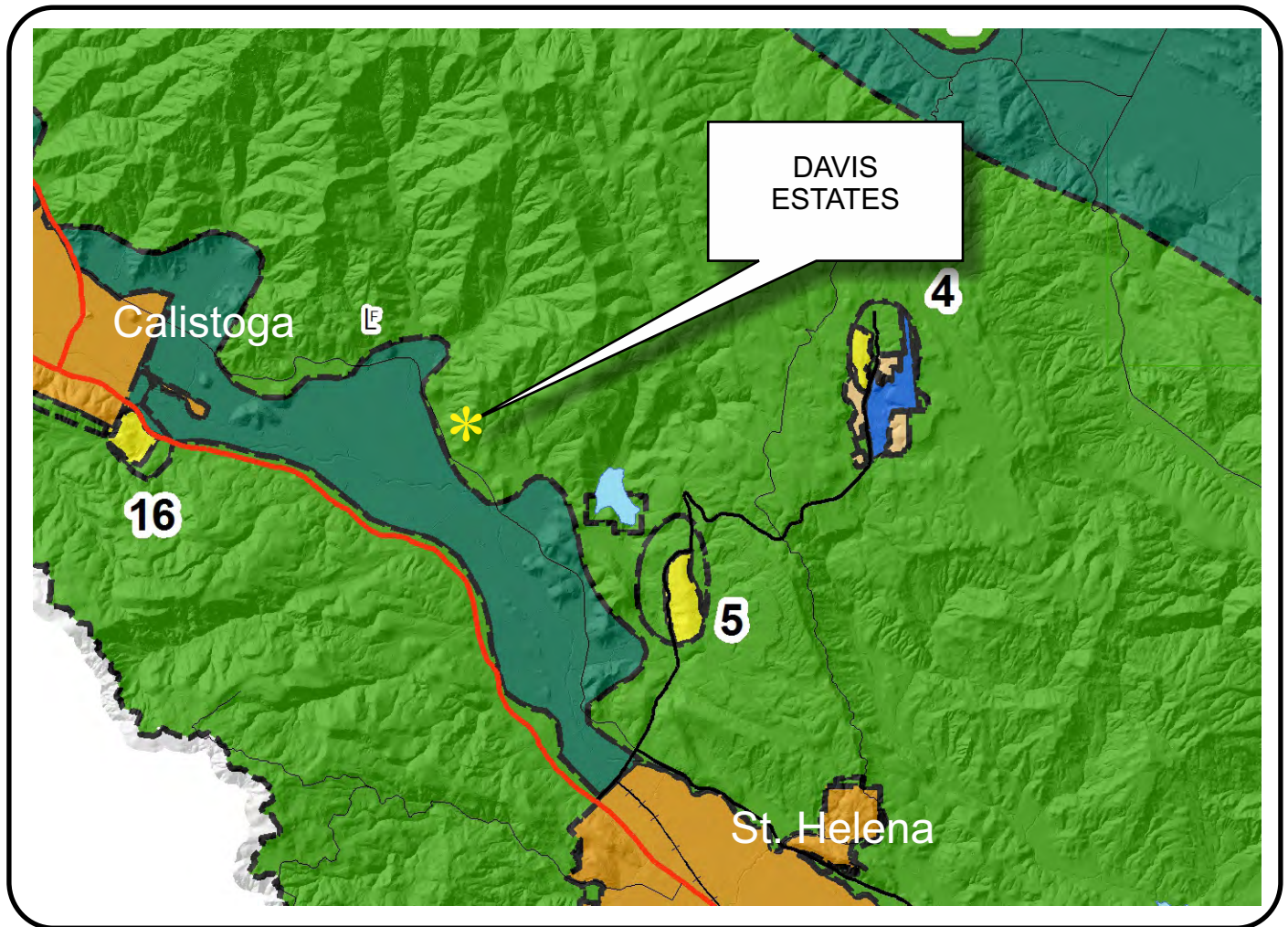








NAPA COUNTY LAND USE PLAN 2008 - 2030





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

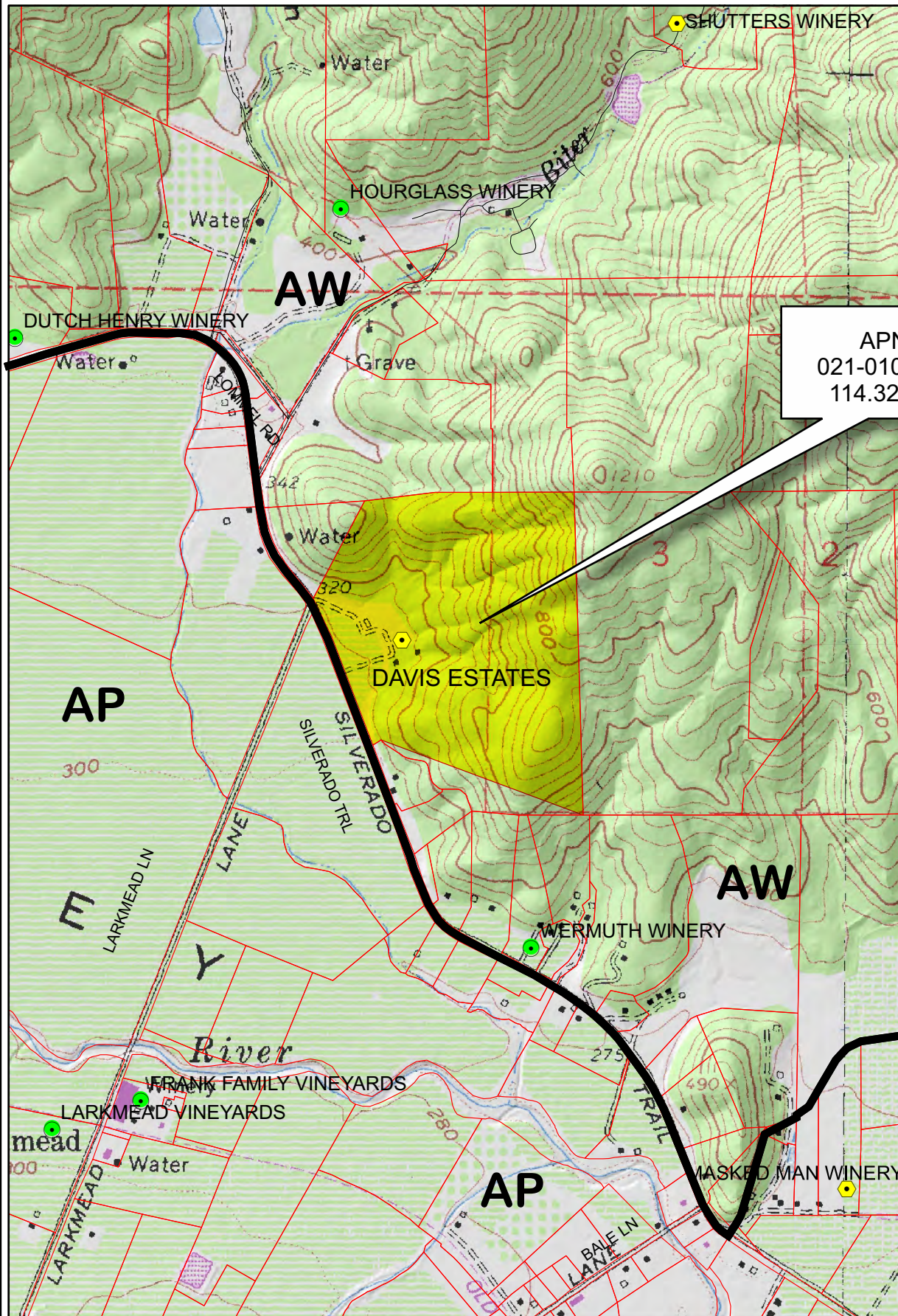
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
021-010-003
06-19-2013
10C UP

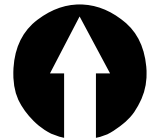
SCALE IN MILES
0 2



DAVIS ESTATES



APN
021-010-003
114.32 Ac.



