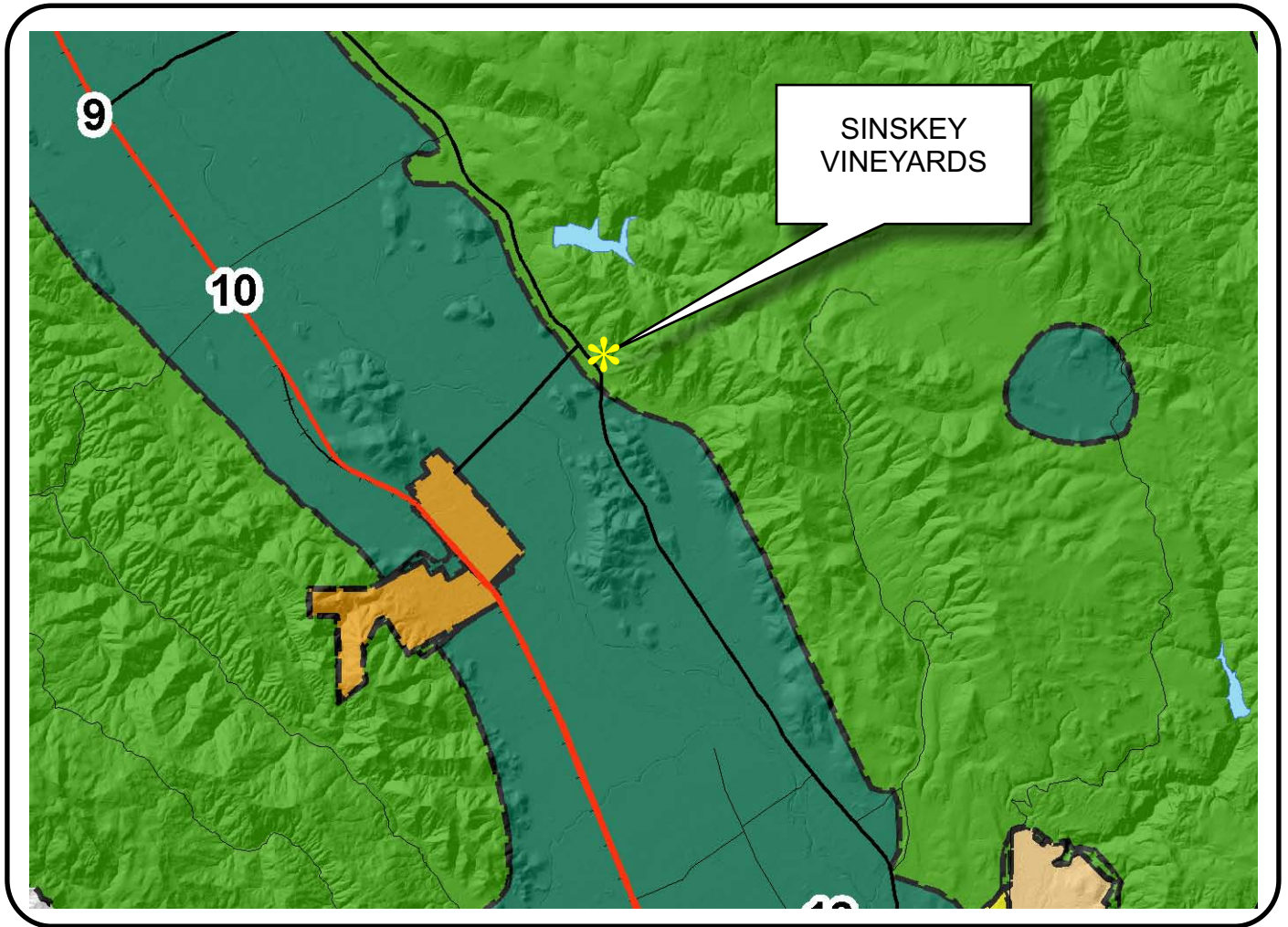








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND


URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

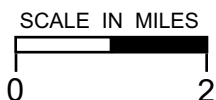
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

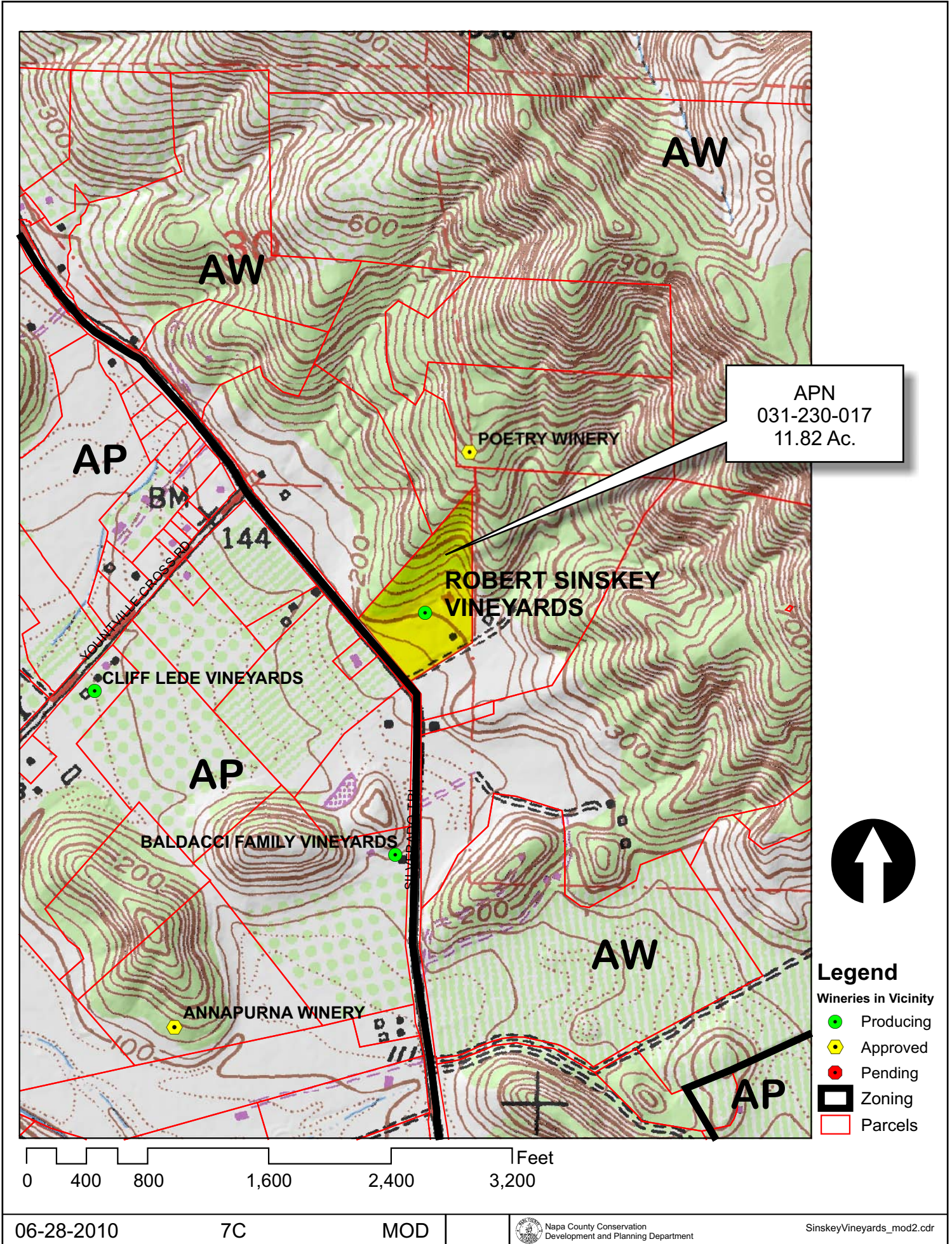
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

