



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
 1195 Third Street, Suite 210, Napa, California 94559 • (707) 253-4416
APPLICATION FORM

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: 9-22-08, Resub. 9-8-10
 TYPE OF APPLICATION: USE PERMIT / VARIANCE Date Complete: _____
 REQUEST: NEW 100,000 G.P.Y. WINERY, ~32,000# Date Published: _____
PRODUCTION / ADMIN. BUILDING + ~3,500# HOSPITALITY BUILDING, ~10,000#
OF COVERED WORK AREA, VAR FOR MONEY RD. SETBACK (300' REQ, RECEIVED
~55' PROPOSED), 200 BUSIEST DAY TST VISITORS, MARKETING PLAN.

TO BE COMPLETED BY APPLICANT
(please type or print legibly)

AUG 30 2010

PROJECT NAME: Swanson Winery NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.
 Assessor's Parcel #: 031-040-033 Existing Parcel Size: 73.99 acres
 Site Address/Location: Oakville Cross Road Oakville CA 94562
No Street City State Zip
 Property Owner's Name: W. Clarke Swanson, Jr.
 Mailing Address: P. O. Box 148 Oakville CA 94562
No Street City State Zip
 Telephone #: (707) 944-0905 Fax#: (707) 944-0955 E-Mail: clarke@swansonvineyards.com
 Applicant's Name: W. Clarke Swanson, Jr.
 Mailing Address: P. O. Box 148 Oakville CA 94562
No Street City State Zip
 Telephone #: (707) 944-0905 Fax#: (707) 944-0955 E-Mail: clarke@swansonvineyards.com
 Status of Applicant's Interest in Property: Owner
 Representative Name: Richard Mendelson; Dickenson, Peatman & Fogarty
 Mailing Address: 809 Coombs Street Napa CA 94559
No Street City State Zip
 Telephone #: (707) 252-7122 Fax#: (707) 255-6876 E-Mail: rmendelson@dpf-law.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including with reasonable prior notice the right of access to the property involved.

W. Clarke Swanson Jr 27/8/10
Signature of Property Owner Date
W. CLARKE SWANSON JR
Print Name

W. Clarke Swanson Jr 27/8/10
Signature of Applicant Date
W. CLARKE SWANSON JR
Print Name

- RESUBMIT -
RECEIVED

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
 *Application Fee Deposit: _____ Receipt No. _____ Received by: _____
AUG 30 2010

*Total Fees will be based on actual time and materials

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (including where appropriate product/service provided):
See attached project statement
- B. Project Phases: one two more than two (please specify) _____
- C. Estimated Completion Dated for Each Phase: Phase 1: 2011 Phase 2: _____
- D. Actual Construction Time Required for Each Phase: less than 3 months
 More than 3 months
- E. Related Necessary On-And Off-Site Concurrent or Subsequent Projects: _____
none
- F. Additional Licenses/Approval Required: none
 District: none Regional: none
 State: ABC Federal: TTB

II. BUILDINGS *See attached chart*

- A. Floor Area/impervious area of Project (in square ft): _____
 Proposed total floor area on site: _____
 Total development area (building, impervious, leach field, driveway, etc.) _____
 New construction: _____
 existing structures or portions thereof to be utilized: 0
 existing structures or portions thereof to be moved: _____
- B. Floor Area Devoted to each separate use (in square ft): ***See Winery Calculation Worksheet***
 Winery process
 living: _____ storage/warehouse: _____ offices: _____
 sales: _____ caves: _____
 other: _____ septic/leach field: _____
 roads/driveways: _____
- C. Maximum building Height: existing structures: n/a new construction: 27' 10"
- D. Type of New Construction (e.g., wood-frame): concrete and steel
- E. Height of Crane necessary for construction of new buildings (*airport environs*): n/a
- F. Type of Exterior Night Lighting Proposed: shielded
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes _____ No X
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):

III. PARKING

	<u>Existing</u>	<u>Proposed</u>
A. Total On-Site Parking Spaces:	<u>0</u>	<u>69</u>
B. Customer Parking Spaces:	<u>0</u>	<u>44</u>
C. Employee Parking Spaces:	<u>0</u>	<u>25</u>
D. Loading Areas:	<u>0</u>	<u>1</u>

IV.	TYPICAL OPERATION	<u>Existing</u>	<u>Proposed</u>
A.	Days of Operation:	<u>n/a</u>	<u>7</u>
B.	Expected Hours of Operation:	<u>n/a</u>	<u>8:00-6:00</u>
C.	Anticipated Number of Shifts:	<u>n/a</u>	<u>1</u>
D.	Expected Number of Full-Time Employees/Shift:	<u>n/a</u>	<u>30</u>
E.	Expected Number of Part-Time Employees/Shift:	<u>n/a</u>	<u>inc above</u>
F.	Anticipated Number of Visitors		
	• busiest day:	<u>n/a</u>	<u>200</u>
	• average/week:	<u>n/a</u>	<u>500</u>
G.	Expected Number of Deliveries/Pickups		
	• busiest day:	<u>n/a</u>	<u>2</u>
	• average/week:	<u>n/a</u>	<u>4</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A.	Commercial Meeting Facilities Food Serving Facilities	<u>n/a</u>	
	▪ restaurant/deli seating capacity:	<u> </u>	
	• bar seating capacity:	<u> </u>	
	• public meeting room seating capacity:	<u> </u>	
	• assembly capacity:	<u> </u>	
B.	Residential Care Facilities (6 or more residents): Day Care Centers	<u>Existing</u>	<u>Proposed</u>
	• type of care:	<u>n/a</u>	<u> </u>
	• total number of guests/children:	<u> </u>	<u> </u>
	• total number of bedrooms:	<u> </u>	<u> </u>
	• distance to nearest existing/approved: facility/center:	<u> </u>	<u> </u>

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

	<u>Domestic</u> (winery)	<u>Emergency</u>
I. WATER SUPPLY		
A. Proposed source of Water (e.g., spring, well mutual water company, city, district, etc.)	<u>well</u>	<u>tanks</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>n/a</u> Yes ___ No <u>X</u>	<u>n/a</u> Yes ___ No <u>X</u> <u>Winery</u>
C. Current Water Use (in gallons/day): Current water source:	<u>n/a</u> <u>well</u>	<u>well</u>
D. Anticipated Future Water Demand (in gallons/day)	<u>2875 max</u>	<u>included</u>
E. Water Availability (in gallons/minute):	<u>300</u>	<u>n/a</u>
F. Capacity of Water Storage System (gallons):	<u>50,000</u>	<u>50,000</u>
G. Nature of Storage Facility (e.g. tank, Reservoir, swimming pool, etc.):	<u>tank</u>	<u>tank</u>
H. Completed Phase I Analysis Sheet (N/A)		
II. LIQUID WASTE	<u>Domestic</u> (sewage)	<u>Other</u> (please specify) <i>winery process</i>
A. Disposal Method (e.g., on-site septic system On-site ponds, community system, district, etc.)	<u>on-site septic</u>	<u>on-site ponds</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>n/a</u> Yes ___ No <u>X</u>	<u>n/a</u> Yes ___ No <u>X</u>
C. Current Waste Flows (peak flow in gallons/day):	<u>n/a</u>	<u>n/a</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day)	<u>see engineering analysis</u>	
E. Future Waste disposal Capacity (in gallons/day):	<u>per engineer's report</u>	
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc)	<u>garbage co.</u>	<u>garbage co.</u>
B. Grading Spoils (on-site, landfill, construction, etc.)	<u>off-site</u>	<u>off-site</u>
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc)	<u>garbage co.</u>	<u>garbage co.</u>
B. Name of Disposal Agency (if landfill, garbage co private hauler, etc.):	<u>Napa</u>	<u>Napa</u>

5. **Production Capacity**
 - a. existing capacity: n/a date authorized: n/a
 - b. current maximum **actual** production (year): n/a ()
 - c. proposed capacity: 100,000 gallons

6. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area.)

7. **Winery Development Area.** (see a below – for existing winery facilities)
Will the project involve construction of additional facilities beyond the winery development area? n/a

8. **Total Winery Coverage.** (see b below – maximum 25% of parcel or 15 acres, whichever is less)
 - a. square feet/acres: 3.05 ac
 - b. percent of total parcel: 4%

9. **Production Facility.** (see c below – include the square footage of all each structure)
 - a. square feet: 40,758

10. **Accessory Use** (see d below – maximum permitted 40% of the production facility)
 - a. square feet: 11,807
 - b. percent of production facility coverage: 28.9%

RECEIVED
JUN 13 2011
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Marketing Definition (paraphrased from County Code)

Marketing of Wine – Any activity conducted at the winery shall be limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development.

Coverage Definitions (paraphrased from County Code)

Winery Development Area - All aggregate paved or impervious or semi-impervious ground surface areas of the production facility, storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved areas for the exclusive use of winery employees.

