

THE VINEYARD HOUSE WINERY

USE PERMIT EXHIBITS

1581 OAKVILLE GRADE ROAD, OAKVILLE, CA

APN: 027-360-022-000

FOR JEREMY JUSTIN NICKEL

CONTACTS

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PROJECT DATA

APN Number: 027-360-022-000
Project Address: 1581 Oakville Grade Rd. Oakville, CA
Parcel Area: 1,872,296 SQ. FT. (42.9 acres)
Occupancy: Mixed
Zoning: AW (Agricultural Watershed)
Fire Hazard Severity Zone: Moderate, Very High
Napa County Viewshed: N/A
Overlay: N/A
Flood Design Data: N/A

APPLICATION

Use Permit Application for a new 20,000 gallon winery and cave with adaptive reuse of a historic residence as a lasting and winery accessory use building. The entitlement request is for a new winery use permit, conservation regulations exception and a road exception.

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C6 Winery Site Plan
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GIS AERIAL VIEW



APN: 027-360-022-000

VICINITY MAP



PROJECT LOCATION

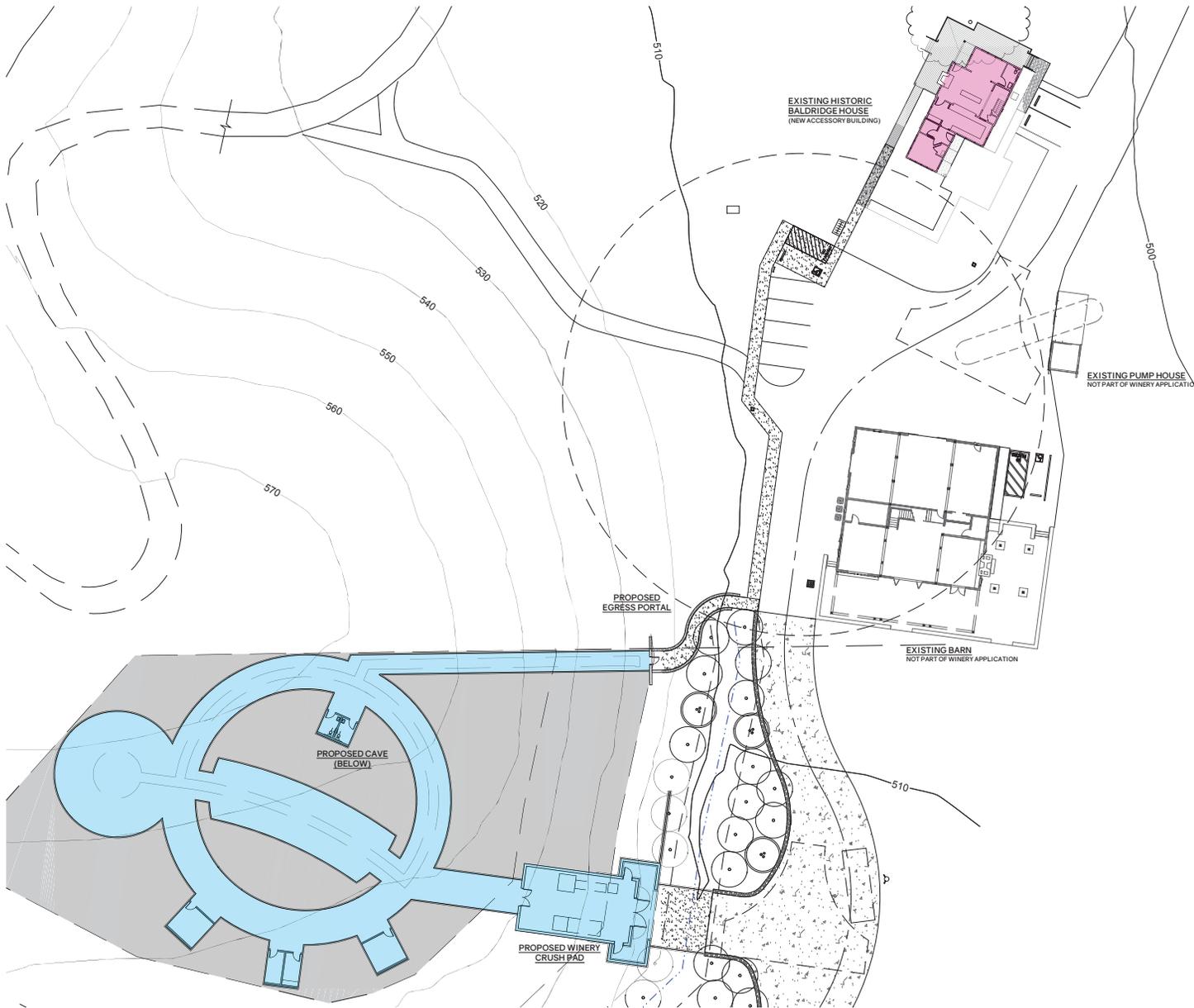


Project:
The Vineyard House Winery
Project Address:
1581 Oakville Grade Road
Oakville, CA 94562
APN: 027-360-022-000
Date:
July 11, 2022

USE PERMIT RESUBMITTAL

0-00

Sheet No.

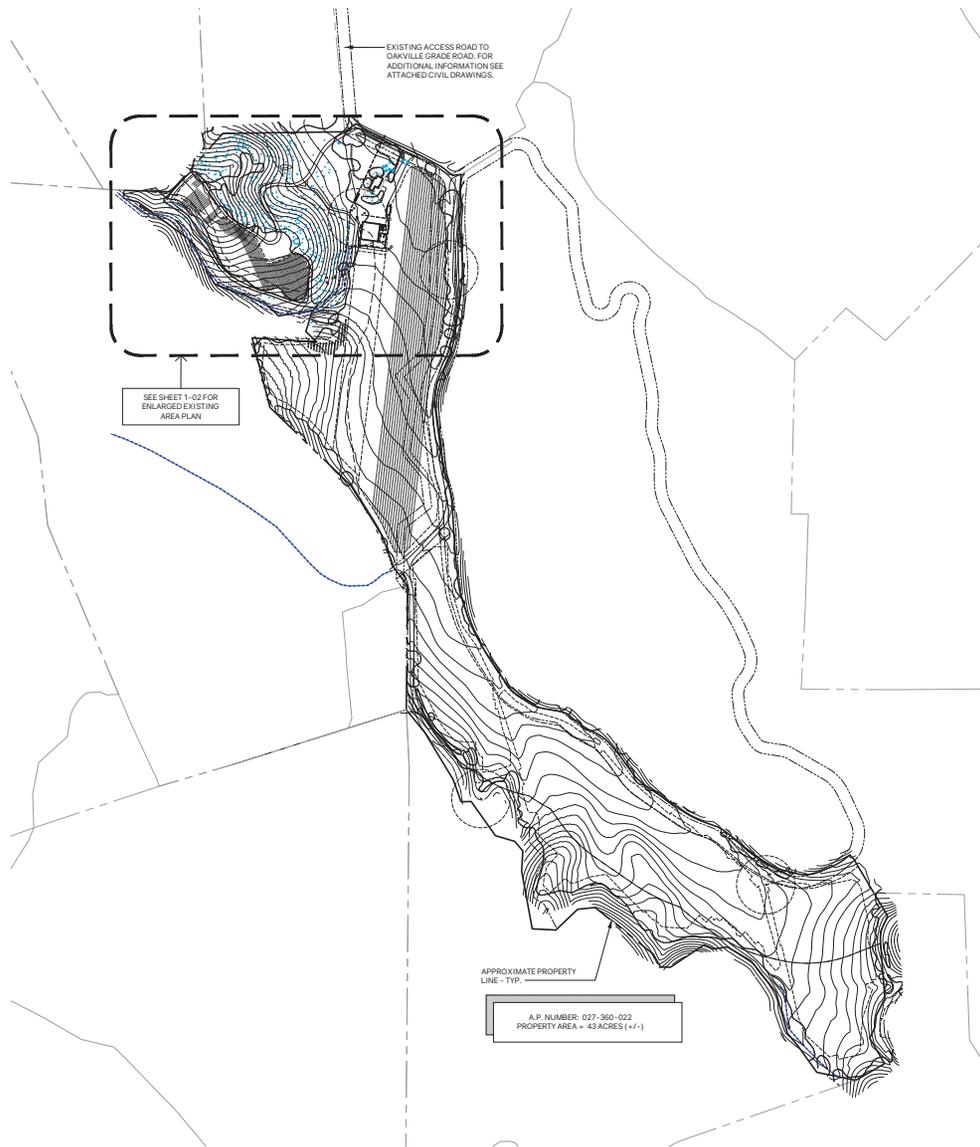


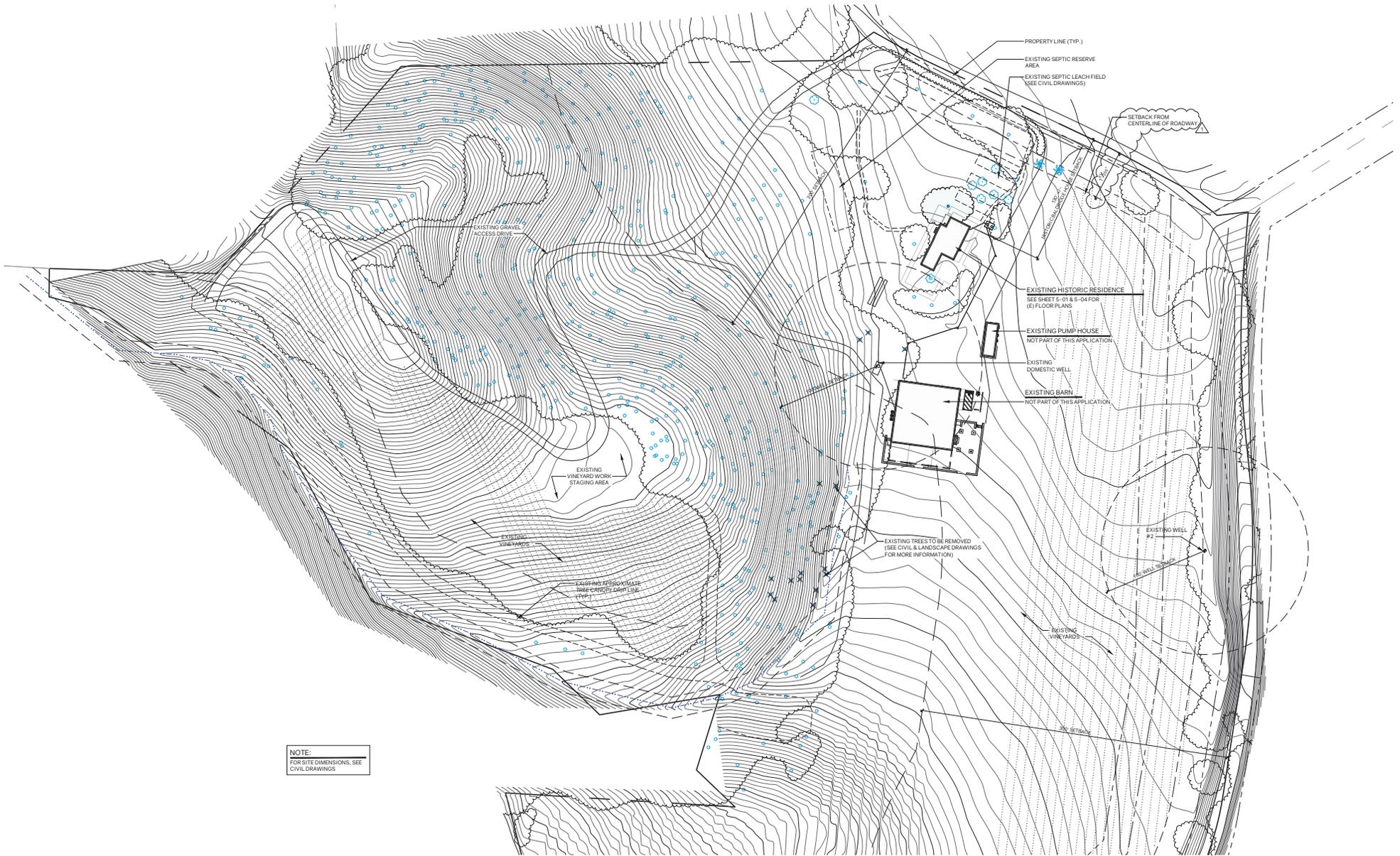
**BALDRIDGE HOUSE
F.A.R. CALCULATIONS - UPPER LEVEL**
SCALE: 1" = 20'-0"

WINERY USE LEGEND	
	PRODUCTION USE
	ACCESSORY USE

The Vineyard House Winery 10/4/22
Proposed Winery Floor Area Summary

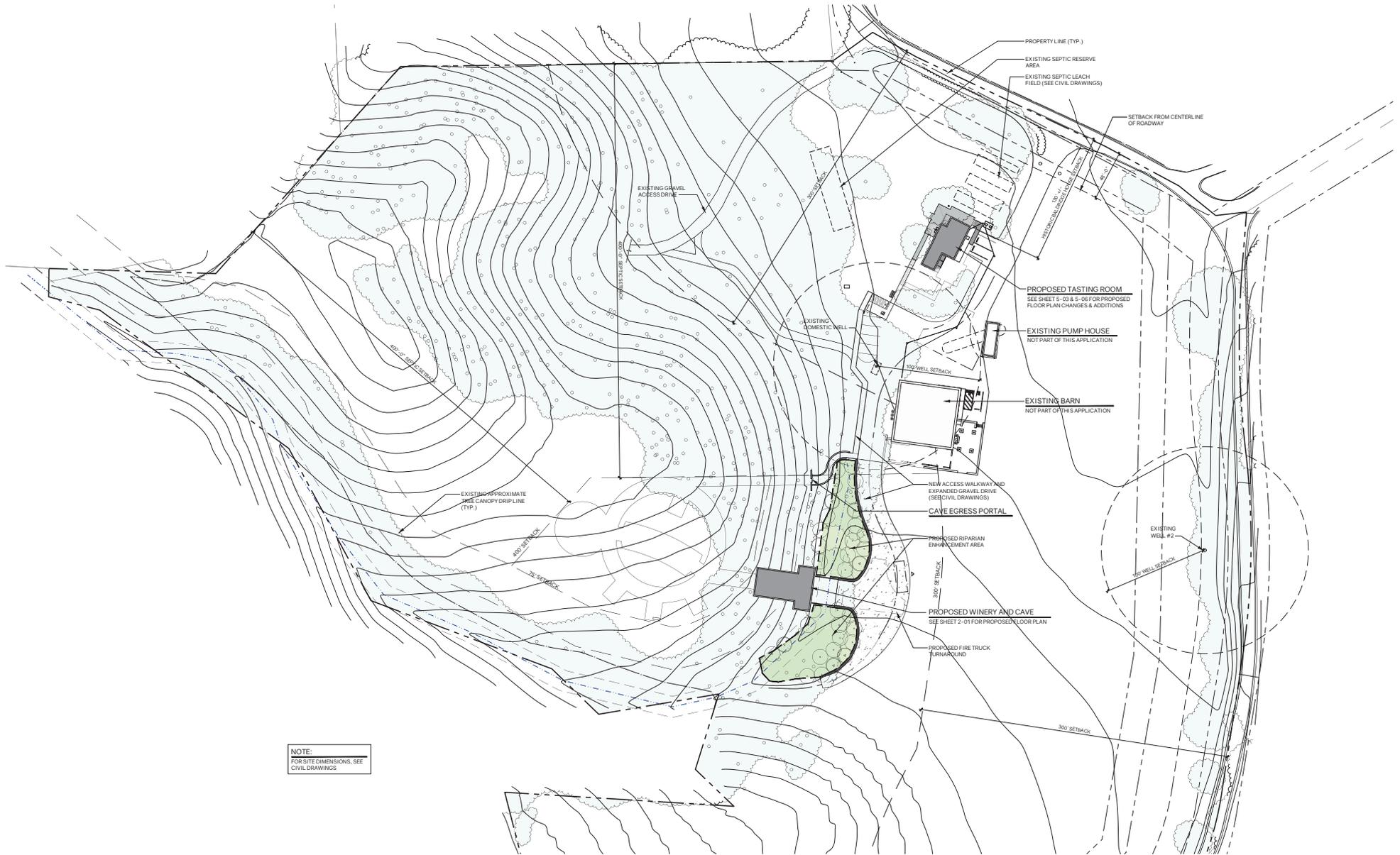
Building/Area (sq. ft.)	Accessory	Production	Blde. Total
Faithful+			
Building A - Existing Residence (Exterior Spaces Not Included)			
Lower Floor - Tasting Room	209	-	209
Lower Floor - Tasting Bar	100	-	100
Lower Floor - History Room	147	-	147
Lower Floor - Accessible Toilet Room	65	-	65
Lower Floor - Stairwell	116	-	116
Lower Floor - Serving Kitchen	277	-	277
Lower Floor - Vestibule	44	-	44
Lower Floor - Wine Storage	42	-	42
Lower Floor - Mech/Elec Coset	20	-	20
Lower Floor - Office	147	-	147
Upper Floor - Owner's Private Office	344	-	344
Upper Floor - Accessible Toilet Room	56	-	56
Proposed:			
Proposed Building B - Cave			
Cave	-	11,241	13,057
Accessory Use Area	-	-	-
Covered Crush/Bottling Area	-	1,344	1,344
Winery Vestibule	-	472	472
Totals:	1,567	13,057	14,624
Accessory to Production Ratio = (Not to exceed 0.400)			0.120



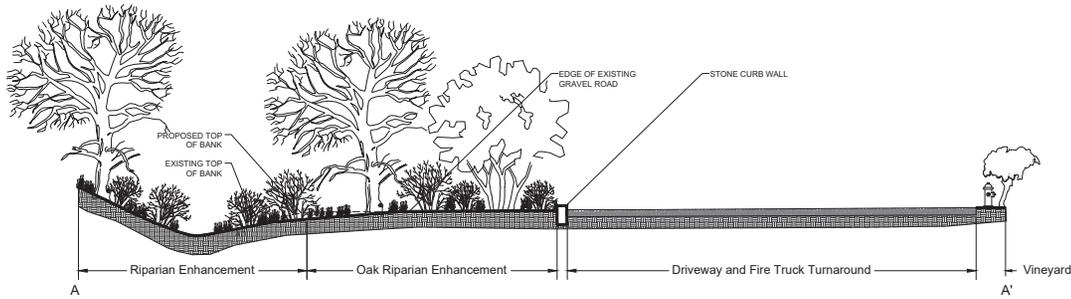


NOTE:
FOR SITE DIMENSIONS, SEE
CIVIL DRAWINGS





NOTE:
FOR SITE DIMENSIONS, SEE
CIVIL DRAWINGS



2 RIPARIAN ENHANCEMENT SECTION
SCALE: 1" = 6'



1 RIPARIAN ENHANCEMENT AND TREE REPLACEMENT CONCEPT PLAN
SCALE: 1" = 40'

RIPARIAN, OAK RIPARIAN ENHANCEMENT AND TREE REPLACEMENT CONCEPT PLAN:

SUMMARY: Conduct riparian enhancement activities to replace lost floodplain and riparian habitat functioning associated with the proposed stream crossing for a new cave entrance and crush pad. Enhancement activities are located both upstream and downstream of the proposed cave entrance and crush pad, and would produce approximately 0.19 acres of mitigation as riparian enhancement.

