	
CASE GOODS		667	
LOWER OFFICES	402		
STAIRS	96		
UPPER OFFICES	392		
BARREL STORAGE		2,000	
CRUSH PAD		4,300	
MECHANICAL ROOM		464	
EQUIPMENT STORAGE		690	
FIRE PUMP/GENERATOR		256	
TOTAL	3,241	9,504	1,196

TOTAL BUILDING AREA (CONDITIONED SPACE): 6,943 SF  
 ACCESSORY / PRODUCTION RATIO: (3,241) / 9,504 34.10%

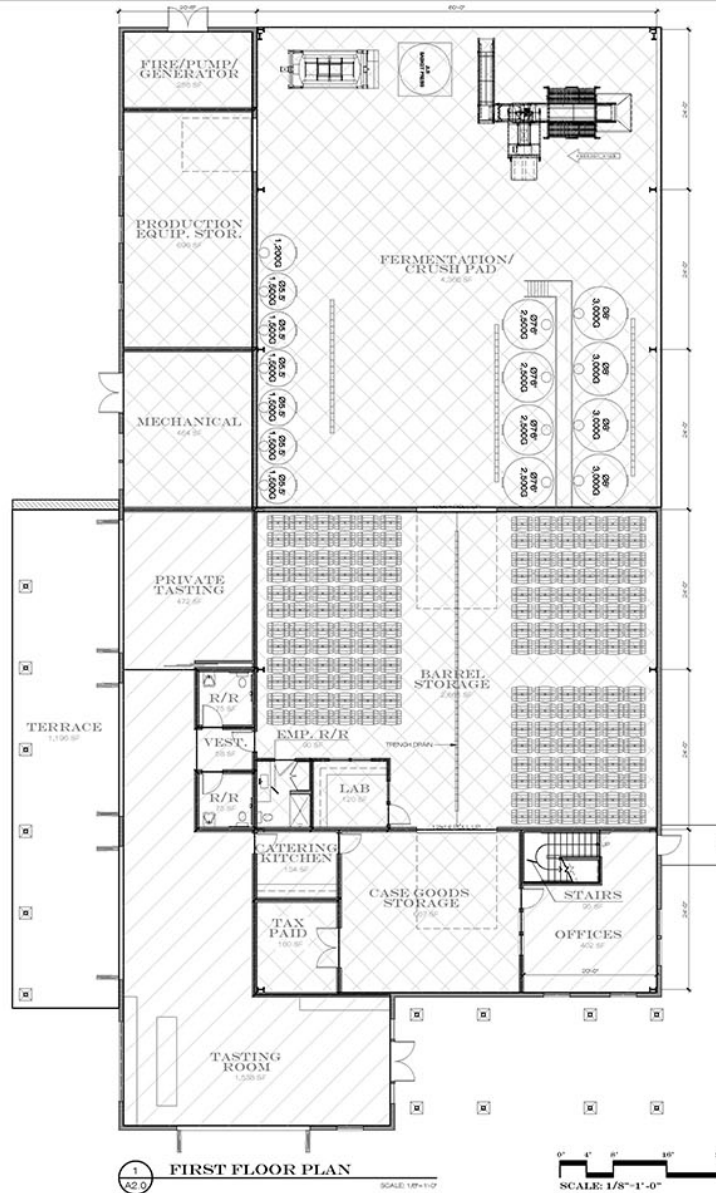
### BUILDING USE



PRODUCTION AREA = 9,504 SF



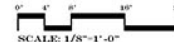
ACCESSORY AREA = 3,241 SF



1  
A2.0

### FIRST FLOOR PLAN

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



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



APN 047-290-013



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DATE

USE PERMIT SUBMITTAL 10-09-2019

PLAN CHECK RESPONSE 10-14-2019

PROJECT

**SLEEPING GIANT WINERY**

2258 LAS AMIGAS RD  
 NAPA, CA

SHEET CONTENTS

**PRODUCTION**  
**FIRST FLOOR/**  
**SECOND FLOOR**

DRAWN BY MON

CHECKED BY JJA

JOB NO.

SHEET NO.