Winery Coverage - The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.

Production Facility - (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities and employee-designated restrooms, but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.

Accessory Use – The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.

MARKETING PLAN

The following includes all marketing activities to be conducted by the Swanson Winery

Private promotional tastings and meals.

Frequency: 3 times per week
Number of persons: 36 maximum

Frequency: 4 times per year
Number of persons: 100 maximum

Frequency: 1 time per year
Number of persons: 250 maximum

All marketing events will take place in the hospitality building, winery or on the outdoor patio, covered porches and/or the courtyard including the steps. Events held entirely indoors will run as late as 10:00 p.m. with cleanup ending at 11:00 p.m. Outdoor events, including cleanup, will cease by 10:00 p.m. Food service will be prepared in the commercial kitchen in the winery or catered.

RECEIVED

NOV 01 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

**PROJECT STATEMENT
USE PERMIT and VARIANCE APPLICATION
SWANSON WINERY
OAKVILLE CROSS ROAD/MONEY ROAD**

APPLICANT AND PROPERTY OWNER

W. Clarke Swanson, Jr.
P. O. Box 148
Oakville, California 94562

APPLICANT'S REPRESENTATIVE

Richard Mendelson
809 Coombs Street
Napa, California 94559
252-7122
rmendelson@dpf-law.com

APN 031-040-033

ACREAGE 73.5 acres

ZONING DESIGNATION Agricultural Preserve (AP)

GENERAL PROJECT DESCRIPTION

The applicant, W. Clarke Swanson Jr., seeks County approval to construct and operate a winery with a production capacity of 100,000 gallons per year near the intersection of Oakville Cross Road and Money Road. A new \pm 2,565 square foot hospitality building and \pm 35,465 square foot winery production/administration building is proposed to be constructed. The production area also includes a covered crush pad, an area for mobile bottling and shipping and receiving. Mr. Swanson owns approximately 100 acres of land east of the Napa River and north of the Oakville Cross Road. The winery will be located on the largest 73.5 acre parcel. However, the majority of the property is located within the floodway of the Napa River. The only portion of the property outside of the floodway is a strip of land parallel to Money Road. The proposed Winery building would be placed in this narrow strip, outside the floodway. There is sufficient land area to build the winery outside the 300 foot setback from Oakville Cross Road. However, all of the land outside of the floodway is within the 300 foot setback from Money Road and, therefore, this application requests approval of a setback variance with respect only to Money Road.

PROJECT SETTING

As stated above, the property is located at the northwest intersection of Oakville Cross Road and Money Road. The topography is generally flat. The property is currently developed with vineyard, agricultural accessory buildings and a residence. The proposed winery would be located in the same

RECEIVED
NOV 01 2010
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

area as the residence. Other than the Floodway and Flood plain, the County Environmental Sensitivity Maps do not identify any other significant environmental constraints associated with the property. Surrounding land uses include the Silver Oak Winery, vineyards and several dispersed residences.

PROPOSED CONSTRUCTION

The proposed winery building will be concrete tilt-up construction with decorative wood siding. A pitched roof with solar energy panels is proposed. The building site will be elevated approximately seven feet with fill contained within a retaining wall so that the finished floor will be above the 100 year flood plain level, but the overall height of the building will still comply with the height limits of the zoning ordinance. Significant landscaping is proposed adjacent to the retaining wall for screening from Money Road and Oakville Cross Road. Water storage for fire protection will be hidden under the fill slope. Landscaping will be installed around the winery building and in the parking areas. Any security lighting will be low level, shielded and directed downward.

WASTEWATER TREATMENT AND DISPOSAL

A soil analysis has been prepared by Riechers Spence & Associates. A new septic system will be installed for domestic waste. The analysis concludes that there is appropriate soils and adequate room to install the new tank and additional leach lines, including the replacement area. An existing irrigation pond will be converted for pretreatment of winery process wastewater.

WATER ANALYSIS

A Phase 1 water analysis has been provided. The conclusion of the analysis is that there is adequate water available and that the winery will not adversely impact water availability in the area. The amount of water used is well below the thresholds of acceptable use established by Napa County.

TRAFFIC

A traffic analysis has been prepared by a registered traffic engineer, George Nickelson. This project would be expected to generate an average of 31 additional weekday visitor trips, 27 new employee daily trips and two delivery trips for a total of 60 weekday vehicle trips. On peak weekend days the number of trips could be as high as 172. It is anticipated that many of the visitors to the proposed winery will make appointments during planned trips to other nearby wineries on Oakville Cross Road. Therefore, the actual increased traffic on the County roads will be less than the number of "new" vehicle trips in and out of the proposed winery. The average daily traffic on Oakville Cross Road is 1,657 in this location. A left turn lane is proposed with access to a new driveway on Oakville Cross Road, and all winery traffic will use this access rather than Money Road in light of the offset between Money Road and the entry to Silver Oak winery.

Large truck traffic will be reduced by processing on-site grapes rather than hauling them to or from another location. The delivery of barrels, bottles, gas, etc. by truck will occur throughout the year and will not be discernible from existing traffic. The additional traffic generated by the project will not

change the level of service on Oakville Cross Road or result in any traffic hazards. The driveway leading to the winery will be paved to a width of 18 feet as required by the County Standards.

REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

The majority of this property is located within the Floodway of the Napa river. Development of a winery in the floodway is prohibited. The only developable portion of the property outside of the Floodway is a relatively narrow ± 120 foot wide strip parallel to Money Road. All of this developable area is within the 300 foot setback from money Road. There is no developable area on this property that would comply with the 300 foot setback from Money Road. The imposition of the setback would make any winery development impossible. The strict application of the setback would deprive this property of the ability to construct a winery, which is a privilege of all properties within the AP zoning district. Nearly all properties in the (AW) zoning district and this vicinity have some areas outside of the floodway that can be reasonably developed with a winery.

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

All of this 73.5 acre property is either within a winery road setback or in the floodway of the Napa River. The floodway and road setbacks would prevent the construction of a winery, depriving this property of substantial property rights enjoyed by other properties in the vicinity and in the same zoning district. Wineries are a permitted use in the AP zoning district. The presence of the floodway and the requirement of the setback would prohibit the enjoyment of the right to construct a winery and process the fruit grown on the property.

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

This proposed project will allow the construction of a winery which is a permitted use in the AP zoning district. The project proposes to maintain the required setback from the adjoining collector road, Oakville Cross Road which experiences the most amount of traffic in the vicinity, so the vast majority of persons driving by the property will not see any difference in the project as a result of approval of the variance. The project requests the minimum allowance for relief in order to enjoy property rights enjoyed by other properties in the vicinity and in the AP zoning district. The project proposes to divert all traffic onto Oakville Cross Road and will not increase any traffic on Money Road. The project proposes substantial landscaping to screen the building from the minimal traffic on Money road.

RECEIVED

AUG 30 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

RECEIVED

AUG 30 2010

**Project Statement
Swanson Money Road Winery Variance**

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

The applicant requests a variance in order to construct a winery within the 300 foot setback from Money Road. The proposed winery expansion meets all other requirements of the county zoning ordinance.

Section 18.128.060 of the zoning ordinance requires that the Planning Commission make certain findings before issuing a variance. These findings are listed and discussed below.

1. *That the procedural requirements set forth in this chapter have been met.*

The necessary forms, fees and supporting documents have been submitted for this application. The applicant is confident that the Napa County Conservation, Development & Planning Department will comply with all noticing, agenda posting and other procedural requirements in processing this application.

2. *Special circumstances exist which strict application of the zoning district regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.*

The location of this property within the floodway of the Napa River prevent compliance with the 300-foot setback from Money Road. The only developable area on this 73.5 acre parcel outside of the setback is a ± 120 foot strip adjacent and parallel to Money Road entirely within the setback. The remainder of the property is within the floodway where wineries are prohibited. The proposed winery building will replace an existing residence and will not result in development closer to the road than what currently exists. Other properties developed with wineries are typically located on smaller parcels that have some developable land outside of the floodway and setback area.

3. *Grant of the variance is necessary for the preservation and enjoyment of substantial property rights.*

Most other properties in the AP zoning district have some land located outside of the required setbacks for development. Denying the variance would create a hardship for the applicant because it would totally preclude the construction of a winery as allowed by the Zoning Ordinance and General Plan. Granting the variance is necessary to preserve the owner's substantial property rights in that the variance would allow him to enjoy the same rights as all other property owners in the AP zoning district. This variance will not result in a grant of special privileges inconsistent with the limitations on other properties in this vicinity or zoning district.

