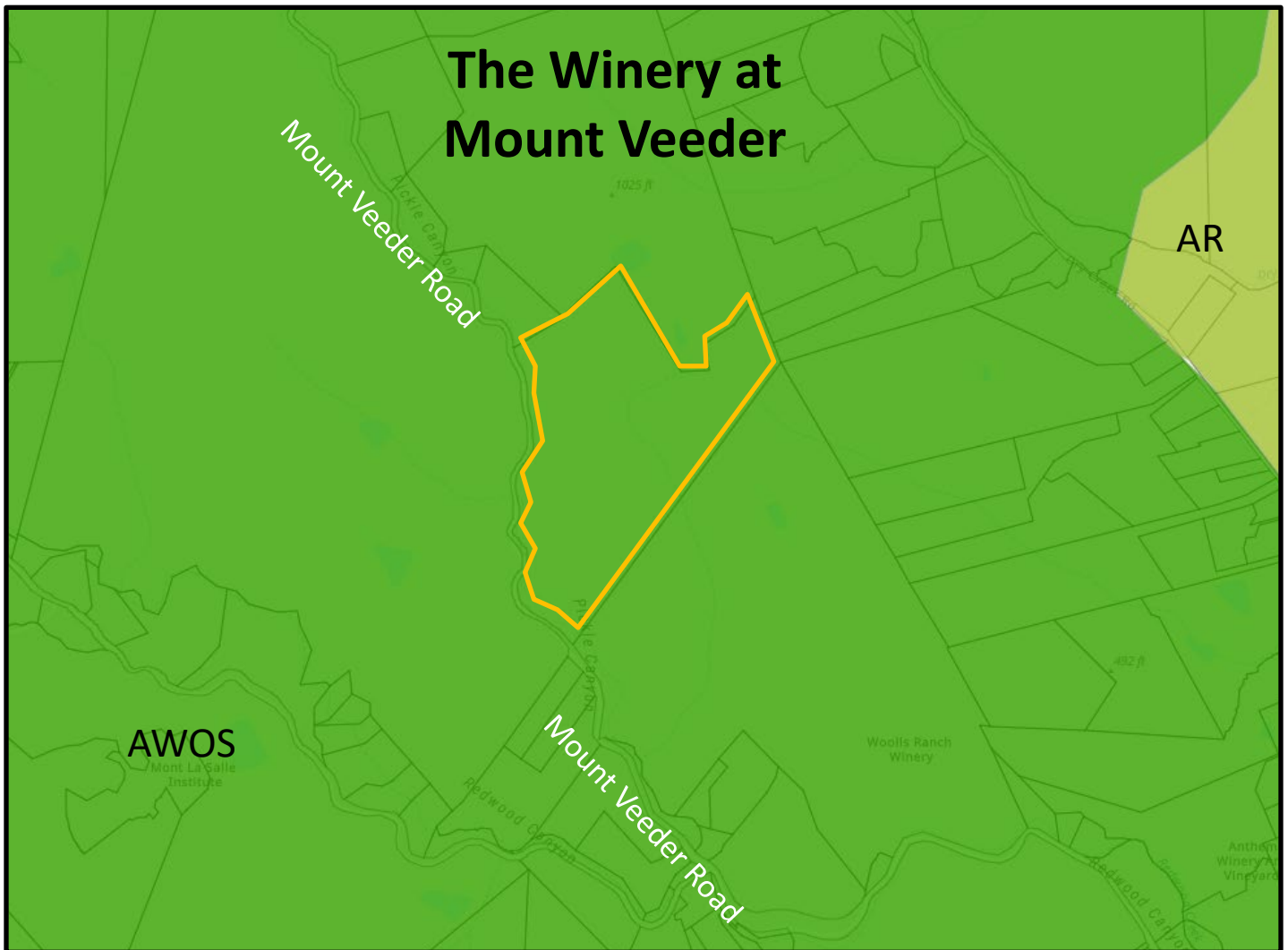


“M”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

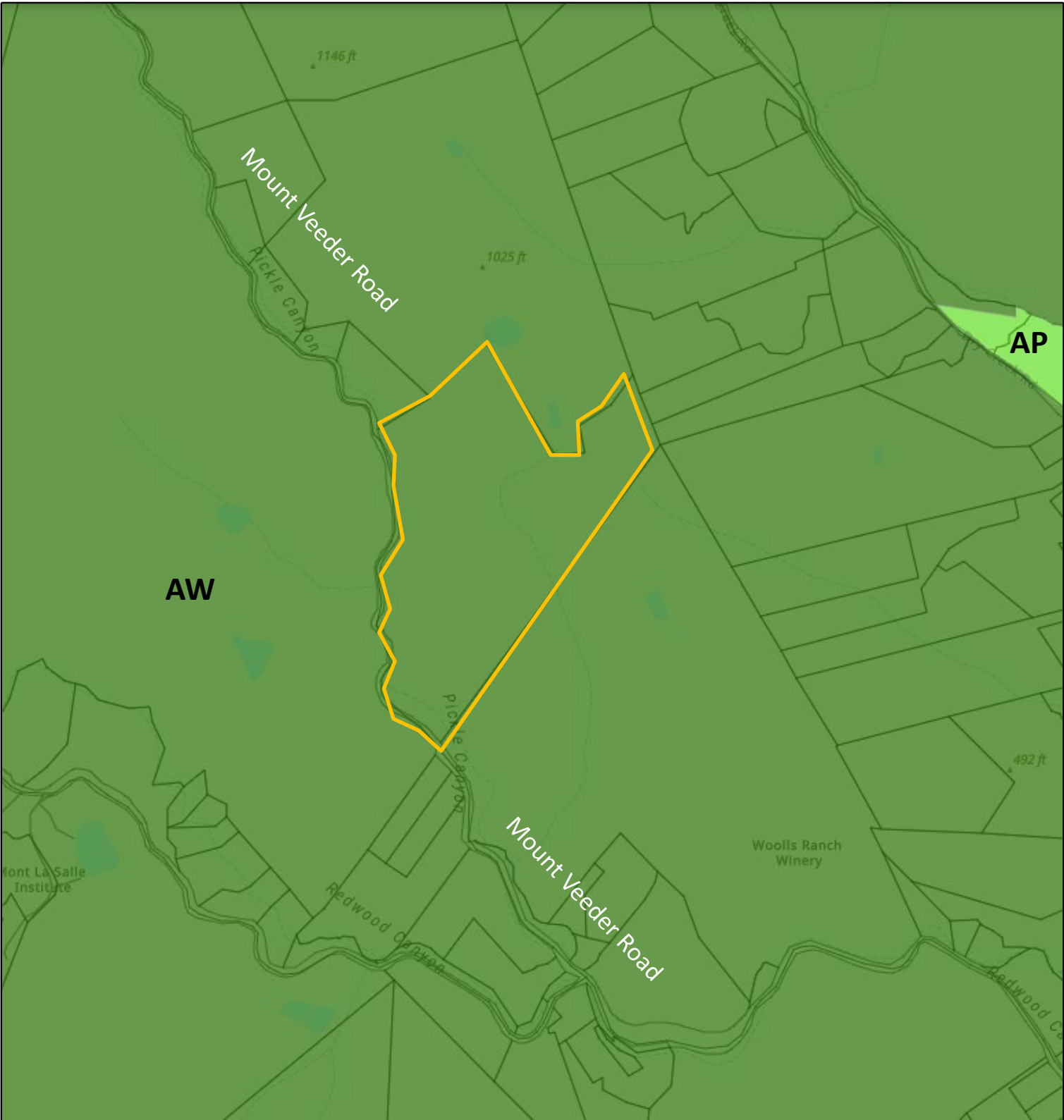
- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

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



LEGEND

- Zoning
- Parcel



ZONING MAP



THE WINERY AT MT. VEEDER

USE PERMIT PLANS

ABBREVIATIONS

AD	AREA DRAIN
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARCH	ARCHITECT
BM	BENCHMARK
C	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONF	CONFORM
DI	DRAIN INLET
DI	DUCTILE IRON PIPE
DS	DOWNSPOUT
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX (E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
HF	HIGH POINT
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LF	LINEAL FEET/FOOT
LP	LOW POINT
M	MANHOLE
NCFD	NAPA COUNTY FIRE DEPARTMENT
N	NEW
OC	ON CENTER
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PG&E	PACIFIC GAS AND ELECTRIC
PV	POST INDICATOR VALVE
P	PROPERTY LINE
(P)	PROPOSED
PVC	POLY VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SLOPE (FEET/FOOT)
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SD	STORY DRAIN
S.S.D.	SEE STRUCTURAL DRAWINGS
STD	STANDARD
TYP	TYPICAL

LEGEND

	GUY WIRE
	TREE (AS NOTED)
	UTILITY POLE (AS NOTED)
	SURVEY CONTROL STATION (AS NOTED)
	FLOWLINE
	WIRE FENCE
	TOE OF BANK
	TOP OF BANK
	GRADEBREAK
	PROPERTY LINE
	EDGE OF ROAD
	OVERHEAD UTILITY LINES

EARTHWORK NOTES

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED EXCESS AND SHORTAGE ARE TO FINISHED GRADE AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY, DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTORS METHOD OF OPERATION.
2. DUE TO THE INEXACT NATURE OF EARTHWORK ESTIMATING, THERE IS NO GUARANTEE THAT THE QUANTITIES THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE FOR BID AND CONTRACT PURPOSES.
3. NO ASSUMPTIONS ARE MADE FOR UTILITY TRENCHES, STRUCTURAL FOOTINGS, BULKING, COMPACTION, OR CONSOLIDATION. CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS FOR BID AND CONTRACT PURPOSES.
4. SEE GEOTECHNICAL REPORT FOR ADDITIONAL EXCAVATION AND GRADING REQUIREMENTS.

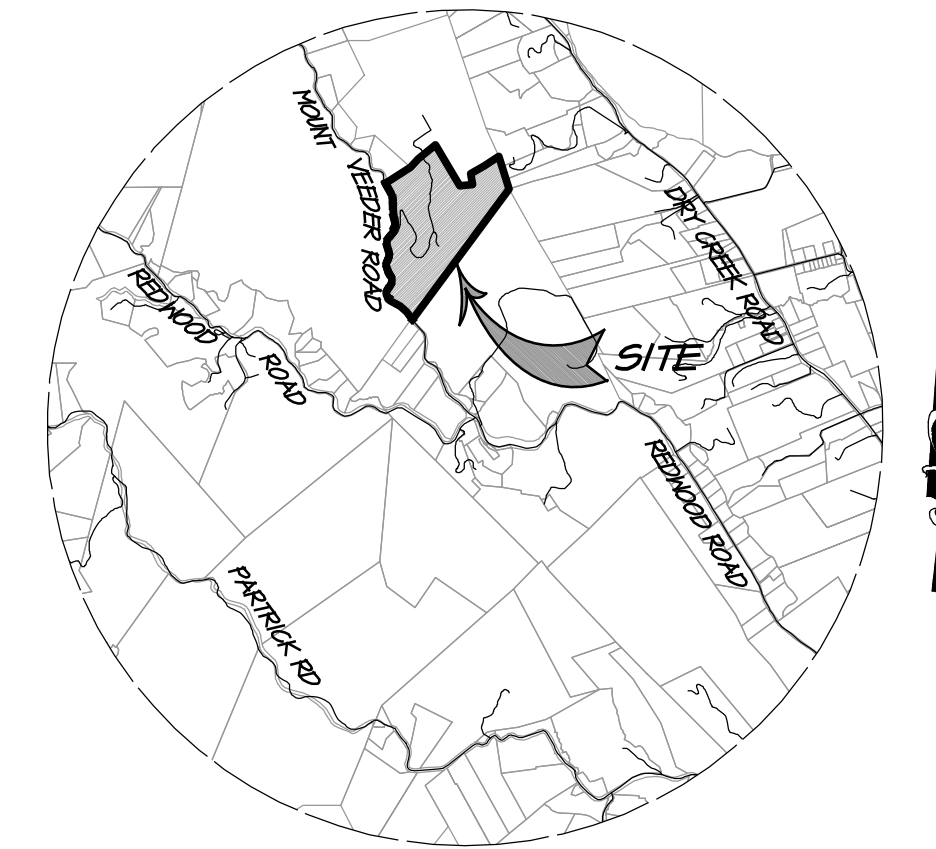
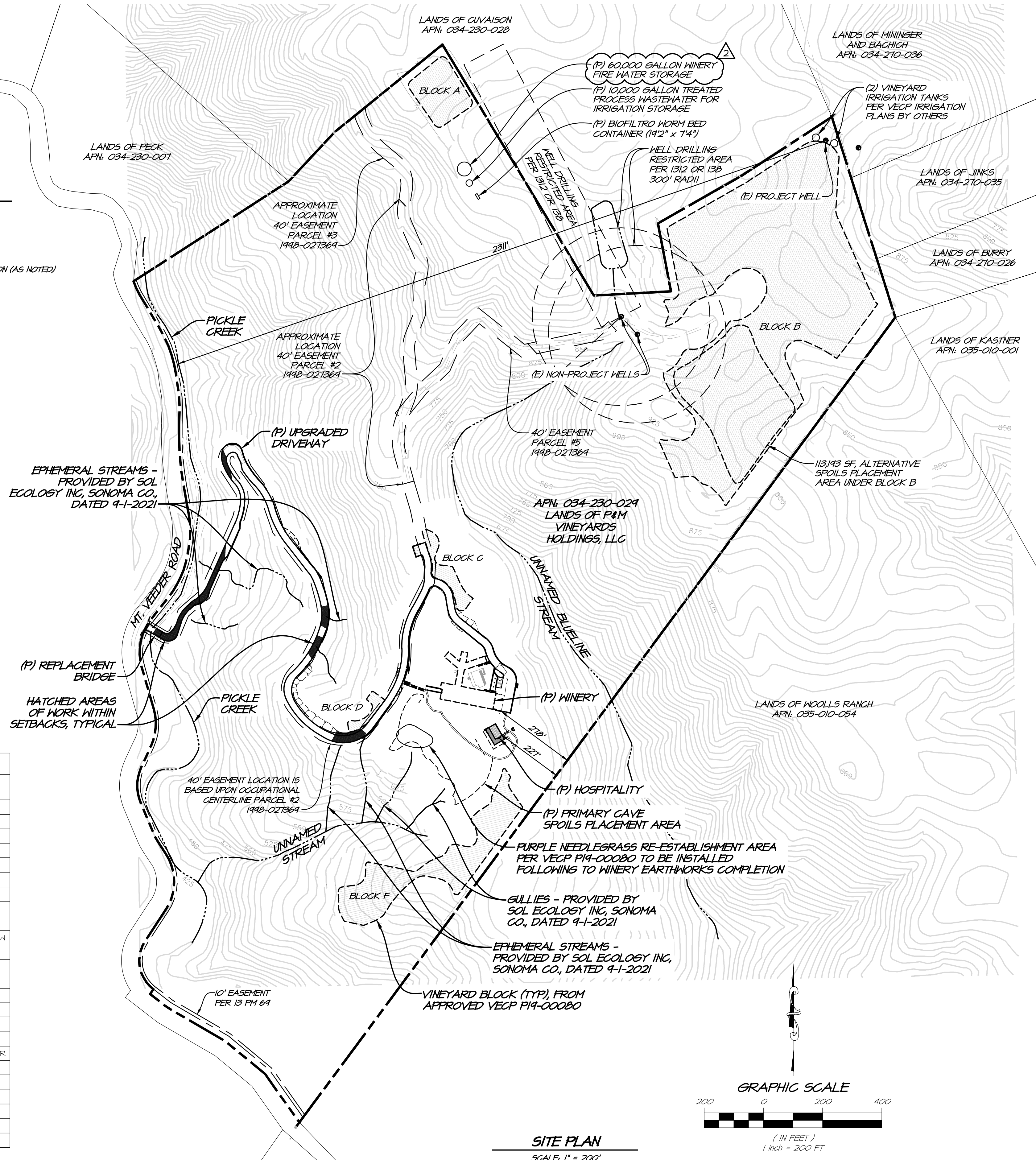
EARTHWORKS ESTIMATE

	CUT (CY)	FILL (CY)
GAVE	8,700	-
WINERY & NEW ROAD WITH PARKING	3,440	10,965
TURNOUTS & WIDENING (E) ROAD	1,755	50
SPOILS PLACEMENT IN VINEYARD BLOCK B	-	2,880
* NET	13,895	13,895

* EARTHWORKS BALANCE ON-SITE, NO OFF-HAUL REQUIRED.

LOCAL SITE CONTROL				
#	GROUND NORTHING	GROUND EASTING	ELEVATION	DESCRIPTION
1	10871060.73	6454202.00	671.18'	SET RBR NE.20' PP W/TRANS
2	1086338.90	6454560.04	680.64'	SET RBR HILLSIDE
3	1085115.54	6453891.12	415.03'	SET MAG W/EP MT VEEDER RD
4	1087434.24	6454271.33	716.21'	SET RBR N. ERD GVL
5	1087014.65	6453941.78	640.40'	SET RBR K. SHOULDER GVL D/W
6	1087596.41	6454351.58	733.10'	SET 90D NE GVL D/W INT
7	1087153.19	6453861.23	616.40'	SET 90D SW ERD GVL FCC
8	1087428.02	6454001.41	580.11'	SET 90D ELY 6.0 GVL D/W
9	1087733.16	6453843.01	551.63'	SET 90D E 5.0 TOP CUT
10	1087961.54	6453646.34	524.24'	SET MAG NW EP HAIRPIN TURN D/W
11	1086615.73	6454558.61	702.41'	SET 90D HILLTOP
12	1087137.39	6454475.29	740.33'	SET MAG BACKYARD HOME/SITE
13	1086472.12	6454630.92	718.62'	SET 90D E. EDGE HILLSIDE
14	1087148.91	6454550.62	734.20'	SET 90D SE HSE
15	10871264.91	6454530.17	735.58'	SET 90D NE HSE
16	1088001.24	6454221.76	774.34'	SET 90D SLY D/W FORK
16	1088116.24	6453484.36	483.50'	SET MAG EEP MT VEEDER RD
62	1087585.80	6453504.91	454.65'	SET RBR SHOULDER E. MT VEEDER
63	1087413.67	6453362.20	448.71'	SET RBR TUNOUT W. MT VEEDER
64	1087803.63	6453522.56	410.43'	SET 90D E. MT VEEDER
65	1087345.34	6453455.15	451.34'	SET 90D S. EP D/W
66	1087632.33	6453664.68	497.75'	SET 90D E. 6.5 TOP D/W CUT
67	1087841.19	6453718.18	511.44'	SET 90D E. ERD GVL
70	1087486.14	6453558.53	476.45'	SET 90D W. ERD GVL

*POINT# I USED FOR GRID TO GROUND CONVERSION, SCALE: 1.000029665



VICINITY MAP

SCALE: 1" = 4000'

PROJECT INFORMATION

OWNER: P4M VINEYARDS HOLDINGS, LLC
MAILING ADDRESS: P.O. BOX 1480
SEBASTOPOL, CA 95473
SITE ADDRESS: 1300 MOUNT VEEDER ROAD
NAPA, CA 94558
CIVIL ENGINEER: RS4
1515 FOURTH STREET
NAPA, CA 94559
APN & AREA: 034-230-029 (115.21 ACRES)
DISTURBED AREA: 75,023 SF (1.12 ACRES)

TOPOGRAPHY NOTES

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION HAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF P&M VINEYARDS HOLDINGS LLC A.P.N. 034-230-029 NAPA COUNTY, CALIFORNIA" PREPARED BY RSA APRIL, 2021.
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (G.S.R.C.).
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').

SUPPLEMENTAL TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON
A FIELD TOPOGRAPHIC SURVEY PREPARED BY MUNSELLE CIVIL
ENGINEERING ON JULY 7, 2015.

