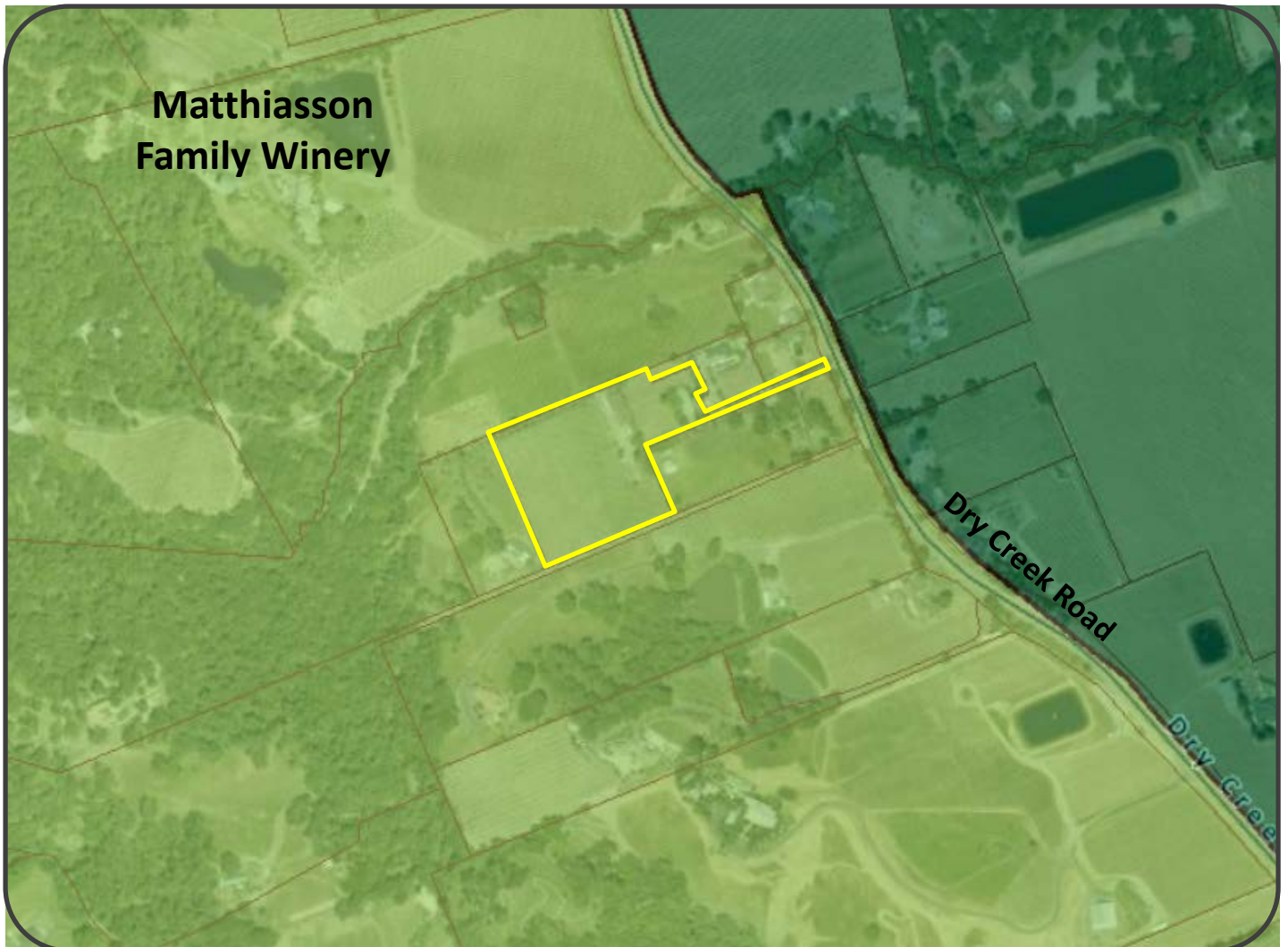


“K”

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

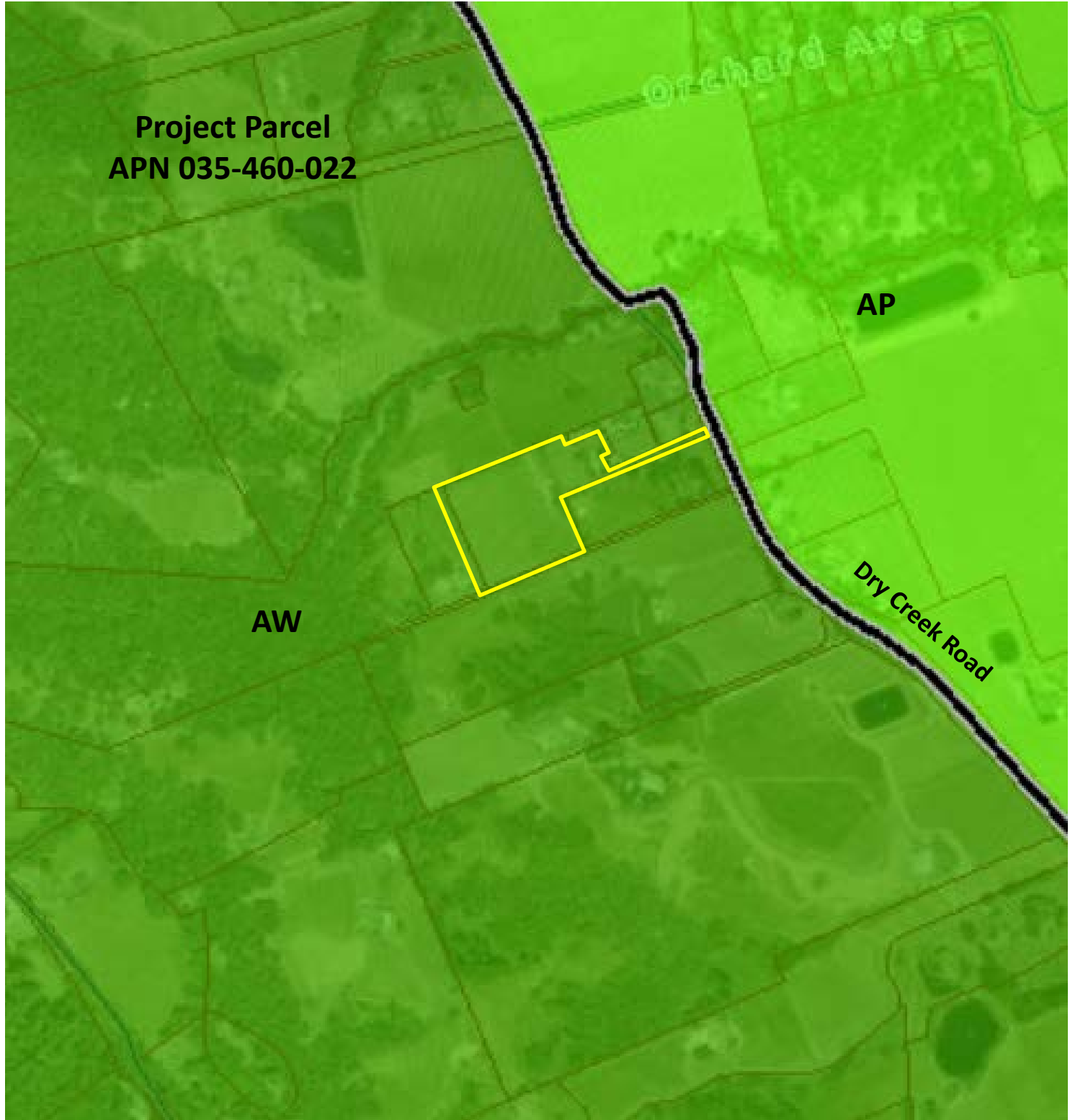
OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

-  Mineral Resource
-  Limited Access Highway
-  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



