

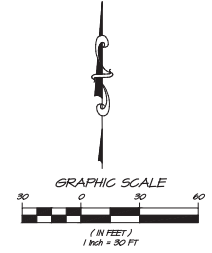
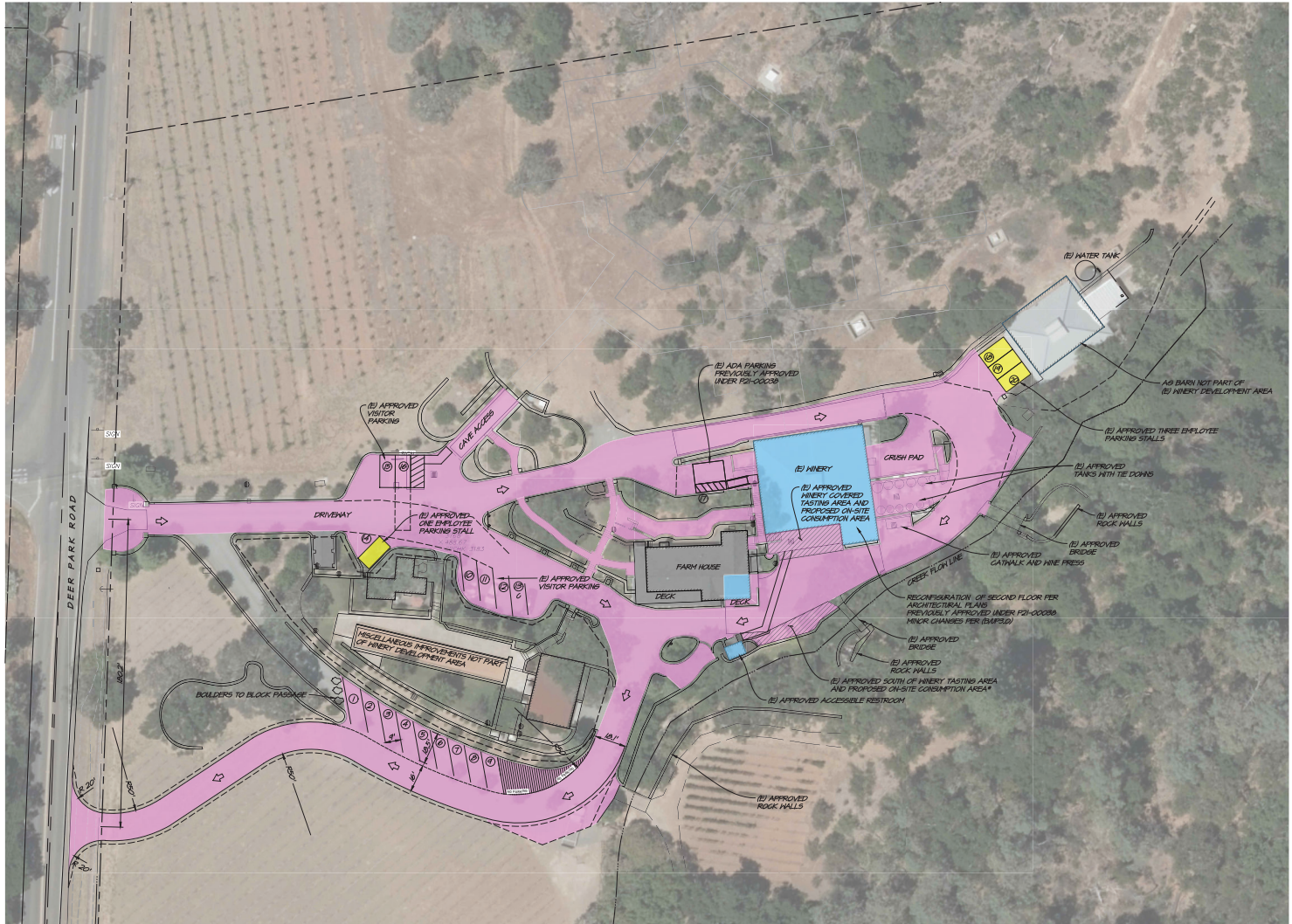
“J”

Graphics

***TASTING AREA NOTE:**
 ANY AND ALL VISITATION ASSOCIATED WITH ON-PREMISES
 CONSUMPTION SHALL BE SUBJECT TO NO. 164574, NO.
 1671-00064-NOD, NO. 1671-00126-NRM, AND SETTLEMENT
 AGREEMENT NAPA COUNTY SUPERIOR COURT, JUDGMENT
 DATED FEBRUARY 6, 2014, CASE NO. 17EVC000004.

