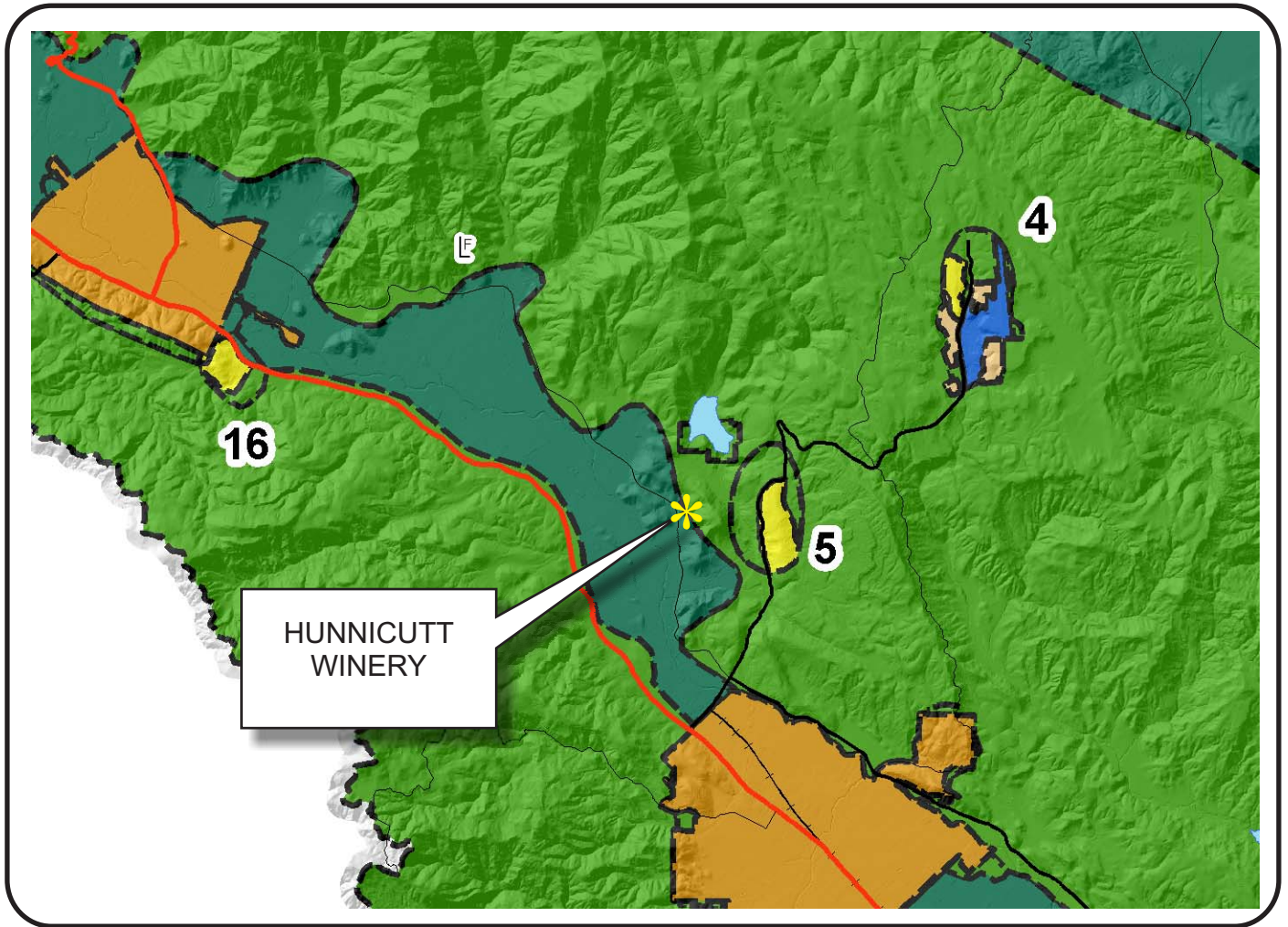








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND

URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

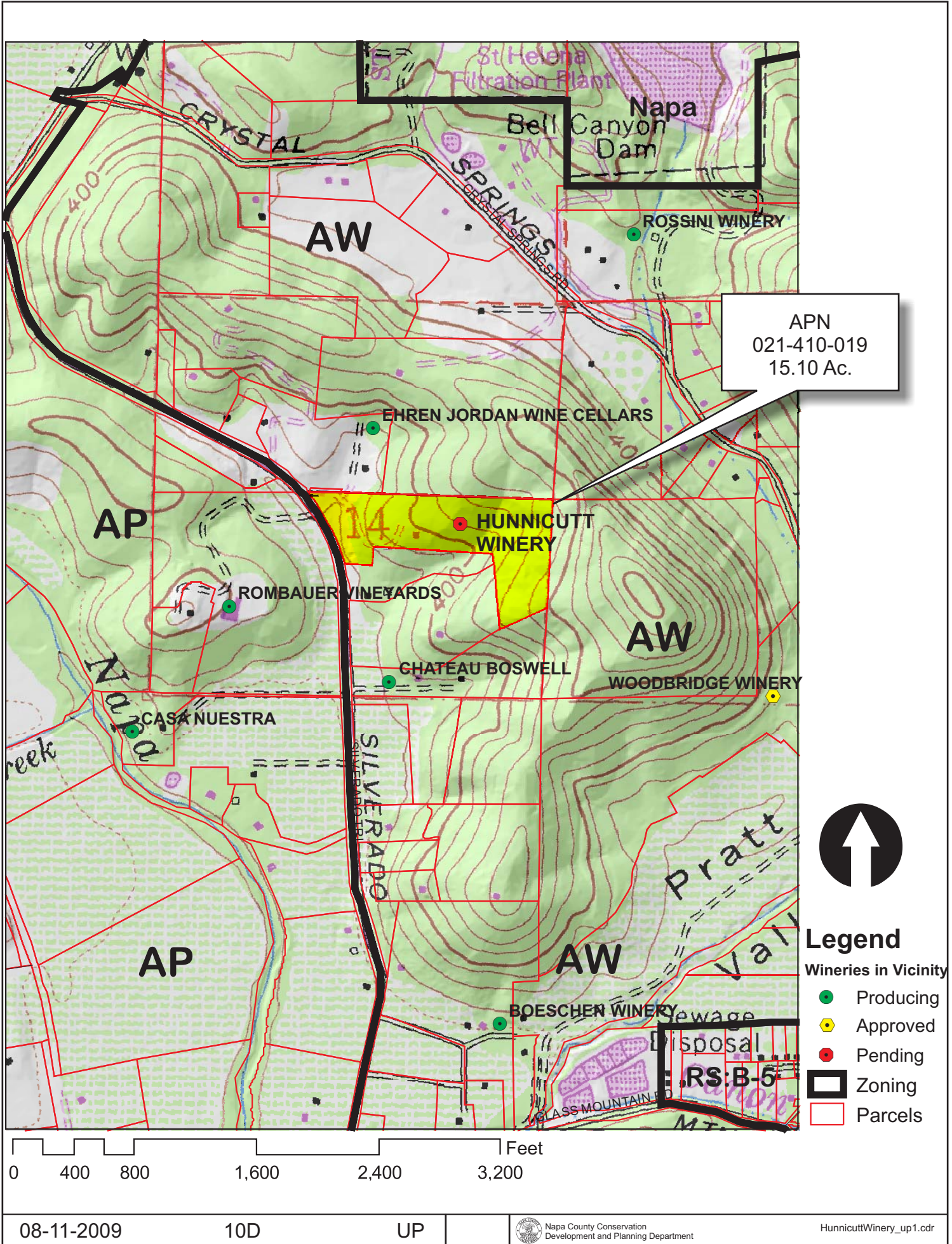
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
021-410-019
08-11-2009
10D UP

SCALE IN MILES



HUNNICUTT WINERY



APN
021-410-019
15.10 Ac.

