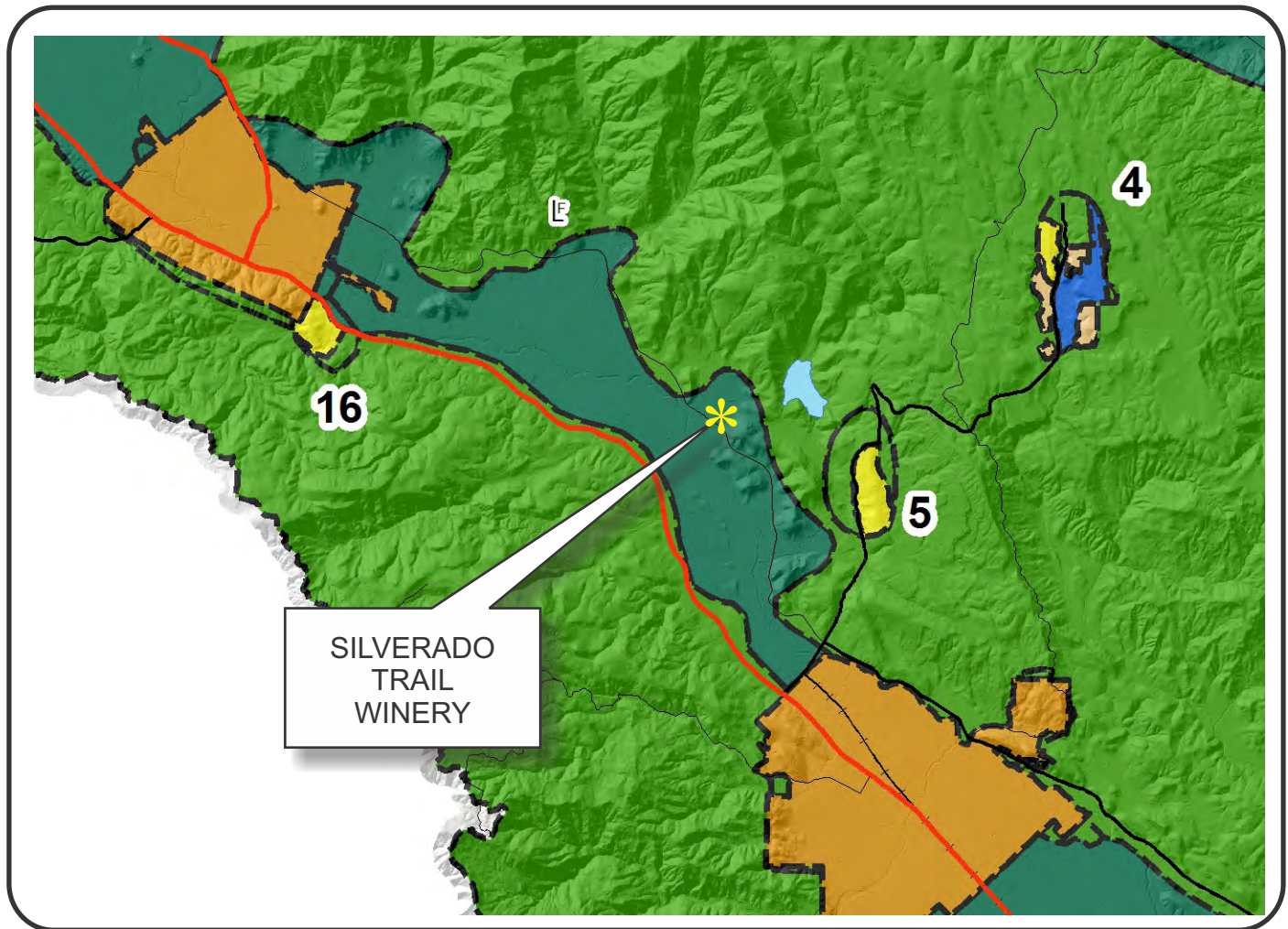


NAPA COUNTY LAND USE PLAN 2008 - 2030



SCALE IN MILES
0 2

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

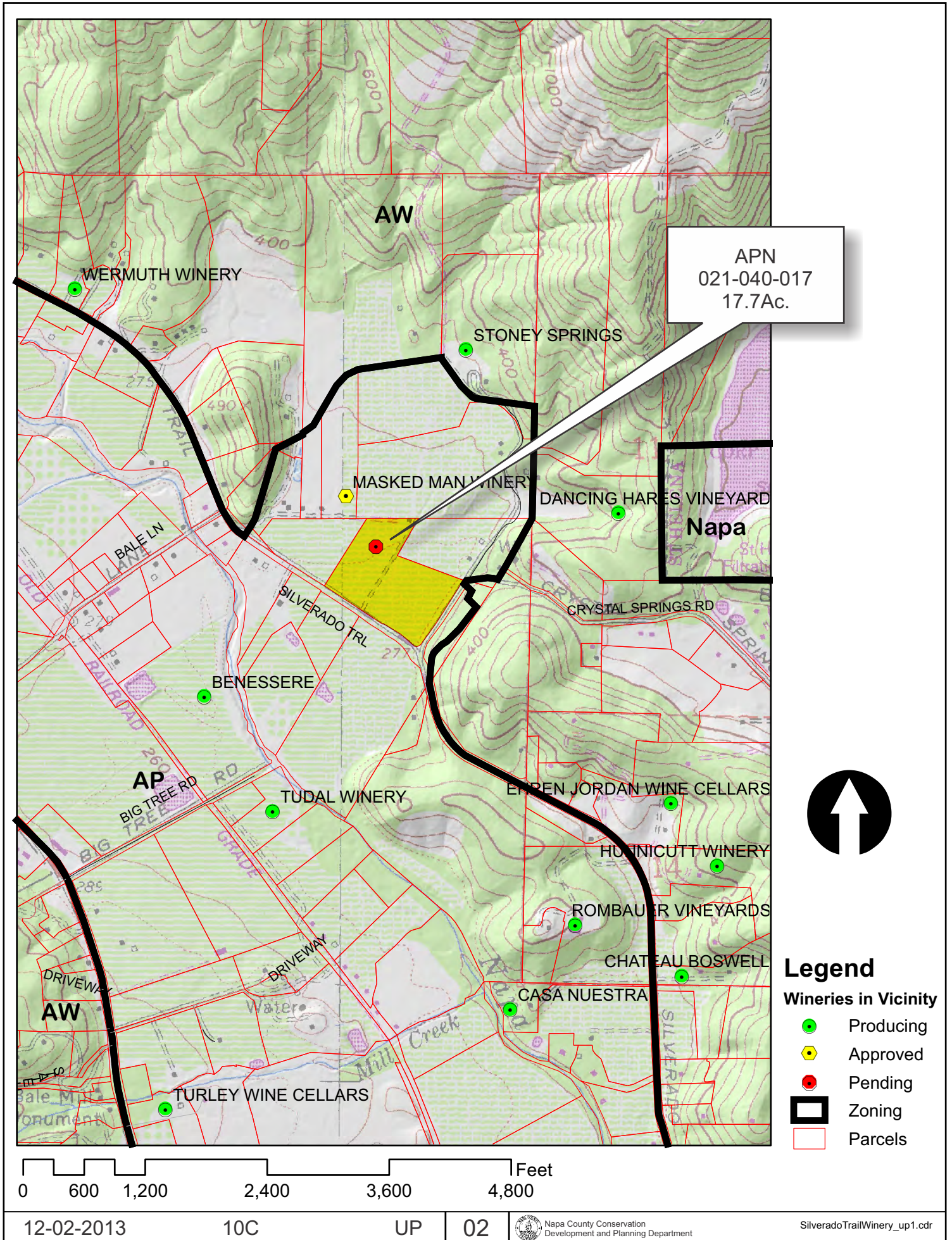
