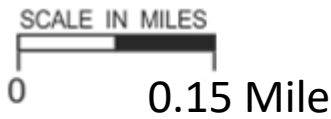
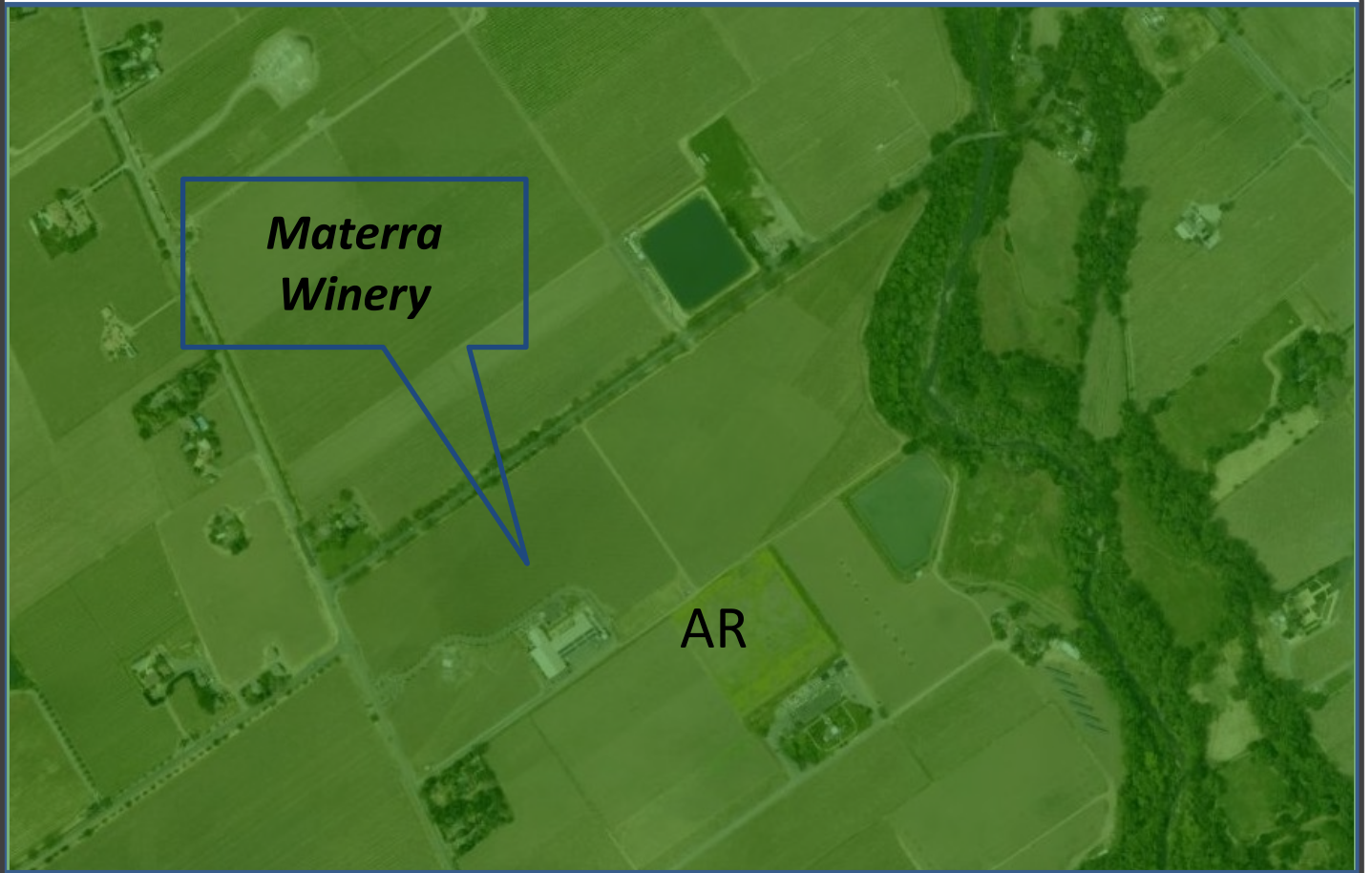


“J”

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

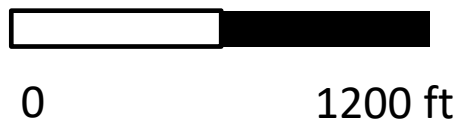
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



