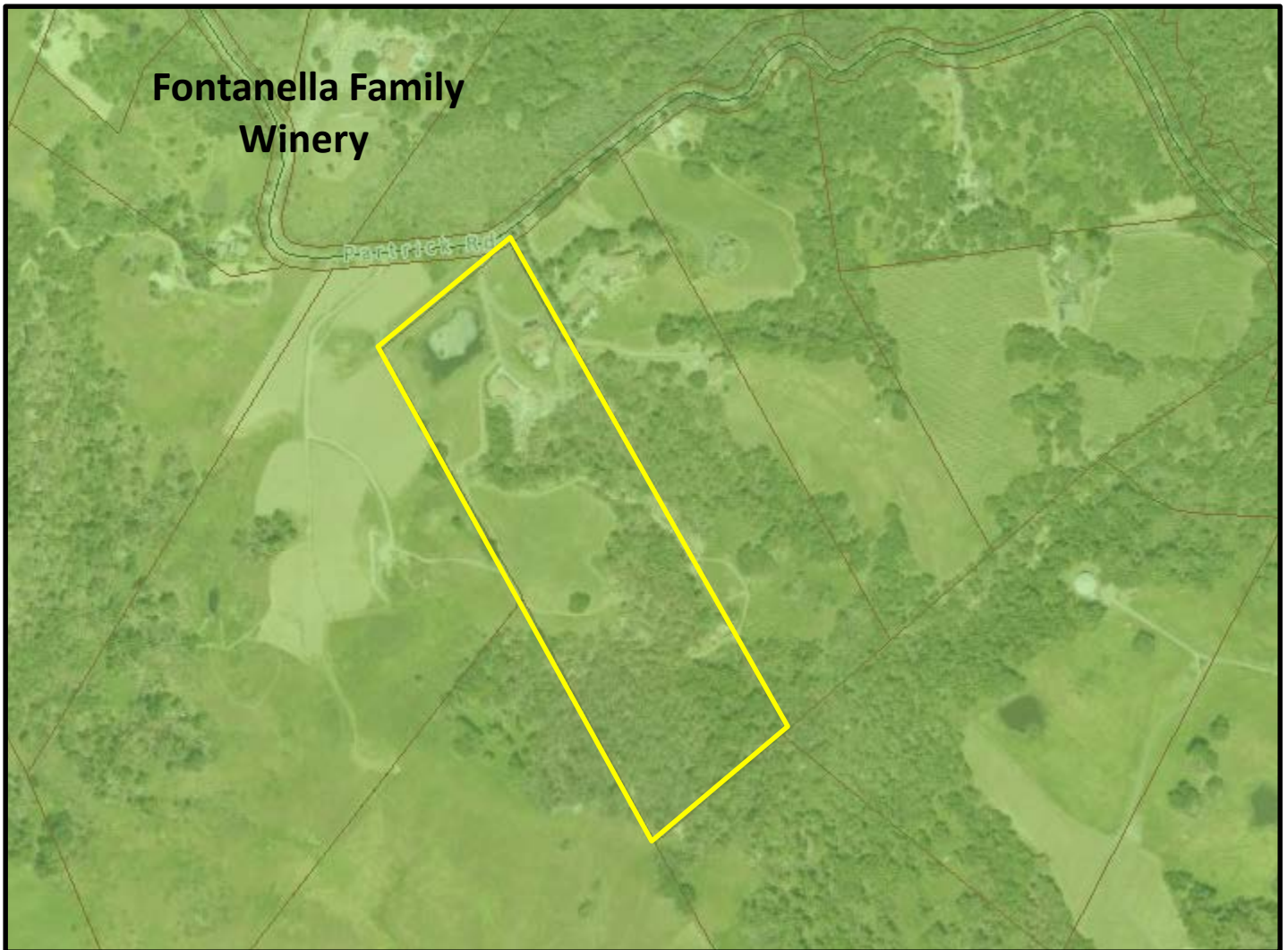


“J”

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
- 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

**Project Parcel
APN 050-010-018**

Patricia Rd

AW

LEGEND

- Zoning
- Parcels



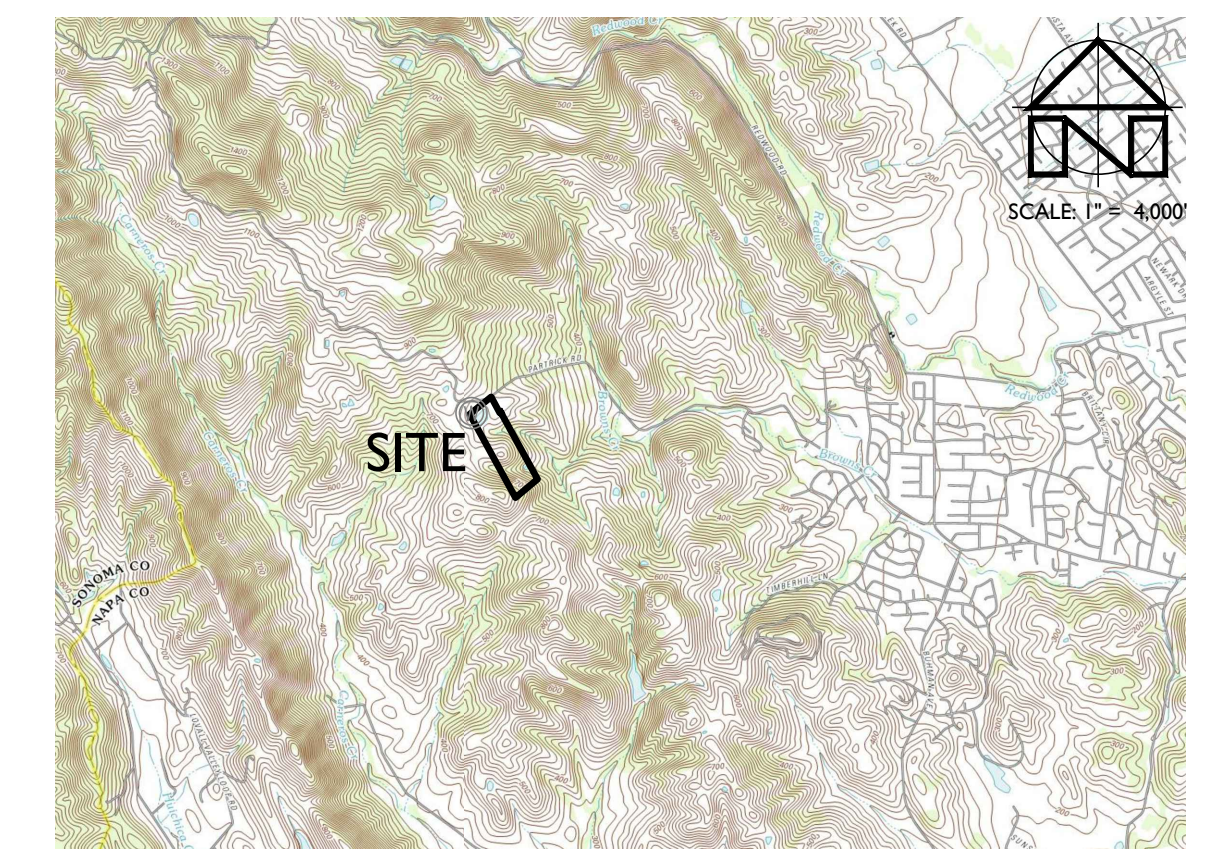
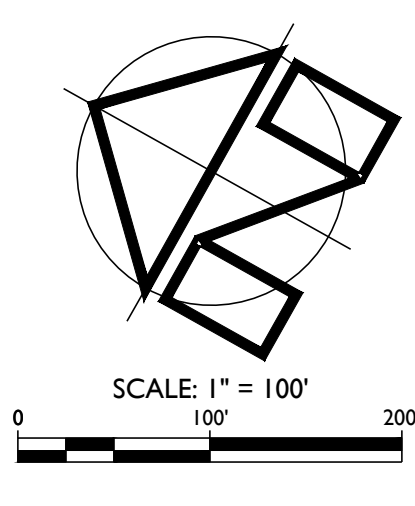
ZONING MAP



Existing Conditions

FONTANELLA WINERY

USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS



LOCATION MAP

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
JEFF & KAREN FONTANELLA
1721 PARTRICK ROAD
NAPA, CA 94558

SITE ADDRESS:
1721 PARTRICK ROAD
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
050-010-018

PARCEL SIZE:
26.4 ± ACRES

PROJECT SIZE:
< 0.5 ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
PRIVATE WELL & SPRING

