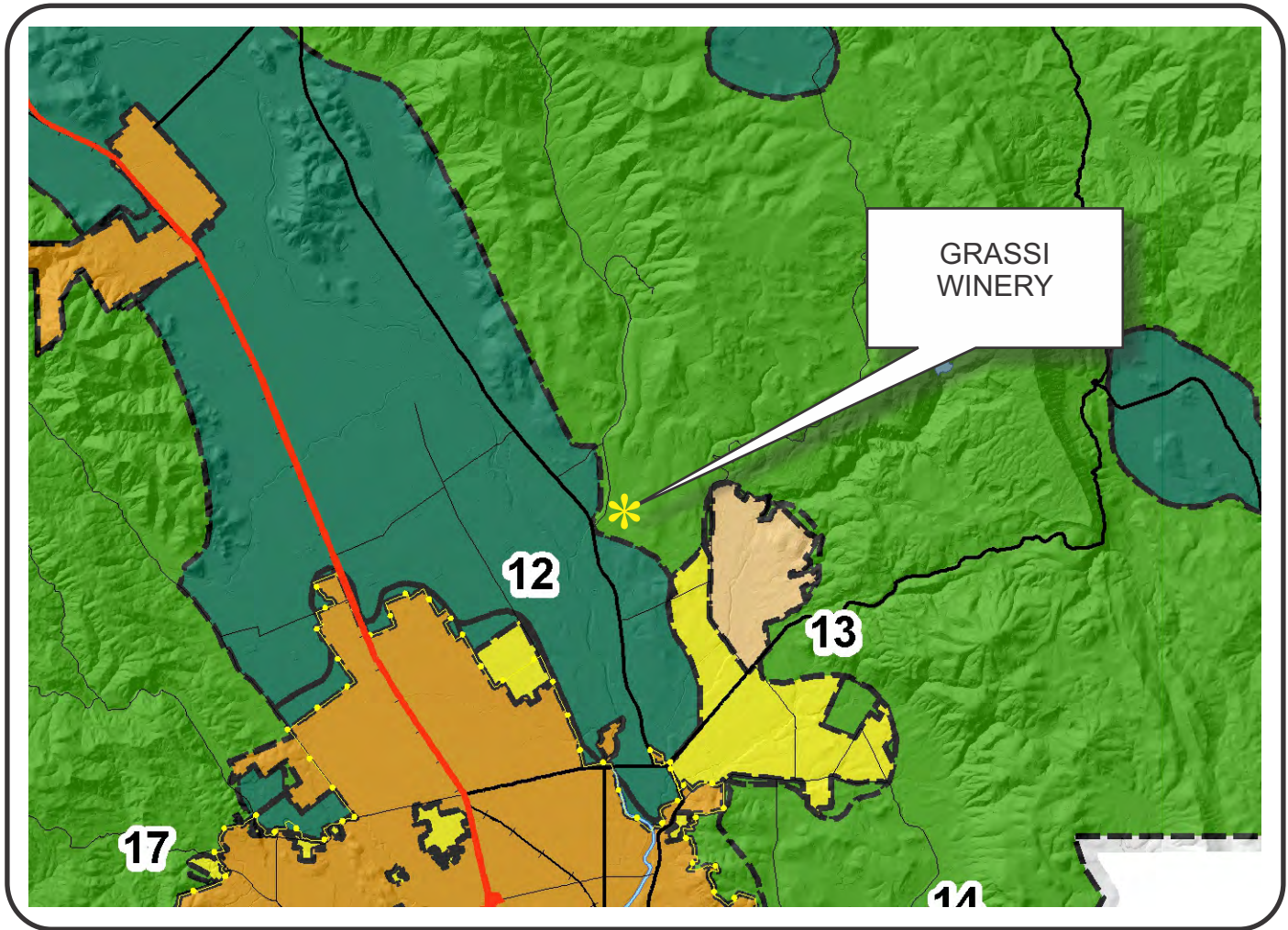


“K”

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

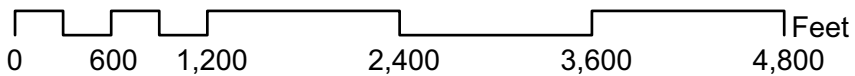
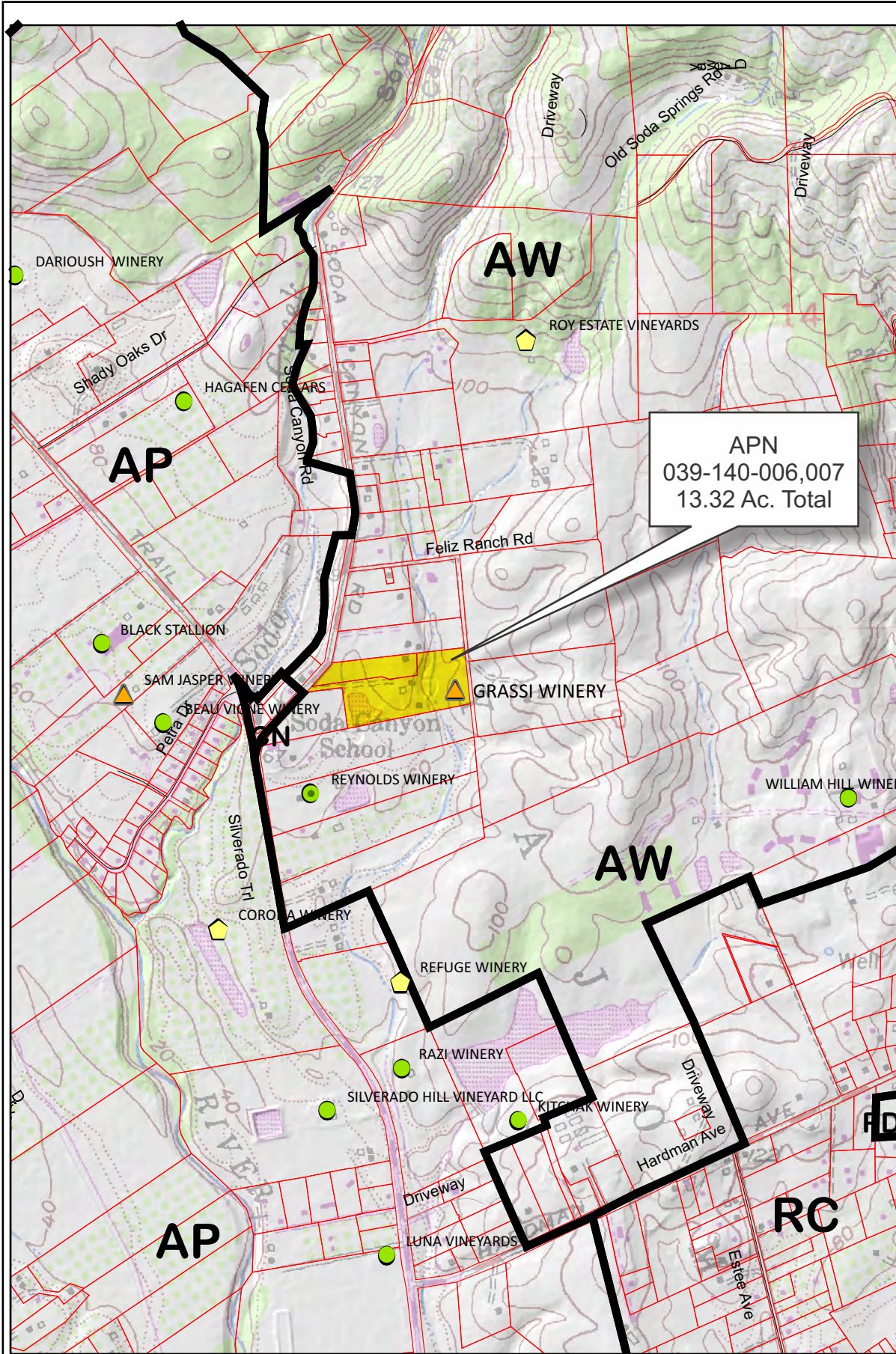
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

