



Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

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

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



LEGEND

— Zoning



ZONING MAP



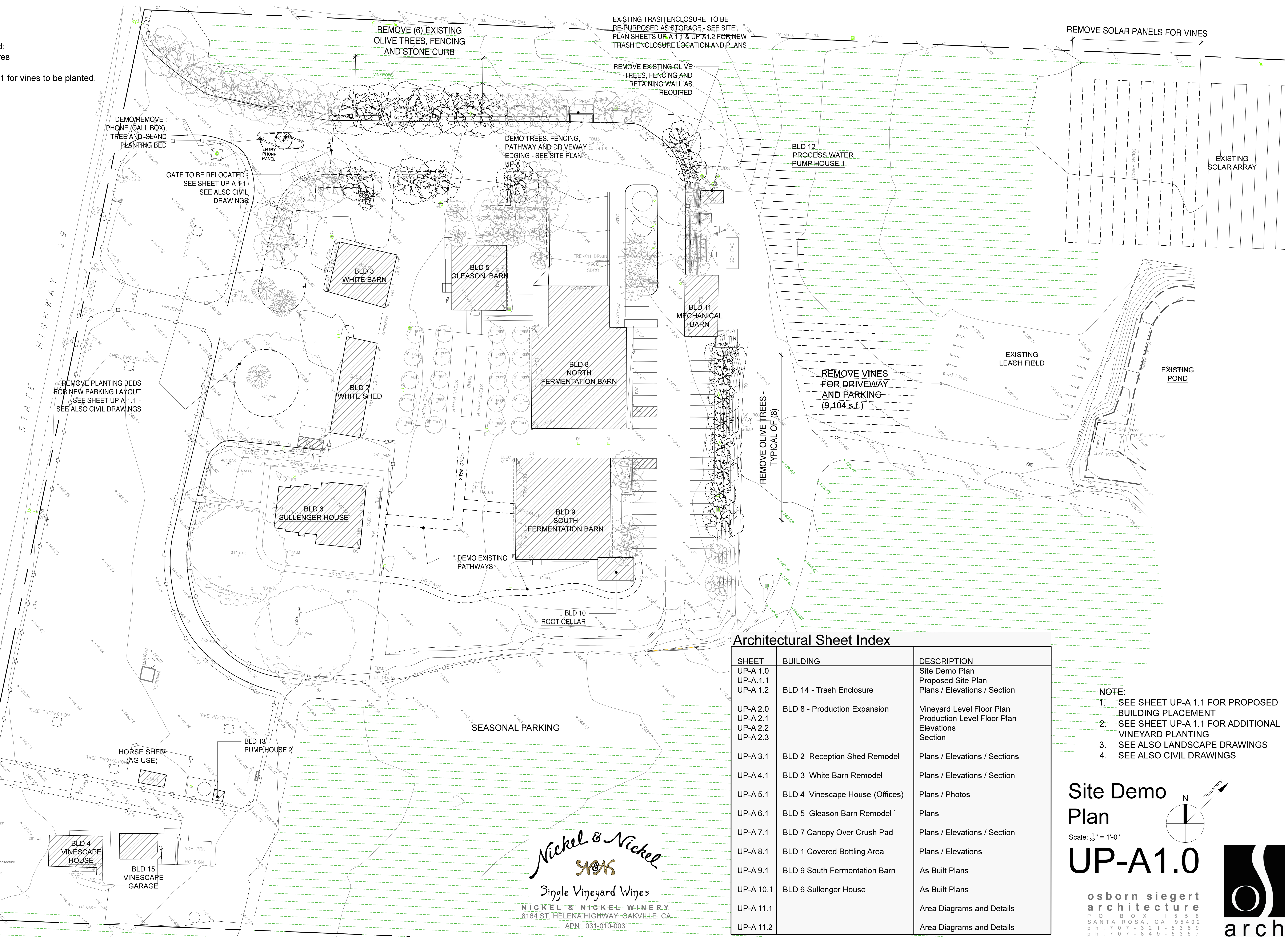
LEGEND

— Parcels



Existing Conditions

Vineyard Removed:
9,104 s.f. = .21 acres
See sheet UP-A 1.1 for vines to be planted.



Architectural Sheet Index

SHEET	BUILDING	DESCRIPTION
UP-A 1.0		Site Demo Plan
UP-A 1.1		Proposed Site Plan
UP-A 1.2	BLD 14 - Trash Enclosure	Plans / Elevations / Section
UP-A 2.0	BLD 8 - Production Expansion	Vineyard Level Floor Plan
UP-A 2.1		Production Level Floor Plan
UP-A 2.2		Elevations
UP-A 2.3		Section
UP-A 3.1	BLD 2 Reception Shed Remodel	Plans / Elevations / Sections
UP-A 4.1	BLD 3 White Barn Remodel	Plans / Elevations / Section
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UP-A 8.1	BLD 1 Covered Bottling Area	Plans / Elevations
UP-A 9.1	BLD 9 South Fermentation Barn	As Built Plans
UP-A 10.1	BLD 6 Sullenger House	As Built Plans
UP-A 11.1		Area Diagrams and Details
UP-A 11.2		Area Diagrams and Details

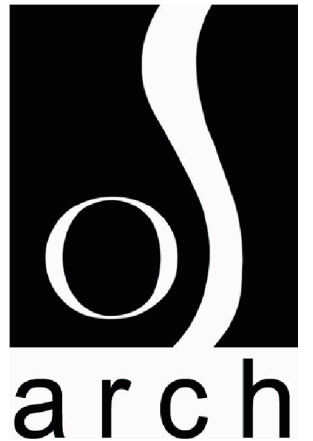
- NOTE:
- SEE SHEET UP-A 1.1 FOR PROPOSED BUILDING PLACEMENT
 - SEE SHEET UP-A 1.1 FOR ADDITIONAL VINEYARD PLANTING
 - SEE ALSO LANDSCAPE DRAWINGS
 - SEE ALSO CIVIL DRAWINGS

Site Demo Plan

Scale: 1/32" = 1'-0"

UP-A1.0

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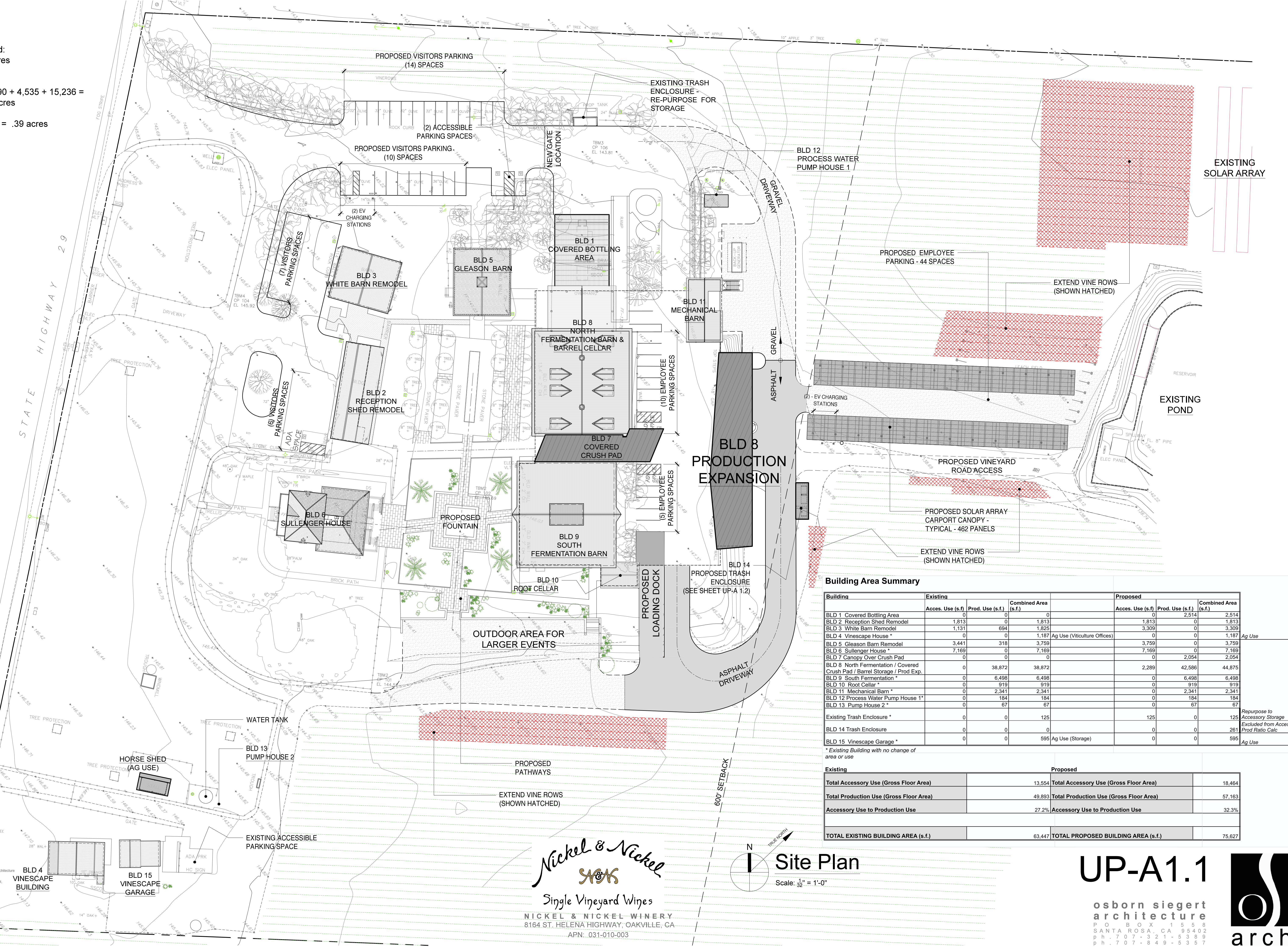
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Vineyard Removed:
9,104 s.f. = .21 acres

