

“E”

Use Permit Application Packet



A Tradition of Stewardship
A Commitment to Service

file No P14-00304

Napa County Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: _____

Date Submitted: _____ Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ _____ Receipt No. _____ Received by: _____ Date: _____

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: Chanticleer Winery

Assessor's Parcel No: 034-150-026 Existing Parcel Size: 40 ac.

Site Address/Location: 4 Vineyard View Yountville, California 94599
No. Street City State Zip

Primary Contact: Owner Applicant Representative (attorney, engineer, consulting planner, etc.)

Property Owner: George Grodahl

Mailing Address: 4 Vineyard View Yountville, California 94599
No. Street City State Zip

Telephone No: (707) 944 - 1835 E-Mail: george@chanticleerwine.com

Applicant (if other than property owner): Osborn Siegert Architecture

Mailing Address: P.O. Box 1558 Santa Rosa, California 95402
No. Street City State Zip

Telephone No: (707) 321 - 5389 E-Mail: dave@os-arch.com

Representative (if applicable): Jeffrey Redding

Mailing Address: 2423 Renfrew Street Napa, California 94558
No. Street City State Zip

Telephone No: (707) 255 - 7375 E-Mail: jreddingaicp@comcast.net

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

The applicant is proposing to construct an approximate 6900 s.f. winery and 8900 s.f. of caves to replace an existing 50' x 70' barn on a 40 acre hillside parcel located adjacent to the Veterans Home. A 7,190 s.f. permeable grass roof is also proposed. Tours and tastings are by prior appointment only. The applicant is the proprietor of Chanticleer wines which are currently produced off-site. It is his desire to establish a winery on the property so that wine quality, and costs of production can be better supervised. The winery has been designed to process 10,000 gallons of wine annually. Grapes used in production would be from both on-and off-site vineyards. In addition to the proposed winery and wine caves, the property contains a single family dwelling, a guest cottage, residential accessory structures, approximately 8 1/2 acres of vines, vineyard avenues and an agricultural equipment building. The general location of these buildings is shown on sheet UP3. The proposed building would contain the tasting room, administrative offices and tanks. Barrel aging and storage would occur in the caves to reduce energy costs and greenhouse gas emissions. Crush pad, visitor and employee parking area is located east of the winery building. The winery building screens these features as seen from the Vineyard View Drive. The site plan prepared by Riechers Spence Associates shows the location of these site features including water tank and wastewater treatment and disposal facilities proposed as part of this project. The applicant is also seeking a variance to the required setbacks from Vineyard View Drive.

What, if any, additional licenses or approvals will be required to allow the use?

District _____

Regional _____

State ABC

Federal TTB

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

The following improvements will be constructed as part of the proposed winery project:

1. Remove existing barn and construct a 6,900 s.f. winery building consisting of a 6,400 s.f. first floor and 600 s.f. mezzanine, with a 7,190 s.f. permeable grass roof
2. A 1,078 s.f. covered crush pad
3. Wine caves totaling 8,900 s.f.
4. Cave spoil disposal area
5. Six (6) visitor and employee parking area
6. Access driveways and walkways
7. Covered storage, trash and recycle enclosure
8. Storm drainage facilities
9. Water conveyances
10. Wastewater treatment and disposal facilities
11. Fire suppression equipment and facilities

All improvements are shown on plans dated June 27, 2013, November 19, 2014 and March 4, 2015 prepared by Osborn Siebert Architecture and RSA+

Improvements, cont.

Total on-site parking spaces: N/A existing 6 proposed
Loading areas: N/A existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

Type I FR Type II 1 Hr Type II N (non-rated) Type III 1 Hr Type III N
 Type IV H.T. (Heavy Timber) Type V 1 Hr. Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? Yes No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 16,275 +/- acres

Employment and Hours of Operation

Days of operation: N/A existing Sun-Sat. proposed
Hours of operation: N/A existing 8-6 (P); 10-6 (V) proposed
Anticipated number of employee shifts: N/A existing 1 proposed
Anticipated shift hours: N/A existing 1 proposed

Maximum Number of on-site employees:

10 or fewer 11-24 25 or greater (specify number) _____

Alternately, you may identify a specific number of on-site employees:

other (specify number) 2FT, 2PT

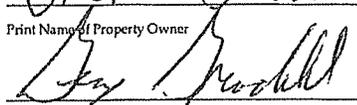
Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

X	GEORGE GRODANL	
	Print Name of Property Owner	Print Name Signature of Applicant (if different)
X		
	Signature of Property Owner	Signature of Applicant
	8/14/14	
	Date	Date

Supplemental Application for Winery Uses

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing production capacity: _____ 0 gal/y Per permit No: _____ N/A _____ Permit date: _____ N/A _____

Current maximum actual production: _____ N/A _____ gal/y For what year? _____ N/A _____

Proposed production capacity: _____ 10,000 gal/y _____

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	_____ N/A _____ existing	_____ 10 _____ proposed
Average daily tours and tastings visitation ¹ :	_____ N/A _____ existing	_____ 8 _____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	_____ N/A _____ existing	_____ 10:00am-6:00pm _____ proposed
Non-harvest Production hours ² :	_____ N/A _____ existing	_____ 8:00am-6:00pm _____ proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

One (1) marketing event per month, 25 persons maximum

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Food service provided at marketing events will be catered

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing N/A sq. ft. N/A acres
 Proposed 6,941 +/- sq. ft. .16 acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

 29,345 +/- sq. ft. .67 acres 1.7 % of parcel

Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing N/A sq. ft. Proposed 13,932 +/- sq. ft.

Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing N/A sq. ft. N/A % of production facility
 Proposed 1,876 sq. ft. 13.4 % of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

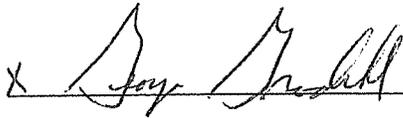
- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
 Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area Existing: N/A sq. ft. Proposed: 8,828 +/- sq. ft.
 Covered crush pad area Existing: N/A sq. ft. Proposed: 1,018 +/- sq. ft.
 Uncovered crush pad area Existing: N/A sq. ft. Proposed: None sq. ft.

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c), I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.

X 

Owner's Signature

8/14/14

Date

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>Well</u>	<u>Well</u>
Name of proposed water supplier (if water company, city, district):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>4,110</u> gallons per day (gal/d)	
Current water source:	<u>Well</u>	<u>Well</u>
Anticipated future water demand:	<u>4,521</u> gal/d	_____ gal/d
Water availability (in gallons/minute):	<u>150</u> gal/m	<u>150</u> gal/m
Capacity of water storage system:	<u>5,000</u> gal	<u>50,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>50,000 Gallon Tank</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>Process Wastewater</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	Hoot Aerobic Treatment System. <u>On-site septic system</u>	<u>Surface Drip - Advantex Pre-Treatment System</u>
Name of disposal agency (if sewage district, city, community system):	<u>on-site</u>	<u>on-site</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	<u>600</u> gal/d	<u>0</u> gal/d
Anticipated future waste flows (peak flow):	<u>940</u> gal/d	<u>500</u> gal/d
Future waste disposal design capacity:	<u>1,200</u> gal/d	<u>600</u> gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site):

Off-site at site with approved Napa County Grading Permit or Clover Flat Landfill

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: <u>2</u> x 3.05 one-way trips per employee	=	<u>6.1</u> daily trips.
Number of PT employees: <u>2</u> x 1.90 one-way trips per employee	=	<u>3.8</u> daily trips.
Average number of weekday visitors: <u>8</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>6.2</u> daily trips.
Gallons of production: <u>10,000</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>0.2</u> daily trips.
Total	=	<u>16.3</u> daily trips.
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck <u>trips</u> x .38)	=	<u>5.4</u> PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>1</u> x 3.05 one-way trips per employee	=	<u>3.1</u> daily trips.
Number of PT employees (on Saturdays): <u>0</u> x 1.90 one-way trips per employee	=	<u>0</u> daily trips.
Average number of Saturday visitors: <u>10</u> / 2. 8 visitors per vehicle x 2 one-way trips	=	<u>7.1</u> daily trips.
Total	=	<u>10.2</u> daily trips.
(No of FT employees) + (No of PT employees/2) + (visitor <u>trips</u> x .57)	=	<u>5.0</u> PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): <u>1</u> x 3.05 one-way trips per employee	=	<u>3.1</u> daily trips.
Number of PT employees (during crush): <u>2</u> x 1.90 one-way trips per employee	=	<u>3.8</u> daily trips.
Average number of Saturday visitors: <u>10</u> / 2. 8 visitors per vehicle x 2 one-way trips	=	<u>7.1</u> daily trips.
Gallons of production: _____ / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>0.2</u> daily trips.
Avg. annual tons of grape on-haul: <u>60</u> / 144 truck trips daily ⁴ x 2 one-way trips	=	<u>0.8</u> daily trips.
Total	=	<u>15.0</u> daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>3</u> x 2 one-way trips per staff person	=	<u>6</u> trips.
Number of visitors (largest event): <u>25</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>18</u> trips.
Number of special event truck trips (largest event): <u>1</u> x 2 one-way trips	=	<u>2</u> trips.

³ Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

⁴ Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).



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A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Chanticleer Winery 034-150-026
Project number if known:
Contact person: Jeffrey Redding
Contact email & phone number: jreddingaicp@comcast.net 255-7375
Today's date: September 24, 2014

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>		BMP-1 Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i> Project will be pre-plumbed, wired to accept roof top PV panels <hr/> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>		BMP-2 Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i> <hr/> <hr/>

Already Plan
Doing To Do

- BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**
Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.
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- BMP-4 Alternative fuel and electrical vehicles in fleet**
The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.
- Number of total vehicles** _____
Typical annual fuel consumption or VMT _____
Number of alternative fuel vehicles _____
Type of fuel/vehicle(s) _____
Potential annual fuel or VMT savings _____

- BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**
The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).
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- BMP-6 Vehicle Miles Traveled (VMT) reduction plan**
Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.
- Tick box(es) for what your Transportation Demand Management Plan will/does include:
- employee incentives
 - employee carpool or vanpool
 - priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
 - bike riding incentives
 - bus transportation for large marketing events
 - Other: _____
-
-
- Estimated annual VMT _____
- Potential annual VMT saved _____
- % Change _____

Already Plan
Doing To Do

- BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**
See description below under BMP-5.
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- BMP-8 Solar hot water heating**
Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.
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- BMP-9 Energy conserving lighting**
Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.
The proposed building has been designed to allow for penetration of natural light to reduce lighting requirements.
Energy efficient lighting is also contemplated.
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- BMP-10 Energy Star Roof/Living Roof/Cool Roof**
Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.
Proposed winery includes a living roof to reduce heat-gain. In addition, caves will be constructed to maintain a constant temperature for barrels further reducing cooling requirements.
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- BMP-11 Bicycle Incentives**
Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!
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- BMP-12 Bicycle route improvements**
Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.
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-

Already Plan
Doing To Do

BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

BMP-15 Low-impact development (LID)

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

Project includes vegetated rooftop to reduce the need for heating and cooling and for aesthetic value.

Caves will also be utilized to reduce the winery footprint while still providing required square footage.

BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

Landscape improvements will emphasis native, drought-tolerant plant materials

BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

BMP-21 Electrical Vehicle Charging Station(s)

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

BMP-22 Public Transit Accessibility

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Plan
Doing To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

The proposed building is oriented to take advantage of natural lighting within the interior. In addition, construction of caves reduces cooling requirements while the vegetated roof will reduce heat gain.

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

By constructing within the building footprint, soil disturbance and therefore release of CO2 is minimized.

BMP-25 Will this project be designed and built so that it could qualify for LEED?

