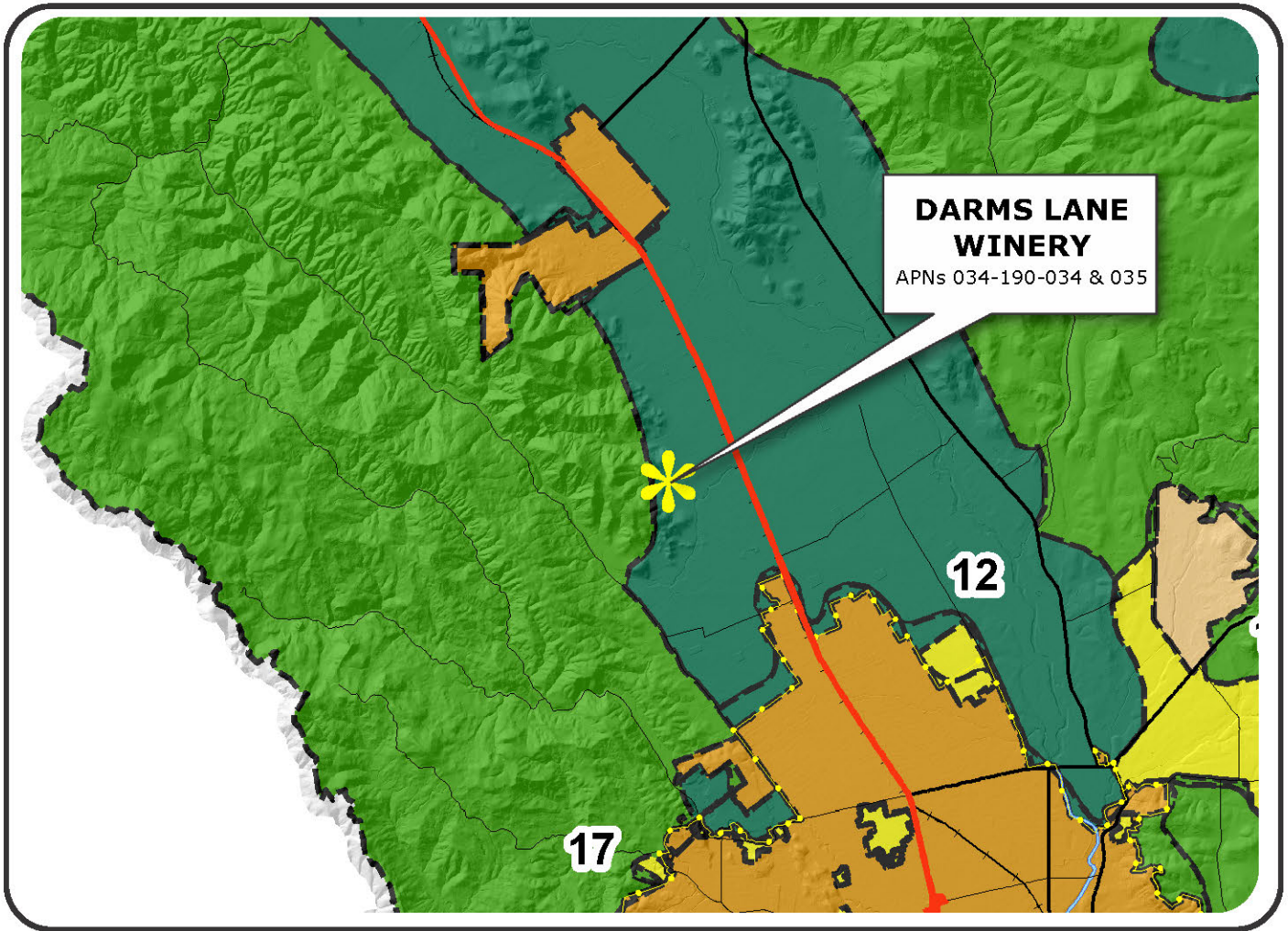


“K”

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

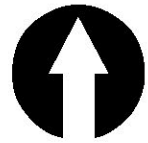
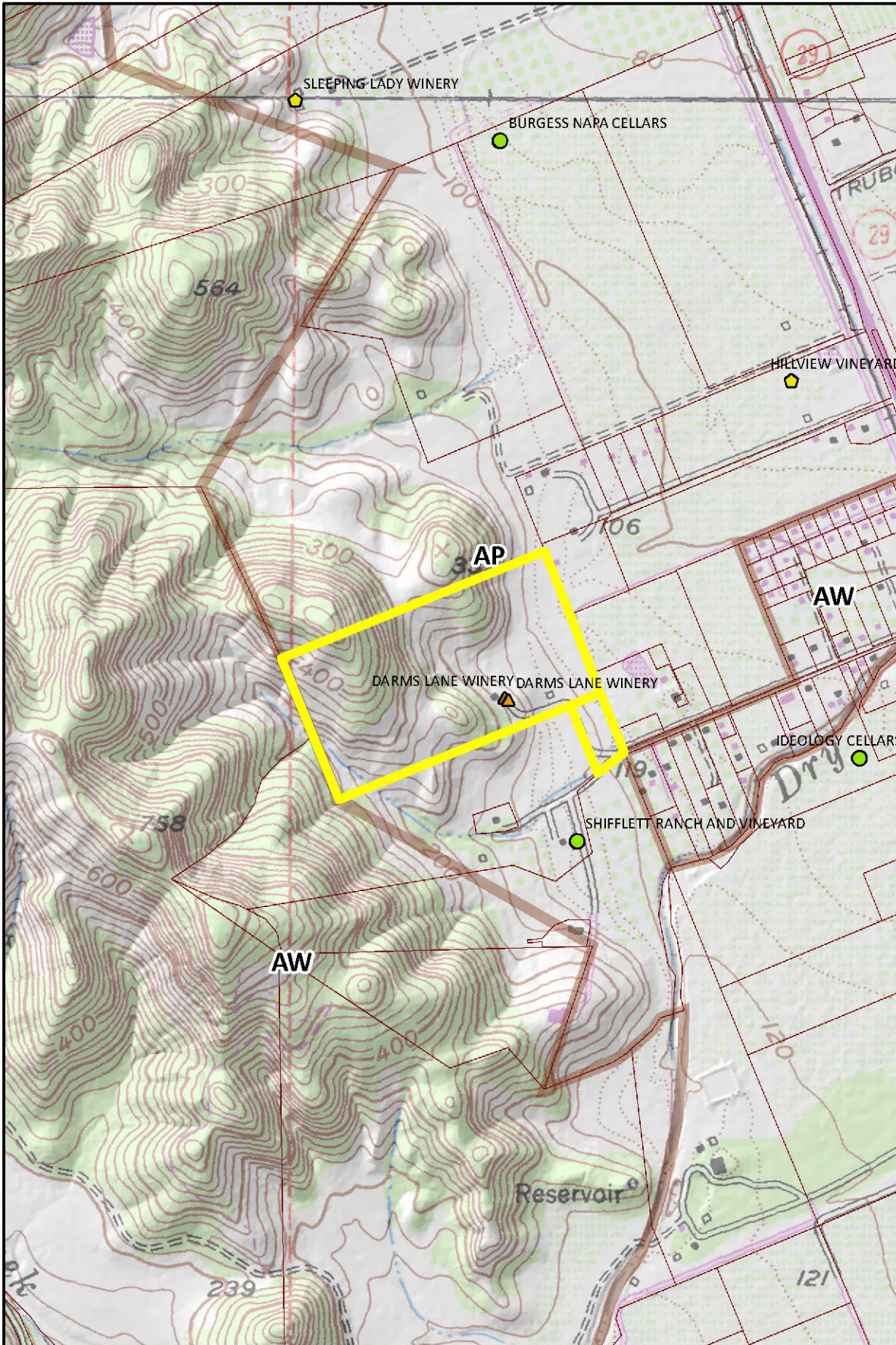
- Agriculture, Watershed & Open Space
- Agricultural Resource

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

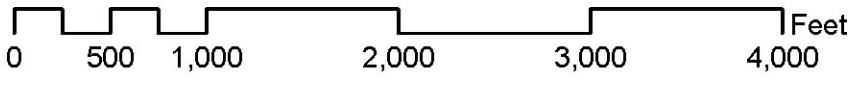
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

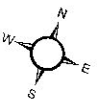
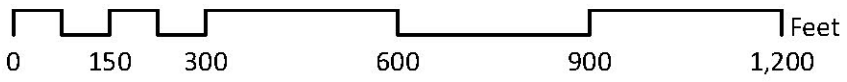
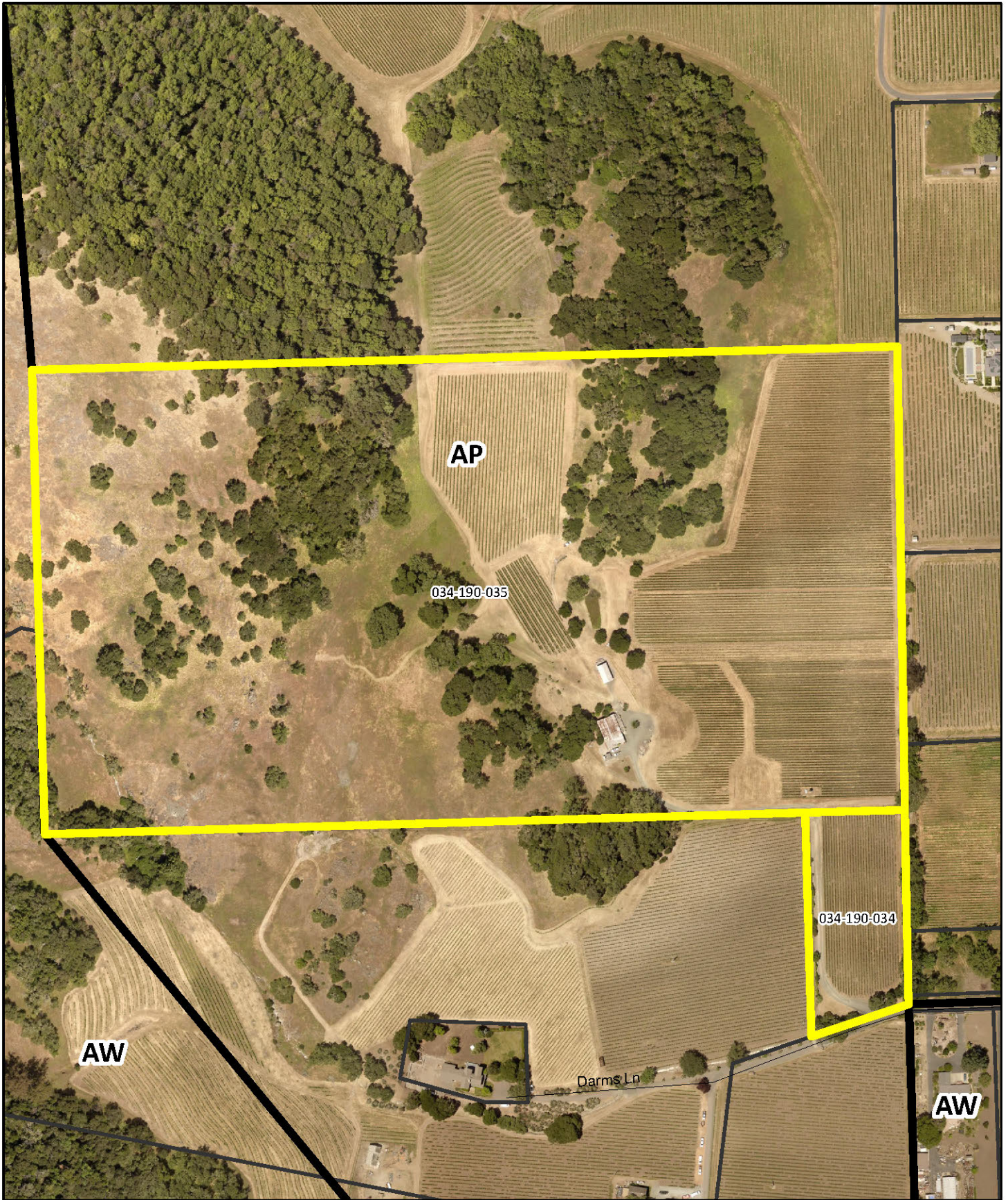
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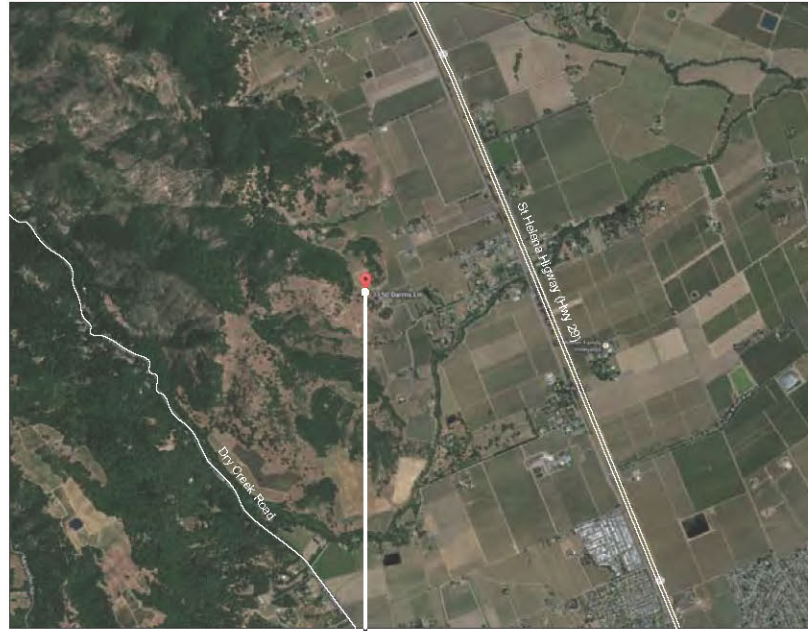
Legend

