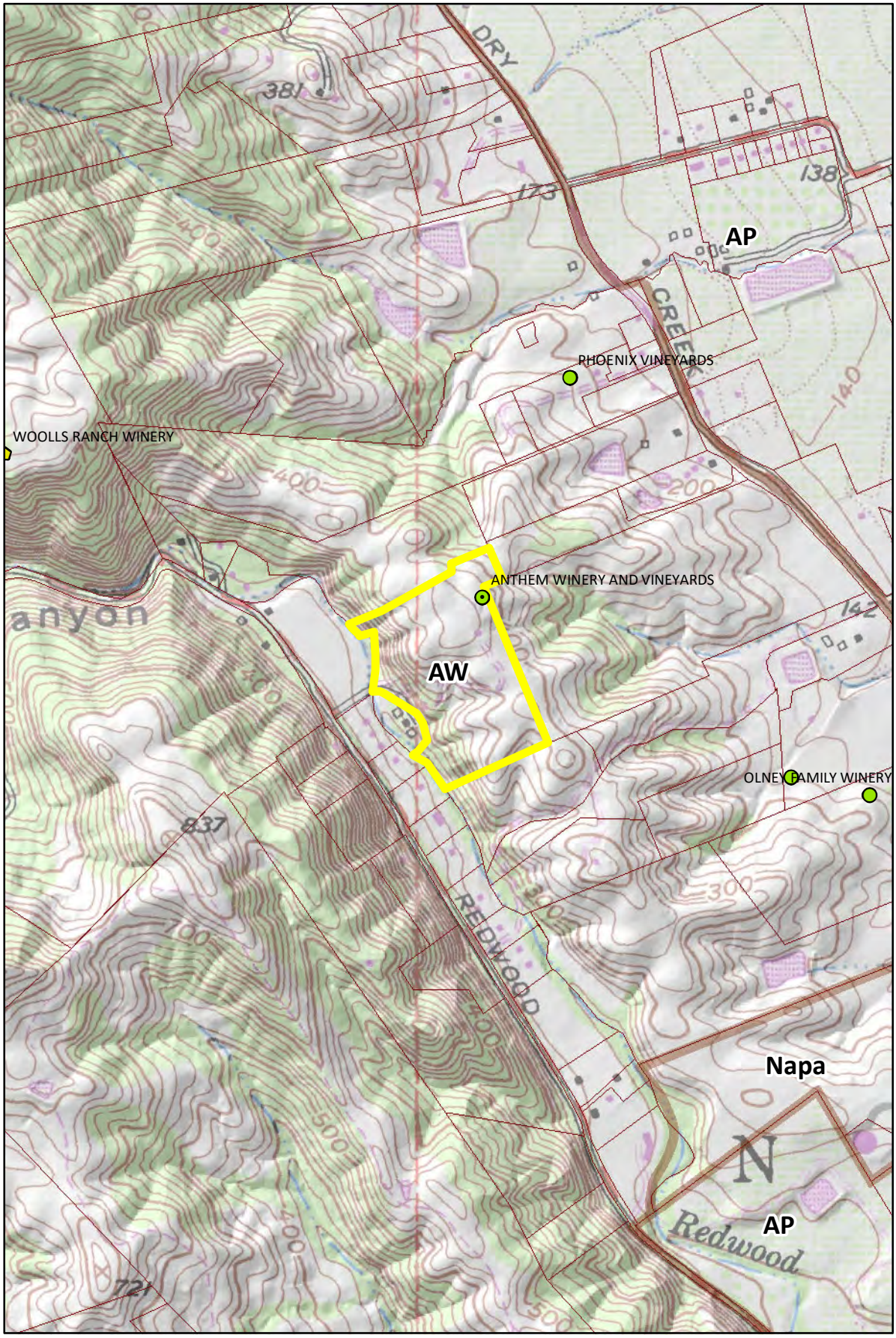
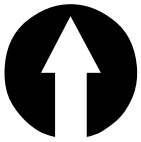
Attachment N

Graphics





Legend

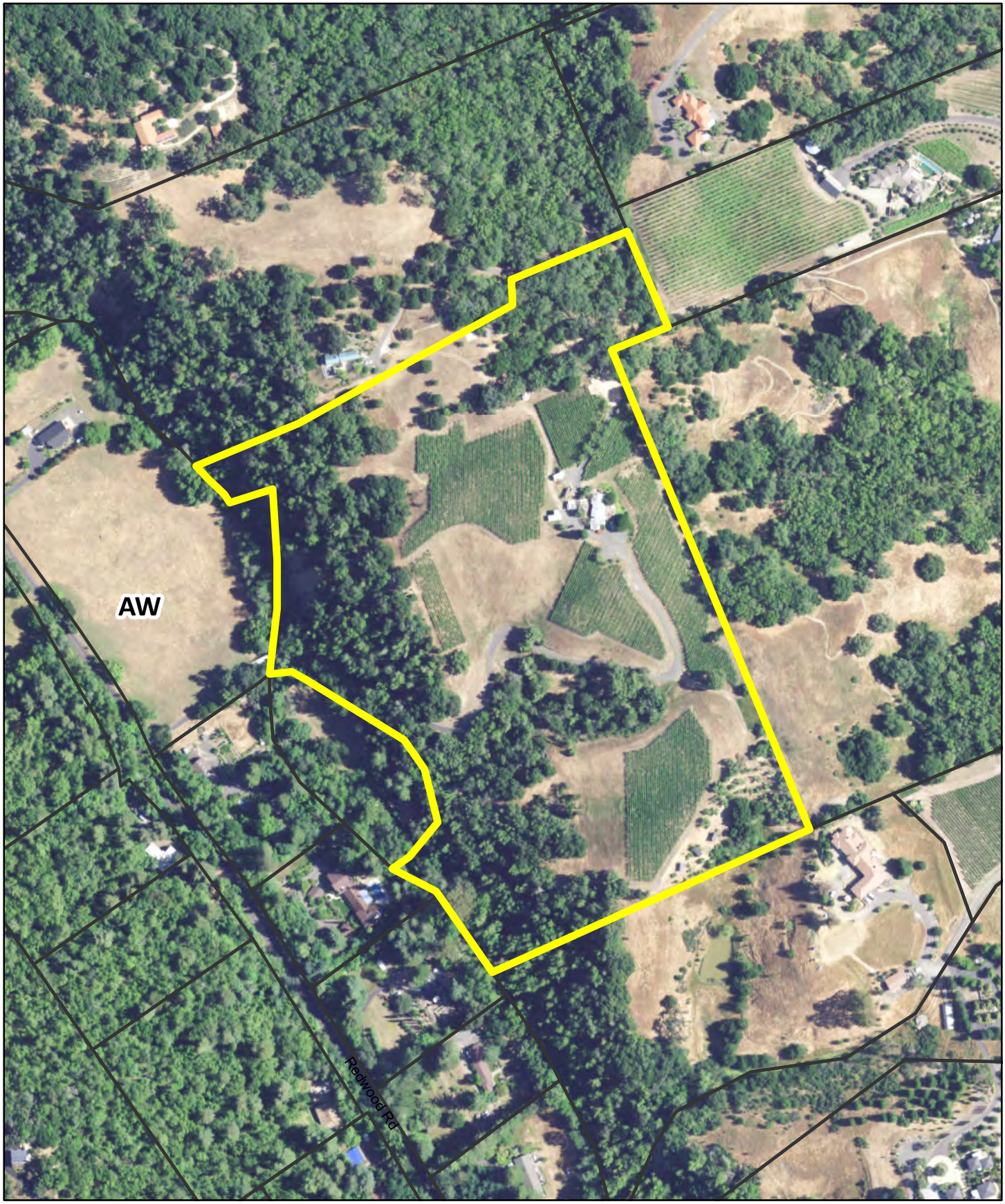
Wineries

Status

- Producing
- Producing, w/ pending major mod
- Approved, not producing
- Pending
- Unknown
- Zoning
- Parcels

0 500 1,000 2,000 3,000 4,000 Feet

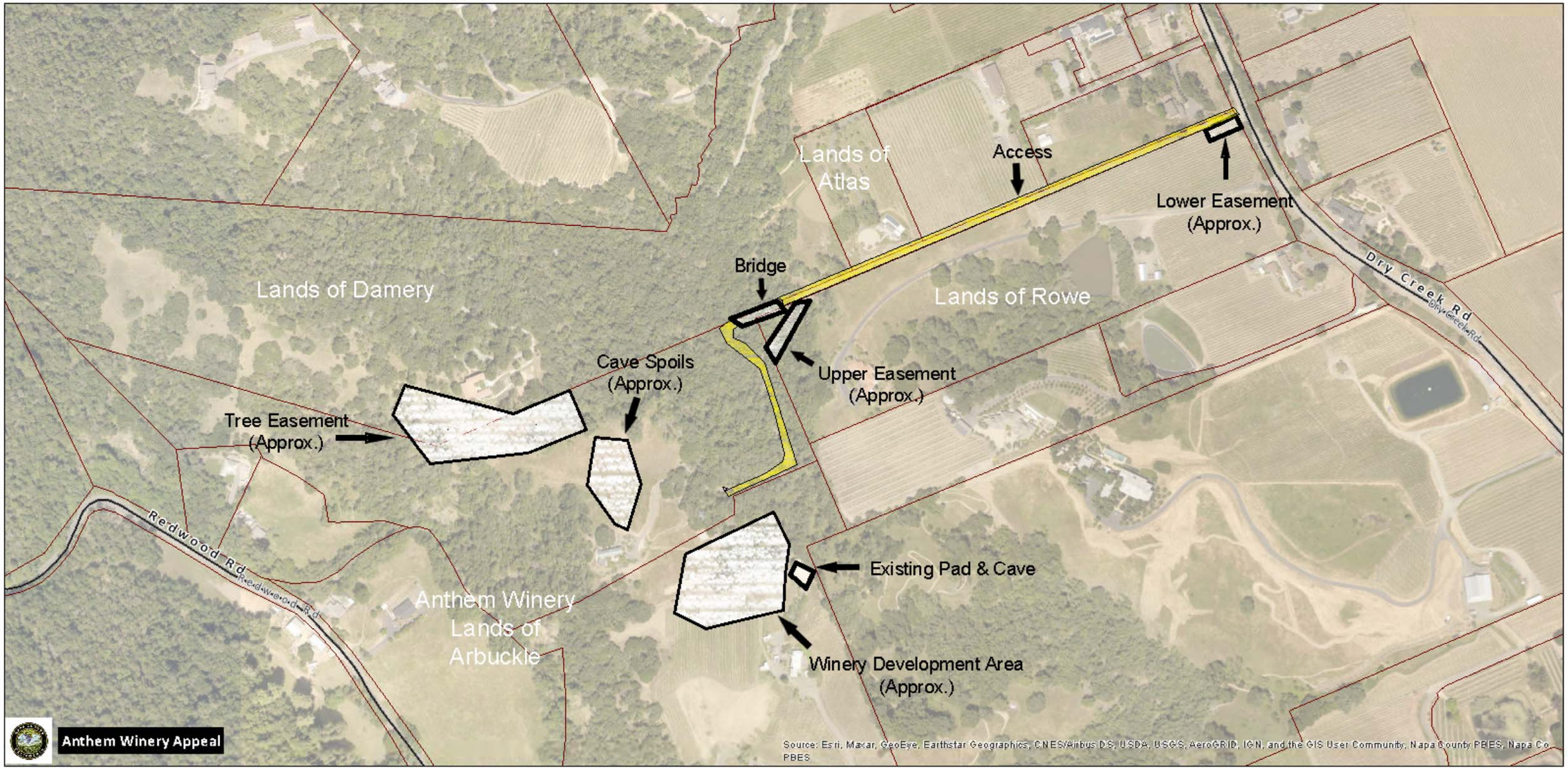
ZONING MAP | P14-00320



0 150 300 600 900 1,200 Feet

CURRENT CONDITIONS (2016 AERIAL) | P14-00320

Attachment N - 002



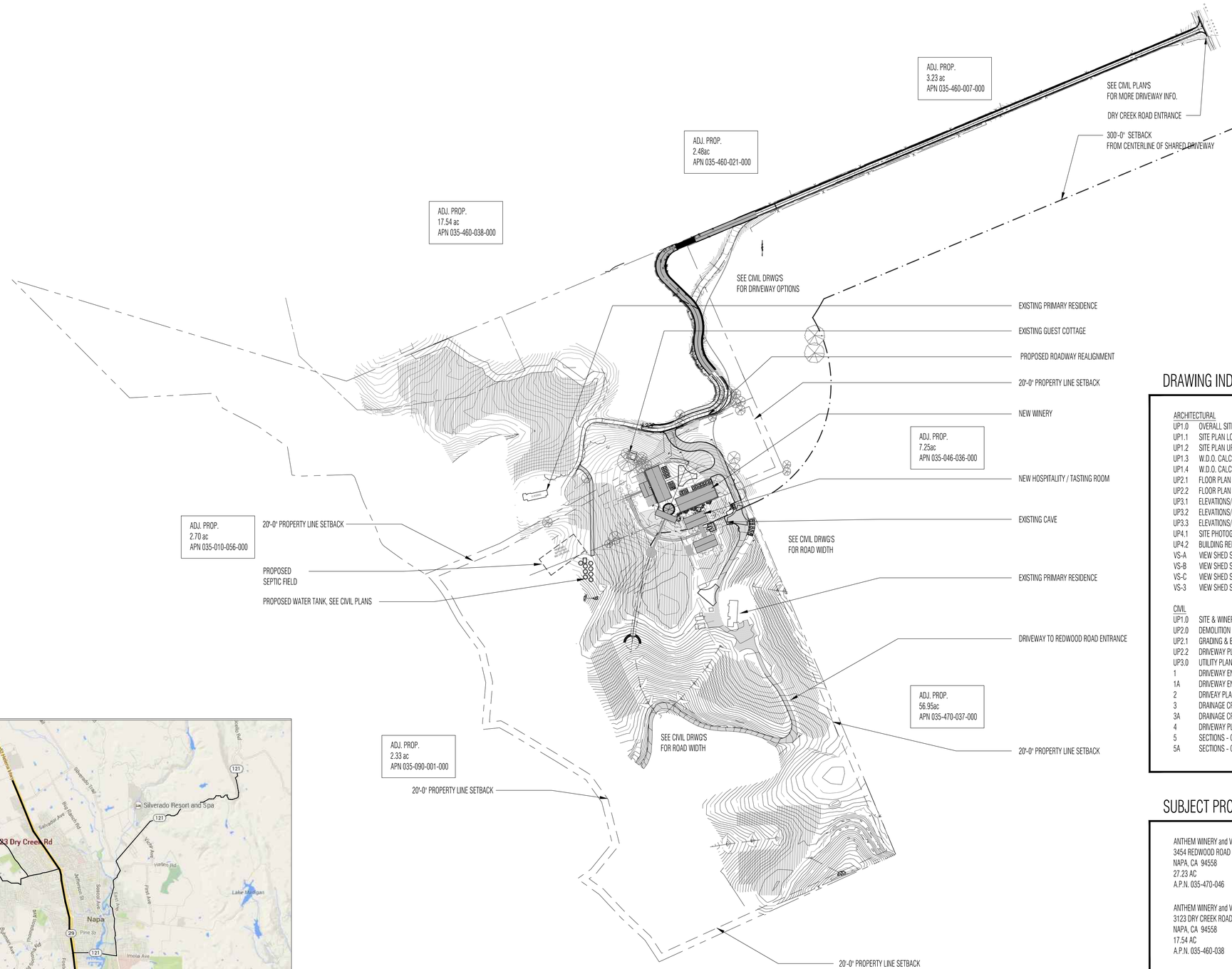
COUNTY OF NAPA, PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES DEPARTMENT

DATE : 8/19/2020

LEGEND

- Bridges
- All roads
- Major Roads
- City Limits
- County Boundary
- Parcels

DISCLAIMER
The County of Napa makes no warranty, representation or guaranty as to the content, sufficiency, accuracy, timeliness or completeness of any of the data provided herein. The County of Napa assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused and assumes no liability for any decisions made or actions taken or not taken in reliance upon any information furnished hereunder.



DRAWING INDEX

ARCHITECTURAL

UP1.0	OVERALL SITE PLAN
UP1.1	SITE PLAN LOWER LEVEL-CAVES
UP1.2	SITE PLAN UPPER LEVEL
UP1.3	W.D.O. CALC'S
UP1.4	W.D.O. CALC'S
UP2.1	FLOOR PLAN LOWER LEVEL-CAVES
UP2.2	FLOOR PLAN UPPER LEVEL
UP3.1	ELEVATIONS/SECTIONS
UP3.2	ELEVATIONS/SECTIONS
UP3.3	ELEVATIONS/SECTIONS
UP4.1	SITE PHOTOGRAPHS
UP4.2	BUILDING RENDERINGS
VS-A	VIEW SHED STUDY SITE PLAN
VS-B	VIEW SHED STUDY A
VS-C	VIEW SHED STUDY B
VS-3	VIEW SHED STUDY MODEL

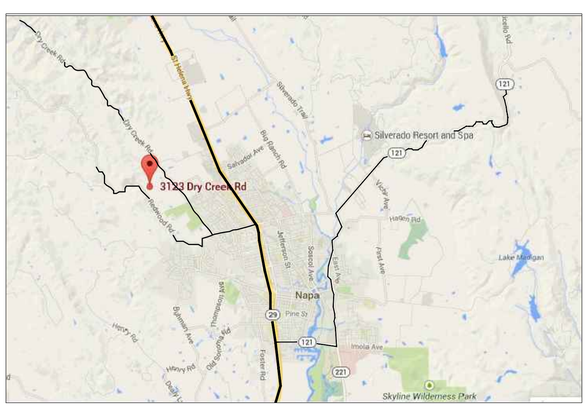
CIVIL

UP1.0	SITE & WINERY LAYOUT PLAN
UP2.0	DEMOLITION PLAN
UP2.1	GRADING & EROSION CONTROL PLAN
UP2.2	DRIVEWAY PLAN & PROFILE
UP3.0	UTILITY PLAN
1	DRIVEWAY ENTRY OPTION 1
1A	DRIVEWAY ENTRY OPTION 2
2	DRIVEAY PLAN & PROFILE
3	DRAINAGE CROSSING OPTION 1
3A	DRAINAGE CROSSING OPTION 2
4	DRIVEWAY PLAN & PROFILE
5	SECTIONS - OPTION 1
5A	SECTIONS - OPTION 2

SUBJECT PROPERTIES

ANTHEM WINERY and VINEYARDS, LLC
3454 REDWOOD ROAD
NAPA, CA 94558
27.23 AC
A.P.N. 035-470-046

ANTHEM WINERY and VINEYARDS, LLC
3123 DRY CREEK ROAD
NAPA, CA 94558
17.54 AC
A.P.N. 035-460-038



2 A1.0 VICINITY MAP

N.T.S.