4. *Grant of the variance will not adversely affect the public health, safety or welfare of the county of Napa.*

This project will comply with all health and building codes and standards, and will not result in any adverse impacts on the environment. Despite the significant physical hardships applicable to the property the application only seeks relief from the setback requirement from Money Road and proposes to comply with the setback from the adjoining collector street, Oakville Cross Road. The vast majority of traffic passing by this location will not be affected by this proposal any more than any other winery. This application represents the minimum possible relief from the requirements of the zoning ordinance. The application also proposes a new driveway on Oakville Cross road so that employees and visitors will not use Money Road which will eliminate potential traffic impacts to the residents and employees who use Money Road. Other than the location of the property in the floodway and floodplain, there are no other identified environmental constraints associated with the property.

PHASE I WATER AVAILABILITY ANALYSIS

Owner: W. Clarke Swanson, Jr Parcel #: 031-040-033

RECEIVED
 AUG 3 0 2010
 NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor 1.0 acre feet per acre per year
 Mountain Areas 0.5 acre feet per acre per year
 MST Groundwater Deficient Area 0.3 acre feet per acre per year

Assessor Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
031-040-014 (pre 11a)	73.99	1.0	73.99

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential 0.5 af/yr
 Farm Labor Dwelling _____ af/yr
 Winery 0 af/yr
 Commercial _____ af/yr
 Vineyard* 9.8 af/yr
 Other Agriculture _____ af/yr
 Landscaping 0 af/yr
 Other Usage (List Separately):
frost protection 7.2 af/yr
 _____ af/yr
 _____ af/yr

PROPOSED USE:

Residential 0 af/yr
 Farm Labor Dwelling _____ af/yr
 Winery 2.15 af/yr
 Commercial _____ af/yr
 Vineyard* 9.8 af/yr
 Other Agriculture _____ af/yr
 Landscaping 0.5 af/yr
 Other Usage (List Separately):
frost protection 7.2 af/yr
 _____ af/yr
 _____ af/yr

TOTAL: 17.5 af/yr
TOTAL: _____ gallons**

TOTAL: 19.65 af/yr
TOTAL: _____ gallons**

Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship
A Commitment to Service

An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	Swanson Winery
PROJECT ADDRESS	Oakville Cross Road
APPLICANT	W. Clarke Swanson, Jr.
CONTACT INFO	clarke@swansonvineyards.com / 754-4000
	email phone

- 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards? yes no I don't know/ to be determined
 If yes, please include a copy of their required spreadsheets.
- 2 Do you have an integrated design team?
 if yes, please list: RSA (LEED Cert.), Nature's Way Landscaping,
Lail Design, Swanson Winemaker

3 SITE DESIGN

- | | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|------|
| 3.1 Does your design encourage community gathering and is it pedestrian friendly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.2 Are you building on existing disturbed areas? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.3 Landscape Design | | | | |
| 3.31 native plants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.32 drought tolerant plants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.33 Pierce Disease resistant planting? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.34 Fire resistant planting? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.35 Are you restoring open space and/or habitat? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | .CMC |
| 3.36 Are you harvesting rain water on site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.37 planting large trees to act as carbon sinks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.38 using permeable paving materials for drive access and walking surfaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 3.4 Does your parking lot include bicycle parking? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.5 Do you have on-site waste water disposal? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.6 Do have post-construction stormwater on site detention/filtration methods designed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

4 ENERGY PRODUCTION & EFFICIENCY

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--|
| 4.1 Does your facility use energy produced on site?
If yes, please explain the size, location, and percentage of off-set: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 4.2 Does the design include thermal mass within the walls and/or floors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 4.4 Will your plans for construction include: | | | | |
| 4.41 High density insulation above Title 24 standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 4.42 Zones for heating and cooling to provide for maximum efficiency? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 4.43 Energy Star™ or ultra energy efficient appliances? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
- If yes, please explain: _____

5 WATER CONSERVATION

- | | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--|
| 5.1 Does your landscape include high-efficiency irrigation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 5.2 Does your landscape use zero potable water irrigation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5.4 Will your facility use recycled water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5.5 Will your plans for construction include: | | | | |
| 5.51 a meter to track your water usage? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 5.52 ultra water efficient fixtures and appliances? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 5.53 a continuous hot water distribution method, such as an on-demand pump? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 5.54 a timer to insure that the systems are run only at night/early morning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

RECEIVED

AUG 30 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

6 MATERIAL RECYCLING

6.1	Are you using reclaimed materials? If yes, what and where: _____			X
6.2	Are you using recycled construction materials-			
	6.21 finish materials?			X
	6.22 aggregate/concrete road surfaces?			X
	6.23 fly ash/slag in foundation?	X		
6.3	Will your contractor be required to recycle and reuse construction materials as part of your contract?	X		
6.4	Does your facility provide access to recycle-			
	6.41 Kitchen recycling center?	X		
	6.42 Recycling options at all trash cans?	X		
	6.43 Do you compost green waste?	X		
	6.44 Provide recycling options at special events?	X		

7 NATURAL RESOURCES

7.1	Will you be using certified wood that is sustainably harvested in construction?			X
7.2	Will you be using regional (within 500 miles) building materials?	X		
7.3	Will you be using rapidly renewable materials, such as bamboo?			X
7.4	Will you apply optimal value engineering (truss & rafters at 24" on center framing)?			X
7.5	Have you considered the life-cycle of the materials you chose?	X		

8 INDOOR AIR QUALITY

8.1	Will you be using low or no emitting finish and construction materials indoors-			
	8.11 Paint?	X		
	8.12 Adhesives and Sealants?	X		
	8.13 Flooring?	X		
	8.14 Framing systems?	X		
	8.15 Insulation?	X		
8.2	Does the design allow for maximum ventilation?			X
8.3	Do you plan for a wood burning fireplace (US EPA Phase II certified)?	X		
8.4	Does your design include dayliting, such as skylights?	X		

9 TRANSPORTATION DEMAND MANAGEMENT

9.1	After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?			X
9.2	After your project is complete, will you allow your employees to telecommute or have alternative work schedules?	X		
9.3	Does your project include design features that encourage alternatives modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles? secured bicycle parking, safe bicycle access? loading zones for buses/large taxi services?	X		
		X		
		N/A		
9.4	How close is your facility to public transportation? Approximately 1 mile.			

10 Are there any superior environmental/sustainable features of your project that should be noted?
 TBD

11 What other studies or reports have you done as part of preparing this application?

1	_____
2	_____
3	_____
4	_____

12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?

If yes, please describe: N/A

13 Once your facility is in operation, will you:

13.1	calculate your greenhouse gas emissions?			X
13.2	implement a GHG reduction plan?			X
13.3	have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?			X

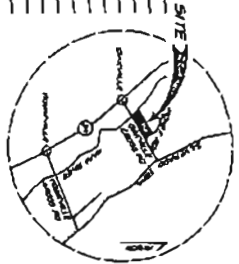
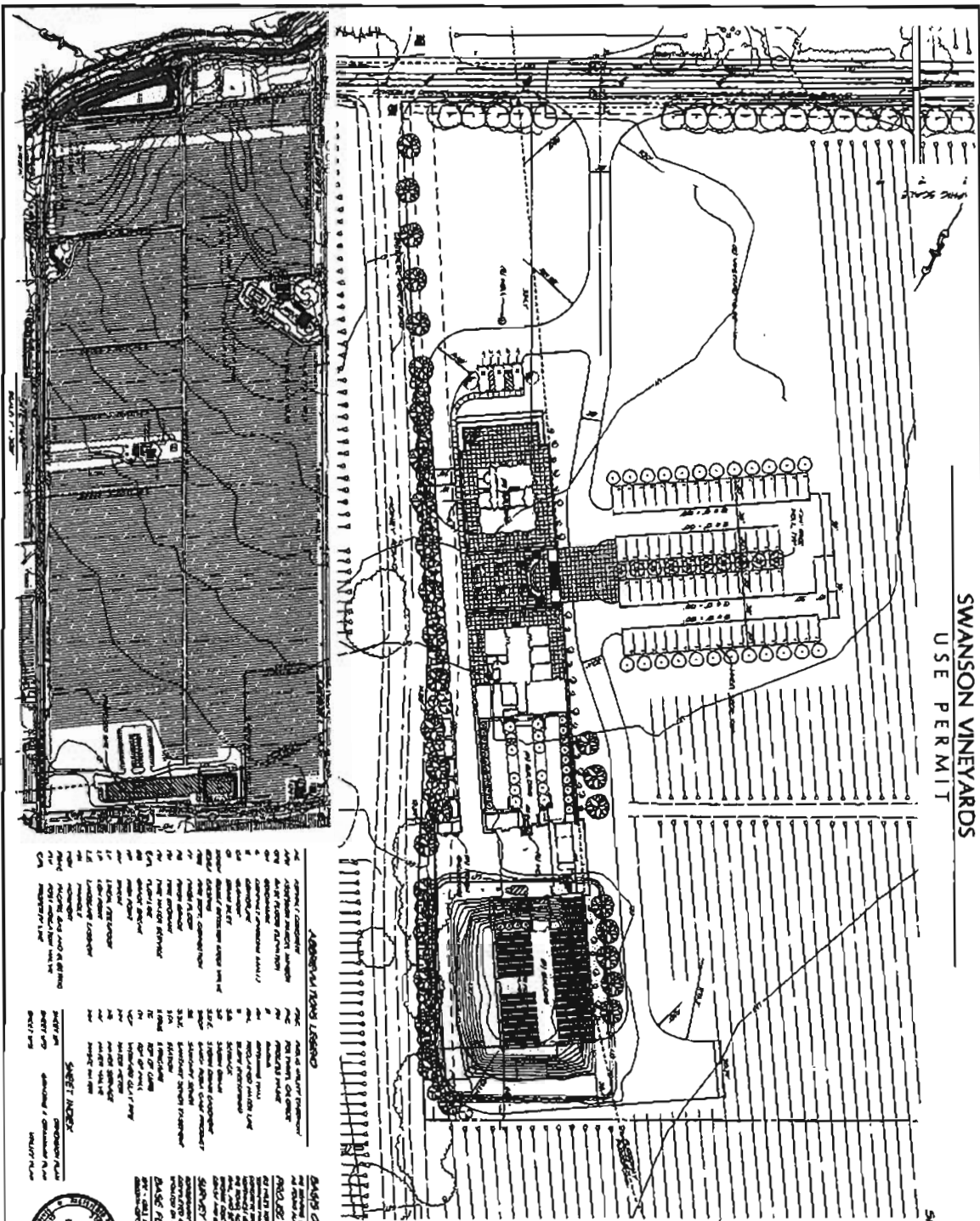
14 Does your project provide for education of green/sustainable practices?

