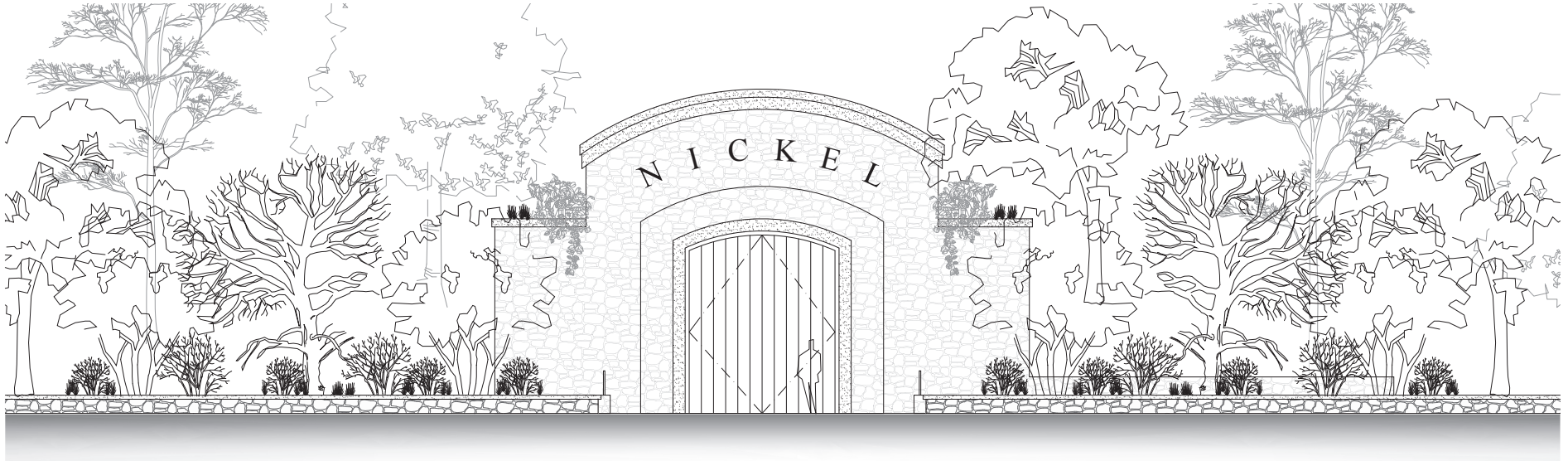


“L”

Graphics

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit
Exception to the Conservation Regulations P21-00341-UP, and
Exemptions to the Road and Street Standards
Planning Commission Hearing Date July 16, 2025



THE VINEYARD HOUSE WINERY

USE PERMIT EXHIBITS

1581 OAKVILLE GRADE ROAD, OAKVILLE, CA

APN: 027-360-022-000

FOR JEREMY JUSTIN NICKEL

CONTACTS

OWNER
Jeremy Justin Nickel
The Vineyard House Winery LLC
P.O. Box 3807
Yountville, CA 94559
(707) 944-0392
jeremy@vhwinery.com

OWNER'S MANAGEMENT TEAM
Julkie Koeltner
David Green and Co.
3379 Solano Ave. #580
Napa CA 94558
(707) 280-1217
julie@davidgreenandco.com

TRAFFIC CONSULTANT
Mark Crane
Crane Transportation Group
2621 East Windrim Court
Sacramento, CA 95758
(916) 647 3406
cranetransgroup@gmail.com

ARCHITECT
Paul Kelley
Paul Kelley Architect, Inc.
541 Jefferson St.
Napa, CA 94559
(707) 257-1148
paul@paulkelleyarchitecture.com

HISTORIAN
Naomi Miroglio
Architectural Resource Group, Inc.
Pier 9, The Embarcadero, #107
San Francisco, CA 94111
(415) 421-1680
argsf.com

GROUND WATER GEOLOGIST
Anthony Hicke PG, CHG
Richard C. Slade & Associates LLC
14051 Burbank Blvd.
Sherman Oaks, CA 91401
(707) 963 3914
anthony.hicke@rcslade.com

PROJECT PLANNER
Jeff Redding
Land Use Planning Services
2423 Renfrew St.
Napa, CA 94558
(707) 255-7375
jreddingaipc@comcast.net

BIOLOGIST
Dana Riggs
Sol Ecology
P.O. Box 5214
Petaluma, CA 94955
(707) 241-7718
driggs@solecology.com

LAND USE ATTORNEY
Trina Falace
Buchalter
1230 Pine Street
St. Helena, CA 94574
(707) 967-9656
kfalace@buchalter.com

CIVIL ENGINEER
Mike Muelrath
Applied Civil Engineering
2074 West Lincoln Avenue
Napa, CA 94558
(707) 320-4968
mmuelrath@appliedcivil.com

LANDSCAPE ARCHITECT
Megan W. Stromberg
Megan W. Stromberg Consulting
130 Mono Avenue
Fairfax, CA 94930
(415) 342-4413
megan@mwsstromberg.com

CAVE CONSULTANT
Scott Lewis
Provost & Pritchard Consulting Group
19969 Greenley Rd, Suite J
Sonoma CA 95370
(866) 776-6200 | Ext: 263
slewis@ppeng.com

PROJECT DATA

APN Number: 027-360-022-000
Project Address: 1581 Oakville Grade Rd.
Oakville, CA
Parcel Area: 1,872,296 SQ. FT. (42.9 acres)
Occupancy: Mixed
Zoning: AW (Agricultural Watershed)
Fire Hazard Severity Zone: Moderate, Very High
Napa County Viewshed: N/A
Overlay: N/A
Flood Design Data: N/A

APPLICATION

Use Permit Application for a new 20,000 gallon winery and cave with adaptive reuse of a historic residence as a tasting and winery accessory use building. The entitlement request is for a new winery use permit, conservation regulations exception and a road exception.

SHEET INDEX

0-00 Cover Sheet
0-01 Winery FAR Calculations

SITE
1-01 Existing Site Plan
1-02 Existing Area Plan
1-03 Proposed Area Plan

LANDSCAPE
L1 Riparian Enhancement Concept

CIVIL DRAWINGS
C1 Overall Site Plan
C2 Driveway Plan STA
C3 Driveway Plan STA
C4 Driveway Sections STA
C5 Driveway Sections STA
C6 Winery Site Plan
C7 Winery Site Improvement Plan - North
C8 Winery Site Improvement Plan - South
C9 Soils Disposal Area Plan
C10 Impervious Surface Exhibit
C11 Stormwater Control Plan

WINERY (CAVE)
2-01 Proposed Winery / Cave Floor Plan
2-02 Proposed Cave Spoils Plan
2-03 Proposed Winery Exterior Elevations
2-04 Proposed Winery Exterior Elevations
2-05 Winery / Cave Building Sections
2-06 Winery / Cave Building Sections
2-07 Enlarged Portal / Crush Pad Sections
2-08 Enlarged Tunnel Sections
2-09 Existing Site Photo Documentation

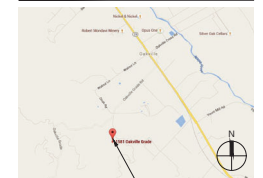
HISTORIC BALDRIDGE HOUSE
3-01 Existing Lower Floor Plan
3-02 Lower Floor Demolition Plan
3-03 Proposed Lower Floor Plan
3-04 Existing Upper Floor Plan
3-05 Upper Floor Demolition Plan
3-06 Proposed Upper Floor Plan
3-07 Roof Plan
3-08 Existing Photo Documentation
3-09 Existing Photo Documentation
3-10 Existing/Proposed Exterior Elevations
3-11 Existing/Proposed Exterior Elevations
3-12 Existing/Proposed Exterior Elevations
3-13 Existing/Proposed Exterior Elevations
3-14 Proposed Elevation Details

GIS AERIAL VIEW

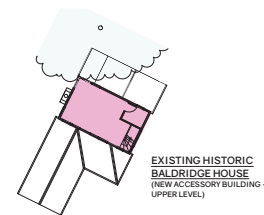
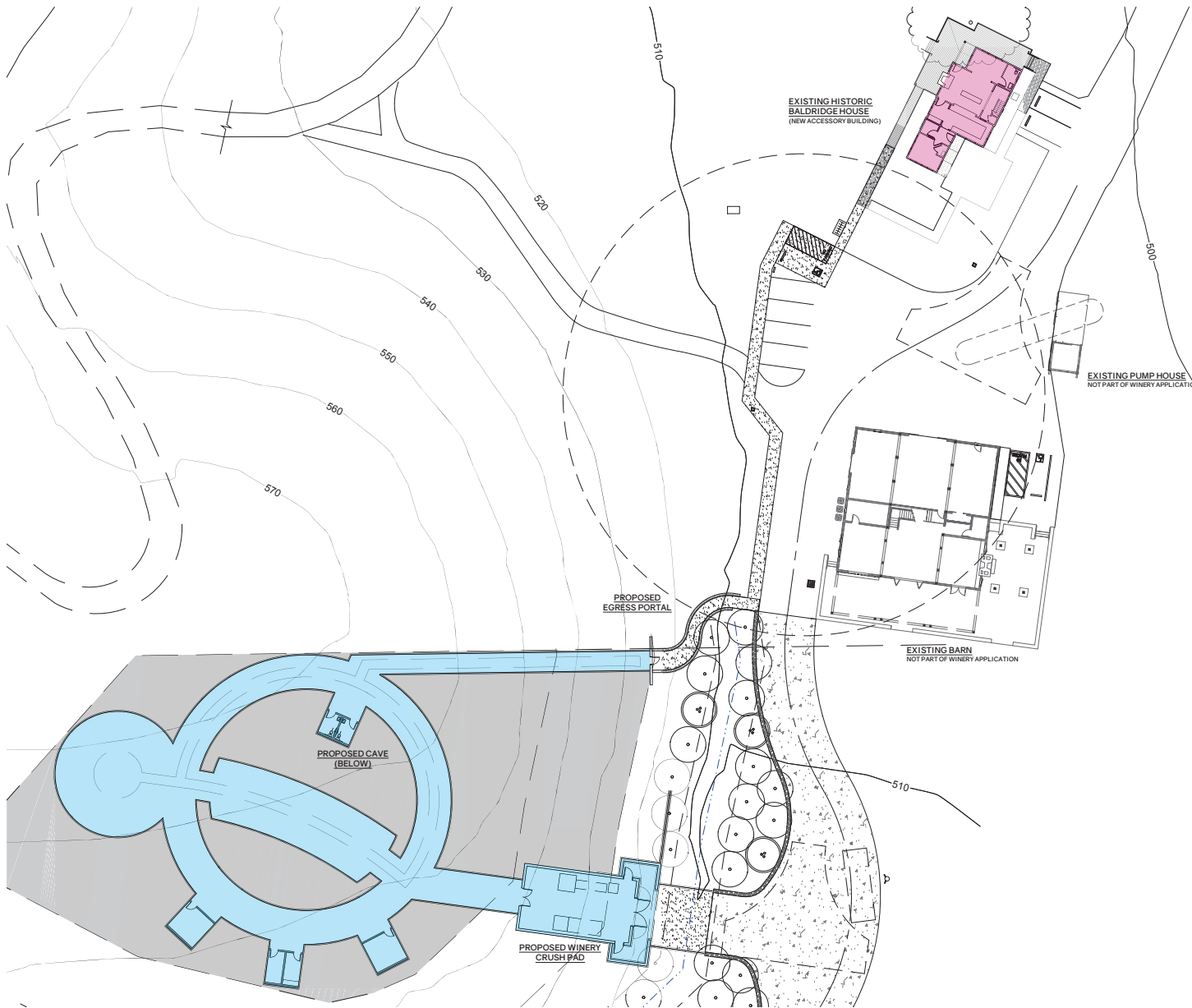


APN: 027-360-022-000

VICINITY MAP



PROJECT LOCATION



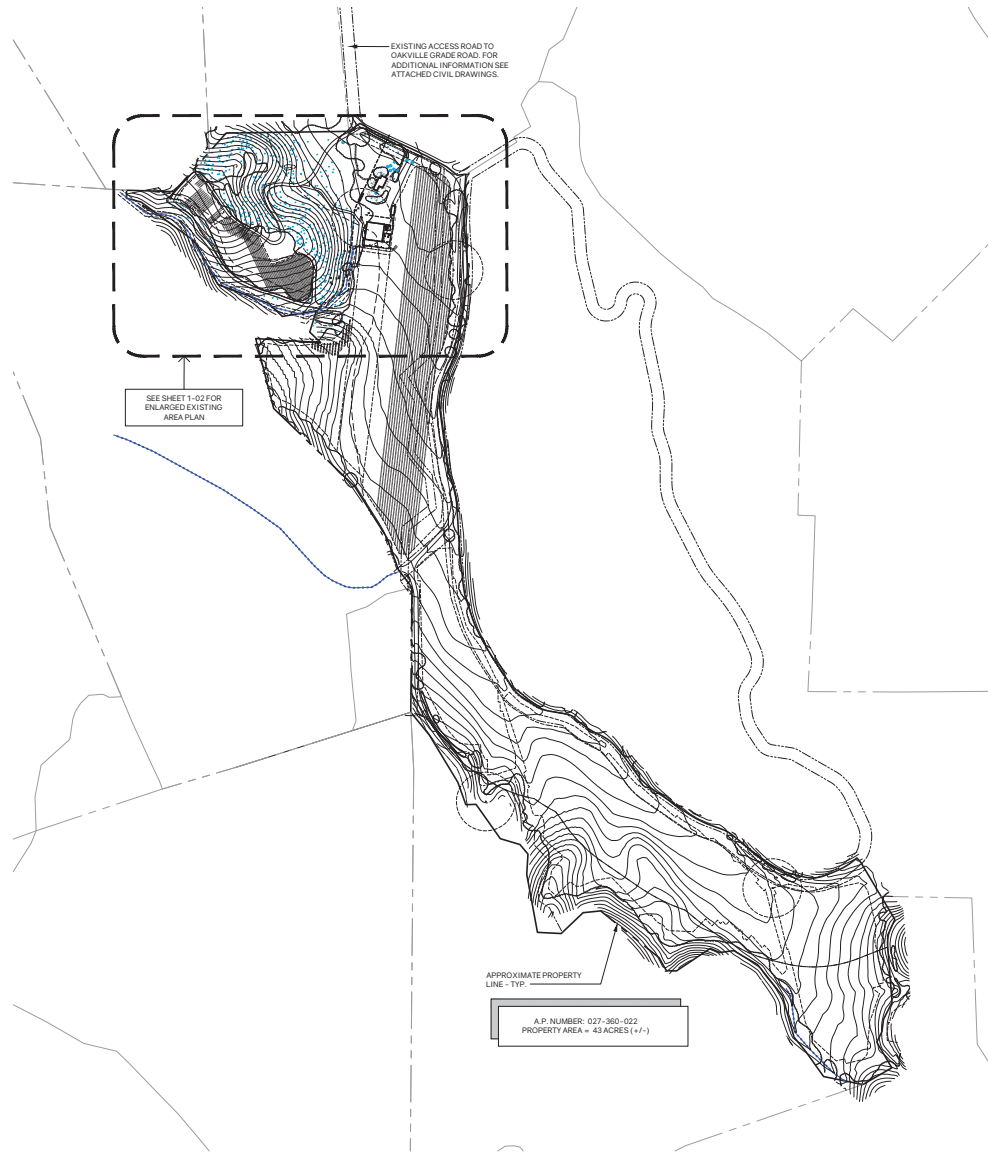
**BALDRIDGE HOUSE
F.A.R. CALCULATIONS - UPPER LEVEL**
SCALE: 1" = 20'-0"

WINERY USE LEGEND	
	PRODUCTION USE
	ACCESSORY USE

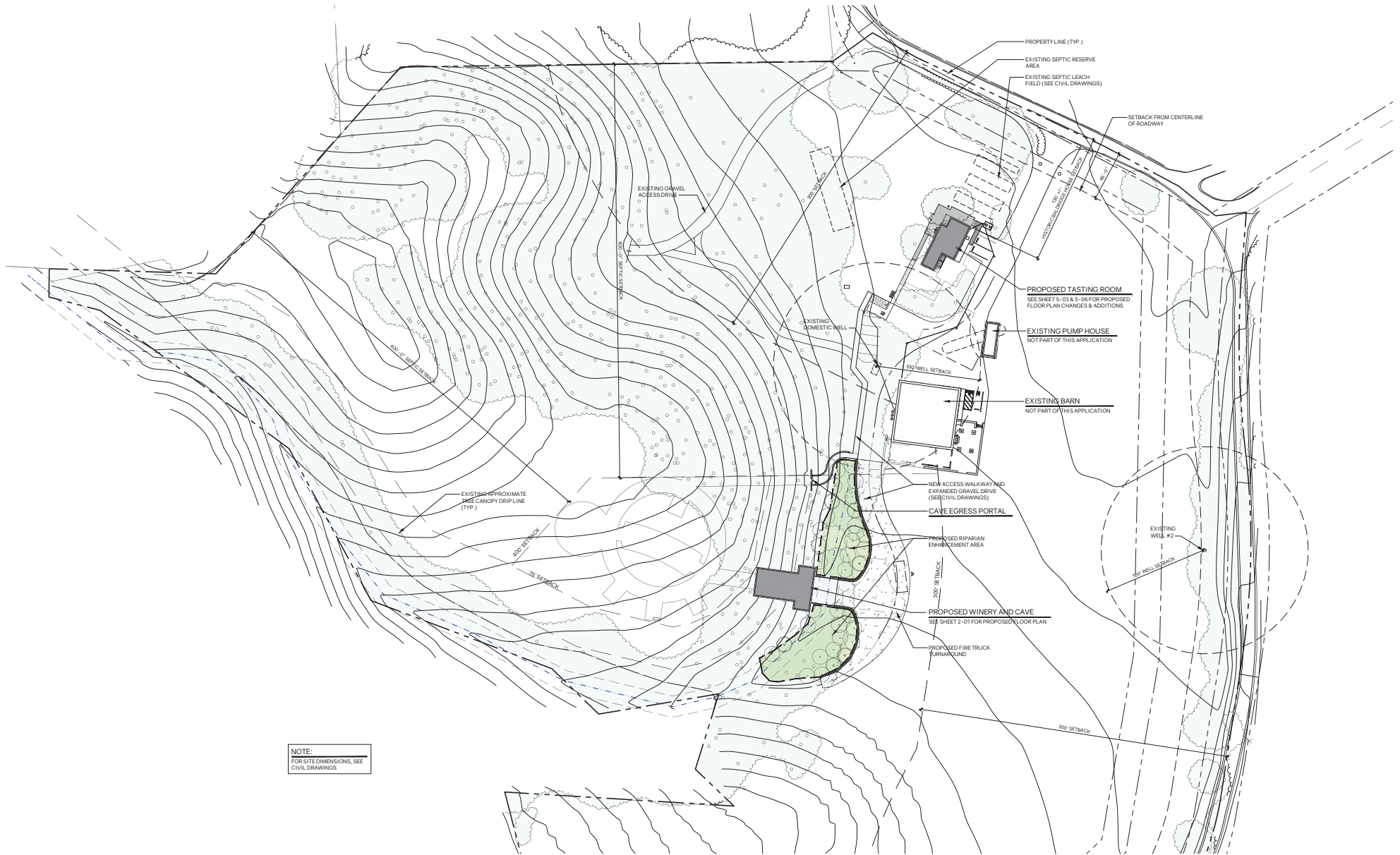
The Vineyard House Winery
Proposed Winery Floor Area Summary

