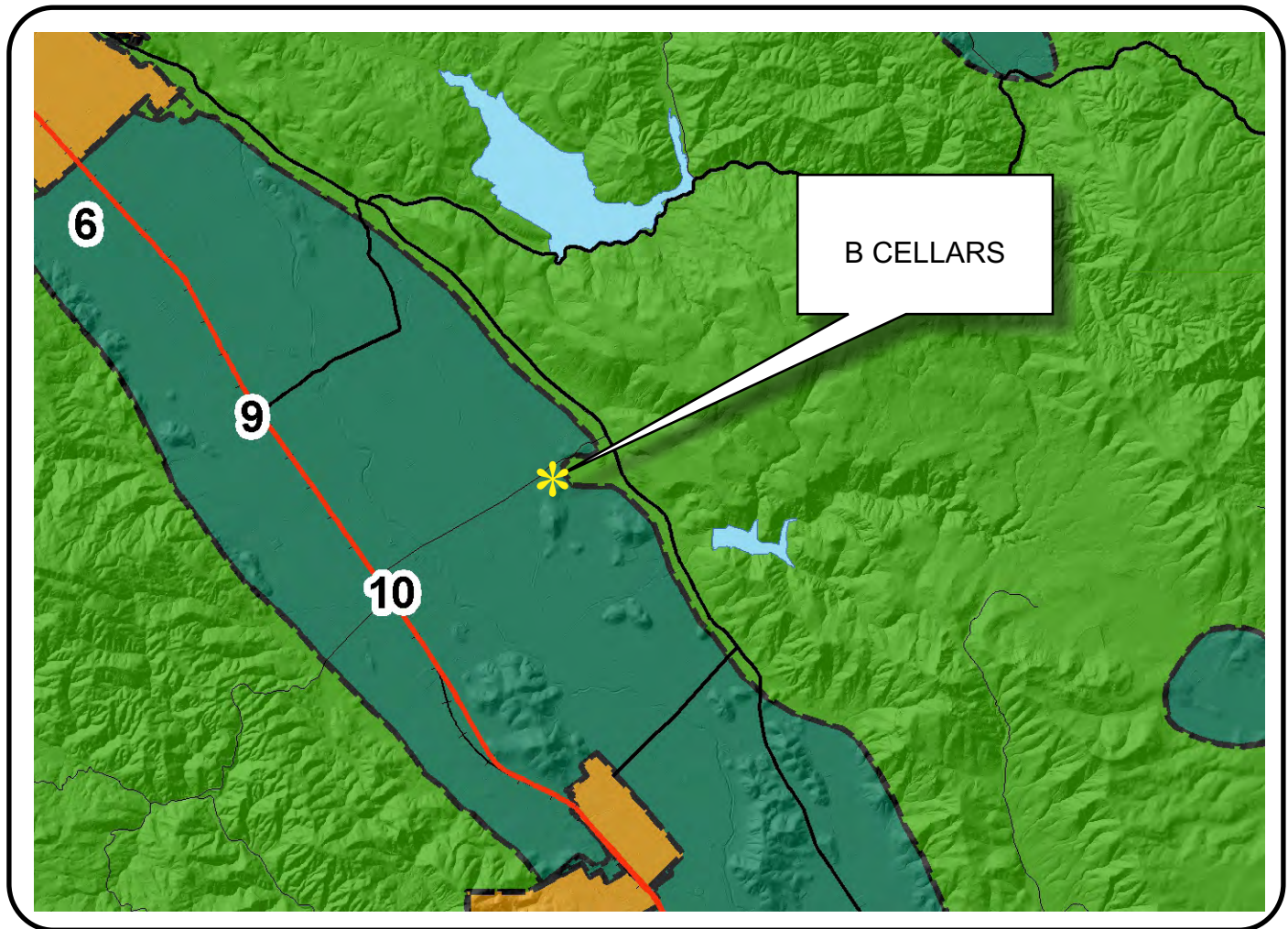


NAPA COUNTY LAND USE PLAN 2008 - 2030



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

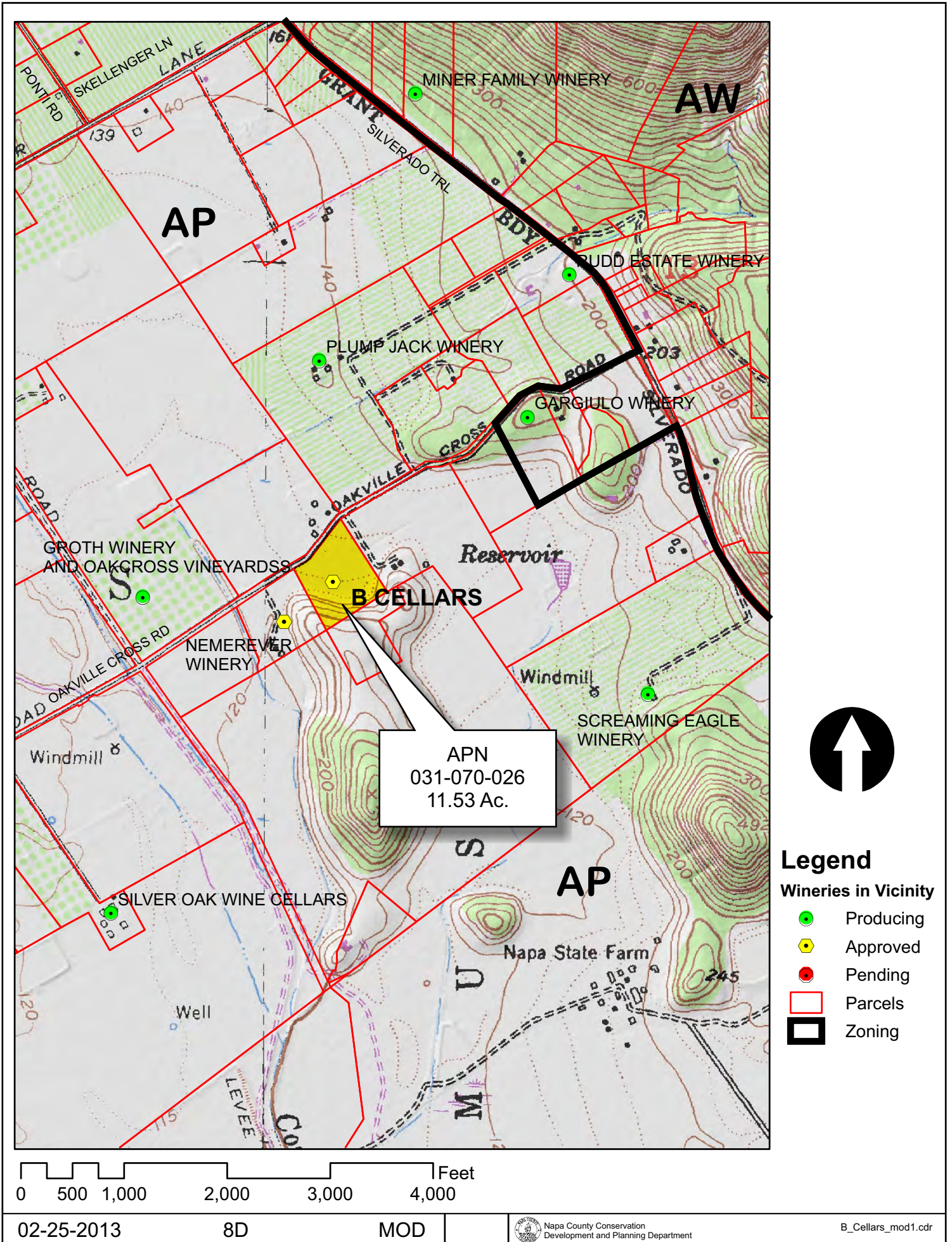
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
031-070-026
02-25-2013
8D MOD