PROPOSED WORK: Riparian enhancement activities include laying back the right bank of the stream using a 4:1 slope to create a wider stream channel and adjacent areas for oak riparian woodland and forest plantings. All non-native plantings in the footprint of the proposed enhancement activities would be removed and replaced with new native riparian trees, shrubs and herbaceous plants in the understory. Plantings would be located along both stream banks. Typical tree plantings include California bay, big-leaf maple, and coast live oak; shrubs include madrone in drier settings on the left bank, hillside gooseberry, snowberry, and California rose; and herbaceous plants include rigid hedge nettle and bracken fern. Irrigation of the planted areas would be required, in addition to monitoring and maintenance of the enhancement areas for a period of 5 years to ensure the mitigation is successful and satisfy regulatory agency permit requirements.

ADDITIONAL TREE REPLACEMENT: Within the Riparian and Oak Riparian Enhancement Areas, 34 trees are proposed. Within the Mitigation Planting Area, 12 Coast Live Oak and 2 California Black Oak trees will be planted. Exact planting locations shall be determined at the time of installation with over site and approval by the Landscape Architect. All new oak planting will be protected from herbivory and installed with at least a 2-foot diameter mulch basin. Temporary irrigation or hand watering will be provided for 1-3 years until trees are established.

RIPARIAN ENHANCEMENT PLANTING (0.11 ACRE)

BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	35
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	35
BACHARIS PILULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CAREX SENTA	ROUGH SEDGE	PLUG	2
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
EPILOBIUM BRACHYCARPUM	WILLOWHERB	SEED	N/A
FESTUCA MICROSTACHYS	SMALL FESCUE	SEED	N/A
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	N/A
ROSA CALIFORNICA	CALIFORNIA ROSE	1 GAL	5
SYMPHORICARPOS ALBUS VAR. LAEVIGATA	SNOWBERRY	1 GAL	3
SCROPHULARIA CALIFORNICA	CALIFORNIA FIGWORT	SEED	N/A
TRIFOLIUM CILIOLATUM	TREE CLOVER	SEED	N/A

OAK RIPARIAN ENHANCEMENT PLANTING (0.08 ACRE)

BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	35
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	35
BACHARIS PILULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CLARKIA AMOENA	MOUNTAIN GARLAND CLARK	SEED	N/A
CLARKIA BOTTAE	FARWELL TO SPRING CLARK	SEED	N/A
CLAYTONIA PERFLORIATA	MINER'S LETTUCE	SEED	N/A
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
FESTUCA MICROSTACHYS	SMALL FESCUE	SEED	N/A
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	N/A
LONICERA HISPADULA	HAIRY HONEYSUCKLE	1 GAL	3
MARAH FABACEA	CALIFORNIA MAN-ROOT	4" POT	2
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	4
RIBES CALIFORNICUM	HILLSIDE GOOSEBERRY	1 GAL	5
SALVIA SONNENSIS	CREeping SAGE	1 GAL	3
SISYRINCHIUM BELLUM	BLUE EYED GRASS	4" POT	2
TRIFOLIUM CILIOLATUM	TREE CLOVER	SEED	N/A

TREE MITIGATION PLANTING AREA

BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)	TOTAL QUANTITY
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	15	12
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	15	2

THE VINEYARD HOUSE WINERY
 RIPARIAN ENHANCEMENT CONCEPT PLAN
 NAPA, CALIFORNIA

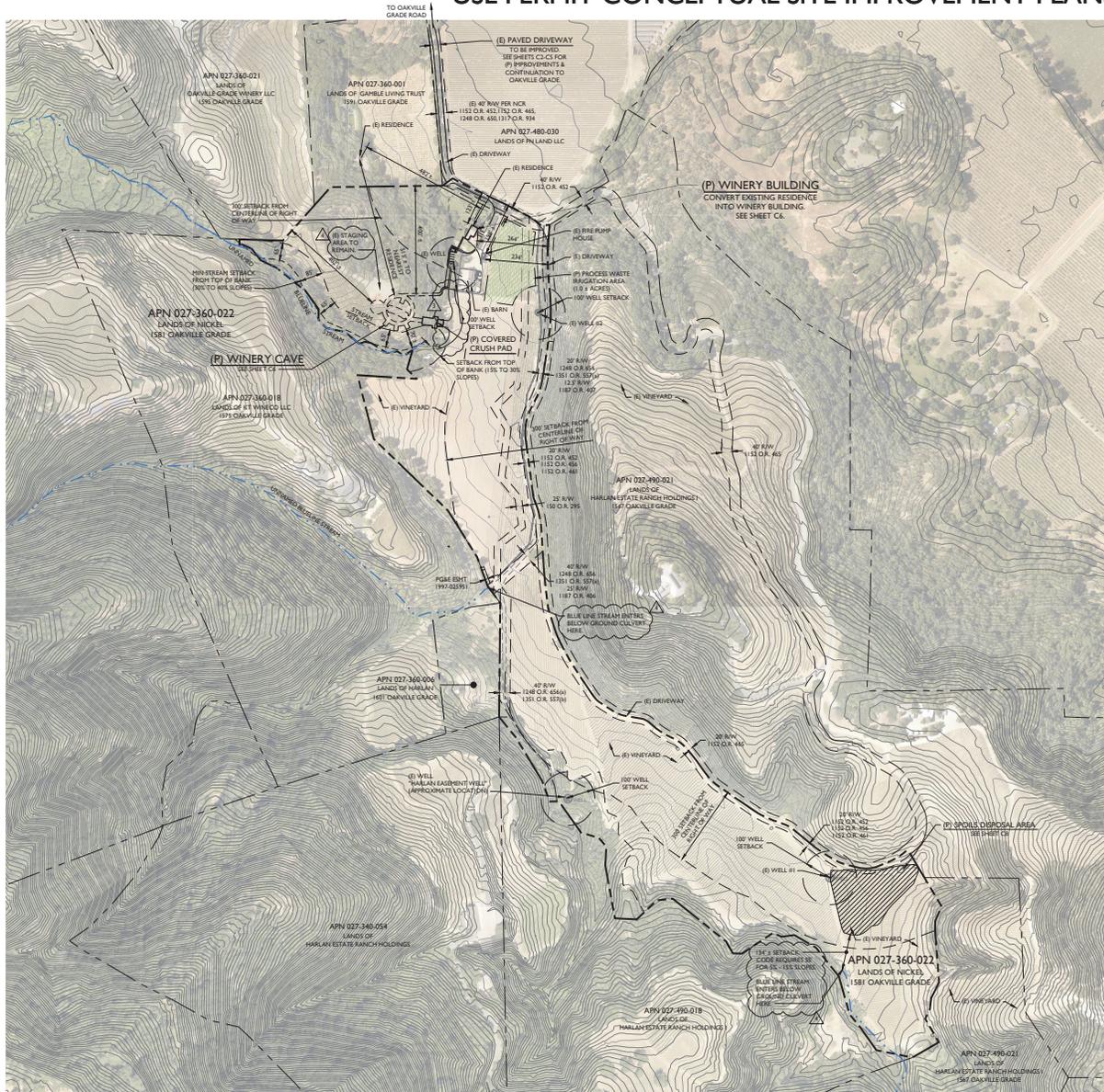
RIPARIAN ENHANCEMENT CONCEPT



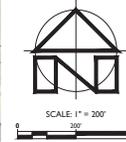
3/17/21 REVISED RESTORATION CONCEPT
 11/19/21 RESTORATION CONCEPT
 ORIGINAL DRAWING SIZE: 24 X 36

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 200'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
JEREMY NICKEL
 1581 OAKVILLE GRADE ROAD
 NAPA, CA 94558

SITE ADDRESS:
 1581 OAKVILLE GRADE ROAD
 NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
 027-360-022

PARCEL SIZE:
 43 ± ACRES

ZONING:
 AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
 WELLS

FIRE PROTECTION WATER SOURCE:
 STORAGE TANK

WASTEWATER DISPOSAL:
 ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN STA 10+00 TO STA 22+00
C3	DRIVEWAY PLAN STA 22+00 TO STA 30+25
C4	DRIVEWAY SECTIONS STA 22+50 TO STA 26+25
C5	DRIVEWAY SECTIONS STA 26+50 TO STA 29+75
C6	WINERY SITE PLAN
C7	WINERY SITE IMPROVEMENT - NORTH
C8	WINERY SITE IMPROVEMENT - SOUTH
C9	SPOILS DISPOSAL AREA PLAN
C10	IMPERVIOUS SURFACE EXHIBIT
C11	STORMWATER CONTROL PLAN

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW WINERY AND CAVE FACILITY AND CONVERT THE EXISTING RESIDENCE INTO A HOSPITALITY/ADMIN BUILDING. THE GENERAL SCOPE INCLUDES RENOVATION OF ONE EXISTING BUILDING AND THE CONSTRUCTION OF A NEW COVERED CRUSH PAD AND WINE CAVE AND UPGRADES TO INFRASTRUCTURE AS NEEDED TO SUPPORT THESE CHANGES. THESE PLANS ARE INTENDED TO CONCEPTUALLY OUTLINE THE SITE IMPROVEMENTS PROPOSED AS PART OF THE USE PERMIT.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0395E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON ALL OTHER SHEETS WAS TAKEN FROM VARIOUS SITE SURVEYS OF THE DRIVEWAY AND BUILDING SITE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE, TAKEN APRIL TO JUNE 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INTERVAL: SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET. ALL OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- BENCHMARK: ASSUMED
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



THE VINEYARD HOUSE WINERY
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
OVERALL SITE PLAN

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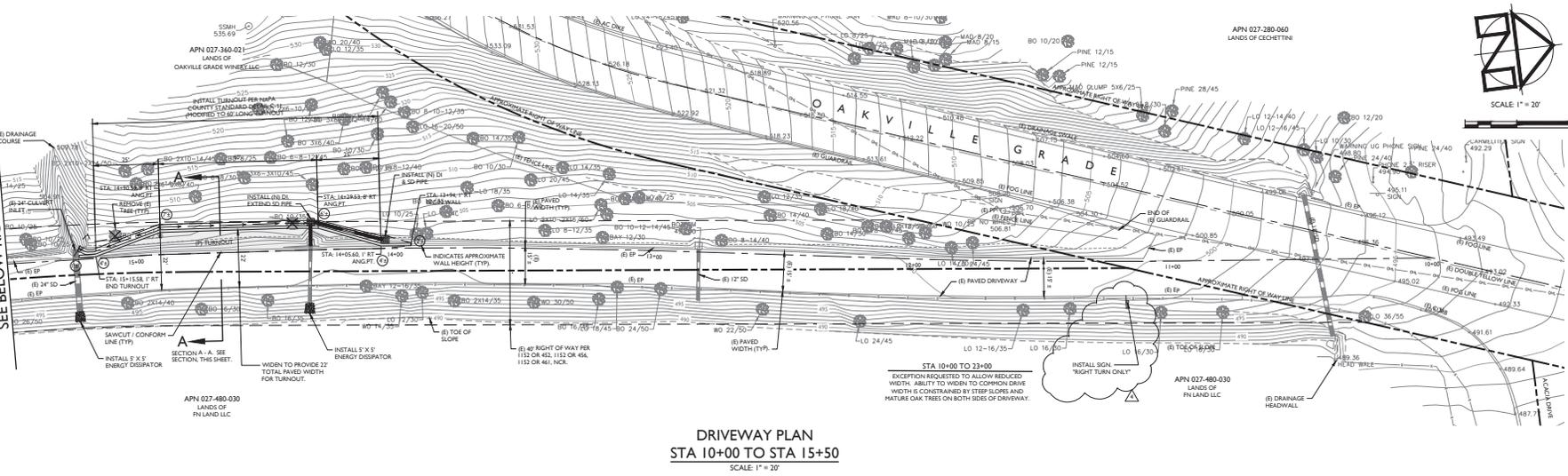


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CHECKED BY:	MBM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SMI
RESPONSE TO COMMENTS	
5/15/2021	SMI
PROJECT REVISIONS	
11/29/2021	SMI
PROJECT REVISIONS	
6/29/2022	SMI
PROJECT REVISIONS	

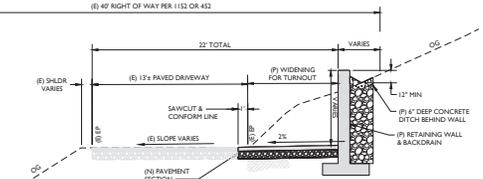
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C1
 OF
11

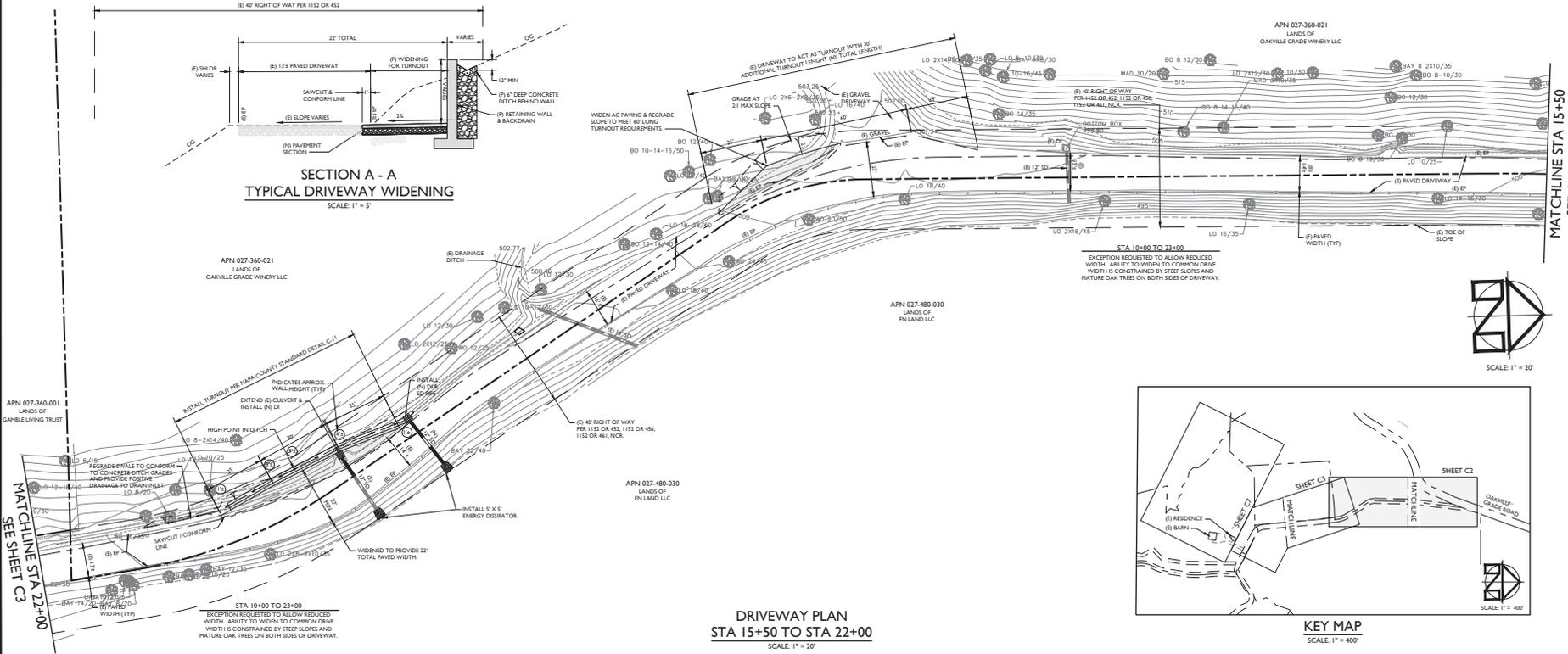
MATCHLINE STA 15+50
SEE BELOW RIGHT



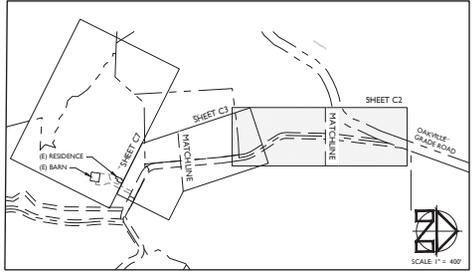
DRIVEWAY PLAN
STA 10+00 TO STA 15+50
SCALE 1" = 20'



SECTION A - A
TYPICAL DRIVEWAY WIDENING
SCALE 1" = 5'



DRIVEWAY PLAN
STA 15+50 TO STA 22+00
SCALE 1" = 20'



KEY MAP
SCALE 1" = 400'



MATCHLINE STA 15+50
SEE ABOVE LEFT



APPLIED
CIVIL ENGINEERING
2074 West Lincoln Avenue
Napa, CA 94958
Phone: 707.259.2266 Fax
www.appliedcivil.com

THE VINEYARD HOUSE WINERY
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN STA 10+00 TO STA 22+00



PREPARED UNDER THE DIRECTION OF

DRAWN BY: SMH
CHECKED BY: HRM

DATE: JUNE 29, 2022

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	8/30/2019	SMH	RESPONSE TO COMMENTS
2	5/15/2021	SMH	PROJECT REVISIONS
3	11/29/2021	SMH	PROJECT REVISIONS
4	6/29/2022	SMH	PROJECT REVISIONS

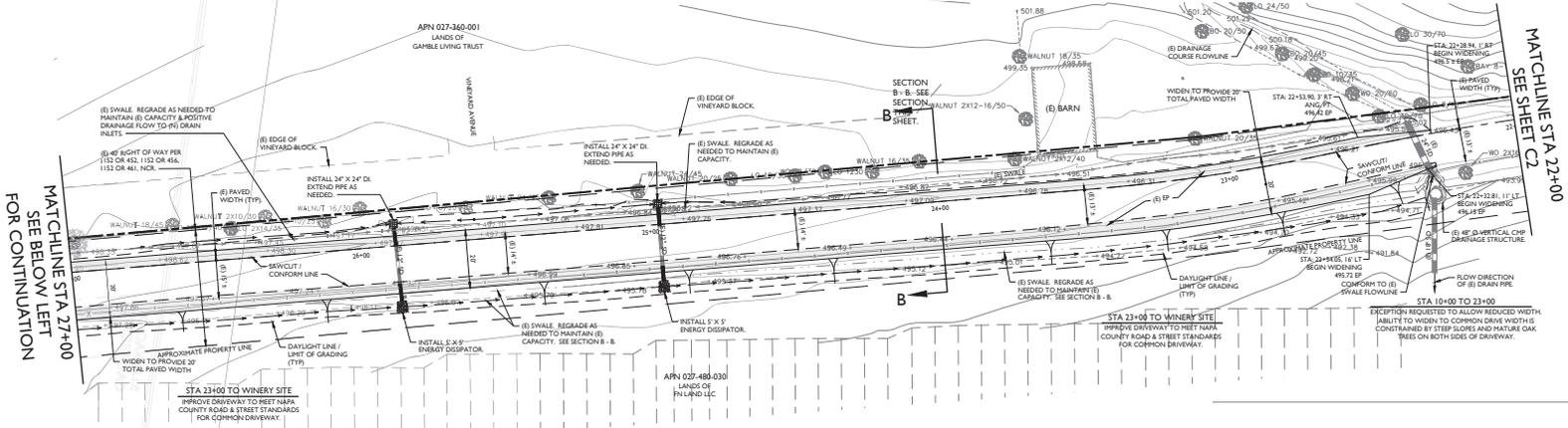
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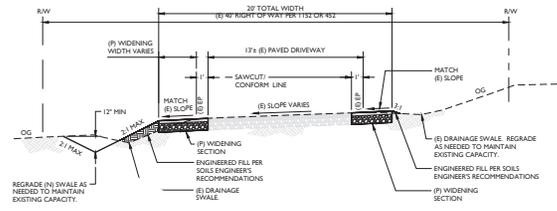
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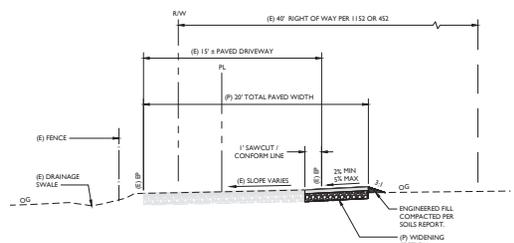
C2
OF 11



