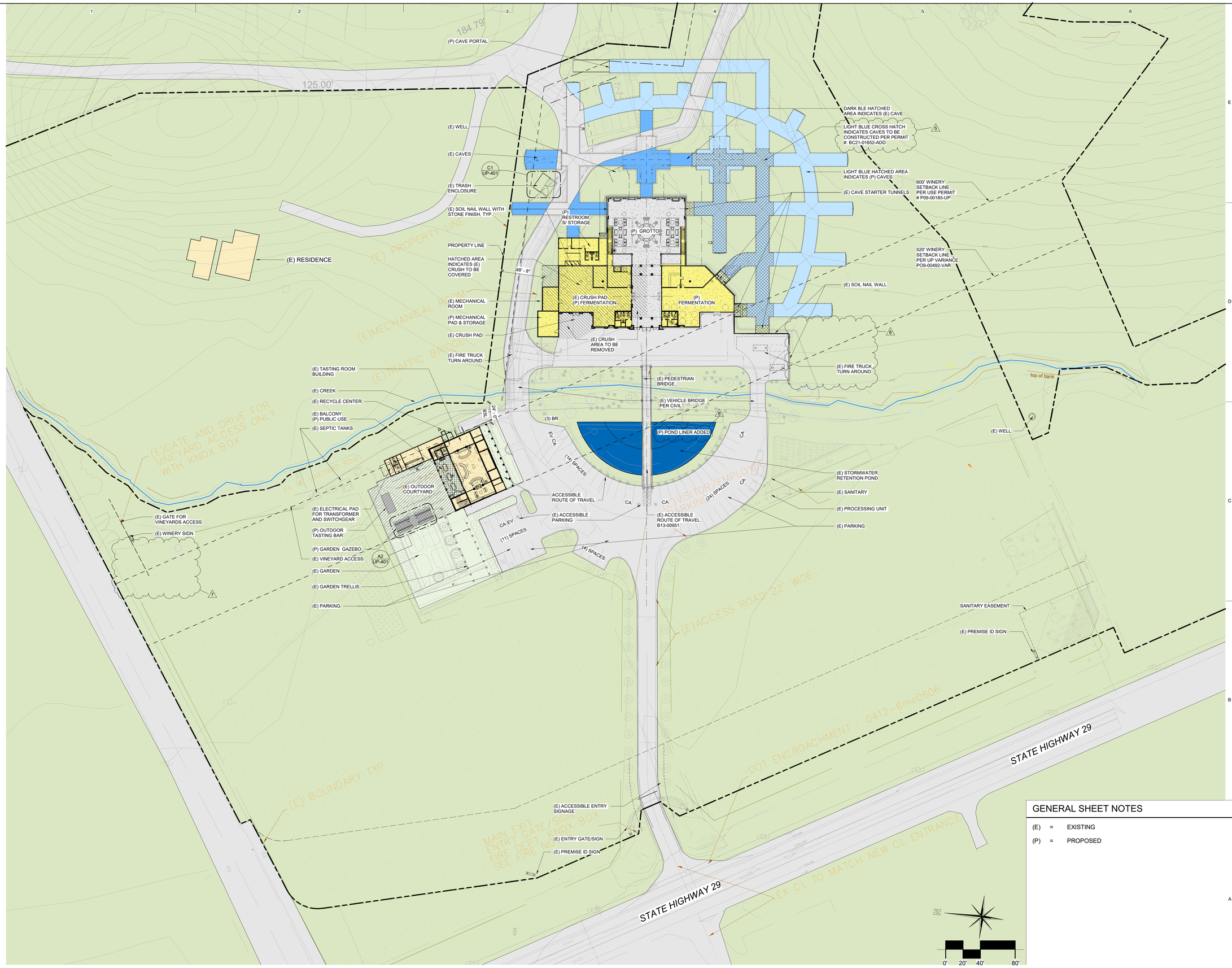

GENERAL SHEET NOTES

(E) = EXISTING

(P) = PROPOSED

A1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

Autodesk Docs://17-047-DDV-Piazza Del Dotto-Major Mod/17-047-DDV-MAJOR MOD.rvt
2/18/2025 10:55:08 AM

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CONSULTANTS

SEAL

Yountville Vineyards

PIAZZA DEL DOTTO

7466 State Highway 29
Yountville, California 94559

NO	DESCRIPTION	DATE
1	Use Permit Revision	10/4/18
2	Use Permit Revision	10/23/19
3	Use Permit Revision	12/22/20
4	Use Permit Revision	06/07/21
5	Use Permit Revision	03/11/22
6	Use Permit Revision	10/10/22
7	Use Permit Revision	11/30/22
8	Use Permit Revision	6/30/23
9	Use Permit Revision	11/30/23
10	Use Permit Revision	01/31/25

DATE:	4/9/18
PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	DAW
CHECKED BY:	KPO

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SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

UP-101



INDEX OF DRAWINGS

UP-100	OVERALL ARCHITECTURAL SITE PLAN
UP-101	ARCHITECTURAL SITE PLAN
UP-102	PERSPECTIVES
UP-105	OVERALL WINERY PLAN
UP-110	GROUND LEVEL FLOOR PLAN
UP-111	SECOND LEVEL FLOOR PLAN
UP-130	ROOF LEVEL PLAN
UP-210	EXTERIOR ELEVATIONS
UP-310	BUILDING SECTIONS
UP-311	BUILDING SECTIONS
UP-401	MISCELLANEOUS STRUCTURES
UP-402	HOSPITATLITY USES
UP-405	OCCUPANCY SEPERATION ANALYSIS, PLUMBING CALCS
UP-410	GROUND LEVEL AREA CALCULATIONS
UP-411	GROUND LEVEL EXITING DIAGRAM
UP-420	SECOND LEVEL AREA CALCULATIONS
UP-421	SECOND LEVEL EXISTING DIAGRAM
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C2 of 7	EXIST IMPROVEMENTS
C3 of 7	PROPOSED IMPROVEMENTS
C4 of 7	EXIST AND PHASE II IMPROVEMENTS
C5 of 7	PHASE II SECONDARY ACCESS ROAD
C6 of 6	FIRE IMPROVEMENTS
C7 of 7	CIRCULATION AND WASTE WATER
SCP1 of 3	STORMWATER CONTROL PLAN AND LOW IMPACT DESIGN EXHIBIT "B"
SCP2 of 3	STORMWATER CONTROL PLAN AND LOW IMPACT DESIGN EXHIBIT "C"
SCP3 of 3	NEW REFLECTING POOL (MOD TO EXIST) FLOW THROUGH PLANTER PLAN
F1 of 1	FIRE TURN EXHIBIT

PROJECT DIRECTORY

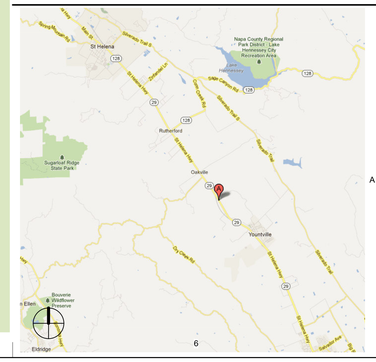
OWNER	**Yountville Vineyards, LLC** **1291 West Zinfandel Lane** **St. Helena, CA 94574** **(707) 963-2134**
GEOTECHNICAL ENGINEER	**RGH Consultants** **PO Box 10830** **Napa, CA 94581** **(707) 252-8105**
CIVIL ENGINEER (OLD)	**Guadalupe S. Chavarria, PE** **PO Box 1782** **Windsor, CA 95492** **(707) 799-5432**
CIVIL ENGINEER (NEW)	**Applied Civil Engineering Incorporated** **2160 Jefferson Street, Suite 120** **Napa, CA 94559** **(707) 320-4968**
ARCHITECT	**O'Malley Wilson Westphal - A/E Alliance** **555 Fifth Street, Suite 200** **Santa Rosa, CA 95401** **(707) 636-0828**
W- TRANS	**W- TRANS** **490 Mendocino Avenue, Suite 201** **Santa Rosa, CA 95401** **(707) 542-9500**

BUILDING DATA

ASSESSOR'S PARCEL NUMBER:	Lot Line Adjustment (LLA) 2106, Adjusted Parcel A (Previously 031-120-031)
ADDRESS:	7466 State Highway 29
ZONING:	AR-Agriculture Reserve
PLANNING APPROVALS:	
USE PERMIT:	P09-00185-UP
VARIANCE:	P09-00492-VAR
MINOR MOD:	P-13-00054
MINOR MOD:	P-14-00141
MINOR MOD:	P-15-00153
SITE AREA:	21.7 ACRES

VICINITY MAP

NO SCALE



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CONSULTANTS

SEAL

Yountville Vineyards

PIAZZA DEL DOTTO

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Yountville, California 94559

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10	Use Permit Revision	01/31/25

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PROJECT PHASE:	UP
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CHECKED BY:	KPO

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SHEET TITLE

OVERALL ARCHITECTURAL SITE PLAN

SHEET NUMBER

UP-100

A1 ARCHITECTURAL SITE PLAN
1" = 80'-0"

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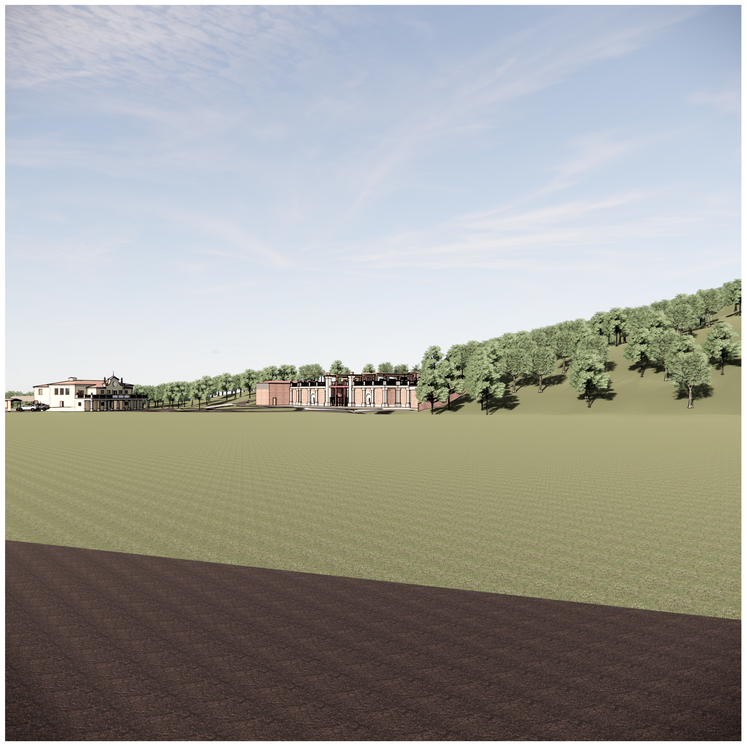
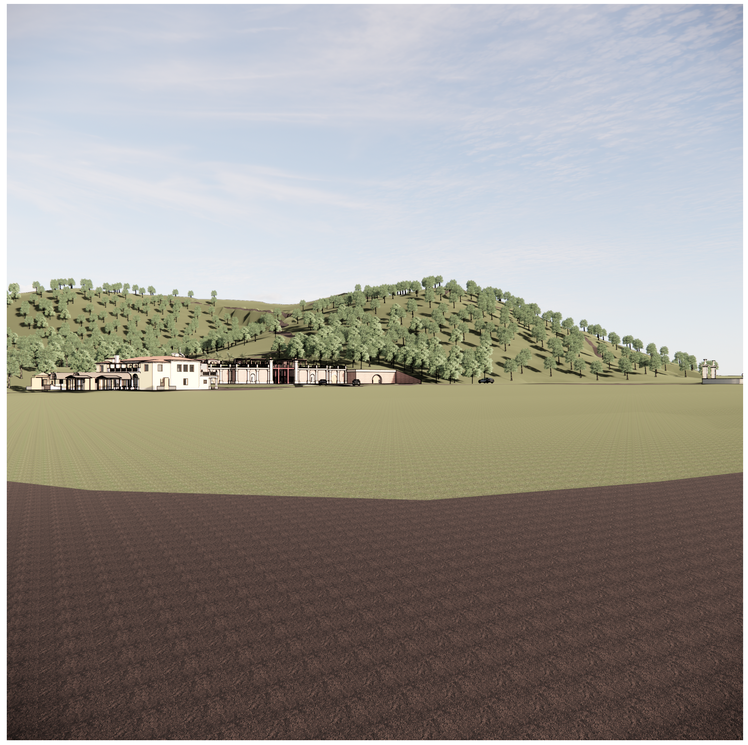


C1 FROM HWY 29 - SOUTH
12" = 1'-0"



C3 FRONT ELEVATION
12" = 1'-0"



A1 FROM HWY 29 & YOUNT MILL ROAD
12" = 1'-0"



A3 FROM HWY 29 MAIN ENTRY
12" = 1'-0"

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CONSULTANTS

SEAL

Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

No.	Description	Date
1	USE PERMIT REVISION	10/04/18
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3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21

DATE:	04/09/18
PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	DAW/BM
CHECKED BY:	DAW

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SHEET TITLE

PERSPECTIVES

SHEET NUMBER

UP-102

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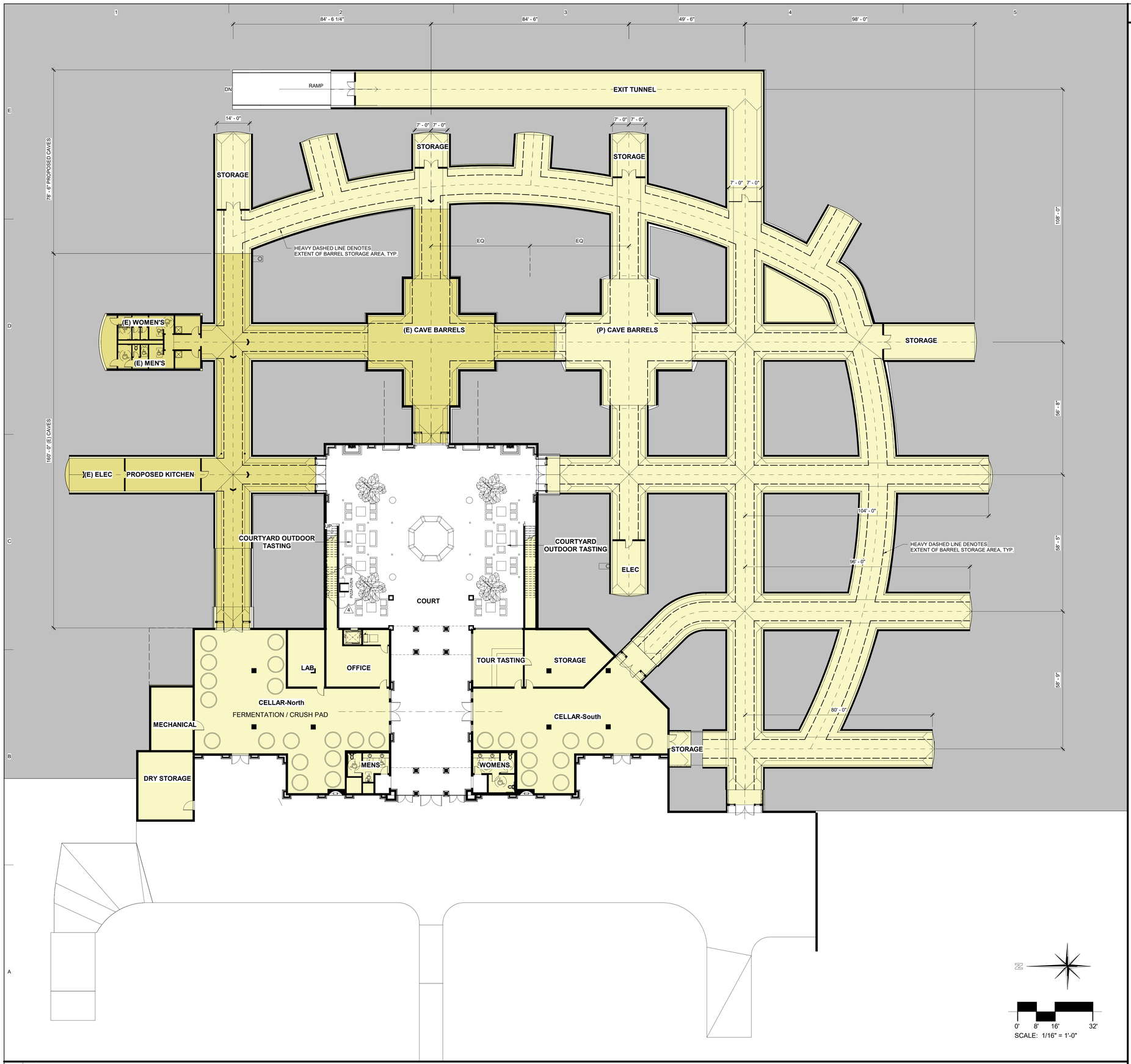

A1 USE-CAVE PLAN
1/16" = 1'-0"

BIM 360://17-047-DDV-Piazza Del Dotto-Major Mod/17-047-DDV-WINERY.rvt

6/4/2021 6:09:17 PM

GENERAL SHEET NOTES

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Yountville Vineyards

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Yountville, CA 94599

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4	USE PERMIT REVISION	06/07/21

DATE:	04/09/18
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PROJECT PHASE:	UP
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CHECKED BY:	KPO

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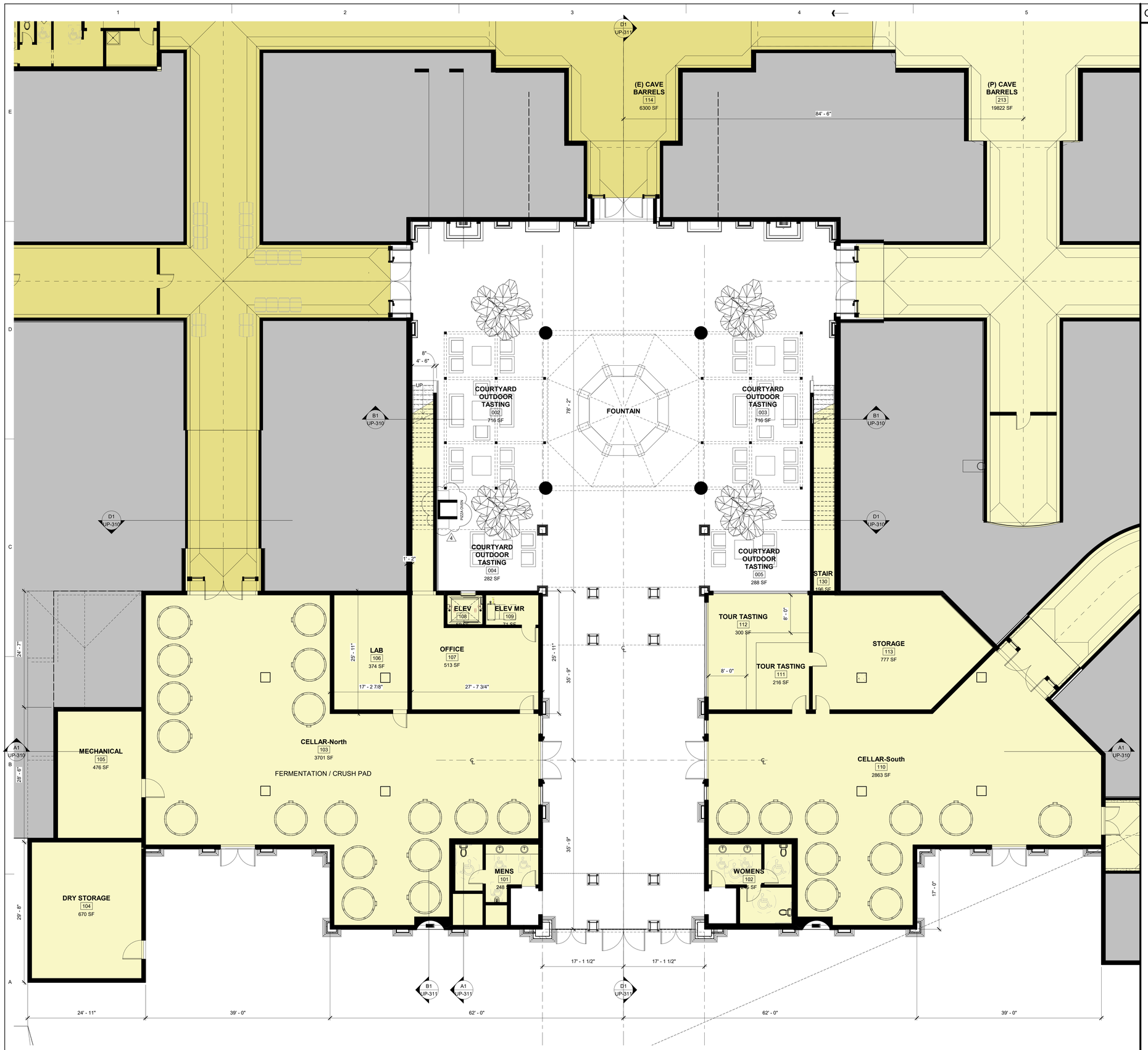
SHEET TITLE