BMP-25 (a)

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b)

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c)

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Doing Plan To Do

BMP-28 Use of recycled materials
There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

BMP-29 Local food production
There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

BMP-30 Education to staff and visitors on sustainable practices
This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

BMP-31 Use 70-80% cover crop
Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

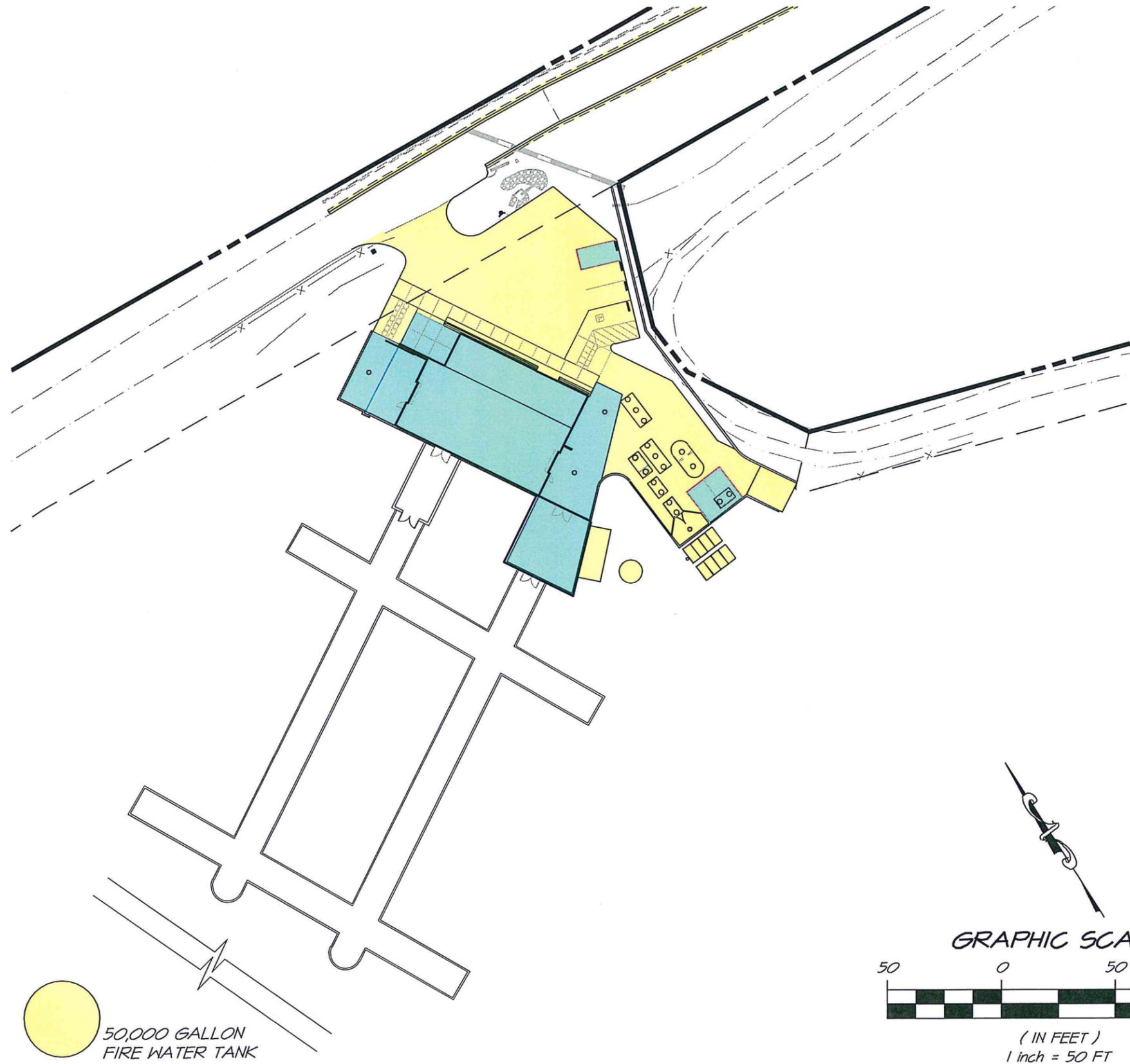
BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site
By selecting this BMP, you agree not to burn the material pruned on site.

BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?

BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?

Comments and Suggestions on this form?

CHANTICLEER WINERY WINERY COVERAGE AND DEVELOPMENT AREA



LEGEND

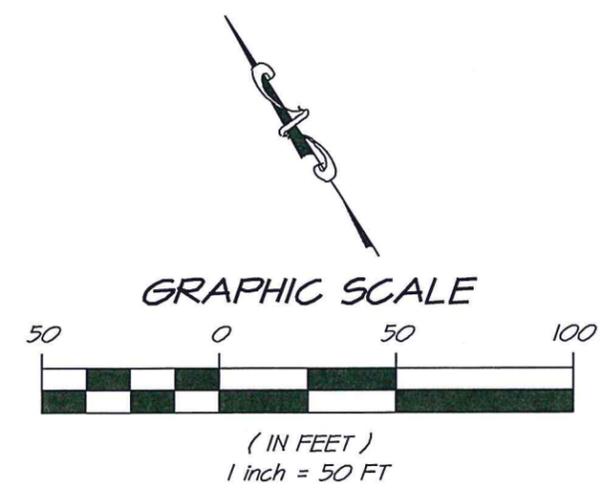
- WINERY BUILDING AND EMPLOYEE PARKING - 6,941 SQFT
- IMPERVIOUS GROUND SURFACE - 23,259 SQFT
 - VISITOR PARKING
 - DRIVEWAY
 - WALKWAYS
 - HARDSCAPE
 - TANKS
 - WASTEWATER TREATMENT
 - MECHANICAL EQUIPMENT
 - VINEYARD VIEW DRIVE WIDENING

AREA CALCULATIONS

- WINERY DEVELOPMENT AREA 6,941 SQFT
- + WINERY COVERAGE AREA 30,200 SQFT (EXCLUDING CAVES)

NOTE: WINERY AND CRUSH PAD HAVE PERVIOUS ROOF

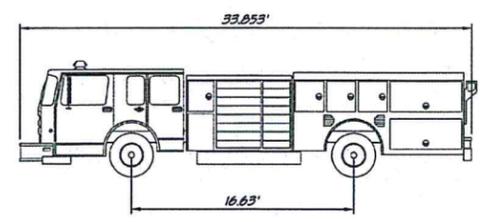
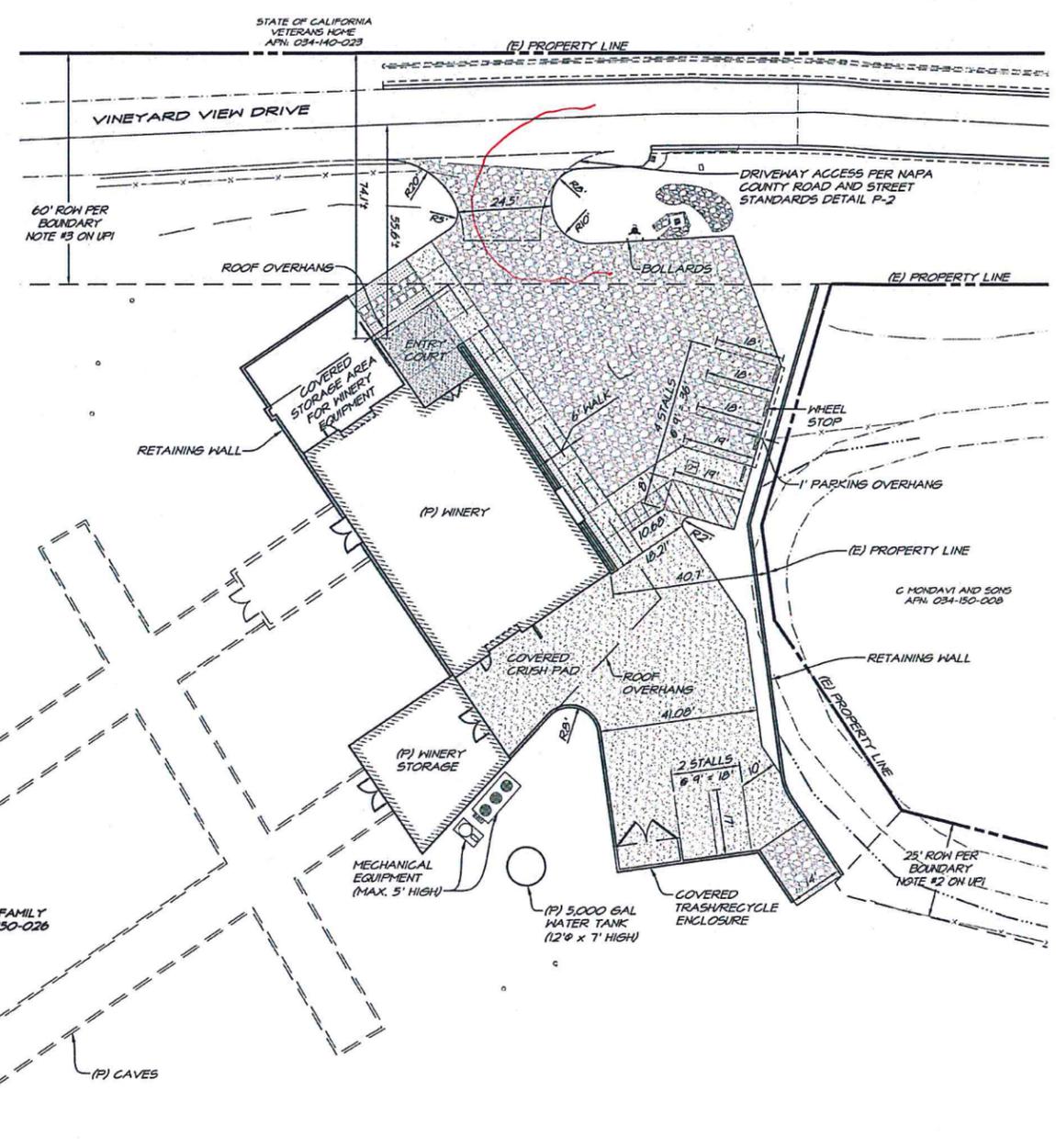
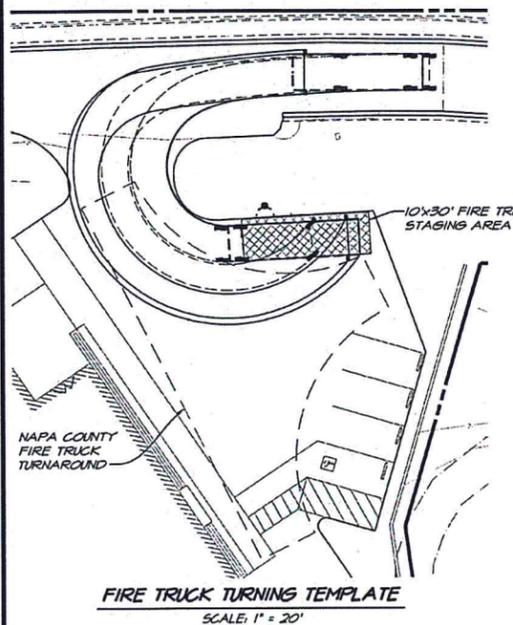
50,000 GALLON FIRE WATER TANK



RSA⁺

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CHANTICLEER WINERY USE PERMIT PLANS



OVERALL LENGTH 33.852 FT
OVERALL WIDTH 8.500 FT
OVERALL BODY HEIGHT 10.519 FT
MIN BODY GROUND CLEARANCE 0.950 FT
TRACK WIDTH 8.500 FT
LOCK TO LOCK TIME 7.00 S
CURB TO CURB TURNING RADIUS 24.700 FT



