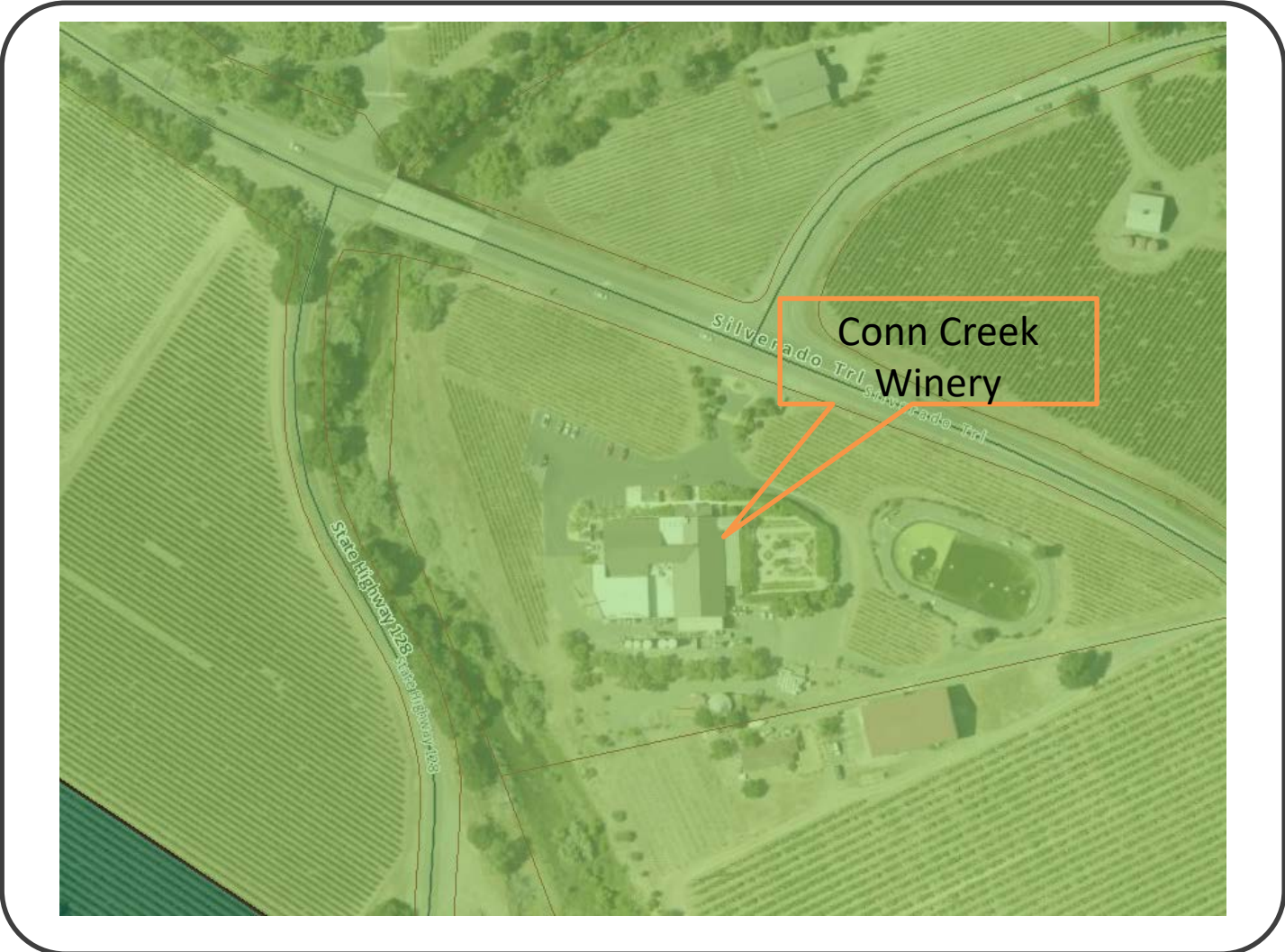


“ | ”

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



Project Parcel
APN 030-120-032

LEGEND

- Zoning
- Parcels



ZONING MAP



Existing Conditions

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.

OWNER/APPLICANT:
CONN CREEK WINERY
8711 SILVERADO TRAIL
ST. HELENA, CA 94574
(707) 963-9100

SUMMIT
Summit Engineering, Inc
463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
707-527-0775 • www.summit-sr.com

CONN CREEK WINERY
8711 SILVERADO TRAIL
ST. HELENA, CA 94574
APN 030-120-032

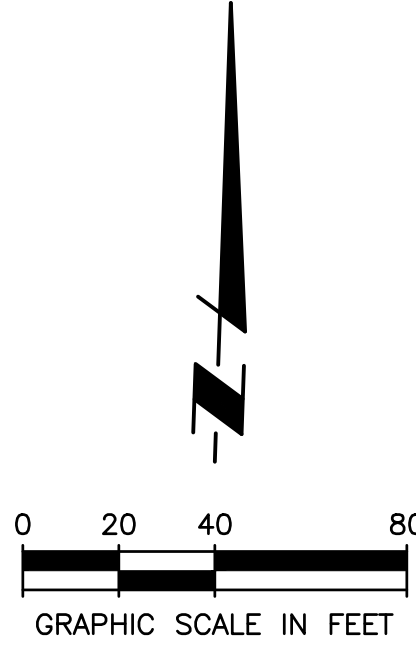
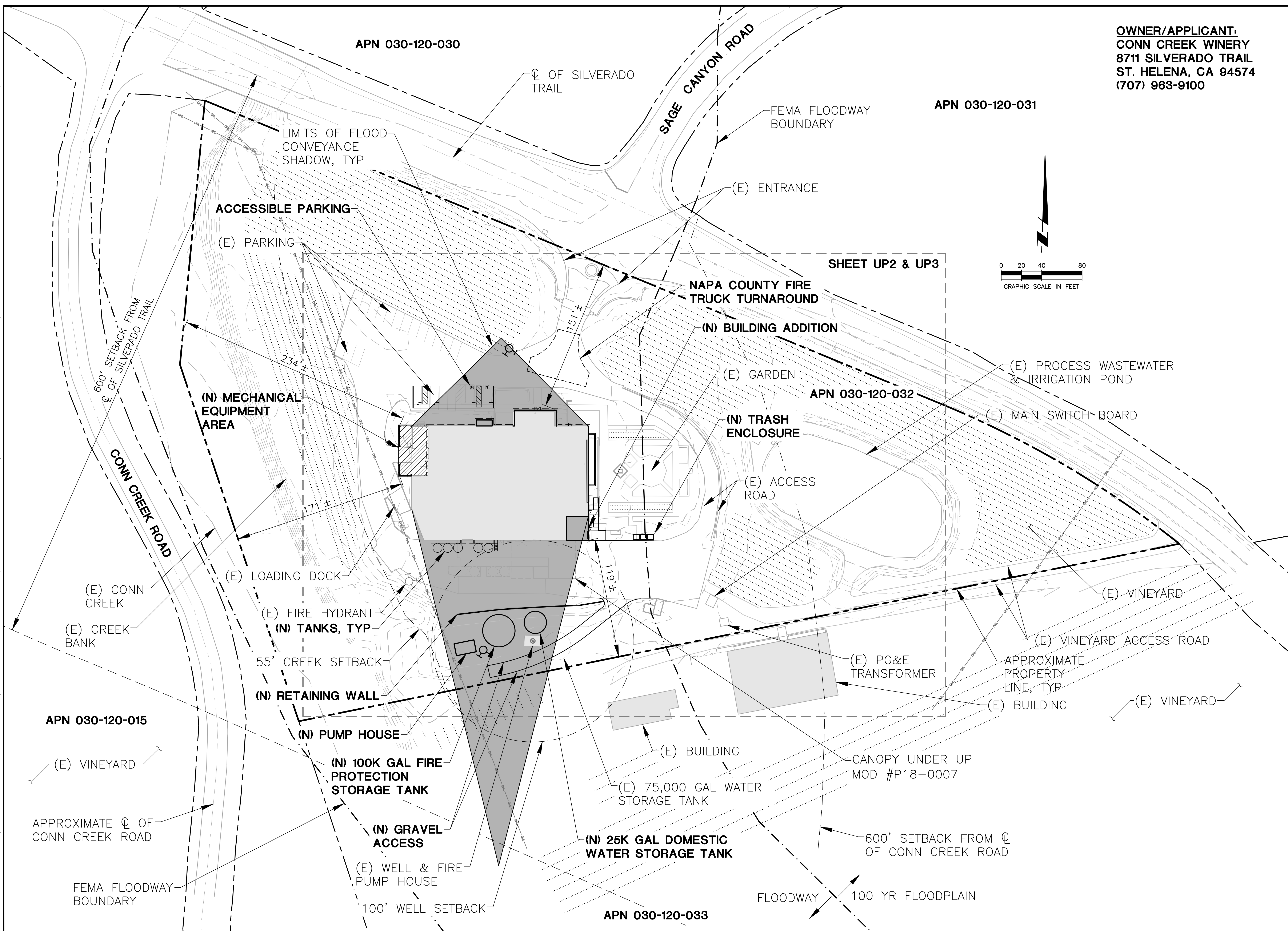
USE PERMIT APPLICATION
OVERALL SITE PLAN

2019-07-12 PERMIT SUBMITTAL
2019-10-21 PLAN CHECK RESPONSE
2020-01-10 PERMIT RESUBMITTAL

DATE: 2019-07-12
JOB NO: 2018205
SCALE: AS SHOWN
DRAWN: JA
CHECKED: MS

SHEET

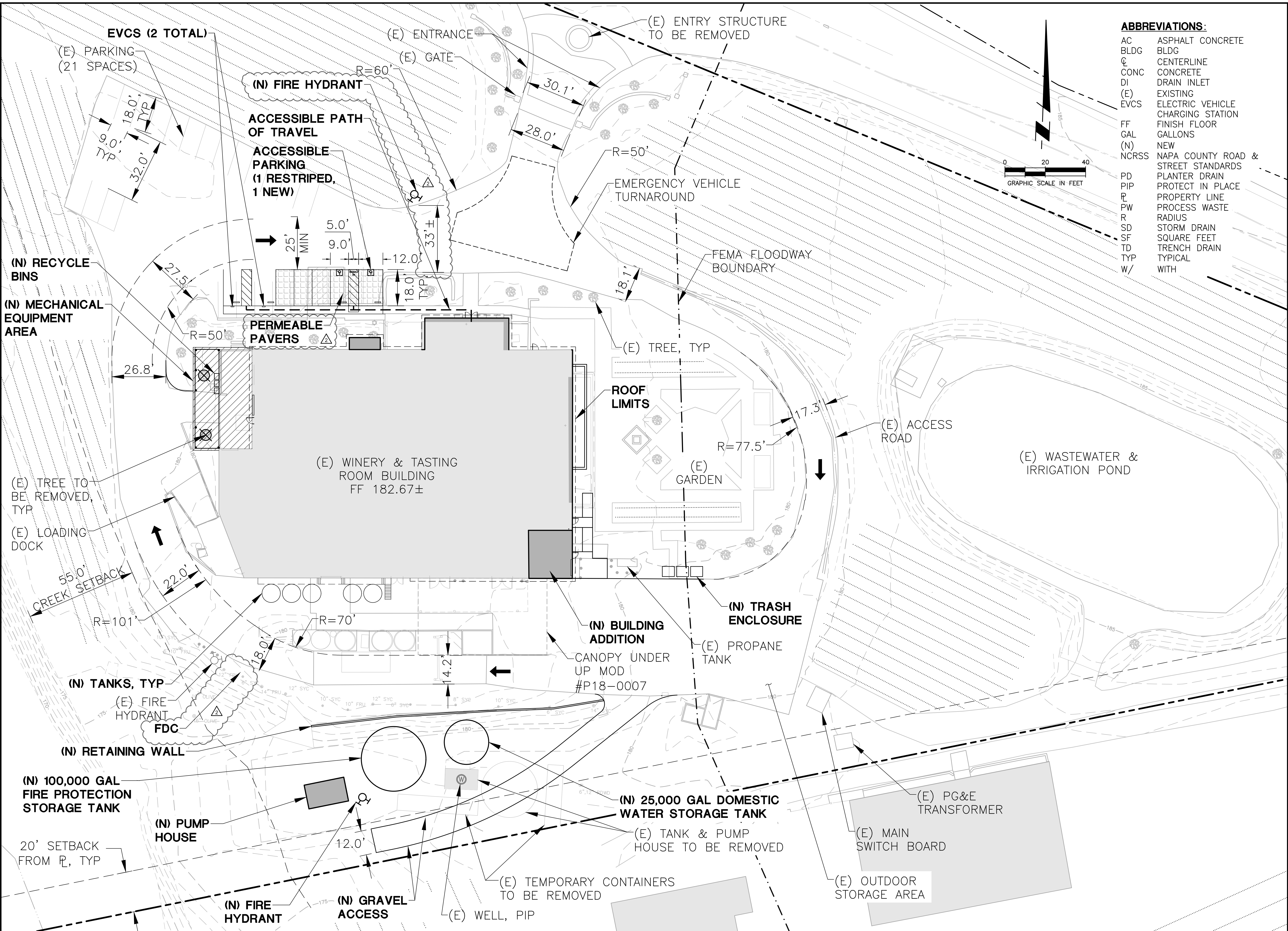
UP1



SHEET UP2 & UP3

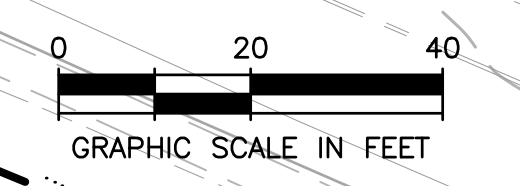
APN 030-120-033

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



ABBREVIATIONS:

AC	ASPHALT CONCRETE
BLDG	BLDG
CL	CENTERLINE
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EVCS	ELECTRIC VEHICLE CHARGING STATION
FF	FINISH FLOOR
GAL	GALLONS
(N)	NEW
NCRSS	NAPA COUNTY ROAD & STREET STANDARDS
PD	PLANTER DRAIN
PIP	PROTECT IN PLACE
PL	PROPERTY LINE
PW	PROCESS WASTE
R	RADIUS
SD	STORM DRAIN
SF	SQUARE FEET
TD	TRENCH DRAIN
TYP	TYPICAL
W/	WITH



SUMMIT
 Summit Engineering, Inc.
 463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
 707-527-0775 • www.summit-sr.com

