

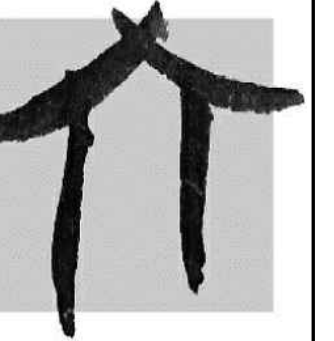
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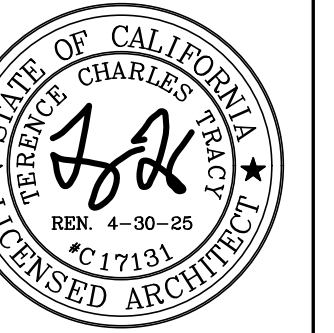
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PLAN CHECK
RESUBMITTAL



**TERRY
TRACY
ARCHITECT**

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707-363-1478
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PROJECT

WRIGHT'S
CORNER INC.
2022
USE PERMIT

4370, 4372 & 4374
OLD SONOMA HWY.
NAPA, CA 94558

APN 047-110-017

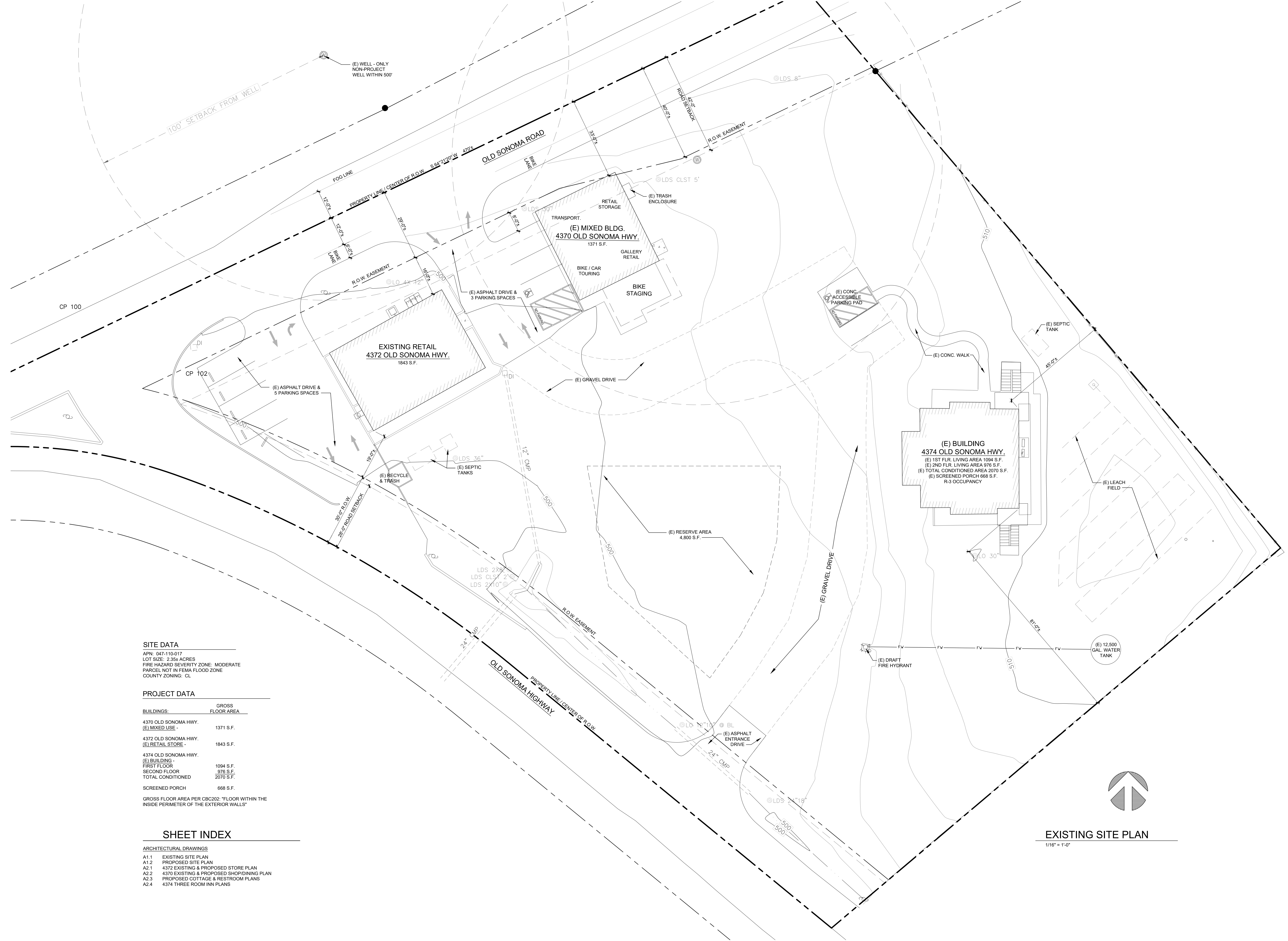
SHEET DESCRIPTION

EXISTING
SITE
PLAN

RAWN:	DATE
TCT	9-26-2022

SHEET

A1.1



REVISIONS

3/22/2023
USE PERMIT
PLAN CHECK



ECT

70, 4372 & 4374
SONOMA HWY.
TAPPA, CA 94558

PN 047-110-017

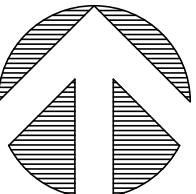
DESCRIPTION

PROPOSED SITE PLAN

N:

CT

A1.2



PROPOSED SITE PLAN

$$1/16'' = 1'-0''$$

- ACCESSIBLE PATH: PER CBC 11B
5% MAX. SLOPE IN DIRECTION OF TRAVEL,
8% MAX. SLOPE AT RAMPS,
& 2% MAX. CROSS SLOPE

SITE DATA

APN: 047-110-017
LOT SIZE: 2.35± ACRES
FIRE HAZARD SEVERITY ZONE: MODERATE
PARCEL NOT IN FEMA FLOOD ZONE
COUNTY ZONING: CL

PROJECT DATA

BUILDINGS:	GROSS FLOOR AREA	CBC OCCUPANTS	CPC OCCUPANTS	PARKING SPACES
4370 OLD SONOMA HWY. TAVERN TASTING BAR -	1371 S.F.	48 OCC.	16M / 16F	12 SPACES
4372 OLD SONOMA HWY. (E) RETAIL STORE -	1843 S.F.	40 OCC.	11M / 11F	8 SPACES
4374 OLD SONOMA HWY. THREE ROOM INN - FIRST FLOOR	1094 S.F.			
SECOND FLOOR	976 S.F.			
TOTAL CONDITIONED SCREENED PORCH	2070 S.F. 668 S.F.	10 OCC.		4 SPACES
(N) COTTAGES - 5 @ 635 S.F.	3175 S.F.	15 OCC.		5 SPACES
(N) RESTROOMS -	369 S.F.			
MOBILE COFFEE CART	130 S.F.			
SMALL OUTDOOR RETAIL/EVENT YARD	900 S.F.		15M / 15F	
LARGE OUTDOOR EVENT YARD	1800 S.F.		30M / 30F	
TOTAL			72M / 72F	29 SPACES
TOTAL REQD. ACCESSIBLE SPACES (PER CBC 11B)				2 SPACES
TOTAL PARKING SPACES PROVIDED				36 SPACES

WATER CLOSETS REQUIRED (CPC TABLE 422.1)	1 M / 3 F
URINALS REQUIRED (CPC TABLE 422.1)	1 M
LAVATORIES REQUIRED (CPC TABLE 422.1)	1 M / 1 F

GROSS FLOOR AREA PER CBC202: "FLOOR WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS"