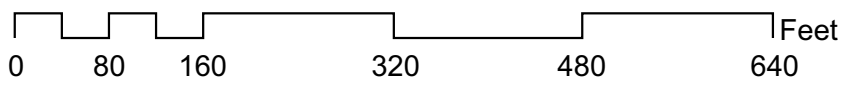
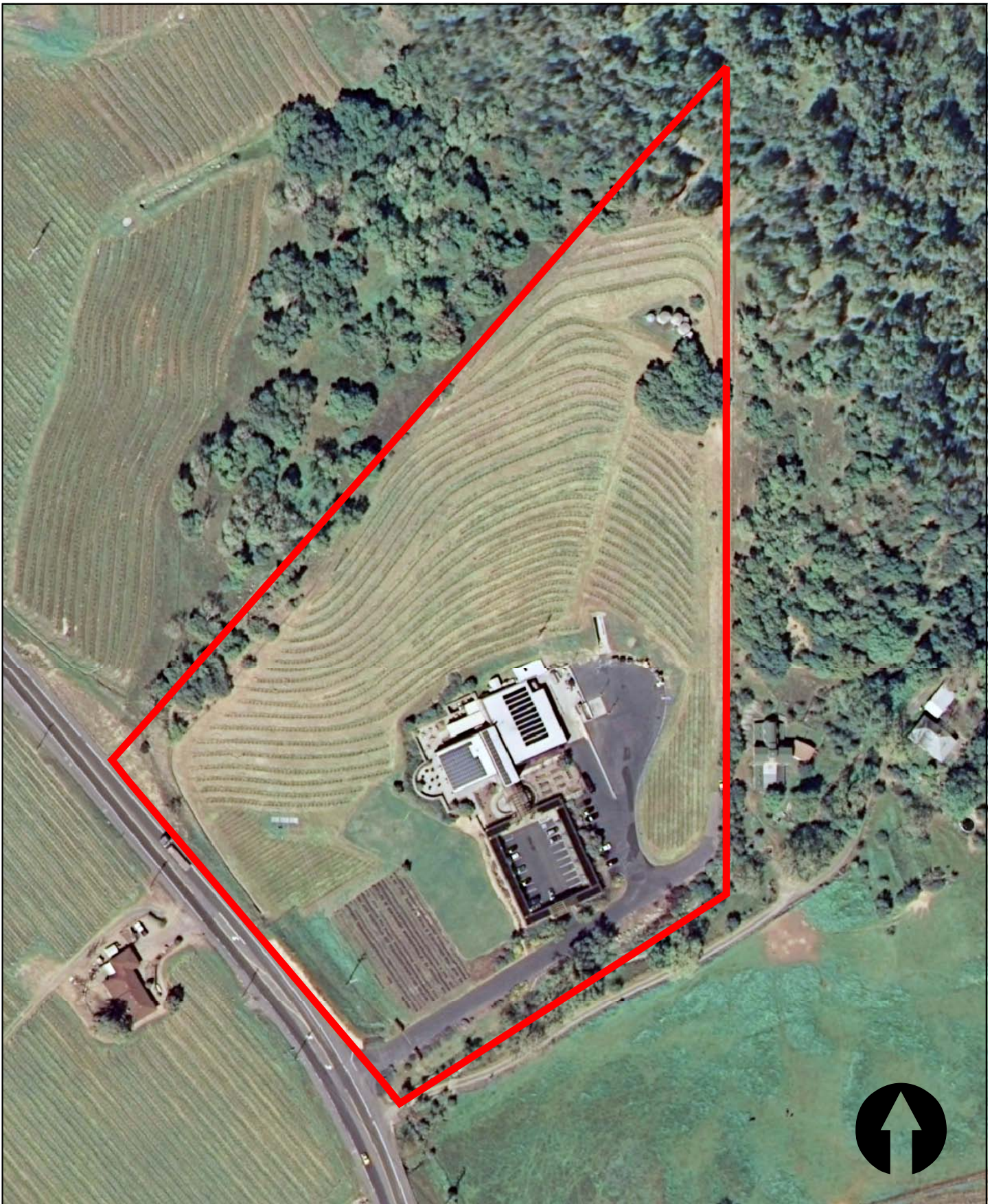
APN
031-230-017
06-28-2010
7C MOD



