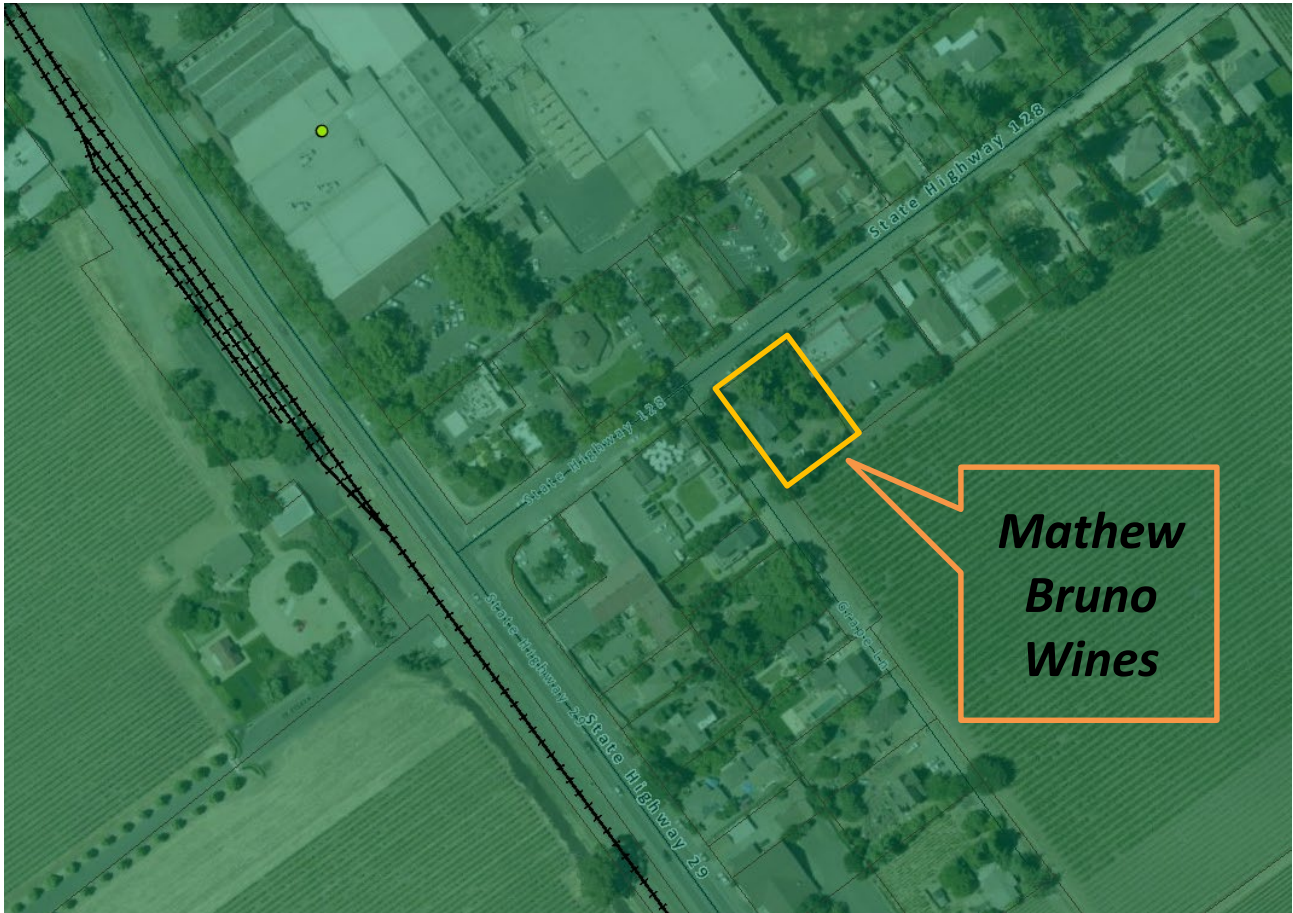


“J”