FIRE PROTECTION WATER SOURCE:
STORAGE TANKS

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 CONCEPTUAL SITE IMPROVEMENT PLAN
- C3 DRIVEWAY PROFILE
- C4 IMPERVIOUS SURFACE EXHIBIT

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO MODIFY THE EXISTING WINERY USE PERMIT. THE GENERAL SCOPE INCLUDES REMOVAL OF ONE WINERY BUILDING, CONSTRUCTION OF ONE NEW WINERY BUILDING AND UPGRADES TO INFRASTRUCTURE AS NEEDED TO SUPPORT THESE CHANGES. THESE PLANS ARE INTENDED TO CONCEPTUALLY OUTLINE THE SITE IMPROVEMENTS PROPOSED AS PART OF THE USE PERMIT MODIFICATION.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0515E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

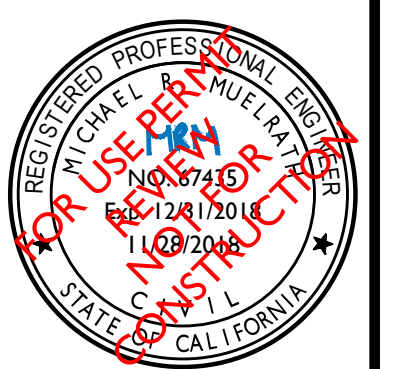
NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON ALL OTHER SHEETS WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF FONTANELLA" PREPARED BY ALBION SURVEYS DATED JULY 28, 2018. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE VERY APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

OVERALL SITE PLAN
SCALE: 1" = 100'

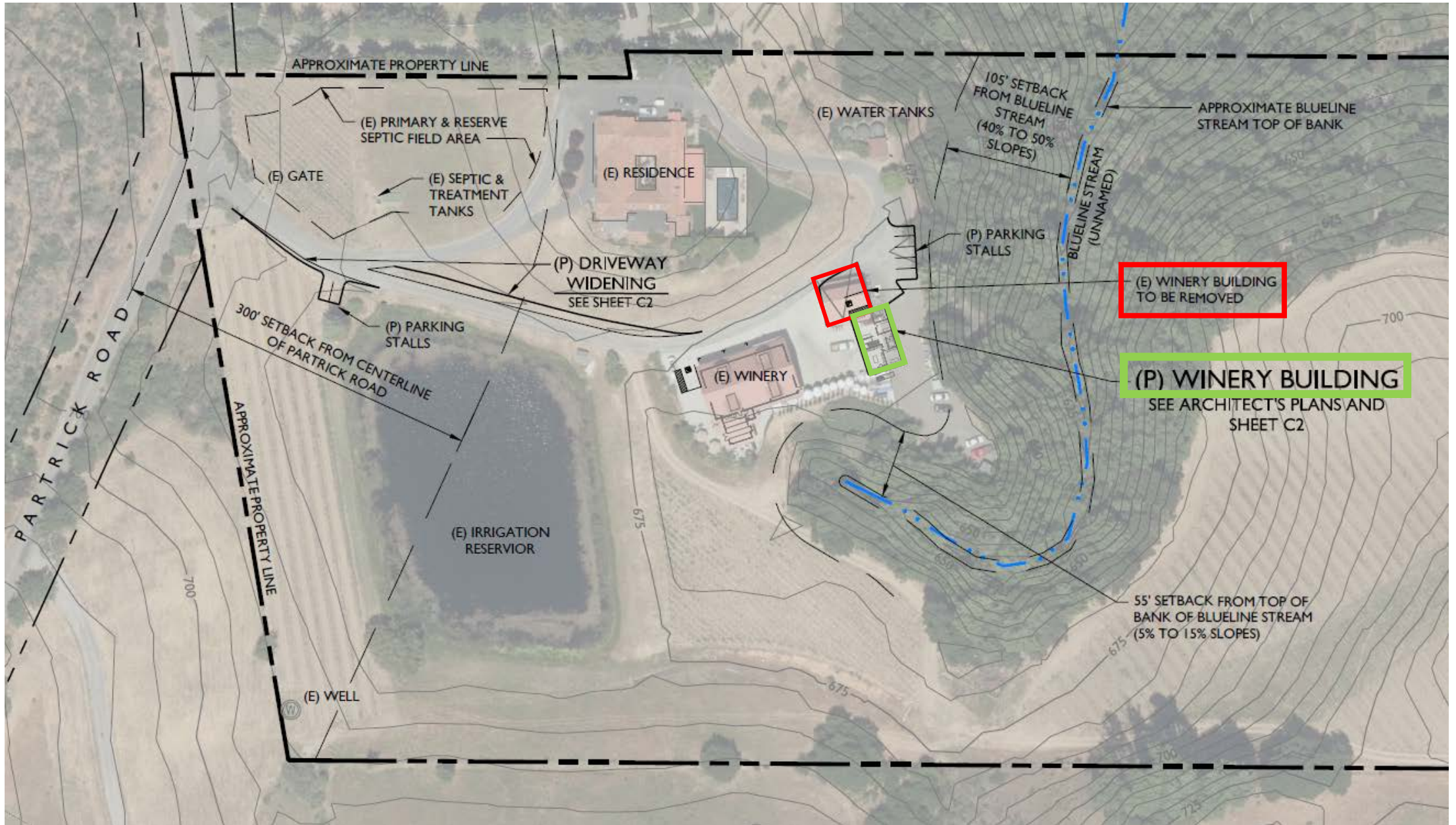
FONTANELLA WINERY
 USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: SMI
CHECKED BY: MRM
DATE: NOVEMBER 28, 2018
REVISIONS: BY:

JOB NUMBER: 17-139
FILE: 17-139CONC_OSP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



(E) WINERY BUILDING TO BE REMOVED

(P) WINERY BUILDING
SEE ARCHITECT'S PLANS AND SHEET C2

EXISTING WINERY FACILITY DATA

(E) WINERY	3,599 SF
(E) OFFICES	1,463 SF
(E) CRUSH PAD	2,100 SF
TOTAL:	7,162 SF

PROPOSED WINERY FACILITY DATA

WINERY	3,599 SF
OFFICES TO BE REMOVED	(1,463 SF)
OFFICES	2,905 SF
CRUSH PAD	3,000 SF
TOTAL:	9,504 SF

PROPOSED BUILDING DATA

CODE SYNOPSIS
 TYPE: WINERY
 NAPA, CALIFORNIA
 USE: OFFICES, LABS, DRY STORAGE
 OCCUPANCY: B, S-1
 CONSTRUCTION TYPE: V-B
 ZONING: AW
 FIRE SPRINKLERS: YES
 FIRE RESISTANCE: 0

PROPOSED ACCESSORY/PRODUCTION RATIO

(E) FONTANELLA WINERY

ROOM	ACCESSORY (SF)	PRODUCTION (SF)	TOTAL
TANK AREA		1,222	
BARREL STORAGE		1,852	
TASTING ROOM	457		
RESTROOM	68		
SUBTOTAL	525	3,074	3,599

