

“E”

Use Permit Application Packet



A Tradition of Stewardship
A Commitment to Service

file No P17-00387

Napa County
Conservation, Development, and Planning Department
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: _____
Date Submitted: _____ Resubmittal(s): _____ Date Complete: _____
Request: _____

*Application Fee Deposit: \$ 8,000- Receipt No. 123156 Received by: SG Date: 11/13/17

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: Mathew Bruno Wines Tasting Room

Assessor's Parcel No: 030-160-007 Existing Parcel Size: 0.38 +/- ac.

Site Address/Location: 1151 Rutherford Road Rutherford, California 94573
No. Street City State Zip

Primary Contact: Owner Applicant Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Mathew and Anthony Bruno

Mailing Address: P.O. Box 1530 Turlock, California 95381
No. Street City State Zip

Telephone No (707) 738 - 9119 E-Mail: mathew@mathewbruno.com

Applicant (if other than property owner): M & B Bruno Family LP

Mailing Address: P.O. Box 1530 Turlock, California 95381
No. Street City State Zip

Telephone No (707) 738 - 9119 E-Mail: mathew@mathewbruno.com

Representative (if applicable): Land Use Planning Services

Mailing Address: 2423 Renfrew Street Napa, California 94558
No. Street City State Zip

Telephone No (707) 255 - 7375 E-Mail: jreddingaicp@comcast.net

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

The 0.38 parcel is currently zoned C-L (Limited Commercial) is located across Grape Lane from the Elizabeth Spencer Tasting room. The applicant Mathew Bruno Wines proposes to re-purpose the existing building at 1151 Rutherford Road as a tasting room. M & B Bruno Family was established in 2009 sourcing fruit from prestigious vineyards throughout the area, primarily from the Rutherford. Wines are currently produced within the City of Napa. In an effort to showcase their wines close to its primary fruit source, the family recently acquired the subject property in Rutherford. The building is currently being used as professional offices. Together with architect Michael Guthrie, the family intends to maintain the property's Victorian-era architecture, while remodeling the interior and exterior of the building and enhancing the surrounding grounds consistent with the era of the late 1800s. The 1,545 +/- s.f. first floor of the building will be remodeled to create two private tasting venues, along with administrative offices, ADA accessible restrooms and an employee break room. Wine storage will be provided in the existing basement area. Tasting terraces designed to complement the existing Victorian-era building are added to the east side and on the new planting areas on the south side of the renovated building. An accessible path of travel is provided on the south side of the building, adjacent to the new parking area. The property will be re-landscaped as shown on the attached plans with new trees, lawn areas and water features. Water is provided by the City of St. Helena. On site septic is adequate to accommodate daily visitation, the proposed marketing plan and 2 FTE employees.

What, if any, additional licenses or approvals will be required to allow the use?

District _____

Regional _____

State ABC

Federal TTB

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

1. Install engineered septic system and reserve area;
2. Demolish existing irrigation well;
3. Construct new on-site and off-site parking area and driveway;
4. Remodel interior and exterior of existing building, including construction of new tasting terrace;
5. Install new landscaping, decorative stone walls, lighting, irrigation, water feature and pathways;
6. Install new signs
7. Improve Grape Lane as required by Napa County road and street standards

RECEIVED

MAR - 7 2019

Improvements, cont.

Total on-site parking spaces: 3 existing 7 proposed
Loading areas: 0 existing 0 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

Type I FR Type II 1 Hr Type II N (non-rated) Type III 1 Hr Type III N
Type IV H.T. (Heavy Timber) Type V 1 Hr. [checked] Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? [] Yes [checked] No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 0.38 inc buildings and grounds acres

Employment and Hours of Operation

Days of operation: Monday-Friday existing Sunday-Saturday proposed
Hours of operation: 8:00 am--6:00 pm existing 9:00 am--7:00 pm proposed
Anticipated number of employee shifts: 1 existing 1 proposed
Anticipated shift hours: Same as above existing Same as above proposed

Maximum Number of on-site employees:

[checked] 10 or fewer [] 11-24 [] 25 or greater (specify number)

Alternately, you may identify a specific number of on-site employees:

[] other (specify number)

RECEIVED

MAR - 7 2019

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

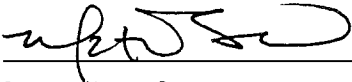
Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

MATHEW W. BRUNO

Print Name of Property Owner

Print Name Signature of Applicant (if different)



Signature of Property Owner

10/30/17

Date

Signature of Applicant

Date

Supplemental Application for Winery Uses

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing production capacity: N/A gal/y Per permit No: _____ Permit date: _____

Current maximum actual production: N/A gal/y For what year? _____

Proposed production capacity: N/A gal/y

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	<u>N/A</u> existing	<u>56</u> proposed
Average daily tours and tastings visitation ¹ :	_____ existing	<u>45</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>N/A</u> existing	<u>10:00am--6:00 pm</u> proposed
Non-harvest Production hours ² :	<u>N/A</u> existing	<u>N/A</u> proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

RECEIVED

MAR - 7 2019

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Two (2)/month for a maximum of 30 persons

Two (2)/year for a maximum of 250 persons

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Food and wine pairings for daily visitors. Pre-packaged foods such as cheeses, salumi, and nuts would be plated in the wash area and served as part of the wine tasting program to daily customers. Any cooked food will be prepared by county-approved licensed caterers.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	City _____	City _____
Name of proposed water supplier (if water company, city, district):	St. Helena _____	St. Helena _____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	240 _____ gallons per day (gal/d)	
Current water source:	City _____	City _____
Anticipated future water demand:	240 _____ gal/d	240 _____ gal/d
Water availability (in gallons/minute):	30 _____ gal/m	30 _____ gal/m
Capacity of water storage system:	N/A _____ gal	N/A _____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	N/A _____	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage _____	_____
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	On Site Septic _____	_____
Name of disposal agency (if sewage district, city, community system):	N/A _____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	270 _____ gal/d	_____ gal/d
Anticipated future waste flows (peak flow):	240 _____ gal/d	_____ gal/d
Future waste disposal design capacity:	240 _____ gal/d	_____ gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): N/A _____



City of St. Helena
"We will conduct city affairs on behalf of our citizens
using an open and creative process."

1480 Main Street
St. Helena, CA 94574
Phone: (707) 968-2658
Fax: (707) 963-7748

www.cityofsthelema.org

OFFICE OF THE DIRECTOR OF PUBLIC WORKS AND CITY ENGINEER

August 31, 2017

Matthew Bruno
Matthew Bruno Wines
1151 Rutherford Road
Rutherford, CA 94573

**RE: DOMESTIC WATER USE "WILL-SERVE" LETTER
1151 RUTHERFORD ROAD, RUTHERFORD, CA 94573**

Dear Mr. Bruno:

The City of St. Helena has received your request for a "will serve" letter for a modification to existing domestic water service for the proposed tasting room project located on 1151 Rutherford Road (APN 030-160-007). Water demand estimates in accordance with the City's Water Neutral Policy are provided in the following document:

1. Water Use Analysis for the proposed Bruno Tasting Room, prepared by CAB Consulting Engineers, dated August 18, 2017.

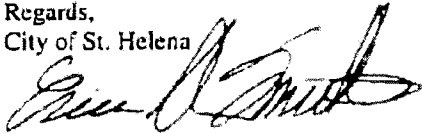
The water supply request is granted subject to compliance with the following proposed domestic water use:

1. The applicant shall incorporate water conservation practices into the proposed project per the Water Demand Analysis prepared by Carl Anthony Butts, P.E., of CAB Consulting Engineers.
 - a. The tasting room project proposes an average of 60 visitors and 2 full time employees a day. Although it is intended for appliance changes to upgrade to newer and more efficient water devices compliant with 2013 California Green Building Standards Code (Cal Green), the new program is less intensive than either a residential or fully occupied office use. The proposed use is based on Table 4 of the 2006 "Design, Construction, and Installation of Alternative Sewage Treatment Systems" by Napa County. The calculations from this table result in a proposed 240 gallons per day.
 - b. The project proposes a net decrease of water usage due to a less Intensive use. The existing domestic water use as a residence is estimated at 382 gallons per day. The estimated domestic water use as a fully occupied office is 270 gallons per day. The change in program results in a 37% reduction in water use as compared to residential occupancy. The change in program results in an 11% reduction in water use as compared to commercial office occupancy. In summary, the change in use satisfies the City of St. Helena "Safe Yield" policy and new development water code.

2. City of St. Helena shall only permit one water meter for the property and all its structures. No additional water connections shall be allowed.

This letter fulfills the request of the "will serve" letter to the applicant for the subject development only and supersedes any other water service commitments. If you have any questions or need further clarification please feel free to contact me at 707-968-2629 or esmithies@cityofsthelema.org.

Regards,
City of St. Helena



Erica Smithies, PE
Public Works Director/City Engineer

City of St. Helena
Department of Public Works
C/O Erica Smithies, Assistant Director
1480 Main Street
St. Helena, CA 94574

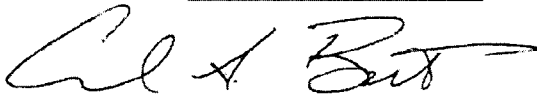
Re: 1151 Rutherford Road (APN 030-160-007), Proposed Bruno Tasting Room Will Serve

Dear Erica:

We are submitting this "Will Serve" request on behalf of Mathew Bruno Wines as part of the proposed Napa County Use Permit Minor/Very Minor Modification for the above referenced property. The property is currently served by City of St. Helena Water. The property is owned by Marie Oliver and under a land transfer contract with Mr. Bruno for use as a potential tasting room facility.

A Water Neutrality Analysis accompanies this will serve request in accordance with City of St. Helena Policy pursuant the City Council meeting of March 22, 2011. In short, the Analysis shows that the proposed use is less than intensive than the current fully occupied office use or use as a residence.

Your review of this Analysis and determination regarding proposed service for this project is greatly appreciated. Any questions you have about the Analysis or this letter should be directed to me at 707.694.6479 or cbutts@cabengineering.com.



Carl Butts, P.E.
RCE 70562

City of St. Helena
Department of Public Works
C/O Erica Smithies, Assistant Director
1480 Main Street
St. Helena, CA 94574

Re: 1151 Rutherford Road (APN 030-160-007), Proposed Bruno Tasting Room Water Use Analysis

Dear Erica:

We are submitting this Water Use Analysis Letter in compliance with the City of St. Helena's Water Neutrality policy. This analysis documents the existing versus proposed water consumption for the proposed Bruno Tasting Room project.

The existing site, located 300 feet northeast of the Highway 29 and Rutherford Road (Highway 121) intersection, is zoned Commercial Limited. The site has an approximate 1600 square foot building that. The building was constructed in 1885 based on data provided by First American Title Company and has been used in the past as a Residence¹. The current use is office for Elizabeth Spencer Wines.

The building contains 3 total bedrooms, two parlors, two full bathrooms, a kitchen and laundry room, for a 6-person total resident capacity, or up to 18-person total office space capacity². The existing 6-person total capacity results in a baseline water demand of x gallons per day considering the Table A and Appendix A calculations. The existing 18-person total office baseline water demand is 270 gallons per day considering a 15 gallon per day per person water use from Table 4 of the 2006 "Design, Construction, and Installation of Alternative Sewage Treatment Systems" by Napa County. The tasting room project proposes an average of 60 visitors and 2 full time employees per day.

EXISTING DOMESTIC WATER USE:

A site visit was conducted on August 18th, 2016, to evaluate existing fixture use flows in order to calculate a baseline residential demand. The site visit resulted in the following flow rates for each fixture shown in Table A:

Showers	3.4 gallon/minute
Lavatory Faucets	2.0 gallon/minute
Kitchen Faucets	5.6 gallon/minute
Water Closets	2.6 gal/flush

Table A

Based on 6 residents, the existing water usage is calculated at 382 gallons/day. (See Appendix A)

PROPOSED DOMESTIC WATER USE:

¹ Per meeting and conversation with Jim Perry, Broker Associate, Pacific Union, August 18th, 2017

² Per conversation with Kara Benton, Office Manager, Elizabeth Spencer Wines, August 18th, 2017

The tasting room project proposes an average of 60 visitors and 2 full time employees a day. Although it is intended for appliance changes to upgrade to newer and more efficient water devices compliant with 2013 California Green Building Standards Code (Cal Green), the new program is less intensive than either a residential or fully occupied office use. The proposed use is based on Table 4 of the 2006 "Design, Construction, and Installation of Alternative Sewage Treatment Systems" by Napa County. The calculations from this table result in a proposed 240 gallons per day.

CONCLUSION:

The project proposes a net decrease of water usage due to a less intensive use. The existing domestic water use as a residence is estimated at 382 gallons per day. The estimated domestic water use as a fully occupied office is 270 gallons per day. The change in program results in a 37% reduction in water use as compared to residential occupancy. The change in program results in a 11% reduction in water use as compared to commercial office occupancy. In summary, the change in use satisfies the City of St. Helena "Safe Yield" policy and new development water code.



APPENDIX A – WATER USE CALCULATIONS

Appendix A: Water Neutrality Calculation

1. Existing Water Usage:

Fixture	Flow Rate	Flow Duration		Daily Uses		Number of Occupants	Gallons per Day
	gal/min or gal/flush	(min., flush, load, etc.)	per Occupant	per Occupant	Occupants		
Showerheads	3.4	x 8	x 1	x 6	=	163.2	
Lavatory Faucets	2	x 0.25	x 3	x 6	=	9.0	
Kitchen Faucet	5.6	x 4	x 1	x 6	=	134.4	
Toilet	2.6	x 1	x 3	x 6	=	46.8	
Clothes Washer	12.18	x 1	x 0.37	x 6	=	27.0	
Dish Washer	2.2	x 1	x 0.1	x 6	=	1.3	
						<u>381.8</u>	

2. Occupant Calculation per Tasting Room Use:

Occupants	Number	Rate	Gallons Per Day
Tasting Room Visitors (Average per Day)	60	3	= 180
Full Time Employees (Average per Day)	30	2	= 60
			<u>240</u>

TABLE 4

TYPE OF OCCUPANCY	GALLONS PER DAY
Airports	5 per passenger
Campgrounds:	
Campground with central comfort station	35 per person
Campground with flush toilet, no showers	25 per person
Day Camps (no meals)	15 per person
Luxury Camp, private bath	100 per person
Summer and seasonal	50 per person
Churches (sanctuary)	5 per seat
With kitchen wastes	7 per seat
Country Club	125 per person
Factories	35 per person per shift
Hospitals	250 per bed space
Kitchen waste only	25 per bed
Laundry waste only	40 per bed
Hotels/Motels with private bathroom (no kitchen waste)	60 per two person room
Hotels/Motels without private bathroom (no kitchen waste)	50 per two person room
Hotel/Motel with private bath and kitchen	75 gallons per person
Institutions other than hospitals	125 per bed space
Movie Theaters	5 per seat
Offices	20 per employee
Picnic parks with toilets and showers	10 per person
Picnic parks with toilet waste only	5 per person
Resort camps with limited plumbing	50 gallons per person
Restaurants:	
Kitchen waste (multi-use utensils)	5 per meal served
Kitchen waste (disposable utensils)	3 per meal served
And add the following for type of facility present:	
Conventional sit down	10 per person
Short Order	8 per person
Bar and Cocktail	3 per person
School (non-boarding)	20 per student
With gym and showers add	5 per student
With cafeteria using disposable utensils	3 per meal served
Self service laundries	50 gallons per wash
Service station	10 gallons per vehicle served
Retail stores	20 per employee
For public restrooms add	1 per 10 square feet
Swimming pools and bathhouses	10 per person
Tourist camps or mobile home parks with individual bath units	100 per person
Tourist camps or trailer parks with central bathhouse	75 per person
Work or construction camps (semi-permanent)	50 per person
Wine tasting facility (no meals served)	3 per person
Employee	15 per employee



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

**PROJECT GUIDANCE FOR
STORMWATER QUALITY COMPLIANCE**

PROJECT INFORMATION

Project Name

Bruno Tasting Room

Project Number

Project Address

1151 Rutherford Rd, Rutherford CA

Assessor's Parcel Number

030-160-007

Existing Development Permits Under Review or Issued

Use Permit Modification

EROSION & SEDIMENT CONTROL PLAN (ESCP) APPLICABILITY

Under Provision E.10 of a statewide Phase II municipal stormwater NPDES permit reissued by the California State Water Resource Control Board in 2013, requires Napa County to establish and enforce an erosion and sediment control program to minimize the discharge of sediment and construction related pollutants. All individuals undertaking public or private construction or ground disturbing activities must take steps to prevent the discharge of pollutants resulting from these activities. Specified projects that require local permits or trigger ground disturbance thresholds must prepare plans describing the BMPs that will be implemented. Refer to Napa County's Erosion and Sediment Control Plan Guidance Table 3, Levels of Erosion and Sediment Control Requirements, for a summary of the general levels of requirements that are further described in the guidance document. Please respond to the following questions.

