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**OWNER:**  
**SINEGAL ESTATE**  
 2125 INGLEWOOD AVENUE  
 ST. HELENA, CALIFORNIA

**APPLICANT:**  
**SINEGAL ESTATE**  
 2125 INGLEWOOD AVENUE  
 ST. HELENA, CALIFORNIA

**SUMMIT**  
 Summit Engineering, Inc.  
 463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403  
 707-527-0775 • www.summit-sr.com

**SINEGAL ESTATE**  
 2125 INGLEWOOD AVENUE  
 ST. HELENA, CALIFORNIA  
 APN 027-120-008

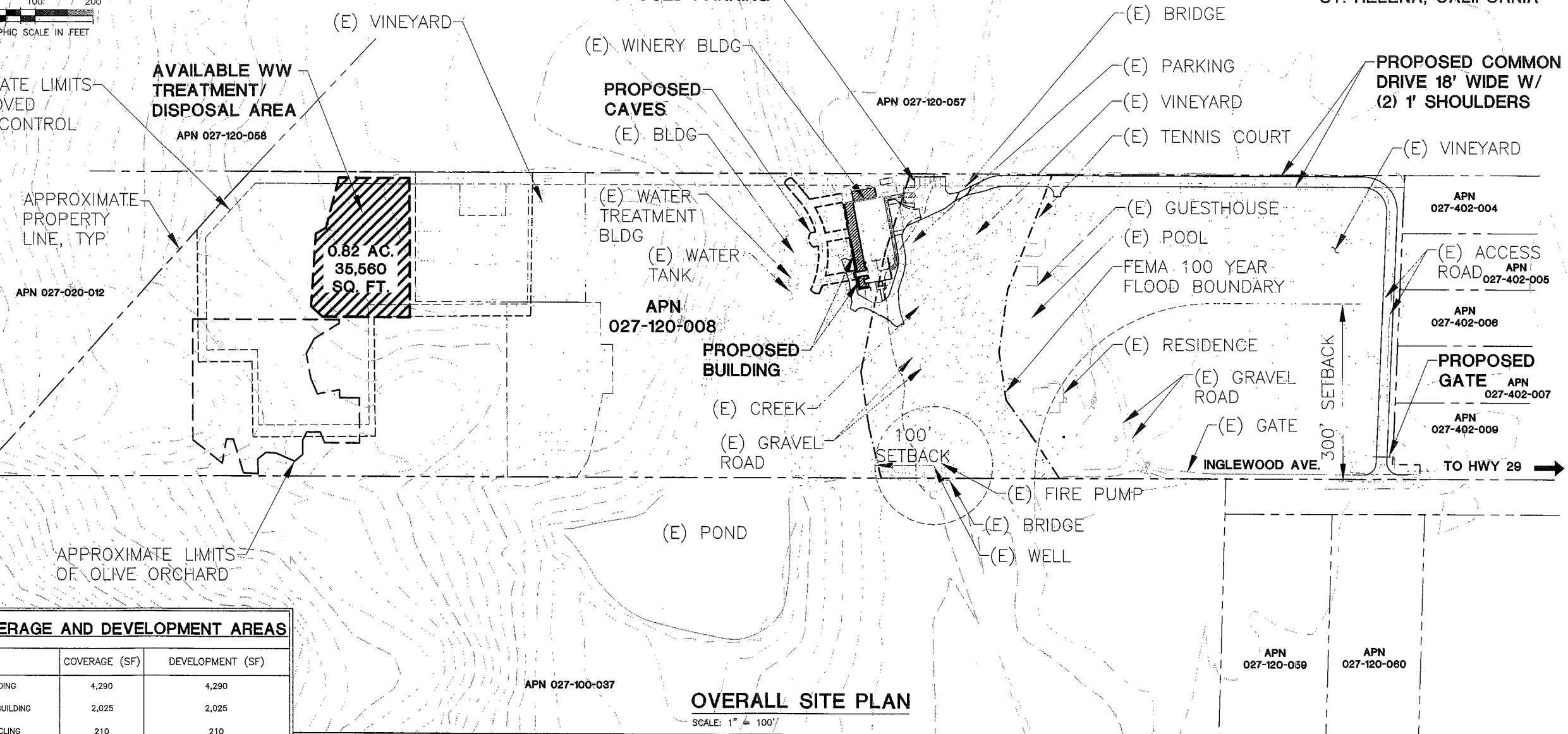
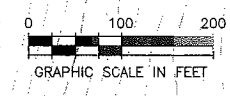
**USE PERMIT APPLICATION**  
**OVERALL SITE PLAN**

08-07-2013  
 ISSUE FOR REVIEW

09-11-2013  
 USE PERMIT RESUBMITTAL

DATE: 08-07-2013  
 JOB NO: 2013080  
 SCALE: AS SHOWN  
 DRAWN: TAF  
 CHECKED: MS  
 SHEET

**UP1**



WINERY COVERAGE AND DEVELOPMENT AREAS		
AREA	COVERAGE (SF)	DEVELOPMENT (SF)
(E) WINERY BUILDING	4,290	4,290
PROPOSED WINERY BUILDING	2,025	2,025
GARBAGE & RECYCLING	210	210
COVERED CRUSH PADS	710	710
PAVED PARKING AREAS FOR EMPLOYEE EXCLUSIVE USE	0	0
<b>TOTAL DEVELOPMENT AREA (SF)</b>		<b>7,235</b>
ABOVE GROUND WASTEWATER DISPOSAL PAVING	150	-
	31,971	-
<b>TOTAL COVERAGE (SF)</b>	<b>39,356</b>	
<b>TOTAL COVERAGE (AC)</b>	<b>0.90</b>	
<b>TOTAL PARCEL (AC)</b>	<b>25.82</b>	
<b>PERCENT COVERAGE</b>	<b>3.5%</b>	

