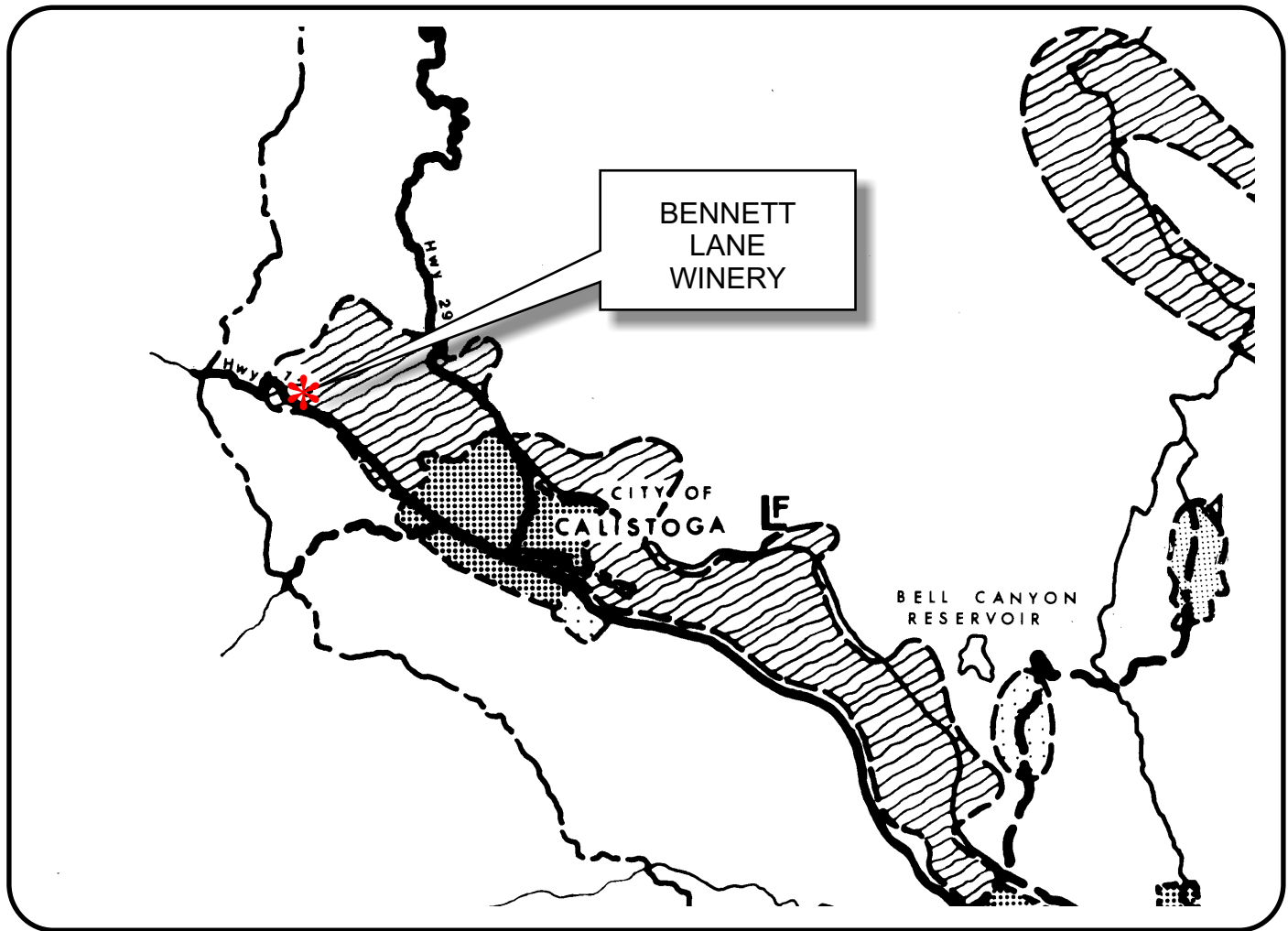


# NAPA COUNTY LAND USE PLAN 1998 - 2000



## LEGEND

### TRANSPORTATION

- LIMITED ACCESS HIGHWAY
- MAJOR ROAD
- SECONDARY ROAD
- RAILROAD
- AIRPORT
- LANDFILL SITE

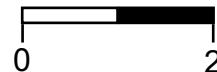
### OPEN SPACE

- AGRICULTURE, WATERSHED & OPEN SPACE
- AGRICULTURAL RESOURCE

### URBAN

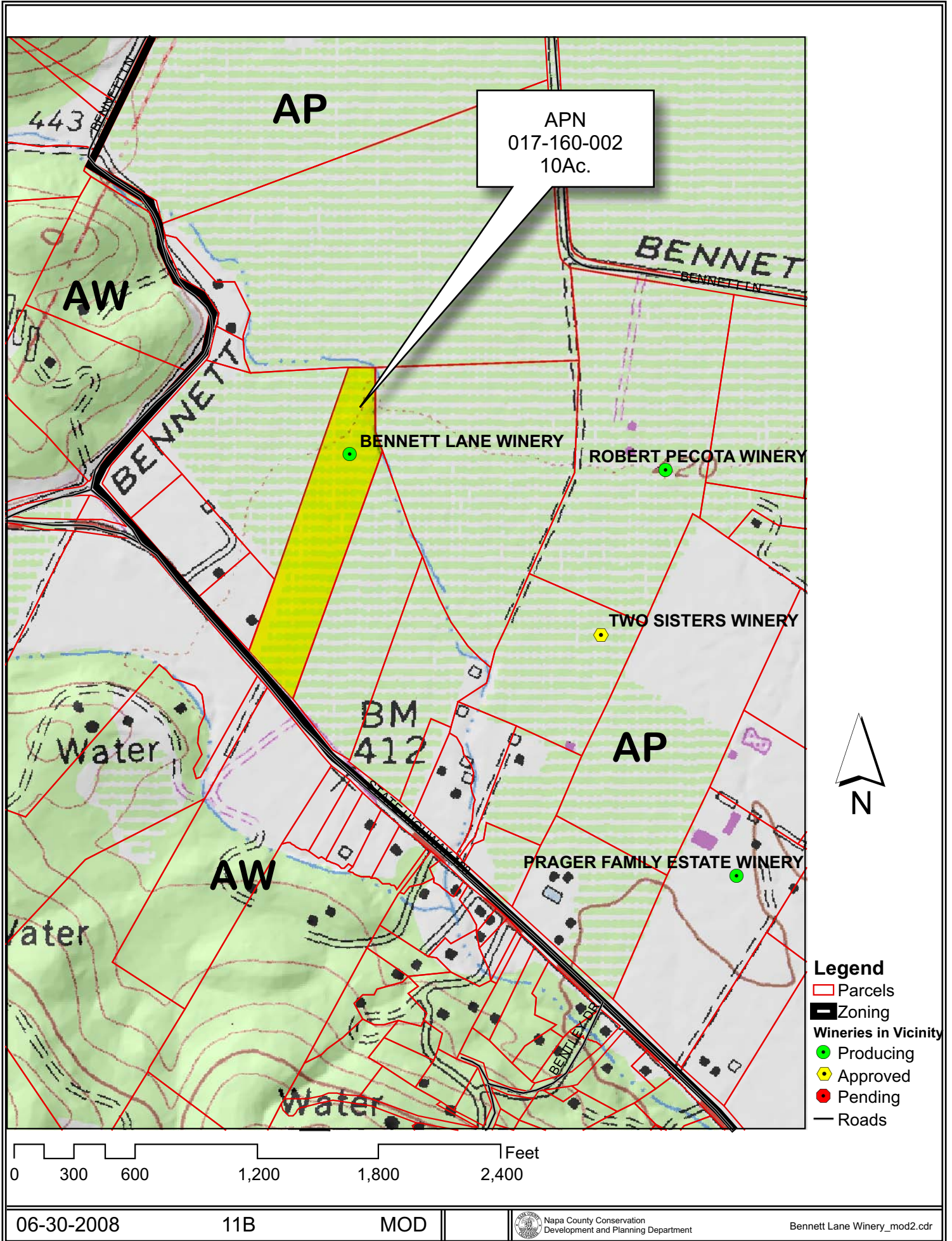
- CITIES
- URBAN RESIDENTIAL
- RURAL RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC - INSTITUTIONAL

