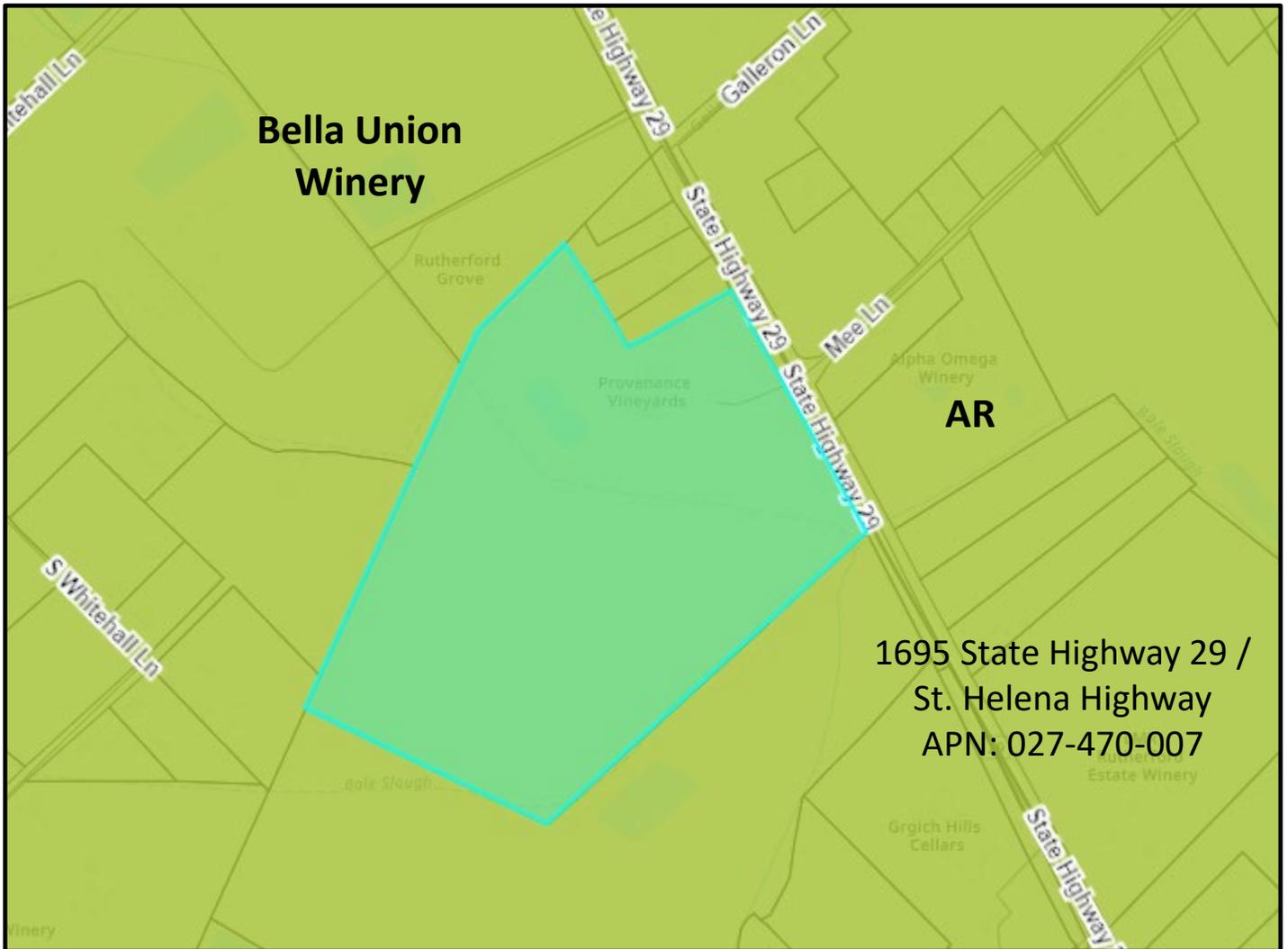


“J”

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

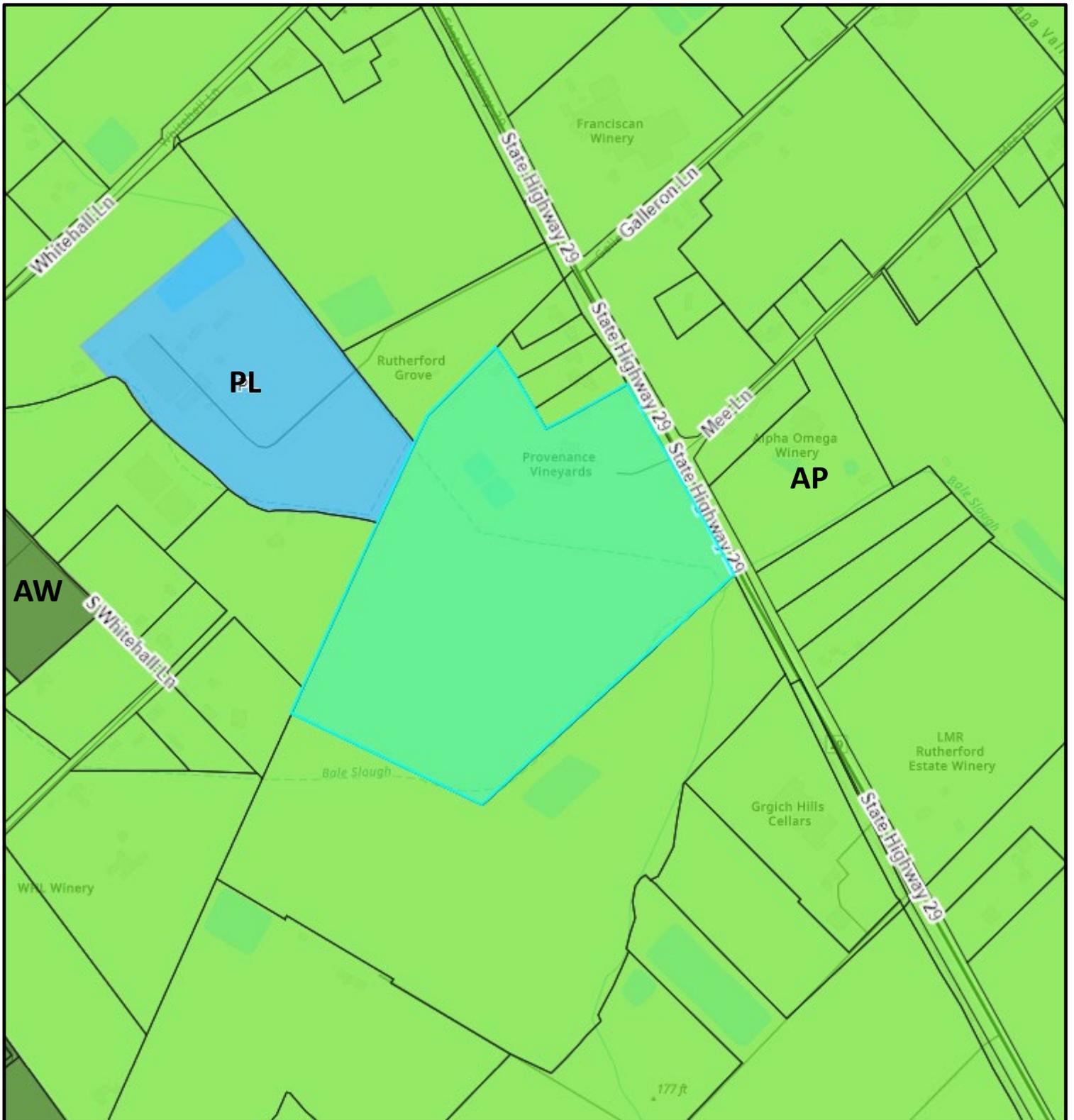
OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

-  Mineral Resource
-  Limited Access Highway
-  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



LEGEND

- Zoning
- Parcel



Zoning Designation



Aerial



Site Plan



BELLA UNION WINERY

USE PERMIT SET

APPLICATION #: P19-00139

1695 ST HELENA HWY, ST HELENA, CA 94574

JK&Co.

10844 WASHINGTON BLVD.
CULVER CITY, CA 90232

WWW.JKCO.LA

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
323.819.3385 | PBW.NIEMANN@GMAIL.COM

CONSULTANTS:

CITY STAMP:

CONTACT:

OWNER:
FAR NIENTE WINE ESTATES, LLC
8164 ST. HELENA HIGHWAY
OAKVILLE CA, 94558

DESIGN CONSULTANT:
PACIFIC BUILDING WORKSHOP
CONTACT: MIKE NIEMANN
10844 WASHINGTON BLVD.
CULVER CITY, CA 90232
T: 323.819.3385
E: pbw.niemann@gmail.com

APPLICANT:
KATHERINE PHILIPPAKIS
CONTACT: FARELLA BRAUN + MARTEL
T: 707.967.4000
E: kp@fbm.com

LANDSCAPE:
GIRVIN ASSOCIATES, INC
CONTACT: ANIKO KURCZINAK
444 MAGNOLIA AVE, SUITE 200
LARKSPUR, CA 94939
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E: aniko@girvinassoc.net

CIVIL ENGINEER:
SUMMIT ENGINEERING, INC
CONTACT: MONICA SHAH
463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
T: 707.527.0775
E: monica@summit-sr.com

ARCHITECT:
J. KERWIN & Co ARCHITECTS
DBA: JK & Co
CONTACT: JASON KERWIN
LICENSE # C-29140
10844 WASHINGTON BLVD.
CULVER CITY, CA 90232
T: 310.876.1760
E: jason@jkco.la

BUILDING INFO:

SHEET INDEX:

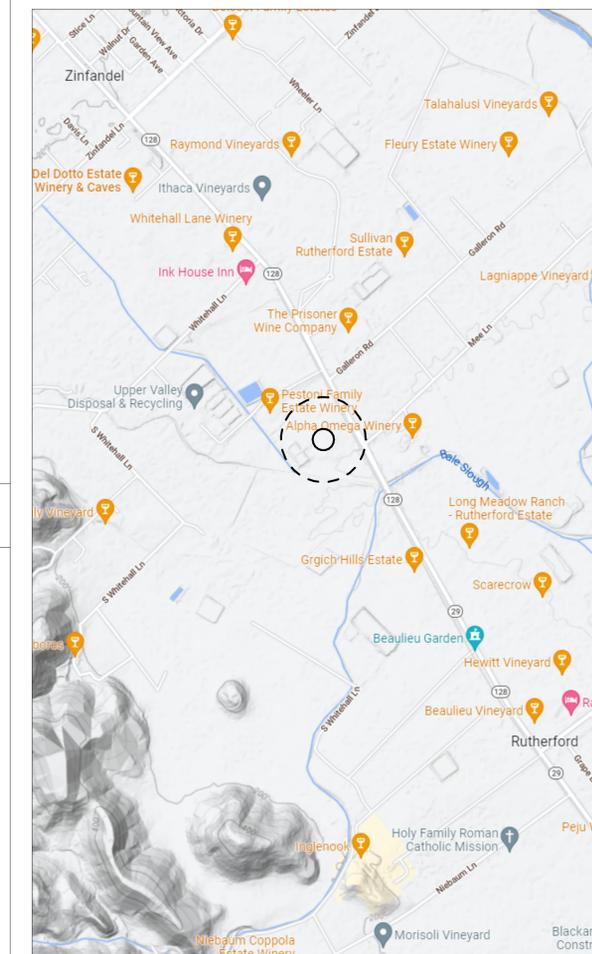
CIVIL	
UP1	OVERALL SITE PLAN
UP2	PARKING AND CIRCULATION MAP
UP3	PRELIMINARY GRADING AND DRAINAGE MAP
ARCHITECTURAL	
A0.01	TITLE SHEET & PROJECT INFO
A1.00	SITE PLAN - PHASING AND USAGE
A1.01	SITE PLAN - COVERAGE & DEVELOPMENT AREAS
A1.10	GROUND FLOOR - PHASE 1
A1.11	GROUND FLOOR - PHASE 2
A1.20	ENLARGED PRODUCTION OFFICES GROUND FLOOR - PHASE 2
A1.21	ENLARGED HOSPITALITY GROUND FLOOR - PHASE 1
A1.22	ENLARGED HOSPITALITY SECOND FLOOR - PHASE 1
A3.00	EXTERIOR ELEVATIONS - PHASE 2
RA1.10	GROUND FLOOR - EXISTING
RA1.12	SECOND FLOOR - EXISTING
RA3.00	EXTERIOR ELEVATIONS - EXISTING