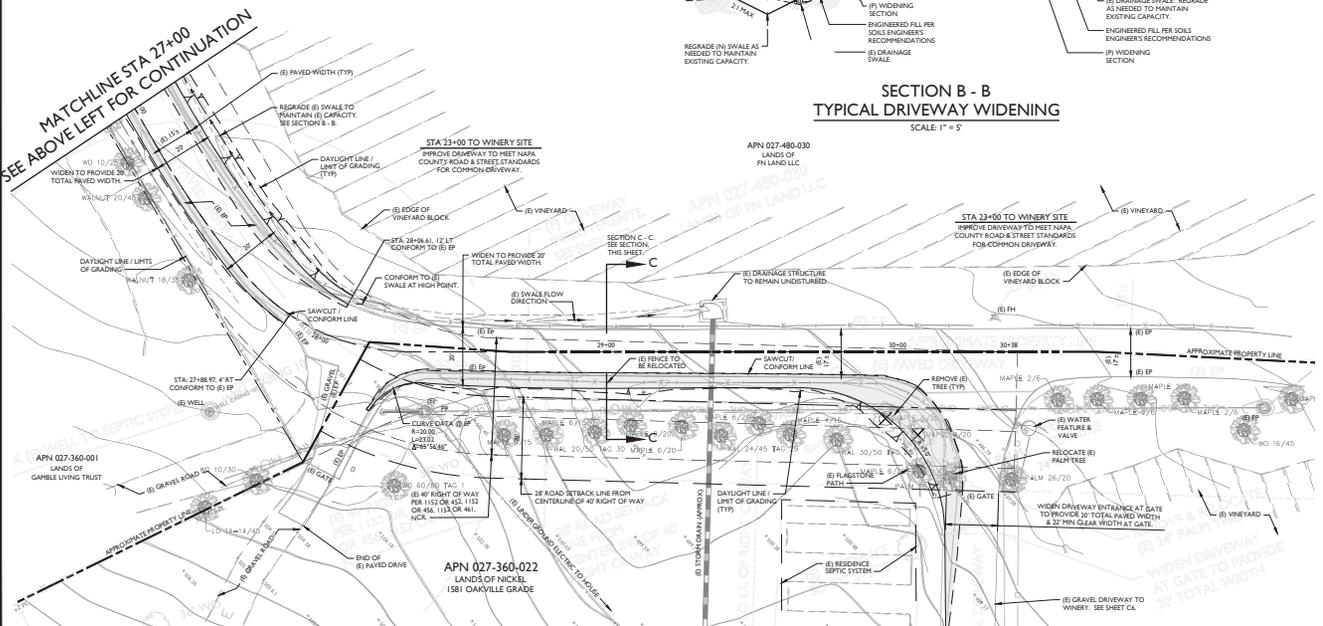
**DRIVEWAY PLAN
STA 22+00 TO STA 27+00**
SCALE: 1" = 20'



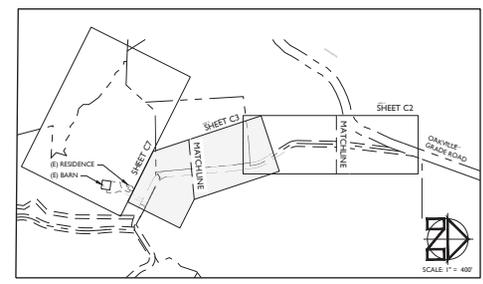
**SECTION B - B
TYPICAL DRIVEWAY WIDENING**
SCALE: 1" = 5'



**SECTION C - C
TYPICAL DRIVEWAY WIDENING**
SCALE: 1" = 5'



**DRIVEWAY PLAN
STA 27+00 TO STA 30+25 ±**
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 40'



THE VINEYARD HOUSE WINERY
 USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
 DRIVEWAY PLAN STA 22+00 TO STA 30+25 ±

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	SMH
CHECKED BY:	HRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SMH
RESPONSE TO COMMENTS	
5/15/2021	SMH
PROJECT REVISIONS	
11/29/2021	SMH
PROJECT REVISIONS	
6/29/2022	SMH
PROJECT REVISIONS	

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 SHEET NUMBER:

C3
 OF 11

THE VINEYARD HOUSE WINERY
 USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
 DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

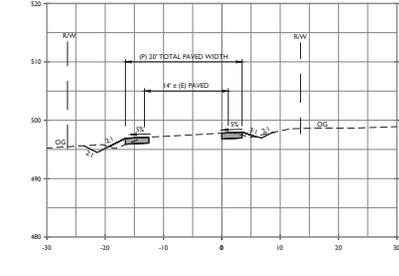
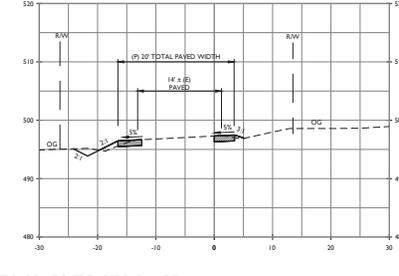
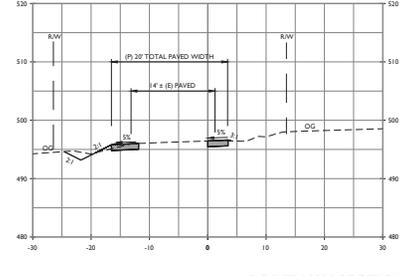
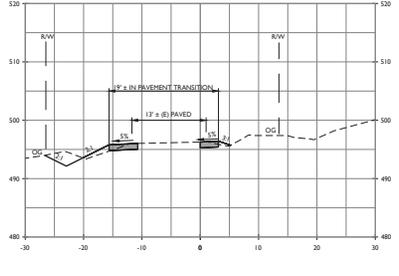
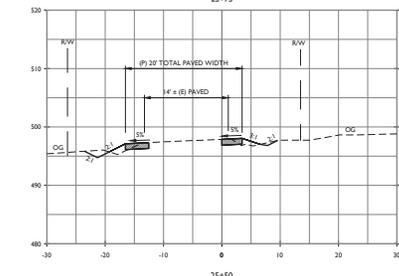
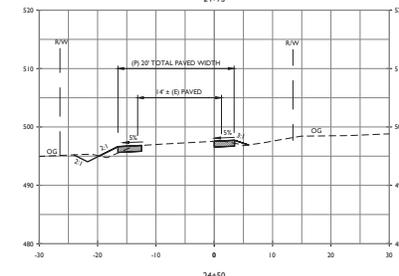
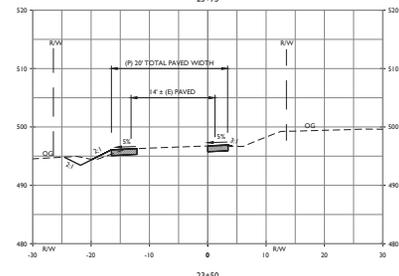
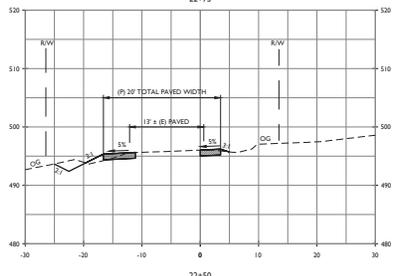
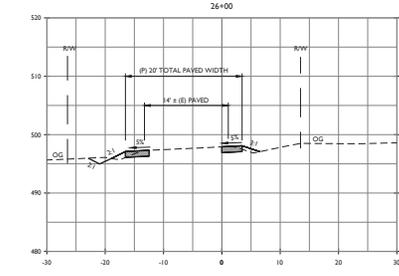
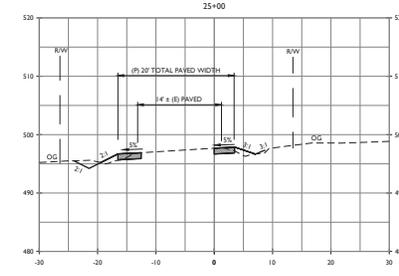
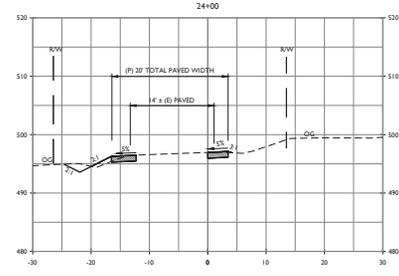
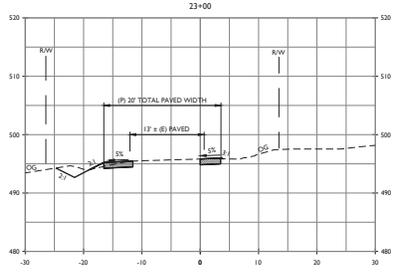
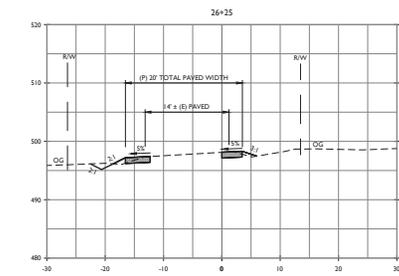
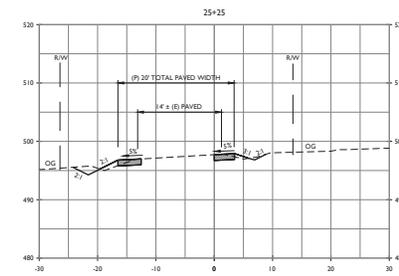
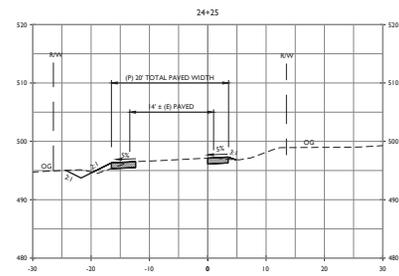
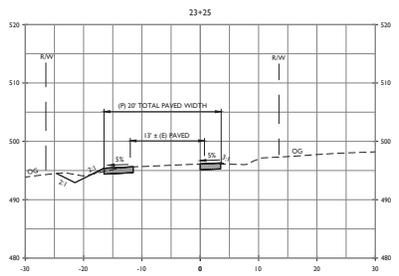
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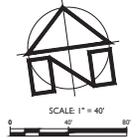
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CHECKED BY:	MRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
▲ 8/30/2019	SMH
▲ RESPONSE TO COMMENTS	
▲ 5/15/2021	SMH
▲ PROJECT REVISIONS	
▲ 11/29/2021	SMH
▲ PROJECT REVISIONS	
▲ 6/29/2022	SMH
▲ PROJECT REVISIONS	

JOB NUMBER: 10-130
 FILE: 01-130-CONC_SECTIONS.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

C4
 OF
11



DRIVEWAY SECTIONS STA 22+50 TO STA 26+25
 HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 10'



THE VINEYARD HOUSE WINERY
 USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
 WINERY SITE PLAN

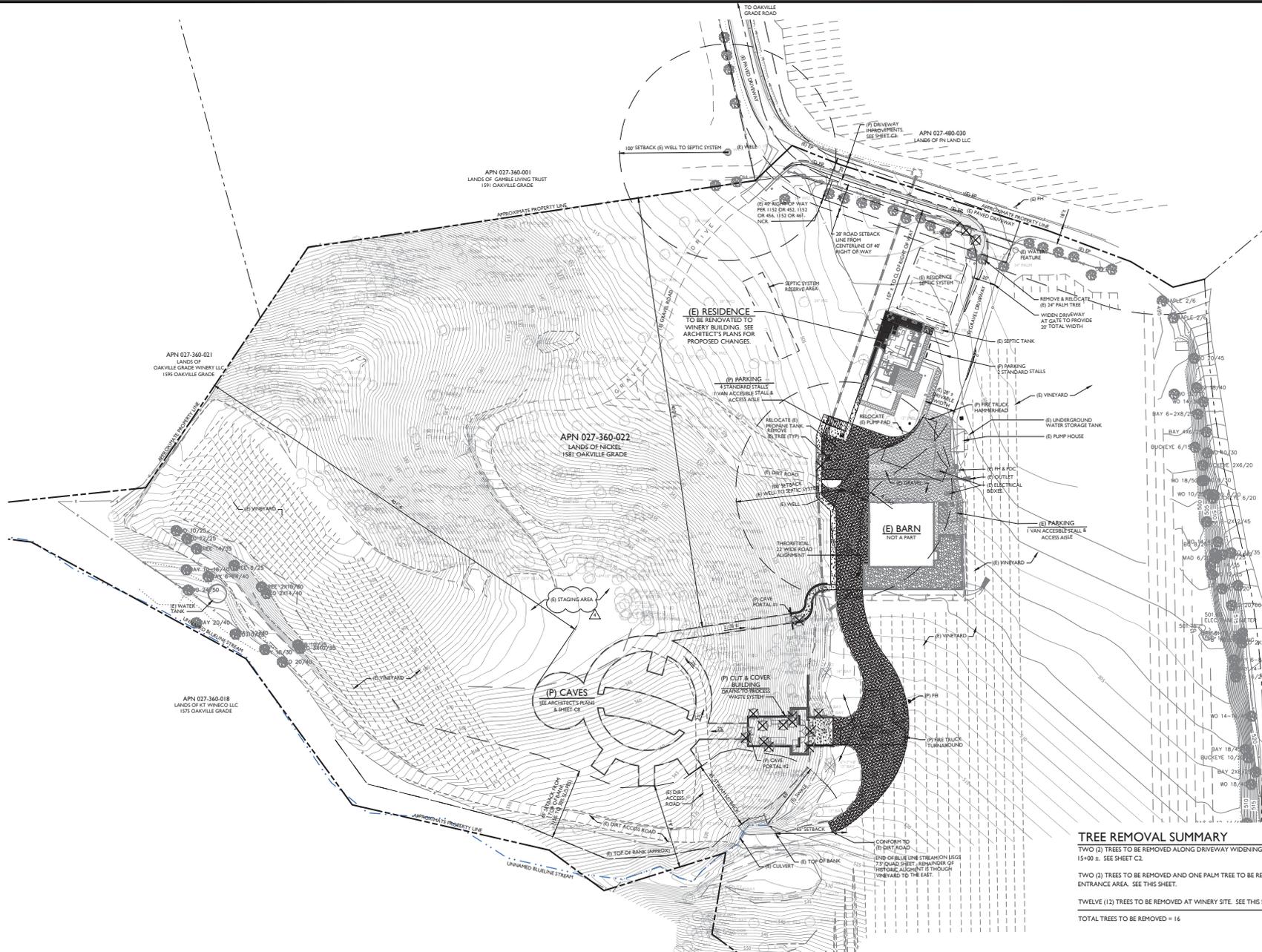
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DRAWN BY:	SMH
CHECKED BY:	MRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
▲ 8/30/2019	SMH
	RESPONSE TO COMMENTS
▲ 5/15/2021	SMH
	PROJECT REVISIONS
▲ 11/29/2021	SMH
	PROJECT REVISIONS
▲ 6/29/2022	SMH
	PROJECT REVISIONS

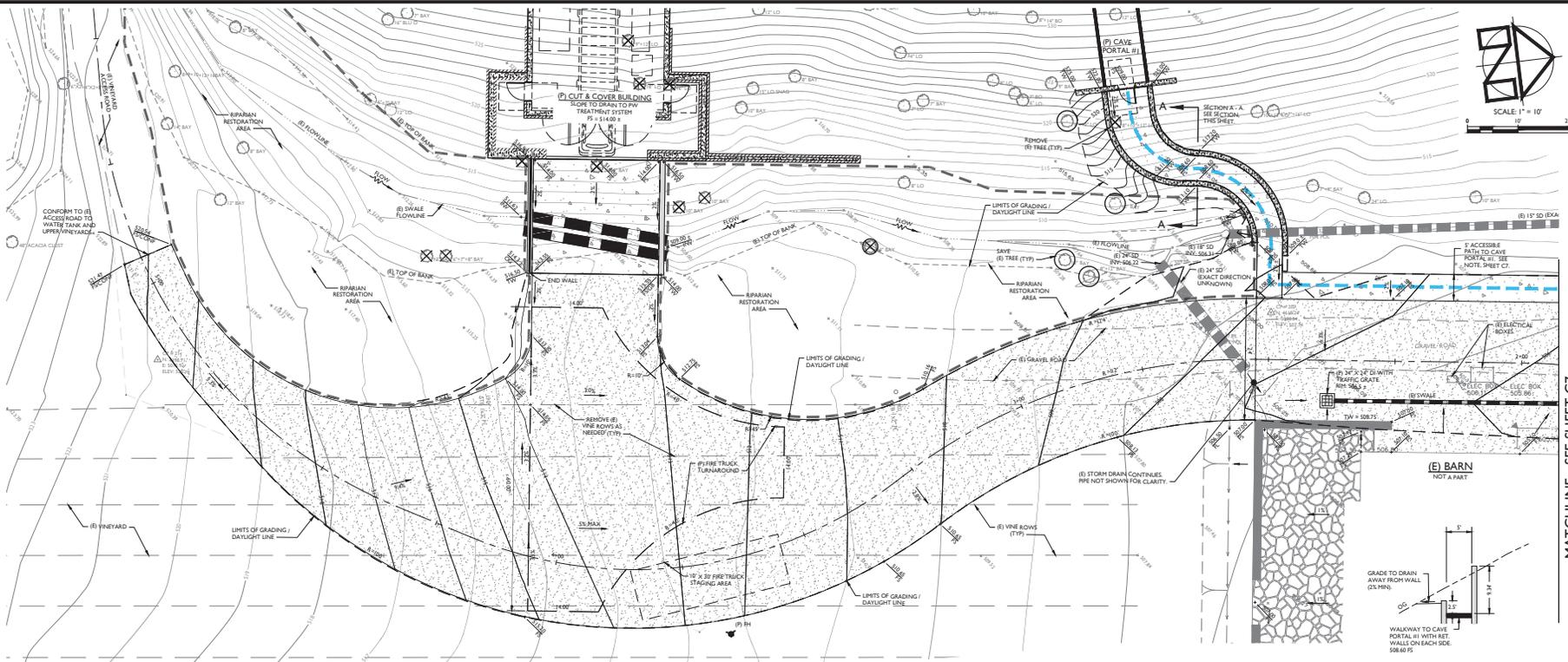
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FILE:	10-130CONC_WSP.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	