1 A1.0 OVERALL SITE PLAN

1"=150'

0 30' 150' 300'

TRUE NORTH

PROJECT NORTH

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent provided by the Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER
architects
2152 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 332 2720
FACSIMILE 415 289 3860
1028 MAIN STREET
ST HELENA CALIF 94574
TELEPHONE 707 967 1920
FACSIMILE 707 967 1921

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	6/18/18
Drawn By	ME
Checked By	JT
Project No.	201210

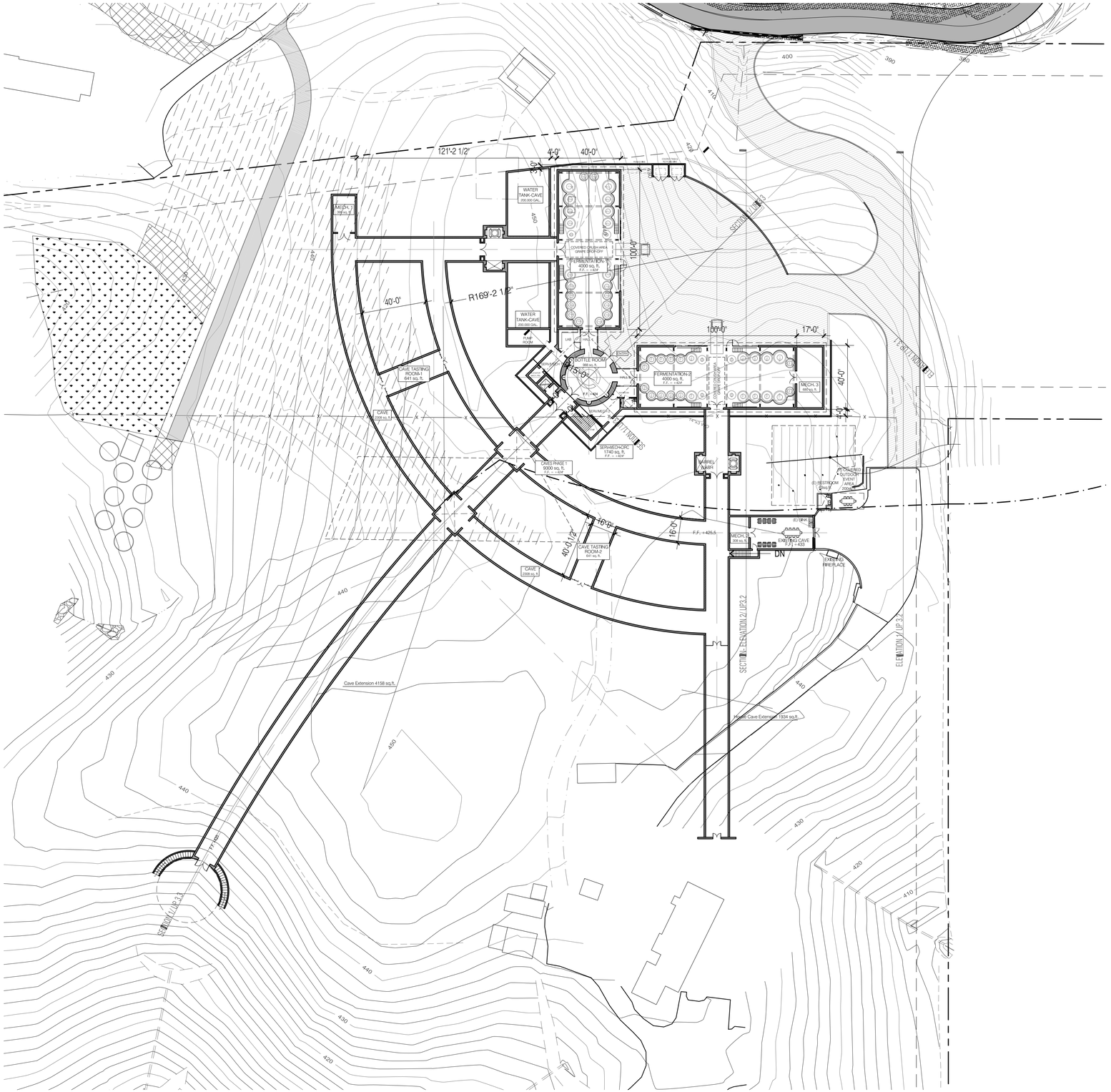
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.1

OVERALL SITE PLAN

SCALE :

UP1.0

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/18/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP1.0 OVERALL SITE PLAN .dwg



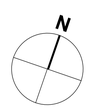
1 / A1.1 SITE PLAN - LOWER LEVEL / CAVES

1/32"=1'-0"

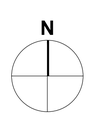
SQUARE FOOTAGE

FERMENTATION 1	4,000 SF
FERMENTATION 2	4,000 SF
BOTTLE ROOM TOTAL	2,833 SF
Bottle Room	*988 SF*
Lab / Office	*222 SF*
Serv./Circul	*1,623 SF*
CAVES	20,976 SF *
Barrel Storage Caves	*18,331 SF*
Water Tank Cave	*2,645 SF*
HOPITALITY TOTAL	3,328 SF
Tasting Room	*1,508 SF*
Conf. Room	*538 SF*
Cave Tasting	*1,282 SF* *
OFFICE/CATERING	1,186 SF
MECHANICAL TOTAL	1,383 SF
Mech. 1 (in cave)	*395 SF* *
Mech. 2 (in cave)	*308 SF* *
Mech. 3	*680 SF*
TOTAL	37,706 SF
Cave Extension	4,158 SF *
House Cave Extension	1,934 SF *
Total	43,798 SF

* Notes area within the caves,
the Total area of the caves = 29,053SF



TRUE NORTH



PROJECT NORTH

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER architects
2352 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3960
FACSIMILE 415 289 3966
1028 MAIN STREET
ST. HELENA CALIF 94574
TELEPHONE 707 967 1920
FACSIMILE 707 967 1924

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	7/31/18
Drawn By	ME
Checked By	JT
Project No.	201210

Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.'L

SITE PLAN LOWER LEVEL/ CAVES

SCALE :

UP1.1

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 7/31/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP1.1 SITE PLAN LOWER LEVEL - CAVES.dwg

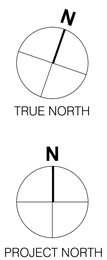
1 UP1.2 SITE PLAN - UPPER LEVEL

1/32" = 1'-0"

SQUARE FOOTAGE

FERMENTATION 1	4,000 SF
FERMENTATION 2	4,000 SF
BOTTLE ROOM TOTAL	2,833 SF
Bottle Room	*988 SF*
Lab / Office	*222 SF*
Serv./Circul	*1,623 SF*
CAVES	20,976 SF *
Barrel Storage Caves	*18,331 SF*
Water Tank Cave	*2,645 SF*
HOPITALITY TOTAL	3,328 SF
Tasting Room	*1,508 SF*
Conf. Room	*538 SF*
Cave Tasting	*1,282 SF **
OFFICE/CATERING	1,186 SF
MECHANICAL TOTAL	1,383 SF
Mech. 1 (in cave)	*395 SF **
Mech. 2 (in cave)	*308 SF **
Mech. 3	*680 SF*
TOTAL	37,706 SF
Cave Extension	4,158 SF *
House Cave Extension	1,934 SF *
Total	43,798 SF

* Notes area within the caves,
the Total area of the caves = 29,053SF



These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER architects
2352 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3860
FACSIMILE 415 289 3866
1028 MAIN STREET
ST. HELENA CALIF 94574
TELEPHONE 707 967 1920
FACSIMILE 707 967 1924

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	7/31/18
Drawn By	ME
Checked By	JT
Project No.	201210

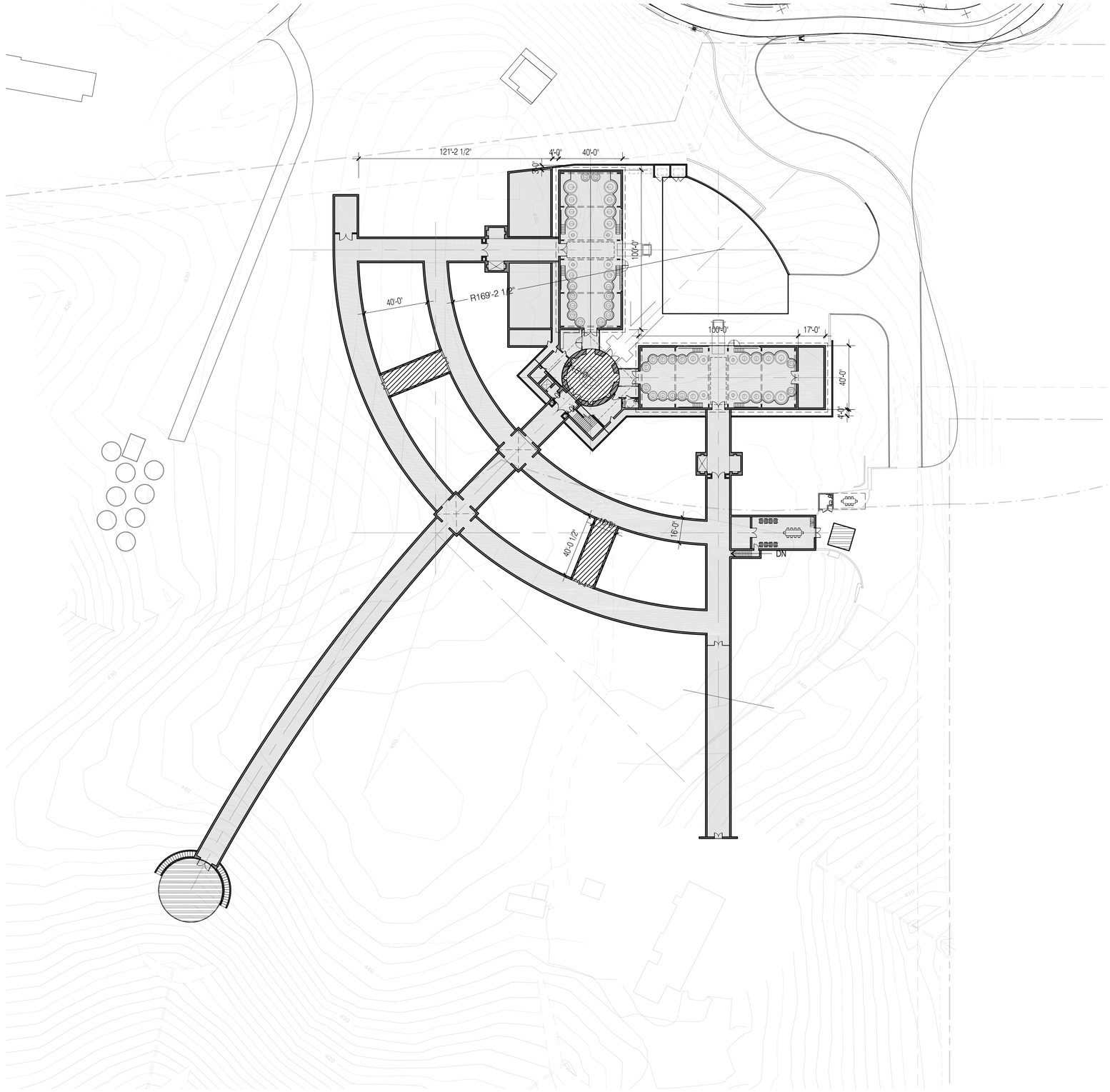
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.'L

SITE PLAN UPPER LEVEL

SCALE :

UP1.2

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 7/31/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP1.2 SITE PLAN UPPER LEVEL.dwg



SITE PLAN - LOWER LEVEL

1/32" = 1'-0"

WINERY DEFINITION ORDINANCE CALCULATIONS

Lower Level Area

AREA FOR ACCESSORY	=	2,270 SQ. FT.
AREA FOR PRODUCTION	=	38,200 SQ. FT.
AREA PER USE PERMIT	=	40,470 SQ. FT.
AREA FOR OUTDOOR ACCESSORY	=	1,457 SQ. FT.

Upper Level Area

AREA FOR ACCESSORY	=	3,232 SQ. FT.
AREA FOR PRODUCTION	=	96 SQ. FT.
AREA PER USE PERMIT	=	3,328 SQ. FT.
AREA FOR OUTDOOR ACCESSORY	=	5,485 SQ. FT.

Total Area Per Use Permit

AREA FOR ACCESSORY	=	5,502 SQ. FT.
AREA FOR PRODUCTION	=	38,296 SQ. FT.
AREA PER USE PERMIT	=	43,798 SQ. FT.

5,502 SQ. FT. /43,798 SQ. FT. = .125 or 12.5% < 40%

Outdoor Accessory Area

Accessory Area (Tasting/Hospitality/Office)Area

Production Area

N

TRUE NORTH

N

PROJECT NORTH

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER architects

2352 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3360
FACSIMILE 415 289 3366

1028 MAIN STREET
ST. HELENA CALIF 94574
TELEPHONE 707 967 7920
FACSIMILE 707 967 7924

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	6/18/18
Drawn By	ME
Checked By	JT
Project No.	201210
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.'L

WINERY DEFINITION ORDINANCES CALCULATIONS

SCALE :

UP1.3

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/18/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP1.3 SITE PLAN LOWER LEVEL (WDO).dwg

SITE PLAN - UPPER LEVEL

1/32" = 1'-0"

WINERY DEFINITION ORDINANCE CALCULATIONS

Lower Level Area

AREA FOR ACCESSORY	=	2,270 SQ. FT.
AREA FOR PRODUCTION	=	38,200 SQ. FT.
AREA PER USE PERMIT	=	40,470 SQ. FT.
AREA FOR OUTDOOR ACCESSORY	=	1,457 SQ. FT.

Upper Level Area

AREA FOR ACCESSORY	=	3,232 SQ. FT.
AREA FOR PRODUCTION	=	96 SQ. FT.
AREA PER USE PERMIT	=	3,328 SQ. FT.
AREA FOR OUTDOOR ACCESSORY	=	5,485 SQ. FT.

Total Area Per Use Permit

AREA FOR ACCESSORY	=	5,502 SQ. FT.
AREA FOR PRODUCTION	=	38,296 SQ. FT.
AREA PER USE PERMIT	=	43,798 SQ. FT.

5,502 SQ. FT. /43,798 SQ. FT. = .125 or 12.5% < 40%

Outdoor Accessory Area

Accessory Area (Tasting/Hospitality/Office)Area

Production Area

N

TRUE NORTH

N

PROJECT NORTH

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER architects

2352 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3860
FACSIMILE 415 289 3866

1028 MAIN STREET
ST. HELENA CALIF 94574
TELEPHONE 707 967 1920
FACSIMILE 707 967 1924

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	6/18/18
Drawn By	ME
Checked By	JT
Project No.	201210

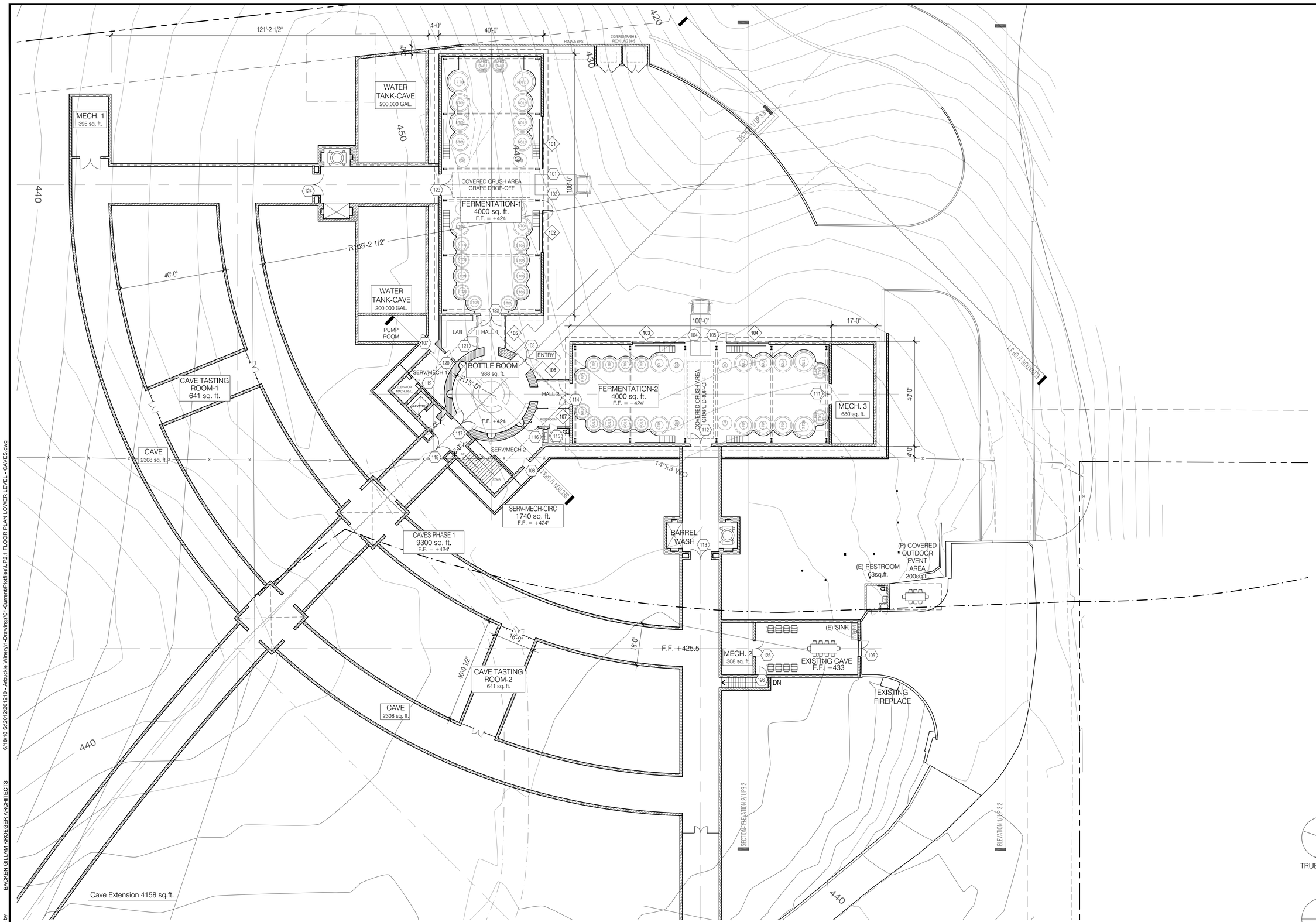
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.'L