**NOTES:**

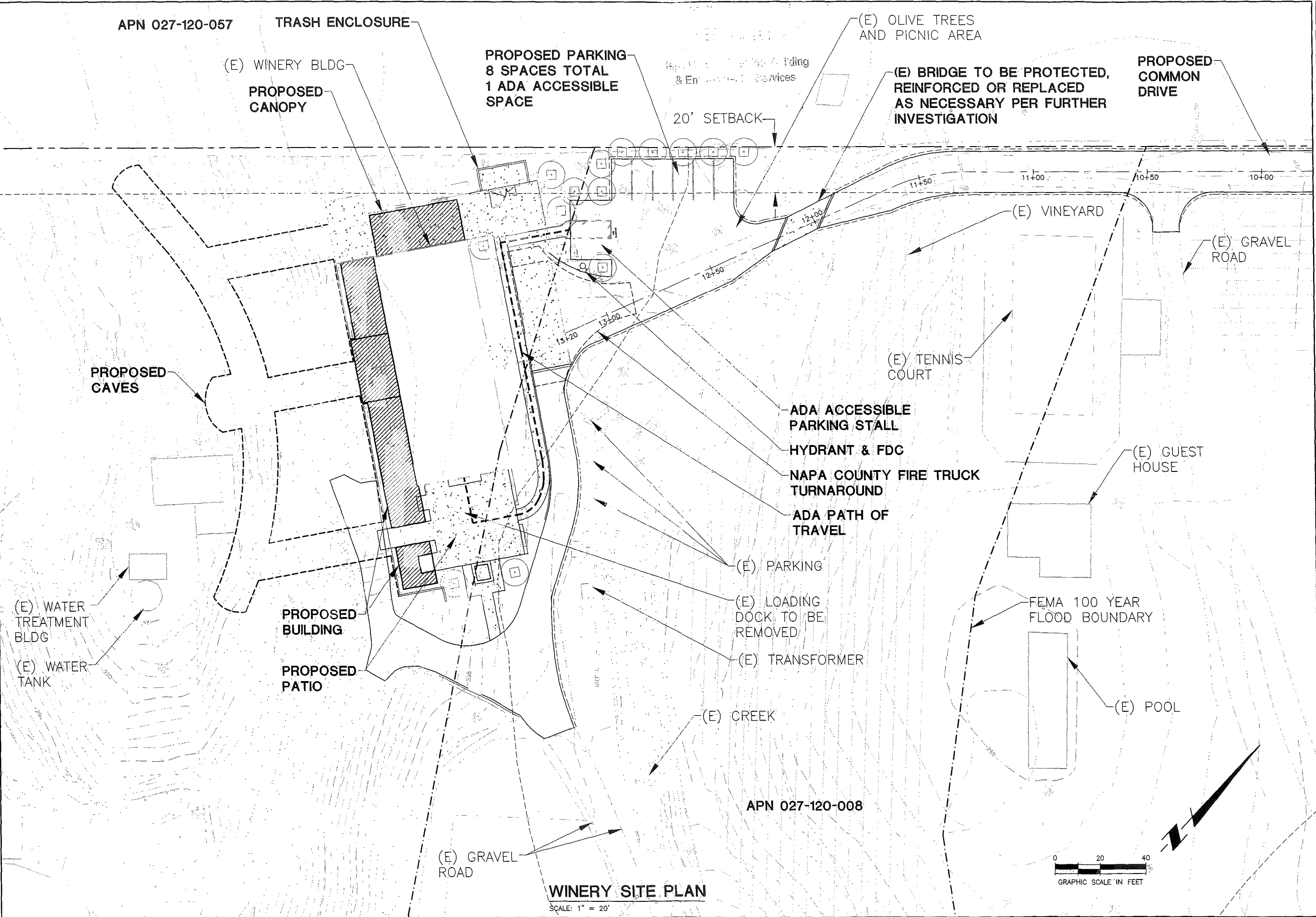
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND SQUARE FOOTAGE BREAKDOWN OF THE PRODUCTION AND HOSPITALITY BUILDINGS.
- FIRE STORAGE IS CURRENTLY PROVIDED BY THE EXISTING POND AND SERVES THE WINERY VIA A FIRE PUMP.
- FEMA 100 YEAR FLOOD ZONE REPRESENTS AN APPROXIMATE ZONE A AREA. SEE SHEET UP5-SECTIONS AND BASE FLOOD ELEVATION STUDY FOR CALCULATED FLOOD LIMITS.

SEP 20 2013  
 Napa County Planning Building & Environmental Services

**SHEET INDEX**

UP1	OVERALL SITE PLAN
UP2	WINERY SITE PLAN
UP3	PRELIMINARY GRADING, DRAINAGE & EROSION CONTROL PLAN-WINERY
UP4	PRELIMINARY GRADING, DRAINAGE & EROSION CONTROL PLAN-ACCESS ROAD
UP5	CROSS SECTIONS

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APN 027-120-057

TRASH ENCLOSURE

PROPOSED PARKING  
8 SPACES TOTAL  
1 ADA ACCESSIBLE  
SPACE

(E) OLIVE TREES  
AND PICNIC AREA

PROPOSED  
COMMON  
DRIVE

(E) WINERY BLDG  
PROPOSED  
CANOPY

(E) BRIDGE TO BE PROTECTED,  
REINFORCED OR REPLACED  
AS NECESSARY PER FURTHER  
INVESTIGATION

20' SETBACK

(E) VINEYARD

(E) GRVEL  
ROAD

PROPOSED  
CAVES

(E) TENNIS  
COURT

ADA ACCESSIBLE  
PARKING STALL

HYDRANT & FDG

NAPA COUNTY FIRE TRUCK  
TURNAROUND

ADA PATH OF  
TRAVEL

(E) GUEST  
HOUSE

(E) PARKING

(E) LOADING  
DOCK TO BE  
REMOVED

(E) TRANSFORMER

FEMA 100 YEAR  
FLOOD BOUNDARY

(E) WATER  
TREATMENT  
BLDG

PROPOSED  
BUILDING

PROPOSED  
PATIO

(E) CREEK

(E) POOL

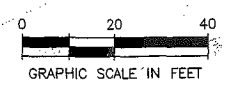
(E) WATER  
TANK

APN 027-120-008

(E) GRVEL  
ROAD

**WINERY SITE PLAN**

SCALE: 1" = 20'