Vineyard Planted:
4,619 + 447 + 1,090 + 4,535 + 15,236 =
25,927 s.f. = .60 acres

Net Vineyard Gain = .39 acres



Building Area Summary

Building	Existing			Combined Area (s.f.)	Proposed		
	Acces. Use (s.f.)	Prod. Use (s.f.)	Prod. Use (s.f.)		Acces. Use (s.f.)	Prod. Use (s.f.)	Combined Area (s.f.)
BLD 1 Covered Bottling Area	0	0	0	0	0	2,514	2,514
BLD 2 Reception Shed Remodel	1,813	0	0	1,813	1,813	0	1,813
BLD 3 White Barn Remodel	1,131	694	0	1,825	3,309	0	3,309
BLD 4 Vinescape House *	0	0	0	1,187 Ag Use (Viticulture Offices)	0	0	1,187 Ag Use
BLD 5 Gleason Barn Remodel	3,441	318	0	3,759	3,759	0	3,759
BLD 6 Sullenger House *	7,169	0	0	7,169	7,169	0	7,169
BLD 7 Canopy Over Crush Pad	0	0	0	0	0	2,054	2,054
BLD 8 North Fermentation / Covered Crush Pad / Barrel Storage / Prod Exp.	0	38,872	0	38,872	2,289	42,586	44,875
BLD 9 South Fermentation *	0	6,498	0	6,498	0	6,498	6,498
BLD 10 Root Cellar *	0	919	0	919	0	919	919
BLD 11 Mechanical Barn *	0	2,341	0	2,341	0	2,341	2,341
BLD 12 Process Water Pump House 1*	0	184	0	184	0	184	184
BLD 13 Pump House 2 *	0	67	0	67	0	67	67
Existing Trash Enclosure *	0	0	125	125	125	0	125 Repurpose to Accessory Storage
BLD 14 Trash Enclosure	0	0	0	0	0	0	0 Excluded from Access/Prod Ratio Calc
BLD 15 Vinescape Garage *	0	0	595	595	0	0	595 Ag Use

Existing	Proposed
Total Accessory Use (Gross Floor Area)	Total Accessory Use (Gross Floor Area)
13,554	18,464
Total Production Use (Gross Floor Area)	Total Production Use (Gross Floor Area)
49,893	57,163
Accessory Use to Production Use	Accessory Use to Production Use
27.2%	32.3%
TOTAL EXISTING BUILDING AREA (s.f.)	TOTAL PROPOSED BUILDING AREA (s.f.)
63,447	75,627

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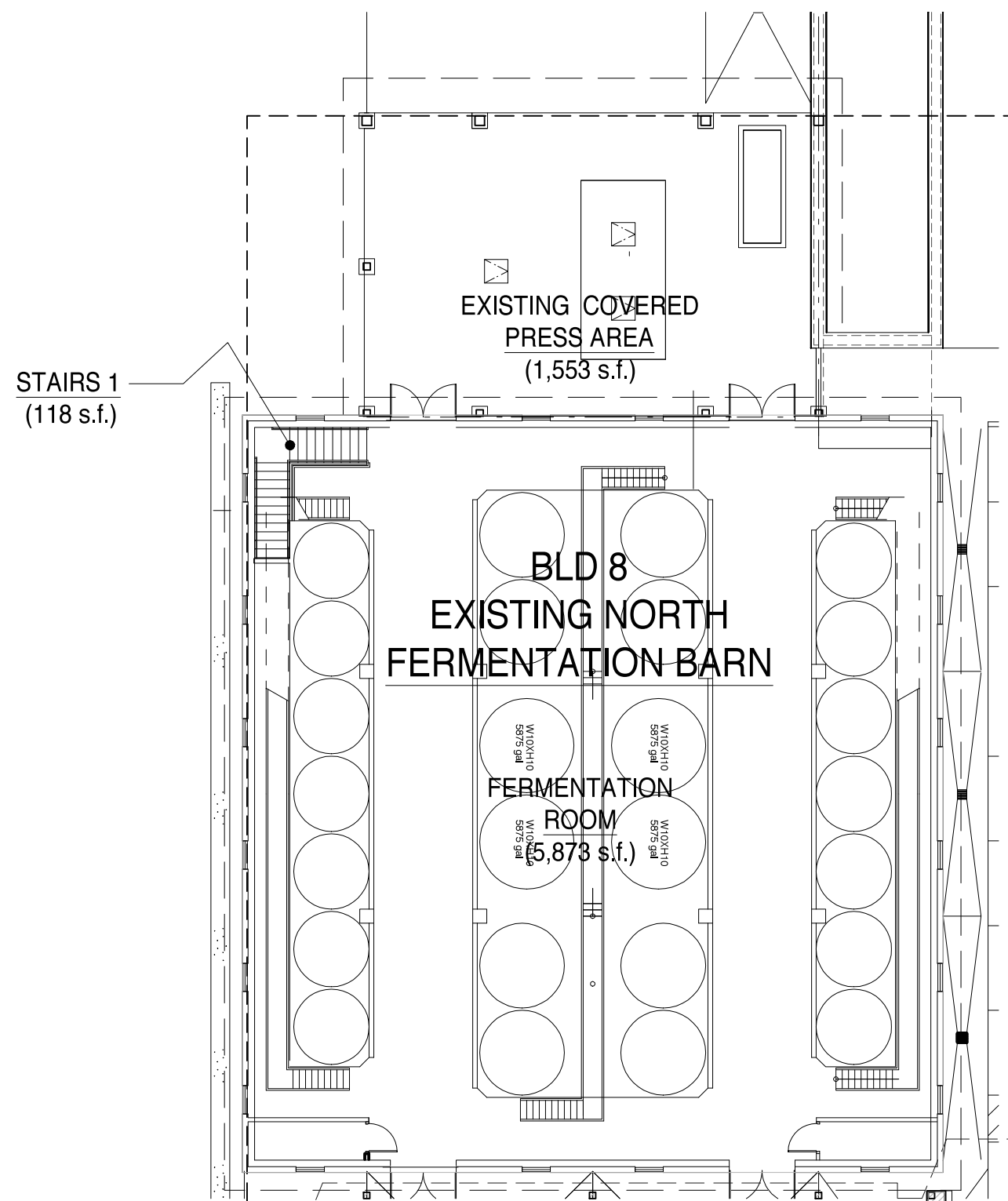
Site Plan
Scale: 1/32" = 1'-0"

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BLD 8 North Fermentation (Production Expansion)

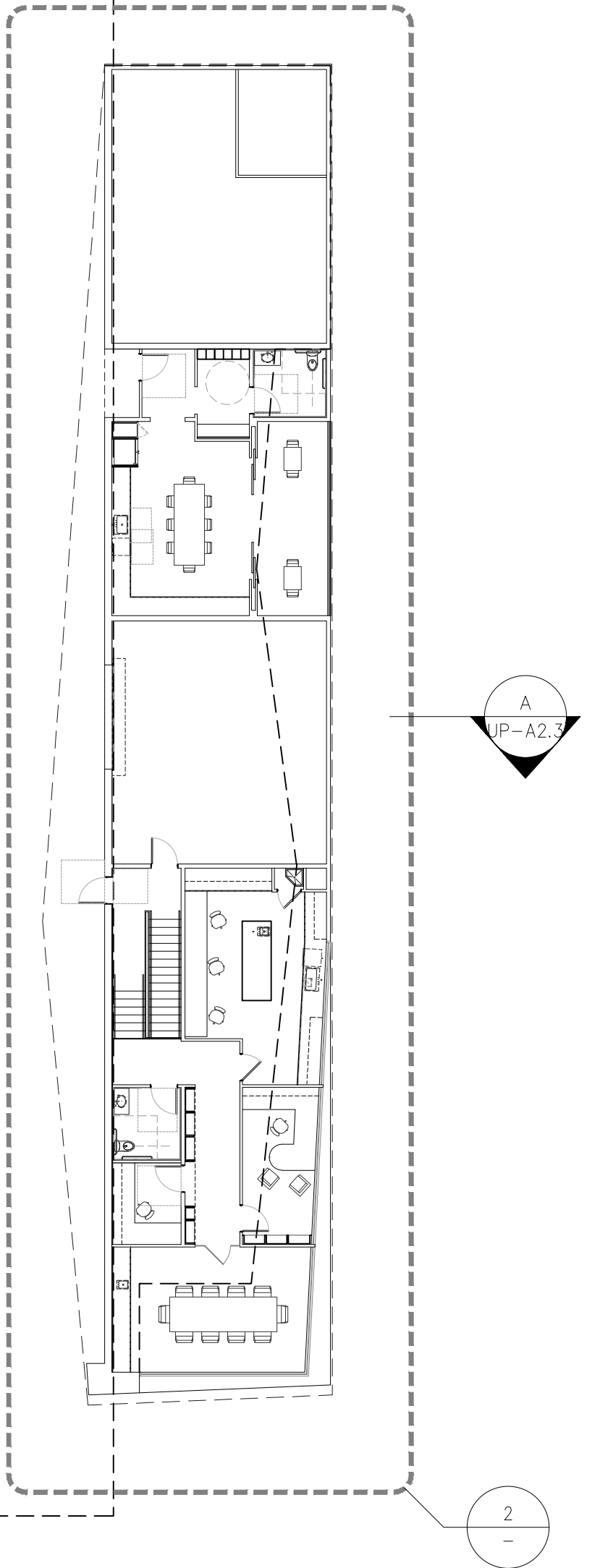
Existing			Proposed		
Room Name	Acces. Use (s.f.)	Prod. Use (s.f.)	Room Name	Acces. Use (s.f.)	Prod. Use (s.f.)
Cellar Level			Cellar Level		
Barrel Room	26,683		Barrel Room	26,683	
Stairs 1 (to Fermentation Room)	118		Stairs 1 (to Fermentation Room)	118	
Under Stair Storage 1	63		Under Stair Storage 1	63	
Storage 4	768		Storage 4	768	
Storage 5	318		Storage 5	318	
Storage 6	324		Storage 6	324	
Cold Storage	768		Cold Storage	768	
Mechanical 2	640		Mechanical 2	640	
Mechanical 3	318		Mechanical 3	318	
Press Area	1,328		Press Area	1,328	
			Stairway 2	227	
			Lower Level (Vineyard)		
			Maintenance Office	136	
			Maintenance Shop		681
			Mechanical / Electrical / Prod Storage		1,090
			Wine Makers Office 2	127	
			Assistant Wine Makers Office 2	117	
			Hall 2	69	
			Multipurpose Room 3	205	
			Cellar Master's Office	142	
			Stairway 3	227	
			Production Level		
Fermentation Room		5,873	Fermentation Room		5,873
Stairs 1		118	Stairs 1		118
Covered Crush Pad		1,553	Covered Crush Pad		1,553
			Entry		51
			Employee Lockers		67
			Employee Restroom 1		74
			Multipurpose Room 1		385
			Employee Balcony		190
			Crush Equipment Storage		750
			Stairway 4		175
			Hall 1		198
			Lab		374
			Lab Closet		11
			Chase		9
			Employee Restroom 2		82
			Assistant Wine Makers Office 1		90
			Wine Makers Office 1		168
			Multipurpose Room 2		358
			Total	2,487	42,388
			Total	0	38,872
			EXISTING TOTAL BUILDING AREA	38,872	
			PROPOSED TOTAL BUILDING AREA		44,875