WINERY DEFINITION ORDINANCES CALCULATIONS

SCALE :

UP1.4

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/18/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP1.4 SITE PLAN UPPER LEVEL (WDO).dwg



1 A2.1 FLOOR PLAN - LOWER LEVEL / CAVES

1/16" = 1'-0"

N TRUE NORTH

N PROJECT NORTH

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent of BGK is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER
architects
2152 MARINSHIP WAY SAUSALITO CALIF 94965 TELEPHONE 415 289 3800 FACSIMILE 415 289 3860
1028 MAIN STREET ST HELENA CALIF 94574 TELEPHONE 707 963 1920 FACSIMILE 707 963 1921

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	6/18/18
Drawn By	ME
Checked By	JT
Project No.	201210

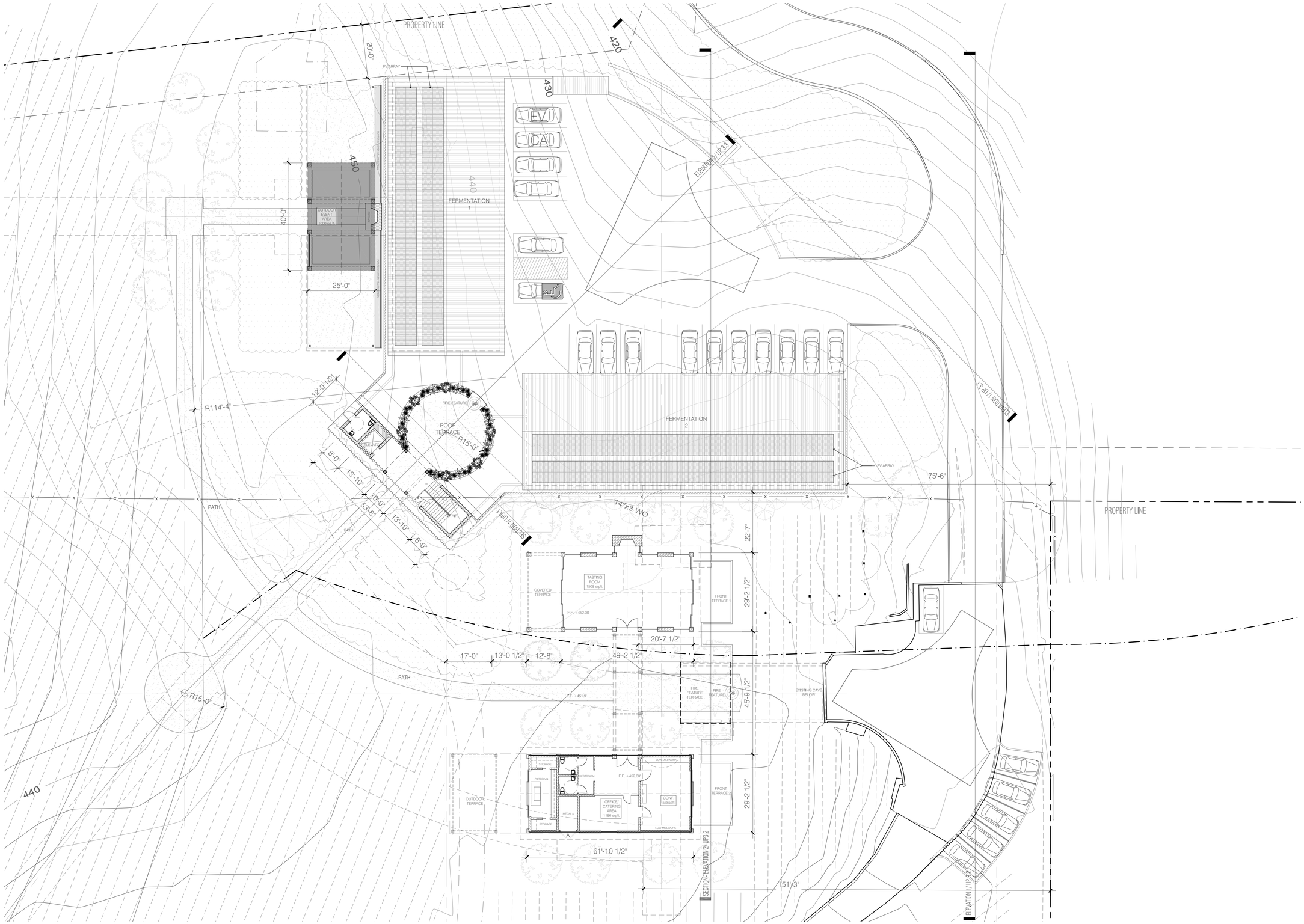
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB/L

FLOOR PLAN LOWER LEVEL/ CAVES

SCALE :

UP2.1

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/18/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP2.1 FLOOR PLAN LOWER LEVEL - CAVES.dwg



1 UP2.2 FLOOR PLAN UPPER LEVEL

1/16"=1'-0"

N TRUE NORTH

N PROJECT NORTH

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER architects

2352 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3860
FACSIMILE 415 289 3866

1028 MAIN STREET
ST. HELENA CALIF 94574
TELEPHONE 707 967 1920
FACSIMILE 707 967 1924

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	6/18/18
Drawn By	ME
Checked By	JT
Project No.	201210

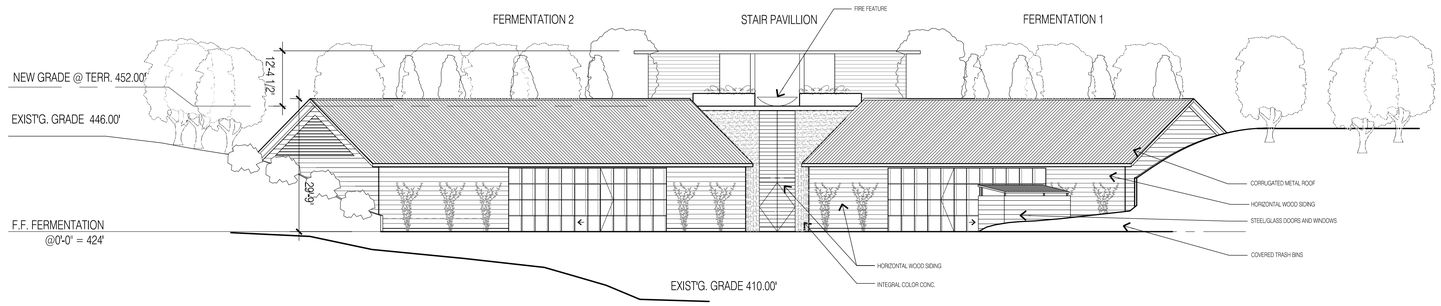
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.'L

FLOOR PLAN UPPER LEVEL

SCALE :

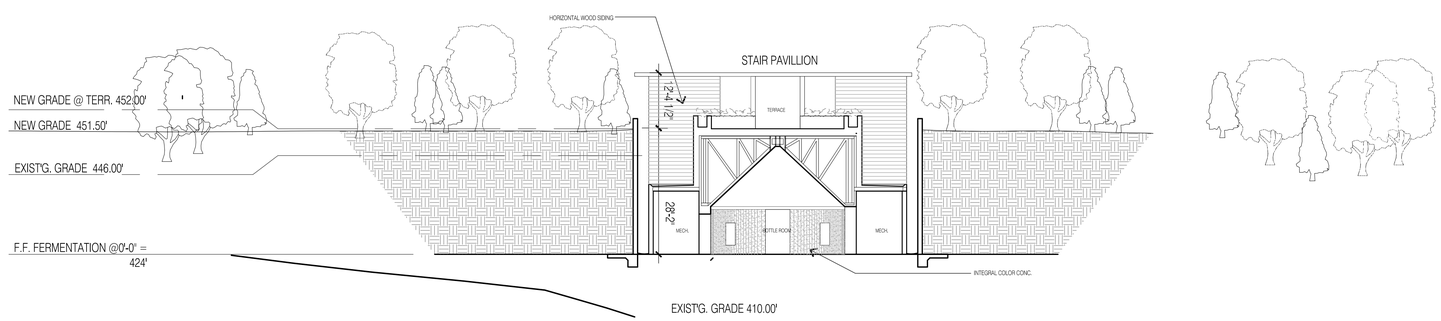
UP2.2

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/18/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP2.2 FLOOR PLAN UPPER LEVEL.dwg



1 ELEVATIONS

1/16"=1'-0"



2 ELEVATION / SECTION

1/16"=1'-0"

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/15/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP3.1 ELEVATIONS-SECTIONS.dwg

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER architects
2352 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3360
FACSIMILE 415 289 3366
1028 MAIN STREET
ST HELENA CALIF 94574
TELEPHONE 707 967 1920
FACSIMILE 707 967 1924

ANTHEM WINERY AND VINEYARDS, LLC

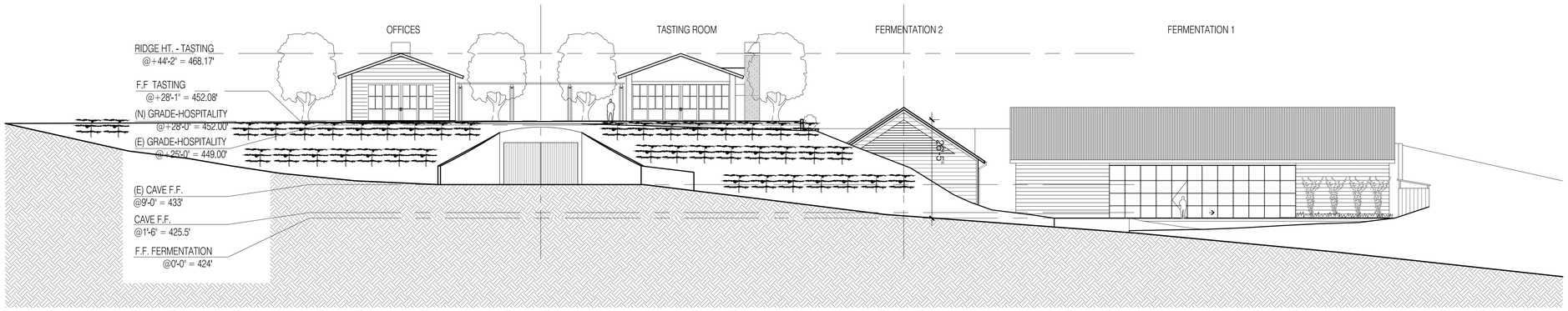
3123 Dry Creek Road
Napa, California 94558

Plot Date	6/15/18
Drawn By	ME
Checked By	JT
Project No.	201210
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.'L

ELEVATIONS/ SECTIONS

SCALE :

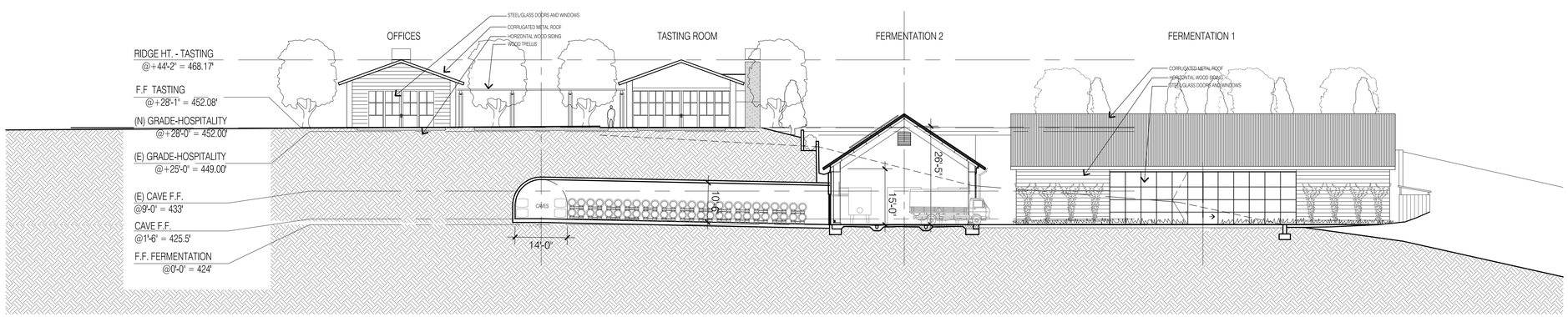
UP3.1



1
A3.2

ELEVATION / SECTION

1/16"=1'-0"



2
A3.2

ELEVATION / SECTION

1/16"=1'-0"

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER
architects
2152 MARINSHIP WAY
SAUSALITO CALIF 94965
TEL 415 332 2720
FAX 415 332 2726
1020 MAIN STREET
ST HELENA CALIF 94574
TEL 707 967 9270
FAX 707 967 1921

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

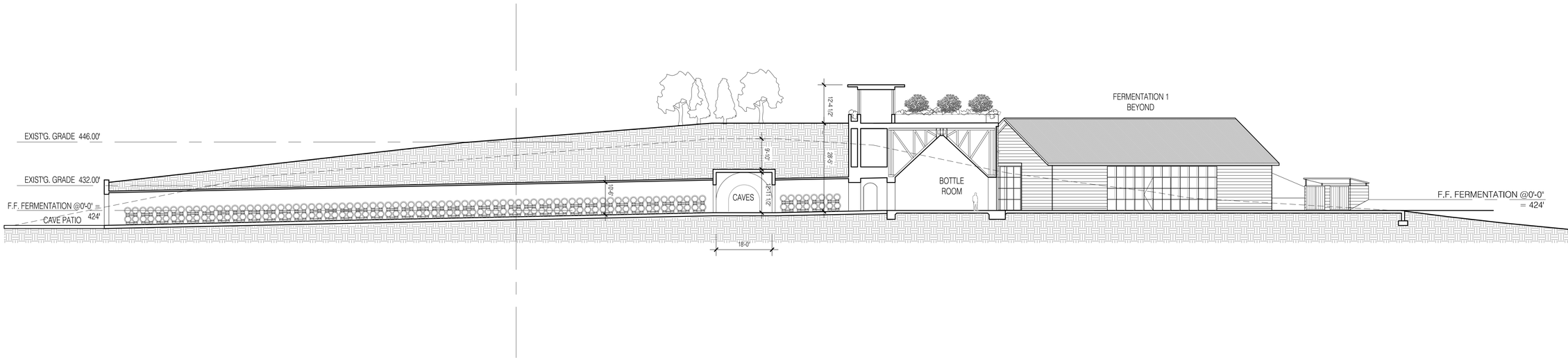
Plot Date	6/15/18
Drawn By	ME
Checked By	JT
Project No.	201210
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.L

ELEVATIONS/ SECTIONS

SCALE :

UP3.2

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/15/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP3.2 ELEVATIONS-SECTIONS.dwg



1 A3.3 ELEVATION / SECTION

1/16"=1'-0"

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/15/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP3.3 ELEVATIONS-SECTIONS.dwg

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER architects
2352 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3960
FACSIMILE 415 289 3966
1028 MAIN STREET
ST. HELENA CALIF 94574
TELEPHONE 707 967 7920
FACSIMILE 707 967 7924

ANTHEM WINERY AND VINEYARDS, LLC

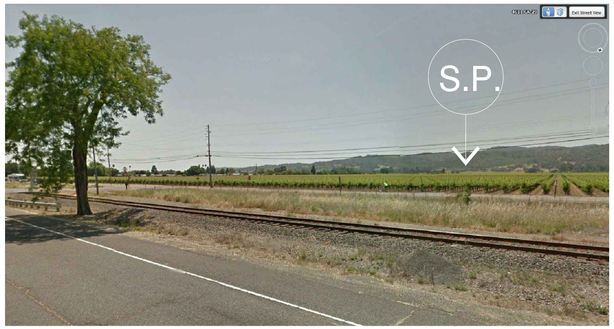
3123 Dry Creek Road
Napa, California 94558

Plot Date	6/15/18
Drawn By	ME
Checked By	JT
Project No.	201210
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.'L

ELEVATIONS/ SECTIONS

SCALE :

UP3.3



VIEW - 7 FROM HWY. 29 AT OAK KNOLL.

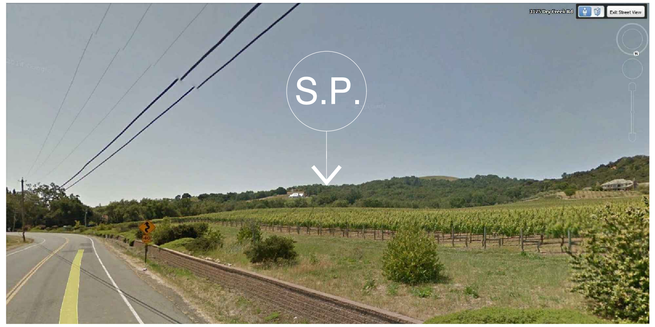
VIEW - 5 FROM ORCHARD AVE NEAR DRY CREEK ROAD

VIEW -1 FROM DRY CREEK ROAD

VIEW - 6 FROM DRY CREEK ROAD

VIEW -2 FROM DRY CREEK ROAD

MAP OF SUBJECT PROPERTY (S.P.) AND VICINITY WITH VIEW LOCATIONS INDICATED - PROJECT IS NOT VISIBLE



VIEW - 3 FROM DRY CREEK ROAD NEAR ORCHARD AVE.