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USE PERMIT APPLICATION

WINERY SITE PLAN

08-07-2013  
ISSUE FOR REVIEW

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SCALE: AS SHOWN

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CHECKED: MS

SHEET

**UP2**

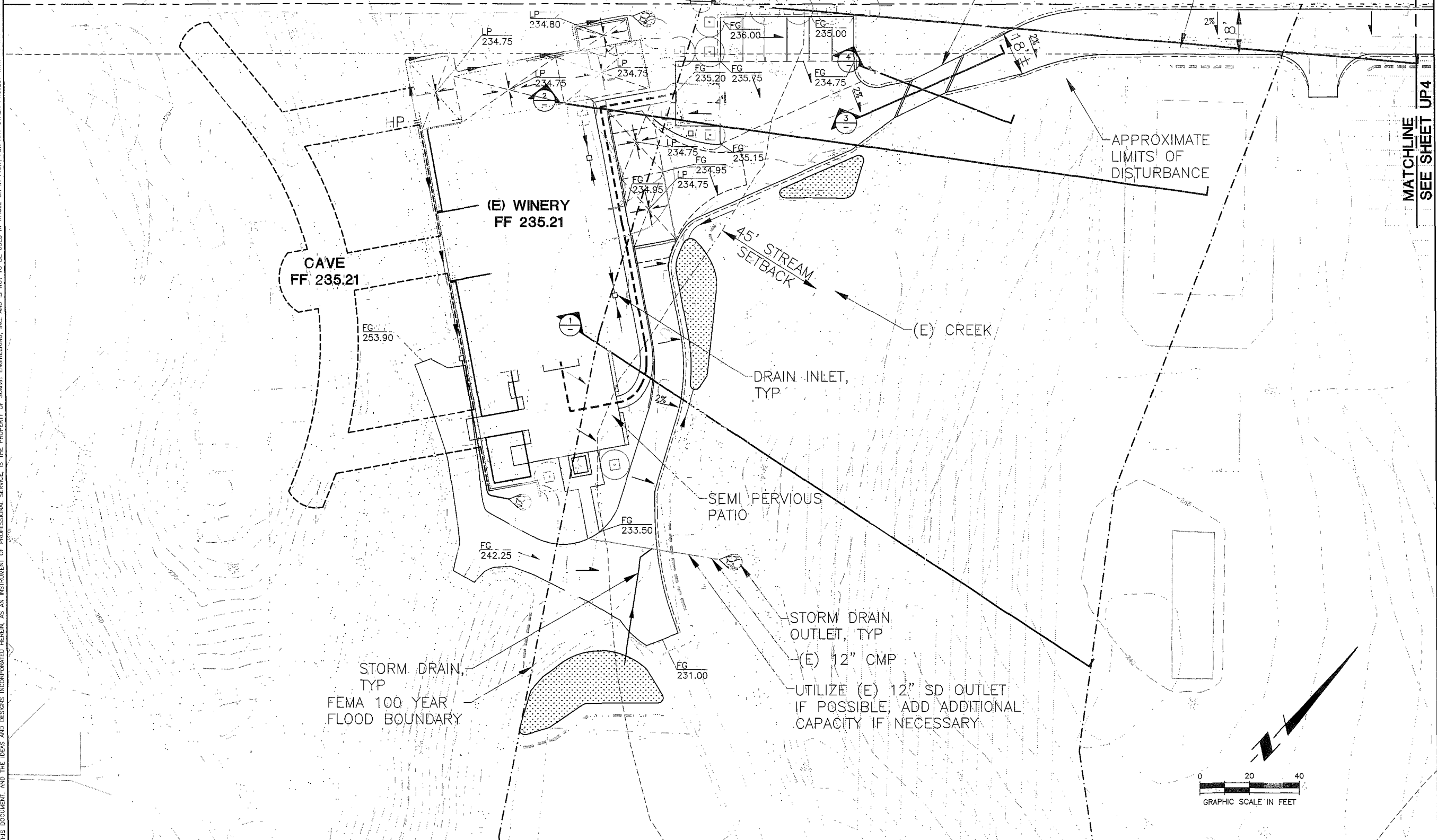
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 **POTENTIAL STORMWATER DETENTION AREAS**

**CONSTRUCTION PHASE EROSION CONTROL MEASURES:**

1. FIBER ROLL AT ALL CUT AND FILL SLOPES.
2. GRAVEL BAG FILTER INLET PROTECTION.
3. CHECK DAMS IN SWALES.
4. STABILIZE ENTRANCE CONTROL
5. CONCRETE WASHOUT
6. VEGETATE DISTURBED AREAS

REMOVE (E) TENNIS COURT PAVING & RELOCATE FENCE AS NECESSARY TO ACCOMMODATE ACCESS ROAD



MATCHLINE SEE SHEET UP4

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 ST. HELENA, CALIFORNIA  
 APN 027-120-008

