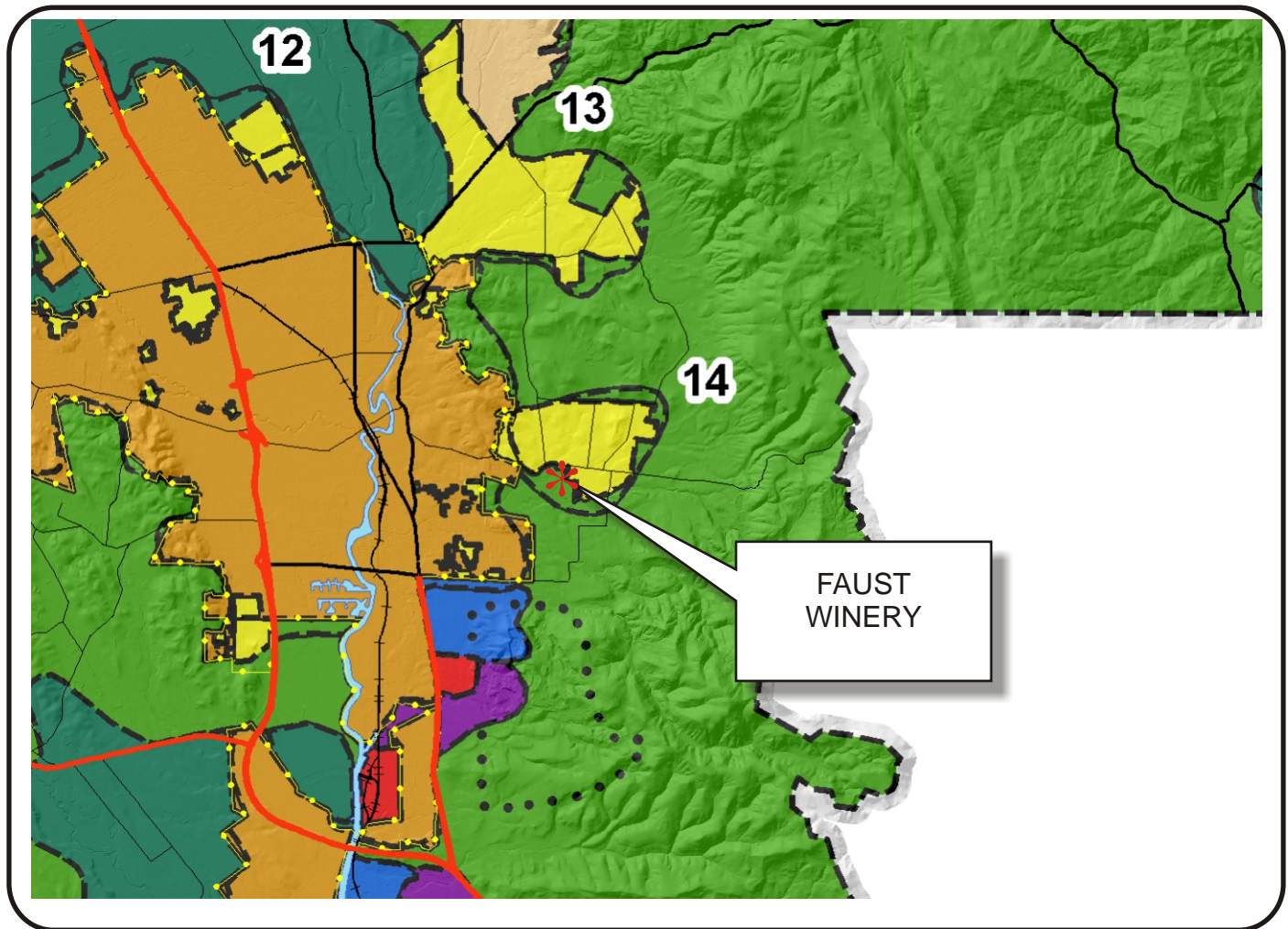


NAPA COUNTY LAND USE PLAN 2008 - 2030



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

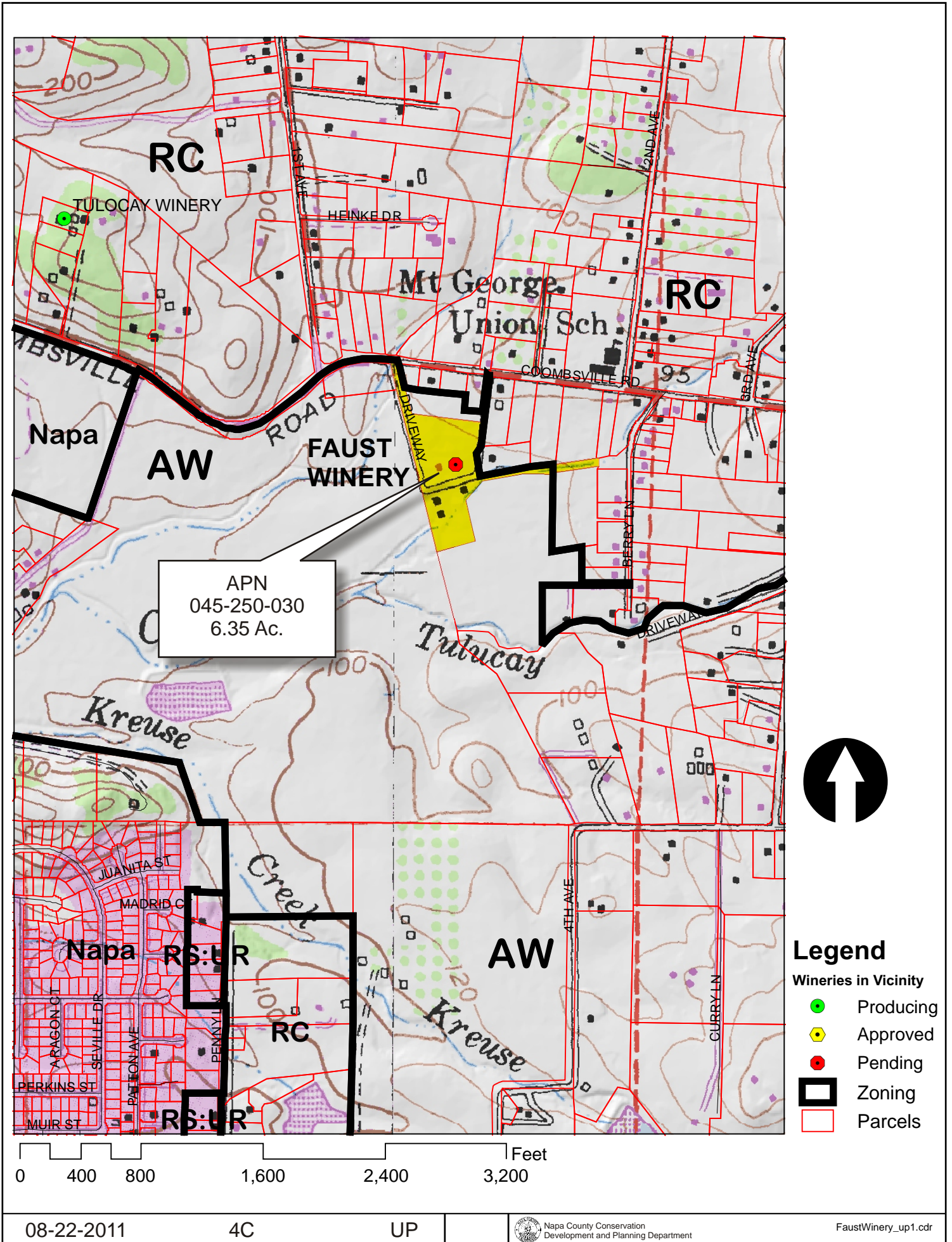
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
045-250-030
08-22-2011
4C UP