VIEW - 4 FROM HWY. 29

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER architects
2352 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3860
FACSIMILE 415 289 3866
1028 MAIN STREET
ST. HELENA CALIF 94574
TELEPHONE 707 967 1920
FACSIMILE 707 967 1924

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	6/15/18
Drawn By	ME
Checked By	JT
Project No.	201210

Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.'L

SITE PHOTOGRAPHS

SCALE :

UP4.1

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/15/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP4.1 SITE PHOTOS.dwg

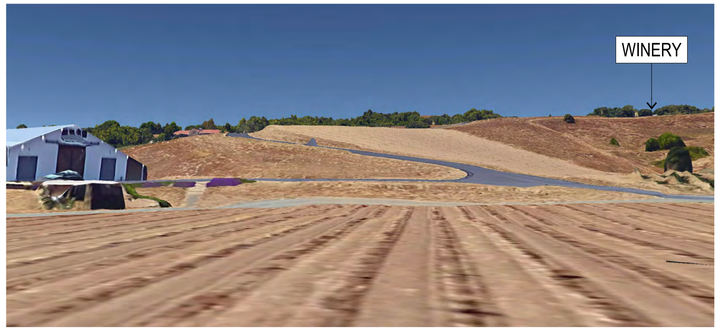
VIEW - 7 FROM HWY. 29 AT OAK KNOLL.

VIEW - 5 FROM ORCHARD AVE NEAR DRY CREEK ROAD

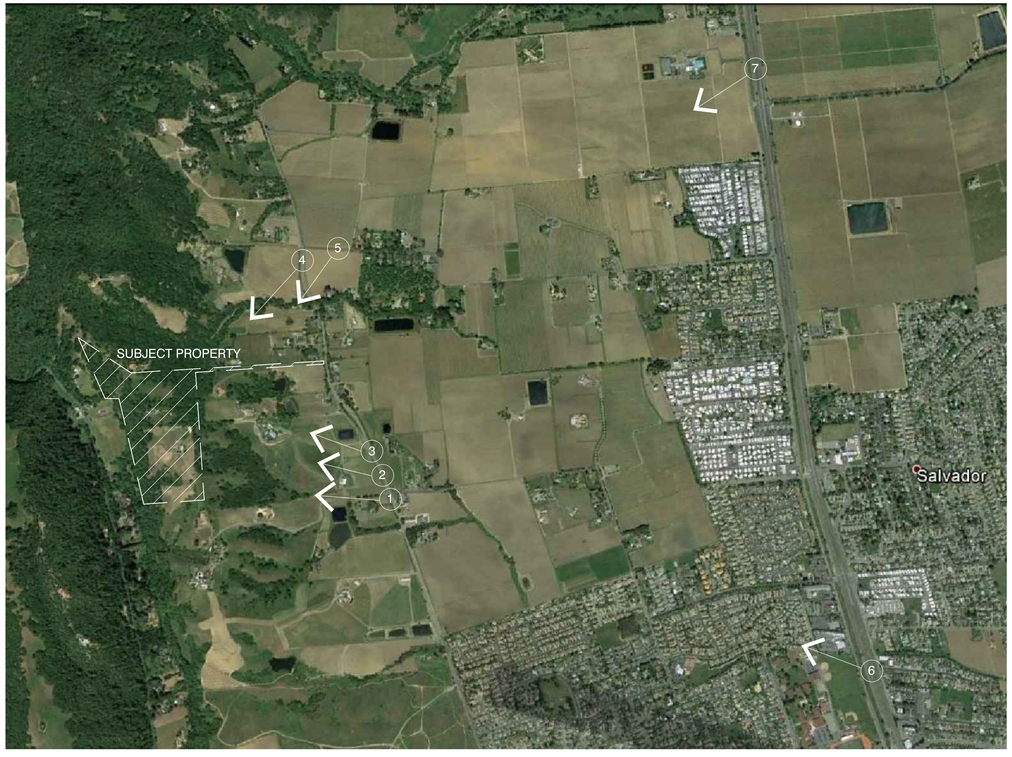
VIEW - 3 FROM DRY CREEK ROAD

VIEW - 6 FROM HWY. 29

VIEW - 4 FROM DRY CREEK ROAD NEAR ORCHARD AVE.



VIEW -2 FROM DRY CREEK ROAD



MAP OF SUBJECT PROPERTY (S.P.) AND VICINITY WITH VIEW LOCATIONS INDICATED - PROJECT IS NOT VISIBLE

VIEW -1 FROM DRY CREEK ROAD

WOOD RETAINING WALLS AS REQUIRED 4 FT. MAX HEIGHT

WIDENED DRIVEWAY PER NAPA COUNTY ROAD STANDARDS

PROPOSED GATE

DRIVEWAY VIEW FROM DRY CREEK ROAD

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER architects
2352 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3860
FACSIMILE 415 289 3866
1028 MAIN STREET
ST. HELENA CALIF 94574
TELEPHONE 707 967 1920
FACSIMILE 707 967 1924

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	11/26/18
Drawn By	ME
Checked By	JT
Project No.	201210
Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.'L

SITE PHOTOGRAPHS

SCALE :

UP4.1

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 11/26/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP4.1 SITE PHOTOS - Update.dwg

VIEW LOOKING THROUGH TASTING ROOM TRELLIS

VIEW LOOKING THROUGH ROTUNDA PAVILLION

VIEW FROM ENTRY COURT FACING FERMENTATION BUILDINGS

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent of BGK is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM KROEGER
architects

2152 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 289 3800
FACSIMILE 415 289 3860

1028 MAIN STREET
ST HELENA CALIF 94574
TELEPHONE 707 963 1920
FACSIMILE 707 963 1921

ANTHEM WINERY AND VINEYARDS, LLC

3123 Dry Creek Road
Napa, California 94558

Plot Date	6/15/18
Drawn By	ME
Checked By	JT
Project No.	201210

Date	Issue
11/25/15	USE PERMIT
3/18/16	PROGRESS PRINT
10/19/16	VIEWSHED
3/3/17	USE PERMIT
6/5/18	USE PERMIT RESUB.L

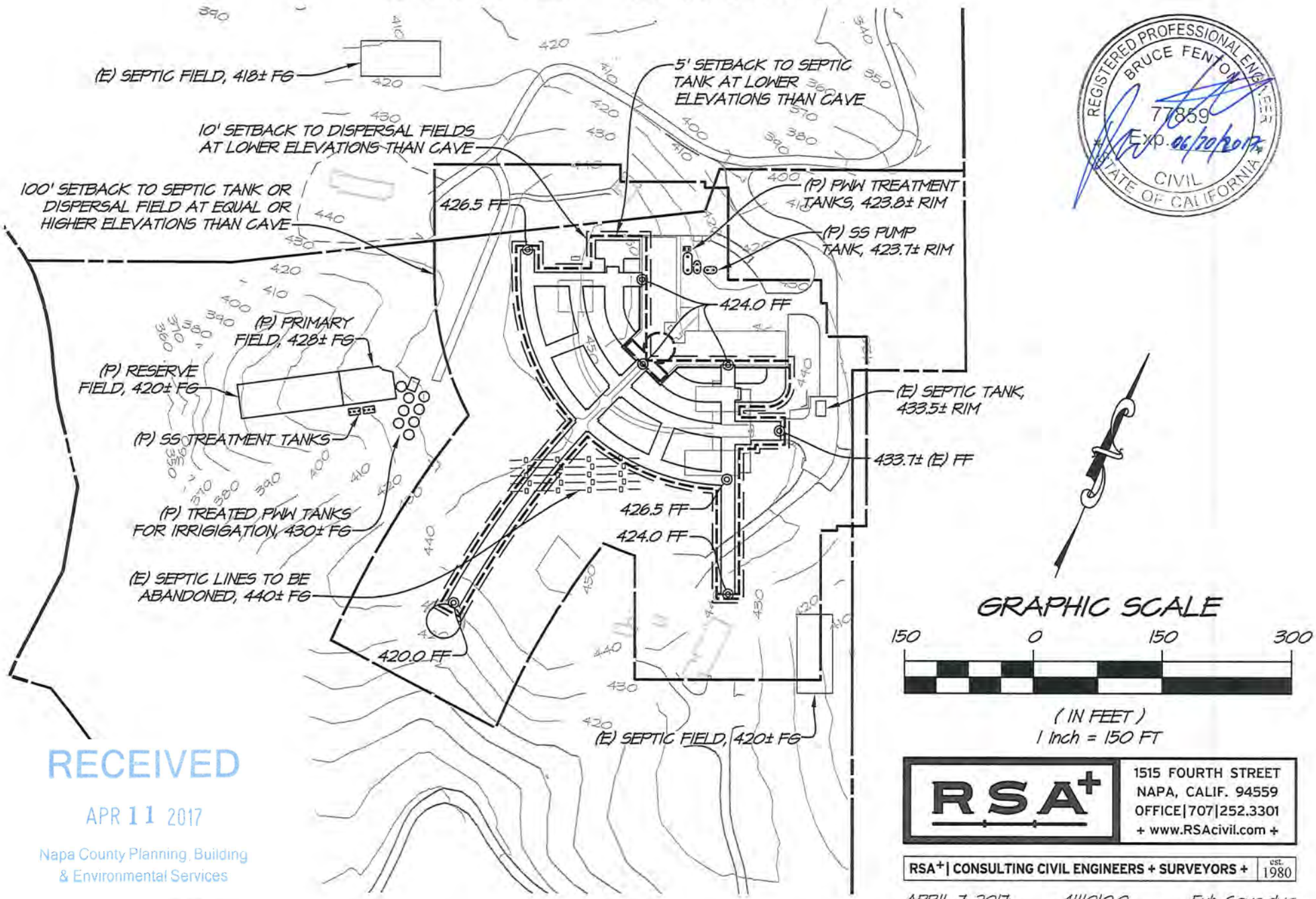
BUILDING RENDERINGS

SCALE :

UP4.2

Copyright © 2014 by BACKEN GILLAM KROEGER ARCHITECTS 6/15/18 S:\2012\201210 - Arbuckle Winery\1-Drawings\01-Current\Plotfiles\UP4.2 PROJECT PERSPECTIVES.dwg

ANTHEM WINERY
CAVE EXHIBIT



REGISTERED PROFESSIONAL ENGINEER
BRUCE FENTON
77859
Exp. 06/30/2017
CIVIL
STATE OF CALIFORNIA

RECEIVED
APR 11 2017
Napa County Planning, Building & Environmental Services

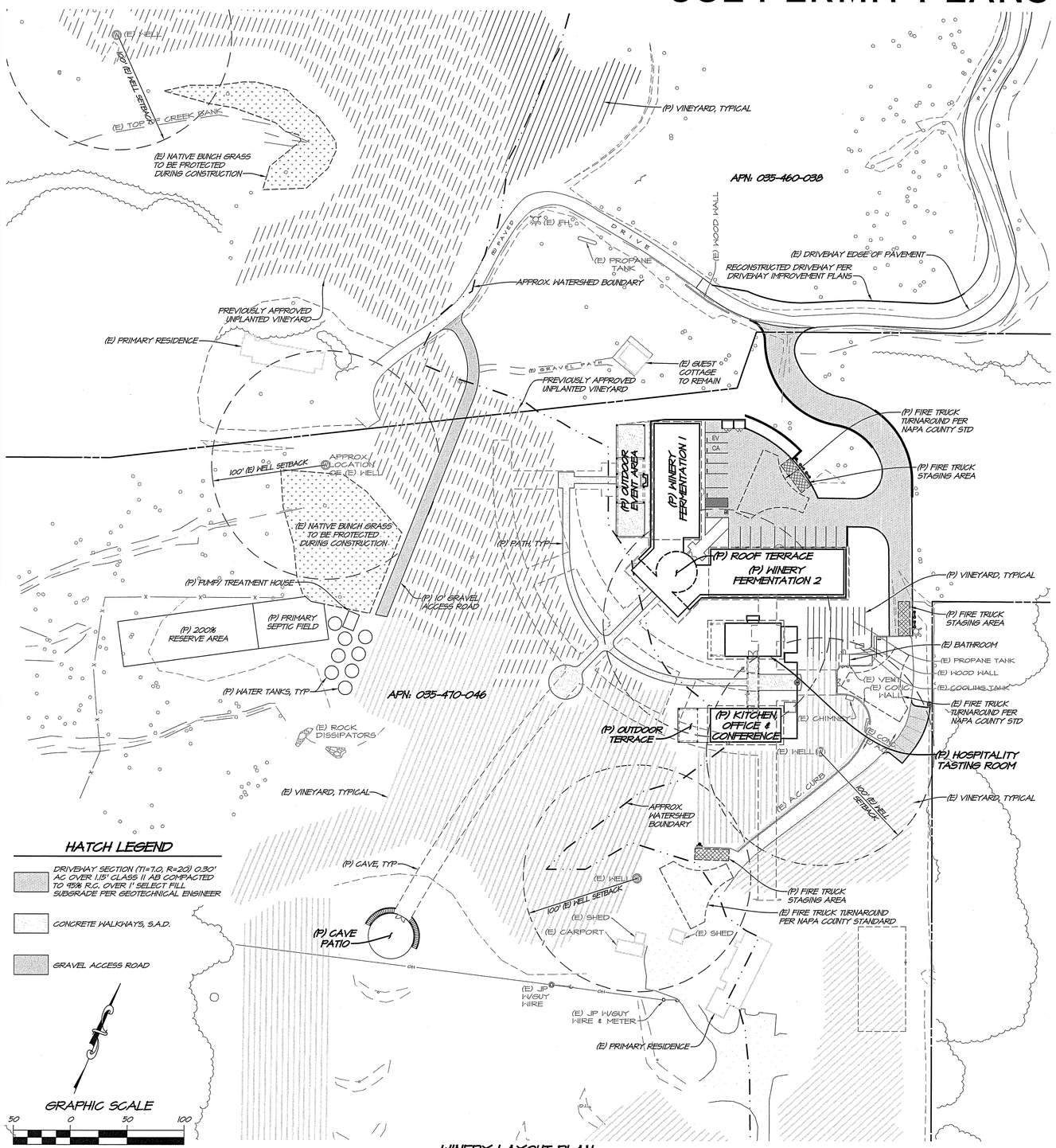
RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +

RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

APRIL 7, 2017 4111010.0 Exh-Cave.dwg

ANTHEM WINERY

USE PERMIT PLANS

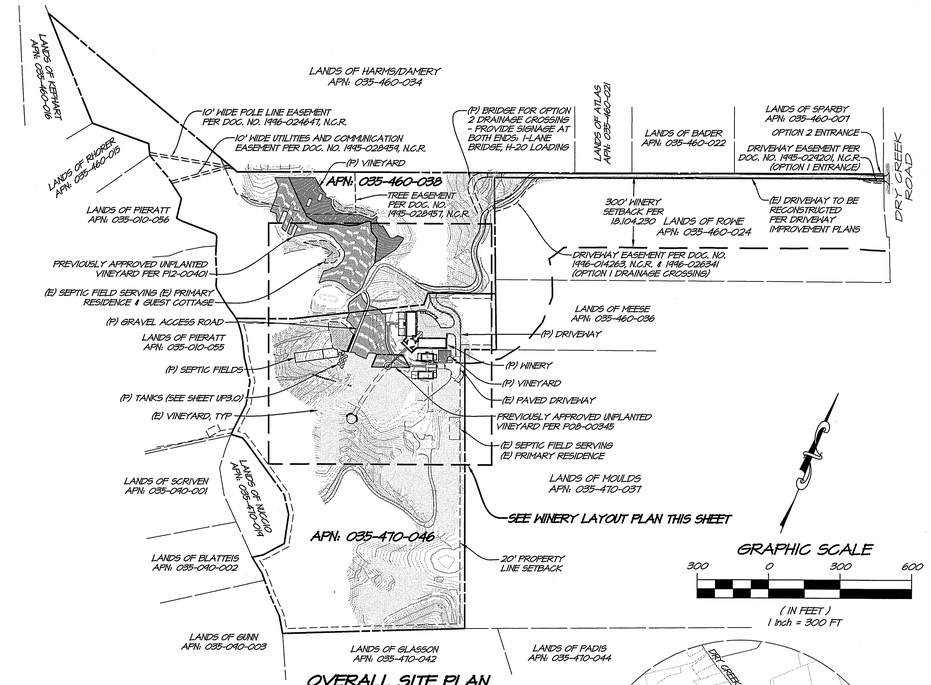


WINERY LAYOUT PLAN

SCALE: 1" = 50'

HATCH LEGEND

- DRIVEWAY SECTION (T1=7.0, R=20) 0.30' AC OVER 1.15" CLASS II AB COMPACTED TO 95% R.C. OVER 1' SELECT FILL SUBGRADE PER GEOTECHNICAL ENGINEER
- CONCRETE WALKWAYS, S.A.D.
- GRAVEL ACCESS ROAD



OVERALL SITE PLAN

SCALE: 1" = 300'

SYMBOL LEGEND

EXISTING

- LIGHT
- GAS RISER
- GAS VALVE
- ELECTRIC VAULT
- TREE (AS NOTED)
- SSCO — SEWER CLEANOUT
- ICV — IRRIGATION CONTROL VALVE
- FLOWLINE
- EDGE OF GRAVEL
- EXISTING VINE ROW
- APPROX. WATERSHED BOUNDARY
- PROPERTY LINE

PROPOSED

- SD — STORM DRAIN LINE
- SANITARY SEWER
- PWW — PROCESS WASTE WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- IW — IRRIGATION WATER
- RW — RAIN WATER
- RPW — RECYCLED PROCESS WASTE WATER
- WELL — WELL WATER
- SDMH — STORM DRAIN MANHOLE
- SLOPE AS SHOWN
- FH — FIRE HYDRANT
- WV — WATER VALVE
- DI — DRAIN INLET
- AD — AREA DRAIN
- SSCO — SANITARY SEWER CLEANOUT
- TREE — EX TREE TO BE REMOVED
- SWALE FLOW LINE
- PROPOSED VINE ROW
- PREVIOUSLY APPROVED VINE ROW

ABBREVIATIONS

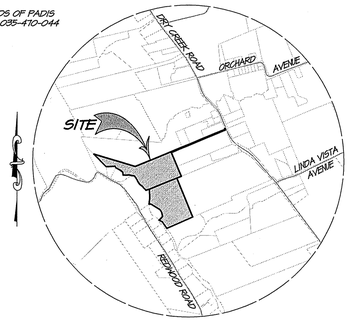
AD	AREA DRAIN
BM	BENCHMARK
℄	CENTERLINE
CO	CLEANOUT
CONF	CONFORM
CV	CHECK VALVE
DI	DRAIN INLET
DW	DOMESTIC WATER
EP	EDGE OF PAVEMENT
EX / (E)	EXISTING
FD	FOUND
FDC	FIRE DEPT. CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
FW	FIRE WATER LINE
GB	GRADE BREAK
HP	HIGH POINT
ILLEDG	ILLEDGIBLE
INV	INVERT
IP	IRON PIPE
IW	IRRIGATION WATER
LF	LINEAL FEET/FOOT
LP	LOW POINT
MH	MANHOLE
OC	ON CENTER
OH	OVERHEAD
PG&E	PACIFIC GAS AND ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
(P)	PROPOSED NEW WORK
PWW	PROCESS WASTE WATER
R	RADIUS
R.C.	RELATIVE COMPACTION
ROW	RIGHT OF WAY
RW	RAIN WATER
RWL	RAIN WATER LEADER
S	SLOPE (FEET/FOOT)
S.A.D.	SEE ARCHITECTS DRAWINGS
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
S.S.D.	SEE STRUCTURAL DRAWINGS
STA	STATION
TC	TOP OF CURB
TW	TOP OF WALL
VECP	VINEYARD EROSION CONTROL PLAN
W	WATER LINE
WDH	WET DRAFT HYDRANT
WM	WATER METER
WV	WATER VALVE

SHEET INDEX

UP1.0	SITE AND WINERY LAYOUT PLAN
UP2.0	DEMOLITION PLAN
UP2.1	GRADING AND EROSION PLAN
UP2.2	DRIVEWAY PLAN & PROFILE
UP3.0	UTILITY PLAN

ASSOCIATED PERMITS

VINEYARD EROSION CONTROL PLAN (P08-00345, P12-00401)



VICINITY MAP

SCALE: 1" = 2000'

PROJECT INFORMATION

OWNER:	JUSTIN AND JULIE ARBUCKLE 3454 REDWOOD ROAD NAPA, CALIFORNIA 94558
SITE ADDRESS:	3454 REDWOOD ROAD NAPA, CA 94558
CIVIL ENGINEER:	RSA+ 1515 FOURTH STREET NAPA, CA 94559
ARCHITECT:	BACKEN GILLAM AND KROEGER 2352 MARKINSHIP WAY SAUSALITO, CA 94965
APN & AREA:	035-460-038 (17.54 ACRES) 035-470-046 (27.23 ACRES)
EXISTING USE:	RURAL HOMESITE (035-460-038) WINERY (035-470-046)
PROPOSED USE:	RURAL HOMESITE (035-460-038) WINERY (035-470-046)
EXISTING ZONING:	AH (035-460-038 & 035-470-046)
PROPOSED ZONING:	AH (035-460-038 & 035-470-046)

TOPOGRAPHY

1. TOPOGRAPHIC SURVEY MAP PREPARED BY RIECHERS SPENCE & ASSOCIATES, DATED SEPT. 2013
2. CONTOURS ARE SHOWN EVERY TWO FEET (2'). HIGHLIGHTED EVERY TEN FEET (10').