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



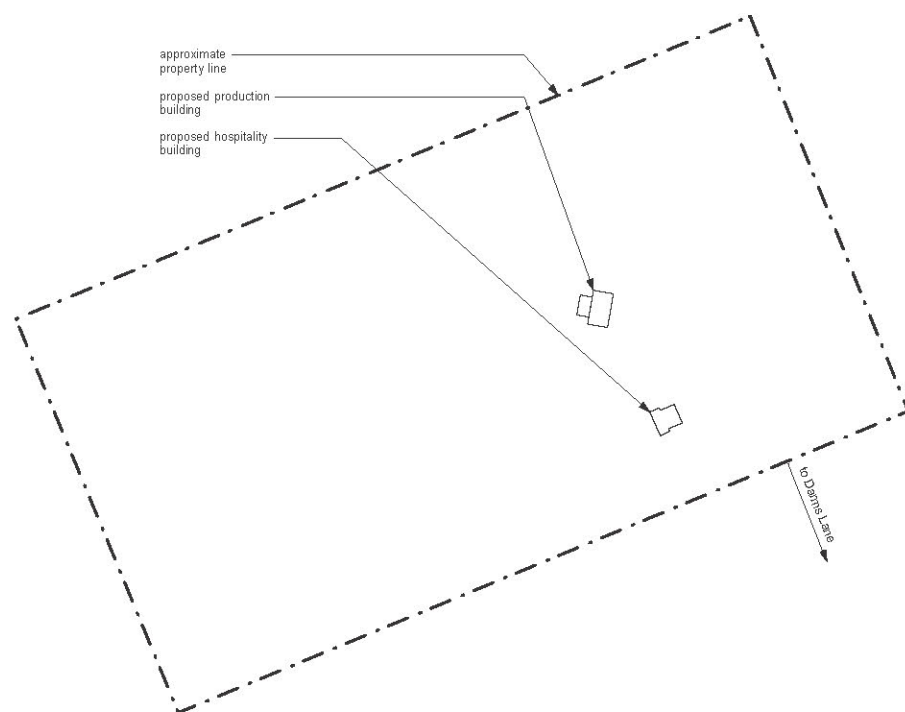


Location Map (not to scale)



project site

Plot Plan scale: 1"=300'



Square Footages

Building Area Summary

Production vs Ancillary			
Total Net Usable Areas by Type	Net Production	Net Ancillary	
Exterior Spaces Included	17,833	4,718	
Total Net Usable Areas	22,551		
Ancillary Percentage of Total Net Production Area:			27.0%

Building Area Details

CAVE			
ROOM NAME/TYPE	PRODUCTION	ANCILLARY	
FIRST FLOOR			
Storage	10,328	-	
Hospitality	-	1,339	
Restroom	-	78	
First Floor Sub-Total Net Usable Area	10,328	1,417	
First Floor Total Net Usable Area		11,745	

HOSPITALITY BUILDING			
ROOM NAME/TYPE	PRODUCTION	ANCILLARY	
FIRST FLOOR			
101 - Entry	-	80	
102 - Tasting Lounge	-	896	
103 - Restroom	-	59	
104 - Restroom	-	59	
105 - Storage	-	75	
106 - Kitchen	-	272	
107 - Foyer	-	67	
108 - Conference	-	158	
109 - Office	-	120	
110 - Office	-	85	
111 - Foyer	-	93	
112 - Stair	-	91	
First Floor Sub-Total Net Usable Area	-	2,051	
First Floor Total Net Usable Area		2,051	

SECOND FLOOR			
ROOM NAME/TYPE	PRODUCTION	ANCILLARY	
FIRST FLOOR			
201 - Office	-	422	
202 - Restroom	-	74	
203 - Conference	-	123	
204 - Office	-	472	
205 - Foyer	-	151	
Second Floor Sub-Total Net Usable Area	-	1,262	
Second Floor Total Net Usable Area		1,262	
Hospitality Building Sub-Total Net Usable Area	-	3,313	
Hospitality Building Total Net Usable Area		3,313	

PRODUCTION BUILDING			
ROOM NAME/TYPE	PRODUCTION	ANCILLARY	
FIRST FLOOR			
101 - Mechanical	336	-	
102 - Pump Room	179	-	
103 - Storage	348	-	
104 - Fermentation	2,834	-	
105 - Hail	170	-	
106 - Stairs	122	-	
107 - Restrooms	109	-	
108 - Break Room	108	-	
109 - Lab/Office	347	-	
First Floor Sub-Total Net Usable Area	4,651	-	
First Floor Total Net Usable Area	4,651		

SECOND FLOOR			
ROOM NAME/TYPE	PRODUCTION	ANCILLARY	
FIRST FLOOR			
201 Storage	286	-	
202 Office 1	373	-	
203 Office 2	373	-	
Second Floor Sub-Total Net Usable Area	1,032	-	
Second Floor Total Net Usable Area	1,032		
Production Building Sub-Total Net Usable Area	5,683	-	
Production Building Total Net Usable Area	5,683		

OUTDOOR AREA			
ROOM NAME/TYPE	PRODUCTION	ANCILLARY	
FIRST FLOOR			
Covered Receiving Area	1,922	-	
Hospitality Covered Porch	-	1,173	
Trash Enclosure	-	566	
Outdoor Sub-Total Net Usable Area	1,922	1,739	
Outdoor Total Net Usable Area		1,922	1,739

TOTAL			
TYPE	PRODUCTION	ANCILLARY	
CAVE	10,328	1,415	
HOSPITALITY BUILDING	-	3,313	
PRODUCTION BUILDING	5,683	-	
OUTDOOR AREA	1,922	1,739	
Sub-Total Net Usable Area	17,833	1,878	
Total Net Usable Area		17,833	4,718

Project Team

CLIENT:

DARMS LANE WINERY
Tricia Bump Davis
1150 Darms Lane
Napa, CA 94558
T: 707-224-4200
F: 707-224-4218
tricia@darmslanewine.com

PLANNING/PERMITS:

PLANS 4 WINE
Donna Olford
2620 Pinot Way
St. Helena, CA 94574
T: 707-963-5832
dboldford@aol.com

ARCHITECT:

TAYLOR LOMBARDO ARCHITECTS LLP
Tom Taylor x20
Ingrid Kong x26
40 Hotelling Place
San Francisco, CA 94111
T: 415-433-7777
F: 415-433-7717
tom@taylorlombardo.com
ingrid@taylorlombardo.com

LANDSCAPE ARCHITECT:

CLEAVER DESIGN ASSOCIATES
Bob Cleaver
1210 Vacation Drive
Lafayette, CA 94549-3243
T: 925-934-6044
F: 925-934-6055
bob@cleaverdesign.com

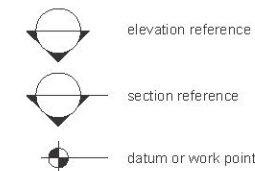
CIVIL ENGINEER:

BARTELT ENGINEERING
Paul Bartelt
Michael Grimes
1303 Jefferson Street #200B
Napa, CA 94558
T: 707-258-1301
F: 707-258-2926
paul@barteltengineering.com
michael@barteltengineering.com

CAVE ENGINEER:

CONDOR EARTH TECHNOLOGIES, INC.
Scott Lewis
21883 Brian Lane
Sonoma, CA 95370
T: 209-536-7370
F: 209-532-0773
slewis@condorearth.com

Symbols Legend



Index of Drawings

A0.01	Cover Sheet
UP1	Overall Site Plan
UP2	Existing Conditions and Demolition Plan
UP3	Proposed Conditions
UP4	Residential Distance Exhibit
L0.01	Existing Tree Plan and Detail
L0.02	Landscape Water Budget
L1.01	Landscape Plan
L1.02	Irrigation Plan
A2.01	Production - First Floor Plan
A2.02	Production - Second Floor Plan
A2.03	Production - Roof Plan
A2.04	Hospitality - Plans
A3.01	Production - Elevations
A3.02	Production - Elevations
A3.03	Hospitality - Elevations
UP2.0	Cave Plan
UP3.0	Shotcrete Wall Elevation
UP3.1	Cave Profiles and Sections

Project Data

Site Address:
1150 Darms Lane
Napa, CA 94558

Assessor's Parcel Number:
034-190-035

Property Type:
Vineyard > 5 acres w/ 1 res.

Use & Occupancy:
AP: F-1, A-2, M, B

Project Scope:
New Winery Building & New Hospitality Building

Taylor Lombardo Architects

LLP

40 Hotelling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

Darms Lane Winery

1150 Darms Lane
Napa, CA 94558
APN 034-190-035

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Cover Sheet

scale: as noted

revision:	date:
Conditional Use	09.09.15
	Dec 2018

job no: 1318

drawn: IK

checked: TT

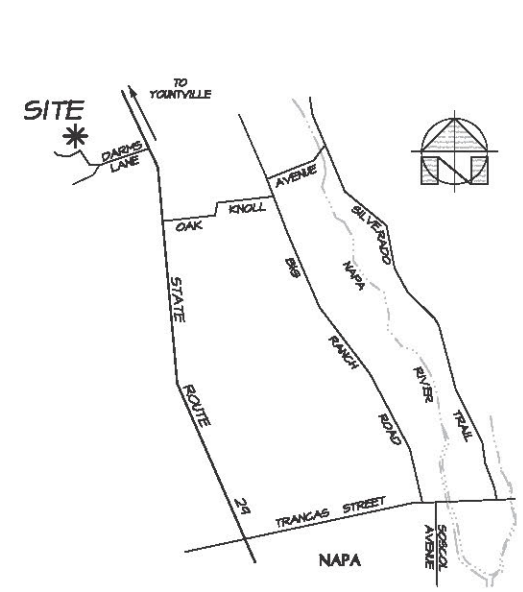
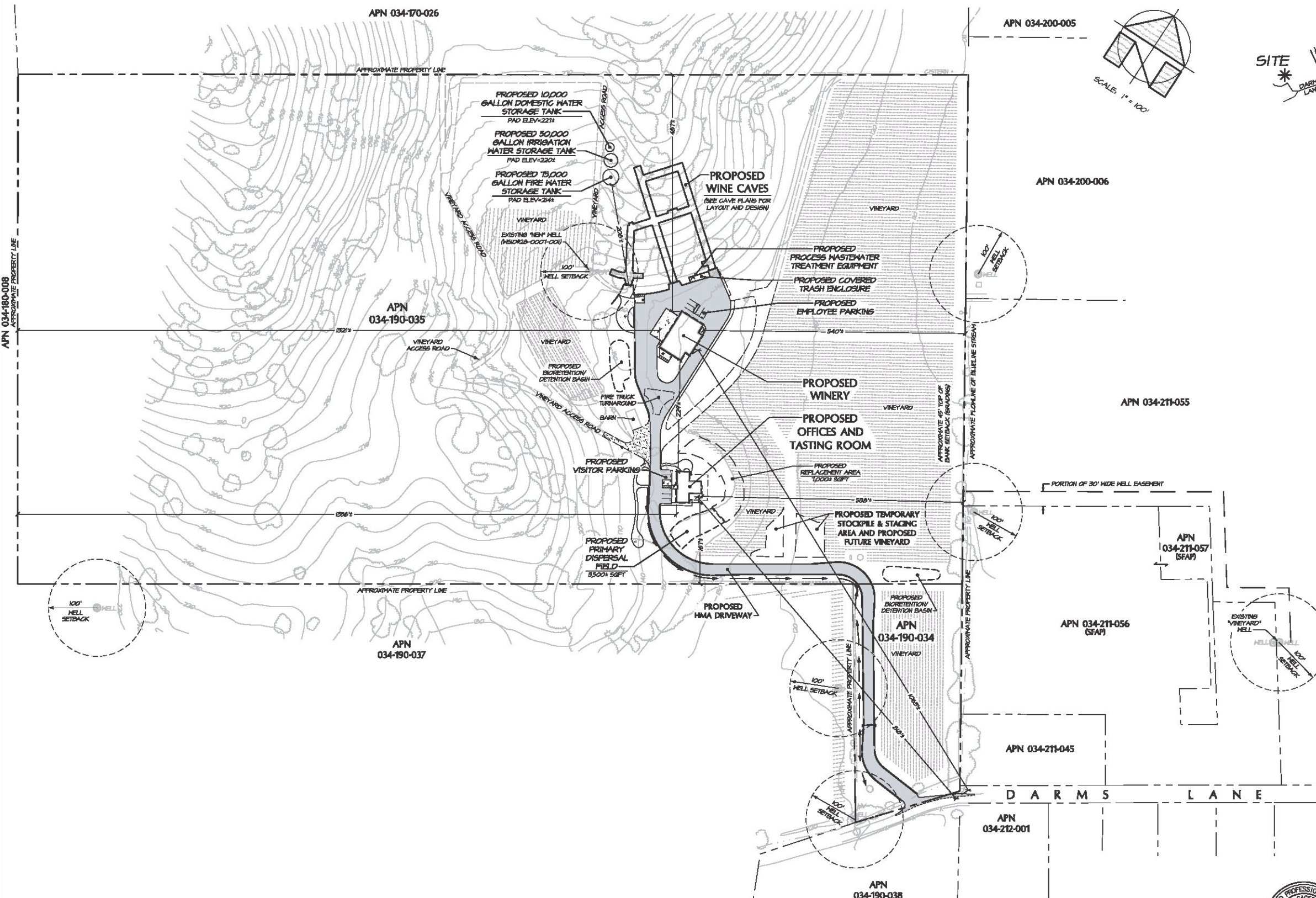
date: 09.09.15

