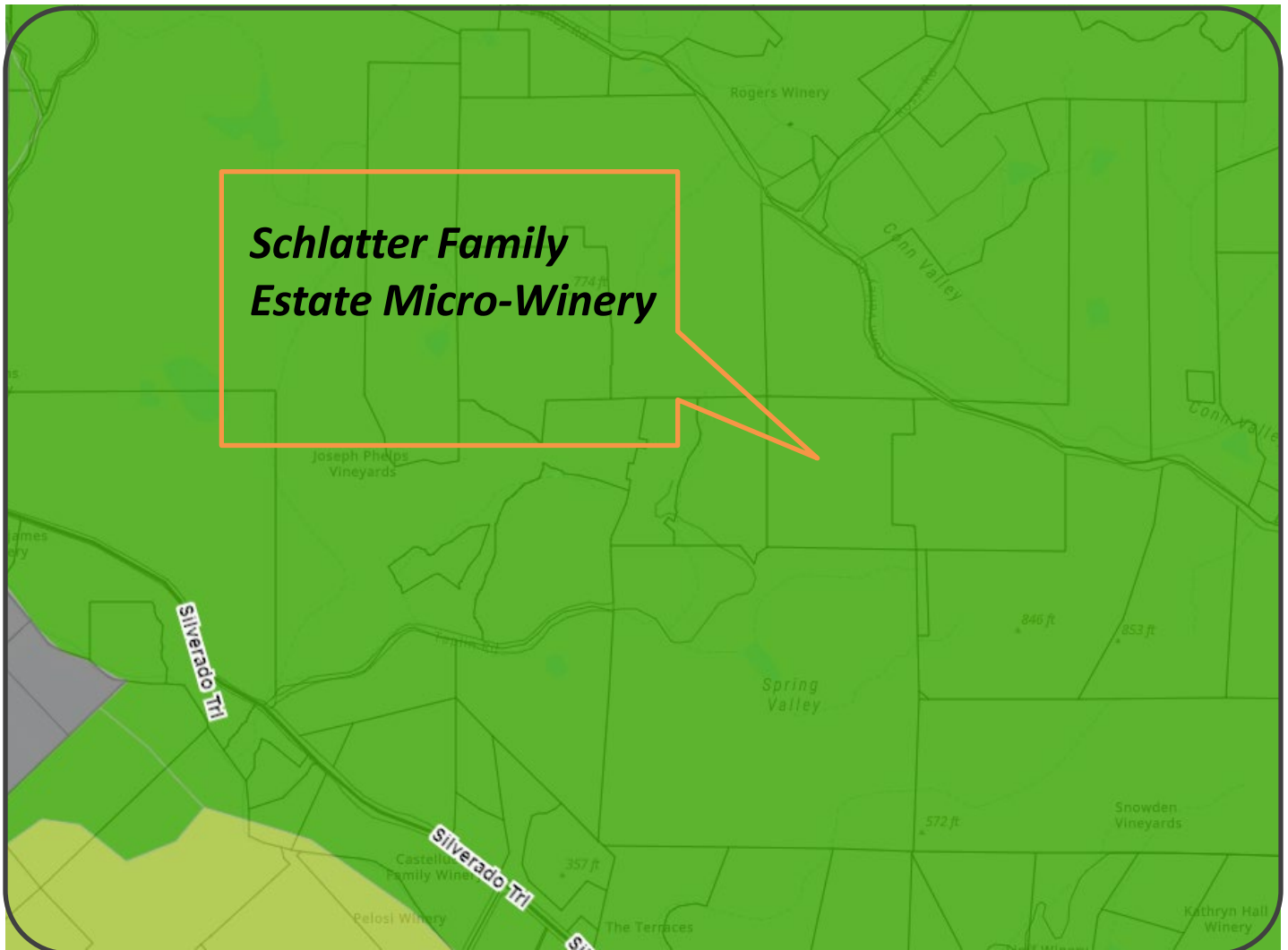


“E”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 1/4 Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

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

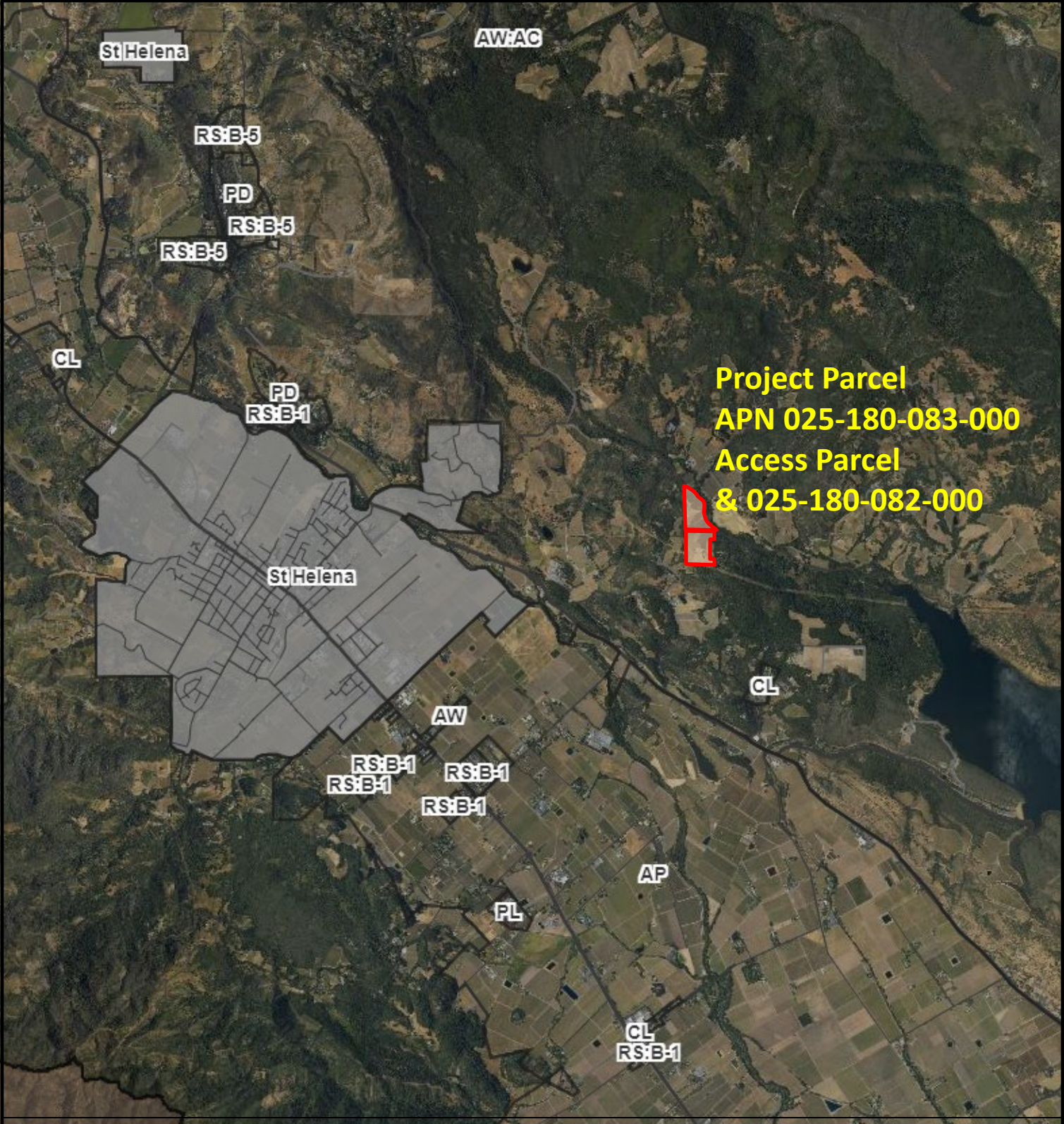
OPEN SPACE

- 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



Project Parcel
APN 025-180-083-000
Access Parcel
& 025-180-082-000

LEGEND

— Zoning
— Parcels

0 1.5 Miles



ZONING MAP



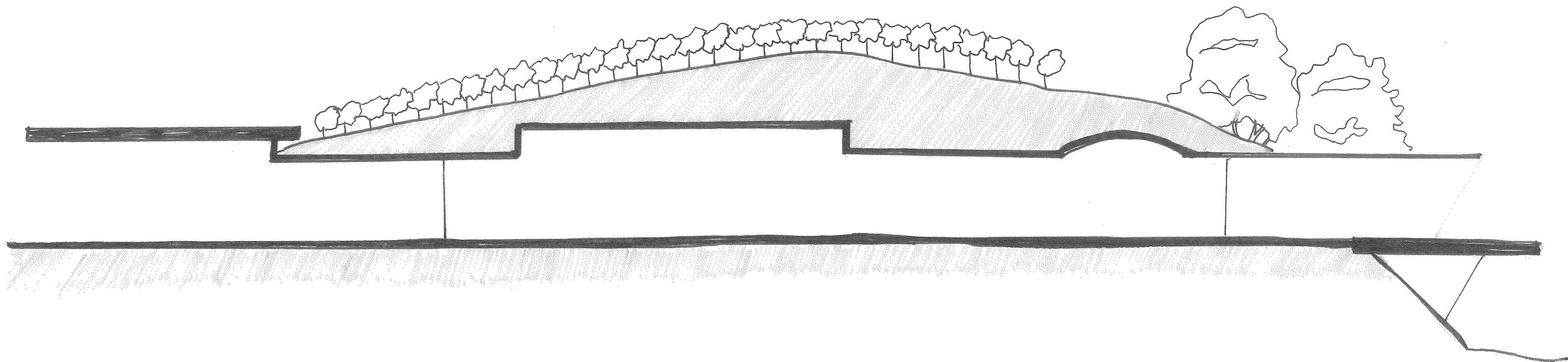
Existing Conditions



JARROD M. DENTON
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SCHLATTER FAMILY
ESTATE

1111 Conn Valley Road
St Helena, California
APN 025-180-082, 025-180-083

PROJECT NUMBER	2309
DATE	08.09.2024
CHECKED BY	JD
DRAWN BY	GM/PG
SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	08.09.2024

COVER PAGE

G0.01

SCHEMATIC DESIGN

AUGUST 9TH, 2024

MICRO-WINERY USE PERMIT SUBMITTAL

SCHLATTER FAMILY ESTATE

1111 CONN VALLEY ROAD
SAINT HELENA, CA 94574
A.P.N. 025 - 180 - 082

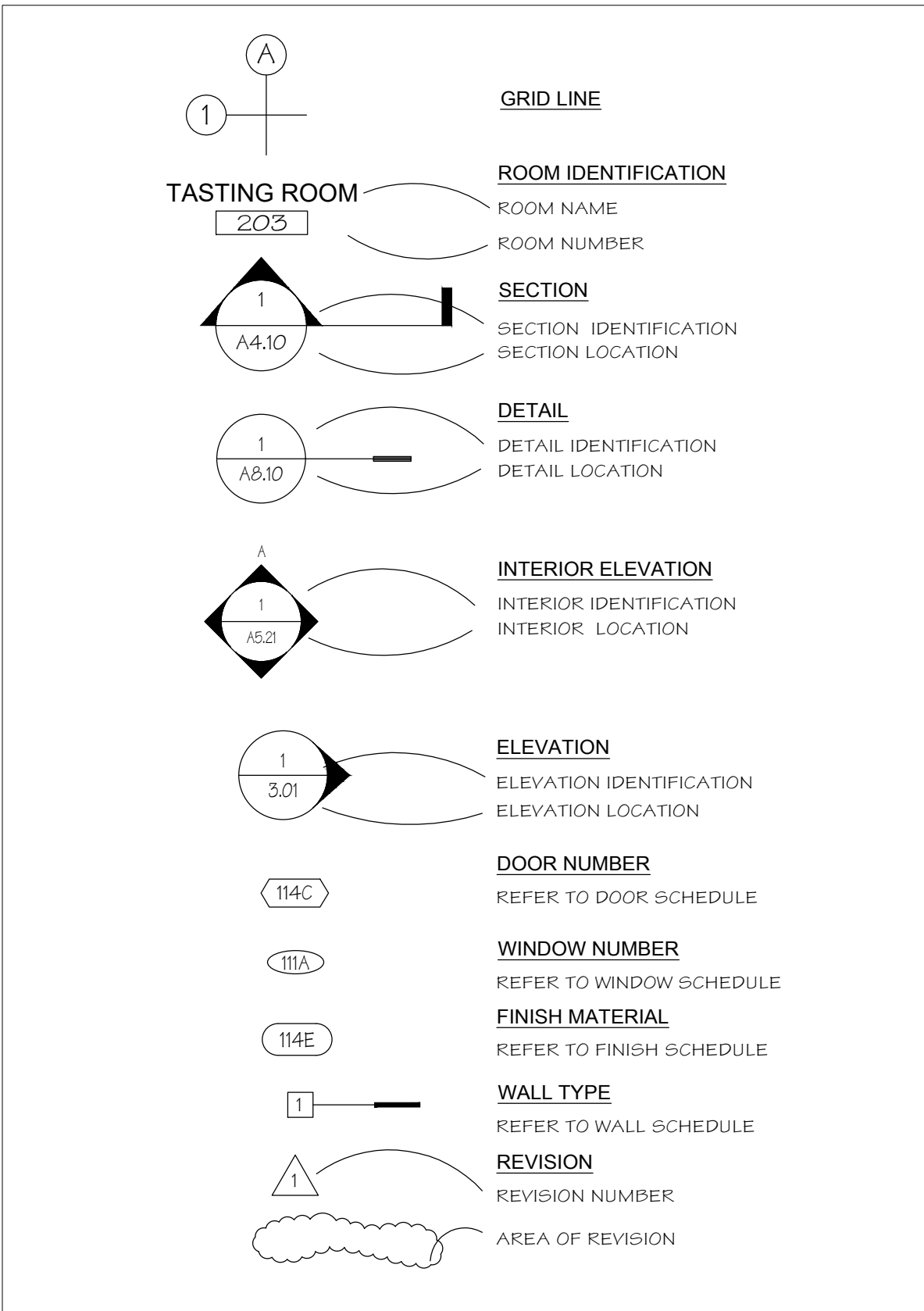
GENERAL NOTES

- | | |
|--|---|
| <p>1.1 APPLICABLE BUILDING CODES: TITLE 24</p> <p>PART 1: 2022 BUILDING STANDARDS ADMINISTRATIVE CODE</p> <p>PART 2: 2022 CALIFORNIA BUILDING CODE</p> <p>PART 3: 2022 CALIFORNIA ELECTRICAL CODE</p> <p>PART 4: 2022 CALIFORNIA MECHANICAL CODE</p> <p>PART 5: 2022 CALIFORNIA PLUMBING CODE</p> <p>PART 6: 2022 CALIFORNIA ENERGY CODE</p> <p>PART 7: 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE</p> <p>PART 8: 2022 CALIFORNIA HISTORICAL BUILDING CODE</p> <p>PART 9: 2022 CALIFORNIA FIRE CODE</p> <p>PART 10: 2022 CALIFORNIA EXISTING BUILDING CODE</p> <p>PART 11: 2022 CALIFORNIA GREEN BUILDING CODE</p> <p>PART 12: 2022 CALIFORNIA REFERENCED STANDARDS CODE</p> | <p>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.</p> <p>1.7 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY SIGNUM ARCHITECTURE FOR CLARIFICATION.</p> <p>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.</p> <p>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.</p> <p>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 THAT AT THE LOCATION SHOWN ON THESE PLANS.</p> <p>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.</p> <p>1.12 SIGNUM ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.</p> <p>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 2007)</p> <p>1.14 REFER TO THE PROJECT MANUAL FOR DETAILED SPECIFICATIONS, MASTER CONTROL, SYSTEM INTERFACE REQUIREMENTS AND INPUT/OUTPUT LISTS AND REQUIREMENTS.</p> <p>1.15 THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENT AND ACCEPTABLE TRADE PRACTICE.</p> |
| <p>1.2 THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND, IN THE AMOUNT OF THE COST OF CONSTRUCTION.</p> <p>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.</p> <p>1.4 THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY SIGNUM ARCHITECTURE OF DISCREPANCIES.</p> <p>1.5 CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V. AND GAS PRIOR TO STARTING CONSTRUCTION.</p> | |