SINSKEY VINEYARDS



SINSKEY VINEYARDS




EXISTING CONDITIONS

06-28-2010

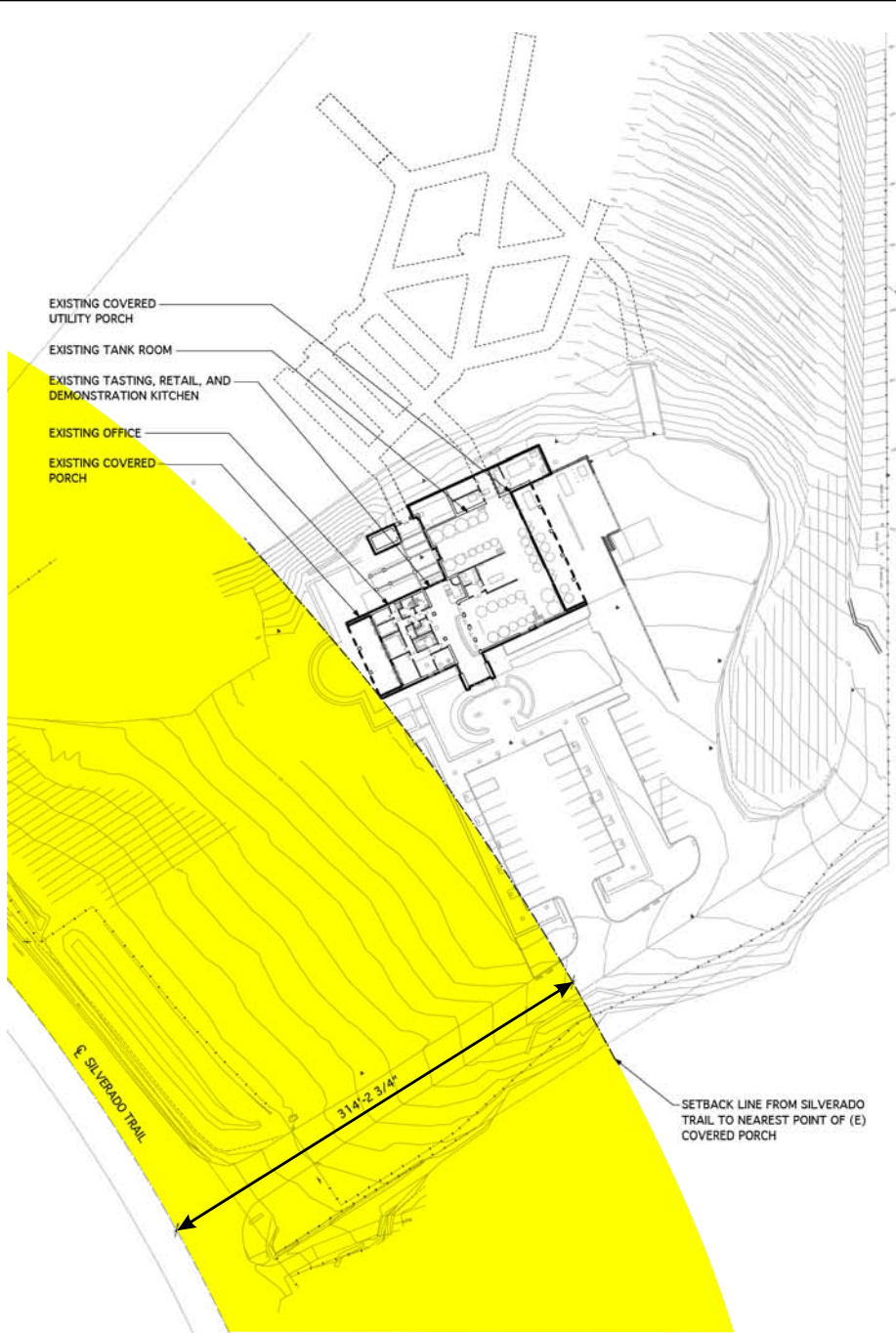
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MOD

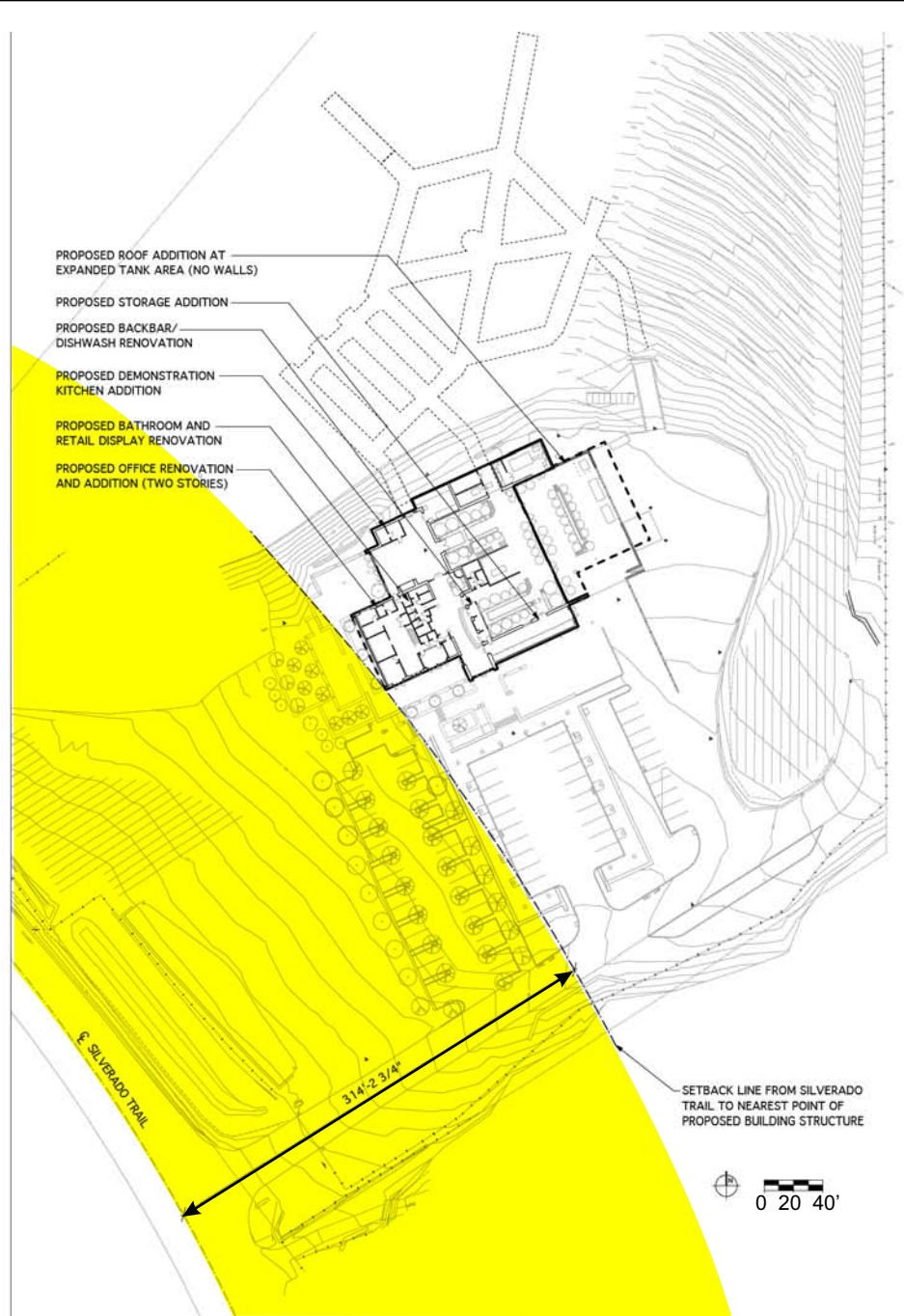
 Napa County Conservation
Development and Planning Department