APN  
039-140-006,007

01-11-2017

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

# GRASSI WINERY

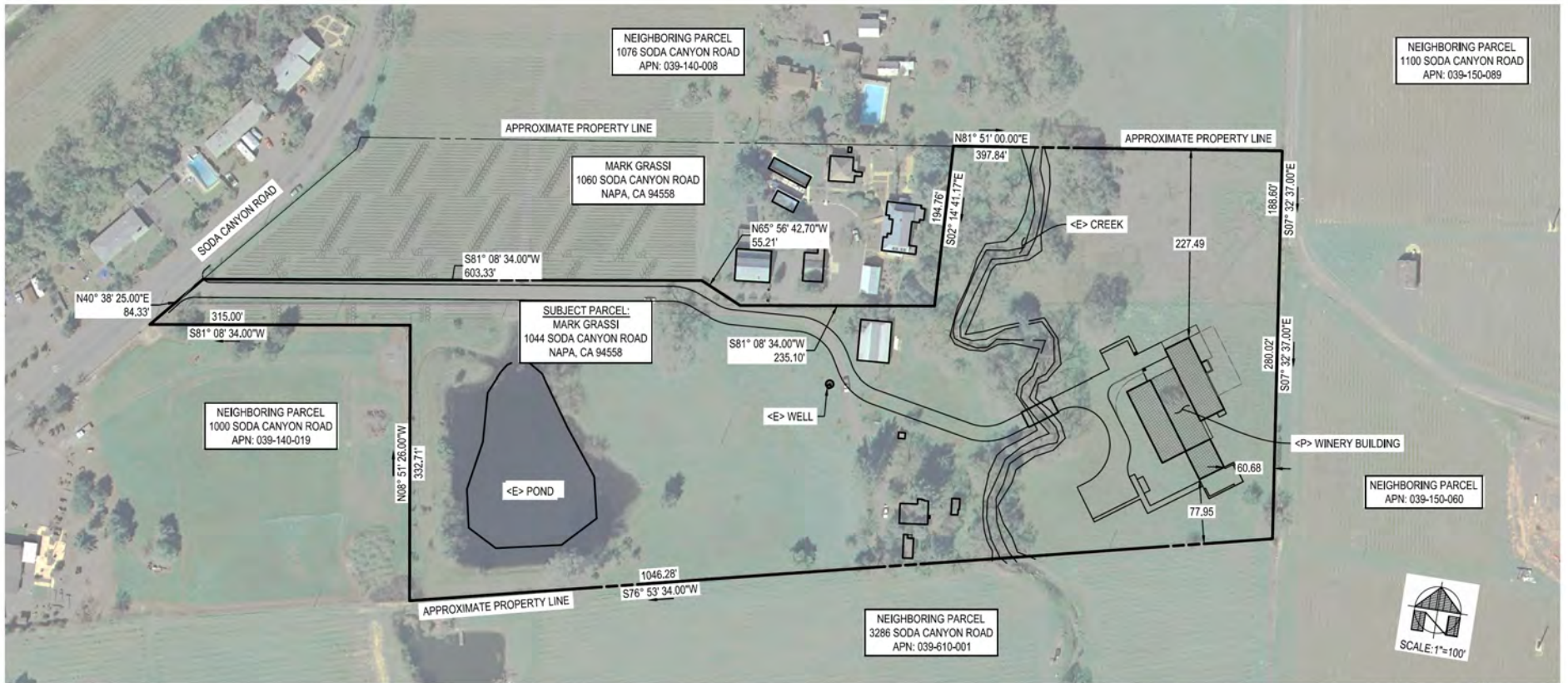


01-11-2017

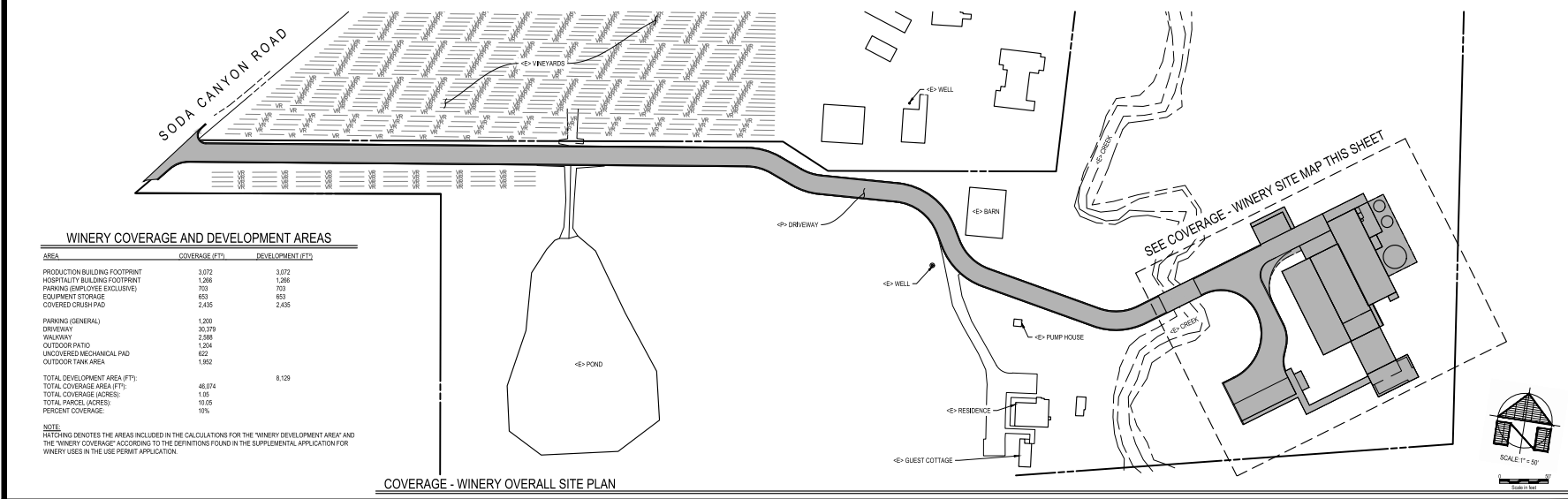
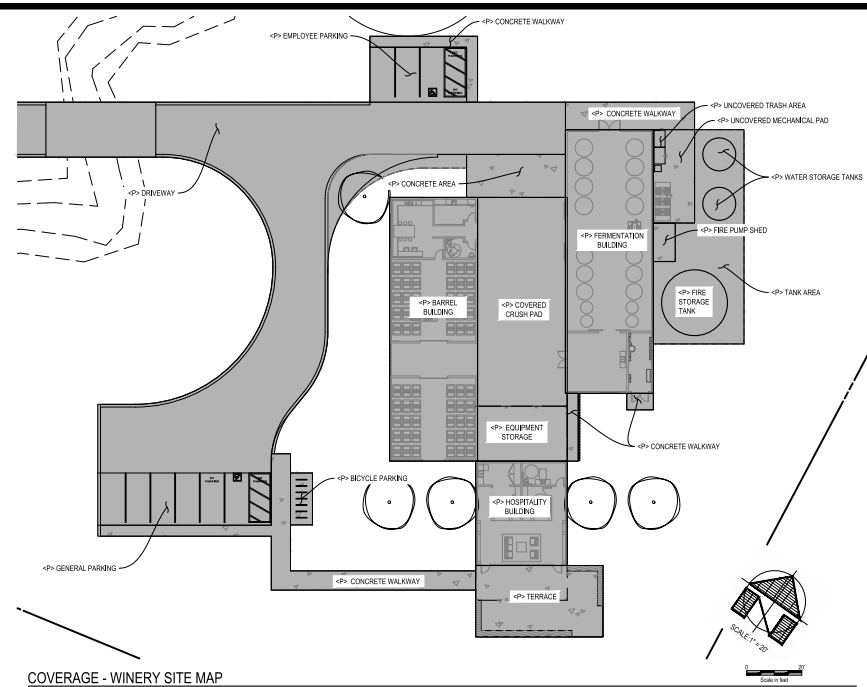
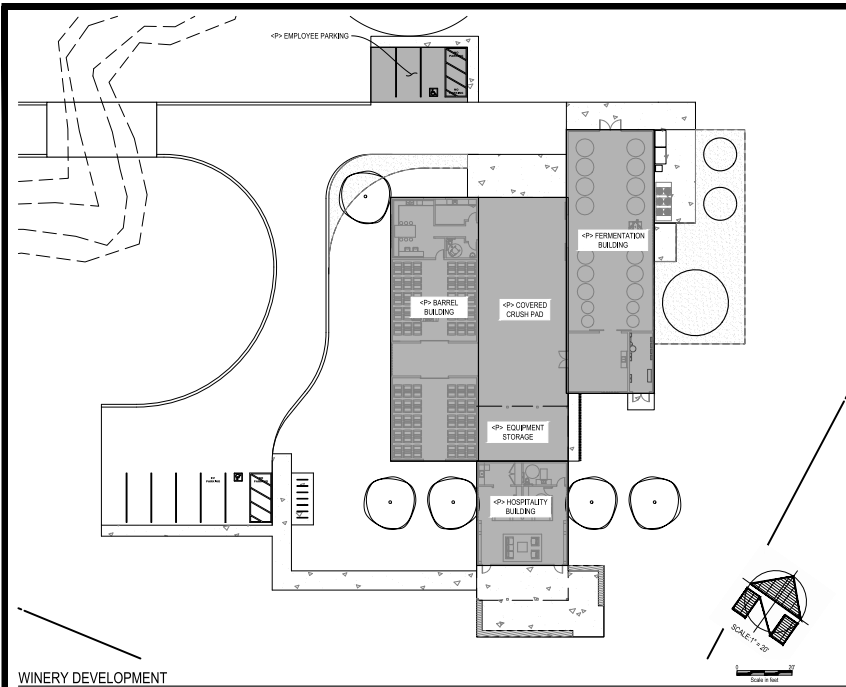
# GRASSI WINERY



## Existing Conditions



PROPOSED SITE MAP



**WINERY COVERAGE AND DEVELOPMENT AREAS**

AREA	COVERAGE (FT <sup>2</sup> )	DEVELOPMENT (FT <sup>2</sup> )
PRODUCTION BUILDING FOOTPRINT	3,072	3,072
HOSPITALITY BUILDING FOOTPRINT	1,266	1,266
PARKING (EMPLOYEE EXCLUSIVE)	703	703
EQUIPMENT STORAGE	653	653
COVERED CRUSH PAD	2,435	2,435
PARKING (GENERAL)	1,200	
DRIVEWAY	30,379	
WALKWAY	2,595	
OUTDOOR PATIO	1,204	
UNCOVERED MECHANICAL PAD	422	
OUTDOOR TANK AREA	1,562	
<b>TOTAL DEVELOPMENT AREA (FT<sup>2</sup>):</b>		<b>8,129</b>
<b>TOTAL COVERAGE AREA (FT<sup>2</sup>):</b>	<b>46,074</b>	
<b>TOTAL COVERAGE (ACRES):</b>	<b>1.05</b>	
<b>TOTAL PARCEL (ACRES):</b>	<b>10.05</b>	
<b>PERCENT COVERAGE:</b>	<b>10%</b>	

NOTE:  
 HATCHING DENOTES THE AREAS INCLUDED IN THE CALCULATIONS FOR THE "WINERY DEVELOPMENT AREA" AND THE "WINERY COVERAGE" ACCORDING TO THE DEFINITIONS FOUND IN THE SUPPLEMENTAL APPLICATION FOR WINERY USES IN THE USE PERMIT APPLICATION.

