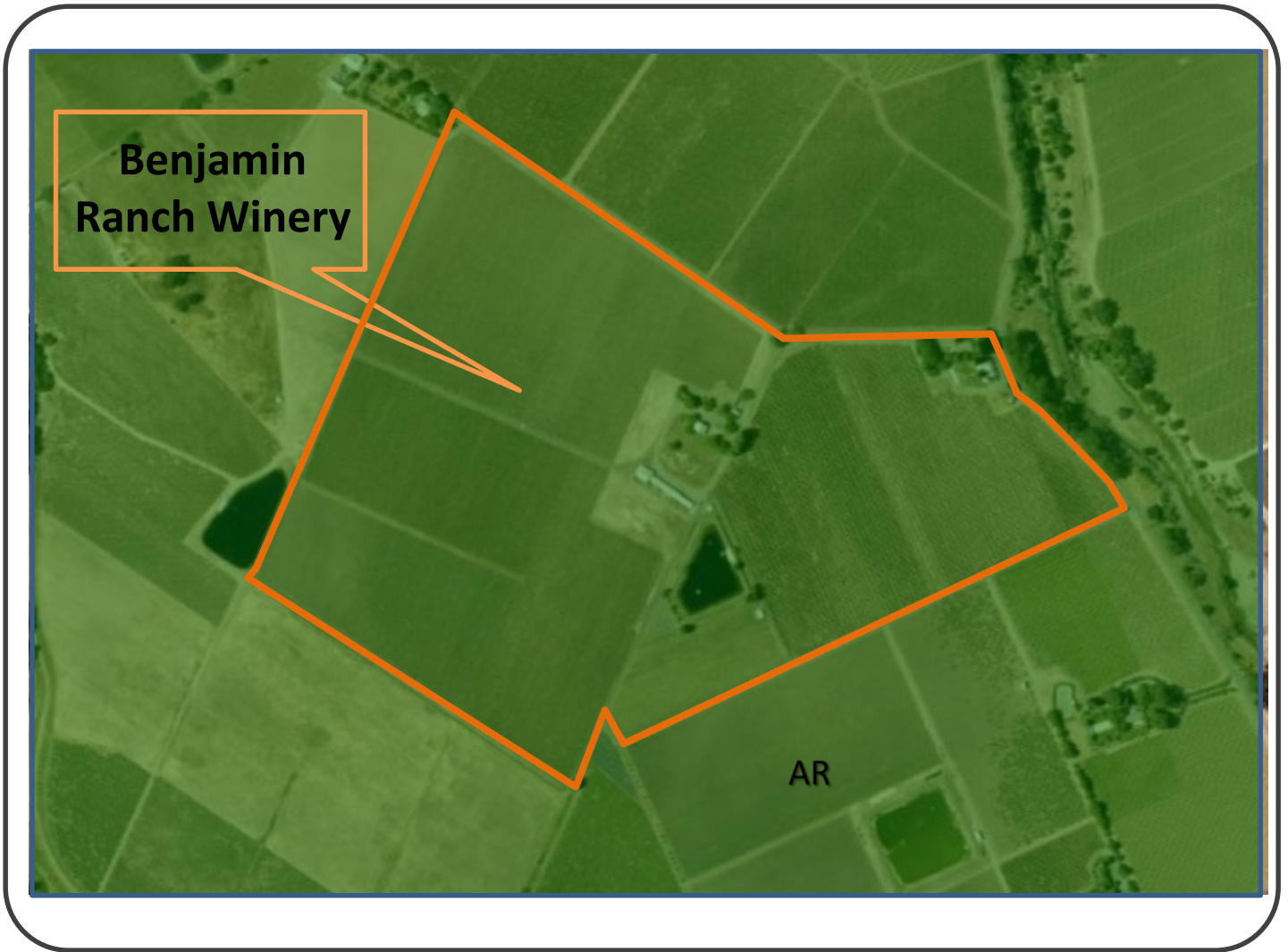


“ | ”