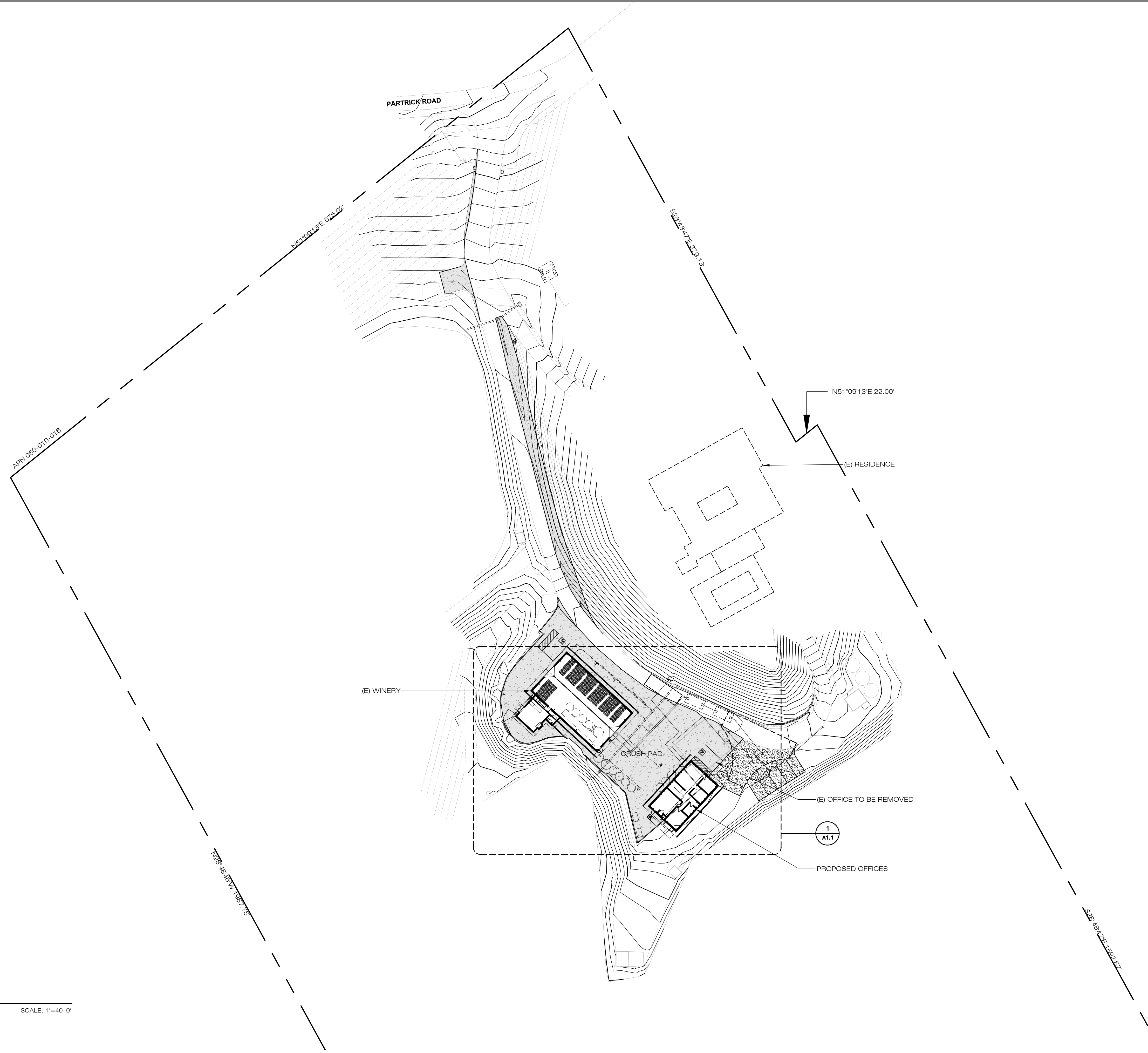
OUTDOOR PRODUCTION AREAS

ROOM	ACCESSORY (SF)	PRODUCTION (SF)	TOTAL
CRUSH PAD (60 X 50)		3,000	
SUBTOTAL	-	3,000	3,000

PROPOSED OFFICE BUILDING

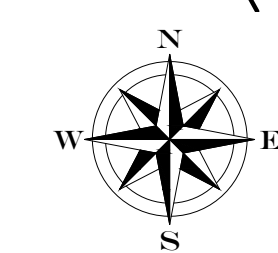
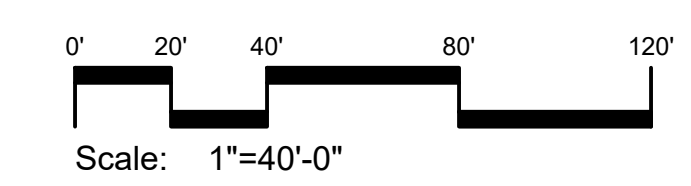
FIRST FLOOR ROOM	ACCESSORY (SF)	PRODUCTION (SF)	TOTAL
SALES	355		
K. OFFICE	127		
OFFICE	141		
RESTROOM	74		
STAIRWELL & HALL	248		
LAB		324	
J. OFFICE	203		
MECH. ROOM	12		
LAUNDRY	15		
SECOND FLOOR ROOM	ACCESSORY (SF)	PRODUCTION (SF)	TOTAL
DRY STORAGE		272	
CONFERENCE	351		
OFFICE	135		
LAB		225	
RESTROOM	84		
HALL	246		
JANITOR CLOSET	17		
OFFICE SUPPLIES	76		
SUBTOTAL	2,084	821	2,905

TOTAL WINERY FACILITY AREA:	9,504
ACCESSORY / PRODUCTION RATIO =(2,609/6,895)	37.84%

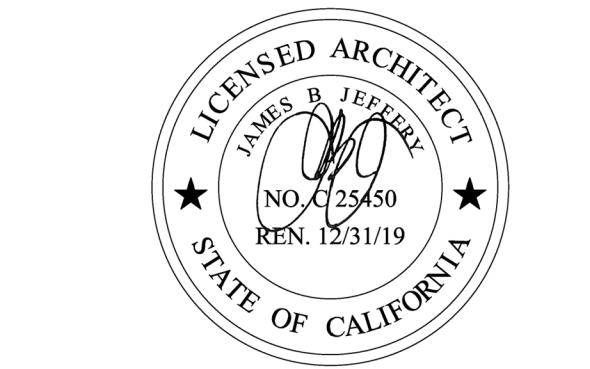


1 OVERALL SITE PLAN

SCALE: 1"=40'-0"



2107 JEFFERSON STREET
 NAPA, CALIFORNIA 94559
 P (707) 226-7041



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 APPLIED CIVIL ENGINEERING P: (707) 320-4968
 2074 WEST LINCOLN AVENUE F: (707) 320-2395
 NAPA, CA 94558

LAND USE CONSULTANT
 BALANCED PLANNING, INC P: (707) 337-3385
 10 CANOPY LANE
 NAPA, CA 94558

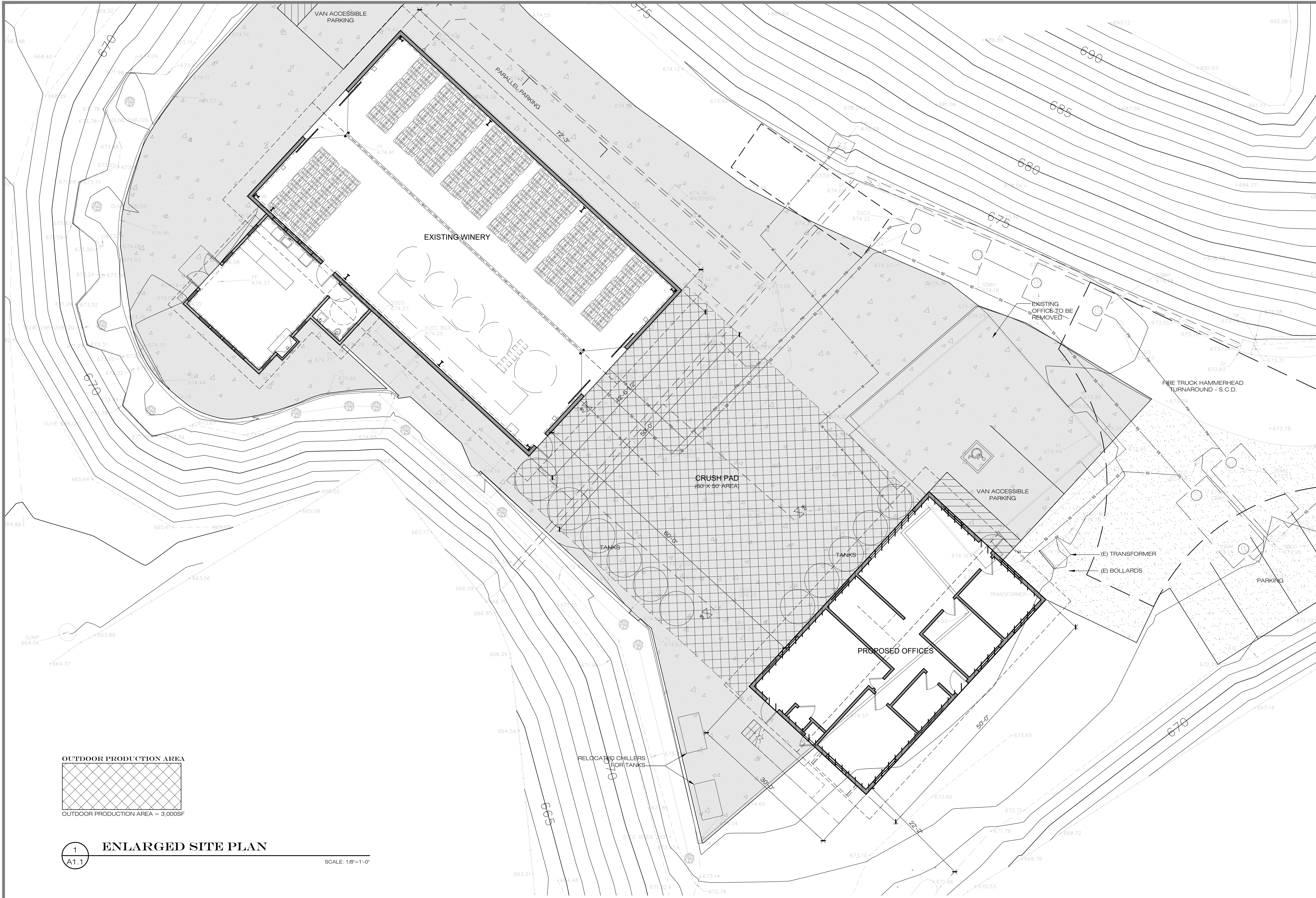
ISSUE DATE
 PLANNING SUBMITTAL 11-28-2018

PROJECT
FONTANELLA WINERY
 1721 PARTRICK ROAD
 NAPA, CA 94558

SHEET CONTENTS
OVERALL SITE PLAN

DRAWN BY PM
 CHECKED BY JBJ
 JOB NO. 18-021
 SHEET NO.