USE PERMIT APPLICATION  
 PRELIMINARY GRADING, DRAINAGE  
 & EROSION CONTROL PLAN  
 WINERY

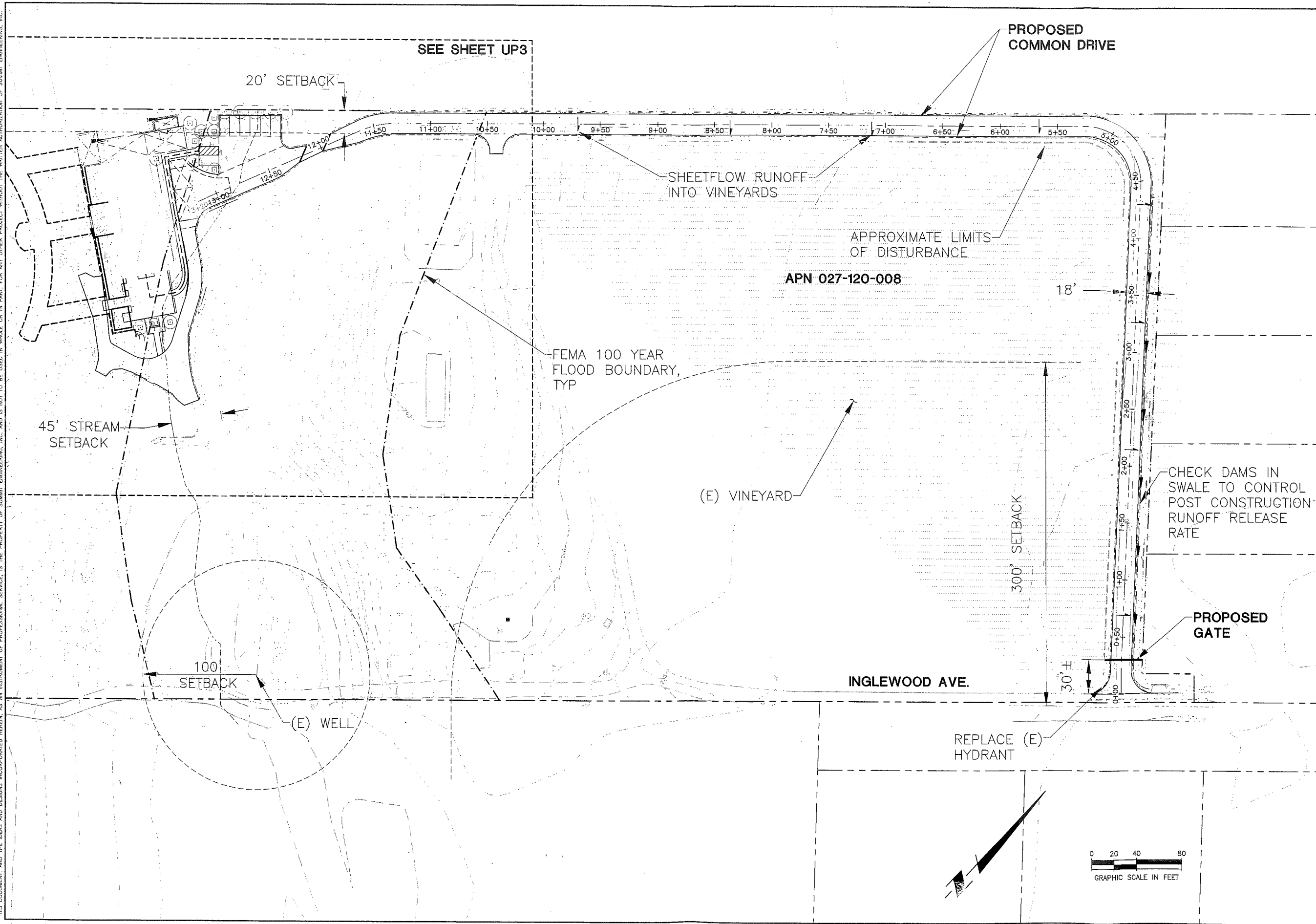
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**UP3**

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SEE SHEET UP3

20' SETBACK

PROPOSED COMMON DRIVE

SHEETFLOW RUNOFF INTO VINEYARDS

APPROXIMATE LIMITS OF DISTURBANCE

APN 027-120-008

FEMA 100 YEAR FLOOD BOUNDARY, TYP

45' STREAM SETBACK

(E) VINEYARD

CHECK DAMS IN SWALE TO CONTROL POST CONSTRUCTION RUNOFF RELEASE RATE

300' SETBACK

PROPOSED GATE

100 SETBACK

(E) WELL

INGLEWOOD AVE.