SCALE IN MILES
0 2



B CELLARS



B CELLARS

EXISTING CONDITIONS

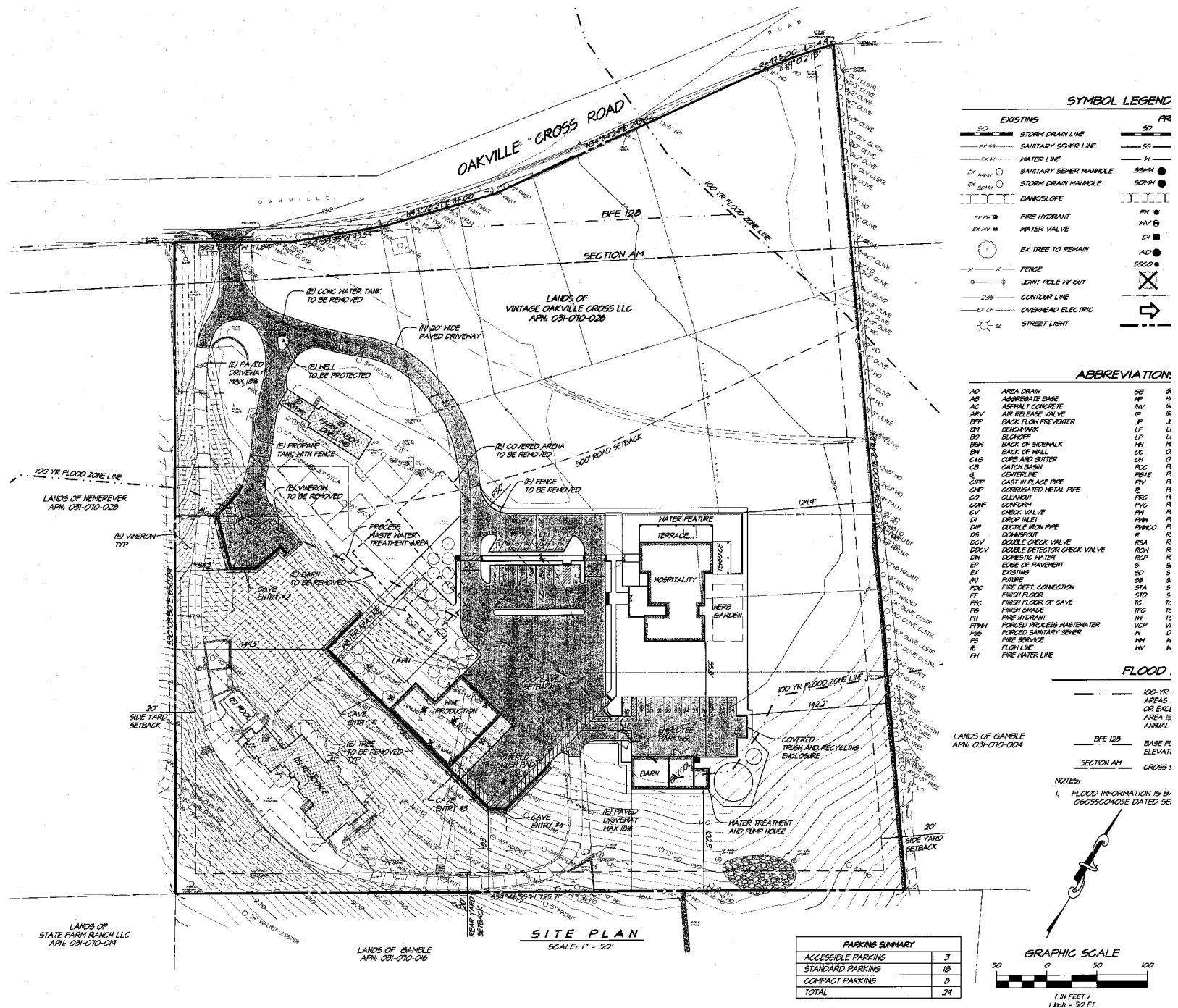


Imagery Date: 5/6/2012

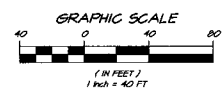
38°26'59.71" N 122°22'25.76" W elev 127 ft

Eye alt 1650 ft

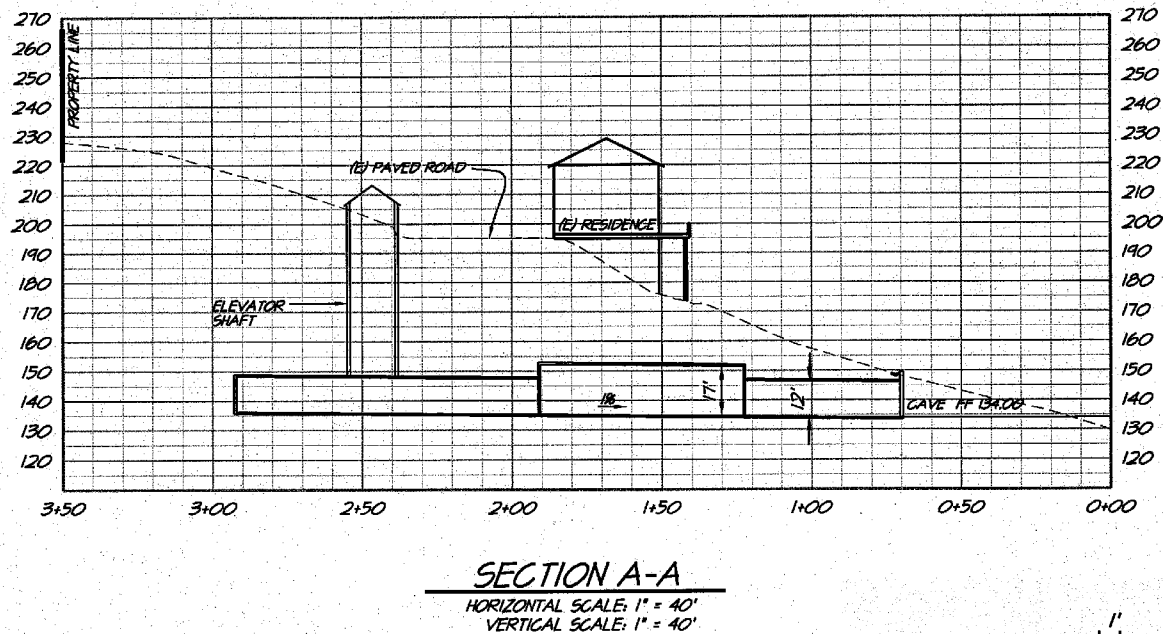
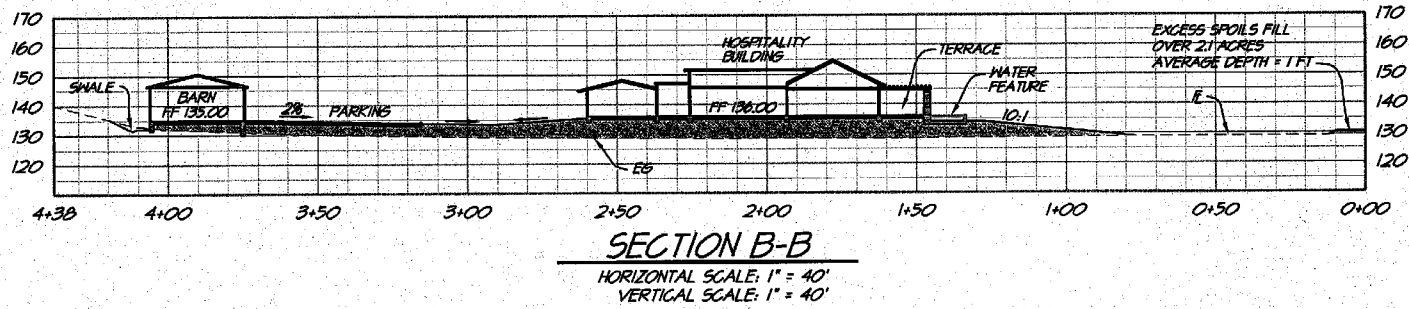
B CELLARS



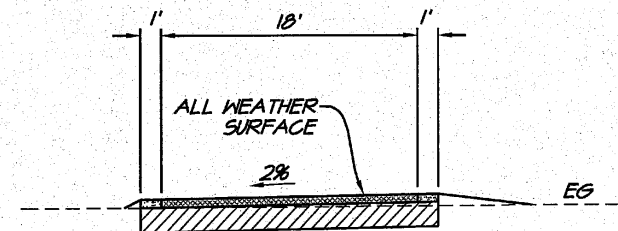
OAKVILLE CROSS ROAD



B CELLARS



EARTHWORK ESTIMATES		
LOCATION	CUT (CU. YD.)	FILL (CU. YD.)
CAVE	13,185.0	
BUILDING PAD, PARKING, AND LANDSCAPE	4,245.0	12,886.0
ROAD TO CAVE #2	22.0	1,035.0
FILL OVER EX PASTURES	-	3,531
SUBTOTALS	17,452.0	17,452.0
TOTAL	0	



