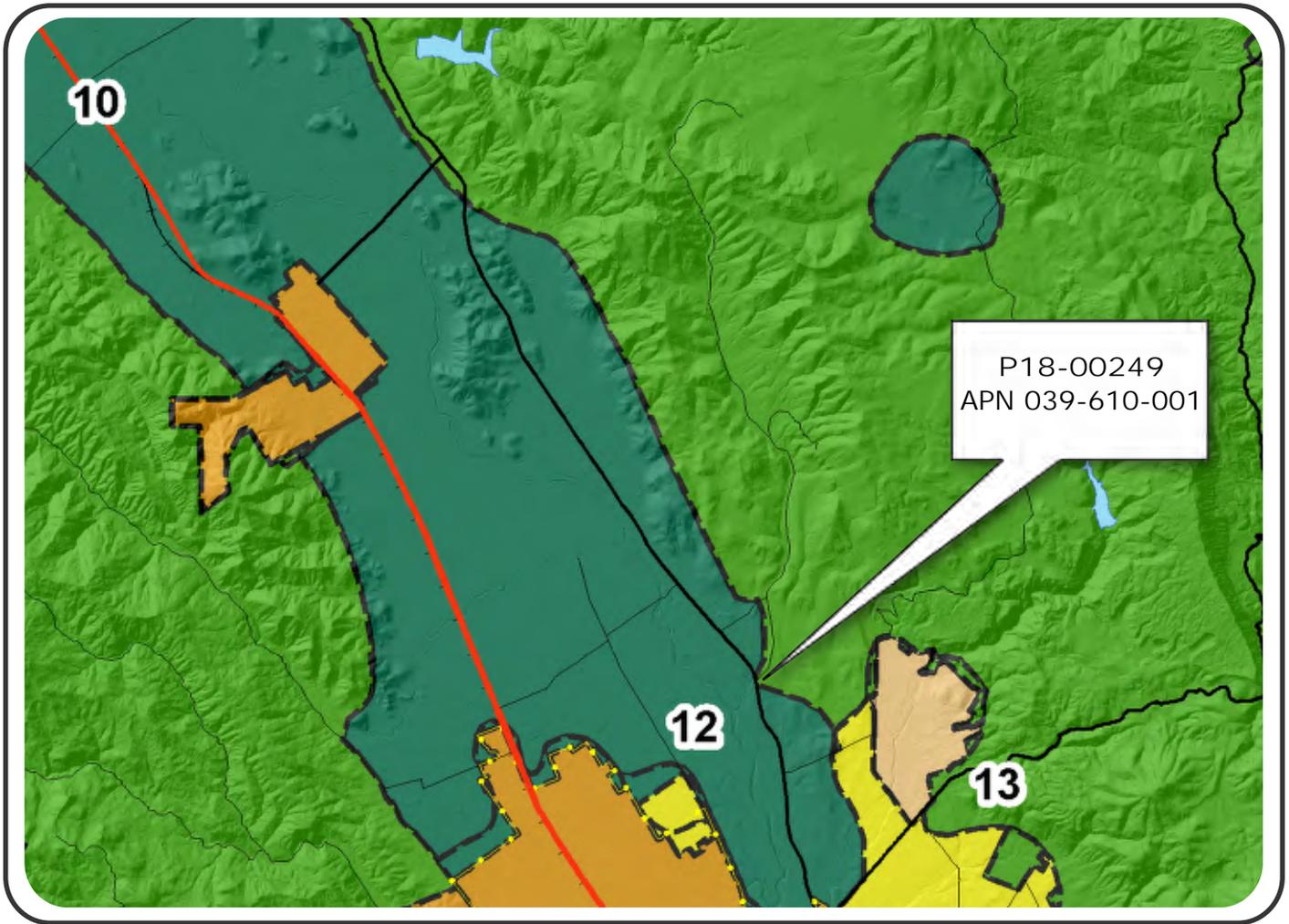


“K”

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

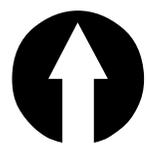
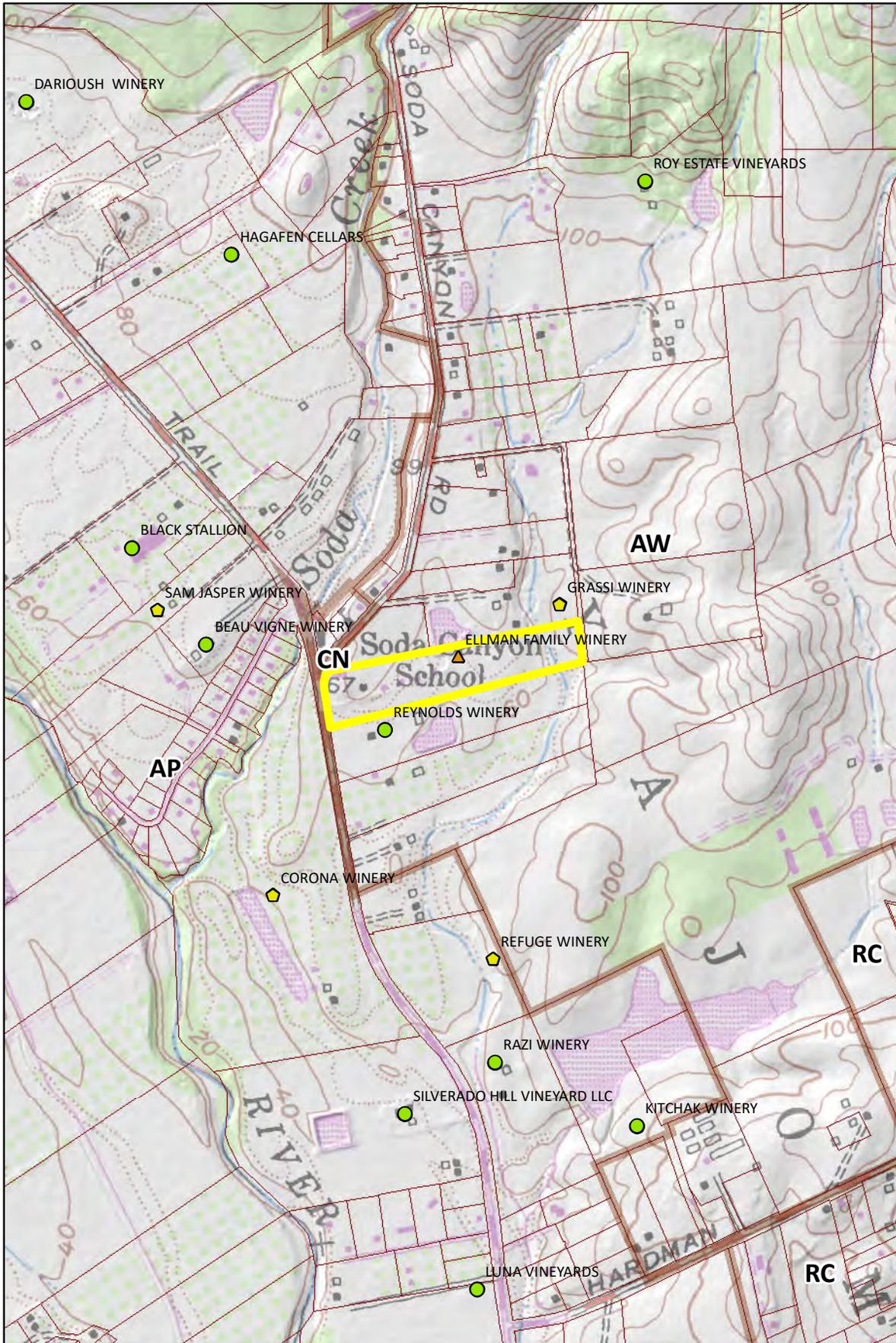
- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

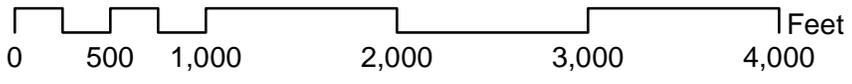
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

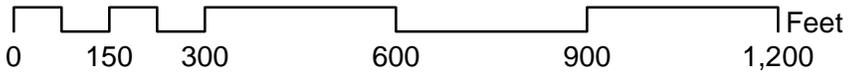
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
039-610-001
09-23-2019
UP



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





Aerials: Napa County, 2018

⋮

Project Team

CLIENT:

JLE Group LLC

Lance Ellman

2830 NE 29th Street
Fort Lauderdale, FL 33306
lance@jlegroup.com

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Michael Grimes

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Napa, CA 94559
T: 707-258-1301

