

“C”

Code Compliance Action  
(Life Safety Inspection Letter, Notice of  
Violation, Previous Approved Building &  
Engineering Plans)



A Tradition of Stewardship  
A Commitment to Service

David Morrison  
Director

November 18, 2019

Shadybrook Winery  
Rapp Ranch Estates LLC  
100 Rapp Ln  
Napa, CA. 94558-3853

**LOCATION: 100 Rapp Ln, Napa, CA; APN 052-170-017-000 CE 19-01053**

Dear Property Owner:

On December 4, 2018, the Board of Supervisors approved Resolution No. 2018-164, providing direction to staff regarding the County Code Compliance Program. The Resolution requires County staff to conduct a health and safety inspection to mitigate any hazards that might be present while you continue operations. If County staff identifies health and safety violations that pose an immediate threat to public health, safety, and/or threaten the environment, the County requires that the owner abate the violations before a hearing can be held on the use permit application.

On December 27, 2018, the County received an application for a use permit modification to correct code violations that may have been or are occurring at the property described above. Your application was submitted prior to the deadline and qualifies for the program established by the Resolution. On November 08, 2019, County staff conducted an inspection and identified health and safety issues that if corrected will create a safer environment for your employees and visitors at the winery. The following list of items should be implemented at your earliest convenience to facilitate processing of your use permit application. Some of the items may require permits from this office:

1. Please install the missing sprinkler head inside the lab/tax paid room. Per 2016 CFC, chapter 9, section 901.6
2. Please complete a required five years sprinkler tests by a licensed C- 16 contractor. Per CCR title 19, Div. 1 chapter 5
3. Please have a qualified technician service the extinguishing system in the kitchen the system shall be inspected semi-annually. Per 2016 CFC, Chapter 9, section 904.1 2.6.2
4. Please discontinue the use of the extension cords as permanent wiring. Per 2016 CFC, chapter 6, section 605.5
5. Commercial kitchens are required to be cleaned every six months, please clean the excessive grease from the kitchen hood and ducts. Per 2016 CFC, chapter 9, section 609.3 .3
6. Please provide documentation of the annual testing of the fire alarm system by a licensed fire alarm contractor. Per 2016 CFC, chapter 9, section 901.6

7. If the five-year inspection is due for the required sprinkler inspection test, you will not have to do the annual. Please have a licensed C-16 contractor perform the test. Per CCR title 19, Div 1 chapter 5.
8. Please provide a minimum of 36 inches egress path to all dedicate exits to provide a clear aisles with throughout the winery. Per 2016 CFC, chapter 10, section 1031.3
9. Please install dedicated exit signs inside the bathroom leading to the exterior of the winery building. Per 2016 CFC, chapter 10, section (BE) 1013.3
10. Please remove all combustibile materials in the electrical room/fire alarm control panel room. Please install a permanent sign that reads (by the order of the fire marshal no storage is allowed inside this room) the sign shall be made of a red background and white letters. Per 2016 CFC, chapter 3, section 315.3 .3
11. Please install a permanent sign that reads (FACP ROOM ) outside of the fire alarm control room on the outside of the door. The permanent sign shall be in red background and white letters. Per 2016 CFC, chapter 5, section 509.1

The following items (s) require your immediate attention and all items require building permits. Please contact me so I can assist you with addressing the issues.

1. Underground electrical was installed to the outdoor electrical outlets and polls for the exterior lighting in the upper patio areas and the outdoor event garden area. Per CBC 105.1 (Permits Required).
2. Underground electrical installed to the gate in the driveway next to the Winery Sign. Per CBC 105.1.
3. A sheet metal roof cover was installed over the equipment pad on the south east side of the winery rebuilding. Per CBC 105.1.
4. On the equipment pad one water storage tank and two water heaters are not property anchored or strapped. Per CBC 105.1.
5. In the patio area gas lines were installed to the fire pit and the two barbecue and one stovetop burner. Per CBC 105.1.
6. Underground electrical was installed to the barbecue countertop receptacles. Per CBC 105.1.
7. Inside the winery at the kitchen area there is an electrical receptacle cover plate missing.
8. A high piled storage rack was installed in the case good storage area. Per CBC 105.1.
9. Installed in the employees lounge a heat pump/minis spilt HVAC unit was installed. Per CBC 105.1.
10. Unsafe open electrical wire in the winery lab was installed creating an electrical hazard. Per CBC 105.1.
11. Two walls installed on the second story mezzanine to create an office area. Per CBC 105.1.

Please contact me to discuss your efforts to correct the violations described herein and to make arrangements for a pre-submittal meeting so I may review your plans and assist you in the permit application process. If you have any questions. You may reach me at (707) 299-1343.

Sincerely,



Greg Baxter,

Code Compliance Officer III

Planning, Building & Environmental Services

Cc: Chron, File





A Tradition of Stewardship  
A Commitment to Service

Form 1 – Information Sheet  
Planning, Building & Environmental Services

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

David Morrison  
Director

**INFORMATION AND NOTICE  
REGARDING APPARENT CODE VIOLATION**

January 10, 2018

Rapp Ranch Estates LLC  
10 Chateau Ln  
Napa Ca 94558-3821

Via Certified and Regular USPS Mail

**LOCATION:** 10 Chateau Ln Napa, CA; APN 052-170-019

Dear Property Owner:

The Napa County Department of Planning, Building, & Environmental Services has received information and/or observed that a Code violation exists or has occurred at the above-referenced Property without benefit of permit(s) for the following:

1. Four Steel buildings foundations/retaining walls are being replaced.
2. Alterations to the four steel buildings, trusses, underground electrical and plumbing.
3. The horse riding arena has new insulation and has been reroofed.
4. Horse stalls connected to the riding arena have been rebuilt. New insulation has been installed and the structure has been reroofed.

Please refer to the attached notice and informational sheet that describes in more detail the reported or apparent Code violation(s) and the references to the provisions that appear to have been violated.

Please contact us within ten (10) calendar days of the date of this Notice to indicate your willingness to comply with Napa County Code and the California Building Code. We look forward to discussing this situation with you and resolving the apparent violation promptly. You may reach me at (707) 299-1343.

Sincerely,

A handwritten signature in black ink that reads "Greg Baxter".

Greg Baxter  
Code Compliance Officer  
Planning, Building & Environmental Services

Cc: Chron, File



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A Commitment to Service

DATE:  
January 10, 2018

## REPORTED OR APPARENT CODE VIOLATION IMPORTANT ENFORCEMENT INFORMATION

This letter is a courtesy notice to advise you that an apparent code violation exists on the property identified below. Our Department encourages voluntary compliance and you are being given the opportunity to correct the violation identified in this notice before further enforcement action is taken.

NAME OF PERSON/ENTITY	PROPERTY ADDRESS:	MAILING ADDRESS:
Rapp Ranch Estates LLC	10 Chateau Ln Napa APN# 052-170-019	100 Rapp Ln Napa Ca 94558-3821

CODE SECTION(S):	DESCRIPTION:
<ul style="list-style-type: none"> <li>Section 105.1 of the 2016 California Building Code.</li> </ul>	<ol style="list-style-type: none"> <li>Four Steel building foundations/retaining walls are being replaced.</li> <li>Alterations to the four steel buildings, trusses, underground electrical and plumbing.</li> <li>The horse riding arena steel building has new insulation and has been reroofed.</li> <li>Horse stalls connected to the riding arena have been rebuilt. New insulation has been installed and the structure has been reroofed.</li> </ol>

**ACTION REQUIRED:**

- Please contact us within ten (10) calendar days of the date of this letter (January 20, 2018) to confirm your receipt of this correspondence and to discuss your options to comply with the code.
- Please cease all work immediately until permits have been issued.

NAME OF CODE ENFORCEMENT OFFICER:	DEPT. PHONE NUMBER & EMAIL CONTACT:
Greg Baxter <i>Greg Baxter</i>	(707- 299-1343) <a href="mailto:greg.baxter@countyofnapa.org">greg.baxter@countyofnapa.org</a>
District Supervisor:	
Belia Ramos	District 5

**YOU FACE THE MEASURES ON THE BACK OF THIS NOTICE UNLESS YOU PROMPTLY CONTACT AND WORK WITH COUNTY STAFF TO ADDRESS THE ABOVE DESCRIBED REPORTED OR APPARENT CODE VIOLATION(S)**

**Unless you promptly contact County staff and work with staff to address the above-described reported and/or apparent Code violations by the date specified above, one or more of the following code compliance measures will be implemented by the County:**

**1. Issuance of a Citation pursuant to Napa County Code Chapter 1.28.**

Under Chapter 1.28 of the Napa County Code, Code Enforcement staff may issue a Citation. The issuance of a Citation for a violation of the Code shall, unless the violation is corrected prior to the deadline stated in the Citation, result in the imposition of administrative penalties. Such penalties may vary with the type of violation, but currently the lowest penalties that may be levied are as follows:

- \$100 for the first violation
- \$200 for the second violation of the same Code provision within 1 year
- \$500 for the third violation and for each additional violation of the same Code provision within 1 year.
- For violations that pertain to real property, the Citation will be recorded with the Napa County Recorder's office and constitute a lien on the property if you fail to correct the violation by the deadline stated in the Citation.
- You will be given an opportunity to request a hearing before a hearing officer to contest the Citation and/or to contest the administrative penalties or recordation of the Citation.
- If you fail to pay an administrative penalty and/or fail to correct the Code violation after a Citation is issued, the matter will then be referred to County Counsel or the District Attorney for further enforcement through civil litigation proceedings.

**2. Issuance of Notice of Nuisance pursuant to Napa County Code Chapter 1.20**

- a. Alternatively, the Enforcement Officer shall (unless circumstances dictate otherwise) issue a Notice of Nuisance pursuant to Napa County Code Section 1.20.040, which will be copied to all lienholders of record of the property.
- b. This Notice will include an Order to abate the nuisance by a specified, reasonable time.
- c. If the violation is not corrected by the stated deadline, an abatement hearing may be held before the Napa County Board of Supervisors.
- d. The Board may, if it finds a nuisance exists, order the violator to pay all administrative costs incurred in the course of abatement proceedings and investigation.
- e. Recordation of the notice of nuisance and imposition of administrative penalties under Chapter 1.28 may also occur.
- f. Depending on the nature of the violation and whether it poses a threat to health and safety, County Code Enforcement may choose to engage in summary (immediate) abatement steps to eliminate the nuisance without an administrative hearing before the Board of Supervisors.

**3. Issuance, if applicable, of a Notice of Violation and Order to Repair or Abate Substandard Housing Conditions pursuant to Health and Safety Code Sections 17980 and 17980.6.**

- a. The Notice of Violation as to substandard housing conditions will include an order to remedy the violation(s) within a reasonable period of time.
- b. Administrative penalties under Chapter 1.28 may also be imposed if the conditions are not corrected by the deadline stated in the Notice.
- c. If the violations are not corrected by the deadline, the Notice of Violation will be recorded with the Napa County Recorder's office and constitute a lien on the property.
- d. Failure to correct substandard housing conditions may also result in appointment of a receiver for the property affected by the violation.

**4. Referral to County Counsel or the District Attorney for Filing of Enforcement Proceedings in Court**

Depending on the circumstances and severity of the violation, direct referral of a violation to County Counsel or to the District Attorney for filing of enforcement proceedings may occur at the outset, without the issuance of a Citation or the other Notices described below. Pursuant to Napa County Code Section 1.20.155, in the course of such litigation, the County may seek civil penalties up to \$1,000.00 for each day that the violation continues to exist.

The County's remedies and procedural steps for enforcement of the County Code and other statutes and regulations enforced by the County, as described herein, are cumulative, alternative, and subject to the County's discretion depending on the circumstances presented. The County, in enforcing the County Code and other statutes and regulations, has prosecutorial discretion to select – based on the particular circumstances – the appropriate enforcement measures to be taken, as permitted by the County Code and other laws.

## **Baxter, Gregory**

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**From:** David Gilbreth <dbgilbreth@gmail.com>  
**Sent:** Friday, May 25, 2018 1:12 PM  
**To:** Baxter, Gregory  
**Subject:** David and Alice Alkosser / Winery

Hi Greg (Resending)

As you know I represent David and Alice Alkosser regarding their Winery.

I am confirming our conversations that my clients are committed to not using the barn structure that was inadvertently modified without building permits.

They anticipate resolving this matter in the next six months as they review potential business decisions regarding a potential use permit modification to the winery use permit. Once they make their business decisions within the next six months they will comply with Napa County requirements to analyze the inadvertent construction to confirm that it was constructed in compliance with Napa County building codes.

I will continue to be in contact with you and work with you to resolve this matter. I appreciate you and your efforts. Best regards. David Gilbreth

Sent from my iPhone





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A Commitment to Service

# RESIDENTIAL BUILDING PERMIT APPLICATION CODE VIOLATION

1195 Third Street  
Second Floor  
Napa, California 94559  
707-253-4417 FAX 707-253-4336  
www.countyofnapa.org/building

FOR OFFICE USE ONLY	Code Enf Auth <b>GMB</b>	Permit # <b>B18-00193</b>	Bin
Notes			
<input type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Replace <input type="checkbox"/> Move

### PROPERTY/WORK DESCRIPTION

(Please Print Clearly)

Is this application the result of a Code Violation?  YES  NO

Street Address: **20 CHATEAU LN  
100 RAPP Lane**

Suite/Unit #: \_\_\_\_\_ City: **Napa** Zip: **94558**

Cross Street: **2nd Av.**

APN# **052170018** Existing Sq. Ft. **25000**  
New Sq. Ft. **25000**

Construction Cost: **150000.-** Conditioned Sq. Ft. \_\_\_\_\_  
Unconditioned Sq. Ft. \_\_\_\_\_

Work Description:  
**Re-roof and Insulate  
and alterations to horse  
stalls.  
Exterior Siding repairs**

### PROPERTY OWNER

Is this permit being pulled as Owner/Builder?  YES  NO

Owner Name: **David Alkasser**

Mailing Address: **525 Harbor Island Dr.** City: **Newport Beach** State: **CA** Zip: **92660**

Phone: **714-2067856** Fax: \_\_\_\_\_ Email: **dalkasser@gmail.com**

### CONTRACTOR

Company Name: \_\_\_\_\_ License #: \_\_\_\_\_ Class: \_\_\_\_\_ Expires: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

RECEIVED

### PRIMARY CONTACT

All communication from our office regarding your permit will be made to this person.

Primary Contact Name: **David Alkasser** Napa County Planning, Building & Environmental Services

Firm: \_\_\_\_\_ License #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

I Represent:  Owner  Contractor Authorized Agent:  Y  N (Please provide a signed Authorized Agent Form)

B18-00193  
03/27/2018

**YOU MUST COMPLETE BOTH SIDES**

# OWNER BUILDER DECLARATION

(Sec. 7031.5). Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions' Code) or that he or she is exempt there from and basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

**I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE.** (Sec. 7044 Business and Professions Code: The Contractors' State License Law does not apply to an owner of the property, who builds or improves thereon, and who does such work himself or herself or through his or her employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

**I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT** (Sec. 7004, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a Contractor's State License Law.

**I AM EXEMPT** under section \_\_\_\_\_ for this reason: \_\_\_\_\_

I HEREBY ATTEST UNDER PENALTY OF PERJURY that I am exempt from the Contractors' State License Law for the above marked reason :

Signature:  \_\_\_\_\_ Date: 1/29/18

# WORKER'S COMPENSATION

**I HAVE AND WILL MAINTAIN A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation carrier and policy No. are:

Carrier: \_\_\_\_\_

**I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF-INSURE FOR WORK-ERS' COMPENSATION**, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy: \_\_\_\_\_

Exp. Date: \_\_\_\_\_

**I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THE PERMIT IS ISSUED**, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall herewith comply with those provisions. **WARNING:** Failure to secure workers' compensation coverage is unlawful, and subjects an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

I HEREBY AFFIRM UNDER PENALTY OF PERJURY to the above marked declarations:

Signature:  \_\_\_\_\_ Date: \_\_\_\_\_

# DISCLOSURE STATEMENT

I certify that I have read this application and state that the information here in is correct, I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. Furthermore I hereby authorize representatives of the county to enter upon the above-mentioned property for inspection purposes.

**NOTICE:** This permit will expire by limitation and become null and void if work authorized by such permit is not commenced within one calendar year or if work is suspended or abandoned at any time after work is commenced for a period of 180 days from last inspection. A request for an extension of time must be submitted in writing to the Chief Building Official within one year of issuance or 180 days from last inspection. This application will expire by limitation if no permit is issued within one year following the date of application.

I (We) agree to save, indemnify and keep harmless the County of Napa against judgments, cost, and expenses which may in any way accrue against said County in consequence of the granting of this permit.

Signature:  \_\_\_\_\_ Date: 1/29/18

Owner  Contractor  Authorized Agent (Must attach letter or Authorized Agent Form)

818-00143



NO.	BY	DATE

**APPROVED**  
 F. S. ...  
 REGISTERED ARCHITECT

**ARCHITECTURE**  
 DESIGN  
 H INC H  
 (707) 224-9333  
 hstendesign.net

**ARCHITECTURE**  
 ILLUSTRATION  
 H INC H  
 (707) 224-9333  
 hstendesign.net

**ARCHITECTURE**  
 ILLUSTRATION  
 H INC H  
 (707) 224-9333  
 hstendesign.net

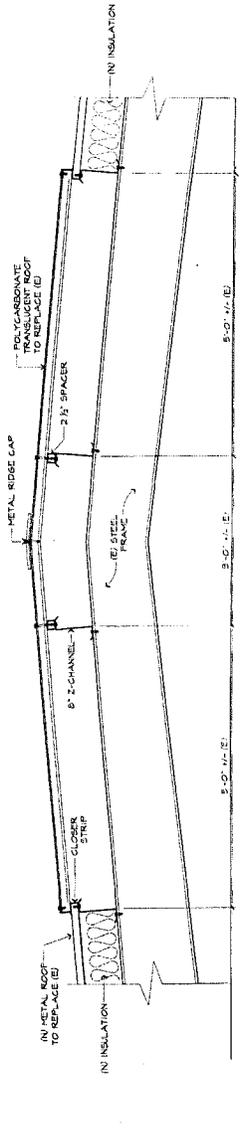
**ROOF REPAIR**  
**RAPP EQUESTRIAN CENTER**  
 100 RAPP LANE, NAPA CA 94558



**ROOF PLAN**

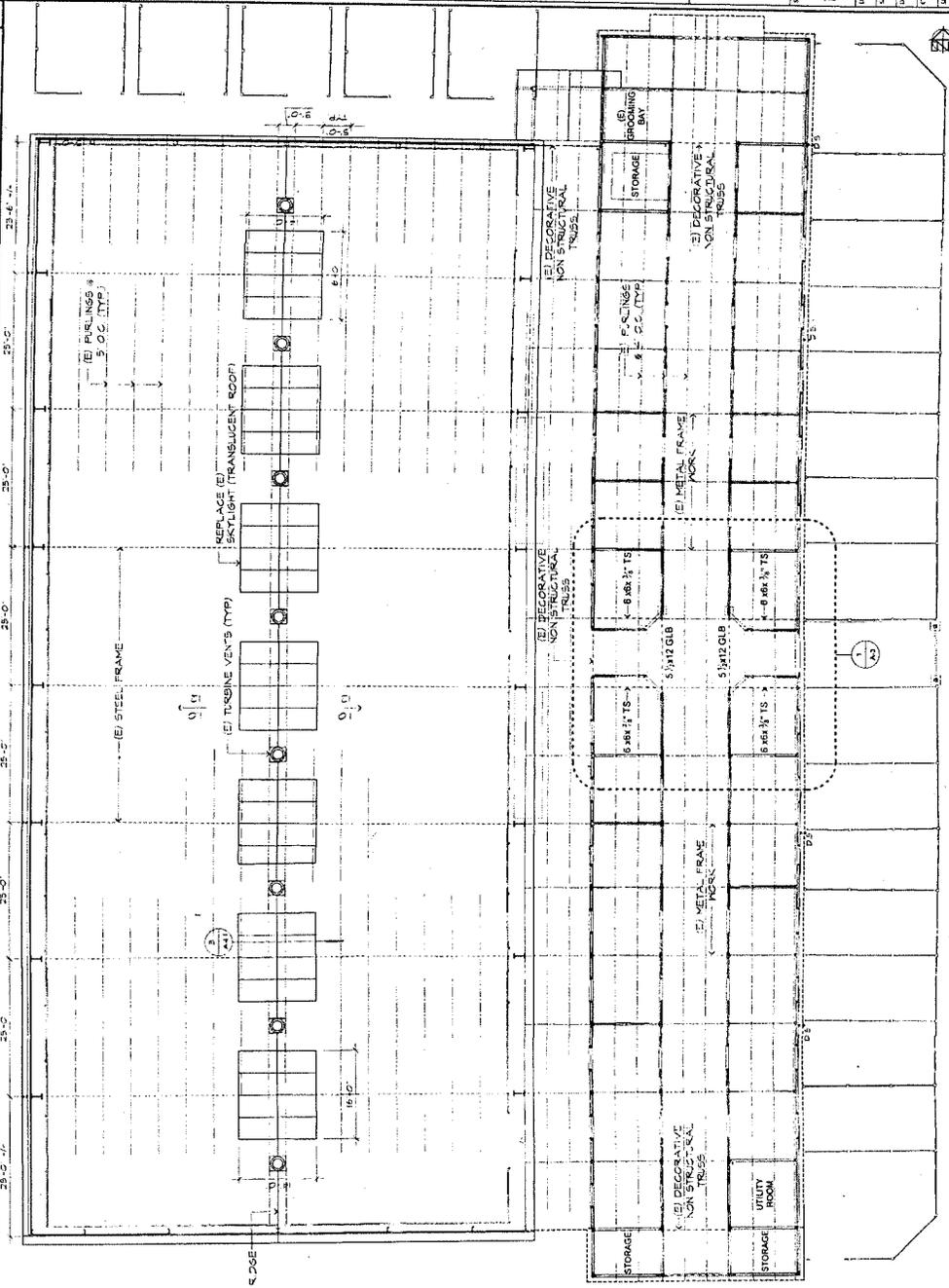
DATE	10/19/2014
SCALE	AS SHOWN
PROJECT	RAPP EQUESTRIAN CENTER
CLIENT	
PROJECT NO.	
DATE	

