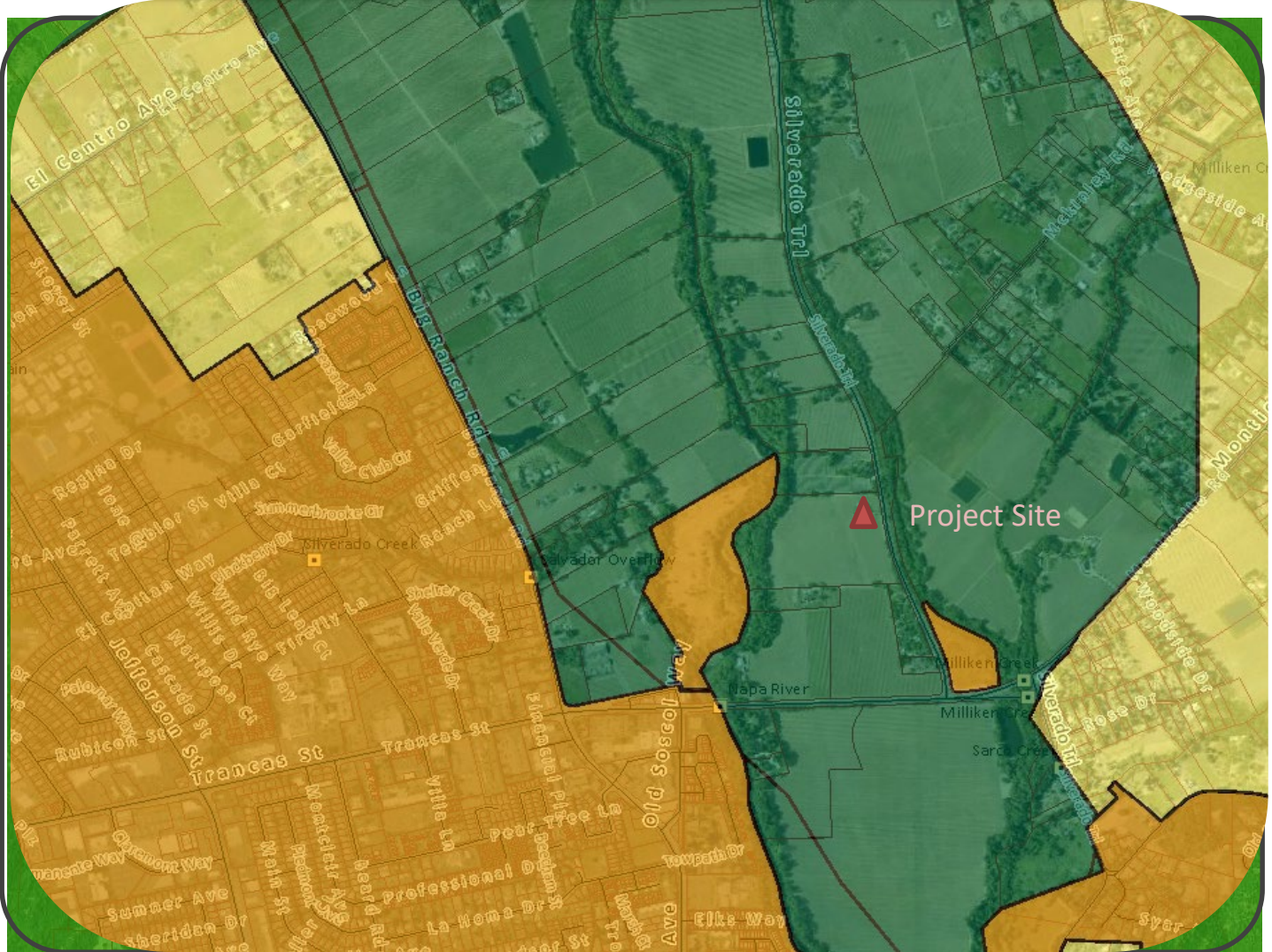


“ | ”

GRAPHICS

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

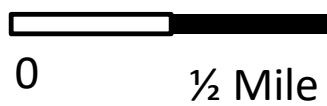
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