## 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

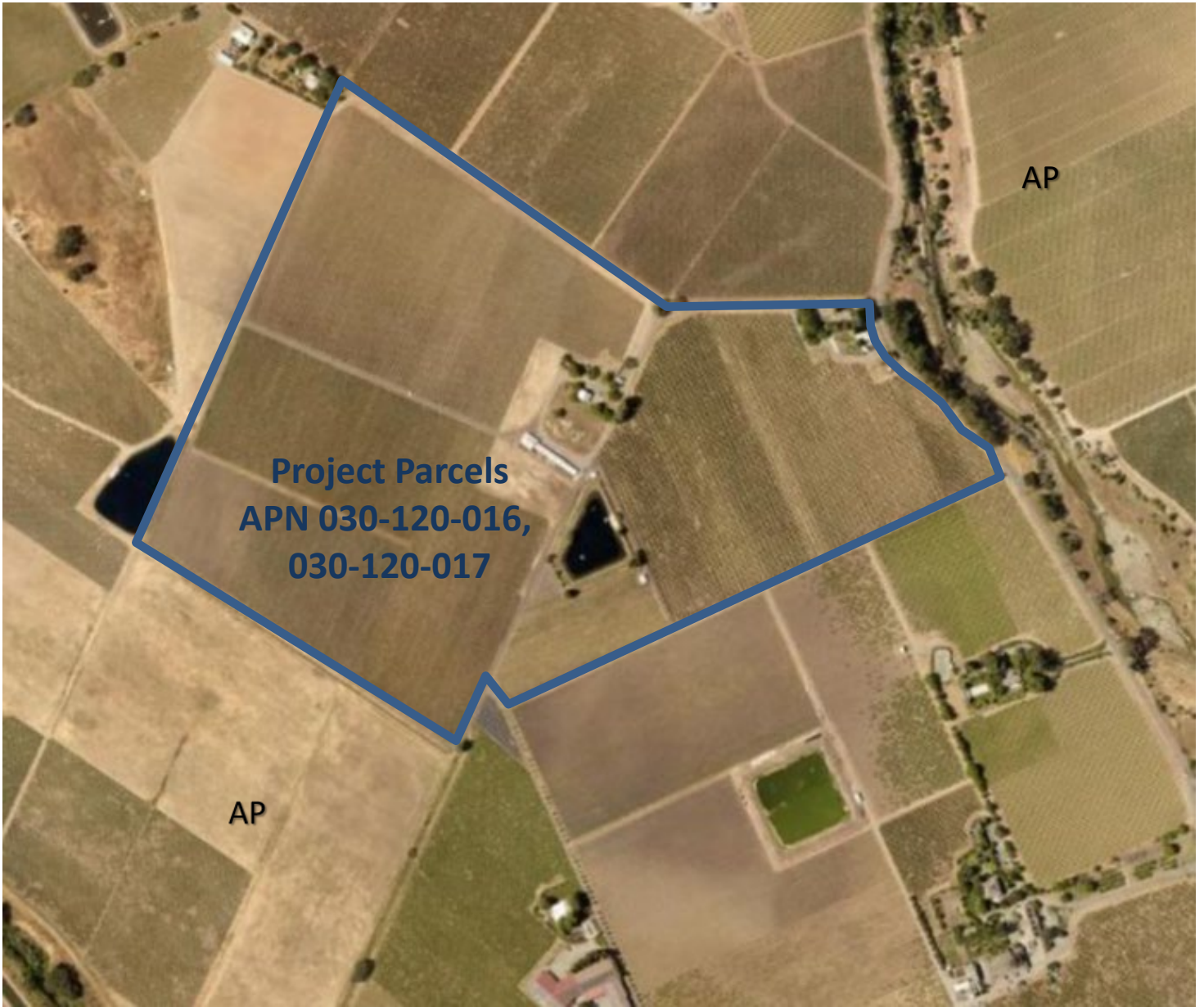
### OPEN SPACE

-  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



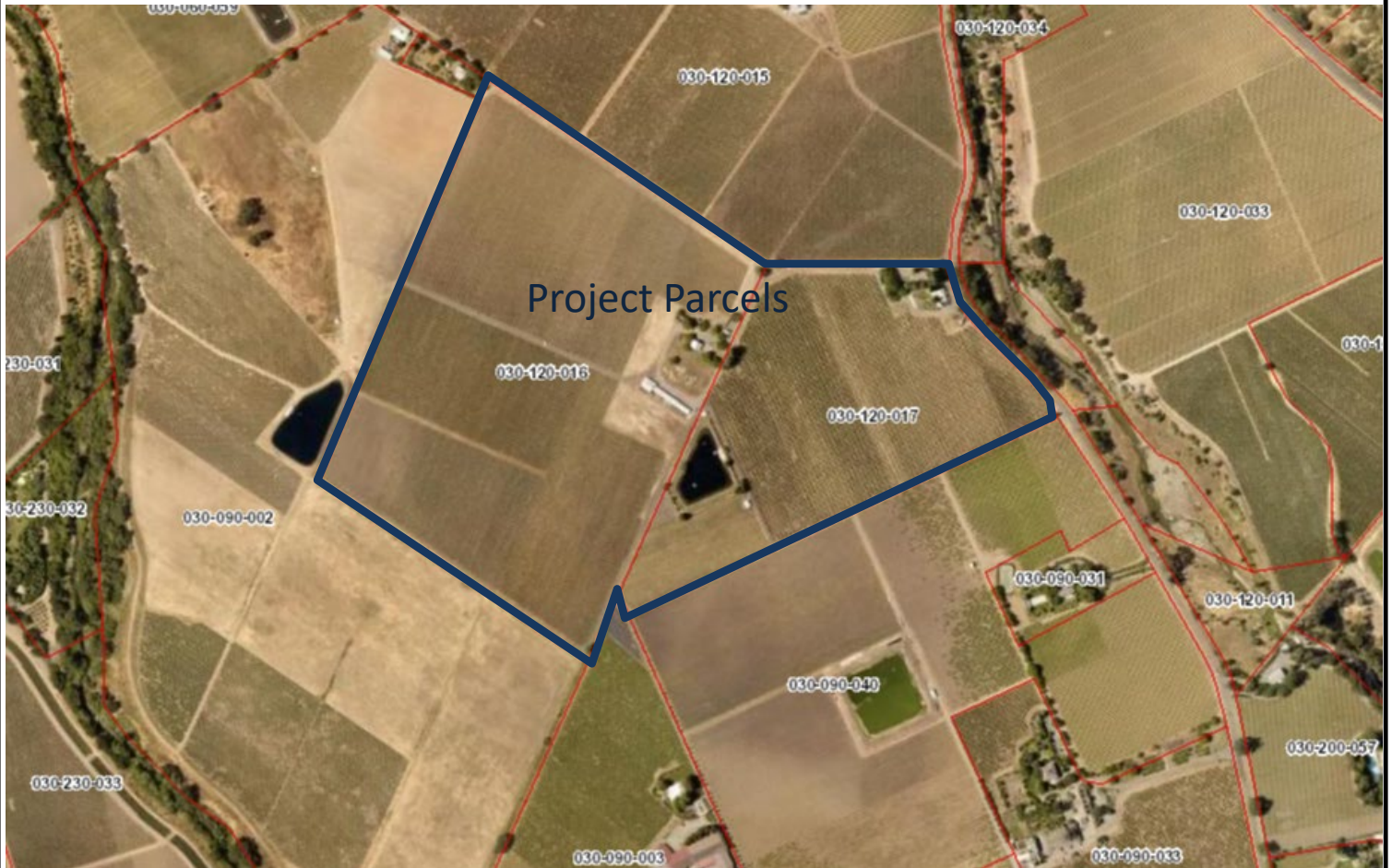
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450 ft