**A-2**

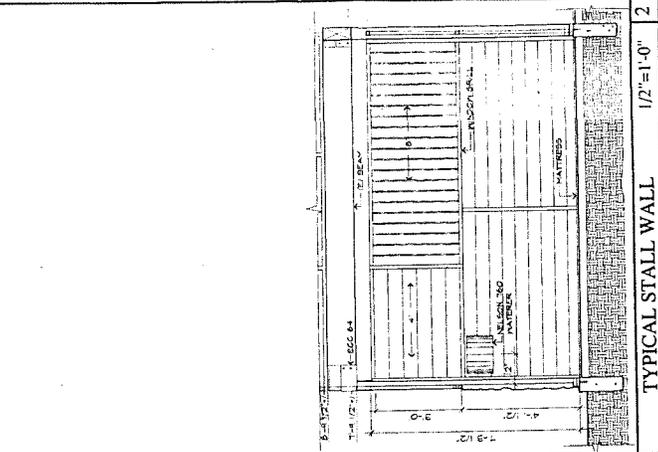


**APPROVED**  
 F. S. ...  
 REGISTERED ARCHITECT

**ARENA SKYLIGHT**  
 1"=1'-0"



**TYPICAL STALL WALL**  
 1/2"=1'-0"

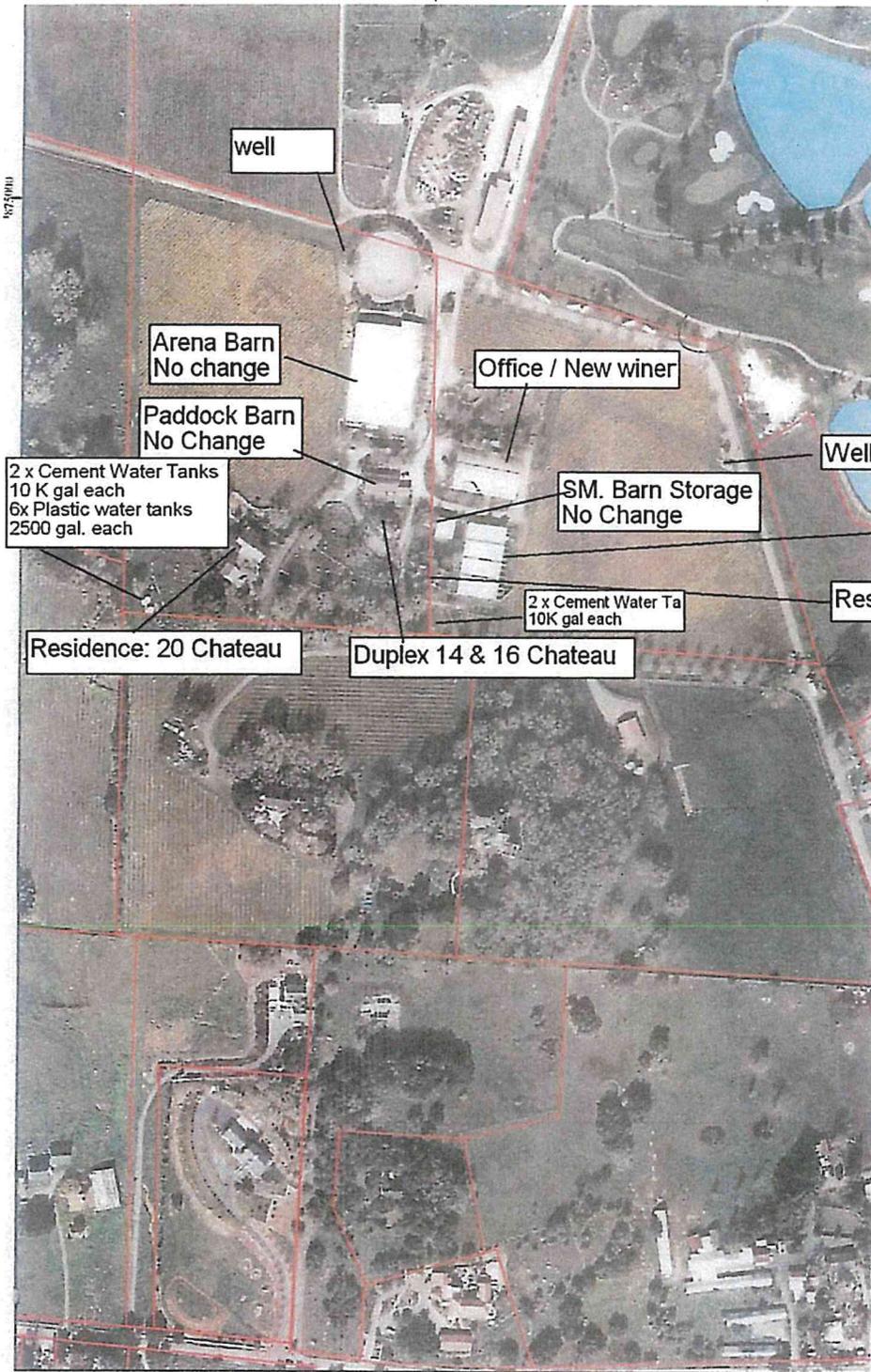


**SIDE RAILS AT ARENA**  
 3/4"=1'-0"

**ARENA & STABLE ROOF PLAN**  
 1"=10'







2 x Cement Water Tanks  
10 K gal each  
6x Plastic water tanks  
2500 gal. each

SM. Barn Storage  
No Change

Terrace Barn  
NO CHANGE

Residence: 20 Chateau

Duplex 14 & 16 Chateau

Residence 10 Chateau

**Legend**

- Parcels
- Water Bodies
- American Canyon
- Calistoga
- County
- Napa
- St Helena
- Yountville
- County Boundary

County of Napa

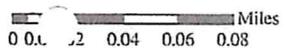
Conservation, Development & Planning

Planning General

Created Date: 12/2002    Revised Date: 07/10/2008

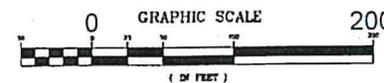
Horizontal Datum: NAD 83,  
CA State Plane Coordinates,  
Zone II, feet

Disclaimer: This map was prepared for informational purpose only. No liability is assumed for the accuracy of the data delineated hereon.



# D'AMBROSIO WINERY

NAPA VALLEY COUNTRY CLUB



APN 52 170-042

● EXISTING WELL  
(FOR ADJOINING  
PARCEL)

100' WELL SETBACK

4E VINEYARDS  
0.69 ACRES

PROPOSED STORAGE TANKS  
FOR PROCESS WAST HOLD & HAUL

EXISTING DOMESTIC SEWAGE  
SYSTEM TO SERVE PROJECT

EXISTING DIRT ROAD TO BE IMPROVED  
TO MEET COUNTY STANDARDS

PROPOSED PARKING LOT TO  
CONFORM TO COUNTY STANDARDS

RELOCATE FIRE HYDRANT  
MINIMUM 40' FROM BLDG.

PROPOSED FIRE TURNAROUND

EXISTING PAVEMENT

6E VINEYARDS  
6.15 ACRES

(E) BARN TO BE  
CONVERTED  
TO WINERY

APN: 52-170-018

(E) BLDG

(E) STABLES

(E) RES

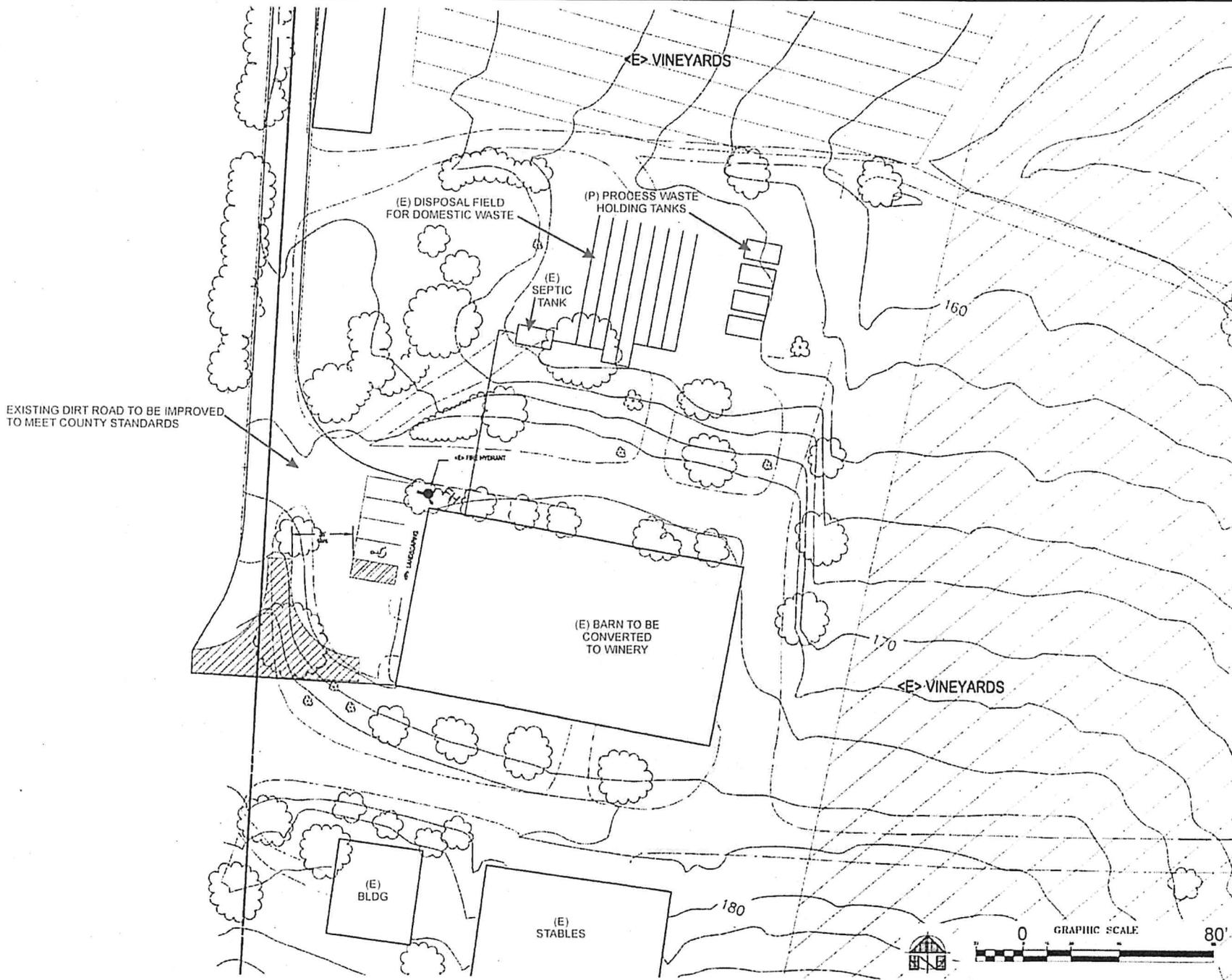
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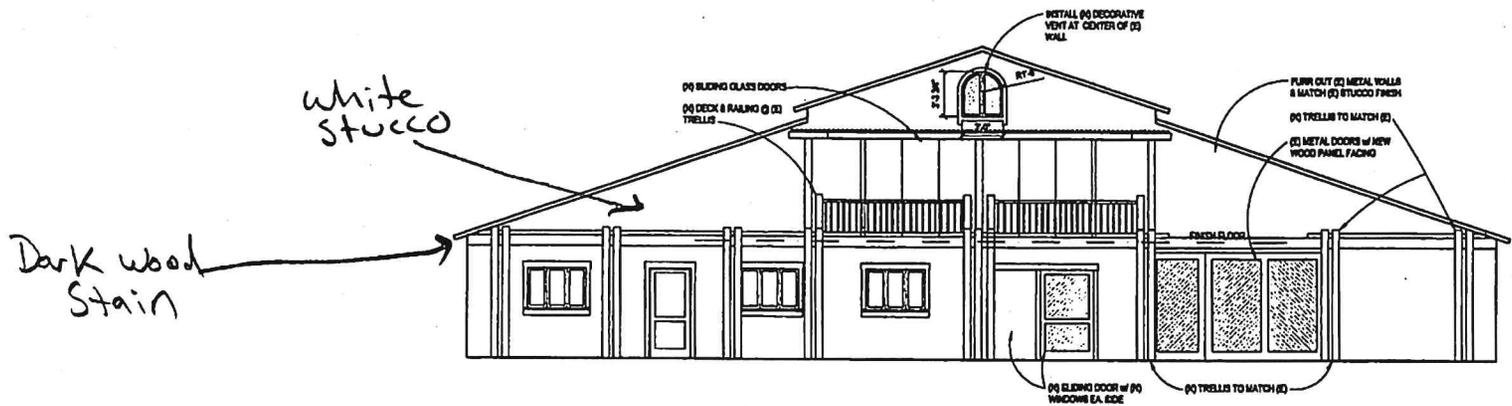
● EXISTING WELL

100' WELL SETBACK

CHATEAU LAKE

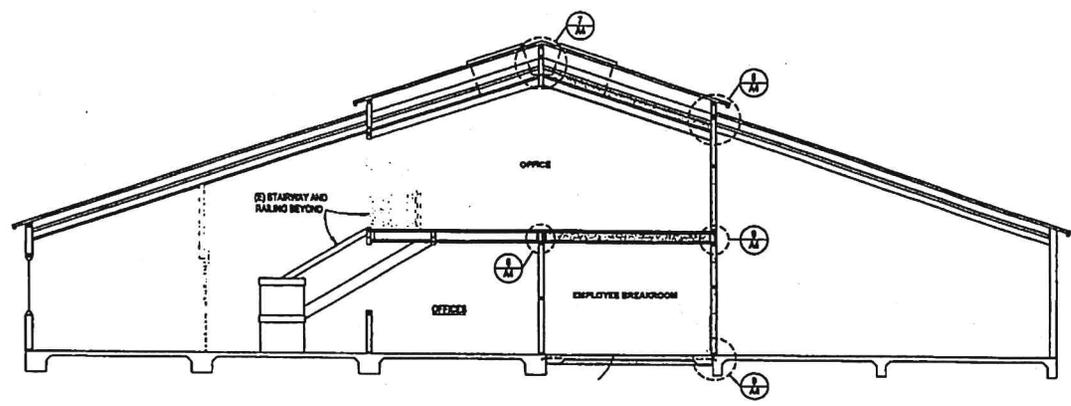
# D'AMBROSIO WINERY





FRONT ELEVATION

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



SECTION

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

**M C A**  
**architecture  
 planning  
 interiors**

Main Office:  
 953 French Street  
 Napa, CA 94559  
 Field Office:  
 1532 West Texas Street  
 Suite 105-D  
 Fairfield, CA 94533  
 Napa 707.281.1500  
 Fairfield 707.438.0500  
 Sacramento 916.498.2550  
 Fax 707.256.3780  
<http://www.mca.com/>

OWNER:  
 D'AMBROSIO BROTHERS  
 INVESTMENT COMPANY  
 FRANK & TONI D'AMBROSIO  
 1100 LINCOLN AVENUE,  
 SUITE 202  
 NAPA, CA 94558

PROJECT:  
 APN 6052-170-019  
 CONTI WINERY  
 100 RAPP LANE  
 NAPA, CA 94558

EXTERIOR  
 ELEVATIONS  
 & SECTION

ARCHITECT'S STAMP:

DATE: AUGUST 7, 2007  
 REVISION:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 SHEET:

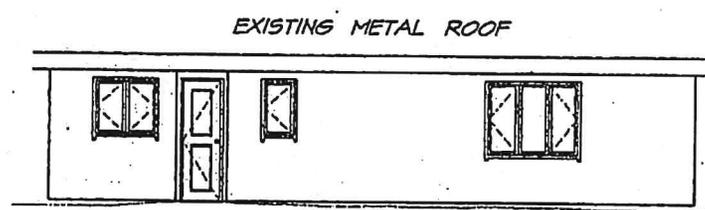
**RECEIVED**

MAY 10 2007

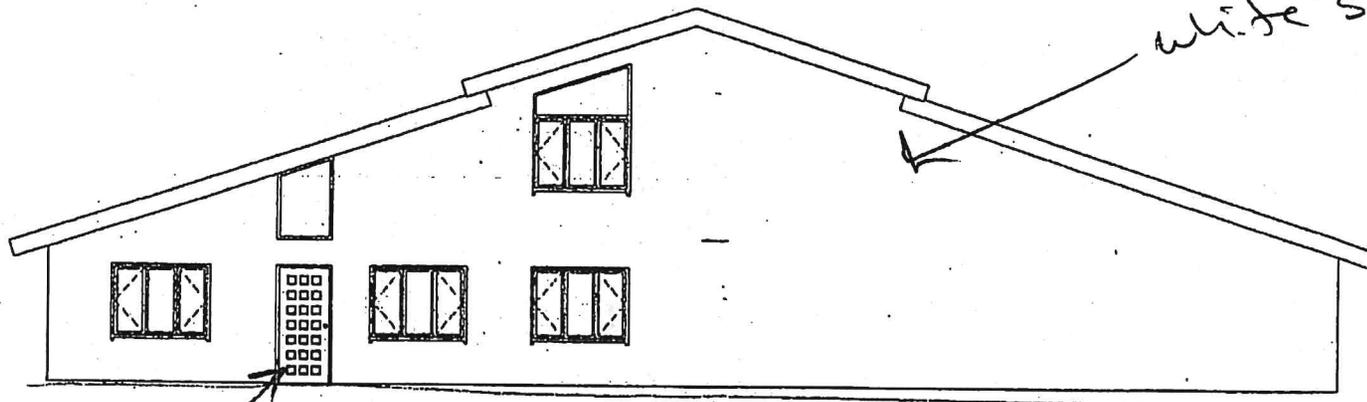
NAPA CO. CONSERVATION  
 DEVELOPMENT & PLANNING DEPT.