- Legend**
- Wineries in Vicinity**
- Producing
 - Approved
 - Pending
 - Zoning
 - Parcels

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

Existing Conditions

(as of 05/06/2012)

APN
021-010-003
114.32 Ac.

Silverado Trail

© 2013 Google

Google earth

Imagery Date: 5/6/2012

38°34'10.10" N 122°30'45.05" W elev. 455 ft

Eye alt 2873 ft

Existing Conditions Detail

(as of 05/06/2012)



© 2013 Google

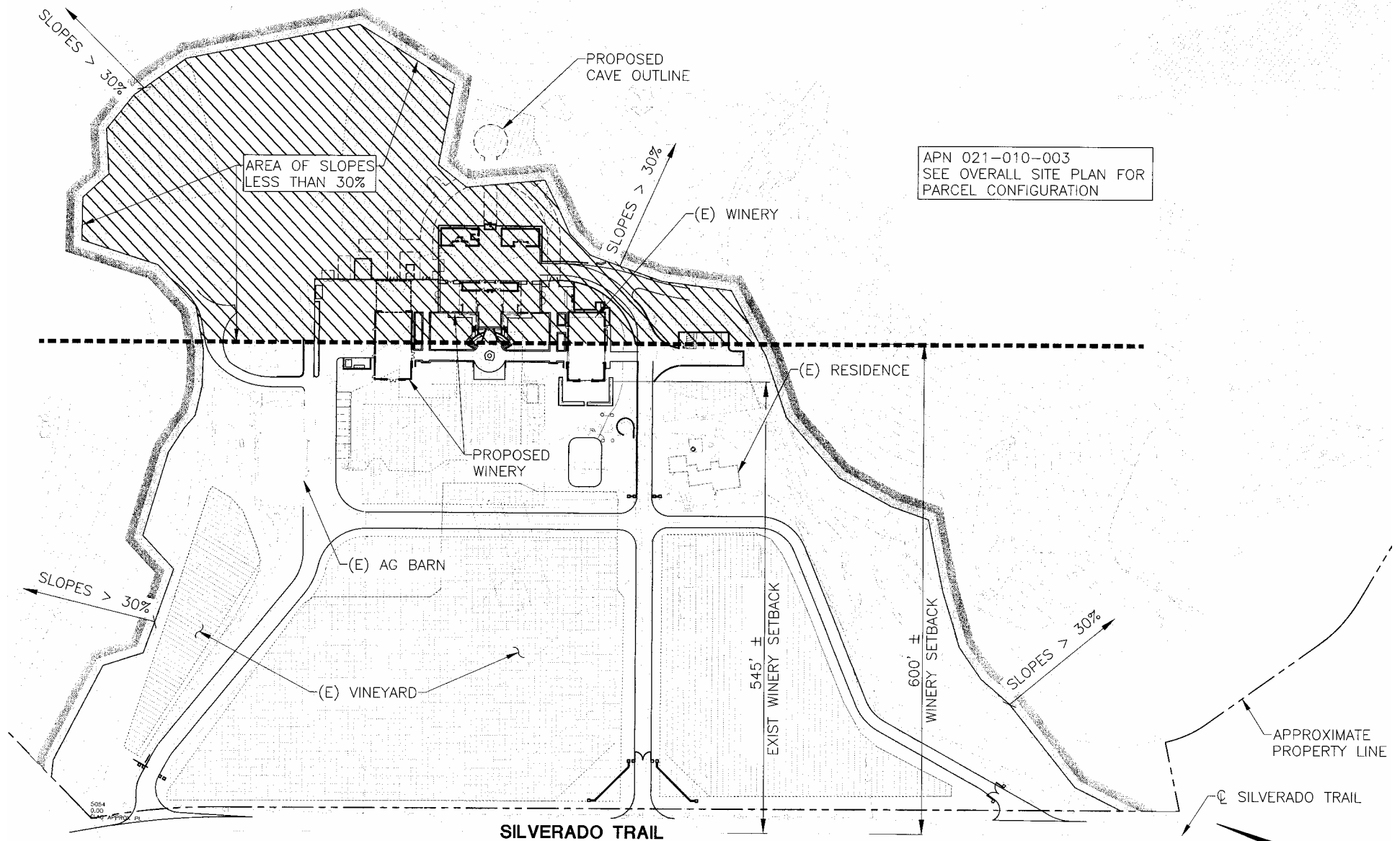
Google earth

Imagery Date: 5/6/2012