10/4/22

Building/Area (sq. ft.)	Accessory	Production	Bldg. Total
Existing:			
Building A - Existing Residence (Exterior Spaces Not Included)			
Lower Floor - Tasting Room	209	-	
Lower Floor - Tasting Bar	100	-	
Lower Floor - History Room	147	-	
Lower Floor - Accessible Toilet Room	65	-	
Lower Floor - Stairwell	116	-	
Lower Floor - Serving Kitchen	277	-	
Lower Floor - Vestibule	44	-	
Lower Floor - Wine Storage	42	-	
Lower Floor - Mech/Elec Coset	20	-	
Lower Floor - Office	147	-	
Upper Floor - Owner's Private Office	344	-	
Upper Floor - Accessible Toilet Room	56	-	
Proposed:			
Proposed Building B - Cave			
Cave	-	11,241	13,057
Accessory Use Area	-	-	
Covered Crush/Bottling Area	-	1,344	
Winery Vestibule	-	472	
Totals:	1,567	13,057	14,624
Accessory to Production Ratio = (Not to exceed 0.400)			0.120

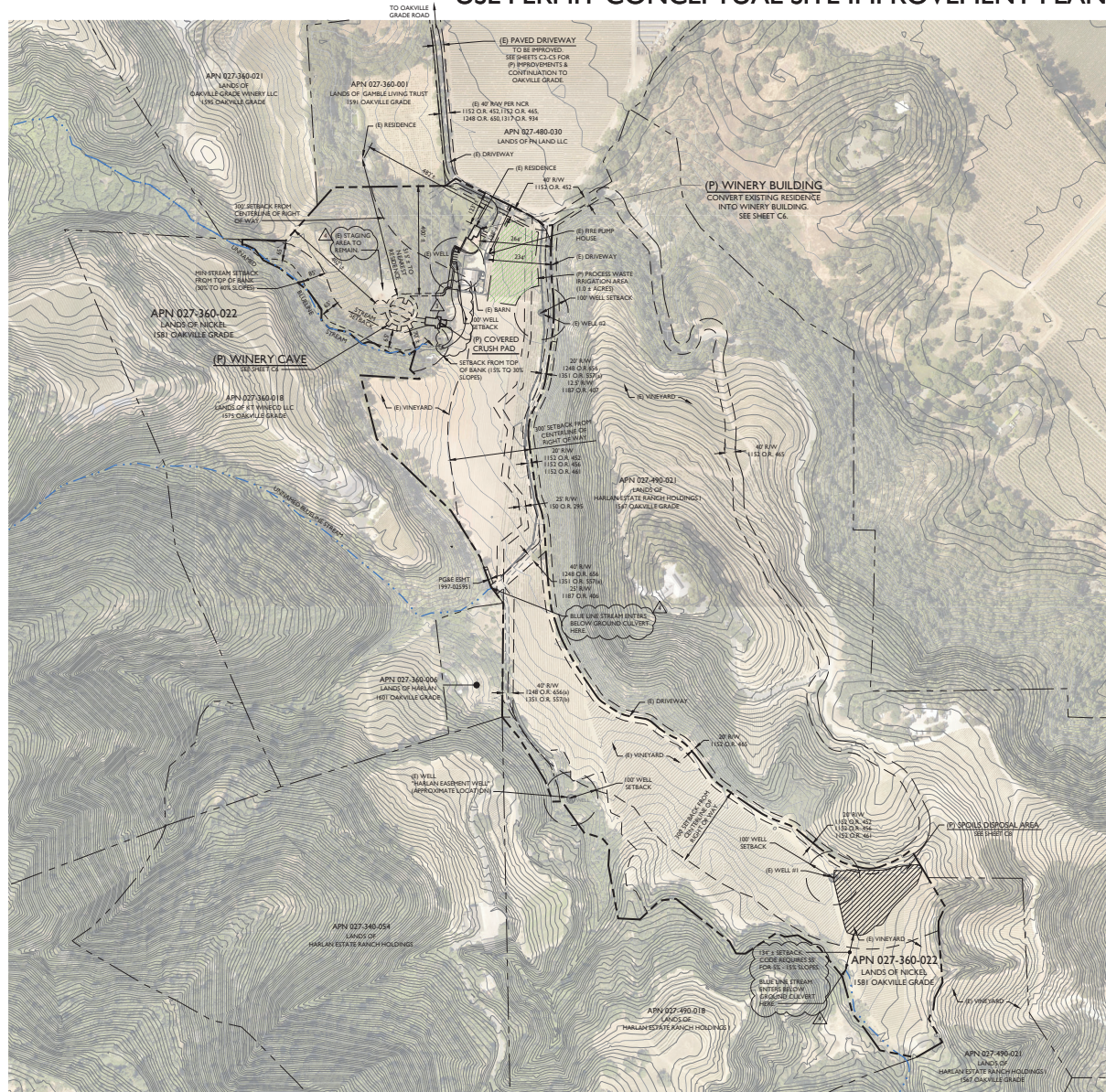




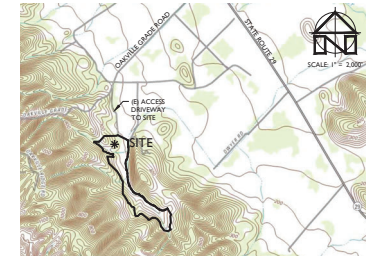
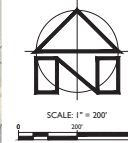


THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 200'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
JEREMY NICKEL
1581 OAKVILLE GRADE ROAD
NAPA, CA 94558

SITE ADDRESS:
1581 OAKVILLE GRADE ROAD
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
027-360-022

PARCEL SIZE:
43 ± ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
WELLS

FIRE PROTECTION WATER SOURCE:
STORAGE TANK

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN STA 10+00 TO STA 22+00
C3	DRIVEWAY PLAN STA 22+00 TO STA 30+25
C4	DRIVEWAY SECTIONS STA 22+50 TO STA 26+25
C5	DRIVEWAY SECTIONS STA 26+50 TO STA 29+75
C6	WINERY SITE PLAN
C7	WINERY SITE IMPROVEMENT - NORTH
C8	WINERY SITE IMPROVEMENT - SOUTH
C9	SPOILS DISPOSAL AREA PLAN
C10	IMPERVIOUS SURFACE EXHIBIT
C11	STORMWATER CONTROL PLAN

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW WINERY AND CAVE FACILITY AND CONVERT THE EXISTING RESIDENCE INTO A HOSPITALITY/ADMIN BUILDING. THE GENERAL SCOPE INCLUDES RENOVATION OF ONE EXISTING BUILDING AND THE CONSTRUCTION OF A NEW COVERED CRUSH PAD AND WINE CAVE AND UPGRADES TO INFRASTRUCTURE AS NEEDED TO SUPPORT THESE CHANGES. THESE PLANS ARE INTENDED TO CONCEPTUALLY OUTLINE THE SITE IMPROVEMENTS PROPOSED AS PART OF THE USE PERMIT.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 96555C0395C, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON ALL OTHER SHEETS WAS TAKEN FROM VARIOUS SITE SURVEYS OF THE DRIVEWAY AND BUILDING SITE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE, TAKEN APRIL TO JUNE 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL: SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET. ALL OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: ASSUMED
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

APPLIED
CIVIL ENGINEERING
INCORPORATED

2074 West Lincoln Avenue
Napa, CA 94558
Phone: (707) 251-3395
Fax: (707) 251-3395
www.appliedcivil.com

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
OVERALL SITE PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:

SMH

CHECKED BY:

HRM

DATE:

JUNE 29, 2022

REVISIONS:

BY:

8/30/2019 SMH

RESPONSE TO

COMMENTS

5/15/2021 SMH

PROJECT REVISIONS

11/29/2021 SMH

PROJECT REVISIONS

6/29/2022 SMH

PROJECT REVISIONS

JOB NUMBER:

16-130

FILE:

16-130CONC_OSP.DWG

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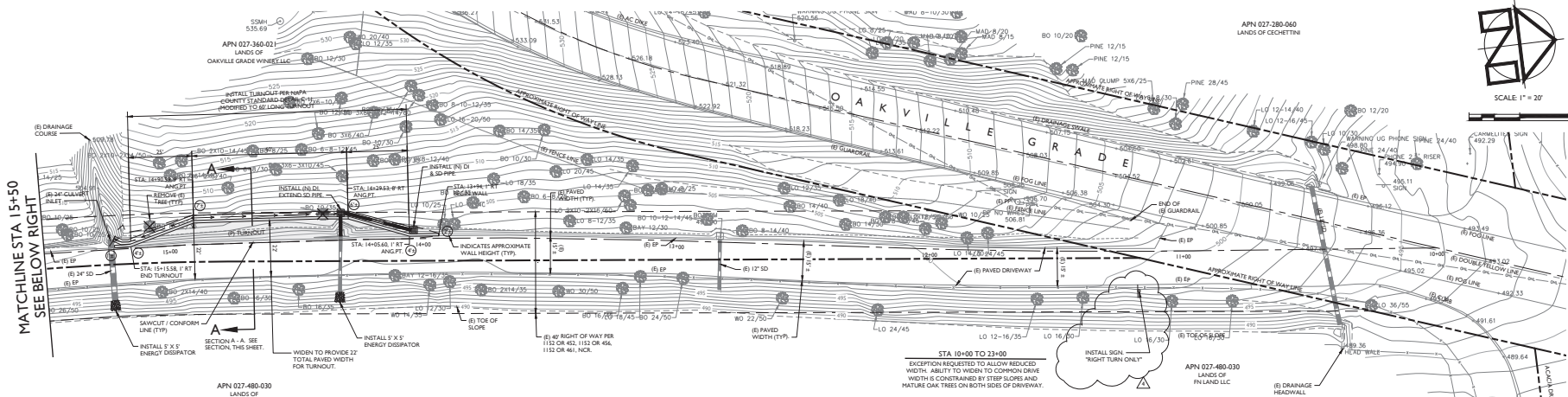
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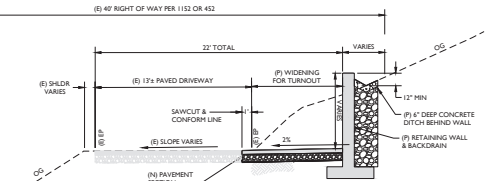
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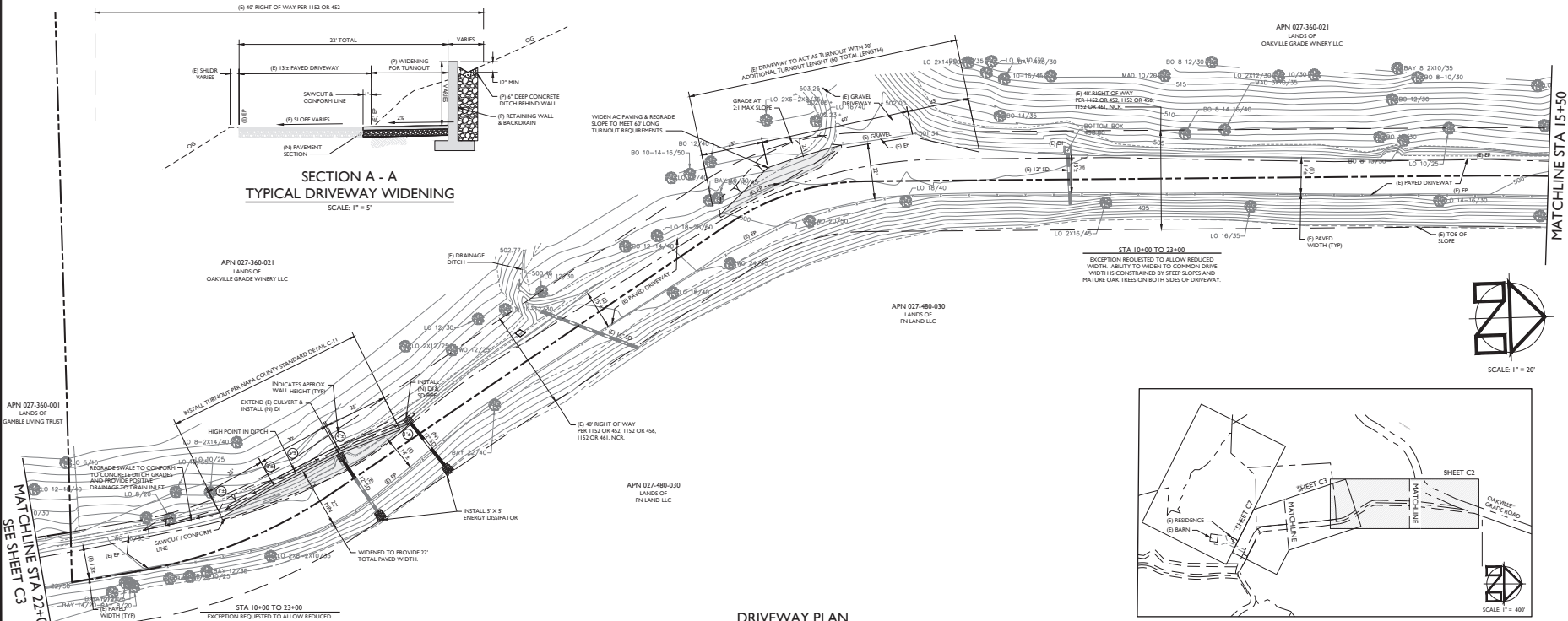
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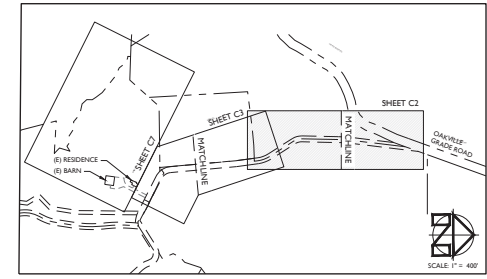
DRIVEWAY PLAN
STA 10+00 TO STA 15+50
SCALE: 1" = 20'



SECTION A - A
TYPICAL DRIVEWAY WIDENING
SCALE: 1" = 5'



DRIVEWAY PLAN
STA 15+50 TO STA 22+00
SCALE: 1" = 20'



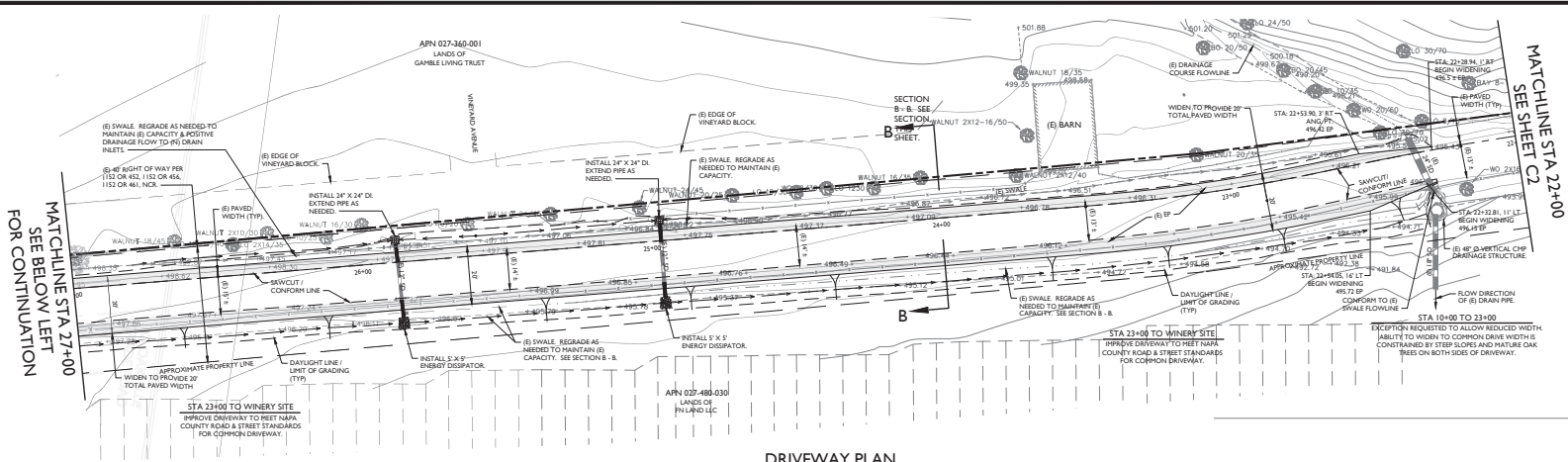
KEY MAP
SCALE: 1" = 400'



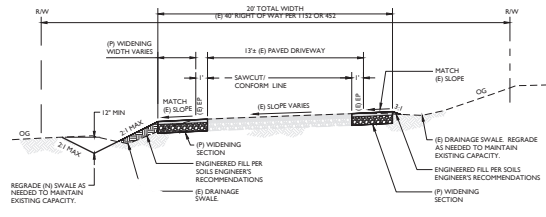
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DATE:	JUNE 29, 2022
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RESPONSE TO	
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PROJECT REVISIONS	
11/29/2021	SPH
PROJECT REVISIONS	
6/29/2022	SPH
PROJECT REVISIONS	

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FILE:
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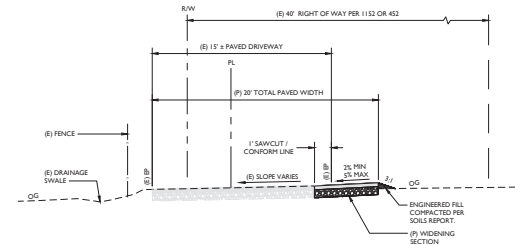
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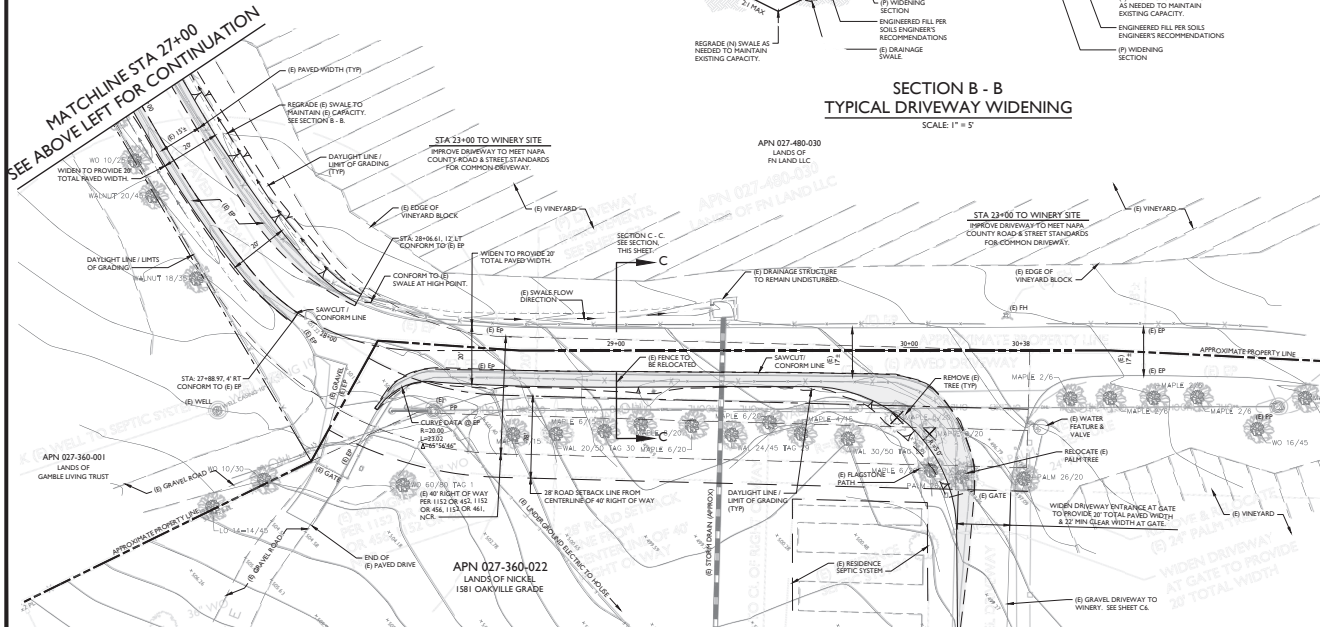
DRIVEWAY PLAN
STA 22+00 TO STA 27+00
SCALE: 1" = 20'



