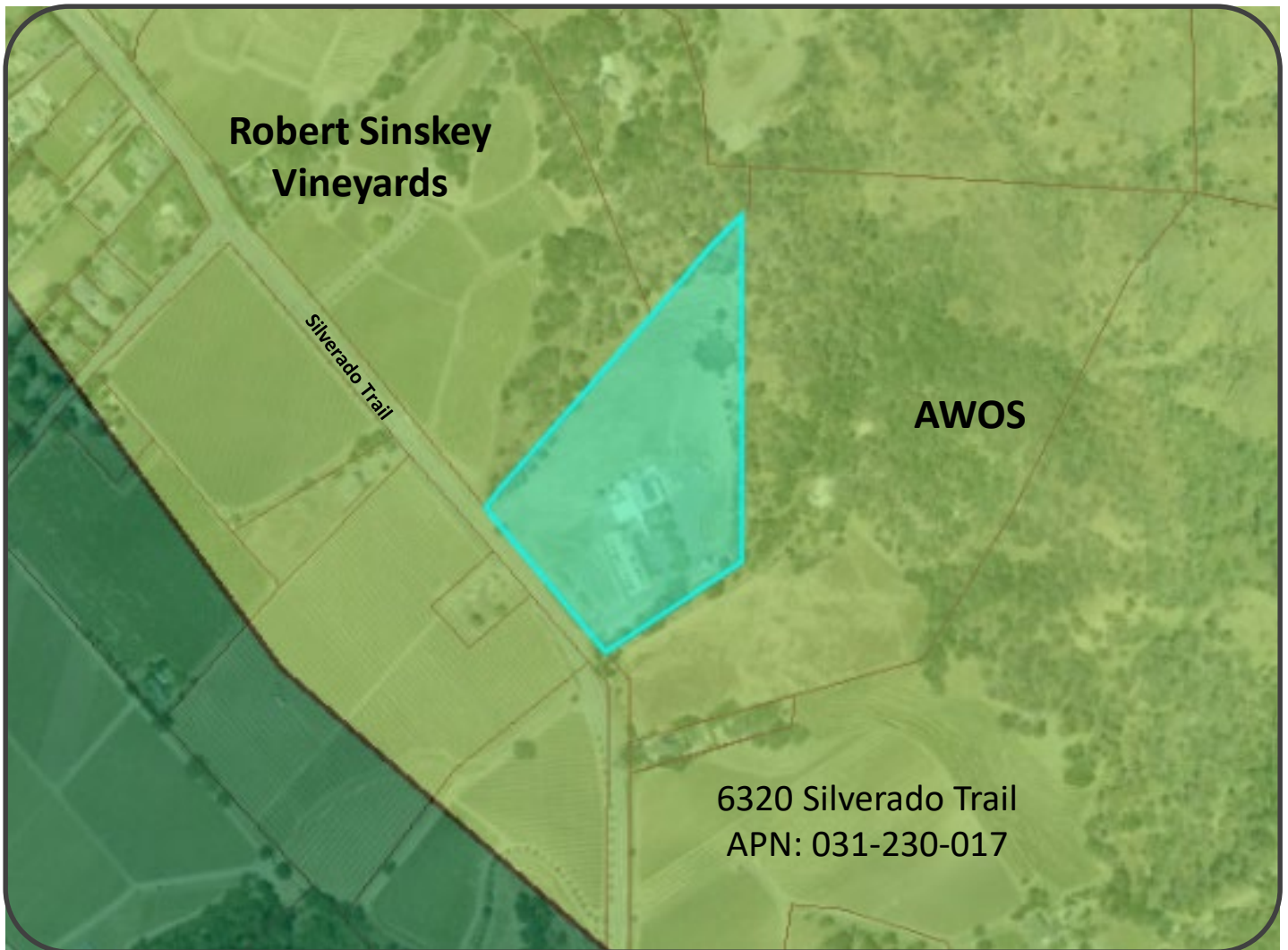


“J”

