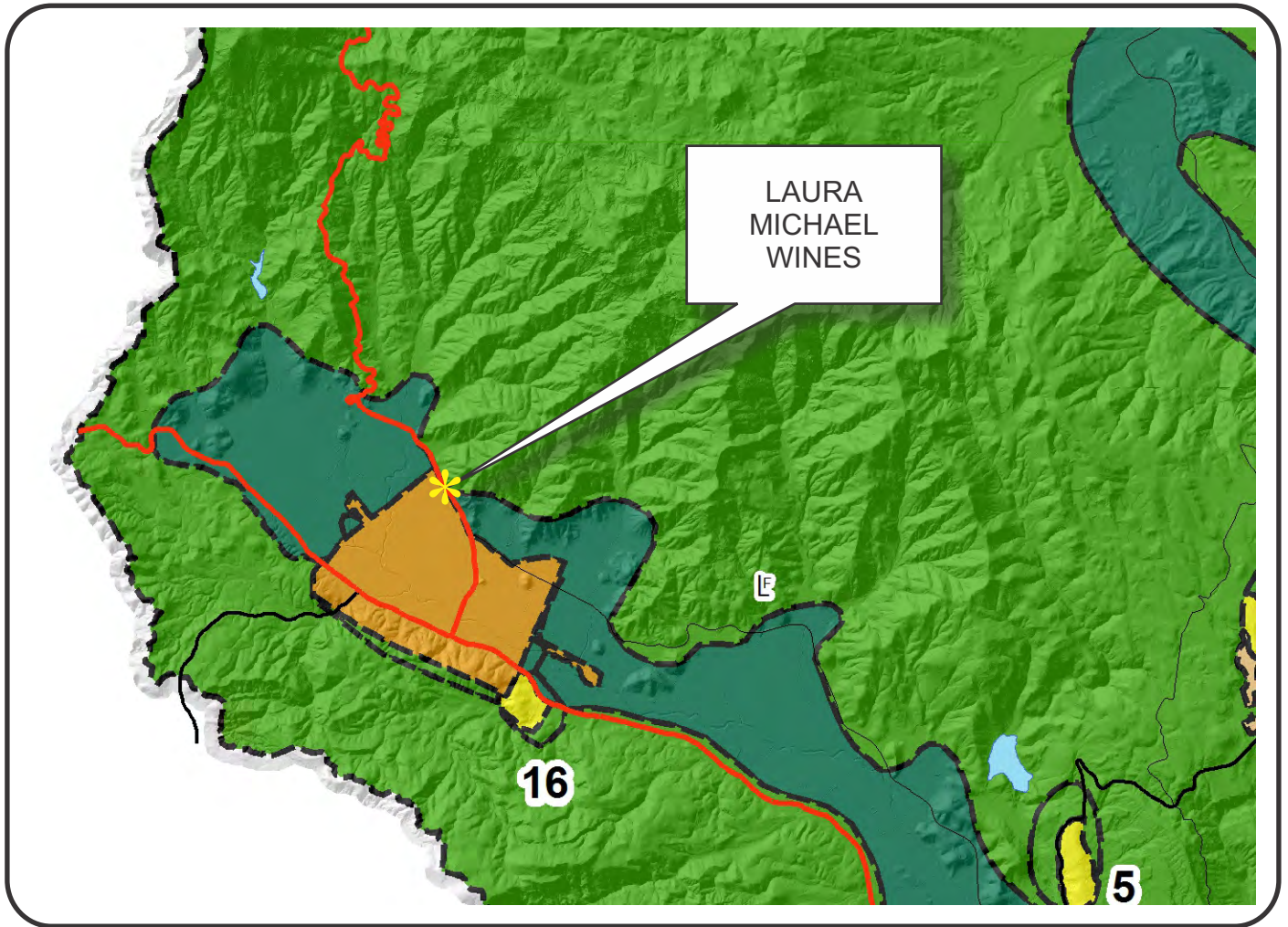


“J”