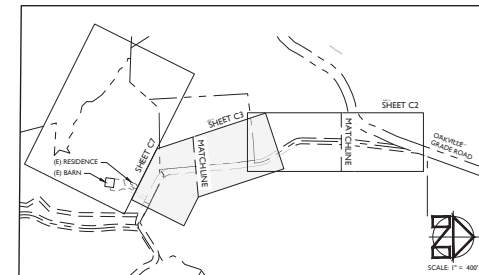
SECTION B - B
TYPICAL DRIVEWAY WIDENING
SCALE: 1" = 5'



SECTION C - C
TYPICAL DRIVEWAY WIDENING
SCALE: 1" = 5'



DRIVEWAY PLAN
STA 27+00 TO STA 30+25 ±
SCALE: 1" = 20'

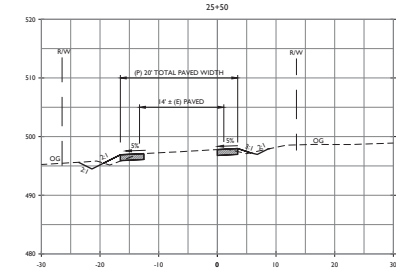
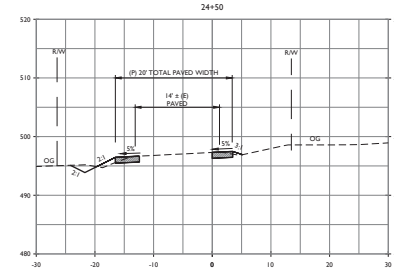
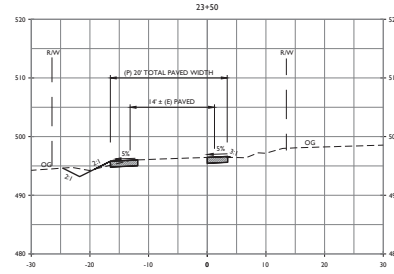
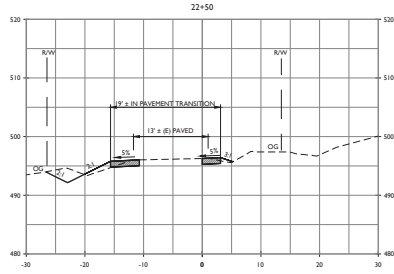
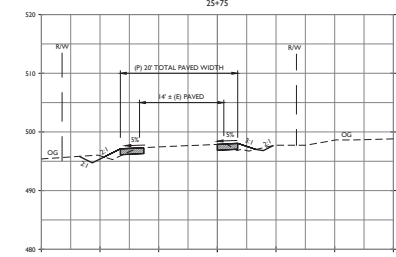
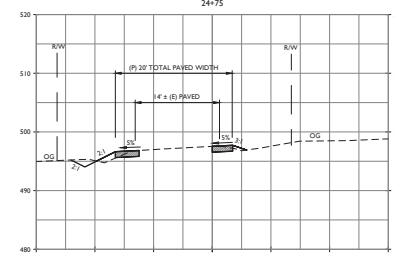
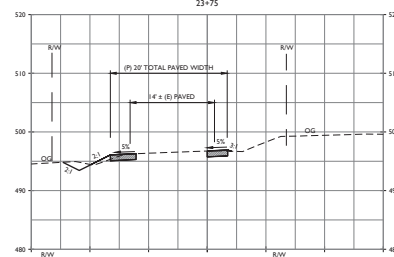
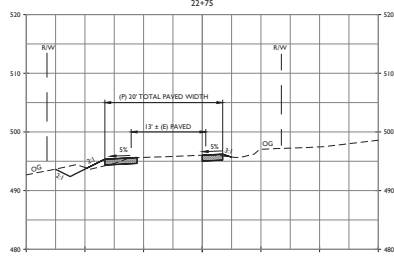
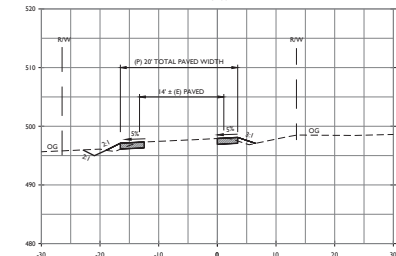
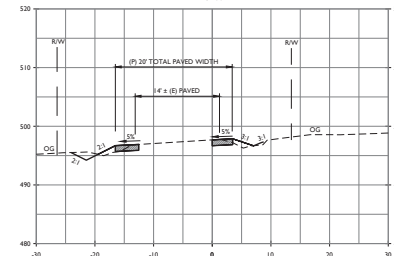
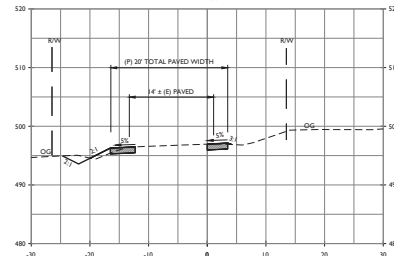
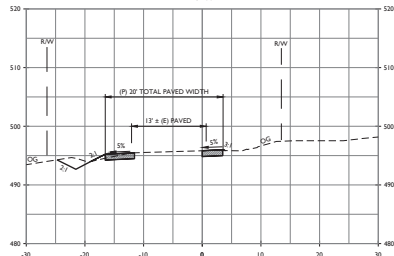
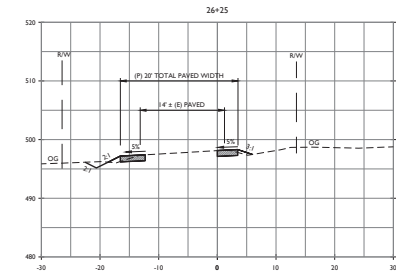
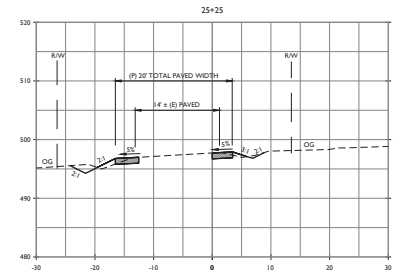
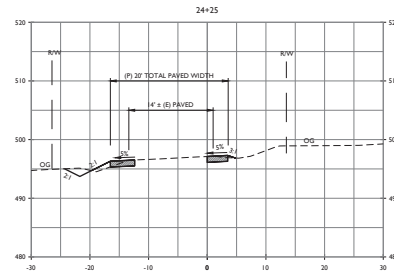
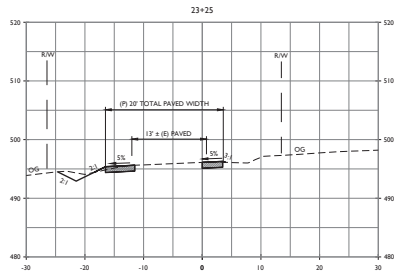


KEY MAP
SCALE: 1" = 400'



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8/30/2019	SPH
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COMMENTS	
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PROJECT REVISIONS	

JOB NUMBER:	16-130
FILE:	10-130CONC_DWY.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

APPLIED
CIVIL ENGINEERING

2074 West Lincoln Avenue
Hayward, CA 94543
Tel: (925) 230-2398 Fax: (925) 230-2398
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THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

PREPARED UNDER THE
DIRECTION OF:



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SMH

CHECKED BY:

MRM

DATE:

JUNE 29, 2022

REVISIONS:

BY:

SMH

8/30/2019

RESPONSE TO

COMMENTS

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PROJECT REVISIONS

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6/29/2022

SMH

PROJECT REVISIONS

16-130

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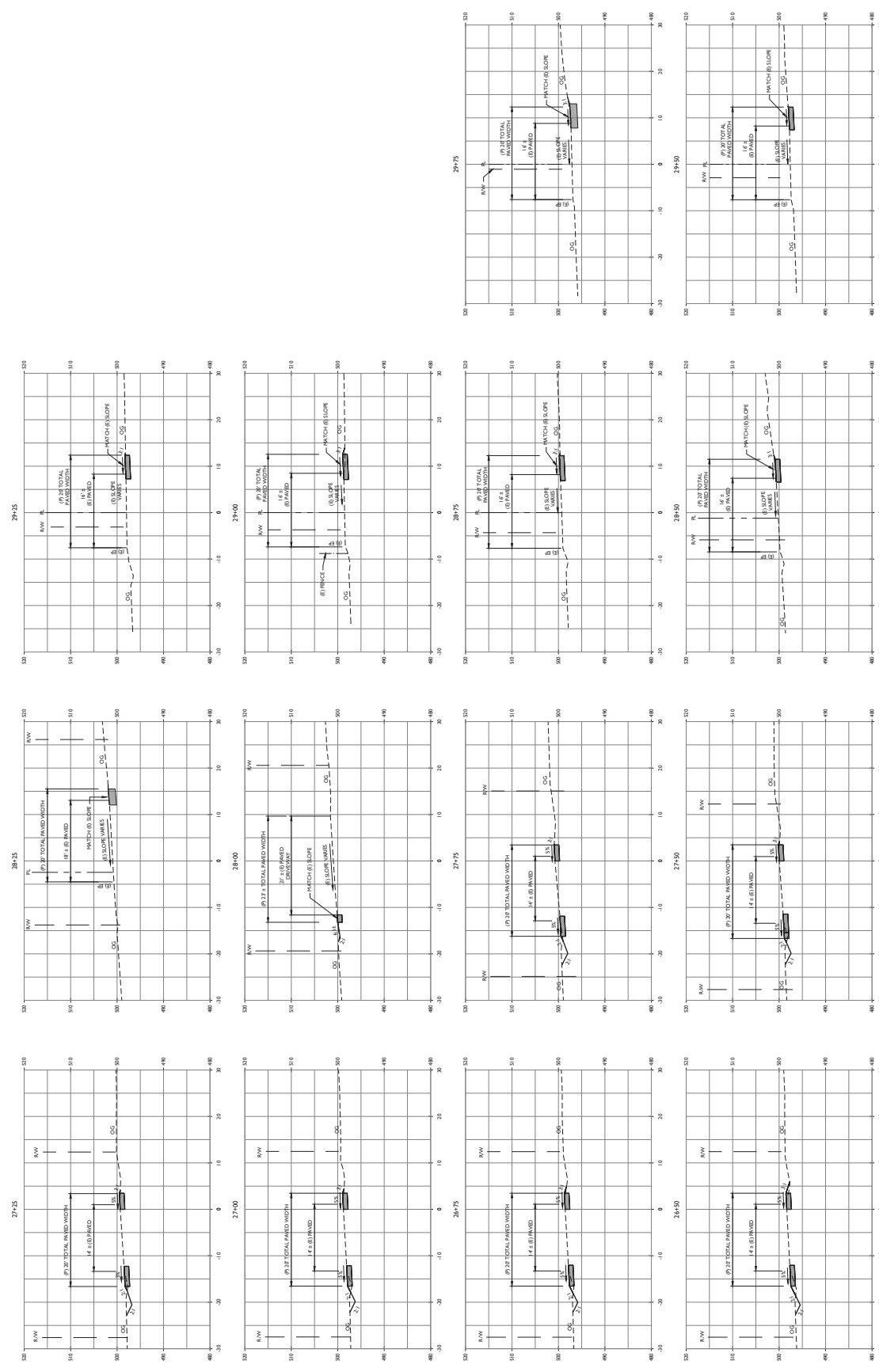
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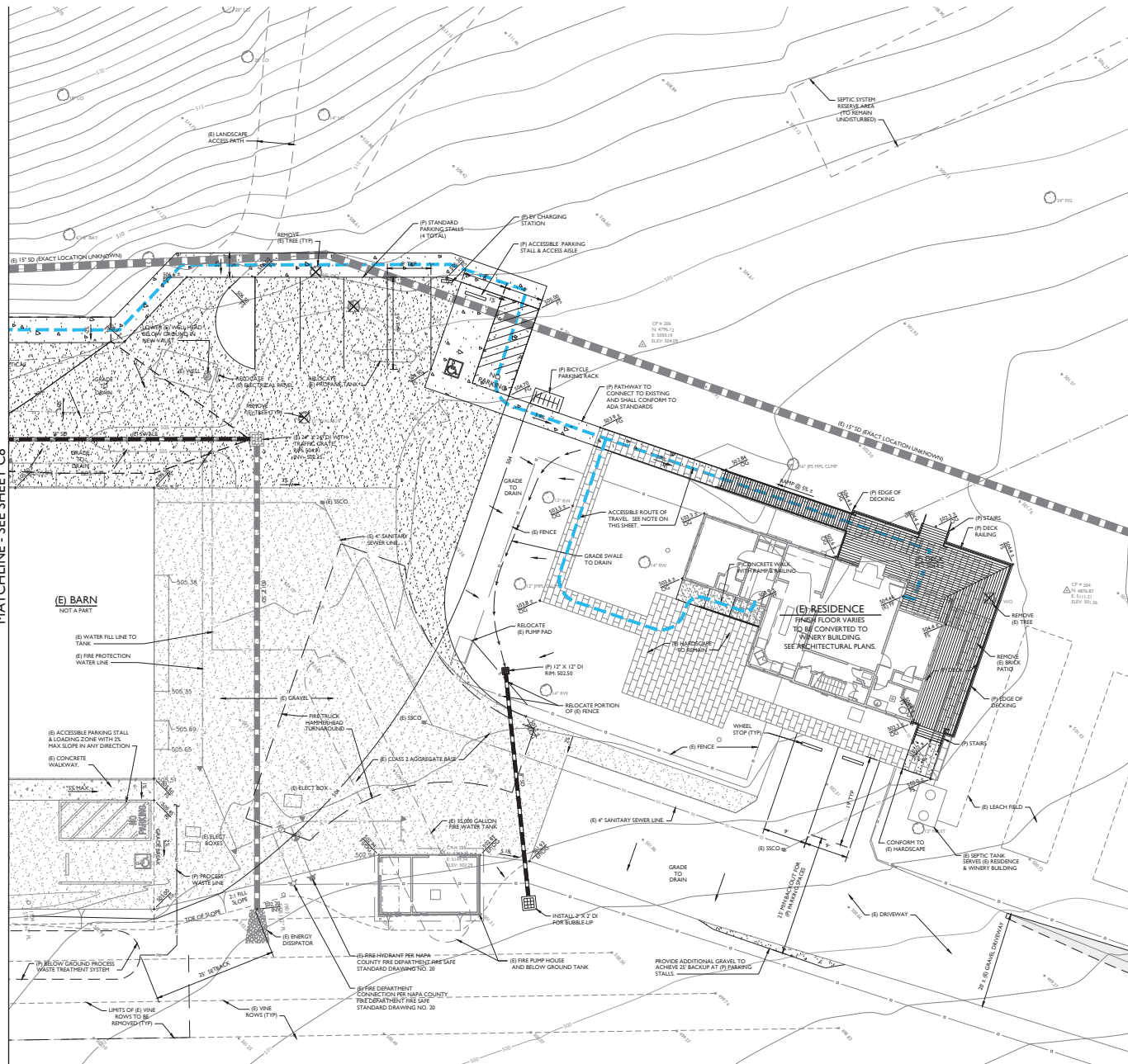


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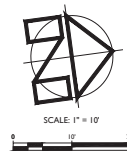


DRIVEWAY SECTIONS STA 26+50 TO STA 29+75
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

MATCHLINE - SEE SHEET C8



WINERY SITE IMPROVEMENT - NORTH
SCALE: 1" = 10'



GRADING QUANTITIES*

DESCRIPTION	FILL	CUT
DRIVEWAY FROM OAKVILLE GRADE TO ENTRY	120 ± CY	180 ± CY
ENTRY DRIVEWAY TO CAVE SITE	70 ± CY	290 ± CY
CAVE SPOILS	0 ± CY	9,900 ± CY
NET**	190 ± CY	10,370 ± CY
TOTAL TO SPOILS AREA		10,180 ± CY

** ALL EXCESS SOIL TO BE DISPOSED OF ON EXISTING VINEYARD ROWS AND ROADS AND/OR IN THE PROPOSED SPOILS DISPOSAL AREA AS SHOWN ON SHEET C9.

ACCESSIBLE ROUTE OF TRAVEL NOTE:

ALL ACCESSIBLE ROUTES OF TRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF CBC 11B. THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 5% (1:20)
- RUNNING SLOPE OF RAMPS SHALL NOT EXCEED 8.33% (1:12)
- CROSS SLOPE OF WALKS AND RAMPS NOT TO EXCEED 2.083% (1:48)
- LANDING AND LEVEL AREA SLOPES NOT TO EXCEED 2.083% (1:48)
- VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4 INCH. ALL LEVEL CHANGES BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2 (V:H). ANY LEVEL CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED AND COMPLY WITH CBC 11B-405.
- OPENINGS IN DRAINS AND GRATING SHALL NOT EXCEED 1/2 INCH IN PREDOMINANT DIRECTION OF TRAVEL.