38°34'13.24" N 122°30'53.40" W elev 337 ft

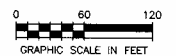
Eye alt 1334 ft

DAVIS ESTATES

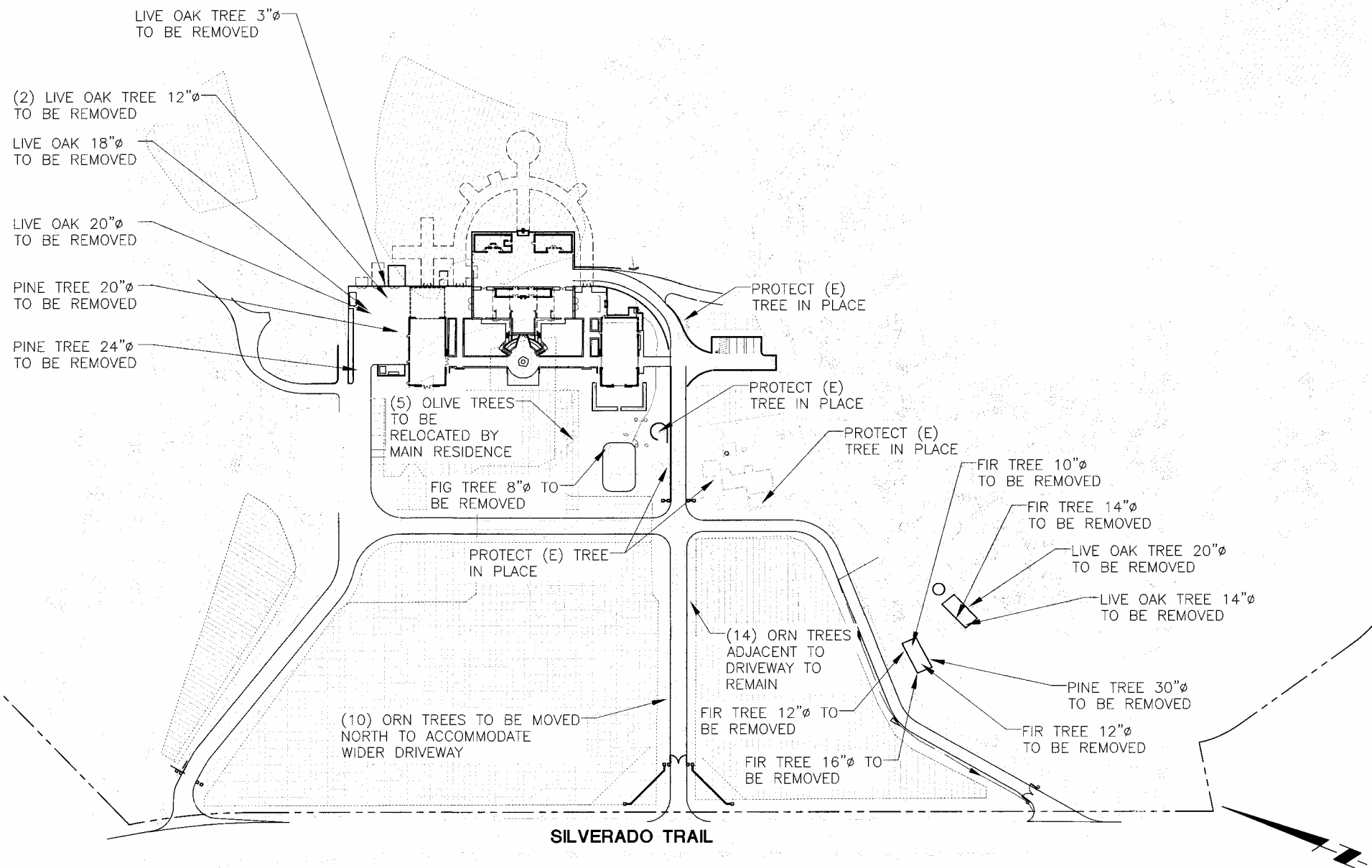


APN 021-010-003
SEE OVERALL SITE PLAN FOR
PARCEL CONFIGURATION

OVERALL SITE PLAN



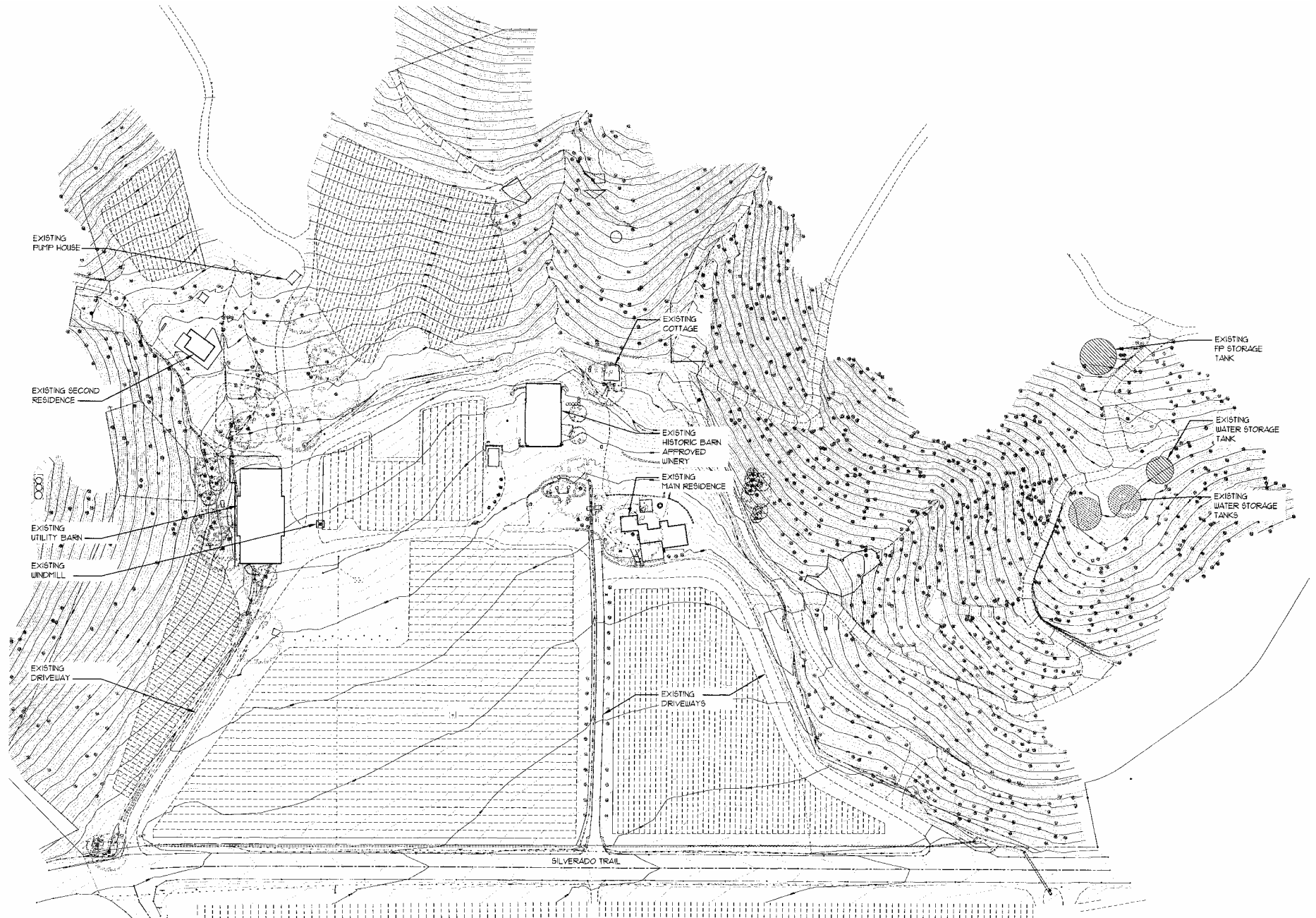
DAVIS ESTATES



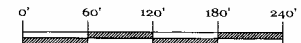
TREE REMOVAL PLAN



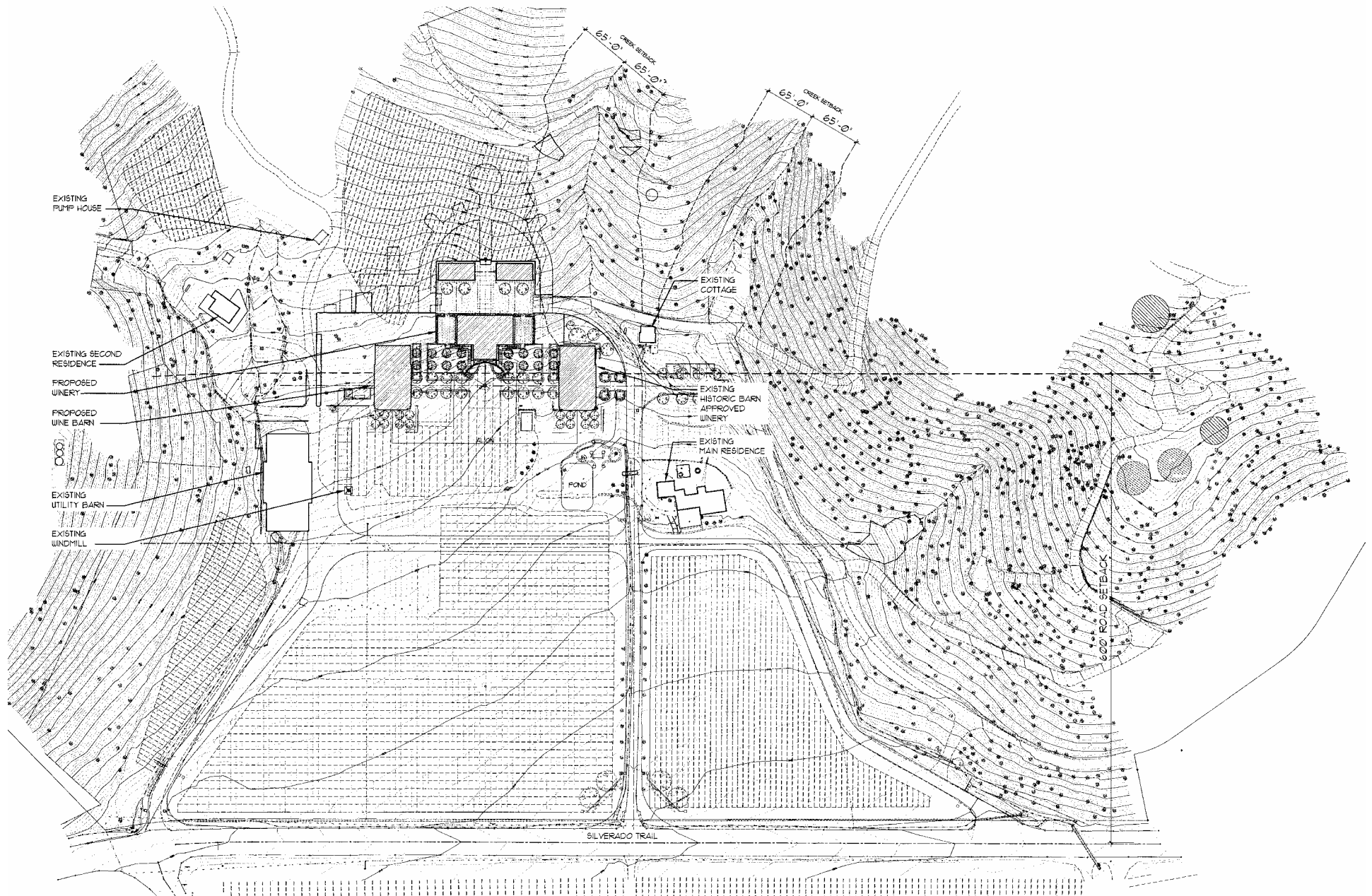
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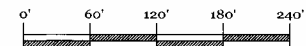
EXISTING SITE PLAN