PROJECT DESCRIPTION:

APPLICABLE CODES:

DEFERRED SUBMITTALS / SEPARATE PERMITS:

VICINITY MAP:



USE PERMIT SET

ISSUE LOG:

-	12/23/21	ISSUE FOR BOARD REVIEW
-	01/10/22	ISSUE FOR USE PERMIT
-	02/25/22	ISSUE FOR SCHEMATIC DESIGN
-	03/28/22	ISSUE FOR BOARD REVIEW
1	04/18/22	ISSUE FOR USE PERMIT RESPONSE #1
2	06/22/22	ISSUE FOR USE PERMIT RESPONSE #2

BELLA UNION WINERY

1695 ST HELENA HWY,
ST HELENA, CA 94574

PROJECT NUMBER: 2121

SHEET TITLE:

TITLE SHEET & PROJECT INFO

SHEET SIZE: 24" x 36"

SHEET NUMBER:

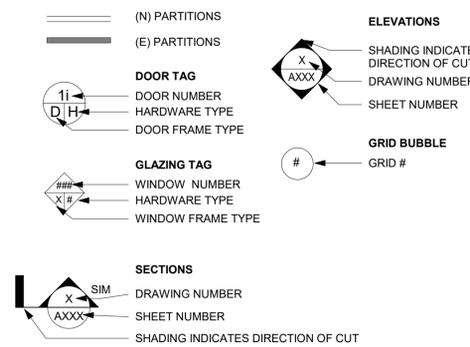
A0.01

DATE: 06/22/2022

ABBREVIATIONS:

ABV	ABOVE	DEG	DEGREES	FOW	FACE OF WALL	L	LENGTH	SMD	SEE MECHANICAL DWGS	UL	UNDERWRITERS
ACT	ACOUSTICAL CEILING TILES	DEPT	DEPARTMENT	FT	FOOT/FEET	LAV	LAVATORY	SLB	SLAB ON GRADE	UNO	UNLESS NOTED
ADJ	ADJACENT	DET	DETAIL	FUR	FURRING	LBS / #	POUNDS	SPD	SEE PLUMBING DWG	UTL	OTHERWISE
ADF	ABOVE FINISHED FLOOR	DIA	DIAMETER	GA	GAUGE	LF	LINEAL FEET	SPEC	SPECIFICATIONS	US	UNDERSIDE
AP	ACCESS PANEL	DIAG	DIAGONAL	GALV	GALVANIZED	LL	LIVE LOAD	SSD	SEE STRUCTURAL DWG	UTIL	UTILITY
ARCH	ARCHITECT/ARCHITECTURE	DIFF	DIFFUSER	GC	GENERAL CONTRACTOR	LP	LOW POINT	SS	STAINLESS STEEL	V	VENT
AL	ALUMINUM	DIM	DIMENSION	GD	GARBAGE DISPOSAL	LT	LIGHT	STL	STEEL	VB	VAPOR BARRIER
AVG	AVERAGE	DN	DOWN	GL	GLASS / GLAZING	LT WT	LIGHT WEIGHT	TBD	TO BE DETERMINED	VENT	VENTILATION
BD	BOARD	DW	DISHWASHER	GLWB	GYPSPUM WALL BOARD	LT WT	LIGHT WEIGHT	TEL	TELEPHONE	VERT	VERTICAL
BLDG	BUILDING	EL	ELEVATION, VERTICAL	HC	HANDICAP	TOC	TOP OF CONCRETE	TEMP	TEMPORARY	VEST	VESTIBULE
BO	BOTTOM OF	ELEC	ELECTRIC(AL)	HDR	HEADER	TOJ	TOP OF JOIST	THRU	THROUGH	VIF	VERIFY IN FIELD
BOS	BOTTOM OF STRUCTURE	ELEV	ELEVATOR	HT	HEIGHT	TOD	TOP OF DECK	TO	TOP OF	W/	WITH
BTU	BRITISH THERMAL UNIT	EMER	EMERGENCY	HORIZ	HORIZONTAL	TOJ	TOP OF JOIST	TOC	TOP OF CONCRETE	WC	WATER CLOSET
BUR	BUILT-UP ROOFING	EP	ELECTRICAL PANEL	HTNG	HORIZONTAL	TOJ	TOP OF JOIST	TOD	TOP OF DECK	WD	WASHER DRYER
C/C	CENTER TO CENTER	EQUIP	EQUIPMENT	HW	HOT WATER	TOP	TOP OF PARAPET	TOS	TOP OF SLAB	WH	WATER HEATER
CEM	CEMENT	(E)	EXISTING	HVAC	HEATING/ VENTILATION & AIR CONDITIONING	TOSL	TOP OF SLAB	TOST	TOP OF STEEL	W/O	WITHOUT
CL	CENTERLINE	FA	FIRE ALARM	ID	INSIDE DIAMETER	TOST	TOP OF STEEL	TOW	TOP OF WALL		
CLG	CEILING	FC	FINISHED CEILING	IN	INCH	TS	TUBULAR STEEL	TOS	TOP OF SLAB		
CLR	CLEAR / CLEARANCES	FD	FLOOR DRAIN	INSUL	INSULATION	TV	TELEVISION	TYP	TYPICAL		
CO	CLEAN OUT	FEC	FIRE EXTINGUISHER	INT	INTERIOR OR INTERNAL	PERF	PERFORATED				
COL	COLUMN	FF	FINISHED FLOOR	INT	INTERIOR OR INTERNAL	PL	PROPERTY LINE				
CONC	CONCRETE	FLR	FLOORING(S)	INV	INVERT	PSF	POUNDS PER SQ. FT.				
CONT	CONTINUOUS	FO	FACE OF	JAN	JANITOR	PTD	PAINTED				
CORR	CORRIDOR	FOC	FACE OF CONCRETE	JST	JOIST	(R)	RELOCATE				
CS	COUNTER SUNK	FOF	FACE OF FINISH	JT	JOINT						
CTR	CENTER	FOM	FACE OF MASONRY								
		FOS	FACE OF STRUCTURE (STUD)								

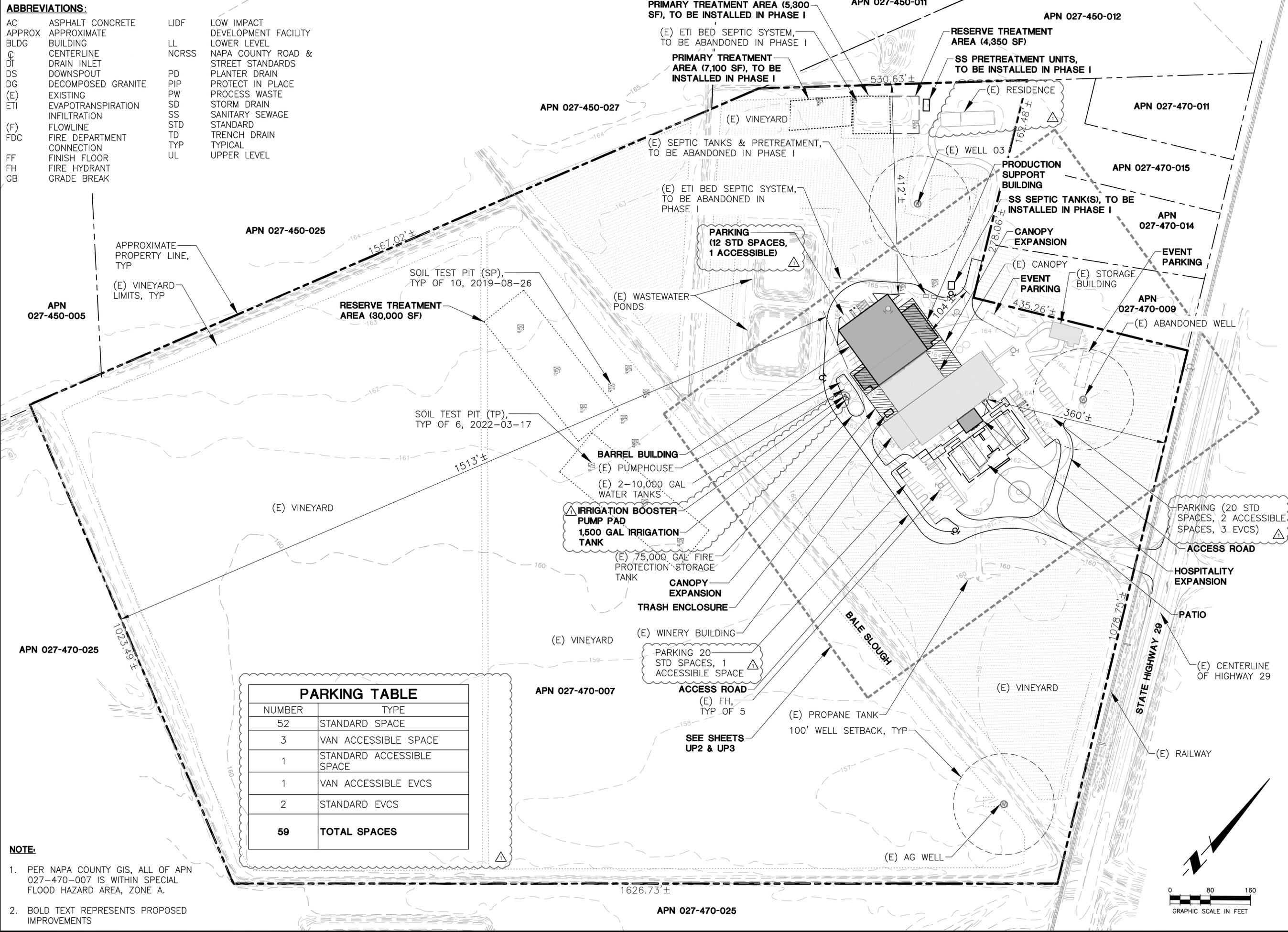
APPLICABLE CODES:



ABBREVIATIONS:

AC	ASPHALT CONCRETE	LIDF	LOW IMPACT DEVELOPMENT FACILITY
APPROX	APPROXIMATE	LL	LOWER LEVEL
BLDG	BUILDING	NCRSS	NAPA COUNTY ROAD & STREET STANDARDS
C	CENTERLINE	PD	PLANTER DRAIN
DI	DRAIN INLET	PIP	PROTECT IN PLACE
DS	DOWNSPOUT	PW	PROCESS WASTE
DG	DECOMPOSED GRANITE	SD	STORM DRAIN
(E)	EXISTING	SS	SANITARY SEWAGE
ETI	EVAPOTRANSPIRATION INFILTRATION	STD	STANDARD
(F)	FLOWLINE	TD	TRENCH DRAIN
FDC	FIRE DEPARTMENT CONNECTION	TYP	TYPICAL
FF	FINISH FLOOR	UL	UPPER LEVEL
FH	FIRE HYDRANT		
GB	GRADE BREAK		

