

USE PERMIT PLANS FOR:
LAVA VINE WINERY
 965 SILVERADO TRAIL
 CALISTOGA, CA 94515

PROJECT NOTES

THIS SET OF PLANS IS PART OF THE USE PERMIT SUBMITTAL FOR A 20,000 GALLON PER YEAR WINERY AND ASSOCIATED INFRASTRUCTURE ON THE SUBJECT PARCEL. THE PROPOSED WINERY WILL CONSIST OF A 45,760 SF WINERY BUILDING. IN ADDITION, THERE IS AN EXISTING OFFICE AND STORAGE BUILDING OF 41,500 SF AND AN EXISTING WINE TASTING ROOM OF 41,040 SF, ON THE PROPERTY.

PROJECT INFORMATION

OWNER:	JOE CABRAL LAVA VINE WINERY 965 SILVERADO TRAIL CALISTOGA, NAPA 94558	ARCHITECT:	JOHN DAVID RULON 1054 RUTHERFORD ROAD RUTHERFORD, CA 94573 707/963-9382
SITE ADDRESSES:	965 SILVERADO TRAIL CALISTOGA, CA 94515	SURVEYOR:	R.E.B. ENGINEERING, INC 345 LA FATA ST., SUITE B SAINT HELENA, CA 94574 RANDY BRYANT 707/963-6638
ASSESSOR PARCEL #:	011-050-043	ZONING:	CC - COMMUNITY COMMERCIAL
CIVIL ENGINEER:	DELTA CONSULTING & ENGINEERING, INC. 1104 ADAMS STREET, SUITE 203 ST. HELENA, CA 94574 ANDREW SIMPSON, P.E. 707/963-8456		

SHEET INDEX

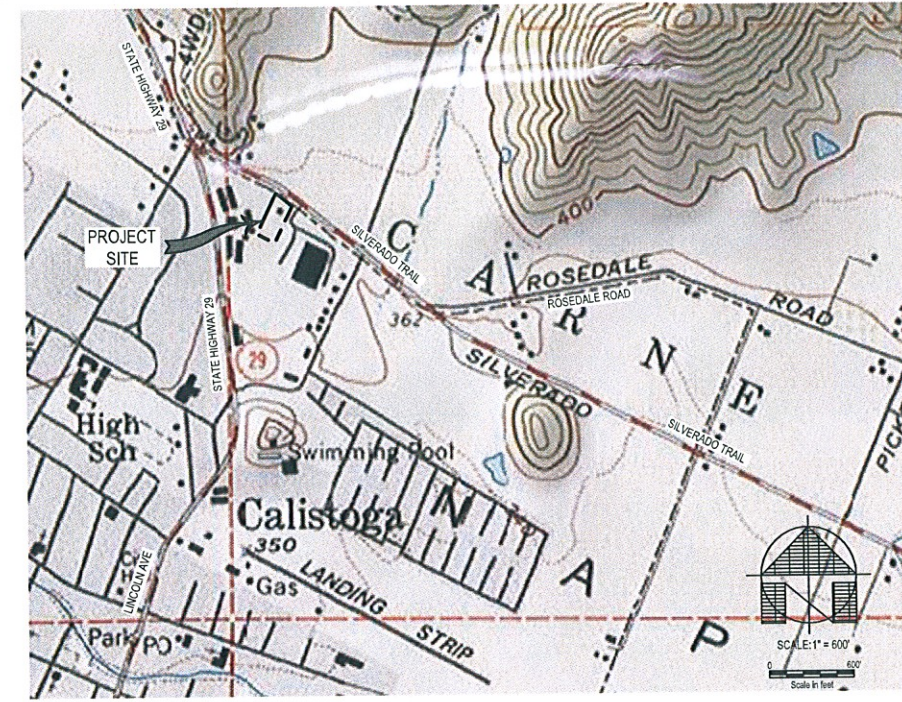
UP1.0	COVER SHEET
UP2.0	PRELIMINARY GRADING PLAN
UP3.0	PRELIMINARY UTILITY PLAN
UP3.1	PRELIMINARY UTILITY PLAN

ABBREVIATIONS

AB	AGGREGATE BASE	FG	FINISH GRADE	PM	POINT OF VERTICAL INTERSECTION
AC	ASPHALT CONCRETE	FH	FIRE HYDRANT	PW	PROCESS WASTE
AD	AREA DRAIN	FRM	FLOOD INSURANCE RATE MAP	R	RADIUS
ARV	AIR RELEASE VALVE	FL	FLOW LINE	RC	RELATIVE COMPACTION
BC	BOTTOM OF CURB	FM	FORCE MAIN	RT	RIGHT
BFE	BASE FLOOD ELEVATION PER FRM	FS	FINISH SURFACE	ROW	RIGHT OF WAY
BM	BENCHMARK	GB	GRADE BREAK	RWL	RAIN WATER LEADER
BO	BLOWOFF	GL	GUTTER LINE	RCP	REINFORCED CONCRETE PIPE
BUR	BEGIN CURB RETURN	GR	GRAVEL	S	SOUTH
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	S	SLOPE (FEET/FOOT)
BS	BOTTOM OF STAIRS	IE	INVERT ELEVATION	SAD	SEE ARCHITECTURAL DRAWINGS
BSW	BACK OF SIDEWALK	INT	INSTALL	SD	STORM DRAIN
CB	CATCH-BASIN	INV	INVERT	SDP	SUBURBAN PIPE
CAS	CURB AND GUTTER	IP	IRON PIPE	SED	SEE ELECTRICAL DRAWINGS
CMU	CONCRETE MASONRY UNIT	IRI	IRRIGATION	SLD	SEE LANDSCAPE DRAWINGS
CP	CONCRETE PIPE	JP	JOINT POLE	SLV	SLEEVE
L	CENTERLINE	LF	LINEAL FEET/FOOT	SMD	SEE MECHANICAL DRAWINGS
CO	CLEANOUT	LH	LAMP HOLE	SPD	SEE PLUMBING DRAWINGS
CV	CHECK VALVE	LP	LOW POINT	SS	SANITARY SEWER
CW	COLD WATER	MH	MANHOLE	SSCO	SANITARY SEWER CLEAN OUT
DCV	DOUBLE CHECK VALVE	MON	MONUMENT	SSFH	SANITARY SEWER FLUSH-HOLE
DD	DECOMPOSED GRAVEL	N	NORTH	SSMH	SANITARY SEWER MANHOLE
DP	DUCTILE IRON PIPE	NEW	NEW	STA	STATION
DS	DOWNSPOUT	OC	ON CENTER	STD	STANDARD
DW	DISPERSED DOMESTIC WASTE	OG	ORIGINAL GROUND	SW	SIDEWALK
DWG	DRAWING	OH	OVERHEAD	TC	TOP OF CURB
EC	END OF CURVE	OH	OVERHEAD LINE	TOC	TOP OF CONCRETE
ET	EAST	PCC	PORTLAND CONCRETE CEMENT	TS	TOP OF STAIRS
EV	EXISTING	PD	PRESSURE DISTRIBUTION	TW	TOP OF WALL
EDR	END CURB RETURN	PG&E	PACIFIC GAS AND ELECTRIC	TYP	TYPICAL
EG	EXISTING GROUND	PI	POINT OF INTERSECTION	UG	UNDERGROUND
EGR	EDGE OF GRAVEL	PIV	POST INDICATOR VALVE	VC	VERTICAL CURVE
EGC	EDGE OF CONCRETE	P	PROPERTY LINE	VD	VALLEY GUTTER
EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE	W	WEST
EVC	END VERTICAL CURVE	PSI	POUNDS PER SQUARE INCH	WM	WATER METER
FC	FACE OF CURB	PUE	PUBLIC UTILITY EASEMENT	WS	WATER SERVICE
FDC	FIRE DEPT. CONNECTION	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE

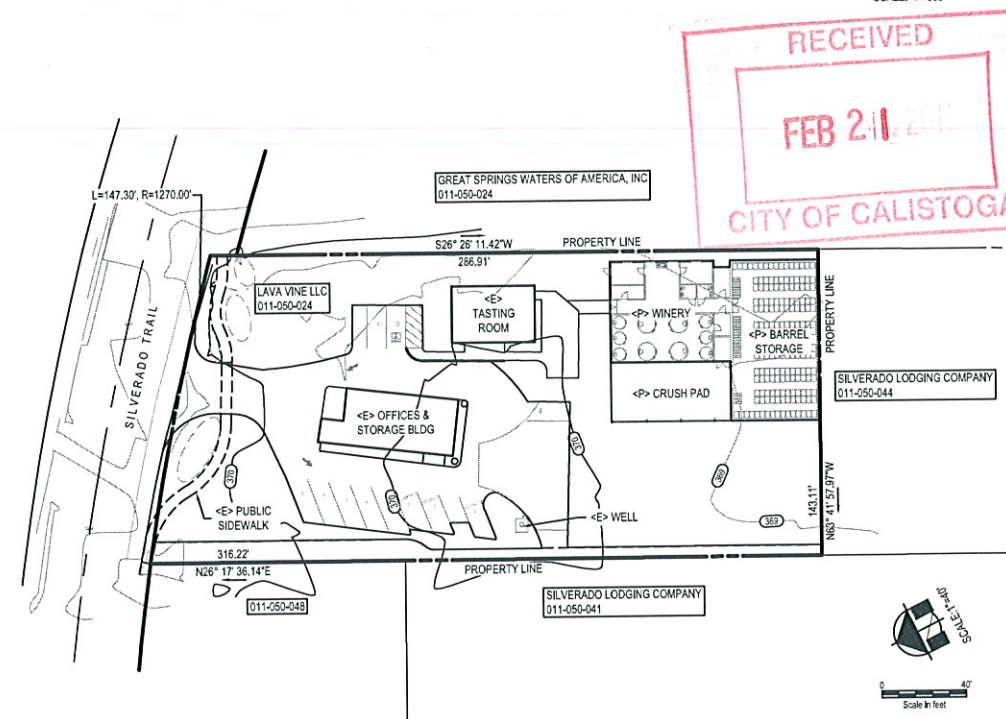
SYMBOL LEGEND

	UTILITY POLE		SEWER MAN-HOLE/RISER WITH ID #
	WELL TYPE MONUMENT		STORM DRAIN MAN-HOLE WITH ID #
	SIGN		CHECK VALVE
	WELL		WATER SERVICE & DCV
	STREET LIGHT		FDG/PV WITH CHECK VALVE
	TREE		FIRE HYDRANT WITH GATE VALVE
	SANITARY SEWER		CLEANOUT
	GAS LINE		PROPOSED CONTOUR
	WATER LINE		SOLID STORM DRAIN
	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP-OF-BANK GRADE/BREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		