A

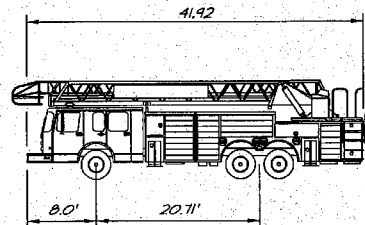
TYPICAL 18' ROAD SECTION

NOT TO SCALE

OAKVILLE CROSS ROAD

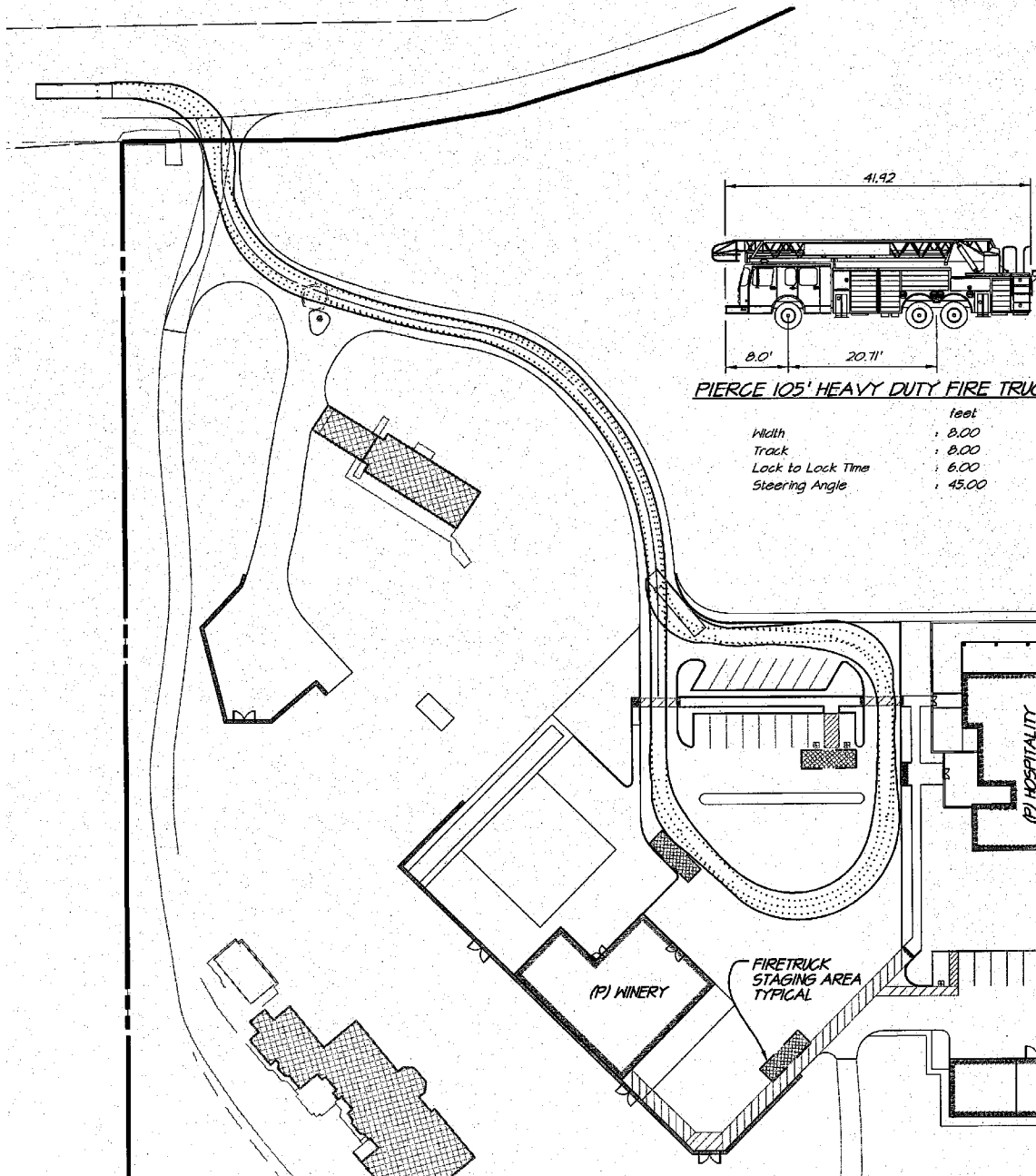


B CELLARS



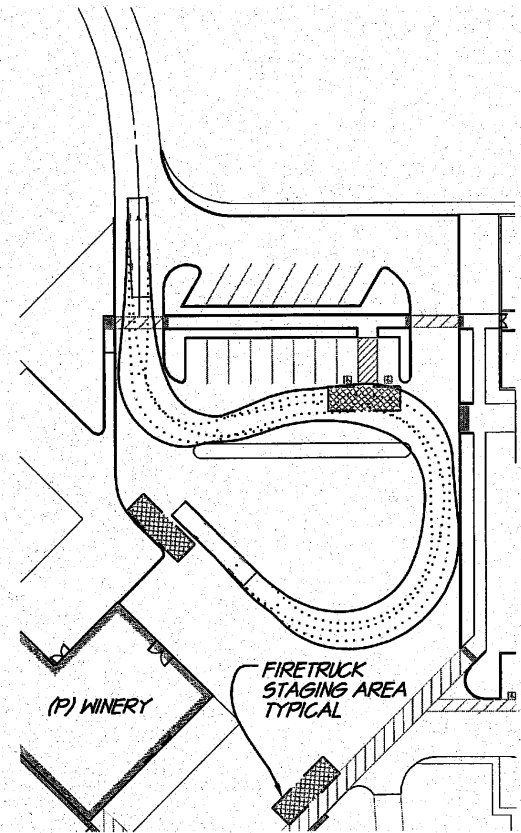
PIERCE 105' HEAVY DUTY FIRE TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.00



