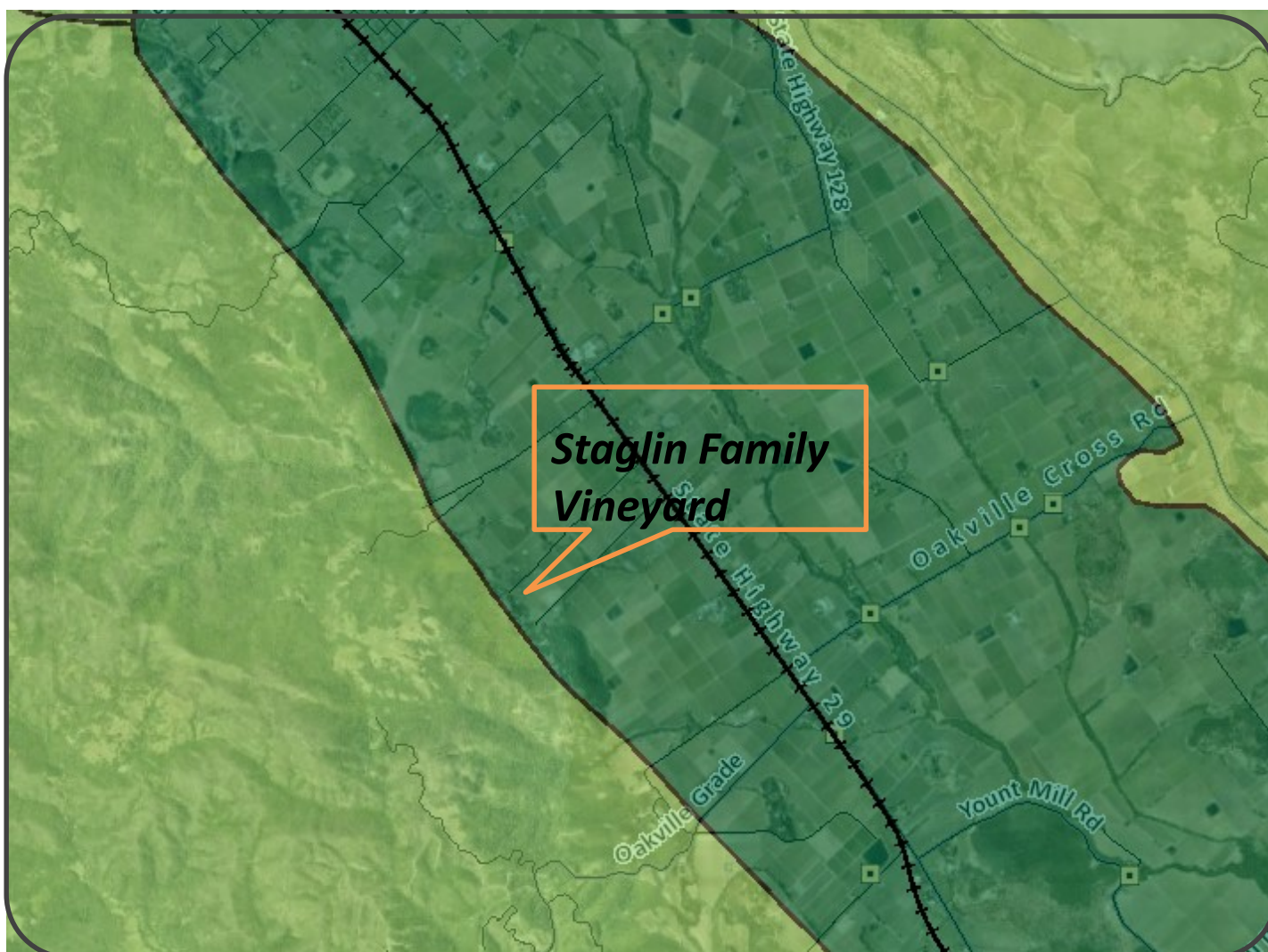


“J”

Graphics
Staglin Family Vineyards Major
Modification
P18-00253-MOD



NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile

LEGEND



URBANIZED OR NON-AGRICULTURAL

-  Study Area
-  Cities
-  Urban Residential*
-  Rural Residential*
-  Industrial
-  Public-Institutional