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

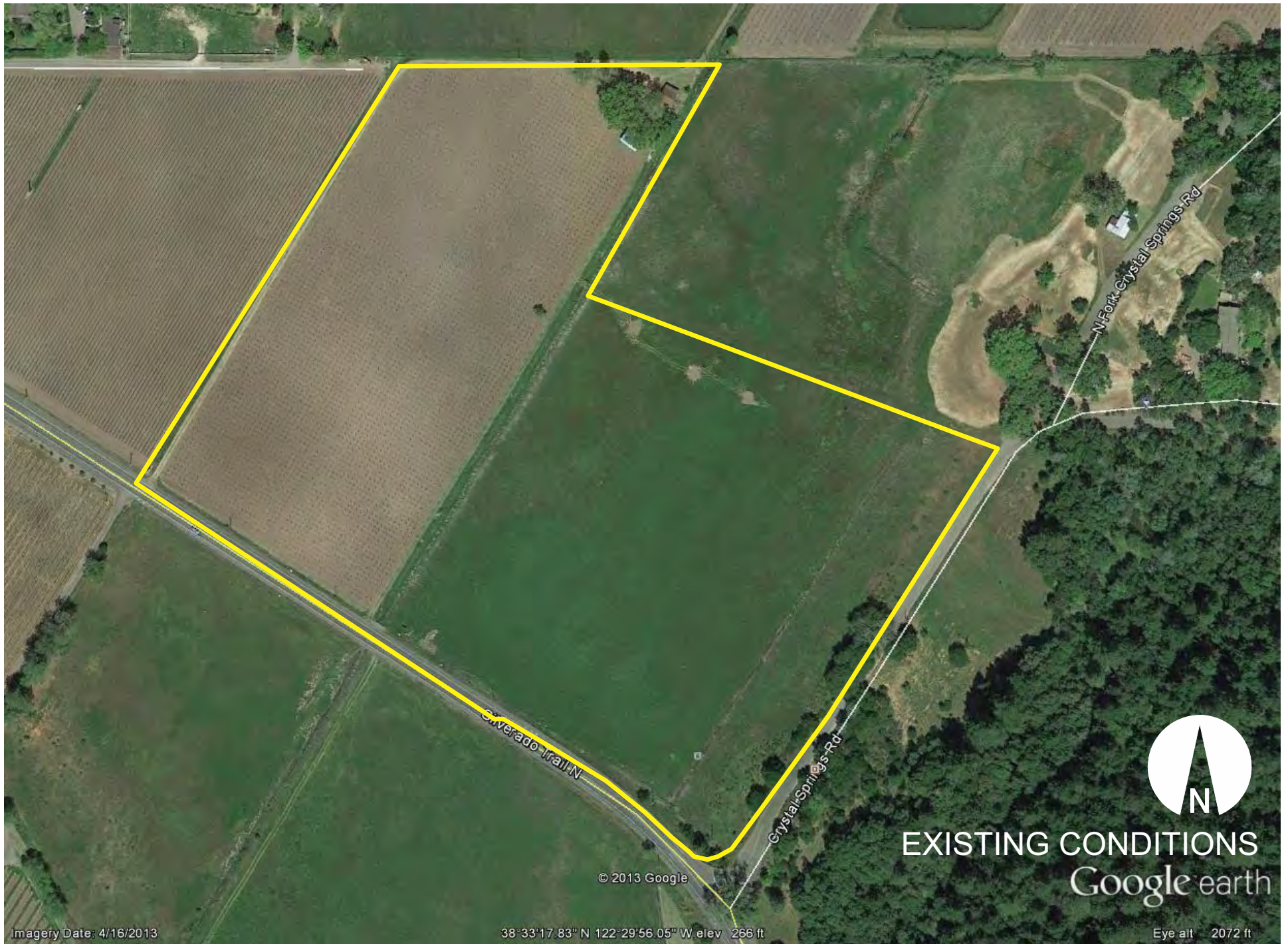
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
021-040-017
12-02-2013
10C UP