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



LEGEND

- Zoning
- Parcels

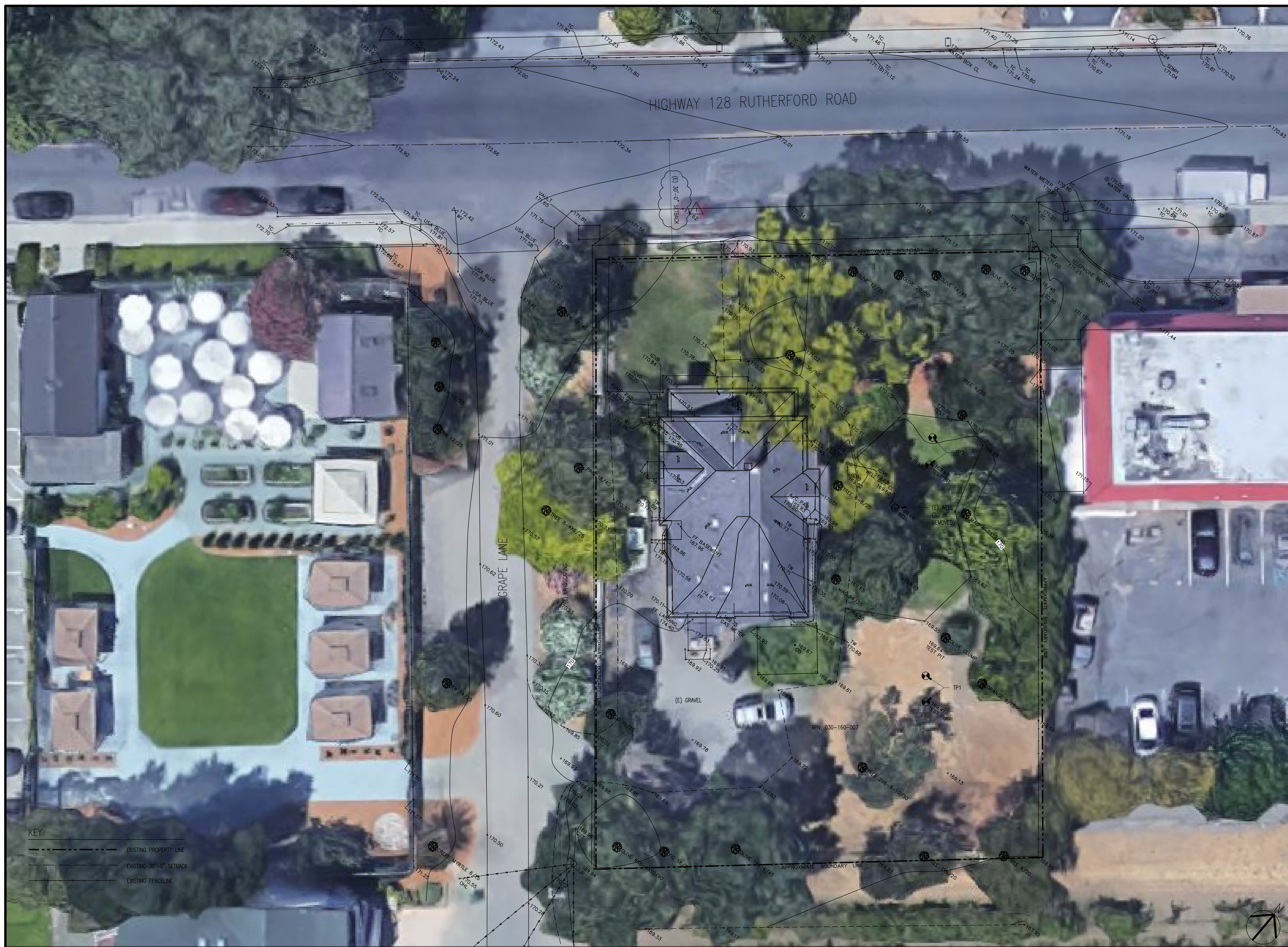


ZONING MAP



Existing Conditions

MATHEW BRUNO WINES
1151 RUTHERFORD ROAD
NAPA, CALIFORNIA 94558
OWNER
MATHEW BRUNO
P.O. BOX 549
RUTHERFORD, California 94573



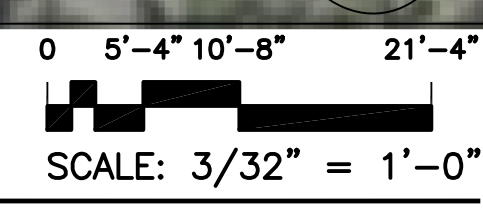
KEY
 - - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING 30'-0" SETBACK
 - - - - - EXISTING FENCELINE

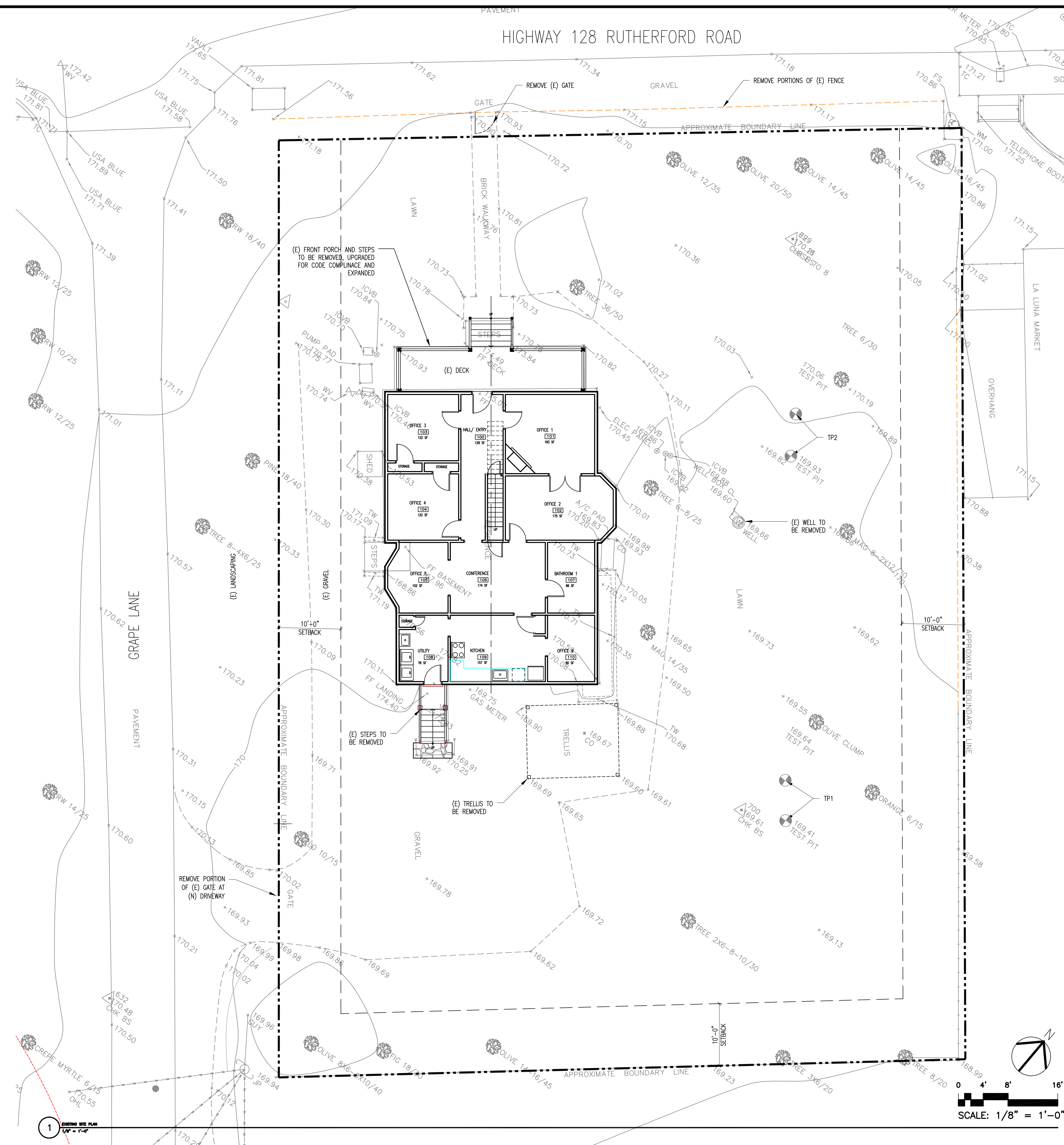
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11.08.17		USE PERMIT SUBMITTAL