If yes, please describe: _____

15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

Form filed out by: _____

SWANSON VINEYARDS
USE PERMIT



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CONSTRUCTION.
9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

SYMBOL LEGEND

Symbol	Description
Circle with dot	Well
Circle with cross	Water Meter
Circle with 'X'	Valve
Circle with 'V'	Valve
Circle with 'A'	Valve
Circle with 'B'	Valve
Circle with 'C'	Valve
Circle with 'D'	Valve
Circle with 'E'	Valve
Circle with 'F'	Valve
Circle with 'G'	Valve
Circle with 'H'	Valve
Circle with 'I'	Valve
Circle with 'J'	Valve
Circle with 'K'	Valve
Circle with 'L'	Valve
Circle with 'M'	Valve
Circle with 'N'	Valve
Circle with 'O'	Valve
Circle with 'P'	Valve
Circle with 'Q'	Valve
Circle with 'R'	Valve
Circle with 'S'	Valve
Circle with 'T'	Valve
Circle with 'U'	Valve
Circle with 'V'	Valve
Circle with 'W'	Valve
Circle with 'X'	Valve
Circle with 'Y'	Valve
Circle with 'Z'	Valve

PLANNING SUMMARY

Project Name: SWANSON VINEYARDS
 Location: NAPA COUNTY, CALIFORNIA
 Project Type: VINEYARD DEVELOPMENT
 Project Area: 100.00 ACRES
 Project Status: PERMITTING

PLANNING SUMMARY

Project Name: SWANSON VINEYARDS
 Location: NAPA COUNTY, CALIFORNIA
 Project Type: VINEYARD DEVELOPMENT
 Project Area: 100.00 ACRES
 Project Status: PERMITTING

DATE OF REVISIONS

NO.	DATE	DESCRIPTION
1	08/03/2010	ISSUED FOR PERMITTING

PROJECT INFORMATION

Owner: SWANSON VINEYARDS
 Designer: [Firm Name]
 Date: 08/03/2010

SYMBOL LEGEND

Symbol	Description
Circle with dot	Well
Circle with cross	Water Meter
Circle with 'X'	Valve
Circle with 'V'	Valve
Circle with 'A'	Valve
Circle with 'B'	Valve
Circle with 'C'	Valve
Circle with 'D'	Valve
Circle with 'E'	Valve
Circle with 'F'	Valve
Circle with 'G'	Valve
Circle with 'H'	Valve
Circle with 'I'	Valve
Circle with 'J'	Valve
Circle with 'K'	Valve
Circle with 'L'	Valve
Circle with 'M'	Valve
Circle with 'N'	Valve
Circle with 'O'	Valve
Circle with 'P'	Valve
Circle with 'Q'	Valve
Circle with 'R'	Valve
Circle with 'S'	Valve
Circle with 'T'	Valve
Circle with 'U'	Valve
Circle with 'V'	Valve
Circle with 'W'	Valve
Circle with 'X'	Valve
Circle with 'Y'	Valve
Circle with 'Z'	Valve

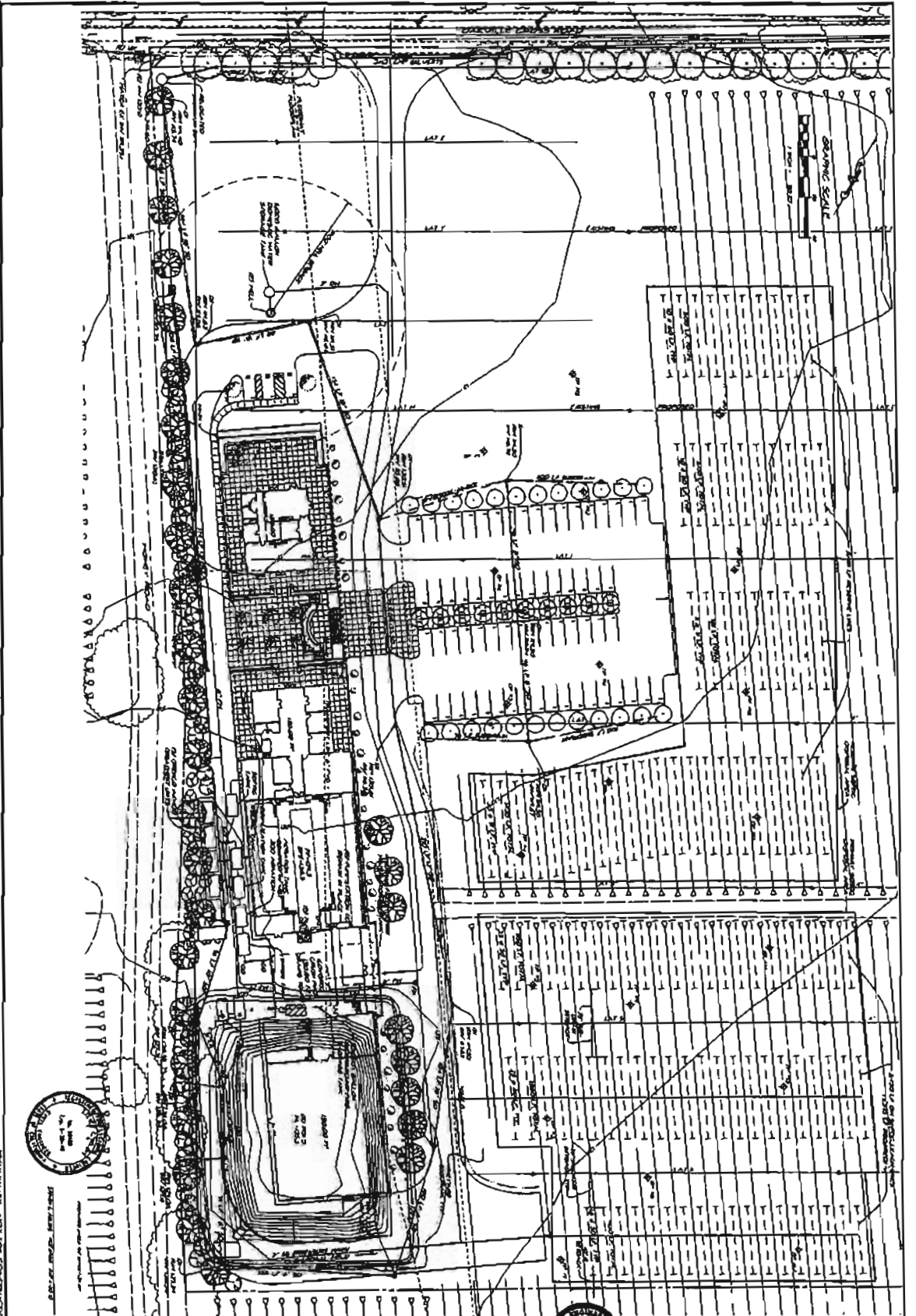
PLANNING SUMMARY

Project Name: SWANSON VINEYARDS
 Location: NAPA COUNTY, CALIFORNIA
 Project Type: VINEYARD DEVELOPMENT
 Project Area: 100.00 ACRES
 Project Status: PERMITTING

SWANSON VINEYARDS
 DIMENSION PLAN
 NAPA CALIFORNIA

UP1
 07/1/2010

RECEIVED
 AUG 3 0 2010
 NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.