sheet no:

A0.01

DARMS LANE WINERY

USE PERMIT DRAWINGS



LOCATION MAP
NO SCALE

PROJECT INFORMATION:
 PROPERTY OWNER & APPLICANT:
 DARMS LANE, LLC
 C/O TRICIA BUMP DAVIS
 1150 DARMS LANE
 NAPA, CA 94558
 707-224-4200

PROJECT ADDRESS:
 1150 DARMS LANE
 NAPA, CA 94558

ASSESSOR'S PARCEL NUMBERS:
 034-190-034 & 034-190-035

PARCEL ZONING:
 AP

PARCEL SIZES:
 2.32 ACRES & 46.94 ACRES

PROJECT SIZE:
 0.2± ACRES & 3.6± ACRES
 (4.4± ACRES TOTAL)

SHEET INDEX:

SHEET UP1	OVERALL SITE PLAN
SHEET UP2	EXISTING CONDITIONS - DEMOLITION PLAN
SHEET UP3	PROPOSED CONDITIONS
SHEET UP4	RESIDENTIAL DISTANCE EXHIBIT

OVERALL SITE PLAN
SCALE: 1" = 100'



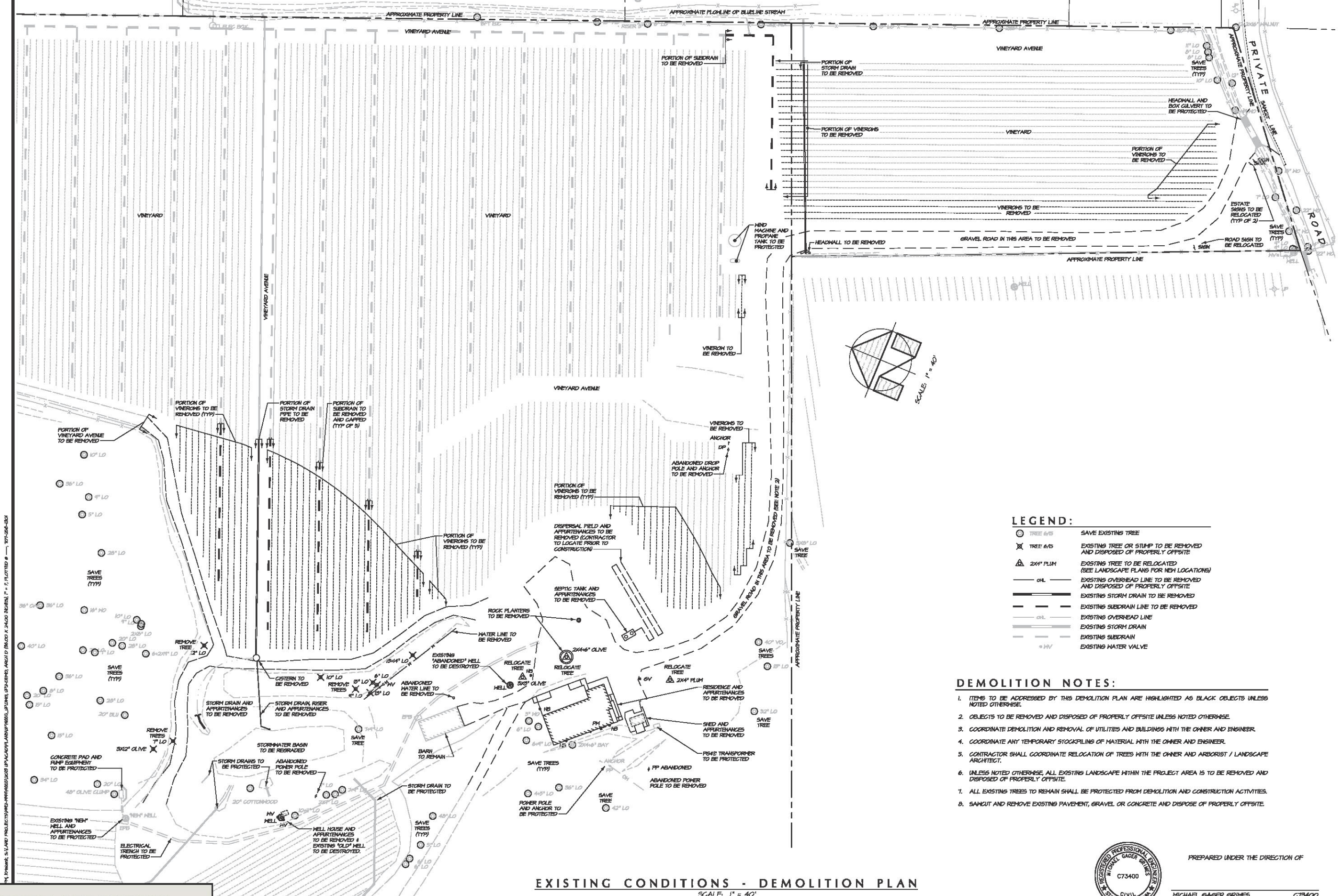
PREPARED UNDER THE DIRECTION OF
 MICHAEL GAGER GRIMES
 673400

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DATE: 11/15/18
 JOB NO: 18-05
 SHEET NO: UP1

DARMS LANE WINERY
 OVERALL SITE PLAN
 NAPA COUNTY
 CALIFORNIA

DATE: DECEMBER 2018
 JOB NO: 18-05
 SHEET NO: UP1
 OF 4



LEGEND:

○ TREE 6/5	SAVE EXISTING TREE
⊗ TREE 6/5	EXISTING TREE OR STUMP TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
△ 2X4" PLUM	EXISTING TREE TO BE RELOCATED (SEE LANDSCAPE PLANS FOR NEW LOCATIONS)
— OIL —	EXISTING OVERHEAD LINE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
— S.D. —	EXISTING STORM DRAIN TO BE REMOVED
— S.D. —	EXISTING SUBDRAIN LINE TO BE REMOVED
— OIL —	EXISTING OVERHEAD LINE
— S.D. —	EXISTING STORM DRAIN
— S.D. —	EXISTING SUBDRAIN
WV	EXISTING WATER VALVE

- 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 RELOCATION OF TREES WITH THE OWNER AND ARBORIST / LANDSCAPE ARCHITECT.
 6. UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE.
 7. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DEMOLITION AND CONSTRUCTION ACTIVITIES.
 8. SAWCUT AND REMOVE EXISTING PAVEMENT, GRAVEL OR CONCRETE AND DISPOSE OF PROPERLY OFFSITE.

EXISTING CONDITIONS - DEMOLITION PLAN
SCALE: 1" = 40'

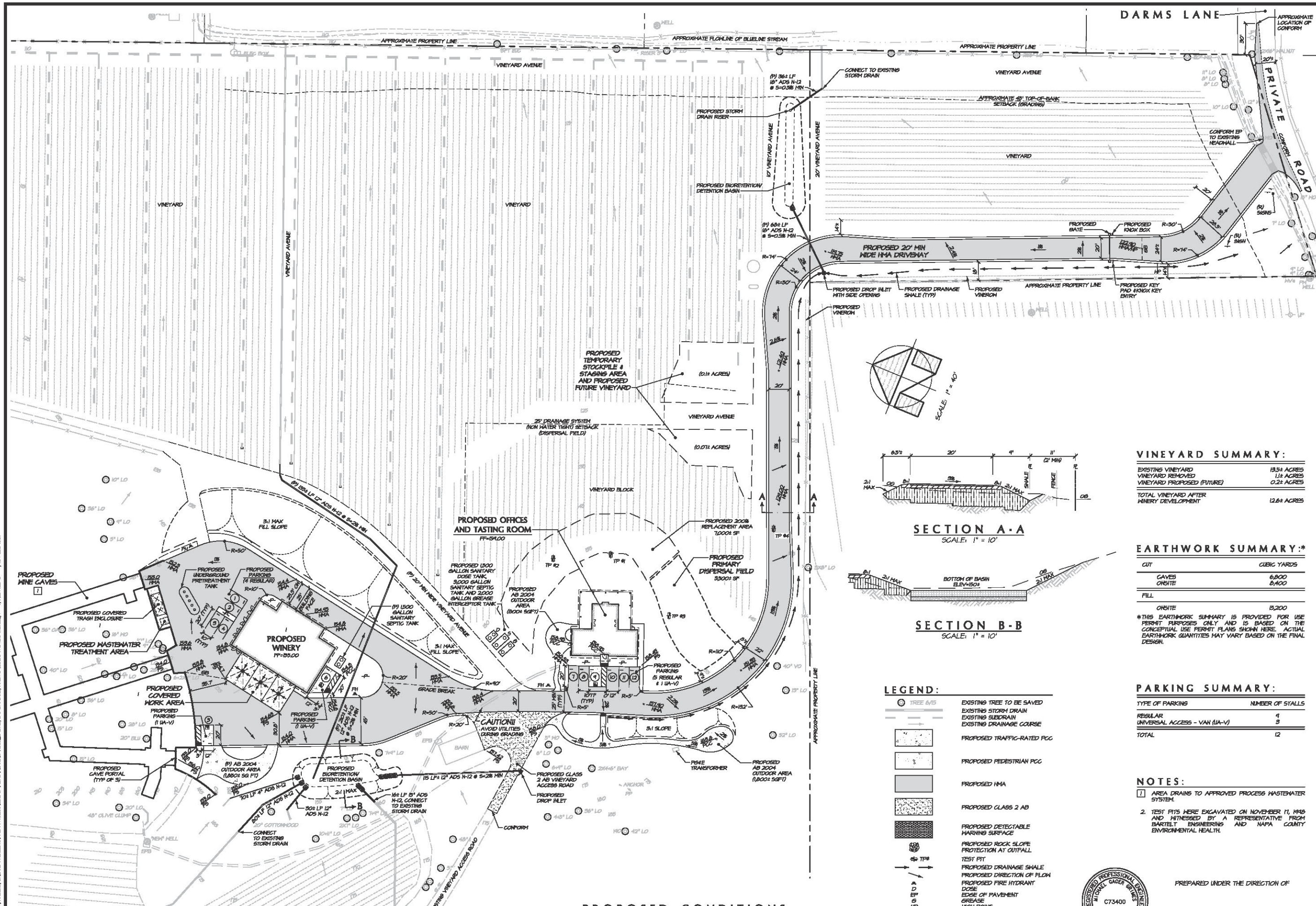


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MICHAEL GAGER GRIMES
G73400

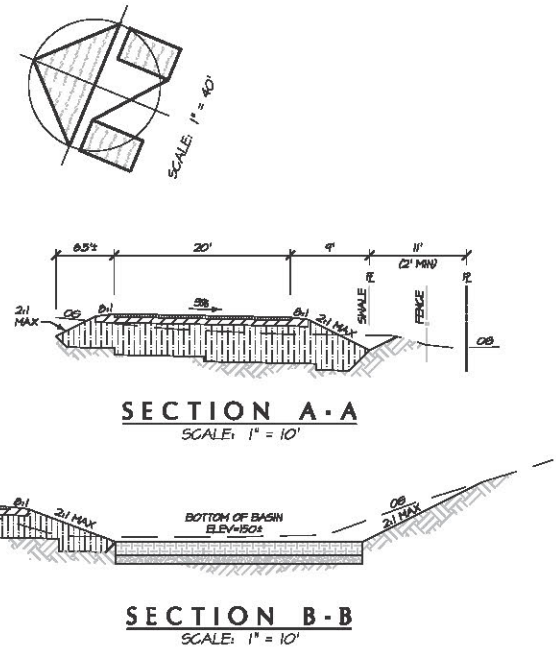
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DATE: 12/15/2018
JOB NO: 18-05
SHEET NO: UP2