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



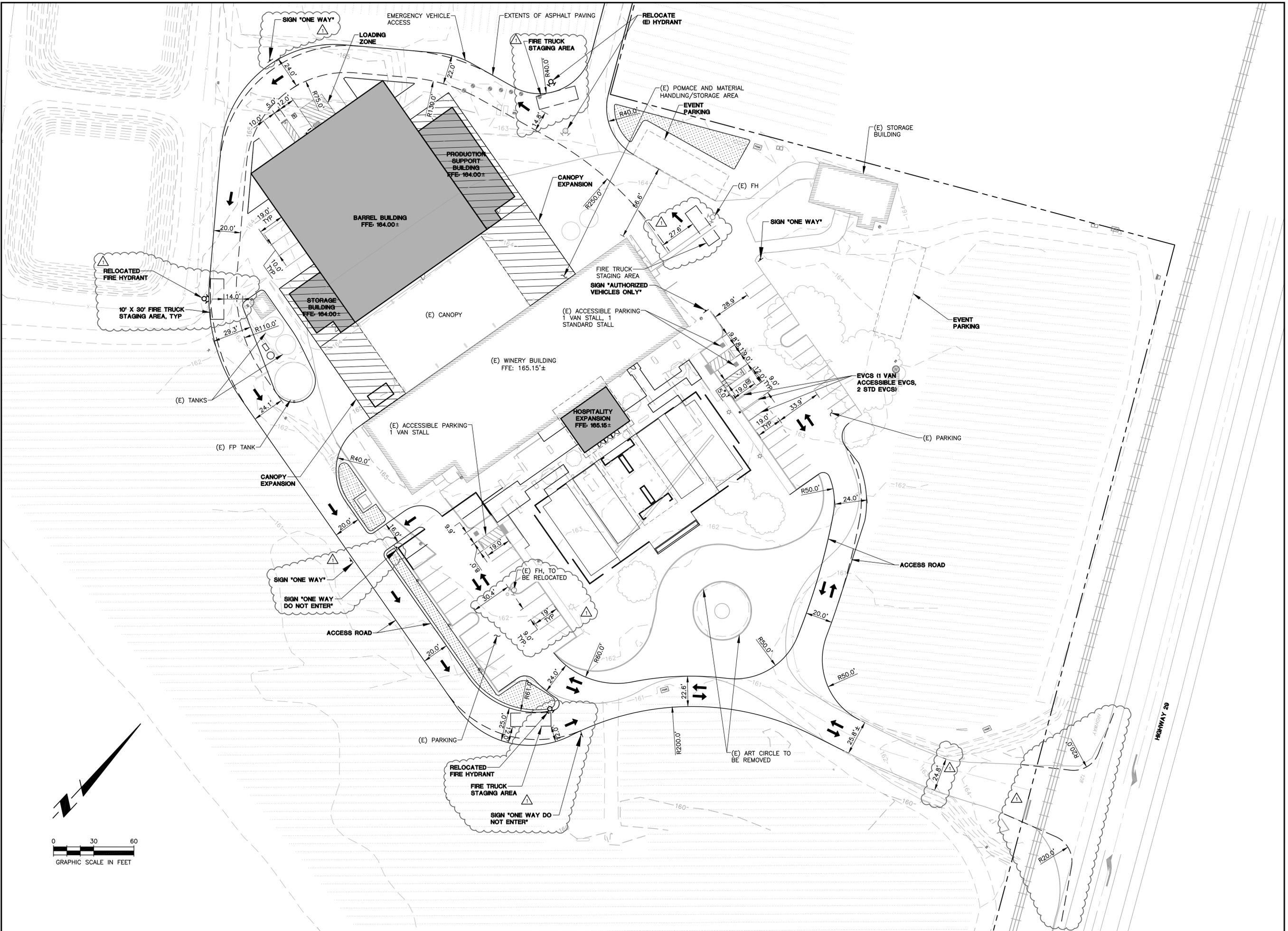
PARKING TABLE	
NUMBER	TYPE
52	STANDARD SPACE
3	VAN ACCESSIBLE SPACE
1	STANDARD ACCESSIBLE SPACE
1	VAN ACCESSIBLE EVCS
2	STANDARD EVCS
59	TOTAL SPACES

- NOTE:**
- PER NAPA COUNTY GIS, ALL OF APN 027-470-007 IS WITHIN SPECIAL FLOOD HAZARD AREA, ZONE A.
 - BOLD TEXT REPRESENTS PROPOSED IMPROVEMENTS

2022-01-10	PERMIT SUBMITTAL
2022-02-28	PARKING UPDATE
2022-04-15	PLAN CHECK RESPONSE

DATE:	2022-04-19
JOB NO:	2021307
SCALE:	AS SHOWN
DRAWN:	JH
CHECKED:	MS
SHEET	

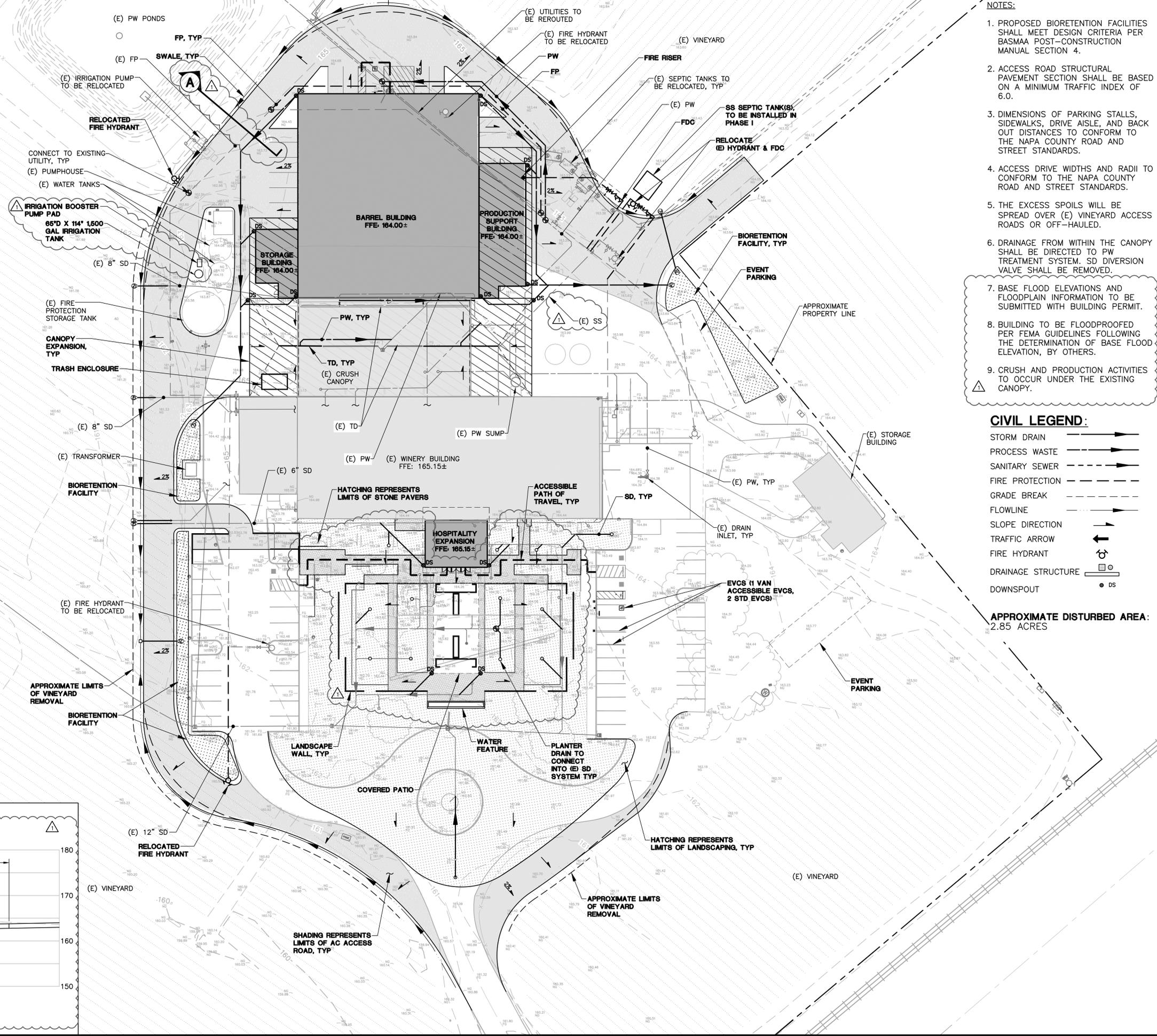
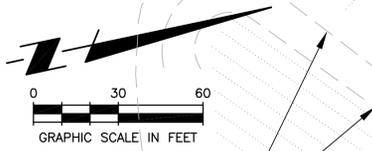
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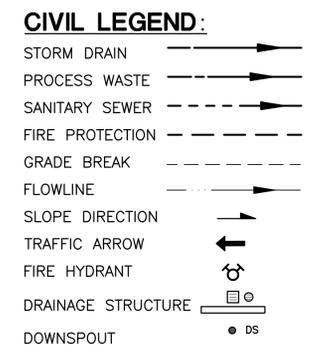
2022-01-10	PERMIT SUBMITTAL
2022-02-28	PARKING UPDATE
2022-04-15	PLAN CHECK RESPONSE

DATE: 2022-04-19
 JOB NO: 2021307
 SCALE: AS SHOWN
 DRAWN: JH
 CHECKED: MS

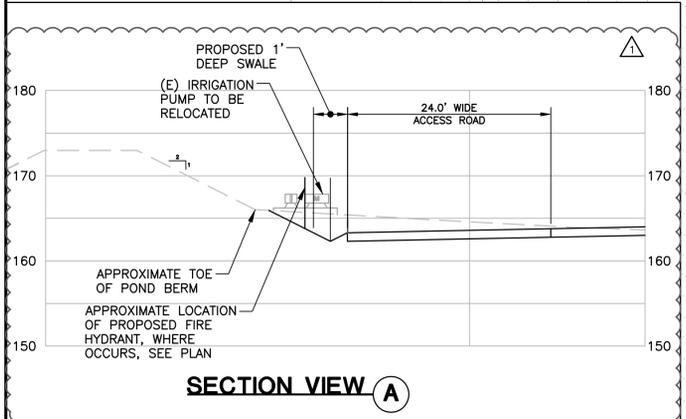
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- NOTES:**
1. PROPOSED BIORETENTION FACILITIES SHALL MEET DESIGN CRITERIA PER BASMAA POST-CONSTRUCTION MANUAL SECTION 4.
 2. ACCESS ROAD STRUCTURAL PAVEMENT SECTION SHALL BE BASED ON A MINIMUM TRAFFIC INDEX OF 6.0.
 3. DIMENSIONS OF PARKING STALLS, SIDEWALKS, DRIVE AISLE, AND BACK OUT DISTANCES TO CONFORM TO THE NAPA COUNTY ROAD AND STREET STANDARDS.
 4. ACCESS DRIVE WIDTHS AND RADII TO CONFORM TO THE NAPA COUNTY ROAD AND STREET STANDARDS.
 5. THE EXCESS SPOILS WILL BE SPREAD OVER (E) VINEYARD ACCESS ROADS OR OFF-HAULED.
 6. DRAINAGE FROM WITHIN THE CANOPY SHALL BE DIRECTED TO PW TREATMENT SYSTEM. SD DIVERSION VALVE SHALL BE REMOVED.
 7. BASE FLOOD ELEVATIONS AND FLOODPLAIN INFORMATION TO BE SUBMITTED WITH BUILDING PERMIT.
 8. BUILDING TO BE FLOODPROOFED PER FEMA GUIDELINES FOLLOWING THE DETERMINATION OF BASE FLOOD ELEVATION, BY OTHERS.
 9. CRUSH AND PRODUCTION ACTIVITIES TO OCCUR UNDER THE EXISTING CANOPY.