THE VINEYARD HOUSE WINERY
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
WINERY SITE IMPROVEMENT - NORTH

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: SM

CHECKED BY: MBM

DATE: JUNE 29, 2022

REVISIONS	BY:
8/30/2019	SM
5/15/2021	SM
11/29/2021	SM
6/29/2022	SM

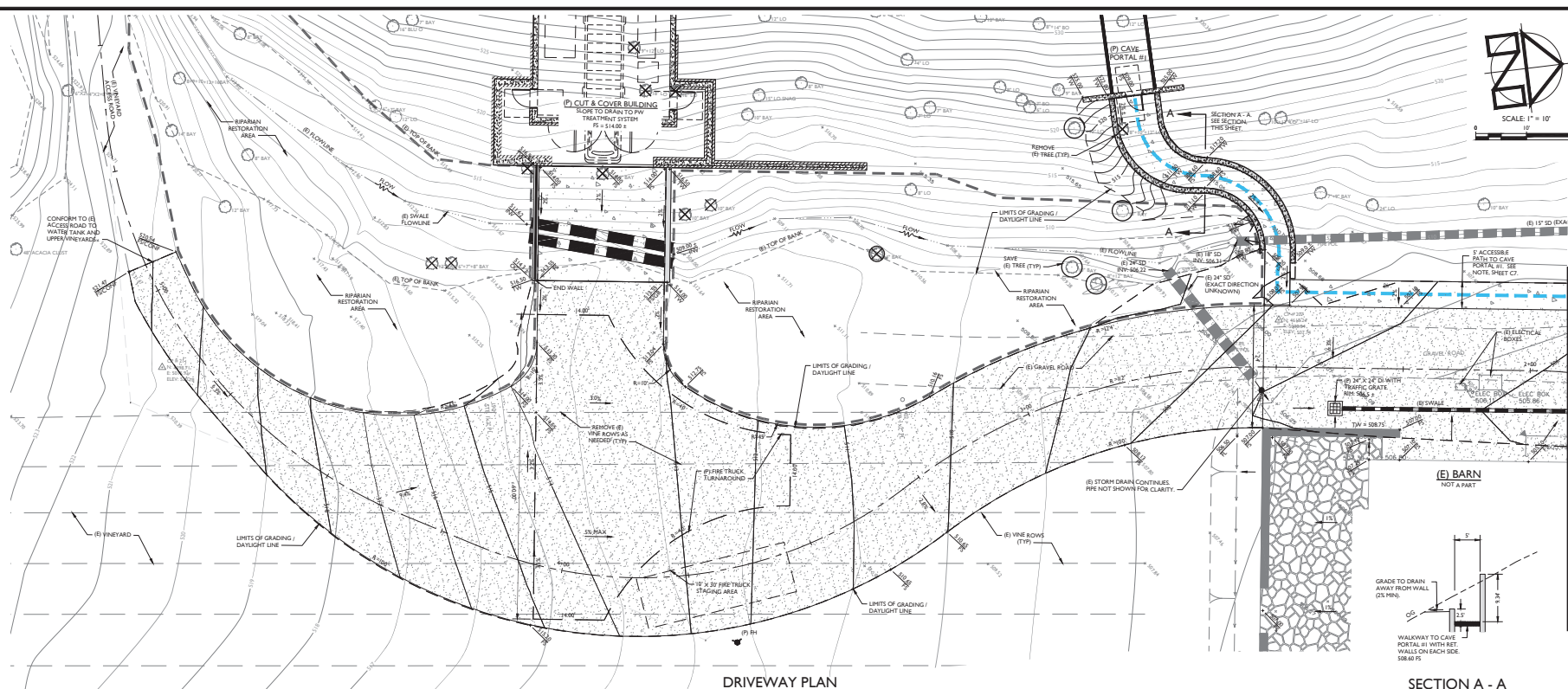
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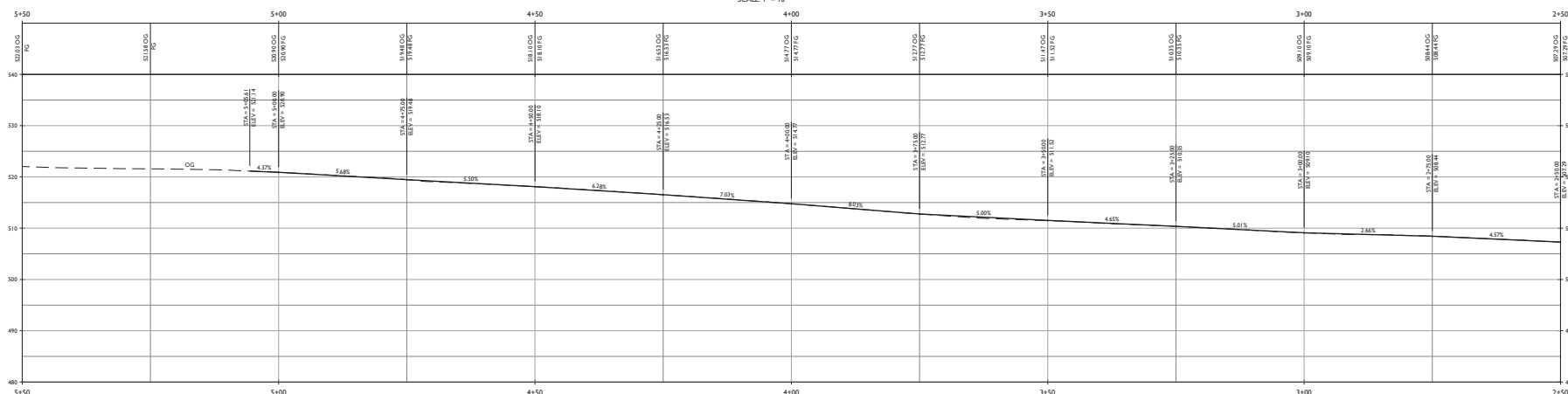
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SHEET NUMBER:

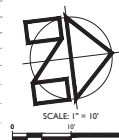
C7
OF



SECTION A - A
SCALE: 1" = 10'



DRIVEWAY PROFILE
STA 1+00 TO STA 3+80±
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



APPLIED
INCORPORATED
074 West Lincoln Avenue
Baja, CA 94538
(707) 320-4968 (707) 320-2395 Fax
www.appliedcivil.com

THE VINEYARD HOUSE WINERY

SEE CHALINE - SEE SHEET C/

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:

CHECKED BY:

DATE: _____

REVISIONS:	BY:
------------	-----

RESPONSE TO
COMMENTS

30 5/15/2021 3PM
PROJECT REVISIONS

11/29/2021 SMI
PROJECT REVISIONS

6/29/2022 SMI

--	--

10

00

JOB NUMBER:
10-130

90 10-130CONC_GRAD.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

108

OF

11

[illegible]

APPLIED
INCORPORATED
2074 West Lincoln Avenue
Napaa, CA 94558
(707) 320-4968 (707) 320-2395 Fax
www.appliedcivil.com

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
SPOILS DISPOSAL AREA



DRAWN BY:

CHECKED BY:

DATE: _____

REVISIONS:	BY:
------------	-----

8/30/2019
RESPONSE TO

COMMENTS

2 PROJECT REVISIONS

11/29/2021 SMI

PROJECT REVISIONS

6/29/2022 SMI

PROJECT REVISIONS

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1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

JOB NUMBER:

10-130

FILE:

10-130CONC_SPOILS.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

12

C9

OF

11

[illegible]

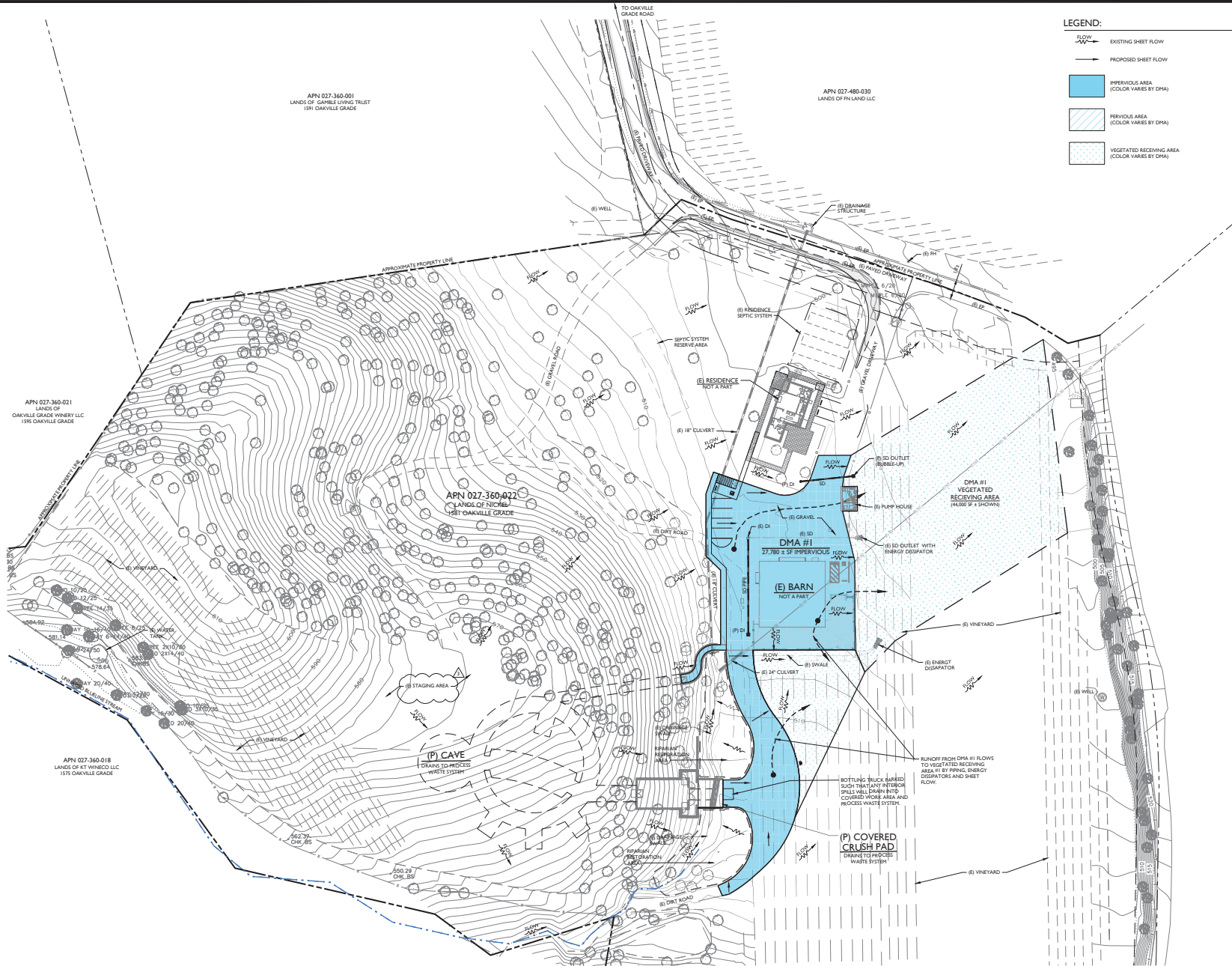
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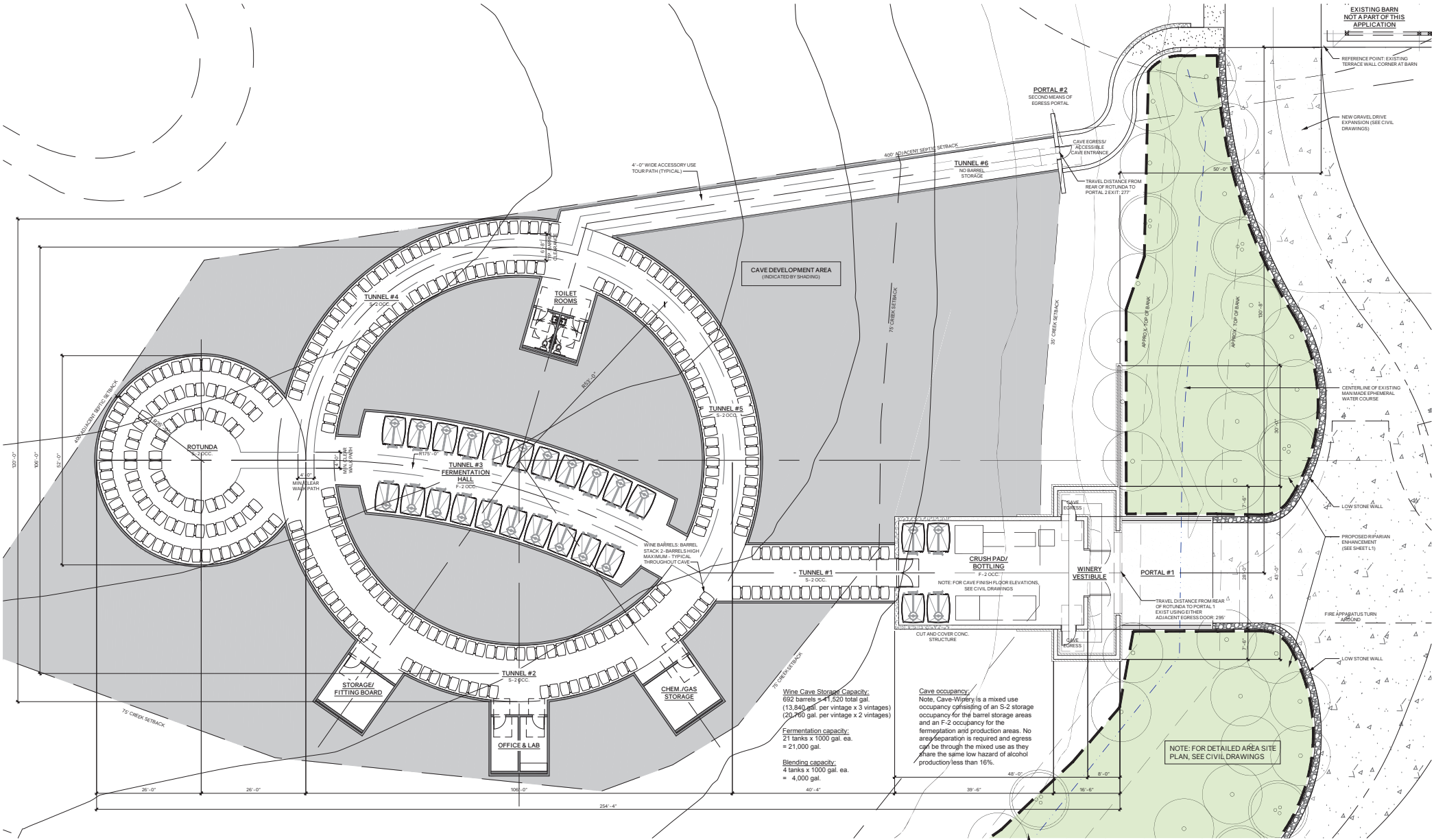


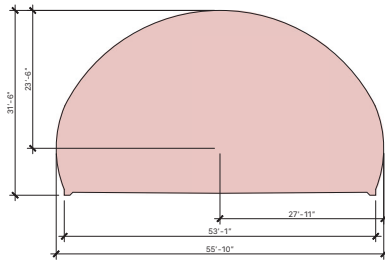
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CHECKED BY:		MRM
DATE:		JUNE 29, 2022
REVISIONS:		BY:
△	8/30/2019 RESPONSE TO COMMENTS	SMI
△	5/15/2021 PROJECT REVISIONS	SMI
△	11/29/2021 PROJECT REVISIONS	SMI
△	6/29/2022 PROJECT REVISIONS	SMI

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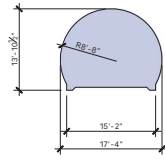
C10
OF
11



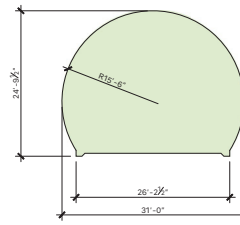




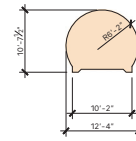
ROTUNDA SECTION



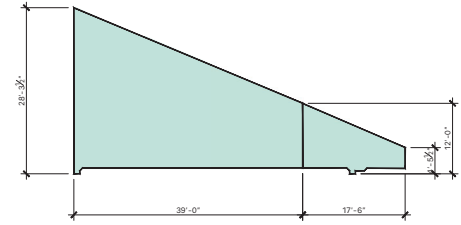
TUNNEL SECTION
197 SQ. FT. EXCAVATED FACE AREA



TUNNEL SECTION
636 SQ. FT. EXCAVATED FACE AREA

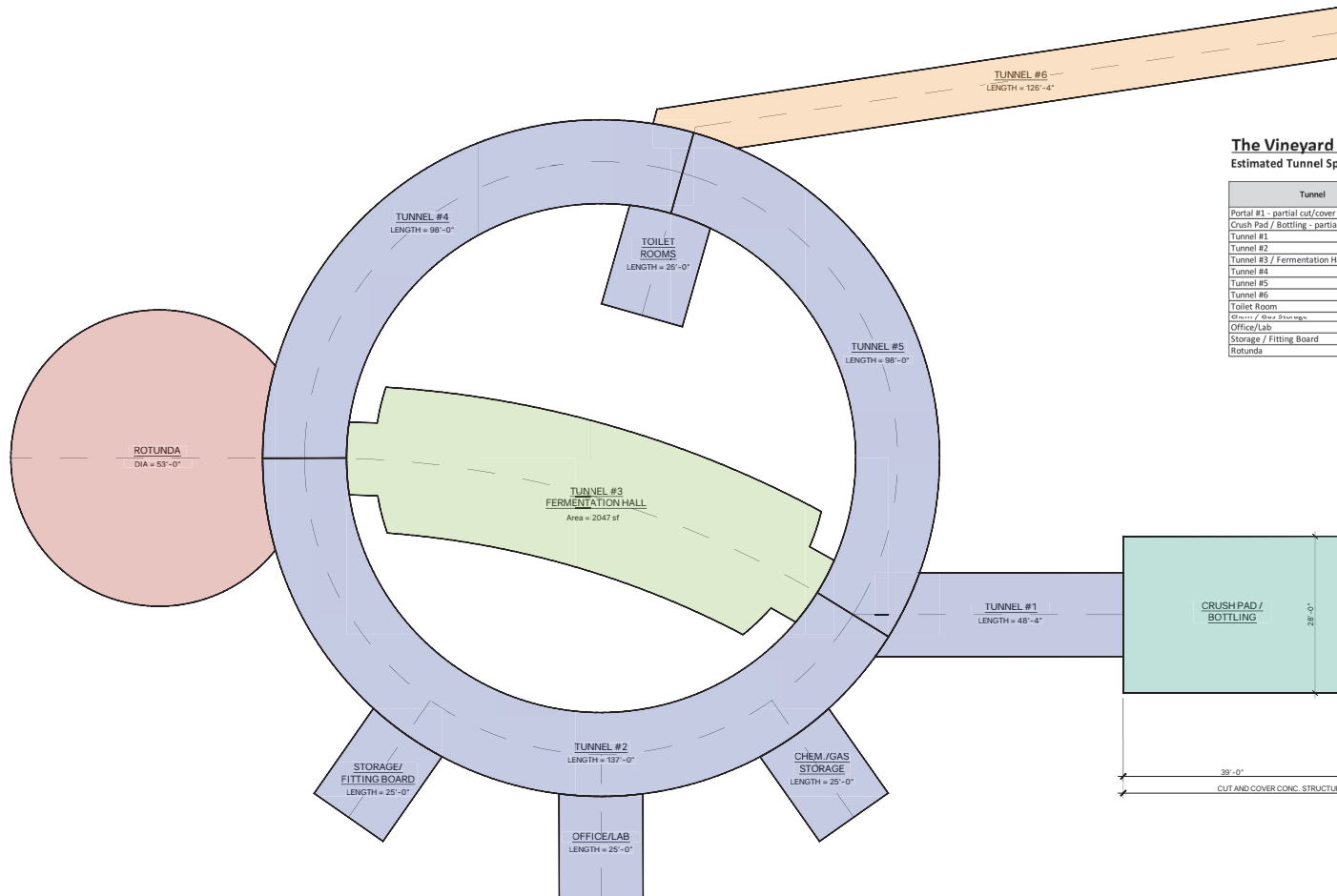


TUNNEL SECTION
106 SQ. FT. EXCAVATED FACE AREA



CUT/COVER SECTION
749 SQ. FT.
EXCAVATED FACE AREA

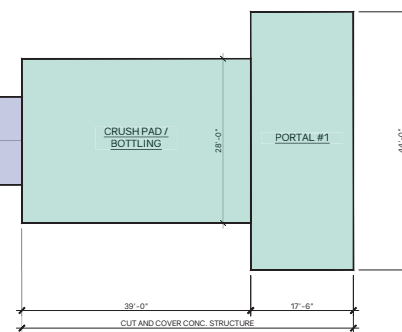
CUT/COVER SECTION
129 SQ. FT.
EXCAVATED FACE AREA