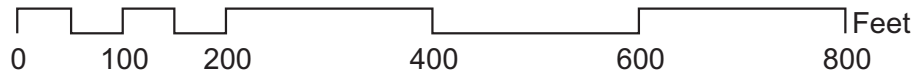
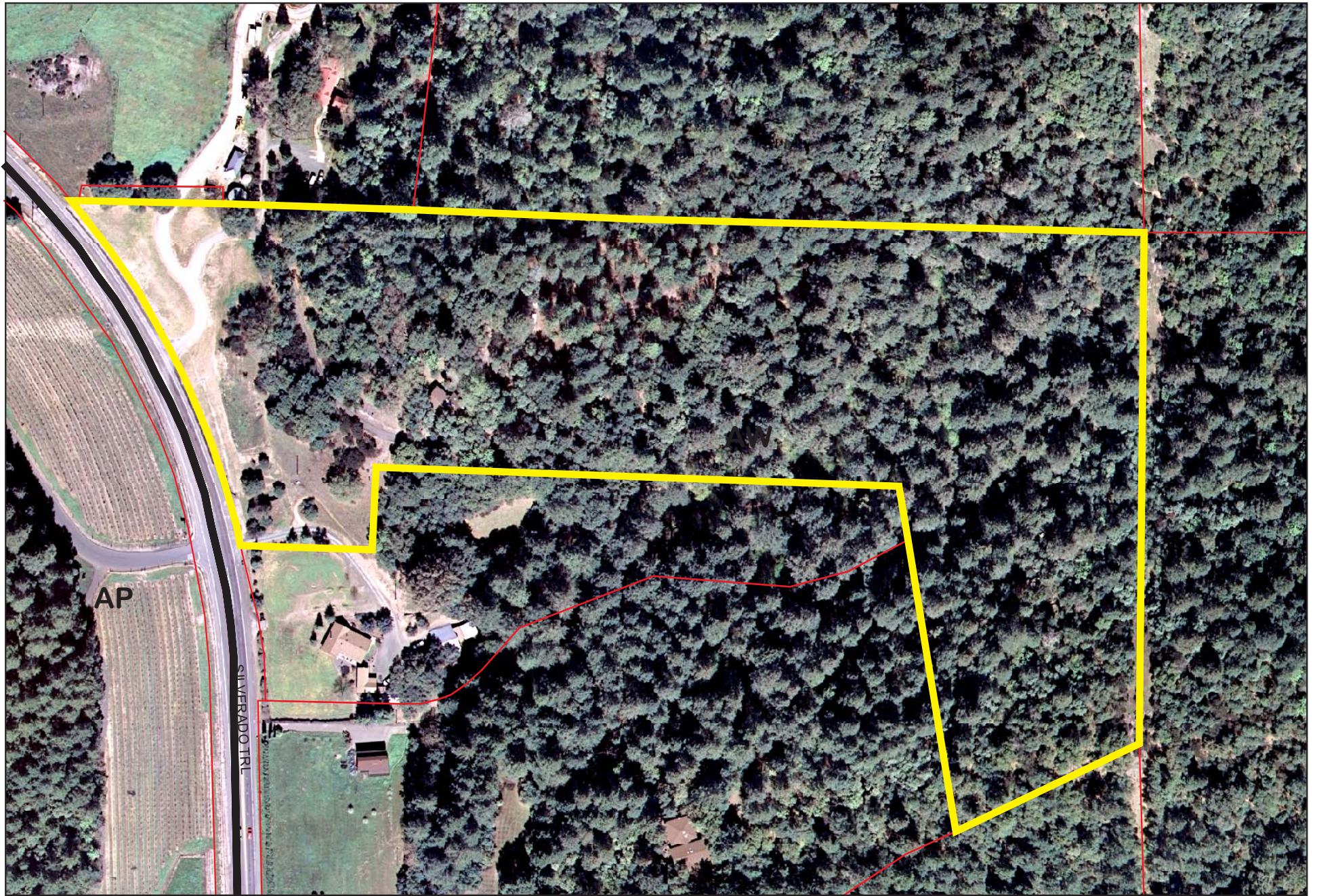


Legend

- Wineries in Vicinity
- Producing
 - Approved
 - Pending
 - Zoning
 - Parcels

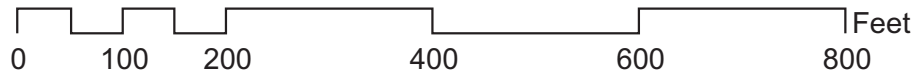
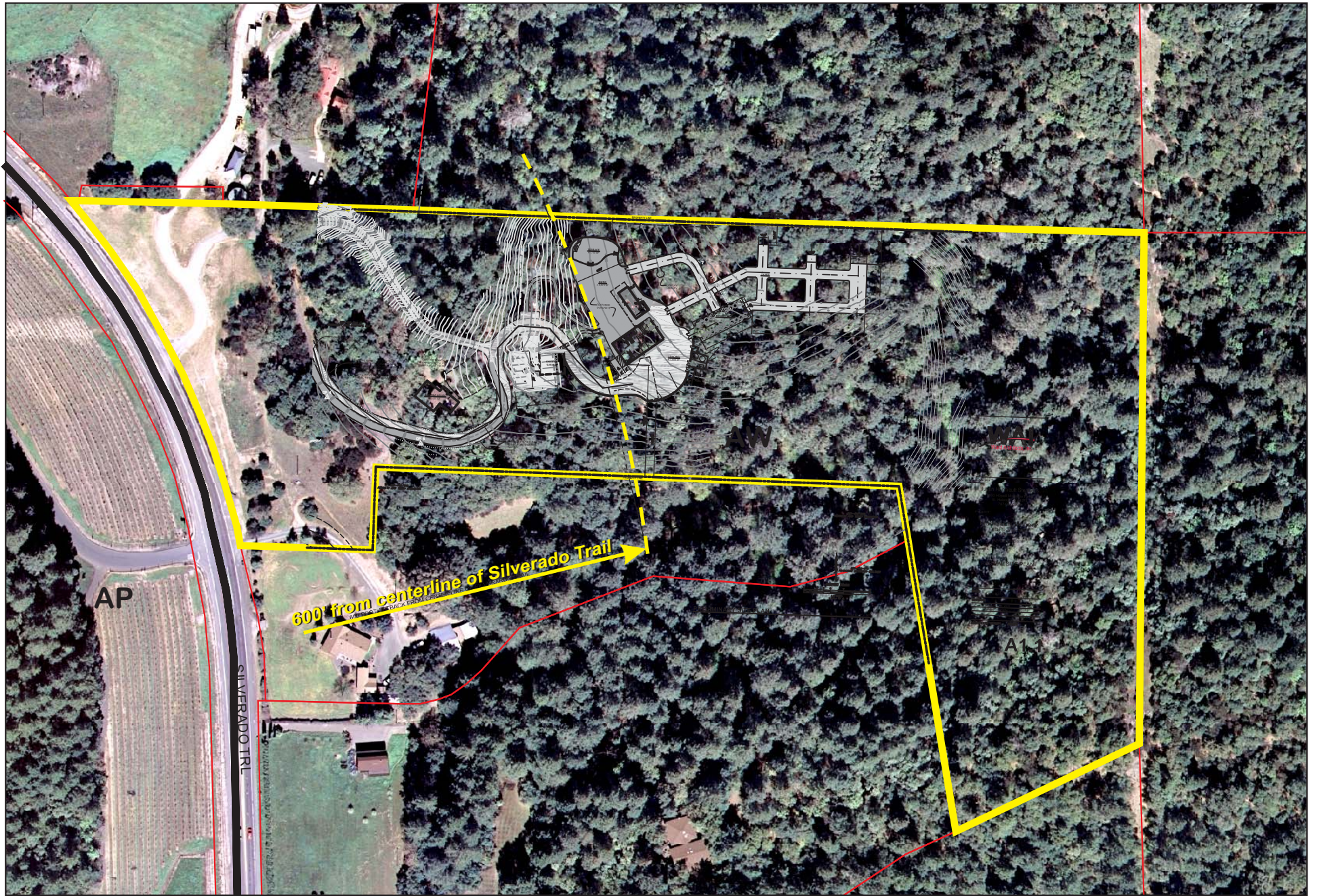
0 400 800 1,600 2,400 3,200 Feet