**A3**

Conti Winery, Frank D'Ambrosio  
Assessors Parcel No. 052-170-019  
File No. \_\_\_\_\_  
Date of Drawing 4-20-2006



**PARTIAL NORTH ELEVATION**  
SCALE 1"=10'

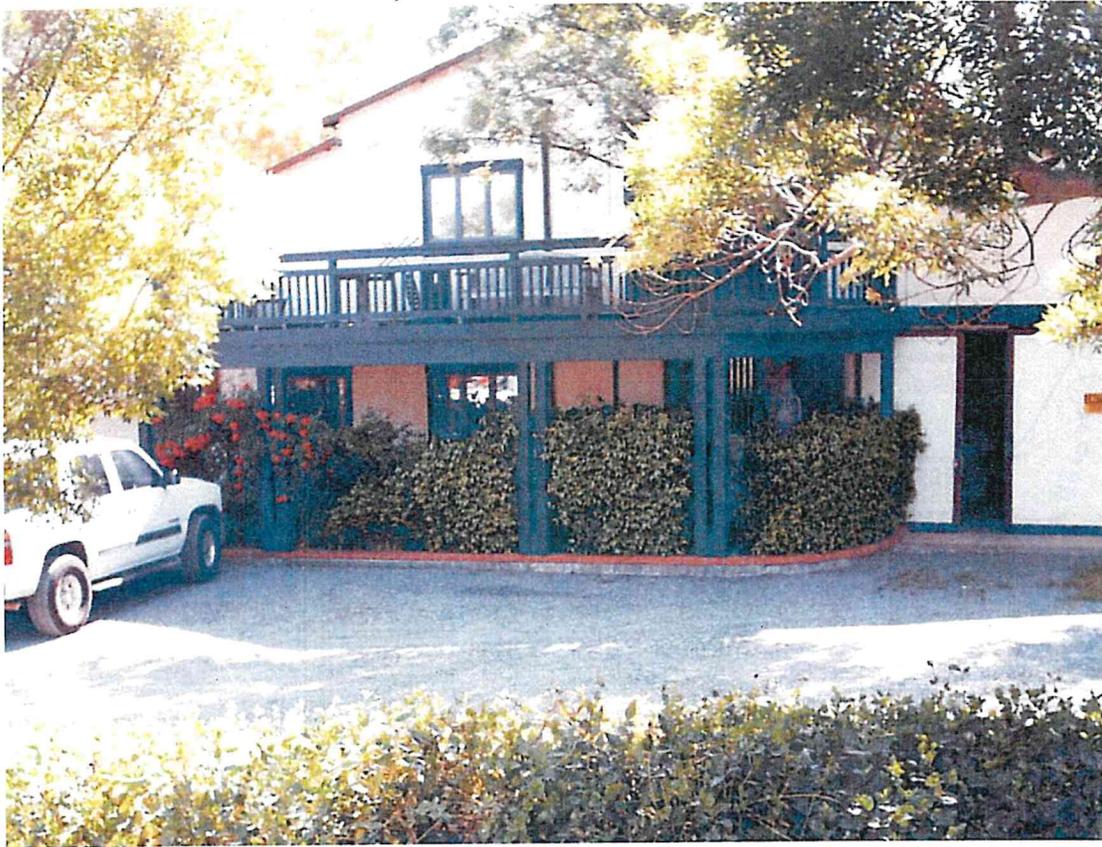


Dark Brown  
Stain

**PARTIAL WEST ELEVATION**  
SCALE 1"=10'

white stucco

# D'AMBROSIO WINERY



West Facing/Office Entrance/



West Facing/Office Entrance/Faces 20 Chateau

# D'AMBROSIO WINERY



South Facing/Proposed Crush Pad Location



North Facing

# D'AMBROSIO WINERY

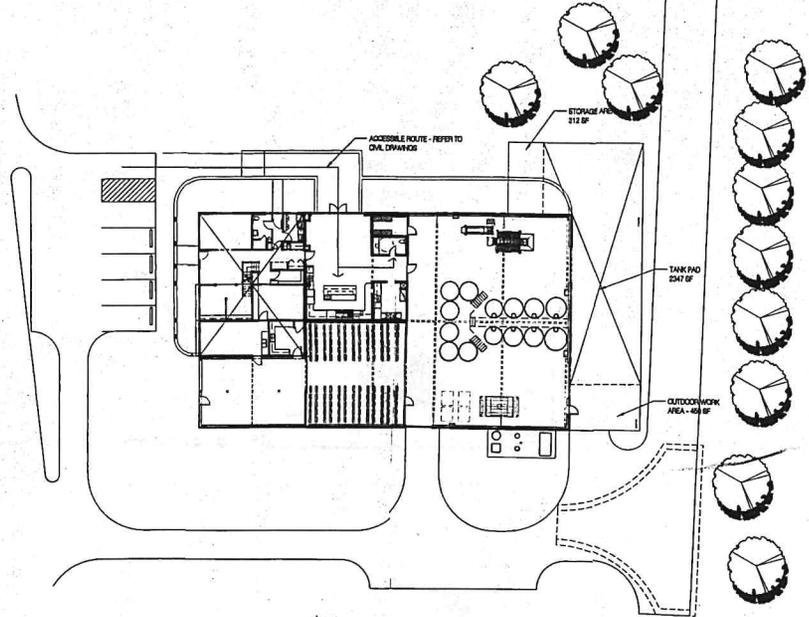


North Facing



Rear - East Facing Tank & Fermentation, Shipping/Receiving

# P12-00374 - VMM FLOOR PLNS



**1 SITE PLAN**  
A1.0  
NOTE: VERIFY ALL DIMENSIONS IN FIELD

SCALE: 1" = 20'-0"



**JAMES B. JEFFERY ARCHITECTS AIA**  
2107 JEFFERSON STREET  
NAPA, CALIFORNIA 94950  
PH (707) 226-7041 FX (707) 226-1500



THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ARCHITECT JAMES JEFFERY AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF ARCHITECT JAMES JEFFERY.

- CONSULTANTS**
- CIVIL**  
FREDERICK SPENCE & ASSOCIATES  
1515 FOURTH STREET  
NAPA, CA 94950  
PHONE (707) 252-5201  
FAX (707) 252-4928
  - STRUCTURAL ENGINEER**  
VAL E. PIZZINI, P.E.  
1400 OLIVERVILLE RD. STE. 111  
SANTA ROSA, CA. 95403  
PHONE (707) 527-4822  
FAX (707) 527-4821
  - MECHANICAL ENGINEER**  
AQUIN ENGINEERS  
1172 JEFFERSON ST.  
NAPA, CA. 94950  
PHONE (707) 251-1458
  - ELECTRICAL ENGINEER**  
SEA ELECTRICAL ENGINEERS  
881 NAPA VALLEY CORPORATE WAY, STE. 17  
NAPA, CA. 94950  
PHONE (707) 228-8582  
FAX (707) 228-8581
  - PLUMBING**  
STEVE SILVA PLUMBING  
501-A ENTERPRISE WAY  
NAPA, CA. 94950  
PHONE (707) 252-3441

REVISION	DATE
BUILDING DEPT. SUBMITTAL	7-2-2012
VERY MINOR MOD. SUBMITTAL	10-8-12

**PROJECT**  
**VERISMO WINERY**  
100 RAPP LANE  
NAPA, CALIFORNIA

**SHEET CONTENTS**  
**SITEPLAN**

**DRAWN BY** DPD  
**CHECKED BY** JSJ  
**JOB NO.** 11-001  
**SHEET NO.**

**A1.0**

**JAMES B. JEFFERY  
ARCHITECTS  
AIA**

2107 JEFFERSON STREET  
NAPA, CALIFORNIA 94959

PH (707) 226-7041 FX (707) 226-1090



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**CIVIL**  
FREDERICK & ASSOCIATES PHONE (707) 253-2001  
1518 FOURTH STREET FAX (707) 252-4888  
NAPA, CA 94959

**STRUCTURAL ENGINEER**  
VAL E. PIZZAL, P.E. PHONE (707) 257-8823  
1400 SILVERVILLE RD. STE. 12 FAX (707) 257-9801  
SANTA ROSA, CA 95403

**MECHANICAL ENGINEER**  
ANOM ENGINEERS PHONE (707) 251-1468  
1112 JEFFERSON ST.  
NAPA, CA 94959

**ELECTRICAL ENGINEER**  
JVA ELECTRICAL ENGINEERS PHONE (707) 259-8880  
801 NAPA VALLEY CORPORATE WAY, STE. 02  
NAPA, CA 94959 FAX (707) 259-8881

**PLUMBING**  
STEVE SILVA PLUMBING PHONE (707) 253-5841  
801-A DUTTFORSE WAY  
NAPA, CA 94959

**BUILDING AREA (BREAKDOWN)**

ROOM	ACCESSORY	PRODUCTION
101 - OFFICE	227	
102 - RECEPTION	290	
102 - OFFICE AREA	229	
102 - EMPLOYEE LOUNGE	221	
102 - OFFICE	221	
102 - STORAGE CLOSET	53	
107 - HALLWAY	20	
108 - TOILET	78	
109 - HALL	44	
110 - OFFICE		70
111 - RESTAURANT/STORAGE ROOM	827	
112 - RESTAURANT ROOM	93	
113 - RESTAURANT ROOM	82	
114 - RESTAURANT ROOM	170	
115 - RESTAURANT ROOM		4,311
116 - STORAGE		1,350
117 - GARAGE		850
118 - WINE LAB		147
119 - WINE LAB		311
120 - WINE LAB		121
201 - WINE LAB		878
OUTDOOR STORAGE AREA		450
OUTDOOR TANK STORAGE		2,347
OUTDOOR STORAGE		312
<b>TOTAL SQUARE FEET</b>	<b>3801</b>	<b>9,345</b>

ACCESSORY USE PERCENTAGE OF PRODUCTION FACILITY: 36.8%

REVISION DATE

BUILDING DEPT. SUBMITTAL 7-2-2012

VERY MINOR MOD. SUBMITTAL 10-6-12

PROJECT

**VERISMO  
WINERY**

100 RAPP LANE  
NAPA, CALIFORNIA

SHEET CONTENTS

**FIRST FLOOR  
PLAN**

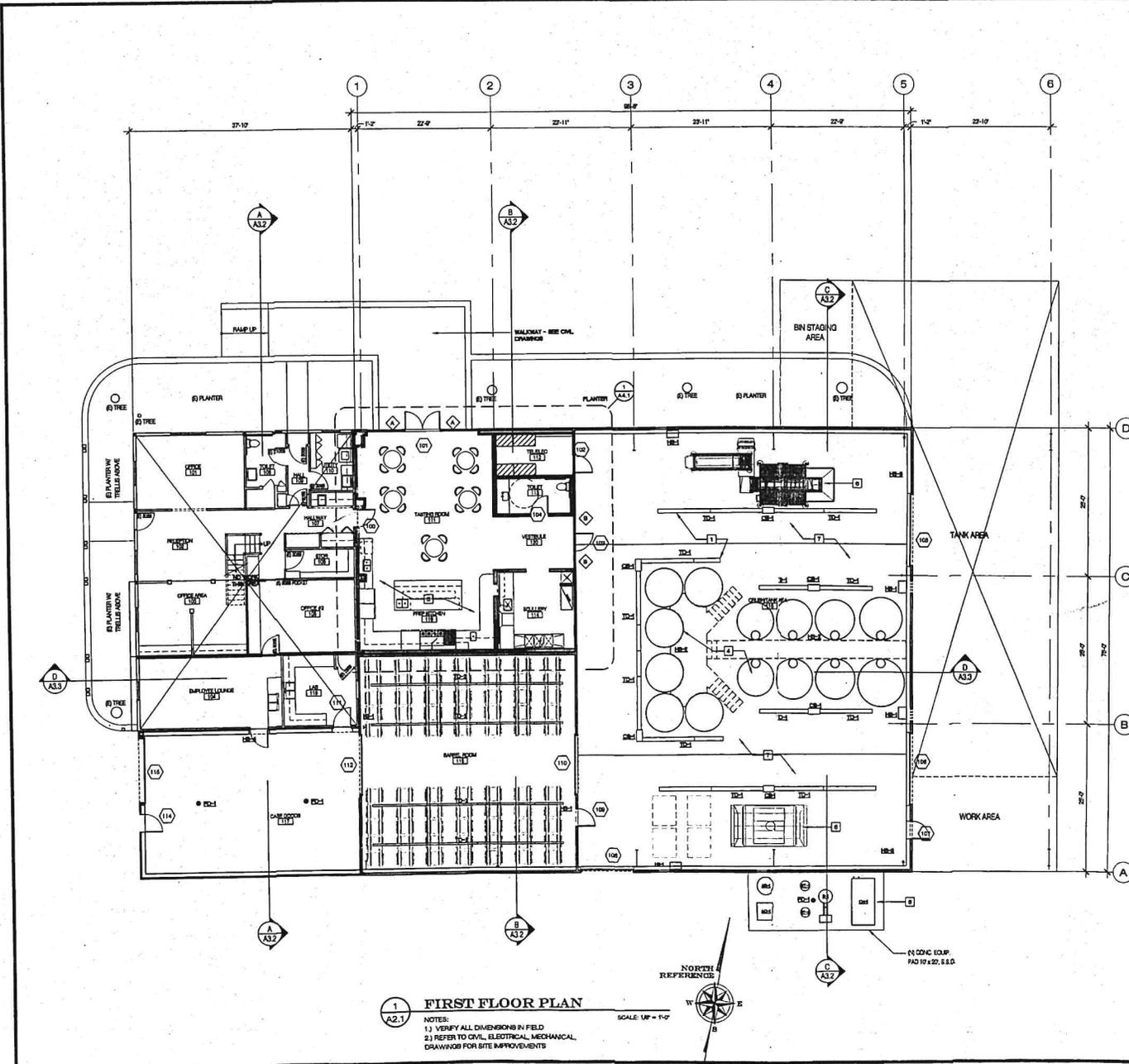
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CHECKED BY JLU

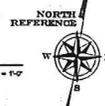
JOB NO. 11-001

SHEET NO.

**A2.1**



**1 FIRST FLOOR PLAN**  
NOTES:  
1.) VERIFY ALL DIMENSIONS IN FIELD  
2.) REFER TO CIVIL, ELECTRICAL, MECHANICAL,  
DRAWINGS FOR SITE IMPROVEMENTS  
SCALE: 1/8" = 1'-0"



**JAMES B. JEFFERY**  
ARCHITECTS  
AIA

2107 JEFFERSON STREET  
NAPA, CALIFORNIA 94950

PH (707) 226-7041 FX (707) 226-1600



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- CONSULTANTS
- CIVIL**  
RICHMOND PRICE & ASSOCIATES PHONE (707) 261-3251  
1515 FOURTH STREET FAX (707) 261-4288  
NAPA, CA 94950
  - STRUCTURAL ENGINEER**  
VAL E. PIZZAZI P.E. PHONE (707) 251-8822  
1401 GREENVILLE FLD. BTE. 12 FAX (707) 251-8823  
SANITA REDDA CA. 94943
  - MECHANICAL ENGINEER**  
ARON BERNERS PHONE (707) 251-1488  
1713 JEFFERSON ST.  
NAPA, CA 94950
  - ELECTRICAL ENGINEER**  
JVA ELECTRICAL ENGINEERS PHONE (707) 229-8500  
881 HAWAII VALLEY CORPORATE WAY, STE. 17  
NAPA CA 94956
  - PLUMBING**  
STEVE SILVA PLUMBING PHONE (707) 252-0811  
8014 ENTERPRISE WAY  
NAPA CA 94958

**BUILDING AREA (BREAKDOWN)**

ROOM	ACCESSORY	PRODUCTION
101 - OFFICE	227	
102 - RECEPTION	290	
103 - OFFICE AREA	225	
104 - EMPLOYEE LOUNGE	287	
105 - OFFICE	221	
109 - STORAGE CLOSET	53	
107 - HALLWAY	50	
106 - TOILET	75	
108 - HALL	44	
110 - UTILITY		
111 - BREAK/MEETING ROOM	827	70
112 - TRAFFIC ROOM	85	
113 - TOILET	85	
114 - SECURITY	170	4,311
115 - RECEPTION		1,260
116 - BARREL STORAGE		628
117 - CRANE DOCK		127
118 - WINE LAB		
119 - PREP FLOOR	311	450
120 - VESTIBULE	121	2,347
201 - PRIVATE OFFICE	879	
OUTDOOR WINE AREA		450
OUTDOOR TANK STORAGE		312
TOTAL SQUARE FEET	3051	9,252

ACCESSORY USE PERCENTAGE OF PRODUCTION FACILITY: 33.0%

REVISION	DATE

BUILDING DEPT. SUBMITTAL 7-2-2012

VERY MINOR MOD. SUBMITTAL 10-8-12

PROJECT

**VERISMO**  
**WINERY**  
100 RAPP LANE  
NAPA, CALIFORNIA

SHEET COMMENTS

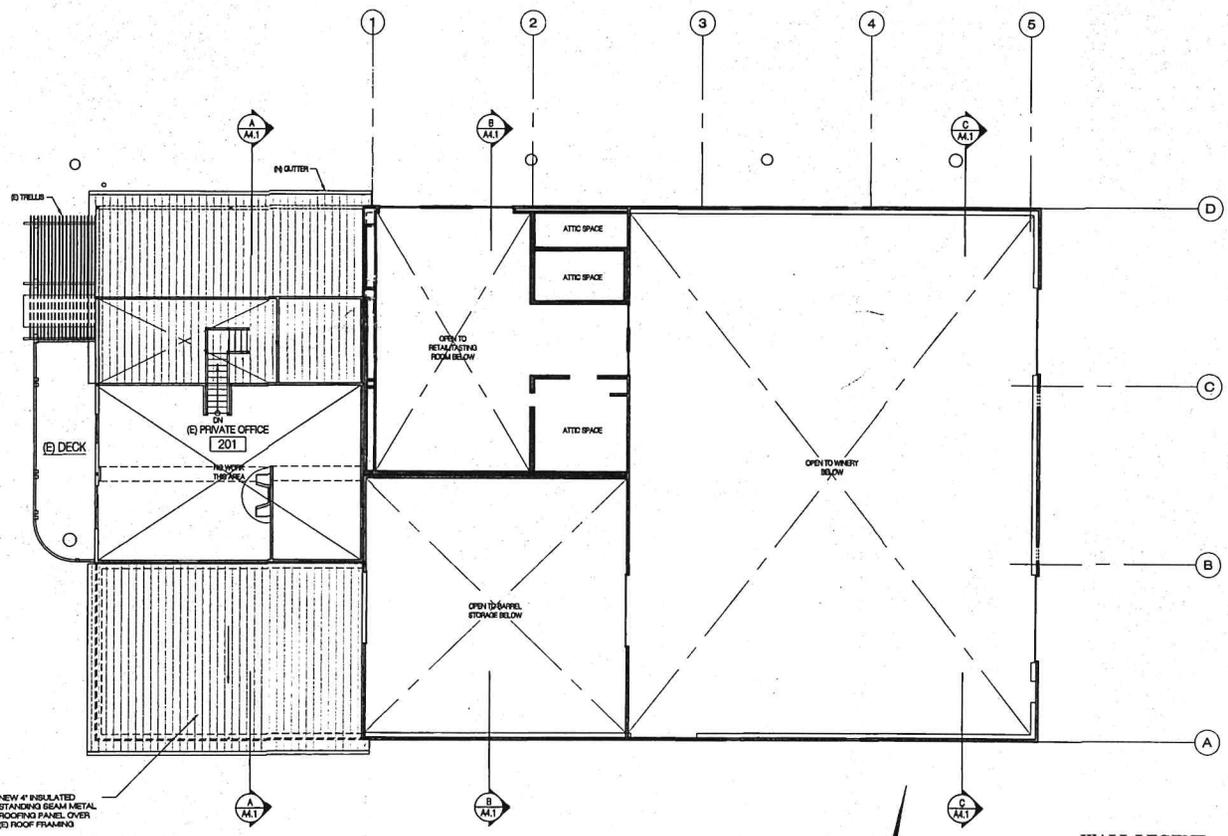
**SECOND FLOOR**  
**& LOWER ROOF**  
**PLAN**

DRAWN BY: DJP

CHECKED BY: JBU

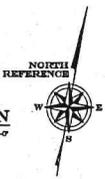
JOB NO.: 11-001

SHEET NO. **A2.2**



NEW # INSULATED  
STANDING BEAM METAL  
ROOFING PANEL OVER  
(C) ROOF FRAMING

**1 SECOND FLOOR & LOWER ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**WALL LEGEND**

- EXISTING WALLS TO REMAIN
- NEW # 200A METAL STUD @ 24" O.C. WITH # CLOSED-CELL INSULATION
- NEW # INSULATED 24 GA PANEL

#052-170-019

# COMMERCIAL BUILDING PERMIT APPLICATION

Napa County Building Division

1195 Third Street Suite 210 Napa, California 94559  
707-253-4417 Fax 707-253-4336 www.countyofnapa.org



## JBSITE LOCATION

**10 CHATEAU**

Street Address: 100 RAPP LN T.I. Tenant Name: VERISMO WINERY

Suite/Unit #: \_\_\_\_\_ City: NAPA Zip: 94558

Jobsite Location: (If Different) \_\_\_\_\_

Cross Street: NORTH AVE

APN# 052-170-018

Acreage: \_\_\_\_\_

FOR OFFICE USE	Permit # <u>02-844</u>	Code Enf Auth	Bin
Submittal Notes:			
<input type="checkbox"/> New <input checked="" type="checkbox"/> Add <input type="checkbox"/> Alter <input type="checkbox"/> Repair <input type="checkbox"/> Replace <input type="checkbox"/> Demo <input type="checkbox"/> TI			

## PROJECT DETAILS

<b>Costs</b> Electrical: _____ Mechanical: _____ Plumbing: _____ Construction: _____ Valuation: <u>\$515,000</u>	Occupancy: _____ <input type="checkbox"/> This application the result of a Code Violation Use: _____ Type of Construction: _____ New Sq. Ft: _____ Work Description: <u>Convert metal building into winery</u>
	FOR OFFICE USE

## PROPERTY OWNER

This permit is being pulled as Owner/Builder  YES  NO

Owner Name: FRANK D'AMBROSIO

Mailing Address: 100 RAPP LN City: NAPA State: CA Zip: 94559

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

## JOB PRIMARY CONTACT

All contact to and from our office will be through this person.

Primary Contact Name: DALE JAMES

Firm: DALE JAMES CONST INC

Address: 1030 EASUM DR City: NAPA State: CA Zip: 94558

Phone: 707-494-1516 Fax: 707-251-1516 Email: DJAMES@DALEJAMESCONSTRUCTION.COM

**YOU MUST COMPLETE BOTH SIDES**

20110630

**CONTRACTOR / ARCHITECT**

Company Name: DALE JAMES CONST License # 854873 Class: B Expires: \_\_\_\_\_  
Mailing Address: 1030 EASONS DR City: NAPA State: CA Zip: 94558

I HEREBY AFFIRM UNDER PENALTY OF PERJURY that I am licensed under provisions of Chapter 8 (commencing with Section 7000 of Division 3 of the Business and Professions Code), and my license is in full force and effect.

Contractor/Architect Signature:  [Signature] Date: 7-3-12

**WORKER'S COMPENSATION**

I HAVE AND WILL MAINTAIN A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation carrier and policy No. are:

Carrier: Granite State Ins

I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF-INSURE FOR WORKERS' COMPENSATION, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy: WC051759358

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THE PERMIT IS ISSUED, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall herewith comply with those provisions. WARNING: Failure to secure workers' compensation coverage is unlawful, and subjects an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

Exp. Date: 3/1/13

I HEREBY AFFIRM UNDER PENALTY OF PERJURY to the above marked declarations:

Signature:  [Signature] Date: 7-3-12

**OWNER BUILDER DECLARATION**

(Sec. 7031.5) Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE. (Sec. 7044 Business and Professions Code. The Contractors' State License Law does not apply to an owner of the property, who builds or improves thereon, and who does such work himself or herself or through his or her employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (Sec. 7004, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a Contractor's State License Law.

