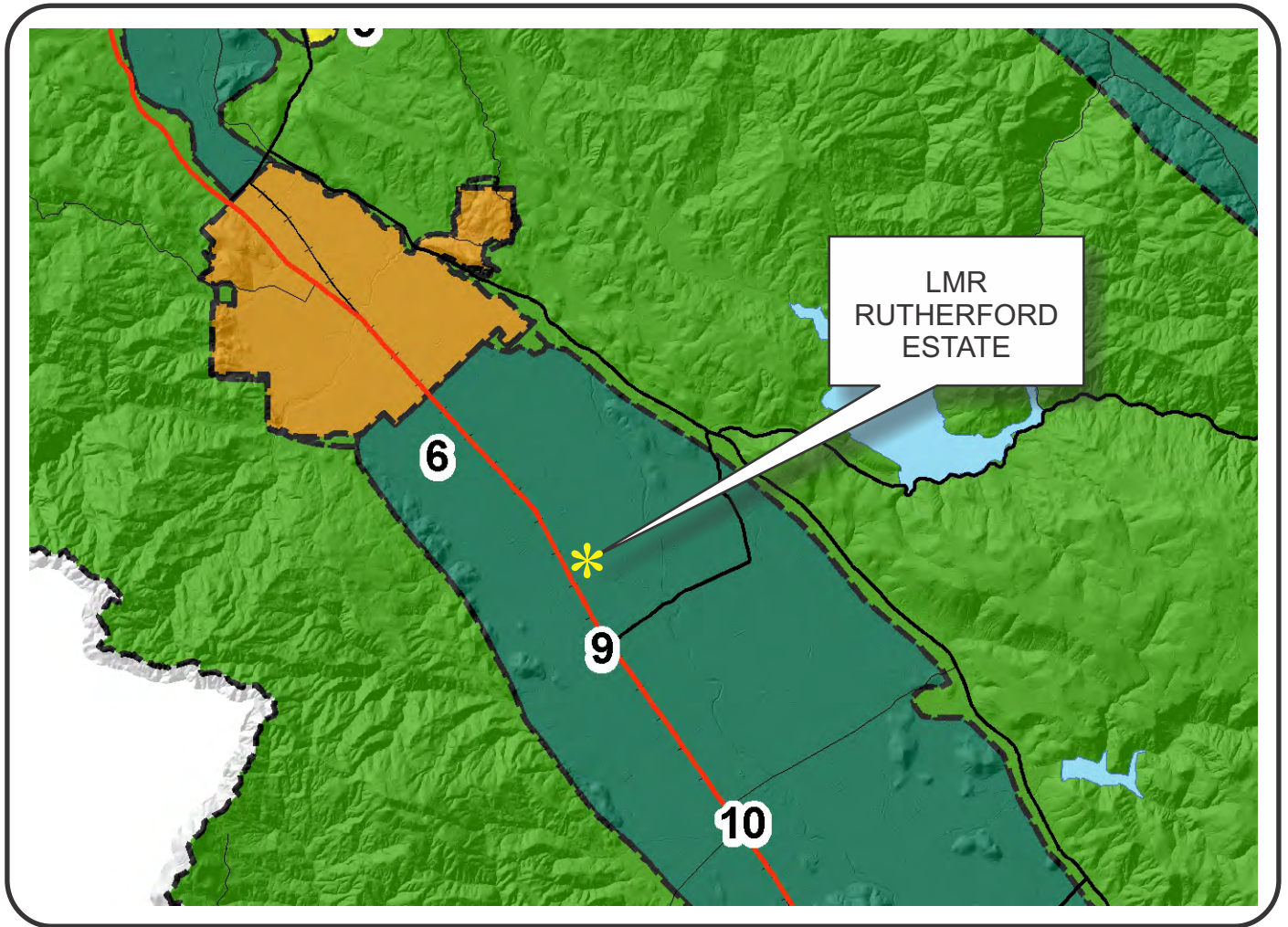


“H”

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

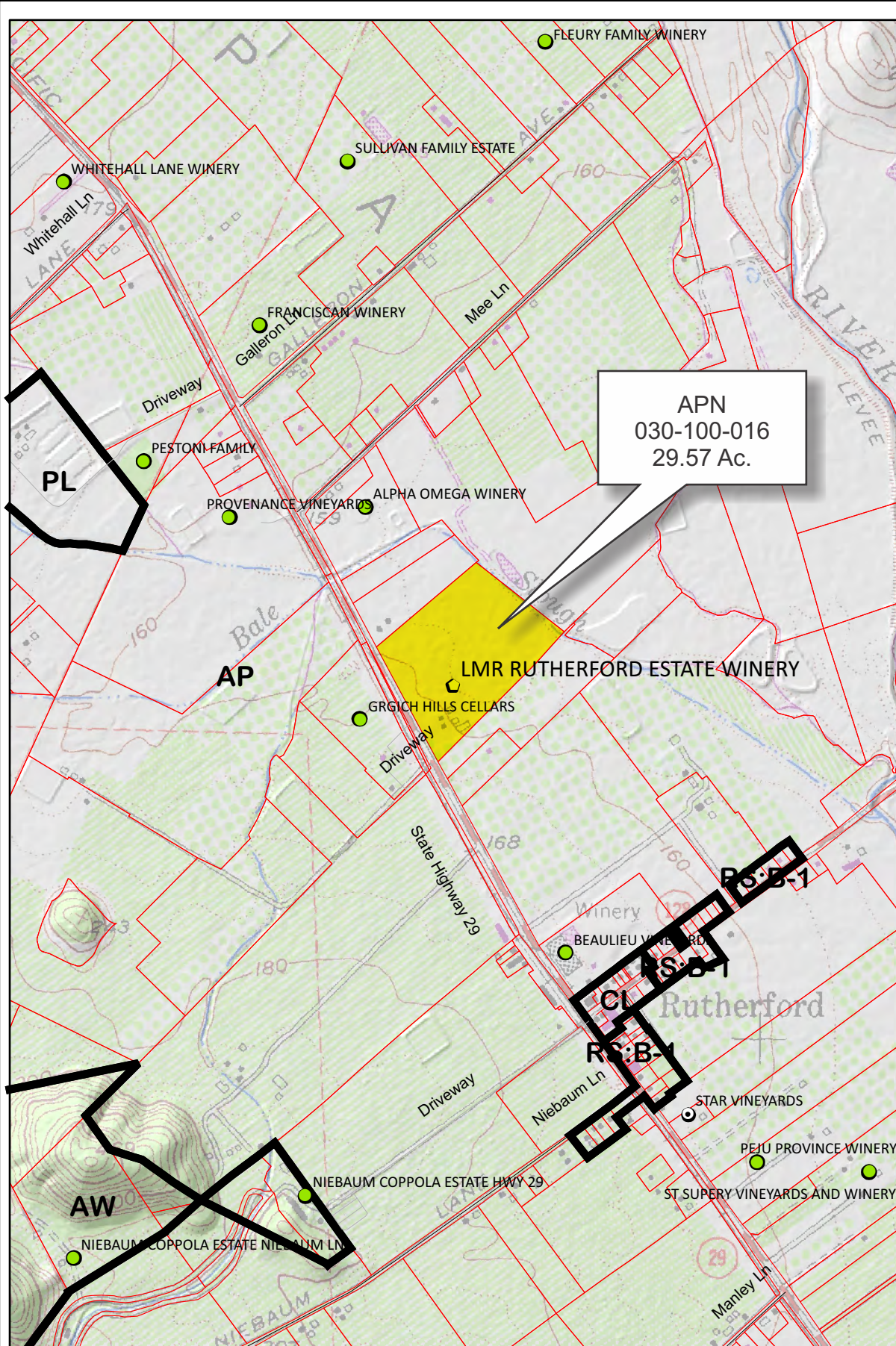
TRANSPORTATION

- 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
030-100-016
05-22-2017

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

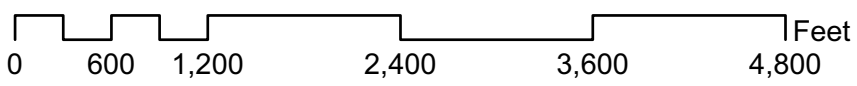
LMR RUTHERFORD ESTATE



APN
030-100-016
29.57 Ac.



