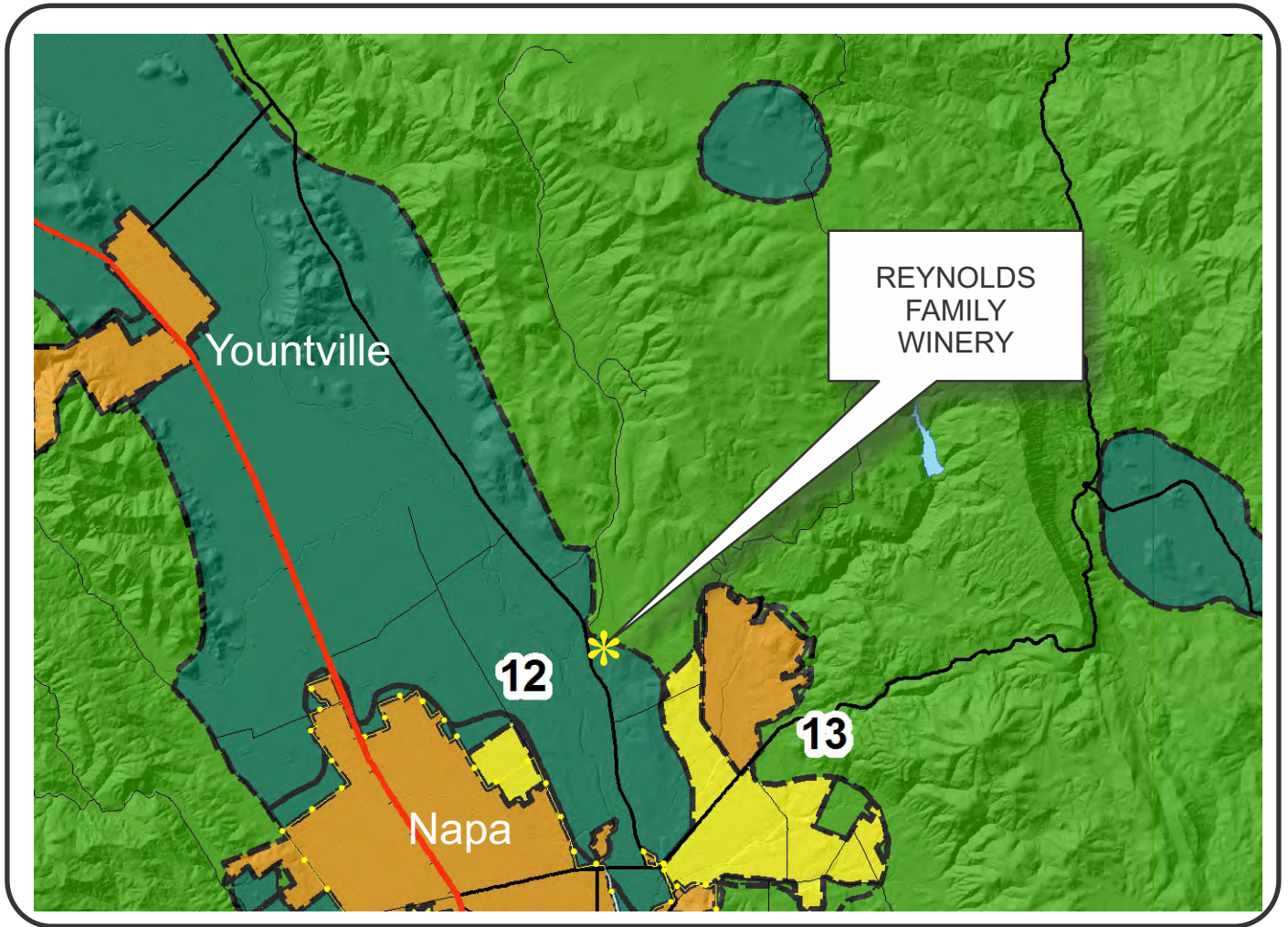


“J”

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

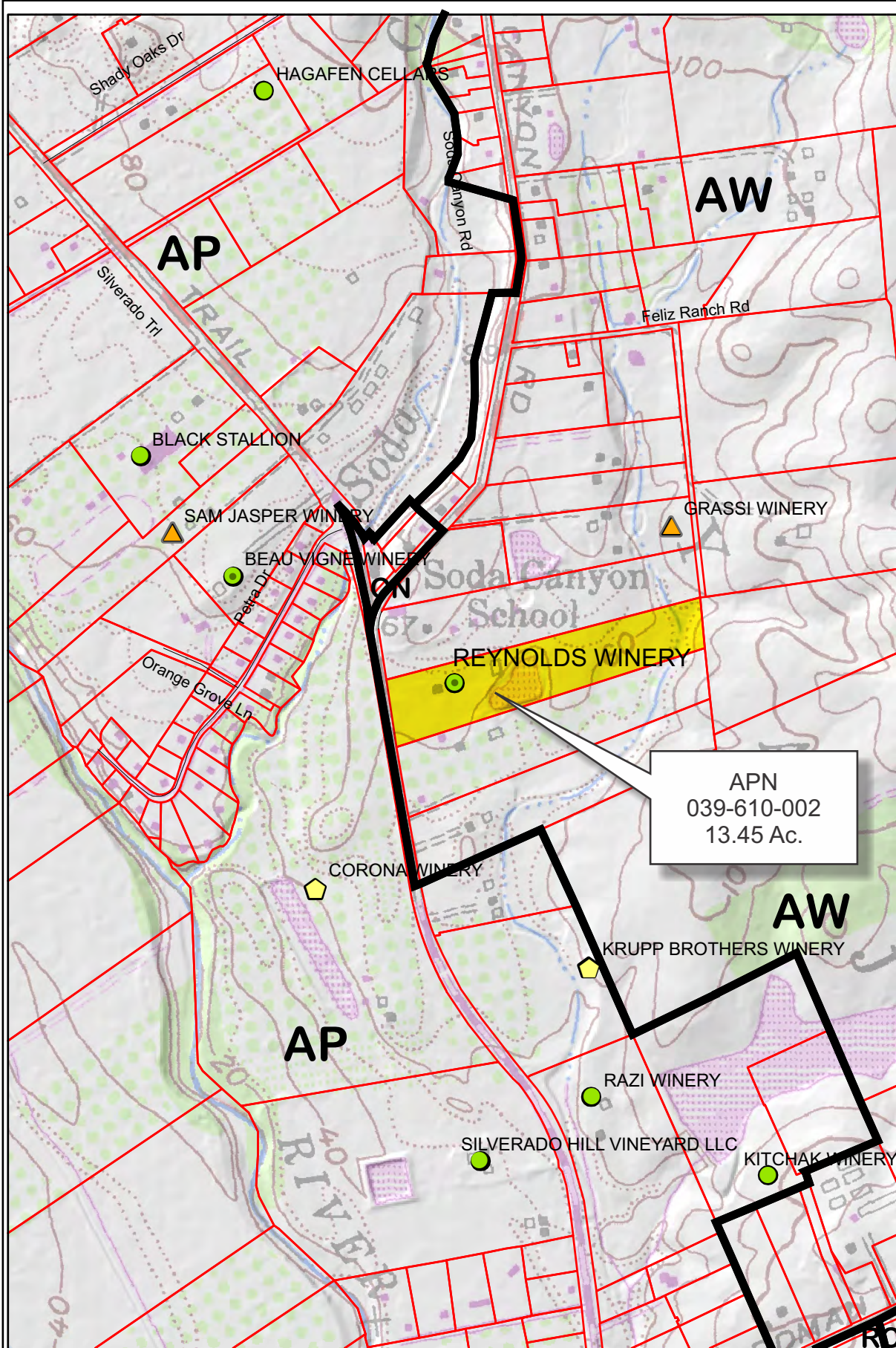
TRANSPORTATION

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

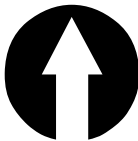
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
039-610-002
11-02-2015
5C MOD

REYNOLDS FAMILY WINERY

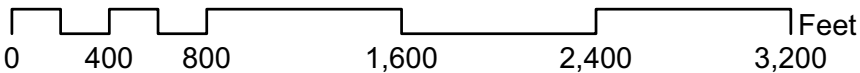


APN
039-610-002
13.45 Ac.