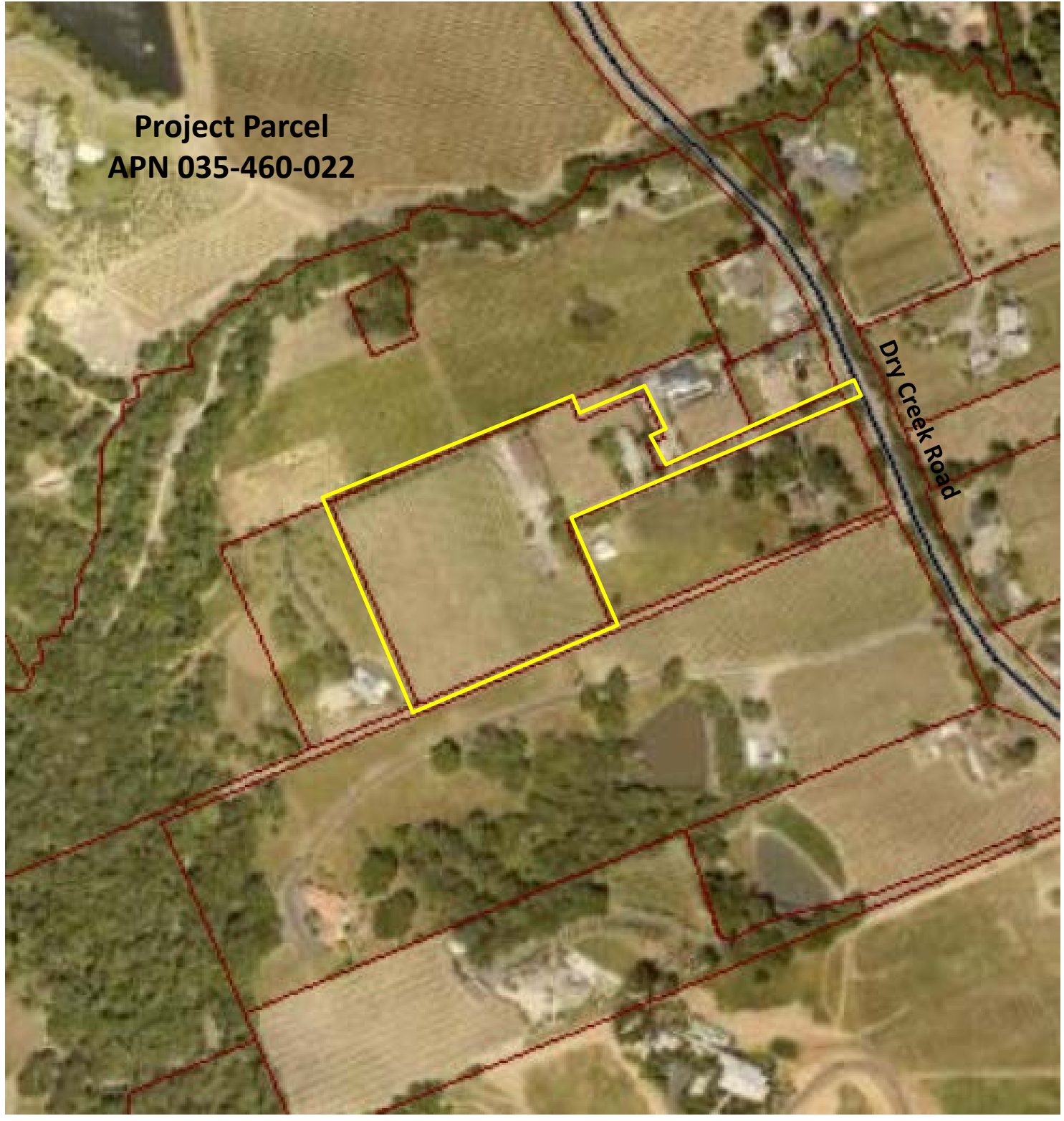
LEGEND

- Zoning
- Parcel

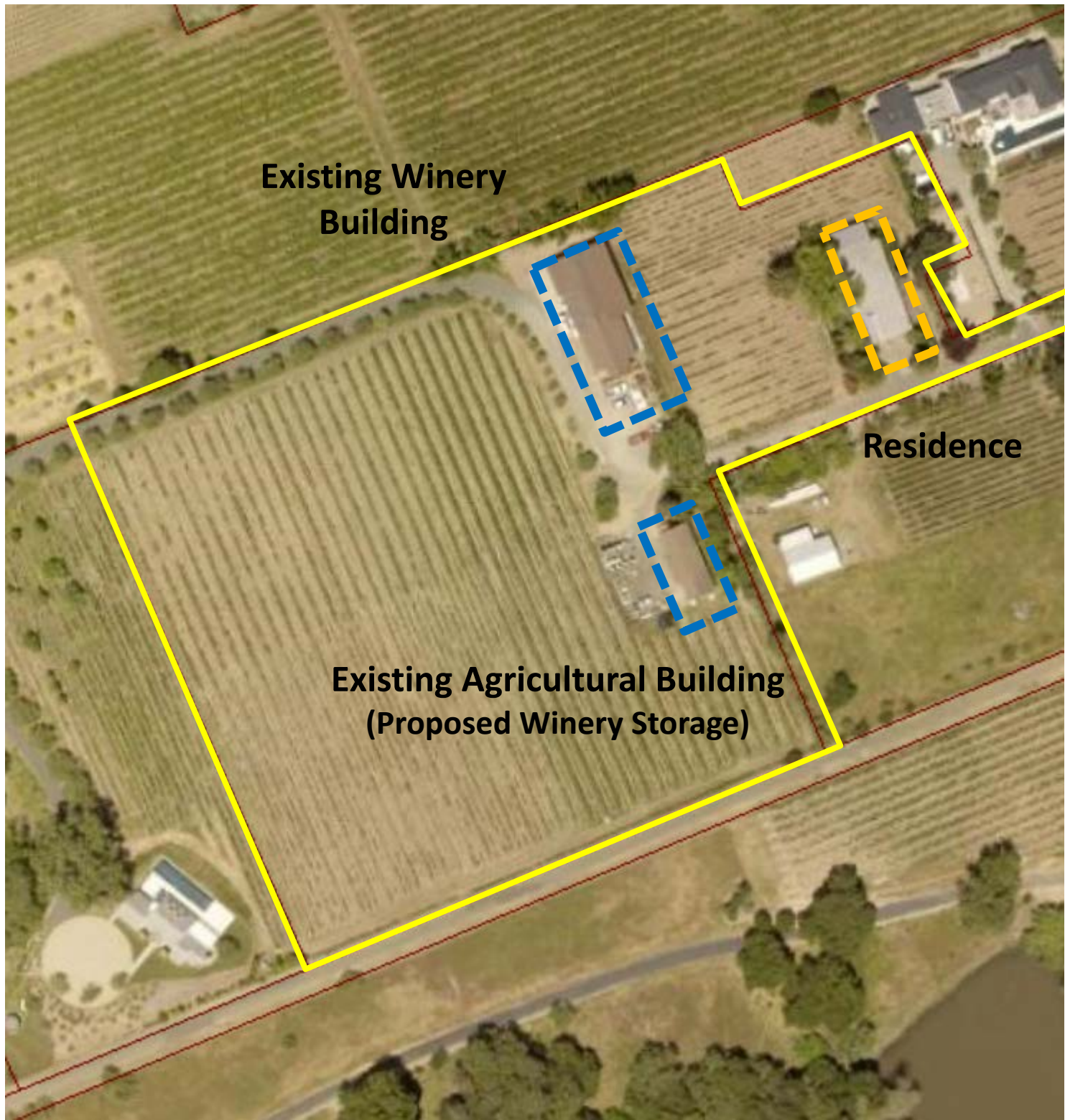


Zoning Designation

**Project Parcel
APN 035-460-022**



Aerial



Existing Winery Building

Residence

**Existing Agricultural Building
(Proposed Winery Storage)**



Existing Development

EXISTING BUILDING DATA

(E) RESIDENCE	1,500 SF
(E) WINERY	3,858 SF
(E) STORAGE	1,196 SF
TOTAL	6,554 SF

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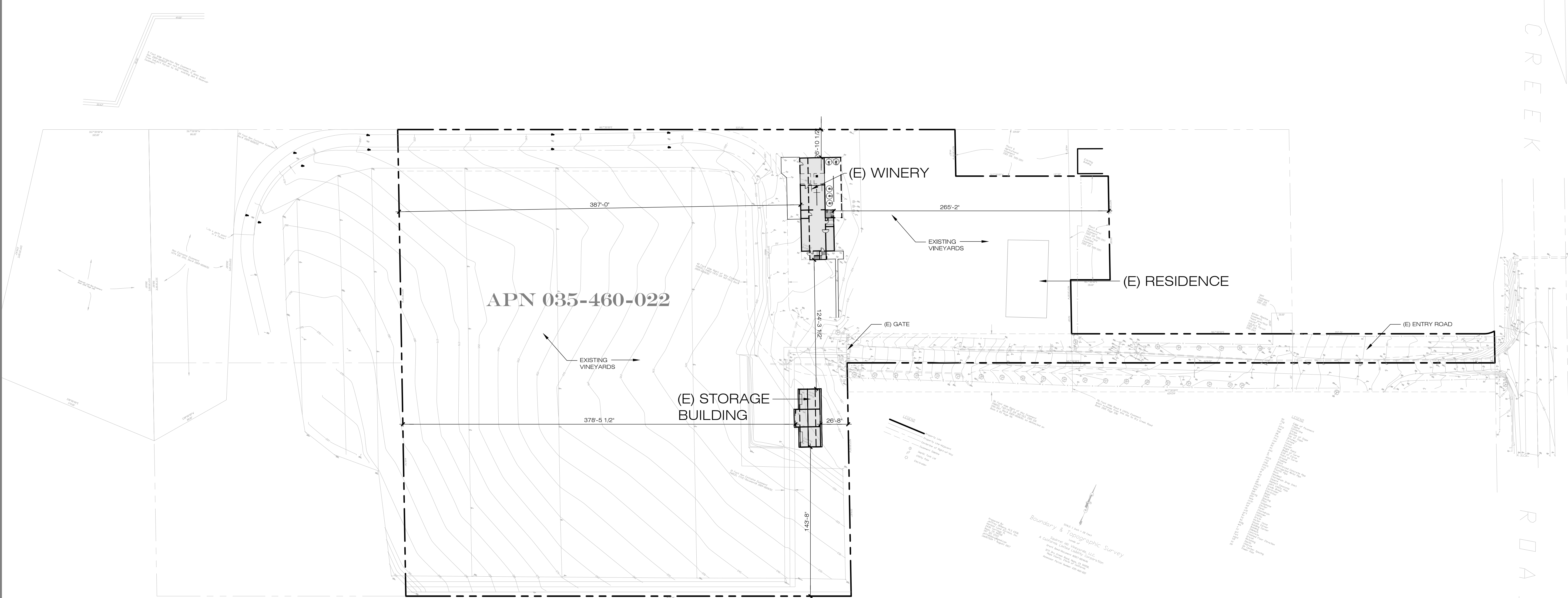
ISSUE	DATE
USE PERMIT MODIFICATION	11-15-2017
PLAN CHECK COMMENTS	5-4-2018

PROJECT
 MATTHIASSEN WINERY AND WINE STORAGE
 3175 DRY CREEK ROAD
 NAPA, CA 94558

SHEET CONTENTS
 OVERALL EXISTING SITE PLAN

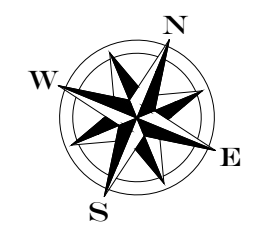
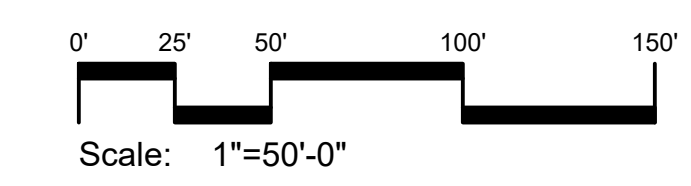
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CHECKED BY	JBJ
JOB NO.	17-017
SHEET NO.	

A1.1
 APN 035-460-022



1 OVERALL EXISTING SITE PLAN
 A1.1

SCALE: 1"=50'-0"





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SHEET CONTENTS

OVERALL PROPOSED SITE PLAN

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JOB NO.	17-017
SHEET NO.	

A1.2
APN 035-460-022

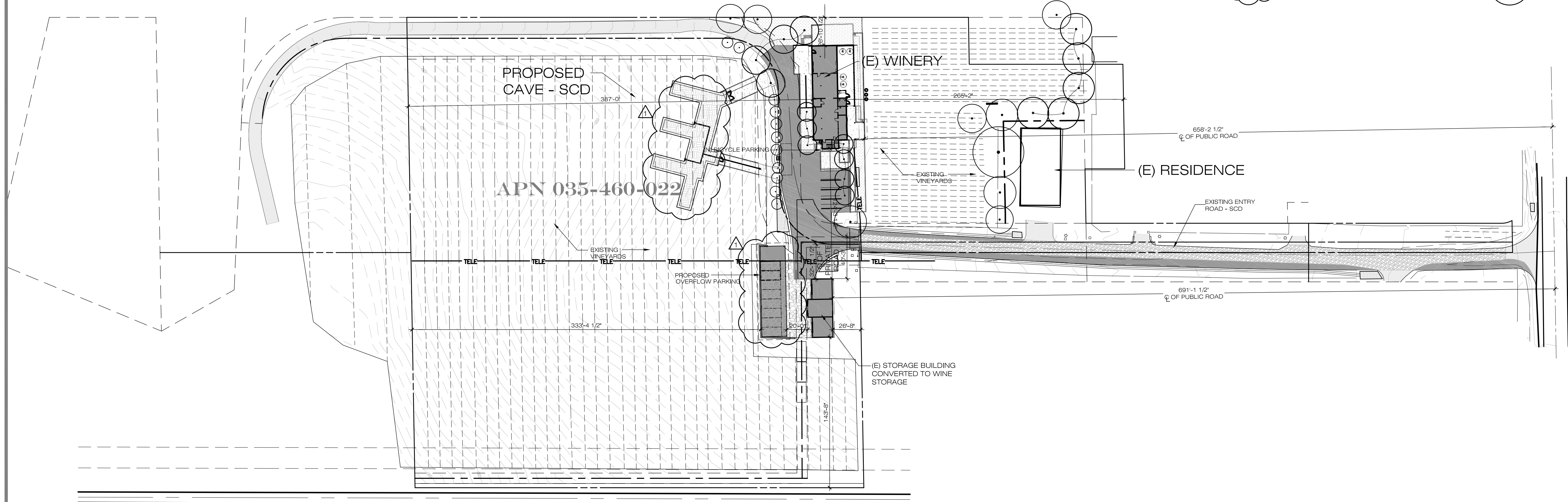
BUILDING DATA

MATTHIASSEN WINERY

ROOM	ACCESSORY (SF)	PRODUCTION (SF)	OTHER	TOTAL
STORAGE	55			
TAX PAID	63			
EMPLOYEE KITCHEN	64			
WINE TASTING AREA	196			
OFFICE/ALCOVE	61			
RESTROOM	62			
CRUSHPAD		636		
BARREL STORAGE NO. 1		880		
BARREL STORAGE NO. 2		575		
LAB		70		
WINE STORAGE		1,196		
CAVE - BARREL STORAGE		3,790		
SUBTOTAL	501	7,147		7,648