- Legend**
Wineries
- Status
- Producing
 - Producing, w/ pending major mod
 - Approved, not producing
 - ▲ Pending
 - Unknown
 - Zoning
 - Parcels

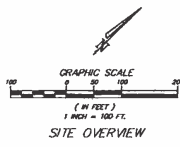


05-22-2017

LMR RUTHERFORD ESTATE

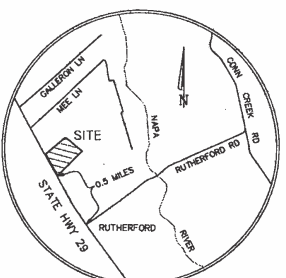


Existing Conditions



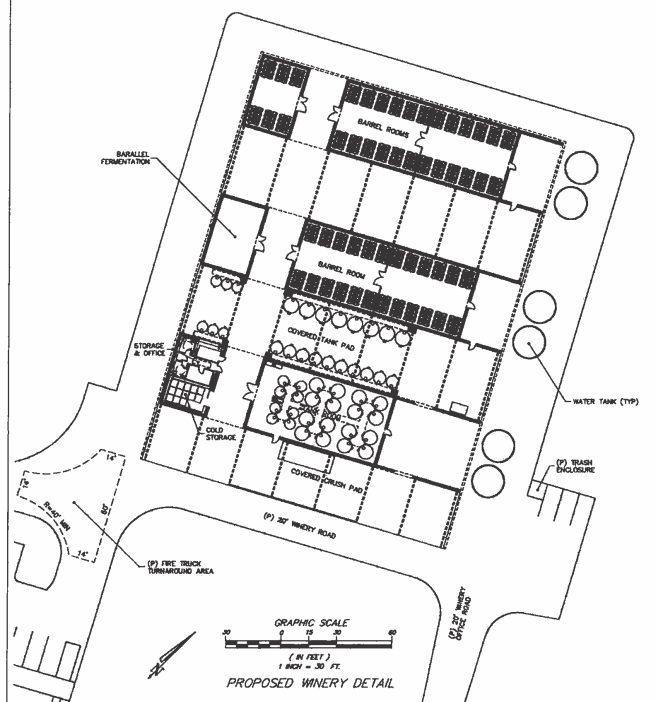
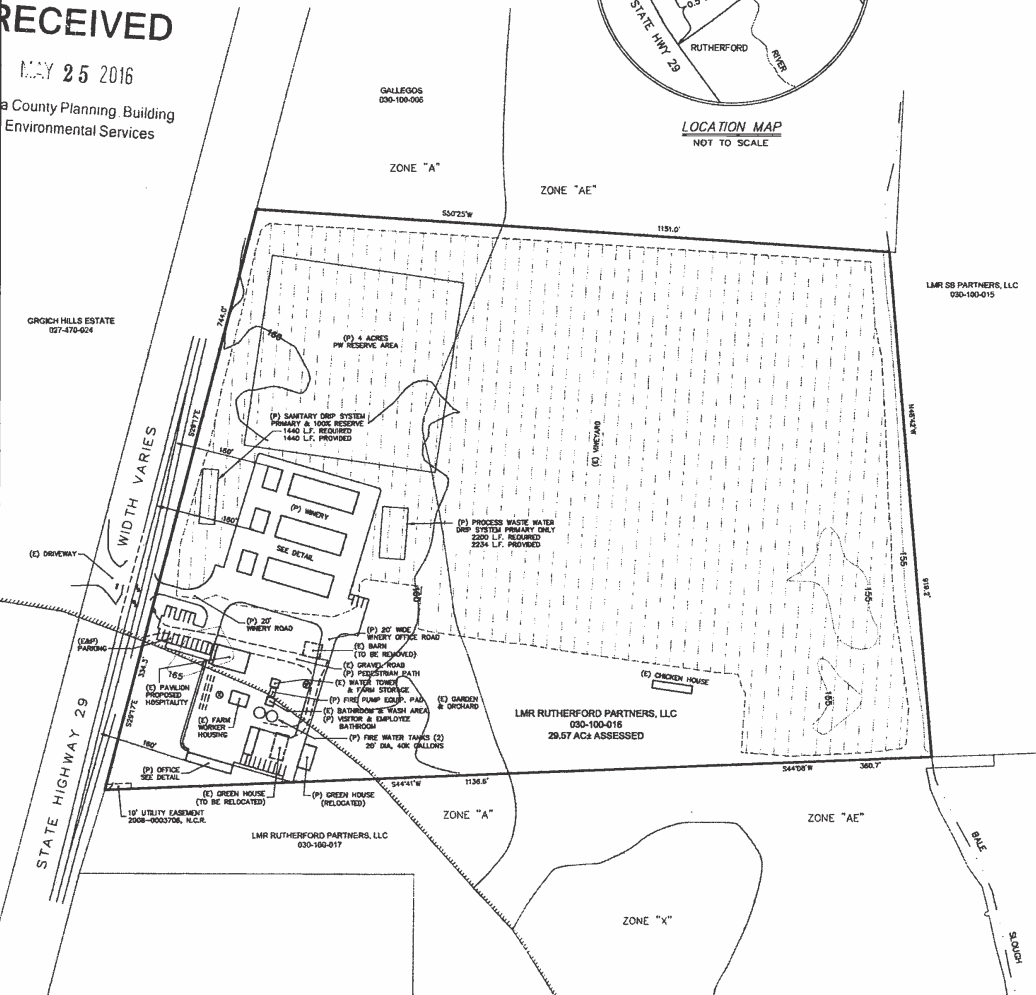
LEGEND:

- (1) EXISTING
- (2) PROPOSED
- ==== LEACH FIELD
- ==== SEPTIC TANK
- WELL
- 5' CONTIGUOUS PROPERTY LINE
- APPROPRIATE EASEMENT LINE
- BUILDING LINE
- EROSION CONTROL LINE
- EDGE OF GRAVEL ROAD
- EDGE OF HIGHWAY BLOCK