BARTELL
ENGINEERING
CIVIL ENGINEERING - LAND PLANNING
1903 Jefferson Street, 200 B, Napa, CA 94559
www.bartellinge.com
Telephone: 707-258-1301

DARMS LANE WINERY
EXISTING CONDITIONS - DEMOLITION PLAN
NAPA COUNTY
CALIFORNIA



PROPOSED CONDITIONS
SCALE: 1" = 40'



- LEGEND:**
- EXISTING TREE TO BE SAVED
 - EXISTING STORM DRAIN
 - EXISTING SUBDRAIN
 - EXISTING DRAINAGE COURSE
 - PROPOSED TRAFFIC-RATED PCC
 - PROPOSED PEDESTRIAN PCC
 - PROPOSED HMA
 - PROPOSED CLASS 2 AB
 - PROPOSED DETECTABLE WARNING SURFACE
 - PROPOSED ROCK SLOPE PROTECTION AT OUTFALL
 - TEST PIT
 - PROPOSED DRAINAGE SHALE
 - PROPOSED DIRECTION OF FLOW
 - PROPOSED FIRE HYDRANT
 - PROPOSED GREASE INTERCEPTER
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED HIGH POINT
 - PROPOSED OVERHANG
 - PROPOSED PLANTER
 - PROPOSED RELOCATED SEPTIC

VINEYARD SUMMARY:

EXISTING VINEYARD	13.5+ ACRES
VINEYARD REMOVED	1.1+ ACRES
VINEYARD PROPOSED (FUTURE)	0.2+ ACRES
TOTAL VINEYARD AFTER WINERY DEVELOPMENT	12.6+ ACRES

EARTHWORK SUMMARY:*

CUT	CUBIC YARDS
GAVES ON-SITE	6800
	8400
FILL	
ON-SITE	8,200

*THIS EARTHWORK SUMMARY IS PROVIDED FOR USE PERMIT PURPOSES ONLY AND IS BASED ON THE CONCEPTUAL USE PERMIT PLANS SHOWN HERE. ACTUAL EARTHWORK QUANTITIES MAY VARY BASED ON THE FINAL DESIGN.

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
REGULAR	4
UNIVERSAL ACCESS - VAN (UA-V)	3
TOTAL	12

- NOTES:**
- AREA DRAINS TO APPROVED PROCESS MASTWATER SYSTEM.
 - TEST PITS WERE EXCAVATED ON NOVEMBER 17, 1949 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.



PREPARED UNDER THE DIRECTION OF
MICHAEL GAGER GRIMES G73400

BARTELT ENGINEERING
 CIVIL ENGINEERING & LAND PLANNING
 1303 Jefferson Street, 200 B, Napa, CA 94559
 www.barteltingeering.com
 Telephone: 707-258-1301

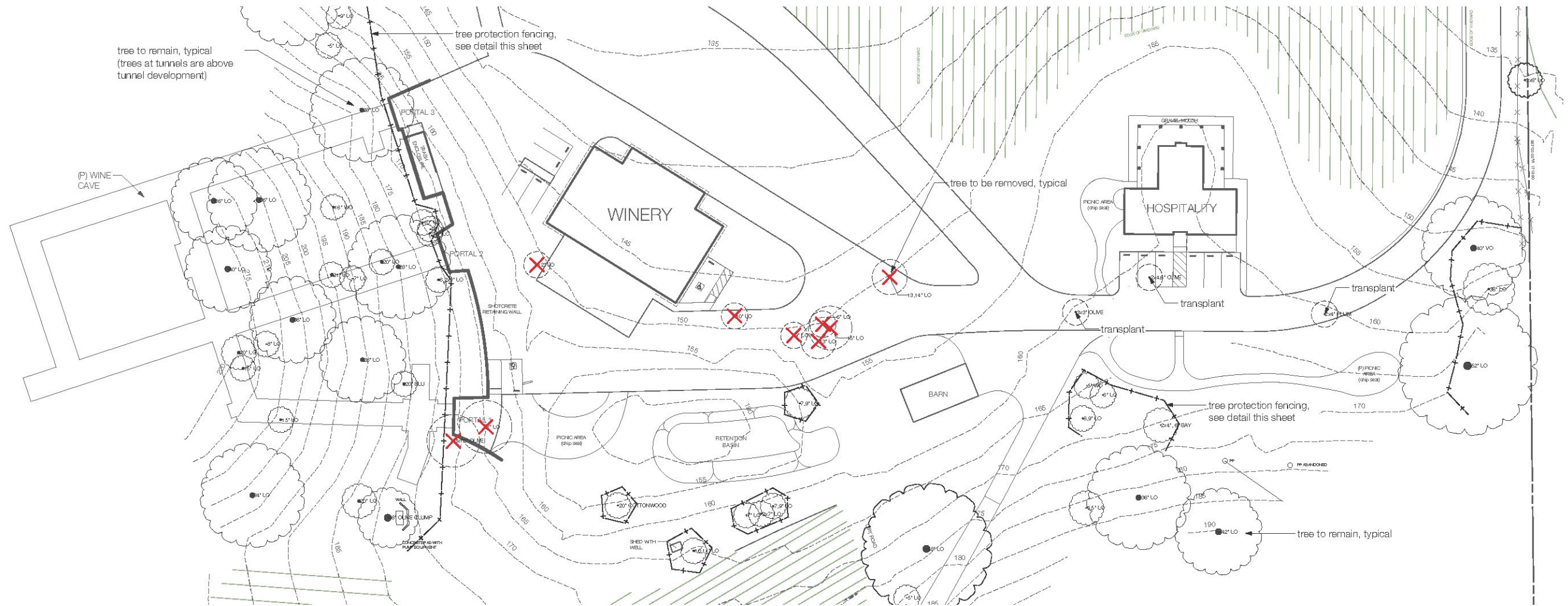
DARMS LANE WINERY
PROPOSED CONDITIONS
 NAPA COUNTY

CALIFORNIA

DATE: DECEMBER 2016
 JOB NO: 16-05
 SHEET NO: **UP3**
 OF 4

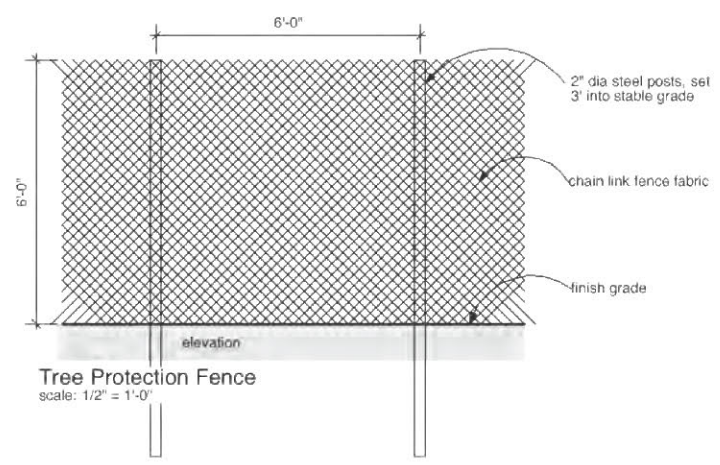


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1 Existing Tree Plan
 Scale: 1" = 30'-0"

Existing Tree Summary						
Transplant Summary						
Tree No	Botanical Name	Common Name	DBH	Value	Status	
2x4" PLUM	Prunus sp.	Plum	0.47	-	Transplant - Original location	
2x4, 6" OLIVE	Olea sp.	Olive	0.69	-	Transplant - Original location	
3x3" OLIVE	Olea sp.	Olive	0.43	-	Transplant - Original location	
Removal Summary						
Tree No	Botanical Name	Common Name	DBH	Value	Status	
13, 14" LO	Quercus agrifolia	Coast Live Oak	1.59	Significant	Remove	
13" LO	Quercus agrifolia	Coast Live Oak	1.08	Significant	Remove	
15" LO	Quercus agrifolia	Coast Live Oak	1.25	Significant	Remove	
6" LO	Quercus agrifolia	Coast Live Oak	0.50	-	Remove	
9" LO	Quercus agrifolia	Coast Live Oak	0.75	-	Remove	
10" LO	Quercus agrifolia	Coast Live Oak	0.83	-	Remove	
12" LO	Quercus agrifolia	Coast Live Oak	1.00	Significant	Remove	
7" LO	Quercus agrifolia	Coast Live Oak	0.58	-	Remove	
3x12" OLIVE	Olea	Olive	1.73	Significant	Remove	
					Total of all Trees to be Removed	9



Darms Lane Winery

1150 Darms Lane, Napa, CA 94558

APN: 034-190-035 / 034-190-034

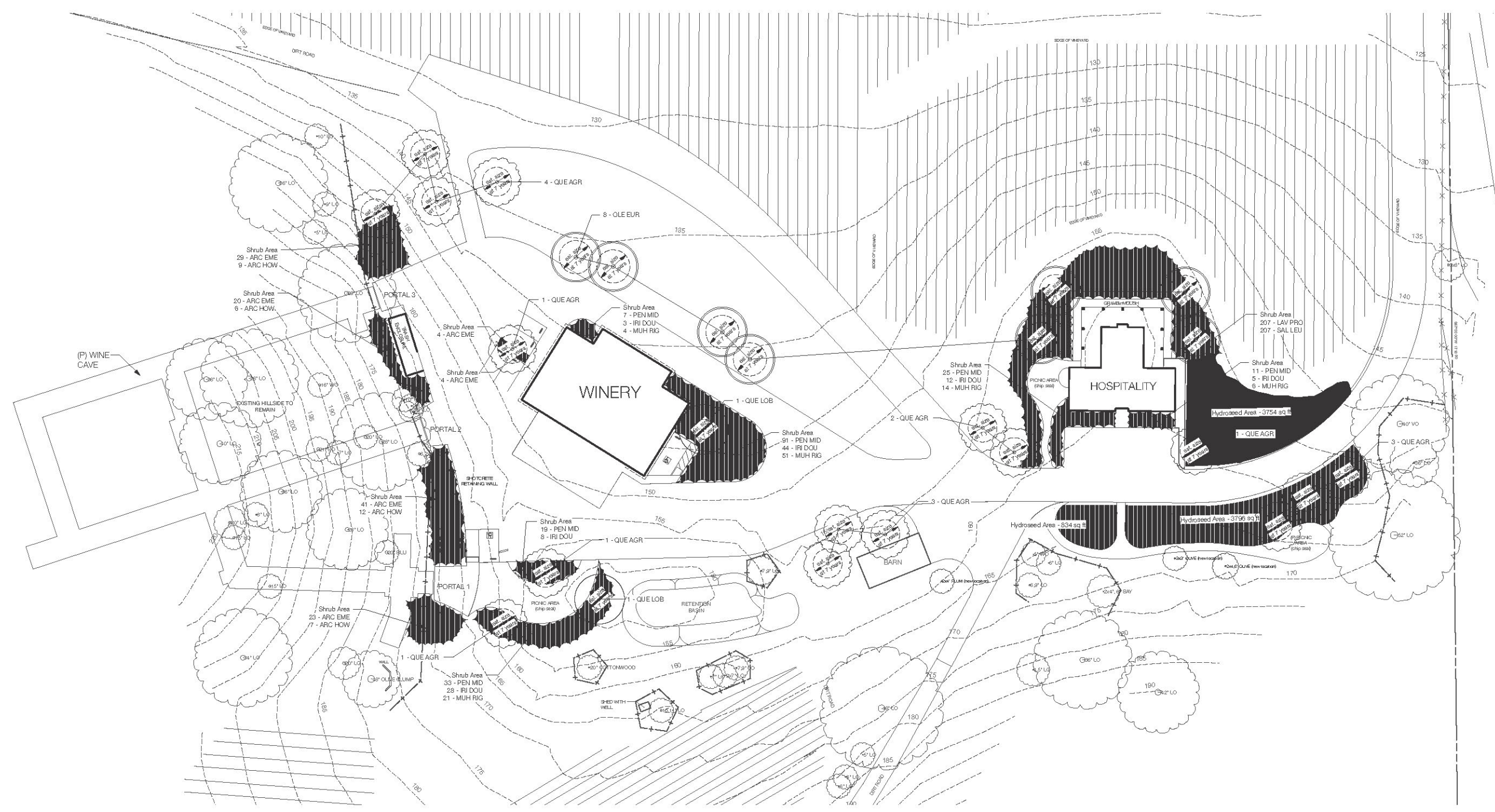
Issue: Conditional Use
 Issued for Approval
 Date: 16SEP2015
 17DEC2018

Project ID: darms_lane
 CAD File Name: darms_lane.vwx
 Plot Date:
 Drawn By:
 Scale: As Noted





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Darms Lane Winery

1150 Darms Lane, Napa, CA 94558

APN: 034-190-035 / 034-190-034

Issue: Conditional Use
 Date: 16SEP2015
 Issued for Approval: 17DEC2018

1 Landscape Plan
 Scale: 1" = 30'-0"

NOTE: All plant material shall be sourced from local nurseries to prevent introduction of Glassy-winged Sharpshooters into the area.