REPLACE (E) HYDRANT

30'±

0 20 40 80  
GRAPHIC SCALE IN FEET

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APN 027-120-008

USE PERMIT APPLICATION  
PRELIMINARY GRADING, DRAINAGE  
& EROSION CONTROL PLAN  
ACCESS ROAD

08-07-2013  
ISSUE FOR REVIEW

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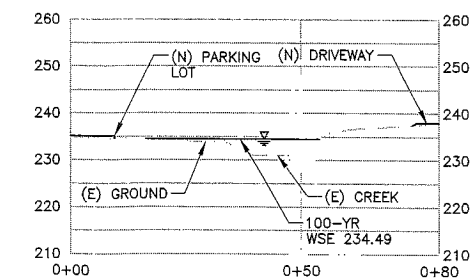
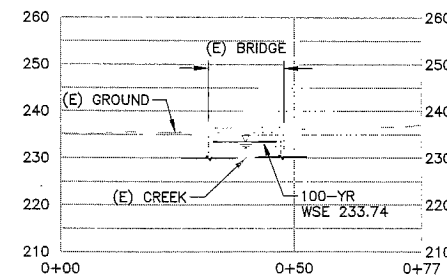
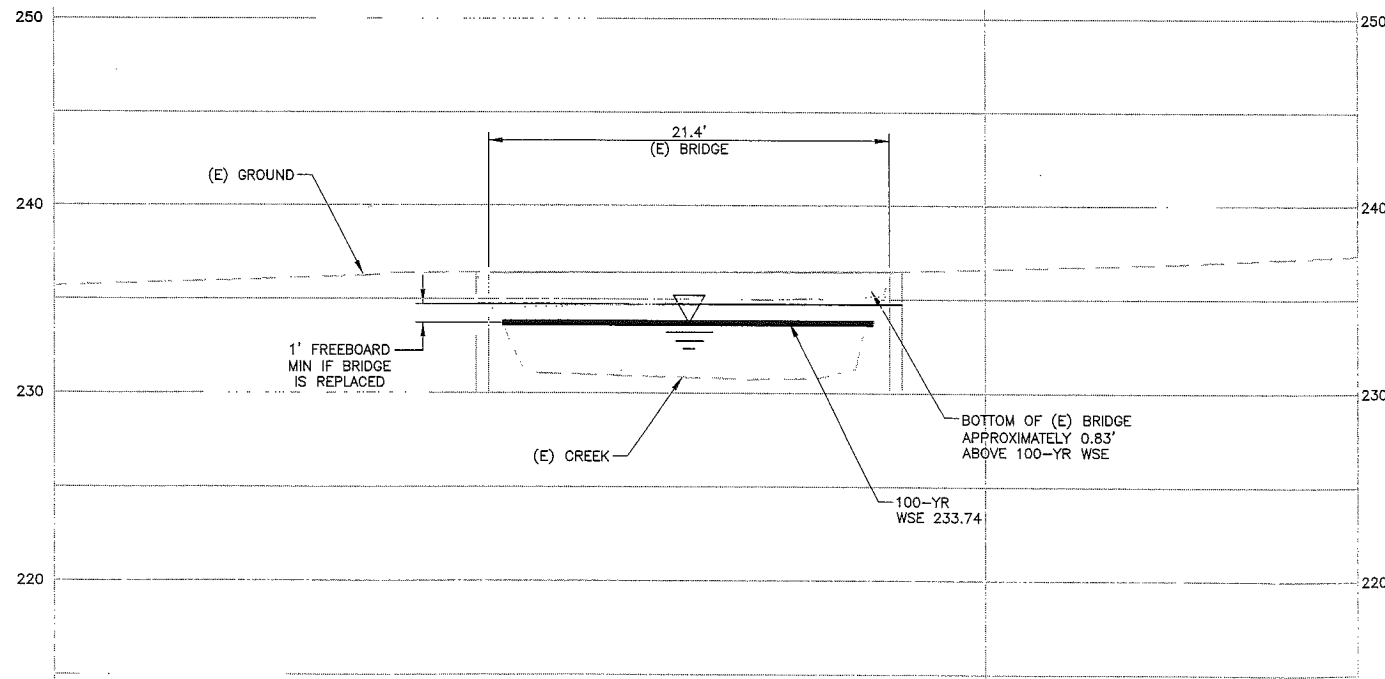
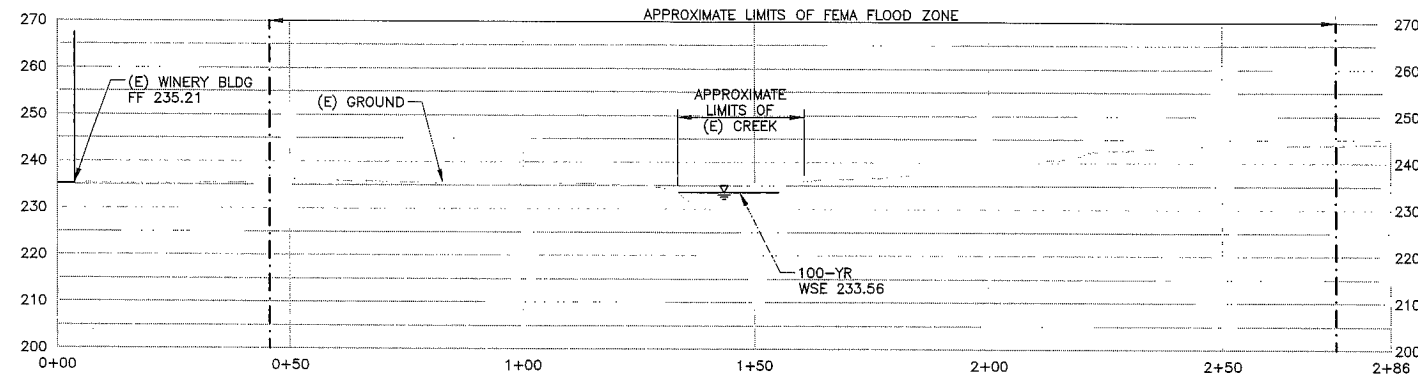
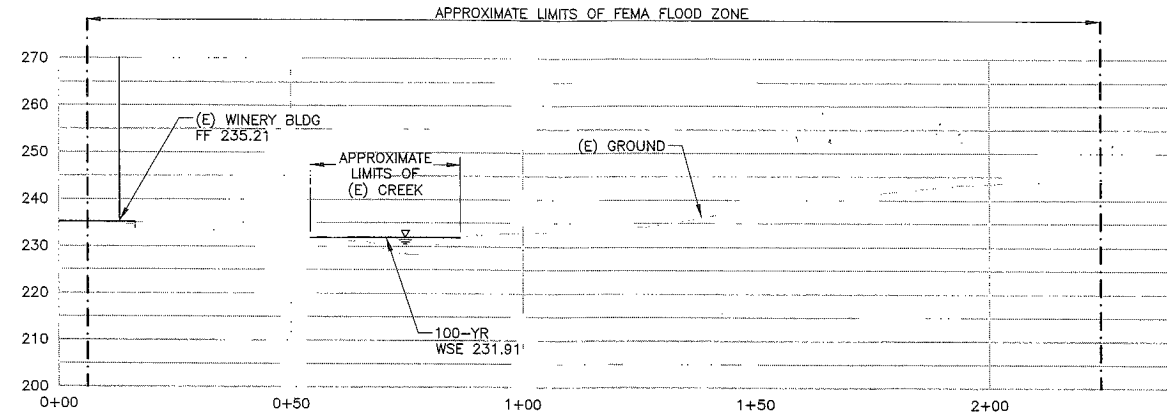
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JOB NO: 2013080  
SCALE: AS SHOWN  
DRAWN: TAF  
CHECKED: MS

SHEET

**UP4**

Napa County Planning, Building  
& Environmental Services

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ST. HELENA, CALIFORNIA  
APN 027-120-008