BOUNDARY

1. BOUNDARY IS BASED ON A LOT LINE ADJUSTMENT PREPARED BY RIECHERS SPENCE & ASSOCIATES, DATED MARCH 2012

BASIS OF BEARING & BENCHMARK

1. BASIS OF BEARINGS FOR THIS MAP IS PER BOOK 24 OF SURVEYS, PAGE 4 & 5, N.C.R.
2. CITY OF NAPA BM #8-A, ELEVATION = 143.22' (NGVD 1929).

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252.3301
+ WWW.RSACIVIL.COM +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980

ANTHEM WINERY
SITE AND WINERY LAYOUT PLAN
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — JUSTIN BRUCE HANDER — No. 52809 — Exp. 03-31-18 — CIVIL ENGINEER — STATE OF CALIFORNIA

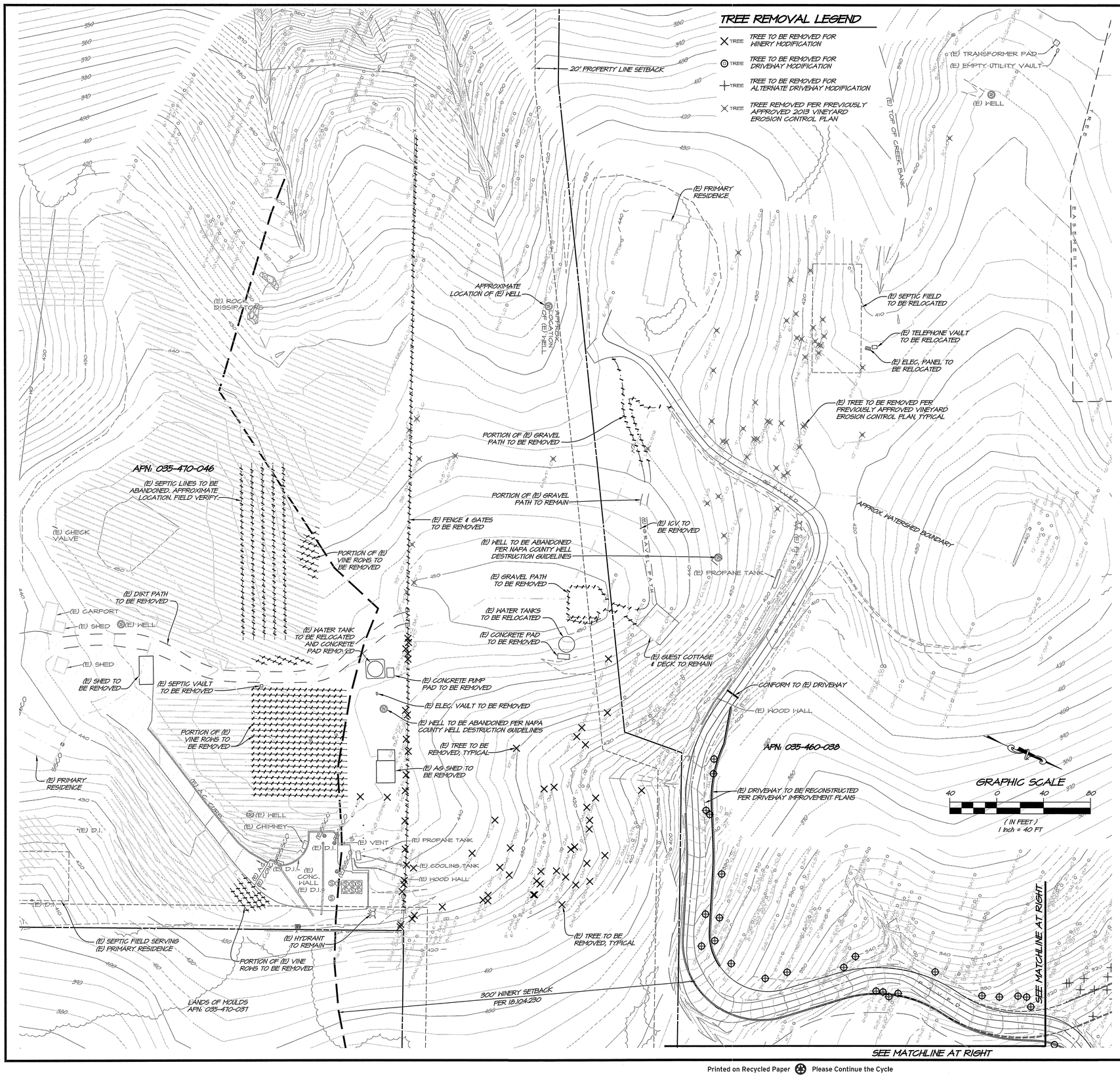
DATE	JUNE 5, 2018
DRAWN	JPW
DESIGNED	PSW
CHECKED	BHF
JOB NO.	4111010.0

SHEET NO.
UP1.0
1 OF 5 SHEETS

R:\2011\4111010.0_Arbuckle_Residence\DESIGN\WINERY\NPM\P1-0-COVER.dwg 06/05/2018 3:53:22PM jwilson COPYRIGHT RSA+

Printed on Recycled Paper — Please Continue the Cycle

USE PERMIT - NOT FOR CONSTRUCTION



TREE REMOVAL

FOR WINERY MODIFICATION

SPECIES	SIZE	QTY	SPECIES	SIZE	QTY	SPECIES	SIZE	QTY
BAY	6"	1	OAK	3x16"	1	OAK	18"	1
BAY	12+8x2	1	OAK	5+16"	1	OAK	20"	1
BAY CLUSTER	44"	1	OAK	6"	2	OAK	22"	1
BAY CLUSTER	62"	1	OAK	6+18"	1	OAK	42"	1
BLUE OAK	10"	1	OAK	7"	3	OAK SNAG	8+14"	1
BLUE OAK	12"	1	OAK	7+8"	1	OAK SNAG	10"	1
BLUE OAK	14"X2	1	OAK	7+16"	1	PLUM	7"	1
CHERRY	6"x3	1	OAK	8"	2	WHITE OAK	8"	1
LIVE OAK	2x4+6+8	1	OAK	9"	3	WHITE OAK	8"+32"	1
LIVE OAK	4+6"	1	OAK	9+10"	1	WHITE OAK	14"	1
LIVE OAK	6"	1	OAK	10"	2	WHITE OAK	14"x3	1
LIVE OAK	8"	2	OAK	10+14"	1	WHITE OAK	16"	1
LIVE OAK	8"x2+20"	1	OAK	12"	4	WHITE OAK	18"	1
LIVE OAK	12"	1	OAK	14"	2	WHITE OAK	20"	1
LIVE OAK	18"	1	OAK	16"	1	WHITE OAK	22"	1
OAK	2x6"	1						

WINERY TOTAL: 60

FOR DRIVEWAY MODIFICATION

SPECIES	SIZE	QTY	SPECIES	SIZE	QTY	SPECIES	SIZE	QTY
BAY	2+7"	1	BAY CLUSTER	50"	1	LIVE OAK	12"	1
BAY	3x3+6"	1	BAY CLUSTER	75"	1	LIVE OAK	14"	1
BAY	3x6"	1	BLUE OAK	4+6"	1	LIVE OAK	24"	1
BAY	6"	1	BLUE OAK	12+16"	1	LIVE OAK	26"	1
BAY	6+7"	1	BLUE OAK	14"	1	WHITE OAK	6+8+12"	1
BAY	7+2x10+12"	1	BLUE OAK	16"	1	WHITE OAK	8"	1
BAY	10+14"	1	BLUE OAK	18"	1	WHITE OAK	12"	2
BAY	12+14"	1	BLUE OAK	34"	1	WHITE OAK	14"	1
BAY	12"+10"+6"	1	LIVE OAK	8"	1	WHITE OAK	18"	1
BAY	16"	1						

DRIVEWAY TOTAL: 29

TOTAL TREES TO BE REMOVED: 89

FOR ALTERNATE DRIVEWAY MODIFICATION

SPECIES	SIZE	QTY	SPECIES	SIZE	QTY	SPECIES	SIZE	QTY
BAY	2x6"	2	BAY	12"+10"+6"	1	LIVE OAK	8"	3
BAY	2+7"	1	BAY	16"	1	LIVE OAK	10"	2
BAY	3x3+6"	1	BAY CLUSTER	36"	2	LIVE OAK	12"	1
BAY	3x6"	3	BAY CLUSTER	48"	1	LIVE OAK	14"	1
BAY	4x6"	1	BAY CLUSTER	50"	1	LIVE OAK	18"+12"	1
BAY	6"	5	BAY CLUSTER	75"	1	LIVE OAK	20"	1
BAY	6"+4"	3	BLUE OAK	4+6"	1	LIVE OAK	24"	1
BAY	8"	8	BLUE OAK	12+16"	1	LIVE OAK	26"	1
BAY	8"x2x6"	1	BLUE OAK	14"	1	WHITE OAK	6+8+12"	1
BAY	10"	1	BLUE OAK	16"	1	WHITE OAK	8"	1
BAY	10"+6"	1	BLUE OAK	18"	1	WHITE OAK	12"	3
BAY	10+14"	1	BLUE OAK	20"	1	WHITE OAK	14"	1
BAY	12"	1	BLUE OAK	34"	1	WHITE OAK	18"	2
BAY	12"+6"	1	LIVE OAK	2x18"	1	WHITE OAK	2"	2
BAY	12"+8"+4"	1	LIVE OAK	6"	1			

ALTERNATE DRIVEWAY TOTAL: 68

TOTAL TREES TO BE REMOVED (INCLUDES WINERY): 128

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSACIVIL.com +
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980

ANTHEM WINERY DEMOLITION PLAN

NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRIAN SCHANDER, P.E. No. 62093 Exp. 12-31-18 CIVIL ENGINEER STATE OF CALIFORNIA

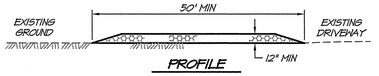
DATE	JUNE 5, 2018
DRAWN	JFN
DESIGNED	PSN
CHECKED	BWF
JOB NO.	4111.010.0

SHEET NO.
UP2.0
2 OF 5 SHEETS

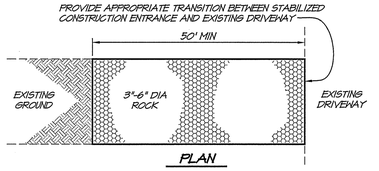
R:\JOB\4111.010.0_Anheuser_Residence\DESIGN\WINERY\UP\UP2.0-DEMO.dwg 06/04/2018 4:01:36PM jwilson COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

USE PERMIT - NOT FOR CONSTRUCTION



PROFILE



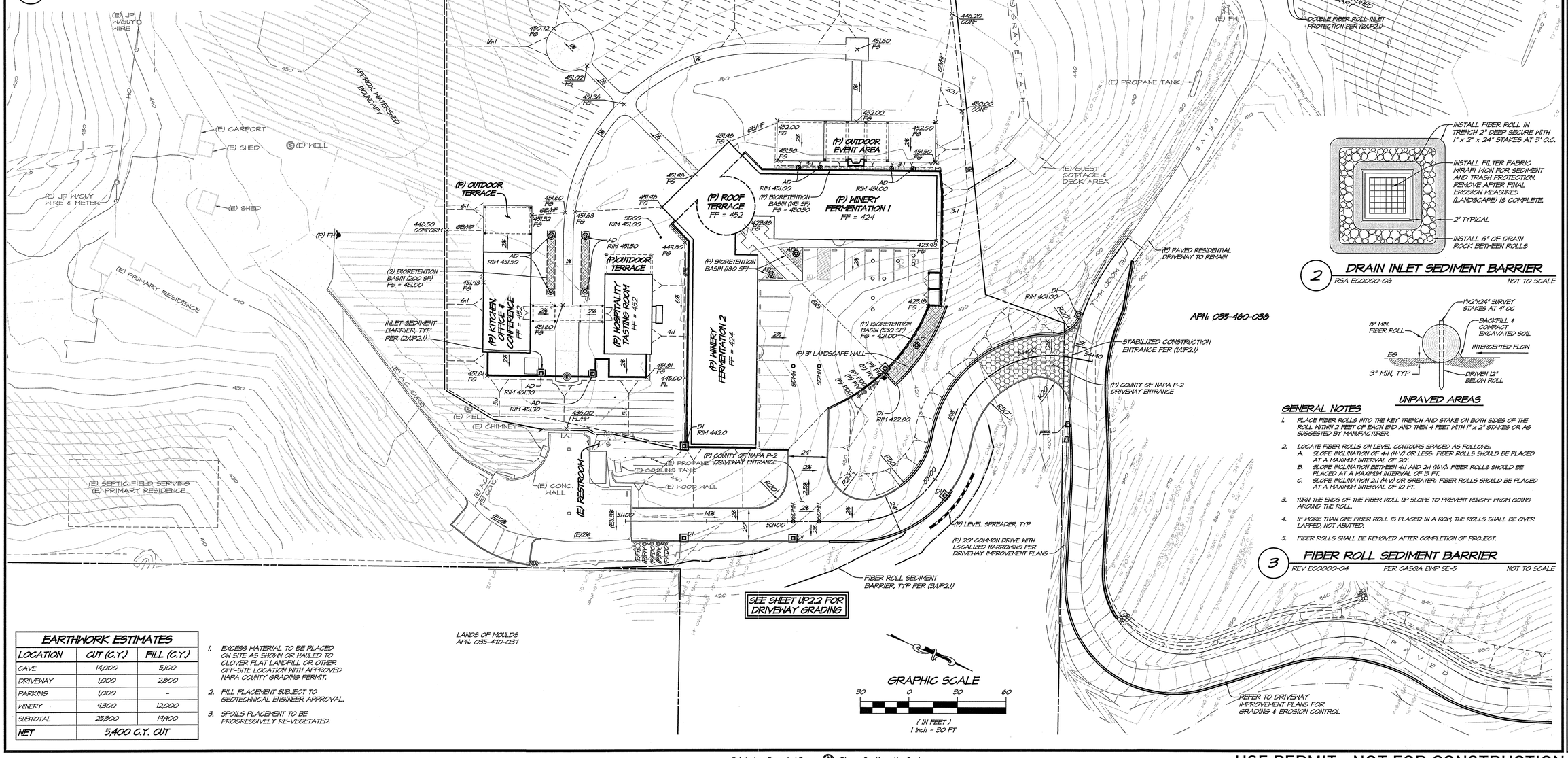
PLAN

DESIGN AND CONSTRUCTION SPECIFICATIONS

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
6. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.

1 STABILIZED CONSTRUCTION ENTRANCE

REV EC0000-06 NOT TO SCALE



2 DRAIN INLET SEDIMENT BARRIER

RSA EC0000-08 NOT TO SCALE

UNPAVED AREAS

GENERAL NOTES

1. PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 2 FEET OF EACH END AND THEN 4 FEET WITH 1" x 2" STAKES OR AS SUGGESTED BY MANUFACTURER.
2. LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
   A. SLOPE INCLINATION OF 4:1 (H:V) OR LESS: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20'.
   B. SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT.
   C. SLOPE INCLINATION 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT.
3. TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
4. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHALL BE OVER LAPPED, NOT ABUTTED.
5. FIBER ROLLS SHALL BE REMOVED AFTER COMPLETION OF PROJECT.

3 FIBER ROLL SEDIMENT BARRIER

REV EC0000-04 PER CASQA BMP SE-5 NOT TO SCALE

EARTHWORK ESTIMATES

LOCATION	CUT (C.Y.)	FILL (C.Y.)
CAVE	14,000	5,100
DRIVEWAY	1,000	2,800
PARKING	1,000	-
WINERY	9,300	12,000
SUBTOTAL	25,300	19,900
NET	5,400 C.Y. CUT	

1. EXCESS MATERIAL TO BE PLACED ON SITE AS SHOWN OR HAULED TO CLOVER FLAT LANDFILL OR OTHER OFF-SITE LOCATION WITH APPROVED NAPA COUNTY GRADING PERMIT.
2. FILL PLACEMENT SUBJECT TO GEOTECHNICAL ENGINEER APPROVAL.
3. SPOILS PLACEMENT TO BE PROGRESSIVELY RE-VEGETATED.

