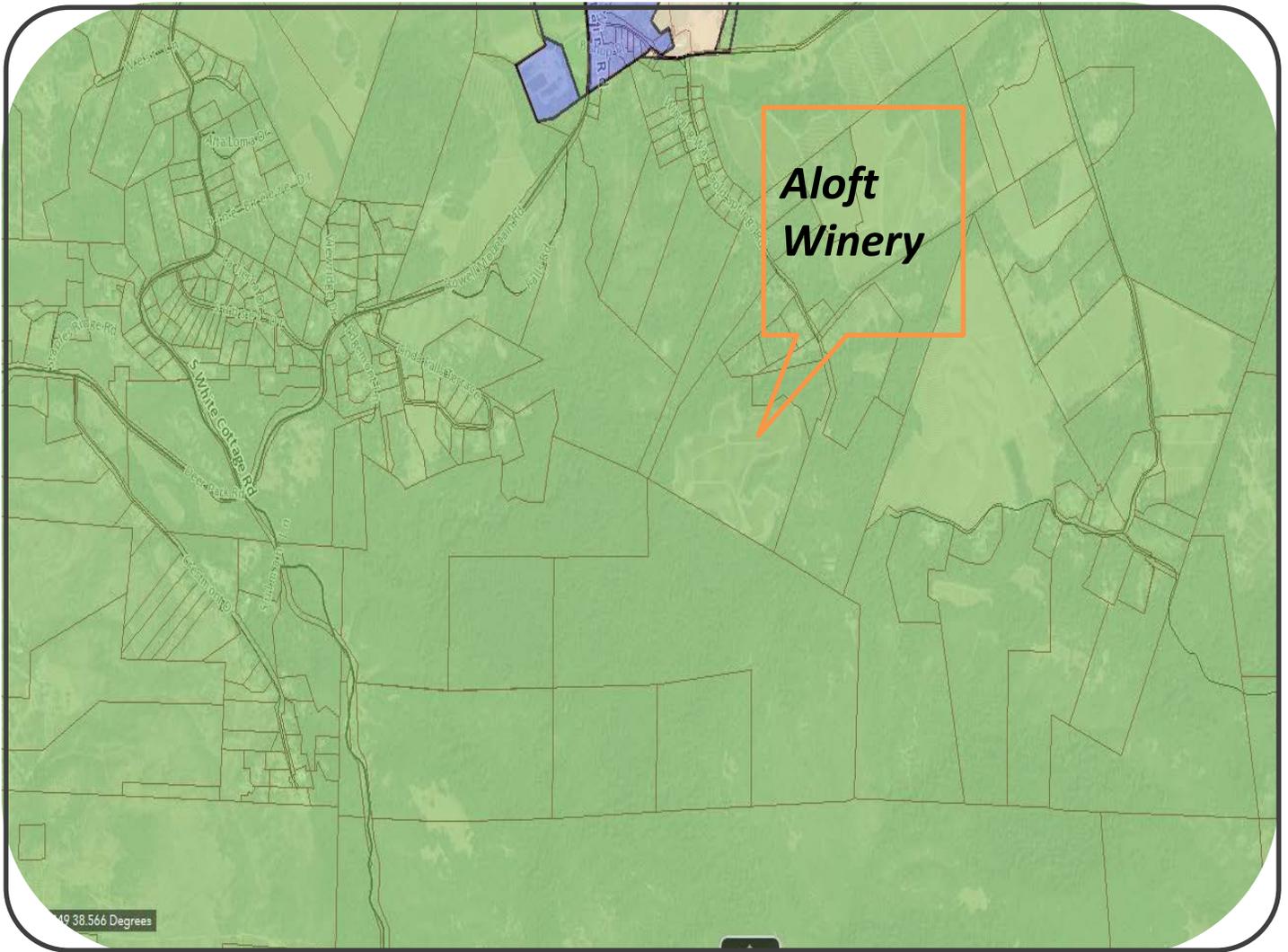


“Q”

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

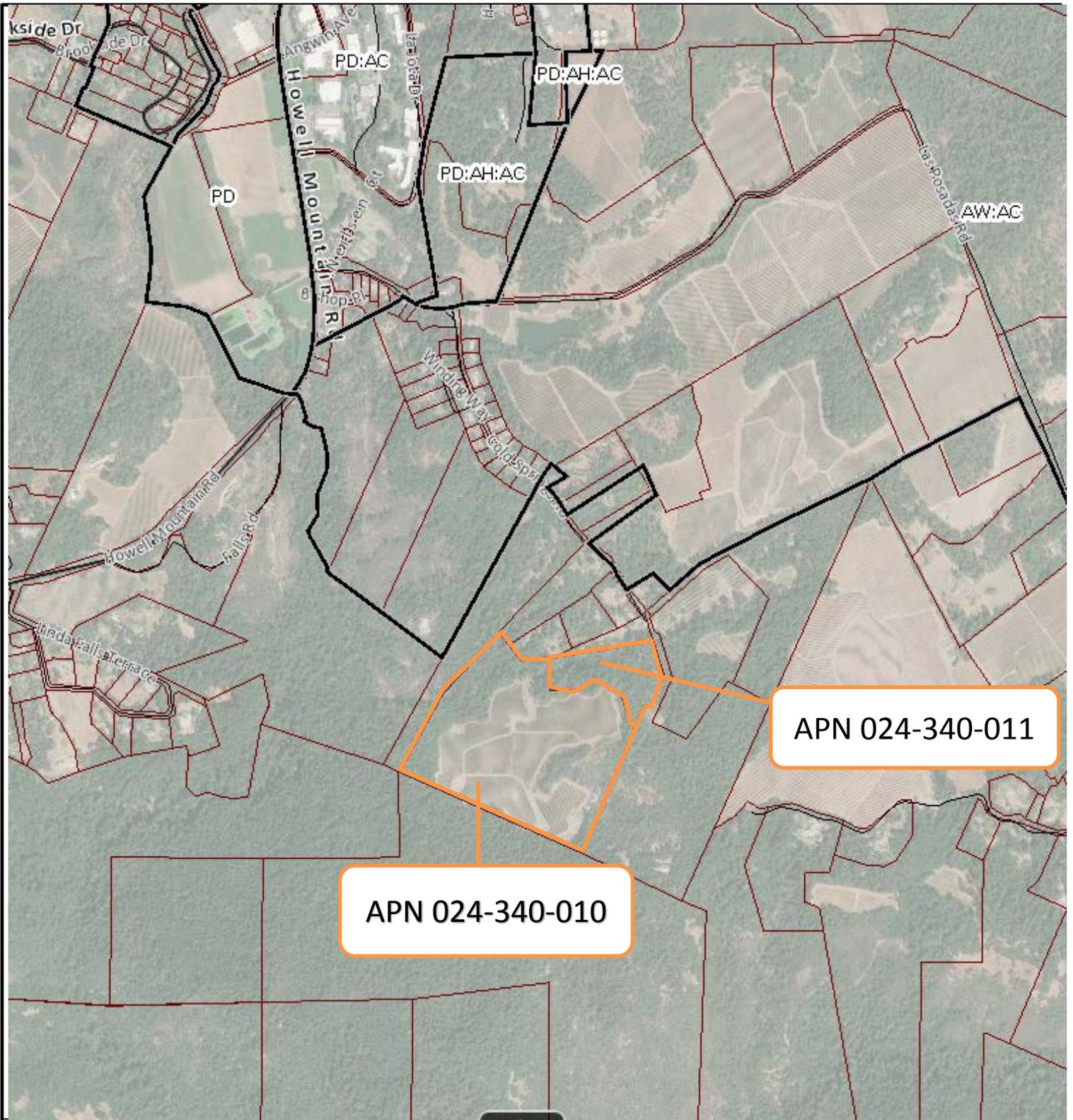
OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

