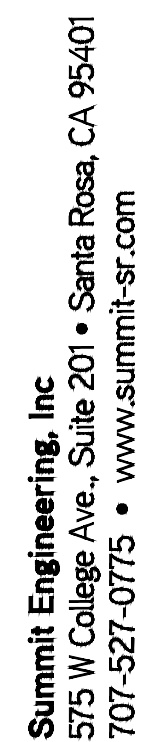
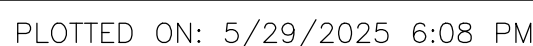


“F”

Graphics

P:\2024\2024040 VINE CLIFF USE PERMIT\DWG\CVL\USE PERMIT\24040-UP1-UP5.DWG



APA, CA 94558
APN 032-030-027

SLOPE EXHIBIT

#	DATE	DESCRIPTION
1	6/28/2024	PERMIT SUBMITTAL
2	9/13/2024	PERMIT RESUBMITTAL
3	2/28/2025	PERMIT RESUBMITTAL
4	5/29/2025	REVISED SLOPE EXHIBIT

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO:	2024040
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	JTG
SHEET	251

SE1
10F 1

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1675 2nd St, Napa, CA 94559

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FEBRUARY 28, 2025
MINOR MODIFICATION USE PERMIT - PLAN CHECK #2

VINE CLIFF WINERY ALTERATION

7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

VINE CLIFF WINERY ALTERATION

7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER	2404
DATE	09/13/2024
CHECKED BY	JCF
DRAWN BY	AVH/JP/KS
SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024
MINOR MOD. PC #2	02/28/2025

SHEET NAME

COVER SHEET

SHEET NUMBER

G0.01

MINOR MODIFICATION USE PERMIT

GENERAL NOTES

1.1 APPLICABLE BUILDING CODES: TITLE 24

PART 1: 2022 BUILDING STANDARDS ADMINISTRATIVE CODE

~~PART 2.5: 2022 CALIFORNIA RESIDENTIAL BUILDING CODE~~

PART 3: 2022 CALIFORNIA ELECTRICAL CODE

PART 4: 2022 CALIFORNIA MECHANICAL CODE

PART 5: 2022 CALIFORNIA PLUMBING CODE

PART 6: 2022 CALIFORNIA ENERGY CODE

PART 7: 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE

PART 8: 2022 CALIFORNIA HISTORICAL BUILDING CODE

PART 9: 2022 CALIFORNIA FIRE CODE

PART 10: 2022 CALIFORNIA EXISTING BUILDING CODE

PART 11: 2022 CALIFORNIA GREEN BUILDING CODE

PART 12: 2022 CALIFORNIA REFERENCED STANDARDS CODE

1.2 THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND IN THE AMOUNT OF THE COST OF CONSTRUCTION.

1.3 THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR. EXCEPTION: ROOF SHALL BE GUARANTEED FROM LEAKAGE FOR A MINIMUM OF TWO YEARS OR AS SPECIFIED.

1.4 THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY SIGNUM ARCHITECTURE OF DISCREPANCIES.

1.5 CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE, TV, AND GAS PRIOR TO STARTING CONSTRUCTION.

1.6 VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ON-SITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.

1.7 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY SIGNUM ARCHITECTURE FOR CLARIFICATION.

1.8 ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE DESIGNER'S INITIAL OR SIGNATURE. SIGNUM ARCHITECTURE SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.

1.9 ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD SIGNUM ARCHITECTURE HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.

1.10 THESE DRAWINGS ARE THE PROPERTY OF SIGNUM ARCHITECTURE AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.

1.11 SIGNUM ARCHITECTURE SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

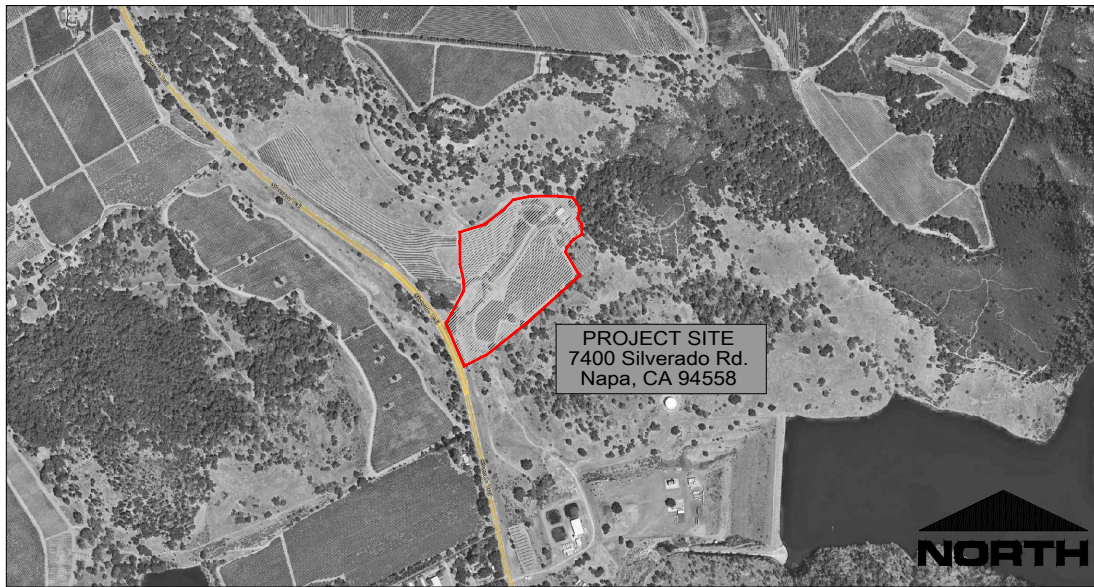
1.12 SIGNUM ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.

1.13 ITEMS REQUIRED BY TITLE 24 "ENERGY CONSERVATION STANDARDS" SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC). EQUIPMENT REQUIRING SCHEDULED MAINTENANCE FOR EFFICIENT OPERATION IS TO BE FURNISHED WITH COMPLETE PRINTED MAINTENANCE INSTRUCTIONS. (EDITION 2001)

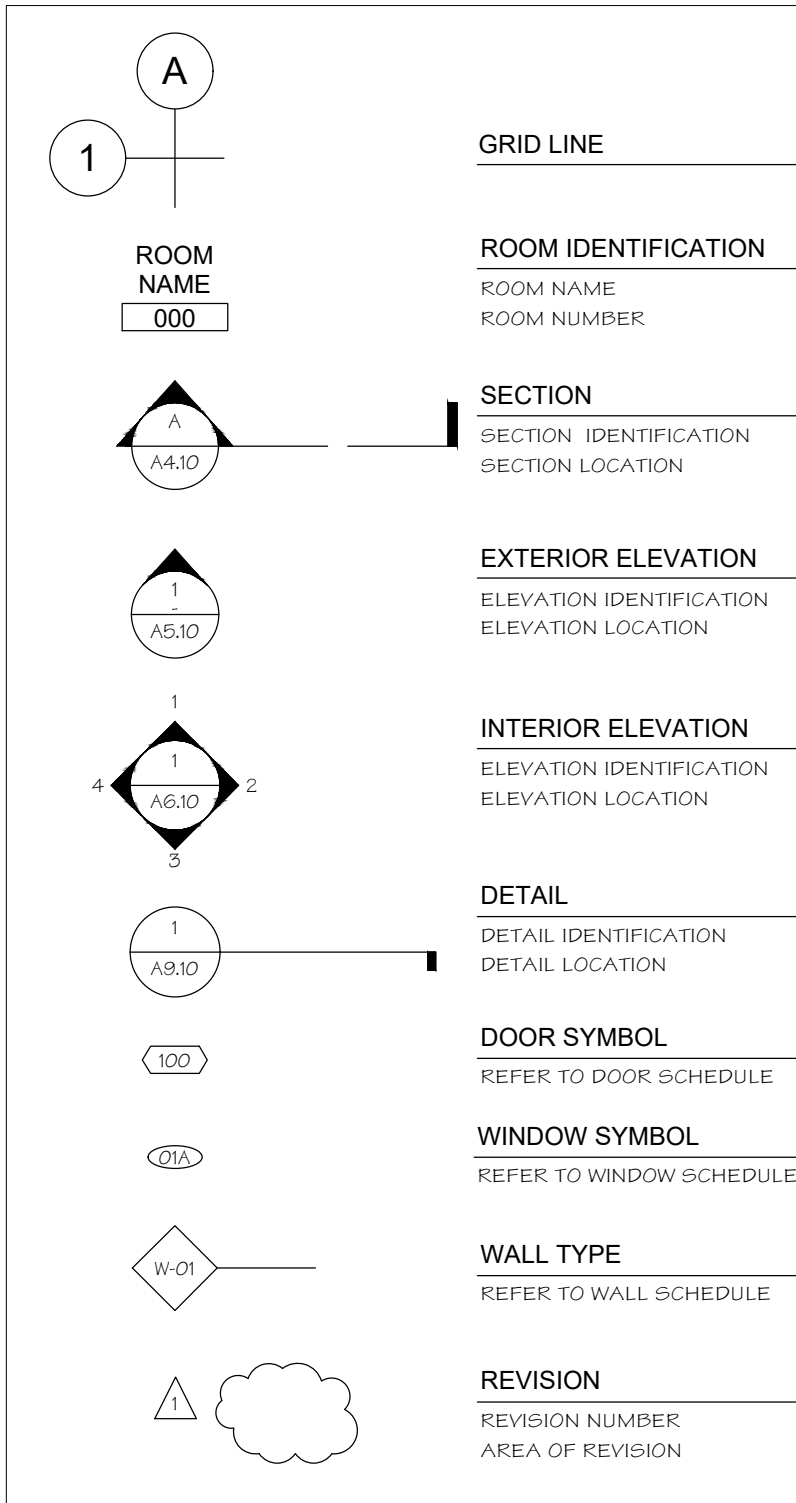
1.14 REFER TO THE PROJECT MANUAL FOR DETAILED SPECIFICATIONS, MASTER CONTROL SYSTEM INTERFACE REQUIREMENTS AND INPUT/OUTPUT LISTS AND REQUIREMENTS.

1.15 THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENT AND ACCEPTABLE TRADE PRACTICE.

VICINITY MAP



SYMBOLS



PROJECT DATA

ADDRESS: 7400 SILVERADO TRAIL, NAPA, CA 94559
ASSESSOR PARCEL #: 032-030-027-000
PARCEL SIZE: 99.59 ACRES

FLOOD ZONE: PARCEL NOT IN FEMA FLOOD ZONE.

ZONING DISTRICT: AW (AGRICULTURAL WATERSHED)

MAX. ALLOW. HT: N/A (NO STRUCTURE MAY EXCEED TWO STORIES IN HEIGHT)

FIRE HAZARD: VERY HIGH FIRE HAZARD SEVERITY (SRA). SEVERITY ZONE: COMPLIANCE WITH CHAPTER 7 A OF THE CALIFORNIA BUILDING CODE IS REQUIRED FOR NEW CONSTRUCTION.

OCCUPANCY: A-2 / B / F-2 / S-2 (STORAGE OF BEVERAGES BELOW 16% ALCOHOL)

CONSTRUCTION: TYPE - V-B AND TYPE 3-B CAVE / SPRINKLERED.

STORIES: 2

TOTAL BUILDING HEIGHT: 27'-0"

SCOPE OF WORK:

MINOR MODIFICATION OF EXISTING HOSPITALITY BUILDING AND RENOVATION OF CAVE. ALTER (E) LOW-RISK BREAKROOM TO HIGH-RISK COMMERCIAL KITCHEN.