AREA MAP

TOPOGRAPHIC MAPPING FROM USGS 7.5' QUADRANGLE MAPS, MAP NAME: CALISTOGA
 SCALE: 1"=600'



OVERALL SITE MAP

SCALE: 1" = 40'

DELTA CONSULTING & ENGINEERING
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USE PERMIT PLANS
 COVER SHEET

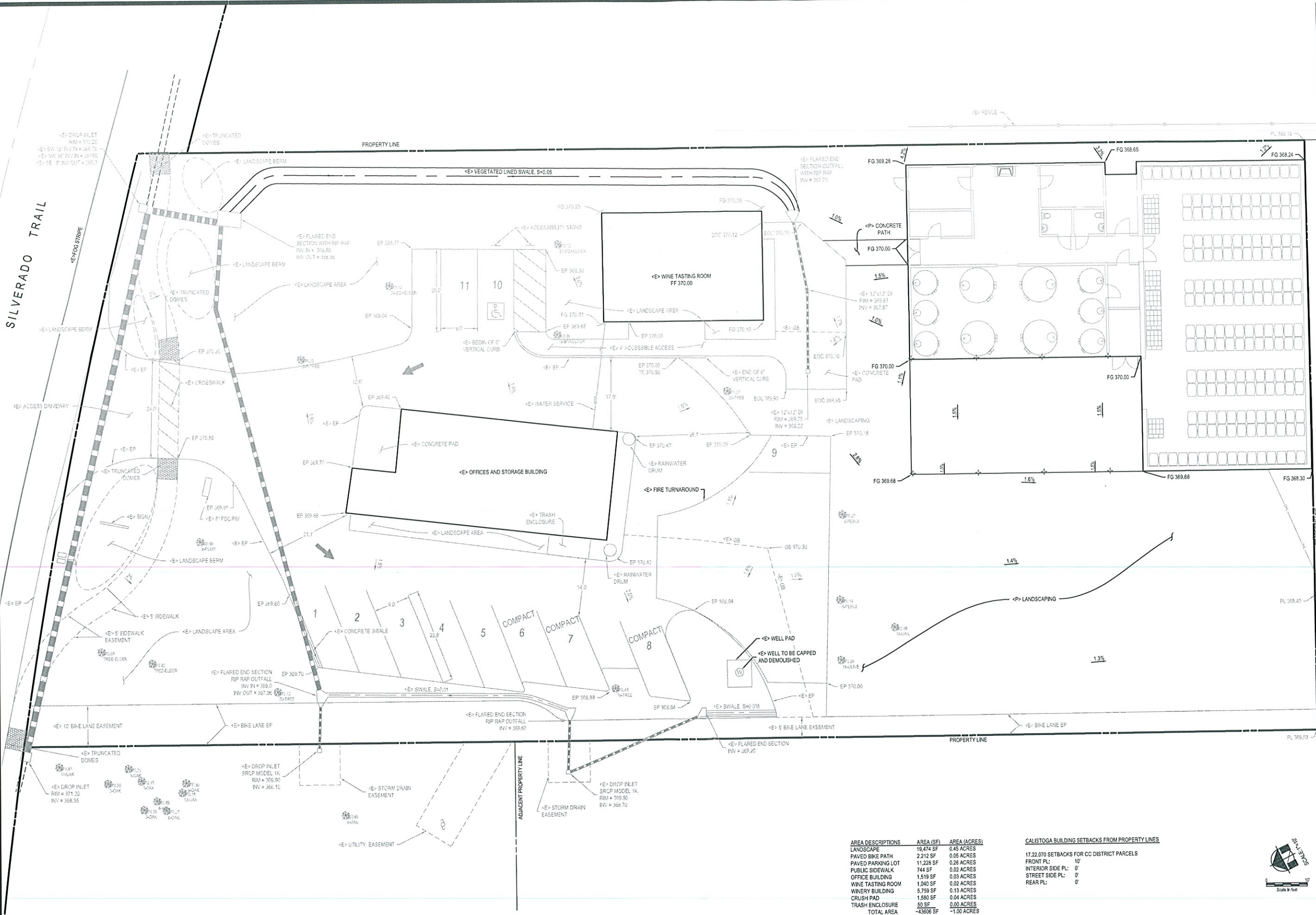
LAVA VINE WINERY
 965 SILVERADO TRAIL
 CALISTOGA, CA 94515
 NCAPN: 011-050-043



EVERY PERSON PLANNING TO DO
 CALL USA AT 1-800-277-2888

DATE: 02-18-11
 PROJECT: J-133
 SHEET:

UP1.0



AREA DESCRIPTIONS	AREA (SF)	AREA (ACRES)
LANDSCAPE	19,474 SF	0.45 ACRES
PAVED BIKE PATH	2,212 SF	0.05 ACRES
PUBLIC SIDEWALK	11,228 SF	0.26 ACRES
OFFICE BUILDING	744 SF	0.02 ACRES
WINE TASTING ROOM	1,519 SF	0.03 ACRES
WINERY BUILDING	1,040 SF	0.02 ACRES
CRUSH PAD	5,759 SF	0.13 ACRES
TRASH ENCLOSURE	1,580 SF	0.04 ACRES
TOTAL AREA	50 SF	0.00 ACRES
	-43606 SF	-1.00 ACRES

CALISTOGA BUILDING SETBACKS FROM PROPERTY LINES	
17.22.070 SETBACKS FOR CC DISTRICT PARCELS	
FRONT PL:	0'
INTERIOR SIDE PL:	0'
STREET SIDE PL:	0'
REAR PL:	0'

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USE PERMIT PLANS PRELIMINARY GRADING PLAN

LAVA VINE WINERY
965 SILVERADO TRAIL
CALISTOGA, CA 94515
NCAPN: 011-050-043



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FOR MORE INFORMATION
SEE WWW.DCEA.CA.GOV

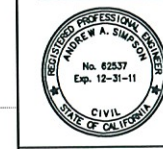
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SHEET: UP2.0

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 CIVIL ENGINEER
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USE PERMIT PLANS
PRELIMINARY UTILITY PLAN

