

“E”

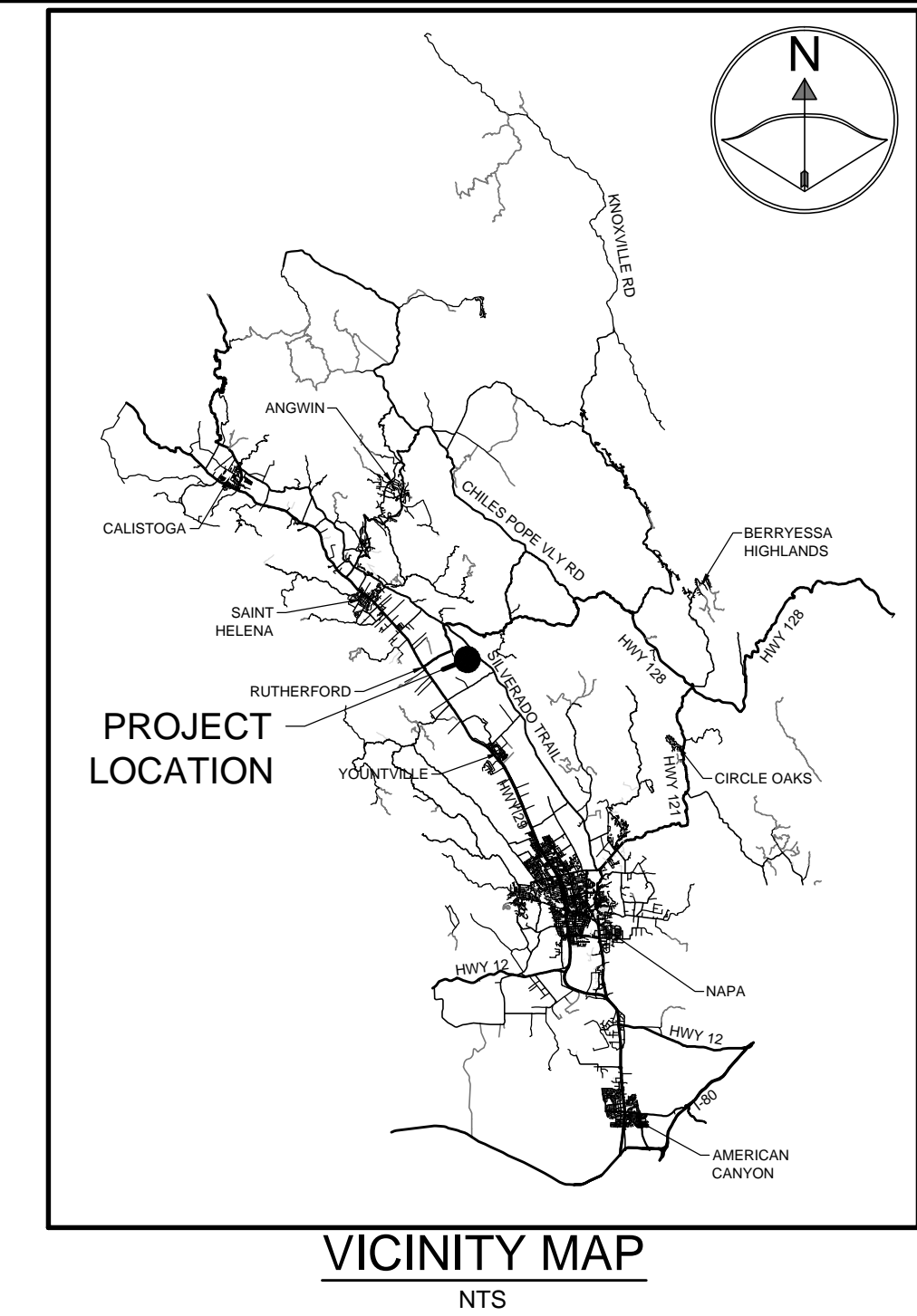
Plan Set and Exterior Color
Elevations

Bonny's Vineyard P22-00002
Planning Commission Hearing Date
December 18, 2024

USE PERMIT SITE PLAN

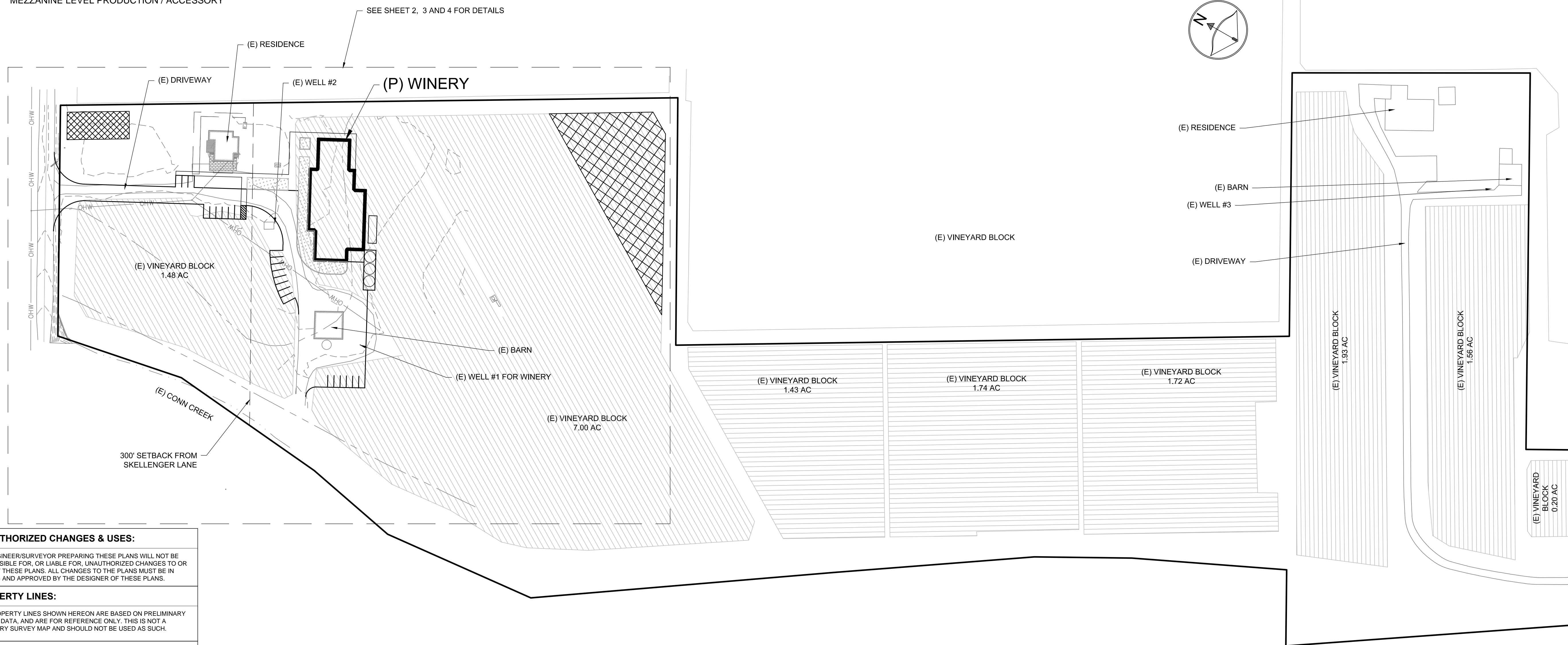
FOR THE PROPOSED WINERY NAMED **BONNY'S VINEYARD**

LOCATED AT
1555 SKELLENGER LANE,
NAPA, CA
APN: 030-200-080



SHEET INDEX

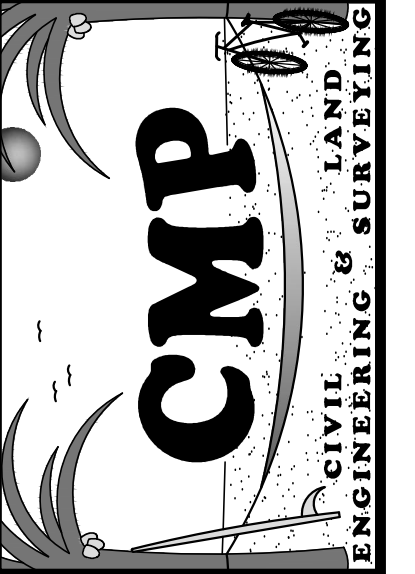
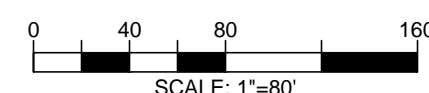
SHT. #	DESCRIPTION
1	TITLE
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	STORMWATER CONTROL PLAN
A2.1	WINERY GROUND LEVEL FLOOR PLANS
A2.2	WINERY MEZZANINE LEVEL FLOOR PLANS
A2.3	WINERY ROOF PLANS
A3.1	WINERY ELEVATIONS
A3.2	WINERY SECTIONS
10	GROUND LEVEL PRODUCTION / ACCESSORY
11	MEZZANINE LEVEL PRODUCTION / ACCESSORY



UNAUTHORIZED CHANGES & USES:
THE ENGINEER/SURVEYOR PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND APPROVED BY THE DESIGNER OF THESE PLANS.