HUNNICUT WINERY



EXISTING PARCEL CONDITIONS

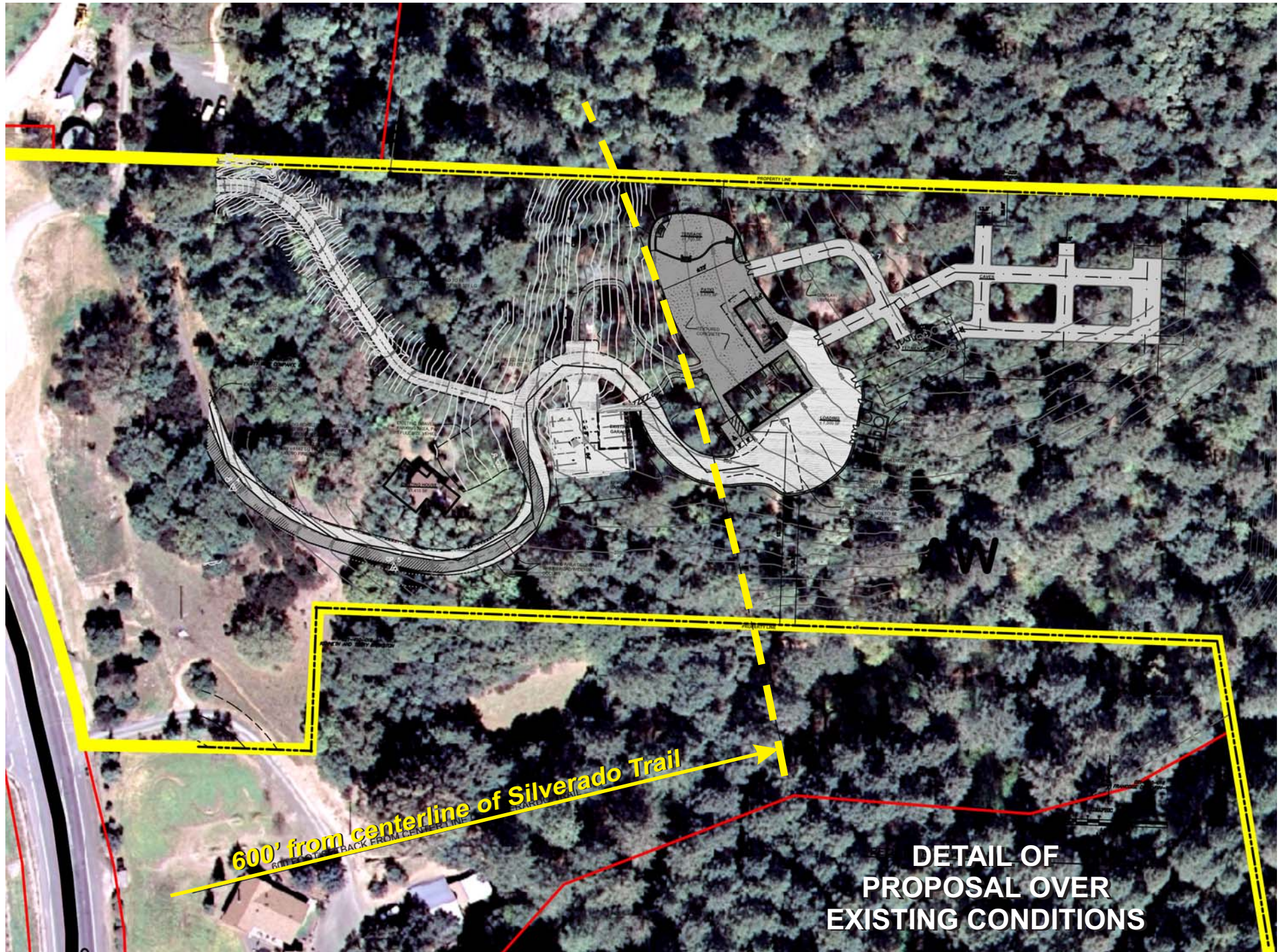
HUNNICUT WINERY



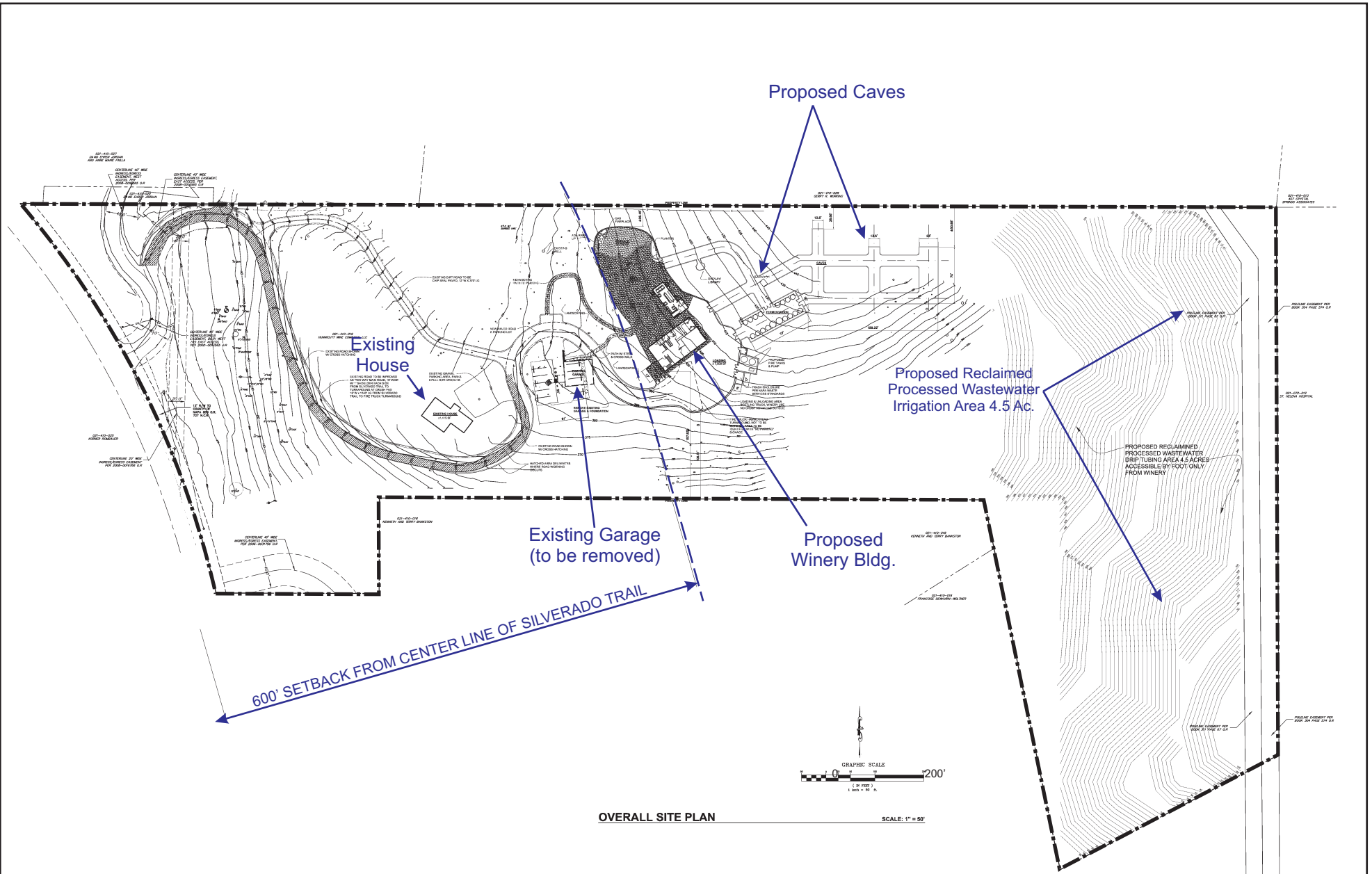
PROPOSAL OVER EXISTING CONDITIONS

08-11-2009 10D UP

HUNNICUT WINERY

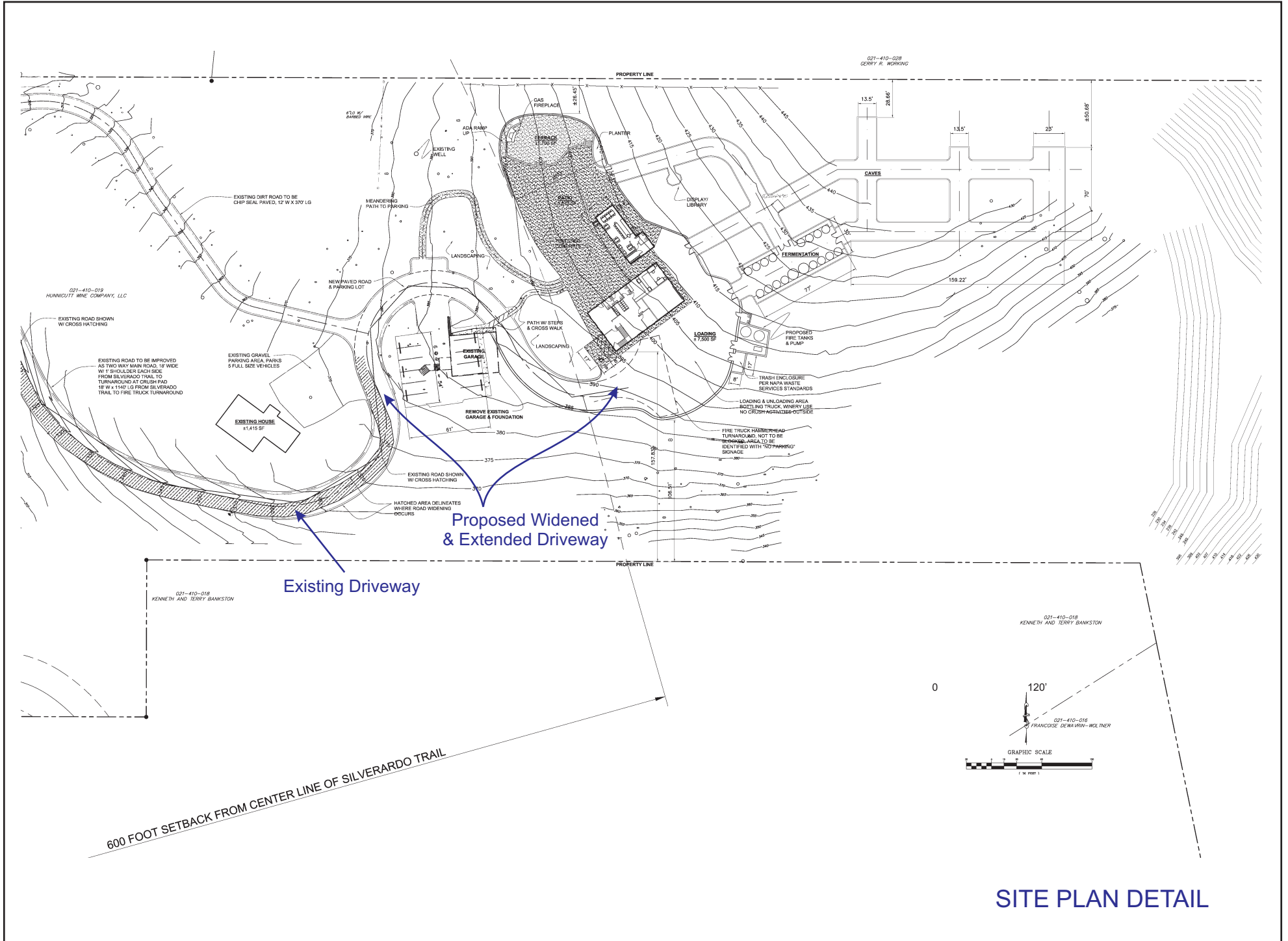


HUNNICUTT WINERY



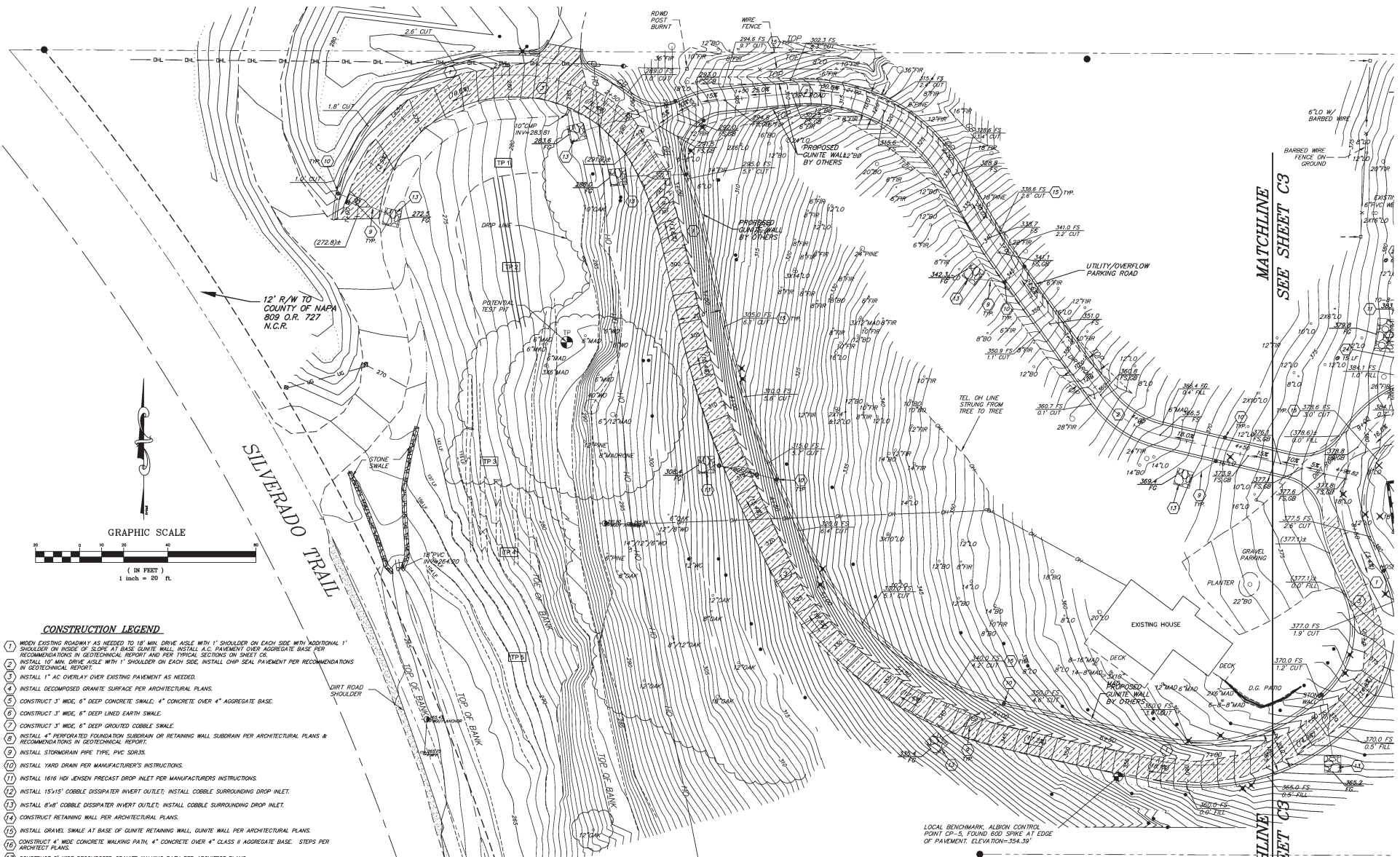
OVERALL SITE PLAN

HUNNICUT WINERY



SITE PLAN DETAIL

HUNNICUT WINERY

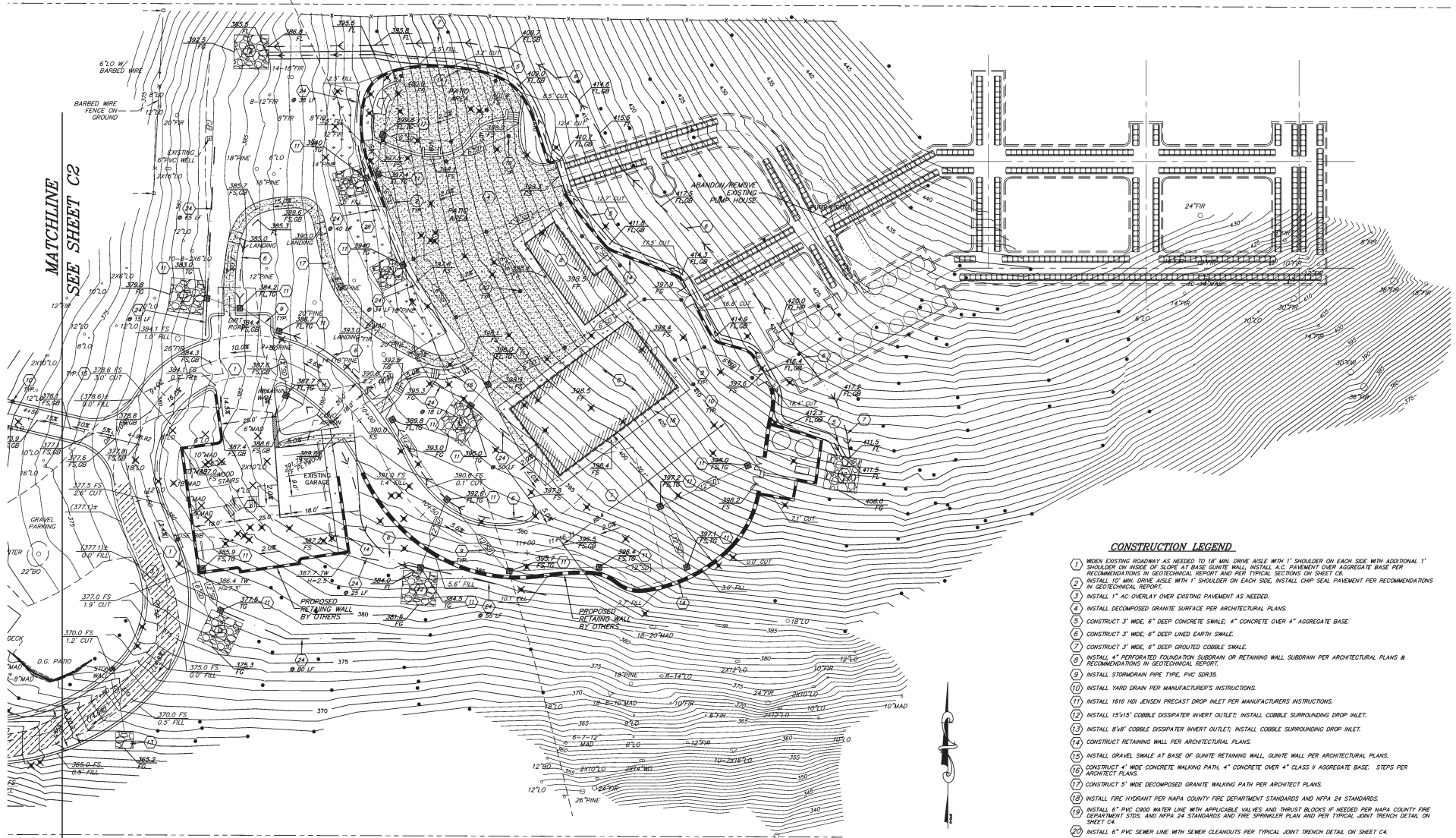


CONSTRUCTION LEGEND

- 1 Widen existing roadway as needed to 18' min. drive aisle with 1' shoulder on each side with additional 1' shoulder on nose of slope at base. Granite wall, install a/c pavement over aggregate base. PER RECOMMENDATIONS IN GEOTECHNICAL REPORT AND PER TYPICAL SECTIONS ON SHEET C5.
- 2 INSTALL 10' MIN. DRIVE AISLE WITH 1' SHOULDER ON EACH SIDE. INSTALL CHIP SEAL PAVEMENT PER RECOMMENDATIONS IN GEOTECHNICAL REPORT.
- 3 INSTALL 1" AC OVERLAY OVER EXISTING PAVEMENT AS NEEDED.
- 4 INSTALL DECOMPOSED GRANITE SURFACE PER ARCHITECTURAL PLANS.
- 5 CONSTRUCT 3" WDG. 6" DEEP CONCRETE SWALE. 4" CONCRETE OVER 4" AGGREGATE BASE.
- 6 CONSTRUCT 3" WDG. 6" DEEP LINED EARTH SWALE.
- 7 CONSTRUCT 3" WDG. 6" DEEP GROUTED COBBLE SWALE.
- 8 INSTALL 4" PERFORATED FOUNDATION SUBDRAIN OR RETAINING WALL SUBDRAIN PER ARCHITECTURAL PLANS & RECOMMENDATIONS IN GEOTECHNICAL REPORT.
- 9 INSTALL STORMDRAIN PIPE TYPE, PVC SDR35.
- 10 INSTALL YARD DRAIN PER MANUFACTURER'S INSTRUCTIONS.
- 11 INSTALL 1616 HDI LENSLET PRECAST DROP INLET PER MANUFACTURER'S INSTRUCTIONS.
- 12 INSTALL 15x15" COBBLE DISSIPATER INVERT OUTLET; INSTALL COBBLE SURROUNDING DROP INLET.
- 13 INSTALL 8"x8" COBBLE DISSIPATER INVERT OUTLET; INSTALL COBBLE SURROUNDING DROP INLET.
- 14 CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLANS.
- 15 INSTALL GRAVEL SWALE AT BASE OF QUINTE RETAINING WALL, QUINTE WALL PER ARCHITECTURAL PLANS.
- 16 CONSTRUCT 4" WDG. CONCRETE WALKING PATH, 4" CONCRETE OVER 4" CLASS II AGGREGATE BASE. STEPS PER ARCHITECT PLANS.
