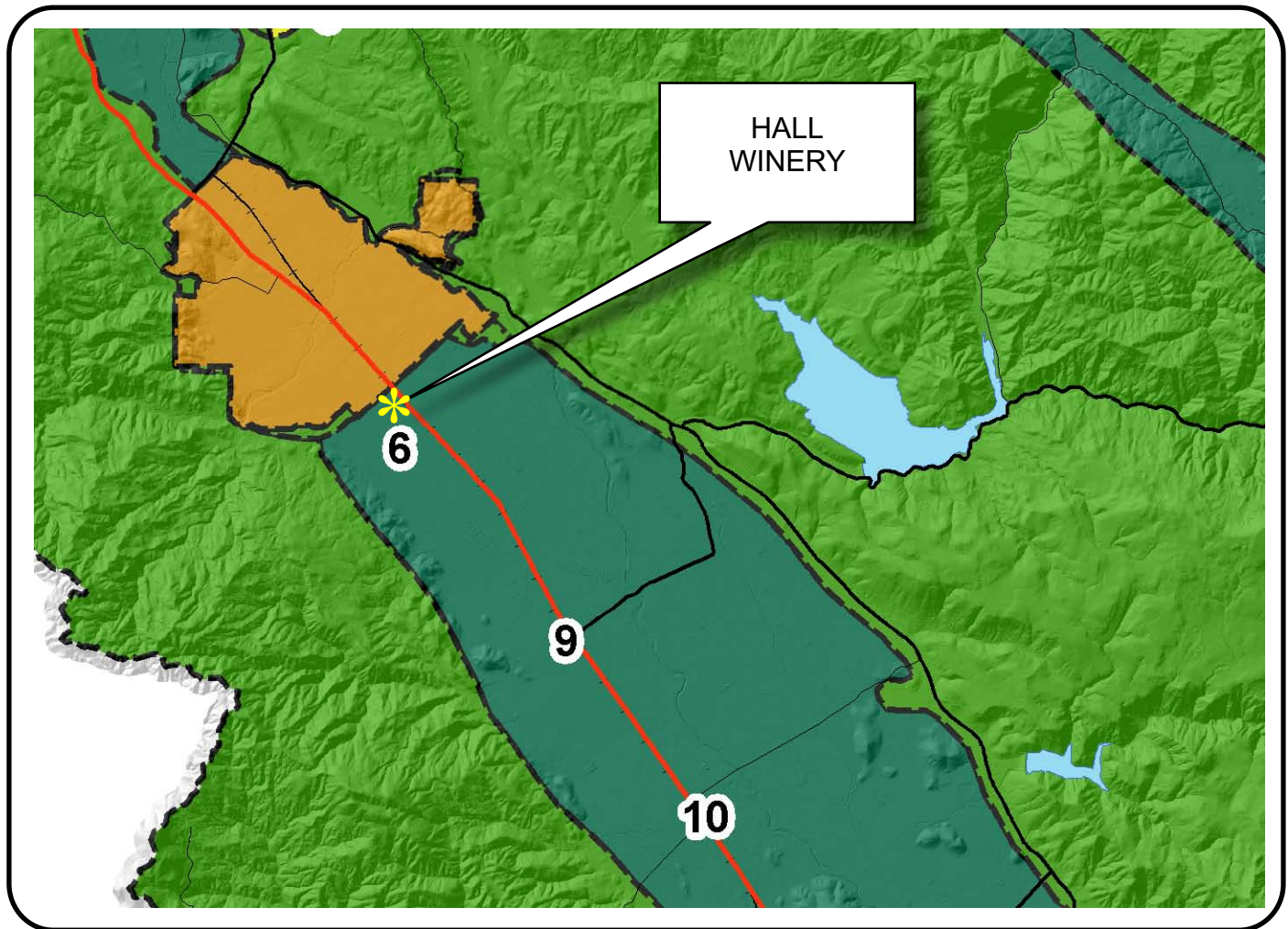








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## 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

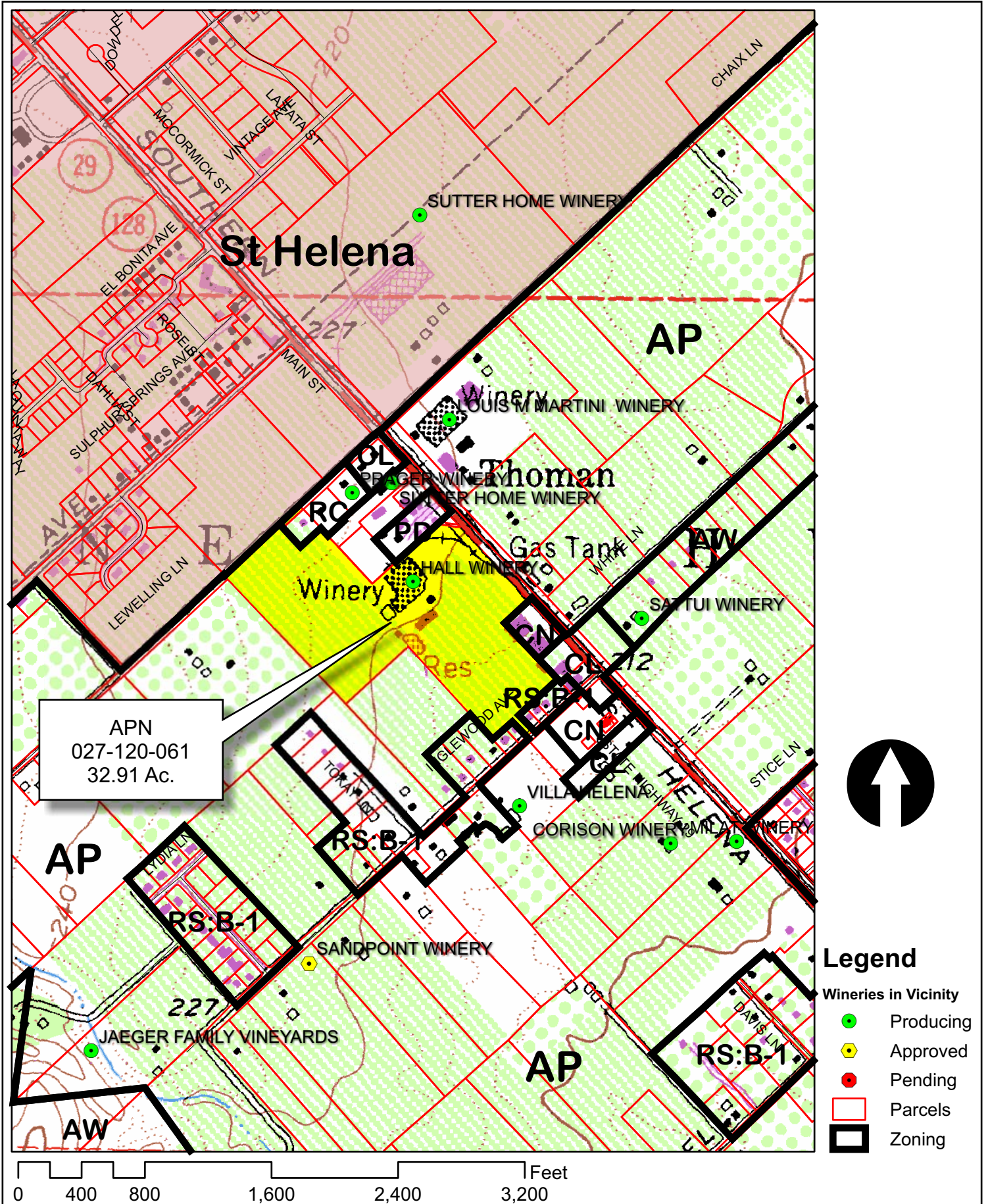
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
027-120-061  
04-05-2012  
8B MOD

