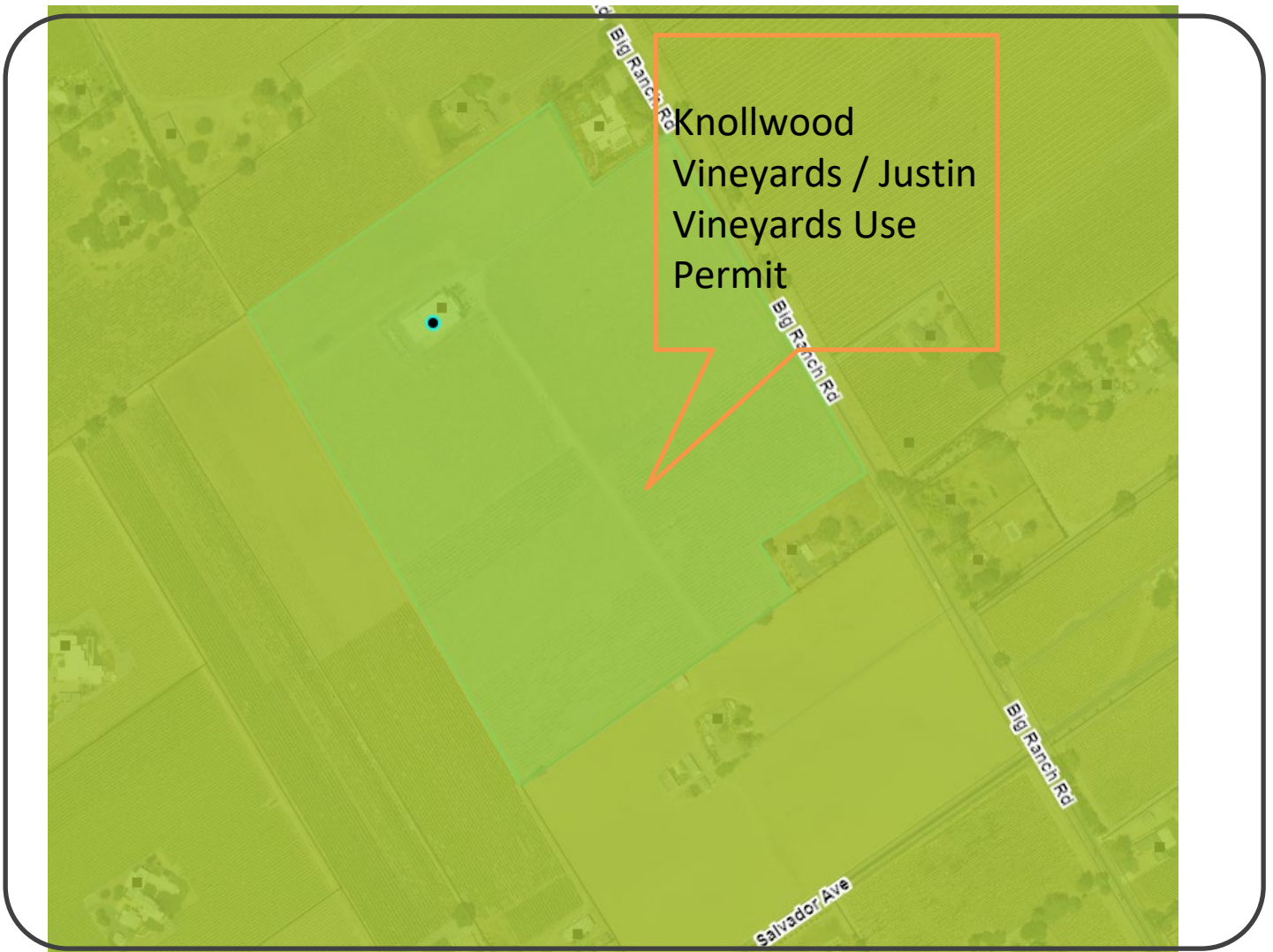


“ | ”