CONN CREEK WINERY
 8711 SILVERADO TRAIL
 ST. HELENA, CA 94574
 APN 030-120-032

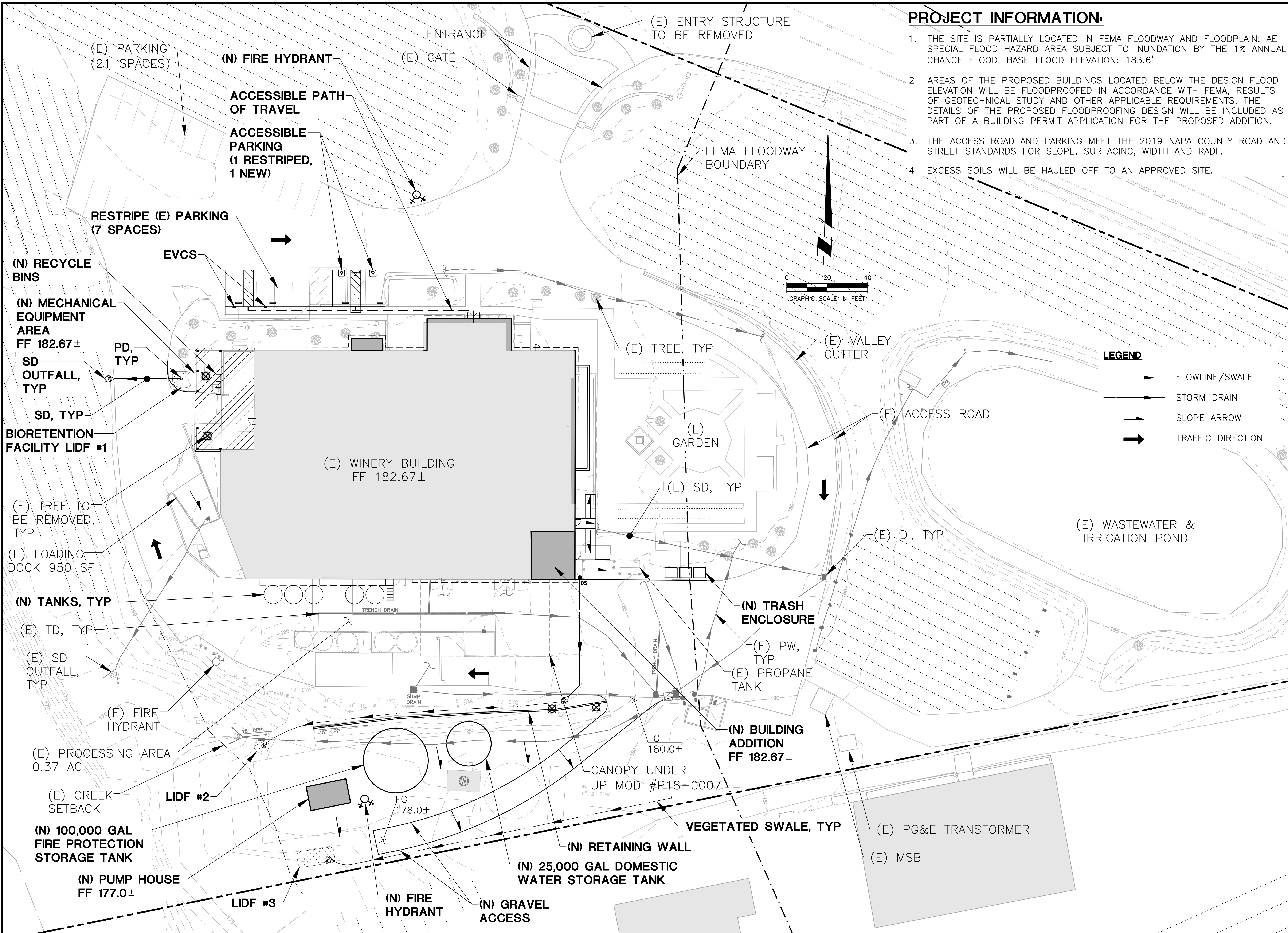
USE PERMIT APPLICATION
WINERY SITE PLAN

2019-07-12	PERMIT SUBMITTAL
2019-10-21	PLAN CHECK RESPONSE
2020-01-10	PERMIT RESUBMITTAL

DATE: 2019-07-12
 JOB NO: 2018205
 SCALE: AS SHOWN
 DRAWN: JA
 CHECKED: MS
 SHEET

UP2

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



PROJECT INFORMATION:

1. THE SITE IS PARTIALLY LOCATED IN FEMA FLOODWAY AND FLOODPLAIN: AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION: 183.6'
2. AREAS OF THE PROPOSED BUILDINGS LOCATED BELOW THE DESIGN FLOOD ELEVATION WILL BE FLOODPROOFED IN ACCORDANCE WITH FEMA, RESULTS OF GEOTECHNICAL STUDY AND OTHER APPLICABLE REQUIREMENTS. THE DETAILS OF THE PROPOSED FLOODPROOFING DESIGN WILL BE INCLUDED AS PART OF A BUILDING PERMIT APPLICATION FOR THE PROPOSED ADDITION.
3. THE ACCESS ROAD AND PARKING MEET THE 2019 NAPA COUNTY ROAD AND STREET STANDARDS FOR SLOPE, SURFACING, WIDTH AND RADII.
4. EXCESS SOILS WILL BE HAULED OFF TO AN APPROVED SITE.

SUMMIT
 Summit Engineering, Inc
 463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
 707-527-0775 • www.summit-sr.com

CONN CREEK WINERY
 8711 SILVERADO TRAIL
 ST. HELENA, CA 94574
 APN 030-120-032

USE PERMIT APPLICATION
PRELIMINARY GRADING & DRAINAGE PLAN

DATE:	2019-07-12
JOB NO:	2018205
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	MS
SHEET	UP3

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



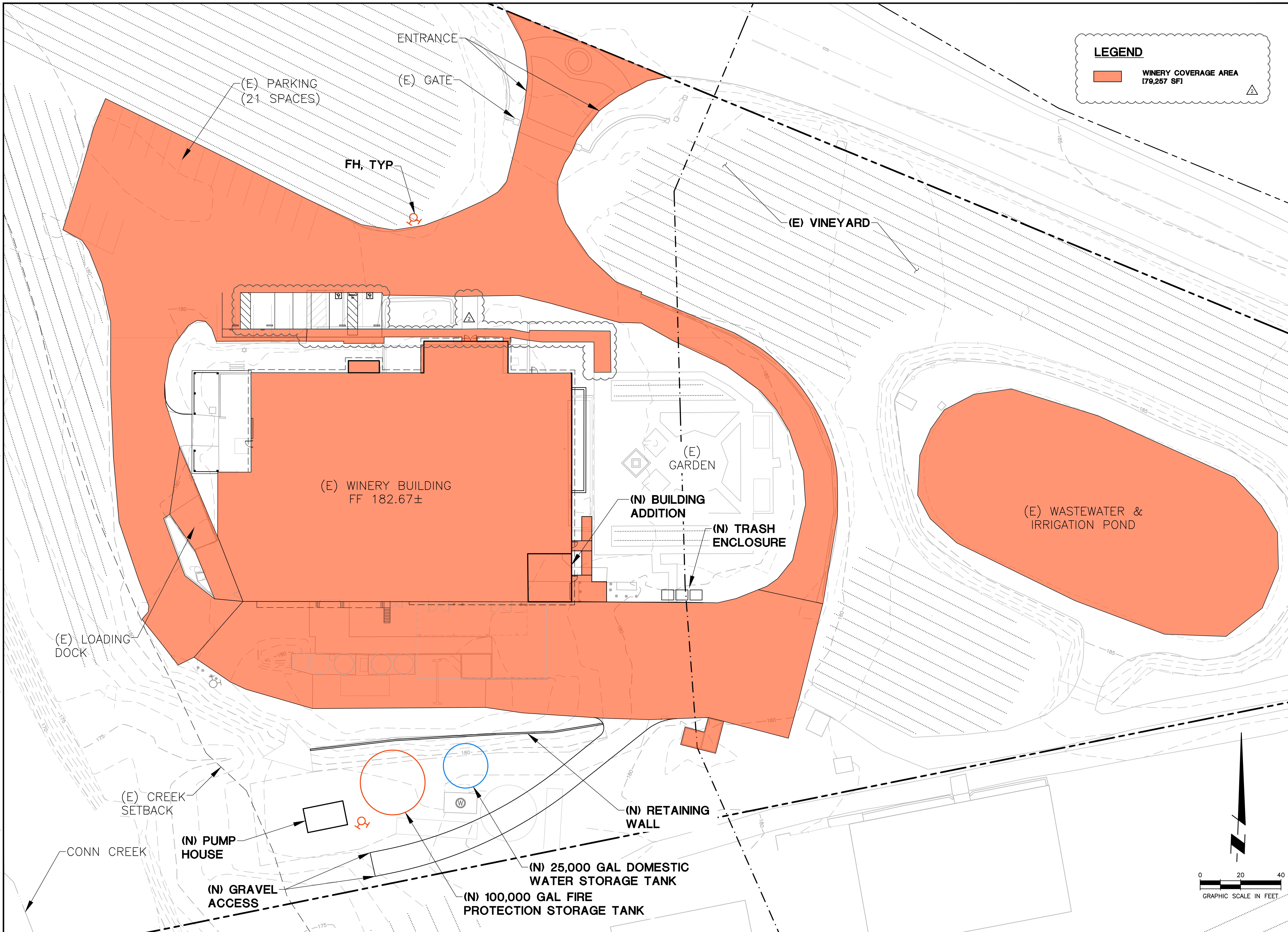
LEGEND

 WINERY COVERAGE AREA
[79,254 SF]

2019-07-12	PERMIT SUBMITTAL
2019-10-21	PLAN CHECK RESPONSE
2020-01-10	PERMIT RESUBMITTAL

DATE:	2019-07-12
JOB NO:	2018205
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	MS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