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 CHK'D BY: -
 COPYRIGHT:

SHEET TITLE
EXISTING VICINITY PLAN

A-100
 SHEET - OF -





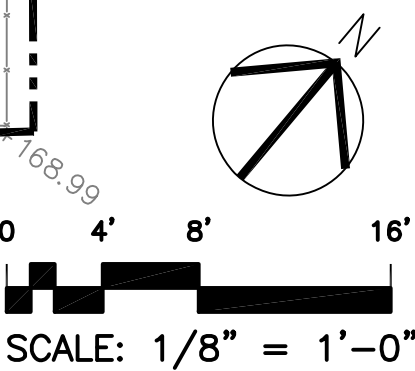
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SHEET TITLE
EXISTING SITE PLAN

HIGHWAY 128 RUTHERFORD ROAD

GRAPE LANE



1 EXISTING SITE PLAN
1/8" = 1'-0"

CONSULTANTS

MATHEW BRUNO WINES

1151 RUTHERFORD ROAD
NAPA, CALIFORNIA 94558

OWNER
MATHEW BRUNO
P.O. BOX 549
RUTHERFORD, California 94573



VIEW OF NE CORNER OF BUILDING



VIEW OF SITE FROM RUTHERFORD ROAD



VIEW OF NW SITE FROM GRAPE LANE



VIEW OF SW SIDE OF BUILDING



VIEW OF EXISTING DRIVEWAY



VIEW OF SOUTH SIDE OF BUILDING (REAR)



VIEW OF SE SIDE OF BUILDING



VIEW OF EAST SIDE OF BUILDING

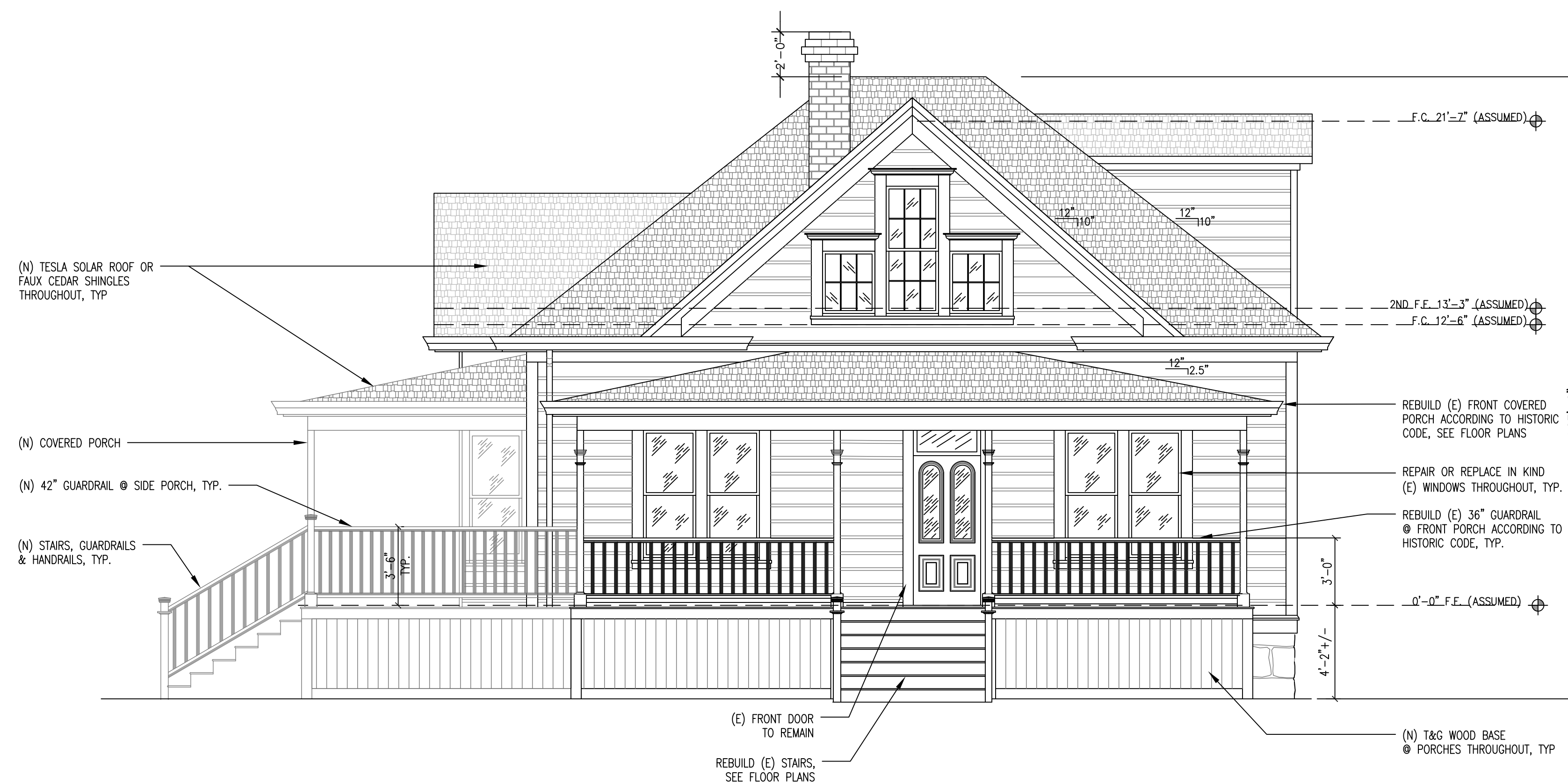
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EXISTING SITE CONDITIONS

