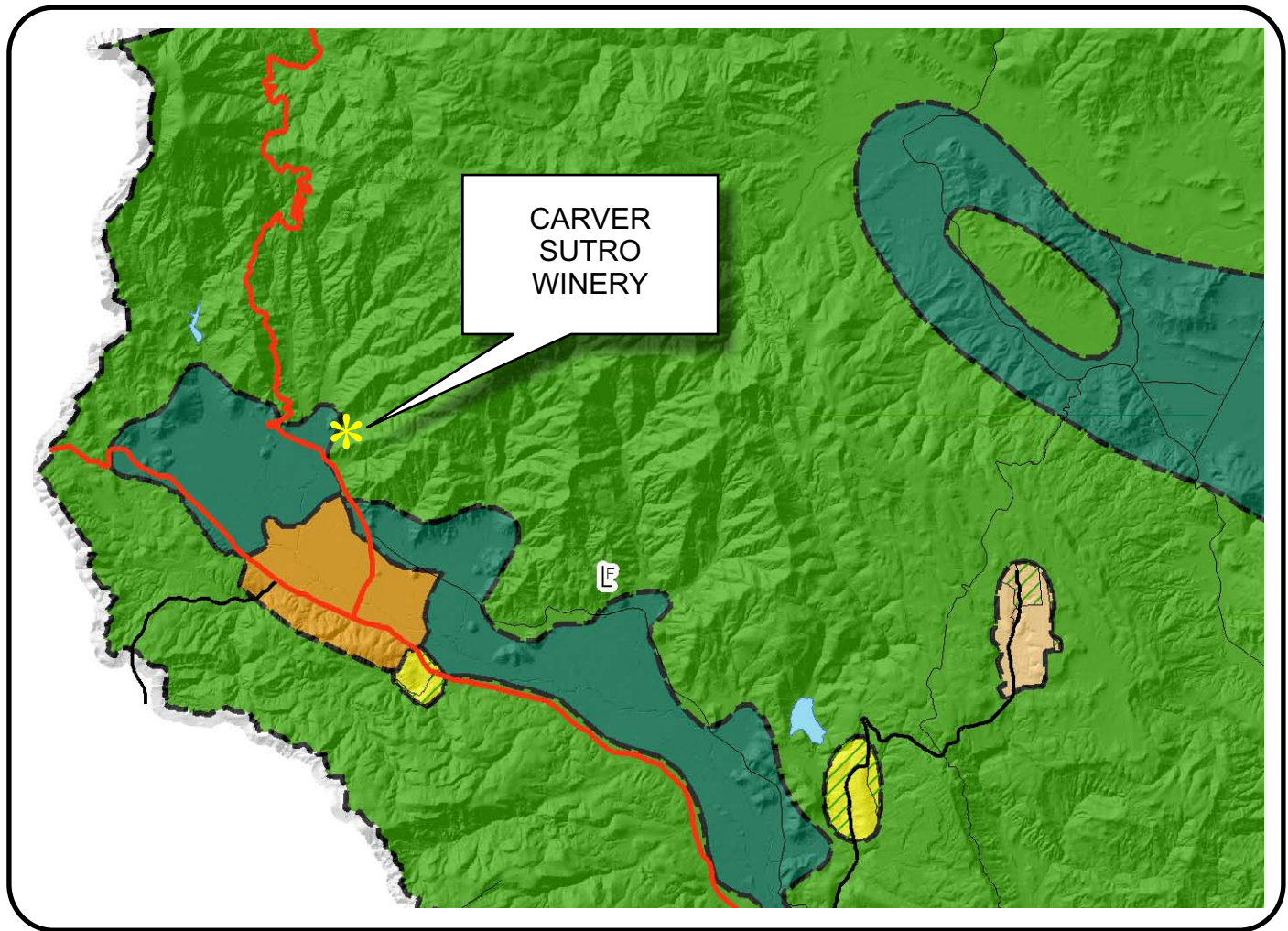


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Cities
- Urban Residential *
- Rural Residential *
- Industrial
- Public-Institutional
- Study Area

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

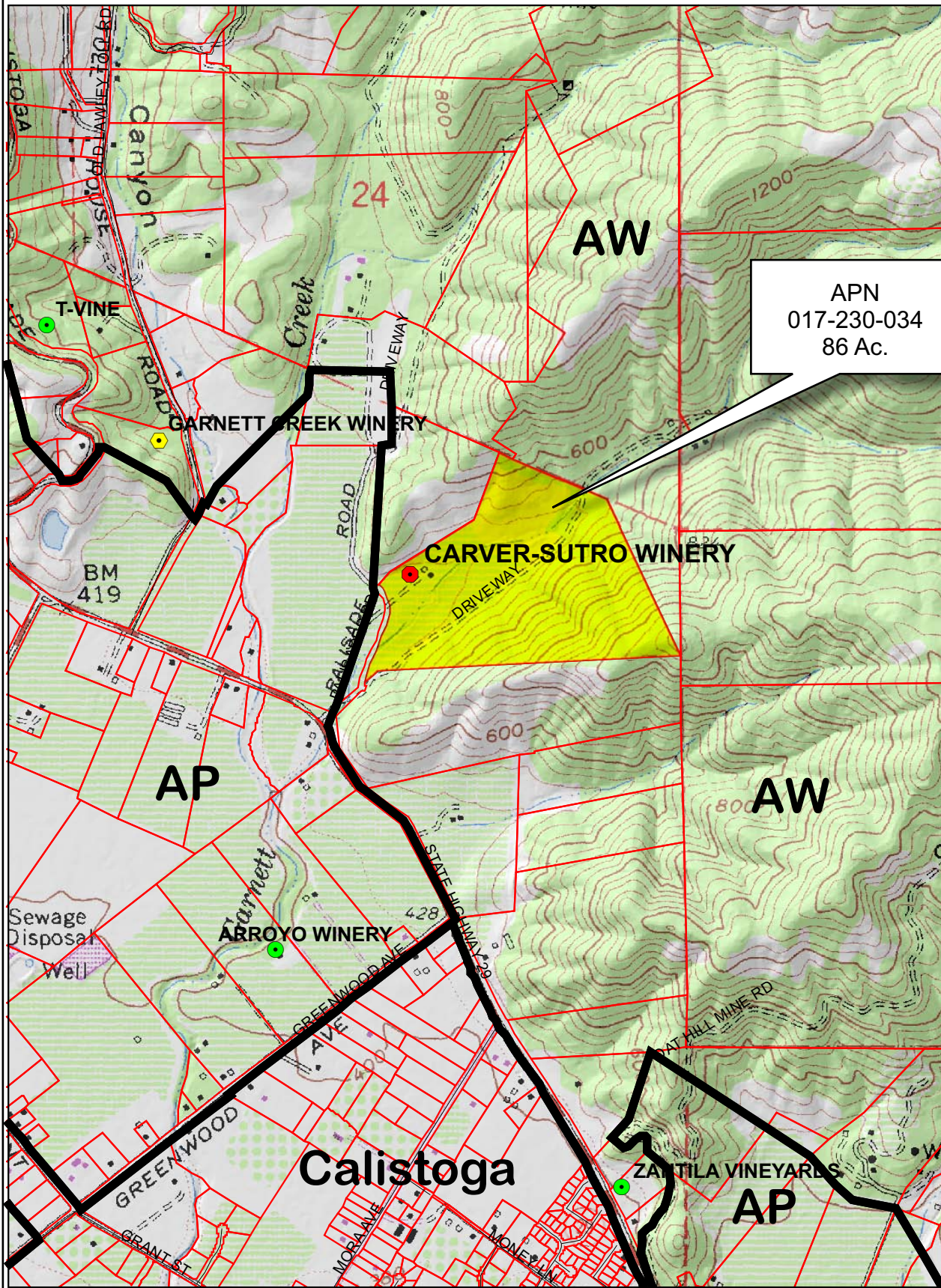
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
017-230-034
03-30-2009
11B UP