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PROJECT

**WRIGHT'S
CORNER INC.
2022
USE PERMIT**

4370, 4372 & 4374
OLD SONOMA HWY.
NAPA, CA 94558

APN 047-110-017

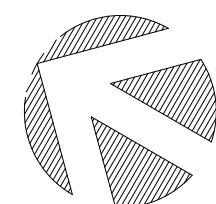
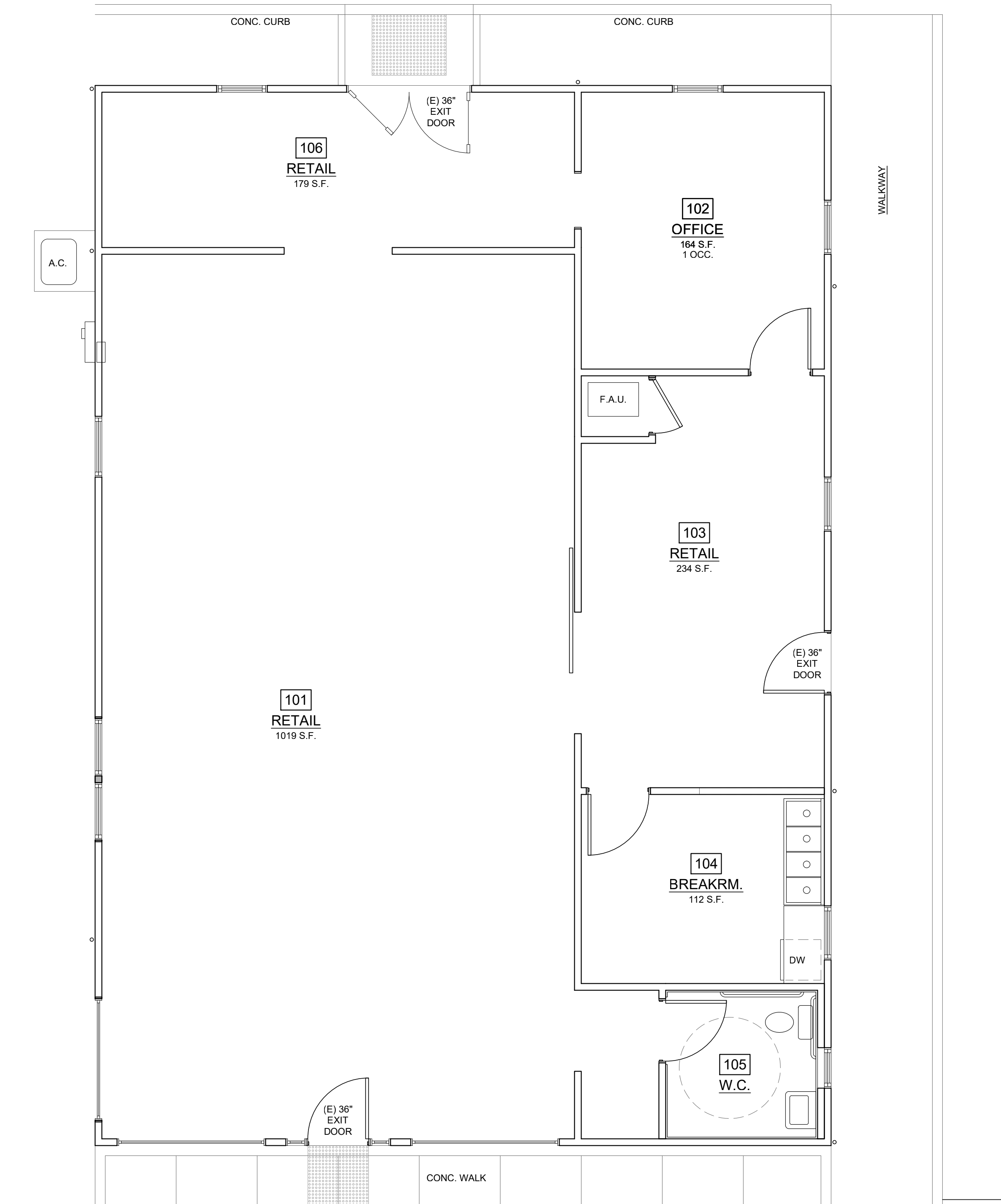
SHEET DESCRIPTION

**4372
EXISTING &
PROPOSED
STORE
FLOOR
PLANS**

DRAWN: TCT
DATE: 9-26-2022

SHEET

A2.1

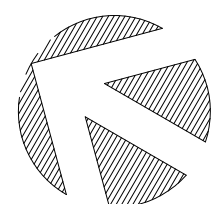
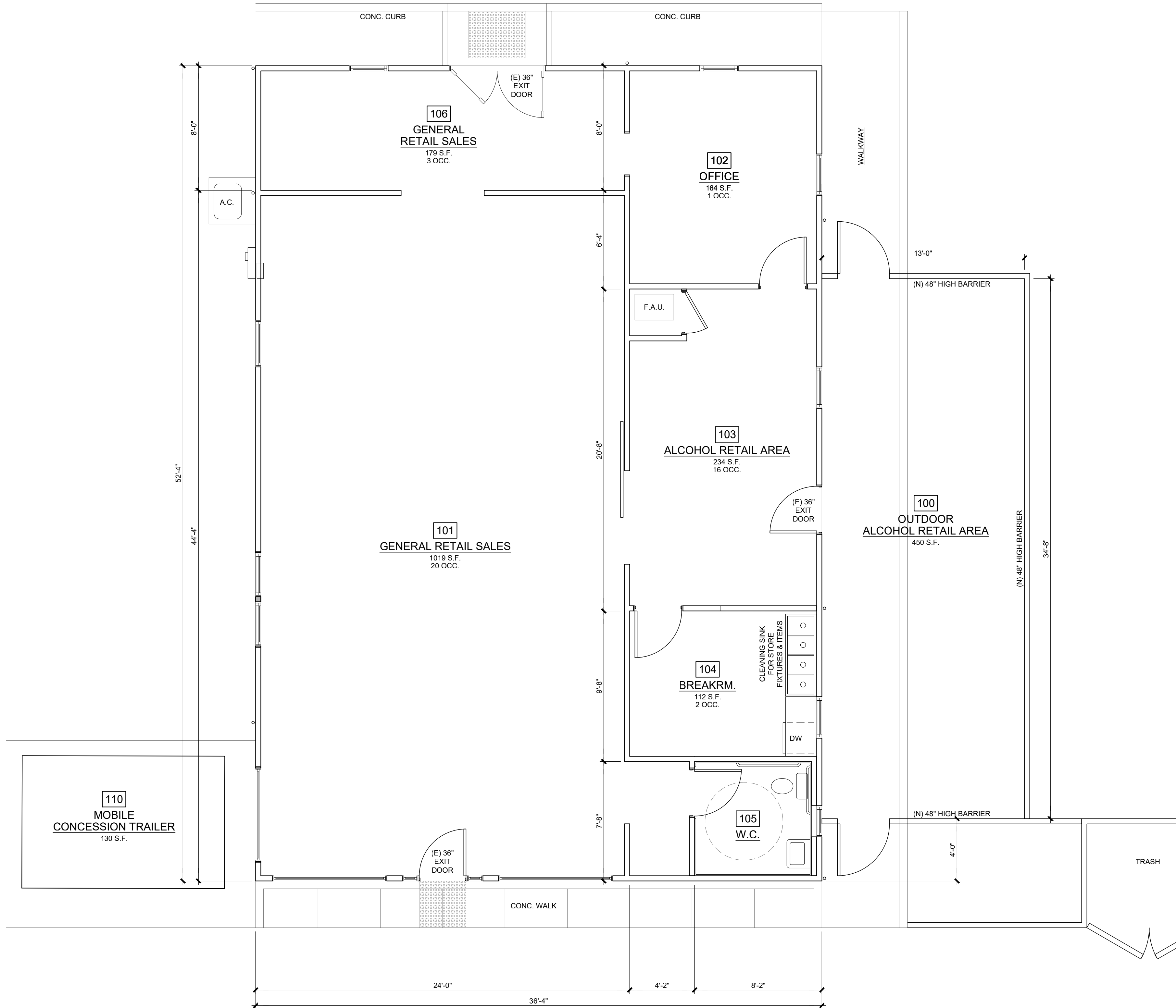


**4372 OLD SONOMA HWY.
EXISTING FLOOR PLAN**

1/4" = 1'-0"

OCCUPANT LOADS - STORE

ROOM	AREA	CBC OCC. LOAD	CPC OCC. LOAD
101 GENERAL RETAIL SALES	1019 S.F.	17	10
102 OFFICE	164 S.F.	2	1
103 ALCOHOL RETAIL AREA	234 S.F.	16	8
104 BREAKROOM	112 S.F.	2	1
105 W.C.	55 S.F.		
106 GENERAL RETAIL SALES	179 S.F.	3	2
TOTAL CLEAR SPACE	1763 S.F.	40	22
TOTAL GROSS FLOOR AREA	1843 S.F.		
MOBILE CONCESSION TRAILER	130 S.F.		
OUTSIDE ALCOHOL RETAIL AREA	450 S.F.		