DIRECTORY

OWNER

VINE CLIFF 1871
7400 SILVERADO TRAIL
NAPA, CA 94559
C/O WILLIS BLAKEWELL, BLAKEWELL CONSULTING
PHONE: (707) 480-9250
EMAIL: WILLIS@BLAKEWELLCONSULTING.COM

ARCHITECT

SIGNUM ARCHITECTURE, LLP
JUANCARLOS FERNANDEZ
1675 SECOND STREET
NAPA, CA 94559
PHONE: (707) 963-8831
E: JUANCARLOS@SIGNUMARCHITECTURE.COM

CIVIL ENGINEER

SUMMIT ENGINEERING
JASPER GEHRING
575 W COLLEGE AVE #201
SANTA ROSA, CA 95401
E: JASPER@SUMMIT-SR.COM

AREA CALCULATIONS

	Existing (per UP P17-00129)		
	Cave	Bldg	Uncond.
Production	17,751	4,424	2,272
Covered crush pad			
Production area		4,424	
Barrel storage within cave	15,000		
Barrel Storage - Existing Historic Cave Portal	2,751		
<i>*(Historic cave not shown in past planning documents)</i>			
Accessory	0	2,338	0
Retail, offices, etc		2,338	
Total Area:	17,751	6,762	2,272
Existing Area:	26,785		

	Proposed (Existing + New)			20,138	Production Area
	Cave	Bldg	Uncond.		
Production	16,328	1,064	2,746		
Entry Tunnel 002	2162				
Storage 004	140				
Storage 005	440				
Barrel Storage 006	948				
Barrel Storage 007	4846				
Portable Tanks 008	513				
Fermentation Tanks 009	3617				
Storage 010	174				
Break Room 015	278				
Storage 017	894				
Restroom 018	65				
Covered Crush Pad 019			2074		
Trash Enclosure 020			138		
Mech. Pad 021			534		
Hallway 202		254			
Priv. Office 203		120			
Offices 204		130			
Mgr. Office 205		120			
Conference 206		149			
Storage 212		70			
Mechanical 213		109			
Storage 210		112			
Barrel Storage 301	1181				
Barrel Storage 303	1070				
Accessory	3,846	3,579	0	7,425	Accessory Area
Restrooms 003	417				37% ratio to production
Tasting 011	2036				
Private Tasting 012	282				
Private Tasting 013	282				
Private Tasting 014	329				
Elevator 000		49			
Hospitality 101		1610			
Restroom 102		62			
Restroom 103		63			
Storage 104		74			
Entry 201		584			
Anteroom 207		43			
Restroom 208		117			
Hallway 209		681			
Kitchen 211		296			
Barrel Tasting 302	500				
Total	20,174	4,643	2,746		

Proposed Area: 27,563

New Winery Area Increase: 3%

< 25% area increase limit for Minor Modification Application

SHEET INDEX

GENERAL

G0.01 TITLE SHEET
G0.02 PROJECT INFORMATION & SHEET INDEX
G0.03 OVERALL SITE PLAN
G0.04 VIEWSHED STUDY

EXISTING ARCHITECTURAL / FUTURE ALTERATION

D1.00 EXISTING AREA PLAN
D1.01 EXISTING CAVES FLOOR PLAN
D2.01 EXISTING HOSPITALITY FIRST FLOOR PLAN
D2.02 EXISTING HOSPITALITY SECOND FLOOR PLAN
D2.03 EXISTING HOSPITALITY ROOF PLAN
D3.01 EXISTING HOSPITALITY ELEVATIONS
D3.02 EXISTING HOSPITALITY ELEVATIONS

ARCHITECTURAL

A1.00 PROPOSED AREA PLAN
A1.11 PROPOSED CAVES FLOOR PLAN
A1.12 PROPOSED PLAZA PLAN
A2.11 PROPOSED HOSPITALITY FIRST FLOOR PLAN
A2.12 PROPOSED HOSPITALITY SECOND FLOOR PLAN
A2.13 PROPOSED HOSPITALITY ROOF PLAN
A3.11 PROPOSED HOSPITALITY CUBE ELEVATIONS
A3.12 PROPOSED HOSPITALITY CUBE ELEVATIONS
A4.01 CAVE LONG SECTIONS
A4.02 CAVE SECTIONS
A4.11 HOSPITALITY SECTIONS
A9.00 CAVES EGRESS PLAN
A9.01 HOSPITALITY FIRST FLOOR & (E) CAVE EGRESS PLAN
A9.02 HOSPITALITY SECOND FLOOR EGRESS PLAN

CIVIL

UP.1 OVERALL SITE PLAN
UP.2 SITE PLAN
UP.3 PRELIM. GRADING & DRAINAGE PLAN - WINERY
UP.4 PRELIM. GRADING & DRAINAGE PLAN - CAVES
UP.5 WINERY COVERAGE & DEVP. AREAS - EXISTING CONDITIONS
UP.6 WINERY COVERAGE & DEVP. AREAS - PROPOSED CONDITIONS

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1675 2nd St, Napa, CA 94559

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VINE CLIFF WINERY ALTERATION

7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER 2404
DATE 09/13/2024
CHECKED BY JCF
DRAWN BY AVH/JP/KS
SCALE AS NOTED

REVISIONS

SCHEMATIC DESIGN 05/27/2024
PRE-APPLICATION MEETING 05/23/2024
MINOR MODIFICATION USE PERMIT 06/28/2024
MINOR MOD. PC #1 09/13/2024

SHEET NAME

PROJECT INFORMATION

SHEET NUMBER

G0.02

MINOR MODIFICATION USE PERMIT

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
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MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

SHEET NAME

OVERALL SITE PLAN

SHEET NUMBER

G0.03

MINOR MODIFICATION USE PERMIT



OVERALL SITE PLAN

SCALE: 1/128" = 1'-0"

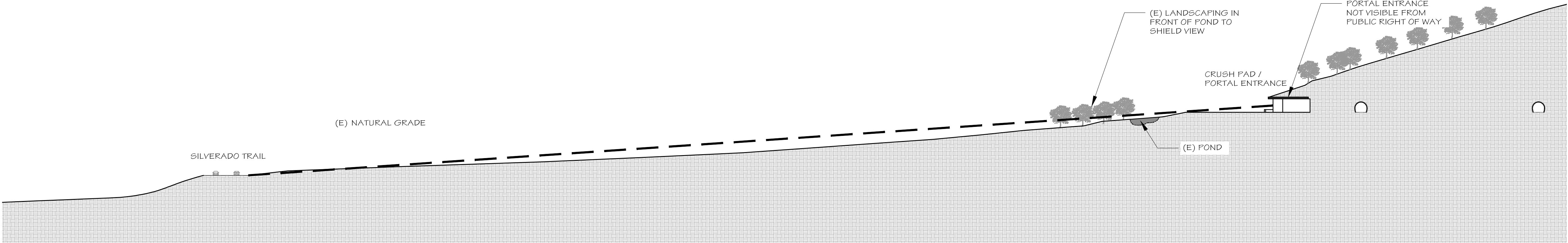
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VIEWSHED STUDY

SCALE: 1/64" = 1'-0"

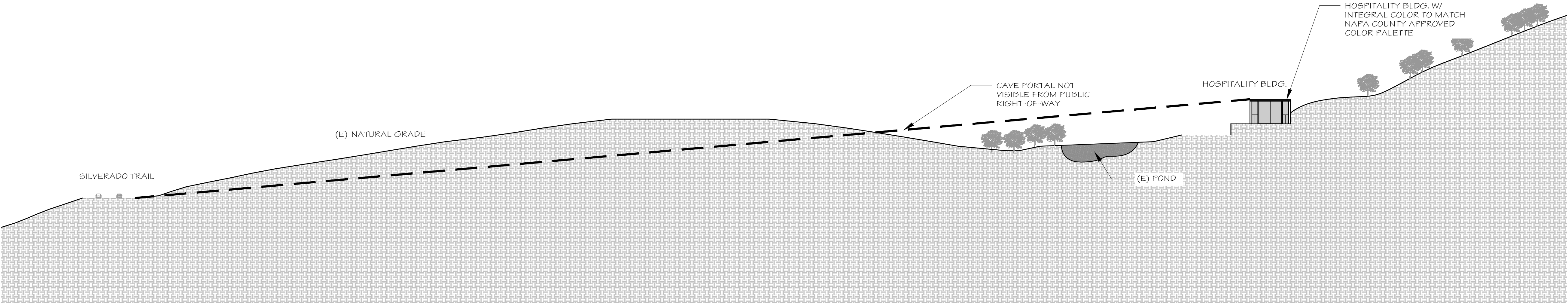
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VINE CLIFF WINERY
ALTERATION

7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027-000

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MINOR MOD. PC #1	09/13/2024



VIEWSHED STUDY

SCALE: 1/64" = 1'-0"

1

VIEWSHED STUDY

SHEET NUMBER

G0.04

MINOR MODIFICATION USE PERMIT

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MINOR MOD. PC #1	09/13/2024

SHEET NAME

EXISTING AREA PLAN

SHEET NUMBER

D1.00

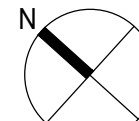
MINOR MODIFICATION USE PERMIT



EXISTING AREA PLAN

SCALE: 1/32" = 1'-0"

1



JUANCARLOS FERNANDEZ
PROJECT DESIGNER

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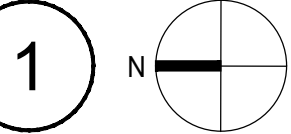
SHEET NAME

EXISTING CAVES
FLOOR PLAN

SHEET NUMBER

EXISTING CAVES FLOOR PLAN

SCALE: 3/32" = 1'-0"



D1.01

MINOR MODIFICATION USE PERMIT

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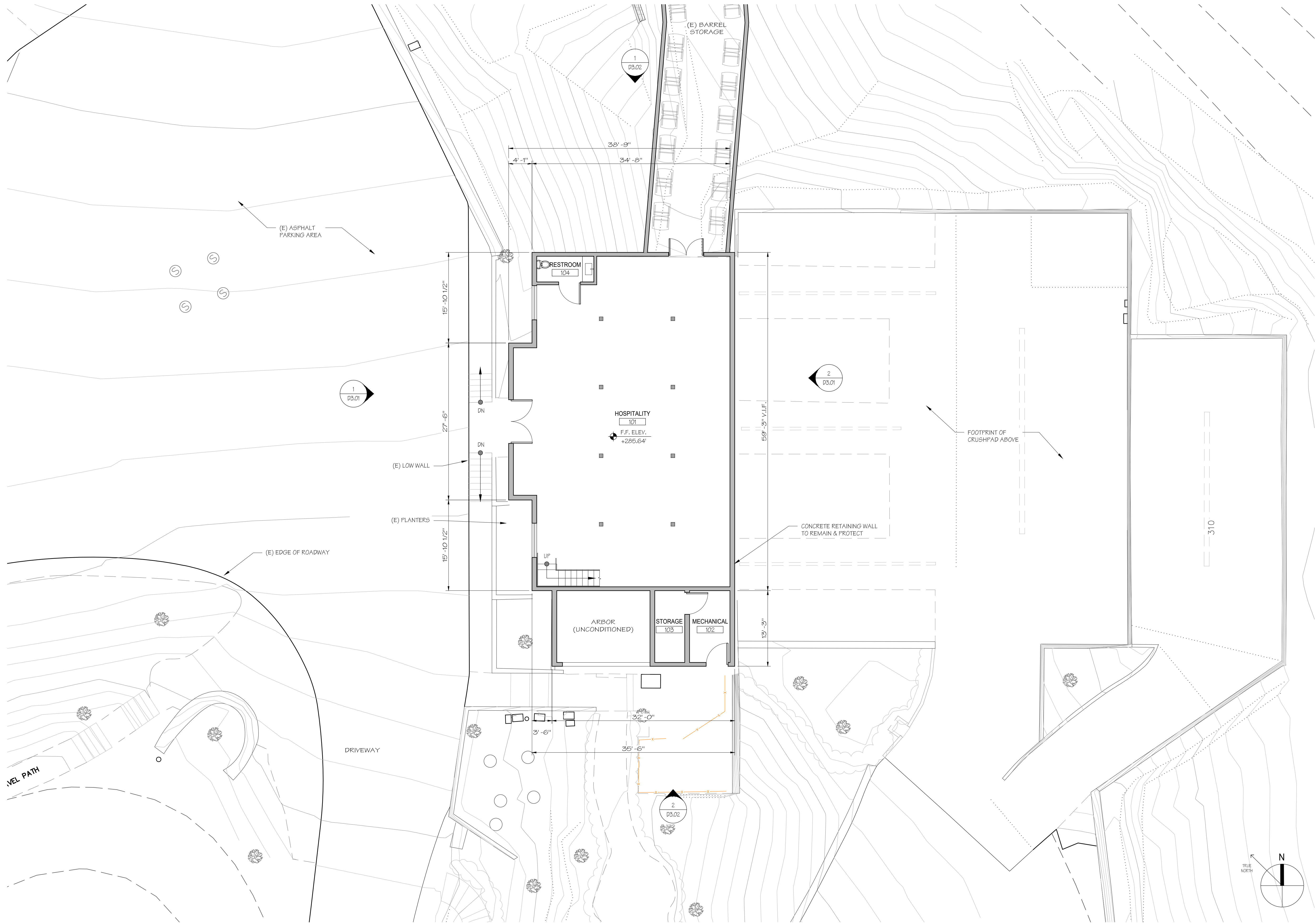
SHEET NAME

EXISTING
HOSPITALITY FIRST
FLOOR PLAN

SHEET NUMBER

D2.01

DESIGN DEVELOPMENT



EXISTING HOSPITALITY FIRST FLOOR PLAN

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

1

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MINOR MOD. PC #1 09/13/2024

SHEET NAME

EXISTING
HOSPITALITY SECOND
FLOOR PLAN

SHEET NUMBER

D2.02

MINOR MODIFICATION USE PERMIT



EXISTING HOSPITALITY SECOND FLOOR PLAN

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

1

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SHEET NAME

EXISTING
HOSPITALITY
ROOF PLAN

SHEET NUMBER

D2.03

MINOR MODIFICATION USE PERMIT



EXISTING HOSPITALITY ROOF PLAN

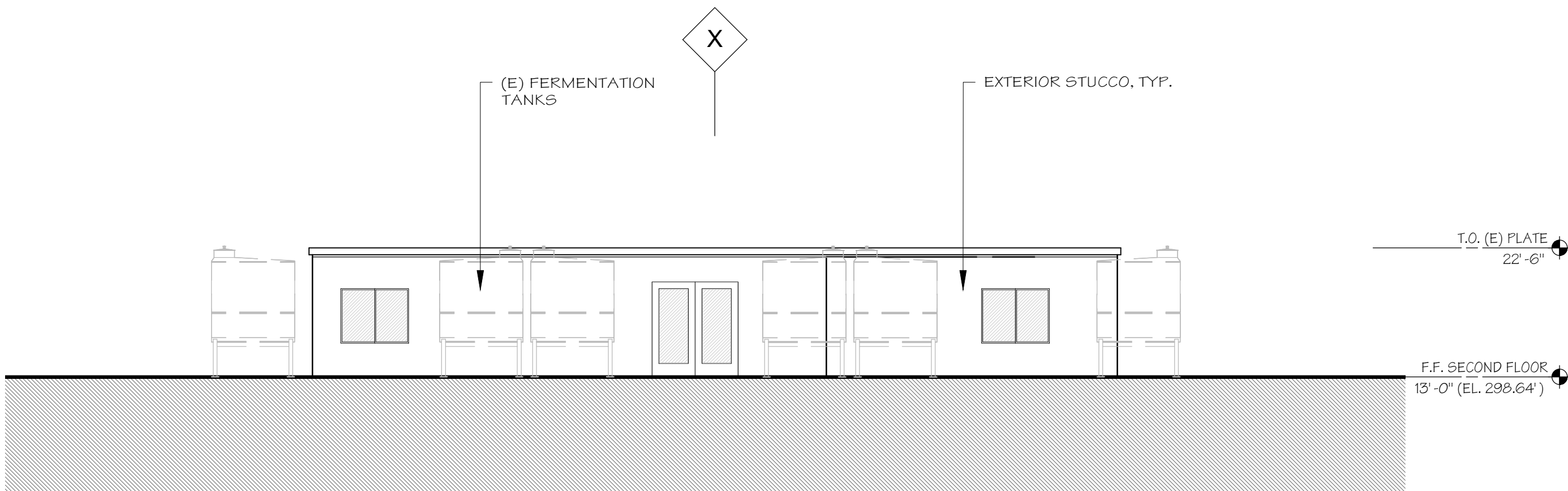
SCALE: 1/8" = 1'-0"