ABBREVIATIONS

∠	AND	EDWG	ELECTRICAL DRAWINGS	LB	FOUND	S	SOUTH, SINK
⊥	ANGLE	ELEV	ELEVATION, ELEVATOR	LG	LIGHT	SA	SUPPLY AIR
@	AT	ELEC	ELECTRICAL	LI	LIFT	SAF	SELF ADHERED FLASHING
⊕	CENTERLINE	EMERG	EMERGENCY	MA	MACH	SC	SOLID CORE
⊕	CHANNEL	EQ	ELECTRICAL PANEL	MAINT	MAINTENANCE	SCD	SCHEDULE
⊕	DIAMETER/ROUND	EQ	EQUAL	MAX	MAXIMUM	SD	SOAP DISPENSER
⊕	PARALLEL	EQ	EACH SIDE	MB	MACHINE BOLT	SECT	SECTION
⊕	PENETRATOR	EXP	EXPANSION	MDWG	MECHANICAL DRAWINGS	SH	SHEATHING
⊕	NUMBER	EXT	EXTERIOR	MECH	MECHANICAL	SHFTG	SQUARE FOOT, FEET
AB	ANCHOR BOLT	FA	FIRE ALARM	MEMB	MEMBRANE	SPHD	SPRINKLER HEAD
AC	ASPHALTIC CONCRETE	FL	FORCED AIR UNIT	MTL	METAL	SHGL	SHINGLE
AC	AIR CONDITIONING	FDN	FLOOR DRAIN	MFR	MANUFACTURER	SHWR	SHOWER
ACT	ACOUSTIC, ACOUSTICAL	FDN	FOUNDATION	MIN	MINIMUM	SHWT	SHEET
ADA	AREA DRAIN	FR	FIRE EXTINGUISHER	MIR	MIRROR	SIM	SIMILAR
AD	AMERICANS WITH DISABILITIES ACT	FG	FINISHED GRADE	MISC	MISCELLANEOUS	SOG	SLAB ON GRADE
ADJ	ADJUSTABLE, ADJACENT	FINISH	FINISH	MSRY	MASONRY OPENING	SPEC	SPECIFICATION OR SPECIAL
AFF	ABOVE FINISHED FLOOR	FLR	FLOOR	MTD	MOUNTED	SQ	SQUARE
ALUM	ALUMINUM	FLOOR	FLOURESCENT	M	MALLEABLE IRON	SDWG	STRUCTURAL DRAWINGS
ALT	ALTERNATE	FOS	FACE OF CONCRETE	(N)	NEW	STL	STAINLESS STEEL
APPROX	APPROXIMATE	FOS	FACE OF FINISH	NEG	NATIONAL ELECTRICAL CODE	STD	STANDARD
ARCH	ARCHITECTURAL	FOM	FACE OF MASONRY	NFFA	NATIONAL FIRE PROTECTION ADMINISTRATION	STOR	STORAGE
ASPH	ASPHALT	FPR	FIREPROOF	NIC	NOT IN CONTACT	STRUC	STRUCTURAL
AV	AUDIO VISUAL	FTG	FOOT/FEET	NO	NUMBER	SUSP	SUSPENDED
BD	BOARD	FUR	FOOTING	NTS	NOT TO SCALE	SV	SHEET VINYL
BUDG	BUILDING	FUT	FUTURE	O/	OVER	SW	SHEAR WALL
BLK	BLOCK	G	GAS	OA	OVERALL	SYM	SYMBOL
BLKG	BLOCKING	GA	GALVE	OB	OBSCURE	SY	SYSTEM
BM	BEAM, BENCHMARK	GALV	GALVANIZED	OC	ON CENTER	T	TREAD
BOT	BOTTOM	GR	GRAB BAR	OD	OUTSIDE DIMENSION	TB	TUNEL BAR
BTW	BETWEEN	GD	GARBAGE DISPOSAL	OH	OVERHANG	TBD	TO BE DETERMINED
CAB	CABINET	GEN	GENERAL	OPNG	OPENING	TC	TOP OF CURB
CB	CATCH BASIN	GFI	GROUND FAULT INTERRUPTER	OPT	OPPOSITE	TEL	TELEPHONE
CBG	CALIFORNIA BUILDING CODE	GL	GLASS	PART	PARTITION	TEMP	TEMPERED
CDWG	CIVIL DRAWINGS	GLB	GLUE LAMINATED BEAM	PB	PANEL BOARD	TOW	TONGUE & GROOVE
CEM	CEMENT	GRD	GROUND	PM	PLUMBING	THK	THICK
CI	CERAMIC TILE	GRD	GRADE	PDWG	PLUMBING DRAWINGS	THR	THRESHOLD
CL	CORNER GUARD	GR	GRADE	PERM	PERMANENT	TC	TOP OF CONCRETE, CURB
CL	CAST IRON	GSM	GALVANIZED SHEET METAL	PL	PLATE OR PROPERTY LINE	TOD	TOP OF DRAIN
CLJ	CONTROL JOINT	GWB	GYPSSUM WALL BOARD	PLAM	PLASTIC LAMINATE	TOS	TOP OF STEEL
CLR	CEILING	GYP	GYPSSUM	PLAS	PLASTER	TYP	TYPICAL
CLR	CLEAR	HB	HOSE BIB	PLWD	PLYWOOD	TPH	TOILET PAPER HOLDER
COL	CASED OPENING	HD	HEAD	PNL	PANEL	TOP	TOP PLATE
CONC	CONCRETE	HDR	HEADER	PT	PAINT, POINT, PRESSURE TREATED	TS	TILE STEEL
CONN	CONNECTION	HGR	HANGER	PRCST	PREFCAST	TV	TELEVISION
CONT	CONTINUOUS	HGT	HEIGHT	PSI	POUNDS PER SQ. INCH	TY	TYPICAL
CONTR	CONTRACTOR	HORIZ	HORIZONTAL	(R)	REMOVE	UNO	UNLESS NOTED OTHERWISE
CONTS	CONSTRUCTION	HR	HOUR	R	RISER	VB	VAPOR BARRIER
CTR	CENTER	HW	HOT WATER	R	RETURN AIR	VERT	VERTICAL
CW	COLD WATER	ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	RAD	RADIUS	VC	VERTICAL CURB
DBL	DOUBLE	ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	RC	RECESSED CHANNEL	VOL	VOLUME
DET	DETAIL	ID	INSIDE DIMENSION	RD	ROOF DRAIN	W/D	WASHER/DRYER
DF	DOVE FEEL, DRINKING FOUNTAIN	IN	INCH	REC	RECESSED	WAGST	WASTAGE
DIA	DIAMETER	INS	INSULATION	REFR	REFERENCE	W	WASTE, WIDTH, WATER, WATT, WEST
DIAG	DIAGONAL	INT	INTERIOR	REIN	REINFORCED	W/	WITH
DM	DIMENSION	JAN	JANITOR	REQ	REQUIRED	W/O	WITHOUT
DN	DOWN	JT	JOINT	RESIL	RESILIENT	WC	WATERCLOSET
DN	DAMP/PROOFING	JO	JOIST	RET	RETAINING	WD	WOOD
DOOR	DOOR	JOBIT	JOB	REG	REGULAK	WH	WATER HEATER
DWR	DRAWER	KIT	KITCHEN	RGTR	REGISTER	WINDW	WINDOW
DWD	DOWNDRAFT	LDWG	LANDSCAPE DRAWINGS	RM	ROOM	WM	WATERPROOF MEMBRANE
DWG	DRAWING	LAB	LABORATORY	RM	ROOM	WT	WEIGHT
(E)	EXISTING	LAM	LAMINATE	RO	ROUGH OPENING	WR	WATER RESISTANT
EACH	EACH	LAV	LAVATORY	REDWOOD	REDWOOD	WDF	WELDED WIRE FABRIC
EXP	EXPANSION JOINT	LAV	LAVATORY	RWL	RAIN WATER LEADER	YD	YARD

SYMBOLS AND REFERENCES



PROJECT DIRECTORY

OWNER: **MERRYVALE FAMILY OF WINES**
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1000 MAIN STREET
ST. HELENA, CA 94574

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P 707.963.8831

CIVIL ENGINEER: **RSA CONSULTING CIVIL ENGINEERS +**
CONTACT: **SURVEYORS**
MICHAEL YODER P.E., QSD/P
1515 FOURTH STREET
NAPA, CA 94559

SCOPE OF WORK

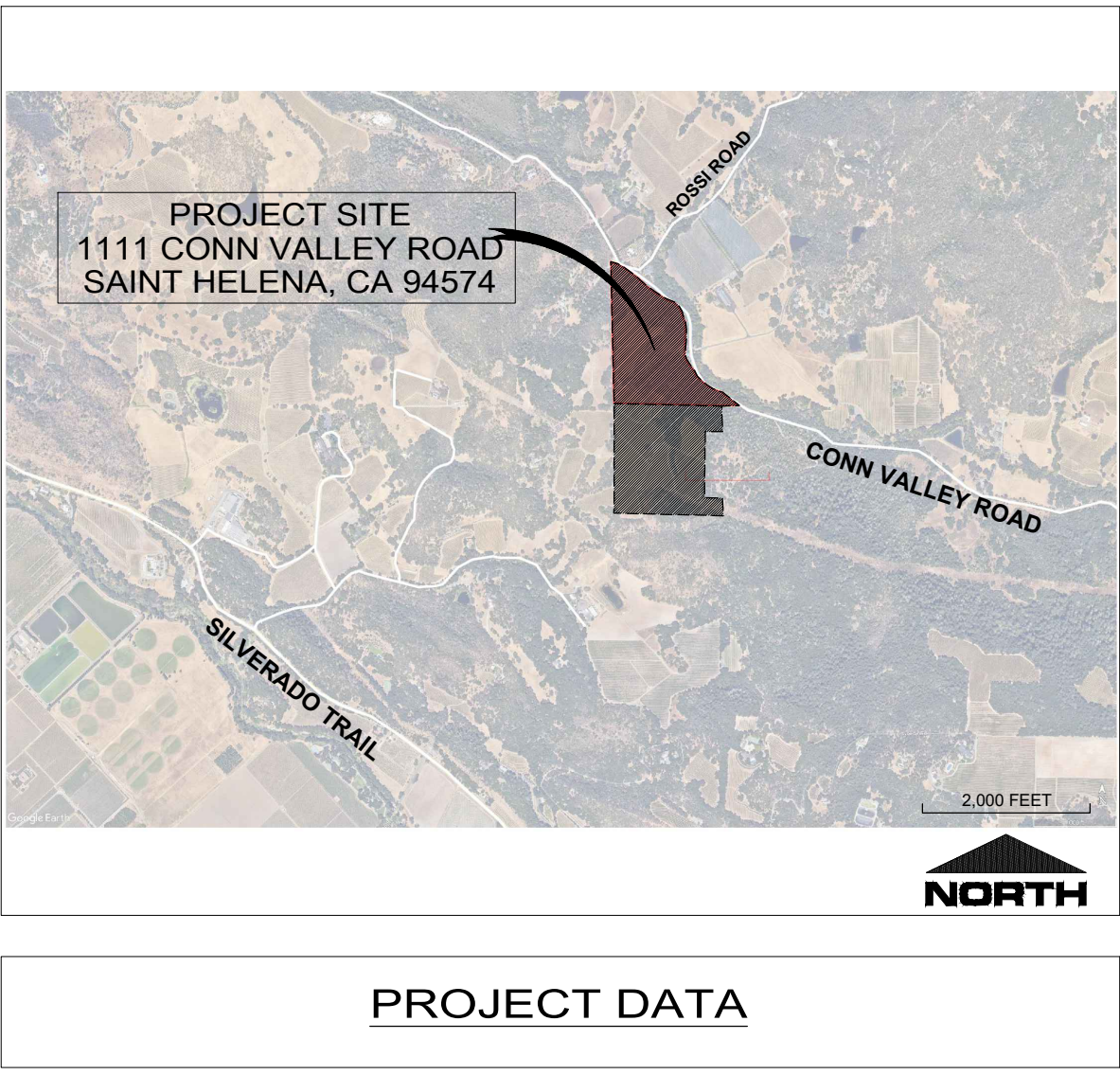
SCOPE OF WORK

PROPOSED NEW UNDERGROUND MICROWINERY CAVE WITH COVERED CRUSH PAD.

PROPOSED ADA COMPLIANT EXTERIOR PATH CONNECTIN TWO ENTRY CAVE PORTALS.

IMPROVEMENTS TO EXISTING DRIVEWAY FROM CONN VALLEY ROAD TO PROJECT SITE.

VICINITY MAP



ADDRESS:	1111 CONN VALLEY ROAD, ST. HELENA, CA
ASSESSOR PARCEL #:	025-180-082, 025-180-083
PARCEL SIZE:	66.08 ACRES TOTAL
FLOOD ZONE:	PARCEL FALLS WITHIN FEMA FLOOD ZONE
FIRE ZONE:	VERY HIGH FIRE HAZARD SEVERITY (SRA). COMPLIANCE WITH CHAPTER 7A OF THE CALIFORNIA BUILDING CODE IS REQUIRED FOR NEW CONSTRUCTION.
ZONING DISTRICT:	AW - AGRICULTURAL WATERSHED DISTRICT
OCCUPANCY:	A2, S, B, F, U
CONSTRUCTION:	TYPE V-B
# STORIES:	1
FIRE SPRINKLERS:	YES

PROJECT AREA SUMMARY

SHEET #	SHEET TITLE	PHASE
		USE PERMIT 2024.08.09
GENERAL		
G0.01	TITLE SHEET	●
G0.02	PROJECT INFORMATION	●
G0.03	OVERALL SITE PLAN	●
G0.07	ADA ACCESSIBLE PATH OF TRAVEL	●
G0.08	EGRESS PLAN	●
G.09	EXIT ACCESS PLAN	●
G0.10	PROPOSED USE AREAS	●
G0.11	VIEWSHED STUDIES	●
G0.12	VIEWSHED STUDIES	●
G0.13	VIEWSHED STUDIES	●
G0.14	VIEWSHED STUDIES	●
G0.15	VIEWSHED STUDIES	●
G0.44	PLUMBING & OCCUPANCY CALCS, ALLOWABLE AREA	●
CIVIL		
UP1.0	COVER SHEET	●
UP2.0	COVERAGE AND DEVELOPMENT	●
UP3.0	DRIVEWAY PLAN & PROFILE	●
UP3.1	DRIVEWAY PLAN & PROFILE	●
UP3.2	DRIVEWAY PLAN & PROFILE	●
UP3.3	DRIVEWAY PLAN & PROFILE	●
UP3.4	DRIVEWAY PLAN & PROFILE	●
UP4.0	UTILITY PLAN	●
ARCHITECTURAL		
A1.01	PROPOSED AREA PLAN	●
A4.01	SECTIONS	●



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**SCHLATTER FAMILY
ESTATE**

[illegible]

PROJECT INFORMATION

G0.02

SCHEMATIC DESIGN

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1111 Conn Valley Road
St Helena, California
APN 025-180-082, 025-180-083

OVERALL
SITE PLAN

SCHEMATIC DESIGN



SCALE: 1" = 2000'

(



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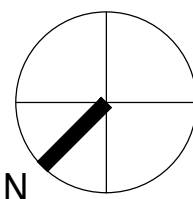
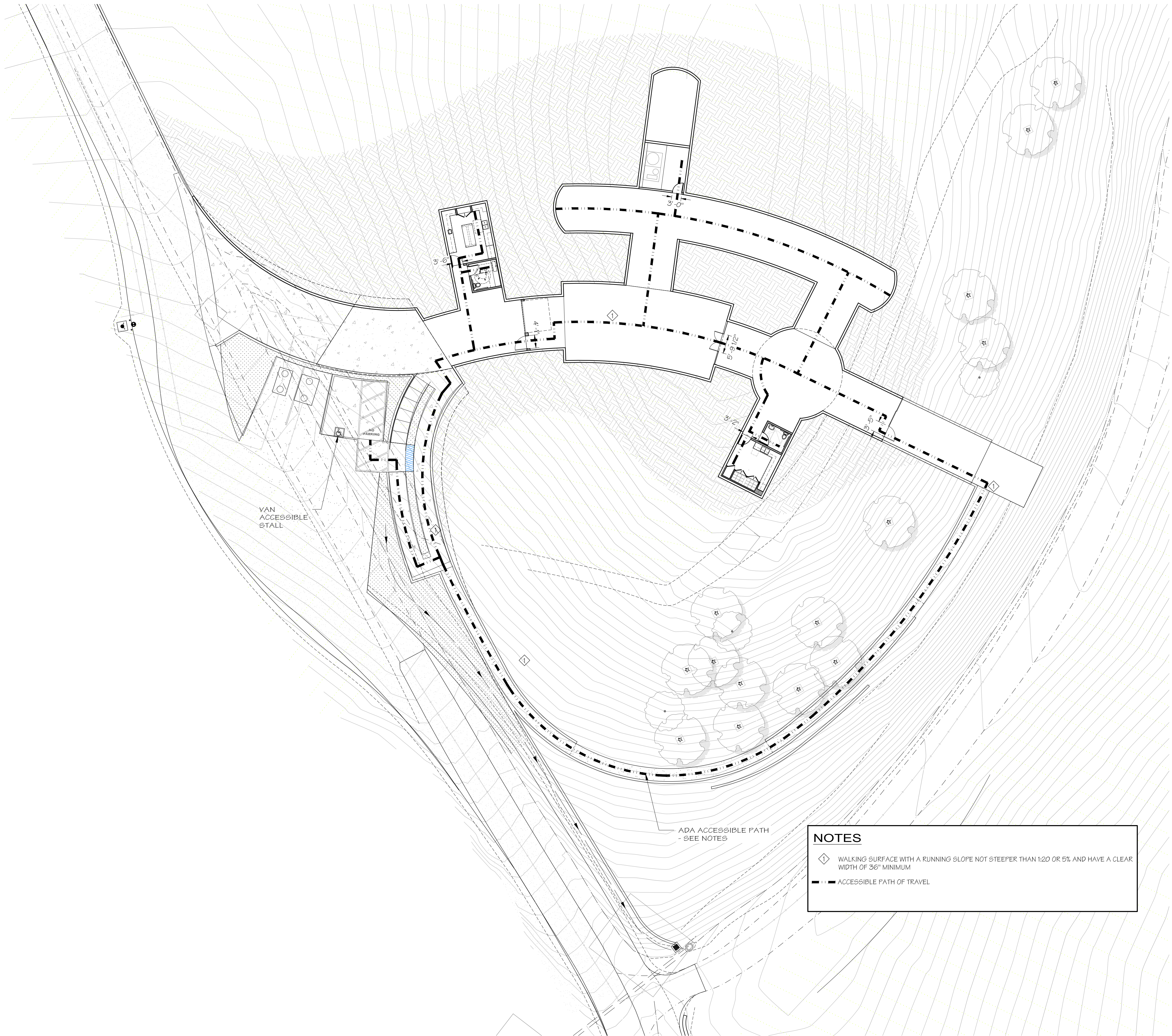
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SCALE	AS NOTED