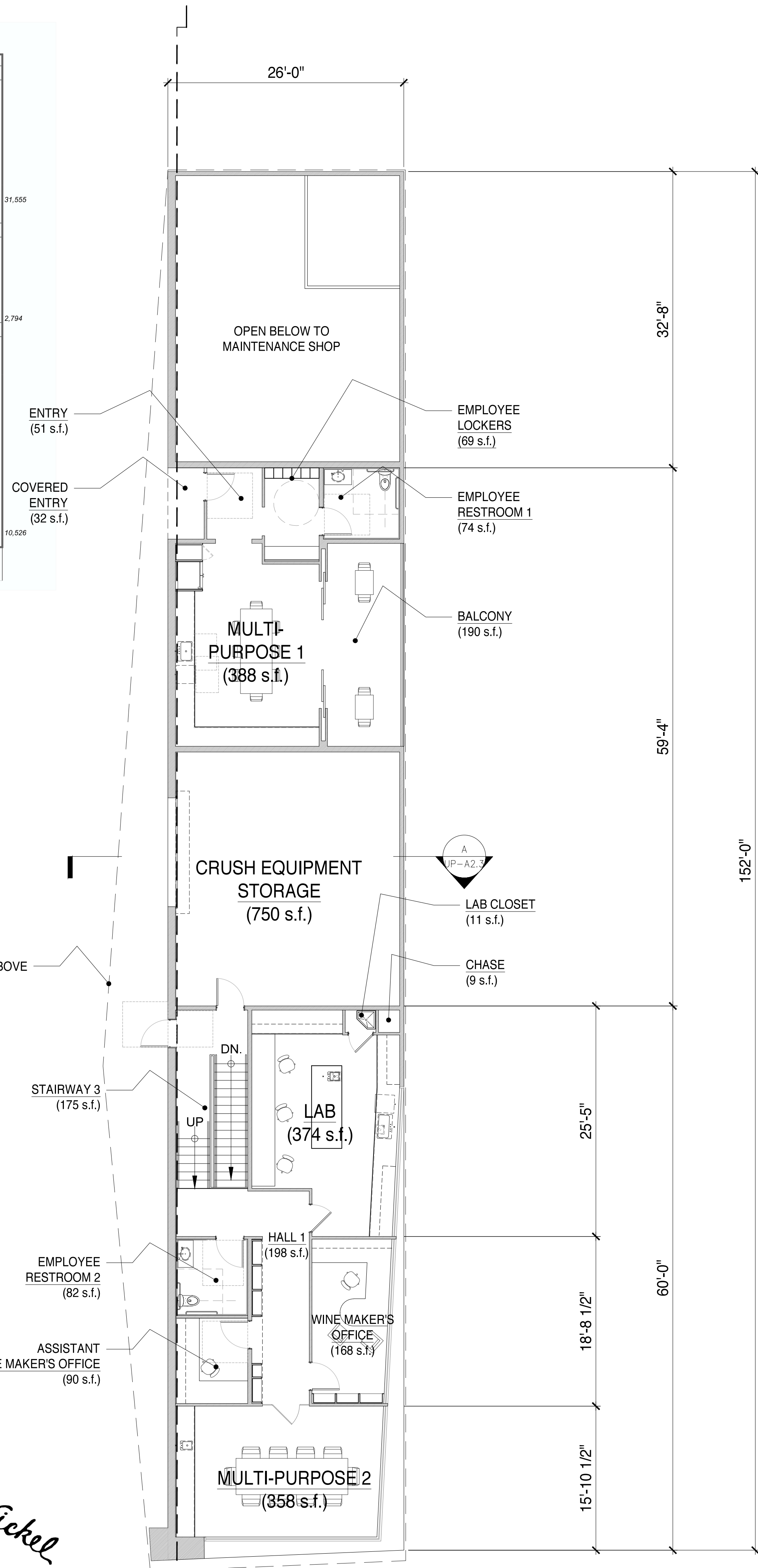
1 Production Expansion OVERALL PLAN: Production Level
SCALE: 1/8" = 1'-0"

BLD 7 COVERED CRUSH PAD - (SEE SHEET UP A-7.1)

DASHED LINE INDICATES BLD 8 CELLAR LEVEL BELOW - (SEE SHEET UP A-2.0)



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2 Production Expansion PLAN: Production Level
SCALE: 1/8" = 1'-0"

BLD 8 PRODUCTION EXPANSION PRODUCTION LEVEL PLAN UP-A2.1

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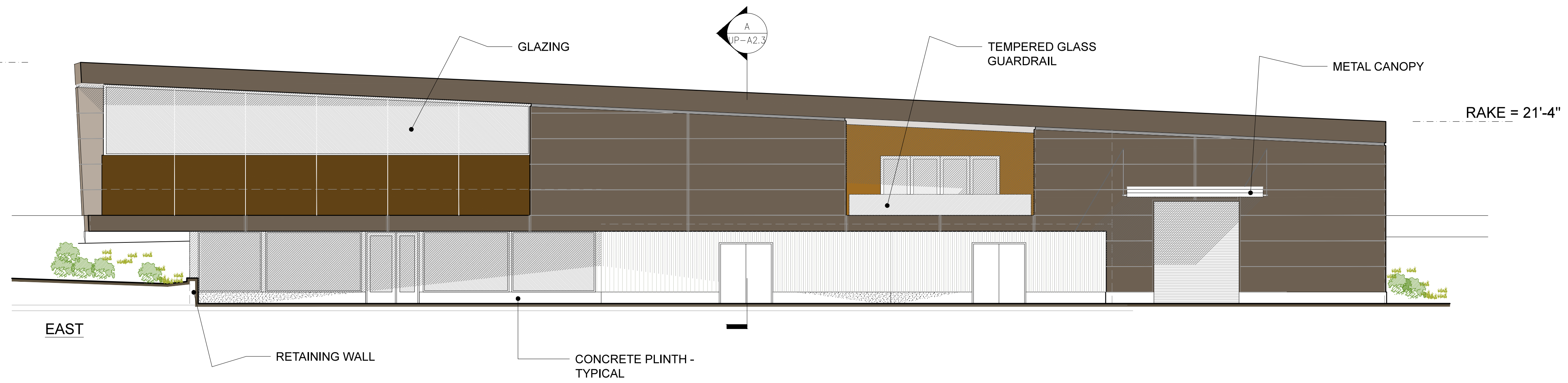
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MAXIMUM
RAKE = 28'-3"



RAKE = 21'-4"

CANOPY EAVE =
12'-10"

NORTH

RAKE = 11'-9"

11'-9"

WEST

RUSTICATED METAL
PANEL

CONCRETE PLINTH -
TYPICAL

INSULATED METAL
PANELS - TYPICAL

RAKE = 18'-9"

18'-9"

PARKING
LEVEL

FLOOR LINE AT
UPPER LEVEL

RAKE = 28'-3"

METAL CANOPY

FLOOR LINE AT
UPPER LEVEL

RUSTICATED METAL
PANEL

RETAINING WALL

SOUTH

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

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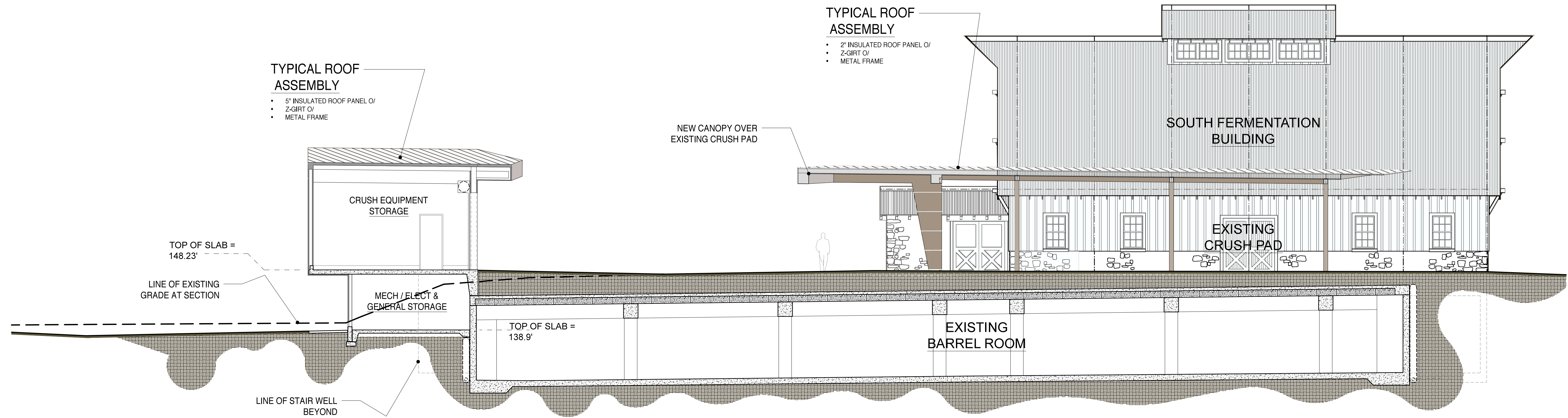
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BLD 8
PRODUCTION EXPANSION
ELEVATIONS