LAVA VINE WINERY
 965 SILVERADO TRAIL
 CALISTOGA, CA 94515
 NCAPN: 01-050-043

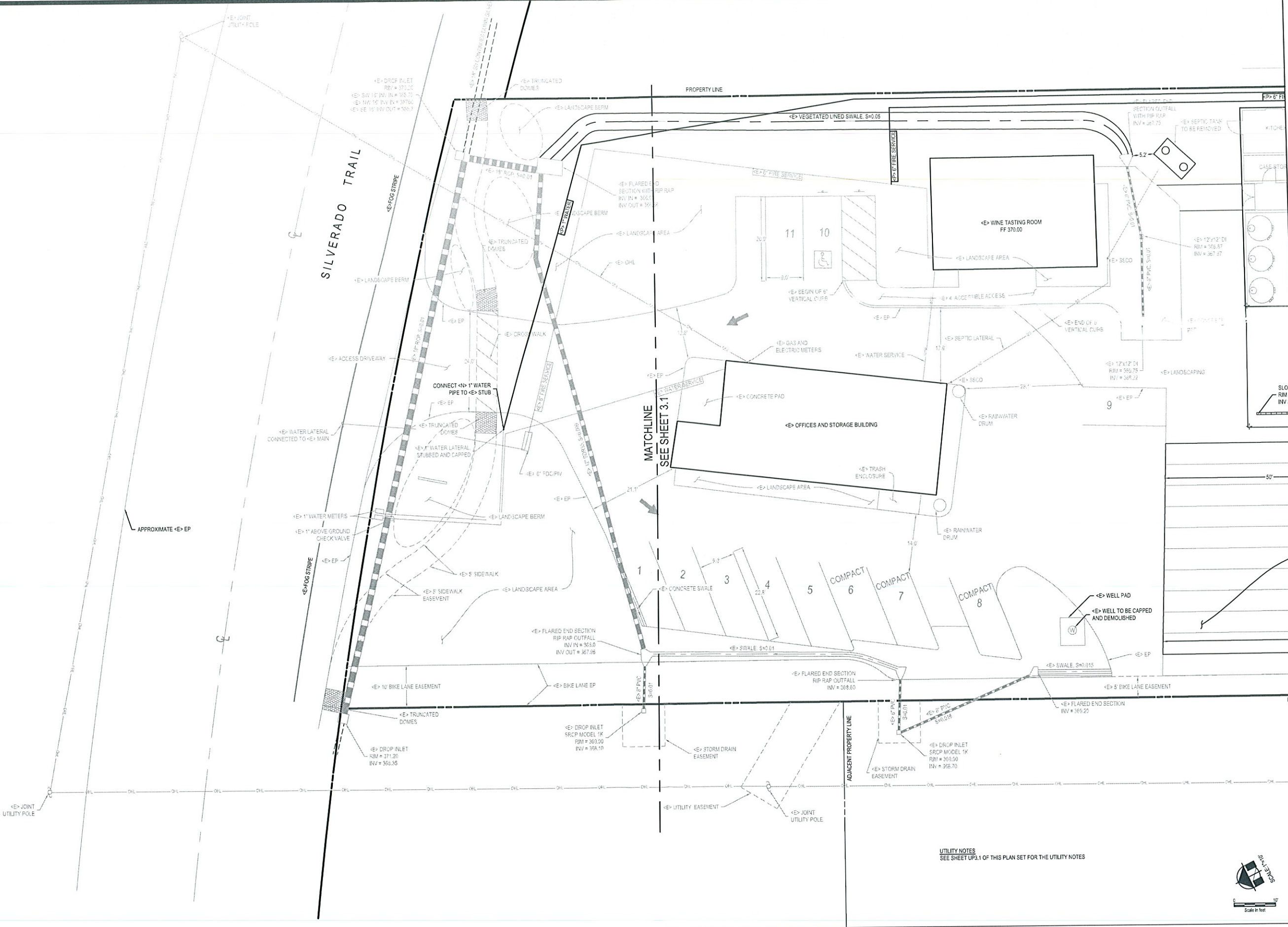


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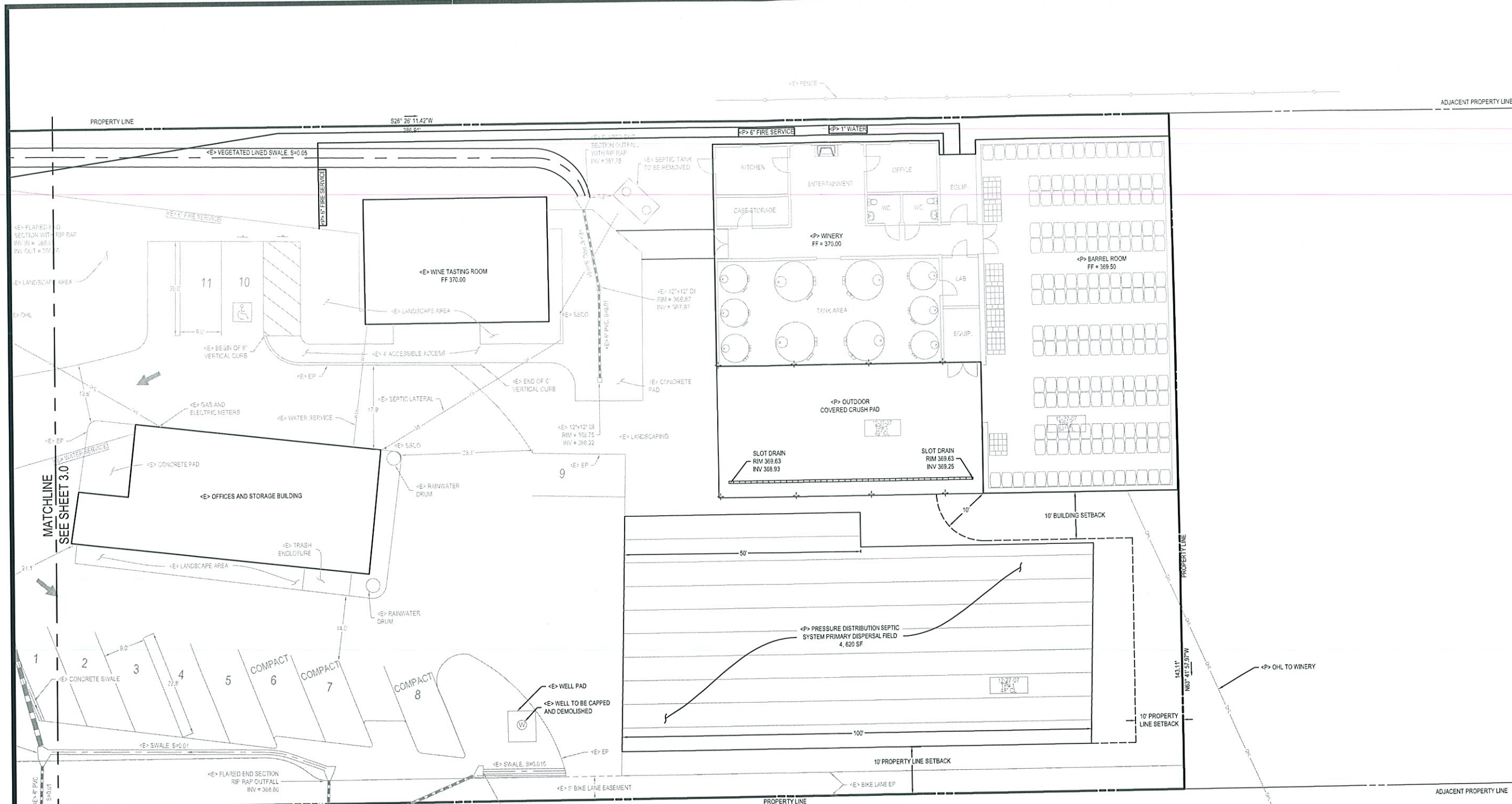
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 SHEET:

UP3.0



UTILITY NOTES
 SEE SHEET UP3.1 OF THIS PLAN SET FOR THE UTILITY NOTES





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**USE PERMIT PLANS
PRELIMINARY UTILITY PLAN**

LAVA VINE WINERY
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DATE: 02-18-11
PROJECT: J-133
SHEET:

UP3.1

UTILITY NOTES
GAS:
A NEW CONNECTION SHALL BE MADE TO THE EXISTING GAS SERVICE LOCATED ON THE EAST SIDE OF THE OFFICE AND STORAGE BUILDING TO PROVIDE GAS TO THE WINERY.
STORMWATER:
NEW RAIN WATER LEADERS ON WINERY SHALL BE CONNECTED TO EXISTING VEGETATIVE LINED SWALE ON EAST SIDE OF PROPERTY.

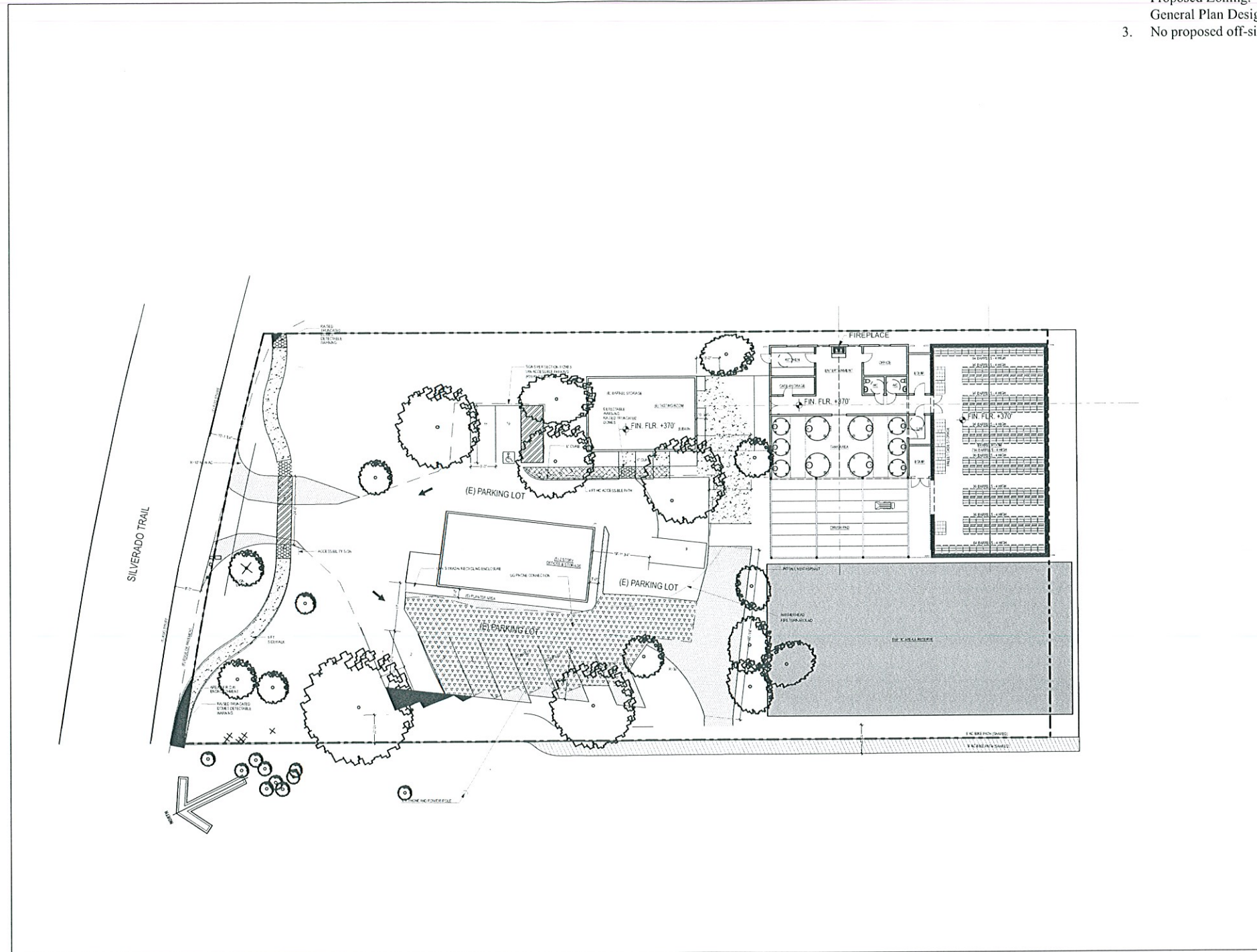
WASTEWATER OPTIONS
OPTION 1:
PRIMARY SYSTEM:
OWNER TO CONSTRUCT AN ON-SITE WASTEWATER PRESSURE DISTRIBUTION SEPTIC SYSTEM WITH PRE-TREATMENT TO FILTER AND DISPERSE EFFLUENT ON-SITE AS SHOWN ON PLANS
RESERVE SYSTEM:
IN EVENT THE RESERVE SYSTEM IS REQUIRED, OWNER SHALL EXTEND EXISTING CALISTOGA SEWER MAIN TO PROPERTY AND CONNECT TO THE CITY'S MUNICIPAL WASTEWATER SYSTEM. CONNECTION TO BE COORDINATED WITH THE CITY OF CALISTOGA.
OPTION 2:
PRIMARY SYSTEM:
OWNER TO USE A HOLD AND HAUL SYSTEM AS APPROVED BY NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FOR THE WINERY PROCESS WASTE, AND A NEW ON-SITE PRESSURE DISTRIBUTION SEPTIC SYSTEM WITH PRE-TREATMENT FOR THE DOMESTIC WASTE FROM THE OFFICE BUILDING, TASTING ROOM, AND WINERY.
RESERVE SYSTEM:
IN EVENT THE RESERVE SYSTEM IS REQUIRED, OWNER SHALL EXTEND EXISTING CALISTOGA SEWER MAIN TO PROPERTY AND CONNECT TO THE CITY'S MUNICIPAL WASTEWATER SYSTEM. CONNECTION TO BE COORDINATED WITH THE CITY OF CALISTOGA.