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SCHEMATIC DESIGN	08.09.2024

ADA ACCESSIBLE
PATH

G0.07

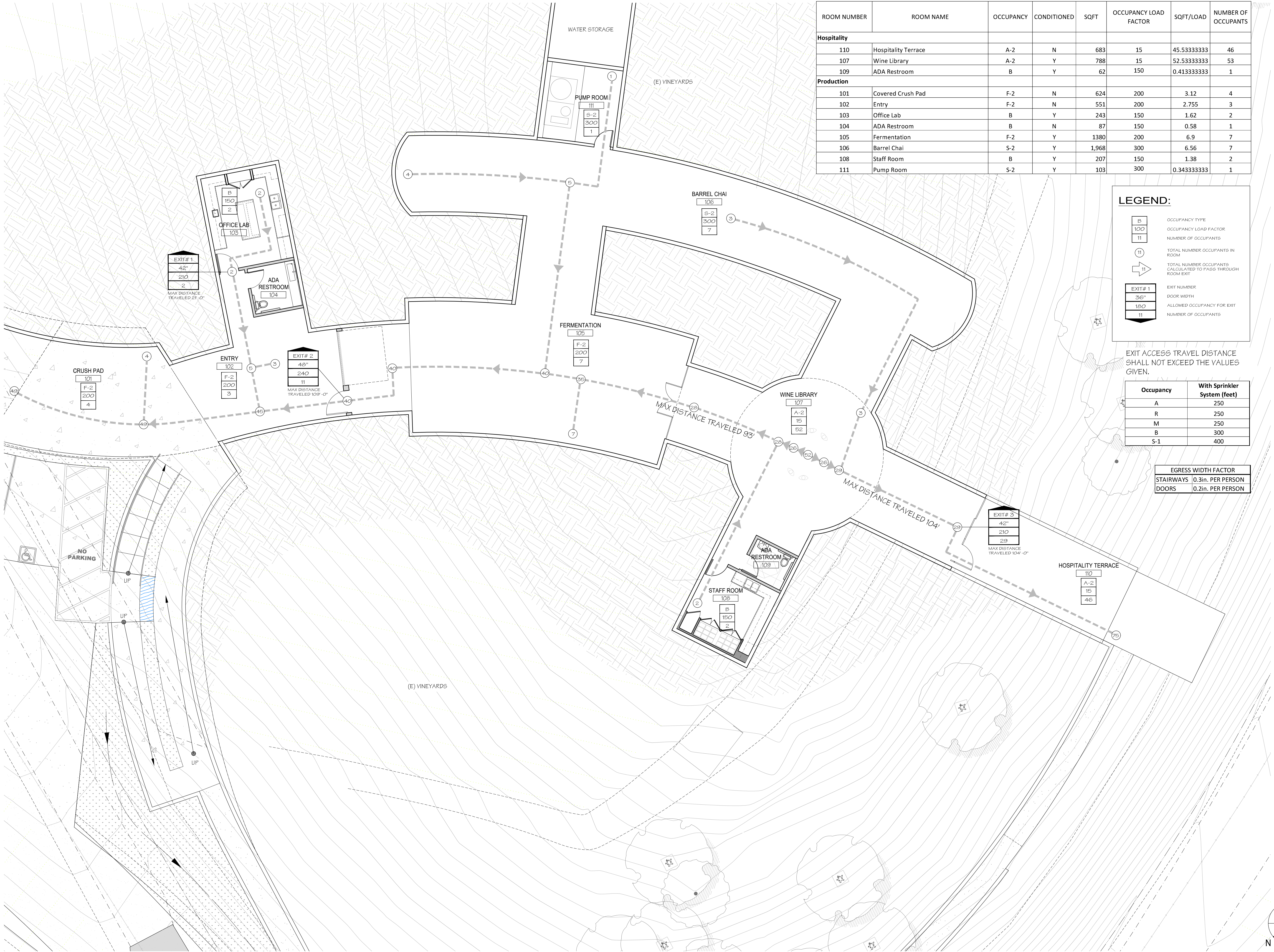
SCHEMATIC DESIGN



ADA ACCESSIBLE PATH

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

1



ROOM NUMBER	ROOM NAME	OCCUPANCY	CONDITIONED	SQFT	OCCUPANCY LOAD FACTOR	SQFT/LOAD	NUMBER OF OCCUPANTS
Hospitality							
110	Hospitality Terrace	A-2	N	683	15	45.53333333	46
107	Wine Library	A-2	Y	788	15	52.53333333	53
109	ADA Restroom	B	Y	62	150	0.413333333	1
Production							
101	Covered Crush Pad	F-2	N	624	200	3.12	4
102	Entry	F-2	N	551	200	2.755	3
103	Office Lab	B	Y	243	150	1.62	2
104	ADA Restroom	B	N	87	150	0.58	1
105	Fermentation	F-2	Y	1380	200	6.9	7
106	Barrel Chai	S-2	Y	1,968	300	6.56	7
108	Staff Room	B	Y	207	150	1.38	2
111	Pump Room	S-2	Y	103	300	0.34333333	1

LEGEND:

15

100

11

15

100

11

11

11

11

11

OCCUPANCY TYPE
OCCUPANCY LOAD FACTOR
NUMBER OF OCCUPANTS
TOTAL NUMBER OCCUPANTS IN ROOM
TOTAL NUMBER OCCUPANTS CALCULATED TO PASS THROUGH ROOM EXIT

EXIT # 1

36"

120

11

EXIT NUMBER
DOOR WIDTH
ALLOWED OCCUPANCY FOR EXIT
NUMBER OF OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN.

Occupancy	With Sprinkler System (feet)
A	250
R	250
M	250
B	300
S-1	400

EGRESS WIDTH FACTOR	
STAIRWAYS	0.3in. PER PERSON
DOORS	0.2in. PER PERSON



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EGRESS PLAN

EGRESS PLAN

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

G0.08

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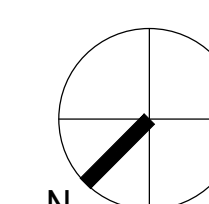
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SUMMARY			Accessory Use					Production					Hardscape				
			Room #	Occupancy	Room Name	Cond.	Uncond.	Room	Occupancy	Room Name	Cond.	Uncond.	Room	Occupancy	Room Name	Cond.	Uncond.
Conditioned	Accessory Use	1,200	110	A-2	Hospitality Terrace		683	101	F-2	Covered Crush Pad		624			Crush Pad Entry		912
	Production	3,798	107	A-2	Wine Library	1,138		102	F-2	Entry		551			Walkway to Crushpad		649
	Conditioned	4,998	109	B	ADA Restroom	62		103	B	Office Lab		243			ADA Parking		339
Unconditioned								104	B	ADA Restroom		87					
	Accessory Use	683						105	F-2	Fermentation	1,380						
	Production	1,786						106	S-2	Barrel Chai	1,968						
								108	B	Staff Room	207						
								111	S-2	Pump Room		204					
										Water Storage		320					
						1,200	683				3,798	1,786				0	1,900
	SF TOTAL	7,467			SF TOTAL ACCESSORY	1,883				SF TOTAL PRODUCTION	5,584				SF TOTAL HARDSCAPE		1,900
					ACCESSORY/PRODUCTION = 1.883/5.584	34%											



USE AREAS

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

1

G0.10

SCHEMATIC DESIGN



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REVISIONS
SCHEMATIC DESIGN 08.09.2024

VIEWSHED STUDY



DETERMINATION

THE PROJECT SITE TERRAIN HAS VISIBLE SLOPES
LESS THAN 30 PERCENT OF WHERE THERE IS
SIGNIFICANT NATURAL FEATURES OF AESTHETIC
VALUE THAT IS VISIBLE FROM PUBLIC ROADS OR
PUBLIC USE AREAS.

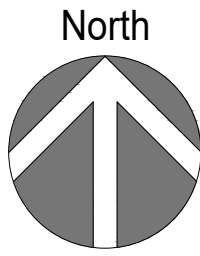
PROJECT IS MINIMALLY VISIBLE FROM PUBLIC VIEW.
ELEMENT CONTRASTS ARE WEAK - THEY CAN BE
SEEN BUT DO NOT ATTRACT ATTENTION. PROJECT
GENERALLY REPEATS THE FORM, LINE, COLOR,
TEXTURE, AND NIGHT LIGHTING OF ITS
SURROUNDINGS.

THE THRESHOLDS OF SIGNIFICANCE FOR VISUAL
IMPACT ANALYSIS IS LESS THAN SIGNIFICANT.

== PUBLIC ROADS STUDIED

▶ VIEWS STUDIED

2000 ft.





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SOUTH

WEST

NORTH

SCHLATTER FAMILY
ESTATE

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VIEWSHED STUDY

VIEW A - FROM PROJECT LOCATION

AS NOTED

1

G0.12

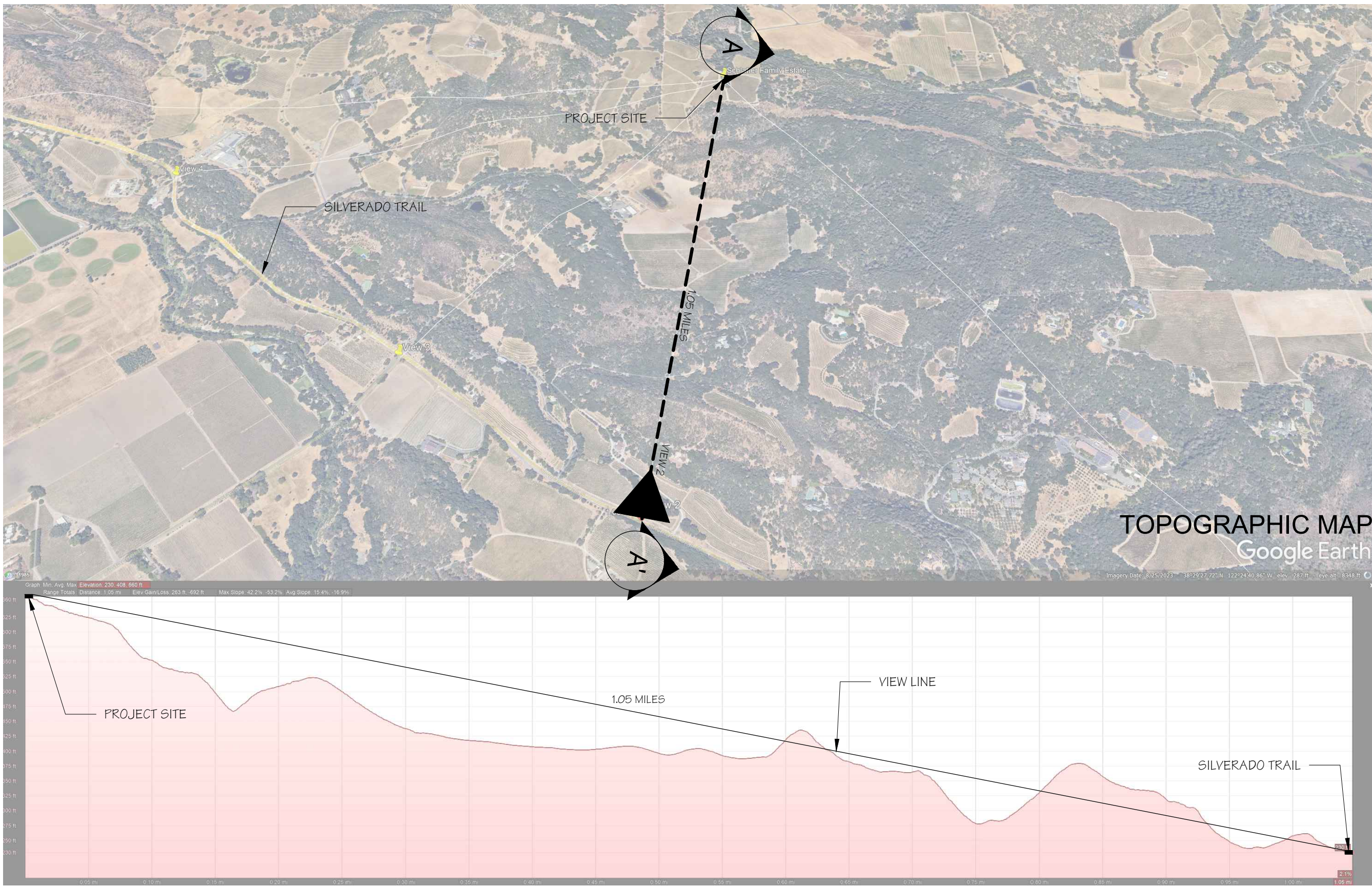
SCHEMATIC DESIGN



VIEW 2 FROM SILVERADO TRAIL
N.T.S. **2A**



VIEW 1 SILVERADO TRAIL
N.T.S. **1A**



A **A'**
VIEWSHED STUDY - SILVERADO TRAIL
AS NOTED **2**



A **A'**
VIEWSHED STUDY - SILVERADO TRAIL
AS NOTED **1**

SCHLATTER FAMILY ESTATE

1111 Conn Valley Road
St Helena, California
APN 025-180-082, 025-180-083

PROJECT NUMBER 2309
DATE 08.09.2024
CHECKED BY JD
DRAWN BY GM/PG
SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 08.09.2024