**A2.0**





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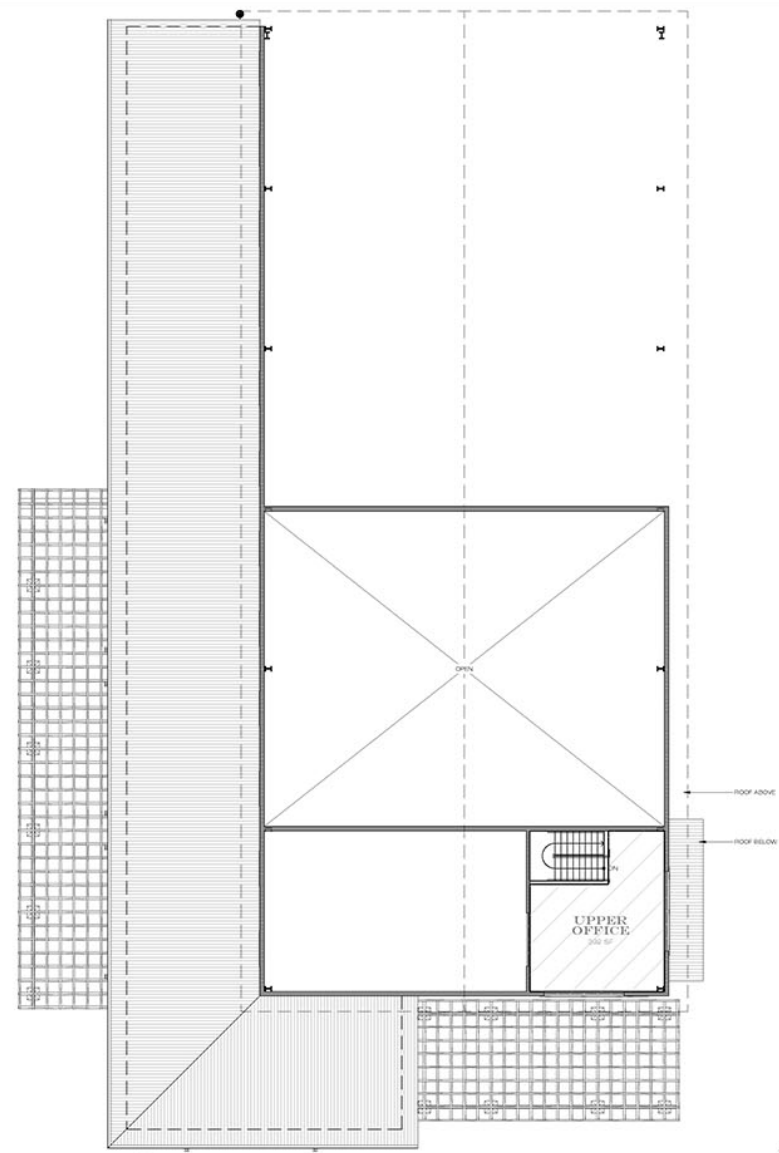
DATE	REVISION
10-09-2015	USE PERMIT SUBMITTAL
10-14-2015	PLAN CHECK RESPONSE

**PROJECT**  
**SLEEPING GIANT WINERY**  
 2258 LAS AMIGAS RD  
 NAPA, CA

**SHEET CONTENTS**  
 PRODUCTION  
 FIRST FLOOR/  
 SECOND FLOOR

DRAWN BY	MDW
CHECKED BY	JJA
JOB NO.	
SHEET NO.	

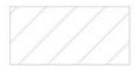
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**BUILDING USE**