- 17 CONSTRUCT 5" WDG. DECOMPOSED GRANITE WALKING PATH PER ARCHITECT PLANS.
- 18 INSTALL FIRE HYDRANT PER NAPA COUNTY FIRE DEPARTMENT STANDARDS AND NFPA 24 STANDARDS.
- 19 INSTALL 8" PVC 2000 WATER LINE WITH APPLICABLE VALVES AND THRUST BLOCKS IF NEEDED PER NAPA COUNTY FIRE DEPARTMENT STDS. AND NFPA 24 STANDARDS AND FIRE SPRINKLER PLAN AND PER TYPICAL JOINT TRENCH DETAIL ON SHEET C4.
- 20 INSTALL 6" PVC SEWER LINE WITH SEWER CLEANOUTS PER TYPICAL JOINT TRENCH DETAIL ON SHEET C4.
- 21 INSTALL 2" TREATED IRRIGATION LINE PER TYPICAL JOINT TRENCH DETAIL ON SHEET C4.
- 22 INSTALL WHEEL STOPS AT 10' INTERVALS, TYPE PER OWNER, PER MANUFACTURER'S INSTRUCTIONS.
- 23 PAINT HANDICAP STALL STRIPING PER ARCHITECTURAL PLANS AND CALTRANS STANDARDS A-90A. CURRENT FEDERAL AND STATE A.D.A. STANDARDS SHALL PREVAIL.
- 24 INSTALL 6" PERFORATED PIPE IN LEVEL SPREADER PER DETAIL ON SHEET C3.
- 25 INSTALL ELECTRIC LINE IN TYPICAL JOINT TRENCH WITH WATER AND SEWER PER DETAIL ON SHEET C4 AND PER UTILITY COMPANY STANDARDS.
- 26 INSTALL GRASSY BIO-RETENTION BASIN PER TYPICAL SECTION ON SHEET C5.

PRELIMINARY GRADING AND DRAINAGE PLAN - A

HUNNICUTT WINERY



CONSTRUCTION LEGEND

- 1) WIDEN EXISTING ROADWAY AS NEEDED TO 18" MIN DRIVE AISLE WITH 1" SHOULDER ON EACH SIDE WITH ADDITIONAL 1" SHOULDER ON INSIDE OF SLOPE AT BASE GRANITE WALL. INSTALL A.C. PAVEMENT OVER AGGREGATE BASE PER RECOMMENDATIONS IN GEOTECHNICAL REPORT AND PER TYPICAL SECTIONS ON SHEET C2.
- 2) INSTALL 10" MIN DRIVE AISLE WITH 1" SHOULDER ON EACH SIDE. INSTALL CHP SEAL PAVEMENT PER RECOMMENDATIONS IN GEOTECHNICAL REPORT.
- 3) INSTALL 1" AC OVERLAY OVER EXISTING PAVEMENT AS NEEDED.
- 4) INSTALL DECOMPOSED GRANITE SURFACE PER ARCHITECTURAL PLANS.
- 5) CONSTRUCT 3" WIDE, 6" DEEP CONCRETE SWALE, 4" CONCRETE OVER 4" AGGREGATE BASE.
- 6) CONSTRUCT 3" WIDE, 6" DEEP LINED EARTH SWALE.