C6
OF 11

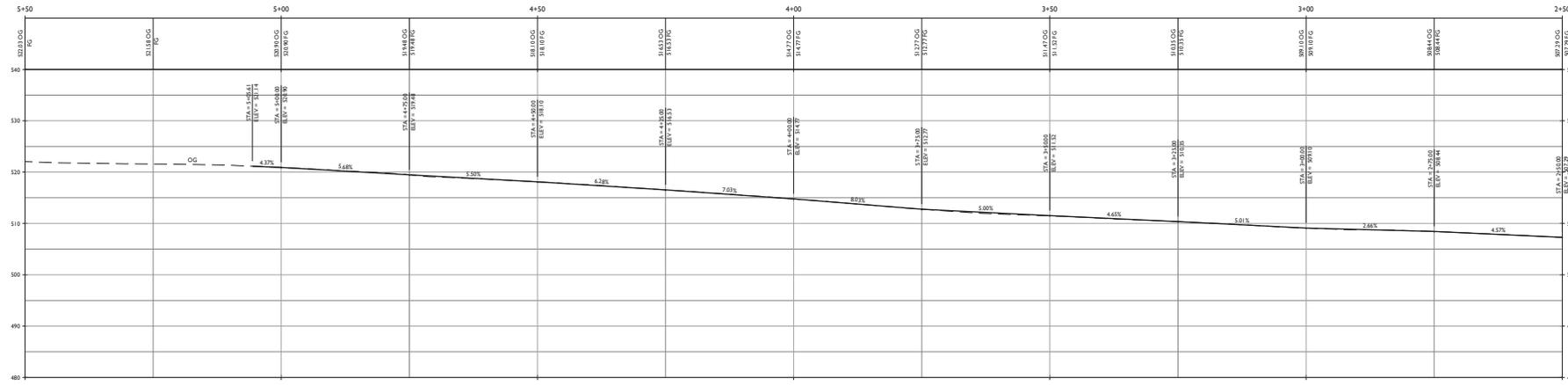


WINERY SITE PLAN
 SCALE 1" = 40'

TREE REMOVAL SUMMARY
 TWO (2) TREES TO BE REMOVED ALONG DRIVEWAY WIDENING AT STATION 14+00 ± TO 15+00 ±. SEE SHEET C2.
 TWO (2) TREES TO BE REMOVED AND ONE PALM TREE TO BE RELOCATED AT GATE ENTRANCE AREA. SEE THIS SHEET.
 TWELVE (12) TREES TO BE REMOVED AT WINERY SITE. SEE THIS SHEET.
 TOTAL TREES TO BE REMOVED = 16



DRIVEWAY PLAN
STA 1+00 TO STA 3+80±
SCALE: 1" = 10'



DRIVEWAY PROFILE
STA 1+00 TO STA 3+80±
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



SECTION A - A
SCALE: 1" = 10'

MATCHLINE - SEE SHEET C7



THE VINEYARD HOUSE WINERY
 USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
 WINERY SITE IMPROVEMENTS - SOUTH

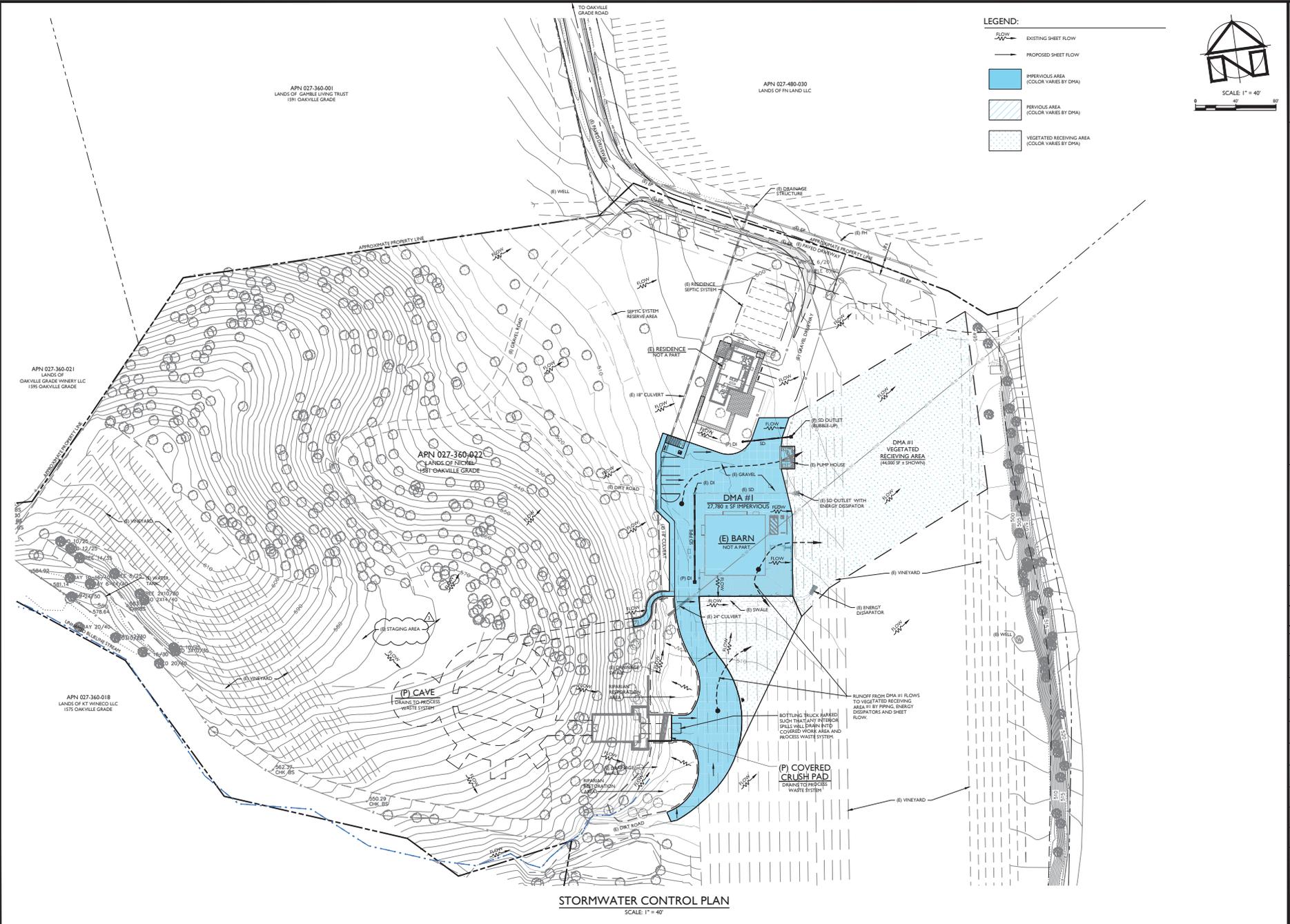
PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	SMH
CHECKED BY:	MRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SMH
RESPONSE TO COMMENTS	
5/15/2021	SMH
PROJECT REVISIONS	
11/29/2021	SMH
PROJECT REVISIONS	
6/29/2022	SMH
PROJECT REVISIONS	

JOB NUMBER: 10-130
 FILE: 10-130CONC_GRADE.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

C8
OF 11



APPLIED
2074 West Lincoln Avenue
Redwood City, CA 94061
Tel: 650.998.5138
Fax: 650.998.5134
www.appliedcivil.com

THE VINEYARD HOUSE WINERY
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN

PREPARED UNDER THE DIRECTION OF

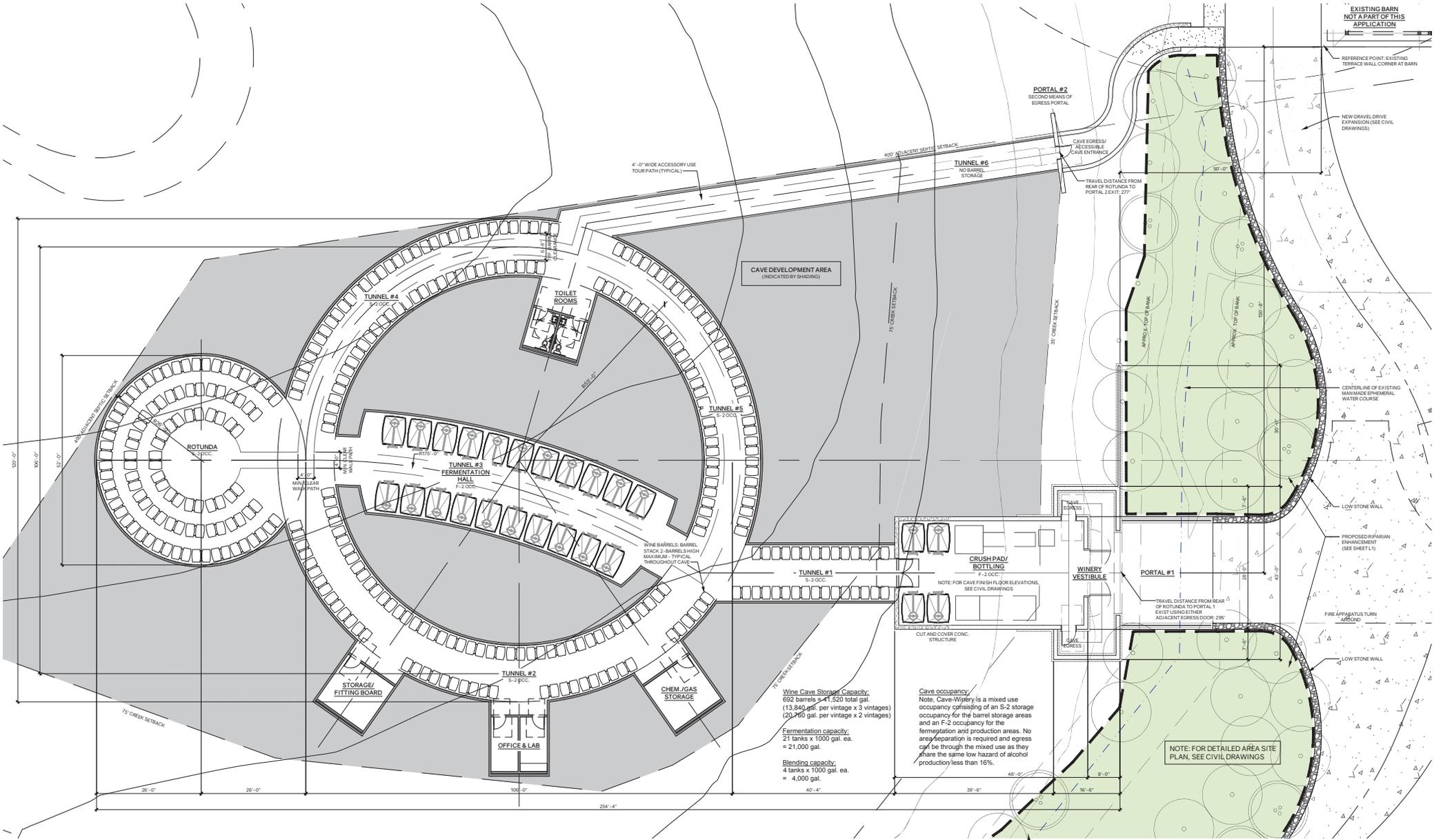
DRAWN BY: SMH
CHECKED BY: MBM
DATE: JUNE 29, 2022

REVISIONS:

DATE	BY	DESCRIPTION
8/30/2019	SMH	RESPONSE TO COMMENTS
5/15/2021	SMH	PROJECT REVISIONS
11/29/2021	SMH	PROJECT REVISIONS
6/29/2022	SMH	PROJECT REVISIONS

JOB NUMBER: 10-130
FILE: 10-130CONC_SCP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

CII
OF
11



Wine Cave Storage Capacity:
 692 barrels ≈ 1,520 total gal.
 (13,940 gal. per vintage x 3 vintages)
 (20,760 gal. per vintage x 2 vintages)

Fermentation capacity:
 21 tanks x 1000 gal. ea.
 = 21,000 gal.

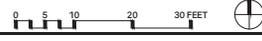
Blending capacity:
 4 tanks x 1000 gal. ea.
 = 4,000 gal.

Cave occupancy:
 Note, Cave-Winery is a mixed use occupancy consisting of an S-2 storage occupancy for the barrel storage areas and an F-2 occupancy for the fermentation and production areas. No area separation is required and egress cgl be through the mixed use as they share the same low hazard of alcohol production less than 16%.

NOTE: FOR DETAILED AREA SITE PLAN, SEE CIVIL DRAWINGS



PROPOSED WINERY / CAVE FLOOR PLAN - TYPE II CAVE (TOTAL FLOOR AREA: 13,057 sq. ft.)
 SCALE: 1"=10'-0"

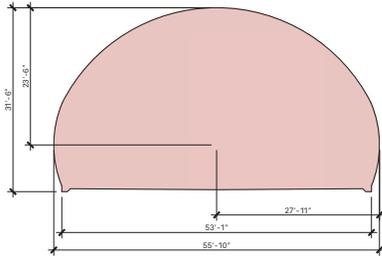


Project:
 The Vineyard House Winery
 Project Address:
 1581 Oakville Grade Road
 Oakville, CA 94562
 APN: 027-360-022-000
 Date:
 July 10, 2023

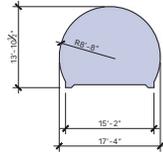
USE PERMIT RESUBMITTAL

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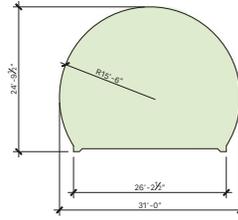
CAVE



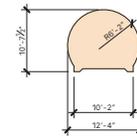
ROTUNDA SECTION



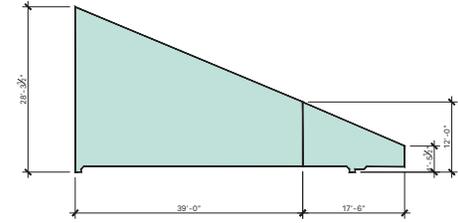
TUNNEL SECTION
197 SQ. FT. EXCAVATED FACE AREA



TUNNEL SECTION
636 SQ. FT. EXCAVATED FACE AREA

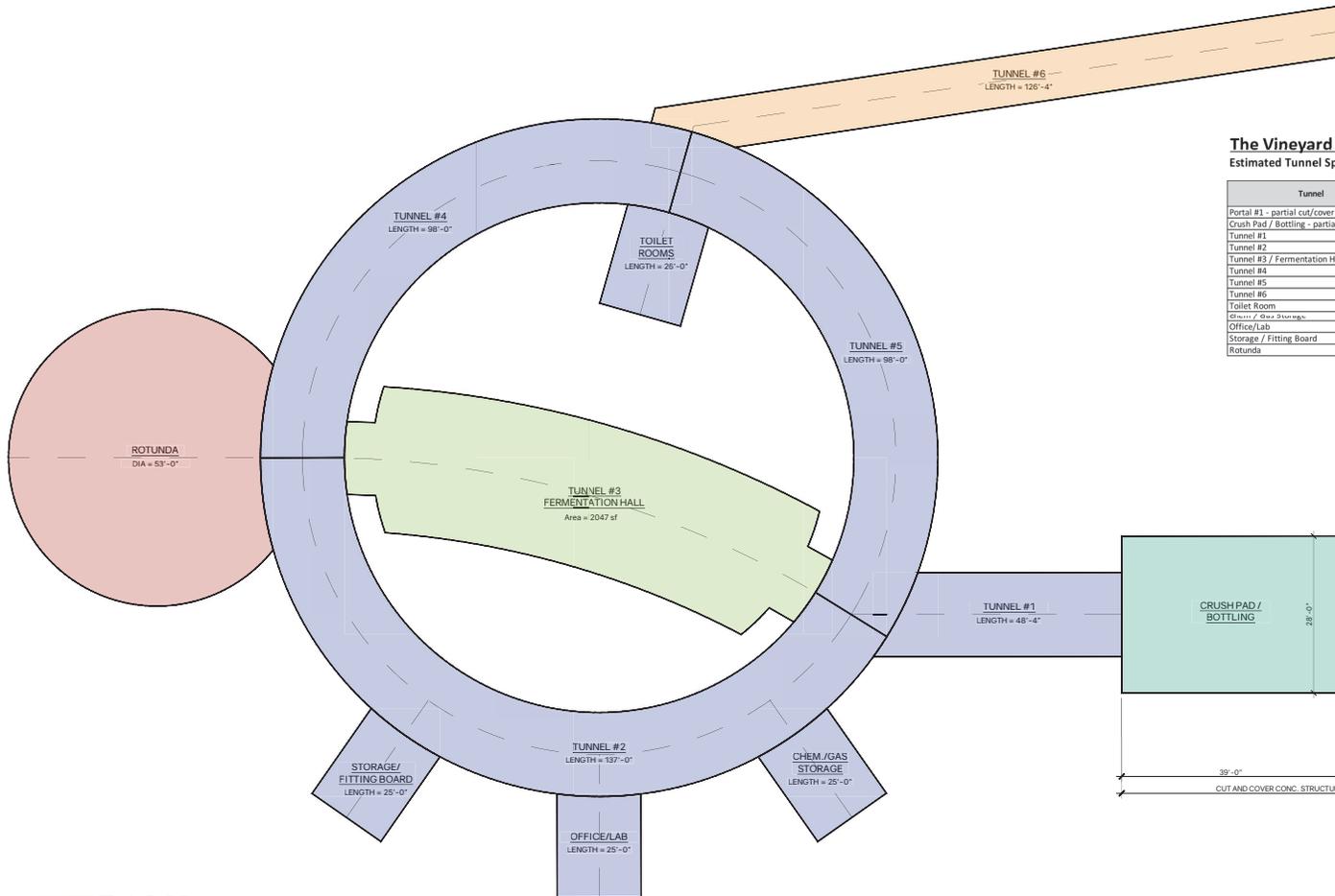


TUNNEL SECTION
106 SQ. FT. EXCAVATED FACE AREA



CUT/COVER SECTION
749 SQ. FT. EXCAVATED FACE AREA

CUT/COVER SECTION
129 SQ. FT. EXCAVATED FACE AREA

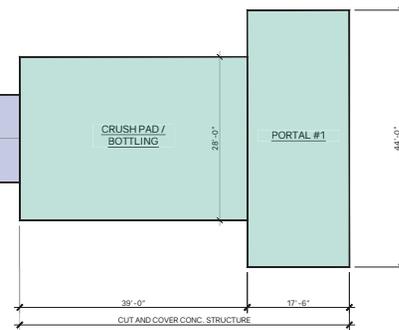


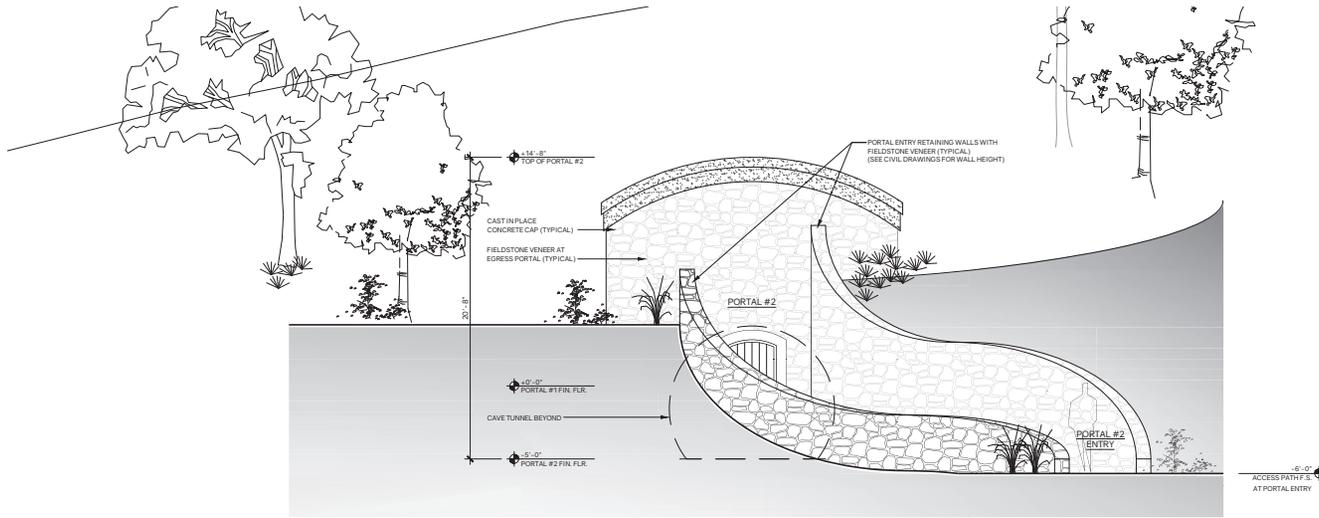
The Vineyard House Winery
Estimated Tunnel Spoils Calculations