Graphics







NAPA COUNTY LAND USE PLAN 2008 – 2030





LEGEND












URBANIZED OR NON-AGRICULTURAL

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

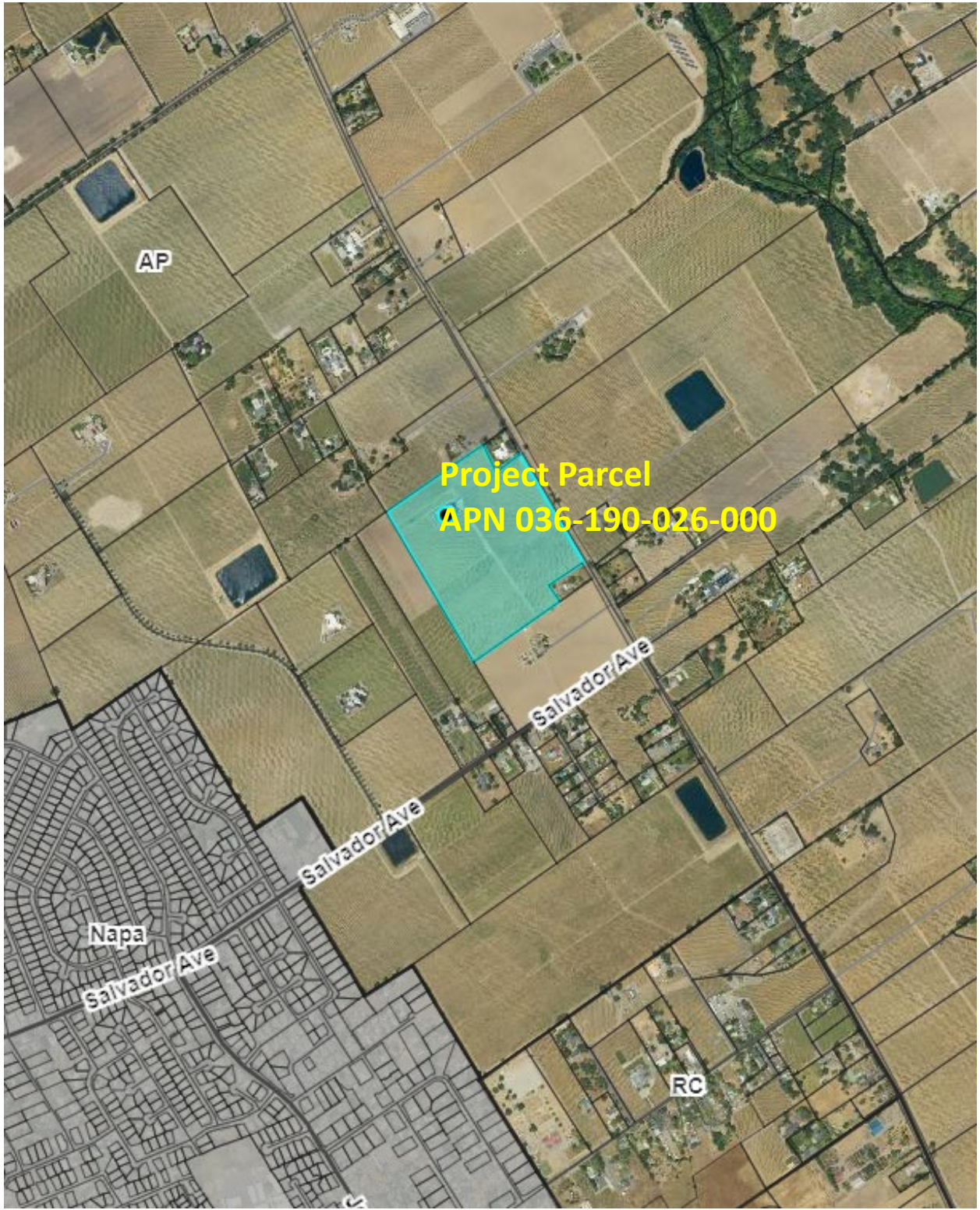
OPEN SPACE

-  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

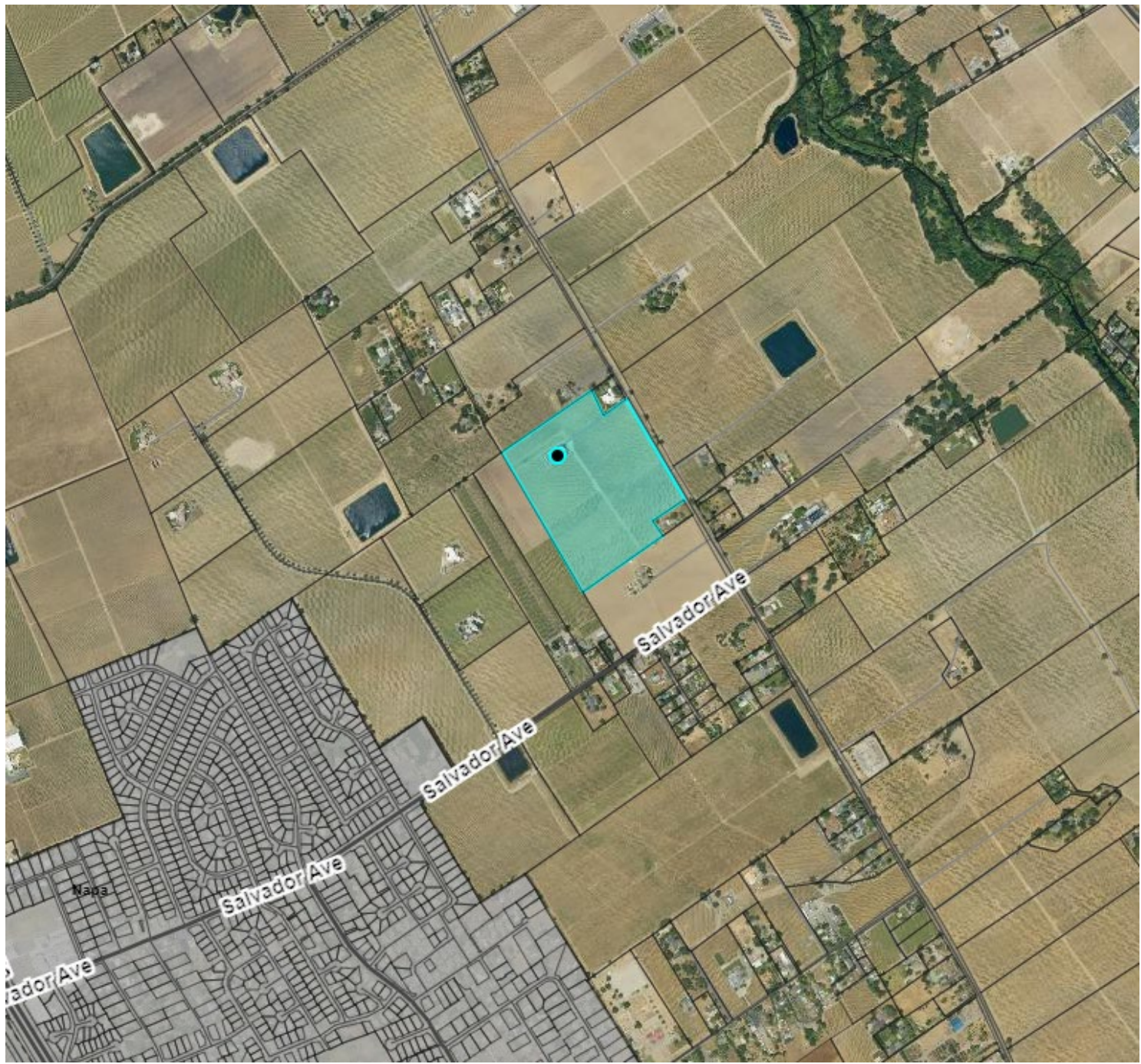


LEGEND

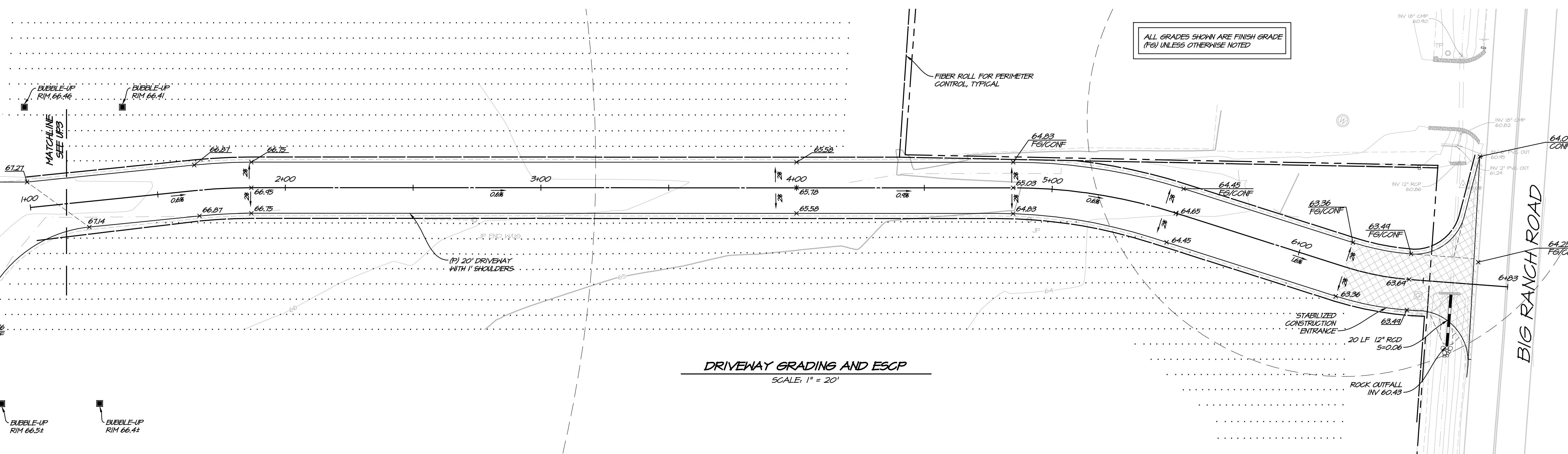
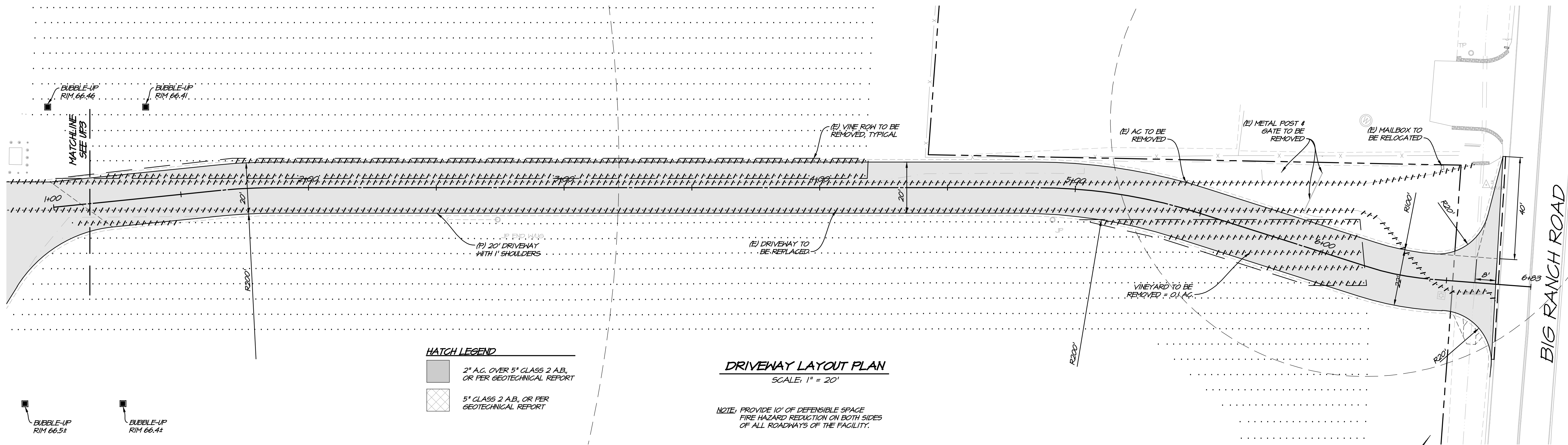
- Zoning
- Parcels