- 7) CONSTRUCT 3" WIDE, 6" DEEP GROUTED COBBLE SWALE.
- 8) INSTALL 4" PERFORATED FOUNDATION SUBDRAIN OR RETAINING WALL SUBDRAIN PER ARCHITECTURAL PLANS & RECOMMENDATIONS IN GEOTECHNICAL REPORT.
- 9) INSTALL STORMDRAIN PIPE TYPE, PVC SDR33.
- 10) INSTALL YARD DRAIN PER MANUFACTURER'S INSTRUCTIONS.
- 11) INSTALL 1818 HDJ JENSEN PRECAST DROP INLET PER MANUFACTURER'S INSTRUCTIONS.
- 12) INSTALL 1515' COBBLE DISSIPATER INVERT OUTLET; INSTALL COBBLE SURROUNDING DROP INLET.
- 13) INSTALL 8'x8' COBBLE DISSIPATER INVERT OUTLET; INSTALL COBBLE SURROUNDING DROP INLET.
- 14) CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLANS.
- 15) INSTALL GRAVEL SWALE AT BASE OF GRANITE RETAINING WALL, GRANITE WALL PER ARCHITECTURAL PLANS.
- 16) CONSTRUCT 4" WIDE CONCRETE WALKING PATH, 4" CONCRETE OVER 4" CLASS II AGGREGATE BASE. STEPS PER ARCHITECT PLANS.
- 17) CONSTRUCT 5" WIDE DECOMPOSED GRANITE WALKING PATH PER ARCHITECT PLANS.
- 18) INSTALL FIRE HYDRANT PER NAPA COUNTY FIRE DEPARTMENT STANDARDS AND NFPA 24 STANDARDS.
- 19) INSTALL 6" PVC DROP WATER LINE WITH APPLICABLE VALVES AND THRUST BLOCKS IF NEEDED PER NAPA COUNTY FIRE DEPARTMENT STDS. AND NFPA 24 STANDARDS AND FIRE SPRINKLER PLANS AND PER TYPICAL JOINT TRENCH DETAIL ON SHEET C4.
- 20) INSTALL 6" PVC SEWER LINE WITH SEWER CLEANOUTS PER TYPICAL JOINT TRENCH DETAIL ON SHEET C4.
- 21) INSTALL 2" TREATED IRRIGATION LINE PER TYPICAL JOINT TRENCH DETAIL ON SHEET C4.
- 22) INSTALL WHEEL STOPS AT 10' INTERVALS. TYPE PER OWNER, PER MANUFACTURER'S INSTRUCTIONS.
- 23) PAINT HANDCAP STALL STRIPING PER ARCHITECTURAL PLANS AND CALTRANS STANDARDS A-80A. CURRENT FEDERAL AND STATE A.P.D. STANDARDS SHALL PREVAIL.
- 24) INSTALL 6" PERFORATED PIPE IN LEVEL SPREADER PER DETAIL ON SHEET C3.
- 25) INSTALL ELECTRIC LINE IN TYPICAL JOINT TRENCH WITH WATER AND SEWER PER DETAIL ON SHEET C4 AND PER UTILITY COMPANY STANDARDS.
- 26) INSTALL GRASSY BIO-RETENTION BASH PER TYPICAL SECTION ON SHEET C6.