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

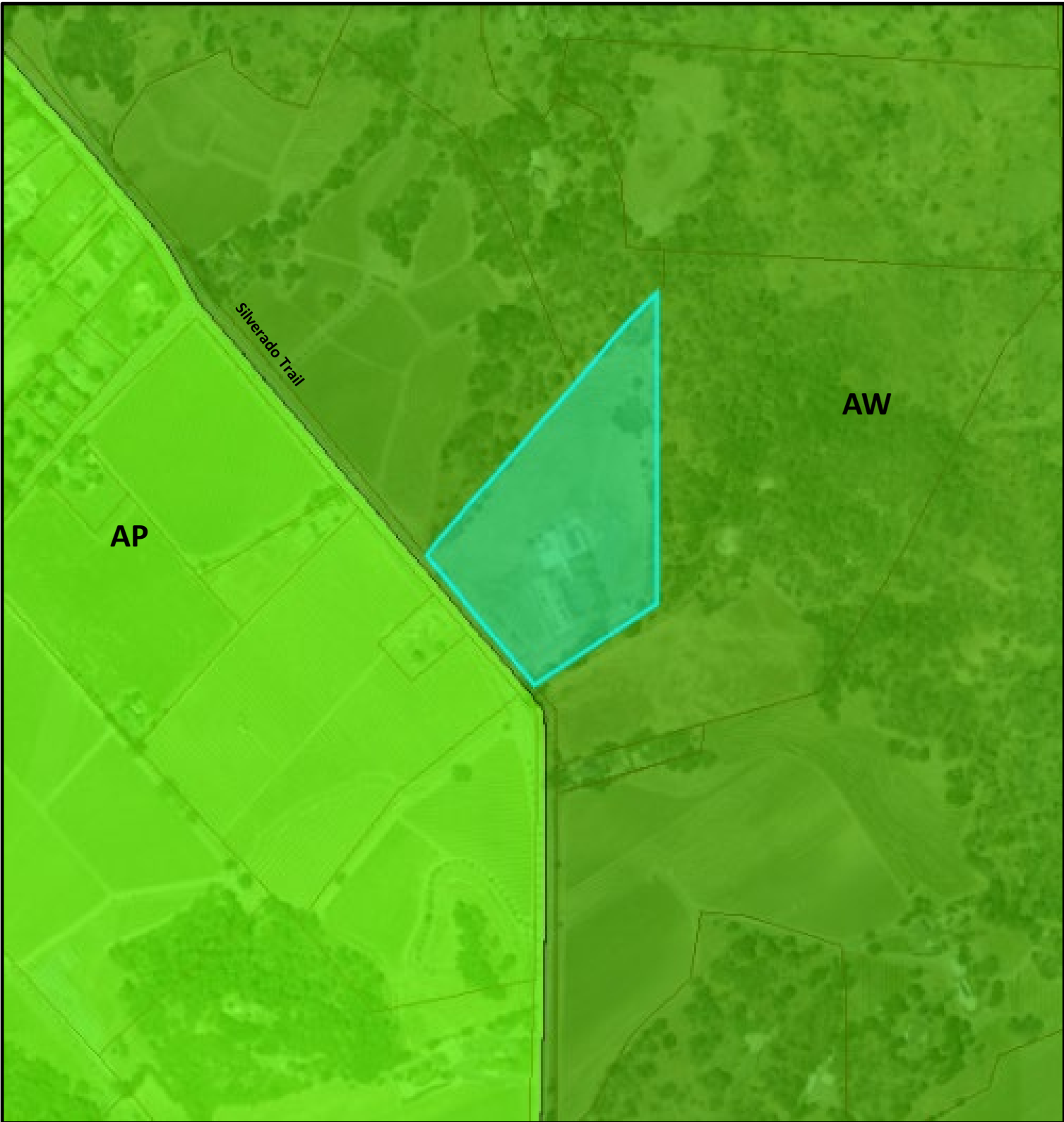
OPEN SPACE

-  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

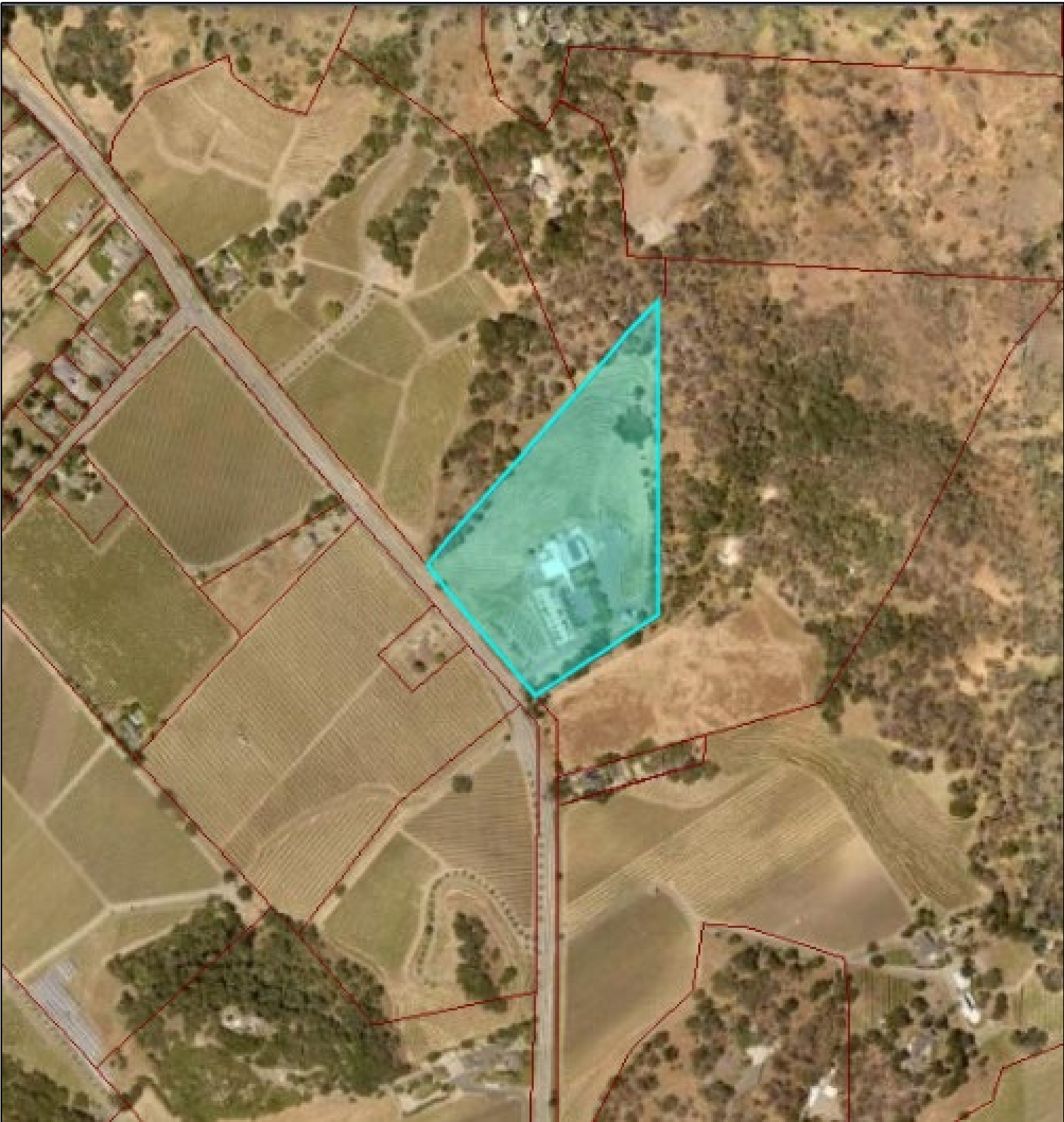


LEGEND

- Zoning
- Parcel



Zoning Designation



Aerial



Site Plan

PROJECT INFORMATION

APN: 031-230-017
 ADDRESS: 6320 SILVERADO TRAIL, NAPA, CA
 PROPERTY OWNER: SINSKEY VINEYARDS, INC.
 PROJECT DESCRIPTION: MODIFICATION OF USE PERMIT AND ADDITION OF SPRINKLERS TO ACCOMMODATE INCREASED NUMBER OF EMPLOYEES AND ALLOW ACCESS TO WINE CAVE FOR TOURS AND SPECIAL EVENTS.
 CONSTRUCTION TYPE: TYPE VB
 USE & OCCUPANCY: MIXED OCCUPANCY: A-2, F-1, M, B, S-1 & U
 ZONING: AW
 (E) PERMIT #s: P11-00441 / P13-00150 (APPROVED MODIFICATION TO USE PERMIT)
 P19-00161 (MAJOR MODIFICATION)
 LOT AREA: 11.82 ACRES



ARKIN · TILT
 ARCHITECTS
 Ecological Planning & Design

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 Berkeley, CA 94710
 phone 510.528.9830
 fax 510.528.0306
 info@arkintilt.com
 www.arkintilt.com