1. THE LOCATION OF ANY UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES, AND RELATED APPURTENANCES, ANY INDIVIDUAL, COMPANY, OR AGENCY USING THIS MAP MUST CONFIRM THE LOCATION OF ALL UNDERGROUND LINES OR STRUCTURES PRIOR TO COMMENCING ANY EXCAVATION. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).
2. THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE SIGHTING REQUESTED BY CLIENT(S) AND/OR THEIR CONSULTANT(S). THE SURVEYOR ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANY ONE OTHER THAN THE CLIENT(S) AND/OR CONSULTANTS FOR WHOM IT WAS PREPARED.
3. RECORD BOUNDARY LINES SHOWN HEREON ARE Delineated FROM RECORD DATA ONLY AND DO NOT CONSTITUTE A BOUNDARY SURVEY. THE PERSON HAVING A BOUNDARY SURVEY AND THE ANALYSIS OF LEGAL DESCRIPTIONS PERTAINING TO THE LANDS DEPICTED HEREIN WOULD BE REQUIRED IF PRECISE PROPERTY LOCATION AND BOUNDARY LIMITS ARE NEEDED OR DESIRED. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE PROPERTY DATA DELINEATED HEREON.
4. BASIS OF BEARING: N35°21'00"E BETWEEN A FOUND T-18" BAR TAGGED "LS 31ST" AND A 34" OAK WITH TAG "LS 31ST"; AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 13 OF PARCEL MAPS, AT PAGES 64-71, NAPA COUNTY RECORDS.
5. ELEVATIONS SHOWN HEREON ARE ON AN ASSIGNED DATUM BENCHMARK CONTROL POINT #6, A SET 600. ELEVATION: 4301.01'

BOUNDARY NOTES

BOUNDARY SHOWN IS RECORD INFORMATION PER THE GRANT DEED
RECORDED AS DOCUMENT NUMBER 2015-0018227, NAPA COUNTY RECORDS

SHEET INDEX

UP1.0	COVER SHEET
UP2.0	MINERY LAYOUT
UP2.1	SLOPE ANALYSIS
UP2.2	COVERAGE AND DEVELOPMENT
UP2.3	TREE CANOPY COVERAGE
UP2.4	CONSTRAINTS MAP
UP3.0	HILLSIDE GRADING PLAN
UP4.0	UTILITY PLAN
UP5.0-UP5.5	DRIVEWAY SHEETS
UP6.0	FIRE TRUCK PLAN: STA 6+50 - 10+00

NO.	DATE	REVISIONS	BY	APPD
0	06/06/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFM	MSS
1	12/28/22	RESPONSE TO COMIT COMMENTS #1	JFM	MSS
2	06/23/23	RESPONSE TO COMIT COMMENTS #2	JFM	DRL

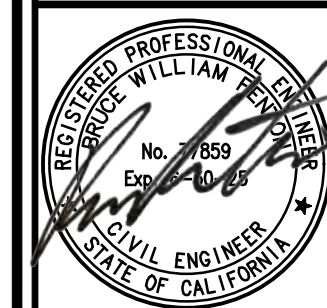
RSA⁺

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
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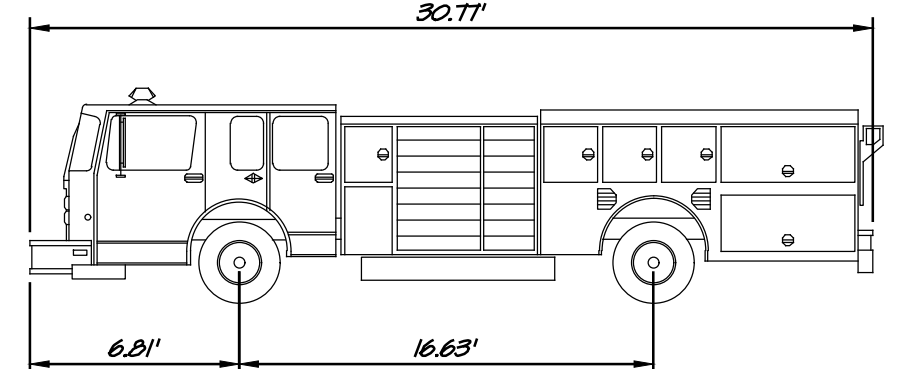
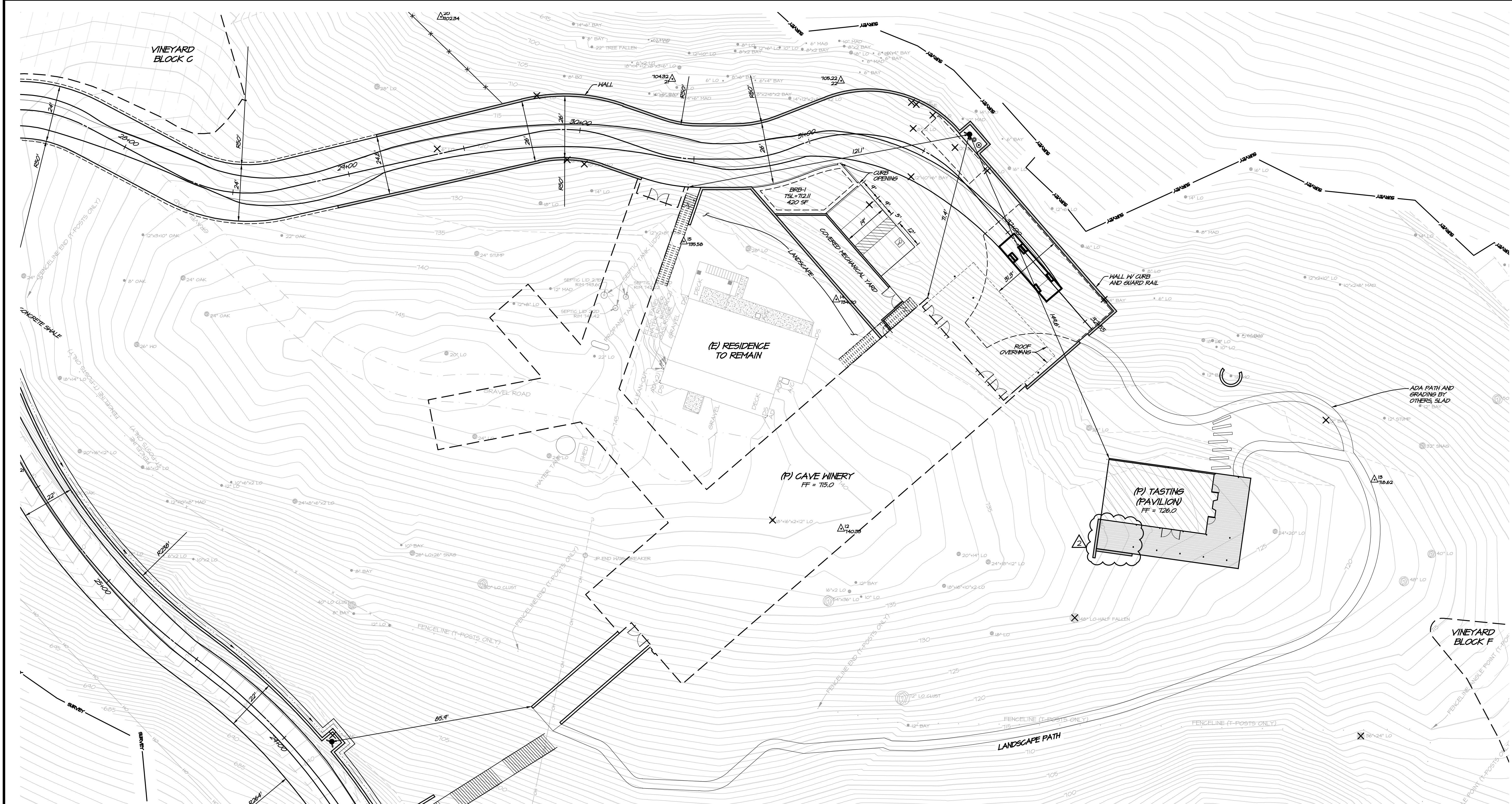
est. 1980

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THE WINERY AT MT. VEEDER
COVER SHEET
NAPA COUNTY CALIFORNIA



DATE	JUNE 23, 2023		
DRAWN	JFW		
DESIGNED	MSS ADRL		
CHECKED	BNF		
JOB NO. 4121017.0			
SHEET NO.			
UP1.0			
1 OF 15 SHEETS			



NAPA COUNTY TYPE I ENGINE

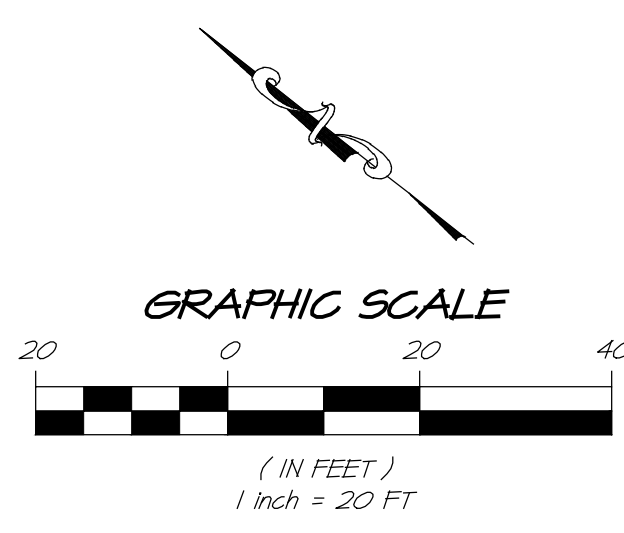
OVERALL LENGTH	30.71' FT
OVERALL WIDTH	8.500' FT
OVERALL BODY HEIGHT	8.711' FT
MIN BODY GROUND CLEARANCE	1.0712' FT
TRACK WIDTH	8.500' FT
LOCK TO LOCK TIME	1.00 S
CURB TO CURB TURNING RADIUS	29.660' FT

NAPA COUNTY TYPE I ENGINE

NO SCALE

PARKING SUMMARY	
STANDARD	6
ADA	1
TOTAL	7

SEE UPS.4 FOR EMPLOYEE PARKING

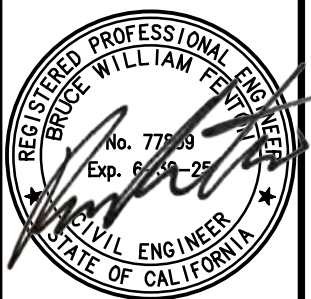


NO.	DATE	REVISIONS	BY	APPD
0	06/09/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFH	MSS
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFH	MSS
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFH	DEL

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+ www.RSACivil.com +

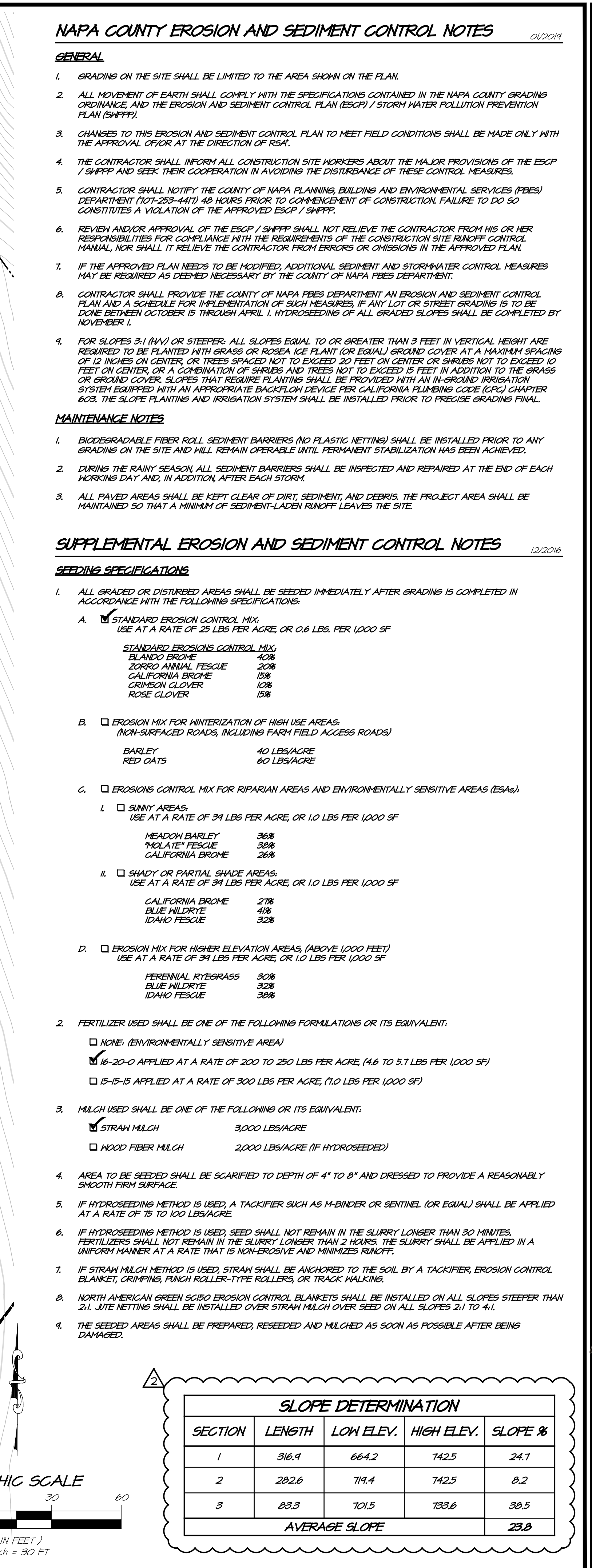
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + [1986]

THE WINERY AT MT. VEEDER
WINERY LAYOUT
CALIFORNIA
NAPA COUNTY

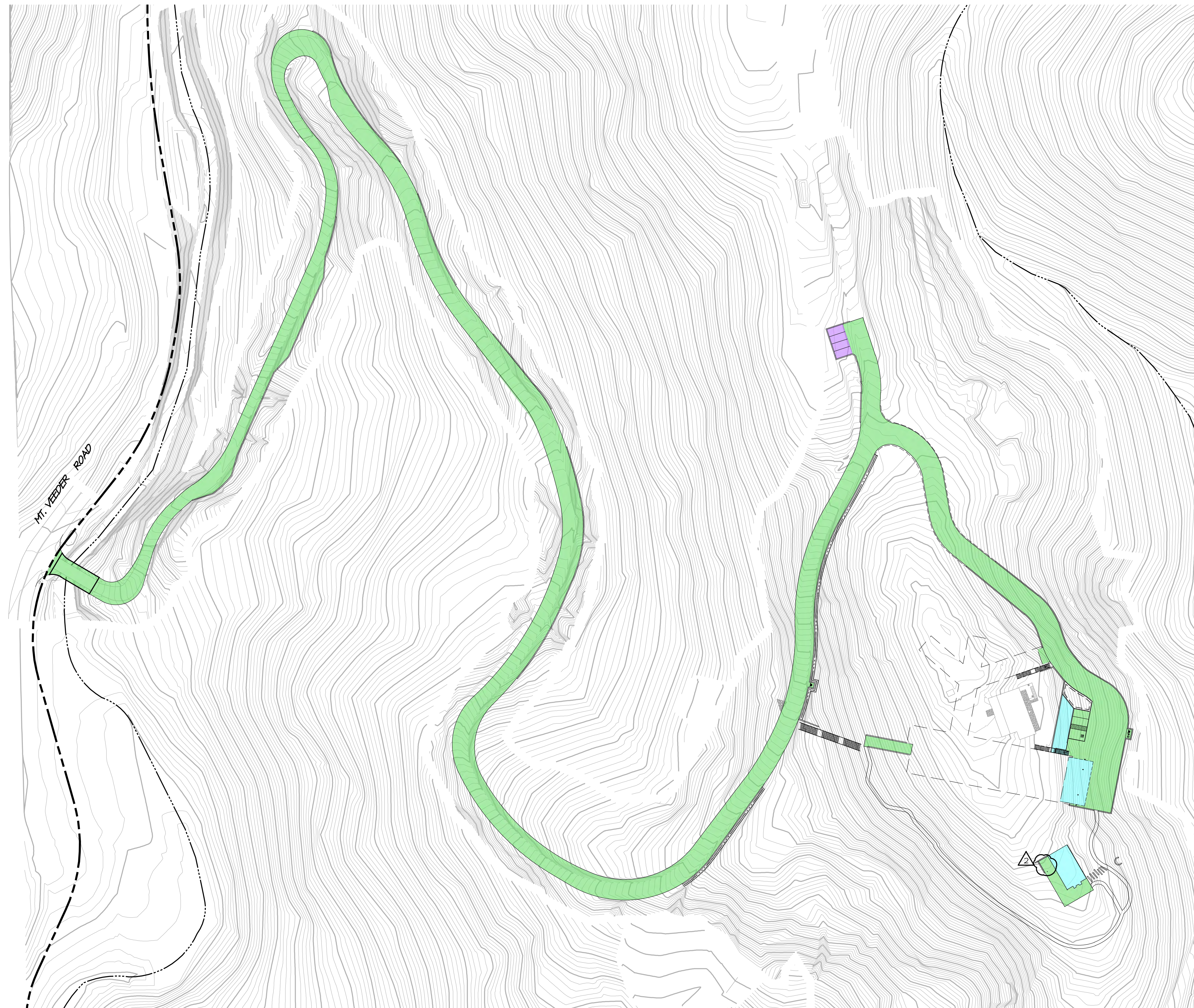


DATE	JUNE 23, 2023
DRAWN	JFH
DESIGNED	MSS
CHECKED	BAWF

JOB NO. 41210110
SHEET NO.
UP2.0
2 OF 15 SHEETS



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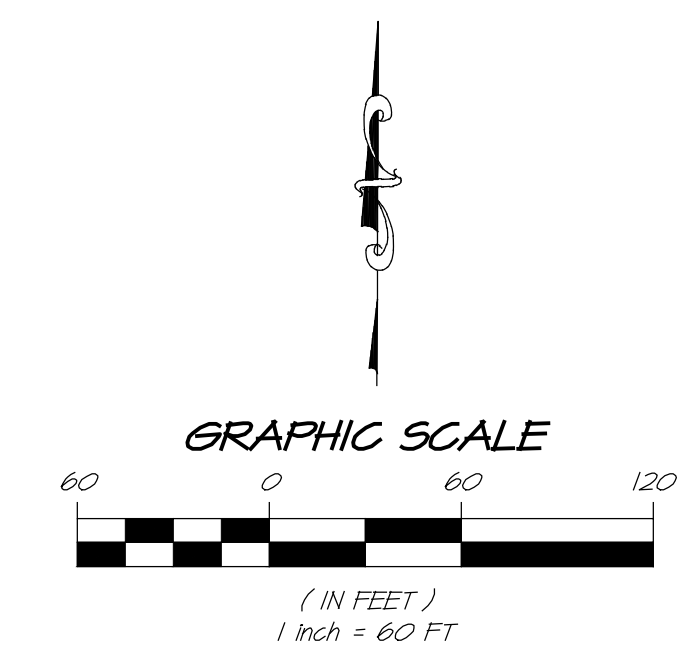