LEGEND

-  Zoning
-  Parcels
-  Site



ZONING MAP



Existing Conditions



HYDROLOGY MAP



Project Site



Floodway



100-year Flood Zone AE



AREA: EXISTING vs. PROPOSED	
BUILDING NAME	AREA
EXISTING BUILDINGS	
House 1	1114.0
Garage	300.1
House 2	1982.2
Pool	293.2
Pool #2	1887.7
Pool #1	2643.1
PROPOSED BUILDINGS	
Pool, Motor, Pooldeck	1,000.00
Pool, Motor, Covered Deck	1,000.00
Pool, Motor, Pooldeck	552.14
Pool, Motor, Pooldeck	2,000.00
Second Floor, Deck	2,500.00
Second Floor, Terrace	2,000.00
Second Floor, Pool	1,000.00
TOTAL	12,778.00

MH ARCHITECTS
 2125 Siverado Trail
 Napa, CA 94558
 (707) 251-1111

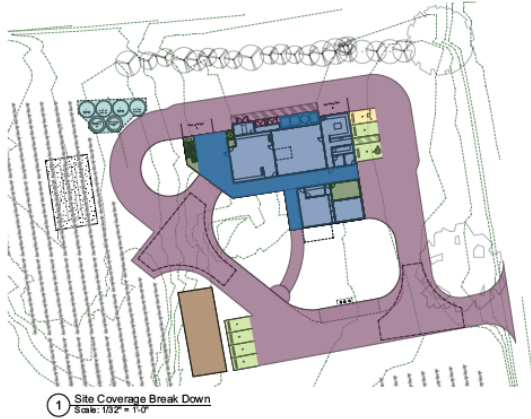


ALTA NAPA VALLEY VINEYARDS, LLC.
 NEW CONSTRUCTION
 2125 Siverado Trail
 Napa, CA 94558

Enlarged Existing Site Plan
 SCALE: 1/16" = 1'-0"
 DATE: 08/08/2018
 DRAWN BY: RJC
 PROJECT NO.: 19-00372-UP & 19-00373-VAR
 SHEET NO.: 1.00

Existing Site Plan (detail)

WINERY COVERAGE



	Proposed
Structure (Conditioned)	3,689.35
Structure (Covered Outdoor)	2,864.55
Structure (Total)	6,553.90
Paved Areas	19,825.95
Employee Parking	180.39
Visitor Parking	1,151.50
Tanks Base	877.70
Agricultural Use	1,483.29
Winery Development Area	6,734.29
Winery Coverage Area	30,072.72

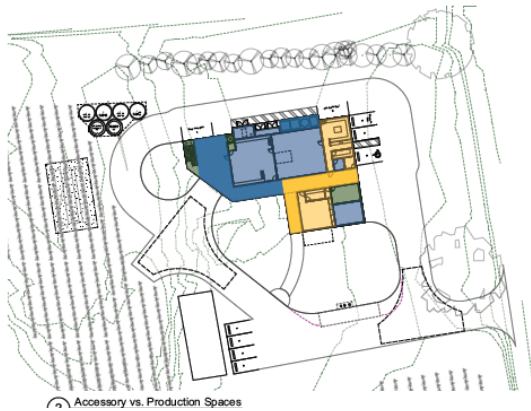
LEGEND

- Structure (Conditioned)
- Structure (Covered Outdoor)
- Paved Areas
- Employee Parking
- Visitor Parking
- Tanks Base
- Agricultural Use
- Winery Development Area
- Winery Coverage Area
- Residential Use

Allowed Impervious Site Coverage

Parcel Size	22.65 Acres
Allowed Impervious Site Coverage	23% 5.66 Acres
Actual Impervious Site Coverage	3% 0.69 Acres (93,108.83 Sq.Ft.)

ALLOWED USE CALCULATIONS



Zoning: AP		Gross Square Footage		Maximum % of Total	
		sq. ft.	%	sq. ft.	%
Production	Indoor	2076.00	24.00		
	Outdoor	1471.44	17.50		
Accessory	Indoor	1485.79	17.60		
	Outdoor	797.80	9.50		
Total Accessory Use Allowed		1485.79	17.60		
Total Accessory Use Proposed		1485.79	17.60		

LEGEND

- Production Use (Indoor)
- Production Use (Outdoor)
- Accessory Use (Indoor)
- Accessory Use (Outdoor)
- Residential Use

MH ARCHITECTS
2325 3rd St. #500
San Francisco, CA 94107
Phone: 415.777.0196
Fax: 415.777.0198

ALTA NAPA VALLEY VINEYARDS, LLC.
NEW CONSTRUCTION
2125 Silverado Trail
Napa CA 94558
APN: 039-270-005