**4372 OLD SONOMA HWY.
PROPOSED FLOOR PLAN**

1/4" = 1'-0"

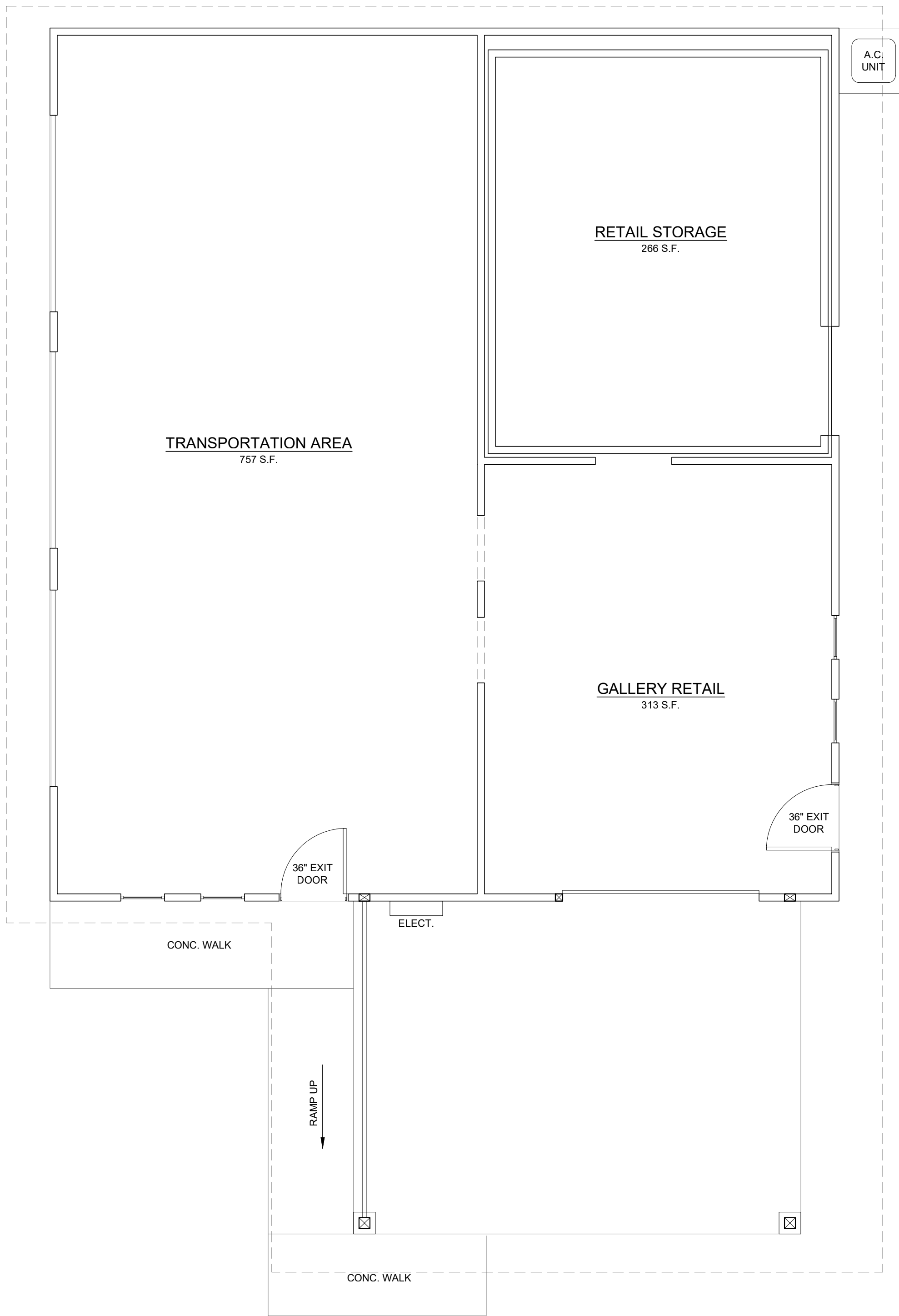
PROJECT DATA - STORE

COUNTY ZONING: CL
FIRE HAZARD SEVERITY ZONE: MODERATE
NO. OF STORIES: 1
BUILDING HEIGHT: 14 FT.

OCCUPANCY: M
BUILDING TYPE: V-B
NO AUTOMATIC FIRE SPRINKLER SYSTEM

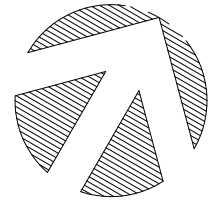
CBC TABLE 504.3 ALLOWABLE HEIGHT = 40 FT.
CBC TABLE 504.3 MAXIMUM STORIES = 1
CBC TABLE 506.2 MAXIMUM AREA = 9,000 S.F.

EXITING: MAXIMUM 49 OCCUPANTS ONLY REQUIRE ONE EXIT.
ROOMS EXIT TO EXTERIOR THROUGH 36" WIDE HINGED DOORS.



4370 OLD SONOMA HWY.
EXISTING - SHOP PLAN

1/4" = 1'-0"



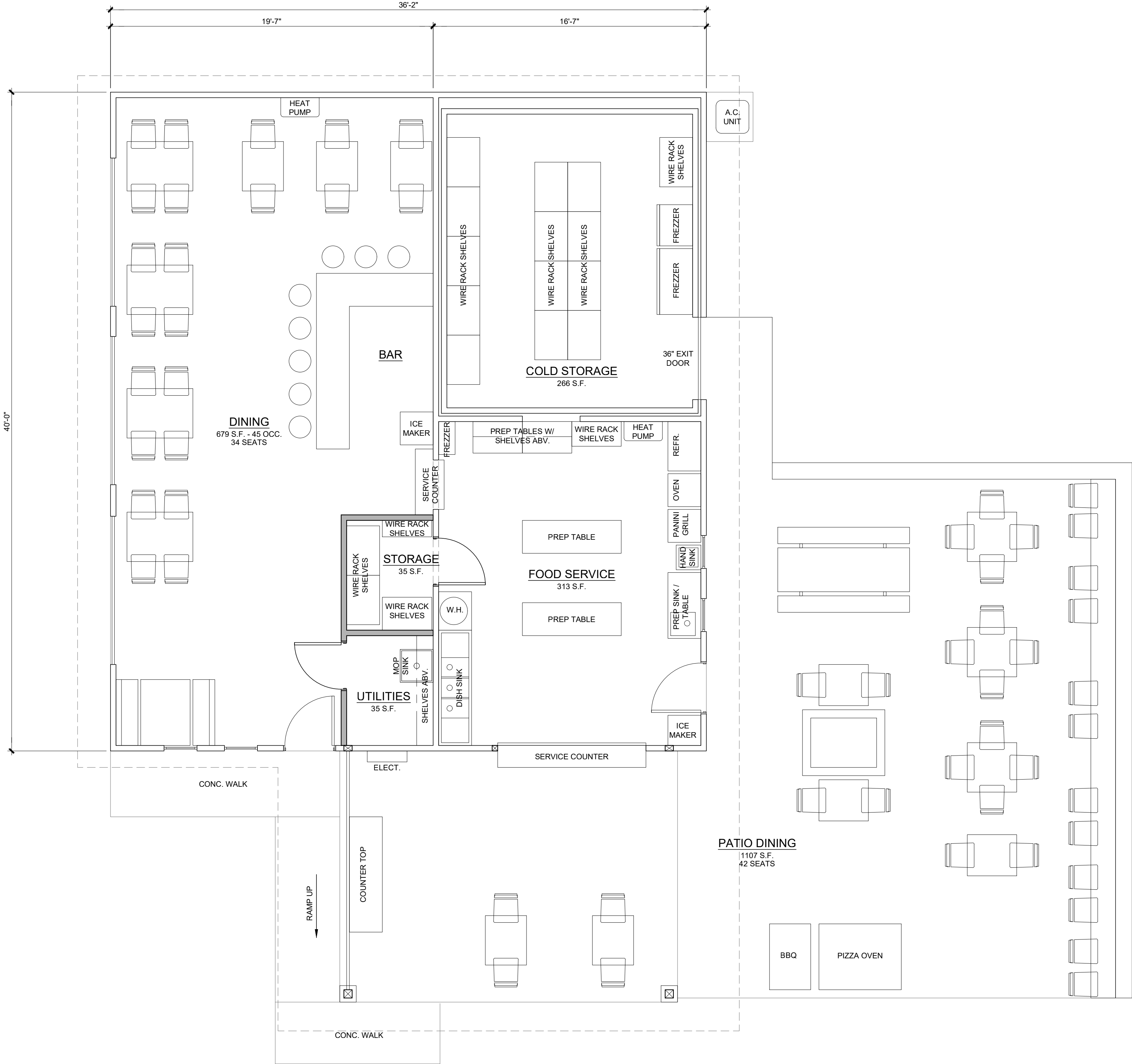
PROJECT DATA - TAVERN TASTING BAR

COUNTY ZONING: CL
FIRE HAZARD SEVERITY ZONE: MODERATE
NO. OF STORIES: 1
BUILDING HEIGHT: 14 FT.

