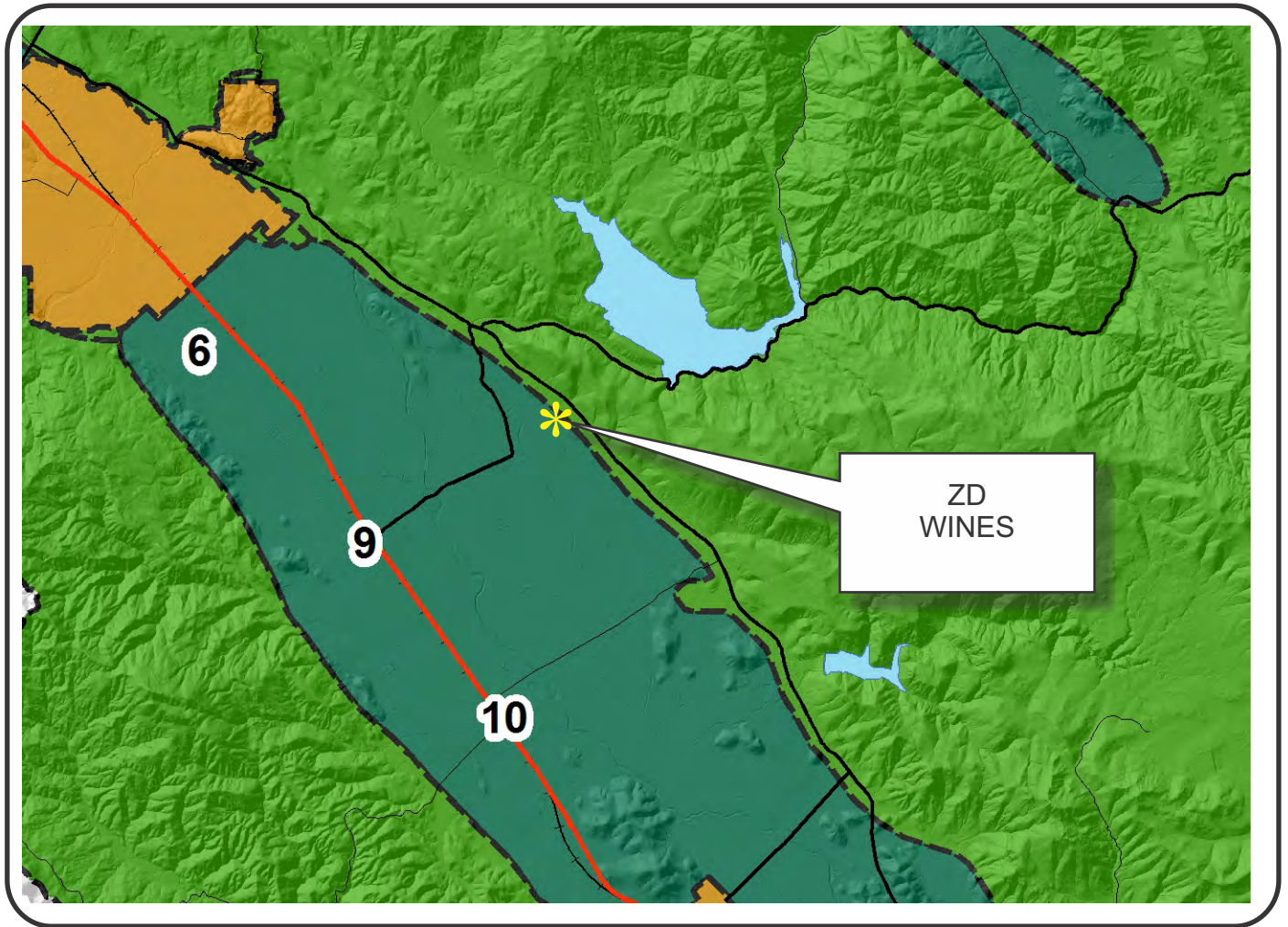


“H”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



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

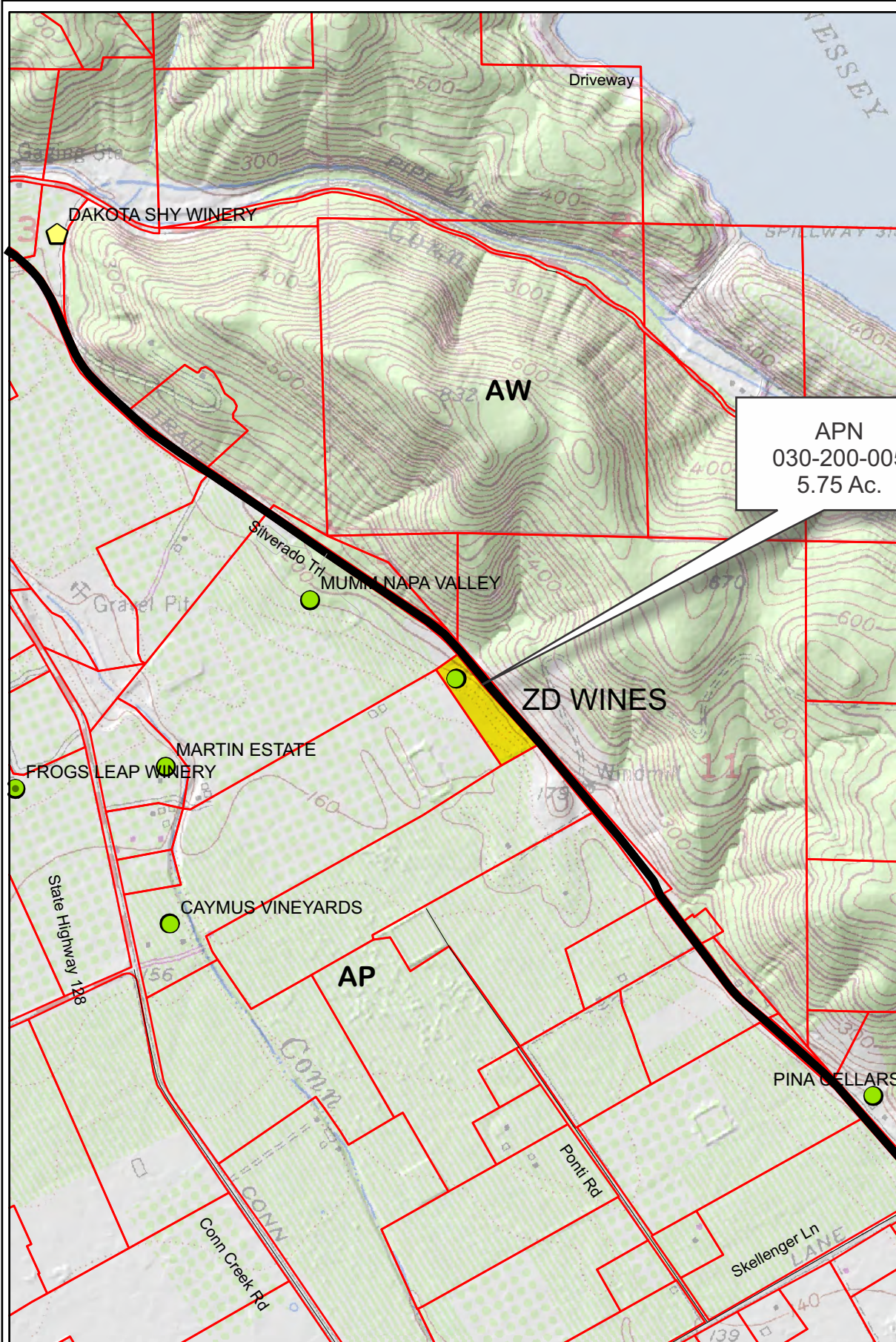
TRANSPORTATION

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

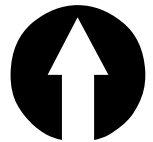
APN
030-200-005
12-05-2016
UP

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