**LEGEND**

-  Zoning
-  Parcels



**ZONING MAP**



**Existing Conditions**

REVISIONS	BY

**Darosa & Associates**  
 1601 Bayshore Hwy, #202  
 Burlingame, CA 94010  
 650-692-4072

# MATERRA

Cunat Family Vineyards

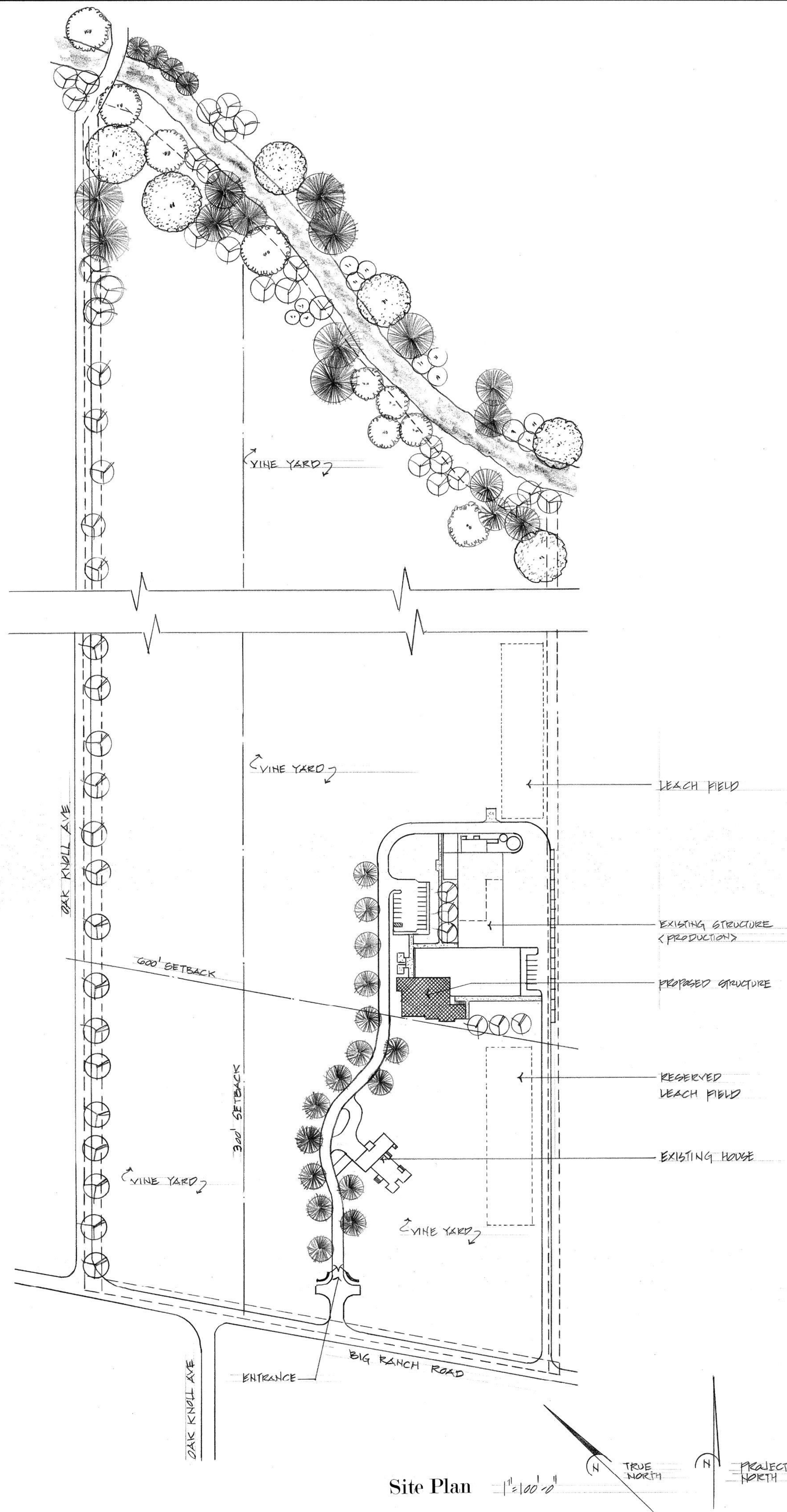


*Johnny Darosa*  
 8/2020

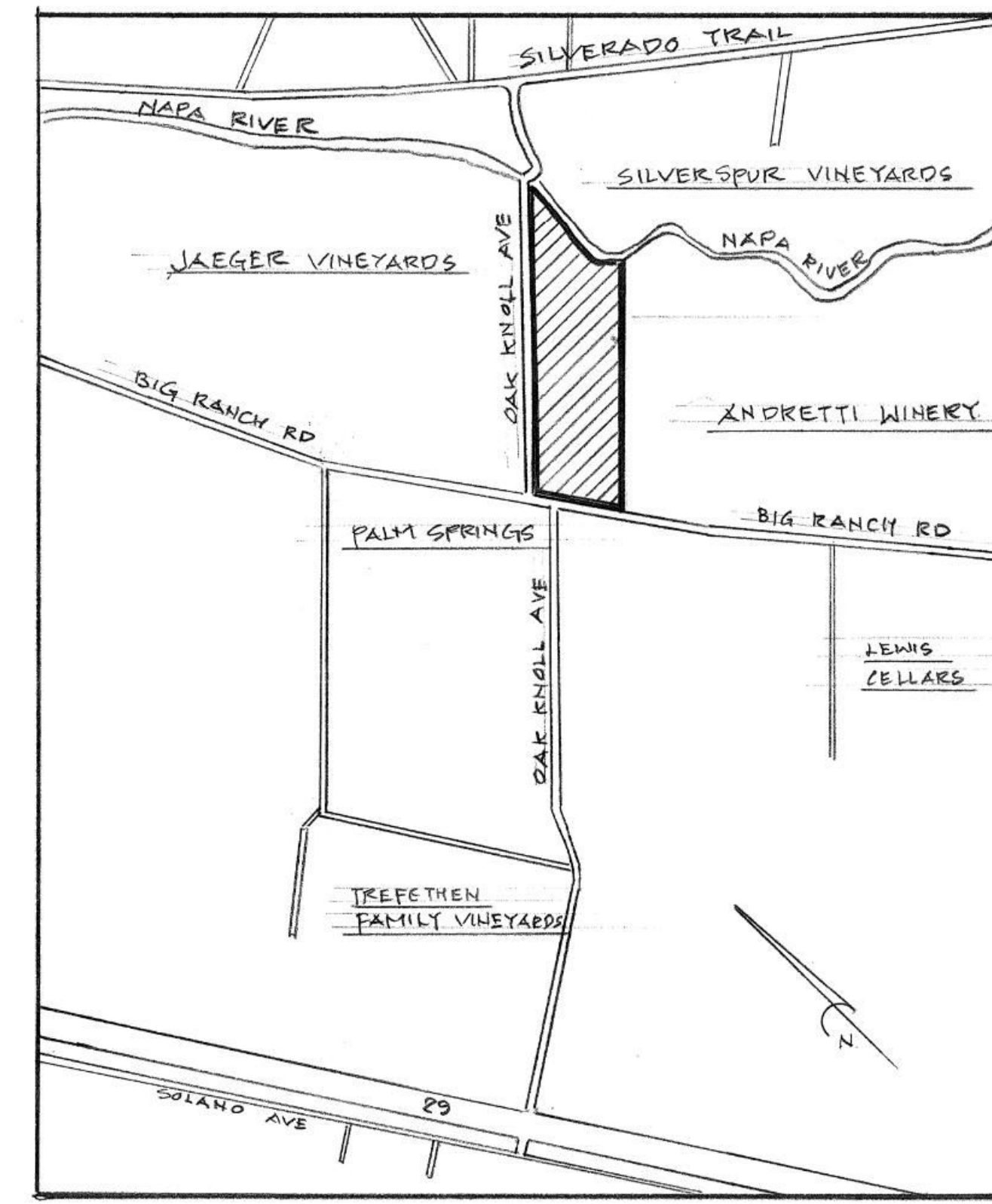
darosa + associates

Materra Winery Addition  
 4324 Big Ranch Road, Napa County, California

Date	5-15-2020
Scale	NTS
Drawn	JDR
Job	3183
Sheet	
Of	Sheets



Site Plan 1" = 100'-0"



Location Map NTS

Project Data

X.P.N.	036-160-003		
ADDRESS	4326 BIG RANCH RD. NAPA, CA		
SITE AREA	50 ACRES (2,178,000 SF)		
ZONING	AP (AGRICULTURAL PRESERVES)		
BUILDING AREA	EXISTING	PROPOSED	TOTAL
	28,064 SF	12,587 SF	40,651 SF
COVERED EXTERIOR (CRUSH & RACKING)	6,902 SF		
BUILDING COVERAGE	28,064 SF	11,192 SF	39,256 SF
BUILDING HEIGHT	34'-3"	35'-0"	
PARKING	25 STALLS (1-ADA) (24 EXISTING, 1 PROPOSED)		