SYMBOL LEGEND

(E) SD	STORM DRAIN LINE	SS	SANITARY SEWER LINE
OH	OVERHEAD LINE	W	WATER SERVICE LINE
(E) D.I.O	DRAIN INLET	SSMH	SANITARY SEWER MANHOLE
(E) D.I.	DRAIN INLET	SDMH	STORM DRAIN MANHOLE
○	TREE TO REMAIN	SA	SLOPE AS SHOWN
JO	JOINT POLE	FH	FIRE HYDRANT
(E) ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
△	SURVEY CONTROL STATION	DI	DROP INLET
---	CONTOUR LINE	AD	AREA DRAIN
---	FLOWLINE	SSCO	SANITARY SEWER CLEANOUT
---	TOE OF BANK	---	PROPERTY LINE
---	TOP OF BANK	---	GRADE BREAK
---	---	---	EDGE OF GRAVEL

ABBREVIATIONS

BFS	BOTTOM FINISH GRADE	MH	MANHOLE
BM	BENCHMARK	OC	ON CENTER
C	CENTERLINE	OH	OVERHEAD
CO	CLEANOUT	P&E	PACIFIC GAS AND ELECTRIC
CV	CHECK VALVE	PIV	POST INDICATOR VALVE
DI	DROP INLET	P	PROPOSED
DW	DOMESTIC WATER	PW	PROPOSED WASTE WATER
EP	EDGE OF PAVEMENT	PWCO	PROPOSED WASTE WATER CLEANOUT
EX / (E)	EXISTING	R	RADIUS
FDC	FIRE DEPT. CONNECTION	RSA	RIECHERS SPENCE & ASSOCIATES
FF	FINISH FLOOR	ROH	RIGHT OF WAY
FFG	FINISH FLOOR OF CAVE	S	SLOPE (FEET/FOOT)
FG	FINISH GRADE	S.A.D.	SEE ARCHITECT'S DRAWINGS
FH	FIRE HYDRANT	SD	STORM DRAIN
FPW	FORCED PROCESS WASTE WATER	SS	SANITARY SEWER
FM	FORCED WATER MAIN	SSCO	SANITARY SEWER CLEANOUT
FSS	FORCED SANITARY SEWER	STA	STATION
FS	FIRE SERVICE	STD	STANDARD
FL	FLOW LINE	TC	TOP OF CURB
FW	FIRE WATER LINE	TG	TOP FINISH GRADE
GB	GRADE BREAK	TH	TOP OF HALL
HP	HIGH POINT	W	DOMESTIC WATER LINE
INV	INVERT	WM	WATER METER
LF	LINEAL FEET/FOOT	WV	WATER VALVE
LP	LOW POINT		

PROJECT INFORMATION

OWNER: GEORGE GRODAHL
4 VINEYARD VIEW DRIVE
YOUNTVILLE, CA 94599
SITE ADDRESS: 4 VINEYARD VIEW DRIVE
YOUNTVILLE, CA 94599
CIVIL ENGINEER: RIECHERS SPENCE & ASSOC.
1515 FOURTH STREET
NAPA, CA 94559
APN: 034-150-026
PARCEL AREA: 40 ACRES±
EXISTING USE: VINEYARD
PROPOSED USE: WINERY
EXISTING ZONING: AH
PROPOSED ZONING: AH

BOUNDARY NOTES

- THE BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS SHOWN IN BOOK 17 RECORD OF SURVEY'S 70.
- A NON-EXCLUSIVE 25' RIGHT OF WAY ALONG PORTIONS OF THE SOUTHWESTERN LINE OF THE TRACT IS DESCRIBED IN THE DEED TO C. MONDAVI & SONS, RECORDED APRIL 16, 1971 IN BOOK 848 AT PAGE 137 OF OFFICIAL RECORDS OF NAPA COUNTY.
- A 60' RIGHT OF WAY AS DESCRIBED IN BOOK 92 AT PAGE 806, BOOK 878 AT PAGE 843, AND BOOK 1045 AT PAGE 574 OF OFFICIAL RECORDS OF NAPA COUNTY.

BENCHMARK

VERTICAL DATUM IS ASSUMED

TOPOGRAPHY NOTES

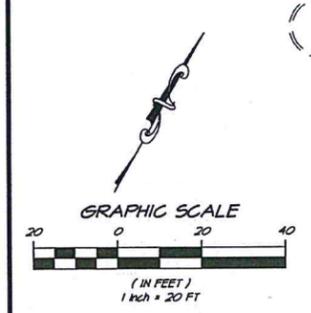
WINERY SITE TOPOGRAPHY BASED ON A FIELD SURVEY PERFORMED BY RIECHERS SPENCE & ASSOCIATES IN NOVEMBER, 2012. THE VERTICAL DATUM IS ASSUMED AND IS AS SHOWN ON SURVEY CONTROL STATIONS. CONTOURS ARE SHOWN EVERY ONE FEET (1'), HIGHLIGHTED EVERY FIVE FEET (5').

SURROUNDINGS TOPOGRAPHY IS PROVIDED BY NAPA COUNTY GIS SERVICES 2002. IT IS SHOWN FOR REFERENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE.

SHEET INDEX

UP1	SITE AND WINERY LAYOUT PLAN
UP2	DEMOLITION AND GRADING PLAN
UP3	WINERY UTILITY PLAN
UP4	SITE UTILITY PLAN

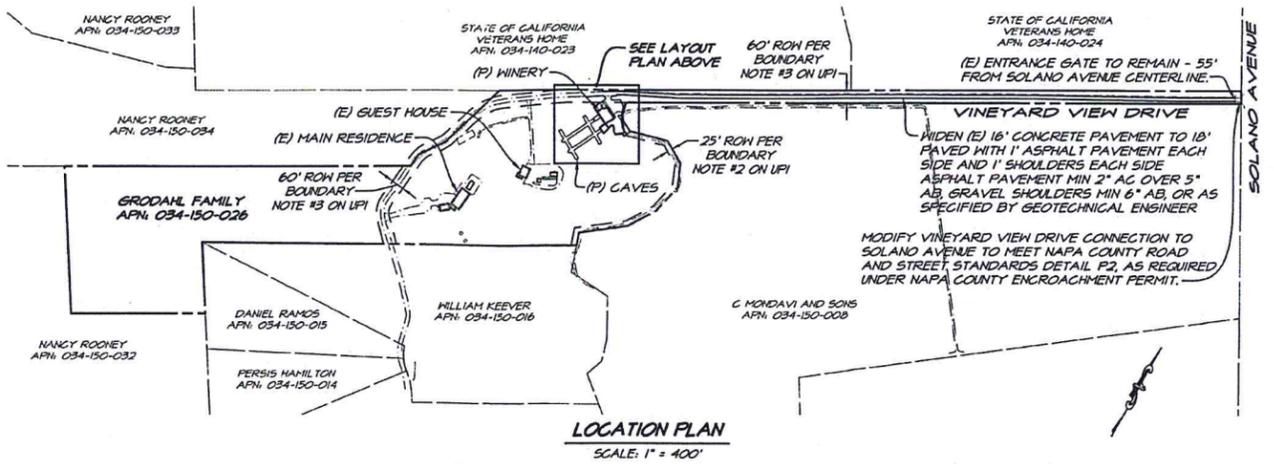
PARKING SUMMARY	
ACCESSIBLE PARKING	1
STANDARD PARKING	5
TOTAL	6



HATCH LEGEND

(Hatched pattern)	(P) WINERY
(Dotted pattern)	(P) CONCRETE
(Stippled pattern)	(P) GRAVEL: 6" AB OVER 6" SUBBASE

NOTE: PAVEMENT SECTIONS TO BE BASED ON MINIMUM TRAFFIC INDEX OF 6 AND BE CAPABLE OF SUPPORTING H20-44 LOADINGS.

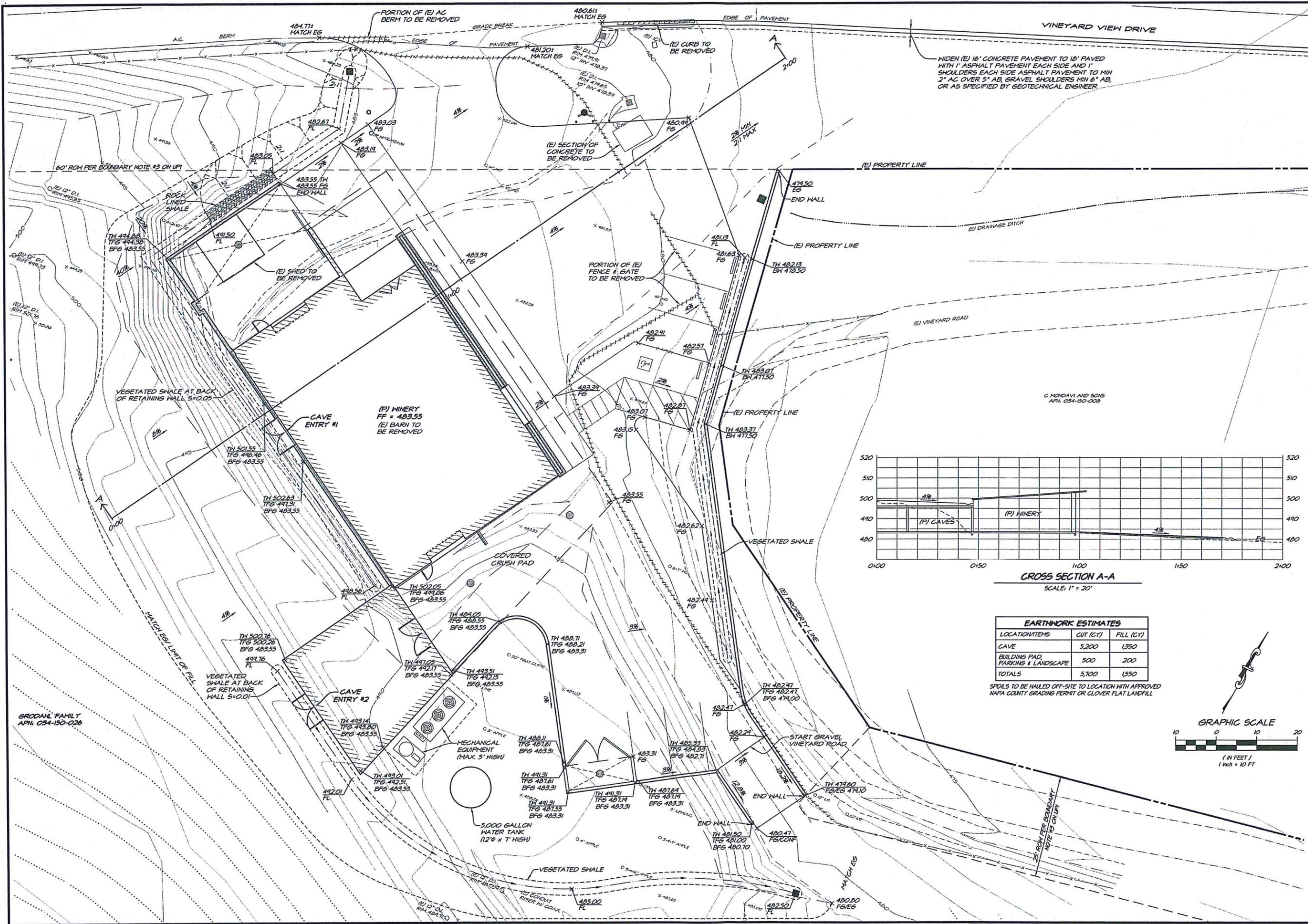


CHANTICLEER WINERY
SITE AND WINERY LAYOUT PLAN
CALIFORNIA

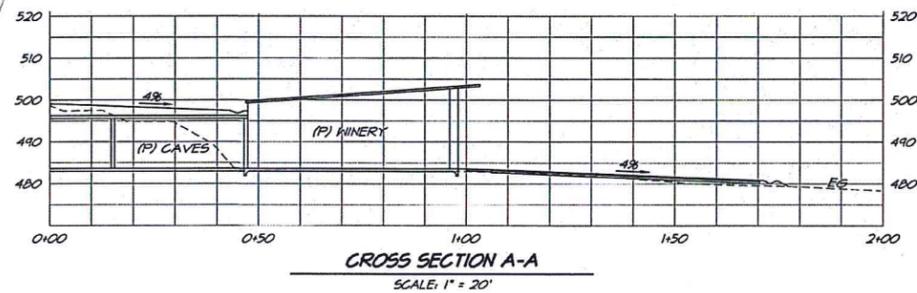
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DATE: MARCH 9, 2015
DRAWN: JFH
DESIGNED: LB/BIF
CHECKED: BWF
JOB NO. 110200.0
SHEET NO. UP1
1 OF 4 SHEETS

