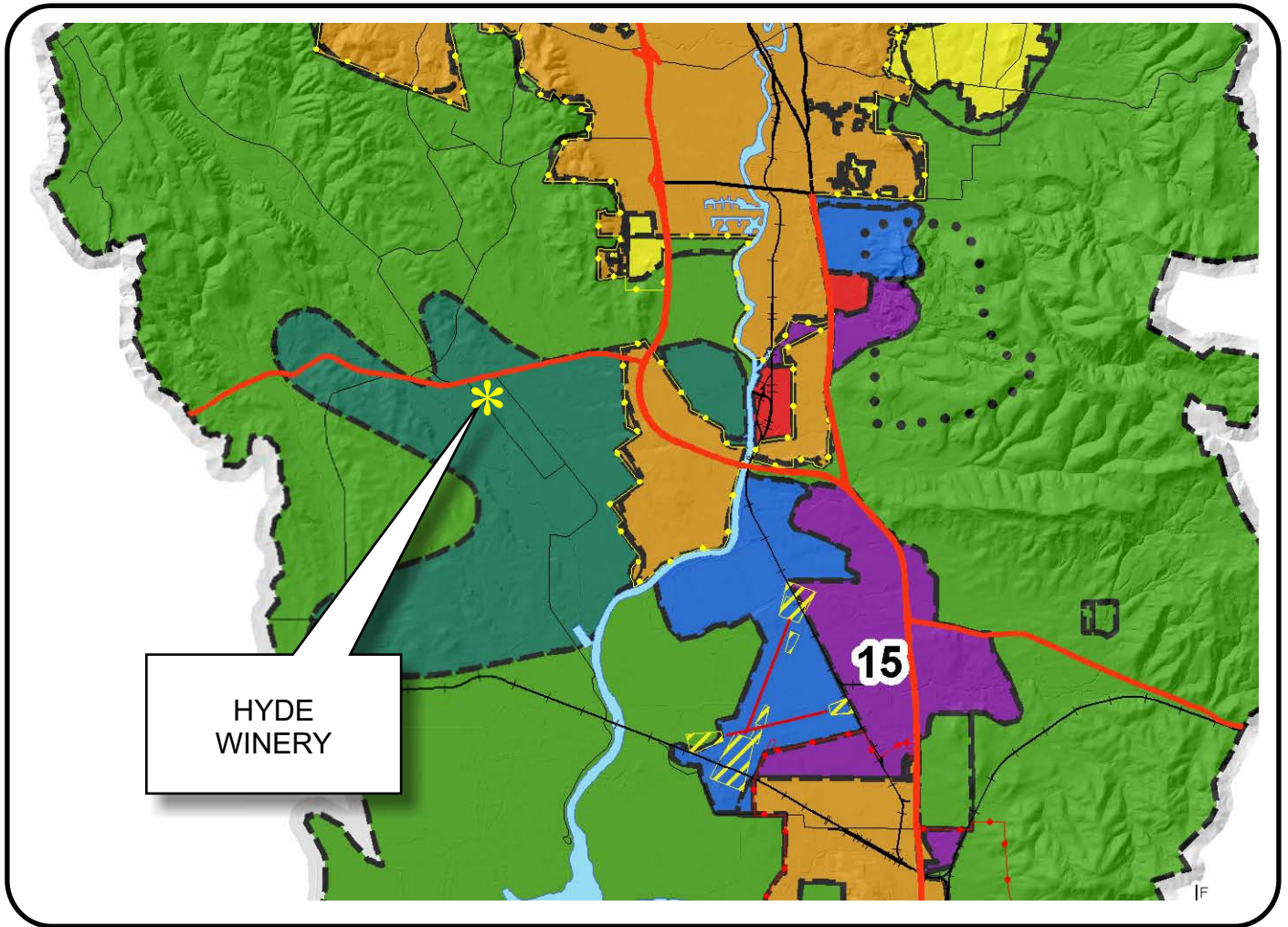


“J”

Graphics

# NAPA COUNTY LAND USE PLAN 2008 - 2030



## LEGEND

### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

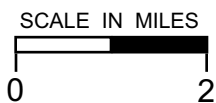
- Agriculture, Watershed & Open Space
- Agricultural Resource

### TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

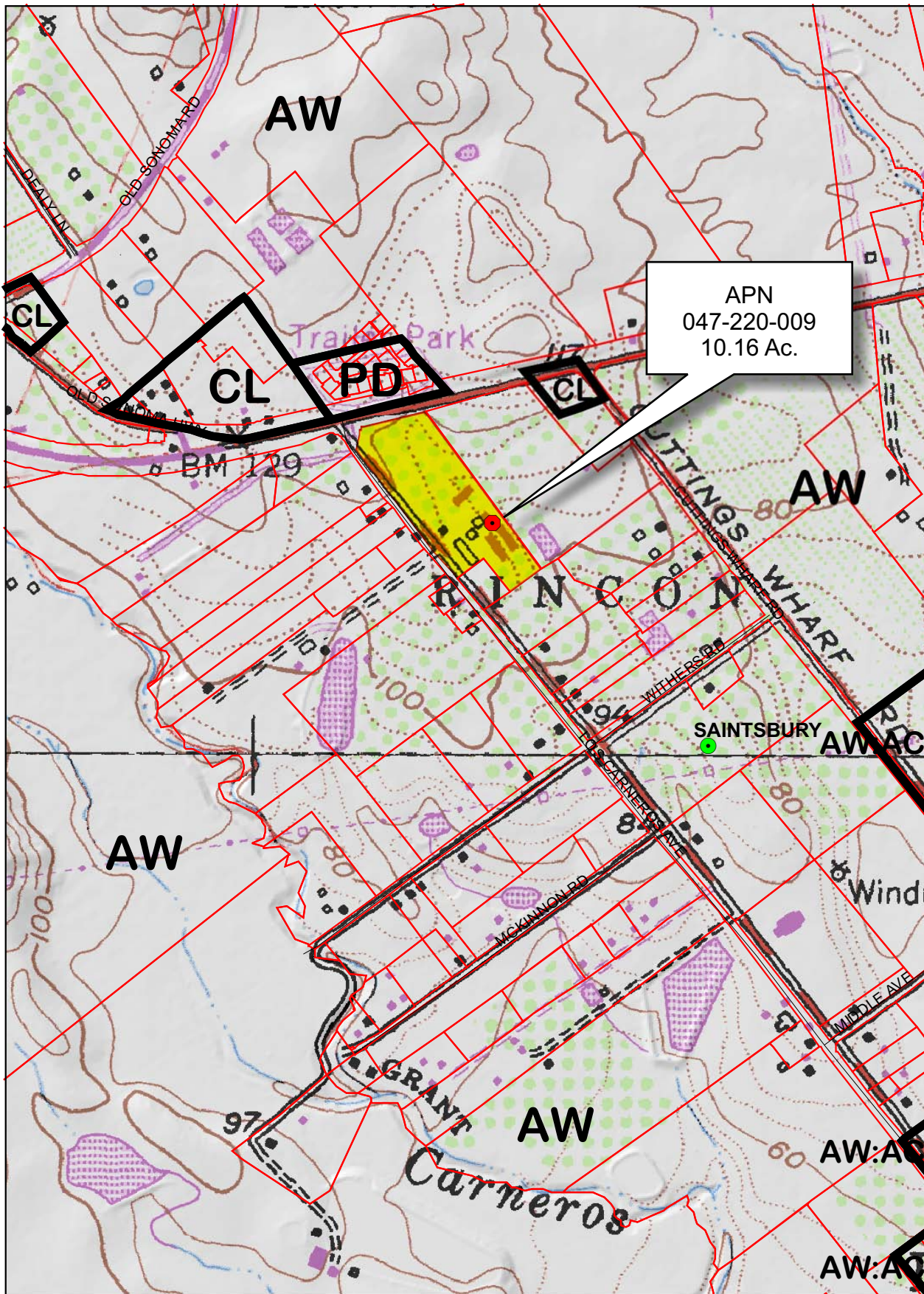
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
047-220-009  
06-17-2010  
3B UP

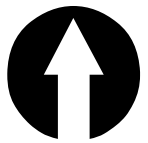




# HYDE WINERY



APN  
047-220-009  
10.16 Ac.