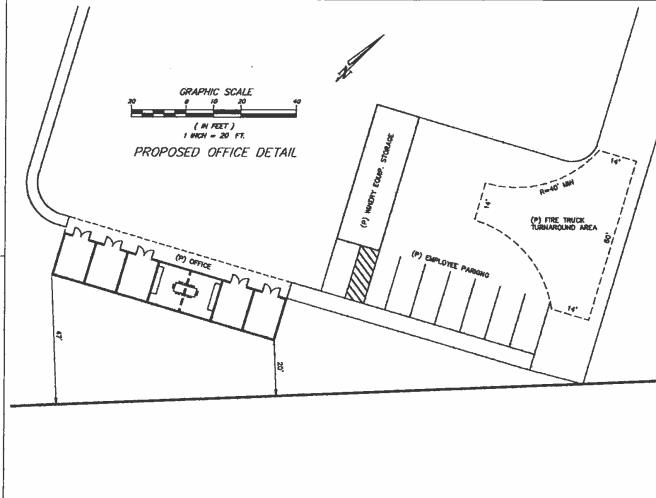


LOCATION MAP
NOT TO SCALE

RECEIVED
MAY 25 2016
Napa County Planning Building
& Environmental Services



PROPOSED WINERY DETAIL



PROPOSED OFFICE DETAIL

ALBION SURVEYS, INC.
CONSULTING LAND SURVEYORS
1113 HAYT AVENUE
ST. HELENA, CA 94574
(707) 963-1217
FAX (707) 963-1829

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY.
IT IS PROVIDED AS LOCUS. NO BOUNDARY PROPERTY
IS RELIABLE TO ADJACENT LOTS, ROADS, RIVERS,
DITCHES AND TO EASEMENTS, OFF FIELDS,
BORROW, ADJACENT OR EXISTING LOCATIONS.
A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY
CONSTRUCTION, EXCAVATION OR ERECTION OF
CONSTRUCTED AND AFFECT THE PROPERTY.
THIS SURVEYOR HAS NOT PERFORMED ANY INVESTIGATION
REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APRIL 030-100-016
STREET: 1790 ST. HELENA HWY SO.
CITY: RUTHERFORD
SITE CONTACT: JON WEBB
PHONE: 707-963-1217

ARCHITECT

COMPANY: TROBELL, GIFFIN, HASKLOPP
CONTACT: ERIC HASKLOPP
PHONE: 415-441-2300
EMAIL: eric@trobellhasklopp.com

ENGINEER

COMPANY: DALE ENGINEERING
CONTACT: TAMMY MARTIN
PHONE: 707-824-0296
EMAIL: tammy@daleengineering.com

OWNER'S REPRESENTATIVE

COMPANY: ALBION SURVEYS INC.
CONTACT: JON WEBB
PHONE: 707-963-1217
EMAIL: jonwebb@albionsurveys.com

WINERY USE MAP
OF THE LANDS OF
LMR RUTHERFORD ESTATE WINERY
COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE	BY	DESCRIPTION
10/18/15	JANIS S. SNEYD	
11/10/15	JANIS S. SNEYD	
12/10/15	JANIS S. SNEYD	
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12/10/35	JANIS S. SNEYD	

PROJECT NO: 1825
PROJECT MANAGER: J. WEBB
DATE: MARCH 16, 2017

VERTICAL DATUM BASED ON
NAPA COUNTY 3D TOPOGRAPHIC MAPPING
PURPORTED TO BE NAVD83
DIRECTION OF NORTH BASED ON
75 PM 36-38, N.C.R.

SHEET 1 OF 1
CSD PROJECT 1875
W5-H USE-APR2016.dwg

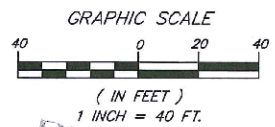
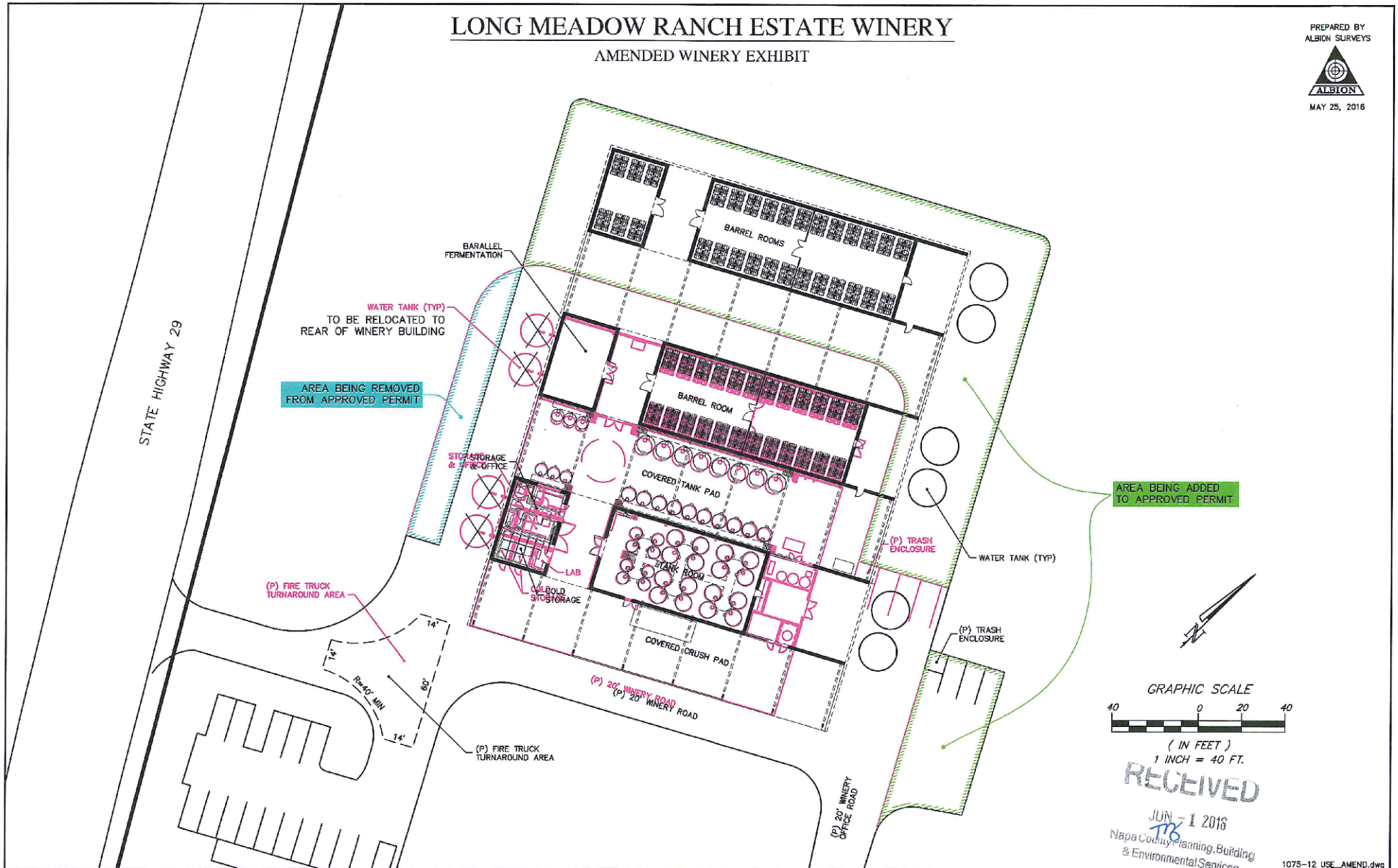
LONG MEADOW RANCH ESTATE WINERY