OWNER TO APPLY WITH PG&E FOR AN
TRANSFORMER TO BE INSTALLED ON JOINT
UTILITY POLE. ELECTRICITY AND
COMMUNICATION TO WINERY TO BE FROM
THIS UTILITY POLE.



General Site Plan Notes:

1. Property Owner:
Joe & Jill Cabral
965 Silverado Trail
Calistoga, CA 94515
2. Existing Zoning:
Proposed Zoning:—No Change
General Plan Designation:
3. No proposed off-site roadway improvements



Lava Vine
Winery
Production Space

963 Silverado Trail
Calistoga, CA 94574
A.P.N. 011-050-043

John David Rulon, Architect
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Project No: 10.001
Mark Date Description
DR-1 12/21/10 Design Review Submittal

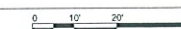
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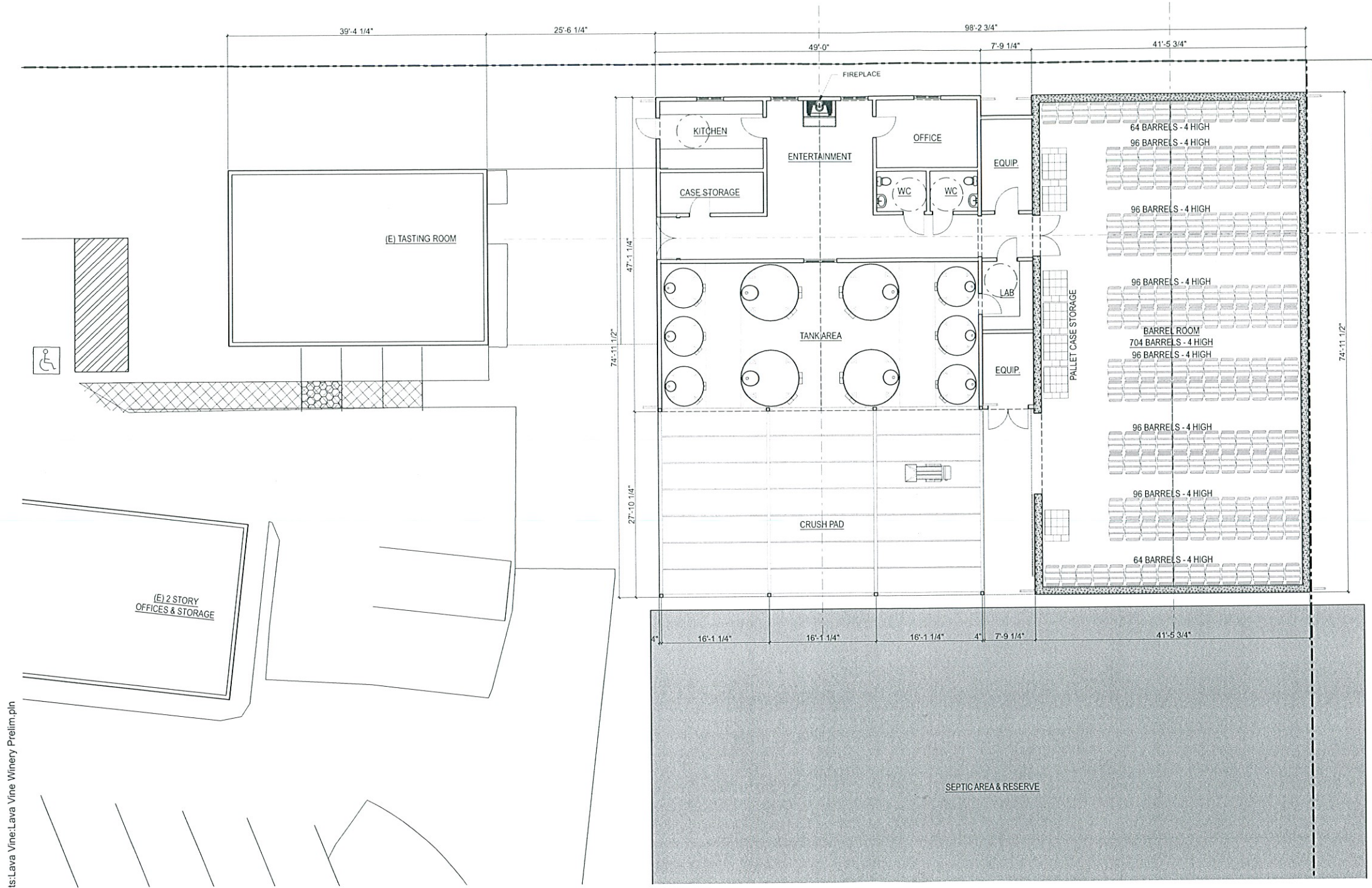
SITE PLAN