USE PERMIT APPLICATION  
CROSS SECTIONS

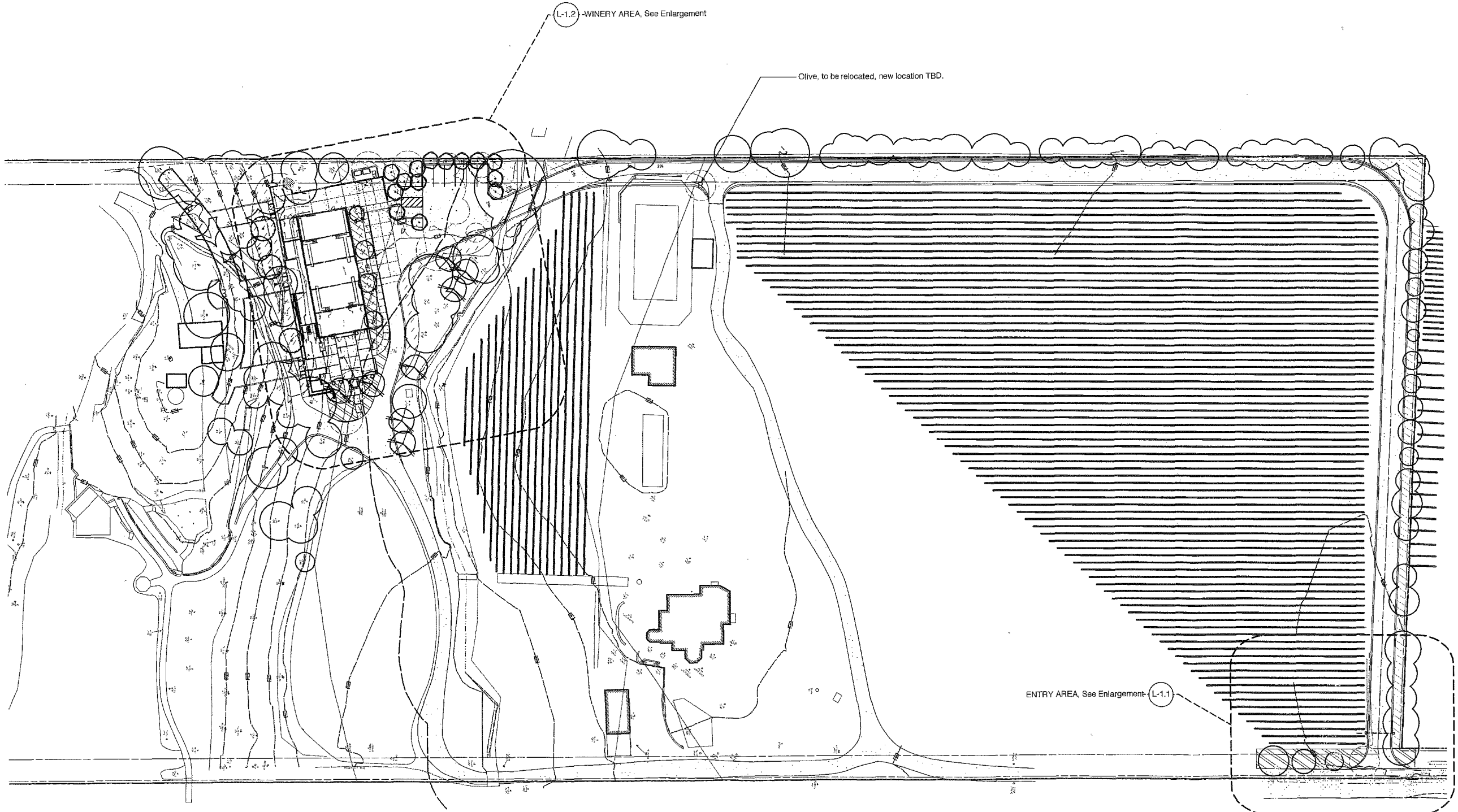
08-07-2013  
ISSUE FOR REVIEW

09-11-2013  
USE PERMIT RESUBMITTAL

DATE: 08-05-2013  
JOB NO: 2013080  
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CHECKED: MS  
SHEET

UP5

New... & Em... .066



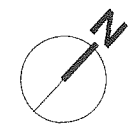
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 NOT FOR CONSTRUCTION

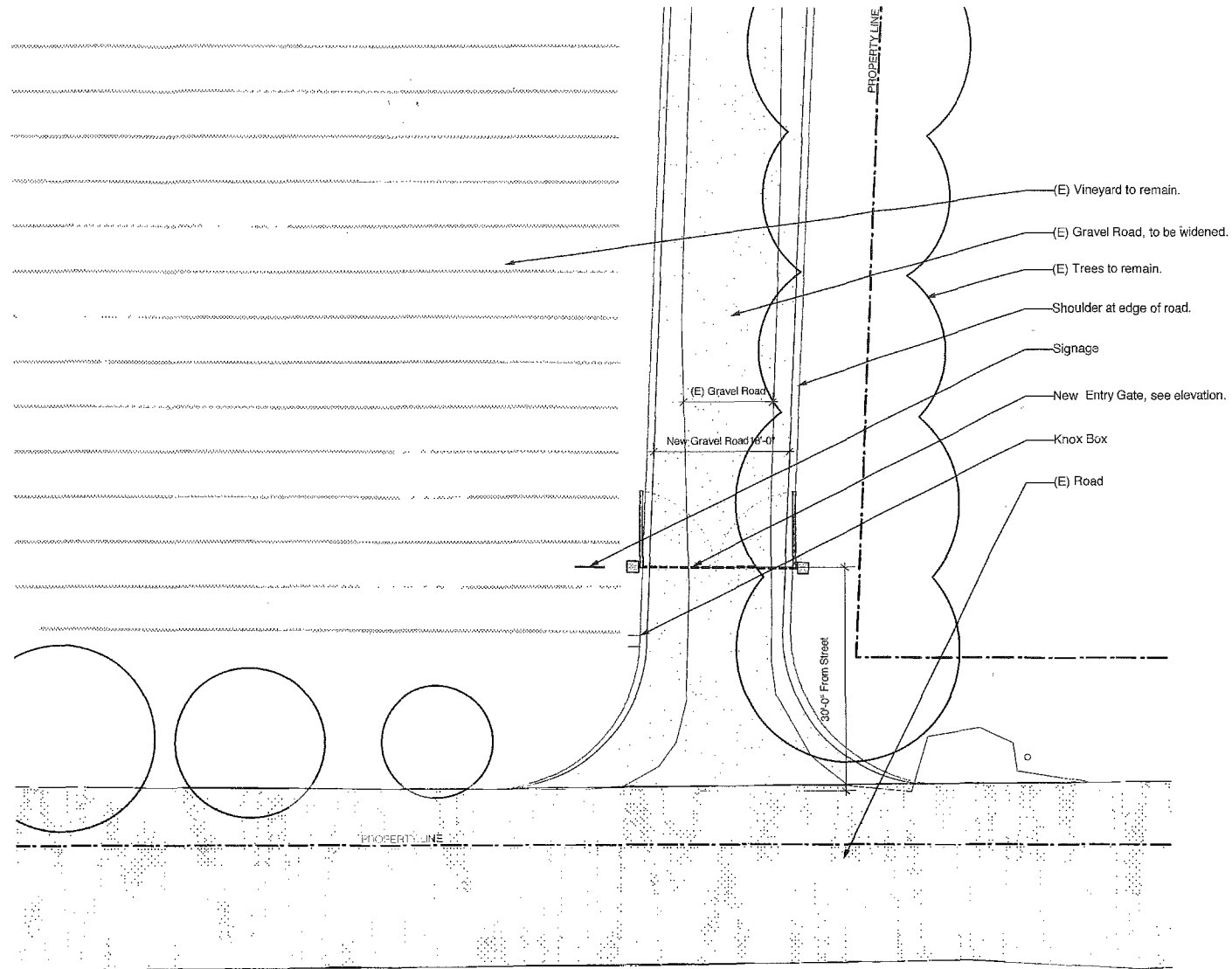
**SINEGAL EST.  
 WINERY**

3125 ST. HELENA, CA 9457  
 APN 022-070-028

PROJECT NUMBER \_\_\_\_\_  
 DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 SCALE \_\_\_\_\_  
 REVISIONS  
 Use Permit 07.31.13  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 SHEET NAME \_\_\_\_\_