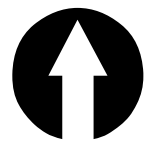
SCALE IN MILES
0 2



CARVER - SUTRO WINERY



APN
017-230-034
86 Ac.



Legend

Wineries in Vicinity

- Producing
- Approved
- Pending
- Zoning
- Parcels

0 600 1,200 2,400 3,600 4,800 Feet

CARVER - SUTRO WINERY

MAP FOR A LOT LINE ADJUSTMENT

OF THE LANDS OF
ANNE CARVER, TR

APN 017-230-034 & 017-230-035
3106 PALISADES RD, CALISTOGA, NAPA COUNTY, CALIFORNIA

PREPARED BY:

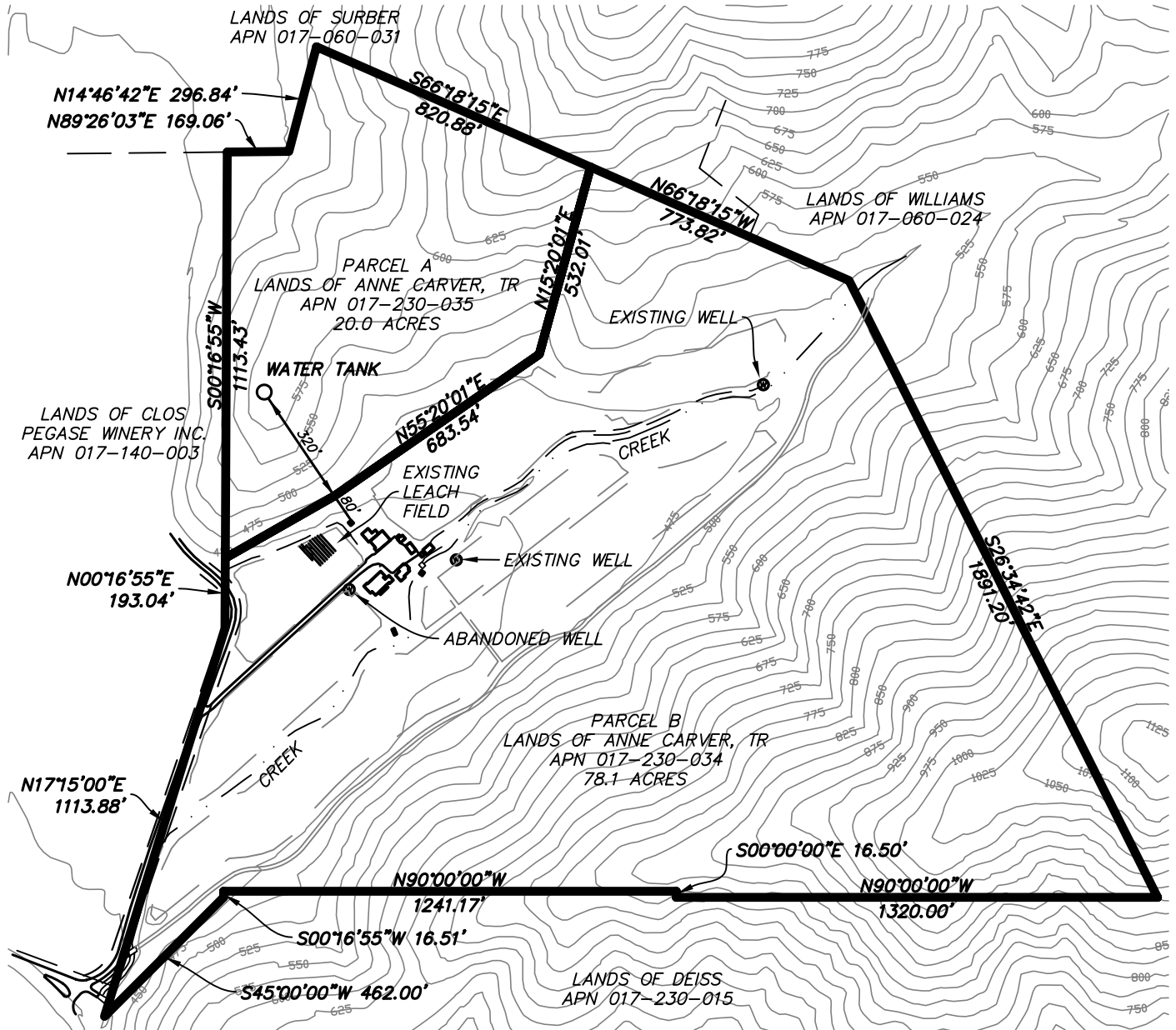
TERRA FIRMA SURVEYS, INC.