REV

DATE

Date: 08.26.19

Drawn By: 1025.PV

Project No.: 1902

Scale: As Shown

Coverage Calculations

Coverage Calculations



1 Site Plan
Scale: 1/8" = 1'-0"

MH ARCHITECTS
 2000 S. SILVERADO TRAIL
 SUITE 100
 NAPA, CA 94558
 (707) 251-1100
 (707) 251-1101

ALTA NAPA VALLEY VINEYARDS, LLC.
 NEW CONSTRUCTION
 2125 Silverado Trail
 Napa, CA 94558

REV

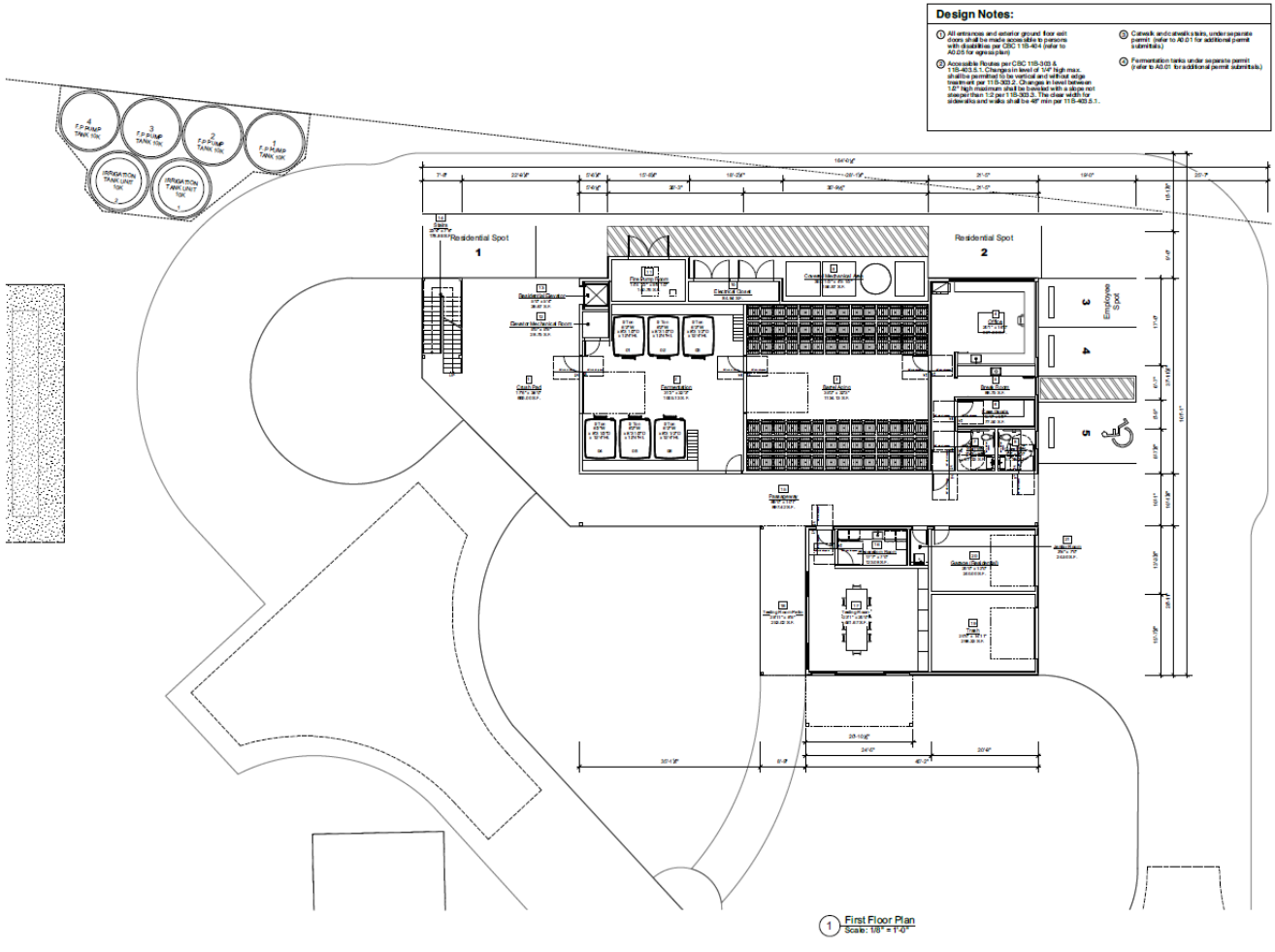
Date: 02/20/20
 Scale: As Shown
 Project No: 19-00372-UP & 19-00373-VAR
 Sheet: A1.01