SinskeyVineyards_mod2.cdr

SINSKEY VINEYARDS

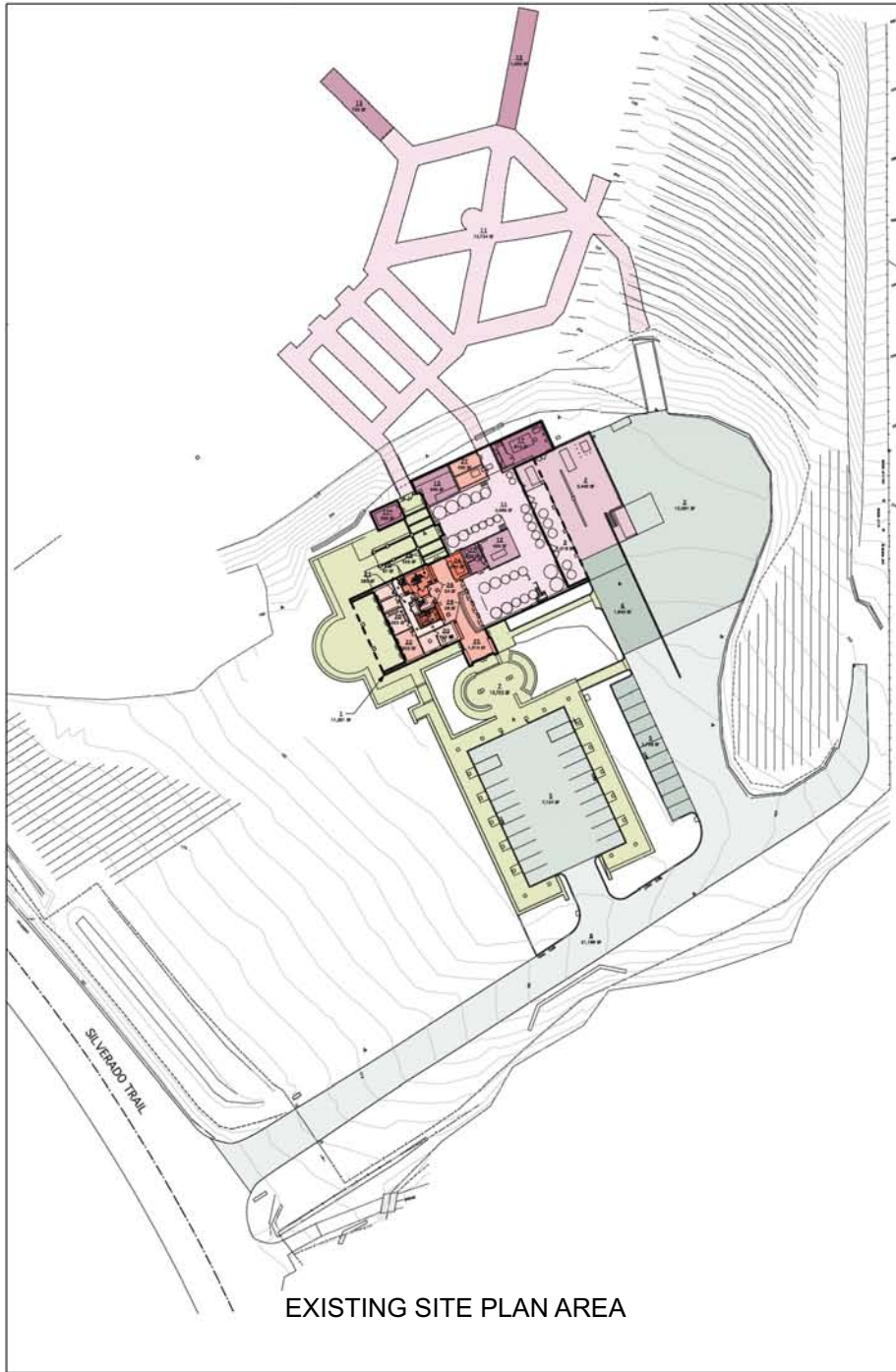


EXISTING SITE PLAN SETBACK

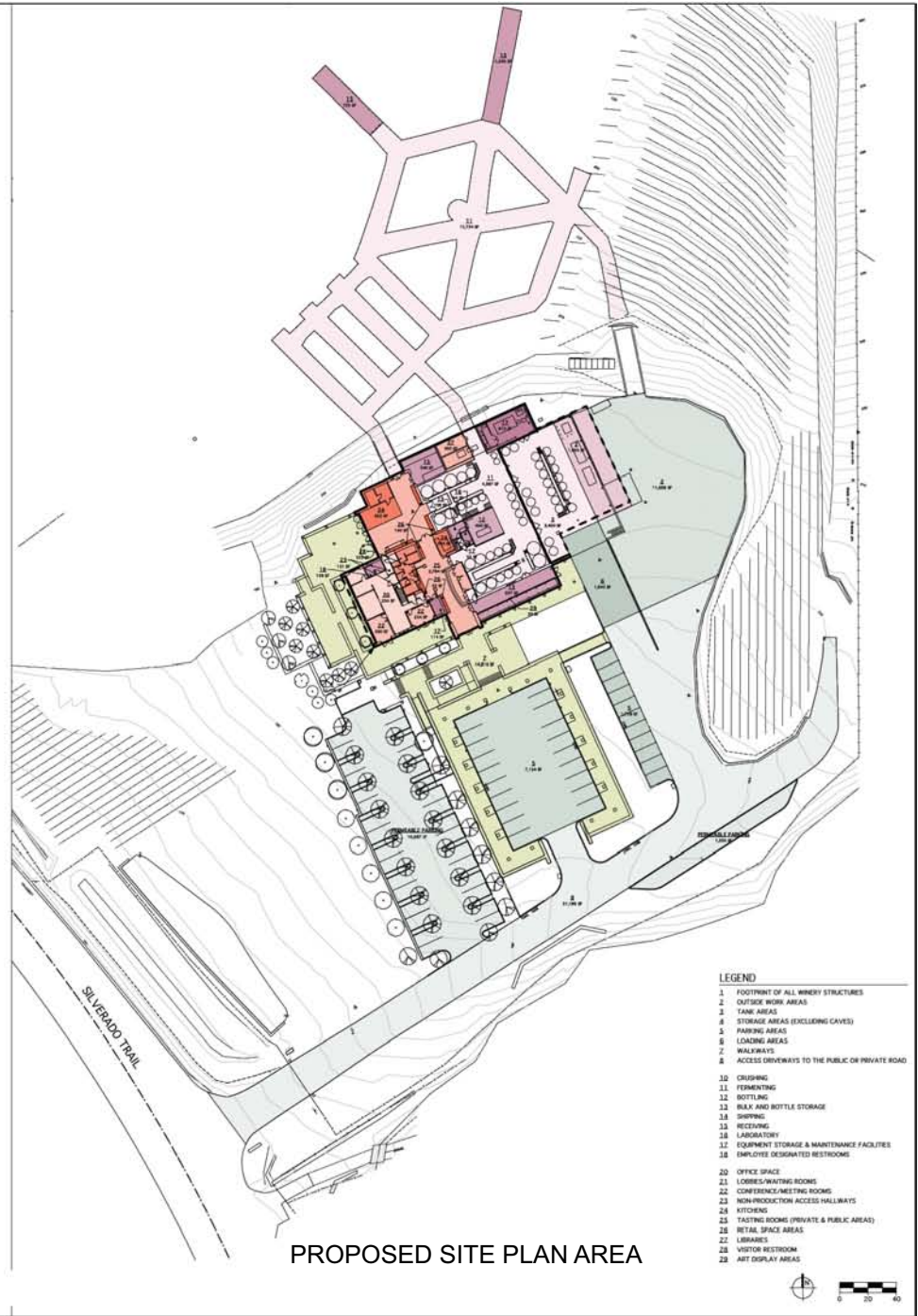


PROPOSED SITE PLAN SETBACK

SINSKEY VINEYARDS



EXISTING SITE PLAN AREA

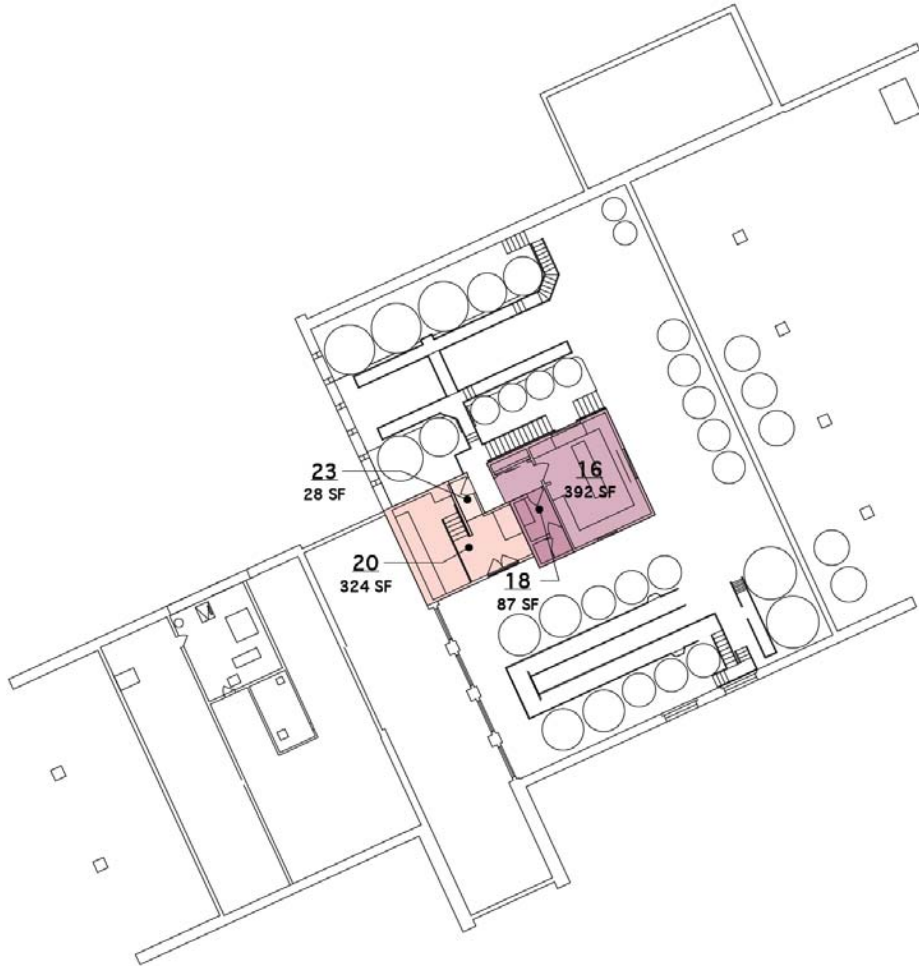


PROPOSED SITE PLAN AREA

- LEGEND**
- 1 FOOTPRINT OF ALL WINERY STRUCTURES
 - 2 OUTSIDE WORK AREAS
 - 3 TANK AREAS
 - 4 STORAGE AREAS (EXCLUDING CAVES)
 - 5 PARKING AREAS
 - 6 LOADING AREAS
 - 7 WALKWAYS
 - 8 ACCESS DRIVEWAYS TO THE PUBLIC OR PRIVATE ROAD
 - 10 CRUSHING
 - 11 FERMENTING
 - 12 BOTTLING
 - 13 BULK AND BOTTLE STORAGE
 - 14 SHIPPING
 - 15 RECEIVING
 - 16 LABORATORY
 - 17 EQUIPMENT STORAGE & MAINTENANCE FACILITIES
 - 18 EMPLOYEE DESIGNATED RESTROOMS
 - 20 OFFICE SPACE
 - 21 LOBBIES/WAITING ROOMS
 - 22 CONFERENCE/MEETING ROOMS
 - 23 NON-PRODUCTION ACCESS HALLWAYS
 - 24 KITCHENS
 - 25 TASTING ROOMS (PRIVATE & PUBLIC AREAS)
 - 26 RETAIL SPACE AREAS
 - 27 LIBRARIES
 - 28 VISITOR RESTROOM
 - 29 ART DISPLAY AREAS