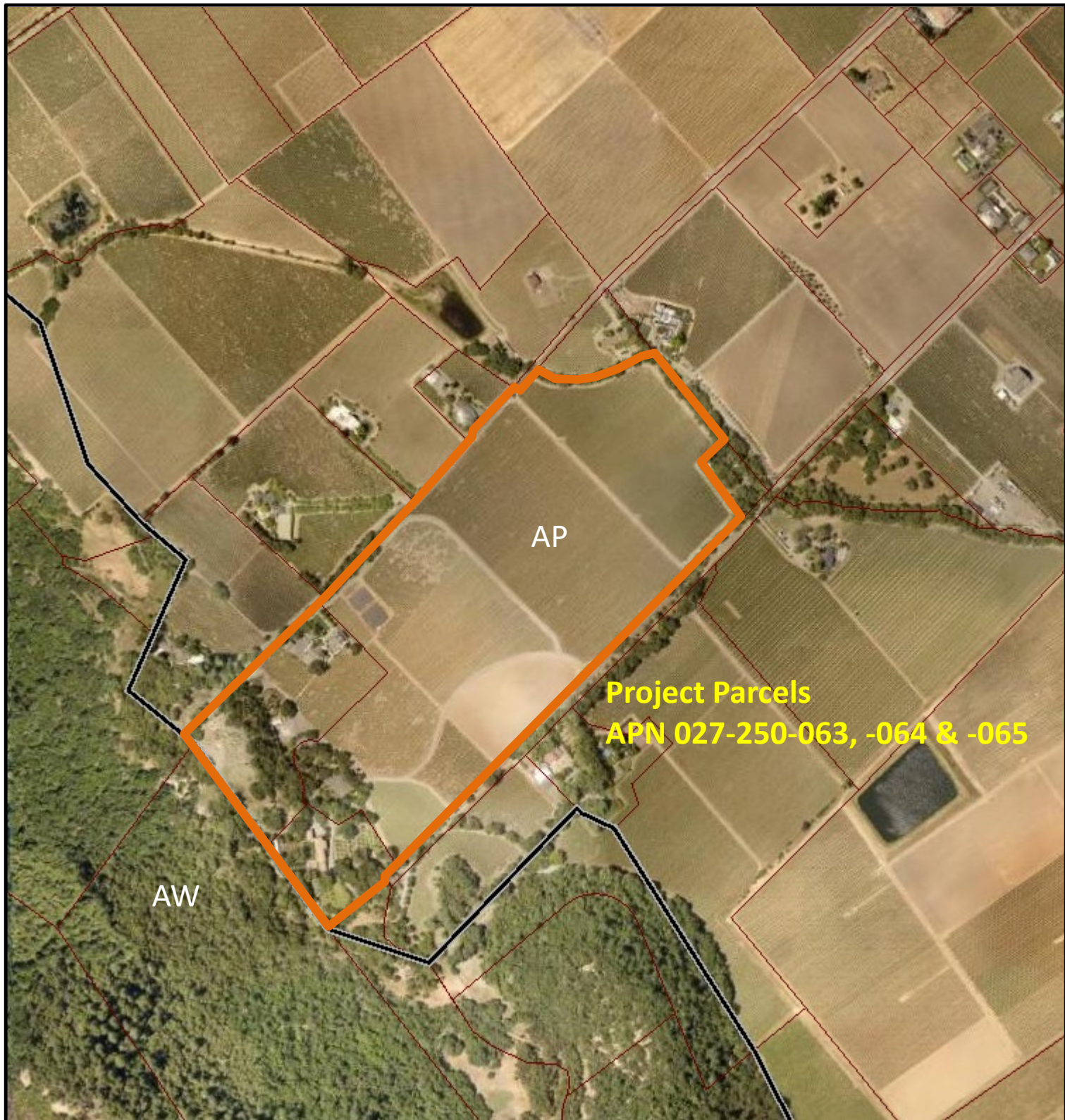
OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

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

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



AP

Project Parcels
APN 027-250-063, -064 & -065

AW

LEGEND

-  Zoning
 -  Parcels
- 0  600 ft

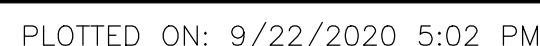


ZONING MAP



Existing Conditions

P:\2018\2018041 STAGLIN FAMILY VINEYARD USE PERMIT\CAD\CIVIL\18041-UP1-UP2.DWG



ABBREVIATIONS

BLDG	BUILDING
(E)	EXISTING
FH	FIRE HYDRANT
GAL	GALLON
PD	PLANTER DRAIN
PW	PROCESS WASTEWATER
RSS	ROAD & STREET STANDARDS
SS	SANITARY SEWAGE
TYP	TYPICAL

STAGLIN FAMILY VINEYARD
1570 BELLA OAKS LANE
RUTHERFORD, CA
APN 027-250-064, & 065

OVERALL SITE PLAN

DATE:	2018-06-07
JOB NO:	2018041
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	RP
SHEET	

UP1

NOTE: ALL PARTS OF THE FIRE APPARATUS ACCESS ROAD AND STAGING AREA TO REMAIN UNOBSTRUCTED AT ALL TIMES.