LEGEND:

	STRUCTURES = 4,182 S.F.		
	EMPLOYEE PARKING = 640 S.F.		
	PAVED/GRAVEL AREAS = 40,194 S.F.		
TOTAL PARCEL AREA = 47.1 ACRES			
	+	DEVELOPMENT AREA = 4,822 S.F.	
	+	+	COVERAGE AREA = 44,834 S.F.
COVERAGE AREA AS A PERCENTAGE OF PARCEL = 28			
	OUTDOOR VISITATION / TASTING AREA 1,832 S.F.		



COVERAGE AND DEVELOPMENT
 SCALE: 1" = 30'

USE COURTESY STREET
 MAPS, CALIF. 94559
 OFFICE: (707) 252-3301
 WWW.RSA-CA.COM

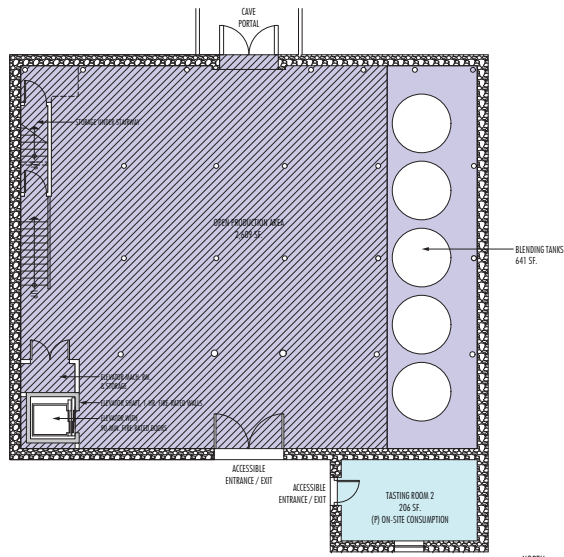
RSA+
 RISA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1900

**BREMER FAMILY WINERY
 COVERAGE AND DEVELOPMENT**
 ST. HELENA, CALIFORNIA

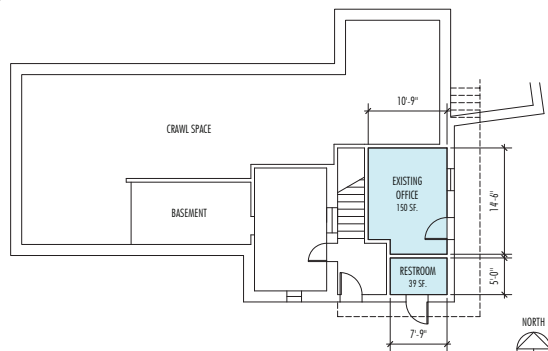


DATE	JULY 7, 2025
DRAWN	DCB
DESIGNED	ERL
CHECKED	BNP
JOB NO.	4910025.0

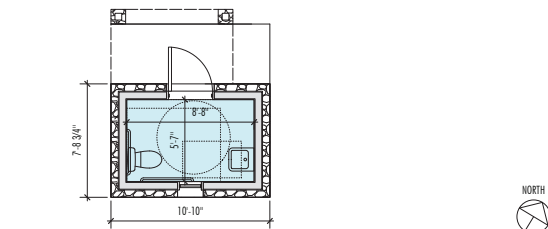
SHEET NO.
UP2.0
 2 OF 7 SHEETS



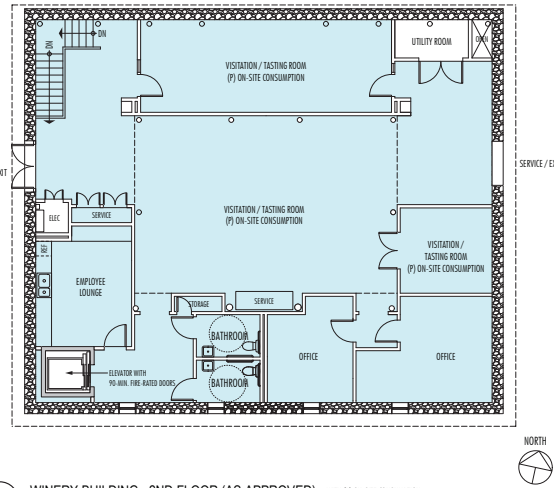
A WINERY BUILDING - 1ST FLOOR (AS APPROVED) WITH (P) ON-SITE CONSUMPTION
SCALE: 1"=8'-0"