SCALE IN MILES  
0 2

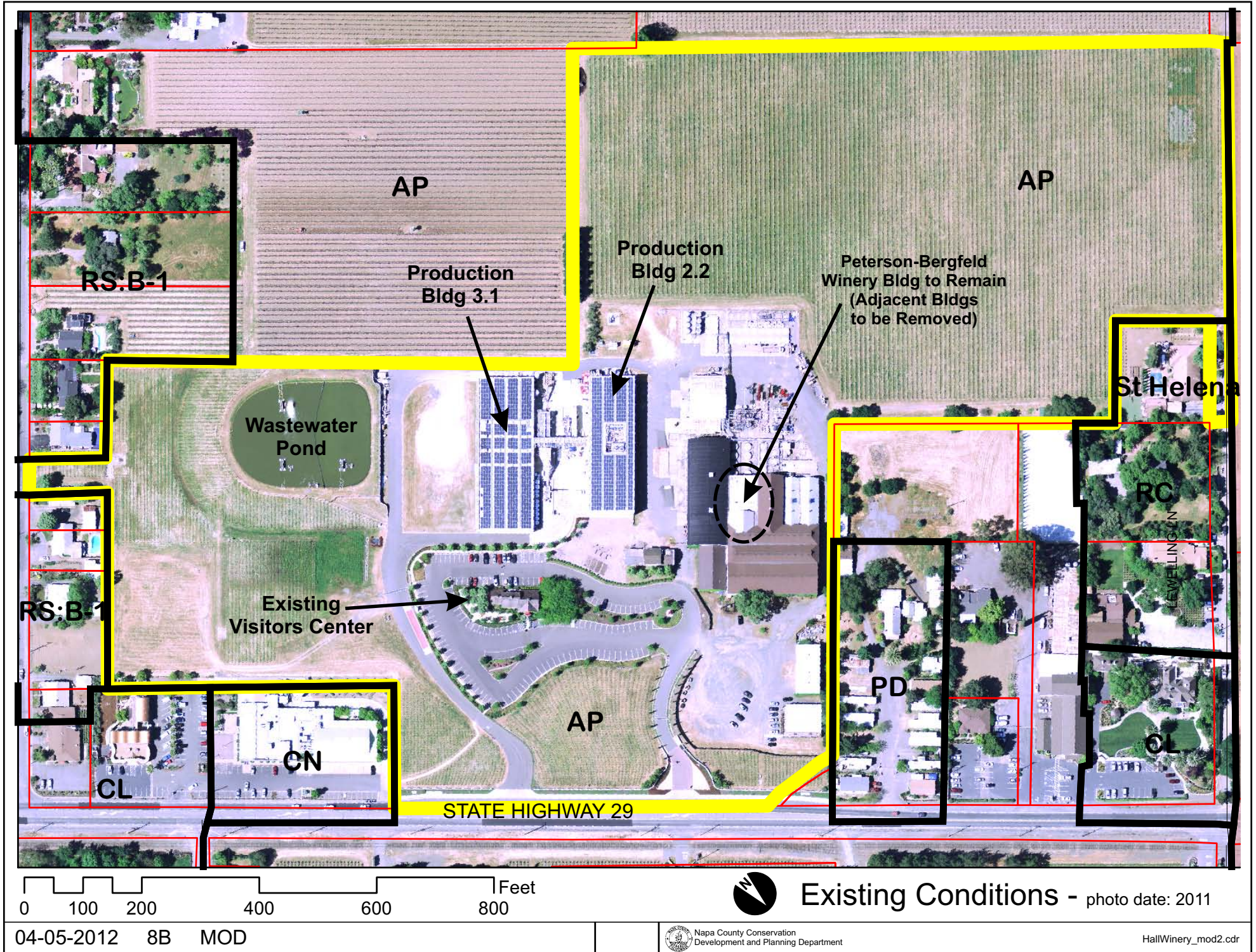


# HALL WINERY



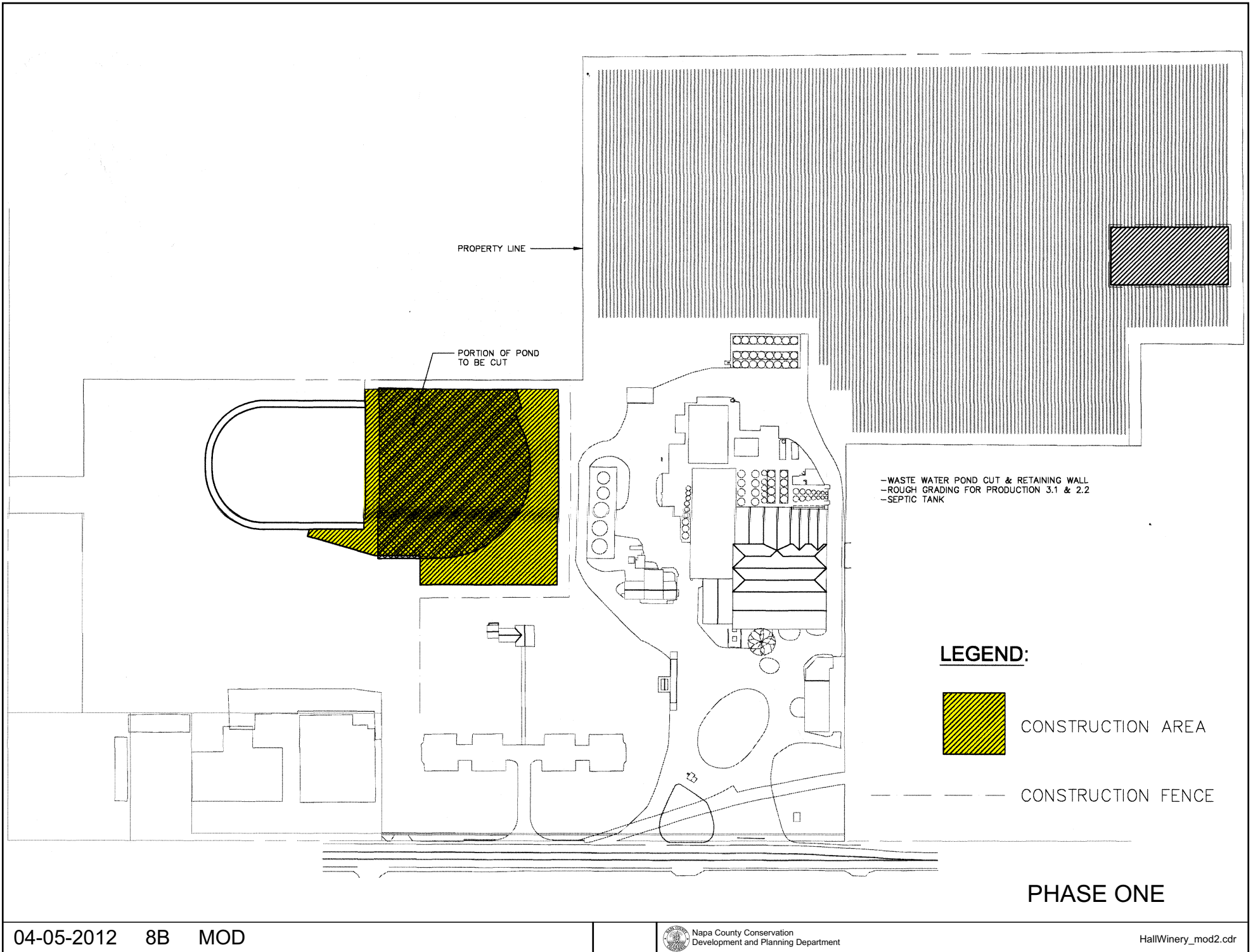


# HALL WINERY

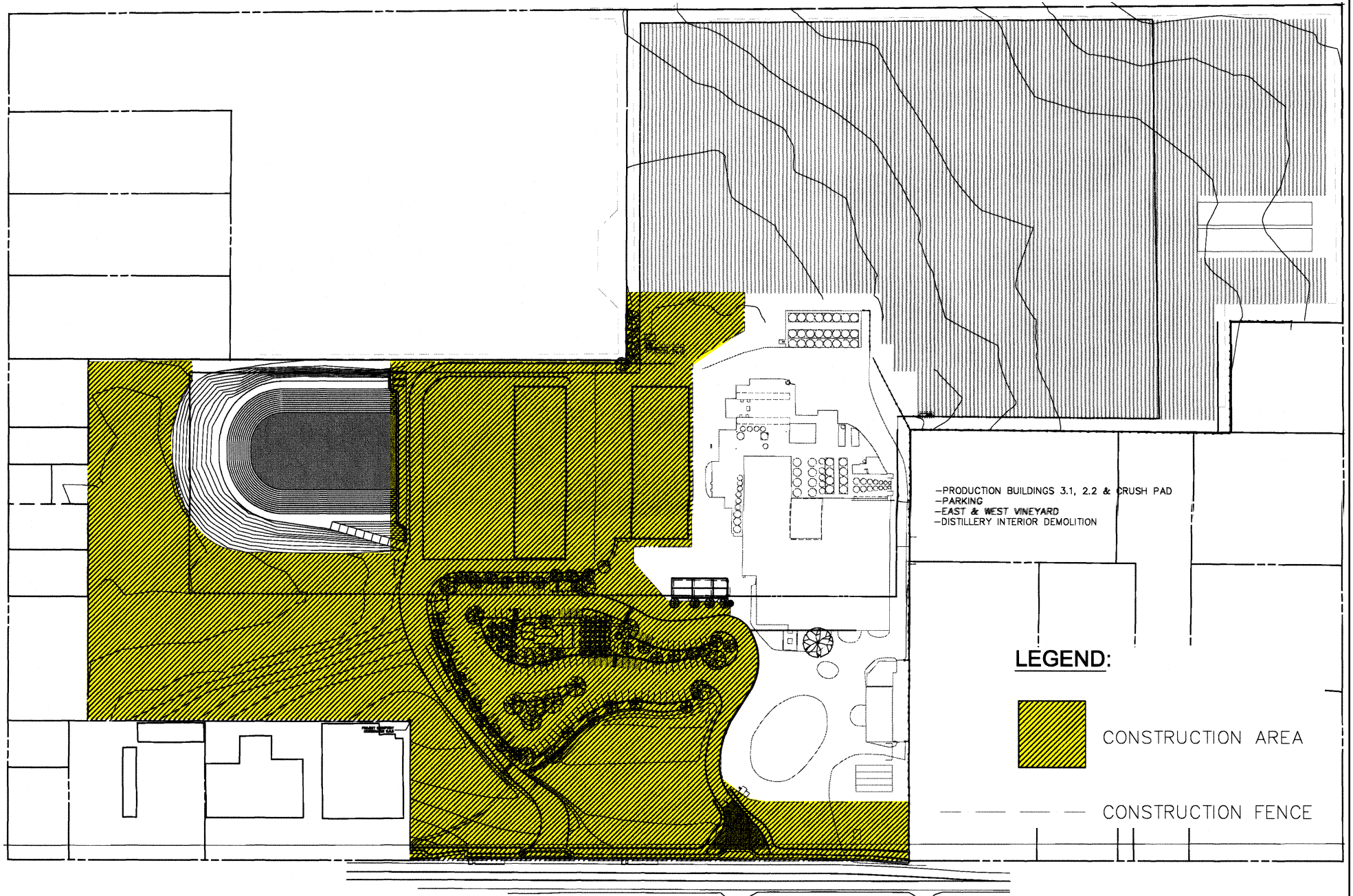




# HALL WINERY



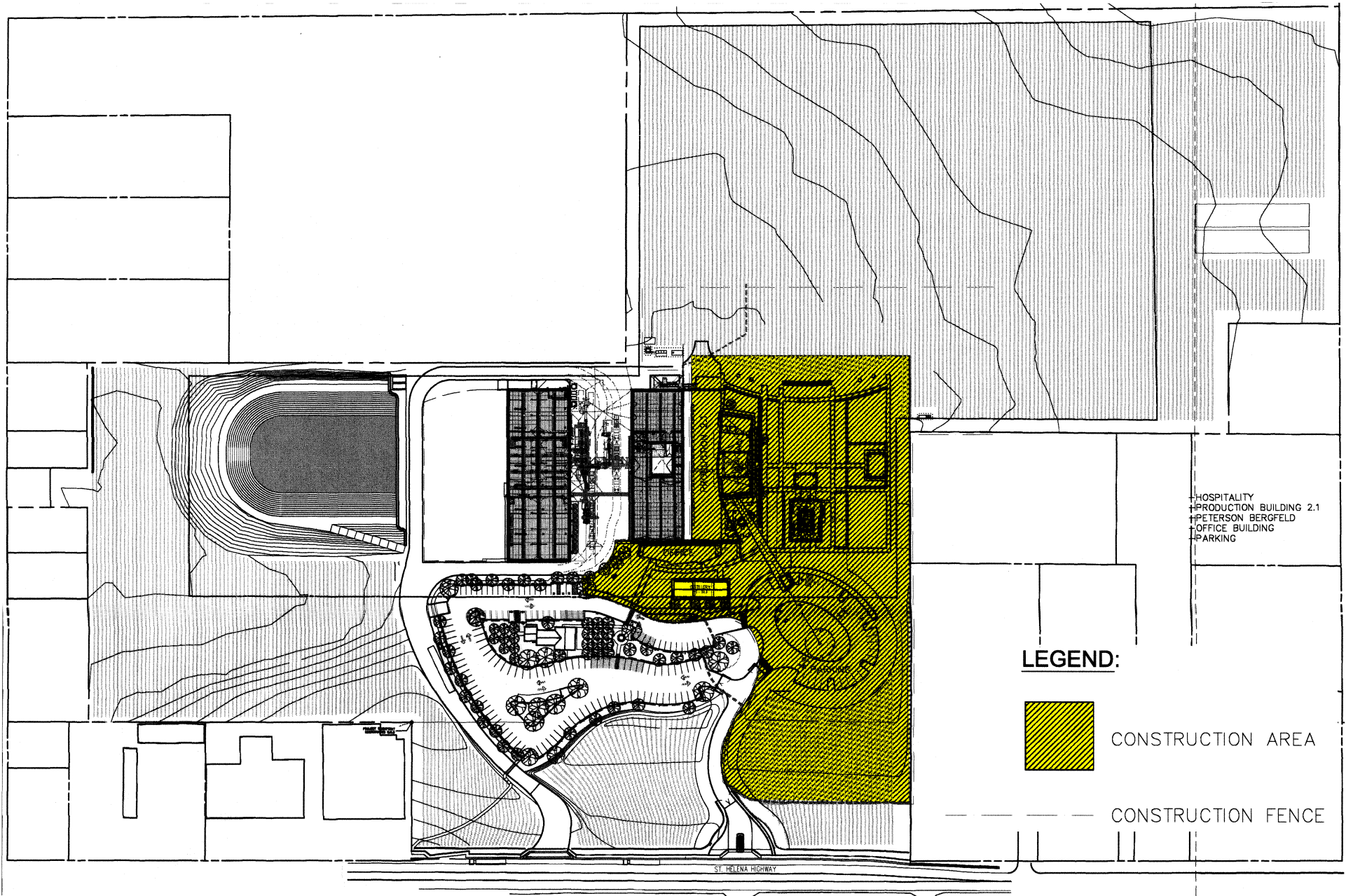
# HALL WINERY



PHASE TWO



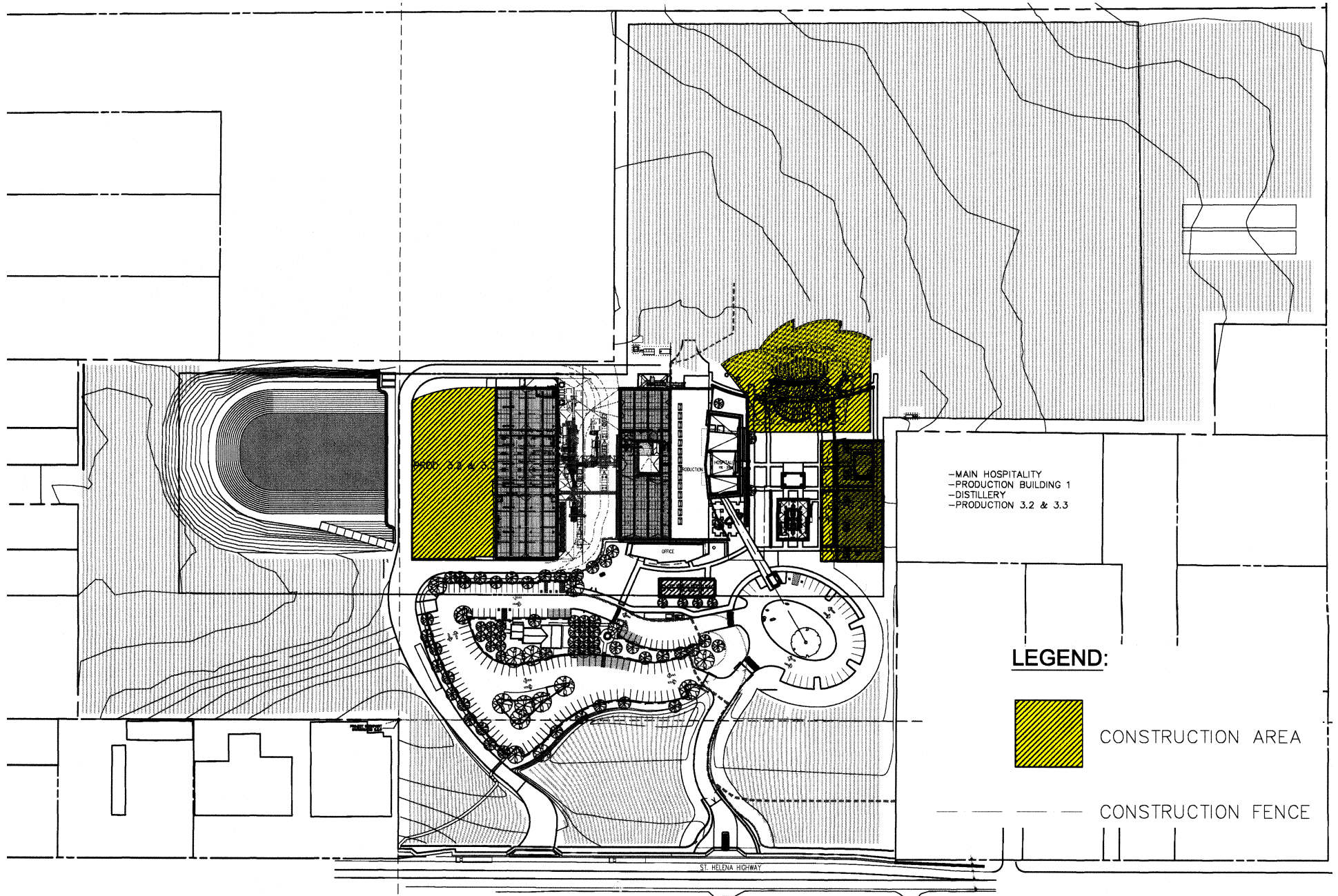
# HALL WINERY



PHASE THREE

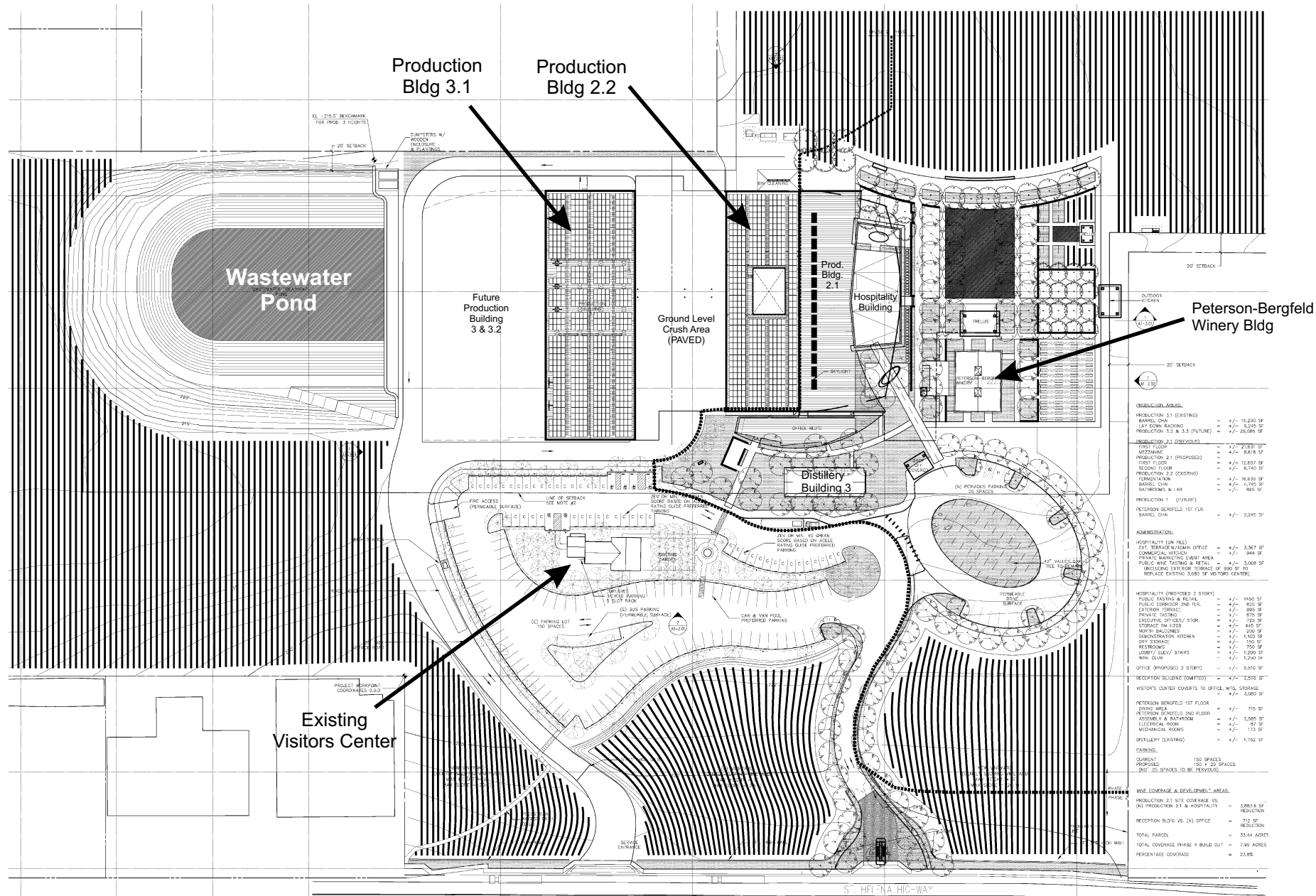


# HALL WINERY



PHASE FOUR

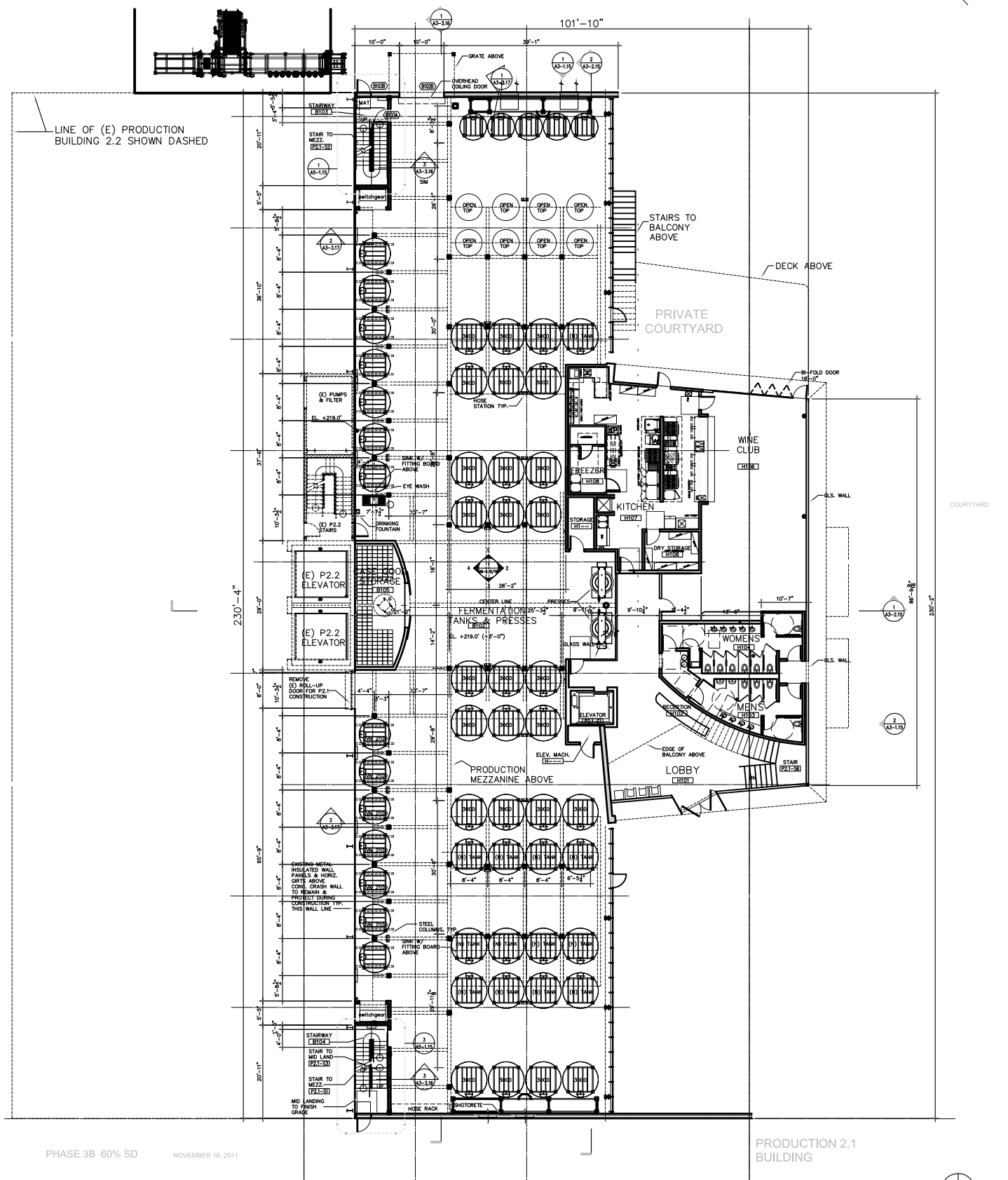
# HALL WINERY



<b>PRODUCTION AREAS:</b>	
PRODUCTION 3.1 (EXISTING)	= +/- 10,000 SF
BARREL CHAIN	= +/- 8,000 SF
LAY DOWN WAREHOUSE	= +/- 25,000 SF
PRODUCTION 3.2 & 3.3 (FUTURE)	= +/- 25,000 SF
<b>PRODUCTION 2.1 (PROPOSED):</b>	
FIRST FLOOR	= +/- 21,000 SF
MEZZANINE	= +/- 8,000 SF
PRODUCTION 2.1 (PROPOSED)	= +/- 12,000 SF
FIRST FLOOR	= +/- 12,000 SF
SECOND FLOOR	= +/- 8,000 SF
PRODUCTION 2.2 (EXISTING)	= +/- 16,000 SF