A1.0
 APN 050-010-018



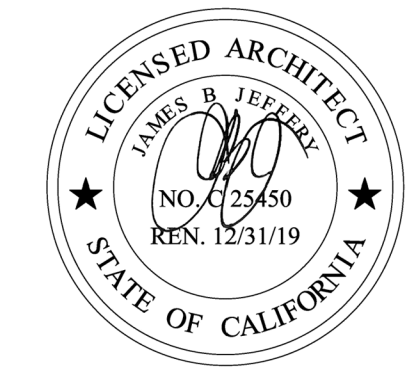
OUTDOOR PRODUCTION AREA

 OUTDOOR PRODUCTION AREA = 3,000SF

1 ENLARGED SITE PLAN
 SCALE: 1/8"=1'-0"

JAMES JEFFERY ARCHITECTS AIA INC
 ARCHITECTURAL PLANNING & DESIGN

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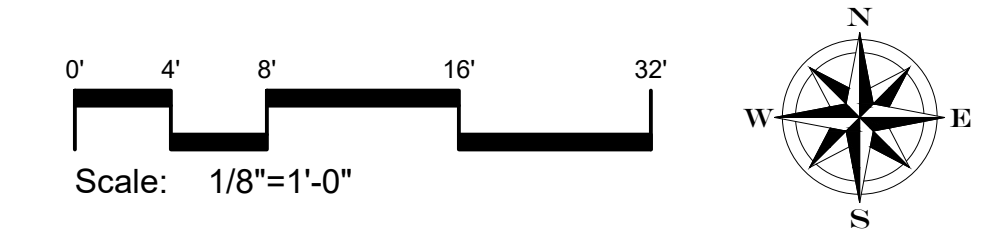
LAND USE CONSULTANT
 BALANCED PLANNING, INC P: (707) 337-3385
 10 CANOPY LANE
 NAPA, CA 94558

ISSUE	DATE
PLANNING SUBMITTAL	11-28-2018

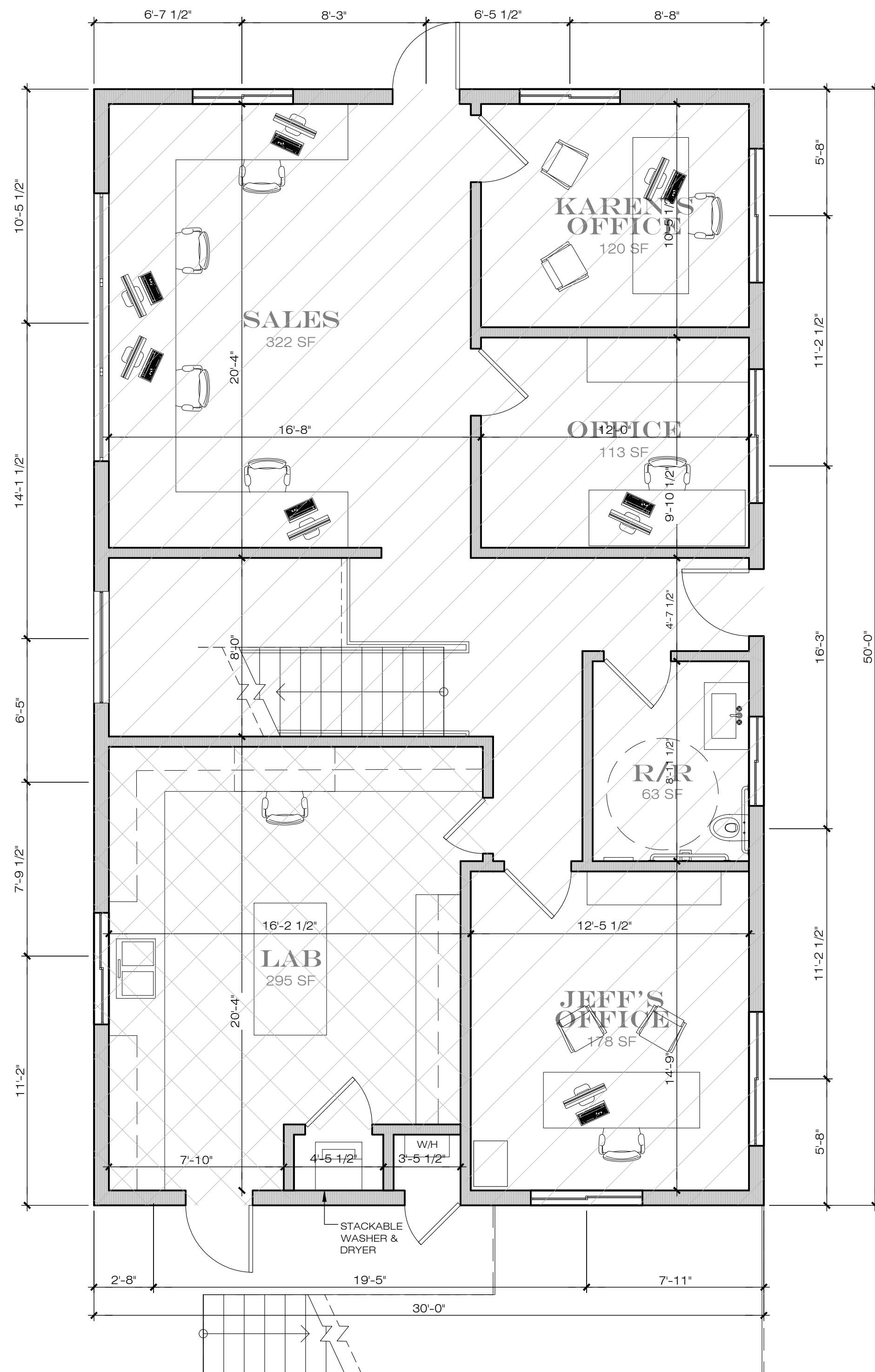
PROJECT
 FONTANELLA WINERY
 1721 PARTRICK ROAD
 NAPA, CA 94558

SHEET CONTENTS
 ENLARGED SITE PLAN

DRAWN BY PM
CHECKED BY JBJ
JOB NO. 18-021
SHEET NO.