SINSKEY VINEYARDS



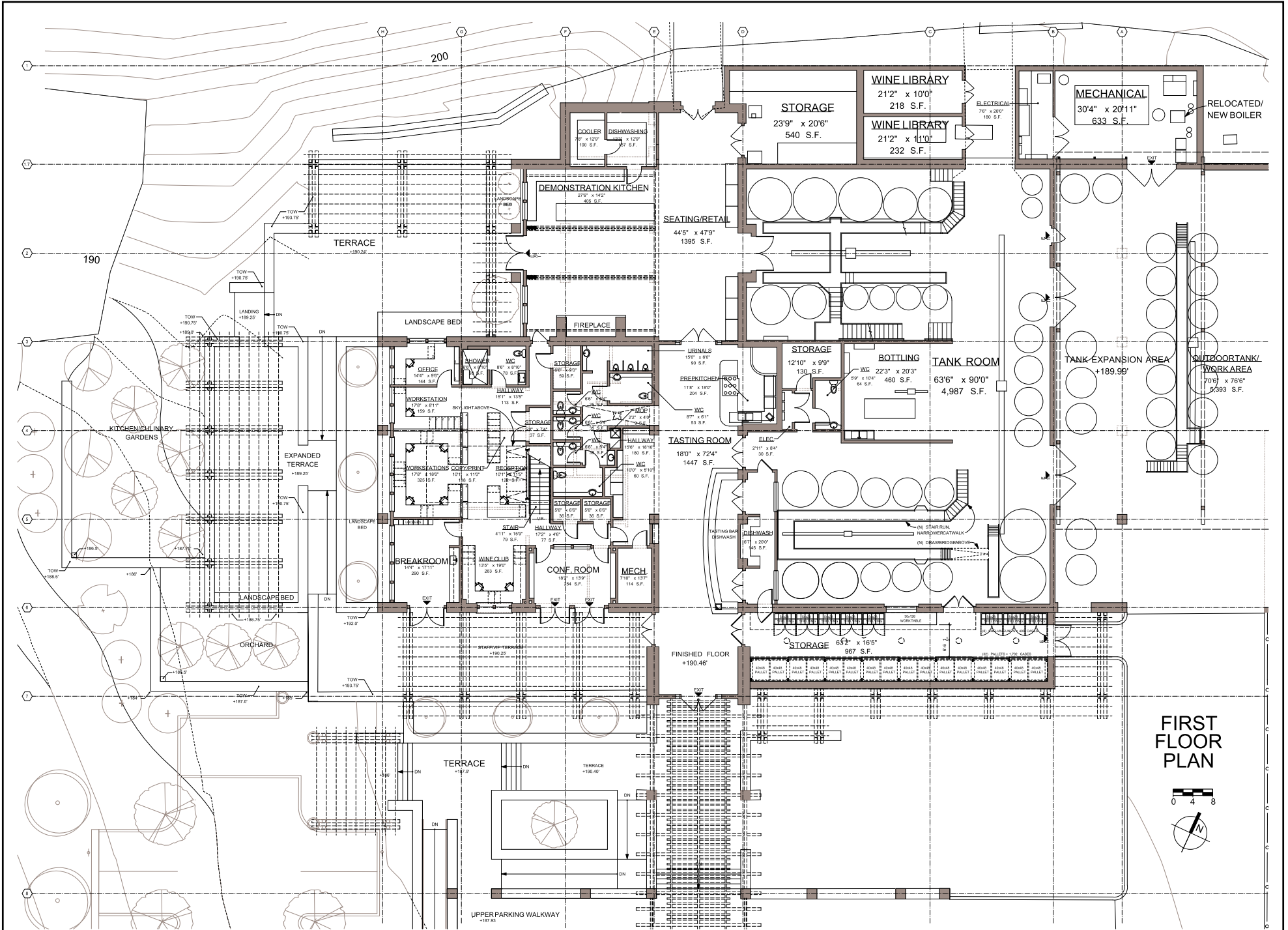
EXISTING 2ND FLOOR PLAN AREA



PROPOSED 2ND FLOOR PLAN AREA



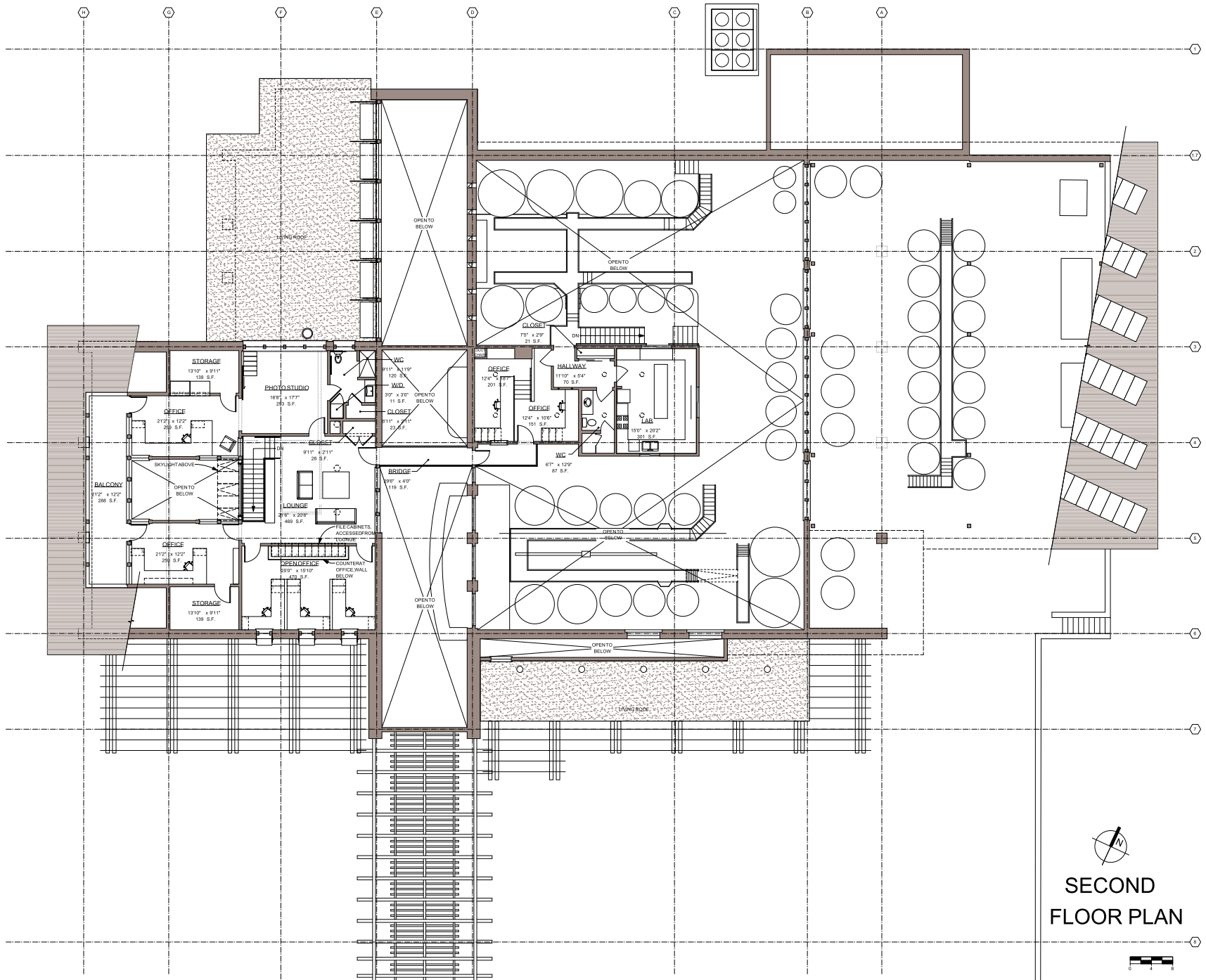
SINSKEY VINEYARDS



FIRST FLOOR PLAN



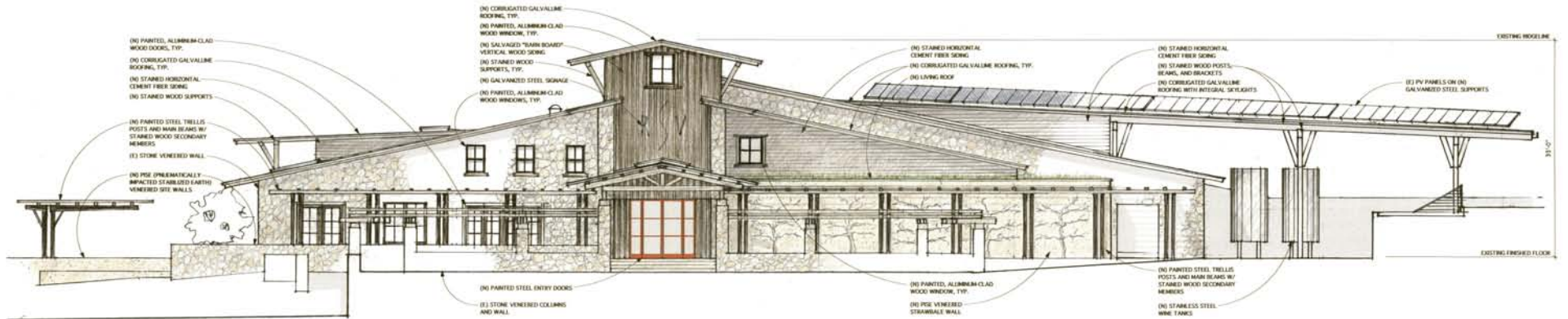
SINSKEY VINEYARDS



**SECOND
FLOOR PLAN**

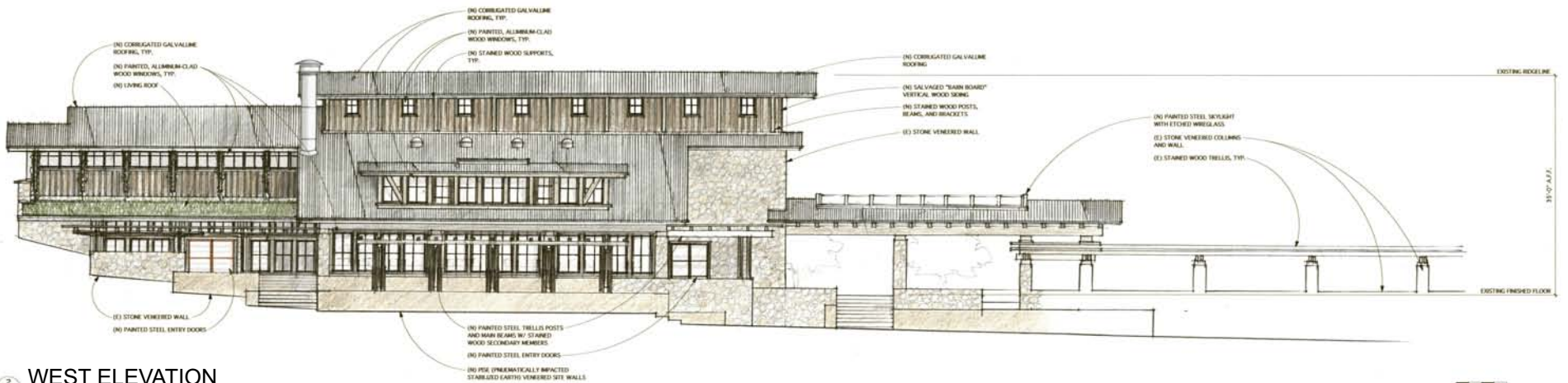


SINSKEY VINEYARDS



SOUTH ELEVATION

1
A3.1 1/8" = 1'-0"

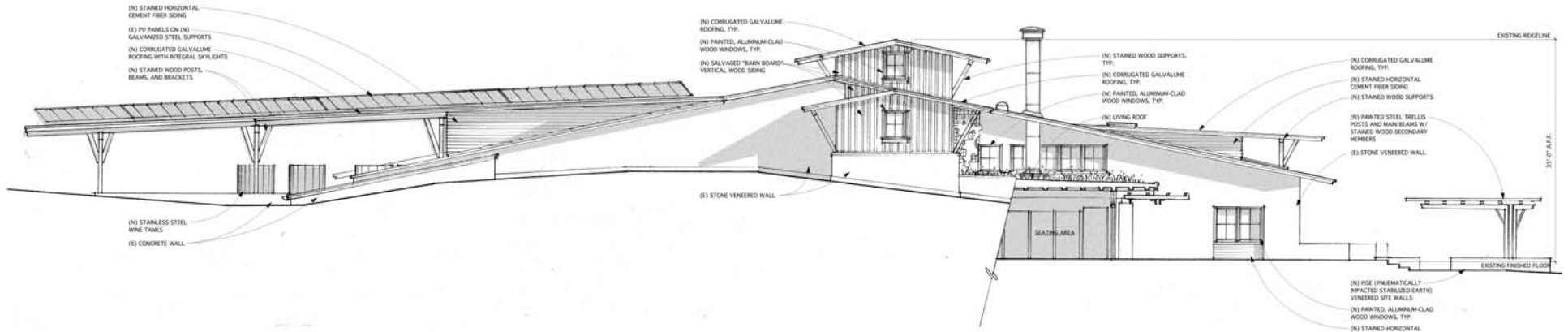


WEST ELEVATION

2
A3.1 1/8" = 1'-0"

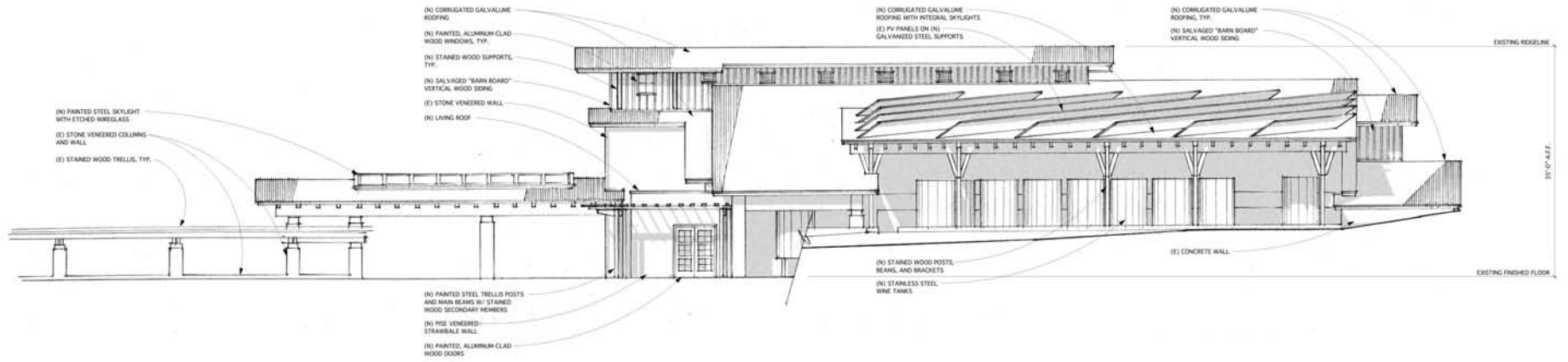


SINSKEY VINEYARDS



NORTH ELEVATION

1
A3.2
1/8" = 1'-0"



EAST ELEVATION

2
A3.2
1/8" = 1'-0"



SINSKEY VINEYARDS



OVERHEAD VIEW



CASE GOODS STORAGE ADDITION AND ENTRY



ENTRY TERRACE

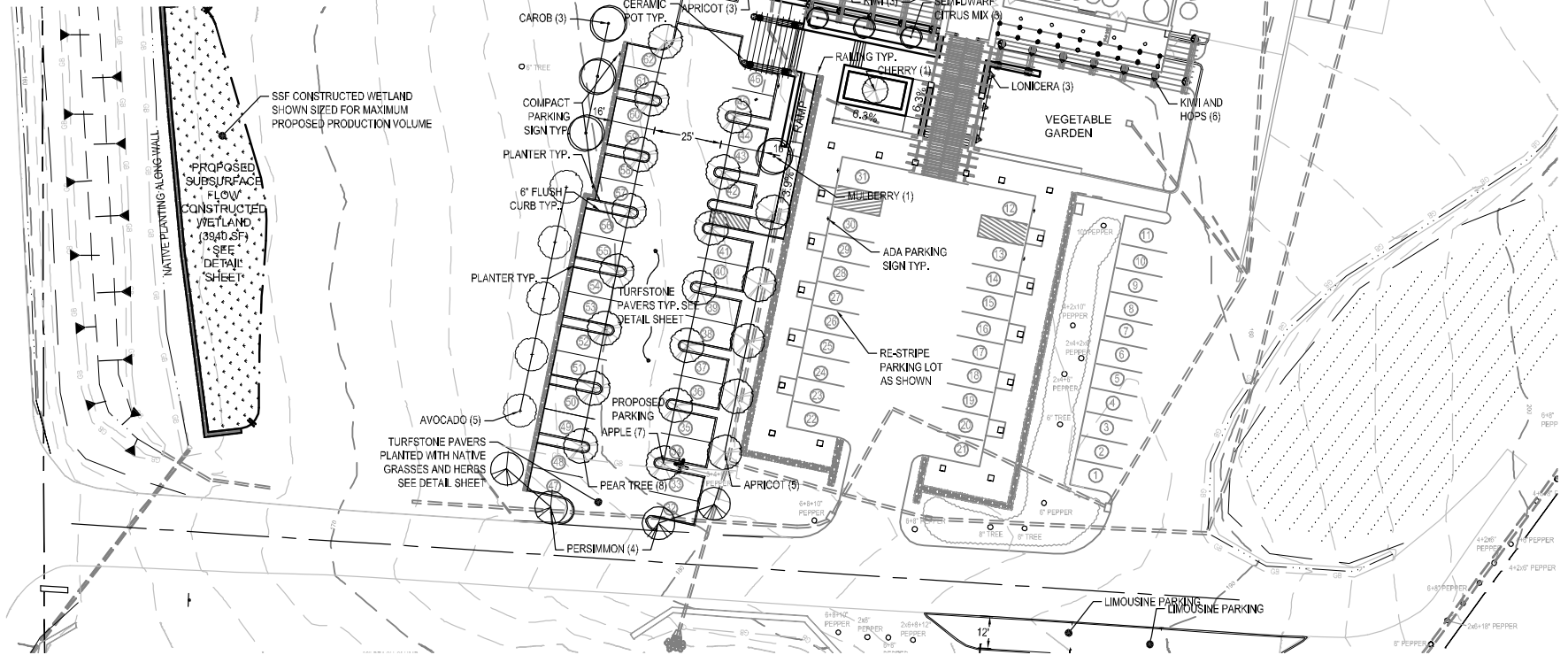


GUEST TERRACES AND DEMONSTRATION KITCHEN ADDITION

SINSKEY VINEYARDS

PLANT LIST

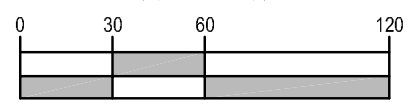
BOTANICAL	COMMON	Count	Size
<i>Adiantum chinensis</i>	Klwfruit	6	1 gal
<i>Carantia siliqua</i>	Carob	3	15 gal.
<i>Cercis occidentalis</i>	Redbud	1	5 gal.