UP-A2.2

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A SITE SECTION
Looking South
SCALE: 1/8" = 1'-0"

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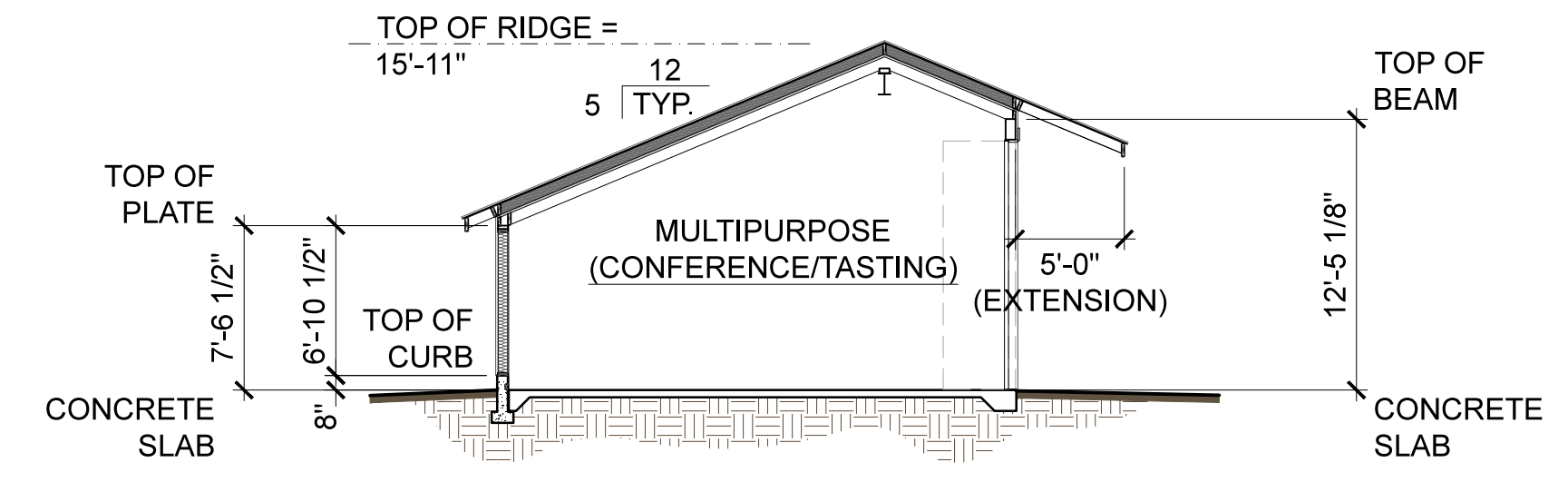
BLD 8
PRODUCTION EXPANSION
SECTION / ELEVATION
UP-A2.3

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BLD 2 Reception Shed Remodel

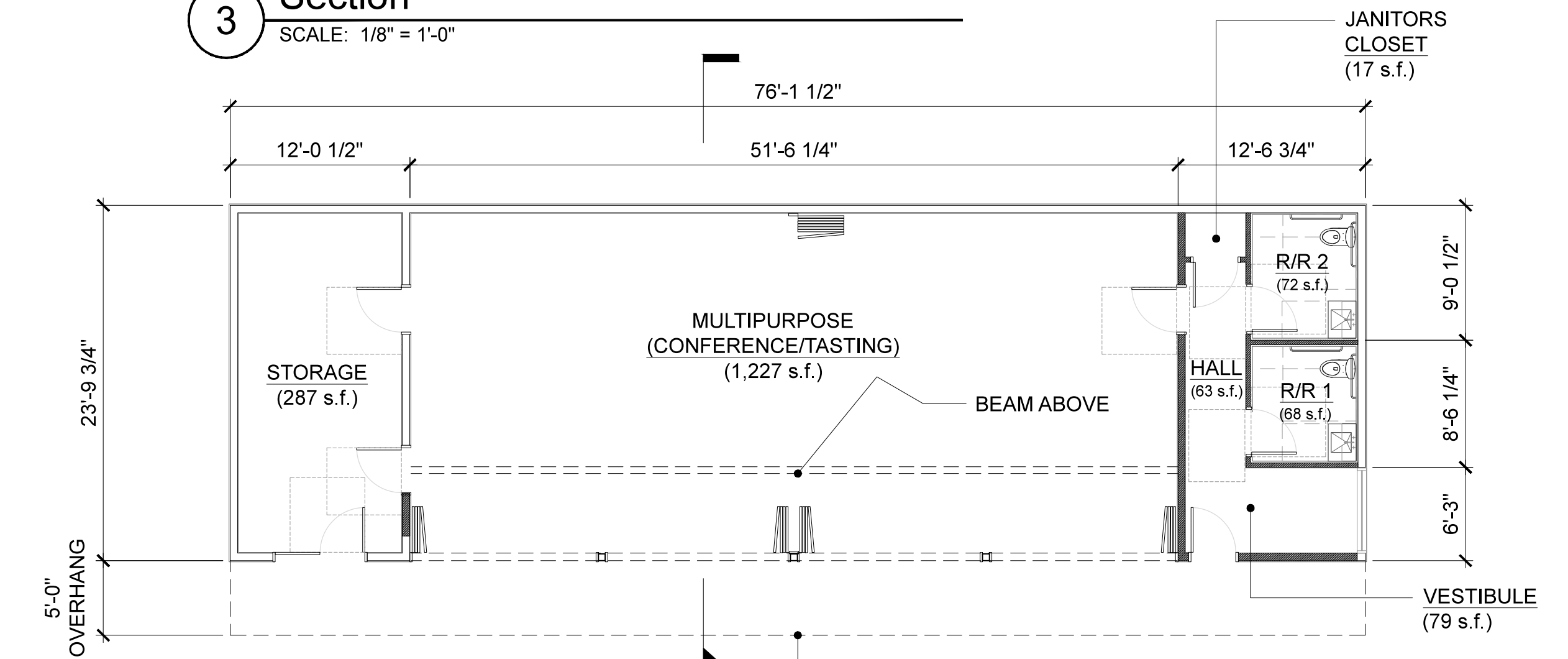
Existing			Proposed		
Room Name	Acces. Use (s.f.)	Prod. Use (s.f.)	Room Name	Acces. Use (s.f.)	Prod. Use (s.f.)
Landscape Maintenance Office	203		Storage	287	
Storage 1	29		Multipurpose (Conference / Tasting)	1,227	
Storage 2	54		Hall	63	
Landscape Equipment Storage	1527		Vestibule	79	
			Janitor's Closet	17	
			Restroom 1	68	
			Restroom 2	72	
Total	1,813	0	Total	1,813	0
		EXISTING TOTAL BUILDING AREA	1,813		PROPOSED TOTAL BUILDING AREA
					1,813



WHITE SHED: Section

3

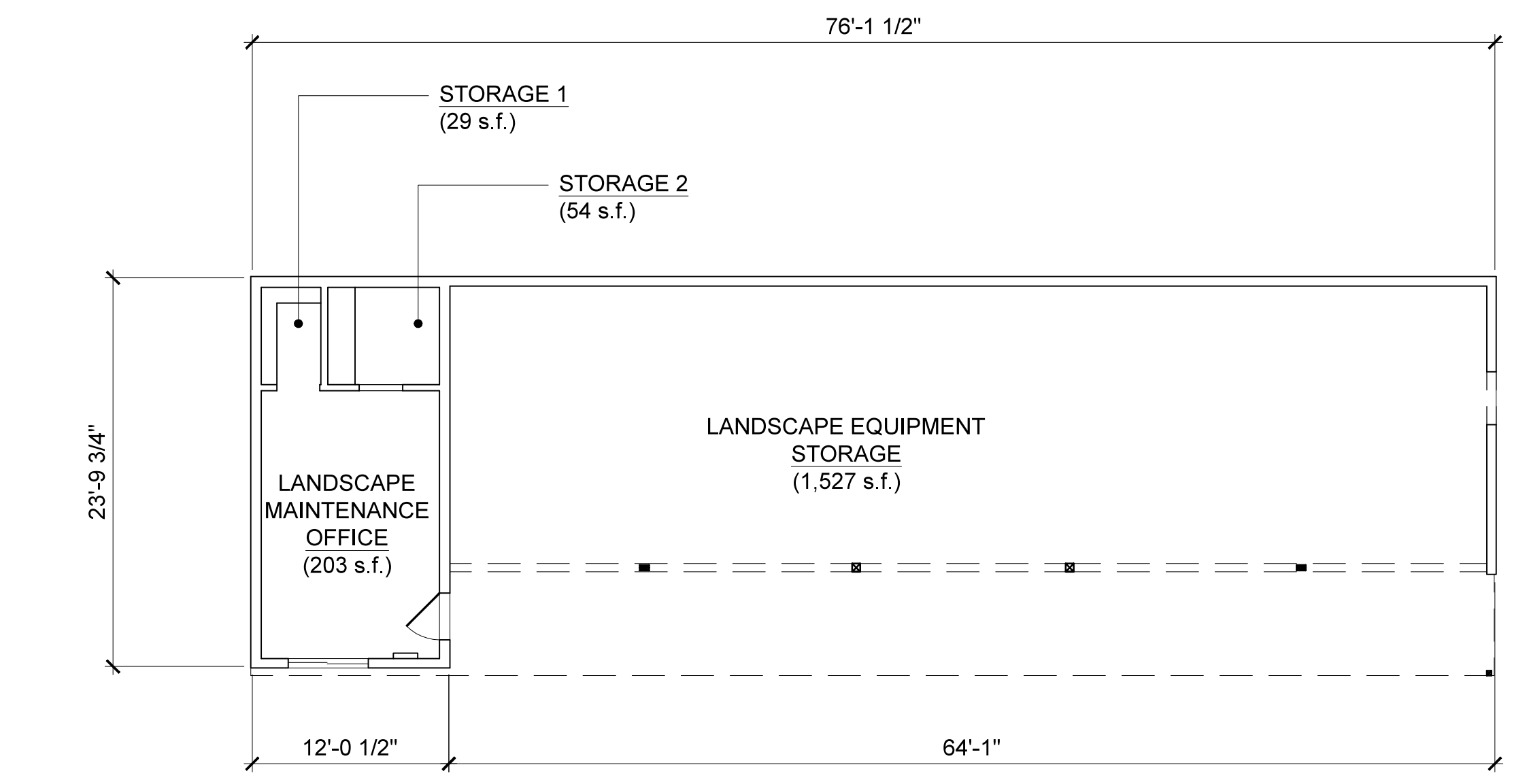
SCALE: 1/8" = 1'-0"