SCALE IN MILES

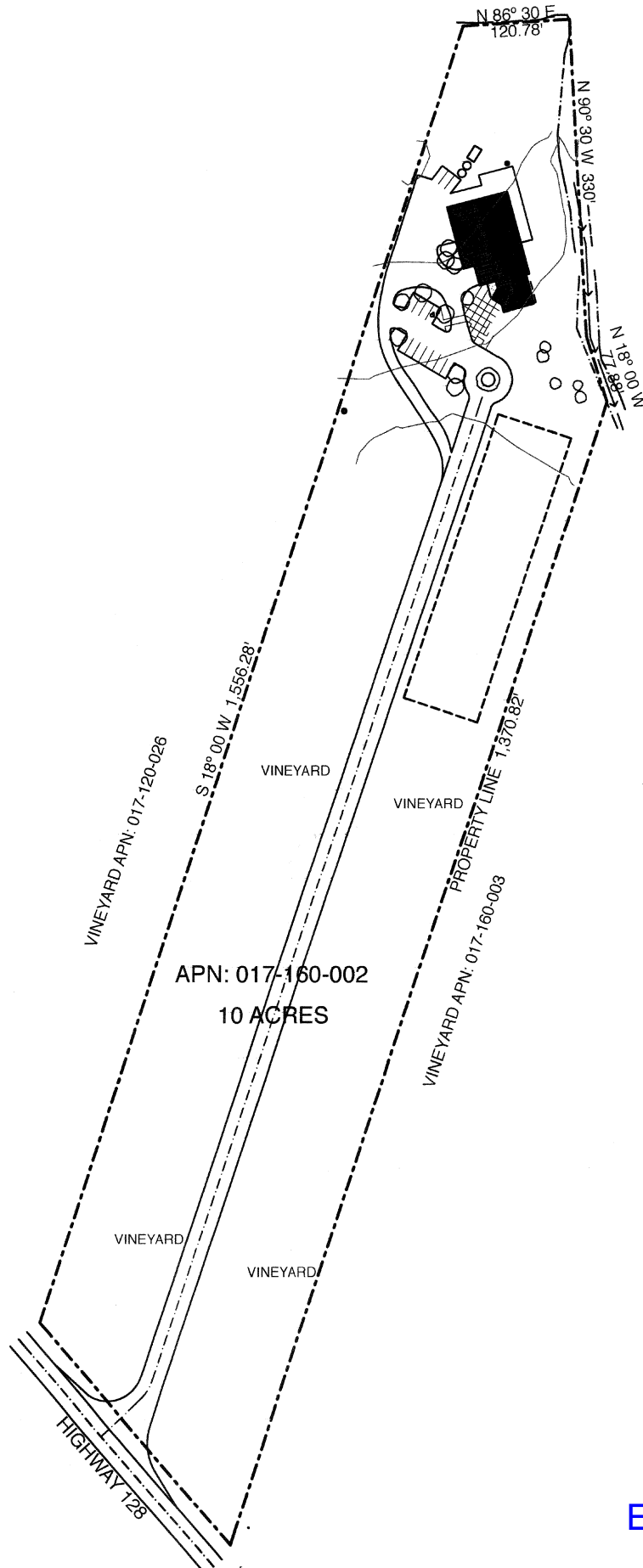


APN  
017-160-002  
06-30-2008  
11B MOD

# BENNETT LANE WINERY



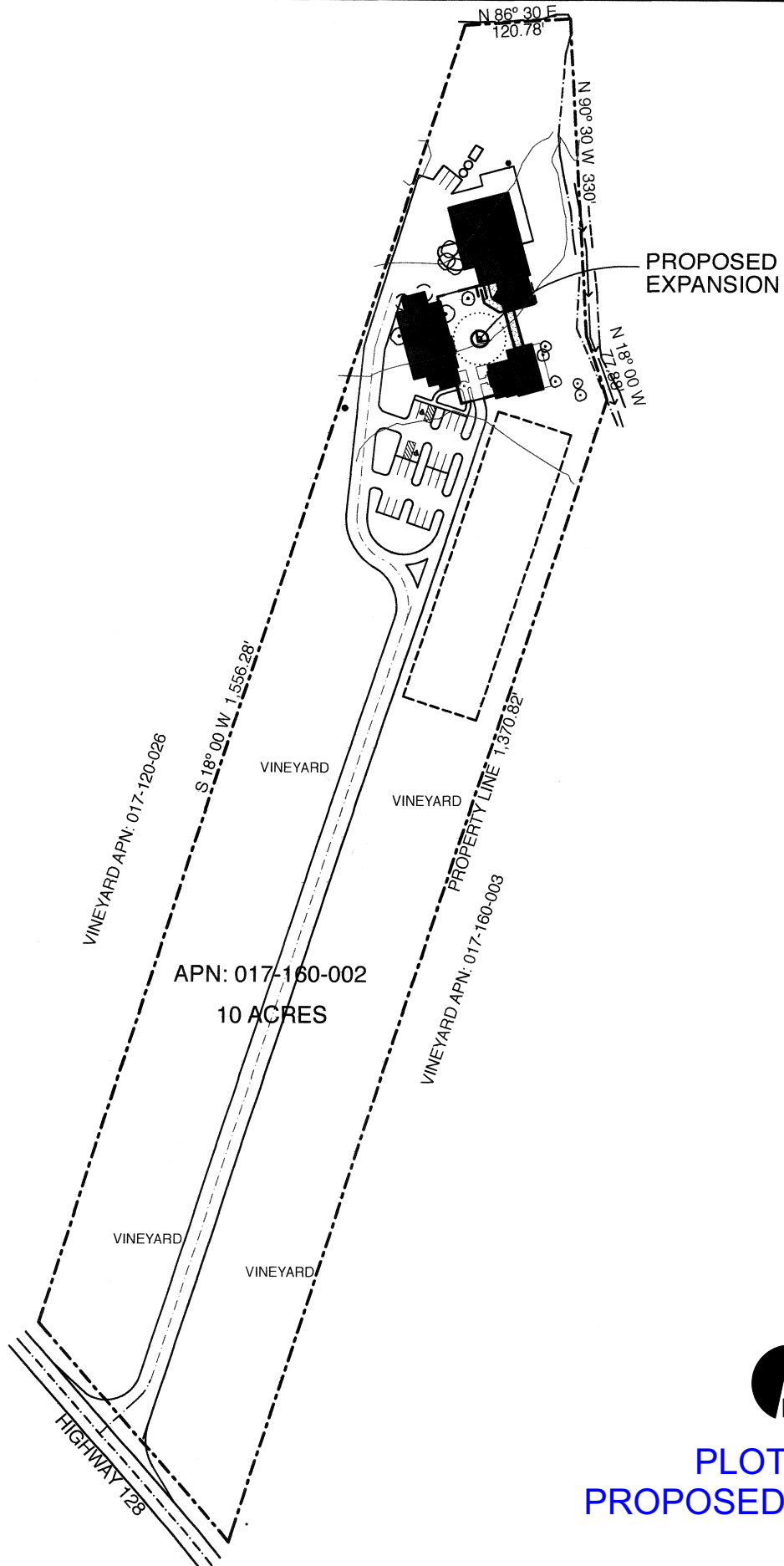
# BENNETT LANE WINERY



**PLOT PLAN  
EXISTING FACILITY**



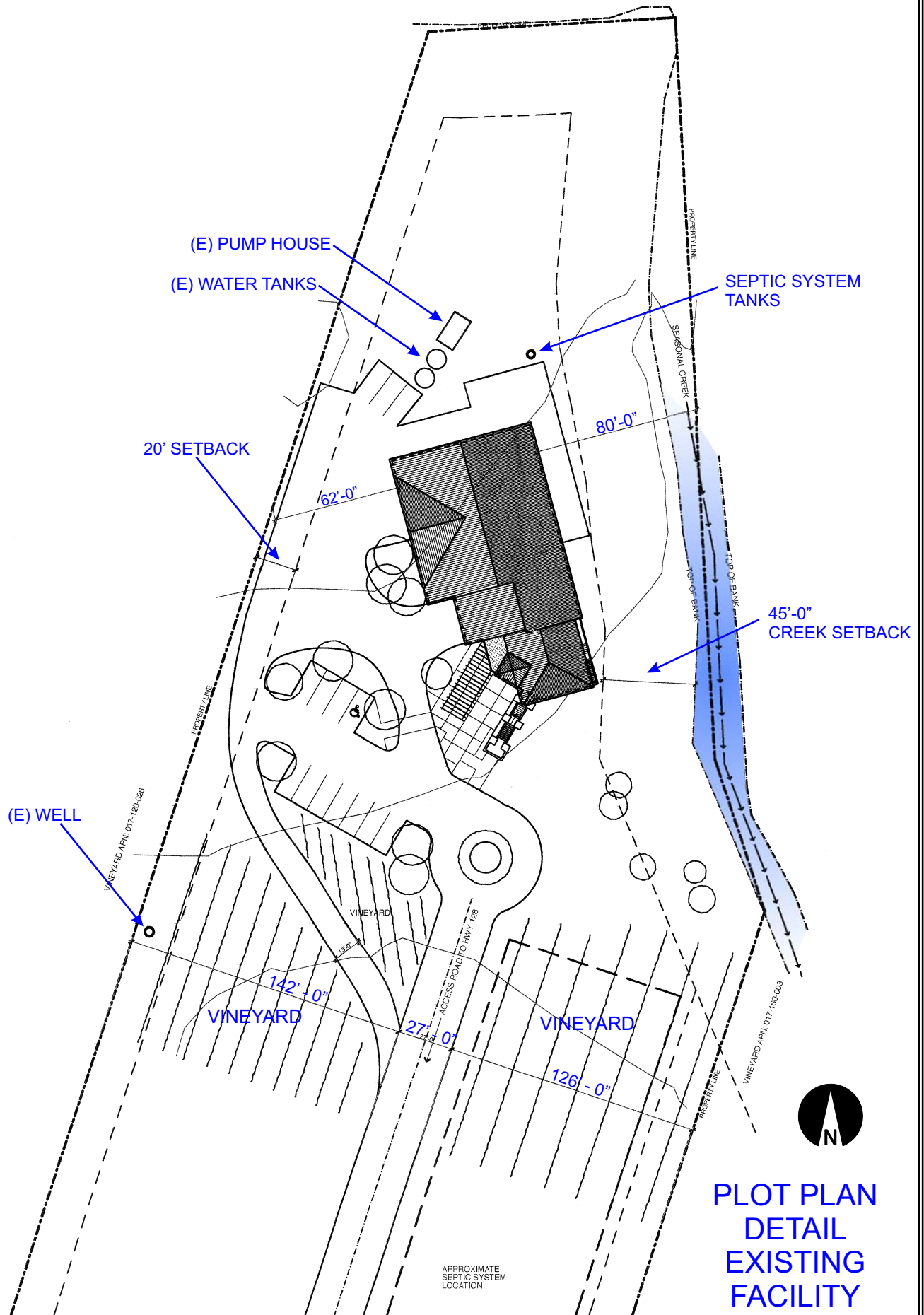
# BENNETT LANE WINERY



**PLOT PLAN  
PROPOSED EXPANSION**

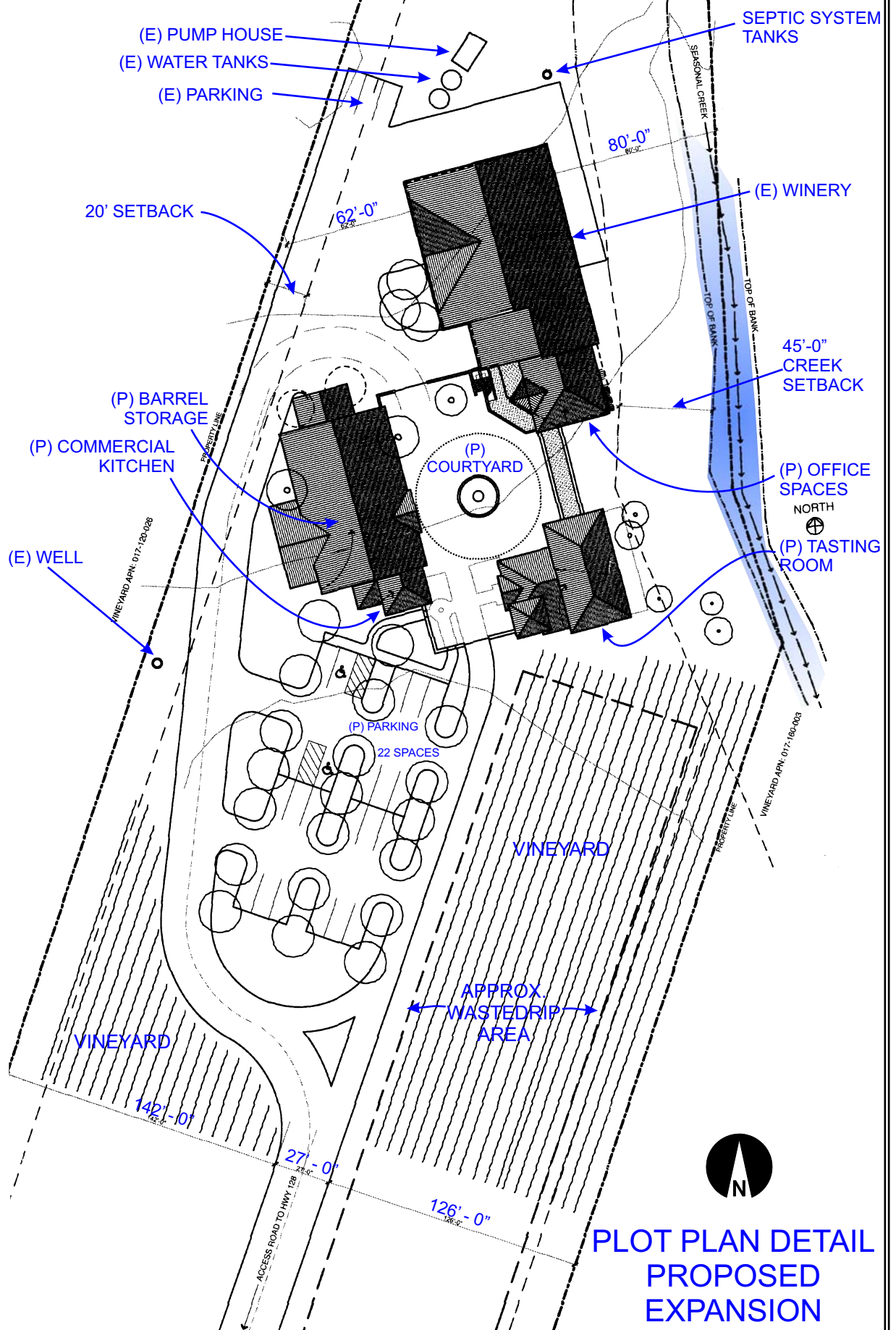


# BENNETT LANE WINERY

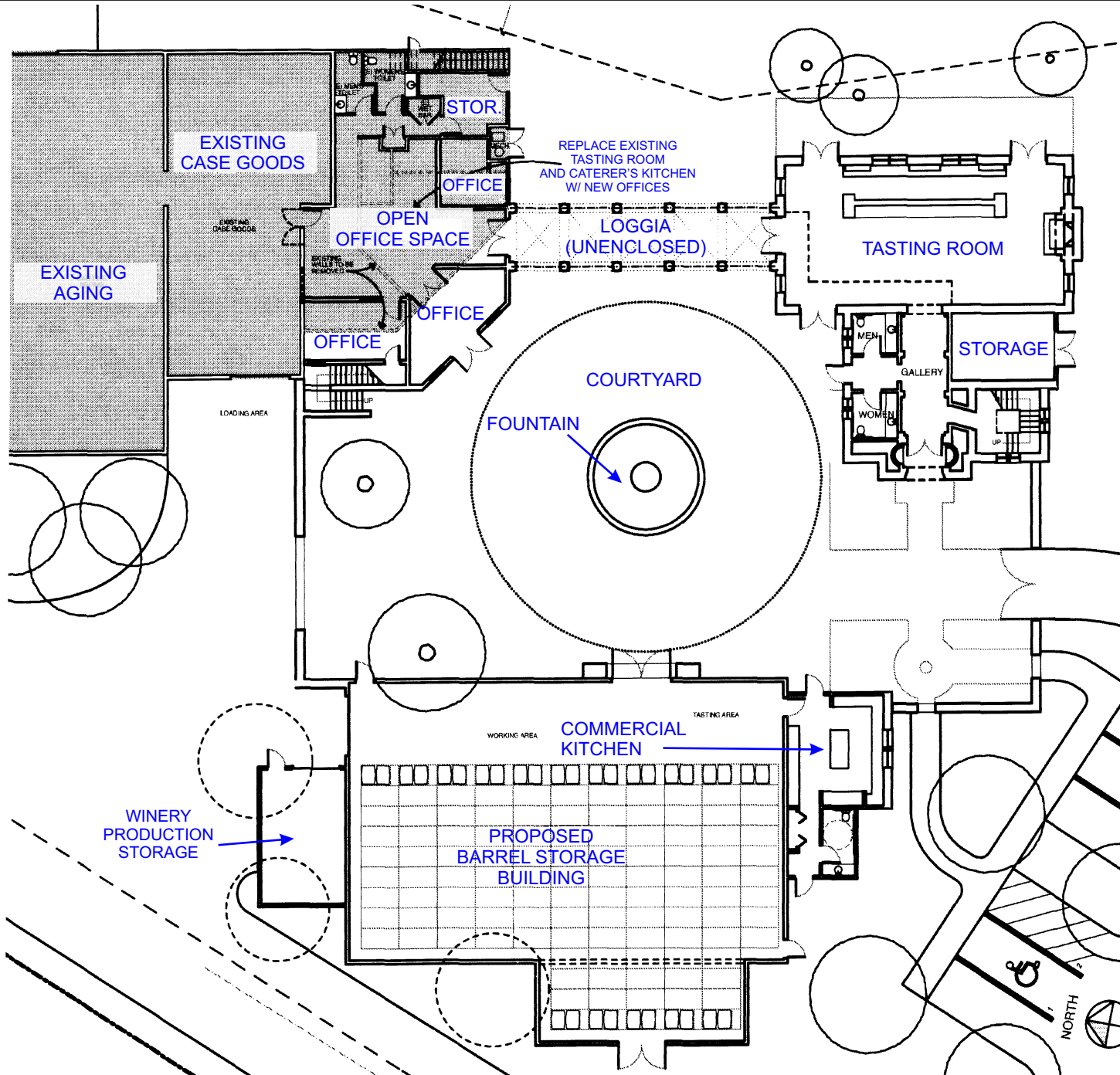