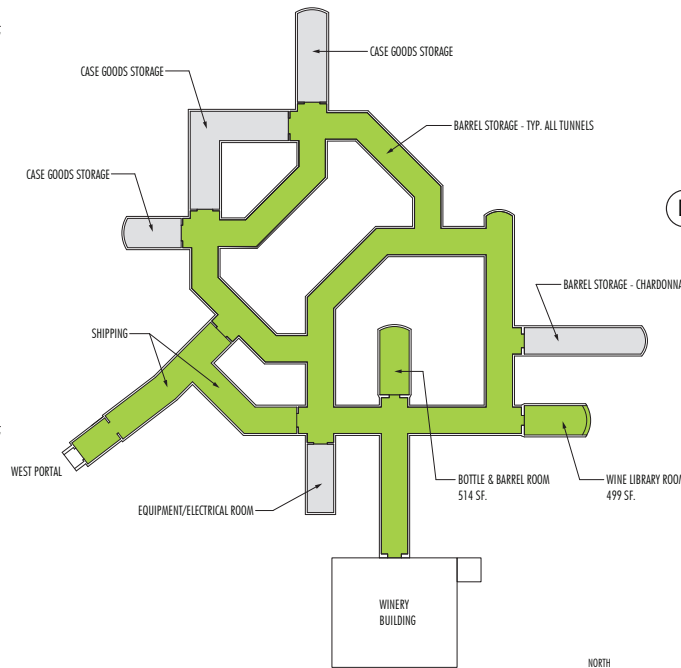
E FARMHOUSE - LOWER FLOOR
SCALE: 1"=8'-0"



F ACCESSIBLE BATHROOM FLOOR PLAN
SCALE: 1"=4'-0"



B WINERY BUILDING - 2ND FLOOR (AS APPROVED) WITH (P) ON-SITE CONSUMPTION
SCALE: 1"=8'-0"



G CAVE FLOOR PLAN
SCALE: 1"=30'-0"

NOTES REGARDING WINERY FIRST FLOOR

OPEN BARREL STORAGE ROOM IS USED AS A WINERY PRODUCTION AREA FOR BLENDING WINES, AND TEMPORARY STORAGE OF WINE IN BARRELS. ON EVENT DAYS, THERE WILL BE NO PRODUCTION ACTIVITIES IN THE BARREL ROOM. LOCATION OF ELEVATOR HAS CHANGED AND STAIRS TO UPPER LEVEL ADDED TO THE PLAN.

NOTES REGARDING WINERY SECOND FLOOR

LOCATION OF ELEVATOR HAS CHANGED AND STAIRS TO LOWER LEVEL ADDED TO THE PLAN.

COUNTY NOTES:

4.10 AMPLIFIED MUSIC
THERE WILL BE NO AMPLIFIED SOUND SYSTEM OR AMPLIFIED MUSIC UTILIZED OUTSIDE OF APPROVED, ENCLOSED WINERY BUILDINGS.

6.3 LIGHTING
ALL EXTERIOR LIGHTING, INCLUDING LANDSCAPE LIGHTING, SHALL BE SHIELDED AND DIRECTED DOWNWARD; SHALL BE LOCATED AS LOW TO THE GROUND AS POSSIBLE, ON TIMERS; AND SHALL UTILIZE MOTION DETECTION SENSORS TO THE GREATEST EXTENT PRACTICABLE. ALL LIGHTING SHALL BE SHIELDED OR PLACED SUCH THAT IT DOES NOT SHINE DIRECTLY ON ADJACENT PROPERTIES OR IMPACT VEHICLES ON ADJACENT STREETS. NO FLOOD LIGHTING OR SODIUM LIGHTING OF THE BUILDING IS PERMITTED, INCLUDING ARCHITECTURAL HIGHLIGHTING AND SPOT LIGHTING. LOW-LEVEL LIGHTING SHALL BE USED IN PARKING LOTS, AS OPPOSED TO ELEVATED HIGH-INTEGRITY LIGHT STANDARDS. LIGHTING UTILIZED DURING HARVEST ACTIVITIES IS EXEMPT FROM THIS REQUIREMENT.