WHITE SHED: Proposed Floor Plan

2

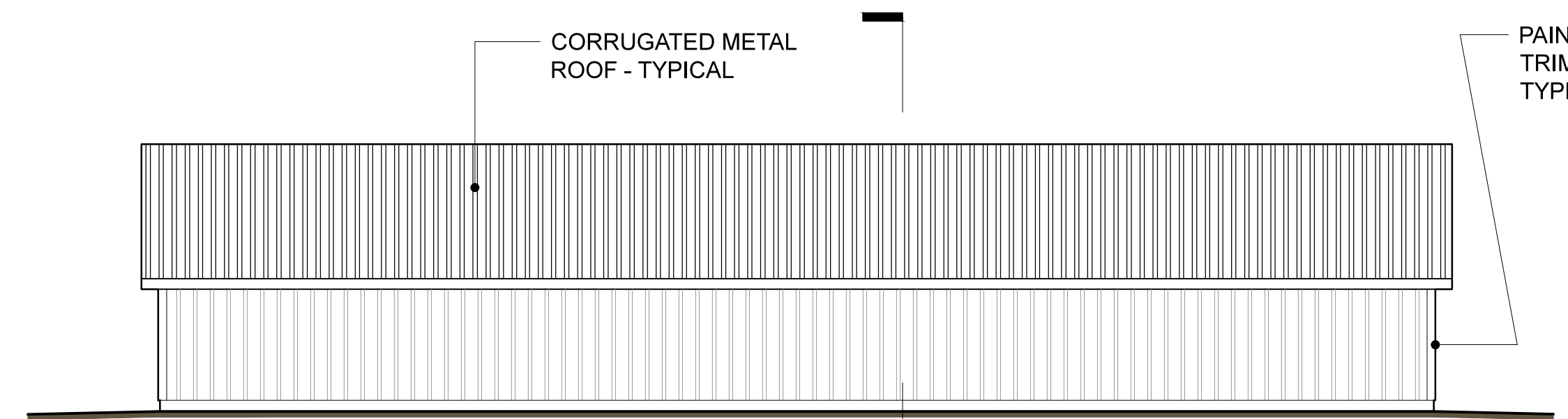
SCALE: 1/8" = 1'-0"



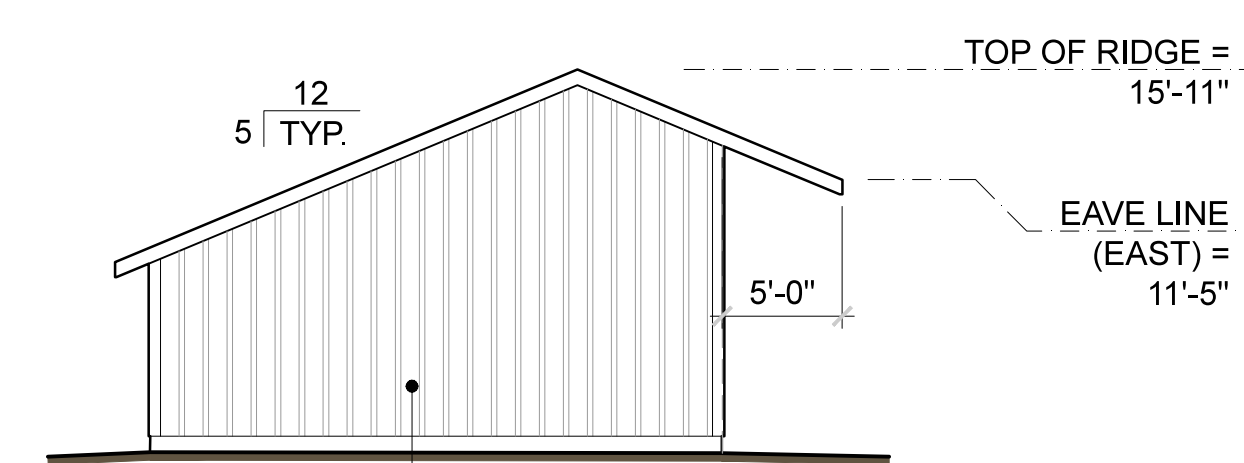
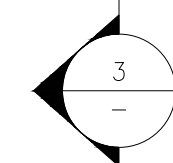
WHITE SHED: As-Built Floor Plan

1

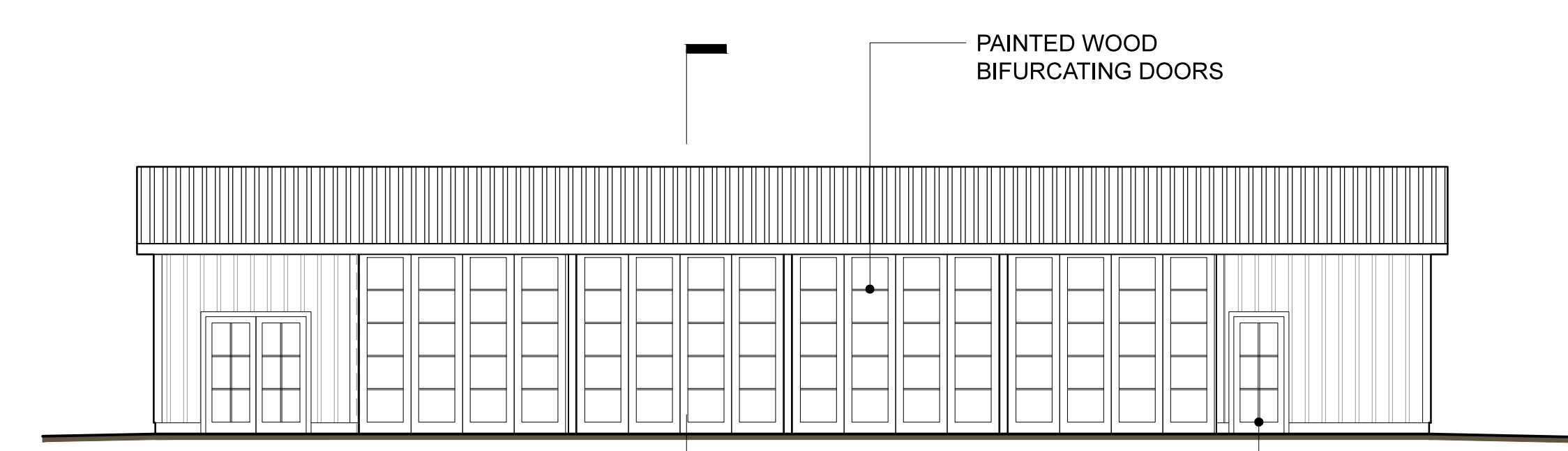
SCALE: 1/8" = 1'-0"



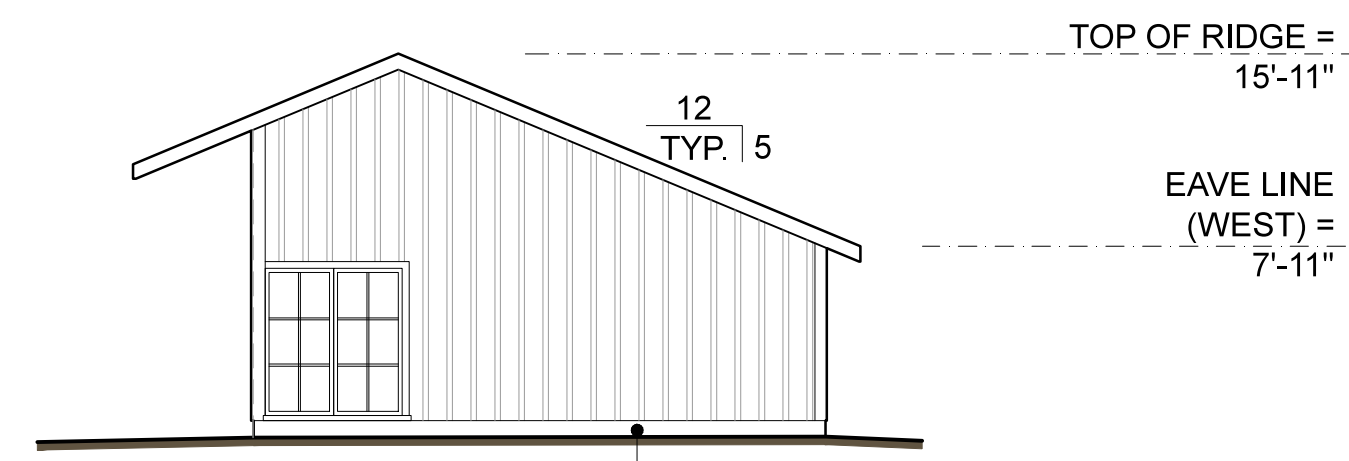
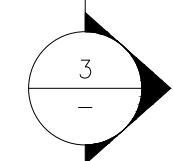
West