PROPOSED COVERAGE AND DEVELOPMENT

	STRUCTURES = 3,690 SF
	EMPLOYEE PARKING = 684 SF
	PAVED AREAS = 79,210 SF 

	+ 	= DEVELOPMENT AREA = 4,374 SF	
	+ 	+ 	= COVERAGE AREA = 83,584 SF 

COVERAGE AS A PERCENTAGE OF PARCEL = 1.7%



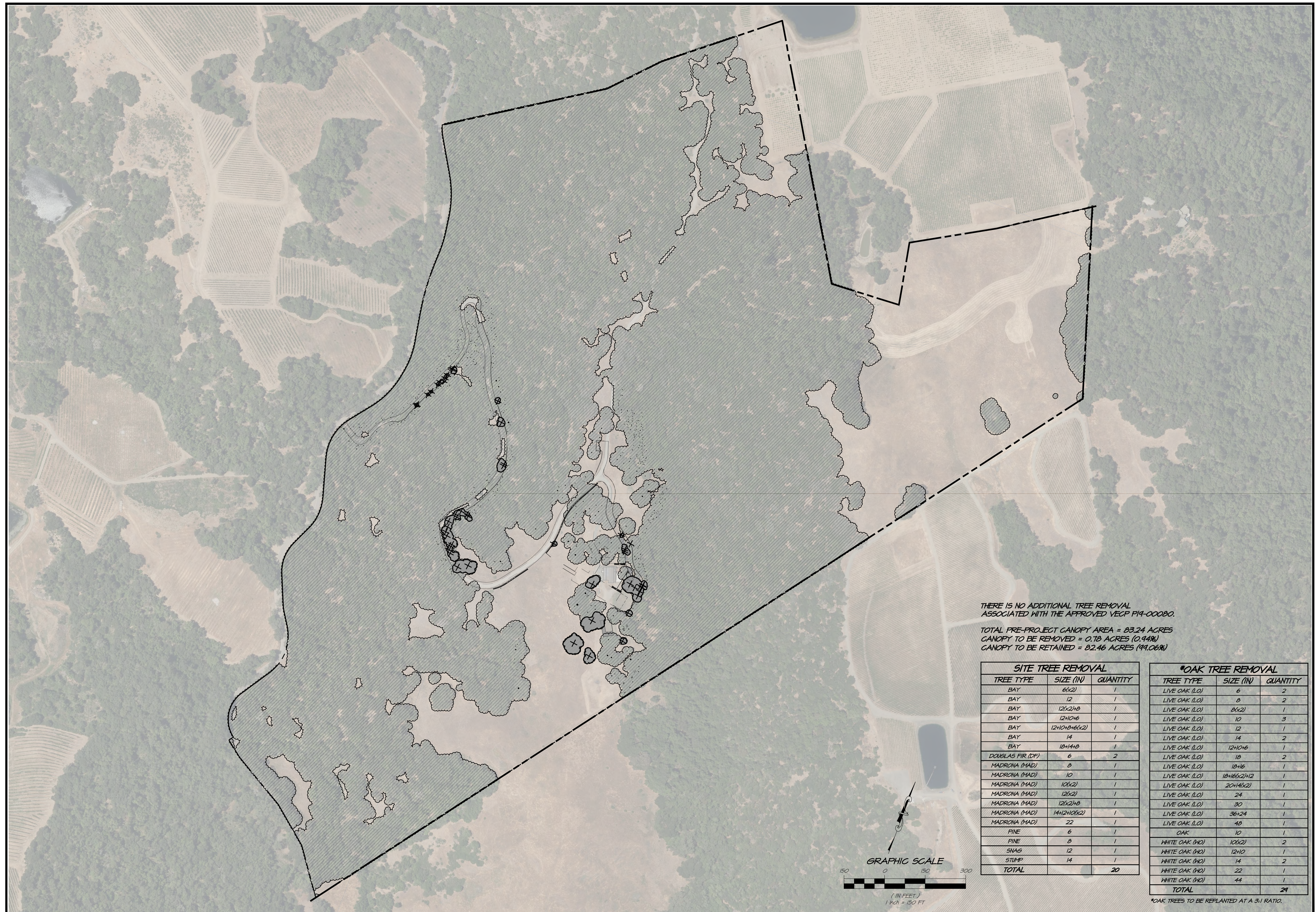
THE WINERY AT MT. VEEDER
COVERAGE & DEVELOPMENT
 NAPA COUNTY CALIFORNIA

F2.2-COVERAGE & DEVELOPMENT.dwg 03/08/2023 10:11:21PM ebridge COPYRIGHT RSA+

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Case 1:20-cv-01070-PJM-Vineyard Holdings, Mt. Veeder, Nthery DESIGN PLANS - USE PERMITUP2.2-COVERAGE & DEVELOPMENT.dwg 08/18/2023 3:17:27PM dldberge COPYRIGHT RS&T

[illegible]



Q	NO.	DATE	REVISIONS	BY	APPO
0		06/09/23	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFM	MS
1		12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFM	MS
2		06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFM	DRL

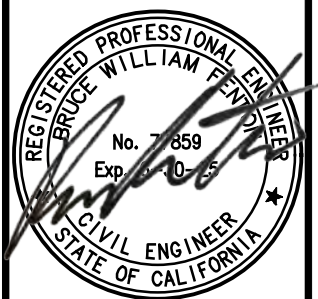
RS⁺A

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NAPA, CALIF. 94559
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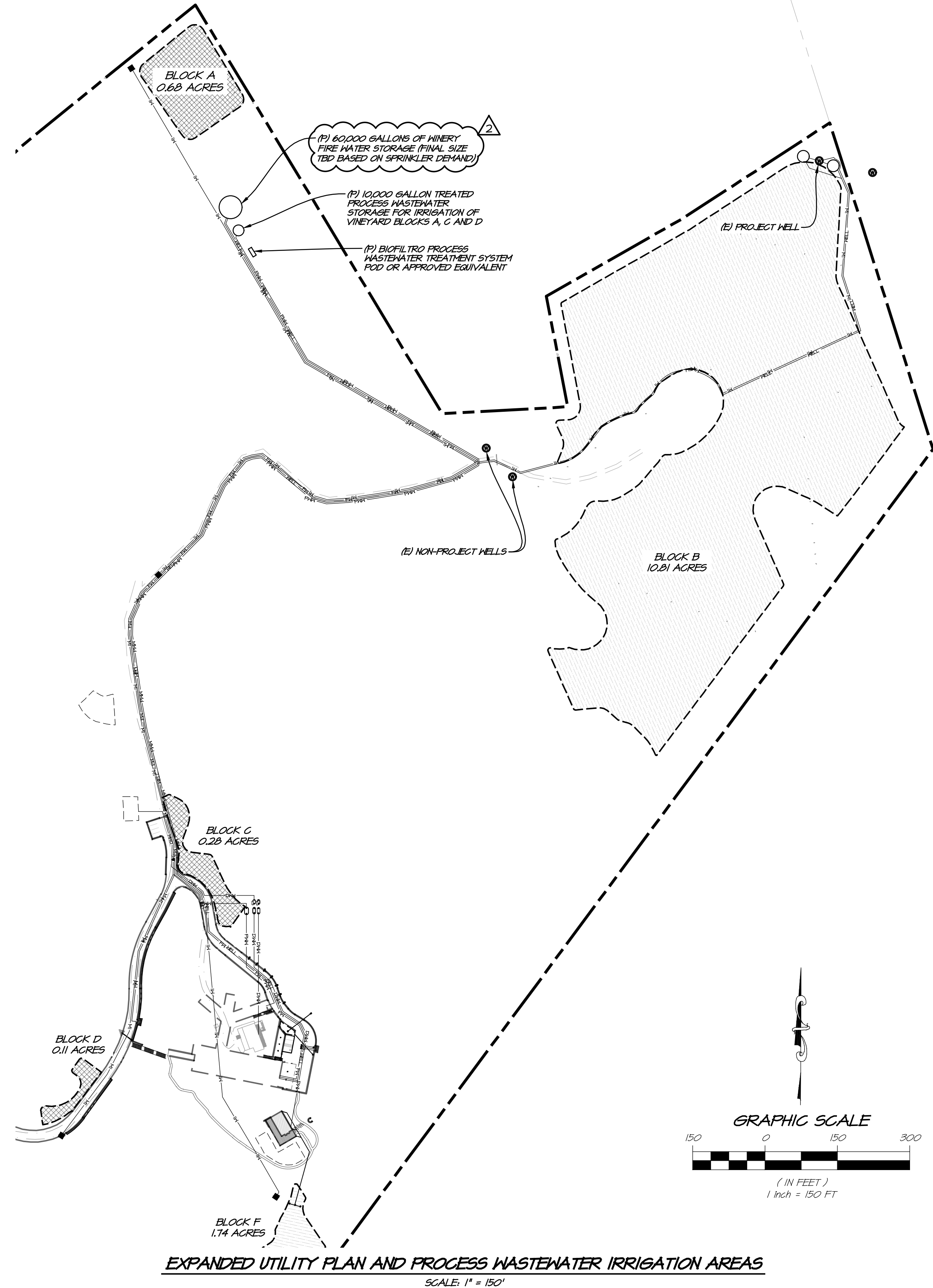
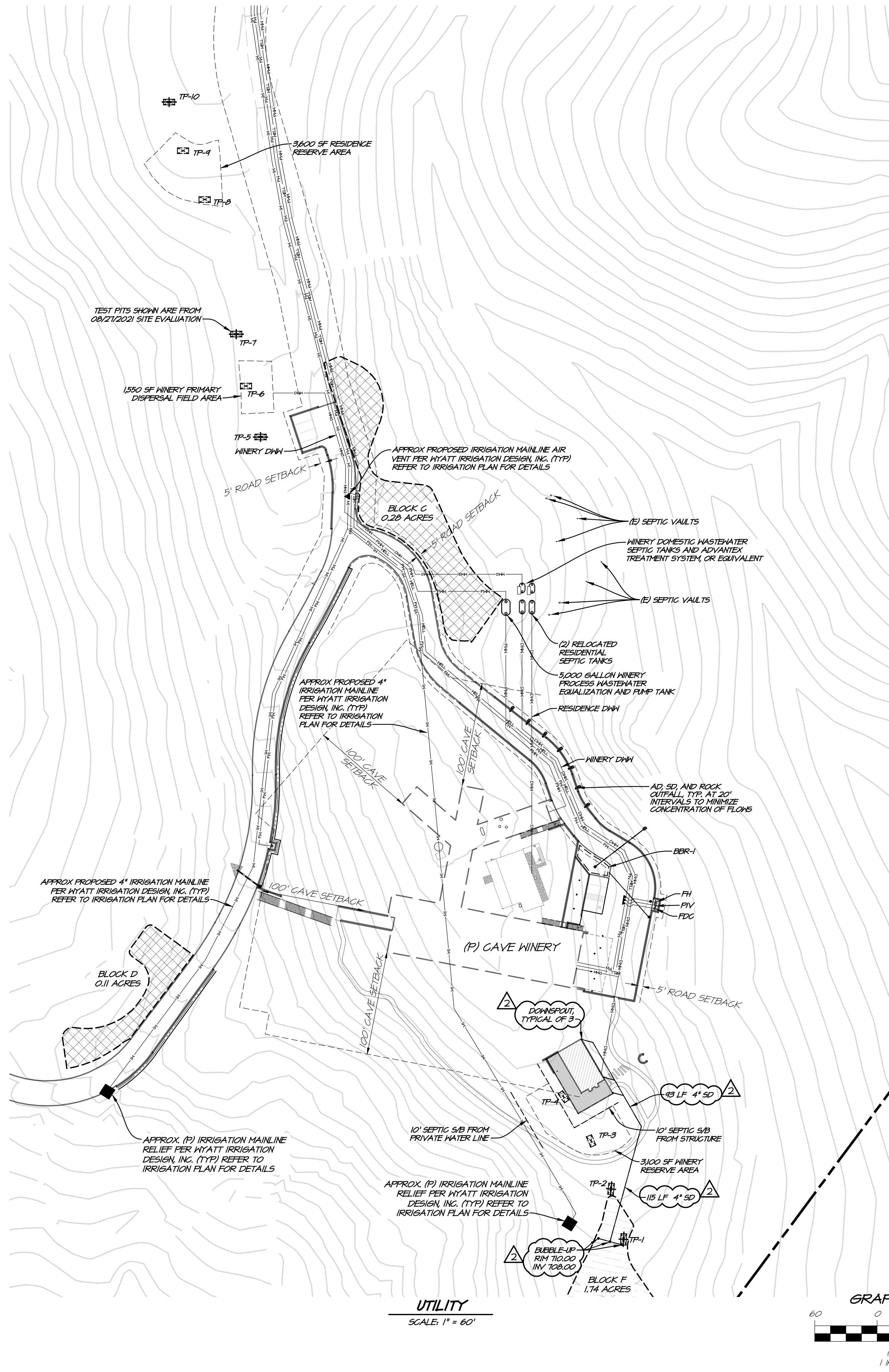
RS⁺A CONSULTING CIVIL ENGINEERS + SURVEYORS +

est. 1980

THE WINERY AT MT. VEEDER
TREE CANOPY COVERAGE
NAPA COUNTY CALIFORNIA



DATE	JUNE 23, 2023		
DRAWN	JFW		
DESIGNED	MSS /DRL		
CHECKED	BWF		
JOB NO.		4121017.0	
SHEET NO.			
UP2.3 5 OF 15 SHEETS			



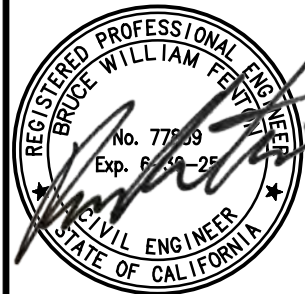
LEGEND	
	WELL WATER
	FIRE WATER
	IRRIGATION WATER
	DOMESTIC WASTEWATER
	PROCESS WASTEWATER
	STORM DRAIN
	1.07 ACRES OF VINEYARD TO BE IRRIGATED WITH TREATED PROCESS WASTEWATER

NO.	DATE	REVISIONS	BY	APPD
0	06/09/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFH	MSS
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFH	MSS
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFH	DRL

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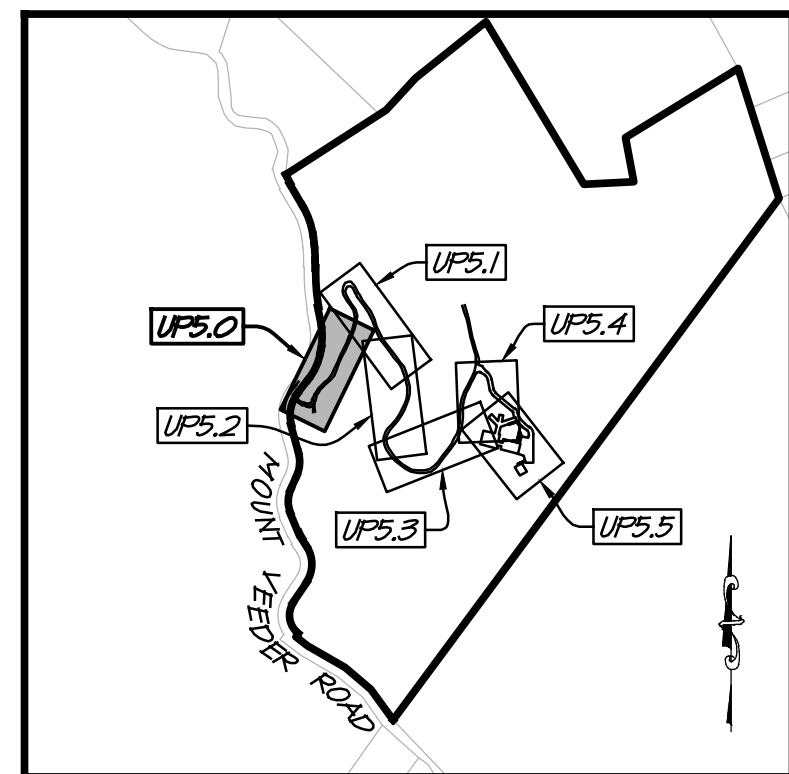
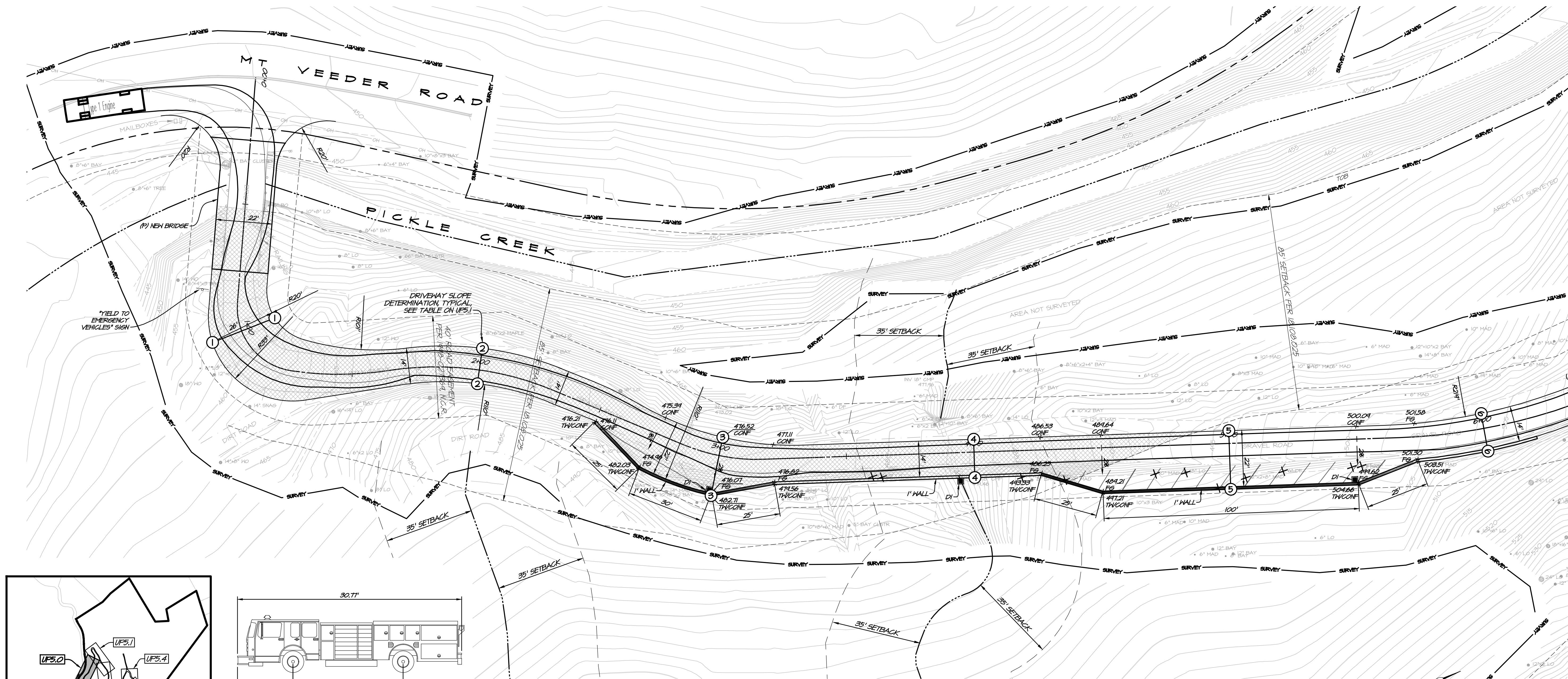
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THE WINERY AT MT. VEEDER
UTILITY PLAN
NAPA COUNTY
CALIFORNIA

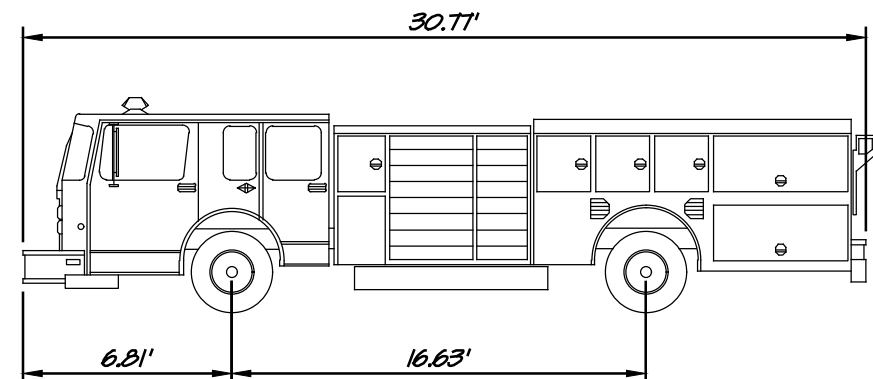


DATE	JUNE 23, 2023
DRAWN	JFH
DESIGNED	MSS / DRL
CHECKED	BAW
JOB NO.	41210170

SHEET NO.
UP4.0
8 OF 15 SHEETS



SITE KEY MAP
SCALE: 1" = 1000'