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
+ www.RSACivil.com +
EST. 1980
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS +

ANTHEM WINERY
GRADING & EROSION CONTROL PLAN

CALIFORNIA

NAPA COUNTY

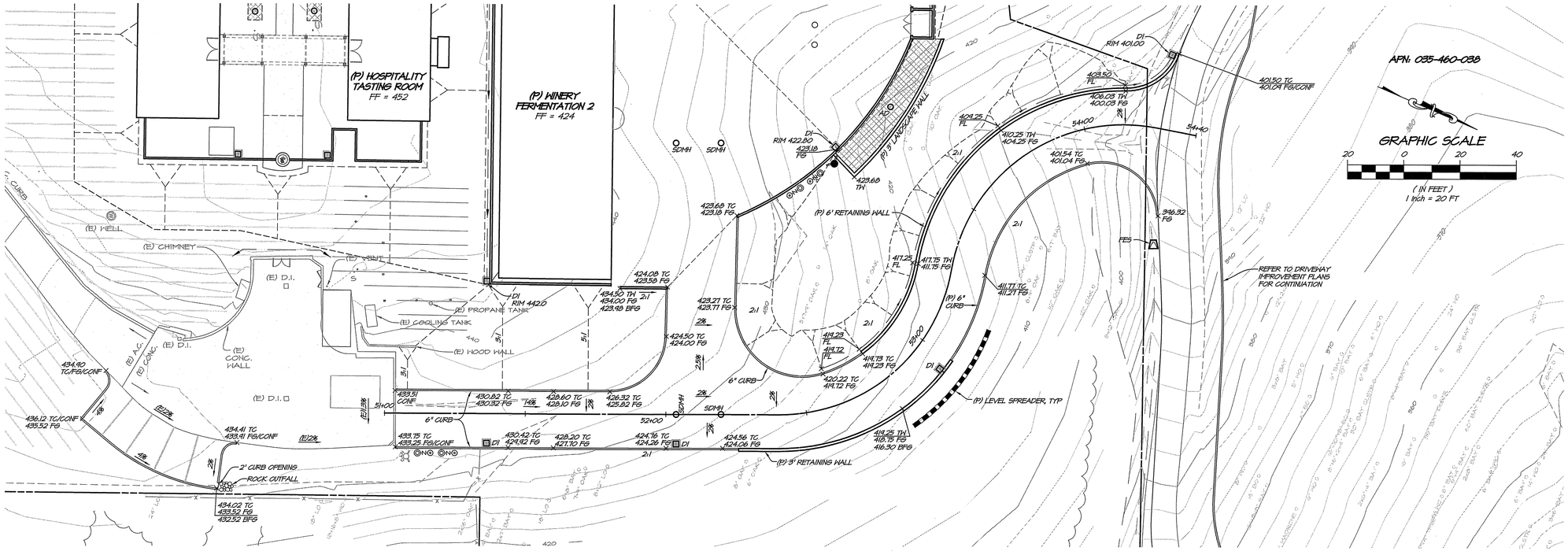
REGISTERED PROFESSIONAL ENGINEER JOSHUA ALEXANDER LAMPERT No. 52509 Exp. 12-31-18 CIVIL ENGINEER STATE OF CALIFORNIA

DATE	JUNE 5, 2018
DRAWN	JPW
DESIGNED	PSW
CHECKED	BWF
JOB NO.	4111010.0
SHEET NO.	UP2.1
	3 OF 5 SHEETS

R:\CIV\4111010.0_Artesius_Residence\DESIGN\WINERY\UP\UP2.1-EC00.dwg 06/04/2018 4:21:18PM jullson COPYRIGHT RSA+

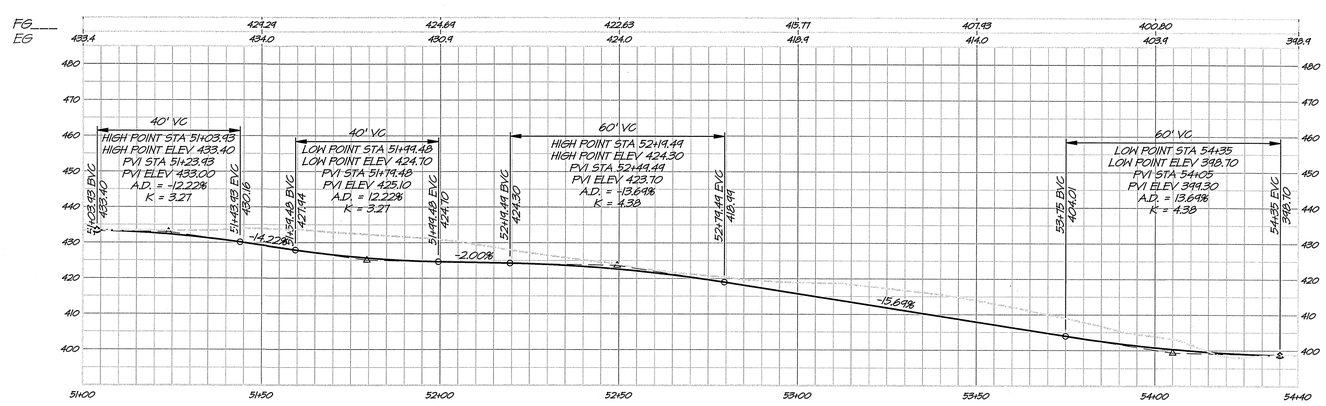
Printed on Recycled Paper Please Continue the Cycle

USE PERMIT - NOT FOR CONSTRUCTION



DRIVEWAY PLAN

SCALE: 1" = 20'



DRIVEWAY PROFILE

SCALE: 1" = 20'

NO.	DATE	REVISIONS	BY	APPD

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252.3301
+ www.RSAcivil.com +

ANTHEM WINERY
DRIVEWAY PLAN & PROFILE

NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL ALEXANDER LINN
No. 52509
Exp. 12-31-18
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	JUNE 5, 2018
DRAWN	JFW
DESIGNED	PSW
CHECKED	BWF
JOB NO.	4111010.0

SHEET NO.
UP2.2
4 OF 5 SHEETS

R:\2011\4111010.0_Arbuckle_Residence\DESIGN\WINERY\UP\UP2.2.DWG 06/04/2018 4:00:39PM jwilson COPYRIGHT RSA+

USE PERMIT - NOT FOR CONSTRUCTION

Printed on Recycled Paper Please Continue the Cycle

MATCHLINE AT LEFT

MATCHLINE AT RIGHT

(E) ROCK DISSIPATORS

STUB TREATED PWW TO VINEYARD IRRIGATION

STUB FILTERED RAIN WATER & WELL WATER TO PROCESS WATER TANK

(P) 12' DIA. x 13.5' HIGH 10,000 GALLON POLY TANK (TYPICAL OF 8) ON INDIVIDUAL FOUNDATIONS

(P) 10'x15' TREATMENT EQUIPMENT HOUSE

STUB TO VINEYARD & LANDSCAPE IRRIGATION

APPROX. LOCATION OF (E) WELL

(E) PRIMARY RESIDENCE

100' SETBACK FROM WELL TO SEPTIC TANK OR LEACH FIELD, TYP

ROCK OUTFALL
FES INV 411.00

FES INV 414.75

APPROX. WATERSHED BOUNDARY

200% RESERVE FOR (P) WINERY (4,664 SF)

PRIMARY FIELD FOR (P) WINERY (2,332 SF)

(2) (P) 11-1000 SS TREATMENT TANKS

(P) D-BOX

APN: 035-470-046

15' SETBACK FROM DESTROYED WELL TO STORM WATER, PROCESS WASTE WATER, AND SANITARY SEWER LINES AND APPURTENANCES, TYP

(E) PROPANE TANK

(E) PAVED

(E) GRAVEL PATH

(E) CARPORT

(E) SHED

(E) WELL

(E) D.I.

(E) JIP WISUY WIRE & METER

(P) FH

(E) PRIMARY RESIDENCE

(P) OUTDOOR EVENT AREA

(P) OUTDOOR TERRACE

(P) ROOF TERRACE
FF = 452

(P) WINERY FERMENTATION 1
FF = 424

AD RIM 451.00

AD RIM 451.00

200,000 GALLON FIRE PROTECTION AND RAINWATER HARVESTING CAVE, TYPICAL OF 2

(E) GUEST COTTAGE & DECK AREA

(P) 4,000 GAL PWW SEPTIC TANK

(P) 13,000 GALLON PWW HEMER

(P) 1,000 GALLON PWW PUMP TANK

SDCO RIM 451.00

SD RIM 451.50

(P) OUTDOOR TERRACE

AD RIM 451.50

(P) KITCHEN, OFFICE & CONFERENCE
FF = 452

STUB W/ SS, AD, FOR CONTINUATION

(P) HOSPITALITY TASTING ROOM
FF = 452

(P) WINERY FERMENTATION 2
FF = 424

DI RIM 401.00

(P) 5,000 GAL SS SEPTIC TANK W/ PUMP

APN: 035-460-038

R250' COMMERCIAL

DI RIM 422.80

(P) 12,700 CF DETENTION CHAMBERS

(E) A.C. CURB

AD RIM 451.70

AD RIM 451.70

(E) WELL

(E) CHIMNEY

(E) VENT

DI RIM 442.0

50' SETBACK FROM WELL FOR BIORETENTION

(E) SEPTIC FIELD SERVING (E) PRIMARY RESIDENCE

R250' COMMERCIAL

(E) PROPANE TANK

(E) COOLING TANK

(E) CONC. WALL

(E) WOOD WALL

(E) BIOFILTRATION

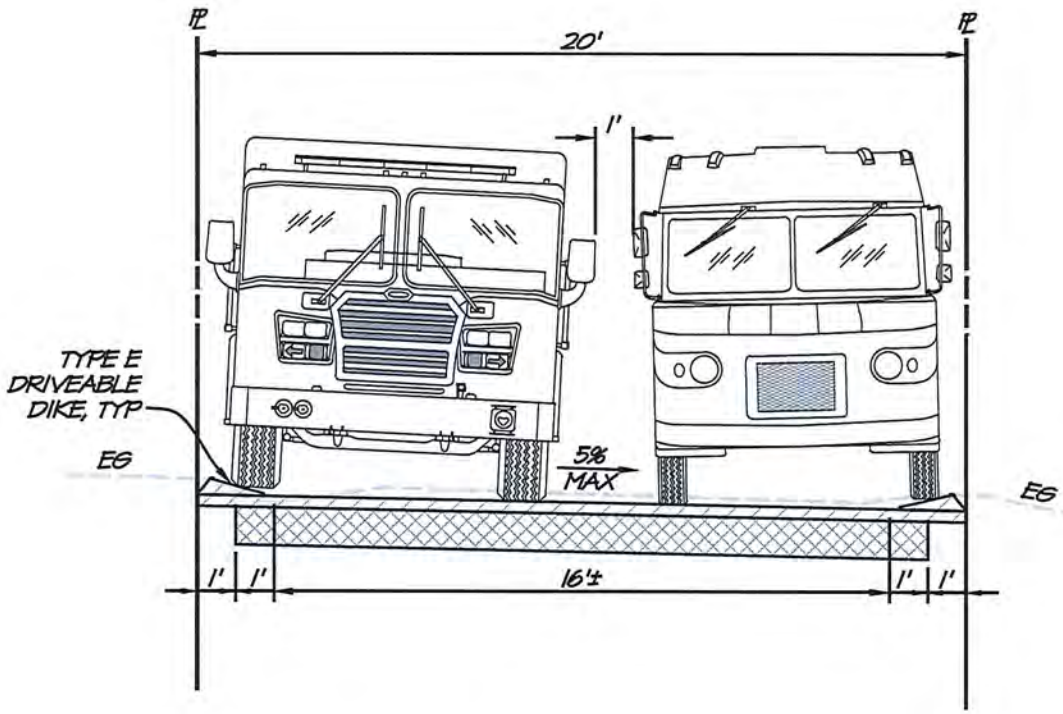
(E) DOMESTIC SEPTIC TANK

(E) BIOFILTRATION

(E) BIOFILTRATION

(E) BIOFILTRATION

ANTHEM WINERY
TYPE 1 ENGINE AND DELIVERY TRUCK PASSING ON TYPE A DRIVEWAY



GRAPHIC SCALE

5 0 5 10

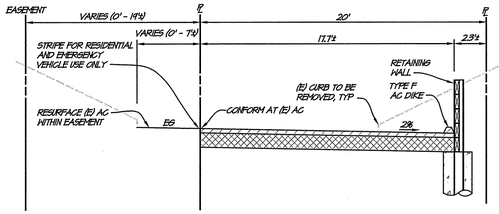
(IN FEET)
1 inch = 5 FT.

RSA+

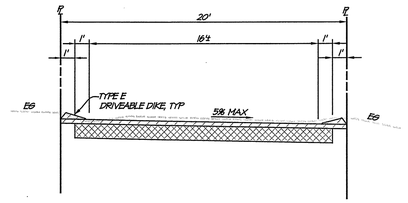
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | est. 1980

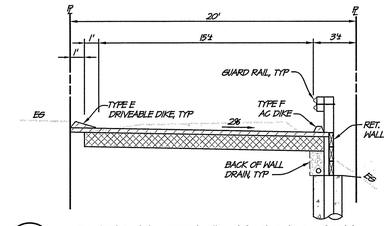
JANUARY 12, 2018 4111010.0 Exh-Road Clr.dwg



X2 DRIVEWAY ENTRY OPTION 2
NO EASEMENT — NOT TO SCALE



A TYPICAL DRIVEWAY SECTION
CONFORM TO EG — NOT TO SCALE



B TYPICAL DRIVEWAY SECTION
RETAINING WALL — NOT TO SCALE

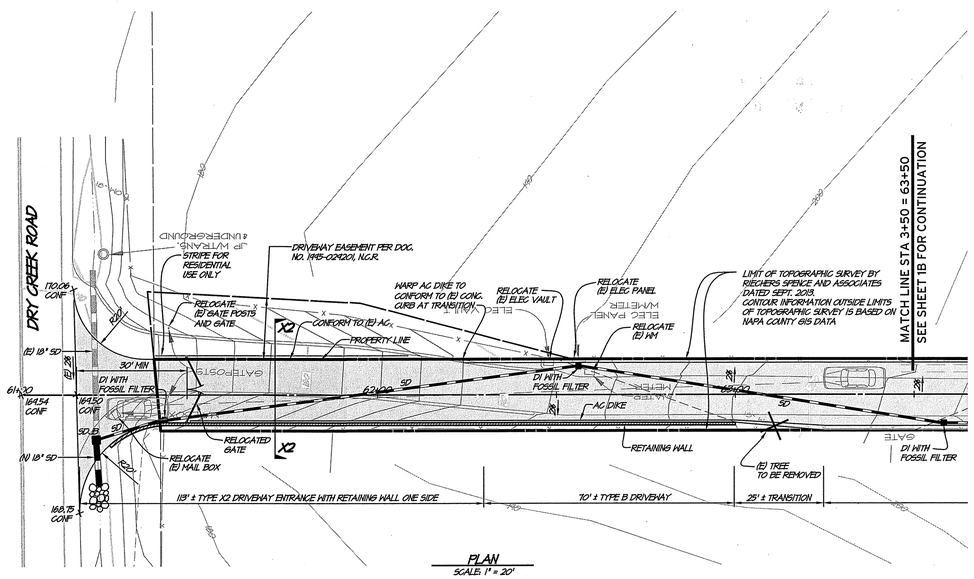
NOTES

1. APPROXIMATE DISTURBED AREA = 1.4 ACRES
2. SEE TABLE ON SHEET 3A FOR TREE REMOVAL.
3. 22' DRIVEWAY SECTION TO BE 20' PAVED +2' PAVED SHOULDER WITH LOCALIZED WIDENING PER NAPA COUNTY ROAD & STREET STANDARDS, TYPICAL
4. ALL ROADWAY SURFACES AND STRUCTURES SHALL MEET H20-44 LOADING REQUIREMENTS PER SECTION 15 OF THE NAPA COUNTY ROAD AND STREET STANDARDS.
5. THE TYPICAL PAVEMENT SECTION SHALL BE 0.30' AC OVER 1.15' CLASS 2 AB COMPACTED TO 95% RELATIVE COMPACTION, OVER 1' SELECT FILL SUBGRADE PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

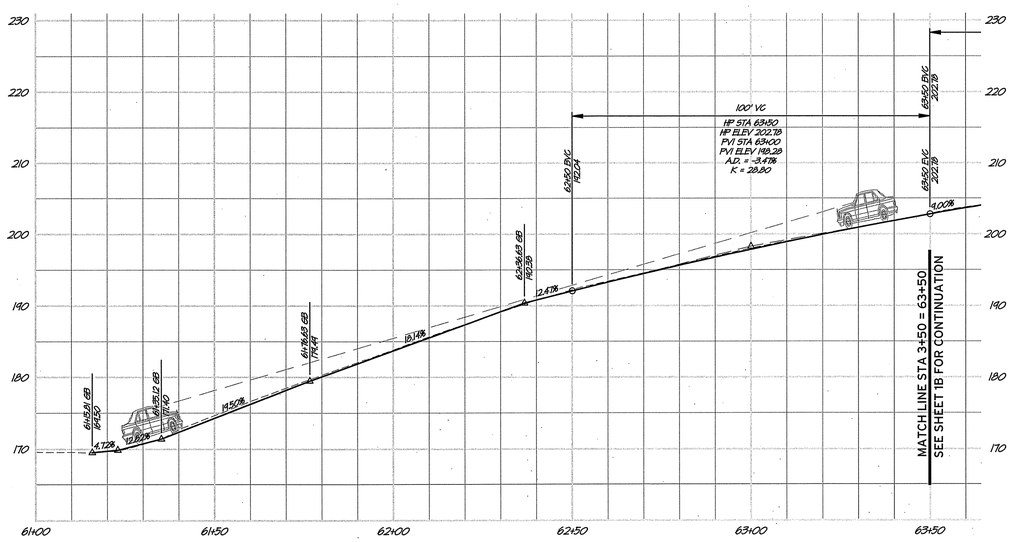
OPTION 2 EARTHWORK ESTIMATES	
CUT	3,400 C.Y.
FILL	1,700 C.Y.
NET CUT	1,700 C.Y.