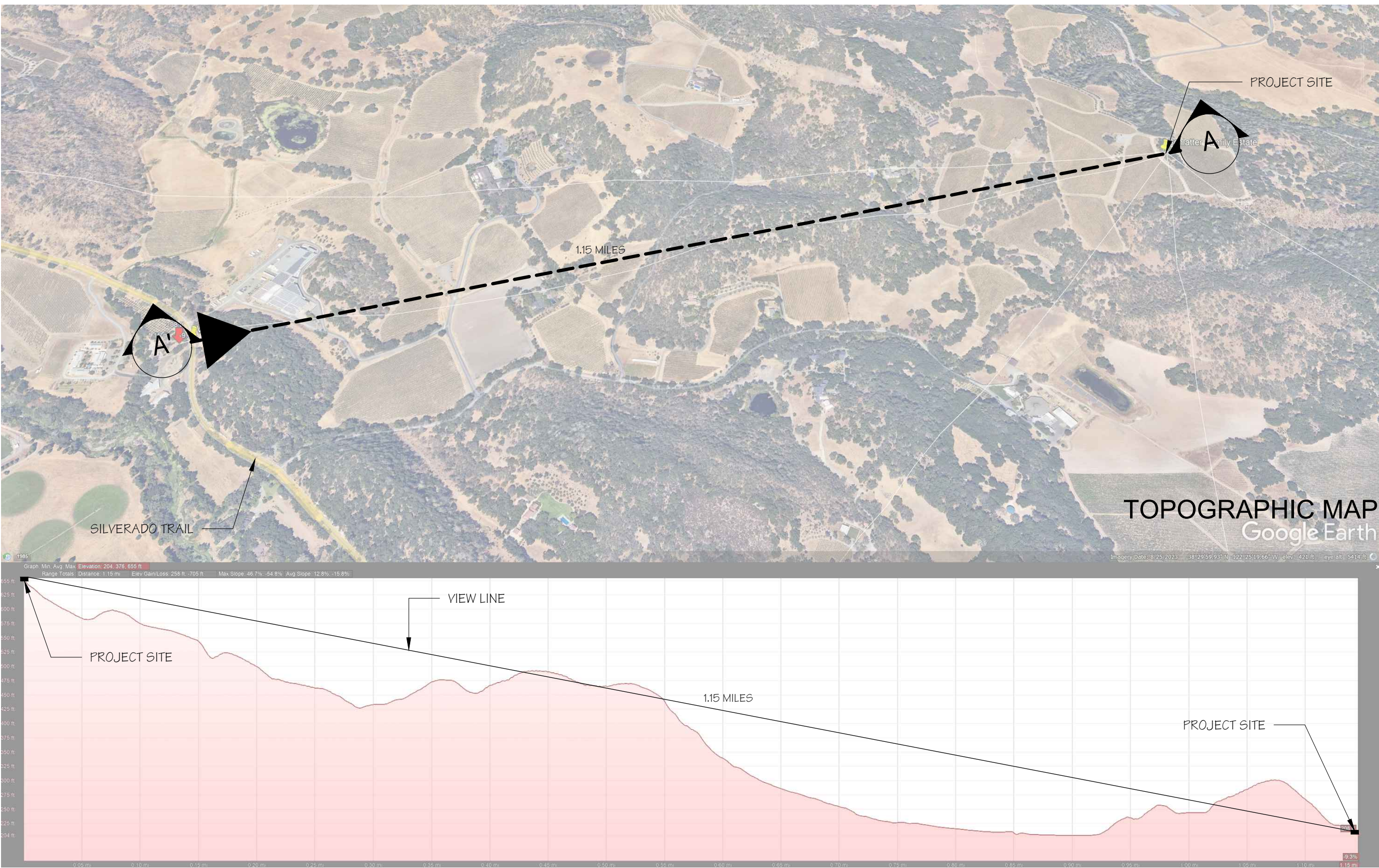
VIEWSHED STUDY



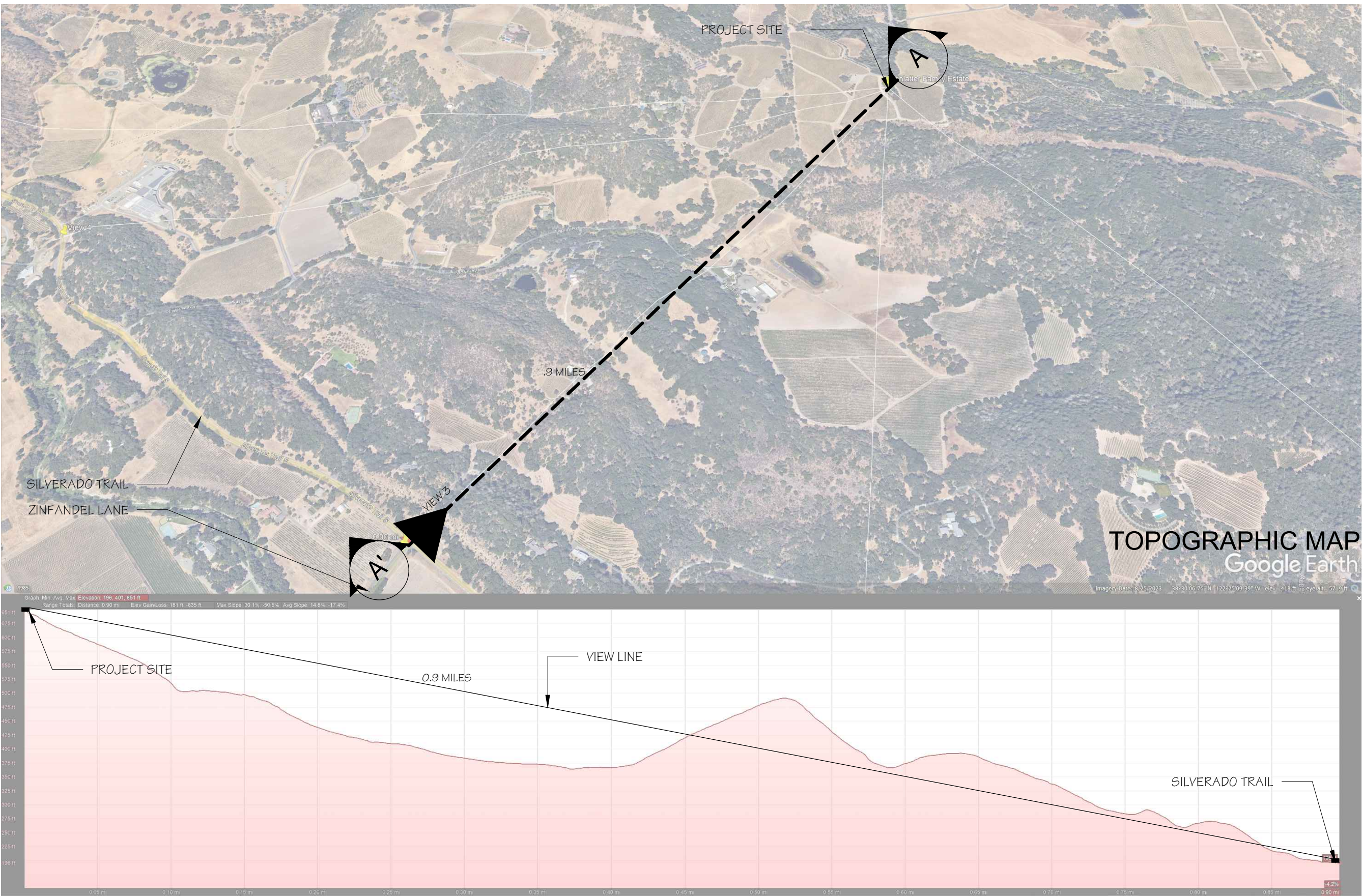
VIEW 2 FROM SILVERADO TRAIL
N.T.S. **4A**



VIEW 3 SILVERADO TRAIL & ZINFANDEL LN
N.T.S. **3A**



A
VIEWSHED STUDY - SILVERADO TRAIL
AS NOTED **4**



A
VIEWSHED STUDY - SILVERADO TRAIL & ZINFANDEL LN
AS NOTED **3**



JARROD M. DENTON
ARCHITECT

SIGNUM ARCHITECTURE, LLP 707.963.8831
1050 Adams Street, Suite D, St. Helena, CA 94574

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VIEWSHED STUDY

G0.14

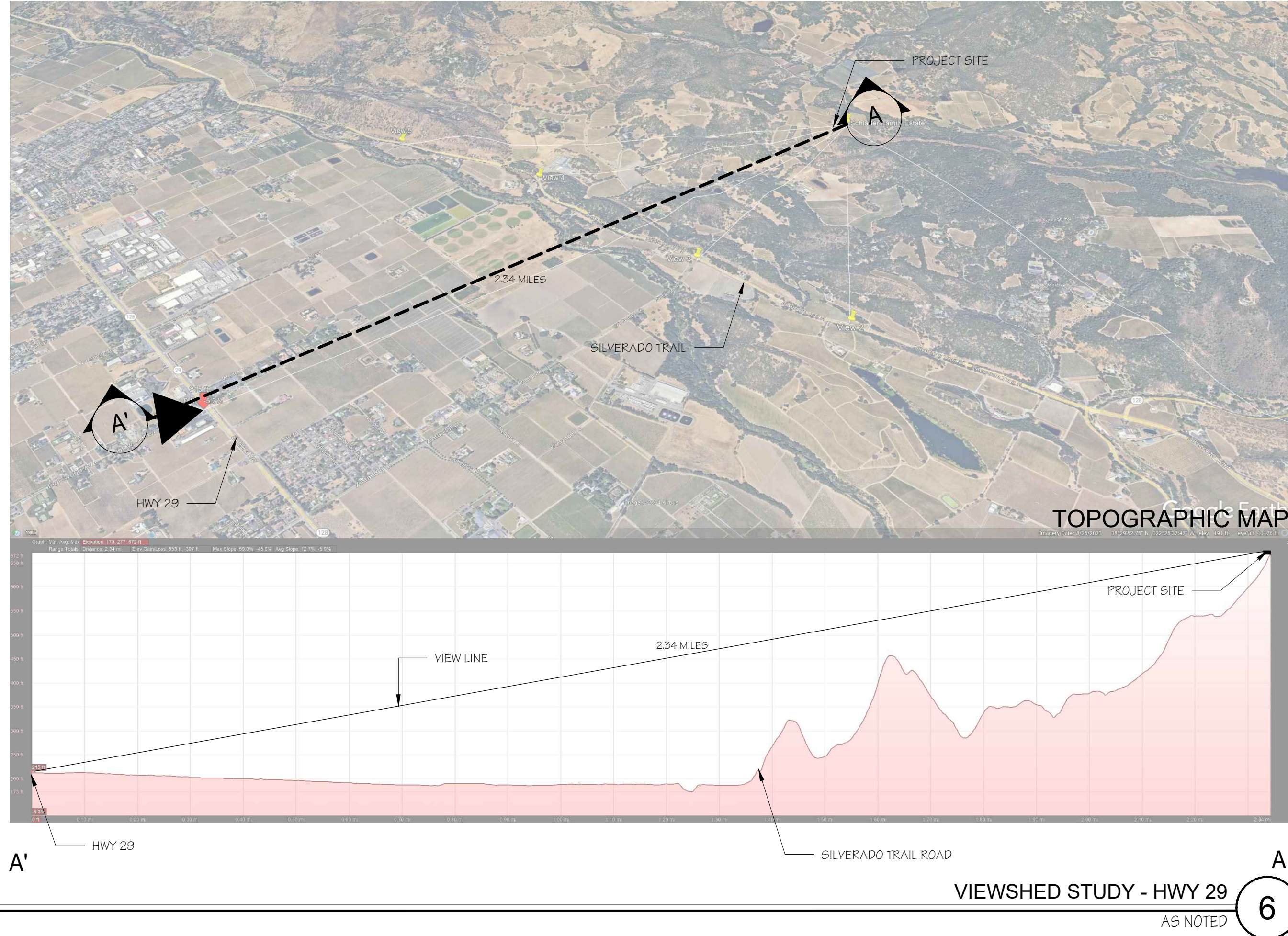
SCHEMATIC DESIGN



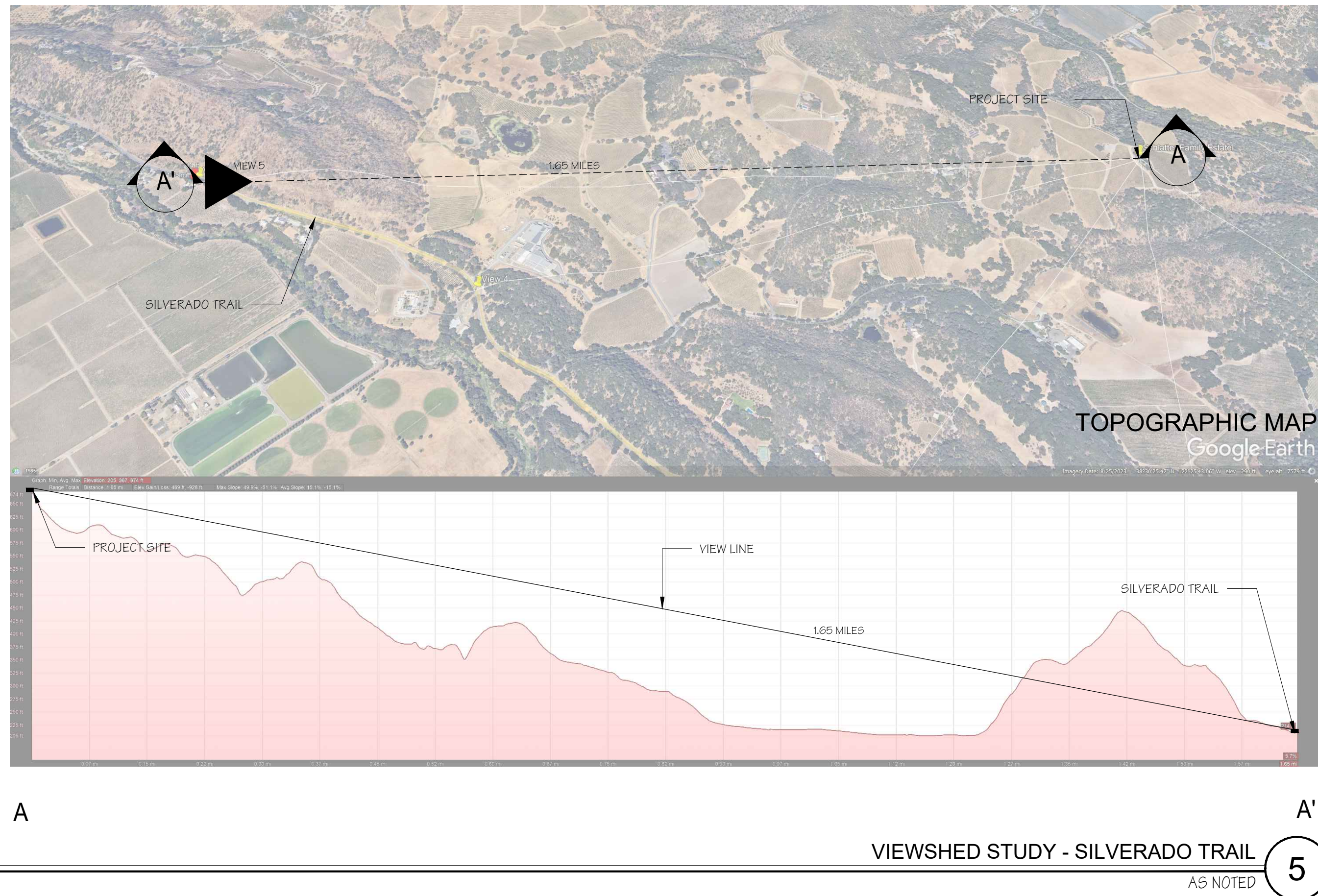
VIEW 2 FROM SILVERADO TRAIL
N.T.S. 6A



VIEW 5 SILVERADO TRAIL
N.T.S. 5A



VIEWSHED STUDY - HWY 29
AS NOTED 6



VIEWSHED STUDY - SILVERADO TRAIL
AS NOTED 5

SCHLATTER FAMILY ESTATE

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APN 025-180-082, 025-180-083