LEGEND:

- LOCATION OF EVENTS UP TO 32 ATTENDEES
- LOCATION OF EVENTS 100 TO 250 ATTENDEES
- LOCATION OF ON SITE OUTDOOR CONSUMPTION
- TOURS AND TASTING

ABBREVIATIONS:

- BLDG BUILDING
- (E) EXISTING
- FH FIRE HYDRANT
- GAL GALLON
- PD PLANTER DRAIN
- PW PROCESS WASTEWATER
- R RADIUS
- RSS ROAD & STREET STANDARDS
- SS SANITARY SEWAGE
- TYP TYPICAL

HATCH REPRESENTS LIMITS OF ROAD WIDENING. TOTAL ROAD WIDTH TO BE 12 FT WITH MIN 14' HORIZONTAL CLEARANCE

4' ADDITIONAL SURFACING

12' (E) ROAD WIDTH

10' (E) ROAD WIDTH

12.0'

22+00

23+00

24+00

25+00

26+00

27+00

28+00

29+00

30+00

31+00

32+00

33+00

34+00

35+00

36+00

37+00

38+00

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326+00

327+00

PLOTTED ON: 9/23/2020 1:07 PM

ABBREVIATIONS

BLDG	BUILDING
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STAGLIN FAMILY VINEYARD
1570 BELLA OAKS LANE
RUTHERFORD, CA
APN 027-250-064, & 065