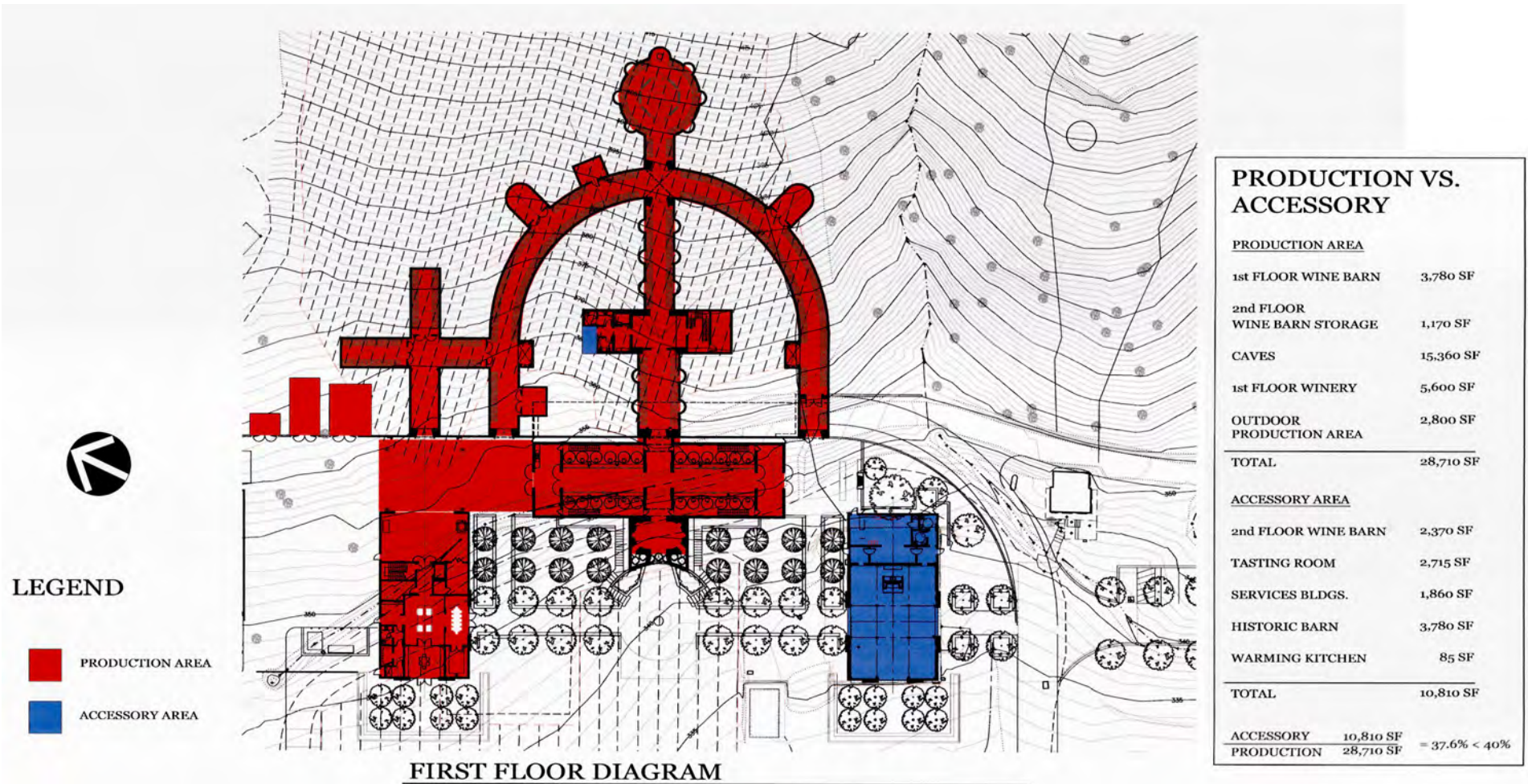
DAVIS ESTATES



PROPOSED SITE PLAN

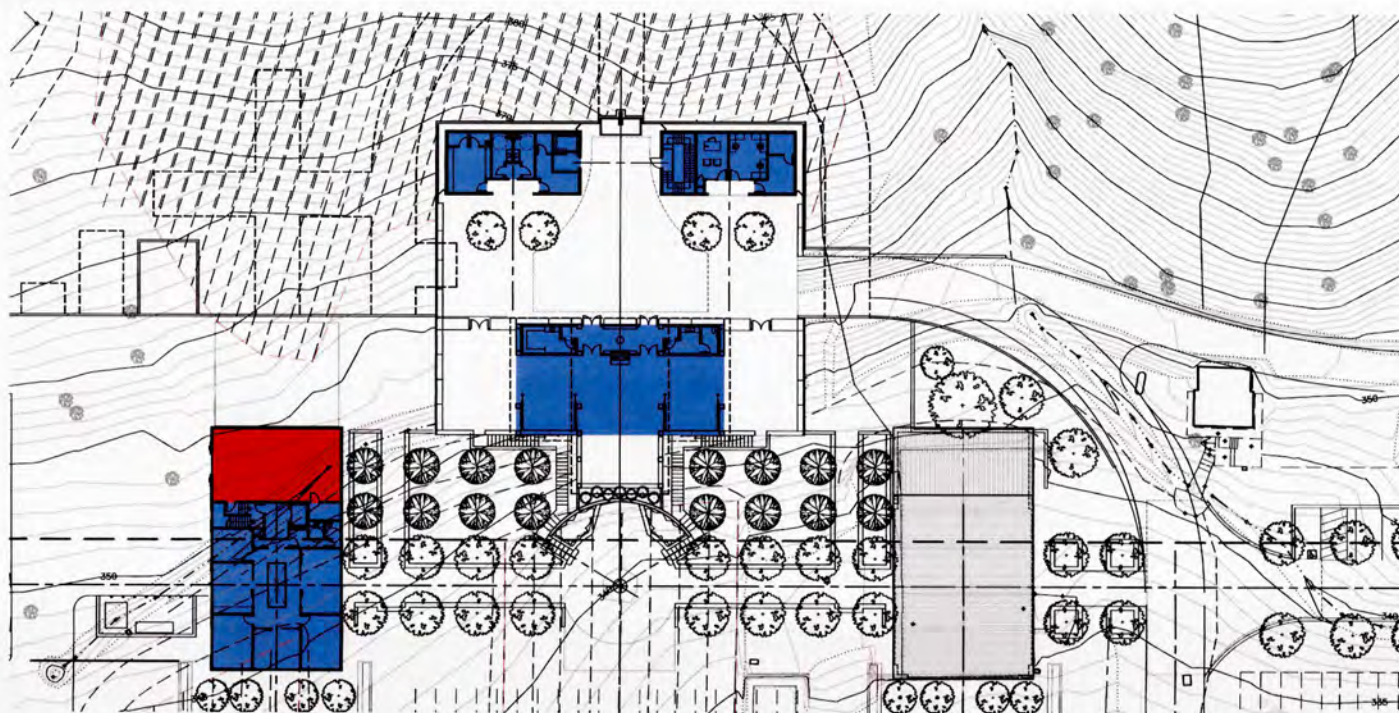
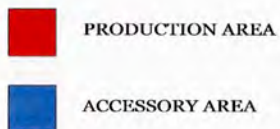