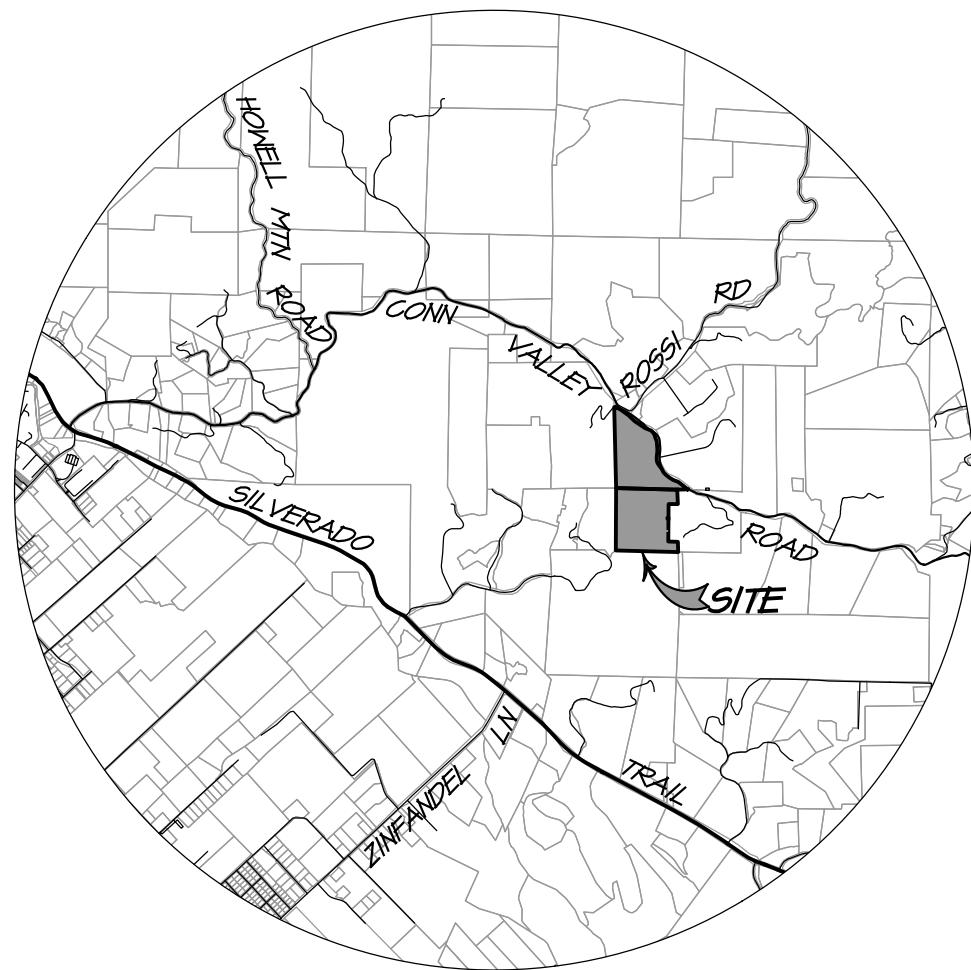
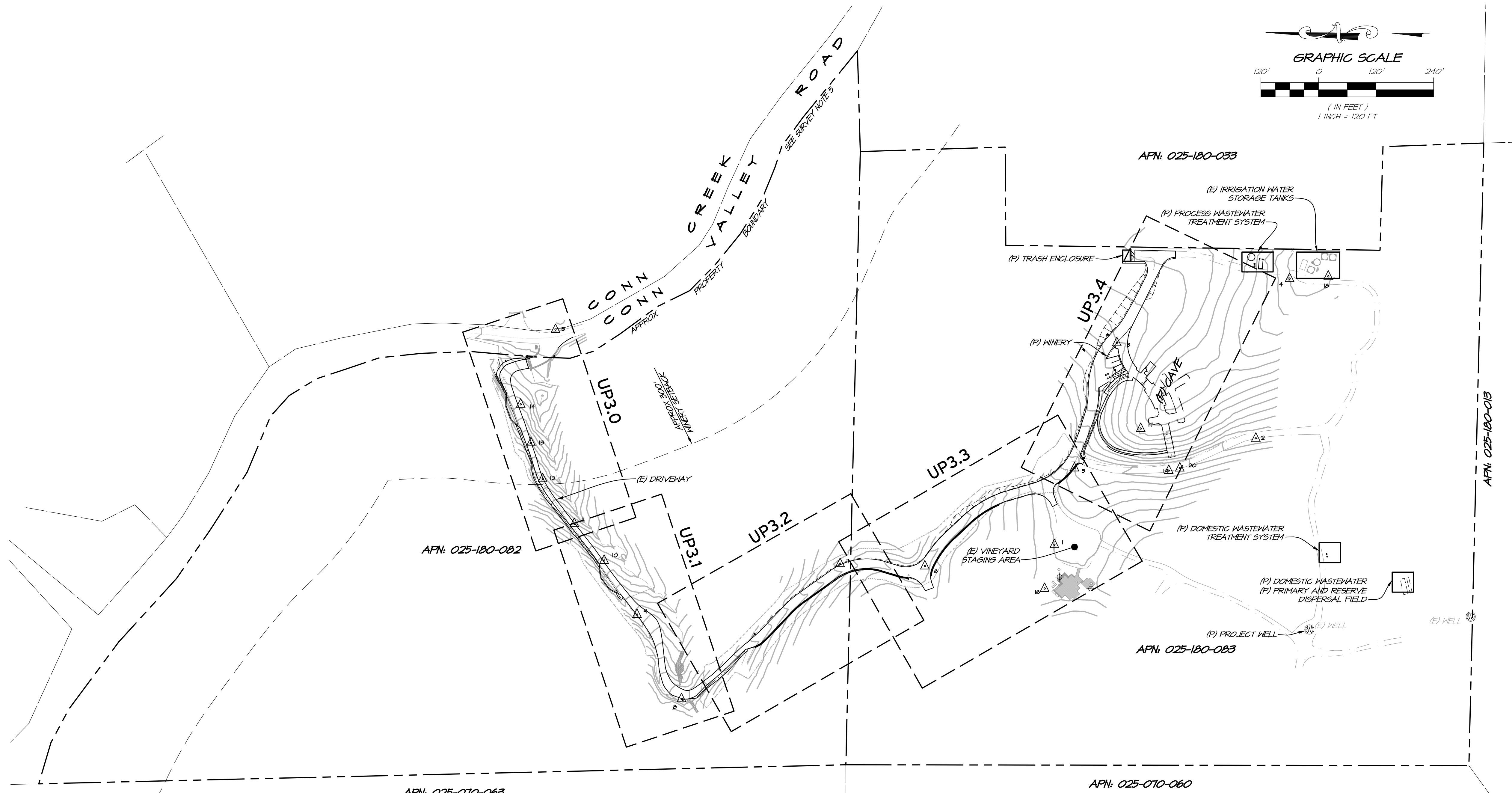
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DATE 08.09.2024
CHECKED BY JD
DRAWN BY GM/PG
SCALE AS NOTED

REVISIONS
SCHEMATIC DESIGN 08.09.2024

VIEWSHED STUDY

G0.15

SCHLATTER FAMILY ESTATES, LLC
MICRO WINERY CIVIL USE PERMIT PLANS



SCALE: 1" = 4,000'

PROJECT INFORMATION

OWNER:	SCHLATTER FAMILY ESTATE, LLC
MAILING ADDRESS:	1000 MAIN STREET ST. HELENA, CA 94550
SITE ADDRESS:	1111 CONN VALLEY ROAD NAPA, CA 94574
CIVIL ENGINEER:	RSA 1515 FOURTH STREET NAPA, CA 94559
APN:	025-180-082 025-180-083

SURVEY NOTES

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF SCHATTER FAMILY ESTATE LLC APN: 025-180-082 NAPA COUNTY, CALIFORNIA PREPARED BY RSA, JULY 2023. AMENDED, MAY 2024.
2. CONTOURS ARE SHOWN EVERY ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (CORS) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
4. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDD88)
5. A PORTION OF THIS SURVEY WAS PERFORMED USING MOBILE LIDAR SCANNING. ANY CRITICAL CONFORM LOCATIONS SHOULD BE CONFIRMED FOR DESIGN AND CONSTRUCTION.
6. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY WERE BASED ON THE NAPA COUNTY GIS PROPERTY BOUNDARIES DATED FEBRUARY 3, 2023. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

EARTHWORKS SUMMARY		
LOCATION / ITEM	CUT (CY)	FILL (CY)
SITE TOTAL (E6 TO F6)	7,000	700
TOTAL	6,300 CUT	

EXCESS CUT (2,700 CY±) TO BE PLACED ON VINEYARD AVENUES.
ESTIMATED VOLUME IS BASE ON A PLACEMENT OF A 8" LIFT X 10' WIDE.

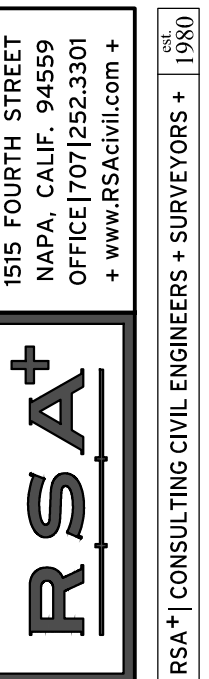
THE REMAINING 3,600± CY OF SPOILS TO BE OFF-HAULED TO SITE WITH APPROVED NAPA COUNTY COUNTY GRADING PERMIT. ENGINEERING DIVISION SHALL BE CONTACTED PRIOR TO THE OFF-HAUL OF SPOILS OR IMPORT OF FILL TO ENSURE THAT THERE IS A VALID PERMIT FOR THE PROPERTY WHERE THE DIRT IS COMING FROM AND GOING TO.

DISTURBED AREA

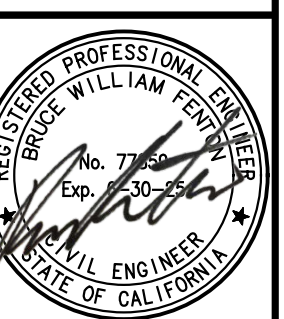
54,070 SQUARE FEET (1.24 ACRES)

SHEET INDEX

UP1.0	COVER SHEET
UP2.0	COVERAGE AND DEVELOPMENT
UP3.0 - UP3.4	DRIVEWAY PLAN & PROFILE
UP4.0	UTILITY PLAN

[illegible]

SCHLATTER FAMILY ESTATES, LLC
COVER SHEET
NAPA COUNTY CALIFORNIA

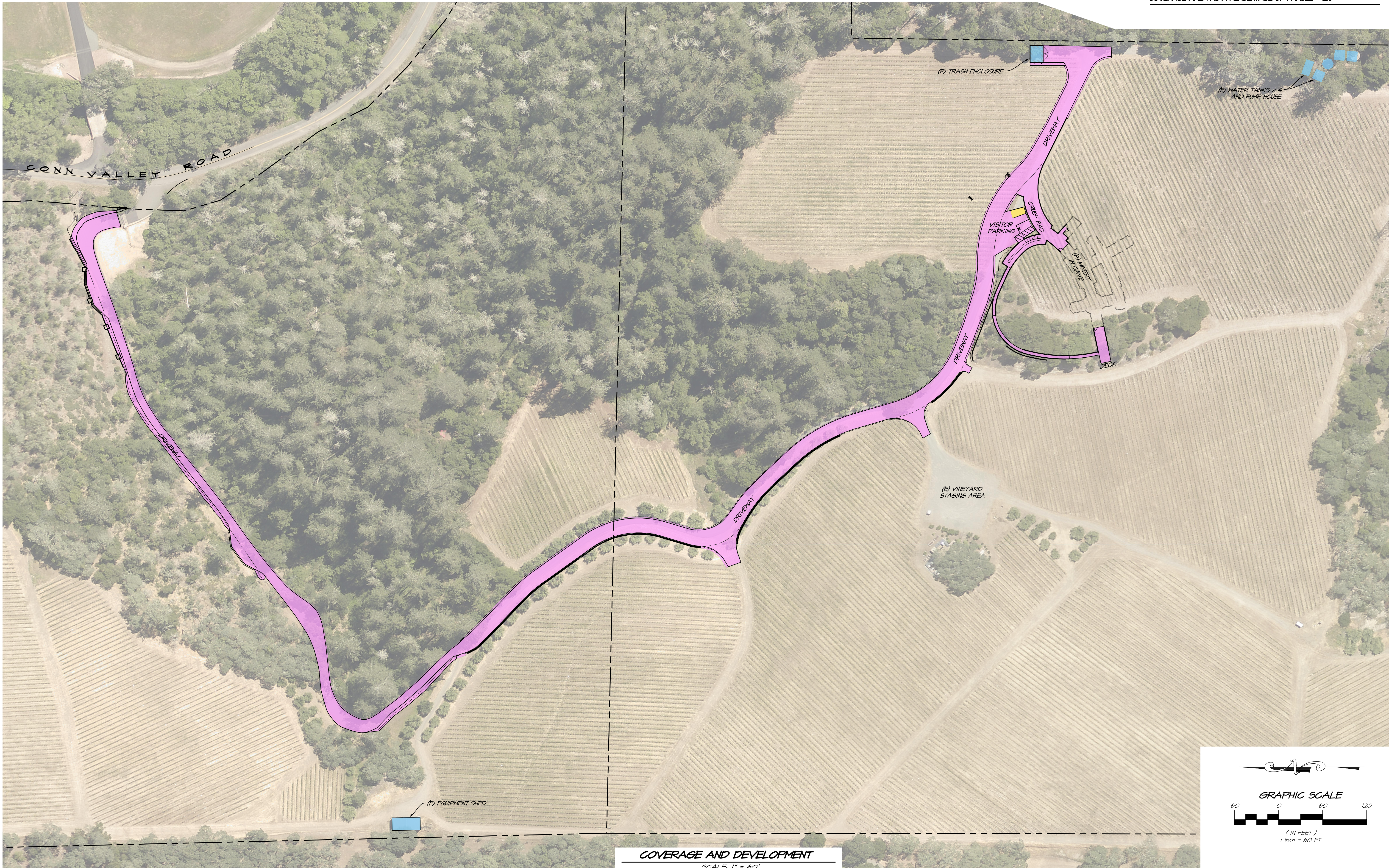


DATE	AUGUST 14, 2024		
DRAWN	DCB		
DESIGNED	DRL		
CHECKED	BWF		
JOB NO.		4122083.0	
SHEET NO.			
UP1.0			
1 OF 8 SHEETS			

\\s01c01\proj\2022\41220830_5FE_Micro_Mnery_Comm_Valley_Rd\DESIGN\PLANS - USE PERMIT\TUPLO-Cover.dwg 08/14/2024 10:28:36AM DBeardeley COPYRIGHT RSA+

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LEGEND:

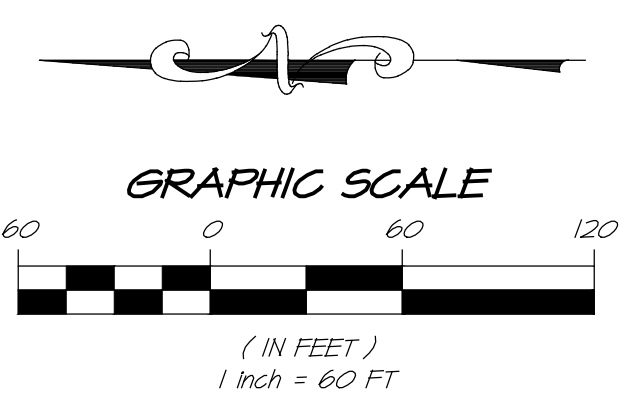
STRUCTURES	=	2,080 S.F.
EMPLOYEE PARKING	=	143 S.F.
PAVED/GRAVEL AREAS	=	54,781 S.F.
TOTAL PARCEL AREA = 68.6 ACRES		
DEVELOPMENT AREA	=	2,251 S.F.
COVERAGE AREA	=	62,032 S.F.
COVERAGE AREA AS A PERCENTAGE OF PARCEL = 28%		

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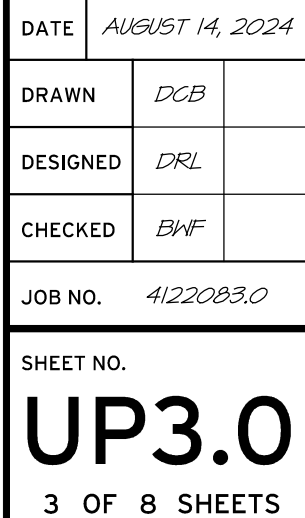
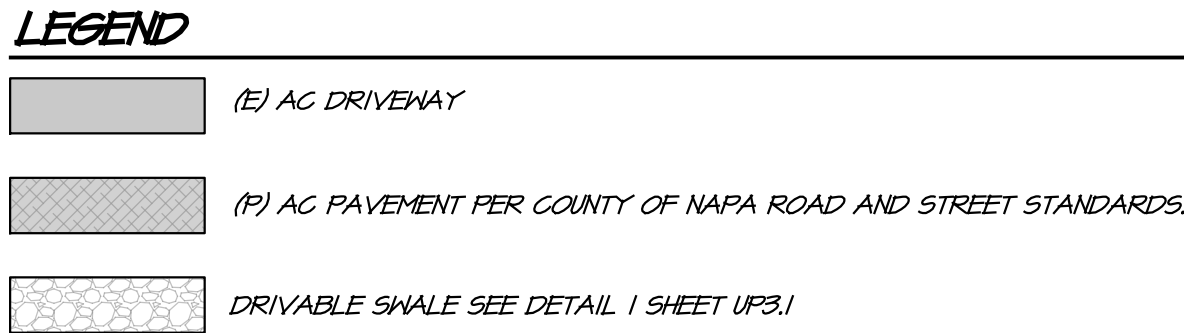
SCHLATTER FAMILY ESTATES, LLC
COVERAGE AND DEVELOPMENT
CALIFORNIA
NAPA COUNTY