## Legend

- Wineries in Vicinity
  - Producing (Green dot)
  - Approved (Yellow dot)
  - Pending (Red dot)
- Zoning (Thick black outline)
- Parcels (Thin red outline)

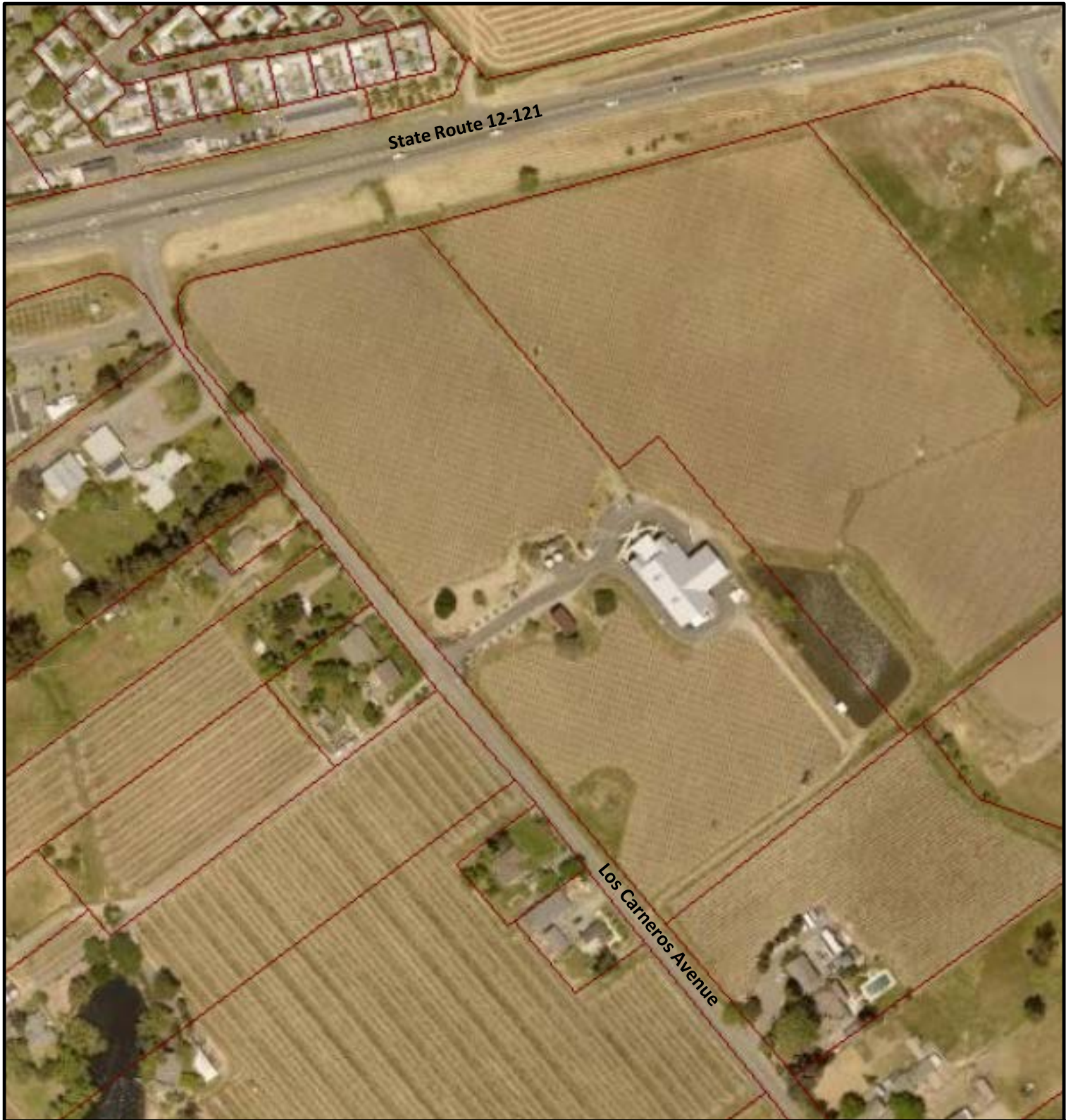
0 400 800 1,600 2,400 3,200 Feet





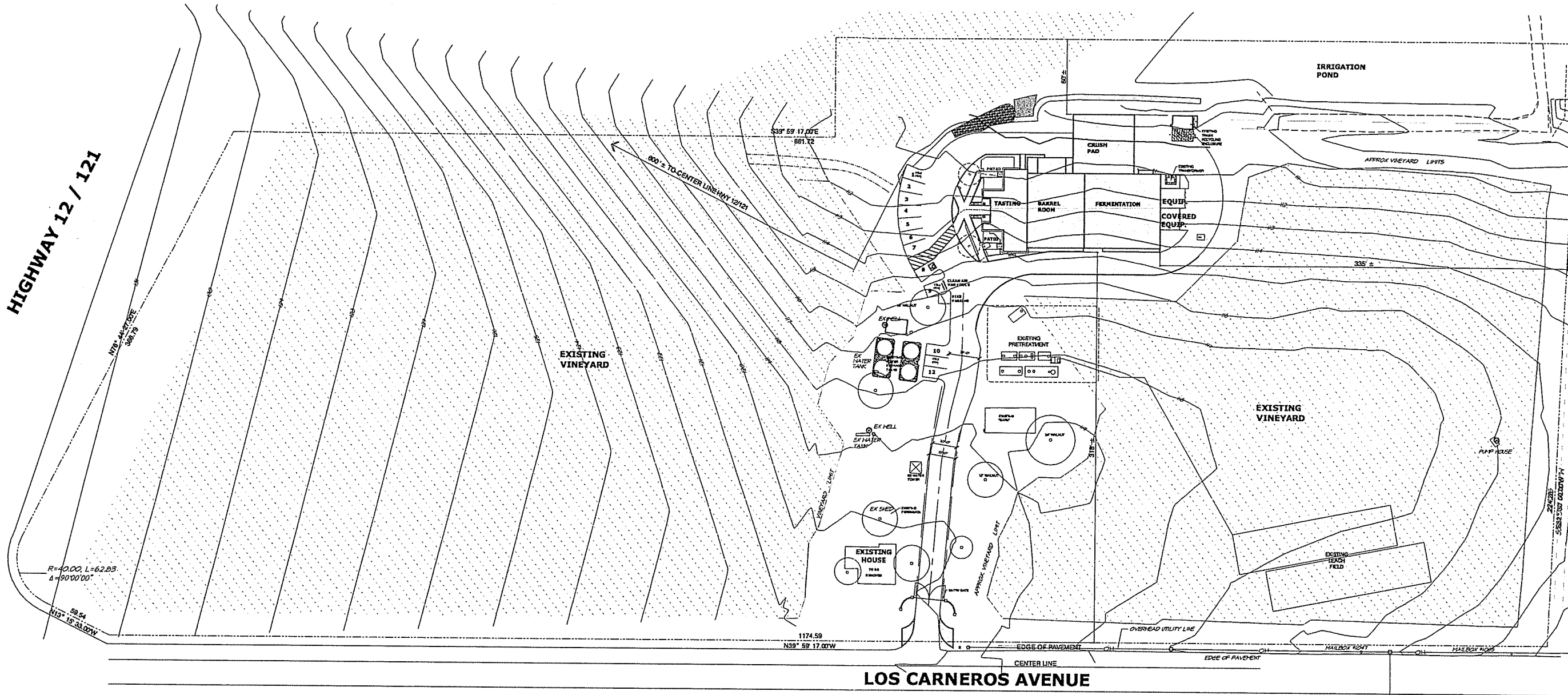
**Aerial**





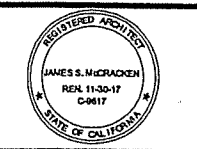
# Site Plan

HIGHWAY 12 / 121



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 jsmcarch@sbcbglobal.net

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Project Title

**LARRY HYDE & SONS WINERY**

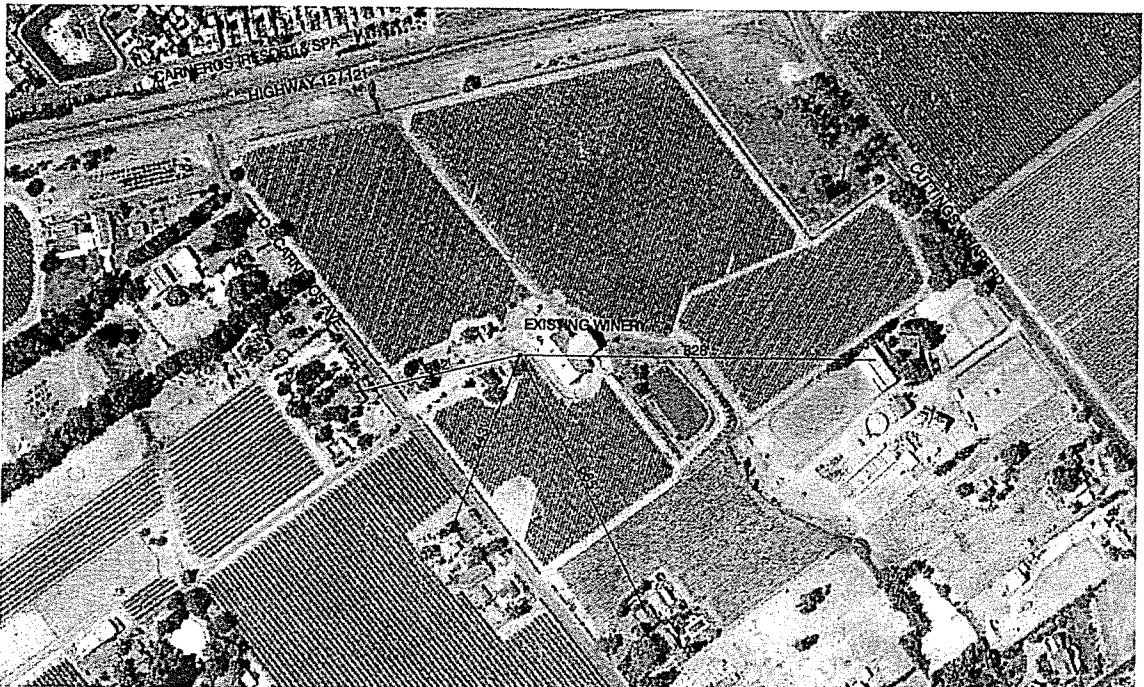
**1044 LOS CARNEROS AVE NAPA, CALIFORNIA APN 047-220-013**