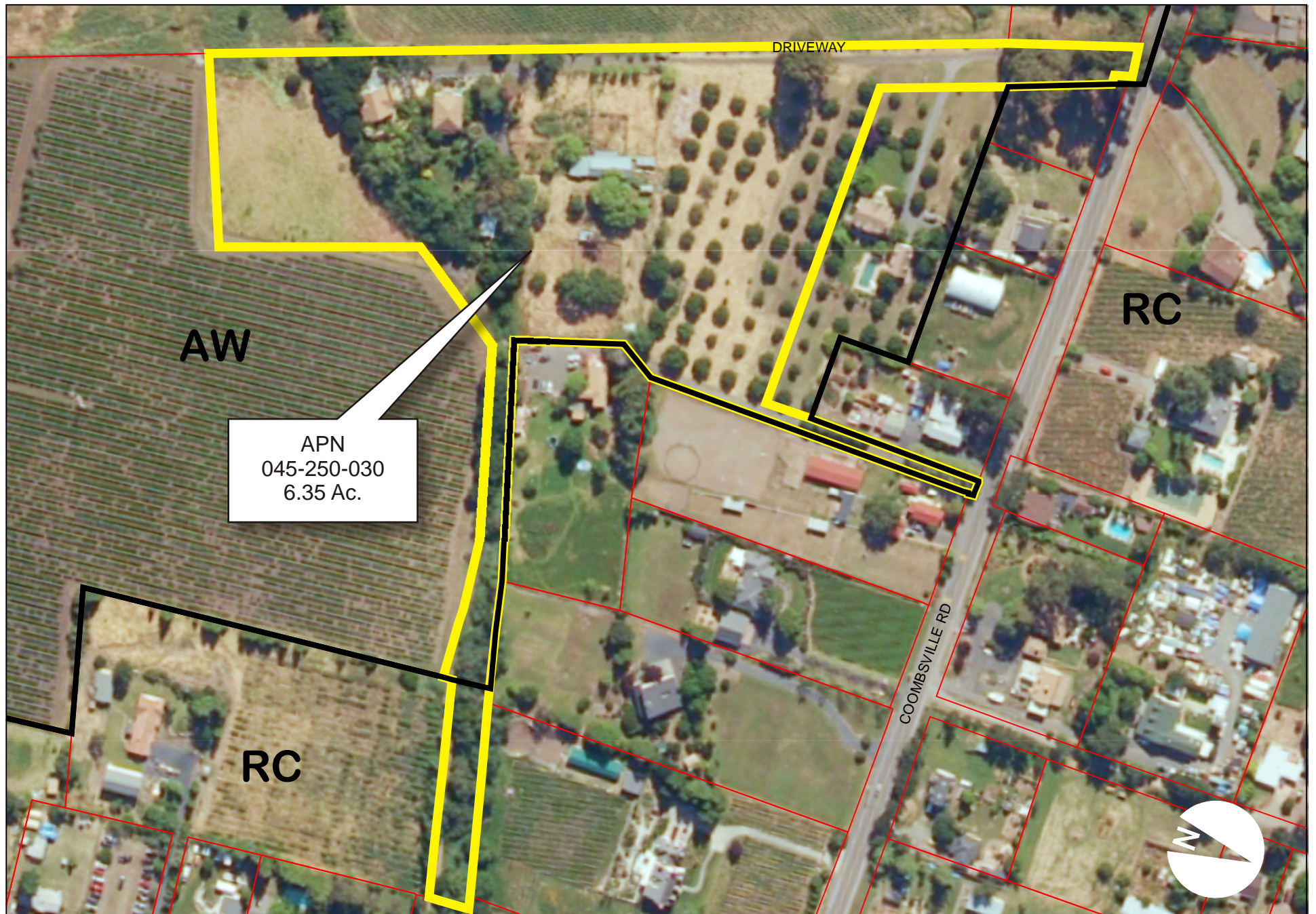
SCALE IN MILES
0 2



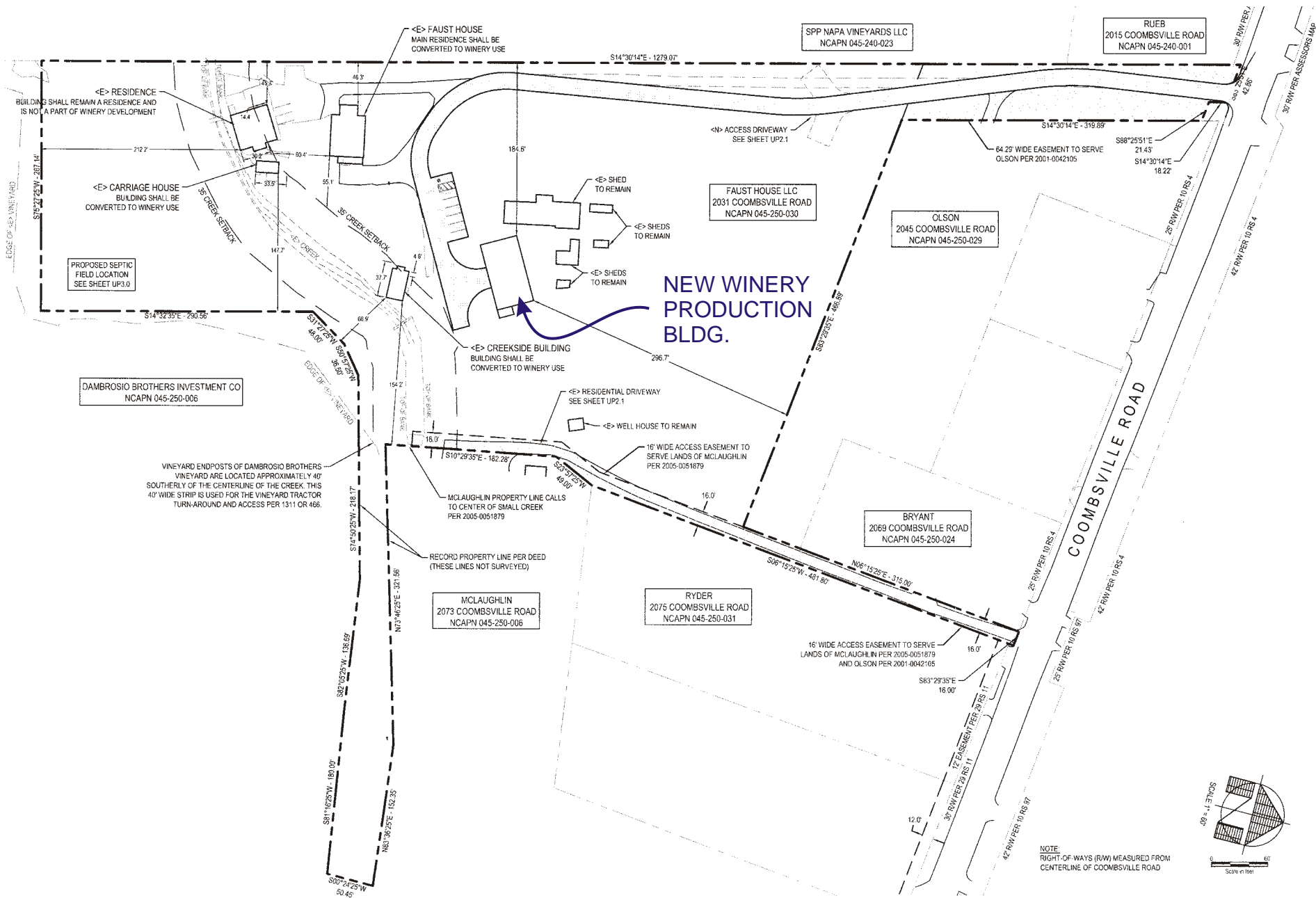
FAUST WINERY



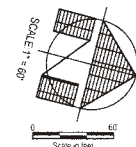
FAUST WINERY



FAUST WINERY



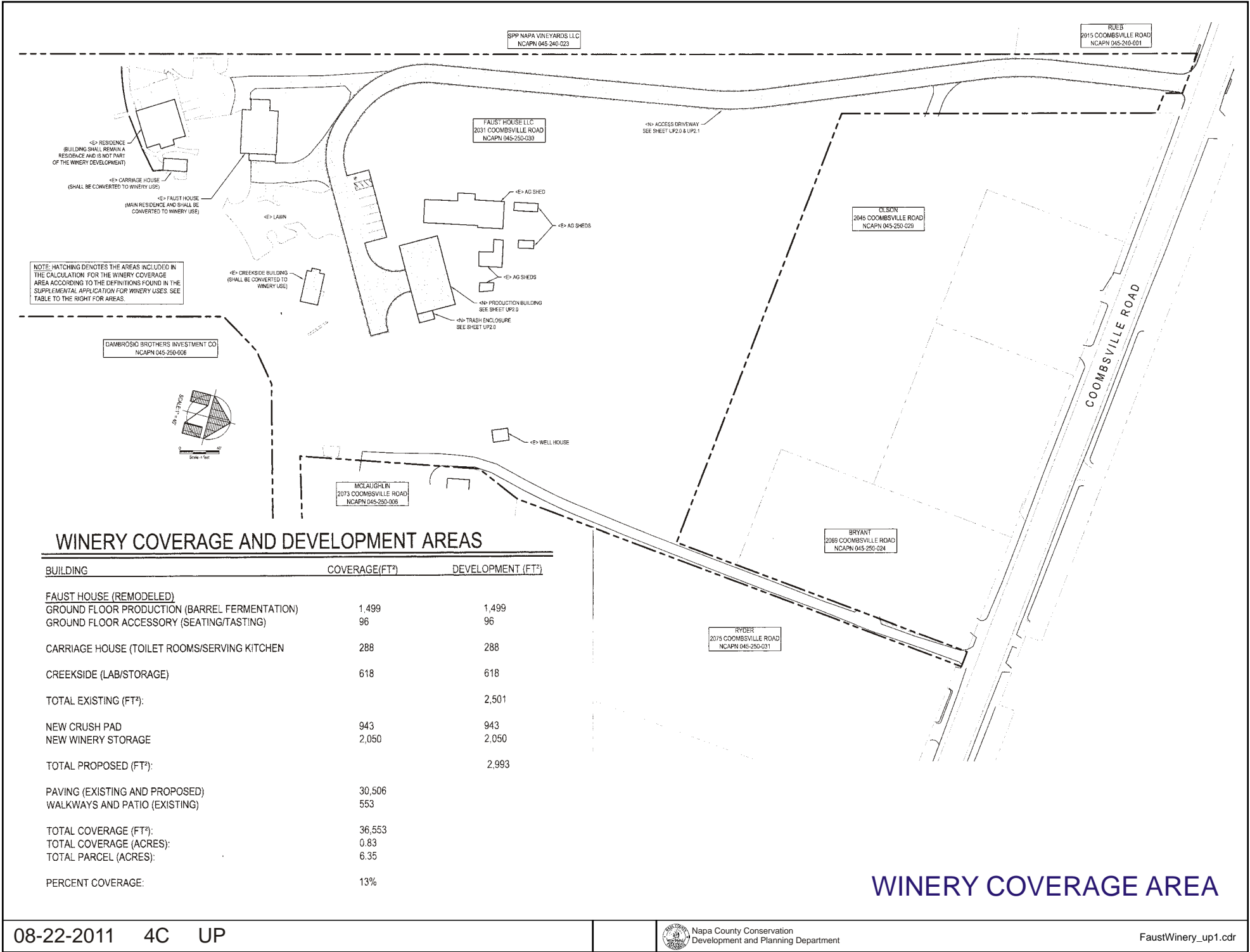
NEW WINERY PRODUCTION BLDG.



NOTE:
RIGHT-OF-WAYS (R/W) MEASURED FROM
CENTERLINE OF COOMBSVILLE ROAD

OVERALL SITE PLAN

FAUST WINERY



WINERY COVERAGE AREA

FAUST WINERY

SPP NAPA VINEYARDS LLC
NCAPN 045-240-023

FAUST HOUSE LLC
2031 COOMBSVILLE ROAD
NCAPN 045-250-030

<E> RESIDENCE
(BUILDING SHALL REMAIN A
RESIDENCE AND IS NOT PART
OF THE WINERY DEVELOPMENT)

<E> CARRIAGE HOUSE
(SHALL BE CONVERTED TO WINERY USE)