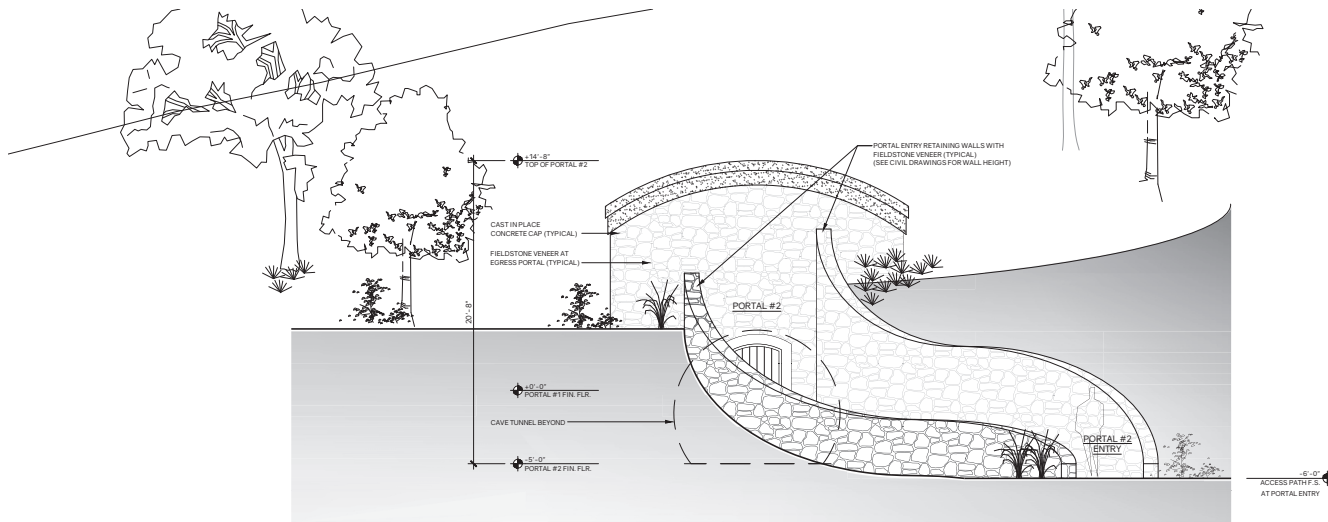


The Vineyard House Winery Estimated Tunnel Spoils Calculations

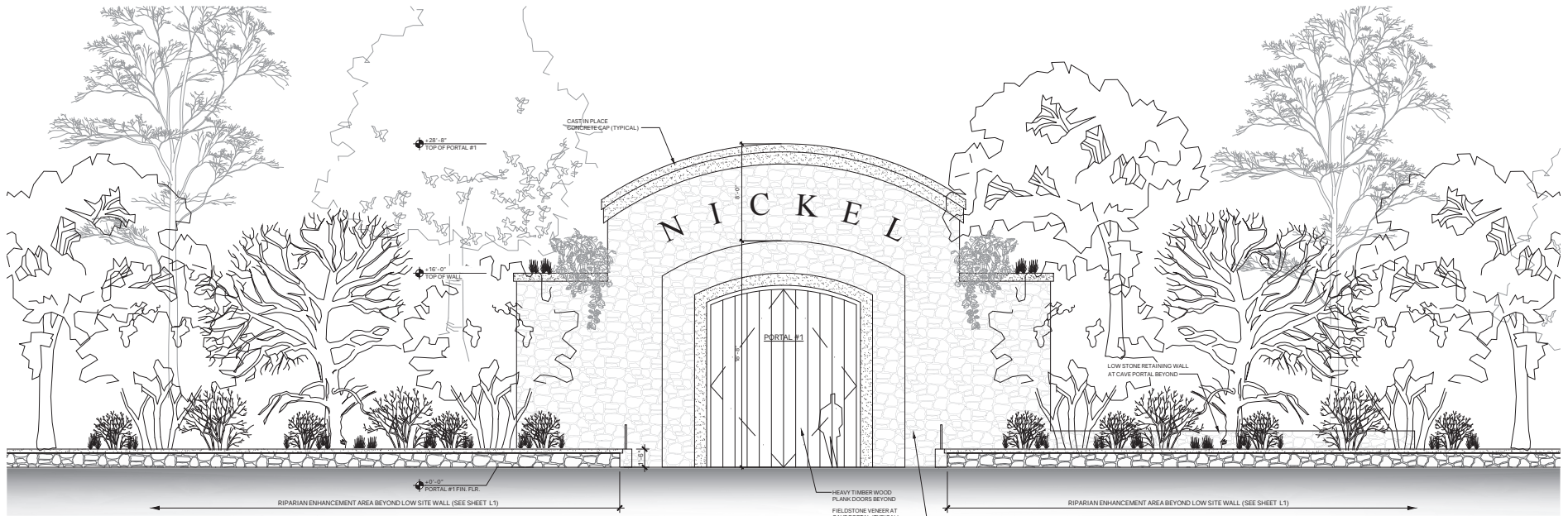
05/09/22

Tunnel	Approx. Width (ft)	Approx. Length (ft)	Excavated Face Area (sf)	Base Radius	Approx. Height	Cubic Feet	Cubic Yards
Portal #1 - partial cut/cover	17.5	44.0	253	7.9	varies	11,132	412
Crush Pad / Bottling - partial cut/cover	28.0	39.0	624	14.0	varies	24,386	901
Tunnel #1	17.3	48.3	197	8.7	14.0	9,521	353
Tunnel #2	17.3	137.0	197	8.7	14.0	26,989	1,000
Tunnel #3 / Fermentation Hall	31.0	103.5	636	15.5	24.8	65,826	2,438
Tunnel #4	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #5	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #6	12.3	126.3	106	6.2	10.6	13,391	496
Toilet Room	17.3	26.0	197	8.7	14.0	5,122	190
Office / Lab Storage	17.3	25.0	197	8.7	14.0	4,925	182
Office/Lab	17.3	25.0	197	8.7	14.0	4,925	182
Storage / Fitting Board	17.3	25.0	197	8.7	14.0	4,925	182
Rotunda	53.0	53.0	n/a	27.9	31.5	57,530	2,131
Total Cubic Yards						9,898	
Raw Spoils Volume (cy)						9,898	
Bulking Factor (%)						40%	
Bulking Factor (cy)						3,959	
Estimated Spoils Volume (cy)						13,857	

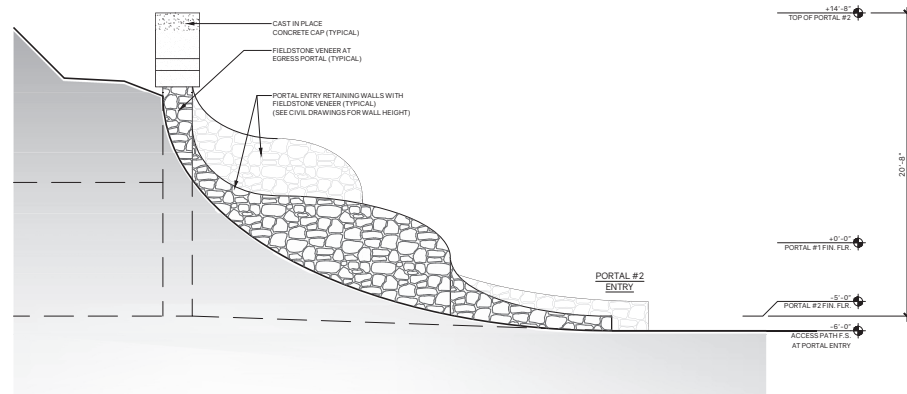




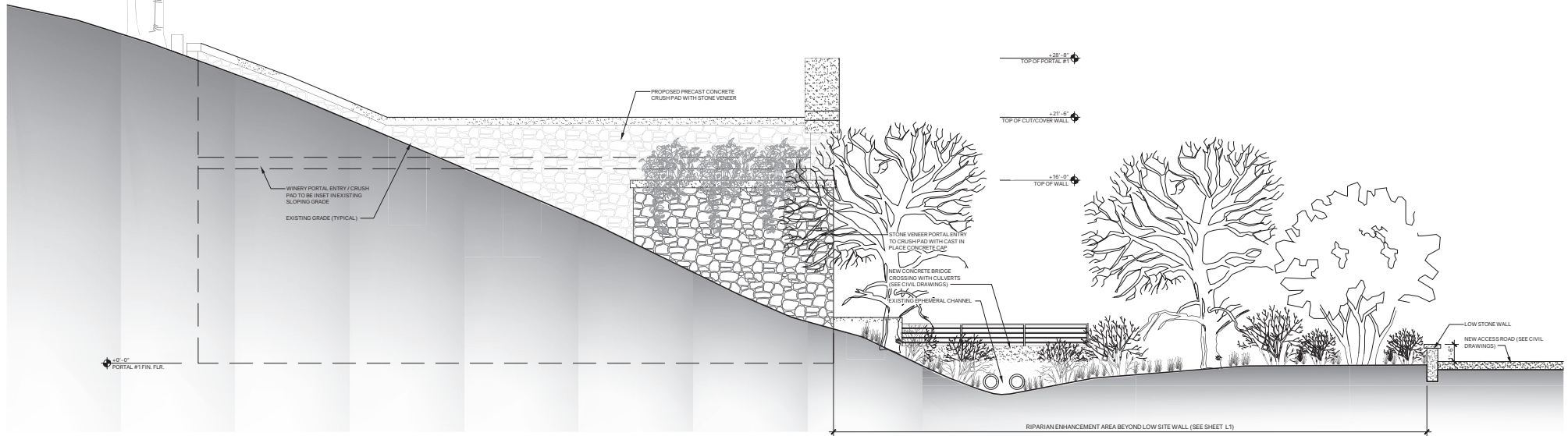
PORTAL #2 - FRONT ELEVATION



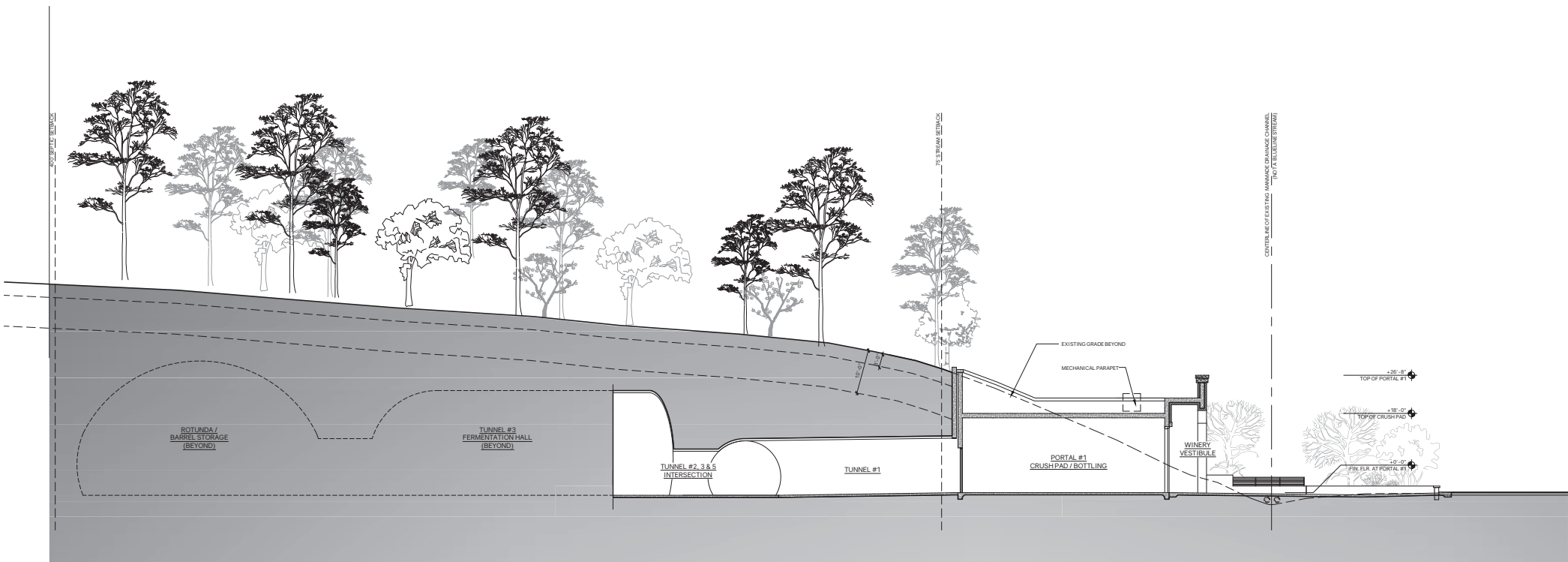
PORTAL #1 - FRONT ELEVATION

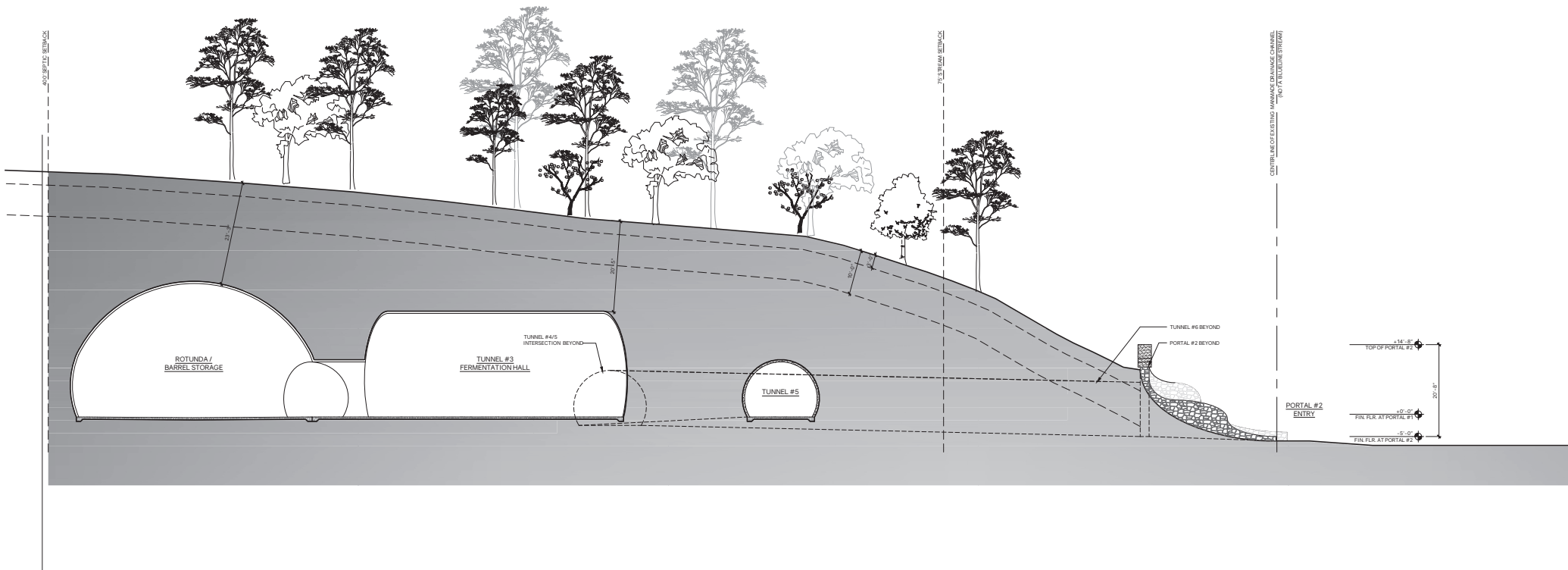


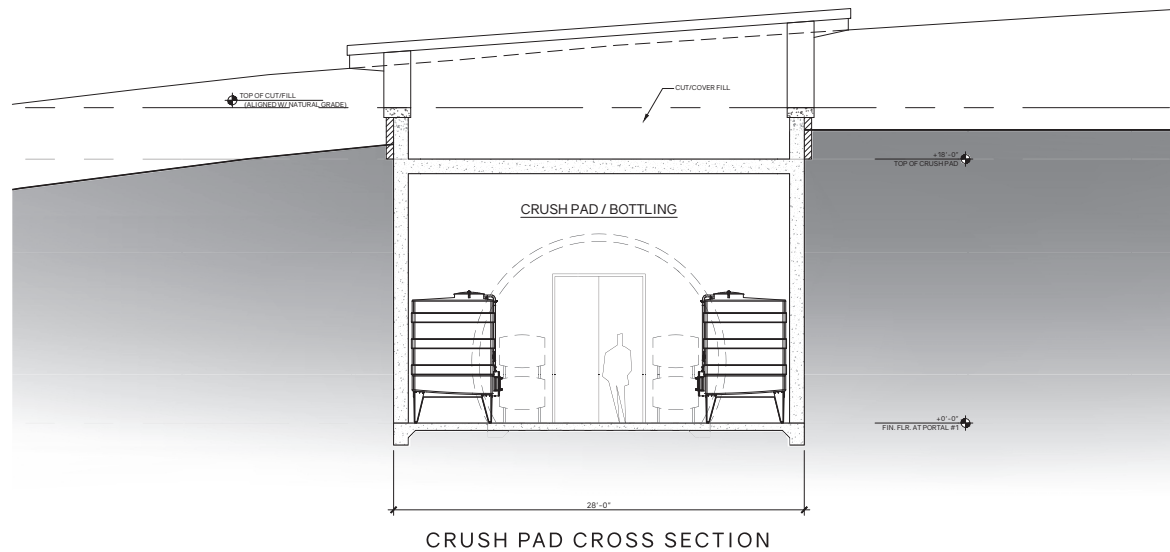
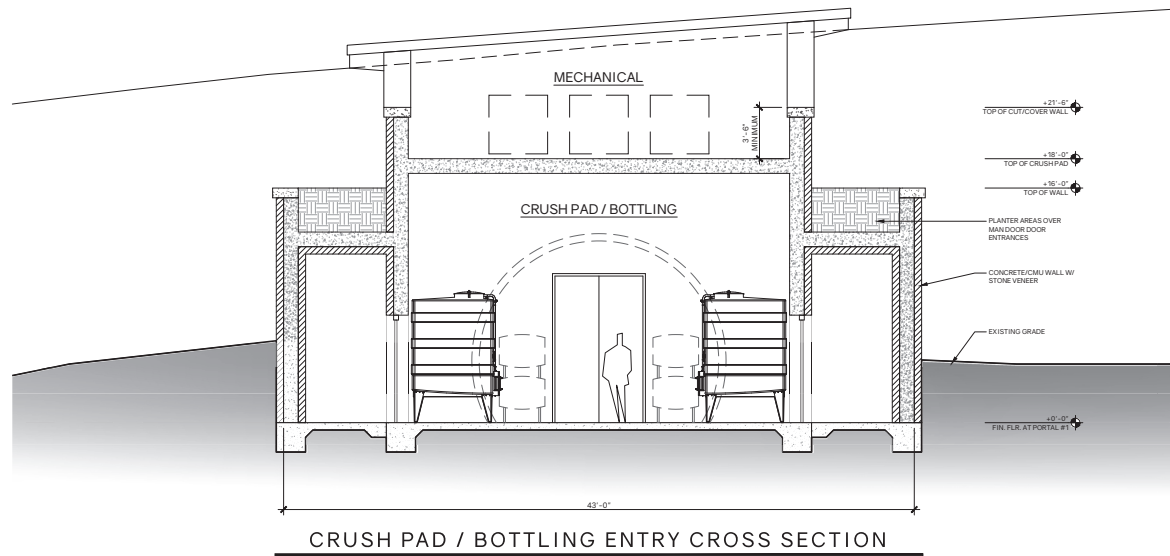
PORTAL #2 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)

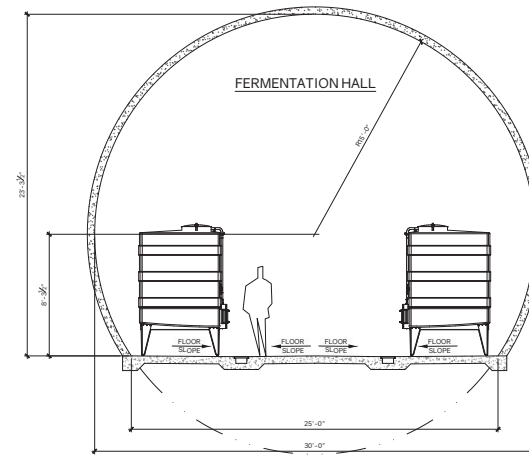


PORTAL #1 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)