Sheet Title  
**EXISTING SITE PLAN**  
 VICINITY MAP AND DISTANCE TO ADJACENT HOMES

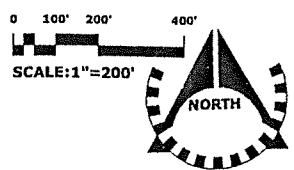
Date of Issue
▲ 3.26.17
▲ 9.23.17
▲
▲
▲
▲
▲
▲

Job No. :  
 Date : 1.5.17  
 Scale : AS NOTED  
 Drawn By :  
 Sheet Number

**UP-1.0**

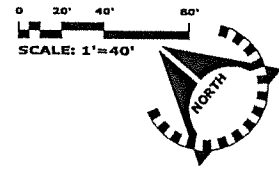


**VICINITY MAP AND DISTANCE TO ADJACENT HOMES**

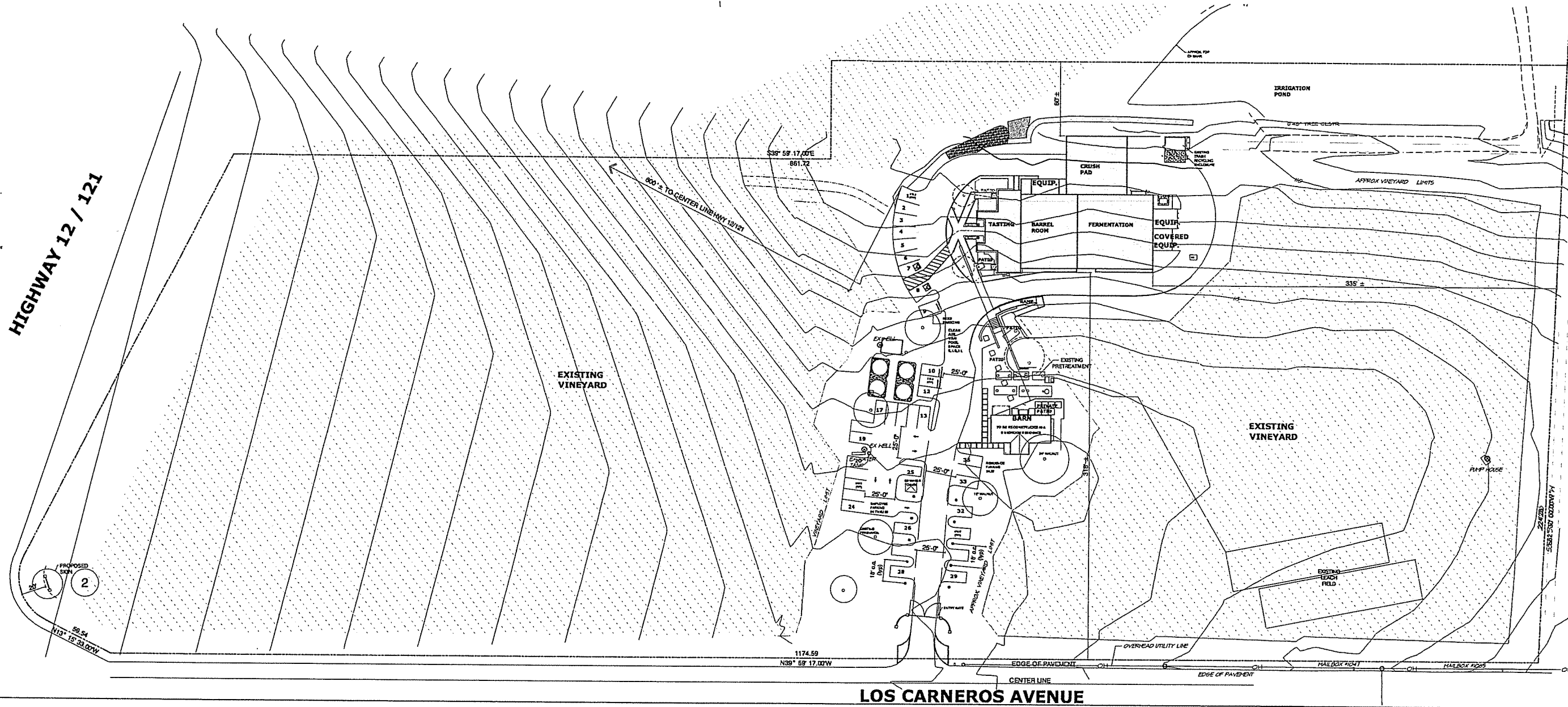


**LOS CARNEROS AVENUE**

**EXISTING SITE PLAN**

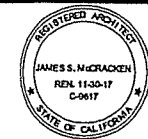






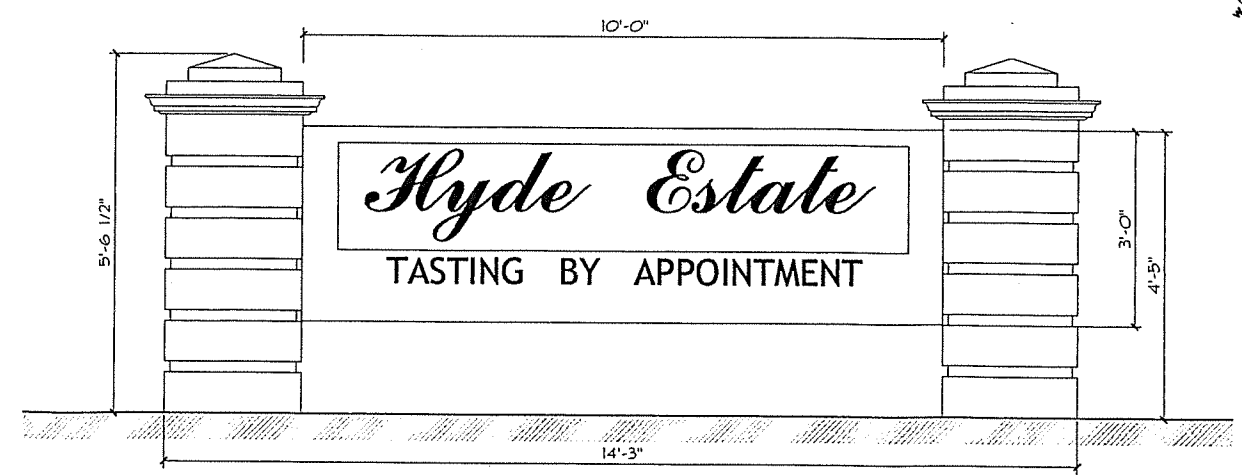
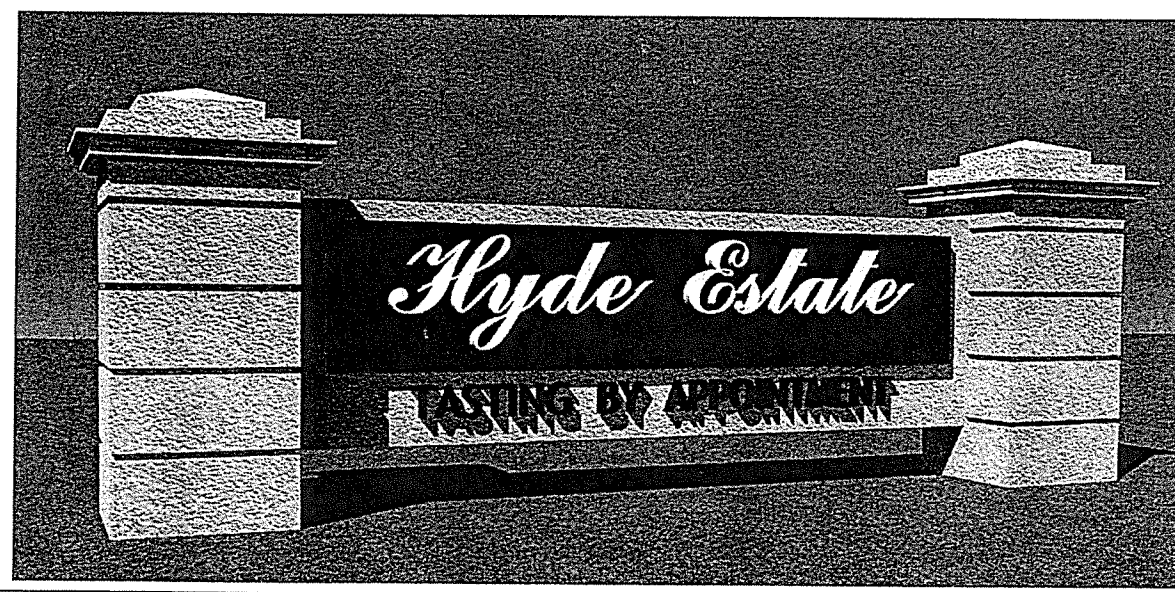
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 WILLIAMSBURG, VIRGINIA  
 jsmcarch1@sbcglobal.net