1. Does the project require a Grading Permit? Yes No

2. Does the project proposed soil disturbance greater or equal to 10,000 square feet? Yes No

- Proposed Disturbed Soil Area: sq.ft. acres

3. Does the project propose soil disturbance on slopes greater or equal to 5%? Yes No

- Maximum Percent Slope:

4. Does the project propose installation of new and/or reconstructed storm drains which discharge to a municipal storm system or receiving water body? Yes No

For County Use Only:

	High	Medium	Low	N/A
Threat to Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Construction General Permit WDID# (if applicable):



POST-CONSTRUCTION STORMWATER CONTROL PLAN (SCP) APPLICABILITY

Under Provision E.12 of a statewide Phase II municipal stormwater NPDES permit reissued by the California State Water Resource Control Board in 2013, requires Napa County to regulate development projects to control pollutants in runoff from newly created or replaced impervious surface. Prior to submittal of a use, building, or grading permit, applicants must determine the Project Type, Project Requirements and submittal requirements. Refer to Napa County's BASMAA Post-Construction Manual Table 1-1, Requirements at a Glance, for a summary of project type requirements.

TYPE OF PROJECT:

- Single Family Dwelling* Larger Plan of Development**
- Commercial / Industrial / Non-Residential Roads / Linear-Utility Project (LUP)

Total New or Replaced Impervious Surface Area (sq.ft.):	6677
Total Pre-Project Impervious Surface Area (sq.ft.): Total	4905
Post-Project Impervious Surface Area (sq.ft.):	11582

*Single-Family home or dwelling unit means a dwelling unit containing not more than one kitchen, designed to be occupied by not more than one family, and includes a manufactured home as defined in Section 18.08.360 which is installed on a permanent foundation and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 and following).

**Larger Plan of Development means a development consisting of more than a single family home or dwelling unit and two accessory structures (e.g. detached garage, guest cottage, pool house, etc.).

For County Use Only:

	Single-Family Dwelling	Small Project	Regulated Project	Roads & LUPs	N/A
Project Category	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operation & Maintenance Agreement Required: Yes No

I hereby certify that the information presented herein by myself or my representative is accurate and complete. Incorrect information on proposed activities or uses may delay your application(s) or permit(s).

Name of Owner / Agent: Carl Butts, P.E. Title: Consulting Engineer

Signature of Owner / Agent:  Date: October 31, 2017



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services - David Morrison, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: _____
Project number if known: _____
Contact person: _____
Contact email & phone number: _____
Today's date: _____

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing Plan To Do

ID # BMP Name

BMP-1 Generation of on-site renewable energy

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

BMP-2 Preservation of developable open space in a conservation easement

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Doing Plan To Do

BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)
Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

BMP-4 Alternative fuel and electrical vehicles in fleet
The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.
Number of total vehicles _____
Typical annual fuel consumption or VMT _____
Number of alternative fuel vehicles _____
Type of fuel/vehicle(s) _____
Potential annual fuel or VMT savings _____

BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2
The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

BMP-6 Vehicle Miles Traveled (VMT) reduction plan
Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
- employee carpool or vanpool
- priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- bike riding incentives
- bus transportation for large marketing events
- Other: _____

Estimated annual VMT _____
Potential annual VMT saved _____
% Change _____

Already Doing Plan To Do

BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

BMP-8 Solar hot water heating

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

BMP-9 Energy conserving lighting

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

Building will be outfitted with energy-efficient LED bulbs

BMP-10 Energy Star Roof/Living Roof/Cool Roof

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

Installation of Energy STAR Roof.

BMP-11 Bicycle Incentives

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

Plan to work with the Vine Trail to provide maps & informational materials.

BMP-12 Bicycle route improvements

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Proposed Vine Trail Route is long time 29 less than 450ft from the property, which would provide easy access for bikers.

Already Plan
Doing To Do

BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

The Building will be outfitted with water efficient features throughout

BMP-15 Low-impact development (LID)

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

Landscaping plan meets all requirements

BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Landscape plan includes planting of Bay leaf trees within 40ft of south East side of the building

BMP-21 Electrical Vehicle Charging Station(s)

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

Tesla charging station will be installed

BMP-22 Public Transit Accessibility

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Bus route 10 stops 700ft from property. In addition to biking info, bus info will be available.

Already Plan
Doing To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

Addition of porch provides shade

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

BMP-25 Will this project be designed and built so that it could qualify for LEED?

BMP-25 (a)

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b)

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c)

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Doing Plan To Do

BMP-28 Use of recycled materials

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

all materials used for events (disposable plates, forks, etc.) will be made from recycled materials.

BMP-29 Local food production

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

All caterers & vendors will be used whenever possible

BMP-30 Education to staff and visitors on sustainable practices

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

Signage for employees clearly marked garbage & recycle bins for customers

BMP-31 Use 70-80% cover crop

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site

By selecting this BMP, you agree not to burn the material pruned on site.

BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?

BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?

Comments and Suggestions on this form?

EXHIBIT A

Hourly Fee Agreement

PROJECT File: Mathew Bruno Wines; request for Tasting Room Use
Permit at 1151 Ruthyford Road

I, Mathew Bruno, the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ 0,000 as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.

EXHIBIT A

3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.
7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

Mathew Brvno

Mailing Address of the Applicant responsible for paying processing fees:

PO. Box 1530, Tuck, GA 95301

Signature:*



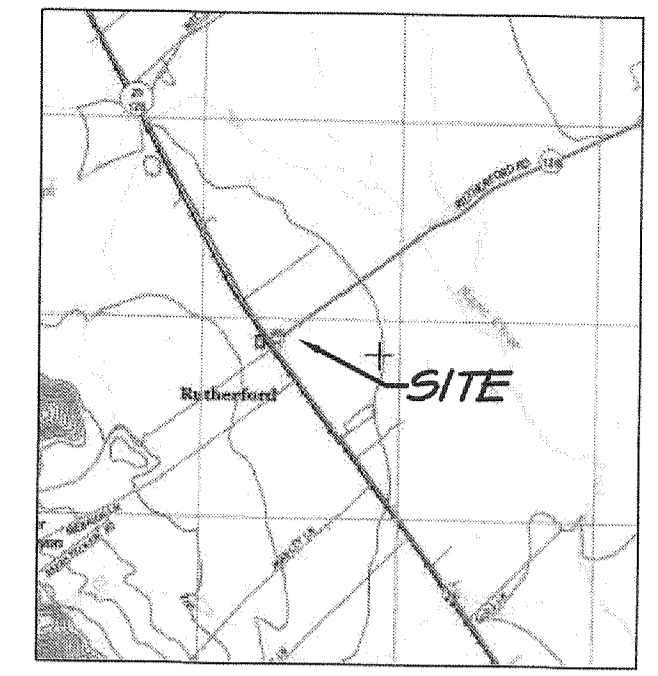
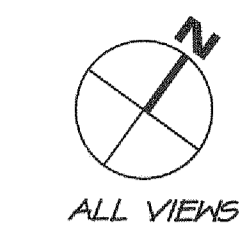
Email Address: ashley@mathewbrvno.com

Date: 2/1/19

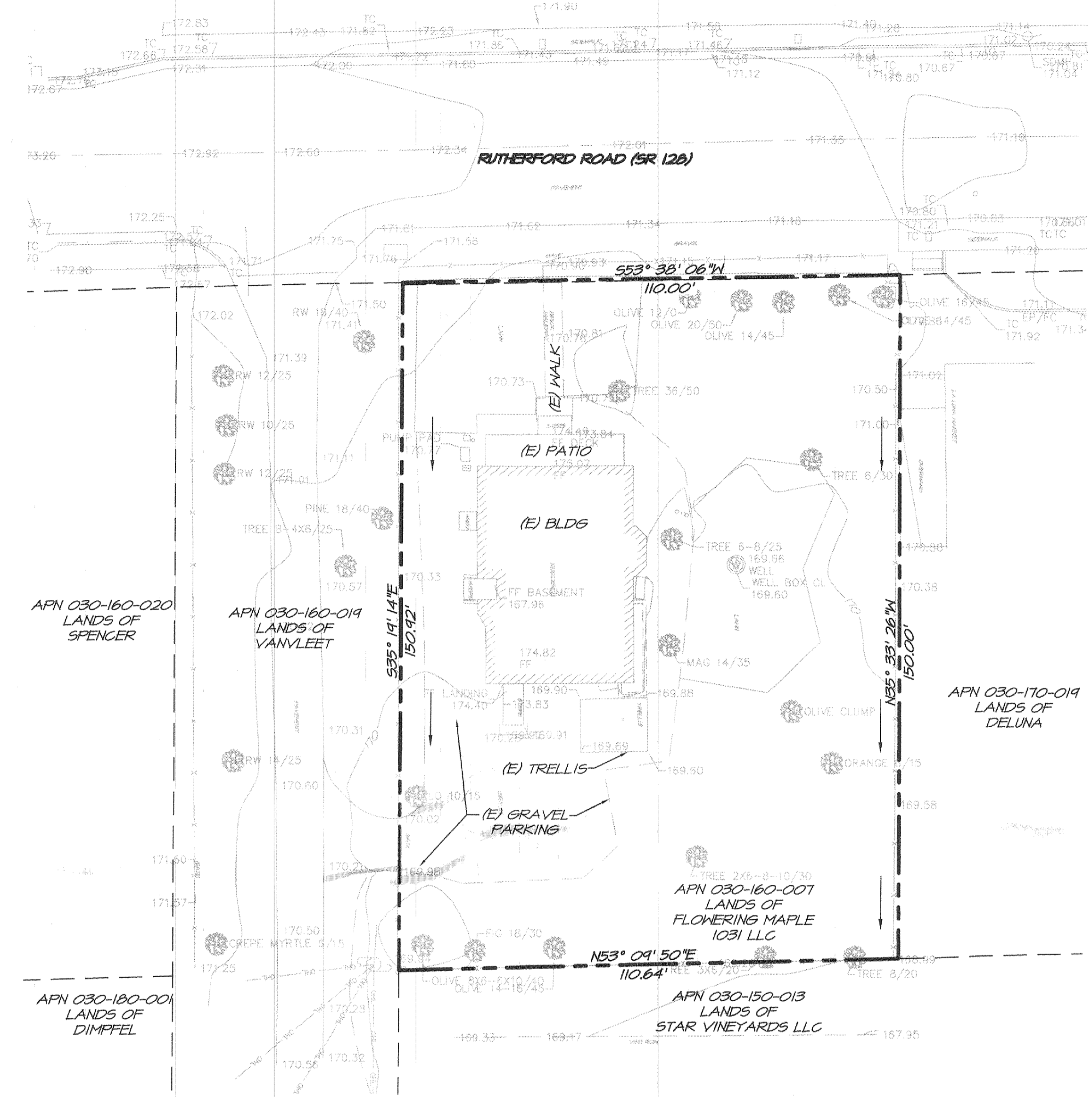
Phone Number: 707-730-9119

*ATTENTION - The applicant will be held responsible for all charges.

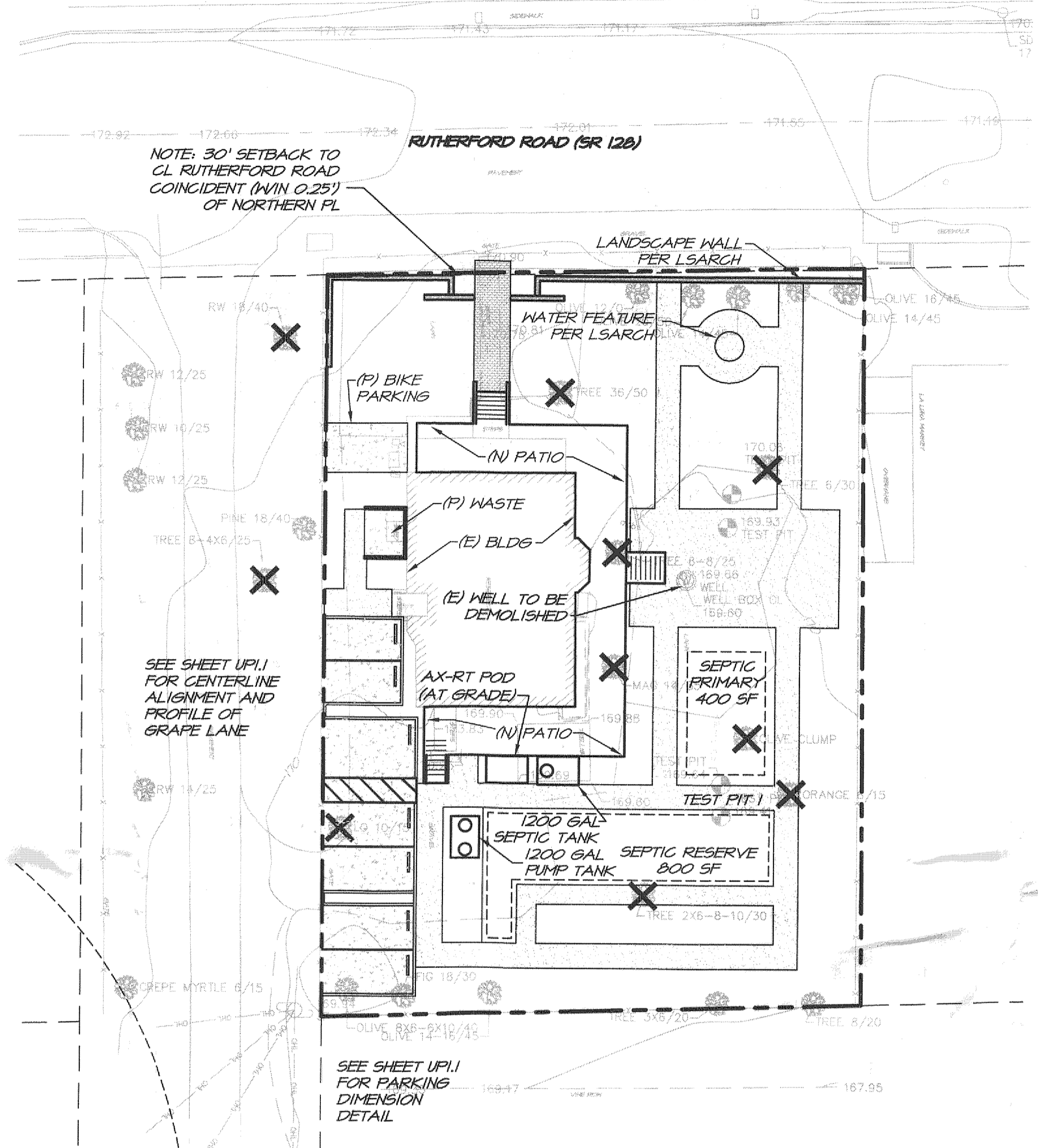
BRUNO TASTING ROOM USE PERMIT MODIFICATION



VICINITY MAP
NO SCALE



EXISTING SITE PLAN
SCALE: 1" = 20'



PROPOSED SITE PLAN
SCALE: 1" = 20'

PROJECT SUMMARY

PROJECT STATEMENT: PROJECT IS CONVERSION OF OFFICE SPACE TO WINERY TASTING ROOM. ADDITIONAL PARKING, EXTERIOR MODIFICATION TO EXISTING BUILDING AND LANDSCAPE. NEW SEPTIC SYSTEM IS PROPOSED.

OWNER: MATHEW BRUNO
P.O. BOX 1530
TURLOCK, CALIFORNIA 95381

ARCHITECT: MICHAEL GUTHRIE & CO ARCHITECTS
601 FOURTH ST. STE 110
SAN FRANCISCO, CA 94107

PLANNER: LAND USE PLANNING SERVICES
2423 RENFREW ST
NAPA, CA 94558

CIVIL ENGINEER: CAB CONSULTING ENGINEERS
251 NAPA VALLEY CORPORATE WAY
SUITE D
NAPA, CA 94558

LANDSCAPE ARCHITECT: WESTFALL DESIGN STUDIO
PO BOX 1781
MODESTO, CA 95353

SITE ADDRESS: 1151 RUTHERFORD ROAD
RUTHERFORD, CA

PARCEL NO. / AREA: 030-160-007

EXISTING USE/ZONING: OFFICE/COMMERCIAL/CL

PROPOSED USE: TASTING ROOM/COMMERCIAL/CL

WATER: CITY OF ST. HELENA

SEWER: NEW SEPTIC TO REPLACE EXISTING

SHEET INDEX

- UP1.0 - SITE PLAN
- UP1.1 - PARKING AND GRAPE LANE PLAN
- UP2.0 - PRELIMINARY GRADING PLAN

SURVEY DATA

THIS MAP DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.