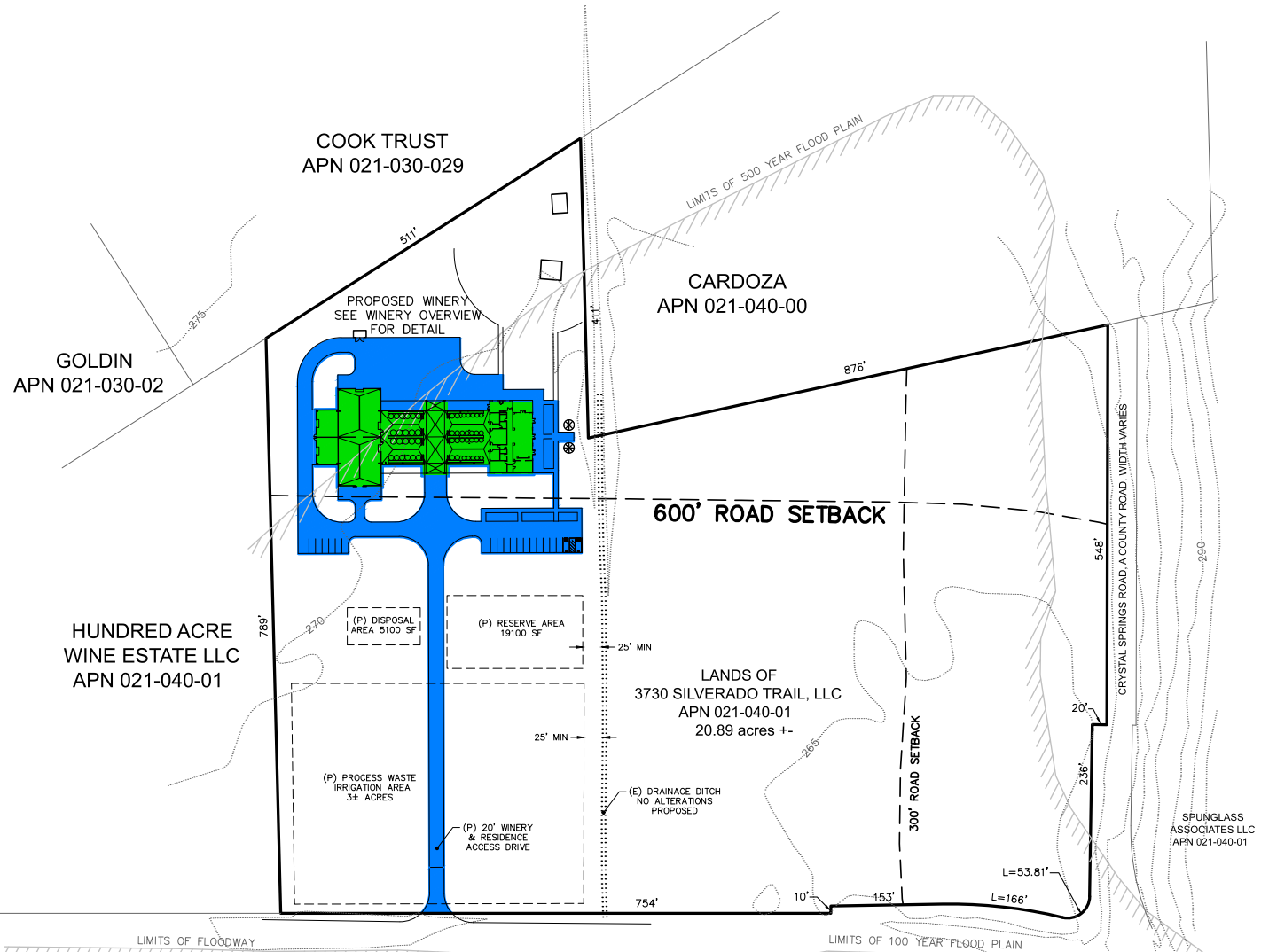
SILVERADO TRAIL WINERY



SILVERADO TRAIL WINERY



SILVERADO TRAIL WINERY



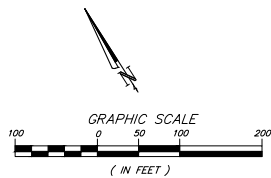
LEGEND:



WELL
EXISTING ELEVATION (MSL)
EXISTING TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
5' CONTOUR
APPROXIMATE PROPERTY LINE; SEE DRAWING NOTES
BUILDING LINE

WINERY DEVELOPMENT AREA - GREEN

WINERY COVERAGE AREA - GREEN AND BLUE



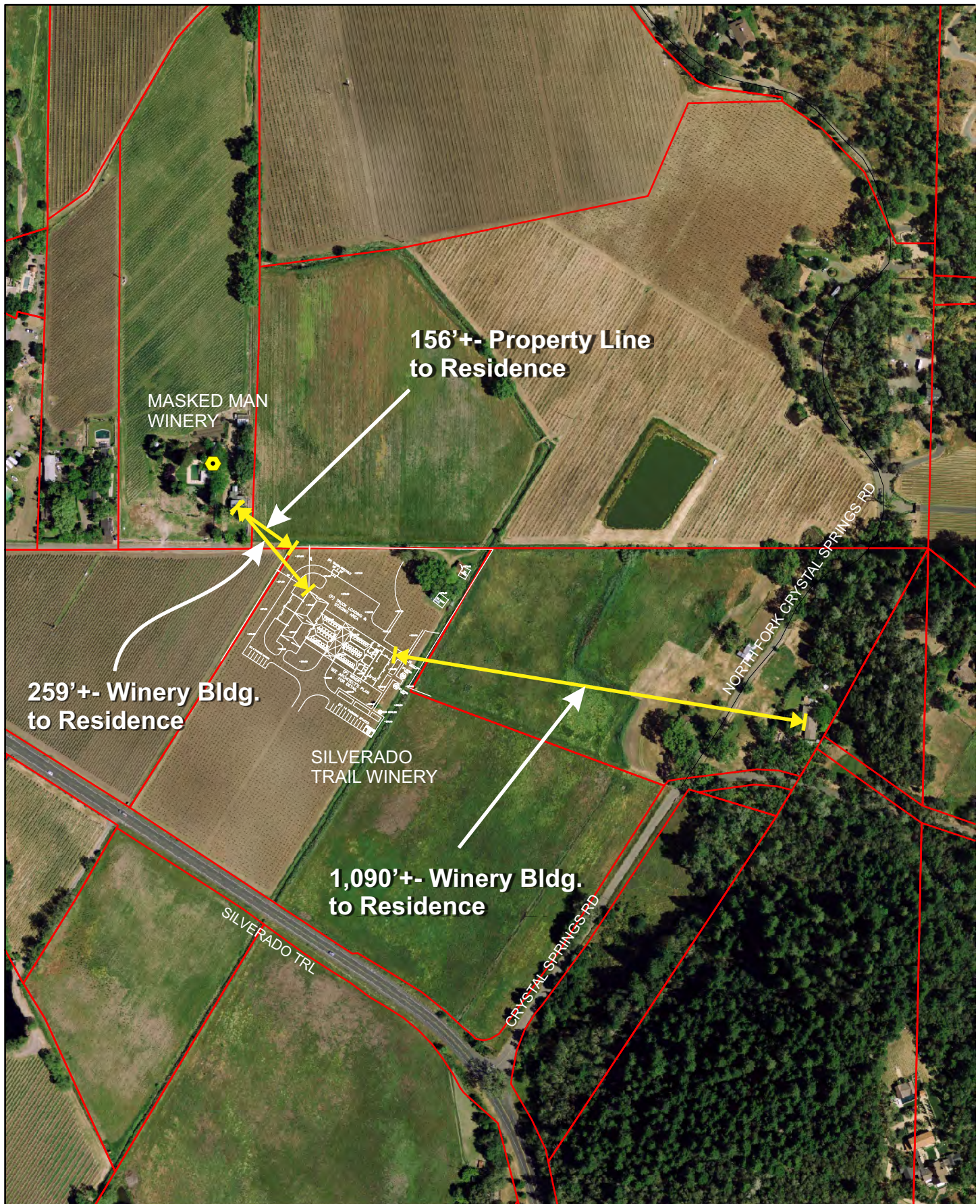
SITE OVERVIEW

WINERY OVERVIEW

The site plan shows a winery complex with the following features:

- Buildings:** (E) HOUSE, (E) BARN, (P) TRASH/RECYCLE 18' X 20', (P) TRUCK LOADING & STAGING AREA, (P) WINERY (with reference to architect's plan for detail).
- Parking:** (P) 6 PARKING SPACES, (P) 14 PARKING SPACES.
- Utilities:** (E) WELL, (P) WATER TANK (two locations), SS LID.
- Landscaping:** Various trees including PINE, WALNUT, and BLACK WALNUT with specific dimensions (e.g., PINE 22/40, WALNUT 10/30, BLACK WALNUT 12/20).
- Topography:** Elevation points marked with '+' and spot heights (e.g., +272.63, +271.95, +270.80).
- Scale and Orientation:** GRAPHIC SCALE (0 to 80 feet), North arrow.