1

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PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
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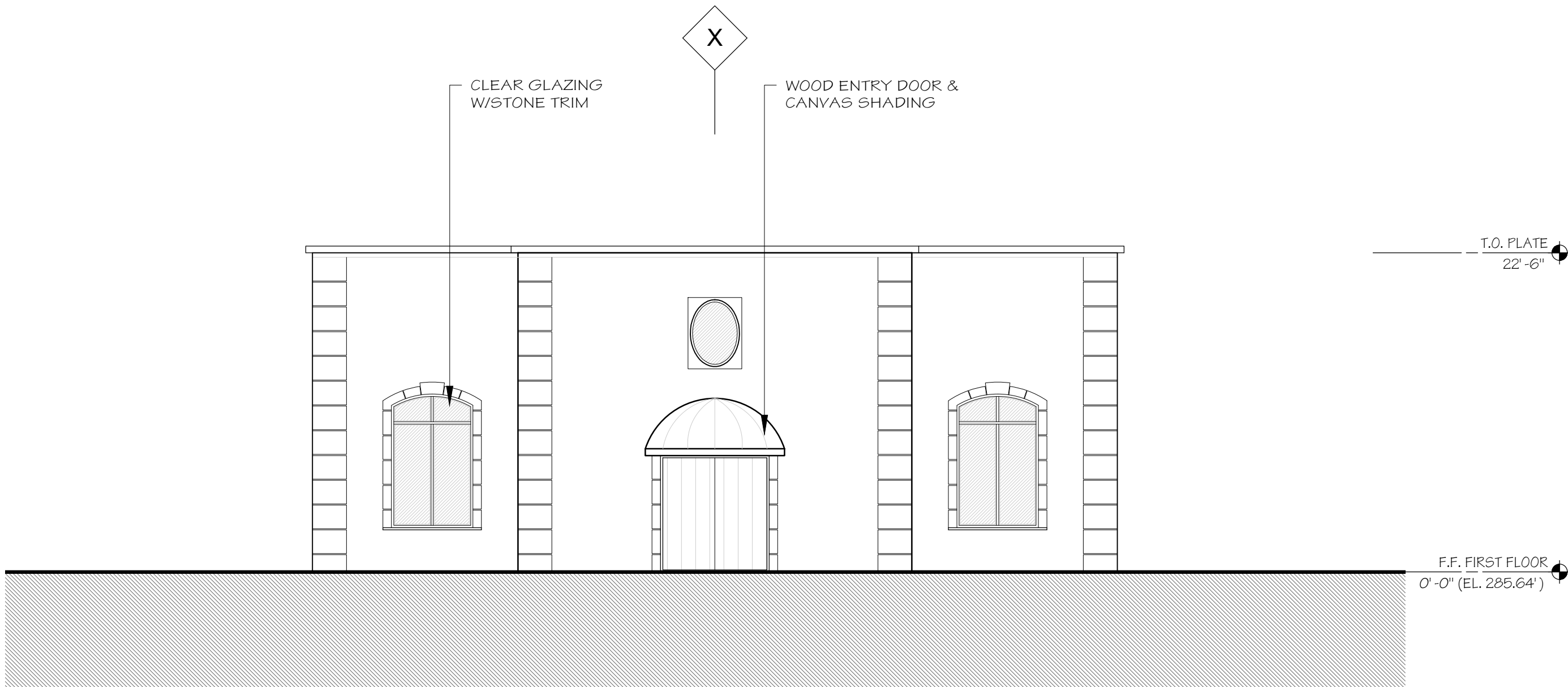
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EXISTING ELEVATIONS - EAST

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

2



EXISTING ELEVATIONS - WEST

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

1

VINE CLIFF WINERY
ALTERATION

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SHEET NAME

EXISTING
HOSPITALITY
ELEVATIONS

SHEET NUMBER

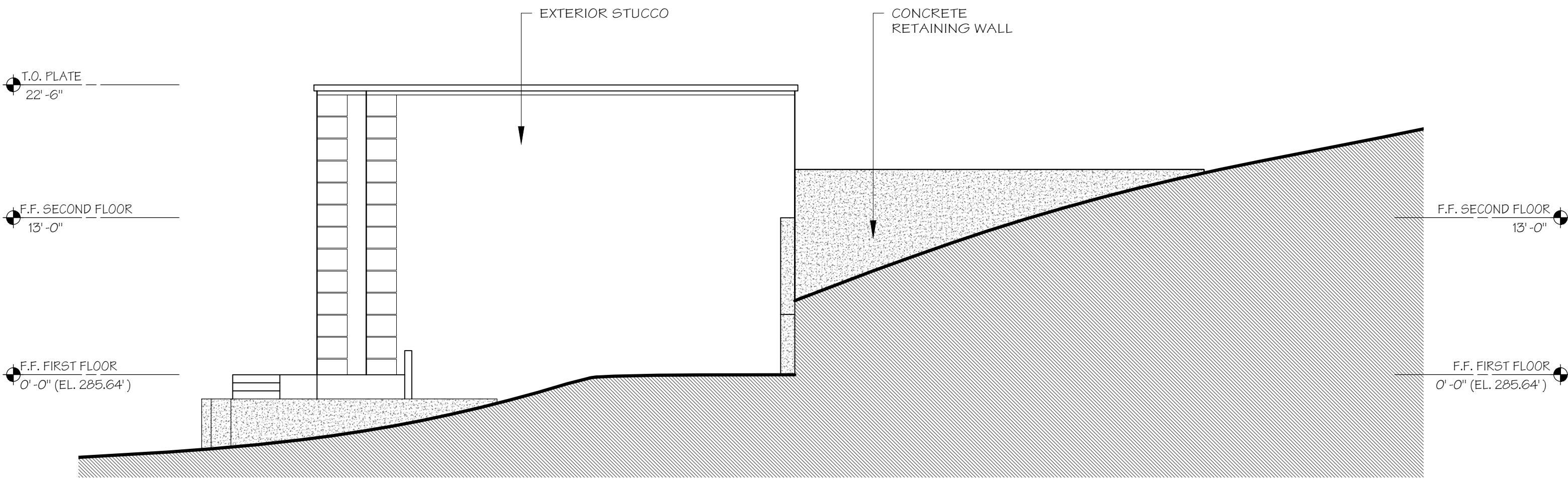
D3.01

MINOR MODIFICATION USE PERMIT

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PROJECT DESIGNER

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EXISTING ELEVATIONS - SOUTH

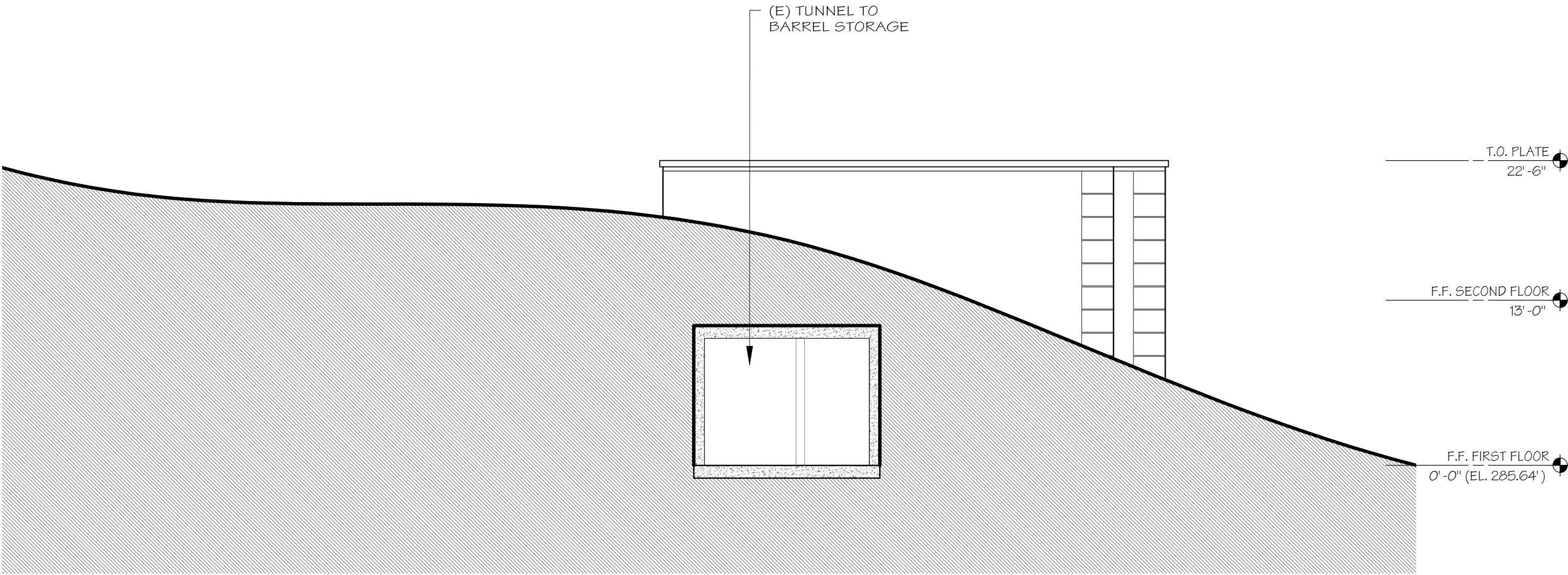
SCALE: 1/8" = 1'-0"

2

7400 SILVERADO TRAIL
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MINOR MOD. PC #1	09/13/2024



EXISTING ELEVATIONS - NORTH

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

1

EXISTING
HOSPITALITY
ELEVATIONS

D3.02

MINOR MODIFICATION USE PERMIT

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MINOR MOD. PC #1	09/13/2024

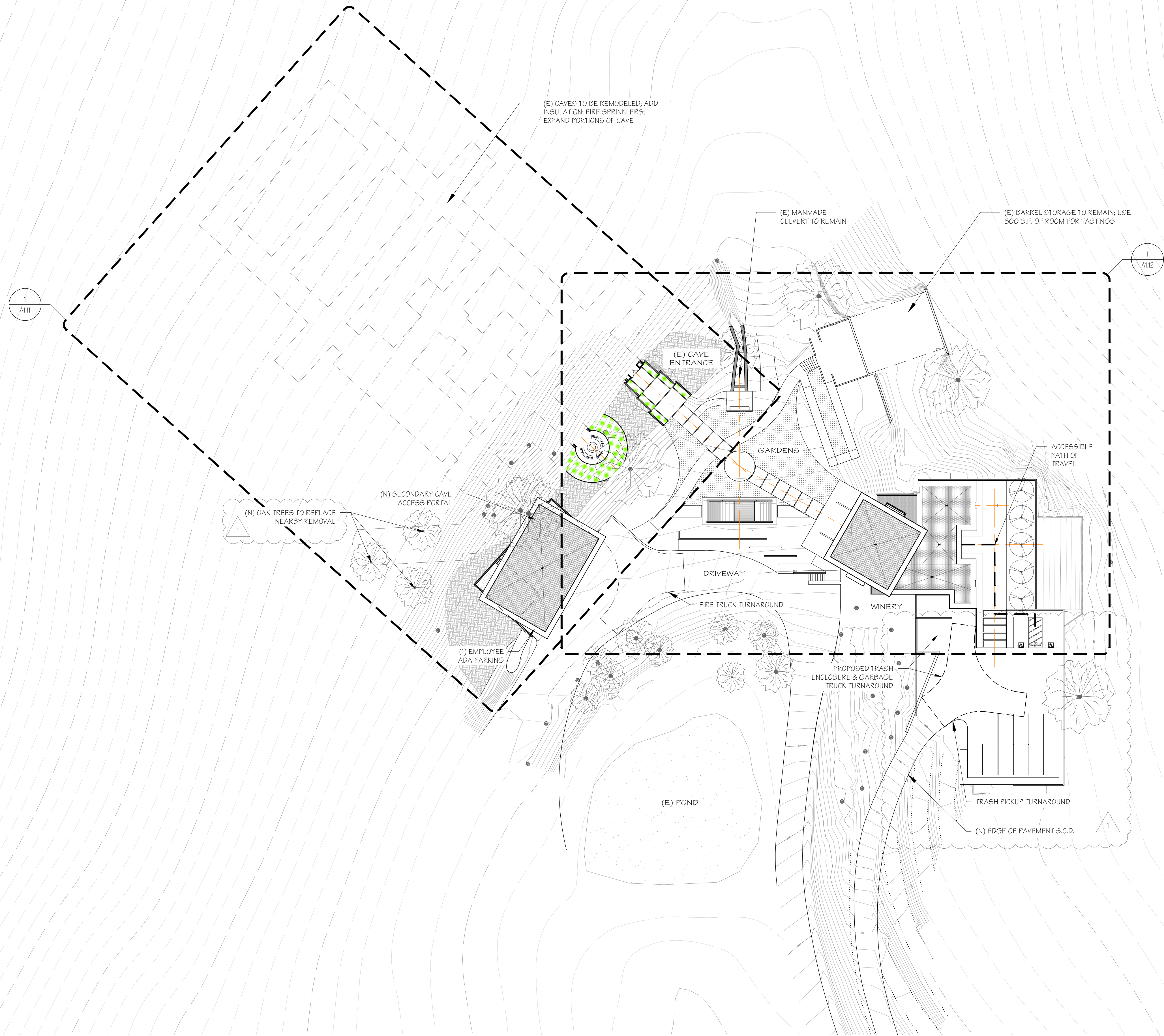
SHEET NAME

PROPOSED
AREA PLAN

SHEET NUMBER

A1.10

MINOR MODIFICATION USE PERMIT



PROPOSED AREA PLAN

SCALE: 1/32" = 1'-0"