FURNITURE	= +/- 4,000 SF
BARREL CHAIN	= +/- 800 SF
BATHROOMS & LAUNDRY	= +/- 800 SF
<b>PRODUCTION 1 (EXISTING):</b>	
PETERSON-BERGFELD 1ST FLOOR	= +/- 3,245 SF
BARREL CHAIN	= +/- 3,245 SF
<b>ADMINISTRATION:</b>	
HOSPITALITY (ON FILE)	= +/- 3,367 SF
EXT. TERRACE/ADMIN OFFICE	= +/- 844 SF
COMMERCIAL KITCHEN & RETAIL	= +/- 3,068 SF
PRIVATE MARKETING CLIENT AREA	= +/- 3,068 SF
PUBLIC WINE TASTING & RETAIL	= +/- 3,068 SF
(INCLUDING EXISTING TERRACE OF 800 SF TO REPLACE EXISTING 3,000 SF VETEROS CENTER)	
<b>HOSPITALITY (PROPOSED 2 STORY):</b>	
PUBLIC TASTING & RETAIL	= +/- 1,400 SF
PUBLIC CORRIDOR 2ND FLOOR	= +/- 800 SF
EXTENSION TERRACE	= +/- 900 SF
PRIVATE TASTING	= +/- 875 SF
EXECUTIVE OFFICE/RETAIL	= +/- 720 SF
STORAGE RM 1000	= +/- 445 SF
WORTH BALCONIES	= +/- 200 SF
DEMOCRATIZATION KITCHEN	= +/- 1,100 SF
OFF STORAGE	= +/- 750 SF
RECEPTION	= +/- 1,200 SF