THIS MAP IS BASED ON A FIELD SURVEY PROVIDED BY THE CLIENT AND PERFORMED BY ALBION SURVEYS DATED OCTOBER 2017. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM BASED ON N 11 R5 S2, NORTH TAKEN PER ALBION FILE 2430-ALT. SUPPLEMENTAL TOPOGRAPHIC INFORMATION FOR DRIVEWAY AND PROPOSED PARKING AREA TAKEN FROM FIELD VISIT BY CABCE, JULY 2017.

CONTOURS SHOWN HEREON ARE 1' AND MAY VARY BY AS MUCH AS 1/2' CONTOUR INTERVAL.

SURFACE TAKEOFF (SF):

EXISTING IMPERVIOUS BUILDING/PATIO	- 1251
PARKING	- 2701
WALK	- 353
TOTAL	- 4905
PROPOSED IMPERVIOUS BUILDING/PATIO	- 3201
PARKING	- 1268
WALK	- 3123
TOTAL	- 8192

NOTES:

1. PROJECT PROPOSES LESS THAN 100 CY OF CUT/FILL AS PART OF LANDSCAPE EFFORT.
2. NO PONDS OR RESERVOIRS ON SITE.
3. PROPERTY SLOPES AT 0.5%± TO SOUTH. DRAINAGE PATTERNS SHALL REMAIN ESSENTIALLY THE SAME. ALL STORMWATER IS PROPOSED TO OVERLAND TO SOUTHERN PROPERTY LINE. NO NEW STORM DRAIN SYSTEM PROPOSED.
4. PARCEL NOT LOCATED WITHIN MAPPED FLOODPLAIN OR FLOODWAY.
5. NO EASEMENTS PROPOSED.
6. SEE LANDSCAPE PLANS FOR PLANT VARIETIES AND LOCATION OF MATERIALS.
7. (E) TREES SHOWN SHADED WITH WIDTH/HEIGHT AS W.H.
8. NO TEMPORARY OR PERMANENT SPOILS DISPOSAL AREA PROPOSED.

LEGEND

AB	AGGREGATE BASE	MON	MONUMENT
AC	ASPHALT CONCRETE	NGC	NAPA COUNTY CODE
ARV	AIR RELEASE VALVE	OC	ON CENTER
BC	BEGIN CURVE	OH	OVERHEAD
BM	BENCHMARK	OSY	OPERATING STEM YOKE
BO	BLOKOFF	PORT	PORTLAND
BSH	BACK OF SIDEWALK	PCG	CONCRETE CEMENT
BVC	BEGIN VERTICAL CURVE	PED	PEDESTRIAN
C	CENTERLINE	PG&E	PACIFIC GAS AND ELECTRIC
CO	CLEANOUT	PI	POINT OF INTERSECTION
EL	ELEVATION	PL	PROPERTY LINE
EC	END OF CURVE	PRC	POINT OF REVERSE CURVE
EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE
(E) EX	EXISTING	PVC	POLYVINYL CHLORIDE
FG	FINISH GRADE	R	RADIUS
FH	FIRE HYDRANT	RED	REDUCER
FS	FIRE SERVICE	RTG	RIM TO GRADE
FL	FLOW LINE	RH	RETAINING WALL
GB	GRADE BREAK	RW	RIGHT OF WAY
HP	HIGH POINT	S	SLOPE (FEET/FOOT)
INST	INSTALL	SS	SANITARY SEWER
INV	INVERT	STA	STATION
JP	JOINT POLE	STD	STANDARD
JT	JOINT TRENCH	TC	TOP OF CURB
LF	LINEAL FEET/FOOT	TOB	TOP OF BANK
LSARCH	LANDSCAPE ARCHITECT	TOE	TOE OF BANK
LP	LOW POINT	TN	TOP OF WALL
MH	MANHOLE	WS	WATER SERVICE
		WV	WATER VALVE

HATCH LEGEND

[Hatch Pattern]	NEW AG PARKING
[Hatch Pattern]	NEW DECOMPOSED GRANITE WALKWAYS
[Hatch Pattern]	NEW BRICK WALKWAYS

LINE/SYMBOL LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	CENTERLINE
[Symbol]	FLOWLINE
[Symbol]	ADJOINING PROPERTY LINE
[Symbol]	EASEMENT/RIGHT OF WAY
[Symbol]	EXISTING DRAINAGE PATH
[Symbol]	PROPOSED DRAINAGE PATH
[Symbol]	PROPOSED TREE REMOVAL

RECEIVED

JUL 13 2018
Napa County Planning, Building & Environmental Services

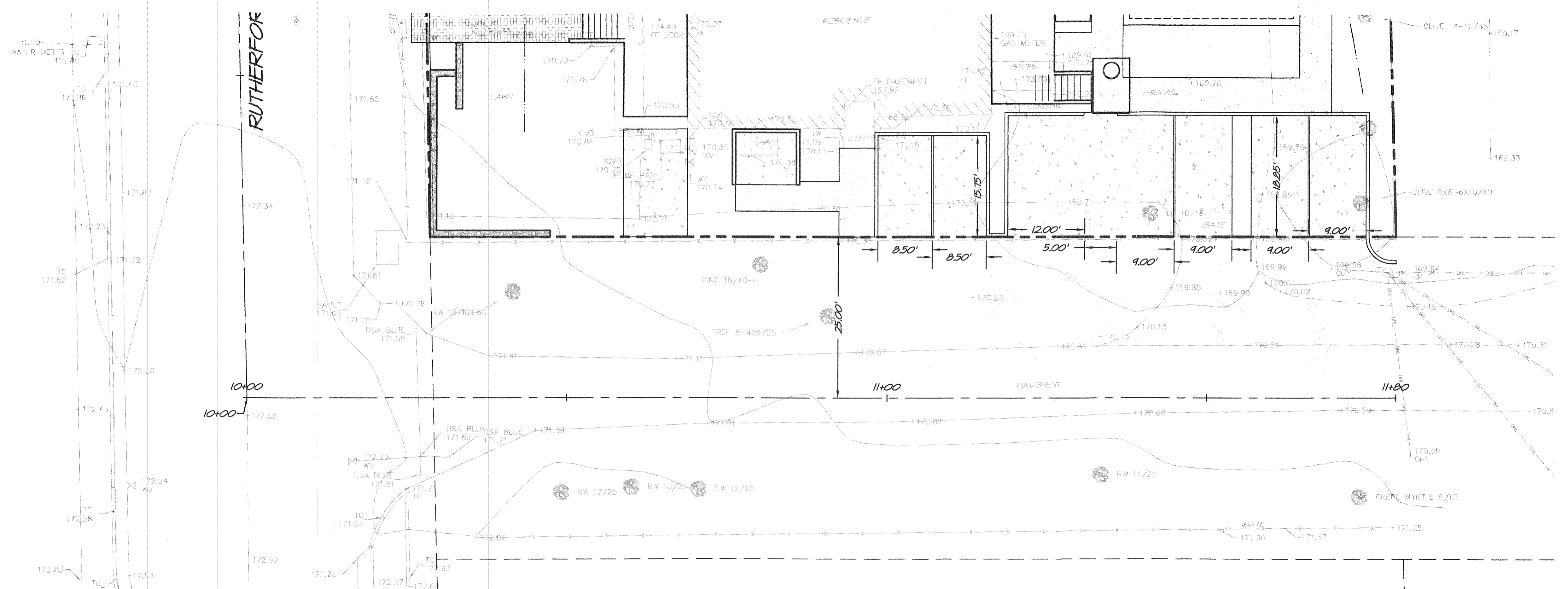
CAB CONSULTING ENGINEERS

BRUNO TASTING ROOM SITE PLAN

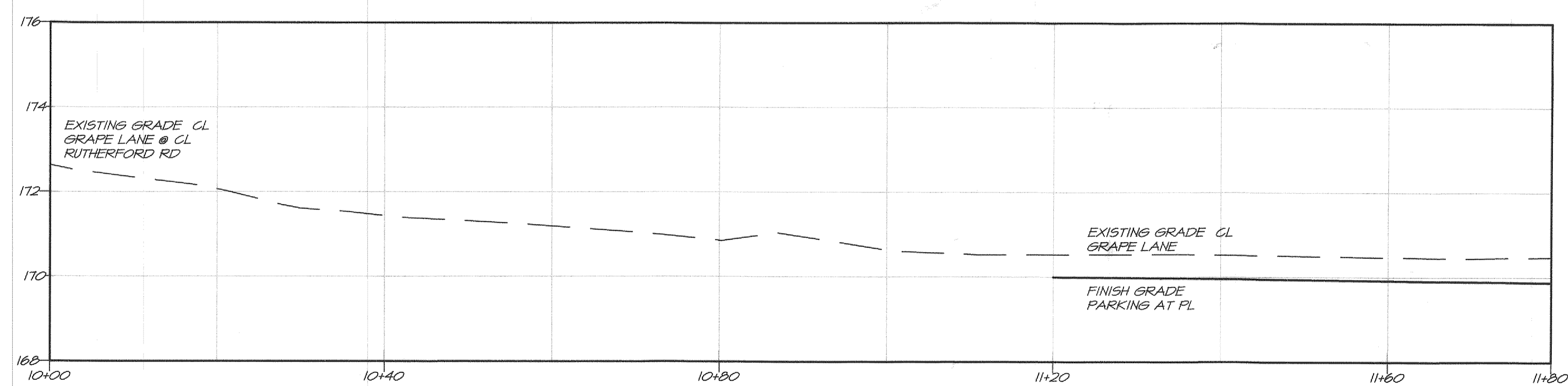
CALIFORNIA

NAPA COUNTY

DATE	MAY 4, 2016
DRAWN	CAB
DESIGNED	CAB
CHECKED	CAB
JOB NO.	2017.05
SHEET NO.	UP 1.0
	1 OF 3 SHEETS

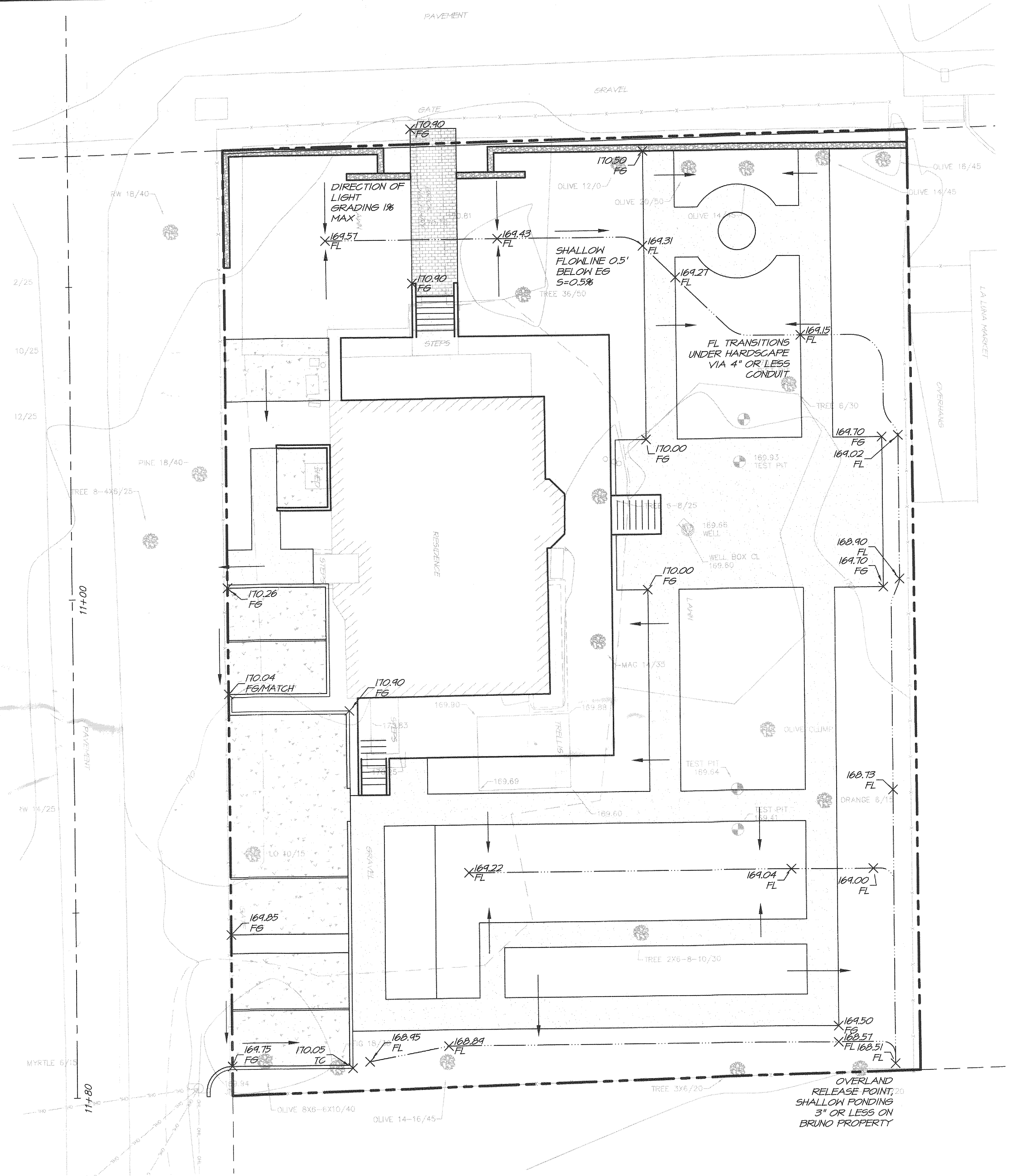
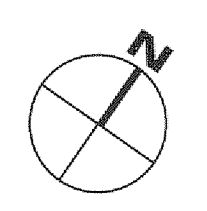


GRAPE LANE AND PARKING PLAN
SCALE: 1" = 10'



GRAPE LANE PROFILE
SCALE: 1" = 10' HORIZ
1" = 2' VERT

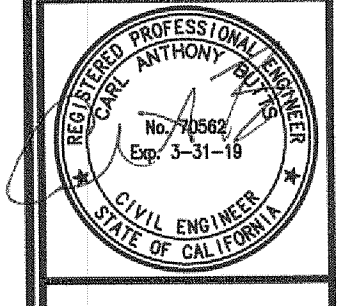
<p>CAB ENGINEERS CONSULTING</p> <p>PO BOX 140 NAPA, CA 94550 C 707.694.6479</p>	<p>BRUNO TASTING ROOM PARKING AND GRAPE LANE PLAN CALIFORNIA</p> <p>NAPA COUNTY</p>
<p>DATE: MAY 4, 2016</p> <p>DRAWN: CAB</p> <p>DESIGNED: CAB</p> <p>CHECKED: CAB</p> <p>JOB NO.: 2017.05</p> <p>SHEET NO.: UP 1.1 2 OF 3 SHEETS</p>	<p>NO. _____</p> <p>DATE _____</p> <p>REVISIONS _____</p> <p>BY _____</p> <p>APPD _____</p>



PRELIMINARY GRADING PLAN
SCALE: 1" = 10'

NO.	DATE	REVISIONS	BY	APPD

CAB ENGINEERS CONSULTING
 PO BOX 140
 NAPA, CA 94550
 C 707.694.6479



BRUNO TASTING ROOM
PRELIMINARY GRADING PLAN
 CALIFORNIA
 NAPA COUNTY

DATE	MAY 4, 2016
DRAWN	CAB
DESIGNED	CAB
CHECKED	CAB
JOB NO.	2017.05
SHEET NO.	UP 2.0

3 OF 3 SHEETS

COPYRIGHT CAB Consulting Engineers

MATHEW BRUNO WINES

1151 RUTHERFORD ROAD, NAPA, CALIFORNIA, 94558

USE-PERMIT APPLICATION

MG+CO

MICHAEL GUTHRIE
+ CO. ARCHITECTS
mgandco.com

601 4th Street
Suite 110
San Francisco
California 94107
415.777.2101

CONSULTANTS

VICINITY MAP



PROJECT DIRECTORY

OWNER:

MATHEW BRUNO WINES
PO BOX 549
RUTHERFORD, CA 94573

CONTACT: MATHEW BRUNO

T: (707) 738-9119
E: info@mathewbruno.com

ARCHITECT:

MICHAEL GUTHRIE & COMPANY
601 FOURTH STREET, SUITE 110
SAN FRANCISCO, CA 94107

CONTACT: MICHAEL GUTHRIE

F: (415) 777-2101
E: michael@mgandco.com

CIVIL:

CARL BUTTS, P.E. LEED AP, QSP/QSD
CAB CONSULTING ENGINEERS, INC.
851 NAPA VALLEY CORPORATE WAY,
STE. D NAPA, CA 94558

T: (707) 252.2011
C: (707) 694.6479
E: cbutts@cabengineering.com

SURVEYOR:

NICK WEBB, LSIT
ALBION SURVEYS
1113 HUNT AVENUE
ST HELENA, CA 94574

T: (707) 963-1217 EXT. 112

LANDSCAPE DESIGN:

KEN WESTFALL
WESTFALL DESIGN STUDIO
PO BOX 1731
MODESTO, CA 95353

T: (209) 572-3771
E: kenwestfall@sbcglobal.net

PROJECT INFORMATION

PROJECT LOCATION: 1151 RUTHERFORD ROAD
NAPA, CALIFORNIA 94558

APN: 030-160-007

PROJECT TYPE: EXISTING BUILDING REMODEL

EXISTING CONDITIONS: EXISTING BUILDING

ZONING: AP-AGRICULTURAL PRESERVE,
CL-COMMERCIAL LIMITED (DUAL-ZONED)

OCCUPANCY GROUP: A-2

CONSTRUCTION TYPE: TYPE V-B (NON-SPRINKLERED)

SIZE OF PROPERTY: 0.38 ACRES (~16,595) NET

PROJECT DESCRIPTION: CONVERSION OF EXISTING TWO-STORY BUILDING WITH UNOCCUPIED BASEMENT. THE SECOND FLOOR OF WHICH IS FOR STORAGE ONLY. THE MAIN FLOOR IS BEING CONVERTED FROM A FORMER OFFICE USE INTO A WINERY TASTING ROOM WITH RESTROOMS, GLASSWASHING AND WINE STORAGE.