C PROJECT & COUNTY NOTES
SCALE: 1"=8'-0"

KEY TO BUILDING USE AREAS

- WINERY PRODUCTION AREA
- WINERY PRODUCTION AREA USED FOR EVENTS
- WINERY ACCESSORY AREA

KEY TO CAVE USAGE AREAS

- 'EMPLOYEES ONLY' AREAS - OFF-LIMITS TO PUBLIC.
- PROPOSED AREAS FOR GUIDED TOURS - BY APPOINTMENT ONLY, AND GUESTS ESCORTED BY WINERY STAFF.

D COLOR CODES FOR BUILDING AND CAVE USE AREAS
SCALE: NONE

SUPPLEMENTAL WINERY AREA CALCULATIONS:

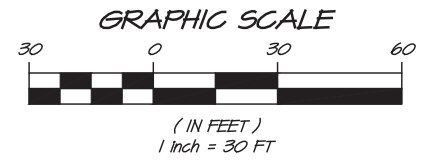
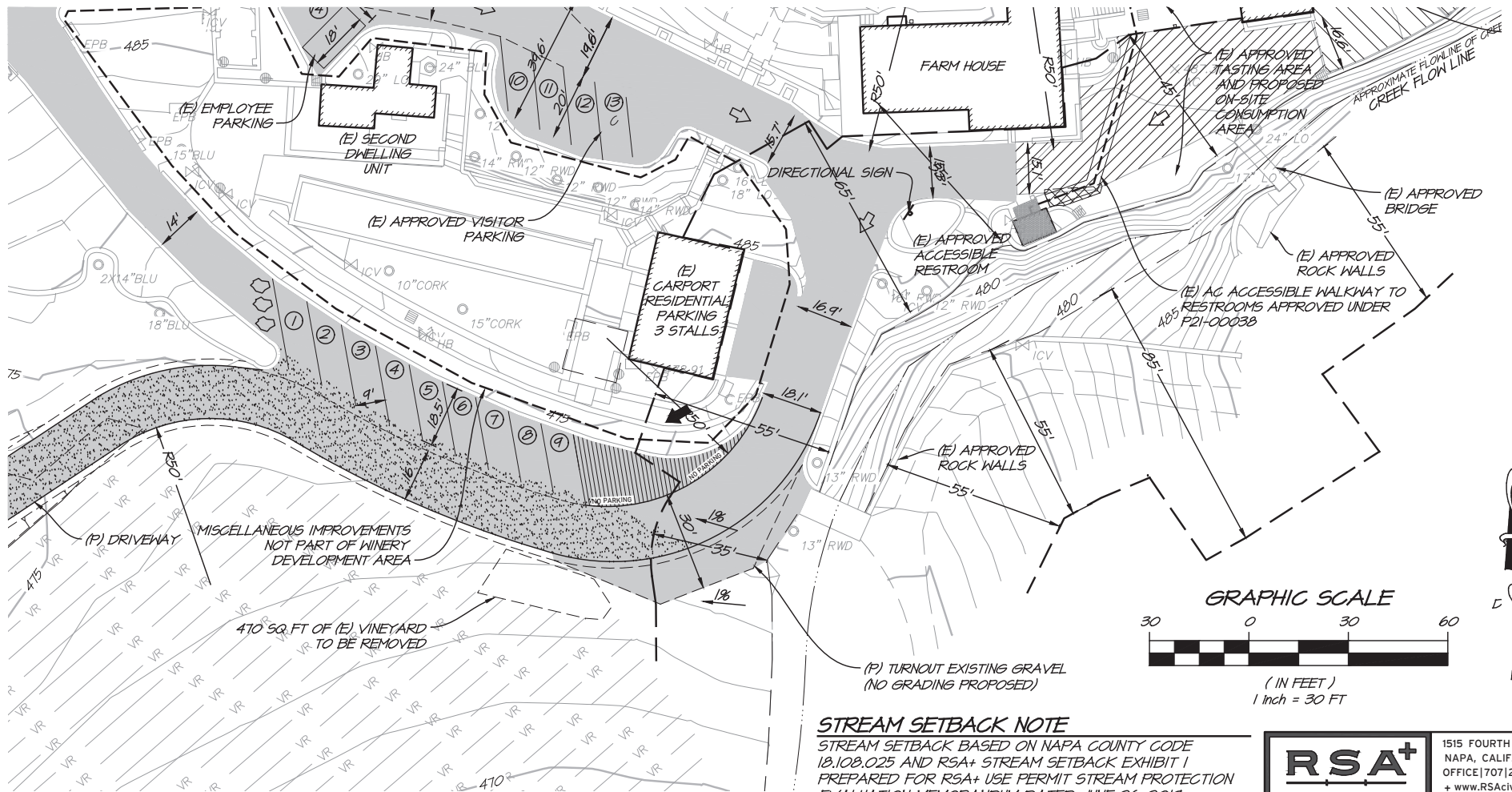
AREA DESCRIPTION	EXISTING APPROVAL	PROPOSED - NORMAL DAY	PROPOSED - EVENT DAY
PRODUCTION FACILITY AREA	22,519 SF. TOTAL	22,519 SF. TOTAL	19,910 SF. TOTAL
WINERY BUILDING, 1ST FLOOR			
BARREL STORAGE ROOM	3,250 SF.	3,250 SF.	641 SF.
WINERY BUILDING, 2ND FLOOR			
OPEN STORAGE ROOM	16,839 SF.	16,839 SF.	16,839 SF.
CAVE - PRODUCTION AREAS	2,430 SF.	2,430 SF.	2,430 SF.
TANKS & CRUSH PAD			
ACCESSORY USES AREA	3,699 SF. TOTAL	3,699 SF. TOTAL	6,302 SF. TOTAL
WINERY BUILDING, 1ST FLOOR			
TASTING ROOM	206 SF.	206 SF.	206 SF.
BARREL STORAGE ROOM			2,409 SF.
WINERY BUILDING, 2ND FLOOR			
OFFICES, TASTING ROOMS, KITCHEN, & RESTROOMS	3,250 SF.	3,250 SF.	3,250 SF.
FARMHOUSE, LOWER FLOOR			
OFFICE & RESTROOM	189 SF.	189 SF.	189 SF.
ACCESSIBLE RESTROOM	48 SF.	48 SF.	48 SF.
OUTDOOR TASTING AREAS			
ACCESSORY / PRODUCTION RATIO	16.4% (EXISTING APPROVAL PER P21-00038)	16.4% (NO CHANGE PROPOSED ON NORMAL DAY)	31.7%