P.O. BOX 533
ST. HELENA CA 94574
PHONE: (707) 963-7565



HORIZONTAL SCALE: 1"=400'

EXISTING



3/24/2009
S: \Drawings\700\745\dwg\745_LLA.dwg

MARCH 20, 2009
SHEET 3 OF 4

CARVER - SUTRO WINERY

MAP FOR A LOT LINE ADJUSTMENT

OF THE LANDS OF
ANNE CARVER, TR

APN 017-230-034 & 017-230-035
3106 PALISADES RD, CALISTOGA, NAPA COUNTY, CALIFORNIA

PREPARED BY:

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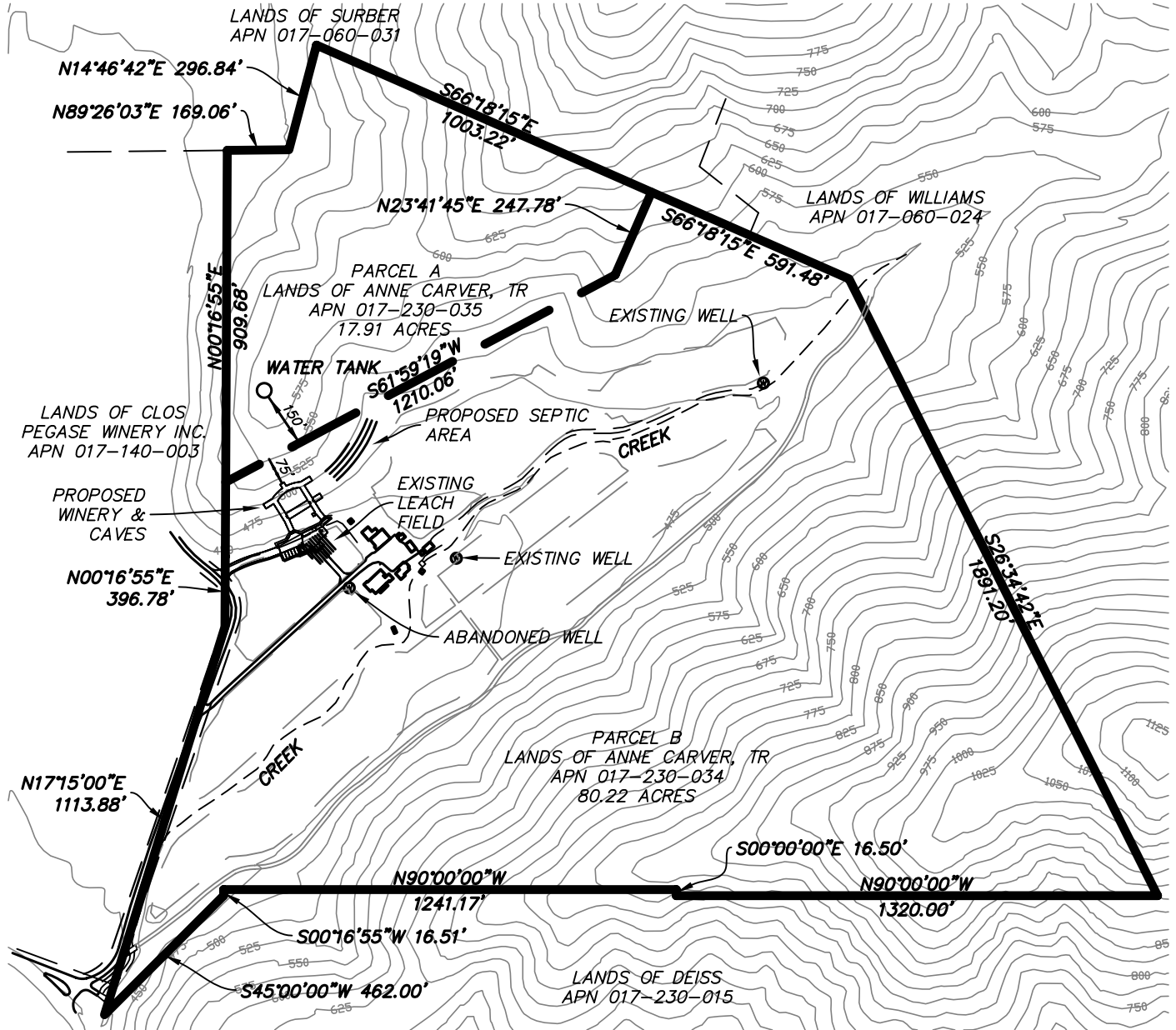
P.O. BOX 533

ST. HELENA CA 94574

PHONE: (707) 963-7565

HORIZONTAL SCALE: 1"=400'

PROPOSED



3/24/2009
S: \Drawings\700\745\dwg\745_LLA.dwg

MARCH 20, 2009
SHEET 4 OF 4

The map displays several land parcels with the following labels:

- WILLIAMS** APN 017-060-024
- FISCHER** APN 018-050-001
- SURBER** APN 017-060-031
- <E> WELL APPROXIMATE LOCATION**
- <E> SEPTIC TANK APPROXIMATE LOCATION**
- <E> RESIDENCE APPROXIMATE LOCATION**
- <E> BUILDING APPROXIMATE LOCATION**
- DRIVEWAY/VINEYARD ACCESS ROAD**
- PRIVATE ROAD ACCESS TO WILLIAMS** APN 017-060-024
- ANNE CARVER** APN 017-230-034
- 100' WELL SET BACK**
- <E> VINEYARDS**
- DIETER DEISS** APN 017-230-015
- <E> BUILDINGS APPROXIMATE LOCATION**
- <E> LEACH FIELD APPROXIMATE LOCATION**
- <P> WINERY LOCATION**
- CLOS PEGASE WINERY** APN 017-140-003
- PALISADES ROAD**
- HIGHWAY 29**
- PRIVATE ACCESS TO WATER TANK**
- <P> PROPERTY LINE**
- <E> PROPERTY LINE**
- <E> WELL APPROXIMATE LOCATION**
- <E> SEPTIC TANK APPROXIMATE LOCATION**
- <E> WELL APPROXIMATE LOCATION**
- <E> WELL APPROXIMATE LOCATION**
- <E> WELL APPROXIMATE LOCATION**