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

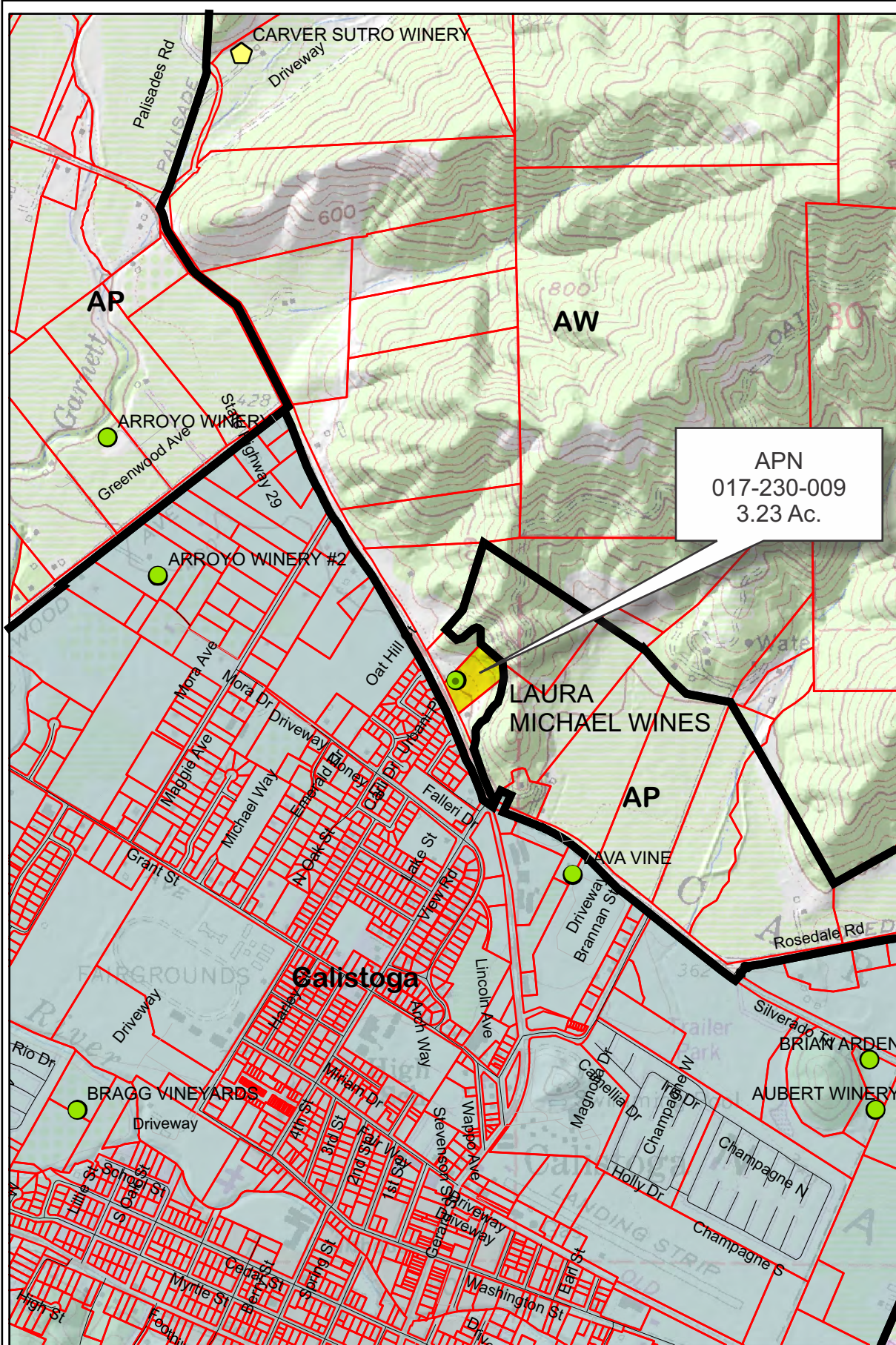
TRANSPORTATION

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

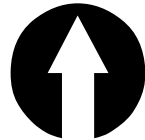
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* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

LAURA MICHAEL WINES



APN
017-230-009
3.23 Ac.

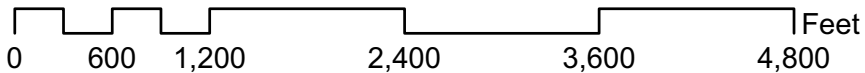


Legend

Wineries

Status

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



12-05-2016

UP

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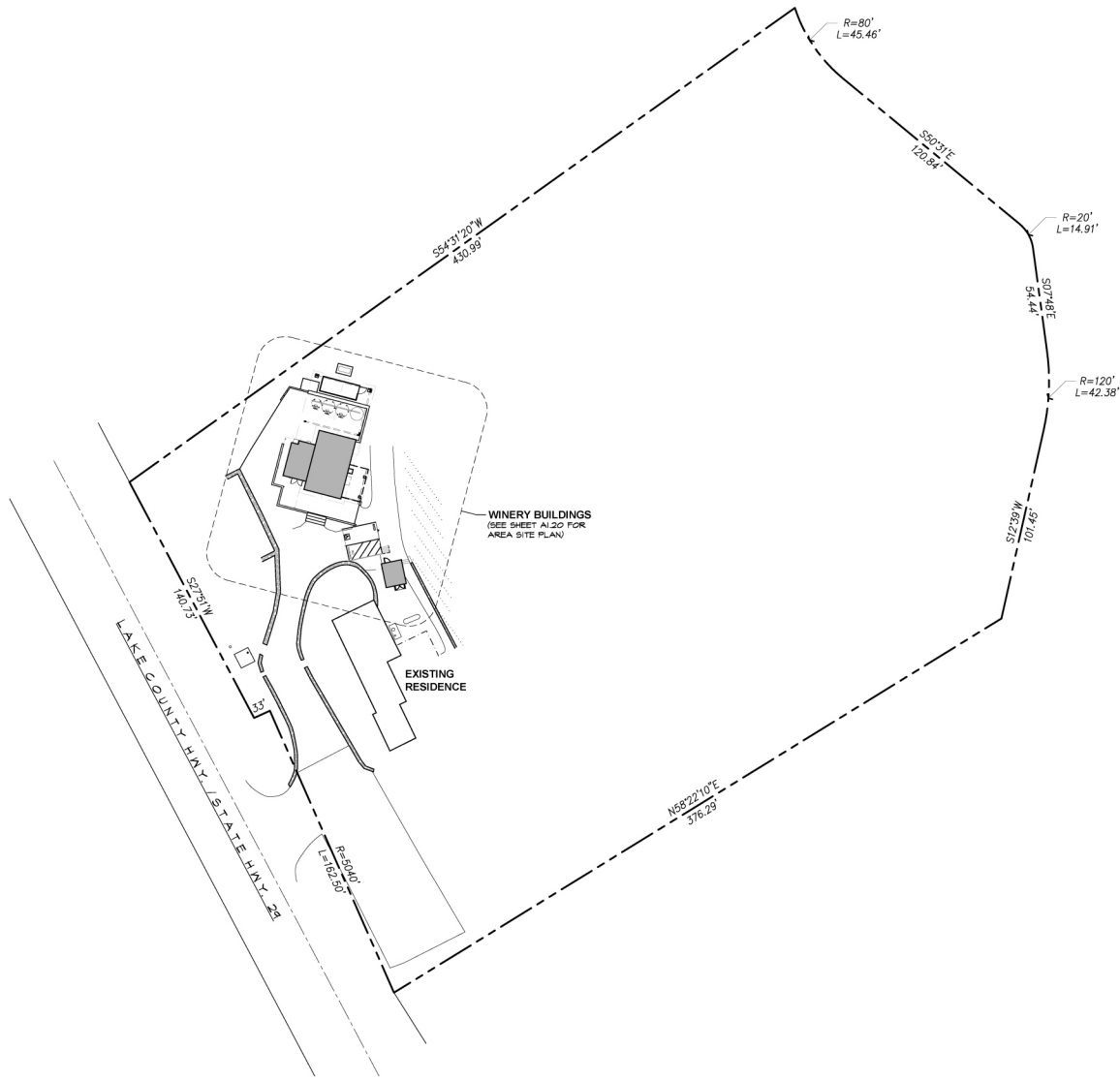


Napa County Conservation
Development and Planning Department

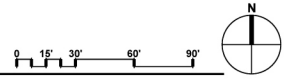
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Existing Conditions



A EXISTING SITE PLAN
 SCALE: 1" = 30'-0"