<E> FAUST HOUSE
(MAIN RESIDENCE AND SHALL BE
CONVERTED TO WINERY USE)
(WINERY & TASTING/EVENT BLDG)

<E> LAWN

<E> CREEKSIDE BUILDING
(SHALL BE CONVERTED TO
WINERY USE)

<E> AG SHED

<E> AG SHEDS

<E> AG SHEDS

<N> PRODUCTION BUILDING
SEE SHEET UP2.0

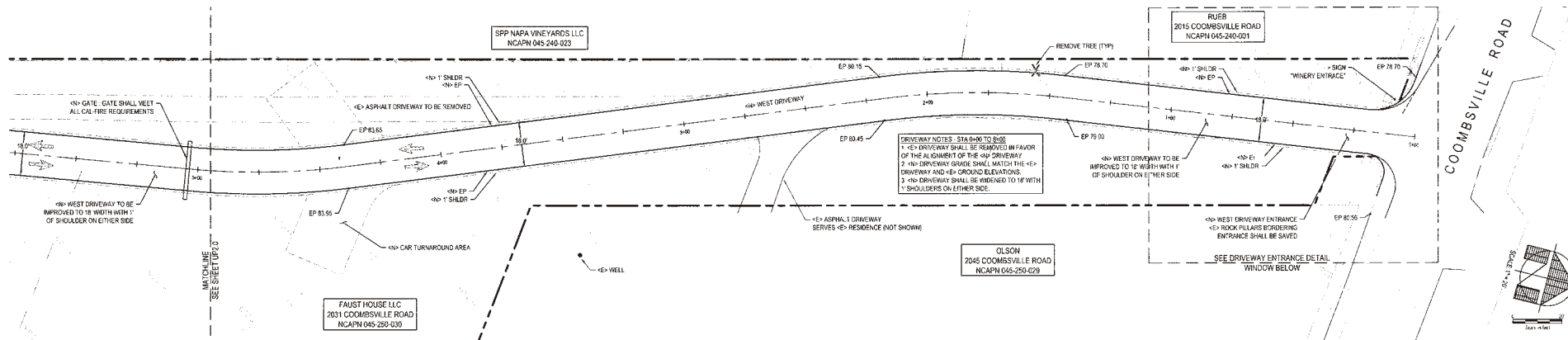
<N> TRASH ENCLOSURE
SEE SHEET UP2.0

NOTE: HATCHING DENOTES THE AREAS INCLUDED IN
THE CALCULATION FOR THE WINERY DEVELOPMENT
AREA ACCORDING TO THE DEFINITIONS FOUND IN THE
SUPPLEMENTAL APPLICATION FOR WINERY USES. SEE
TABLE TO THE RIGHT FOR AREAS.

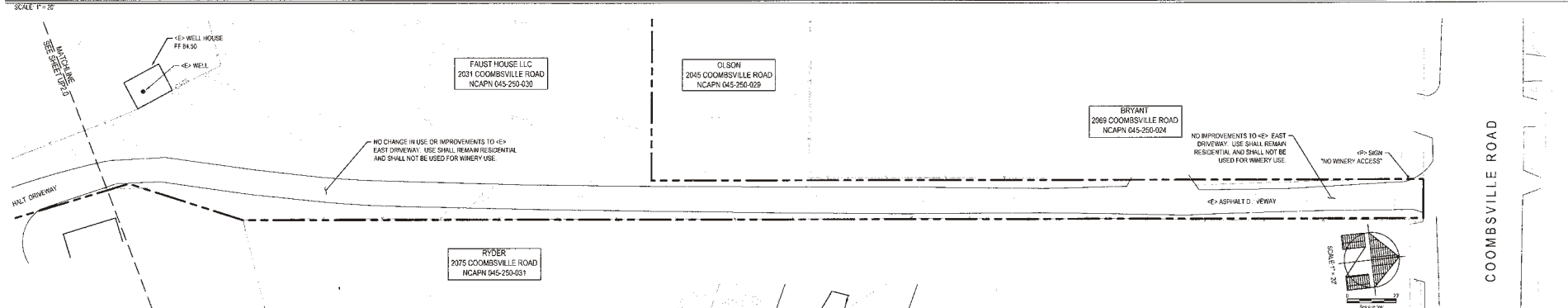
DAMBROSIO BROTHERS INVESTMENT CO
NCAPN 045-250-006