1

FIRETRUCK TURNING TEMPLATE



2

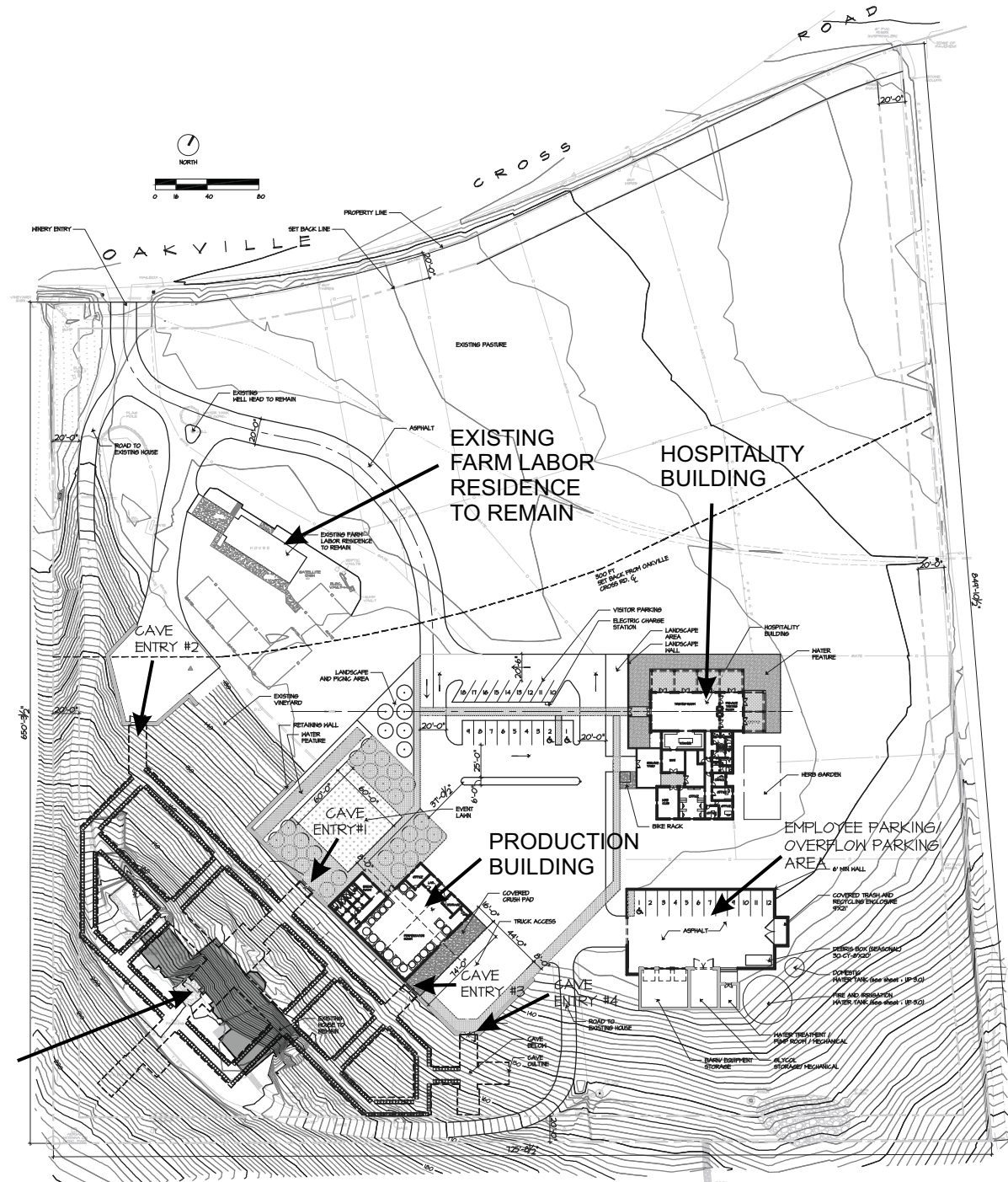
FIRETRUCK TURNING TEMPLATE

B CELLARS

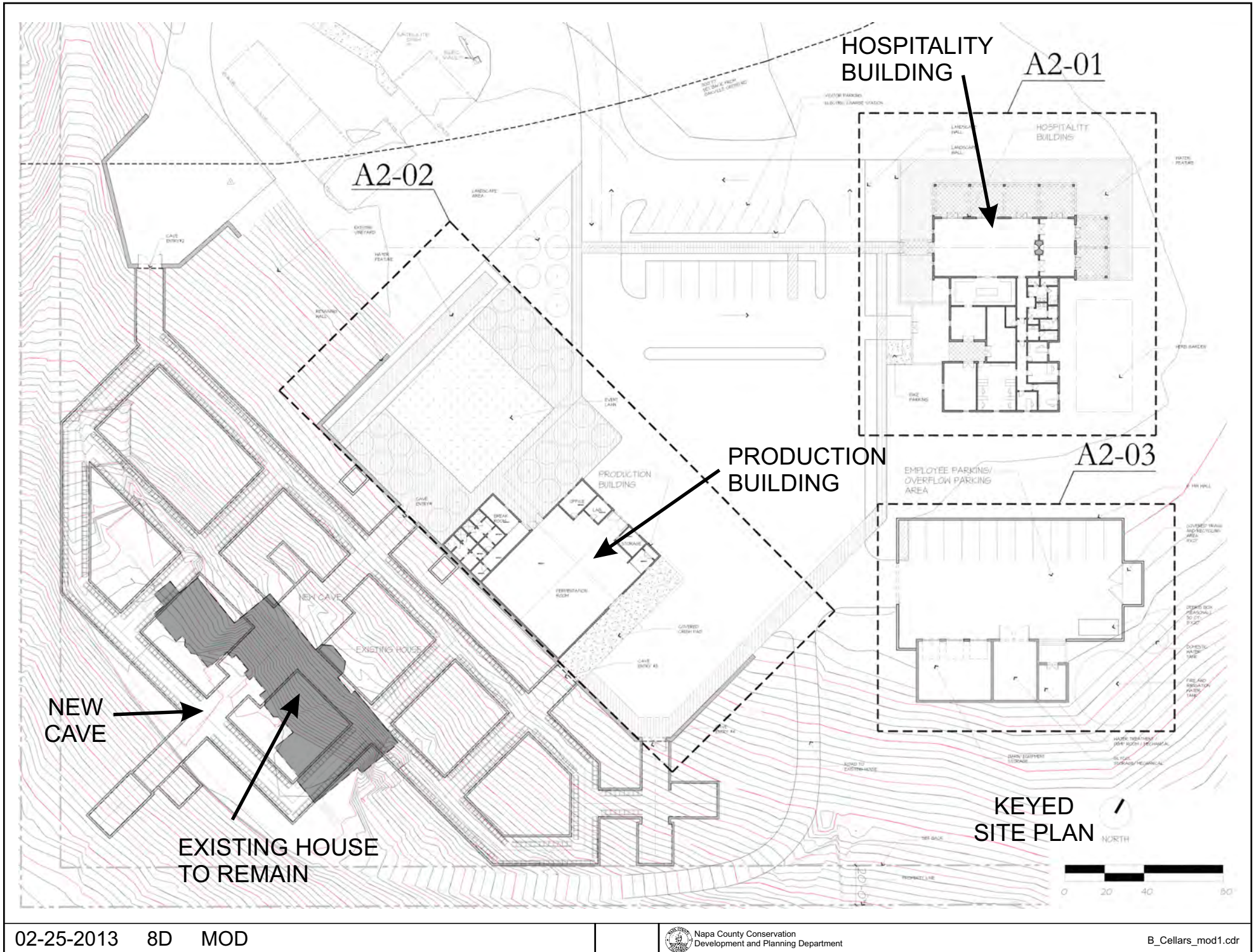
NOTES:	
NATURAL PATTERNS:	
	GRAVEL / ASPHALT
	RETENTION WALL / SLOPE OR CONCRETE
	CONCRETE
	WATER FEATURE
	TOPOGRAPHY
KEY LEGEND:	
	XX
	XX
EXISTING:	
VISITOR PARKING: 18 SPACES, INCLUDING 2 HANDICAPS, EMPLOYEES OVERFLOW PARKING: 12 SPACES, INCLUDING 1 HANDICAP.	
OVERALL AREA CALCULATION:	
AREA	SQ. FT.
1- EXISTING VINEYARD	50,000.00
2- EXISTING RESIDENTIAL	
A- PRIVATE RESIDENCE	
EXISTING HOUSE	5,000.00
EXISTING HARDSCAPE	10,000.00
A- FARM LABOR RESIDENCE	
EXISTING HOUSE	14,000.00
EXISTING HARDSCAPE	6,000.00
3- HIRERY	
A- BUILDINGS	
HOSPITALITY	6,000.00
PRODUCTION	5,000.00
BARN	4,000.00
B- HARDSCAPE (AREA WITHIN PROPERTY LINE)	60,000.00
C- LANDSCAPE	10,000.00

ARCHITECTURAL SITE PLAN

EXISTING HOUSE TO REMAIN



B CELLARS



B CELLARS


Winery Coverage and Development Areas

Winery Coverage Area

 +  2.35 acres
(102,484 sf)

Total Site - 11.53 acres
Coverage Area - 20.4%

Winery Development Area

 0.50 acres
(21,748 sf)

Wine Production
(5,989 sf)

Winery Coverage Area
(not including Dev. Area)
(75,386 sf)

Tasting Room and
Back of House
(5,328 sf)

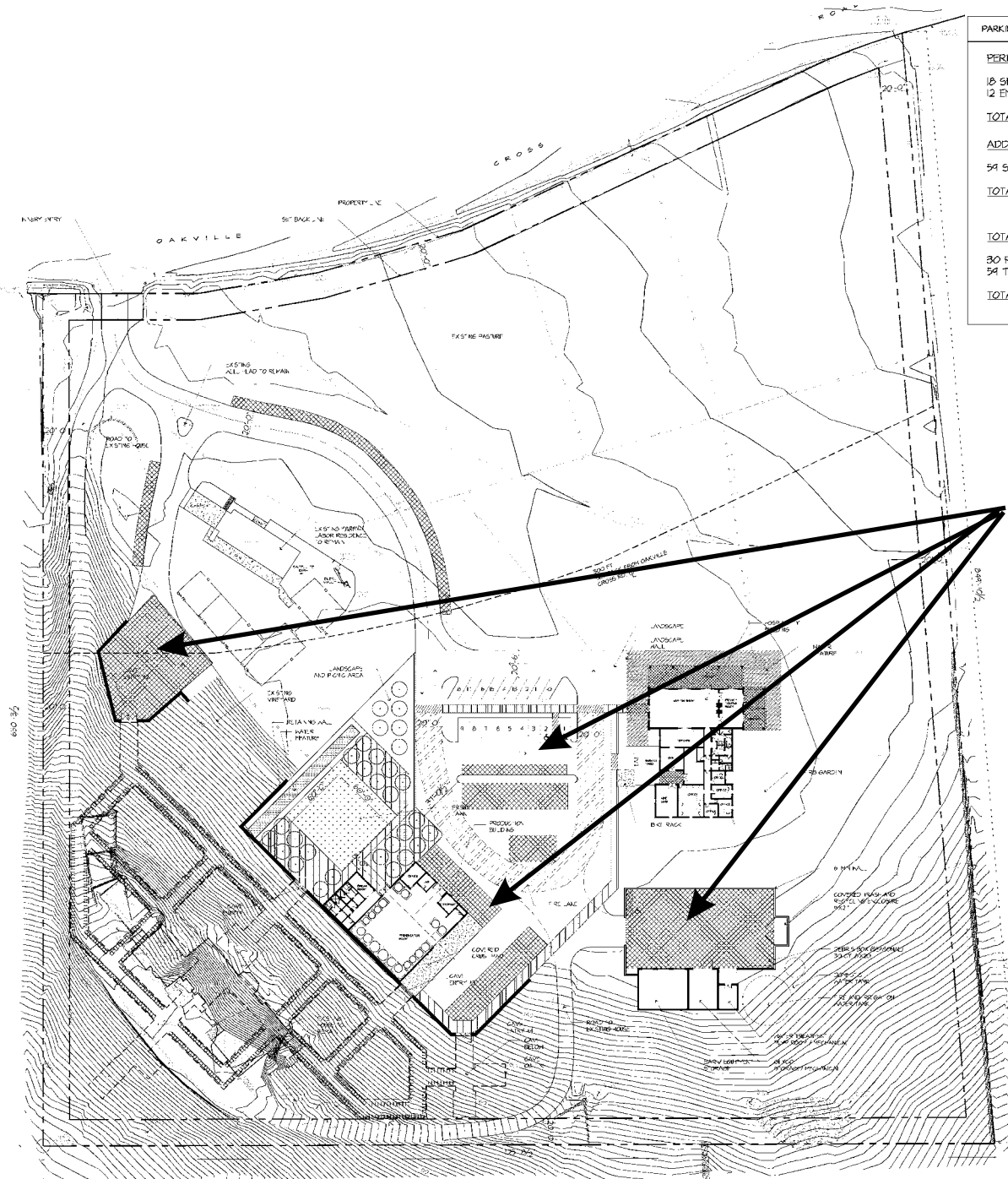
Domestic Waste
(5,350 sf)

Maintenance Barn,
Employee Parking,
and Water Storage
(10,431 sf)