OVERALL WINERY PLAN

SHEET NUMBER

UP-105



BIM 360://17-047-DDV-Piazza Del Dotto-Major Mod/17-047-DDV-WINERY.rvt

6/4/2021 6:09:23 PM

A1 GROUND LEVEL FLOOR PLAN
1/8" = 1'-0"

GENERAL SHEET NOTES

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PROJECT PHASE:	UP
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SHEET TITLE

GROUND LEVEL FLOOR PLAN

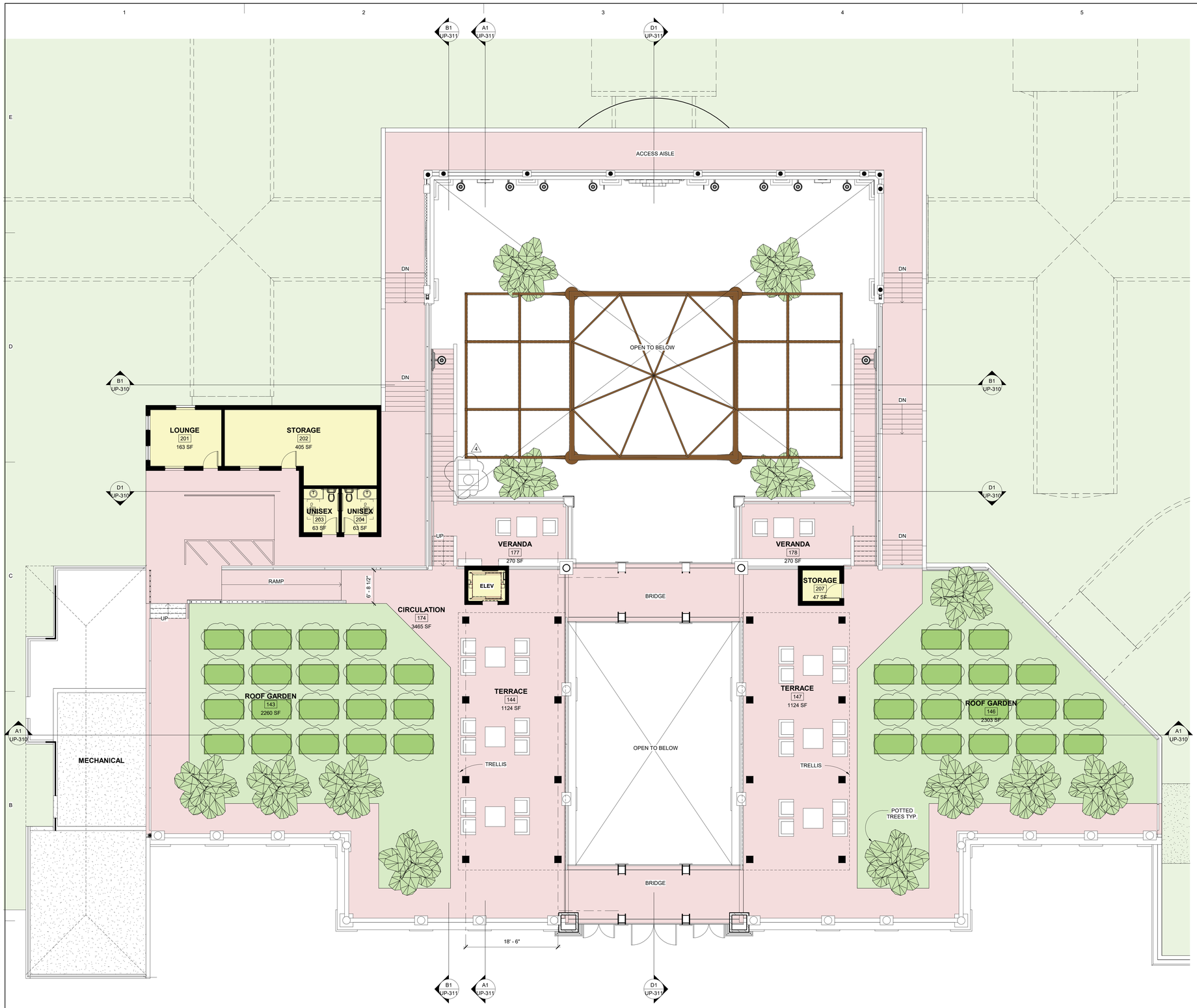
SHEET NUMBER

UP-110

N

0' 4' 8' 16'

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



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6/4/2021 6:09:34 PM

A1 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

GENERAL SHEET NOTES

N

0' 4" 8" 16'

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

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Yountville Vineyards

PIAZZA DEL DOTTO WINERY

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Yountville, CA 94599

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PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
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CHECKED BY:	KPO

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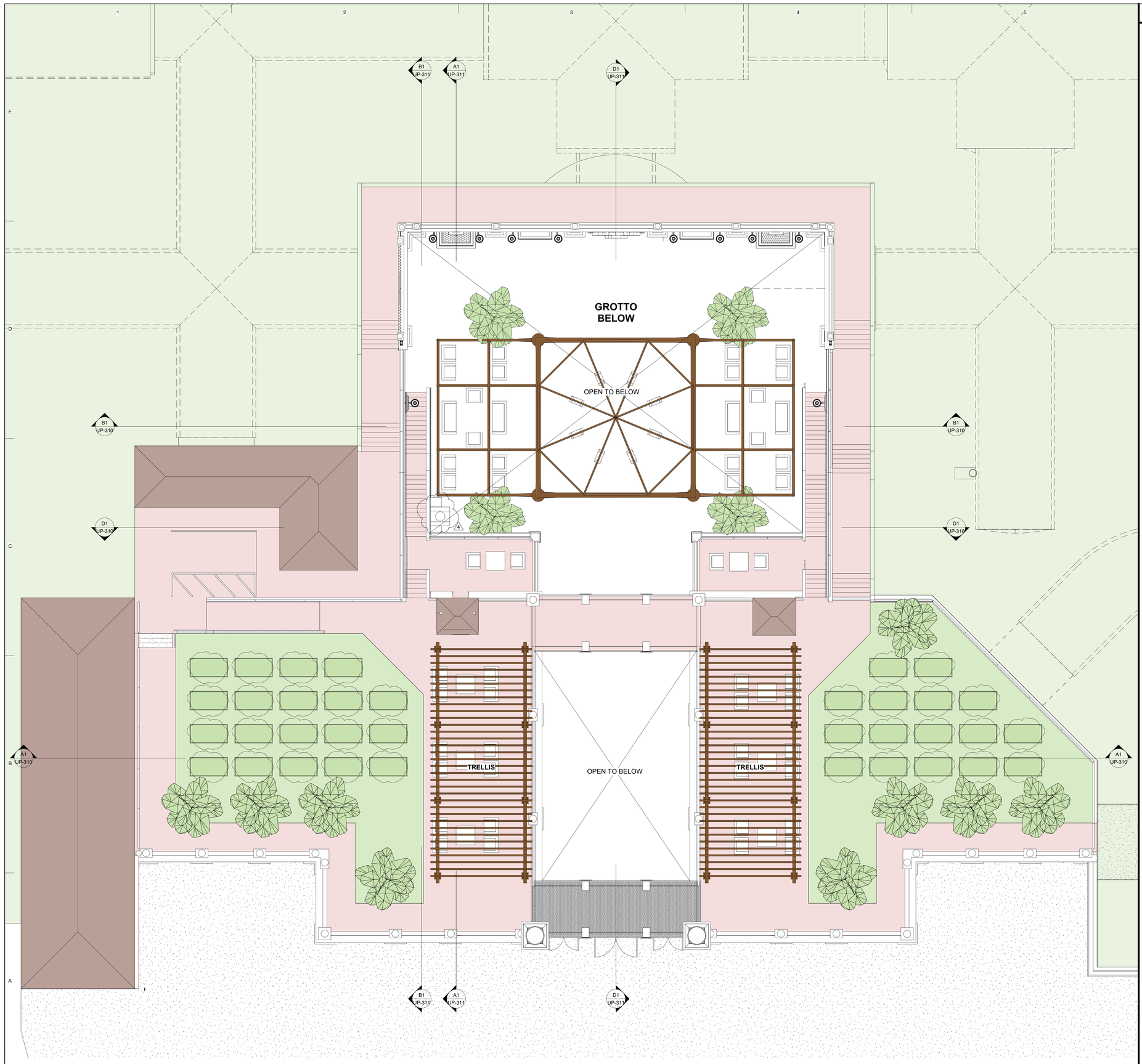
SHEET TITLE

SECOND LEVEL FLOOR PLAN

SHEET NUMBER

UP-111



A1 ROOF LEVEL FLOOR PLAN
1/8" = 1'-0"

N

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

BIM 360://17-047-DDV-Piazza Del Dotto-Major Mod/17-047-DDV-WINERY.rvt

6/4/2021 6:09:45 PM

GENERAL SHEET NOTES

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4	USE PERMIT REVISION	06/07/21

DATE:	04/09/18
PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	DAW
CHECKED BY:	KPO

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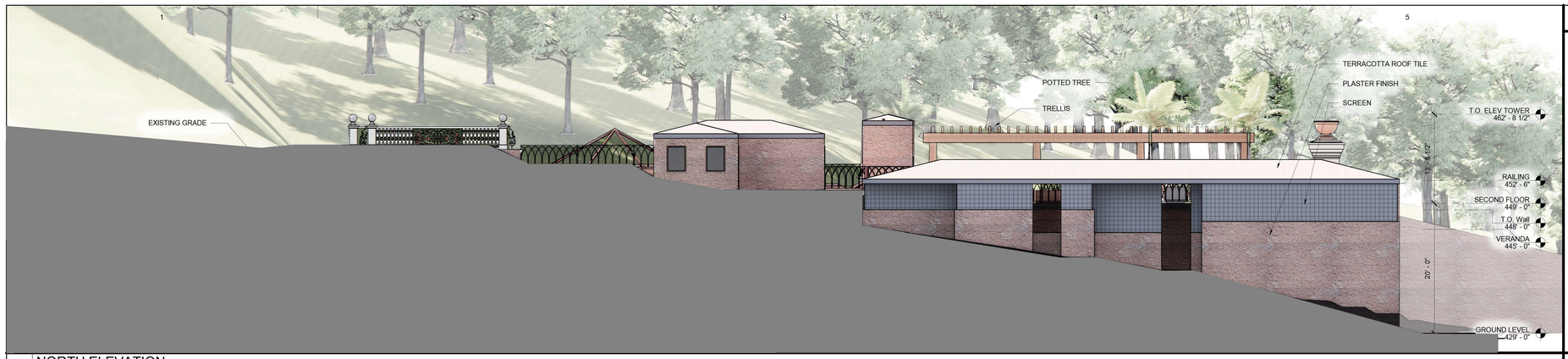
SHEET TITLE

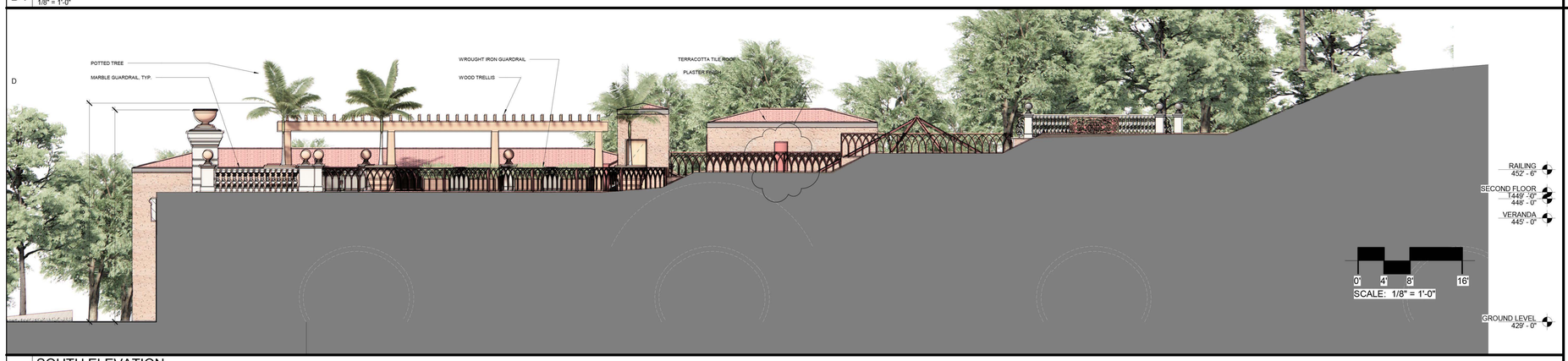
ROOF LEVEL PLAN

SHEET NUMBER

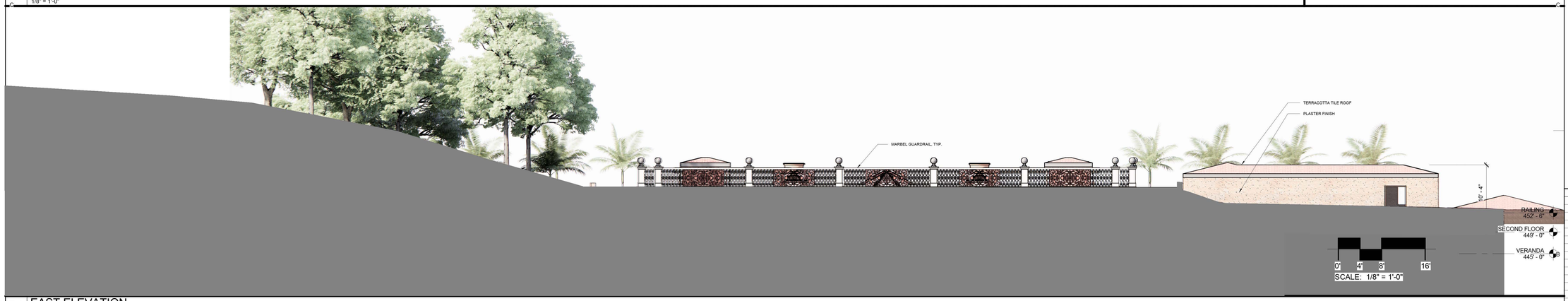
UP-130



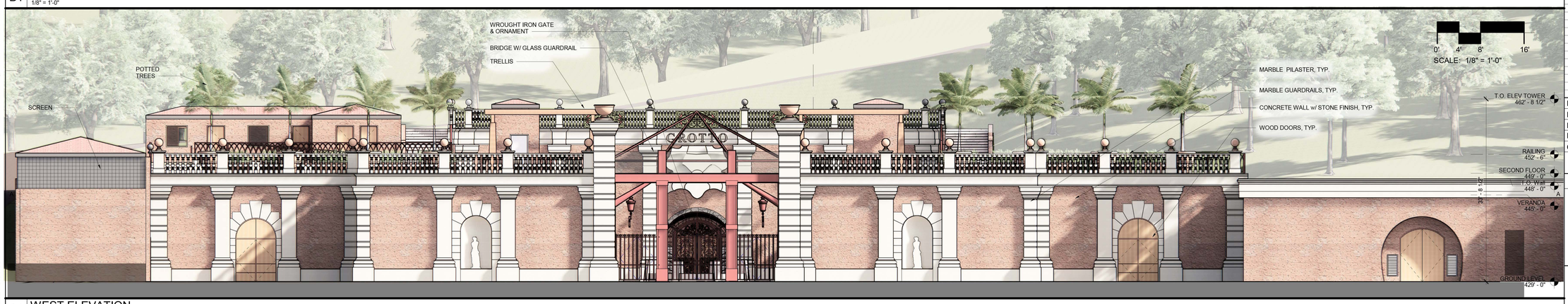
D1 NORTH ELEVATION
1/8" = 1'-0"



C1 SOUTH ELEVATION
1/8" = 1'-0"



B1 EAST ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"

GENERAL SHEET NOTES

COLORS

NAPA COUNTY APPROVED COLORS

WALLS: STONE CLADDING
PLASTER FINISH
HEX CODE: dbb79d

ROOF: BROWN TILE
HEX CODE: 9c695a

COLUMNS
BALLUSTERS: CREME COLORED MARBLE PER HILLSIDE SOILS
HEX CODE: e2d9cc

ENTRY PILLARS: RED EARTH
HEX CODE: 824d3c

SCREEN: METAL RUST COLORED
HEX CODE: 472c20

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CONSULTANTS

SEAL

Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

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4	USE PERMIT REVISION	06/07/21
5	USE PERMIT REVISION	03/11/22

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PROJECT PHASE:	UP
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CHECKED BY:	KPO

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

UP-210

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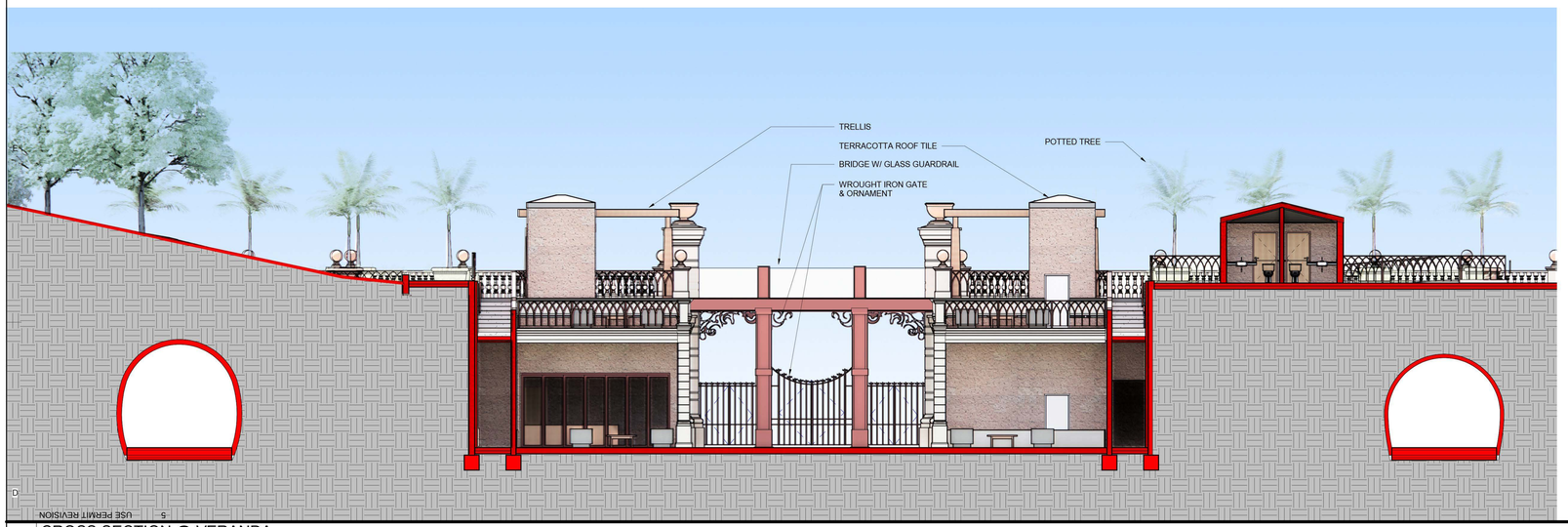
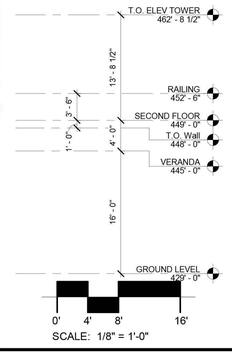
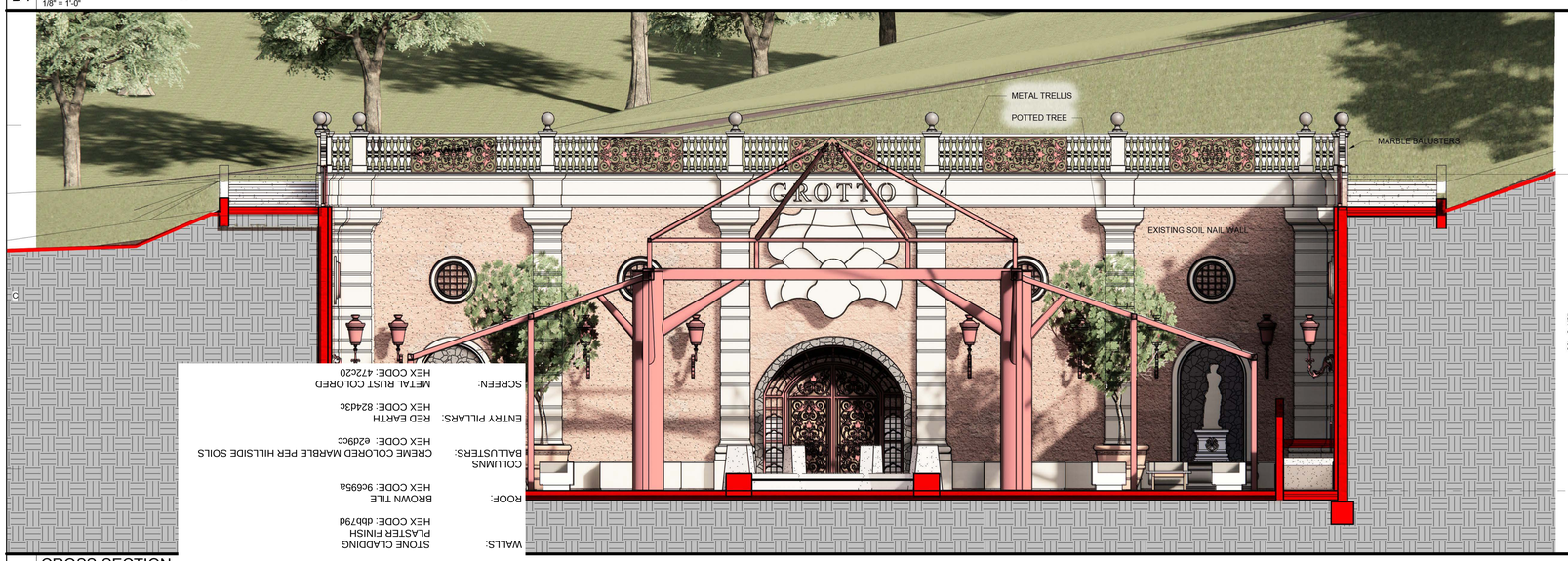
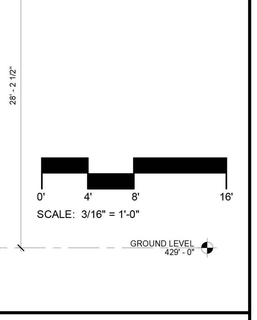