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SURVEY:

TERRA FIRMA SURVEYS, INC

Greg Zelazny

P.O. Box 533
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T: 707-963-7565
gzlazny@terrafirmasurveys.com

Project Data

Site Address:
3286 Silverado Trail
Napa, CA 94558

Assessor's Parcel Number:
039-610-001

Zoning District:
AW

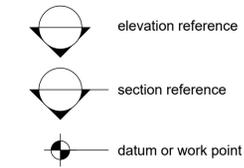
Use Group & Occupancy:
New Winery Building

Project Scope:
New Winery Building

Parcel not in FEMA Flood Zone

Fire Severity:
Moderate / Compliance with CBC 7A required

Symbols Legend



Index of Drawings

A1	Cover Sheet
UP1	Overall Site Plan
UP2	Existing Conditions / Demolition Plan
UP3	Existing Driveway Plan & Profile
UP4	Proposed Conditions
UP5	Proposed Conditions
UP6	Proposed Driveway Profile
UP7	Silverado Trail Widening Plan
UP8	Stormwater Control Plan
UP9	Hardscape Plan
UP10	Landscape Plan
A2	Floor Plan
A3	Roof Plan
A4	Exterior Elevations
A5	Trash & Fire Pump Enclosure Elevations

Building Area Summary

Production vs Ancillary			
Total Net Usable Areas by Type	Net Production		Net Ancillary
Exterior Spaces included	5,471		1,748
Total Net Usable Areas	7,219		
Ancillary Percentage of Total Net Production Area:			32.0%

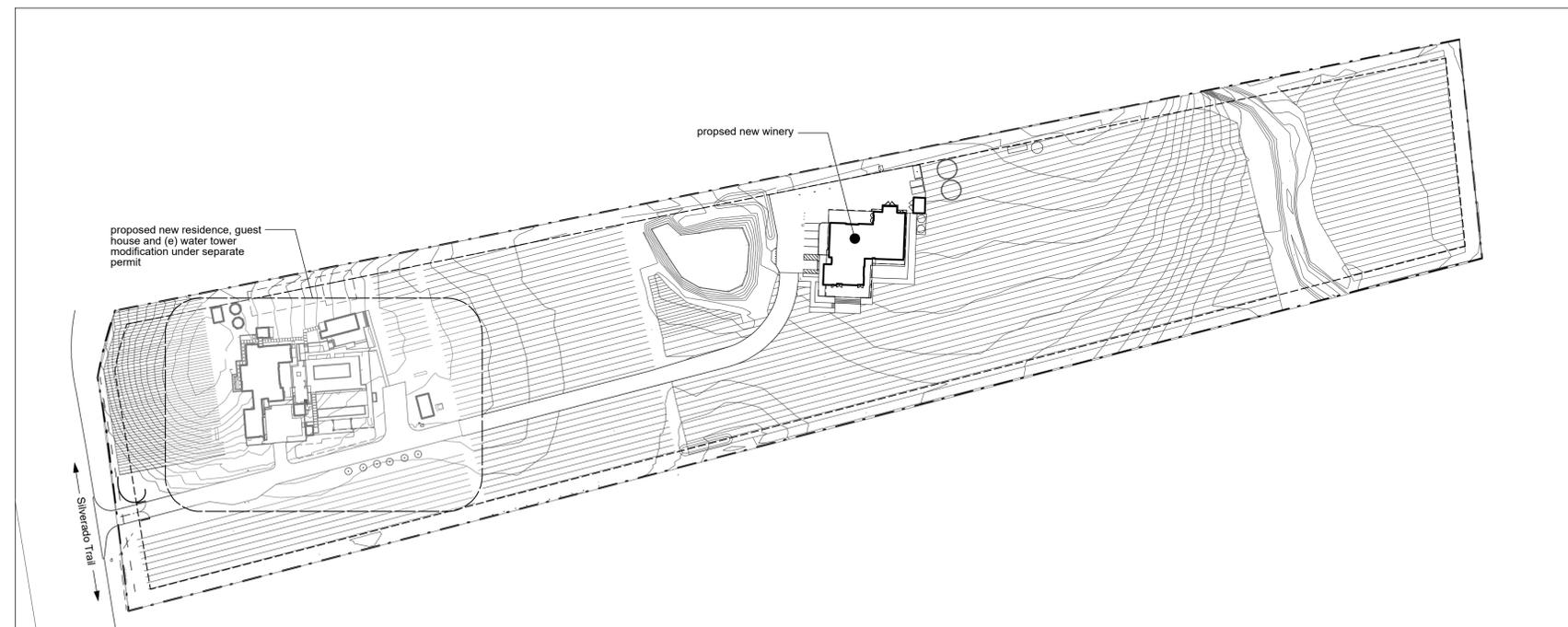
Building Area Details

MAIN BUILDING			
ROOM NAME/TYPE	PRODUCTION	AREA (SF)	ANCILLARY
WINERY			
Barrel Aging	1,625		
Fermentation	2,025		
Office			93
Care Goods	86		
Tasting Room			1,205
Wine Display			46
Hall			54
Storage	310		
Mechanical	310		
Water Closet #1			61
Water Closet #2			61
Clasnet			9
Kitchen			218
Winery Sub Total Net Usable Area	4,356		1,748
Winery Total Net Usable Area	6,104		

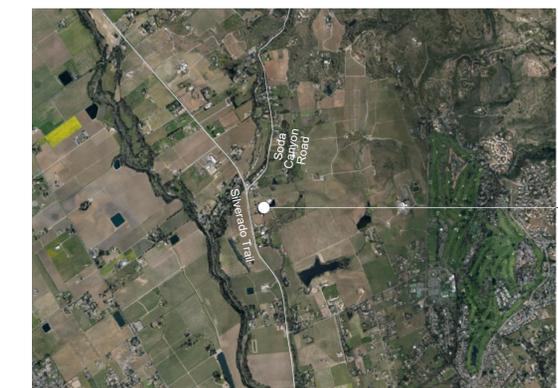
OUTDOOR AREA			
ROOM NAME/TYPE	PRODUCTION	AREA (SF)	ANCILLARY
Covered Receiving Area		1,115	
Outdoor Sub Total Net Usable Area		1,115	
Total Net Usable Area		1,115	

TOTAL			
TYPE	PRODUCTION	AREA (SF)	ANCILLARY
WINERY BUILDING	4,356		1,748
OUTDOOR AREA		1,115	
Sub Total Net Usable Area	5,471		1,748
Total Net Usable Area	7,219		

Plot Map 1" = 100'



Location Map (not to scale)



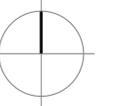
Taylor Lombardo Architects

LLP

40 Hotaling Place
San Francisco
California 94111

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

taylorlombardo.com



Ellman Winery
Use Permit
3286 Silverado Trail
Napa, CA, 94558
APN 039-610-001



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Cover Sheet

scale: as noted

revision: date:

Use Permit 02.22.17

Use Permit Resub. 06.01.18

Use Permit Resub. 05.30.19

job no: 1514-W

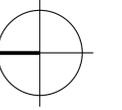
drawn: MJ

checked: TT

date: 05.30.19

sheet no:

A1



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Napa, CA, 94558
APN 039-610-001