WINERY DEVELOPMENT AREA

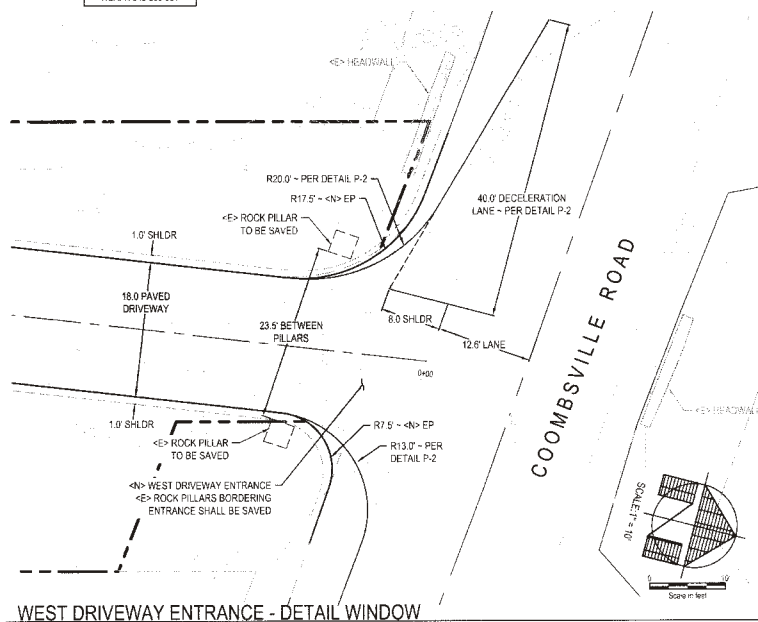
FAUST WINERY



WEST DRIVEWAY PLAN - TOP WINDOW



EAST DRIVEWAY PLAN - BOTTOM WINDOW



WEST DRIVEWAY ENTRANCE - DETAIL WINDOW

HATCH LEGEND

-N- WEST DRIVEWAY - ASPHALT CONCRETE PAVING

REVISIONS

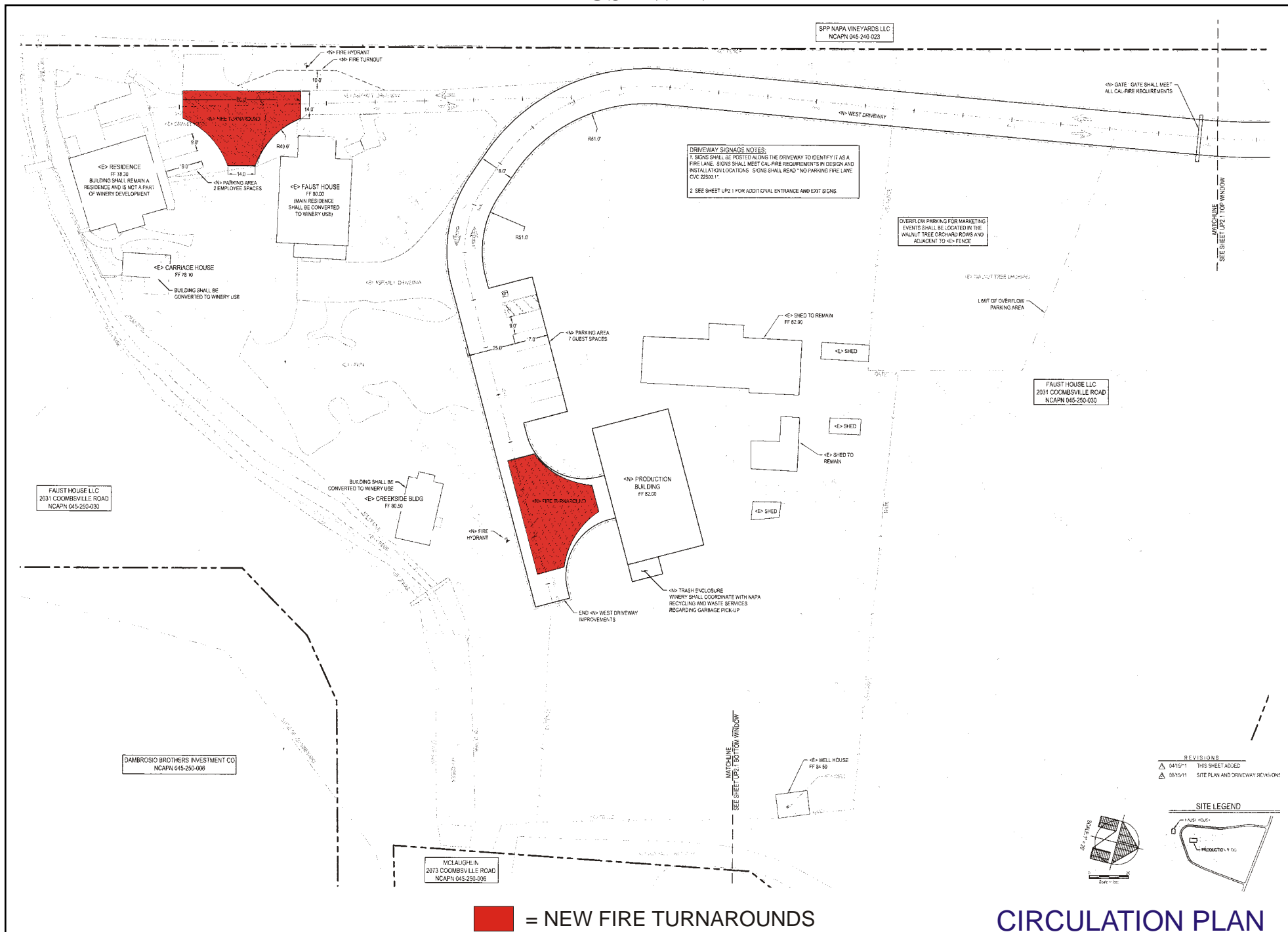
04/15/11 INCOMPLETE APPLICATION COMMENTS
 08/15/11 SITE PLAN AND DRIVEWAY REVISIONS