Based on Topographical Map of Napa County, California

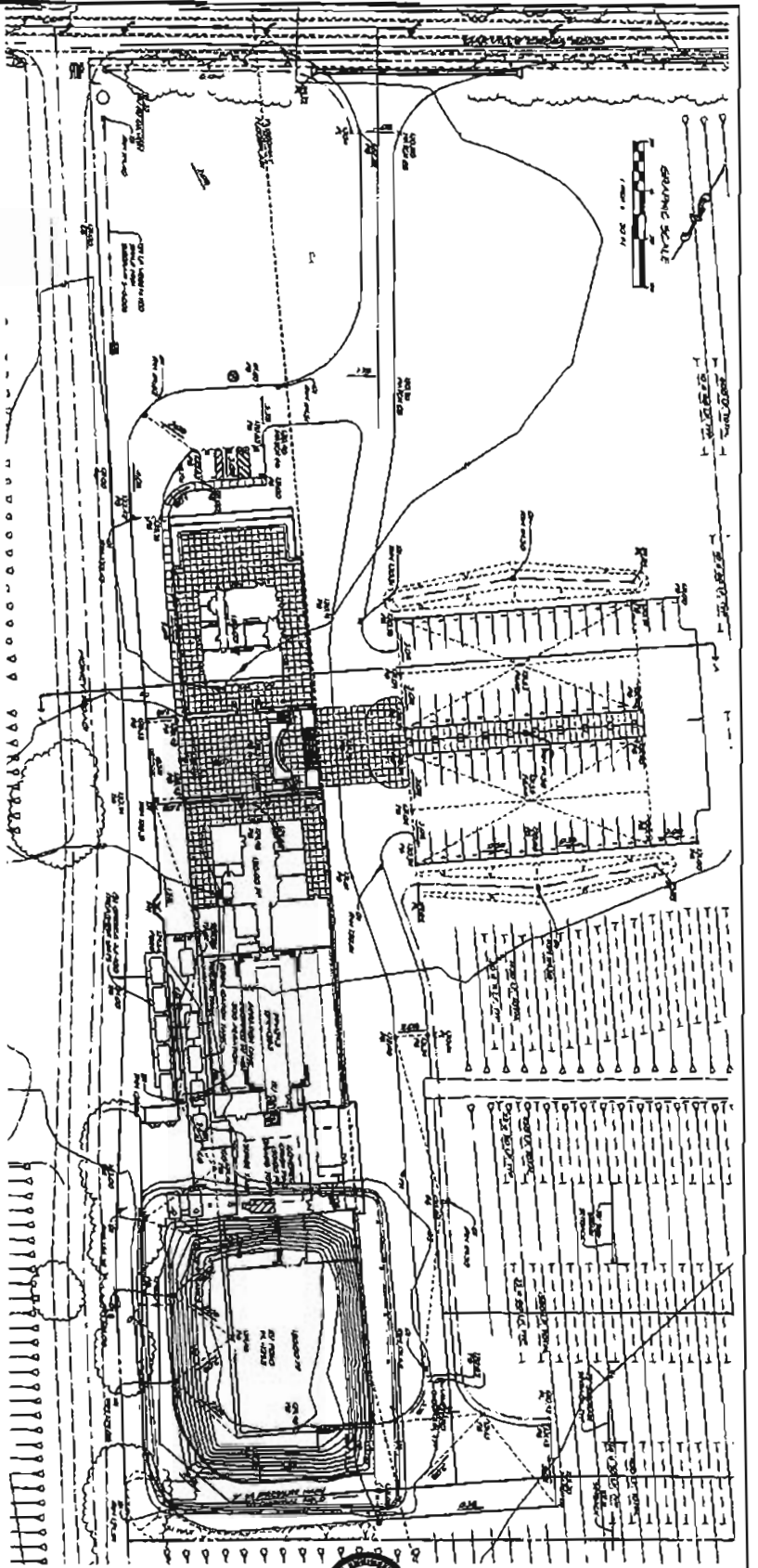
PREPARED BY: NAPA COUNTY PUBLIC WORKS DEPARTMENT

<p>SWANSON VINEYARDS UTILITY PLAN NAPA CALIFORNIA</p>			<p>DATE: 7/20/10 BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]</p>
---	--	--	---

RECEIVED

AUG 3 0 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



GRADE SHEET

STATION	1+00	1+25	1+50	1+75	2+00	2+25	2+50	2+75	3+00	3+25	3+50	3+75	4+00	4+25	4+50	4+75	5+00
EXIST. GRADE	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
PROPOSED GRADE	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00



DATE: 10/10/09
 PROJECT: SWANSON VINEYARDS
 SHEET: GRADING & DRAINAGE PLAN
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DATE	10/10/09
BY	[Name]
CHECKED	[Name]
SCALE	AS SHOWN
PROJECT	SWANSON VINEYARDS
SHEET	GRADING & DRAINAGE PLAN
TOTAL SHEETS	10

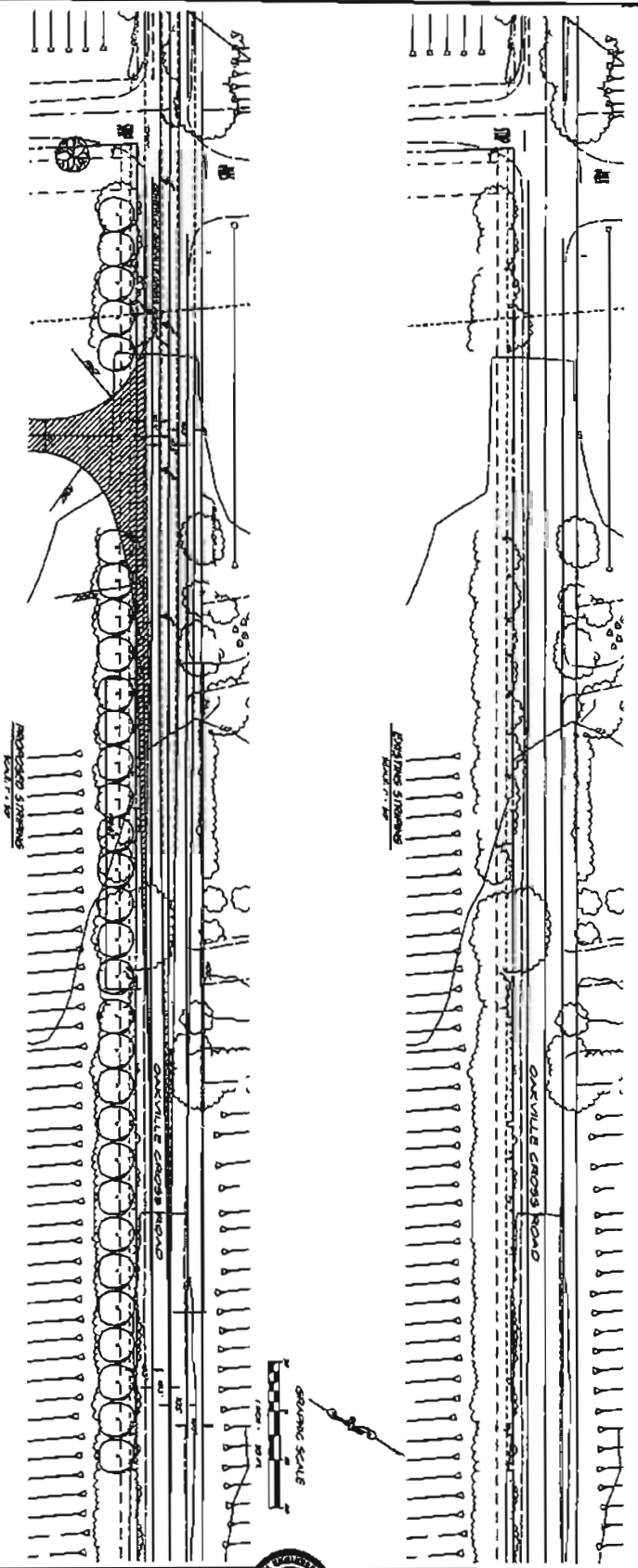
**SWANSON VINEYARDS
 GRADING & DRAINAGE PLAN**
 NAPA CALIFORNIA



RECEIVED

AUG 3 0 2010

NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.