B CELLARS

NOTES	
W/C - 9" x 12" x 8"	CRITICAL MATERIAL
ROCK/CLAY - 12" x 12" x 8"	25' OR DEEPER
CONCRETE	
ASPH. DRIVE	
TRAIL	
PARKING	
VIS. OR PARKING 8 SPACES	
2 HANDICAP	
OVERHEAD COVER ON	
PARKING 12 1/2 HANDICAP	
4 1/2' CLEAR	
AK	FINISH
AK	SPOT ELEVATION
PARKING	
PERMANENT VISITOR PARKING	
18 SPACES INCLUDING 2 HANDICAP	
12 EMPLOYEES INCLUDING 1 HANDICAP	
TOTAL: 30 SPACES	
ADDITIONAL TEMPORARY EVENT PARKING	
54 SPACES	
TOTAL: 84 SPACES	
TOTAL EVENT PARKING	
30 PERMANENT SPACES	
54 TEMPORARY SPACES	
TOTAL: 84 SPACES	

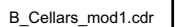


EVENT PARKING SITE PLAN

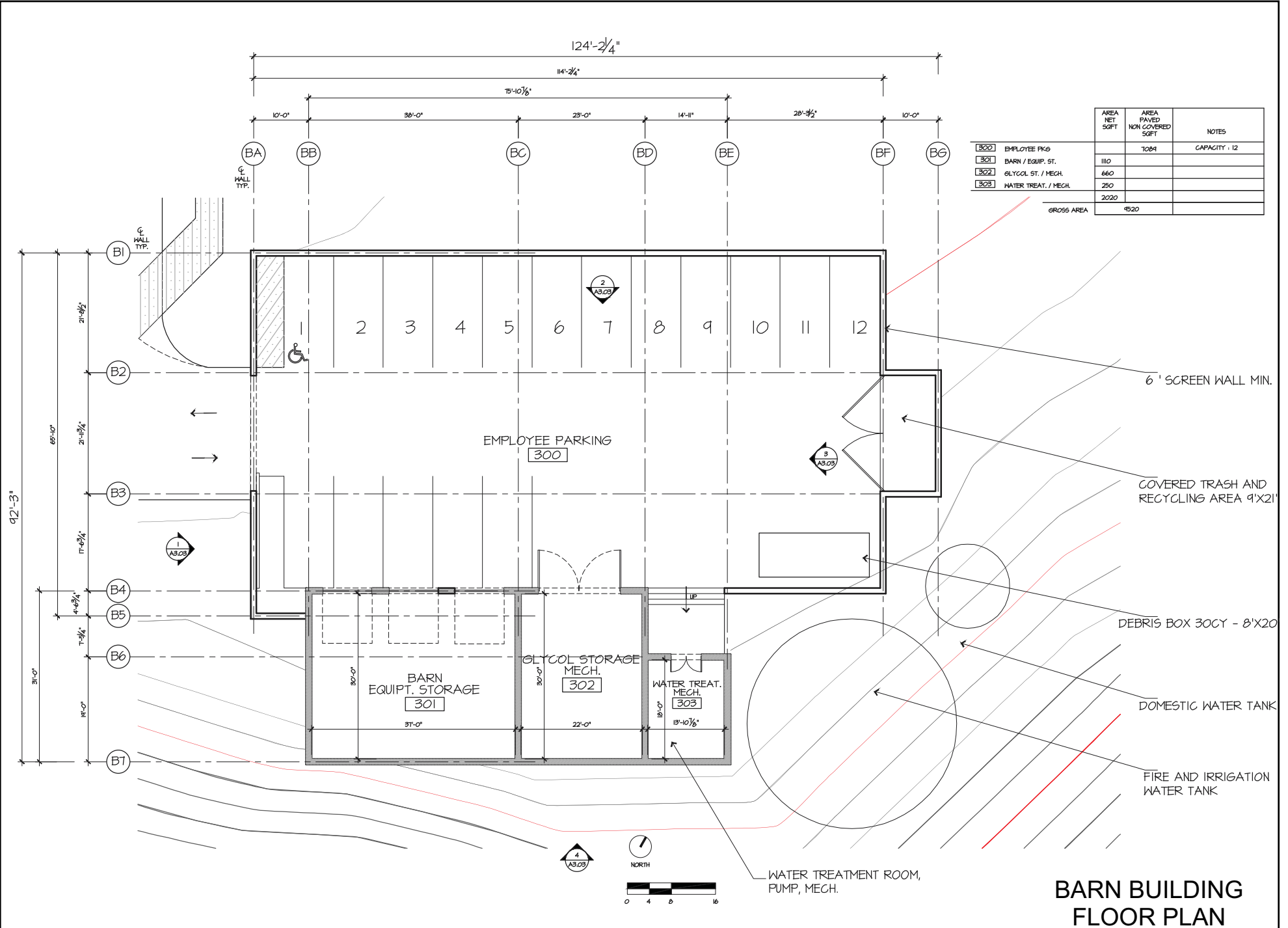
	AREA NET SQFT	AREA PAVED NON COVERED SQFT	NOTES
1002	1540		CAPACITY : 60
101	517		CAPACITY : 20
102		1210	CAPACITY : 52 SEATINGS
103		545	CAPACITY : 20 SEATINGS
104	451		
105	291		
106	353		
107	66		
108	181		3 TOILETS, 2 SINKS
109	151		1 TOILET, 1 URINAL, 2 SINKS
110	91		1 TOILET, 1 PL. FOUNTAIN, 1 SINK
111	103		
112	316		
113	153		
114	144		
115	95		CAPACITY : 4 DESKS
116	468		
117	341		
118		545	
	5328	2360	
		6075	

GROSS AREA

82'-3 1/4"