Entlarged Propos
 Site Plan

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

A1.01

Site Plan (detail)



Design Notes:

- 1 All entrance and exterior ground floor walls shall be made accessible to persons with disabilities per CBC 11B-004 (refer to A201 for requirements)
- 2 Canals and/or drain tanks under separate permit (refer to A201 for additional permit submissions)
- 3 Permeation tanks under separate permit (refer to A201 for additional permit submissions)
- 4 Accessible Routes per CBC 11B-009 & 11B-012.1: Clear width shall be 36" min. max. 48" for wheelchair. Clear height shall be 80" min. max. 84" for wheelchair. Clear height shall be 80" min. max. 84" for wheelchair. Clear height shall be 80" min. max. 84" for wheelchair. The clear width shall be 36" min. max. 48" for wheelchair.

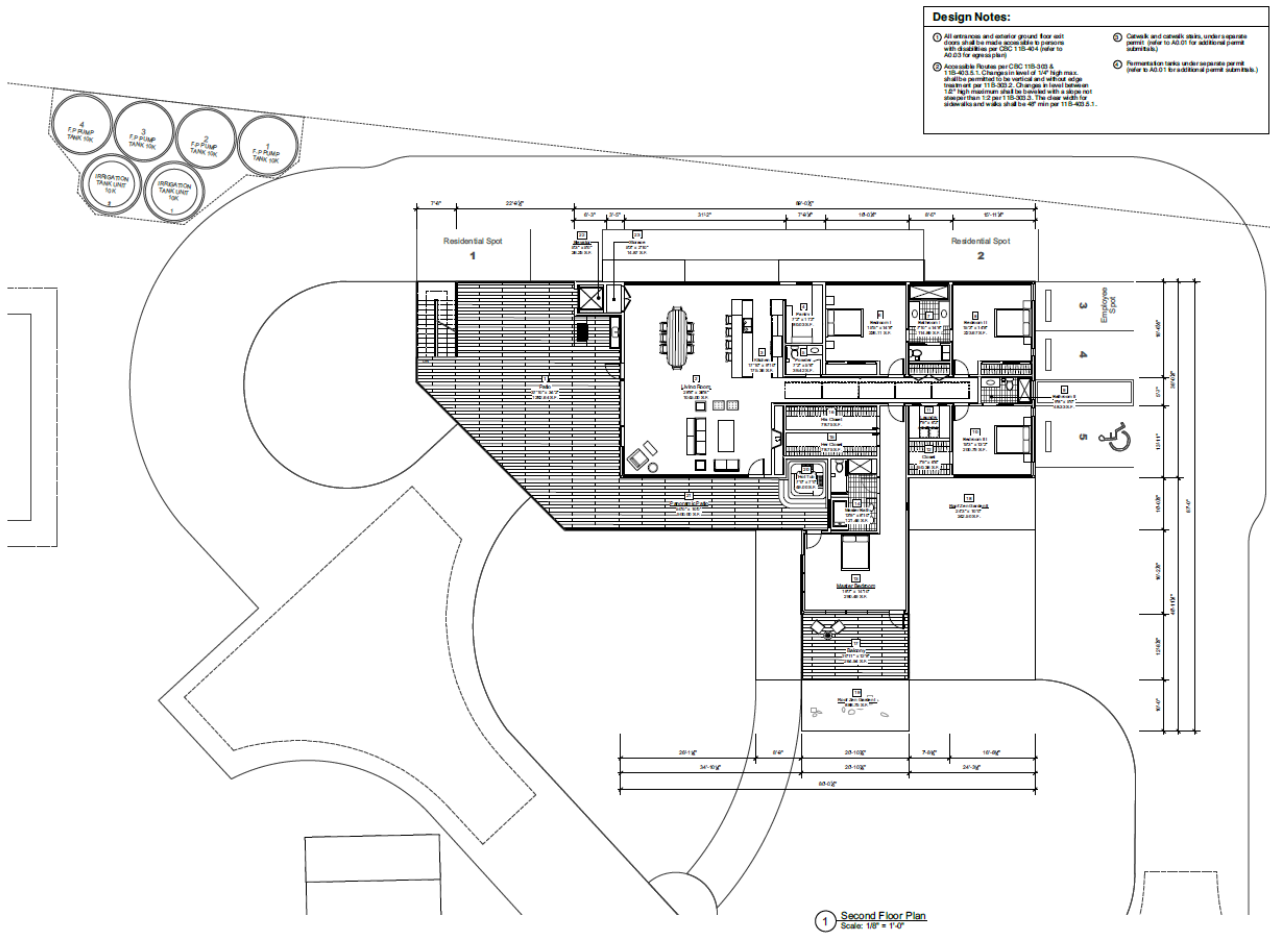
MH ARCHITECTS
 2205 3rd St., Ste 420
 San Francisco, CA 94107
 mharchitects.com
 415.397.0190
 415.397.0190