Printed on Recycled Paper - Please Recycle the Copy

ZALBURNIAN, NOT FOR CONSTRUCTION



DATE	DESCRIPTION
08/03/2010	UP11

SWANSON VINEYARDS
STRIPING PLAN
NAPA CALIFORNIA



DATE	DESCRIPTION
08/03/2010	UP11

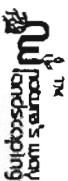
RECEIVED

AUG 3 0 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



1000 West Street, 9th Floor, Oakland, CA 94612
TEL: 510 462 1000 FAX: 510 462 1000
www.lorealparis.com



111 W. 22nd Street, 22nd Floor
New York, NY 10011
JANET GOODMAN ASLA

This document is the property of the client and is not to be distributed, copied, or used in any way without the written consent of the client. The client is responsible for the accuracy of the information provided.

USE PERMIT SUBMITTAL

SWANSON VINEYARDS

OAKVILLE CROSS ROAD
NAPA COUNTY, CA 94558
APN 031-040-014



SWANSON
ARCHITECTS

- A1.00 INDEX SHEET
- A1.11 PLOT PLAN
- A1.12 SITE PLAN W/ CAMERA VIEWS
- A2.11 MAIN FLOOR PLAN
- A2.12 SECOND FLOOR PLAN
- A2.13 ROOF PLAN
- A3.11 BUILDING ELEVATIONS
- A3.12 BUILDING ELEVATIONS
- A3.13 BUILDING ELEVATIONS
- A3.14 BUILDING ELEVATIONS
- A4.11 PHOTO RENDERING
- A4.12 PHOTO RENDERING
- A4.13 FLOOR AREA DIAGRAM
- A5.11 EXISTING & PROPOSED PHOTOS
- L1 LANDSCAPE CONCEPT
- L2 LANDSCAPE CONCEPT
- L3 LANDSCAPE CONCEPT
- L4 LANDSCAPE CONCEPT

RECEIVED

JUN 13 2011

A1.00

USE PERMIT

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

① SITE PLAN



RECEIVED

JUN 19 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



A1.12

DATE REVISION

NO.	DATE	DESCRIPTION
1	06/15/11	ISSUED FOR PERMIT
2	06/15/11	ISSUED FOR PERMIT
3	06/15/11	ISSUED FOR PERMIT
4	06/15/11	ISSUED FOR PERMIT
5	06/15/11	ISSUED FOR PERMIT
6	06/15/11	ISSUED FOR PERMIT
7	06/15/11	ISSUED FOR PERMIT
8	06/15/11	ISSUED FOR PERMIT
9	06/15/11	ISSUED FOR PERMIT
10	06/15/11	ISSUED FOR PERMIT

SITE PLAN

SWANSON ARCHITECTS

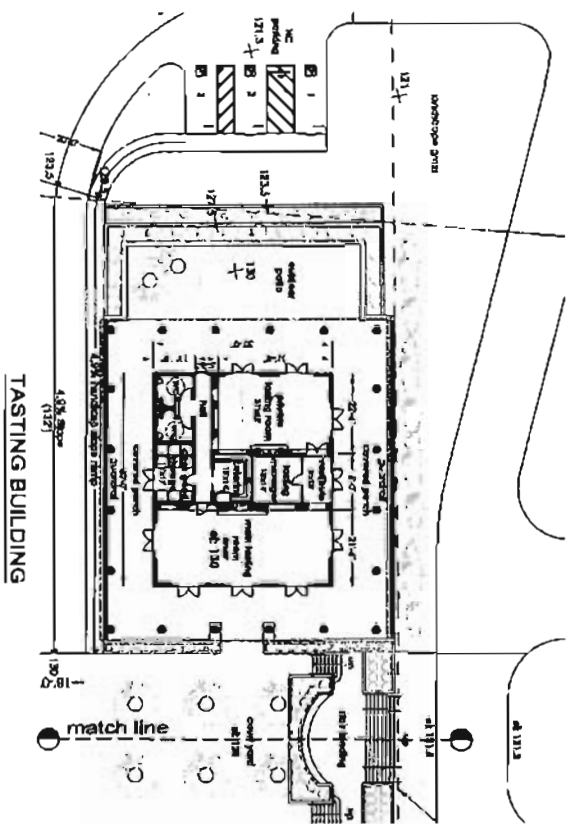


QUAIL CREEK ROAD
NAPA COUNTY, CA 94958
PHONE: 707.252.1111

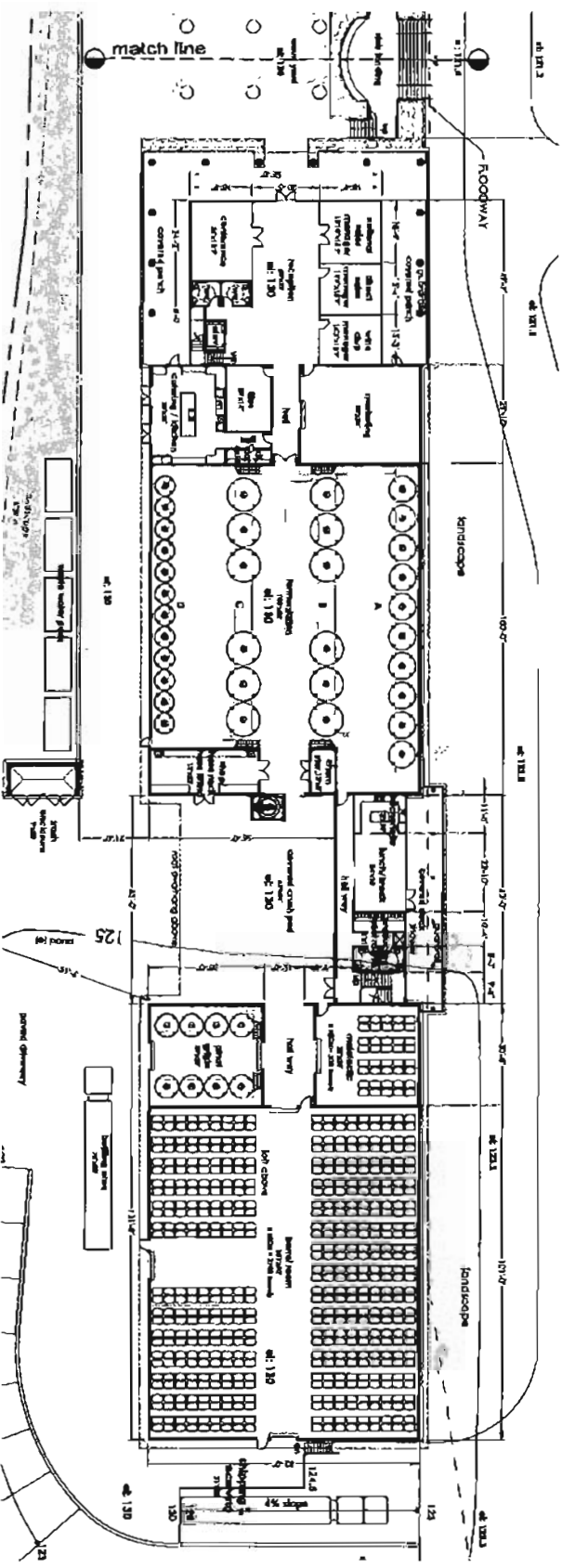
W nature's way
landscaping

1000 Howe Road, Berkeley, CA 94702
TEL: 925.862.1800 FAX: 925.862.1800
WWW.WLANDSCAPING.COM





TASTING BUILDING



1 MAIN FLOOR PLAN

WINERY BUILDING



1000 Main Street, St. Helena, CA 94574
 707.937.1100 • FAX: 707.937.4400
 www.wine.com

John Lutz
 PROJECT ARCHITECT

1540 17th Street, Suite 200, St. Helena, CA 94574
 Architecture Group, Inc.
 John Gordon, AIA, LEED AP