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Project Title  
**LARRY HYDE & SONS WINERY**  
 1044 LOS CARNEROS AVE NAPA, CALIFORNIA APN 047-220-013

**PROPOSED REVISED SITE PLAN** 1



**PROPOSED SIGN** 2

Sheet Title  
**PROPOSED REVISED SITE PLAN AND SIGN PLAN**

Date of Issue
3.26.17
9.23.17

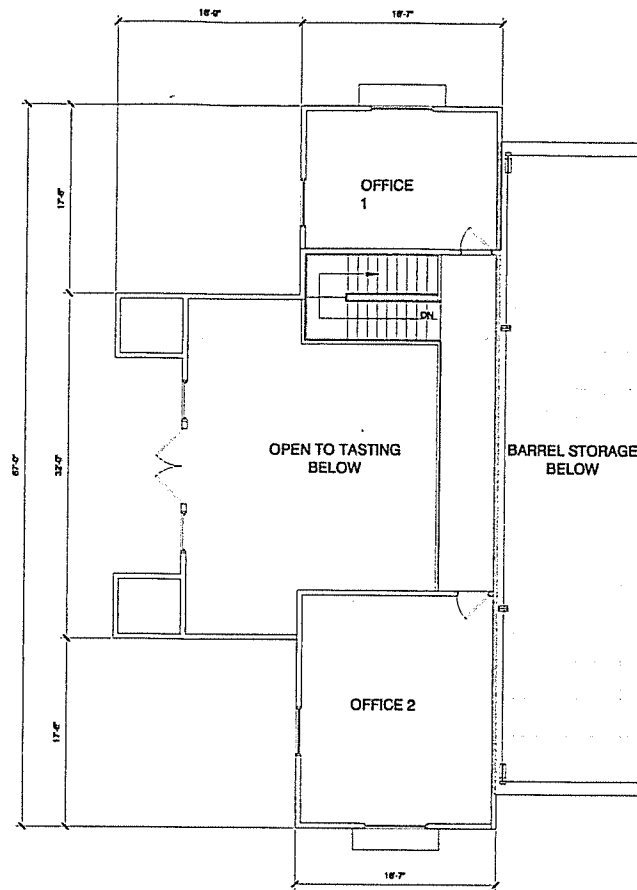
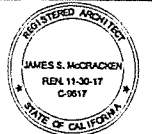
Job No.:  
 Date: 1.5.17  
 Scale: AS NOTED  
 Drawn By:

Sheet Number  
**UP-2.0**

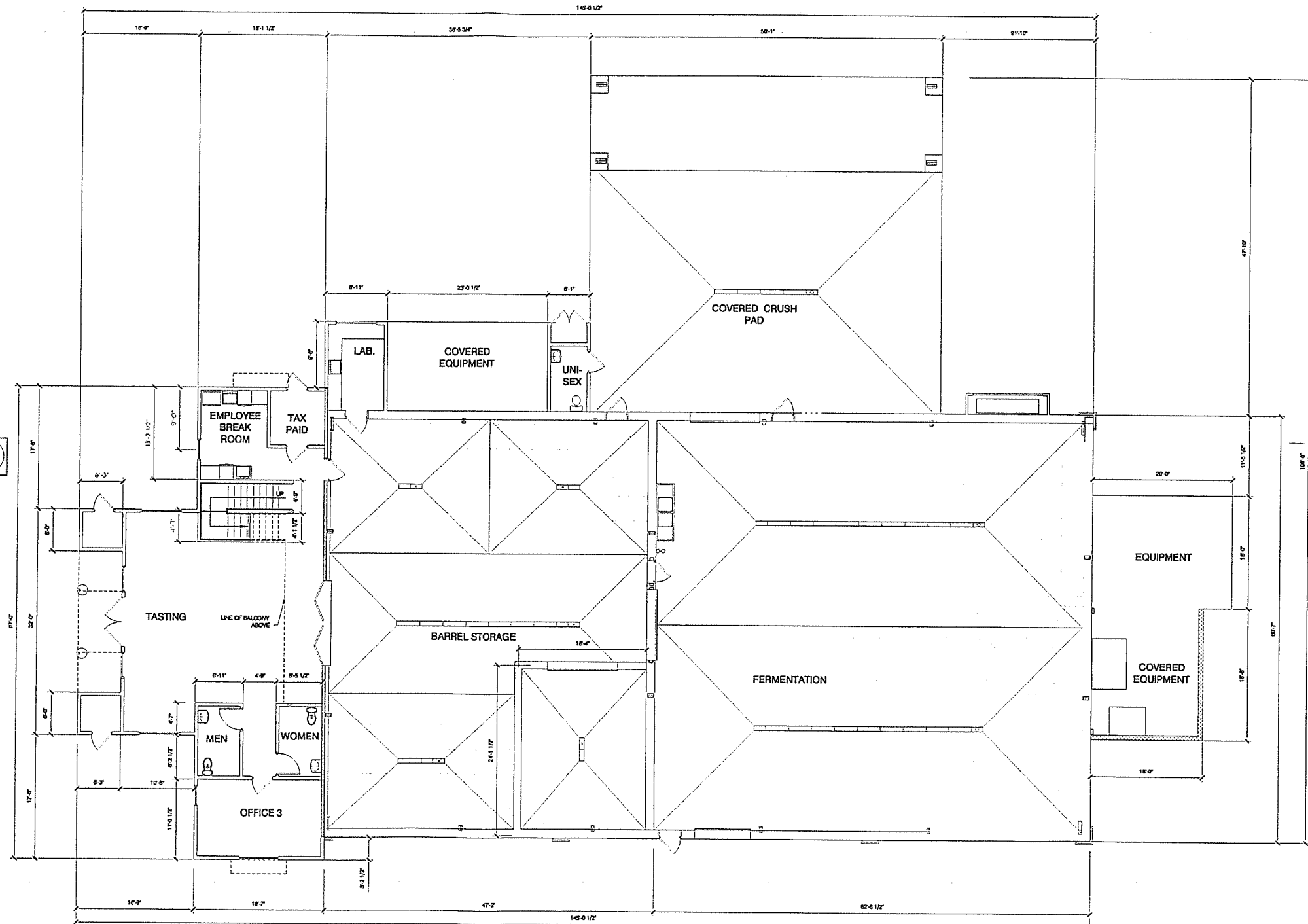
**jsmc**

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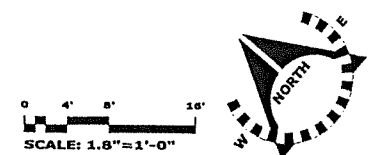
**EXISTING SECOND FLOOR PLAN 2**



**EXISTING FIRST FLOOR PLAN 1**

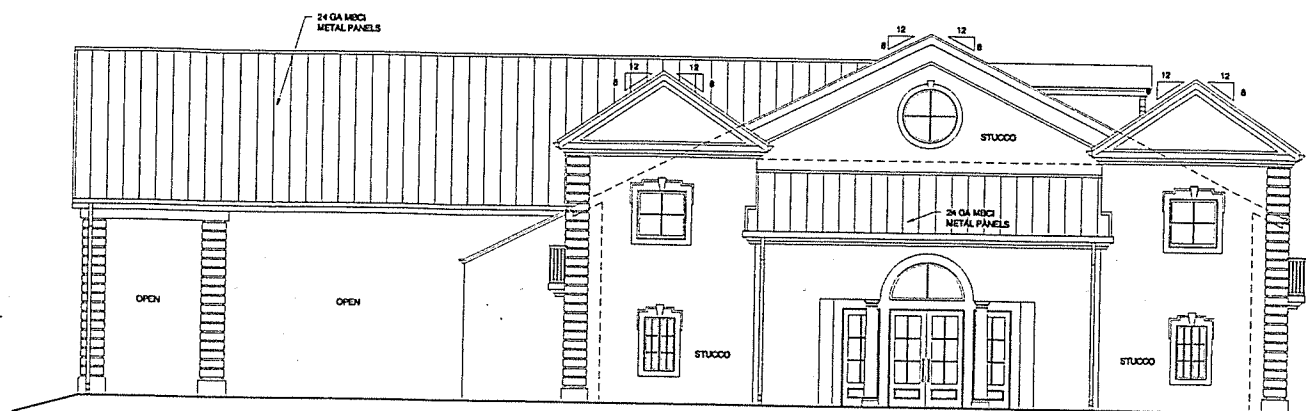
**Project Title**  
**LARRY HYDE & SONS WINERY**  
 1044 LOS CARNEROS AVE  
 NAPA, CALIFORNIA APN 047-220-013  
**Sheet Title**  
**EXISTING FLOOR PLANS**

**Date of Issue**  
 1. 3.26.17  
 2. 9.23.17  
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**Job No.:** \_\_\_\_\_  
**Date:** 1.5.17  
**Scale:** 1/8"=1'-0"  
**Drawn By:** \_\_\_\_\_  
**Sheet Number**