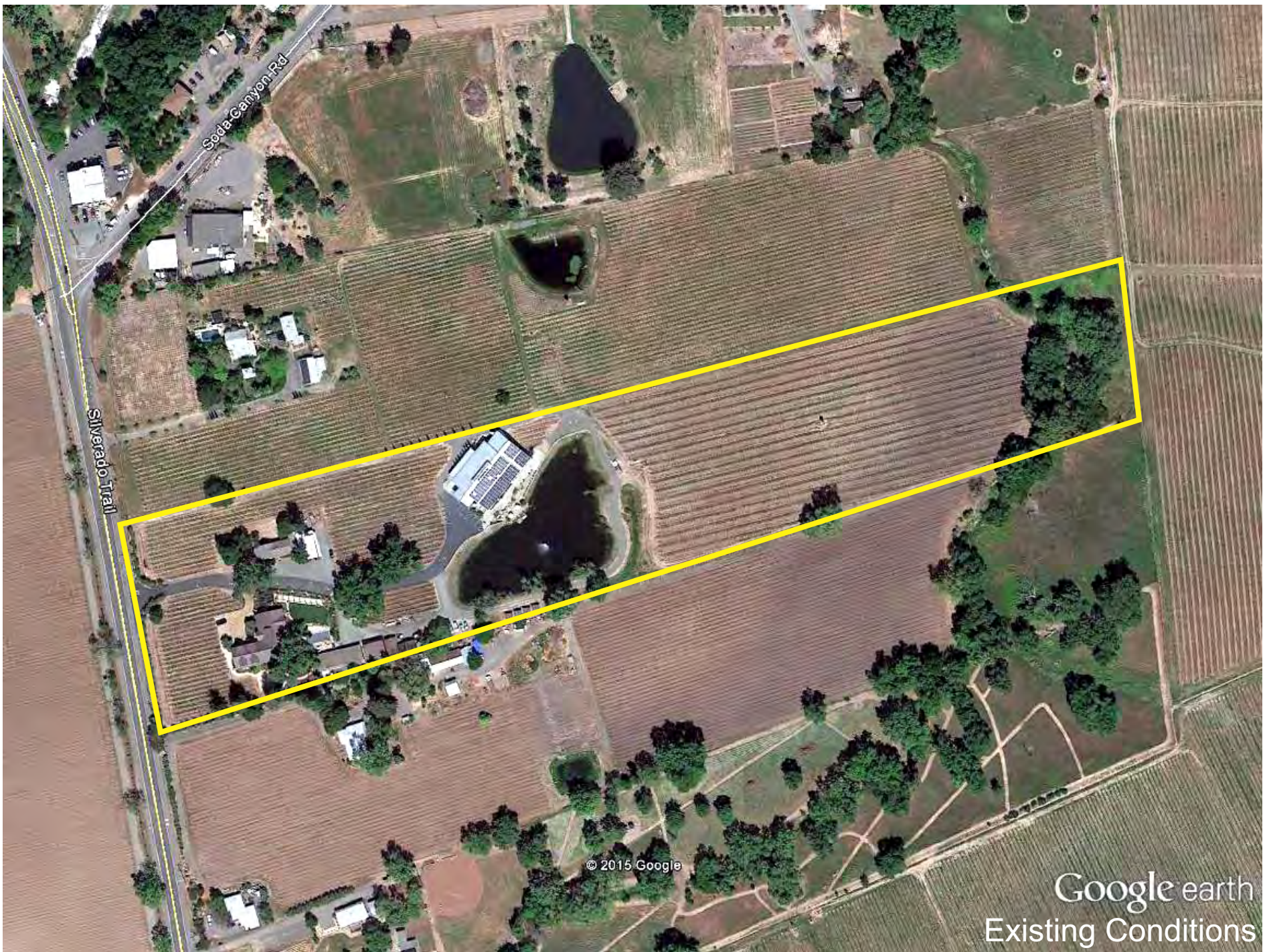


Legend

- Wineries**
- Status**
- Producing
 - Producing, with pending major mod
 - ▭ Approved
 - ▴ Pending
 - Unknown
 - ▭ Zoning
 - ▭ Parcels