South



East



North

WHITE SHED: Elevations

4

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

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BLD 2 RECEPTION SHED REMODEL: PLANS / ELEVATIONS/SECTION

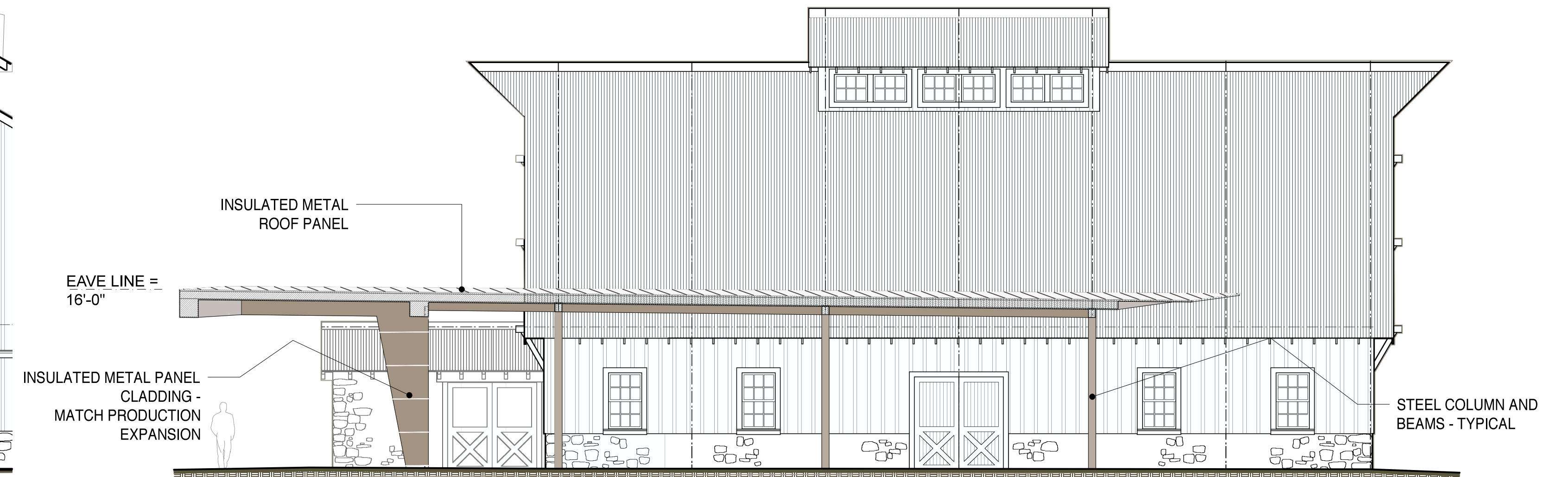
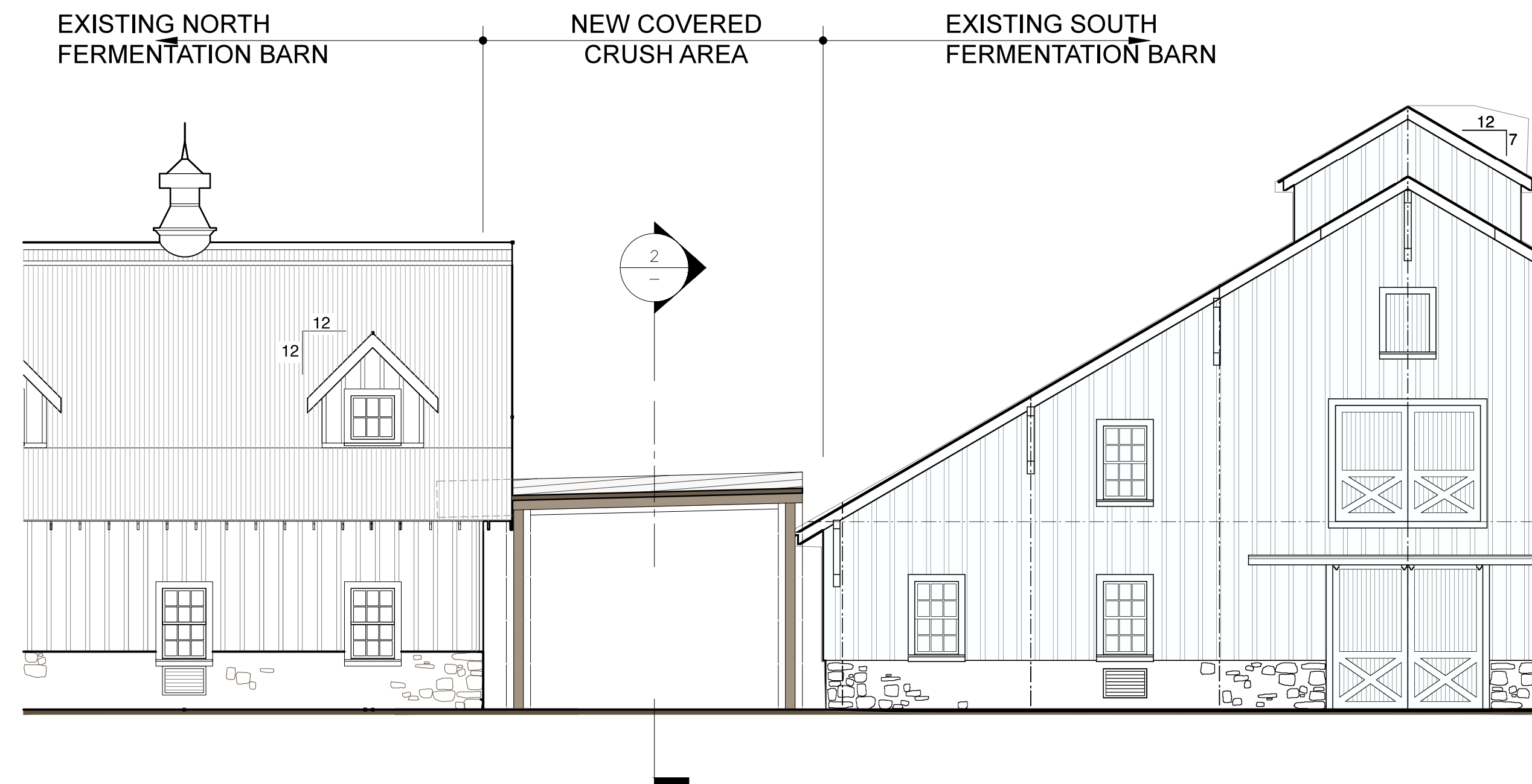
UP-A3.1

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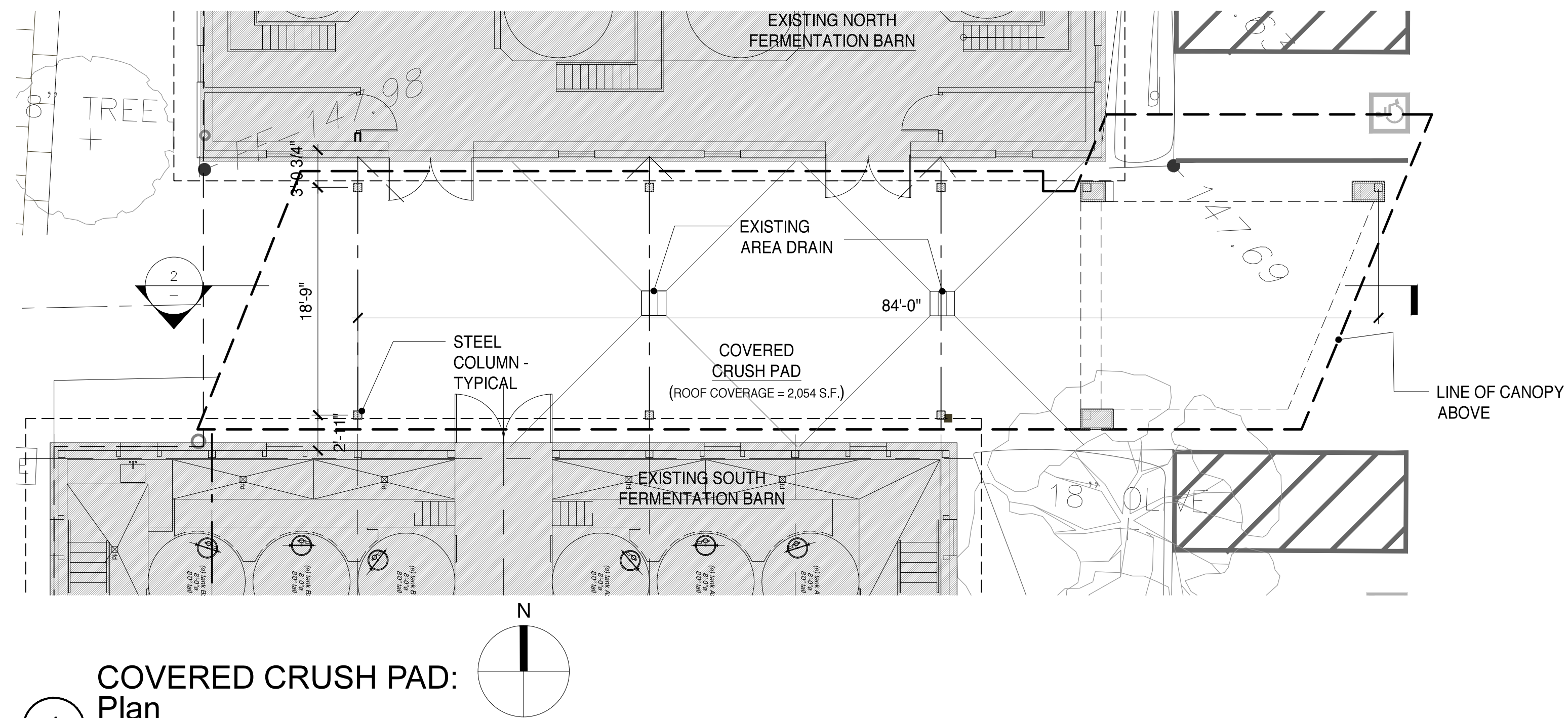
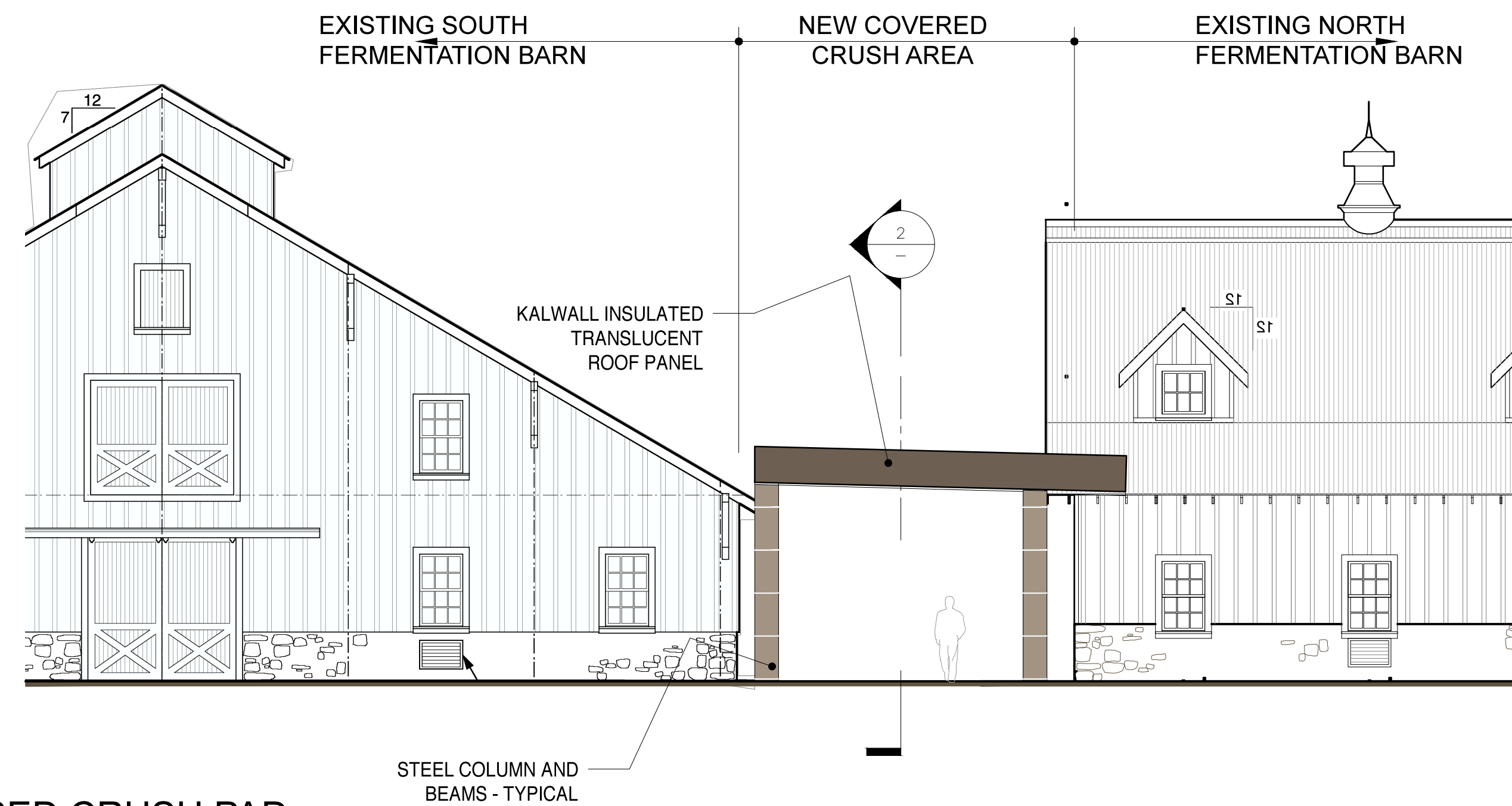
BLD 7 Canopy Over Crush Pad