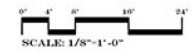


PRODUCTION AREA = 9504 SF

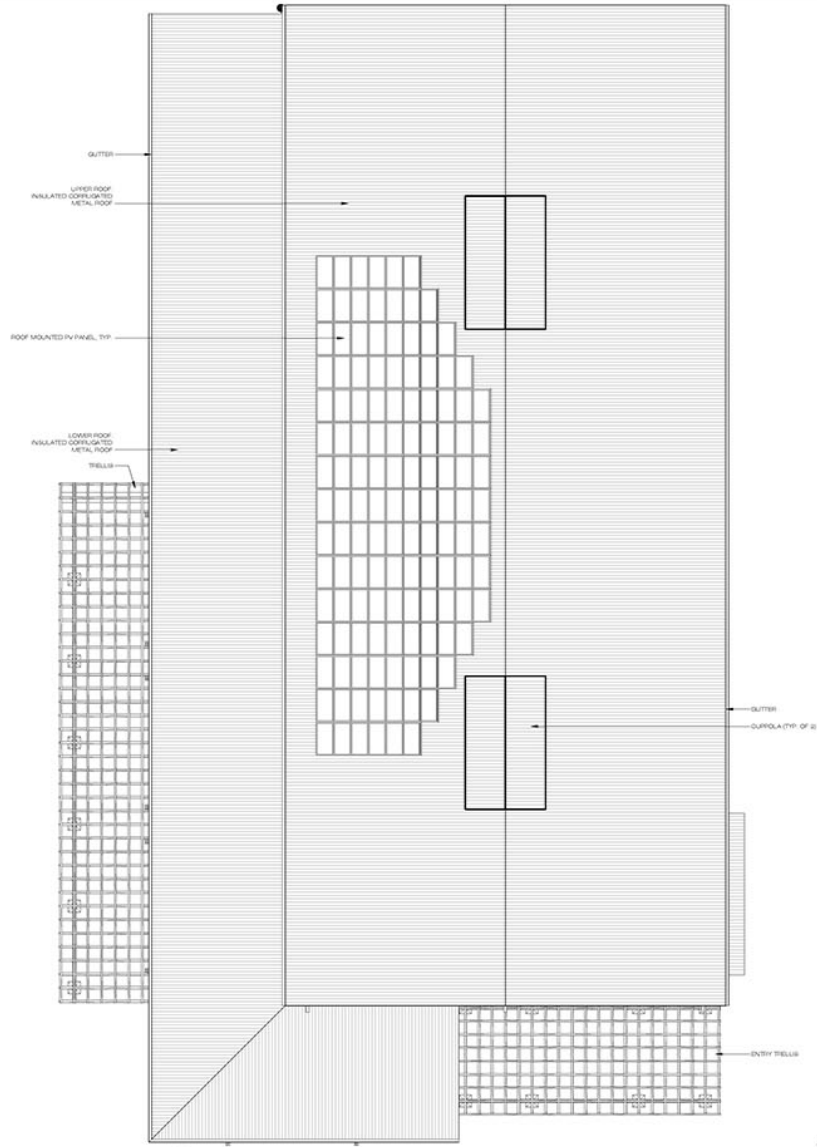


ACCESSORY AREA = 3241 SF

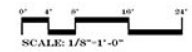
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**A2.1**  
**SECOND FLOOR & LOWER ROOF PLAN**  
 SCALE: 1/8"=1'-0"



APN 047-290-013



1 UPPER ROOF PLAN  
SCALE: 1/8"=1'-0"



**JJA**  
**JAMES JEFFERY**  
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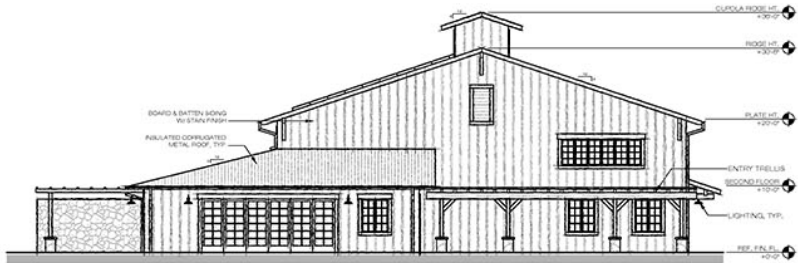
DATE	DATE
USE PERMIT SUBMITTAL	10-09-2015
PLAN CHECK RESPONSE	10-14-2015