Existing Tree Summary					
Transplant Summary					
Tree No	Botanical Name	Common Name	DBH	Value	Status
2x4" PLUM	Prunus sp.	Plum	0.47	-	Transplant - Original location
2x4.6" OLIVE	Olea sp.	Olive	0.69	-	Transplant - Original location
3x3" OLIVE	Olea sp.	Olive	0.43	-	Transplant - Original location
Removal Summary					
Tree No	Botanical Name	Common Name	DBH	Value	Status
13,14" LO	Quercus agrifolia	Coast Live Oak	1.59	Significant	Remove
13" LO	Quercus agrifolia	Coast Live Oak	1.08	Significant	Remove
16" LO	Quercus agrifolia	Coast Live Oak	1.25	Significant	Remove
6" LO	Quercus agrifolia	Coast Live Oak	0.53	-	Remove
9" LO	Quercus agrifolia	Coast Live Oak	0.75	-	Remove
10" LO	Quercus agrifolia	Coast Live Oak	0.83	-	Remove
12" LO	Quercus agrifolia	Coast Live Oak	1.00	Significant	Remove
7" LO	Quercus agrifolia	Coast Live Oak	0.58	-	Remove
3x12" OLIVE	Olea	Olive	1.73	Significant	Remove
Total of all Trees to be Removed					9

Project Plant List (quantity totals for entire site)									
Category	ID	Latin Name	Common Name	Planter Size	Quantity	Growth Rate	Approximate size 7 years after planting	Native Evergreen	WUCOLS
trees	OLE EUR	Olea europaea	Olive	24" box	8	24" / year	18" wide, 18" tall	Y	L
	QUE AGR	Quercus agrifolia	Coast Live Oak	15 gallon	16	24" / year	16" wide, 20" tall	Y	Y L
	QUE LOB	Quercus lobata	Valley Oak	15 gallon	2	12" / year	12" wide, 14" tall	Y	L
shrub areas	ARC EME	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gallon	121	-	-	Y	Y L
	ARC HOW	Arctostaphylos densiflora 'Howard McMini'	Howard McMini Manzanita	1 gallon	34	-	-	Y	Y L
	IRI DOU	Iris douglasiana	Pacific Coast Hybrid Iris	1 gallon	100	-	-	Y	Y L
	LAV PRO	Lavandula x intermedia 'Provence'	Provence French Lavender	1 gallon	207	-	-	Y	L
	MUH RIG	Muhlenbergia rigens	Deer Grass	1 gallon	96	-	-	Y	Y L
	PEN MID	Penstemon x 'Midnight'	Midnight Penstemon	1 gallon	186	-	-	Y	Y M
	SAL LEU	Salvia leucantha	Mexican Sage	1 gallon	207	-	-	Y	L
	hydroseed areas	FES IDA	Festuca idahoensis	Native Idaho Fescue	seed	-	-	-	Y
FES OCC		Festuca occidentalis	Wester Fescue	seed	-	-	-	Y	Y L
FES MCL		Festuca rubra 'Molate Blue'	Molate Blue Fescue	seed	-	-	-	Y	Y L

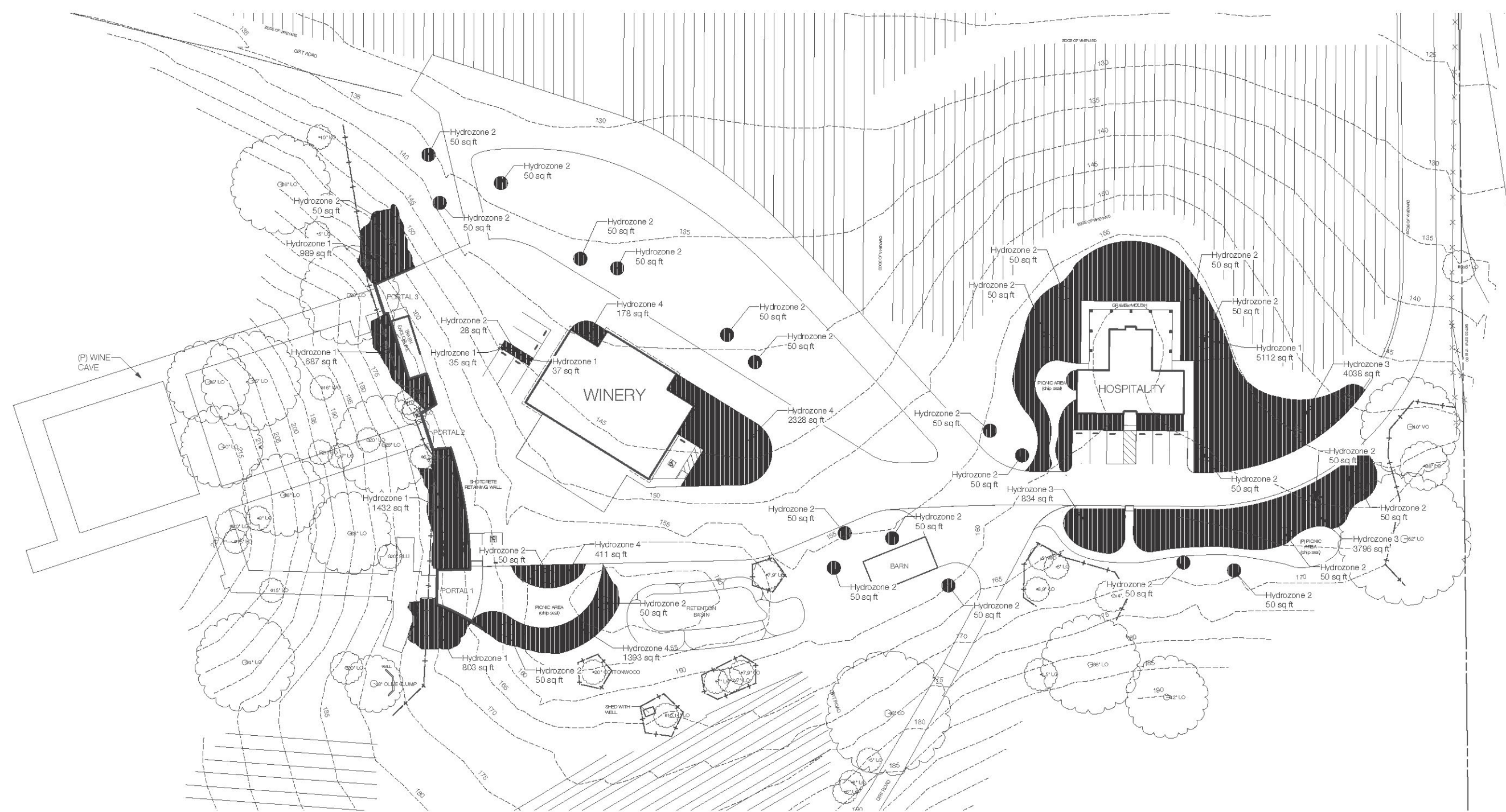
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 CAD File Name: darms lane.vwx
 Plot Date:
 Drawn By:
 Scale: As Noted

Landscape Plan

L1.01



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Darms Lane Winery

1150 Darms Lane, Napa, CA 94558

APN: 034-190-035 / 034-190-034

Issue: Conditional Use
 Date: 16SEP2015
 Issued for Approval: 17DEC2018

1 Hydrozone Areas
 Scale: 1" = 30'-0"



California MWELO Water Budget (version effective January 1, 2010)

Zone Name / Number	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Usage (ETWU)
Hydrozone 1	Shrubs	0.2	Dip	0.81	0.247	9,155	2,260	62,087
Hydrozone 2	Trees	0.1	Dip	0.81	0.123	1,378	170	4,673
Hydrozone 3	Groundcover	0.3	Dip	0.81	0.37	8,668	3,210	88,176
Hydrozone 4	Shrubs	0.4	Dip	0.81	0.494	5,229	2,562	70,923
					Totals:	24,430	8,223	225,859
					Totals:	0	0	0
								ETWU Total: 225,859 gal/yr
								Maximum Applied Water Allowance (MAWA): 469,096 gal/yr

* = Includes public recreational areas, water features using recycled water, areas dedicated to edible plants, and areas irrigated with recycled water.

ETAF Calculations:
 Regular Landscape Areas
 Total ETAF x Area: 8,223
 Total Area: 24,430
 Average ETAF: 0.34

All Landscape Areas
 Total ETAF x Area: 8,223
 Total Area: 24,430
 Stewards ETAF: 0.34

WELo (Water Efficiency Landscape Ordinance) Compliance:
 I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package.

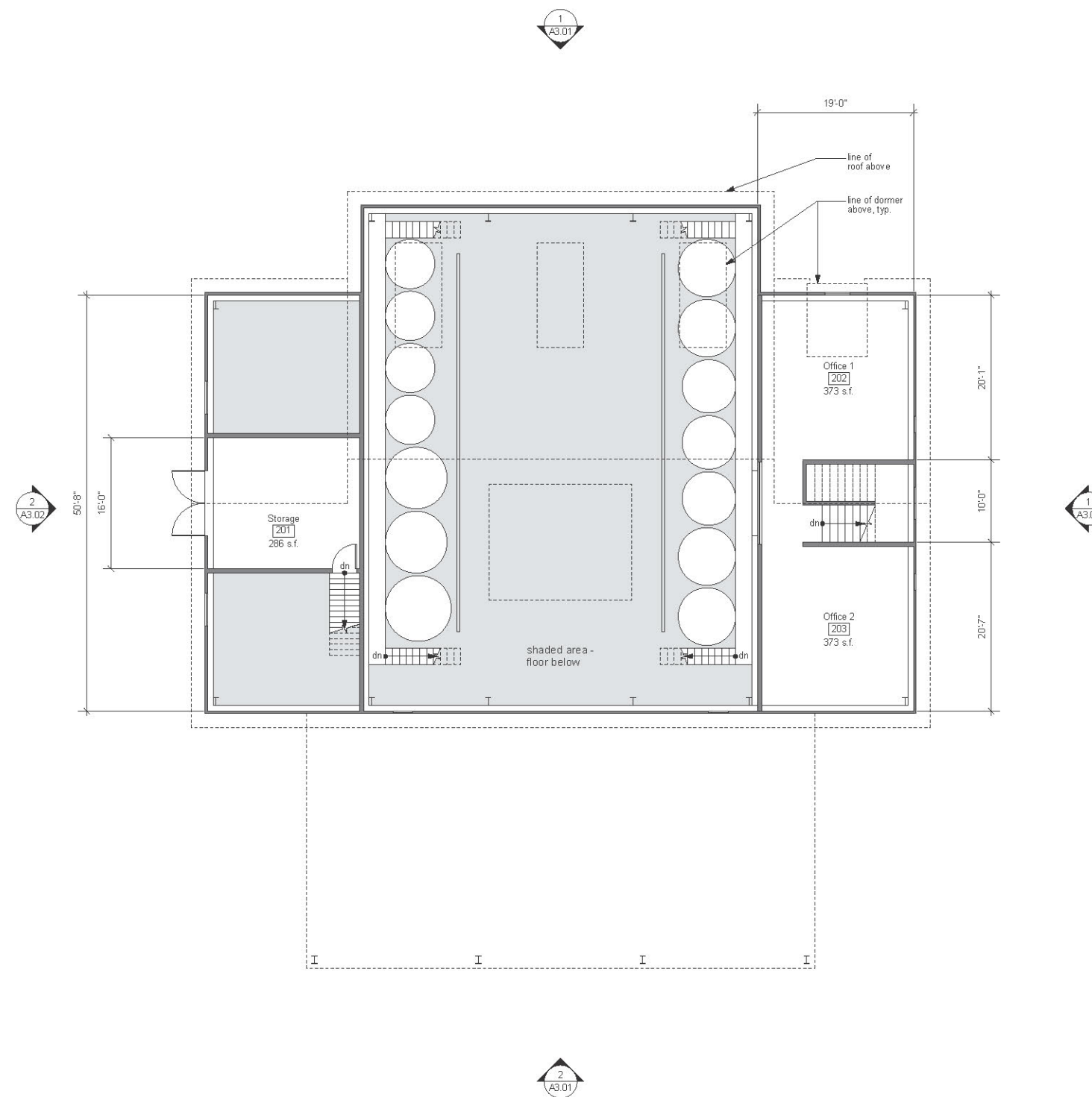
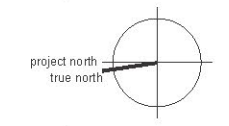
signature of applicant