SHEET INDEX

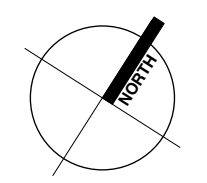
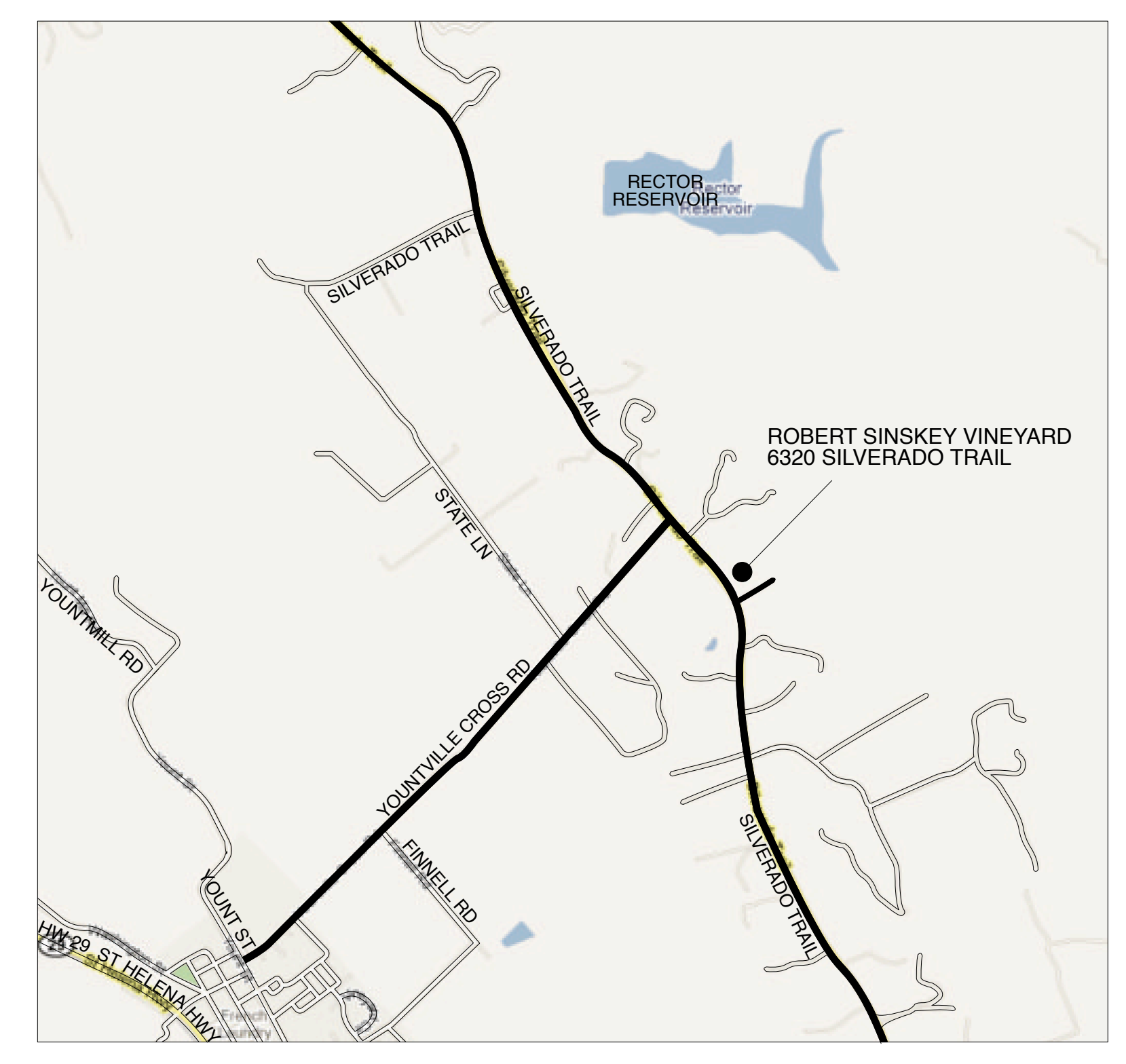
- A0.1 COVERSHEET AND EXISTING FULL SITE PLAN
- A0.2 FIRE ACCESS SITE PLAN
- A0.3 CODE ANALYSIS DIAGRAM: EGRESS SITE PLAN
- A0.4 EXISTING ENLARGED SITE PLAN
- C2 SITE GRADING PLAN (1987 CIVIL PLANS)
- C3 SITE UTILITY PLAN (1987 CIVIL PLANS)
- C3.1 DOMESTIC WASTEWATER PLAN (2012 CIVIL PLANS)
- C3.2 WINERY PROCESS WASTEWATER PLAN (2012 CIVIL PLANS)