OCCUPANCY: A-2
BUILDING TYPE: V-B
NO AUTOMATIC FIRE SPRINKLER SYSTEM

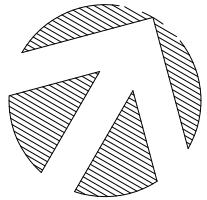
CBC TABLE 504.3 ALLOWABLE HEIGHT = 40 FT.
CBC TABLE 504.3 MAXIMUM STORIES = 1
CBC TABLE 506.2 MAXIMUM AREA = 6,000 S.F.

EXITING: MAXIMUM 49 OCCUPANTS ONLY REQUIRE ONE EXIT.
ROOMS EXIT TO EXTERIOR THROUGH 36" WIDE HINGED DOORS.



4370 OLD SONOMA HWY.
PROPOSED - TAVERN TASTING BAR FLOOR PLAN

1/4" = 1'-0"



OCCUPANT LOADS - TAVERN TASTING BAR

ROOM	AREA	CBC OCC. LOAD	CPC OCC. LOAD
DINING	679 S.F.	45	23
COLD STORAGE	266 S.F.	1	1
FOOD SERVICE	313 S.F.	2	7
STORAGE	35 S.F.	0	0
UTILITIES	35 S.F.	0	0
TOTAL CLEAR SPACE	1328 S.F.	48	31
TOTAL GROSS FLOOR AREA	1371 S.F.		16 MALE/ 16 FEMALE

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- 3/22/2023
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PLAN CHECK
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PLAN CHECK
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PROJECT

WRIGHT'S CORNER INC.
2022
USE PERMIT

4370, 4372 & 4374
OLD SONOMA HWY.
NAPA, CA 94558

APN 047-110-017

SHEET DESCRIPTION

**4370 EXISTING
SHOP PLAN
& PROPOSED
TAVERN
TASTING BAR
PLAN**

DRAWN: TCT
DATE: 9-26-2022

SHEET

A2.2

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PROJECT

**WRIGHT'S CORNER INC.
2022
USE PERMIT**

4370, 4372 & 4374
OLD SONOMA HWY.
NAPA, CA 94558

APN 047-110-017

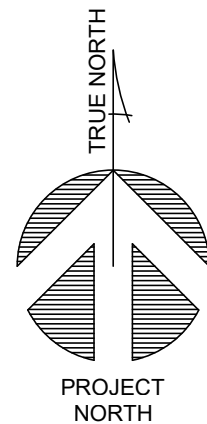
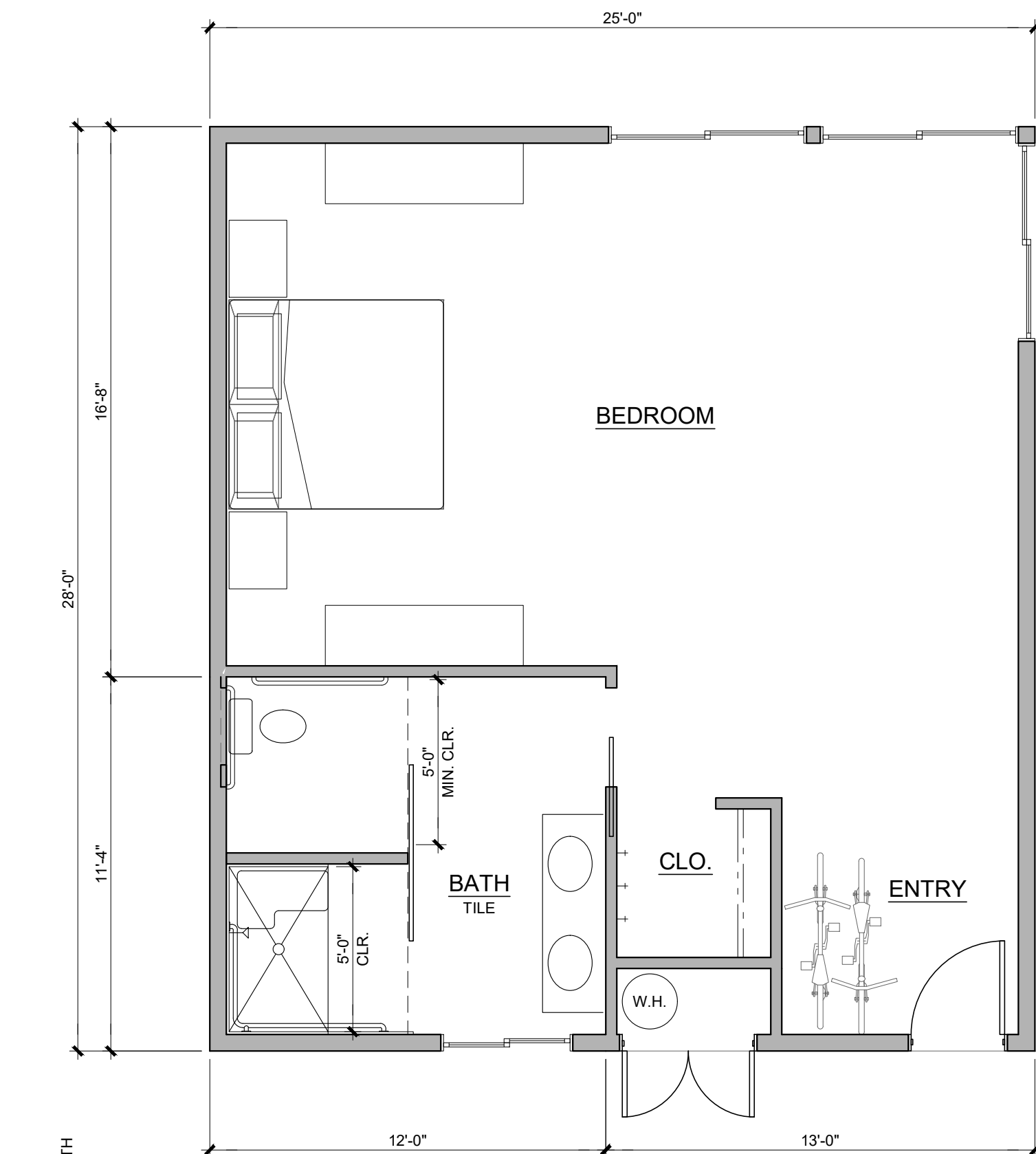
SHEET DESCRIPTION