APPROXIMATE DISTURBED AREA:
2.85 ACRES



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

BELLA UNION WINERY
1695 ST HELENA HIGHWAY
ST HELENA, CA 94574
APN 027-470-007

USE PERMIT APPLICATION
PRELIMINARY GRADING AND DRAINAGE PLAN

2022-01-10	PERMIT SUBMITTAL
2022-02-28	PARKING UPDATE
2022-04-15	PLAN CHECK RESPONSE

DATE: 2022-04-19
JOB NO: 2021307
SCALE: AS SHOWN
DRAWN: JH
CHECKED: MS
SHEET **UP3**
3 OF 3

USE PERMIT SET

ISSUE LOG:

-	12/23/21	ISSUE FOR BOARD REVIEW
-	01/10/22	ISSUE FOR USE PERMIT
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2	06/22/22	ISSUE FOR USE PERMIT RESPONSE #2

BELLA UNION WINERY

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

SHEET TITLE:

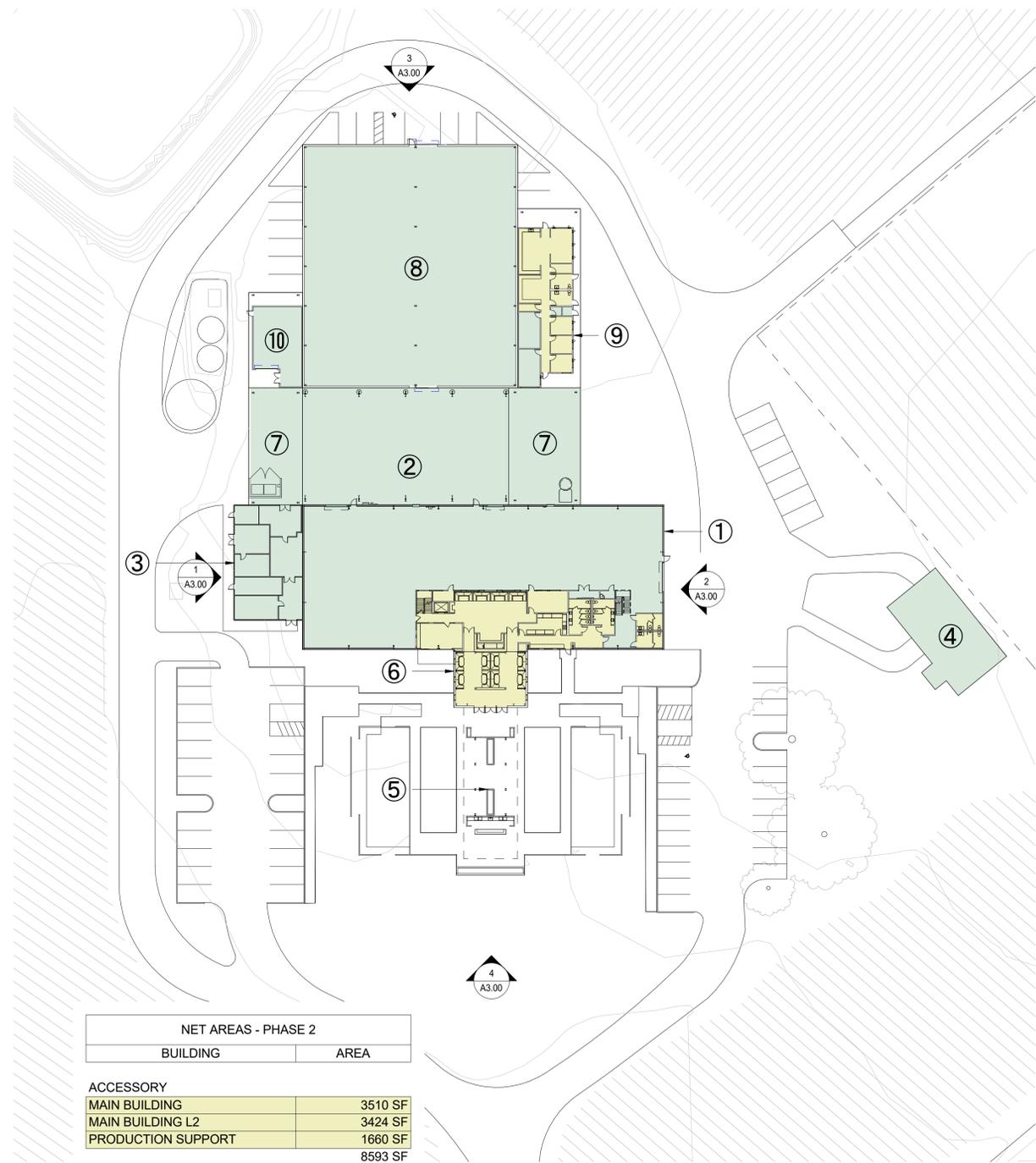
SITE PLAN - PHASING AND USAGE

SHEET SIZE: 24" x 36"

SHEET NUMBER:

A1.00

DATE: 06/22/2022



NET AREAS - PHASE 2	
BUILDING	AREA

ACCESSORY	
MAIN BUILDING	3510 SF
MAIN BUILDING L2	3424 SF
PRODUCTION SUPPORT	1660 SF
8593 SF	

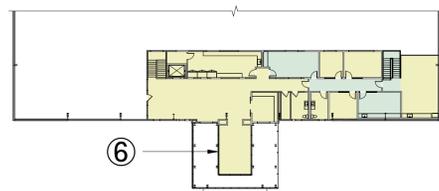
CIRCULATION	
MAIN BUILDING	739 SF
MAIN BUILDING L2	322 SF
PRODUCTION SUPPORT	412 SF
1474 SF	

PRODUCTION	
BARREL BUILDING	15694 SF
DRY GOODS STORAGE	1048 SF
EXISTING MECHANICAL	2374 SF
EXISTING STORAGE	2289 SF
MAIN BUILDING	11977 SF
MAIN BUILDING L2	747 SF
OPEN CANOPY	12004 SF
PRODUCTION SUPPORT	546 SF
46678 SF	

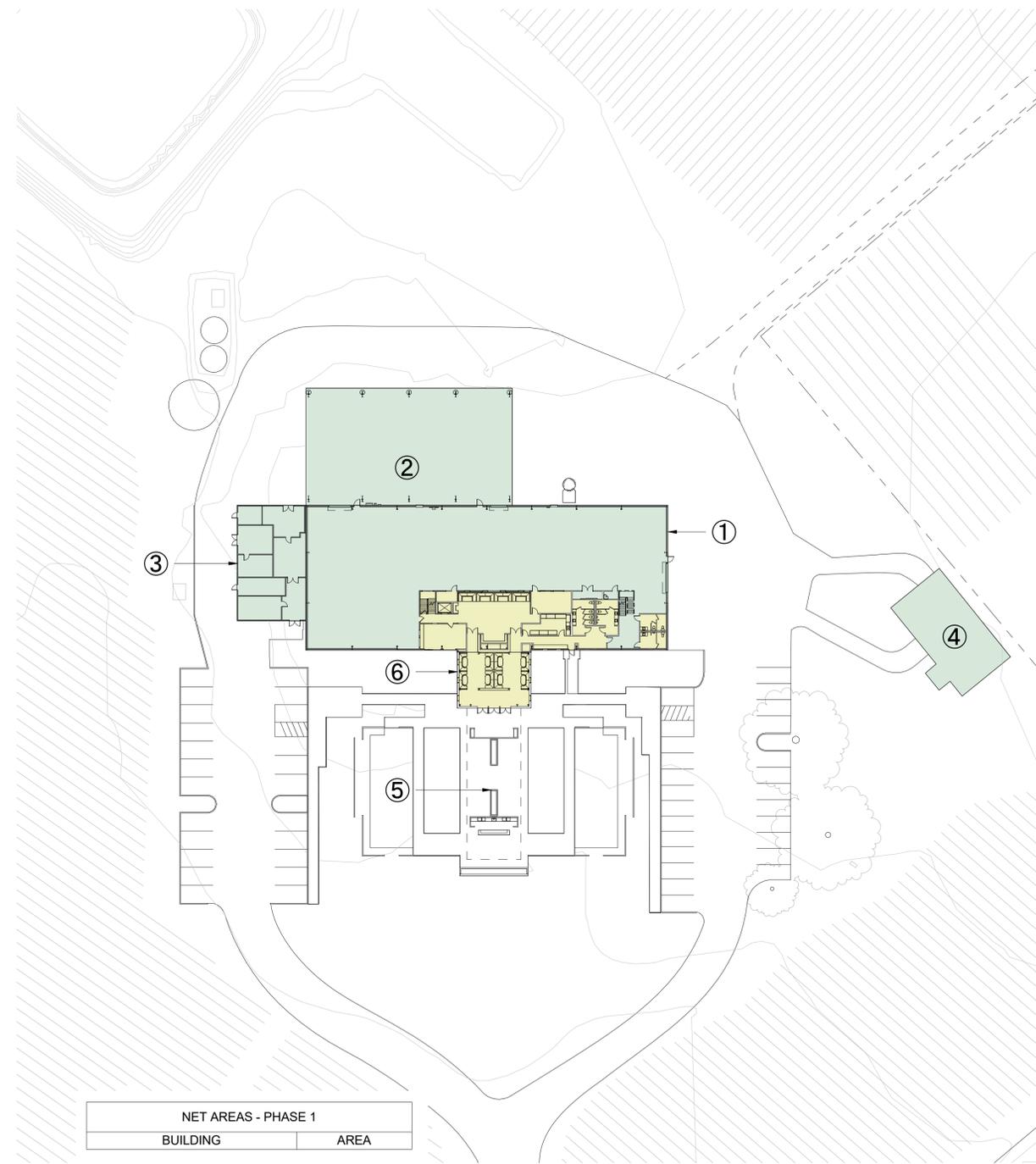
TOTAL AREA 56745 SF

ACCESSORY TO PRODUCTION RATIO:
8965 SF + 1474 SF = 10439 SF
10439 SF / 46678 SF = **22.36%**

GROUND FLOOR - PHASE 2 4



SECOND FLOOR - PHASE 2 3



NET AREAS - PHASE 1	
BUILDING	AREA

ACCESSORY	
MAIN BUILDING	3882 SF
MAIN BUILDING L2	3424 SF
7306 SF	

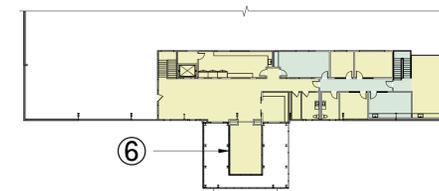
CIRCULATION	
MAIN BUILDING	739 SF
MAIN BUILDING L2	322 SF
1061 SF	

PRODUCTION	
EXISTING MECHANICAL	2374 SF
EXISTING STORAGE	2289 SF
MAIN BUILDING	11977 SF
MAIN BUILDING L2	747 SF
OPEN CANOPY	7473 SF
24860 SF	

TOTAL AREA 33227 SF

ACCESSORY TO PRODUCTION RATIO:
7306 SF + 1061 SF = 8367 SF
8367 SF / 24860 SF = **33.66%**

GROUND FLOOR - PHASE 1 2



SECOND FLOOR - PHASE 1 1

PHASE 2

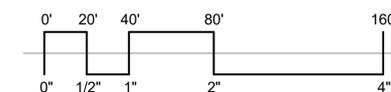
- ⑦ (2) PRODUCTION CANOPY
- ⑧ (2) BARREL STORAGE ROOM
- ⑨ (2) PRODUCTION OFFICES
- ⑩ (2) DRY GOODS STORAGE

PHASE 1

- ⑤ (1) EXTERIOR TASTING AREA
- ⑥ (1) HOSPITALITY EXPANSION

EXISTING

- ① MAIN BUILDING
- ② OPEN CANOPY
- ③ MECHANICAL
- ④ STORAGE



USE PERMIT SET

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BELLA UNION WINERY

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

SHEET TITLE:

SITE PLAN - COVERAGE & DEVELOPMENT AREAS

SHEET SIZE: 24" x 36"

SHEET NUMBER:

A1.01

DATE: 06/22/2022

DEVELOPMENT & COVERAGE AREA			
NAME	AREA (SF)	AREA (AC)	%
(E) STORAGE	2,289 SF	0.05	0.09%
EMPLOYEE ROADS	40,365 SF	0.93	1.53%
PRODUCTION	49,087 SF	1.13	1.87%
STAFF PARKING	3,674 SF	0.08	0.14%
TOTAL DEVELOPMENT AREA	95,415 SF	2.19	3.63%

(E) RESIDENTIAL	1,710 SF	0.04	0.07%
(E) TANKS	969 SF	0.02	0.04%
ACCESSORY	4,826 SF	0.11	0.18%
FRONT HARDSCAPE	6,762 SF	0.20	0.33%
PARKING	18,723 SF	0.43	0.71%
PRODUCTION	127 SF	0.00	0.00%
ROADS	20,909 SF	0.48	0.79%
WASTEWATER PONDS	24,324 SF	0.56	0.92%
COVERAGE AREA ONLY	80,351 SF	1.85	3.05%
TOTAL COVERAGE AREA	175,765 SF	4.04	6.68%

PARCEL APN 027-470-007	2,630,405 SF	60.39	100%
------------------------	--------------	-------	------

(E) DEVELOPMENT AREA	55,588 SF	1.28	2.11%
(E) COVERAGE AREA	129,235 SF	2.97	4.91%

DEFINITIONS:

WINERY DEVELOPMENT AREA

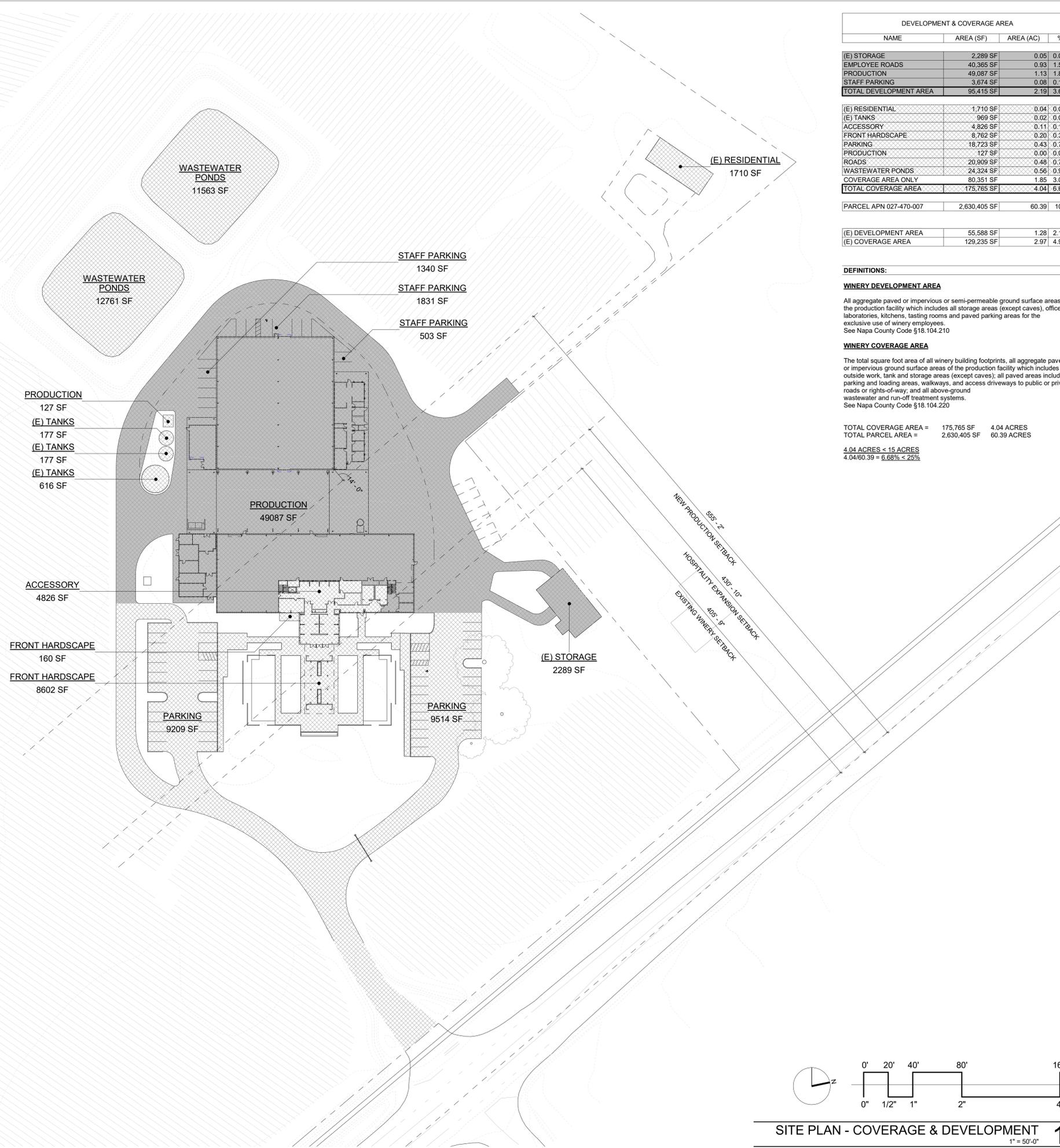
All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.
See Napa County Code §18.104.210

WINERY COVERAGE AREA

The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.
See Napa County Code §18.104.220

TOTAL COVERAGE AREA =	175,765 SF	4.04 ACRES
TOTAL PARCEL AREA =	2,630,405 SF	60.39 ACRES

4.04 ACRES < 15 ACRES
4.04/60.39 = 6.68% < 25%



SITE PLAN - COVERAGE & DEVELOPMENT 1
1" = 50'-0"

USE PERMIT SET

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-	-	-
-	-	-

BELLA UNION WINERY

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

SHEET TITLE:

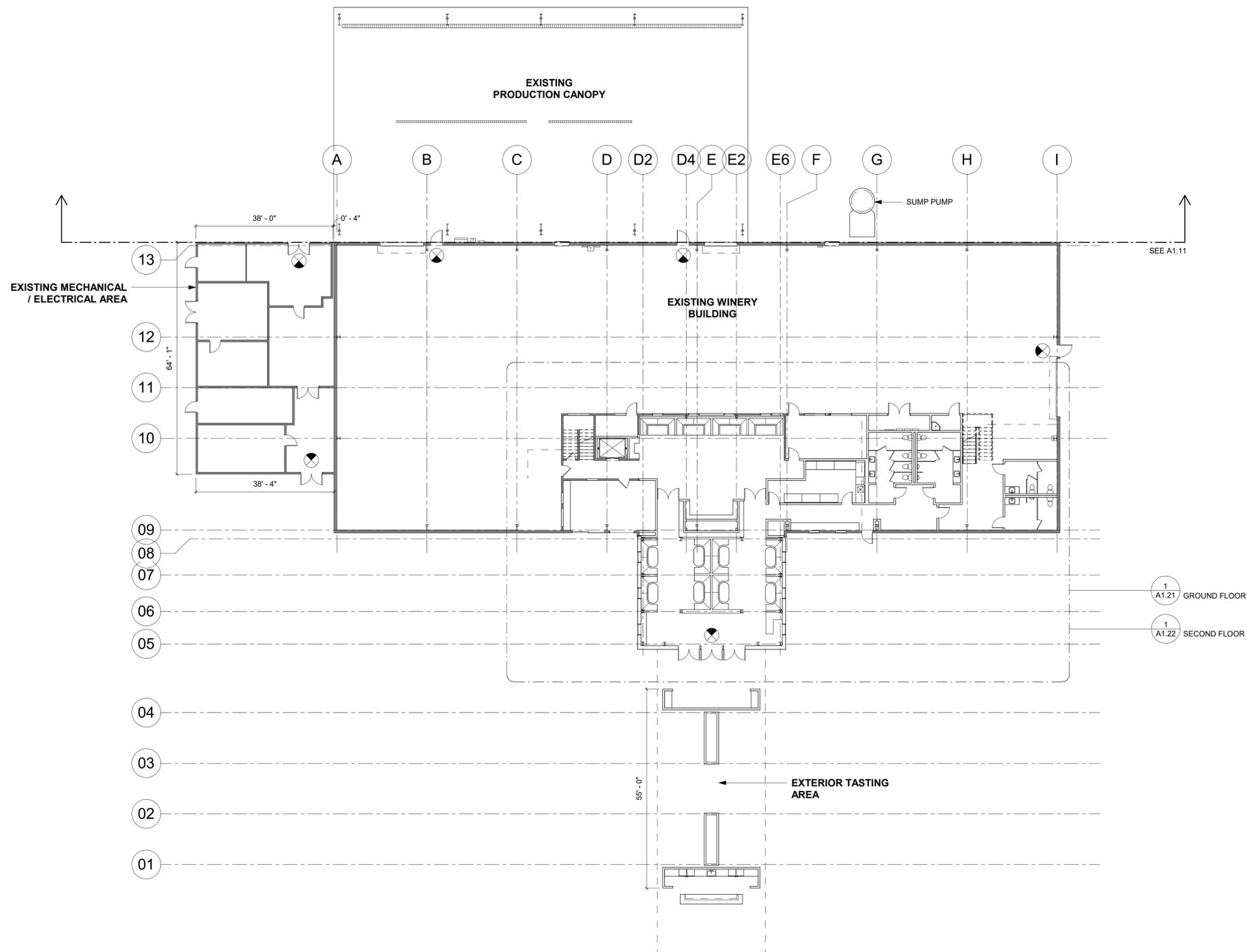
GROUND FLOOR - PHASE 1

SHEET SIZE: 24" x 36"

SHEET NUMBER:

A1.10

DATE: 06/22/2022



GROUND FLOOR - HOSPITALITY 1

1/16" = 1'-0"



USE PERMIT SET

ISSUE LOG:

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-	-	-
-	-	-

BELLA UNION WINERY

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

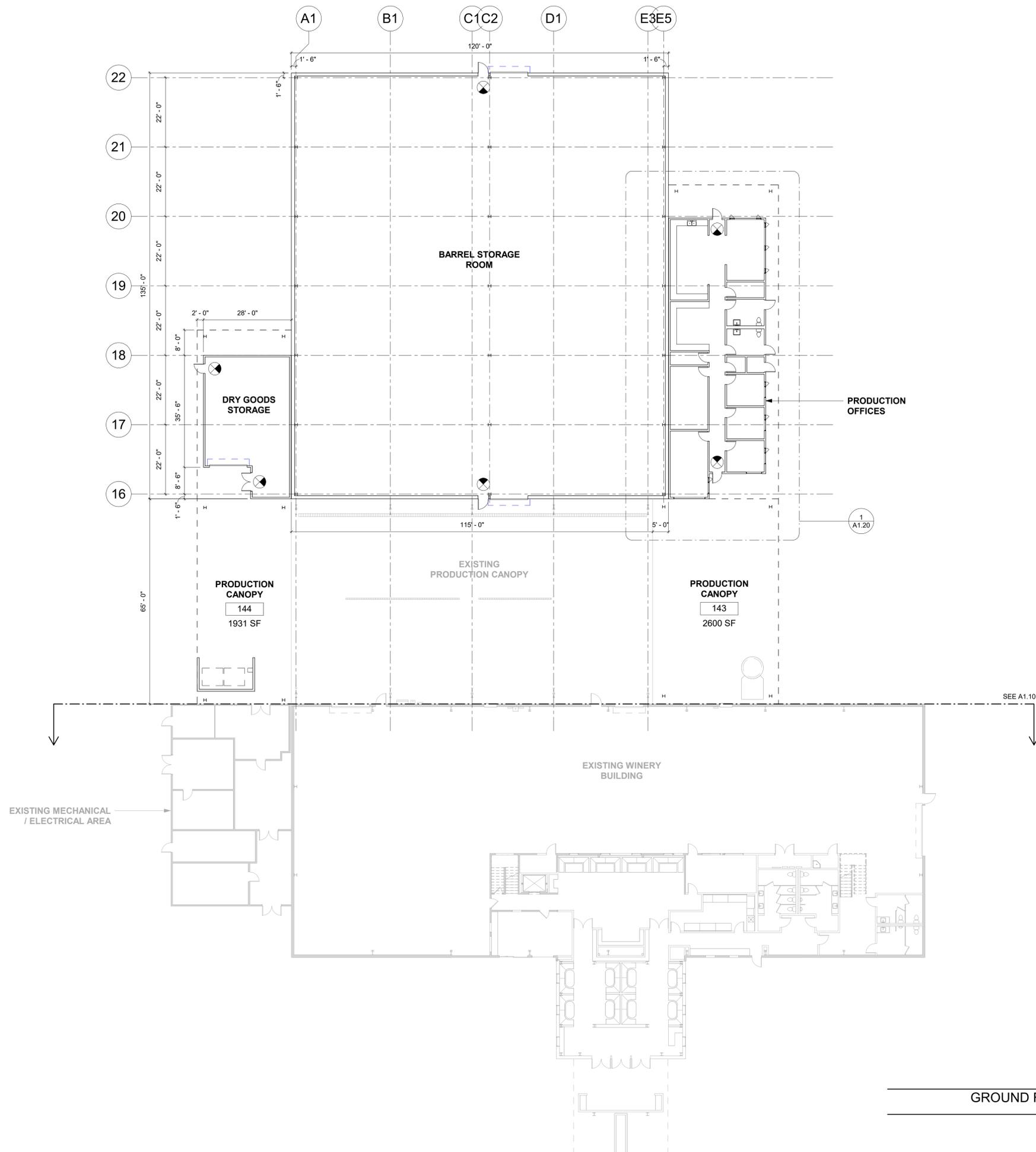
SHEET TITLE:
GROUND FLOOR - PHASE 2

SHEET SIZE: 24" x 36"

SHEET NUMBER:

A1.11

DATE: 06/22/2022



GROUND FLOOR - PRODUCTION 1
1/16" = 1'-0"