SHEET INDEX

GENERAL:
A-000 COVER SHEET

SURVEY:
MAP OF TOPOGRAPHY (MATHEW BRUNO WINES)

CIVIL:
UP 1.0 BRUNO TASTING ROOM SITE PLAN

LANDSCAPE:
L-1 IRRIGATION PLAN
L-2 PLANTING PLAN
L-3 DETAIL SHEET
L-4 LANDSCAPE CONSTRUCTION NOTES

ARCHITECTURAL:
A-100 EXISTING VICINITY PLAN
A-101 EXISTING SITE PLAN
A-102 EXISTING SITE CONDITIONS
A-110 EXISTING BASEMENT PLAN & AREA ANALYSIS
A-111 EXISTING FIRST FLOOR
A-112 EXISTING SECOND FLOOR PLAN
A-113 EXISTING ROOF PLAN
A-120 EXISTING ELEVATIONS
A-121 EXISTING ELEVATIONS
A-131 EXISTING SECTIONS
A-200 NEW SITE PLAN
A-202 PROPOSED SITE SIGNAGE
A-211 NEW FIRST FLOOR & BASEMENT PLAN
A-212 NEW SECOND FLOOR PLAN
A-213 NEW ROOF PLAN
A-220 NEW ELEVATIONS
A-221 NEW ELEVATIONS

MATHEW BRUNO WINES
1151 RUTHERFORD ROAD
NAPA, CALIFORNIA 94558

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

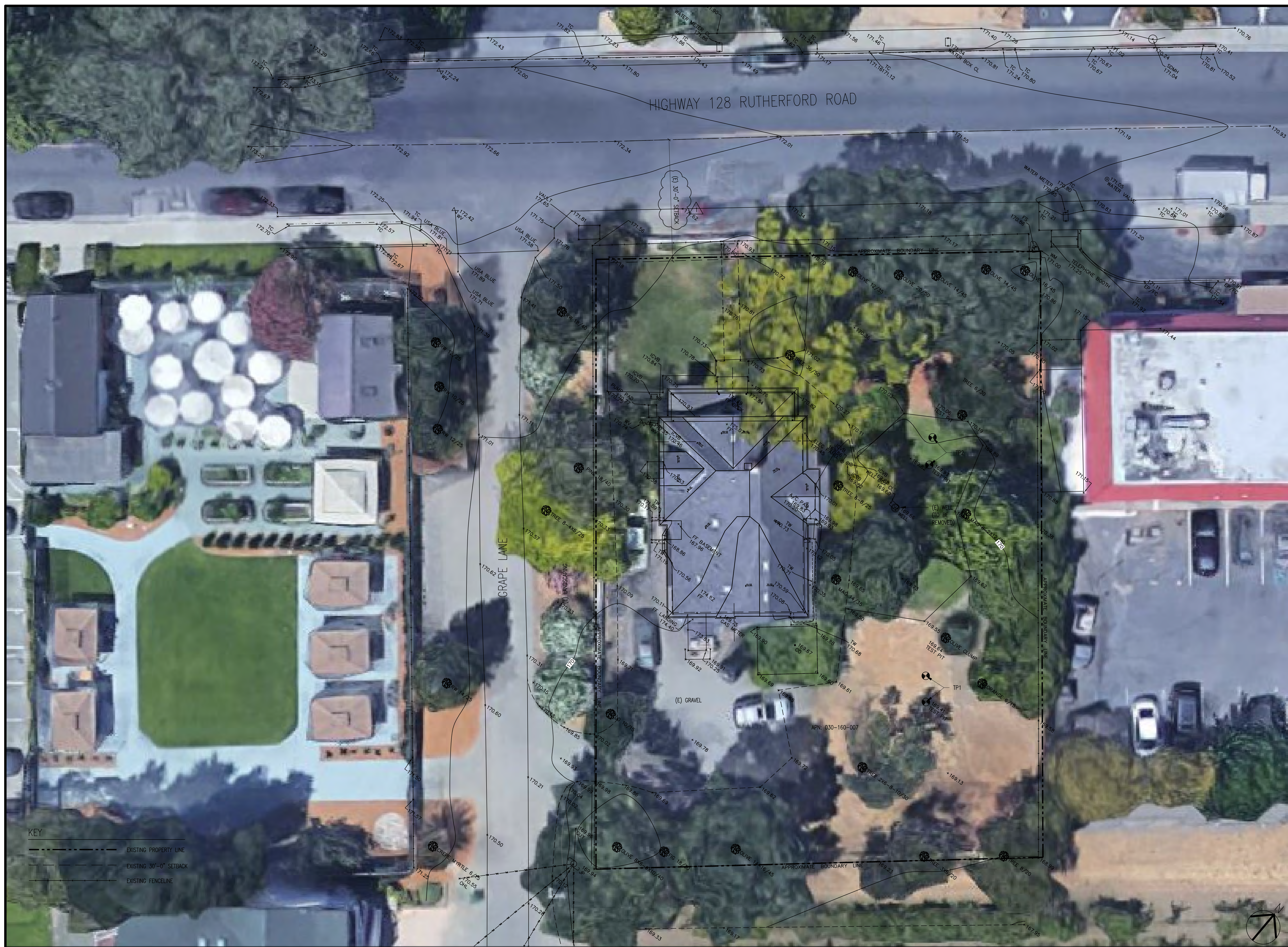
MARK	DATE	DESCRIPTION
	05.31.18	USE-PERMIT RE-SUBMITTAL
	11.08.17	USE PERMIT SUBMITTAL

PROJECT NO: 1729
CAD DWG FILE: 0-000 COVER SHEET.DWG
DRAWN BY: -
CHK'D BY: -
COPYRIGHT:

SHEET TITLE
COVER SHEET

A-000
SHEET - OF -

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

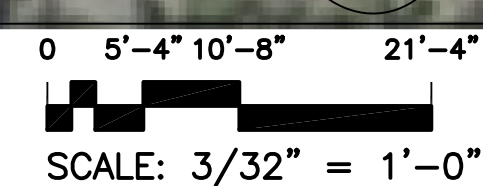


KEY
 - - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING 30'-0" SETBACK
 - - - - - EXISTING FENCELINE

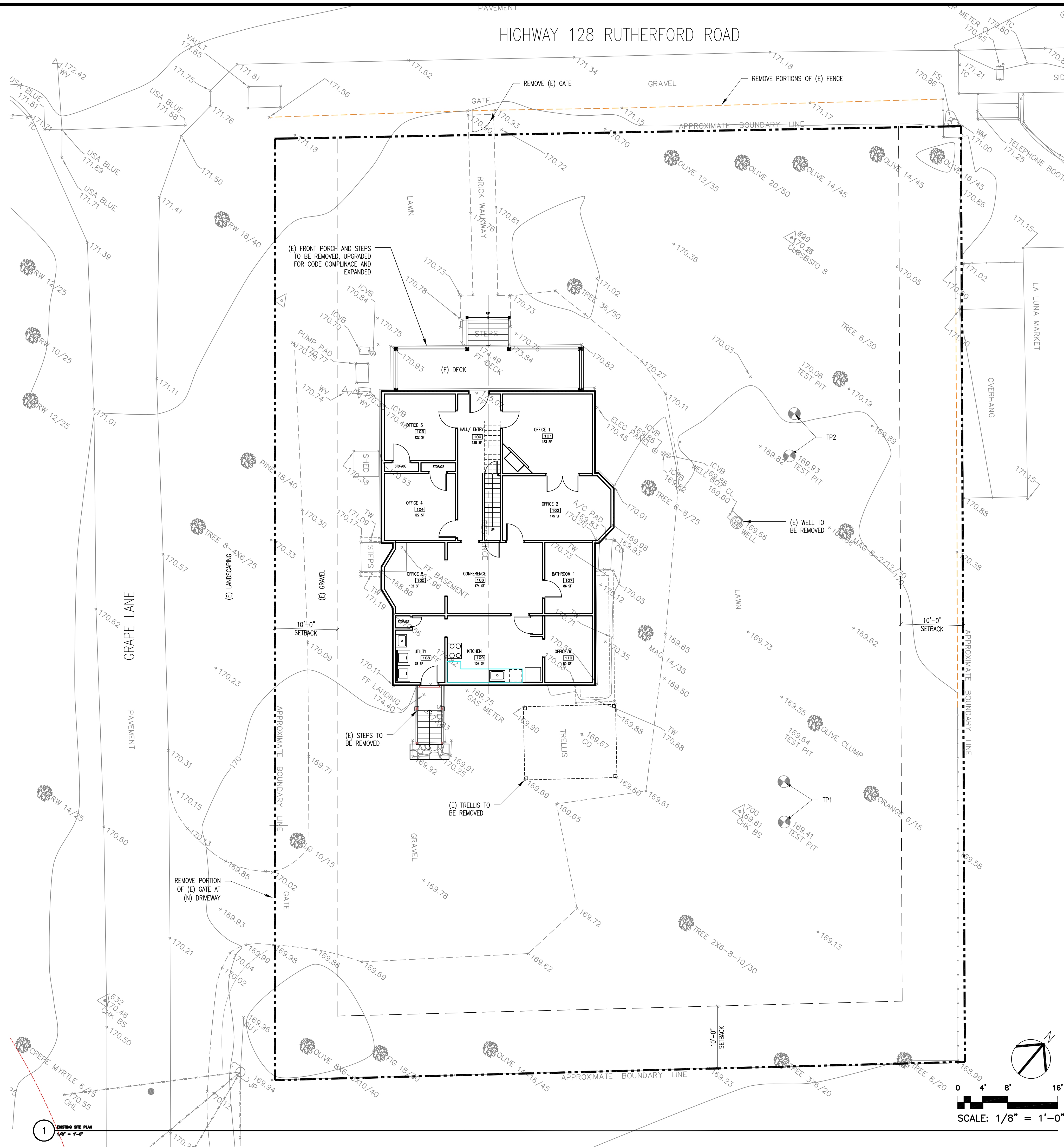
MARK	DATE	DESCRIPTION
05.31.18		USE PERMIT RE-SUBMITTAL
11.08.17		USE PERMIT SUBMITTAL

PROJECT NO: 1729
 CAD DWG FILE: 1729-A-100 VICINITY PLAN - EXISTING.DWG
 DRAWN BY: -
 CHK'D BY: -
 COPYRIGHT:

SHEET TITLE
EXISTING VICINITY PLAN



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

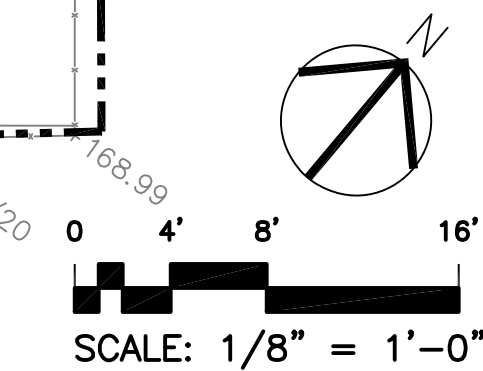


MARK	DATE	DESCRIPTION
05.31.18		USE - PERMIT RE-SUBMITTAL
11.08.17		USE - PERMIT SUBMITTAL

PROJECT NO:	1729
CAD DWG FILE:	A-101 EXISTING SITE PLAN.DWG
DRAWN BY:	-
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE
EXISTING SITE PLAN

A-101
OF



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

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

PROJECT NO: 1729
 CAD DWG FILE: A-102 EXISTING SITE CONDITIONS.DWG
 DRAWN BY: -
 CHK'D BY: -
 COPYRIGHT:

SHEET TITLE
EXISTING SITE CONDITIONS

MATHEW BRUNO WINES

1151 Rutherford Road, Napa CA 94558

First Floor Gross Floor Area: 1537 SF

Second Floor Gross Floor Area: 568 SF

EXISTING FLOOR AREA ANALYSIS (NET SQUARE FOOTAGE)

Number	ROOM NAME	FLOOR	Occupancy	Area	Plumbing Occupant factor
00	OFFICE 7	0	NA	85 SF	-
Total Basement				85 SF	

100	HALL/ ENTRY	1	B	128 SF	-
101	OFFICE 1	1	B	183 SF	-
102	OFFICE 2	1	B	175 SF	-
NA	OFFICE 3	1	B	122 SF	-
104	OFFICE 4	1	B	122 SF	-
105	OFFICE 5	1	B	102 SF	-
106	CONFERENCE	1	NA	174 SF	-
107	BATHROOM	1	NA	86 SF	-
108	UTILITY	1	B	78 SF	-
109	KITCHEN	1	B	156 SF	-
110	OFFICE 6	1	B	80 SF	-
Total First Floor				1278 SF	

202*	RESTROOM 2	2	NA	34 SF	-
208*	OFFICE 8	2	B	94 SF	-
209*	OFFICE 9	2	B	80 SF	-
210*	OFFICE 10	2	B	24 SF	-
Total Second Floor				232 SF	

PROPOSED FLOOR AREA ANALYSIS (NET SQUARE FOOTAGE)

Number	ROOM NAME	FLOOR	Occupancy	Area	Plumbing Occupant factor	Plumbing fixture Occupants	Bldg Code Occupant factor	Bldg Code Occupants	HEIGHT
01	BASEMENT STORAGE	0	NA	85 SF	-				75
Total Basement				85 sf					