**PROPOSED
NEW
COTTAGE &
RESTROOM
FLOOR
PLANS**

DRAWN: TCT
DATE: 9-26-2022

SHEET

A2.3



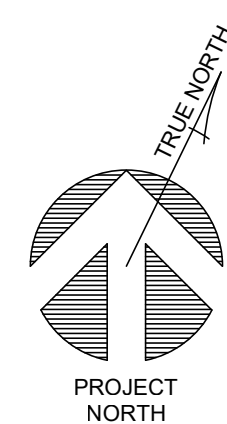
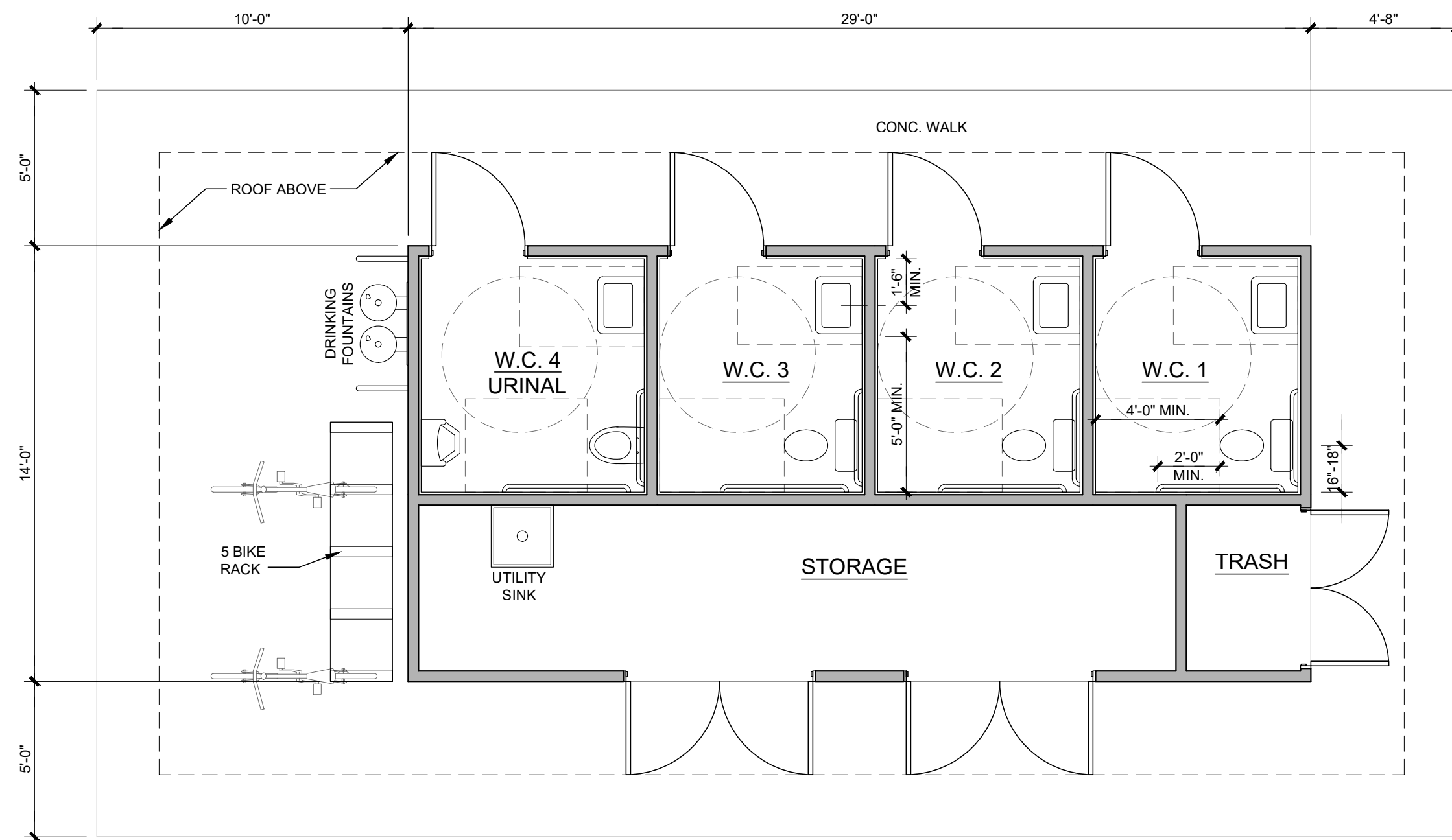
COTTAGE FLOOR PLAN

1/4" = 1'-0"

PROJECT DATA - COTTAGES

COUNTY ZONING: CL
FIRE HAZARD SEVERITY ZONE: MODERATE
NO. OF STORIES: 1
BUILDING HEIGHT: 14 FT.

OCCUPANCY: R-3
BUILDING TYPE: V-B
AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13D
GROSS FLOOR AREA: 635 S.F.
OCCUPANT LOAD: 3



RESTROOM / STORAGE BUILDING PLAN

1/4" = 1'-0"

PROJECT DATA - RESTROOMS

COUNTY ZONING: CL
FIRE HAZARD SEVERITY ZONE: MODERATE
NO. OF STORIES: 1
BUILDING HEIGHT: 14 FT.

OCCUPANCY: U
BUILDING TYPE: V-B
NO AUTOMATIC FIRE SPRINKLER SYSTEM
GROSS FLOOR AREA: 378 S.F.

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PROJECT

**WRIGHT'S
CORNER INC.
2022
USE PERMIT**

4370, 4372 & 4374
OLD SONOMA HWY.
NAPA, CA 94558
APN 047-110-017

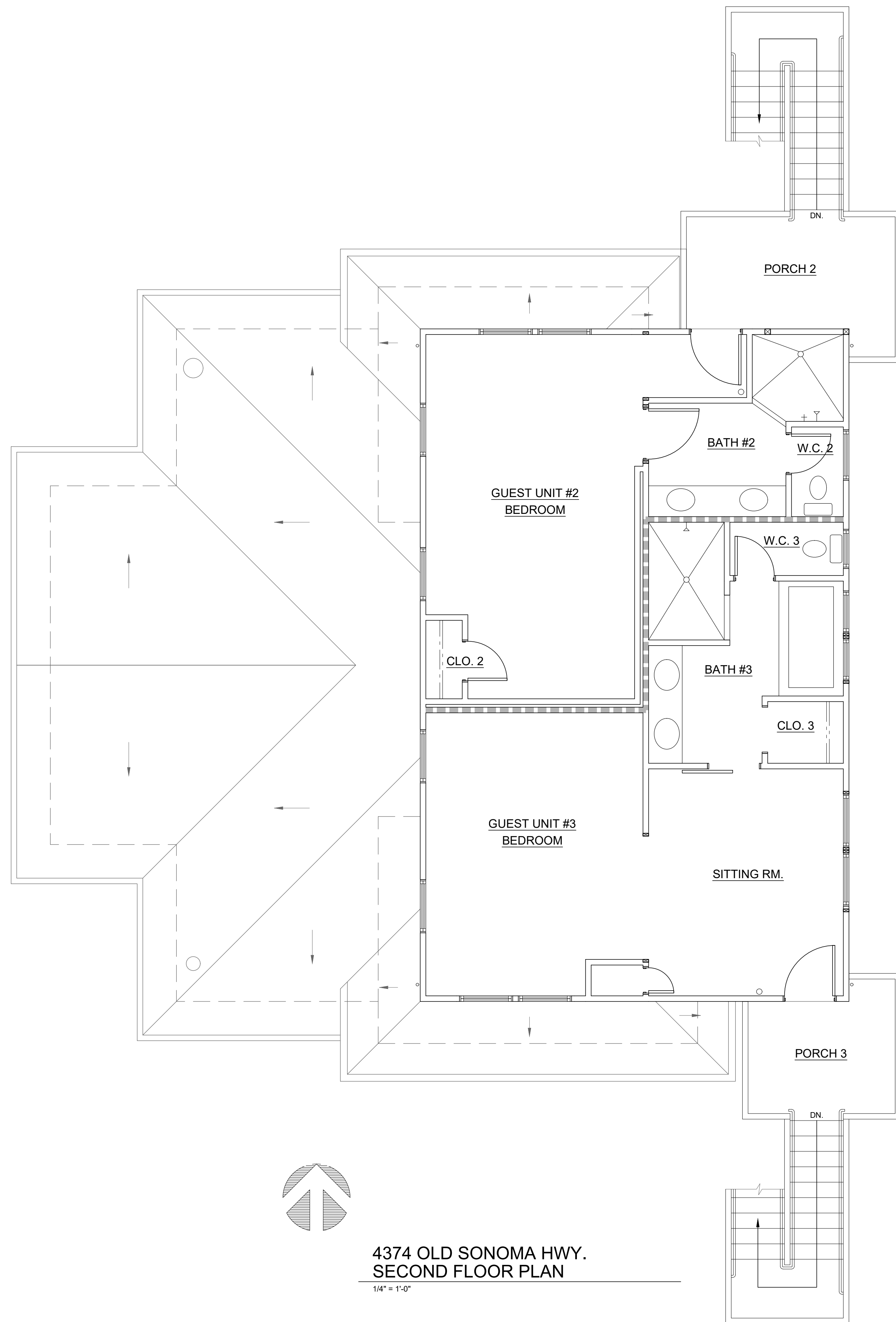
SHEET DESCRIPTION

**4374
THREE ROOM
INN PLANS**

DRAWN: TCT
DATE: 9-26-2022

SHEET

A2.4



**4374 OLD SONOMA HWY.
SECOND FLOOR PLAN**

1/4" = 1'-0"