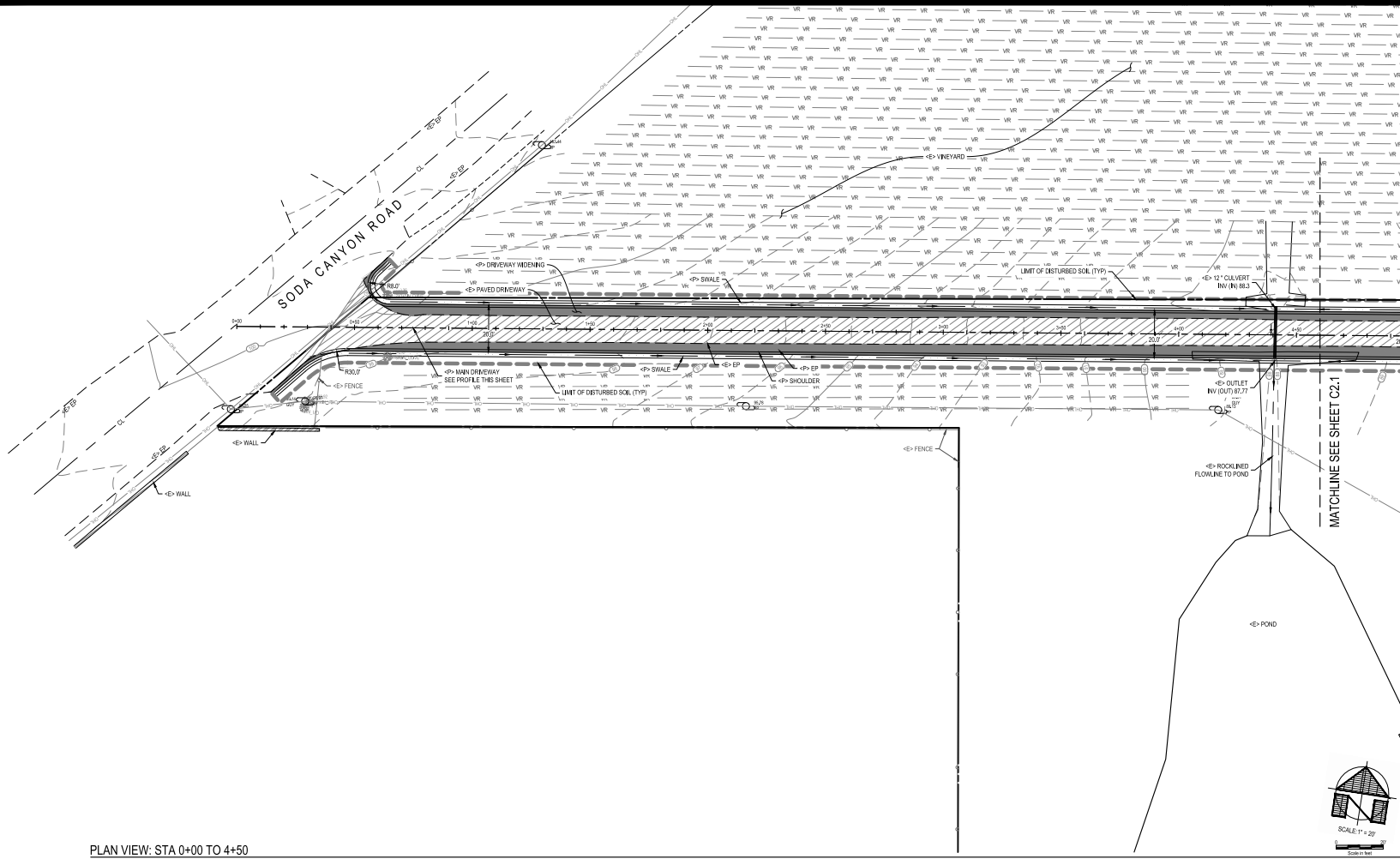
DELTA CONSULTING & ENGINEERING  
 1105 AVONDA DRIVE, SUITE 100, SAN FRANCISCO, CA 94134  
 TEL: 415.778.4545 FAX: 415.778.4546  
 WWW.DELTACONSULTING.COM

USE PERMIT PLANS  
 COVERAGE & DEVELOPMENT

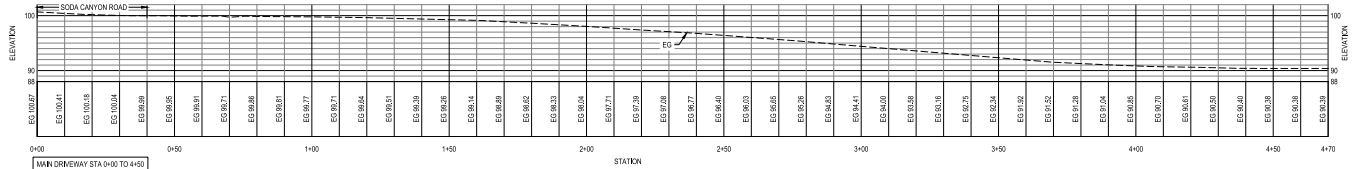
GRASSY WINERY  
 1044 SODA CANYON ROAD  
 NAPA, CA 94958  
 APN: 039-140-008  
 PROJECT: 0120

DATE: 09/23/15  
 PERMIT SET

SHEET: C1.2



PLAN VIEW: STA 0+00 TO 4+50



PROFILE VIEW: STA 0+00 TO 4+50

**DISCLAIMER:** THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

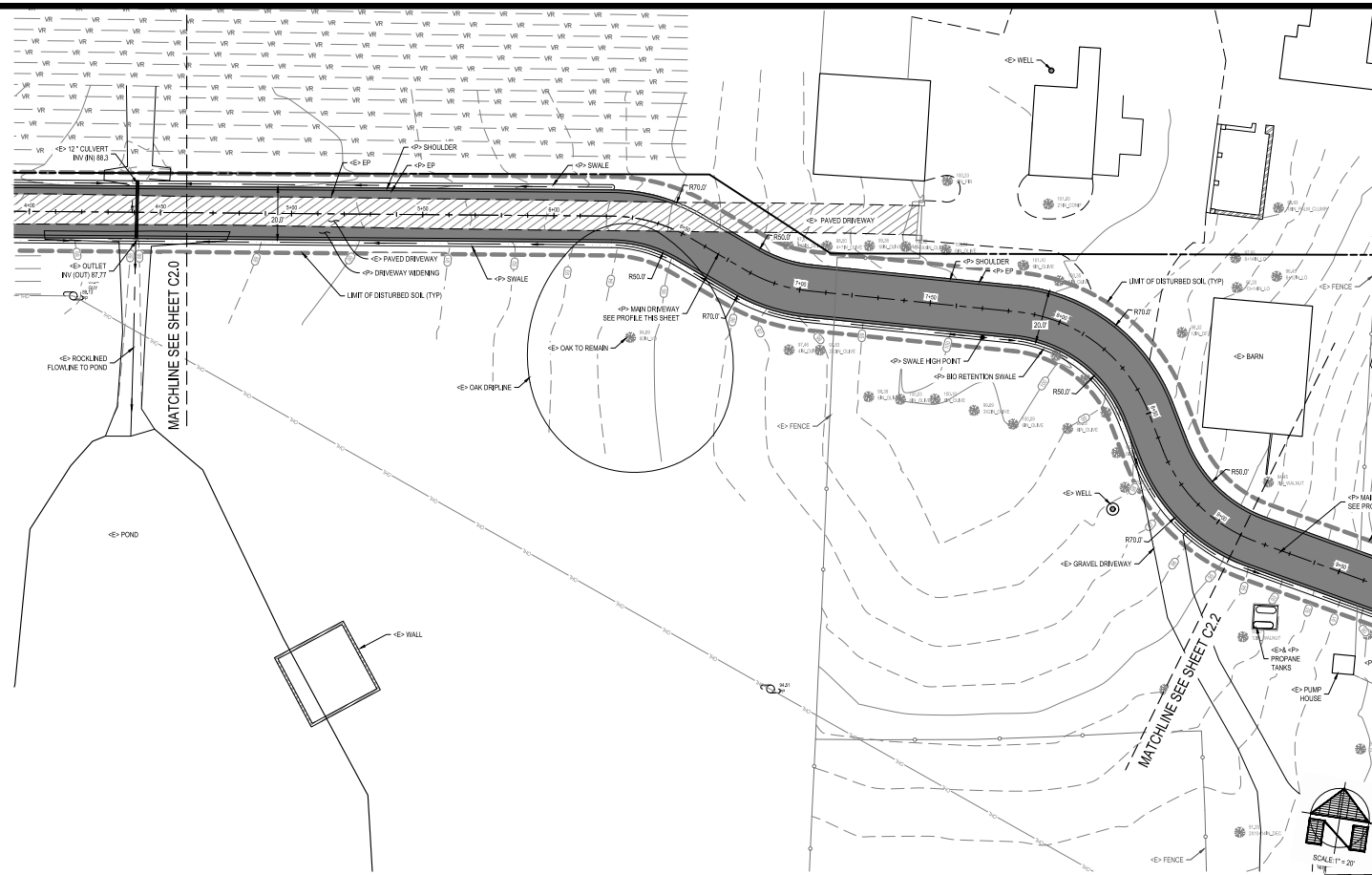
**DELTA CONSULTING & ENGINEERING**  
 1108 AVONDA STREET, SUITE 200, OAKLAND, CALIFORNIA 94612  
 415.778.4444 • 415.778.4444 • 415.778.4444