AMENDED WINERY EXHIBIT

PREPARED BY
ALBION SURVEYS



MAY 25, 2016

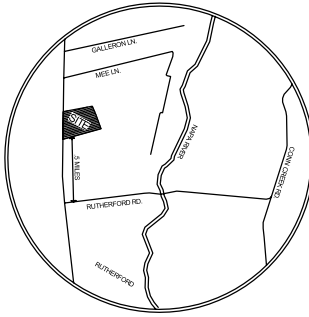


RECEIVED
JUN 7 2016
Napa County Planning, Building
& Environmental Services

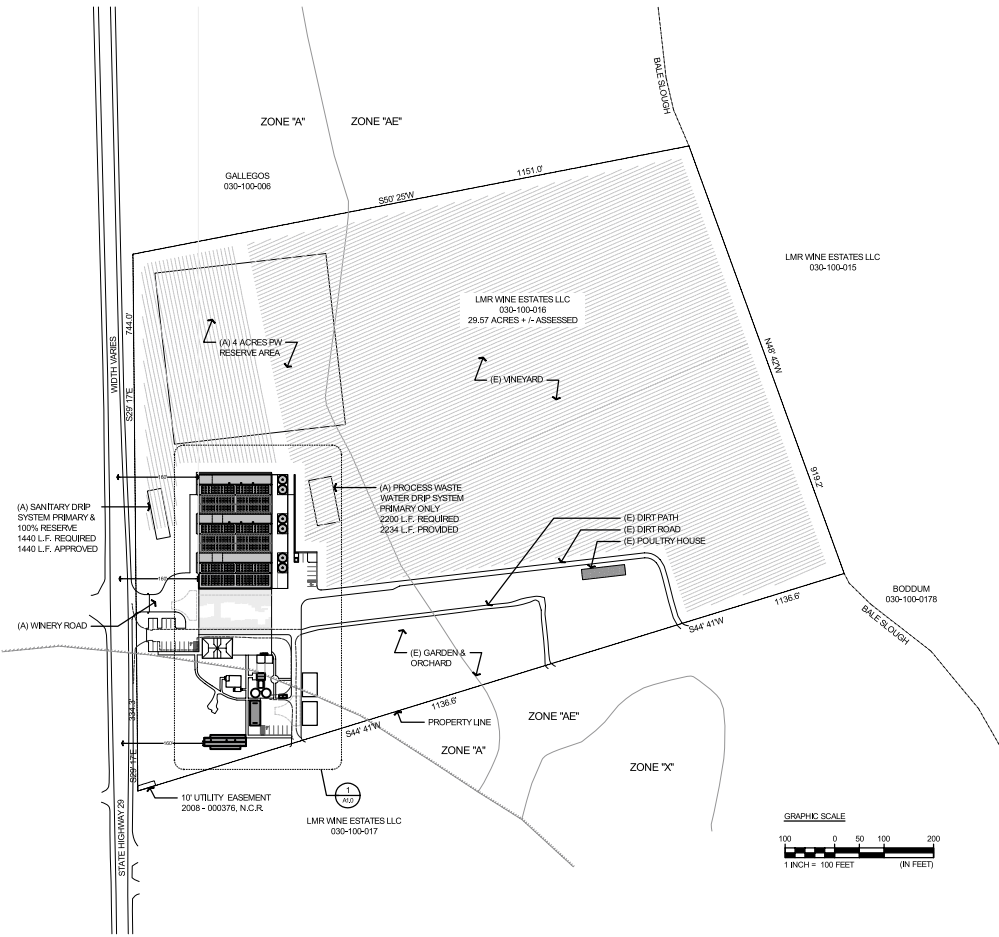
LEGEND	
(E)	EXISTING
(A)	APPROVED USE PERMIT
(M)	MODIFICATION TO APPROVED USE PERMIT

BUILDING AREA SUMMARY			
	APPROVED SQ. FT.	MODIFIED SQ. FT.	
WINERY INTERIOR	11,000	10,782	
WINERY COVERED EXTERIOR	8,308	22,971	
OFFICE INTERIOR	1,360	1,260	
OFFICE COVERED EXTERIOR	0	809	
EQUIPMENT BARN INTERIOR	816	963	
	EXISTING SQ. FT.	MODIFIED SQ. FT.	
BATHROOM	224	224	

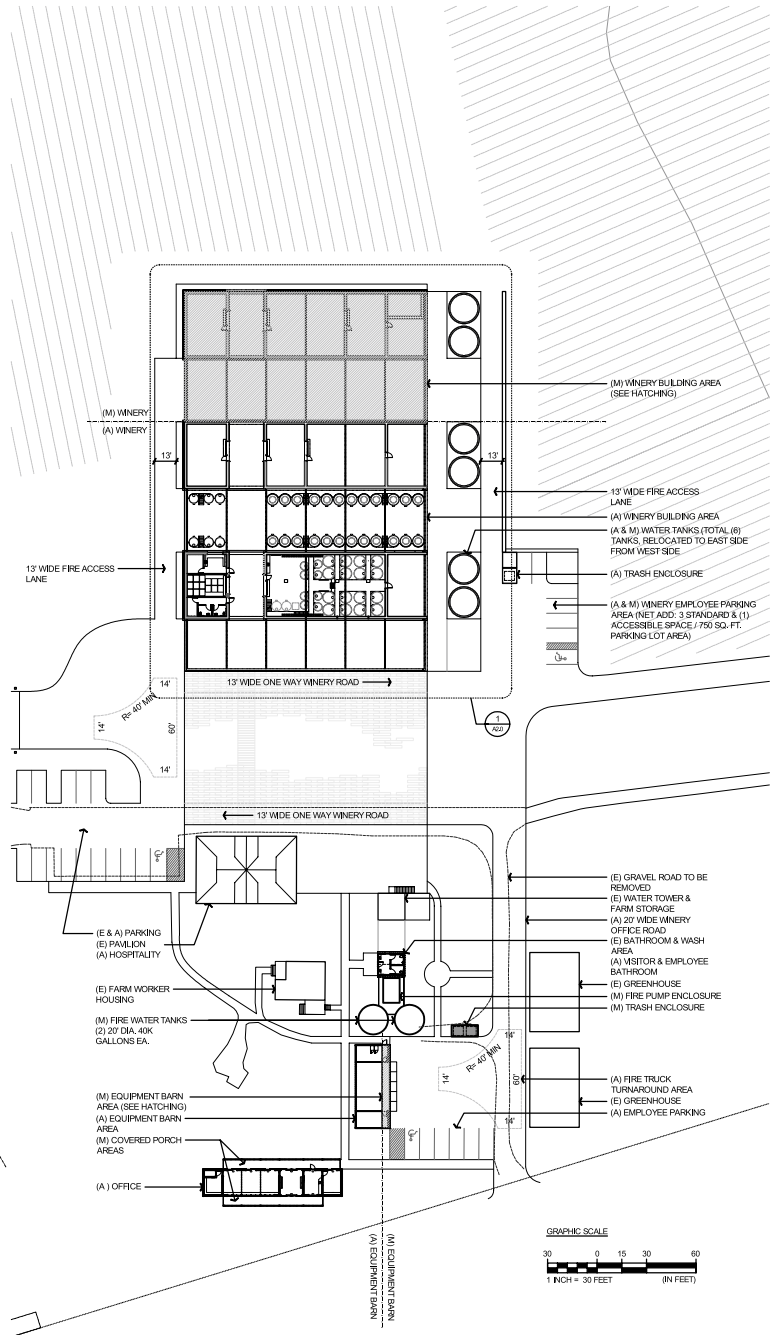
WINERY COVERAGE SUMMARY			
	SQ. FT.	ACRES	
PARCEL SIZE:	28.57		
WINERY DEVELOPMENT AREA:	44,581	1.02	
WINERY COVERAGE:	93,370	2.14 (7.2% OF PARCEL)	
PRODUCTION FACILITY INTERIOR:	10,782		
PRODUCTION FACILITY EXTERIOR:	22,671		
PRODUCTION FACILITY TOTAL:	33,453		
ACCESSORY USE EXISTING:	2,323		
ACCESSORY USE PROPOSED:	2,924		
ACCESSORY USE TOTAL:	4,947 (14.8% OF PRODUCTION FACILITY)		