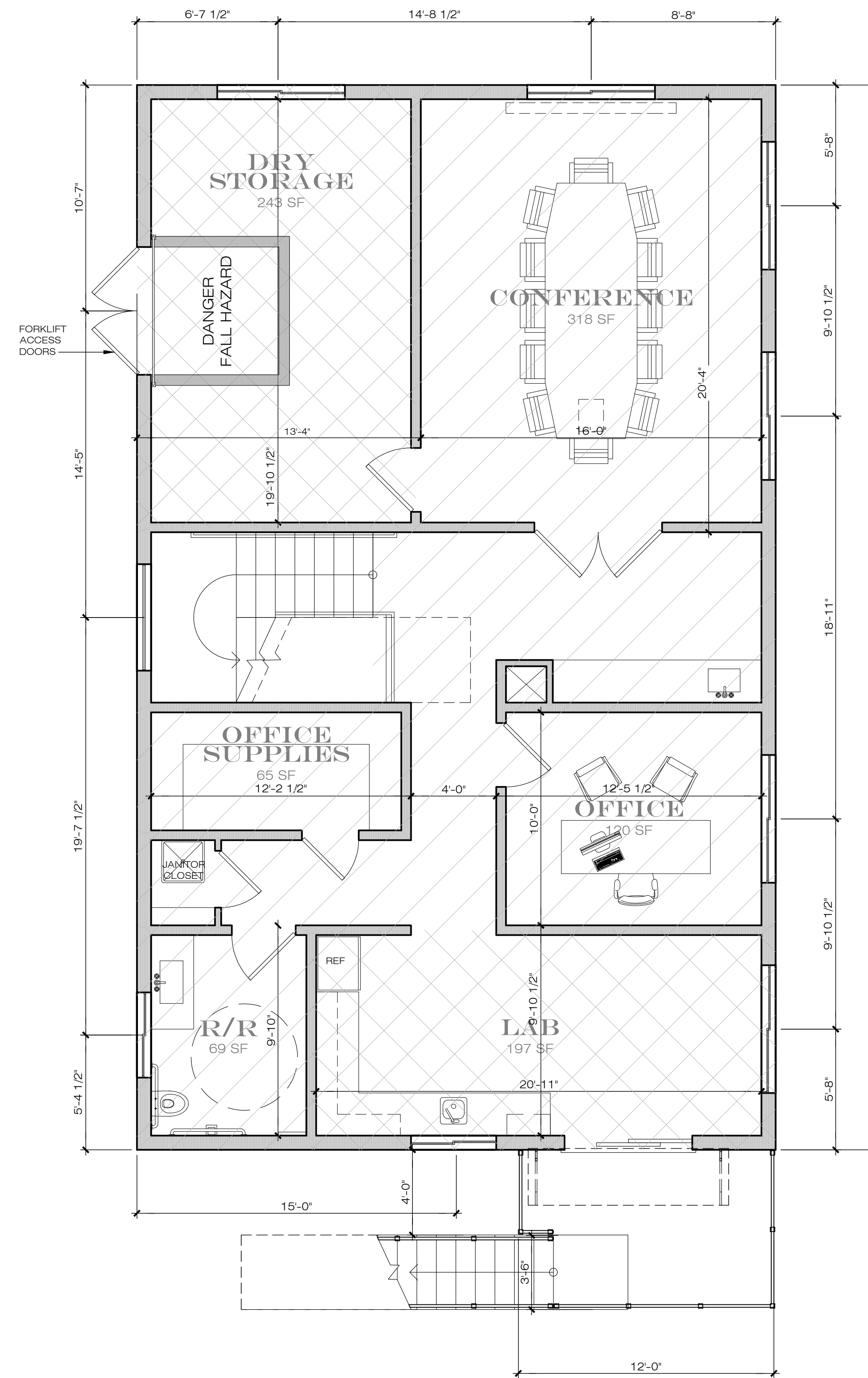
A1.1
 APN 050-010-018



1 OFFICES - FIRST FLOOR PLAN

A2.2

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

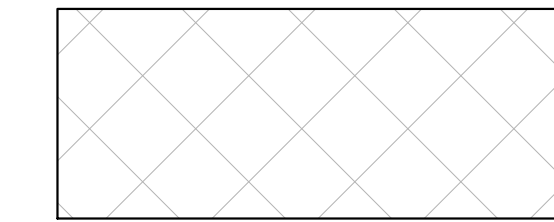


2 OFFICES - SECOND FLOOR PLAN

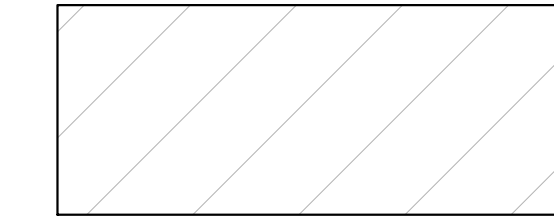
A2.2

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

PROPOSED OFFICES BUILDING USE



PRODUCTION AREA = 821 SF



ACCESSORY AREA = 2,084 SF

GENERAL NOTES

1. PRIOR TO WORK, CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS w/ EXISTING CONDITIONS. ALL DIMENSION ARE FROM FACE OF STUDS OR FACE OF CONC. UNO PREFERENCE SHALL BE GIVEN FIRST TO FIELD MEASUREMENTS, SECOND TO THE CALCULATED DIMENSIONS ON THE DRAWINGS RATHER THAN MEASUREMENTS BY SCALE. DO NOT SCALE THE DRAWINGS.
2. EXTERIOR DOORS AND WINDOWS SHALL BE WEATHERSTRIPPED FOUR SIDES.
3. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES; WALKWAYS.
4. HVAC ZONE FOR FIRST FLOOR LAB SEPARATED FROM REST OF HVAC SYSTEM.
5. FORKLIFT ACCESS DOORS ARE FOR FORKLIFT ACCESS ONLY - ALLOWING FORKLIFT TO RAISE GOODS UP TO SECOND FLOOR FOR OFFLOAD BY HAND INTO DRY STORAGE. REMOVABLE 42" HIGH GUARDRAIL TO BE INSTALLED IN FRONT OF DOORS.



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FONTANELLA
WINERY

1721 PARTRICK ROAD
 NAPA, CA 94558

SHEET CONTENTS

PROPOSED
OFFICES
FLOOR PLAN

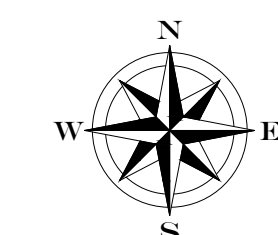
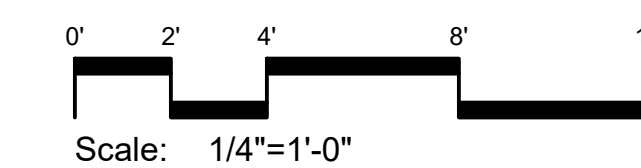
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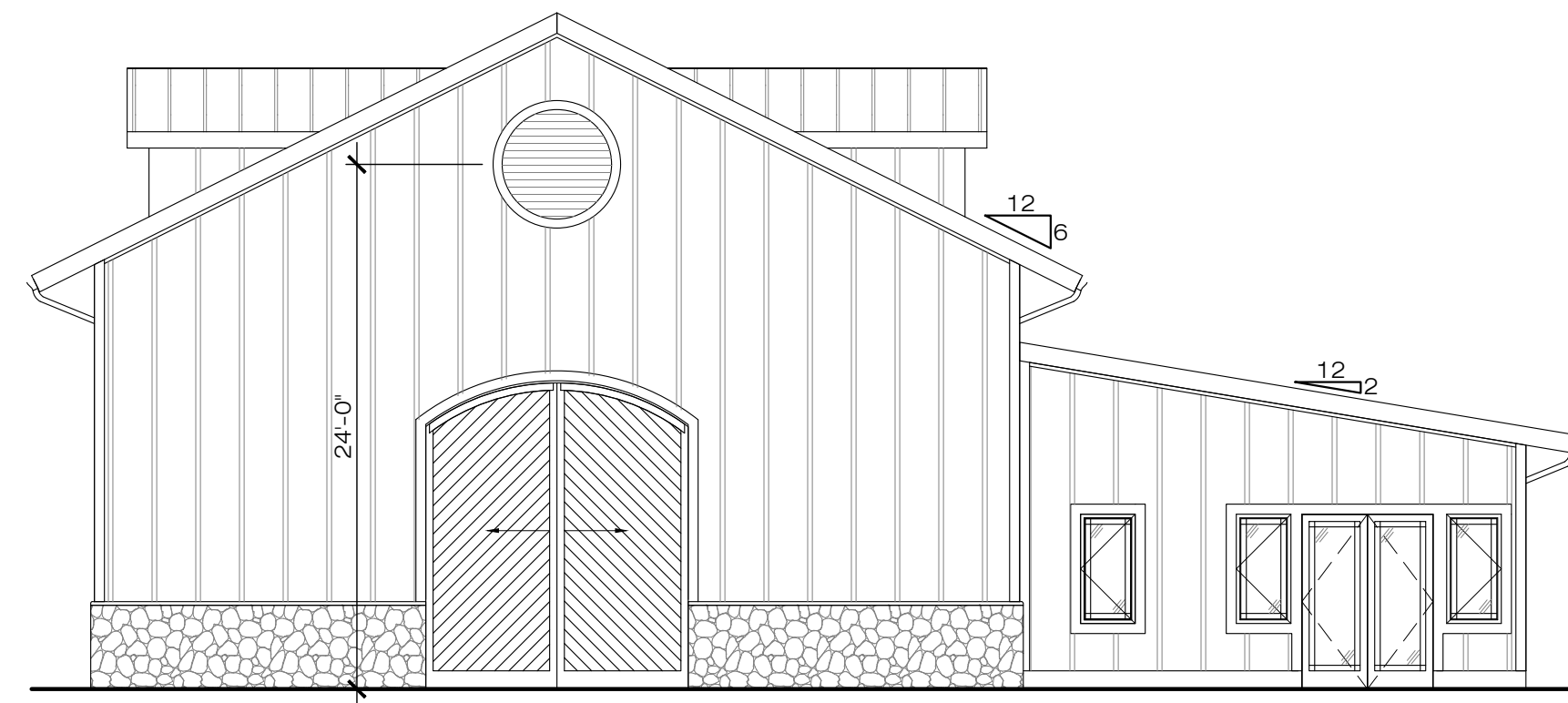
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JOB NO. 18-021

SHEET NO.