ZONING MAP



Existing Conditions

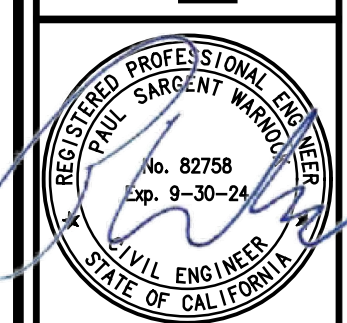


NO	DATE	REVISIONS	BY	APPD
0	03/04/2019	INITIAL SUBMITTAL	LMM/PSH	
1	06/07/2019	FIRST PLAN CHECK	LMM/PSH	
2	01/02/2020	SECOND PLAN CHECK	LMM/PSH	
3	01/27/2022	FOURTH PLAN CHECK	LMM/PSH	
4	06/02/2023	FIFTH PLAN CHECK	LMM/PSH	
5	01/02/2024	SIXTH PLAN CHECK	LMM/PSH	

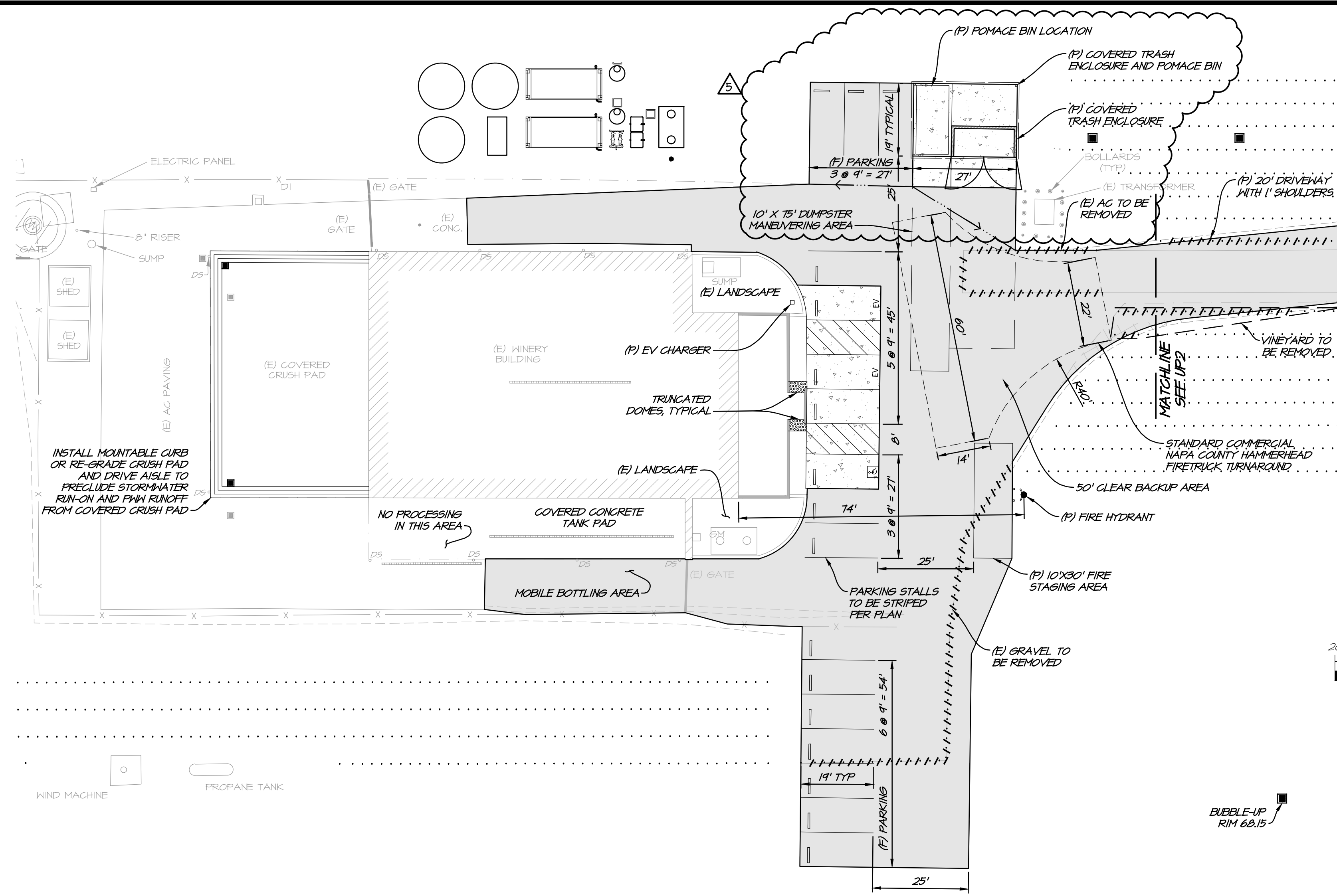
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KNOLLWOOD VINEYARDS
DRIVEWAY LAYOUT, GRADING, AND ESCP
CALIFORNIA
NAPA COUNTY



DATE	JAN 2, 2024
DRAWN	LMM
DESIGNED	RRS
CHECKED	NAW
JOB NO.	4117060.0
SHEET NO.	UP2
	2 OF 9 SHEETS



WINERY LAYOUT PLAN
SCALE: 1" = 20'