**ZONING MAP**





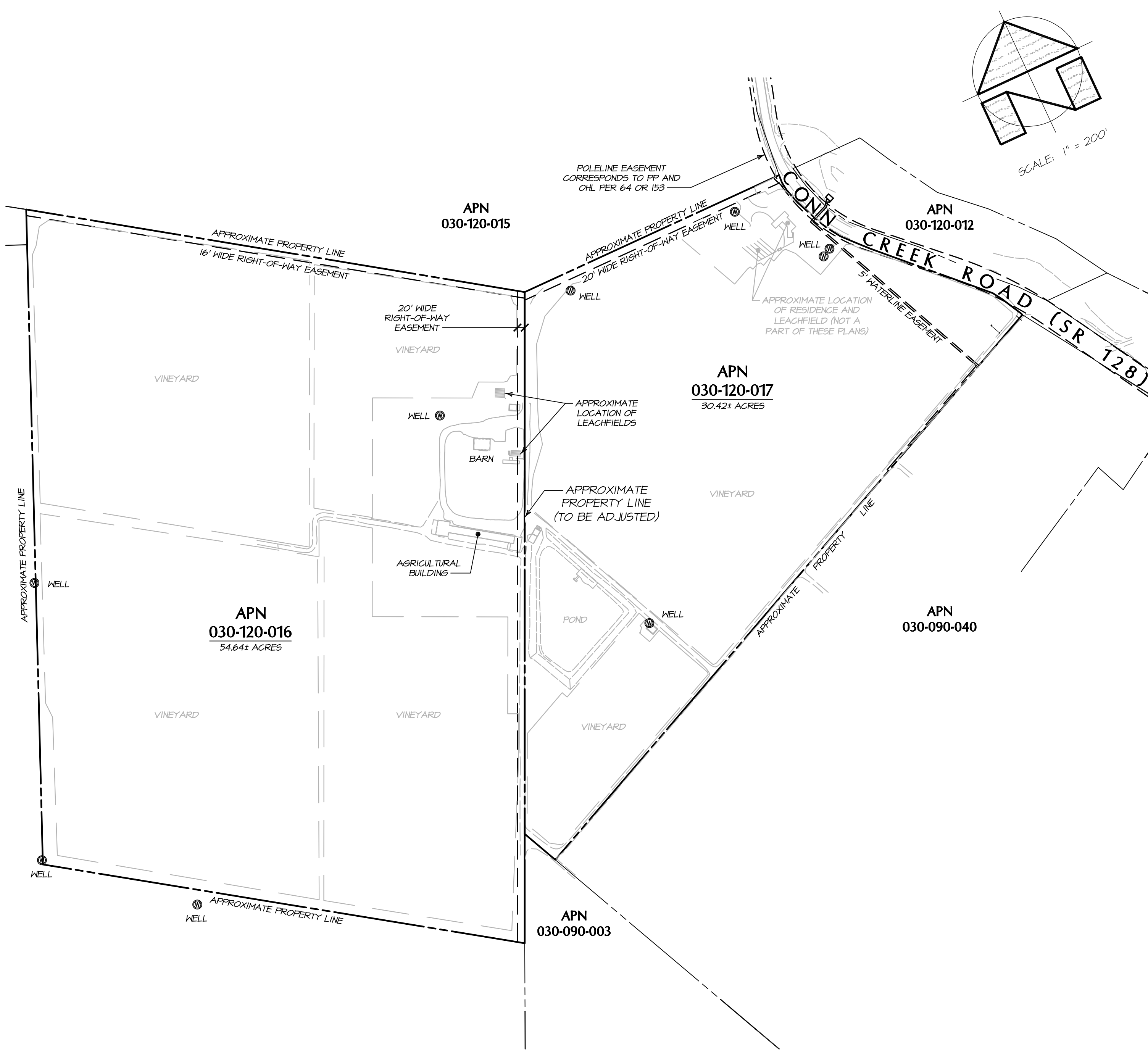
**LEGEND**

— Parcels

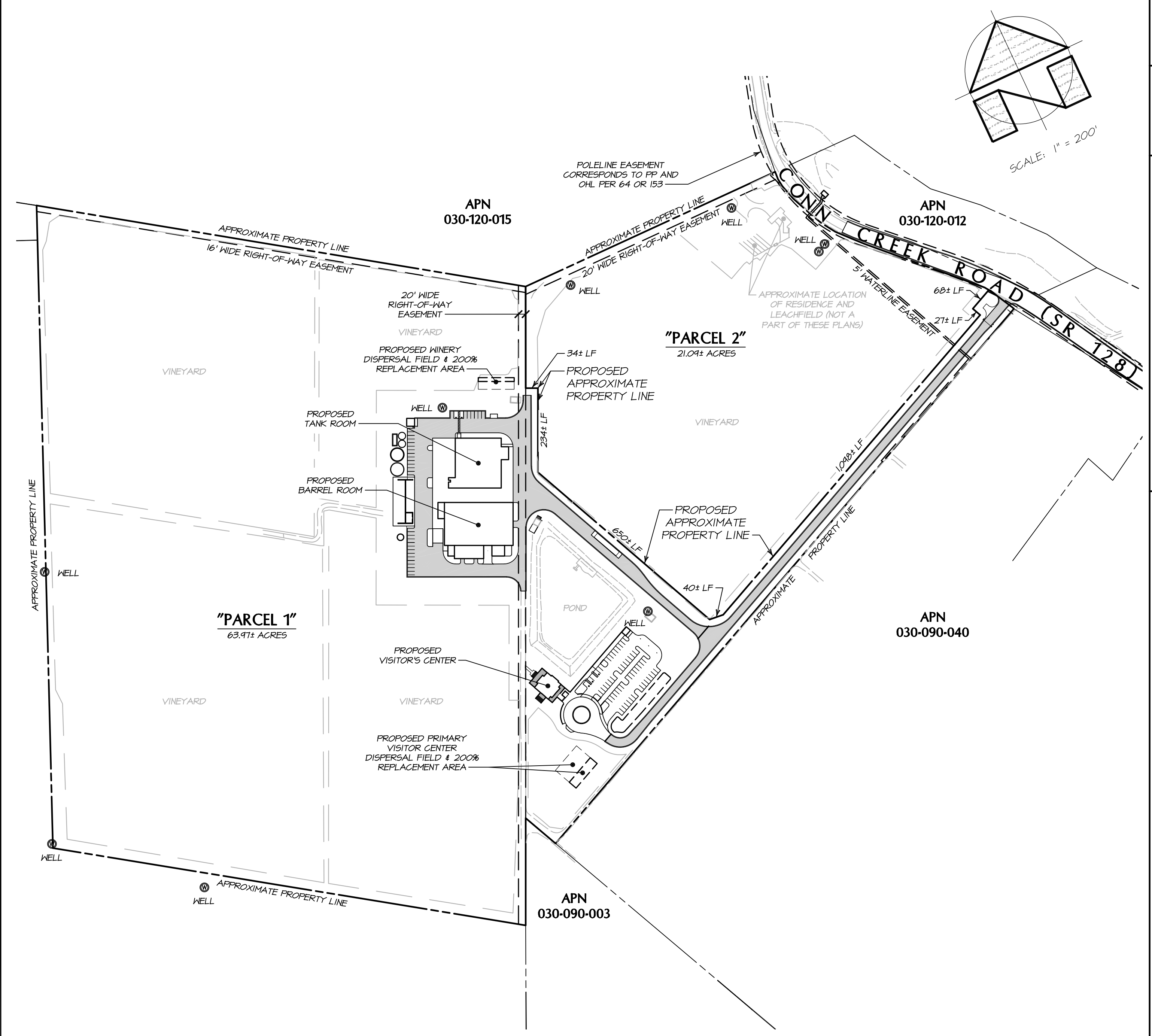


**Existing Conditions**

7/10/2016 - 8:15 AM 6:Name: S:\LAND PROJECTS\2007-2021\21071001 IP: NAPA\ACAD\PLANNING\21071001.DWG, IP: L, AD: JST, ARCH: D, 08/00 X, 24.00 INCHES, 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



**EXISTING CONDITIONS**  
SCALE: 1" = 200'



**PROPOSED CONDITIONS**  
SCALE: 1" = 200'

NO.	DATE	DESCRIPTION	BY
△	07-04-18	NO CHANGE TO THIS SHEET	KK



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 RICHARD PAXTON R.C.E. 84634

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DES: RP  
 DRAWN: KK  
 CHECK: FNB

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 CIVIL ENGINEERING - LAND PLANNING  
 1303 Jefferson Street, 200 B, Napa, CA 94559  
 www.barteltengineering.com  
 Telephone: 707-258-1301

CALIFORNIA

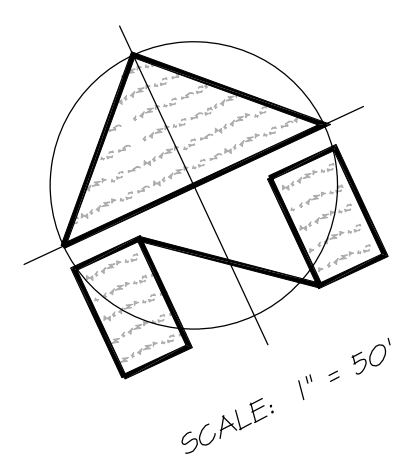
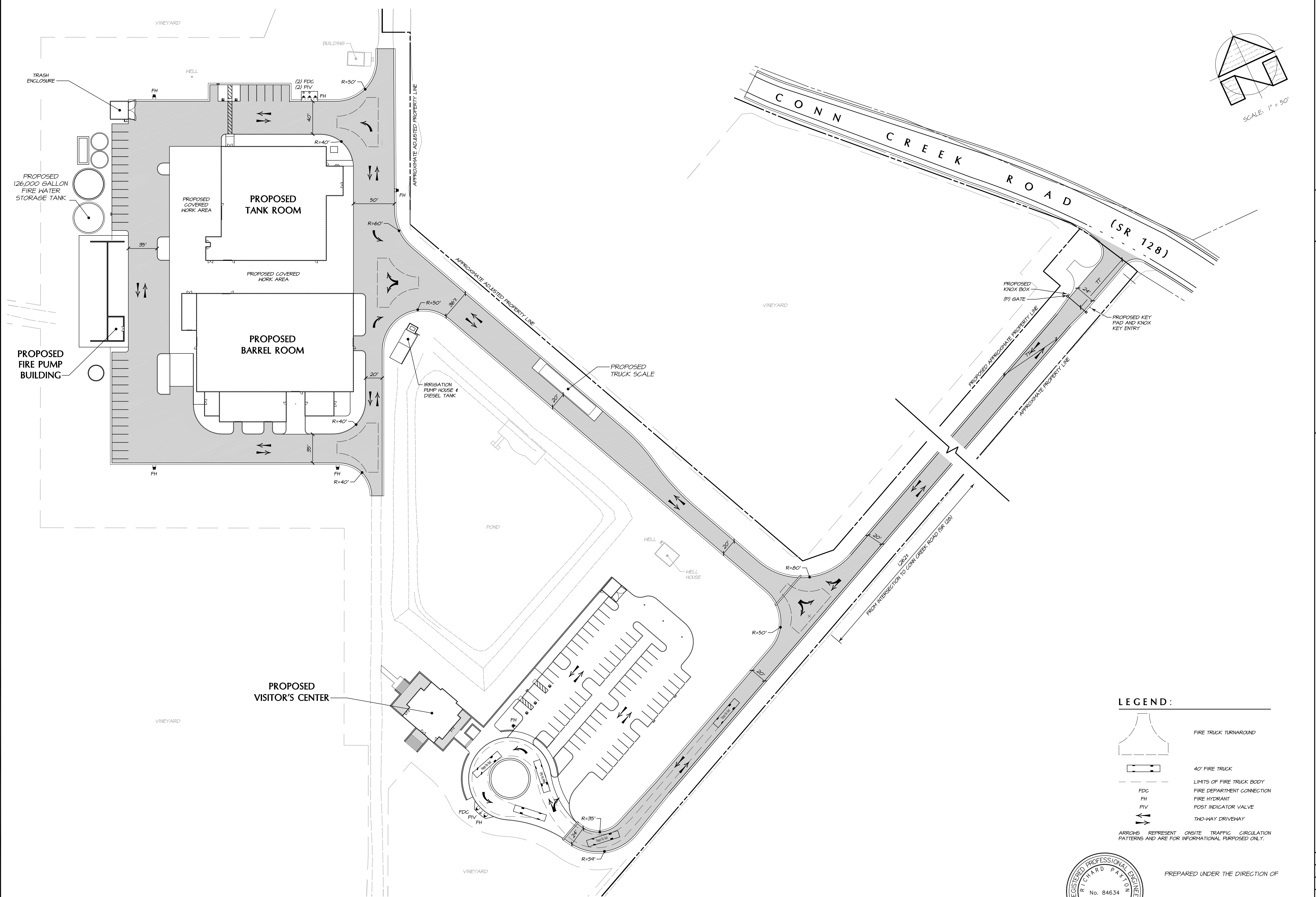
BENJAMIN RANCH WINERY  
 LOT LINE ADJUSTMENT  
 NAPA COUNTY