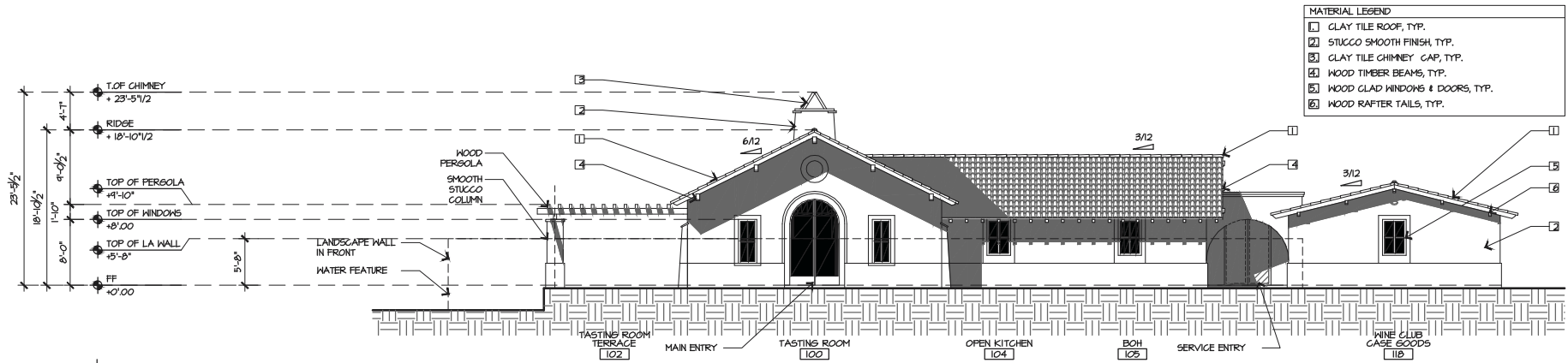


B CELLARS

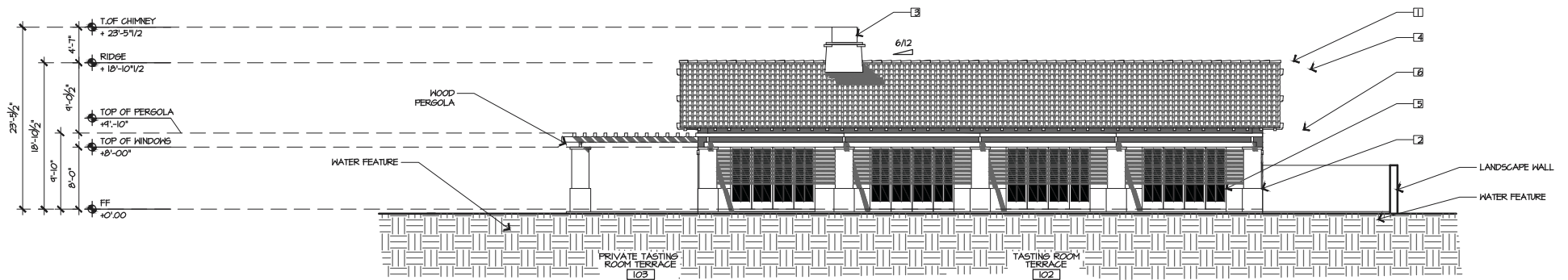


**BARN BUILDING
FLOOR PLAN**

B CELLARS

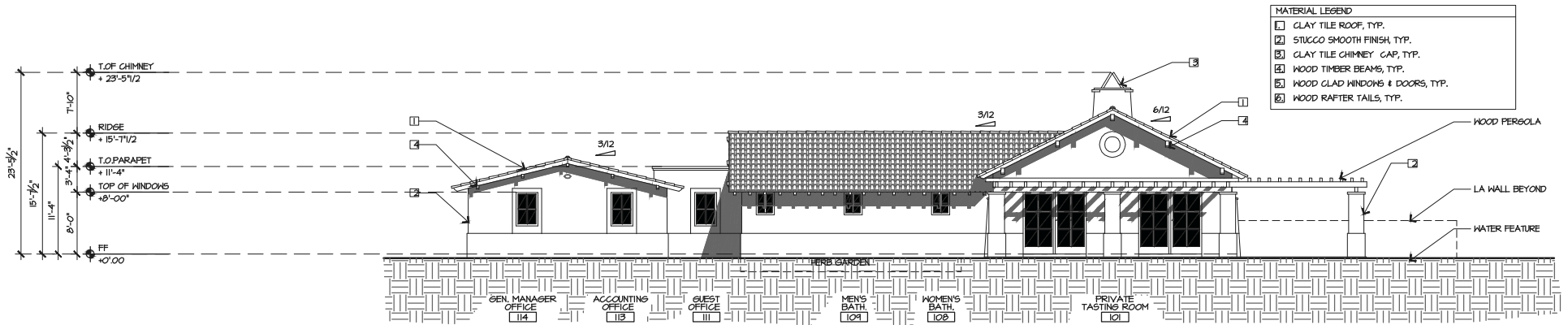


1 | HOSPITALITY BUILDING - WEST ELEVATION

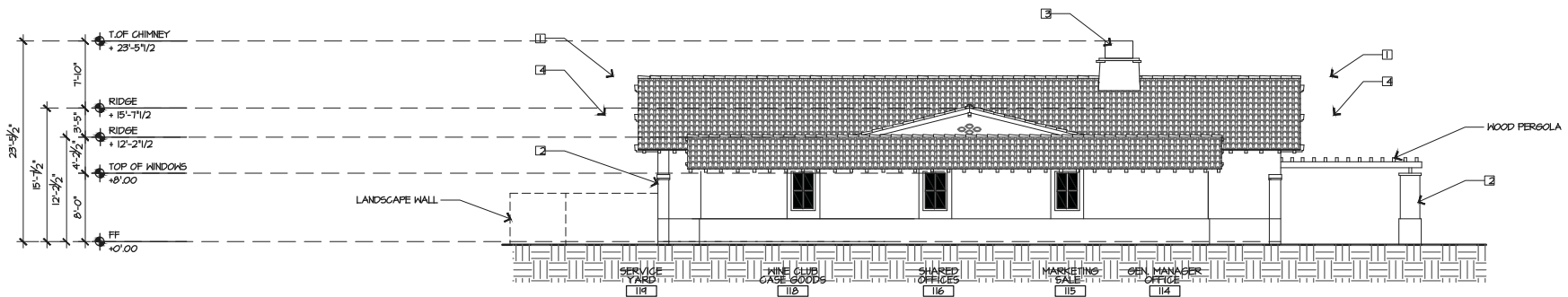


2 | HOSPITALITY BUILDING - NORTH ELEVATION

B CELLARS

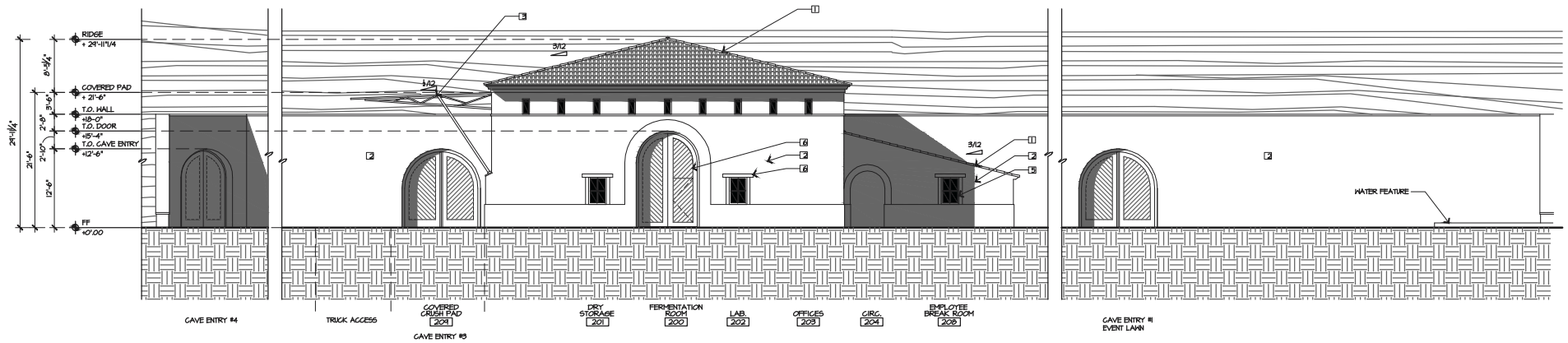


3 | HOSPITALITY BUILDING - EAST ELEVATION

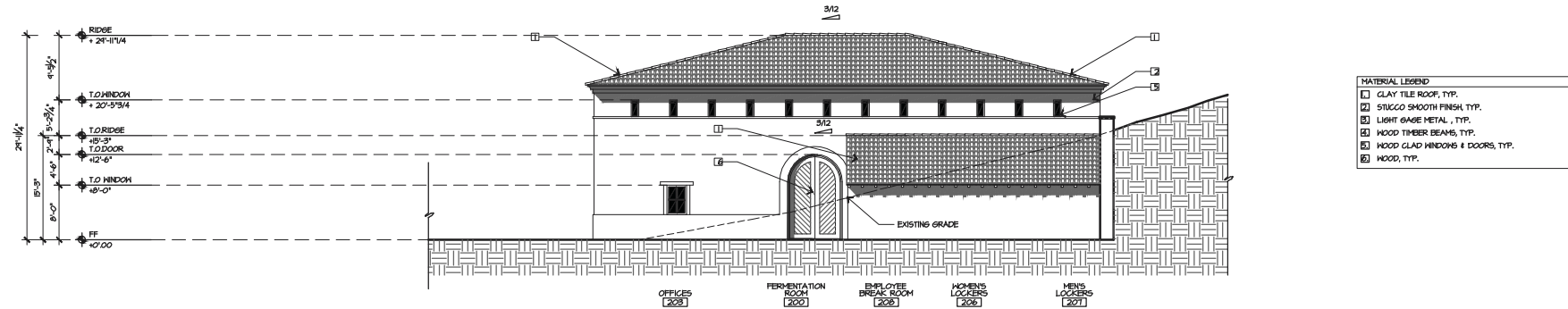


4 | HOSPITALITY BUILDING - SOUTH ELEVATION

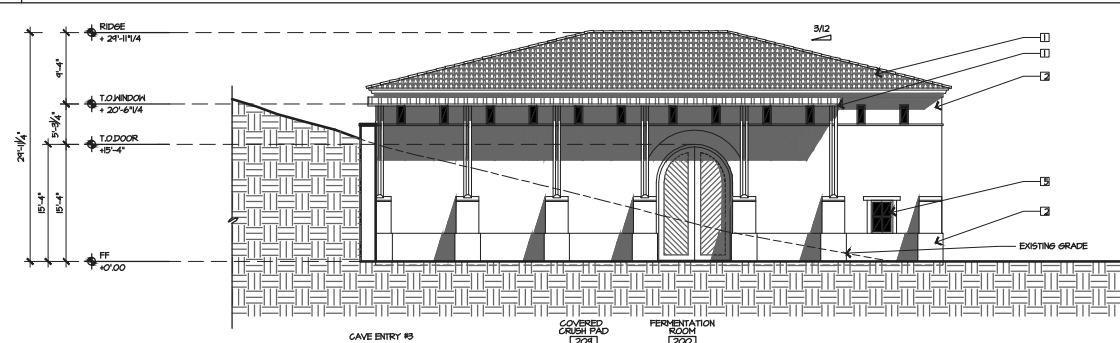
B CELLARS



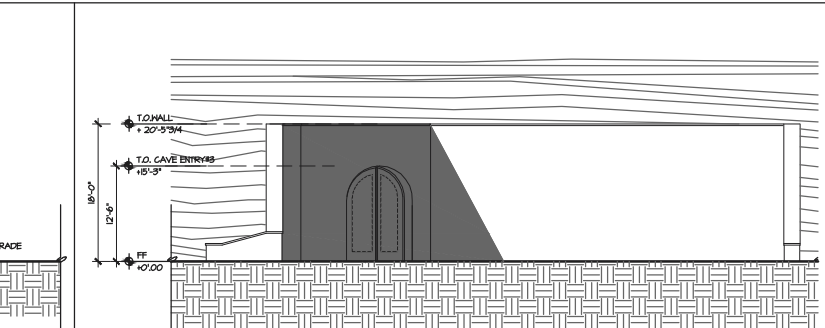
1 PRODUCTION BUILDING - NORTH ELEVATION