A2.2
 APN 050-010-018

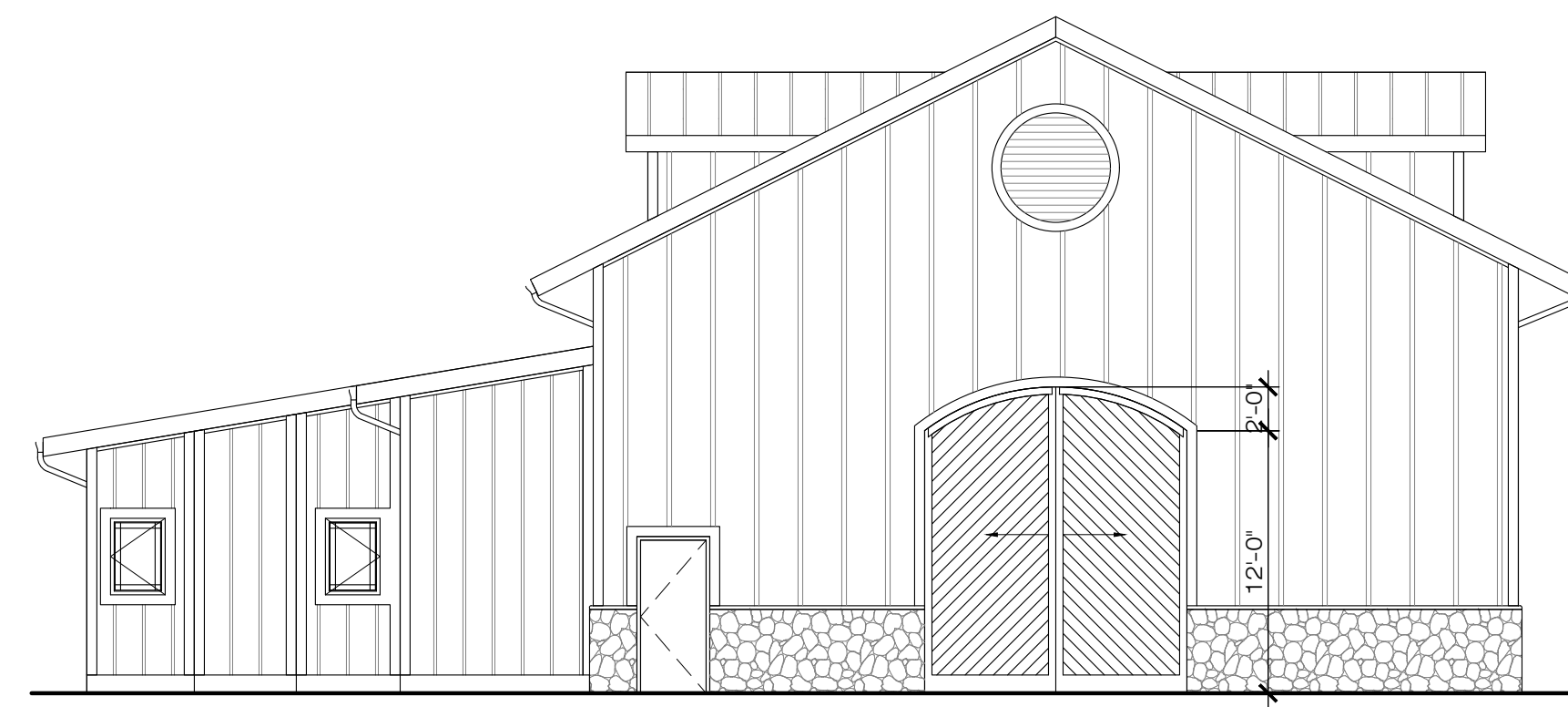




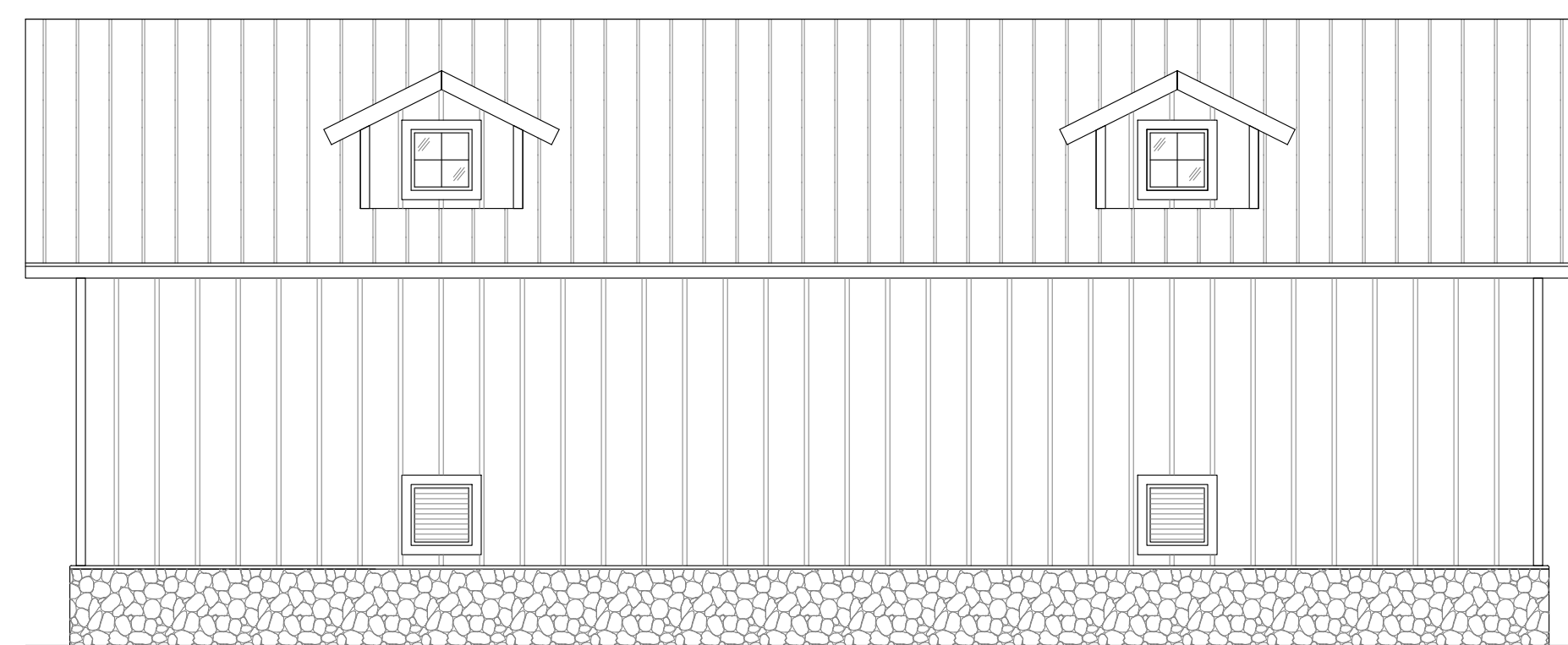
3 NORTH ELEVATION - (E) WINERY
A3.1 SCALE: 1/8"=1'-0"



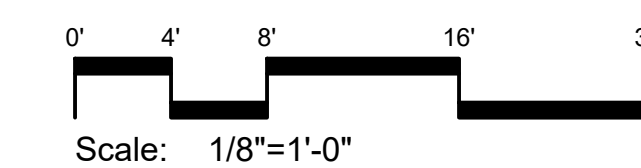
1 WEST ELEVATION - (E) WINERY
A3.1 SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION - (E) WINERY
A3.1 SCALE: 1/8"=1'-0"



2 EAST ELEVATION - (E) WINERY
A3.1 SCALE: 1/8"=1'-0"



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NAPA, CA 94558

ISSUE DATE

PLANNING SUBMITTAL 11-28-2018

PROJECT

FONTANELLA
WINERY

1721 PARTRICK ROAD
NAPA, CA 94558

SHEET CONTENTS

EXISTING
WINERY
ELEVATIONS

DRAWN BY PM

CHECKED BY JBJ

JOB NO. 18-021

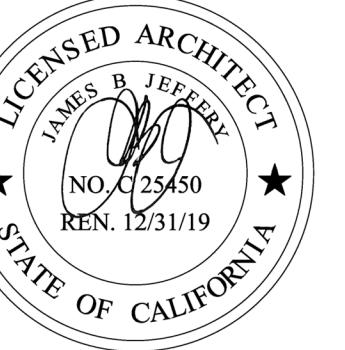
SHEET NO.