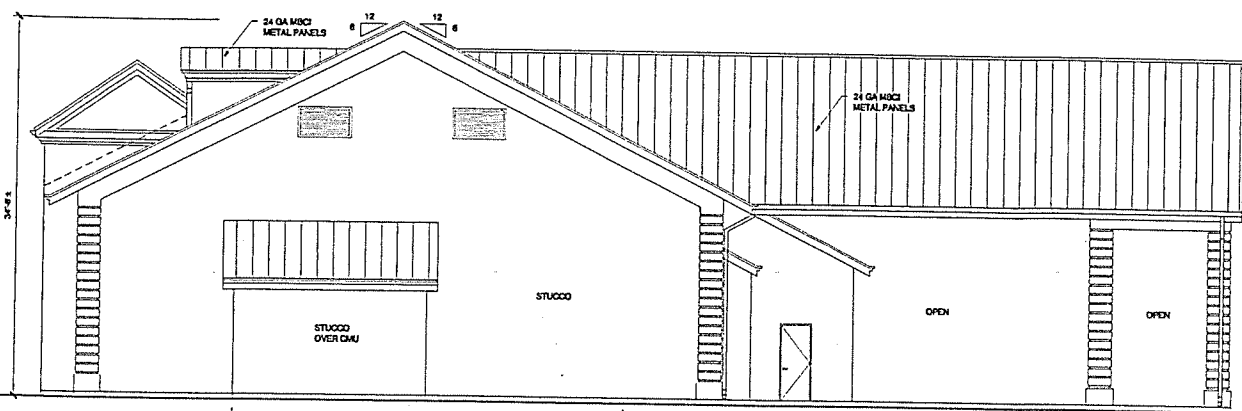


**UP-3.0**

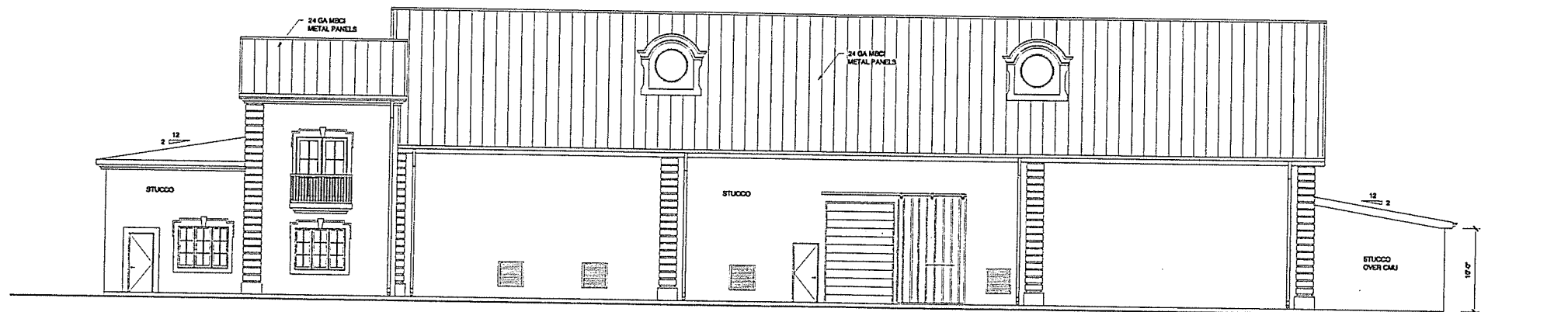




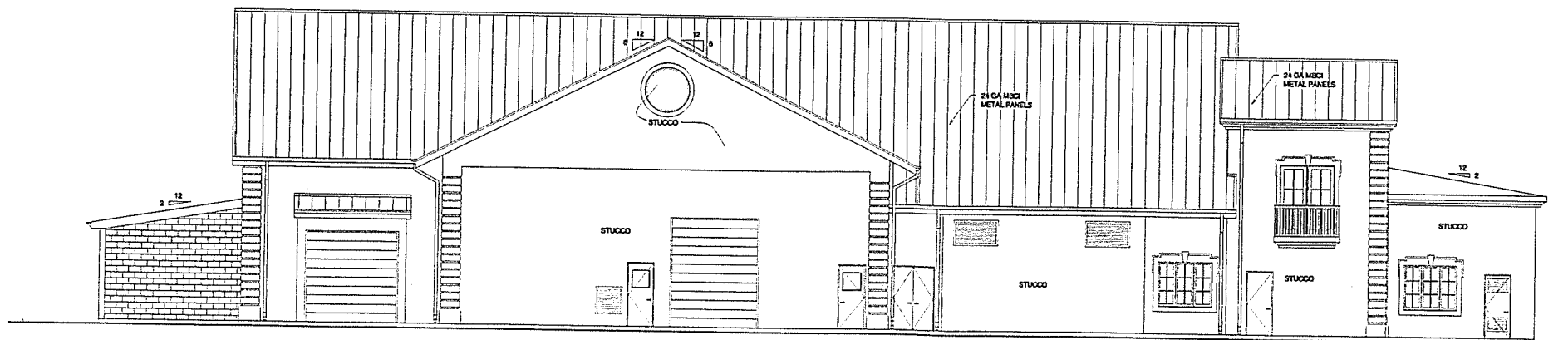
**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

Project Title

**LARRY HYDE & SONS WINERY**

**1044 LOS CARNEROS AVE**

**NAPA, CALIFORNIA APN 047-220-013**

Sheet Title

**EXISTING EXTERIOR ELEVATIONS**

Date Of Issue

**3.26.17**

Job No. :




Date : 1.5.17

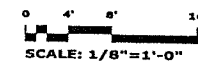
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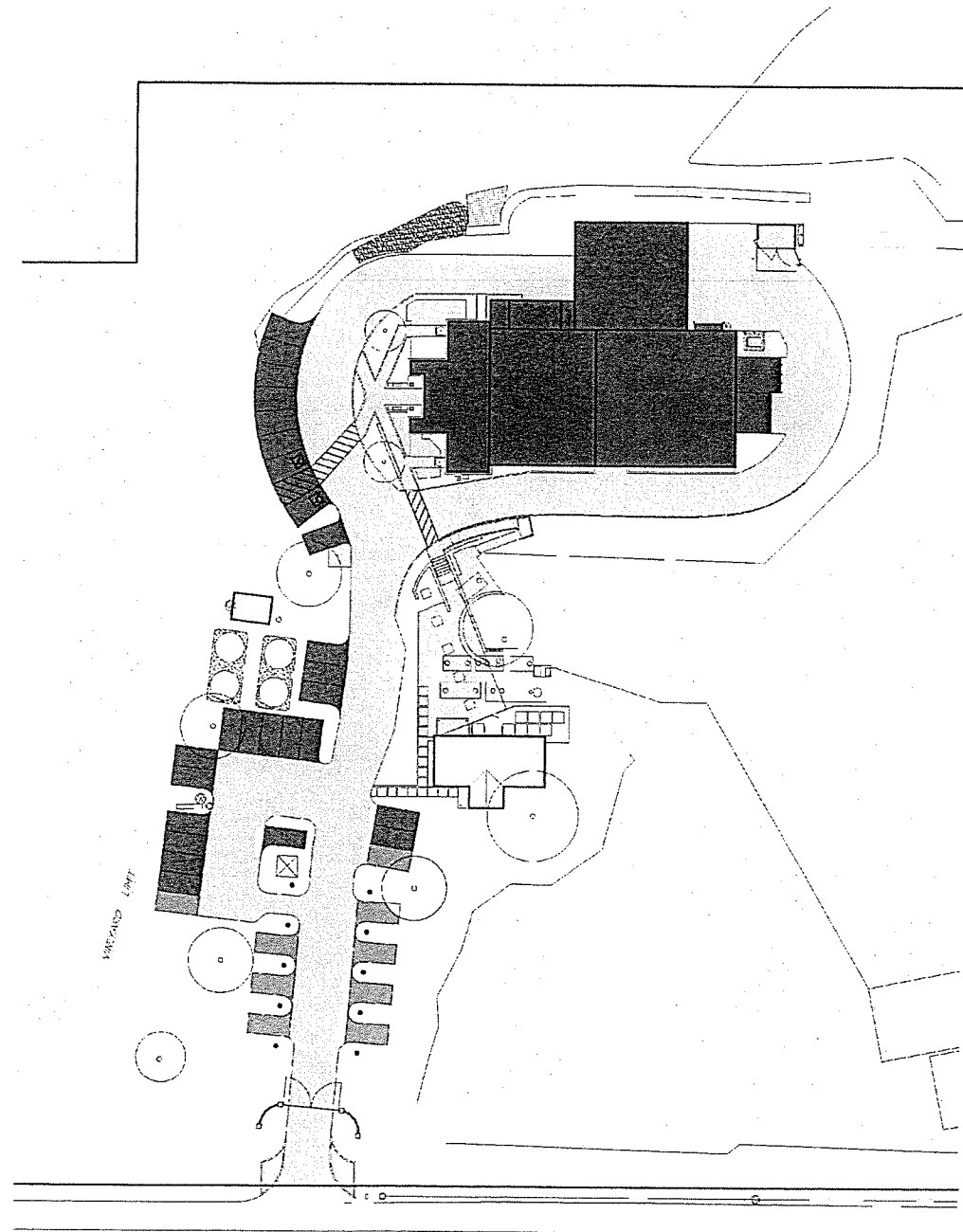
Drawn By :