05/09/22

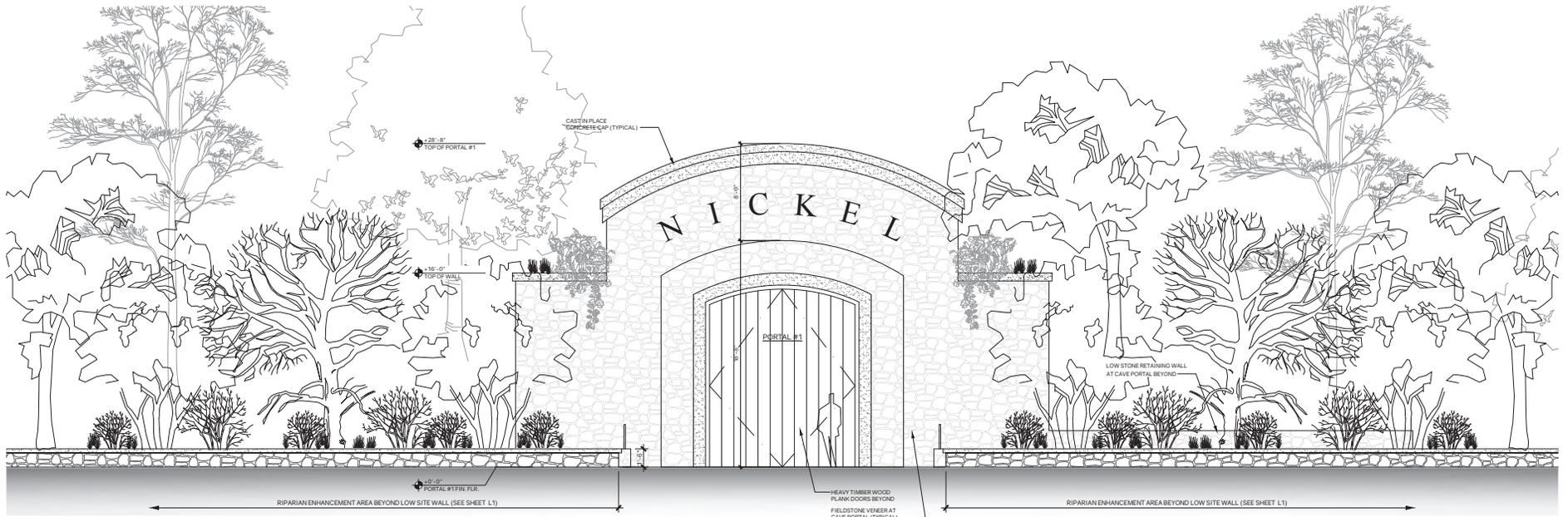
Tunnel	Approx. Width (ft)	Approx. Length (ft)	Excavated Face Area (sf)	Base Radius	Approx. Height	Cubic Feet	Cubic Yards
Portal #1 - partial cut/cover	17.5	44.0	253	7/8	varies	11,132	412
Crush Pad / Bottling - partial cut/cover	28.0	39.0	624	7/8	varies	24,336	901
Tunnel #1	17.3	48.3	197	8.7	14.0	9,521	353
Tunnel #2	17.3	137.0	197	8.7	14.0	26,989	1,000
Tunnel #3 / Fermentation Hall	31.0	103.5	636	15.8	24.8	65,826	2,436
Tunnel #4	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #5	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #6	12.3	126.3	106	6.2	10.6	13,391	496
Toilet Room	17.3	26.0	197	8.7	14.0	5,122	190
Office / Lab Storage	17.3	25.0	197	8.7	14.0	4,925	182
Office/Lab	17.3	25.0	197	8.7	14.0	4,925	182
Storage / Fitting Board	17.3	25.0	197	8.7	14.0	4,925	182
Rotunda	53.0	53.0	n/a	27.9	31.5	57,530	2,131
Total Cubic Yards						9,898	

Raw Spoils Volume (cy)	9,898
Bulking Factor (%)	40%
Bulking Factor (cy)	3,959
Estimated Spoils Volume (cy)	13,857

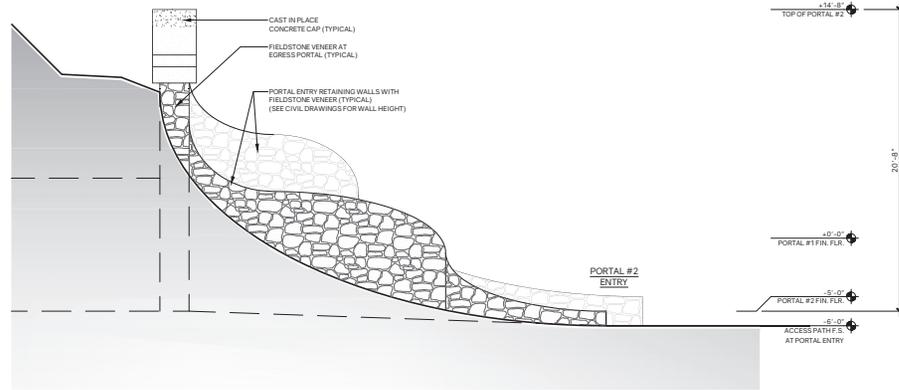




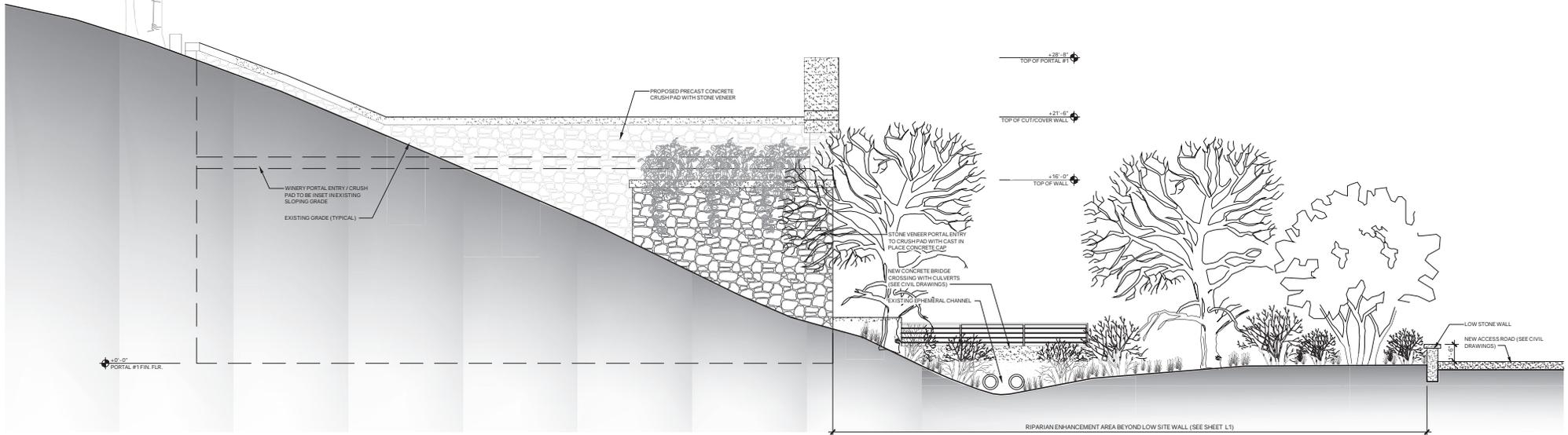
PORTAL #2 - FRONT ELEVATION



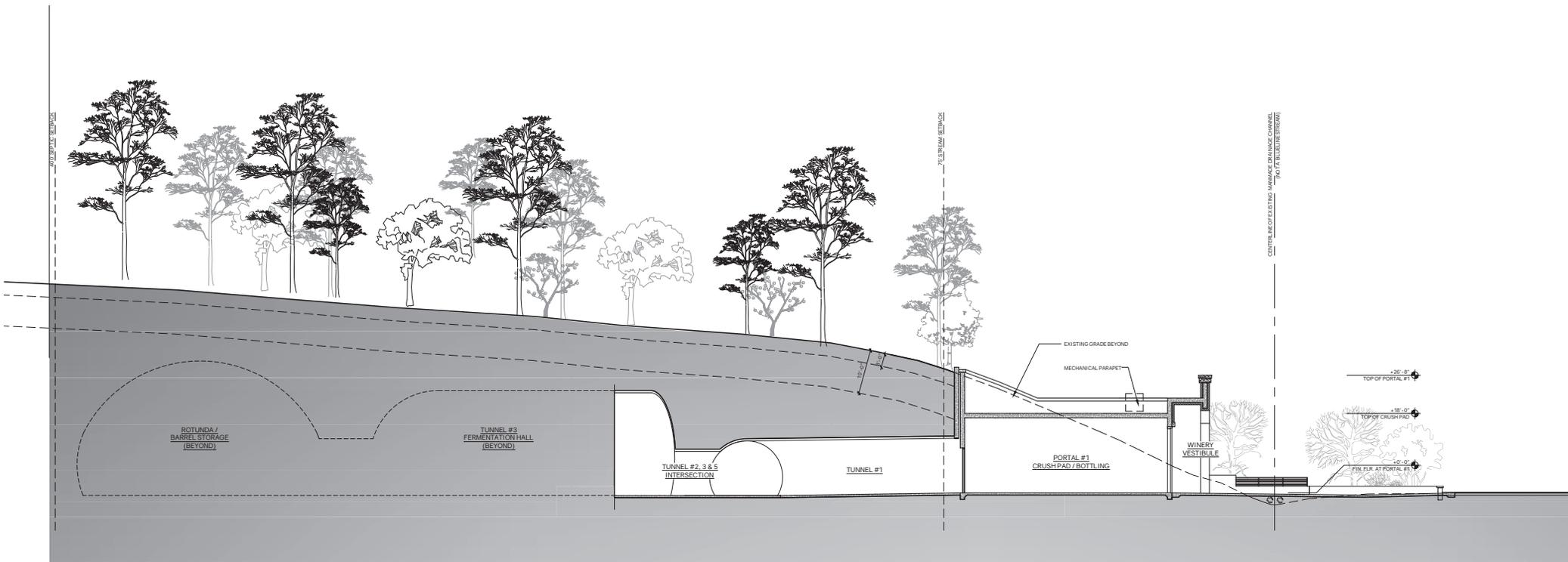
PORTAL #1 - FRONT ELEVATION

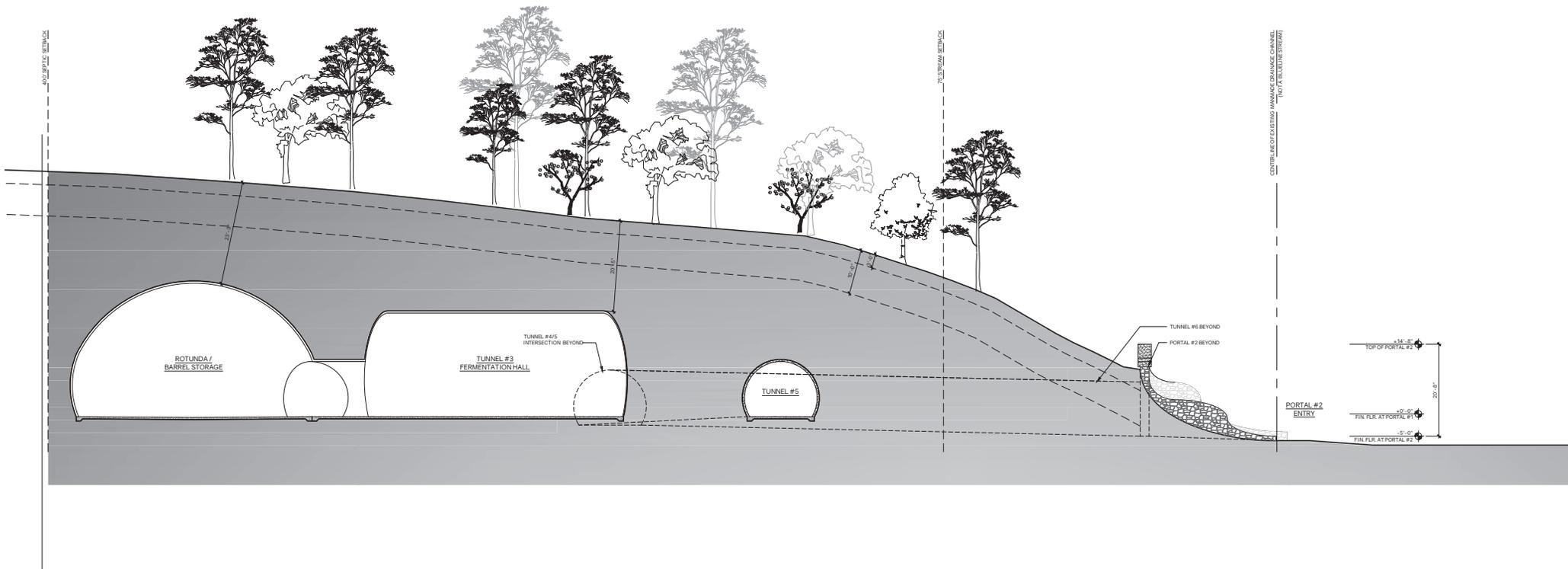


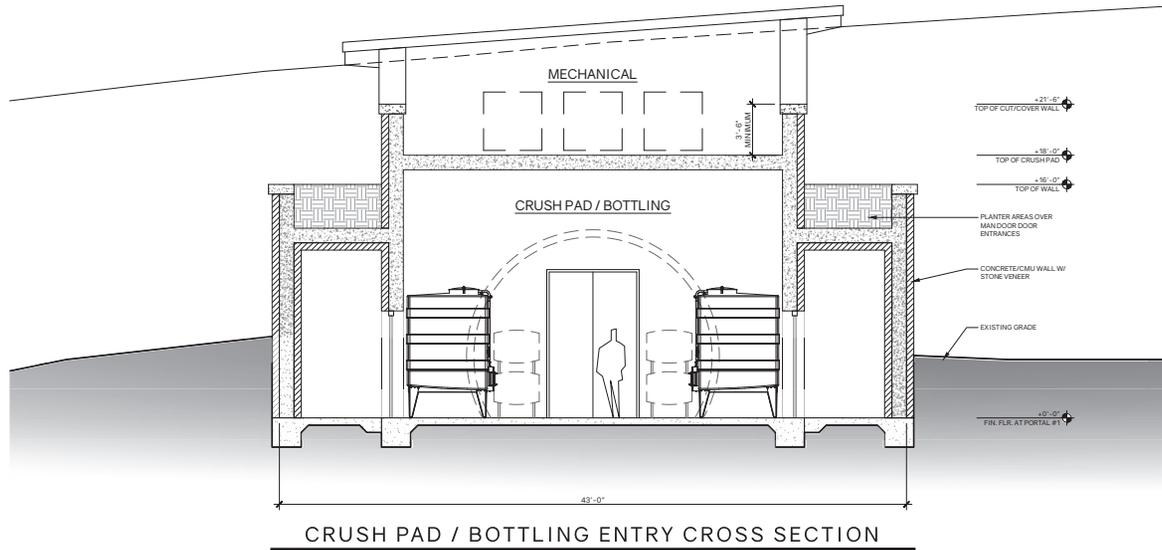
PORTAL #2 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)



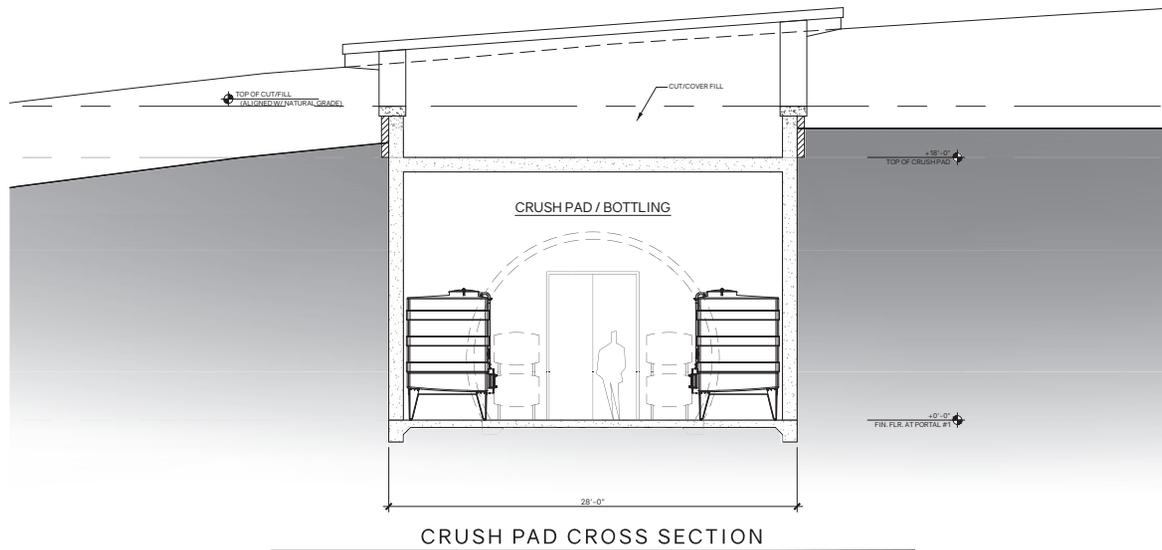
PORTAL #1 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)