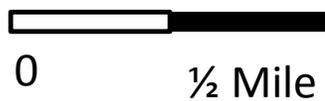
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



LEGEND

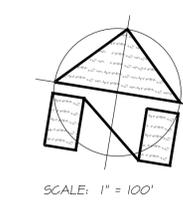
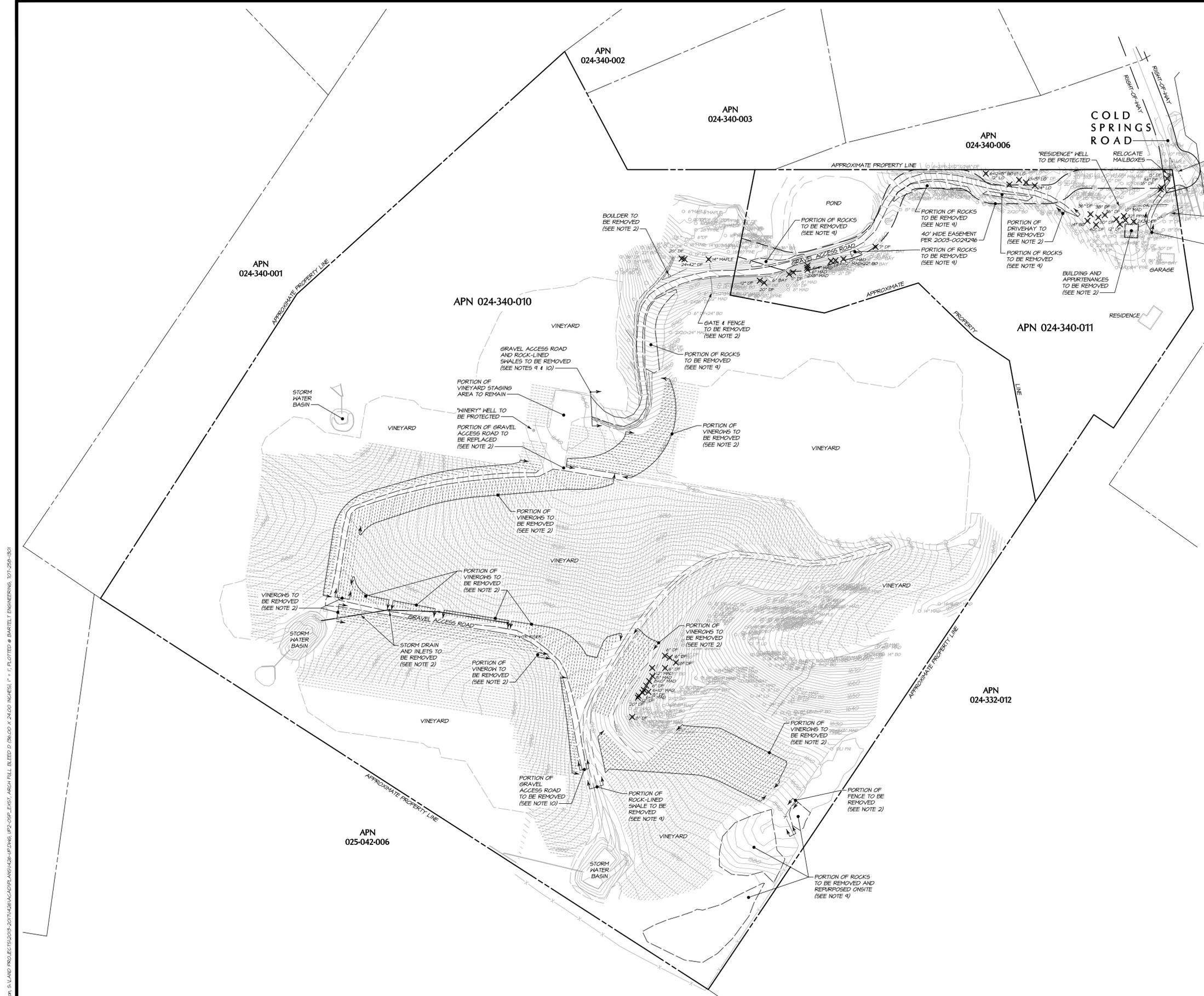
- Zoning
- Parcels



ZONING MAP



Existing Conditions



LEGEND:

- ✕ TREE 6/15 EXISTING TREE OR STUMP TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
- OHL — EXISTING OVERHEAD LINE TO BE REMOVED

VINEYARD SUMMARY:

EXISTING VINEYARD	23.2+ ACRES
VINEYARD REMOVED	2.4+ ACRES
VINEYARD PROPOSED	0.1+ ACRES
TOTAL VINEYARD AFTER WINERY DEVELOPMENT	20.9+ ACRES

TREE REMOVAL STATISTICS:

TYPE OF TREE	REMOVED FROM PARCEL 024-340-011	REMOVED FROM PARCEL 024-340-010	TOTAL REMOVED (BOTH PARCELS)
BAY	1	N/A	1
BLACK OAK	3	N/A	3
DOUGLAS FIR	15	11	26
LIVE OAK	4	N/A	4
MADRONE	6	5	11
MAPLE	N/A	1	1
PINE	1	N/A	1
TOTAL TREES REMOVED:	30	17	47

DEMOLITION NOTES:

1. ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS NOTED OTHERWISE.
2. OBJECTS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE UNLESS NOTED OTHERWISE.
3. COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND BUILDINGS WITH THE OWNER AND ENGINEER.
4. COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE OWNER AND ENGINEER.
5. CONTRACTOR SHALL COORDINATE REMOVAL OF TREES WITH THE OWNER.
6. UNLESS NOTED OTHERWISE, ALL EXISTING VEGETATION WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE.
7. ALL EXISTING TREES NOT SHOWN AS REMOVED SHALL BE PROTECTED FROM DEMOLITION AND CONSTRUCTION ACTIVITIES.
8. SAKCUT AND REMOVE EXISTING HMA PAVEMENT AND DISPOSE OF PROPERLY OFFSITE.
9. ALL ROCK GENERATED OR MOVED AS A RESULT OF THE PROPOSED IMPROVEMENTS WILL BE CRUSHED ONSITE AND/OR UTILIZED FOR EROSION CONTROL MEASURES AND SITE IMPROVEMENTS.
10. ALL GRAVEL GENERATED AS PART OF THE ROAD DEVELOPMENT WILL BE REUSED AS ENGINEERED FILL FOR THE PROPOSED PAVED ACCESS ROAD.