DATE: FEBRUARY 2018  
 FILE NO: 1217-UP.DWG  
 JOB NO: 12-17  
 SHEET NO:

**UP2**  
 OF 13



7/10/2016 - 8:10 AM K:\winery\_5\LAND PROJECTS\0007-2020\UT007-IP\ARTY\CAD\PLANS\UT-IP-DWG\_IP13-FIRE EXHIBIT.dwg (36.00 X 24.00 INCHES) P = 1; PLOTTED @ BARTELT ENGINEERING, 707-258-1301



**LEGEND:**

- FIRE TRUCK TURNAROUND
- 40' FIRE TRUCK
- LIMITS OF FIRE TRUCK BODY
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- TWO-WAY DRIVEWAY
- ARROWS REPRESENT ONSITE TRAFFIC CIRCULATION PATTERNS AND ARE FOR INFORMATIONAL PURPOSES ONLY.

**CAL FIRE ACCESS EXHIBIT**  
SCALE: 1" = 50'

NO.	DATE	DESCRIPTION	BY
1	07-04-18	NO CHANGE TO THIS SHEET	KK



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DES: RP  
CHK: FNB  
DRAWN: KK

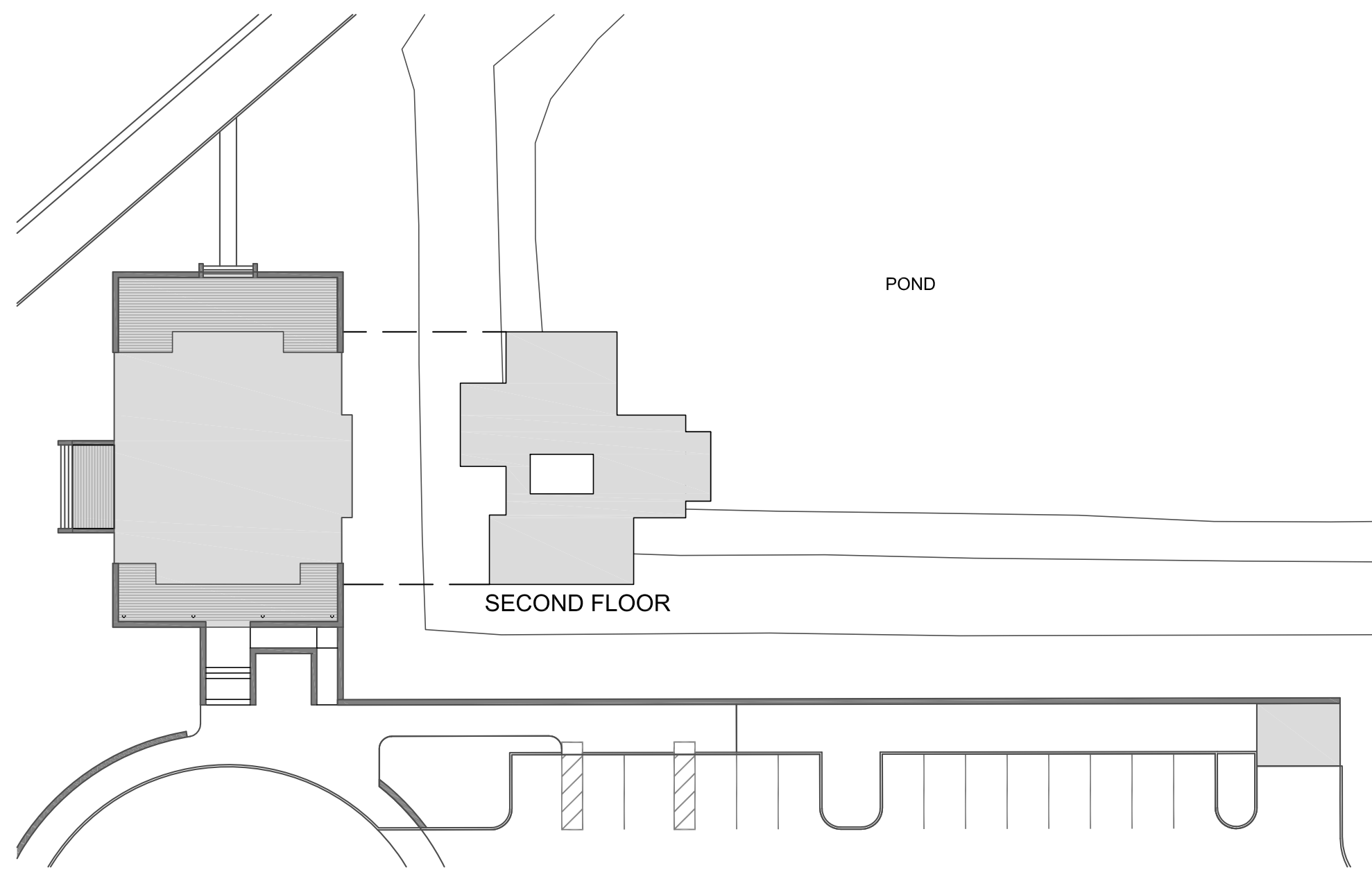
BENJAMIN RANCH WINERY  
CAL FIRE ACCESS EXHIBIT  
NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018  
FILE NO: 1217-UP-DWG  
JOB NO: 12-17  
SHEET NO:  
**UP13**  
OF 13