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1151 RUTHERFORD ROAD
NAPA, CALIFORNIA 94558
MATHEW BRUNO
P.O. BOX 549
RUTHERFORD, California 94573



0 2' 4' 8'
SCALE: 1/4" = 1'-0"

1 NEW NORTH ELEVATION
1/4" = 1'-0"



0 2' 4' 8'
SCALE: 1/4" = 1'-0"

2 NEW EAST ELEVATION
1/4" = 1'-0"

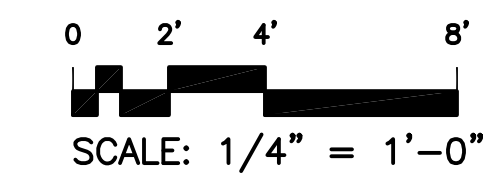
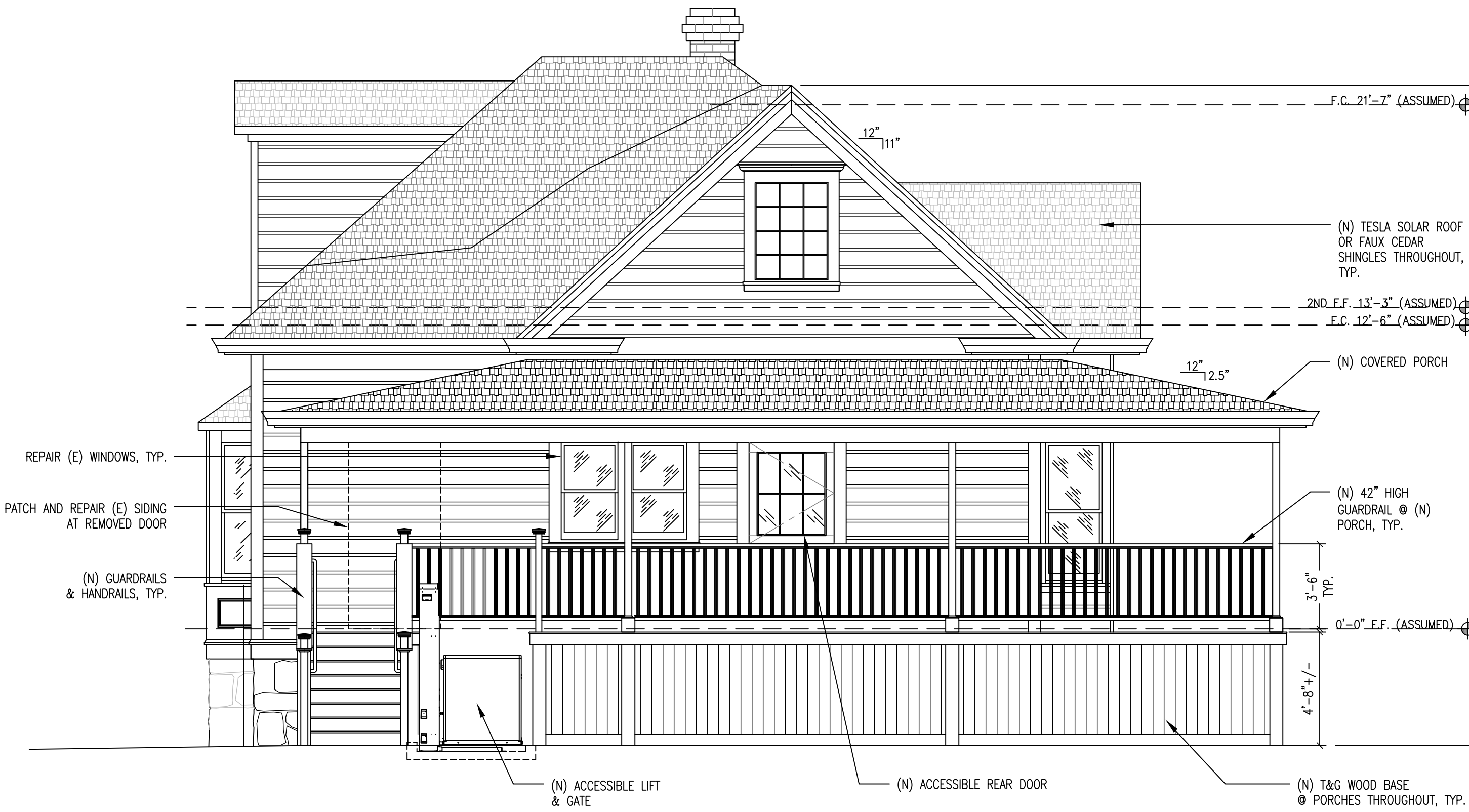
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	11.08.17	USE PERMIT SUBMITTAL