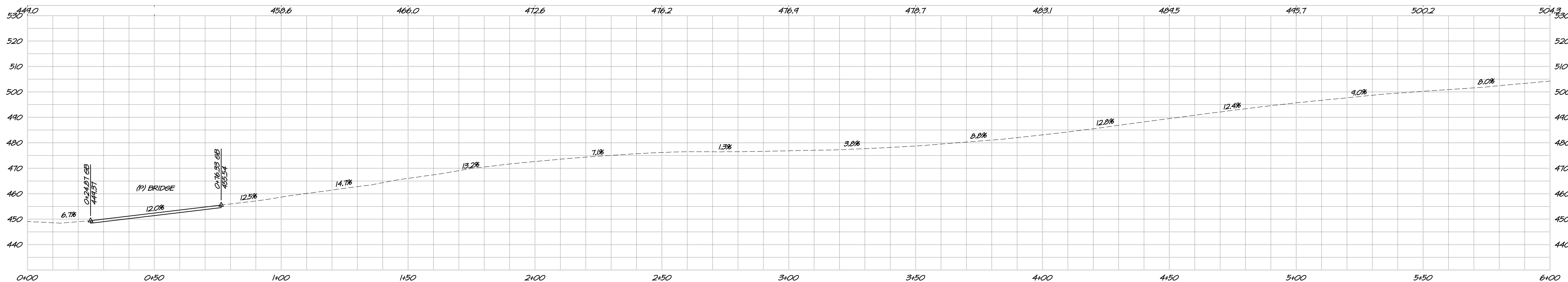
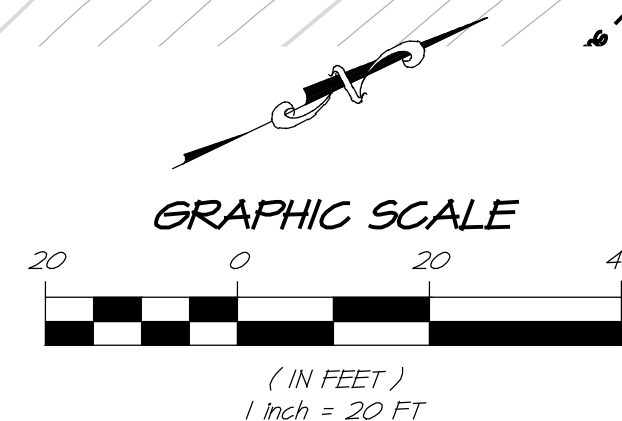
NAPA COUNTY TYPE I ENGINE
OVERALL LENGTH 30.71 FT
OVERALL WIDTH 8.50 FT
OVERALL BODY HEIGHT 8.71 FT
MIN BODY GROUND CLEARANCE 1.07 FT
TRACK WIDTH 8.50 FT
LOCK TO LOCK TIME 1.00 S
CURB TO CURB TURNING RADIUS 24.660 FT

NAPA COUNTY TYPE I ENGINE
NO SCALE

HATCH



AREA OF WORK WITHIN SETBACKS

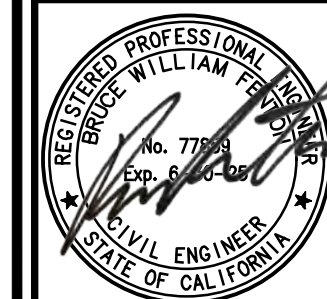


PROFILE: STA 0+00 - 6+00
SCALE: 1" = 20'

NO	DATE	REVISIONS	BY	APPD
0	06/09/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFH	MSS
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFH	MSS
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFH	DRL

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THE WINERY AT MT. VEEDER
DRIVEWAY: STA 0+00 - 6+00
CALIFORNIA
NAPA COUNTY

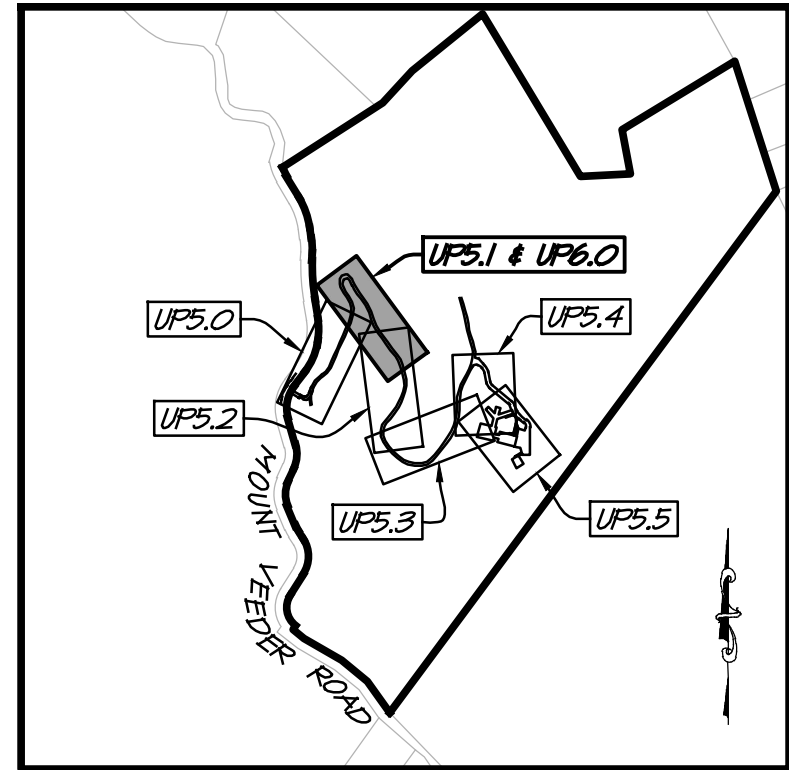
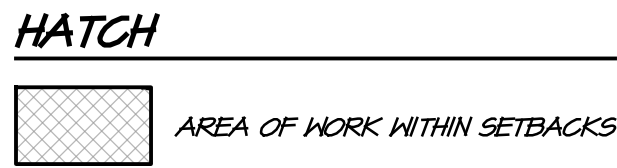


DATE	JUNE 23, 2023
DRAWN	JFH
DESIGNED	MSS JDR
CHECKED	BNF
JOB NO.	41210170

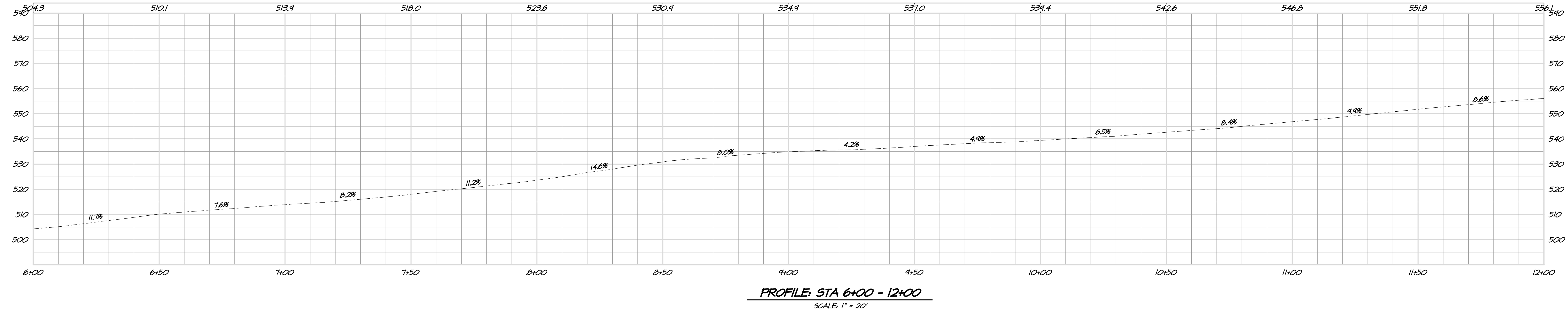
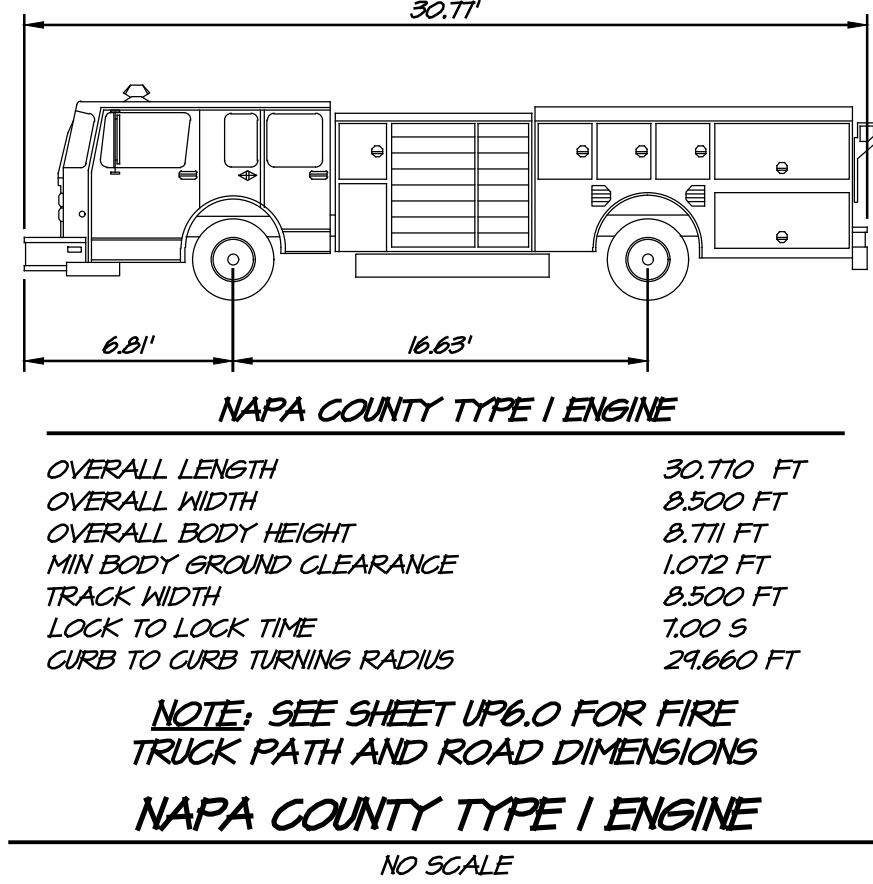
SHEET NO.
UP5.0
9 OF 15 SHEETS

DRIVEWAY SLOPE DETERMINATION					
STATION	SECTION	HIGH EL.	LOW EL.	LENGTH	SLOPE
1+00	1-1	489.66	490.15	26.24	* 1.9%
2+00	2-2	472.35	472.07	14.00	* 2.0%
3+00	3-3	482.71	476.52	23.35	26.5%
4+00	4-4	483.19	482.66	15.00	* 3.5%
5+00	5-5	501.16	495.65	23.00	24.0%
6+00	6-6	501.02	504.03	15.00	19.9%
7+00	7-7	515.60	513.51	14.00	14.9%
8+00	8-8	523.97	522.06	15.31	7.3%
9+00	9-9	534.99	534.61	17.29	* 2.2%
10+00	10-10	542.27	538.43	23.00	16.7%
11+00	11-11	550.40	546.50	23.00	17.0%
12+00	12-12	562.11	556.34	37.82	15.3%
13+00	13-13	573.09	565.28	24.34	32.1%
14+00	14-14	576.90	565.28	27.67	42.0%
15+00	15-15	585.58	579.62	25.00	23.8%
16+00	16-16	593.34	588.13	23.00	22.2%
17+00	17-17	610.32	599.68	46.36	23.0%
18+00	18-18	621.64	615.02	44.60	14.8%
19+00	19-19	636.33	628.03	46.60	17.8%
20+00	20-20	650.06	641.86	47.64	17.2%
21+00	21-21	658.59	655.84	31.65	8.5%
22+00	22-22	671.66	668.15	27.15	12.9%
23+00	23-23	681.28	679.28	27.75	6.9%
24+00	24-24	696.28	689.57	26.00	25.8%
25+00	25-25	713.12	706.68	26.00	24.8%
26+00	26-26	721.40	720.04	26.00	28.1%
27+00	27-27	732.37	728.64	59.18	6.3%
28+00	28-28	733.18	731.67	30.10	7.0%
29+00	29-29	732.56	722.23	44.55	23.2%
30+00	30-30	722.44	704.30	28.05	48.6%
AVERAGE SLOPE					20.3%

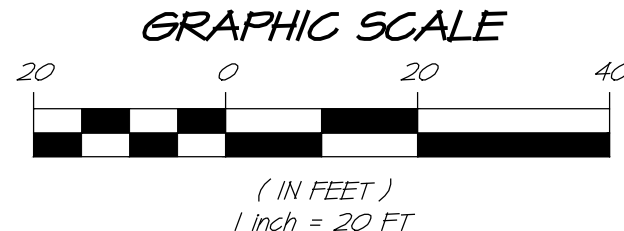
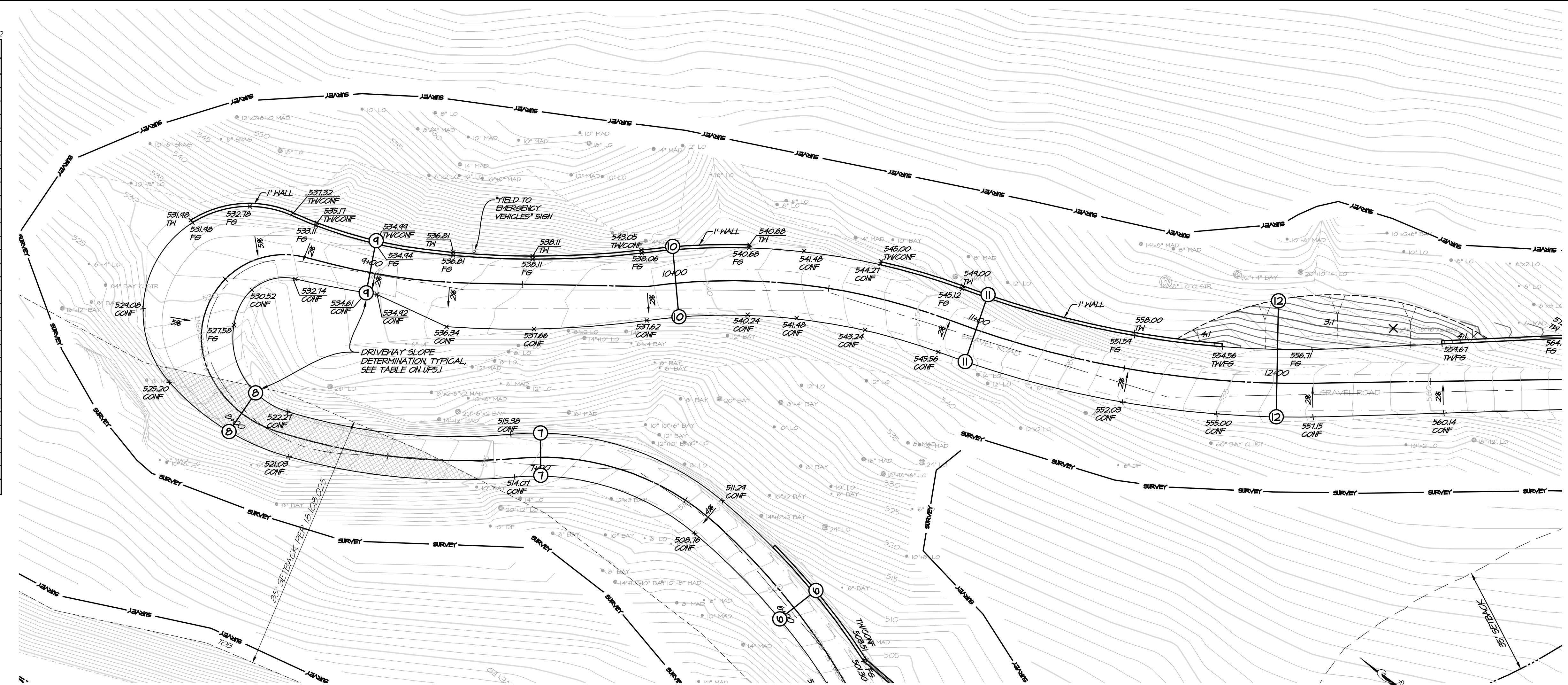
* SLOPES LESS THAN 5% OMITTED FROM AVERAGE SLOPE CALCULATION



SITE KEY MAP
SCALE: 1" = 1000'



PROFILE: STA 6+00 - 12+00
SCALE: 1" = 20'



06/09/22 FIRST SUBMITTAL OR REVISION DESCRIPTION JFM MBS

1 12/23/22 RESPONSE TO COUNTY COMMENTS #1 JFM MBS

2 06/23/23 RESPONSE TO COUNTY COMMENTS #2 JFM DRL

NO.

DATE

REVISIONS

BY

APPD

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252.3301
WWW.RSACALIF.COM

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THE WINERY AT MT. VEEDER
DRIVEWAY: STA 6+00 - 12+00
NAPA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL
ENGINEER
No. 70114
Exp. 12/31/24
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE

JUNE 23, 2023

DRAWN

JFM

DESIGNED

MBS
JDR

CHECKED

BNF

JOB NO.

41210170

SHEET NO.

UP5.1

10 OF 15 SHEETS

Printed on Recycled Paper

Please Continue the Cycle

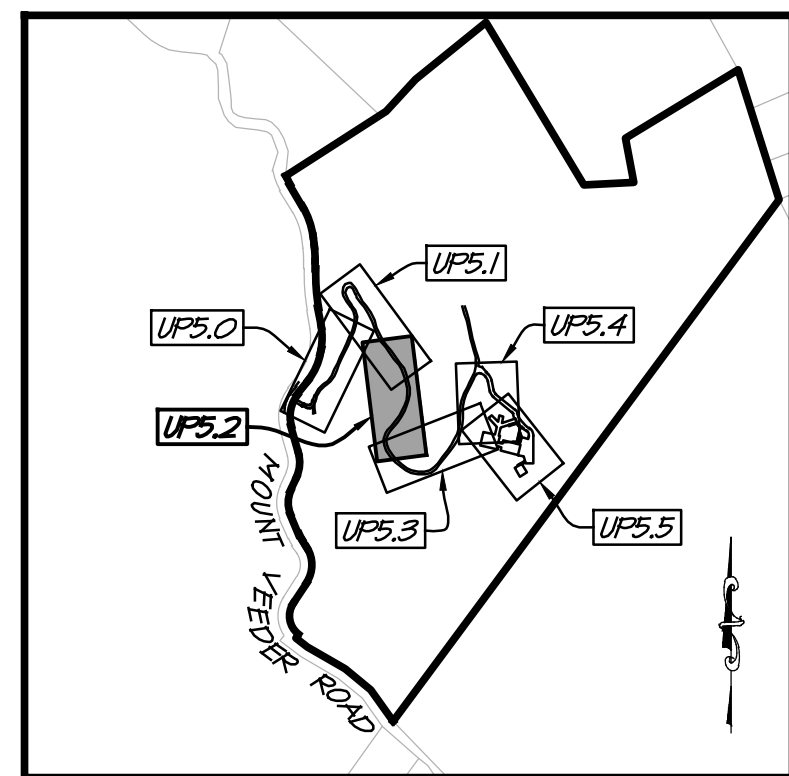
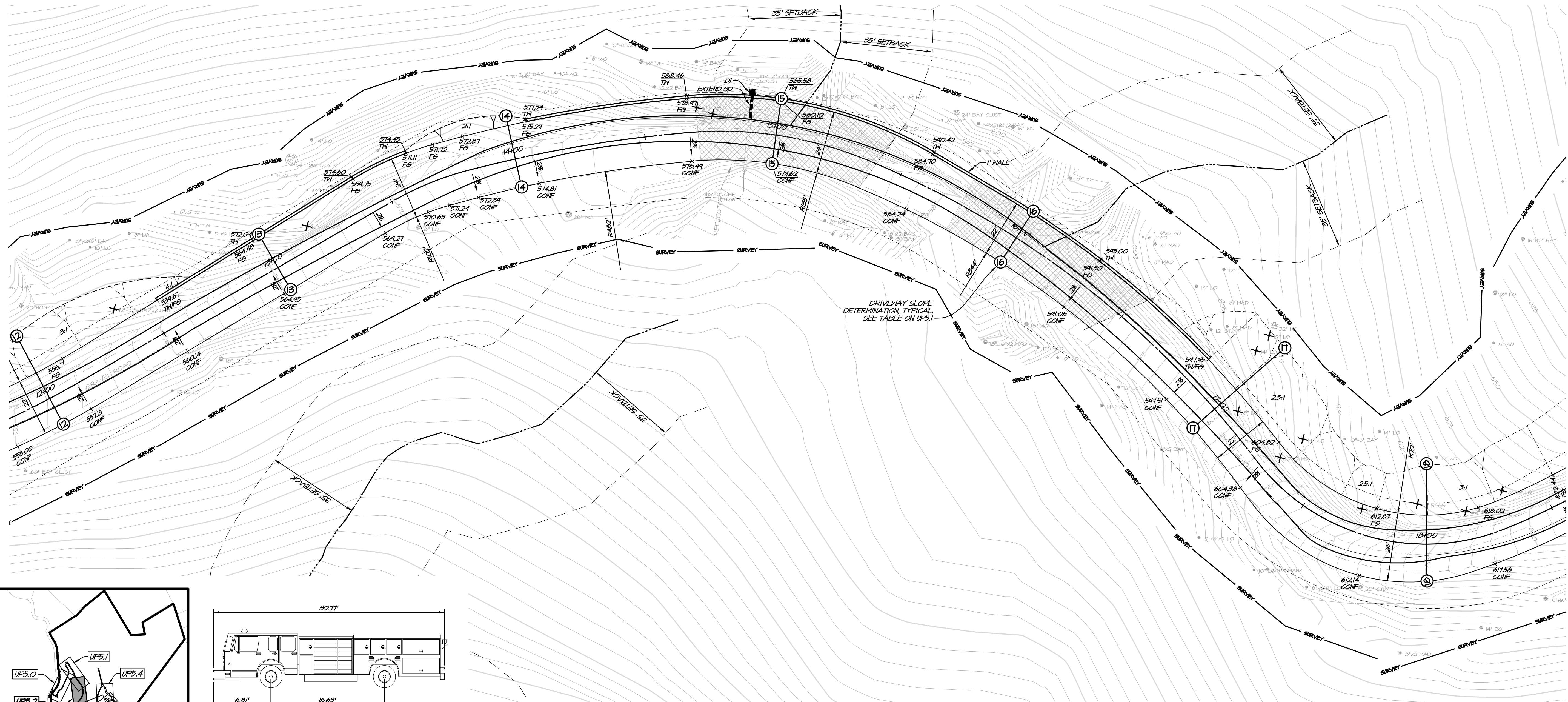
PRELIMINARY - NOT FOR CONSTRUCTION