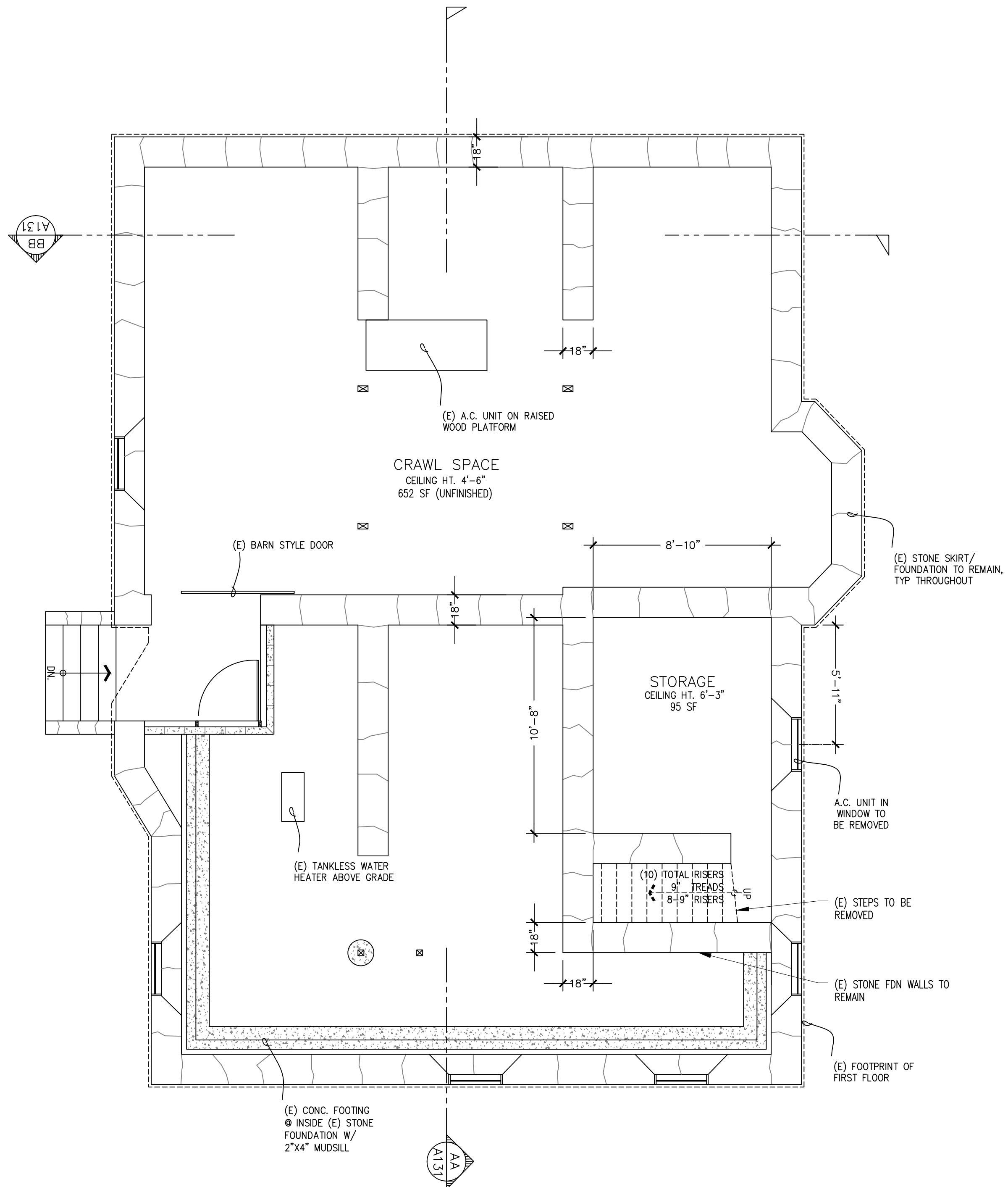
101	TASTING 1	1	A-2	593 SF	30.00	20	15	40	150.
NA	NOT USED	1	NA	-	-	-	-	-	-
NA	NOT USED	1	NA	-	-	-	-	-	-
104	TASTING 02	1	A-2	174 SF	30.00	6	15	12	150.
105	OFFICE 1	1	A-2	103 SF	30.00	3	15	7	150.
106	Vestibule	1	NA	130 SF	-	-	-	-	-
107A	ACCESSIBLE UNISEX RESTROOM	1	NA	NA	-	-	-	-	-
107B	UNISEX RESTROOM	1	NA	NA	-	-	-	-	-
108	WASH/ PREP	1	A-2	84 SF	30.00	3	15	6	150.
109	GREETING/ PLATING/ SERVING	1	A-2	164 SF	30.00	5	15	11	150.
110	WINE LIBRARY	1	A-2	85 SF	30.00	3	15	6	150.
Total First Floor				1333 SF	Total Plumbing Count	40	Total Bldg Code Count	80	

201*	2ND FLOOR STORAGE 1	2	NA	404 SF	5000.00	1	-	-	90.
202*	2ND FLOOR STORAGE 2	2	NA	164 SF	5000.00	1	-	-	90.
Total Second Floor				568 SF	Total Plumbing Count	2	Total Bldg Code Count	0	

* The 2nd Floor Gross Floor area will be counted if used for storage. Currently used as occupied space, only the portion of area with ceilings at least 7'-6" high is used as calculated in total NSF area. See below notes.

NSF, (Net Square Footage): Actual occupiable area, not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

GFA, (Gross Floor Area): Total floor area within the inside perimeter of exterior walls with no exclusion for corridors, stairways, ramps, closets, nor thicknesses of walls or columns.



MG+CO

MICHAEL GUTHRIE + CO. ARCHITECTS
601 4th Street Suite 110 San Francisco California 94107 415.777.2101
mgandco.com

CONSULTANTS

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

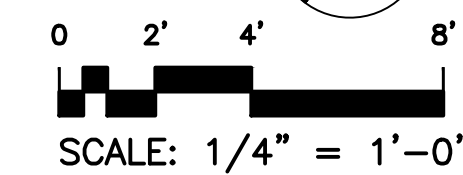
04.12.18	PROGRESS PRINT
11.08.17	USE PERMIT SUBMITTAL
MARK	DATE DESCRIPTION

PROJECT NO: 1729
CAD DWG FILE: A-110 EXISTING BASEMENT PLAN AND AREA ANALYSIS.DWG
DRAWN BY: -
CHK'D BY: -
COPYRIGHT:

SHEET TITLE
EXISTING BASEMENT PLAN AND AREA ANALYSIS

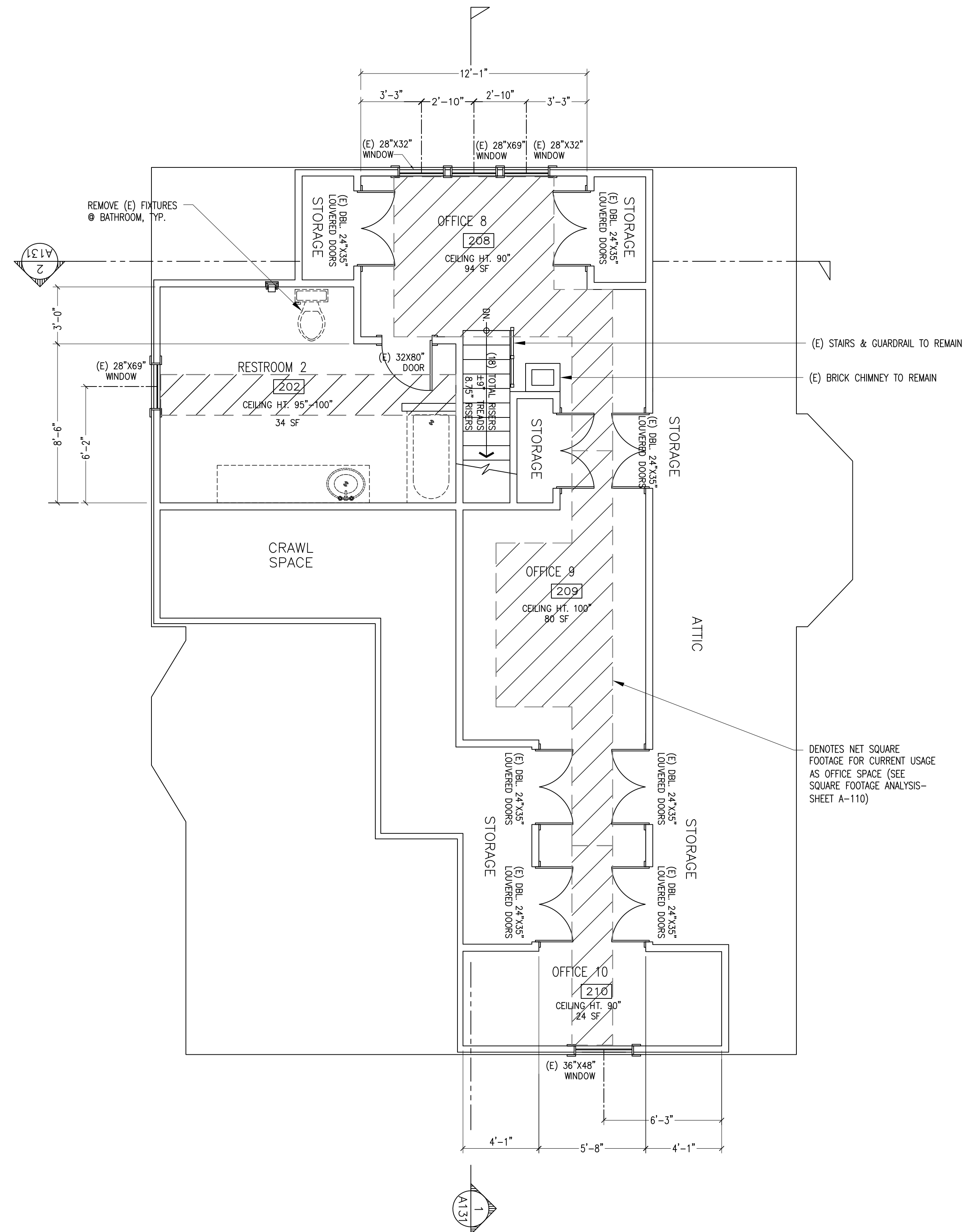
A-110
SHEET - OF -

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




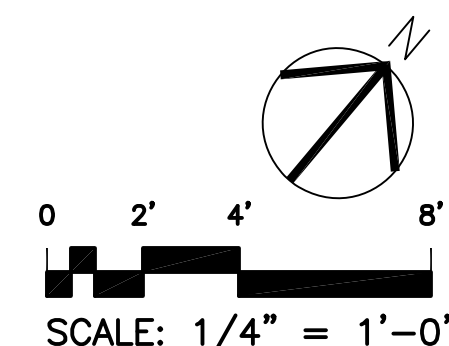
CONSULTANTS

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



LEGEND

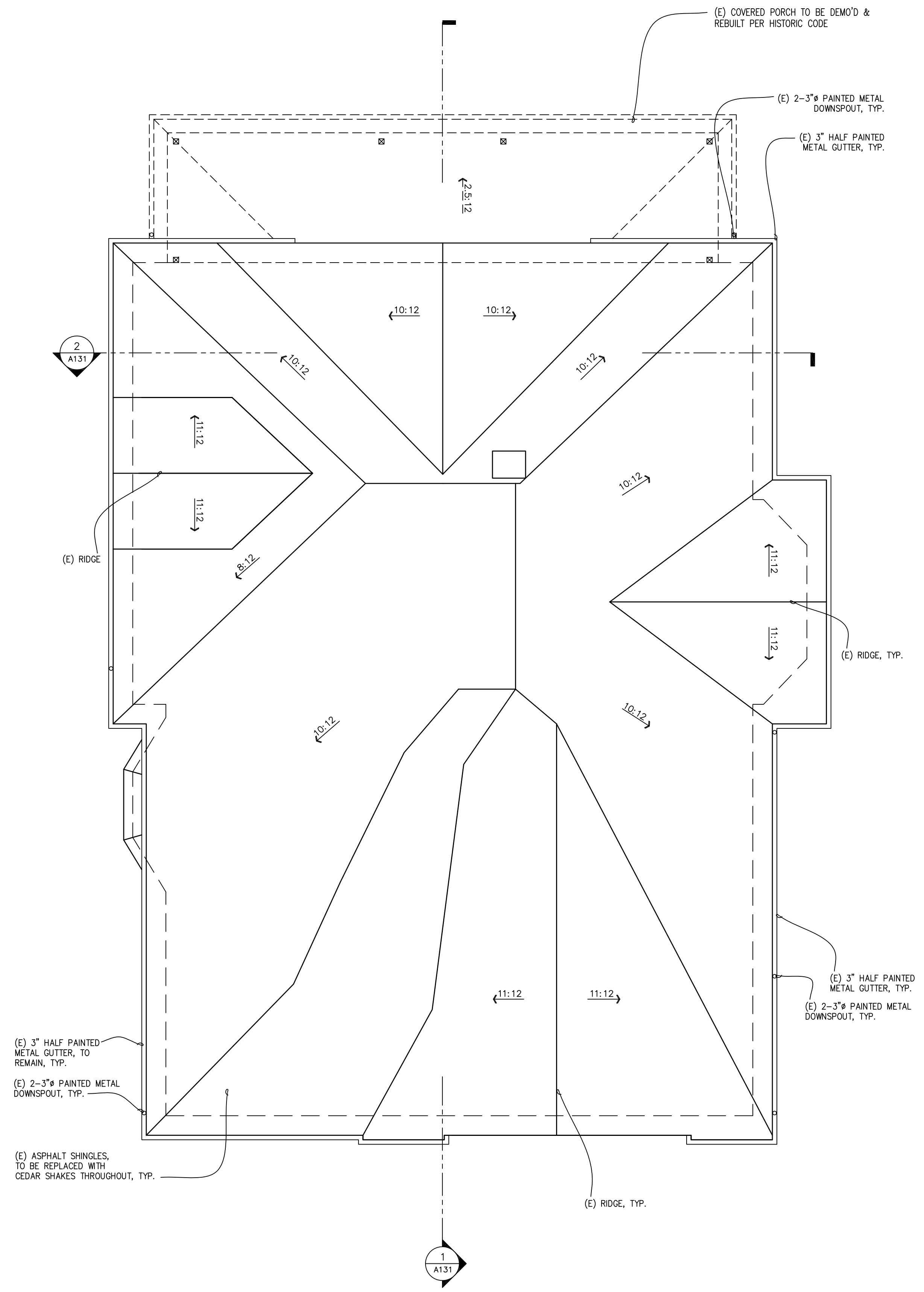
 NET FLOOR AREA, SEE SQUARE FOOTAGE ANALYSIS, SHEET A-110



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

PROJECT NO:	1729
CAD DWG FILE:	A-112 EXISTING SECOND FLOOR PLAN.DWG
DRAWN BY:	-
CHK'D BY:	-
COPYRIGHT:	

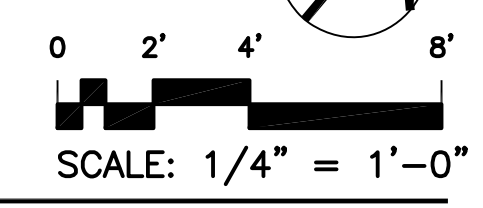
SHEET TITLE
EXISTING SECOND FLOOR PLAN



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

PROJECT NO:	1729
CAD DWG FILE:	A-113 EXISTING ROOF PLAN.DWG
DRAWN BY:	-
CHK'D BY:	-
COPYRIGHT:	

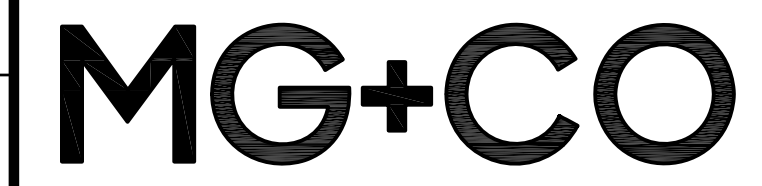
SHEET TITLE
EXISTING ROOF PLAN



HISTORIC RESOURCE NOTES

AS PART OF THE SECRETARY OF INTERIOR GUIDELINES FOR TREATMENT OF HISTORIC PROPERTIES, UNDER STANDARDS 6, 7 AND 8 IT IS REQUIRED THAT:

- THE PROPOSED PROJECT CALLS FOR REPAIR OF HISTORIC FEATURES AND MATERIALS RATHER THAN REPLACEMENT. HOWEVER, IF IT IS DETERMINED THAT ANY HISTORIC ELEMENT CANNOT BE REPAIRED DUE TO SIGNIFICANT DETERIORATION AND NEEDS TO BE REPLACED, THE FEATURES WILL BE REPLACED IN-KIND (WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, MATERIAL, AND OTHER VISUAL QUALITIES) PER THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES.
- CHEMICAL OR PHYSICAL TREATMENTS, SUCH AS SANDBLASTING, ARE NOT PROPOSED AS PART OF THE PROJECT. IF IT IS NECESSARY TO PROPOSE CHEMICAL OR PHYSICAL TREATMENTS, THESE METHODS WILL NOT INVOLVE THE USE OF HARMFUL TREATMENTS THAT WOULD DAMAGE THE HISTORIC ELEMENTS AND WILL FOLLOW THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES. IF SURFACE CLEANING OF THE BUILDING AND ITS HISTORIC MATERIALS IS DETERMINED TO BE NECESSARY, SUCH CLEANING WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE AND WILL FOLLOW THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES.
- THE PROJECT DOES NOT PROPOSE EXTENSIVE EXCAVATION AT THE SUBJECT PROPERTY. IF ANY ARCHAEOLOGICAL MATERIAL IS ENCOUNTERED DURING THE PROPOSED PROJECT, CONSTRUCTION SHOULD BE HALTED, AND NAPA COUNTY'S STANDARD PROCEDURES FOR TREATMENT OF ARCHAEOLOGICAL MATERIALS SHOULD BE ADHERED TO.