ZD WINES



APN
030-200-005
5.75 Ac.

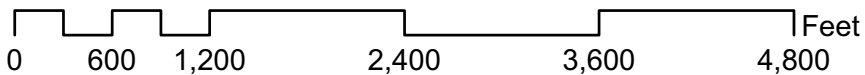


Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- ▭ Approved
- ▭ Pending
- ▭ Unknown
- ▭ Zoning
- ▭ Parcels



12-05-2016

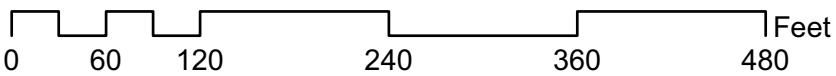
UP

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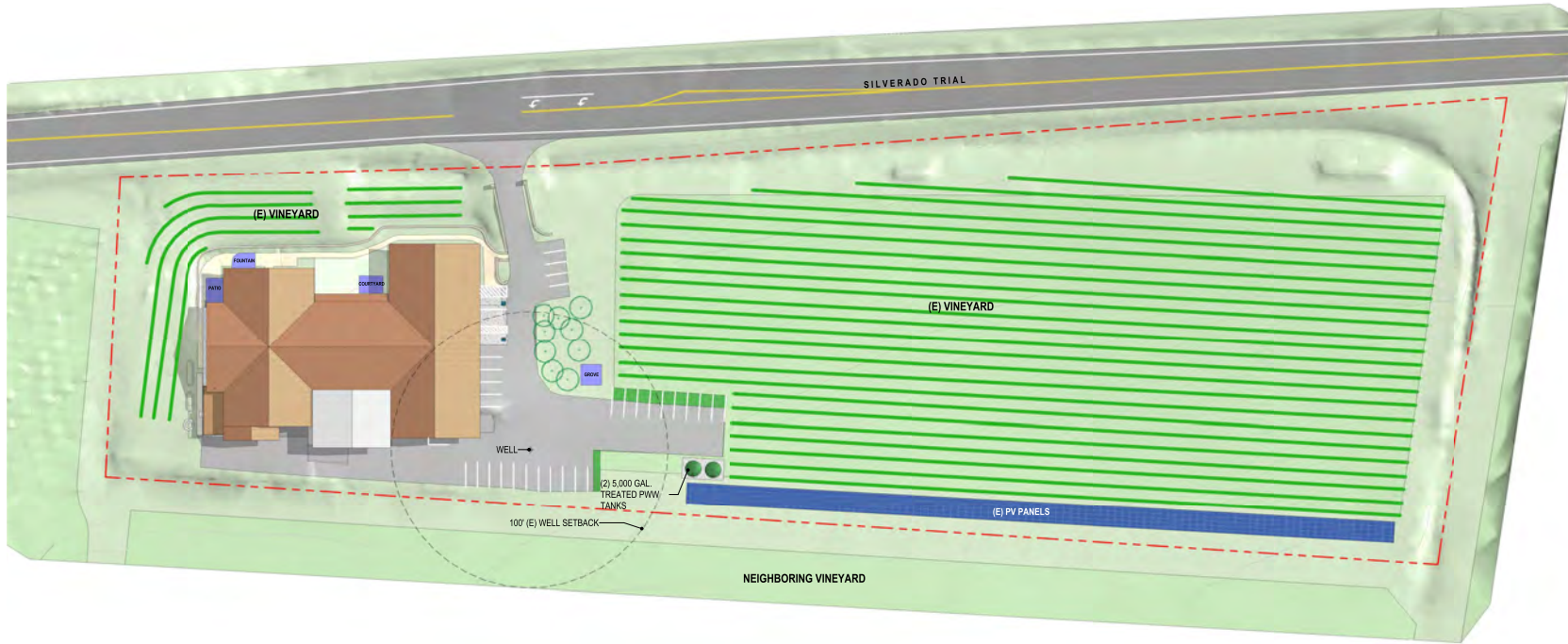
ZD WINES