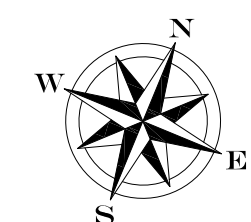
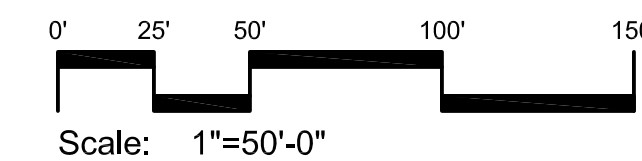
OUTDOOR / PRODUCTION AREAS

ROOM	ACCESSORY (SF)	PRODUCTION (SF)	OTHER	TOTAL
COVERED FERMENTATION		804		
OUTDOOR PATIO			756	
COVERED ENTRY/PATIO			408	
SUBTOTAL		804		804
TOTAL WINERY FACILITY AREA :				8,452
ACCESSORY / PRODUCTION RATIO (501/7,951)				6.3%



1 OVERALL PROPOSED SITE PLAN
A1.2

SCALE: 1"=50'-0"





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MATTHIASSEN
WINERY AND WINE
STORAGE
3175 DRY CREEK ROAD
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SHEET CONTENTS

WINERY
EXISTING FLOOR PLAN

DRAWN BY MDN_MS

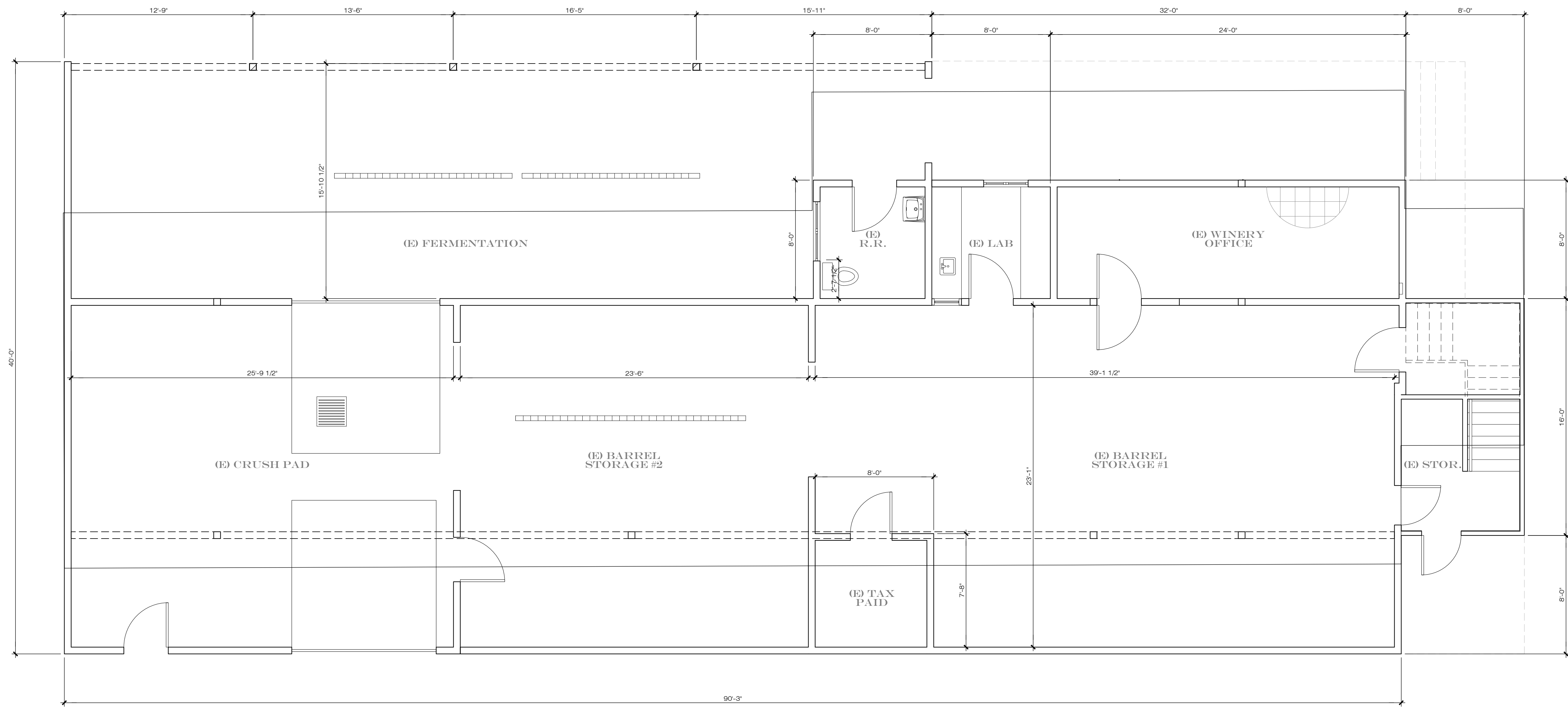
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JOB NO. 17-017

SHEET NO.

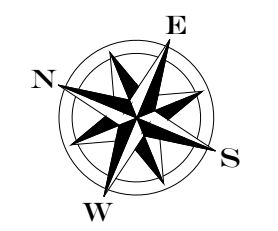
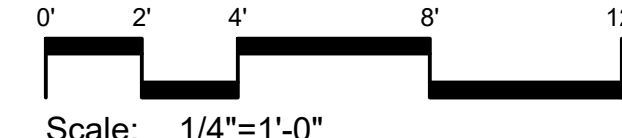
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APN 035-460-022

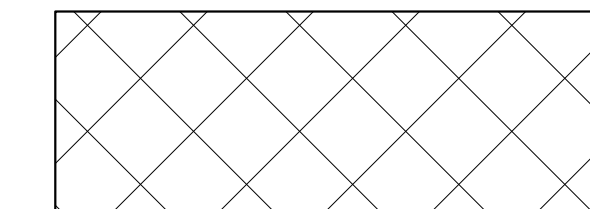


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A2.1

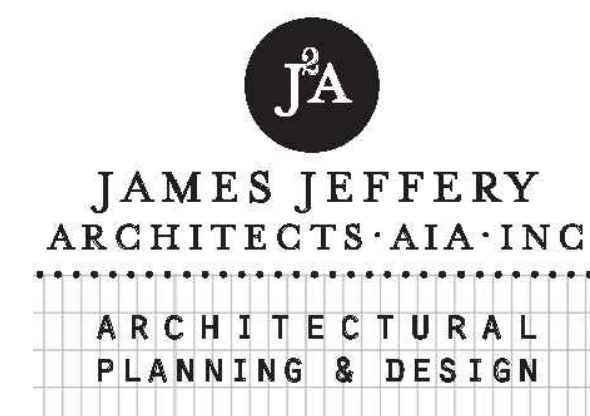
SCALE: 1/4"=1'-0"



MAIN WINERY



PRODUCTION AREA = 3,357 SF
 ACCESSORY AREA = 501 SF



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WINERY PROPOSED FLOOR PLAN

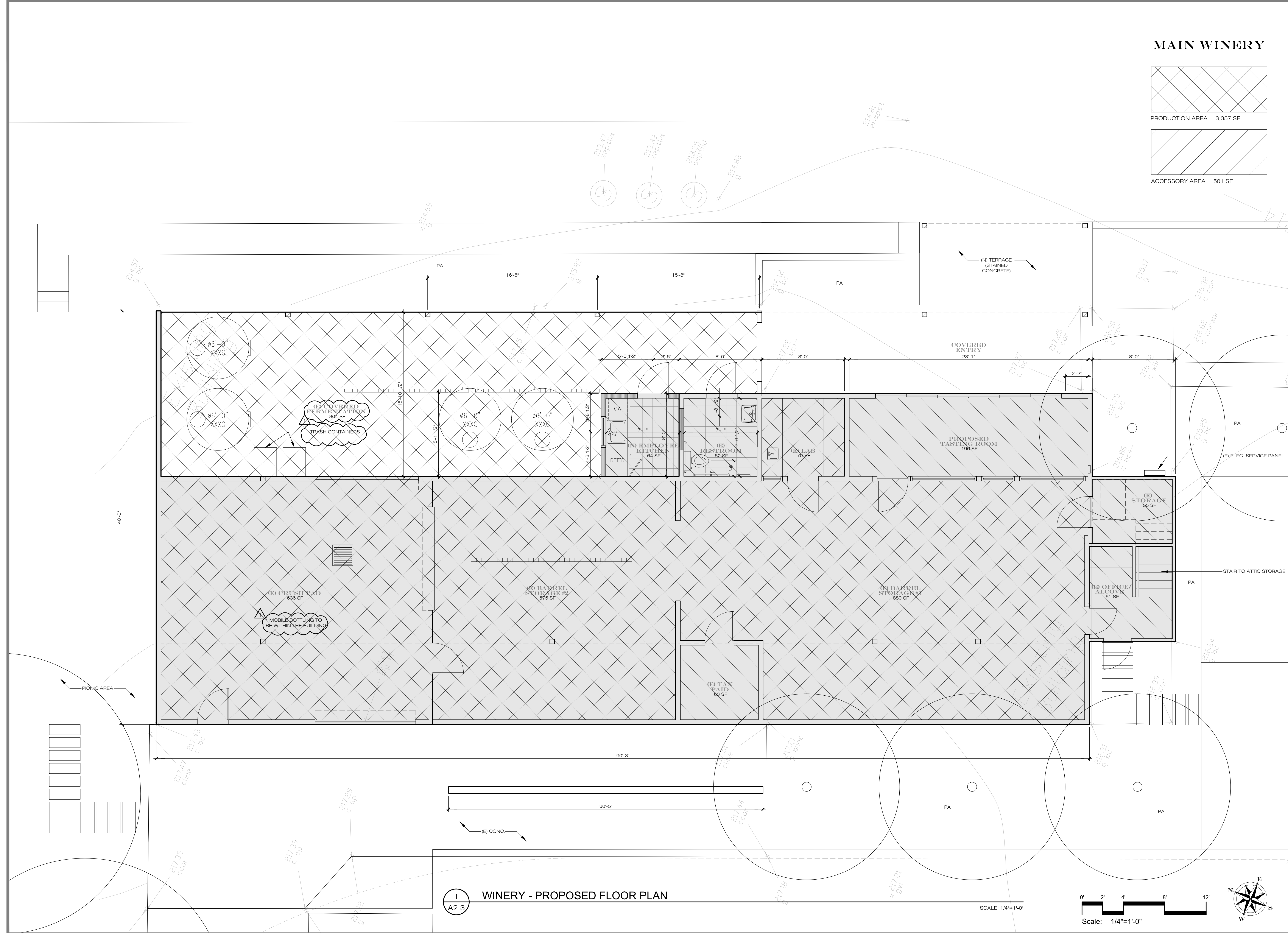
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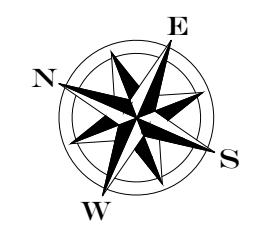
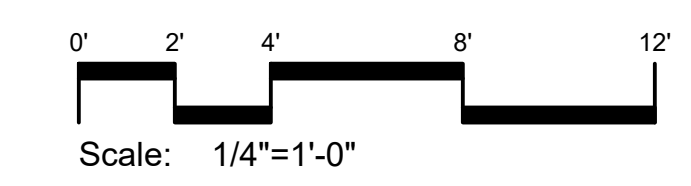
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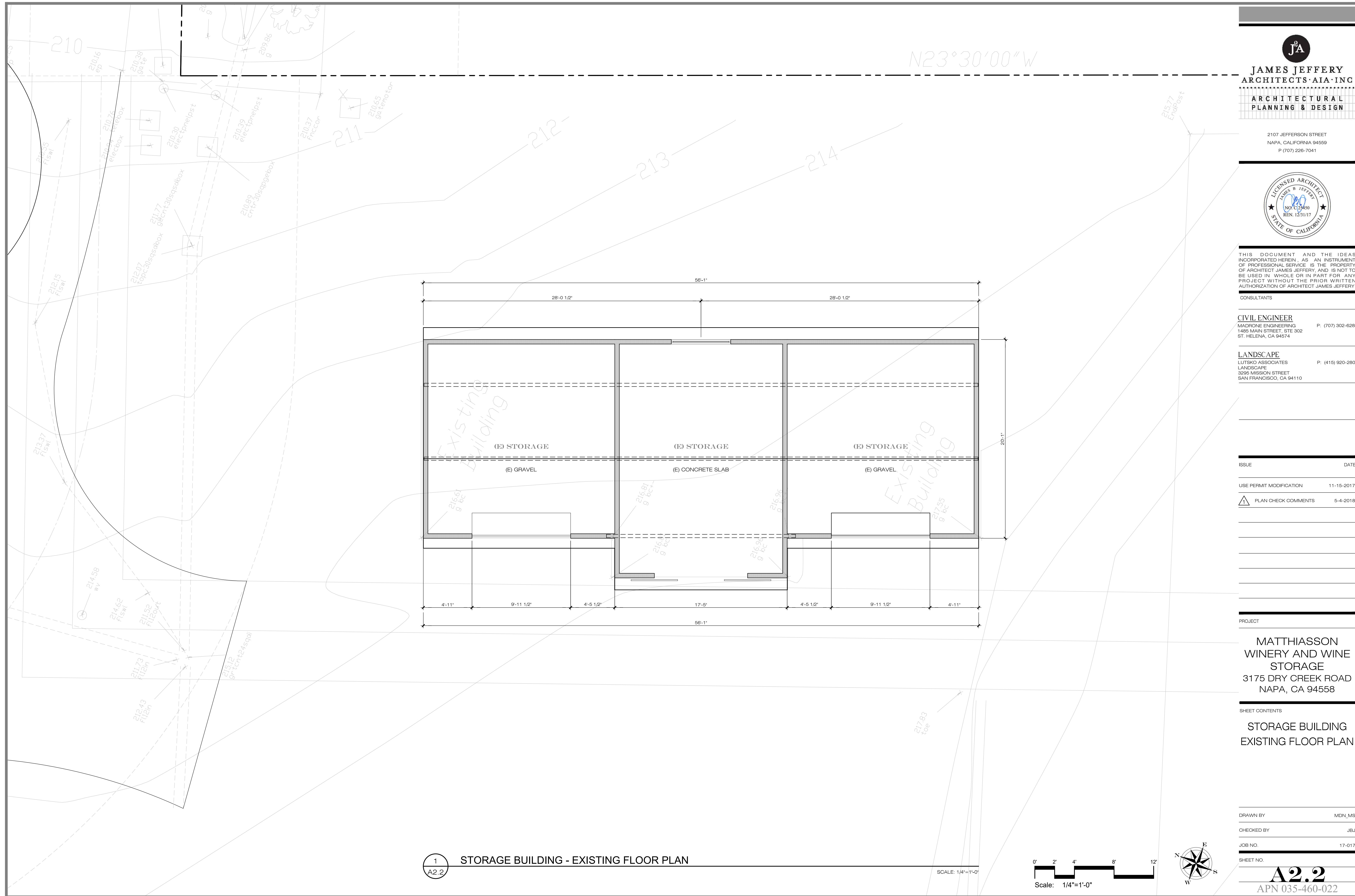
A2.3
 APN 035-460-022