USE PERMIT SET

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BELLA UNION WINERY

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

SHEET TITLE:

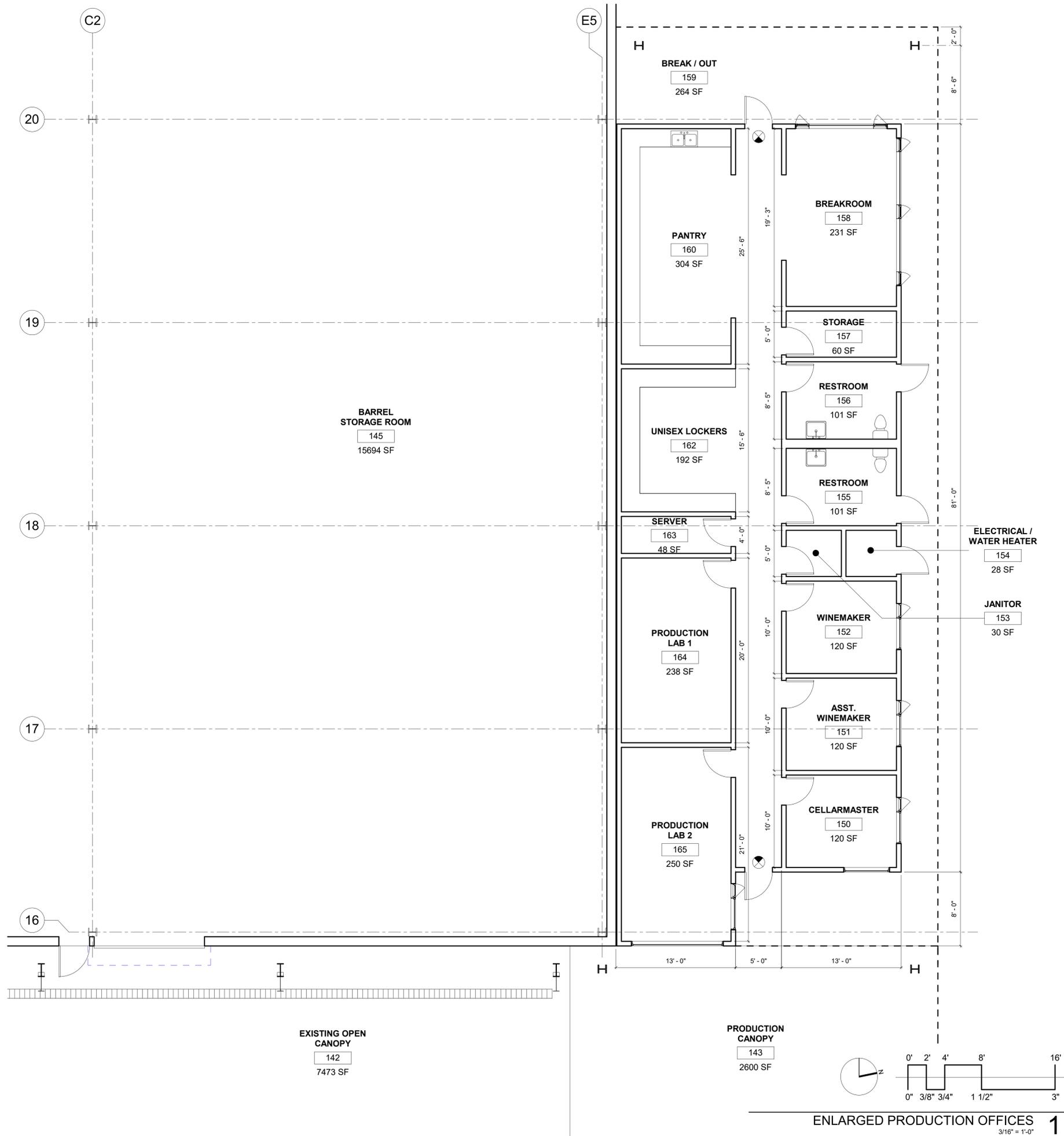
ENLARGED PRODUCTION OFFICES GROUND FLOOR - PHASE 2

SHEET SIZE: 24" x 36"

SHEET NUMBER:

A1.20

DATE: 06/22/2022



USE PERMIT SET

ISSUE LOG:

-	12/23/21	ISSUE FOR BOARD REVIEW
-	01/10/22	ISSUE FOR USE PERMIT
-	02/25/22	ISSUE FOR SCHEMATIC DESIGN
-	03/28/22	ISSUE FOR BOARD REVIEW
1	04/18/22	ISSUE FOR USE PERMIT RESPONSE #1
2	06/22/22	ISSUE FOR USE PERMIT RESPONSE #2
-	-	-
-	-	-

BELLA UNION WINERY

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

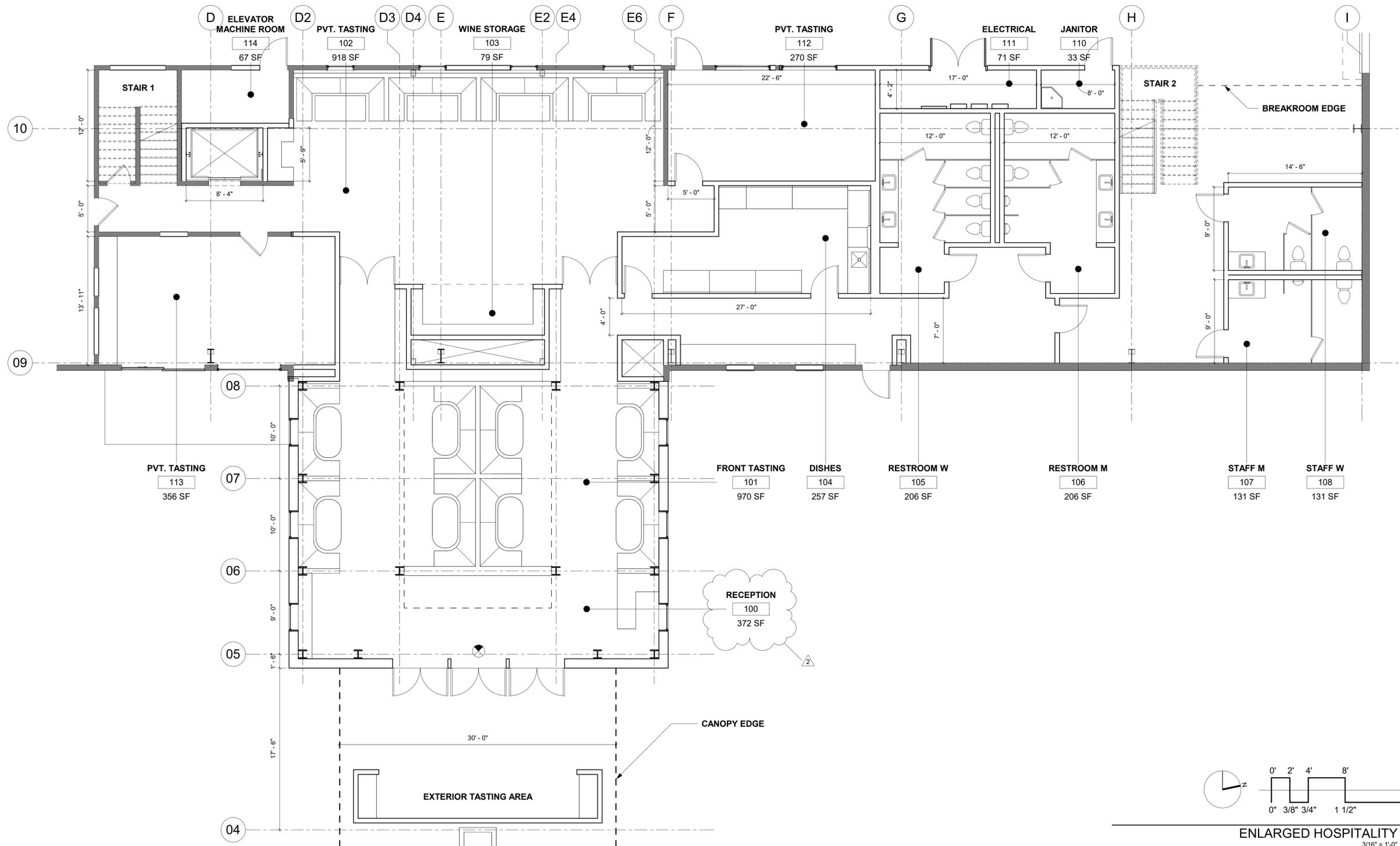
SHEET TITLE:
**ENLARGED HOSPITALITY
GROUND FLOOR - PHASE 1**

SHEET SIZE: 24" x 36"

SHEET NUMBER:

A1.21

DATE: 06/22/2022



USE PERMIT SET

ISSUE LOG:

-	12/23/21	ISSUE FOR BOARD REVIEW
-	01/10/22	ISSUE FOR USE PERMIT
-	02/25/22	ISSUE FOR SCHEMATIC DESIGN
-	03/28/22	ISSUE FOR BOARD REVIEW
1	04/18/22	ISSUE FOR USE PERMIT RESPONSE #1
2	06/22/22	ISSUE FOR USE PERMIT RESPONSE #2
-	-	-
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BELLA UNION WINERY

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

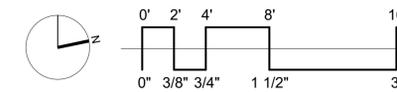
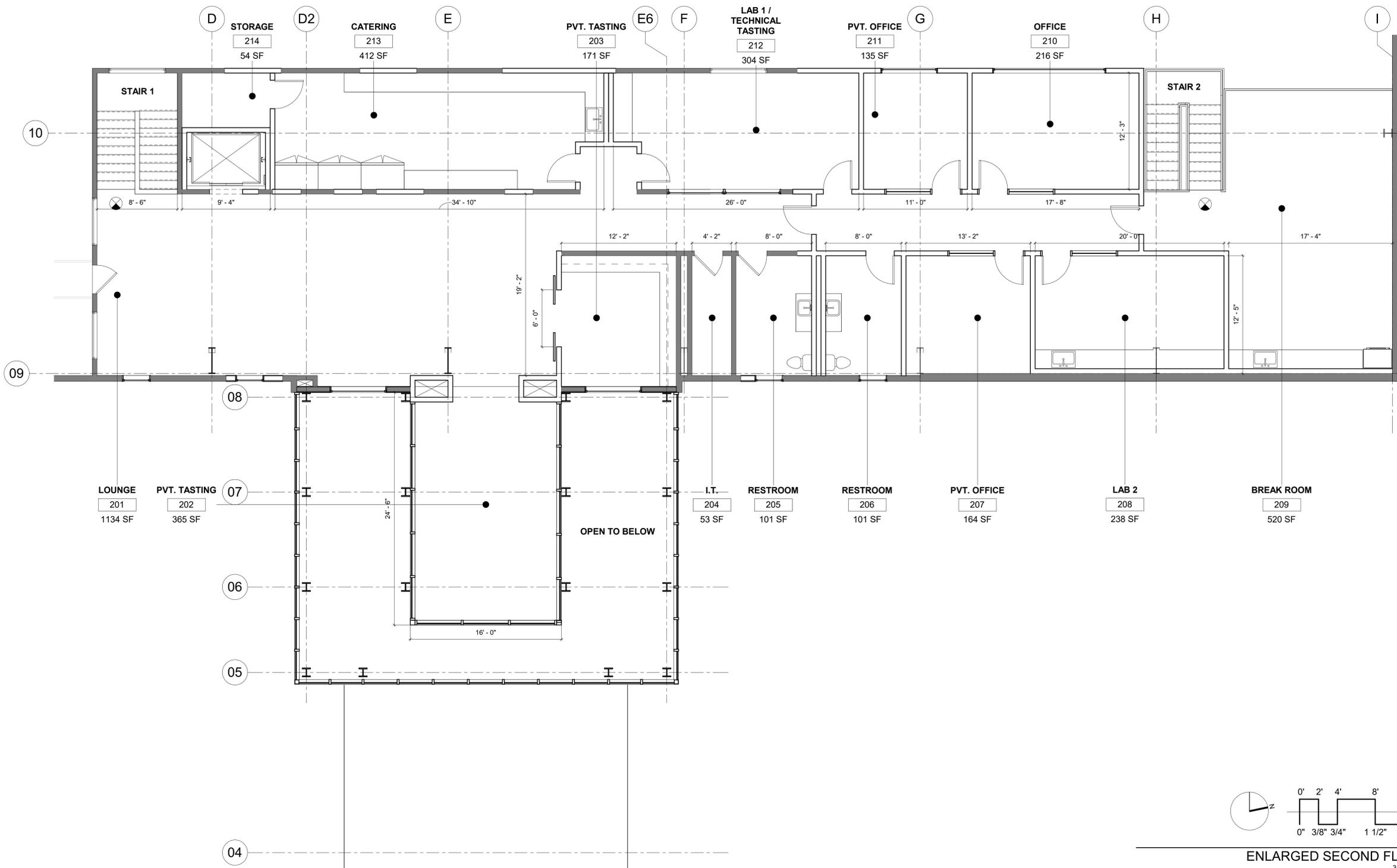
SHEET TITLE:
**ENLARGED HOSPITALITY
SECOND FLOOR - PHASE 1**