LOBBY/LEVEL STAIRS	= +/- 1,200 SF
WINE CLUB	= +/- 1,200 SF
<b>OFFICE (PROPOSED 2 STORY):</b>	
RECEPTION/CLUBHOUSE/TOWNSHIP	= +/- 2,500 SF
VISITOR'S CENTER CONVERTS TO OFFICE, W/O STORAGE	= +/- 3,000 SF
<b>PETERSON-BERGFELD 1ST FLOOR:</b>	
DINING AREA	= +/- 715 SF
PETERSON-BERGFELD 2ND FLOOR	= +/- 3,500 SF
ASSEMBLY & BATHROOM	= +/- 80 SF
ELECTRICAL ROOM	= +/- 173 SF
Mechanical Rooms	= +/- 173 SF
DISTILLERY (EXISTING)	= +/- 1,700 SF
<b>BARREL CHAIN:</b>	
CURRENT	150 SPACES
PROPOSED	50 + 25 SPACES
(INT. 25 SPACES TO BE PROVIDED)	
<b>WINE COVERAGE &amp; DEVELOPMENT AREAS:</b>	
<b>PHASE 2:</b>	
PRODUCTION 2.1 SITE COVERAGE VS.	= 3,000 SF
(N) PRODUCTION 2.1 & HOSPITALITY	= 3,000 SF
REDUCTION	= 715 SF
RECEPTION BLDG VS. (N) OFFICE	= 715 SF
REDUCTION	= 715 SF
TOTAL PARCEL	= 33.44 ACRES
TOTAL COVERAGE PHASE 4 BUILD OUT	= 7.95 ACRES
PERCENTAGE COVERAGE	= 23.8%