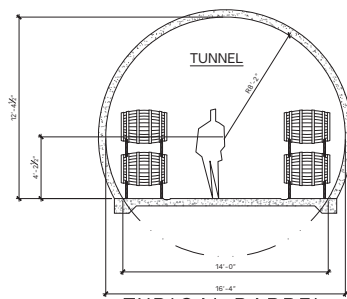




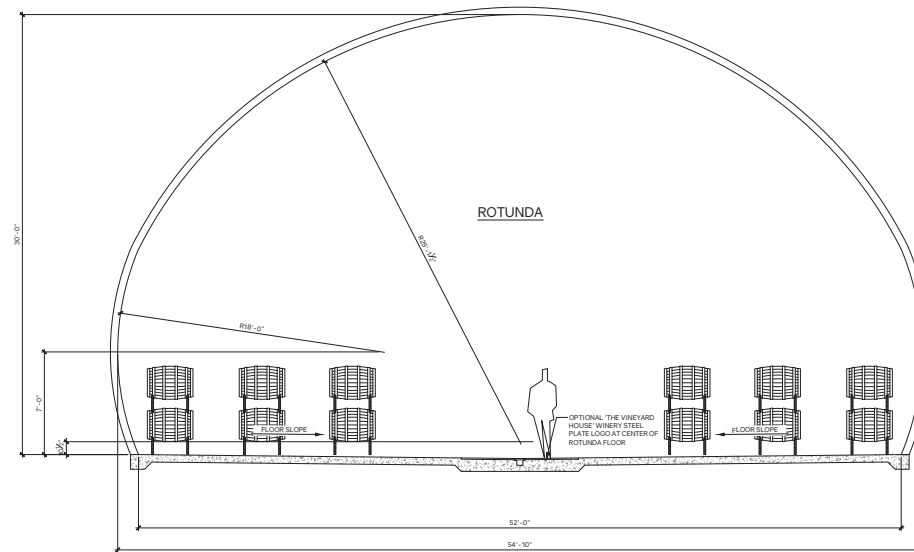




FERMENTATION HALL CROSS SECTION



TYPICAL BARREL
STORAGE TUNNEL CROSS SECTION



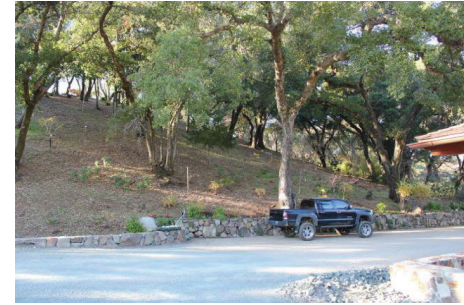
ROTUNDA / BARREL ROOM CROSS SECTION



① --



② --



③ --



④ --



⑤ --



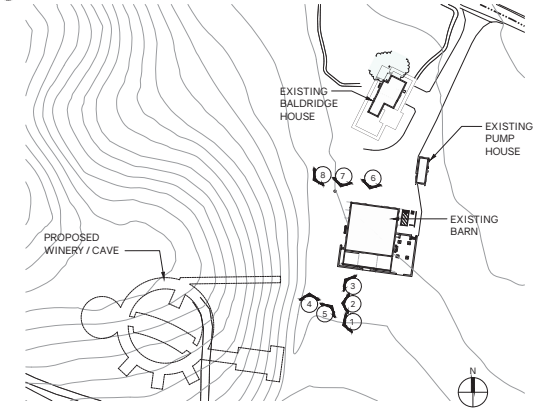
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⑦ --

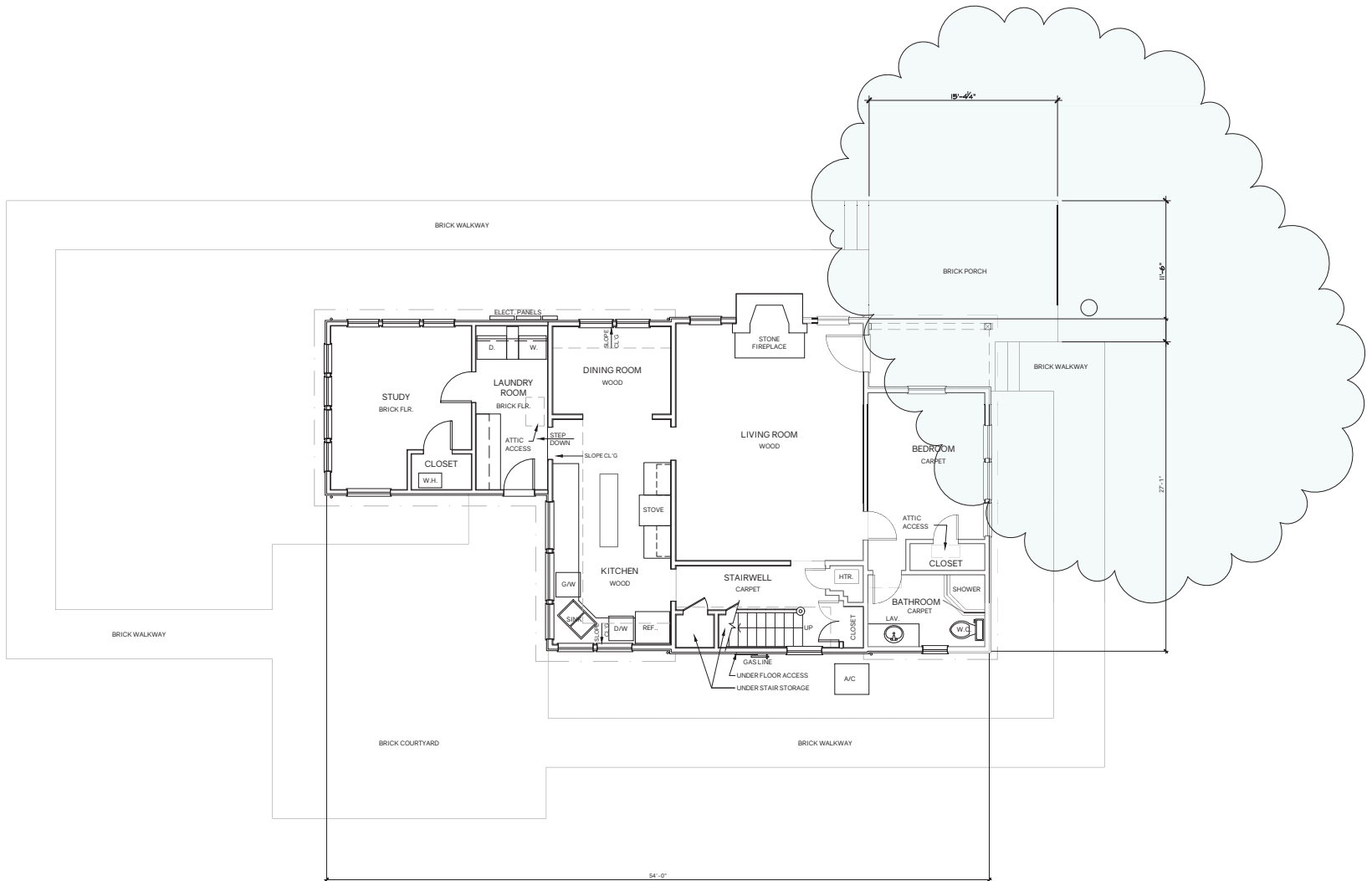


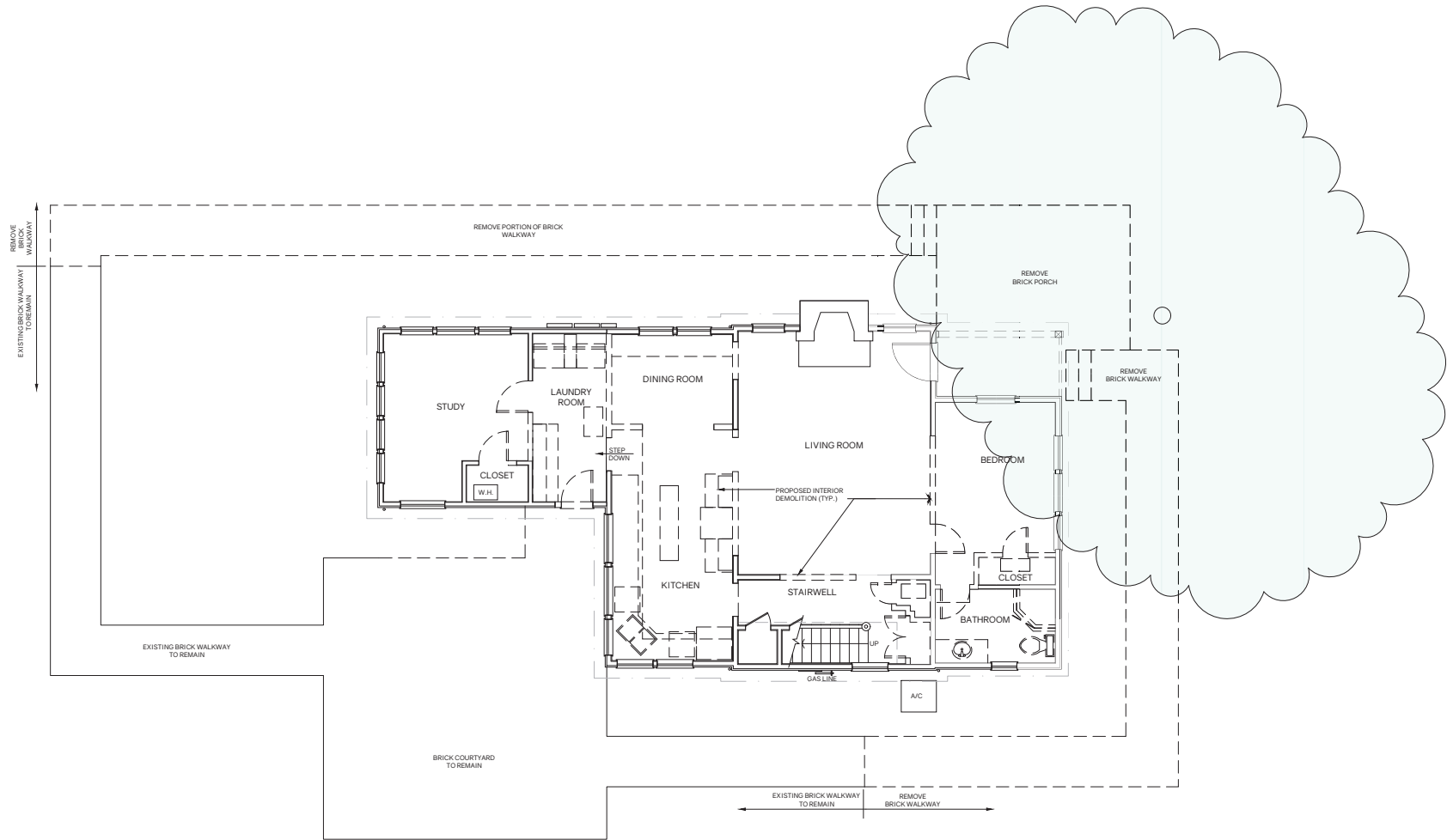
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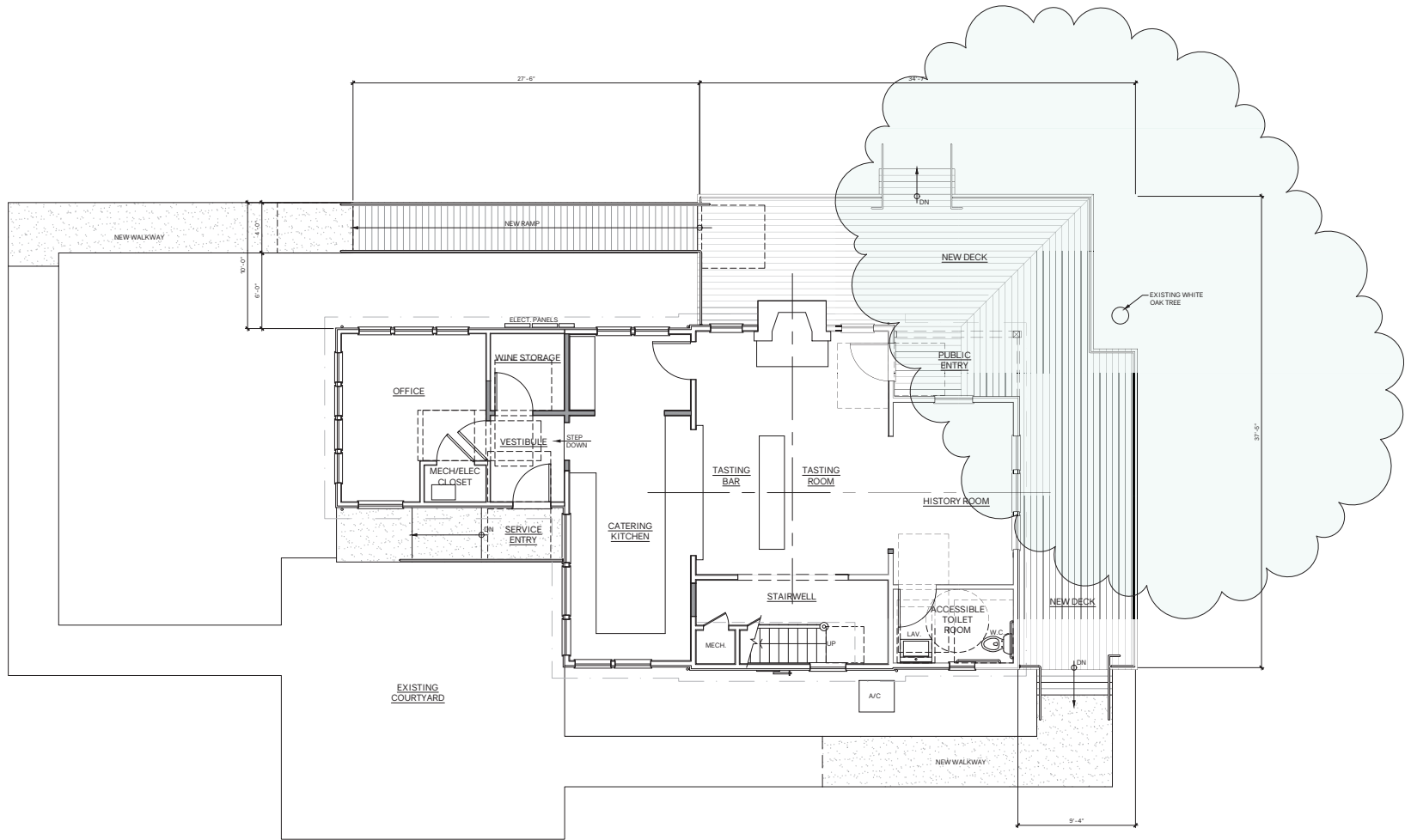