SILVERADO TRAIL WINERY



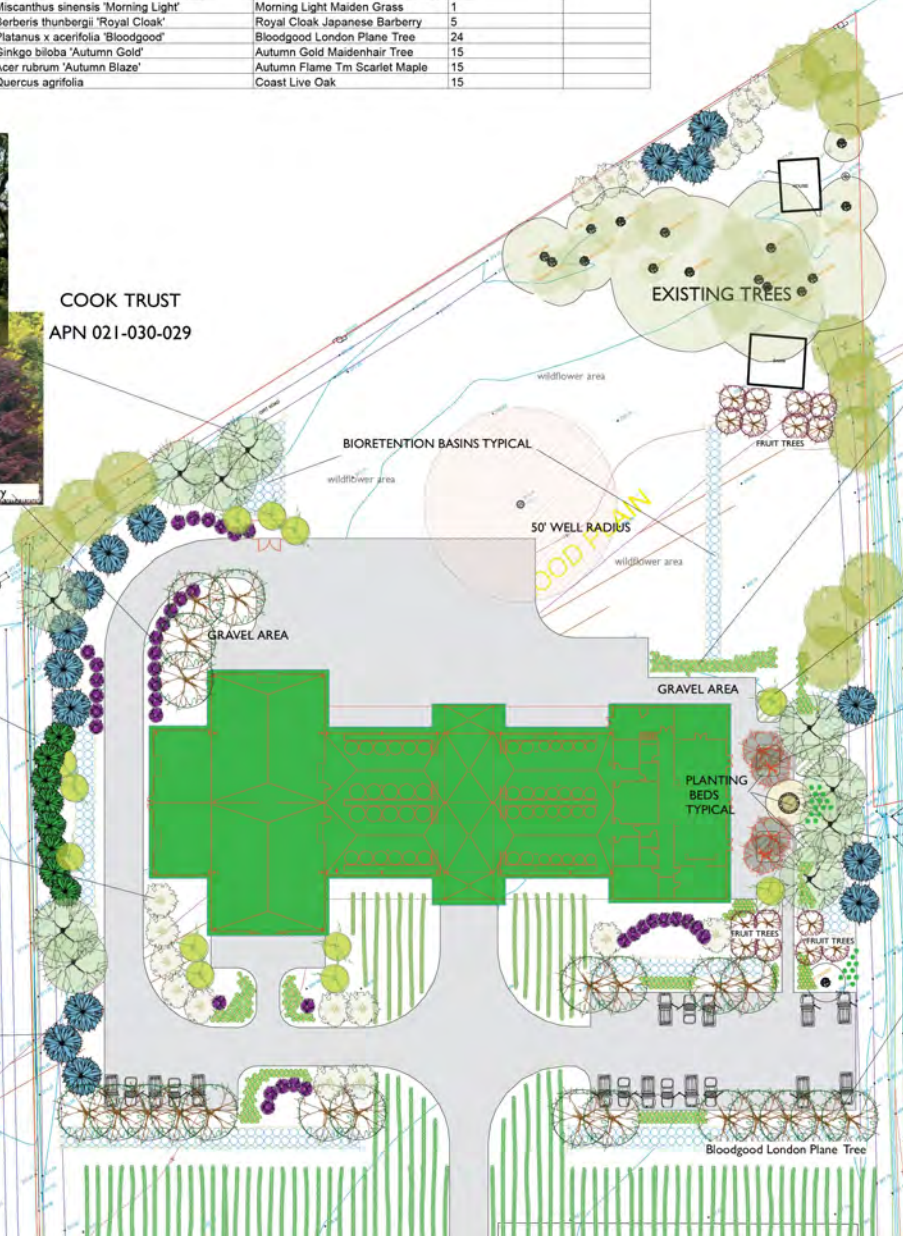
SILVERADO TRAIL WINERY

Plant List - Simple

Qty	Latin Name	Common Name	Scheduled Size	Remarks
15	Cedrus deodara	Deodar Cedar	15	
18	Olea europaea "Swan Hill"	Fruitless Swan Hill Olive	24	
8	Thuja x plicata "Green Giant"	Green Giant Arborvitae	15	
12	Quercus lobata	Valley Oak	24	
465	Calamagrostis x acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	1	
24	Miscanthus sinensis "Morning Light"	Morning Light Maiden Grass	1	
38	Berberis thunbergii "Royal Cloak"	Royal Cloak Japanese Barberry	5	
22	Platanus x acerifolia "Bloodgood"	Bloodgood London Plane Tree	24	
12	Ginkgo biloba "Autumn Gold"	Autumn Gold Maidenhair Tree	15	
4	Acer rubrum "Autumn Blaze"	Autumn Flame Tm Scarlet Maple	15	
12	Quercus agrifolia	Coast Live Oak	15	