LOCATION MAP
SCALE: N.T.S.



PROPOSED SITE OVERVIEW
SCALE: 1" = 100'



PROPOSED SITE DETAIL
SCALE: 1" = 30'

TURNBULL
GRIFFIN &
HAESLOOP

1660 BUSH STREET, STE 200
SAN FRANCISCO, CA 94109
P: 415-441-2300
F: 415-441-2385
WWW.TGHAARCHITECTS.COM

LMR RUTHERFORD
ESTATE WINERY
1796 ST. HELENA HIGHWAY SOUTH
RUTHERFORD, CA 94774
APN: 30-100-016

ALL CONSTRUCTION, REGARDLESS OF
DETAILS OR PHASE SHALL COMPLY WITH:
2019 CA BUILDING CODE
2019 CA FIREMECHANICAL CODE
2019 CA MECHANICAL CODE
2019 CA ELECTRICAL CODE
2019 CA BLDG ENERGY STANDARDS
WITH 2019 WINEBARN CODE

IF THESE DRAWINGS ARE NOT
30" X 42", THEY HAVE BEEN REDUCED
OR ENLARGED.

REVISIONS:
100% DD SET 9/18/16

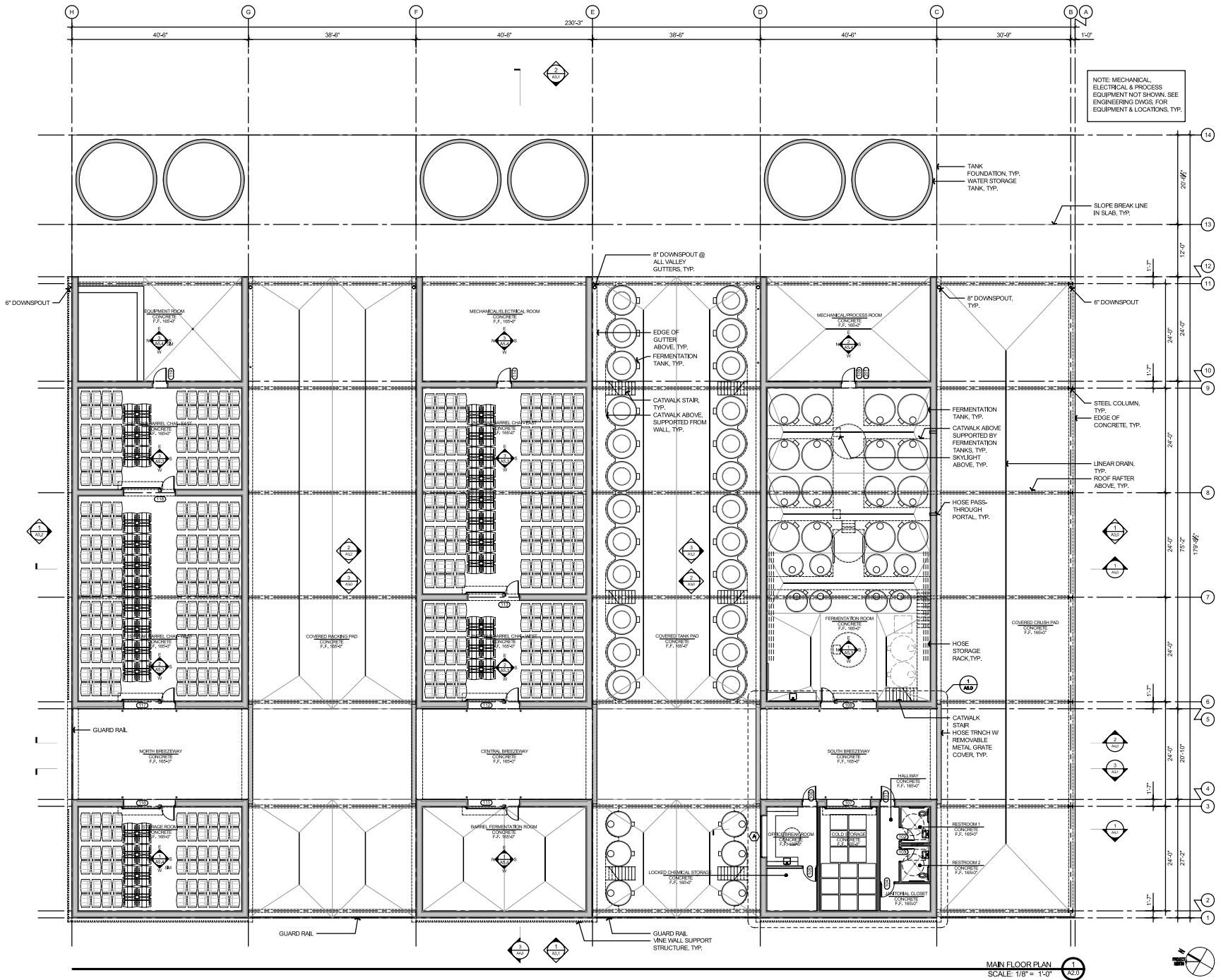
APPROVED BY:

DRAWING TITLE
WINERY ESTATE
SITE PLAN

DATE:
12.20.2016

SCALE:
AS NOTED

SHEET NO:
A1.0



NOTE: MECHANICAL
ELECTRICAL & PROCESS
EQUIPMENT NOT SHOWN, SEE
ENGINEERING DRAWINGS FOR
EQUIPMENT & LOCATIONS, TYP.

TANK
FOUNDATION, TYP.
WATER STORAGE
TANK, TYP.

SLOPE BREAK LINE
IN SLAB, TYP.

8" DOWNSPOUT @
ALL VALLEY
GUTTERS, TYP.

EDGE OF
GUTTER
ABOVE, TYP.
FERMENTATION
TANK, TYP.

CATWALK STAR,
TYP.
CATWALK ABOVE,
SUPPORTED FROM
WALL, TYP.

MECHANICAL PROCESS ROOM
CONCRETE
F.F. 165'-0"

8" DOWNSPOUT,
TYP.

6" DOWNSPOUT
TYP.