SCALE: 1/8" = 1'-0"

D1 CROSS SECTION @ VERANDA
1/8" = 1'-0"



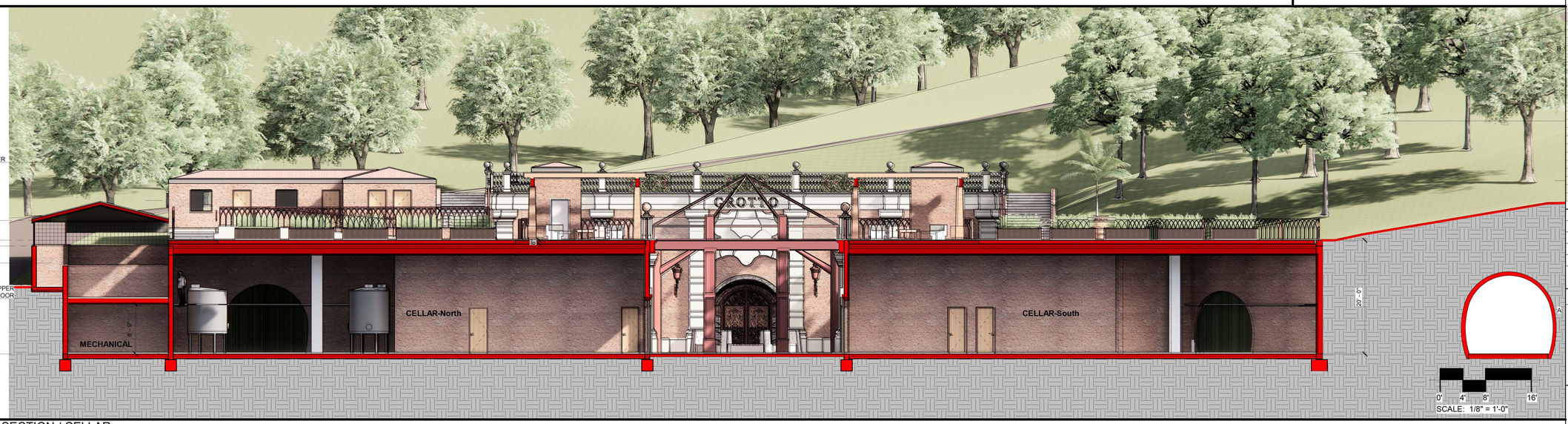


SCALE: 3/16" = 1'-0"

NAPA COUNTY APPROVED COLORS

WALLS:	STONE CLADDING PLASTER FINISH HEX CODE: dbb794
ROOF:	BROWN TILE HEX CODE: 9b695a
COLUMNS BALUSTERS:	CREME COLORED MARBLE PER HILLSIDE SOILS HEX CODE: 62d9cc
ENTRY PILLARS:	RED EARTH HEX CODE: 82443c
SCREEN:	METAL RUST COLORED HEX CODE: 472c20

B1 CROSS SECTION
3/16" = 1'-0"



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

A1 CROSS SECTION / CELLAR
1/8" = 1'-0"

GENERAL SHEET NOTES

COLORS

WALLS:	STONE CLADDING PLASTER FINISH
ROOF:	BROWN TILE
COLUMNS BALUSTERS:	CREME COLORED MARBLE PER HILLSIDE SOILS
SCREENS:	METAL RUST COLORED

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CONSULTANTS

SEAL

Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

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PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
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CHECKED BY:	EW

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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

UP-310

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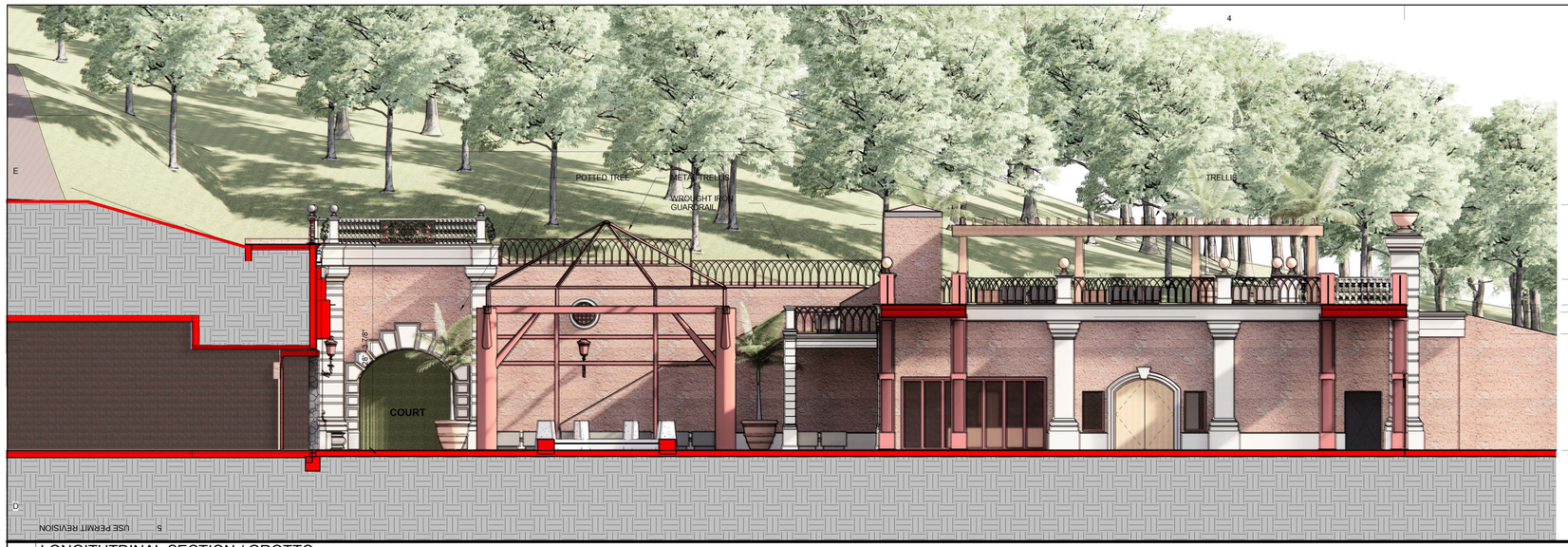
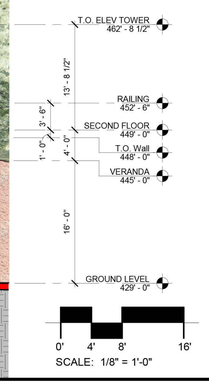
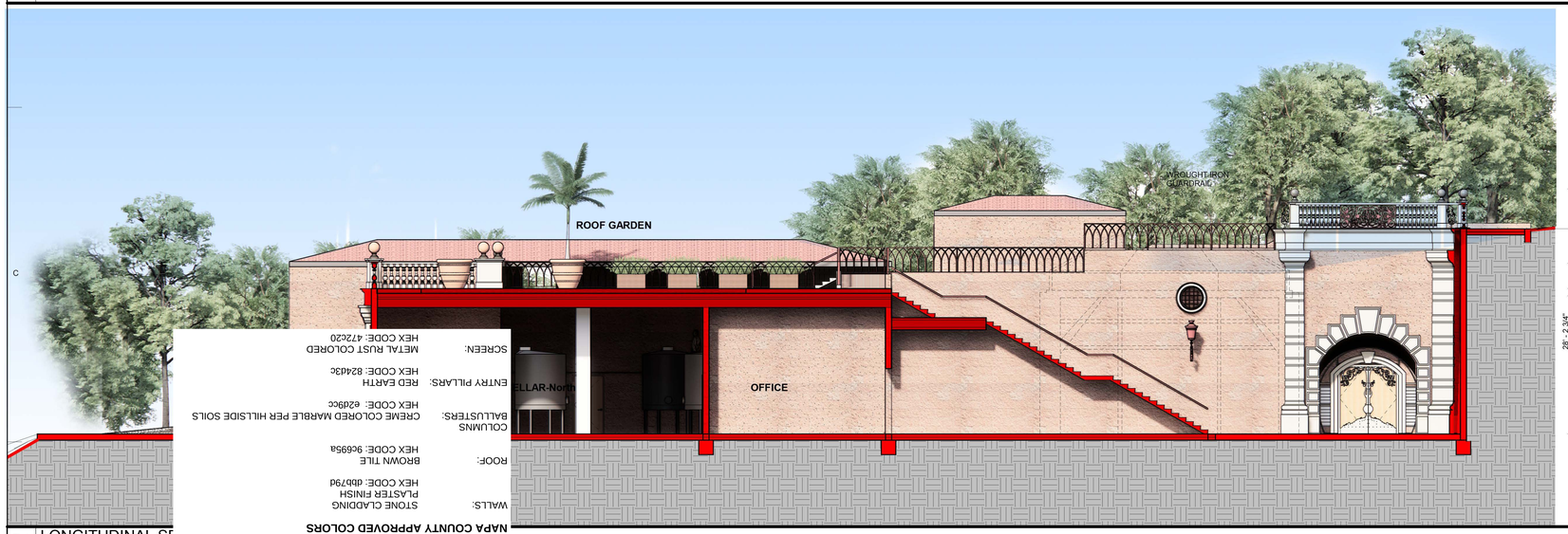
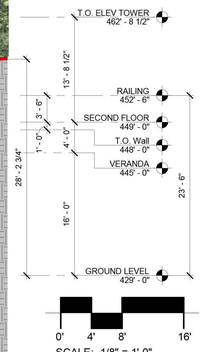




SCALE: 1/8" = 1'-0"

D1 LONGITUTDINAL SECTION / GROTTO
1/8" = 1'-0"



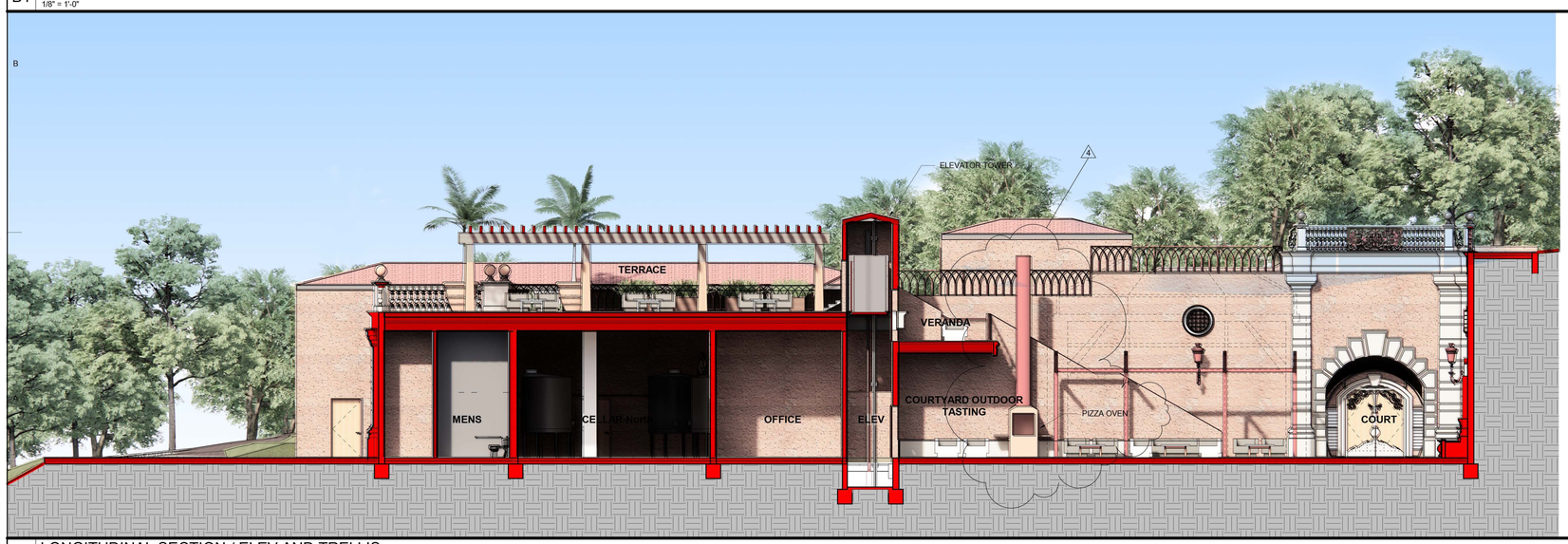


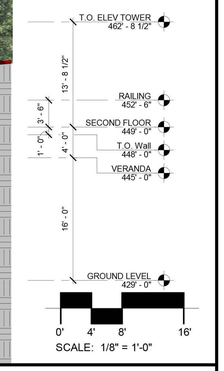
SCALE: 1/8" = 1'-0"

B1 LONGITUDINAL SECTION / CAVE
1/8" = 1'-0"

NAPA COUNTY APPROVED COLORS

WALLS:	STONE CLADDING PLASTER FINISH HEX CODE: ddb79d
ROOF:	BROWN TILE HEX CODE: 9b695a
COLUMNS BALUSTERS:	CREME COLORED MARBLE PER HILLSIDE SOILS HEX CODE: e2d9cc
ENTRY PILLARS:	RED EARTH HEX CODE: 82443c
SCREEN:	METAL RUST COLORED HEX CODE: 472c20





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

A1 LONGITUDINAL SECTION / ELEV AND TRELLIS
1/8" = 1'-0"

GENERAL SHEET NOTES

COLORS

WALLS:	STONE CLADDING PLASTER FINISH
ROOF:	BROWN TILE
COLUMNS BALUSTERS:	CREME COLORED MARBLE PER HILLSIDE SOILS
SCREENS:	METAL RUST COLORED

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PIAZZA DEL DOTTO WINERY

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No.	Description	Date
1	USE PERMIT REVISION	10/04/18
2	USE PERMIT REVISION	10/23/19
3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21
5	USE PERMIT REVISION	03/13/22

DATE:	04/09/18
PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	Author
CHECKED BY:	Checker

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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

UP-311

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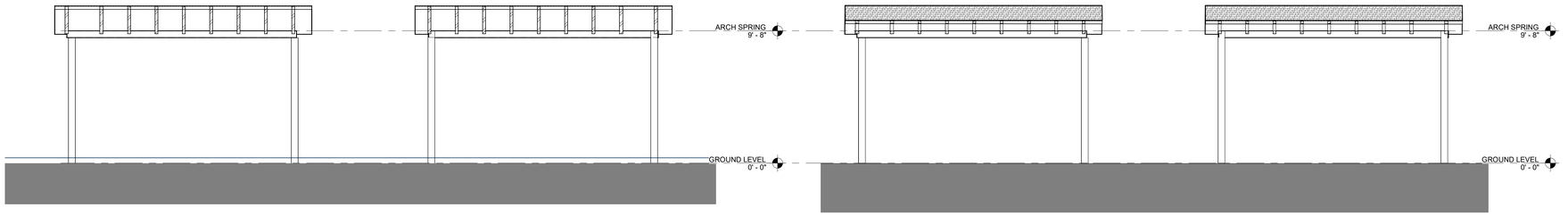
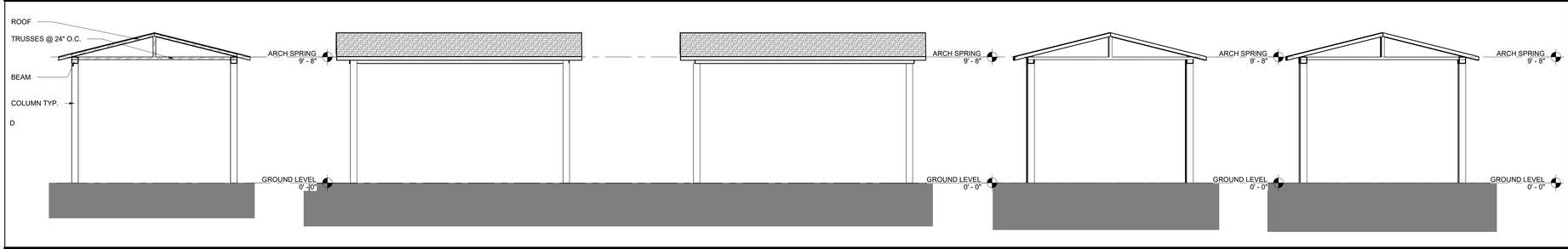


E1 LONGITUDINAL SECTION - GARDEN CABANA
1/4" = 1'-0"

E2 EAST ELEVATION - GARDEN CABANA
1/4" = 1'-0"

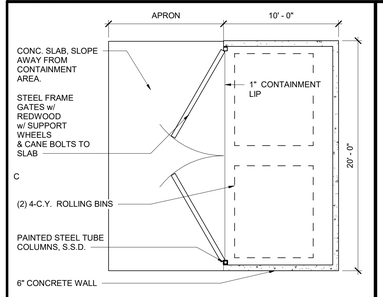


D1 SECTION @ GARDEN CABANA
1/4" = 1'-0"

D2 WEST ELEVATION - GARDEN CABANA
1/4" = 1'-0"

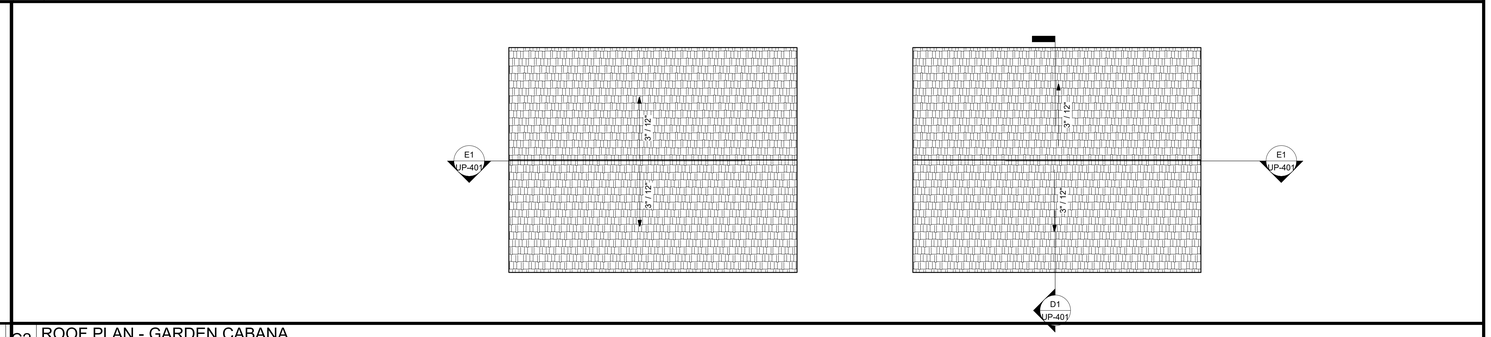
D4 SOUTH ELEVATION-GARDEN CABANA
1/4" = 1'-0"

E5 NORTH ELEVATION - GARDEN CABANA
1/4" = 1'-0"