CRUSH PAD / BOTTLING ENTRY CROSS SECTION



CRUSH PAD CROSS SECTION

PROPOSED WINERY / CAVE - ENLARGED SECTIONS
 SCALE: 1/4" = 1'-0"

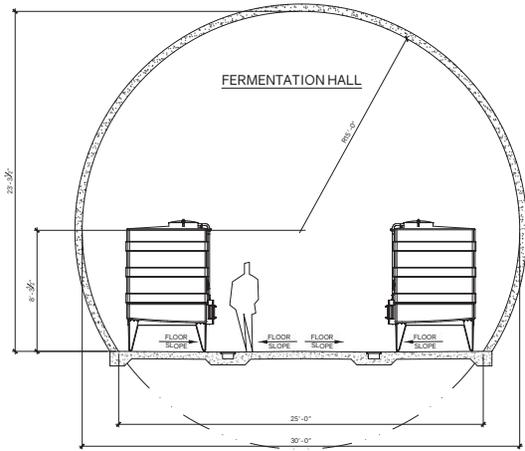


Project:
 The Vineyard House Winery
 Project Address:
 1581 Oakville Grade Road
 Oakville, CA 94562
 APN: 027-360-022-000
 Date:
 July 11, 2022

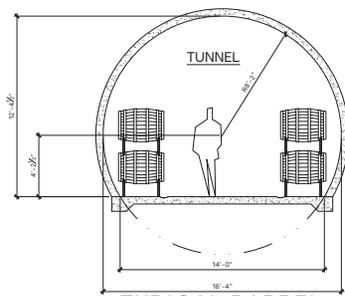
USE PERMIT RESUBMITTAL

2-07

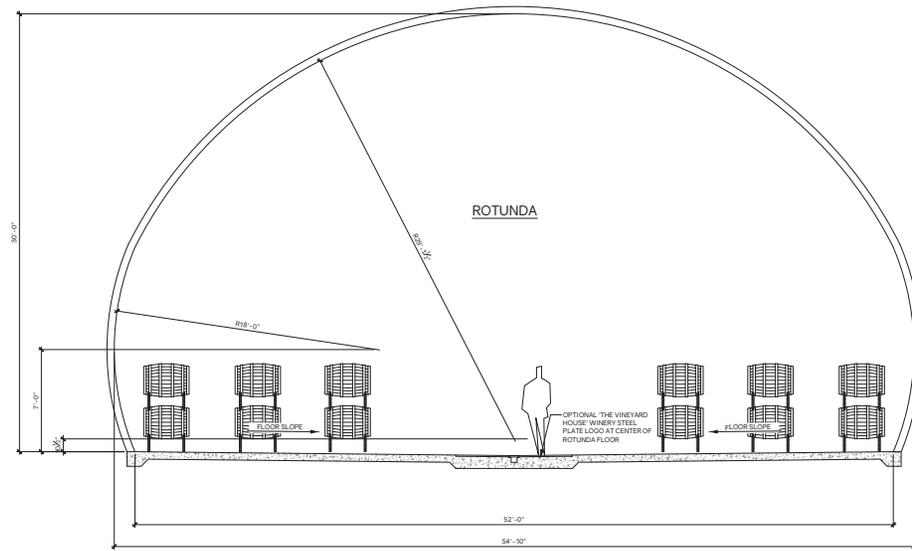
CAVE



FERMENTATION HALL CROSS SECTION



TYPICAL BARREL STORAGE TUNNEL CROSS SECTION



ROTUNDA / BARREL ROOM CROSS SECTION



1 --



2 --



3 --



4 --



5 --



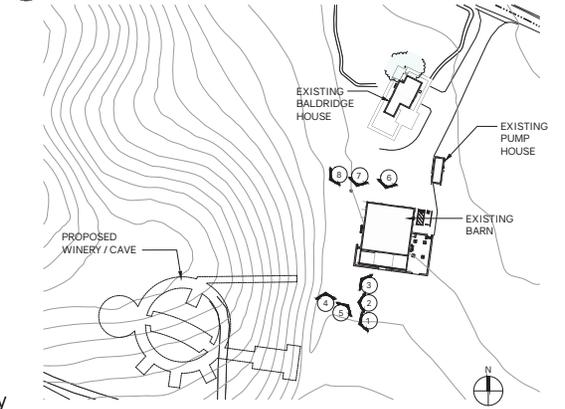
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7 --

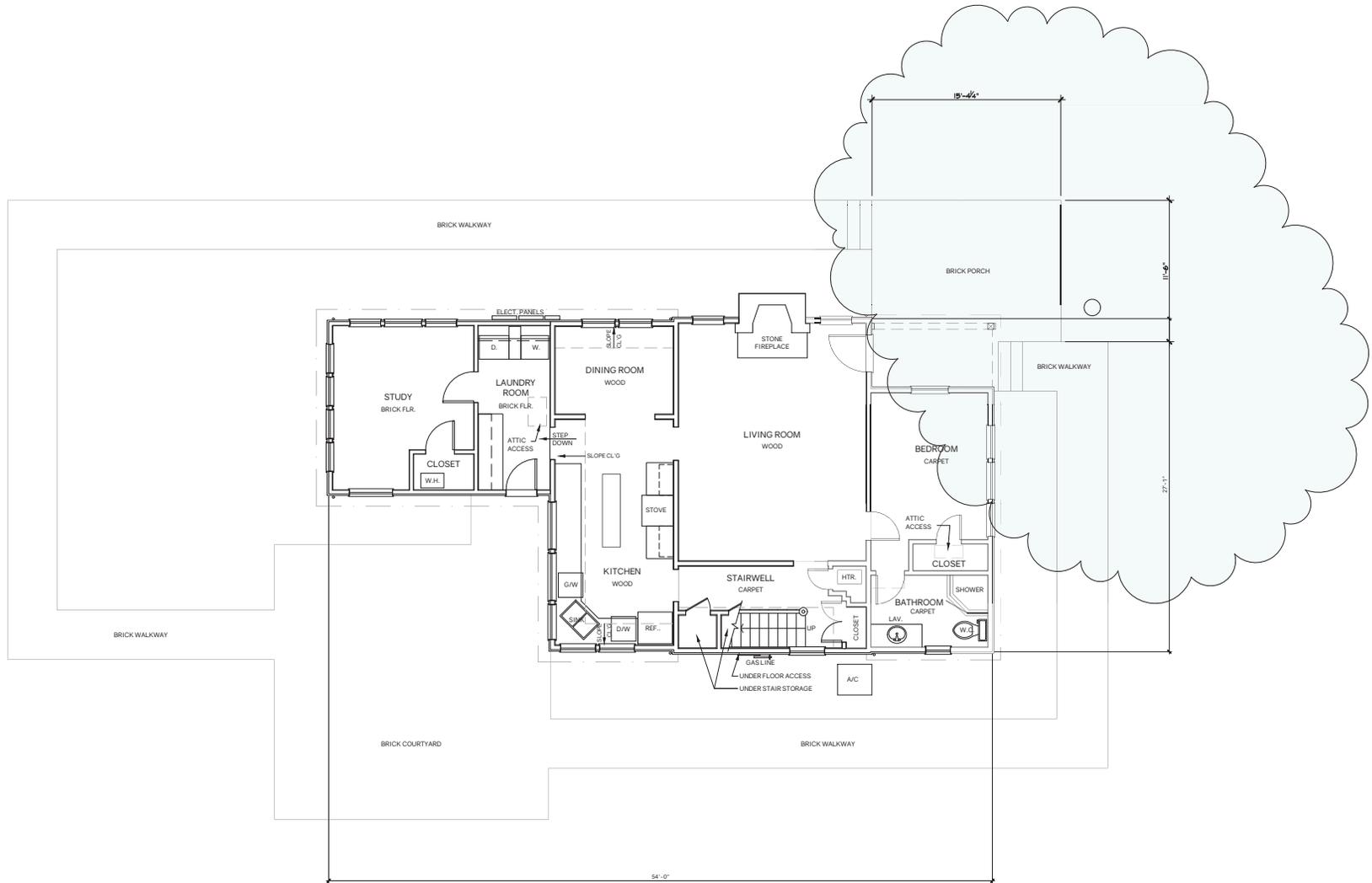


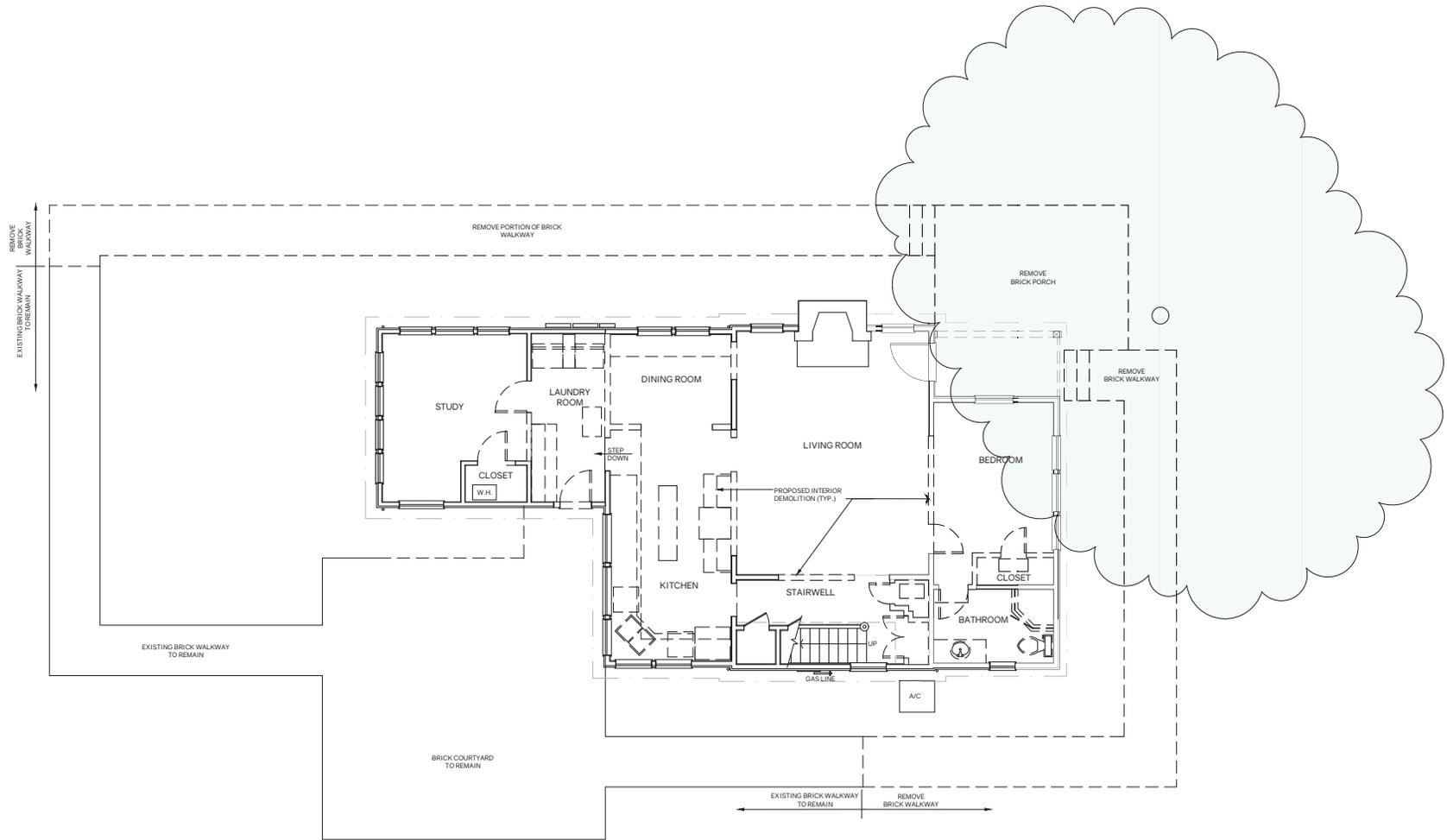
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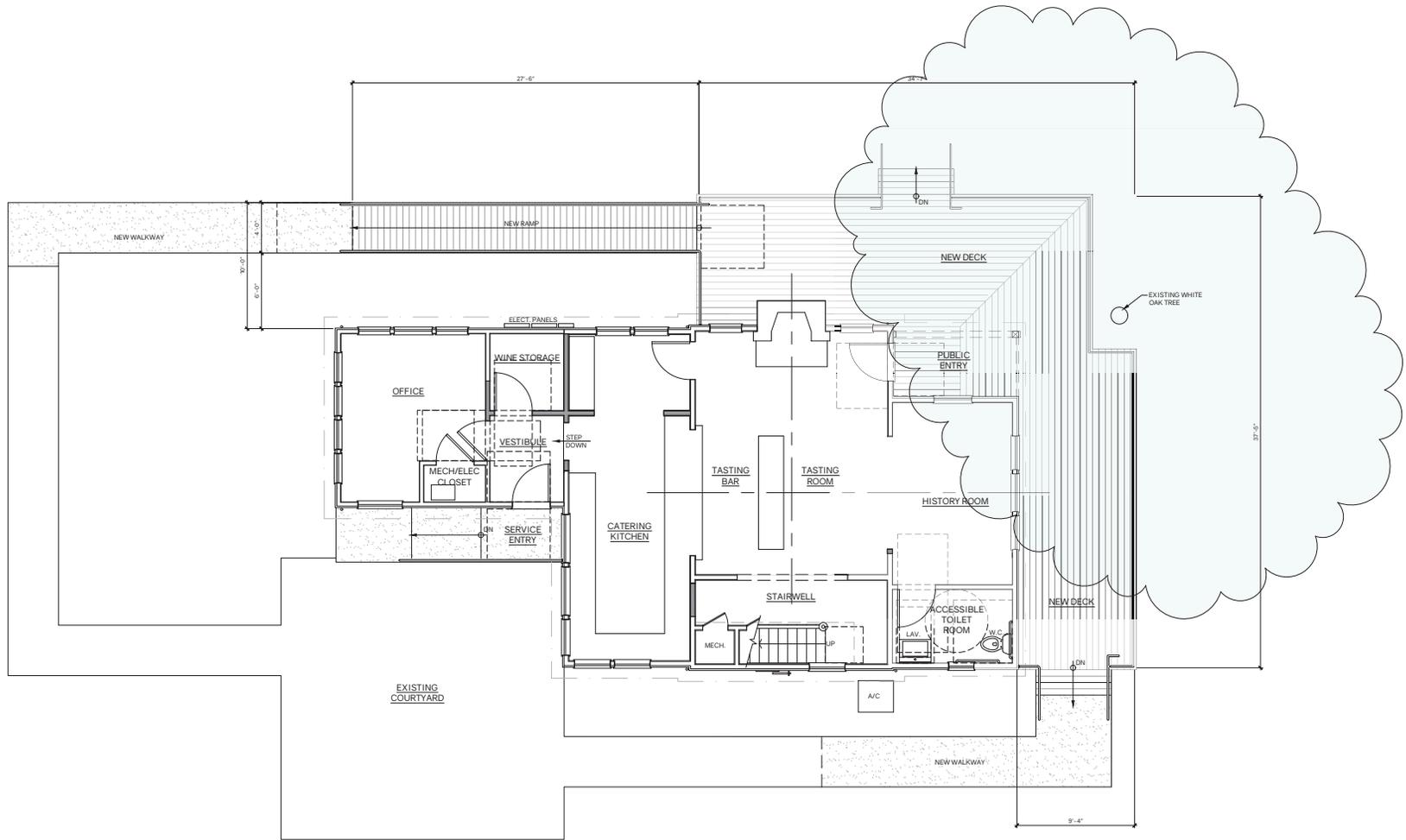