I AM EXEMPT under section \_\_\_\_\_ for this reason: \_\_\_\_\_

I HEREBY ATTEST UNDER PENALTY OF PERJURY that I am exempt from the Contractors' State License Law for the above marked rea-

Signature:  \_\_\_\_\_ Date: \_\_\_\_\_

**DISCLOSURE STATEMENT**

I certify that I have read this application and state that the information here in is correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law. Furthermore, I hereby authorize representatives of the county to enter upon the above-mentioned property for inspection purposes.

NOTICE: This permit will expire by limitation if work is not started in one year or if work is abandoned for more than 180 days. A request for an extension of time must be submitted in writing to the Chief Building Official within one year of issuance or 180 days from last inspection. This application will expire by limitation 180 days from the date of submission.

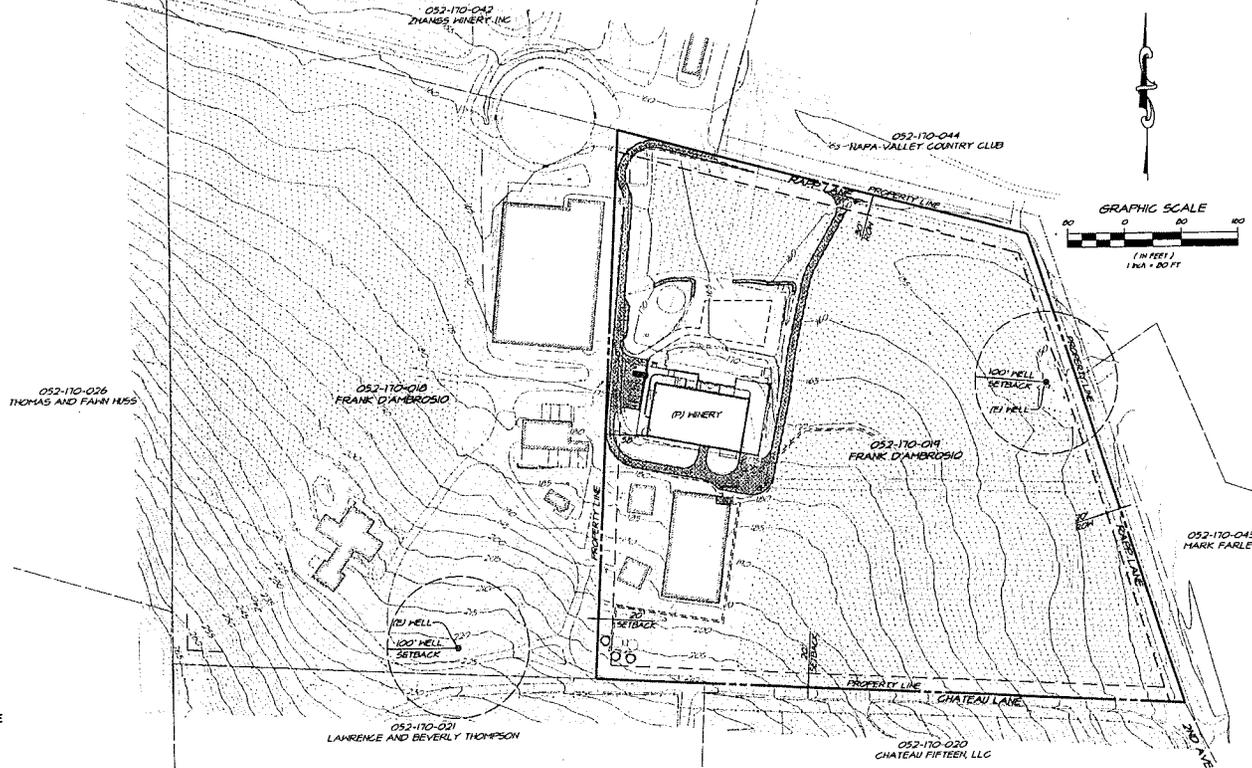
I (We) agree to save, indemnify and keep harmless the County of Napa against judgments, cost, and expenses which may in any way accrue against said County in consequence of the granting of this permit.

Signature:  [Signature] Date: 7-3-12

Contractor  Architect  Owner  Authorized Agent (Must provide Authorization Letter/Form)



# VERISMO WINERY CONSTRUCTION PLANS



LOCATION MAP  
NOT TO SCALE

### PROJECT INFORMATION

CONTACT: DALE JAMES  
JAMES CONSTRUCTION  
1300 BASHAM DRIVE  
NAPA, CA 94958

OWNER: FRANK D'AMEROSIO, JR.  
130 RAPP LANE  
NAPA, CA 94958

SITE ADDRESS: 10 RAPP LANE  
NAPA, CA 94958

CIVIL ENGINEER: REICHERTS SPENCE & ASSOC.  
105 NORTH STREET  
NAPA, CA 94954

PARCEL NO. 052-170-019  
PARCEL AREA: 0.51 ACRES  
EXISTING USE: VINEYARD  
PROPOSED USE: VINEYARD AND WINEERY  
EXISTING ZONING: AH  
PROPOSED ZONING: AH  
GENERAL PLAN: AH

ASSOCIATED PERMIT REQUIREMENTS	
ITEM	PERMIT NUMBER
USE PERMIT	PC08-01005

### TOPOGRAPHY NOTES

TOPOGRAPHY BASED ON AERIAL TOPOGRAPHY  
PREPARED BY MICHAEL H. BROOKS & ASSOCIATES  
DATED JANUARY 2000. SUPPLEMENTAL FIELD WORK  
PERFORMED BY REICHERTS SPENCE & ASSOCIATES IN  
NOVEMBER 2001 AND 2002.

### BOUNDARY NOTES

THE BASIS OF BEARING IS PER BOOK 11 RECORD OF  
SURVEY, PAGE 1.

### BENCHMARK

NAPA COUNTY BENCHMARK NO. 007  
ELEVATION NO. 106.361 NGVD 1929

### SHEET INDEX

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	CONSTRUCTION NOTES
C2.0	DIMENSION PLAN
C2.5	GRADING & EROSION CONTROL PLAN
C3.1	GRADING PROFILE & FIRE WATER PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS

CALL USA  
BEFORE EXCAVATING



48 HOURS IN ADVANCE  
1 (800) 227-2600

### ABBREVIATIONS

AD	AREA DRAIN	INV	INVERT
AB	AGGREGATE BASE	IP	IRON PIPE
AC	ASPHALT CONCRETE	JF	JOINT POLE
ARV	AIR RELEASE VALVE	LF	LINEAL FEET/FOOT
BFP	BACK FLOW PREVENTER	LP	LOW POINT
BH	BENCHMARK	MF	MANUFACTURER
BO	BENCHMKT	MH	MANHOLE
BSH	BACK OF SIDEWALK	MUM	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
C&B	CURB AND GUTTER	OC	ON CENTER
CB	CATCH BASIN	OW	OVERHEAD
C	CENTERLINE	PCC	PORTLAND CONCRETE CEMENT
CF	CONCRETE	PFC	PACIFIC GAS AND ELECTRIC
CGP	CAST IN PLACE PIPE	PI	POST INDICATOR VALVE
CH	COMBUSTIBLE METAL PIPE	PIV	POINT OF REVERSE CURVE
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CP	COORDINATED PLASTIC PIPE	PP	PROCESS PASTIC
CV	CHECK VALVE	R	RADIUS
CRP	CRIMP RING	RA	REICHERTS SPENCE & ASSOCIATES
DI	DUCTILE IRON PIPE	RM	RIGHT OF WAY
DW	DOWNSPOUT	RCP	REINFORCED CONCRETE PIPE
DCV	DOUBLE CHECK VALVE	RS	RISE
DDCV	DOUBLE DETECTOR CHECK VALVE	RSN	RIGHT OF WAY
DE	EDGE OF PAVEMENT	S	SEE ARCHITECT'S DRAWINGS
ED/EX	EXISTING	S&D	SEE ARCHITECT'S DRAWINGS
ET	EARTH	SD	STANDARD
FC	FACE OF CURB	S.E.D.	STRUCTURAL ENGINEER'S DRAWINGS
FD	FIRE DEPT. CONNECTION	SS	SANITARY SEWER
FF	FINISH FLOOR	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FS	FIRE HYDRANT	STL	STEEL PIPE
FS	FIRE SERVICE	TC	TOP OF CURB
FV	FIRE VALVE	TH	TOP OF HALL
FL	FLOOR LINE	VCP	VITRIFIED CLAY PIPE
FW	FIRE WATER LINE	W	WATER
GB	GRADE BREAK	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE
		WVF	WIRE WELDED FABRIC

### SYMBOL LEGEND

EXISTING	PROPOSED

NAPA COUNTY FIRE MARSHAL

THIS PLAN HAS BEEN REVIEWED FOR PERMIT ISSUANCE. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF STATE LAW AND NAPA COUNTY CODE ORDINANCES. RESOLUTION OR PROJECT CONDITIONS AND APPROVED OR DEVIATION FROM THESE REQUIREMENTS OR ALTERNATE METHODS SHALL BE REQUESTED IN WRITING AND APPROVED BY THE FIRE DEPARTMENT. ONE SET OF APPROVED PLANS SHALL BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES. FINAL APPROVAL IS SUBJECT TO FIELD INSPECTION.

PROJECT ID / ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

NAPA COUNTY FIRE DEPARTMENT  
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

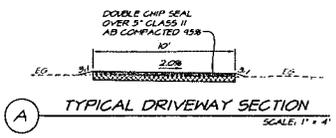
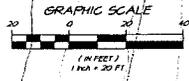


PREPARED UNDER THE DIRECTION OF:  
DALE JAMES, REGISTERED PROFESSIONAL ENGINEER

REICHERTS SPENCE & ASSOCIATES  
CIVIL ENGINEERING

DATE: OCT 25, 2010  
DRAWN: JHM  
DESIGNED: JHM  
CHECKED: JHM  
JOB NO. 4010020  
SHEET NO. C1.0  
1 OF 8 SHEETS

VERISMO WINERY  
COVER SHEET  
NAPA COUNTY CALIFORNIA



**HATCH LEGEND**

- DRIVEWAY AND PARKING LOT SECTION: DOUBLE CHIP SEAL OVER 5' CL II AB OVER SUBGRADE - 0' SCARIFIED. PORTLAND CONDITIONED & RECOMPACTED TO 458 RC - 17.25 SQ. FT.
- ADA PARKING SECTION: 6" PCC CONCRETE OVER 2' CL II AB OVER SUBGRADE - 0' SCARIFIED. PORTLAND CONDITIONED & RECOMPACTED TO 458 RC - 323 SQ. FT.
- CONCRETE SECTION: 4" PCC WITH 0.50" #10 HPF. EXPANSION JOINTS @ 40' MAX SPACING. PEAKENED FLANGE JOINTS @ 10' MAX SPACING.
- EXISTING ASPHALT CONCRETE ROADWAY

**PARKING SUMMARY**

STANDARD	0
VAN ACCESSIBLE	1
<b>TOTAL</b>	<b>1</b>

NO.	DATE	DESCRIPTION
1	08/27/12	ISSUED FOR PERMITS
2	09/10/12	REVISION: AS BUILT
3	09/10/12	REVISION: AS BUILT
4	09/10/12	REVISION: AS BUILT
5	09/10/12	REVISION: AS BUILT
6	09/10/12	REVISION: AS BUILT
7	09/10/12	REVISION: AS BUILT
8	09/10/12	REVISION: AS BUILT
9	09/10/12	REVISION: AS BUILT
10	09/10/12	REVISION: AS BUILT
11	09/10/12	REVISION: AS BUILT
12	09/10/12	REVISION: AS BUILT
13	09/10/12	REVISION: AS BUILT
14	09/10/12	REVISION: AS BUILT
15	09/10/12	REVISION: AS BUILT
16	09/10/12	REVISION: AS BUILT
17	09/10/12	REVISION: AS BUILT
18	09/10/12	REVISION: AS BUILT
19	09/10/12	REVISION: AS BUILT
20	09/10/12	REVISION: AS BUILT



**VERISMO WINERY  
DIMENSION PLAN  
NAPA COUNTY  
CALIFORNIA**

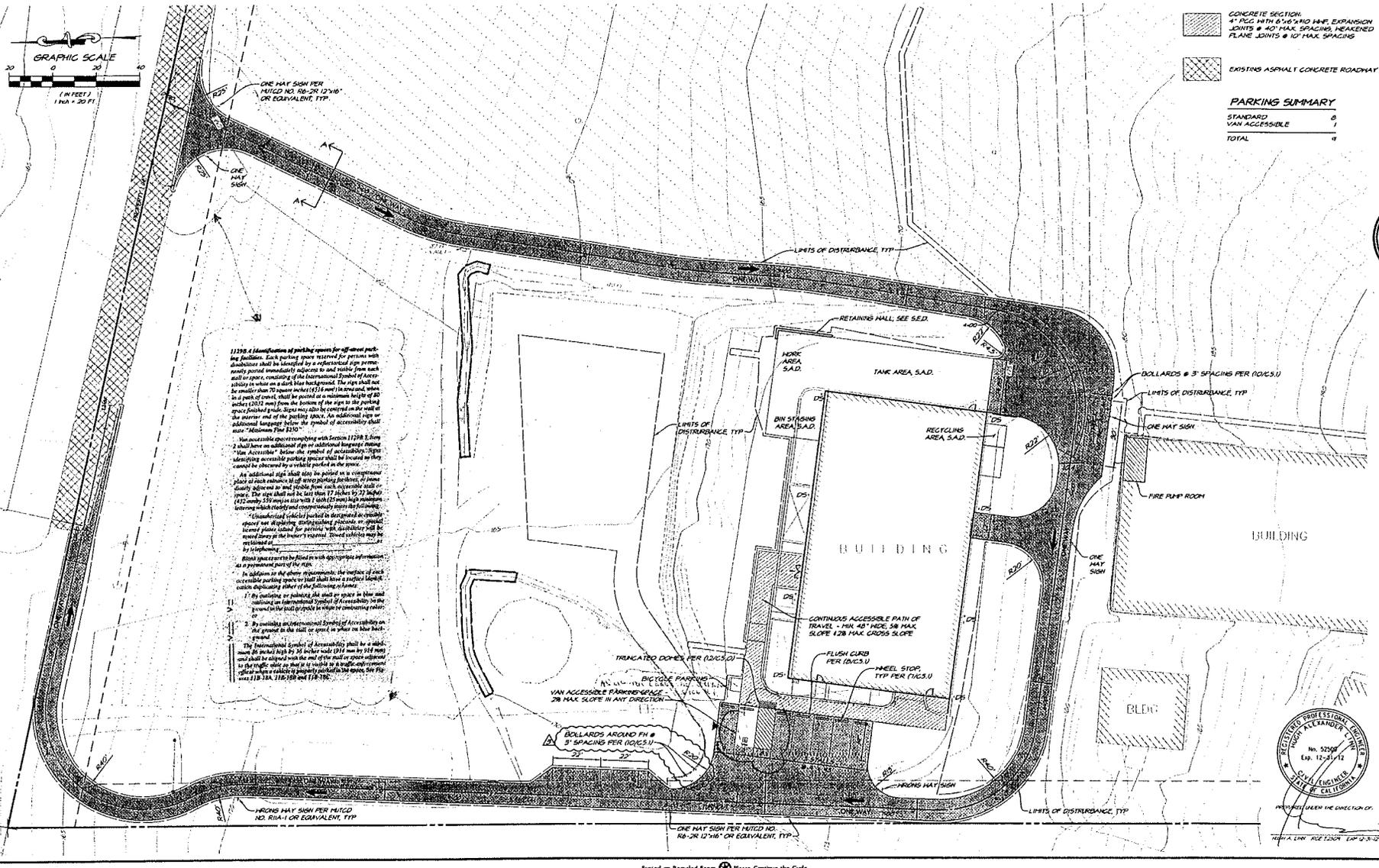
DATE: OCT 24 2012  
 DRAWN: JPM  
 DESIGNED: JSM  
 CHECKED: JSM  
 JOB NO.: 4006120  
 SHEET NO.: C20  
 3 OF 3 SHEETS

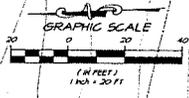
**11298.4 Identification of parking spaces for off-street parking facilities.** Each parking space reserved for persons with disabilities shall be identified by a rectangular sign permanently placed immediately adjacent to and visible from each stall to persons conducting the International Symbol of Access. The sign shall be a minimum height of 40 inches (1016 mm) from the bottom of the sign to the parking space. The sign shall not be less than 17 inches by 27 inches (430 mm by 686 mm) in size with a 3/8 inch (9.5 mm) minimum spacing between adjacent signs. The sign shall be placed in its appropriate place at each entrance to off-street parking facilities, if permanently placed on the facility from each accessible stall or space. The sign shall not be less than 17 inches by 27 inches (430 mm by 686 mm) in size with a 3/8 inch (9.5 mm) minimum spacing between adjacent signs and conspicuously placed in the following locations:

1. At the entrance to the facility.
2. At the entrance to the facility.
3. At the entrance to the facility.

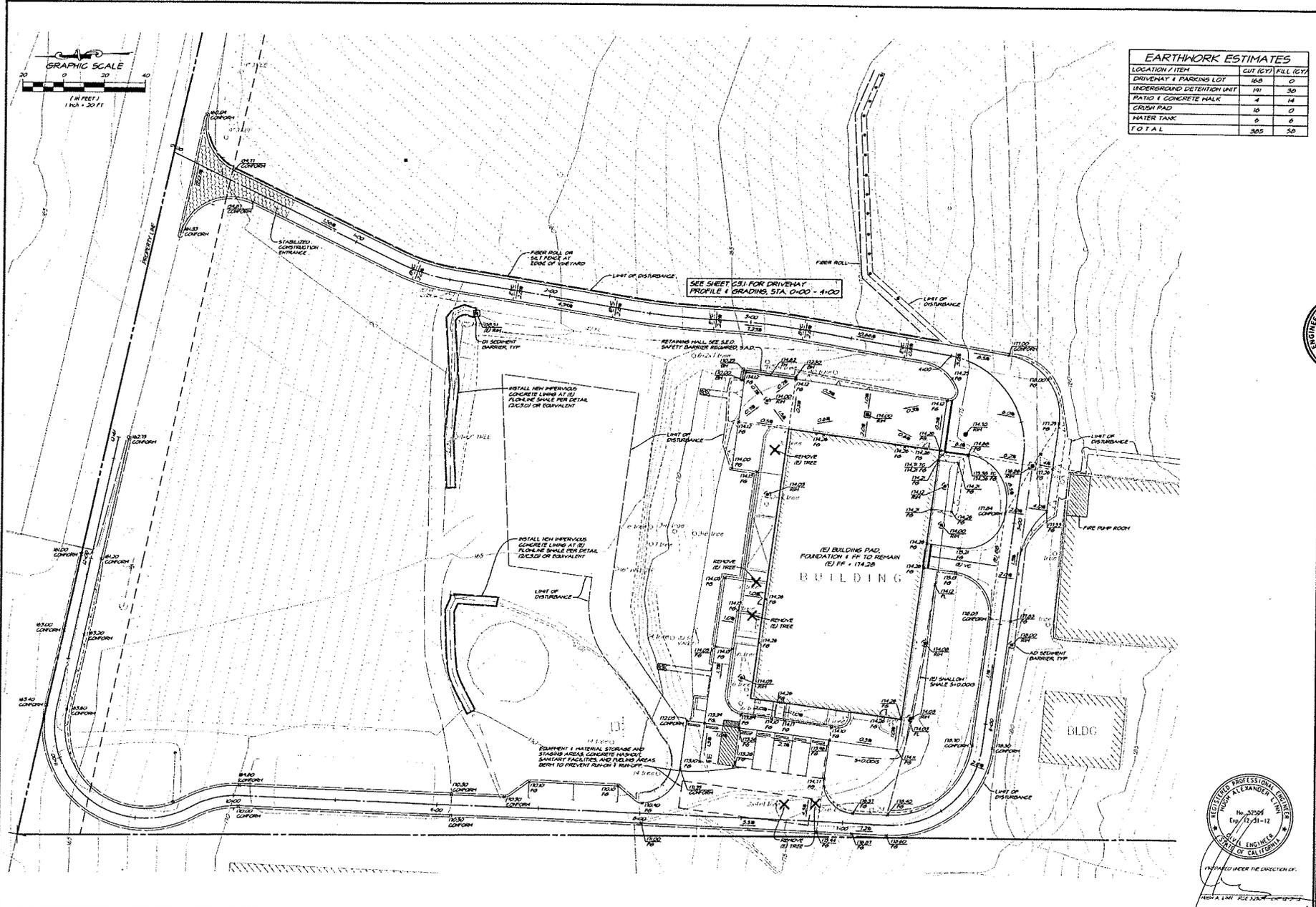
The International Symbol of Accessibility shall be a minimum 20 inches high by 36 inches wide (508 mm by 914 mm) and shall be placed on the wall of the stall or space adjacent to the right side of the stall or space. The sign shall be placed in its appropriate place at each entrance to off-street parking facilities, if permanently placed on the facility from each accessible stall or space. The sign shall not be less than 17 inches by 27 inches (430 mm by 686 mm) in size with a 3/8 inch (9.5 mm) minimum spacing between adjacent signs and conspicuously placed in the following locations:

1. At the entrance to the facility.
2. At the entrance to the facility.
3. At the entrance to the facility.





EARTHWORK ESTIMATES		
LOCATION / ITEM	CUT (CY)	FILL (CY)
DRIVEWAY & PARKING LOT	168	0
UNDERGROUND DETENTION UNIT	191	30
PATIO & CONCRETE WALK	4	14
CRUSH PAD	16	0
WATER TANK	6	6
<b>TOTAL</b>	<b>385</b>	<b>50</b>

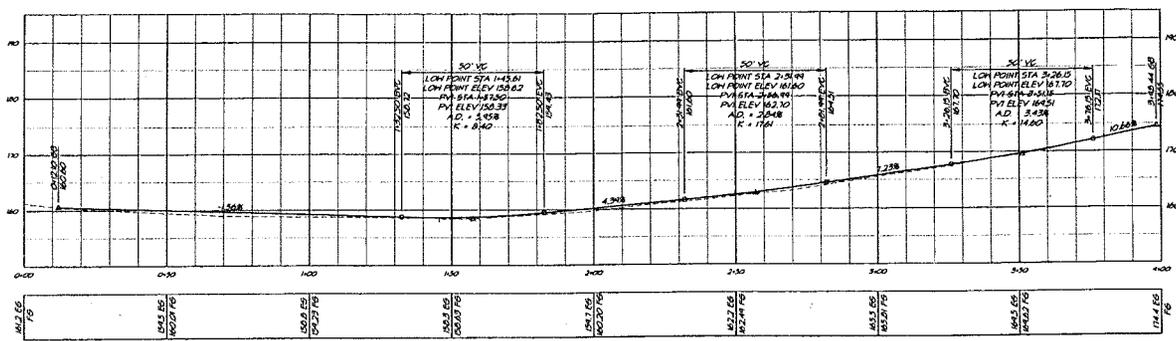


REGISTERED PROFESSIONAL ENGINEER  
**REICHERTS SPENCE**  
 CONSULTING ENGINEERS  
 1515 BAKER ST. SUITE 200  
 NAPA, CALIFORNIA 94930  
 TEL: 707.224.4444  
 FAX: 707.224.4444

**VERISMO WINERY**  
**GRADING & EROSION CONTROL PLAN**  
 NAPA COUNTY CALIFORNIA

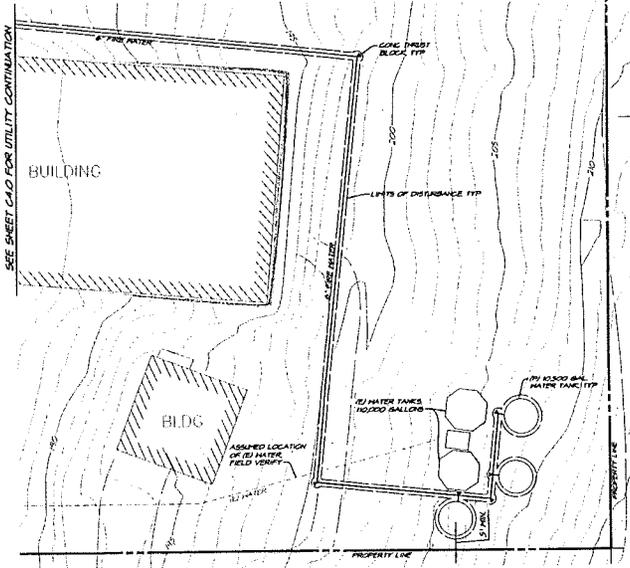
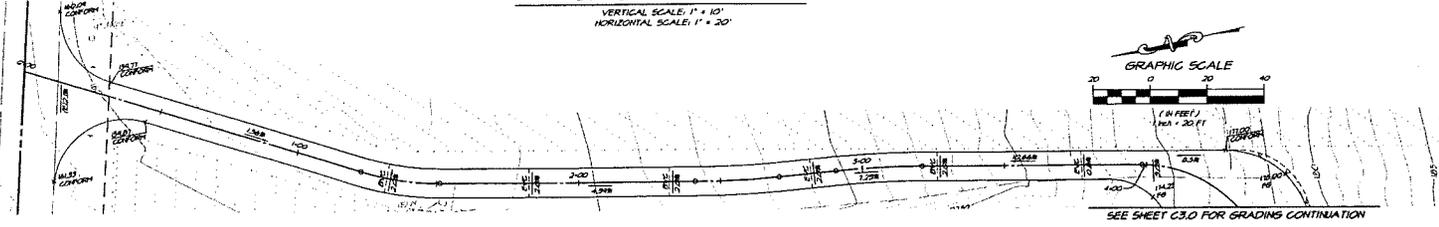


DATE	02/24/2022
DRAWN	JW
DESIGNED	TSW
CHECKED	ZBY
JOB NO.	20190220
SHEET NO.	C3.0
1 OF 8 SHEETS	



DRIVEWAY PROFILE

VERTICAL SCALE: 1" = 10'  
HORIZONTAL SCALE: 1" = 20'



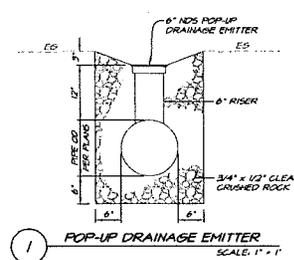
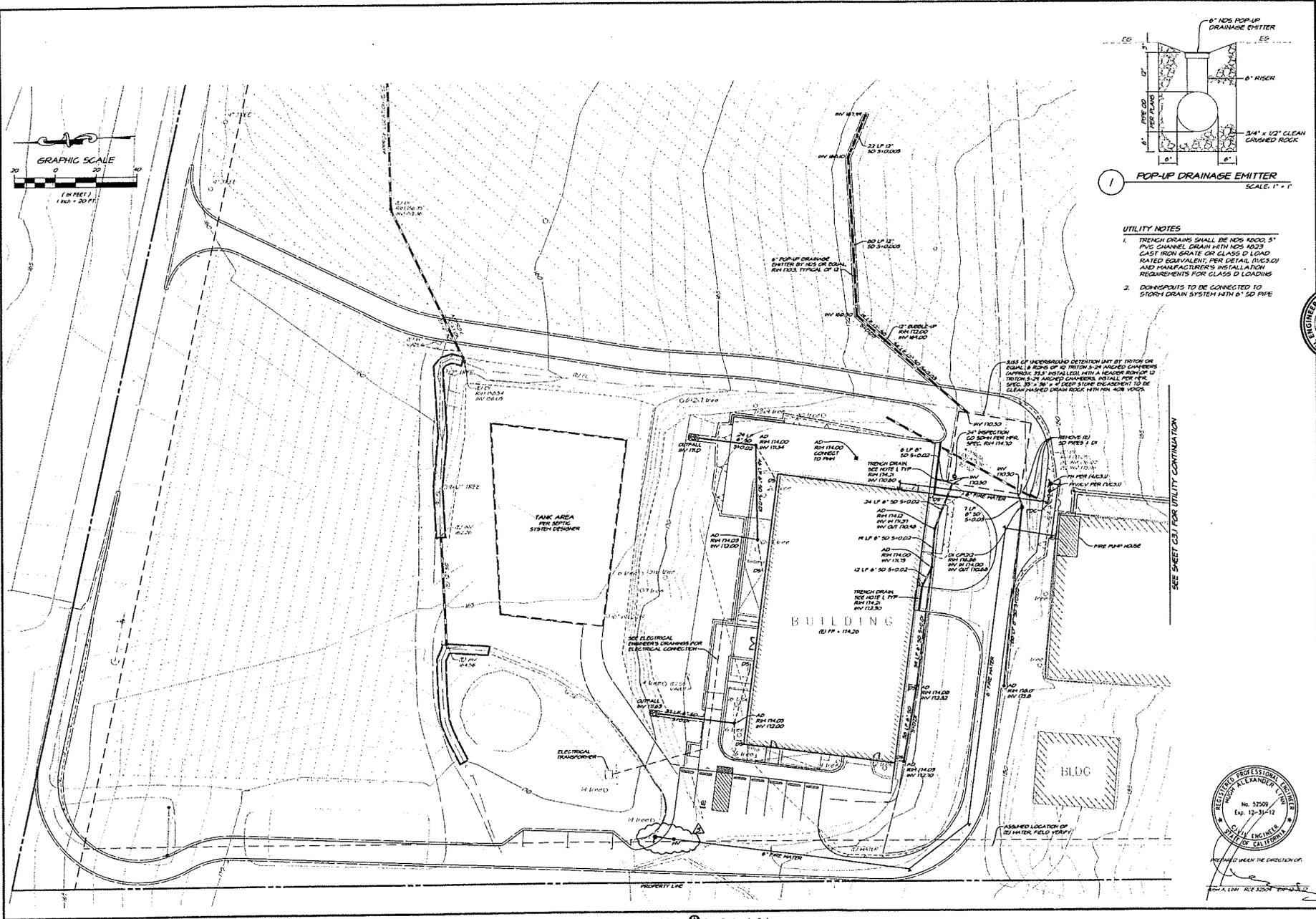
DATE: OCT 24 2007  
DRAWN: JWH  
DESIGNED: JWH  
CHECKED: JWH  
JOB NO: 418822.0  
SHEET NO: C3.1  
3 OF 8 SHEETS

**RUCHEPERS**  
ENGINEERS  
GRAPHIC SCALE  
CONSULTING CIVIL ENGINEERS

**VERISMO WINERY  
GRADING PROFILE & FIRE WATER PLAN**  
NAPA COUNTY  
CALIFORNIA

NO.	DATE	REVISIONS
1	10/24/07	ISSUED FOR PERMITS
2	10/24/07	REVISIONS TO PERMITS
3	10/24/07	REVISIONS TO PERMITS
4	10/24/07	REVISIONS TO PERMITS

PROJECT: VERISMO WINERY GRADING PROFILE & FIRE WATER PLAN  
JOB NO: 418822.0  
SHEET NO: C3.1  
3 OF 8 SHEETS



- UTILITY NOTES**
- TRENCH DRAINS SHALL BE NDS 4000, 5" PVC CHANNEL DRAIN WITH NDS 4025 CAST IRON GRATE OR GLASS D LOAD RATED EQUIVALENT; PER DETAIL (16/CS-01) AND MANUFACTURER'S INSTALLATION REQUIREMENTS; 10% CLASS II LOADING.
  - CONNECTIONS TO BE CONNECTED TO STORM DRAIN SYSTEM WITH 6" SD PIPE.

BASE OF UNDERGROUND DETENTION TANK OF 18" TON OR EQUAL, 18" DEEP OF 12 TRENCH 3" x 3" ANGLED CHANNELS (APPROX. 25' x 18' x 18") WITH A HEAVY RIB OF 12 TRENCH 3" x 3" ANGLED CHANNELS. INSTALL PER SPEC. 35" x 30" x 4" DEEP STONE ELEMENT TO BE CLEAN WASHED DRAIN ROCK WITH 10% 100% VIBRA.

SEE SHEET 031 FOR UTILITY CONTINUATION



PREPARED UNDER THE DIRECTION OF:

DATE: OCT 24 2012  
 DRAWN: JPH/LS  
 DESIGNED: JPH/LS  
 CHECKED: JPH/LS  
 JOB NO: 4106212  
 SHEET NO: C4.0  
 4 OF 8 SHEETS

**VERISIMO WINERY**  
**UTILITY PLAN**  
 NAPA COUNTY CALIFORNIA

CONSULTING ENGINEERS  
**RICHARD SPENCE**  
 ENGINEERS

1315 North Street  
 Napa, California 94559  
 707.251.3321  
 707.251.4481

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		



**JAMES B. JEFFERY**  
ARCHITECTS  
AIA

2107 JEFFERSON STREET  
NAPA, CALIFORNIA 94550

PH (707) 226-7041 FX (707) 226-1590



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**CIVIL**  
RECHER SPENCE & ASSOCIATES PHONE (707) 262-3551  
1515 FOURTH STREET FAX (707) 252-4265  
NAPA, CA 94550

**STRUCTURAL ENGINEER**  
VALE PIZZINI & F. PHONE (707) 251-9822  
1400 OAKRIDGE RD. STE. 12 FAX (707) 257-9822  
SOUTH FORK CA 94943

**MECHANICAL ENGINEER**  
AROMA ENGINEERS PHONE (707) 211-1158  
1112 JEFFERSON ST.  
NAPA, CA 94550

**ELECTRICAL ENGINEER**  
PROFESSIONAL ENGINEER PHONE (707) 258-0340  
851 NAPA VALLEY CORPORATE WAY, STE. C  
NAPA CA 94550 FAX (707) 226-9881

**PLUMBING**  
STEVE SILVA PLUMBING PHONE (707) 258-0341  
801-A JEFFERSON WAY  
NAPA, CA 94550

**GEOTECHNICAL ENGINEER**  
P&C ASSOCIATES, INC. PHONE (707) 251-8821  
780 PORTER STREET, STE. B FAX (707) 751-1747  
COTATI, CA 94948

REVISION	DATE
BUILDING DEPT. SUBMITTAL	3-2-2012
PLAN CHECK RESPONSE	10-26-12
VERIFY MAJOR HOOD SUBMITTAL	10-16-12

**PROJECT**  
**VERISMO WINERY**  
10 RAPP LANE  
NAPA, CALIFORNIA

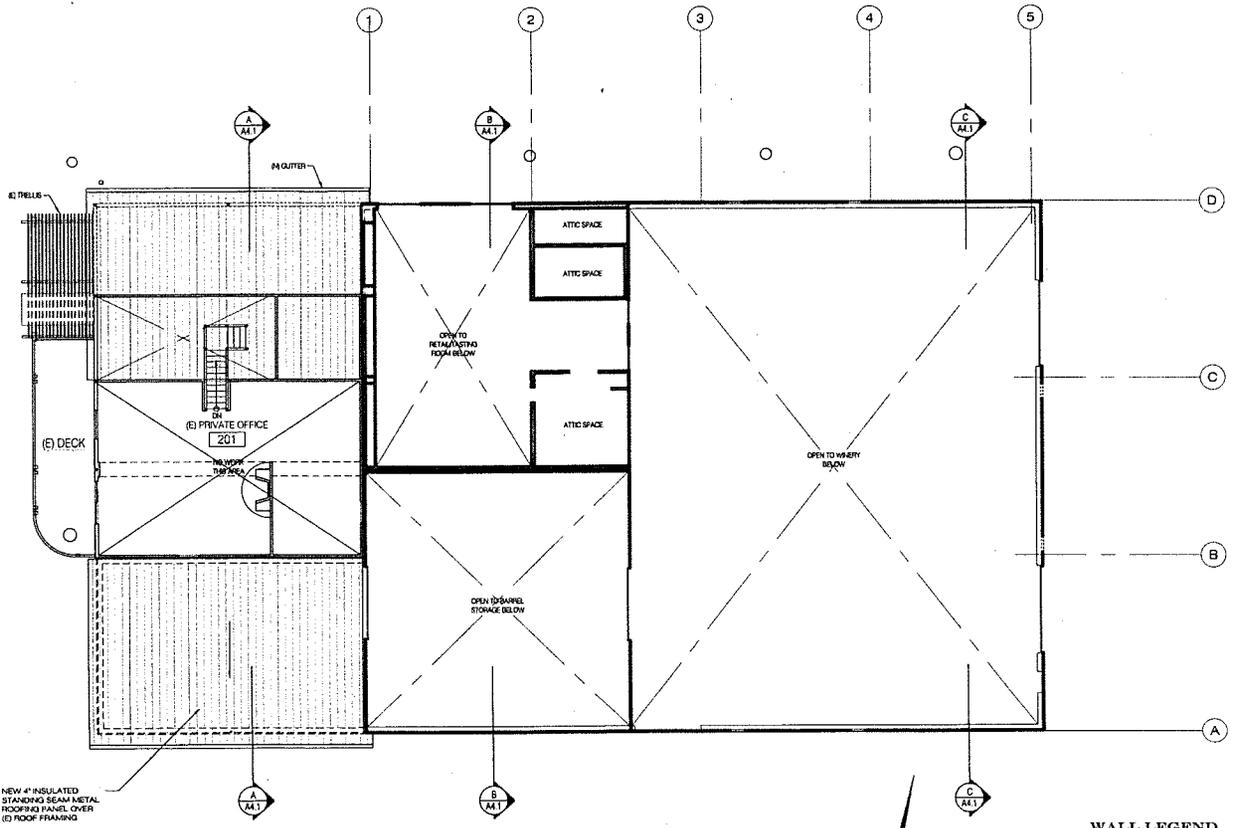
**SHEET CONTENTS**  
**SECOND FLOOR & LOWER ROOF PLAN**

**OFFICE SET**

PLUTON FOR REVIEW COMMENTS  
DATE: DEC 04 2012

DRAWN BY	DATE
JBU	11-001
CHECKED BY	
DATE	
SHEET NO.	

**A2.2**



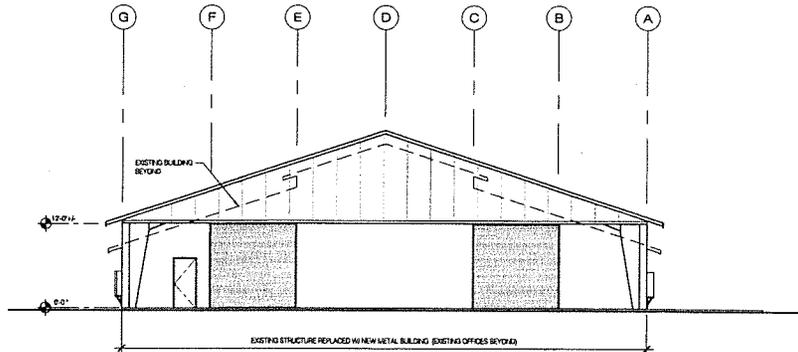
NEW 4" INSULATED STANDING SEAM METAL ROOFING PANEL OVER (E) ROOF FRAMING

**1 SECOND FLOOR & LOWER ROOF PLAN**  
SCALE: 1/8" = 1'-0"

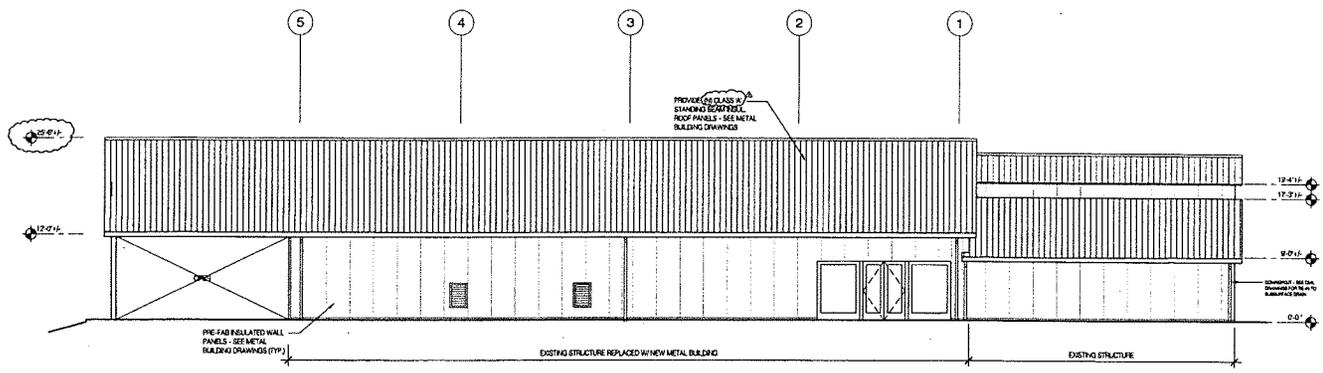
**WALL LEGEND**

- EXISTING WALLS TO REMAIN
- NEW 6" 20GA METAL STUD @ 24" O.C. WITH 9" CLOSED-CELL INSULATION
- NEW 4" INSULATED 24 GA PANEL





**1 EAST EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 NORTH EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"

**JAMES B. JEFFERY**  
ARCHITECTS  
AIA  
2107 JEFFERSON STREET  
NAPA, CALIFORNIA 94550  
PH (707) 228-7041 FX (707) 226-1500



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- CONSULTANTS**
- CIVIL**  
ROBERT SPINER & ASSOCIATES PHONE (925) 250-3321  
1818 FOURTH STREET FAX (925) 250-6666  
NAPA, CA 94550
  - STRUCTURAL ENGINEER**  
VAL E. FISCH, P.E. PHONE (925) 257-8625  
1400 BURNHAMVILLE RD. STE 12 FAX (925) 257-8601  
SANTA ROSA, CA 95403
  - MECHANICAL ENGINEER**  
ARION ENGINEERS PHONE (707) 251-1458  
1717 JEFFERSON ST.  
NAPA, CA 94550
  - ELECTRICAL ENGINEER**  
JMA ELECTRICAL ENGINEERS PHONE (925) 226-8800  
801 NAPA VALLEY CORPORATE WAY, STE D  
NAPA, CA 94550 FAX (925) 226-8881
  - PLUMBING**  
STEVE WELLS/PLUMBING PHONE (707) 262-3441  
80-A ENTERPRISE WAY  
NAPA, CA 94550
  - GEOTECHNICAL ENGINEER**  
RUE & ASSOCIATES, INC. PHONE (707) 782-3071  
206 PORTAL STREET, STE B FAX (707) 782-1247  
COTATI, CA 94949