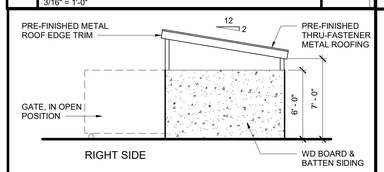


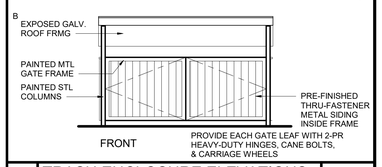
SEE DETAIL B1/- FOR ELEVATIONS

C1 TRASH ENCLOSURE PLAN
3/16" = 1'-0"

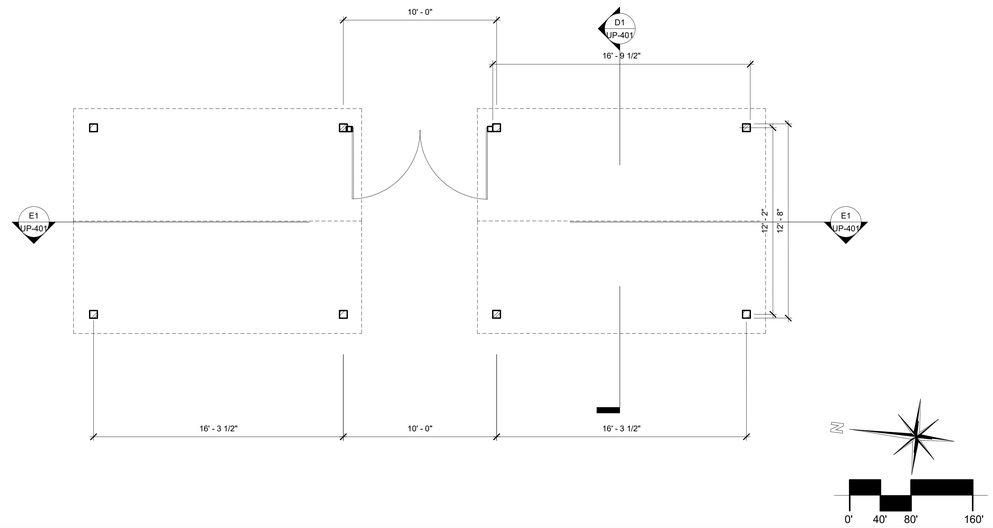


C2 ROOF PLAN - GARDEN CABANA
1/4" = 1'-0"





B1 TRASH ENCLOSURE ELEVATIONS.
3/16" = 1'-0"



A2 FLOOR PLAN - GARDEN CABANA
1/4" = 1'-0"

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1	Use Permit Revision	10/4/18
2	Use Permit Revision	10/23/19
3	Use Permit Revision	12/22/20
4	Use Permit Revision	06/07/21

DATE:	4/9/18
PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	DAW
CHECKED BY:	DAW

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SHEET TITLE

MISCELLANEOUS STRUCTURES

SHEET NUMBER

UP-401

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6/4/2021 6:24:10 PM

CAVES:
- WINE TASTING TOUR

GROTTO:
- WINE TASTING
- ON PREMISE CONSUMPTION
- EVENTS

TASTING ROOM:
- WINE TASTING
- SALES

ROOF TRELLIS:
- ON PREMISE CONSUMPTION
- WINE TASTING

TASTING ROOM:
- WINE TASTING
- SALES

UPPER PATIO:
- ON PREMISE CONSUMPTION
- WINE TASTING

COVERED PATIO, COURTYARD, GAZEBOS:
- ON PREMISE CONSUMPTION
- WINE TASTING

(E) ACCESSIBLE ENTRY SIGNAGE

(E) ENTRY GATE/SIGN

(E) PREMISE ID SIGN

184.79'

125.00'

120'-0" BSL

(E) PROPERTY LINE

(E)MECHANICAL ROOM

(E)TRAFFIC BRIDGE

(E)GATE AND DRIVE FOR VINEYARD ACCESS ONLY WITH KNOX BOX

VINEYARD ROAD

(E)VISITOR/EMPLOYEE PARKING

SANITARY TANKS

AREA = 4500

665LF @ S= 0.69%

4" PVC

(E)ACCESS ROAD 22' WIDE

top of bank

(E) BOUNDARY TYP.

MAIN EXIT
ENTRY GATE/SIGN
FIRE DEPT. KNOX BOX
SEE FIRE NOTES

DOT ENCROACHMENT : 0412-6mc0606

EX C.L. TO MATCH NEW C.L. ENTRANCE

STATE HIGHWAY 29

A1 HOSPITALITY USE$
1" = 40'-0"

BIM 360://17-047-DDV-Piazza Del Dotto-Major Mod\17-047-DDV-MAJOR MOD.rvt

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CHECKED BY:	Checker

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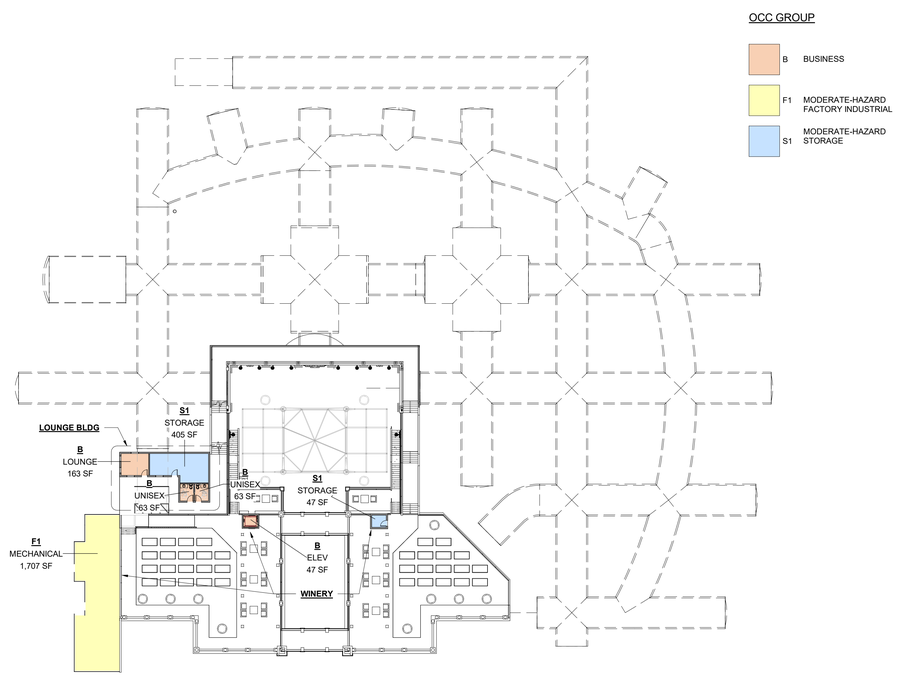
SHEET TITLE

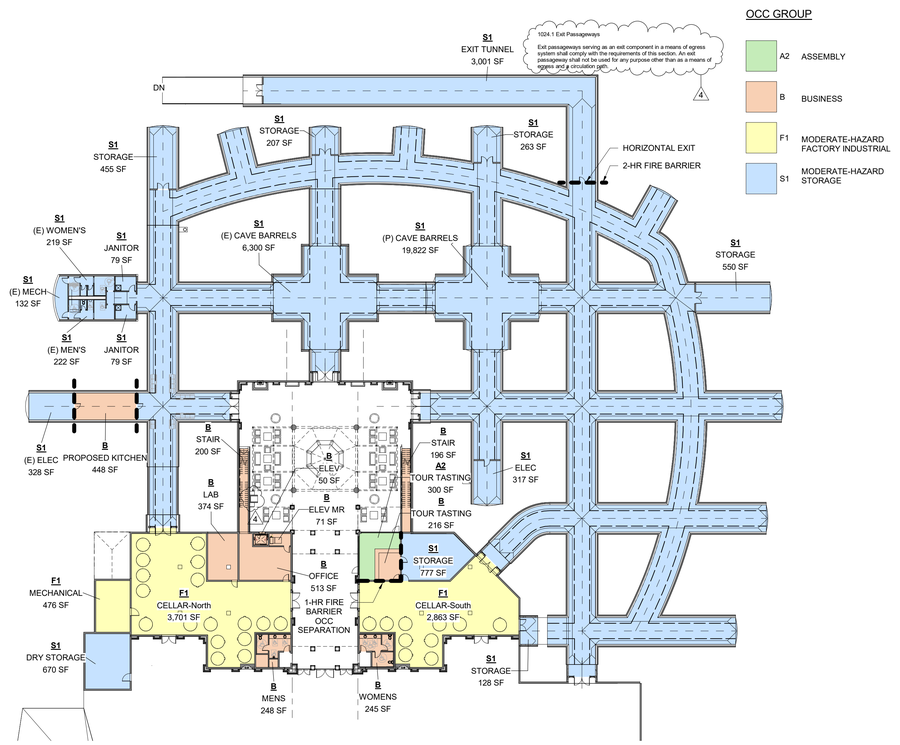
HOSPITATLITY USES

SHEET NUMBER

UP-402



C1 SECOND LEVEL OCC GROUP
1/32" = 1'-0"



A1 GROUND LEVEL OCC GROUP
1/32" = 1'-0"

AREA SCHEDULE

OCCUPANCY GROUP TOTALS- WINERY	
NAME	AREA

WINERY
GROUND LEVEL
A2

TOUR TASTING	300 SF
	300 SF

B

TOUR TASTING	216 SF
WOMENS	245 SF
PROPOSED KITCHEN	448 SF
OFFICE	513 SF
MENS	248 SF
ELEV MR	71 SF
ELEV	50 SF
STAIR	196 SF
STAIR	200 SF
LAB	374 SF
	2,560 SF

F1

MECHANICAL	476 SF
CELLAR-North	3,701 SF
CELLAR-South	2,863 SF
	7,040 SF

S1

(E) CAVE BARRELS	6,300 SF
STORAGE	455 SF
STORAGE	207 SF
STORAGE	263 SF
STORAGE	550 SF
DRY STORAGE	670 SF
(E) ELEC	328 SF
ELEC	317 SF
VESTIBULE	99 SF
(E) MEN'S	222 SF
(E) WOMEN'S	219 SF
STORAGE	777 SF
EXIT TUNNEL	3,001 SF
(E) MECH	132 SF
JANITOR	79 SF
JANITOR	79 SF
STORAGE	128 SF
(P) CAVE BARRELS	19,822 SF
	33,650 SF
GROUND LEVEL	43,550 SF

SECOND FLOOR
B

ELEV	47 SF
	47 SF

F1

MECHANICAL	1,707 SF
	1,707 SF

S1

STORAGE	47 SF
	47 SF

SECOND FLOOR	1,801 SF
WINERY	45,351 SF

OCCUPANCY GROUP TOTALS - LOUNGE BLDG	
NAME	AREA

LOUNGE BLDG
B

LOUNGE	163 SF
UNISEX	63 SF
UNISEX	63 SF
	289 SF

S1

STORAGE	405 SF
	405 SF

LOUNGE BLDG	694 SF

SUMMARY

WINERY - OCC GROUP AREAS PER FLOOR			
	OCC GROUP	ASF	% OF FLOOR
LEVEL 1	A2	300	1%
	B	2,560	6%
	F1	7,040	16%
	S1	33,650	77%
	SUBTOTAL	43,550	
LEVEL 2	B	47	3%
	F1	1,707	95%
	S1	47	3%
	SUBTOTAL	1,801	
BUILDING TOTAL		45,351	

LOUNGE BLDG - OCC GROUP AREAS PER FLOOR			
	OCC GROUP	ASF	% OF FLOOR
LEVEL 2	B	289	42%
	S1	405	58%
	SUBTOTAL	694	
BUILDING TOTAL		694	

PLUMBING CALCS

PLUMBING FIXTURE COUNTS

Occupancy (Table A)				Male			Female	
Group	Total Occ	Male Occ	Female Occ	Water Closets	Urinals	Lavatories	Water Closets	Lavatories
B	13	7	7	1	1	1	1	1
A2	170	85	85	2	1	1	3	1
F2	4	2	2	1		1	1	1
S2	7	4	4	1		1	1	1
Required				5	2	4	6	4
Provided				4	2	5	6	5

Table A

Group	OLF	Area	Total Occ
B	200	2,560	13
A2	30	5,088	170
F2	2,000	8,747	4
S2	5,000	34,102	7

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PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	BM
CHECKED BY:	DAW

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SHEET TITLE

OCCUPANCY SEPERATION ANALYSIS, PLUMBING CALCS

SHEET NUMBER

UP-405

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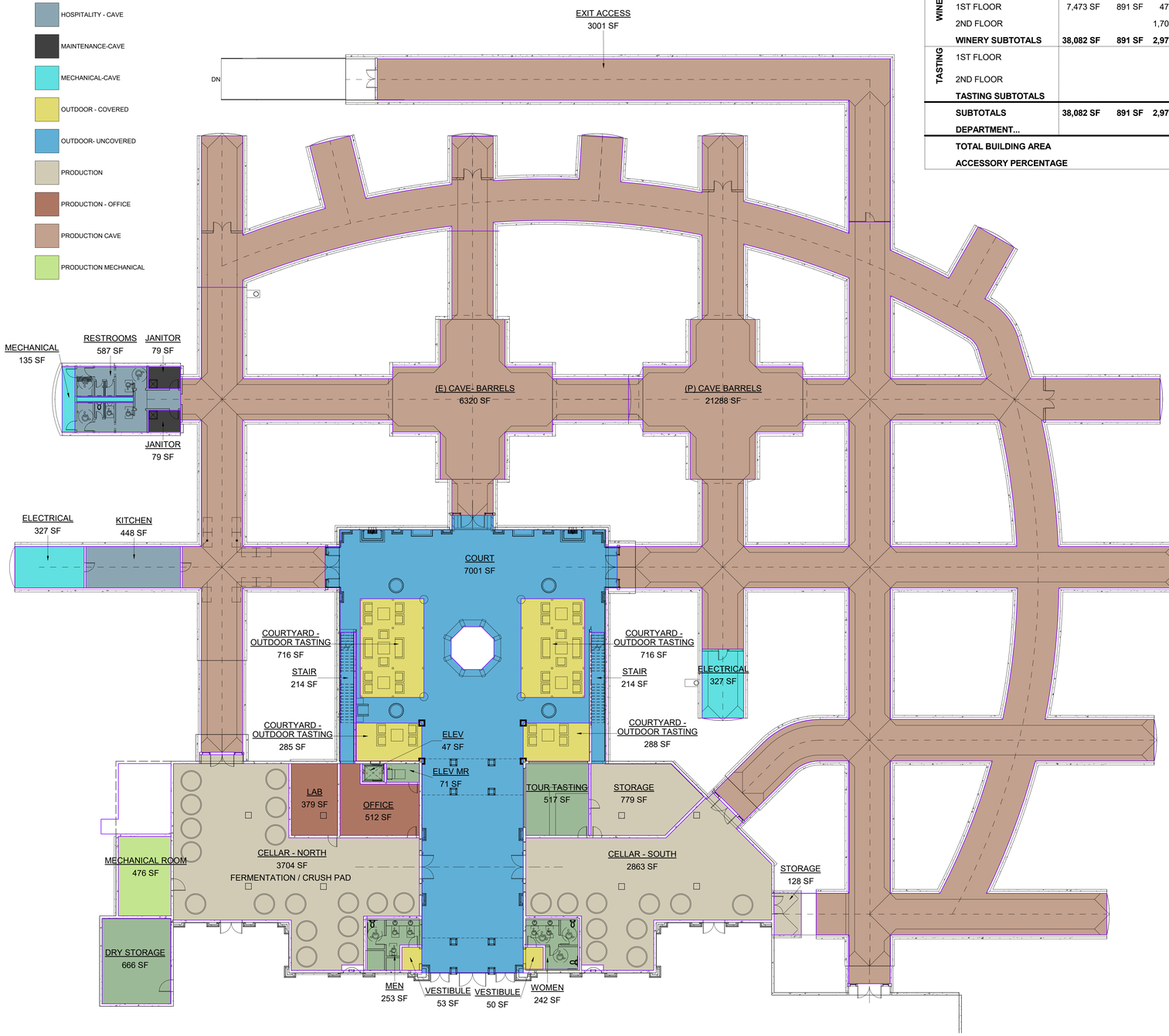
AREA SUMMARY

		BUILDING AREA							BUILDING TOTALS	OUTDOOR BUILDING AREA				OUTDOOR TOTALS
		PRODUCTION FACILITY				ACCESSORY USE				COVERED	UNCOVERED			
		PRODUCTION	OFFICE	MECHANICAL	MAINTENANCE	HOSPITALITY	OFFICES	MECHANICAL		HOSPITALITY	HOSPITALITY	ROOF GARDEN	CIRCULATION	
WINERY	CAVES	30,609 SF		789 SF	157 SF	1,035 SF			32,590 SF					0 SF
	1ST FLOOR	7,473 SF	891 SF	476 SF		1,795 SF			10,635 SF	2,108 SF			7,429 SF	9,537 SF
	2ND FLOOR			1,707 SF		788 SF			2,495 SF		2,788 SF	4,562 SF	6,800 SF	14,150 SF
	WINERY SUBTOTALS	**38,082 SF**	**891 SF**	**2,972 SF**	**157 SF**	**3,618 SF**			**45,720 SF**	**2,108 SF**	**2,788 SF**	**4,562 SF**	**14,229 SF**	**23,687 SF**
TASTING	1ST FLOOR					4,439 SF			4,439 SF	1,845 SF				1,845 SF
	2ND FLOOR					2,923 SF			2,923 SF					0 SF
	TASTING SUBTOTALS					**7,362 SF**			**7,362 SF**	**1,845 SF**				**1,845 SF**
	SUBTOTALS	**38,082 SF**	**891 SF**	**2,972 SF**	**157 SF**	**10,980 SF**				**3,953 SF**	**2,788 SF**	**4,562 SF**	**14,229 SF**	
	DEPARTMENT...				**42,102 SF**			**10,980 SF**					**25,532 SF**	
	TOTAL BUILDING AREA							**53,082 SF**						
	ACCESSORY PERCENTAGE							**20.68%**						

AREA LEGEND

- ACCESSORY - HOSPITALITY
- HOSPITALITY - CAVE
- MAINTENANCE-CAVE
- MECHANICAL-CAVE
- OUTDOOR - COVERED
- OUTDOOR- UNCOVERED
- PRODUCTION
- PRODUCTION - OFFICE
- PRODUCTION CAVE
- PRODUCTION MECHANICAL



AREA SCHEDULE - GROUND FLOOR

NAME	AREA	DEPARTMENT	Level
DRY STORAGE	666 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
ELEV	47 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
ELEV MR	71 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
MEN	253 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
TOUR TASTING	517 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
WOMEN	242 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
ACCESSORY - HOSPITALITY	1795 SF		
KITCHEN	448 SF	HOSPITALITY - CAVE	GROUND LEVEL
RESTROOMS	587 SF	HOSPITALITY - CAVE	GROUND LEVEL
HOSPITALITY - CAVE	1035 SF		
JANITOR	79 SF	MAINTENANCE-CAVE	GROUND LEVEL
JANITOR	79 SF	MAINTENANCE-CAVE	GROUND LEVEL
MAINTENANCE-CAVE	157 SF		
ELECTRICAL	327 SF	MECHANICAL-CAVE	GROUND LEVEL
ELECTRICAL	327 SF	MECHANICAL-CAVE	GROUND LEVEL
MECHANICAL	135 SF	MECHANICAL-CAVE	GROUND LEVEL
MECHANICAL-CAVE	789 SF		
COURTYARD - OUTDOOR TASTING	285 SF	OUTDOOR - COVERED	GROUND LEVEL
COURTYARD - OUTDOOR TASTING	288 SF	OUTDOOR - COVERED	GROUND LEVEL
COURTYARD - OUTDOOR TASTING	716 SF	OUTDOOR - COVERED	GROUND LEVEL
COURTYARD - OUTDOOR TASTING	716 SF	OUTDOOR - COVERED	GROUND LEVEL
VESTIBULE	53 SF	OUTDOOR - COVERED	GROUND LEVEL
VESTIBULE	50 SF	OUTDOOR - COVERED	GROUND LEVEL
OUTDOOR - COVERED	2108 SF		
COURT	7001 SF	OUTDOOR- UNCOVERED	GROUND LEVEL
STAIR	214 SF	OUTDOOR- UNCOVERED	GROUND LEVEL
STAIR	214 SF	OUTDOOR- UNCOVERED	GROUND LEVEL
OUTDOOR- UNCOVERED	7429 SF		
CELLAR - NORTH	3704 SF	PRODUCTION	GROUND LEVEL
CELLAR - SOUTH	2863 SF	PRODUCTION	GROUND LEVEL
STORAGE	128 SF	PRODUCTION	GROUND LEVEL
STORAGE	779 SF	PRODUCTION	GROUND LEVEL
PRODUCTION	7473 SF		
LAB	379 SF	PRODUCTION - OFFICE	GROUND LEVEL
OFFICE	512 SF	PRODUCTION - OFFICE	GROUND LEVEL
PRODUCTION - OFFICE	891 SF		
(E) CAVE- BARRELS	6320 SF	PRODUCTION CAVE	GROUND LEVEL
(P) CAVE BARRELS	21288 SF	PRODUCTION CAVE	GROUND LEVEL
EXIT ACCESS	3001 SF	PRODUCTION CAVE	GROUND LEVEL
PRODUCTION CAVE	30609 SF		
MECHANICAL ROOM	476 SF	PRODUCTION MECHANICAL	GROUND LEVEL
PRODUCTION MECHANICAL	476 SF		
Grand total: 32	52763 SF		