Project ID: darms lane
 CAD File Name: darms lane.vwx
 Plot Date:
 Drawn By:
 Scale: As Noted



Hydrozone Plan

L1.02



Darms Lane Winery
1150 Darms Lane
Napa, CA 94558
APN 034-190-035

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Production
Second Floor Plan

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

revision:	date:
Conditional Use	09.09.15
	Dec 2018

job no: 1318

drawn: IK

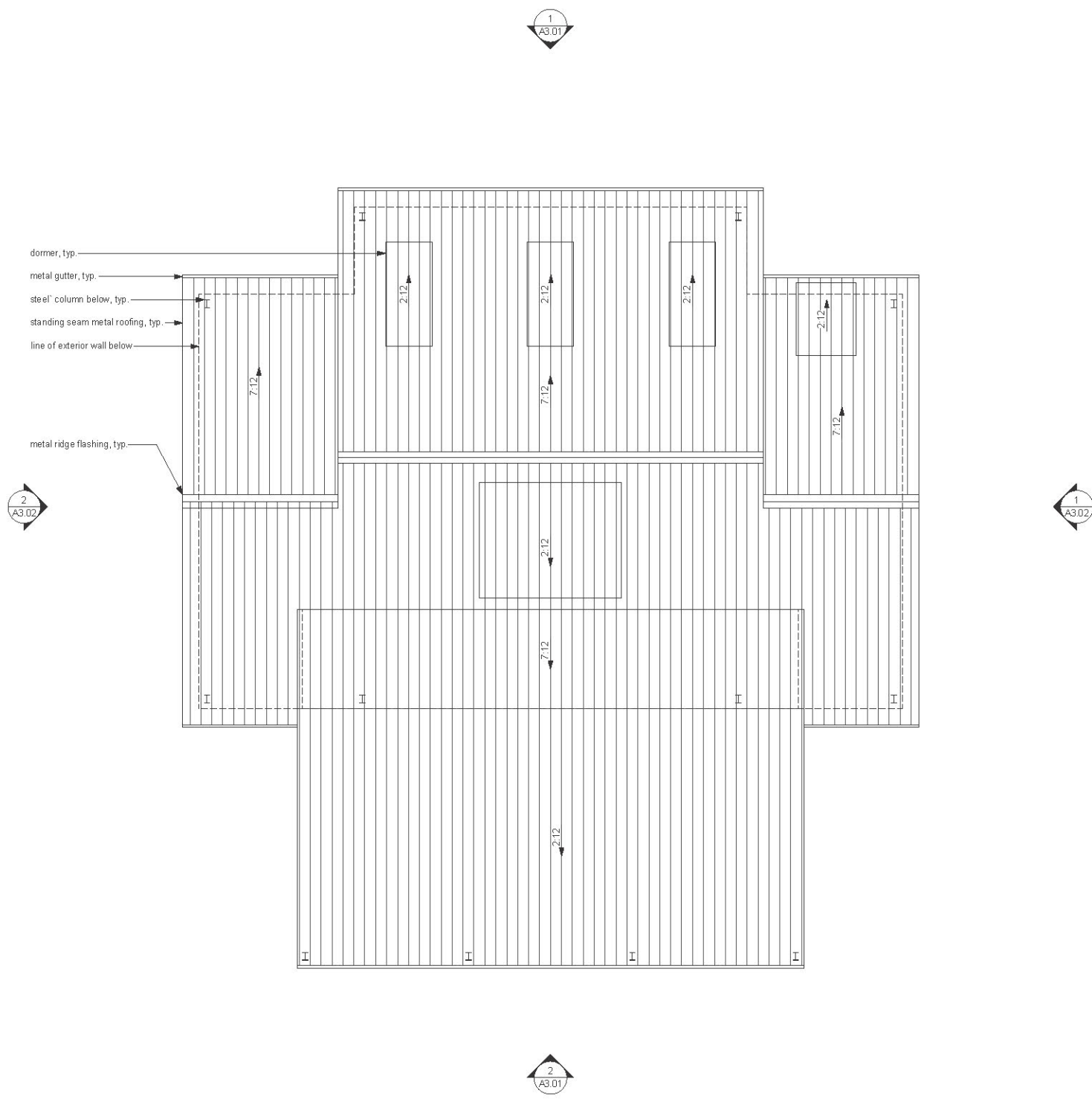
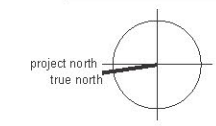
checked: TT

date: 09.09.15

sheet no:

A2.02

Total Usable Area 1,032 s.f.



Darms Lane Winery
1150 Darms Lane
Napa, CA 94558
APN 034-190-035

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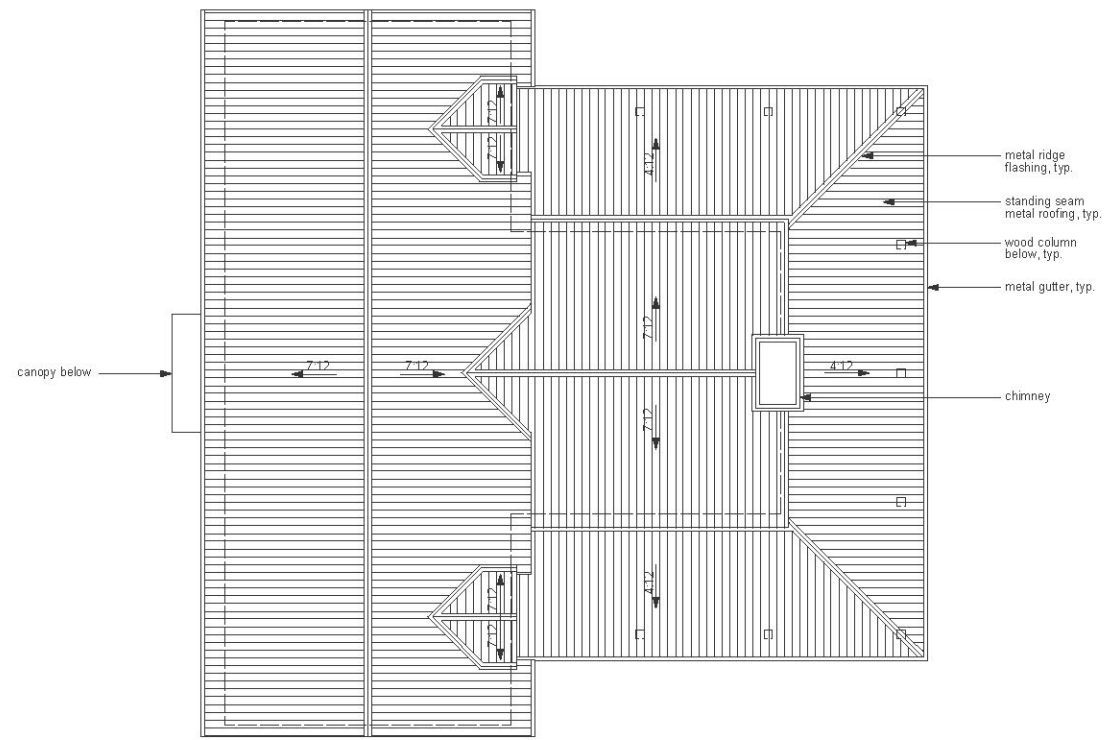
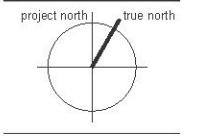
Production
Roof Plan

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

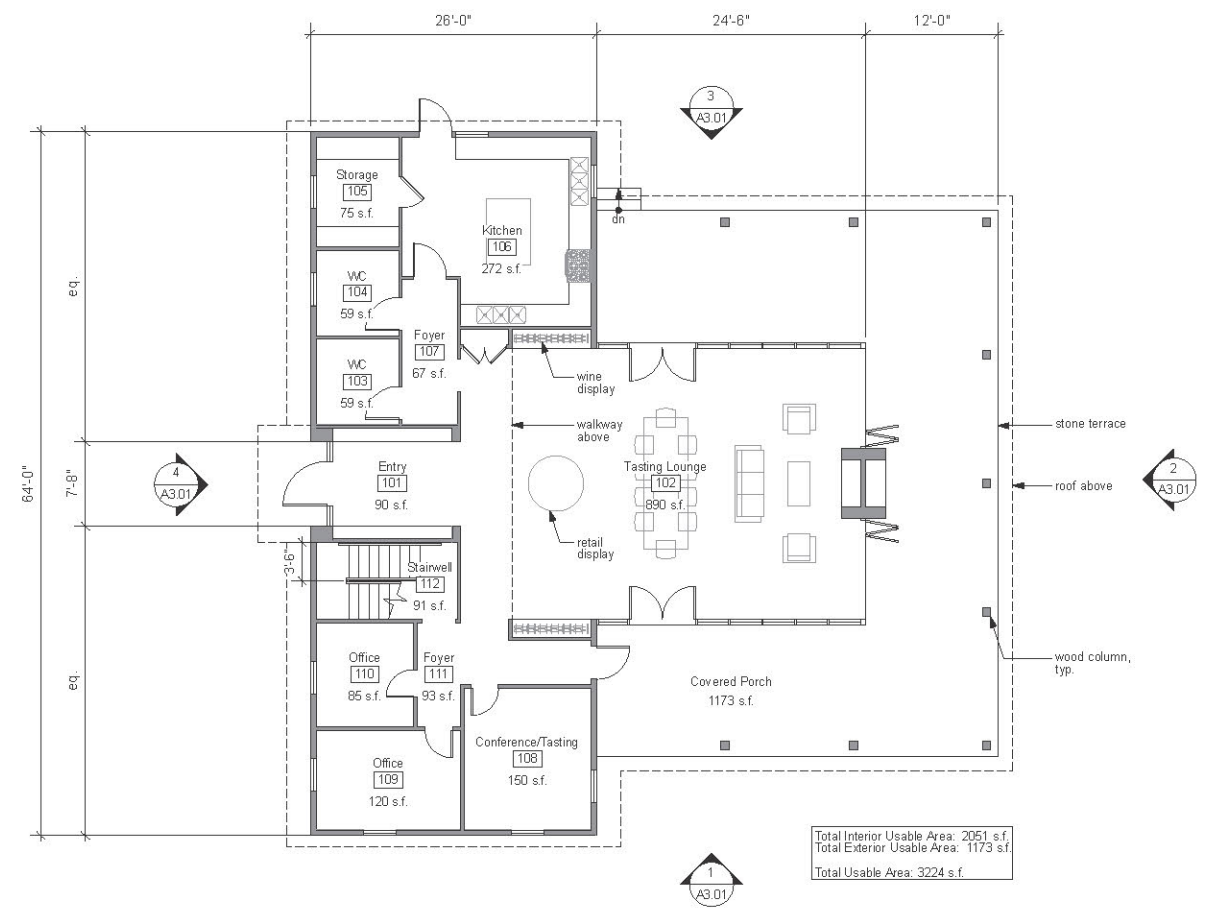
revision:	date:
Conditional Use	09.09.15
	Dec 2018

job no: 1318
drawn: IK
checked: TT
date: 09.09.15
sheet no:

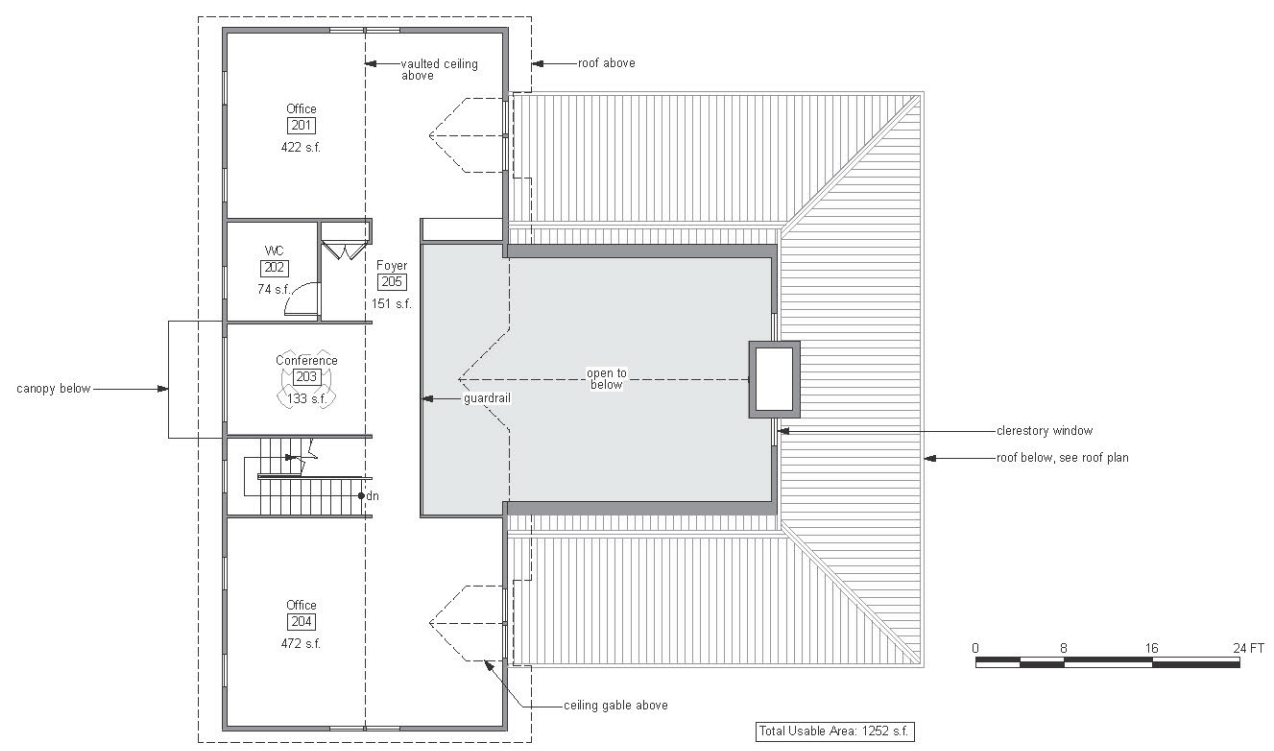
A2.03



3 Roof Plan



1 First Floor Plan



2 Second Floor Plan

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Hospitality Plans

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

revision:	date:
Conditional Use	09.09.15
	Dec 2018

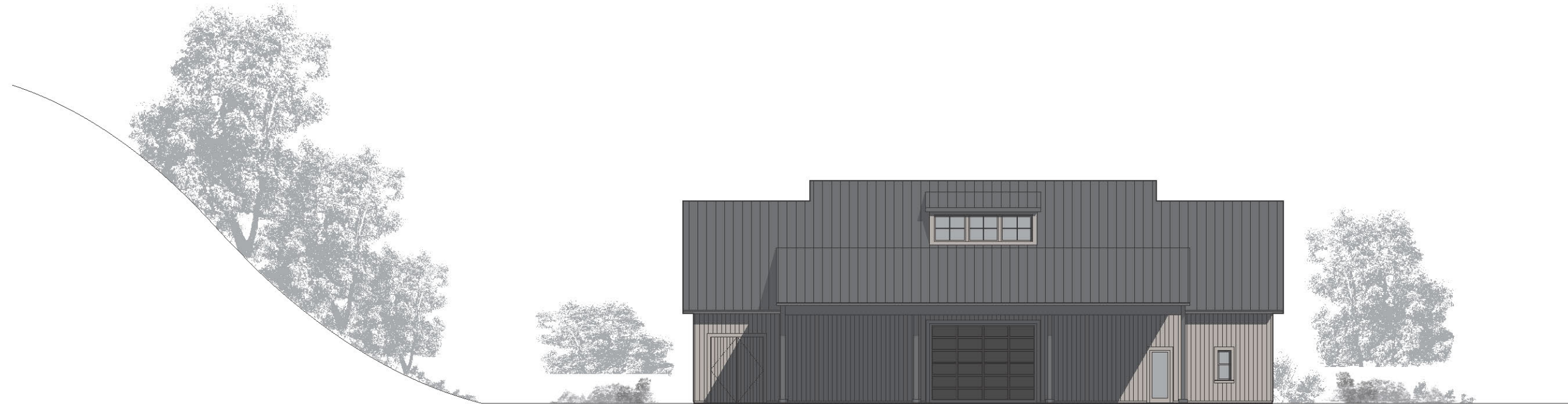
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drawn: IK
checked: TT
date: 09.09.15

sheet no:

A2.04



1 East Elevation



2 West Elevation

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Production Elevations

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

revision:	date:
Conditional Use	09.09.15
	Dec 2018

job no: 1318

drawn: IK

checked: TT

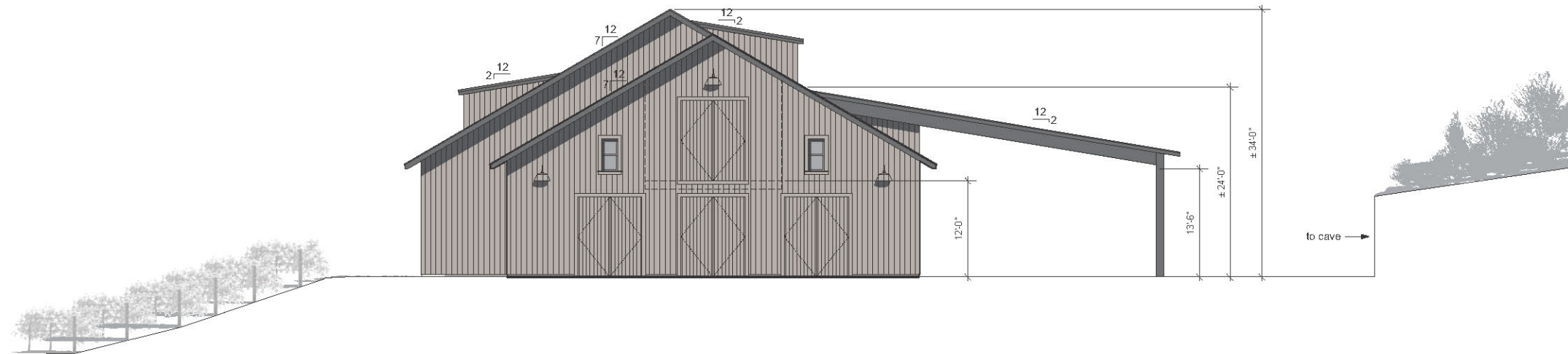
date: 09.09.15

sheet no:

A3.01



1 South Elevation



2 North Elevation

Taylor
Lombardo
Architects

LLP

40 Hoteling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

Darms Lane Winery
1150 Darms Lane
Napa, CA 94558
APN 034-190-035

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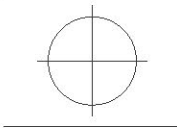
Production Elevations

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

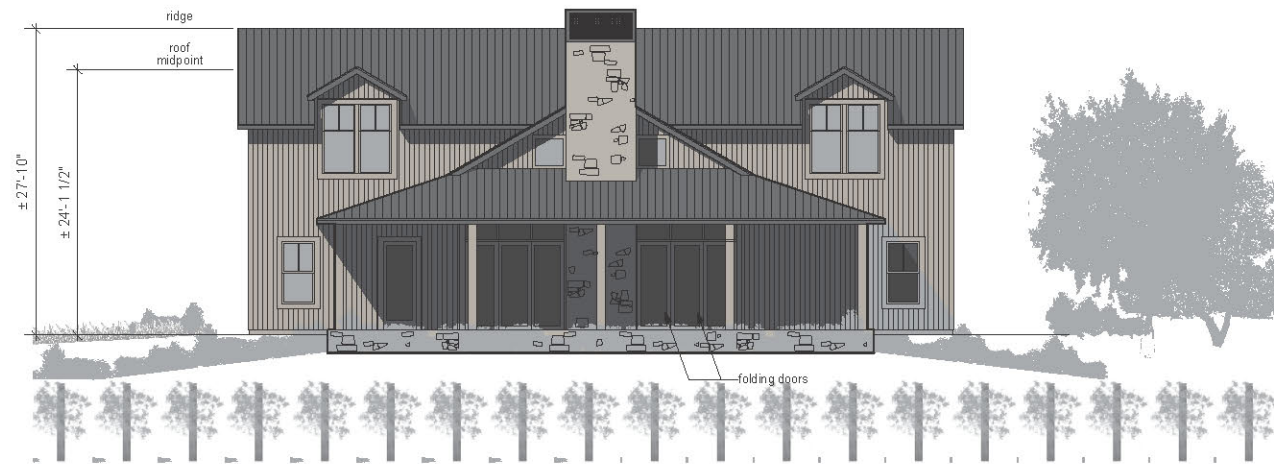
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Conditional Use	09.09.15
	Dec 2018

job no: 1318
drawn: IK
checked: TT
date: 09.09.15

sheet no:
A3.02



3 South Elevation



1 East Elevation



4 North Elevation



2 West Elevation

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Hospitality Elevations

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

revision:	date:
Conditional Use	09.09.15
	Dec 2018

job no: 1318

drawn: IK

checked: TT

date: 09.09.15

sheet no:

A3.03



Hospitality Production

Darms Lane Winery
Darms Lane Winery from HWY 29
1150 Darms Lane
Napa, CA
Date: 12.07.2018



DARMS LANE WINERY
P16-00017 UP/P18-00152 VIEWSHED

Taylor
Lombardo
Architects

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

LLP

taylorlombardo.com

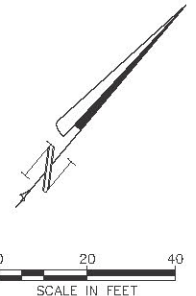


Hospitality Production

Darms Lane Winery
Darms Lane Winery from HWY 29
1150 Darms Lane
Napa, CA
Date: 12.07.2018



Taylor
Lombardo
Architects
40 Hotaling Place
San Francisco
California 94111
(415) 433-7777 tel
(415) 433-7717 fax
taylorlombardo.com
LLP



NOTES:
 1. CAPACITY: ±850 BARRELS
 (±530 LF BARREL STORAGE LENGTH-
 2-HIGH METAL RACKS)

TUNNEL DESCRIPTION:		FLOOR AREA
BARREL STORAGE	(PRODUCTION FACILITY)	= 8,849 SF
FERMENTATION/EQUIPMENT	(PRODUCTION FACILITY)	= 1,479 SF
CAVE PRODUCTION FACILITY TOTAL		= 10,328 SF
ACCESSORY USE		= 1,415 SF
CAVE ACCESSORY USE TOTAL		= 1,415 SF
WINE CAVE TOTAL		= 11,743 SF
ESTIMATED SPOILS VOLUME:		
RAW TUNNEL VOLUME (UN-FACTORED)		= 6,173 CY
BULKING FACTOR		= 1.40
TOTAL FACTORED (LOOSE) TUNNEL SPOILS		= 8,643 CY