USE PERMIT MODIFICATIONS

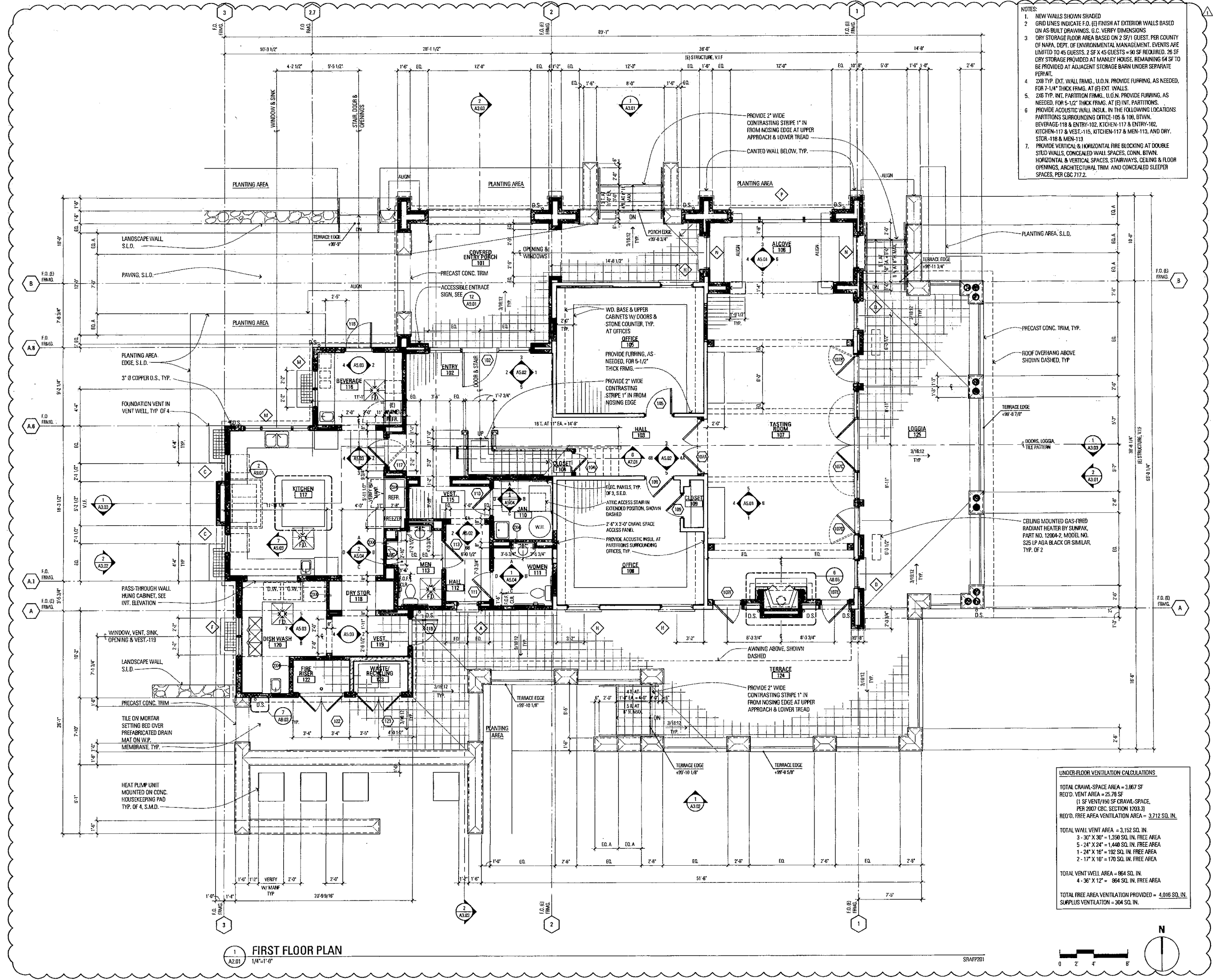
WINERY SITE PLAN

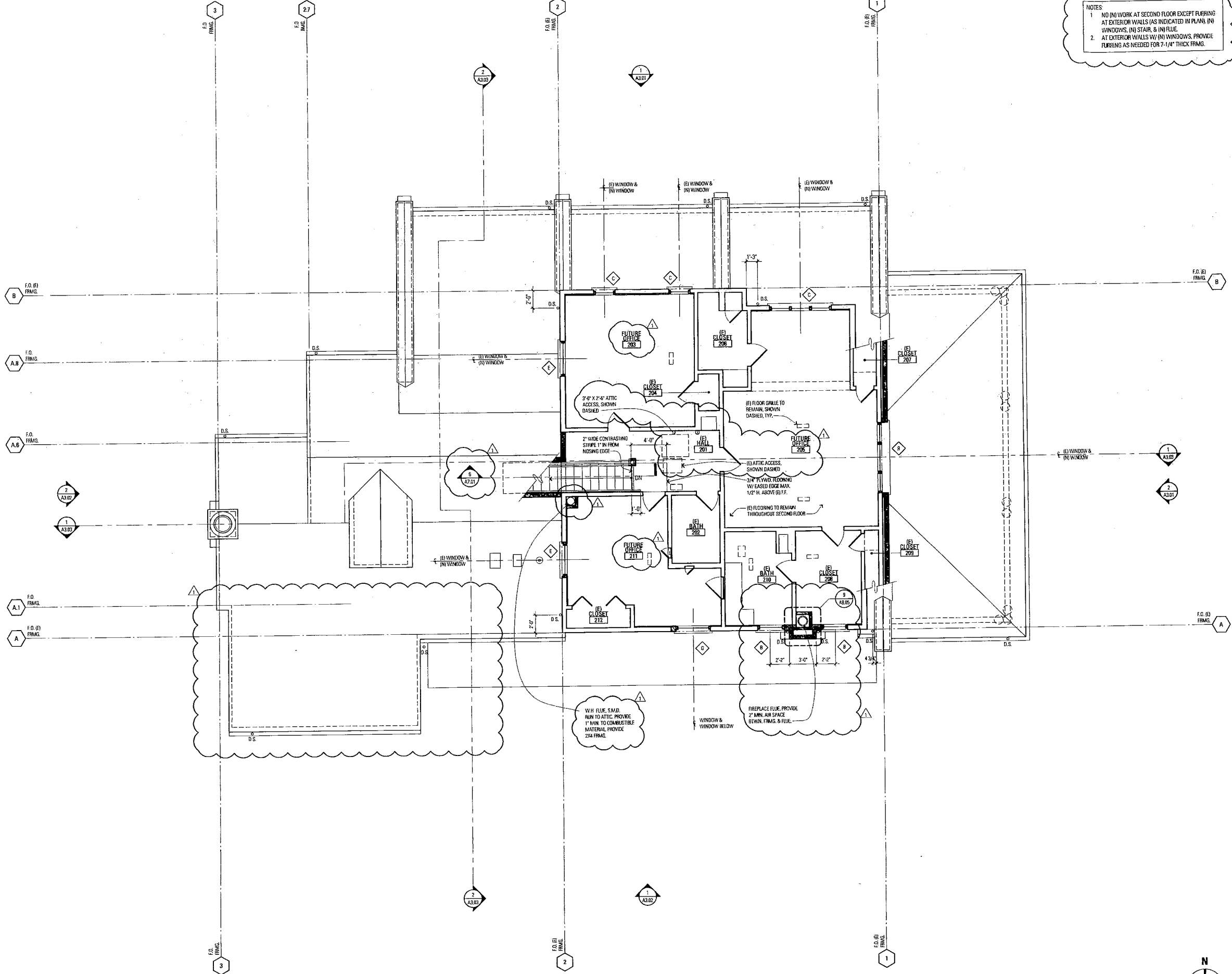
	2019-01-29 PERMIT RESUBMITTAL
	2019-07-26 PLAN CHECK RESPONSE
	2020-05-11 CLIENT REVIEW
	2020-06-02 PERMIT RESUBMITTAL
	2020-07-23 PERMIT RESUBMITTAL
	2020-09-22 PERMIT RESUBMITTAL

DATE:	2018-06-07
JOB NO:	2018041
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	RP
SHEET	

UP2

 **SUMMIT**
Summit Engineering, Inc.
463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
707-527-0775 • www.summit-sr.com





NOTES:
1. NO (N) WORK AT SECOND FLOOR EXCEPT FLOORING AT EXTERIOR WALLS (AS INDICATED IN PLAN), (N) WINDOWS, (N) STAIR, & (N) FLUE.
2. AT EXTERIOR WALLS W/ (N) WINDOWS, PROVIDE FLOORING AS NEEDED FOR 7-1/4" THICK FRMG.