# HALL WINERY



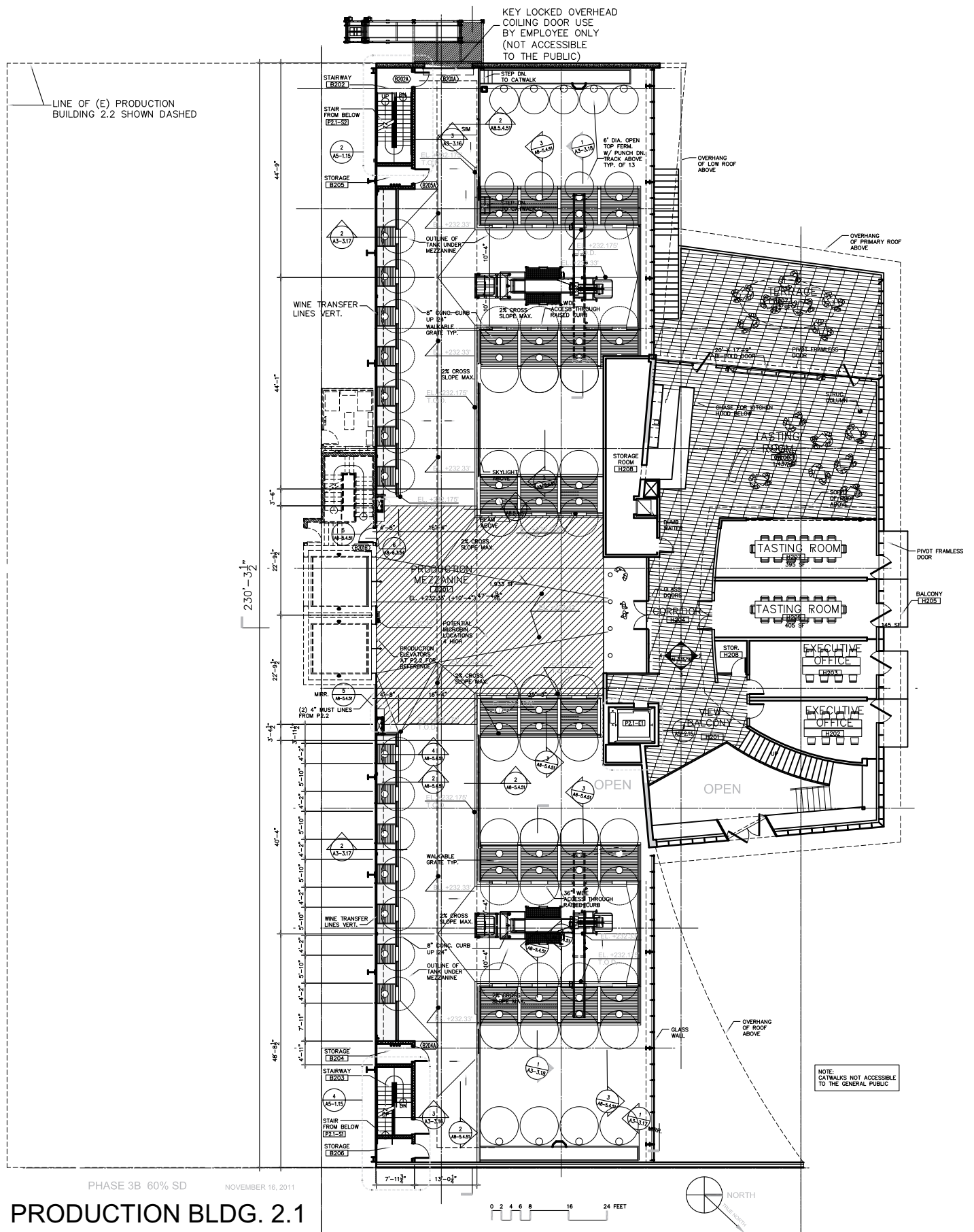
# PRODUCTION BLDG. 2.1

## FIRST FLOOR PLAN

FERMENTATION TANK NOTES					
NUMBER OF TANKS	TANK DIA.	H.W. INTERNAL TANK GROUP	CAPACITY GALLONS	TOTAL HEIGHT W/ STAND	LOCATION
26	8'-0"	3000	3,055	12'-7"	B102
8	7'-0"	JAN2100	2,300 EST.	?	B102
10	8'-0"	(N) TANK	3,055	12'-7"	B102
2	8'-0"	SOW-8	?	12'-7"	B102

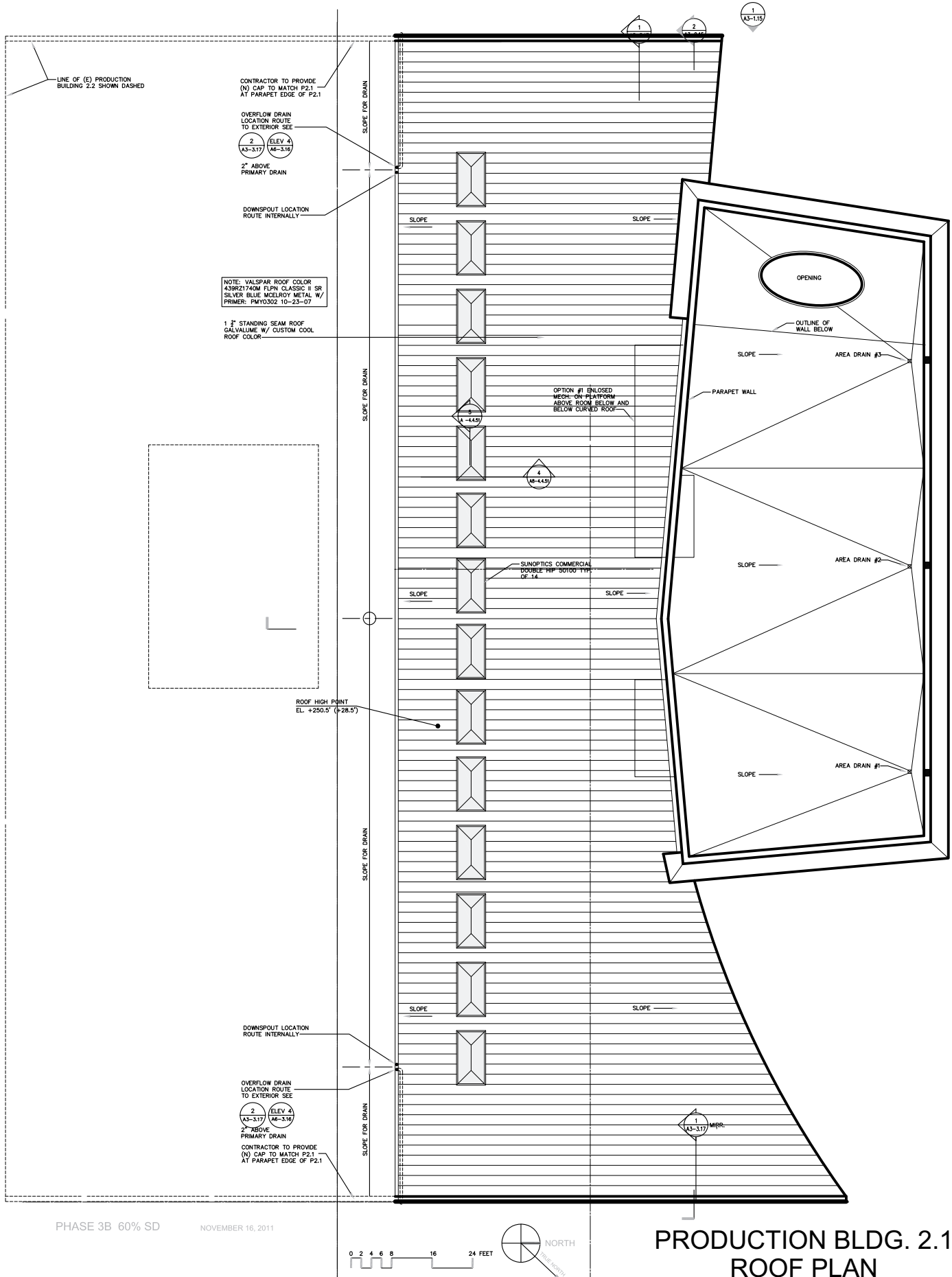
\* NOTE CATWALK DECK HEIGHT TO BE 46" BELOW OVERALL TANK HEIGHT TYP.