SHEET INDEX

- 1 SITE PLAN
- 2 ENLARGED SITE PLAN
- 3 FLOOR PLAN
- 4 MEZZA/HINE PLAN
- 5 ROOF PLAN
- 6 SECTIONS
- 7 ELEVATIONS
- 8 ELEVATIONS
- 9 AREA CALCULATION

REVISIONS	BY

Darosa & Associates  
 1601 Bayshore Hwy, #202  
 Emeryville, CA 94608  
 925-892-4072

Materra Winery Addition  
 4324 Big Ranch Road, Napa County, California

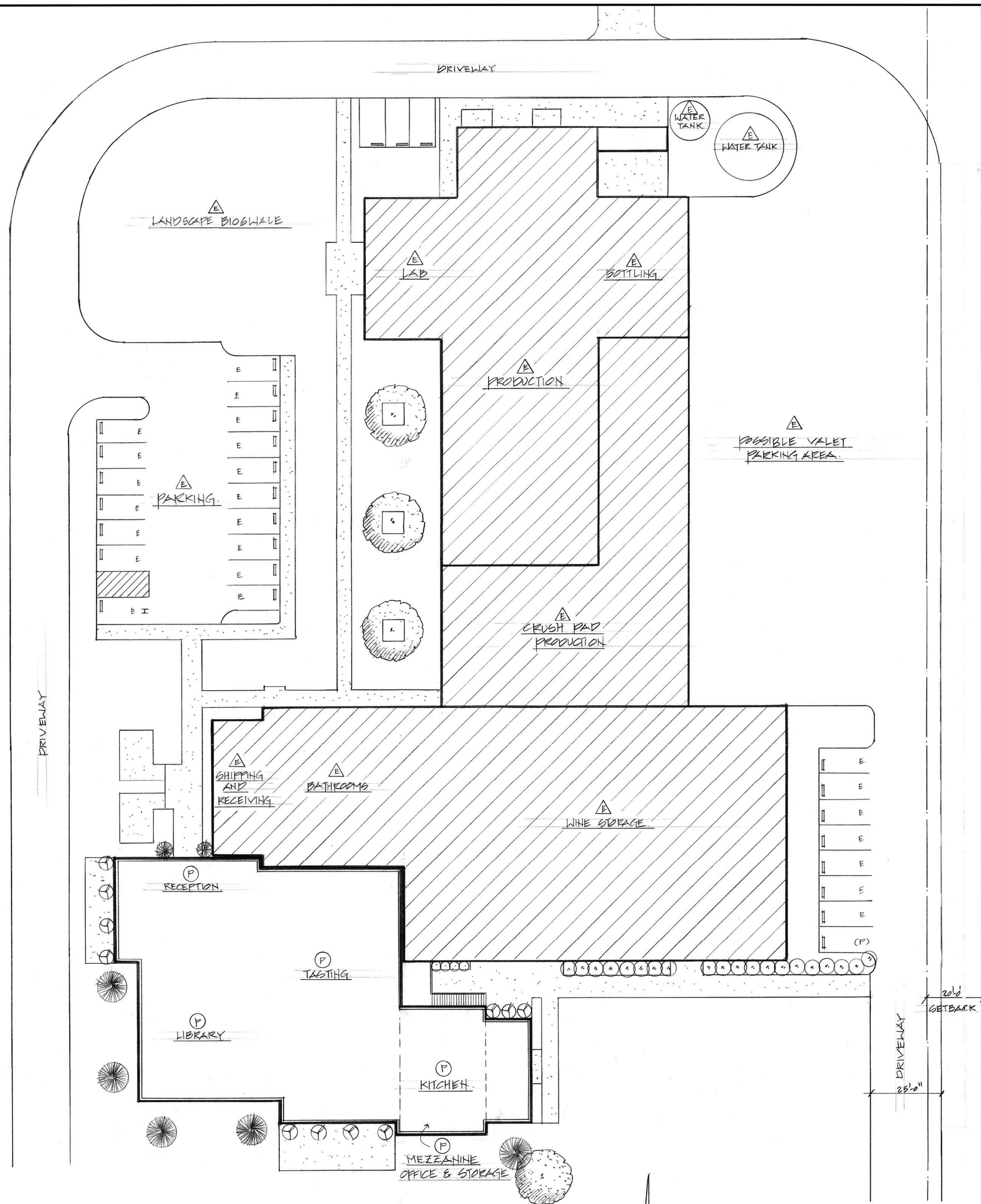
Date	5-15-2020
Scale	1" = 100'-0"
Drawn	JDL
Job	3-183
Sheet	1
Of	Sheets