PROPERTY LINES:
THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

SURVEY STATEMENT:
THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY CMP CIVIL ENGINEERING & LAND SURVEYING IN OCTOBER OF 2018. HORIZONTAL AND VERTICAL DATUM IS ASSUMED. EXISTING FIELD SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MAJOR =5', MINOR =1'



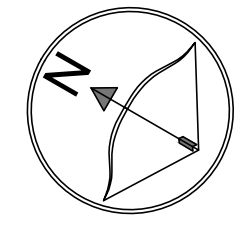
PREPARED BY:
CMP CIVIL ENGINEERING & LAND SURVEYING INC.
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559
CAMERON@CMPENGINEERING.COM
PROJECT #00212 DATE: 12/15/2021

REV. #	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	08/24/2022
2	RESPONSE TO COMMENTS	10/18/2022
3	RESUBMITTAL	07/26/2023
4	RESUBMITTAL	10/11/2023
5	RESUBMITTAL	10/24/2024
6	REVISIONS PER COUNTY COMMENTS	10/30/2024

PROJECT INFO:
BONNY'S VINEYARD
1555 SKELLENGER LANE
NAPA, CA
APN: 030-200-080

SHEET NAME:
TITLE

SHEET:
1



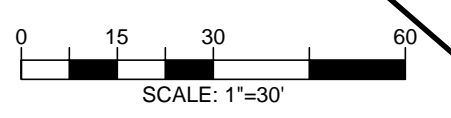
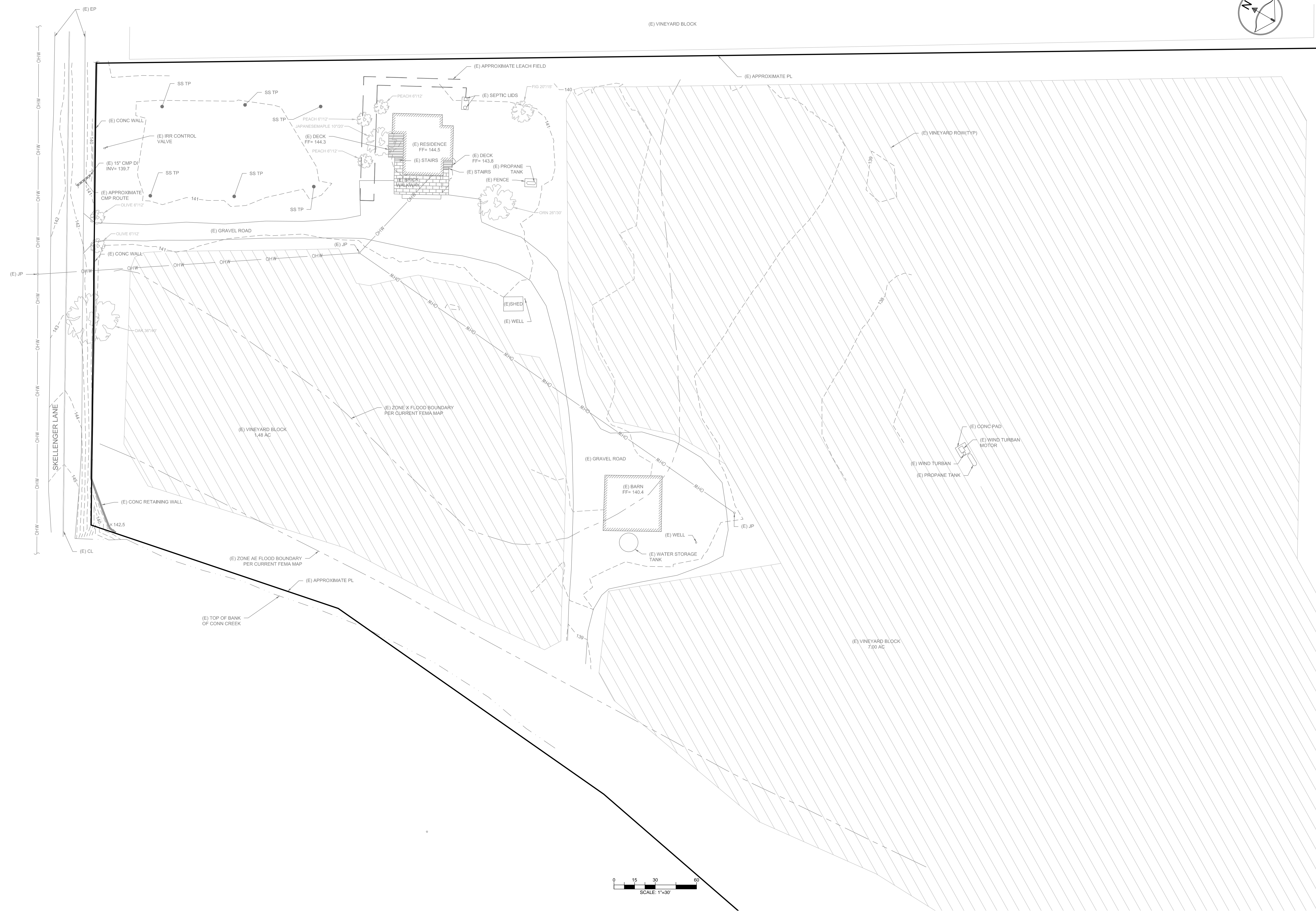
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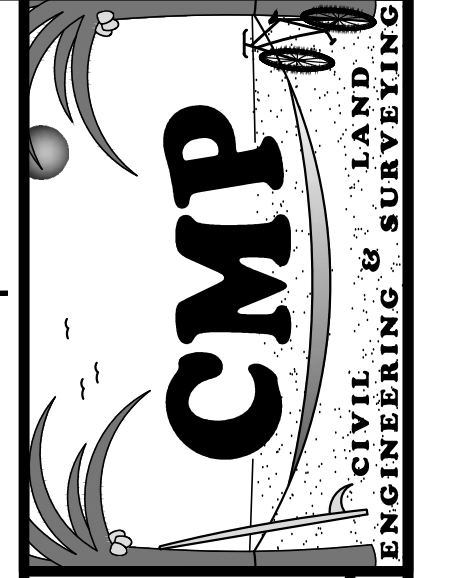
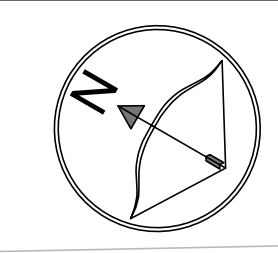
REV. #	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	08/04/2022
2	RESPONSE TO COMMENTS	10/18/2022
3	RESUBMITTAL	07/26/2023
4	RESUBMITTAL	10/11/2023
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PROJECT INFO:
BONNY'S VINEYARD
 1555 SKELLENGER LANE
 NAPA, CA
 APN: 030-200-080