2 PRODUCTION BUILDING - WEST ELEVATION

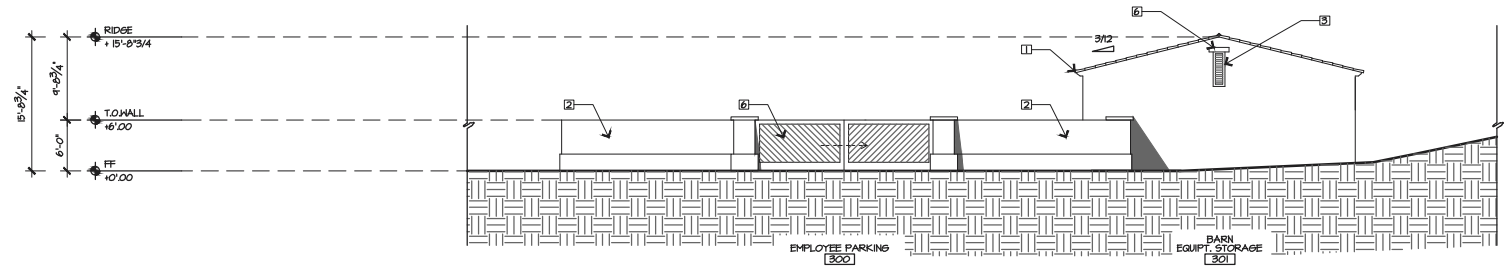


3 PRODUCTION BUILDING - EAST ELEVATION

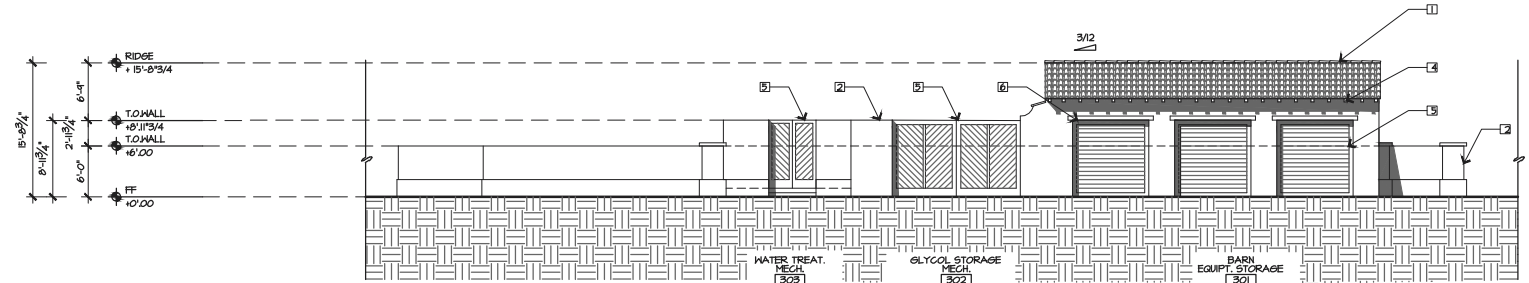


1/8"=1'-0" 4 ENTRY GATE #3 ELEVATION

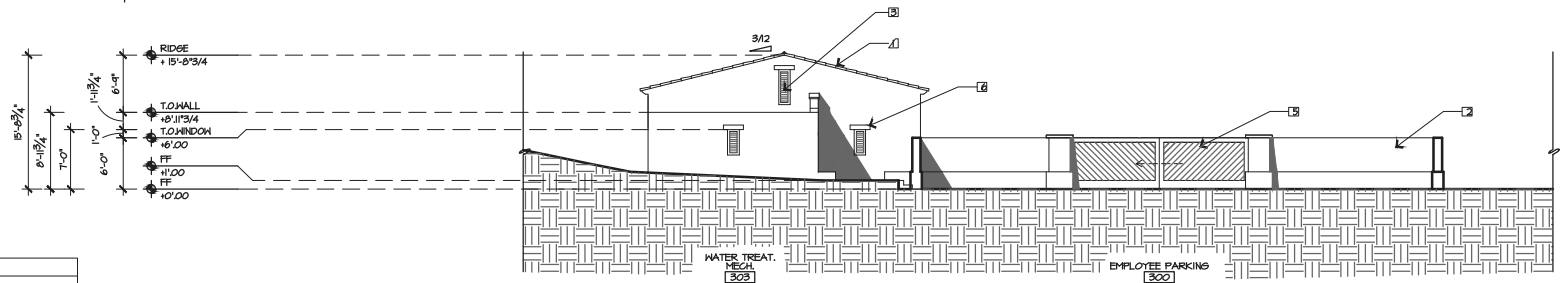
B CELLARS



1 | BARN BUILDING - WEST ELEVATION

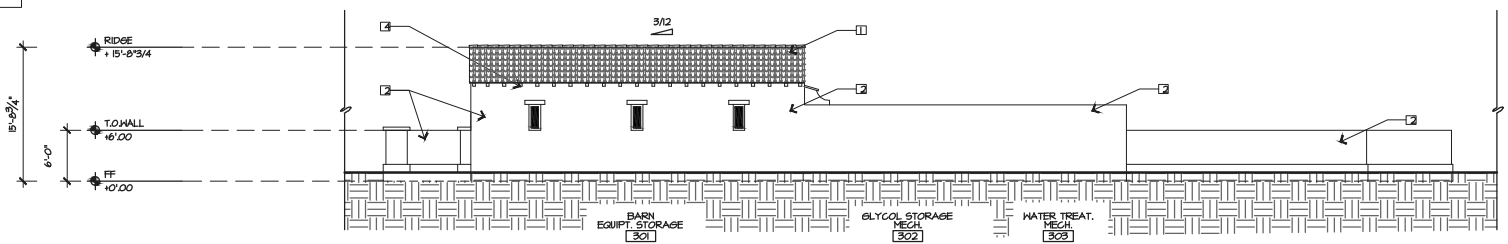


2 | BARN BUILDING - NORTH ELEVATION



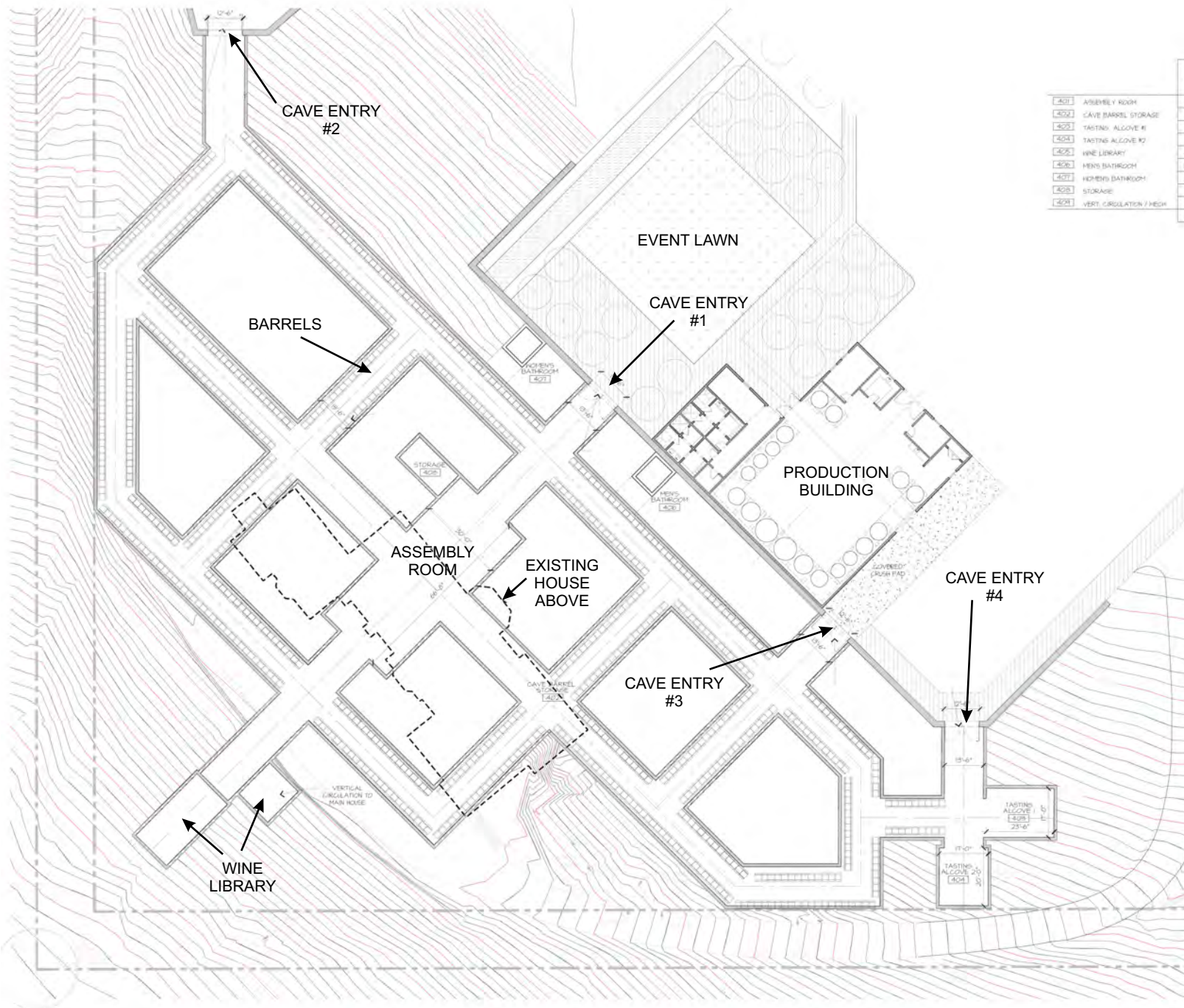
3 | BARN BUILDING - EAST ELEVATION

- MATERIAL LEGEND**
- 1 CLAY TILE ROOF, TYP.
 - 2 STUCCO SMOOTH FINISH, TYP.
 - 3 WOOD LOUVERS, TYP.
 - 4 WOOD RAFTERS, TYP.
 - 5 WOOD DOORS, TYP.
 - 6 WOOD, TYP.