**USE PERMIT PLANS**  
**PLAN AND PROFILE**

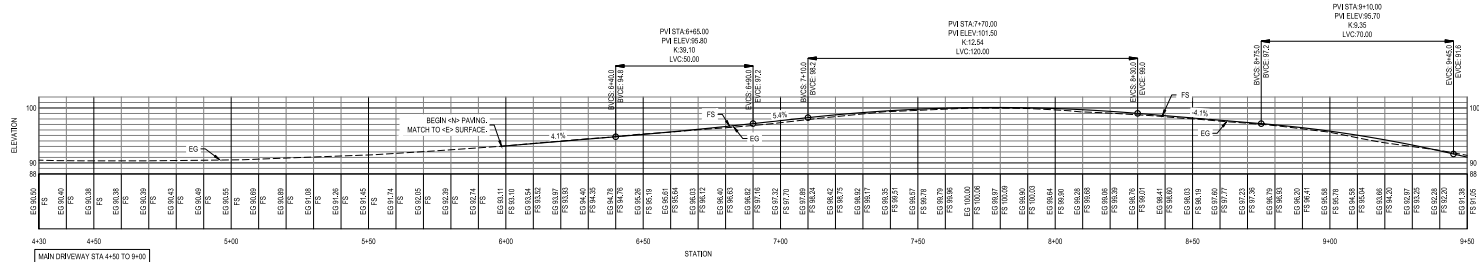
**GRASSI WINERY**  
 1044 SODA CANYON ROAD  
 NAPA, CA 94558  
 APN: 039-140-008  
 PROJECT: 0-20

DATE PERMIT PLANS ISSUED: 09/23/15  
 09/23/15 PERMIT SET

SHEET  
**C2.0**



PLAN VIEW: STA 4+50 TO 9+00



PROFILE VIEW: STA 4+50 TO 9+00

DELTA CONSULTING & ENGINEERING  
 11045 AVONDALE DRIVE, SUITE 100, SAN ANTONIO, TEXAS 78249  
 TEL: 214-343-8300 FAX: 214-343-8301  
 WWW.DELTACONSULTING.COM