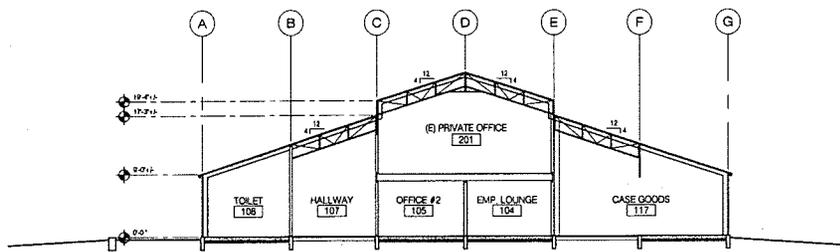
REVISION	DATE
BUILDING DEPT. SUBMITTAL	7-2-2012
PLAN CHECK RESPONSE	10-26-12

**PROJECT**  
**VERISMO WINERY**  
10 RAPP LANE  
NAPA, CALIFORNIA

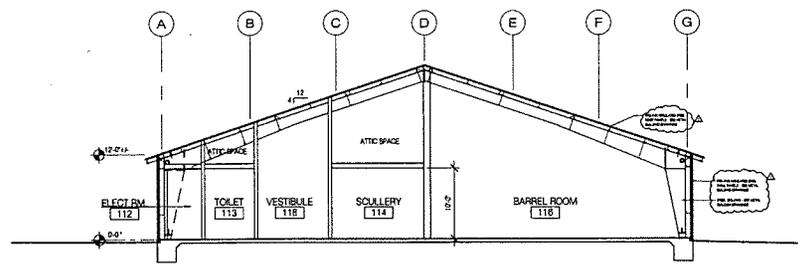
**SHEET CONTENTS**  
**EAST & NORTH EXTERIOR ELEVATIONS**

**CHANGES SET**

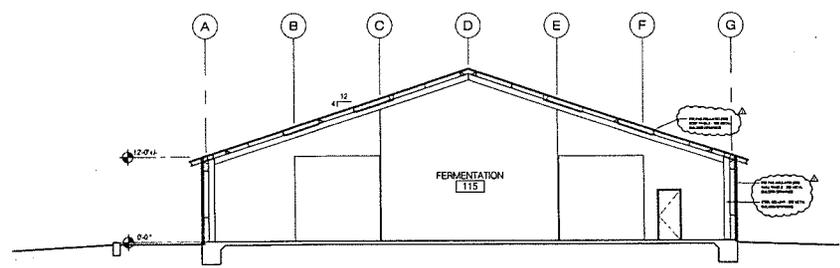
OTHER PROJECTS UNDERWAY  
DRAWN BY: DPD  
CHECKED BY: JBU  
DATE: DEC 04 2012  
JOB NO: 11-001  
SHEET NO: **A3.1**



**A3.2 BUILDING SECTION**  
NOTE: VERIFY ALL DIMENSIONS IN FIELD SCALE: 1/8" = 1'-0"



**B BUILDING SECTION**  
NOTE: VERIFY ALL DIMENSIONS IN FIELD SCALE: 1/8" = 1'-0"



**C BUILDING SECTION**  
NOTE: VERIFY ALL DIMENSIONS IN FIELD SCALE: 1/8" = 1'-0"

**JAMES B. JEFFERY ARCHITECTS AIA**  
2107 JEFFERSON STREET  
NAPA, CALIFORNIA 94558  
PH (707) 226-7041 FX (707) 226-1592



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- CONSULTANTS**
- CIVIL**  
NICKERDRICK & ASSOCIATES INC. (707) 253-2241  
3119 FOURTH STREET  
NAPA, CA 94558
  - STRUCTURAL ENGINEER**  
DALE ROZER P.E. (707) 251-2402  
100 QUENBYVILLE RD. STE. 12  
NAPA, CA 94558
  - MECHANICAL ENGINEER**  
NEMM ENGINEERS (707) 251-1148  
113 JEFFERSON ST.  
NAPA, CA 94558
  - ELECTRICAL ENGINEER**  
JWA ELECTRICAL ENGINEERS (707) 228-8807  
301 NAPA VALLEY CORPORATE WAY, STE. D  
NAPA, CA 94558
  - PLUMBING**  
STEVE SILVA PLUMBING (707) 253-3841  
87-A DUTCHMAN WAY  
NAPA, CA 94558
  - GEOTECHNICAL ENGINEER**  
JAC & ASSOCIATES, P.C. (707) 252-2821  
20 PENNING STREET, STE. B  
NAPA, CA 94558

REVISION	DATE
BUILDING DEPT. SUBMITTAL	7-2-2012
PLAN CHECK RESPONSE	10-28-12

**PROJECT**

**VERISMO WINERY**  
10 RAPP LANE  
NAPA, CALIFORNIA

**SET**

DATE: DEC 04 2012

**SHEET CONTENTS**

**BUILDING SECTIONS**

DRAWN BY	DPO
CHECKED BY	JBJ
JOB NO.	11-001
SHEET NO.	<b>A3.2</b>

**GENERAL NOTES**

- THE FOOD SERVICE EQUIPMENT DRAWINGS INDICATE THE GENERAL ARRANGEMENT AND LOCATION OF INSTALLED FOOD SERVICE EQUIPMENT. PLANS ARE FOR THE ASSISTANCE AND GUIDANCE OF THE CONTRACTOR. EXACT LOCATIONS, DISTANCES, AND LEVELS WILL BE COVERED BY THE ACTUAL BUILDING CONDITIONS.
- ALL FOOD SERVICE EQUIPMENT SHALL BE SET-IN-PLACE AND INSTALLED WITHIN THE BUILDING STRUCTURE PER THE REQUIREMENTS OF THE FOOD SERVICE EQUIPMENT PLANS AND SPECIFICATIONS AS PREPARED FOR THIS PROJECT.
- ALL UTILITY ROUGH-INS AND CONNECTIONS TO ALL INSTALLED FOOD SERVICE EQUIPMENT, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL, SHALL BE PROVIDED PER THE APPROPRIATE DIVISION OF WORK AND ARE NOT PART OF THE FOOD SERVICE SCOPE OF WORK UNLESS OTHERWISE INDICATED IN THE PLANS AND/OR SPECIFICATIONS.
- ALL ELECTRICAL, PLUMBING, REFRIGERATION, CLIMATE AND VENTILATION REQUIREMENTS AND CONNECTIONS SHOWN ARE FOR PERMITS AND EQUIPMENT SHOWN ON FOOD SERVICE PLANS ONLY. FOR ADDITIONAL REQUIREMENTS SEE ARCHITECT'S PLANS.
- ALL FOOD SERVICE EQUIPMENT SHALL BE AS SPECIFIED IN THE FOOD SERVICE EQUIPMENT SPECIFICATIONS, INCLUDING MANUFACTURER MODEL NUMBER, UTILITY REQUIREMENTS, ACCESSORIES, FINISHES AND SPECIFIC INSTALLATION REQUIREMENTS.
- IT IS THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO INSURE THAT THE FOOD SERVICE CONTRACTOR (P.S.C.) RECEIVES COPIES OF ALL ADDENDA OR CHANGES TO BUILDING PLANS WHICH ARE MADE PRIOR TO AND DURING CONSTRUCTION. IN THE EVENT THAT THIS INFORMATION IS NOT DELIVERED TO P.S.C., OWNER WILL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO THE FAILURE OF P.S.C. RECEIVING THIS INFORMATION.
- THE LATEST DATED REVISIONS OVERRULE ALL PREVIOUS DRAWINGS.
- ALL TRADES SHALL REFER TO ALL SHEETS IN THIS SET OF PLANS.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, HEALTH CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION.
- ALL TRADES SHALL NOTIFY P.S.C. PRIOR TO STARTING CONSTRUCTION AND AFTER REVISIONS ARE LOCATED, FOR REVIEW AND INSPECTION PRIOR TO CLOSING OF WALLS, FLOORS, AND CEILINGS.
- ALL DIMENSIONS ON FOOD SERVICE PLANS ARE FROM FACE OF FINISHED SHEET ROCK.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING WORK. ANY DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE FOOD SERVICE CONTRACTOR (P.S.C.) AT THAT TIME.
- IF WATER HEATER IS LOCATED IN FOOD SERVICE AREA GENERAL CONTRACTOR SHALL PROVIDE A MIN. 4" HIGH COVERED CURB BASE, WITH WATER HEATER SEALED TO BASE IN WATERPROOF MANNER.

**HEALTH DEPT NOTES**

- ALL FOOD SERVICE EQUIPMENT SHALL BE N.E.P. APPROVED AND BEAR THE N.E.P. LABEL, OR SHALL BE MANUFACTURED TO MEET OR EXCEED N.E.P. REQUIREMENTS.
- HAND SINKS SHALL BE PROVIDED WITH HOT AND COLD WATER THROUGH A MIXING FAUCET. SOAP AND TOWEL DISPENSERS SHALL BE PROVIDED AT ALL HAND SINKS.
- VEGETABLE PREP SINKS, POT SINKS, UNDERBAR SINKS, DISHWASHERS, ICE MACHINES, REMOTE REFRIGERATED UNITS INCLUDING WALK-IN COOLERS, ICE BINS, HOT FOOD TABLES, AND ANY AND ALL EQUIPMENT AND FIXTURES WITH DRAIN CONNECTIONS, WITH THE EXCEPTION OF HAND SINKS AND MOP SINKS, SHALL WASTE INDIRECTLY TO FLOOR SINK OR OTHER APPROVED 1 1/2" AIR GAP. HAND SINKS MAY WASTE EITHER DIRECT OR INDIRECT. FLOOR SINKS LOCATED UNDER SINKS SHALL BE ACCESSIBLE FOR CLEANING BY MEANS OF 1" CLEARANCE BETWEEN FLOOR AND BOTTOM OF SINK TUB. FLOOR SINKS SHALL BE PLACED WITHIN 16" OF FIXTURE TO BE DRAINED. VARIANCES IN LOCAL CODE REQUIREMENTS SHALL SUPERCEDE THIS REQUIREMENT.
- POT SINK TUBS SHALL BE LARGE ENOUGH TO ACCOMMODATE THE LARGEST UTENSIL USED IN FACILITY.
- ALL SINK BACK OR DIO BRUSHES SHALL BE SEALED TO WALL OR WALL LINING.
- ALL "WET" AREAS, INCLUDING POT SINK, PREP SINK, DISHWASH AREA AND MOP SINK AREA SHALL HAVE WATER-PROOF, WASHABLE, WALL LINING FROM FLOOR BASE TO MIN. 4" ABOVE FINISHED FLOOR.
- LIGHT FIXTURES ARE BY OTHERS AND SHALL HAVE WATERPROOF COVERS SEE ARCHITECTURAL PLANS.
- RESTROOM AND EXTERIOR DOORS SHALL HAVE SELF CLOSING. SEE ARCHITECTURAL PLANS.
- PENETRATIONS THROUGH WALLS ON BETWEEN CABINETS FOR PENNS OR CONDUIT, ETC., SHALL BE DONE NEATLY AND FINISHED WITH EDCOUTIONS OR CLEANABLE CALKING.
- FACILITY SHALL BE ROOFED PROOFED WITH HOLES LARGER THAN 1/4" SEALED.
- ALL OPENABLE WINDOWS SHALL BE SCREENED WITH NOT LESS THAN 18-MESH SCREENING.
- REFRIGERATION UNITS SHALL BE PROVIDED WITH THERMOMETERS.

**EQUIPMENT SCHEDULE**

ITEM NO.	QTY.	DESCRIPTION	SUPPLIER/INSTALLER	PLUMBING						ELECTRICAL				MFR / MODEL NO.	REMARKS	
				HW	CW	DN	FB	GAS / BTLM	KW	HP	AMP	PH	VOLTS			
1	1	RANGE OVEN	OFD	-	-	-	-	327,000	-	-	1	115	-	-	VULCAN / DTCCO-GT35 PREPAND	VERIFY REQUIREMENT W/ MFR
2	1	MICROWAVE / CONVECTION OVEN	OFD	-	-	-	-	-	32	20	1	208	-	-	AMANA / AGE 14	
3	1	UNDERCOUNTER MOUNTED SINK	OFD	-	-	-	-	-	-	-	-	-	-	KOHLER / K3020		
3A	1	FAUCET	OFD	-	-	-	-	-	-	-	-	-	-	KRIST MANUFACTURING CO. - 1125-A-GP		
4	1	DISHWASHER	OFD	1/2"	-	1 1/2"	Y	-	-	3/4	40.3	3	208	-	JACKSON / TEMSTAR	IMPACT WASTE TO FLOOR SINK
5	1	3-COMP SINK	OFD	1/2"	-	1 1/2"	Y	-	-	-	-	-	-	ADVANCE TABCO / FC-3-1824-24FL		
5A	-	FAUCET / SPRAYER	OFD	1/2"	1/2"	-	-	-	-	-	-	-	-	T&S / B-6287	PROVIDE BKD IN WALL FOR WALL BRACKET	
6	2	METRO SHELVE	OFD	-	-	-	-	-	-	-	-	-	-	METRO / SUPER ERECTA	4 WIRE SHELVES EACH, PROVIDE ROLLERS	
7	1	GLASS RACK SHELF	OFD	-	-	-	-	-	-	-	-	-	-	CUSTOM	SIZED FOR 20 27507 GLASS RACKS SEE SPEC. - PROVIDE BACKDPS IN WALL	
8	1	POT FILLER, FAUCET	OFD	-	-	1/2"	-	-	-	-	-	-	-	T&S / B-0580		
9	1	UNDERCOUNTER REFRIGERATOR	OFD	-	-	-	-	-	-	8.3	1	115	-	TRULSEN / TU100HT	RULE OF DOORS PROVIDE (1) 2 DRAWER (2) 3 DRAWER BAYS	
10	1	REACH-IN FREEZER	OFD	-	-	-	-	-	-	9.5	1	115	-	TRULSEN / D10010	MINI 5-15P	
11	1	REACH-IN REFRIGERATOR	OFD	-	-	-	-	-	-	9.5	1	115	-	TRULSEN / D07010	MINI 5-15P	
12	1	POT RACK	OFD	-	-	-	-	-	-	-	-	-	-	CUSTOM	PROVIDE BACKDPS IN WALL	
13	1	EXHAUST HOOD	OFD	-	-	-	-	-	-	1/2	-	115	-	CAPTIVARE	SEE EXHAUST HOOD DRAWINGS FOR ADDITIONAL INFO	
14	1	CUSTOM STEEL SHELF	OFD	-	-	-	-	-	-	-	-	-	-	CUSTOM	60" DEEP, PROVIDE 2" WALL STIFFING FOR FIRE SUPPRESSION SYSTEM	
15	1	STAINLESS STEEL SHELF ABOVE	OFD	-	-	-	-	-	-	-	-	-	-	CUSTOM		
16	1	DISH TABLE - SOLID	OFD	-	-	1 1/2"	Y	-	-	-	-	-	-	CUSTOM		
10A	1	SPRAYER	OFD	1/2"	1/2"	-	-	-	-	-	-	-	-	ADVANCE TABCO / DST-530-50P	UTILITIES SHOWN ARE FOR EACH OVEN (2)	
17	1	DISH TABLE - CLEAN	OFD	-	-	-	-	-	-	-	-	-	-	T&S-B-0113-B	PROVIDE BKD IN WALL FOR SUPPORT BRACKET	
18	4	FLOOR SINK	OC	-	-	-	-	-	-	-	-	-	-	ADVANCE TABCO / DTC-630-70L		
19	1	MOP SINK	GC	-	-	-	-	-	-	-	-	-	-	-	SEE PLUMBING DRAWINGS	
20	1	GLASSWASHER	OFD	3/4"	-	1 1/2"	-	-	-	37.7	1	208	-	HOBERT / LNH	WITH ELECTRIC BOOSTER HEATER	
21	1	HANDSINK	OFD	1/2"	1/2"	1 1/2"	-	-	-	-	-	-	-	ADVANCE TABCO / 1814A-10		
22	1	CONVECTION OVEN	OFD	-	-	-	-	-	-	10.5	48	1	208	DANFORS PRIDE CYCLONE / 800-EC-1		
23	1	TYPE II HOOD ABOVE DISHWASHER	OFD	-	-	-	-	-	-	-	-	-	-	CAPTIVARE	REFER TO MFRS SHOP DRAWINGS	
24	-	CUSTOM 58" BASE CABINET AND COUNTERTOP	OFD	-	-	-	-	-	-	-	-	-	-	CUSTOM	CABINETS FABRICATED TO NSF MIN. STDS	
25	-	CUSTOM 68" BASE CABINET WITH SEALED MARBLE COUNTERTOP	OFD	-	-	-	-	-	-	-	-	-	-	CUSTOM	CABINETS FABRICATED TO NSF MIN. STDS	
26	1	HANDSINK W/ SPLASH GUARDS	OFD	1/2"	1/2"	1 1/2"	-	-	-	-	-	-	-	ADVANCE TABCO / P7-5-40		

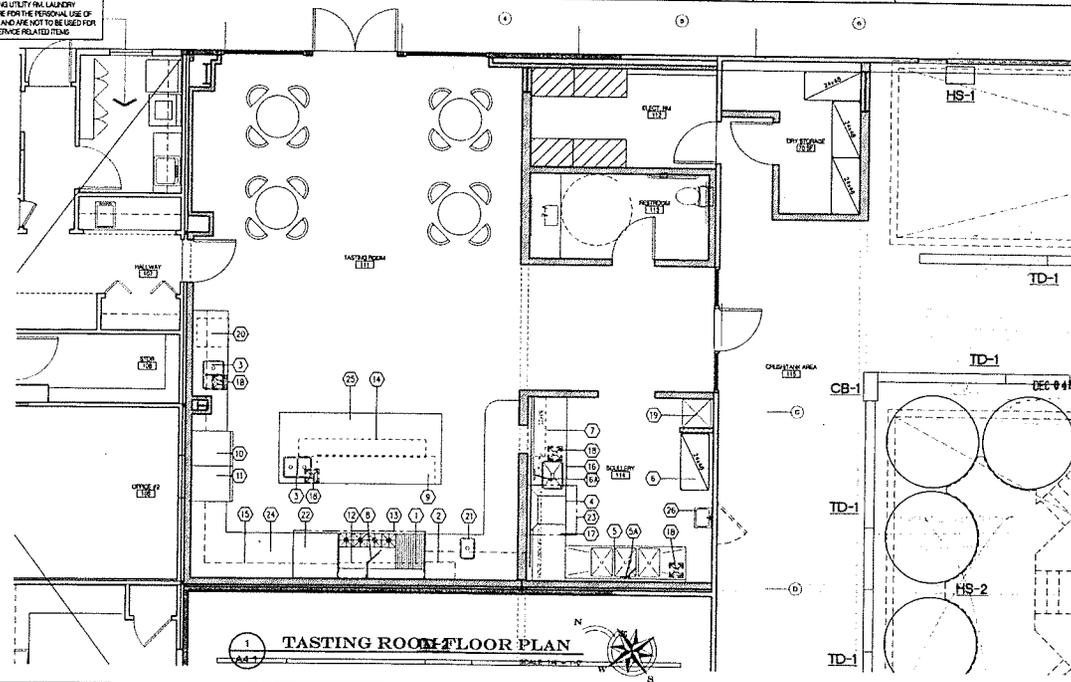
**ROOM FINISH SCHEDULE**

ROOM/AREA NAME	FLOOR	BASE	WALLS	CEILING	
				MATERIAL	FINISH
KITCHEN	EPOXY	8" COVERED	SOB	PAINT	OPEN STRUCT
SOULLETRY	EPOXY	8" COVERED	SOB	PAINT	OPEN STRUCT
RESTROOM	8" COVERED TILE	8" COVERED	SOB	PAINT	8" x 8" GYP. BD.
TASTING ROOM	EPOXY	8" COVERED	SOB	PAINT	8" x 8" GYP. BD.

**LEGEND**

- QT QUARRY TILE
- QTD QUARRY TILE WITH 3/8" INTEGRAL COVE LIP MIN. 4"
- SOB SMOOTH FINISH GYP BOARD
- PT WASHABLE SEMI-GLOSS ENAMEL PAINT
- FFP FIBERGLASS REINFORCED PLASTIC PANEL
- DS 22 GA. STAINLESS STEEL

NOTE: EXISTING UTILITY IN LAUNDRY FACILITY ARE FOR THE PERSONAL USE OF THE OWNER AND ARE NOT TO BE USED FOR ANY FOOD SERVICE RELATED ITEMS.