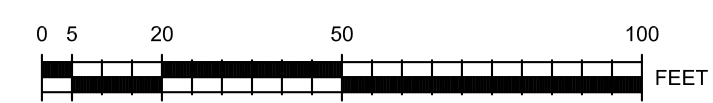
SPACE#	WINERY	AREA (SQ. FT.)	PRODUCTION	ACCESSORY
<b>FIRST FLOOR</b>				
101	CRUSH PAD	8,284	-	-
102	TANK ROOM	14,652	-	-
103	LOBBY/TASTING ROOM	-	584	-
104	W.M.	337	-	-
105	ASSISTANT W.M.	199	-	-
106	OFFICE	-	244	-
107	TECH TASTING	-	289	-
108	EQUALITY CONTROL	362	-	-
109	W.C. (W)	85	-	-
110	W.C. (M)	145	-	-
111	CORRIDOR	550	-	-
112	STAIR	80	-	-
113	ELECT. EQUIP.	221	-	-
114	MECH. EQUIP.	515	-	-
115	FUTURE TANKS	3,086	-	-
116	COVERED WORK AREA	9,069	-	-
117	W.C. (W)	164	-	-
118	W.C. (M)	149	-	-
119	CHEMICAL STORAGE	190	-	-
120	SHOP	226	-	-
121	WINE LIBRARY	-	629	-
122	BARREL ROOM	21,744	-	-
123	COVERED WORK AREA	1,615	-	-
124	MECH. EQUIP.	547	-	-
125	CHAMPAGNE ROOM	3,001	-	-
126	COVERED WORK AREA	694	-	-
127	CORRIDOR	102	-	-
128	SHOWER	69	-	-
129	SHOWER	68	-	-
130	LOCKER RM	157	-	-
131	LOCKER RM	155	-	-
132	BREAK RM	430	-	-
133	STAIR	60	-	-
134	FIRE PUMP, WATER TREAT. EQ.	654	-	-
135	PICKING BINS STORAGE	1,969	-	-
136	AG EQUIP. SHED	2,379	-	-
137	SOLID WASTE & RECYCLING STORAGE	485	-	-
138	LOADING DOCK	1,400	-	-
TOTAL		74,130	1,457	-
<b>SECOND FLOOR</b>				
201	OFFICE	-	262	-
202	OFFICE	-	217	-
203	OFFICE	-	217	-
204	OFFICE	-	289	-
205	OFFICE	-	366	-
206	W.C. (W)	-	136	-
207	W.C. (M)	-	106	-
208	CORRIDOR	-	811	-
209	STORAGE	-	566	-
210	STORAGE	-	1,066	-
TOTAL		-	2,685	1,351

SPACE#	WINERY	AREA (SQ. FT.)	PRODUCTION	ACCESSORY
<b>VISITOR'S CENTER FIRST FLOOR</b>				
703	LARGE TASTING ROOM	703	-	-
310	TASTING RM 2	310	-	-
56	MECH. RM	56	-	-
85	OFFICE PAID STORAGE	85	-	-
77	W.C. 2	77	-	-
81	W.C. 3	81	-	-
284	TASTING RM 3	284	-	-
520	LOUNGE	520	-	-
247	KITCHEN	247	-	-
86	ELEV. EQUIP.	86	-	-
75	ELEVATOR	75	-	-
101	STAIR	101	-	-
75	W.C. 1	75	-	-
294	RECEPTION	294	-	-
113	COAT CLOS./STORAGE	113	-	-
1,117	OPEN DECK/TASTING	1,117	-	-
232	PATIO	232	-	-
794	COVERED ENTRY	794	-	-
319	SOLID WASTE & RECYCLING STORAGE	319	-	-
TOTAL		5,569	-	-
<b>SECOND FLOOR</b>				
1,015	LARGE TASTING 4	1,015	-	-
227	COVERED PORCH TASTING	227	-	-
81	W.C. 4	81	-	-
74	TAX PAID STORAGE	74	-	-
262	TASTING RM 6	262	-	-
269	TASTING AREA 5	269	-	-
72	W.C. 5	72	-	-
100	DECK	100	-	-
TOTAL		2,100	-	-

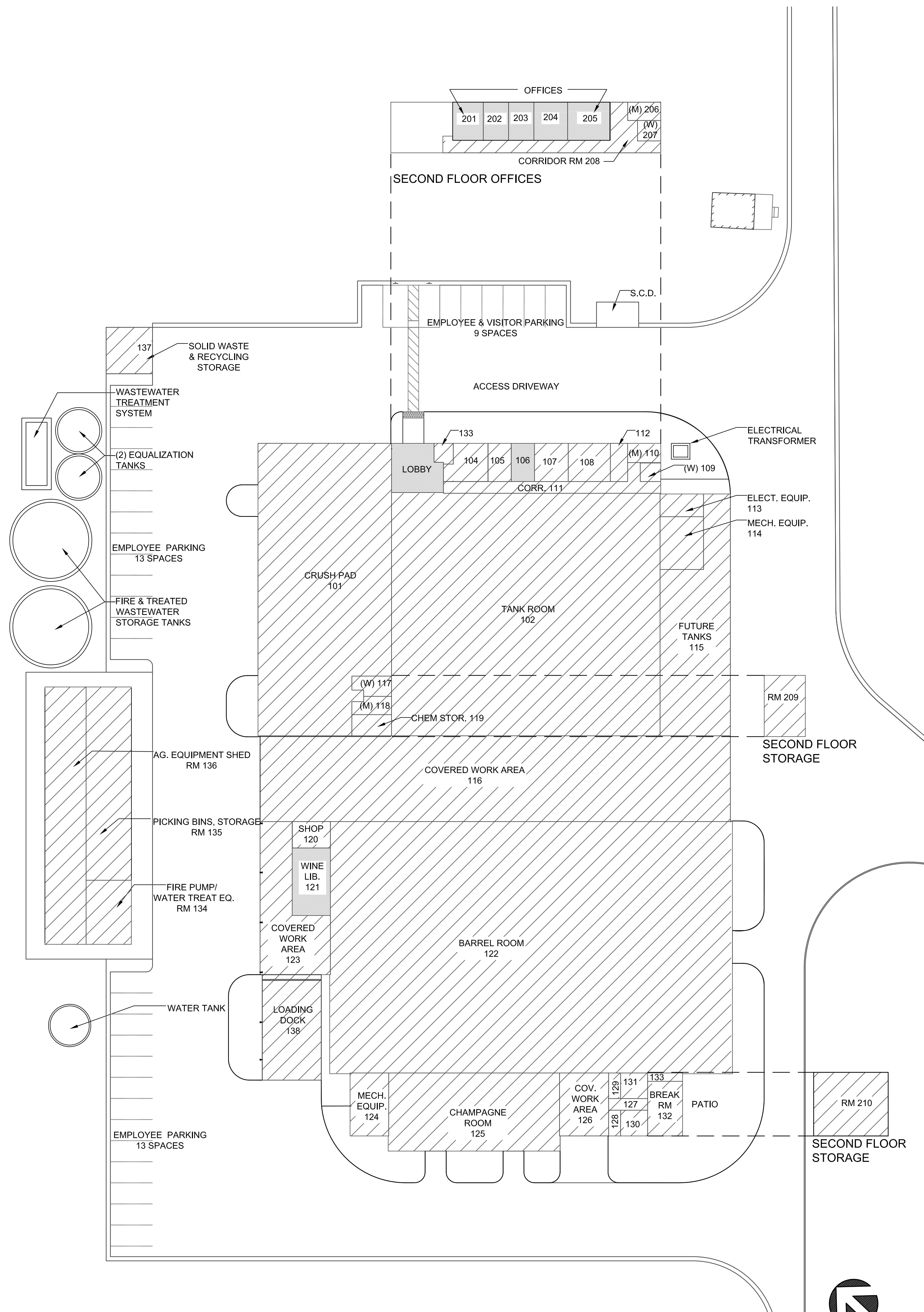
**USE PERMIT CALCULATIONS**  
**ACCESSORY USE % OF PRODUCTION FACILITY 13.6%**  
\*NOTE: FOR WINERY DEVELOPMENT AREA & WINERY COVERAGE DIAGRAMS, SEE CIVIL DRAWINGS.