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Date: **May 18, 2016**

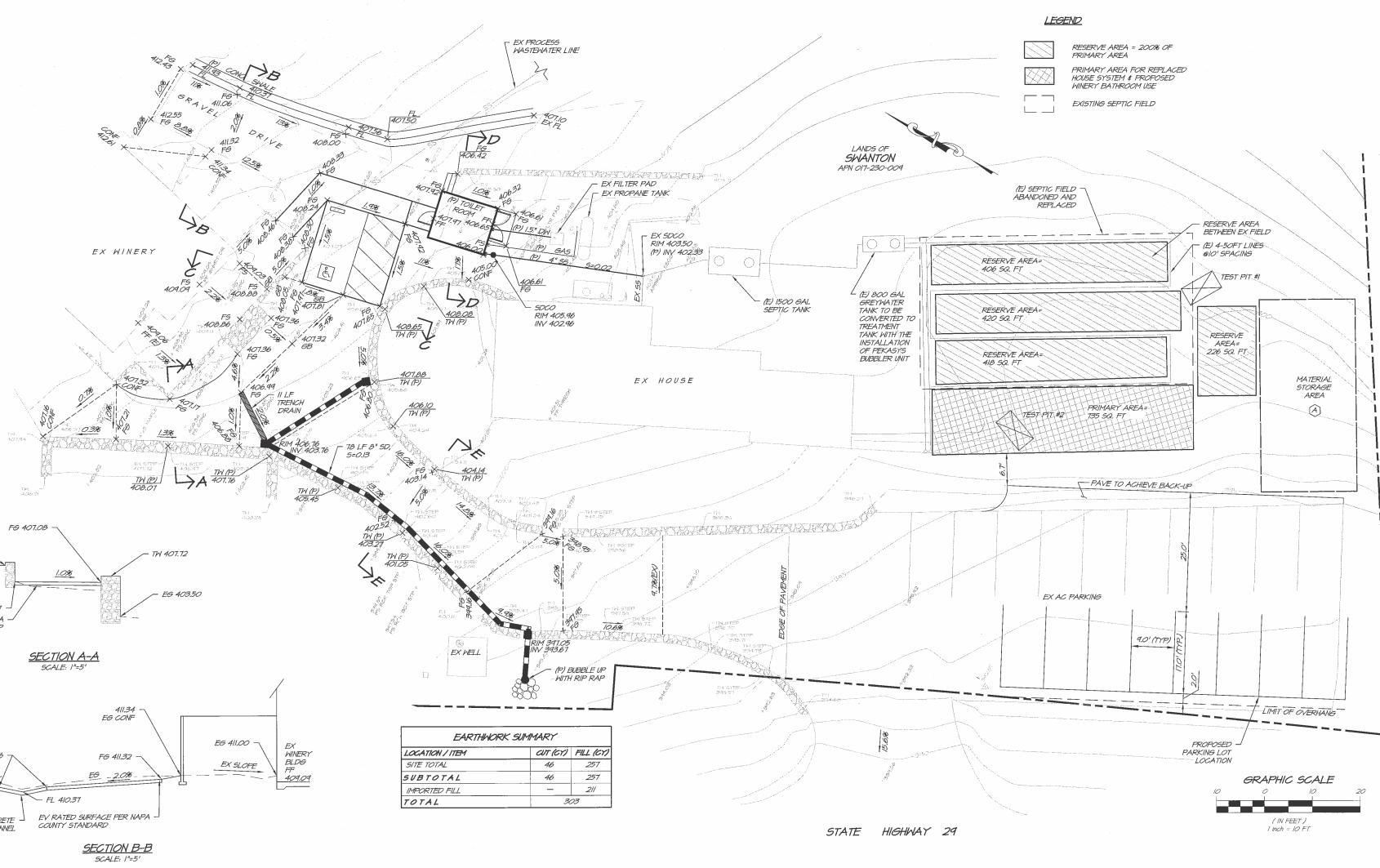
Project No:

Sheet Title:

EXISTING SITE PLAN

Sheet #

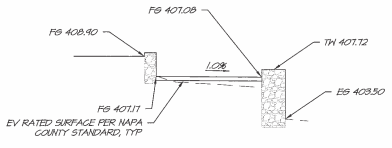
A1.10



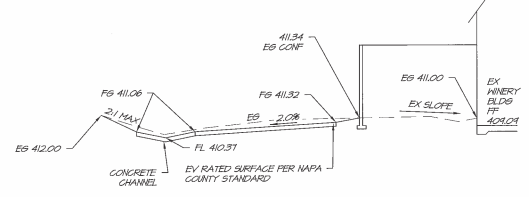
LEGEND

- RESERVE AREA = 200% OF PRIMARY AREA
- PRIMARY AREA FOR REPLACED HOUSE SYSTEM & PROPOSED WINEY BATHROOM USE
- EXISTING SEPTIC FIELD

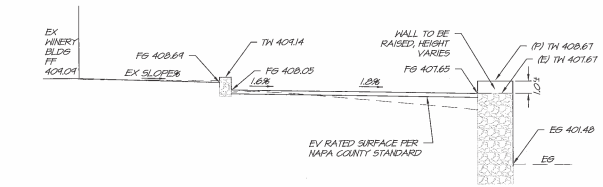
| EARTHWORK SUMMARY | | | |
|-------------------|----------|-----------|--|
| LOCATION / ITEM | CUT (CY) | FILL (CY) | |
| SITE TOTAL | 46 | 257 | |
| SUBTOTAL | 46 | 257 | |
| IMPORTED FILL | - | 211 | |
| TOTAL | | 303 | |



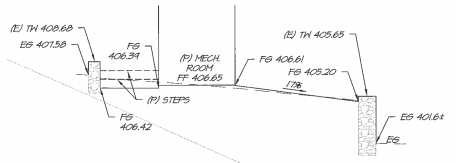
SECTION A-A
SCALE: 1"=5'



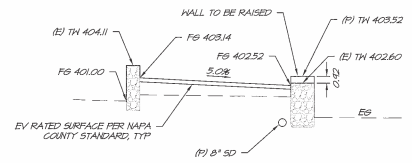
SECTION B-B
SCALE: 1"=5'



SECTION C-C
SCALE: 1"=5'



SECTION D-D
SCALE: 1"=5'