AREA SCHEDULE - SECOND FLOOR

NAME	AREA	DEPARTMENT	Level
ELEV	47 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
LOUNGE	163 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
STORAGE	47 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
STORAGE	405 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
UNISEX	63 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
UNISEX	63 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
ACCESSORY - HOSPITALITY	788 SF		
ROOF GARDEN	2260 SF	OUTDOOR - LANDSCAPE	SECOND FLOOR
ROOF GARDEN	2303 SF	OUTDOOR - LANDSCAPE	SECOND FLOOR
OUTDOOR - LANDSCAPE	4562 SF		
CIRCULATION	6800 SF	OUTDOOR- UNCOVERED	SECOND FLOOR
OUTDOOR- UNCOVERED	6800 SF		
MECHANICAL	1707 SF	PRODUCTION MECHANICAL	SECOND FLOOR
PRODUCTION MECHANICAL	1707 SF		
TERRACE	1124 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
TERRACE	1124 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
VERANDA	270 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
VERANDA	270 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
UNCOVERED - ACCESSORY - HOSPITALITY	2788 SF		
Grand total: 14	16644 SF		

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PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	DAW
CHECKED BY:	KPO

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SHEET TITLE

GROUND LEVEL AREA CALCULATIONS

SHEET NUMBER

UP-410

A1 GROUND LEVEL - AREA
1/16" = 1'-0"

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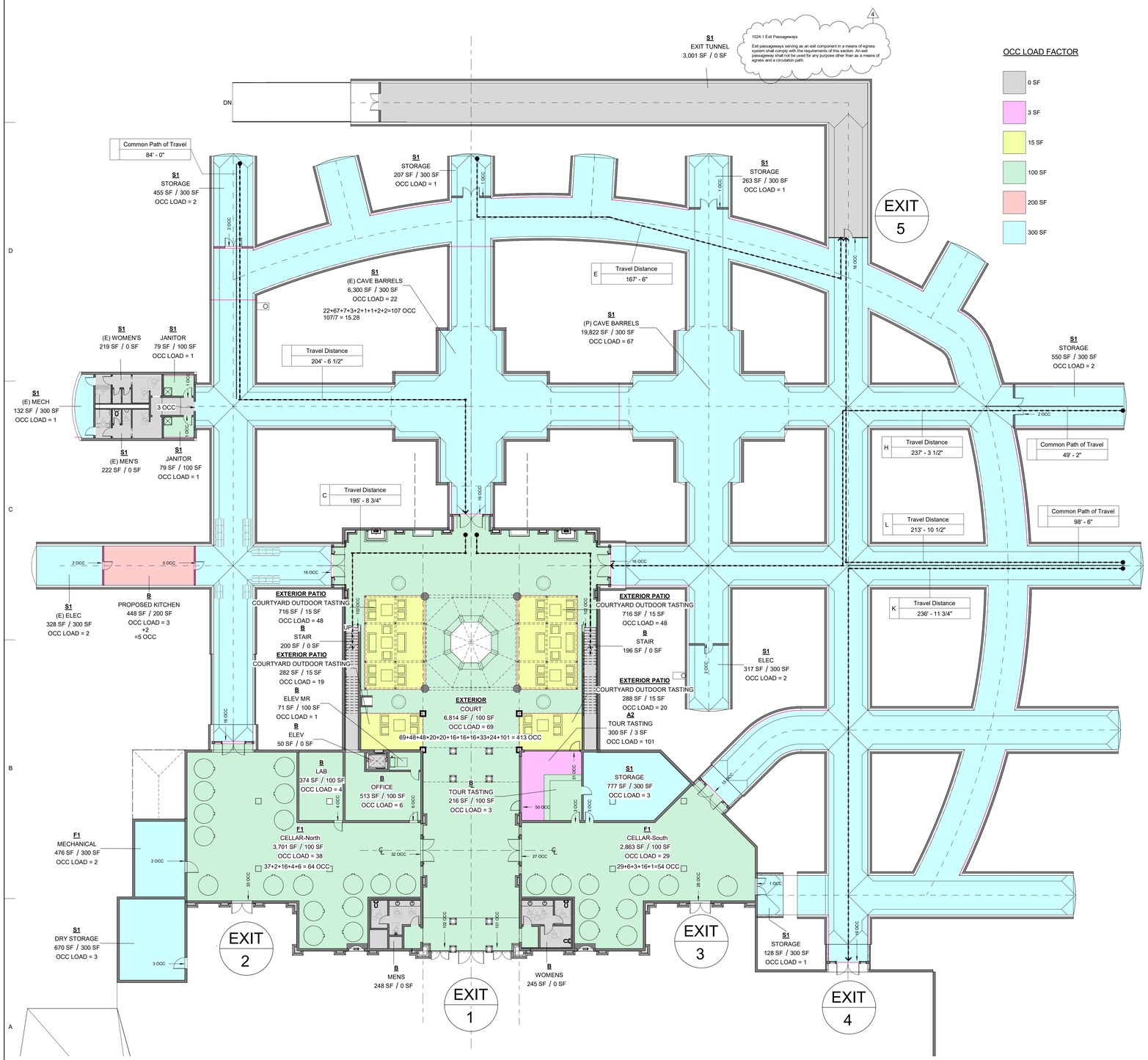


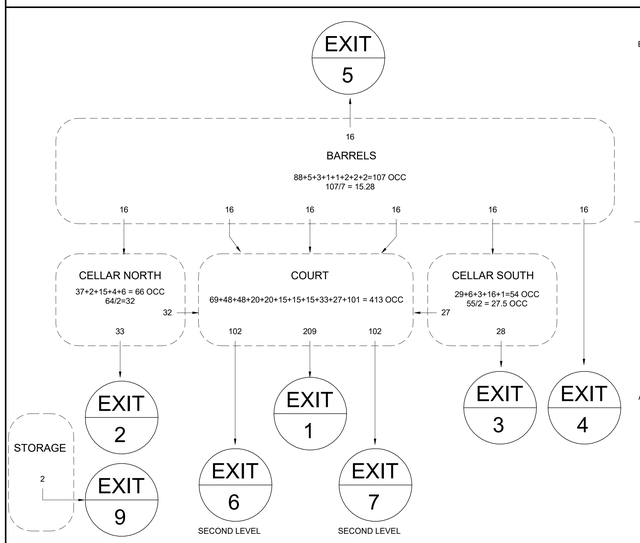
OCC LOAD FACTOR

- 0 SF
- 3 SF
- 15 SF
- 100 SF
- 200 SF
- 300 SF

CBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE FOR MAXIMUM OF 250 FEET WITH AUTOMATIC FIRE SPRINKLERS FOR S1 OCCUPANCIES

TRAVEL DISTANCES		
MARK	LENGTH	OCCUPANCY SERVED
C	195' - 8 3/4"	
E	167' - 6"	
H	237' - 3 1/2"	
J	224' - 5 1/2"	
K	236' - 11 3/4"	
L	213' - 10 1/2"	
P	59' - 11 1/2"	
R	138' - 5 3/4"	

OCCUPANCY TOTALS - GROUND FLOOR			
ROOM NAME	AREA	OCC LOAD FACTOR	OCC LOAD
GROUND LEVEL			
A2			
TOUR TASTING	300 SF	3 SF	101
	300 SF		101
B			
ELEV	50 SF	0 SF	
ELEV MR	71 SF	100 SF	1
LAB	374 SF	100 SF	4
MENS	248 SF	0 SF	
OFFICE	513 SF	100 SF	6
PROPOSED KITCHEN	448 SF	200 SF	3
STAIR	196 SF	0 SF	
STAIR	200 SF	0 SF	
TOUR TASTING	216 SF	100 SF	3
WOMENS	245 SF	0 SF	
	2,560 SF		17
EXTERIOR			
COURT	6,814 SF	100 SF	69
	6,814 SF		69
EXTERIOR PATIO			
COURTYARD OUTDOOR TASTING	716 SF	15 SF	48
COURTYARD OUTDOOR TASTING	716 SF	15 SF	48
COURTYARD OUTDOOR TASTING	288 SF	15 SF	20
COURTYARD OUTDOOR TASTING	282 SF	15 SF	19
	2,001 SF		135
F1			
CELLAR-North	3,701 SF	100 SF	38
CELLAR-South	2,863 SF	100 SF	29
MECHANICAL	476 SF	300 SF	2
	7,040 SF		69
S1			
(E) CAVE BARRELS	6,300 SF	300 SF	22
(E) ELEC	328 SF	300 SF	2
(E) MECH	132 SF	300 SF	1
(E) MEN'S	222 SF	0 SF	
(E) WOMEN'S	219 SF	0 SF	
(P) CAVE BARRELS	19,822 SF	300 SF	67
DRY STORAGE	670 SF	300 SF	3
ELEC	317 SF	300 SF	2
EXIT TUNNEL	3,001 SF	0 SF	
JANITOR	79 SF	100 SF	1
JANITOR	79 SF	100 SF	1
STORAGE	455 SF	300 SF	2
STORAGE	207 SF	300 SF	1
STORAGE	263 SF	300 SF	1
STORAGE	550 SF	300 SF	2
STORAGE	777 SF	300 SF	3
STORAGE	128 SF	300 SF	1
VESTIBULE	99 SF	0 SF	
	33,650 SF		109
	52,365 SF		500



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CONSULTANTS

SEAL

Yountville Vineyards

PIAZZA DEL DOTTO WINERY

7466 State Route 29
Yountville, CA 94599

No.	Description	Date
1	USE PERMIT REVISION	10/04/18
2	USE PERMIT REVISION	10/23/19
3	USE PERMIT REVISION	12/22/20
4	USE PERMIT REVISION	06/07/21

DATE:	04/09/18
PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	DAW
CHECKED BY:	DAW

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SHEET TITLE

GROUND LEVEL EXITING DIAGRAM

SHEET NUMBER

UP-411

A1 GROUND LEVEL EGRESS PLAN
1/16" = 1'-0"

A5 FIRST LEVEL EGRESS DIAGRAM
1/16" = 1'-0"

BIM 360://17-047-DDV-Piazza Del Dotto-Major Mod/17-047-DDV-WINERY.rvt

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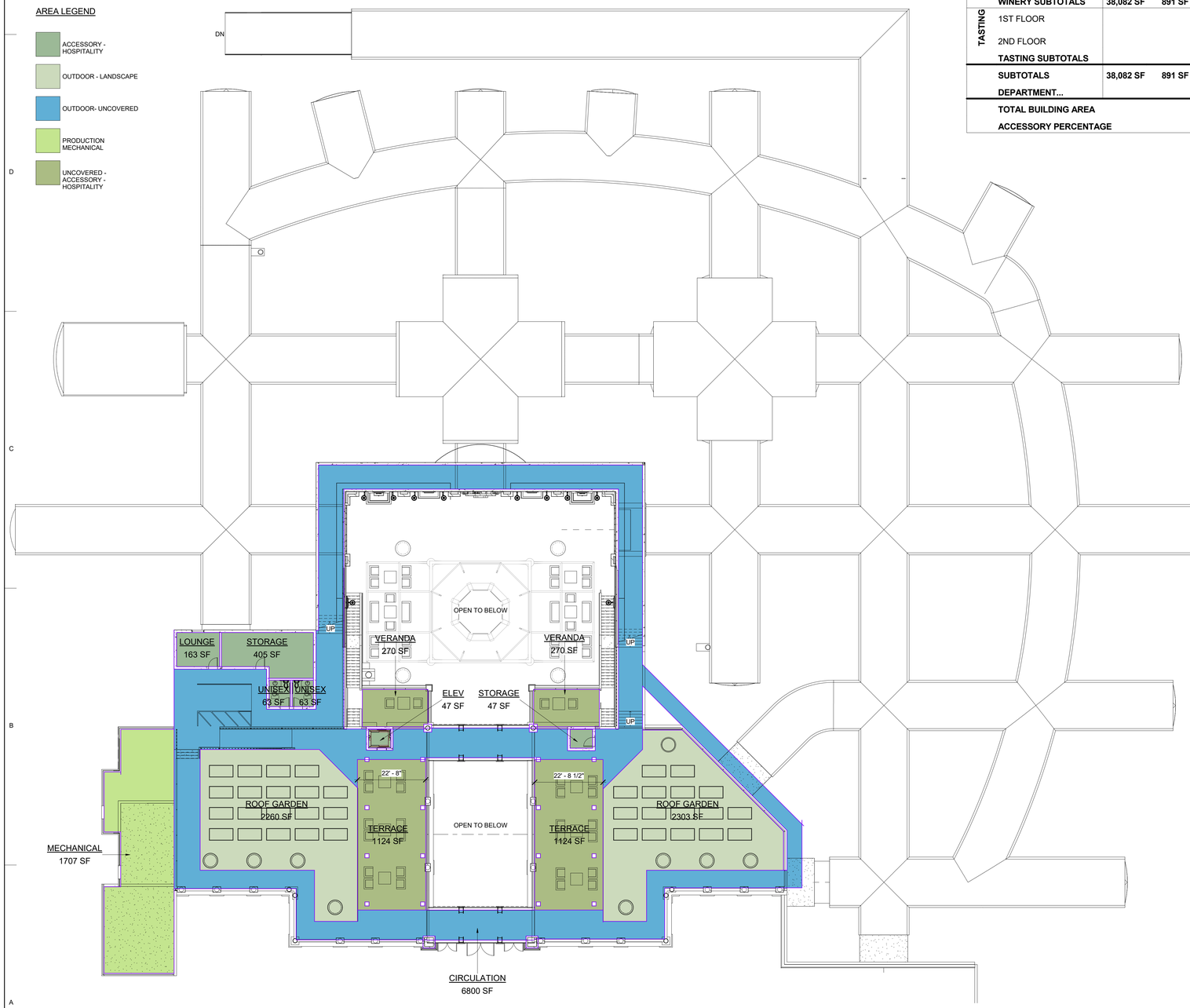
AREA SUMMARY

		BUILDING AREA							BUILDING TOTALS	OUTDOOR BUILDING AREA				OUTDOOR TOTALS
		PRODUCTION FACILITY				ACCESSORY USE				COVERED	UNCOVERED			
		PRODUCTION	OFFICE	MECHANICAL	MAINTENANCE	HOSPITALITY	OFFICES	MECHANICAL		HOSPITALITY	HOSPITALITY	ROOF GARDEN	CIRCULATION	
WINERY	CAVES	30,609 SF		789 SF	157 SF	1,035 SF			32,590 SF					0 SF
	1ST FLOOR	7,473 SF	891 SF	476 SF		1,795 SF			10,635 SF	2,108 SF			7,429 SF	9,537 SF
	2ND FLOOR			1,707 SF		788 SF			2,495 SF		2,788 SF	4,562 SF	6,800 SF	14,150 SF
	WINERY SUBTOTALS	**38,082 SF**	**891 SF**	**2,972 SF**	**157 SF**	**3,618 SF**			**45,720 SF**	**2,108 SF**	**2,788 SF**	**4,562 SF**	**14,229 SF**	**23,687 SF**
TASTING	1ST FLOOR					4,439 SF			4,439 SF	1,845 SF				1,845 SF
	2ND FLOOR					2,923 SF			2,923 SF					0 SF
	TASTING SUBTOTALS					**7,362 SF**			**7,362 SF**	**1,845 SF**				**1,845 SF**
	SUBTOTALS	**38,082 SF**	**891 SF**	**2,972 SF**	**157 SF**	**10,980 SF**				**3,953 SF**	**2,788 SF**	**4,562 SF**	**14,229 SF**	
	DEPARTMENT...				**42,102 SF**			**10,980 SF**					**25,532 SF**	
	TOTAL BUILDING AREA							**53,082 SF**						
	ACCESSORY PERCENTAGE							**20.68%**						

AREA LEGEND

- ACCESSORY - HOSPITALITY
- OUTDOOR - LANDSCAPE
- OUTDOOR- UNCOVERED
- PRODUCTION MECHANICAL
- UNCOVERED - ACCESSORY - HOSPITALITY



AREA SCHEDULE - GROUND FLOOR

NAME	AREA	DEPARTMENT	Level
DRY STORAGE	666 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
ELEV	47 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
ELEV MR	71 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
MEN	253 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
TOUR TASTING	517 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
WOMEN	242 SF	ACCESSORY - HOSPITALITY	GROUND LEVEL
ACCESSORY - HOSPITALITY	1795 SF		
KITCHEN	448 SF	HOSPITALITY - CAVE	GROUND LEVEL
RESTROOMS	587 SF	HOSPITALITY - CAVE	GROUND LEVEL
HOSPITALITY - CAVE	1035 SF		
JANITOR	79 SF	MAINTENANCE-CAVE	GROUND LEVEL
JANITOR	79 SF	MAINTENANCE-CAVE	GROUND LEVEL
MAINTENANCE-CAVE	157 SF		
ELECTRICAL	327 SF	MECHANICAL-CAVE	GROUND LEVEL
ELECTRICAL	327 SF	MECHANICAL-CAVE	GROUND LEVEL
MECHANICAL	135 SF	MECHANICAL-CAVE	GROUND LEVEL
MECHANICAL-CAVE	789 SF		
COURTYARD - OUTDOOR TASTING	285 SF	OUTDOOR - COVERED	GROUND LEVEL
COURTYARD - OUTDOOR TASTING	288 SF	OUTDOOR - COVERED	GROUND LEVEL
COURTYARD - OUTDOOR TASTING	716 SF	OUTDOOR - COVERED	GROUND LEVEL
COURTYARD - OUTDOOR TASTING	716 SF	OUTDOOR - COVERED	GROUND LEVEL
VESTIBULE	53 SF	OUTDOOR - COVERED	GROUND LEVEL
VESTIBULE	50 SF	OUTDOOR - COVERED	GROUND LEVEL
OUTDOOR - COVERED	2108 SF		
COURT	7001 SF	OUTDOOR- UNCOVERED	GROUND LEVEL
STAIR	214 SF	OUTDOOR- UNCOVERED	GROUND LEVEL
STAIR	214 SF	OUTDOOR- UNCOVERED	GROUND LEVEL
OUTDOOR- UNCOVERED	7429 SF		
CELLAR - NORTH	3704 SF	PRODUCTION	GROUND LEVEL
CELLAR - SOUTH	2863 SF	PRODUCTION	GROUND LEVEL
STORAGE	128 SF	PRODUCTION	GROUND LEVEL
STORAGE	779 SF	PRODUCTION	GROUND LEVEL
PRODUCTION	7473 SF		
LAB	379 SF	PRODUCTION - OFFICE	GROUND LEVEL
OFFICE	512 SF	PRODUCTION - OFFICE	GROUND LEVEL
PRODUCTION - OFFICE	891 SF		
(E) CAVE- BARRELS	6320 SF	PRODUCTION CAVE	GROUND LEVEL
(P) CAVE BARRELS	21288 SF	PRODUCTION CAVE	GROUND LEVEL
EXIT ACCESS	3001 SF	PRODUCTION CAVE	GROUND LEVEL
PRODUCTION CAVE	30609 SF		
MECHANICAL ROOM	476 SF	PRODUCTION MECHANICAL	GROUND LEVEL
PRODUCTION MECHANICAL	476 SF		
Grand total: 32	52763 SF		

AREA SCHEDULE - SECOND FLOOR

NAME	AREA	DEPARTMENT	Level
ELEV	47 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
LOUNGE	163 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
STORAGE	47 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
STORAGE	405 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
UNISEX	63 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
UNISEX	63 SF	ACCESSORY - HOSPITALITY	SECOND FLOOR
ACCESSORY - HOSPITALITY	788 SF		
ROOF GARDEN	2260 SF	OUTDOOR - LANDSCAPE	SECOND FLOOR
ROOF GARDEN	2303 SF	OUTDOOR - LANDSCAPE	SECOND FLOOR
OUTDOOR - LANDSCAPE	4562 SF		
CIRCULATION	6800 SF	OUTDOOR- UNCOVERED	SECOND FLOOR
OUTDOOR- UNCOVERED	6800 SF		
MECHANICAL	1707 SF	PRODUCTION MECHANICAL	SECOND FLOOR
PRODUCTION MECHANICAL	1707 SF		
TERRACE	1124 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
TERRACE	1124 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
VERANDA	270 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
VERANDA	270 SF	UNCOVERED - ACCESSORY - HOSPITALITY	SECOND FLOOR
UNCOVERED - ACCESSORY - HOSPITALITY	2788 SF		
Grand total: 14	16644 SF		