**VISITOR'S CENTER ACCESSORY AREA PLAN**



ACCESSORY



**WINERY ACCESSORY/PRODUCTION AREA PLAN**



ACCESSORY  
PRODUCTION

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 Tel 707 963 1466 Fax 707 963 5027  
 www.valleysarchitects.com  
 email: tom@valleysarchitects.com

PROJECT

**BENJAMIN RANCH WINERY**

USE PERMIT EXHIBITS  
 8901 CONN CREEK ROAD,  
 ST. HELENA, CA 94574  
 310-890-7447  
 APN 030-120-016 &  
 APN 030-120-017

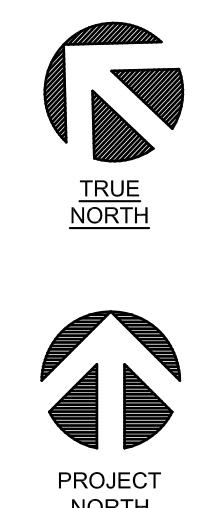
SHEET DESCRIPTION

**TABULATED AREAS**

DRWN: AIM / SGS DATE: 2-1-18  
 CHKD: TPF

SHEET

**A1.0**





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PROJECT

BENJAMIN RANCH WINERY

USE PERMIT EXHIBITS

8901 CONN CREEK ROAD,  
ST. HELENA, CA 94574  
310-890-7447  
APN 030-120-016 &  
APN 030-120-017

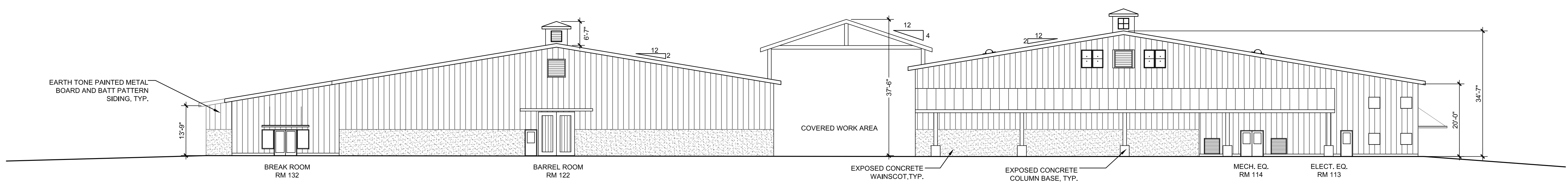
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EXTERIOR ELEVATIONS

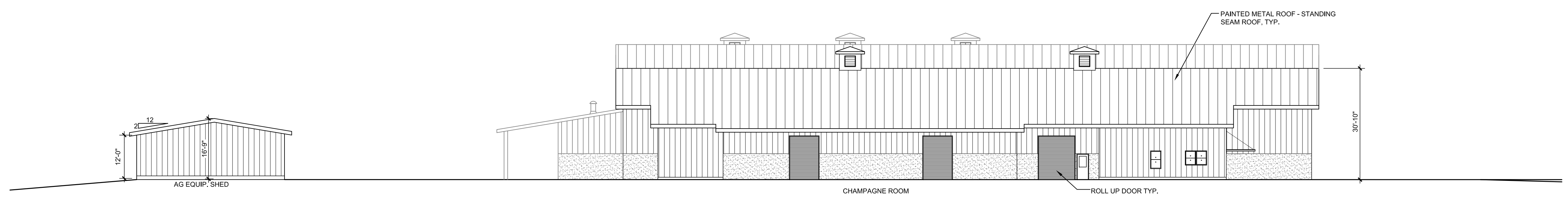
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CHKD:	TPF		

SHEET

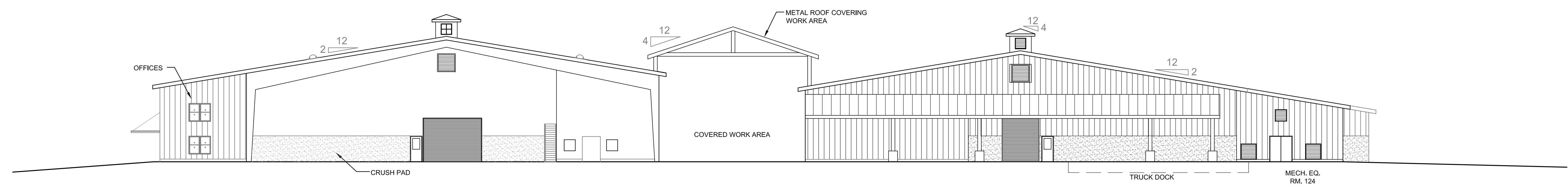
A3.1



EAST ELEVATION  
Scale: 1/16" = 1'-0"



SOUTH ELEVATION  
Scale: 1/16" = 1'-0"



WEST ELEVATION  
Scale: 1/16" = 1'-0"



NORTH ELEVATION  
Scale: 1/16" = 1'-0"



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PROJECT

**BENJAMIN RANCH WINERY**

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 ST. HELENA, CA 94574  
 310-890-7447  
 APN 030-120-016 &  
 APN 030-120-017

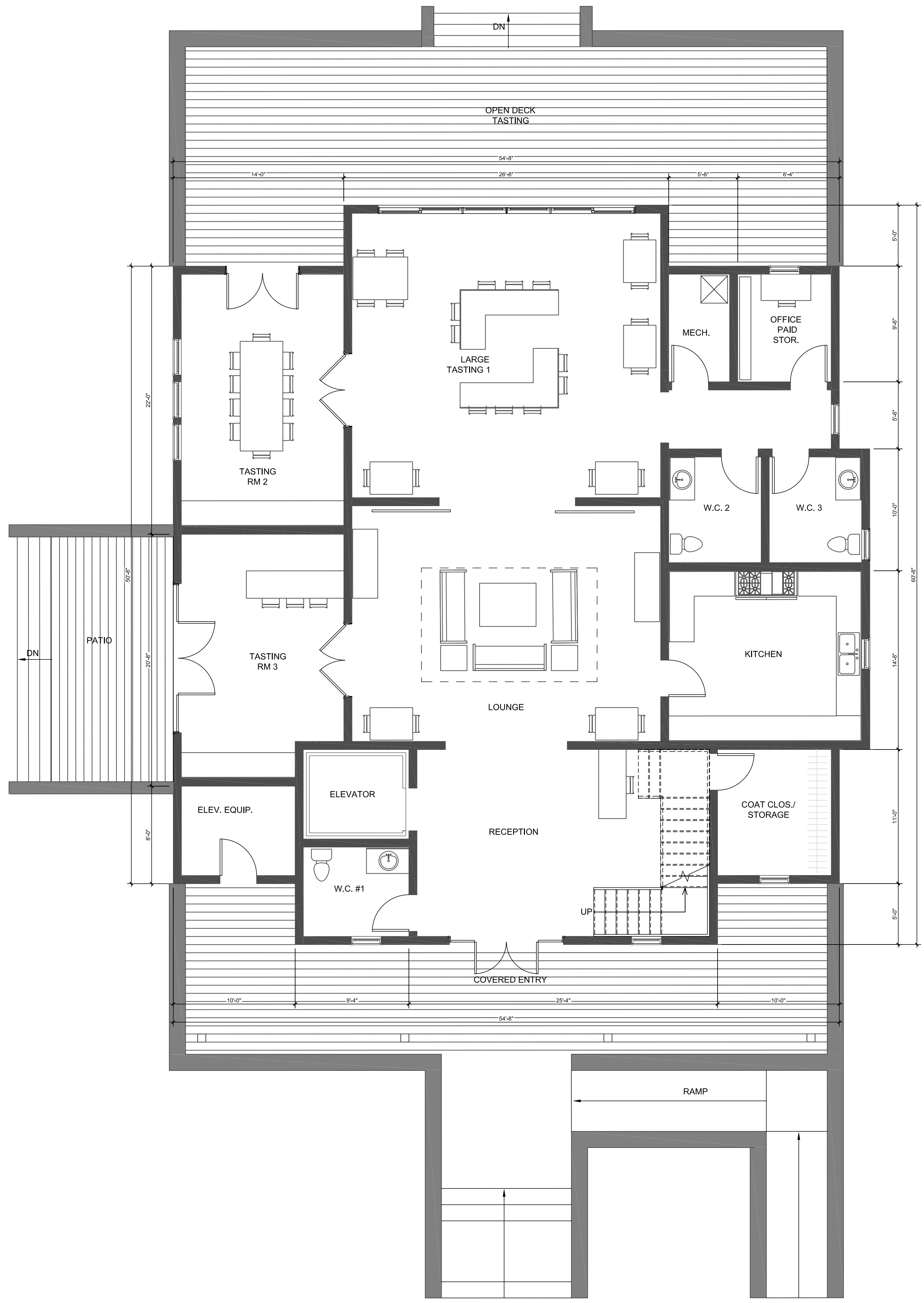
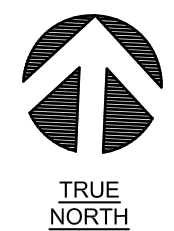
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**VISITOR'S CENTER FLOOR PLANS**