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 NOT FOR CONSTRUCTION**

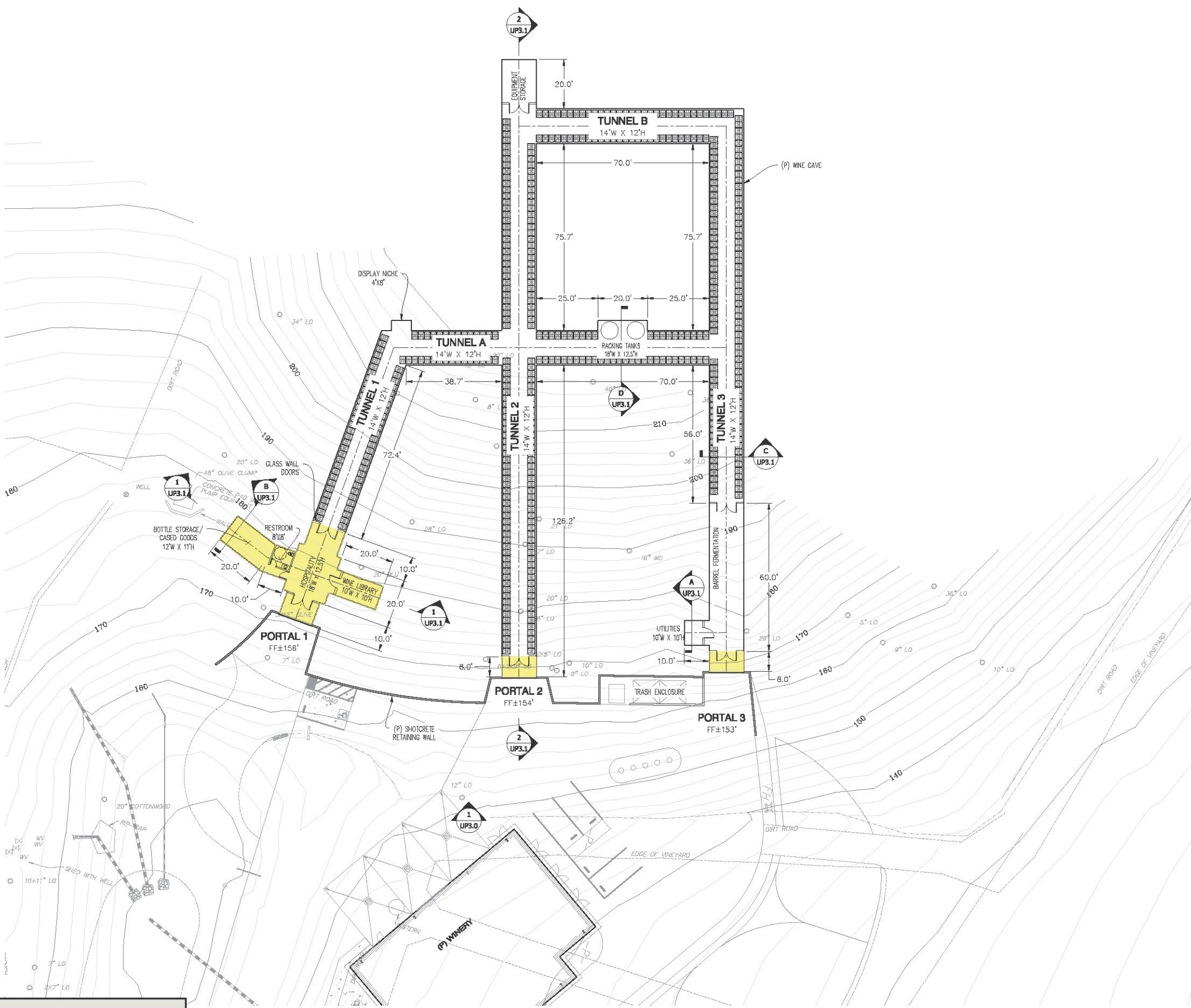
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1	08/22/2016	SWL	USE PERMIT RESUBMITTAL
0	09/09/2015	SWL	USE PERMIT SUBMITTAL

DARMS LANE WINERY

WINE CAVE

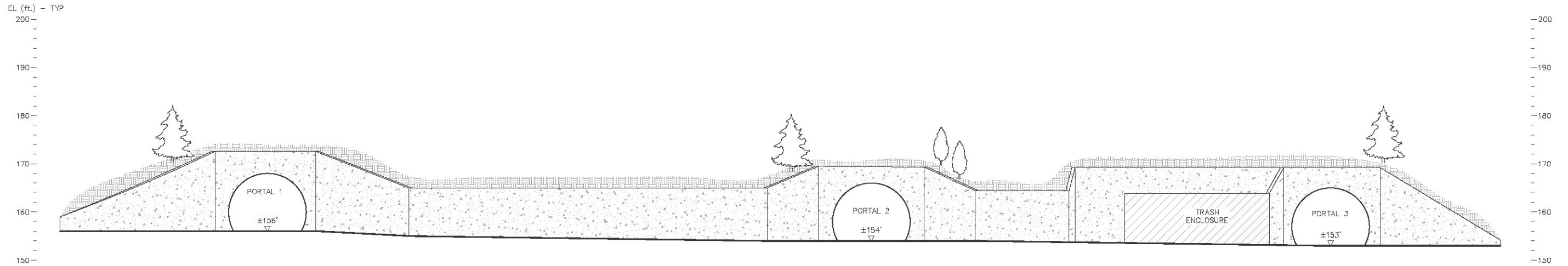
CAVE PLAN

	CONDOR EARTH 21683 Brian Lane P.O. Box 39025 Sonoma, CA 94970 (707) 533-0361 fax(707) 533-0773 www.condorearth.com	SHEET UP2.0
	JOB#: 7010 PRINTED:	DRAWN: KGM CHECKED: SWL



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X:\Project\7000-17\7010 Darms Lane Winery\7010_CAD\DWG\USE_PERMIT\7010_UP2.dwg 6-12-17 11:13:00 AM kmckinty



1 SHOTCRETE WALL ELEVATION

0 10
 APPROX. VERT. SCALE: 1" = 10'
 APPROX. HORIZ. SCALE: N.T.S.

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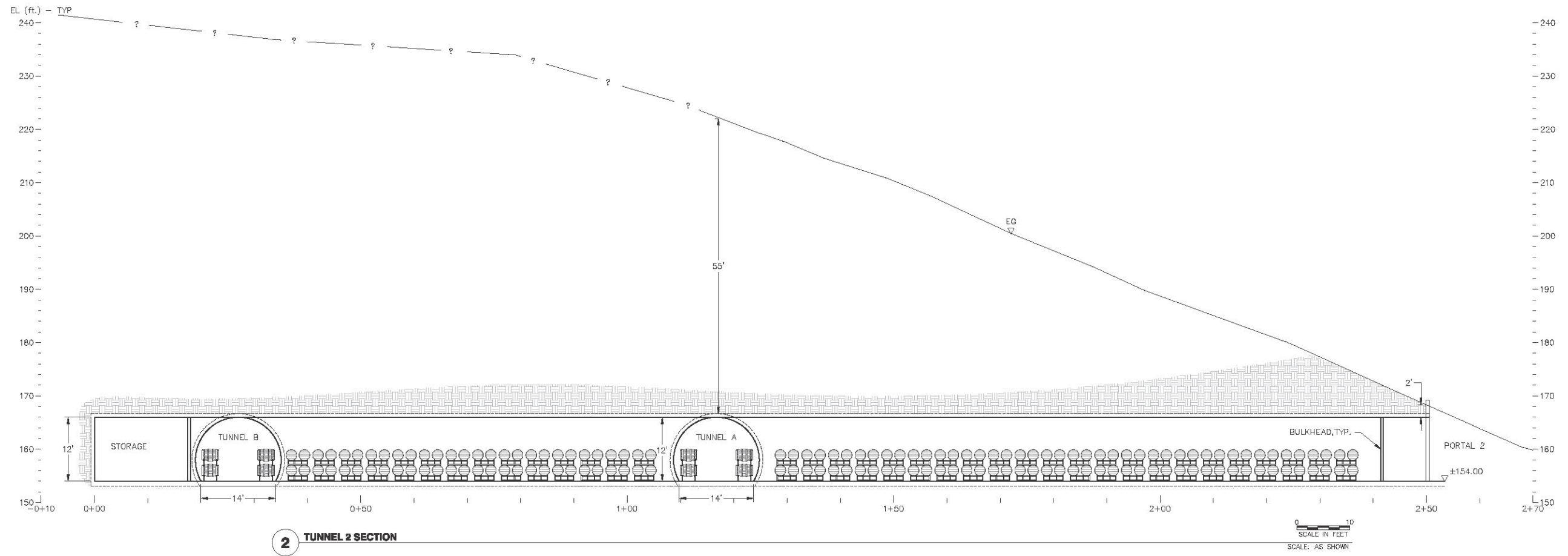
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DARMS LANE WINERY
WINE CAVE
SHOTCRETE WALL ELEVATION

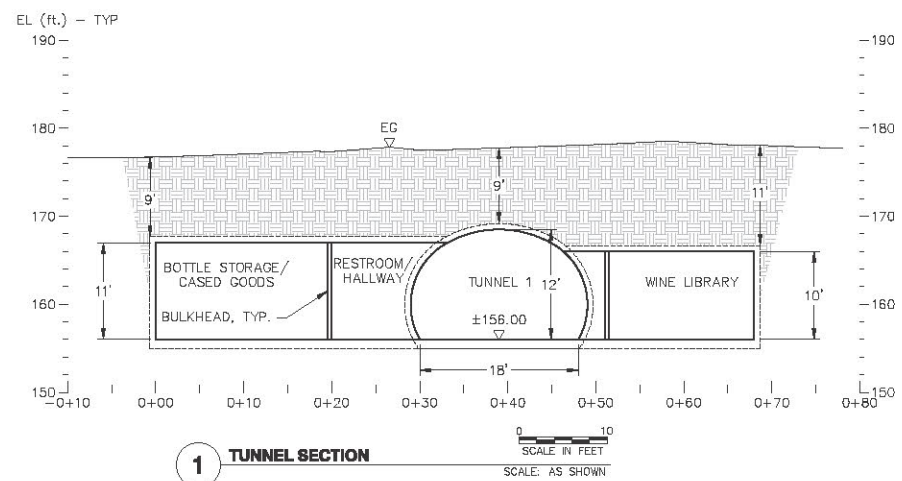
	CONDOR EARTH 21663 Brian Lane P.O. Box 3605 Sonoma, CA 95370 (209) 532-0361 fax(209) 532-0773 www.condorearth.com	SHEET UP3.0
	JOB#: 7010 PRINTED:	DRAWN: KGM CHECKED: SWL

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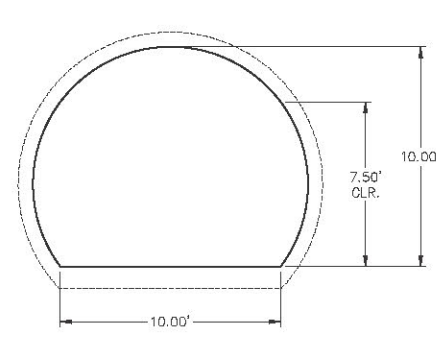
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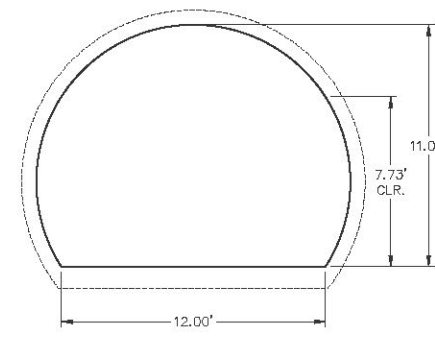
2 TUNNEL 2 SECTION



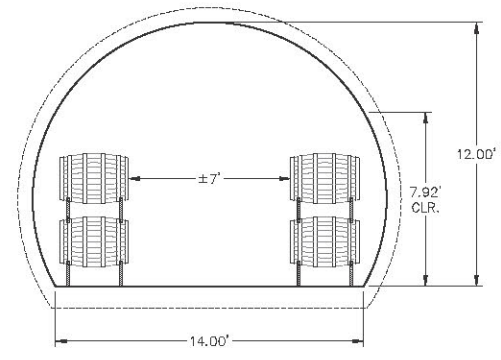
1 TUNNEL SECTION



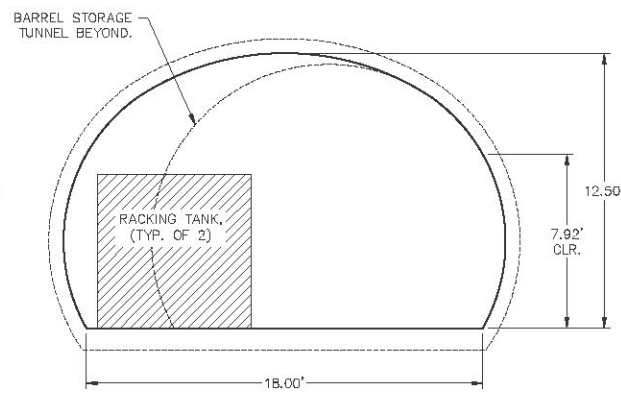
A 10'W X 10'H TUNNEL
WINE LIBRARY, UTILITIES



B 12'W X 11'H TUNNEL
RESTROOM, BARRILE STORAGE



C 14'W X 12'H TUNNEL
BARREL STORAGE



D 18'W X 12.5'H TUNNEL
RACKING TANKS, HOSPITALITY

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REV	DATE	BY	DESCRIPTION
2	06/12/2017	SWL	USE PERMIT RESUBMITTAL
1	08/22/2016	SWL	USE PERMIT RESUBMITTAL
0	09/08/2015	SWL	USE PERMIT SUBMITTAL

DARMS LANE WINERY

WINE CAVE

CAVE PROFILES AND SECTIONS

CONDOR EARTH
21683 Brian Lane
P.O. Box 3902
Sonoma, CA 94970
(709) 533-0361
fax(709) 533-0773
www.condorearth.com

SHEET
UP3.1

JOB#: 7010
DRAWN: KGM
CHECKED: SWL
SCALE: AS SHOWN
FILE: 7010UP31

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