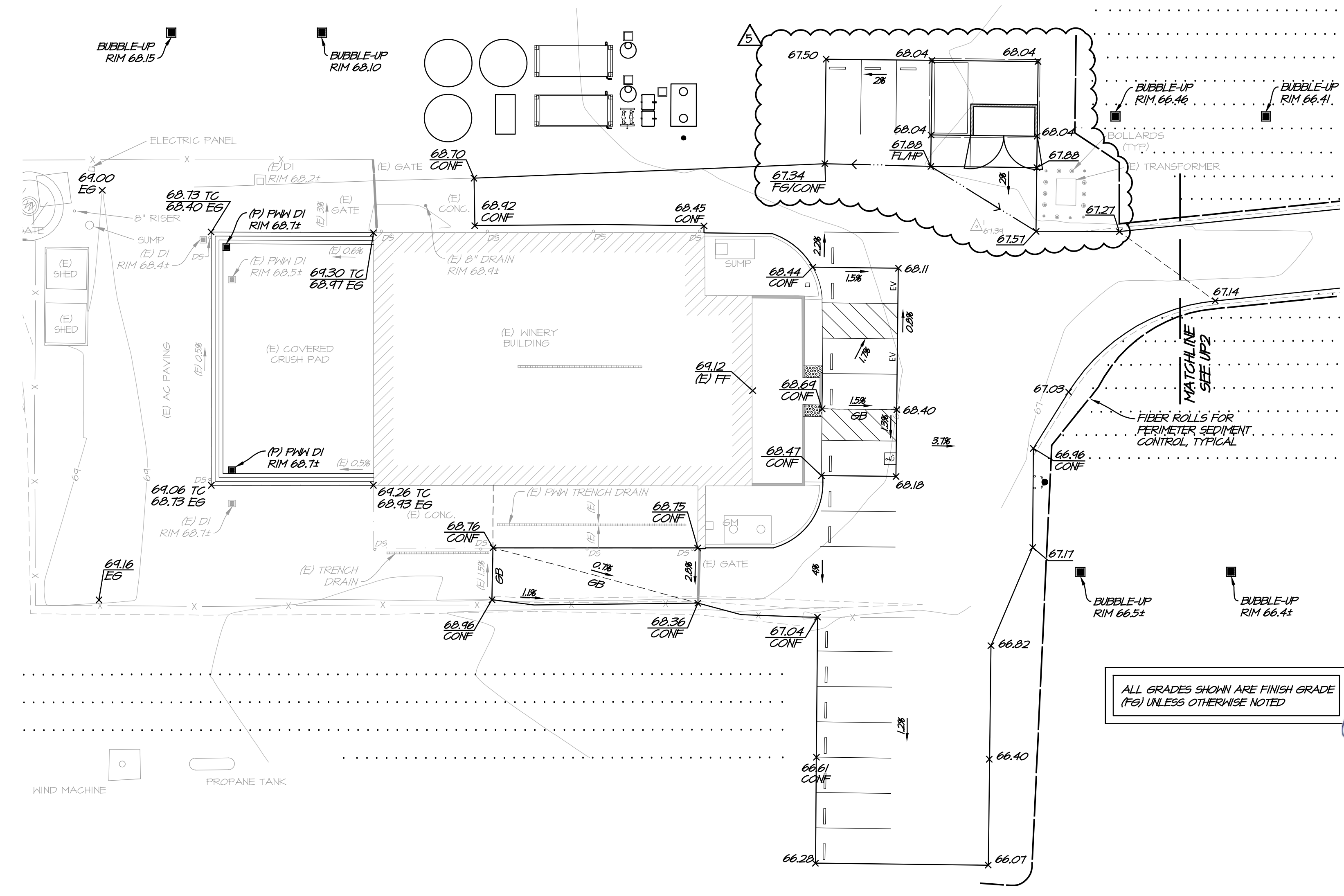
NOTE: PROVIDE 100' OF DEFENSIBLE SPACE AROUND ALL STRUCTURES.

HATCH LEGEND

[Hatched Pattern]	6" 3,000 PSI CONCRETE WITH #4 REBAR AT 24" O.C. OVER 4" A.B., OR PER STRUCTURAL ENGINEER
[Hatched Pattern]	2" A.G. OVER 5" CLASS 2 A.B., OR PER GEOTECHNICAL ENGINEER

PARKING SUMMARY

EXISTING	16
PROPOSED	10
STANDARD STALLS	17
ADA STALLS	1



WINERY GRADING AND ESCP
SCALE: 1" = 20'

ALL GRADES SHOWN ARE FINISH GRADE (FG) UNLESS OTHERWISE NOTED

NO.	DATE	REVISIONS
0	03/04/2019	INITIAL SUBMITTAL
1	06/07/2019	FIRST PLAN CHECK
2	01/02/2020	SECOND PLAN CHECK
3	01/27/2022	FOURTH PLAN CHECK
4	06/02/2023	FIFTH PLAN CHECK
5	01/02/2024	SIXTH PLAN CHECK