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PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	DAW
CHECKED BY:	KPO

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SHEET TITLE

SECOND LEVEL AREA CALCULATIONS

SHEET NUMBER

UP-420

A1 SECOND LEVEL - AREA
1/16" = 1'-0"

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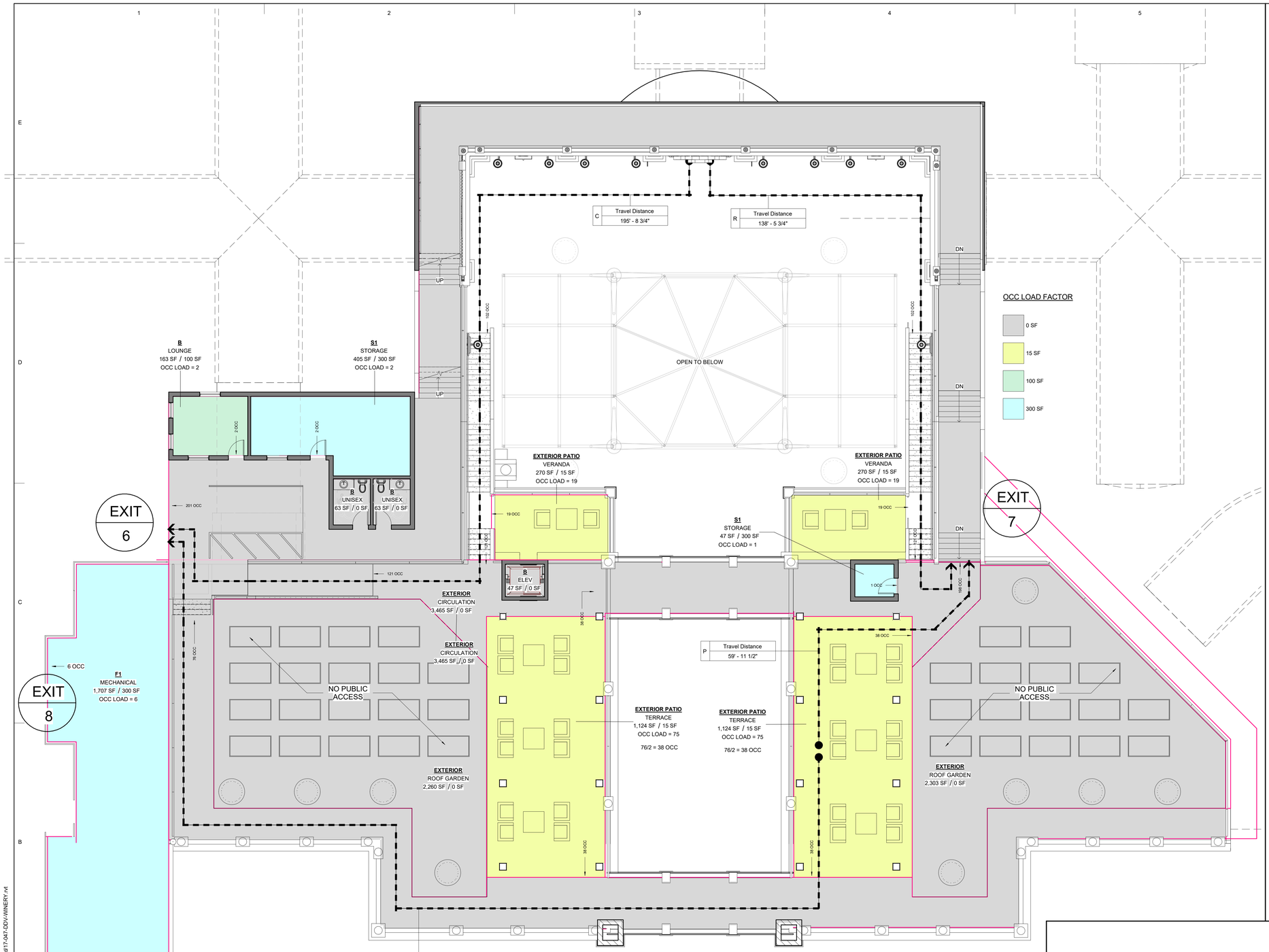
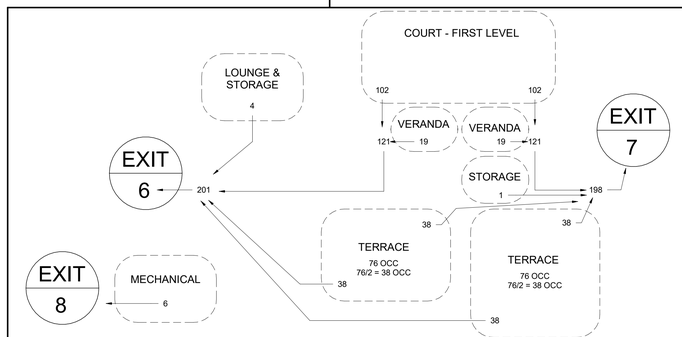


6

CBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE FOR MAXIMUM OF 250 FEET WITH AUTOMATIC FIRE SPRINKLERS FOR S1 OCCUPANCIES

TRAVEL DISTANCES		
MARK	LENGTH	OCCUPANCY SERVED
C	195' - 8 3/4"	
E	167' - 6"	
H	237' - 3 1/2"	
J	224' - 5 1/2"	
K	236' - 11 3/4"	
L	213' - 10 1/2"	
P	59' - 11 1/2"	
R	138' - 5 3/4"	

OCCUPANCY TOTALS SECOND FLOOR AND VERANDA			
dvd	AREA	OCC LOAD FACTOR	OCC LOAD
VERANDA			
EXTERIOR PATIO			
VERANDA	270 SF	15 SF	19
VERANDA	270 SF	15 SF	19
	540 SF		38
	540 SF		38
SECOND FLOOR			
B			
ELEV	47 SF	0 SF	
LOUNGE	163 SF	100 SF	2
UNISEX	63 SF	0 SF	
UNISEX	63 SF	0 SF	
	335 SF		2
EXTERIOR			
CIRCULATION	3,465 SF	0 SF	
CIRCULATION	2,850 SF	0 SF	
ROOF GARDEN	2,260 SF	0 SF	
ROOF GARDEN	2,303 SF	0 SF	
	10,879 SF		0
EXTERIOR PATIO			
TERRACE	1,124 SF	15 SF	75
TERRACE	1,124 SF	15 SF	75
	2,247 SF		150
F1			
MECHANICAL	1,707 SF	300 SF	6
	1,707 SF		6
S1			
STORAGE	405 SF	300 SF	2
STORAGE	47 SF	300 SF	1
	452 SF		3
	15,621 SF		161
	16,161 SF		199



A6 SECOND LEVEL EGRESS DIAGRAM
1/16" = 1'-0"

A1 SECOND LEVEL EGRESS PLAN
1/8" = 1'-0"

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PROJECT NUMBER:	17-047
PROJECT PHASE:	UP
DRAWN BY:	Author
CHECKED BY:	Checker

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SHEET TITLE

SECOND LEVEL EXITING DIAGRAM

SHEET NUMBER

UP-421

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YOUNTVILLE VINEYARDS LLC, PHASE 2
7466 HWY 29, YOUNTVILLE, CA
APN 031-120-035

LEGEND

EXISTING		PROPOSED	
SD	EX STORM DRAIN	SD	STORM DRAIN
SAN	EX SANITARY	SAN	SANITARY
W	EX WATER LINE	W	WATER LINE
	EX FIRE HYDRANT		FIRE HYDRANT
	EX FIRE DEPT. CONN.		FIRE DEPT. CONN.
	EX FIRE DETECT.		FIRE DETECT.
	EX WATER VALVE		WATER VALVE
	EX SAN OR SD MH		SAN OR SD MH
	EX SANITARY CLEANOUT		SANITARY CLEANOUT
	EX BALL VALVE		BALL VALVE
	EX POWER POLE		POWER POLE
	BUILDING OUTLINE		SWALE FLOW DIRECTION

275 CONTOUR LINE MAJOR
270 CONTOUR LINE MINOR
DAYLIGHT LINE
BUILDING SETBACK LINE
PROPERTY LINE
UT UTILITY TRENCH
EXIST TREE
W WATER WELL

811 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADS	ADVANCED DRAINAGE SYSTEMS
BOW	BOTTOM OF WALL
CP	CENTRAL PRECAST
CL	CENTER LINE
CMP	CORRIGATED METAL PIPE
CO	CLEAN OUT
DWY	DRIVEWAY
EASE	EASEMENT
EG	EXIST GROUND
EP	EDGE OF PAVEMENT
EX	EXIST
FC	FACE OF CURB
FD	FRENCH DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FNC	FENCE
FUT	FUTURE
GRT	GRATE
GVL	GRAVEL
HP	HIGH POINT
INV.	INVERT
IFO	IN FAVOR OF
JT	JOINT TRENCH
MH	MH
N	NORTH
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
OH	OVER HEAD
PAV.	PAVEMENT
PL	PROPERTY LINE
PED	PEDESTRIAN
PVC	POLYVINYL CHLORIDE
PVT	POINT OF VERTICAL INTERSECTION
PVI	PRIVATE
P.W.	PROCESS WATER
P.U.E.	PUBLIC UTILITY EASEMENT
PP	POWER POLE
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
SB	SETBACK LINE
SAN	SANITARY SEWER
SS	SIDE SLOPE
SW	SIDE WALK
SDE	STORM DRAIN EASEMENT
TC	TOP OF CURB
TYP.	TYPICAL
TG	TOP OF GRATE
U.G.	UNDERGROUND

BOUNDARY INFORMATION PROVIDED BY:

H W B
H W B - P L S, I N C.
PROFESSIONAL LAND SURVEYORS
www.howardbrunner.com
117 WEST NORTH STREET
HEALDSBURG, CALIFORNIA 95448
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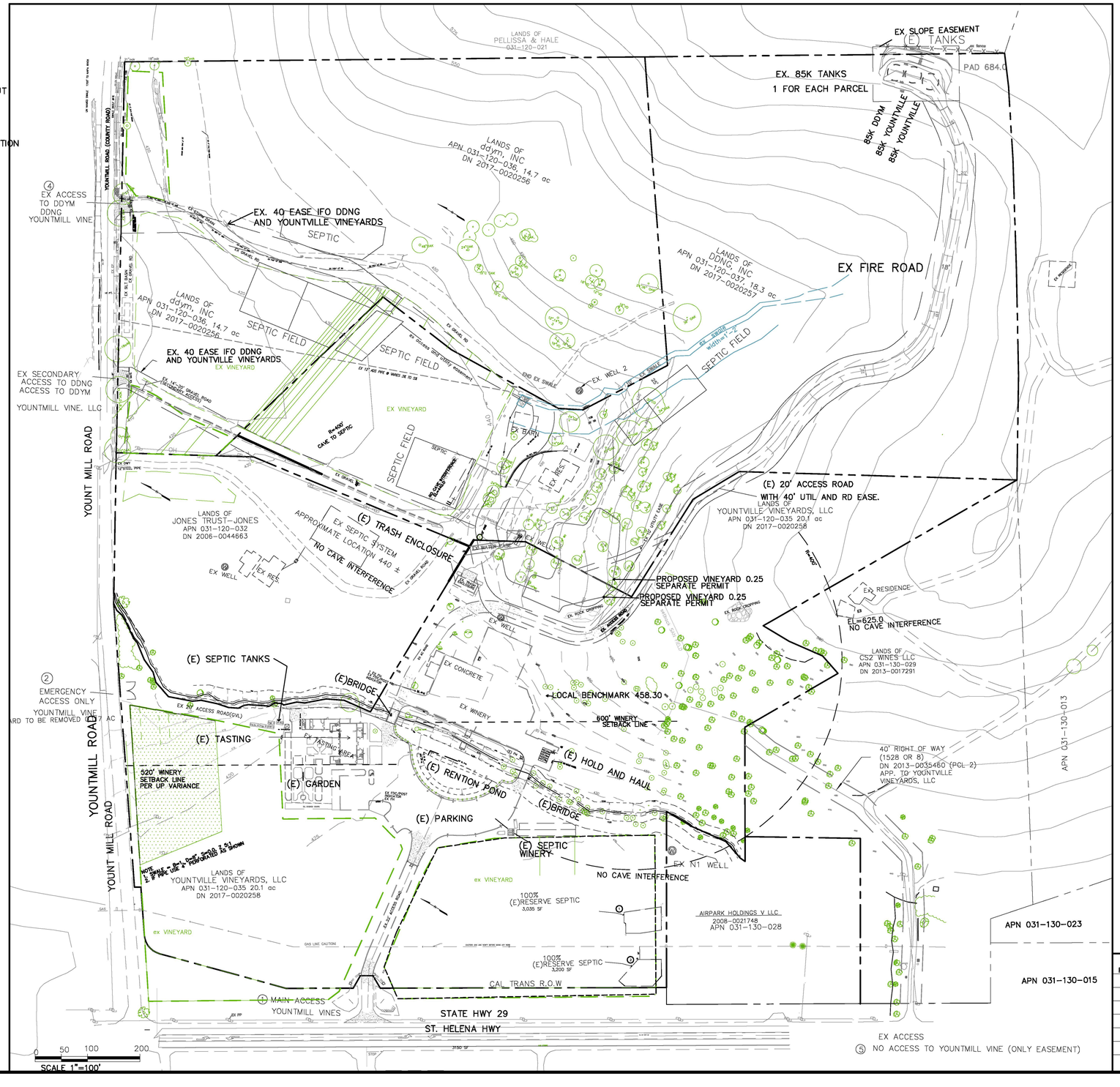

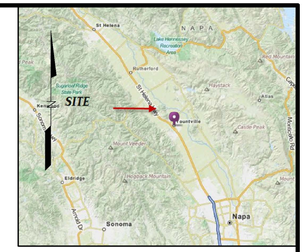

VICINITY MAP

SHEET LIST

C1. EXIST SITE PLAN
C2. EXIST IMPROVEMENTS
C3. PROPOSED IMPROVEMENTS
C4. EXIST AND PHASE 2 IMPROVEMENTS
C5. PHASE 2 SECONDARY ACCESS ROAD
C6. FIRE IMPROVEMENTS
C7. CIRCULATION AND WASTE WATER
SCP1. STORM WATER CONTROL PLAN EXHIBIT "B"
SCP2. STORM WATER CONTROL PLAN EXHIBIT "C"
F1 FIRE TURN EXHIBIT

PREVIOUS PERMITS

1. CAVE WITH UTILITIES B12-00525
2. DEMO BARN & GARAGE B12-453
3. RETAINING WALL BEHIND WINERY B12-1272
4. FOOT BRIDGES B13-952
5. WINERY ADDITION B13-951
6. CAL TRANS PERMIT 0412-6MC0606

SEPARATE PERMITS

1. DDYM AND DDNG NEW VINEYARD PERMITS
2. BRIDGE PERMIT OVER EX POND (PHASE 1)

OWNER:

YOUNTVILLE VINEYARDS INC.
1291 W. Zinfandel Lane
St. Helena, CA 94574
DDNG LLC

FLOOD HAZZARD

THIS AREA IS WITHIN MINIMAL FLOOD HAZARD
PANEL 06097 C0800E

ENGINEER:

GUADALUPE S. CHAVARRIA, PE
P.O. BOX 1782 WINDSOR CA 95492
CEL 707-799-5432
FAX 707-838-9161

PURPOSE STATEMENT

PHASE 2 IMPROVEMENTS
NEW WINERY BUILDINGS, MECHANICAL, STORAGE AND GROTTO.

BENCHMARK

VERTICAL ELEVATION IS ASSUMED SHOWN ON THIS SHEET. ABOVE TUNNEL AREA # 3 REBAR

DISTURBED AREA

1. DISTURBED AREA 0.752 AC THIS PHASE

EARTHWORK

CAVE EARTHWORK 12,502 CY AND BUILDING 48 CY EXPORT
EXPORTED OR GRAVEL TO BE USED ONSITE ACCESS ROADS

PARKING

51 PARKING SPACE, 3 ADA

REGISTERED PROFESSIONAL ENGINEER GUADALUPE S. CHAVARRIA CA 17970 EXP. 3/31/23 CIVIL STATE OF CALIFORNIA

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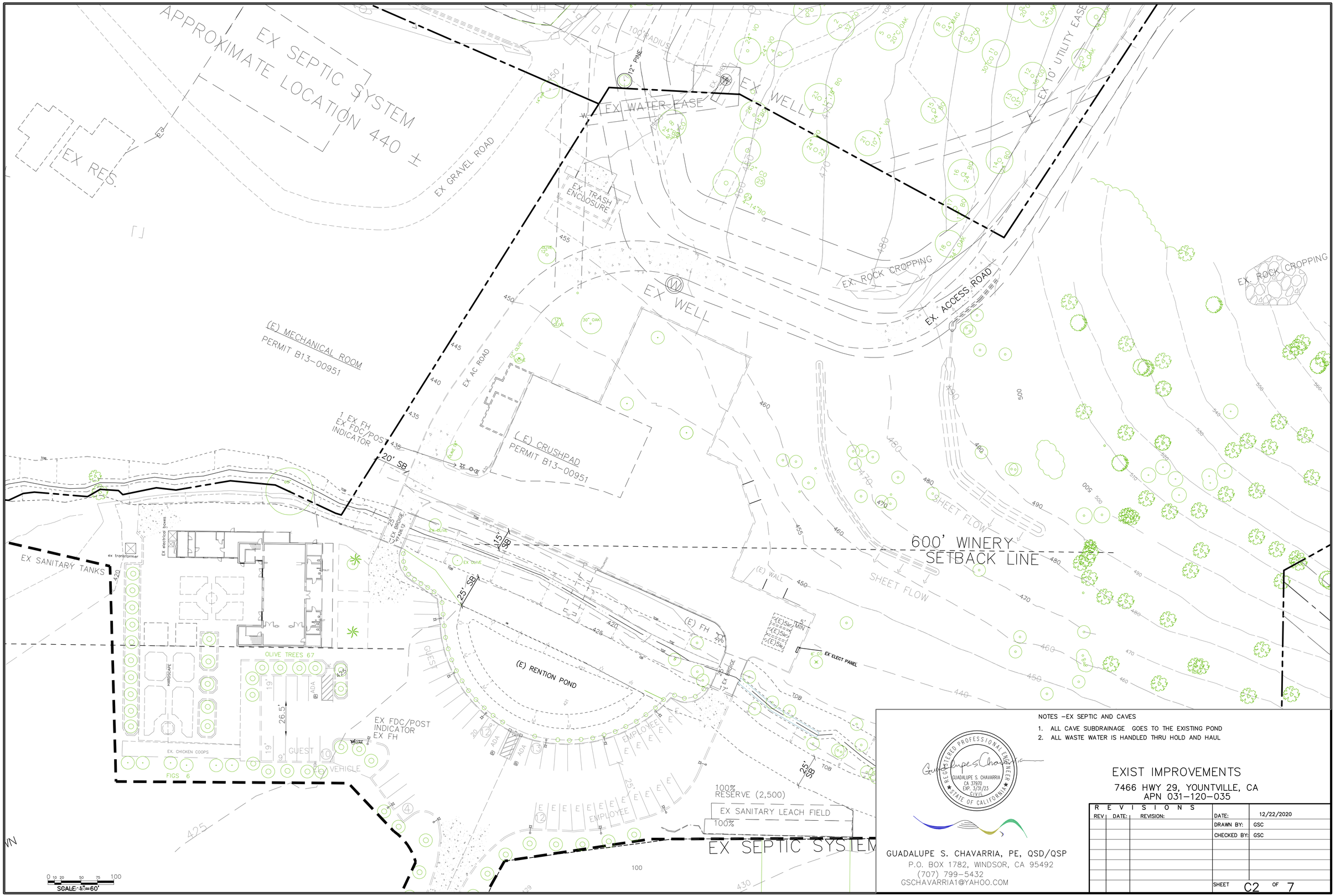
(707) 799-5432
GSCHAVARRIA1@YAHOO.COM

REVISIONS				
REV	DATE:	REVISION:	DATE:	12/22/2020
			DRAWN BY:	GSC
			CHECKED BY:	GSC
			SHEET	C1 OF 7



NOTES –EX SEPTIC AND CAVES

1. ALL CAVE SUBDRAINAGE GOES TO THE EXISTING POND
2. ALL WASTE WATER IS HANDLED THRU HOLD AND HAUL

REGISTERED PROFESSIONAL ENGINEER
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CA 37970
EXP. 3/31/23
CIVIL
STATE OF CALIFORNIA