ROBERT SINSKEY VINEYARDS
 6320 SILVERADO TRAIL
 NAPA, CA 94558
 A.P.N. # 031-230-017

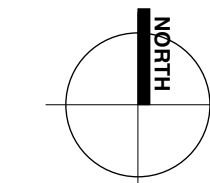
EXISTING SITE PLAN

DATE: 10.11.2019
 JOB: RSV
 SCALE: 1" = 50'-0"
 DRAWN: ATA
 SHEET:

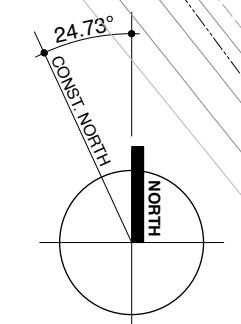
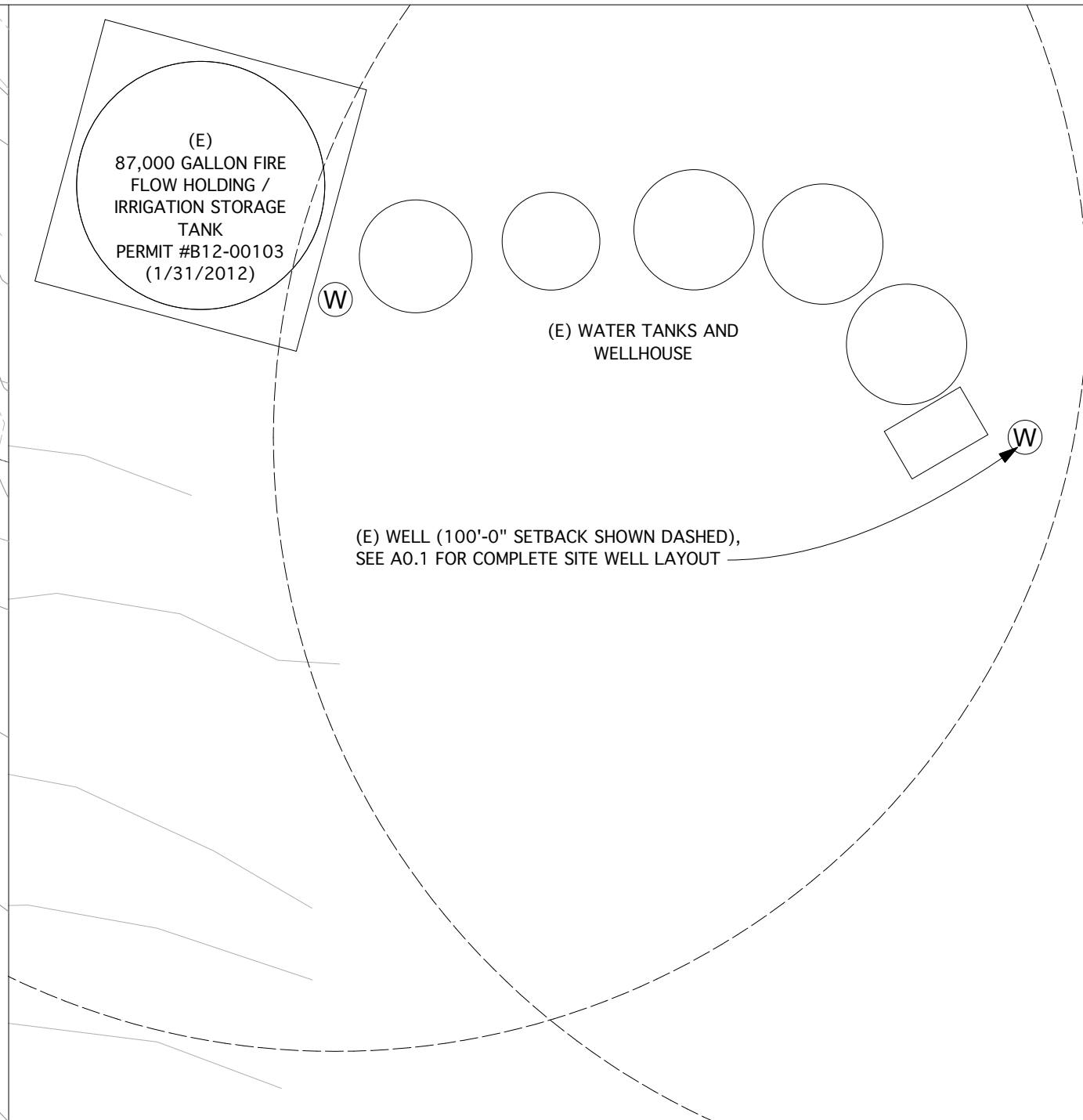
A0.1



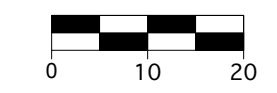
1 SITE PLAN AND NEIGHBORING PARCELS
 A0.1 1" = 50'-0"



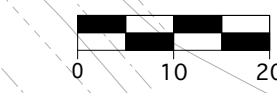
2 VICINITY MAP
 A0.1 N.T.S.