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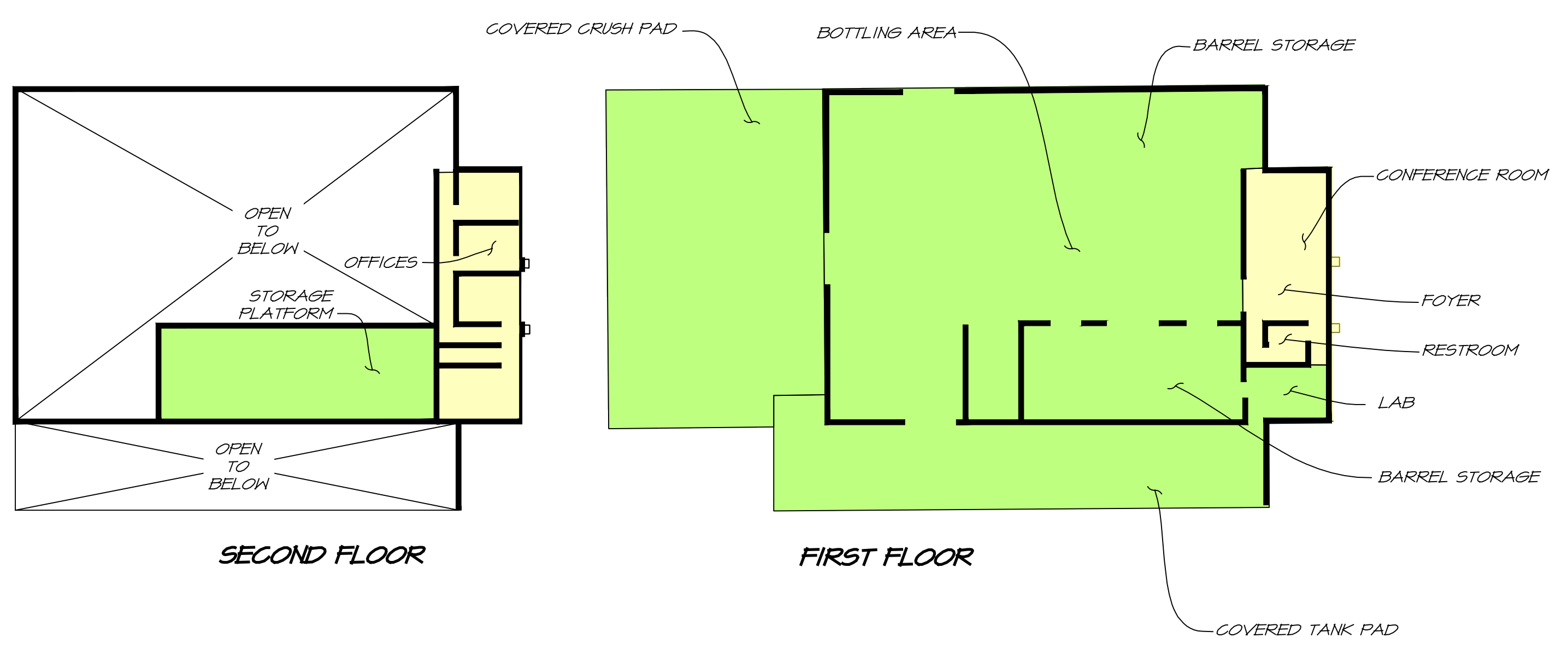
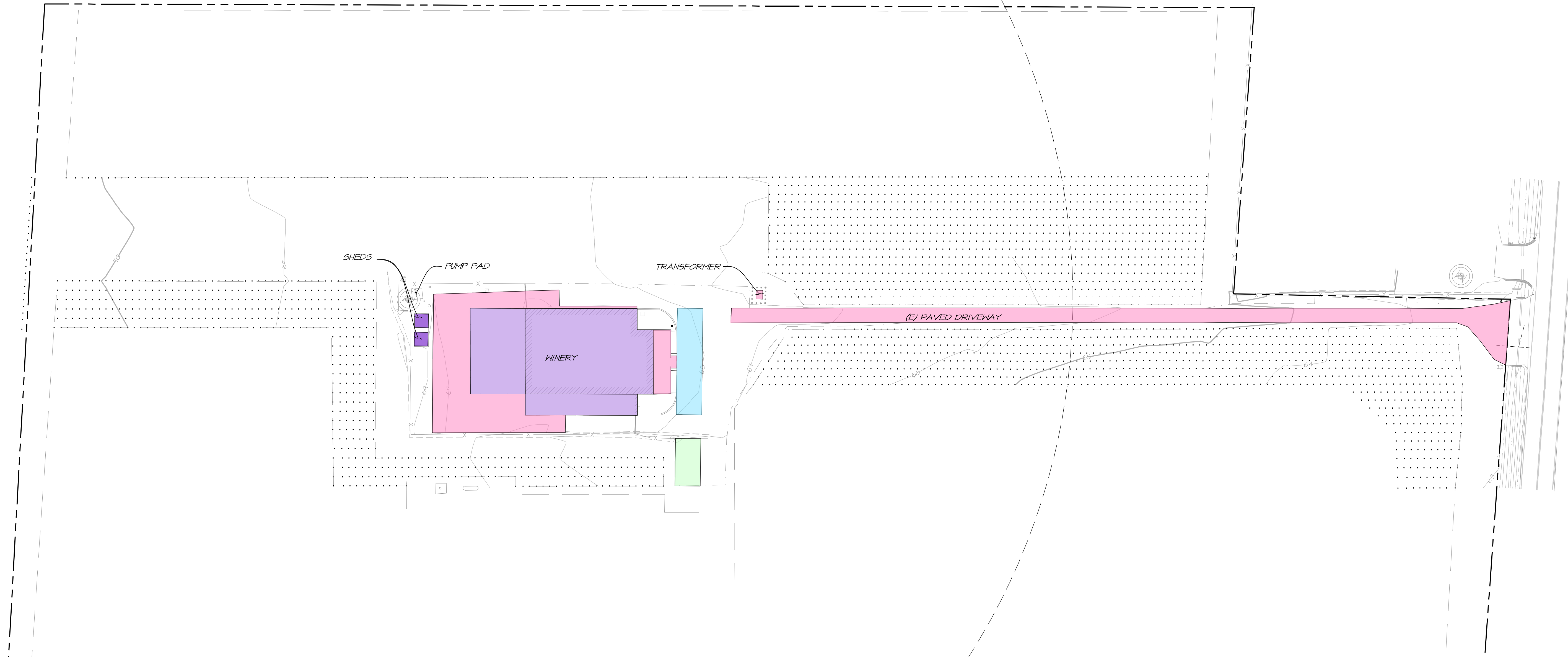
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KNOLLWOOD VINEYARDS
WINERY LAYOUT, GRADING, AND ESCP
CALIFORNIA
NAPA COUNTY



DATE	JAN 2, 2024
DRAWN	LMM
DESIGNED	RRS
CHECKED	NAW
JOB NO.	4117060.0

SHEET NO.
UP3
3 OF 9 SHEETS



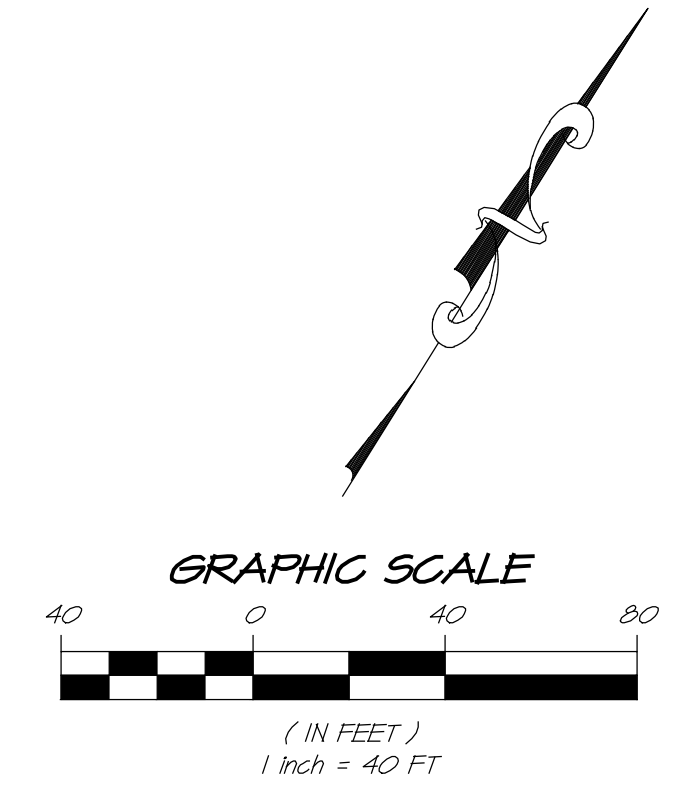
INTERIOR, PRODUCTION & ACCESSORY AREAS
SCALE: 1" = 20'

LEGEND

- EMPLOYEE PARKING = 684 SF
- VISITOR PARKING = 1,534 SF
- STRUCTURES = 10,226 SF
- PAVED AREA & ABOVE GROUND TANKS = 13,325 SF
- ACCESSORY AREAS = 1,382 SF
- PRODUCTION AREAS = 10,526 SF