EQUIPMENT ROOM
CONCRETE
F.F. 165'-0"

MECHANICAL/ELECTRICAL ROOM
CONCRETE
F.F. 165'-0"

FERMENTATION
TANK, TYP.
CATWALK ABOVE
SUPPORTED BY
FERMENTATION
TANKS, TYP.
SKYLIGHT
ABOVE, TYP.

STEEL COLUMN,
TYP.
EDGE OF
CONCRETE, TYP.

LINEAR DRAIN,
TYP.
ROOF RAFTER
ABOVE, TYP.

HOSE PASS-
THROUGH
PORTAL, TYP.

COVERED RACKING PAD
CONCRETE
F.F. 165'-0"

COVERED TANK PAD
CONCRETE
F.F. 165'-0"

FERMENTATION ROOM
CONCRETE
F.F. 165'-0"

HOSE
STORAGE
RACK, TYP.

COVERED CRIBBLAND
CONCRETE
F.F. 165'-0"

CATWALK
STAR
HOSE TRENCH W/
REMOVABLE
METAL GRATE
COVER, TYP.

NORTH BREEZEWAY
CONCRETE
F.F. 165'-0"

CENTRAL BREEZEWAY
CONCRETE
F.F. 165'-0"

SOUTH BREEZEWAY
CONCRETE
F.F. 165'-0"

HALLWAY
CONCRETE
F.F. 165'-0"

BARREL STORAGE ROOM
CONCRETE
F.F. 165'-0"

SAMPLE FERMENTATION ROOM
CONCRETE
F.F. 165'-0"

LOCKED CHEMICAL STORAGE
CONCRETE
F.F. 165'-0"

OPEN BREEZEWAY ROOM
CONCRETE
F.F. 165'-0"

COCK PIT STORAGE
CONCRETE
F.F. 165'-0"

RESTROOM #1
CONCRETE
F.F. 165'-0"

RESTROOM #2
CONCRETE
F.F. 165'-0"

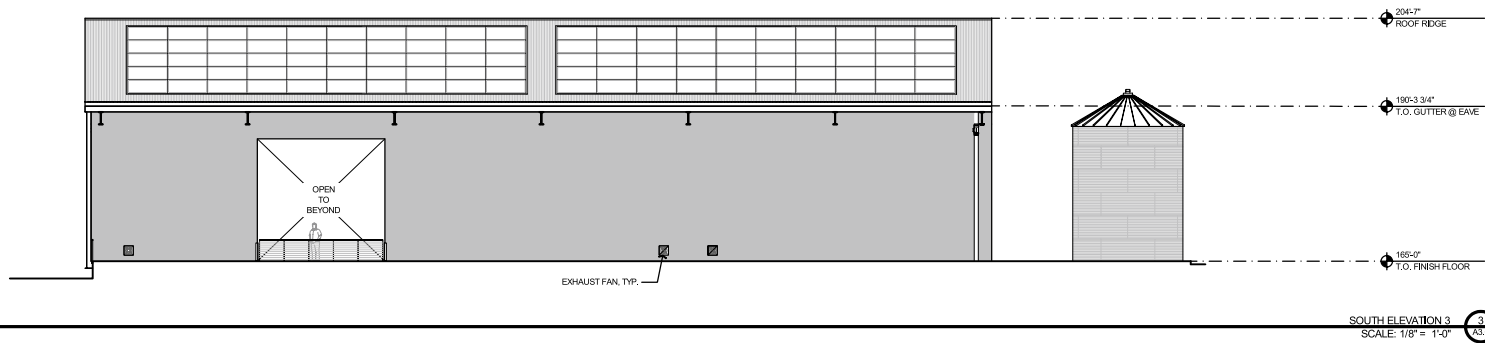
TOILET
CONCRETE
F.F. 165'-0"

GUARD RAIL

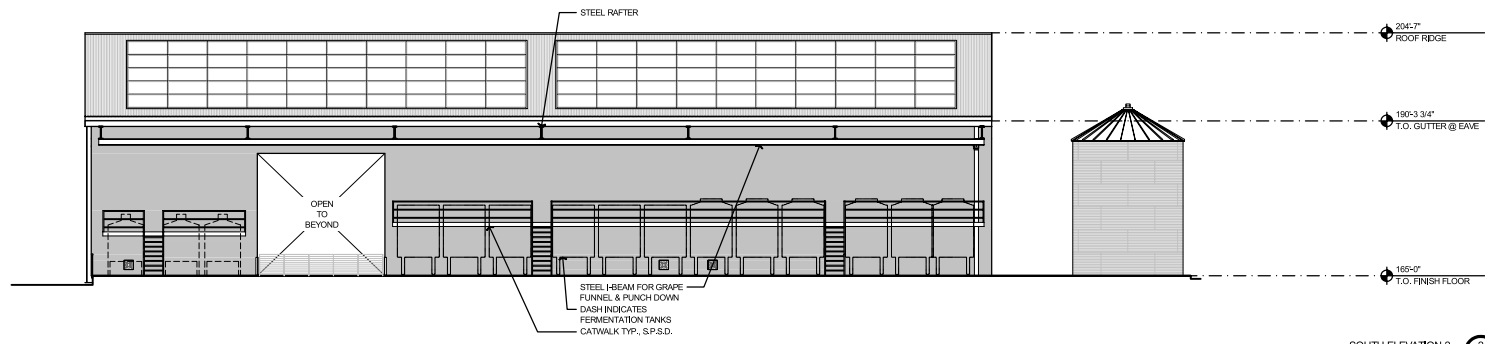
GUARD RAIL
WINE WALL SUPPORT
STRUCTURE, TYP.