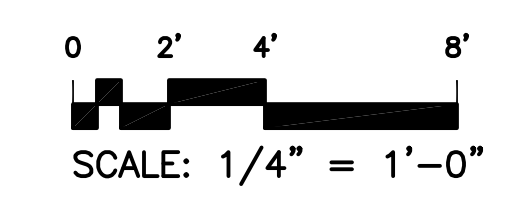


MICHAEL GUTHRIE + CO. ARCHITECTS
 601 4th Street
 Suite 110
 San Francisco
 California 94107
 415.777.2101

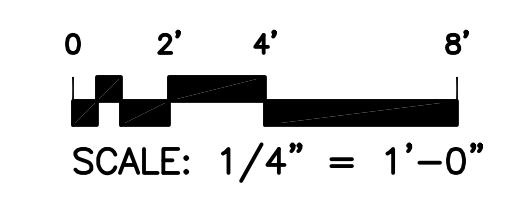
mgandco.com

CONSULTANTS

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



2 EXISTING AND DEMO NORTH ELEVATION
 1/4" = 1'-0"



1 EXISTING AND DEMO WEST ELEVATION
 1/4" = 1'-0"

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

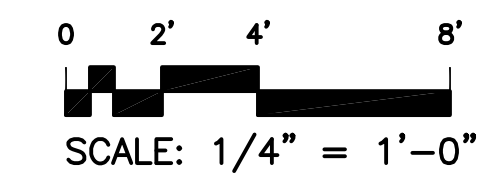
PROJECT NO: 1729
 CAD DWG FILE: A-120 EXISTING ELEVATIONS.DWG
 DRAWN BY: -
 CHK'D BY: -
 COPYRIGHT:

SHEET TITLE
 EXISTING ELEVATIONS

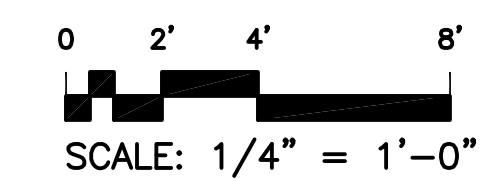
A-120
 SHEET - OF -

CONSULTANTS

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



2 EXISTING AND DEMO SOUTH ELEVATION
1/4" = 1'-0"



1 EXISTING AND DEMO EAST ELEVATION
1/4" = 1'-0"

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

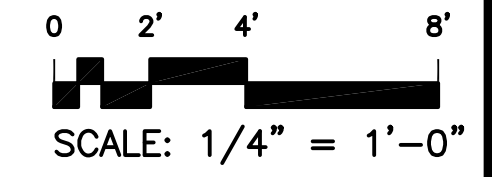
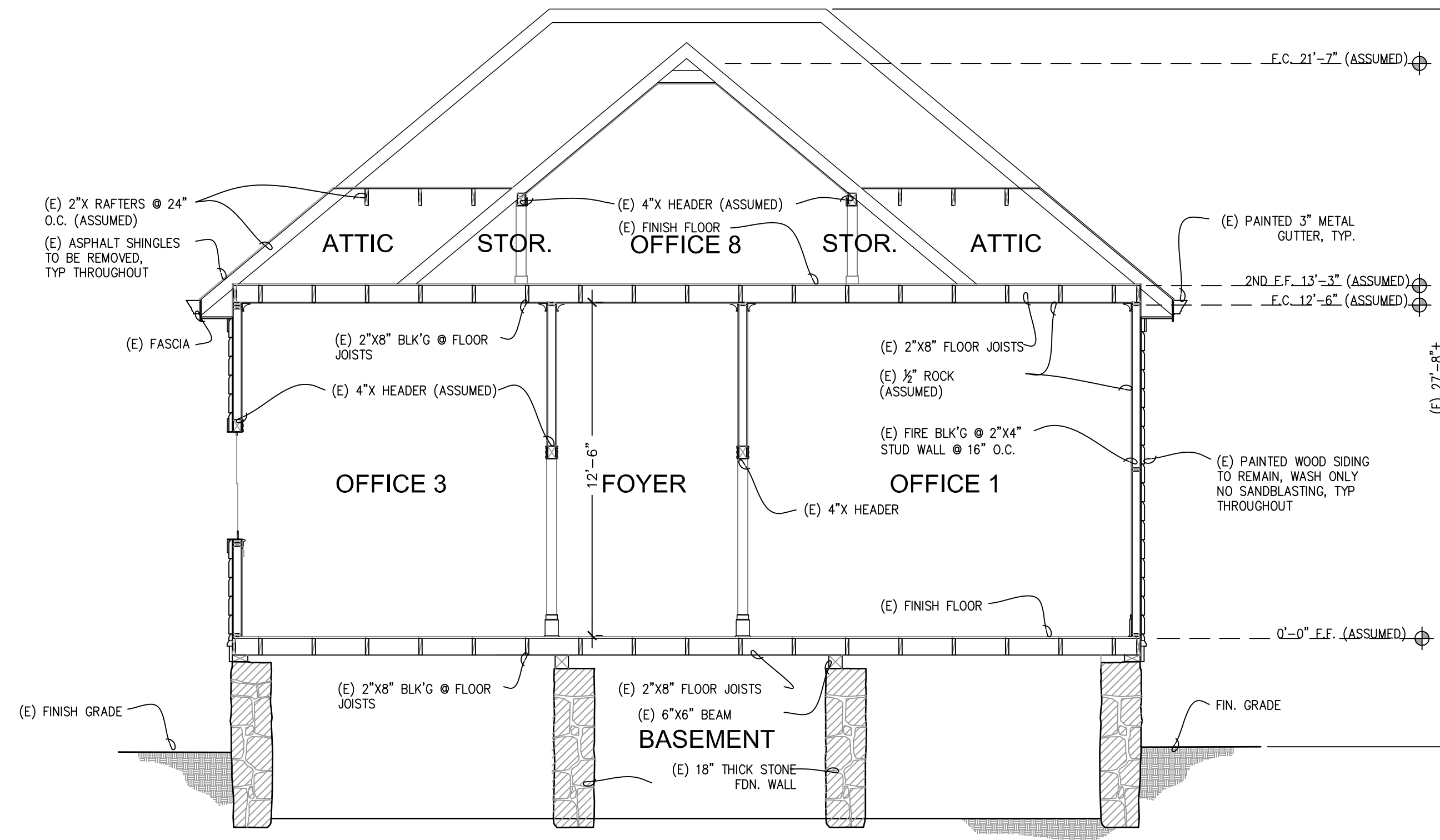
PROJECT NO:	1729
CAD DWG FILE:	A-121 EXISTING ELEVATIONS.DWG
DRAWN BY:	-
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE
EXISTING ELEVATIONS

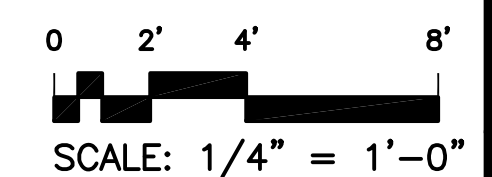
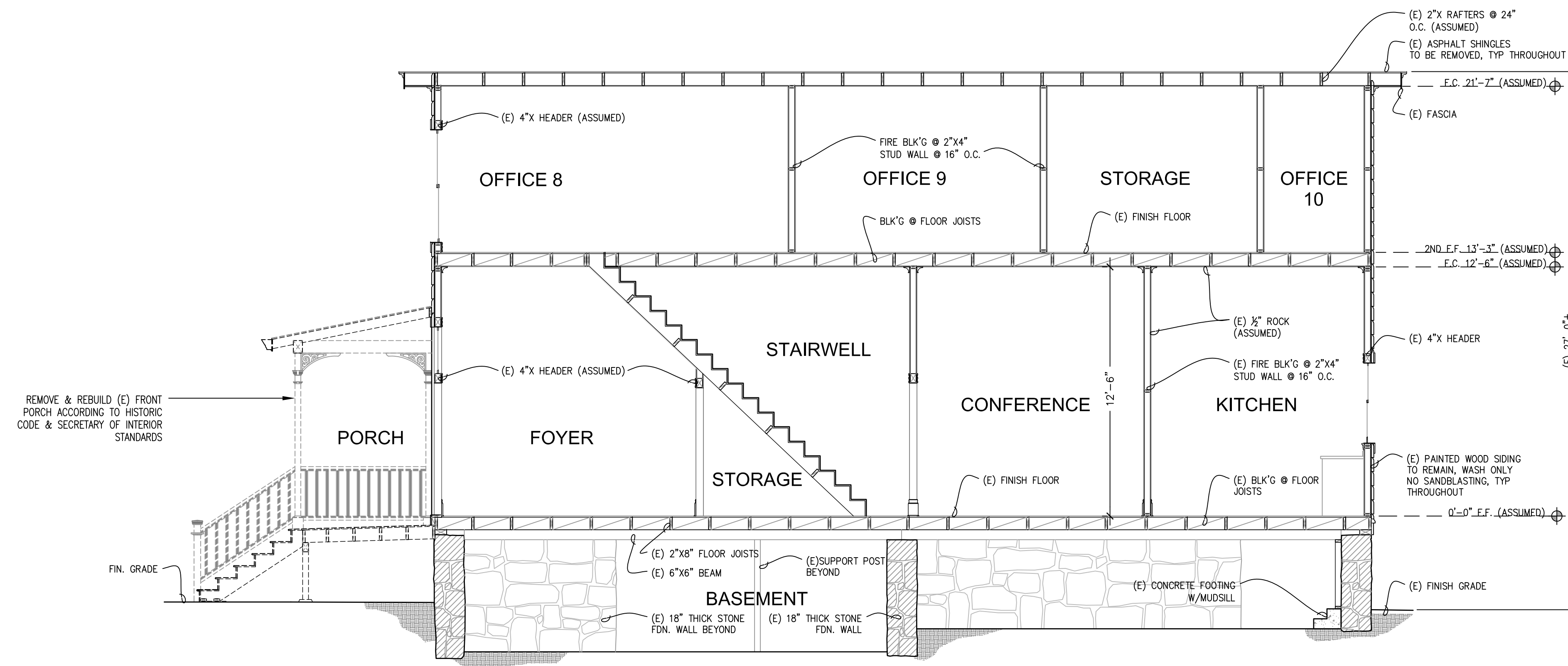
A-121
SHEET - OF -

CONSULTANTS

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



2 EXISTING SECTION BB
1/4" = 1'-0"



1 EXISTING SECTION AA
1/4" = 1'-0"

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

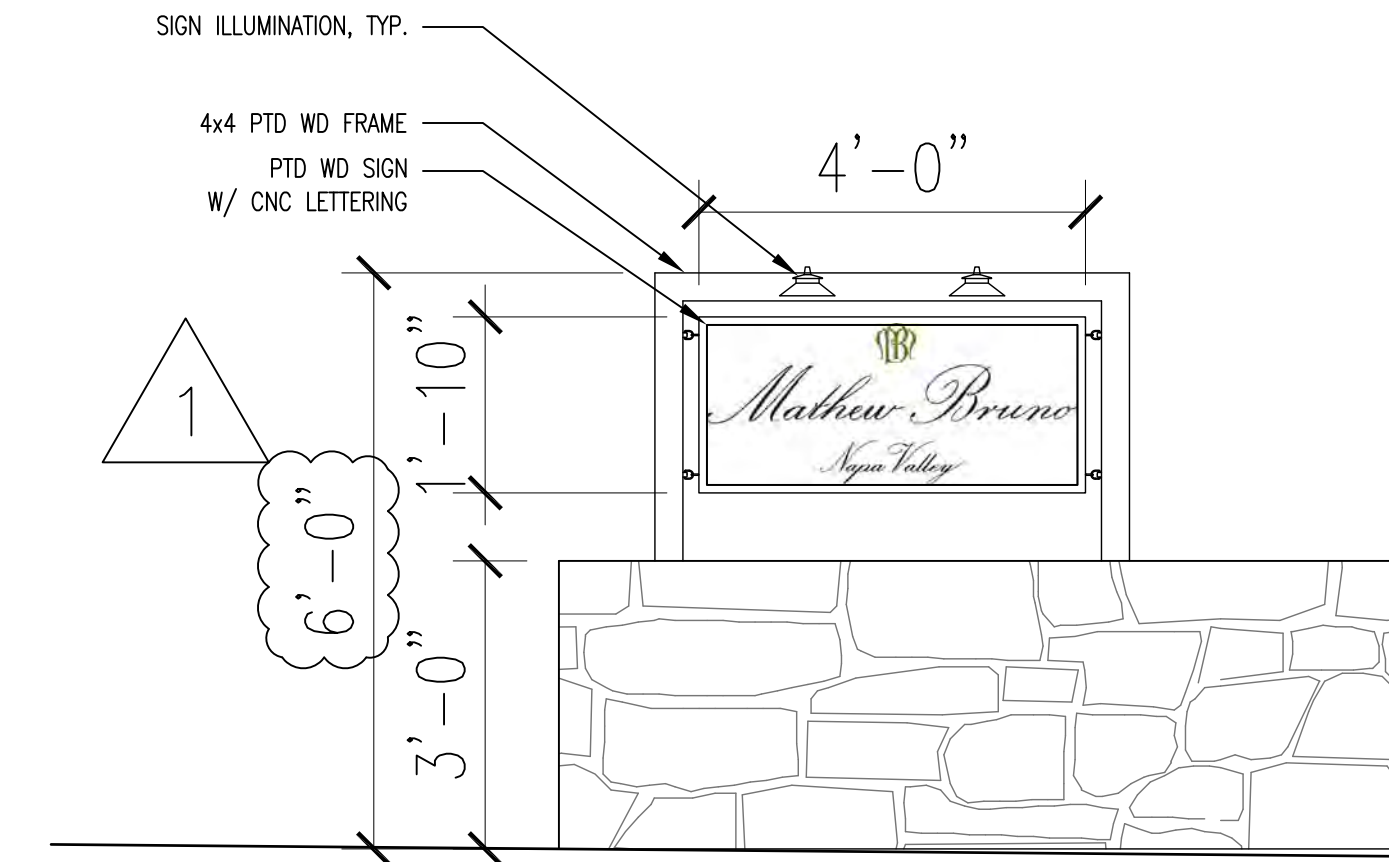
PROJECT NO: 1729
CAD DWG FILE: A-131 EXISTING SECTIONS.DWG
DRAWN BY: -
CHK'D BY: -
COPYRIGHT:

SHEET TITLE
EXISTING SECTIONS

A-131
SHEET - OF -

CONSULTANTS

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



2 SIGNAGE DETAIL
1/2" = 1'-0"



1 SIGNAGE, SEE 2/A-203

1 SITE WEST ELEVATION
3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

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

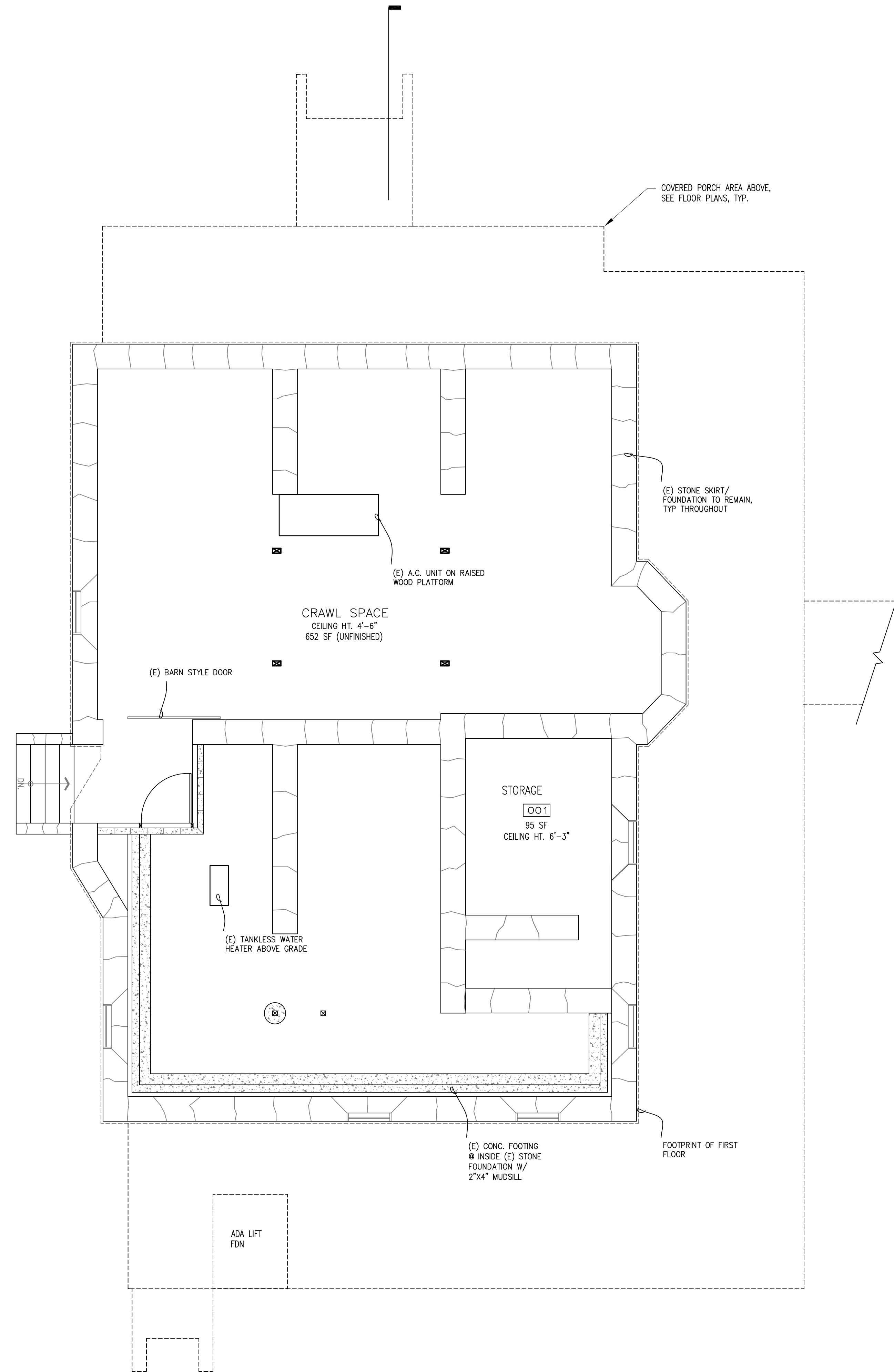
PROJECT NO: 1729
CAD DWG FILE: A-202 PROPOSED SITE SIGNAGE.DWG
DRAWN BY: -
CHK'D BY: -
COPYRIGHT:

SHEET TITLE
PROPOSED SITE SIGNAGE

A-202
SHEET - OF -

CONSULTANTS

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



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

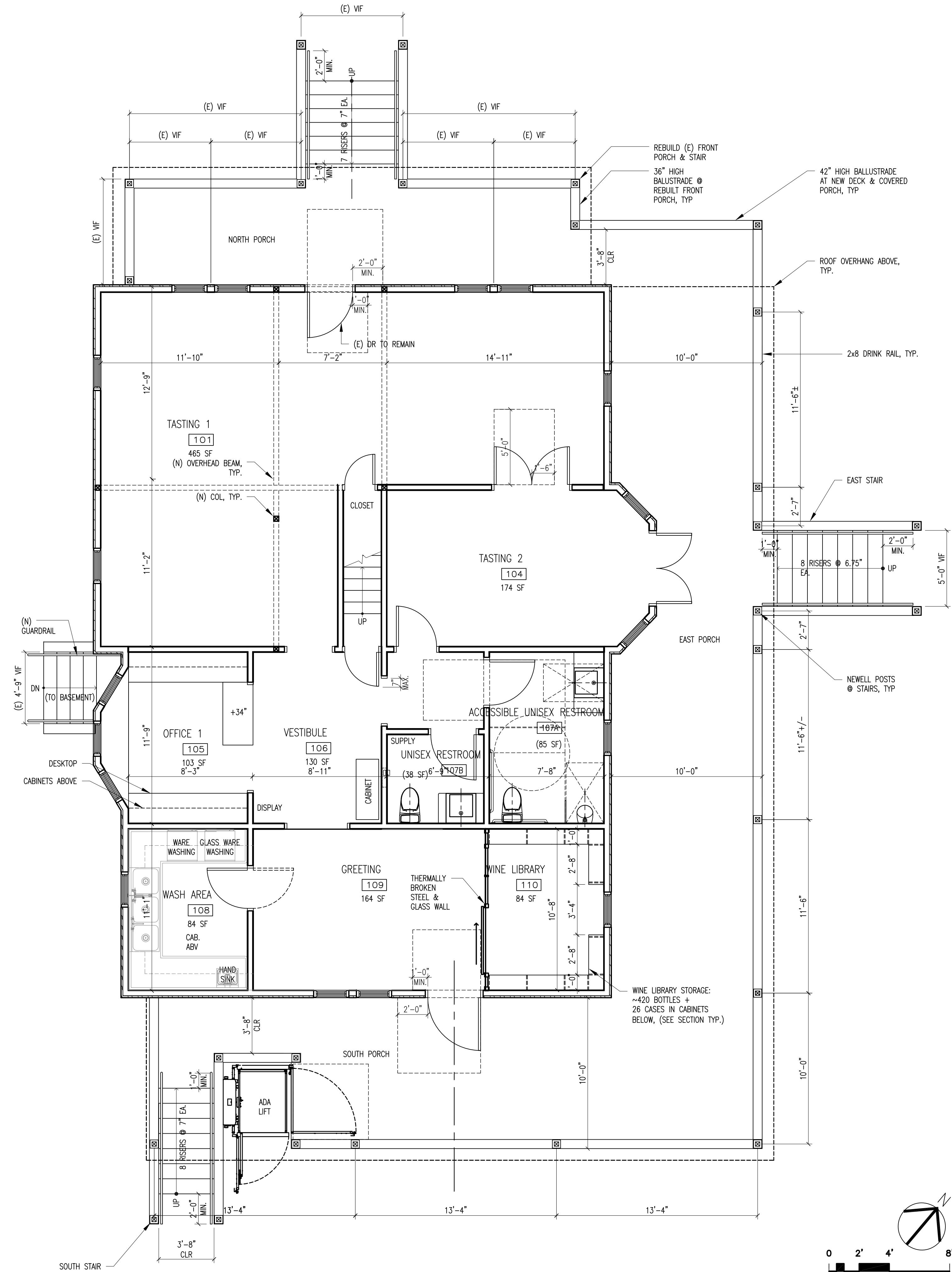
PROJECT NO: 1729
CAD DWG FILE: 1729-A-210 NEW BASEMENT PLAN.DWG
DRAWN BY: -
CHK'D BY: -
COPYRIGHT:

SHEET TITLE
NEW BASEMENT PLAN

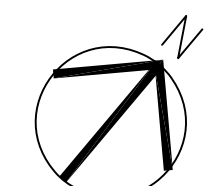
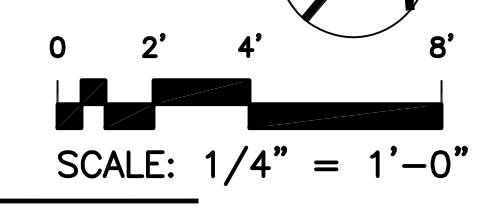
A-210
SHEET - OF -

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"

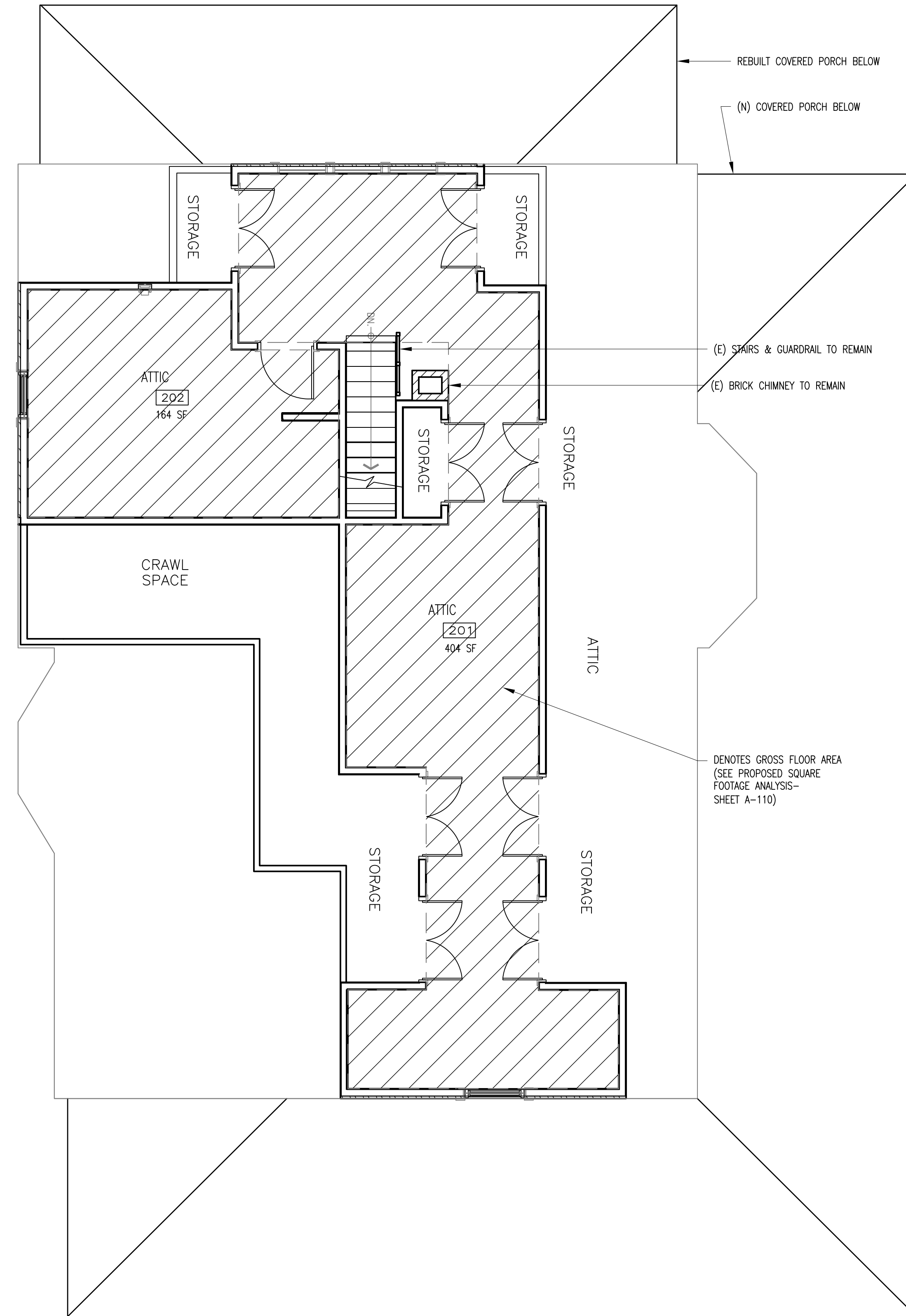



MARK	DATE	DESCRIPTION
05.31.18		USE-PERMIT RE-SUBMITTAL
11.08.17		USE PERMIT SUBMITTAL

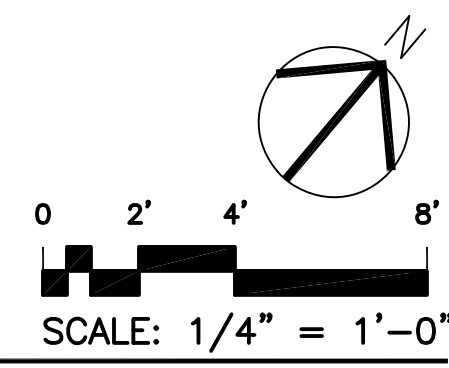
PROJECT NO:	1729
CAD DWG FILE:	A-211 NEW FIRST FLOOR & BASEMENT PLANDWG
DRAWN BY:	-
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE
NEW FIRST FLOOR PLAN

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



LEGEND
 GROSS FLOOR AREA, SEE SQUARE FOOTAGE ANALYSIS, SHEET A-110



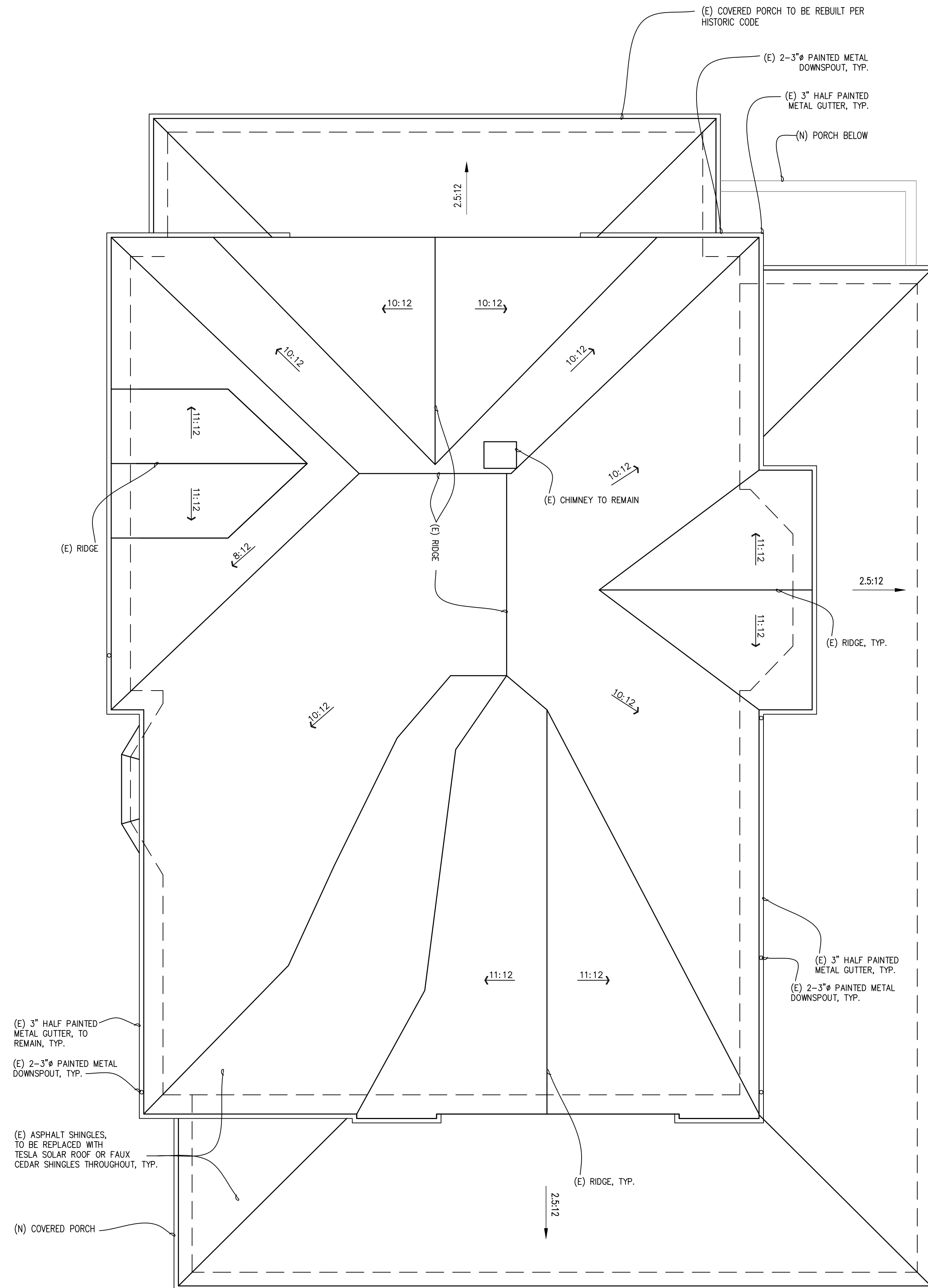
MARK	DATE	DESCRIPTION
	05.31.18	USE-PERMIT RE-SUBMITTAL
	11.08.17	USE PERMIT SUBMITTAL

PROJECT NO: 1729
 CAD DWG FILE: A-212 NEW SECOND FLOOR PLANDWG
 DRAWN BY: -
 CHK'D BY: -
 COPYRIGHT:

SHEET TITLE
NEW SECOND FLOOR PLAN

CONSULTANTS

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

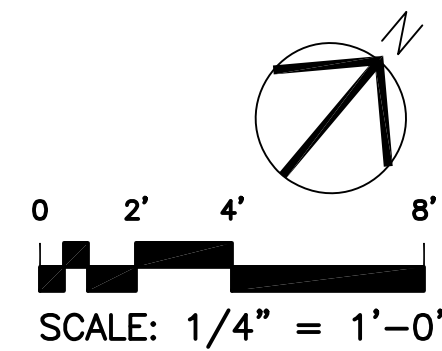


MARK	DATE	DESCRIPTION
	05.31.18	USE - PERMIT RE-SUBMITTAL
	11.08.17	USE PERMIT SUBMITTAL

PROJECT NO:	1729
CAD DWG FILE:	1729-A-213 NEW ROOF PLAN.DWG
DRAWN BY:	-
CHK'D BY:	-
COPYRIGHT:	

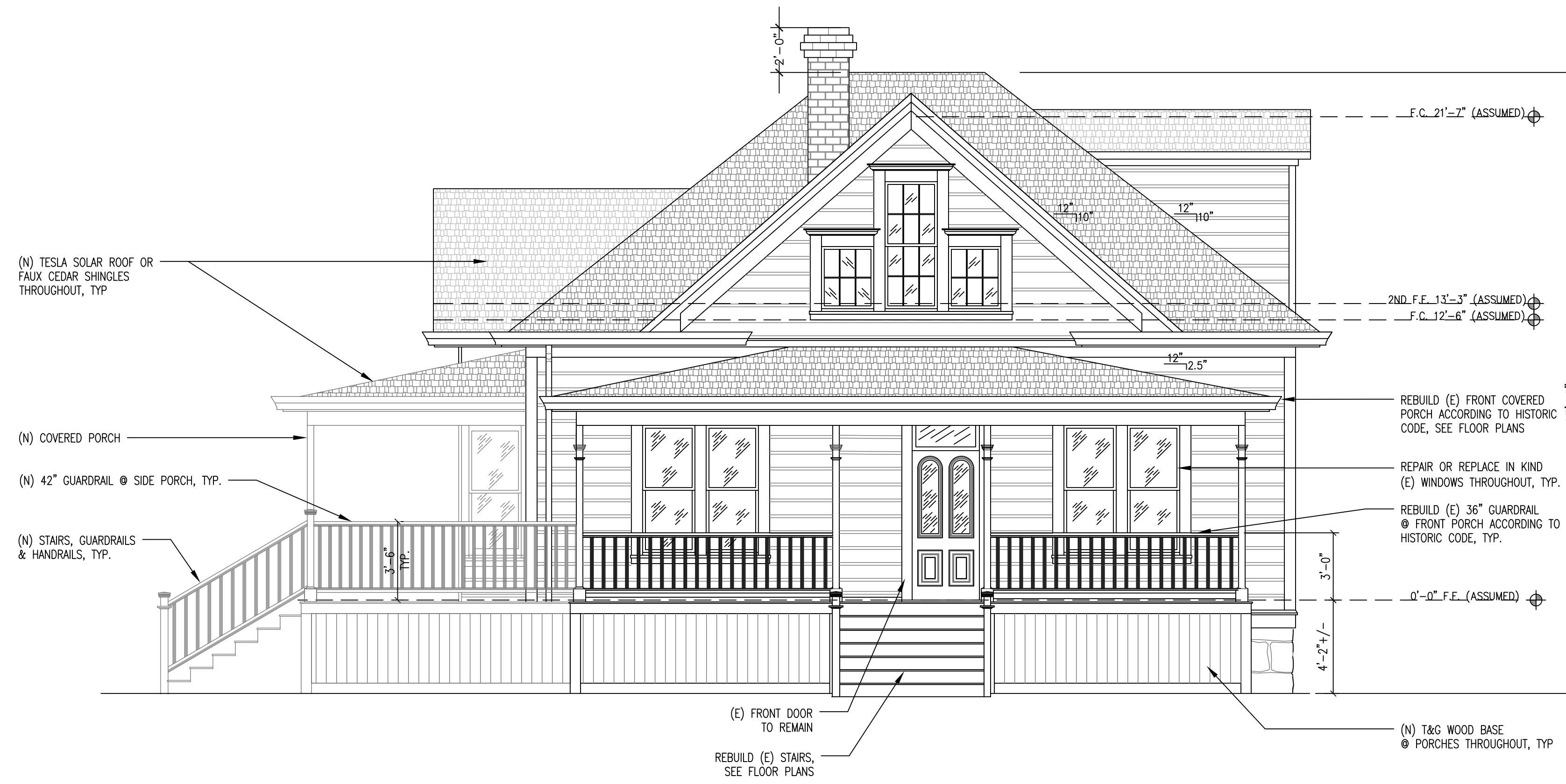
SHEET TITLE
NEW ROOF PLAN

SHEET - OF -
A-213



CONSULTANTS

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



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



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

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

0 2' 4' 8'
SCALE: 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-220 NEW ELEVATIONS.DWG
DRAWN BY: -
CHK'D BY: -
COPYRIGHT:

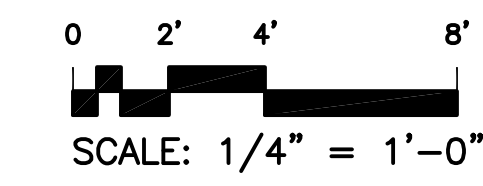
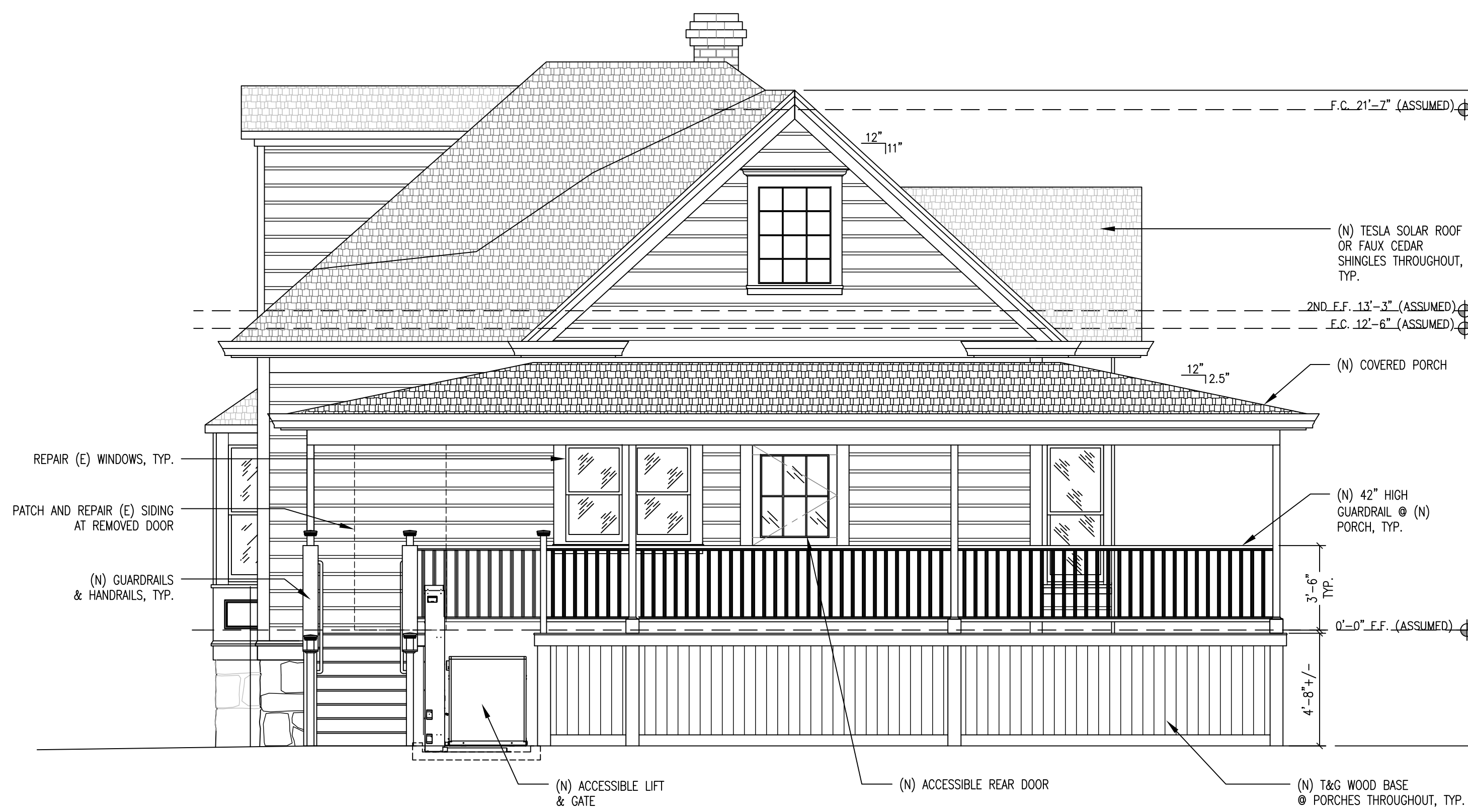
SHEET TITLE
NEW ELEVATIONS

A-220
SHEET - OF -

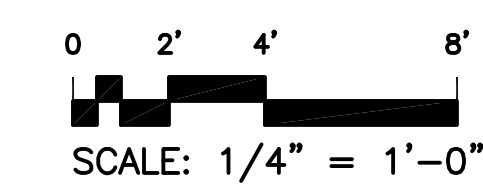
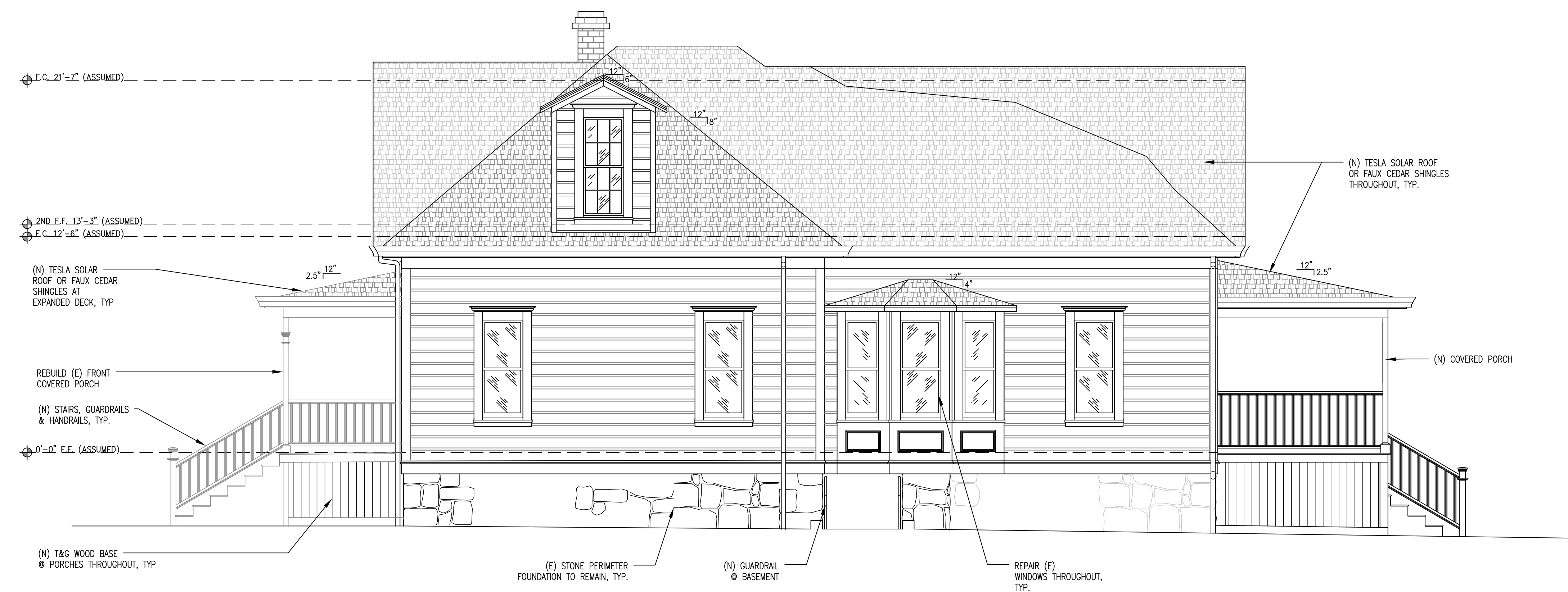
CONSULTANTS

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
CAD DWG FILE:	A-221 NEW ELEVATIONS.DWG
DRAWN BY:	-
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE
NEW ELEVATIONS

REVISIONS	BY

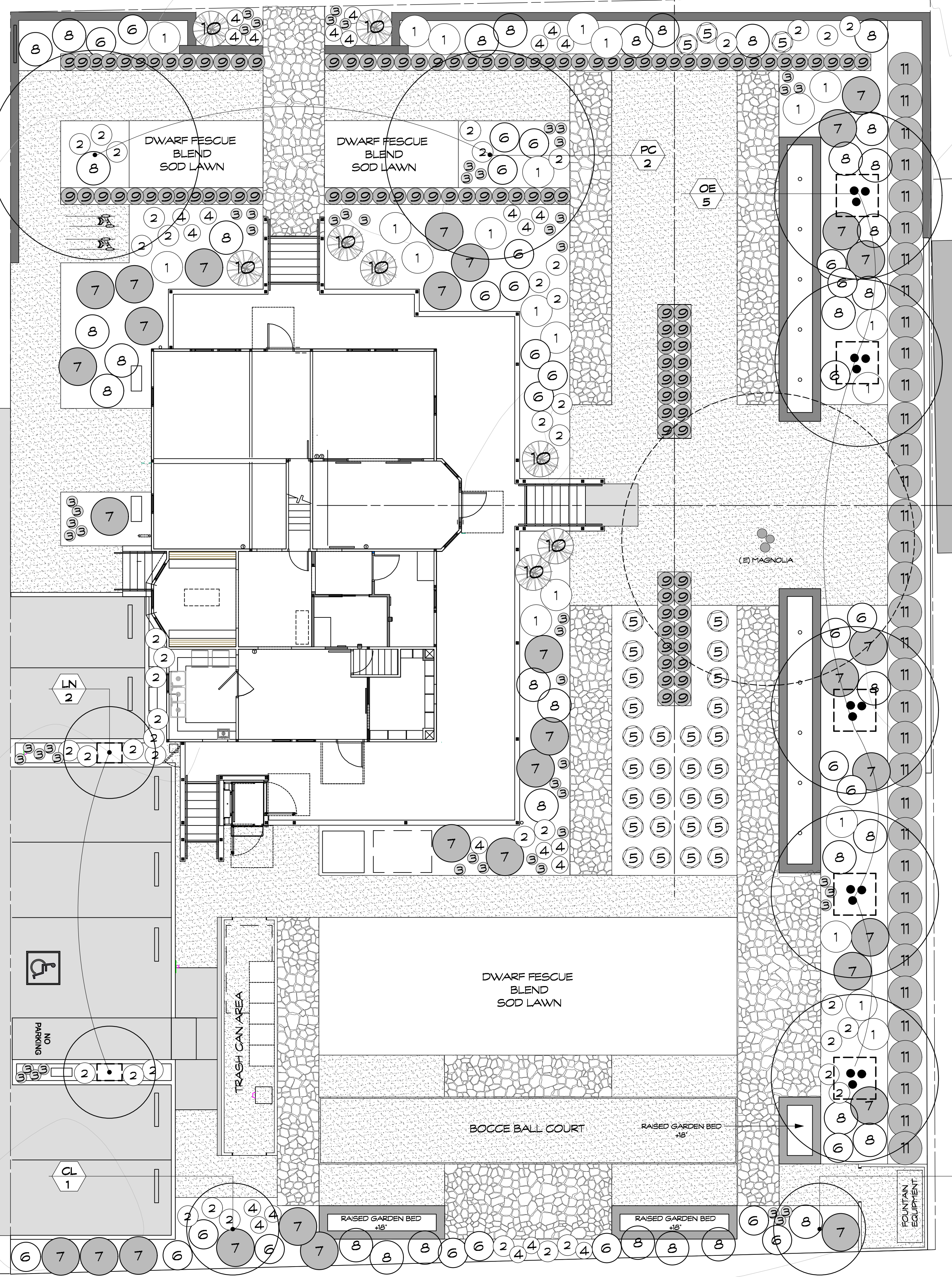
Ken Westfall
Landscape Architect 4138
PO Box 1731
Mossburn, CA 95353
Phone (916) 572-3771
kenwestfall@siglobal.net



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

DRAWN BY:
KEW
DATE:
03/13/19
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	Botanic 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	Botanic 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	Strappy 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