Existing			Proposed		
Room Name	Acces. Use (s.f.)	Prod. Use (s.f.)	Room Name	Acces. Use (s.f.)	Prod. Use (s.f.)
			Canopy Over Crush Pad (Roof Area)		2,054
			Total	0	2,054
		EXISTING TOTAL BUILDING AREA			PROPOSED TOTAL BUILDING AREA
		0			2,054



4 COVERED CRUSH PAD:
West Elevation
SCALE: 1/8" = 1'-0"

2 COVERED CRUSH PAD:
Section Looking South
SCALE: 1/8" = 1'-0"



3 COVERED CRUSH PAD:
East Elevation
SCALE: 1/8" = 1'-0"

1 COVERED CRUSH PAD:
Plan
SCALE: 1/8" = 1'-0"

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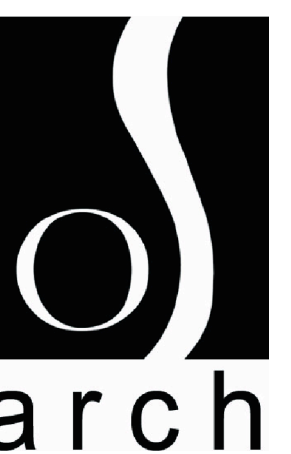
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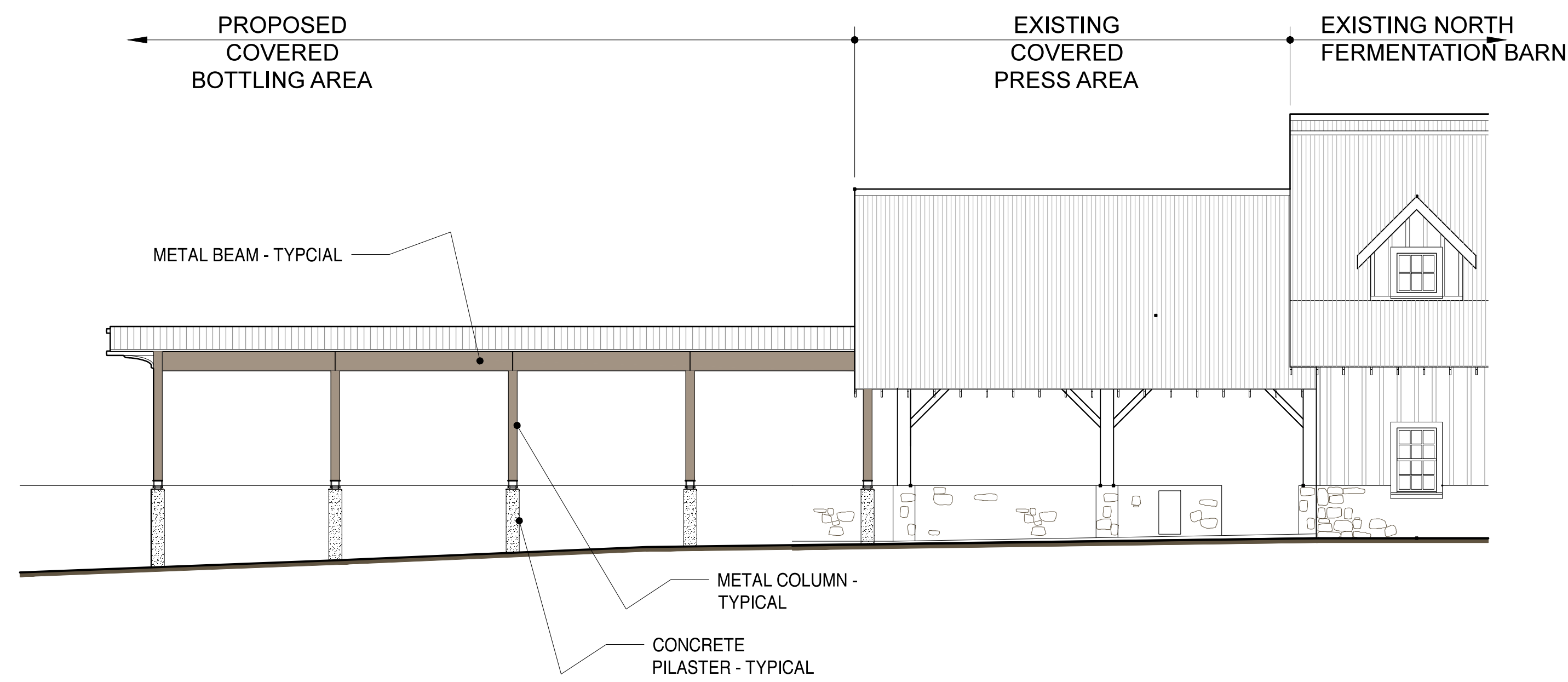
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BLD 7
COVERED CRUSH PAD
PLAN / ELEVATIONS / SECTION