**JAMES B. JEFFERY**  
ARCHITECTS  
AIA  
2107 JEFFERSON STREET  
NAPA, CALIFORNIA 94950  
PH (707) 228-7041 FX (707) 226-1560



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**CIVIL**  
RECHER ENGINEERS & ASSOCIATES  
1113 FOURTH STREET  
NAPA, CA 94950  
PHONE (707) 262-3221 FAX (707) 262-4888

**STRUCTURAL ENGINEER**  
VAL E. PICCOLI, P.E.  
1405 BURNING BUSH RD. STE. 12  
SANTA ROSA, CA 95405  
PHONE (707) 521-9622 FAX (707) 521-6821

**MECHANICAL ENGINEER**  
ARCOM ENGINEERS  
1112 JEFFERSON ST.  
NAPA, CA 94950  
PHONE (707) 261-1498

**ELECTRICAL ENGINEER**  
JAN ELECTRIC ENGINEERS  
851 NAPA VALLEY CORPORATE WAY, STE D  
NAPA, CA 94950  
PHONE (707) 228-8860 FAX (707) 228-8861

**PLUMBING**  
STIVE DELVA PLUMBING  
4044 BENTLEY WAY  
NAPA, CA 94950  
PHONE (707) 252-3841

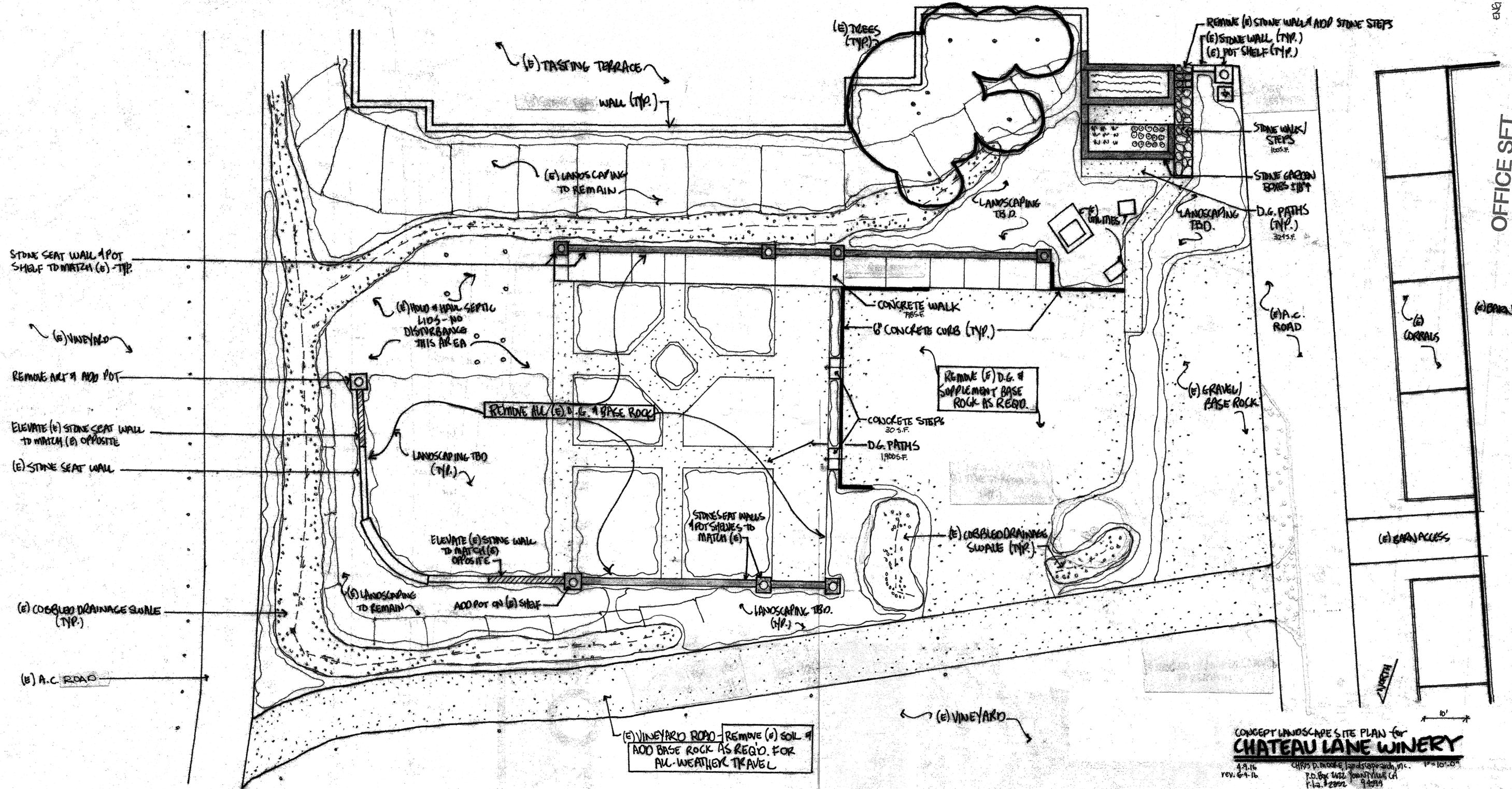
**GEOTECHNICAL ENGINEER**  
PAC & ASSOCIATES, INC.  
780 PORTAL STREET, STE B  
DUBLIN, CA 94568  
PHONE (916) 730-8821 FAX (916) 730-1117

REVISION	DATE
BUILDING DEPT. SUBMITTAL	7-2-2012
PLAN CHECK RESPONSE	10-25-12
PLAN CHECK RESPONSE	11-27-12

**VERISMO WINERY**  
10 RAPP LANE  
NAPA, CALIFORNIA

**ENLARGED TASTING AREA FLOOR PLAN KITCHEN EQUIPMENT SCHEDULE & NOTES**

DRAWN BY: DPO  
CHECKED BY: JBU  
JOB NO: 11-001  
SHEET NO: A4.1



CONCEPT LANDSCAPE SITE PLAN FOR  
**CHATEAU LANE WINERY**

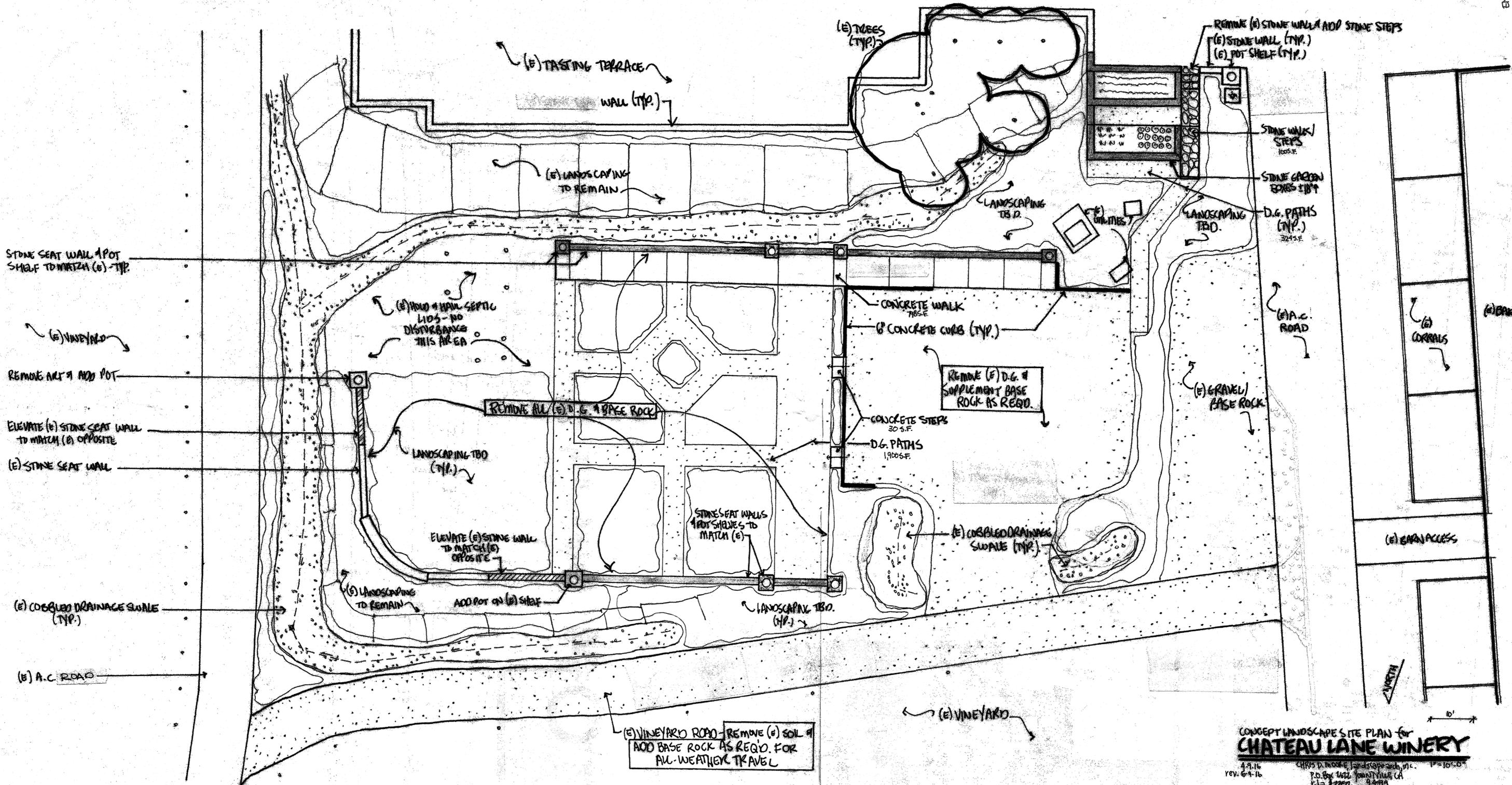
4-9-16  
 rev. 6-4-16  
 CHRIS P. DUNN & LANDSCAPE ARCHITECTS, INC.  
 P.O. Box 10222, YONKERS, NY 10510  
 P: 914.922.9199

**APPROVED**

DEPARTMENT OF PLANNING  
 BUILDING & ENVIRONMENTAL SERVICES  
 Napa County, Napa, CA

Approval of these plans does not authorize or  
 approve any omission or deviation from  
 requirements of state laws or local ordinance.

No. ENC116-00021  
 Date: 6/24/2016 By: [Signature]  
 Engr. Div.



CONCEPT LANDSCAPE SITE PLAN for  
**CHATEAU LANE WINERY**  
 4-9-16  
 rev. 6-4-16  
 CHRIS D. MOORE, LANDSCAPE ARCHITECT, INC.  
 P.O. Box 1412, HEAVENLY CA  
 11.2.2002 94539  
 1"=100'-0"



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1195 Third Street, Suite 210  
Napa CA 94559  
www.countyofnapa.org  
(707) 253-4417

David Morrison  
Director

### Grading Exempted

**PERMIT NUMBER:** ENG16-00021      **Issued Date:** 05/24/2016      **Permit Expires:** 10/15/2016

#### PROPERTY

**APN:** 052-170-019-000      **Acreage:** 11.37      **Zoning:** AW  
**Site Address:** 100 Rapp Ln, Napa      **MST Area:** No  
**Floodplain:** No

#### PROJECT DETAILS

##### Work Description:

Chateau Lane Winery - Site Improvements including landscape walls, pathways, improved drainage infrastructure, landscaping and a improved all weather surface vineyards road

**Permit Type:** Engineering / Grading / Exempted / NA      **Stormwater Management Type:**

##### Special Conditions:

SEE ATTACHED

##### Associated Permits:

#### LIABILITY

**Owner:** DAMBROSIO FRANK P JR ETAL

**Owner Phone:**

**Owner Address:** 100 RAPP LN, NAPA CA 94558

**Contractor:** OWNER - BUILDER

**Contractor Phone:**

**License:** 0

**Contact:** David Alkossor

**Contact Phone:**

**Organization:**

**Owner / Agent**

5-24-16

**Date:**

This permit must be posted on jobsite at all times along with a set of approved construction drawings stamped approved with the Permit Number. Any changes must be approved by the Public Works Director prior to performing the work. Changes may result in additional fees and/or require a new permit. Inspections which fail, or are not ready at the time of scheduled inspection may be subject to a re-inspection fee.

Barring Cancellation by the Public Works Director, this permit is valid until the date listed atop this permit. In order for the permit to remain active beyond that date, no more than 180 calendar days must pass between approved inspections.

All contact with our office concerning this permit should be made through the Primary Contact listed on the permit application. It is ultimately the permit holder's responsibility to insure the work on this permit is completed and has received final approval by our office.

Accompanying plans have been approved for conformance with Napa County requirements regulating grading

**Engineering Manager**

5-24-16

**Date:**



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**GRADING PERMIT ENG16-00021  
SPECIAL PROVISIONS**

**GENERAL**

1. All grading shall conform to the 2013 California Building Code (CBC) Chapters 17, 18 & Appendix Chapter- J as amended by Ord. 15.08.080 and 15.08.090 of the County Code.
2. All property corners and right-of-way boundaries shall be clearly delineated in the field prior to commencement of any construction/grading.
3. All work under this grading permit shall be limited to work within the property lines. All work within the road Right-of-Way will require separate plans and a separate review/approval (permit) from the Department of Public Works, Roads Division.
4. Grading shall be done under the supervision of a soils engineer in conformance with recommendations of the Geotechnical Investigation.
5. Compacted fill to support any structures shall comply with section 1803.5 of the 2013 CBC, the approved Grading and Drainage Plans, and the recommendations provided by the Geotechnical Engineer of Record.
6. The contractor shall notify the Planning, Building, and Environmental Services Department (PBES), Engineering Division at least 48 hours in advance to request finish lot grade and drainage inspection. This inspection must be approved prior to building permit final inspection for each lot.

**CUT / FILL**

7. Maximum cut and fill slope shall be no steeper than 2H:1V, unless otherwise recommended by a soils engineer in conformance with recommendations of a soils investigation.
8. No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil and other deleterious material. Fills should be placed in thin lifts (8-inch max or as recommended in soils report), compacted and tested as grading process until final grades are attained. All fills on slopes steeper than 5 to 1 (H/V) and a height greater than 5 feet shall be keyed and benched into firm natural soil for full support. The bench under the toe must be 10 feet wide min.
9. No rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills closer than 10 feet to the finished grade.

**DRAINAGE**

10. Drainage across the property line shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
11. Provide 5' wide by 1' high berm along the top of all fill slopes steeper than 3:1.
12. No obstruction of natural water courses shall be permitted.
13. During rough grading operations and prior to construction of permanent drainage structures, temporary drainage control (Best Management Practices, BMPs) shall be provided to prevent ponding water and damage to adjacent properties.
14. All existing drainage courses on the project site must continue to function. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.

**NPDES: STANDARD CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs):**

15. Construction site Best Management Practices (BMPs) for the management of storm water and non-storm water discharges shall be documented on the grading plan which thereby becomes the site Storm Water Pollution Prevention Plan (SWPPP). Arrangements shall be made by the developer to retain the SWPPP on the jobsite throughout the time of construction. The implementation and maintenance of site BMPs is required to minimize jobsite erosion and sedimentation. Certain BMPs may be required to remain in place throughout the year to minimize erosion and sedimentation. Arrangements shall be made by the developer to maintain those BMPs throughout the time of construction.
16. Implement effective erosion control BMPs, as appropriate, during storm events to protect exposed soils from being detached by rainfall, flowing water, or wind. Erosion control BMPs may include, but are not limited to: straw mulch, fiber mat blankets, bonded fiber matrix, soil compaction, and temporary and permanent vegetation.
17. Implement sediment control BMPs, as appropriate, to trap soil particles after they have been detached and moved by rain, flowing water, or wind. Examples of sediment control BMPs that may be used include, but are not limited to: fiber rolls, silt fence, check dams, and storm drain inlet protection.
18. Dust shall be controlled by watering or other approved methods.
19. Grading shall be phased to limit the amount of disturbed areas exposed to the extent feasible.
20. Areas that are cleared and graded shall be limited to only the portion of the site that is necessary for construction. The construction site shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading and the use of temporary and permanent soil stabilization.
21. Once disturbed, slopes (temporary or permanent) shall be stabilized if they will not be worked within 21 days. During the storm season, all slopes shall be stabilized prior to a predicted storm event. Construction sites shall be re-vegetated as early as feasible after soil disturbance.
22. Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
23. Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than storm water (non-storm water discharges) are prohibited, except as authorized by an individual NPDES permit, the statewide General Permit-Construction Activity.
24. Runoff from equipment and vehicle washing shall be contained at construction site and must not be discharged to receiving waters or the local storm drain system.
25. Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities may require a National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board.
26. BMPs shall be maintained at all times. In addition, BMPs shall be inspected prior to predicted storm events and following storm events.
27. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
28. All entrances/exits of a project site shall be protected by a surface that will ensure any vehicles leaving the construction site will not track sediment onto any publicly maintained roadways.
29. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed of in trash or recycle bins.
30. The property owner shall inform all individuals, who will take part in the construction process, of these requirements. Failure to follow these requirements to eliminate all illicit discharges may result in work stoppage, a written citation, monetary fine or any combination thereof.



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**Planning, Building, & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4417  
Fax: (707) 253-4336

**David Morrison**  
Director

To: Patrick Ryan, Engineering & Conservation Division	From: Suzanne Gambill, Planner 
Date: May 23, 2016	Re: David Alkossler Rapp Ranch Estate LLC Grading Permit: ENG16-00021 Address: 100 Rapp Lane APN: 052-170-019-000

Planning Division staff reviewed the grading plans for the above referenced grading permit on May 23, 2016 and recommends approval. Furthermore, staff has determined this application to be a Ministerial Exempt Project from the provisions of CEQA, the California Environmental Quality Act, pursuant to Section 15304 and Appendix B, of Napa County's Local Procedures for implementing the California Environmental Quality Act.

Protections shall be in place as to not disturb any further areas outside of the approved project.

Should you have any questions, please contact Suzie Gambill at (707) 299-1334 or by e-mail: [suzie.gambill@countyofnapa.org](mailto:suzie.gambill@countyofnapa.org).



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# GRADING PERMIT APPLICATION

Department of Public Works

1195 Third Street, Suite 201

Napa, CA 94559-3082

(707) 253-4351

ENG10-00021

## Applicant Information:

EXEMPT

1. Name (First and Last or Company Name) TITLE  
(Choose the one that best applies to the Applicant)

Street Address Phone Number

City State Zip E-mail Address

## Property Owner Information (if different from applicant):

2. Name (First and Last or Company Name)

Street Address Phone Number

City State Zip E-mail Address

## Project Information:

3. Site Address:  Assessor's Parcel No.:

4. Project Description (Attach drawings to application):

5. Approximate Area of Disturbance:  SF 6. Will natural drainage be affected?  Yes  No

7. Cut Information: 7a. Estimated Quantity (CY)  7b. Estimated Depth (FT)

8. Fill Information: 8a. Estimated Quantity (CY)  8b. Estimated Depth (FT)

9. If creating a reservoir: Estimated Storage (AC-FT)

**THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY PERMITS  
REQUIRED BY OTHER AGENCIES.**

I HEREBY CERTIFY THAT THE INFORMATION SUPPLIED BY MYSELF OR MY REPRESENTATIVE IN CONNECTION WITH THIS PERMIT APPLICATION IS TRUE.