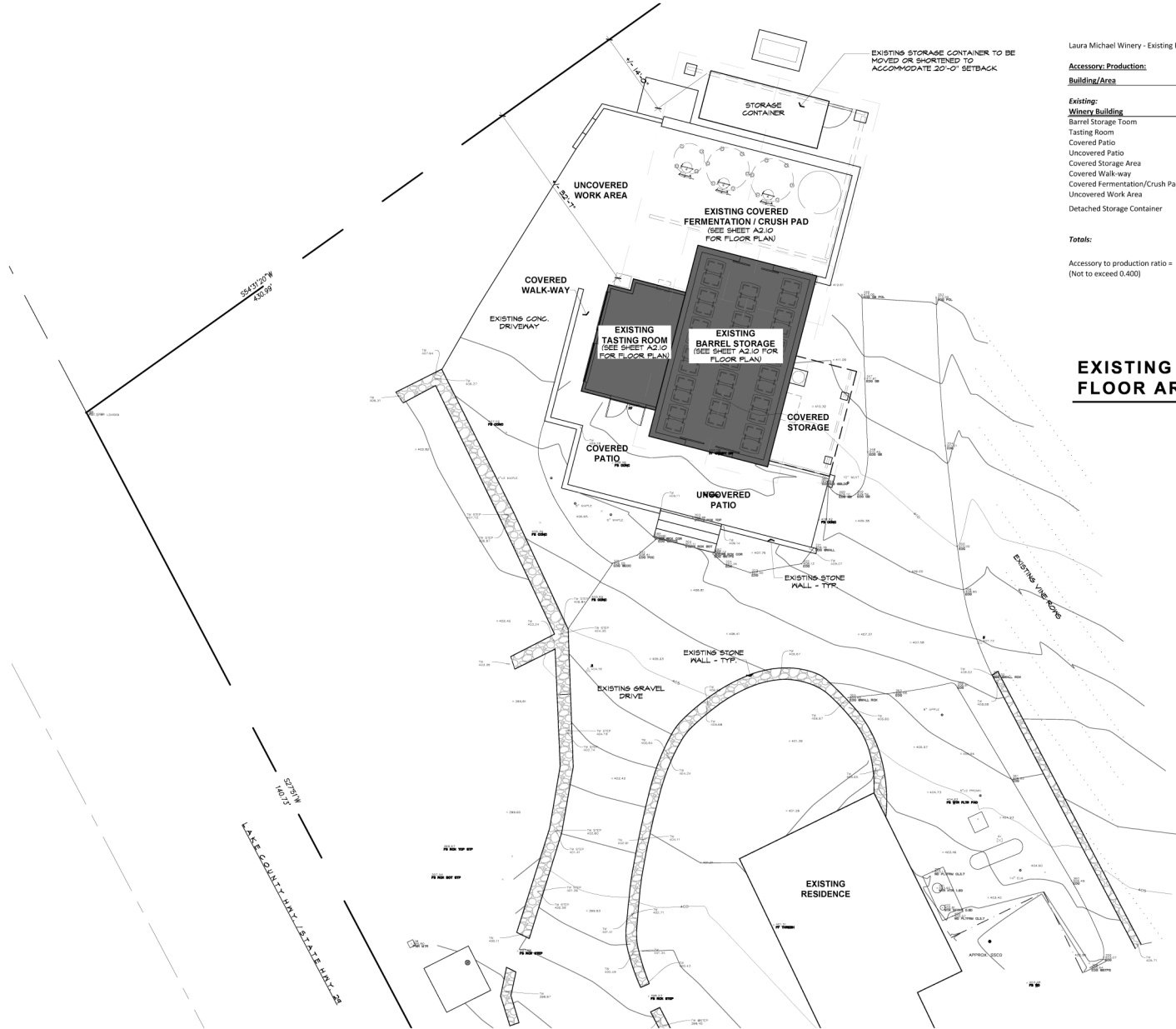
SECTION E-E
SCALE: 1"=5'



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| DATE | NOV 18, 2016 |
| DRAWN | CEC |
| DESIGNED | GT |
| CHECKED | JAS |
| JOB NO. | 41403010 |
| SHEET NO. | UP2 |
| DATE | |
| BY | |
| REVISIONS | |

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LAURA MICHAELS WINES
GRADING & UTILITY PLAN
NAPA COUNTY CALIFORNIA



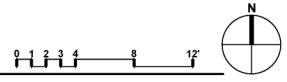
EXISTING STORAGE CONTAINER TO BE MOVED OR SHORTENED TO ACCOMMODATE 20'-0" SETBACK

Laura Michael Winery - Existing Floor Area Summary

| Building/Area | Accessory | Production | Totals |
|---|------------|--------------|--------------|
| Existing: | | | |
| Winery Building | | | 2,907 |
| Barrel Storage Room | - | 648 | |
| Tasting Room | 242 | - | |
| Covered Patio | - | 167 | |
| Uncovered Patio | - | 343 | |
| Covered Storage Area | - | 167 | |
| Covered Walk-way | - | 112 | |
| Covered Fermentation/Crush Pad | - | 649 | |
| Uncovered Work Area | - | 419 | |
| Detached Storage Container | 160 | - | |
| Totals: | 402 | 2,505 | 2,907 |
| Accessory to production ratio = (Not to exceed 0.400) | | | 0.160 |

EXISTING WINERY FLOOR AREA SUMMARY

B EXISTING AREA SITE PLAN
SCALE: 1/8" = 1'-0"



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APN: 017-250-009

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Date: May 18, 2016

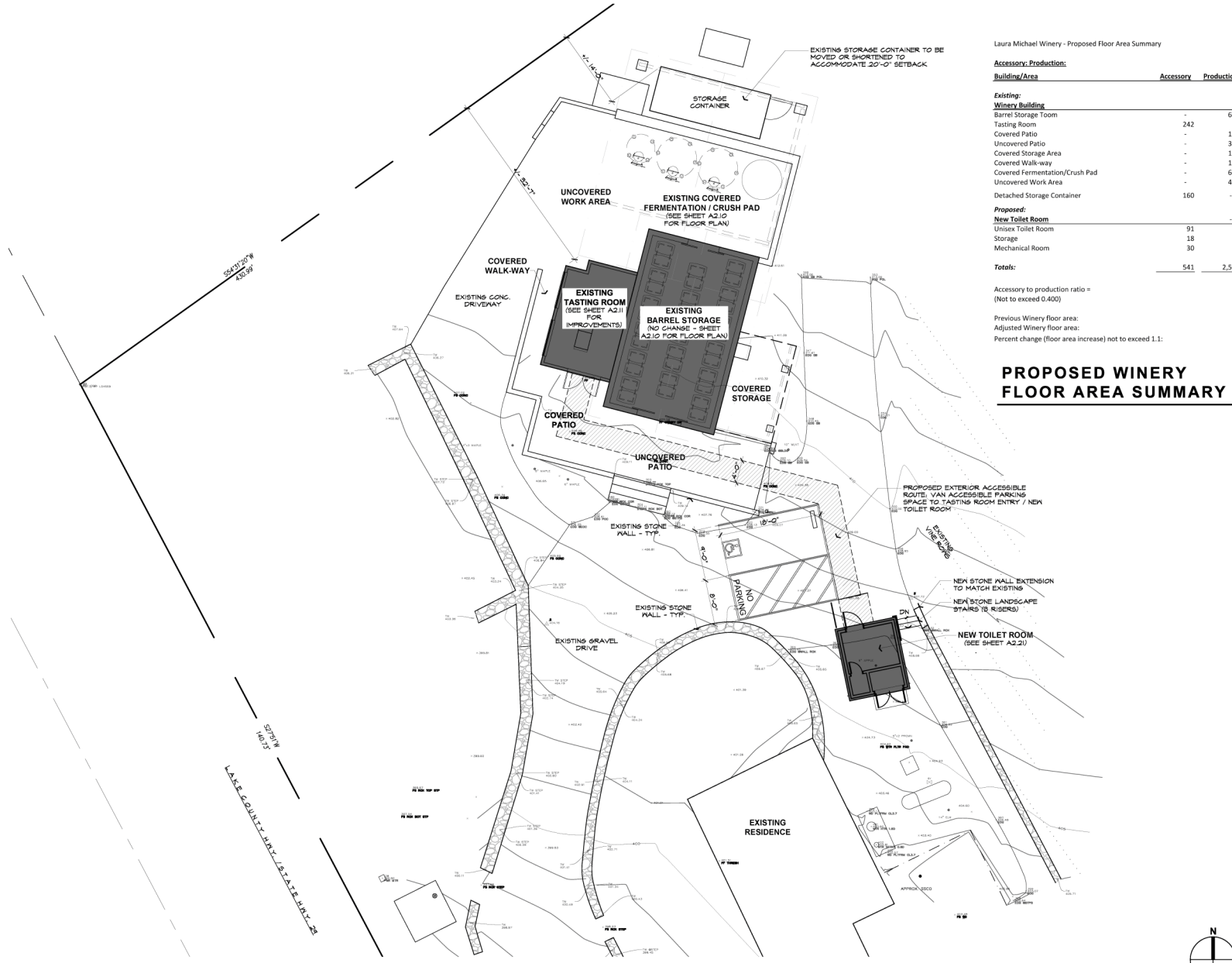
Project No:

Sheet Title:

EXISTING AREA SITE PLAN

Sheet #:

A1.20



C PROPOSED AREA SITE PLAN
SCALE: 1/8" = 1'-0"

Laura Michael Winery - Proposed Floor Area Summary

| Accessory/Production: | | | |
|--------------------------------|------------|--------------|--------------|
| Building/Area | Accessory | Production | Totals |
| Existing: | | | |
| Winery Building: | | | |
| Barrel Storage Room | - | 648 | 2,907 |
| Tasting Room | 242 | - | - |
| Covered Patio | - | 167 | 343 |
| Uncovered Patio | - | 343 | - |
| Covered Storage Area | - | 167 | - |
| Covered Walk-way | - | 112 | - |
| Covered Fermentation/Crush Pad | - | 649 | - |
| Uncovered Work Area | - | 419 | - |
| Detached Storage Container | 160 | - | - |
| Proposed: | | | |
| New Toilet Room | | | |
| Unisex Toilet Room | 91 | - | 139 |
| Storage | 18 | - | - |
| Mechanical Room | 30 | - | - |
| Totals: | 541 | 2,505 | 3,046 |

Accessory to production ratio = 0.216
(Not to exceed 0.400)

Previous Winery floor area: 2,907
Adjusted Winery floor area: 3,046
Percent change (floor area increase) not to exceed 1.1: 1.048

PROPOSED WINERY FLOOR AREA SUMMARY



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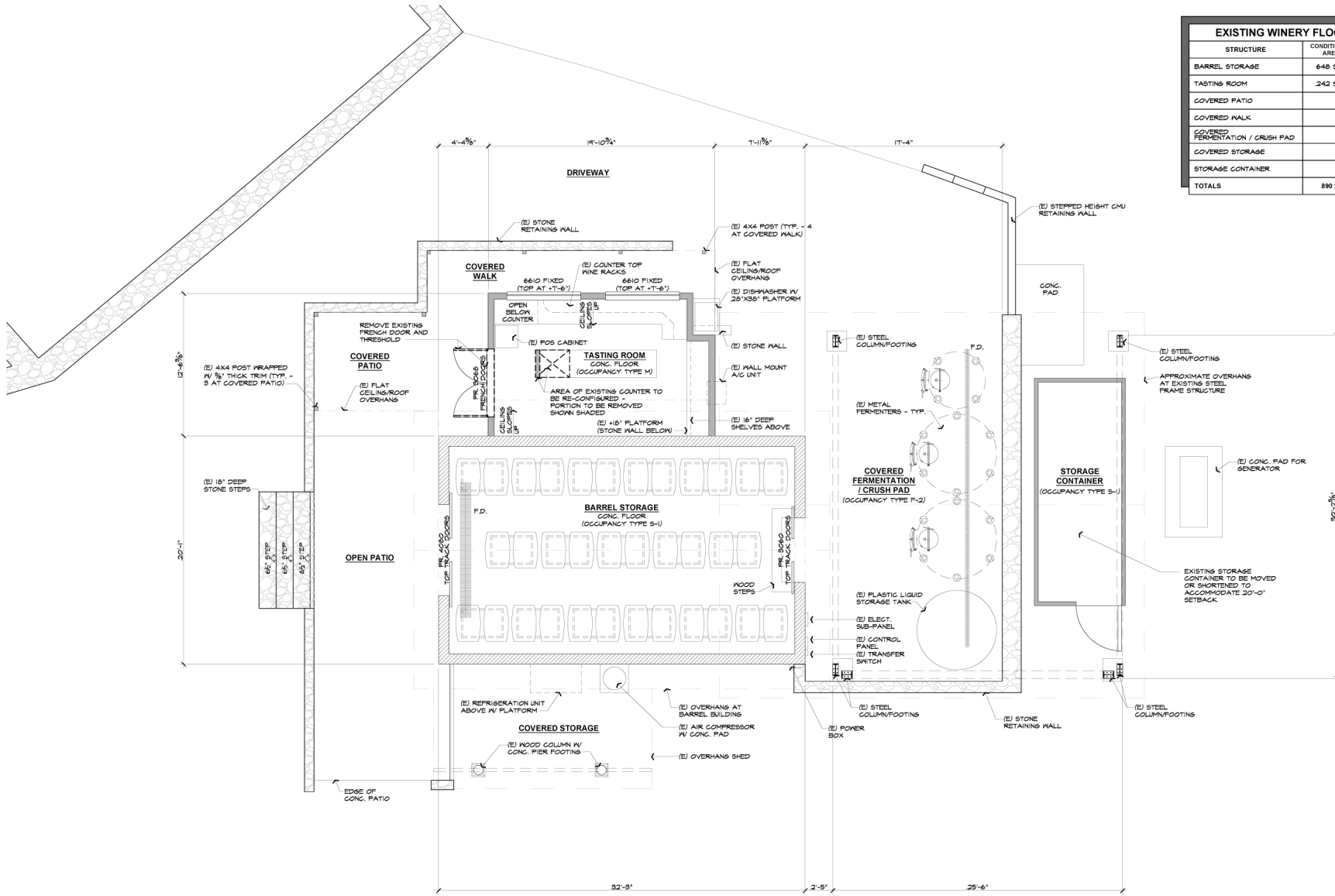
Project No:

Sheet Title:
PROPOSED AREA SITE PLAN

Sheet #:

A1.21





| EXISTING WINERY FLOOR AREAS | | |
|----------------------------------|--------------------|----------------------|
| STRUCTURE | CONDITIONED AREA | UNCONDITIONED AREA |
| BARREL STORAGE | 646 SQ. FT. | |
| TASTING ROOM | 242 SQ. FT. | |
| COVERED PATIO | | 167 SQ. FT. |
| COVERED WALK | | 112 SQ. FT. |
| COVERED FERMENTATION / CRUSH PAD | | 644 SQ. FT. |
| COVERED STORAGE | | 167 SQ. FT. |
| STORAGE CONTAINER | | 160 SQ. FT. |
| TOTALS | 890 SQ. FT. | 1,255 SQ. FT. |