1 SECOND FLOOR PLAN
1/4"=1'-0"

SAPP202



STAGLIN FAMILY VINEYARD
MANLEY HOUSE
1570 BELLA OAKS LANE, RUTHERFORD, CA 94573

DESIGNED BY	BAR ARCHITECTS
CREATED BY	BAR ARCHITECTS
PROJECT NO.	07260
DATE	02/08/08
ISSUE	1
DESCRIPTION	FINAL ARCHITECTURAL SET
10/14/08	FINAL RESUBMITTAL

MAIN HOUSE
SECOND FLOOR PLAN

1/4"=1'-0"



STAGLIN FAMILY VINEYARD
CASE GOODS STORAGE BUILDING
1570 BELLA OAKS LANE, RUTHERFORD, CA 94573

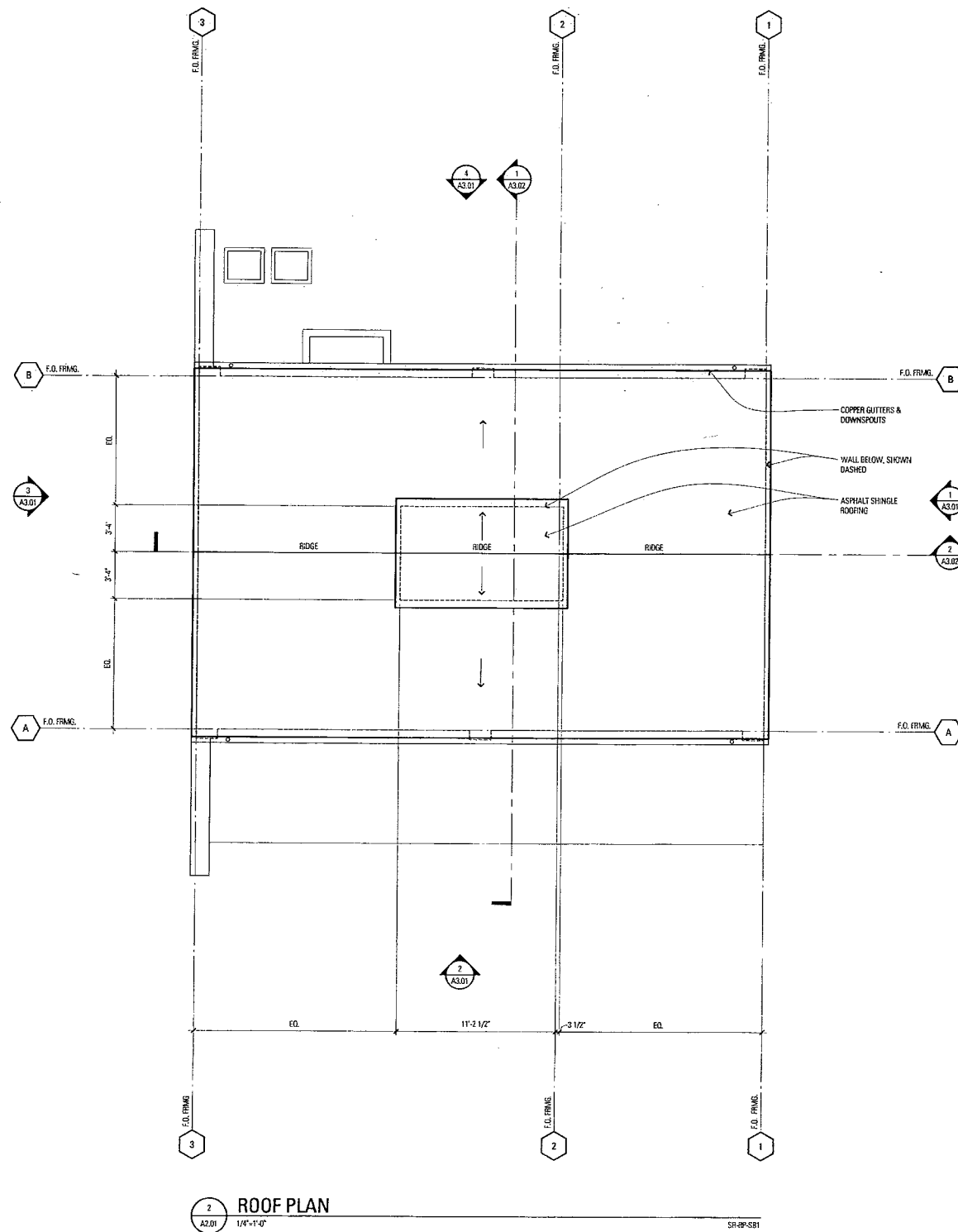
DRAWN BY	_____
CHECKED BY	_____
PROJECT NO.	07006
DATE	11.25.08
ISSUE	SCHEMATIC DESIGN
	04.24.09 BUILDING PERMIT
	06.18.09 PERMIT RESUBMITTAL

CASE GOODS
STORAGE BUILDING
FLOOR PLAN &
ROOF PLAN

1/4"=1'-0"

ATTIC VENTILATION CALCULATIONS: 2007 CBC, CHAPTER 12, SECTION 1203.2				
ZONE	AREA TO BE VENTED	VENT AREA REQUIRED		TOTAL
		1/150	1/300	
A	1,000 S.F.	660 SQ. IN.	330 SQ. IN.	990 SQ. IN.