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

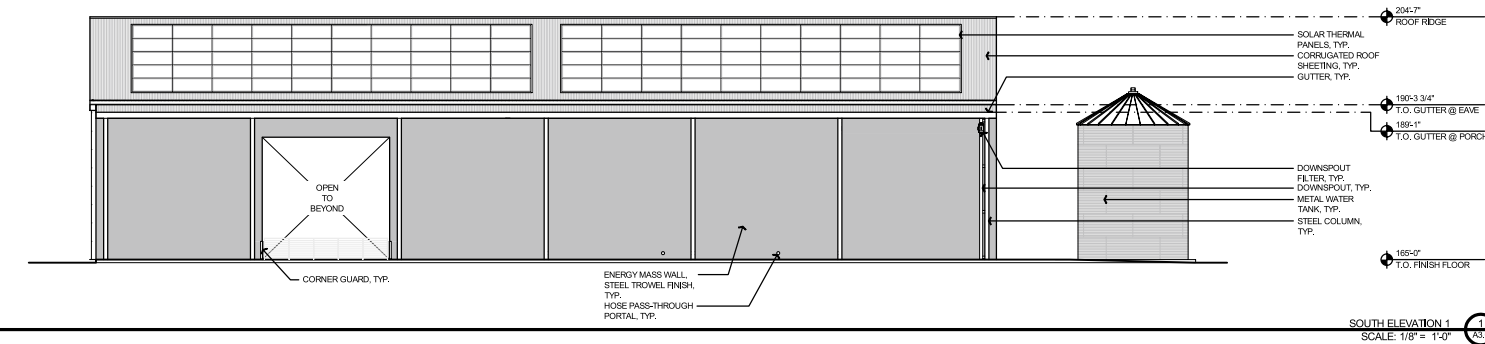




SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0" 3/30



SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0" 2/30



SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0" 1/30

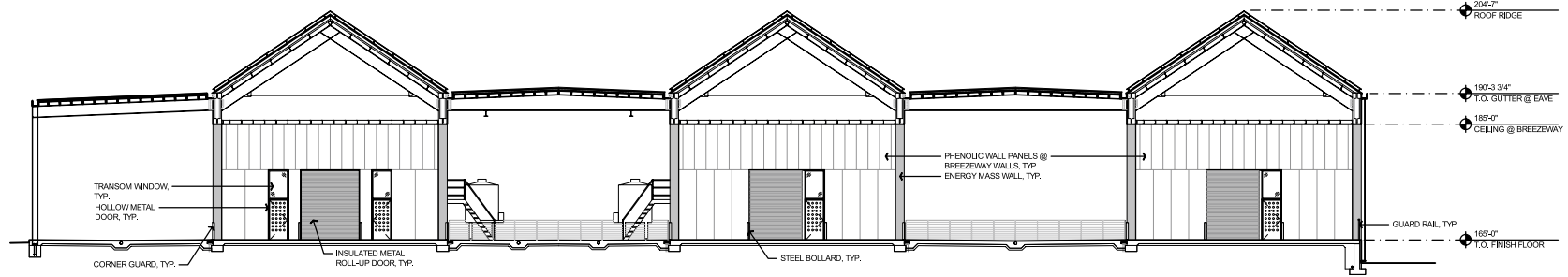
APPROVED BY:

DRAWING TITLE:
EXTERIOR
ELEVATIONS

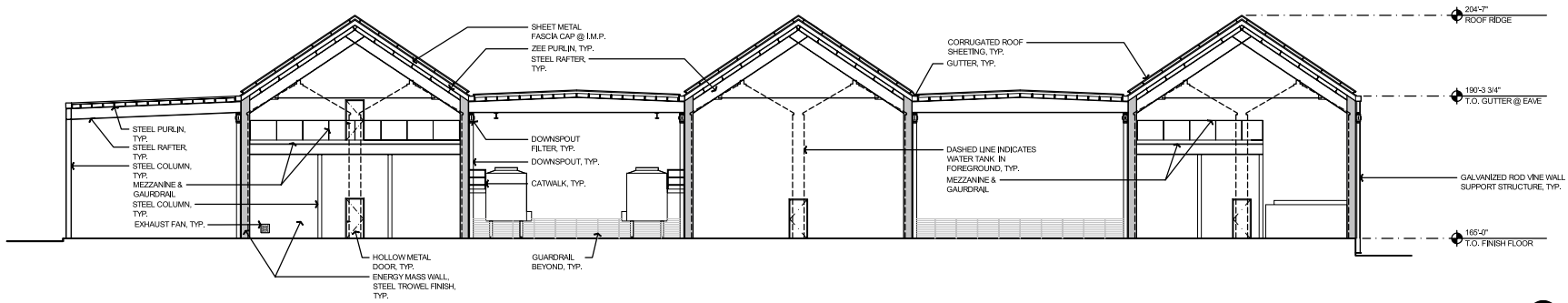
DATE:
12.20.2016

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

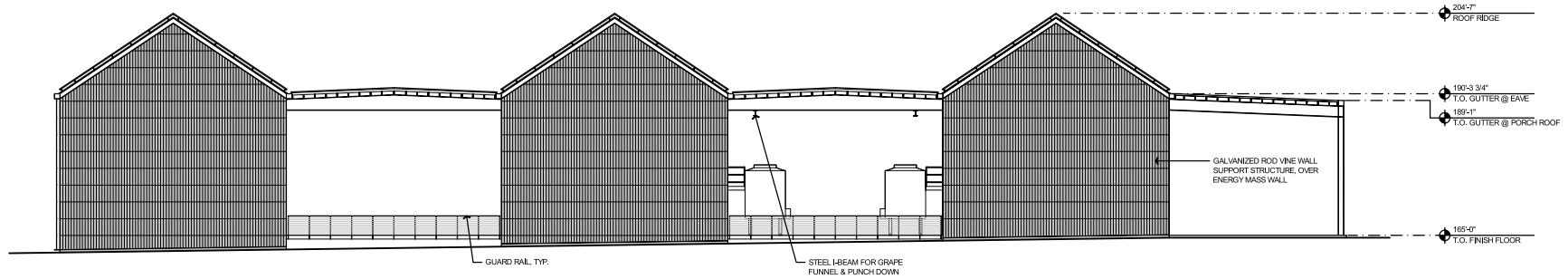
SHEET NO:
A3.0



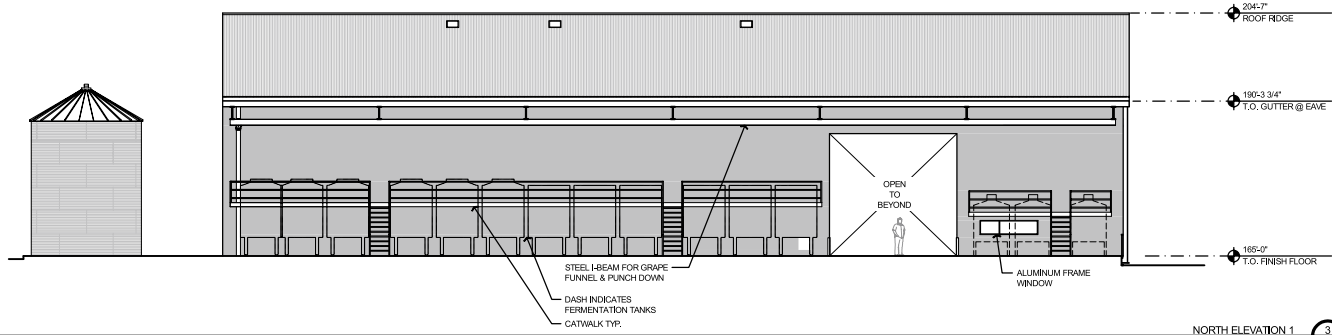
EAST ELEVATION/SECTION @ BREEZEWAY 3
SCALE: 1/8" = 1'-0"



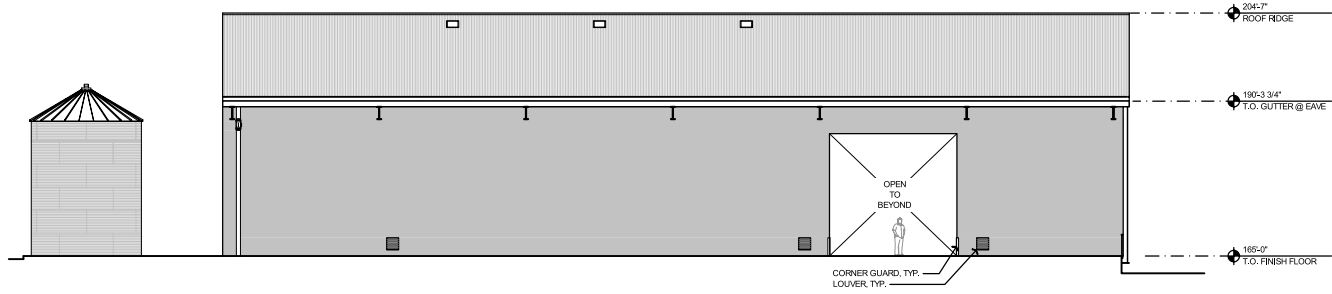
EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