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Floor Plan

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

revision:	date:
Use Permit	02.22.17
Use Permit Resub.	06.01.18

job no: 1514-W

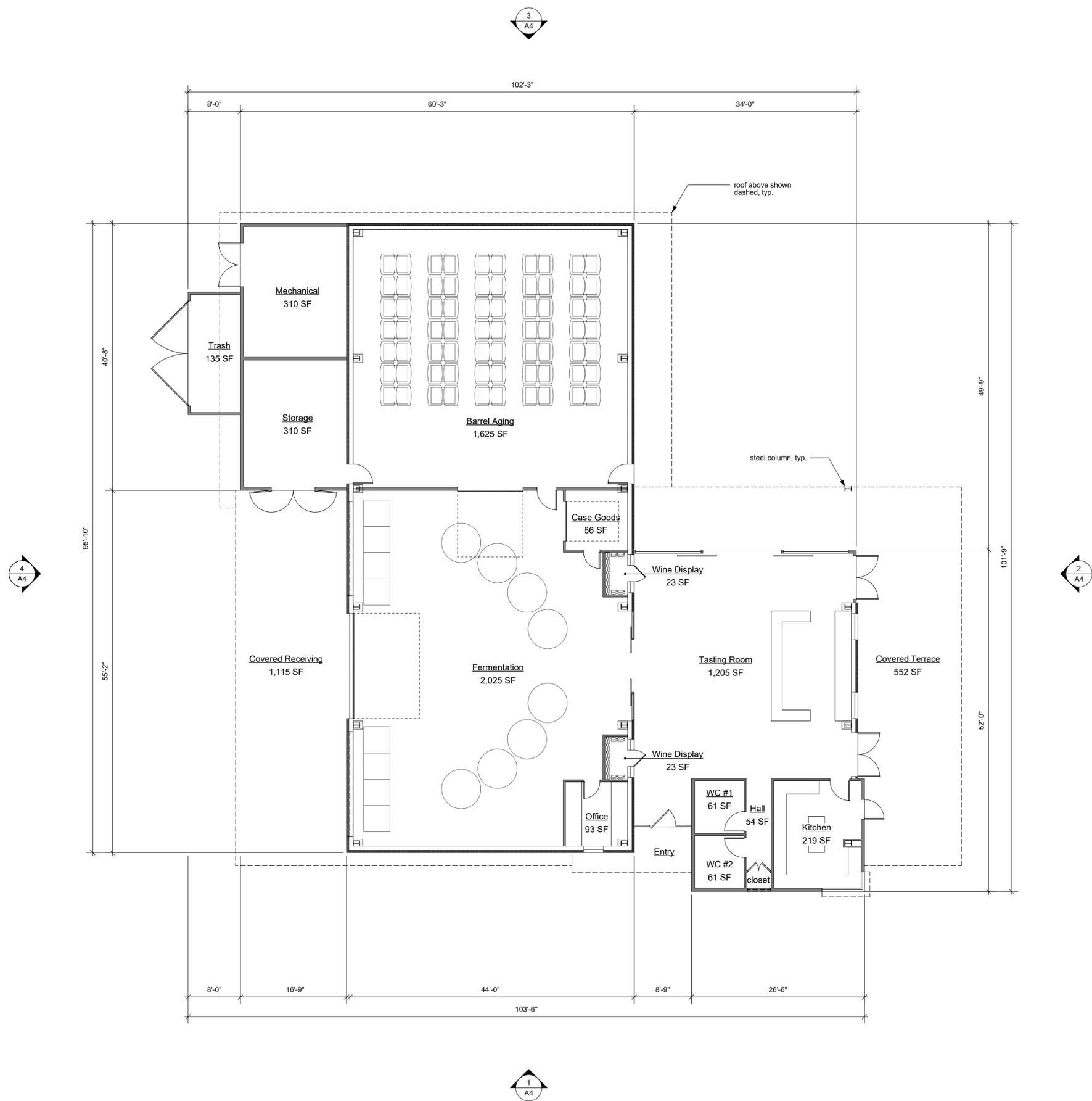
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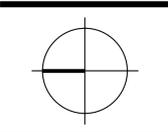
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date: 05.30.19

sheet no:

A2





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Napa, CA, 94558
APN 039-610-001



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Roof Plan

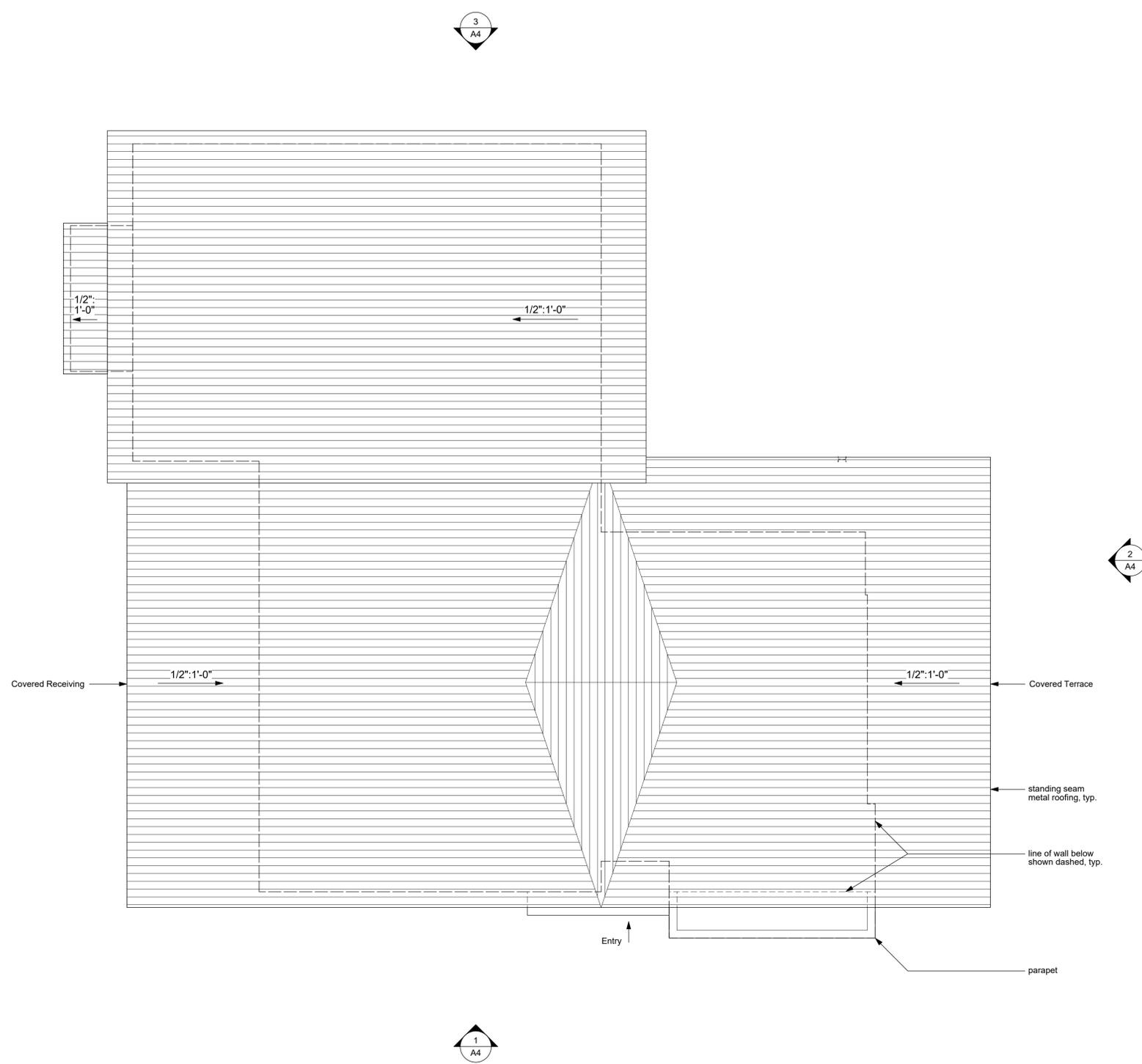
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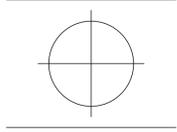
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Use Permit Resub.	06.01.18

job no: 1514-W
drawn: MJ
checked: TT
date: 05.30.19

sheet no:

A3





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Exterior Elevations

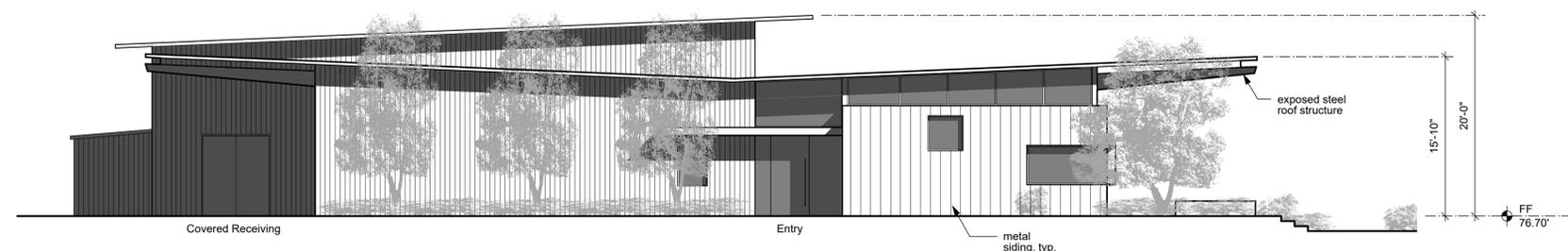
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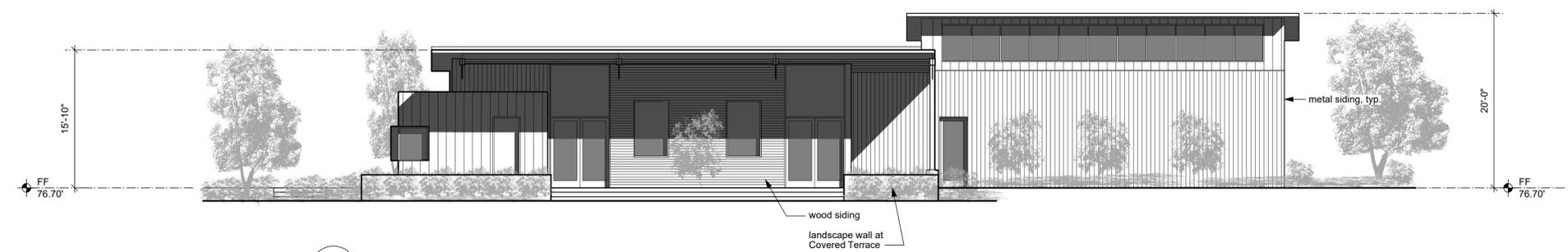
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drawn: MJ
checked: TT
date: 05.30.19