EXIST IMPROVEMENTS

7466 HWY 29, YOUNTVILLE, CA
APN 031-120-035

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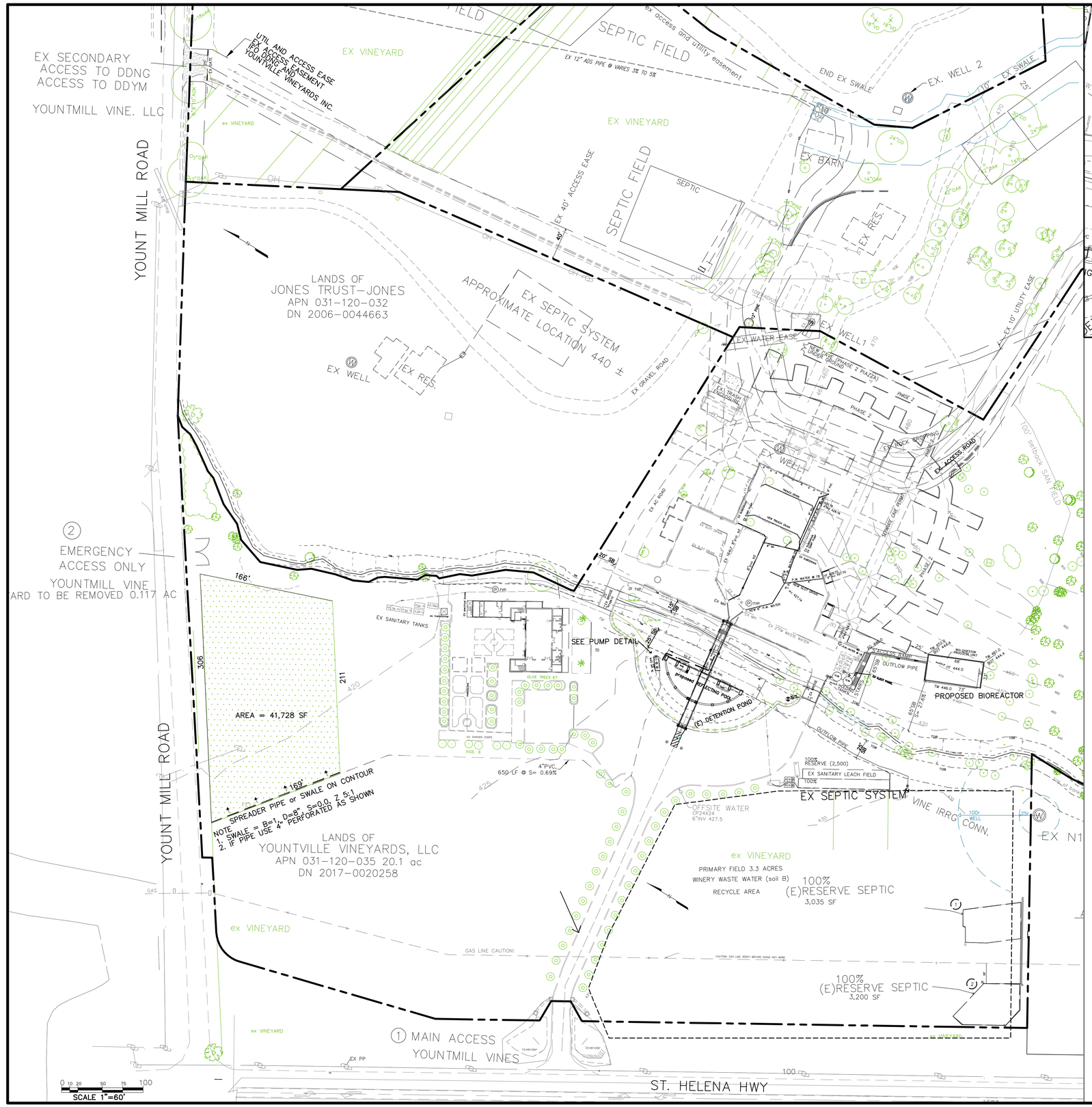
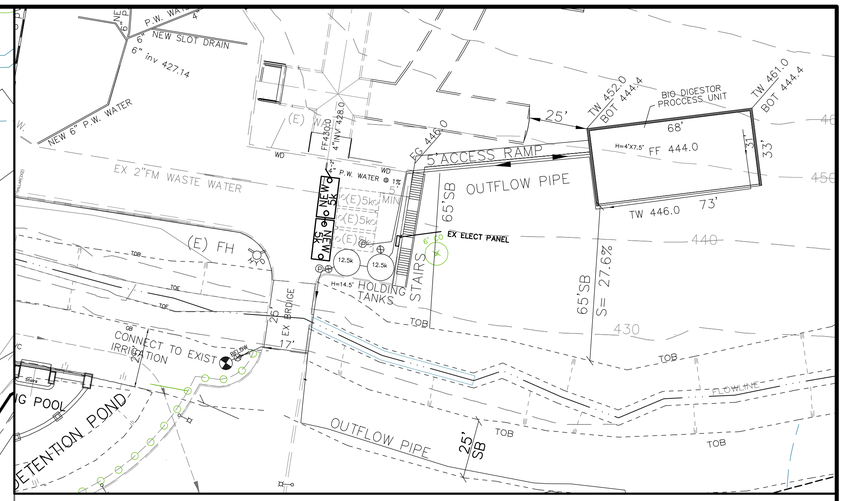
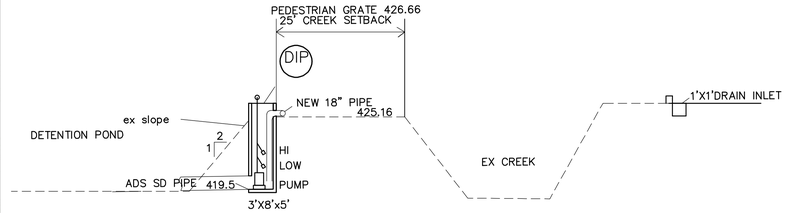




BIOREACTOR

1"=30'



PIPE INLET AT EX POND

NTS

NOTE:
1. ADS PIPE TO BE N12.
2. PRECAST BOX TO BE CONCRETE W/PEDESTRIAN INLET.

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EXP. 3/31/23
CIVIL
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(707) 799-5432
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PROPOSED IMPROVEMENTS

7466 HWY 29, YOUNTVILLE, CA
APN 031-120-035

REVISIONS				
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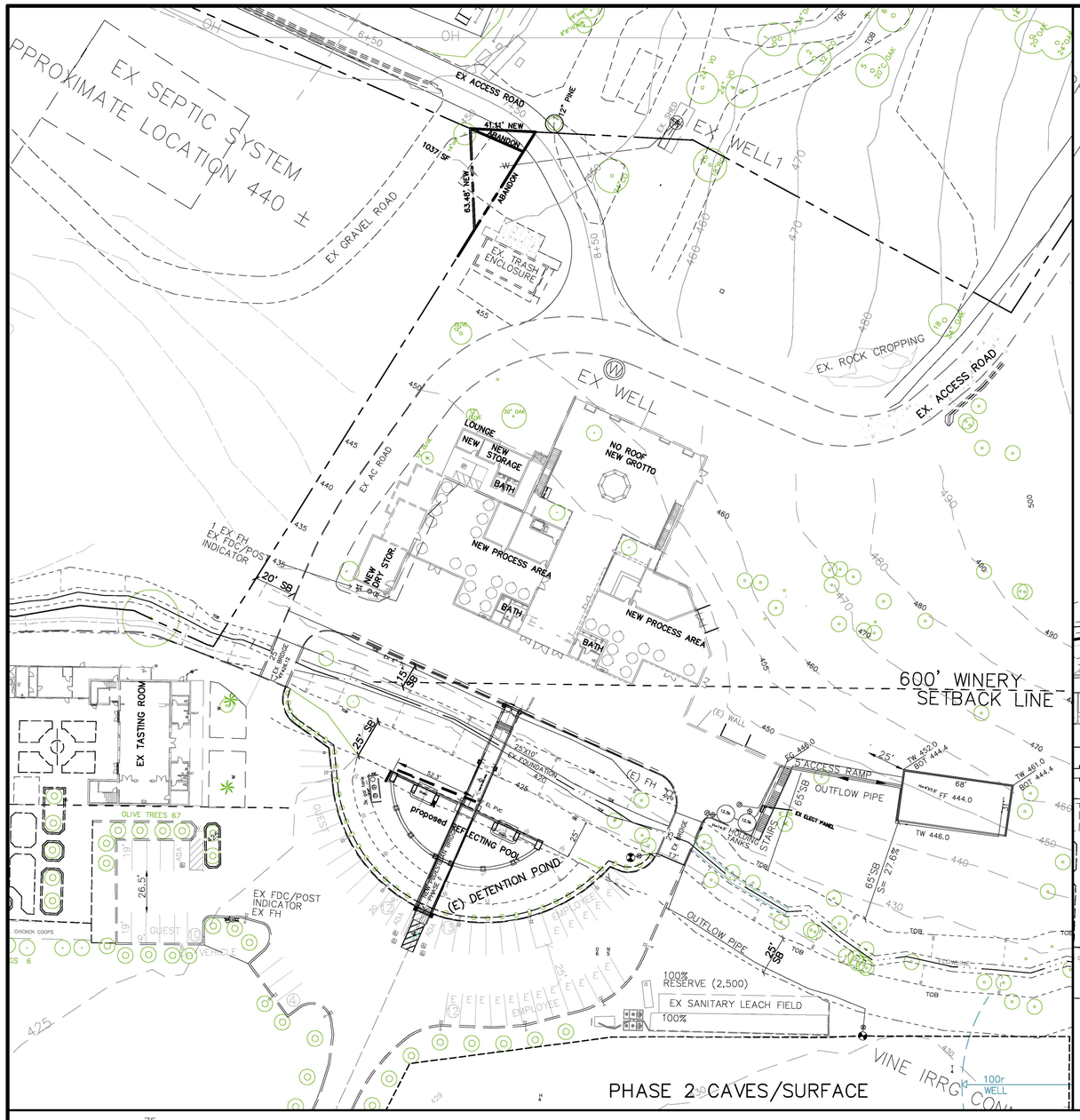
4	11/20/22	DELETED POND/AREA MOD	DRAWN BY:	GSC
			CHECKED BY:	GSC
			SHEET	C3 OF 7



0 10 20 50 75 100
SCALE 1"=40'

0 10 20 50 75 100
SCALE 1"=40'

CAVE DIRT VOLUME

volume = area x lf feet

sf

226.68 1501

27

volume = 12601.73 cy

NOTE: DIRT TO EXPORTED TO SITE WITH A VALID GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
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EXP. 3/31/23
CIVIL
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EXIST AND PHASE 2 IMPROVEMENTS

7466 HWY 29, YOUNTVILLE, CA
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REVISIONS				
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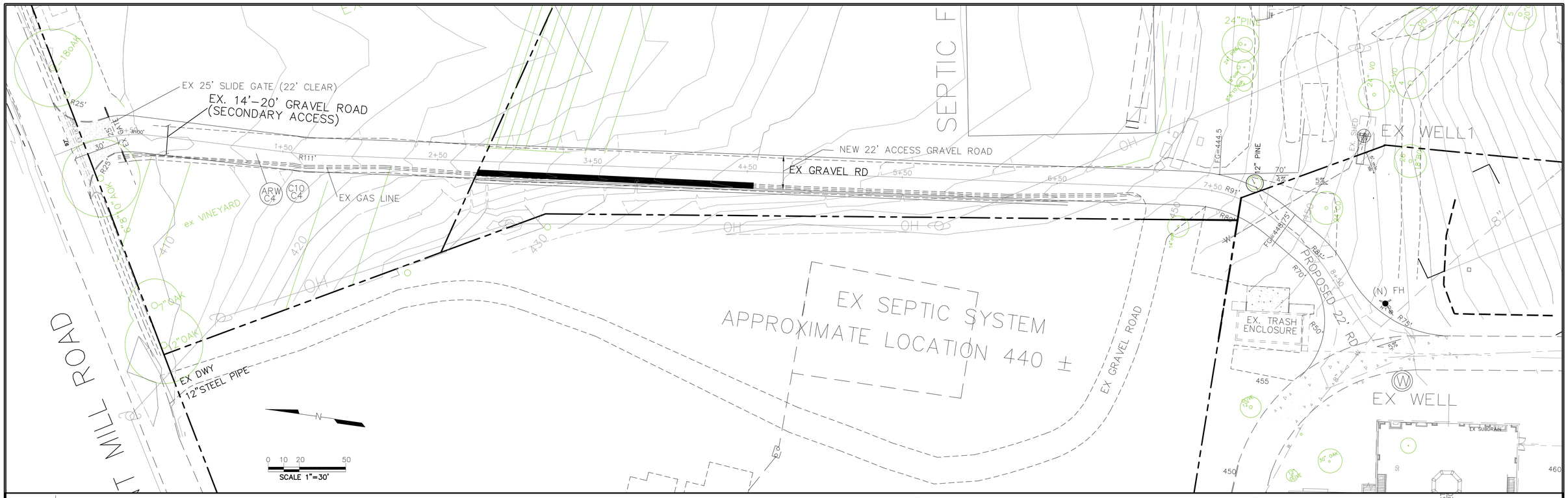
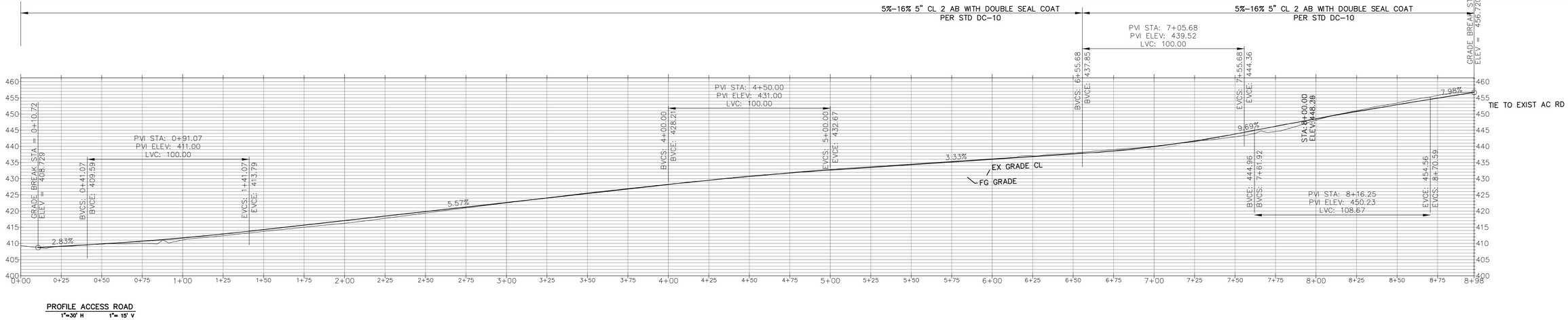
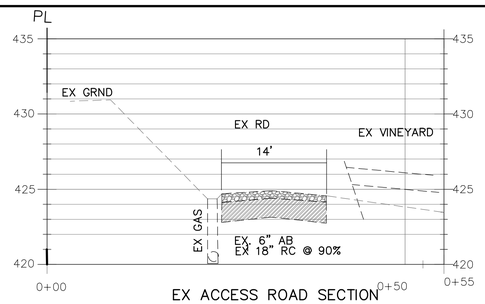
			CHECKED BY:	GSC
			SHEET	C4 OF 7

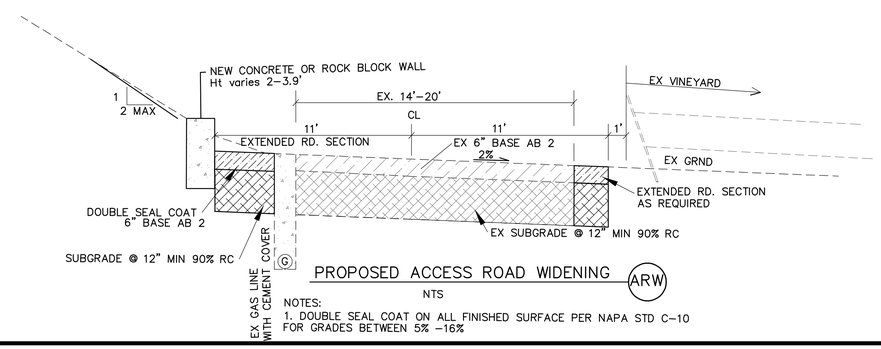






EX ACCESS ROAD SECTION

1"=20' H
1"=10' V



PROPOSED ACCESS ROAD WIDENING (ARW)

NTS

NOTES:
1. DOUBLE SEAL COAT ON ALL FINISHED SURFACE PER NAPA STD C-10 FOR GRADES BETWEEN 5% -16%

NAPA COUNTY C-10 DETAIL (C10)

PHASE 2 SECONDARY ACCESS ROAD

7466 HWY 29, YOUNTVILLE, CA
APN 031-120-035

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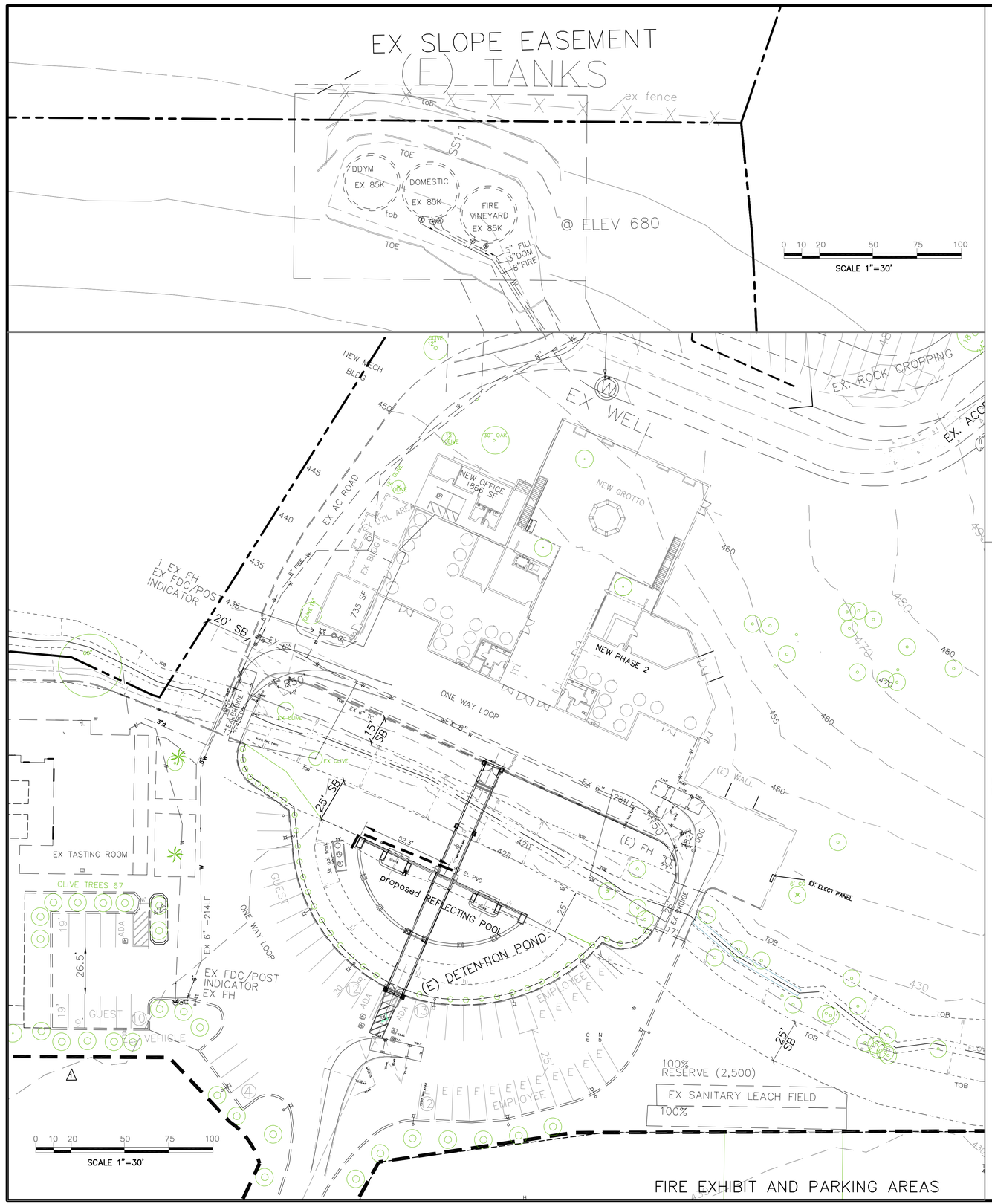
EXP. 3/31/23
CIVIL
STATE OF CALIFORNIA