COOK TRUST
APN 021-030-029

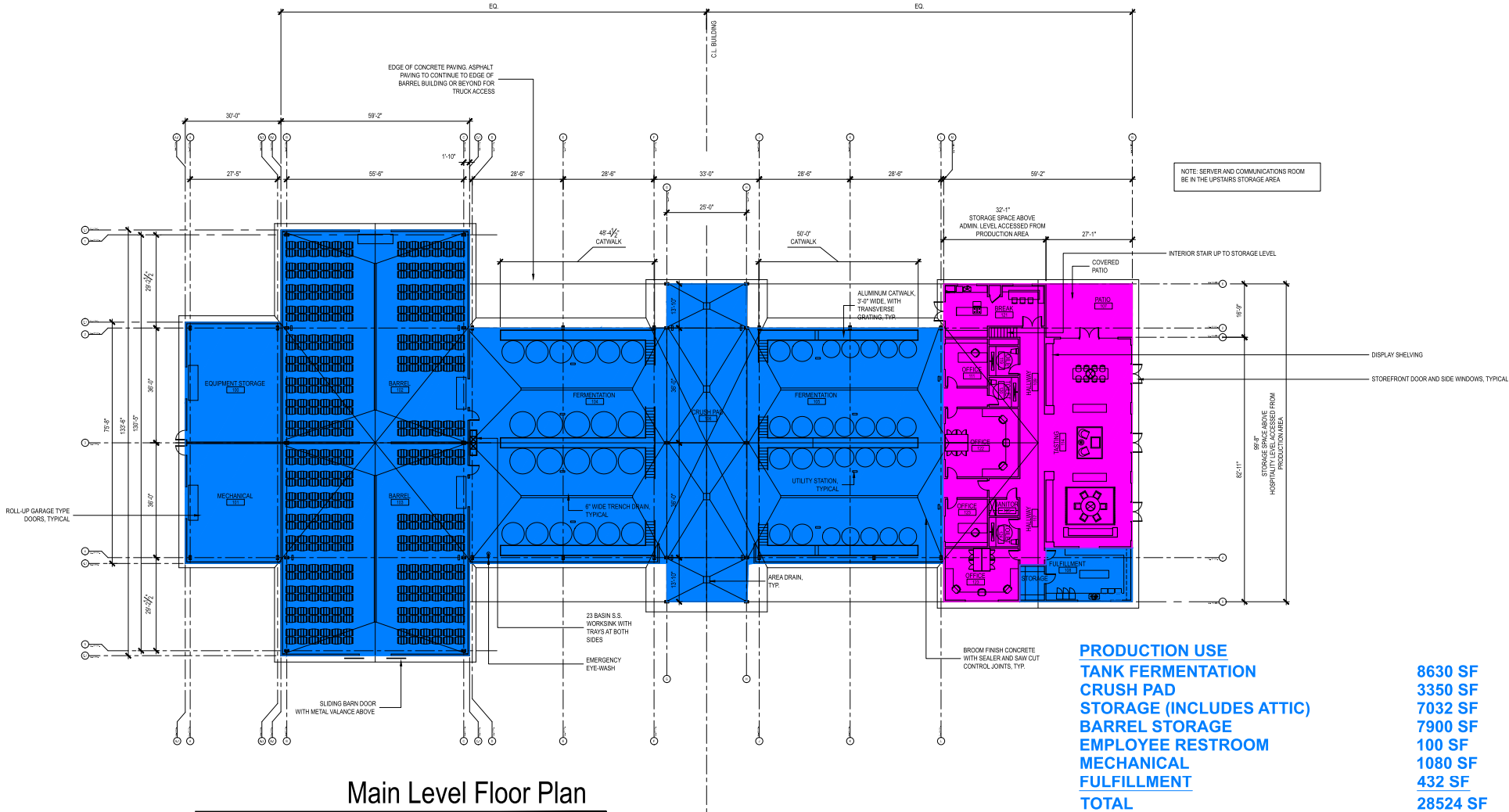


BF

LANDSCAPE PLAN



SILVERADO TRAIL WINERY

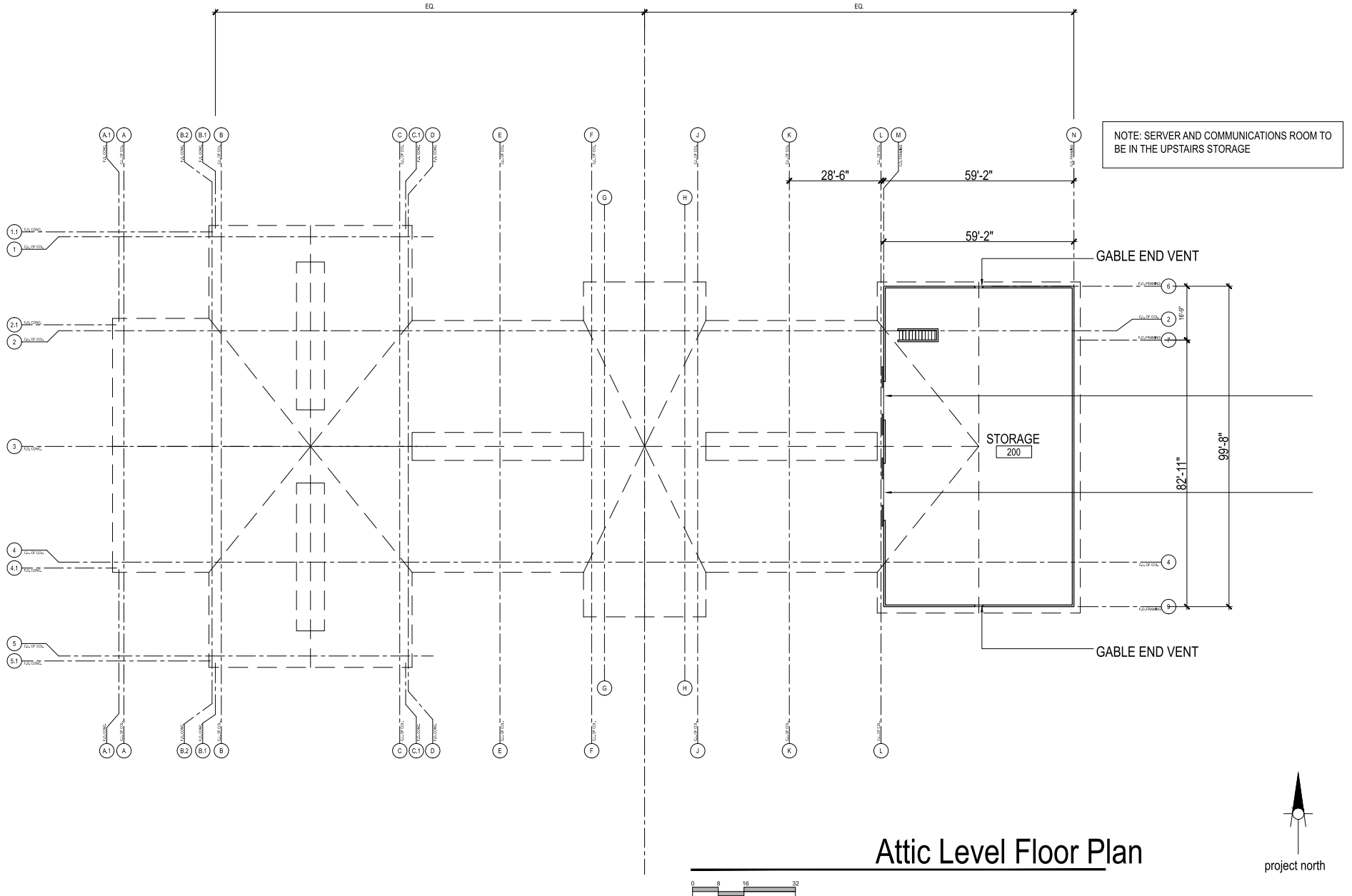


Main Level Floor Plan

<u>PRODUCTION USE</u>	
TANK FERMENTATION	8630 SF
CRUSH PAD	3350 SF
STORAGE (INCLUDES ATTIC)	7032 SF
BARREL STORAGE	7900 SF
EMPLOYEE RESTROOM	100 SF
MECHANICAL	1080 SF
<u>FULFILLMENT</u>	<u>432 SF</u>
TOTAL	28524 SF