DAVIS ESTATES



DAVIS ESTATES

LEGEND



SECOND FLOOR DIAGRAM

PRODUCTION VS. ACCESSORY

PRODUCTION AREA

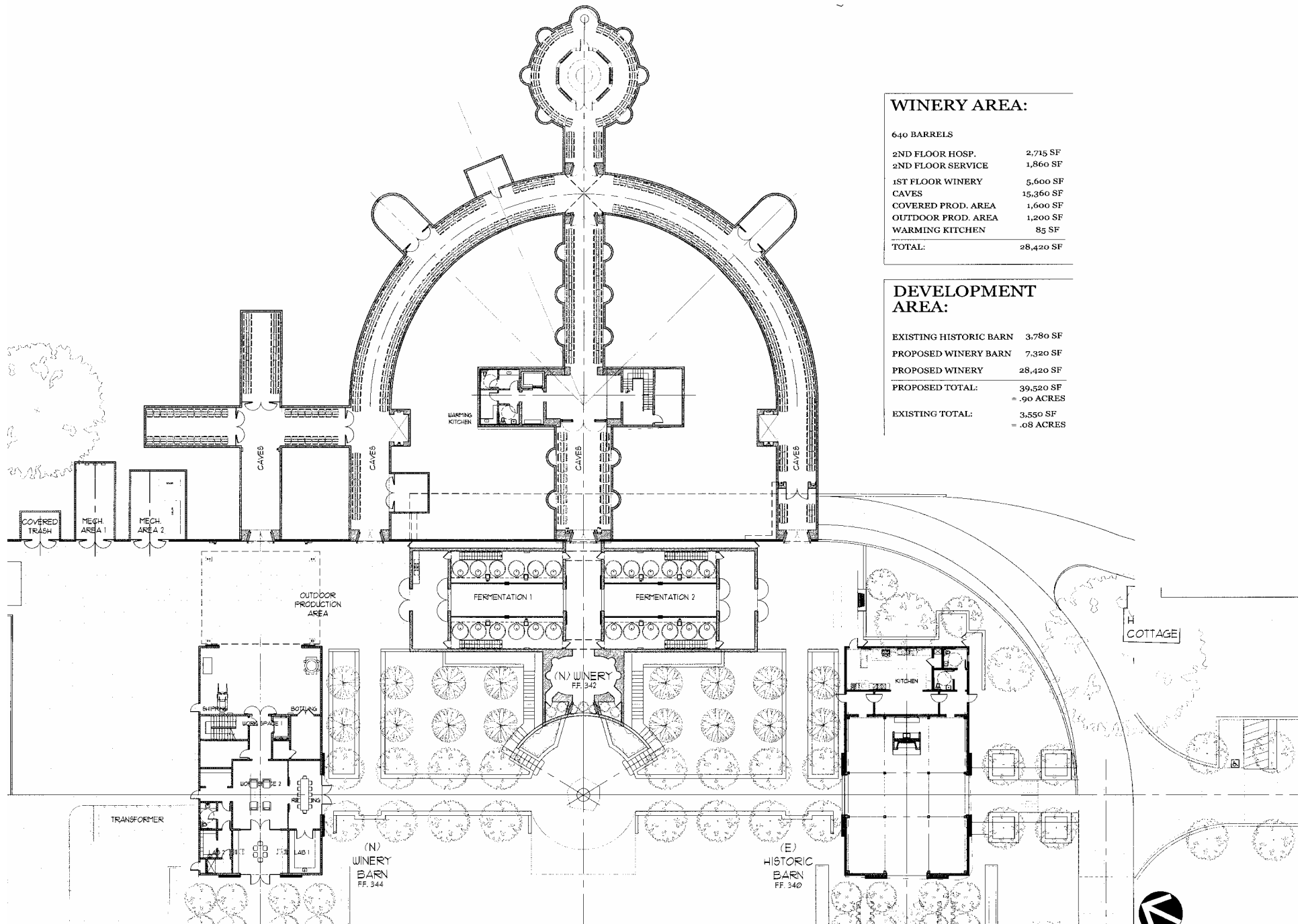
1st FLOOR WINE BARN	3,780 SF
2nd FLOOR WINE BARN STORAGE	1,170 SF
CAVES	15,360 SF
1st FLOOR WINERY	5,600 SF
OUTDOOR PRODUCTION AREA	2,800 SF
TOTAL	28,710 SF

ACCESSORY AREA

2nd FLOOR WINE BARN	2,370 SF
TASTING ROOM	2,715 SF
SERVICES BLDGS.	1,860 SF
HISTORIC BARN	3,780 SF
WARMING KITCHEN	85 SF
TOTAL	10,810 SF

ACCESSORY	10,810 SF	= 37.6% < 40%
PRODUCTION	28,710 SF	

DAVIS ESTATES



WINERY AREA:

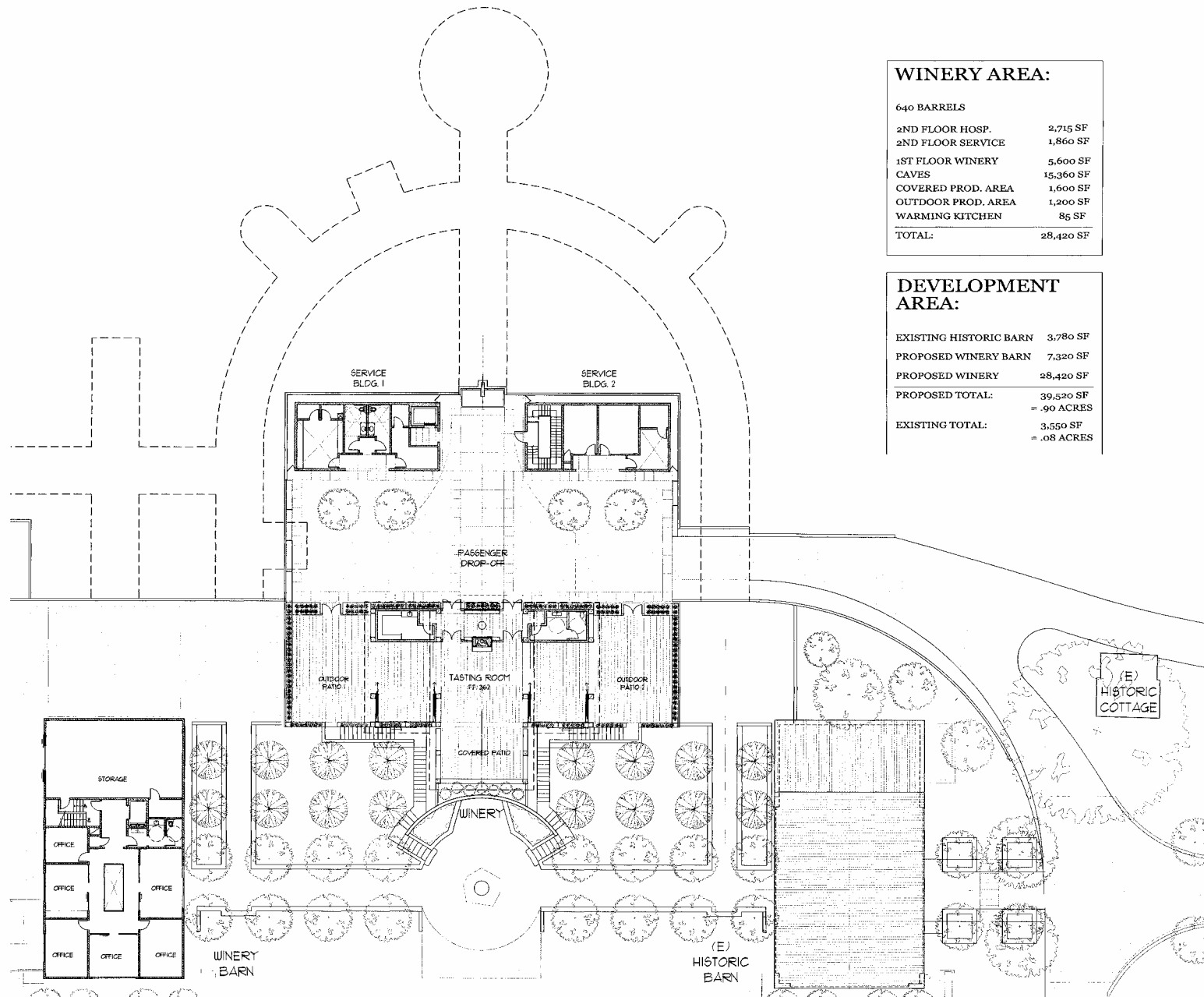
640 BARRELS	
2ND FLOOR HOSP.	2,715 SF
2ND FLOOR SERVICE	1,860 SF
1ST FLOOR WINERY	5,600 SF
CAVES	15,360 SF
COVERED PROD. AREA	1,600 SF
OUTDOOR PROD. AREA	1,200 SF
WARMING KITCHEN	85 SF
TOTAL:	28,420 SF