A0

SHEET 1 OF 15

1 SITE PLAN
SCALE: 1" = 20'





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FIRST
FLOOR
PLAN

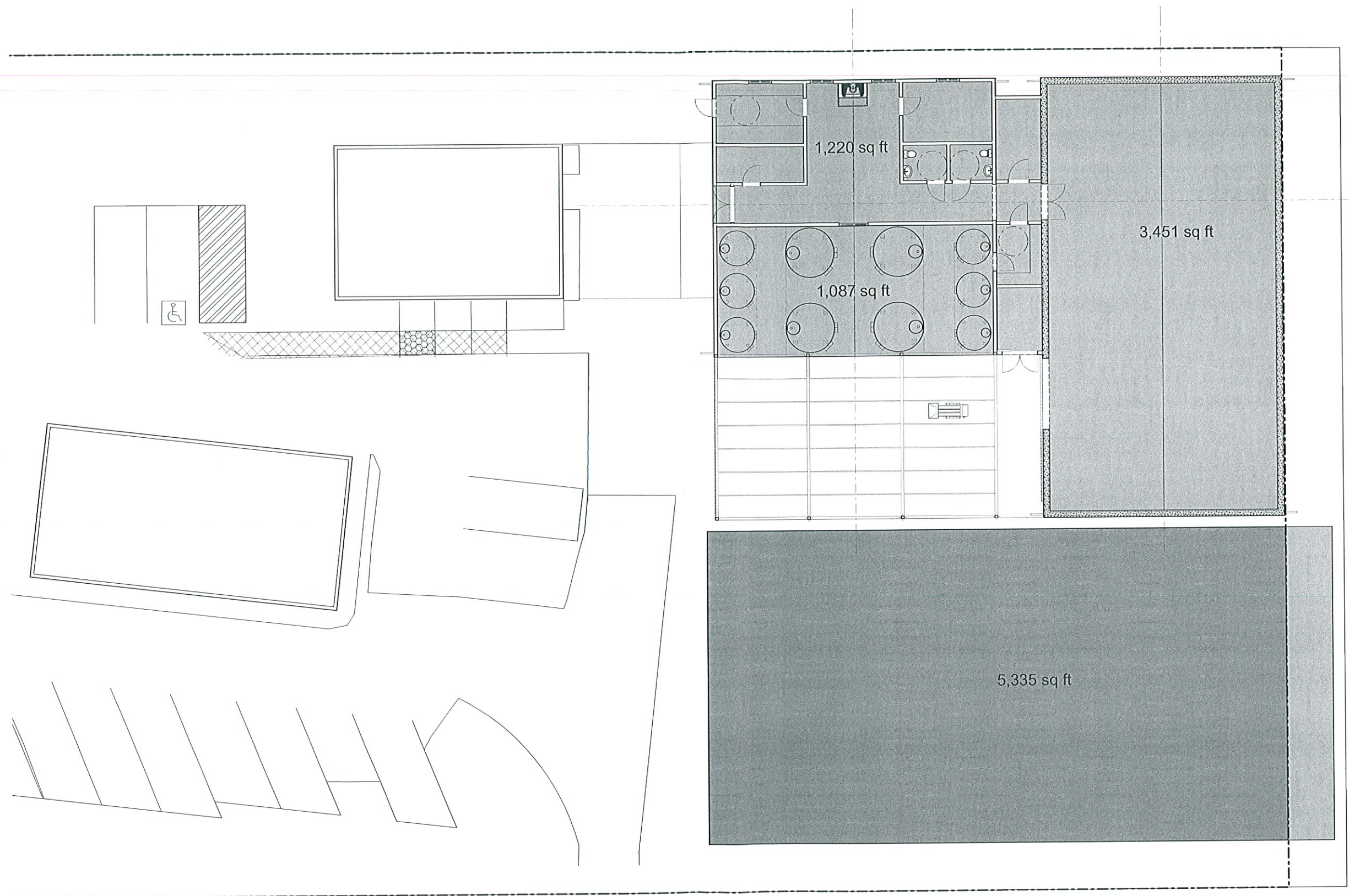
A1

SHEET 2 OF 15

Macintosh HD:DRProjects:Lava Vine:Lava Vine Winery Prelim.pln

1 First Floor Plan
SCALE: 1/8" = 1'-0"





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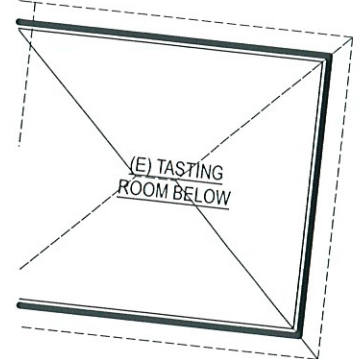
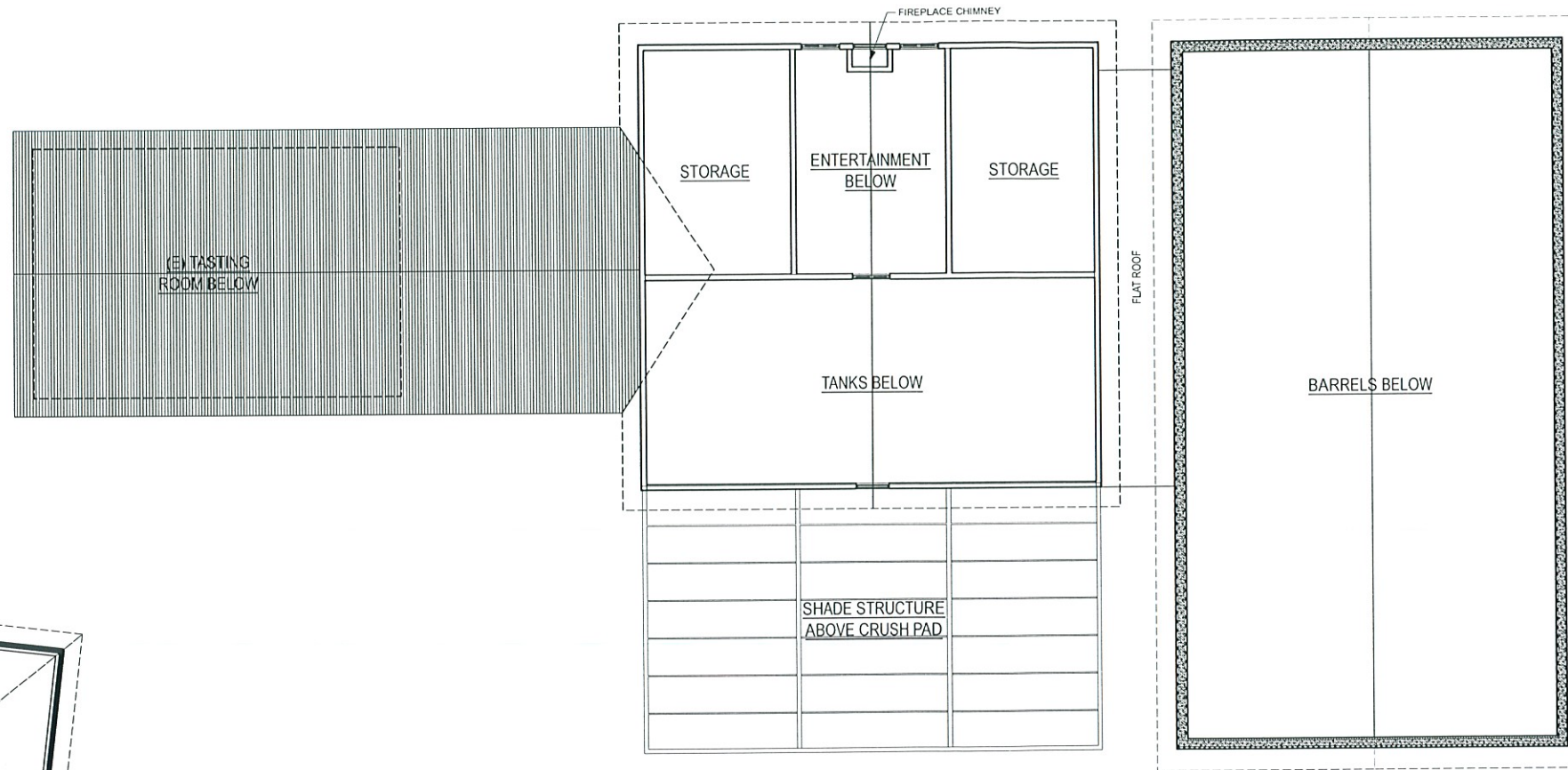
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AREA
PLANS

A1A

SHEET 3 OF 15

1 FIRST FLOOR AREAS
SCALE: 1/8" = 1'-0"



**Lava Vine
Winery
Production Space**

963 Silverado Trail
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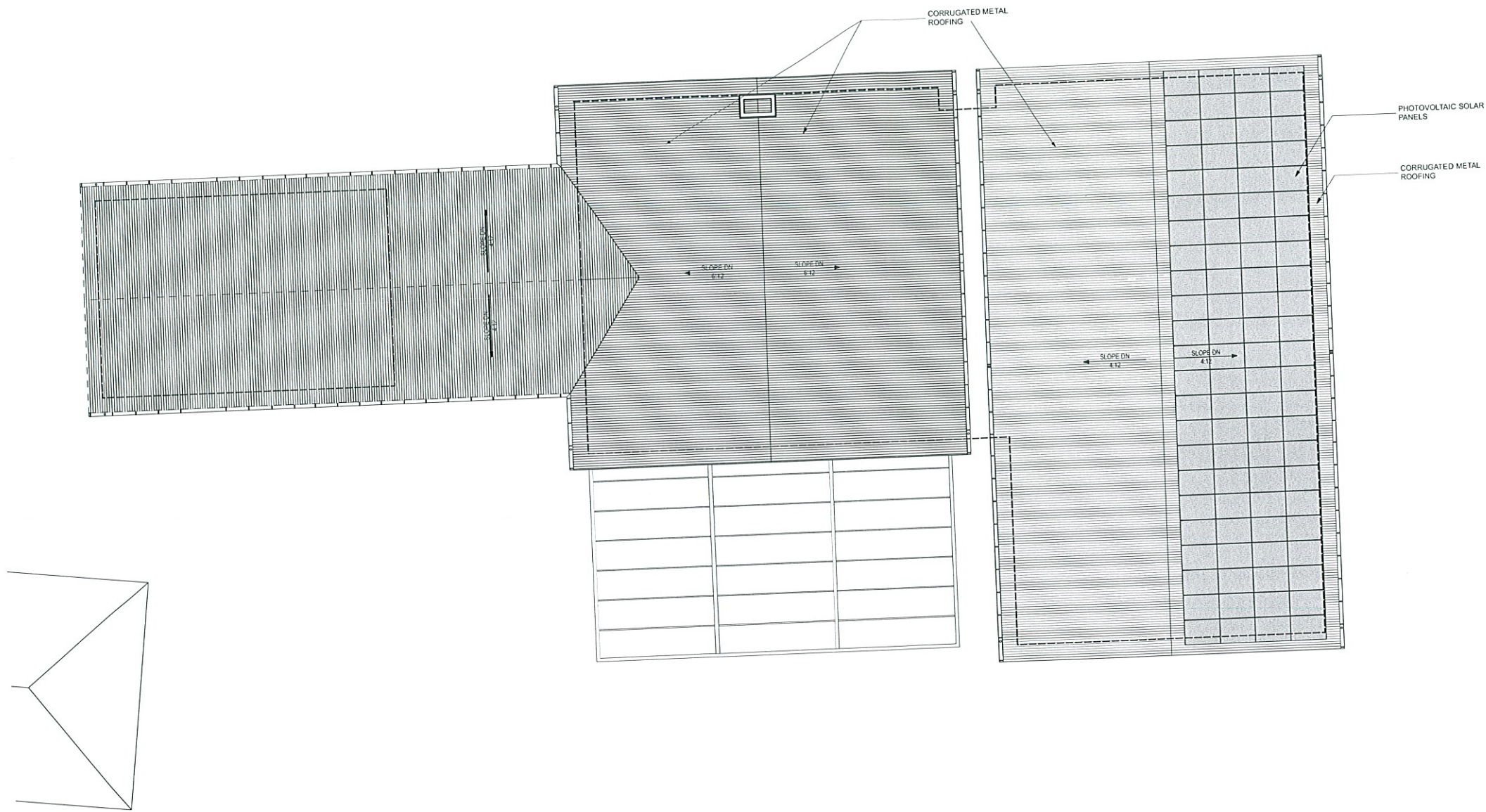
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**SECOND
FLOOR
PLAN
A2**