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 100'



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 PAUL N. BARTELT R.C.E. 45102

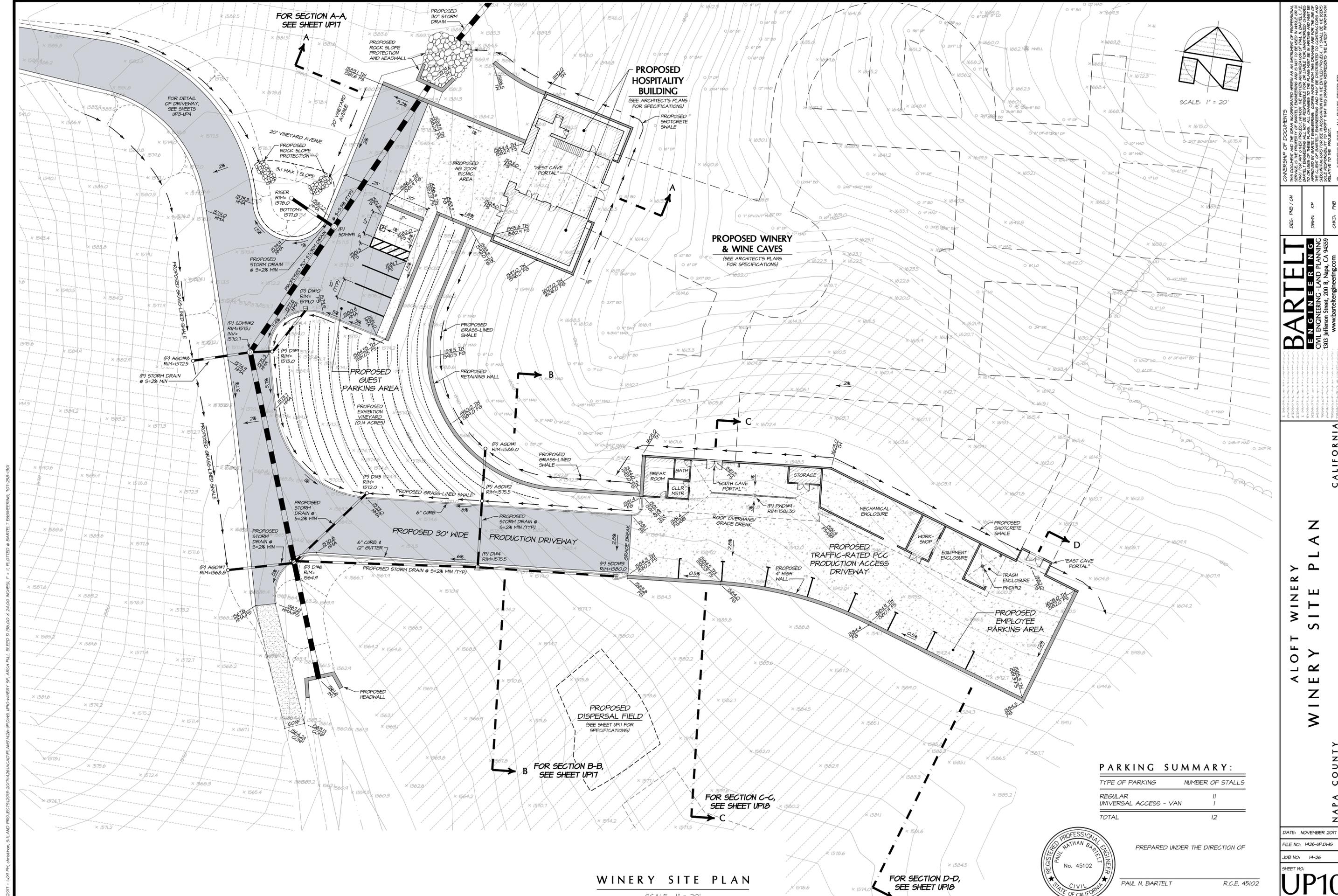
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 1303 Jefferson Street, 200 B, Napa, CA 94559
 www.barteltengineering.com
 Telephone: 707-258-1301

ALOFT WINERY
EXISTING CONDITIONS & DEMOLITION PLAN
 CALIFORNIA
 NAPA COUNTY

DATE: NOVEMBER 2011
 FILE NO: 1426-UP-DWG
 JOB NO: 14-26
 SHEET NO:
UP2
 OF 18

10/24/2011 - 11:51 AM, d:\mbox\5\LAND PROJ\EG\15003-3071\426\ACAD\PLANS\426-UP-DWG_1P2_CSP_EAST_ARCH_PLL_BLED.D (8600 X 2400 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 10/25/2011



FOR SECTION A-A,
SEE SHEET UP11

FOR DETAIL
OF DRIVEWAY,
SEE SHEETS
UP3-UP4

PROPOSED
HOSPITALITY
BUILDING
(SEE ARCHITECT'S PLANS
FOR SPECIFICATIONS)

PROPOSED WINERY
& WINE CAVES
(SEE ARCHITECT'S PLANS
FOR SPECIFICATIONS)

PROPOSED GUEST
PARKING AREA

PROPOSED 30' WIDE
PRODUCTION DRIVEWAY

PROPOSED
TRAFFIC-RATED PCC
PRODUCTION ACCESS
DRIVEWAY

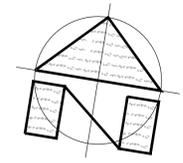
PROPOSED
EMPLOYEE
PARKING AREA

PROPOSED
DISPERSAL
FIELD
(SEE SHEET UP11 FOR
SPECIFICATIONS)

FOR SECTION B-B,
SEE SHEET UP11

FOR SECTION C-C,
SEE SHEET UP10

FOR SECTION D-D,
SEE SHEET UP10



SCALE: 1" = 20'

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
REGULAR	11
UNIVERSAL ACCESS - VAN	1
TOTAL	12



PREPARED UNDER THE DIRECTION OF
PAUL N. BARTELT R.C.E. 45102

WINERY SITE PLAN

SCALE: 1" = 20'

10/24/2017 - LOT PLY DIVISION, 5 LAND PROJ: EC750003-20171426ACADPLAN426-PLANS-UP10-WINERY 5P, ARCH FULL BLEED D (36.00 X 24.00 INCHES) 1" = 1', PLOTTED @ BARTELT ENGINEERS, 707-258-1301

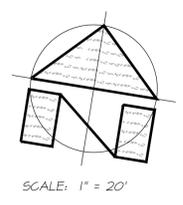
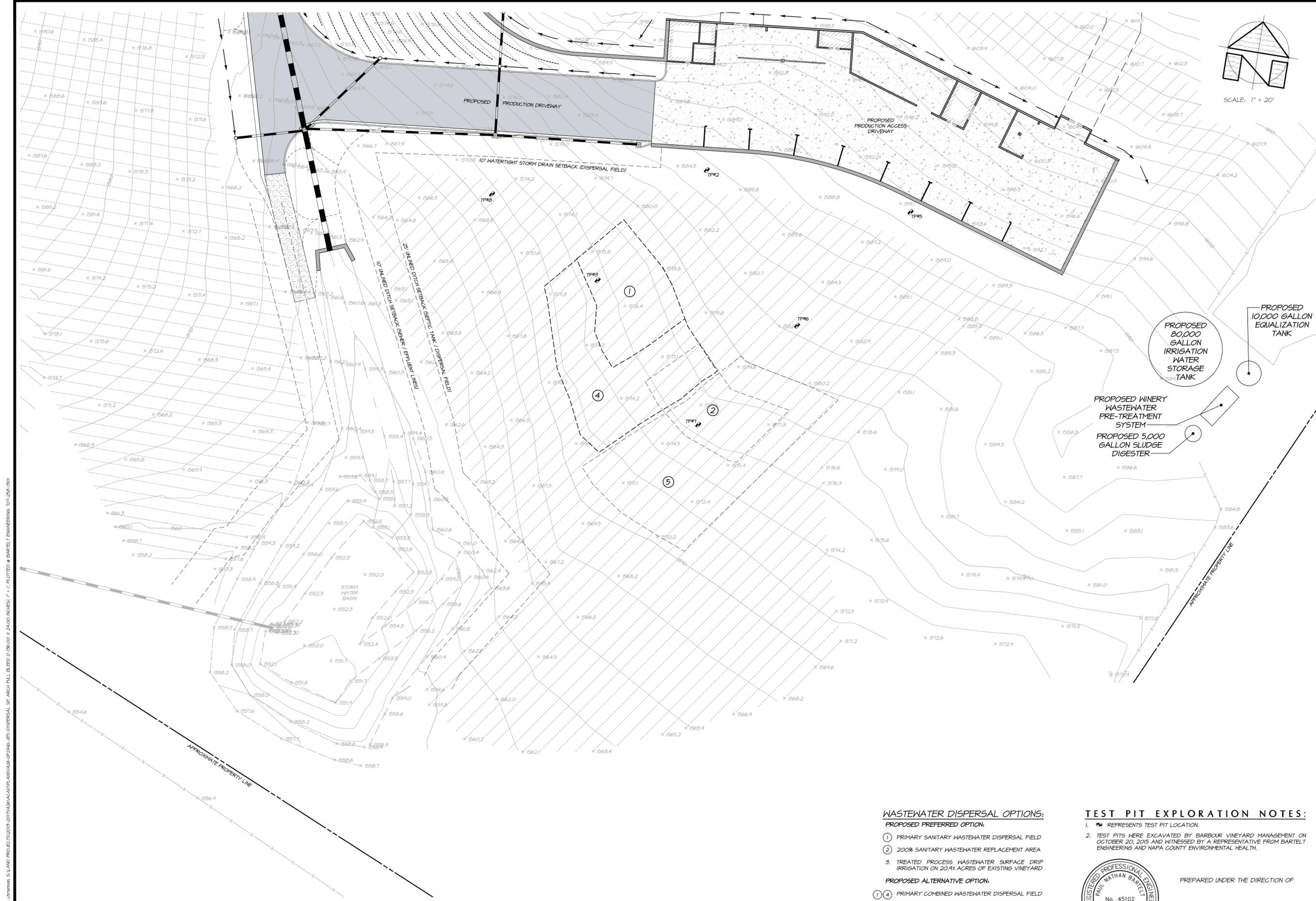
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DRAW: PFP
CHECK: PNB
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www.barteltengineering.com
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NAPA COUNTY
CALIFORNIA