Citrus (mixed)	Citrus	6	5 gal.
<i>Cucurbita</i> spp.	Squash	3	1 gal.
<i>Diospyros kaki</i>	Persimmon	4	15 gal.
<i>Fremontodendron californicum</i>	Flannel bush	6	5 gal.
<i>Humulus lupulus</i>	Hops	3	1 gal.
<i>Lonicera japonica</i>	Honeysuckle	3	1 gal.
<i>Malus (mixed)</i>	Apple	8	15 gal.
<i>Morus Nigra 'pendula'</i>	Mulberry	1	15 gal.
<i>Passiflora</i> spp.	Passionfruit	7	5 gal.
<i>Persea americana</i>	Avocado	6	15 gal.
<i>Prunus persica</i>	Peach	2	15 gal.
<i>Prunus persica 'nudipersica'</i>	Nectarine	3	15 gal.
<i>Prunus (mixed)</i>	Cherry	3	15 gal.
<i>Prunus (mixed)</i>	Apricot	8	15 gal.
<i>Punica granatum</i>	Pomegranate	2	5 gal.
<i>Pyrus (mixed)</i>	Pear	8	15 gal.



SSF CONSTRUCTED WETLAND SHOWN SIZED FOR MAXIMUM PROPOSED PRODUCTION VOLUME

PROPOSED SUBSURFACE FLOW CONSTRUCTED WETLAND (3940 SF) - SEE DETAIL SHEET

SCALE: 1"=60'



LANDSCAPING PLAN

SINSKEY VINEYARDS

MATERIAL EXAMPLES

CORRUGATED GALVALUME ROOFING



EXISTING STONE

STAINED HARDIE SIDING

GRAY STAINED WOOD
(NEW EXPOSED WOOD
AND EXISTING TRELLIS)

PISE

"TUSCAN
BROWN"
LOEWEN
WINDOWS

WARM
DARK
GRAY
STEEL

ORANGE
STEEL
DOORS



SALVAGED BARN BOARD

SINSKEY VINEYARDS



1. View of winery looking Northeast; guest parking at right, guest terraces at left.

SINSKEY VINEYARDS



3. View of Winery looking Northwest; employee parking at left, production staging area at right.



2. View of Main Entrance looking Northwest; guest parking in foreground, garden at right.

SINSKEY VINEYARDS



4. View of Main Entrance looking Northwest; garden in foreground.



5. View of winery looking Southwest; production staging area in foreground, employee parking at left, cave entrance at far right.

SINSKEY VINEYARDS



6. View of crush pad/production area looking Southwest. Edge of garden at far left, mechanical room at far right.



7. View of mechanical area and storage shed, looking Southeast; neighboring field visible in background.

SINSKEY VINEYARDS



8. View of guest terrace, looking West; vineyard at left, office area at right.



9. View of guest terrace looking Northeast; doors to office in background.