GRAPHIC SCALE

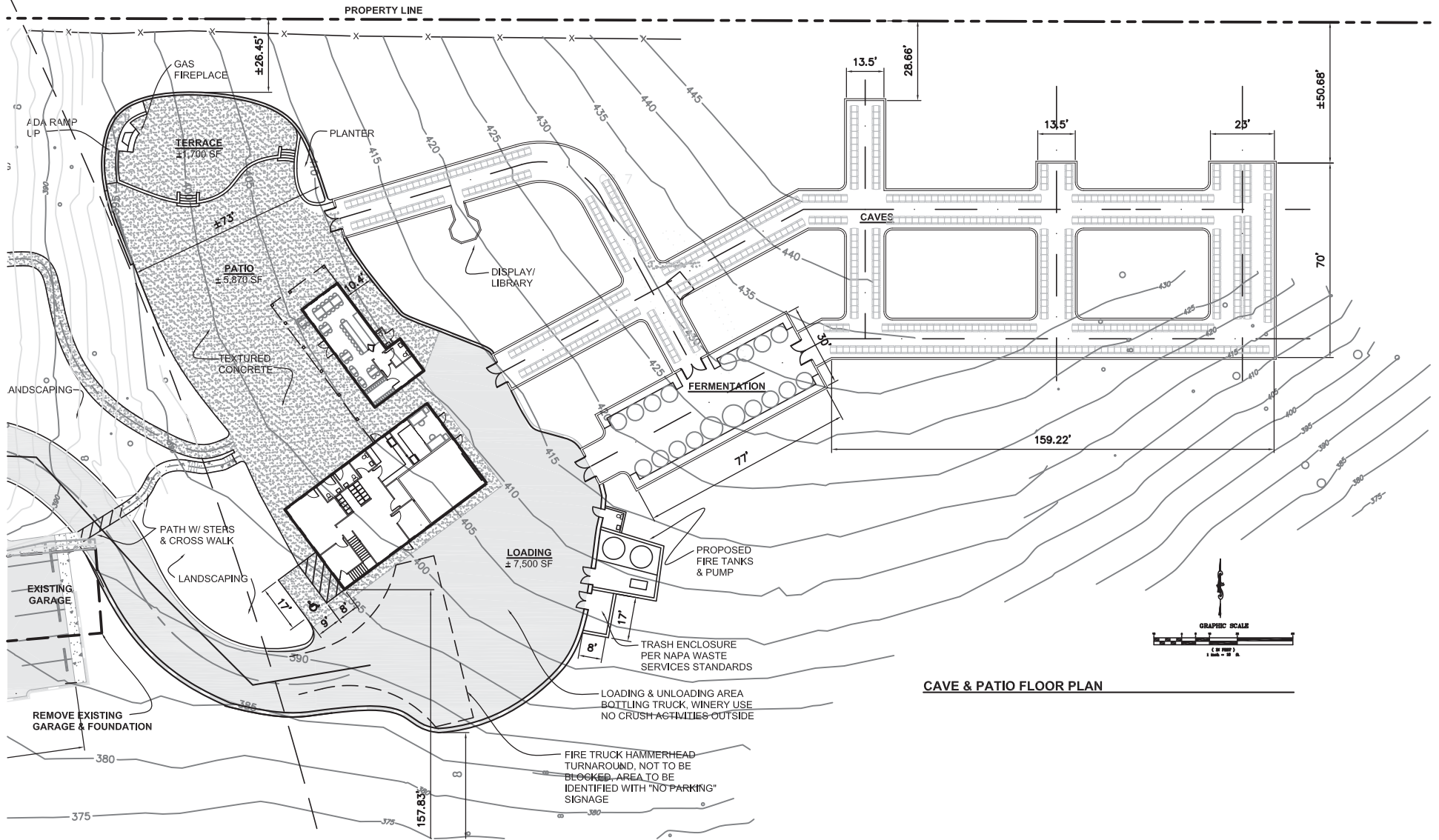


MATCHLINE
SEE SHEET C2

MATCHLINE
SEE SHEET C3

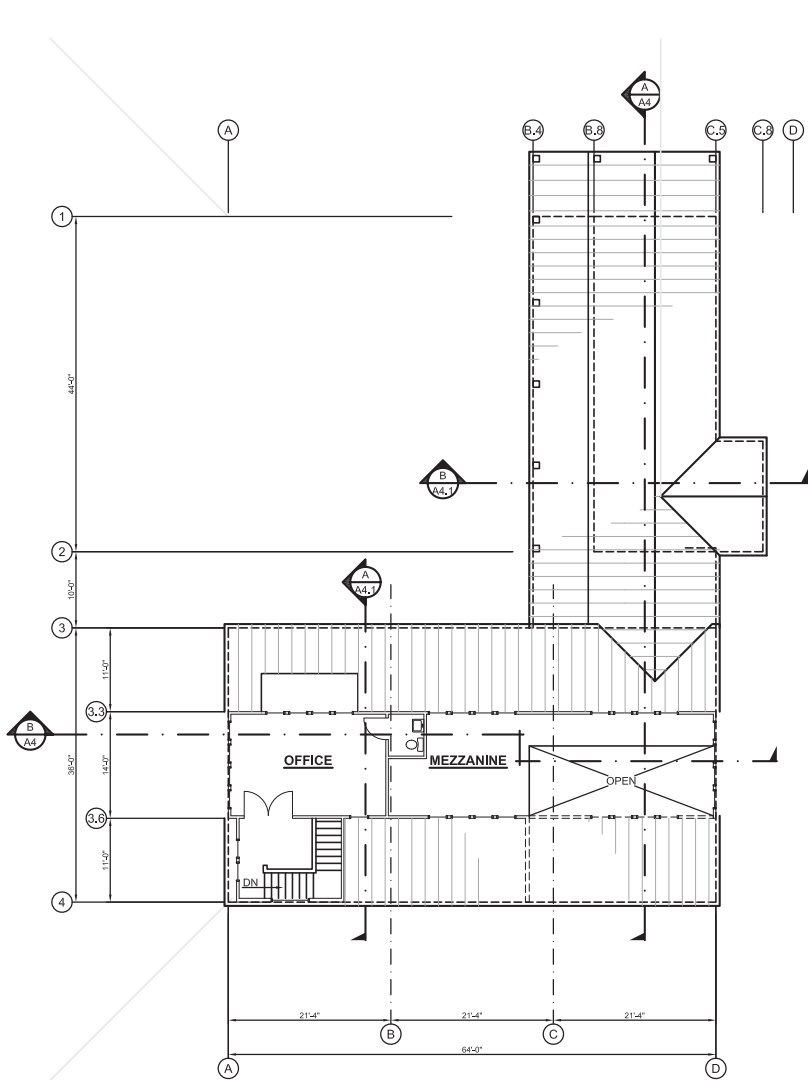
HUNNICUTT WINERY

021-410-028
GERRY R. WORKING



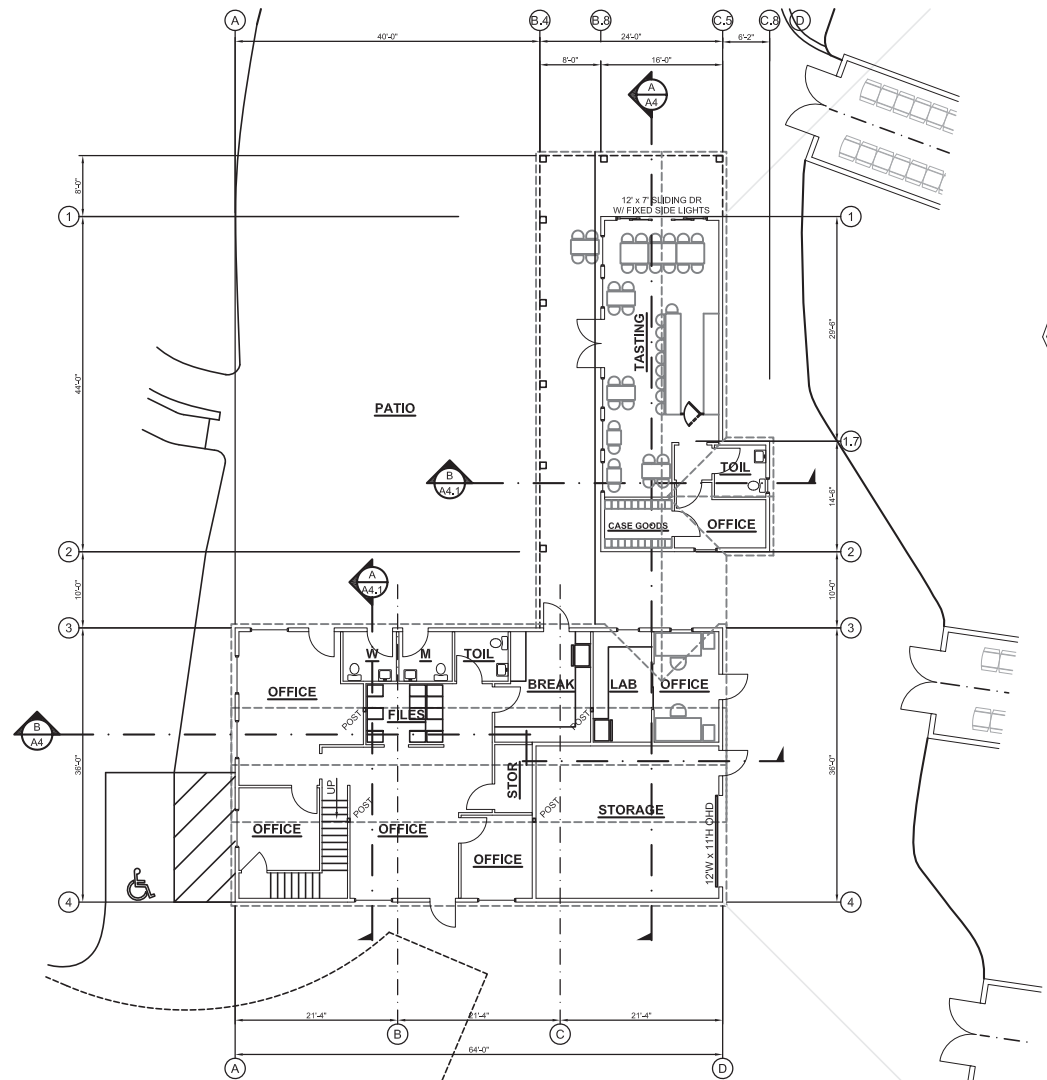
CAVE & PATIO FLOOR PLAN

HUNNICUTT WINERY



B SECOND FLOOR PLAN

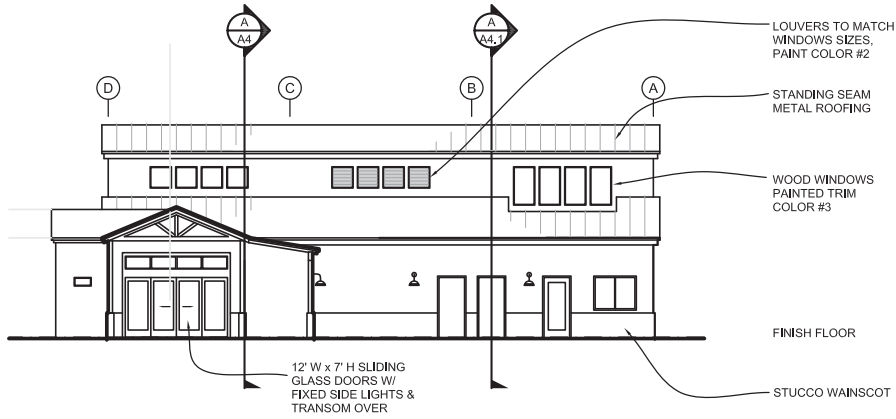
PRIVATE OFFICE: 448 SF
 MEZZANINE: 369 SF