Existing Conditions

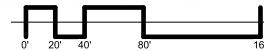


ZD WINES USE PERMIT MODIFICATION



1 SITE PLAN
1" = 40'-0"

APN: 030-200-005



PLANNING DATA	PROJECT DIRECTORY
APN: 030-200-005 PARCEL AREA: 5.75 ACRES ZONING: AP EXISTING USE: WINERY PROPOSED USE: WINERY	OWNER Robert S. deLeuze ZD Wines, LLC 8383 Silverado Trail Napa, CA 94558 t: 707.963.5188 email: robert@zdwines.com ARCHITECT Wayne Leong Leong Architects, Inc. P.O. Box 2 St. Helena, CA 94574 t: 707.963.5461 email: wayne@leongarch.com CIVIL ENGINEERS Bruce Fenton, P.E. RSA+ 1515 Fourth Street Napa, CA 94558 t: 707.252.3301 email: bfenton@rsacivil.com

SHEET INDEX	
SHT.	DESCRIPTION
A100	SITE PLAN - SHEET INDEX - PROJECT DATA
A101	PARTIAL SITE PLAN & NEW PARKING LAYOUT
A201	WINERY EXISTING FIRST FLOOR PLAN
A202	WINERY SECOND FLOOR PLAN
A203	VINEYARD VIEW ROOM & DECK REMODEL PLAN - PRODUCTION & ACCESSARY USE AREA SUMMARY
C1.0	SITE PLAN & CIVIL COVER SHEET
C2.0	CIVIL PARKING DESIGN
C3.0	CIVIL EXISTING PARKING DESIGN

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P.O. BOX 2 ST. HELENA, CA 94574
t: 707.963.5461
f: 707.963.5188
www.leongarch.com
email: info@leongarch.com

WINERY RENOVATION

ZD WINES

8383 Silverado Trail - Napa - CA - 94588

USE PERMIT MODIFICATION

SITE PLAN - INDEX - PROJECT DATA

REVISIONS

No.	Description	Date

Project number:
Date: 9/12/16

A100-00

Scale: As indicated

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WINERY RENOVATION
ZD WINES
8383 Silverado Trail - Napa - CA - 94588