R:\2023\41210170_PNL_Vinograd_Holdings_Mt_Veeder_Winery\UP5-DRY-P&P.dwg

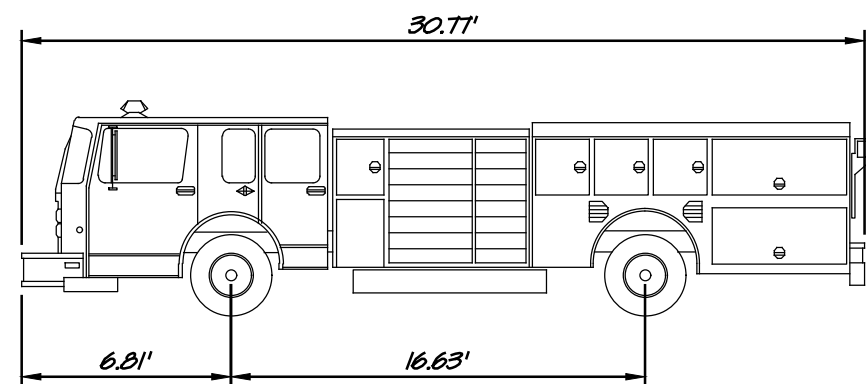
08/18/2023 3:22:37PM

dlborge

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SITE KEY MAP
SCALE: 1" = 1000'



NAPA COUNTY TYPE I ENGINE

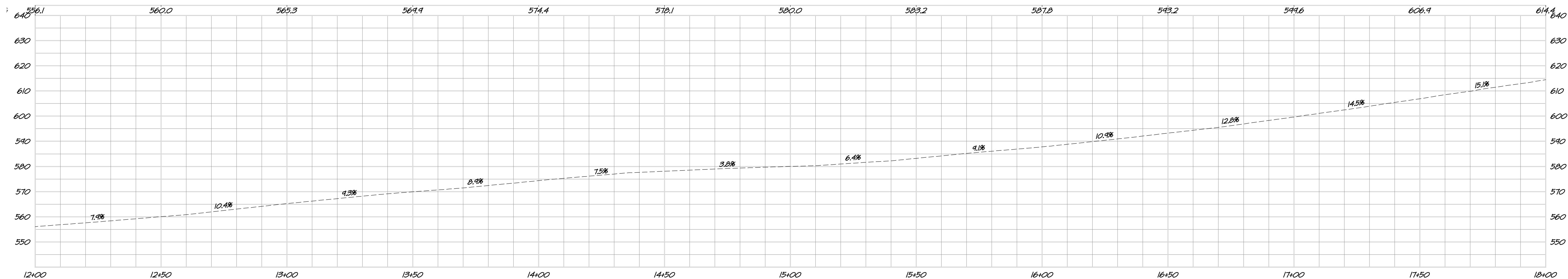
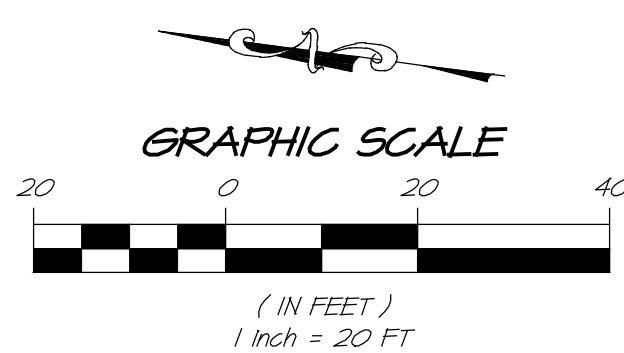
OVERALL LENGTH 30.71' FT
OVERALL WIDTH 8.50' FT
OVERALL BODY HEIGHT 8.71' FT
MIN BODY GROUND CLEARANCE 1.07' FT
TRACK WIDTH 8.50' FT
LOCK TO LOCK TIME 7.00' S
CURB TO CURB TURNING RADIUS 24.66' FT

NAPA COUNTY TYPE I ENGINE
NO SCALE

HATCH



AREA OF WORK WITHIN SETBACKS



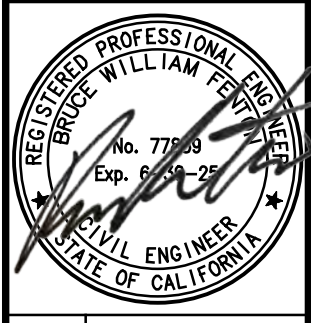
PROFILE: STA 12+00 - 18+00
SCALE: 1" = 20'

NO	DATE	REVISIONS	BY	APPD
0	06/09/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFH	MSS
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2	06/29/23	RESPONSE TO COUNTY COMMENTS #2	JFH	DRL

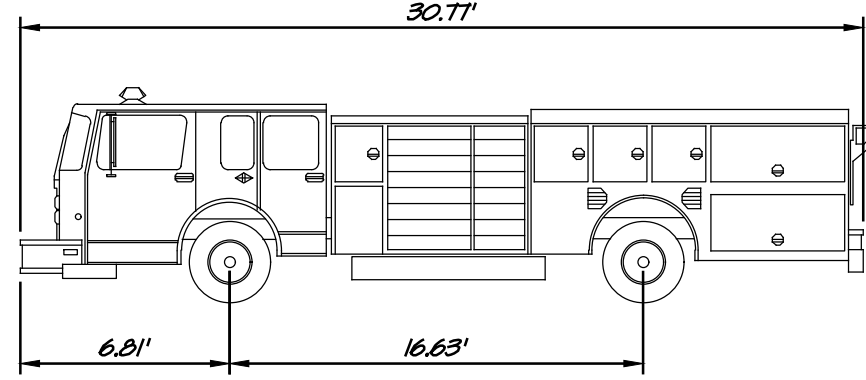
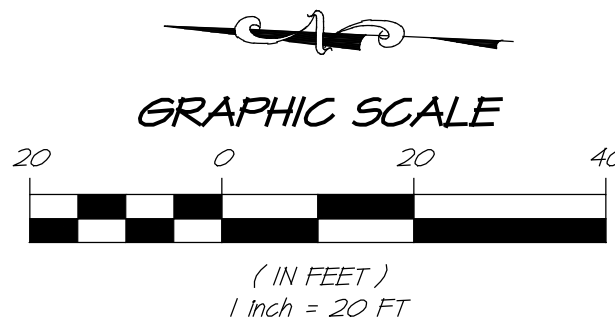
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252.3301
+ www.RSAcivil.com +

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THE WINERY AT MT. VEEDER
DRIVEWAY: STA 12+00 - 18+00
CALIFORNIA
NAPA COUNTY



DATE	JUNE 23, 2023
DRAWN	JFH
DESIGNED	MSS /DRL
CHECKED	BNF
JOB NO.	41210170
SHEET NO.	UP5.2
11 OF 15 SHEETS	

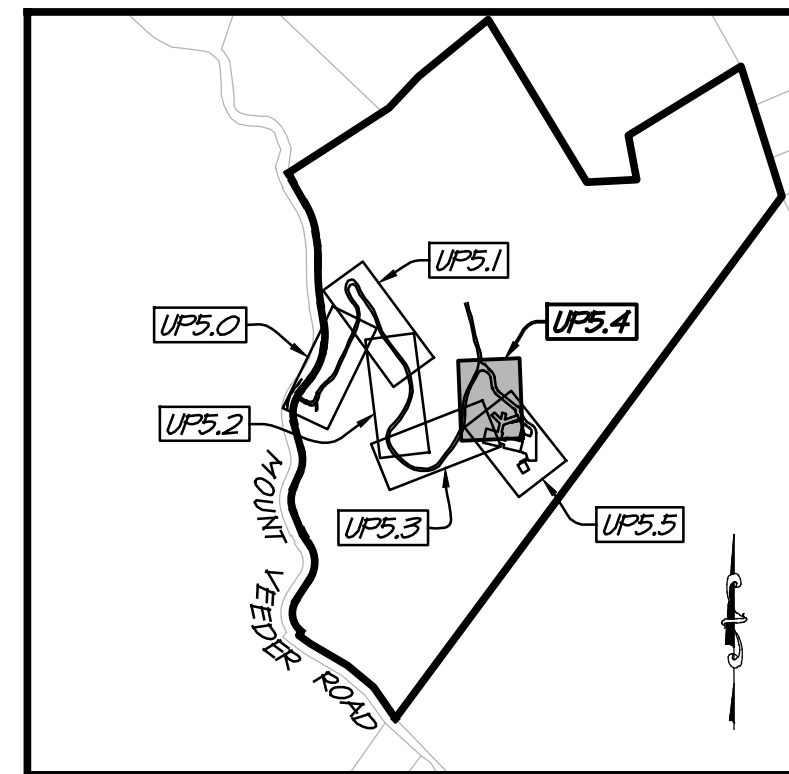


NAPA COUNTY TYPE I ENGINE

OVERALL LENGTH 30.710 FT
OVERALL WIDTH 8.500 FT
OVERALL BODY HEIGHT 8.711 FT
MIN BODY GROUND CLEARANCE 1.072 FT
TRACK WIDTH 8.500 FT
LOCK TO LOCK TIME 7.00 S
CURB TO CURB TURNING RADIUS 24.660 FT

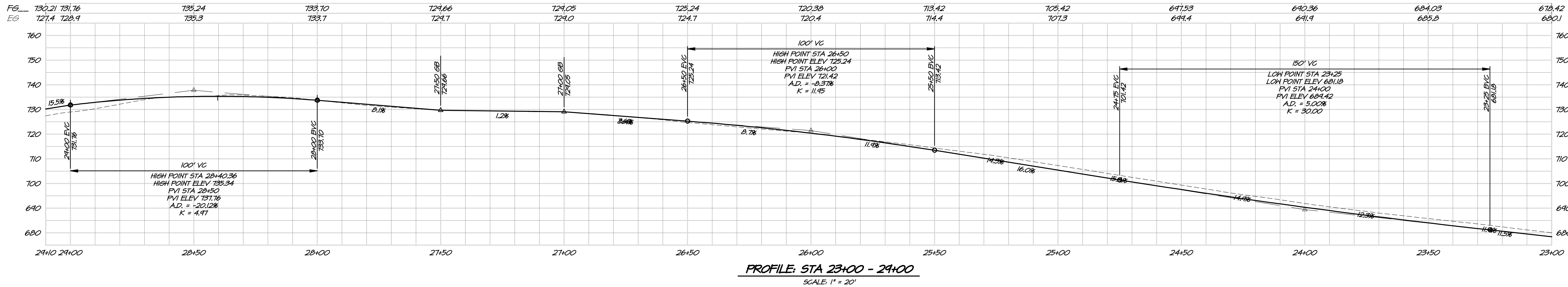
NAPA COUNTY TYPE I ENGINE

NO SCALE



SITE KEY MAP

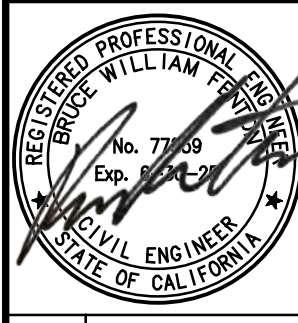
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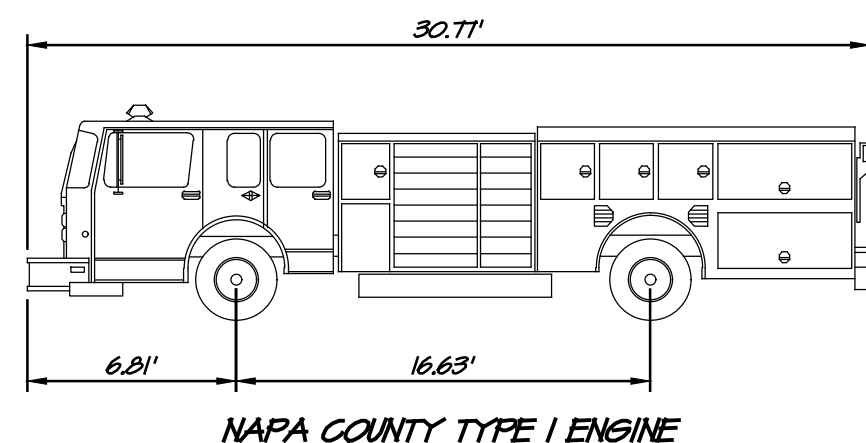
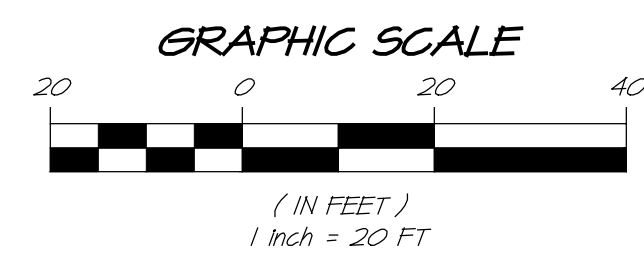
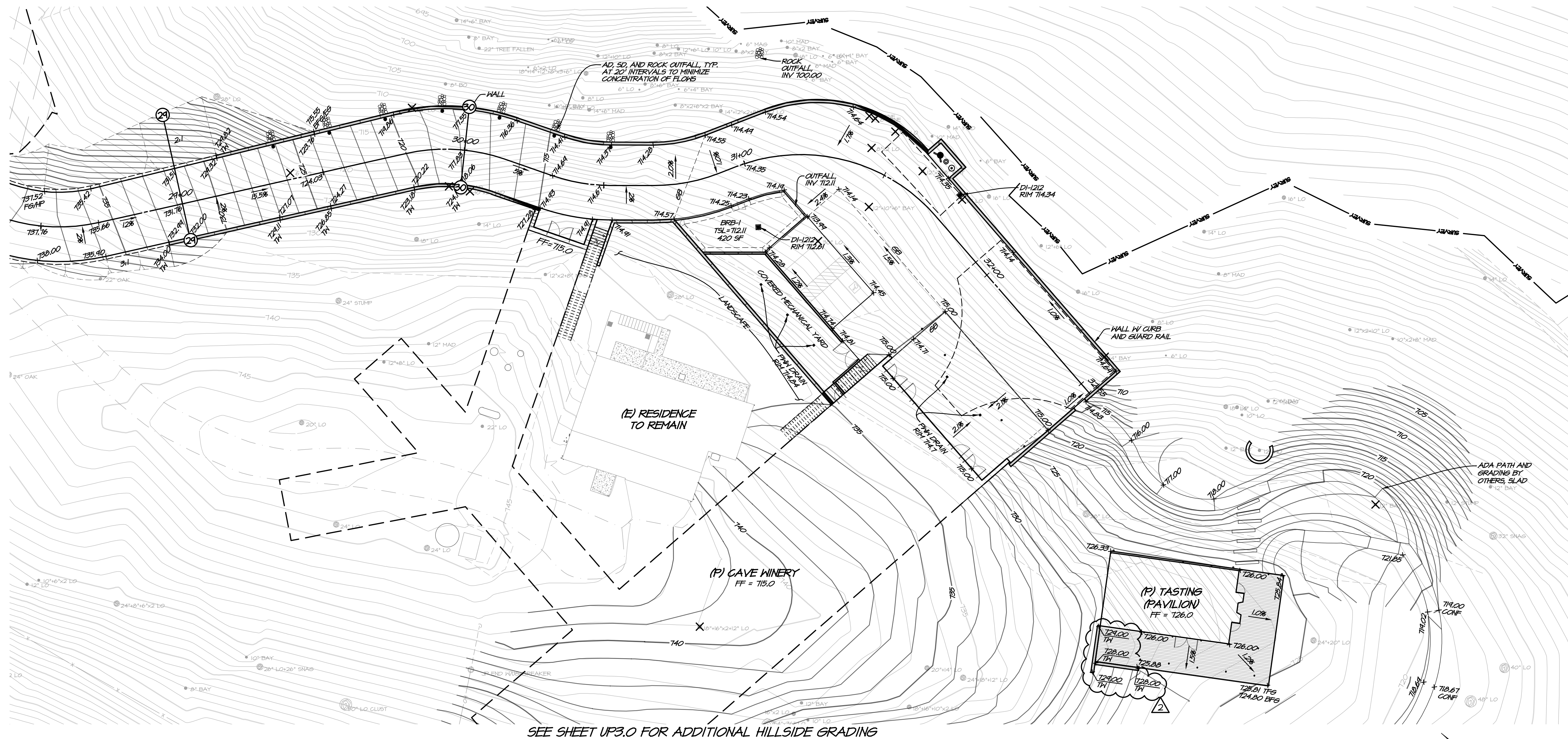
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0	06/09/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFH	MSS
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFH	MSS
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFH	DRL

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THE WINERY AT MT. VEEDER
DRIVEWAY: STA 23+00 - 29+00
CALIFORNIA
NAPA COUNTY