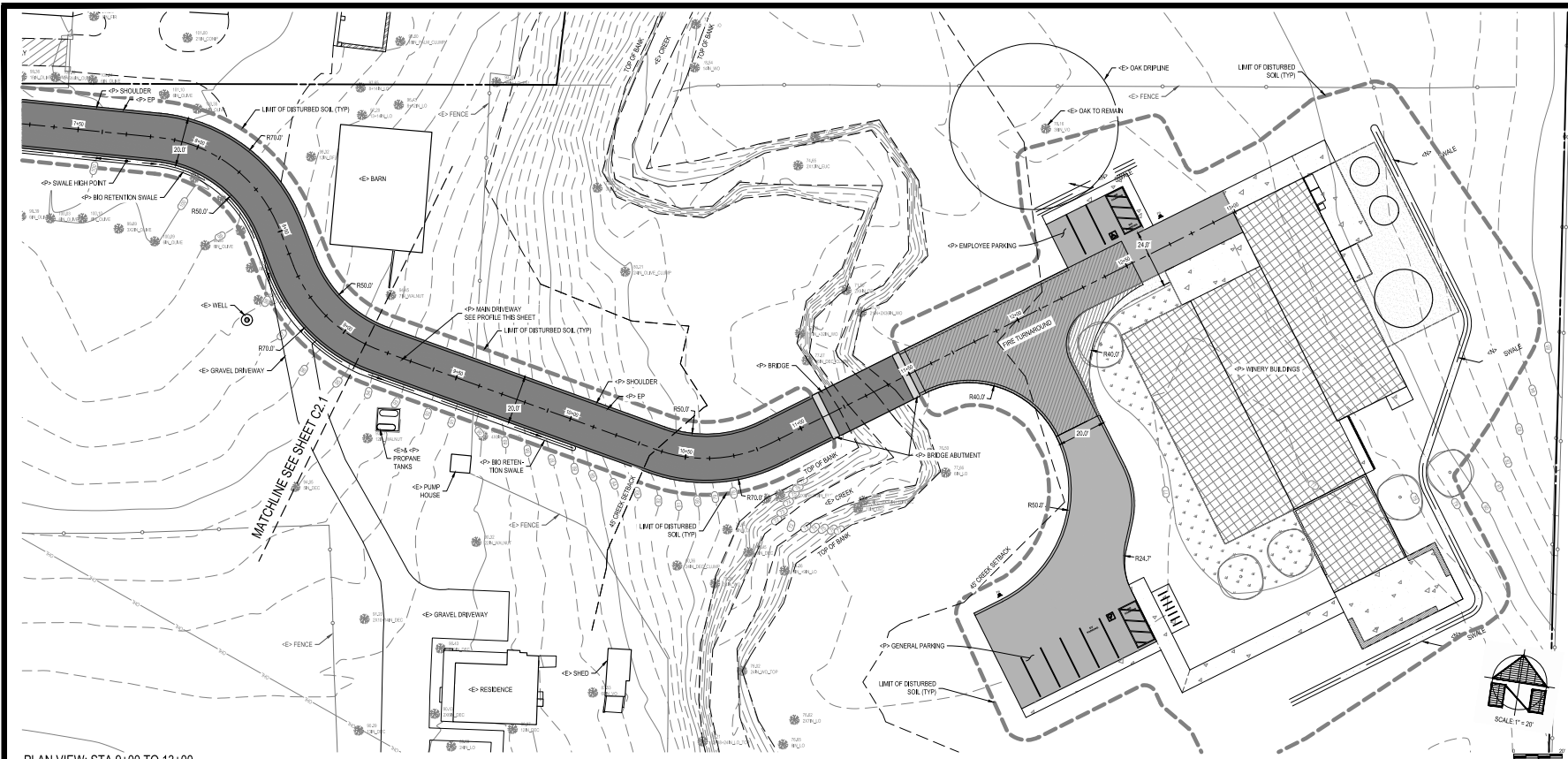
USE PERMIT PLANS  
 PLAN AND PROFILE

GRASS WINERY  
 1044 SODA CANYON ROAD  
 NAPAJ, CA 94558  
 APN: 039-140-008  
 PROJECT: 0123

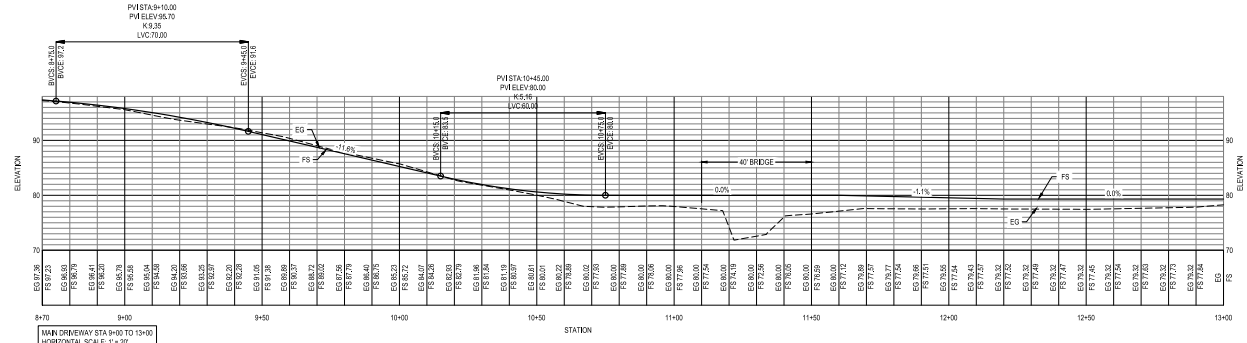
09/23/15 PERMIT SET

C2.1





PLAN VIEW: STA 9+00 TO 13+00



PROFILE VIEW: STA 9+00 TO 13+00

DELTA CONSULTING & ENGINEERING  
 11045 AVONDALE STREET, SUITE 200, SAN FRANCISCO, CALIFORNIA 94134  
 415.435.4548 • 415.435.4549 FAX

USE PERMIT PLANS  
 PLAN AND PROFILE

GRASSI WINERY  
 1044 SODA CANYON ROAD  
 NAPA, CA 94558  
 APN: 030-140-008  
 PROJECT: 0120

DATE PERMIT PLANS ISSUED: 08/20/2018  
 PERMIT SET

08/23/18

C2.2

JUANCARLOS FERNANDEZ  
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 9831  
1050 Adams Street, Suite D, St. Helena, CA 94574  
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**GRASSI  
WINERY**

PROJECT NUMBER 1006  
DATE 06.17.2015  
CHECKED BY JUANCARLOS FERNANDEZ  
DRAWN BY SCF / HSB  
SCALE AS NOTED  
REVISIONS  
USE PERMIT 09.25.2005