USE PERMIT
MODIFICATION

PARTIAL SITE &
NEW PARKING
LAYOUT

REVISIONS

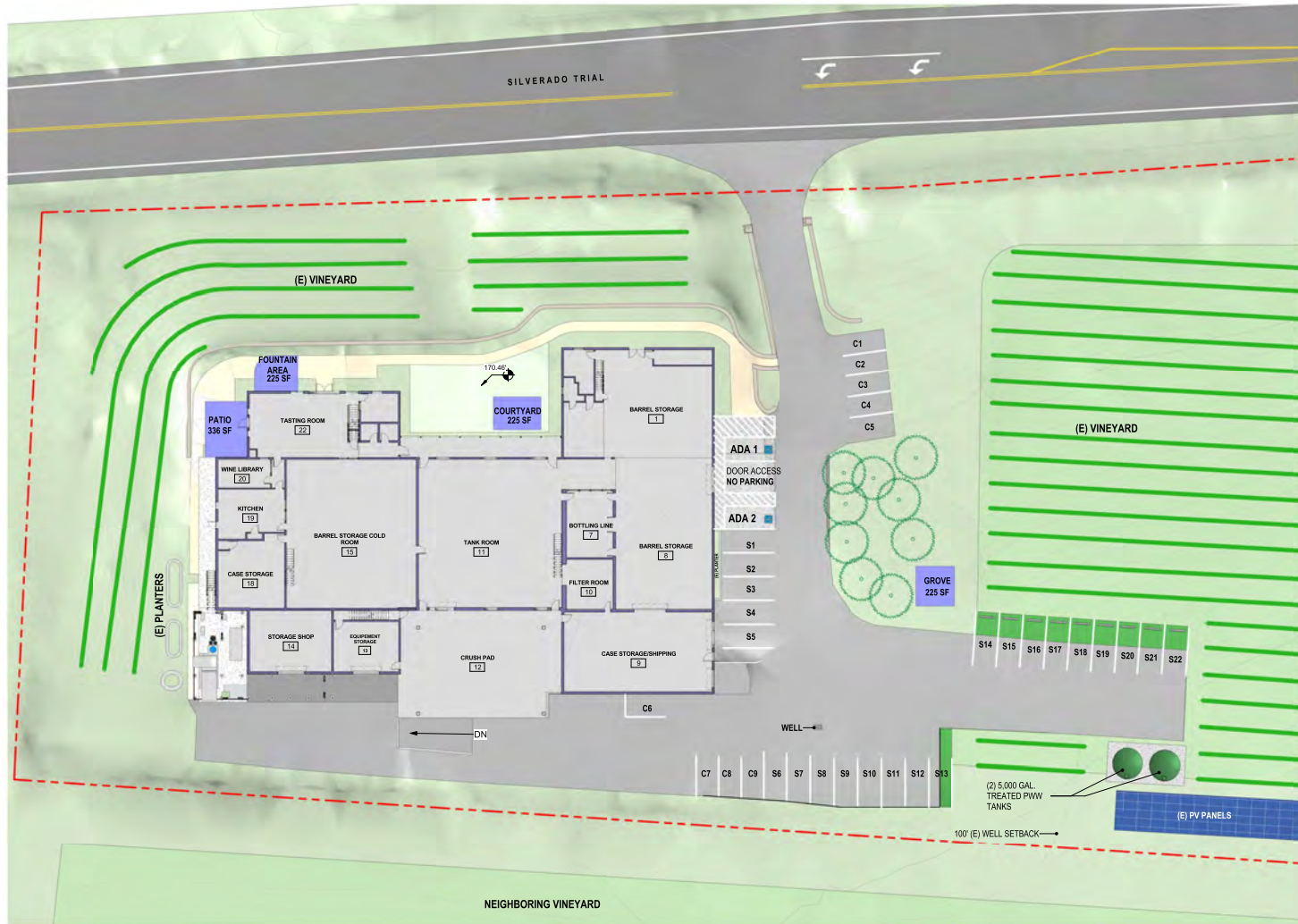
No.	Description	Date

Project number:
Date: 9/12/16

A101-00

Scale: As indicated

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NOTE: See Civil Drawings for additional information on parking design

APN: 030-200-005



1 PARTIAL SITE PLAN
1" = 20'-0"

GRASSCRETE

PARKING SUMMARY	
ADA	2
STANDARD	22
COMPACT	9
TOTAL	33

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www.leongarch.com
email: info@leongarch.com

VINEYARD VIEW ROOM REMODEL

ZD Wines LLC

8383 Silverado Trail - Napa - CA - 94558

USE PERMIT
MODIFICATION

EXISTING FIRST
FLOOR

REVISIONS

No.	Description	Date

Project number:
Date: 09/12/16

A201-00

Scale: 1/8" = 1'-0"

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1 FIRST FLOOR
1/8" = 1'-0"

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VINEYARD VIEW ROOM REMODEL
 ZD Wines LLC
 8383 Silverado Trail - Napa - CA - 94558