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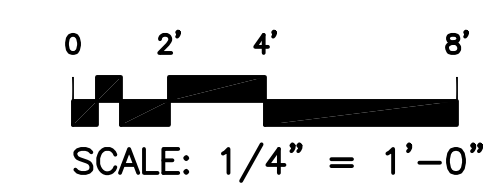
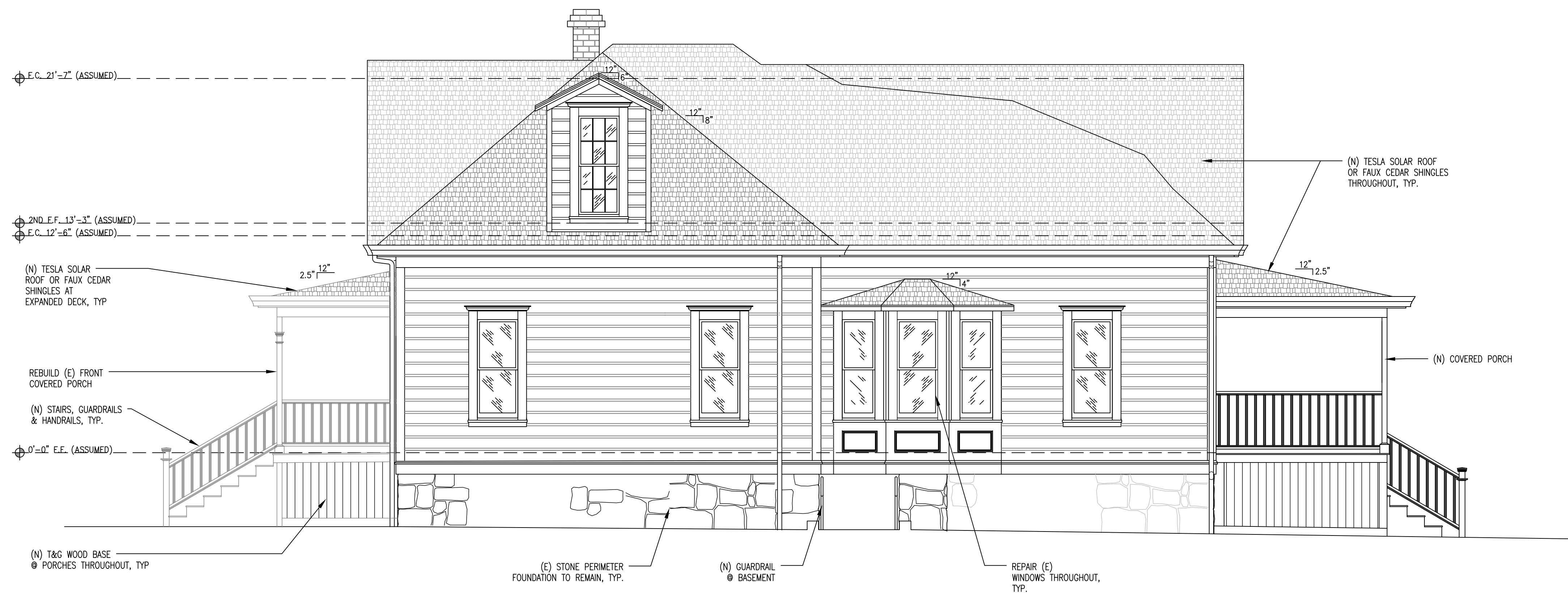
SHEET TITLE
NEW ELEVATIONS