1



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7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER	2404
DATE	09/13/2024
CHECKED BY	JCF
DRAWN BY	AHVHUP/KS
SCALE	AS NOTED
REVISIONS	
SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1 	09/13/2024

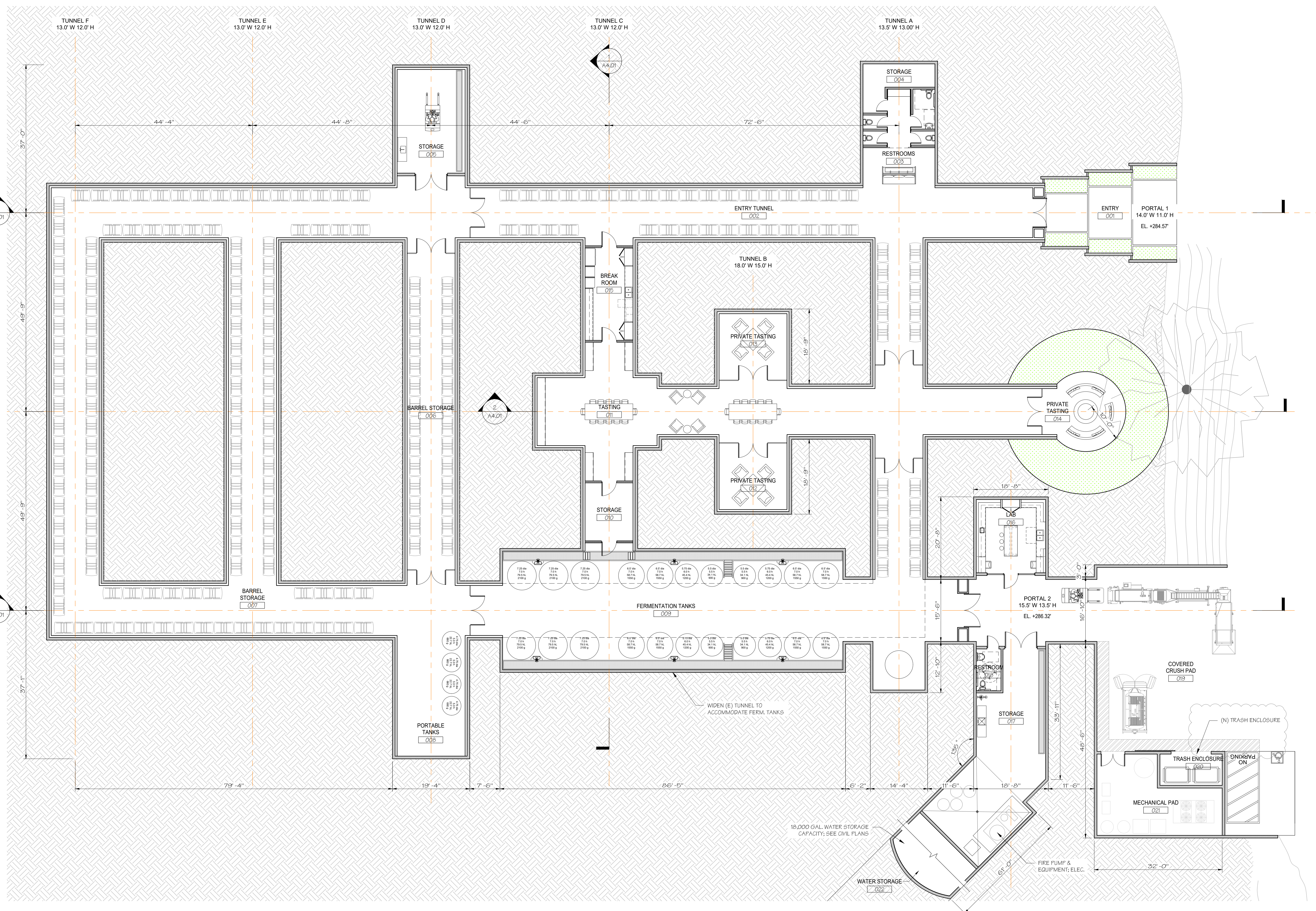
SHEET NAME

PROPOSED CAVES FLOOR PLAN

SHEET NUMBER

A1.11

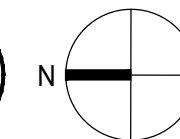
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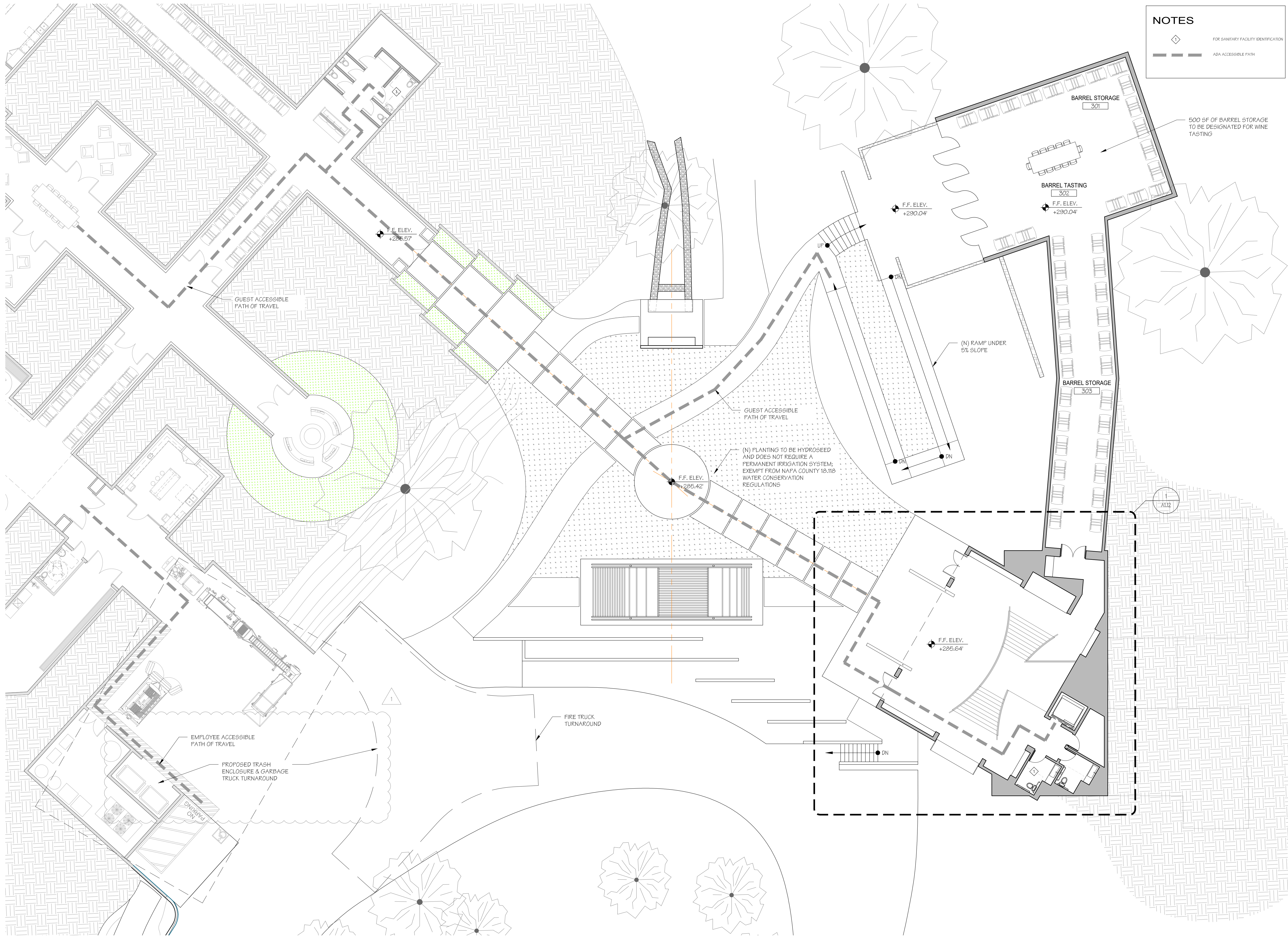


PROPOSED CAVES FLOOR PLAN

SCALE: 3/32" = 1'-0"

1





NOTES

FOR SANITARY FACILITY IDENTIFICATION

ADA ACCESSIBLE PATH

BARREL STORAGE
301
F.F. ELEV.
+290.04'

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BARREL STORAGE
302

VINE CLIFF WINERY ALTERATION

7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER 2404
DATE 09/13/2024
CHECKED BY JCF
DRAWN BY AVH/JP/KS
SCALE AS NOTED

REVISIONS

SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

SHEET NAME

PROPOSED
PLAZA PLAN

SHEET NUMBER

A1.12

MINOR MODIFICATION USE PERMIT

PROPOSED PLAZA PLAN

SCALE: 3/32" = 1'-0"

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VINE CLIFF WINERY ALTERATION

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NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER	2404
DATE	05/23/2024
CHECKED BY	JCF
DRAWN BY	JP/KS/AVH
SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024

SHEET NAME

PROPOSED
HOSPITALITY FIRST
FLOOR PLAN

SHEET NUMBER

A2.11

DESIGN DEVELOPMENT

HOSPITALITY FIRST FLOOR PLAN

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

1



NOTES

FOR SANITARY FACILITY IDENTIFICATION
ADA ACCESSIBLE PATH

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VINE CLIFF WINERY
ALTERATION

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NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER 2404
DATE 09/13/2024
CHECKED BY JCF
DRAWN BY AVH/JP/KS
SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 03/27/2024
PRE-APPLICATION MEETING 05/23/2024
MINOR MODIFICATION USE PERMIT 06/28/2024
MINOR MOD. PC #1 09/13/2024

SHEET NAME

HOSPITALITY SECOND
FLOOR PLAN

SHEET NUMBER

A2.12

MINOR MODIFICATION USE PERMIT

HOSPITALITY SECOND FLOOR PLAN

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

1

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VINE CLIFF WINERY
ALTERATION

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SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

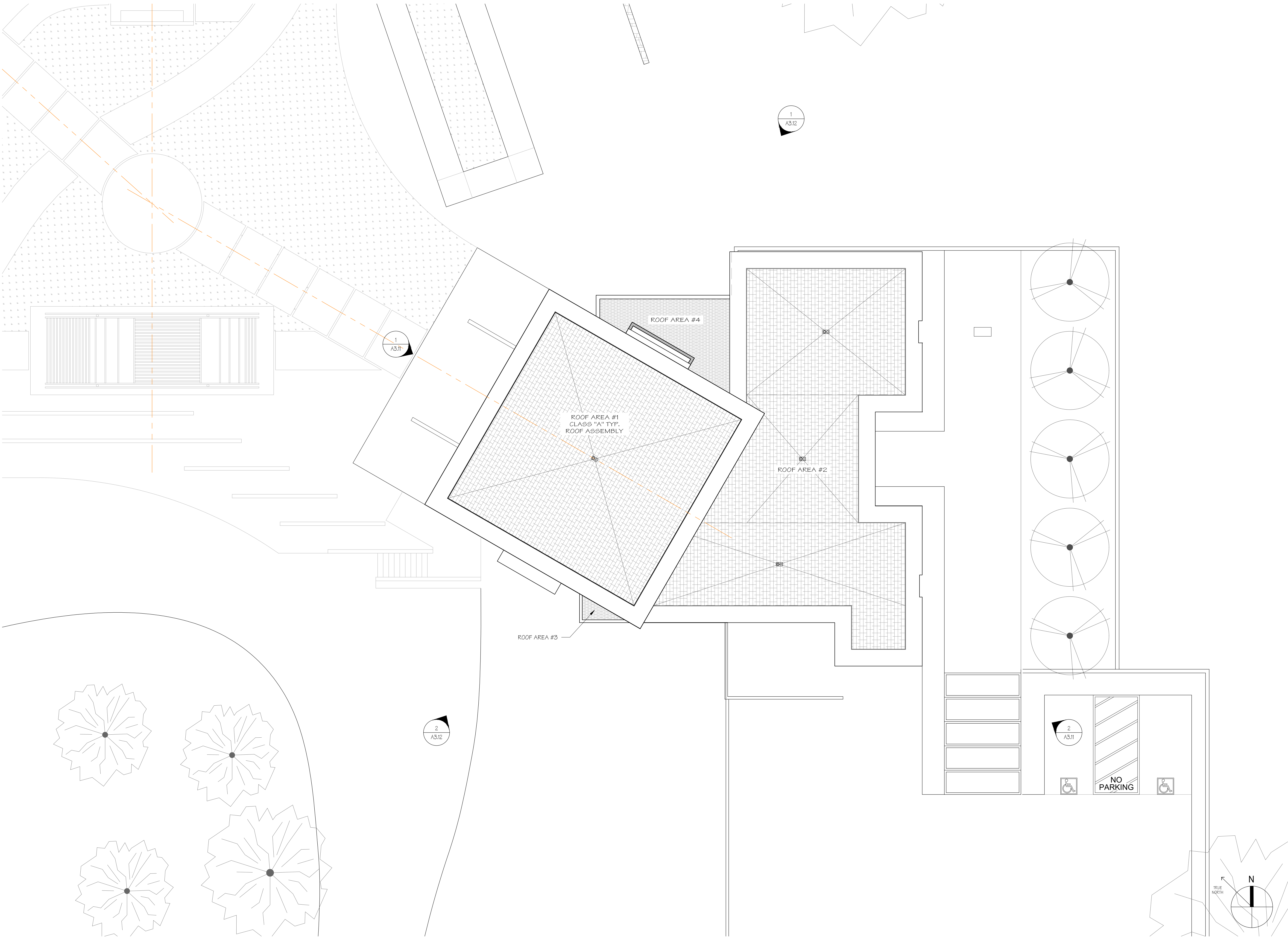
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PROPOSED
HOSPITALITY ROOF
PLAN