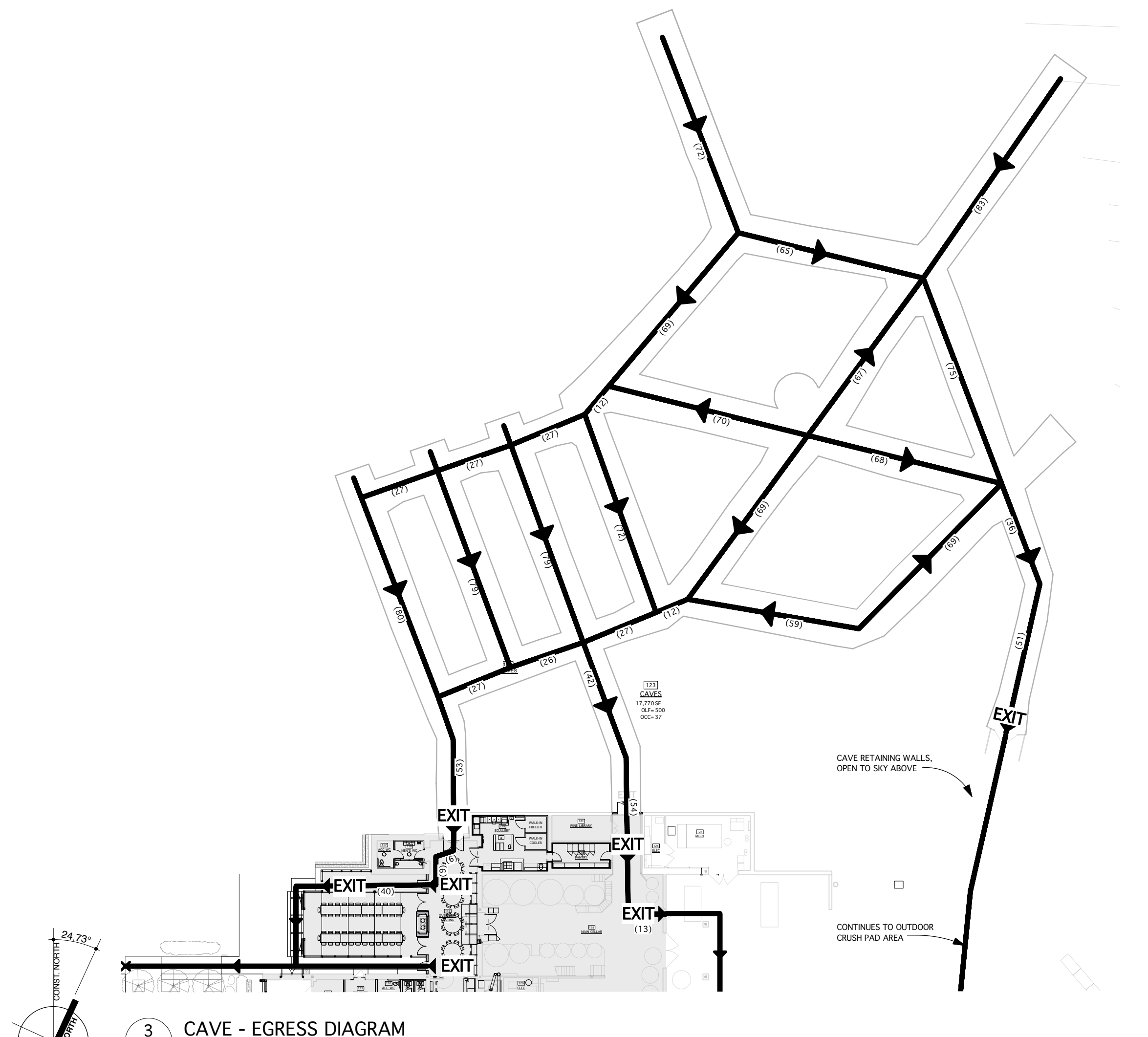


1 ENLARGED SITE PLAN 1" = 20'-0"



2 UPHILL TANKS 1" = 20'-0"





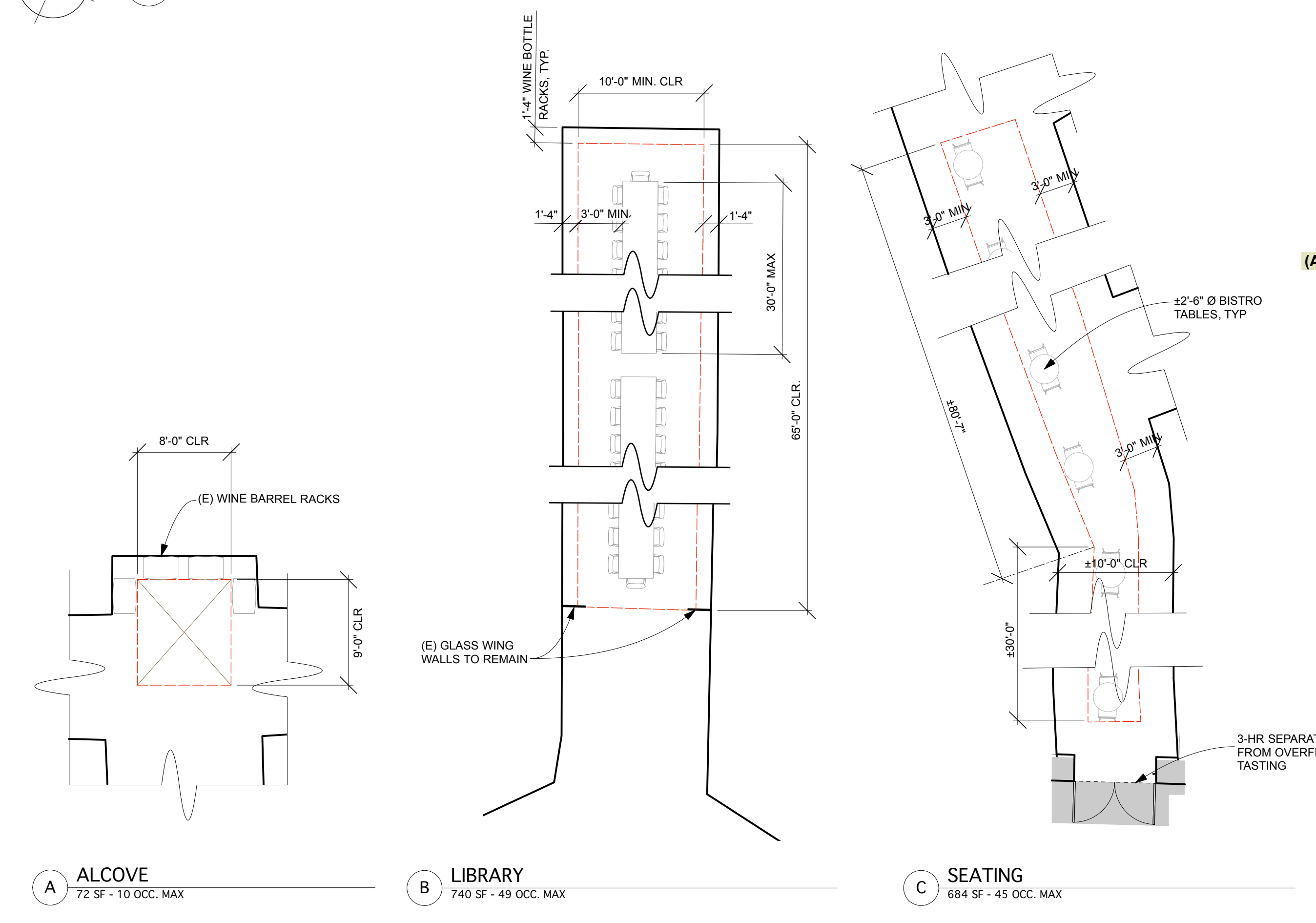
3 CAVE - EGRESS DIAGRAM
A0.5 1/32" = 1'-0"

CAVE OCCUPANCY:
(SINGLE-STORY, S-1 OCC., CONSTRUCTION TYPE IIB)

S-1	15,941 SF
B*	1,568 SF [ACCESSORY]
TOTAL	17,509 SF

*CBC REF: 303.1.2 - Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
2. A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