SITE LEGEND

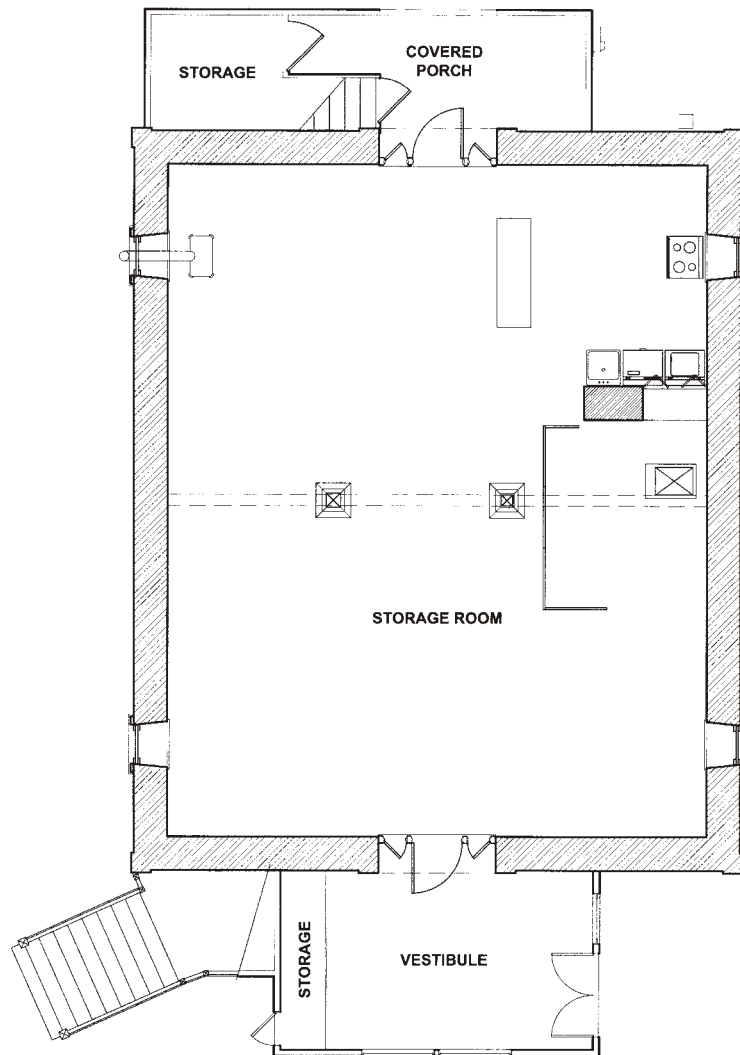
FAUST HOUSE
 PRODUCTION BLDG

DRIVEWAY PLAN

FAUST WINERY



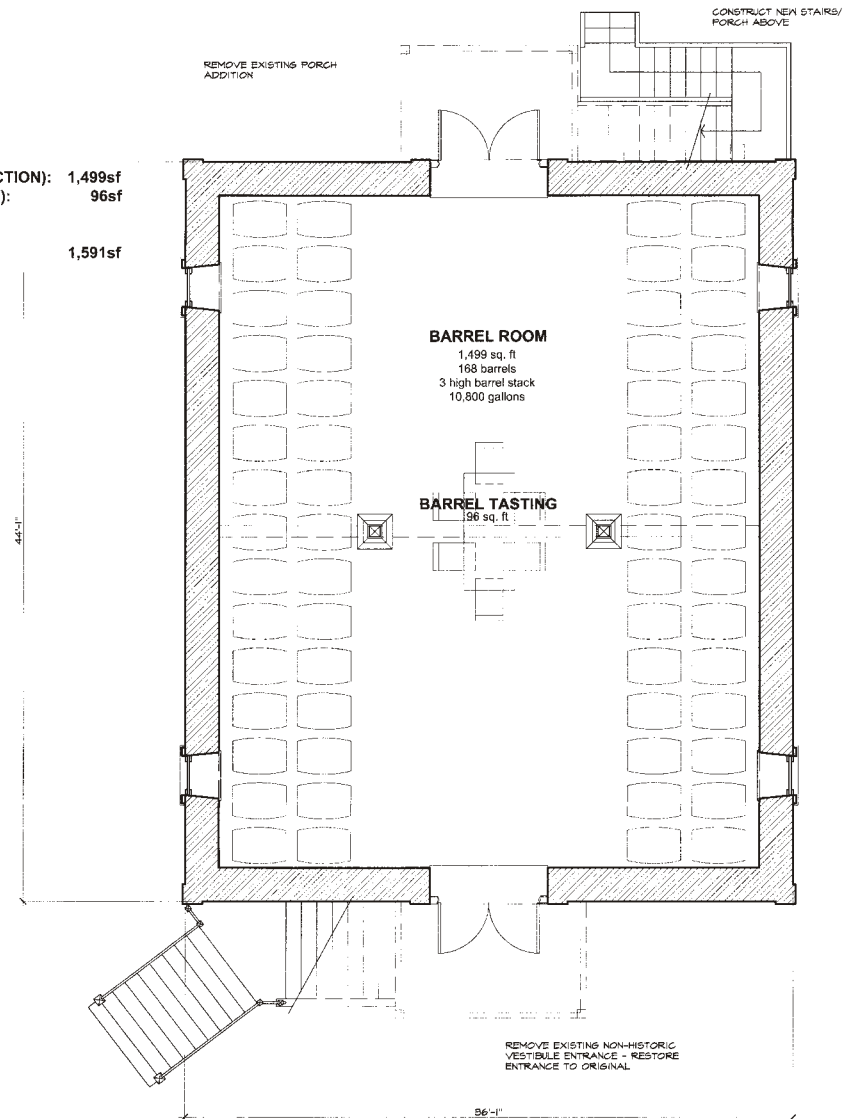
FAUST WINERY



FAUST HOUSE SUMMARY

FIRST FLOOR USE AREA:
 FERMENTATION AREA (PRODUCTION): 1,499sf
 BARREL TASTING (ACCESSORY): 96sf

SECOND FLOOR USE AREA:
 TASTING (ACCESSORY): 1,591sf



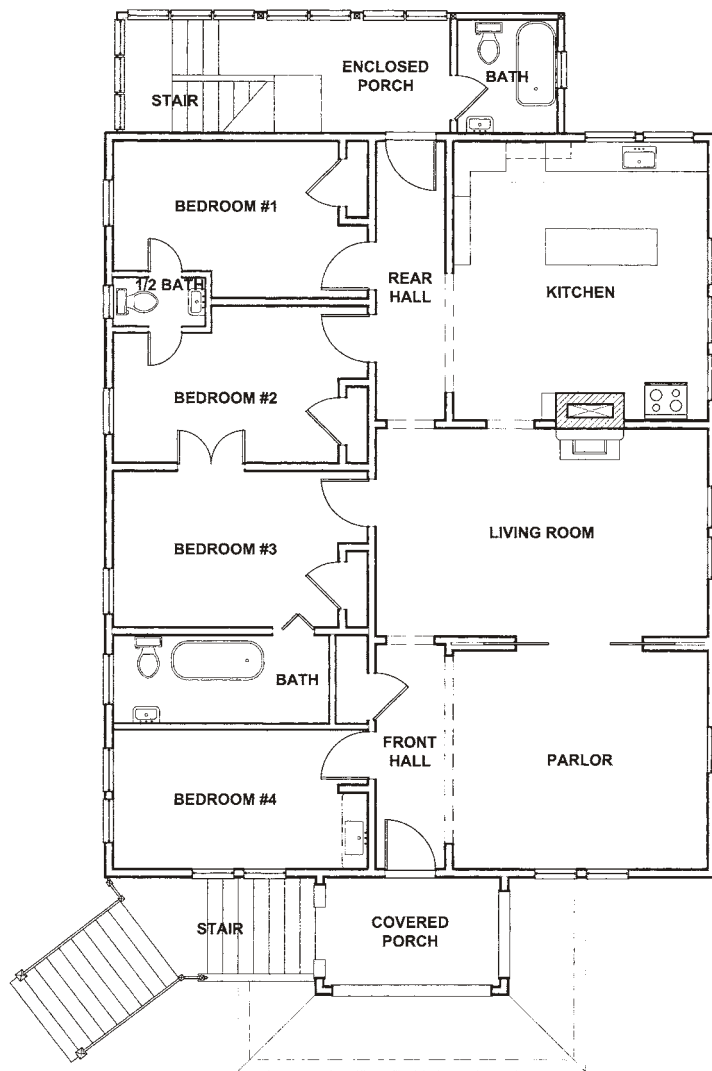
Faust House Winery & Tasting/Event Bldg.

0 1' 2' 3' 4' 8' 12'

A GROUND LEVEL PLAN- EXISTING

B GROUND LEVEL PLAN- PROPOSED

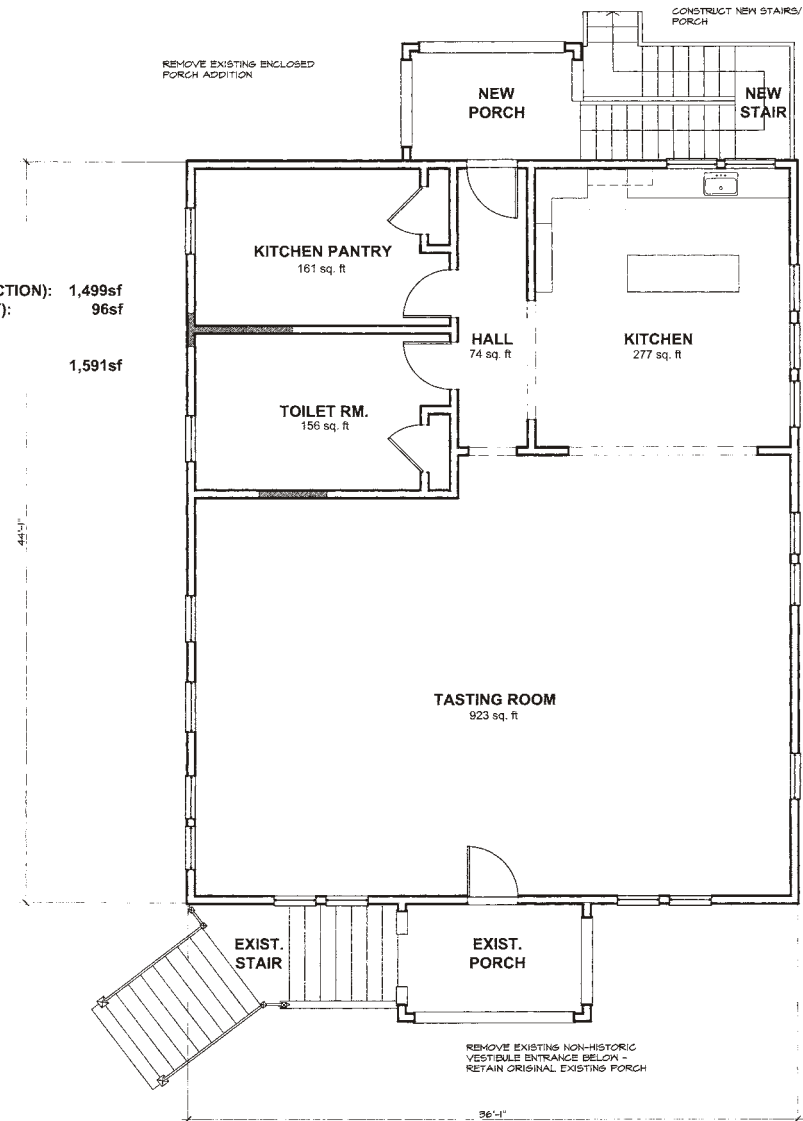
FAUST WINERY



FAUST HOUSE SUMMARY

FIRST FLOOR USE AREA:
 FERMENTATION AREA (PRODUCTION): 1,499sf
 BARREL TASTING (ACCESSORY): 96sf

SECOND FLOOR USE AREA:
 TASTING (ACCESSORY): 1,591sf



Faust House Winery & Tasting/Event Bldg.