SHEET SIZE: 24" x 36"

SHEET NUMBER:

A1.22

DATE: 06/22/2022



ENLARGED SECOND FLOOR 1
3/16" = 1'-0"

USE PERMIT SET

ISSUE LOG:

-	12/23/21	ISSUE FOR BOARD REVIEW
-	01/10/22	ISSUE FOR USE PERMIT
-	02/25/22	ISSUE FOR SCHEMATIC DESIGN
-	03/28/22	ISSUE FOR BOARD REVIEW
1	04/18/22	ISSUE FOR USE PERMIT RESPONSE #1
2	06/22/22	ISSUE FOR USE PERMIT RESPONSE #2

BELLA UNION WINERY

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

SHEET TITLE:

EXTERIOR ELEVATIONS - PHASE 2

SHEET SIZE: 24" x 36"

SHEET NUMBER:

A3.00

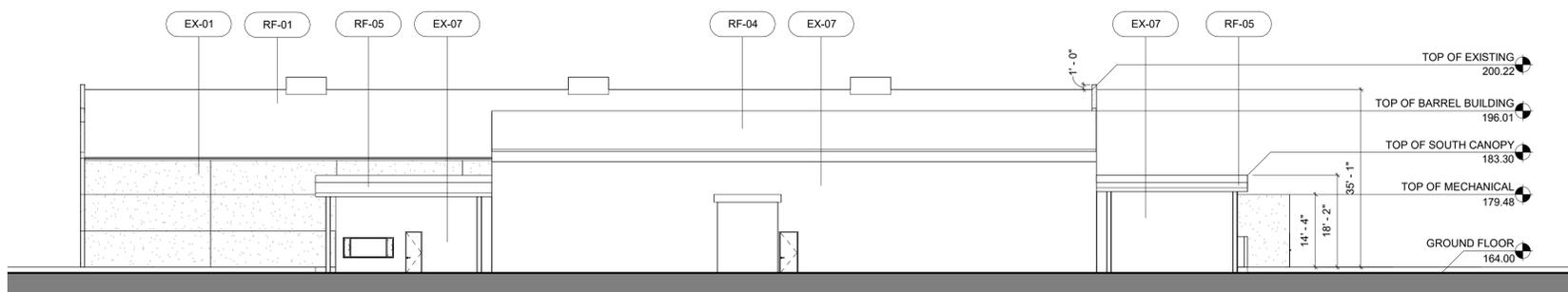
DATE: 06/22/2022

MATERIAL LEGEND - ELEVATIONS	
TAG	MATERIAL
EX-01	PRECAST INSULATED CONCRETE PANEL, PAINTED A49082
EX-02	STUCCO FINISH, SMOOTH TROWEL, PAINTED A49082 - MAIN BUILDING
EX-03	STUCCO FINISH, SMOOTH TROWEL, PAINTED A49082 - MECHANICAL
EX-04	CAST-IN-PLACE CONCRETE, MATCH C1AE9B
EX-05	GLASS, CLEAR GLAZING, LOW E, INSULATED GLAZING UNIT
EX-07	STEEL METAL SIDING, PAINTED A49082
EX-08	STEEL METAL PANELS, SEALED, CLEAR COAT
G-01	ALUMINUM FRAMED GLAZING
RF-01	STANDING SEAM METAL ROOF, AEADAE - MAIN BUILDING
RF-02	STANDING SEAM METAL ROOF - EXISTING CANOPY
RF-03	MEMBRANE ROOFING, MATCH AEADAE - FRONT
RF-04	STANDING SEAM METAL ROOF, AEADAE
RF-05	MEMBRANE ROOFING, MATCH AEADAE - PRODUCTION
RF-06	STANDING SEAM METAL ROOF, AEADAE, AND METAL LOUVER SECTIONS
ST-08	STEEL TRELLIS STRUCTURE, SEALED, CLEAR COAT

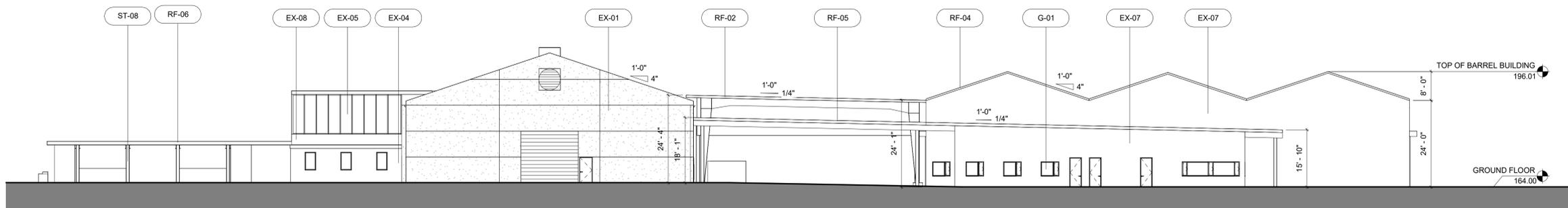
NAPA COUNTY APPROVED COLORS:



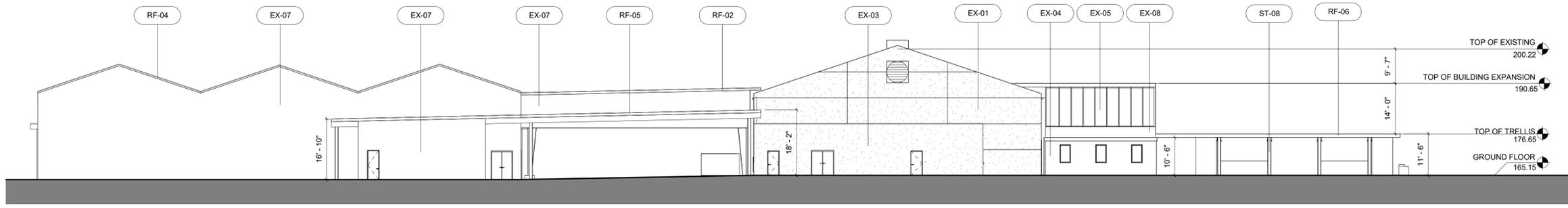
EAST ELEVATION 4
1/16" = 1'-0"



WEST ELEVATION 3
1/16" = 1'-0"



NORTH ELEVATION 2
1/16" = 1'-0"



SOUTH ELEVATION 1
1/16" = 1'-0"

USE PERMIT SET

ISSUE LOG:

-	12/23/21	ISSUE FOR BOARD REVIEW
-	01/10/22	ISSUE FOR USE PERMIT
-	02/25/22	ISSUE FOR SCHEMATIC DESIGN
-	03/28/22	ISSUE FOR BOARD REVIEW
1	04/18/22	ISSUE FOR USE PERMIT RESPONSE #1
2	06/22/22	ISSUE FOR USE PERMIT RESPONSE #2

BELLA UNION WINERY - EXISTING

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

SHEET TITLE: GROUND FLOOR - EXISTING

SHEET SIZE: 24" x 36"

SHEET NUMBER:

RA1.10

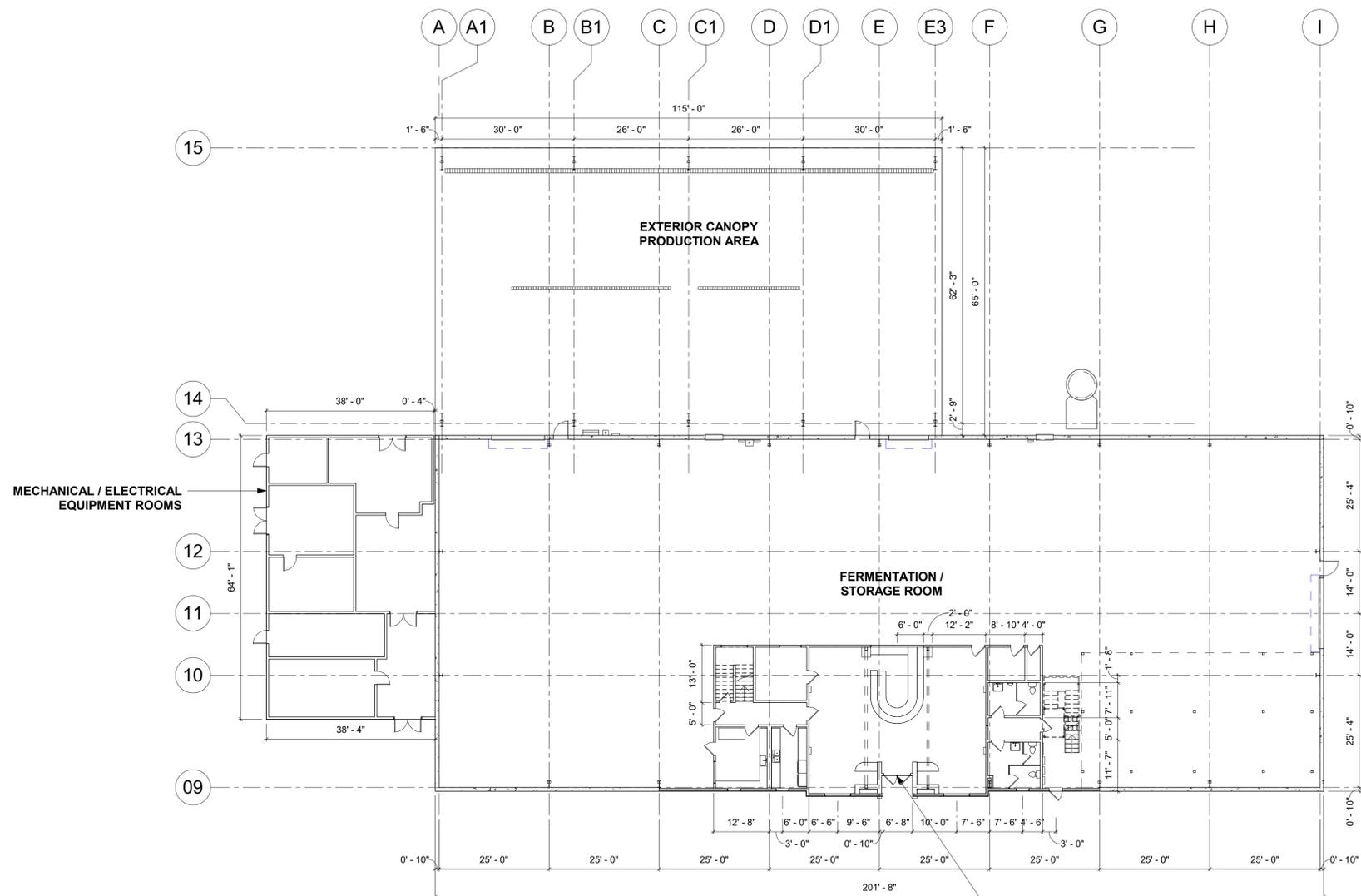
DATE: 06/22/2022

NET AREAS - EXISTING	
BUILDING	AREA
ACCESSORY	
MAIN BUILDING	2069 SF
MAIN BUILDING L2	1872 SF
	3941 SF

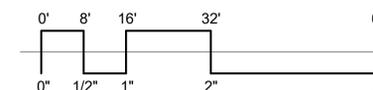
CIRCULATION	
MAIN BUILDING	163 SF
MAIN BUILDING L2	372 SF
	535 SF

PRODUCTION	
EXISTING MECHANICAL	2374 SF
EXISTING STORAGE	2289 SF
MAIN BUILDING	13336 SF
MAIN BUILDING L2	1612 SF
OPEN CANOPY	7473 SF
	27084 SF
TOTAL AREA	31560 SF