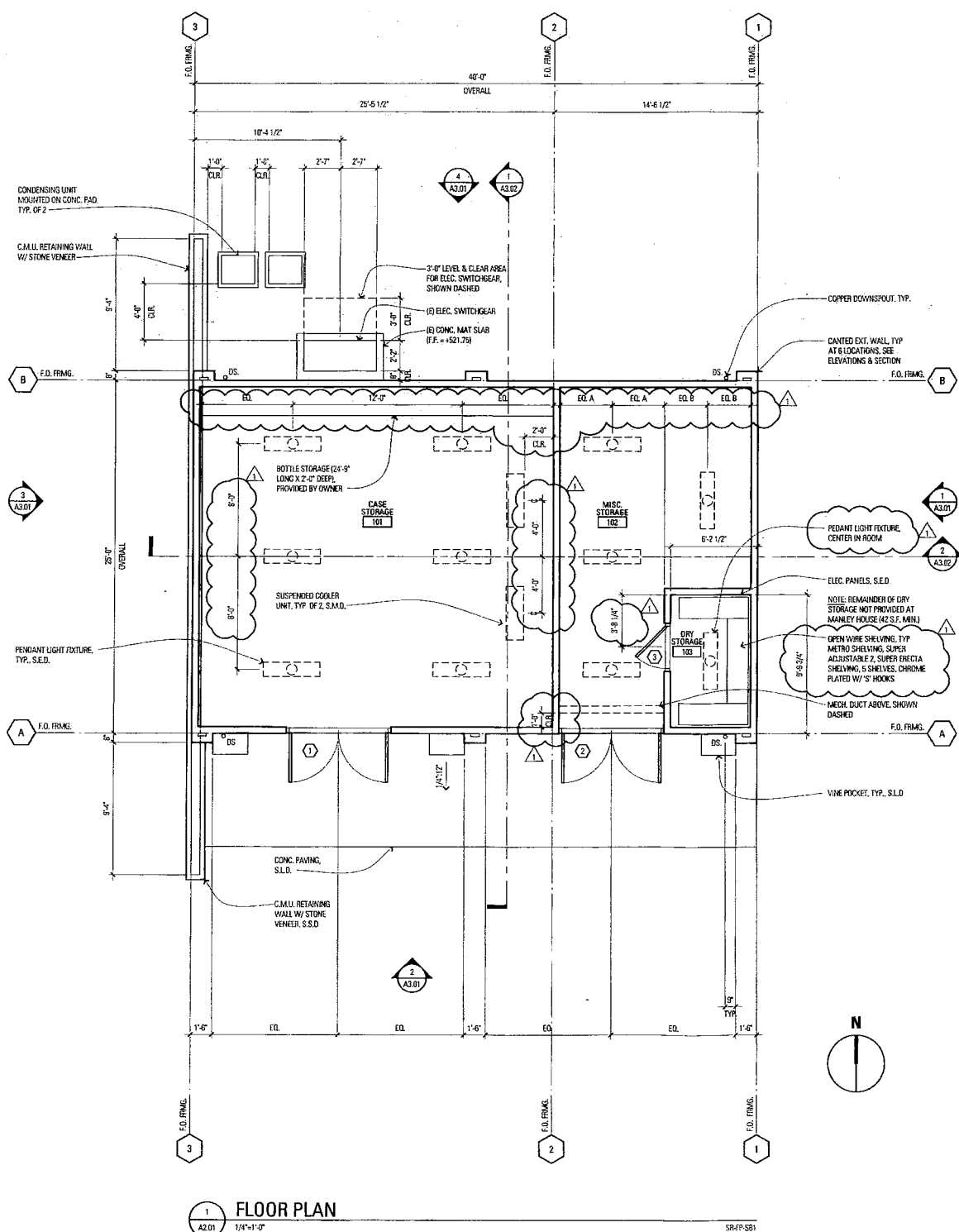
NET FREE VENT AREA AT EAVE = 10 SQ. IN. PER LINEAR FOOT OF EAVE
NET FREE VENT AREA AT CUPOLA = WALL LOUVER (8" HIGH X 3'-6" LONG WITH 40% FREE AREA) = 151 SQ. IN. X 6 LOUVERS = 906 SQ. IN.