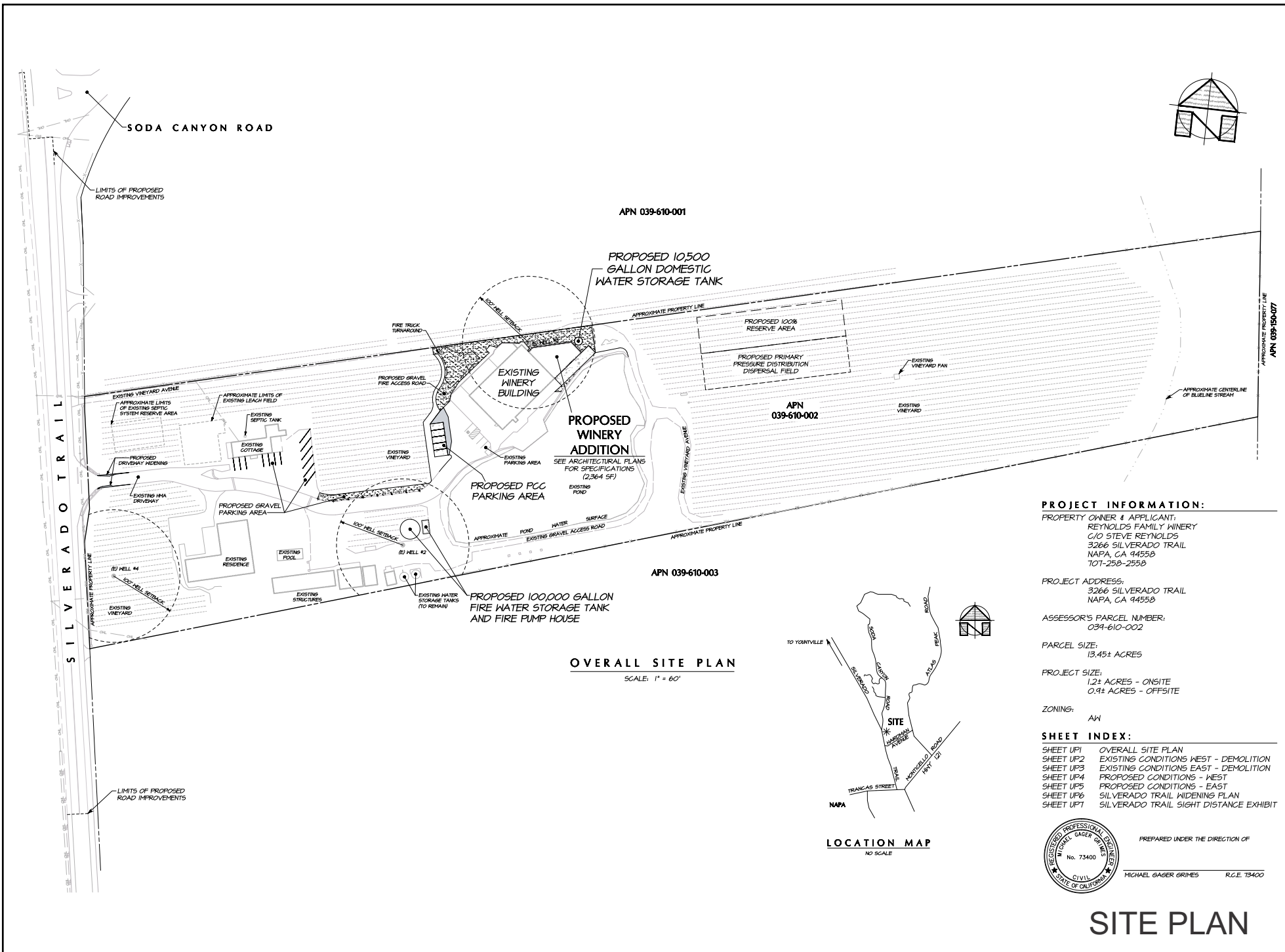


REYNOLDS FAMILY WINERY



Google earth
Existing Conditions

REYNOLDS FAMILY WINERY



OVERALL SITE PLAN
SCALE: 1" = 60'

PROJECT INFORMATION:
 PROPERTY OWNER & APPLICANT:
 REYNOLDS FAMILY WINERY
 C/O STEVE REYNOLDS
 3266 SILVERADO TRAIL
 NAPA, CA 94558
 707-258-2558

PROJECT ADDRESS:
 3266 SILVERADO TRAIL
 NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
 039-610-002

PARCEL SIZE:
 13.45± ACRES

PROJECT SIZE:
 1.2± ACRES - ONSITE
 0.9± ACRES - OFFSITE

ZONING:
 AW

SHEET INDEX:
 SHEET UP1 OVERALL SITE PLAN
 SHEET UP2 EXISTING CONDITIONS WEST - DEMOLITION
 SHEET UP3 EXISTING CONDITIONS EAST - DEMOLITION
 SHEET UP4 PROPOSED CONDITIONS - WEST
 SHEET UP5 PROPOSED CONDITIONS - EAST
 SHEET UP6 SILVERADO TRAIL WIDENING PLAN
 SHEET UP7 SILVERADO TRAIL SIGHT DISTANCE EXHIBIT

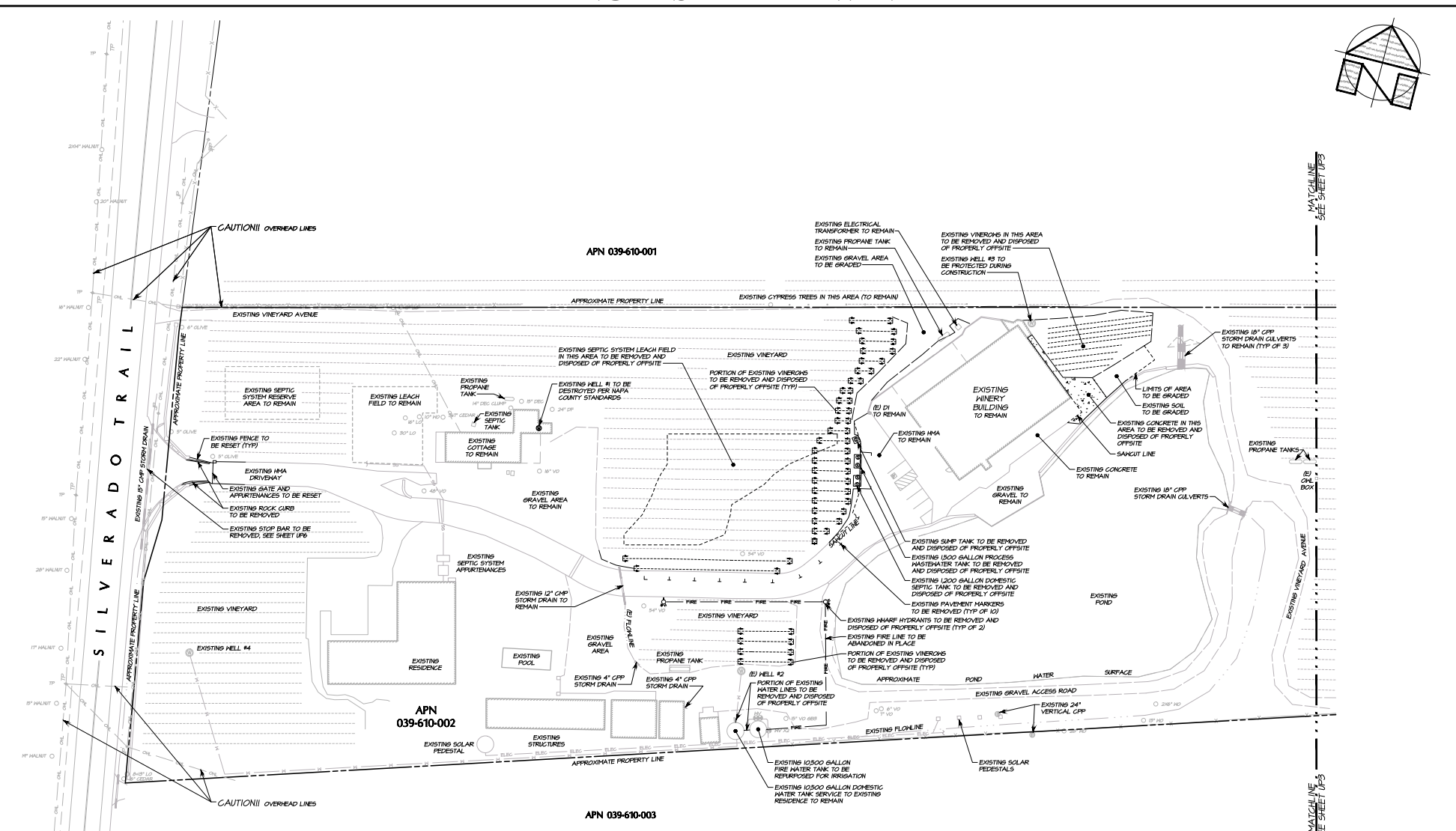
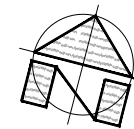
LOCATION MAP
NO SCALE



PREPARED UNDER THE DIRECTION OF
 MICHAEL GAGER GRIMES R.C.E. 73400

SITE PLAN

REYNOLDS FAMILY WINERY



EXISTING CONDITIONS WEST - DEMOLITION PLAN

SCALE: 1" = 40'

DEMOLITION NOTES:

1. ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS OTHERWISE NOTED.
2. COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND STRUCTURES WITH THE OWNER AND ENGINEER.
3. COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE OWNER AND ENGINEER.
4. UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE.
5. ALL EXISTING TREES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
6. SANDKUT AND REMOVE EXISTING GRAVEL AND CONCRETE AND DISPOSE OF PROPERLY OFFSITE.