0 1' 2' 3' 4' 8' 12'

A UPPER LEVEL PLAN- EXISTING

B UPPER LEVEL PLAN- PROPOSED

FAUST WINERY



1 EXTERIOR - WEST



2 EXTERIOR - WEST



3 EXTERIOR - NORTHWEST



4 EXTERIOR - SOUTHWEST



5 EXTERIOR - NORTHWEST



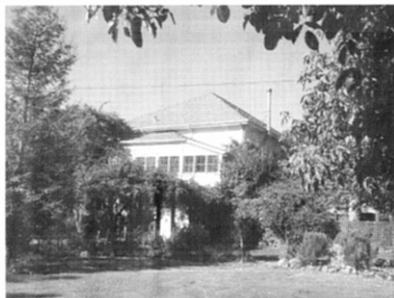
6 EXTERIOR - WEST



7 EXTERIOR - NORTH



8 EXTERIOR - NORTH



9 EXTERIOR - EAST



10 EXTERIOR - EAST



11 EXTERIOR - SOUTH



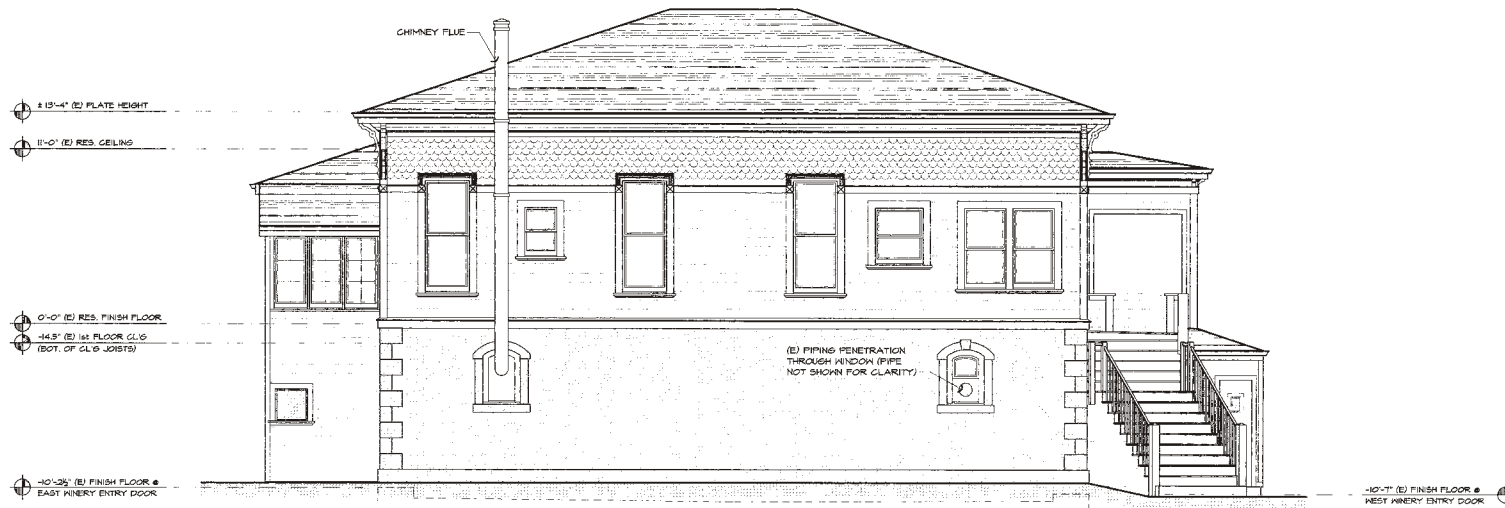
14 EXTERIOR - SOUTH

WINERY & TASTING/EVENT BLDG.

FAUST WINERY



1 WEST ELEVATION VIEW



2 NORTH ELEVATION VIEW

A HISTORIC RESIDENCE, EXISTING EXTERIOR ELEVATIONS

0 1 2 3 4 8 12'

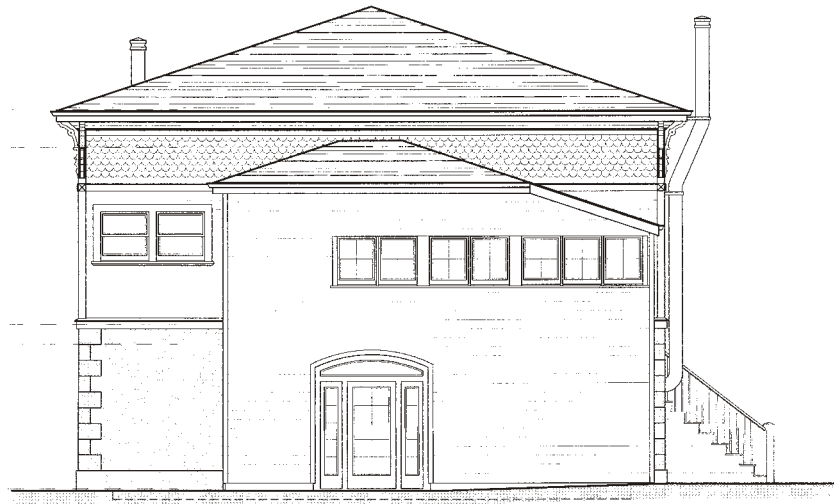
WINERY & TASTING/EVENT BLDG.

FAUST WINERY

± 15'-4" (E) PLATE HEIGHT
11'-0" (E) RES. CEILING

0'-0" (E) RES. FINISH FLOOR
-14.5" (E) 1st FLOOR CLG (BOT. OF CLG JOISTS)

-10'-25" (E) FINISH FLOOR
EAST WINERY ENTRY DOOR



3 EAST ELEVATION VIEW

± 15'-4" (E) PLATE HEIGHT
11'-0" (E) RES. CEILING

0'-0" (E) RES. FINISH FLOOR
-14.5" (E) 1st FLOOR CLG (BOT. OF CLG JOISTS)