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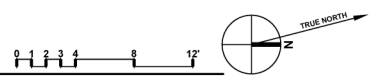
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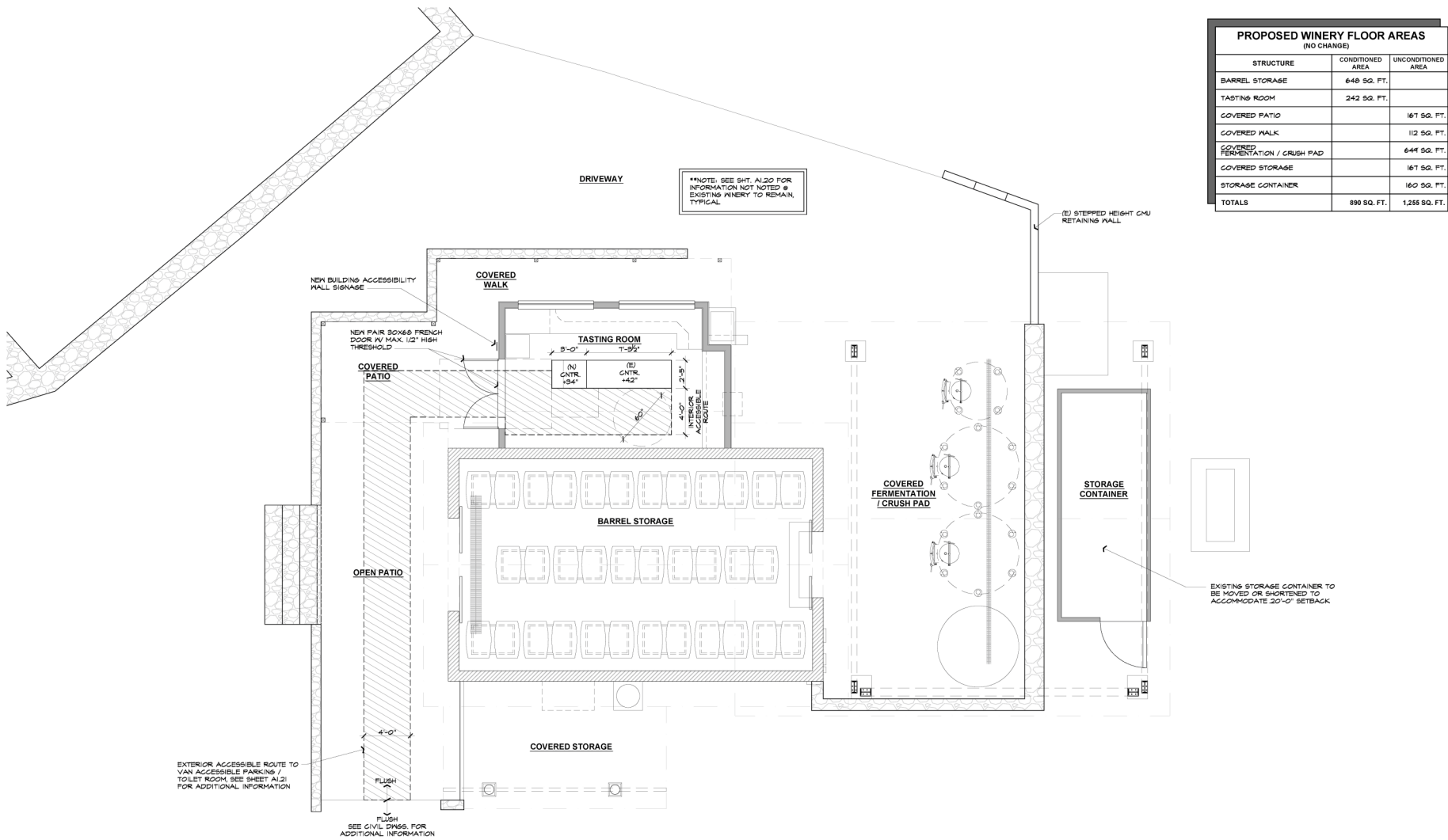
Sheet Title:

EXISTING WINERY FLOOR PLAN

Sheet # **A2.10**

A EXISTING WINERY FLOOR PLAN
 SCALE: 1/4" = 1'-0"





**NOTE: SEE SH1, ALSO FOR INFORMATION NOT NOTED IN EXISTING WINERY TO REMAIN, TYPICAL.

| PROPOSED WINERY FLOOR AREAS (NO CHANGE) | | |
|--|--------------------|----------------------|
| STRUCTURE | CONDITIONED AREA | UNCONDITIONED AREA |
| BARREL STORAGE | 646 SQ. FT. | |
| TASTING ROOM | 242 SQ. FT. | |
| COVERED PATIO | | 167 SQ. FT. |
| COVERED WALK | | 112 SQ. FT. |
| COVERED FERMENTATION / CRUSH PAD | | 644 SQ. FT. |
| COVERED STORAGE | | 167 SQ. FT. |
| STORAGE CONTAINER | | 160 SQ. FT. |
| TOTALS | 890 SQ. FT. | 1,255 SQ. FT. |



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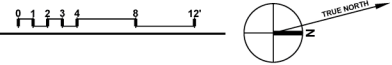
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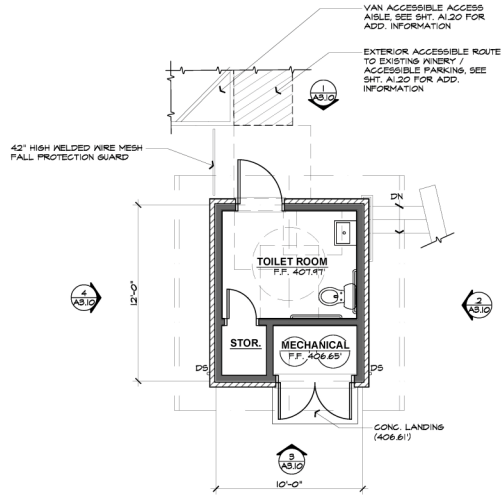
Date: **May 18, 2016**

Project No:
 Sheet Title: **PROPOSED WINERY FLOOR PLAN**

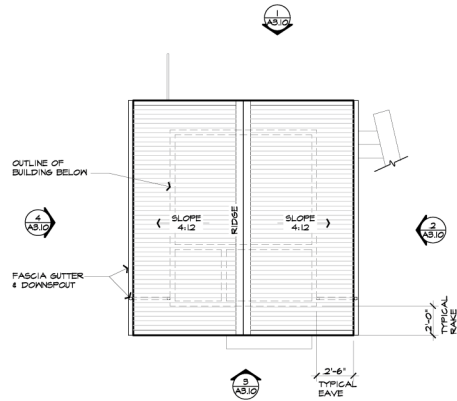
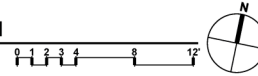
Sheet #: **A2.11**