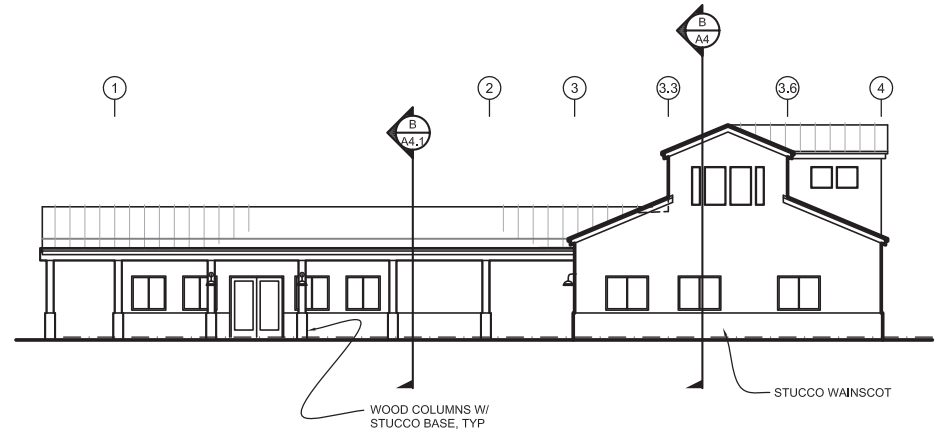
A FIRST FLOOR PLAN

TASTING: 793 SF
 OFFICE: 2,304 SF
 SUB-TOTAL: 3,097 SF
 COVERED WALK: 885.67 SF

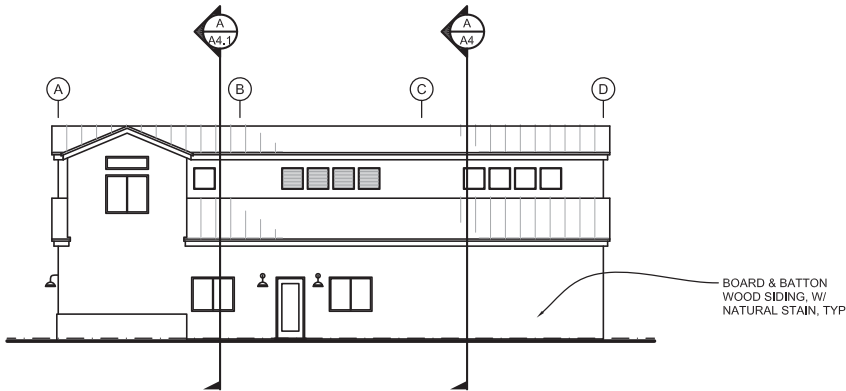
HUNNICUT WINERY



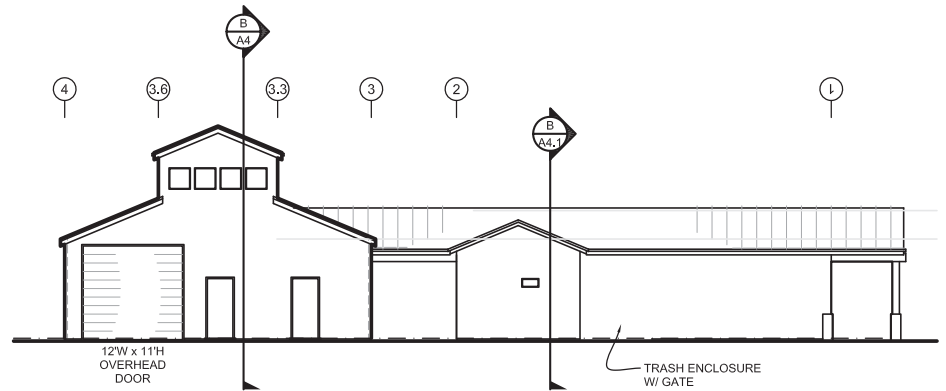
NORTH ELEVATION



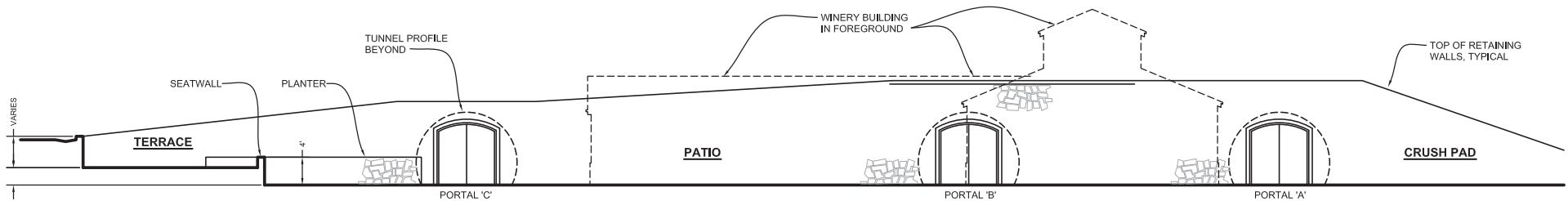
WEST ELEVATION



SOUTH ELEVATION

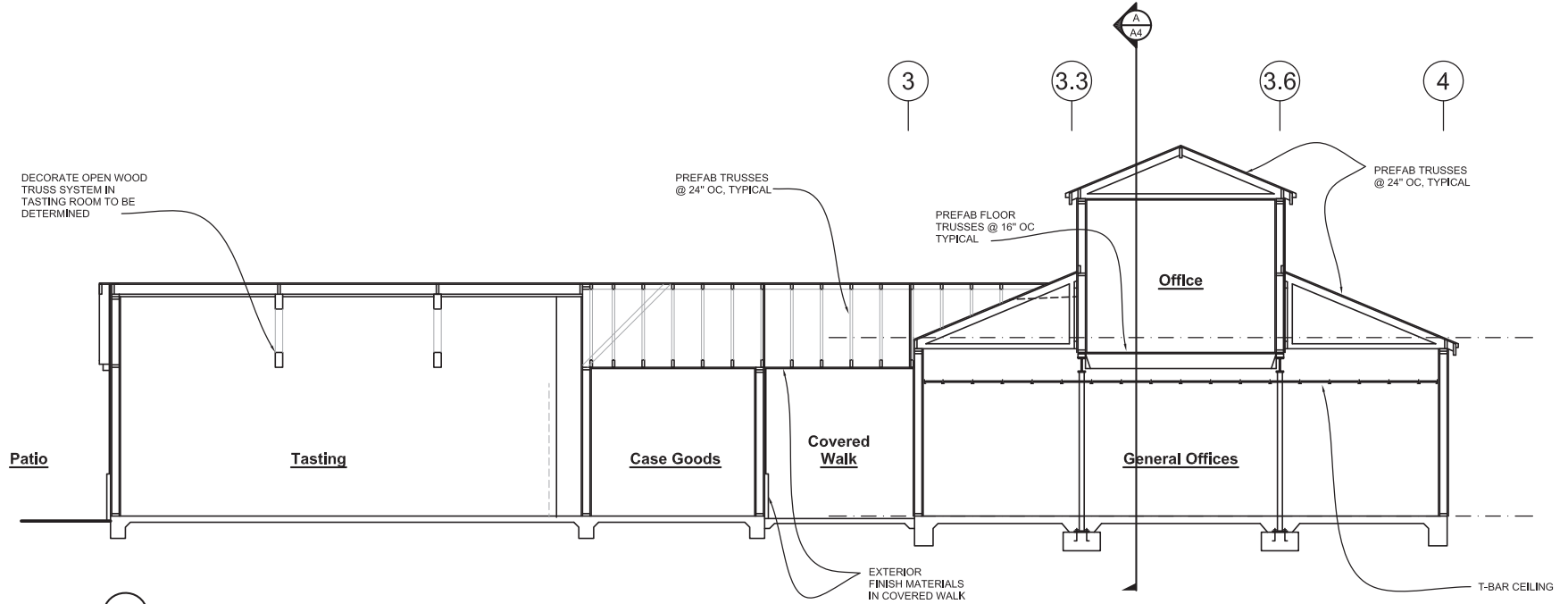


EAST ELEVATION

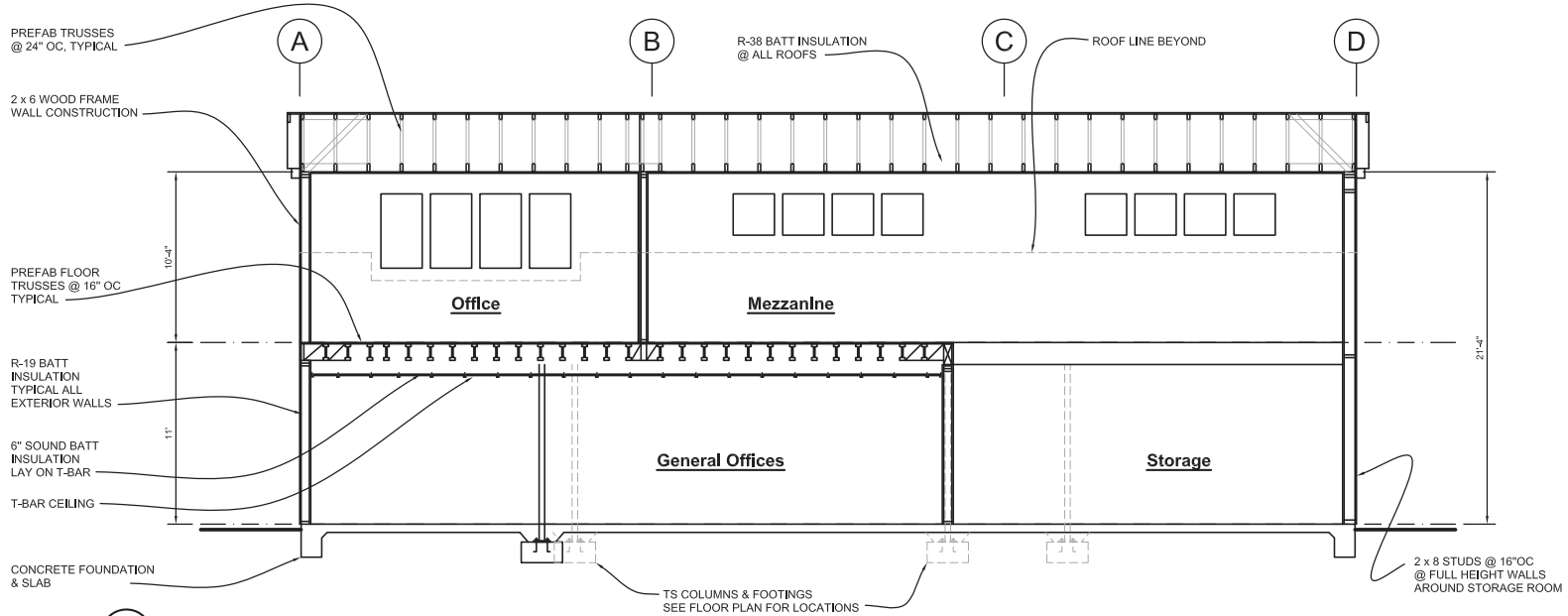


RETAINING WALL - WEST ELEVATION

HUNNICUTT WINERY

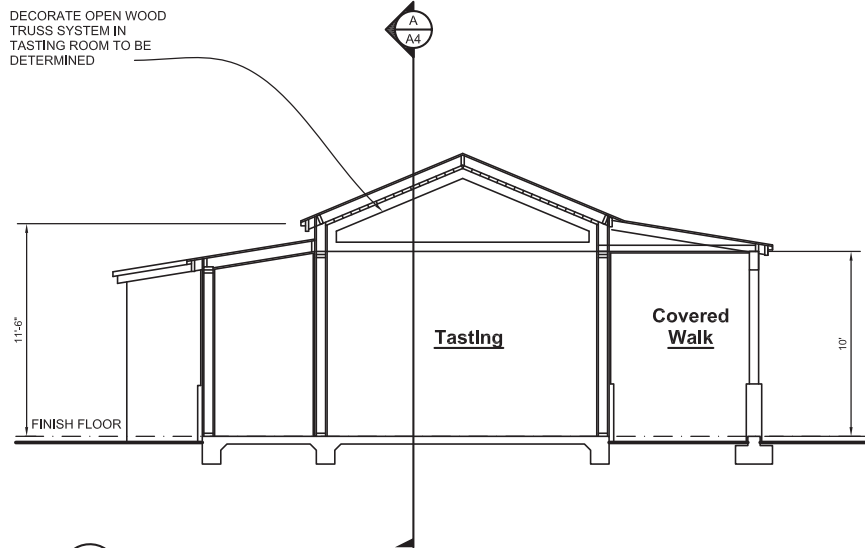


A LONGITUDINAL SECTION

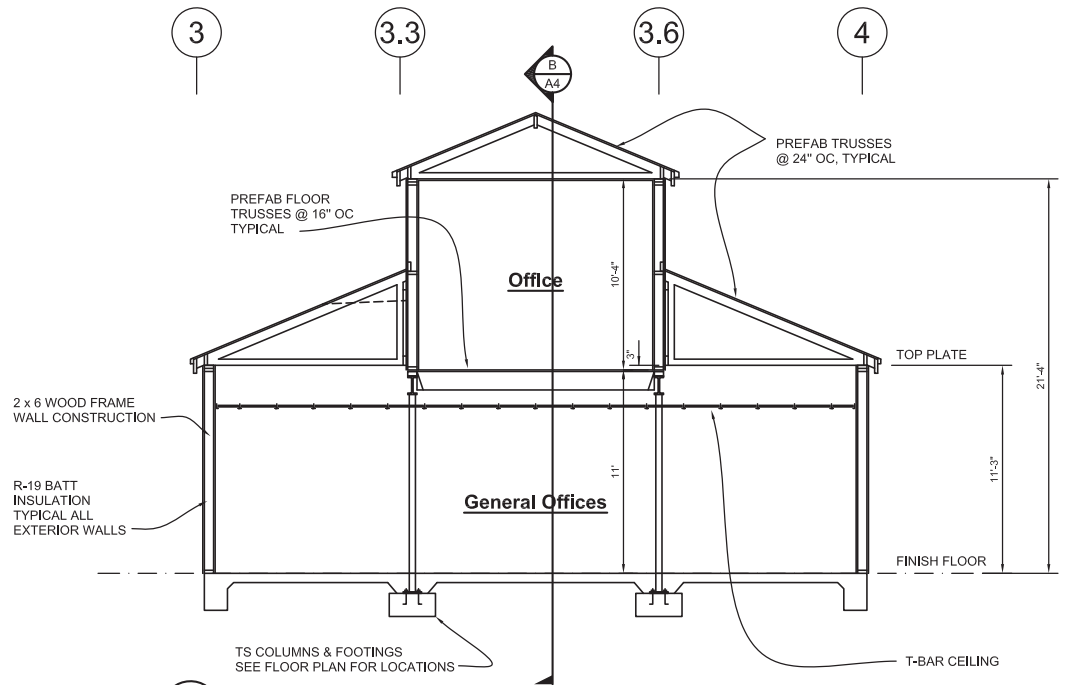


B LONGITUDINAL SECTION

HUNNICUTT WINERY



B CROSS SECTION



A CROSS SECTION


HUNNICUTT WINERY



Hunnicutt Winery

October, 2009



Scale: 1"=20'-0" 

PROPOSED COLOR & LANDSCAPE DETAIL

HUNNICUTT WINERY



PATIO and BUILDING - NORTH ELEVATION

SCALE: 1" = 10'-0"



PATIO and BUILDING - WEST ELEVATION