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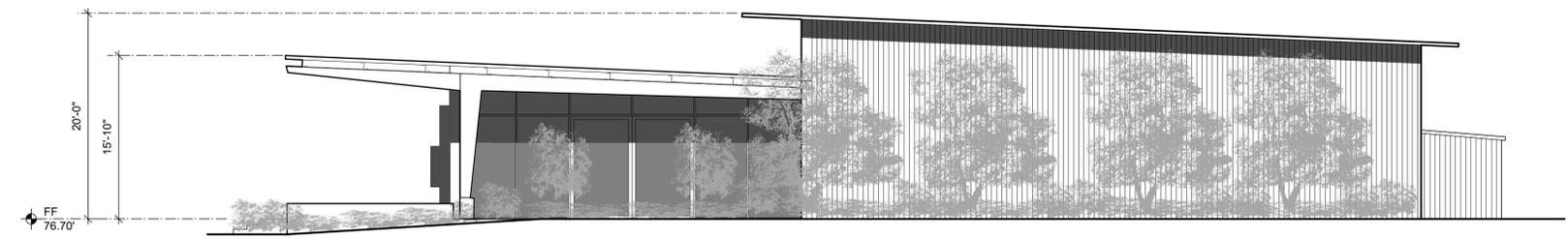
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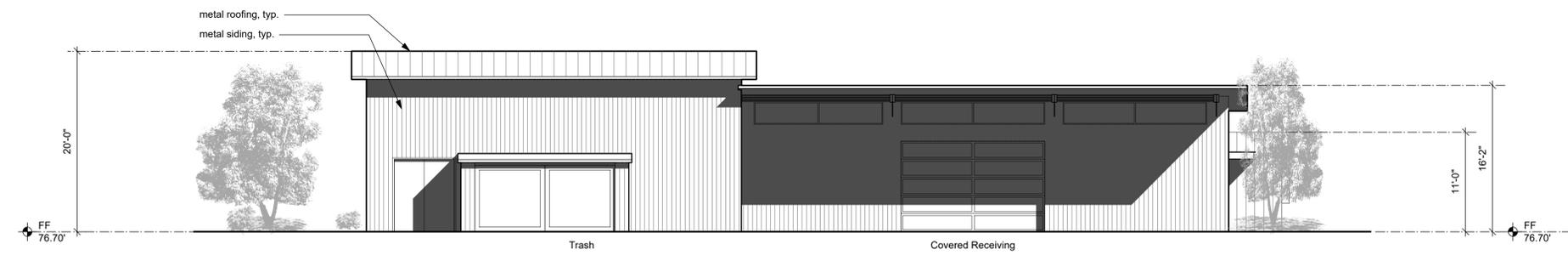
1 West Elevation



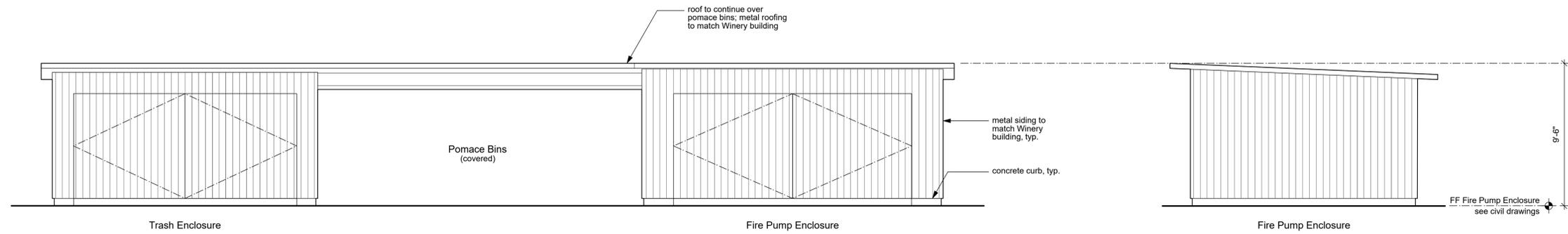
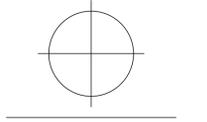
2 South Elevation



3 East Elevation

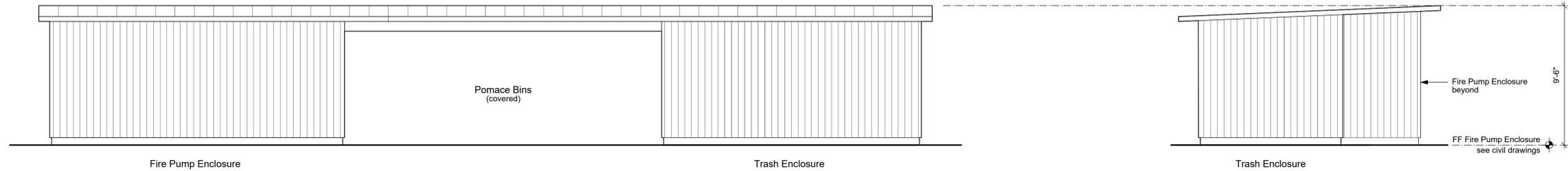


4 North Elevation



1 West Elevation (Front)

2 South Elevation (Side)



3 East Elevation (Rear)

4 North Elevation (Side)

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APN 039-610-001



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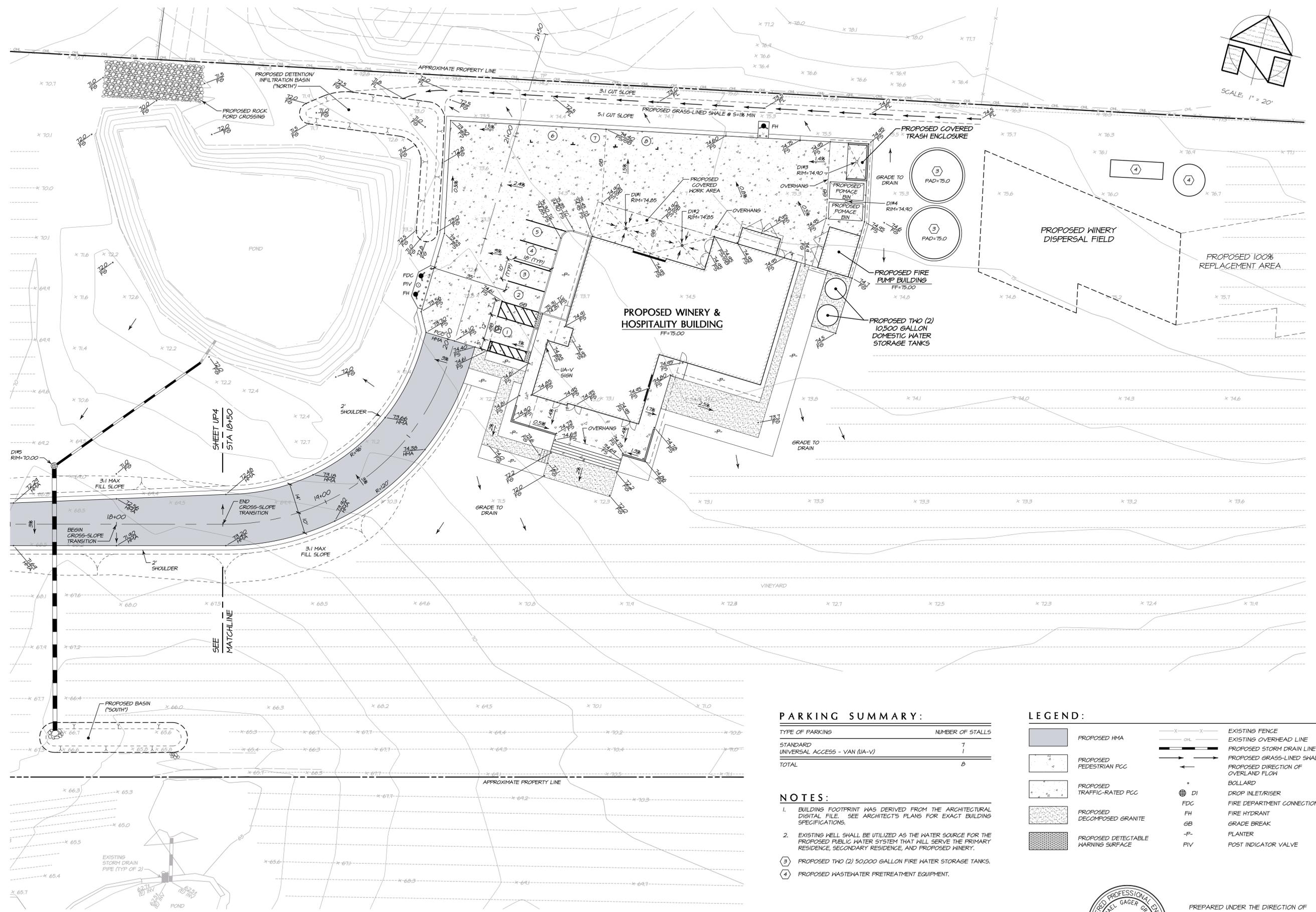
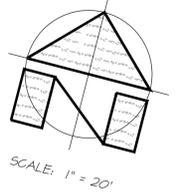
Trash & Fire Pump Enclosure Elevations