DEVELOPMENT AREA:

EXISTING HISTORIC BARN	3,780 SF
PROPOSED WINERY BARN	7,320 SF
PROPOSED WINERY	28,420 SF
PROPOSED TOTAL:	39,520 SF
	= .90 ACRES
EXISTING TOTAL:	3,550 SF
	= .08 ACRES

FIRST FLOOR PLANS

DAVIS ESTATES



WINERY AREA:

640 BARRELS	
2ND FLOOR HOSP.	2,715 SF
2ND FLOOR SERVICE	1,860 SF
1ST FLOOR WINERY	5,600 SF
CAVES	15,360 SF
COVERED PROD. AREA	1,600 SF
OUTDOOR PROD. AREA	1,200 SF
WARMING KITCHEN	85 SF
TOTAL:	28,420 SF

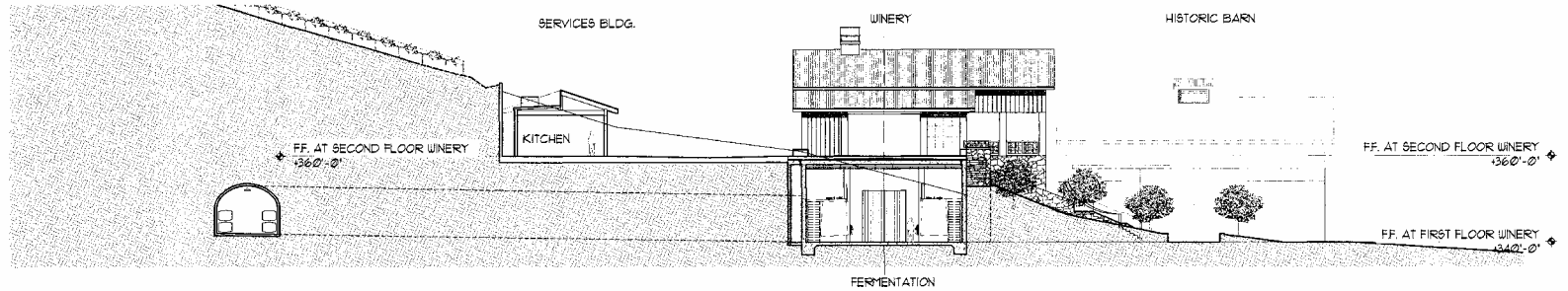
DEVELOPMENT AREA:

EXISTING HISTORIC BARN	3,780 SF
PROPOSED WINERY BARN	7,320 SF
PROPOSED WINERY	28,420 SF
PROPOSED TOTAL:	39,520 SF
	= .90 ACRES
EXISTING TOTAL:	3,550 SF
	= .08 ACRES