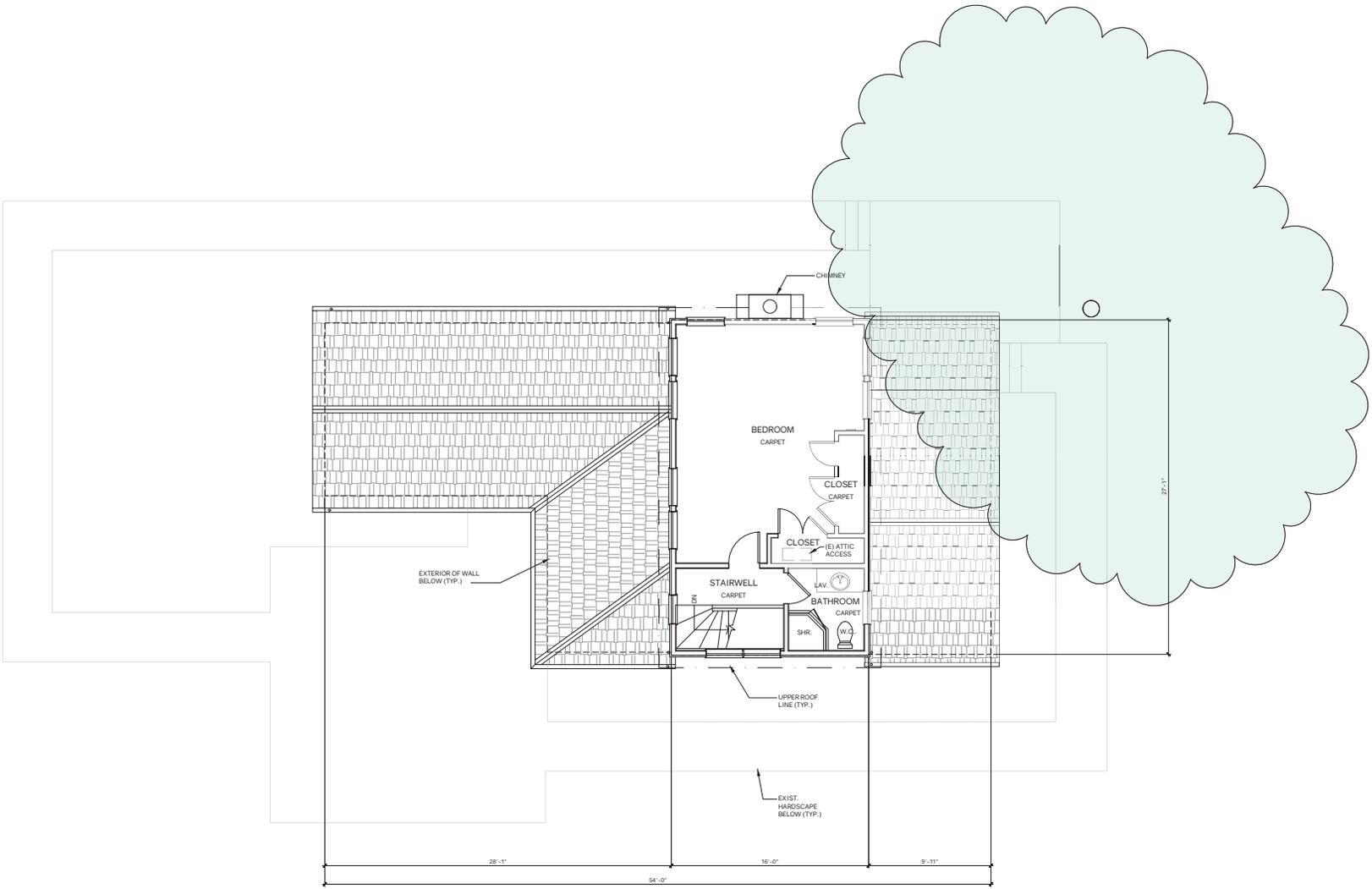
Key
SCALE: NONE

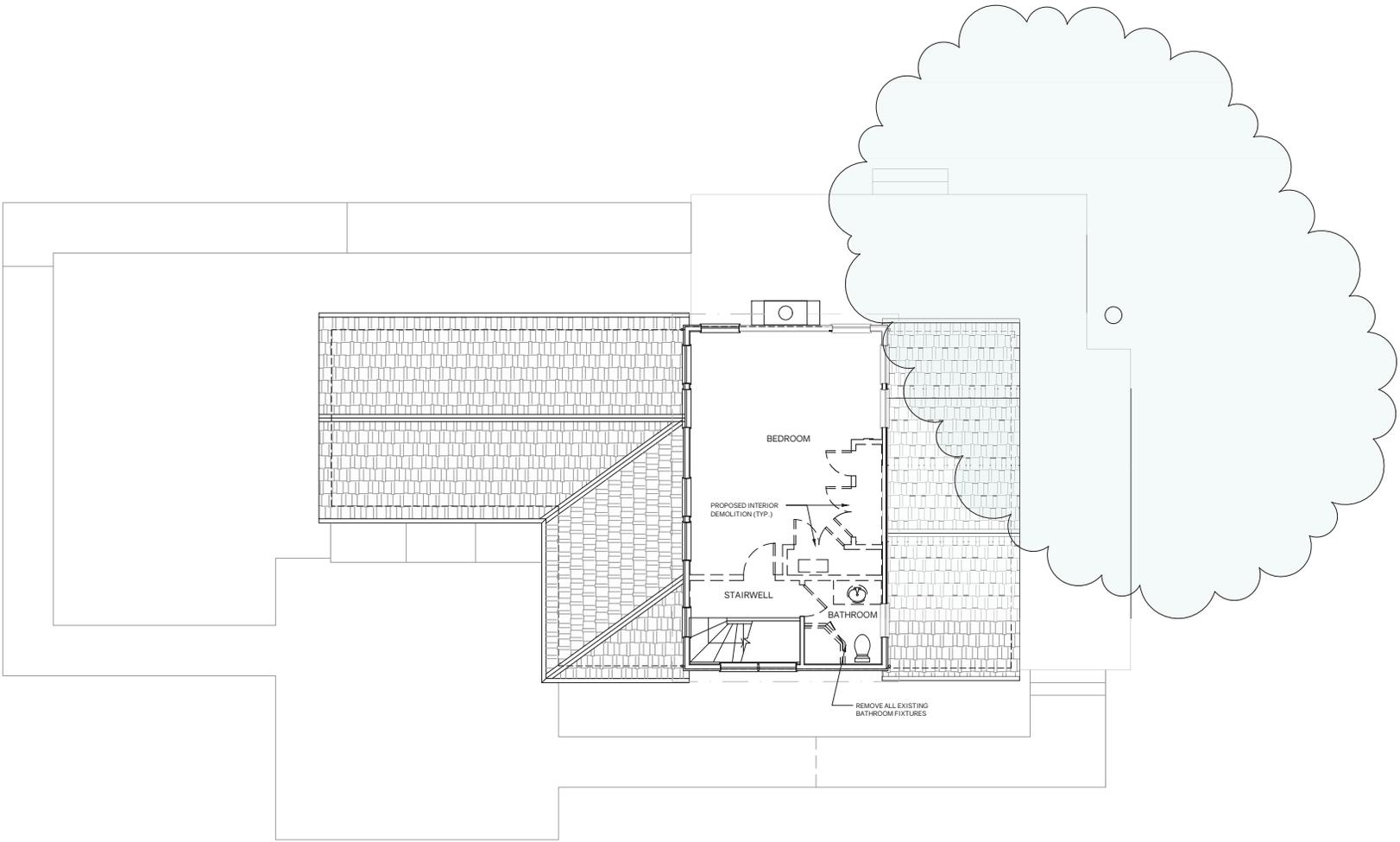


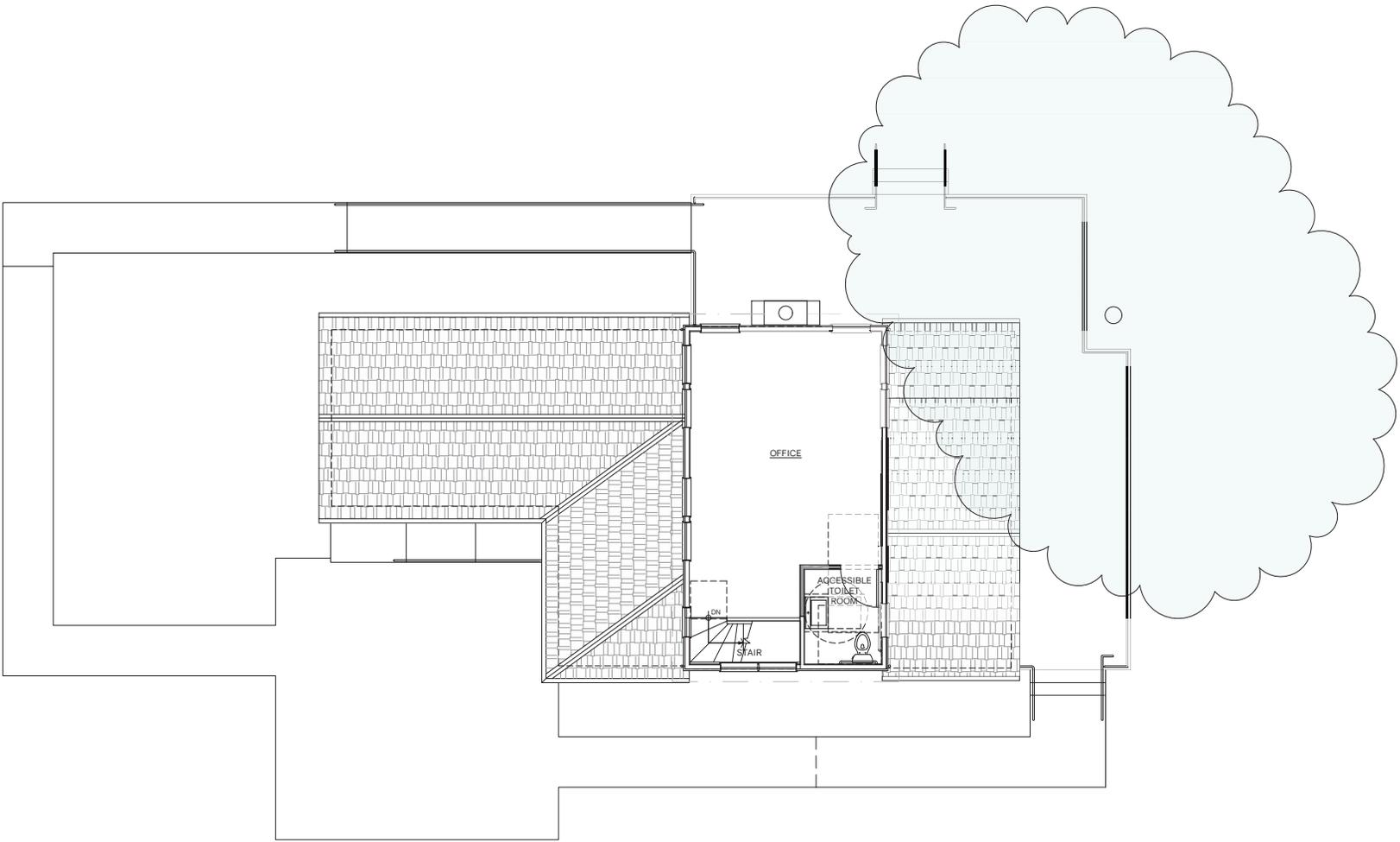


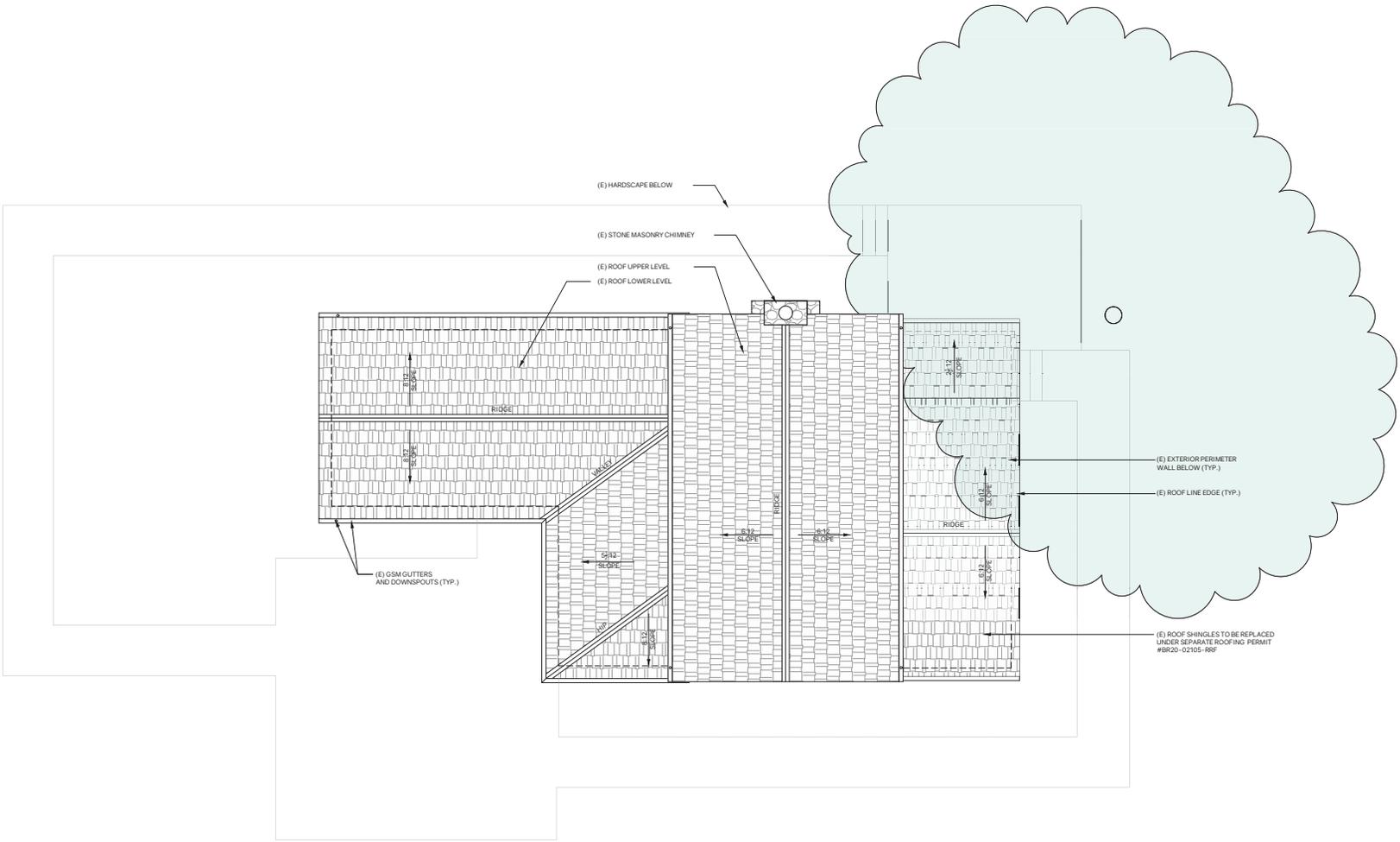














1 --



2 --



3 --



4 --



5 --



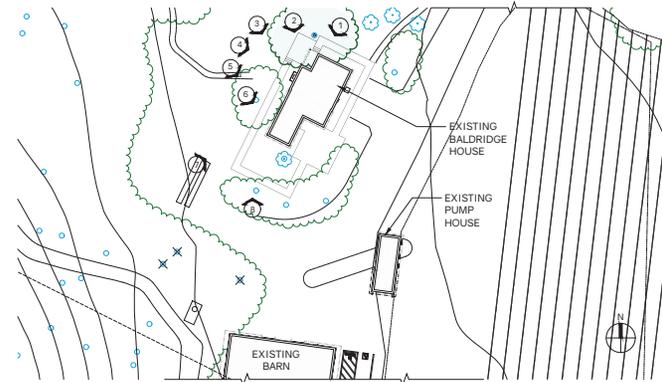
6 --



7 --



8 --



Key
Scale: None



9 --



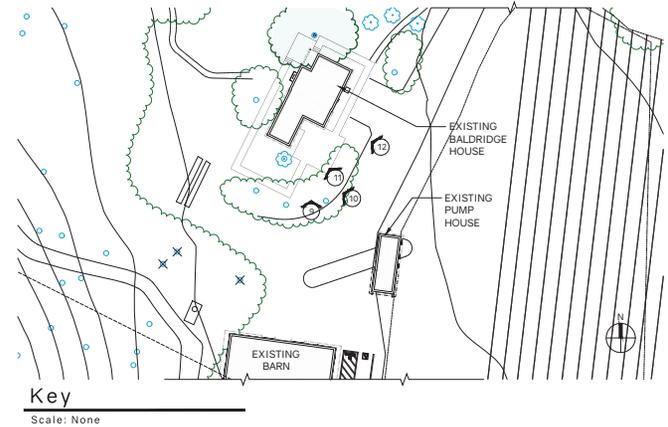
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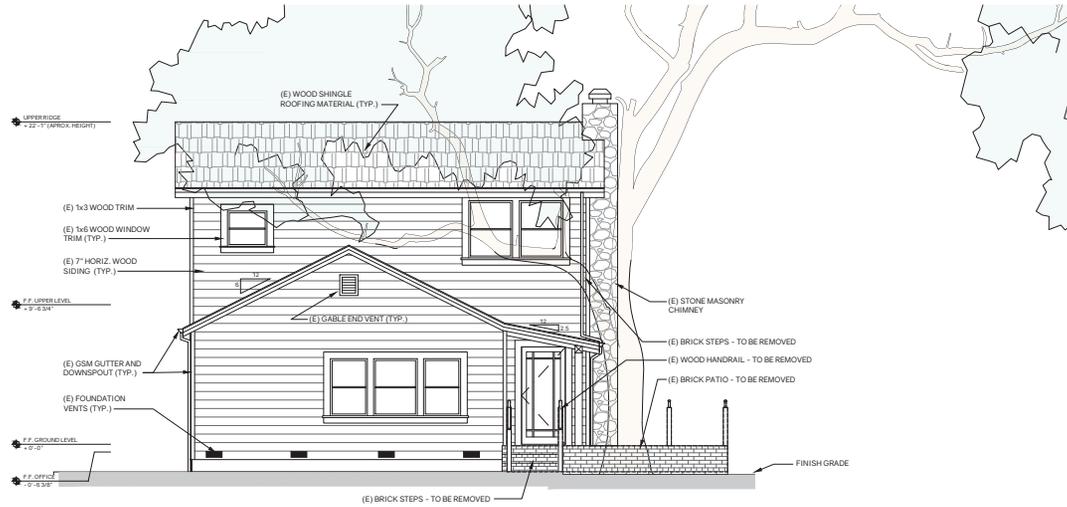


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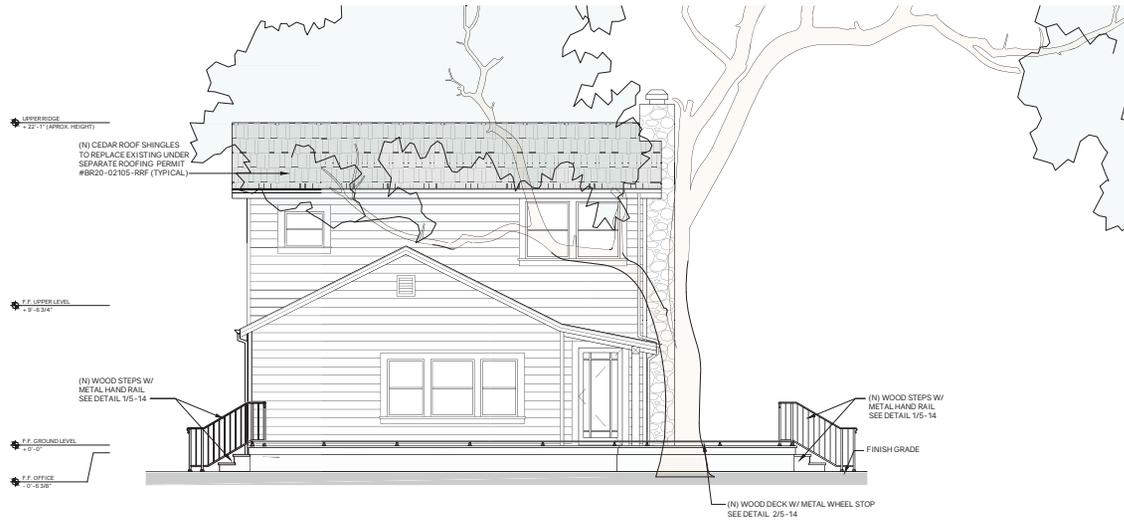


12 --





EXISTING EXTERIOR - FRONT VIEW (NORTH)



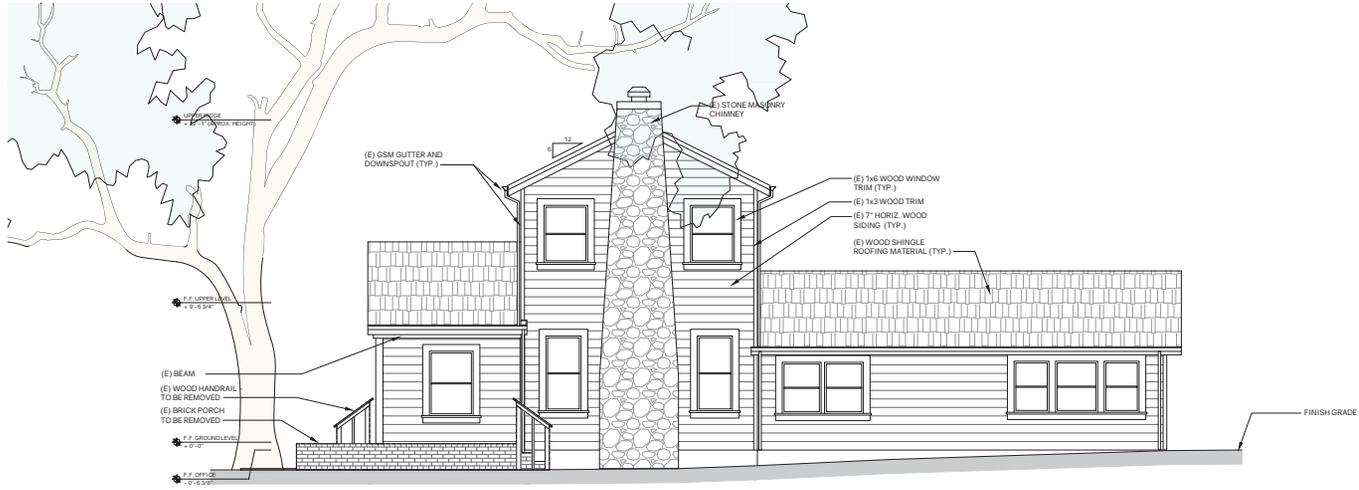
PROPOSED EXTERIOR - FRONT VIEW (NORTH)