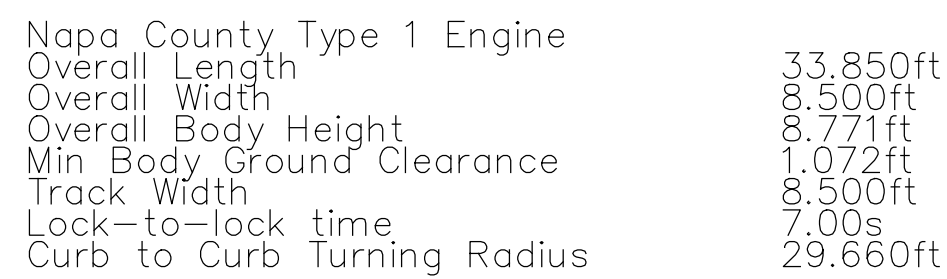


DATE	AUGUST 14, 2024
DRAWN	DCB
DESIGNED	DRL
CHECKED	BNF
JOB NO.	4122083.0
SHEET NO.	UP2.0
2 OF 8 SHEETS	

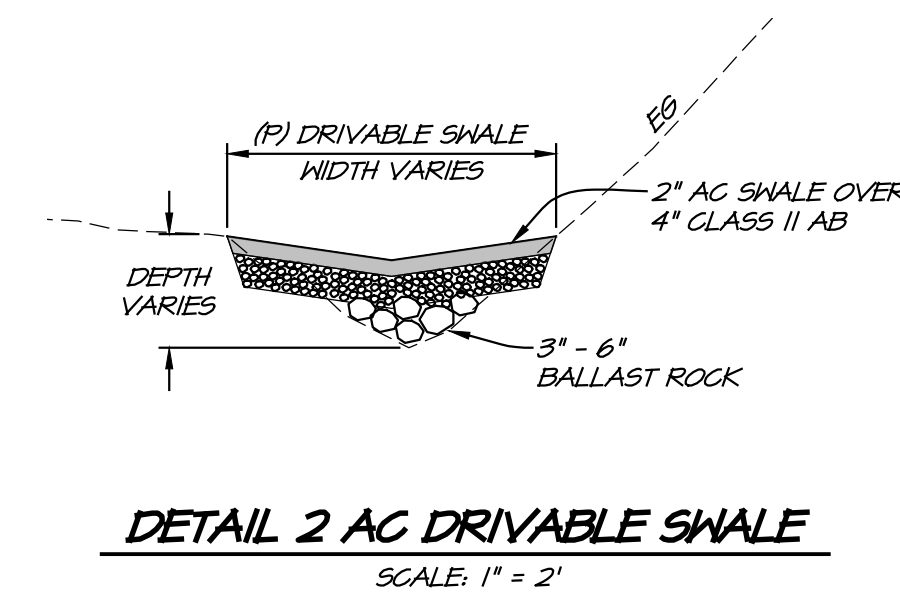
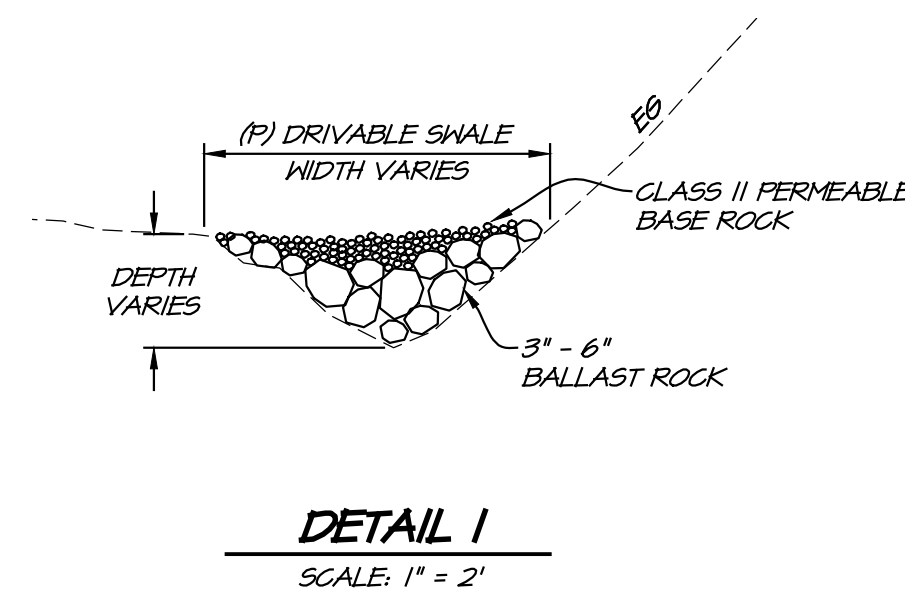


COVERAGE AND DEVELOPMENT
SCALE: 1" = 60'

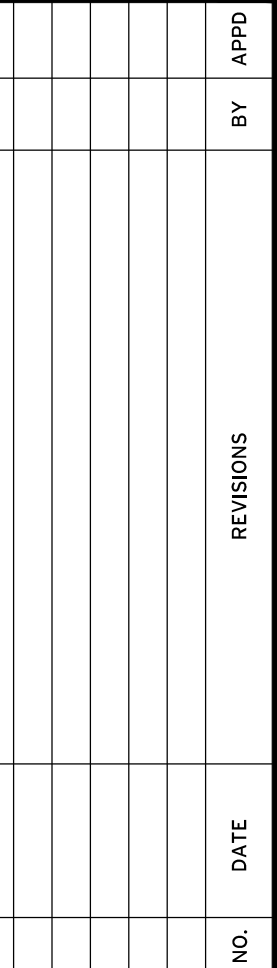




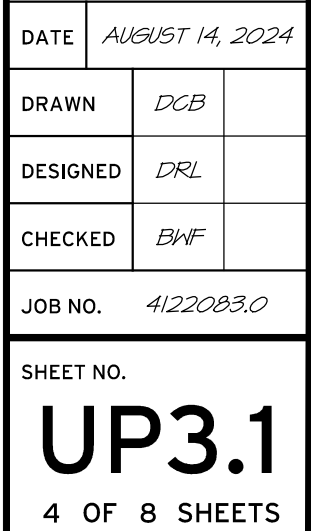
PLAN STA 6+00 - 11+00
SCALE: 1" = 20'

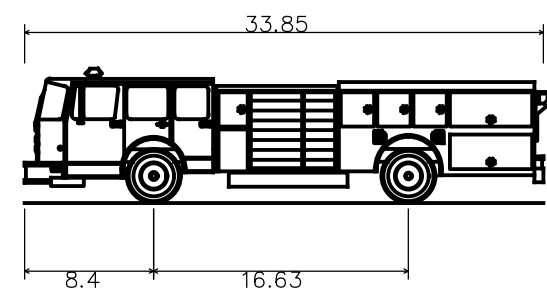


A graphic scale bar is shown below the map, with markings for 20, 0, 20, and 40 feet. Below the scale bar, the text "(IN FEET)" and "1 inch = 20 FT" is printed. Above the scale bar, a north arrow points towards the top right of the page.



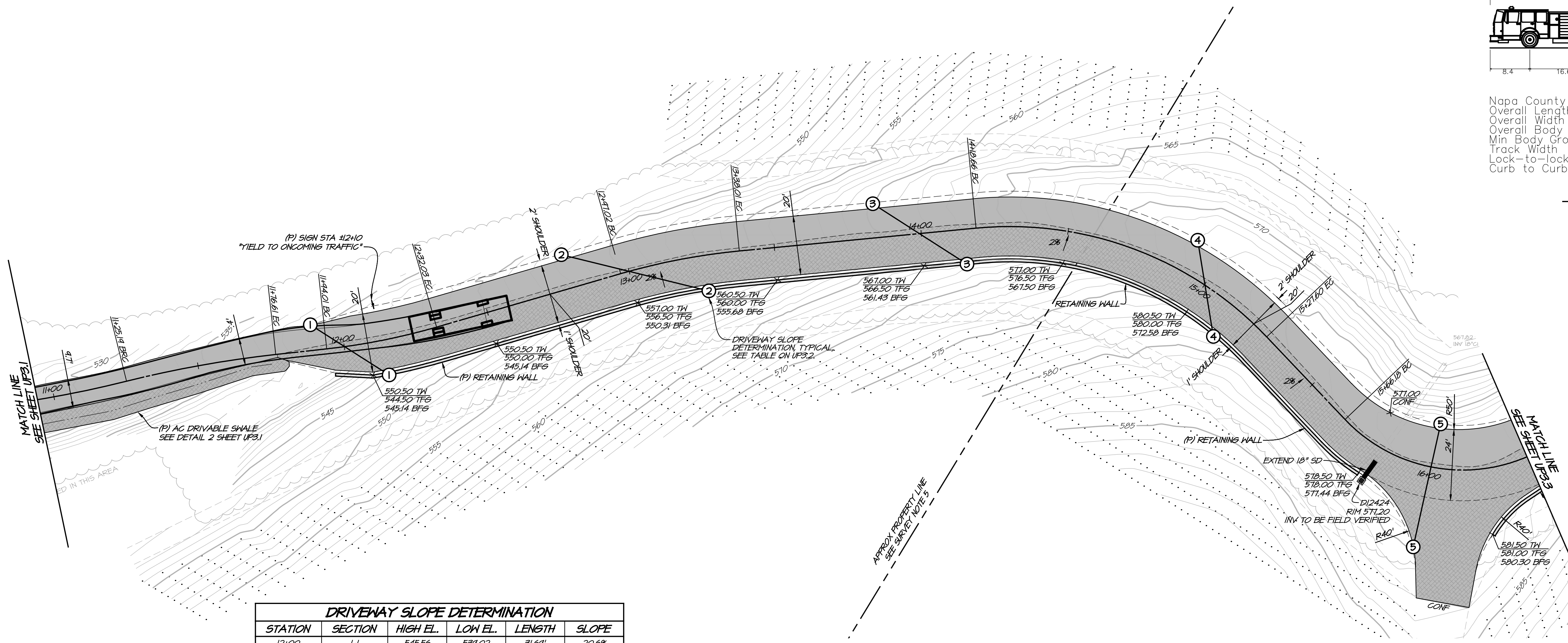
SSCHLATTER FAMILY ESTATES, LLC DRIVEWAY PLAN & PROFILE





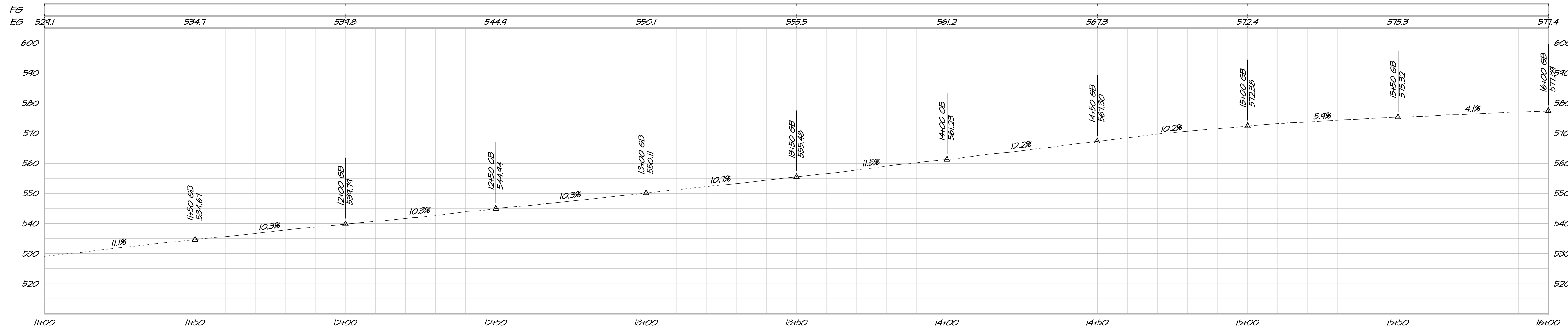
Napa County Type 1 Engine
Overall Length 33.850ft
Overall Width 8.500ft
Overall Body Height 8.771ft
Min Body Ground Clearance 1.072ft
Track Width 8.500ft
Lock-to-lock time 7.00s
Curb to Curb Turning Radius 29.660ft

TYPE I ENGINE
NOT TO SCALE



DRIVENWAY SLOPE DETERMINATION					
STATION	SECTION	HIGH EL.	LOW EL.	LENGTH	SLOPE
12+00	1-1	545.56	539.02	31.64'	20.6%
13+00	2-2	557.10	547.97	51.23'	17.6%
14+00	3-3	566.80	560.00	37.94'	17.9%
15+00	4-4	578.13	572.04	33.05'	18.4%
16+00	5-5	580.06	577.80	42.72'	5.3%
17+00	6-6	587.41	581.59	23.35'	24.9%
18+00	7-7	595.00	588.96	33.26'	17.8%
19+00	8-8	617.53	606.04	73.67'	15.6%
20+00	9-9	633.01	625.51	55.52'	13.5%
21+00	10-10	652.36	640.10	40.34'	30.4%
22+00	11-11	649.95	644.11	41.12'	14.2%
23+00	12-12	661.52	653.00	80.60'	10.6%
24+00	13-13	667.90	664.28	78.42'	* 4.6%
AVERAGE SLOPE					14.7%

* SLOPES LESS THAN 5% OMITTED FROM AVERAGE SLOPE CALCULATION



PROFILE STA 11+00 - 16+00
SCALE: 1" = 20'

NO.	DATE	REVISIONS	BY	APPD

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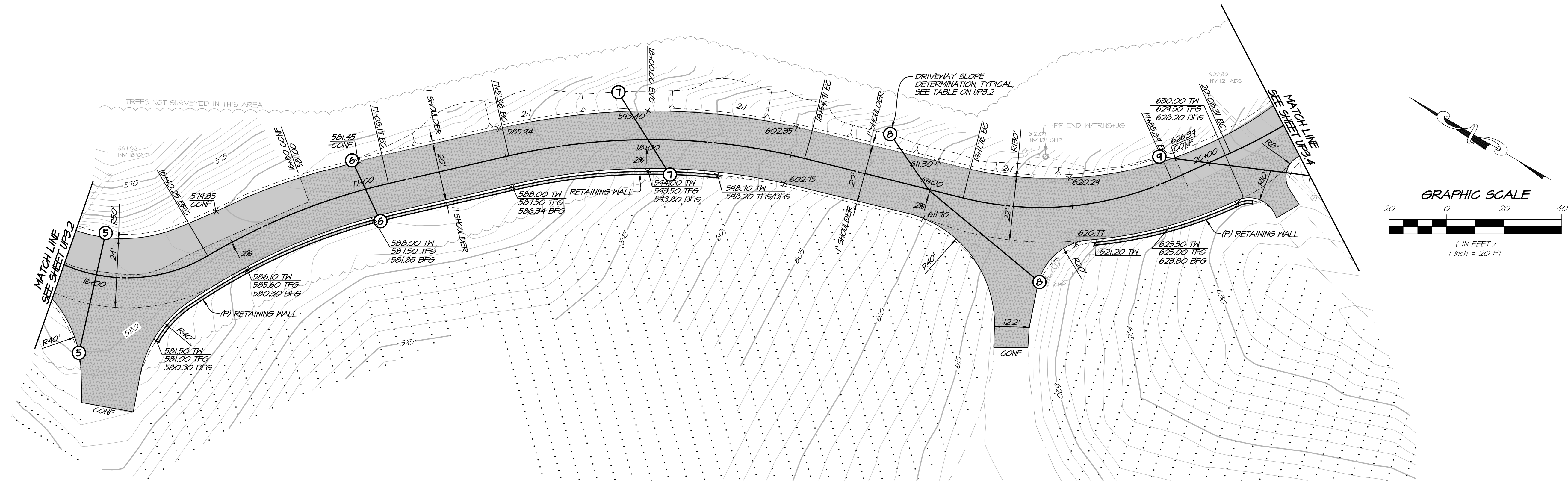
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SCHLATTER FAMILY ESTATES, LLC
DRIVENWAY PLAN & PROFILE
CALIFORNIA

NAPA COUNTY

REGISTERED PROFESSIONAL ENGINEER
No. 7358
CIVIL ENGINEER
STATE OF CALIFORNIA

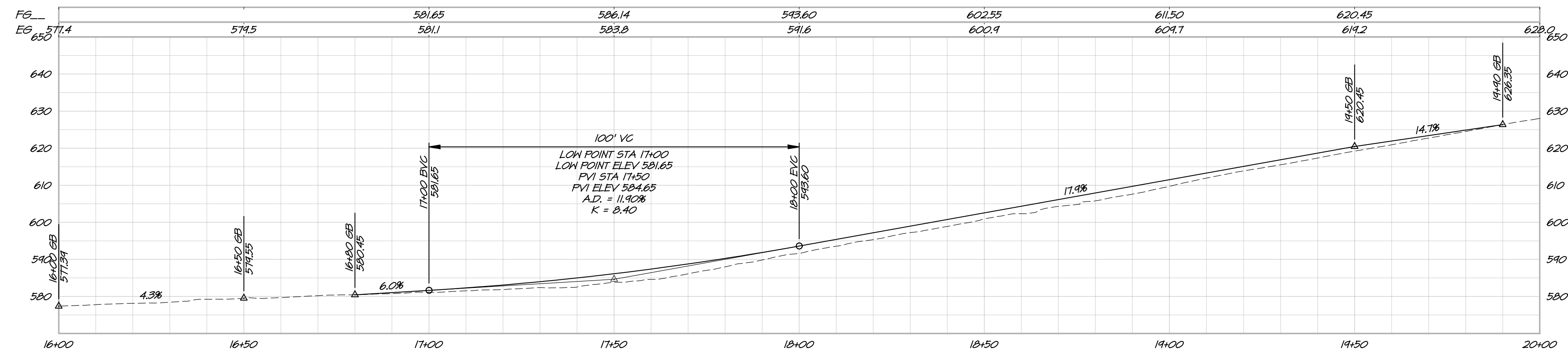
DATE: AUGUST 14, 2024
DRAWN: DCB
DESIGNED: DRL
CHECKED: BWF
JOB NO.: 4122083.0
SHEET NO.: UP3.2
5 OF 8 SHEETS



PLAN STA 16+00 - 20+00
SCALE: 1" = 20'

LEGEND

- (E) AC PAVEMENT
- (P) AC PAVEMENT PER COUNTY OF NAPA ROAD AND STREET STANDARDS.