**A LOFT WINERY
WINERY SITE PLAN**

DATE: NOVEMBER 2017
FILE NO: 1426-UP10.DWG
JOB NO: 14-26
SHEET NO:
UP10
OF 18



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ALOFT WINERY
 DISPERSAL FIELD SITE PLAN
 NAPA COUNTY
 CALIFORNIA

- WASTEWATER DISPERSAL OPTIONS:**
- PROPOSED PREFERRED OPTION:**
- 1 PRIMARY SANITARY WASTEWATER DISPERSAL FIELD
 - 2 200% SANITARY WASTEWATER REPLACEMENT AREA
 - 3 TREATED PROCESS WASTEWATER SURFACE DRIP IRRIGATION ON 20.91 ACRES OF EXISTING VINEYARD
- PROPOSED ALTERNATIVE OPTION:**
- 1 4 PRIMARY COMBINED WASTEWATER DISPERSAL FIELD
 - 5 100% COMBINED WASTEWATER REPLACEMENT AREA

- TEST PIT EXPLORATION NOTES:**
1. [Symbol] REPRESENTS TEST PIT LOCATION.
 2. TEST PITS WERE EXCAVATED BY BARBOUR VINEYARD MANAGEMENT ON OCTOBER 20, 2015 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.



PREPARED UNDER THE DIRECTION OF
 PAUL N. BARTELT R.C.E. 45102

DISPERSAL FIELD SITE PLAN
 SCALE: 1" = 20'

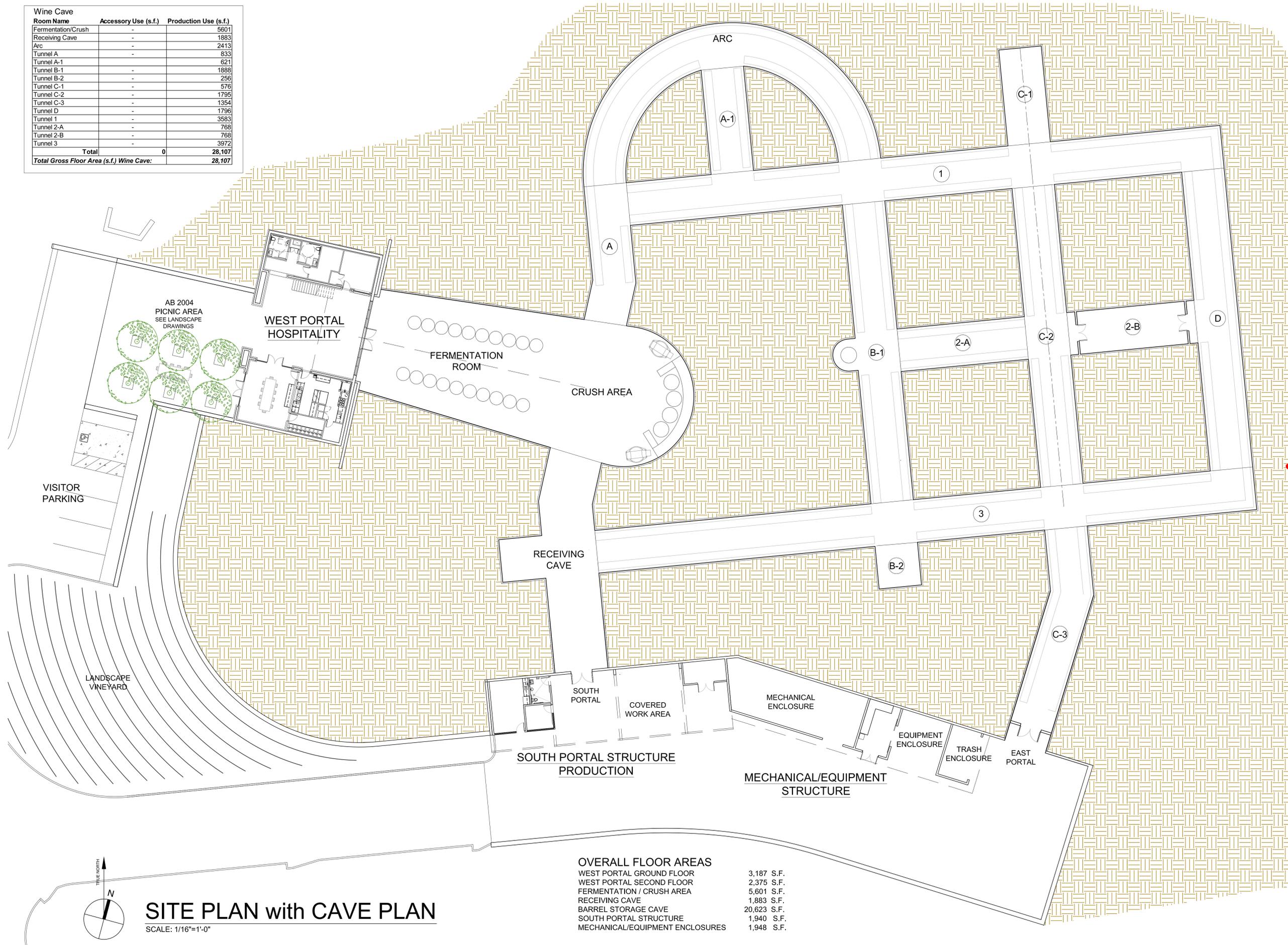
10/24/2017 - 1:15 PM, L:\WINERY_S\LAND PROJECTS\2015-2017\1426\ACAD\PLANS\1426-UP-DWG6 (PHI)\DISPERSAL_SPL_ARCHI FULL BLEED D (26.00 X 24.00 INCHES), P = 1, PLOTTED @ BARTELT ENGINEERING, 707-258-1301