H SUPPLEMENTAL WINERY AREA CALCULATIONS
SCALE: NONE



BREMER WINERY LAYOUT WITH CREEK SETBACK EXHIBIT

NAPA COUNTY CALIFORNIA



STREAM SETBACK NOTE
 STREAM SETBACK BASED ON NAPA COUNTY CODE 18.108.025 AND RSA+ STREAM SETBACK EXHIBIT 1 PREPARED FOR RSA+ USE PERMIT STREAM PROTECTION EVALUATION MEMORANDUM DATED JUNE 26, 2019. SETBACK EXTENDED SOUTH ON THE WEST SIDE OF THE CREEK TOWARDS THE PROPOSED DRIVEWAY.

RSA+	1515 FOURTH STREET NAPA, CALIF. 94559 OFFICE 707 252.3301 + www.RSAcivil.com +
	est. 1980

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BREMER WINERY

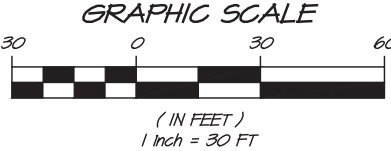
GRADING WITH CREEK SETBACK EXHIBIT

NAPA COUNTY CALIFORNIA



GRADING PLAN
SCALE: 1" = 30'

STREAM SETBACK NOTE
 STREAM SETBACK BASED ON NAPA COUNTY CODE 18.108.025 AND RSA+ STREAM SETBACK EXHIBIT 1 PREPARED FOR RSA+ USE PERMIT STREAM PROTECTION EVALUATION MEMORANDUM DATED JUNE 26, 2014. SETBACK EXTENDED SOUTH ON THE WEST SIDE OF THE CREEK TOWARDS THE PROPOSED DRIVEWAY.