ALTA NAPA VALLEY VINEYARDS, LLC.
 NEW CONSTRUCTION
 2125 Silverado Trail
 Napa, CA 94558
 APN: 039-270-005

DATE: 08.24.18
 DRAWN BY: NCL/PT
 CHECKED BY: NCL
 SCALE: As Shown

1st Floor Plan
 SHEET NO.: A1.02

Winery First Floor Plan



MH ARCHITECTS
1100 Blvd. of the South, Suite 100
San Francisco, CA 94107
mha@mharch.com
415.877.0196
415.877.0198

SEALED ARCHITECT
STATE OF CALIFORNIA

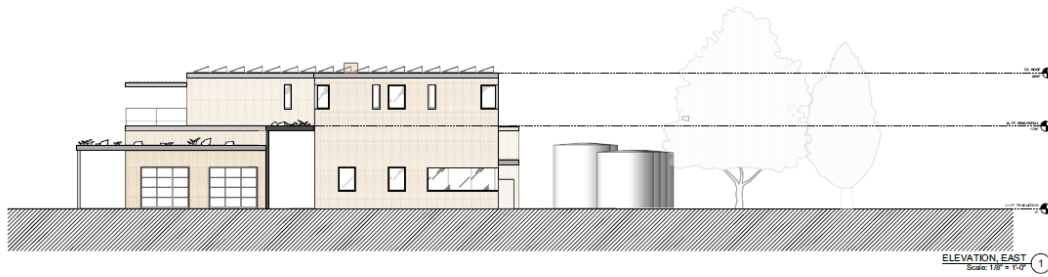
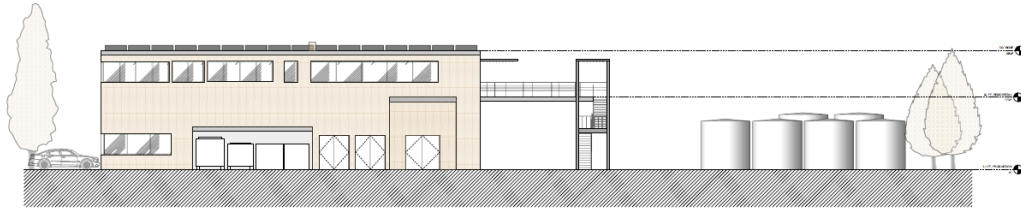
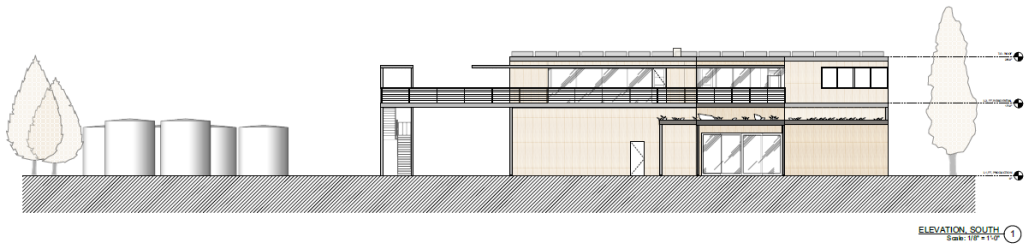
ALTA NAPA VALLEY VINEYARDS, LLC.
NEW CONSTRUCTION
2125 Silverado Trail
Napa, CA 94558
APN: 039-270-005

DATE: 08/26/19
DRAWN BY: JDS/JP
PROJECT NO.: 1902
SHEET NO.: A1.03

2nd Floor Plan

08/26/19
1902
A1.03

Second Floor Floorplan (Residence)



Elevations



Rendering-Road View

Alta Napa Valley #P19-00372-UP & #P19-00373-VAR
APN: 039-270-005