A3.1
APN 050-010-018



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ARCHITECTURAL PLANNING & DESIGN

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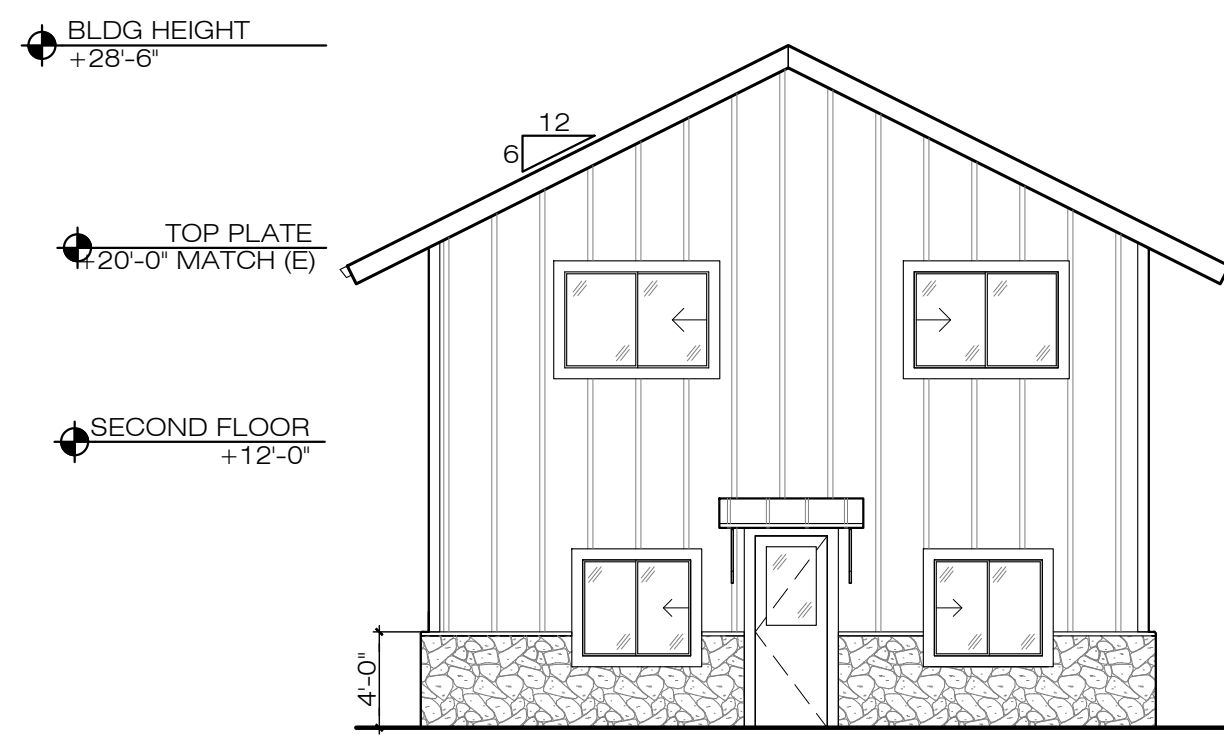
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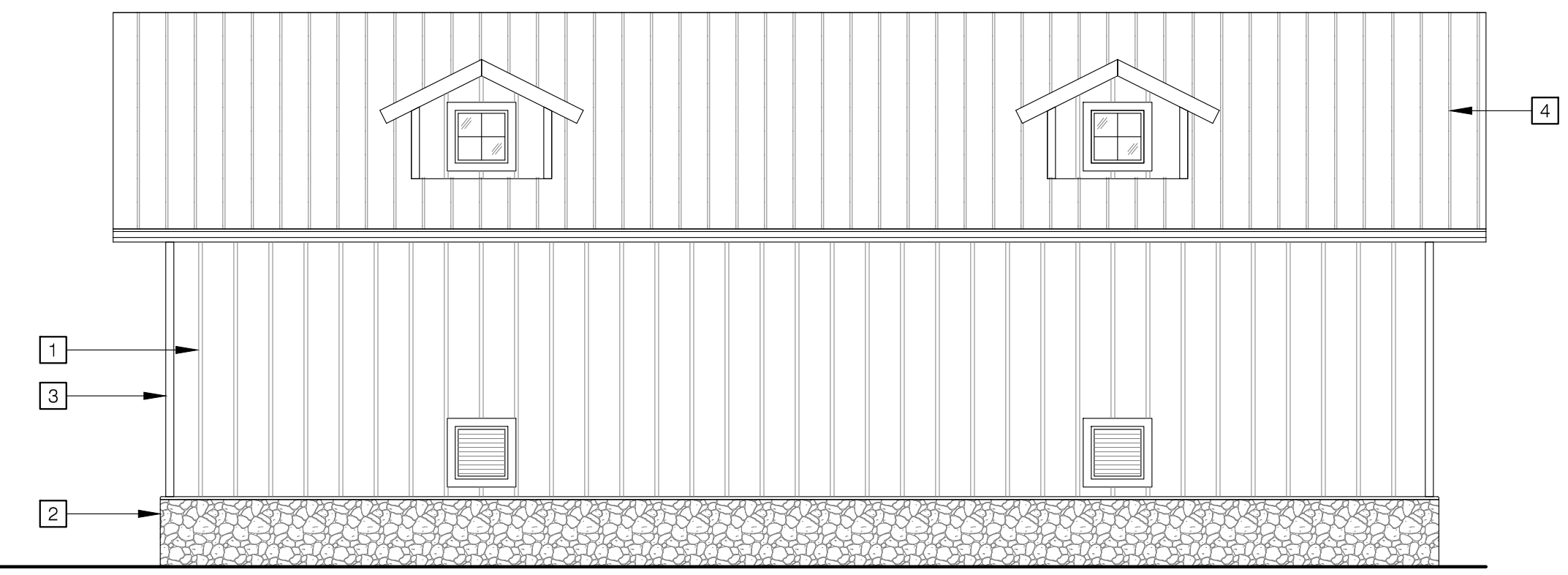
ELEVATION SHEET NOTES

- 1 PAINTED PLYWOOD SIDING WITH 1 X 3 BATTENS AT 24" O.C. TYP. U.N.O.
- 2 STONE VENEER WAINSCOT WITH MATCHING TRIM CAP. VERIFY EXACT STYLE AND COLOR WITH OWNER
- 3 2 X 6 WOOD TRIM AT BUILDING CORNERS AND ABOUT OPENINGS
- 4 STANDING SEAM METAL ROOF TO MATCH (E)
- 5 FORKLIFT ACCESS DOORS



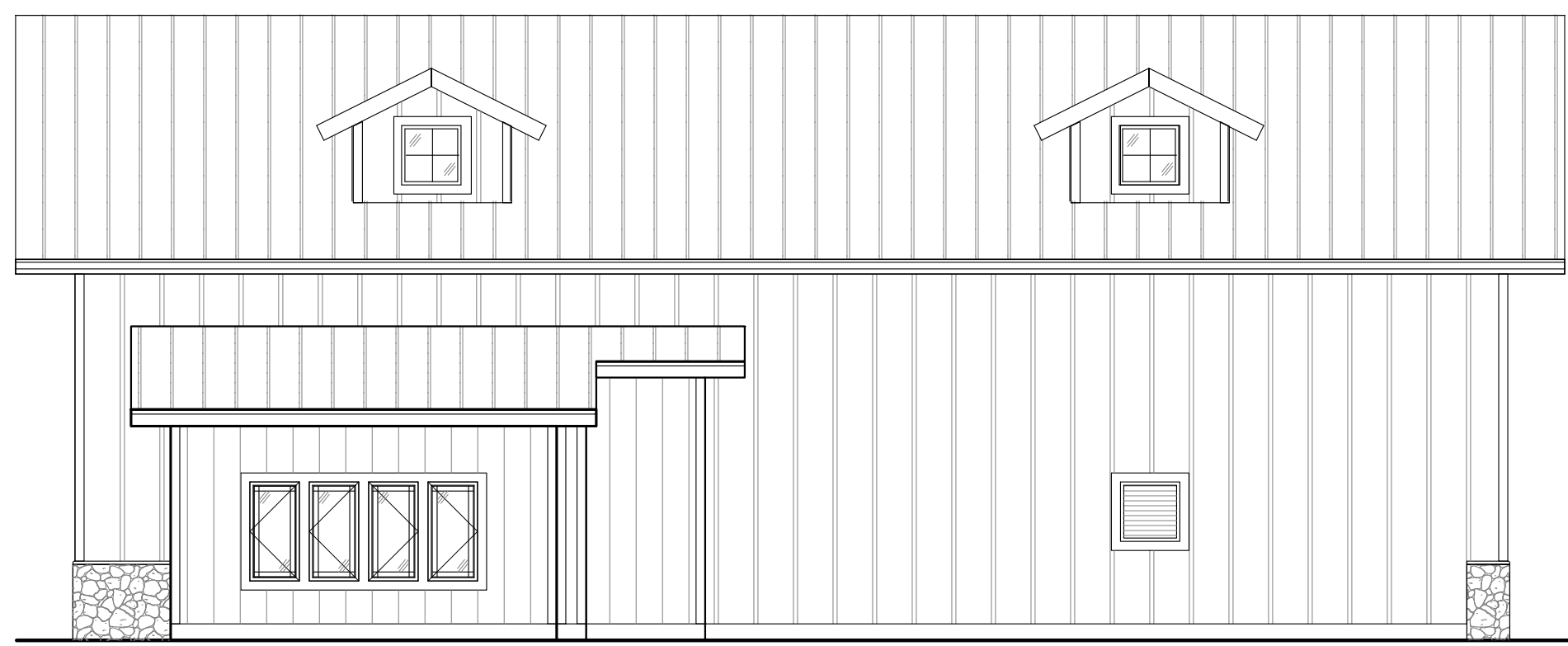
3 EAST ELEVATION - PROPOSED OFFICES & (E) WINERY
 A3.2