1 WINERY - PROPOSED FLOOR PLAN
 A2.3

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





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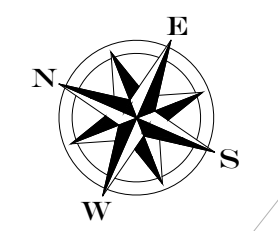
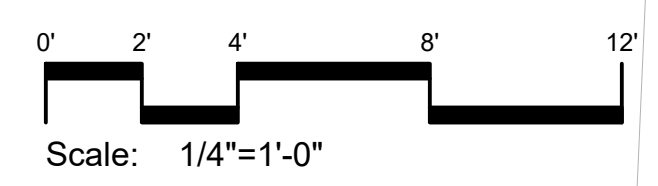
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STORAGE
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SHEET CONTENTS
STORAGE BUILDING
EXISTING FLOOR PLAN

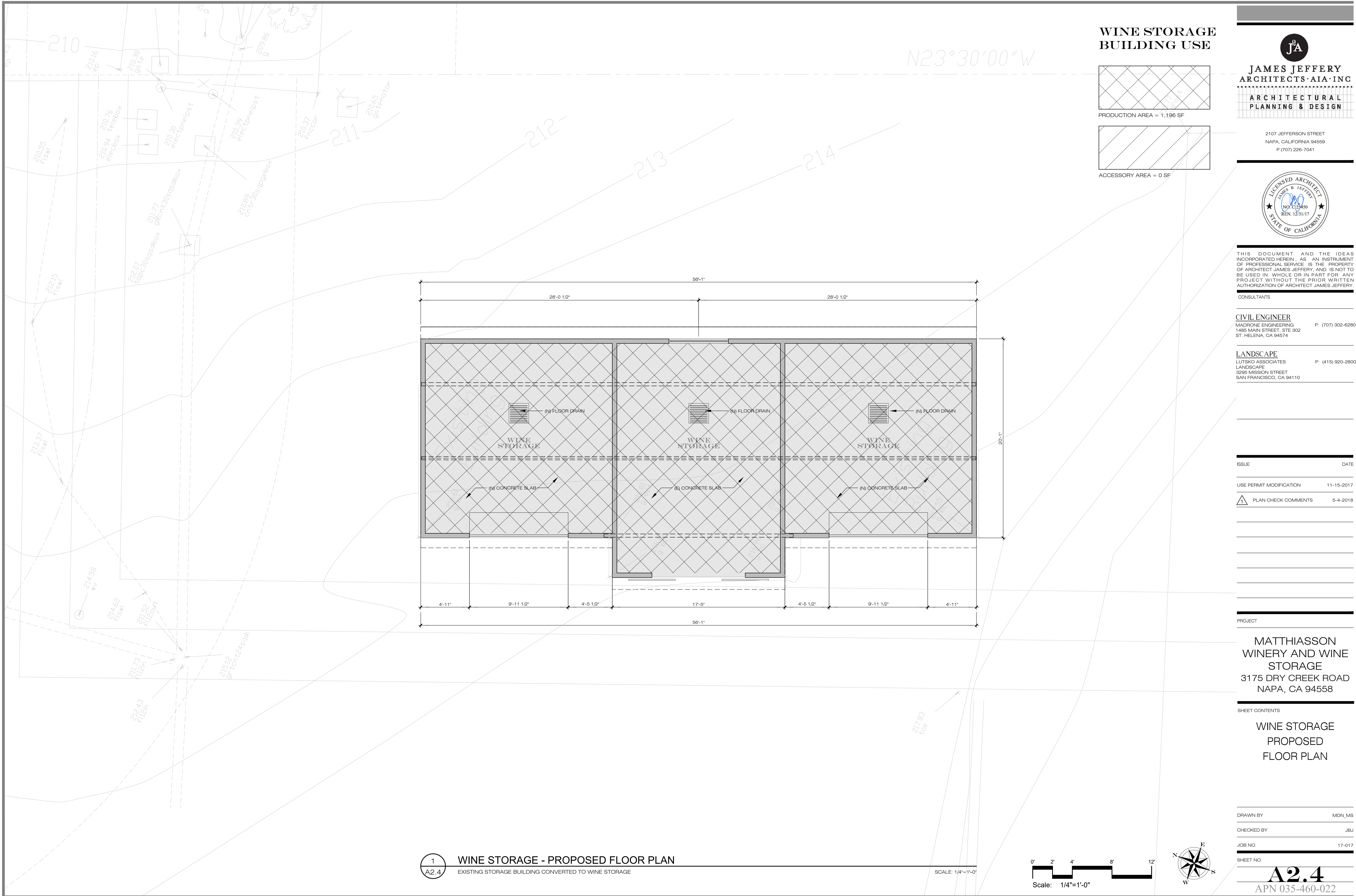
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 CHECKED BY JBJ
 JOB NO. 17-017
 SHEET NO.

1 STORAGE BUILDING - EXISTING FLOOR PLAN
 A2.2

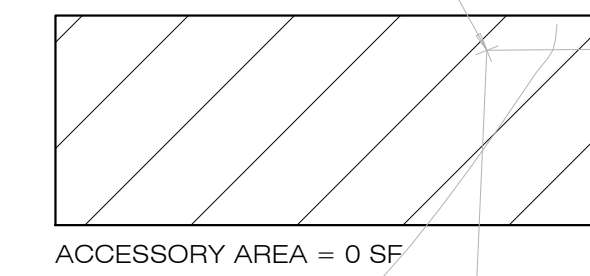
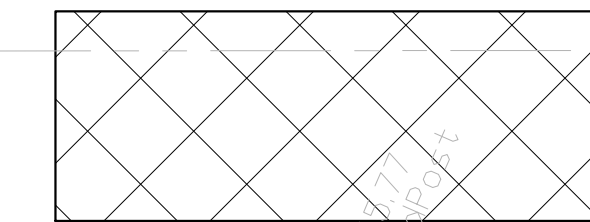
SCALE: 1/4"=1'-0"



A2.2
 APN 035-460-022



WINE STORAGE BUILDING USE



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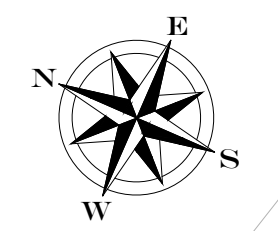
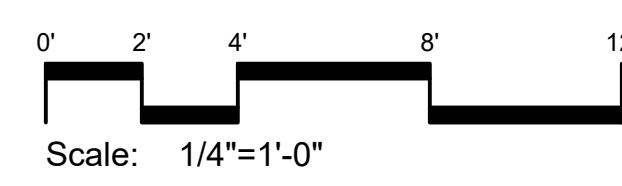
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WINE STORAGE PROPOSED FLOOR PLAN

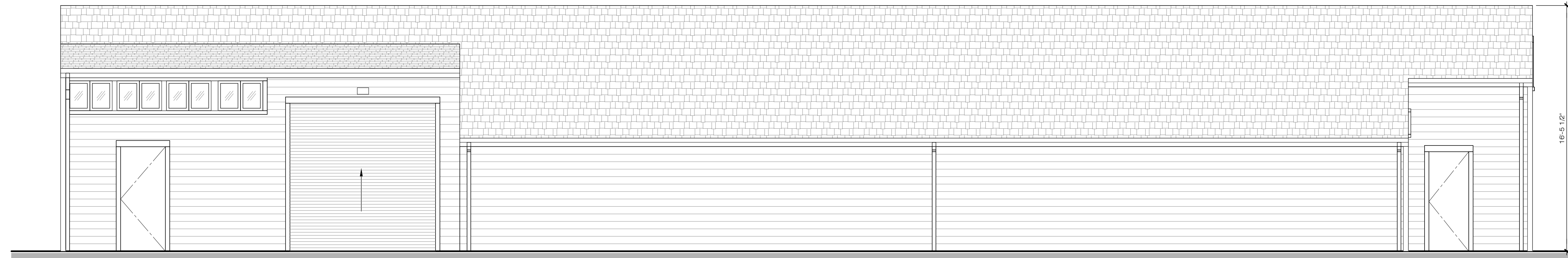
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 CHECKED BY JBJ
 JOB NO. 17-017
 SHEET NO.