AREA CALCULATIONS

- + = WINERY DEVELOPMENT AREA = 10,910 SF
- + + + = WINERY COVERAGE AREA = 25,714 SF
- COVERAGE AREA AS PERCENT OF PARCEL = 1.9%
- ACCESSORY AREA AS PERCENT OF PRODUCTION = 13.1%

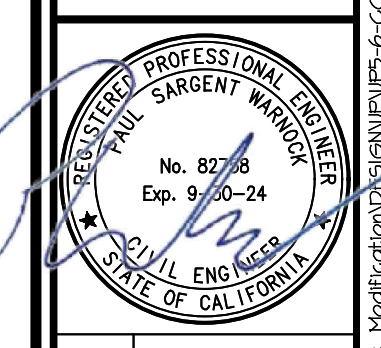


NO	DATE	REVISIONS	BY
0	01/02/2024	INITIAL SUBMITTAL	LMM/PSM
1	01/07/2024	FIRST PLAN CHECK	LMM/PSM
2	01/07/2024	SECOND PLAN CHECK	LMM/PSM
3	01/17/2024	FOURTH PLAN CHECK	LMM/PSM
4	01/22/2024	FIFTH PLAN CHECK	LMM/PSM
5	01/22/2024	SIXTH PLAN CHECK	LMM/PSM

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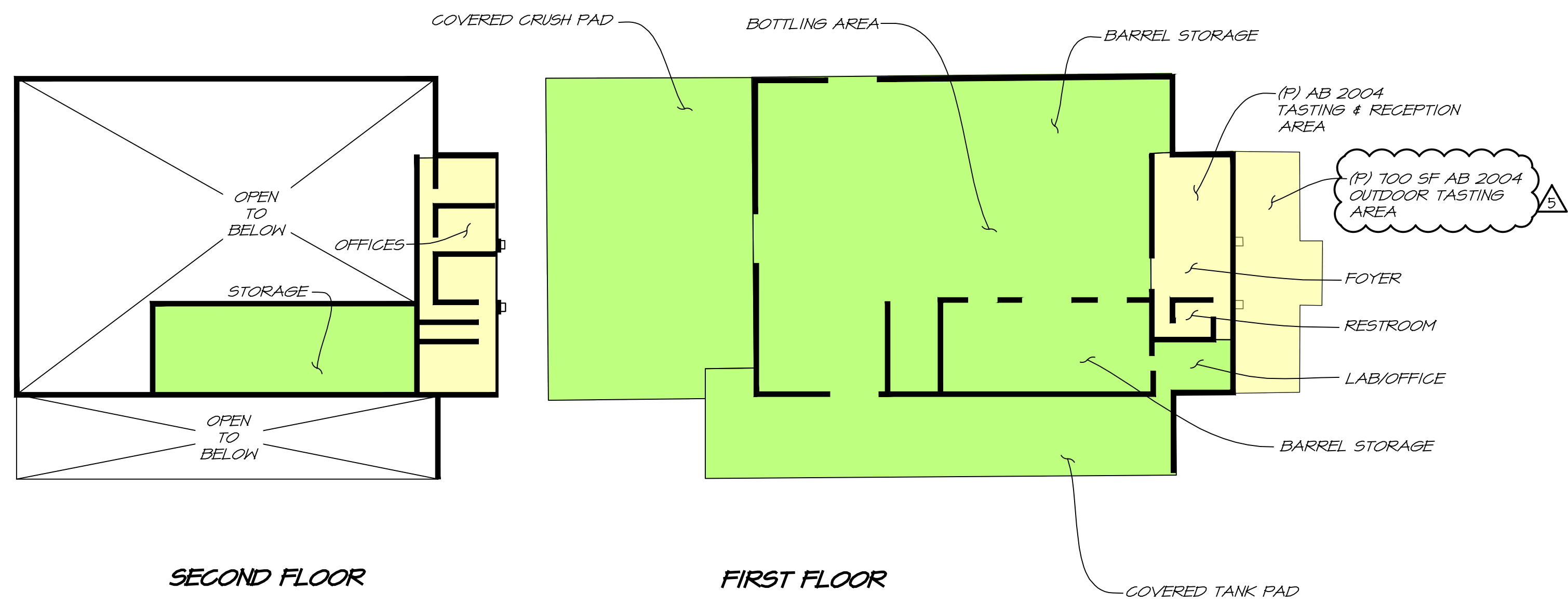
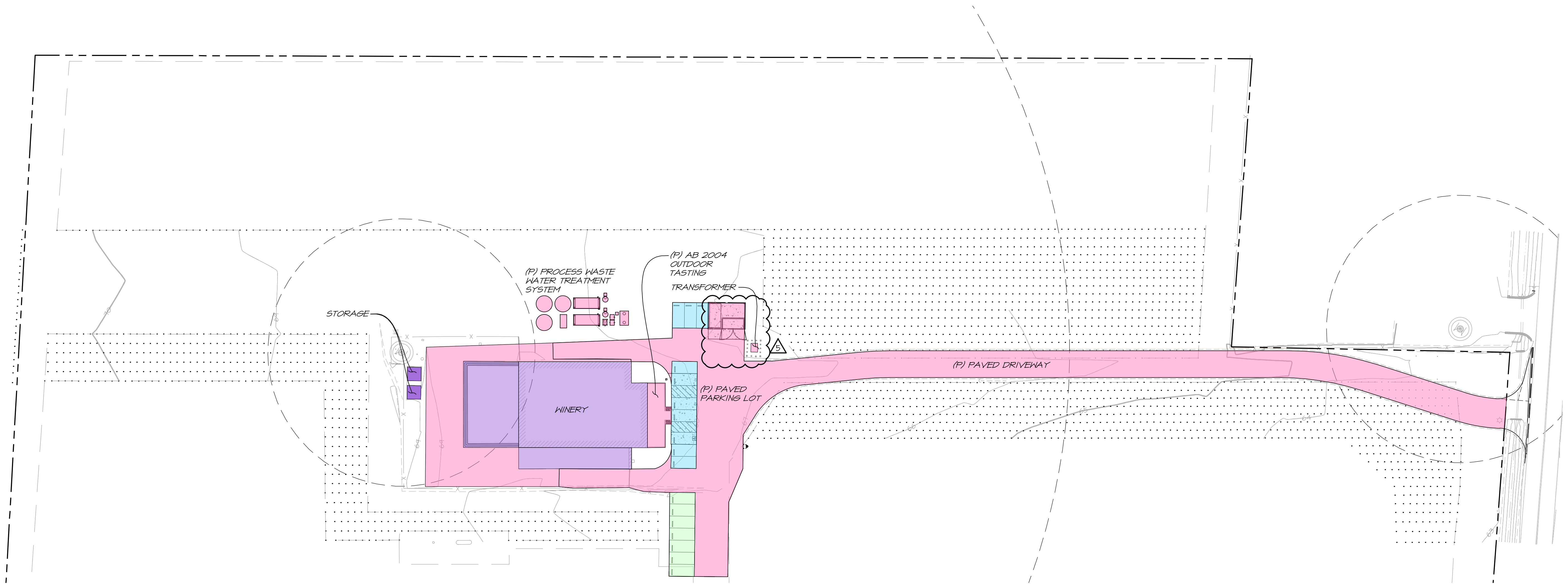
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**KNOLLWOOD VINEYARDS
EXISTING COVERAGE & DEVELOPMENT**
NAPA COUNTY
CALIFORNIA