DRIVEWAY OPTION 2 SHEET INDEX

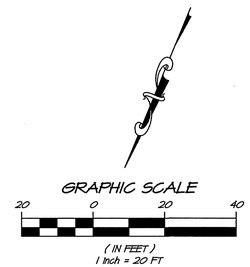
1A.	ENTRY OPTION 2
1B.	DRIVEWAY PLAN AND PROFILE
2.	DRIVEWAY PLAN AND PROFILE
3.	DRIVEWAY PLAN AND PROFILE
3A.	DRAINAGE CROSSING OPTION 2
4.	DRIVEWAY PLAN AND PROFILE
5.	SECTIONS
5A.	SECTIONS - OPTION 2



PLAN
SCALE: 1" = 20'



PROFILE
HORIZ SCALE: 1" = 20'
VERT SCALE: 1" = 10'



NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
1980

ANTHEM WINERY DRIVEWAY ENTRY OPTION 2

NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — PAUL S. EXANDER — No. 52595 — Exp. 12-31-18 — CIVIL ENGINEER — STATE OF CALIFORNIA

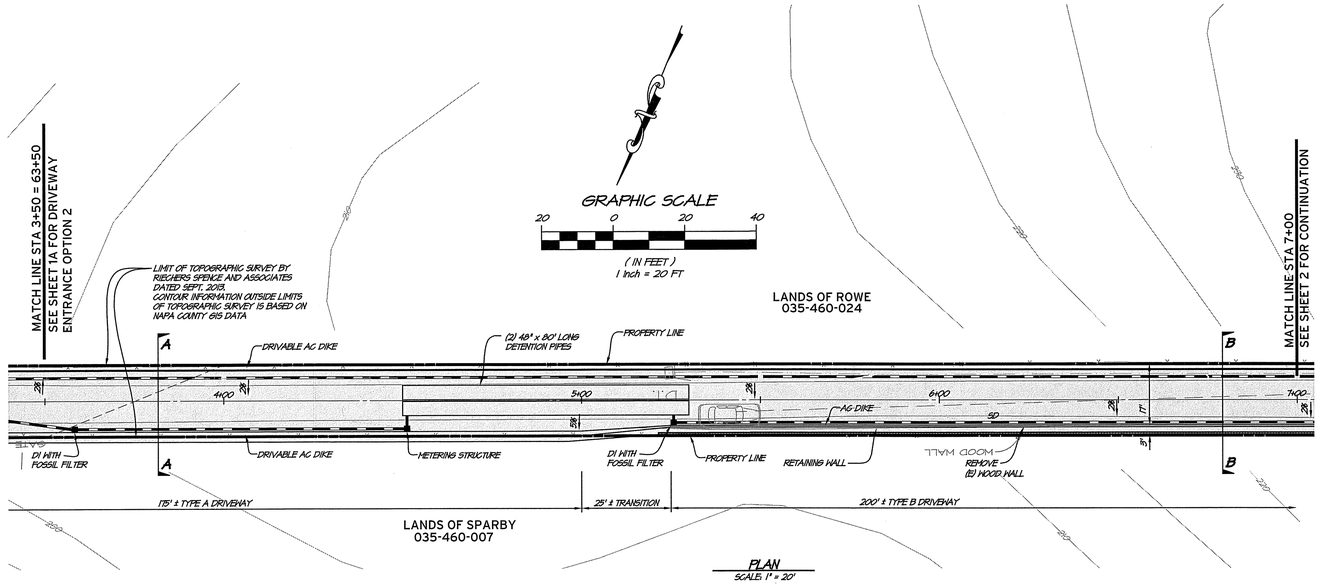
DATE	JANUARY 12, 2018	
DRAWN	DRL/MM	
DESIGNED	PSH	
CHECKED	BWF	
JOB NO.	4111010.0	

SHEET NO.
1A
1 OF 8 SHEETS

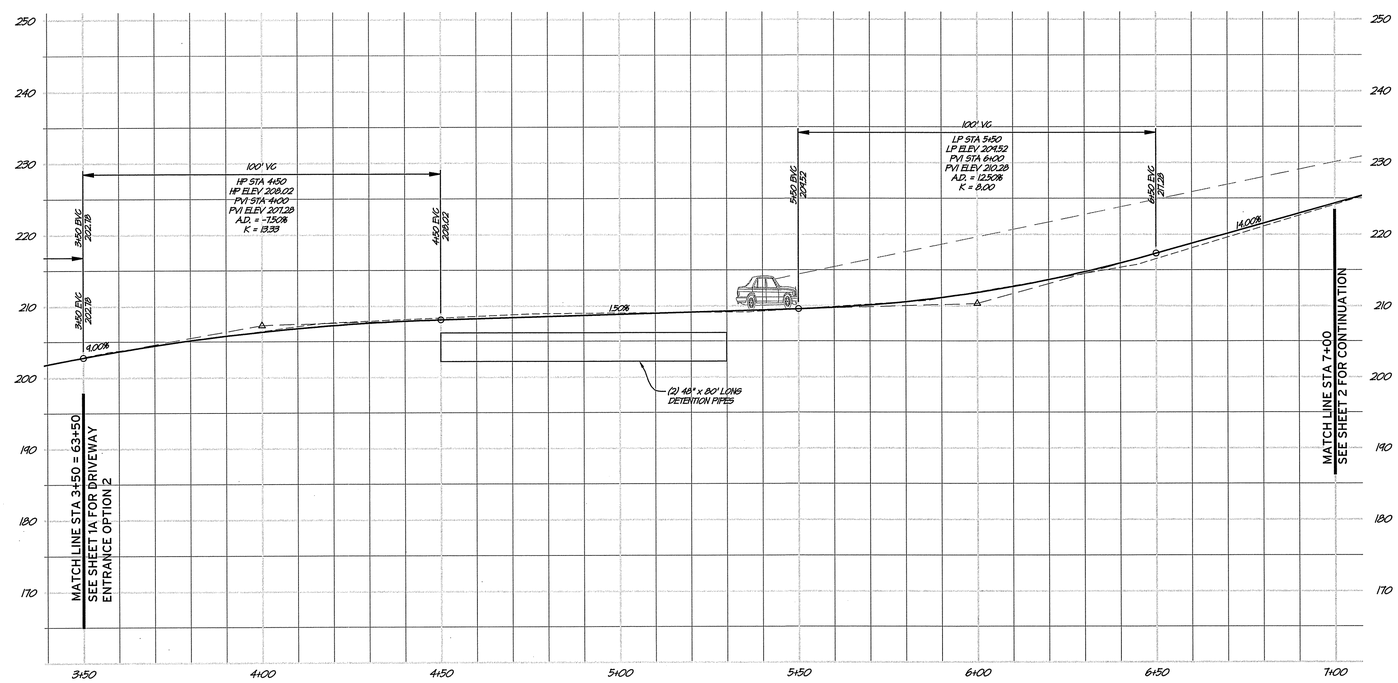
R:\DEN\4111010.0_Anbuckle_Residence\DESIGN\WINERY\DRIVEWAY\Option 2\Roads-revised-Sheet 1A.dwg 01/12/2016 3:06:07PM jallison COPYRIGHT RSA+

Printed on Recycled Paper — Please Continue the Cycle

USE PERMIT - NOT FOR CONSTRUCTION



PLAN
SCALE: 1" = 20'



PROFILE
HORIZ SCALE: 1" = 20'
VERT SCALE: 1" = 10'

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | 1980

ANTHEM WINERY
DRIVEWAY PLAN AND PROFILE
NAPA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PAUL K. EVANDER JR. LYNN
No. 52590
Exp. 12-31-18
CIVIL ENGINEER
STATE OF CALIFORNIA

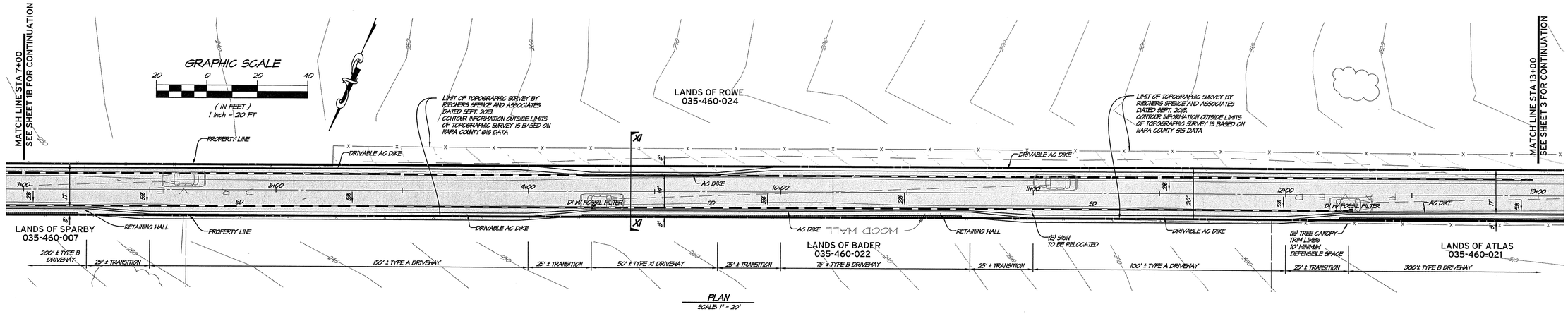
DATE	JANUARY 12, 2018	
DRAWN	DRL/MM	UHA
DESIGNED	PSW	
CHECKED	BNF	
JOB NO.	41110110.0	

SHEET NO.
1B
2 OF 8 SHEETS

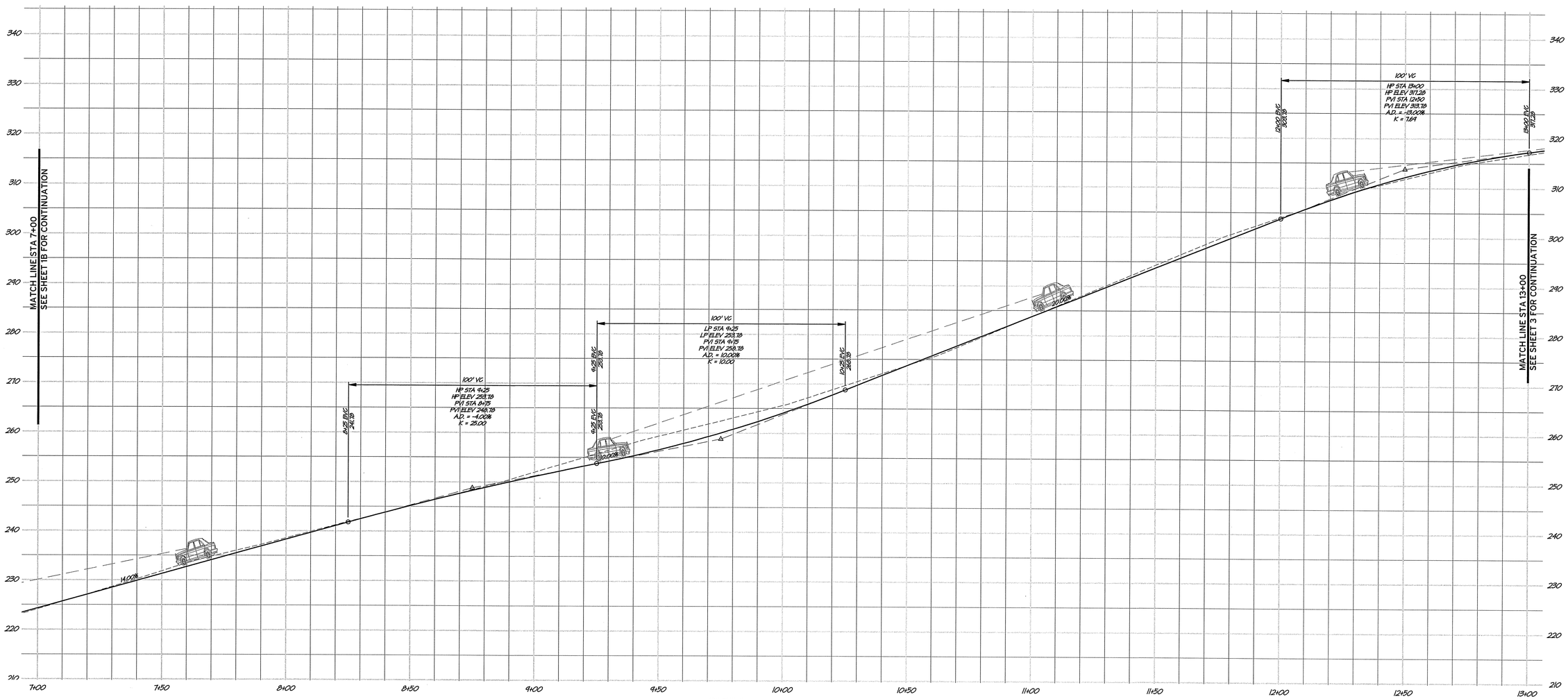
R:\JOBS\41110110.0_Anbuclas_Residence\CADD\DESIGN\WINERY\Drawings\Option 2\Wood-Driveway.dwg 01/12/2018 2:04:08PM jwilson COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

USE PERMIT - NOT FOR CONSTRUCTION



PLAN
SCALE: 1" = 20'



PROFILE
HORIZ SCALE: 1" = 20'
VERT SCALE: 1" = 10'

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | 1980

ANTHEM WINERY
DRIVEWAY PLAN AND PROFILE
NAPA COUNTY
CALIFORNIA

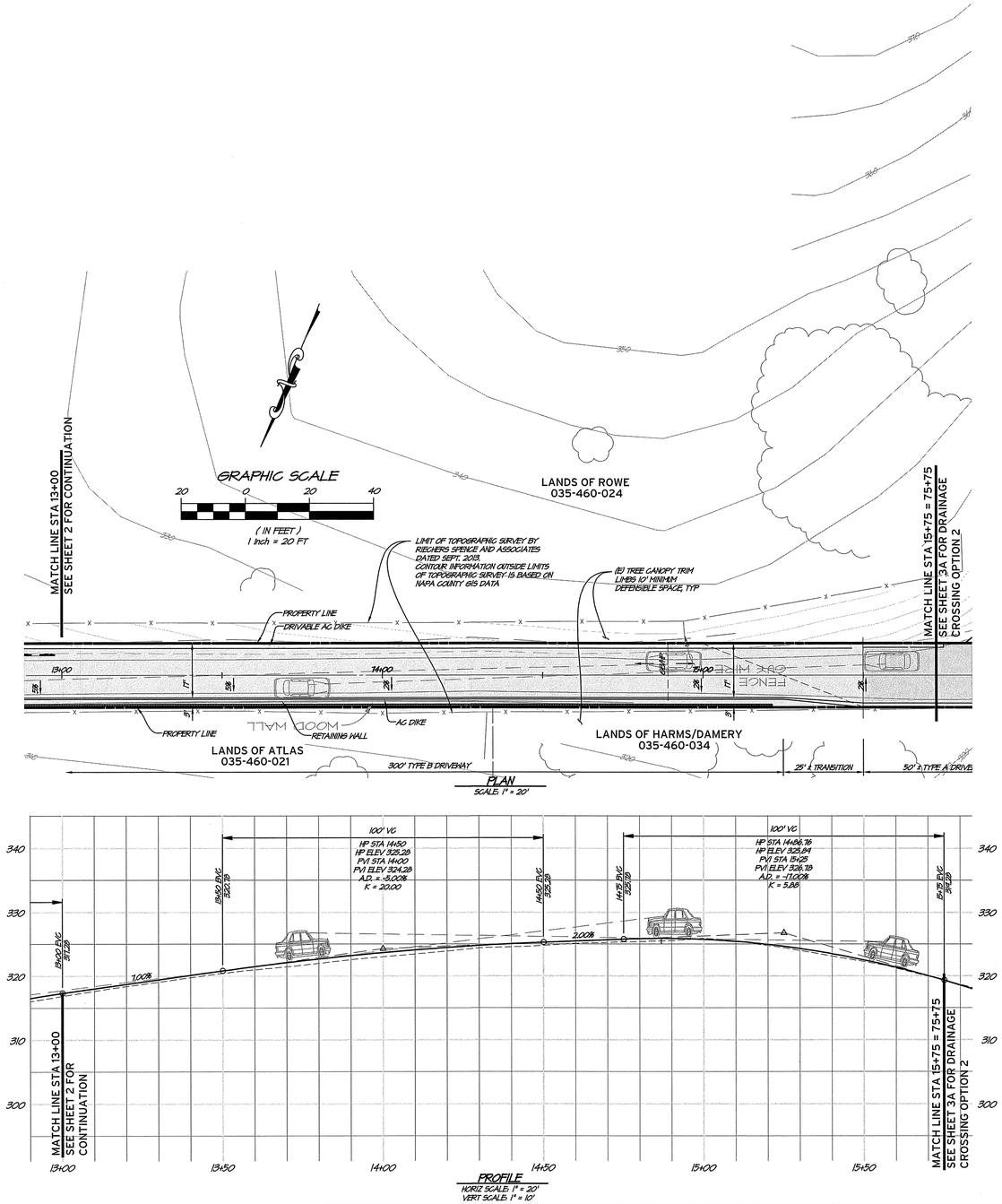
REGISTERED PROFESSIONAL ENGINEER
FRIDRICH ALEXANDER LANG
No. 52509
Exp. 12-31-18
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	JANUARY 12, 2018	
DRAWN	DRL/JMM	JMM
DESIGNED	PSH	
CHECKED	BNF	
JOB NO.	4111010.0	
SHEET NO.	2	
	3 OF 8 SHEETS	

R:\2011\4111010.0_Anderle_Residence\DESIGN\INBEST\2D\EXHIBITS\Option 2\Wood-Driveway.dwg 01/12/2018 2:01:46PM jallison COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

USE PERMIT - NOT FOR CONSTRUCTION



NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980

ANTHEM WINERY
DRIVEWAY PLAN AND PROFILE
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RICH ALEXANDER LIMM
No. 52509
Exp. 12-31-18
CIVIL ENGINEER
STATE OF CALIFORNIA