**PLOT PLAN  
DETAIL  
EXISTING  
FACILITY**

# BENNETT LANE WINERY

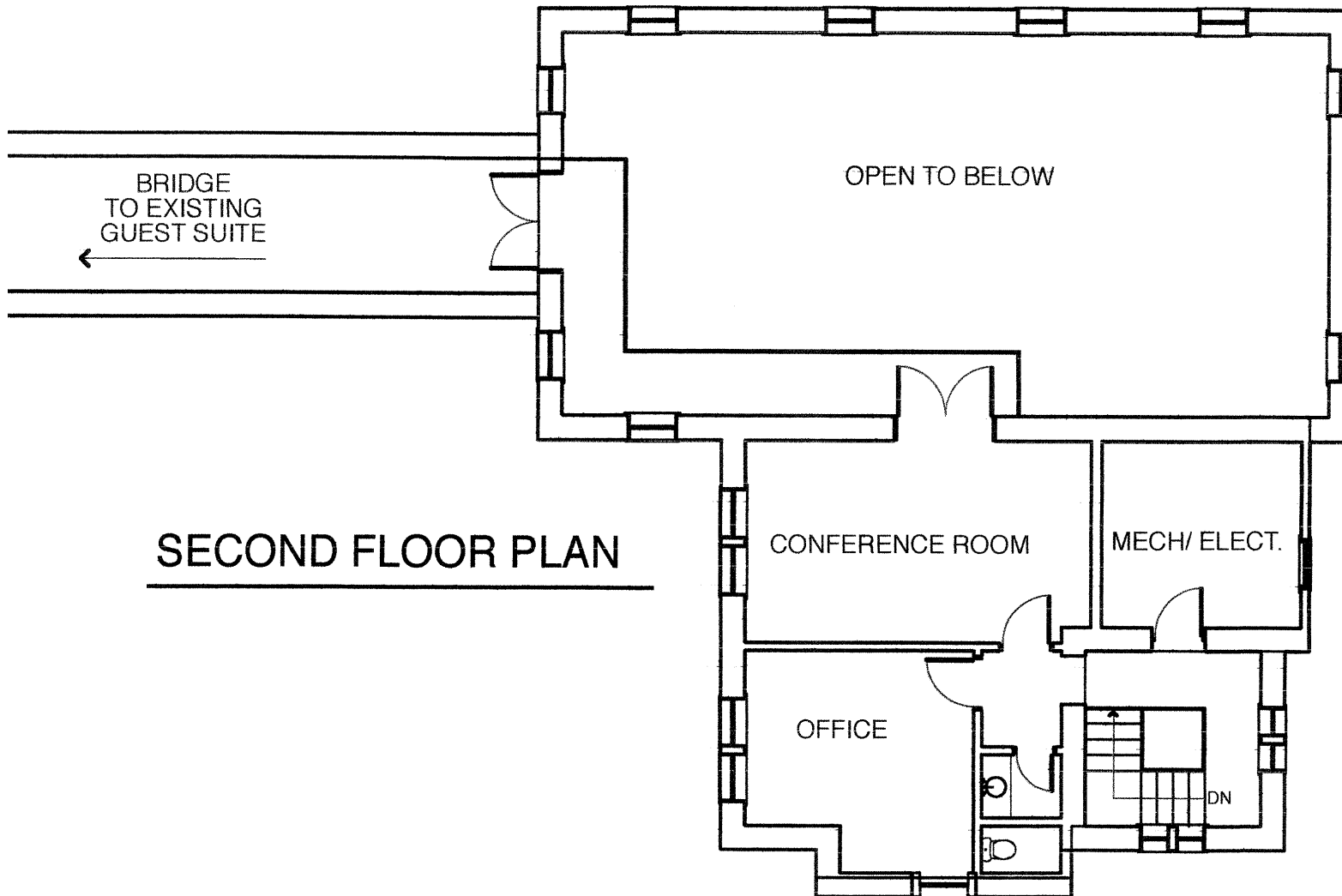


# BENNETT LANE WINERY



**FIRST  
FLOOR PLAN**

# BENNETT LANE WINERY

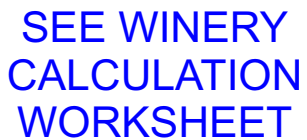


## SECOND FLOOR PLAN



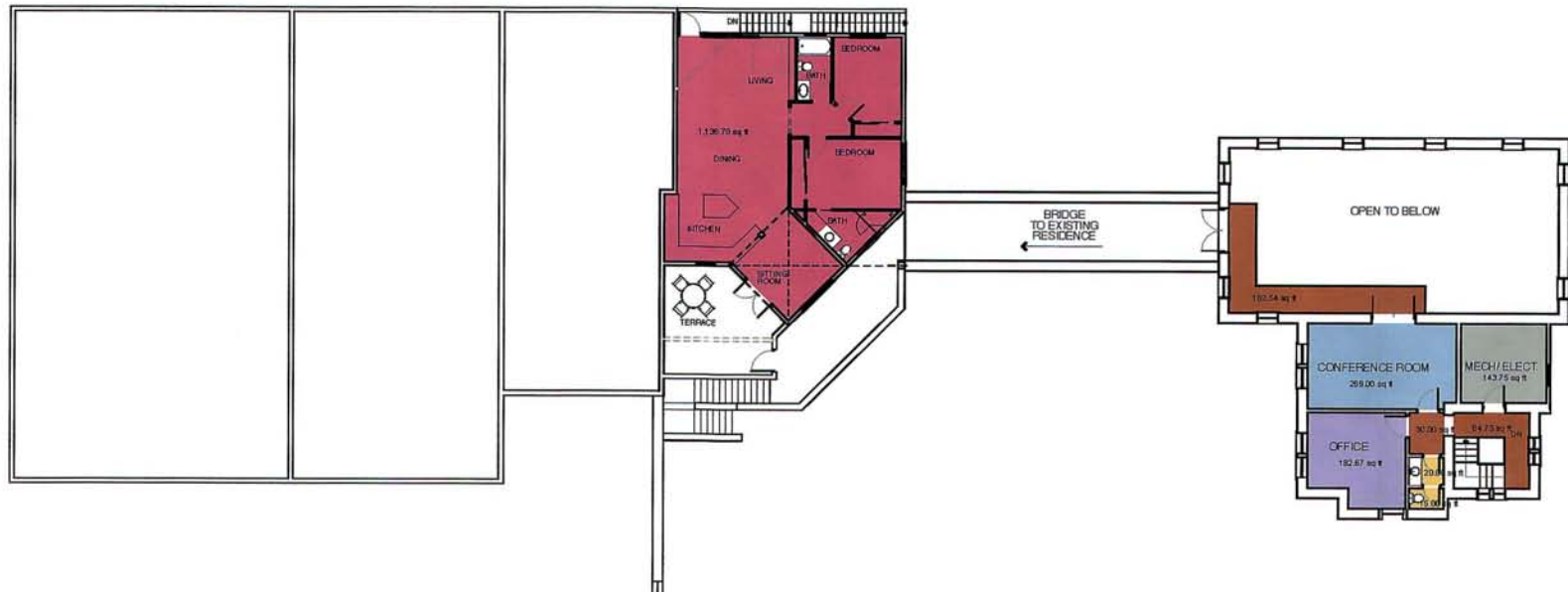
NTS

# BENNETT LANE WINERY



1 WINERY AREA CALCULATION: 1ST FLOOR  
SCALE: 1/16" = 1'-0"

# BENNETT LANE WINERY



2