1 Second Floor Plan
SCALE: 1/8" = 1'-0"



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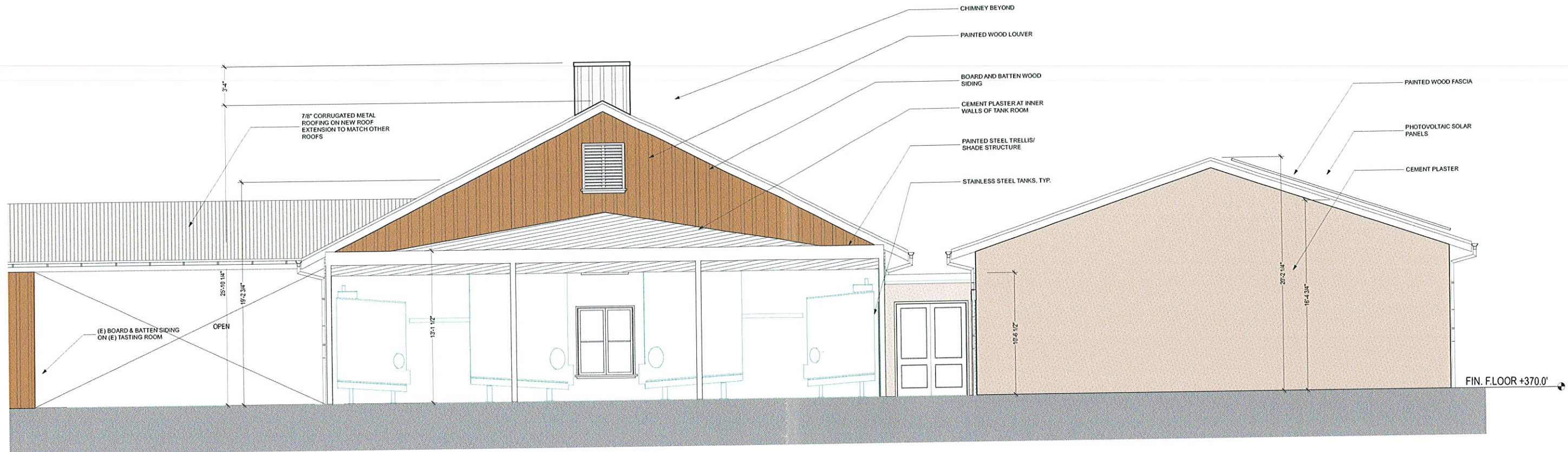
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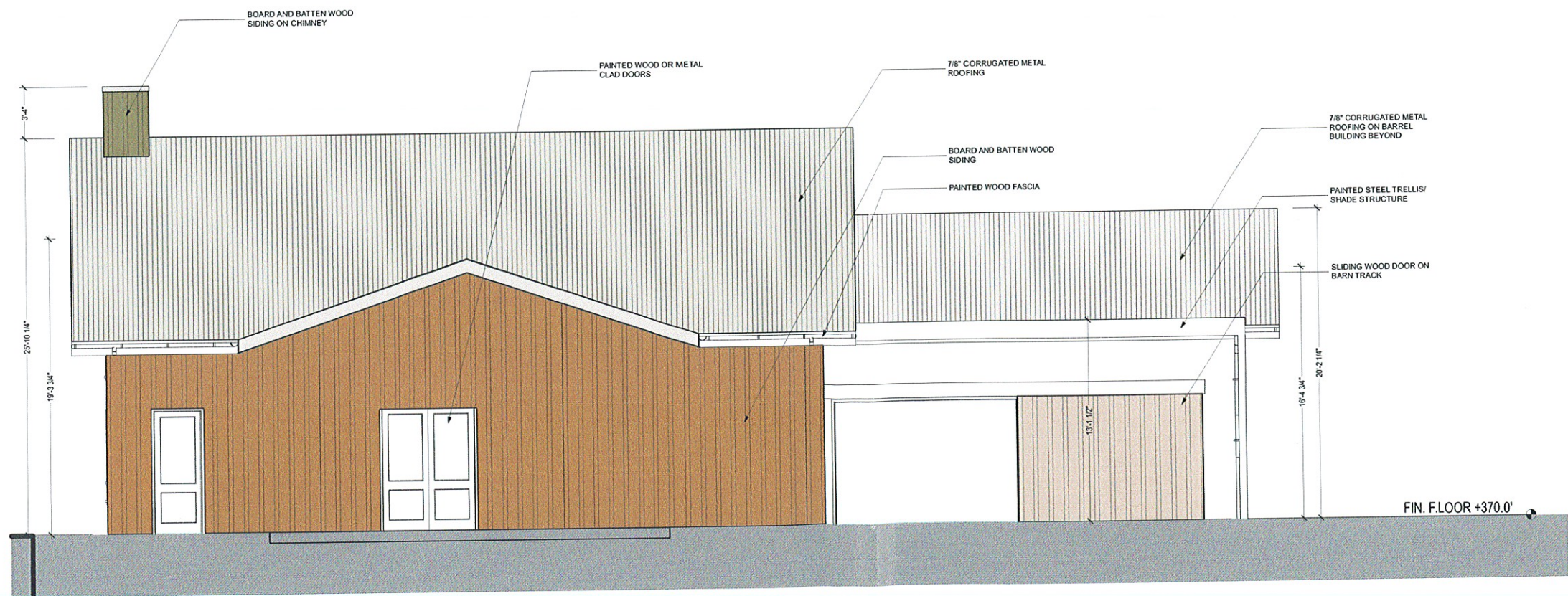
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ROOF PLAN

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



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Lava Vine Winery Production Space

963 Silverado Trail
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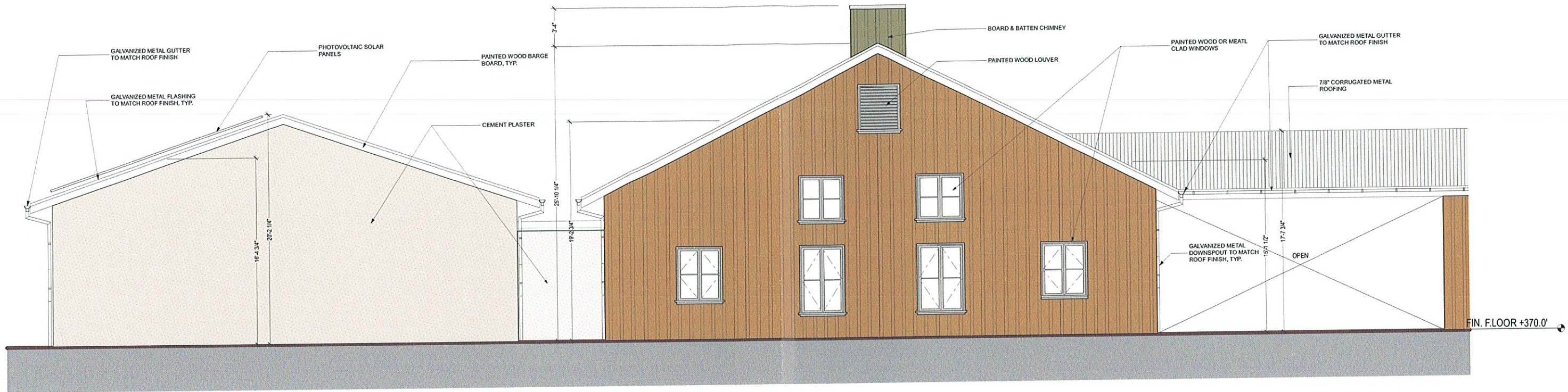
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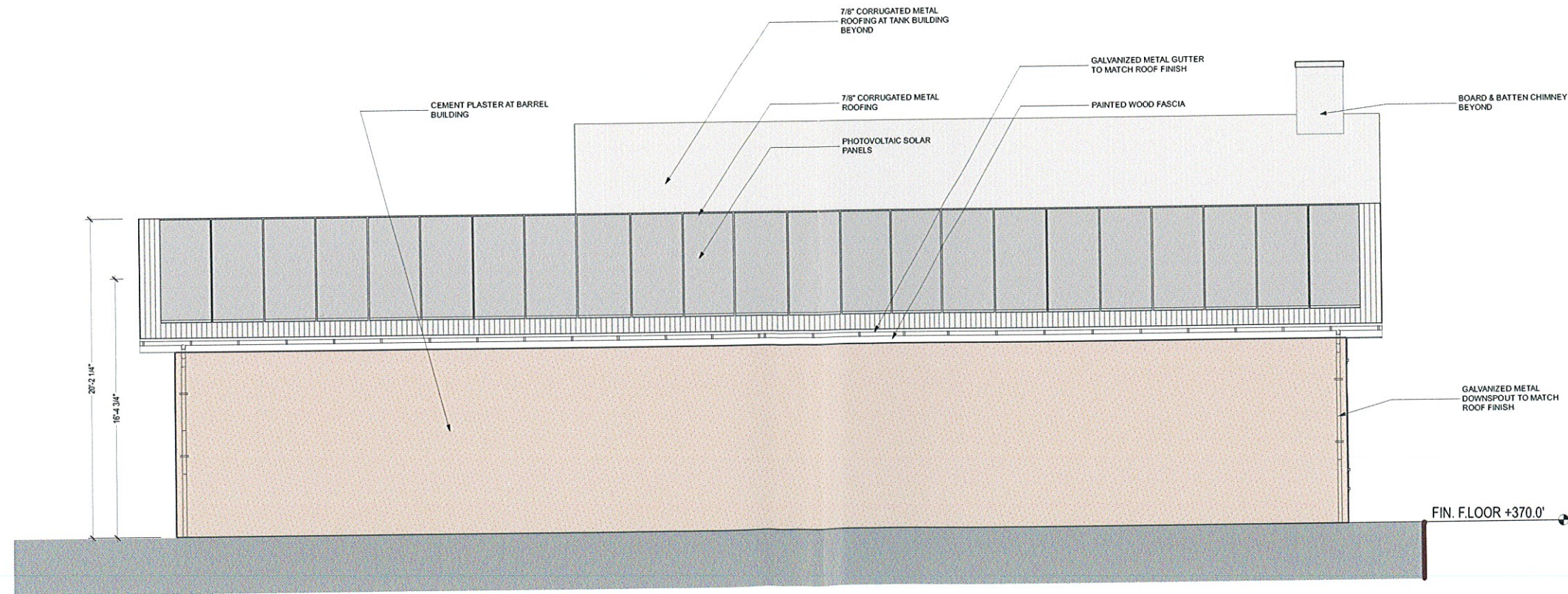
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EXTERIOR ELEVATIONS
N & W