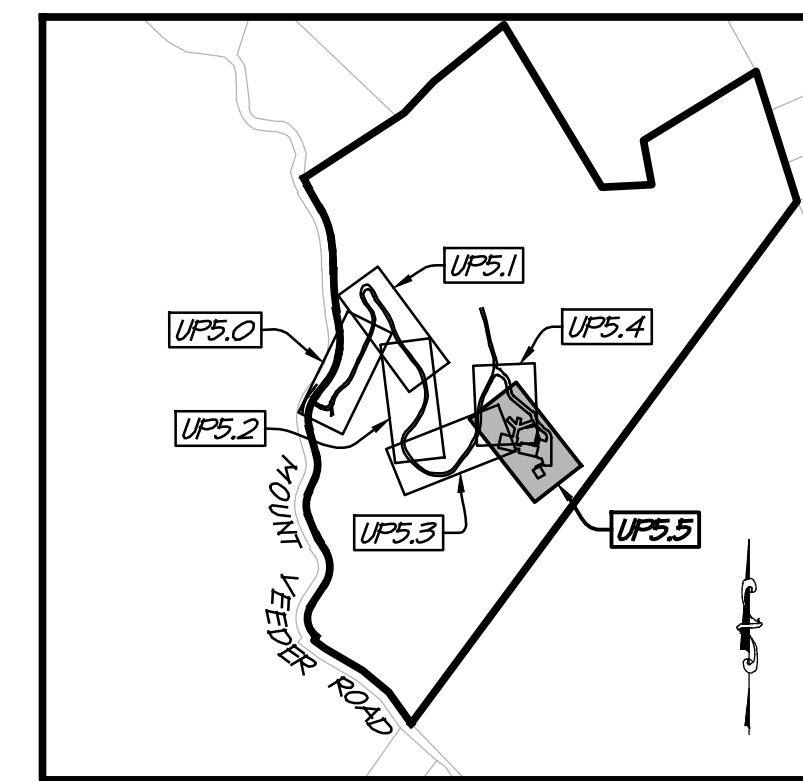
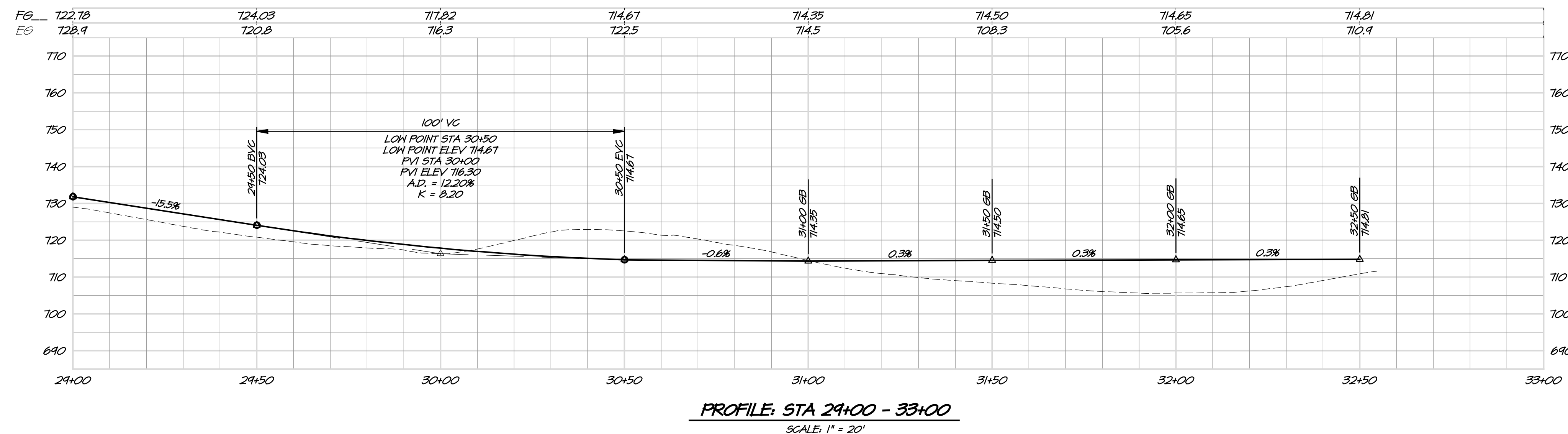


DATE	JUNE 23, 2023
DRAWN	JFH
DESIGNED	MSS/DRL
CHECKED	EWK
JOB NO.	41210710
SHEET NO.	UP5.4
13 OF 15 SHEETS	



OVERALL LENGTH	30.71' FT
OVERALL WIDTH	8.50' FT
OVERALL BODY HEIGHT	8.71' FT
MIN BODY GROUND CLEARANCE	1.07' FT
TRACK WIDTH	8.50' FT
LOCK TO LOCK TIME	1.00 S
CURB TO CURB TURNING RADIUS	24.660' FT

NOTE: SEE SHEET UP2.0 FOR FIRE TRUCK PATH
NAPA COUNTY TYPE I ENGINE
NO SCALE



SITE KEY MAP
SCALE: 1" = 1000'

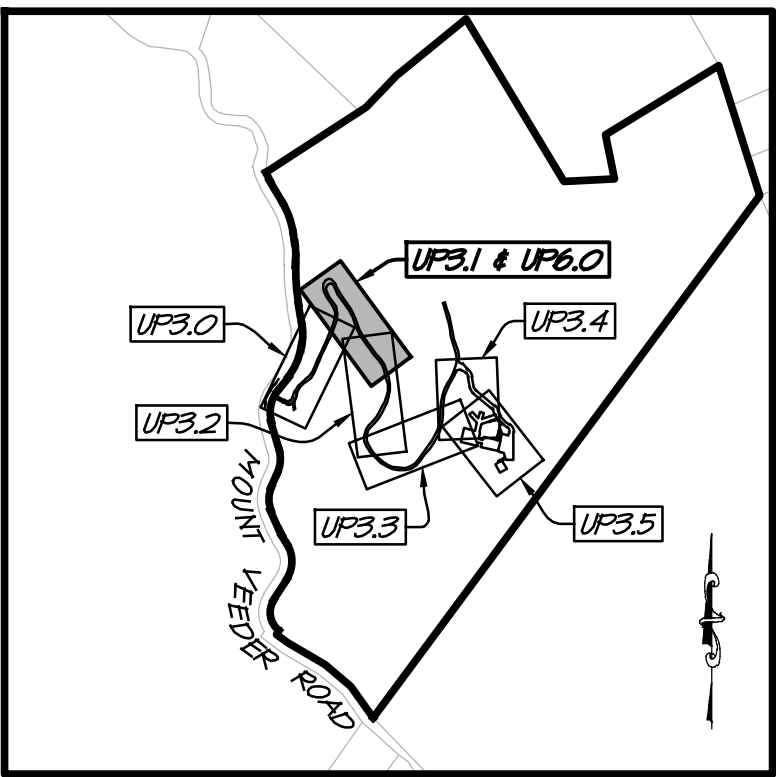
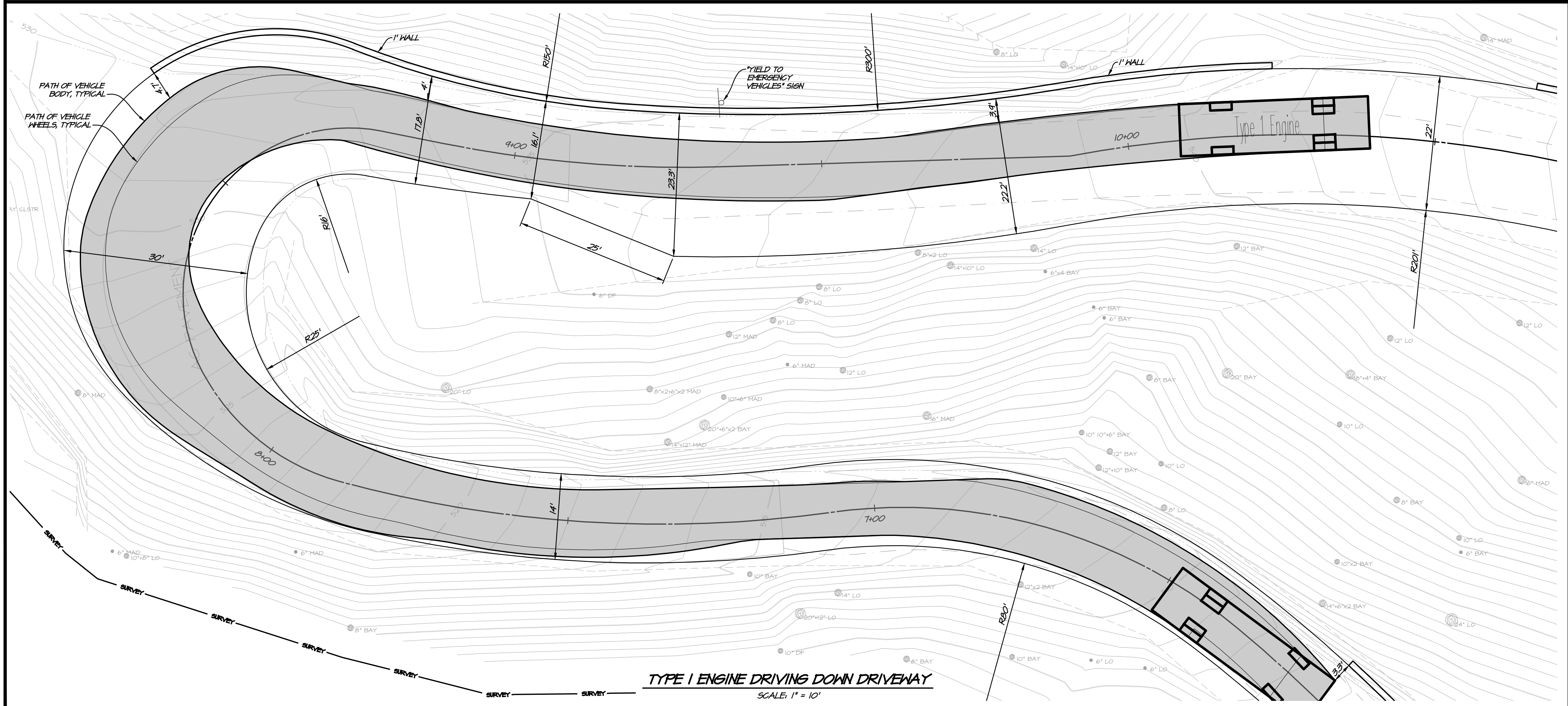
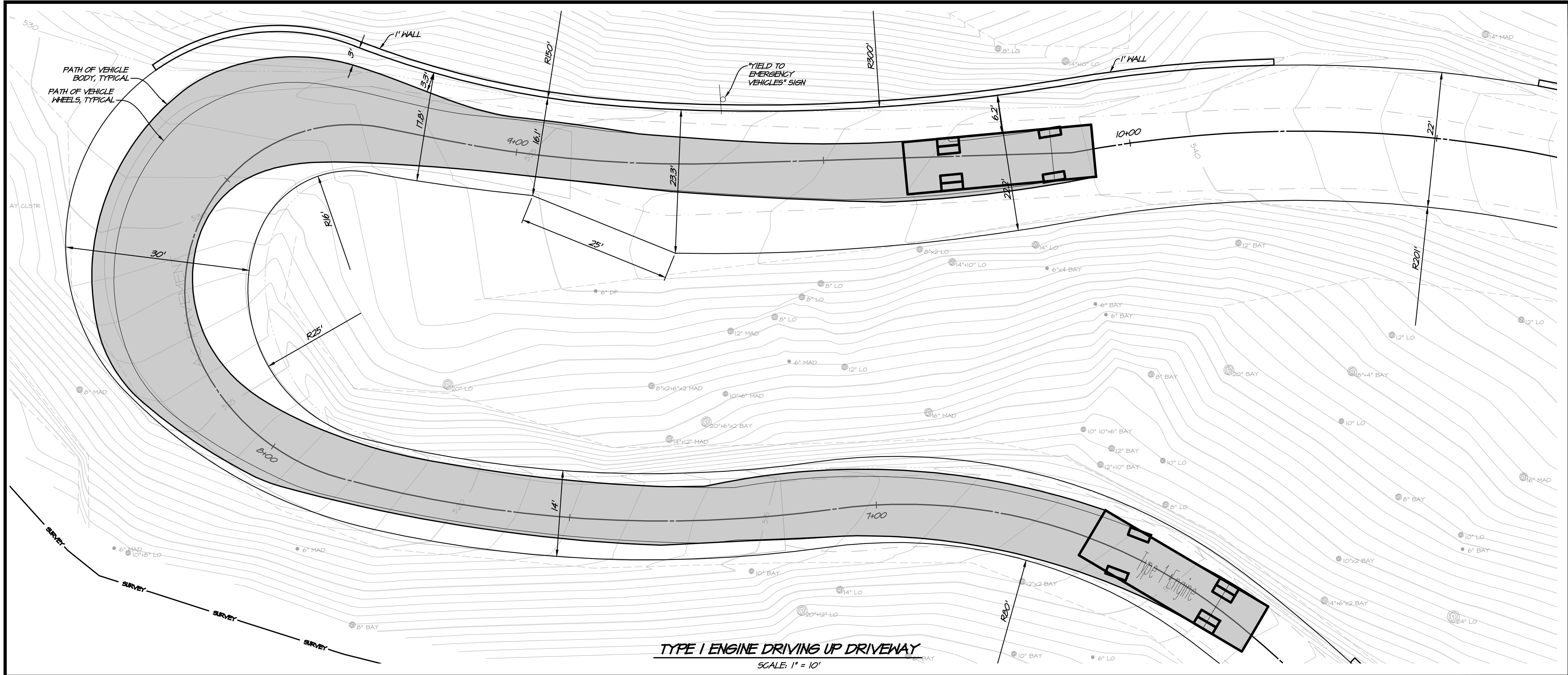
NO.	DATE	REVISIONS	BY
0	06/09/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFH
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFH
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFH

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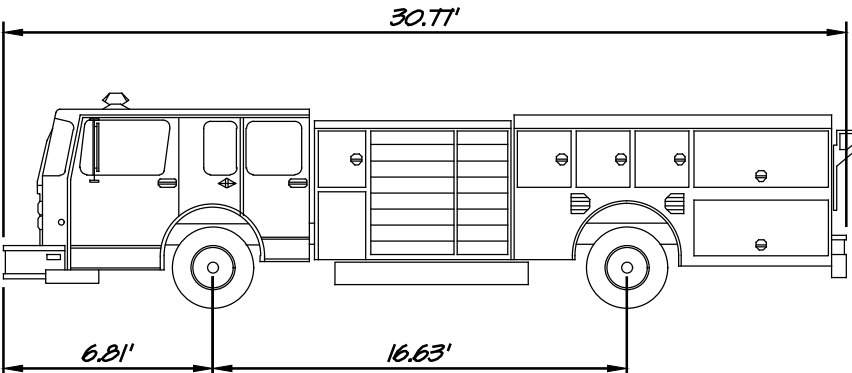
THE WINERY AT MT. VEEDER
DRIVEWAY: STA 29+00 - 33+00
CALIFORNIA
NAPA COUNTY



DATE	JUNE 23, 2023
DRAWN	JFH
DESIGNED	MSS
CHECKED	BAF
JOB NO.	41210170
SHEET NO.	UP5.5
14 OF 15 SHEETS	



SITE KEY MAP
SCALE: 1" = 1000'



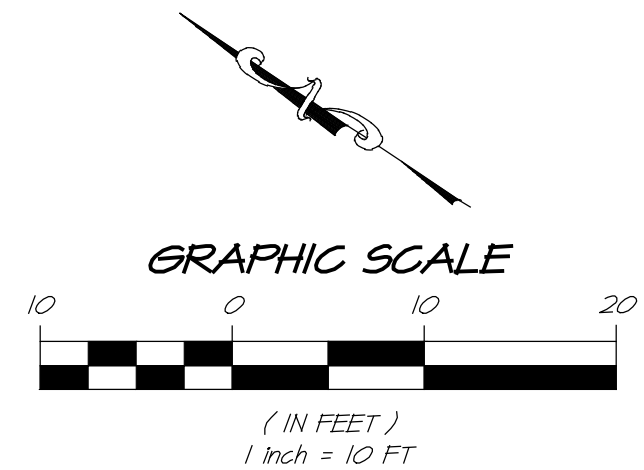
NAPA COUNTY TYPE I ENGINE

OVERALL LENGTH	30.710 FT
OVERALL WIDTH	8.500 FT
OVERALL BODY HEIGHT	8.711 FT
MIN BODY GROUND CLEARANCE	1.012 FT
TRACK WIDTH	8.500 FT
LOOK TO LOCK TIME	1.00 S
CURB TO CURB TURNING RADIUS	21.660 FT

NAPA COUNTY TYPE I ENGINE
NO SCALE

HATCH

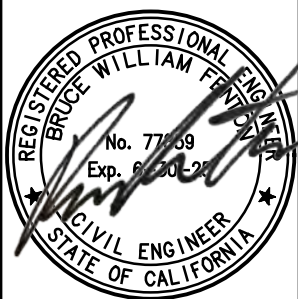
AREA OF FIRE ENGINE WHEEL TRACKS
AND PATH OF VEHICLE BODY



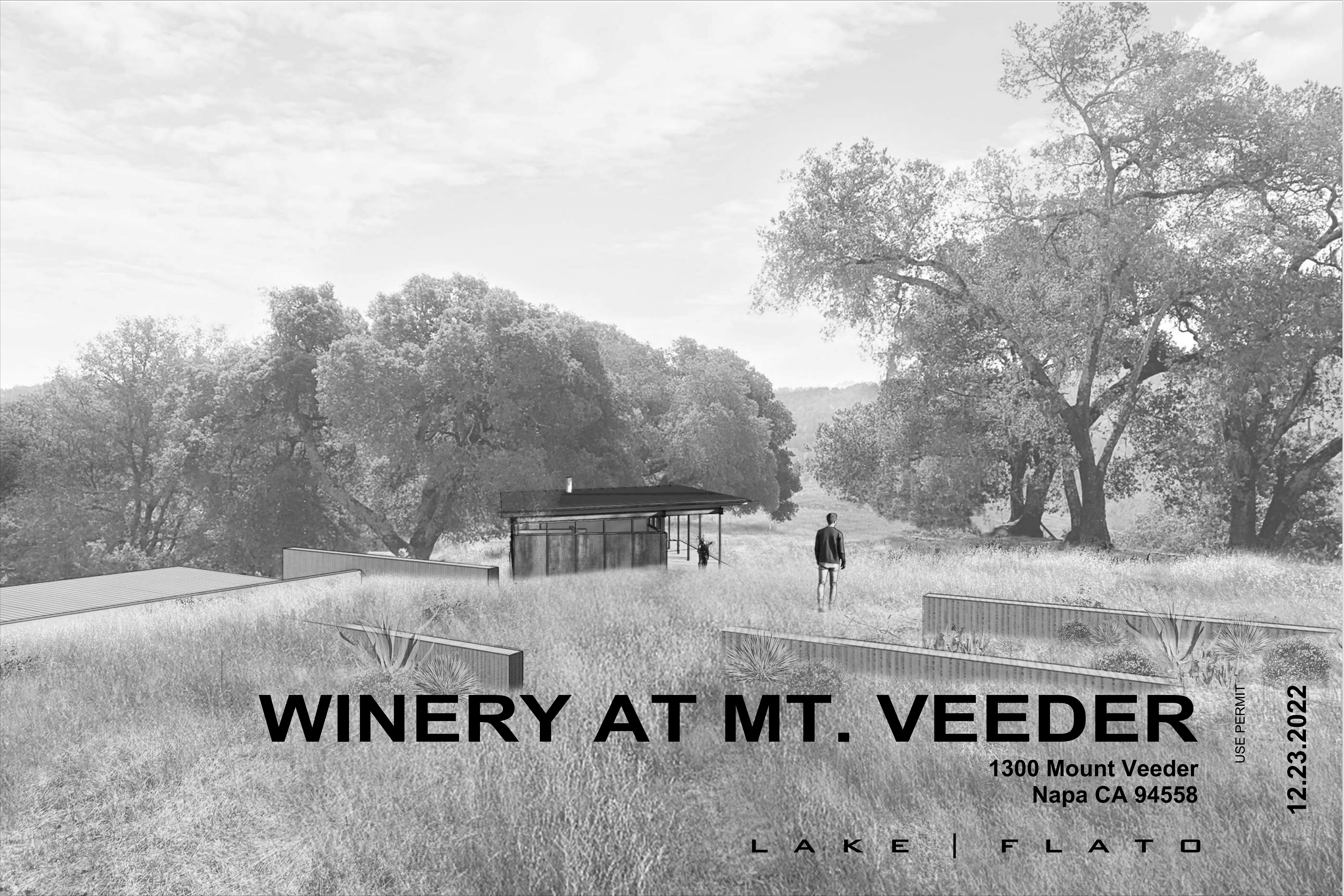
NO.	DATE	REVISIONS	BY	APPD
0	06/09/22	FIRST SUBMITTAL OR REVISION DESCRIPTION	JFH	MSS
1	12/23/22	RESPONSE TO COUNTY COMMENTS #1	JFH	MSS
2	06/23/23	RESPONSE TO COUNTY COMMENTS #2	JFH	DRL