SHEET NAME:
EXISTING SITE PLAN

SHEET:
2
 OF 11





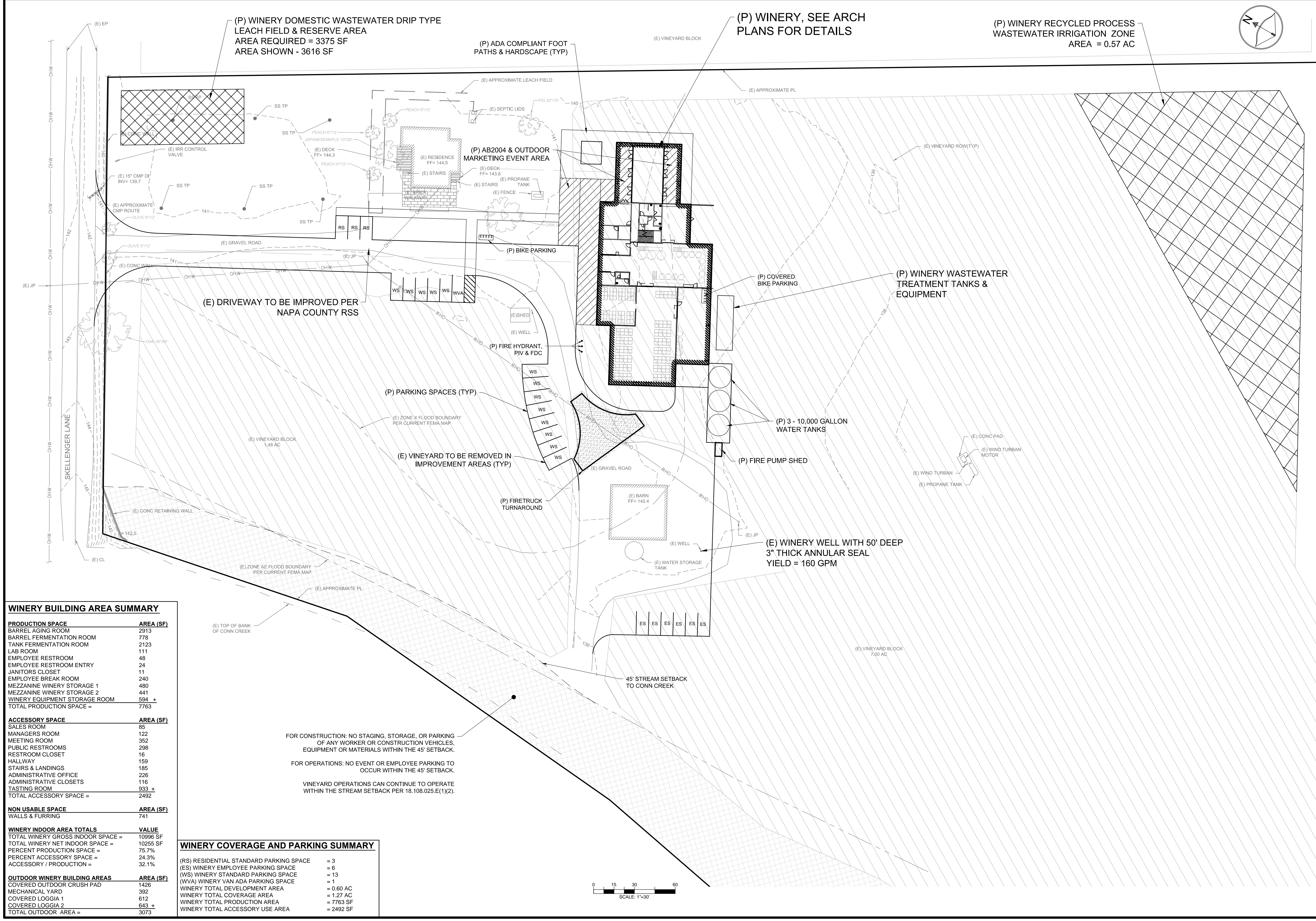
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REV. #	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	08/04/2022
2	RESPONSE TO COMMENTS	10/16/2022
3	RESUBMITTAL	07/26/2023
4	RESUBMITTAL	10/11/2023
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PROJECT INFO:
BONNY'S VINEYARD
 1555 SKELLENGER LANE
 NAPA, CA
 APN: 030-200-080

SHEET NAME:
PROPOSED SITE PLAN

SHEET:
3



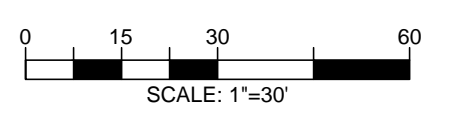
WINERY BUILDING AREA SUMMARY	
PRODUCTION SPACE	AREA (SF)
BARREL AGING ROOM	2913
BARREL FERMENTATION ROOM	778
TANK FERMENTATION ROOM	2123
LAB ROOM	111
EMPLOYEE RESTROOM	48
EMPLOYEE RESTROOM ENTRY	24
JANITORS CLOSET	11
EMPLOYEE BREAK ROOM	240
MEZZANINE WINERY STORAGE 1	480
MEZZANINE WINERY STORAGE 2	441
WINERY EQUIPMENT STORAGE ROOM	594 +
TOTAL PRODUCTION SPACE =	7763
ACCESSORY SPACE	AREA (SF)
SALES ROOM	85
MANAGERS ROOM	122
MEETING ROOM	352
PUBLIC RESTROOMS	298
RESTROOM CLOSET	16
HALLWAY	159
STAIRS & LANDINGS	185
ADMINISTRATIVE OFFICE	226
ADMINISTRATIVE CLOSETS	116
TASTING ROOM	933 +
TOTAL ACCESSORY SPACE =	2492
NON USABLE SPACE	AREA (SF)
WALLS & FURRING	741
WINERY INDOOR AREA TOTALS	VALUE
TOTAL WINERY GROSS INDOOR SPACE =	10996 SF
TOTAL WINERY NET INDOOR SPACE =	10255 SF
PERCENT PRODUCTION SPACE =	75.7%
PERCENT ACCESSORY SPACE =	24.3%
ACCESSORY / PRODUCTION =	32.1%
OUTDOOR WINERY BUILDING AREAS	AREA (SF)
COVERED OUTDOOR CRUSH PAD	1426
MECHANICAL YARD	392
COVERED LOGGIA 1	612
COVERED LOGGIA 2	643 +
TOTAL OUTDOOR AREA =	3073

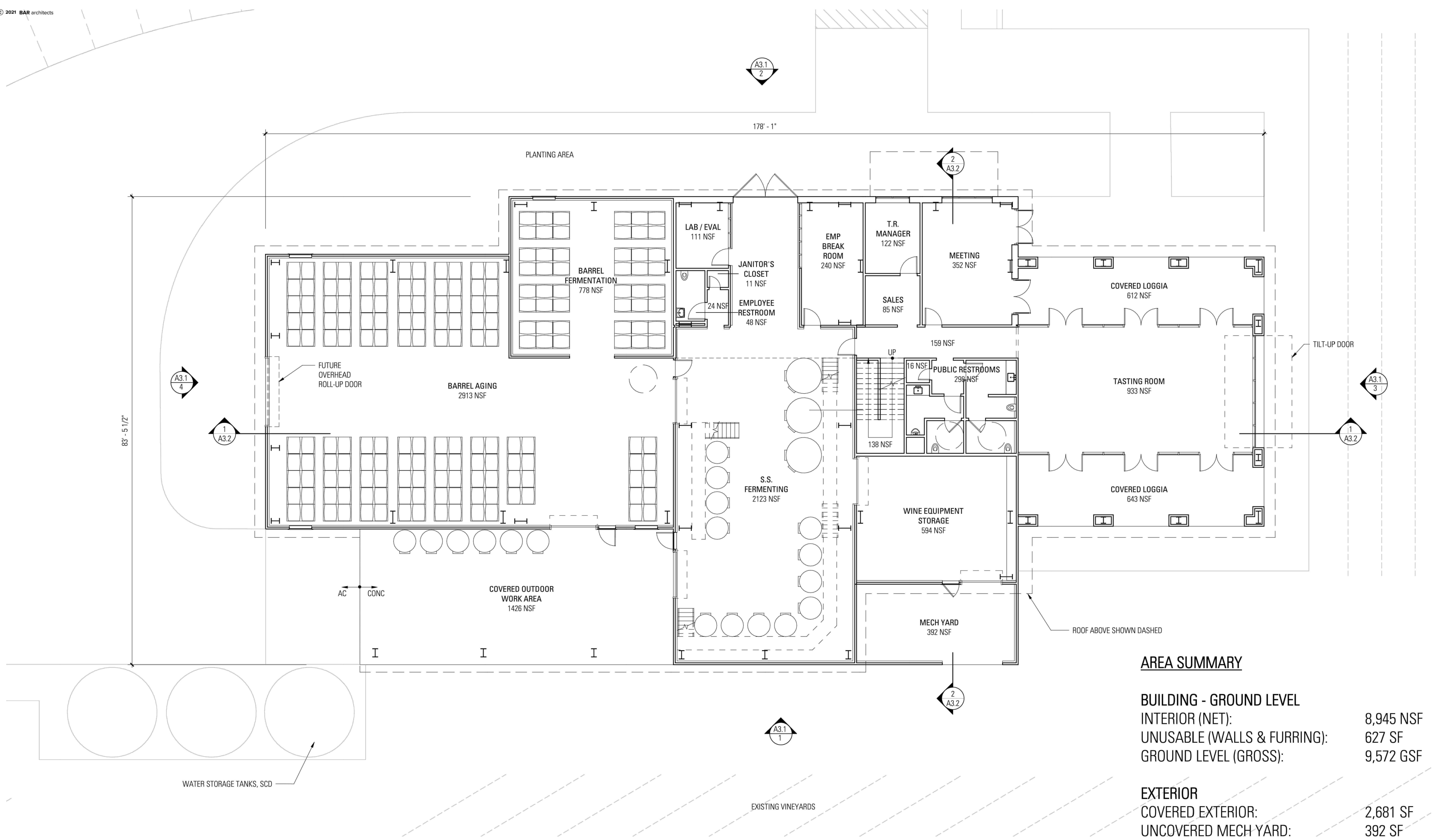
WINERY COVERAGE AND PARKING SUMMARY	
(RS) RESIDENTIAL STANDARD PARKING SPACE	= 3
(ES) WINERY EMPLOYEE PARKING SPACE	= 6
(WS) WINERY STANDARD PARKING SPACE	= 13
(WVA) WINERY VAN ADA PARKING SPACE	= 1
WINERY TOTAL DEVELOPMENT AREA	= 0.60 AC
WINERY TOTAL COVERAGE AREA	= 1.27 AC
WINERY TOTAL PRODUCTION AREA	= 7763 SF
WINERY TOTAL ACCESSORY USE AREA	= 2492 SF

FOR CONSTRUCTION: NO STAGING, STORAGE, OR PARKING OF ANY WORKER OR CONSTRUCTION VEHICLES, EQUIPMENT OR MATERIALS WITHIN THE 45' SETBACK.