1 WINE STORAGE - PROPOSED FLOOR PLAN
 A2.4 EXISTING STORAGE BUILDING CONVERTED TO WINE STORAGE

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

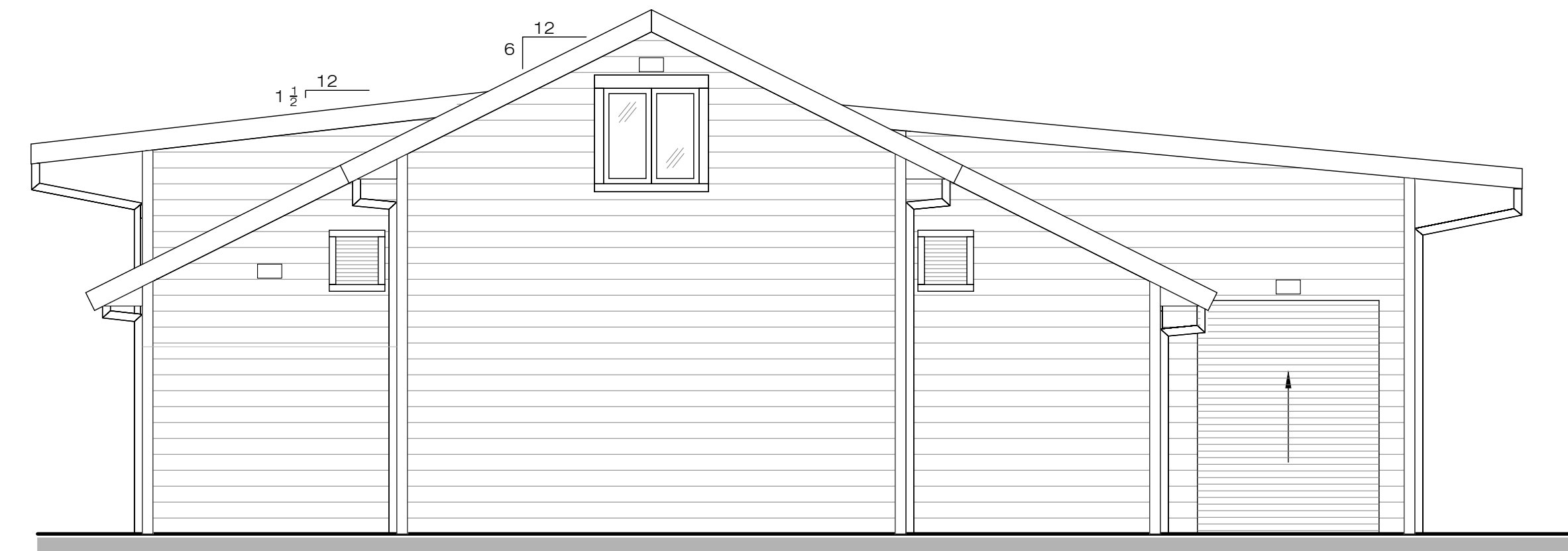


A2.4
 APN 035-460-022



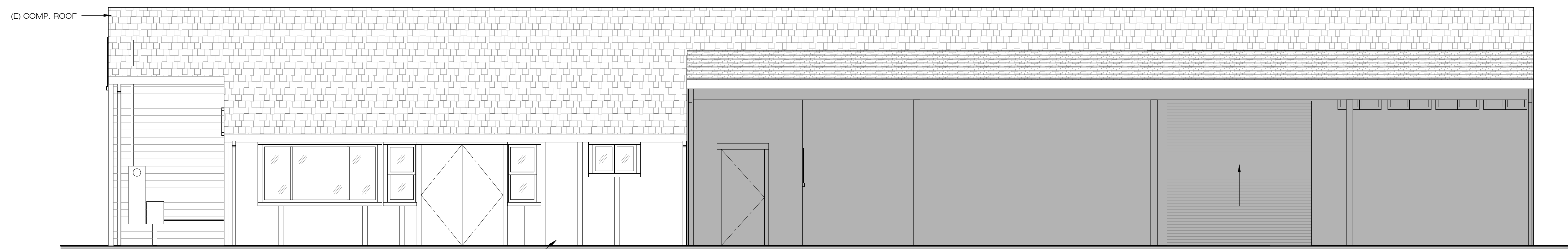
1 WEST ELEVATION
A3.1

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



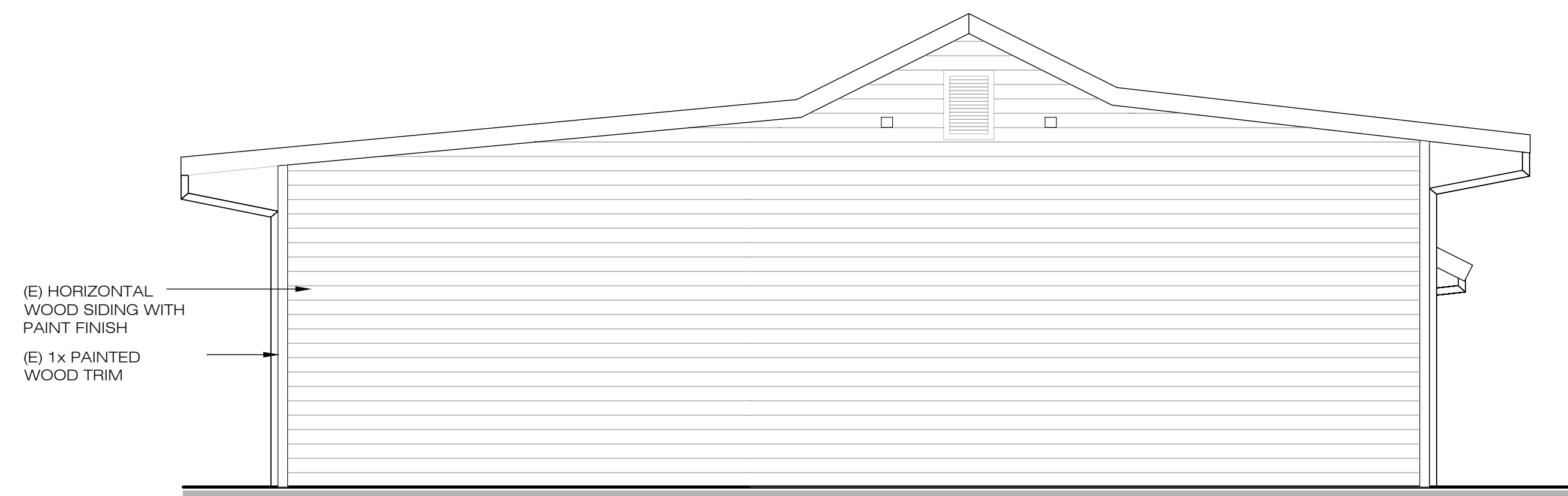
2 SOUTH ELEVATION
A3.1

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



3 EAST ELEVATION
A3.1

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



4 NORTH ELEVATION
A3.1

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



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SHEET CONTENTS

WINERY
EXISTING EXTERIOR
ELEVATIONS

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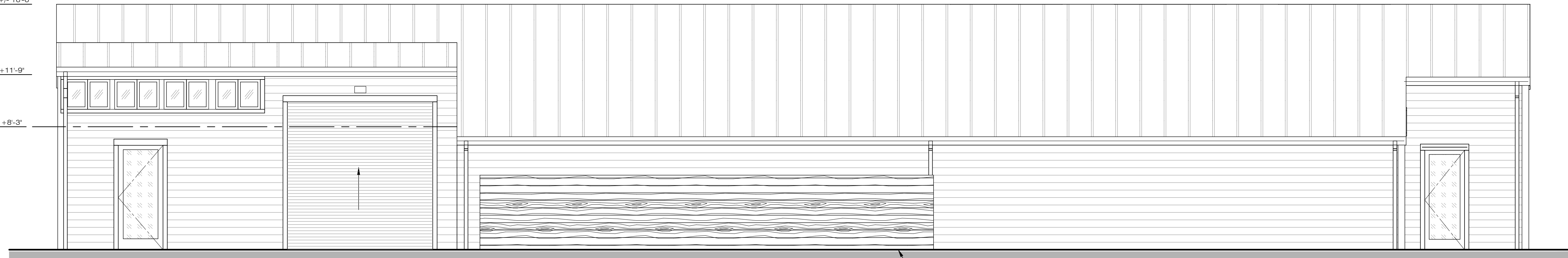
SHEET NO.

A3.1
APN 035-460-022

BLDG HEIGHT +/- 16'-6"

PLATE HEIGHT +11'-9"

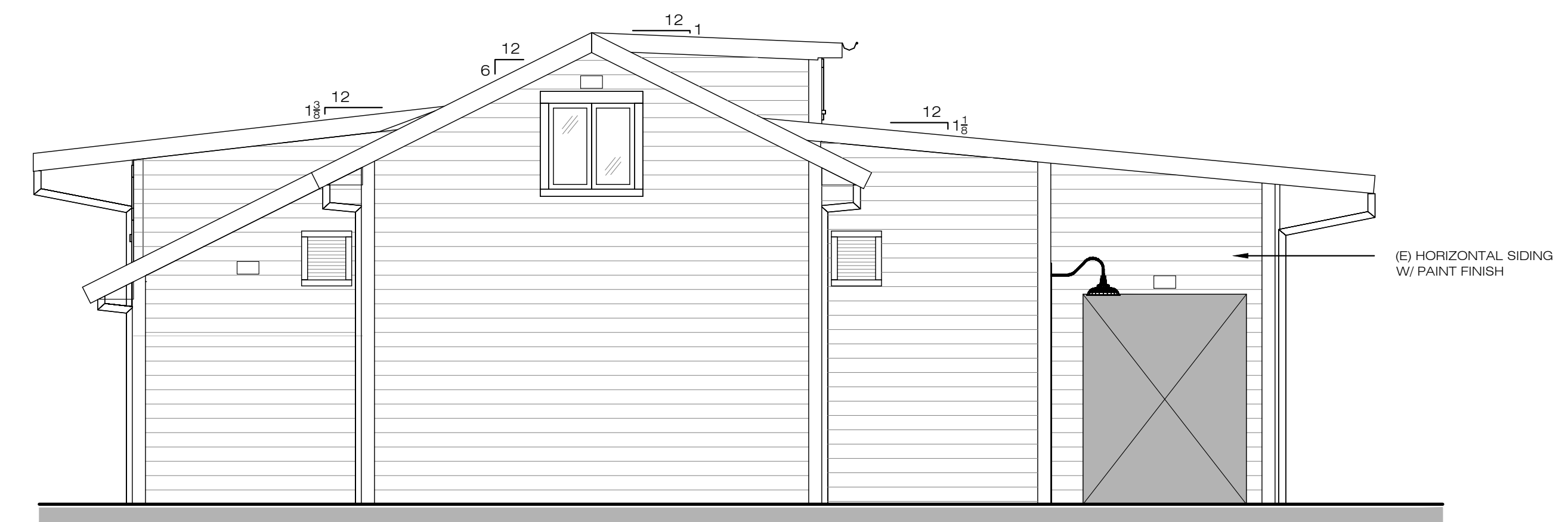
PLATE HEIGHT +8'-3"