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

revision:	date:
Use Permit Resub.	06.01.18
Use Permit Resub.	05.20.19
Use Permit Resub.	05.30.19

job no: 1514-W
drawn: MJ
checked: TT
date: 05.30.19

sheet no:
A5



PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
STANDARD	7
UNIVERSAL ACCESS - VAN (UA-V)	1
TOTAL	8

NOTES:

- BUILDING FOOTPRINT WAS DERIVED FROM THE ARCHITECTURAL DIGITAL FILE. SEE ARCHITECT'S PLANS FOR EXACT BUILDING SPECIFICATIONS.
- EXISTING WELL SHALL BE UTILIZED AS THE WATER SOURCE FOR THE PROPOSED PUBLIC WATER SYSTEM THAT WILL SERVE THE PRIMARY RESIDENCE, SECONDARY RESIDENCE, AND PROPOSED WINERY.
- PROPOSED TWO (2) 50,000 GALLON FIRE WATER STORAGE TANKS.
- PROPOSED WASTEWATER PRETREATMENT EQUIPMENT.

LEGEND:

	PROPOSED HMA		EXISTING FENCE
	PROPOSED PEDESTRIAN PCC		EXISTING OVERHEAD LINE
	PROPOSED DECOMPOSED GRANITE		PROPOSED STORM DRAIN LINE
	PROPOSED DETECTABLE WARNING SURFACE		PROPOSED GRASS-LINED SWALE
			PROPOSED DIRECTION OF OVERLAND FLOW
			BOLLARD
			DROP INLET/RISER
			FIRE DEPARTMENT CONNECTION
			FIRE HYDRANT
			GRADE BREAK
			PLANTER
			POST INDICATOR VALVE

**PROPOSED CONDITIONS
STA 18+50 TO STA 21+50**
SCALE: 1" = 20'



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

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www.bartlettengineering.com
Telephone: 707-258-1301

DES: MGS	DRAW: RK	CHECK: PNB
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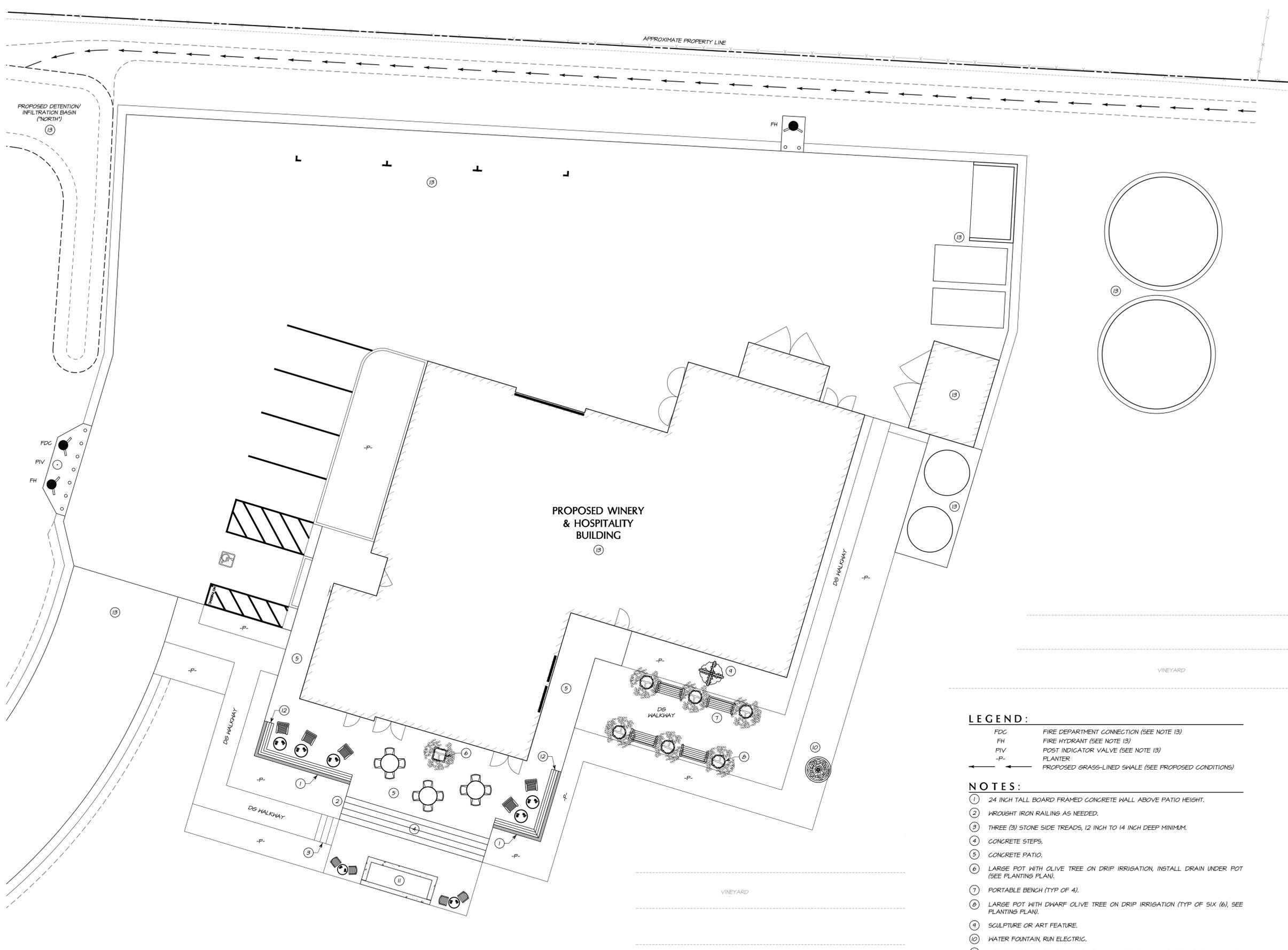
ELLMAN FAMILY WINERY
PROPOSED CONDITIONS
NAPA COUNTY STA 18+50 TO STA 21+50 CALIFORNIA

DATE: MAY 2014
JOB NO: 15-12
SHEET NO:
UP5
OF 10

5/21/2014 - 1:31 PM, MICHAEL G. GRIMES, 5 LAND PROJECTS\2014\15-12\UP5.DWG (P5-17) (A5-0 - 21+50, ARCH PLOT BLEED D (26.00 X 24.00 INCHES), P = 1, PLOTTED @ BARTLETT ENGINEERING, 707-258-1301)

REYNOLDS FAMILY WINERY

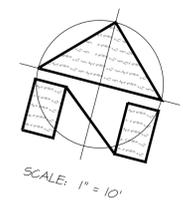
5/24/2018 - 1:38 PM, N:\Projects\2018\20180505 IP PARTACAD\PLANS\HARDSCAPE\HARDSCAPE.PLT (PLOT) 1" = 10' PLOTTED BY BARTLETT ENGINEERS, 707-258-1501



HARDSCAPE PLAN
SCALE: 1" = 10'