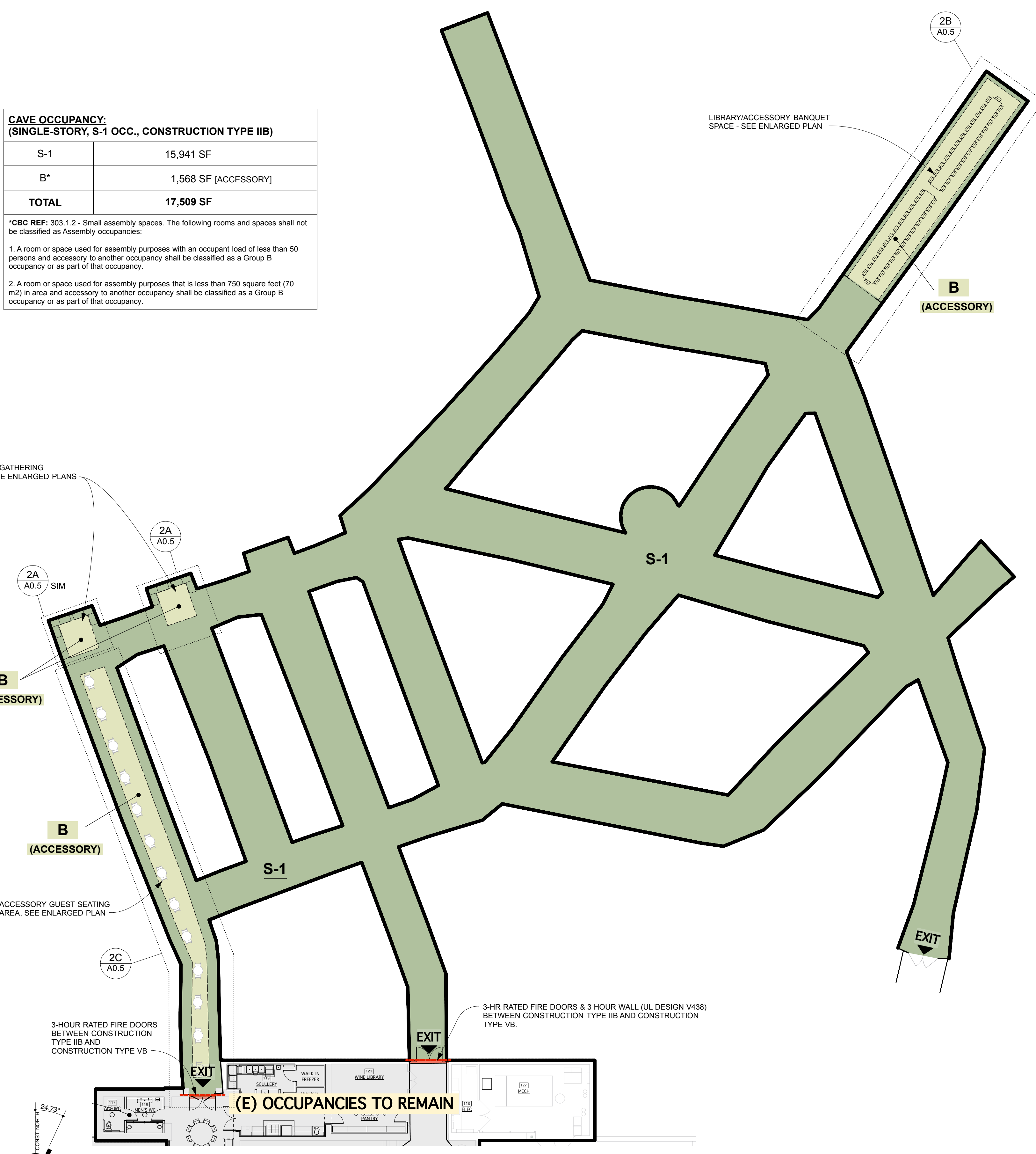


A ALCOVE
72 SF - 10 OCC. MAX

B LIBRARY
740 SF - 49 OCC. MAX

C SEATING
684 SF - 45 OCC. MAX

2 SMALL ASSEMBLY SPACES (B OCCUPANCY) - ENLARGED PLANS
A0.5 1/8" = 1'-0"



1 CAVE FLOOR PLAN [17,509 SF TOTAL, S-1 OCC., CONSTRUCTION TYPE IIB]
A0.5 1/16" = 1'-0"