**4374 OLD SONOMA HWY.
PROJECT DATA - THREE ROOM INN**

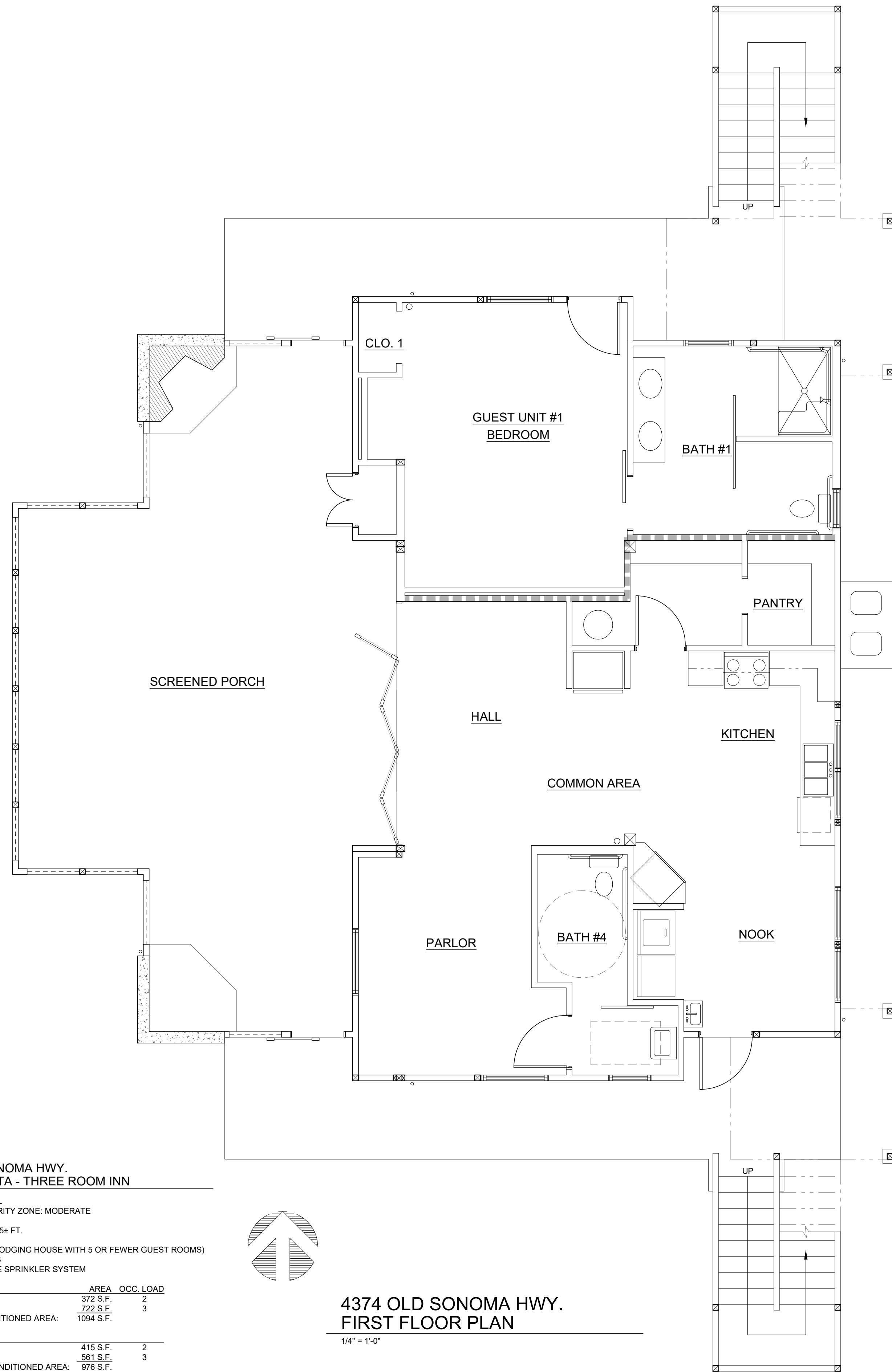
COUNTY ZONING: CL
FIRE HAZARD SEVERITY ZONE: MODERATE
NO. OF STORIES: 2
BUILDING HEIGHT: 25± FT.
OCCUPANCY: R-3 (LODGING HOUSE WITH 5 OR FEWER GUEST ROOMS)
BUILDING TYPE: V-B
NO AUTOMATIC FIRE SPRINKLER SYSTEM

FIRST FLOOR	AREA	OCC. LOAD
GUEST UNIT #1	372 S.F.	2
COMMON AREA	722 S.F.	3
FIRST FLOOR CONDITIONED AREA:	1094 S.F.	

SECOND FLOOR	AREA	OCC. LOAD
GUEST UNIT #2	415 S.F.	2
GUEST UNIT #3	561 S.F.	3
SECOND FLOOR CONDITIONED AREA:	976 S.F.	

TOTAL CONDITIONED AREA: 2070 S.F.
SCREENED PORCH: 668 S.F.

OCCUPANT TOTAL: 10



**4374 OLD SONOMA HWY.
FIRST FLOOR PLAN**

1/4" = 1'-0"

Application Number: P22-00241

Revised Date: 01/27/2024

Project Name: THE WRIGHT CORNER USE PERMIT MODIFICATION

**Owner - The Wright Corner, Inc.
4374 Old Sonoma Hwy. Napa CA 94559**

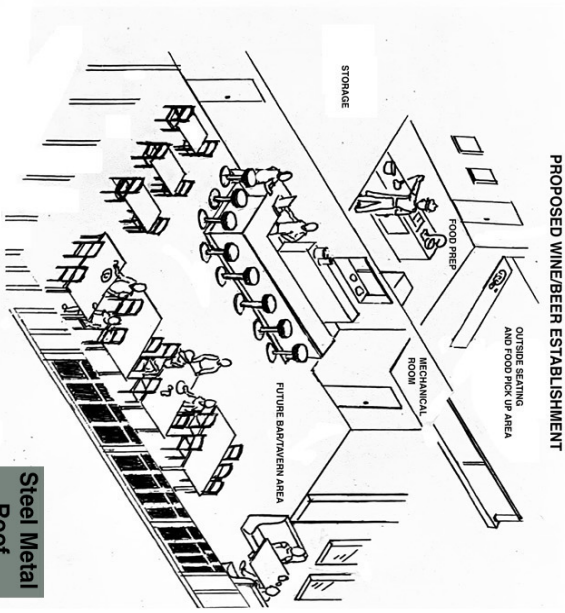
APN 047-110-017

Applicants representative:

Kerry Smith
4374 Old Sonoma Hwy., Napa, CA
(707) 812-5006
thewrightcorner@earthink.net

BUILDING ELEVATIONS CONTENTS

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• Existing 4372 Old Sonoma Hwy.	3
• Proposed Mobile Concession Trailer	4
• Existing 4374 Old Sonoma Hwy.	5
• Proposed 4374 Old Sonoma Hwy. Cottages	6
• Proposed Restroom Building	7