DRWN: AIM / SGS	DATE 2-1-18
CHKD: TPF	

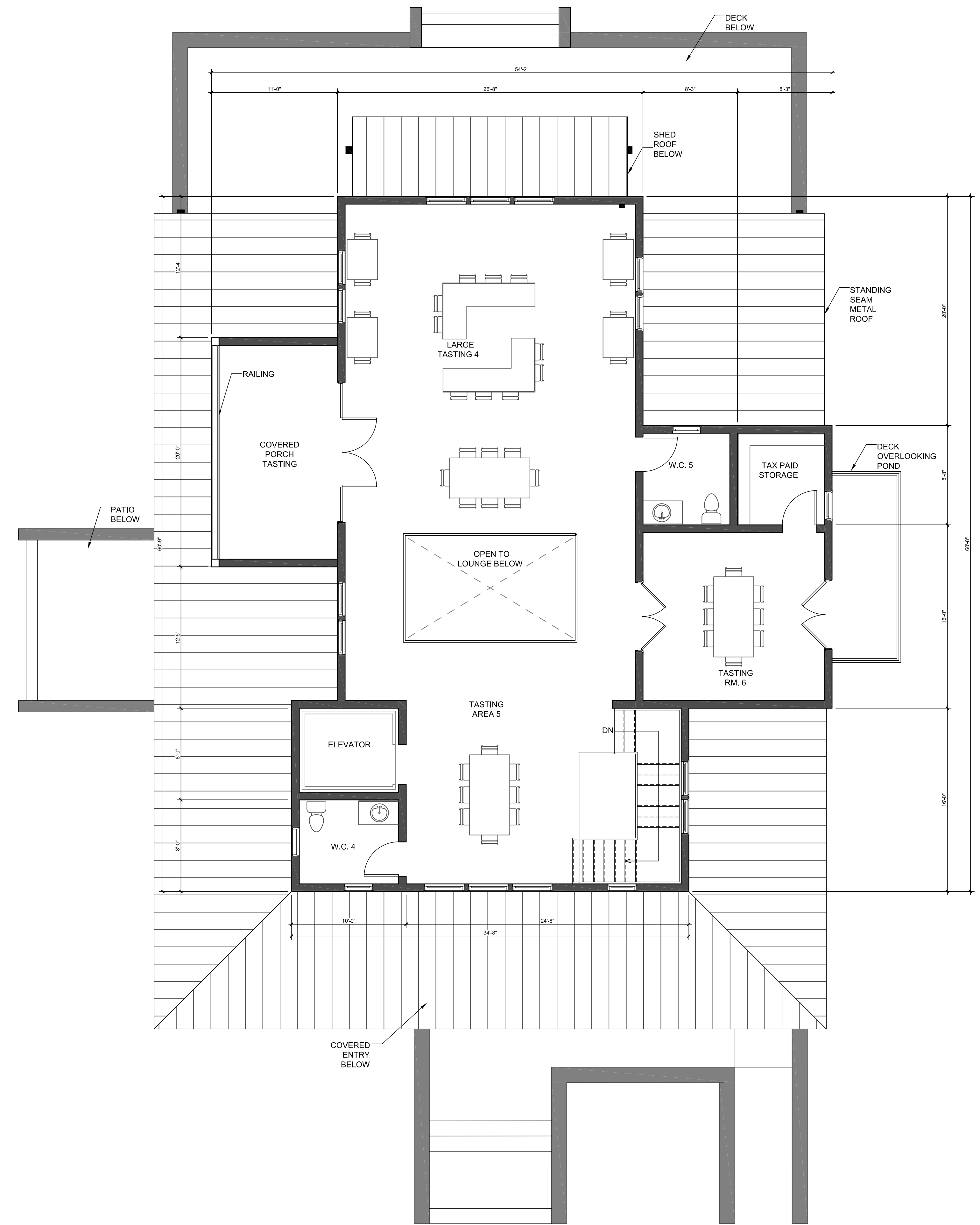
SHEET

**A2.4**



1ST FLOOR PLAN

Scale: 3/16" = 1'-0"



2ND FLOOR PLAN

Scale: 3/16" = 1'-0"

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EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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