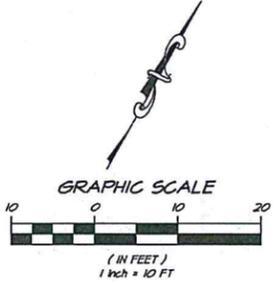


HIDE (E) 16' CONCRETE PAVEMENT TO 18' PAVED WITH 1" ASPHALT PAVEMENT EACH SIDE AND 1" SHOULDERS EACH SIDE ASPHALT PAVEMENT TO MIN 2" AC OVER 5" AB, GRAVEL SHOULDERS MIN 6" AB, OR AS SPECIFIED BY GEOTECHNICAL ENGINEER



EARTHWORK ESTIMATES		
LOCATION/ITEMS	CUT (CY)	FILL (CY)
CAVE	5,200	1,350
BUILDING PAD, PARKING & LANDSCAPE	500	200
TOTALS	5,700	1,550

SPILLS TO BE HAULED OFF-SITE TO LOCATION WITH APPROVED NAPA COUNTY GRADING PERMIT OR CLOVER FLAT LANDFILL



CHANTICLEER WINERY
DEMOLITION AND GRADING PLAN
CALIFORNIA
NAPA COUNTY

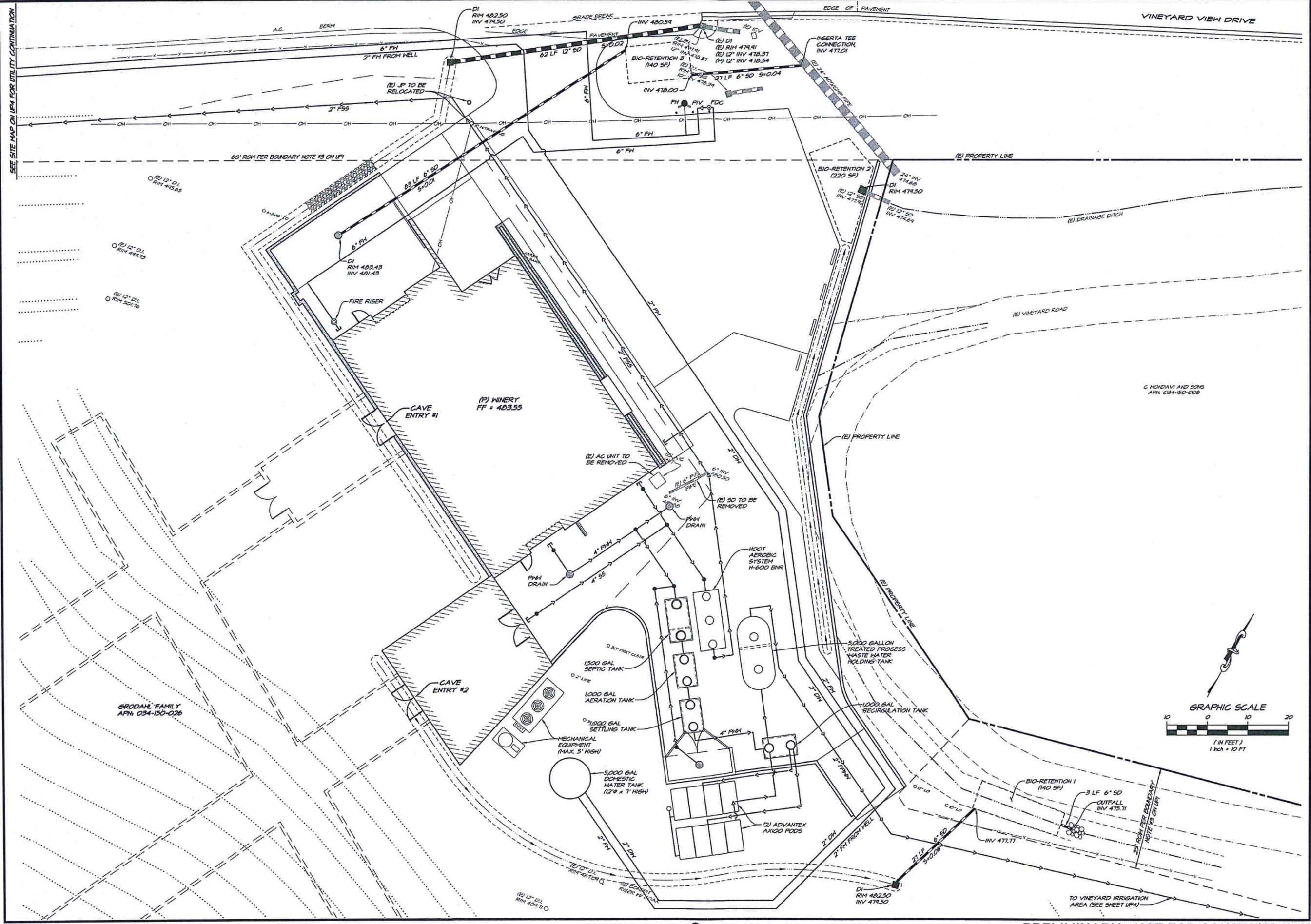
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DATE: MARCH 9, 2015
DRAWN: JPH
DESIGNED: LEVBT
CHECKED: BWF
JOB NO.: 112060.0
SHEET NO.: UP2
2 OF 4 SHEETS

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PRELIMINARY - NOT FOR CONSTRUCTION



SEE SITE MAP ON UPA FOR UTILITY CONTINUATION

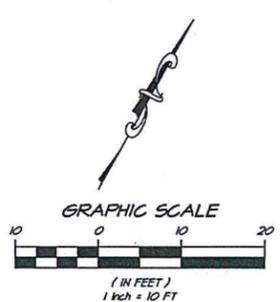
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2		USE PERMIT RE-SUBMITTAL	JFM	

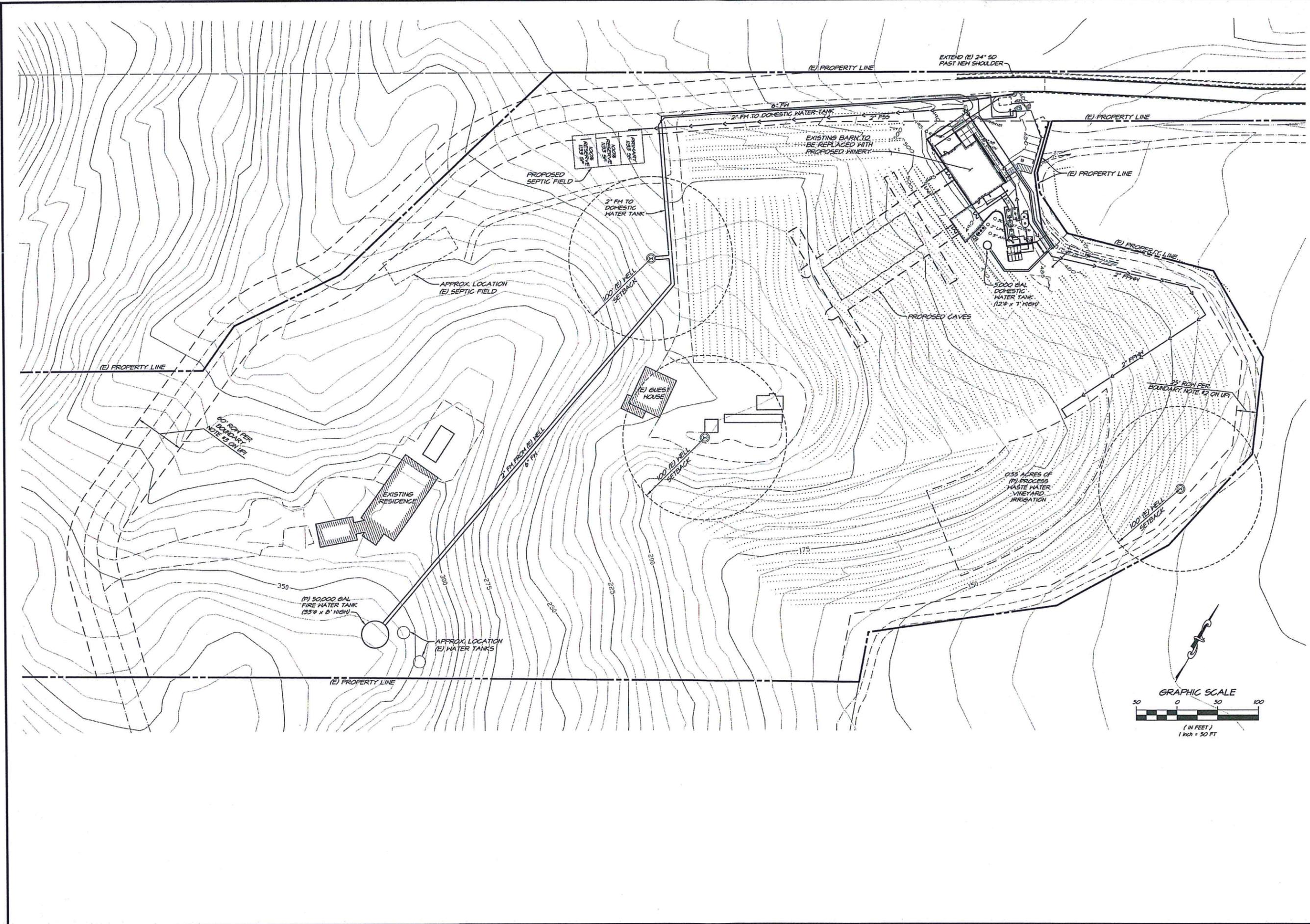
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**CHANTICLEER WINERY
 WINERY UTILITY PLAN**
 CALIFORNIA
 NAPA COUNTY



DATE	MARCH 9, 2015
DRAWN	JFM
DESIGNED	LEB/STP
CHECKED	ENF
JOB NO.	1122002.0
SHEET NO.	UP3
	3 OF 4 SHEETS





NO.	DATE	REVISIONS	BY	APP'D
1				
2				
3				
4				
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9				
10				

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**CHANTICLEER WINERY
 SITE UTILITY PLAN**
 CALIFORNIA
 NAPA COUNTY



DATE	MARCH 9, 2015
DRAWN	JFM
DESIGNED	LDB/TJ
CHECKED	BVF
JOB NO.	1120600
SHEET NO.	UP4
	4 OF 4 SHEETS

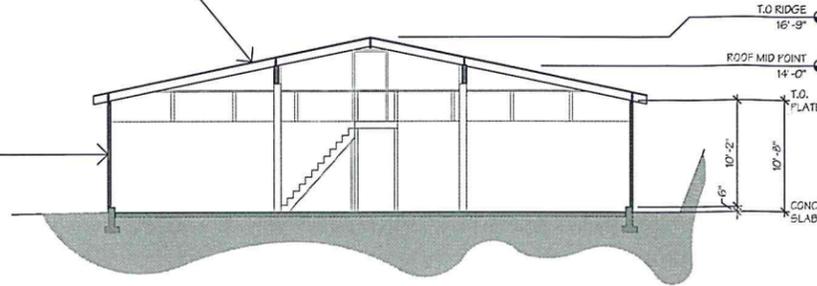
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Typical Roof Assembly