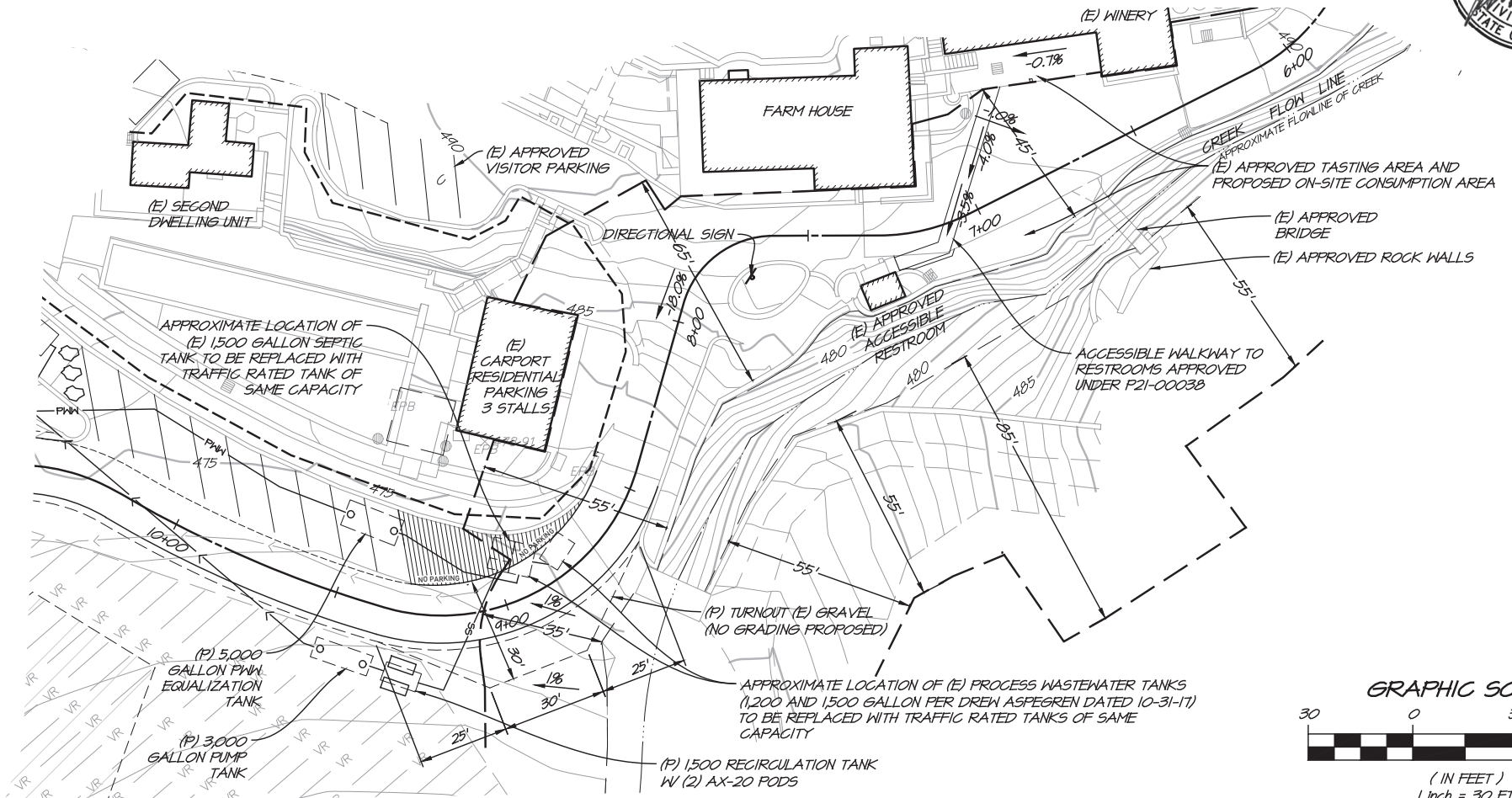


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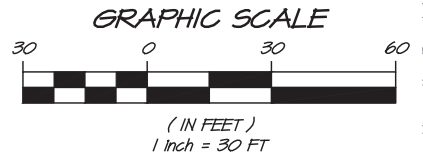
BREMER WINERY UTILITY WITH CREEK SETBACK EXHIBIT

NAPA COUNTY CALIFORNIA



UTILITY PLAN
SCALE: 1" = 30'

STREAM SETBACK NOTE
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	est. 1980

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