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PROJECT

BENJAMIN RANCH  
WINERY

USE PERMIT EXHIBITS

8901 CONN CREEK ROAD,  
ST. HELENA, CA 94574  
310-890-7447

APN 030-120-016 &  
APN 030-120-017

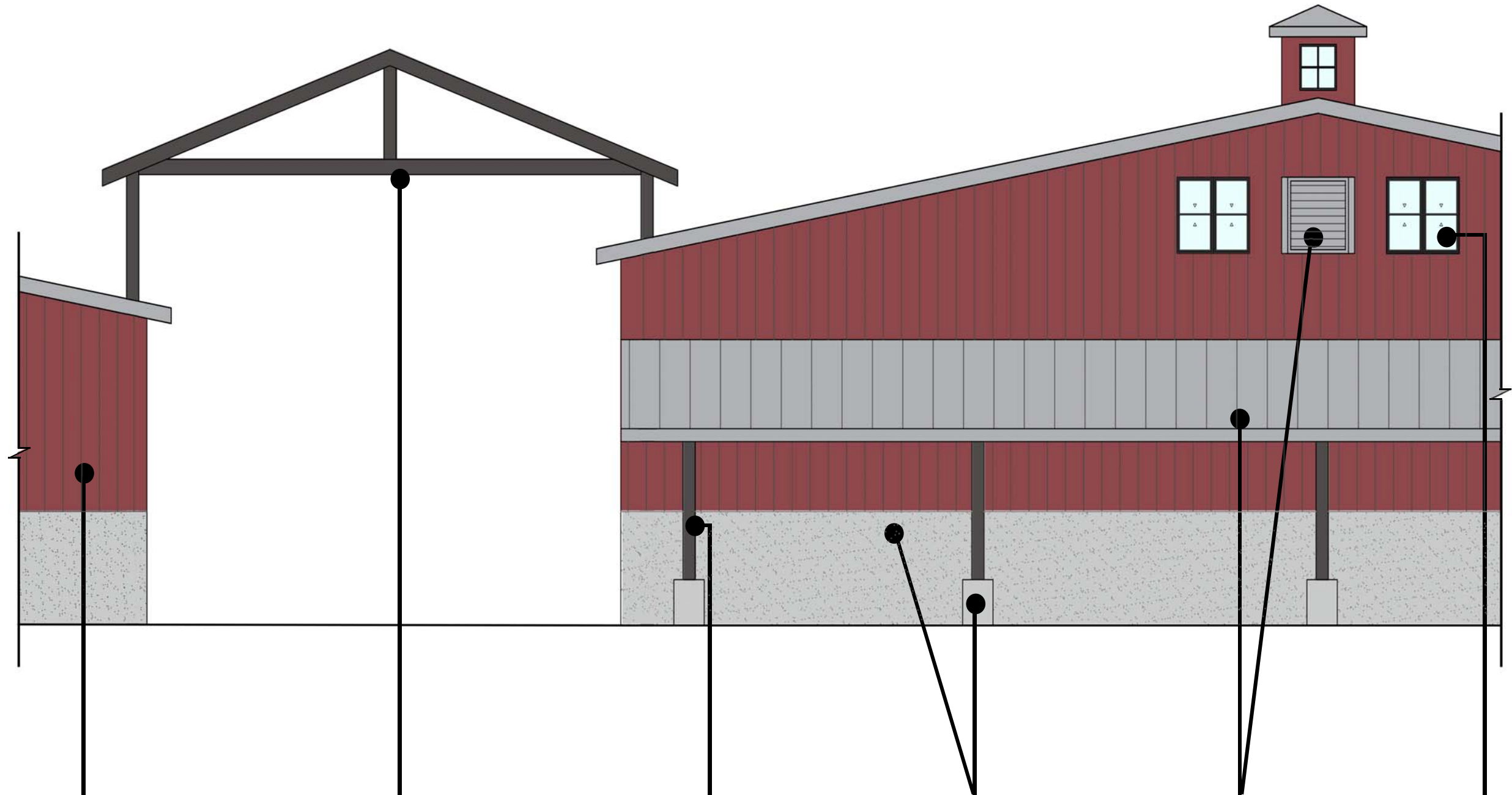
SHEET DESCRIPTION

VISITOR'S  
CENTER  
EXTERIOR  
ELEVATIONS

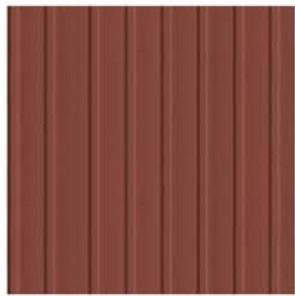
DRWN: AIM / SGS	DATE 2-1-18
CHKD: TPF	

SHEET

A3.2



EARTH TONE PAINTED METAL BOARD, & BATT PATTERN SIDING, TYP. DUNN EDWARDS DET424 BARN RED.



PAINTED METAL FRAMING. DUNN EDWARDS DE6385 BLACK BEAN.



PAINTED METAL COLUMN, TYP. DUNN EDWARDS DE6385 BLACK BEAN.



EXPOSED CONCRETE COLUMN BASE & WAINSCOT, TYP.



PAINTED METAL ROOF & LOUVER, TYP. DUNN EDWARDS DE6381 SILVER BULLET.



METAL WINDOWS & DOORS, TYP. DUNN EDWARDS DE6385 BLACK BEAN.



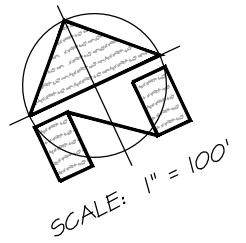
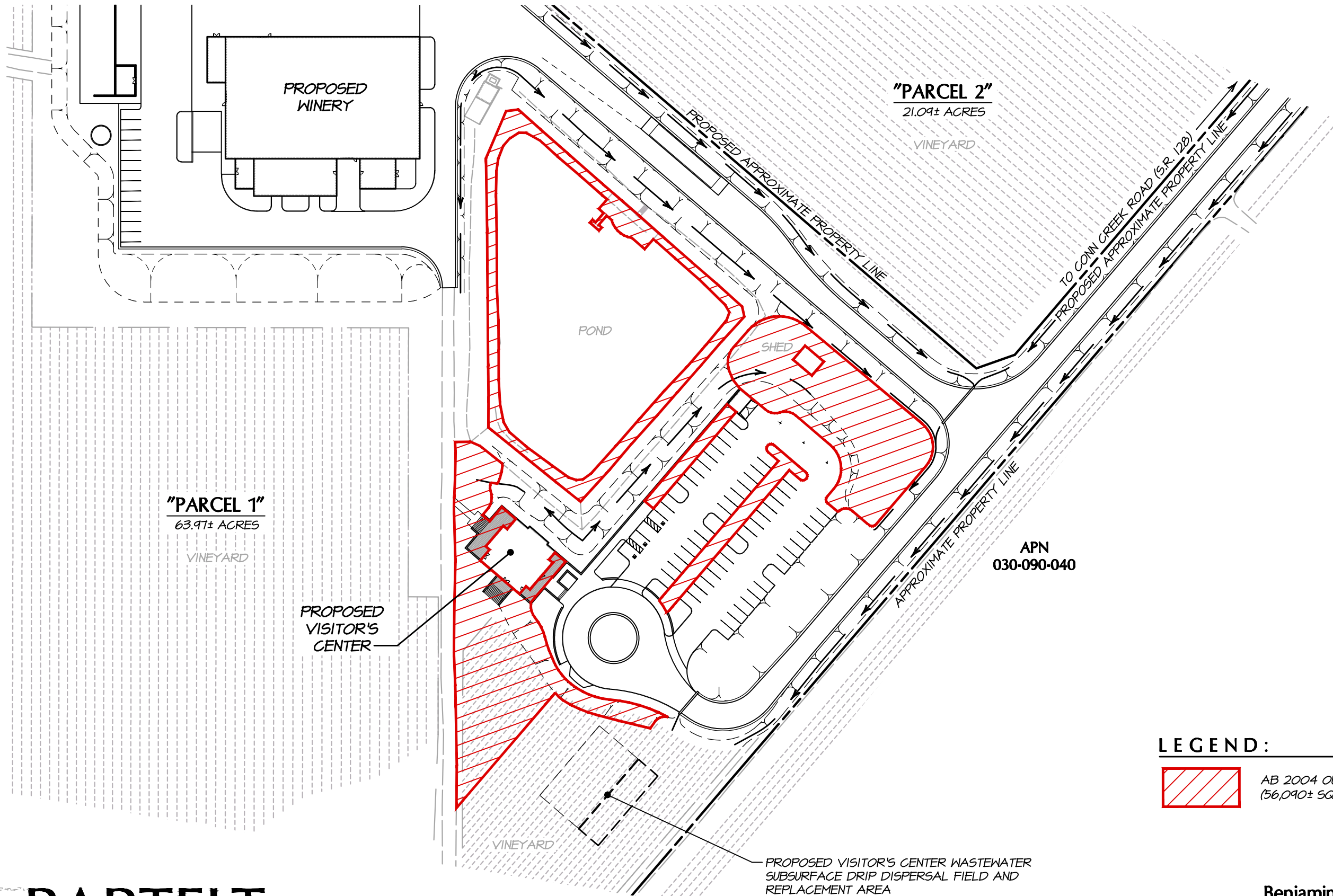
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email: tom@valleyarchitects.com


**MATERIAL BOARD**  
BENJAMIN RANCH WINERY PROJECT  
FEBRUARY 1, 2018



6/1/2020 - 10:36 AM, Kristenk, S:\LAND PROJECTS\2007-2012\1211\2017 UP WRY\ACAD\EXHIBITS\1217-0D 2004.DWG



**LEGEND:**

 AB 2004 OUTDOOR AREA (56,090± SQ FT)

**AB 2004 OUTDOOR AREA  
PROPOSED CONDITIONS**

SCALE: 1" = 100'

**BARTELT**  
**ENGINEERING**  
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**Benjamin Ranch Winery**  
8895 & 8901 Conn Creek Road (SR 128)  
St . Helena, CA 94574  
APN 030-120-016 & -017  
Job No. 12-17  
June 2020  
Sheet 1 of 1