Sheet Number

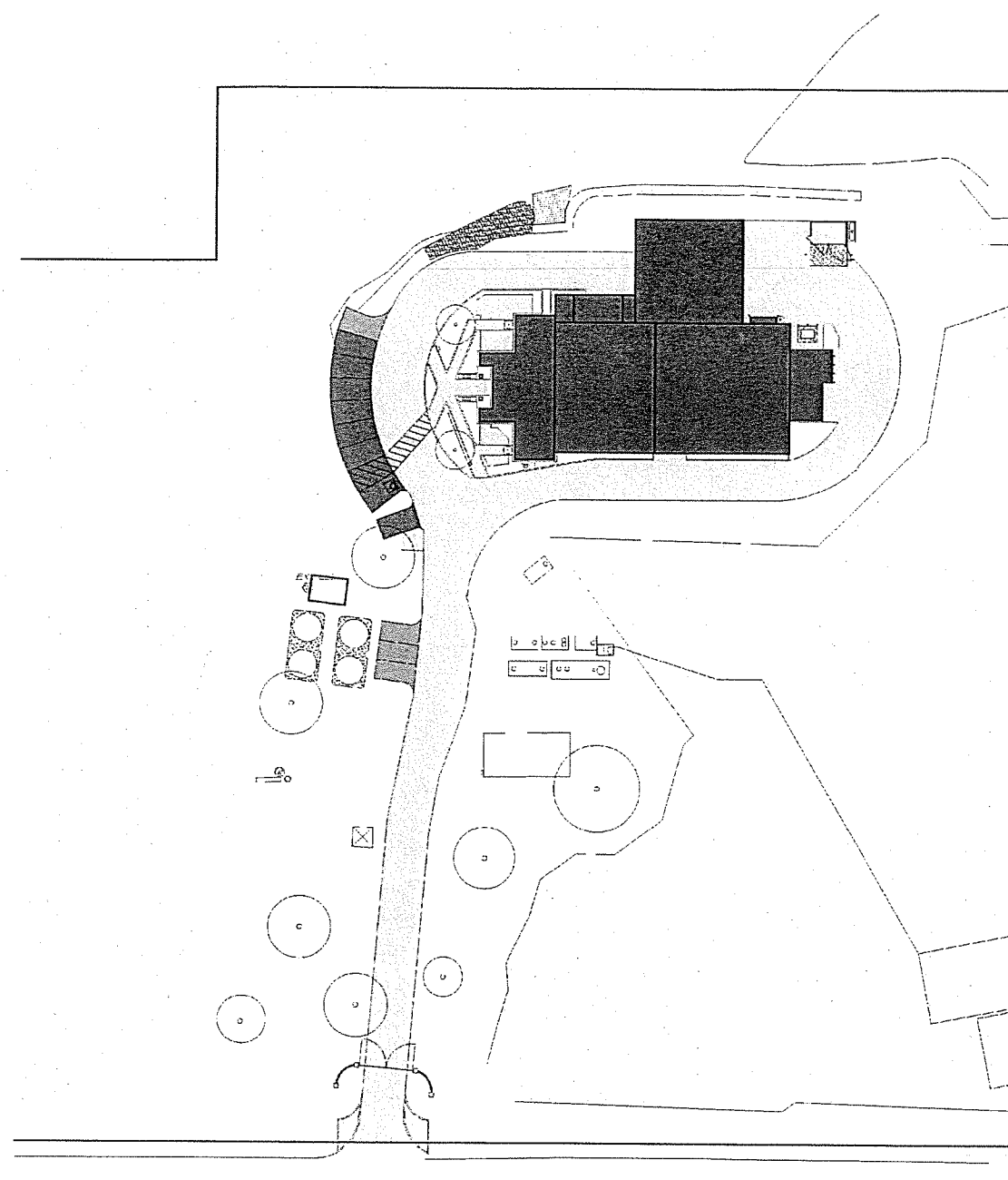
**UP-4.0**

-  ROOF, GUTTERS and GABLE TRIM  
MBSI "Silver Metallic".
-  WALL STUCCO  
LA-HABRA "Saddleback"
-  QUOINS, PILASTERS and TRIM  
"Limestone"





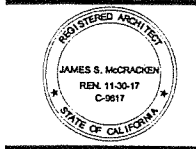
**PROPOSED REVISED SITE PLAN**



**EXISTING SITE PLAN**

**WINERY COVERAGE AND DEVELOPMENT AREA / PRODUCTION RATIO**

PARCEL SIZE: 534,270 SQ.FT. 12.27 ACRES	EXISTING		PROPOSED	
	AREA sq. ft.	% OF PARCEL	AREA sq. ft.	% OF PARCEL
A "WINERY DEVELOPMENT AREA"	12774	2.39%	13450	2.52%
B "WINERY COVERAGE"	34946	6.54%	44554	8.34%



Project Title  
**LARRY HYDE & SONS WINERY**  
  
1044  
LOS CARNEROS  
AVE  
NAPA,  
CALIFORNIA  
APN 047-220-013

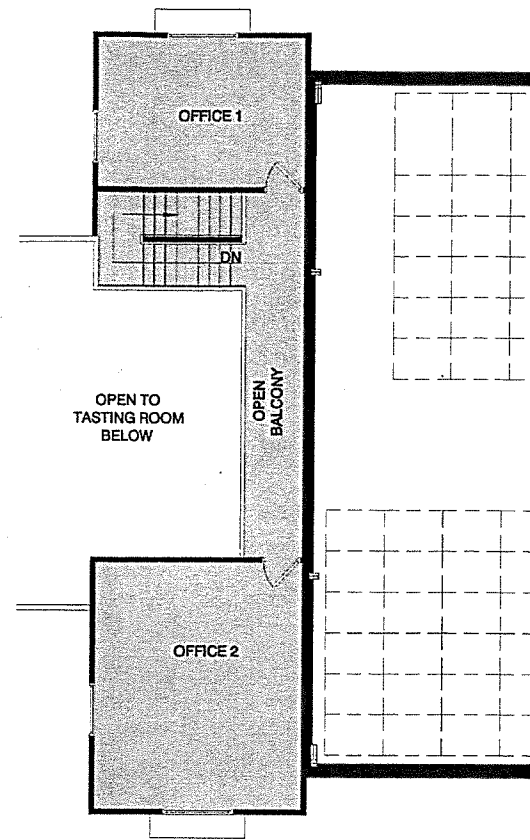
Sheet Title  
**WINERY  
COVERAGE AND  
DEVELOPMENT  
AREA**

Date of issue

1	3.26.17
2	9.23.17

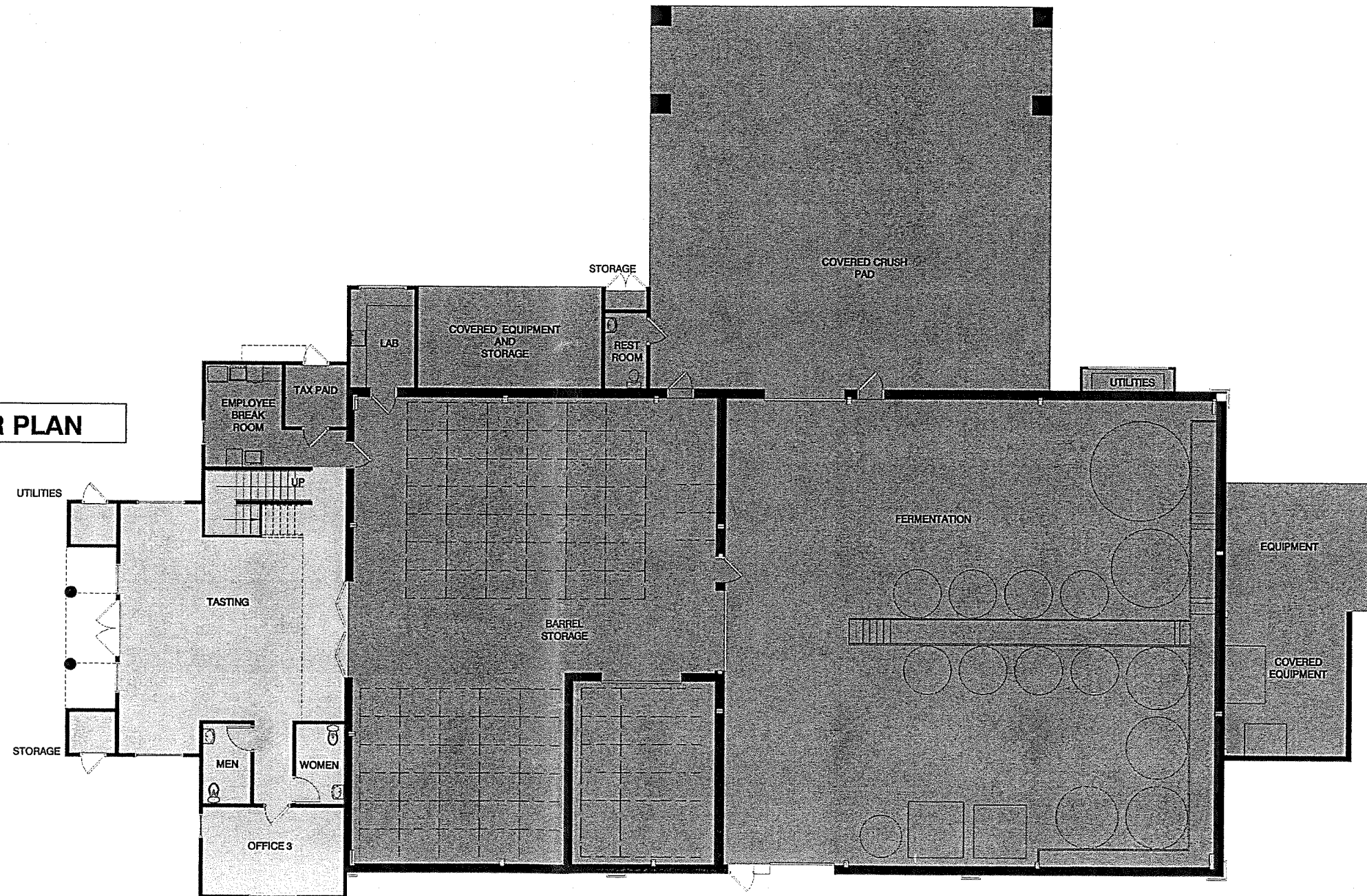
Job No.:  
Date: 1.5.17  
Scale: AS NOTED  
Drawn By:





WINERY COVERAGE AND ACCESSORY / PRODUCTION RATIO						
PARCEL SIZE: 534,270 SQ.FT. 12.27 ACRES	EXISTING			PROPOSED		
	AREA sq. ft.	% OF PARCEL	% OF PRODUCTION FACILITY	AREA sq. ft.	% OF PARCEL	% OF PRODUCTION FACILITY
C "PRODUCTION FACILITY"	10444	1.95%	22%	10444	1.95%	22%
D "ACCESSORY USES"	2246			2246		

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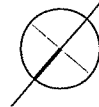


Project Title  
**LARRY HYDE & SONS WINERY**  
 1044  
 LOS CARNEROS  
 AVE  
 NAPA,  
 CALIFORNIA  
 APN 047-220-013

Sheet Title  
**WINERY  
 PRODUCTION  
 AND  
 ACCESSORY  
 AREA PLANS**

Date Of Issue  
 3.26.17  
 Job No.:  
 Date: 1.5.17  
 Scale: 1/8"=1'-0"  
 Drawn By:

Sheet Number  
**UP-6.0**

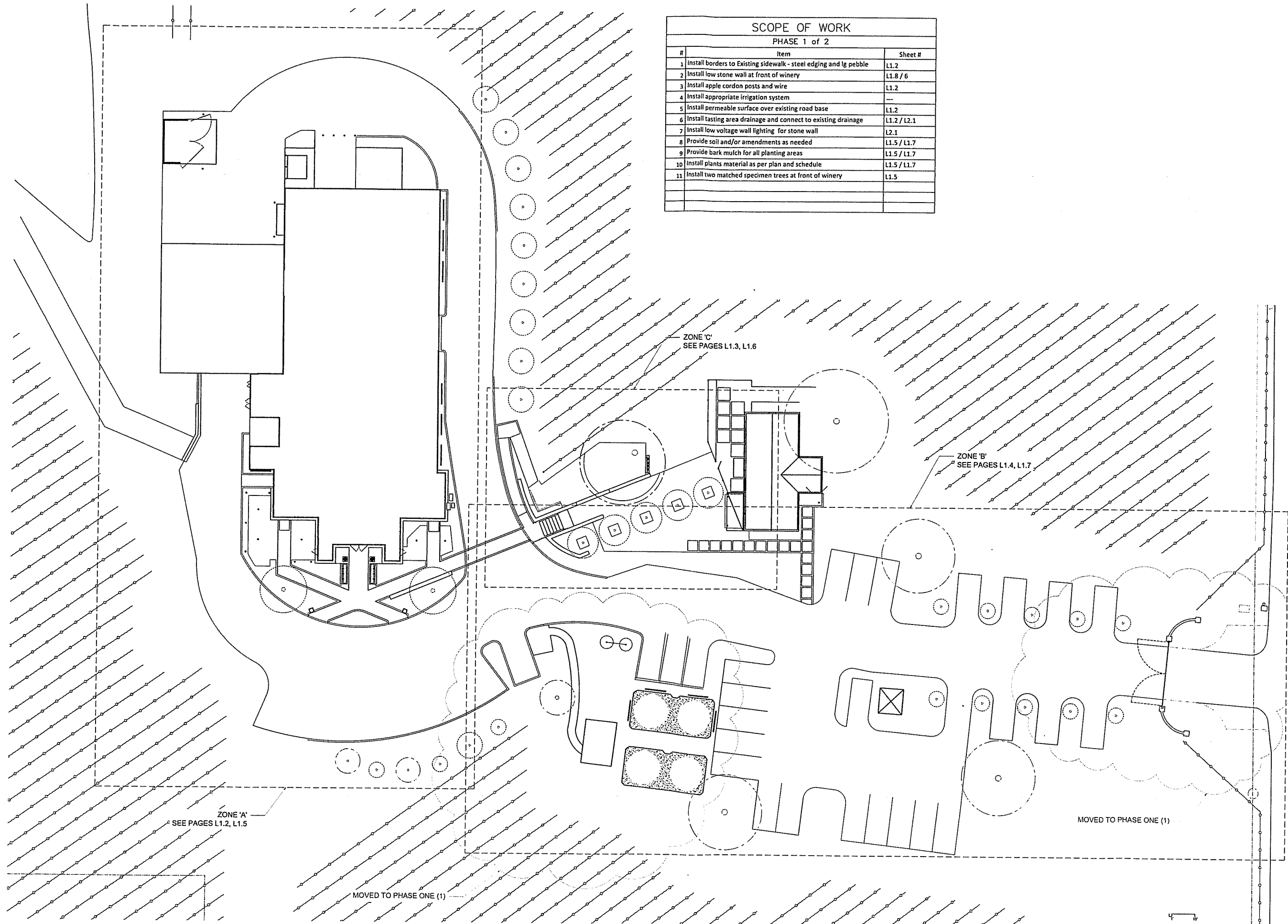


△	REV 1	3/31/17
△	REV 2	4/28/17
△	REV 3	7/10/17
△	REV 4	9/25/17

Revisions Date

DATE 2/22/17  
SCALE 1/16" = 1'-0"







SCOPE OF WORK		
PHASE 1 of 2		
#	Item	Sheet #
1	Install borders to Existing sidewalk - steel edging and lg pebble	L1.2
2	Install low stone wall at front of winery	L1.8 / 6
3	Install apple cordon posts and wire	L1.2
4	Install appropriate irrigation system	---
5	Install permeable surface over existing road base	L1.2
6	Install tasting area drainage and connect to existing drainage	L1.2 / L2.1
7	Install low voltage wall lighting for stone wall	L2.1
8	Provide soil and/or amendments as needed	L1.5 / L1.7
9	Provide bark mulch for all planting areas	L1.5 / L1.7
10	Install plants material as per plan and schedule	L1.5 / L1.7
11	Install two matched specimen trees at front of winery	L1.5