SEE SHEET 2 FOR SETBACKS AND <E> CONTOURS ON SUBJECT PARCEL
SEE SHEET 3 FOR <E> BUILDINGS ON SUBJECT PARCEL

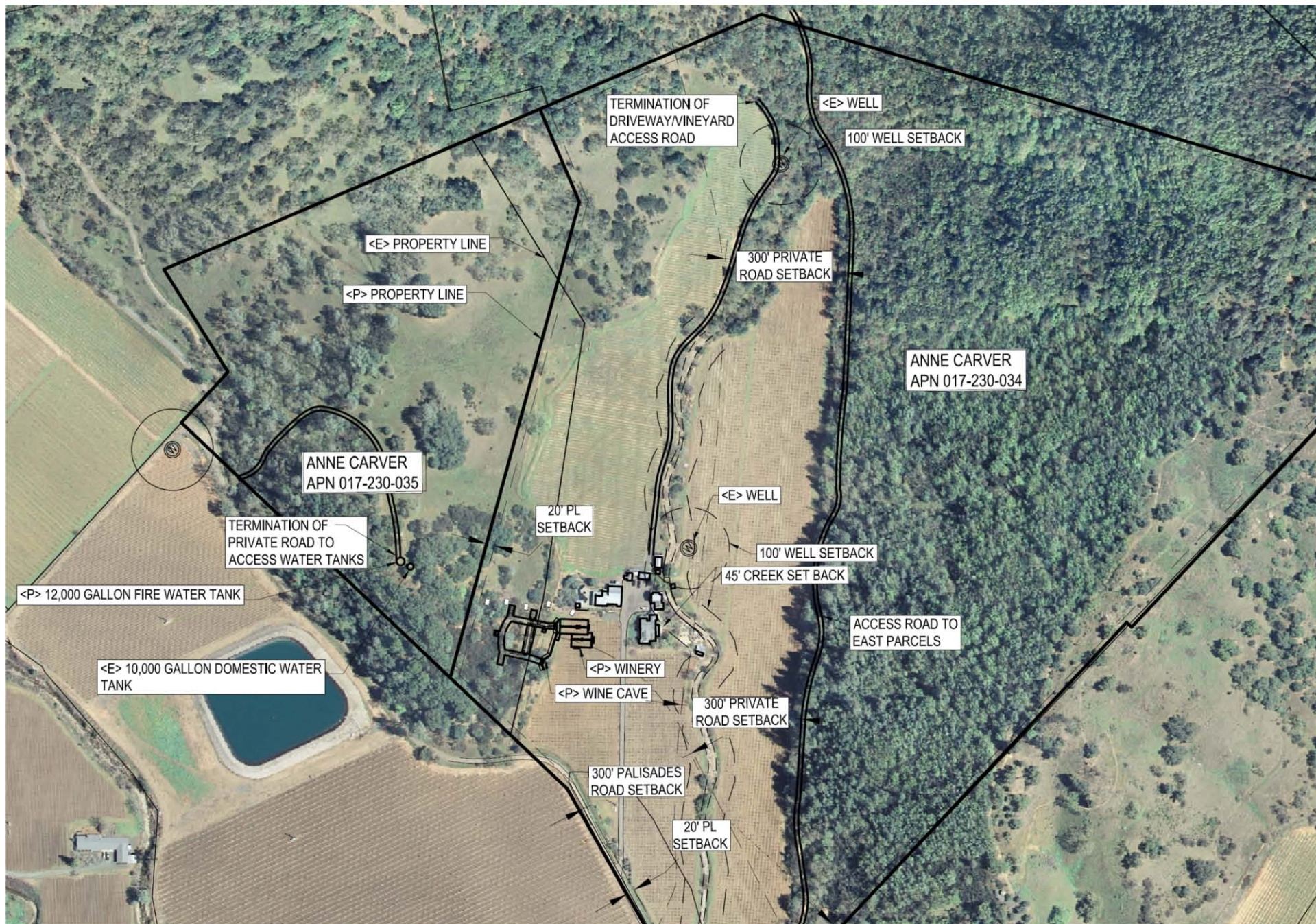
APN	OWNER	STRUCTURES	WELL	SEPTIC
017-060-024	WILLIAMS	1650'	1700'	1590'
017-230-015	DEITER DEISS	1220'	1320'	1510'
017-140-003	CLOS PEGASE WINERY	*	1250'	*
017-060-031	SURBER	2010'	2190'	1980'
017-230-035	CARVER	*	*	*
018-050-001	FISCHER	*	*	*

NOTE:
INFORMATION SHOWN IS BASED ON REVIEW OF PARCEL FILES AT NAPA COUNTY ENVIRONMENTAL DEPARTMENT

* NO RECORDS FOUND ON FILE WITH NAPA COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

03-30-2009	11B	UP
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CARVER - SUTRO WINERY