DATE	JAN 2, 2024
DRAWN	LMM
DESIGNED	RRG
CHECKED	NAW
JOB NO.	41170602

SHEET NO.
UP5
5 OF 9 SHEETS



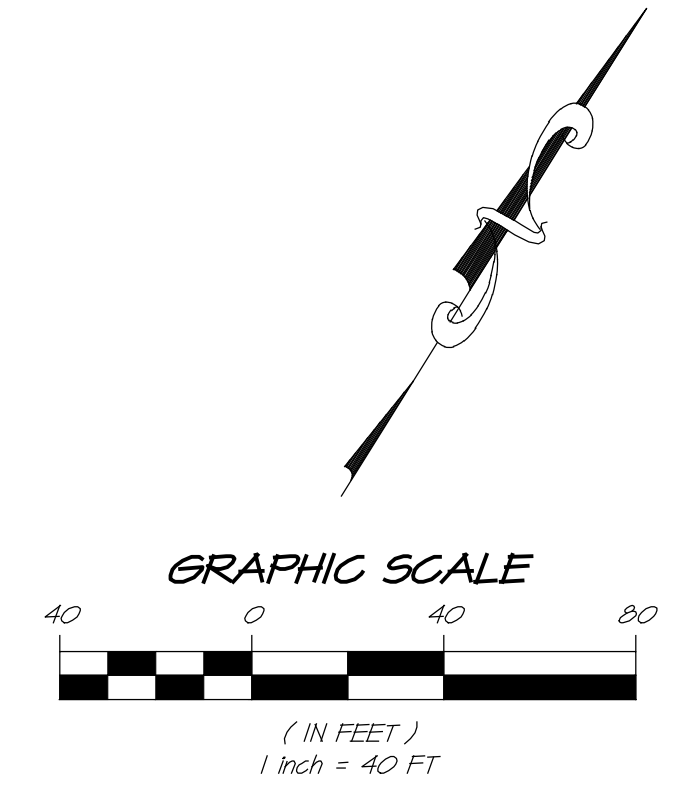
SECOND FLOOR
FIRST FLOOR
INTERIOR, PRODUCTION & ACCESSORY AREAS
 SCALE: 1" = 20'

LEGEND

- EMPLOYEE PARKING = 1,143 SF
- VISITOR PARKING = 2,035 SF
- STRUCTURES = 10,226 SF
- PAVED AREA & ABOVE GROUND TANKS = 24,046 SF
- ACCESSORY AREAS = 2,086 SF
- PRODUCTION AREAS = 10,526 SF

AREA CALCULATIONS

- + = WINERY DEVELOPMENT AREA = 11,165 SF
- + + + = WINERY COVERAGE AREA = 43,325 SF
- COVERAGE AREA AS PERCENT OF PARCEL = 3.1%
- ACCESSORY AREA AS PERCENT OF PRODUCTION = 19.2%

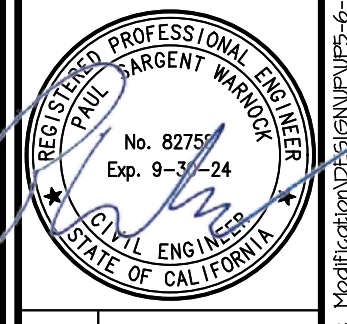


NO	DATE	REVISIONS	BY	APPD
0	03/04/2024	INITIAL SUBMITTAL	LMM	PSM
1	04/07/2024	FIRST PLAN CHECK	LMM	PSM
2	04/22/2024	SECOND PLAN CHECK	LMM	PSM
3	01/12/2025	FOURTH PLAN CHECK	LMM	PSM
4	04/02/2025	FIFTH PLAN CHECK	LMM	PSM
5	04/22/2024	SIXTH PLAN CHECK	LMM	PSM