PROJECT  
**SLEEPING GIANT WINERY**  
 2258 LAS AMIGAS RD  
 NAPA, CA  
 SHEET CONTENTS  
**PRODUCTION ROOF PLAN**

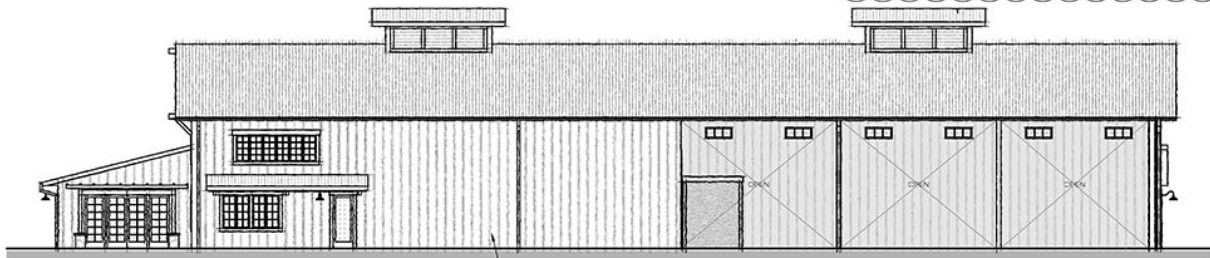
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CHECKED BY	JJA
JOB NO.	
SHEET NO.	

**A2.2**

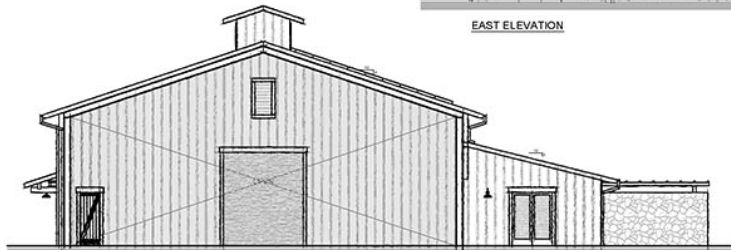




SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

**ELEVATION NOTES**

**SIDING**

1. WESTERN FOREST PRODUCTS SPECKLE RIDGE REBARN PLAN, 13/12 A/C EXTERIOR PLYWOOD SIDING WITH 1X4 CLEAR CEDAR BATTENS WITH STAIN FINISH

**WOOD TRIM**

1. CLEAR REBARN CEDAR WITH STAIN FINISH PER PLANS AND DETAILS

**FASCIA**

1. CLEAR REBARN CEDAR WITH STAIN FINISH PER PLANS AND DETAILS

**OUTLETS & DOWNSPOUTS**

1. OUTLETS SHALL BE 1/2" (ROUND, 24 GA GALVANIZED), WITH 3" Ø 24 GA GALVANIZED METAL DOWNSPOUTS. ALL WORK SHALL COMPLY WITH SWANNA STANDARDS.

**ROOFING**

1. METAL SALES CORRUGATED METAL ROOF, COLOR TO BE METALIC SILVER.  
2. PAINT ALL ROOF JACKS, VENTS, ETC. TO MATCH SELECTED ROOF COLOR

**STAIN**

1. SIDING & BATTEN: CABOT SEMI-SOLID DECK & SONG STAIN, ALL EXPOSED EXTERIOR WOOD SURFACES, COLORS TO BE SEMI-SOLID DARK GRAY.  
2. TRIM AND TRELLIS: CABOT SEMI-SOLID DECK & SONG STAIN, ALL EXPOSED EXTERIOR WOOD SURFACES, COLORS TO BE SEMI-SOLID DARK SLATE

**JJA**  
**JAMES JEFFERY ARCHITECTS-AIA-INC**  
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SCALE: \_\_\_\_\_ DATE: \_\_\_\_\_

USE PERMIT SUBMITTAL: 10-09-2019

PLAN CHECK RESPONSE: 10-14-2019

PROJECT:

**SLEEPING GIANT WINERY**

2258 LAS AMIGAS RD  
 NAPA, CA

SHEET CONTENTS:

**PRODUCTION ELEVATIONS**

DRAWN BY: \_\_\_\_\_ MDN  
 CHECKED BY: \_\_\_\_\_ JJJ  
 JOB NO.: \_\_\_\_\_  
 SHEET NO.:



APN 047-290-013

**A3.0**