2 ROOF PLAN

A2.01 1/4"=1'-0"

SR-PP-SB1



1 FLOOR PLAN

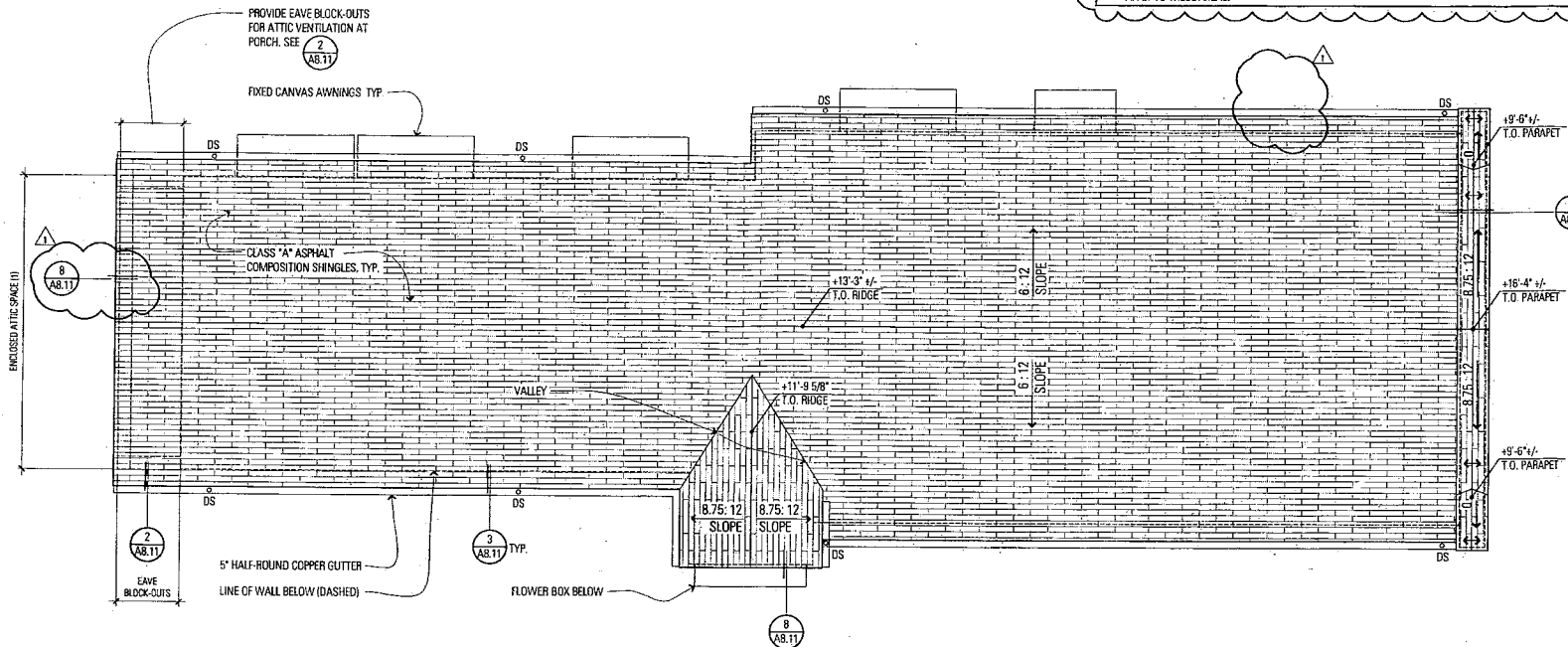
A2.01 1/4"=1'-0"