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THE WINERY AT MT. VEEDER
FIRE TRUCK PLAN: STA 6+50-10+00
CALIFORNIA
NAPA COUNTY



DATE	JUNE 23, 2023
DRAWN	JFH
DESIGNED	MSS/DRL
CHECKED	BAW
JOB NO.	41210170
SHEET NO.	UP6.0
15 OF 15 SHEETS	



WINERY AT MT. VEEDER

1300 Mount Veeder
Napa CA 94558

L A K E | F L A T O

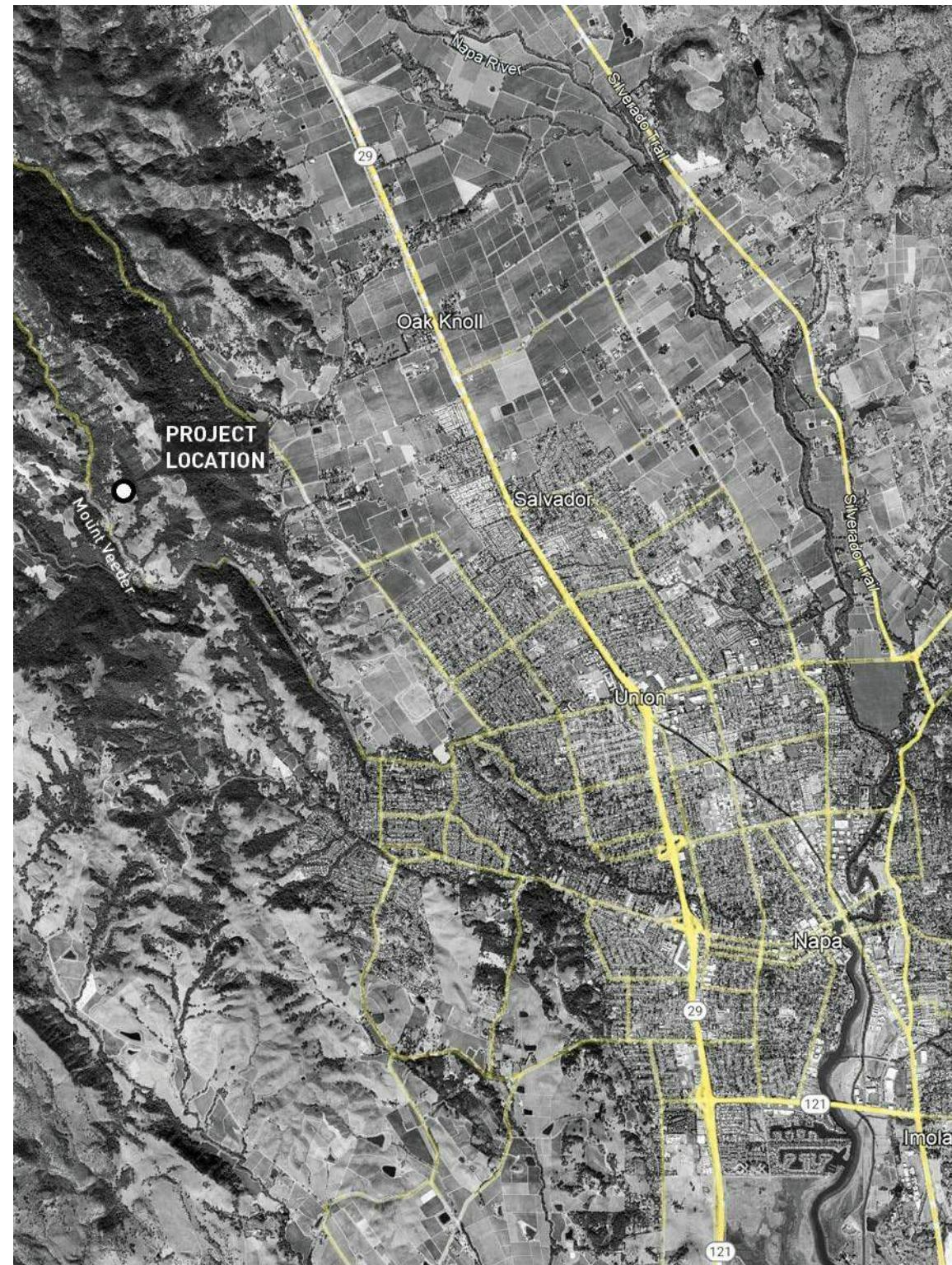
USE PERMIT

12.23.2022

PROJECT INFO

PROJECT NAME	Winery at Mount Veeder
PROJECT ADDRESS	1300 Mount Veeder Road Napa CA 94558
PROJECT DESCRIPTION	Proposed project is a new winery and a new hospitality pavilion. An existing residence on the site will remain.
ZONING	AW
FIRE HAZARD ZONE	High
SPRINKLERED	Yes
FLOOD ZONE	No
CONSTRUCTION TYPE	1A
NUMBER OF STORIES	1
LOT AREA	114.9 acres
LOT COVERAGE	Refer to Civil
BUILDING AREAS	
EXIST. RESIDENCE	1,513 SF
NEW STRUCTURES	Refer to A2

LOCATION MAP



SHEET INDEX

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	USE PERMIT 2022-04-01
A0.1	PROJECT INFORMATION	●
A0.2	PROJECT RENDERINGS	●
A1	SITE PLAN	●
A2	FLOOR PLANS - AREA TYPE	●
A2.1	FLOOR PLANS	●
A3.1	BUILDING ELEVATIONS	●
A3.2	BUILDING ELEVATIONS	●

DIRECTORY

CIVIL
RSA+
1515 Fourth Street
Napa CA 94559
Contact: Bruce Fenton
Phone: (707) 252-3301
Email: bfenton@rsacivil.com

LANDSCAPE ARCHITECT
Terremoto
3486-A Mission Street
San Francisco CA 94110
Contact: Alain Peauroi
Phone: (415) 205-4049
Email: alain@terremoto.la

ARCHITECT
Lake|Flato Architects
1224 E 12th St #430
Austin TX 78702
Contact: Ashley Heeren
Phone: (210) 679-2339
Email: aheeren@lakeflato.com

STRUCTURAL
SSG Structural Engineers
811 El Capitan Way #240
San Luis Obispo CA 93401
Contact: Michael Parolini
Phone: (805) 439-2110
Email: michael.parolini@ssgse.com

MECHANICAL/PLUMBING
TEP Engineering
880 Second Street
Santa Rosa CA 95404
Contact: Rob Main
Phone: (707) 308-4203
Email: rob@tep.net

ELECTRICAL
Summit Engineering
463 Aviation Blvd #200
Santa Rosa CA 95403
Contact: Nick Peters
Phone: (707) 978-5750
Email: nicholas@summit-sr.com

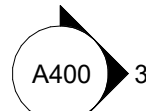
DRAWING SYMBOLS



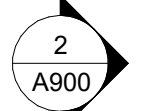
ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")

ROOM
100 S

ROOM NAME & AREA



SHEET NUMBER
EXTERIOR ELEVATION NUMBER



SECTION NUMBER
SHEET NUMBER

GENERAL PROJECT NOTES

PROJECT GENERAL NOTES

1. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
2. DO NOT SCALE THE DRAWINGS; IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE COMMENCING.
3. COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
4. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK WILL BE DONE AS SHOWN. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
5. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITY. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
6. MAINTAIN WORK AREA AND ADJACENT AREAS AND CONSTRUCTION. COORDINATE WITH OWNER AND/OR PROPERTY MANAGER TO ENSURE SECURITY.
7. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES.
8. EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE SECTOR OF THE PROJECT. CONTRACTOR SHALL VERIFY THAT ALL WORK COMPLES EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND UTILITIES.
9. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
10. DANGEROUS TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
11. CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBTRACTOR ORIGIN AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
12. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COORDINATION WITH THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
13. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
14. SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT. COORDINATE THE LOCATION OF SEALANTS TO MATCH EXISTING SEALANTS WITH ADJACENT WORK, BUILDING MATERIALS, AND OTHER CONTINUOUS SEALANTS.
15. REFER TO A001 FOR SUPPLEMENTAL SPECIFICATION INFORMATION.

**NOT FOR
CONSTRUCTION**

WINERY AT MT. VEEDER

**1300 Mount Veeder
Napa CA 94558**

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

12.23.2022 LIF PROJ. NO. 21002

PROJ. ARCHITECT • DRAWN BY: Author

[illegible]

REVISIONS

[illegible]

USE PERMIT

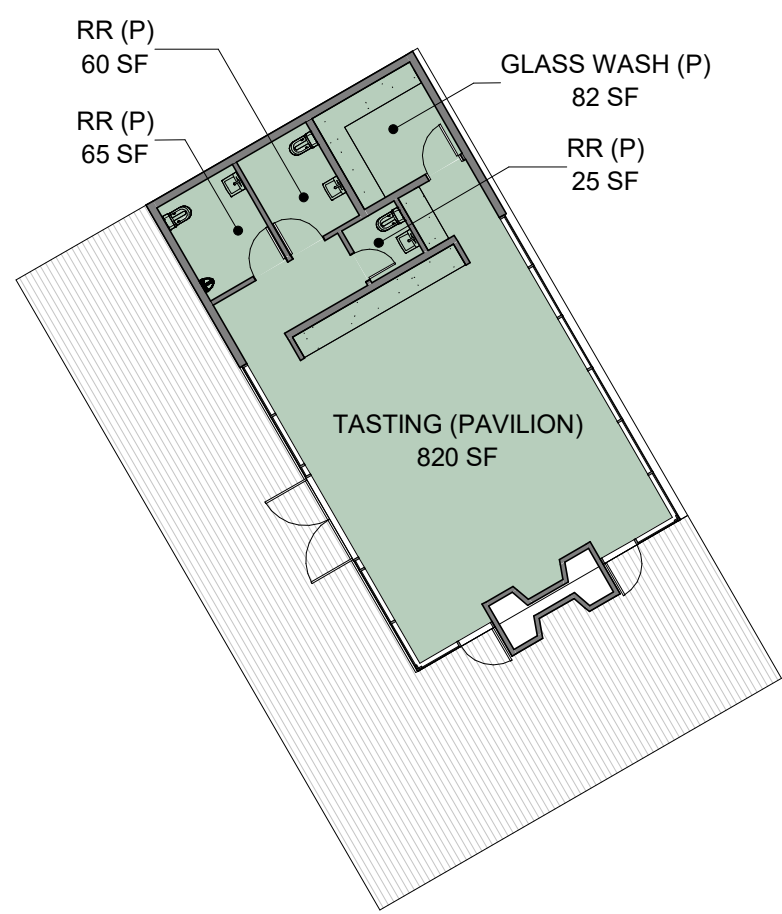
PROJECT INFORMATION

A0.1

WINERY AT MT. VEEDER

A1





ACCESSORY AREA SUMMARY

ACCESSORY CONDITIONED	
OFFICE SUPPORT	312 SF
RR	68 SF
RR	46 SF
GLASS WASH (P)	82 SF
RR (P)	25 SF
RR (P)	60 SF
RR (P)	65 SF
TASTING (PAVILION)	820 SF
ACCESSORY CONDITIONED	1479 SF

TOTAL ACCESSORY AREA: 1,479 SF

PRODUCTION AREA SUMMARY

PRODUCTION CONDITIONED	
BARRELS	3065 SF
BARRELS	4141 SF
HALL	354 SF
LAB	512 SF
MEP	103 SF
MEP	96 SF
PRESS	208 SF
STAFF RR	87 SF
STORAGE	208 SF
STORAGE	370 SF
TANKS	3695 SF
WINERY EQUIPMENT	554 SF
PRODUCTION CONDITIONED	13393 SF

PRODUCTION UNCONDITIONED	
COVERED PROCESSING	1509 SF
MECH YARD	910 SF
PRODUCTION UNCONDITIONED	2419 SF

TOTAL PRODUCTION AREA: 15,812 SF

LEGEND - AREA TYPE

- ACCESSORY USE
- PRODUCTION USE

NOT FOR
CONSTRUCTION

WINERY AT
MT. VEEDER

1300 Mount Veeder
Napa CA 94558

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ON FULL SIZE SHEETS

12.23.2022 LIF PROJ. NO. 21002
PROJ. ARCHITECT - DRAWN BY: Author

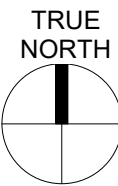
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DATE	ISSUE
05.31.2022	USE PERMIT

REVISIONS		
NO.	DATE	DESCRIPTION

USE PERMIT

FLOOR PLANS -
AREA TYPE

A2



NOT FOR
CONSTRUCTION

WINERY AT
MT. VEEDER

1300 Mount Veeder
Napa CA 94558

12.23.2022 LIF PROJ. NO. 21002
PROJ. ARCHITECT - DRAWN BY: Author

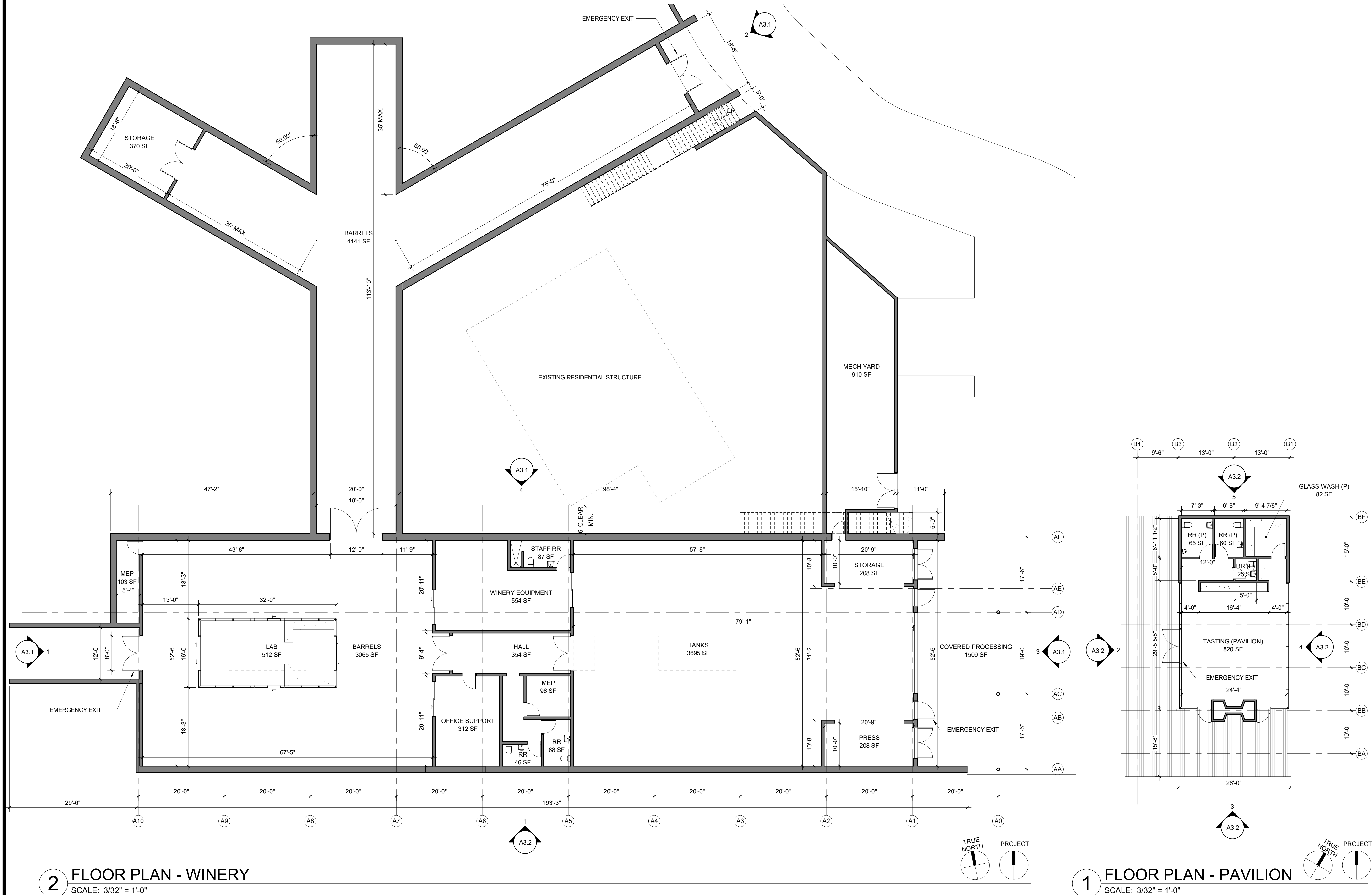
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DATE ISSUE
05.31.2022 USE PERMIT

REVISIONS		
NO.	DATE	DESCRIPTION

USE PERMIT

FLOOR PLANS

A2.1



NOT FOR
CONSTRUCTION

WINERY AT MT. VEEDER

1300 Mount Veeder
Napa CA 94558

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

12.23.2022 LIF PROJ. NO. 21002
PROJ. ARCHITECT - DRAWN BY: Author

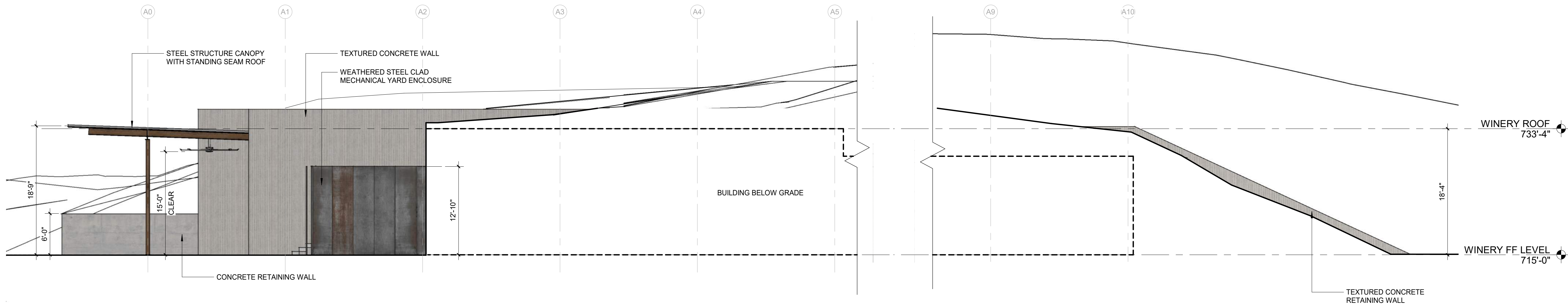
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05.31.2022 USE PERMIT