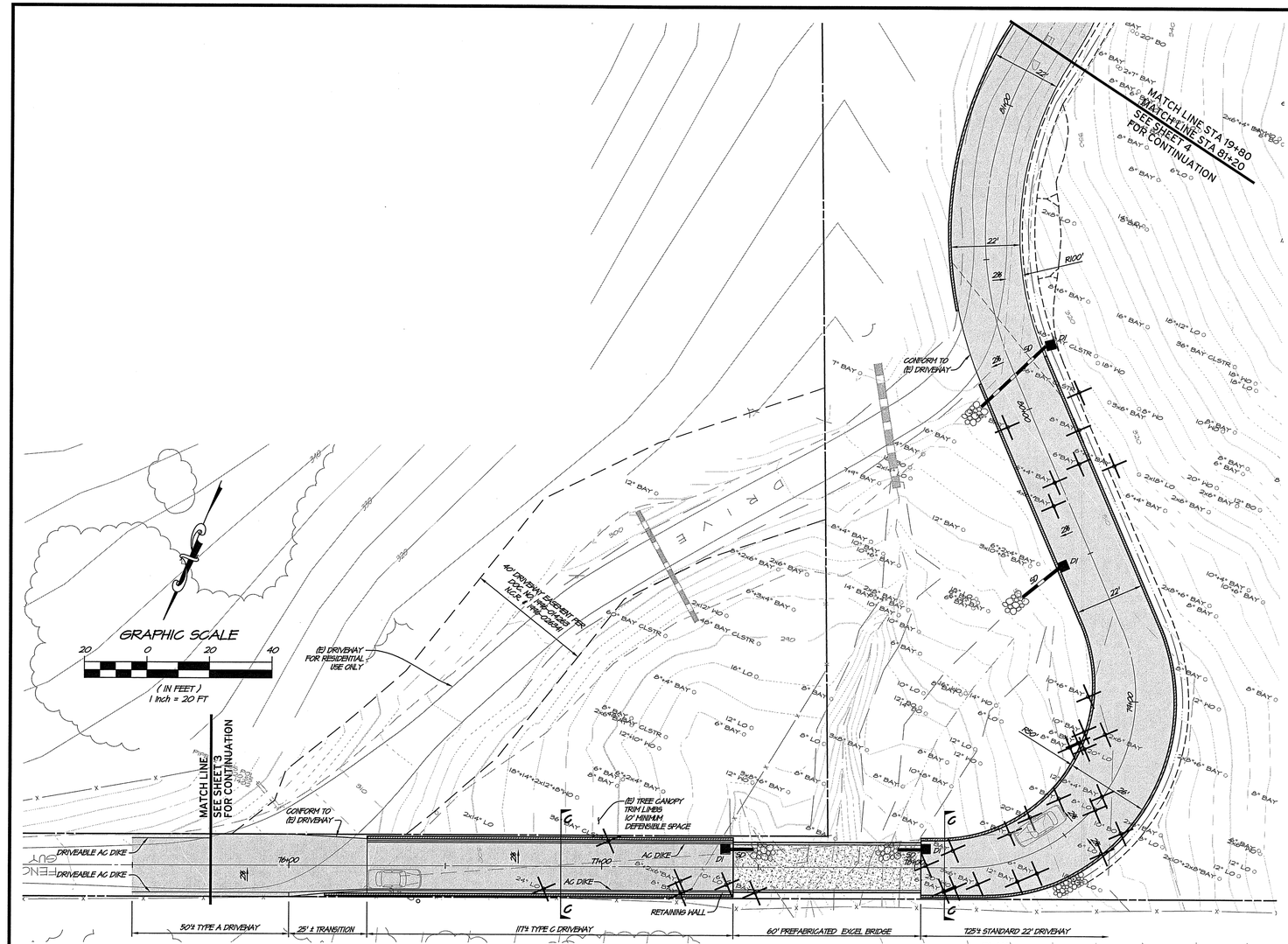
DATE	JANUARY 12, 2018
DRAWN	DRL/LMM
DESIGNED	PSH
CHECKED	BWF
JOB NO.	4111010.0

SHEET NO.
3
4 OF 8 SHEETS

R:\2011\4111010.0_Arbuckle_Residence\DESIGN\WINERY\DRIVEWAY\Option 2\Road-Driveway.dwg 01/12/2018 2:10:19PM jullson COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

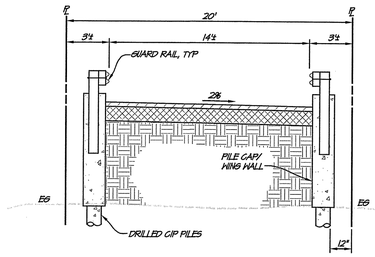
USE PERMIT - NOT FOR CONSTRUCTION



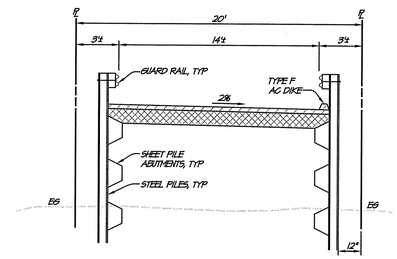
PLAN

SCALE: 1" = 20'

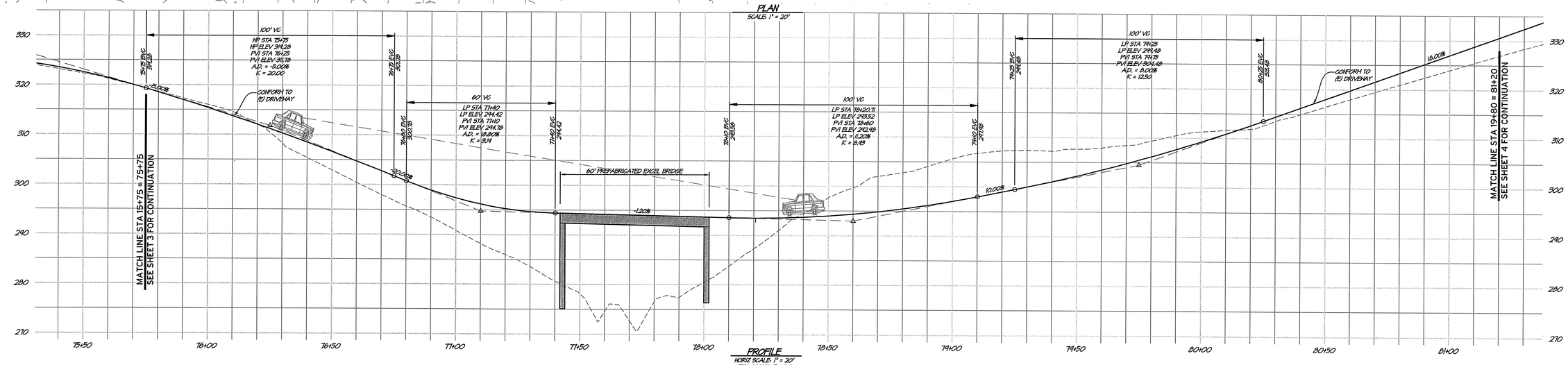
TREE REMOVAL								
FOR OPTION 2 DRIVEWAY MODIFICATION								
SPECIES	SIZE	QTY	SPECIES	SIZE	QTY	SPECIES	SIZE	QTY
BAY	2x6"	1	BAY	12"+10"+6"	1	LIVE OAK	8"	2
BAY	2+7"	1	BAY	16"	1	LIVE OAK	10"	2
BAY	3x3+6"	1	BAY CLUSTER	36"	2	LIVE OAK	12"	1
BAY	3x6"	2	BAY CLUSTER	48"	0	LIVE OAK	14"	1
BAY	4x6"	1	BAY CLUSTER	50"	1	LIVE OAK	18"+12"	0
BAY	6"	5	BAY CLUSTER	75"	1	LIVE OAK	20"	1
BAY	6"+4"	3	BLUE OAK	4+6"	1	LIVE OAK	24"	1
BAY	8"	7	BLUE OAK	12+16"	1	LIVE OAK	26"	1
BAY	8"+2x6"	1	BLUE OAK	14"	1	WHITE OAK	6+8+12"	1
BAY	10"	1	BLUE OAK	16"	1	WHITE OAK	8"	1
BAY	10"+6"	1	BLUE OAK	18"	1	WHITE OAK	12"	2
BAY	10+14"	1	BLUE OAK	20"	1	WHITE OAK	14"	1
BAY	12"	1	BLUE OAK	34"	1	WHITE OAK	18"	1
BAY	12"+6"	1	LIVE OAK	2x18"	0	WHITE OAK	2"	2
BAY	12"+8"+4"	1	LIVE OAK	6"	1			
OPTION 2 DRIVEWAY TOTAL: 59								



C1 TYPICAL DRIVEWAY SECTION
CONCRETE BRIDGE ABUTMENT OPTION NOT TO SCALE



C2 TYPICAL DRIVEWAY SECTION
STEEL BRIDGE ABUTMENT OPTION NOT TO SCALE



PROFILE

HORIZ SCALE: 1" = 20'
VERT SCALE: 1" = 10'

NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980

ANTHEM WINERY
DRAINAGE CROSSING OPTION 2

NAPA COUNTY CALIFORNIA

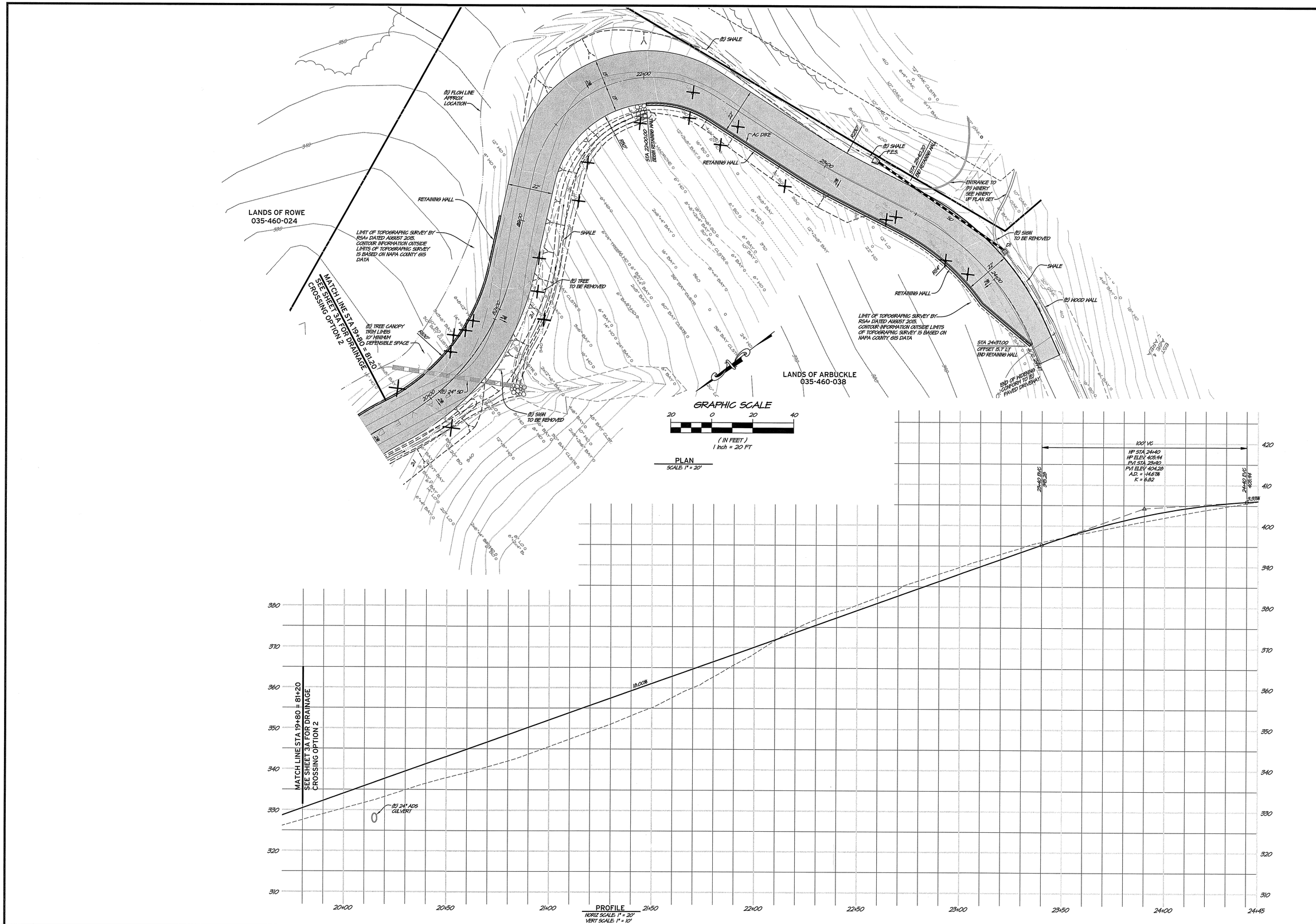
REGISTERED PROFESSIONAL ENGINEER
HUGH A. ALEXANDER, III
No. 52509
Exp. 12-31-18
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	JANUARY 12, 2018
DRAWN	DRL/MM
DESIGNED	PSW
CHECKED	BWF
JOB NO.	4111010.0
SHEET NO.	3A
	5 OF 8 SHEETS

R:\2011\4111010.0_Arbuckle_Residence\DESIGN\WINERY\DRIVEWAY\Option 2\Road-revised-Sheet 3A.dwg 01/12/2018 2:07:42PM jwilson COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

USE PERMIT - NOT FOR CONSTRUCTION



NO.	DATE	REVISIONS	BY	APPD

RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +
RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | EST. 1980

ANTHEM WINERY
DRIVEWAY PLAN AND PROFILE
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MICHAEL ALEXANDER LINN
No. 52509
Exp. 12-31-18
CIVIL ENGINEER
STATE OF CALIFORNIA

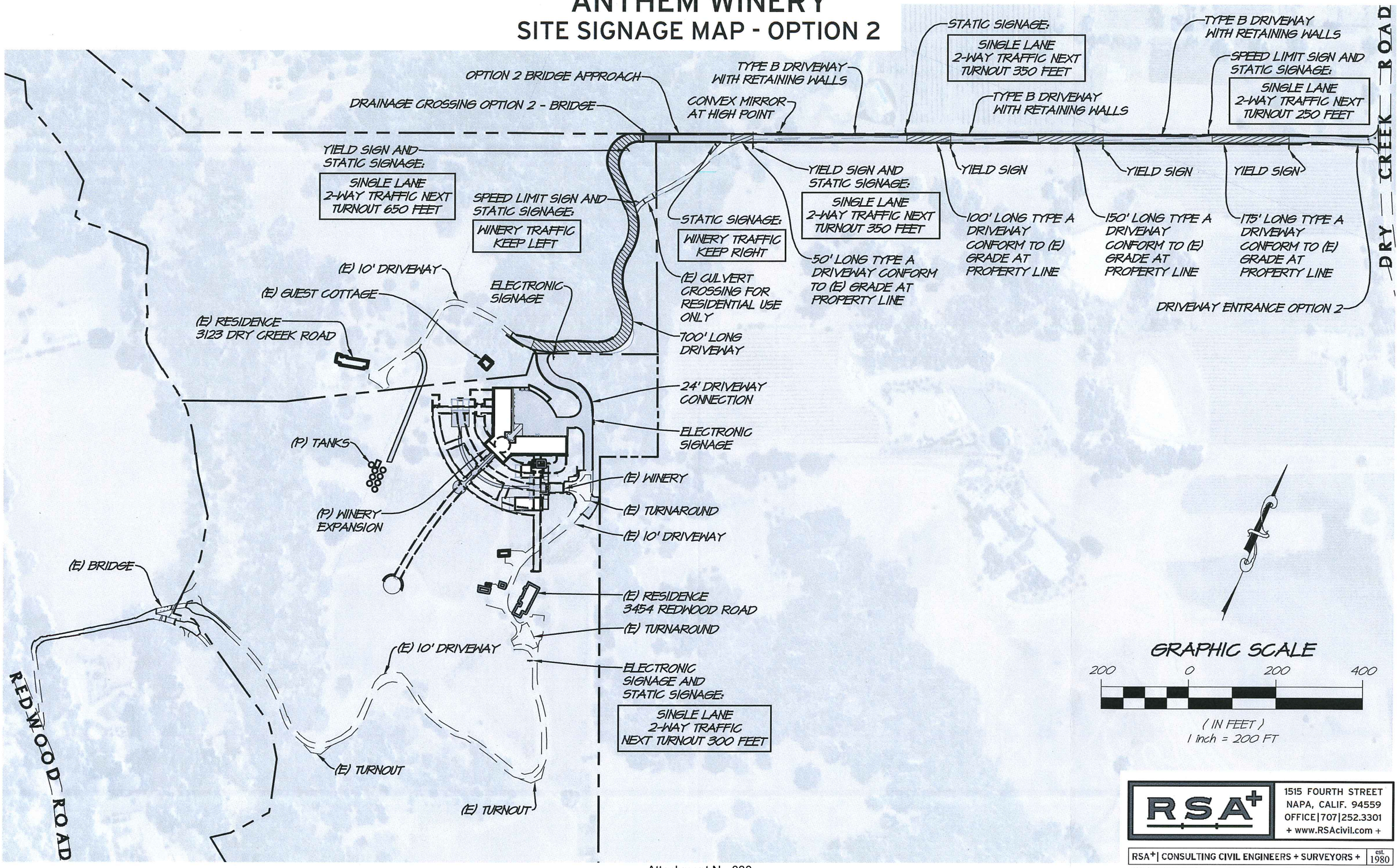
DATE	JANUARY 12, 2018
DRAWN	DRL/LMM
DESIGNED	PSW
CHECKED	BWF
JOB NO.	4111010.0
SHEET NO.	4
	6 OF 8 SHEETS

R:\2011\4111010.0_Arbuckle_Residence\DESIGN\WINERY\DRIVEWAY\Option 2\Road-Driveway.dwg 01/16/2018 11:00:26AM LMilgram COPYRIGHT RSA+

Printed on Recycled Paper Please Continue the Cycle

USE PERMIT - NOT FOR CONSTRUCTION

ANTHEM WINERY
SITE SIGNAGE MAP - OPTION 2



RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +
RSA+| CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

JANUARY 12, 2018 4111010.0 Exh-Site Signage-Opt2.dwg

R:\2011\4111010.0_Arbuckle_Residence\DESIGN\EXHIBITS\Exh-Site Signage-Opt2.dwg 01/12/2018