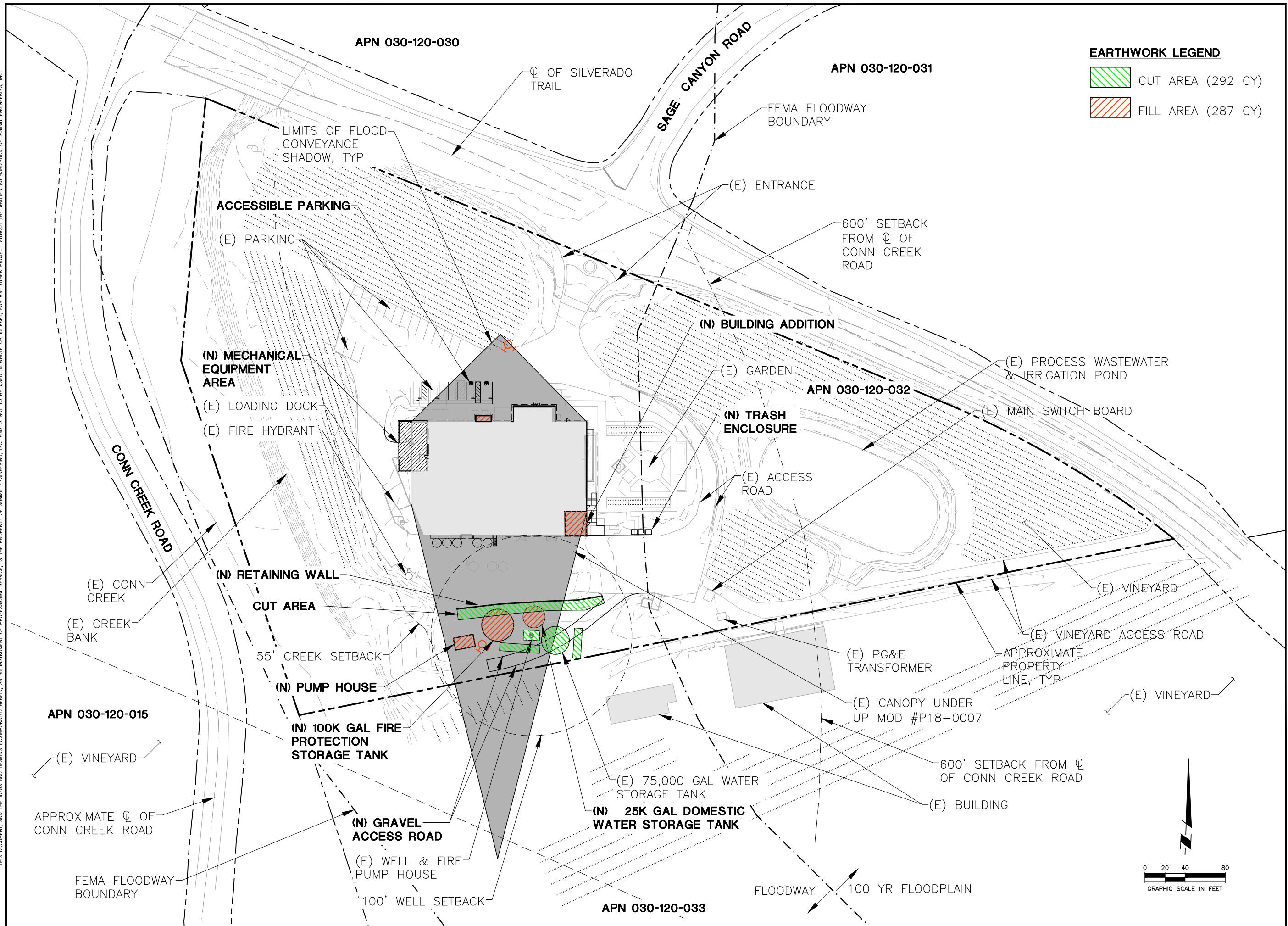
LEGEND

WINERY COVERAGE AREA
179,257 SF

2019-07-12	PERMIT SUBMITTAL
2019-10-21	PLAN CHECK RESPONSE
2020-01-10	PERMIT RESUBMITTAL

DATE: 2019-07-12
JOB NO: 2018205
SCALE: AS SHOWN
DRAWN: JA
CHECKED: MS
SHEET

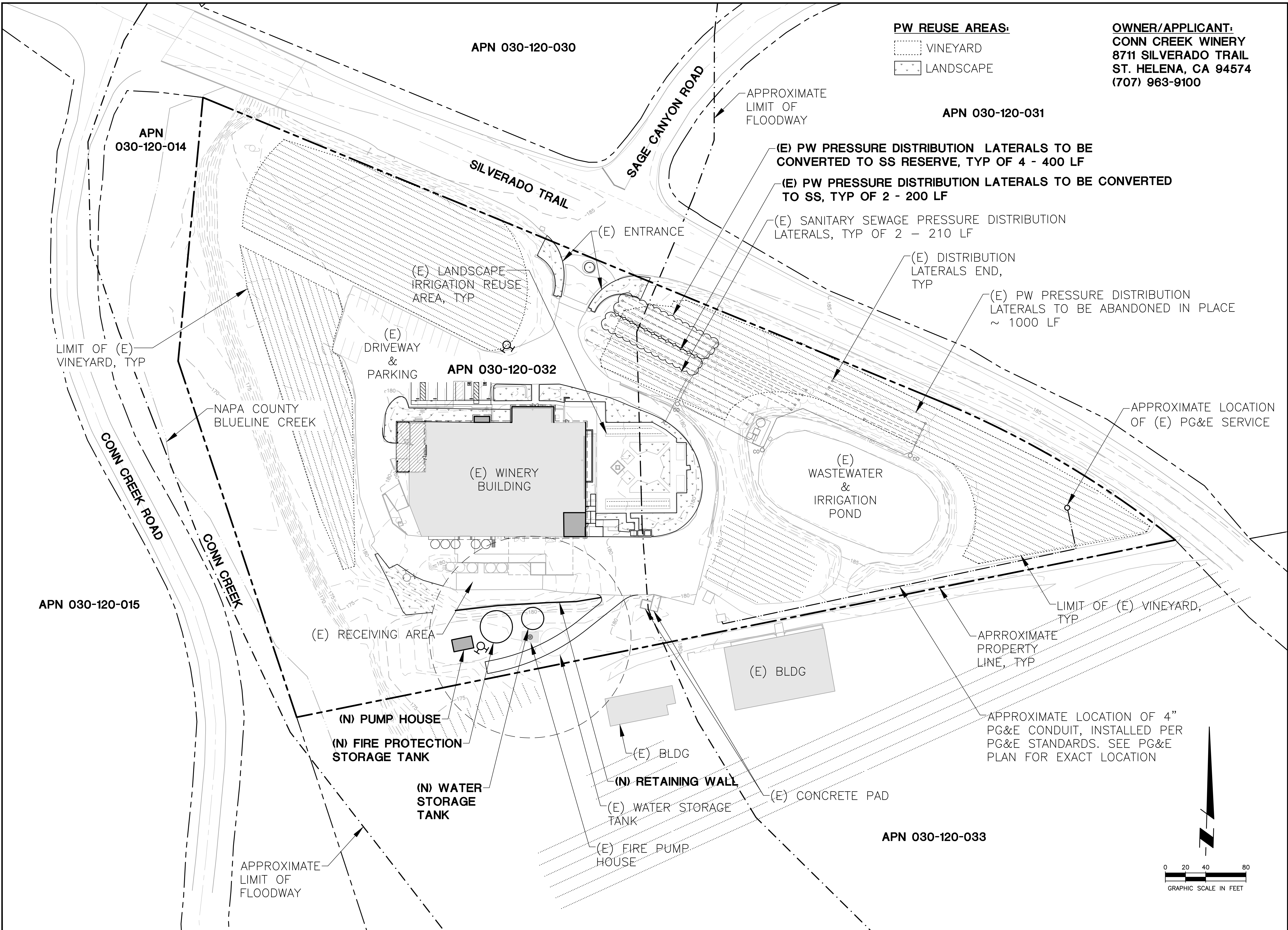
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



2019-07-12	PERMIT SUBMITTAL
2019-10-21	PLAN CHECK RESPONSE
2020-01-10	PERMIT RESUBMITTAL

DATE:	2019-07-12
JOB NO:	2018205
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	MS
SHEET	

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



PW REUSE AREAS:

- VINEYARD
- LANDSCAPE

OWNER/APPLICANT:
CONN CREEK WINERY
 8711 SILVERADO TRAIL
 ST. HELENA, CA 94574
 (707) 963-9100

SUMMIT
 Summit Engineering, Inc
 463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
 707-527-0775 • www.summit-sr.com

CONN CREEK WINERY
 8711 SILVERADO TRAIL
 ST. HELENA, CA 94574
 APN 030-120-032

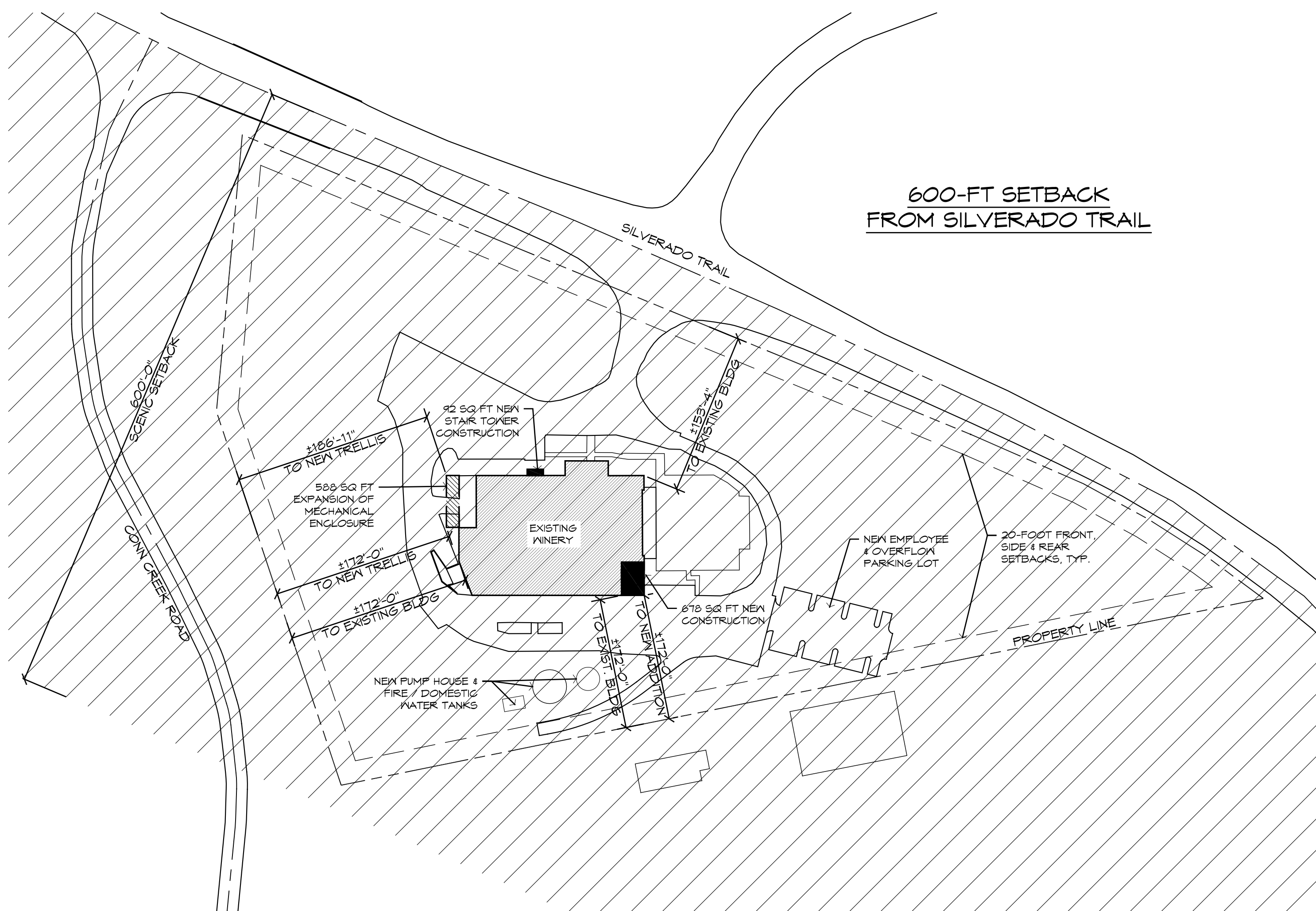
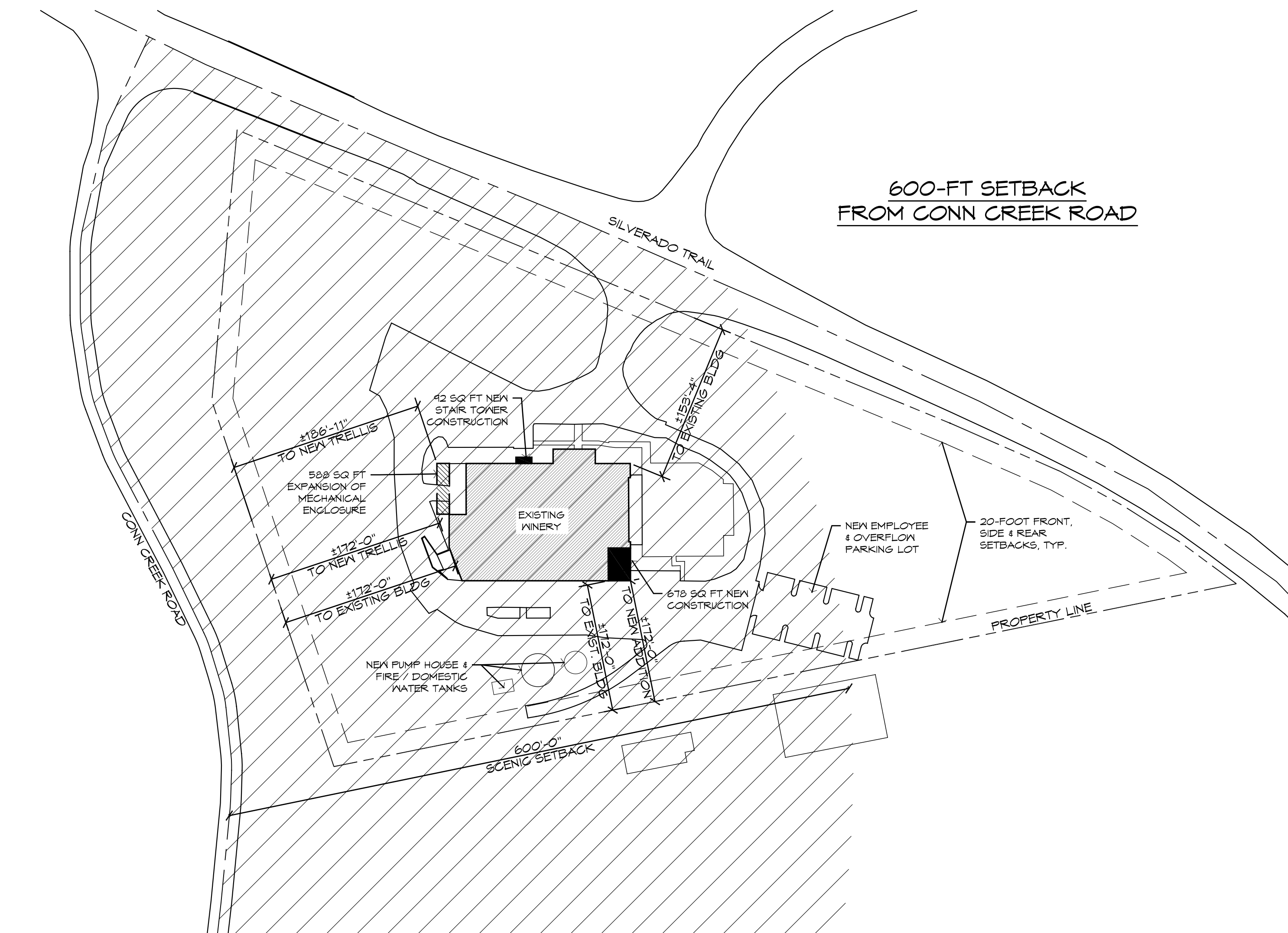
USE PERMIT APPLICATION
WASTEWATER SITE PLAN

2019-07-12 PERMIT SUBMITTAL
 2019-10-21 PLAN CHECK RESPONSE
 2020-01-10 PERMIT RESUBMITTAL

DATE: 2019-07-12
 JOB NO: 2018205
 SCALE: AS SHOWN
 DRAWN: JA
 CHECKED: MS

SHEET

UP7



THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.

CONSULTANTS

ARCHITECT MERVIN & MCNAIR ARCHITECTS PO BOX 916 CALISTOGA, CA 94515 (707) 942-6540 CONTACT: ALISSA MCNAIR, A.I.A. ALISSA@MERVINMCNAIR.COM	CIVIL ENGINEER SUMMIT ENGINEERING, INC. 463 AVIATION BLVD. SUITE 200 SANTA ROSA, CA 95403 (707) 521-0775 CONTACT: TANIA SCHRAM TANIA@SUMMIT-SR.COM	PLANNING CONSULTANT LAND USE PLANNING SERVICES 2423 RENFREW STREET NAPA, CA 94558 (707) 255-7375 CONTACT: JEFF REDDING JREDDINGAIC@COMCAST.NET
--	---	---

PROJECT DATA

OWNER: STE MICHELLE WINE ESTATES	RUSS JOY, VICE PRESIDENT CALIFORNIA OPERATIONS, 707-261-6427
OWNER'S CONTACT: CONN CREEK WINERY	8711 SILVERADO TRAIL, ST. HELENA, CA 94574
PROJECT NAME: CONN CREEK WINERY	030-120-032
PROJECT ADDRESS: 8711 SILVERADO TRAIL, ST. HELENA, CA 94574	AP
AP NUMBER: 030-120-032	YES
ZONE: AP	LOCAL RESPONSIBILITY AREA
FLOOD ZONE: YES	EXISTING WINERY PRODUCTION & ACCESSORY USES
FIRE HAZARD SEVERITY: LOCAL RESPONSIBILITY AREA	EXISTING MIXED USE (F1, S1, B, M)
USE: EXISTING WINERY PRODUCTION & ACCESSORY USES	V B
OCCUPANCY GROUP: EXISTING MIXED USE (F1, S1, B, M)	TWO
CONSTRUCTION TYPE: V B	NO
STORIES: TWO	(E) WELL
SPRINKLERED: NO	(E) SEPTIC
UTILITIES: WATER:	(E) PG&E
(E) WELL	(E) PROPANE TANK
(E) SEPTIC	
(E) PG&E	
(E) PROPANE TANK	

SCOPE OF PROJECT:

SCOPE OF WORK INCLUDES RENOVATION OF EXISTING FACILITY, INCLUDING PRODUCTION AND HOSPITALITY AREAS, UPGRADING UTILITIES, HVAC & LIGHTING, INSTALLING FIRE SPRINKLER SYSTEM, UPGRADING WINE MAKING EQUIPMENT, ADDING PARKING AND IMPROVING SITE LANDSCAPING.