FOR OPERATIONS: NO EVENT OR EMPLOYEE PARKING TO OCCUR WITHIN THE 45' SETBACK.

VINEYARD OPERATIONS CAN CONTINUE TO OPERATE WITHIN THE STREAM SETBACK PER 18.108.025.E(1)(2).



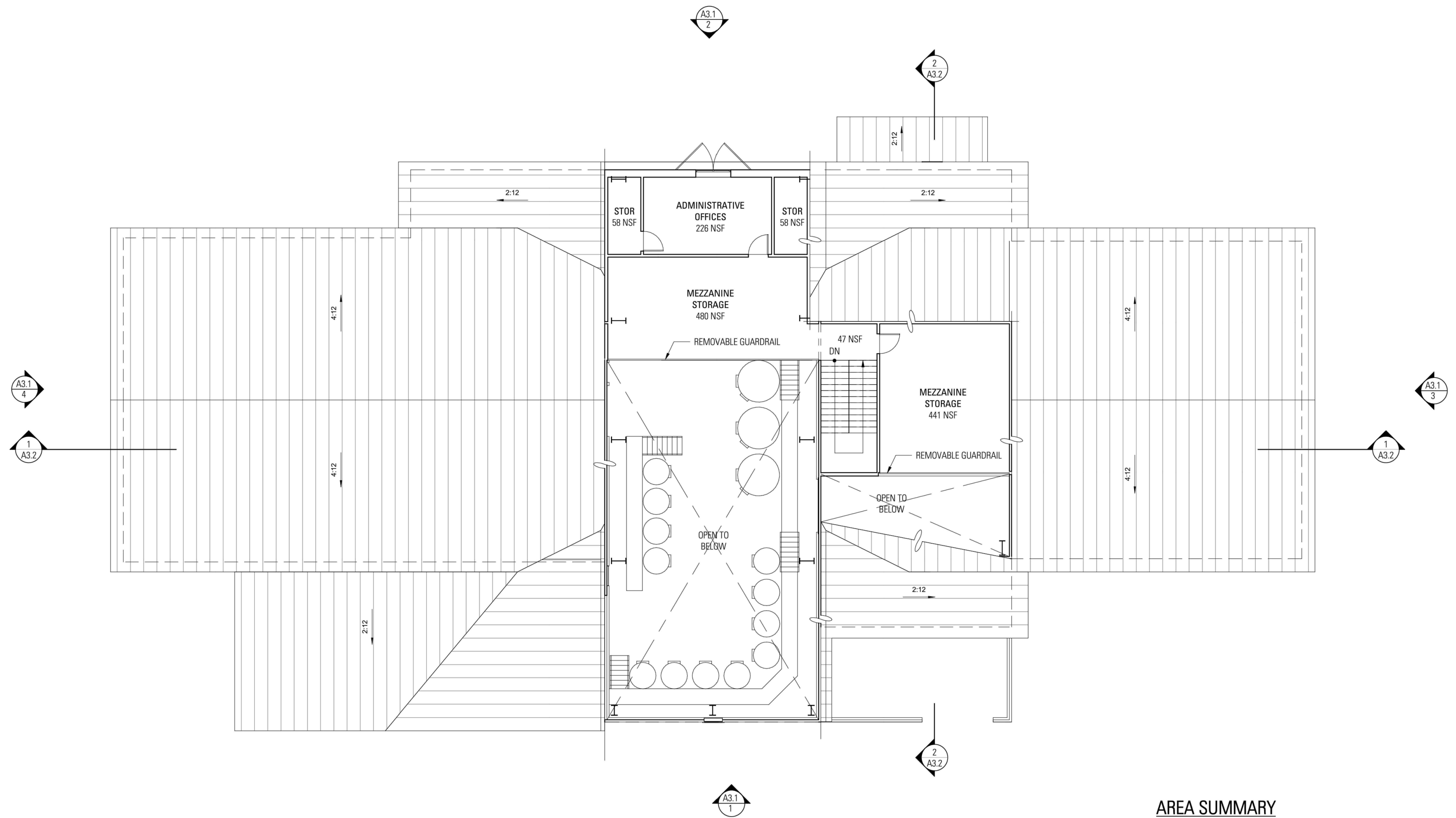


AREA SUMMARY

BUILDING - GROUND LEVEL	
INTERIOR (NET):	8,945 NSF
UNUSABLE (WALLS & FURRING):	627 SF
GROUND LEVEL (GROSS):	9,572 GSF
EXTERIOR	
COVERED EXTERIOR:	2,681 SF
UNCOVERED MECH YARD:	392 SF

1 FLOOR PLAN - GROUND LEVEL
A2.1 1/8" = 1'-0"

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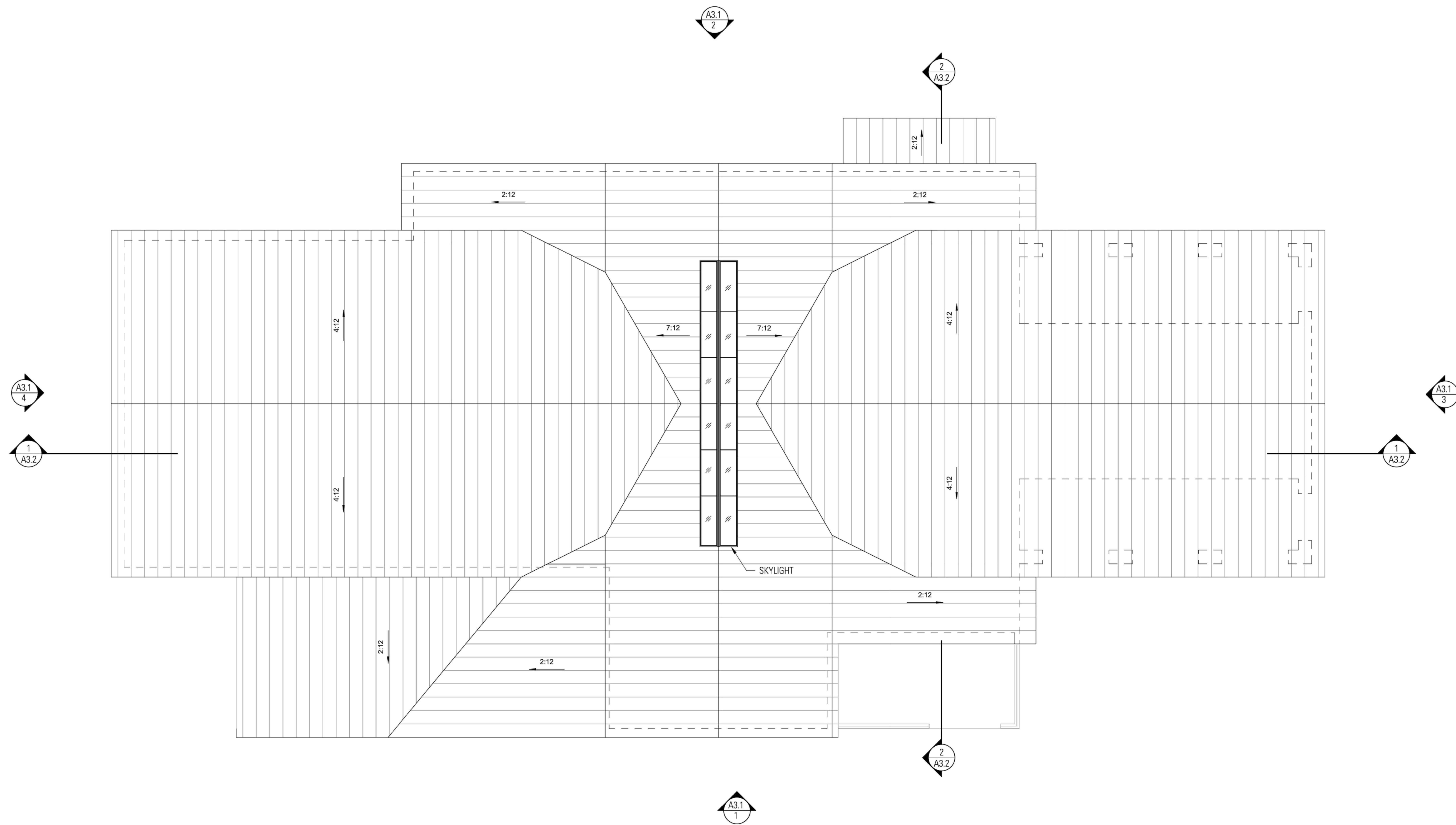
AREA SUMMARY