# HALL WINERY

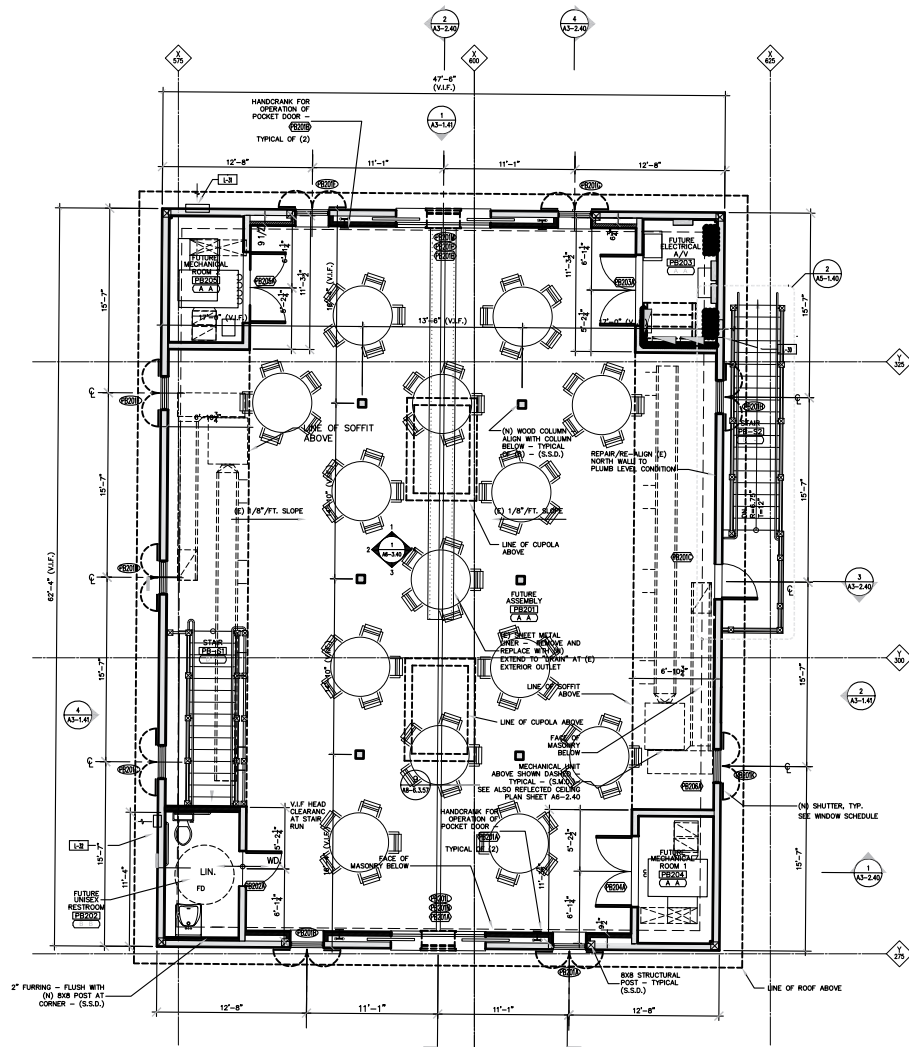




# HALL WINERY



# HALL WINERY



2 SECOND FLOOR PLAN

NOTE ON DIMENSIONS:  
ALL DIMENSIONS AREAL (S.D.S.)  
FACE OF STUD (F O S)  
FACE OF MASONRY (F O M)  
CENTER OF COLUMNS (C O C)

MATERIAL LEGEND

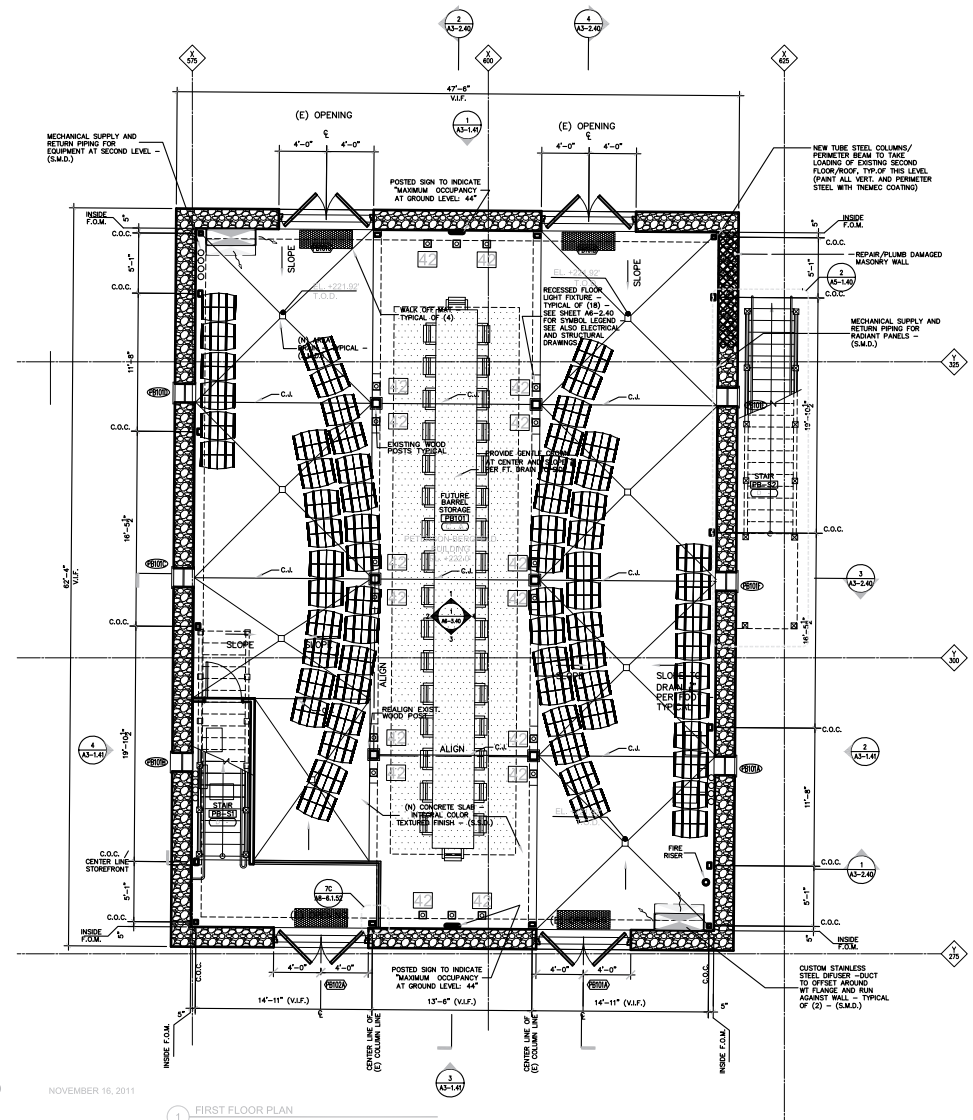
- (C) STONE WALL
- (N) 2X4 WOOD STUD FRAMING - (S.S.D.)
- (N) 2X6 WOOD STUD FRAMING - (S.S.D.)
- INTERIOR CONCRETE SLAB - LOW VOC EPOXY

FINISH SCHEDULE

FLOOR	FINISH	ROOM NAME	ROOM NUMBER
A	EXISTING WOOD - PAINT POLYURETHANE		
B	UNIFORM		
C	CONCRETE W/ INTEGRATED COLOR/CAST FIN.		
D	WOOD - PAINT POLYURETHANE		
E	1 x 8 WOOD		
F	CERAMIC TILE COVE BASE		