1 WEST ELEVATION
A3.3

EQUIPMENT SCREEN

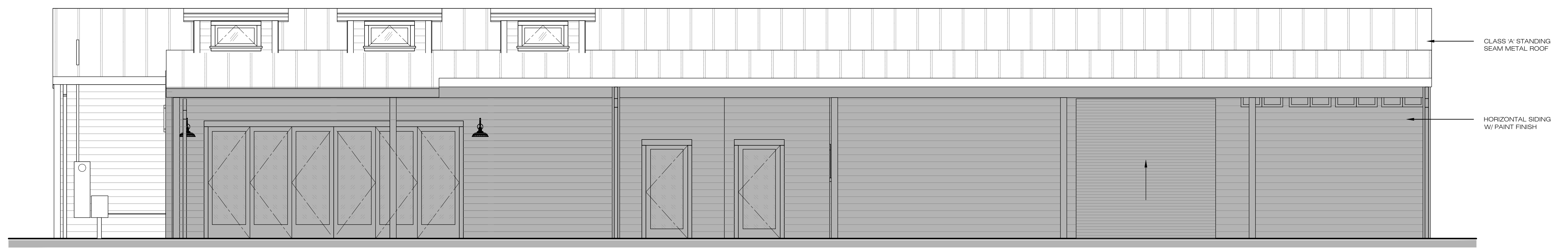
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
A3.3

(E) HORIZONTAL SIDING W/ PAINT FINISH

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



3 EAST ELEVATION
A3.3

CLASS 'A' STANDING SEAM METAL ROOF

HORIZONTAL SIDING W/ PAINT FINISH

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

ELEVATION NOTES

SIDING

- 1. EXISTING 1X6 HORIZONTAL T&G WOOD SIDING WITH PAINT FINISH

WOOD TRIM

- 1. EXISTING 1X WOOD TRIM WITH PAINT FINISH

FASCIA

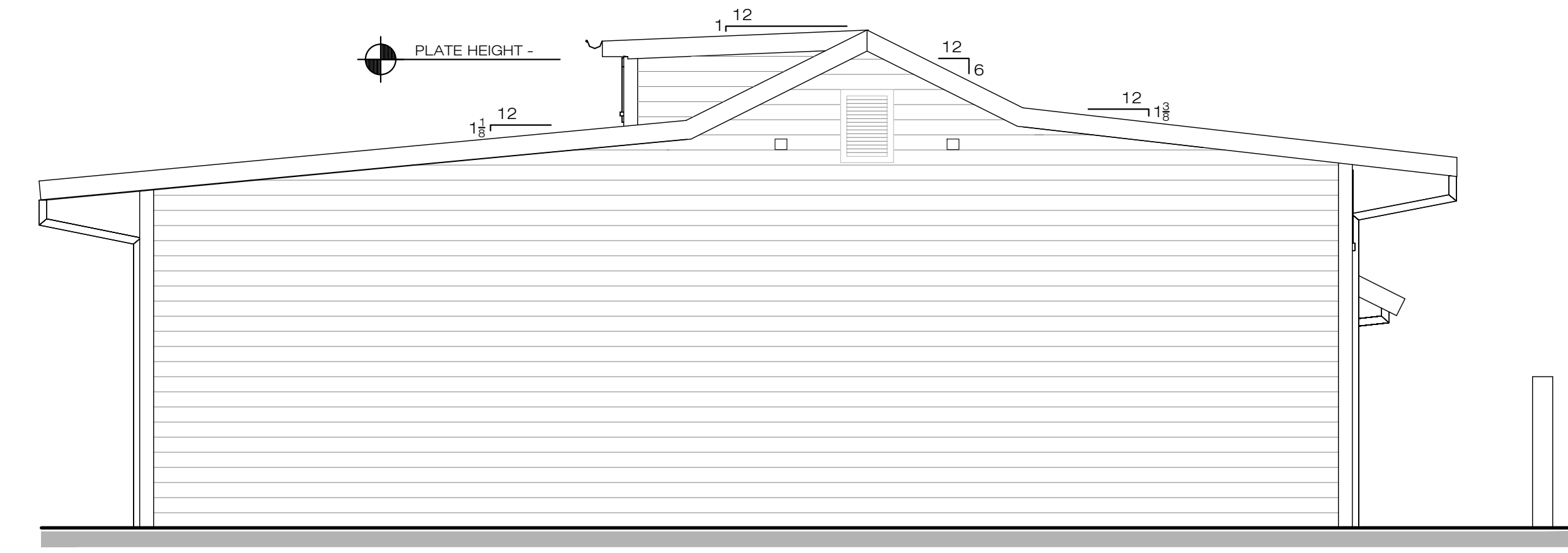
- 1. EXISTING 2X WOOD FASCIA WITH PAINT FINISH

GUTTERS & DOWNSPOUTS

- 1. GUTTERS SHALL BE HALF-ROUND, 24 GA GALVANIZED ; WITH 3" Ø 24 GA GALVANIZED METAL DOWNSPOUTS. ALL WORK SHALL COMPLY WITH SMACNA

ROOFING

- 1. CLASS 'A' STANDING SEAM METAL 'COOL' ROOF
- 2. PAINT ALL ROOF JACKS, VENTS, ETC. TO MATCH SELECTED ROOF COLOR



4 NORTH ELEVATION
A3.3

PLATE HEIGHT -

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



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SHEET CONTENTS

WINERY
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CHECKED BY JBJ

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A3.3
APN 035-460-022




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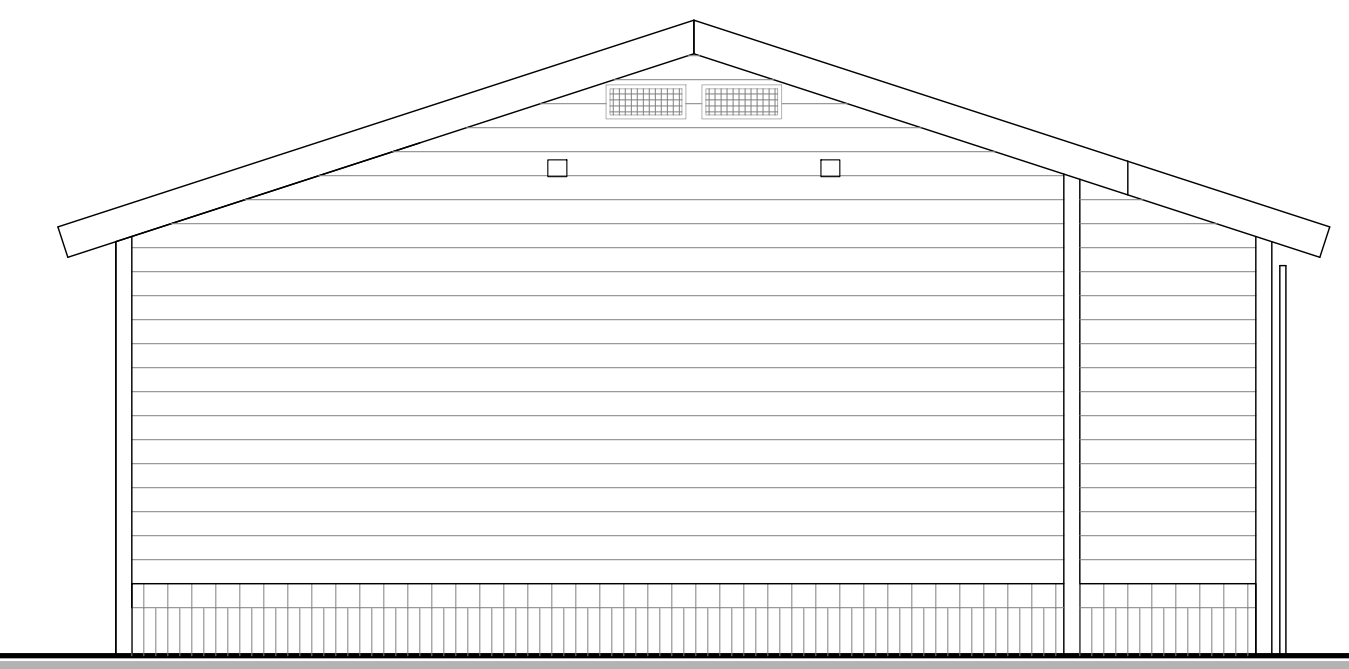
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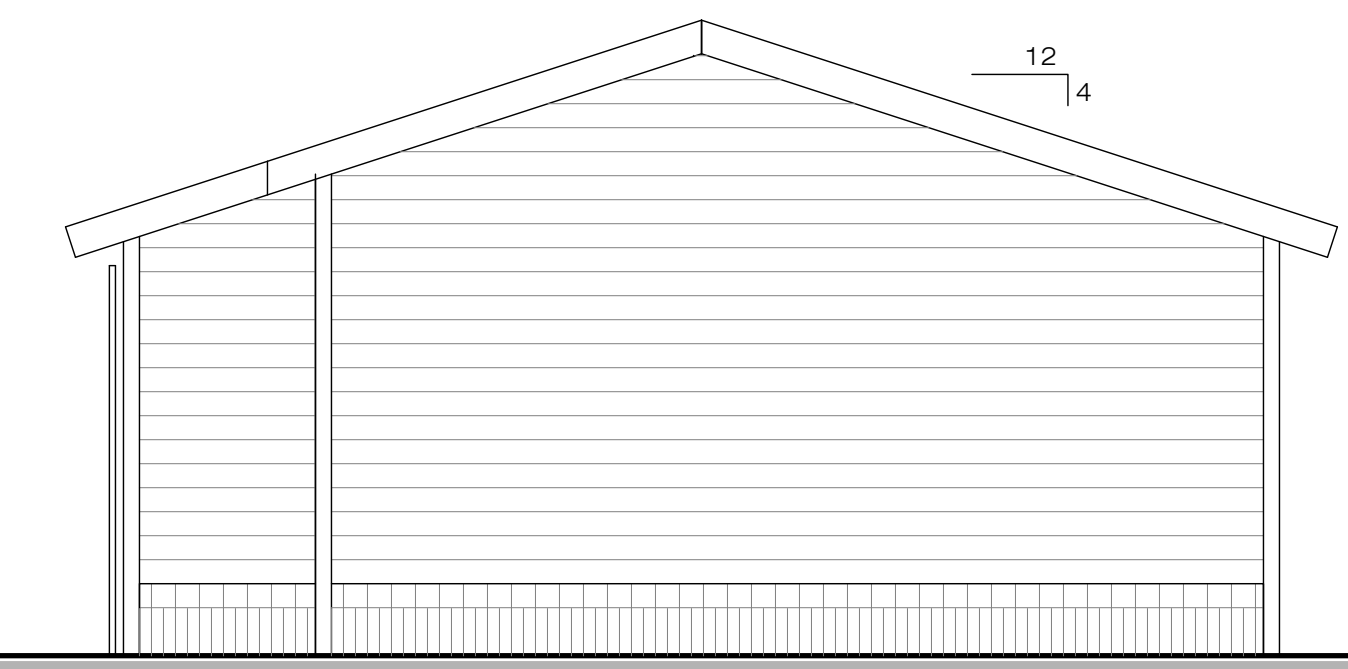
WINE STORAGE
PROPOSED EXTERIOR
ELEVATIONS