BUILDING - MEZZANINE LEVEL	
INTERIOR (NET):	1,310 NSF
UNUSABLE (WALLS & FURRING):	114 SF
MEZZANINE LEVEL (GROSS):	1,424 GSF

1 FLOOR PLAN - MEZZANINE LEVEL
A2.2 1/8" = 1'-0"



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1 ROOF PLAN
A2.3 1/8" = 1'-0"



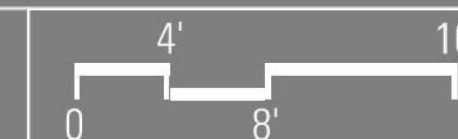
BONNY'S VINEYARD

1555 SKELLENGER LANE, NAPA, CA 94558

12.15.21

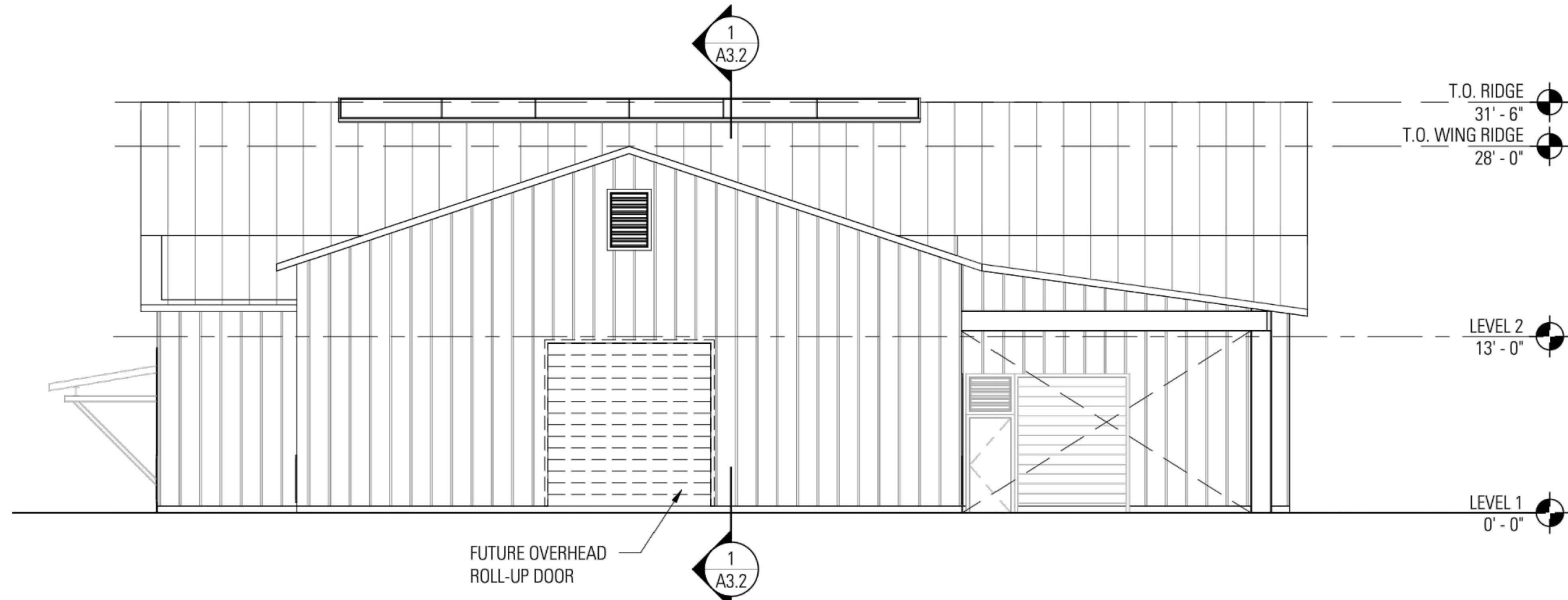
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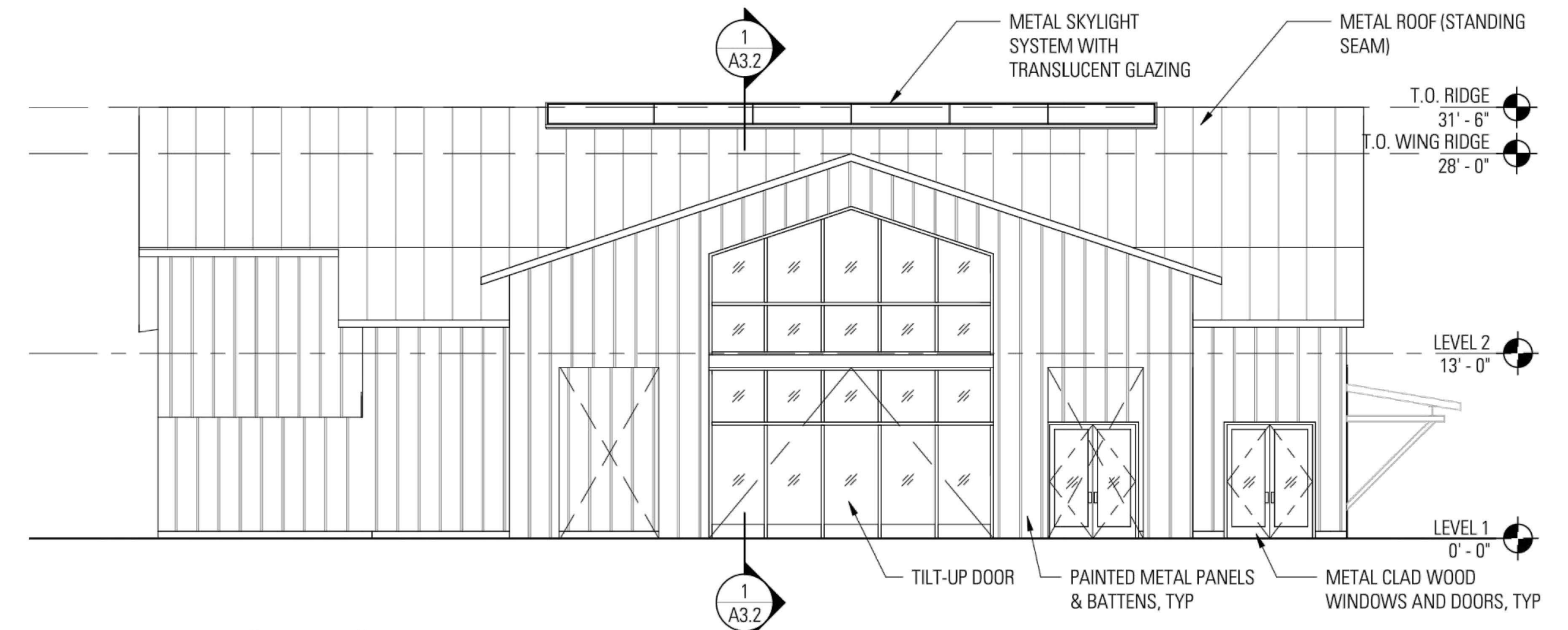