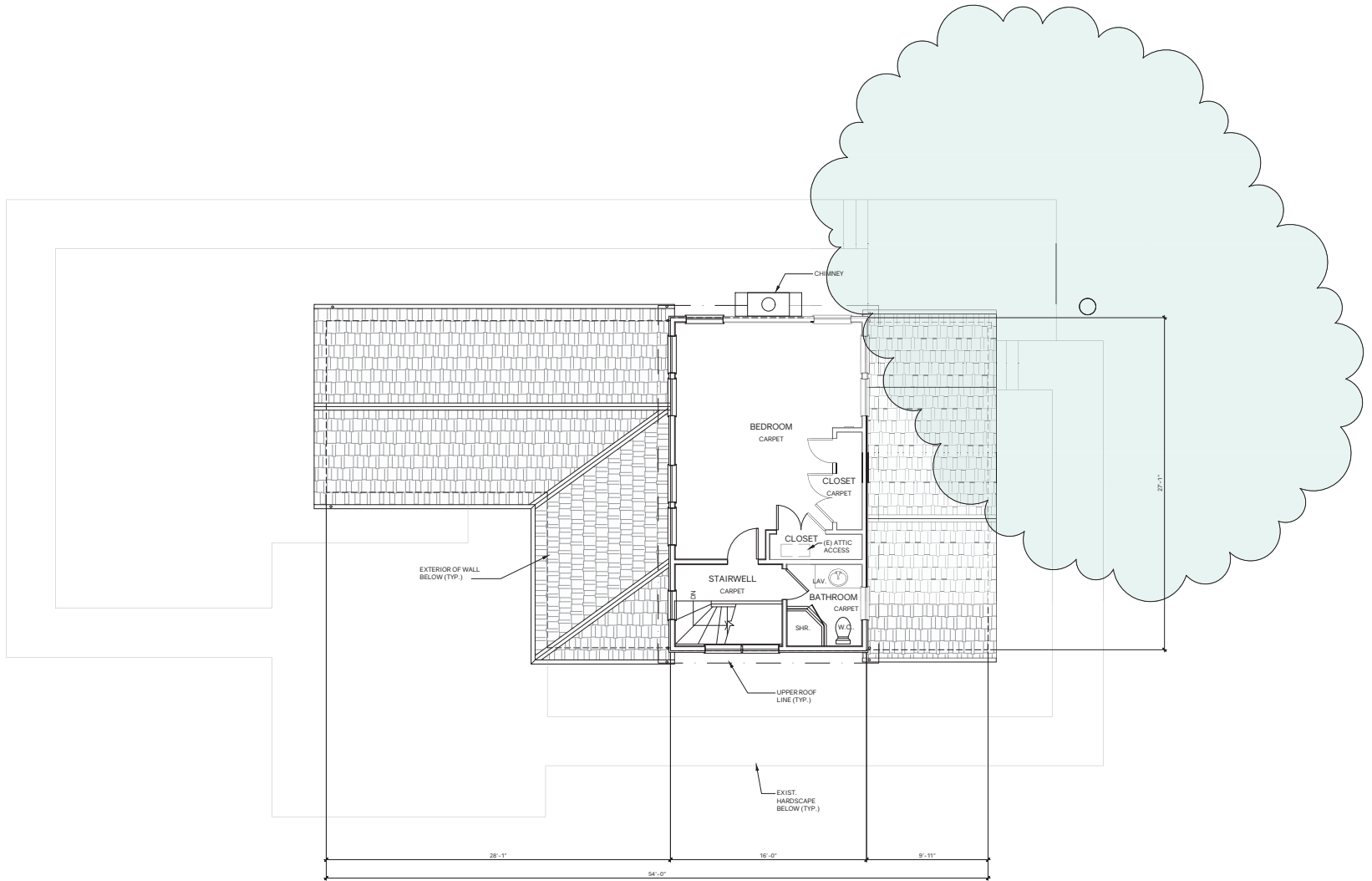
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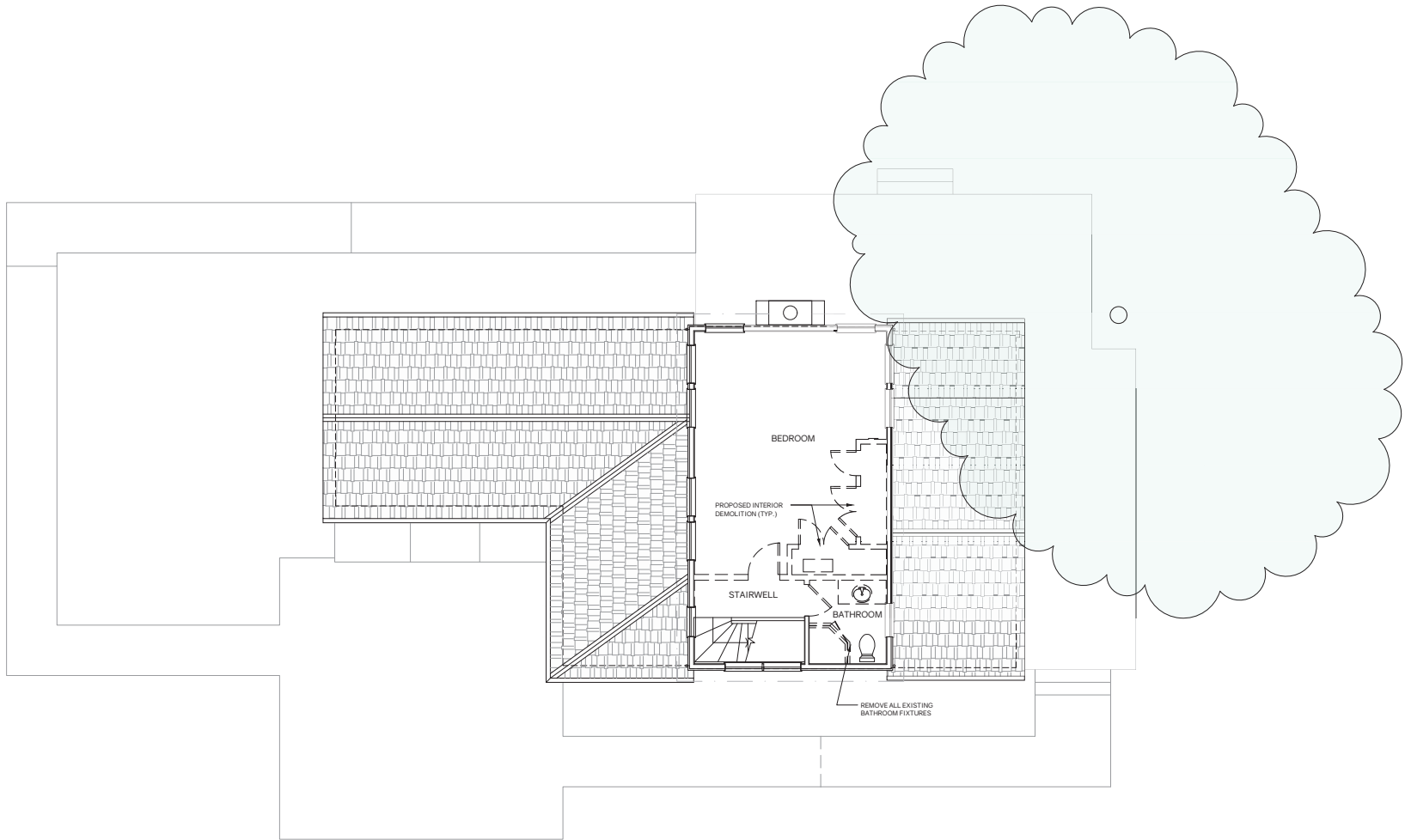
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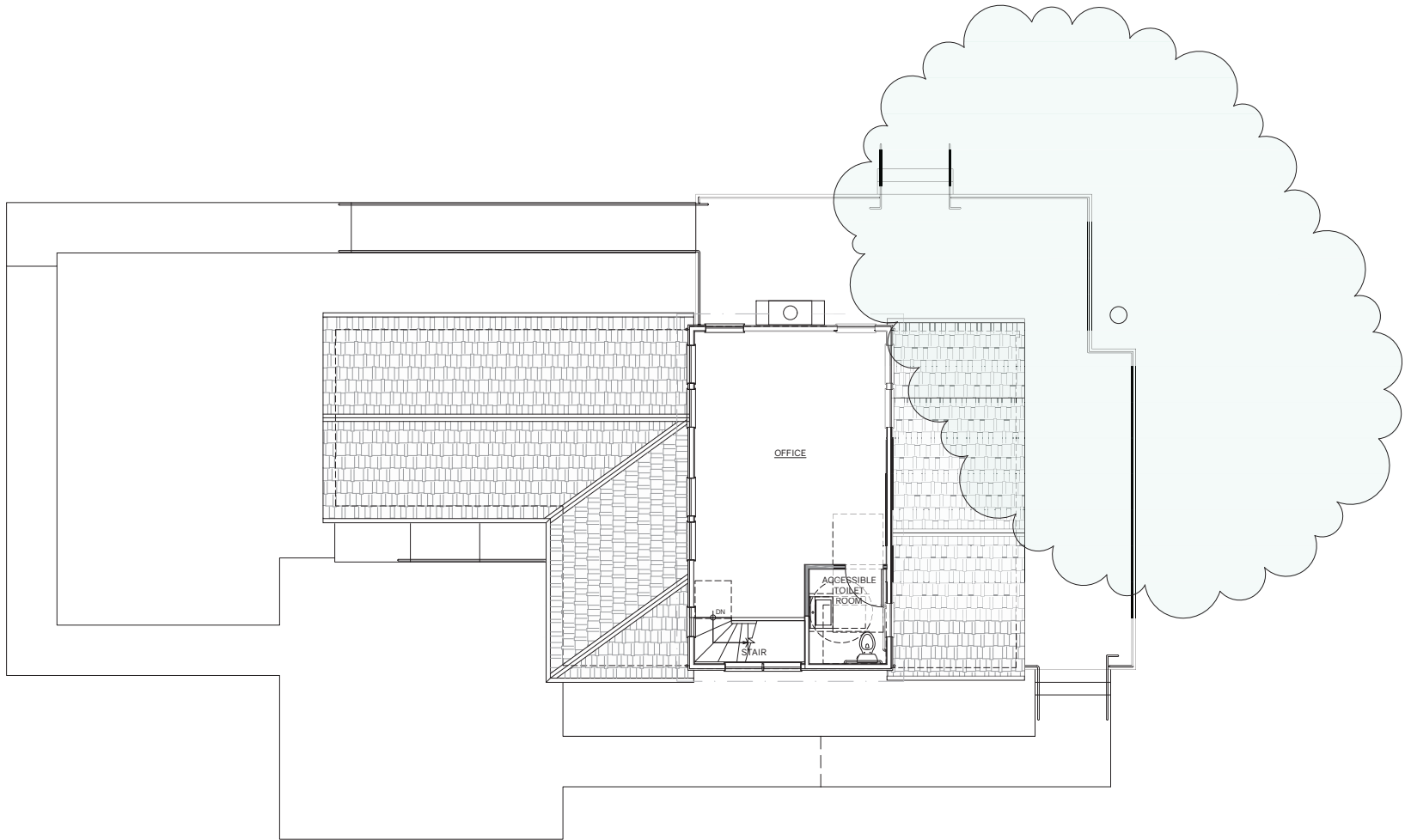


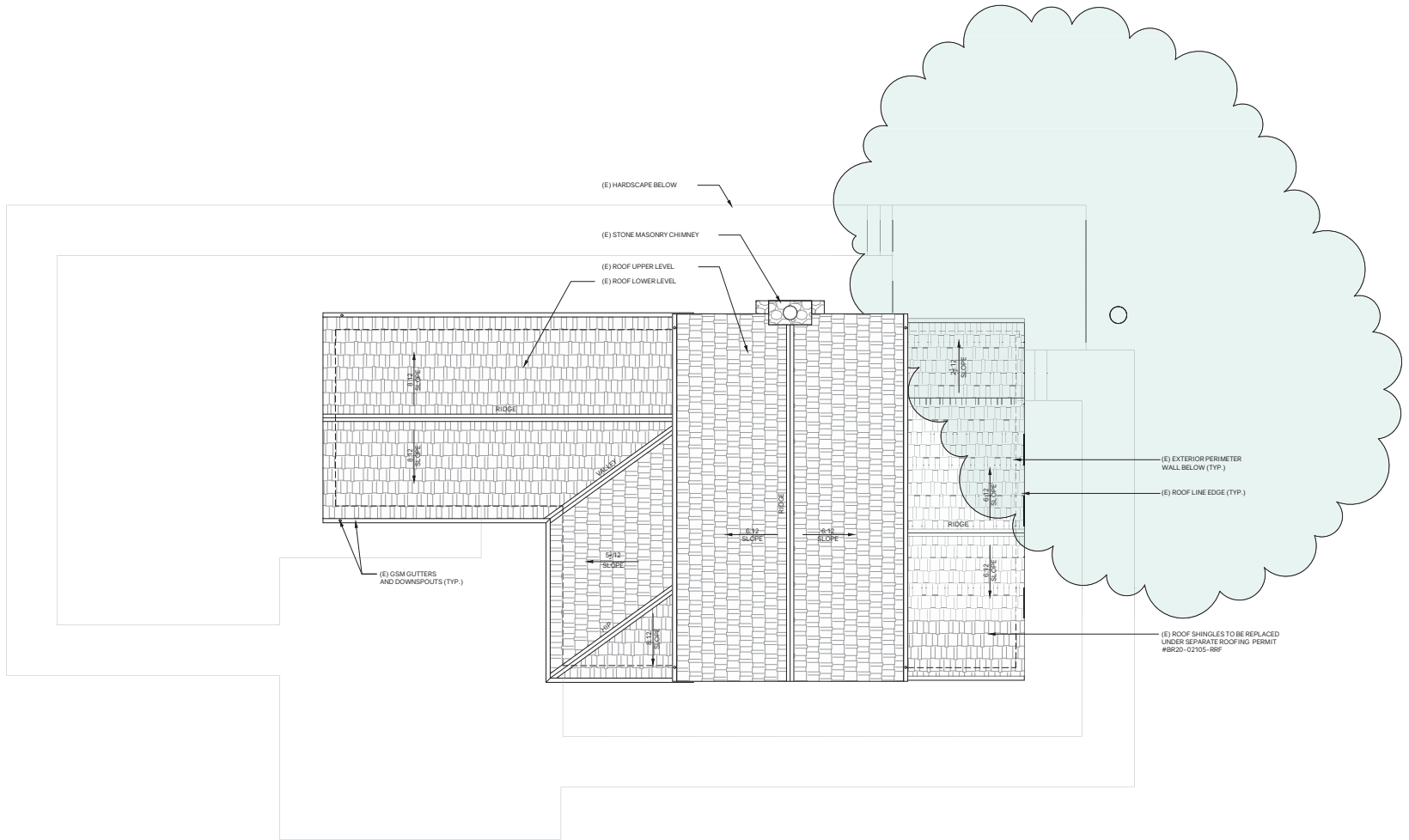














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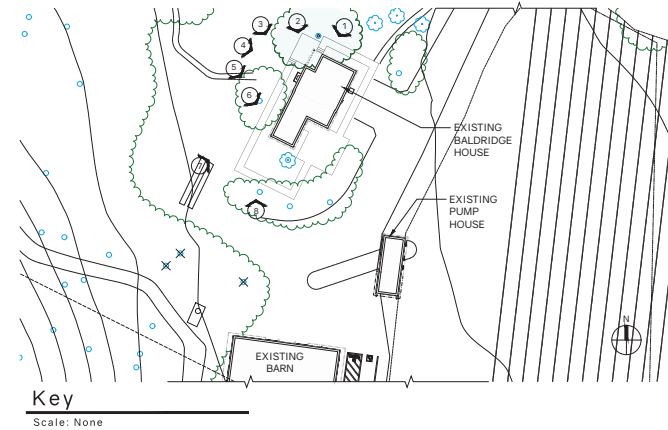
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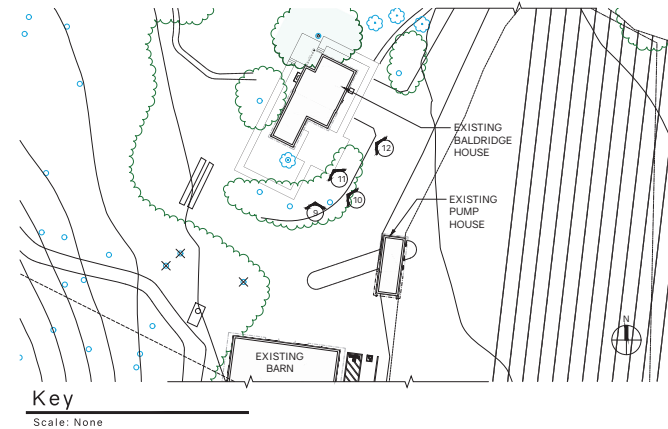
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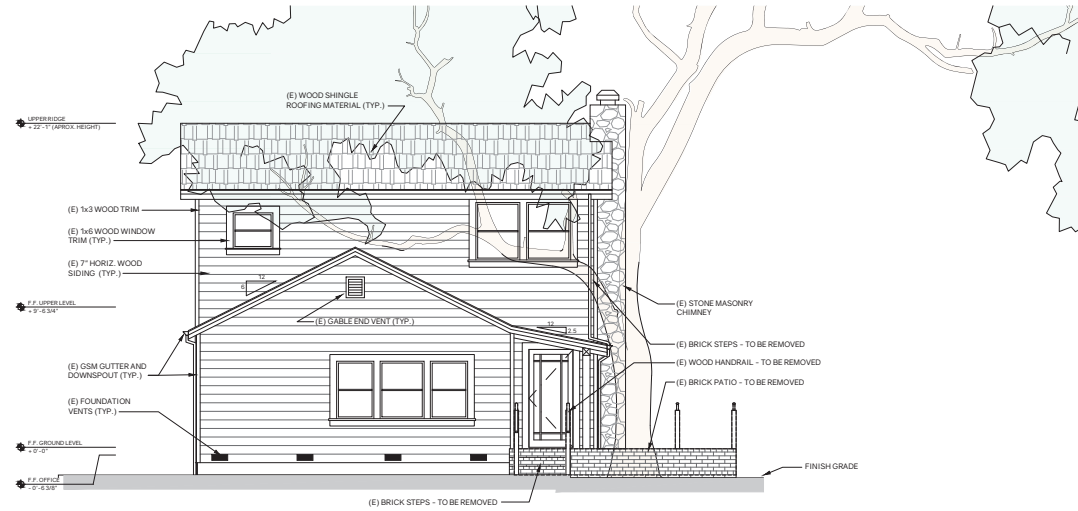


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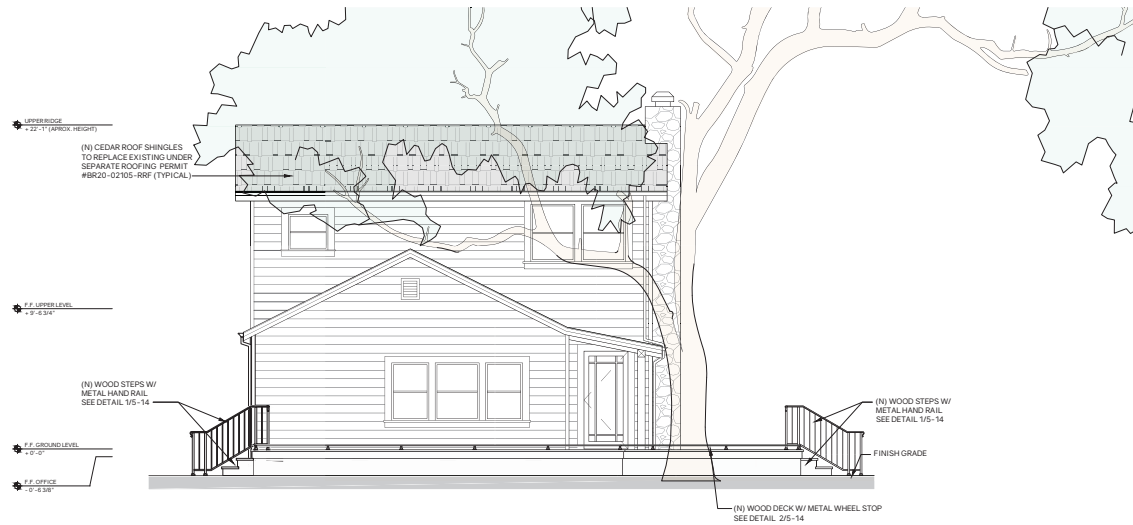


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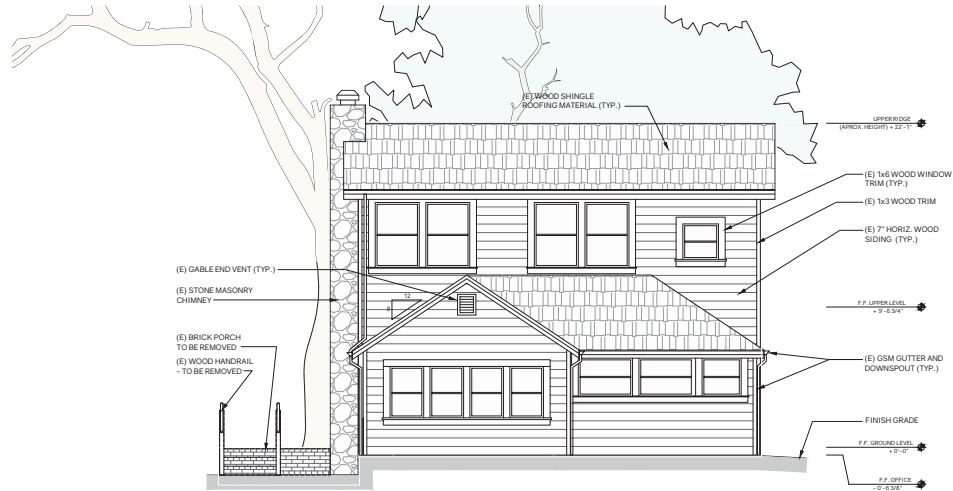




EXISTING EXTERIOR - FRONT VIEW (NORTH)



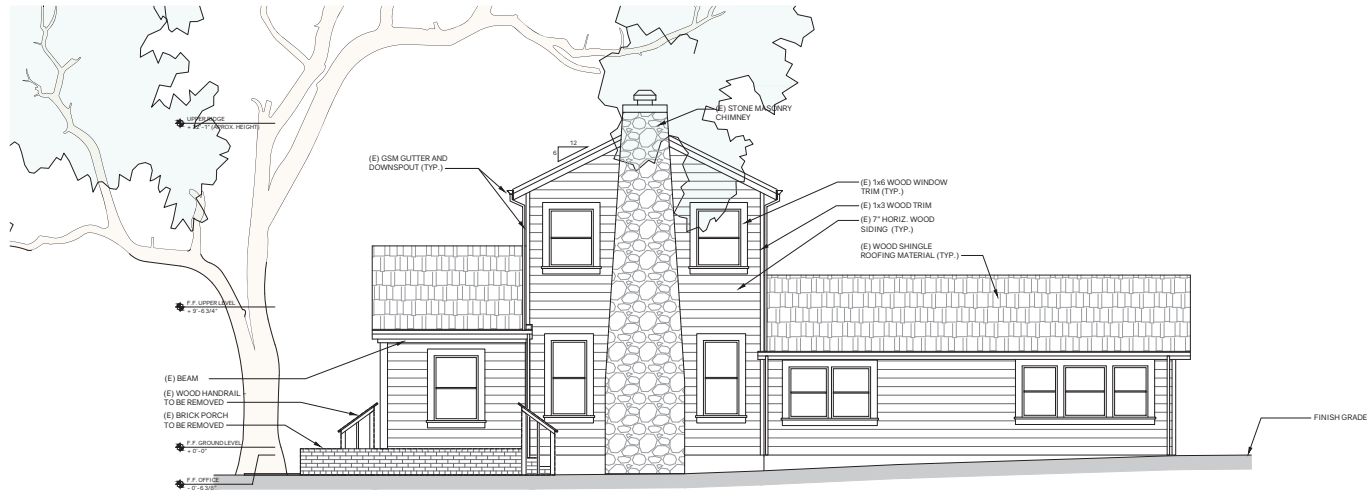
PROPOSED EXTERIOR - FRONT VIEW (NORTH)