PHASE 3B 60% SD  
NOVEMBER 16, 2011

## PROPOSED HISTORIC PETERSON-BERGFELD BUILDING FLOOR PLANS



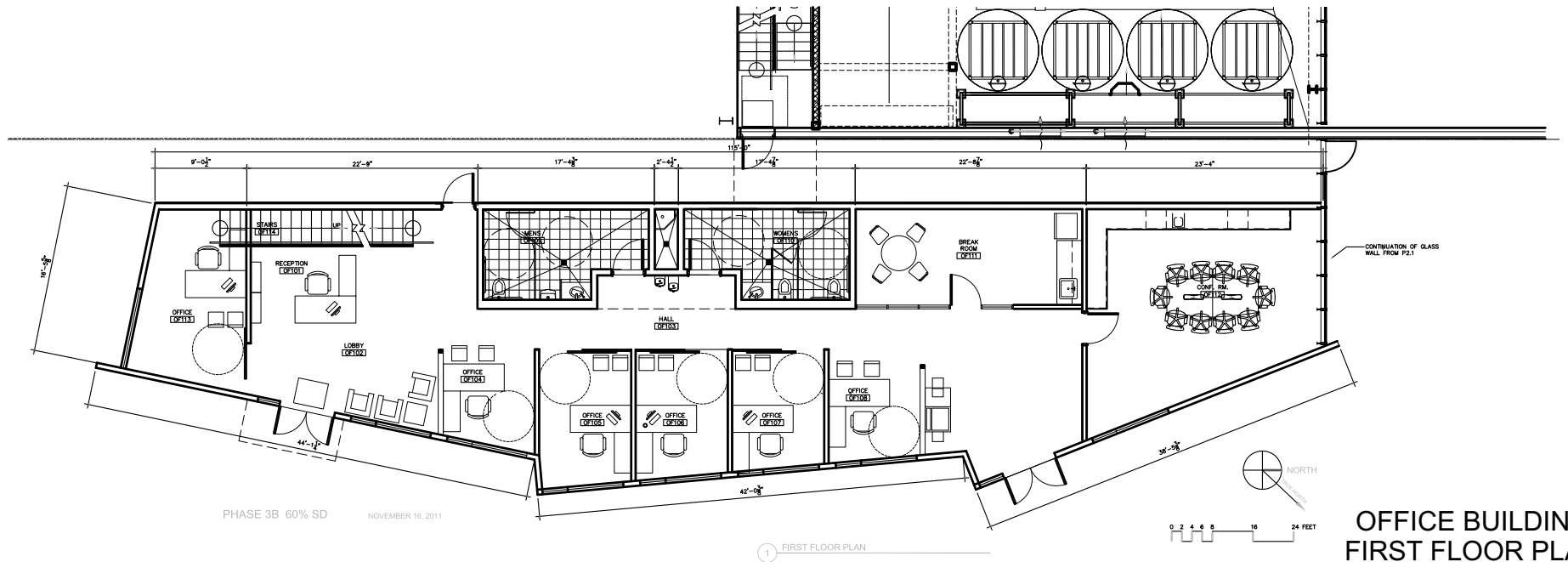
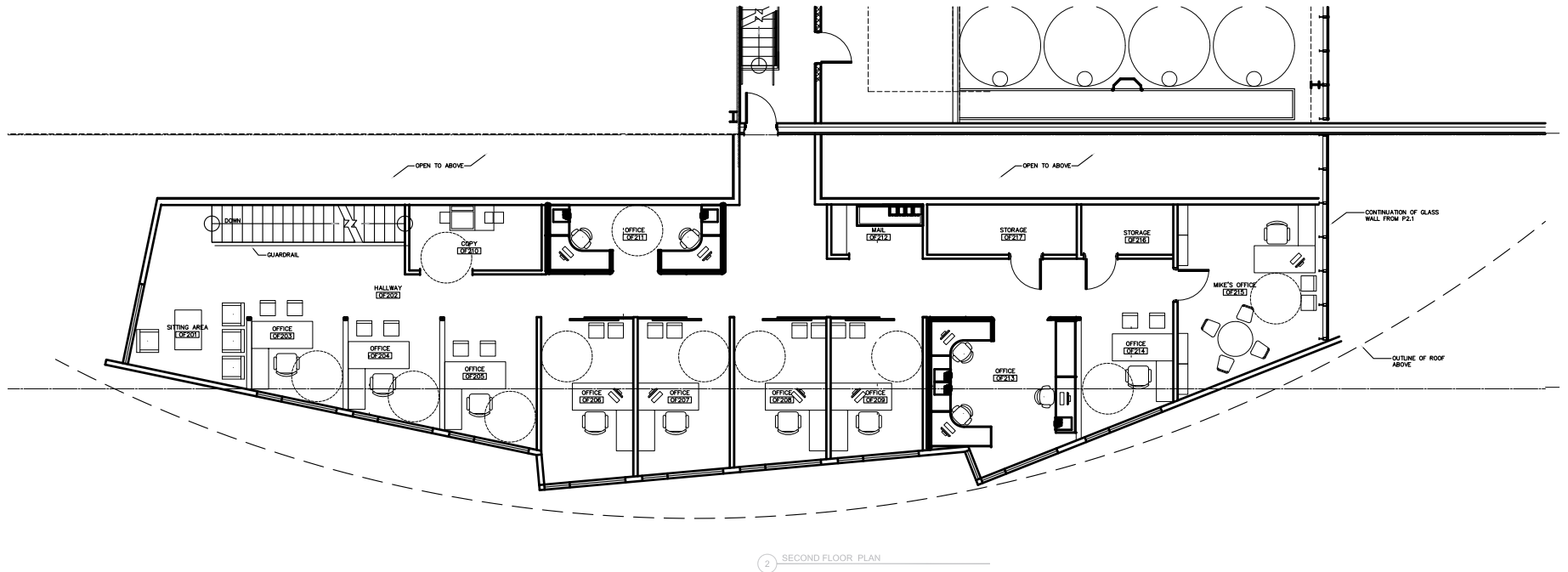
1 FIRST FLOOR PLAN

NOTE 1: PB101 SHALL BE THERMOSTATICALLY CONTROLLED TO MAINTAIN A PROCESS ENVIRONMENT TEMPERATURE LESS THAN 55 DEGREES. SYSTEM SHALL BE INCAPABLE OF OPERATING AT TEMPERATURES ABOVE 55 DEGREES.

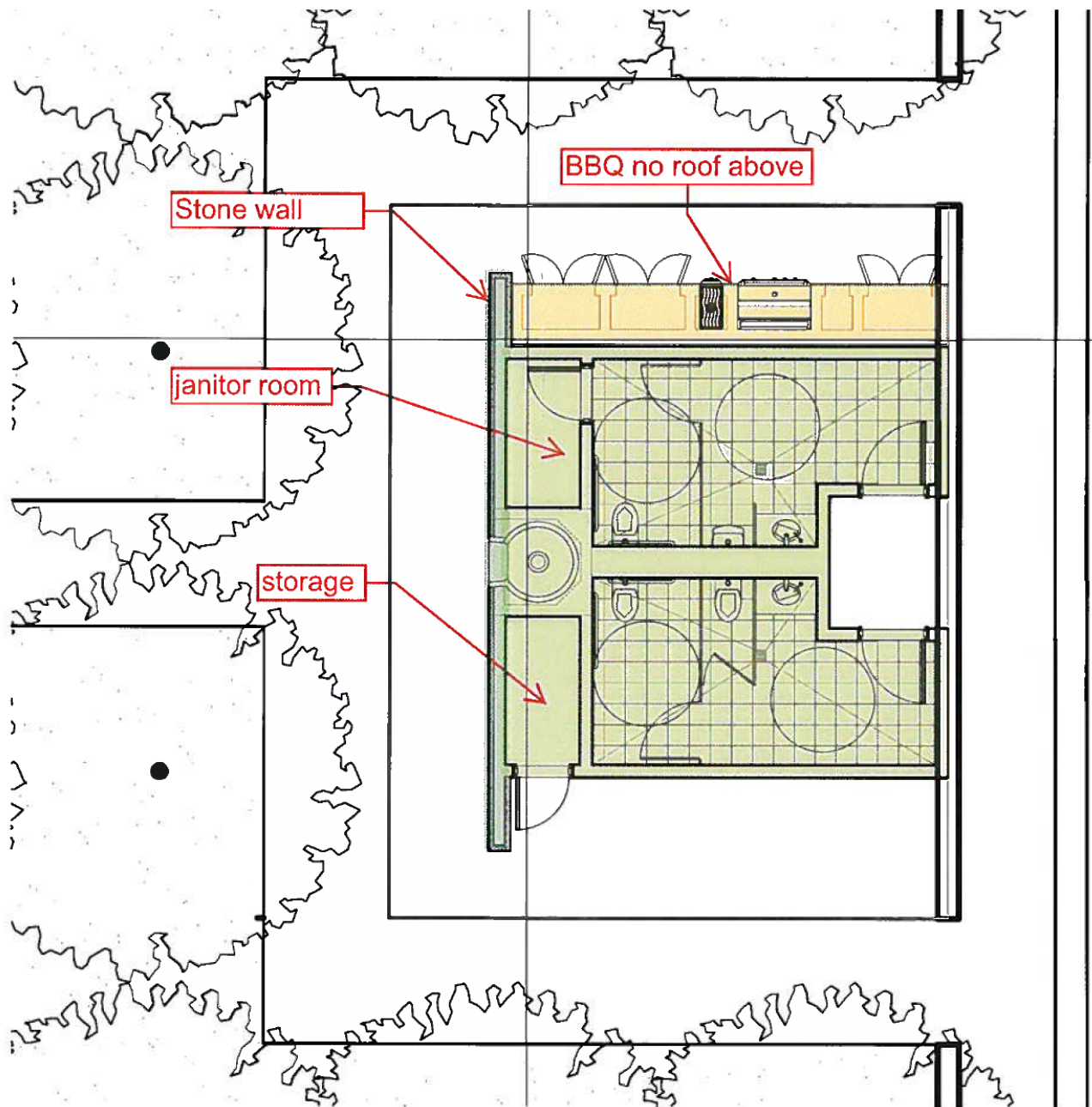
NOTE 2: HATCHED AREA AT TABLE REPRESENTS THE ONLY AREA WITHIN THE BARREL STORAGE THAT DINING SHALL OCCUR ALL OTHER AREAS MUST MAINTAIN BARREL STORAGE AT ALL TIMES NO EXCEPTIONS