1815 FOURTH STREET
 SUITE 100
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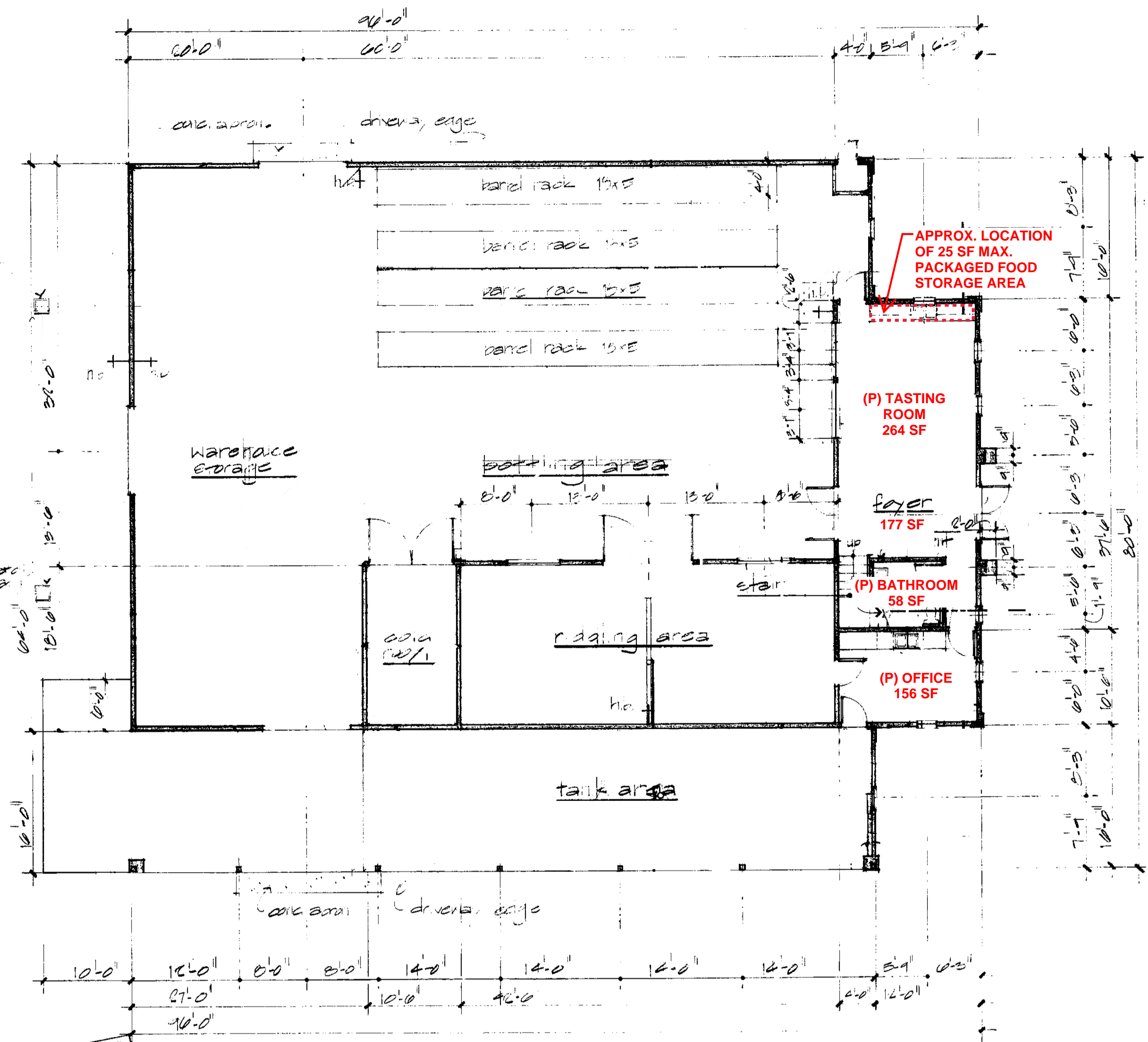
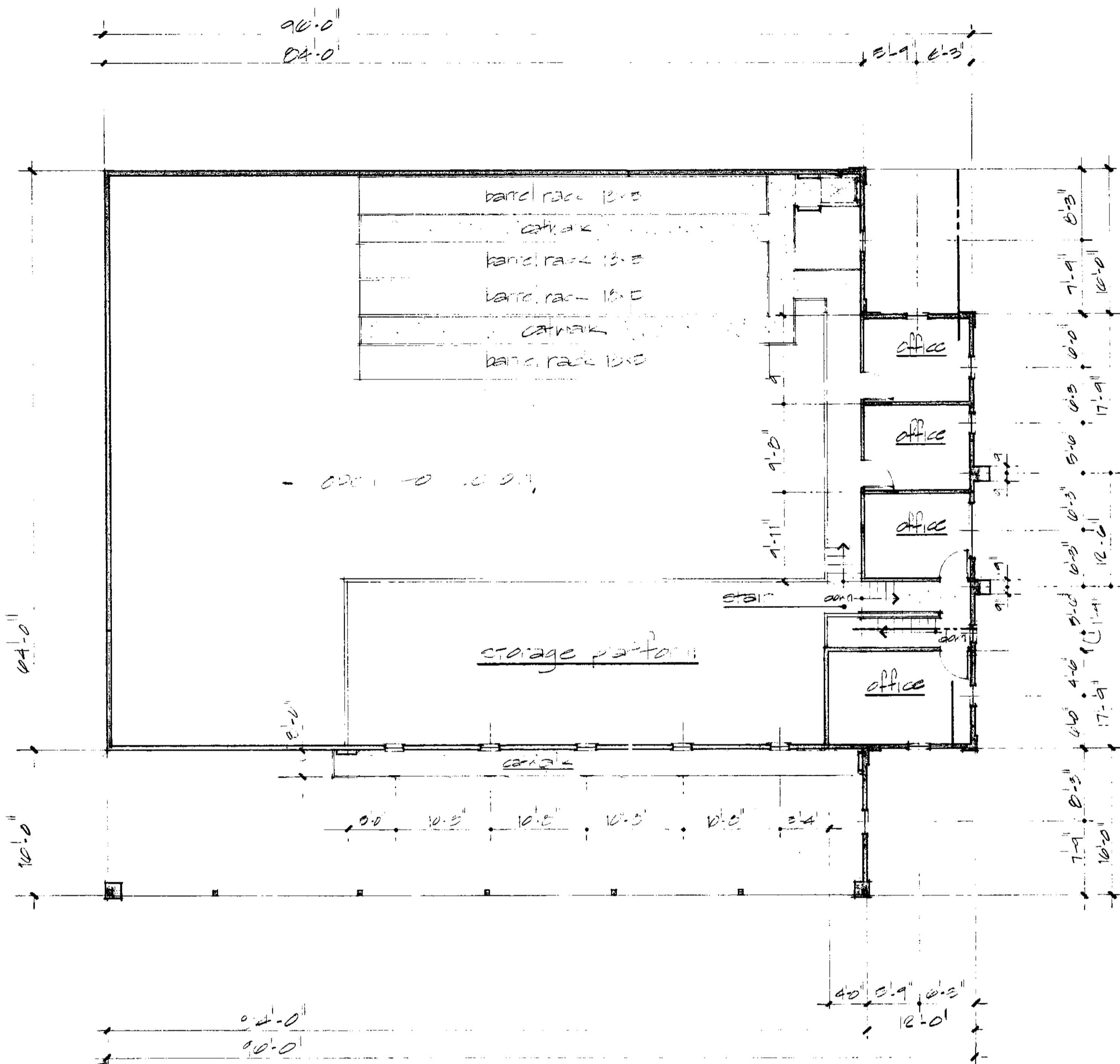
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KNOLLWOOD VINEYARDS
PROPOSED COVERAGE & DEVELOPMENT
 CALIFORNIA
 NAPA COUNTY



DATE	JAN 2, 2024
DRAWN	LMM
DESIGNED	RRS
CHECKED	NAN
JOB NO.	4170600
SHEET NO.	UP6
6 OF 9 SHEETS	

NOTE:
 ALL BUILDINGS SHALL COMPLY WITH CALIFORNIA FIRE CODE, CHAPTER 10, MEANS OF EGRESS REQUIREMENTS INCLUDING BUT NOT LIMITED TO; EXIT SIGNS, EXIT DOORS, EXIT HARDWARE AND ILLUMINATION.



second floor plan
 project north

first floor plan
 project north

KN design team
 1040 main st.
 suite no. 305
 napa, ca. 94559
 707.257.3602

date: 3.5.21
 scale: as noted
 job no.: 0750
 drawn by: km

PROPOSED FLOOR PLANS

- first floor plan
- second floor plan

Knollwood Vineyards
 Big Ranch Road, Napa, Ca.



SOUTH ELEVATION
SCALE: 1/8" = 1'



EAST ELEVATION
SCALE: 1/8" = 1'



NORTH ELEVATION
SCALE: 1/8" = 1'



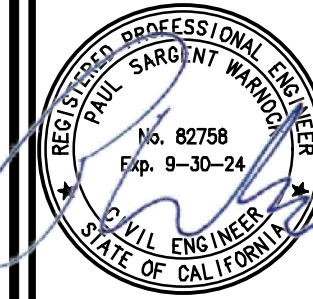
WEST ELEVATION
SCALE: 1/8" = 1'

NO.	DATE	REVISIONS
0	03/04/2014	INITIAL SUBMITTAL
1	06/07/2014	FIRST PLAN CHECK
2	01/02/2020	SECOND PLAN CHECK
3	07/27/2022	FOURTH PLAN CHECK
4	06/02/2023	FIFTH PLAN CHECK
5	01/02/2024	SIXTH PLAN CHECK
		LMM/PSH
		BY
		APPD

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KNOLLWOOD VINEYARDS
EXISTING ELEVATIONS
 CALIFORNIA
 NAPA COUNTY



DATE	JAN. 2, 2024
DRAWN	LMM
DESIGNED	RRC
CHECKED	NAN
JOB NO.	41170600
SHEET NO.	A3
	9 OF 9 SHEETS

R:\2024\11706000_Knollwood_Vineyards_Permit_Knollwood_Vineyards_ELEVATIONS\DESIGN\NAPA3-ELEV.dwg 01/02/2024 12:21:51PM Imigram COPYRIGHT RSA+