DRAWING INDEX:

- ARCHITECTURAL
- A0.0 TITLE SHEET & SITE DIAGRAMS
- A0.1 AREA DIAGRAMS
- A0.2 ENTRY GATE AND MONUMENT SIGN
- A1.0 EXISTING LOWER FLOOR PLAN
- A1.1 EXISTING UPPER FLOOR PLAN
- A1.2 PROPOSED ROOF PLAN
- A1.3 EXISTING EXTERIOR ELEVATIONS
- A2.0 PROPOSED LOWER FLOOR PLAN
- A2.1 PROPOSED UPPER FLOOR PLAN
- A2.2 PROPOSED ROOF PLAN
- A3.0 PROPOSED EXTERIOR ELEVATIONS
- A3.0 PROPOSED EXTERIOR ELEVATIONS (COLOR & MATERIALS)

VICINITY MAP:



TITLE SHEET & SITE DIAGRAMS



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
P.O. BOX 916
CALISTOGA, CA 94515
(707) 942-6540



FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNair Architects accepts no liability or responsibility for any use of the document for construction purposes.

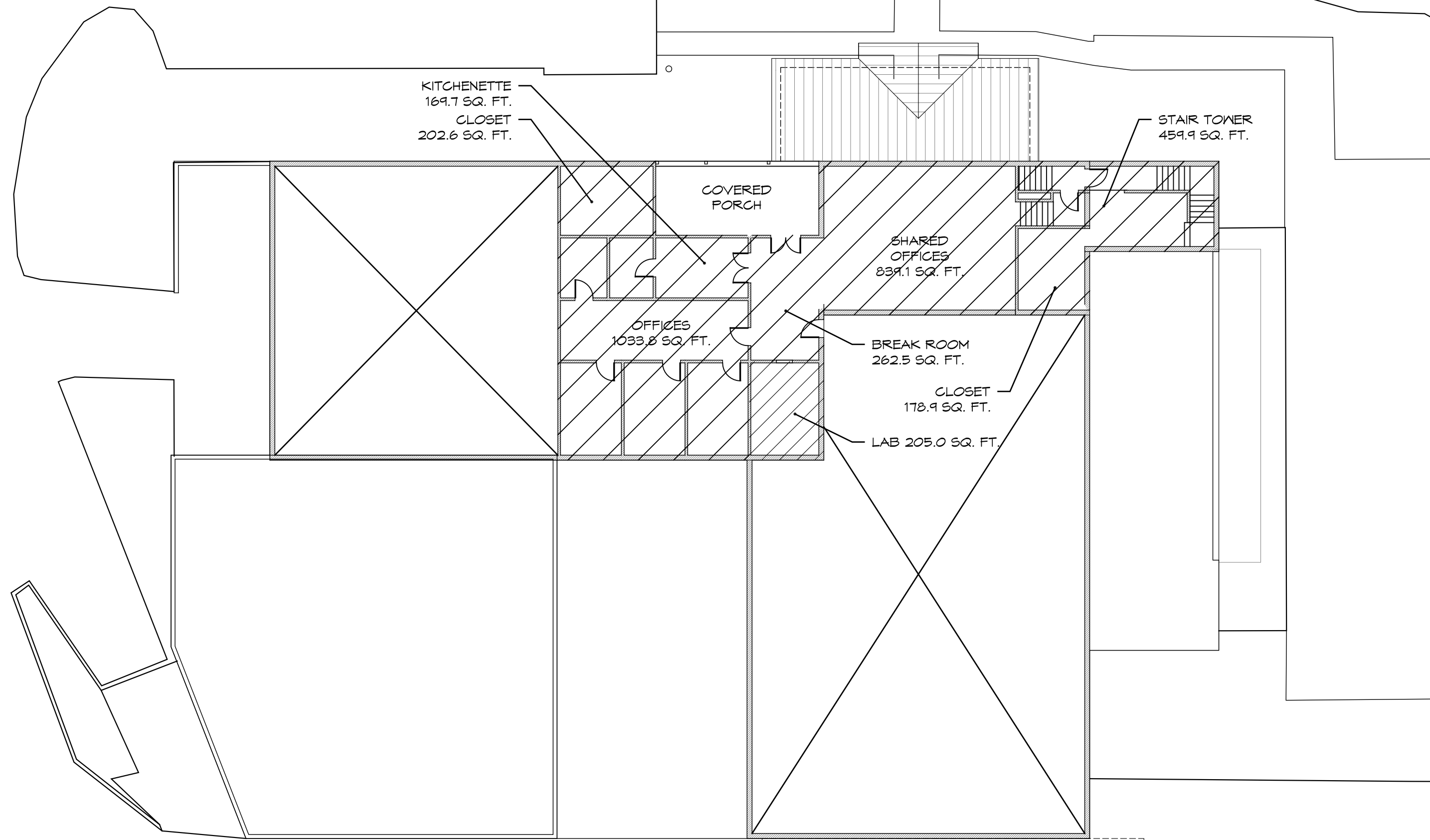
PLANNING SUBMITTAL
PLAN CHECK RESPONSE
OCTOBER 21, 2019

PROJECT FOR: CONN CREEK WINERY
USE PERMIT APPLICATION
8711 SILVERADO TRAIL, ST. HELENA, CA 94574
APN 030-120-032

DATE:	10/17/2019
SCALE:	Custom
DRAWN:	AAM
JOB NO.:	1905
SHEET NO.:	A0.0

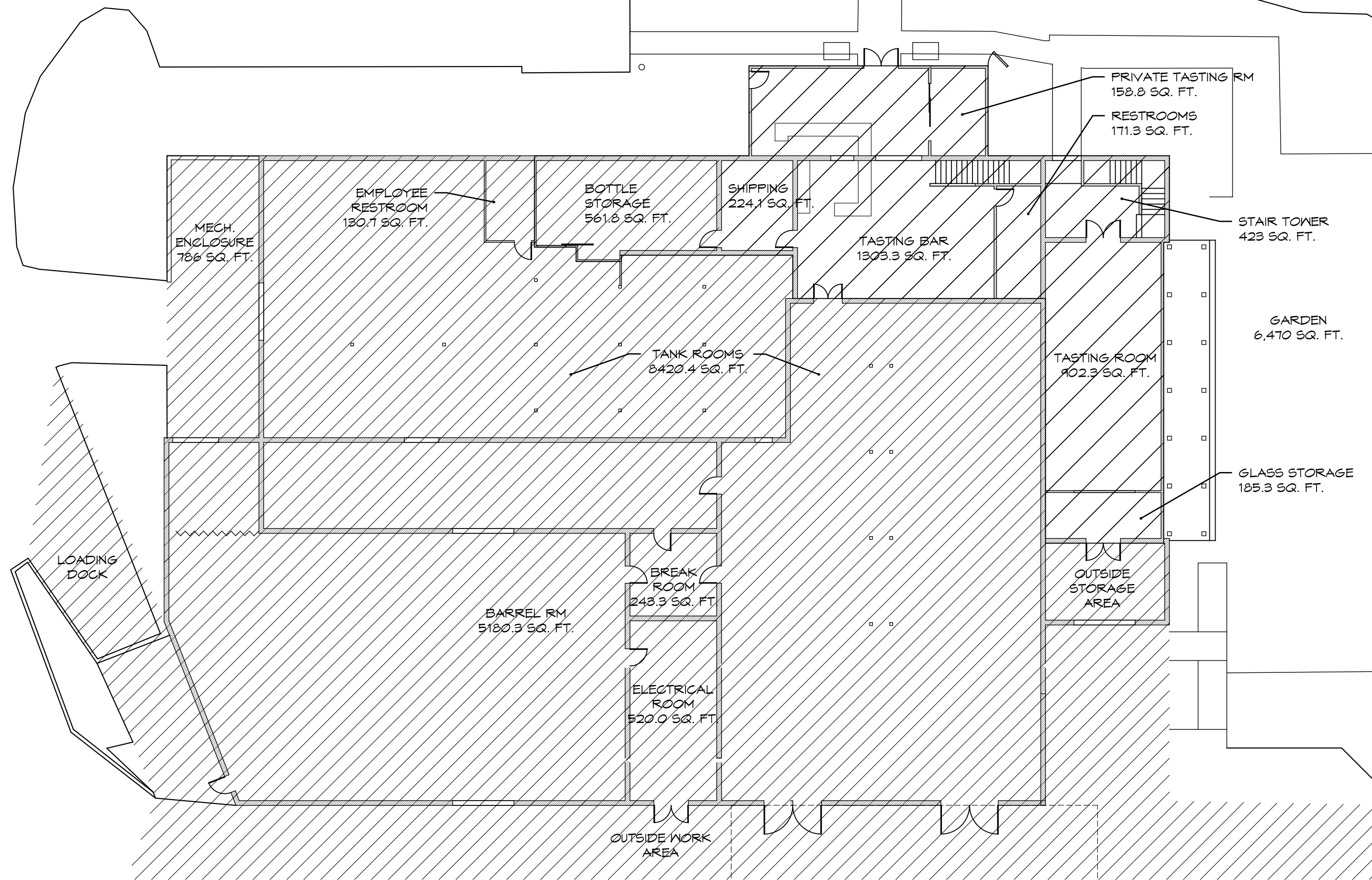
EXISTING UPPER FLOOR AREAS

TOTAL FOOTPRINT 3,351.5 SQ FT
 TOTAL PRODUCTION AREA 205 SQ FT
 TOTAL ACCESSORY AREA 3,146.5 SQ FT



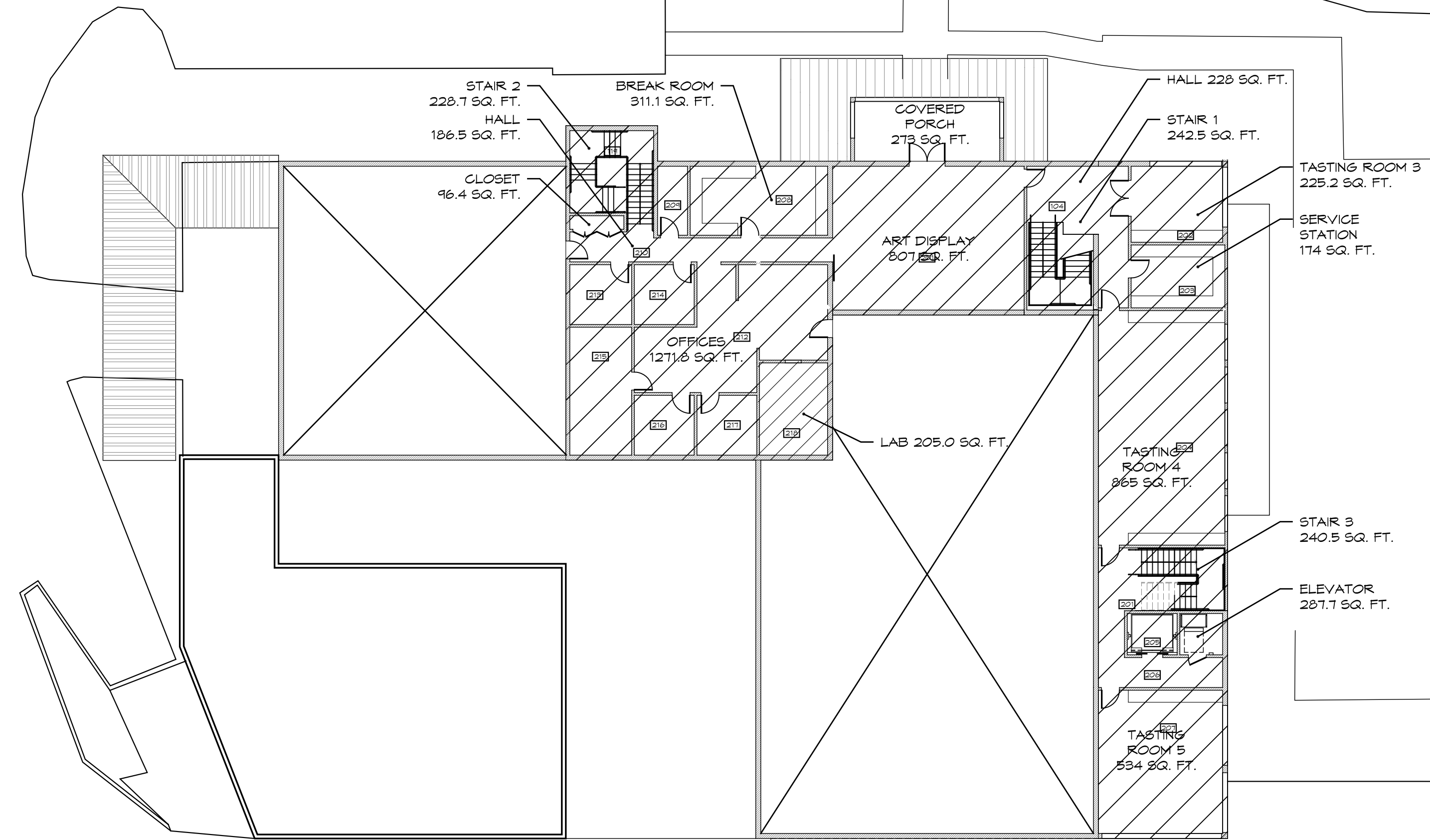
EXISTING LOWER FLOOR AREAS

TOTAL FOOTPRINT 18,424.6 SQ FT
 TOTAL PRODUCTION AREA 34,129.3 SQ FT
 (INDOOR 15,056.5 SQ FT + OUTDOOR 19,072.8 SQ FT)
 TOTAL ACCESSORY AREA 3,368.1 SQ FT