- LEGEND:**
- FDC FIRE DEPARTMENT CONNECTION (SEE NOTE 13)
 - FH FIRE HYDRANT (SEE NOTE 13)
 - FHV POST INDICATOR VALVE (SEE NOTE 13)
 - P- PLANTER
 - ← PROPOSED GRASS-LINED SWALE (SEE PROPOSED CONDITIONS)

- NOTES:**
- 1 24 INCH TALL BOARD FRAMED CONCRETE WALL ABOVE PATIO HEIGHT.
 - 2 WROUGHT IRON RAILING AS NEEDED.
 - 3 THREE (3) STONE SIDE TREADS, 12 INCH TO 14 INCH DEEP MINIMUM.
 - 4 CONCRETE STEPS.
 - 5 CONCRETE PATIO.
 - 6 LARGE POT WITH OLIVE TREE ON DRIP IRRIGATION, INSTALL DRAIN UNDER POT (SEE PLANTING PLAN).
 - 7 PORTABLE BENCH (TYP OF 4).
 - 8 LARGE POT WITH DWARF OLIVE TREE ON DRIP IRRIGATION (TYP OF SIX (6), SEE PLANTING PLAN).
 - 9 SCULPTURE OR ART FEATURE.
 - 10 WATER FOUNTAIN, RUN ELECTRIC.
 - 11 BOARD FORMED CONCRETE FOUNTAIN. BACK OF WALL IS 28 INCHES TALL WITH STONE CAP. FRONT AND SIDE WALLS ARE 18 INCHES TALL WITH STONE CAP. THREE (3) FOUNTAIN HEADS IN CENTER OF FOUNTAIN. RUN ELECTRIC AND AUTO FILL FOR WATER.
 - 12 18 INCH TALL BY 21 INCH FREE FLOATING WOOD BENCH SET IN CONCRETE RETAINING WALL WITH CUSTOM CUSHIONS.
 - 13 SEE PROPOSED CONDITIONS.

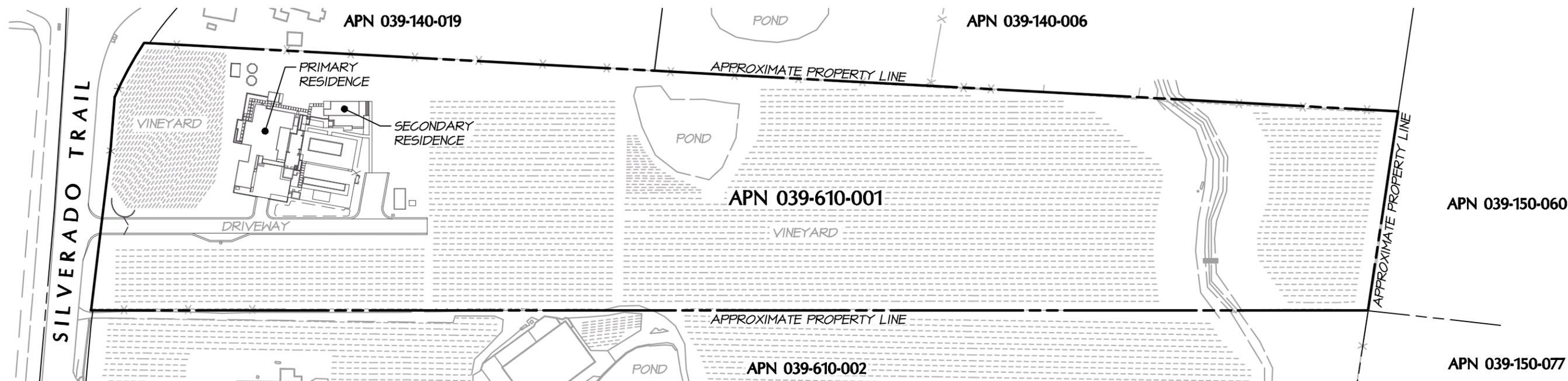
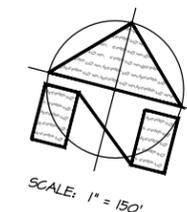


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DESIGN: MK
DRAWN: MK/HK
CHECKED: PNB
DATE: MAY 2018
JOB NO: 15-12
SHEET NO: UP9
OF 10

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Telephone: 707-258-1301

ELLMAN FAMILY WINERY
HARDSCAPE PLAN
CALIFORNIA
NAPA COUNTY



WINERY COVERAGE AREA EXHIBIT EXISTING CONDITIONS

SCALE: 1" = 150'

WINERY COVERAGE CALCULATIONS:

WINERY COVERAGE AREA (0± SQ FT = 0± ACRES)
 PARCEL SIZE: 13.52± ACRES
 0 ACRES / 13.52 ACRES = 0% < 25%

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 518.104.220

Ellman Family Winery
 3286 Silverado Trail
 Napa, CA 94558
 APN 039-610-001
 Job No. 15-12
 September 2018
 Sheet 1 of 6

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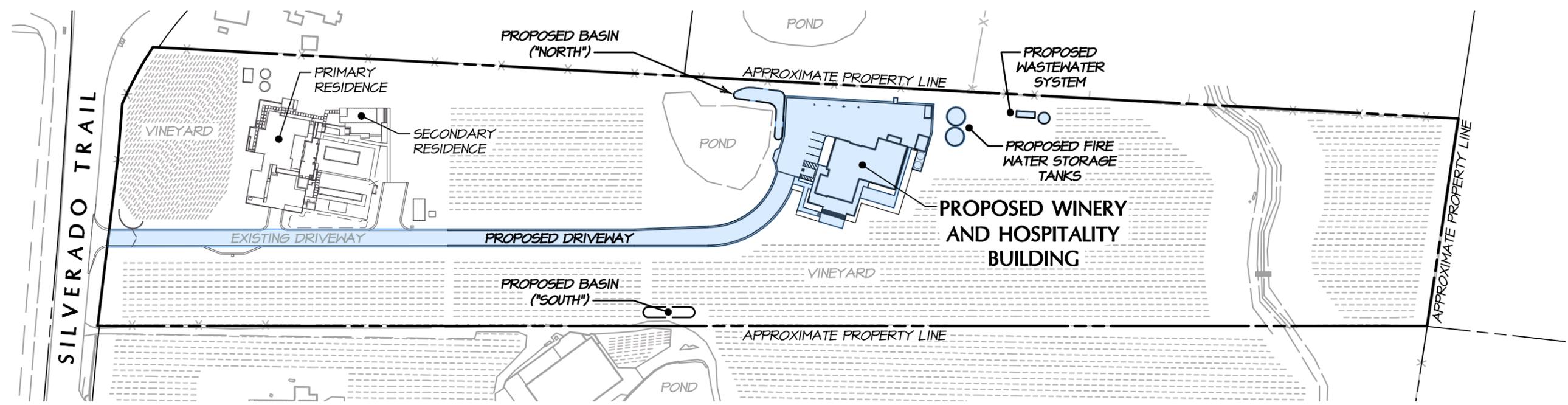
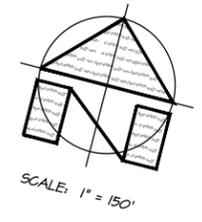
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1303 Jefferson Street, 200 B, Napa, CA 94559

www.barteltengineering.com

Telephone: 707-258-1301



WINERY COVERAGE AREA EXHIBIT PROPOSED CONDITIONS

SCALE: 1" = 150'

WINERY COVERAGE CALCULATIONS:

WINERY COVERAGE AREA (50,442± SQ FT = 1.16± ACRES)
 PARCEL SIZE: 13.52± ACRES
 1.16 ACRES / 13.52 ACRES = **8.6%** < 25% OR
 1.16 ACRES < 15 ACRES (WHICHEVER IS LESS)

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 518.104.220

Ellman Family Winery
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 Napa, CA 94558
 APN 039-610-001
 Job No. 15-12
 September 2018 - Revised
 Sheet 2 of 6