A PROPOSED WINERY FLOOR PLAN
 SCALE: 1/4" = 1'-0"

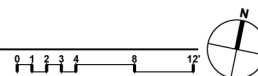




A PROPOSED TOILET ROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"



B PROPOSED TOILET ROOM ROOF PLAN
SCALE: 1/4" = 1'-0"



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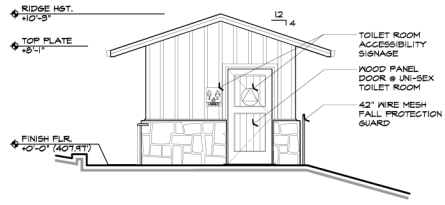
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Project No:

Sheet Title:
PROPOSED TOILET ROOM FLOOR & ROOF PLAN

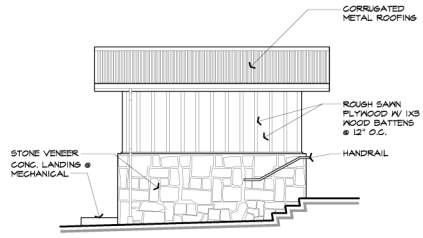
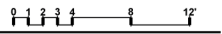
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A2.21



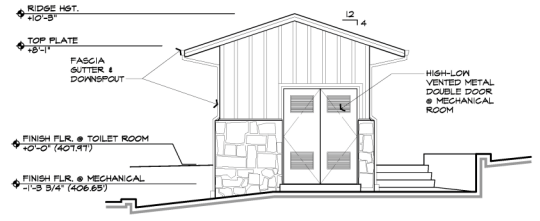
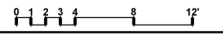
1 PROPOSED TOILET ROOM
NORTH EXTERIOR ELEVATION

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



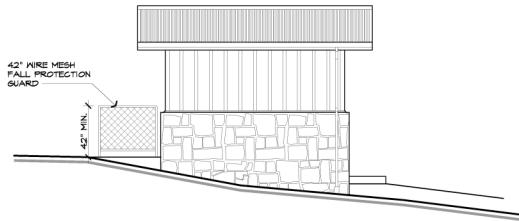
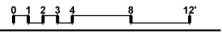
2 PROPOSED TOILET ROOM
EAST EXTERIOR ELEVATION

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



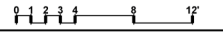
3 PROPOSED TOILET ROOM
SOUTH EXTERIOR ELEVATION

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



4 PROPOSED TOILET ROOM
WEST EXTERIOR ELEVATION

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



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Date: **May 18, 2016**

Project No:

Sheet Title:
PROPOSED TOILET ROOM FLOOR PLAN & ELEVATIONS

Sheet #

A3.10



1 EXTERIOR -



2 EXTERIOR -



3 EXTERIOR -



4 EXTERIOR -



5 EXTERIOR -



6 EXTERIOR -



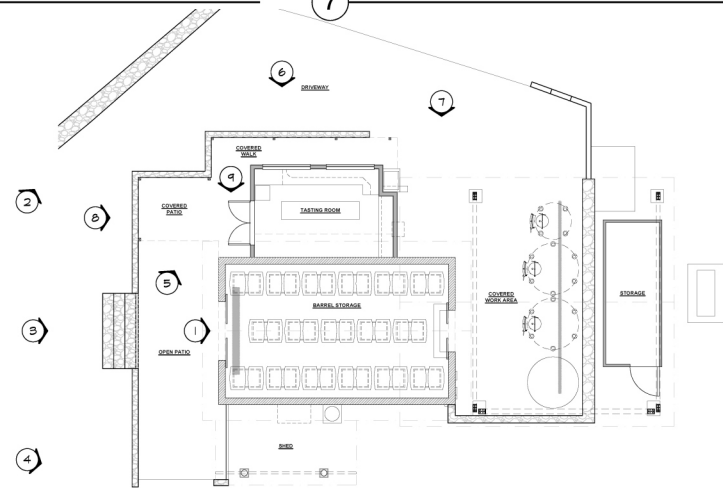
7 EXTERIOR -



8 EXTERIOR -

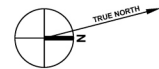


9 EXTERIOR -



Key

SCALE: none



**PAUL
KELLEY
ARCHITECT**
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phone 707-297-1148 fax 707-296-1027
www.paulkelleyarchitecture.com