SHEET NAME

GROUND FLOOR  
EGRESS PLAN

SHEET NUMBER

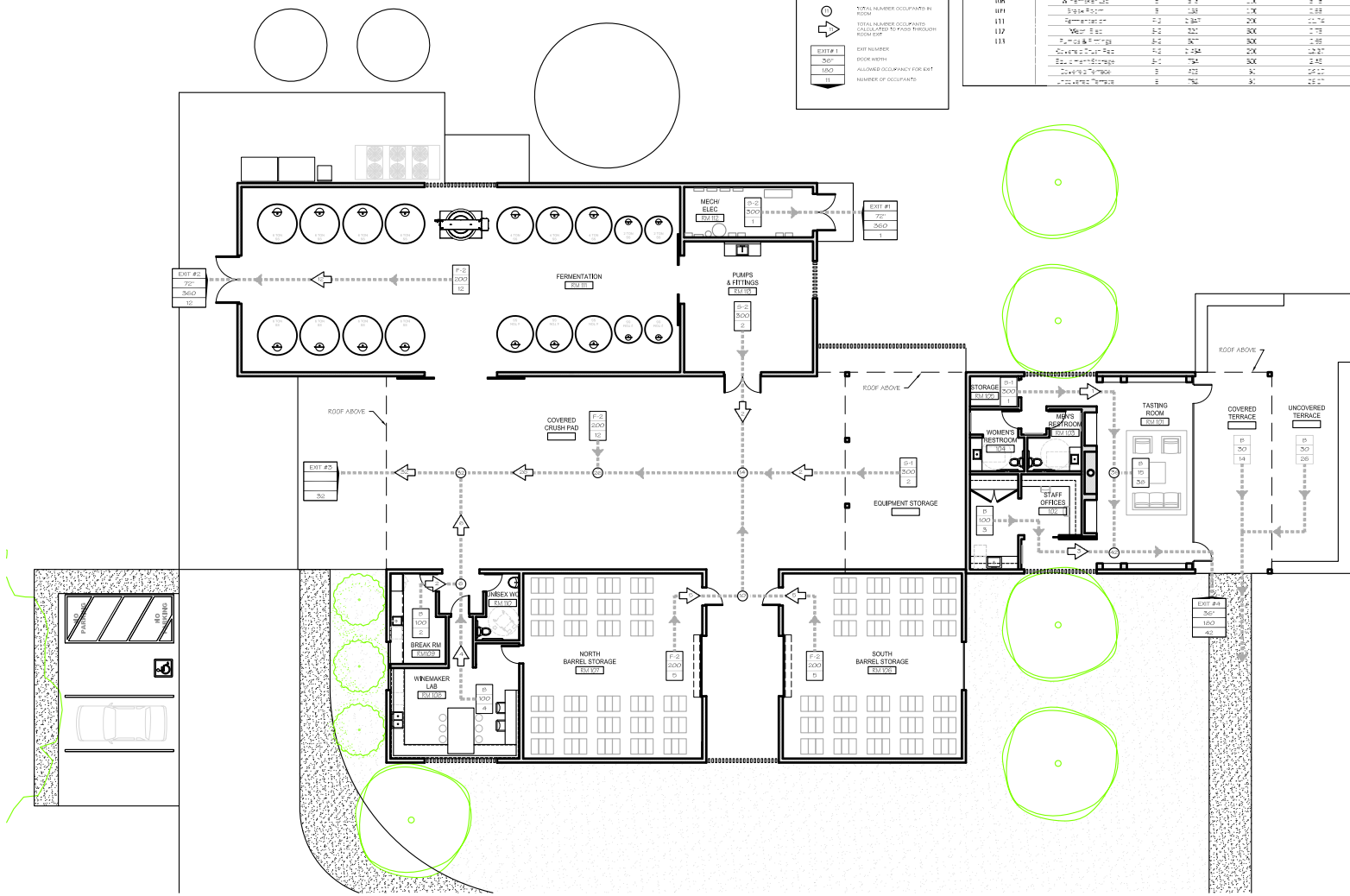
**G1.11**

USE PERMIT

ROOM NUMBER	ROOM NAME	OCCUPANCE	SCFM	OCCUPANCY	LOCATION	SCFM	LOAD	NET OCCUPANCE
000	Waiting Room	B	145	10	100	100	100	10
001	Equip. Office	E	120	10	100	100	100	10
002	Storage	S-1	33	300	100	100	100	10
003	South Barrel Storage	S-2	363	200	100	100	100	10
004	North Barrel Storage	S-2	363	200	100	100	100	10
005	Winemaker Lab	E	175	100	100	100	100	10
006	Break Room	E	138	100	100	100	100	10
007	Staff Offices	E-1	135	200	100	100	100	10
008	Men's Restroom	R-1	120	300	100	100	100	10
009	Women's Restroom	R-1	120	300	100	100	100	10
010	Mech. Elec. & Fittings	M	120	300	100	100	100	10
011	Equipment Storage	S-3	150	300	100	100	100	10
012	Storage	S-1	33	300	100	100	100	10
013	Roof Above							
014	Covered Terrace	T	100	100	100	100	100	10
015	Uncovered Terrace	T	100	100	100	100	100	10

**LEGEND:**

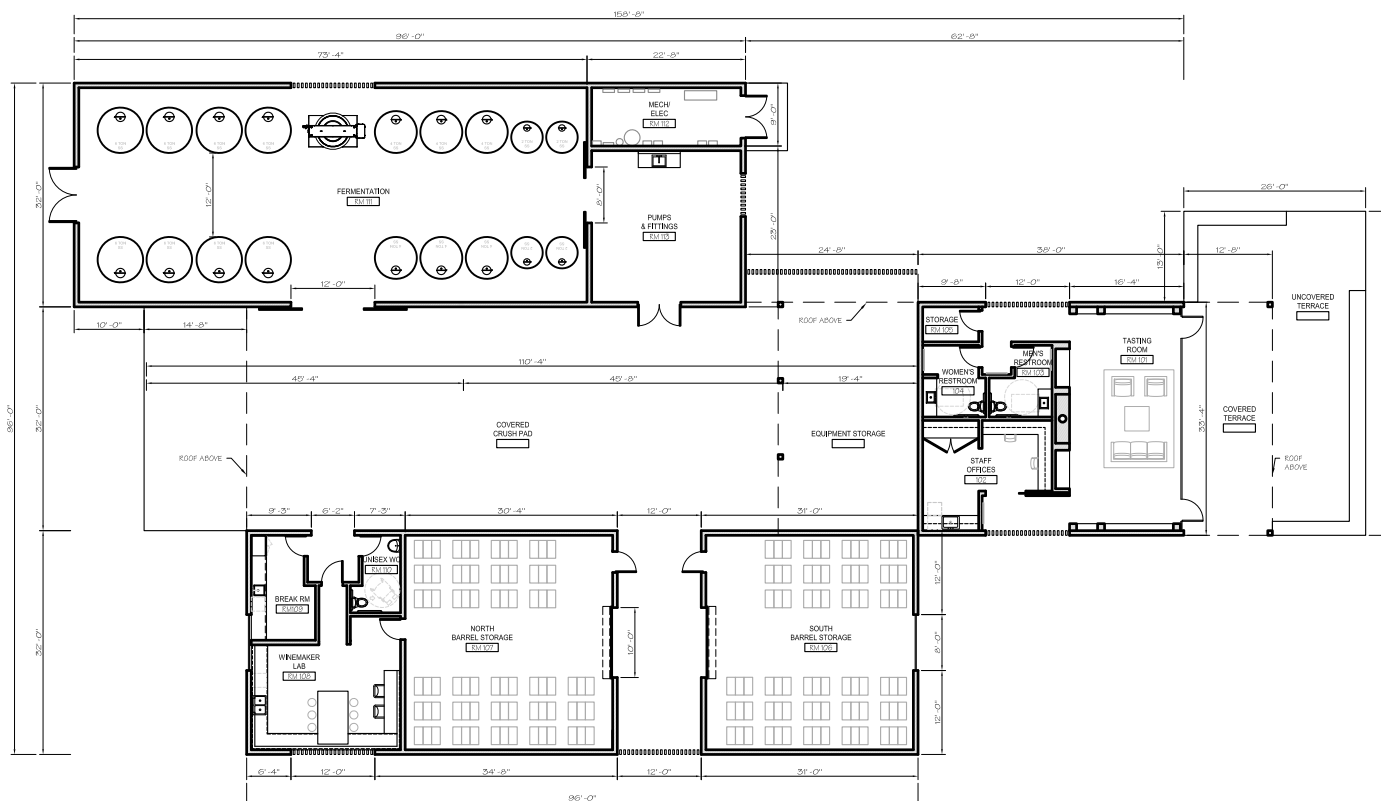
- # 100 II OCCUPANCY TYPE
- OCCUPANCY LOAD FACTOR
- NUMBER OF OCCUPANTS
- NET NUMBER OCCUPIANT IN ROOM
- TOTAL NUMBER OCCUPIANT CALCULATED BY PASS THROUGH ROOM EXIT
- EXIT NUMBER
- ROOM WITH ALLOWED OCCUPANCY FOR EXIT
- NUMBER OF OCCUPANTS



GROUND FLOOR EGRESS PLAN

1

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



JUANCARLOS FERNANDEZ  
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 9831  
1050 Adams Street, Suite D, St. Helena, CA 94574

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**GRASSI  
WINERY**

PROJECT NUMBER	1506
DATE	06.17.2015
CHECKED BY	JUANCARLOS FERNANDEZ
DRAWN BY	JCF / KSB
SCALE	AS NOTED
REVISIONS	
USE PERMIT	09.23.2015