REVISIONS	BY

**Darosa & Associates**  
 1601 Bayshore Hwy, #202  
 Burlingame, CA 94010  
 650-692-4072

**Materra Winery Addition**  
 4324 Big Ranch Road, Napa County, California

Date 5-15-2020  
 Scale 1/8" = 1'-0"  
 Drawn JPR  
 Job 3.183  
 Sheet **2**  
 Of 2 Sheets



**Legend**

- EXISTING BUILDINGS
- PROPOSED BUILDING
- EXISTING
- PROPOSED

ONSITE PARKING: 25 STALLS (12'x20')  
 (24 EXISTING - 1 PROPOSED)

Enlarged Site Plan 1/8" = 1'-0"



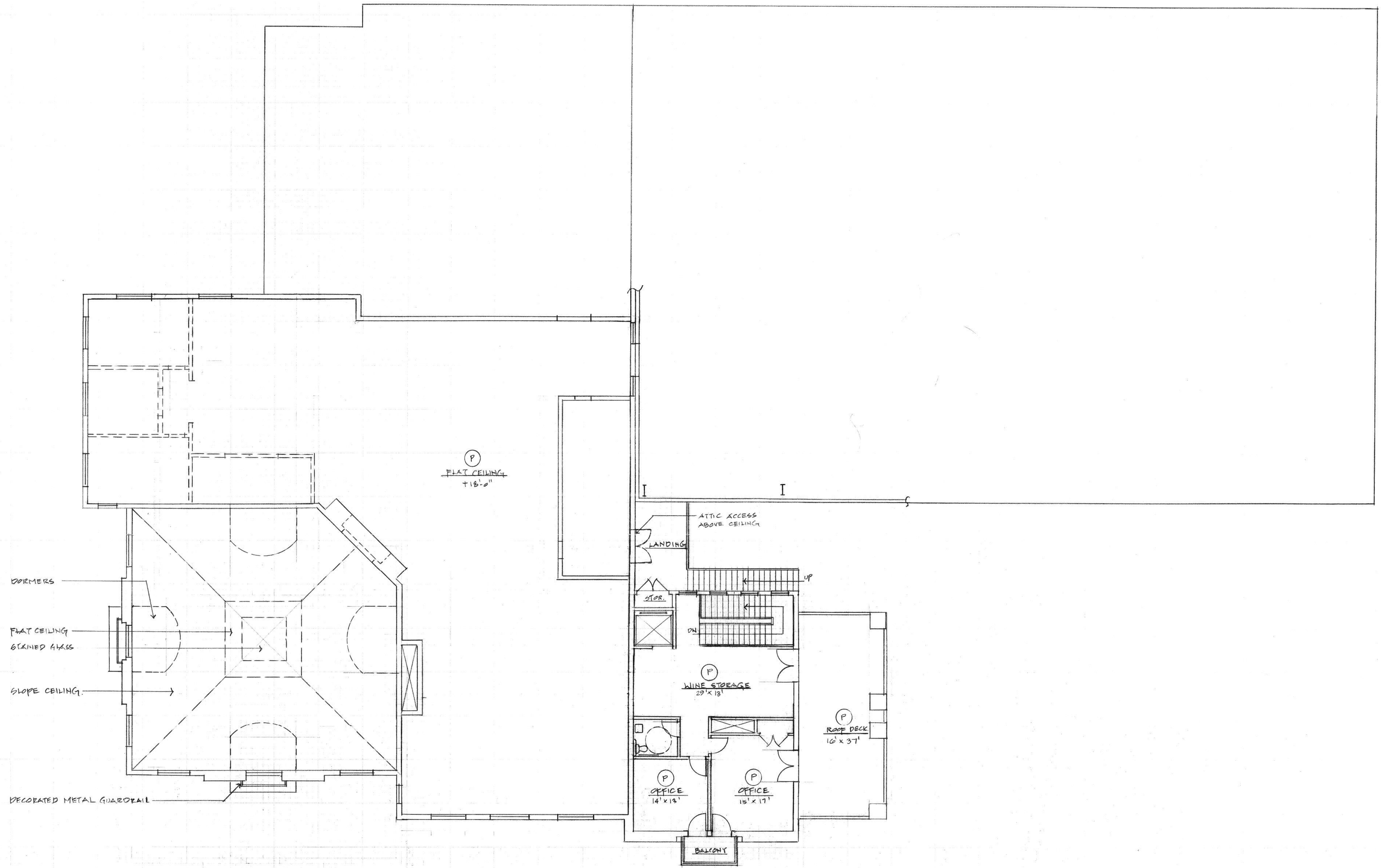


REVISIONS	BY

**Darosa & Associates**  
 1601 Bayshore Hwy, #202  
 Burlingame, CA 94010  
 650-692-4072

**Materra Winery Addition**  
 4324 Big Ranch Road, Napa County, California