SHEET NUMBER

A2.13

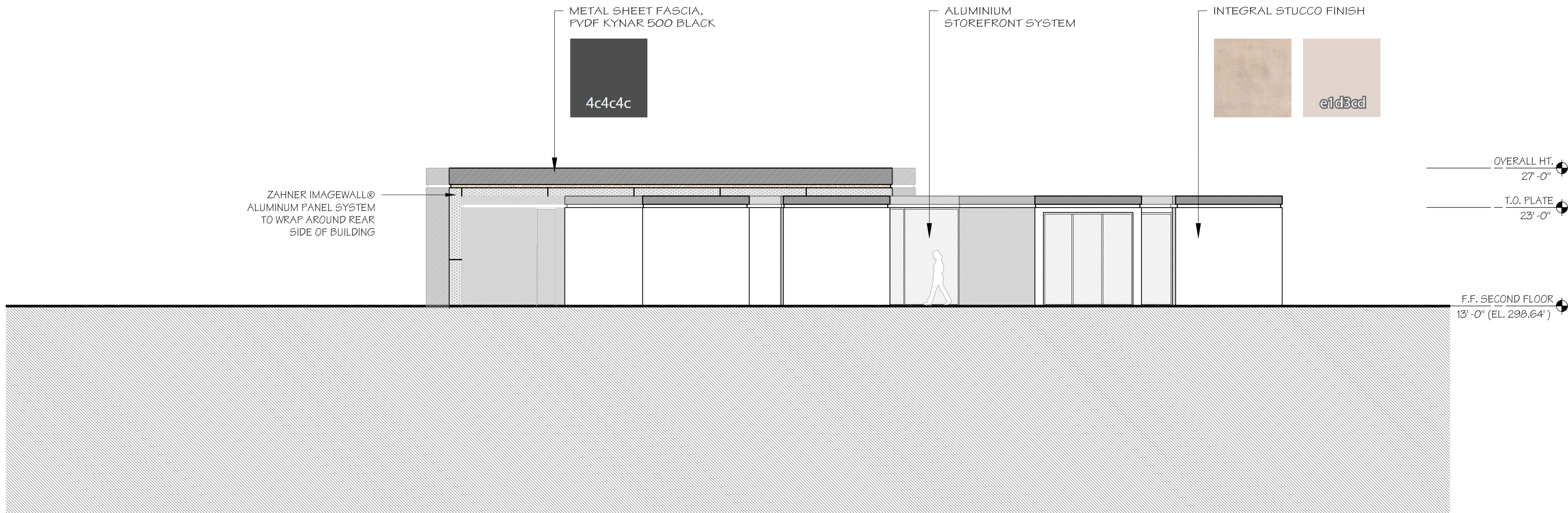
MINOR MODIFICATION USE PERMIT



HOSPITALITY ROOF PLAN

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

1



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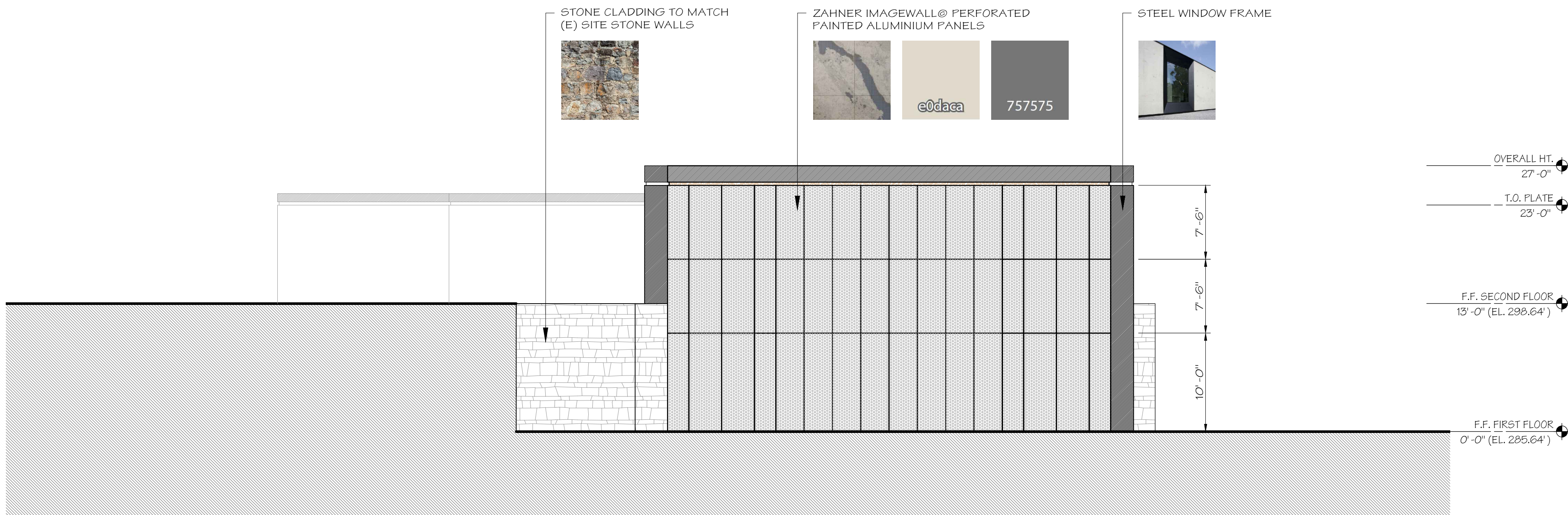
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VINE CLIFF WINERY ALTERATION

PROPOSED CUBE ELEVATIONS - REAR

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

2



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NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER	2404
DATE	09/13/2024
CHECKED BY	JCF
DRAWN BY	AVH/JP/KS
SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

SHEET NAME

HOSPITALITY CUBE
ELEVATIONS

SHEET NUMBER

PROPOSED CUBE ELEVATIONS - FRONT

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

1

A3.11

MINOR MODIFICATION USE PERMIT

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VINE CLIFF WINERY ALTERATION