1000 Main Street, St. Helena, CA 94574
 707.937.1100 • FAX: 707.937.4400
 www.wine.com



SWANSON
 ARCHITECTS

2000 Main Street, St. Helena, CA 94574
 707.937.1100 • FAX: 707.937.4400
 www.swansonarchitects.com

PROJECT NUMBER	2009-011
DATE	2/20/11
CLIENT	THE WINE
DESIGNED BY	JOHN LUTZ
ARCHITECT	SWANSON ARCHITECTS
REVISIONS	

MAIN FLOOR PLAN

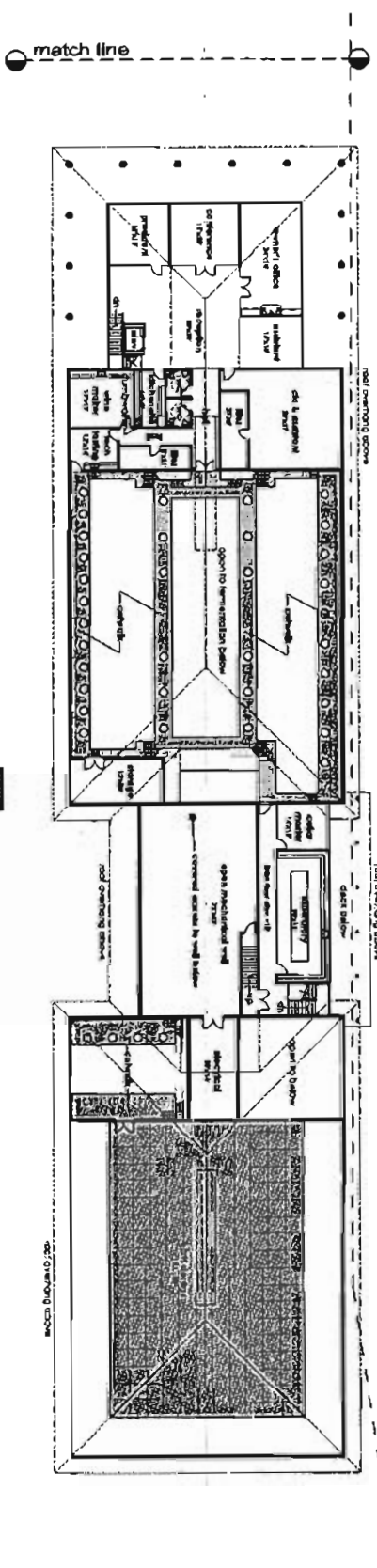
A2.11

DATE PLOTTED

RECEIVED

JUN 13 2011

NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.



1 SECOND FLOOR PLAN

WINERY BUILDING

RECEIVED

JUN 18 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

SWANSON
ARCHITECTS

DMITRIY GORODKOV
ARCHITECT
APR 27 2011 10:51 AM

PROJECT NUMBER: 04-01-011
DRAWING BY: SWANSON
CHECKED BY: M. SWANSON
DATE: 04/27/11
SCALE: AS SHOWN

SECOND FLOOR
PLAN

A2.12

USE PRESENT



1400 Maple Street, Berkeley, CA 94704
TEL: 415.863.1800 FAX: 415.863.4400
WWW.LAIL.COM
LAIL
LANDSCAPE ARCHITECTS

Rob
Robinson's winery
landscaping

John
Gardner
John Gardner USA

Small text block containing project details and contact information, including a phone number and website.



CAMERA VIEW #1 - 30' W/ SWANSON FROM QUAIL HILLS CROSS ROAD



CAMERA VIEW #1 - 200' E/110'



CAMERA VIEW #2 - 30' W/ SWANSON AND PARKING



CAMERA VIEW #1 - FROM PARKING



1000 Lake Street, Suite 1000, San Francisco, CA 94109
 TEL: 415 774 1888 FAX: 415 774 1889
 JOHN LAIT
 MICHAEL SWANSON

SWANSON
 Architecture's luxury
 landscaping

1010 17th St. San Francisco, CA
 415 774 1888
 JOHN GOODRICH ASIA

1000 Lake Street, Suite 1000, San Francisco, CA 94109
 TEL: 415 774 1888 FAX: 415 774 1889
 JOHN LAIT
 MICHAEL SWANSON



SWANSON
 ARCHITECTURE

QUAIL HILLS CROSS ROAD
 NAPA COUNTY, CALIFORNIA
 APR 03 - 04/11

PROJECT NUMBER	310
SITE	240/241
DATE	4/11/11
DESIGNED BY	A
DRAWN BY	OR
SCALE	AS SHOWN

REVISIONS	

PHOTO
 RENDERING

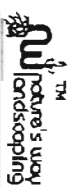
A4.12

USE REPORT

RECEIVED
 JUN 13 2011
 NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.



10150 BROADWAY, SUITE 100
SAN FRANCISCO, CA 94133
415.774.1111
www.lxill.com



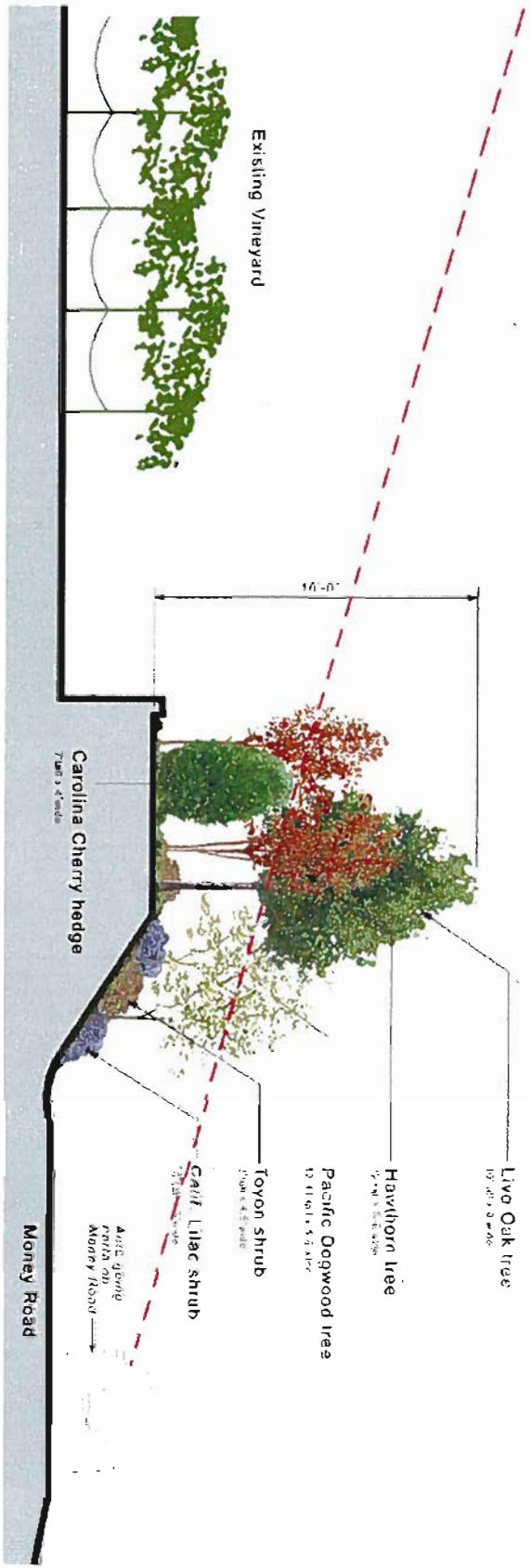
10150 BROADWAY, SUITE 100
SAN FRANCISCO, CA 94133
415.774.1111
www.lxill.com