REVISIONS			
REV	DATE:	REVISION:	
1	7/14/21	PROFILE	

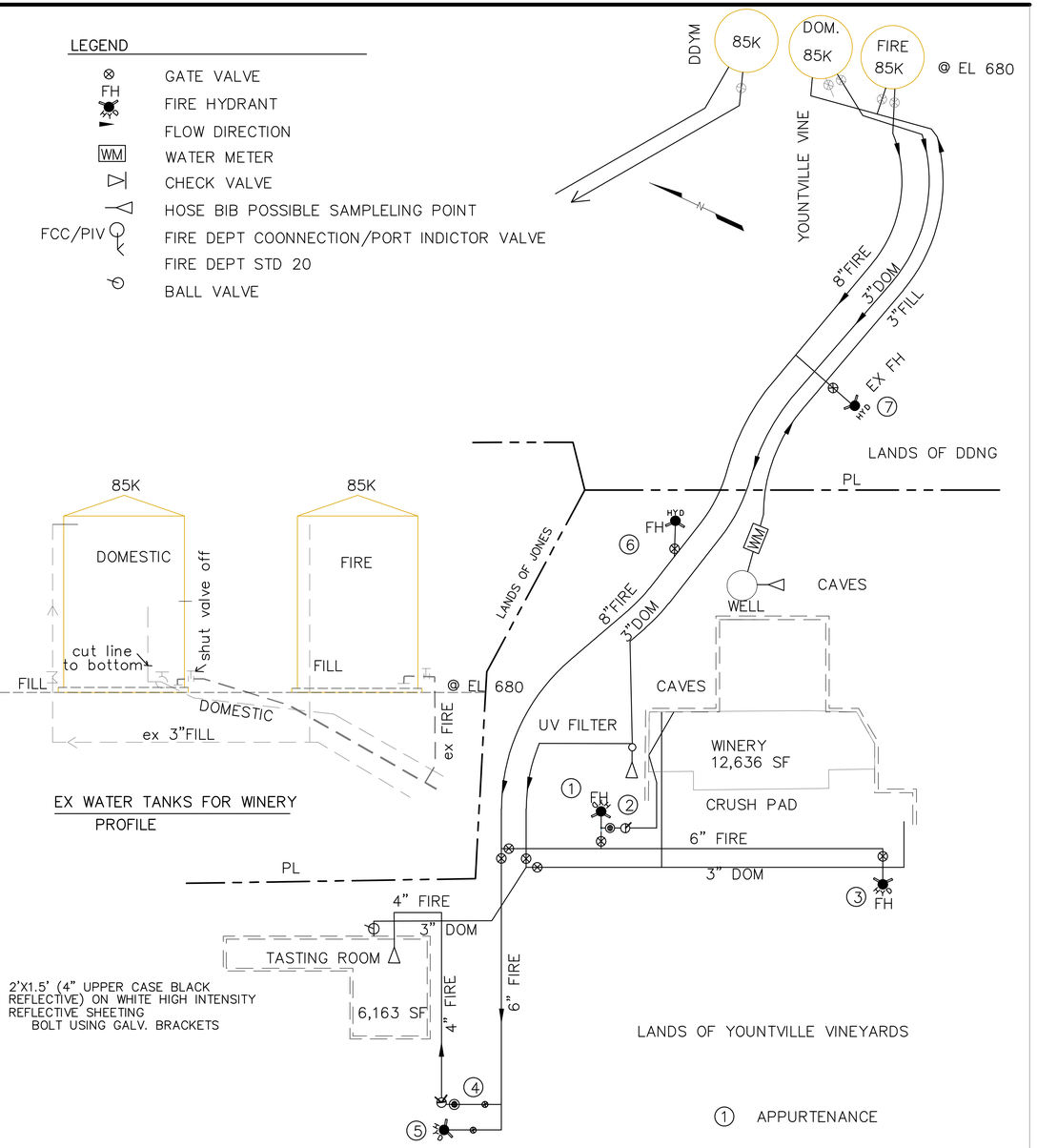
DATE:	12/22/2020
DRAWN BY:	GSC
CHECKED BY:	GSC

SHEET C5 OF 7



LEGEND

- GATE VALVE
- FH — FIRE HYDRANT
- FLOW DIRECTION
- WM — WATER METER
- CHECK VALVE
- HOSE BIB POSSIBLE SAMPLELING POINT
- FCC/PIV — FIRE DEPT COONNECTION/PORT INDICTOR VALVE
- FIRE DEPT STD 20
- BALL VALVE



EX WATER TANKS FOR WINERY
PROFILE

2'X1.5' (4" UPPER CASE BLACK REFLECTIVE) ON WHITE HIGH INTENSITY REFLECTIVE SHEETING BOLT USING GALV. BRACKETS

WATER SYSTEM SCHEMATIC
PLAN

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EXIST AND PHASE 2 IMPROVEMENTS
FIRE IMPROVEMENTS
7466 HWY 29, YOUNTVILLE, CA
APN 031–120–035

REVISIONS				
REV	DATE:	REVISION:	DATE:	12/22/2020
			DRAWN BY:	GSC
			CHECKED BY:	GSC
			SHEET	C6 OF 7

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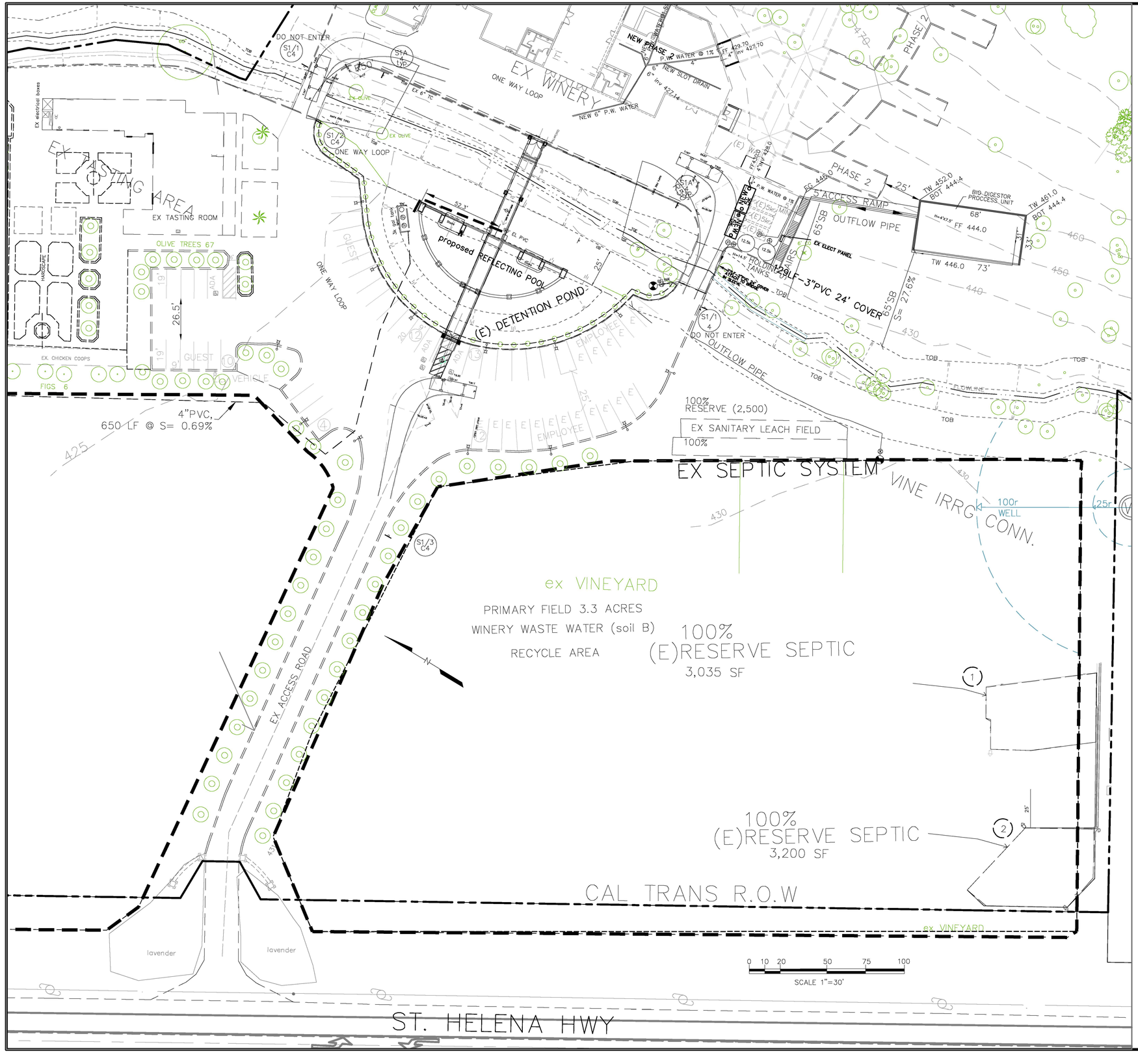

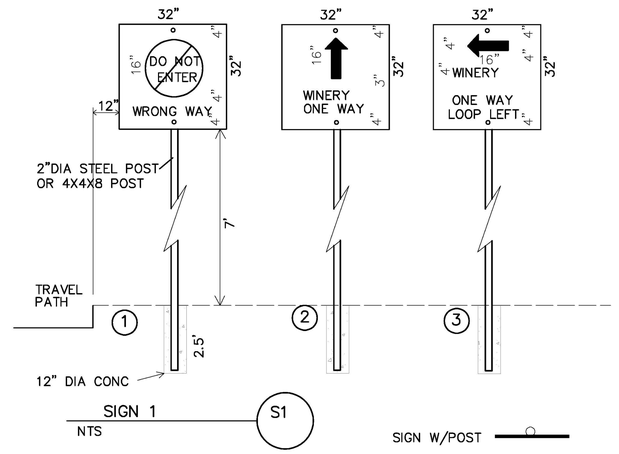

usda	high
	in/hr
a	1.00 -8.3
b	0.5 -1.00
c	0.17-0.27
d	0.02-0.10

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CIRCULATION AND WASTE WATER

7466 HWY 29, YOUNTVILLE, CA
APN 031-120-035

REVISIONS				
REV	DATE:	REVISION:	DATE:	12/22/2020
			DRAWN BY:	GSC
			CHECKED BY:	GSC
			SHEET	C7 OF 7

Format for tabulating areas draining to self retaining areas

DMA name	DRAINAGE AREA	PRE AC	POST AC	POST SF	RECEIVING AREAS	Receiving FILTERING DMA
D-WE	EAST WINERY AREA	0.814	0.822	35,806	R-WE	pond retention/grassy area
D-WP	WEST PARKING AREA	0.259	0.259	11,282	R-WP	pond retention/grassy area
D-WP/E	WEST PARKING AREA/Entry	0.057	0.057	2,483	R-WP/E	pond retention/grassy area
				49,571		
						41,514 sf
REF:	BASMAA MANUAL PAGE 4-4, CHAPTER 4					
D-GP	GUEST PARKING	0.092967	0.092967		R-GP	U.G. STORAGE CHAMBERS
D-WG	WINERY AND GARDEN	0.506	0.506	22,041	R-WG	U.G. STORAGE CHAMBERS

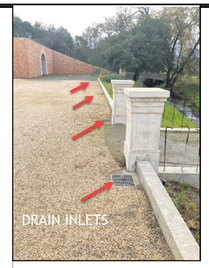
FORMAT FOR TABULATING AREA DRAING TO grassy areas A= imperv x 0.5

DMA name	Area AC	post project surface type	runoff Ro, factor	product Area x Ro A, sf
D-WE (winery east)	0.822	roof/conc	1	35,806
D-WP/E (parking-rd)	0.057	roof/conc	1	2,483
D-WP (ac parking)	0.259	conc	1	11,282
Total				49,571
Receiving	49,571	0.5		24,786
dims, L x W =	256	163		41728

LEGEND
FLOW DIRECTION
NEW AREA
EX AREA
Aex EXIST AREA
Anew new AREA
U.G. UNDERGROUND
PIPE OR SWALE
SPREADER

EX WELL
NEW AREA
EX AREA
735 SF
EX AC ROAD
EX BLDG
NEW OFFICE 1BR, 1BA 585 SF
NEW GROTTO
EX SUBDRAIN
EX 164LF 6" PVC
EX SUBDRAIN
EX SUBDRAIN
EX SUBDRAIN
SEPARATE CAVE
PHASE 2
NEW PHASE 2 P.W. WATER @ 1%
6" NEW SLOT DRAIN
6" inv 427.14
EX SUBDRAIN
EX SUBDRAIN
EX SUBDRAIN





EX. DRAIN INLETS ON EAST SIDE OF CREEK

DI
CS1



EX. DRAIN INLETS ON EAST SIDE OF CREEK





TD

EX. DRAIN INLETS @ FRONT OF WINERY (W. OF CREEK)

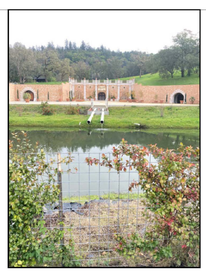


EX. DRAIN INLETS @ PARKING AREA(W. OF CREEK)



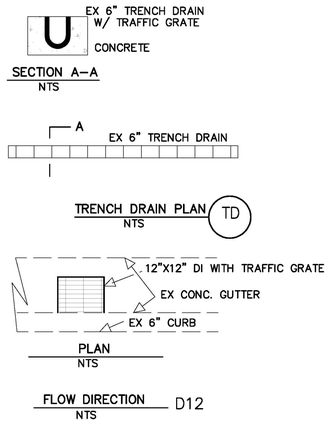
PROPOSED INLET @ ROAD





2

EX. DRAIN RUN ON WATER AT VINEYARD AREA



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STATE OF CALIFORNIA

STORMWATER CONTROL PLAN AND LOW IMPACT DESIGN EXHIBIT "C"

7466 HWY 29, YOUNTVILLE, CA APN 031–120–035

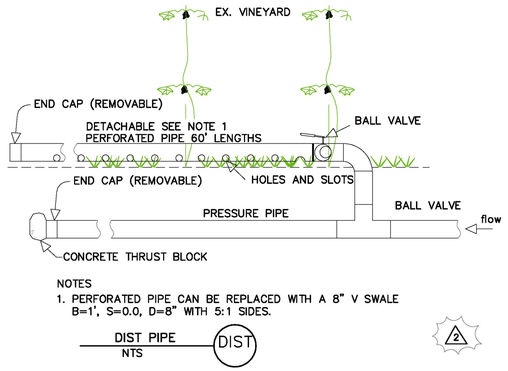
REVISIONS

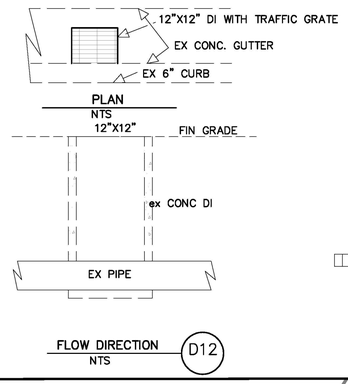
REV	DATE:	REVISION:
1	7/14/21	ADD TABLE/NOTES
2	1/2/22	ADDED BIORETENTION LID & STORM DRAIN DETAILS
3	6/10/22	added pond and detail

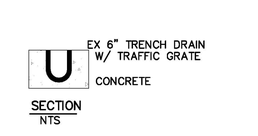
DATE: 12/22/2020
DRAWN BY: GSC
CHECKED BY: GSC

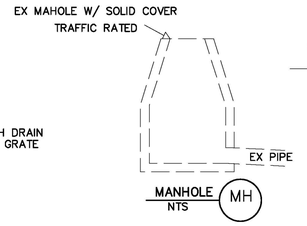
DMA name	Area AC	post project surface type	runoff Ro, factor	product Area x Ro A
D-WE (winery east)	0.822	conc/roof/planter	1	0.822
D-WP/E (parking-rd)	0.057		1	0.057
D-WP (ac parking)	0.259		1	0.259
			Total Area AC	1.138
			Total Area, SF	49,571

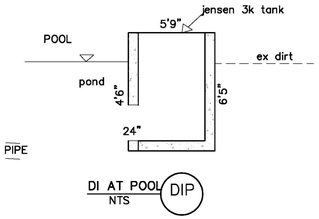
DMA name	Area sf	post project surface type	runoff Ro, factor	product Area x Ro A
	72,397	roof/conc	1	72,397
Total				72,397
				0.04
	length	width	REQUIRED	2,896
PROVIDED sf	35	83		2905

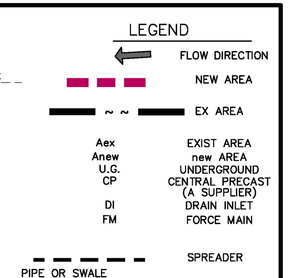


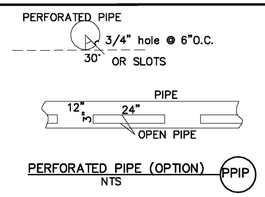












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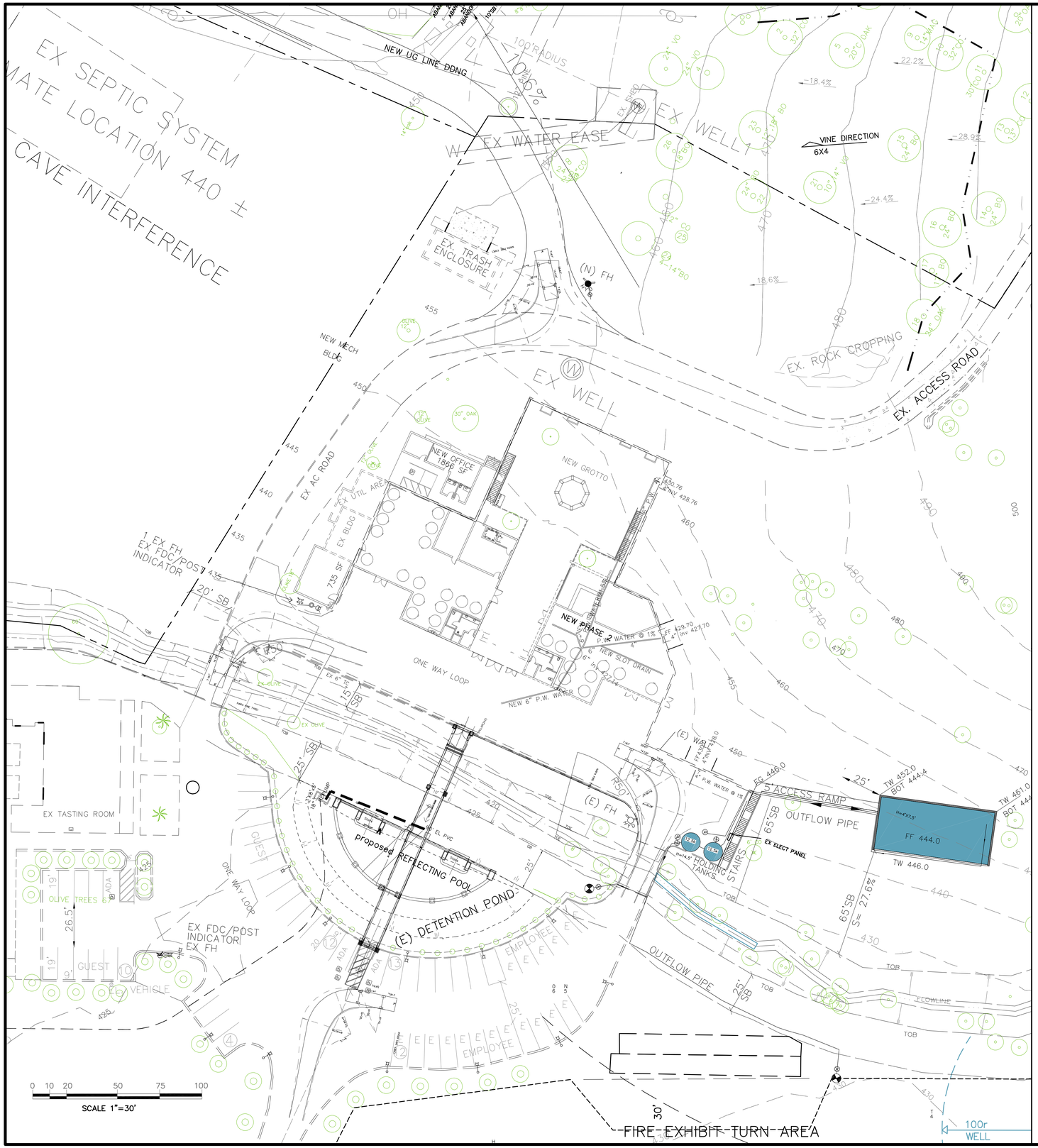
NEW REFLECTING POOL(MOD TO EXIST) FLOW THRU PLANTER PLAN

7466 HWY 29, YOUNTVILLE, CA APN 031-120-035

REVISIONS				
REV	DATE:	REVISION:	DATE:	8/9/2021
2	11/17/22	REMOVED THE HOLDING POND	DRAWN BY:	GSC
			CHECKED BY:	GSC
			SHEET	SCP3 OF 3



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FIRE TURN EXHIBIT

7466 HWY 29, YOUNTVILLE, CA
APN 031-120-031

REVISIONS			
REV	DATE:	REVISION:	DATE: 12/22/2020
			DRAWN BY: GSC
			CHECKED BY: GSC
			SHEET F1 OF 1