PROPOSED WINE/BEER ESTABLISHMENT



Proposed
Black windows
Metal Framed

Steel Metal
Roof
Old Time
Grey
E



EXISTING BUILDING FRONT

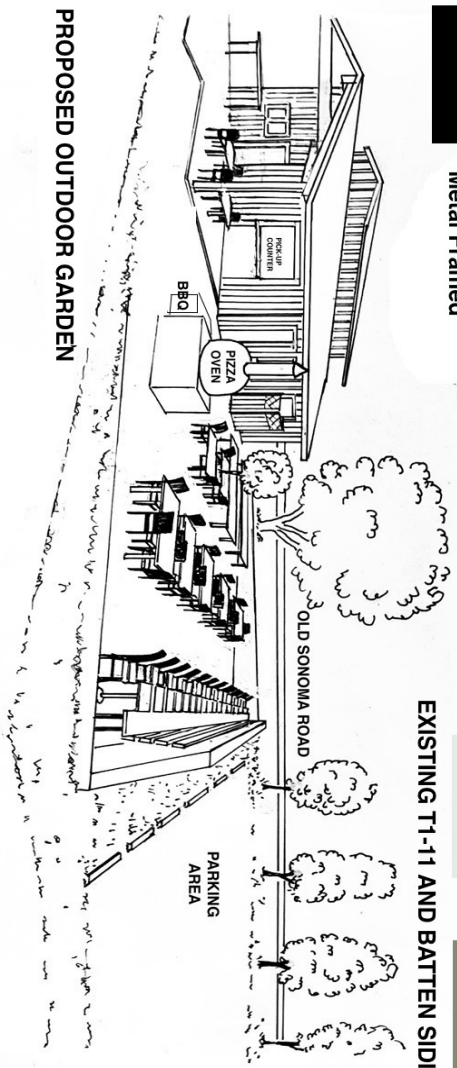


PROPOSED BUILDING FRONT

Trim
Brilliant
White
E

Body
Squirrel
Tail
E

EXISTING T1-11 AND BATTEN SIDING



PROPOSED OUTDOOR GARDEN

4370 Old Sonoma Hwy.



EXISTING BUILDING

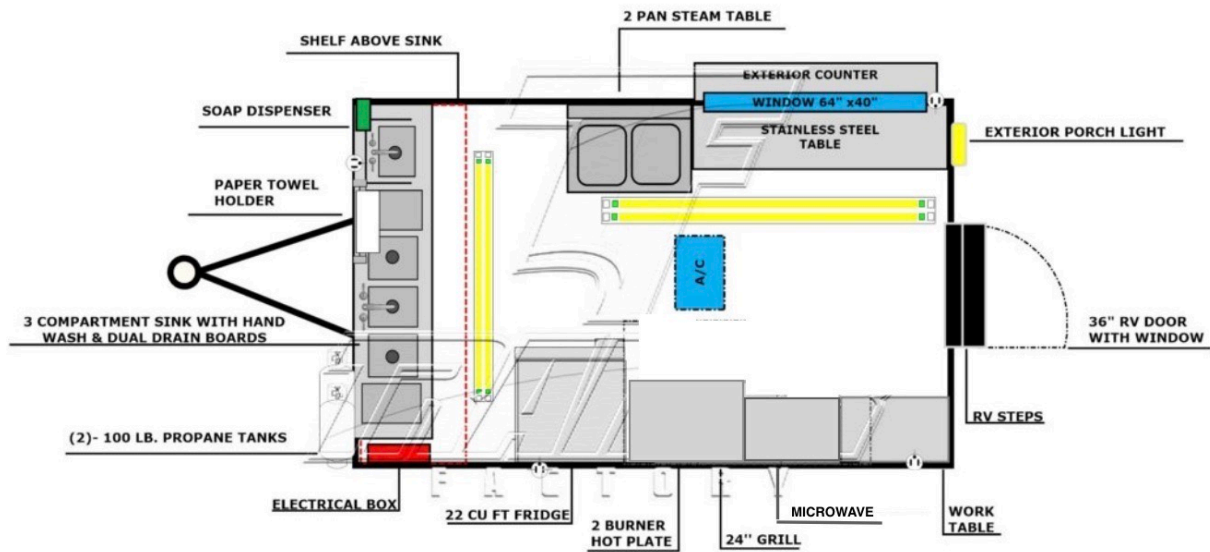
EXISTING 4372 OLD SONOMA HWY.



Colors - Navajo White, Brilliant White trim, Old Town Grey roof, and black window trim.



PROPOSED MOBILE CONCESSION TRAILER



Existing 4374 Old Sonoma Hwy.

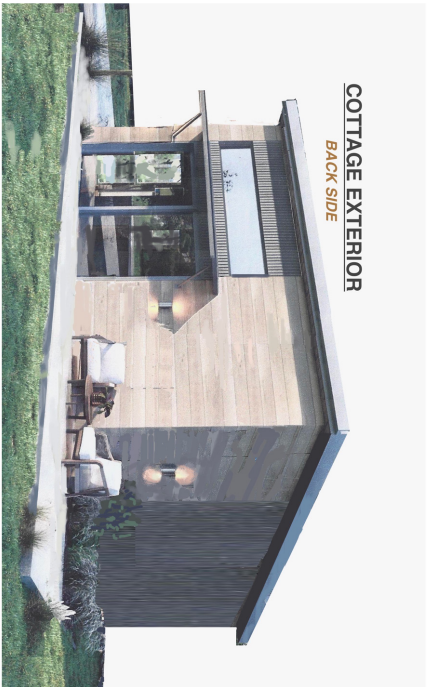
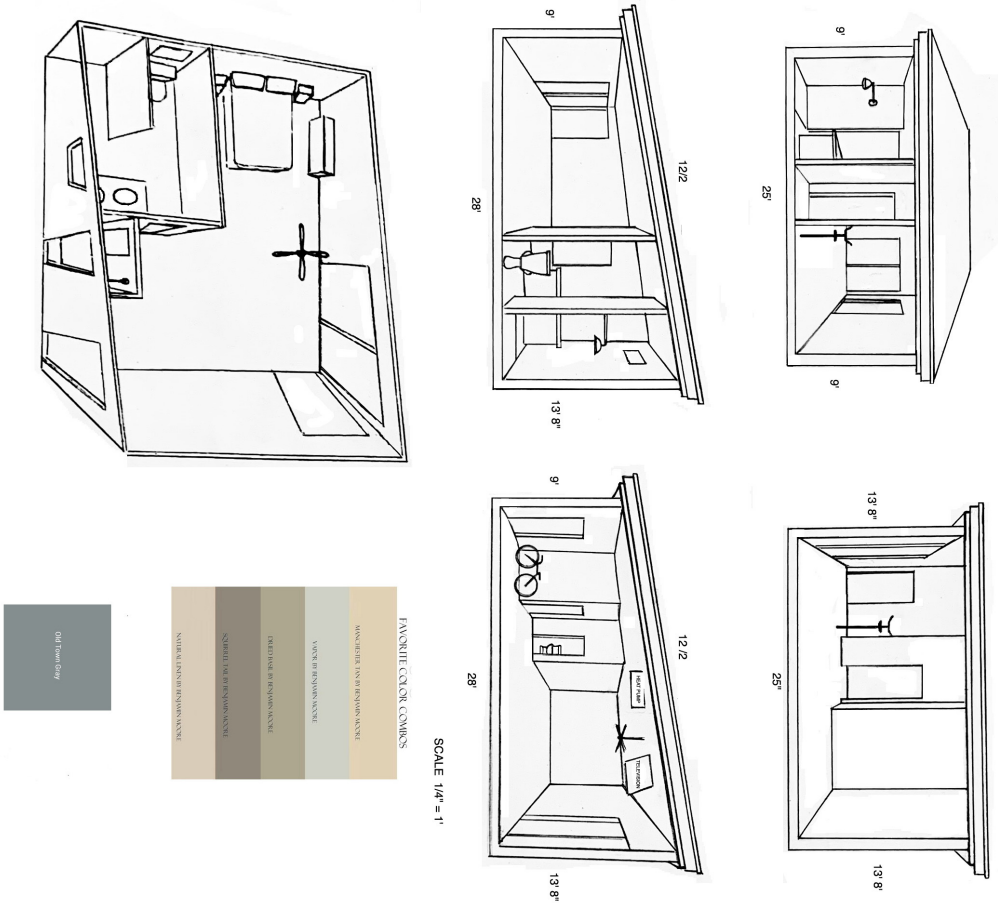


Perfect Taupe
&
Brilliant White

Black Trimmed Metal
Windows and Old
Town Grey Metal Roof

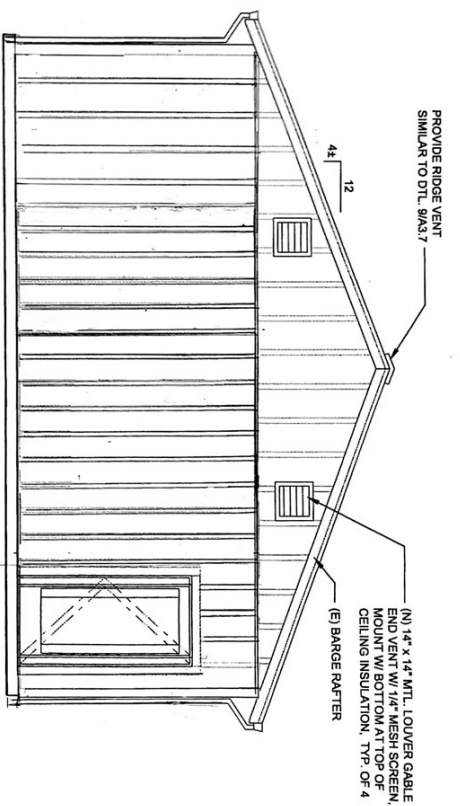
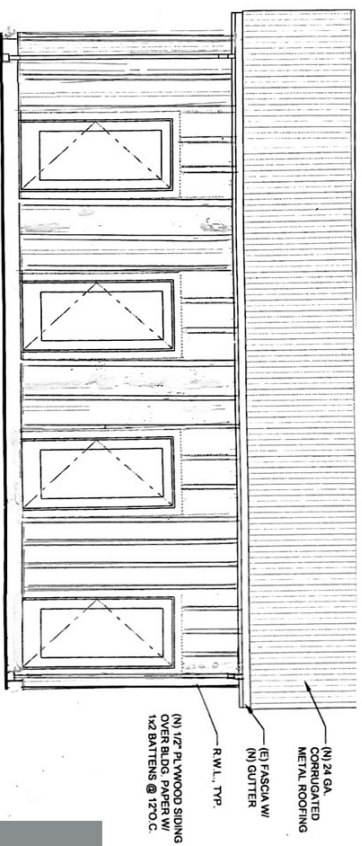