DATE: NOVEMBER 2017
 FILE NO: 1426-UP-DWG6
 JOB NO: 14-26
 SHEET NO:
UP11
 OF 18

Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Fermentation/Crush	-	5601
Receiving Cave	-	1883
Arc	-	2413
Tunnel A	-	833
Tunnel A-1	-	621
Tunnel B-1	-	1888
Tunnel B-2	-	256
Tunnel C-1	-	576
Tunnel C-2	-	1795
Tunnel C-3	-	1354
Tunnel D	-	1796
Tunnel 1	-	3583
Tunnel 2-A	-	768
Tunnel 2-B	-	768
Tunnel 3	-	3972
Total	0	28,107
Total Gross Floor Area (s.f.) Wine Cave:		28,107



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P O B O X 1 5 5 8
S A N T A R O S A , C A 9 5 4 0 2
P H 7 0 7 - 3 2 1 - 5 3 8 9



Aloft

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Angwin, CA 94508
APN: 024-340-010 & 011

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February 2018

OVERALL FLOOR AREAS	
WEST PORTAL GROUND FLOOR	3,187 S.F.
WEST PORTAL SECOND FLOOR	2,375 S.F.
FERMENTATION / CRUSH AREA	5,601 S.F.
RECEIVING CAVE	1,883 S.F.
BARREL STORAGE CAVE	20,623 S.F.
SOUTH PORTAL STRUCTURE	1,940 S.F.
MECHANICAL/EQUIPMENT ENCLOSURES	1,948 S.F.