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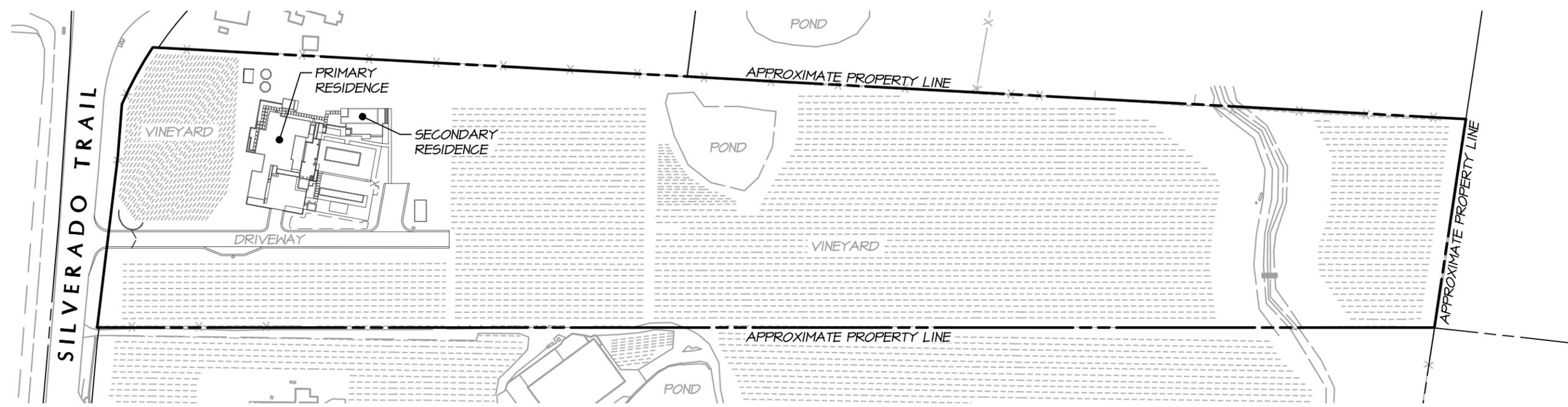
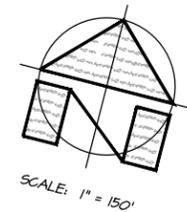
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9/24/2018 - 1:53 PM, Kristenk, s:\LAND PROJECTS\2013-2017\1512-1512-COV6.DWG



**WINERY DEVELOPMENT AREA EXHIBIT -
EXISTING CONDITIONS**

SCALE: 1" = 150'

WINERY DEVELOPMENT AREA:

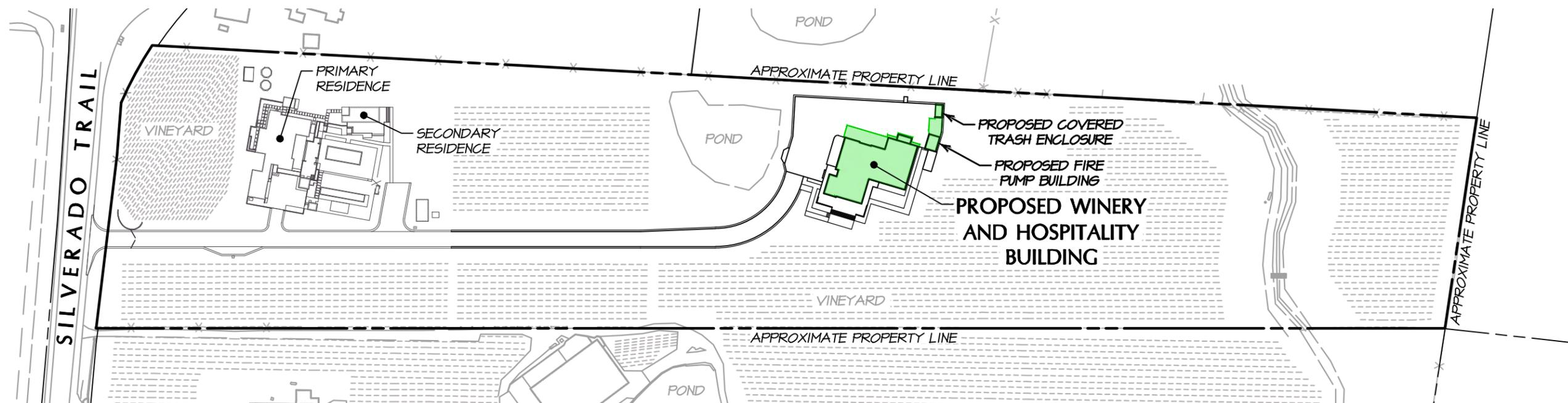
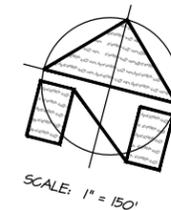
 WINERY DEVELOPMENT AREA (0± SQ FT = 0± ACRES)
PARCEL SIZE: 13.52± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 518.104.210

Ellman Family Winery
3286 Silverado Trail
Napa, CA 94558
APN 039-610-001
Job No. 15-12
September 2018
Sheet 3 of 6

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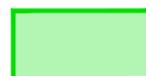
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WINERY DEVELOPMENT AREA EXHIBIT PROPOSED CONDITIONS

SCALE: 1" = 150'

WINERY DEVELOPMENT AREA:



WINERY DEVELOPMENT AREA (8,651± SQ FT = 0.20± ACRES)
PARCEL SIZE: 13.52± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 518.104.210

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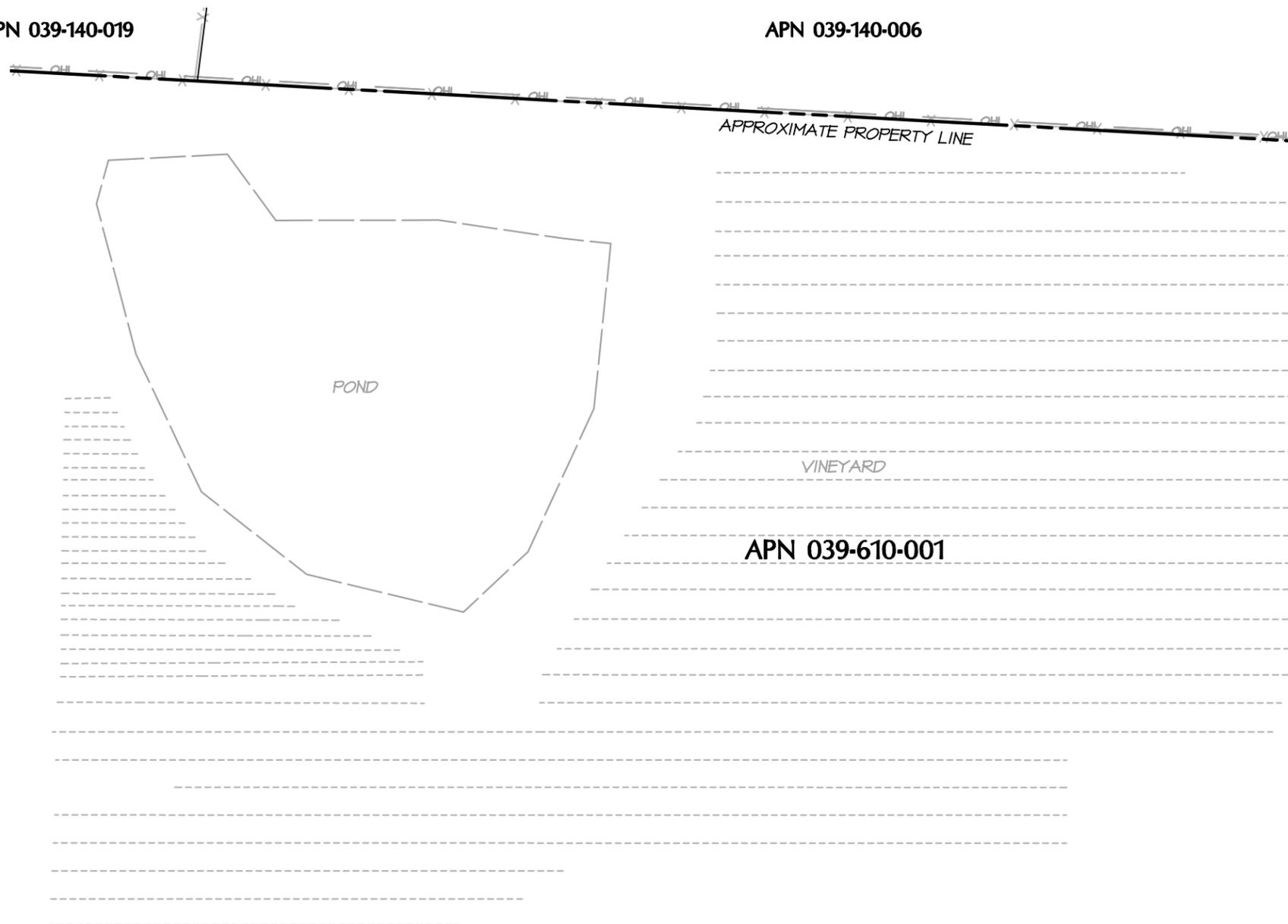
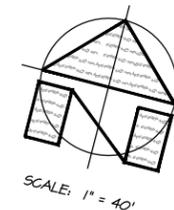
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Ellman Family Winery
3286 Silverado Trail
Napa, CA 94558
APN 039-610-001
Job No. 15-12
September 2018
Sheet 4 of 6