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



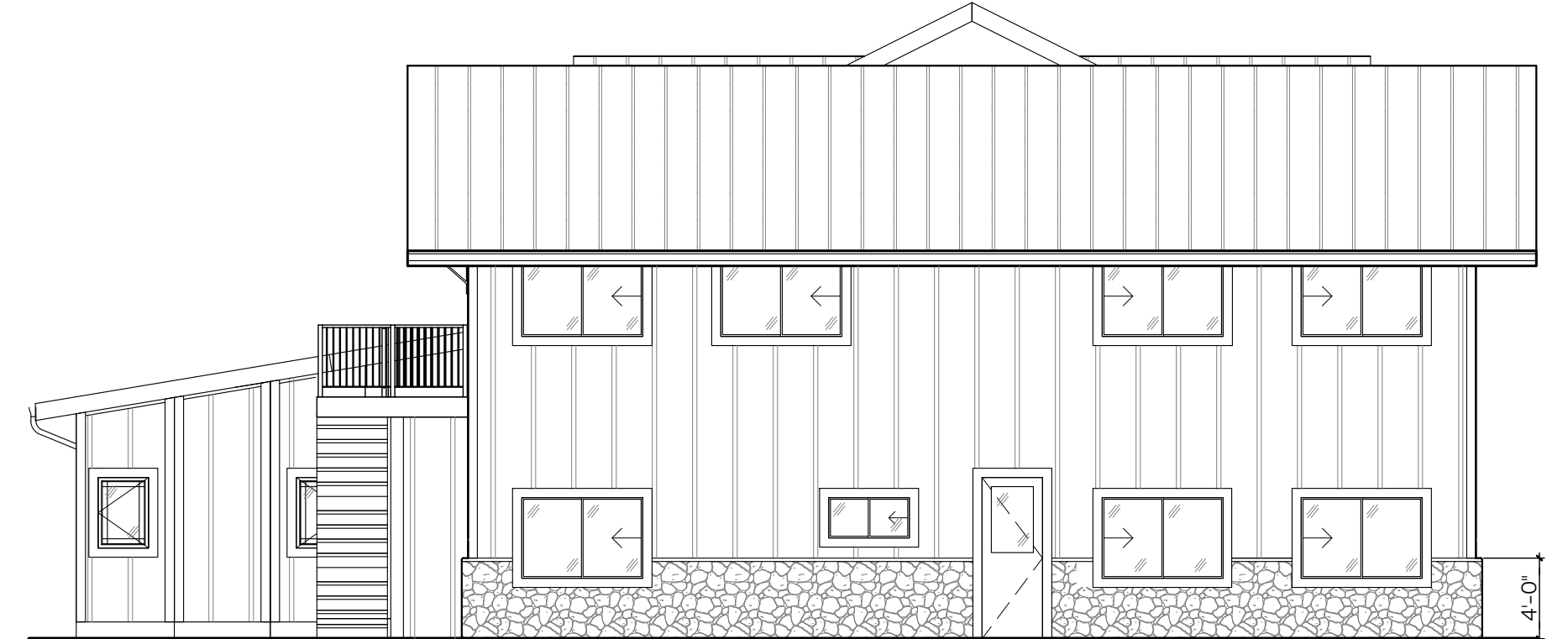
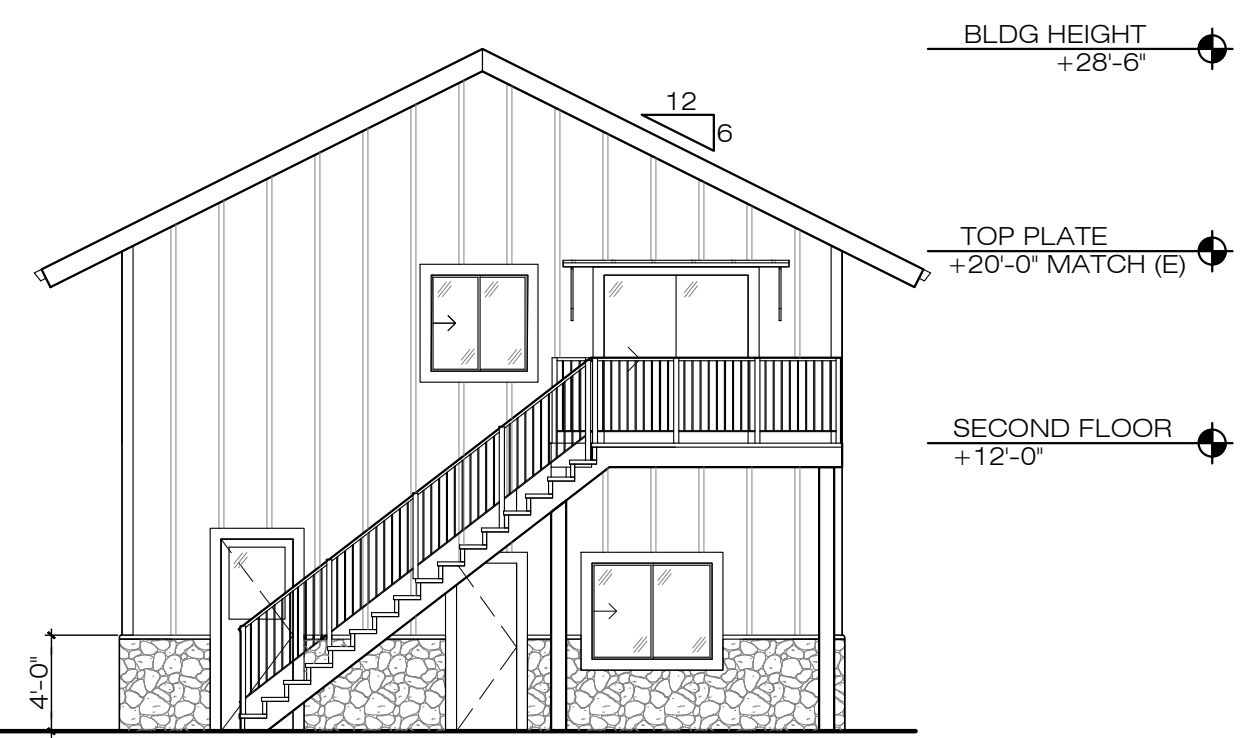
1 NORTH ELEVATION - PROPOSED OFFICES
 A3.2

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



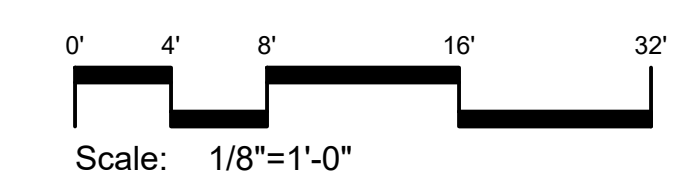
4 WEST ELEVATION - (E) WINERY & PROPOSED OFFICES
 A3.2

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



2 SOUTH ELEVATION
 A3.2

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



ISSUE DATE

PLANNING SUBMITTAL 11-28-2018

PROJECT

FONTANELLA WINERY

1721 PARTRICK ROAD
 NAPA, CA 94558

SHEET CONTENTS

PROPOSED ELEVATIONS

DRAWN BY PM

CHECKED BY JBJ

JOB NO. 18-021

SHEET NO.

A3.2
 APN 050-010-018