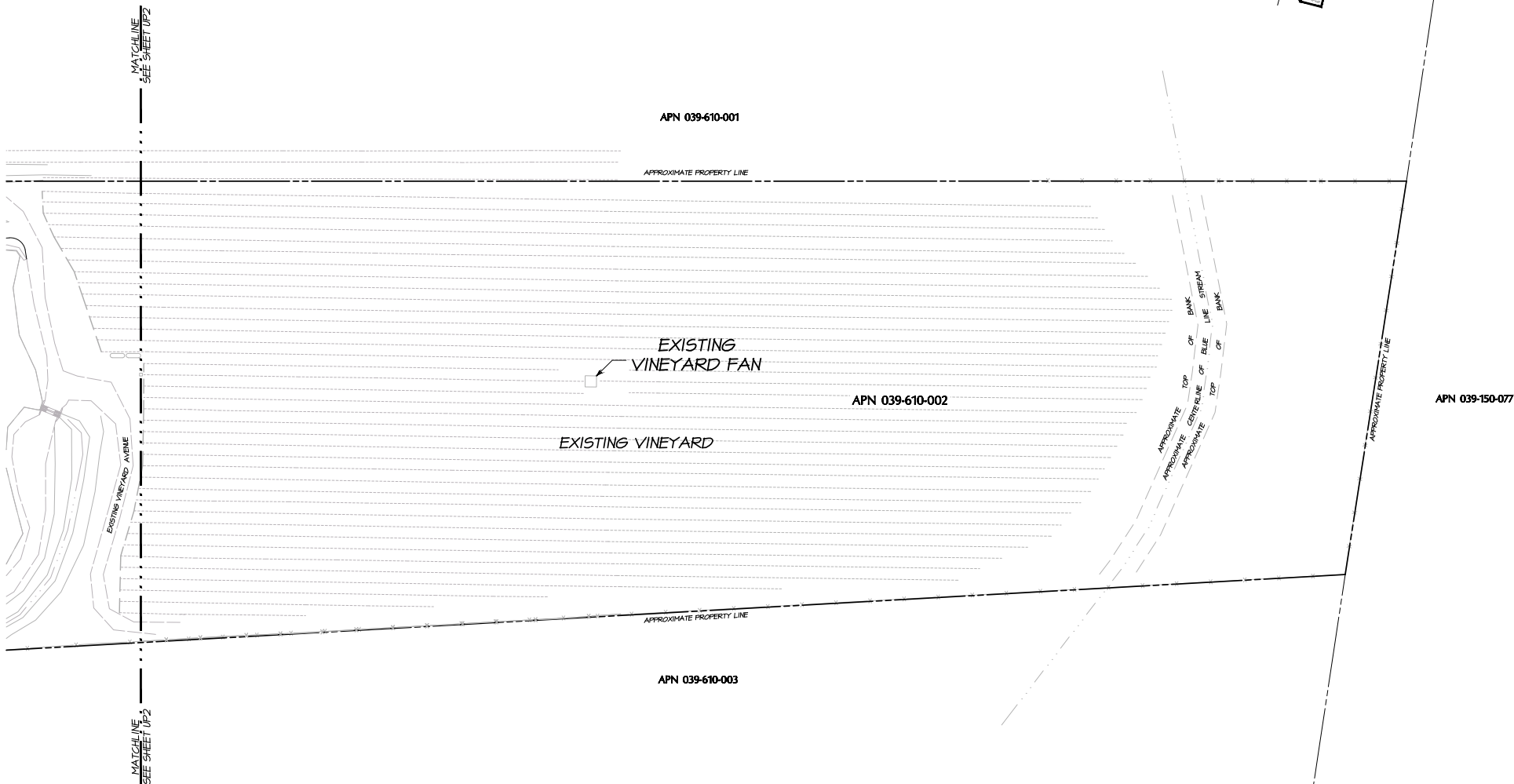
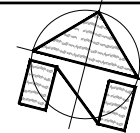
LEGEND:

○ TREE 6"/8"	EXISTING TREE	-----	EXISTING VINEROON TO BE REMOVED
— OHL	EXISTING OVERHEAD LINE	— FHL	EXISTING FIRE LINE TO BE REMOVED
— H	EXISTING FENCE	▲	EXISTING WHARF HYDRANT TO BE REMOVED
— FHL	EXISTING FIRE LINE	⊙	EXISTING WELL TO BE REMOVED
— ELOC	EXISTING VINEROON	⊕	EXISTING VALVE (PER PLAN)
— SDR	EXISTING STORM DRAIN	○	EXISTING UTILITY POLE
— X	EXISTING FENCE	⊙	EXISTING WELL
-----	EXISTING VINEROON		



PREPARED UNDER THE DIRECTION OF
MICHAEL GAGER GRIMES R.C.E. 73400

REYNOLDS FAMILY WINERY



EXISTING CONDITIONS EAST - DEMOLITION PLAN

LEGEND:

- EXISTING STORM DRAIN
- EXISTING FENCE
- EXISTING VINEROW

PREPARED UNDER THE DIRECTION OF



MICHAEL GAGER GRIMES R.C.E. 13400

REYNOLDS FAMILY WINERY

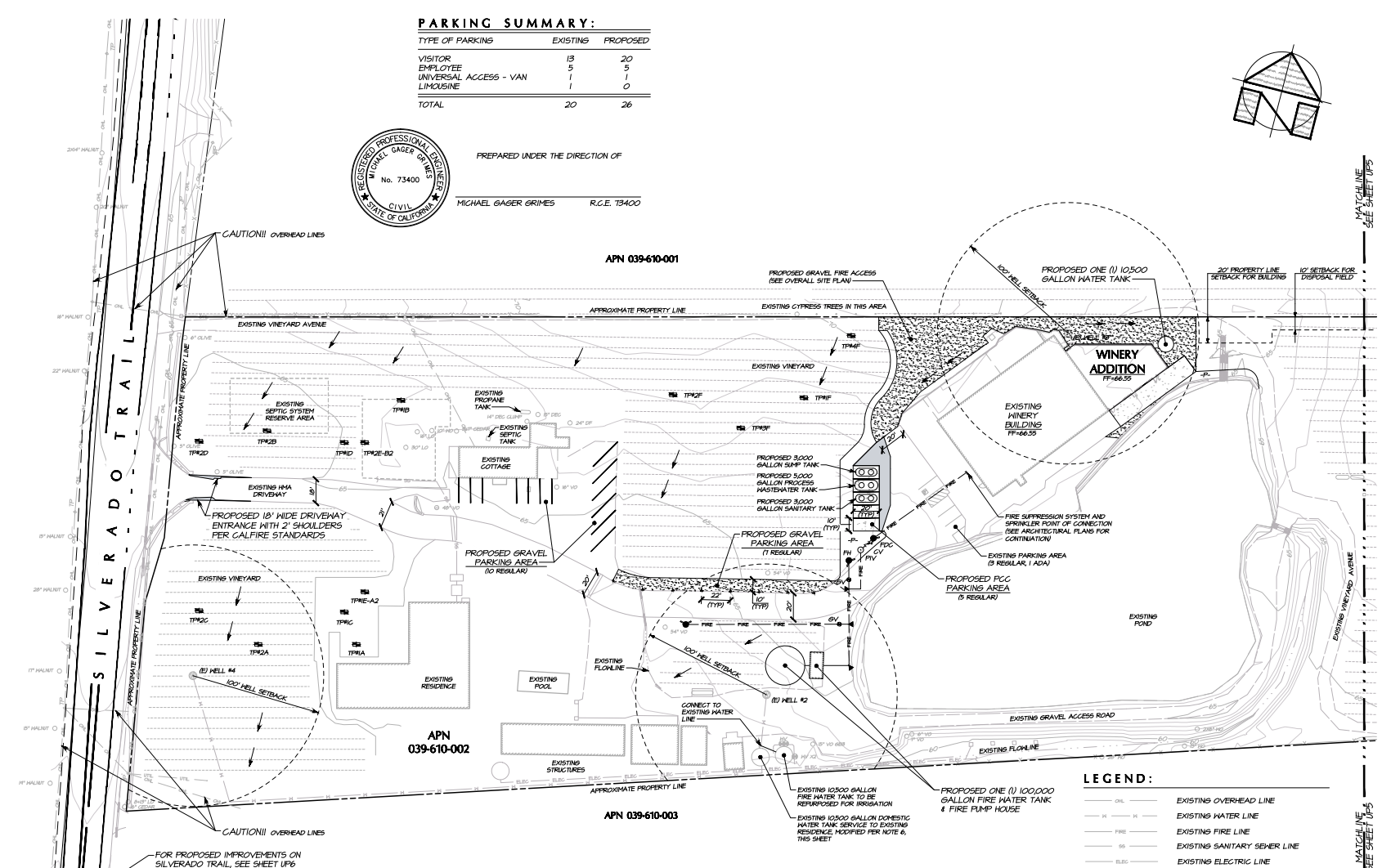
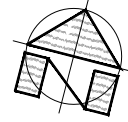
PARKING SUMMARY:

TYPE OF PARKING	EXISTING	PROPOSED
VISITOR	13	20
EMPLOYEE	5	5
UNIVERSAL ACCESS - VAN	1	1
LIMOUSINE	1	0
TOTAL	20	26



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PROPOSED CONDITIONS - WEST

SCALE: 1" = 40'

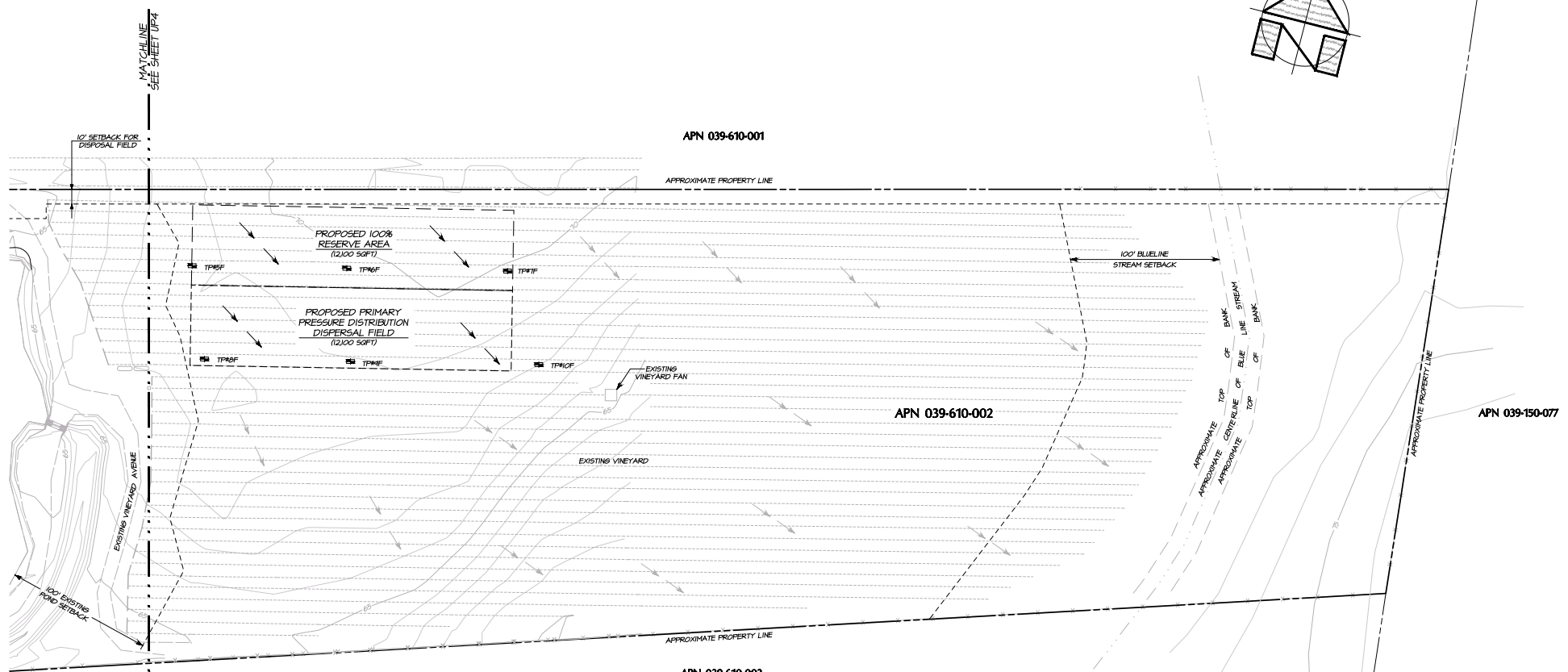
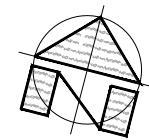
NOTES:

- SEE ARCHITECT'S PLANS FOR LAYOUT AND FINISH OF HARDSCAPE.
- BUILDING FOOTPRINT HAS DERIVED FROM THE ARCHITECTURAL DIGITAL FILE. SEE ARCHITECT'S PLANS FOR EXACT BUILDING SPECIFICATIONS.
- ALL TRANSITIONS AND GRADE BREAKS SHALL BE GRADED WITH A SMOOTH CURVE AND BE APPROVED BY THE ENGINEER IN THE FIELD.
- CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE APPLICATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INCLUDING SEDIMENT BARRIERS, SEEDING AND EROSION CONTROL BLANKETS. CONTRACTOR IS RESPONSIBLE TO TAKE APPROPRIATE ACTIONS TO PREVENT EROSION FOR THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES ARE SUBJECT TO APPROVAL BY NAPA COUNTY, BARTELT ENGINEERING AND THE OWNER.
- SEE BARTELT ENGINEERING SEPTIC SYSTEM FEASIBILITY STUDY FOR ADDITIONAL INFORMATION REGARDING TEST PITS.
- EXISTING WELL #4 SHALL BE UTILIZED AS THE WATER SOURCE FOR THE PROPOSED PUBLIC WATER SYSTEM THAT WILL SERVE THE EXISTING RESIDENCE, COTTAGE AND WINERY.
- ALL PROPOSED OFF STREET PARKING SHALL CONFORM TO COUNTY OF NAPA ROAD AND STREET STANDARDS (RSS), DETAIL D-8 OFF STREET PARKING. UNIVERSAL ACCESS PARKING SHALL CONFORM TO COUNTY OF NAPA ROAD AND STREET STANDARDS (RSS), DETAIL D-9 HANDICAP SYMBOL OR THE CURRENT CALIFORNIA BUILDING CODE, WHICHEVER IS MORE STRINGENT.
- ALL PROPOSED ONSITE WINERY ACCESS ROAD(S) SHALL CONFORM TO THE COUNTY OF NAPA ROAD AND STREET STANDARDS, SECTION 15 WHICH INCLUDES MINIMUM CRITERIA FOR WIDTH, SECTION AND INSIDE RADIUS OF CURVATURE FOR A COMMERCIAL ACCESS DRIVE.
- ALL PROPOSED OFFSITE IMPROVEMENTS WITHIN THE COUNTY OF NAPA RIGHT OF WAY SHALL CONFORM TO NAPA COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS.