UP-A7.1

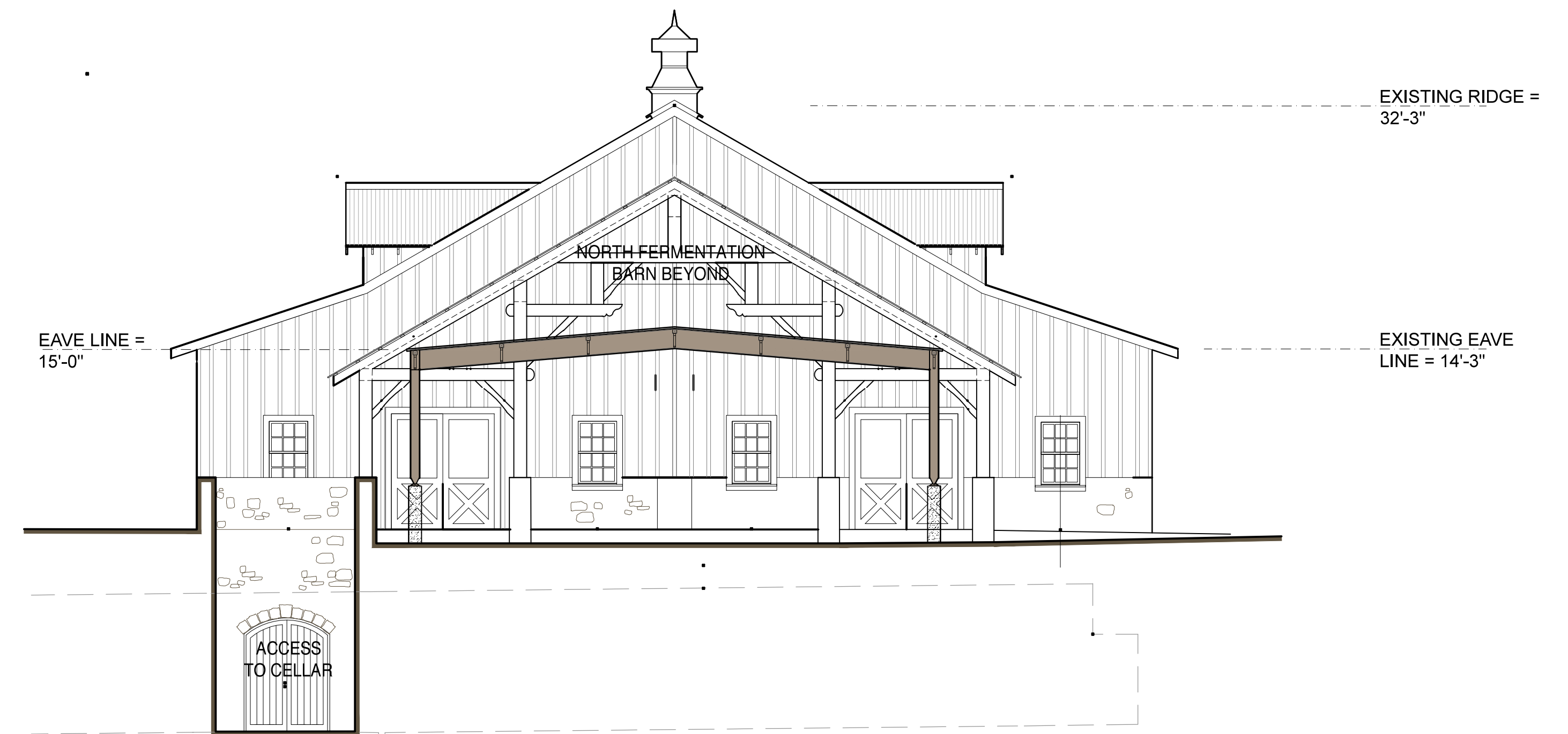
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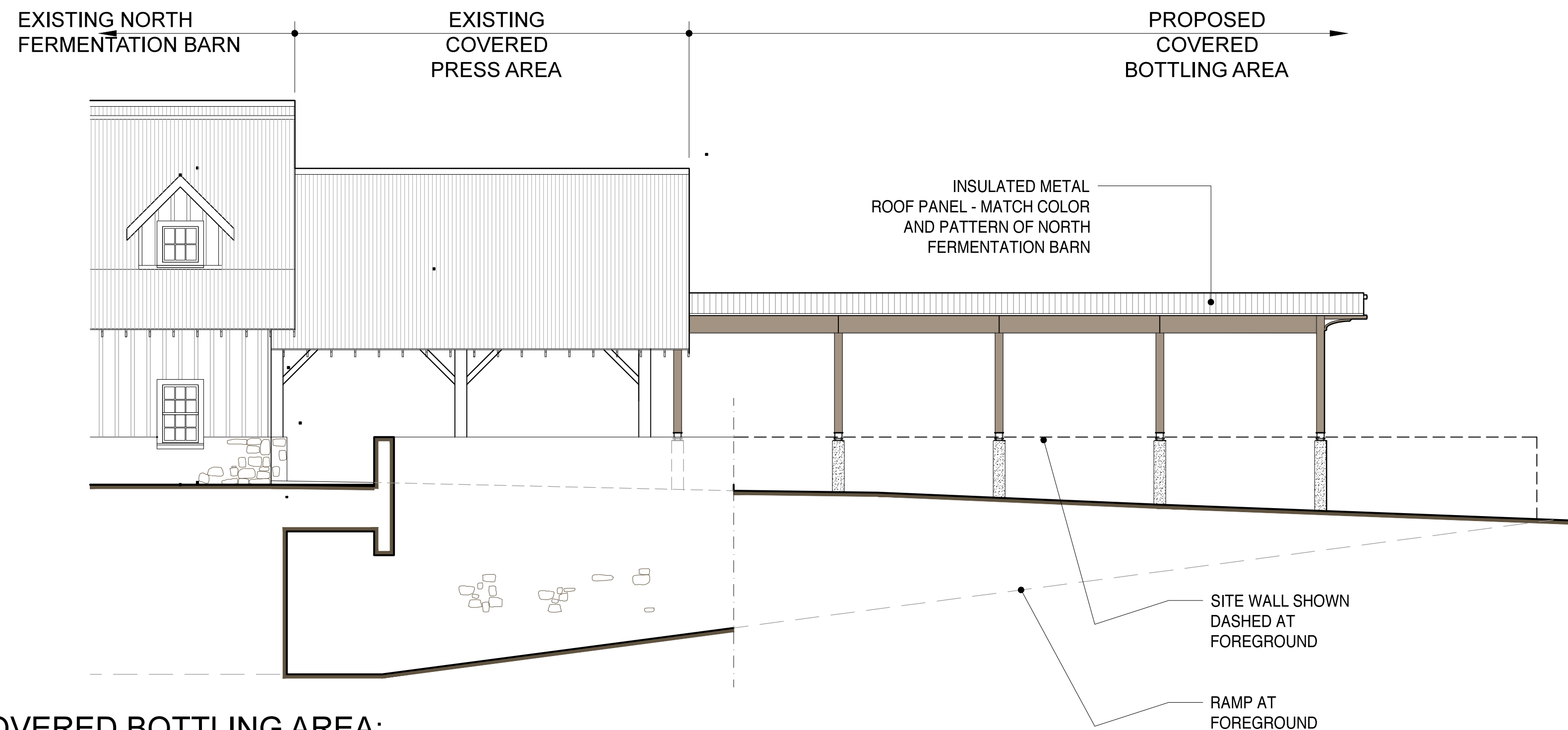
**COVERED BOTTLING AREA:
West Elevation**

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



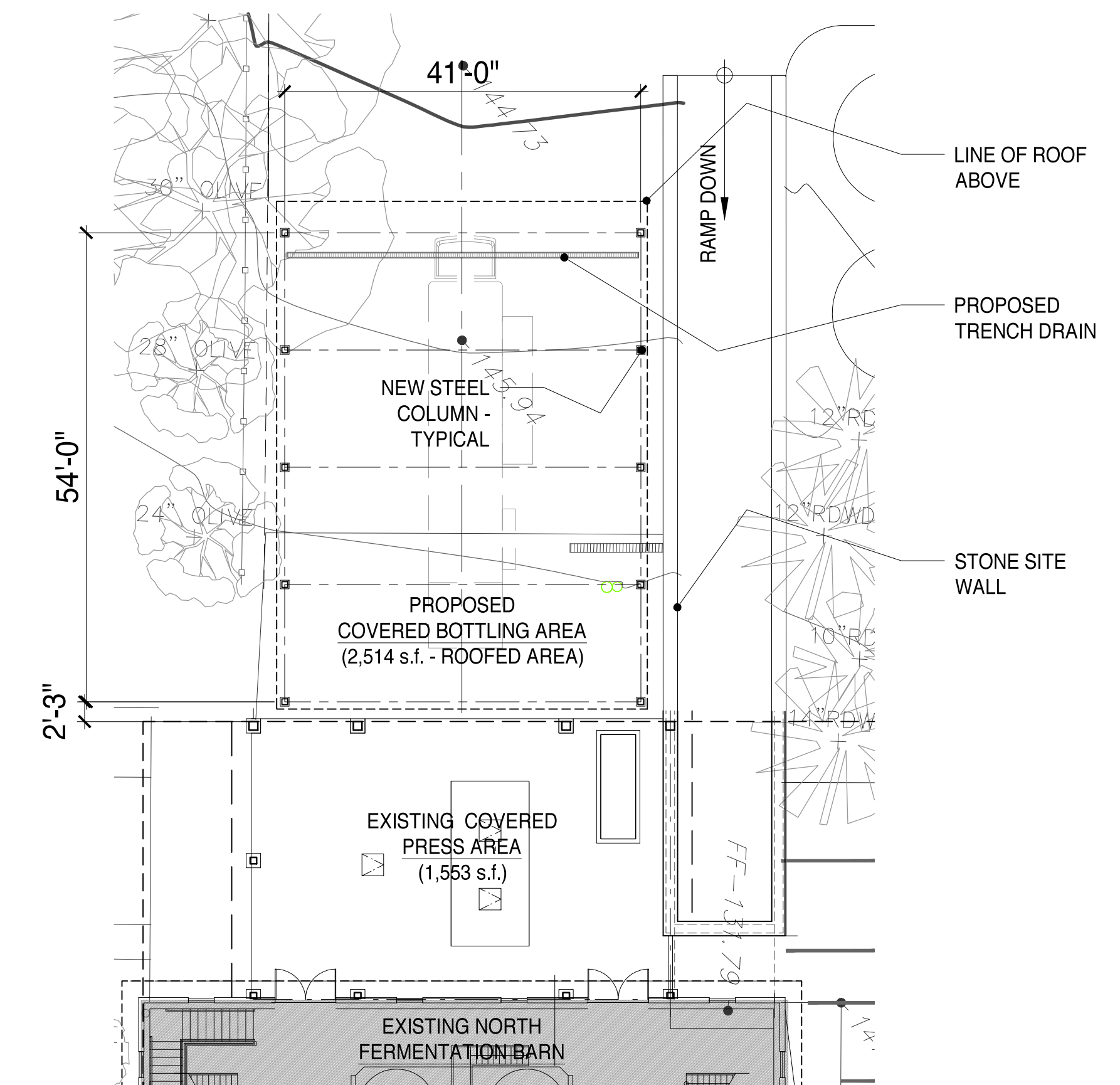
**COVERED BOTTLING AREA:
North Elevation**

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



**COVERED BOTTLING AREA:
East Elevation**

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



**COVERED BOTTLING AREA:
Plan**

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

Existing				Proposed			
Room Name	Acces. Use (s.f.)	Prod. Use (s.f.)		Room Name	Acces. Use (s.f.)	Prod. Use (s.f.)	
				Canopy Over Bottling Area (Roof Area)		2,514	
Total	0	0		Total	0	2,514	
		EXISTING TOTAL BUILDING AREA	0			PROPOSED TOTAL BUILDING AREA	2,514

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**BLD 1
COVERED BOTTLING AREA
PLAN / ELEVATIONS**

UP-A8.1

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