10150 BROADWAY, SUITE 100
SAN FRANCISCO, CA 94133
415.774.1111
www.lxill.com



SWANSON
LANDSCAPE ARCHITECTS

10150 BROADWAY, SUITE 100
SAN FRANCISCO, CA 94133
415.774.1111
www.lxill.com



"FIRST YEAR" Planting

SECTION A-A

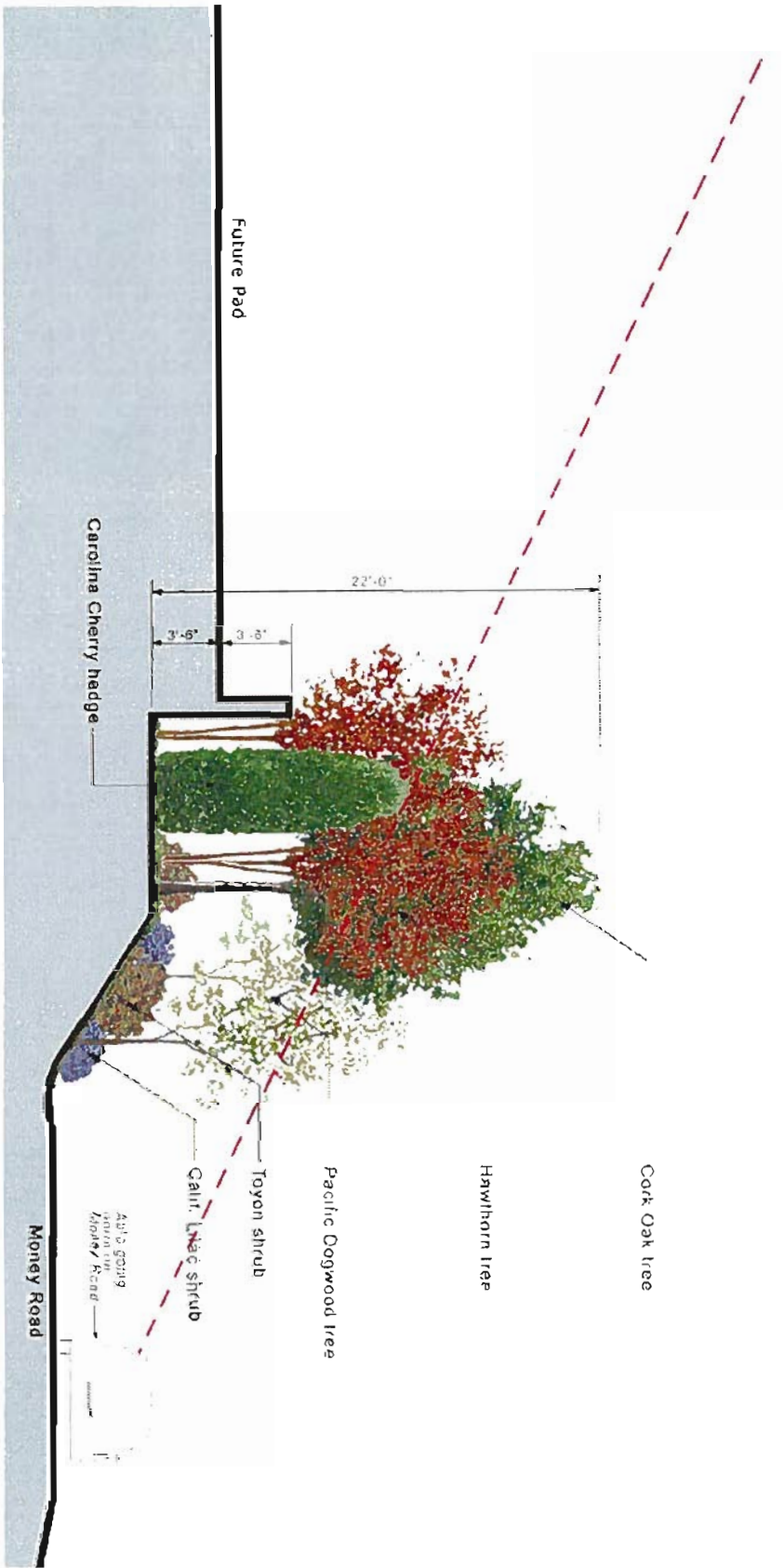
- MONEY ROAD TREE COUNT**
- Live Oak tree - 51 in 36" box
 - Hawthorn tree - 81 in 36" box
 - Pacific Dogwood tree = 22 in 36" box
 - Carolina Cherry hedge = 1'3 in 36" box
 - Toyon shrub = 122 in 15 gallon container
 - Calif. Lilac shrub = 170 in 6 gallon container

RECEIVED

JUN 13 2011

L1

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



SECTION A-A

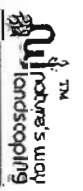
RECEIVED

JUN 13 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



1000 Lakeside Drive, Suite 100
Napa, CA 94558
TEL: 707.251.1000
WWW.LANDSCAPE.COM



1000 Lakeside Drive, Suite 100
Napa, CA 94558
TEL: 707.251.1000
WWW.LANDSCAPE.COM



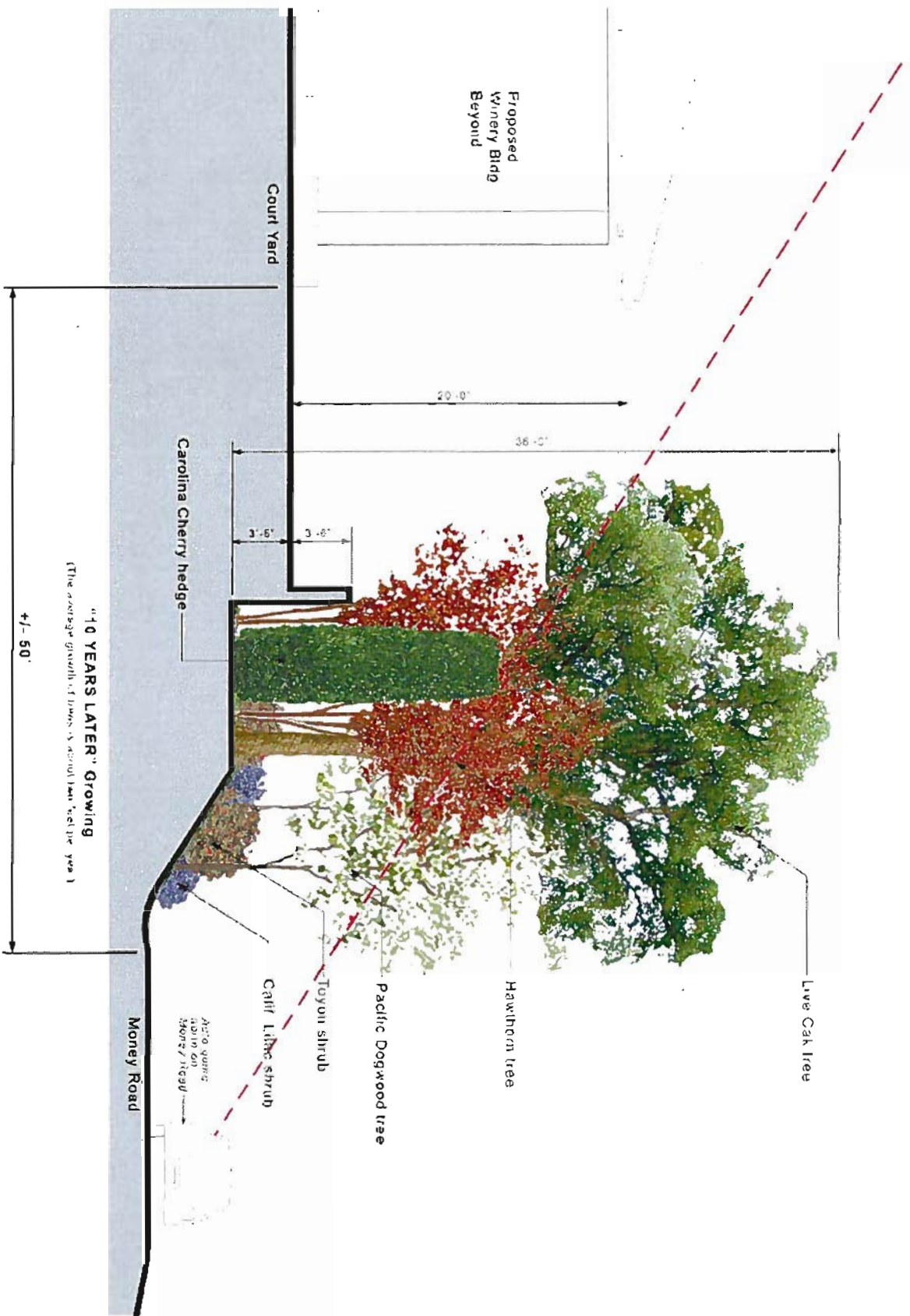
SWANSON
LANDSCAPE ARCHITECTS

DATE: 06/13/11
PROJECT: NAPA CO. CONSERVATION DEVELOPMENT & PLANNING DEPT.
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

LANDSCAPE
CONCEPT

L2

06/13/11



SECTION A-A

RECEIVED

JUN 13 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

L3

LANDSCAPE
CONCEPT



4000 Lakes Blvd. #1000, CA 94940
TEL: 415.441.1100 FAX: 415.441.1101
WWW.LANDSCAPE.COM

SWANSON
STREET FARMERS

Project: SWANSON
Date: 06/13/11
Scale: 1/8" = 1'-0"
Author: J. SWANSON
Check: J. SWANSON
Date: 06/13/11



Project: SWANSON
Date: 06/13/11
Scale: 1/8" = 1'-0"
Author: J. SWANSON
Check: J. SWANSON
Date: 06/13/11

021-10001

MONEY ROAD TREE COUNT:
 Total Oak trees = 511 in 60' x 20'
 Hackberry trees = 81 in 35' box
 Pacific Dogwood trees = 22 in 35' box
 California Cherry hedge = 113 in 18" box
 Toyon shrub = 122 in 15 gallon container
 Coril. Lamb shrub = 79 in 5 gallon container



PARTIAL SITE PLAN



"FIRST YEAR" Planting



"2 TO 3 YEARS LATER" Growing



EAST ELEVATIONS

"10 YEARS LATER" Growing
 (The average growth of trees is about two feet per year)

RECEIVED

JUN 18 2011

NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.



THE LANDSCAPE ARCHITECTS
 1000 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94108
 TEL: 415.774.2200
 WWW.LANDSCAPEARCHITECTS.COM

THE LANDSCAPE ARCHITECTS
 LANDSCAPING

1000 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94108
 TEL: 415.774.2200
 WWW.LANDSCAPEARCHITECTS.COM



SWANSON
 VINTNERS

SWANSON VINTNERS
 1000 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94108
 TEL: 415.774.2200
 WWW.SWANSONVINTNERS.COM

LANDSCAPE
 CONCEPT

L4

10/17/2010