## WINERY AREA CALCULATION: 2ND FLOOR

SCALE: 1/16" = 1'-0"

SEE WINERY  
CALCULATION  
WORKSHEET

# BENNETT LANE WINERY

## WINERY CALCULATION WORKSHEET

### WINERY COVERAGE

Area Names	Square Footage	Color Legend
All paved or impervious ground surface areas of the production facility:		
Footprint of all winery structures	15,705	
Outside work areas	2,904	
Tank areas	138	
Storage areas (excluding caves)	N/A	
All paved areas:		
Parking areas	8,682	
Loading areas	N/A	
Walkways	1,806	
Access driveways to the public or private rd	54,973	
Above ground wastewater and run-off treatment systems:		
Wastewater pond or SDDSD	N/A	
Spay disposal field	N/A	
<b>Total sq. ft. of paved or impervious surface:</b>	<b>84,208</b>	
<b>Parcel size: 10 acres</b>	<b>Percent of winery coverage of parcel size:</b>	
<b>Total Winery coverage: 1.93 acres</b>	<b>19.30%</b>	

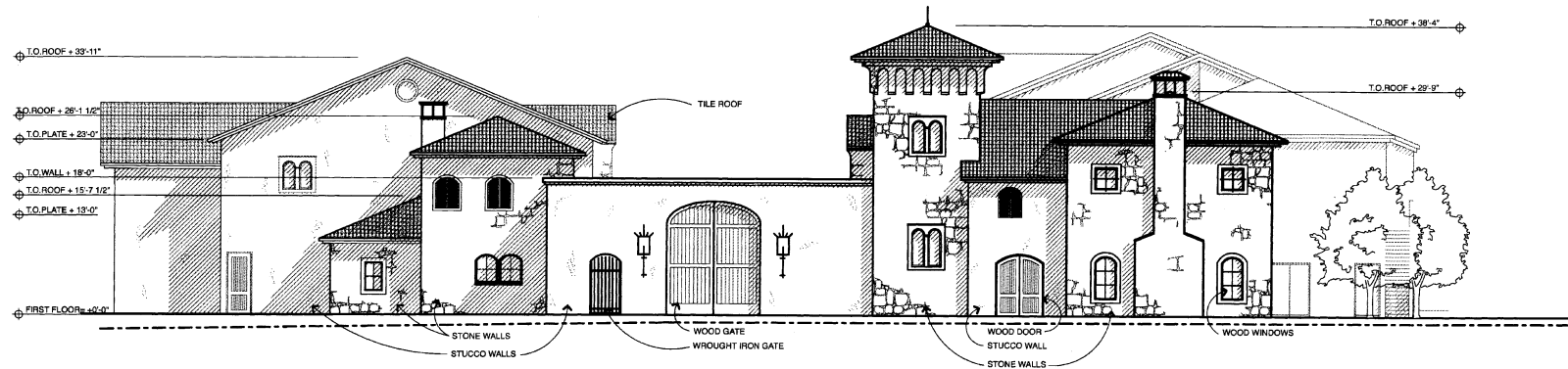
### PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:		
Crushing (Outside work area)	3,499	
Fermenting	2,619	
Bottling	Mobile facility	
Bulk & bottle storage (case goods)	1,591	
Barrel Storage	5,664	
Shipping	N/A	
Receiving	N/A	
Laboratory	56	
Equipment storage & maintenance facilities (excludes fire protection facilities)	819	
Employee-designated restrooms	260	
<b>Total square footage of production facility:</b>	<b>14,508</b>	