DRAWN BY MDN_MS
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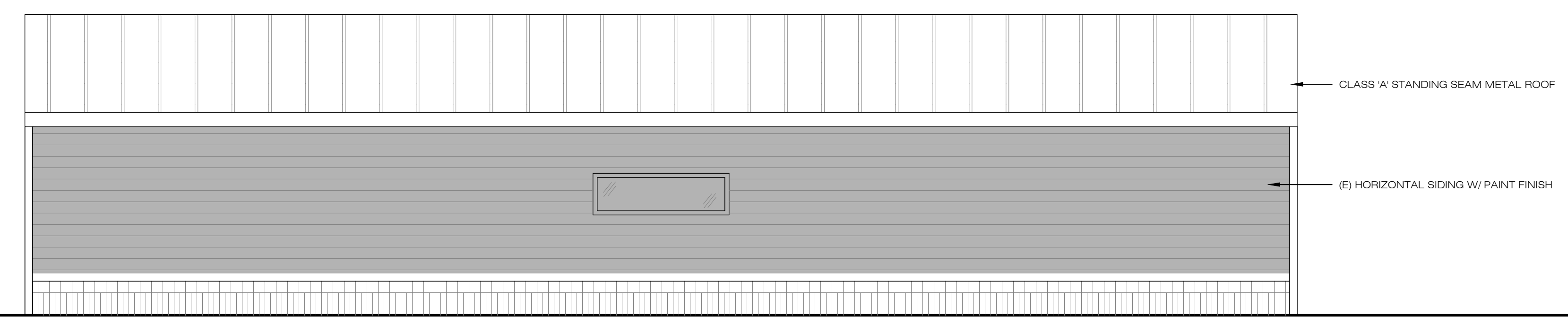
A3.2
 APN 035-460-022



1 NORTH ELEVATION
 A3.2 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
 A3.2 SCALE: 1/4"=1'-0"



3 EAST ELEVATION
 A3.2 SCALE: 1/4"=1'-0"

BLDG HEIGHT +/- 13'-3"
 PLATE HEIGHT +/- 8'-1"



4 WEST ELEVATION
 A3.2 SCALE: 1/4"=1'-0"

Matthiasson Family Vineyards

05/04/18

3175 Dry Creek Rd
Napa, CA 94558
APN: 035-460-022

Project Team

Landscape Architect:

Ron Lutsko Jr.
Jay Warner
Lutsko Associates Landscape
3295 Mission Street
San Francisco, CA 94110
phone #415-920-2800

Architect:

James Jeffery
James Jeffery Architects AIA Inc.
2107 Jefferson Street Napa, CA 94559
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Civil Engineer:

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1485 Main Street, Suite 302
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707-302-6280

Sheet Index

L0.0	Overall Site Plan
L1.0	Site & Materials Plan
L1.1	Site & Materials Plan Cont.

LUTSKO ASSOCIATES
Landscape

3295 Mission Street
San Francisco, CA 94110
t: 415.920.2800

Consultant:

Stamp:



Project Name:

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Family
Vineyards**

3175 Dry Creek Rd
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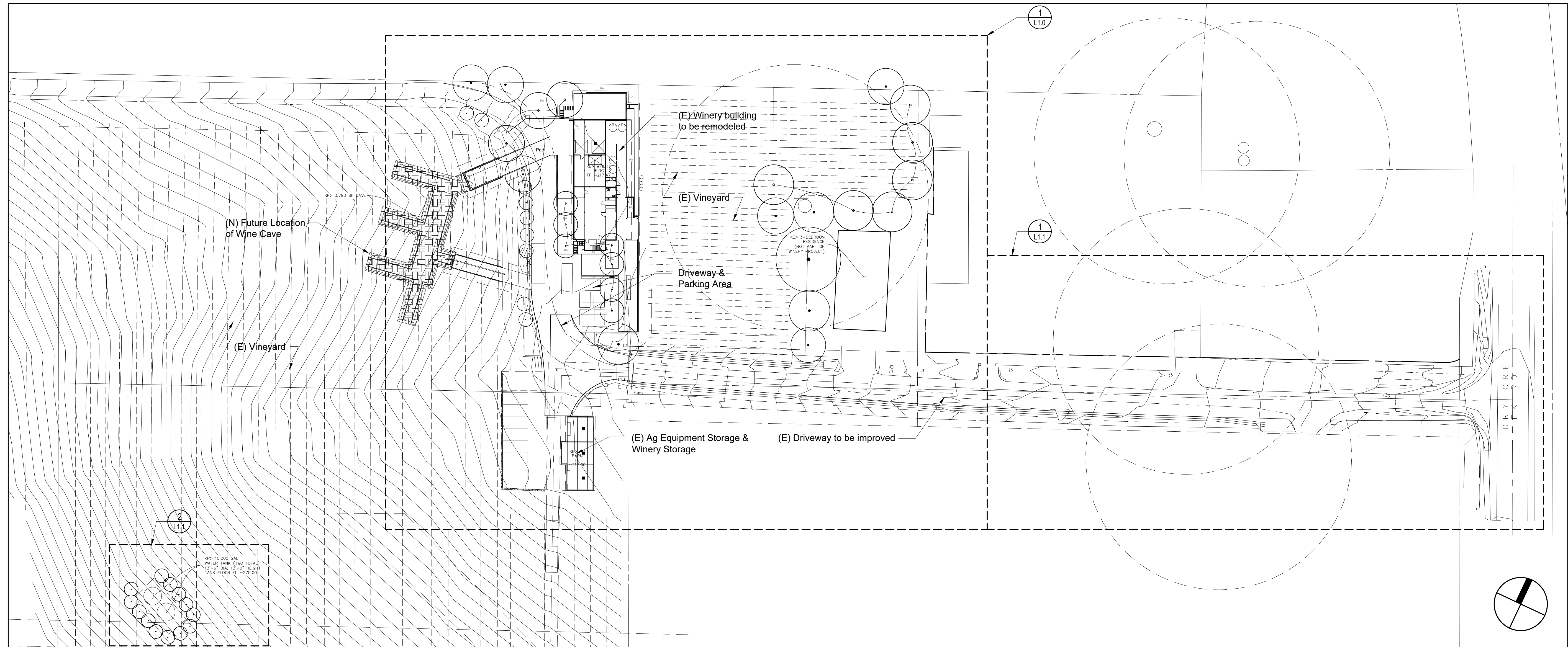
Title Sheet &
Overall Site
Plan

Submittal: Date:
Use Permit: 05/04/18

Revision: Date:
Revision 1: 05/04/18

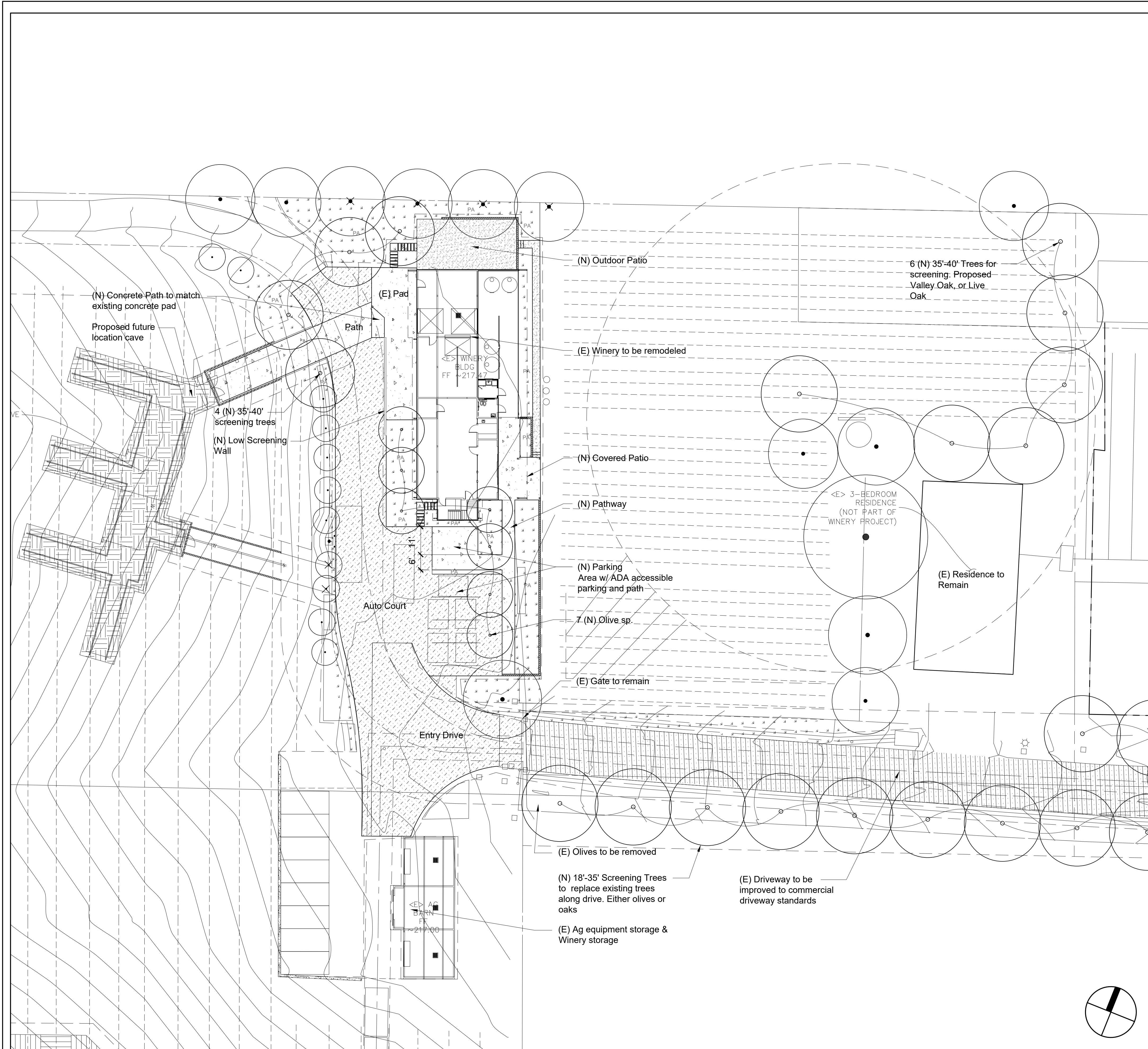
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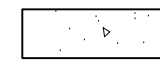
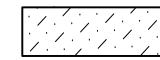

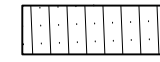

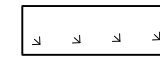
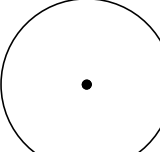
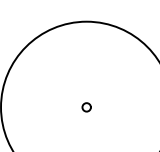
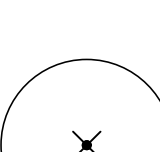


1 Proposed Landscape Plan - Overall Site Plan

SCALE: 1" = 40'-0"



SITE AND ENTRY MATERIALS SCHEDULE

- 
 1. Poured in Place Concrete Paving:
 +/-1992 sq
 Poured-in-Place concrete paving to match existing.
- 
 2. Asphalt Paving with Crushed Gravel:
 +/-7898 sq
 Asphalt paving with crushed gravel rolled into surface. Gravel to match crushed stone paving. Aggregate TBD, Color TBD.
- 
 3. Crushed Stone Paving:
 +/- 1033 sq
 Stabilized crushed stone paving. Aggregate TBD, Color TBD.
- 
 4. Entry Driveway:
 Existing driveway to be improved. Additional surface to match or TBD. See civil
- 
 5. Low Screening Wall:
 3'-5' Landscape wall to block mechanical/utility equipment and storage. Material TBD.
- 
 6. Planting Area:
 +/- 5,761 sq
 Planted area to be landscaped with a variety of drought tolerant plants, both deciduous and evergreen perennials. Plants will vary from 18"-72" tall, with additional medium to large screening trees. Plants to comply with WELO. Proposed irrigation to comprise mostly of drip irrigation.
- 
 7. Existing Tree
- 
 8. Proposed Tree
- 
 9. Tree to be Removed