SCALE: 1" = 10'-0"

Hunnicutt Winery

October, 2009

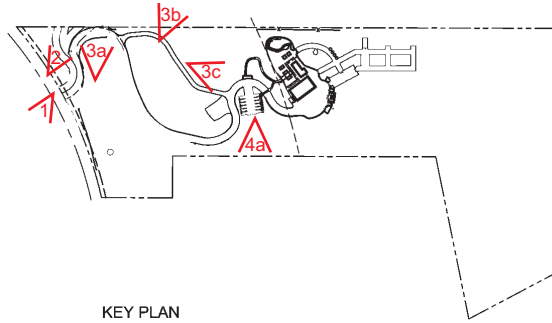


PROPOSED STRUCTURE

HUNNICUT WINERY



① ENTRANCE OFF SILVERADO TRAIL
(right-east to Hunnicutt, left-north to adjacent parcel & winery)



② AT ENTRANCE LOOKING SOUTH ON SILVERADO TRAIL



③a LOOKING SOUTH AT ENTRANCE GRASSLAND & EXISTING DOMESTIC LEACHFIELD



③b AT DRIVEWAY LOOKING WEST AT THE 12' PATH ON THE RIGHT



③c GENERAL VIEW LOOKING AT 12' PATH



④a VIEW OF CLEARING TO BE REUSED



④b EXISTING GARAGE TO BE DEMOLISHED

HUNNICUT WINERY



5a) LOOKING NORTH ON EXISTING DRIVEWAY

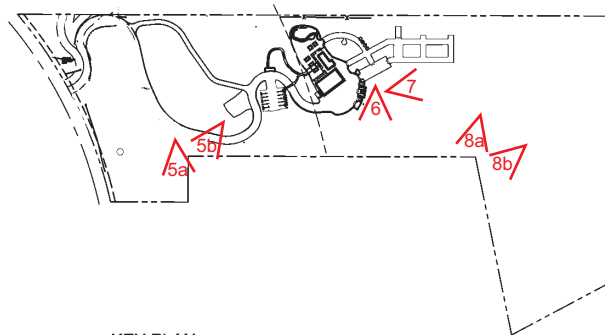


5b) LOOKING EAST ON DRIVEWAY AT EXISTING HOUSE



THIS CLEARING TO BE USED
TO LOCATE FIRE WATER TANKS
OUT OF SIGHT AND UP HILL

6) PROPOSED WATER TANK LOCATION



KEY PLAN



7) PROPOSED WINERY STRUCTURE LOCATION



8a) EXISTING FORESTED AREA



8b) EXISTING FORESTED AREA