LEGEND:

- OHL — EXISTING OVERHEAD LINE
- H — H — EXISTING WATER LINE
- F — F — EXISTING FIRE LINE
- S — S — EXISTING SANITARY SENEER LINE
- E — E — EXISTING ELECTRIC LINE
- SD — SD — EXISTING STORM DRAIN
- V — V — EXISTING VINE ROW
- U — U — EXISTING UTILITY POLE
- ⊙ — ⊙ — EXISTING WELL
- — ■ — PROPOSED HMA (HOT MIX ASPHALT)
- ▨ — ▨ — PROPOSED TRAFFIC PCC
- ▩ — ▩ — PROPOSED GRAVEL (MATCH EXISTING)
- F — F — PROPOSED 4000 CL200 PVC FIRE LINE
- — → — PROPOSED DRAINAGE PATTERN
- ⊙ — ⊙ — PROPOSED DOMESTIC WELL
- ⊙ — ⊙ — FH — PROPOSED FIRE HYDRANT
- ⊙ — ⊙ — PIV CV PCC — PROPOSED POST INDICATOR VALVE CHECK VALVE AND FIRE DEPARTMENT CONNECTION
- ⊙ — ⊙ — G — G — PROPOSED GATE VALVE
- ⊙ — ⊙ — P — P — PROPOSED PLANTER
- — ■ — TPXXX — TEST PIT LOCATIONS (SEE NOTE 5)

REYNOLDS FAMILY WINERY



PROPOSED CONDITIONS - EAST

SCALE: 1" = 40'

- LEGEND:**
- EXISTING STORM DRAIN
 - EXISTING FENCE
 - EXISTING VINEYARD
 - EXISTING DRAINAGE PATTERN
 - PROPOSED DRAINAGE PATTERN
 - TP#XX TEST PIT LOCATIONS (SEE NOTE 1)

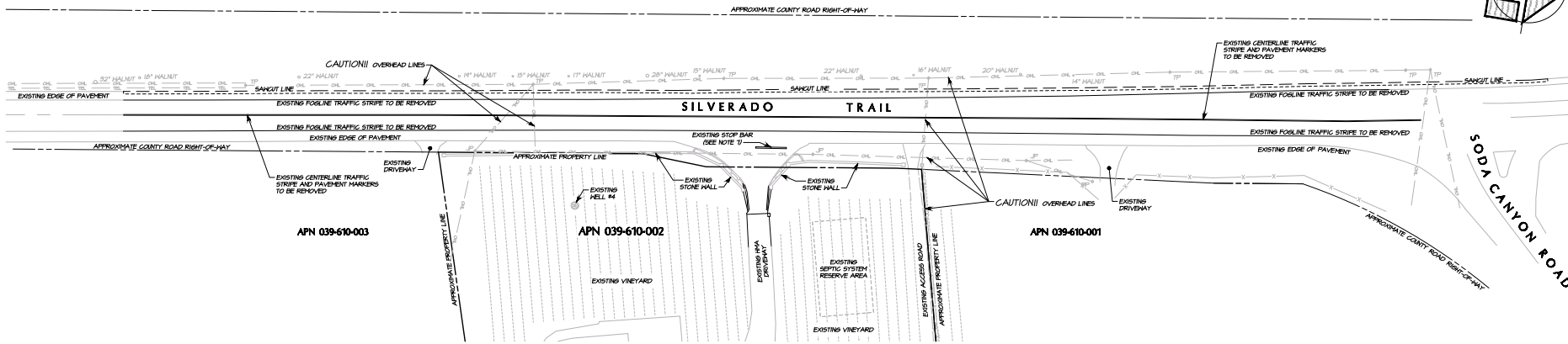
NOTE:

1. SEE BARTELT ENGINEERING SEPTIC SYSTEM FEASIBILITY STUDY FOR ADDITIONAL INFORMATION REGARDING TEST PITS.



PREPARED UNDER THE DIRECTION OF
 MICHAEL GAGER GRIMES R.C.E. 73400

REYNOLDS FAMILY WINERY



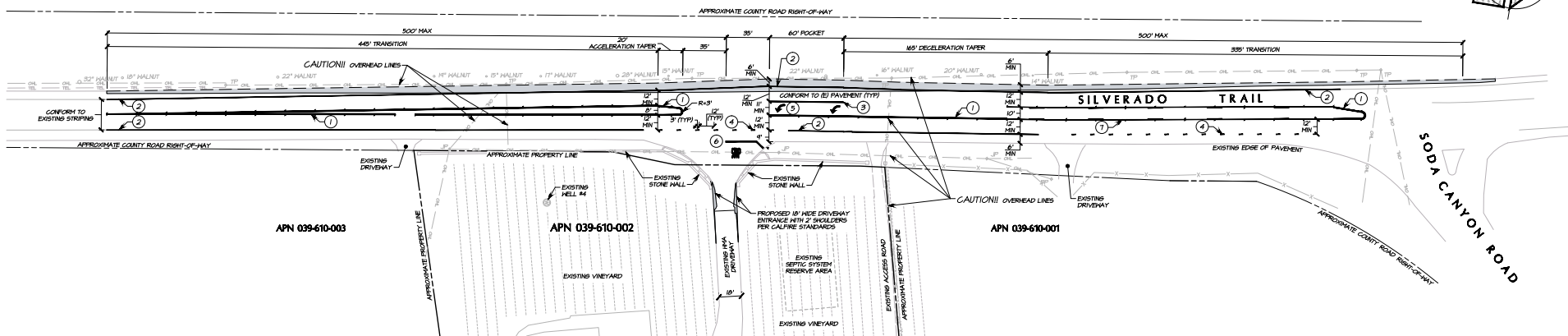
EXISTING CONDITIONS - SILVERADO TRAIL

PAVEMENT MARKER & STRIPING NOTES:

- ① TWO-WAY NO PASSING LINE TRAFFIC STRIPE SHALL BE PER CALTRANS STANDARD PLANS 2010, A208, DETAIL 24 WITH CROSS HATCHING AS DIRECTED BY COUNTY OF NAPA ENGINEER.
- ② RIGHT EDGE LINE TRAFFIC STRIPE SHALL BE PER CALTRANS STANDARD PLANS 2010, A200, DETAIL 34.
- ③ CHANNELIZING LINE TRAFFIC STRIPE SHALL BE PER CALTRANS STANDARD PLANS 2010, A200, DETAIL 38.
- ④ RIGHT EDGE LINE TRAFFIC STRIPE THROUGH INTERSECTION SHALL BE PER CALTRANS STANDARD PLANS 2010, A208, DETAIL 27C.
- ⑤ TWO (2) WHITE TYPE IV (I) PAVEMENT MARKING ARROWS PER CALTRANS STANDARD PLANS 2010, A244.
- ⑥ PAINT 12" WHITE LIMIT LINE AND "STOP" PAVEMENT MARKINGS PER CALIFORNIA MUTCD. INSTALL RH-1 STOP SIGN.
- ⑦ TWO-WAY LEFT TURN LANE TRAFFIC STRIPES SHALL BE PER CALTRANS STANDARD PLANS 2010, A208, DETAIL 32.
- ⑧ ALL EXISTING TRAFFIC STRIPES TO BE REMOVED SHALL BE GROUND OFF.
- ⑨ ALL NEW TRAFFIC STRIPES SHALL BE 3M ALL-WEATHER PAINT WITH 3M MICROCRYSTALLINE CERAMIC BEADS. THE NAPA COUNTY PUBLIC WORKS DEPARTMENT SHALL APPROVE THE TRAFFIC STRIPING LAYOUT IN THE FIELD PRIOR TO FINAL STRIPING.