A4



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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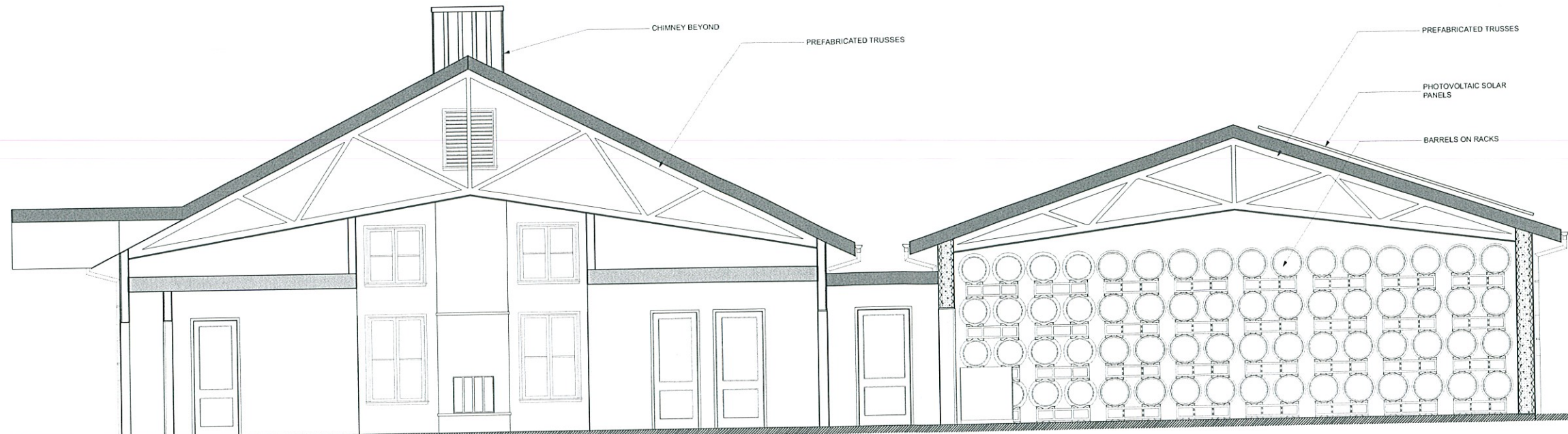
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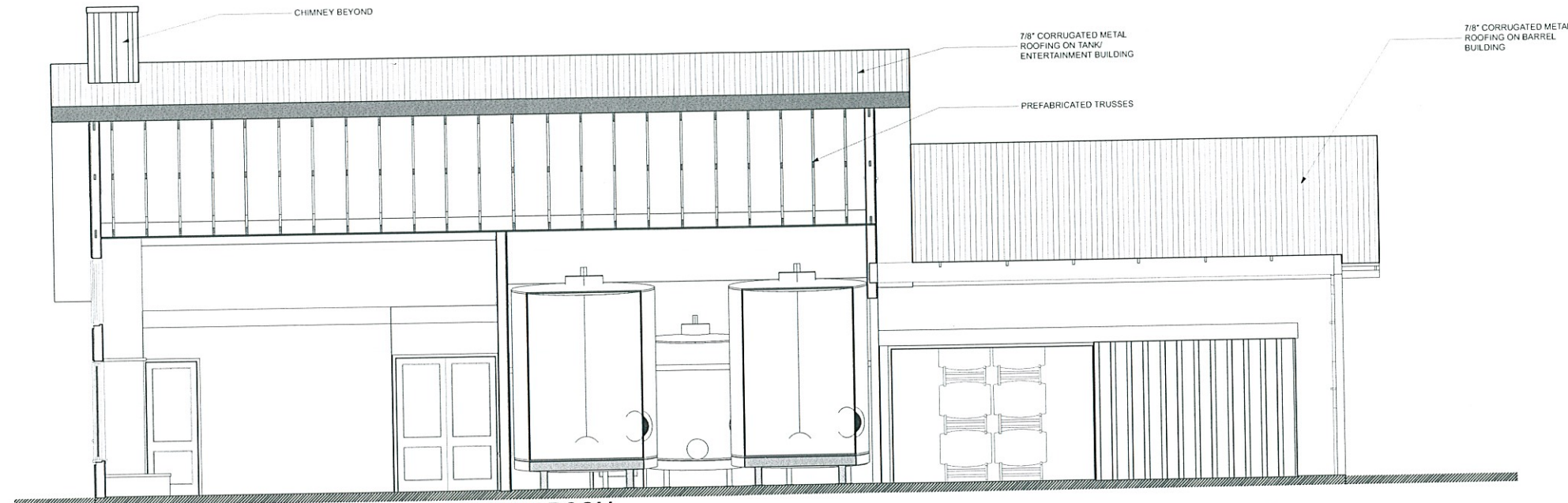
EXTERIOR
ELEVATIONS
S & E

A5

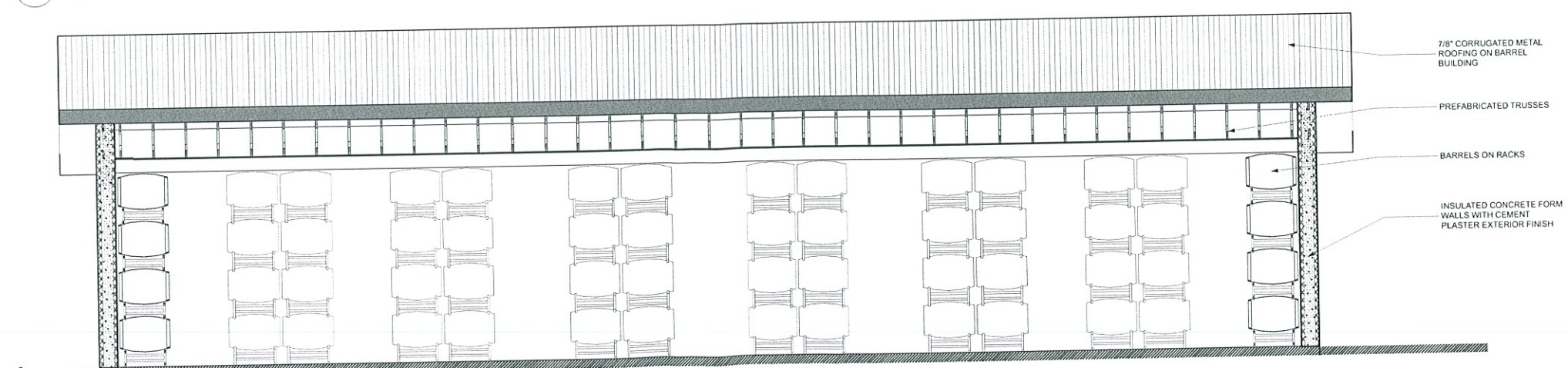
Macintosh HD:DRProjects:Lava Vine:Winery Prelim.pln