USE PERMIT
 MODIFICATION

SECOND FLOOR

REVISIONS

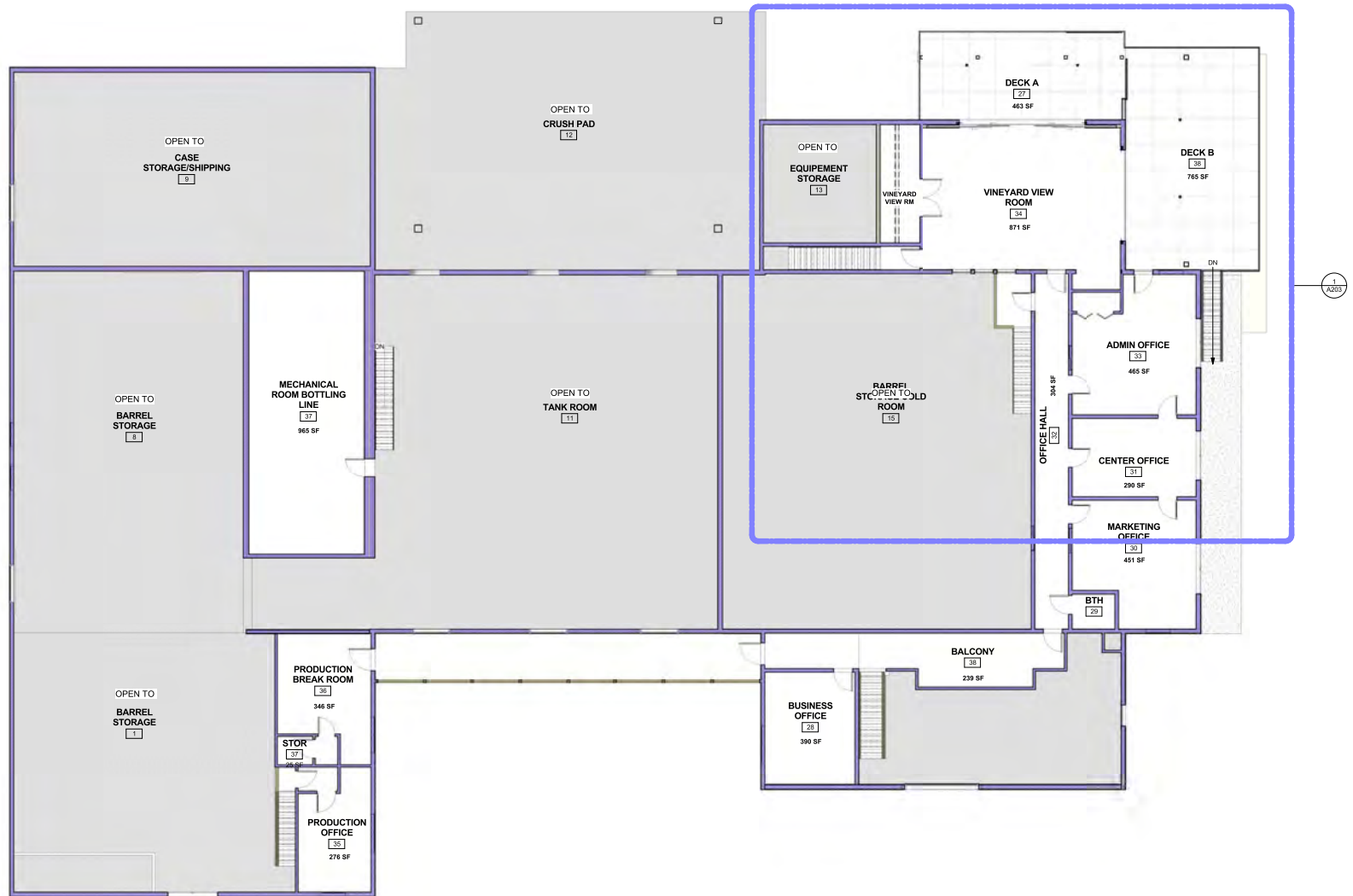
No.	Description	Date

Project number:
 Date: 09/12/16

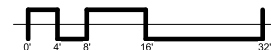
A202-00

Scale: 1/8" = 1'-0"

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① SECOND FLOOR
 1/8" = 1'-0"



W:\sawyer\Projects\122 Winey\Rev\A202 Winey 2017.dwg 9/12/2016 7:25:38 PM

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VINEYARD VIEW ROOM REMODEL

ZD Wines LLC

8383 Silverado Trail - Napa - CA - 94558

USE PERMIT
MODIFICATION

VINEYARD VIEW
RM & DECK
REMODEL - AREA
SUMMARY

REVISIONS

No.	Description	Date

Project number:
Date: 09/12/16

A203-00

Scale: As indicated

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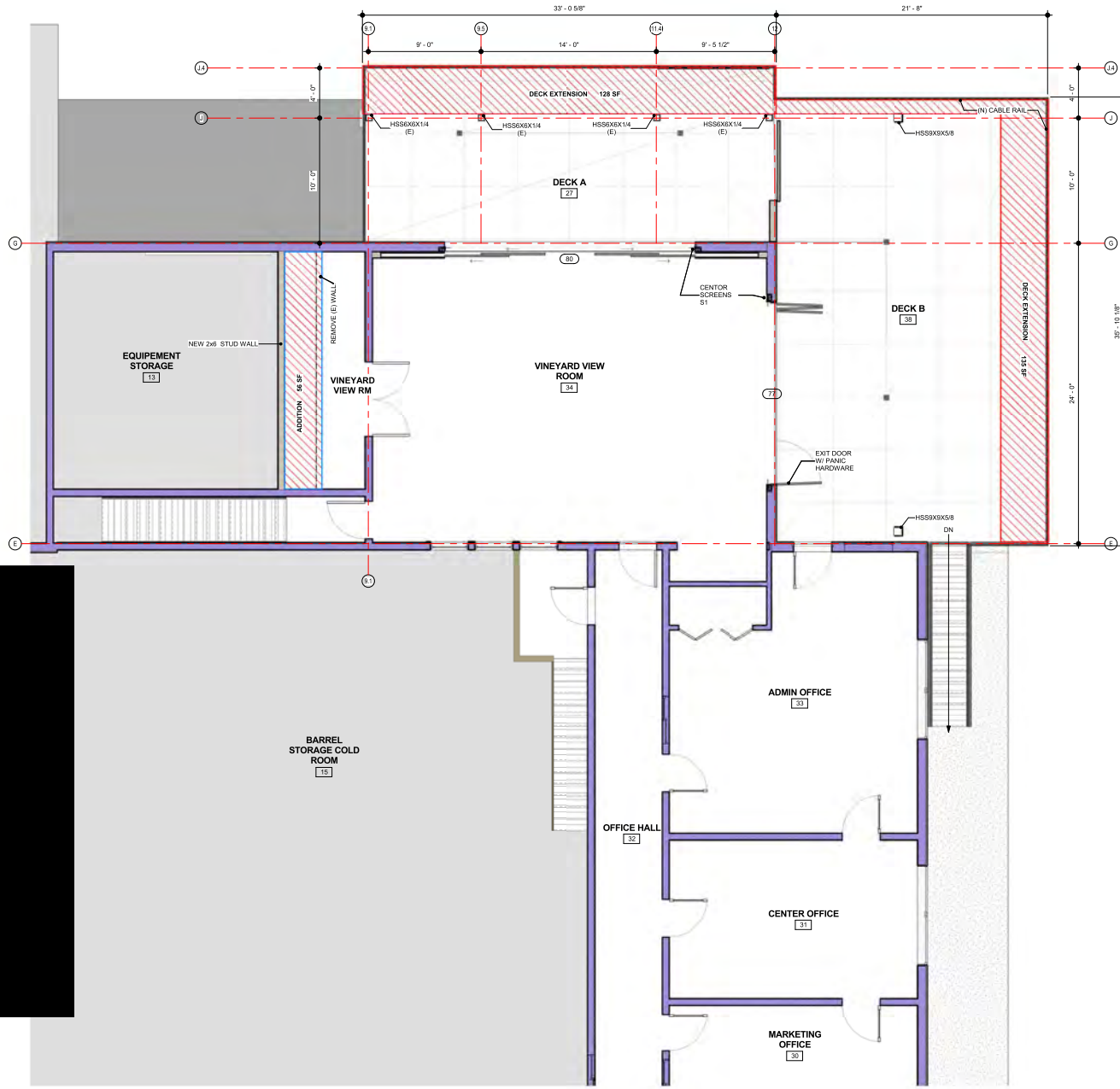
PRODUCTION & ACCESSORY USE AREA SUMMARY				
ZD Wines 8383 Silverado Trail, Napa CA 94558	Production SF	Existing Accessory SF	Proposed Addition SF	New Accessory SF
First Floor				
1. Barrel Storage	1,637			
2/3/4/ Lab, Bath, Closet	263			
5. Experimental Wine Storage	153			
6. Shop	319			
7. Bottling Line	563			
8. Barrel Storage (case storage)	2,445			
9. Case Storage/Shipping	1,863			
10. Filtration Room	479			
11. Tank Room	3,214			
12. Crush Pad	2,550			
13. Equipment Storage	611			
14. Storage/Shop	792			
15. Barrel Storage Cold Room	2,904			
16/18 Case Storage, Closet	790			
17/19 Closet SINK Area, Kitchen		* 507		507
20/21 Wine Library, Hallway		* 319		319
22/23/24/25/26/27 Tasting Room, Office, Closet, Bathroom, Bathroom, Hallway		* 1,455		1,455
39. Mech. Equip	654			
Outside Tasting Areas				
1. Patio		* 336		336
2. Courtyard		* 225		225
3. Grove		* 225		225
4. Fountain Area		* 225		225
Second Floor				
28. Business Office	390			390
29/30. Marketing Office/ Bathroom	451			451
31. Center Office	290			290
32. Office Hallway	304			304
33. Admin Office	465			465
34. Vineyard View Room		* 815	56	871
35. Production Office		* 276		276
36. Production Break Room	386			
37. Mechanical Room Bottling Line	965			
38. Balcony		239		239
Outside VV Room Deck Second Floor				
1. Proposed Remodeled Deck A		* 335	128	463
2. Proposed Remodeled Deck B		* 610	155	765
Total Production & Accessory Areas	20,467	7,467	339	7,806
Accessory % of Production		36.48%	1.65%	38.14%
Allowed Accessory 40% Production	8,187	Existing	A-Addition	New
Amount of Square Footage available for Accessory Use (Minus / Tasting Areas)	381			
ACCESSORY AREA ADDED				