ACCESSORY TO PRODUCTION RATIO:
3941 SF + 535 SF = 4476 SF
4476 SF / 27084 SF = **16.53%**



EXISTING HOSPITALITY / TASTING AREA



EXISTING GROUND FLOOR 1
1/16" = 1'-0"



USE PERMIT SET

ISSUE LOG:

-	12/23/21	ISSUE FOR BOARD REVIEW
-	01/10/22	ISSUE FOR USE PERMIT
-	02/25/22	ISSUE FOR SCHEMATIC DESIGN
-	03/28/22	ISSUE FOR BOARD REVIEW
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BELLA UNION WINERY - EXISTING

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

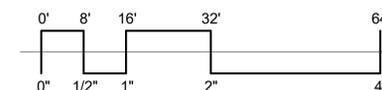
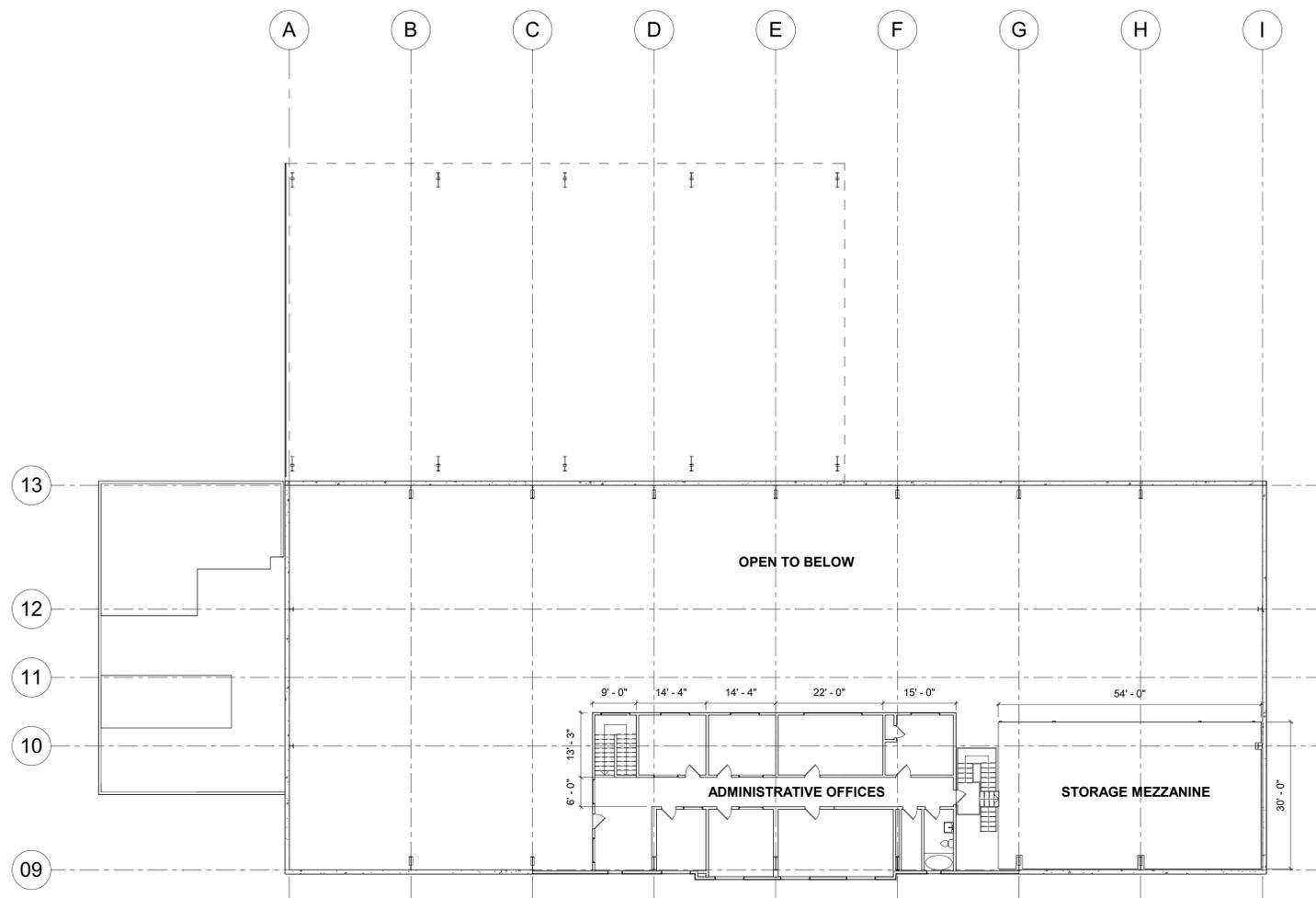
SHEET TITLE: SECOND FLOOR - EXISTING

SHEET SIZE: 24" x 36"

SHEET NUMBER:

RA1.12

DATE: 06/22/2022



EXISTING SECOND FLOOR 1
1/16" = 1'-0"



USE PERMIT SET

ISSUE LOG:

-	12/23/21	ISSUE FOR BOARD REVIEW
-	01/10/22	ISSUE FOR USE PERMIT
-	02/25/22	ISSUE FOR SCHEMATIC DESIGN
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1	04/18/22	ISSUE FOR USE PERMIT RESPONSE #1
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BELLA UNION WINERY - EXISTING

1695 ST HELENA HWY.
ST HELENA, CA 94574

PROJECT NUMBER: 2121

SHEET TITLE:

EXTERIOR ELEVATIONS - EXISTING

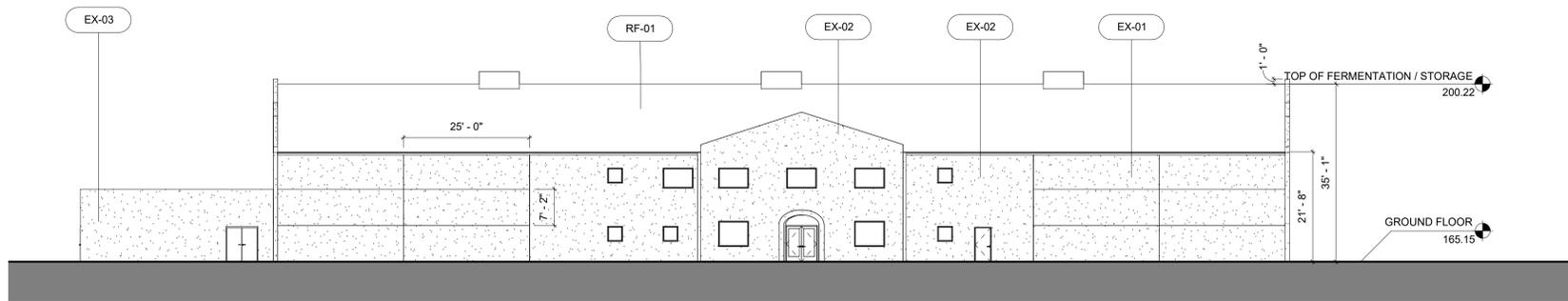
SHEET SIZE: 24" x 36"

SHEET NUMBER:

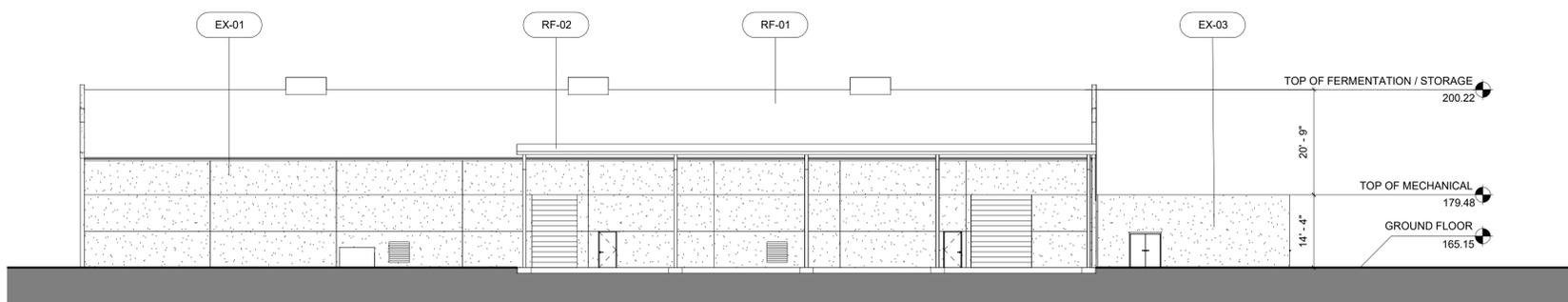
RA3.00

DATE: 06/22/2022

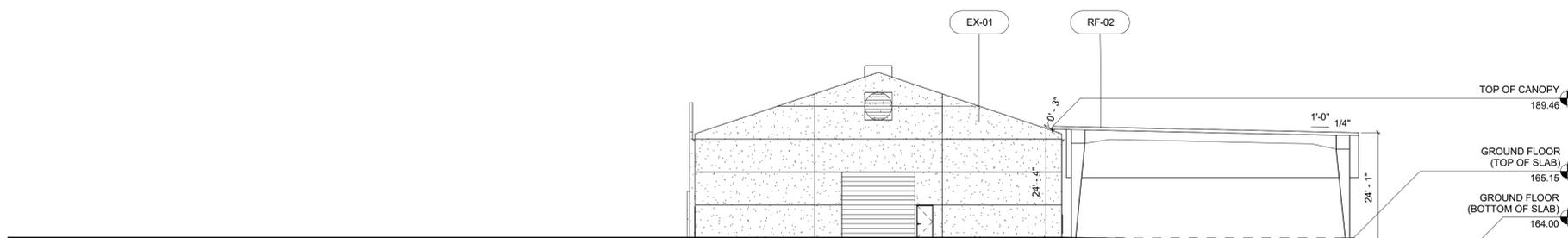
MATERIAL LEGEND - EXISTING ELEVATIONS	
TAG	MATERIAL
EX-01	PRECAST INSULATED CONCRETE PANEL, PAINTED A49082
EX-02	STUCCO FINISH, SMOOTH TROWEL, PAINTED A49082 - MAIN BUILDING
EX-03	STUCCO FINISH, SMOOTH TROWEL, PAINTED A49082 - MECHANICAL
RF-01	STANDING SEAM METAL ROOF, AEADAE - MAIN BUILDING
RF-02	STANDING SEAM METAL ROOF - EXISTING CANOPY



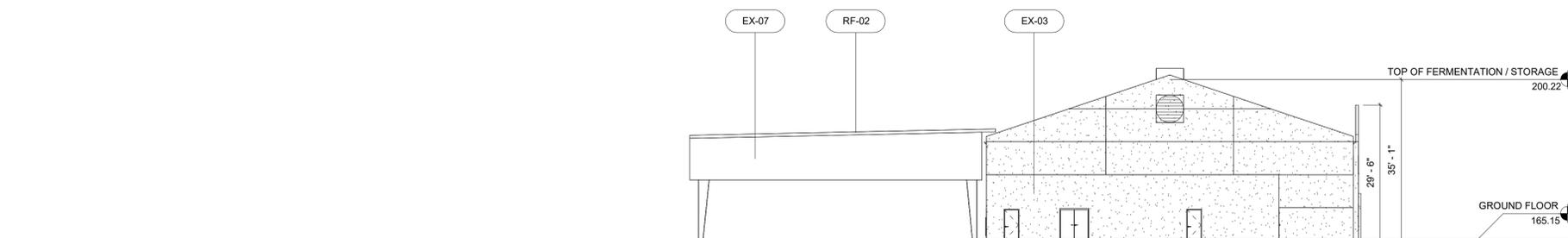
EAST ELEVATION EXISTING
1/16" = 1'-0" **4**



WEST ELEVATION EXISTING
1/16" = 1'-0" **3**



NORTH ELEVATION EXISTING
1/16" = 1'-0" **2**



SOUTH ELEVATION EXISTING
1/16" = 1'-0" **1**