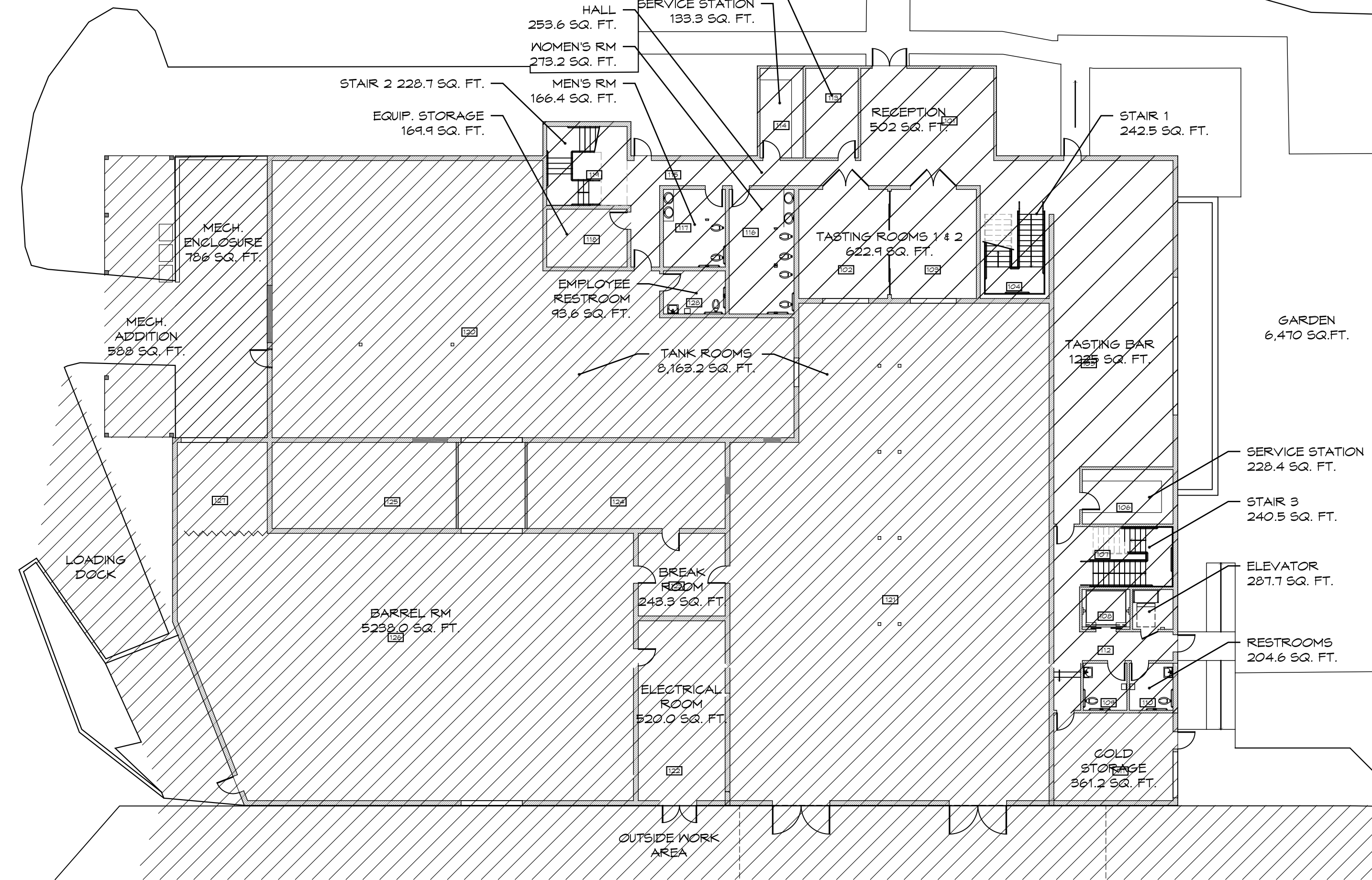
PROPOSED UPPER FLOOR AREAS

TOTAL FOOTPRINT 5903.4 SQ FT
 TOTAL PRODUCTION AREA 205 SQ FT
 TOTAL ACCESSORY AREA 5698.4 SQ FT



PROPOSED LOWER FLOOR AREAS

TOTAL FOOTPRINT 19,554.3 SQ FT
 TOTAL PRODUCTION AREA 33,463.8 SQ FT
 (INDOOR 14,789.2 SQ FT + OUTDOOR 18,674.6 SQ FT)
 TOTAL ACCESSORY AREA 4765.1 SQ FT



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
 P.O. BOX 916
 CALISTOGA, CA 94515
 (707) 942-6540



FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNaair Architects accepts no liability or responsibility for any use of the document for construction purposes.

PLANNING SUBMITTAL
 PLAN CHECK RESPONSE
 OCTOBER 21, 2019

PROJECT FOR: CONN CREEK WINERY
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/17/2019
 SCALE: 1/16" = 1'-0"
 DRAWN: AAM
 JOB NO: 1905

SHEET NO:
A0.1

THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.



AREA DIAGRAMS

SHEET NO:
A0.1



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
 P.O. BOX 916
 CALISTOGA, CA 94515
 (707) 942-6540



FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

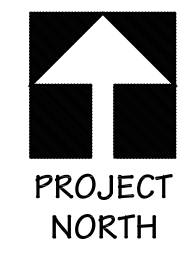
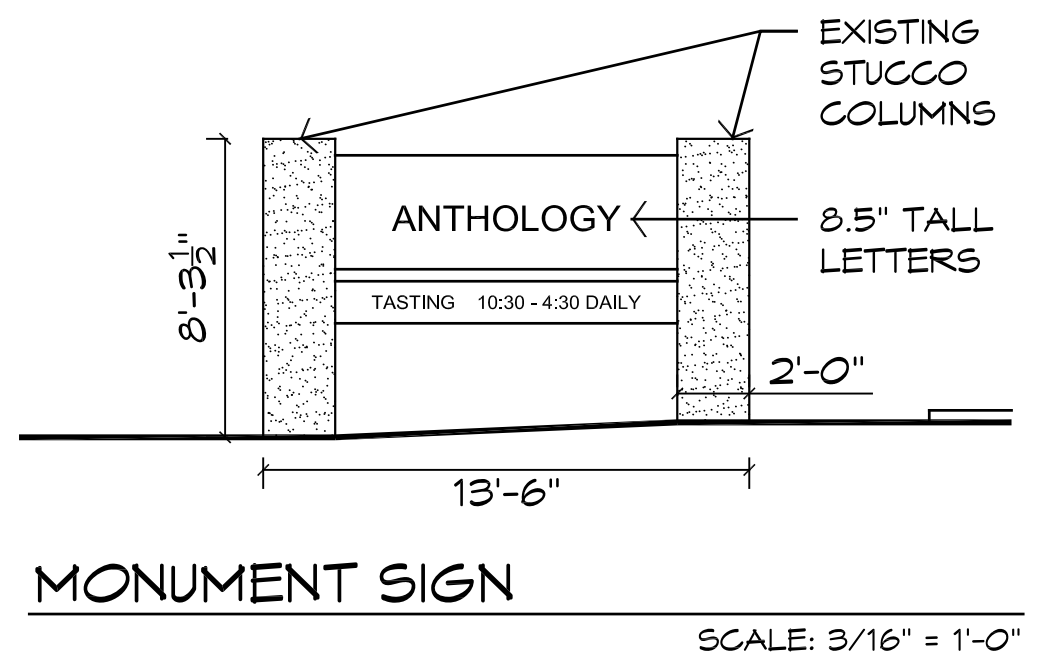
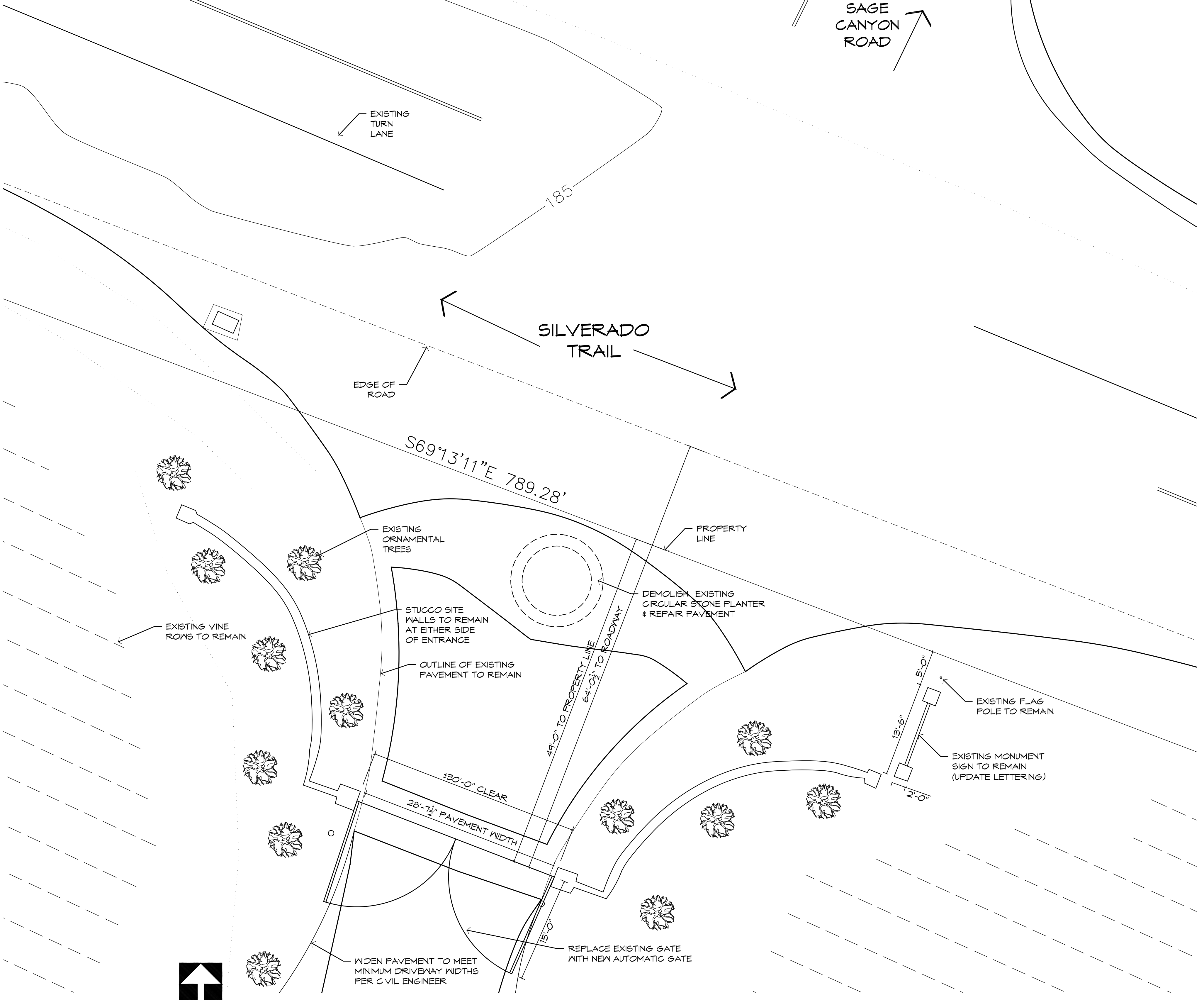
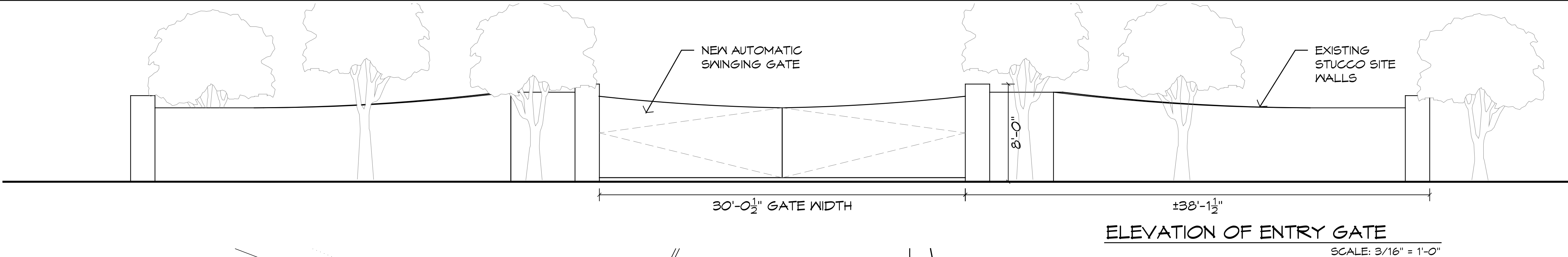
This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNaire Architects accepts no liability or responsibility for any use of the document for construction purposes.

PLANNING SUBMITTAL
 PLAN CHECK RESPONSE
 OCTOBER 21, 2019

PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/17/2019
 SCALE: 1/8" = 1'-0"
 DRAWN: AAM
 JOB NO: 1905

SHEET NO:
A0.2



THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.

PROPOSED ENTRY GATE / SIGNAGE

These documents are the property of Mervin & McNaire Architects. Any unauthorized use without written consent is prohibited by law. Mervin & McNaire Architects disclaims responsibility for these documents if used whole or in part at any other location. This drawing not to be used for construction unless it is signed by the Architect and an approved building permit has been issued by the appropriate governing agencies. © Copyright 2019

C:\MMA Active Files\DRAWING\Conn Creek\Current\CC_A0.2_gate.dwg



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
 P.O. BOX 916
 CALISTOGA, CA 94515
 (707) 942-6540



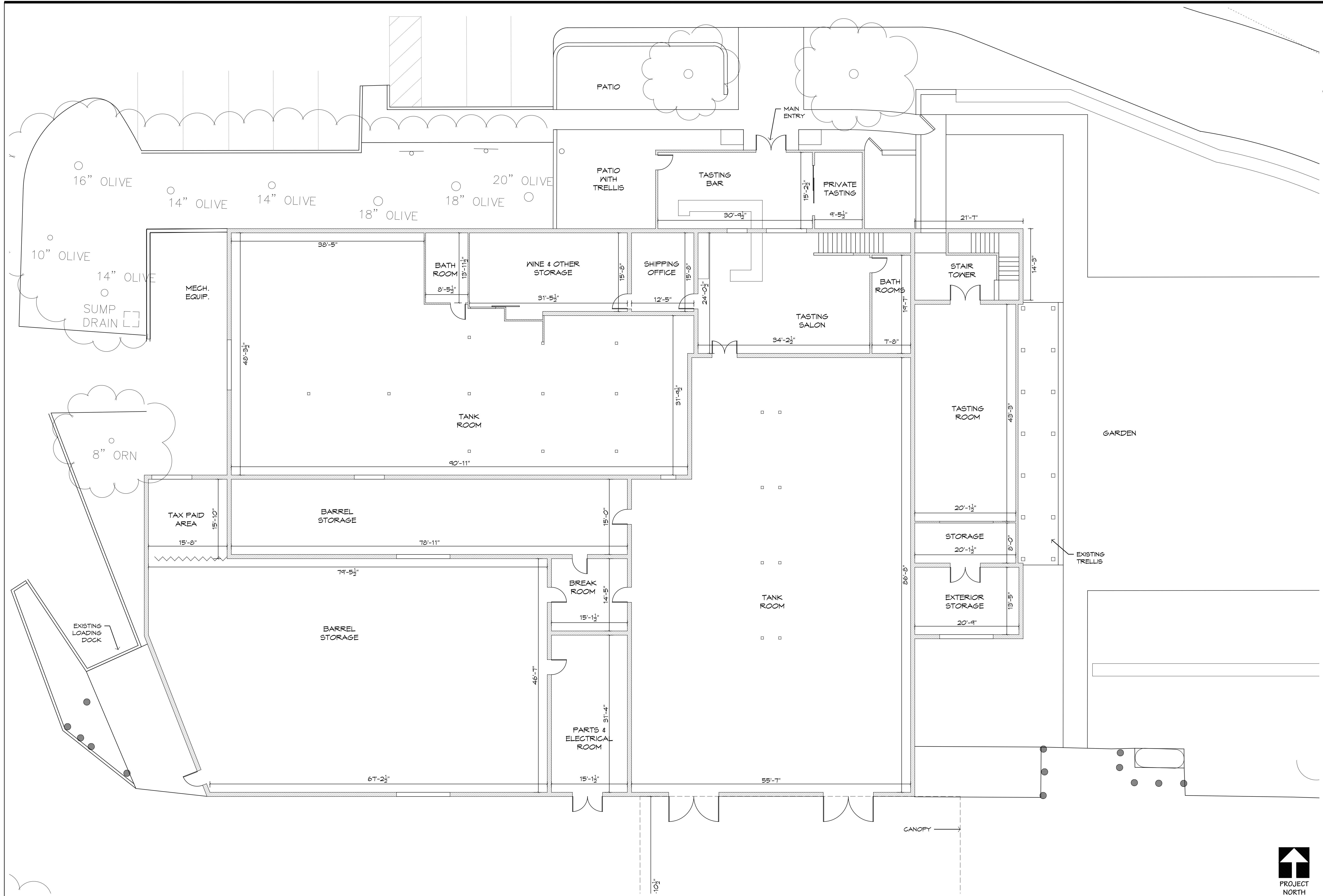
FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNair Architects accepts no liability or responsibility for any use of the document for construction purposes.