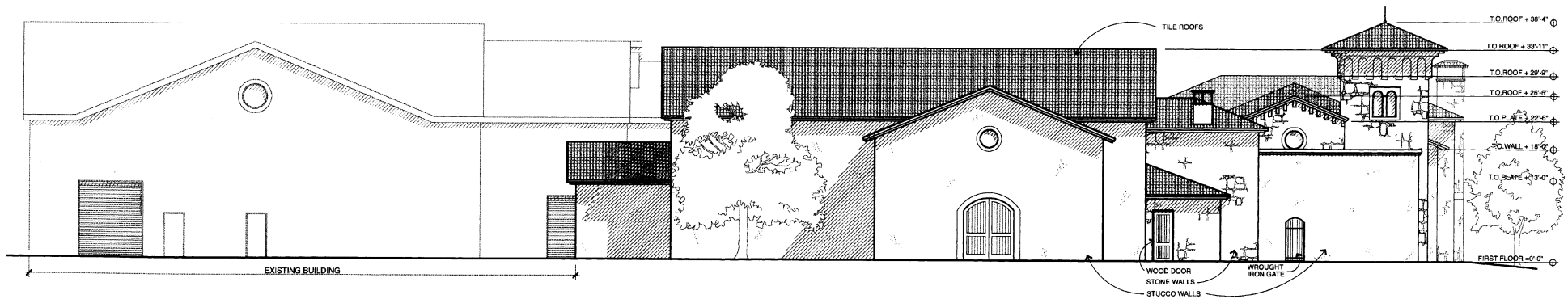
### ACCESSORY USE

Total square footage within structures and caves utilized for the following:		
Office space	1,399	
Lobbies/waiting rooms	N/A	
Conference/ meeting rooms	269	
Non-production access hallways	485	
Kitchens	320	
Tasting rooms	1,452	
Retail space areas	N/A	
Library	N/A	
Visitor restrooms	115	
Art displays areas (gallery)	164	
Residence	1,137	
Any other areas within the winery structure not directly related to production	163	
<b>Total sq. footage of accessory use space:</b>	<b>5,504</b>	
<b>Percent of accessory use to production use:</b>	<b>37.9%</b>	