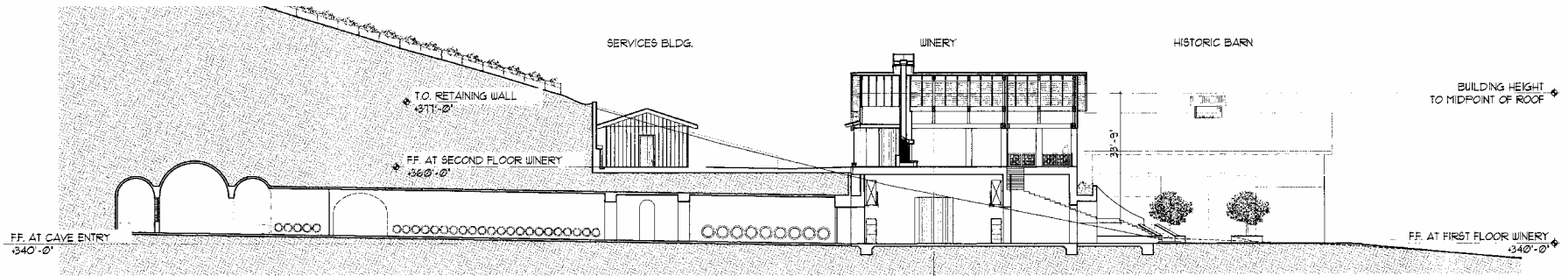
SECOND FLOOR PLANS



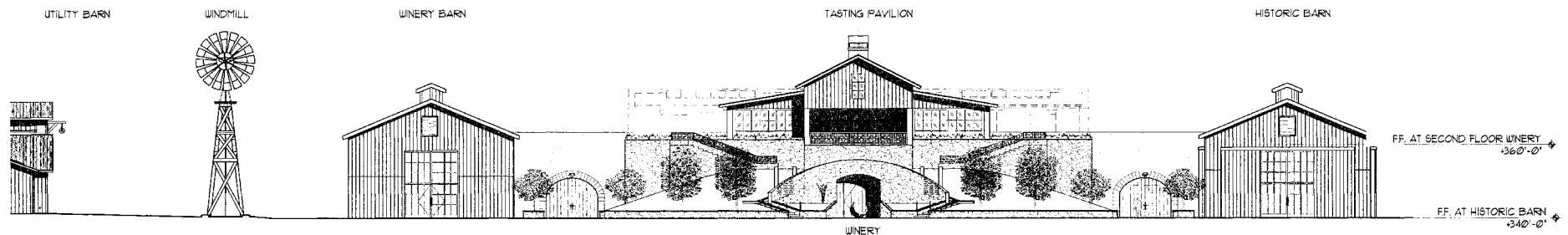
DAVIS ESTATES



3 - WINERY SECTION

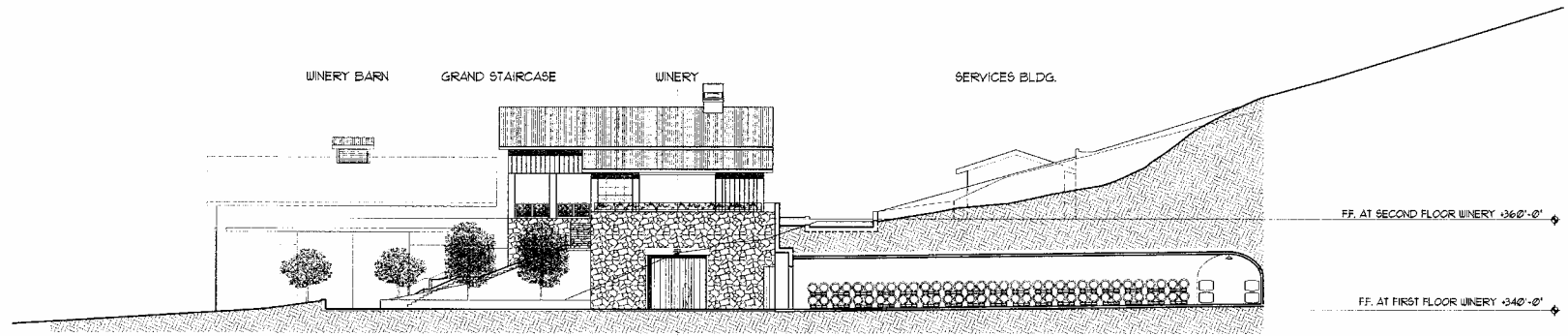


2 - WINERY SECTION



1 - WINERY WEST ELEVATION

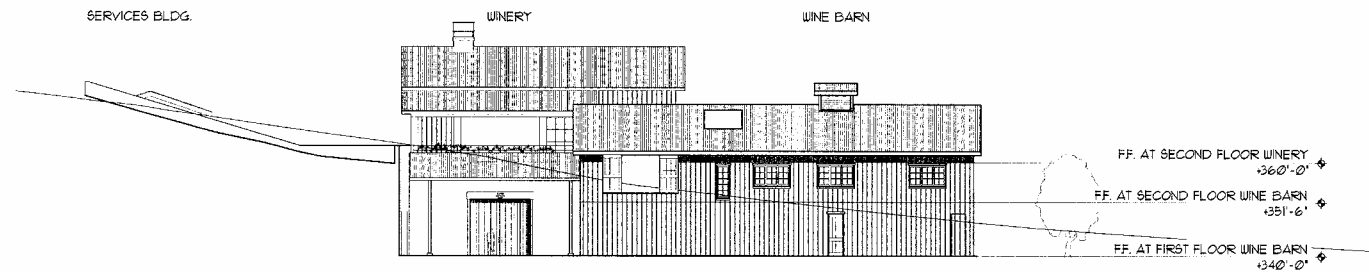
DAVIS ESTATES



3 - WINERY SECTION

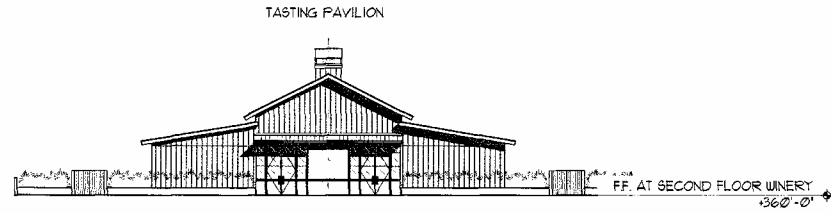


2 - WINERY SECTION

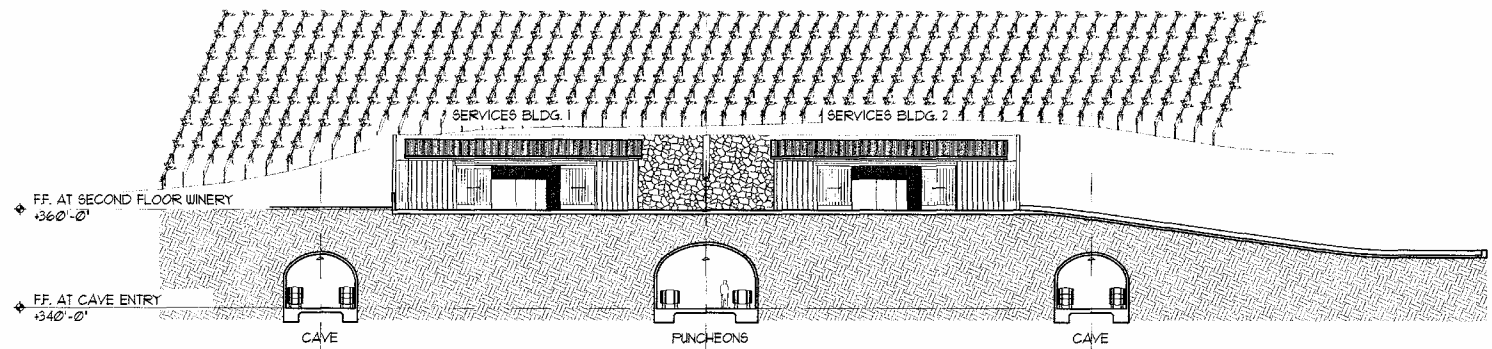


1 - WINERY SECTION

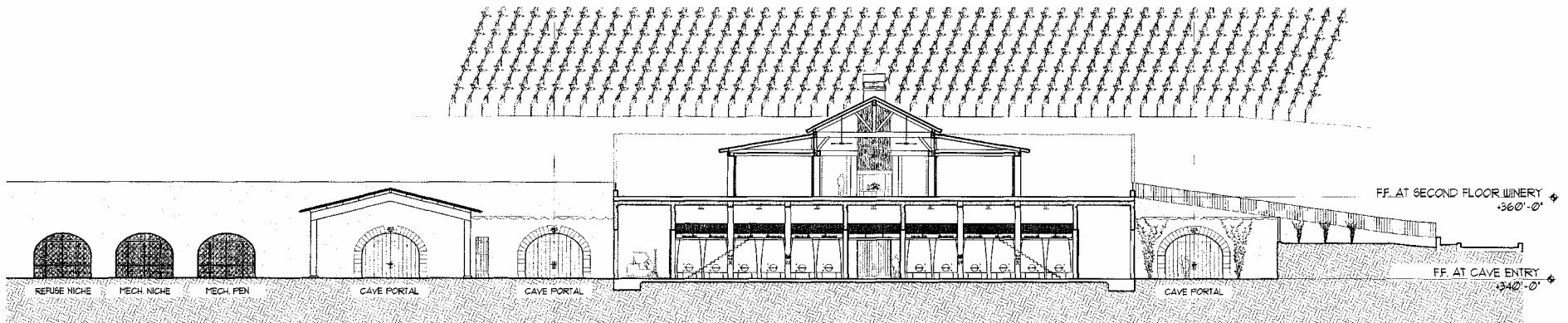
DAVIS ESTATES



3 - WINERY SECTION

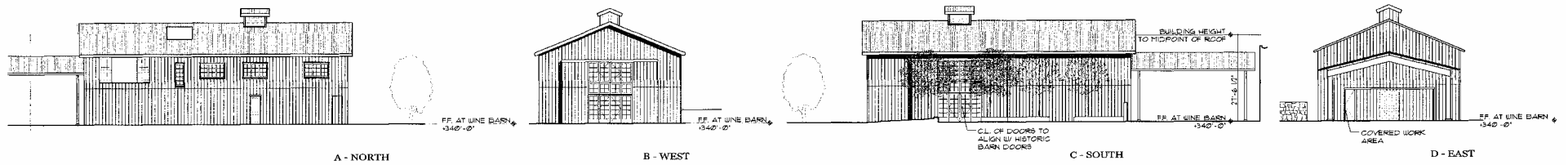


2 - WINERY SECTION

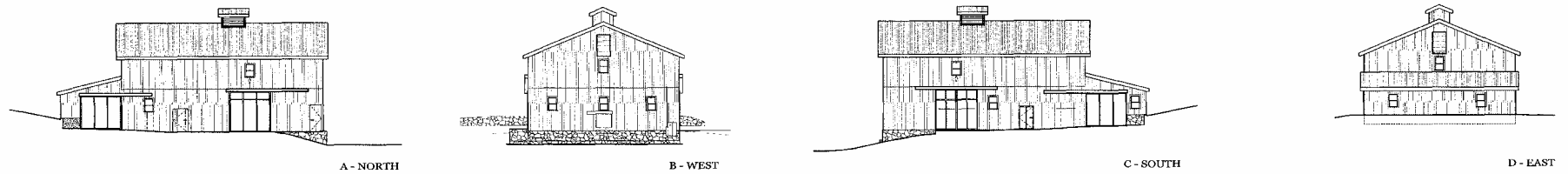


1 - WINERY SECTION

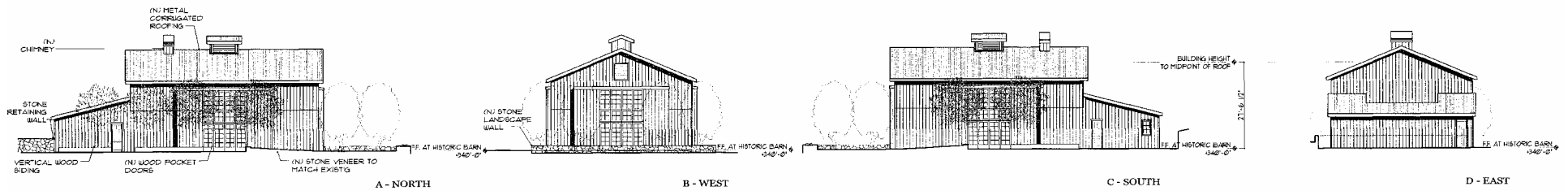