REVISIONS		
NO.	DATE	DESCRIPTION

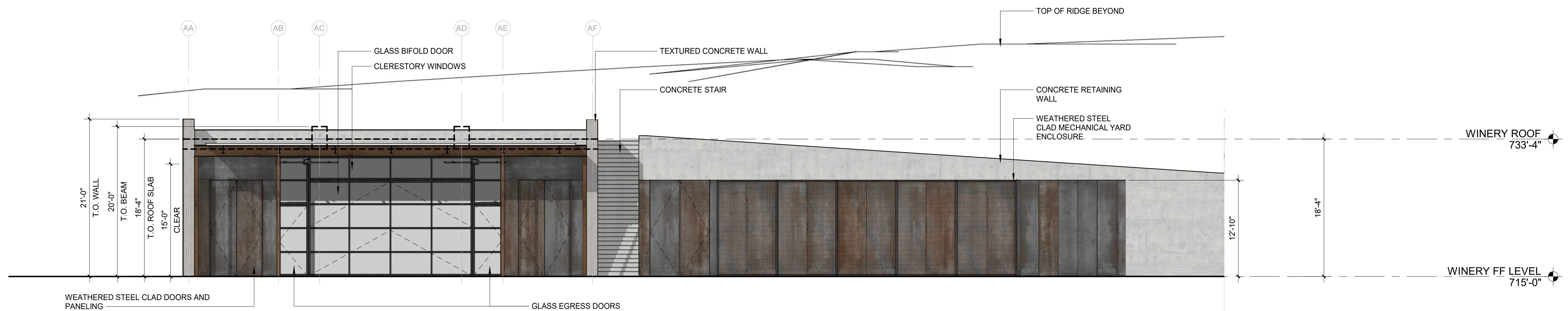
USE PERMIT

BUILDING
ELEVATIONS

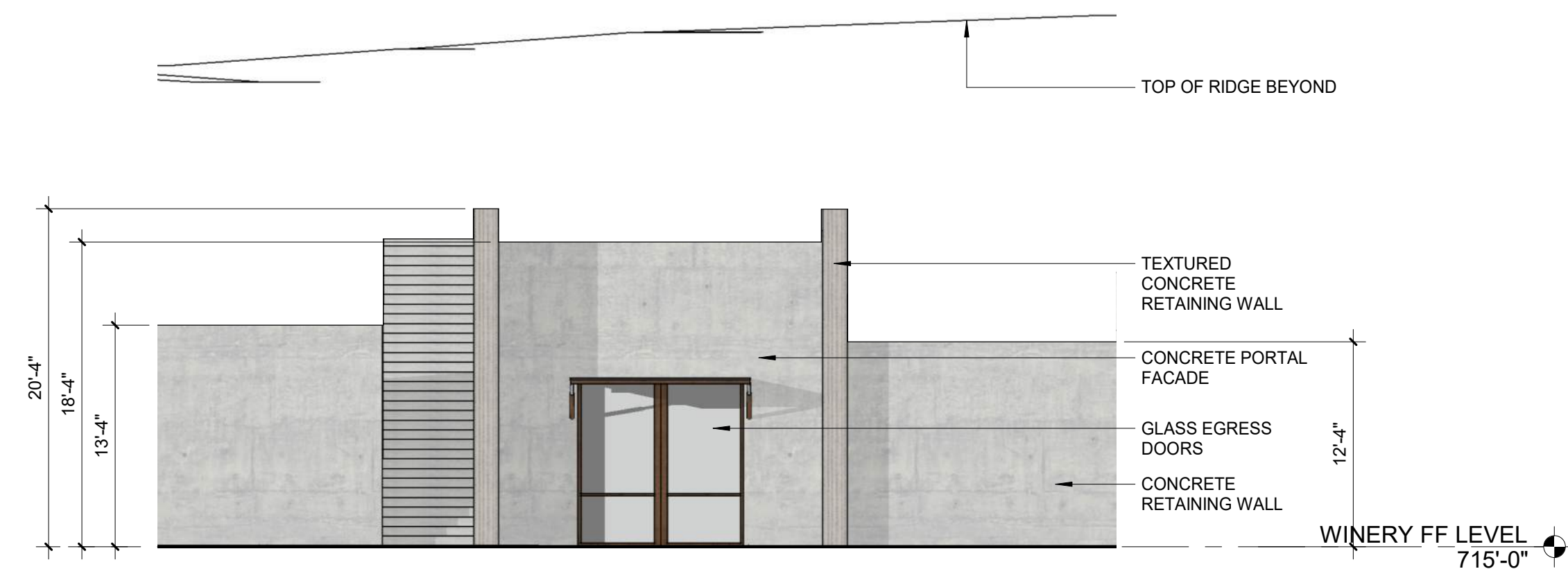
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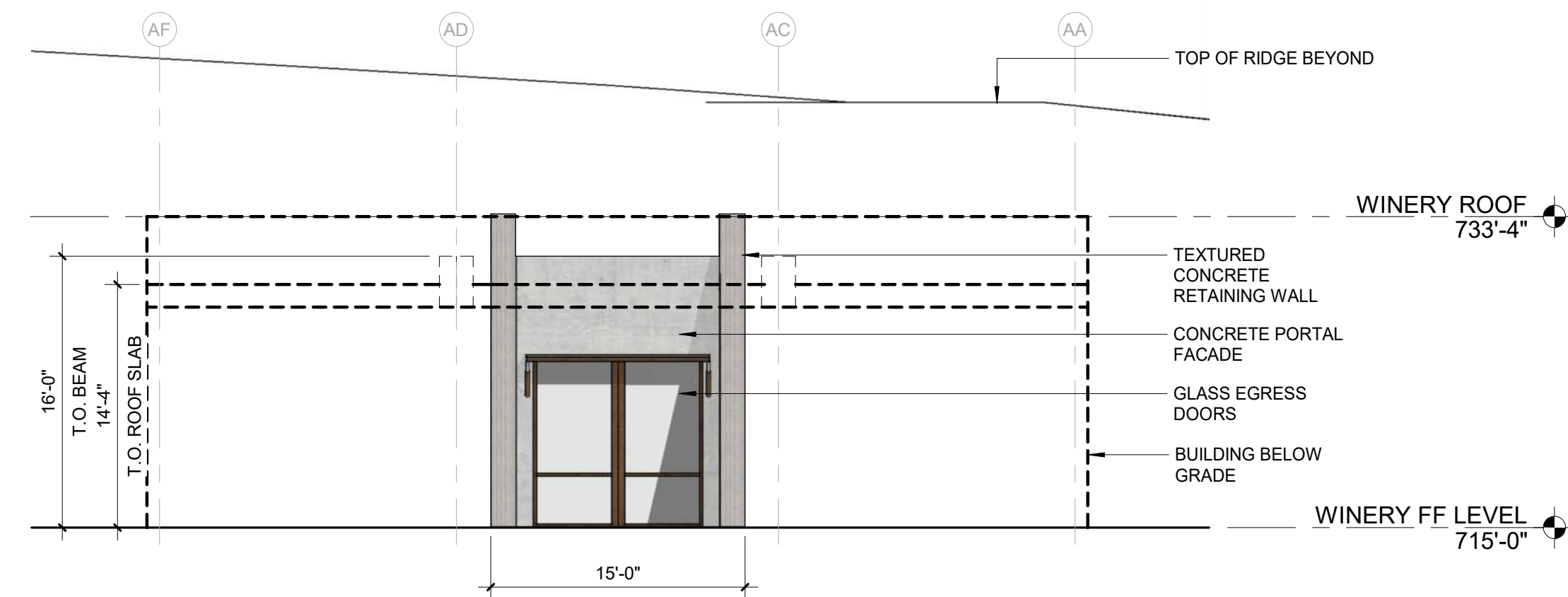
4 WINERY ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



3 WINERY ELEVATION - EAST
SCALE: 1/8" = 1'-0"



2 WINERY ELEVATION - NORTHEAST
SCALE: 1/8" = 1'-0"

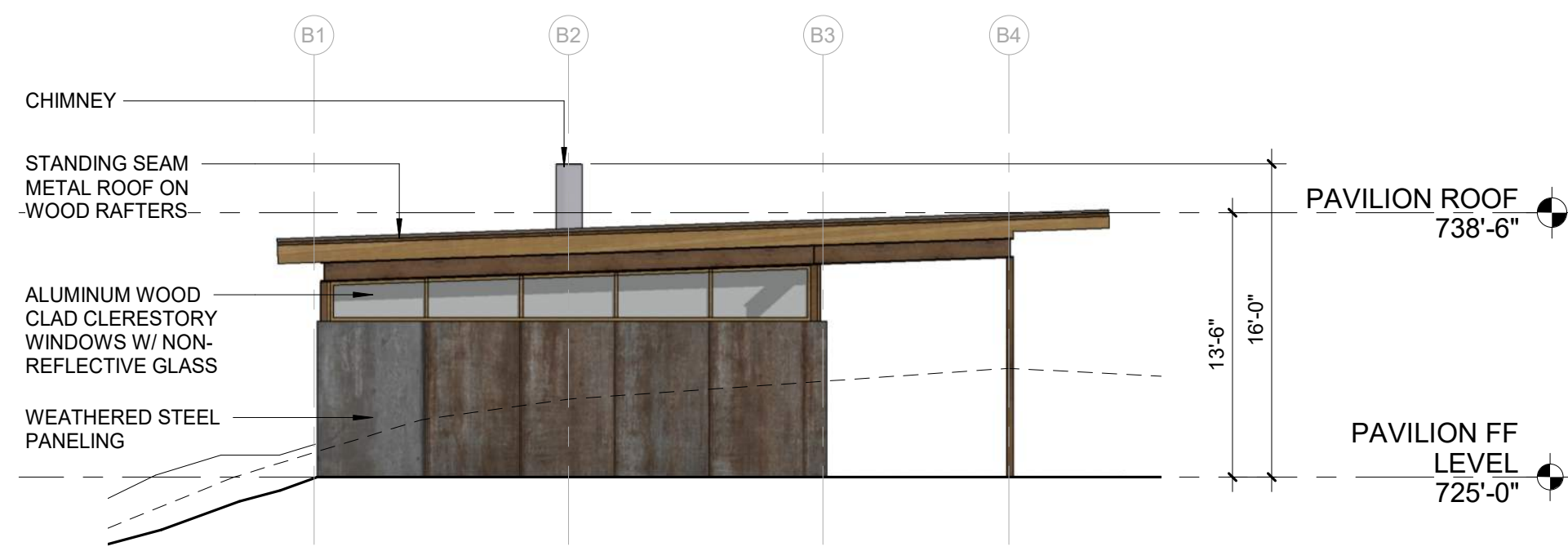


1 WINERY ELEVATION - WEST
SCALE: 1/8" = 1'-0"

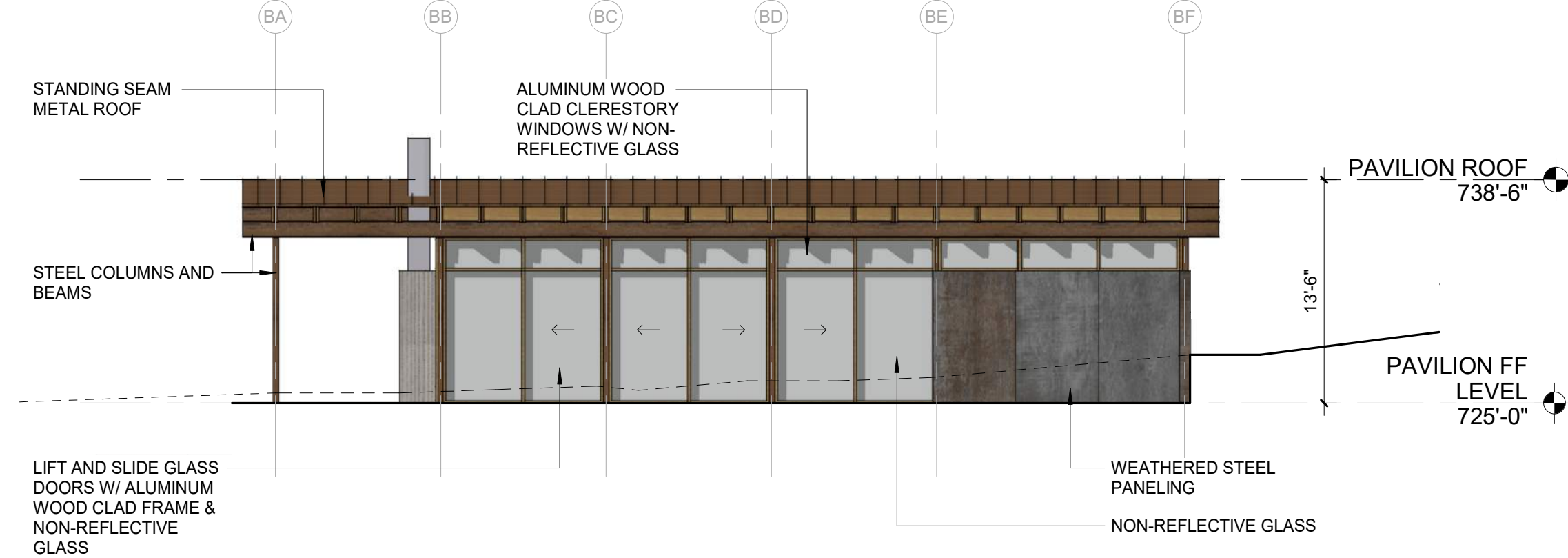
NOT FOR
CONSTRUCTION

WINERY AT MT. VEEDER

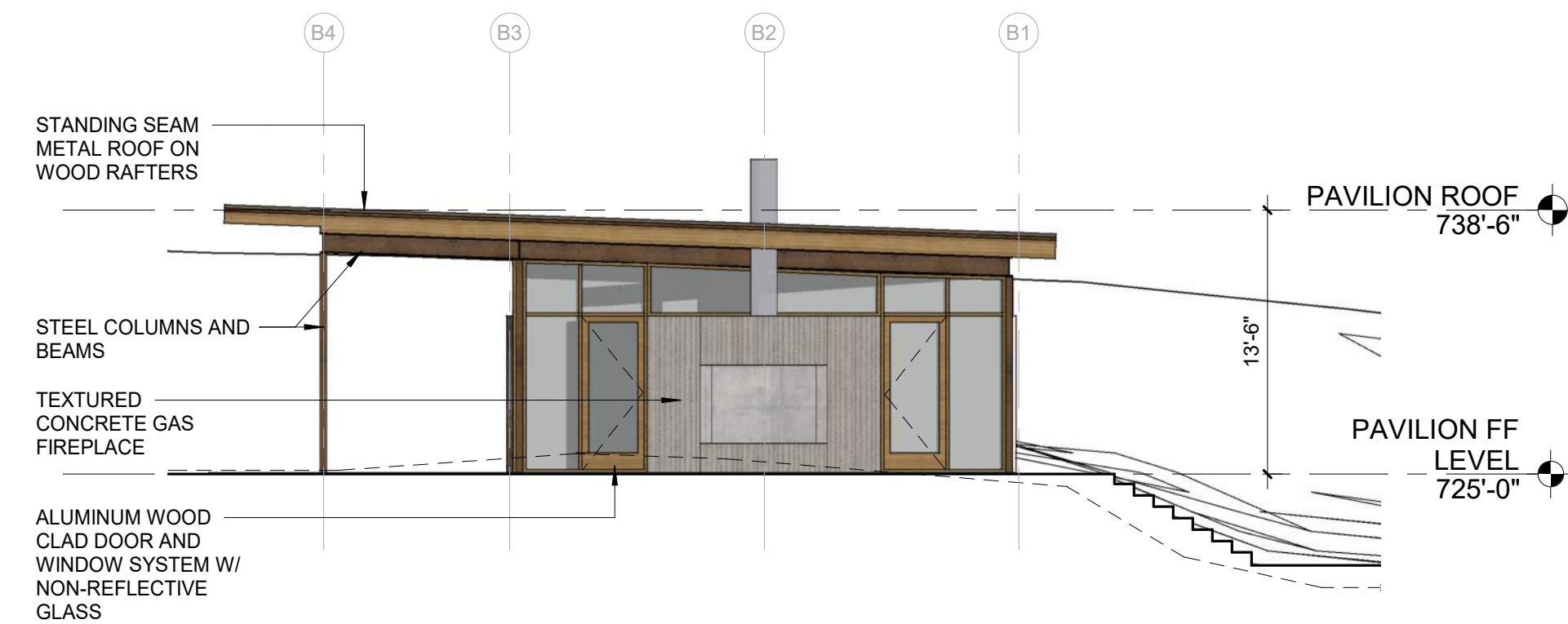
1300 Mount Veeder
Napa CA 94558



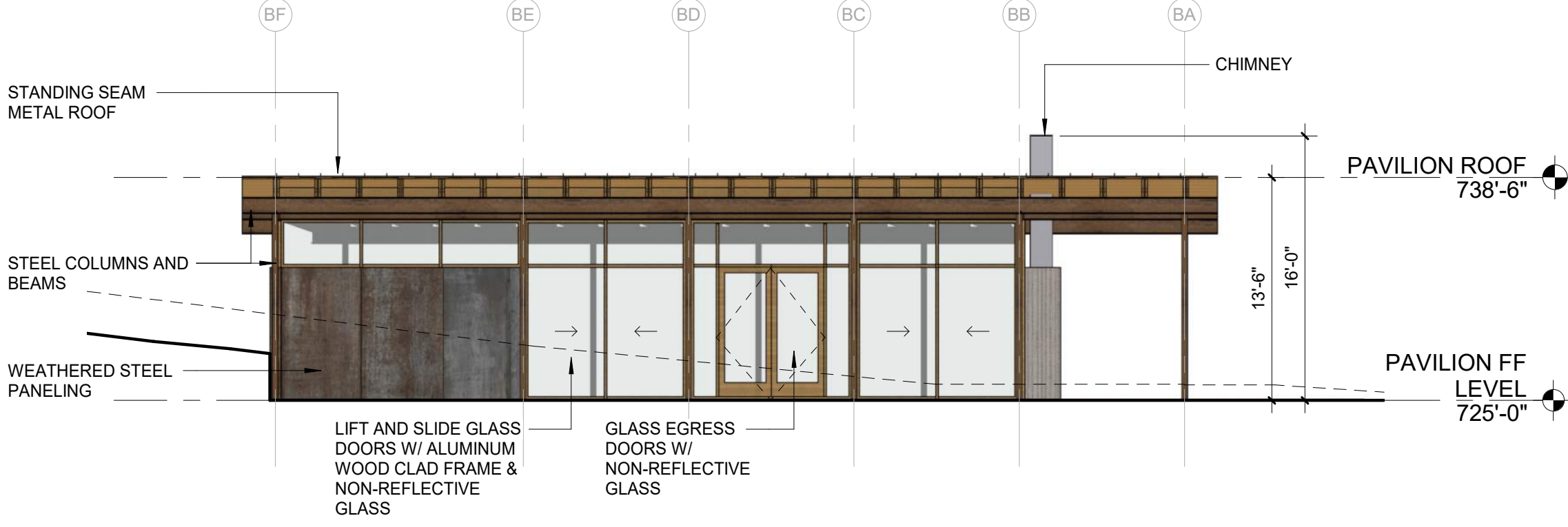
5 PAVILION ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



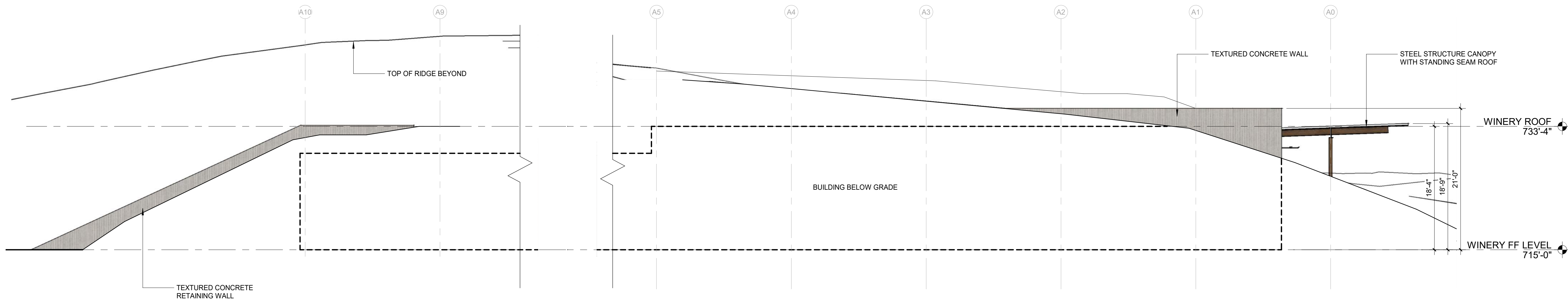
4 PAVILION ELEVATION - EAST
SCALE: 1/8" = 1'-0"



3 PAVILION ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 PAVILION ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1 WINERY ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

12.23.2022 L/F PROJ. NO. 21002
PROJ. ARCHITECT - DRAWN BY: Author

SET ISSUE DATES
DATE ISSUE
05.31.2022 USE PERMIT

REVISIONS
NO. DATE DESCRIPTION

USE PERMIT

BUILDING
ELEVATIONS

A3.2