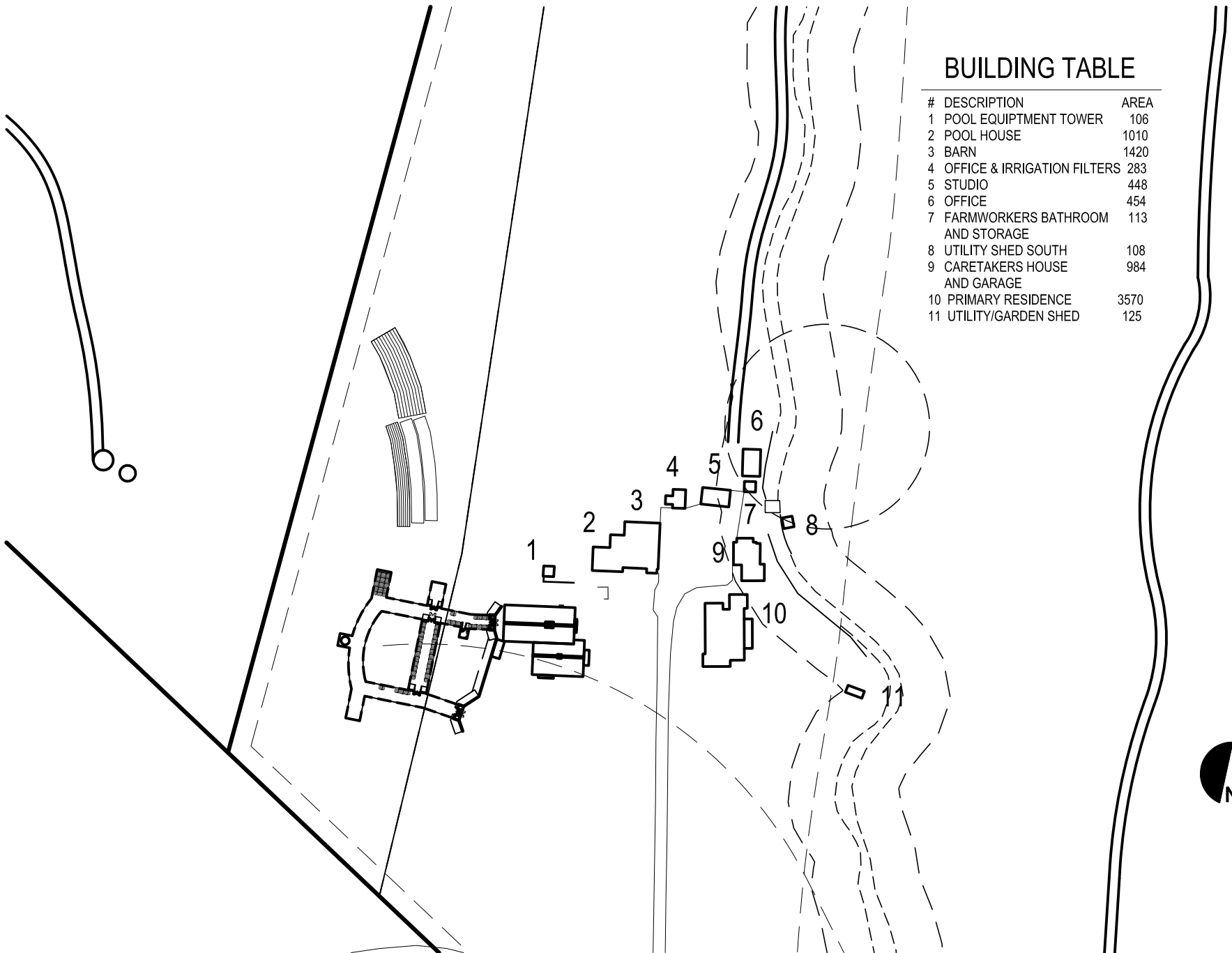


SITE PLAN DETAIL

CARVER - SUTRO WINERY

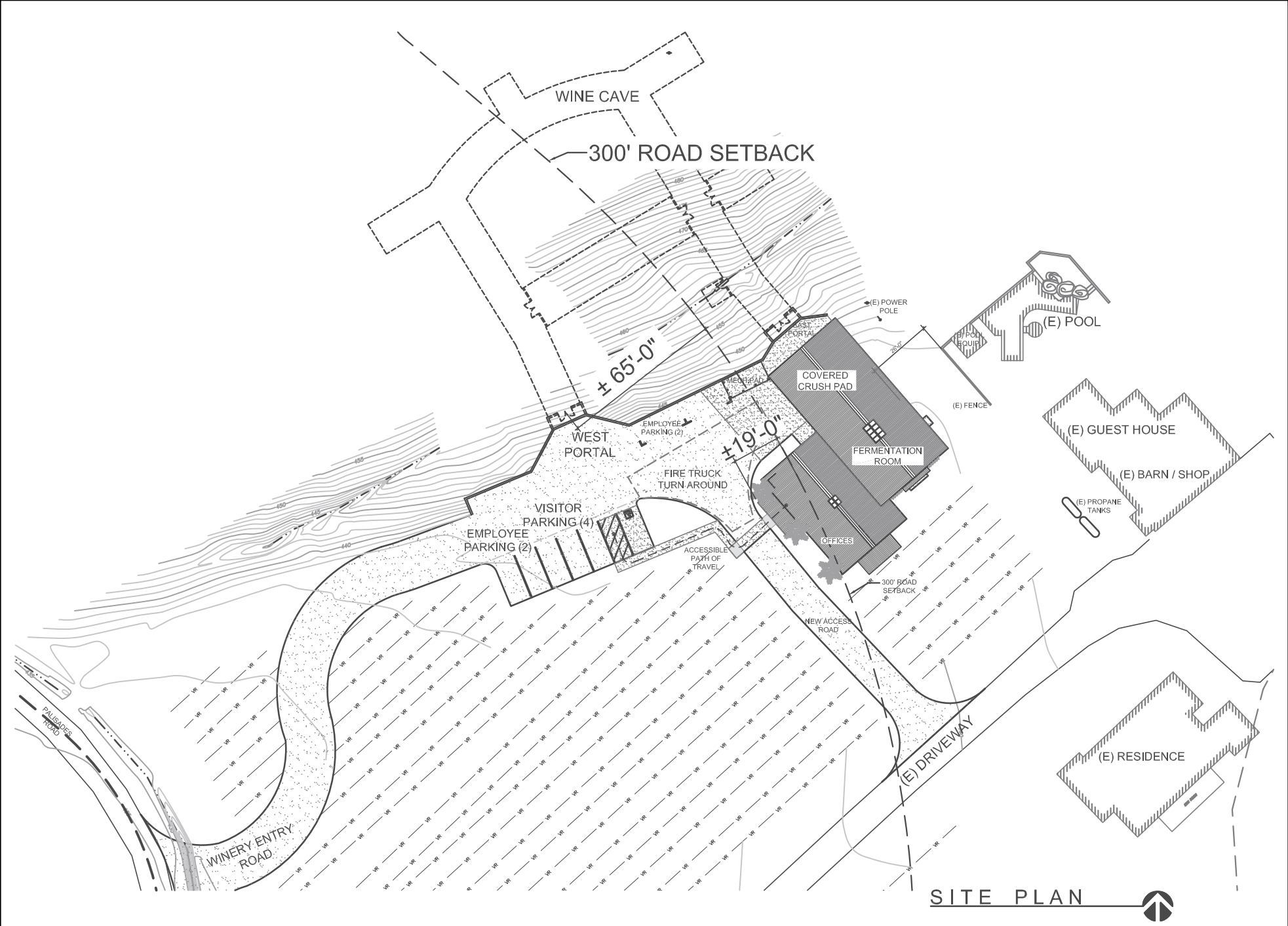
BUILDING TABLE

#	DESCRIPTION	AREA
1	POOL EQUIPMENT TOWER	106
2	POOL HOUSE	1010
3	BARN	1420
4	OFFICE & IRRIGATION FILTERS	283
5	STUDIO	448
6	OFFICE	454
7	FARMWORKERS BATHROOM AND STORAGE	113
8	UTILITY SHED SOUTH	108
9	CARETAKERS HOUSE AND GARAGE	984
10	PRIMARY RESIDENCE	3570
11	UTILITY/GARDEN SHED	125



SITE PLAN - EXISTING BUILDINGS AND CONTOURS ON SUBJECT PARCEL

CARVER - SUTRO WINERY



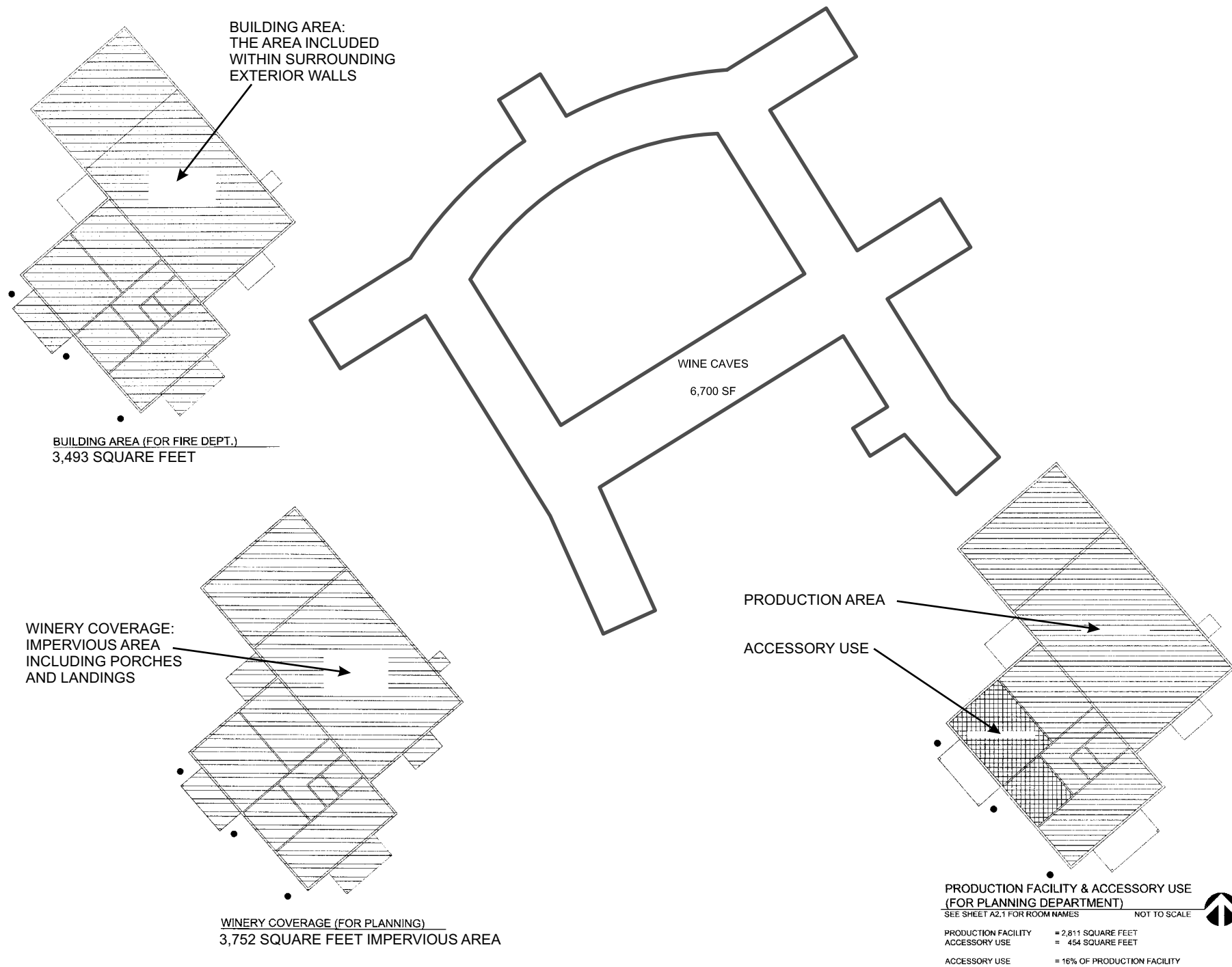
SITE PLAN 

The floor plan for the Carver Suto Winery is a detailed architectural drawing showing the layout of the building. The overall dimensions are 46'-0" wide by 31'-0" deep. The plan includes the following rooms and features:

- COVERED CRUSH PAD:** Located at the top of the plan, measuring 23'-4" wide.
- FERMENTATION ROOM:** A large room on the right side, containing several fermentation tanks (3000 gal., 1500 gal., 1000 gal.) and a central TRENCH DRAIN. It has a SKYLIGHT ABOVE and a ROOF OVERHANG ABOVE.
- RECEPTION/TASTING ROOM:** Located on the left side, featuring a circular table and chairs.
- WINERY STORAGE AND WORKSHOP:** Adjacent to the reception room.
- PROPRIETOR'S OFFICE:** Located in the lower left, with a SKYLIGHT.
- WINE MAKER OFFICE/ QUALITY CONTROL:** Located at the bottom center.
- HALLWAY:** A central corridor connecting the rooms.
- DOOR LANDING:** Multiple landings for doors, including one near the fermentation room and another near the wine maker office.
- COVERED PORCH:** Two porches are shown, one on the left and one at the bottom.
- PAINTED WINE STORAGE:** A small room near the hallway.
- W/C:** A bathroom located near the hallway.
- SKYLIGHT:** Two skylights are indicated, one above the reception room and one above the wine maker office.
- ROOF OVERHANG ABOVE:** Indicated on the right side of the building.
- STEEL TRELLIS SEE ELEVATION:** Located on the right side of the building.
- PALM TREE:** Three palm trees are shown, two on the left and one on the right.