CONSULTANTS

OWNER
MATHEW BRUNO WINES
1151 RUTHERFORD ROAD
NAPA, CALIFORNIA 94558
P.O. BOX 549
RUTHERFORD, California 94573



1 NEW SOUTH ELEVATION
1/4" = 1'-0"



2 NEW WEST ELEVATION
1/4" = 1'-0"

MARK	DATE	DESCRIPTION
05.31.18		USE - PERMIT RE-SUBMITTAL
11.08.17		USE - PERMIT SUBMITTAL

PROJECT NO:	1729
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SHEET TITLE
NEW ELEVATIONS
A-221
SHEET - OF -

REVISIONS	BY

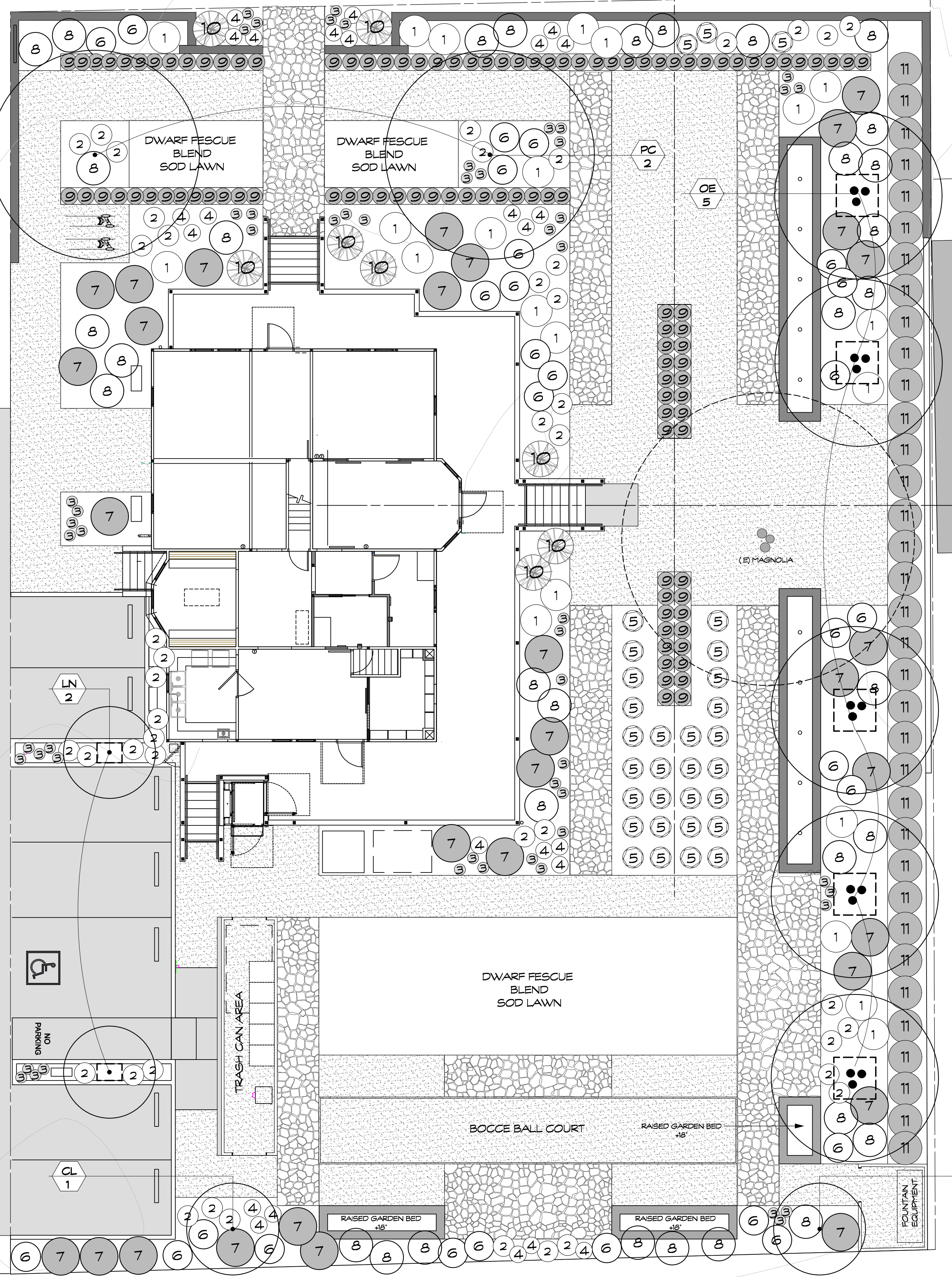
Ken Westfall
Landscape Architect 4138
PO Box 1731
Modesto, CA 95353
Phone (209) 572-3771
kenwestfall@siglobal.net



MATHEW BRUNO WINES
1151 RUTHERFORD ROAD
NAPA, CA 94573
PLANTING PLAN

DRAWN BY:
KEW
DATE:
03/18/19
SCALE:
1/8"=1'-0"
JOB NUMBER:
2017-29
SHEET:

OF SHEETS



NOTE:
PROVIDE ROOT BARRIERS AT ALL TREE LOCATIONS THAT ARE WITHIN 3' OF ANY CONCRETE OR PAVED SURFACE. FL-15 BY NDS (WWW.NDSPRO.COM)
A MINIMUM OF 3" OF MULCH SHALL BE APPLIED TO ALL SHRUB PLANTING AREAS. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO THE RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