Overall  
 Site Plan  
 SHEET NUMBER  
**L-1.0**  
 USE PERMIT





**PRELIMINARY  
 NOT FOR CONSTRUCTION**

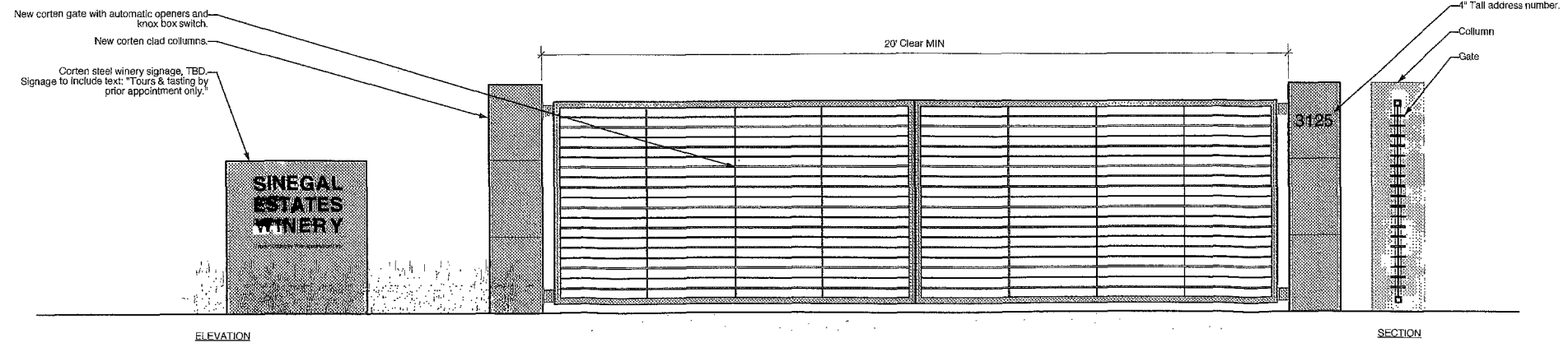
**SINEGAL ESTATE  
 WINERY**

3125 ST. HELENA, CA 94574  
 APN 022-070-028

PROJECT NUMBER	1308
DATE	07.31.13
CHECKED BY	EB
DRAWN BY	TE
SCALE	As Noted

**REVISIONS**  
 Use Permit 07.31.13

1 Plan  
 Scale: 1" = 10 ft



2 Elevation & Section  
 Scale: 1/2" = 1'-0"

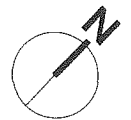
SHEET NAME

**Entry Gate  
 Plan & Elevation**

SHEET NUMBER

**L-1.1**

USE PERMIT



Bridge to replace (E). See Civil Drawings.

Driveway, chipseal

(E) Creek, to remain, undisturbed.

(E) Trees to remain, TYP.

Parking Lot, chipseal

New Pistache Tree, TYP.

New concrete parking area with ADA parking & loading area.

Concrete Paving, flush with chipseal road.

Fire Truck Turn-Around, see civil drawings

(E) Tree To Remain, TYP.

New Japanese Maple

Trash Enclosure, See Architecture.

New Blue Oak Tree, TYP.

NOTE:

1. All Trees and shrubs within creek setback are to be protected, unless otherwise noted.
2. Relocated olive tree locations TBD.
3. New bridge to replace (E) per Civil.
4. All new hardscape footing and reinforcement per SSD.
5. See planting plan for plant specifications
6. See Hydrozone Plan for planting area and water use.
7. Removed native trees are to be replaced with new native species per county regulations.

**BLASEN**  
ARCHITECTURE  
600 Red Hill Avenue  
San Anselmo, CA 94960  
t: 415.483.3885  
f: 415.483.3877  
www.blasenarchitecture.com  
R.L.A. #3774

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**SINEGAL ESTATE  
WINERY**

3125 ST. HELENA, CA 94574  
APN 022-070-028

PROJECT NUMBER	1309
DATE	07.31.13
CHECKED BY	EB
DRAWN BY	TE
SCALE	1"=10'-0"