# HALL WINERY



# HALL WINERY



Signum Architecture  
01/16/12

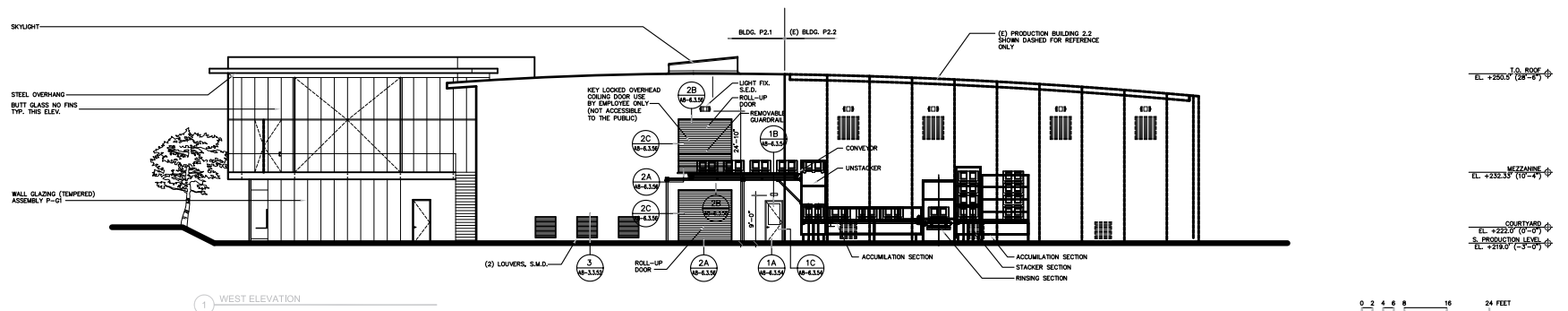
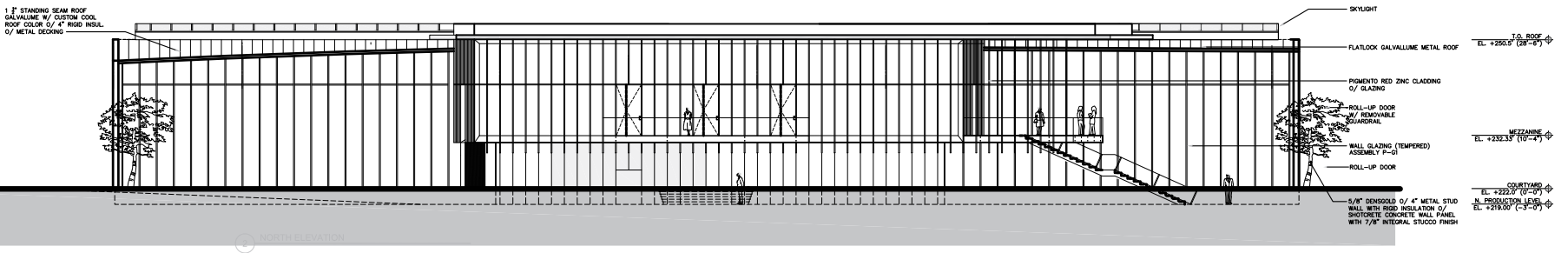
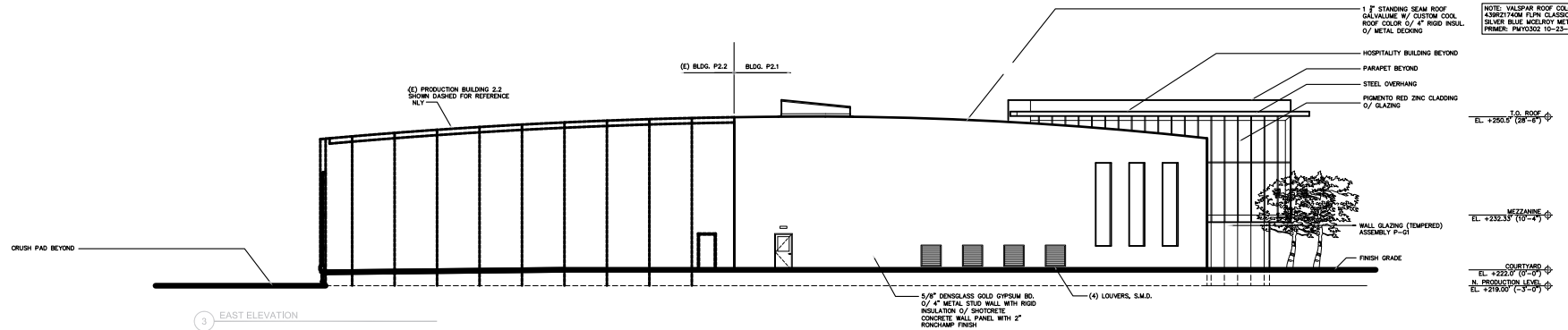
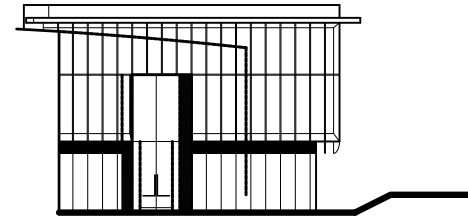


OUTDOOR  
KITCHEN



# HALL WINERY

## PRODUCTION BUILDING 2.1 ELEVATIONS



PHASE 3B 60% SD

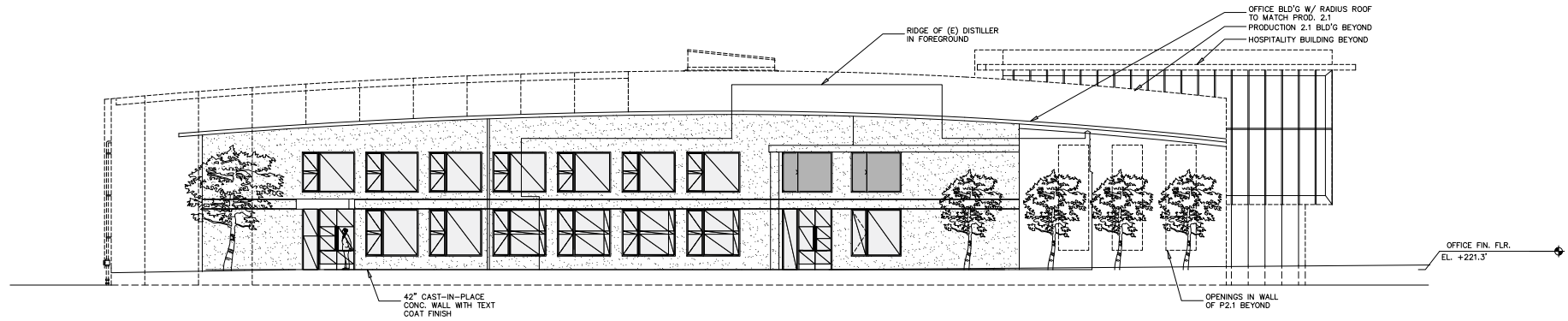
04-05-2012	8B	MOD
------------	----	-----



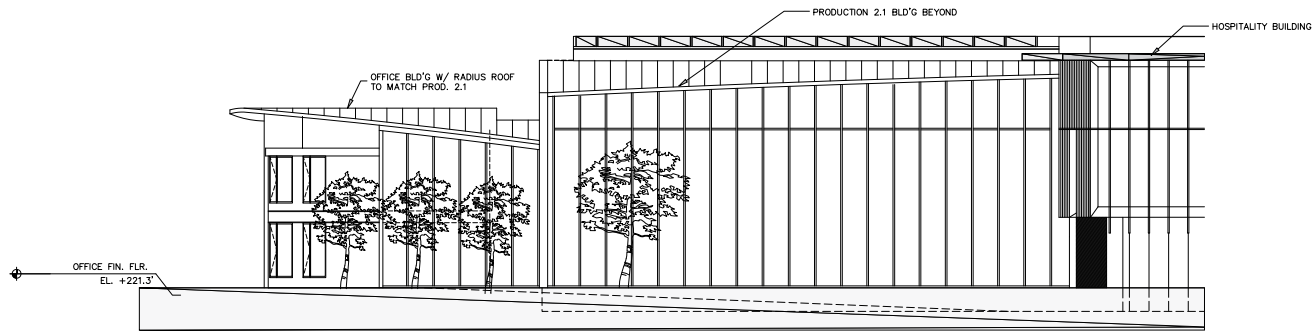
Napa County Conservation  
Development and Planning Department

HallWinery\_mod2.cdr

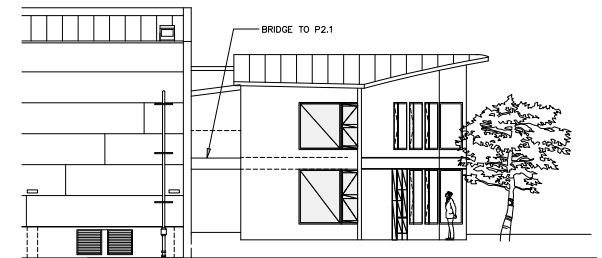
# HALL WINERY



3 EAST ELEVATION



3 EAST ELEVATION



4 SOUTH ELEVATION

PHASE 3B 60% SD

NOVEMBER 16, 2011

0 2 4 6 8 16 24 FEET

OFFICE BUILDING  
ELEVATIONS