4 | BARN BUILDING - SOUTH ELEVATION

B CELLARS



	AREA NET SQFT	NOTES
401	ASSEMBLY ROOM	2500
402	CAVE BARREL STORAGE	1800
403	TASTING ALCOVE #1	400
404	TASTING ALCOVE #2	300
405	WINE LIBRARY	450
406	WINE BATHROOM	175
407	WINE BATHROOM	225
408	STORAGE	200
409	VERT. CIRCULATION TOWER	250
		22146











B CELLARS

Winery Concept Planting Plan



Preliminary Planting List

Symbol	Quantity	Scientific Name	Common Name	Planting Size	Notes
TREES					
	2-4	Chamaerops humilis	Mediterranean Fan Palm	24" box	Multi-trunk
	4-8	Citrus Lemon 'Improved Meyer'	Meyer Lemon	15 gallon	
	15-25	Olea europaea	Olive	24" box	
	4-8	Phoenix canariensis	Dale Palm	15' BTH	
	15-25	Platanus x acerfolia "Bloodgood"	London Plane Tree	15 gallon	
	10-15	Pistacia chinensis	Chinese Pistache	15 gallon	
	4-8	Quercus agrifolia	Coast Live Oak	15 gallon	
	20-30	Sleditsia triacanthos inermis "Shademaster"	Thornless Honey Locust	36" box	

Symbol	Quantity	Scientific Name	Common Name	Planting Size	Notes
SHRUBS AND GROUNDCOVER					
AREA A - Mediterranean Gardens, Seating Areas - Sunny, Varied, Native					
	TBD	Nepeta x faassenii 'Dropmore'		1 or 2 gallon	
	TBD	Gaura lindheimeri	Gaura	1 or 2 gallon	
	TBD	Lavandula angustifolia 'Hidcote'	English Lavender	1 or 2 gallon	
	TBD	Rosemarinus sp. 'Topiary Pines'	Rosemary	1 or 2 gallon	
	TBD	Salvia leucantha	Mexican Sage Brush	1 or 2 gallon	

AREA B - Screening, Parking Lot - Sunny, Hardy, Texture					
	TBD	Lavandula angustifolia 'Hidcote'	English Lavender	1 or 2 gallon	
	TBD	Rosemarinus sp. 'Topiary Pines'	Rosemary	1 or 2 gallon	
	TBD	Nerium oleander 'Morocco'	Oleander (white)	1 or 2 gallon	

AREA C - Along Paths - Sunny, Herbaceous, Layers					
	TBD	Nepeta x faassenii 'Dropmore'		1 or 2 gallon	
	TBD	Gaura lindheimeri	Gaura	1 or 2 gallon	
	TBD	Lavandula angustifolia 'Hidcote'	English Lavender	1 or 2 gallon	
	TBD	Salvia leucantha	Mexican Sage Brush	1 or 2 gallon	

Symbol	Quantity	Scientific Name	Common Name	Planting Size	Notes
AREA D - Building Entry - Sun and Shade, Succulants, Varied, Traditional Mexican					
	TBD	Olea europaea 'Little Olive'	Dwarf Olive	15 gallon	
	TBD	Chamaerops humilis	Mediterranean Fan Palm	24" box	Multi-trunk
	TBD	Bougainvillea 'Barbara Karst'	Bougainvillea	5 gallon	
	TBD	Agave Bracteosa	Spider Agave	5 gallon	
	TBD	Salvia leucantha	Mexican Sage Brush	1 or 2 gallon	

AREA E - Project Entry - Sun, Color, Texture, Massing					
	TBD	Lavandula angustifolia 'Hidcote'	English Lavender	1 or 2 gallon	
	TBD	Salvia leucantha	Mexican Sage Brush	1 or 2 gallon	
	TBD	Campanula poscharskyana 'Alba'	White Serbian Bellflower	1 or 2 gallon	

Symbol	Quantity	Scientific Name	Common Name	Planting Size	Notes
AREA F - Terraces, Cave Walls - Shade, Texture, Color, Climbing Vines					
	TBD	Parthenocissus tricuspidata 'Screen'	Boston Ivy	5 gallon	
	TBD	Clematis armandii	Clematis	5 gallon	
	TBD	Polystichum munitum	California Sword Fern	1 or 2 gallon	
	TBD	Bacopa 'Giant White'	Bacopa	1 or 2 gallon	
	TBD	Impatiens 'Double Red'	Impatiens	1 or 2 gallon	
	TBD	Woodwardia fimbriata	Giant Chain Fern	5 gallon	

Symbol	Quantity	Scientific Name	Common Name	Planting Size	Notes
LAWN AND GRASSES					
	3600 sf	Festuca Arundinacea	Dwarf Tall Fescue Blend	Sod	
	TBD	Festuca rubra	Red Fescue	Seed/hydroseed	
	TBD	Festuca idahoensis	Idaho Fescue	Seed/hydroseed	
	TBD	Carex tumida	Berkeley Sedge	Seed/hydroseed	
	TBD	Nassella pulchra	Purple Needle Grass	1 or 2 gallon	
	TBD	Miscanthus sinensis 'gracillimus'	Maiden Grass	1 or 2 gallon	
	TBD	Calamagrostis 'Karl Foerster'	Feather Reed Grass	1 or 2 gallon	

B CELLARS



1 - View of Existing House from North



2 - From East property corner looking West



3 - View of Existing House from South



4 - Existing Farm Labor Dwelling from West



Photo Key



5 - Existing Horse Paddocks from South



6 - Existing Vineyard and Barns from South



7 - From Existing House North up Valley

B CELLARS



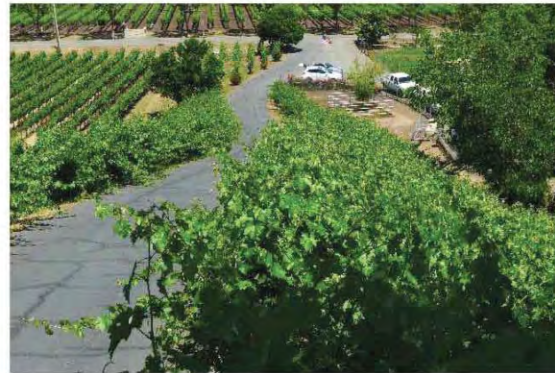
8 - View SW along Oakville Cross Road



9 - View South from Oakville Cross Road



10 - View South of Existing House and Barn



11 - View North from Existing Home Driveway

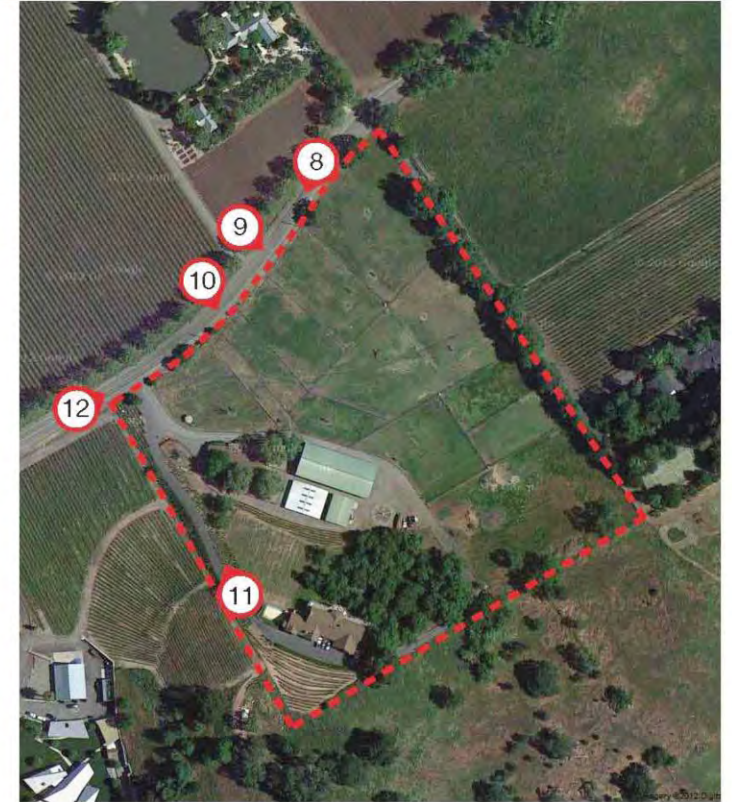


Photo Key



12 - View NW at Existing Entry