-10'-25" (E) FINISH FLOOR
EAST WINERY ENTRY DOOR



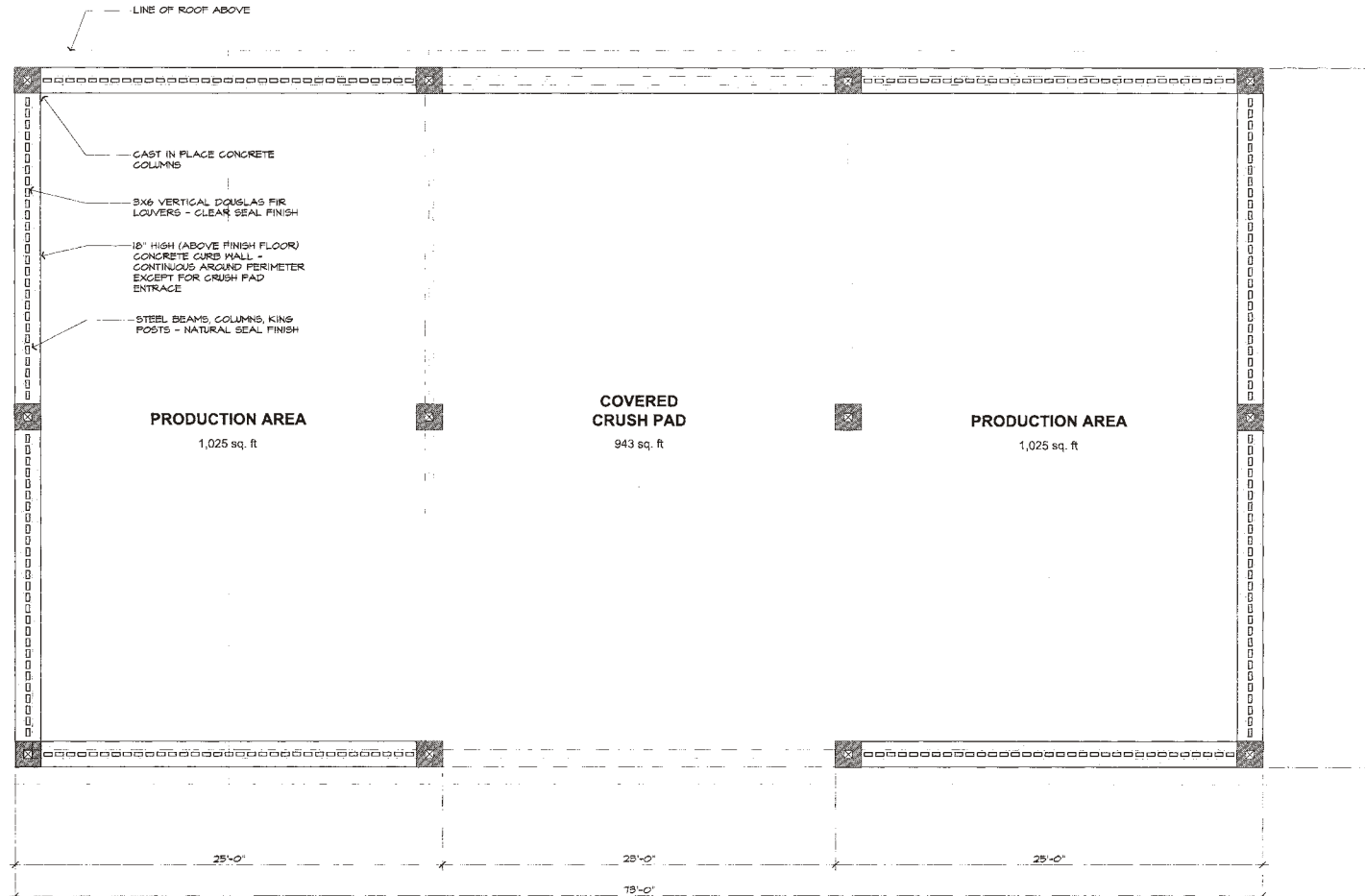
4 SOUTH ELEVATION VIEW

A HISTORIC RESIDENCE, EXISTING EXTERIOR ELEVATIONS

0 1 2 3 4 8 12'

WINERY & TASTING/EVENT BLDG.

FAUST WINERY



PRODUCTION BUILDING SUMMARY

FIRST FLOOR PRODUCTION USE AREA:
COVERED CRUSH PAD/PROD.: 2,993sf

FLOOR AREA SUMMARY

PROPOSED PRODUCTION FLOOR AREA:
COVERED CRUSH PAD/PROD.: 2,993sf
FERMENTATION (FAUST HOUSE): 1,499sf
LAB/STORAGE (CREEKSIDE) 618sf

TOTAL PRODUCTION AREA: 5,110sf

PROPOSED ACCESSORY USE AREA:
1st. FLOOR TASTING (FAUST): 96sf
2nd. FLOOR TASTING (FAUST): 1,591sf
EVENT ACCESSORY (CARRIAGE): 288sf

TOTAL ACCESSORY AREA: 1,975sf

ACCESSORY TO PRODUCTION RATIO
ACCESSORY USE (TASTING): 1,975sf
PRODUCTION AREA: 5,110sf

RATIO ACCESSORY/PRODUCTION: .386

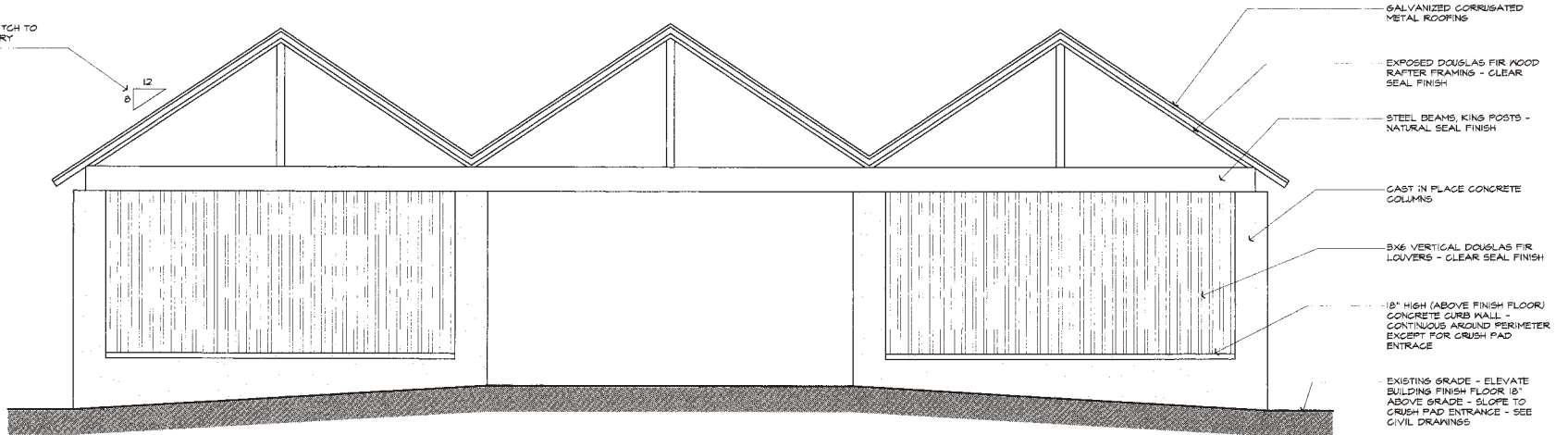


A FLOOR PLAN - PROPOSED

NEW PRODUCTION BLDG.