LEGEND:

- EXISTING OVERHEAD LINE
- EXISTING TELEPHONE LINE
- x— EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WELL
- PROPOSED HMA (HOT MIX ASPHALT)



PROPOSED CONDITIONS - SILVERADO TRAIL



PREPARED UNDER THE DIRECTION OF

MICHAEL GAGER GRIMES R.C.E. 13400

REYNOLDS FAMILY WINERY

GENERAL ARCHITECTURAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE CALIFORNIA RESIDENTIAL CODE, 2013 CRC AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL NOTIFY THE PROJECT DESIGNER OF ANY DISCREPANCIES ON THE DRAWINGS REQUIRING CLARIFICATION OF REVISION BEFORE COMMENCING WITH WORK.
3. DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. DETAILS NOT SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
4. NOTES AND DETAILS ON OTHER DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS IF CONFLICT.
5. RESOLVE ANY CONFLICTS ON THE DRAWINGS WITH THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
6. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING OF EXCAVATION.
7. GRADE SLOPES TO DRAIN AWAY FROM THE BUILDING.

NEW SUN SHADE & RETAINING WALL

REYNOLDS FAMILY WINERY
3266 SILVERADO TRAIL
NAPA, CALIFORNIA 94558
APN 039-610-002

PROJECT INFORMATION

PARCEL NUMBER: 039-610-002
JOB SITE ADDRESS: 3266 SILVERADO TRAIL
NAPA, CA 94558
PROPERTY OWNER: REYNOLDS FAMILY

SCOPE OF WORK:

1. REPLACE DAMAGED EXISTING RETAINING WALL AT THE EXISTING POND.
2. NEW TRELLIS/ CANOPY.

CONSTRUCTION TYPE: I
USE & OCCUPANCY: A-2
STORIES: ONE

THIS PROJECT SHALL COMPLY WITH THE 2013 CRC & CEC

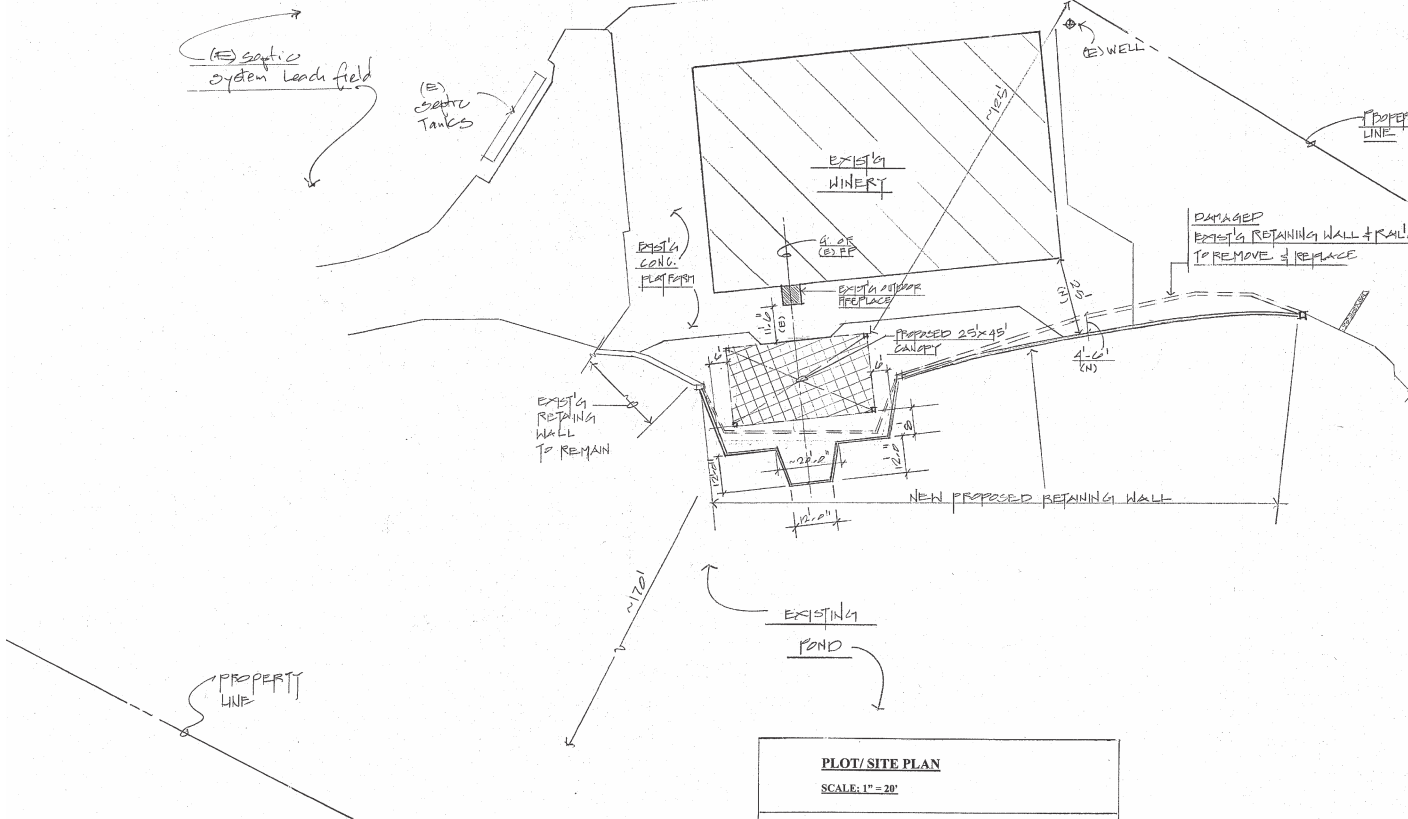
SHEETS INDEX

- | | |
|-------|--|
| A 1 | PLOT/ SITE PLAN - PROJECT INFORMATION
GENERAL ARCHITECTURAL NOTES |
| A 2 | SUN SHADE FLOOR PLAN
EXTERIOR ELEVATIONS |
| S 1 | NOTES AND SPECIFICATIONS |
| S 2.1 | DETAILS |
| S 2.2 | DETAILS |
| S 3 | FOUNDATION PLAN |
| S 4 | ROOF FRAMING PLAN |