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APN 032-030-027-000

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SCALE	AS NOTED

REVISIONS

SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

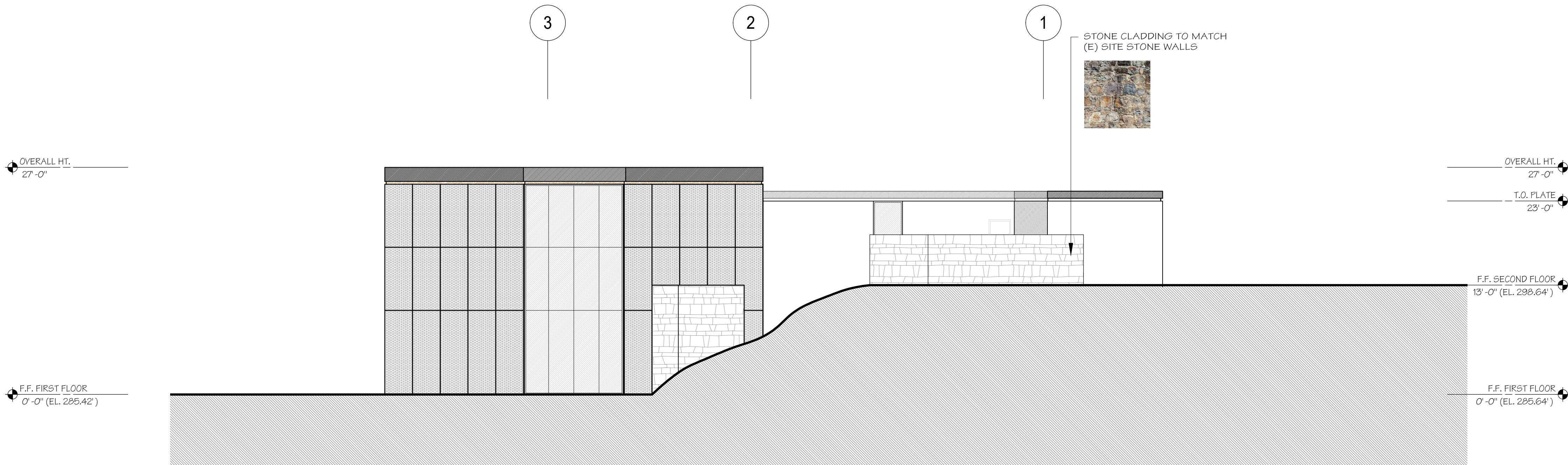
SHEET NAME

HOSPITALITY CUBE
ELEVATIONS

SHEET NUMBER

A3.12

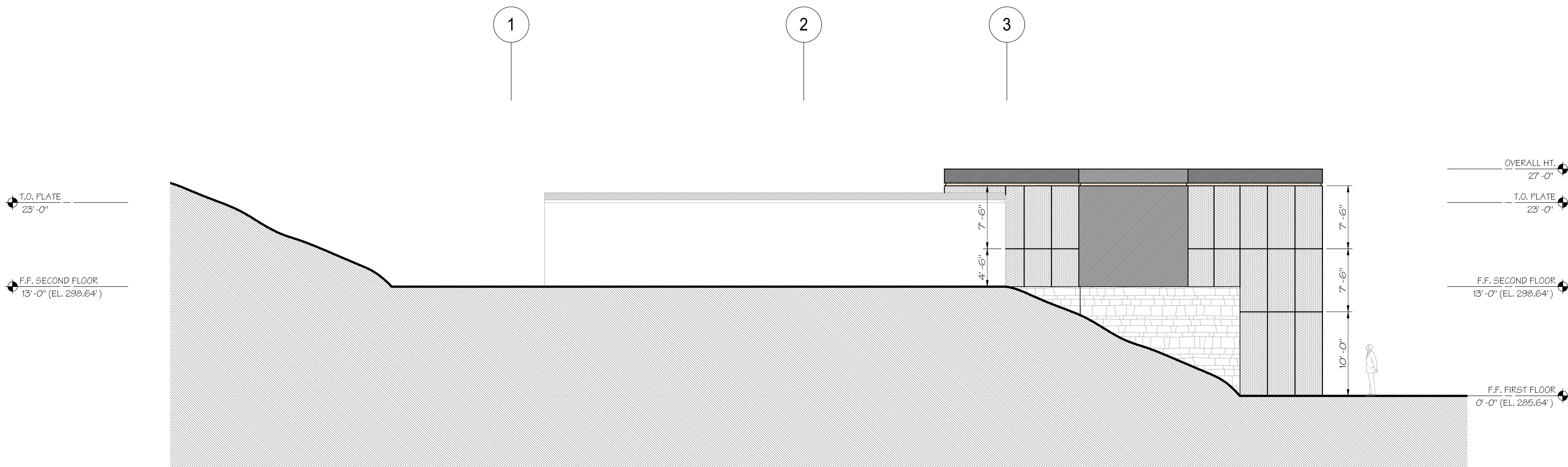
MINOR MODIFICATION USE PERMIT



PROPOSED ELEVATIONS - LEFT

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

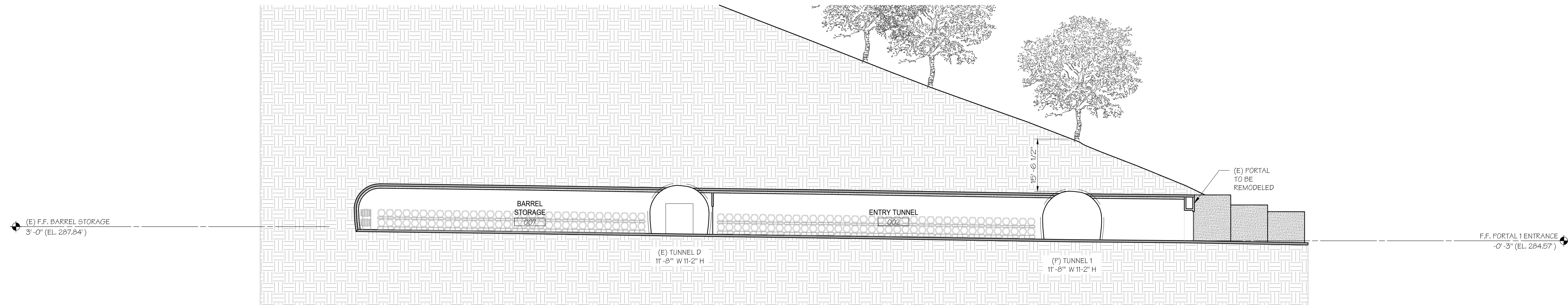
2



PROPOSED CUBE ELEVATIONS - RIGHT

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

1



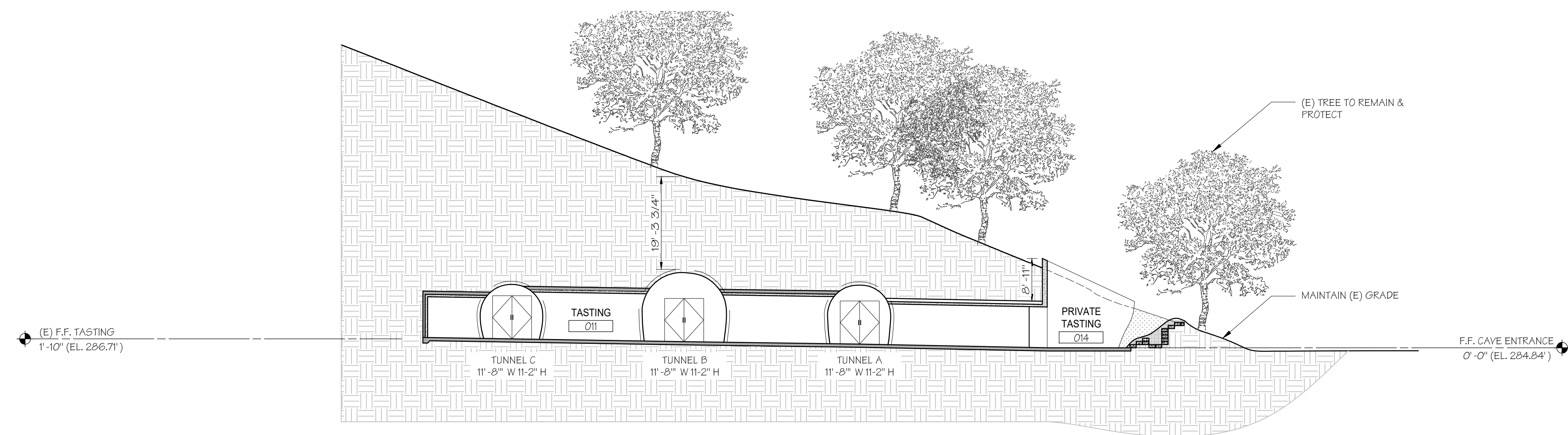
CAVE SECTION - TUNNEL 3

SCALE: 1/16" = 1'-0"

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CAVE SECTION - TUNNEL 2

SCALE: 1/16" = 1'-0"

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PROJECT NUMBER 2404
DATE 09/13/2024
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SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 03/27/2024
PRE-APPLICATION MEETING 05/23/2024
MINOR MODIFICATION USE PERMIT 06/28/2024
MINOR MOD. PC #1 09/13/2024

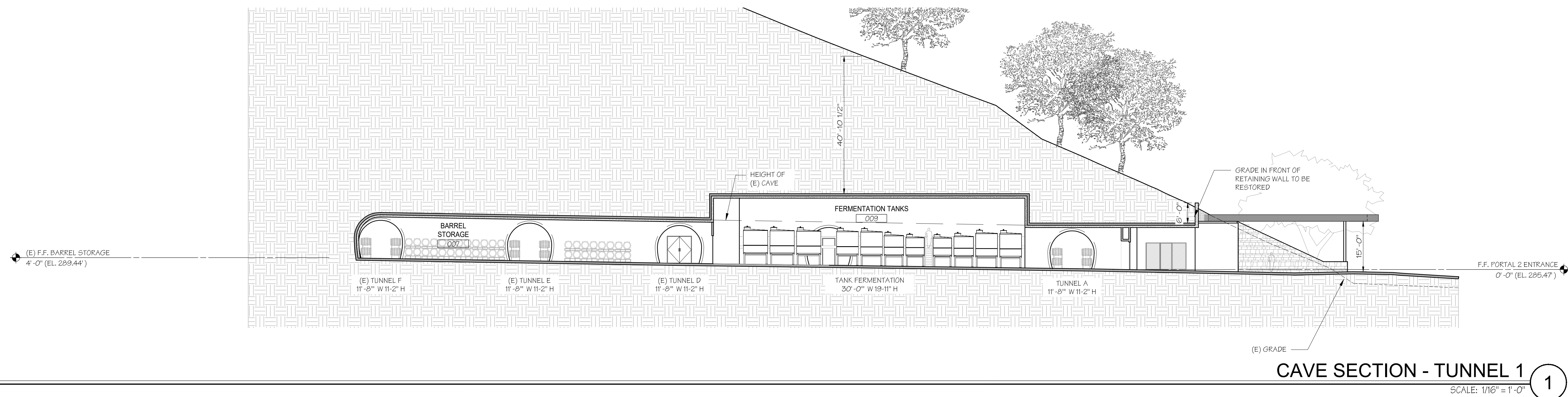
SHEET NAME

PROPOSED CAVE
LONG SECTIONS

SHEET NUMBER

A4.01

MINOR MODIFICATION USE PERMIT



CAVE SECTION - TUNNEL 1

SCALE: 1/16" = 1'-0"

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VINE CLIFF WINERY
ALTERATION

7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER	2404
DATE	09/13/2024
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SCALE	AS NOTED

REVISIONS

SCHEMATIC DESIGN	03/27/2024
PRE-APPLICATION MEETING	05/23/2024
MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

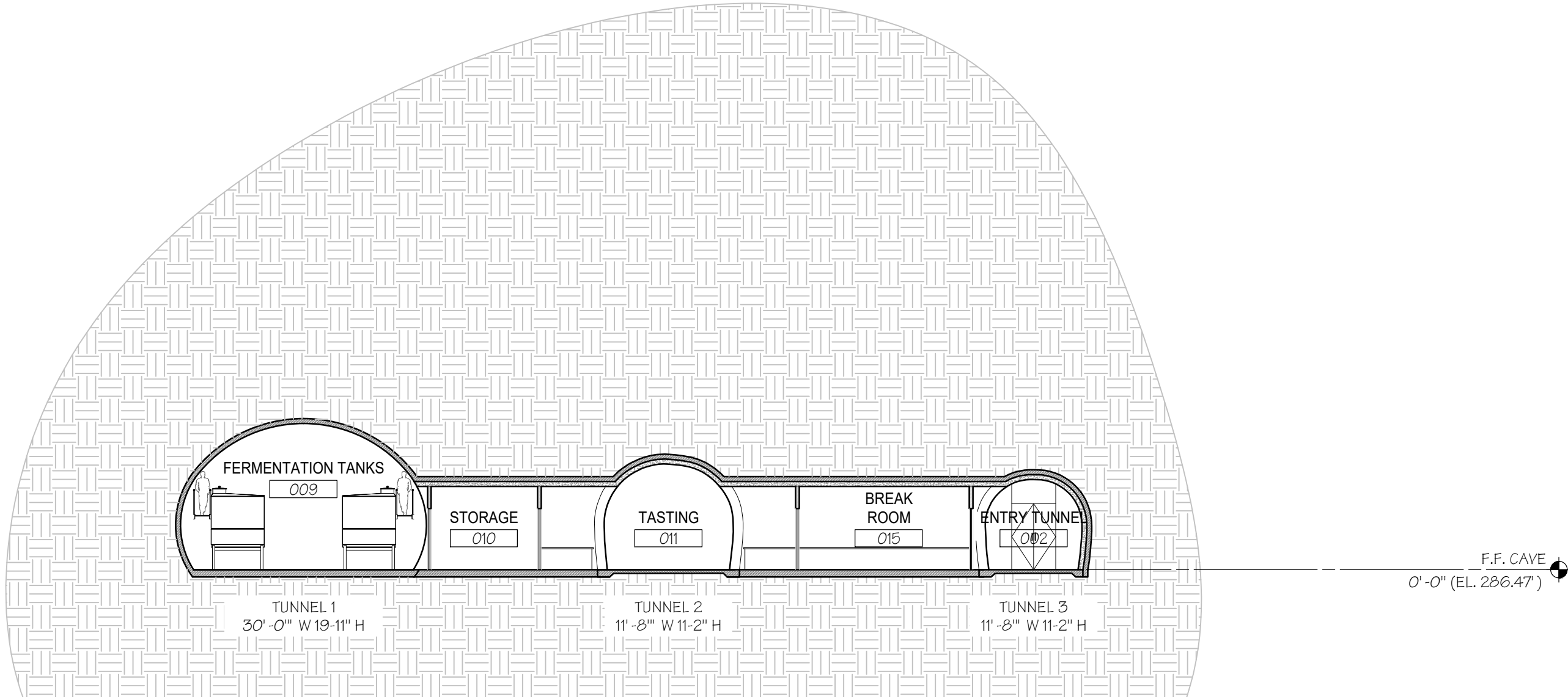
SHEET NAME

PROPOSED CAVE
CROSS SECTIONS

SHEET NUMBER

A4.02

MINOR MODIFICATION USE PERMIT



CAVE SECTION - TUNNEL C

SCALE: 1/16" = 1'-0"

1

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VINE CLIFF WINERY
ALTERATION

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NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER	2404
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SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	03/27/2024
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MINOR MODIFICATION USE PERMIT	06/28/2024
MINOR MOD. PC #1	09/13/2024

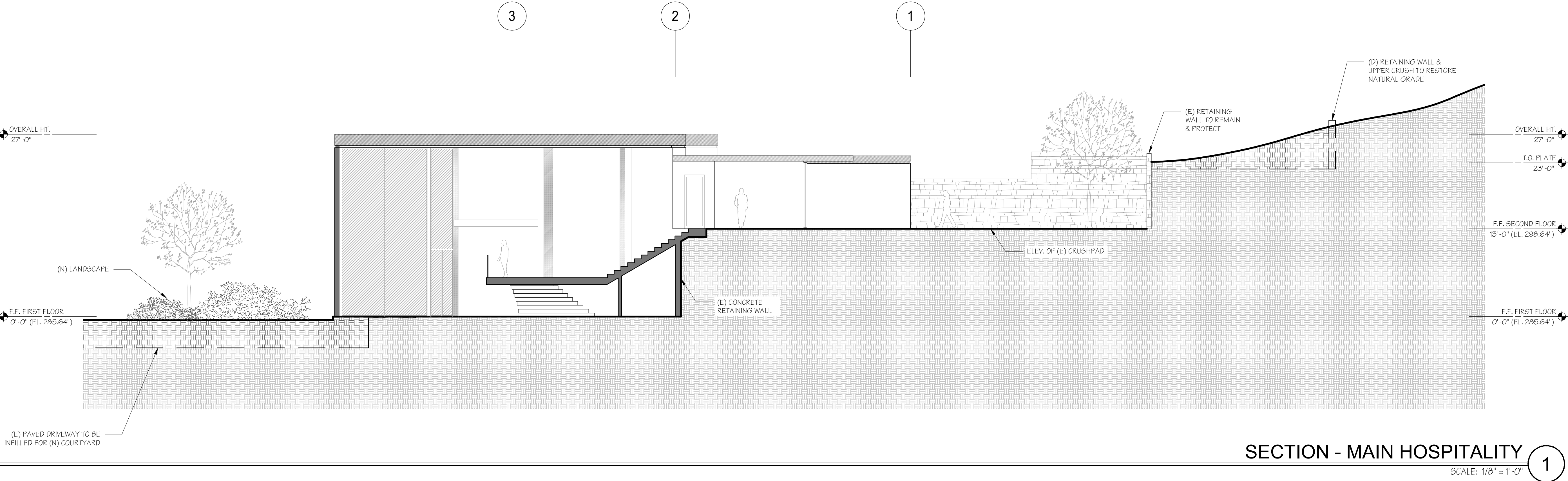
SHEET NAME

PROPOSED
HOSPITALITY
SECTIONS

SHEET NUMBER

A4.11

MINOR MODIFICATION USE PERMIT



GENERAL NOTES

1. This winery cave is identified as a TYPE 3 Winery Cave, per CBC 446.4.
2. Per CBC 446.7.1, the winery cave shall be constructed entirely with noncombustible materials.
3. Per CBC 446.7.2, the walls and ceilings shall not contain hidden or concealed spaces.