3 CROSS SECTION @ BARREL BUILDING & ENTERTAINMENT/ TBLDG.
SCALE: 1/4" = 1'-0"



2 SECTION @ TANK ROOM & ENTERTAINMENT ROOM
SCALE: 1/4" = 1'-0"



1 LONGITUDINAL SECTION @ BARREL BUILDING
SCALE: 1/4" = 1'-0"

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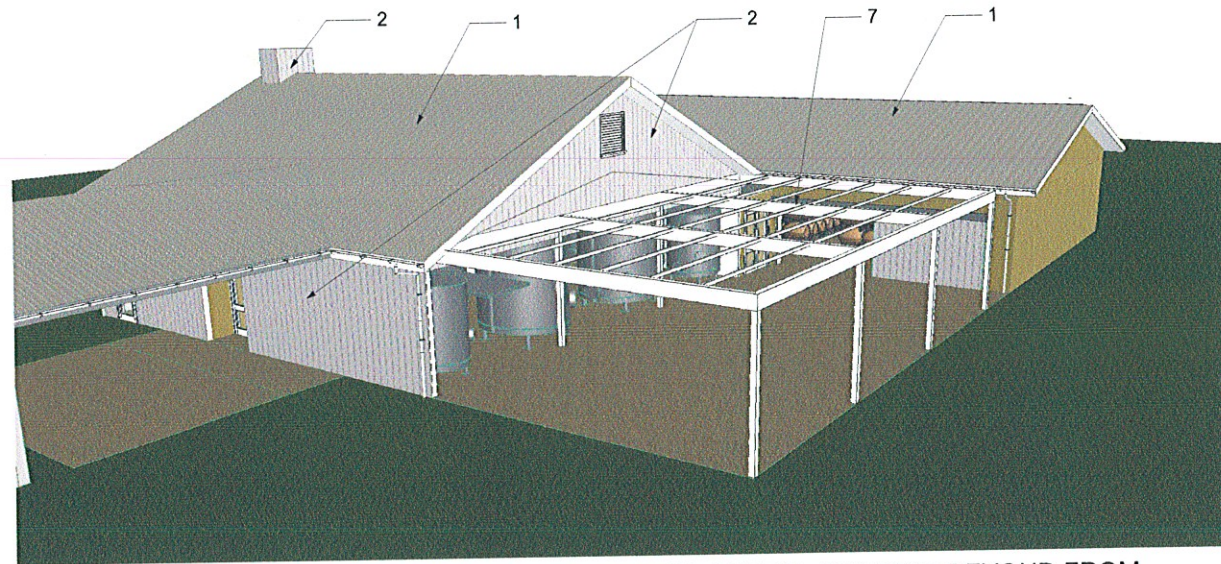
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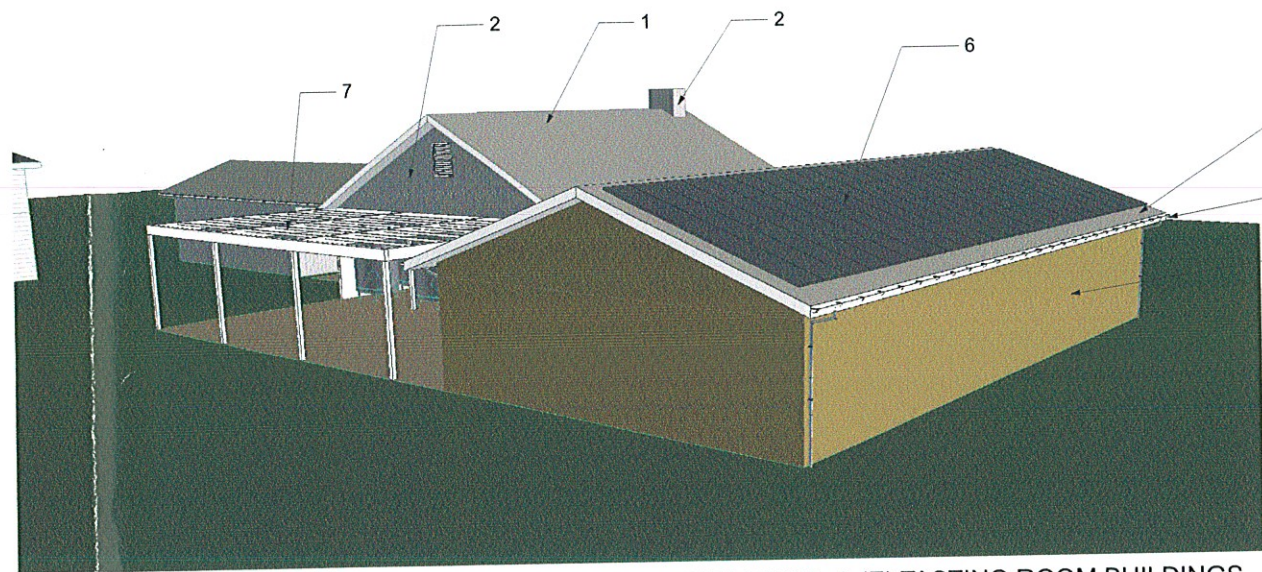
SECTIONS

A6

SHEET 8 OF 15

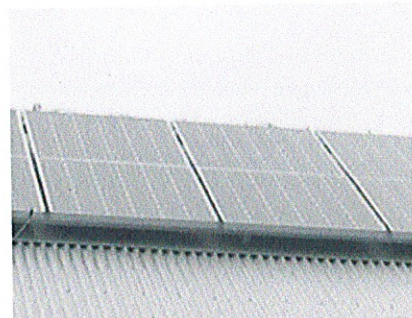


4 3D VIEW (E) TASTING ROOM, TANK BUILDING AND BARREL BUILDING BEYOND FROM

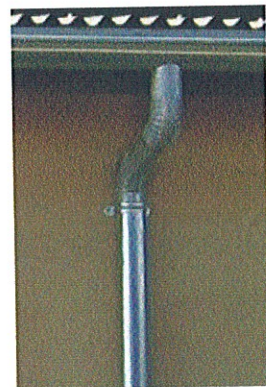


3 3D VIEW FROM WEST OF BARREL, TANK/ OFFICE/ TASTING & (E) TASTING ROOM BUILDINGS

PROPOSED EXTERIOR MATERIALS FOR NEW BUILDINGS



6 - SOLAR PHOTOVOLTAIC PANELS



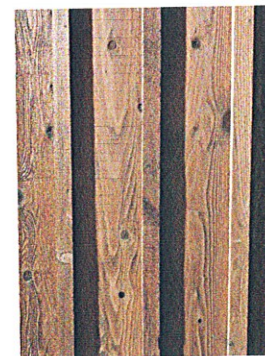
5 - GALVANIZED METAL GUTTER & DOWNSPOUT



1 - CORRUGATED METAL ROOFING



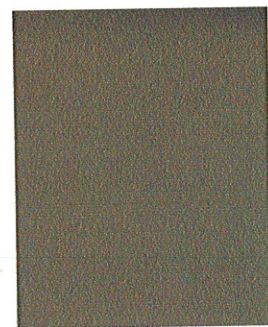
7 - PAINTED STEEL SHADE STRUCTURE



2 - BOARD & BATTEN WOOD SIDING



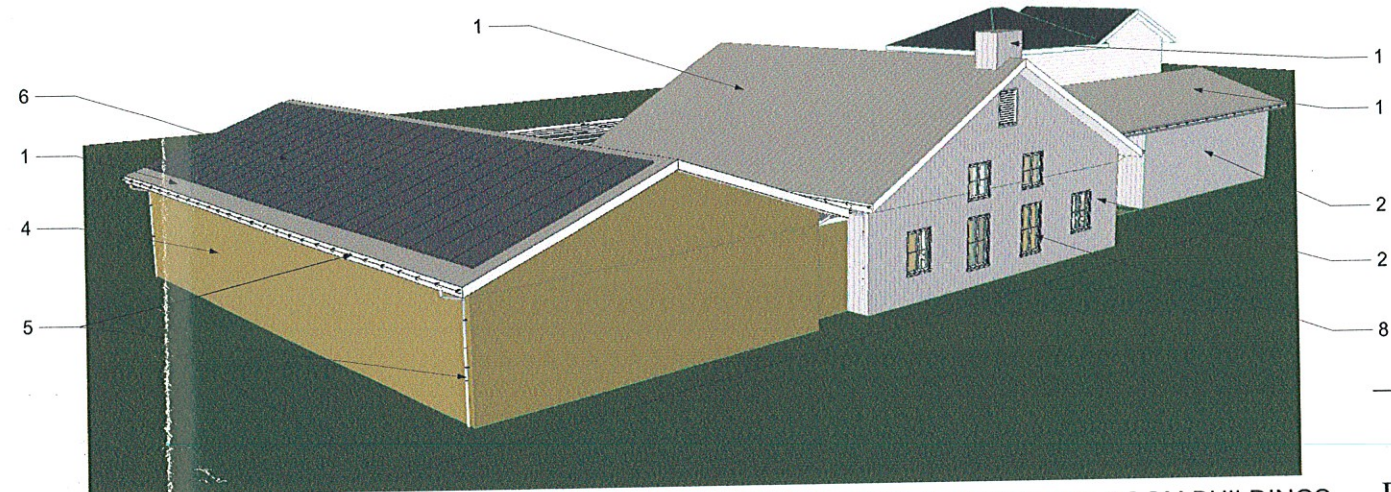
8 - PAINTED CLAD CASEMENT WINDOWS



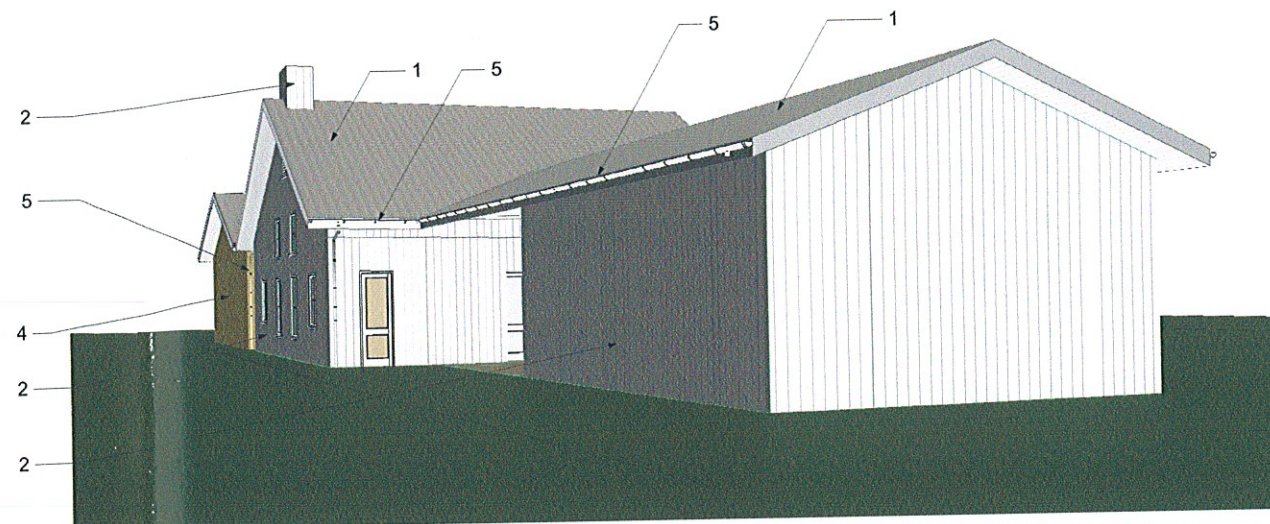
4 - EXTERIOR CEMENT PLASTER



3 - EXTERIOR LIGHTING ON BUILDING



2 3D VIEW FROM SOUTH OF BARREL, TANK/ OFFICE/ TASTING & (E) TASTING ROOM BUILDINGS



1 3D VIEW FROM NORTHEAST OF (E) TASTING ROOM, TANK & BARREL BUILDINGS

Lava Vine Winery Production Space

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Mark Date Description
DR-1 12/21/10 Design Review Submittal

Scale: As Noted

3D VIEWS

A7