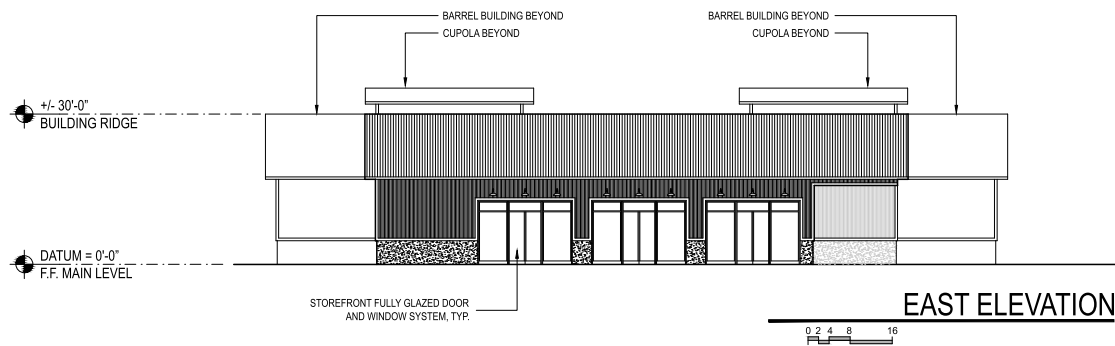
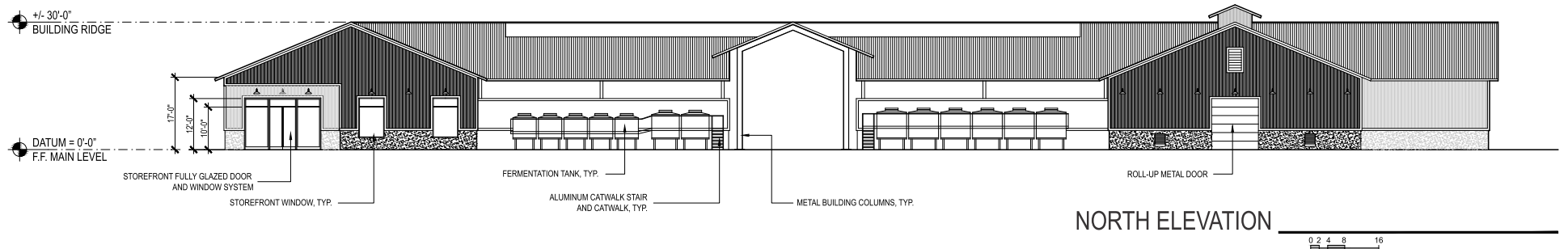
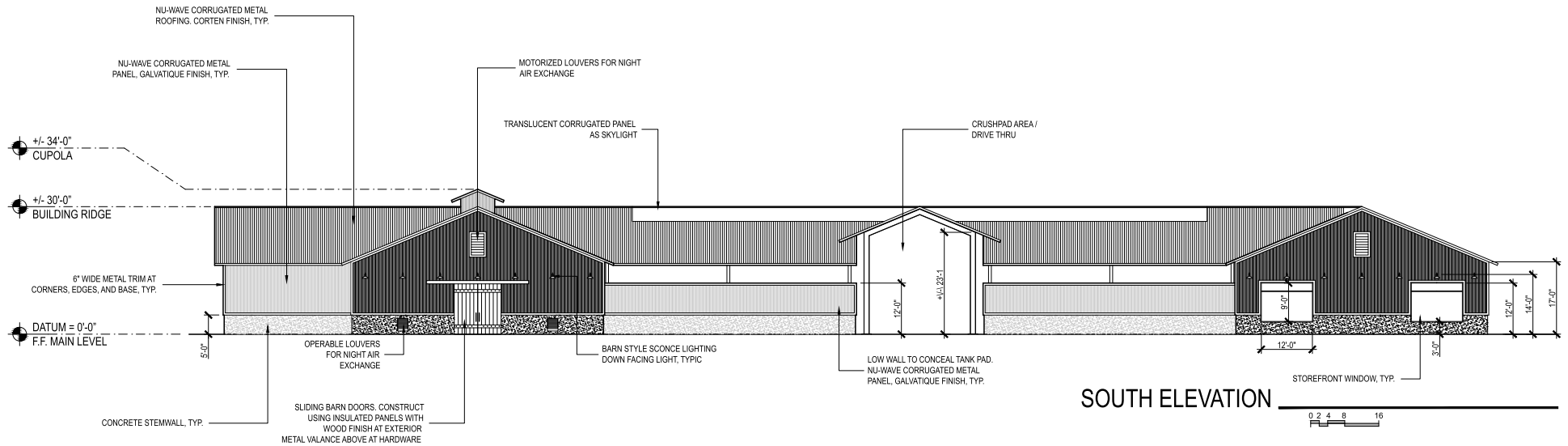
<u>ACCESSORY USE</u>	
TASTING ROOM	1810 SF
BATHROOM	200 SF
OFFICE	1322 SF
PATIO	450 SF
EMPLOYEE BREAKROOM	457 SF
<u>HALLWAY</u>	867 SF
<u>TOTAL</u>	<u>5106 SF</u>

SILVERADO TRAIL WINERY



Attic Level Floor Plan

SILVERADO TRAIL WINERY

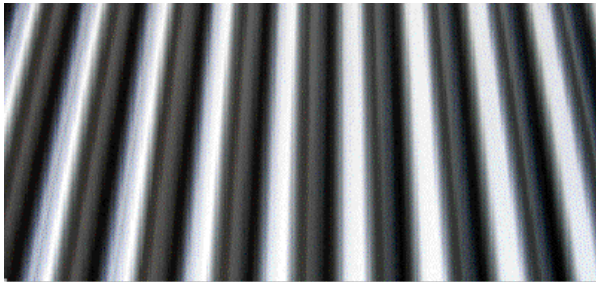


SILVERADO TRAIL WINERY

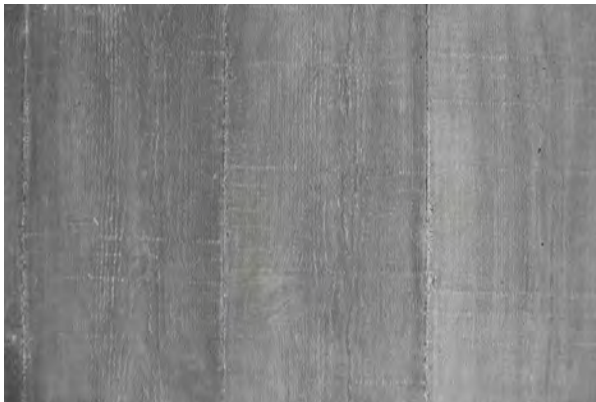
CORTEN ROOFING



GALVATIQUE SIDING



BOARD FORMED CONCRETE



BARN STYLE DOWLIGHT



STOREFRONT DOORS + WINDOWS



DARK BRONZE COLOR