DECK NOTES: Concrete Deck Area: 1213 sf

- Metal Deck shall be W3 Formlock, Min. 1/8 GA thick with G90 Galvanization as manufactured by VERCOR MANUFACTURING CO.
- Metal Deck Flues shall be installed perpendicular to supports as noted on drawings.
- Concrete topping thickness shall be 6" min. and 8" max.
- Integral Concrete Color + Chromix Admixture: Winter Beige
- Grade Top-Cast Acid Etch

CENTOR ARCHITECTURAL S1 SCREEN	
MARK	COMMENTS
C1	Centor Architectural S1 Screen - 20'-0" x 8'-2" Double System
C2	Centor Architectural S1 Screen - 14'-8" x 8'-2" Double System

NANAWALL DOOR SCHEDULE					
MARK	TYPE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
77	X	14'-8"	8'-6"	NanaWall 4 Panel Bifold Door (Double System)	Panic Hardware on Active Swing Dr.
78	Y	20'-0"	10'-2 1/2"	14 Panel Multi-Slide Pocket Door	



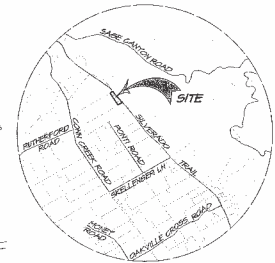
LEVEL 2 - VINEYARD VIEW RM. & DECK
1/4" = 1'-0"



\\saron\proj\pda\122\Wine\Rev\Rev2D.rvt

ZD WINES

USE PERMIT MODIFICATION PROPOSED PARKING PLAN



VICINITY MAP
SCALE: 1" = 4000'