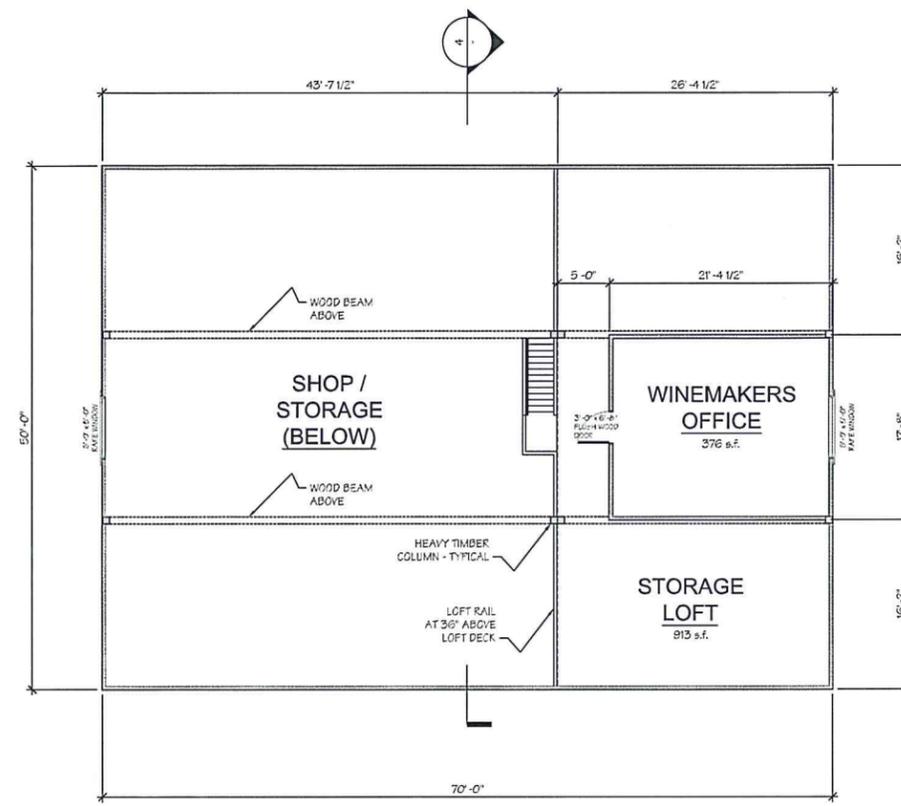
- COMPOSITION ASPHALT SHINGLE O/
- BUILDING UNDERLAYMENT OVER/
- 1/2" 5/8" SHEATHING OVER/
- 2X10 WOOD FRAMING

Typical Wall Assembly

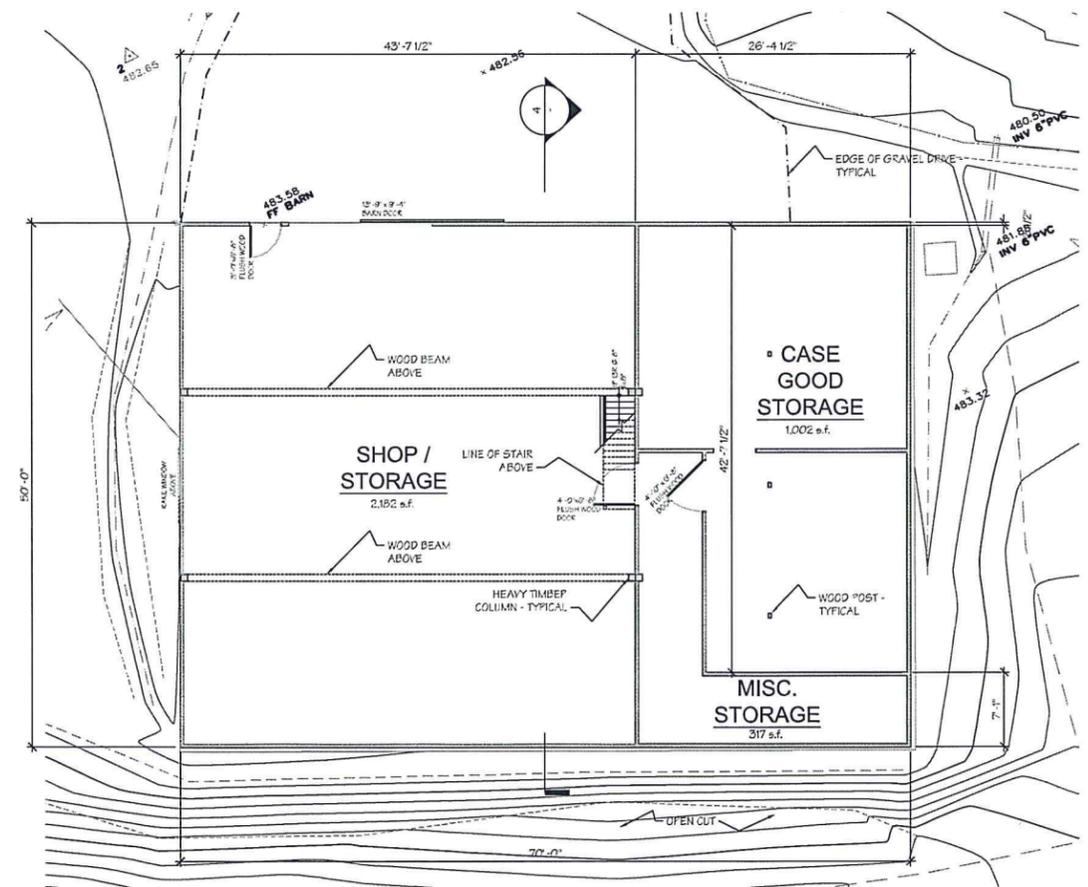
- PAINTED 1-1/2" PLYWOOD SIDING OVER/
- BUILDING UNDERLAYMENT OVER/
- 2X WOOD FRAMING



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



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



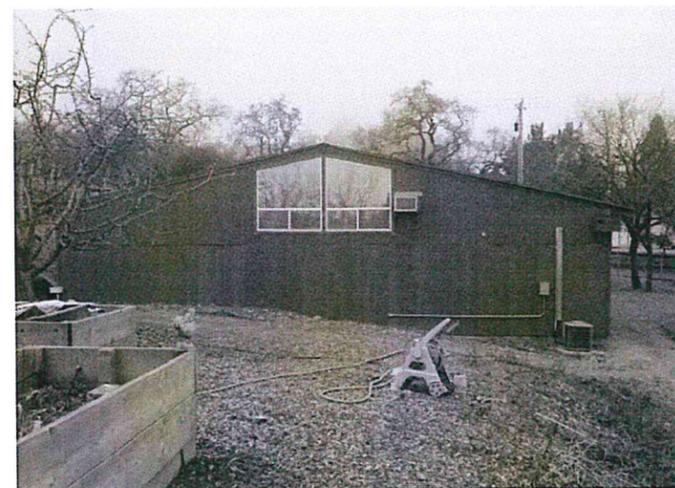
1 LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



West Elevation



South Elevation



East Elevation



North Elevation

3 PHOTOS - EXISTING BUILDING
SCALE: NONE



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architecture
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P h . 7 0 7 - 8 4 9 - 5 3 6 7



Project Architect
Dave Siegart

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New Winery for:
CHANTICLEER WINERY

4 Vineyard View Drive
Napa, CA 94558
APN: 034-150-026

PROJECT NO.	1301
DATE	November 19, 2014
CHECK BY	DS
DRAWN BY	DS
NO. ISSUE	DATE

NOT FOR
CONSTRUCTION

FLOOR PLANS

AB-1
USE PERMIT

BUILDING AREA

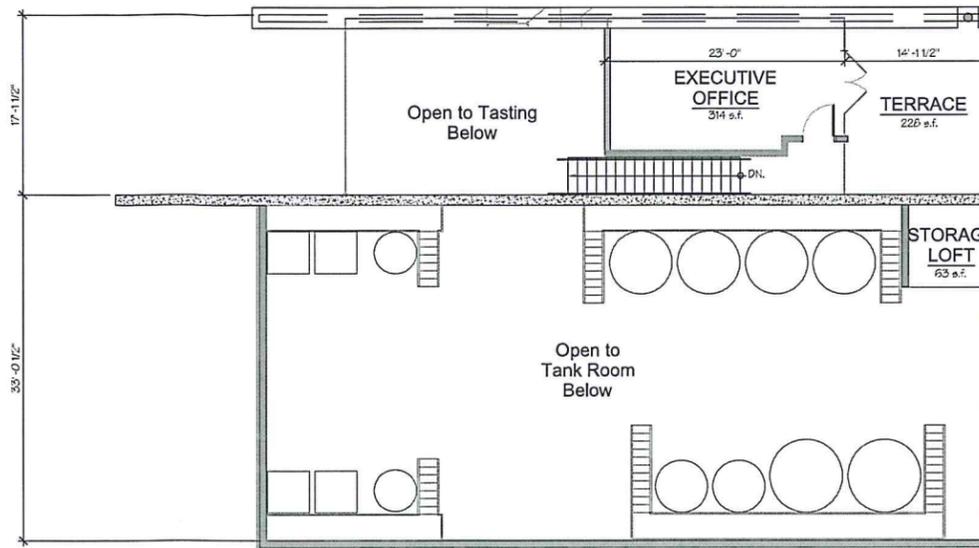
LOWER FLOOR:

- PRODUCTION:
TANK ROOM, MECH/ELECT,
PUMP STORAGE,
RESTROOM 1 3,278 s.f.
- WINE LAB/OFFICE 261
- TASTING / ADMIN. /
RESTROOM 2 878
- COVERED CRUSH PAD 1,018
- COVERED WORK AREA 484
- ENTRY COURT 393

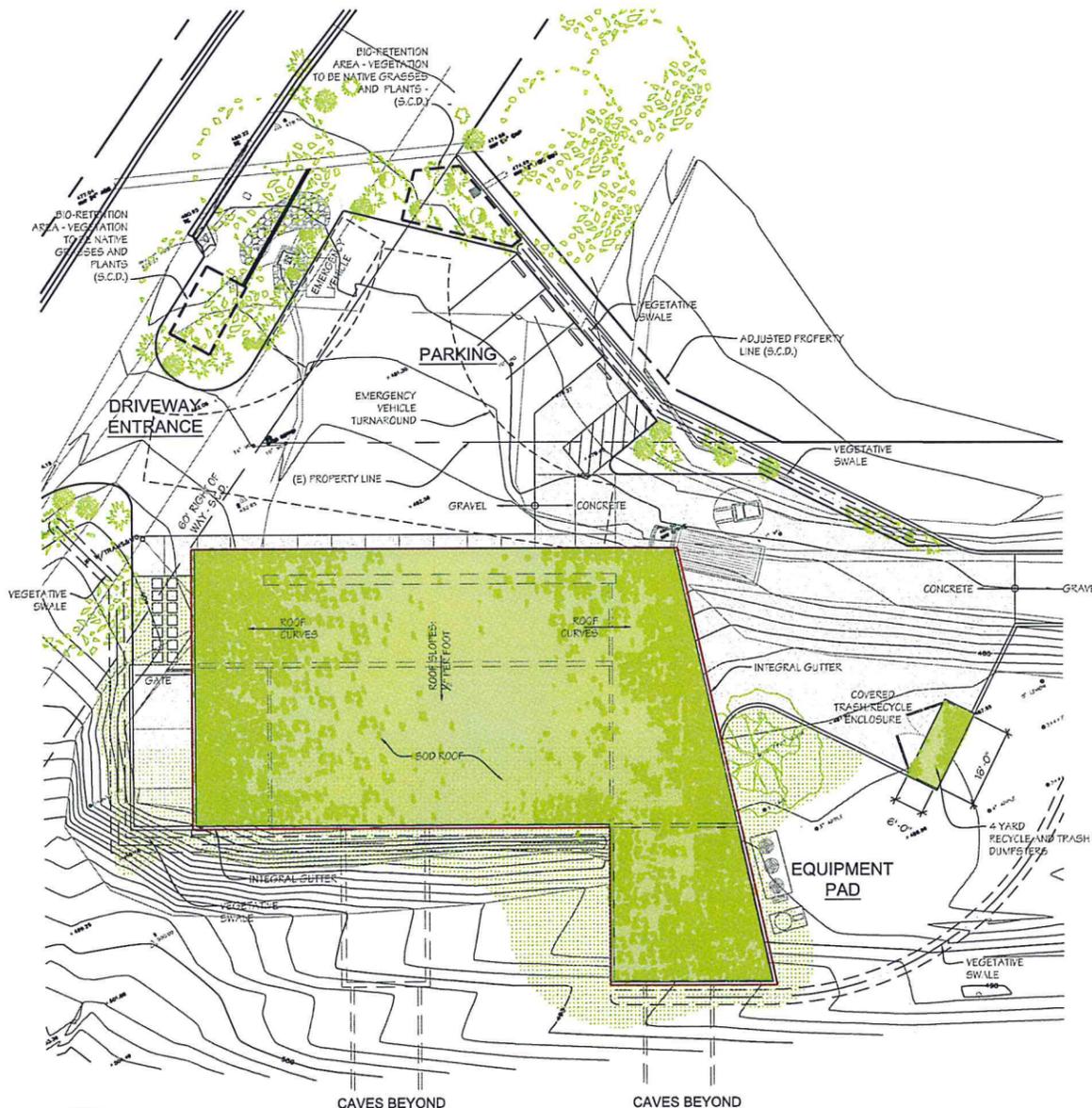
UPPER FLOOR:

- EXECUTIVE OFFICE 314 s.f.
- TERRACE 228
- STORAGE LOFT 63

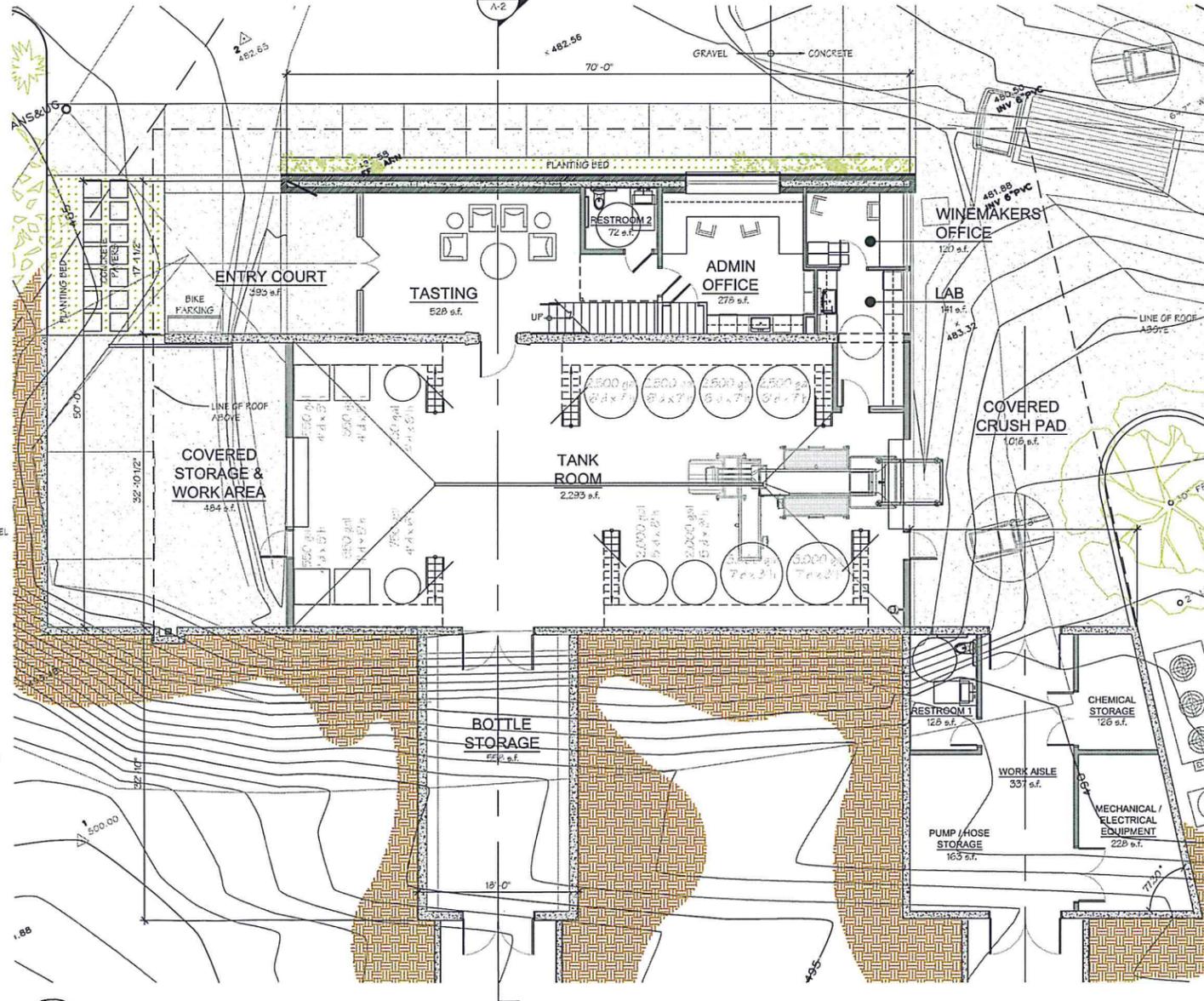
TOTAL 6,917 s.f.



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



3 LOCAL SITE PLAN
SCALE: 1/16"=1'-0"



1 LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



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architecture
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Project Architect
Dave Siegert

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New Winery for:
CHANTICLEER WINERY

4 Vineyard View Drive
Napa, CA 94558
APN: 034-150-026

PROJECT NO.	1301
DATE	November 19, 2014
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NO. ISSUE	DATE

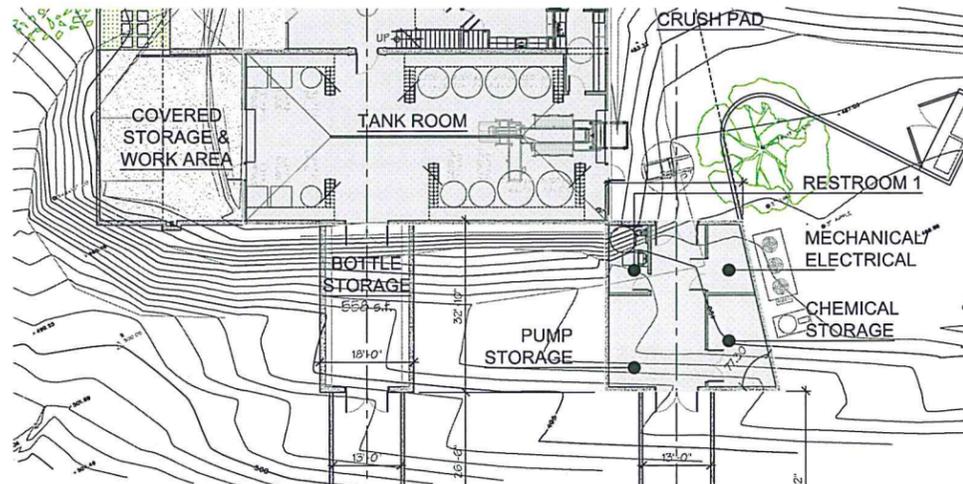
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**FLOOR PLANS
LOCAL SITE PLAN**

A-1
USE PERMIT

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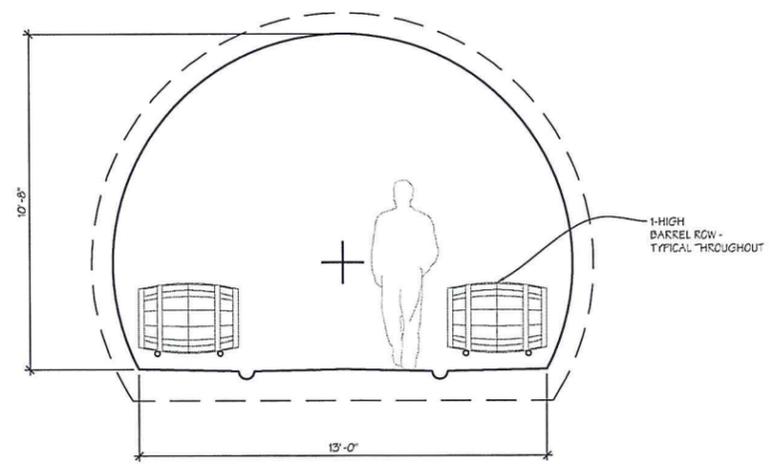


CAVE AREA

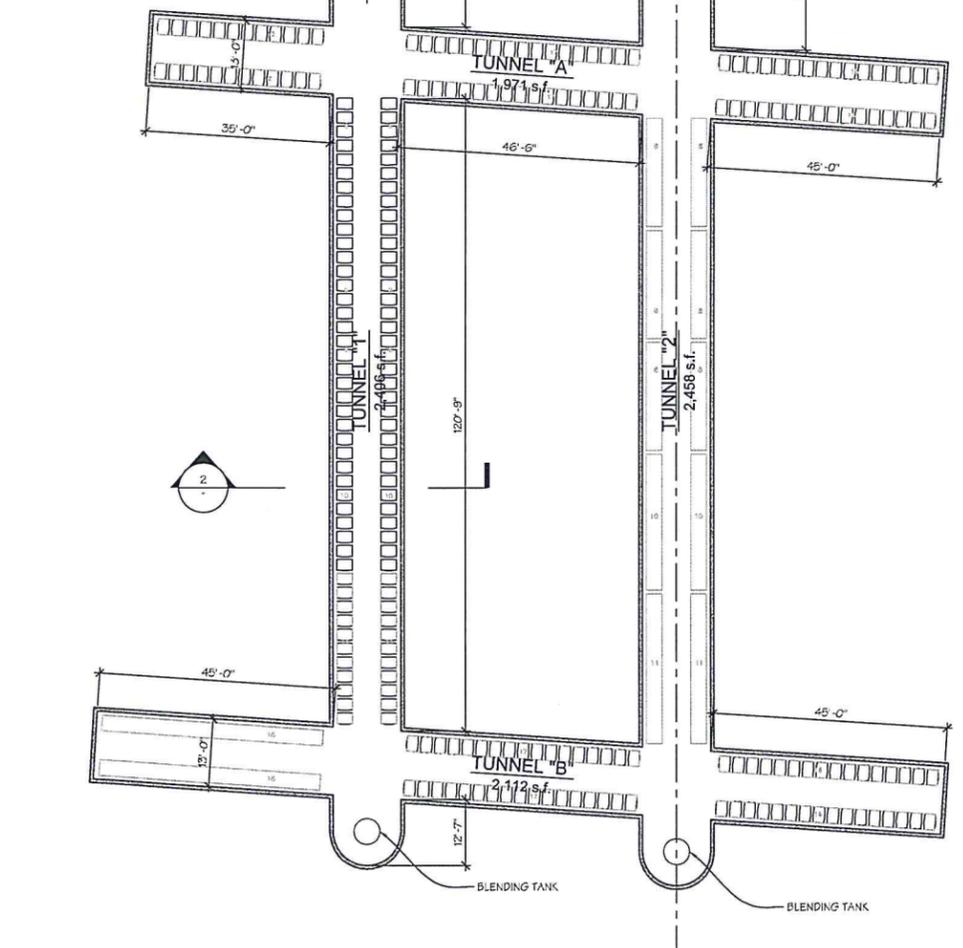
- TUNNEL "1" 2,406 s.f.
- TUNNEL "2" 2,458 s.f.
- TUNNEL "A" 1,634 s.f.
- TUNNEL "B" 1,772 s.f.
- BOTTLE STORAGE..... 558

TOTAL 8,828 s.f.