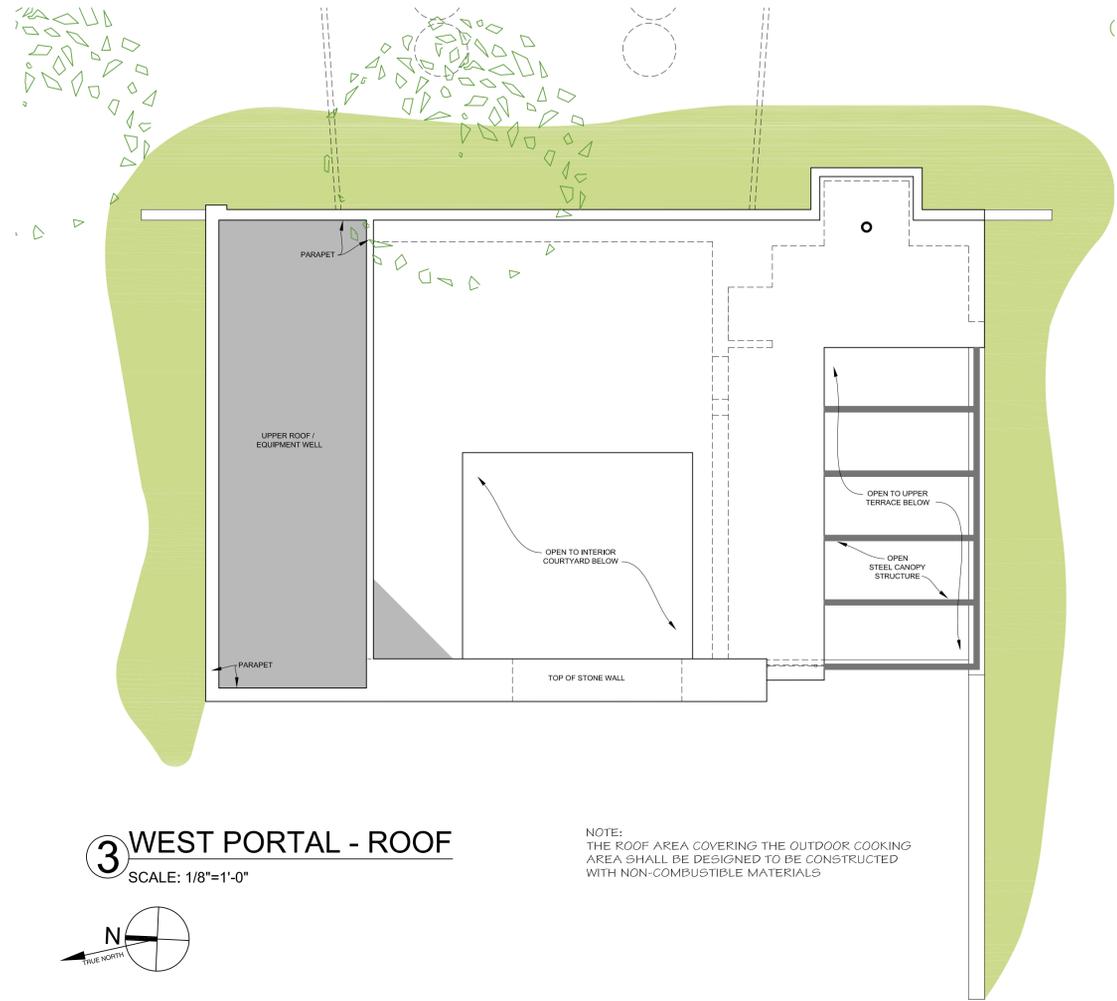
SITE PLAN with CAVE PLAN

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

SITE PLAN with CAVE PLAN UP- A1

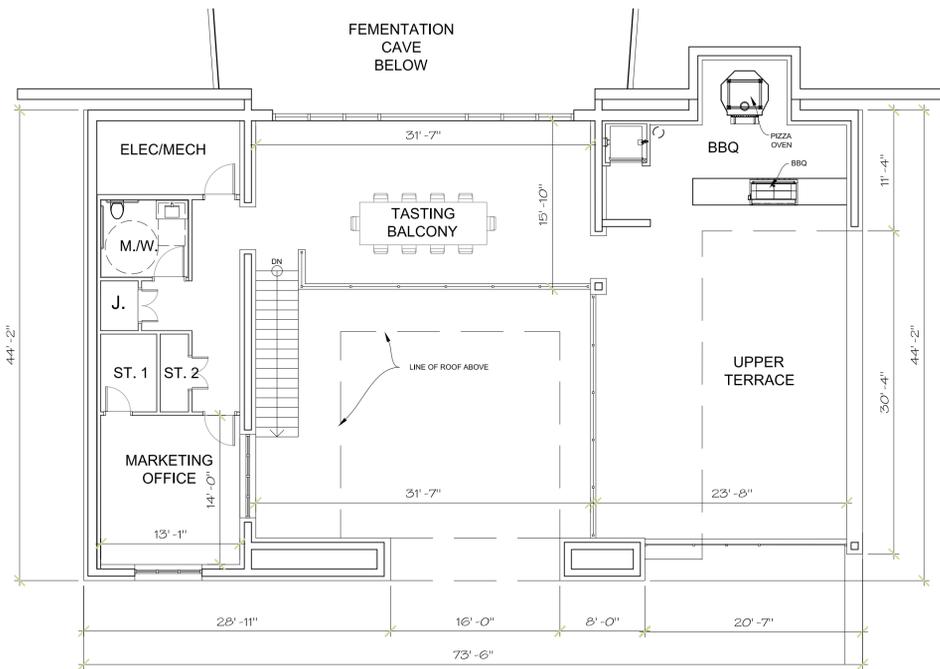
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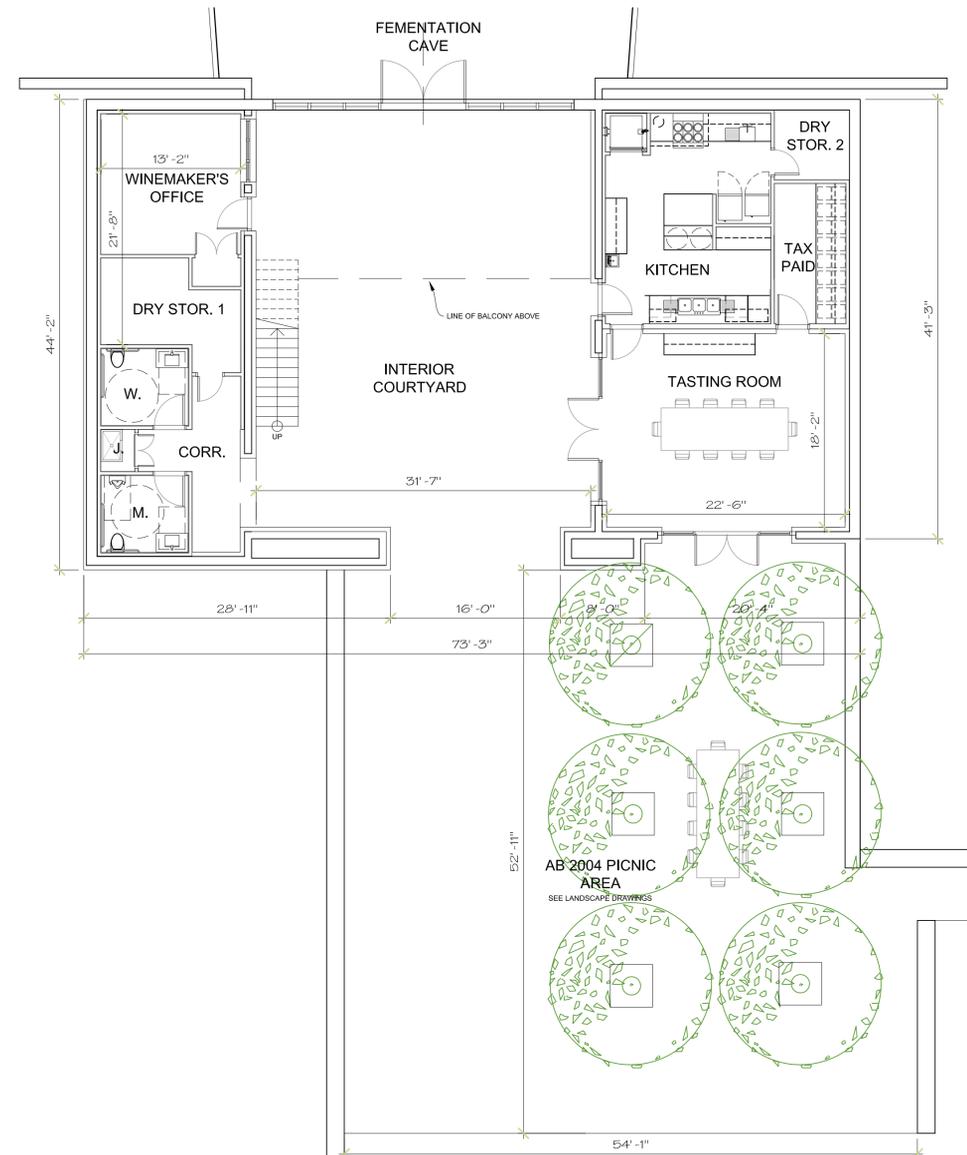


3 WEST PORTAL - ROOF
SCALE: 1/8"=1'-0"

NOTE:
THE ROOF AREA COVERING THE OUTDOOR COOKING AREA SHALL BE DESIGNED TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS



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



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

West Portal Ground Floor

Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Men's Restroom	91	-
Women's Restroom	77	-
Janitor's Closet	22	-
Dry Storage 1	129	-
Corridor	122	-
Winemaker's Office	245	-
Interior Courtyard	1462	-
Tasting Room	508	-
Kitchen	353	-
Tax Paid Storage	114	-
Dry Storage 2	64	-
Total	3,187	0

West Portal Upper Floor

Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Marketing Office	255	-
Storage 1	54	-
Storage 2	23	-
Janitor's Closet	27	-
Unisex Restroom	77	-
Electrical Room	133	-
Corridor	150	-
Tasting Balcony	537	-
Upper Terrace	819	-
BBQ Area	300	-
Total	2,375	0

Total Gross Floor Area (s.f.) West Portal Structure:	5,562
---	--------------



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P O B O X 1 5 5 8
S A N T A R O S A , C A 0 5 4 0 2
P H . 7 0 7 - 3 2 1 - 5 3 8 9



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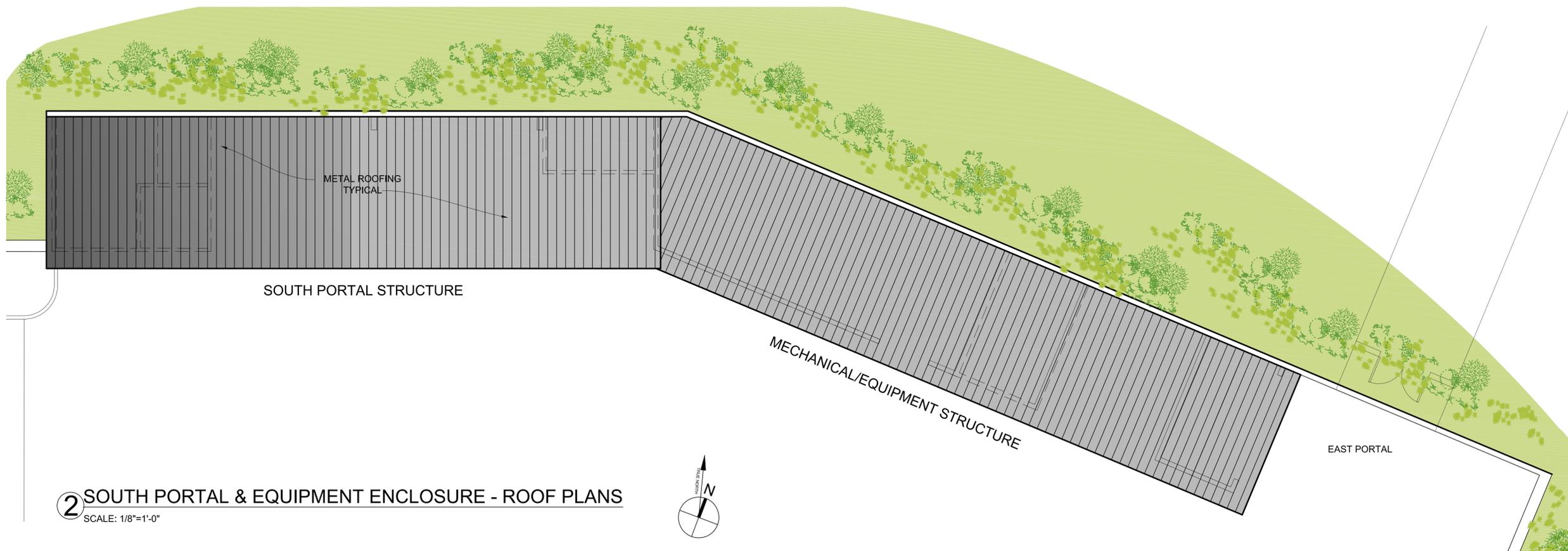
February 2018