PROJECT INFORMATION

OWNER: ROBERT S. DELBIZE
ZD WINES
8383 SILVERADO TRAIL
NAPA, CA 94933

SITE ADDRESS: 8383 SILVERADO TRAIL
NAPA, CA 94933

CIVIL ENGINEER: RSA+
107 FOURTH STREET
NAPA, CA 94954

APN: 030-200-008

PARCEL AREA: 5.75 ACRES

EXISTING USE: WINERY

PROPOSED USE: WINERY

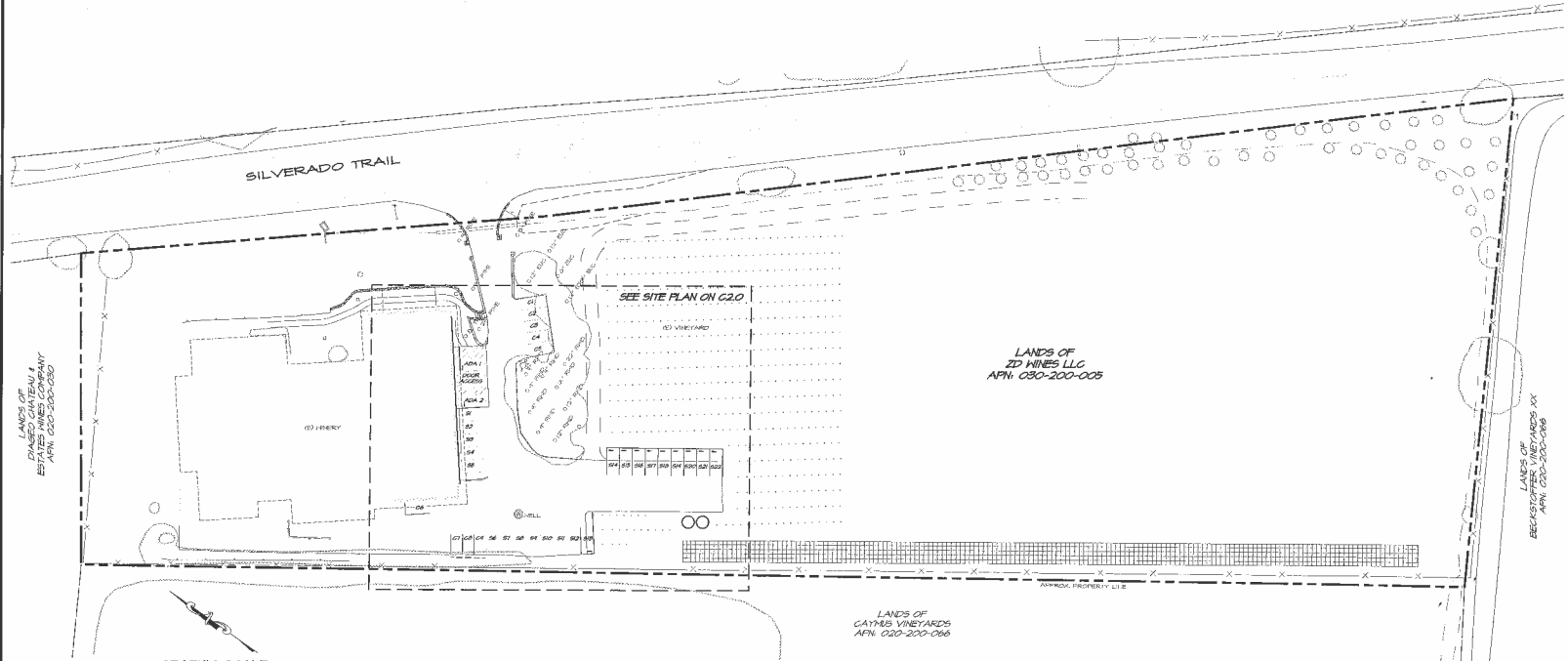
ZONING: AP

SURVEY NOTES

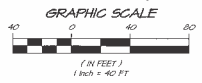
1. THE TOPOGRAPHY SHOWN IS BASED ON A SURVEY PERFORMED BY EBA ENGINEERING IN MARCH 2001. AN ADDITIONAL FIELD SURVEY WAS PERFORMED BY RSA+ IN APRIL 2016.
2. CONTOURS ARE SHOWN EVERY ONE FOOT (1') UNLESS NOTED EVERY FIVE FEET (5').
3. THE BOUNDARY SHOWN IS PROVIDED BY THE NAPA COUNTY GIS AND IS TO BE CONSIDERED APPROXIMATE.

SHEET INDEX

C1.0 PROPOSED PARKING PLAN
C2.0 PROPOSED PARKING PLAN
C3.0 EXISTING PARKING PLAN



PROJECT SITE MAP
SCALE: 1" = 40'



PARKING SUMMARY	
ADA	2
STANDARD	22
COMPACT	4
TOTAL	38

ABBREVIATIONS

BH BENCHMARK	OC ON CENTER
CL CENTERLINE	OH OVERHANG
CO CLEARCUT	ORH PACIFIC GAS AND ELECTRIC
CONF CONFORM	PLH PROPERTY LINE
CV CHECK VALVE	PV PROPOSED
CCV DOUBLE CHECK VALVE	R RADIUS
DI DRAIN INLET	ROH RIGHT OF WAY
DH DOMESTIC WATER	S SLOPE (FEET/FOOT)
EG EXISTING GRADE	S.A.D. SEE ARCHITECT'S DRAWINGS
EP EDGE OF PAVEMENT	SD STORM DRAIN
EV ELECTRIC VEHICLE	SDPM STORM DRAIN FORCE MAIN
EX (F) EXISTING	SF SQUARE FOOT/FEET
FV FUTURE	S.L.A.D. SEE LANDSCAPE ARCHITECT'S DRAWINGS
FF FINISH FLOOR	SS SANITARY SEWER
FG FINISH GRADE	SSD SANITARY SEWER CLEANOUT
F FLOW LINE	STA STATION
FW FIRE WATER LINE	STD STANDARD
GB GRADE BREAK	TC TOP OF CURB
HP HIGH POINT	TH TOP OF HALL
INV INVERT	WL WATER LINE
LF LINEAL FEET/FOOT	WM WATER METER
LP LOW POINT	WV WATER VALVE
MH MANHOLE	