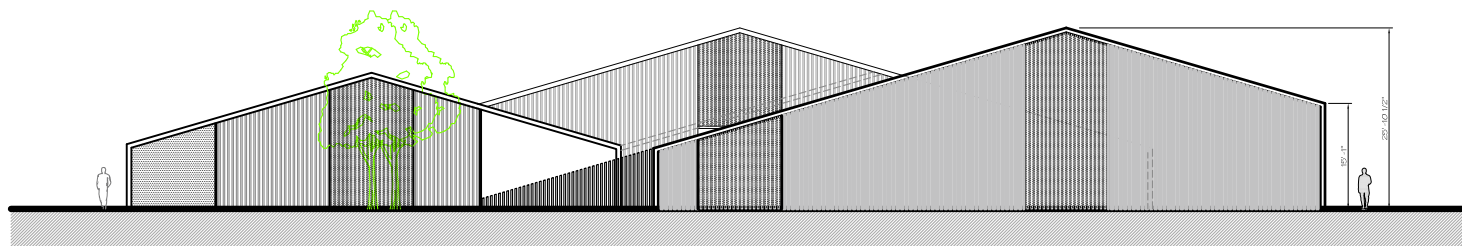
SHEET NAME  
GROUND FLOOR PLAN

SHEET NUMBER

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

**A2.11**

USE PERMIT



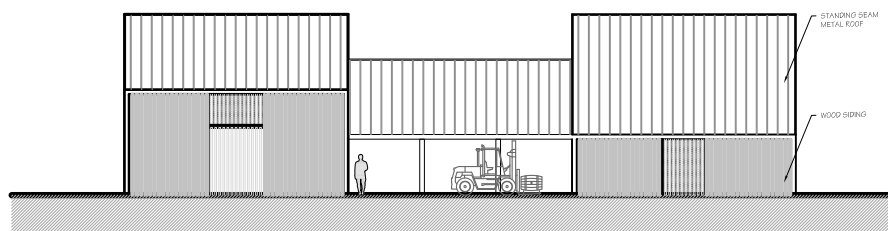
**EAST ELEVATION** 3

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

JUANCARLOS FERNANDEZ  
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831  
1050 Adams Street, Suite 01, St. Helena, CA 94574

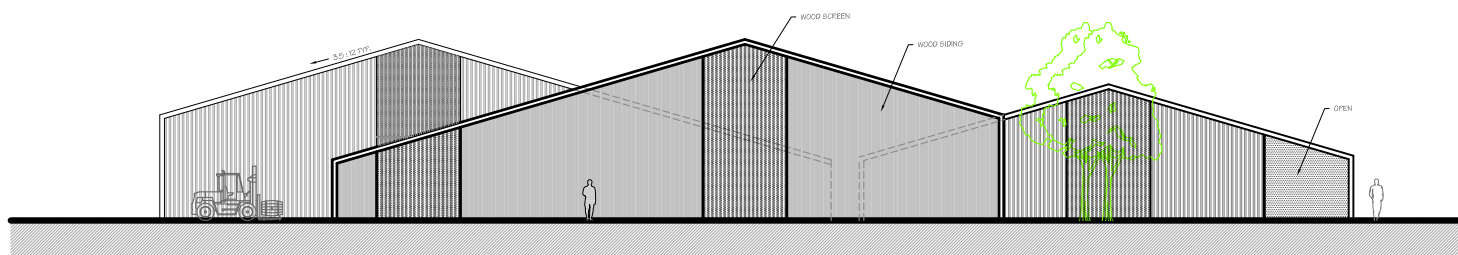
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**NORTH ELEVATION** 2

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

**GRASSI  
WINERY**



**WEST ELEVATION** 1

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

PROJECT NUMBER	1506
DATE	06.17.2015
CHECKED BY	JUANCARLOS FERNANDEZ
DRAWN BY	JCF / HSB
SCALE	AS NOTED
REVISIONS	
USE PERMIT	09.23.2015

SHEET NAME

ELEVATIONS

SHEET NUMBER

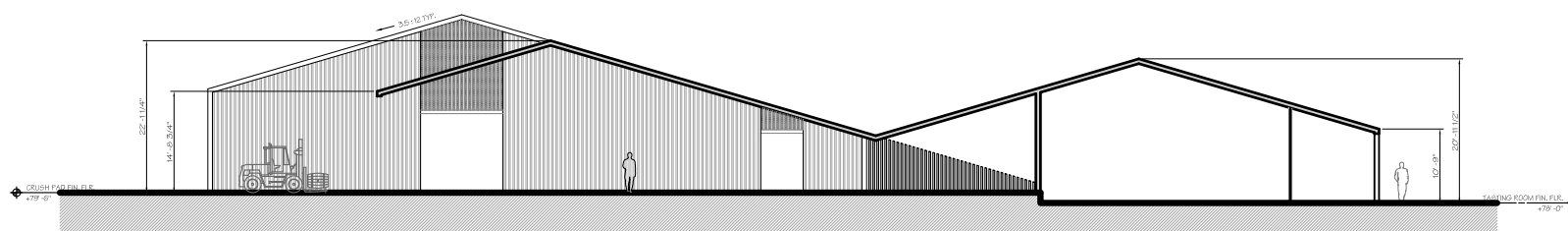
**A3.01**

USE PERMIT

JUANCARLOS FERNANDEZ  
PROJECT DESIGNER

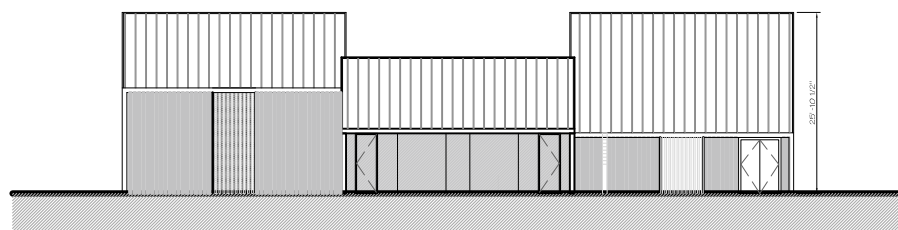
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1050 Adams Street, Suite 01, St. Helena, CA 94574

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SECTION THROUGH CRUSH PAD AND TASTING ROOM 1  
SCALE: 1/8" = 1'-0"

**GRASSI WINERY**



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

PROJECT NUMBER	1506
DATE	06.17.2015
CHECKED BY	JUANCARLOS FERNANDEZ
DRAWN BY	JCF / KSB
SCALE	AS NOTED
REVISIONS	
USE PERMIT	09.23.2015

SHEET NAME  
ELEVATIONS

SHEET NUMBER  
**A3.02**

USE PERMIT

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**GRASSI WINERY**

PROJECT NUMBER	1506
DATE	06.17.2015
CHECKED BY	JUANCARLOS FERNANDEZ
DRAWN BY	JCF / KSB
SCALE	AS NOTED
REVISIONS	
USE PERMIT	09.23.2016

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

**L1.01**

USE PERMIT



PLANT LIST		2480 SQFT PLANTED AREA		
BOTANICAL NAME	COMMON NAME	MATURE SIZE	WATER REQUIREMENT	SIZE SPACING
Arctostaphylos pacific mist	Manzanita	2-1/2'H x 10' W	Low	1GAL 4'o.c.
Carex Divulsa	Berkeley Sedge	2' H x 2' W	Low	1GAL 30" o.c.
Olea Europaea	Olive Tree	25'-30H	Low	48" Box 10.5'o.c.
Hydroseed Mix				
Danthonia californica 10%, Festuca rubra 30%, Nasella lepidota 40%, Vulpia microstachys 20%				

**LANDSCAPE PLAN**

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

1



VIEW OF COVERED CRUSH PAD 4  
N.T.S.



WALKWAY TO TASTING ROOM 2  
N.T.S.



EMPLOYEE PARKING & COVERED CRUSH PAD 3  
N.T.S.



VIEW FROM PARKING 1  
N.T.S.