Proposed 4374 Old Sonoma Hwy. Cottages

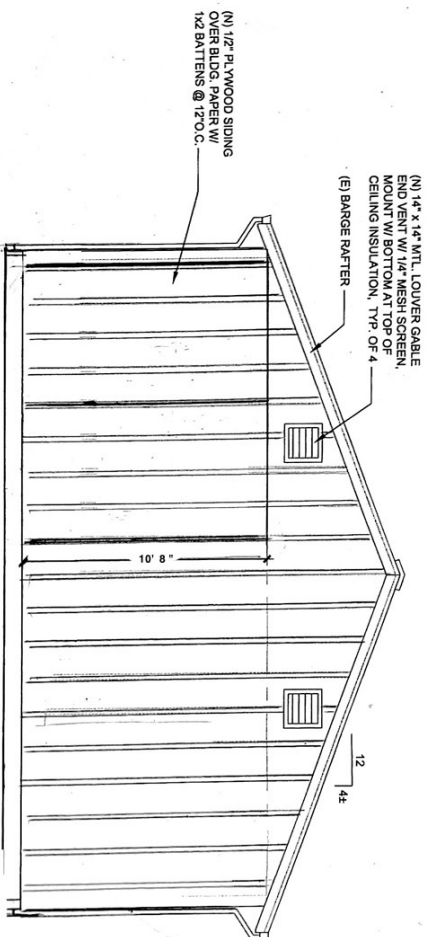
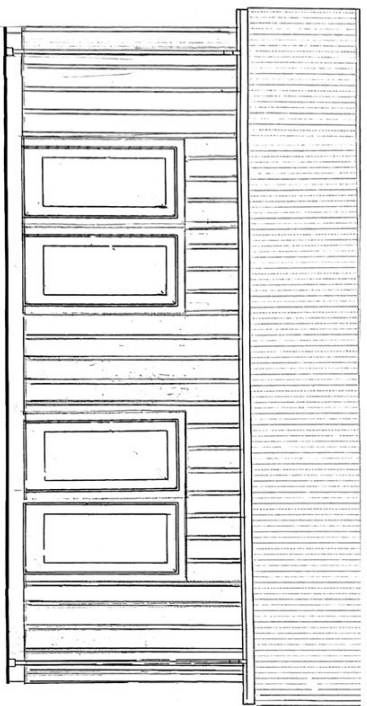


PROPOSED COTTAGE UNIT

STEEL METAL ROOF - OLD TOWN GREY
SIDING - COMBINATION OF DARK GREY VERTICAL SIDING, NATURAL LINEN
TRIM AND DOORS - BRILLIANT WHITE BY BERTRAM MOORE
HARDWARE - BLACK AND BRUSHED NICKEL
SPACED SPOTS - 24" ON CENTER



PROPOSED RESTROOM BUILDING
 STEEL METAL ROOF - OLD TOWN GREY
 SIDING - SQUIRREL TAIL by BENJAMIN MOORE
 TRIM and DOORS - BRILLIANT WHITE by BENJAMIN MOORE
 HARDWARE - BLACK
 DRAIN SPOUTS - SILVER GALVANIZED



BUILT ON EXISTING GRADE - BUILDING HEIGHT 16' 8"

SCALE 1/4" = 1' 0"

Landscaping Plan

Project Name: Wright's Corner
4370 Old Sonoma Hwy, Napa
APN 047-110-017-000

Description: Landscape Site drawing and details

Original submittal date: July 17, 2022

Department: PLANNING DIVISION

Respondent: Kerry Smith

TABLE OF CONTENTS

Description

- Title Page_____1
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- External Lighting _____5
- Identification of Specific Plants _____5-13
- Creator, Date and Signature Page_____14

PROPOSED LANDSCAPE SITE PLAN




**PROPOSED
LANDSCAPE
PLAN**
 1/16" = 1'-0"

KEY TO LANDSCAPE SITE PLAN

SCALE 1/16" = 1'

See Landscape Site plan for location and color reference -

-  EXISTING TREES - Old Walnut (3), Old Pear (1), Old Oak Trees (2), Voluntary trees (one young Walnut, 4 wild Plums) (not watered)
-  EXISTING TREES/PLANTS - to grow 6ft or higher - Olive (27), Texas Privets (17) Blk Stem Pittosporum (9), Lemon (1), Phormium (1)
All plants and trees on drip system - 6599 gallons a year
-  EXISTING GROUND COVER - Vinca Minor, Rosemary (14), California Poppies, White Clover
(not watered)
-  EXISTING PLANTS - to grow 6ft or shorter - Rosemary, Roses, Lilac, Salvia, Irises, Coleonema, Viburnum Tinus, Chinese Ibis, Phormium -
All plants on drip system - 4653 gallons a year
-  EXISTING GROUND COVER - Vinca Minor, Rosemary, California Poppies, White Clover
All plants on drip system - 32,850 gallons a year
-  NEW TREES (to grow 6ft. or higher) - Olive Trees (7), Cypress (3) and Lemon (1).
All trees on drip system (see drawing) - 2677 gallons a year
-  NEW GROUND COVER - Periwinkle/creeping myrtle (Vinca minor) – Periwinkle/creeping myrtle, Creeping mahonia/Oregon grape, Sweet woodruff, Creeping thyme.
All plants on drip system (see drawing). Estimate 98,550 gallons a year.



NEW GROUND COVER - Alyssum Seeds, Creeping Thyme Seeds. The best plants to use directly above the drainpipes of any septic leach field are herbaceous plants that have a shallow root system. These ground covers plants provide effective protection against erosion without clogging or damaging the pipes.

All plants watered by future septic system.



NEW PLANTS (NOT 6FT OR HIGHER) - none planned



EXISTING CONTROL BOXES FOR DRIP SYSTEMS - Main controllers of watering system within existing transportation building. There are six distribution stations around the property.

U2,3,4 U5,6,7 U8,9,10,11 & 12, 1,2,3,4 5,6,7,8 9,10,11,12
(see LANDSCAPE PLAN for detailed zone information)

THERE WILL BE NO REMOVAL OF ANY TREE, BUSH OR SHRUB ASSOCIATED WITH THE REQUESTED MODIFICATION.

All parking areas shall be screened from public streets. All parking areas shall provide interior landscaping for shade and visual enhancement where possible. Will have 1 tree per every 30 feet of frontage (21) and/or 1 tree per 3 single spaces, 1 per 6 double parking spaces. Will far exceed the minimum 10 sq. ft. of landscape area for each parking space required by the County. Large shrub clusters to be maintained at 36" tall.

Fencing has been installed to block the view of the South neighboring boundary to protect the neighbor from a direct line of view of the commercial operations. The Eastern neighboring parcel seats back behind a vineyard and is situated by placement and elevation that the sites commercial operations would not interfere with the neighbor's view central to their residence. Therefore the property on the Eastside to remain an open barrier.



NEW DECOMPOSED GRANITE



NEW CRUSTED BLUESTONE GRAVEL



NEW CONCRETE

EXTERNAL LIGHTING - Around buildings and within the landscape area is to be down lighting and dawn to dusk and/or motion detection where possible. Lighting to be only where necessary for safe path travel and as low to the ground as possible and shall be the minimum for necessary security, safety or operations. Bulbs use will be highly efficient bulbs only.

Plan to use assorted plants as shown below. Using taller ground covers for larger areas that are mostly native to California and drought tolerant. The taller ground covers are generally just easier and cheaper. Will mix and match as most of the natives look good together. Based on availability would use the plants as follows:



Achillea borealis
island pink yarrow



Achillea millifolium
yarrow



Arctostaphylos uva-ursi 'Wood's Compact'
manzanita



Arctostaphylos x 'Emerald Carpet'
bearberry



Asarum caudatum
wild ginger



Baccharis pilularis 'Pigeon Point'
dwarf coyote bush



Calamagrostis foliosa
Leafy Reed Grass



Carex pansa
California meadow grass



Ceanothus gloriosus 'Anchor Bay'
wild lilac



Ceanothus griseus horizontalis
Carmel Creeper Ceanothus



Clematis ligusticifolia
virgin's bower



Deschampsia caespitosa holciformis 'Sonoma Coast'
tufted hair grass



Epilobium septentrionale 'Wayne's Silver'
California Fuchsia



Eriogonum fasciculatum 'Warriner Lytle'
Warriner Lytle Buckwheat



Eriogonum latifolium rubescens 'Suzi's Red'
Suzi's red buckwheat



Festuca 'Siskiyou Blue'
blue fescue

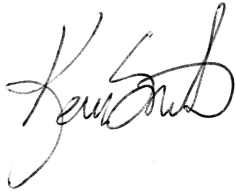


Fragaria vesca
woodland strawberry

Salvia sonomensis works great on those rock quarries that some of you call yards.

The landscaping site drawing and landscaping report were prepared by Kerry Smith the representative for The Wright Corner Inc. If you have any questions please contact me by e-mail at thewrightcorner@earthlink.net. Also, please request an acknowledgement of receipt of the email to assure there was no transmittal delivery error. You can also use postal mail delivery as well at 4370 Old Sonoma Hwy., Napa CA 94559.

Regards,

A handwritten signature in black ink, appearing to read 'Kerry Smith', written in a cursive style.

Date - 2/28/2024