**WEST PORTAL
HOSPITALITY
PLANS**

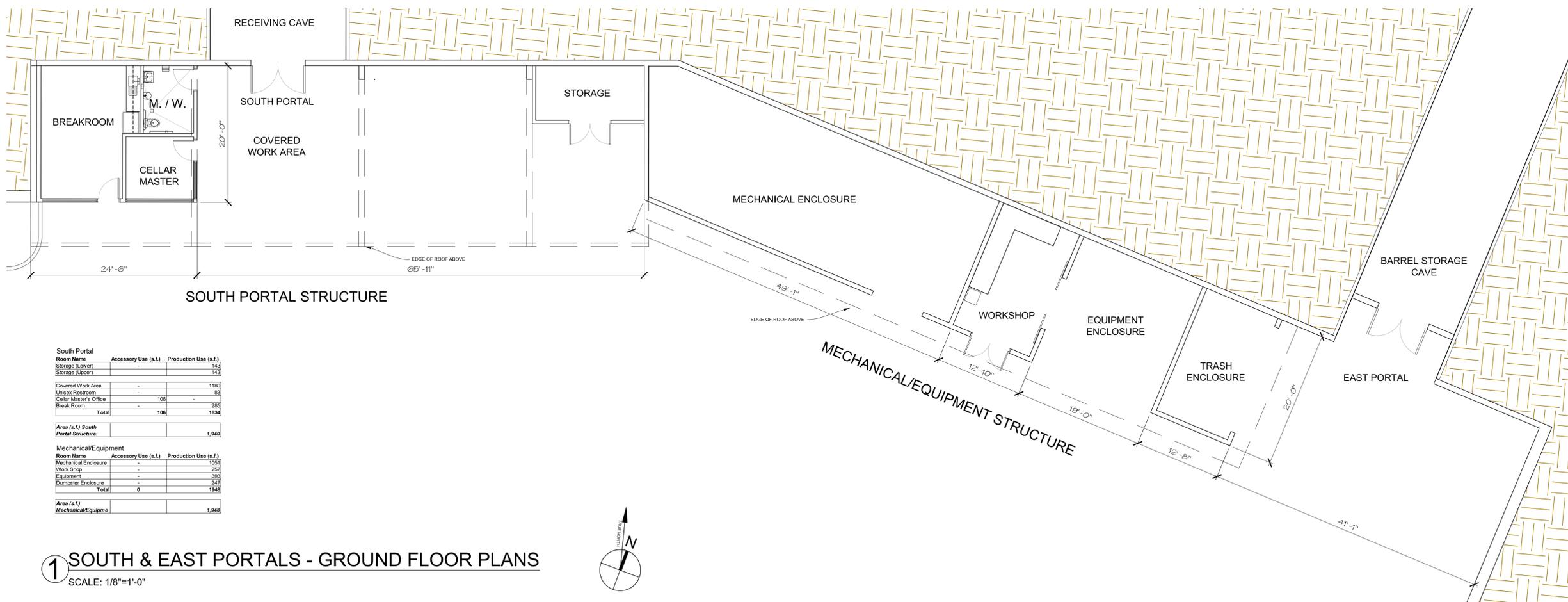
UP- A2



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architecture**
P O B O X 1 5 5 8
SANTA ROSA, CA 05402
p h . 7 0 7 . 3 2 1 . 5 3 8 9



2 SOUTH PORTAL & EQUIPMENT ENCLOSURE - ROOF PLANS
SCALE: 1/8"=1'-0"



Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Storage (Lower)	-	143
Storage (Upper)	-	143
Covered Work Area	-	1180
Unisex Restroom	-	83
Cellar Master's Office	106	-
Break Room	-	285
Total	106	1834
Area (s.f.) South Portal Structure:		1,940

Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Mechanical Enclosure	-	1051
Work Shop	-	257
Equipment	-	393
Dumpster Enclosure	-	247
Total	0	1948
Area (s.f.) Mechanical/Equipme		1,948

1 SOUTH & EAST PORTALS - GROUND FLOOR PLANS
SCALE: 1/8"=1'-0"

Aloft

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Angwin, CA 94508
APN: 024-340-010 & 011

USE PERMIT

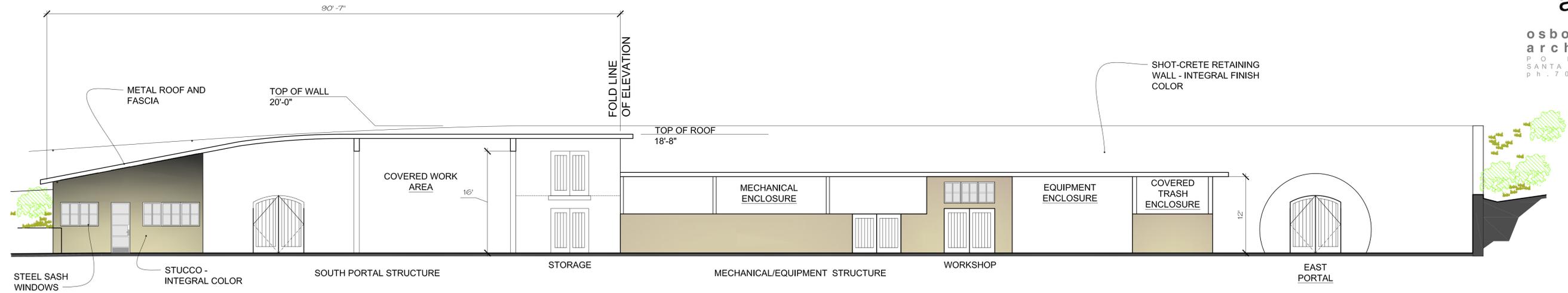
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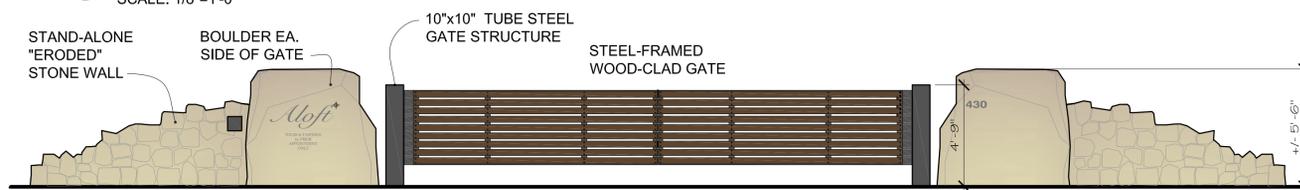
**SOUTH & EAST
PORTAL PLANS**

UP- A3



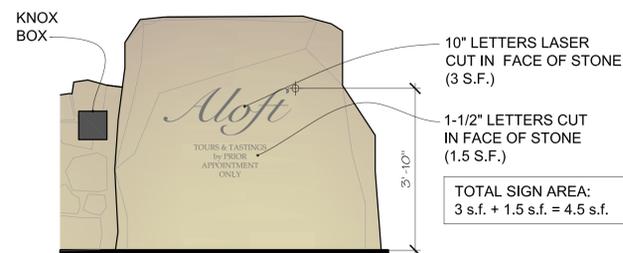
1 SOUTH & EAST PORTALS - PRODUCTION

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



3 ENTRY GATE ELEVATION

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

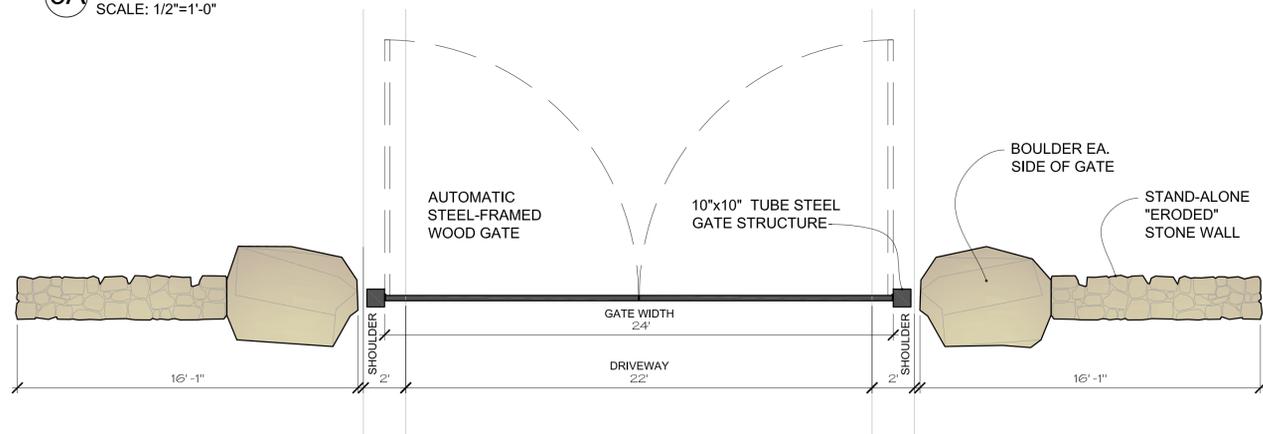


3A SIGNAGE DETAIL

SCALE: 1/2"=1'-0"