368 BARRELS



2 TYPICAL SECTION AT TUNNEL
SCALE: 3/8"=1'-0"



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



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P h . 7 0 7 - 8 4 9 - 5 3 5 7



Project Architect
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New Winery for:
CHANTICLEER WINERY

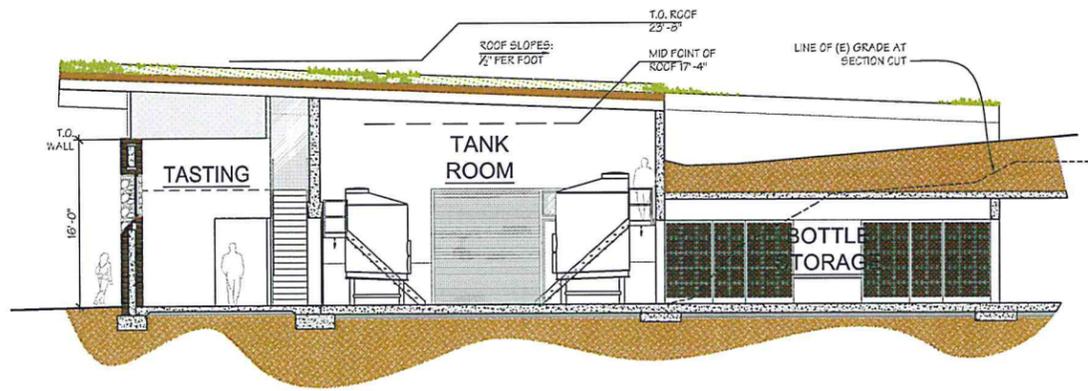
4 Vineyard View Drive
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APN: 034-150-026

PROJECT NO.	1301
DATE	November 19, 2014
CHECK BY	DS
DRAWN BY	DS
NO. ISSUE	DATE

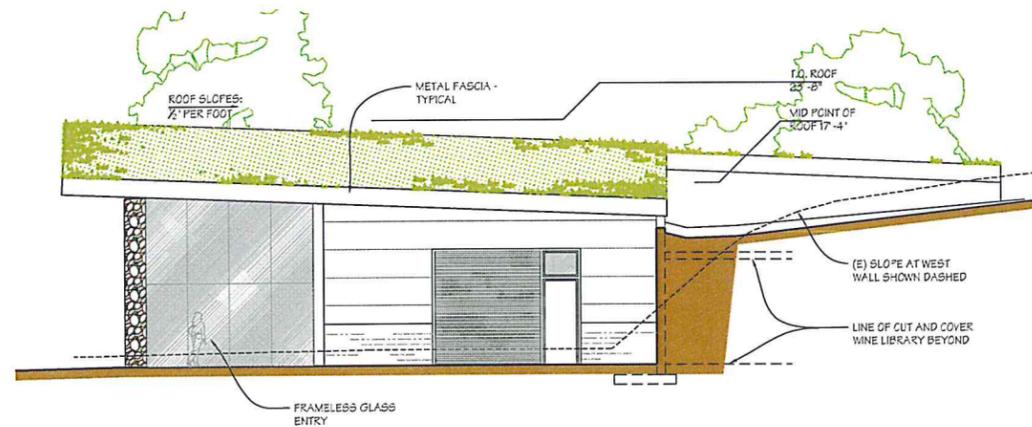
NOT FOR CONSTRUCTION

CAVE PLAN / SECTION

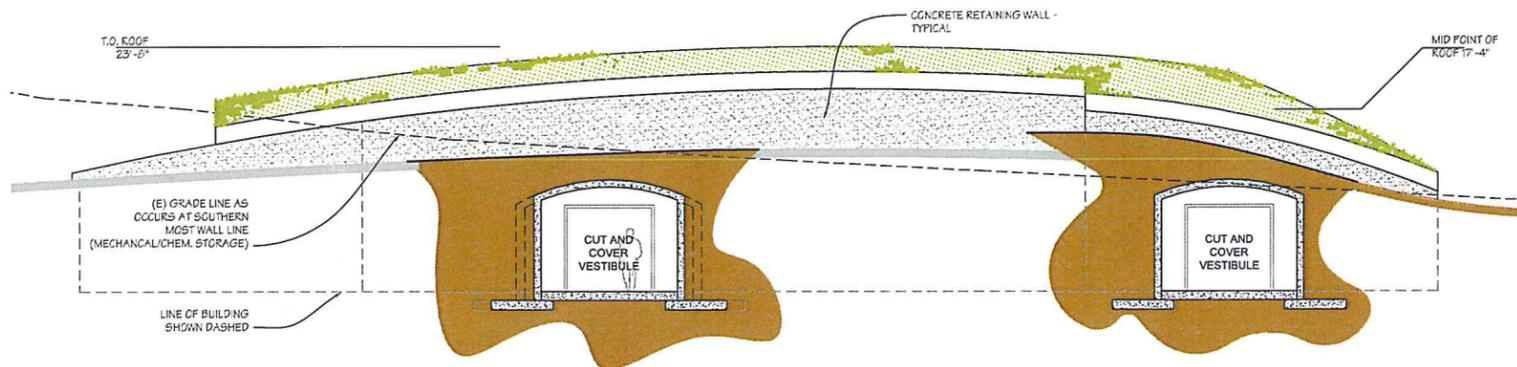
A-2
USE PERMIT



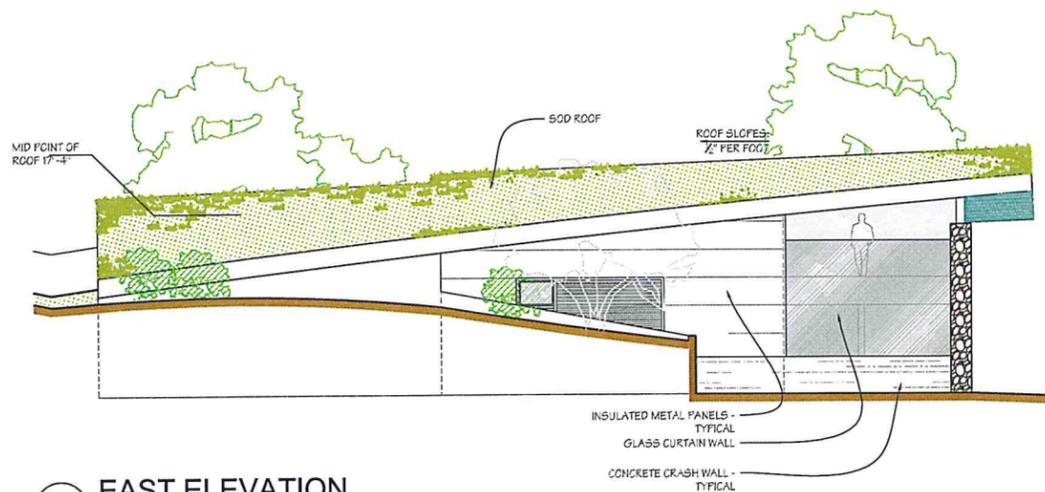
5 SECTION
SCALE: 1/8"=1'-0"



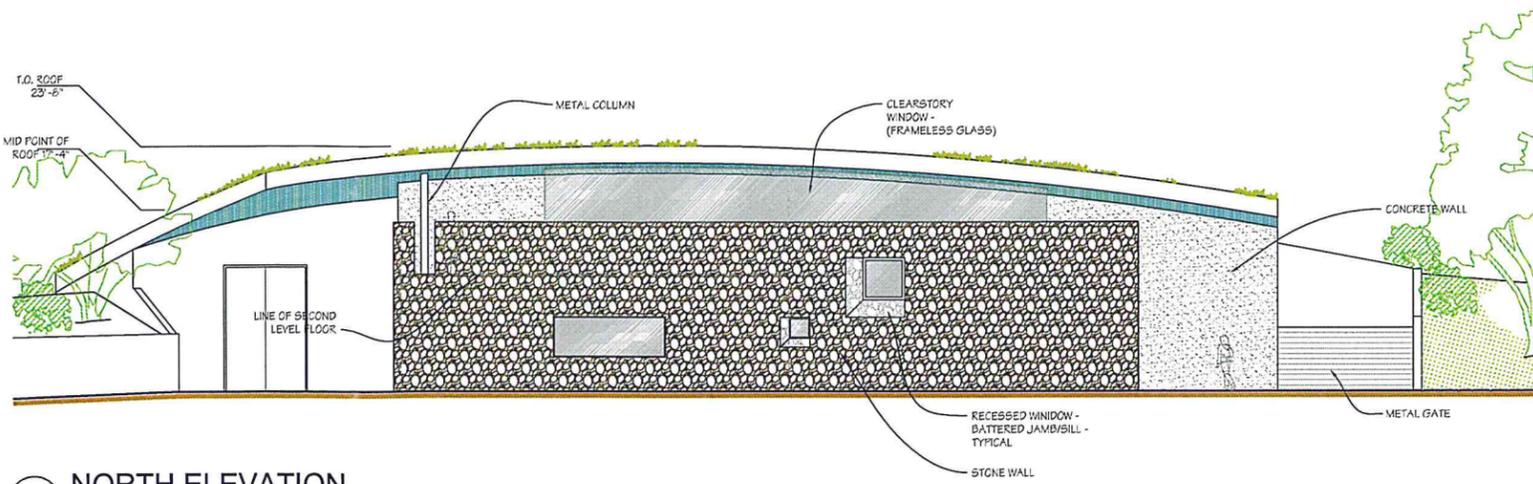
4 WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

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P O B O X 1 5 5 8
SANTA ROSA, CA 95402
P h . 7 0 7 - 8 4 9 - 5 3 5 7



Project Architect
Dave Siegert

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New Winery for:
CHANTICLEER WINERY