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Sheet #: A3.00



Looking North



Well House & Street



Looking South



Driveway from Road

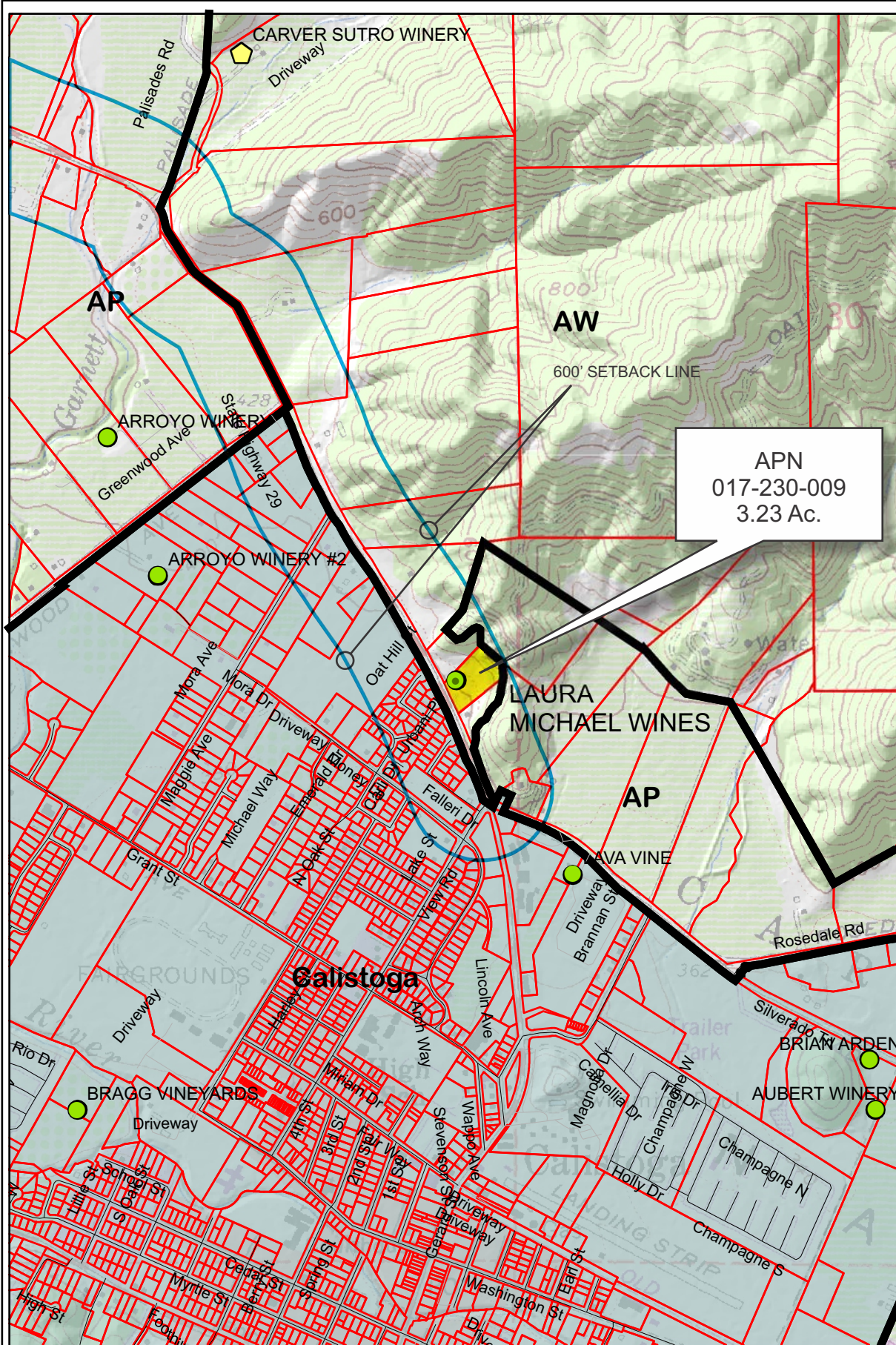


From Winery to Parking

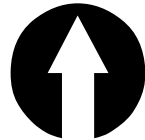


Eastside Winery Bldg

LAURA MICHAEL WINES



APN
017-230-009
3.23 Ac.

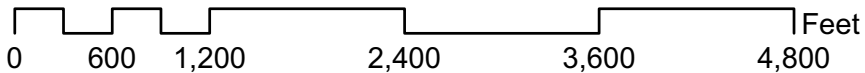


Legend

Wineries

Status

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



12-05-2016

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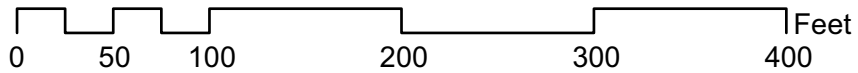
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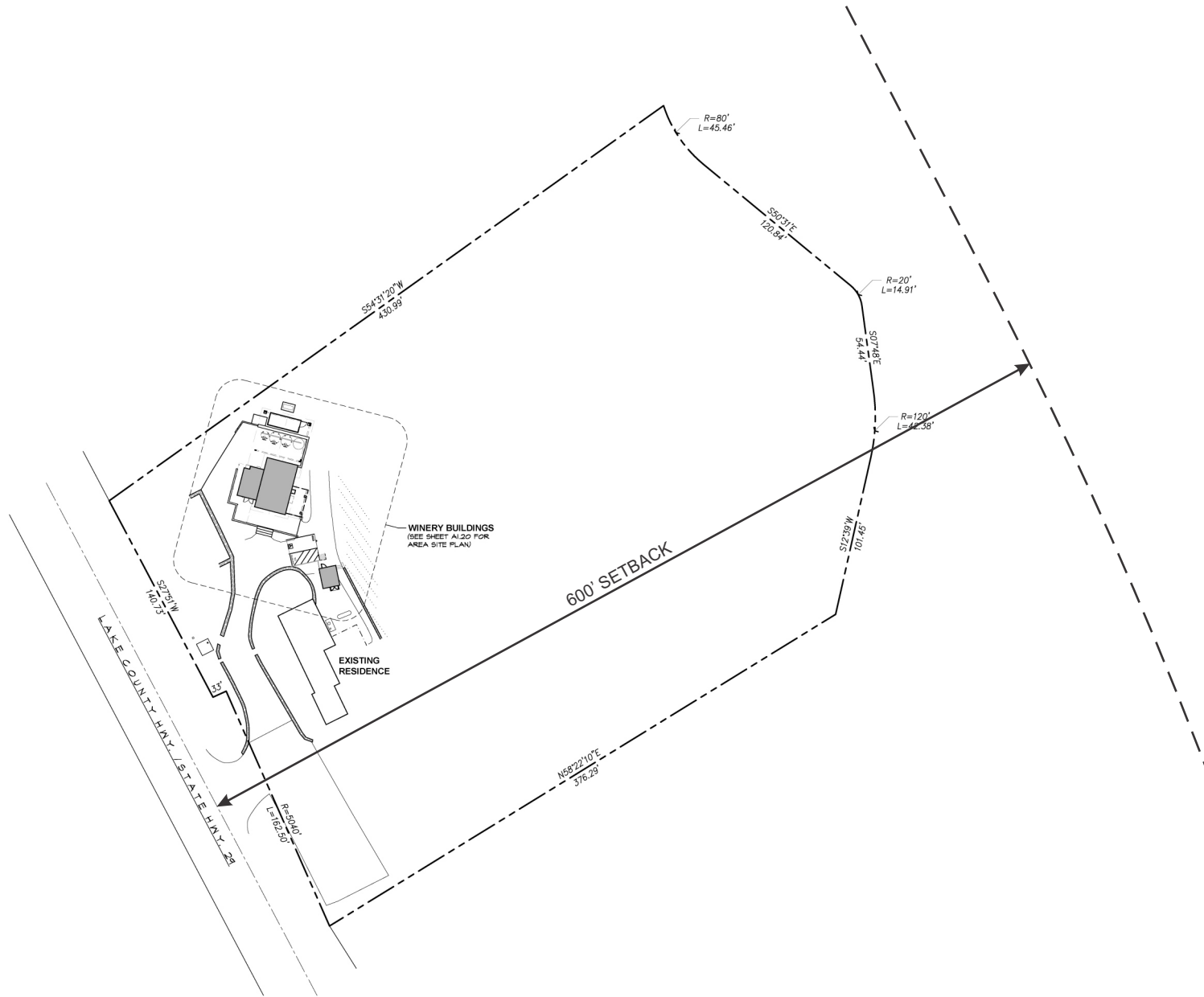
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Development and Planning Department

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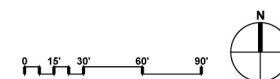
LAURA MICHAEL WINES



Existing Conditions



A EXISTING SITE PLAN
SCALE: 1" = 30'-0"



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Date: **May 18, 2016**

Project No:
Sheet Title: **EXISTING SITE PLAN**

Sheet #: **A1.10**