SYMBOL LEGEND

EXISTING	PROPOSED
○ LIGHT	SD STORM DRAIN LINE
⊕ HOSE END	—(1M)— DOMESTIC WATER LINE
⊕ GAS RISER	—(1M)— FIRE WATER LINE
⊕ GAS VALVE	SBRY ● SANITARY SEWER MANHOLE
⊕ WELL	SBRY ● STORM DRAIN MANHOLE
○ 10' TREE (AS NOTED)	—(1M)— SLOPE AS SHOWN
● SSCD SEWER CLEANOUT	—(1M)— WATER VALVE
⊕ PH FIRE HYDRANT	DI ■ DRAIN INLET
DICV IRRIGATION CONTROL VALVE	⊗ EX TREE TO BE REMOVED
— FLOWLINE	
— EDGE OF GRAVEL	
— PROPERTY LINE	
— VINE ROW	

CALL USA BEFORE EXCAVATING



48 HOURS IN ADVANCE
1 (800) 642-2444

ZD WINES
PROPOSED PARKING PLAN
NAPA COUNTY
CALIFORNIA

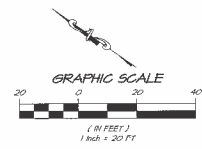
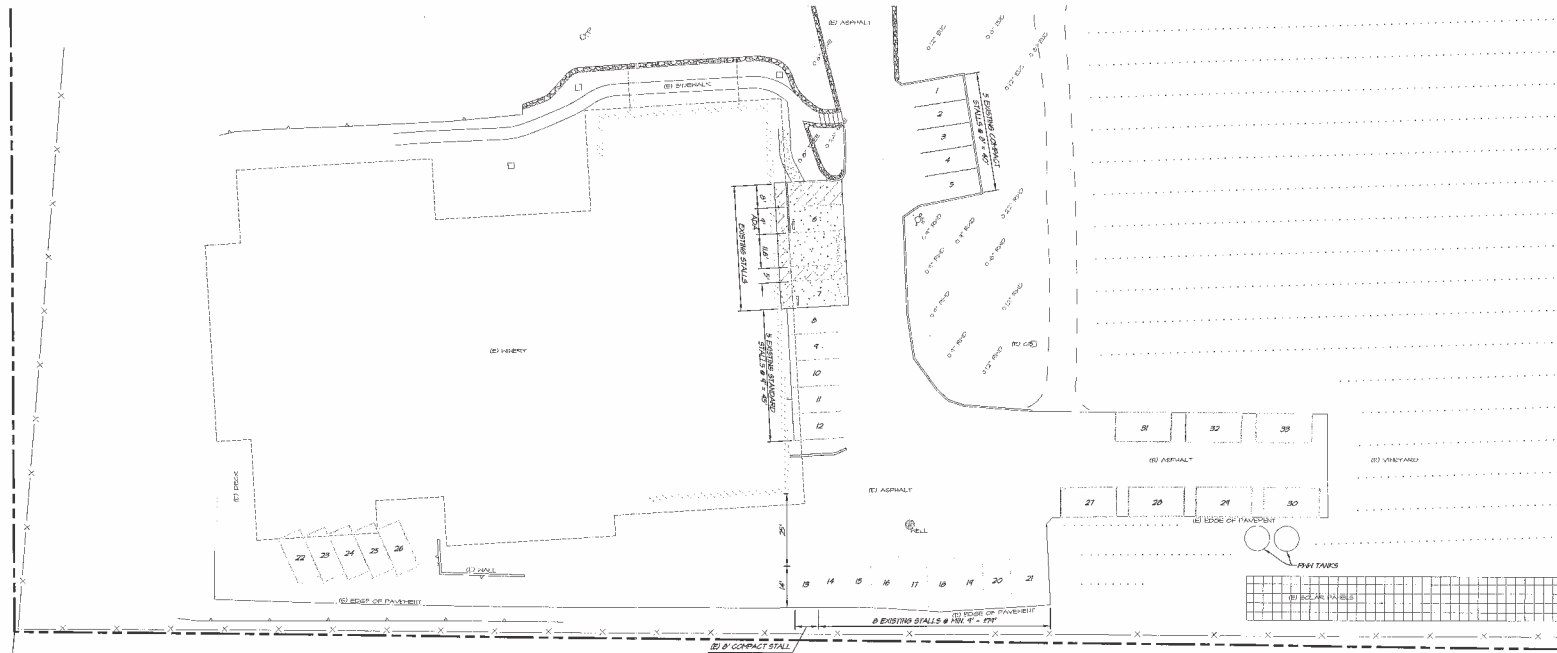


DATE:	07/12/2016
DRAWN:	JPH
DESIGNED:	NSS
CHECKED:	BNP
JOB NO.:	404287-D

SHEET NO.
C1.0
1 OF 3 SHEETS

ZD WINES

USE PERMIT MODIFICATION EXISTING PARKING PLAN



NO.	DATE	BY	REVISIONS

RSA+

1525 FOURTH STREET
NAPA, CALIF. 94959
OFFICE: (707) 253-3300
FAX: (707) 253-3301

RSA+ CONSULTING CIVIL ENGINEERS - SURVEYORS - 1980

ZD WINES EXISTING PARKING PLAN NAPA COUNTY CALIFORNIA



DATE	SEPT 12, 2006
DRAWN	JPH
DESIGNED	PSG
CHECKED	BRP
JOB NO.	4460210

SHEET NO.
C3.0
3 OF 3 SHEETS