NOTE: ALL TREES AND SHRUBS LOW WATER-USE

PLANT LEGEND

TREES

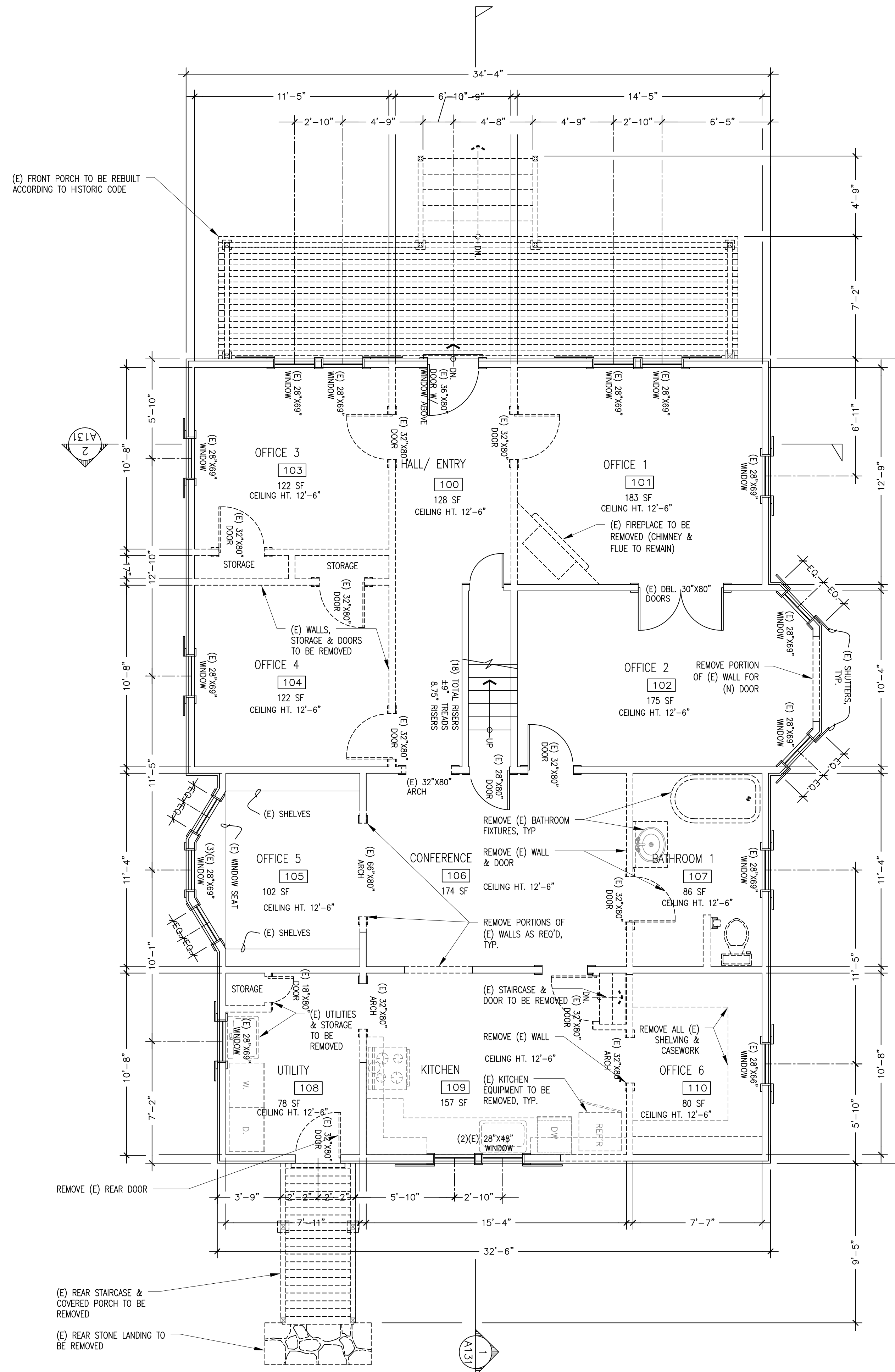
Symbol	Botanical Name	Common Name	Size	Water-Use	QTY	Comments
CL	Citrus Dwarf Lemon	Dwarf Lemon	24" box	Moderate	2	Evergreen, Green Foliage
LN	Laurus nobilis Saratoga	Bay Tree	24" box	Low	2	Evergreen, Single Trunk
OE	Olea europaea	Olive	Specimen Low	5	15-20' Height	Evergreen, Grey/Green Foliage
PC	Phoenix Canariensis	Canary Island Palm	Specimen Low	2	15-20' Trunk Height	

SHRUBS

Symbol	Botanical Name	Common Name	Size	Water-Use	QTY	Comments
1	Cistus x hybridus	White Rock Rose	5 gal	Low	36	3-4' Tall, White Flower
2	Dianella Little Rev	Dianella	1 gal	Low	57	Sprappy Leaves, Grey/Green
3	Festuca ovina Glauca	Dwarf Fescue	1 gal	Low	82	Silver Ornamental Grass
4	Iris Bearded Purple	Bearded Iris	1 gal	Low	57	Grey/Green Foliage, Purple Flower
5	Lavandula a. 'Hidcote'	Dwarf Lavender	5 gal	Low	72	Grey/Green Foliage, Purple Flower
6	Lamandra Platinum Beauty	Dwarf Mat Rush	5 gal	Low	62	Variegated Green/White Grass-Like
7	Leucophyllum Silver Cloud	Texas Ranger	5 gal	Low	39	Grey/Green Foliage, Purple Flower
8	Miscanthus Morning Light	Maiden Grass	5 gal	Low	30	Variegated Green/White Ornamental Grass
9	Myrtus communis Compactum	Dwarf Myrtle	5 gal	Low	149	Clip as Low Hedge
10	Phormium tenax Amazing Red	New Zealand Flax	5 gal	Low	6	Bronze Spiky Foliage
11	Prunus caroliniana Compacta	Carolina Cherry	15 gal	Low	39	Dark Green Foliage, Tall Hedge

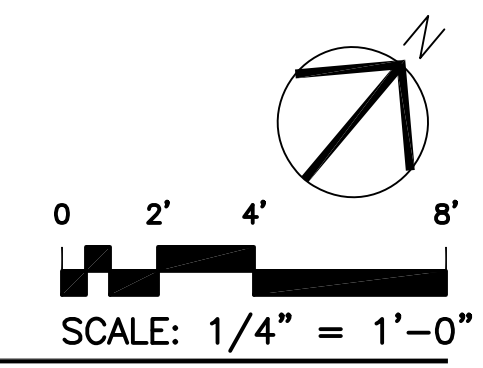
CONSULTANTS

MATHEW BRUNO WINES
1151 RUTHERFORD ROAD
NAPA, CALIFORNIA 94558
OWNER
MATHEW BRUNO
P.O. BOX 549
RUTHERFORD, California 94573