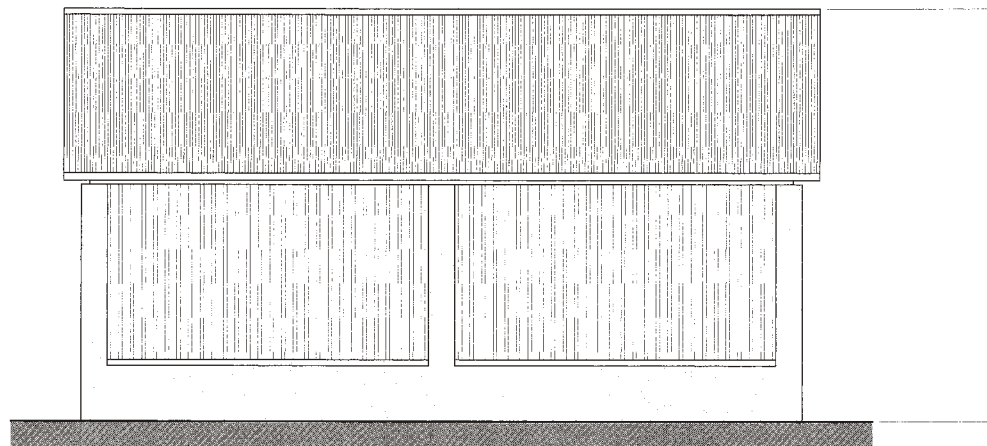
FAUST WINERY

ROOF PROFILE AND PITCH TO
MATCH ORIGINAL WINERY
STRUCTURE OUTLINE



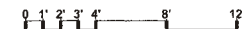
1

WINERY PRODUCTION BUILDING - EAST ELEVATION



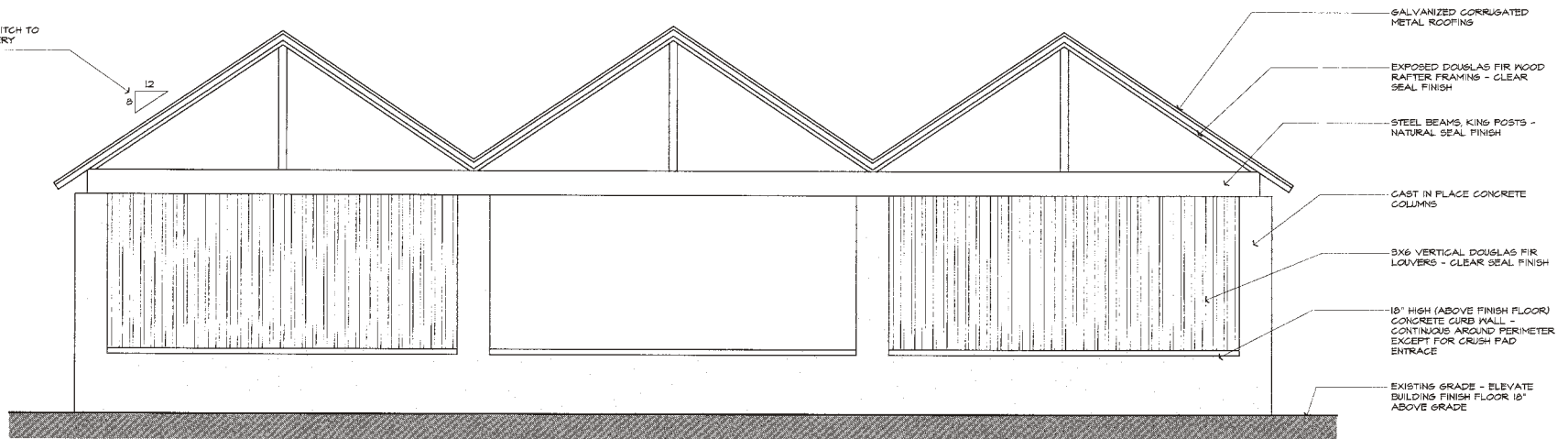
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WINERY PRODUCTION BUILDING - SOUTH ELEVATION



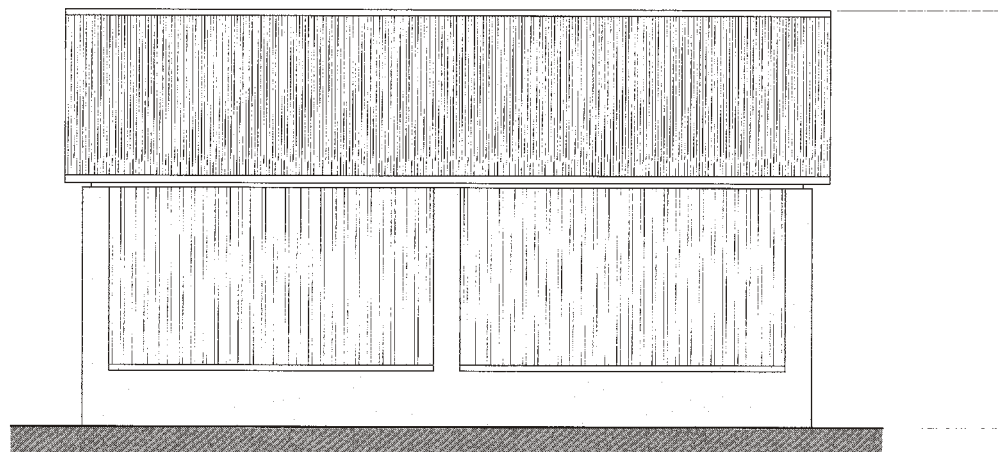
FAUST WINERY

ROOF PROFILE AND PITCH TO MATCH ORIGINAL WINERY STRUCTURE OUTLINE



1

WINERY PRODUCTION BUILDING - WEST ELEVATION

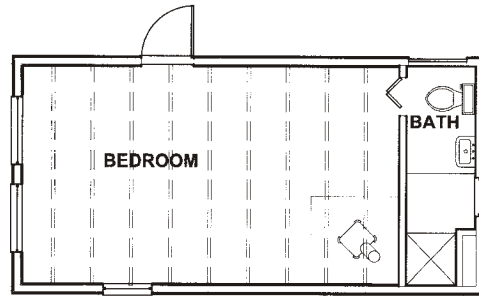


2

WINERY PRODUCTION BUILDING - NORTH ELEVATION

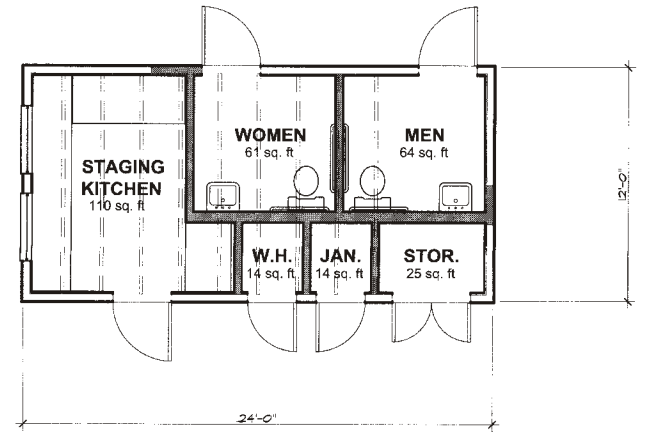
0 1' 2' 3' 4' 8' 12'

FAUST WINERY



CARRIAGE HOUSE BUILDING SUMMARY

FIRST FLOOR ACCESSORY USE AREA:
EVENT ACCESSORY USE: 288sf



A FLOOR PLAN - EXISTING

B FLOOR PLAN - PROPOSED



1 EXTERIOR - NORTH



2 EXTERIOR - NORTH



3 EXTERIOR - NORTHEAST



4 EXTERIOR - SOUTH



5 EXTERIOR - SOUTH WEST



6 EXTERIOR - WEST

FAUST WINERY



1 EXTERIOR - NORTH



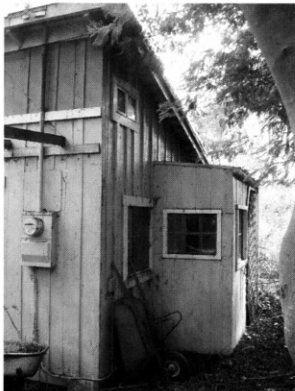
2 EXTERIOR - WEST



3 EXTERIOR - SOUTHEAST



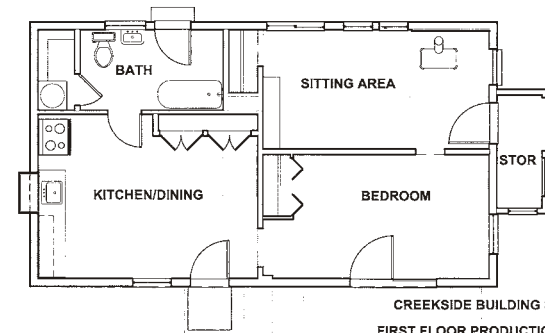
4 EXTERIOR - SOUTH



5 EXTERIOR - NORTHWEST

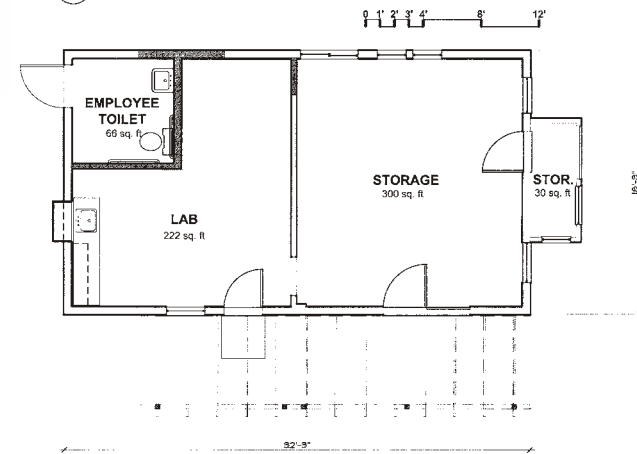


6 EXTERIOR - SOUTH



CREEKSIDE BUILDING SUMMARY
FIRST FLOOR PRODUCTION USE AREA:
LAB/STORAGE: 618sf

A FLOOR PLAN - EXISTING



B FLOOR PLAN - PROPOSED