Consultant:

Stamp:



Project Name:

**Matthiasson
Family
Vineyards**

3175 Dry Creek Rd
Napa, CA 94558
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Sheet Title:

**Site Plan &
Materials Plan**

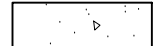




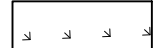
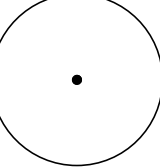
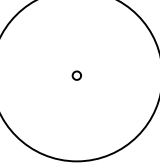
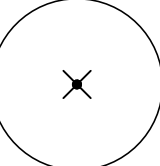
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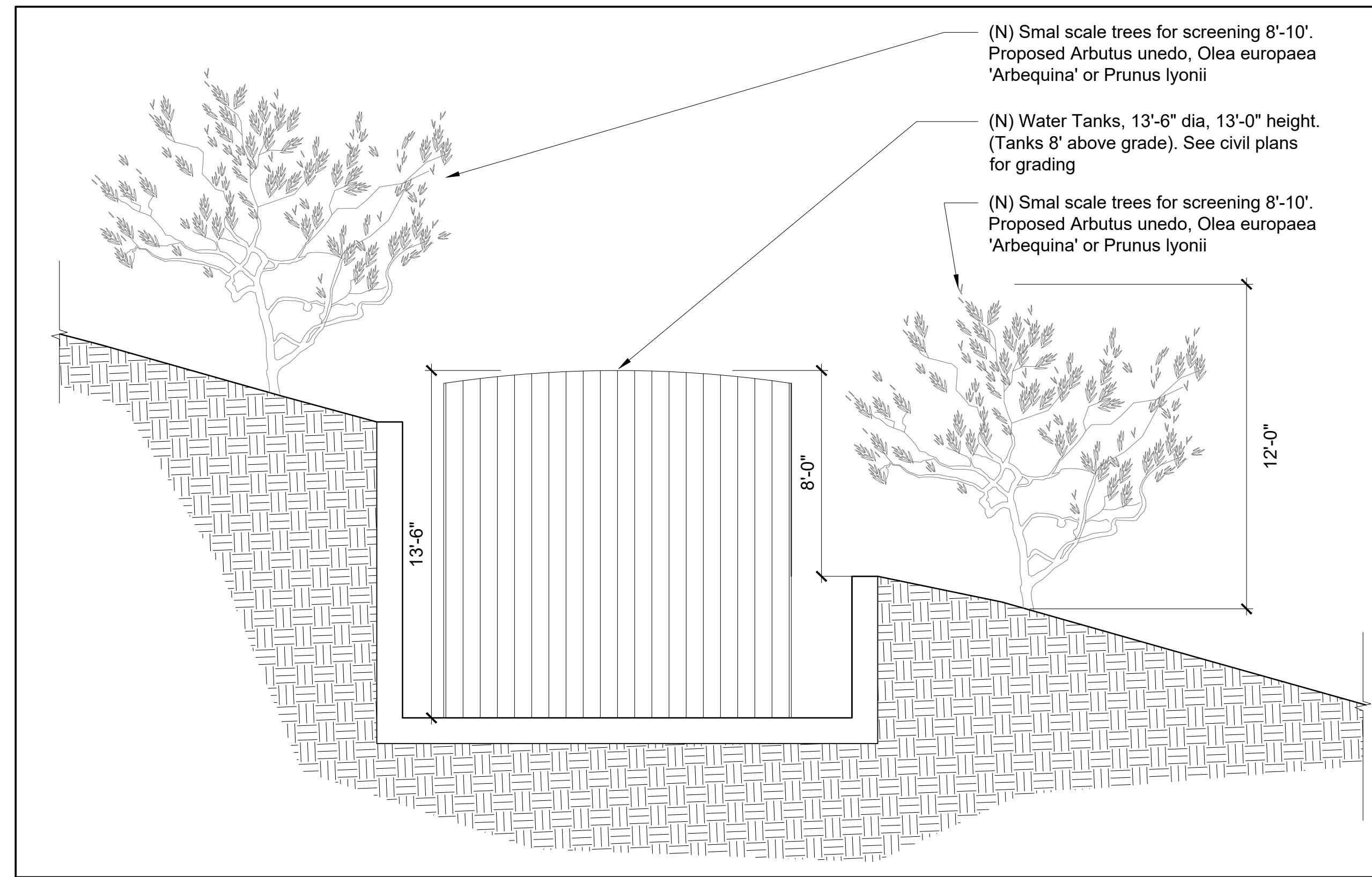
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Scale: 1" = 20' - 0"

Sheet: **L1.0**

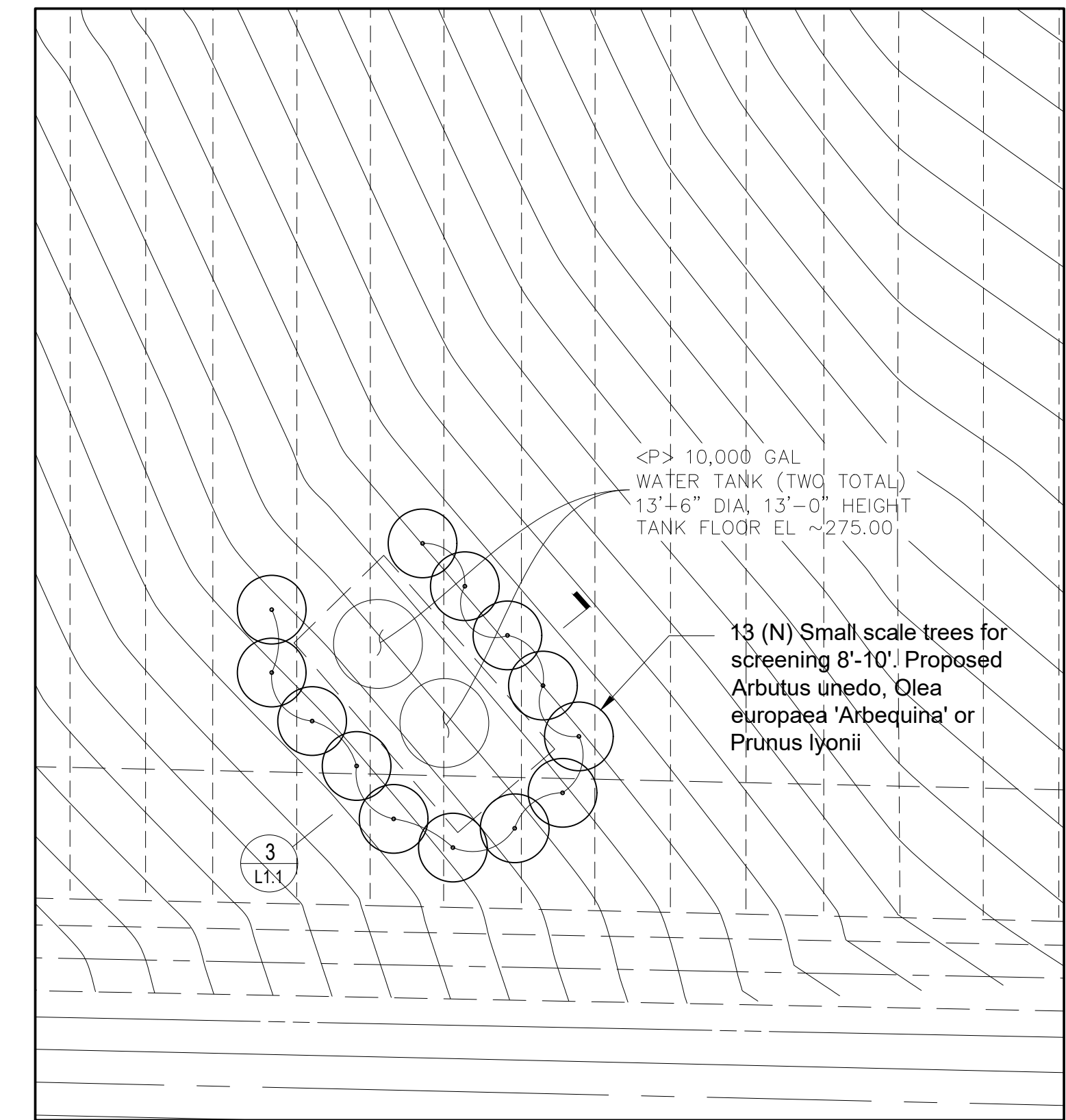
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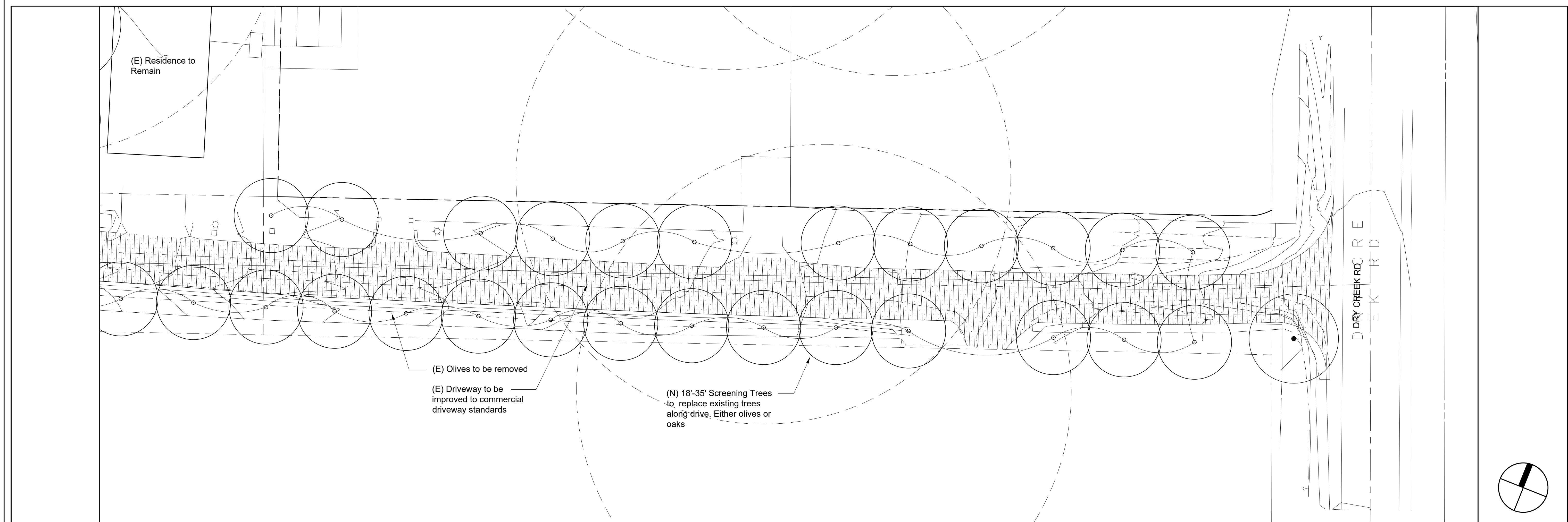
3 Proposed Screening at Water Tanks

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



2 Proposed Screening at Water Tanks

SCALE: 1" = 20'-0"



1 Proposed Entry Driveway Site & Materials Plan

SCALE: 1" = 20'-0"

LUTSKO ASSOCIATES
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 3295 Mission Street
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 Napa, CA 94558
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Site Plan & Materials Plan Cont.

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Scale: 1" = 20' - 0"

Sheet: **L1.1**