PROJECT CONSULTANTS

PROJECT ENGINEER
JESSYCA V. COCHRAN
JVC ENGINEERING
P. O. BOX 11087
NAPA, CA 94581
(805)801-9915

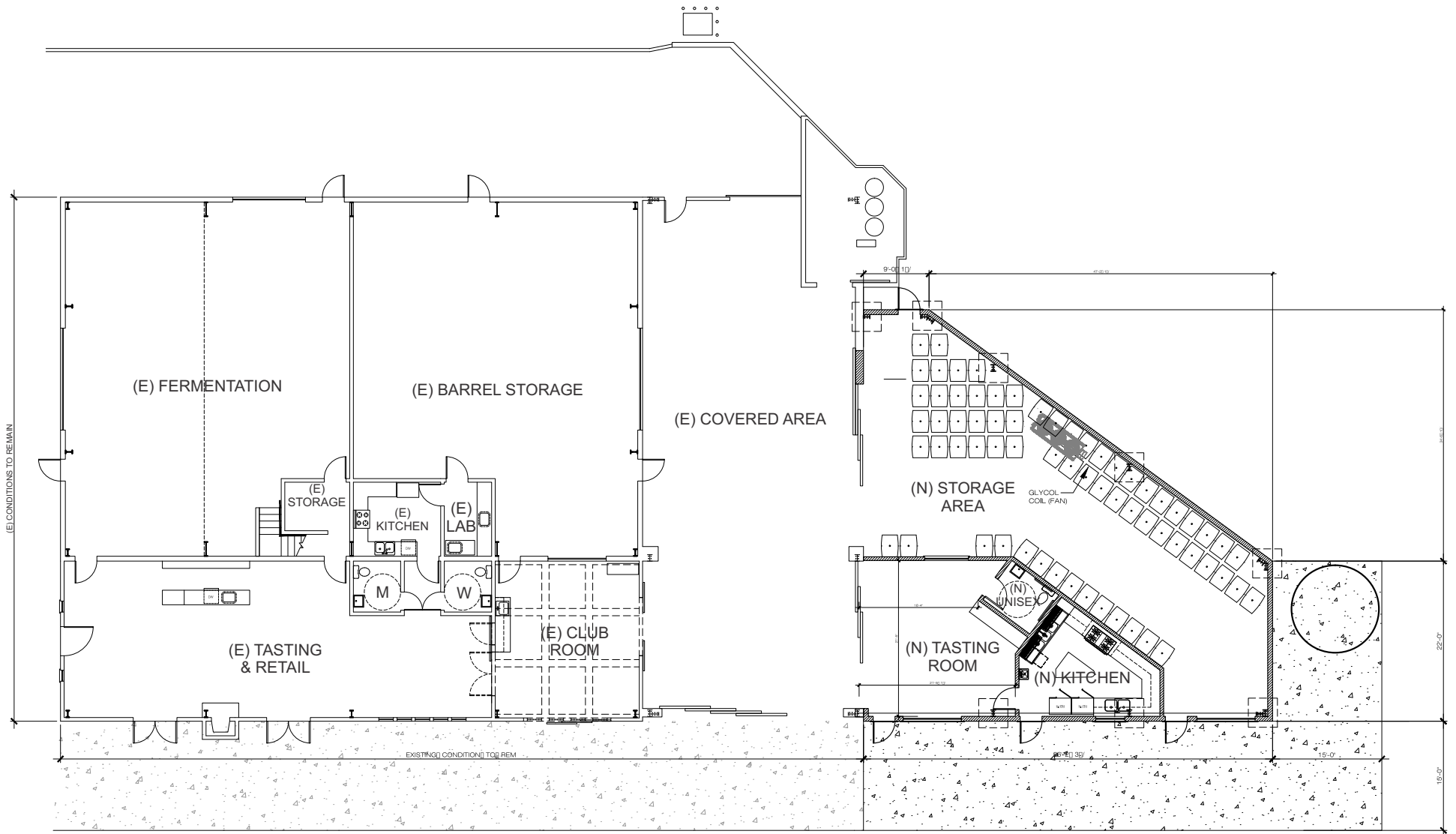
PROJECT DESIGNER
WILLIAM J. GUIRGUIS
WJG DESIGN STUDIO
P. O. BOX 3248
NAPA, CA 94558
(707) 257-7705



A

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JAN 23 2015
NAPA COUNTY CONSERVATION
DEPARTMENT

REYNOLDS FAMILY WINERY

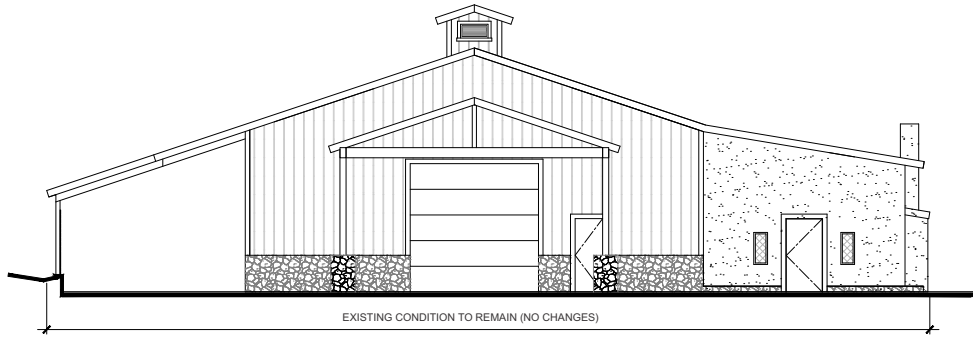


PROPOSED FLOOR PLAN

1
A2.1



REYNOLDS FAMILY WINERY



1
A3.1

SOUTH ELEVATION

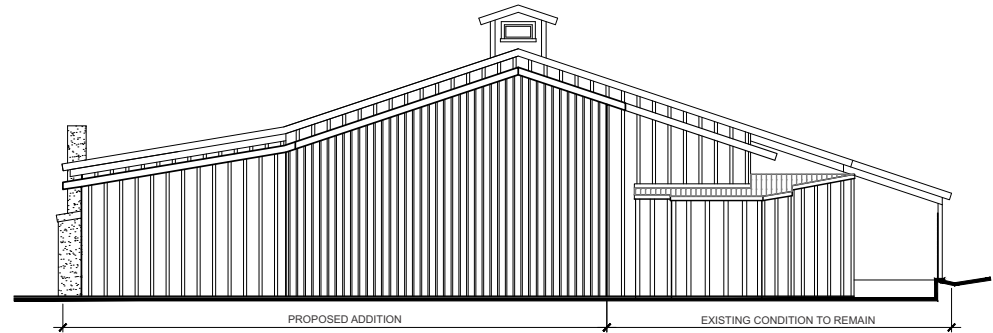
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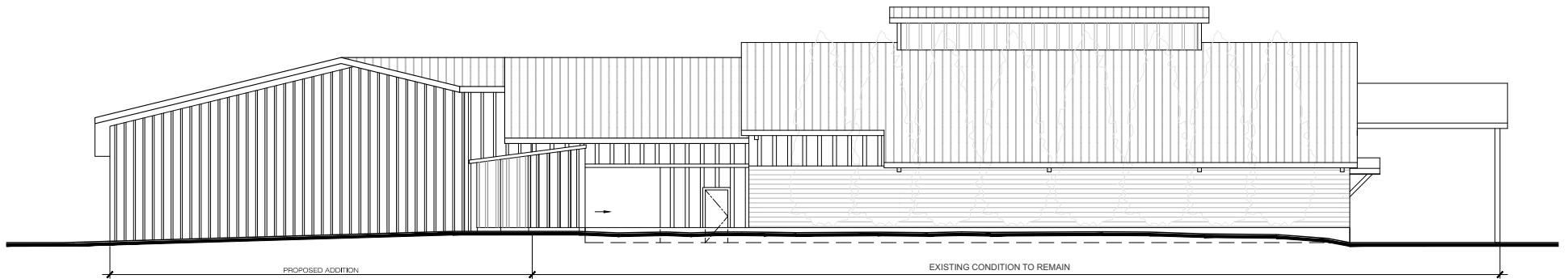
2
A3.1

EAST ELEVATION

REYNOLDS FAMILY WINERY



1 NORTH ELEVATION
A3.2



2 WEST ELEVATION
A3.2