PROFILE STA 16+00 - 20+00
SCALE: 1" = 20'

NO.	DATE	REVISIONS	BY	APPD

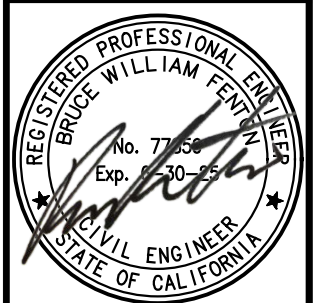
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REGISTERED PROFESSIONAL ENGINEER
No. 70000
Exp. 12/31/2025
CIVIL ENGINEER
STATE OF CALIFORNIA

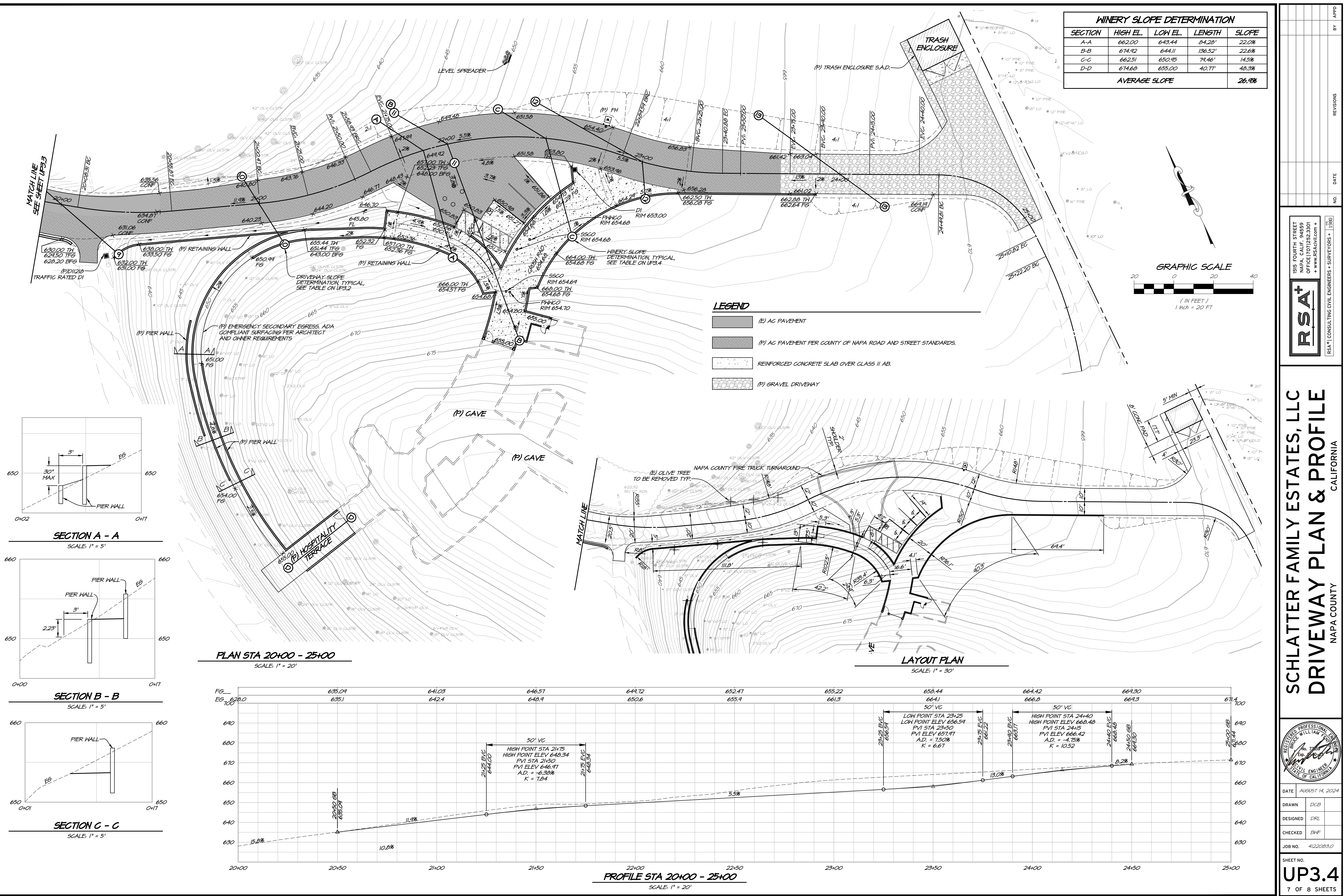
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SCHLATTER FAMILY ESTATES, LLC
DRIVEWAY PLAN & PROFILE
CALIFORNIA
NAPA COUNTY



DATE	AUGUST 14, 2024
DRAWN	DCB
DESIGNED	DRL
CHECKED	BNF
JOB NO.	4122083.0

SHEET NO.
UP3.3
6 OF 8 SHEETS



WINERY SLOPE DETERMINATION				
SECTION	HIGH EL.	LOW EL.	LENGTH	SLOPE
A-A	662.00	643.44	84.28'	22.0%
B-B	674.92	644.11	136.52'	22.6%
C-C	662.51	650.95	79.46'	14.5%
D-D	674.68	655.00	40.71'	40.3%
AVERAGE SLOPE				26.9%

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SCHLATTER FAMILY ESTATES, LLC

DRIVEWAY PLAN & PROFILE

CALIFORNIA

NAPA COUNTY

DATE	AUGUST 14, 2024
DRAWN	DCB
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CHECKED	BNF
JOB NO.	4122083.0
SHEET NO.	UP3.4
7 OF 8 SHEETS	

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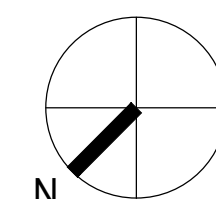
SCHLATTER FAMILY ESTATE

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SCALE	AS NOTED

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SCHEMATIC DESIGN	08.09.2024

AREA PLAN



AREA PLAN

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

1

A1.01

SCHEMATIC DESIGN



JARROD M. DENTON
ARCHITECT

SIGNUM ARCHITECTURE, LLP 707 963 8831
1050 Adams Street, Suite D, St. Helena, CA 94574

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SCALE	AS NOTED

REVISIONS	
SCHEMATIC DESIGN	08.09.2024

SECTION

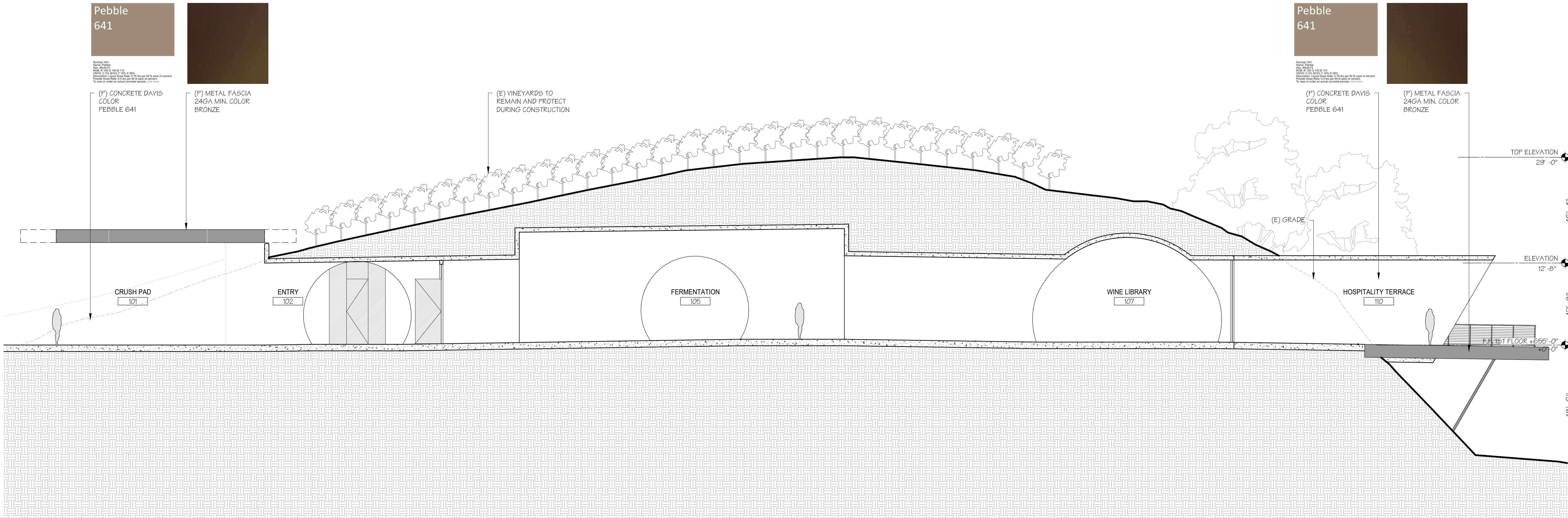
SCALE: 1/8" = 1'-0"

1

CAVE SECTION

A4.01

SCHEMATIC DESIGN



LEGEND

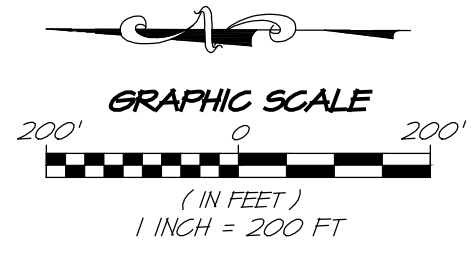
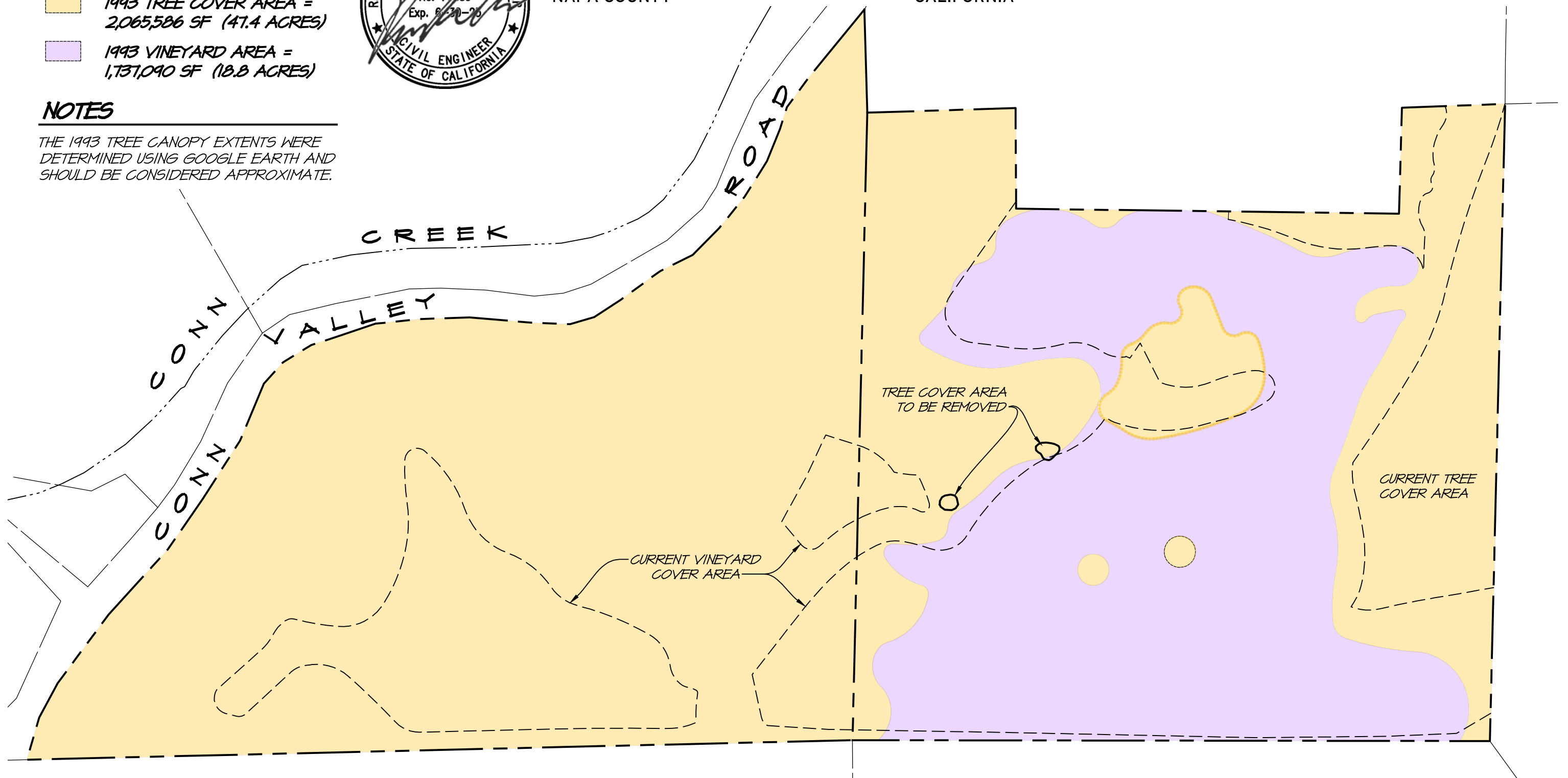
- 1993 TREE COVER AREA = 2,065,586 SF (47.4 ACRES)
- 1993 VINEYARD AREA = 1,737,090 SF (18.8 ACRES)

NOTES

THE 1993 TREE CANOPY EXTENTS WERE DETERMINED USING GOOGLE EARTH AND SHOULD BE CONSIDERED APPROXIMATE.



1993 TREE CANOPY EXHIBIT
SCHLATTER FAMILY ESTATES, LLC
NAPA COUNTY CALIFORNIA



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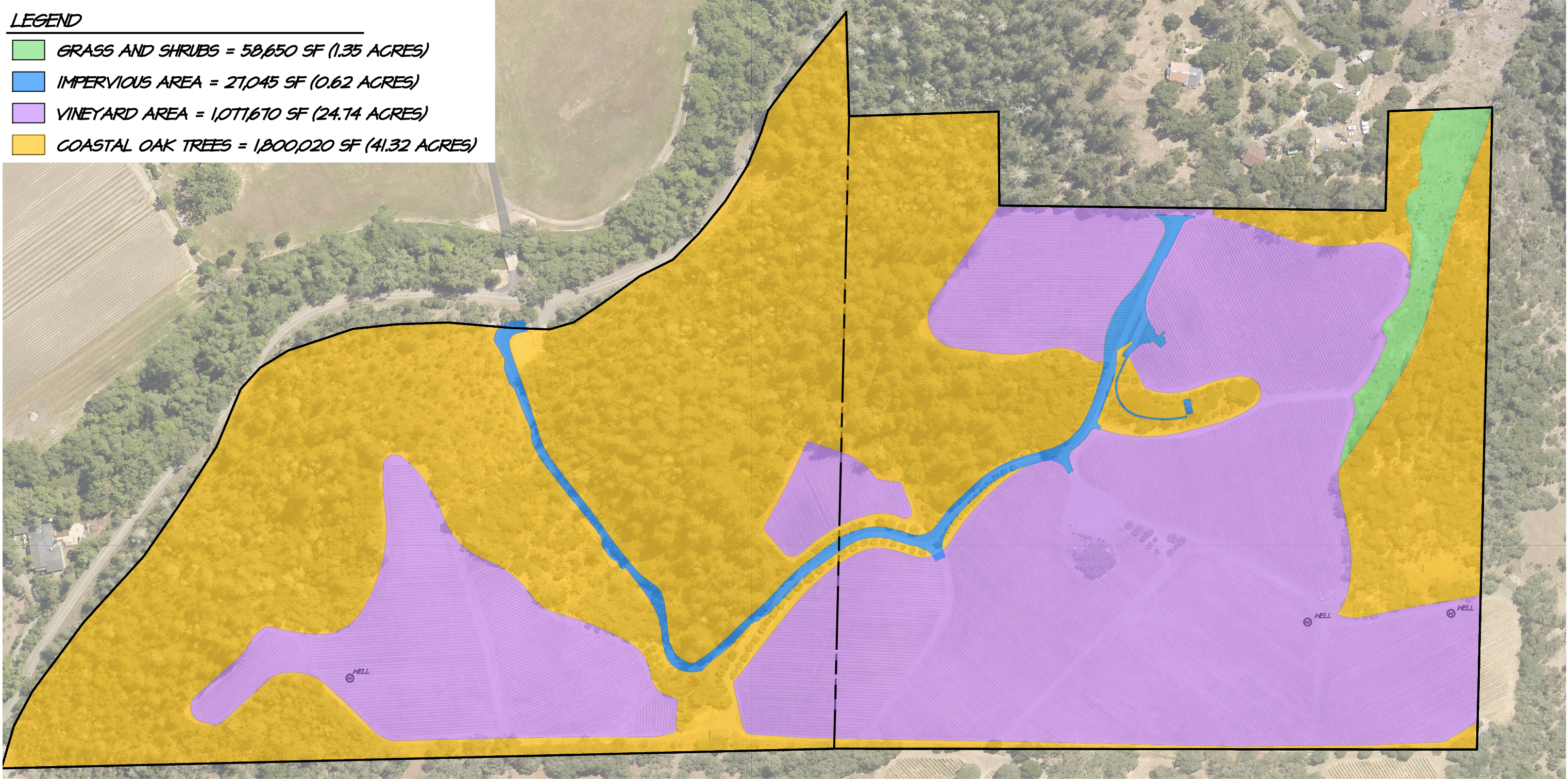
JAN. 30, 2025 4122083.0