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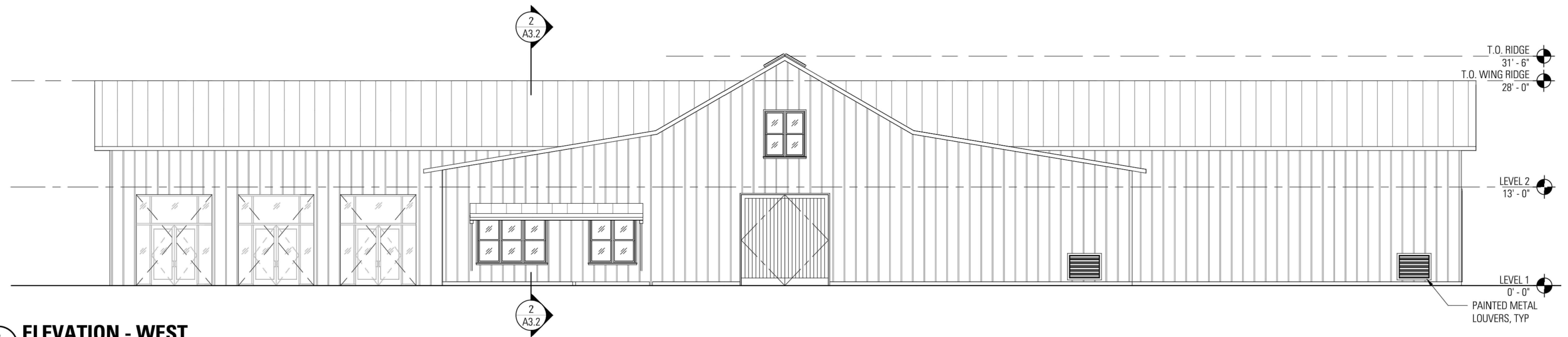
A2.3



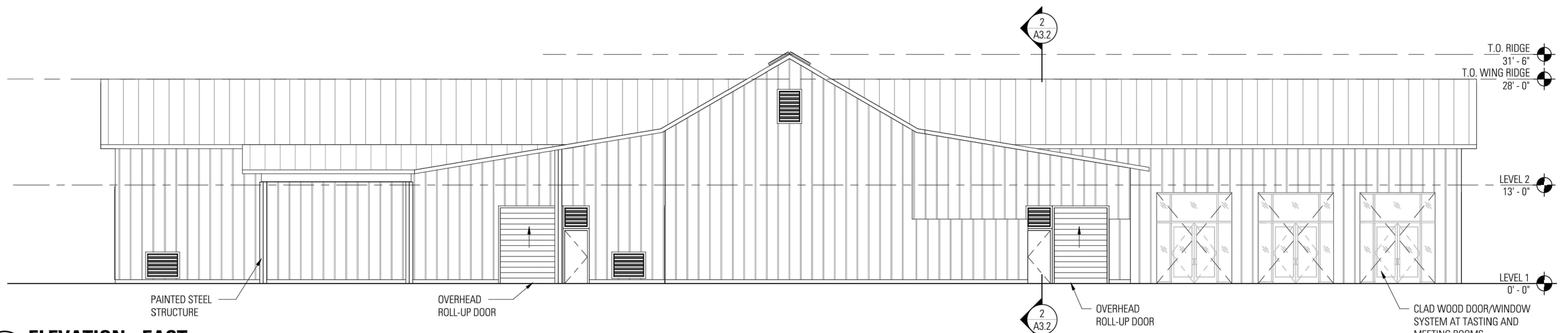
4 **ELEVATION - SOUTH**
A3.1 1/8" = 1'-0"



3 **ELEVATION - NORTH**
A3.1 1/8" = 1'-0"



2 **ELEVATION - WEST**
A3.1 1/8" = 1'-0"



1 **ELEVATION - EAST**
A3.1 1/8" = 1'-0"

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BONNY'S VINEYARD

1555 SKELLENGER LANE, NAPA, CA 94558

12.15.21

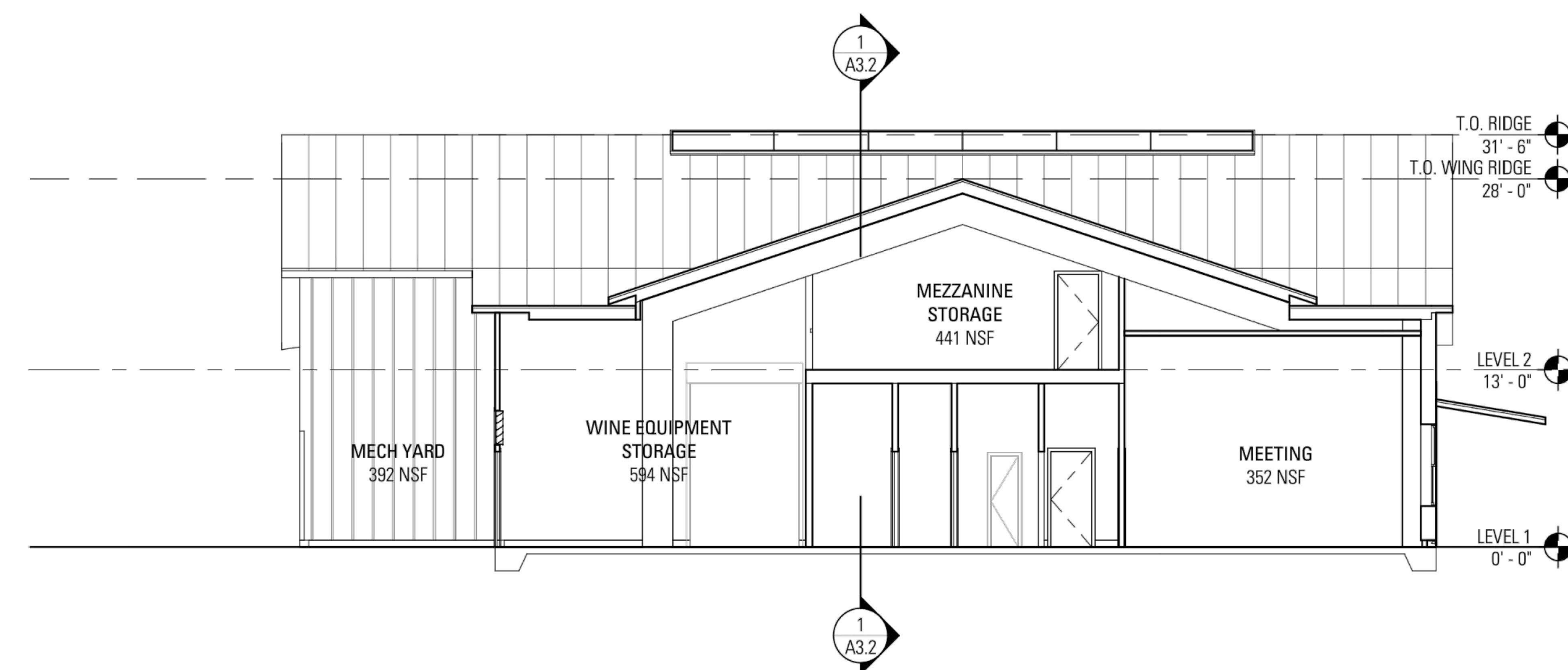
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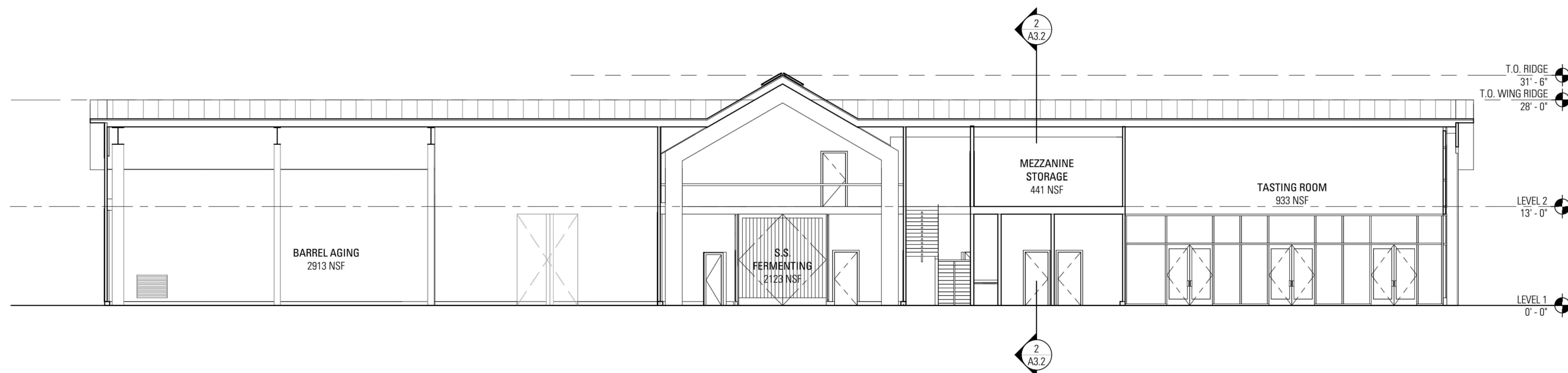