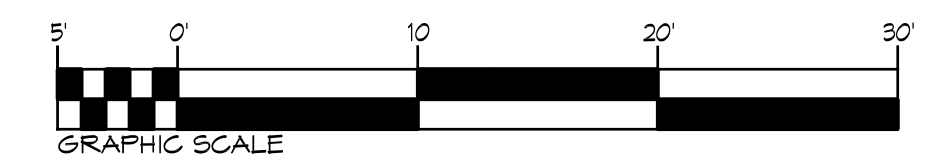
PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/17/2014
 SCALE: 1/8" = 1'-0"
 DRAWN: AAM
 JOB NO: 1905

SHEET NO:
A1.0



THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.



EXISTING LOWER FLOOR PLAN



C:\MMA Active Files\DRAWING\Conn Creek\Current\CC_A20-9.0_Floor.dwg

These documents are the property of Mervin & McNair Architects. Any unauthorized use without written consent is prohibited by law. Mervin & McNair Architects disclaims responsibility for these documents if used whole or in part at any other location. This drawing not to be used for construction unless it is signed by the Architect and an approved building permit has been issued by the appropriate governing agencies. © Copyright 2014



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
 P.O. BOX 916
 CALISTOGA, CA 94515
 (707) 942-6540



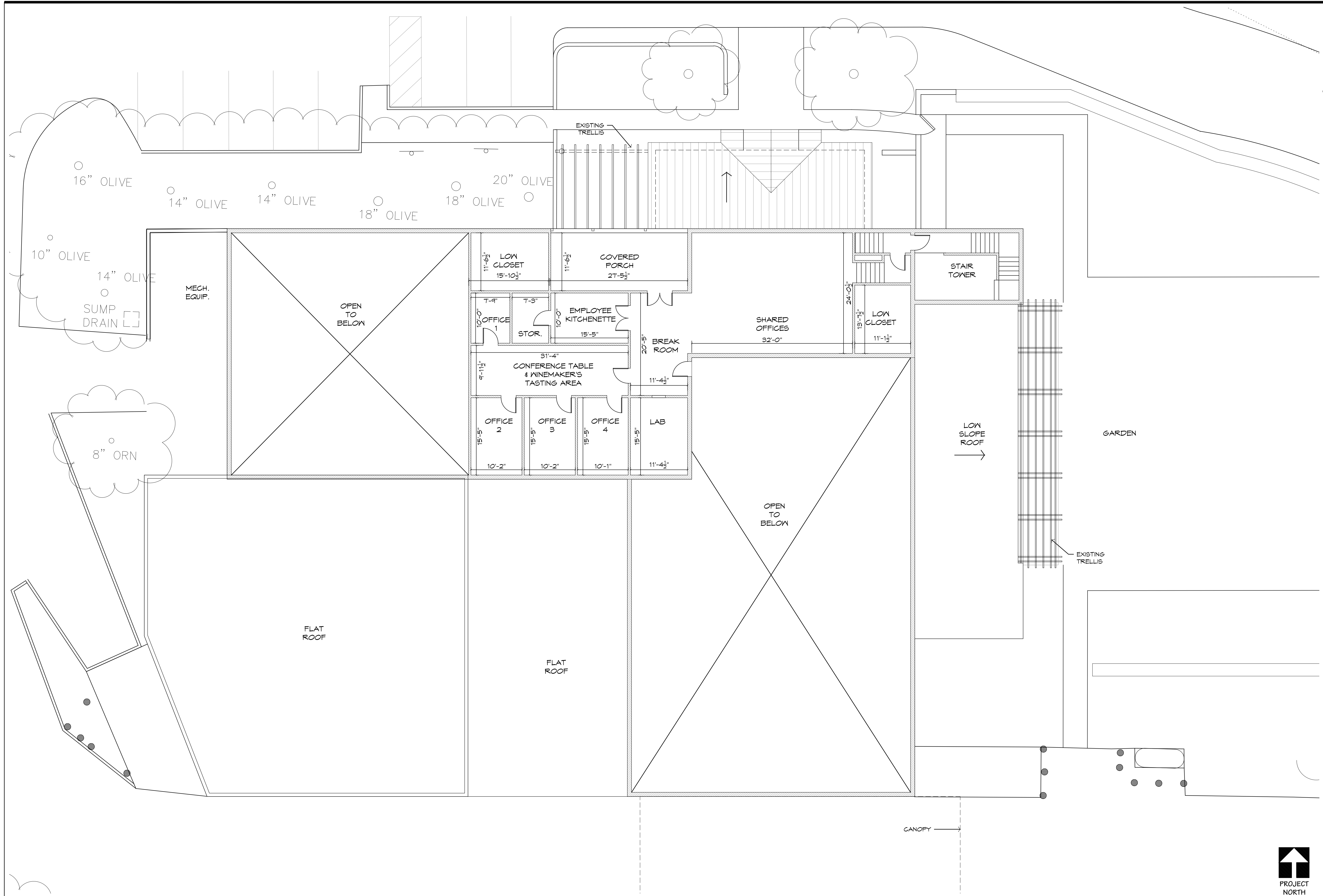
FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNair Architects accepts no liability or responsibility for any use of the document for construction purposes.

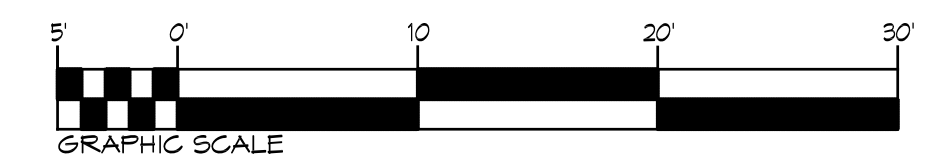
PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/17/2014
 SCALE: 1/8" = 1'-0"
 DRAWN: AAM
 JOB NO. 1905

SHEET NO:
A1.1



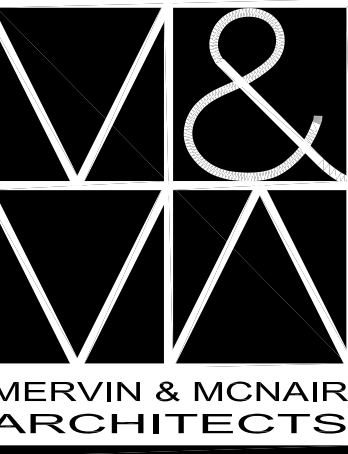
THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.



EXISTING UPPER FLOOR PLAN

C:\MMA Active Files\DRAWING\Conn Creek\Current\CC_A20-9.0_Plan.dwg

These documents are the property of Mervin & McNair Architects. Any unauthorized use without written consent is prohibited by law. Mervin & McNair Architects disclaims responsibility for these documents if used whole or in part at any other location. This drawing not to be used for construction unless it is signed by the Architect and an approved building permit has been issued by the appropriate governing agency. © Copyright 2014



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
 P.O. BOX 916
 CALISTOGA, CA 94515
 (707) 942-6540



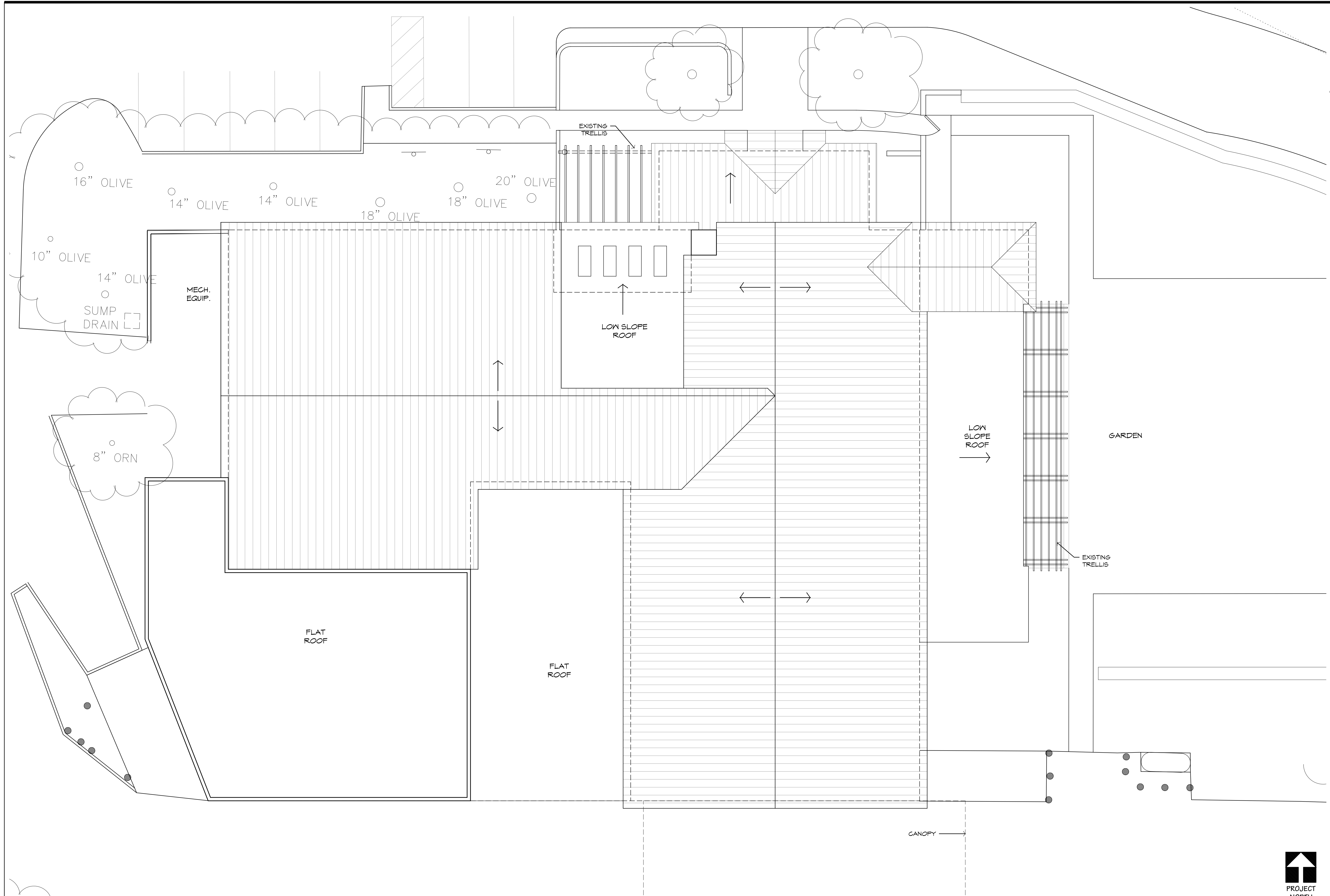
FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNair Architects accepts no liability or responsibility for any use of the document for construction purposes.

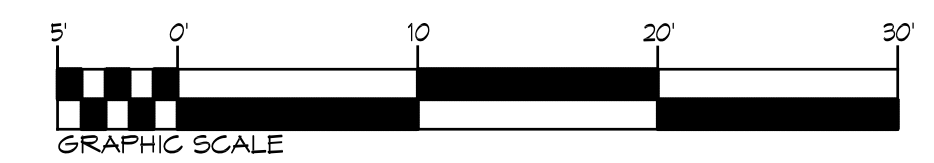
PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/17/2014
 SCALE: 1/8" = 1'-0"
 DRAWN: AAM
 JOB NO: 1905

SHEET NO:
A1.2



THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.



EXISTING ROOF PLAN

These documents are the property of Mervin & McNair Architects. Any unauthorized use without written consent is prohibited by law. Mervin & McNair Architects disclaims responsibility for these documents if used whole or in part at any other location. This drawing not to be used for construction unless it is signed by the Architect and an approved building permit has been issued by the appropriate governing agencies. © Copyright 2014

C:\MMA Active Files\DRAWING\Conn Creek\Current\CC_A2-0-9.0_Plan.dwg



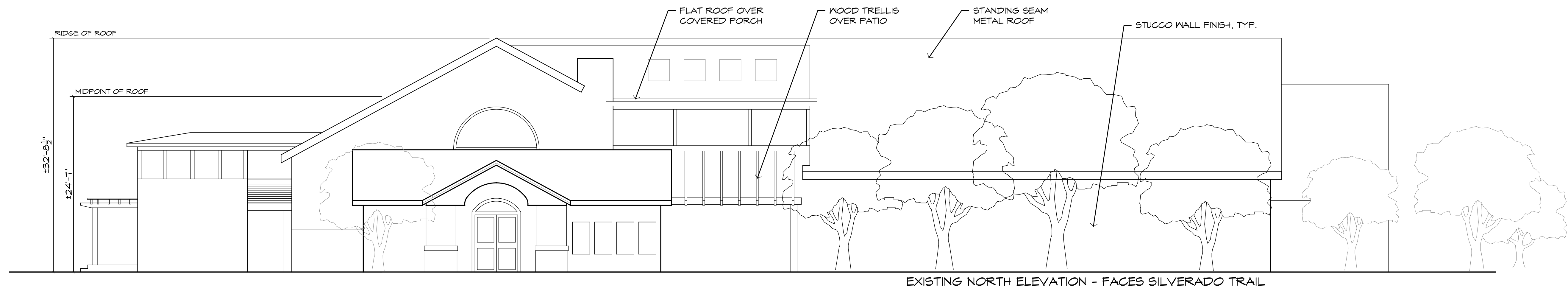
FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNair Architects accepts no liability or responsibility for any use of the document for construction purposes.