LEGEND:

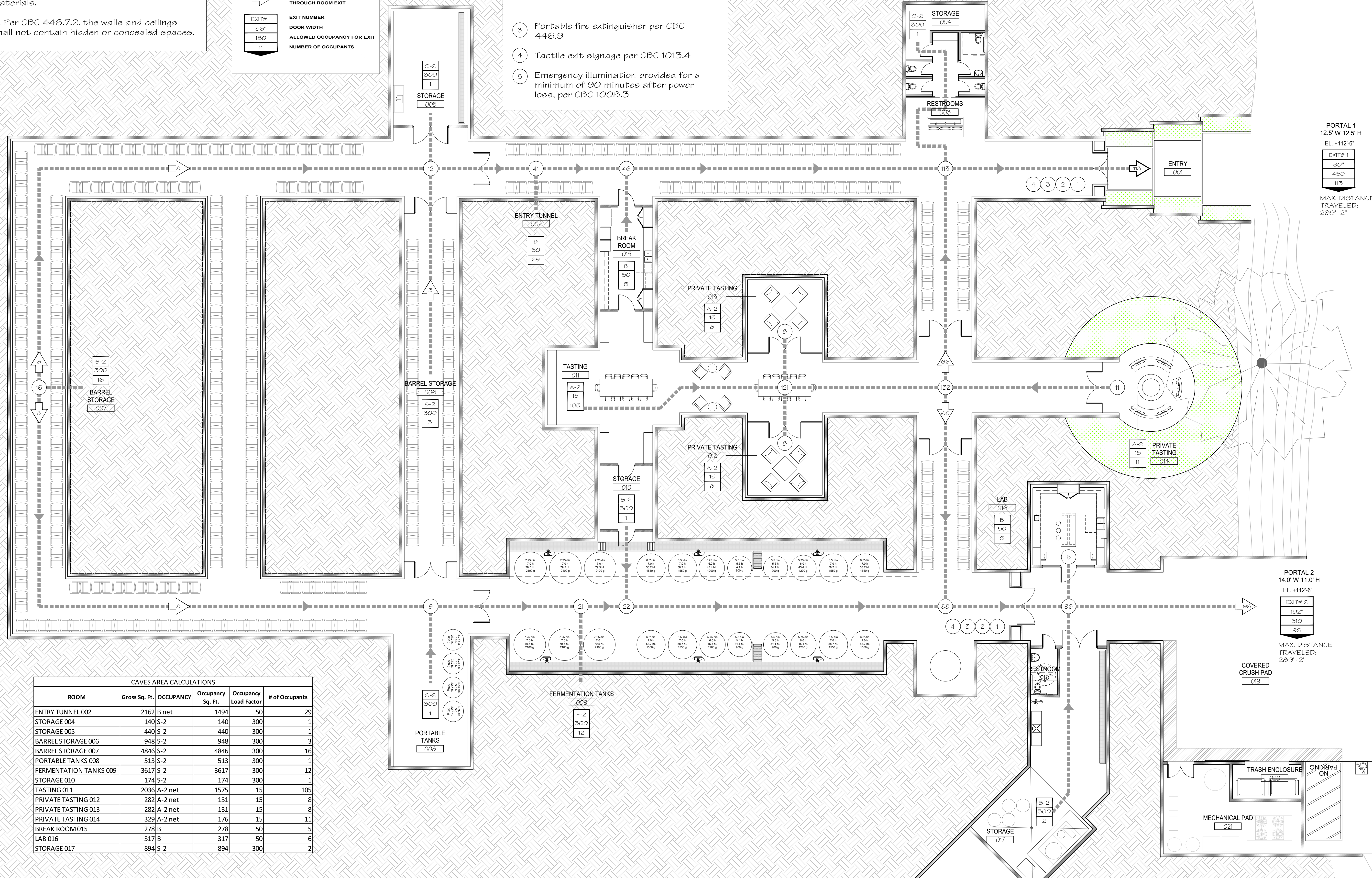
A-2 100 11	OCCUPANCY TYPE OCCUPANCY LOAD FACTOR NUMBER OF OCCUPANTS
11	TOTAL NUMBER OCCUPANTS IN ROOM
11	TOTAL NUMBER OCCUPANTS CALCULATED TO PASS THROUGH ROOM EXIT
EXIT# 1 36" 180 11	EXIT NUMBER DOOR WIDTH ALLOWED OCCUPANCY FOR EXIT NUMBER OF OCCUPANTS

SHEET NOTES:

- 1 Cave exit. Exits shall be illuminated per CBC 446.12.1 and 446.12.2.
- 2 Exit signage Per CBC 446.13. Power sources for exit signage shall comply with CBC 1013.6.3.
- 3 Portable fire extinguisher per CBC 446.9
- 4 Tactile exit signage per CBC 1013.4
- 5 Emergency illumination provided for a minimum of 90 minutes after power loss, per CBC 1008.3

ACCESSIBLE ROUTES NOTE:

- 6 All cave floors have a 2.0% or less slope and comply with 11B-402.2, see sheet T5.0 for details.



CAVES AREA CALCULATIONS				
ROOM	Gross Sq. Ft.	OCCUPANCY	Occupancy Sq. Ft.	# of Occupants
ENTRY TUNNEL 002	2162	B net	1494	29
STORAGE 004	140	S-2	140	1
STORAGE 005	440	S-2	440	1
BARREL STORAGE 006	948	S-2	948	3
BARREL STORAGE 007	4846	S-2	4846	16
PORTABLE TANKS 008	513	S-2	513	1
FERMENTATION TANKS 009	3617	S-2	3617	12
STORAGE 010	174	S-2	174	1
TASTING 011	2036	A-2 net	1575	105
PRIVATE TASTING 012	282	A-2 net	131	8
PRIVATE TASTING 013	282	A-2 net	131	8
PRIVATE TASTING 014	329	A-2 net	176	11
BREAK ROOM 015	278	B	278	5
LAB 016	317	B	317	6
STORAGE 017	894	S-2	894	2

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VINE CLIFF WINERY ALTERATION

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NAPA, CA 94558
APN 032-030-027-000

PROJECT NUMBER 2404
DATE 09/13/2024
CHECKED BY JCF
DRAWN BY AVH/JP/KS
SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 05/27/2024
PRE-APPLICATION MEETING 05/23/2024
MINOR MODIFICATION USE PERMIT 06/28/2024
MINOR MOD. PC #1 09/13/2024

SHEET NAME

CAVES EGRESS PLAN

SHEET NUMBER

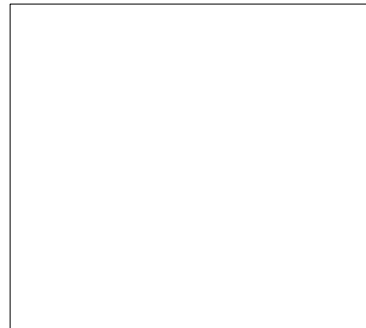
CAVES EGRESS PLAN

SCALE: 3/32" = 1'-0"

1

A9.00

MINOR MODIFICATION USE PERMIT



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APN 032-030-027-000

PROJECT NUMBER 2404
DATE 05/23/2024
CHECKED BY JCF
DRAWN BY JP/KS/AVH
SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 03/27/2024
PRE-APPLICATION MEETING 05/23/2024
MINOR MODIFICATION USE PERMIT 06/28/2024

SHEET NAME

HOSPITALITY FIRST
FLOOR & (E) CAVE
EGRESS PLAN

SHEET NUMBER

A9.01

DESIGN DEVELOPMENT

EXISTING HISTORIC CAVE & BARREL STORAGE - AREA CALCULATIONS					
ROOM	Gross Sq. Ft.	OCCUPANCY	Occupancy Sq. Ft.	Occupancy Load Factor	# of Occupants
BARREL STORAGE 301	1181	S-2	1181	300	3
BARREL TASTING 302	500	A-2 net	400	15	26
BARREL STORAGE 303	1070	S-2	1070	300	3

HOSPITALITY AREA CALCULATIONS - FIRST FLOOR					
ROOM	Gross Sq. Ft.	OCCUPANCY	Occupancy Sq. Ft.	Occupancy Load Factor	# of Occupants
HOSPITALITY 101	1610	A-3 net	1071	30	36
STORAGE 104	74	S-1	74	300	1

LEGEND:

A-2
100
11

OCCUPANCY TYPE
OCCUPANCY LOAD FACTOR
NUMBER OF OCCUPANTS

11

TOTAL NUMBER
OCCUPANTS IN ROOM

11

TOTAL NUMBER OCCUPANTS
CALCULATED TO PASS
THROUGH ROOM EXIT

EXIT# 1

36"

180

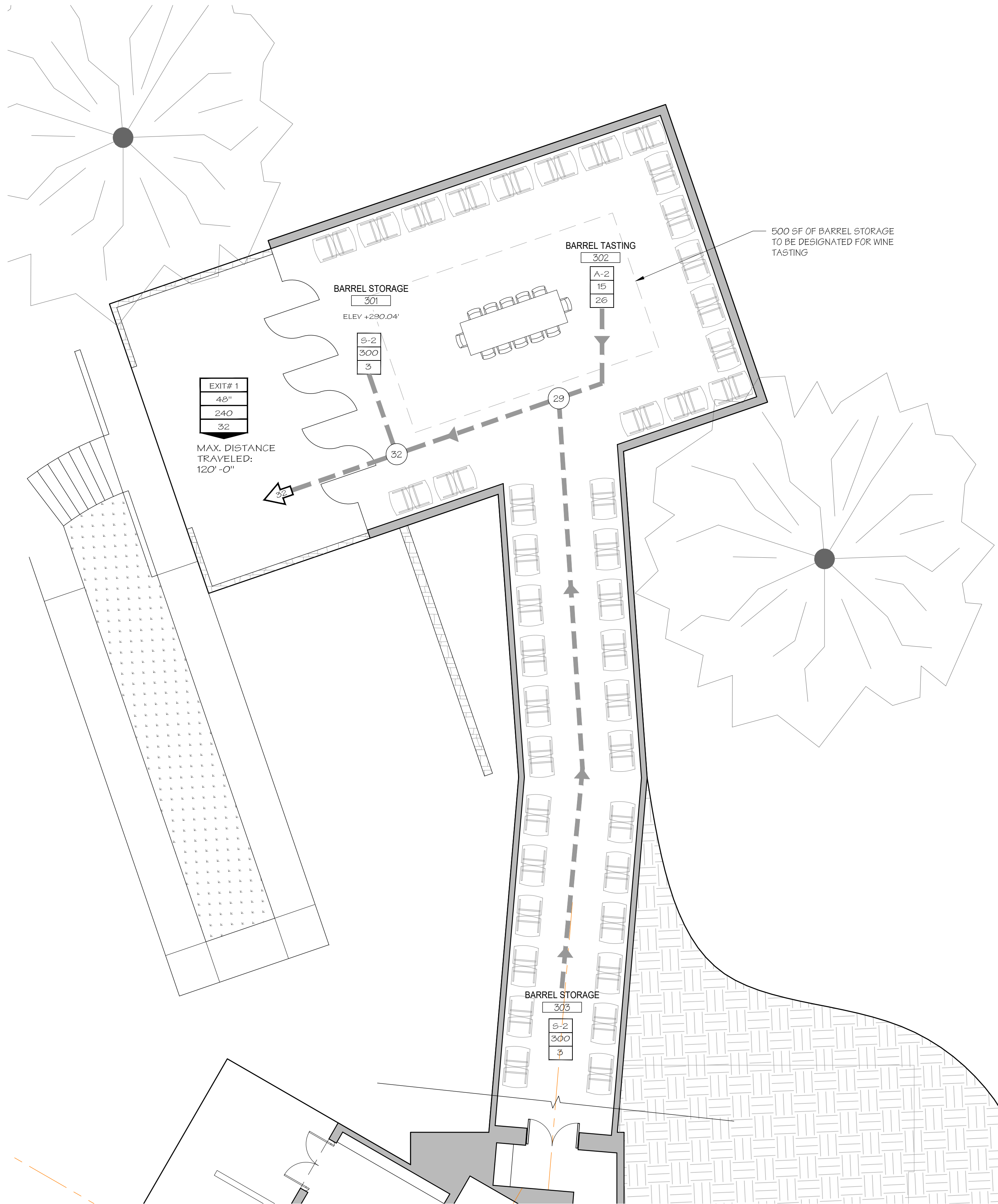
11

EXIT NUMBER

DOOR WIDTH

ALLOWED OCCUPANCY FOR EXIT

NUMBER OF OCCUPANTS



(E) CAVE & BARREL STORAGE EGRESS PLAN

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

2



HOSPITALITY FIRST FLOOR EGRESS PLAN

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

1

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VINE CLIFF WINERY
ALTERATION