A3.1

EXTERIOR ELEVATIONS



2
A3.2 **LATERAL SECTION**
1/8" = 1'-0"



1
A3.2 **LONGITUDINAL SECTION**
1/8" = 1'-0"

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BONNY'S VINEYARD

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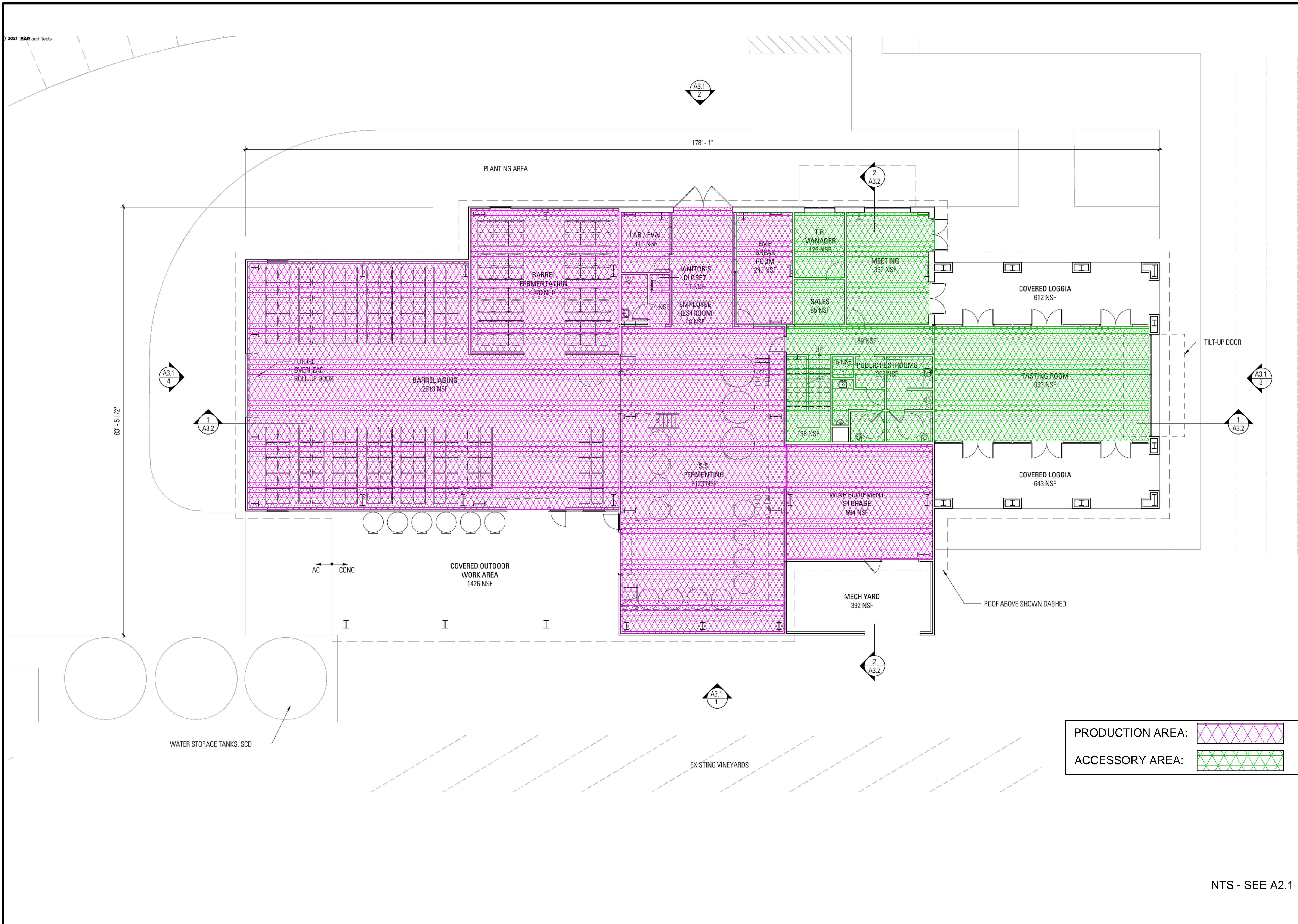
A3.2

BUILDING SECTIONS

REV. #	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	08/04/2022
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 1555 SKELLENGER LANE
 NAPA, CA
 APN: 030-200-080

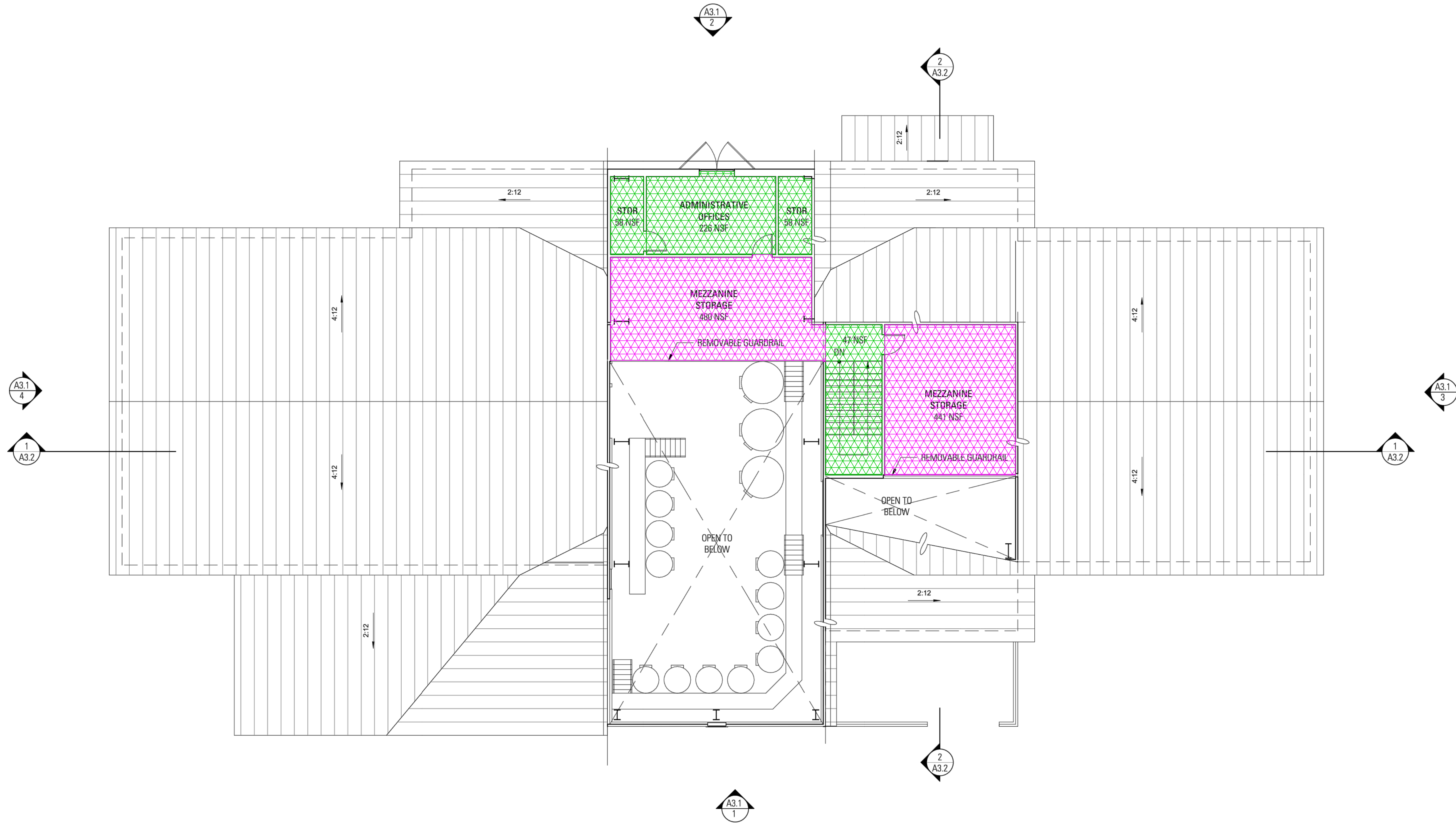
SHEET NAME:
GROUND LEVEL PRODUCTION / ACCESSORY

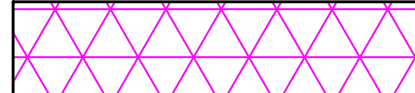


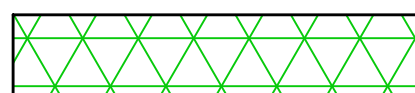
PRODUCTION AREA:

ACCESSORY AREA:

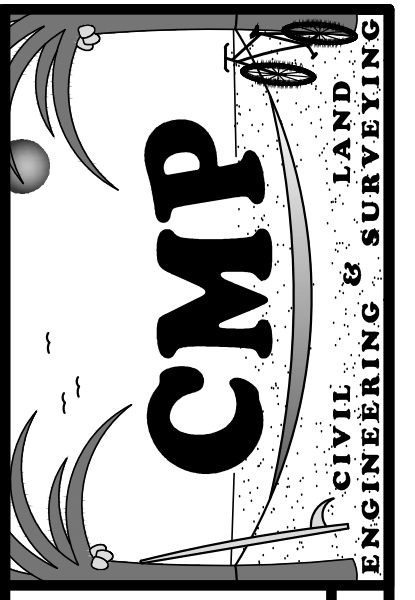
NTS - SEE A2.1



PRODUCTION AREA: 

ACCESSORY AREA: 

NTS - SEE A2.2



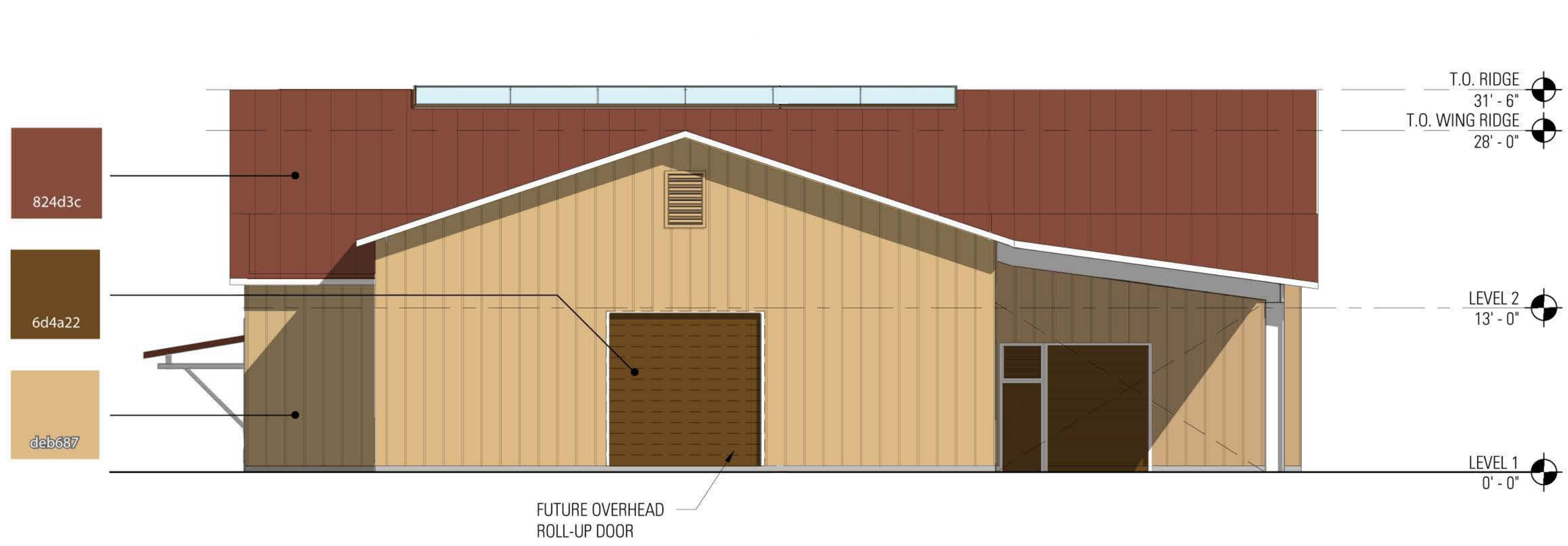
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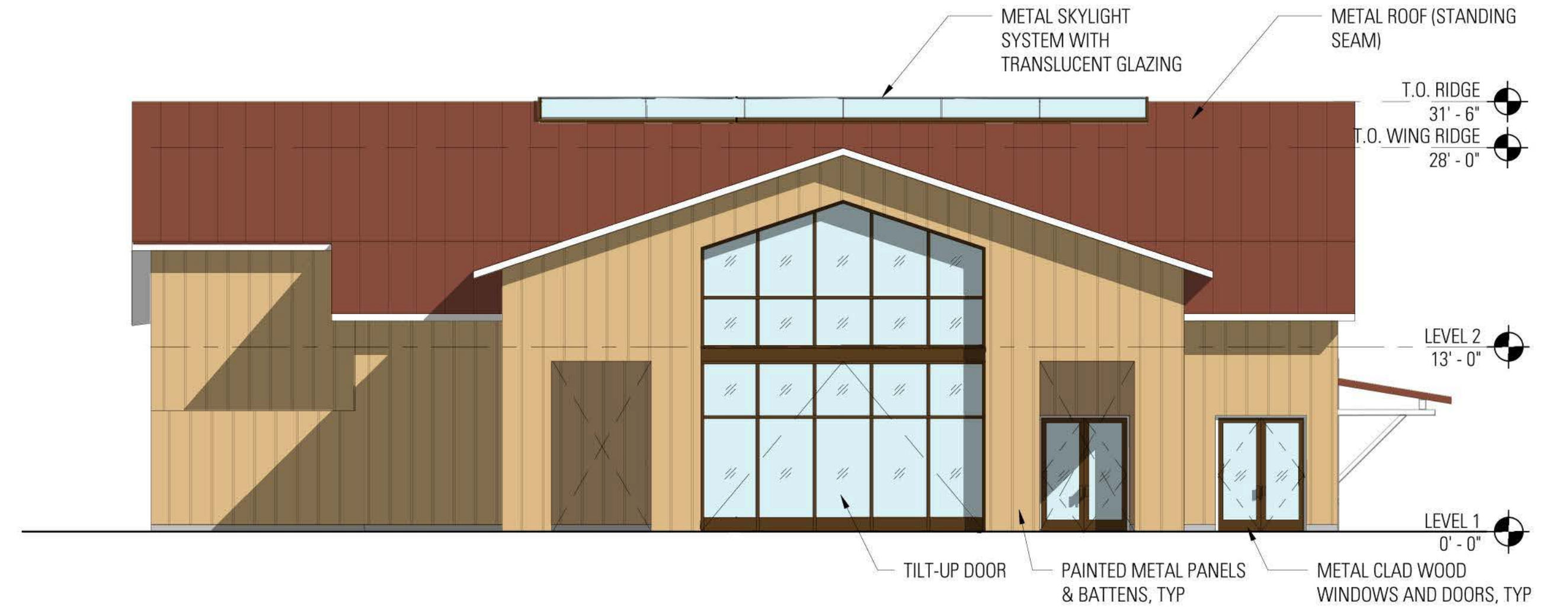
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BONNY'S VINEYARD
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 NAPA, CA
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SHEET NAME:
**MEZZANINE LEVEL
 PRODUCTION /
 ACCESSORY**

SHEET:
11
 OF 11



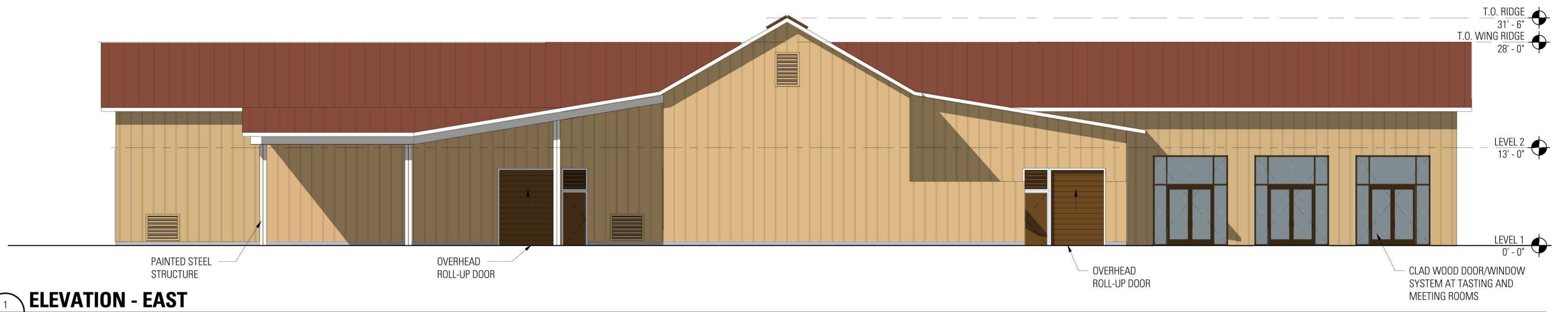
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A3.1 1/8" = 1'-0"



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