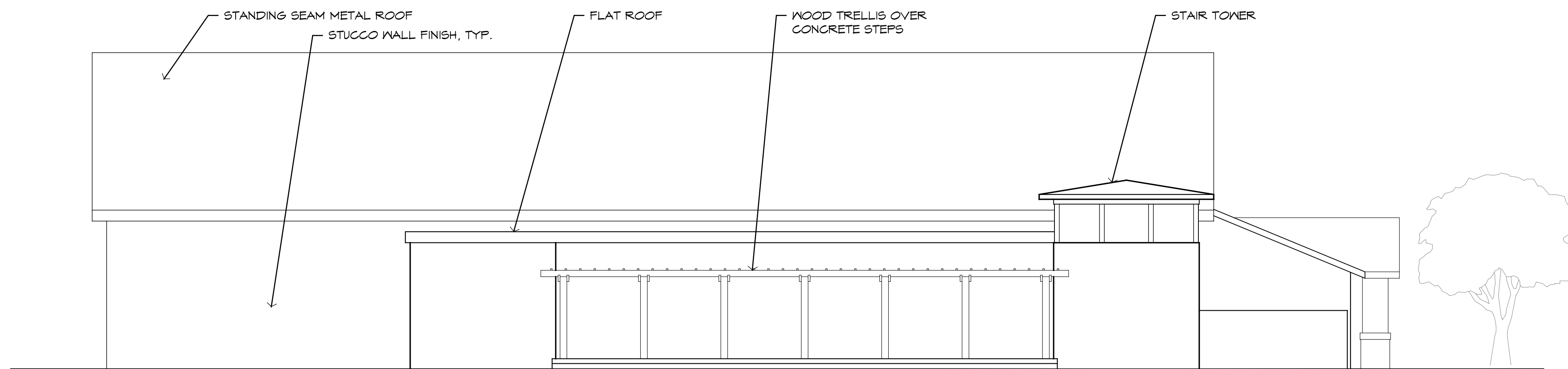
PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/17/2014
 SCALE: 1/8" = 1'-0"
 DRAWN: AAM
 JOB NO. 1905

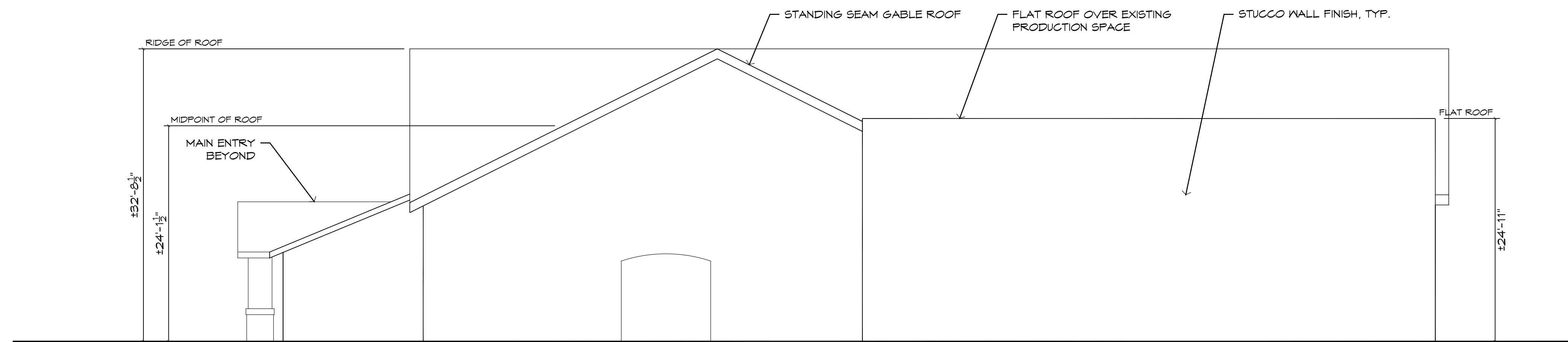
SHEET NO:
A1.3



EXISTING NORTH ELEVATION - FACES SILVERADO TRAIL



EXISTING EAST ELEVATION - FACES GARDEN



EXISTING WEST ELEVATION - FACES CREEK

THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.

EXISTING EXTERIOR ELEVATIONS

SHEET NO:
A1.3

These documents are the property of Mervin & McNair Architects. Any unauthorized use without written consent is prohibited by law. Mervin & McNair Architects disclaims responsibility for these documents if used whole or in part at any other location. This drawing not to be used for construction unless it is signed by the Architect and an approved building permit has been issued by the appropriate governing agencies.

C:\MMA Active Files\ADRAWING\Conn Creek\Current\CC_A20-9.0_Plan.dwg



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
 P.O. BOX 916
 CALISTOGA, CA 94515
 (707) 942-6540



FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

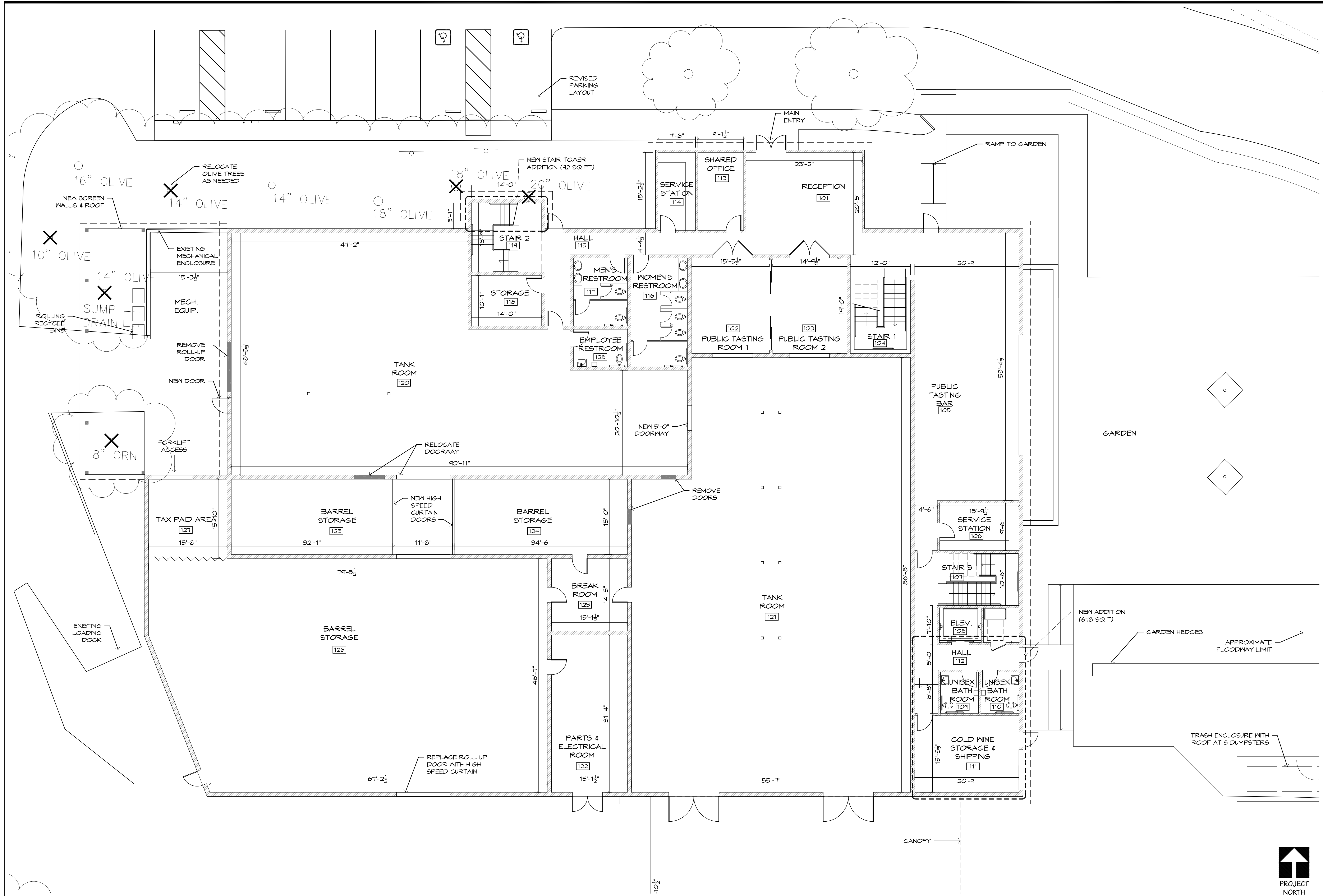
This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNaire Architects accepts no liability or responsibility for any use of the document for construction purposes.

PLANNING SUBMITTAL
 PLAN CHECK RESPONSE
 OCTOBER 21, 2019

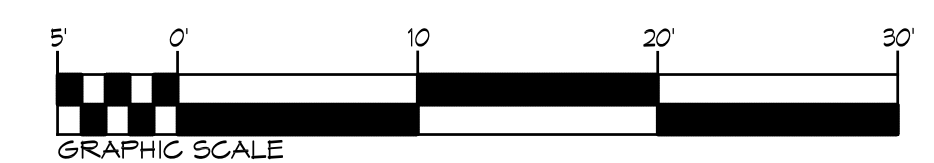
PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/18/2019
 SCALE: 1/8" = 1'-0"
 DRAWN: AAM
 JOB NO: 1905

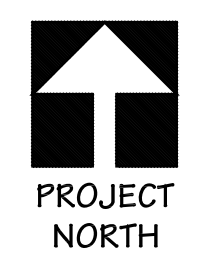
SHEET NO:
A2.0



THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.



PROPOSED LOWER FLOOR PLAN



C:\MMA Active Files\DRAWING\Conn Creek\Current\CC_A2.0-9.0_Plan.dwg

These documents are the property of Mervin & McNaire Architects. Any unauthorized use without written consent is prohibited by law. Mervin & McNaire Architects disclaims responsibility for these documents if used whole or in part at any other location. This drawing not to be used for construction unless it is signed by the Architect and an approved building permit has been issued by the appropriate governing agency. © Copyright 2019



FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

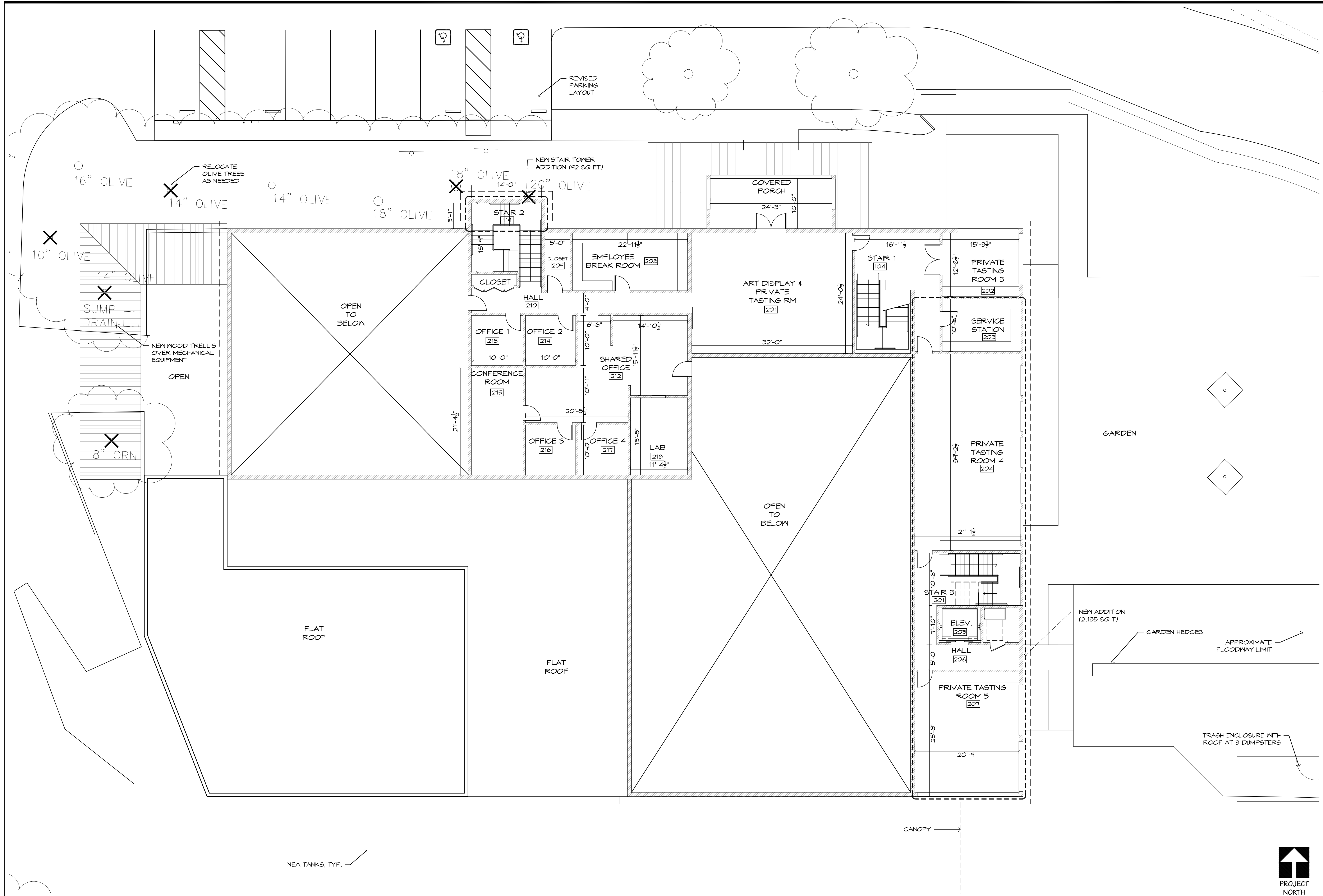
This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNaair Architects accepts no liability or responsibility for any use of the document for construction purposes.