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MINOR MOD. PC #1 09/13/2024

SHEET NAME

HOSPITALITY SECOND
FLOOR EGRESS PLAN

SHEET NUMBER

A9.02

MINOR MODIFICATION USE PERMIT

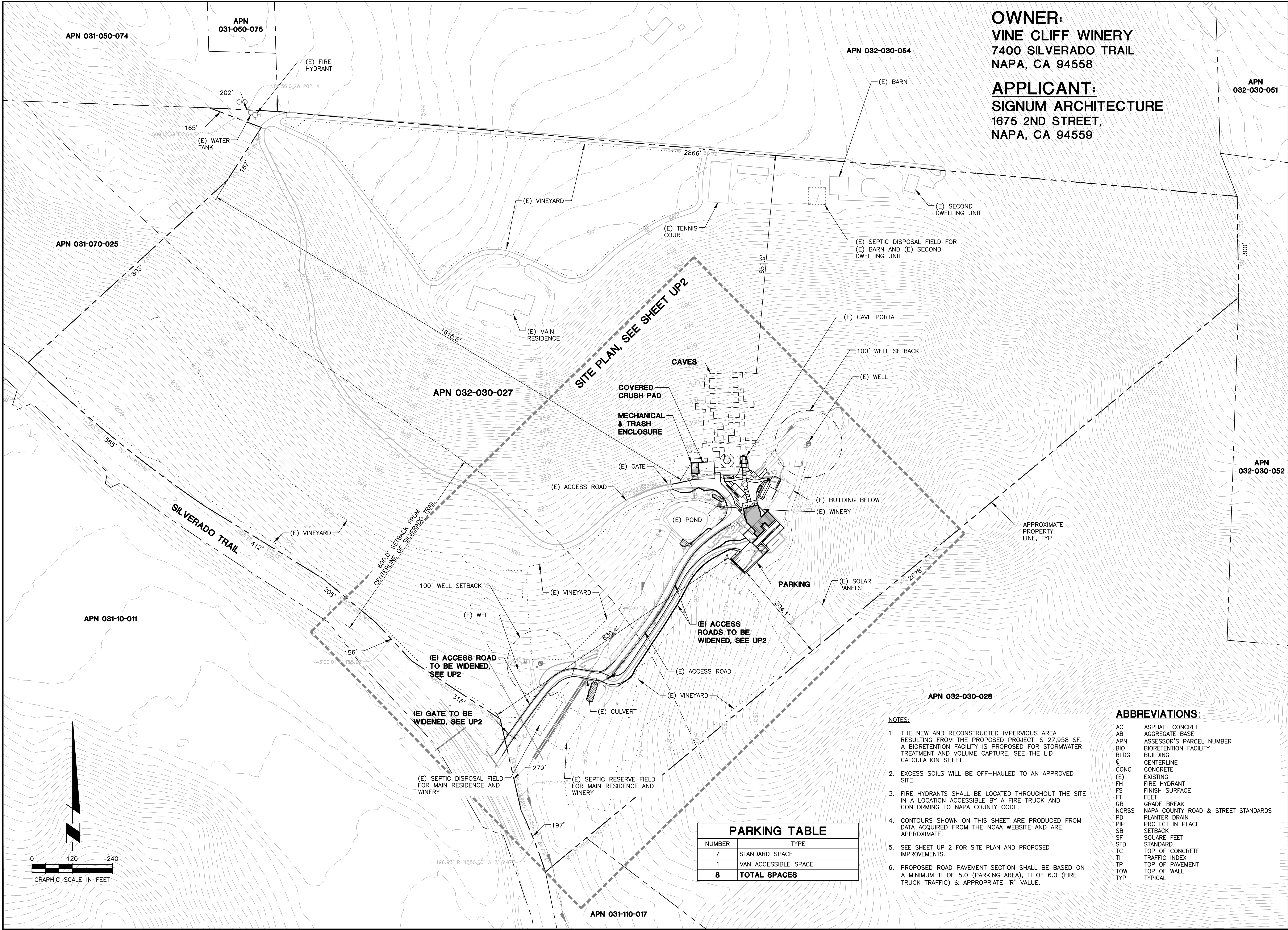


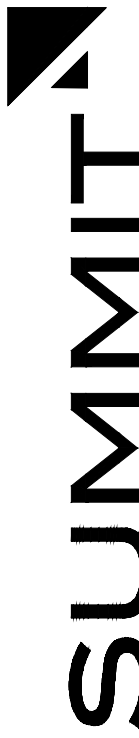
HOSPITALITY SECOND FLOOR EGRESS PLAN

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

1

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VINE CLIFF WINERY
7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

USE PERMIT
OVERALL SITE PLAN

#	DATE	DESCRIPTION
	6/28/2024	PERMIT SUBMITTAL
1	9/13/2024	PERMIT RESUBMITTAL
2	2/28/2025	PERMIT RESUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2024040
SCALE: AS SHOWN
DRAWN: TF
CHECKED: JTG
SHEET

UP1
1 OF 6

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APN 031-10-011

APN 032-030-027

APN 031-110-017

APN 032-030-028

APPROXIMATE PROPERTY LINE, TYP

GRAPHIC SCALE IN FEET

PLOTTED ON: 2/28/2025 9:35 AM

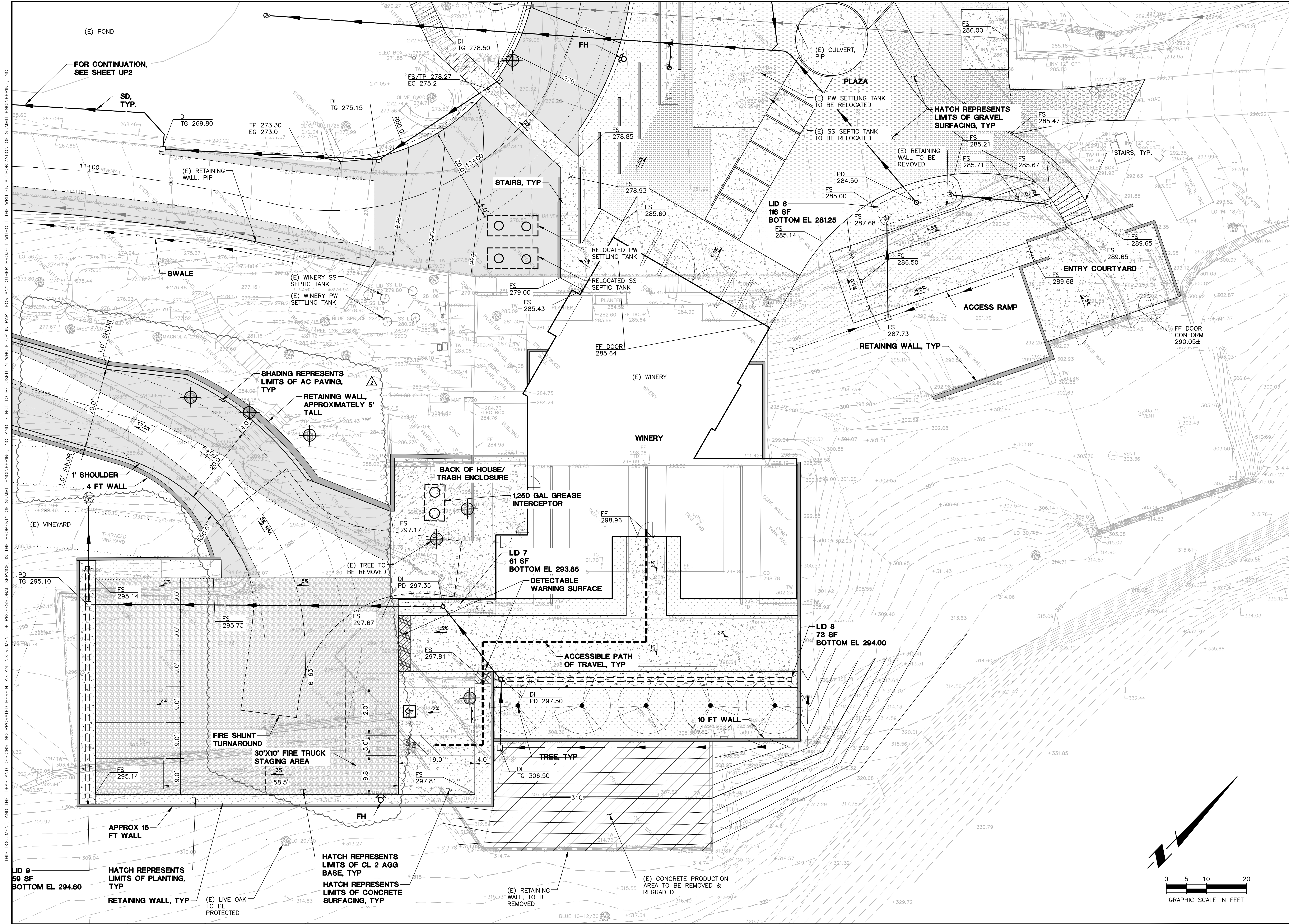
1. CONTOURS SHOWN ON THIS SHEET ARE PRODUCED FROM DATA ACQUIRED FROM THE NOAA WEBSITE AND ARE APPROXIMATE.

VINE CLIFF WINERY
7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

USE PERMIT
SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2024040
SCALE: AS SHOWN
DRAWN: TF
CHECKED: JTG
SHEET
UP2
2 OF 6



VINE CLIFF WINERY
7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

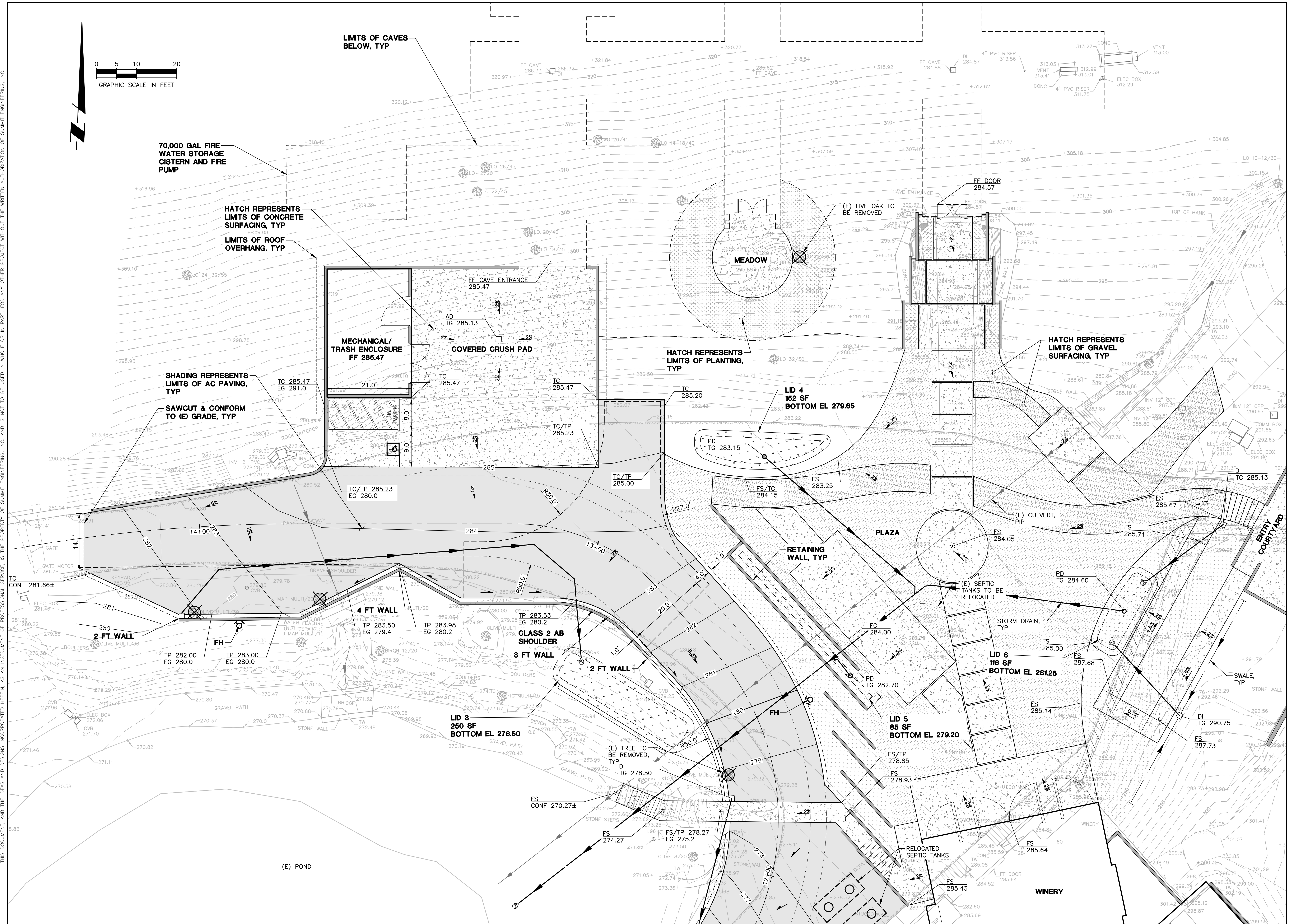
USE PERMIT

PRELIMINARY GRADING & DRAINAGE
PLAN - WINERY

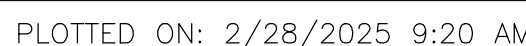
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1	9/13/2024	PERMIT RESUBMITTAL
2	2/28/2025	PERMIT RESUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2024040
SCALE: AS SHOWN
DRAWN: TF
CHECKED: JTG
SHEET UP3
3 OF 6



P:\2024\2024040 VINE CLIFF USE PERMIT\DWG\CVL\USE PERMIT\24040-UP1-UP5.DWG



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 S18.104.210

UP5A 5 OF



PROPOSED CONDITIONS

PARCEL SIZE:

PARCEL SIZE = 93.76 ± ACRES

WINERY COVERAGE AREA:

WINERY COVERAGE AREA
=72,000 SF (1.54 ACRES)

1.66 ACRES/93.76 ACRES = **1.8%** < 25%

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 CODE S18.104.220

WINERY DEVELOPEMENT AREA:

WINERY DEVELOPEMENT AREA
= 9,705 SF (0.22 ACRES)

WINERY DEVELOPEMENT 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 S18.104.210

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SUMMIT

Summit Engineering, Inc.
575 W College Ave., Suite 201 • Santa Rosa, CA 95401
707-527-0775 • www.summit-sr.com

VINE CLIFF WINERY
7400 SILVERADO TRAIL
NAPA, CA 94558
APN 032-030-027

USE PERMIT

WINERY COVERAGE AND DEVELOPMENT
AREAS - PROPOSED CONDITIONS

#	DATE	DESCRIPTION
	6/28/2024	PERMIT SUBMITTAL
1	9/13/2024	PERMIT RESUBMITTAL
2	2/28/2025	PERMIT RESUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2024040
SCALE: AS SHOWN
DRAWN: TF
CHECKED: JTG
SHEET 6 OF 6

UP5B