# BENNETT LANE WINERY

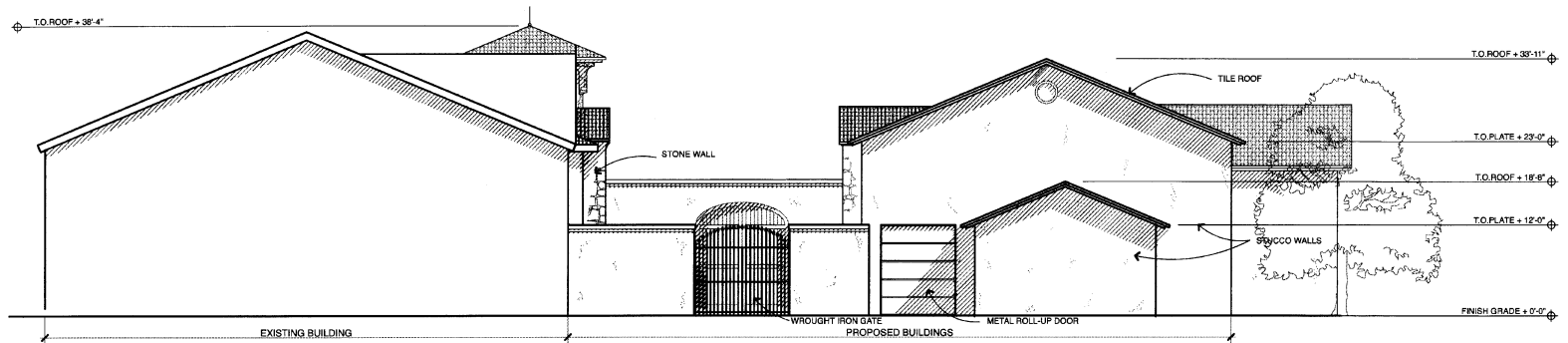


1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

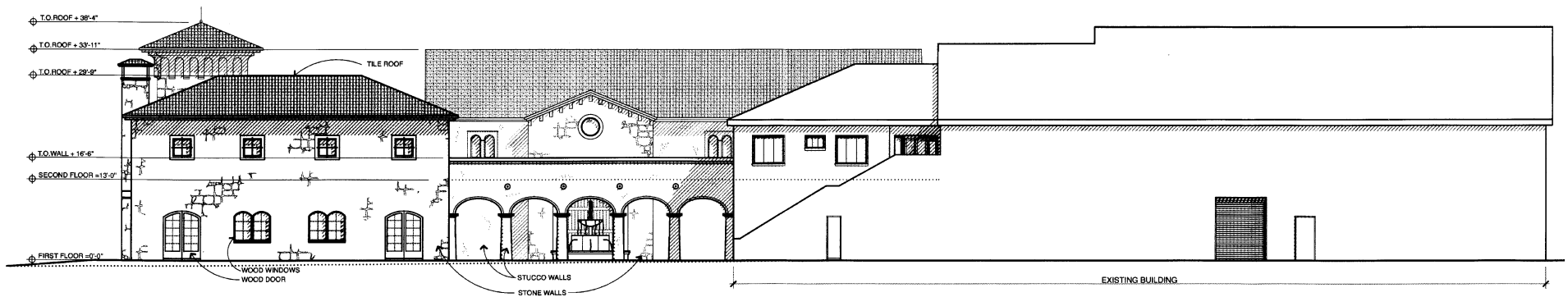


2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

# BENNETT LANE WINERY

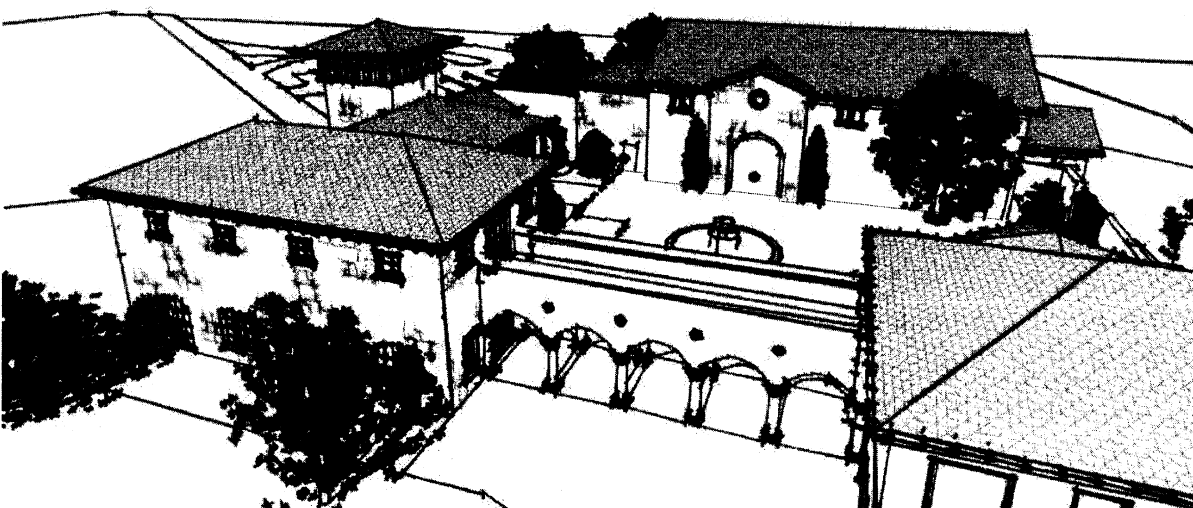
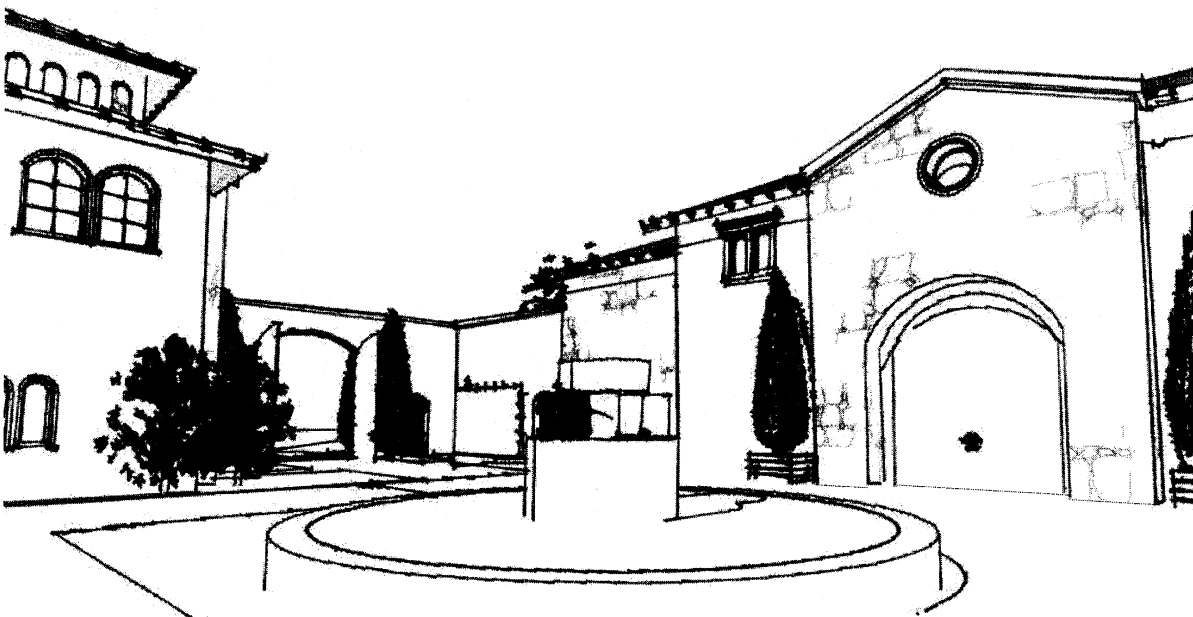
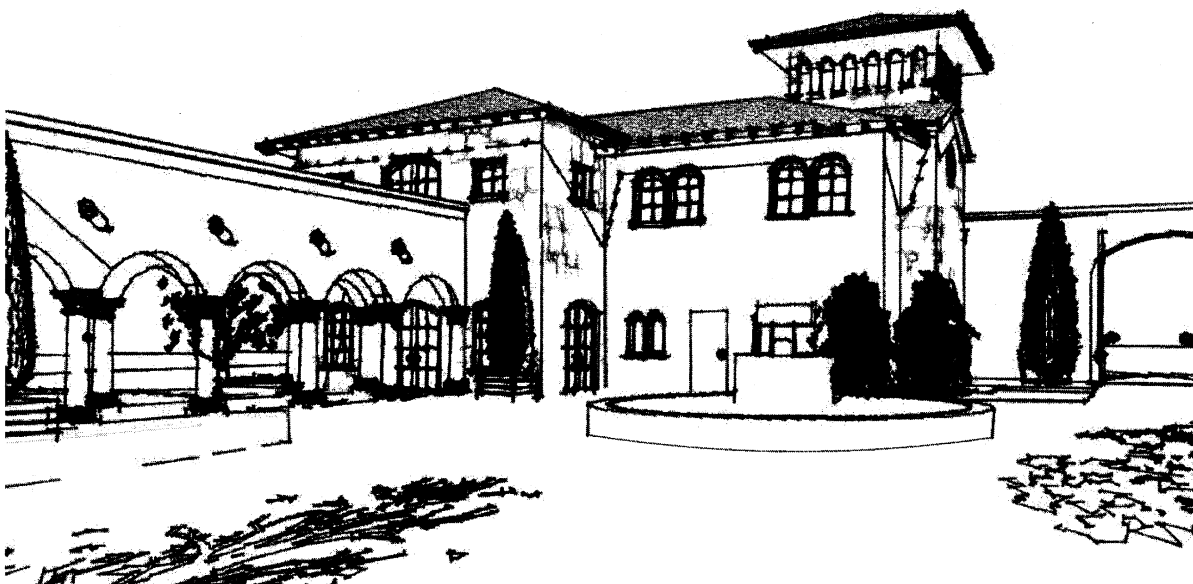


1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

# BENNETT LANE WINERY



# BENNETT LANE WINERY