FLOOR PLAN
SEE SHEET A2.2 FOR AREA CALC'S
SCALE: 1/4" = 1'-0"

CARVER - SUTRO WINERY



CARVER - SUTRO WINERY



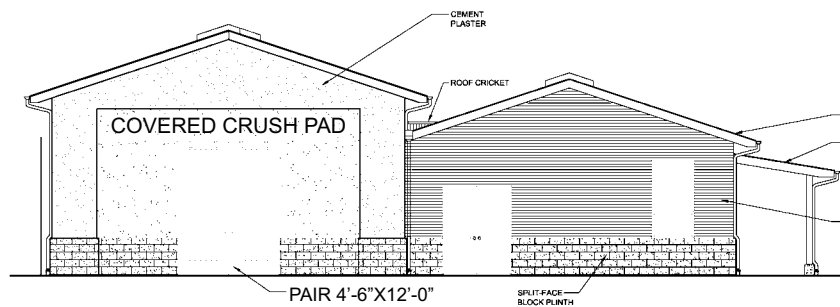
SOUTH ELEVATION

SCALE: 3/16" = 1' - 0"



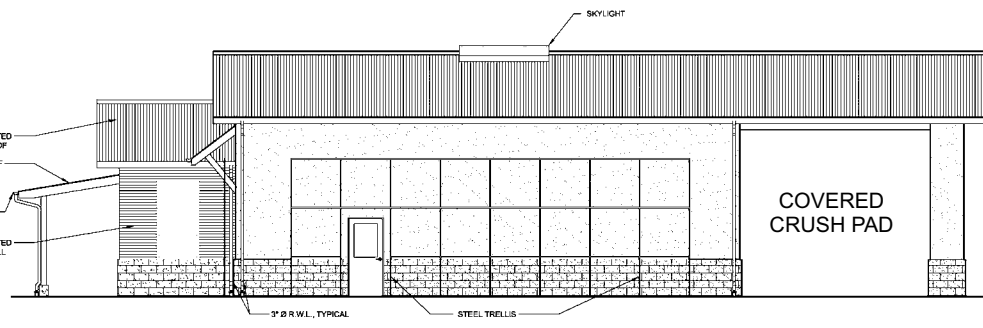
WEST ELEVATION

SCALE: 3/16" = 1' - 0"



NORTH ELEVATION

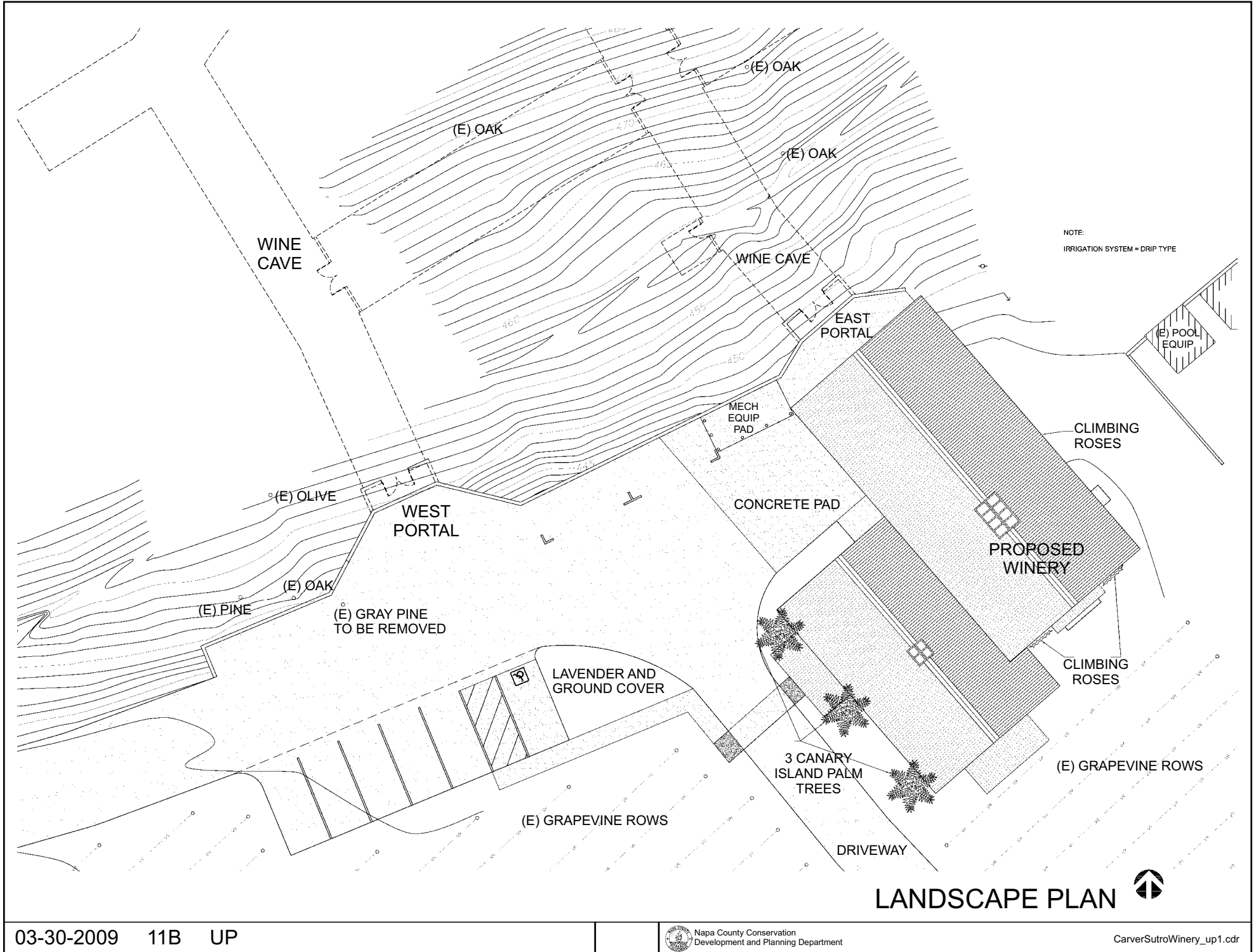
SCALE: 3/16" = 1' - 0"