PLANNING SUBMITTAL
 PLAN CHECK RESPONSE
 OCTOBER 21, 2019

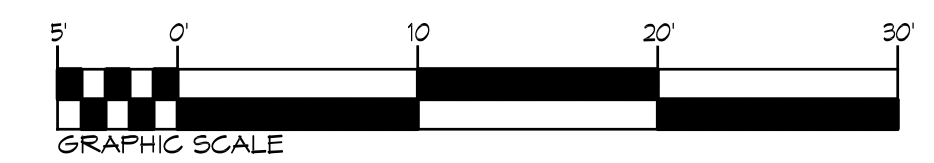
PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/18/2019
 SCALE: 1/8" = 1'-0"
 DRAWN: AAM
 JOB NO: 1905

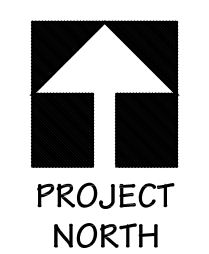
SHEET NO:
A2.1



THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.



PROPOSED UPPER FLOOR PLAN



C:\MMA Active Files\DRAWING\Conn Creek\Current\CC_A2.0-9.0_Floor.dwg

These documents are the property of Mervin & McNaair Architects. Any unauthorized use without written consent is prohibited by law. Mervin & McNaair Architects disclaims responsibility for these documents if used whole or in part at any other location. This drawing not to be used for construction unless it is signed by the Architect and an approved building permit has been issued by the appropriate governing agencies. © Copyright 2019



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
 P.O. BOX 916
 CALISTOGA, CA 94515
 (707) 942-6540



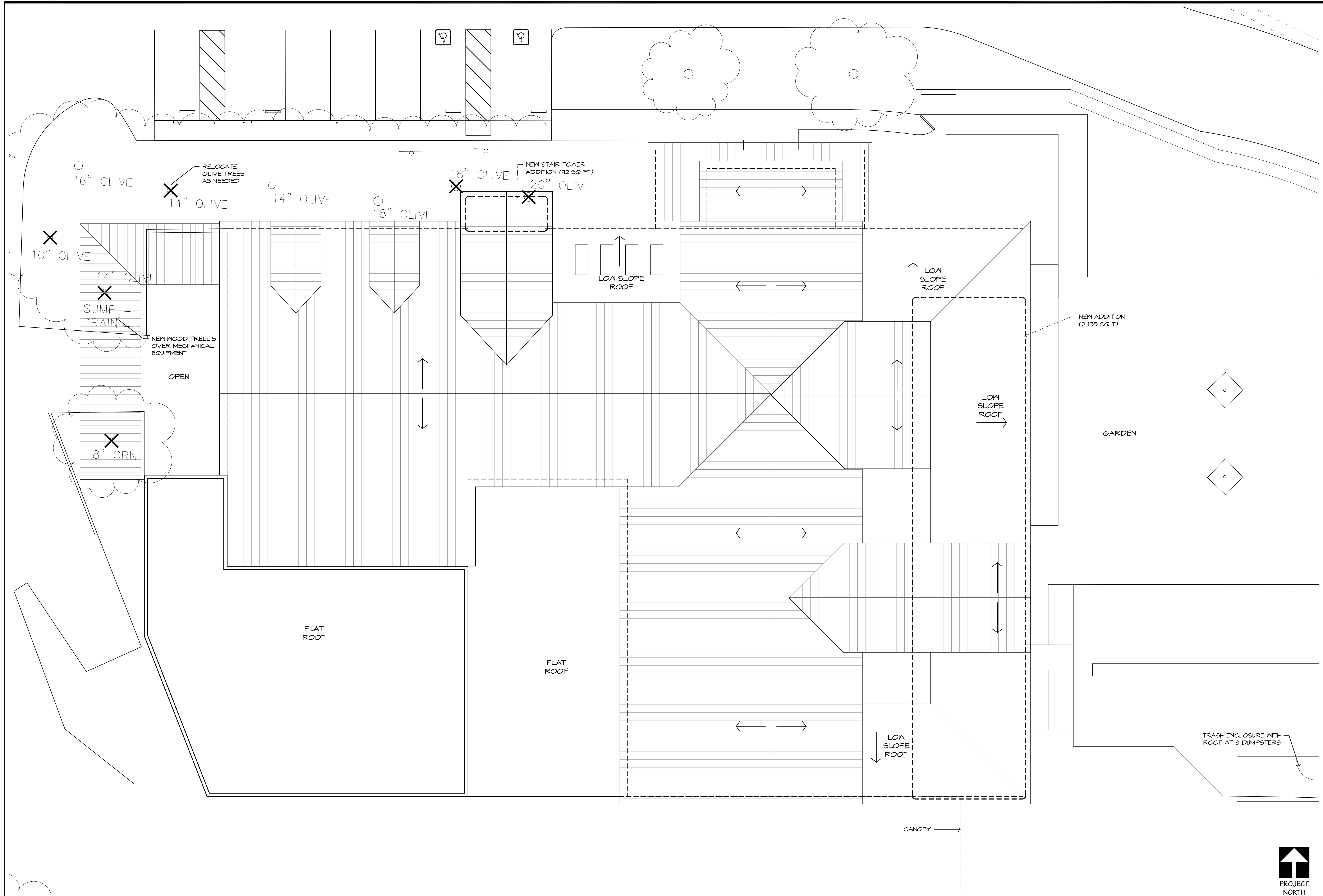
FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNaire Architects accepts no liability or responsibility for any use of the document for construction purposes.

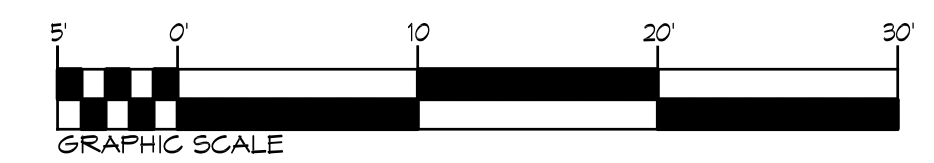
PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/17/2014
 SCALE: 1/8" = 1'-0"
 DRAWN: AAM
 JOB NO: 1905

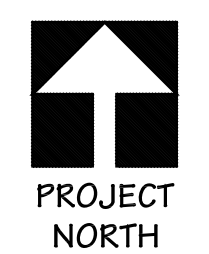
SHEET NO:
A2.2



THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.



PROPOSED ROOF PLAN



Copyright © 2014 Mervin & McNaire Architects. All rights reserved. This drawing is not to be used for construction unless it is signed by the Architect and an approved building permit has been issued by the appropriate governing agencies.

C:\MMA Active Files\DRAWING\Conn Creek\Current\CC_A2.0-9.0_Plan.dwg



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
 P.O. BOX 916
 CALISTOGA, CA 94515
 (707) 942-6540



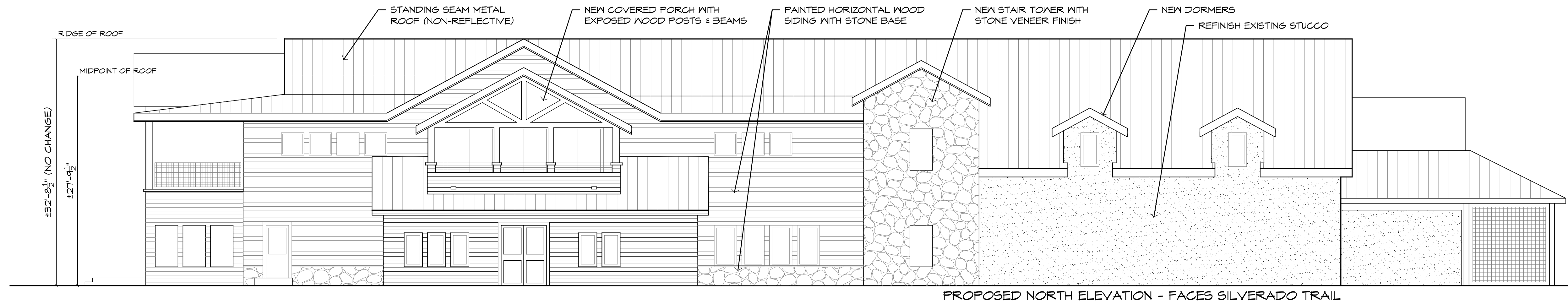
FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNaair Architects accepts no liability or responsibility for any use of the document for construction purposes.

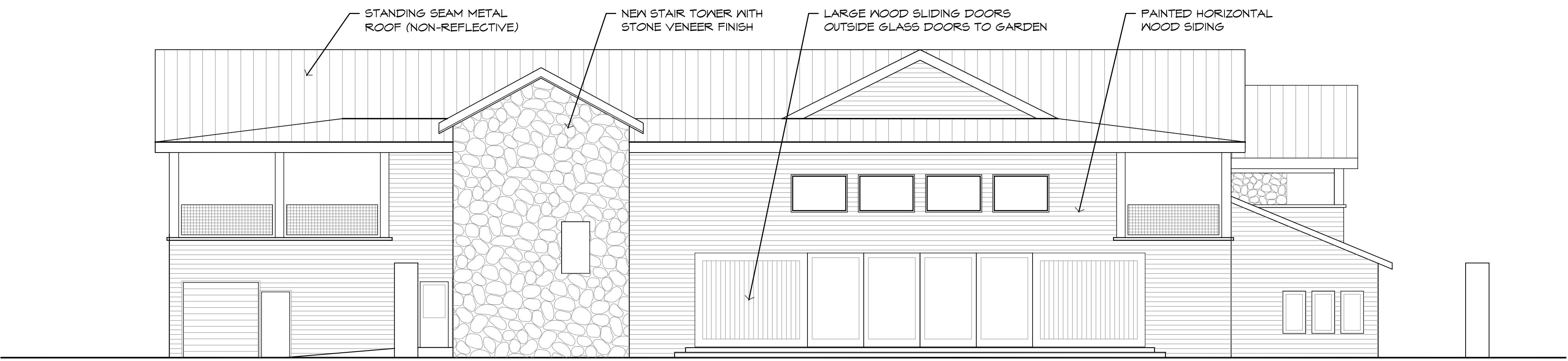
PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/17/2014
 SCALE: 1/8" = 1'-0"
 DRAWN: AAM
 JOB NO. 1905

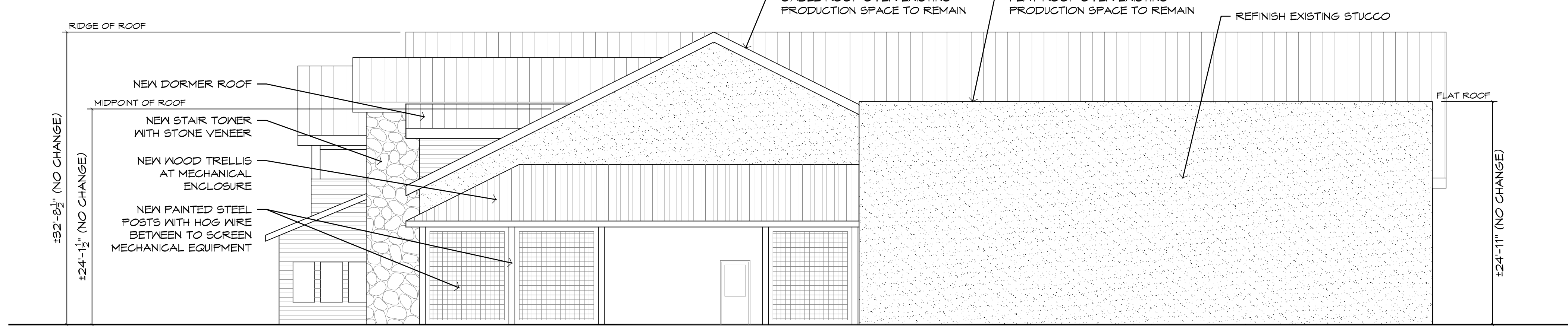
SHEET NO:
A3.0



PROPOSED NORTH ELEVATION - FACES SILVERADO TRAIL



PROPOSED EAST ELEVATION - FACES GARDEN



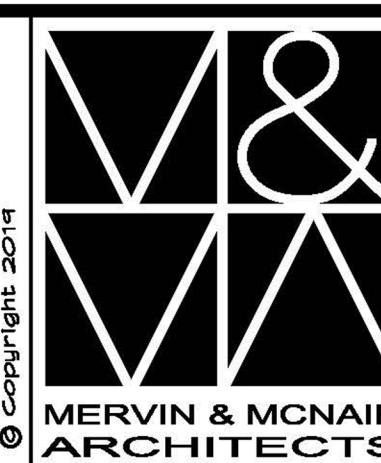
PROPOSED WEST ELEVATION - FACES CREEK

THIS DRAWING INCLUDES INFORMATION THAT IS BASED ON FIELD MEASUREMENTS AND ON ARCHIVE DRAWINGS PROVIDED BY OWNER. MMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO BEGINNING WORK. IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTATION, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.

PROPOSED EXTERIOR ELEVATIONS

These documents are the property of Mervin & McNaair Architects. Any unauthorized use without written consent is prohibited by law. Mervin & McNaair Architects disclaims responsibility for these documents if used whole or in part at any other location. This drawing not to be used for construction unless it is signed by the Architect and an approved building permit has been issued by the appropriate governing agencies. © Copyright 2014

C:\MMA Active Files\DRAWING\Conn Creek\Current\CC_A3.0-9.0_Plan.dwg



ARCHITECT OF RECORD:
MERVIN & MCNAIR ARCHITECTS
 P.O. BOX 916
 CALISTOGA, CA 94515
 (707) 942-6540



FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

This document has not been approved by the Architect for construction. No attempt should be made to have any construction done using this document or any proposed design the document contains. All work set forth in the document is in preliminary form and is subject to revision, adjustment and correction. Mervin & McNaair Architects accepts no liability or responsibility for any use of the document for construction purposes.

PROJECT FOR: **CONN CREEK WINERY**
 USE PERMIT APPLICATION
 8711 SILVERADO TRAIL, ST. HELENA, CA 94574
 APN 030-120-032

DATE: 10/17/2014
 SCALE: *****
 DRAWN: AAM
 JOB NO. 1405

SHEET NO:
A3.0



PROPOSED NORTH ELEVATION - FACES SILVERADO TRAIL

PROPOSED EXTERIOR ELEVATIONS (COLOR & MATERIALS)



View of south wall



View of eastern wall



View of western wall



Looking north from inside garden towards winery