SR-PP-SB1

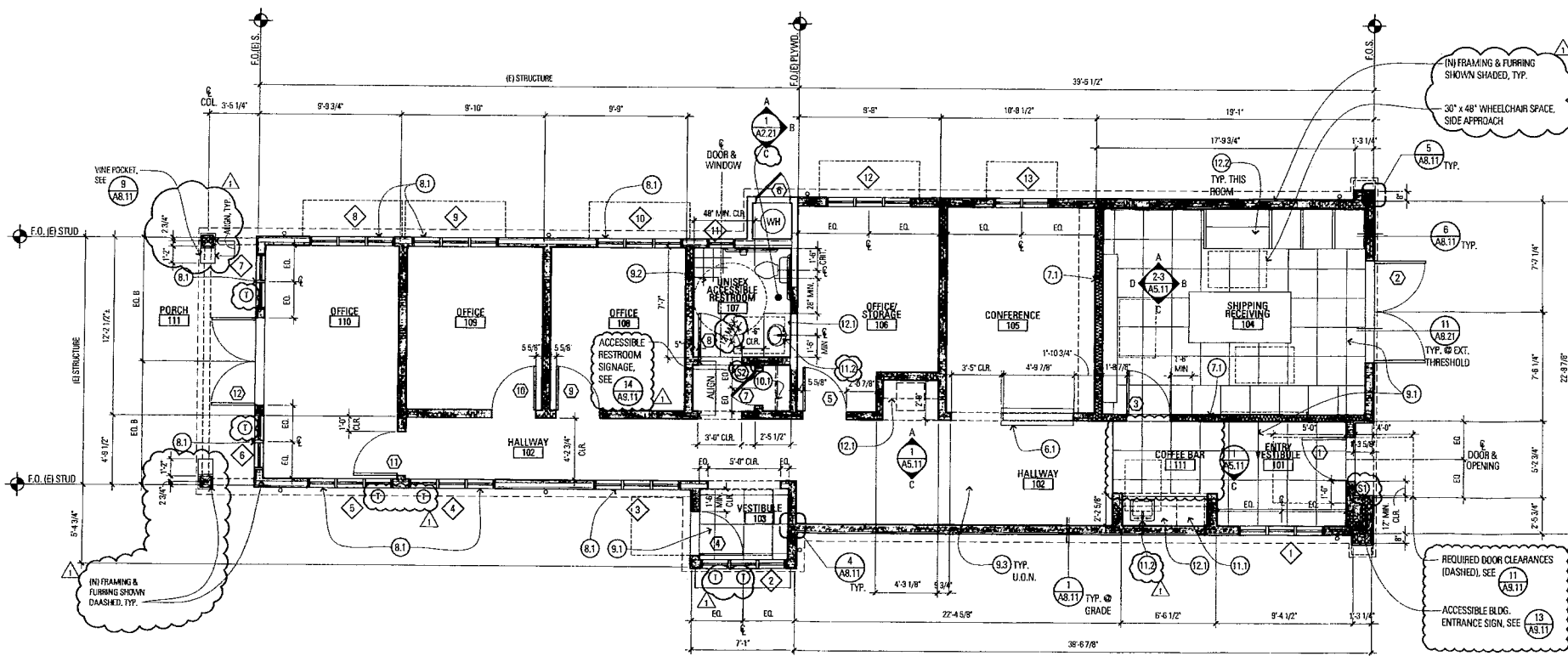
ATTIC VENTILATION CALCULATIONS						
AREA	AREA TO BE VENTED	REQ'D. VENT AREA	VENT AREA PROVIDED	AREA PROVIDED	FREE AREA	RESULT
1	64 SF	1/150	1/300	EAVE VENTS	0.138 SF	0.068 SF
				ROOF VENTS	1.310 SF	0.855 SF
				TOTAL	1.448 SF	0.923 SF
						0.923 SF > 0.213 SF, THUS OKAY

NOTES:

- NATURAL VENTILATION PROVIDED FOR ATTIC SPACE OVER PORCH.
- MECHANICAL VENTILATION PROVIDED FOR ATTIC SPACE OVER VESTIBULE/UNISEX ACCESSIBLE RESTROOM. MECHANICAL DESIGN & CALCULATIONS ASSUME EQUIPMENT AND DUCTS ARE WITHIN CONDITIONED ENVELOPE.
- REMAINING ROOF AREAS DO NOT HAVE ENCLOSED ATTIC OR ENCLOSED RAFTER SPACE. ROOF/CEILING ASSEMBLY IS RIGID ROOF INSULATION COMPOSITE PANEL APPLIED DIRECTLY TO STRUCTURAL SHEATHING. 2007 CBC, SECTION 103.2 ATTIC SPACE DOES NOT APPLY TO THESE AREAS.



2 ROOF PLAN: OFFICE CABANA
 1/4"=1'-0"



1 FLOOR PLAN: OFFICE CABANA (1,469 SF)
 1/4"=1'-0"

GENERAL NOTES

- 5-19 INSULATION AT ALL EXTERIOR WALLS.
- 5-19 INSULATION AT THE ROOF.
- ALL WALLS ARE 2X6 CONSTRUCTION. ALL WALLS ARE FINISHED TO 2X6 JOINTS.
- AREA ENCLOSED BY WALLS IS CONDITIONED SPACE EXCEPT FOR WATER HEATER CLOSET.

SHEET NOTES

- WOOD & PLASTICS
- 6.1 1/4" WIDE WOOD CAP ON PARTIAL HT. WALL
- THERMAL & MOISTURE PROTECTION
- 7.1 INTERIOR WALL W/ MIN. 5-13 WALL INSULATION
- OPENINGS
- 8.1 (IN) WINDOW IN EXIST. OPENING
 - 9.1 TEMPERED GLAZING
- FINISHES
- 8.1 24" SQ. CORK FLOOR TILE
 - 8.2 18" SQ. CERAMIC TILE
 - 8.3 CARPET
- SPECIALTIES
- 10.1 CLOSET ROD W/ SHELF ABOVE
- EQUIPMENT
- 11.1 ADA-COMPLIANT UNDERCOUNTER REFRIGERATOR W/ CUSTOM PANEL TO MATCH CABINETS
 - 11.2 ACCESSIBLE SINK W/ LEVER FAUCET
- FURNISHINGS
- 12.1 PAINT-GRADE MFC CABINETS & BUILT-INS W/ 1/2" V-GROOVE PANELING
 - 12.2 FINISH GRADE PLYWOOD CABINETS & BUILT-INS, CLEAR FINISH