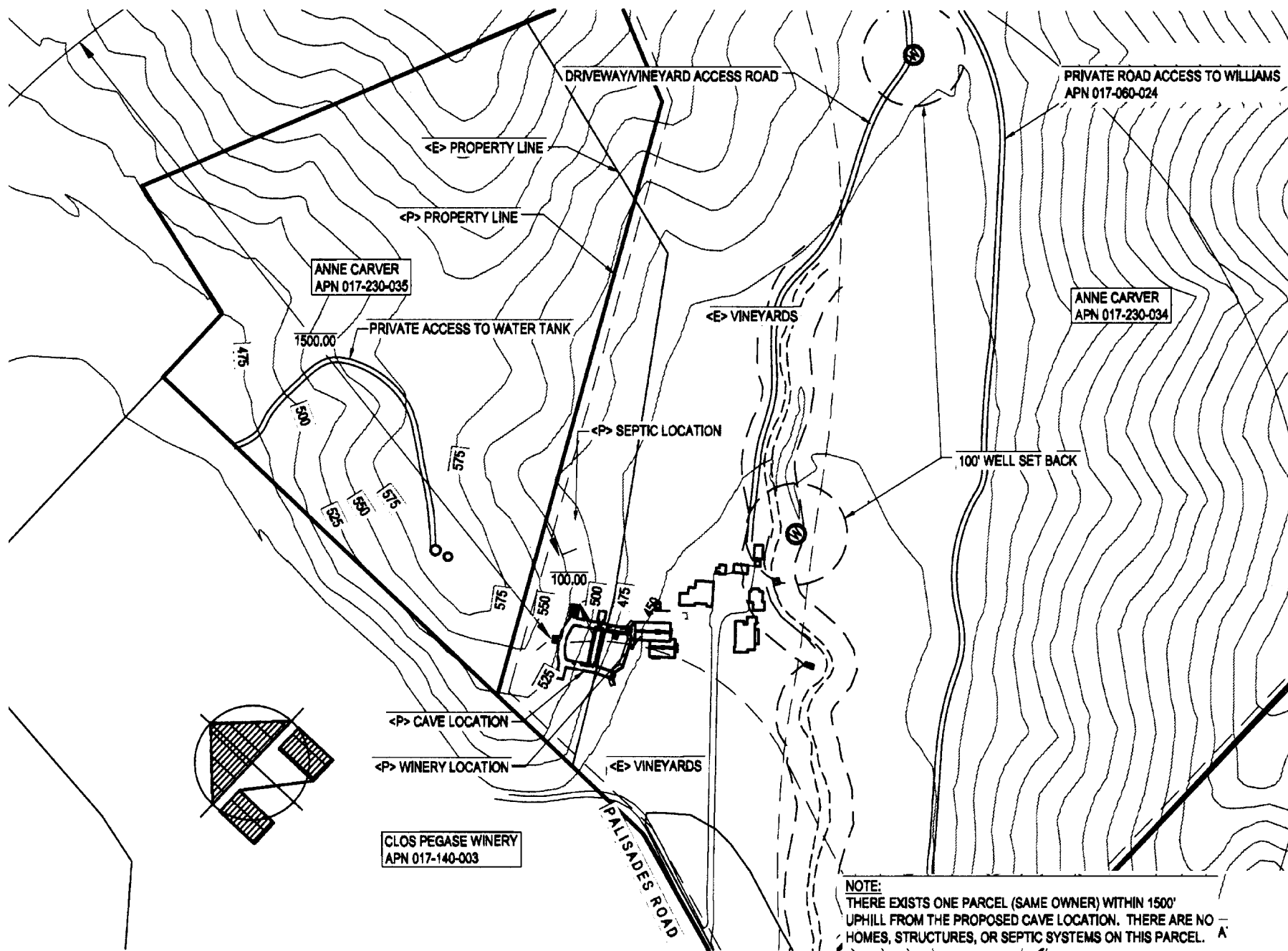
EAST ELEVATION

SCALE: 3/16" = 1' - 0"

CARVER - SUTRO WINERY



CARVER - SUTRO WINERY



CAVE/SEPTIC SETBACK

CARVER - SUTRO WINERY



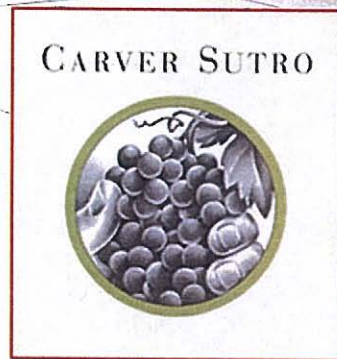
PROPOSED WINERY
VIEWED FROM
PALISADES ROAD

CARVER - SUTRO WINERY

PROPOSED WINERY
VIEWED FROM
MID-WAY DOWN DRIVEWAY

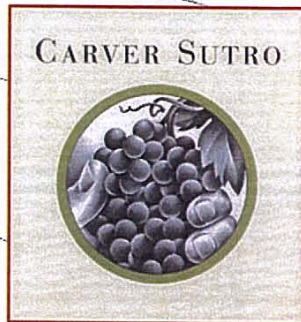


CARVER - SUTRO WINERY



PROPOSED CARVER SUTRO WINERY South Corner View

CARVER - SUTRO WINERY



PROPOSED CARVER SUTRO WINERY
South East View

CARVER - SUTRO WINERY