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APN 039-140-019

APN 039-140-006



WINERY PRODUCTION AND ACCESSORY USE EXHIBIT EXISTING CONDITIONS

SCALE: 1" = 40'

ACCESSORY/PRODUCTION CALCULATIONS:



ACCESSORY USE AREA
(0 SQ FT)



PRODUCTION FACILITY AREA
(0± SQ FT)



AB 2004 PICNIC AREA
(0± SQ FT)

ACCESSORY USE / PRODUCTION FACILITY
0 SQ FT / 0 SQ FT = 0% < 40%

PRODUCTION FACILITY - (FOR THE PURPOSE TO CALCULATE THE MAXIMUM ALLOWABLE ACCESSORY USE) THE TOTAL SQUARE FOOTAGE OF ALL WINERY CRUSHING, FERMENTING, BOTTLING, BULK AND BOTTLE STORAGE, SHIPPING, RECEIVING, LABORATORY, EQUIPMENT STORAGE AND MAINTENANCE FACILITIES, AND EMPLOYEE-DESIGNATED RESTROOMS BUT DOES NOT INCLUDE WASTEWATER TREATMENT OR DISPOSAL AREAS WHICH CANNOT BE USED FOR AGRICULTURAL PURPOSES. SEE NAPA COUNTY CODE 518.104.200

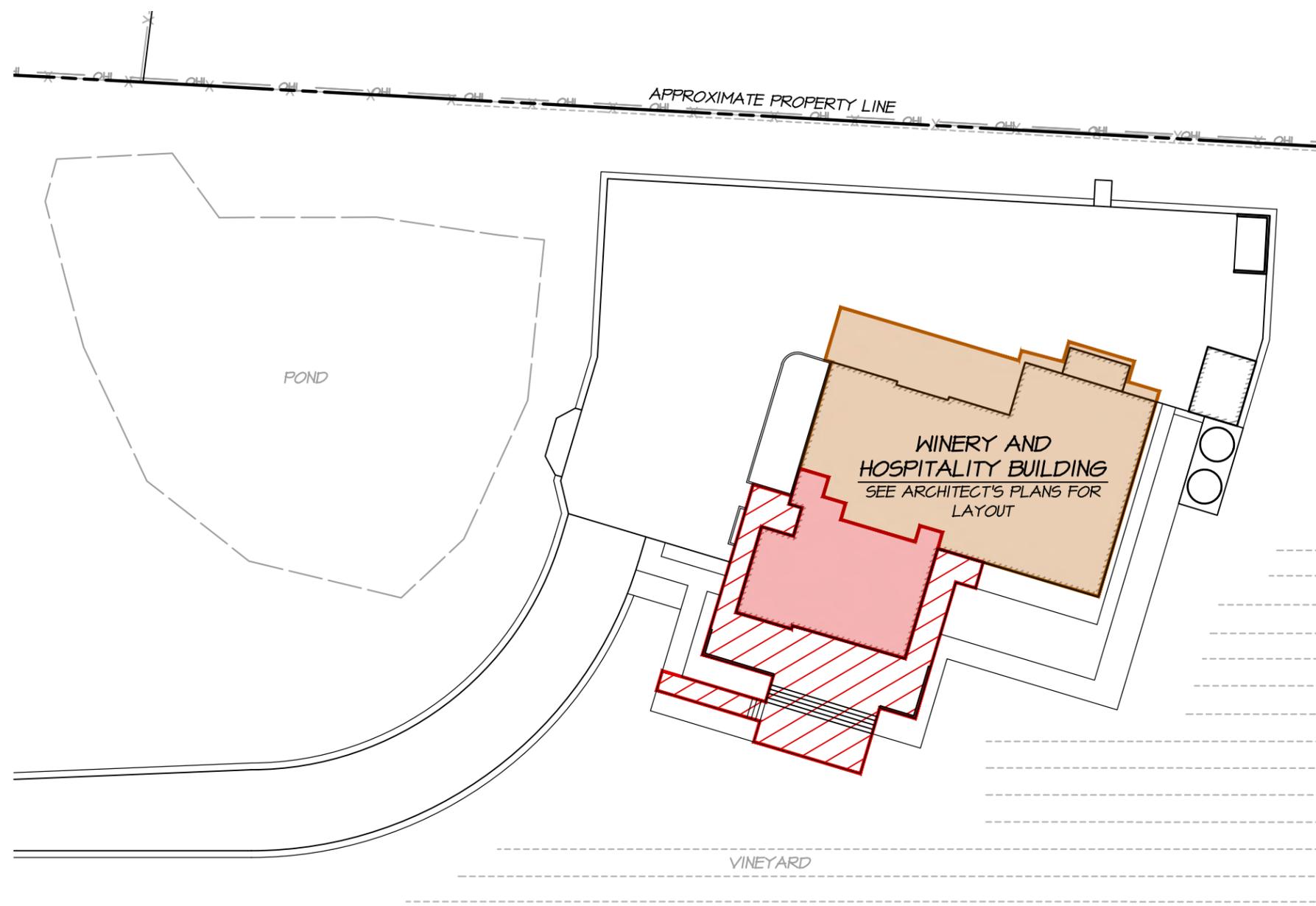
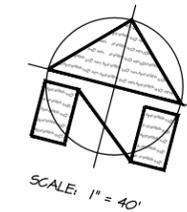
ACCESSORY USE - THE TOTAL SQUARE FOOTAGE OF AREA WITHIN WINERY STRUCTURES USED FOR ACCESSORY USES RELATED TO A WINERY THAT ARE NOT DEFINED AS "PRODUCTION FACILITY" WHICH WOULD INCLUDE OFFICES, LOBBIES/WAITING ROOMS, CONFERENCE/MEETING ROOMS, NON-PRODUCTION ACCESS HALLWAYS, KITCHENS, TASTING ROOMS (PRIVATE AND PUBLIC AREAS), RETAIL SPACE AREAS, LIBRARIES, NON-EMPLOYEE DESIGNATED RESTROOMS, ART DISPLAY AREAS, OR ANY AREA WITHIN WINERY STRUCTURES NOT DIRECTLY RELATED TO WINE PRODUCTION. SEE NAPA COUNTY CODE 518.104.200

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WINERY PRODUCTION AND ACCESSORY USE EXHIBIT PROPOSED CONDITIONS

SCALE: 1" = 40'

LEGEND:

WINERY STRUCTURE

NOTE:

FLOOR PLANS PROVIDED BY TAYLOR LOMBARDO ARCHITECTS.

ACCESSORY/PRODUCTION CALCULATIONS:

	ACCESSORY USE AREA (1,748± SQ FT)		PRODUCTION FACILITY AREA (5,471± SQ FT)
	AB 2004 PICNIC AREA (2,542± SQ FT)	ACCESSORY USE / PRODUCTION FACILITY $1,748 \text{ SQ FT} / 5,471 \text{ SQ FT} = 32\% < 40\%$	

PRODUCTION FACILITY - (FOR THE PURPOSE TO CALCULATE THE MAXIMUM ALLOWABLE ACCESSORY USE) THE TOTAL SQUARE FOOTAGE OF ALL WINERY CRUSHING, FERMENTING, BOTTLING, BULK AND BOTTLE STORAGE, SHIPPING, RECEIVING, LABORATORY, EQUIPMENT STORAGE AND MAINTENANCE FACILITIES, AND EMPLOYEE-DESIGNATED RESTROOMS BUT DOES NOT INCLUDE WASTEWATER TREATMENT OR DISPOSAL AREAS WHICH CANNOT BE USED FOR AGRICULTURAL PURPOSES. SEE NAPA COUNTY CODE 518.104.200

ACCESSORY USE - THE TOTAL SQUARE FOOTAGE OF AREA WITHIN WINERY STRUCTURES USED FOR ACCESSORY USES RELATED TO A WINERY THAT ARE NOT DEFINED AS "PRODUCTION FACILITY" WHICH WOULD INCLUDE OFFICES, LOBBIES/WAITING ROOMS, CONFERENCE/MEETING ROOMS, NON-PRODUCTION ACCESS HALLWAYS, KITCHENS, TASTING ROOMS (PRIVATE AND PUBLIC AREAS), RETAIL SPACE AREAS, LIBRARIES, NON-EMPLOYEE DESIGNATED RESTROOMS, ART DISPLAY AREAS, OR ANY AREA WITHIN WINERY STRUCTURES NOT DIRECTLY RELATED TO WINE PRODUCTION. SEE NAPA COUNTY CODE 518.104.200

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