Signature of Owner:

Date: 5/11/16

Signature of Applicant:

Date: 5/11/16



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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

CHATEAU LANE WINERY

Project Number

ENG16-00021

Project Address

100 RAPP LANE

Assessor's Parcel Number

052-170-019

Existing Development Permits Under Review or Issued

#### 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.

- Does the project require a Grading Permit? Yes  No
- Does the project proposed soil disturbance greater or equal to 10,000 square feet? Yes  No
- Proposed Disturbed Soil Area:  sq.ft.  acres
- Does the project propose soil disturbance on slopes greater or equal to 5%? Yes  No
- Maximum Percent Slope:
- 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.):

3,152

Total Pre-Project Impervious Surface Area (sq.ft.): Total

9,735

Post-Project Impervious Surface Area (sq.ft.):

3152

\*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"/>				

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:

Rapp Ranch Estate LLC

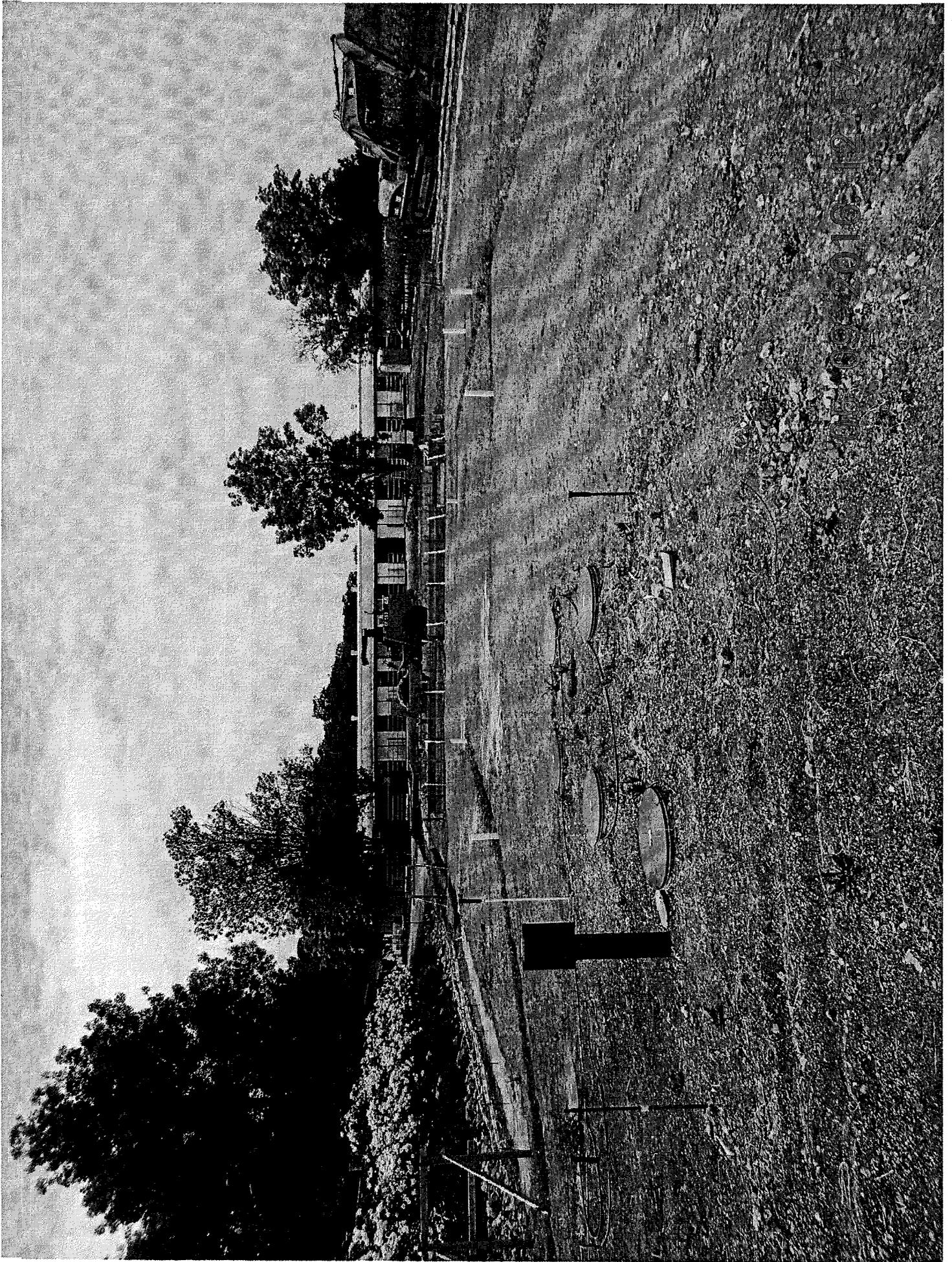
Title:

Manager

Signature of Owner / Agent

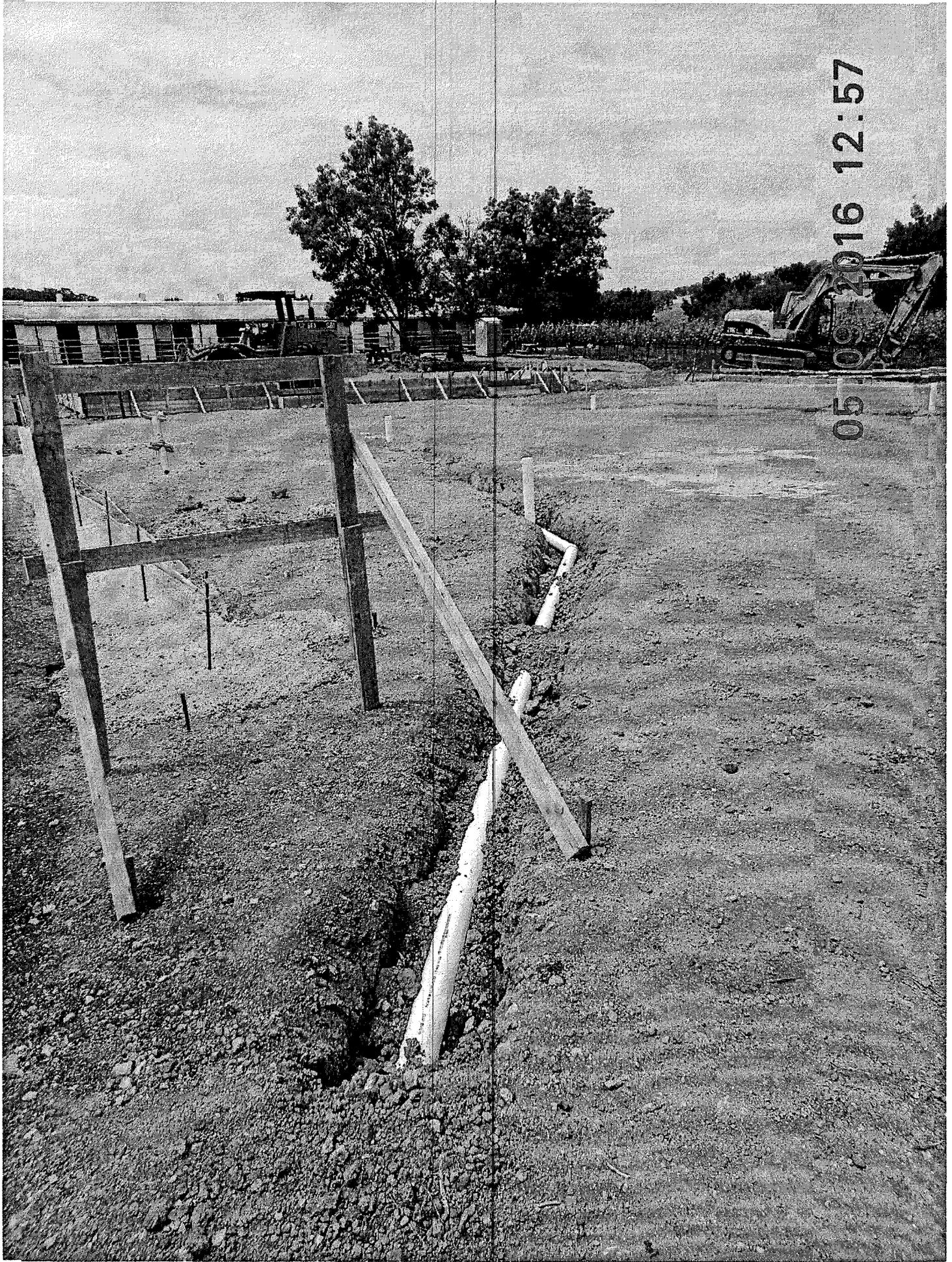
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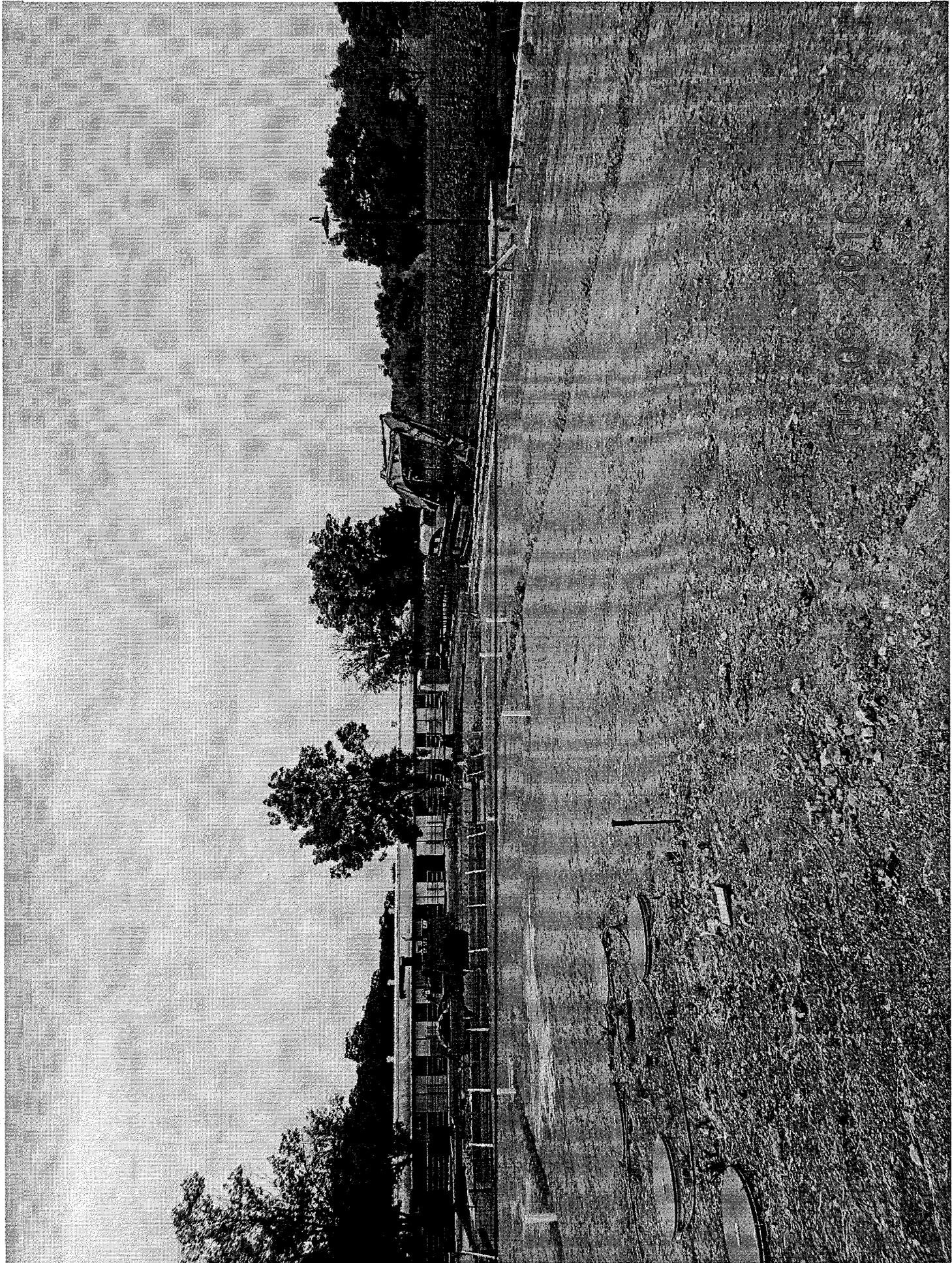
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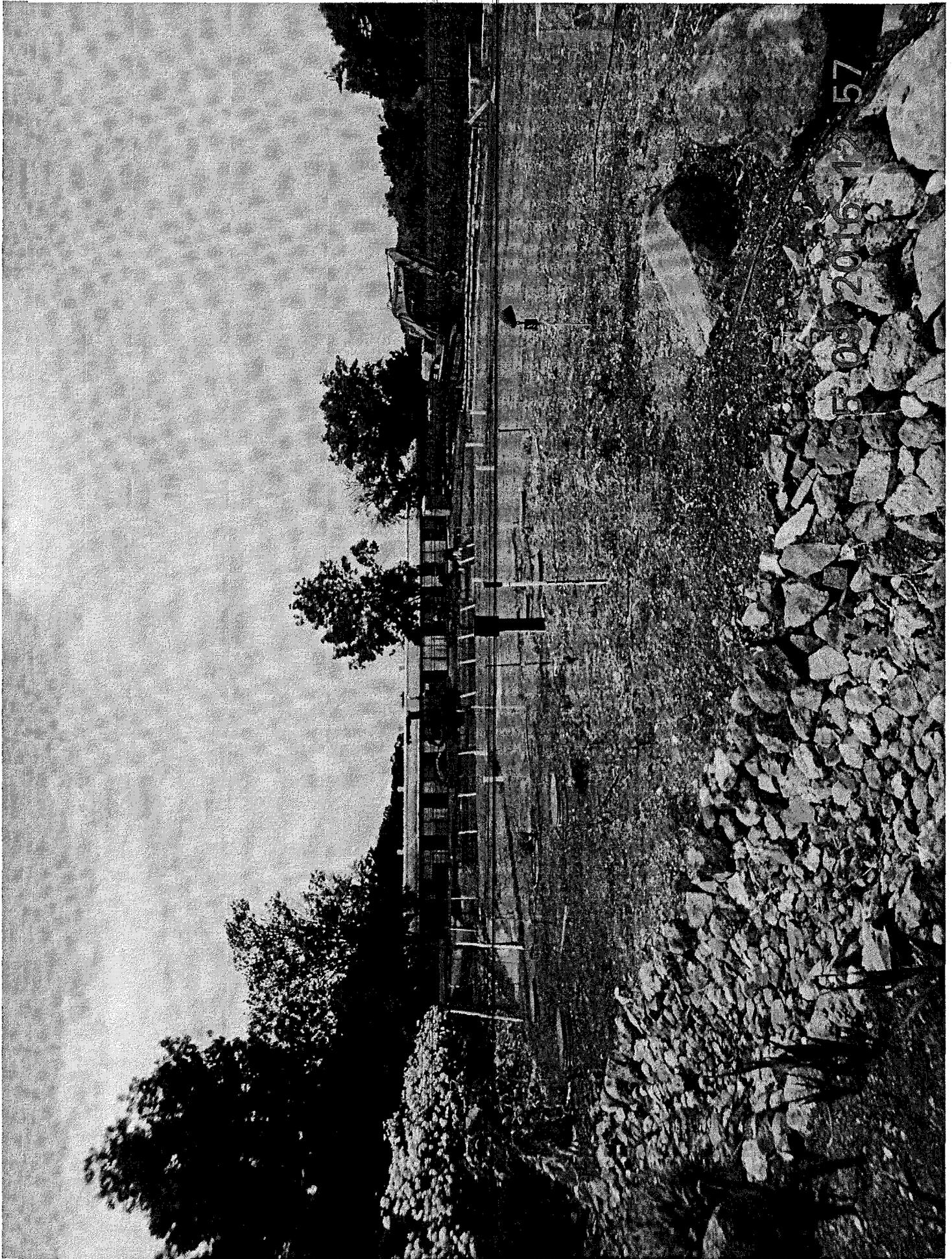
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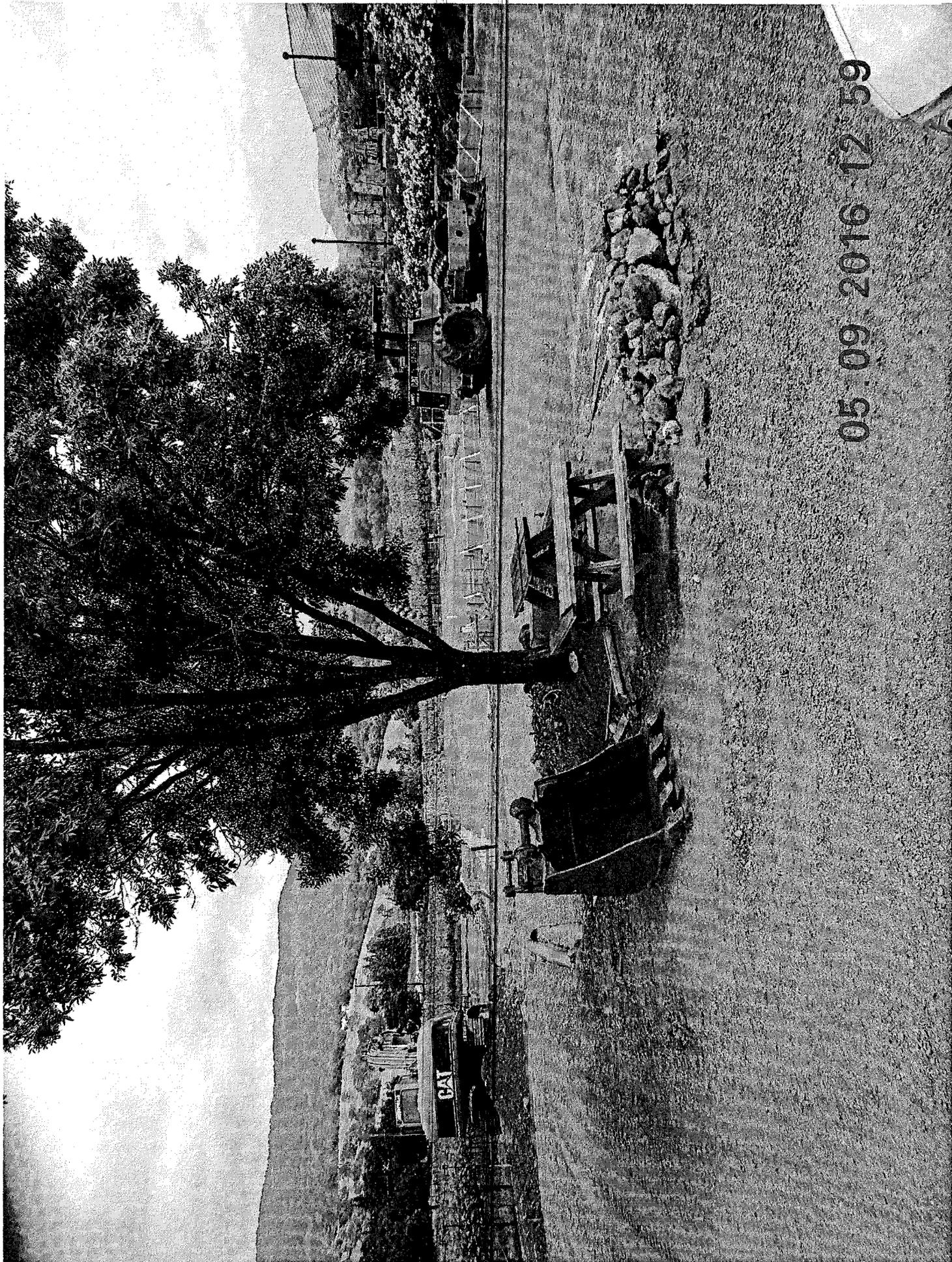
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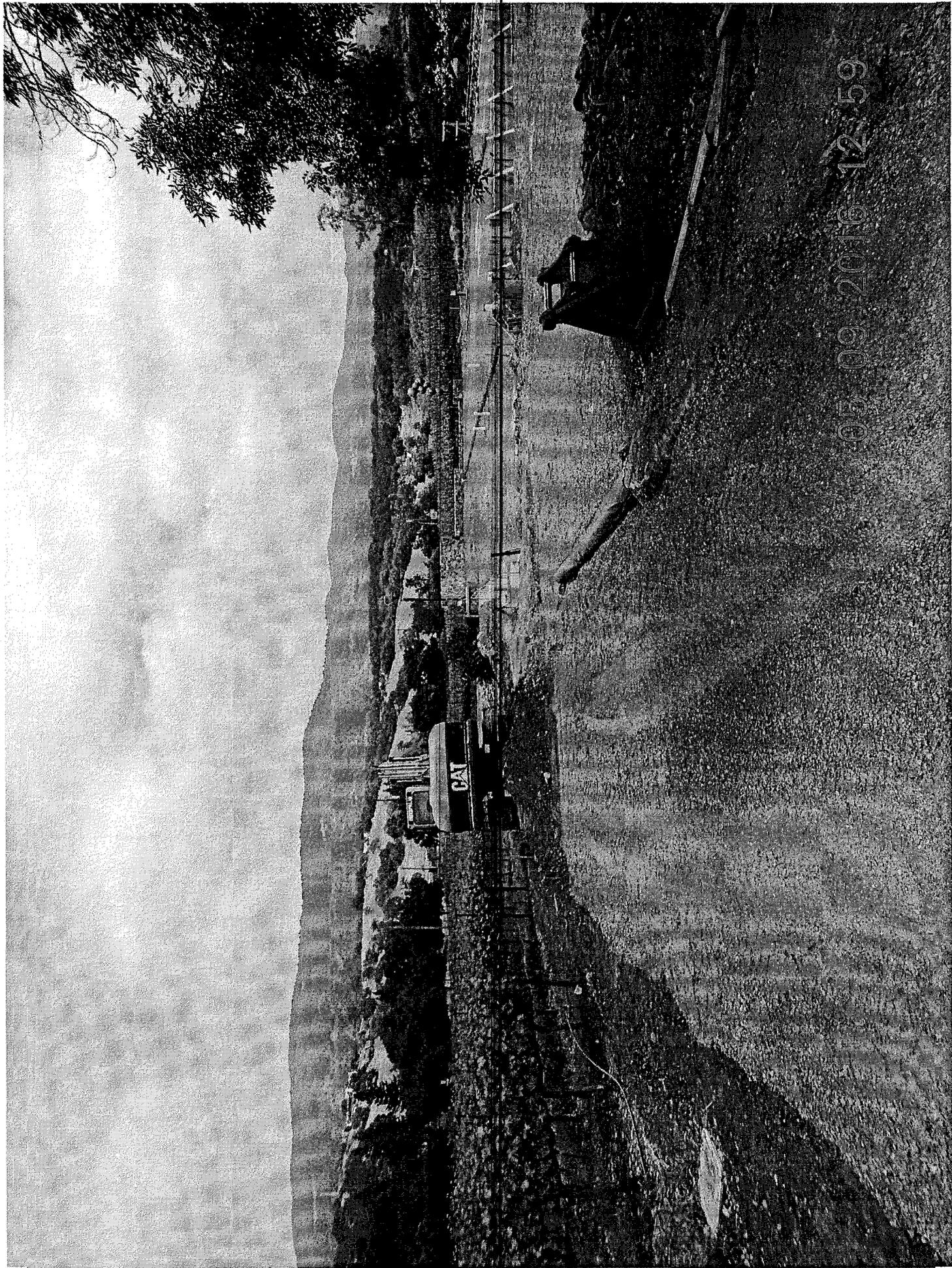
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