\\RSA-DG-3\RSAData\2022\4122083.0_SF_Micro_Minery_Conn_Valley_Rd\DESIGN\EXHIBITS\Exh-Canopy_1993.dwg 01/30/2025

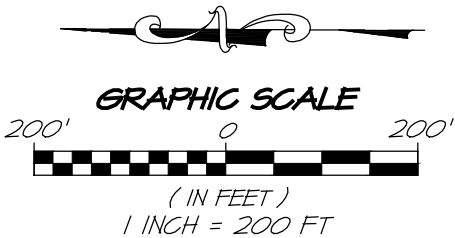
GROUNDWATER RECHARGE EXHIBIT
SFE - MICRO WINERY CONN VALLEY RD
NAPA CALIFORNIA

LEGEND

- GRASS AND SHRUBS = 58,650 SF (1.35 ACRES)
- IMPERVIOUS AREA = 27,045 SF (0.62 ACRES)
- VINEYARD AREA = 1,071,670 SF (24.74 ACRES)
- COASTAL OAK TREES = 1,800,020 SF (41.32 ACRES)



SITE PLAN
SCALE: 1" = 100'



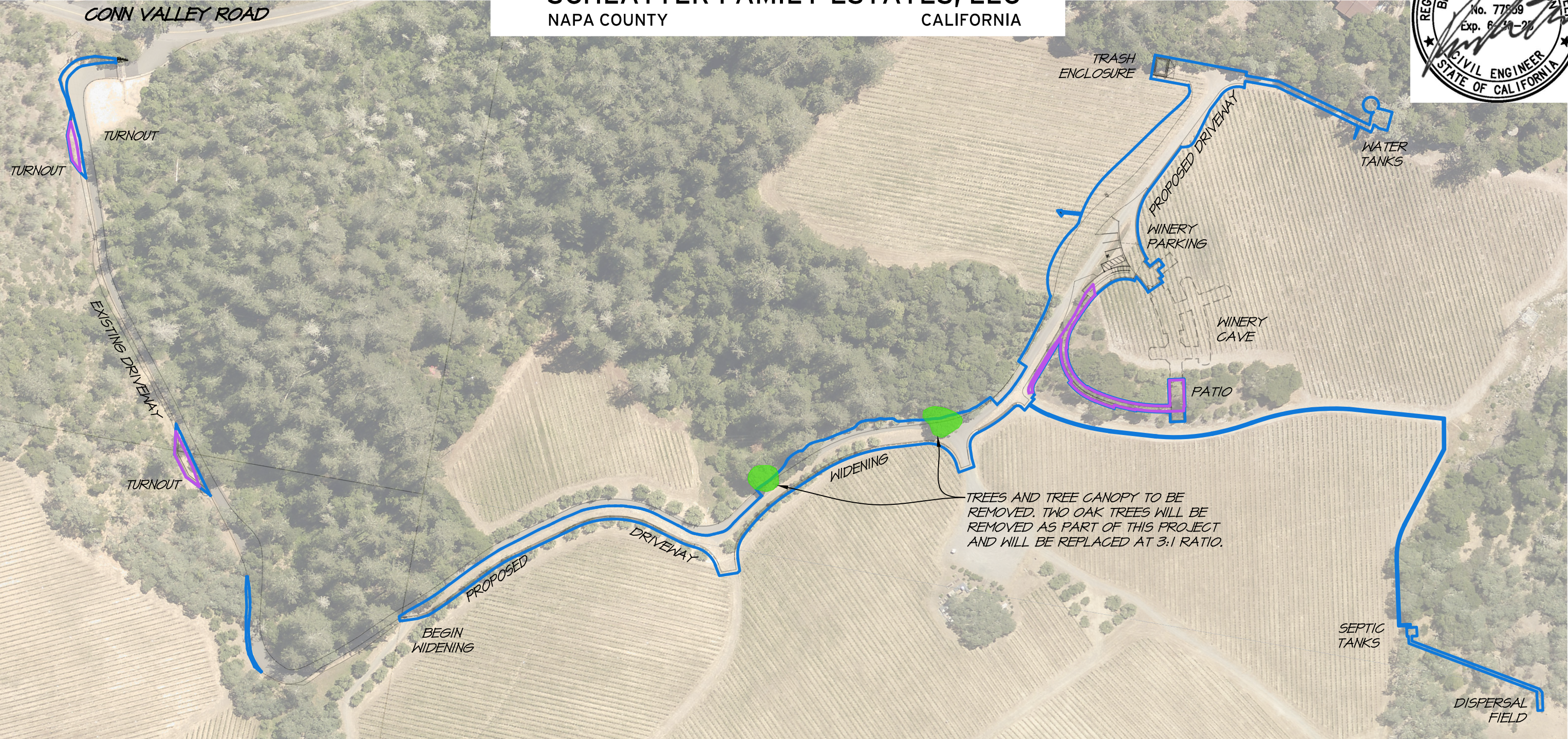
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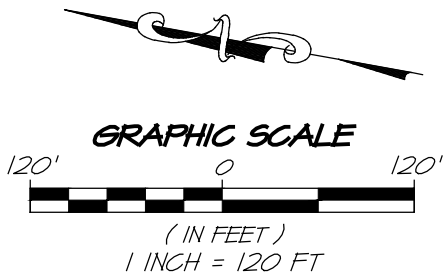
FEB 3, 2025 4122083.0

DISTURBED SURFACE AREA
SCHLATTER FAMILY ESTATES, LLC
NAPA COUNTY CALIFORNIA



LEGEND

- TOTAL DISTURBED SURFACE AREA FOR DETERMINATION OF SWPPP REQUIREMENTS (MORE THAN 1 ACRE REQUIRES A SWPPP) (1.32 ACRES)
- NEWLY DISTURBED SURFACE AREA WHICH IS NOT PART OF THE EXISTING DRIVEWAY OR VINEYARD DEVELOPMENT (0.11 ACRES)
- TREE AND TREE CANOPY TO BE REMOVED (2,143 SQ FT / .05 ACRES)



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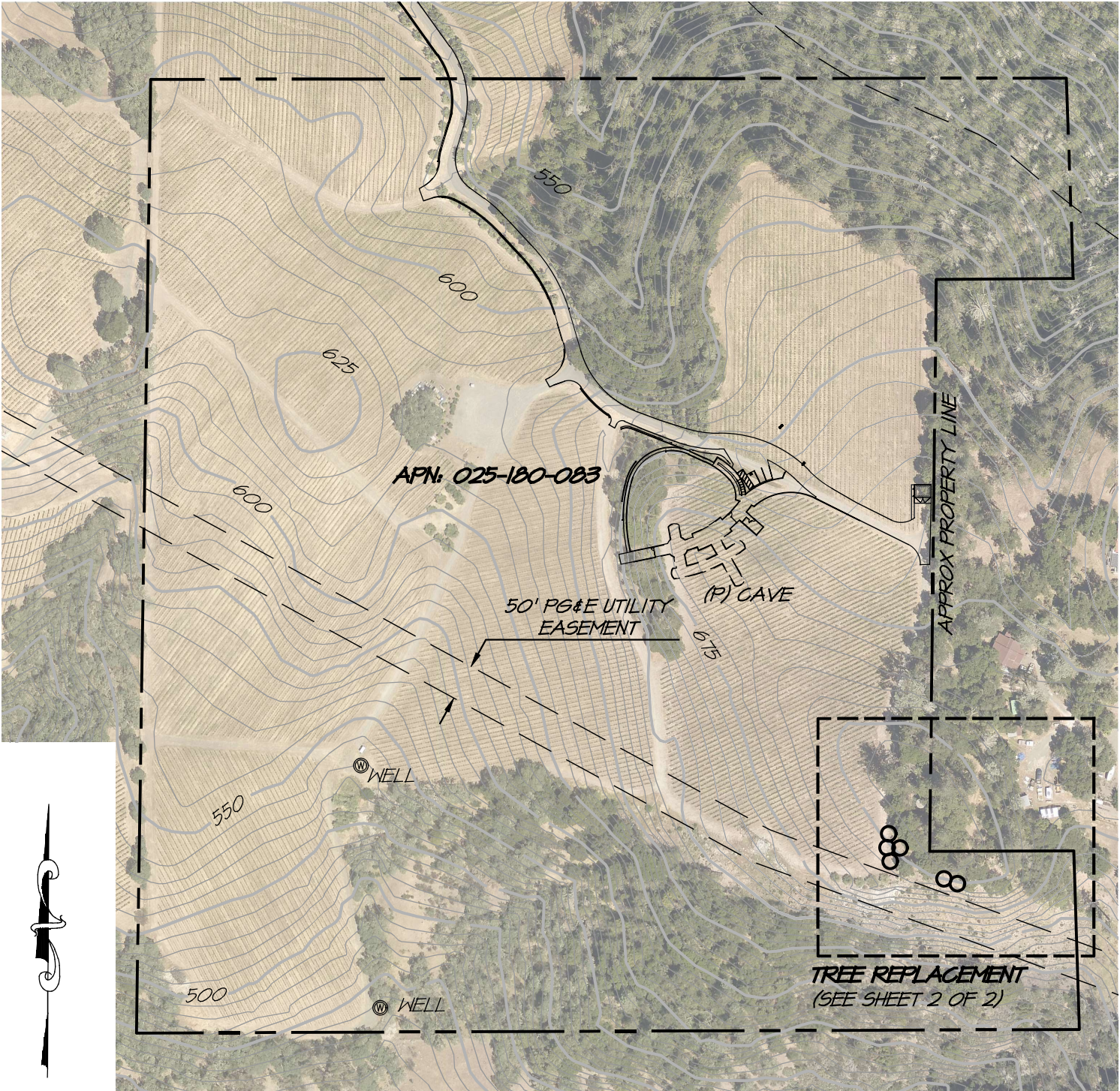
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FEB 3, 2025 4122083.0 Exh-Disturbed.dwg

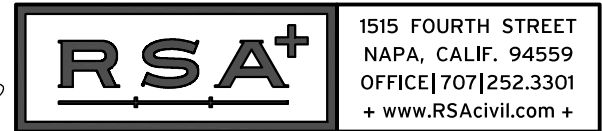
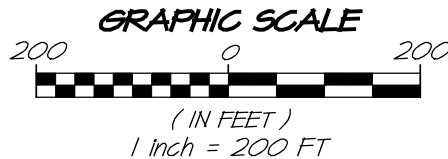
SCHLATER FAMILY ESTATE, LLC

SITE MAP - TREE REPLACEMENT

NAPA COUNTY CALIFORNIA



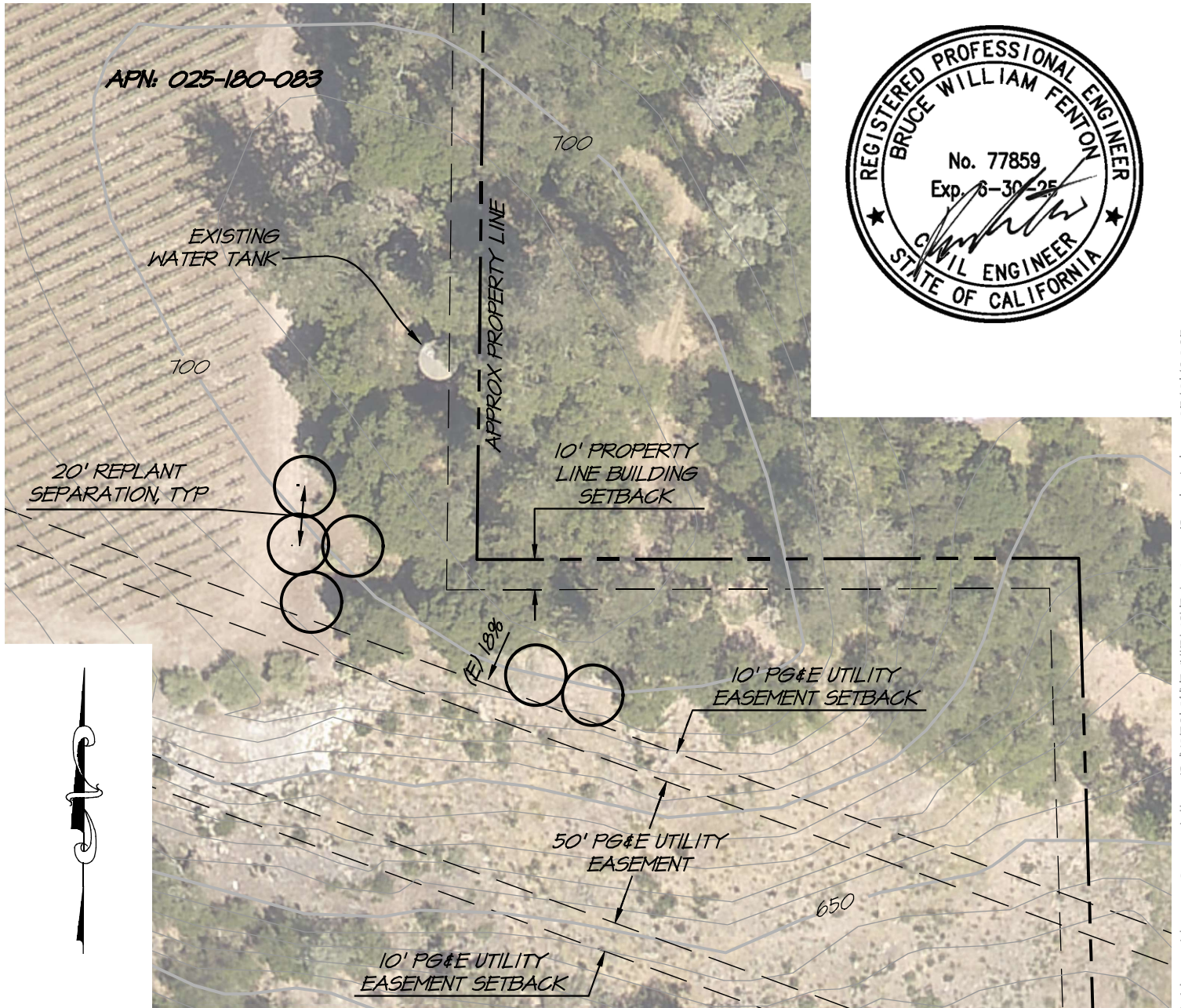
BOUNDARY NOTE:
BOUNDARY AND CONTOURS TAKEN FROM
NAPA COUNTY GIS DATA AND SHOULD BE
CONSIDERED APPROXIMATE.



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MAY 1, 2025 4/22083.0 1 of 2

SCHLATER FAMILY ESTATE, LLC TREE REPLACEMENT LOCATION

NAPA COUNTY CALIFORNIA



NOTES

1. EXISTING TREES SCHEDULED TO BE REMOVED MUST HAVE AN ARBORIST REPORT CONFIRMING THE SPECIES OF TREE PRIOR TO REMOVING AND REPLACING THE TREE (LIKE-FOR-LIKE) AT A 3:1 RATIO.
2. FINAL LOCATION OF THE PROPOSED TREE REPLANTS SHALL BE VERIFIED AND APPROVED BY THE OWNER, ENGINEER AND COUNTY PRIOR TO PLACEMENT.

BOUNDARY NOTE:

BOUNDARY AND CONTOURS TAKEN FROM NAPA COUNTY GIS DATA AND SHOULD BE CONSIDERED APPROXIMATE.

GRAPHIC SCALE