Date 5-15-2020  
 Scale 1/8" = 1'-0"  
 Drawn JDR  
 Job 3-183  
 Sheet **4**  
 Of 4 Sheets



**Mezzanine Plan**  
 1395 S.F. 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/16"=1'-0"



**NORTH ELEVATION**  
SCALE: 3/16"=1'-0"



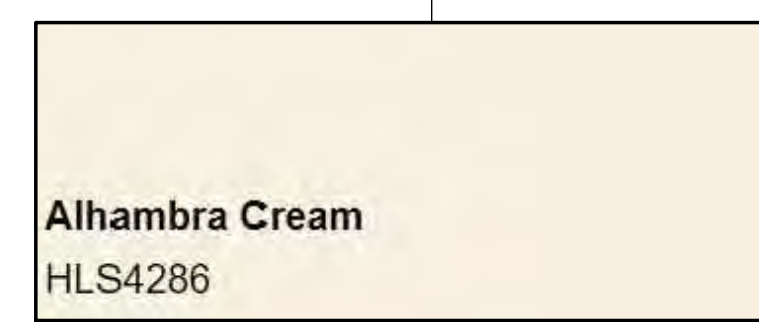
**SOUTH ELEVATION**  
SCALE: 3/16"=1'-0"



SMOOTH FINISH



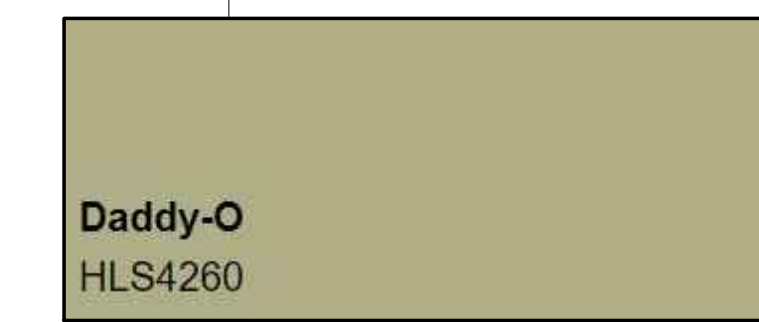
SPONGE FINISH



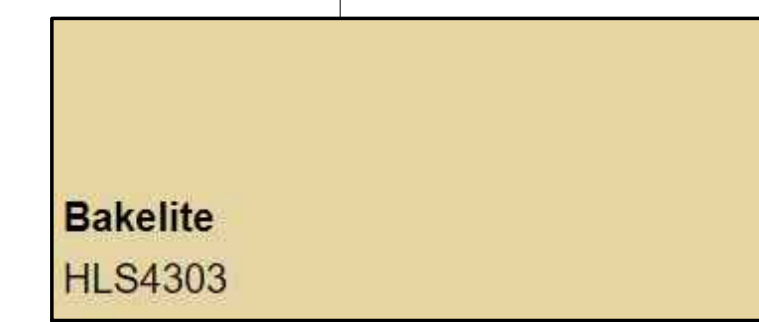
WINDOW CASING  
BASE BOARD  
MOLDING AND TRIMS  
GUTTERS



LIGHT TEXTURE



SMOOTH FINISH



LIGHT TEXTURE



ROOFING MATERIAL:  
COMPOSITE SHINGLE  
GEORGETOWN GRAY



**WEST ELEVATION**  
SCALE: 3/16"=1'-0"