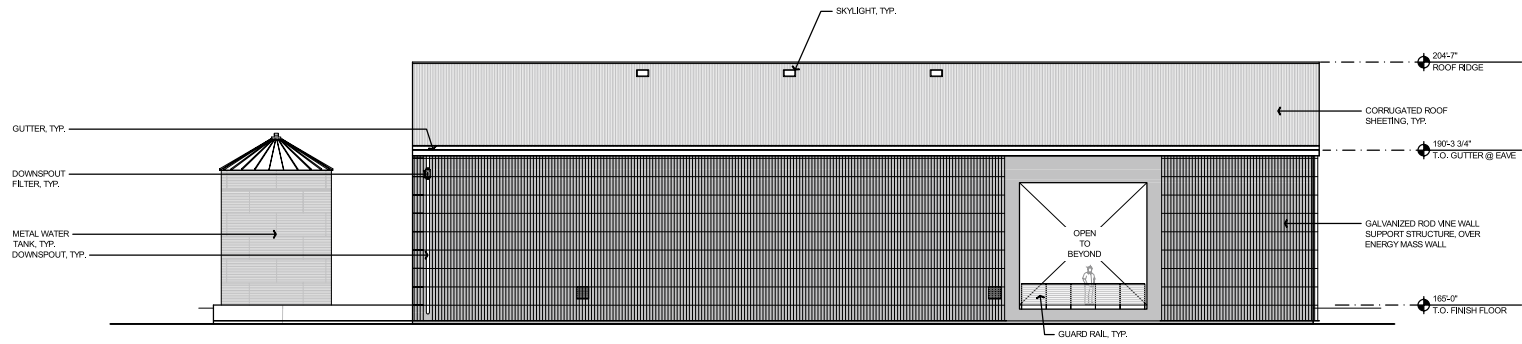
WEST ELEVATION 1
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"
A3.2



NORTH ELEVATION 2
SCALE: 1/8" = 1'-0"
A3.2



NORTH ELEVATION 3
SCALE: 1/8" = 1'-0"
A3.2

APPROVED BY:

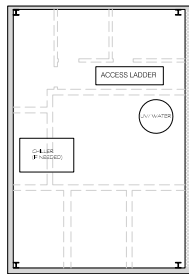
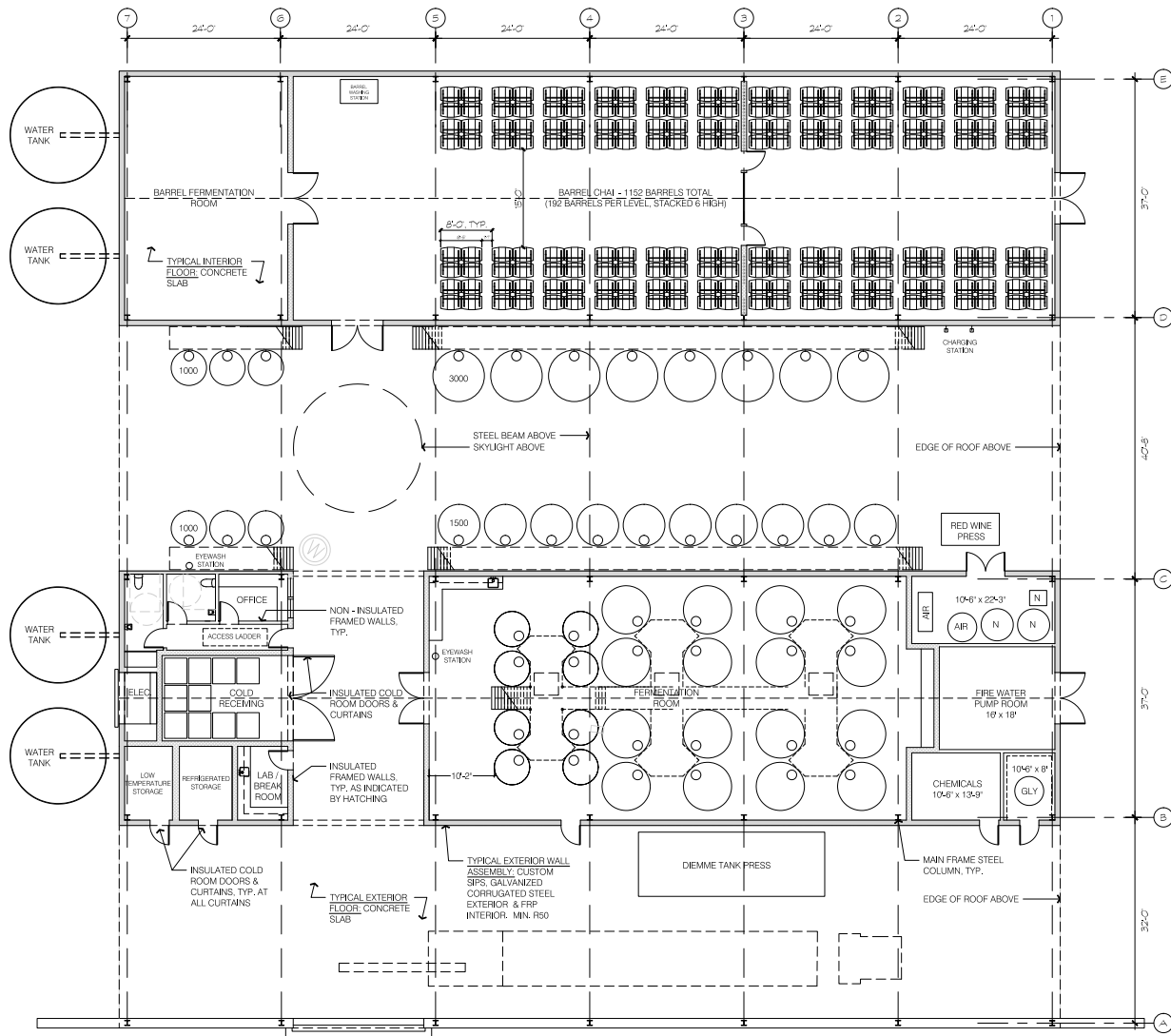
DRAWING TITLE:
EXTERIOR
ELEVATIONS

DATE:
12.20.2016

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

SHEET NO:

A3.2



MECHANICAL LOFT PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$



Approved UP Floor Plan for Reference

Interior Square Footage:*

- Fermentation Room: 2,697
- 1st Year Chai: 2,697
- 2nd Year Chai: 2,697
- Storage Room: 897
- Barrel Fermentation: 897
- Cold Storage/Office Etc: 897
- Total: 10,782**

Exterior Square Footage:

- Crush Pad: 4,665
- Tank Pad: 5,667
- Racking Pad: 5,667
- South Breezeway: 844
- Central Breezeway: 884
- North Breezeway: 884
- Mech/Process: 900
- Mech/Elec: 900
- Equipment: 900
- Mech/Process Mezz: 900
- Equipment Mezz: 540
- Total: 22,671**