2 WEST PORTAL - HOSPITALITY

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



4 ENTRY GATE PLAN

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

SEE CIVIL DRAWINGS - SITE PLAN UP1 - FOR GATE LOCATION ON COLD SPRINGS ROAD



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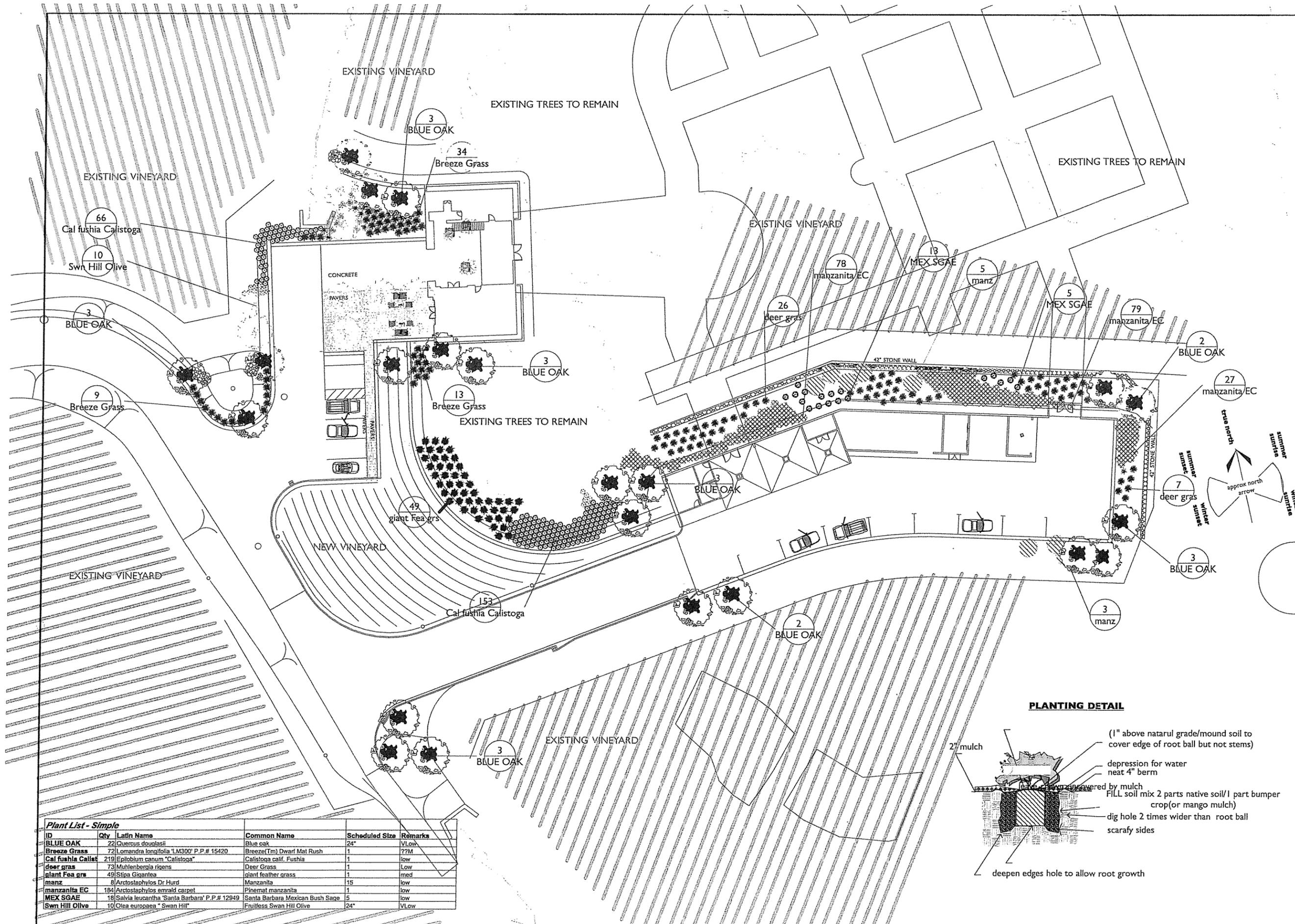
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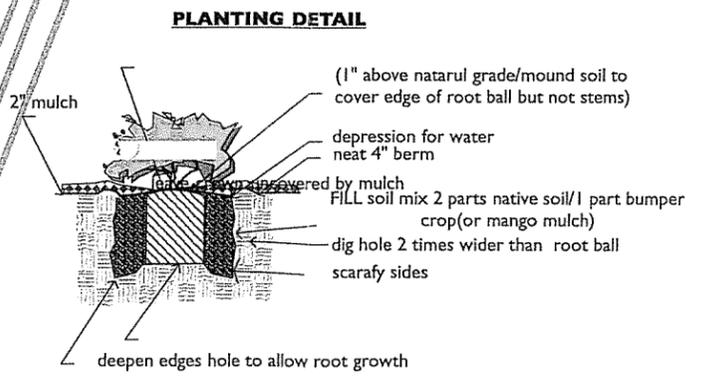
EXTERIOR ELEVATIONS

UP- A4



Plant List - Simple

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
BLUE OAK	22	Quercus douglasii	Blue oak	24"	VLow
Breeze Grass	72	Lomandra longifolia "LM300" P.P.# 15420	Breeze(TM) Dwarf Mat Rush	1	??M
Cal fushia Calist	219	Epiobium canum "Calistoga"	Calistoga calif. Fushia	1	low
deer gras	73	Muhlenbergia rigens	Deer Grass	1	Low
glant Fea grs	49	Stipa Gigantea	glant feather grass	1	med
manz	8	Arctostaphylos Dr Hurd	Manzanita	15	low
manzanita EC	184	Arctostaphylos emrakd carpet	Pinemat manzanita	1	low
MEX SGAE	18	Salvia leucantha "Santa Barbara" P.P.# 12949	Santa Barbara Mexican Bush Sage	5	low
Swm Hill Olive	10	Olea europaea "Swan Hill"	Fruitless Swan Hill Olive	24"	VLow



STEVE ARNS LANDSCAPE ARCHITECT
 Steve Arns
 CAL 03387
 141 Wood Rd. Los Alamitos, CA 92646-9728
 Office: 949.337.1111 Cell: 949.337.1111
 E: g.arns@earthlink.net
 www.arnslandscap.com



**ALOFT WINERY
 LANDSCAPE**

DATE: may 2017
 USE: permit submittal
 SCALE: D-size sheet 1"=20'
 note: graphic scale to confirm

SHEET #
 L-P (use permit)
 SITE LANDSCAPE
 PLANTING