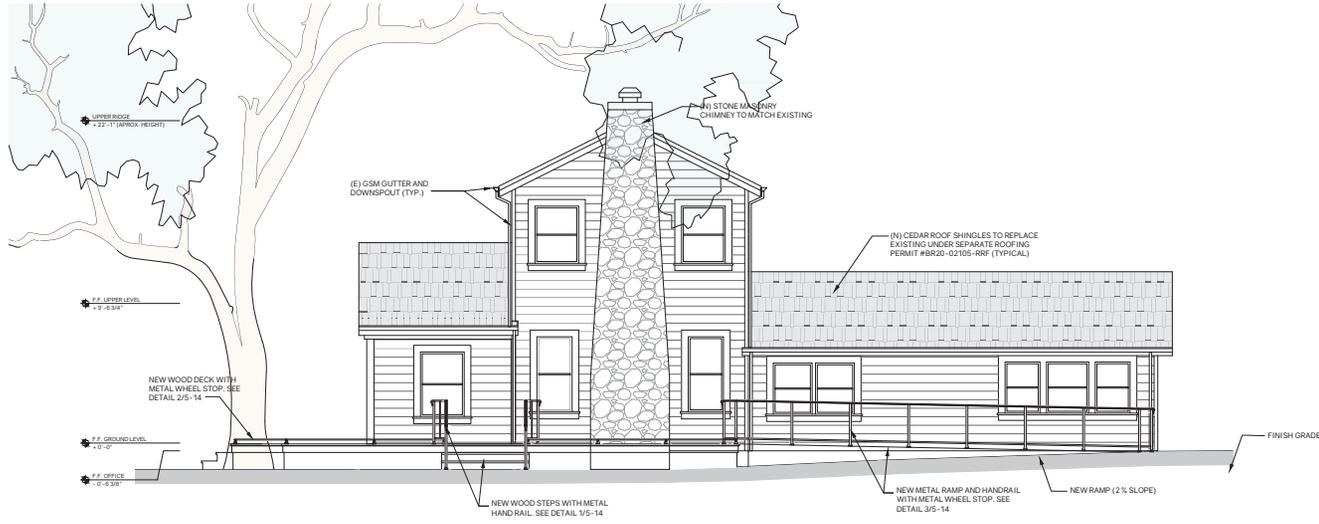
EXISTING EXTERIOR - REAR VIEW (SOUTH)



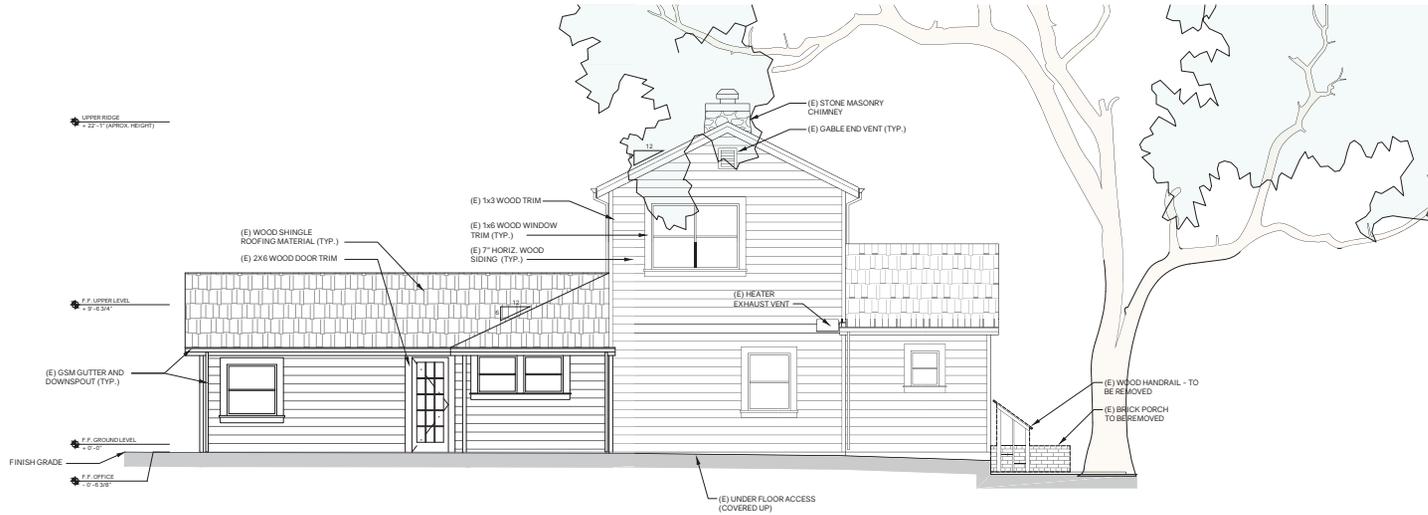
PROPOSED EXTERIOR - REAR VIEW (SOUTH)



EXISTING EXTERIOR - SIDE VIEW (WEST)



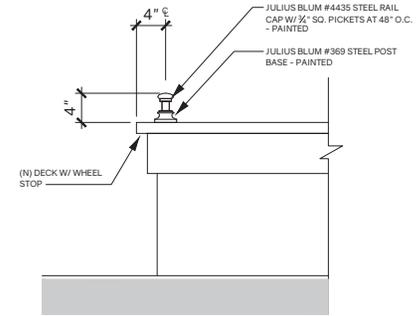
PROPOSED EXTERIOR - SIDE VIEW (WEST)



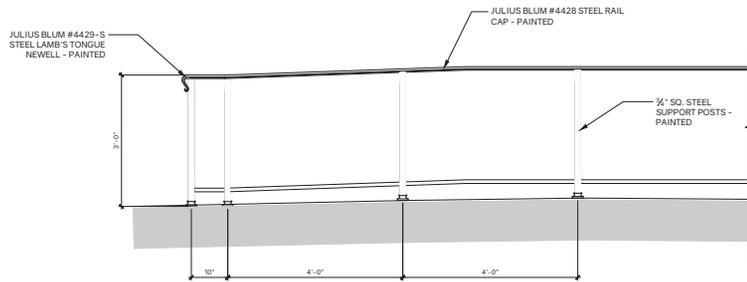
EXISTING EXTERIOR - SIDE VIEW (EAST)



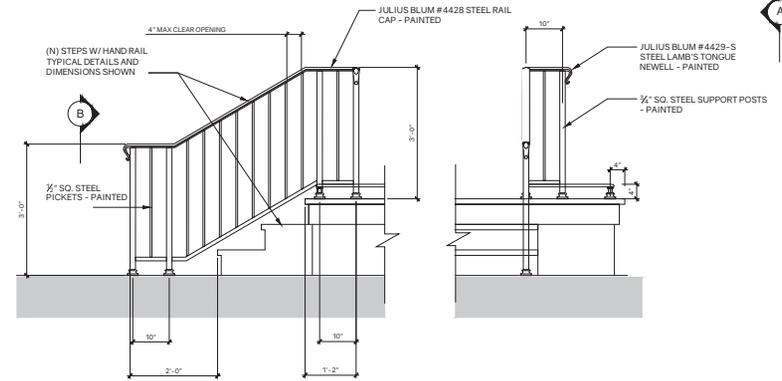
PROPOSED EXTERIOR - SIDE VIEW (EAST)



2 DECK WHEEL STOP
SCALE: 1 1/2" = 1'-0"



3 RAMP DETAIL
SCALE: 3/4" = 1'-0"



A SIDE VIEW

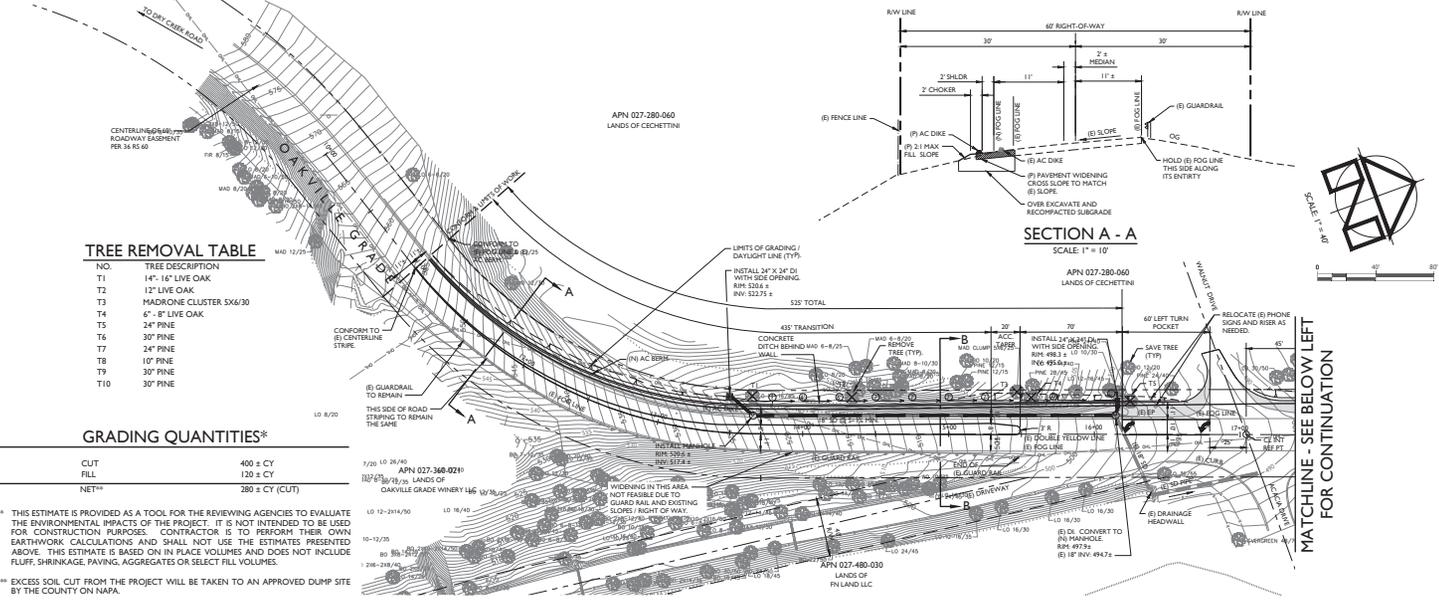
B FRONT VIEW

1 STAIR HANDRAIL
SCALE: 3/4" = 1'-0"

THE VINEYARD HOUSE WINERY

LEFT TURN LANE EXHIBIT - MODIFIED VERSION

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TREE REMOVAL TABLE

NO.	TREE DESCRIPTION
T1	14" - 16" LIVE OAK
T2	12" LIVE OAK
T3	MADRONE CLUSTER SX630
T4	6" - 8" LIVE OAK
T5	24" PINE
T6	30" PINE
T7	24" PINE
T8	10" PINE
T9	30" PINE
T10	30" PINE

GRADING QUANTITIES*

CUT	400 ± CY
FILL	120 ± CY
NET**	280 ± CY (CUT)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE TAKEN TO AN APPROVED DUMP SITE BY THE COUNTY ON NAPA.



LOCATION MAP
SCALE: 1" = 2000'

PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
 JEREMY J. NICKEL
 1581 OAKVILLE GRADE
 NAPA, CA 94558
SITE ADDRESS:
 1581 OAKVILLE GRADE
 NAPA, CA 94558

SHEET INDEX:
 C1 LEFT TURN LANE EXHIBIT
 C2 STRIPING PLANE EXHIBIT

- NOTES:**
1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF NICKEL'S" PREPARED BY ALBION SURVEYS, INC., DATED JUNE, 2015. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
 2. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
 3. VERTICAL DATUM: ASSUMED
 4. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 5. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY AT-RISK MONUMENTS SHALL BE IDENTIFIED BY A PRE-CONSTRUCTION CORNER RECORD SUBMITTED TO THE COUNTY SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRE AND POST CONSTRUCTION CORNER RECORDS SHALL BE PREPARED AS NEEDED TO PERPETUATE LOCATIONS THAT ARE AT RISK DUE TO PROJECT ACTIVITIES. ALL WORK TO BE PERFORMED BY A LICENSED SURVEYOR. MONUMENTS AND MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED SUBJECT TO THE PROVISIONS OUTLINED ABOVE AT THE CONTRACTOR'S EXPENSE.
 6. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.



THE VINEYARD HOUSE WINERY
LEFT TURN LANE EXHIBIT

PREPARED UNDER THE DIRECTION OF:



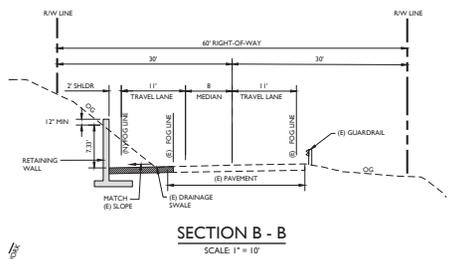
DRAWN BY: SMH
 CHECKED BY: HRM
 DATE: OCTOBER 4, 2024
 REVISIONS: BY:

JOB NUMBER: 10-130
 FILE: 10-130CNC_LTL.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

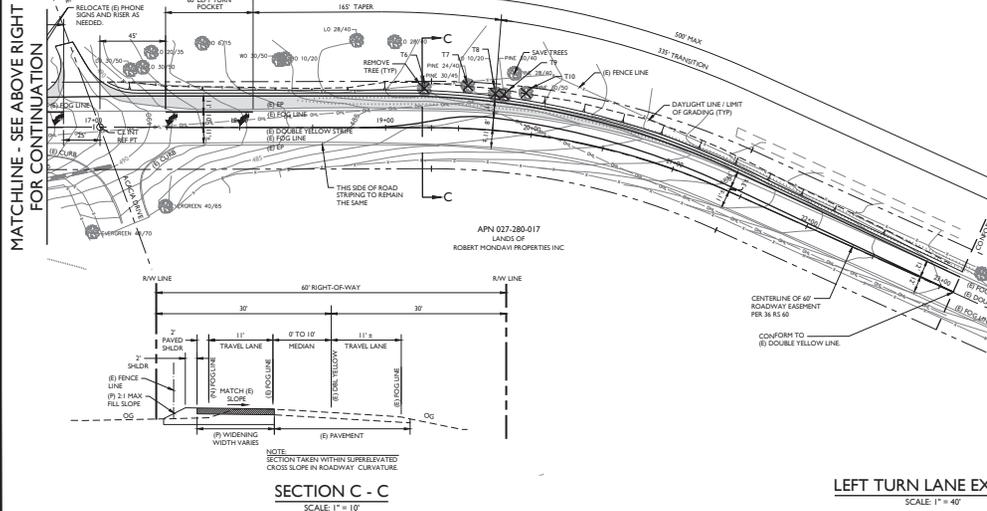
C1 OF 2

MATCHLINE - SEE ABOVE RIGHT FOR CONTINUATION

MATCHLINE - SEE BELOW LEFT FOR CONTINUATION



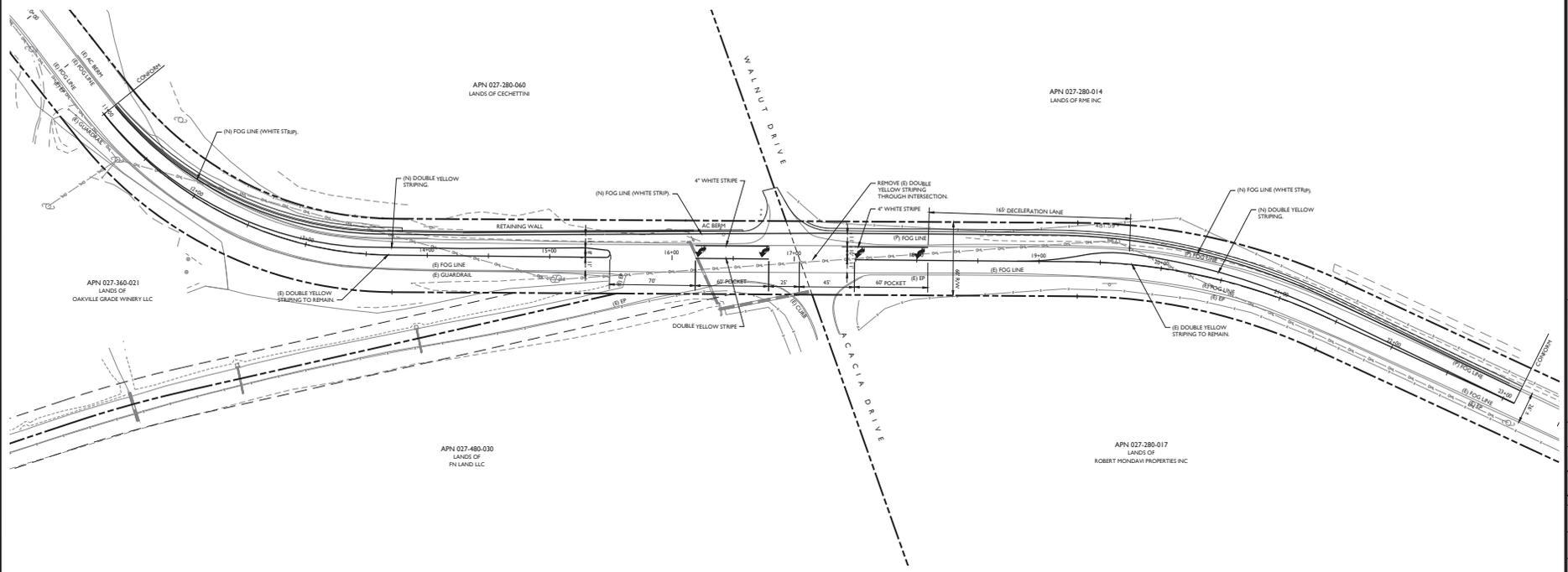
SECTION B - B
SCALE: 1" = 10'



SECTION C - C
SCALE: 1" = 10'

LEFT TURN LANE EXHIBIT

SCALE: 1" = 40'



APPLIED
 INCORPORATED
 2140 S. Francis Street, Suite 210
 Napa, CA 94559
 (707) 230-4988 | www.appliedcivil.com

THE VINEYARD HOUSE WINERY
 STRIPING PLAN EXHIBIT

PREPARED UNDER THE DIRECTION OF



DRAWN BY: SMH
 CHECKED BY: MBM
 DATE: OCTOBER 4, 2024
 REVISIONS: BY:

JOB NUMBER: 10-130
 FILE: 10-130EXH_LTL_STRIPING.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

C2
 OF
 2

STRIPING PLAN EXHIBIT
 SCALE: 1" = 40'