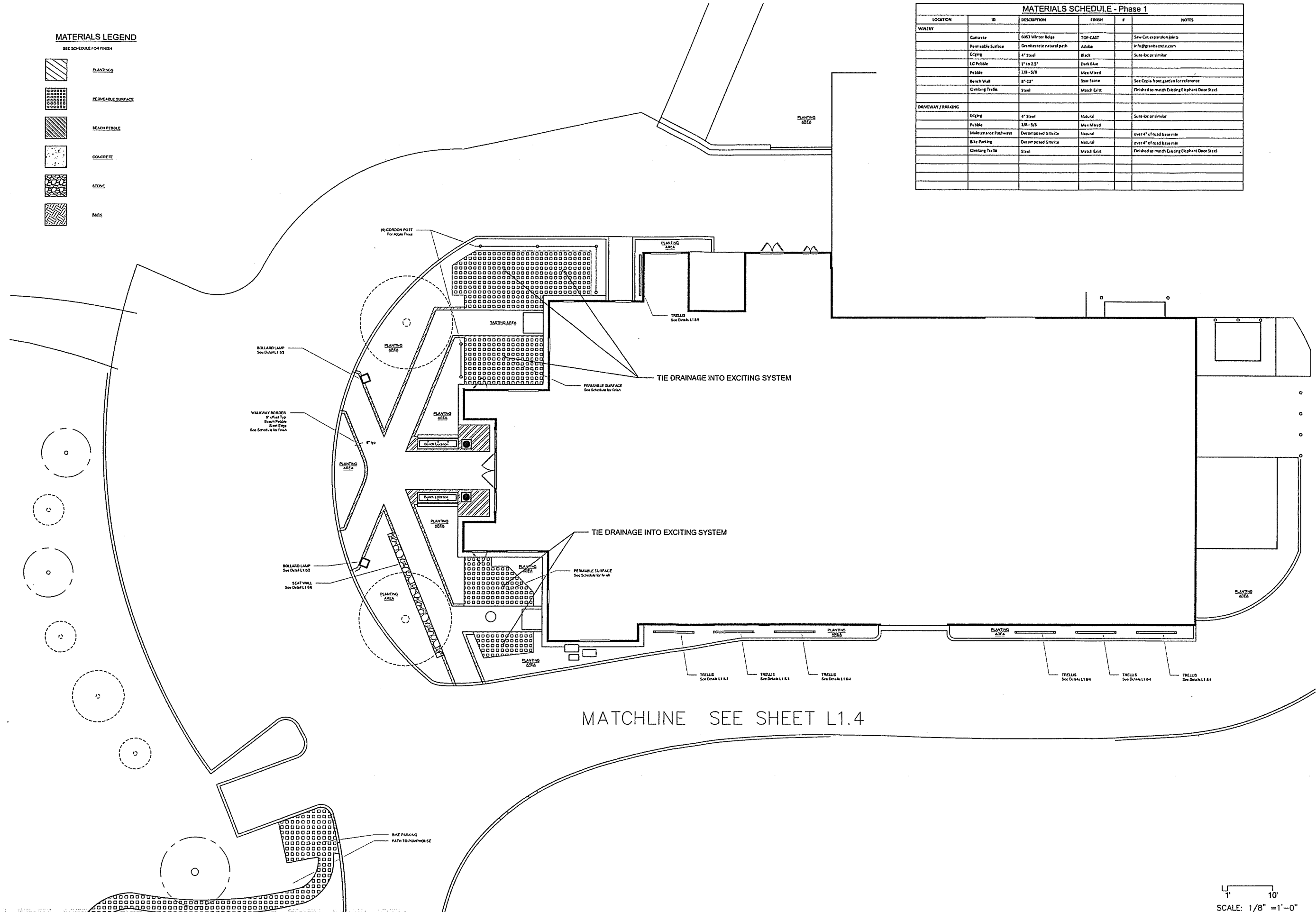


**MATERIALS LEGEND**

SEE SCHEDULE FOR FINISH

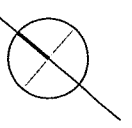
-  PLANTINGS
-  PERMEABLE SURFACE
-  BENCH/PERIBLE
-  CONCRETE
-  STONE
-  BIKE

MATERIALS SCHEDULE - Phase 1					
LOCATION	ID	DESCRIPTION	FINISH	#	NOTES
WINERY	Concrete	6063 Winter Ridge	TOP-CAST		Low Cnx expansion joints
	Permeable Surface	Granite/crete natural path	Adobe		info@granitecrete.com
	Edging	4" Steel	Black		Sure-loc or similar
	LG Pebble	1" to 2.5"	Dark Blue		
	Pebble	3/8 - 5/8	Mix/Mixed		
	Bench Wall	8" - 12"	3yar Stone		See Copla front garden for reference
CLIMBING TRELLIS	Steel	Match Galnt			Finished to match Existing Elephant Door Steel
DRIVEWAY / PARKING	Edging	4" Steel	Natural		Sure-loc or similar
	Pebble	3/8 - 5/8	Mix/Mixed		
	Maintenance Pathways	Decomposed Granite	Natural		over 4" of road base min
	Bike Parking	Decomposed Granite	Natural		over 4" of road base min
	Climbing Trellis	Steel	Match Galnt		Finished to match Existing Elephant Door Steel



**HOLLISTER DESIGN STUDIO**

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529 venezia ave  
venice, CA 90291  
310 621 9818  
www.hollisterstudio.com



**LARRY HYDE & SONS WINERY**  
1044 LOS CARNAROS AVE  
NAPA, CA

Landscape  
LANDSCAPE ZONE A

- △ REV 1 3/31/17
- △ REV 2 4/28/17
- △ REV 3 7/10/17
- △ REV 4 9/25/17

Revisions Date

DATE 2/22/17  
SCALE see detail

1" = 10'  
SCALE: 1/8" = 1'-0"

**L1.2**

\\V010rhe\1\_HollisterDesignStudio\B10144\CAD\092317\_B10144\_REV4.dwg Sep 23, 2017 - 12:07pm, 105





NOTE:  
Underground for reference only.  
Confirm onsite with Hyde Winery UC  
as-built plans

**LEGEND**

SEE SCHEDULE FOR FINISH

--- DRAINPIPE

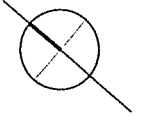
--- ELECTRIC

--- WATER PIPE

--- 4" CHASE

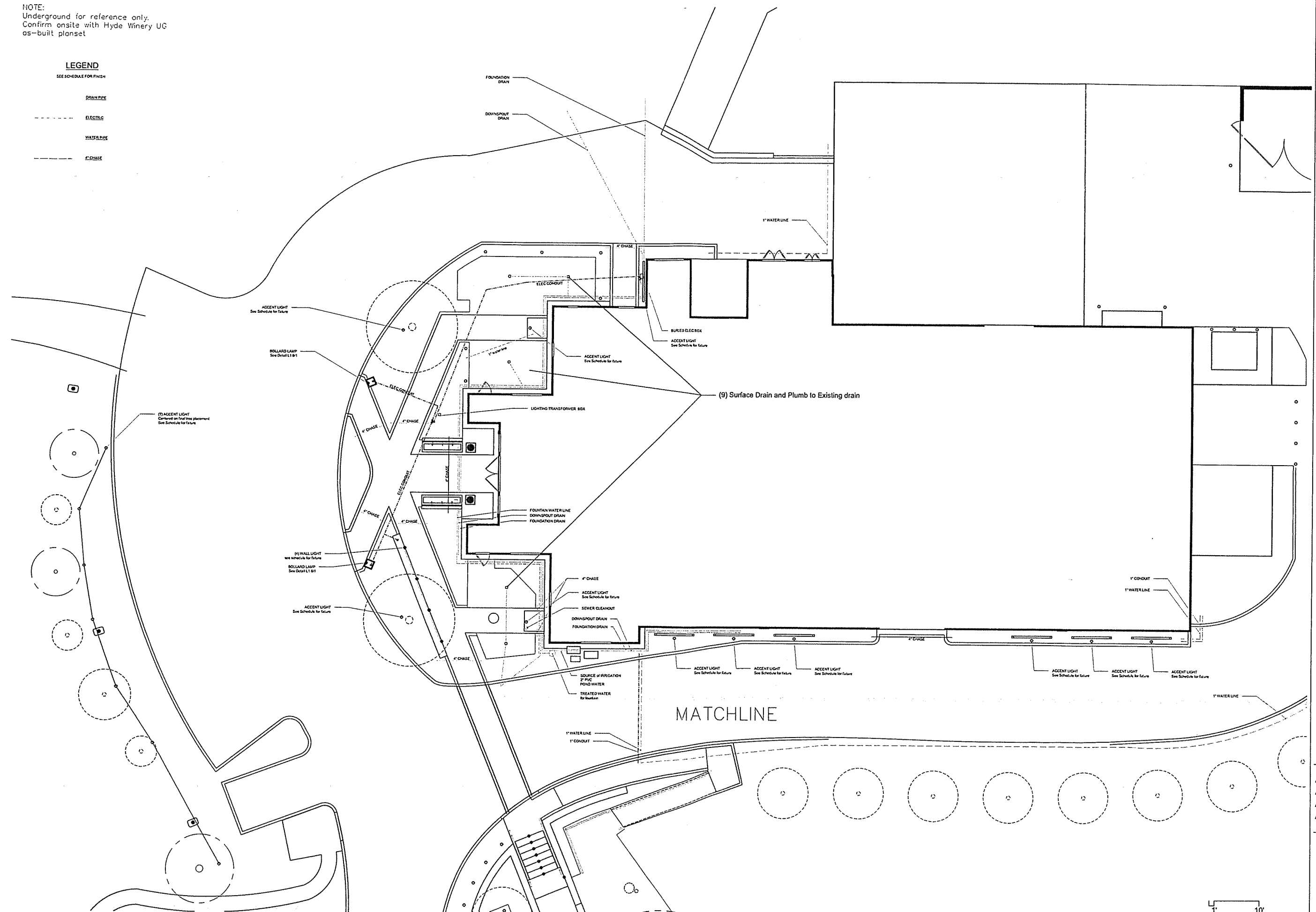
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STUDIO

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310 621 9818  
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LARRY HYDE & SONS WINERY  
1044 LOS CARNAROS AVE  
NAPA, CA

Landscape  
ELECTRIC / BURIED - ZONE A



- △ REV 1 3/31/17
- △ REV 2 4/28/17
- △ REV 3 7/10/17
- △ REV 4 9/25/17

Revisions Date

DATE 04/20/16  
SCALE see detail

1" = 10'  
SCALE: 1/8" = 1'-0"

L2.1