DAVIS ESTATES



3- PROPOSED WINE BARN ELEVATIONS

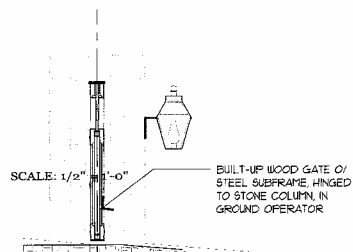


2- EXISTING HISTORIC BARN ELEVATIONS

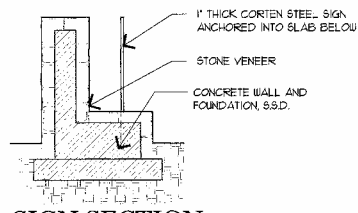


1- PROPOSED HISTORIC BARN ELEVATIONS

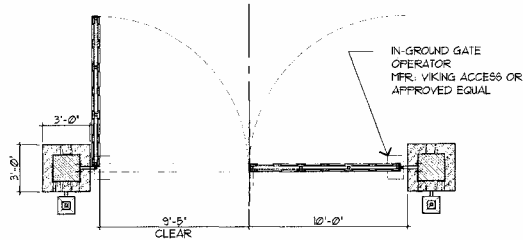
DAVIS ESTATES



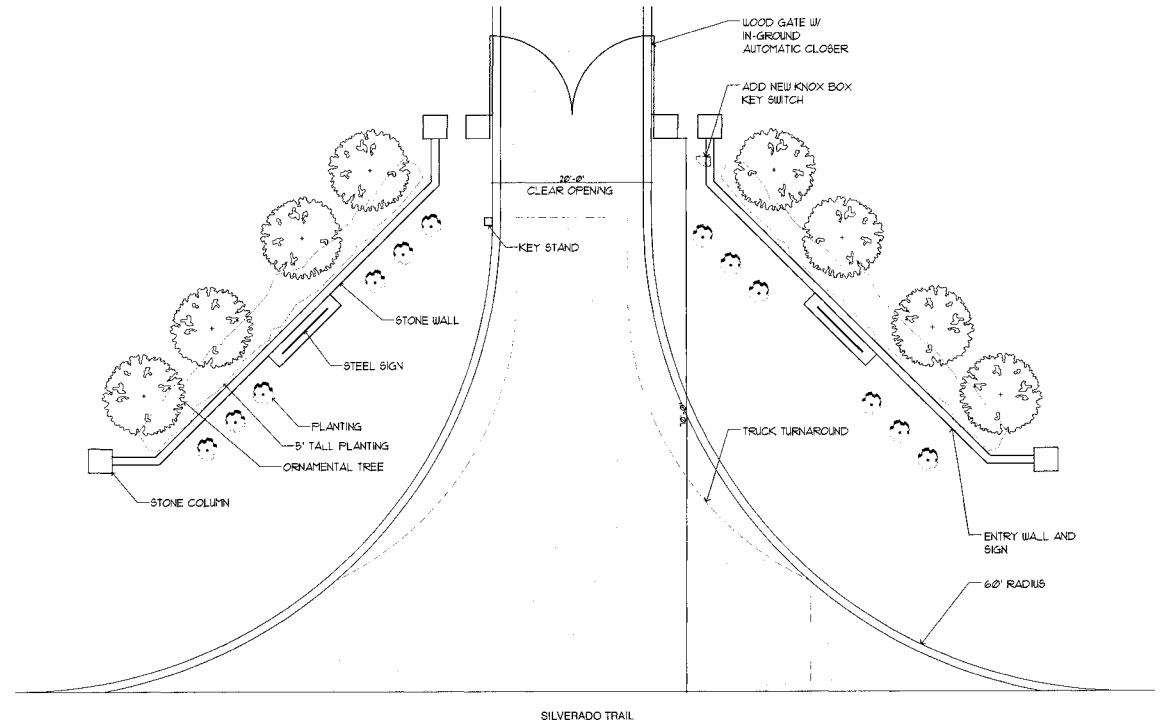
ENTRY GATE SECTION



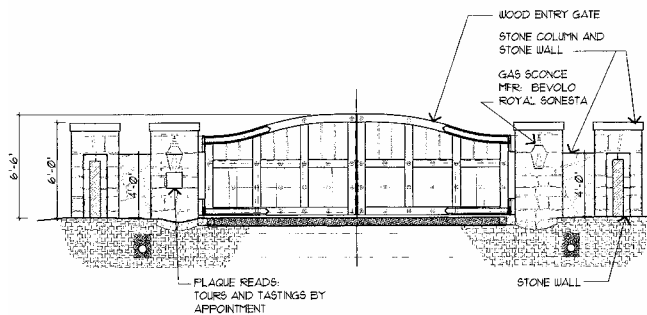
SIGN SECTION



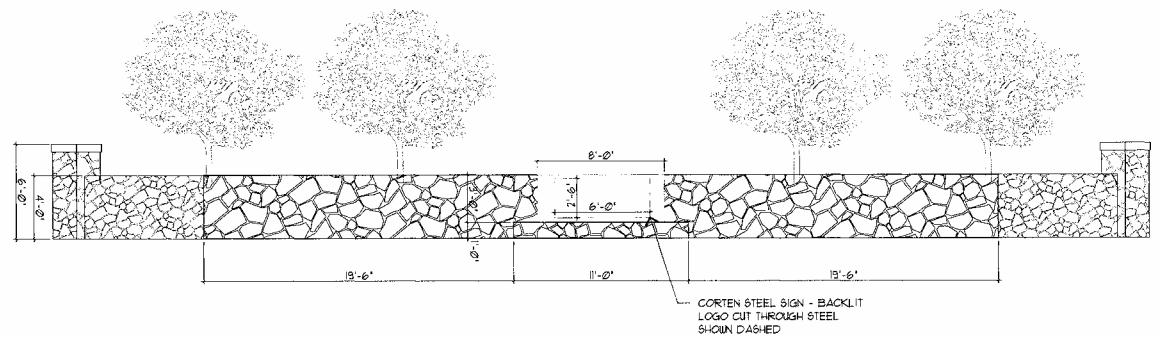
ENTRY GATE PLAN



ENTRY WALL - SIGN PLAN



ENTRY GATE ELEVATION - OPTION A



ENTRY WALL - SIGN ELEVATION

DAVIS ESTATES



DAVIS ESTATES
4060 SILVERADO TRAIL
CALISTOGA, CA

WINERY RENDERING

BACKEN
GILLAM
KROEGER
architects