4 Vineyard View Drive
Napa, CA 94558
APN: 034-150-026

PROJECT NO.	1301
DATE	November 19, 2014
CHECK BY	DS
DRAWN BY	DS

NO. ISSUE	DATE

NOT FOR CONSTRUCTION

ELEVATIONS / SECTION

A-3

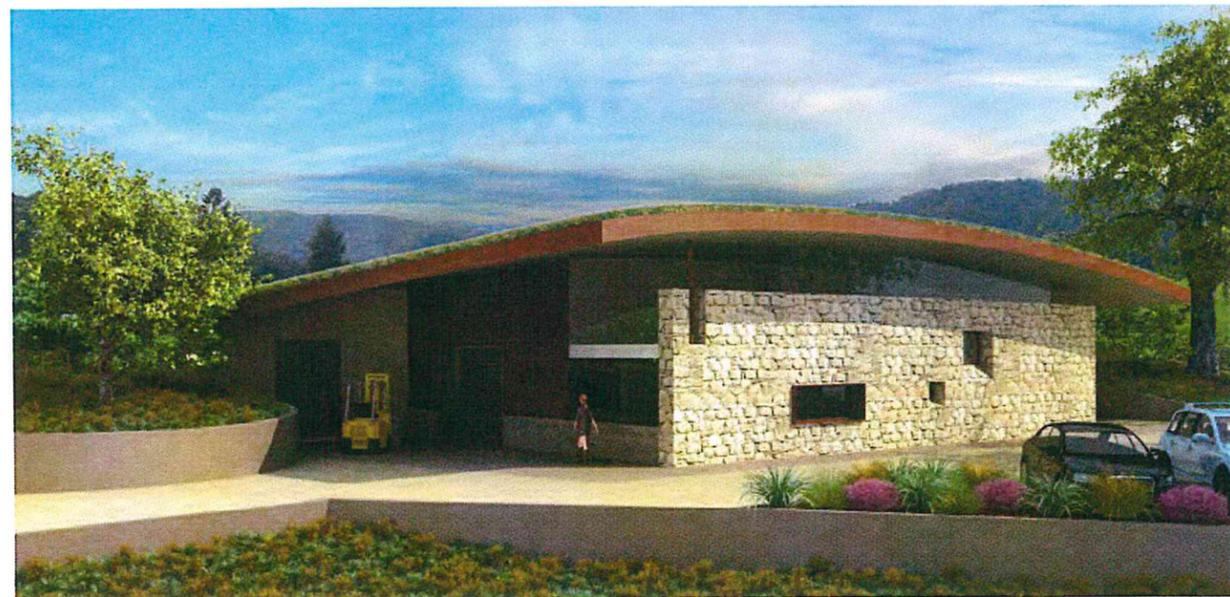
USE PERMIT



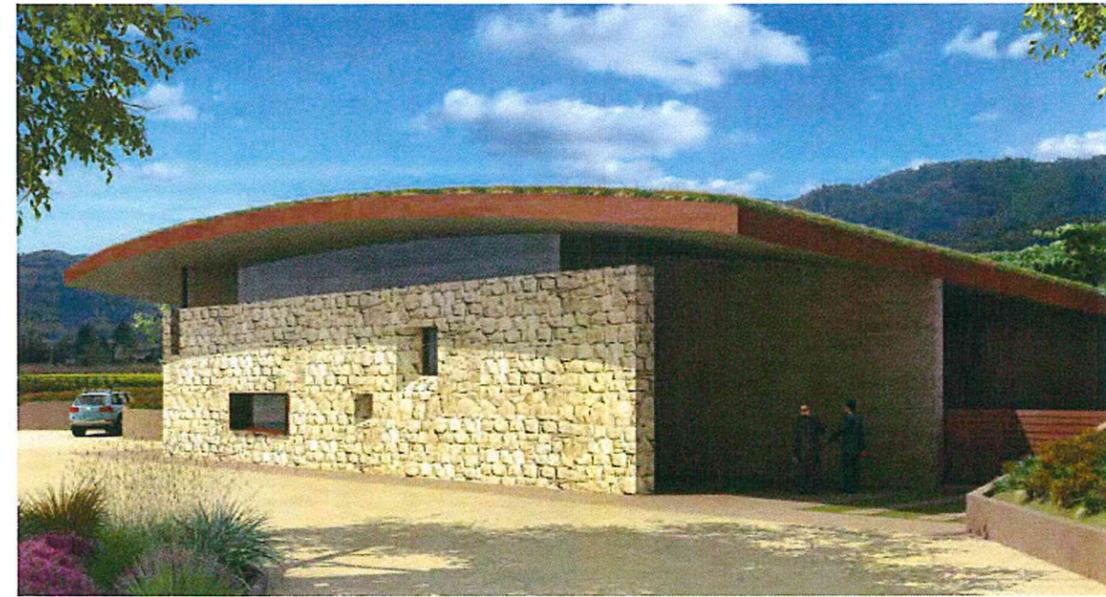
4 PHOTO - Existing View from Solano Road
SCALE: NONE



3 PHOTO RENDERING - Proposed View from Solano Road
SCALE: NONE



2 PHOTO RENDERING - Northeast Corner
SCALE: NONE



1 PHOTO RENDERING - Northwest Corner
SCALE: NONE



arch
osborn siegart
architecture
P O B O X 1 5 5 8
SANTA ROSA, CA 95402
P h . 7 0 7 - 8 4 9 - 5 3 5 7



Project Architect
Dave Siegart

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New Winery for:
**CHANTICLEER
WINERY**

4 Vineyard View Drive
Napa, CA 94558
APN: 034-150-026

PROJECT NO.	1301
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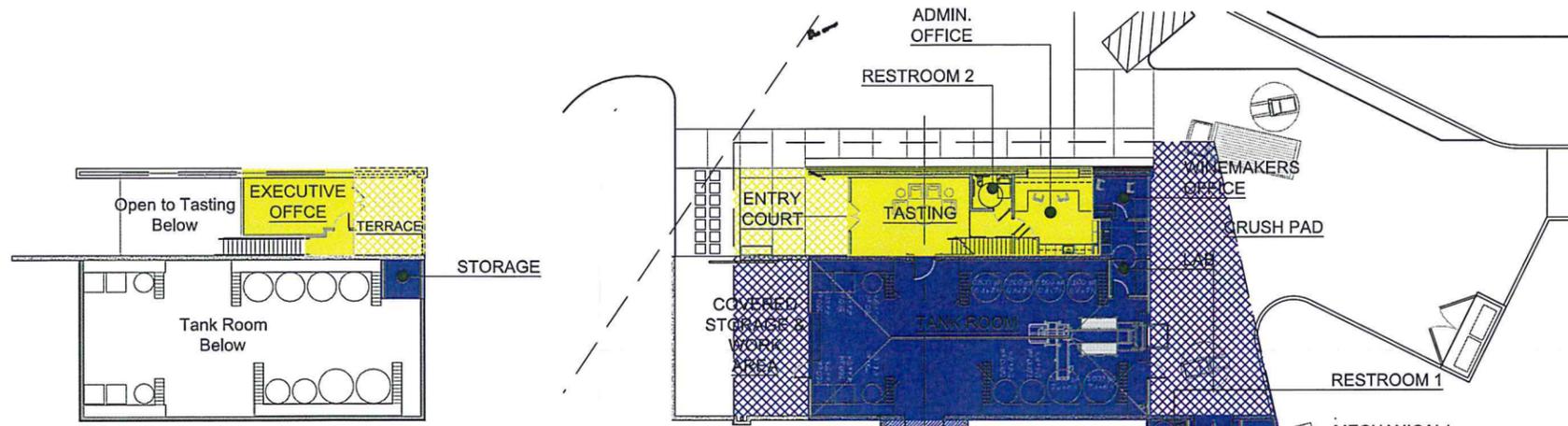
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CONSTRUCTION*

PHOTO
RENDERINGS

A-4
USE PERMIT

::\DOCUMENTS AND SETTINGS\DAVE\MY DOCUMENTS\OS ARCH\CHANTICLEER\DRAWINGS\SHEETS\USE PERMIT\1301 AREA DIAGRAM.DWG - PLOTTED BY DAVE ON 3/10/2015 2:21:54 PM



○ UPPER LEVEL PLAN

PRODUCTION AREA:

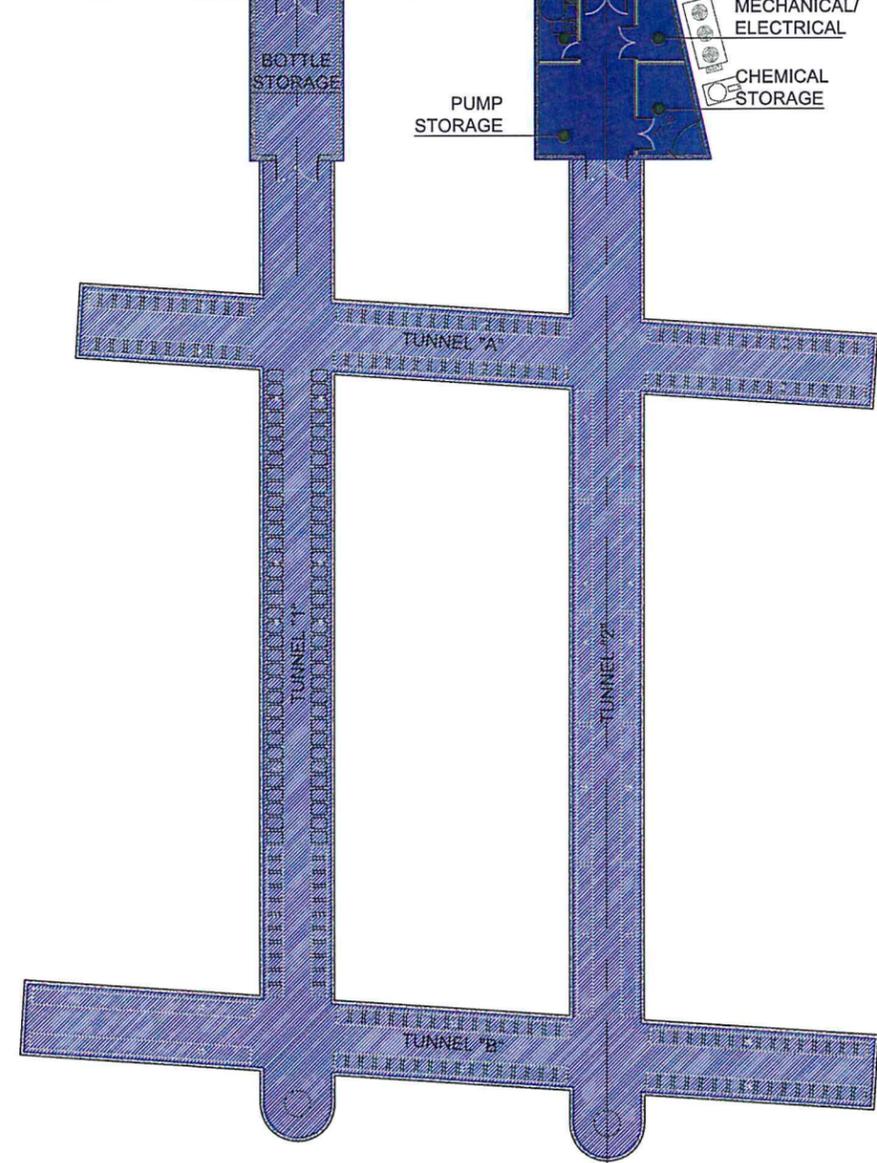
LOWER FLOOR.....	
• TANK ROOM, MECH./ELECT, PUMP STORAGE, RESTROOM 1	3,278 s.f.
• WINE LAB/OFFICE	261
EXTERIOR	
• COVERED CRUSH PAD.....	1,016
• COVERED WORK AREA	484
UPPER FLOOR.....	
• STORAGE LOFT.....	63
CAVE	
• TUNNEL "1".....	2,406 s.f.
• TUNNEL "2".....	2,458
• TUNNEL "A".....	1,634
• TUNNEL "B".....	1,772
• BOTTLE STORAGE	558
TOTAL	13,932 s. f.

ACCESSORY USE:

LOWER FLOOR.....	
• TASTING / ADMIN/ RESTROOM 2	878 s.f.
EXTERIOR.....	
• ENTRY COURT	393
• UPSTAIRS TERRACE	228
UPPER FLOOR.....	
• EXECUTIVE OFFICE	314 s.f.
• STORAGE LOFT.....	63
TOTAL	1,876 s.f.

AREA USE PERCENTAGE:

TOTAL BUILT AREA:	15,808 s.f.
PRODUCTION:	13,932
ACCESSORY:	1,876
USE RATIO = ACCESSORY / PRODUCTION	
= 1,876 / 13,932	
= 13.5%	



○ LOWER LEVEL PLAN



1

BUILDING AREA DIAGRAM - ACCESSORY V. PRODUCTION USE

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

NOTE:
SEE FLOOR PLAN AND CAVE PLAN SHEETS A-1 & A-2
RESPECTIVELY FOR ROOM AREAS



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P O B O X 1 5 5 8
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Project Architect
Dave Siegert

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New Winery for:
CHANTICLEER WINERY

4 Vineyard View Drive
Napa, CA 94558
APN: 034-150-026

PROJECT NO. 1301
DATE November 19, 2014
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FLOOR AREA DIAGRAM

AD-1

USE PERMIT