*NOTE: ALL DIMENSIONS MUST BE FIELD VERIFIED

1 EXISTING AND DEMOLITION FIRST FLOOR PLAN
1/4" = 1'-0"



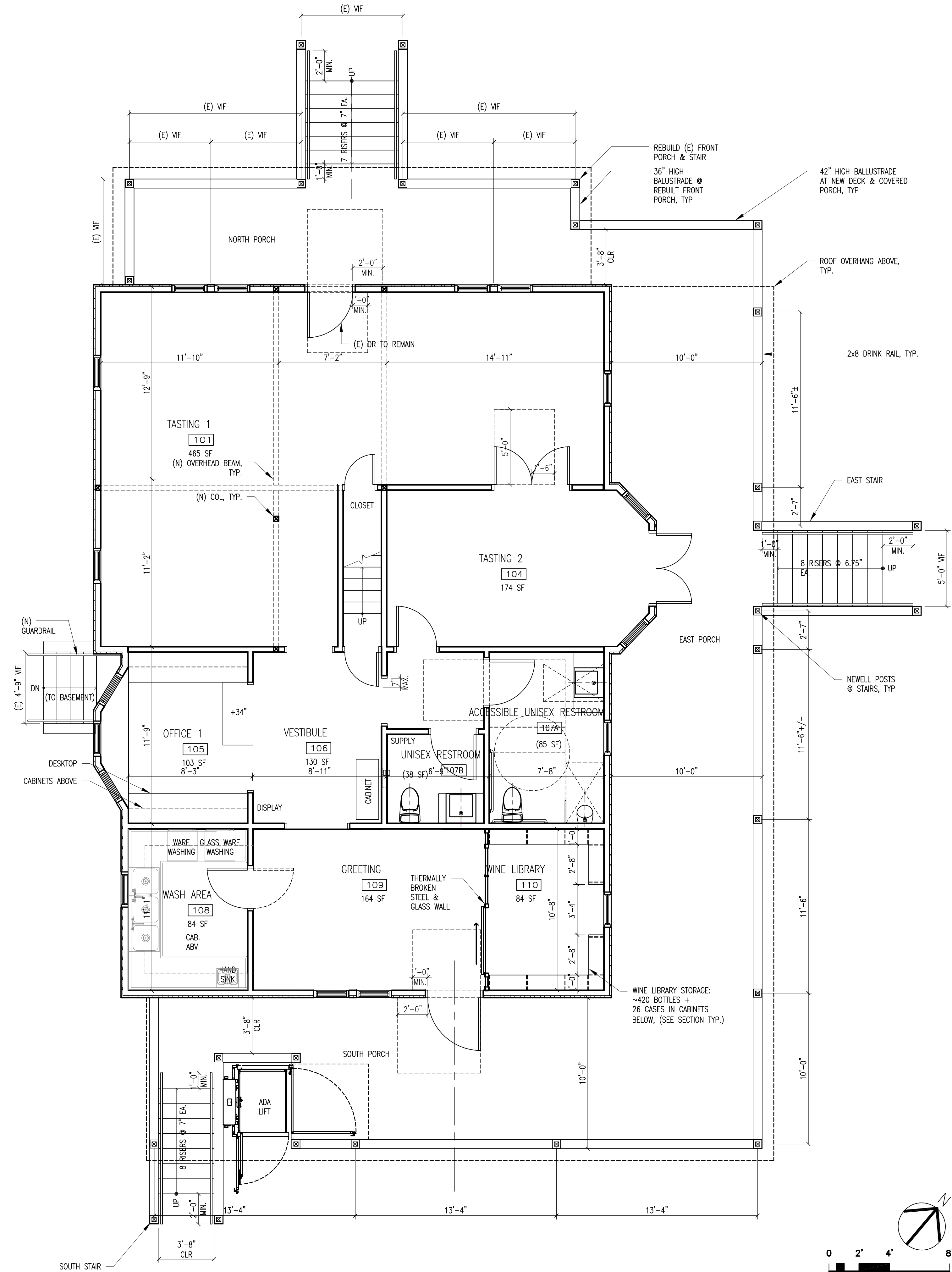
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11.08.17		USE PERMIT SUBMITTAL

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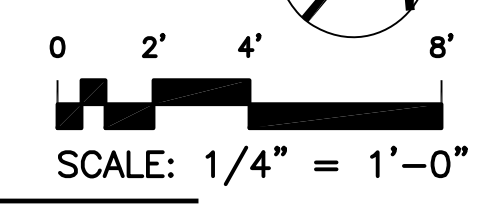
SHEET TITLE
EXISTING FIRST FLOOR PLAN

CONSULTANTS

OWNER
MATHEW BRUNO WINES
1151 RUTHERFORD ROAD
NAPA, CALIFORNIA 94558
P.O. BOX 549
RUTHERFORD, California 94573



1 NEW FIRST FLOOR PLAN
1/4" = 1'-0"



MARK	DATE	DESCRIPTION
05.31.18		USE-PERMIT RE-SUBMITTAL
11.08.17		USE PERMIT SUBMITTAL

PROJECT NO:	1729
CAD DWG FILE:	A-211 NEW FIRST FLOOR & BASEMENT PLANDWG
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SHEET TITLE
NEW FIRST FLOOR PLAN