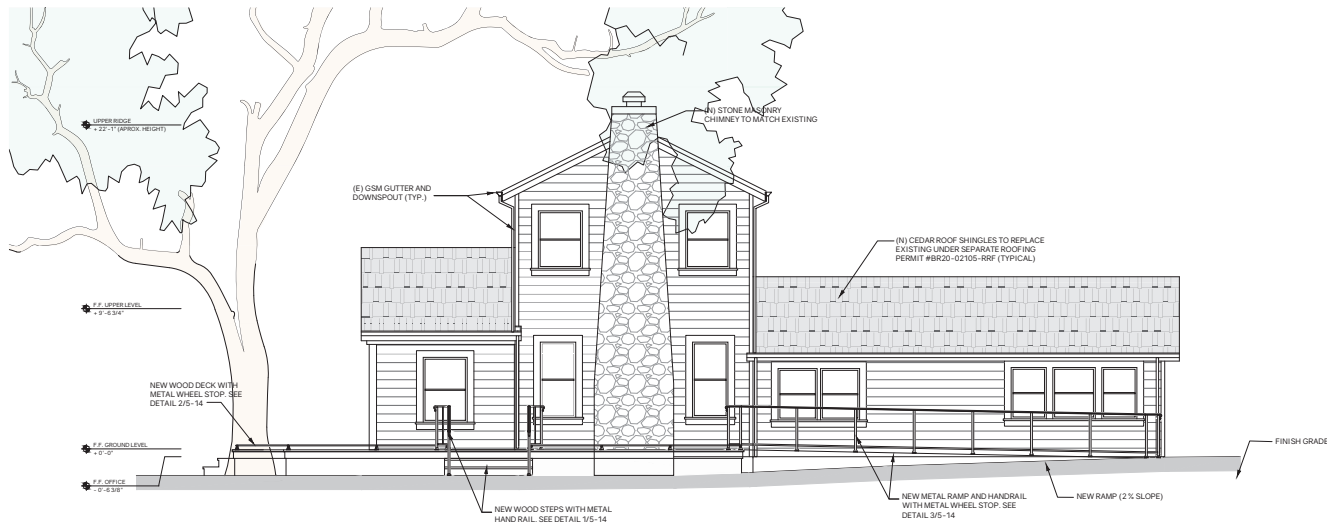
EXISTING EXTERIOR - REAR VIEW (SOUTH)



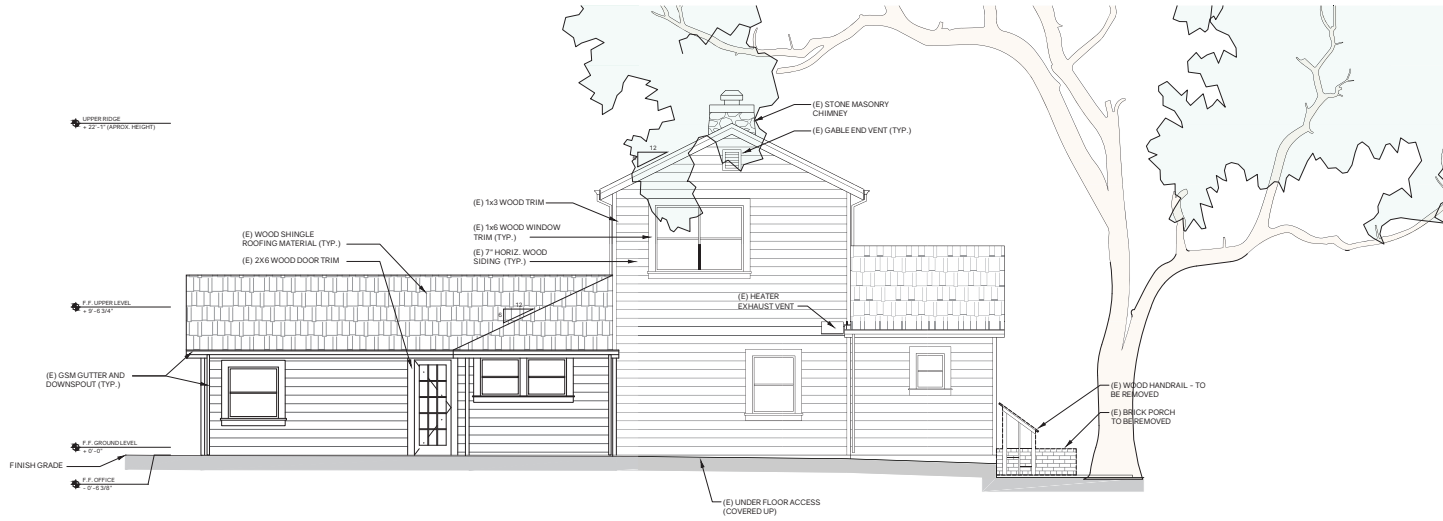
PROPOSED EXTERIOR - REAR VIEW (SOUTH)



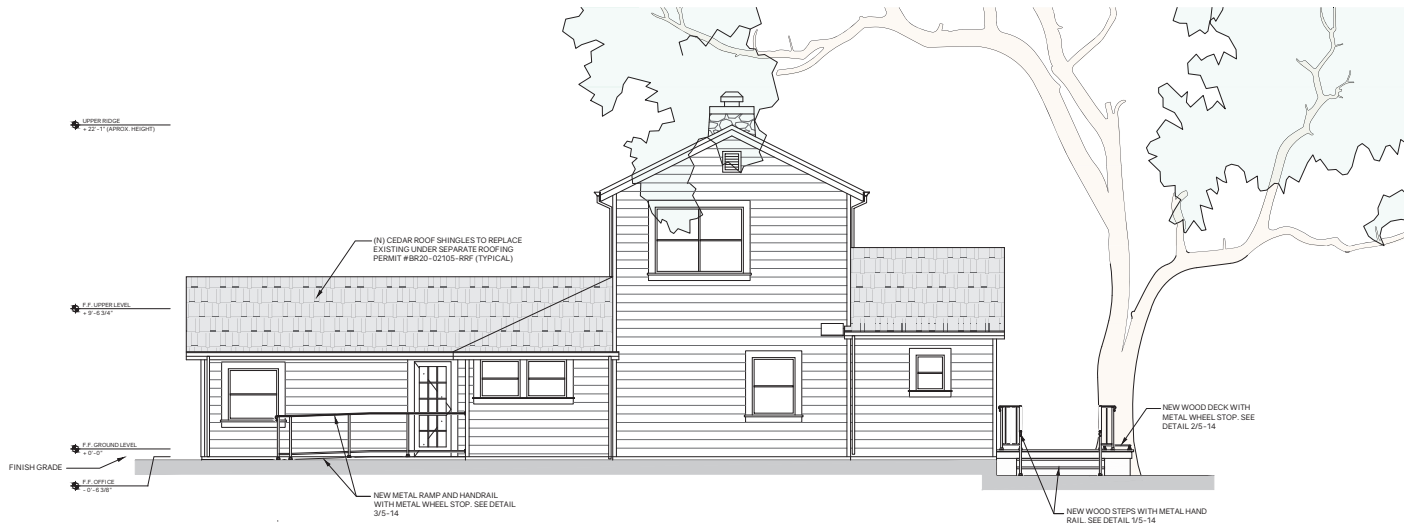
EXISTING EXTERIOR - SIDE VIEW (WEST)



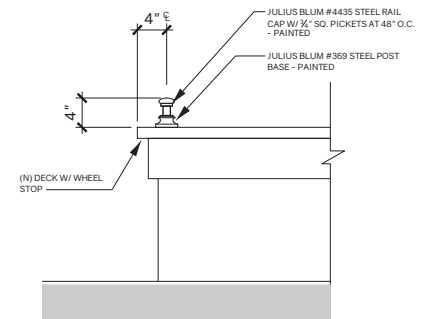
PROPOSED EXTERIOR - SIDE VIEW (WEST)



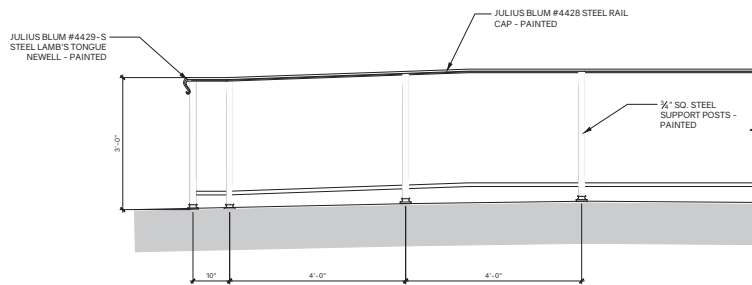
EXISTING EXTERIOR - SIDE VIEW (EAST)



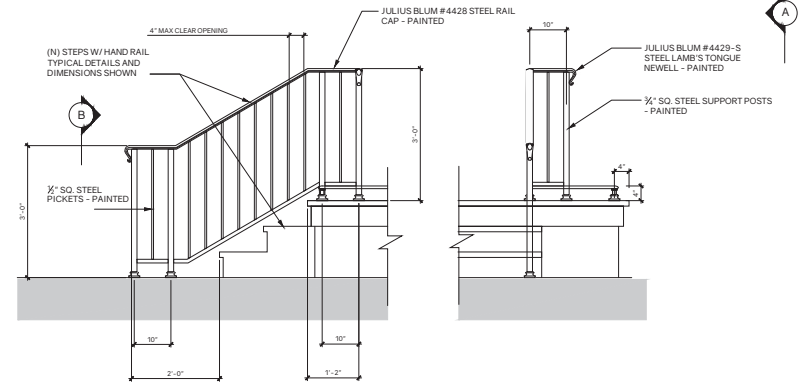
PROPOSED EXTERIOR - SIDE VIEW (EAST)



2 DECK WHEEL STOP
SCALE: 1 1/2" = 1'-0"



3 RAMP DETAIL
SCALE: 3/4" = 1'-0"



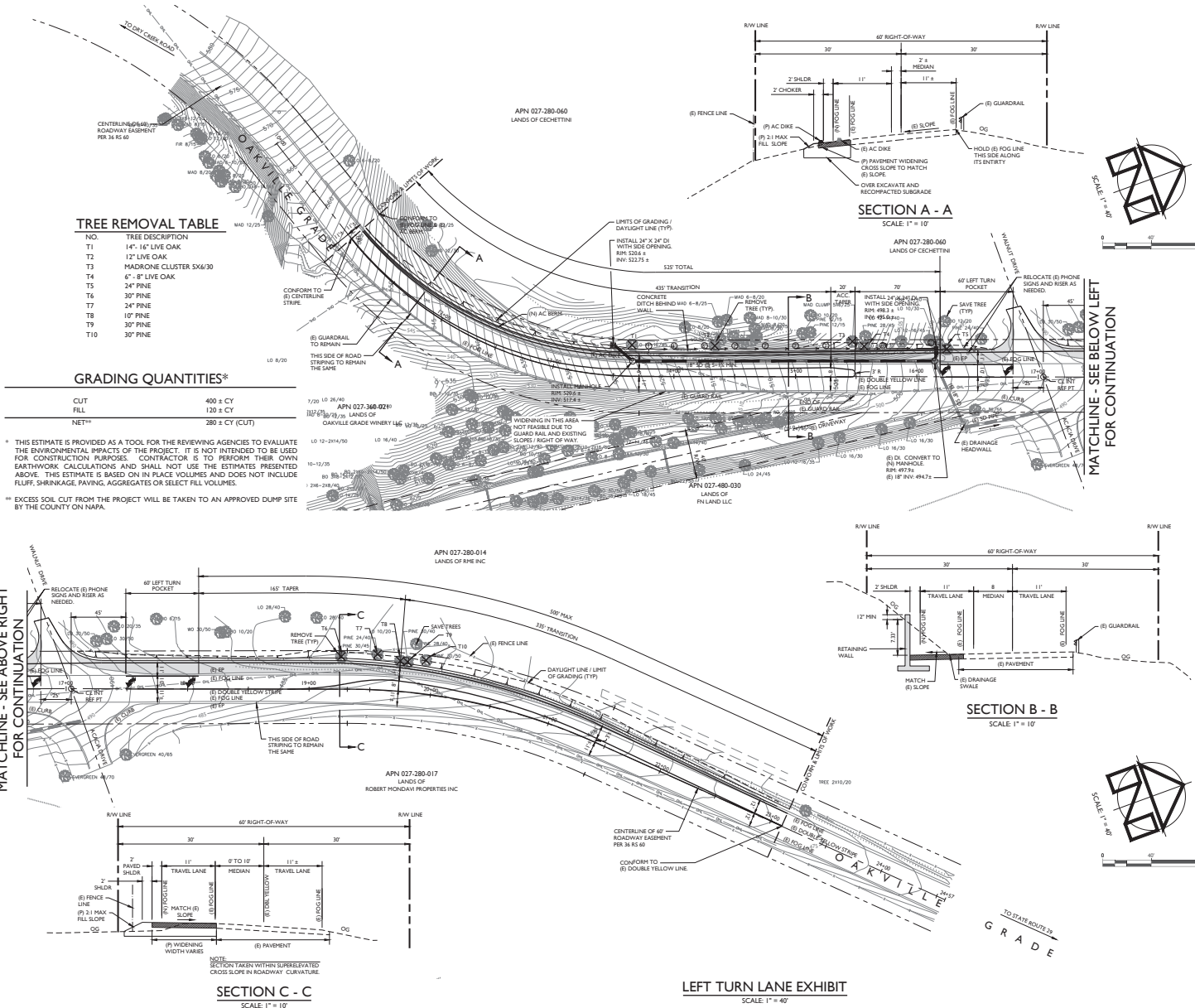
A SIDE VIEW

B FRONT VIEW

1 STAIR HANDRAIL
SCALE: 3/4" = 1'-0"

THE VINEYARD HOUSE WINERY

LEFT TURN LANE EXHIBIT - MODIFIED VERSION



LOCATION MAP
SCALE: 1" = 2,000'

PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
JEREMY J. NICKEL
1581 OAKVILLE GRADE
NAPA, CA 94558
SITE ADDRESS:
1581 OAKVILLE GRADE
NAPA, CA 94558

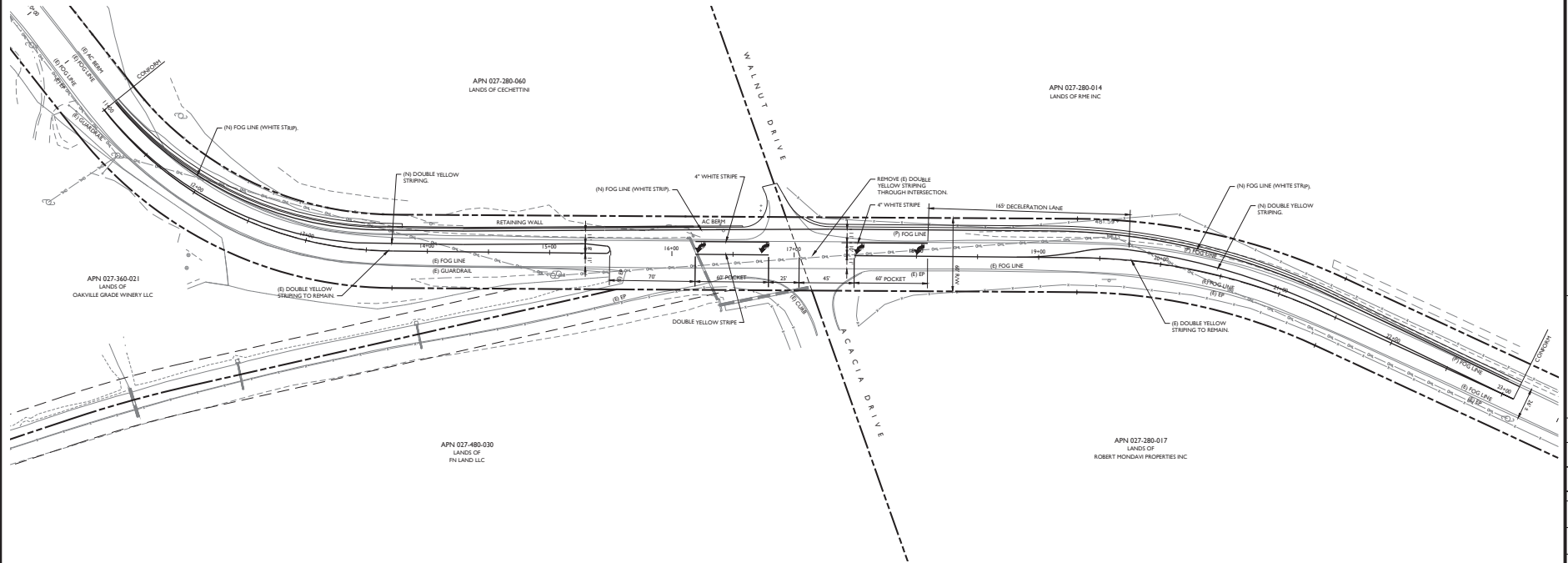
SHEET INDEX:
C1 LEFT TURN LANE EXHIBIT
C2 STRIPING PLAN EXHIBIT

- NOTES:**
- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF NICKEL'S" PREPARED BY ALBION SURVEYS, INC., DATED JUNE, 2015. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
 - CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
 - VERTICAL DATUM: ASSUMED
 - THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 - CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY AT-RISK MONUMENTS SHALL BE IDENTIFIED BY A PRE-CONSTRUCTION CORNER RECORD SUBMITTED TO THE COUNTY SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRE AND POST CONSTRUCTION CORNER RECORDS SHALL BE PREPARED AS NEEDED TO PERPETUATE LOCATIONS THAT ARE AT RISK DUE TO PROJECT ACTIVITIES. ALL WORK TO BE PERFORMED BY A LICENSED SURVEYOR. MONUMENTS AND MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED SUBJECT TO THE PROVISIONS OUTLINED ABOVE AT THE CONTRACTOR'S EXPENSE.
 - ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.

ABBREVIATIONS:

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	OC	ON CENTER
AP	ANGLE POINT	OD	OUTSIDE DIAMETER
BTH	BOTTOM	OG	ORIGINAL GRADE
CONF	CONFORM	(P)	PROPOSED
CP	CONTROL POINT	PC	POINT OF CURVATURE
DCV	DOUBLE CHECK VALVE	PCC	PORTLAND CEMENT CONCRETE
DI	DROP INLET	PL	PROPERTY LINE
DS	DOWN SPOT	PT	POINT OF TANGENCY
EXIST	EXISTING	PVC	POLYVINYL CHLORIDE
ELEV	ELEVATION	RSV	PROCESS WASTE
EP	EDGE OF PAVEMENT	PWCO	PROCESS WASTE CLEANOUT
EOC	EDGE OF CONC RETE	SD	STORM DRAIN
FUTURE	FUTURE	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SF	SQUARE FEET
FG	FINISH GRADE	SHLDR	SHOULDER
FL	FLOW LINE	SS	SANITARY SEWER
FS	FINISH SURFACE	SSCO	SANITARY SEWER CLEANOUT
FSR	FIRE SPRINKLER RISER	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	TC	TOP FACE OF CURB
GM	GAS METER	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
INV	INVERT	WM	WATER METER
IPS	IRON PIPE SIZE	WV	WATER VALVE
IRR	IRRIGATION	XPM	TRANSFORMER





STRIPING PLAN EXHIBIT
SCALE: 1" = 40'

APPLIED

INCORPORATED
2140 Jefferson Street, Suite 210
Napa, CA 94559
(707) 226-4968 | www.appliedcivil.com

THE VINEYARD HOUSE WINERY

STRIPING PLAN EXHIBIT

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY: SM

CHECKED BY: MBM

DATE: OCTOBER 4, 2024

REVISIONS: BY:

JOB NUMBER:
16-130

FILE:
16-130EXH.LTLSTRIPING.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C2

OF

2