REVISIONS  
Use Permit 07.31.13

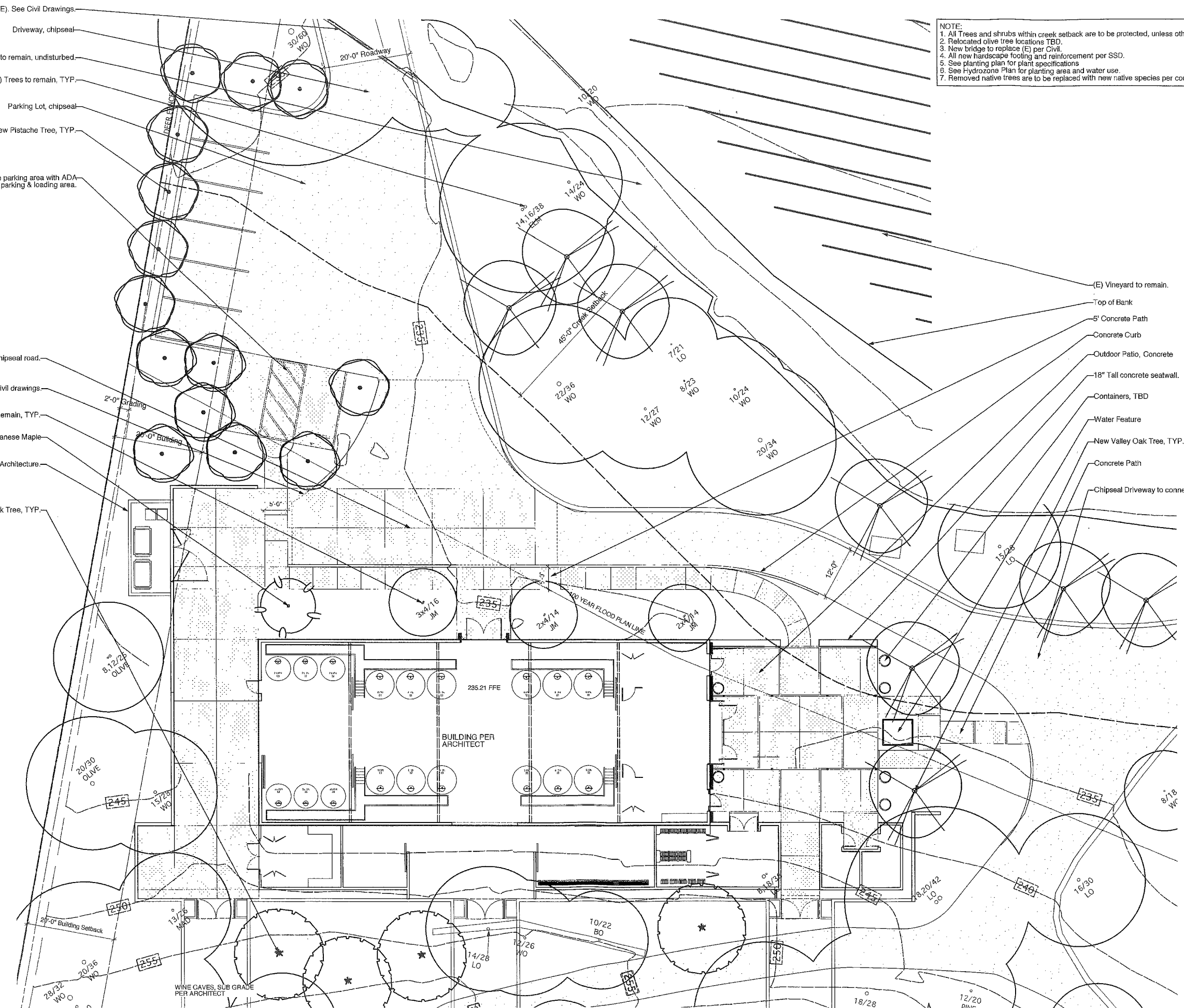
SHEET NAME

Winery  
Layout Plan

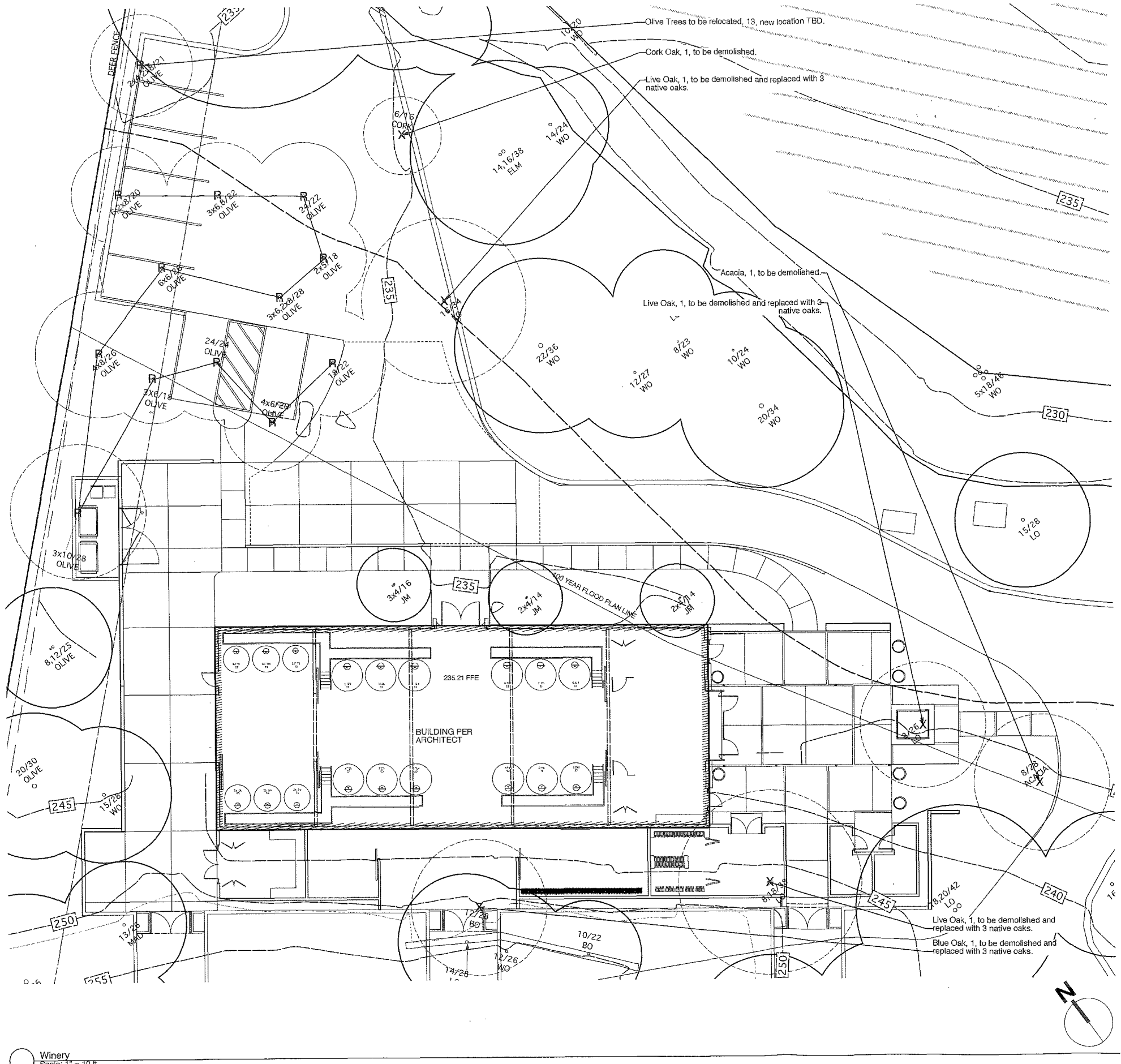
SHEET NUMBER

**L-1.2**

USE PERMIT







**TREE DEMOLITION & RELOCATION**

SPECIES	QUANTITY	NATIVE	STATUS
Acacia sp.	1	No	Demolished
Olea europaea	14	No	Relocated, Location TBD.
Pistacia chinensis	1	No	Demolished
Quercus agrifolia	3	Yes	Demolished, To be replaced per county regulation
Quercus douglasii	1	Yes	Demolished, To be replaced per county regulation
Quercus suber	1	No	Demolished

Total Trees Removed: 20  
Total Natives Removed: 4

**LEGEND:**  
R = Relocated Tree, Location TBD.  
X = Demolished Tree

**NOTE:**  
 1. All Trees and shrubs within creek setback are to be protected, unless otherwise noted.  
 2. Relocated olive tree locations TBD.  
 3. See planting plan for plant specifications.  
 4. See Hydrozone Plan for planting area and water use.  
 5. Removed native trees are to be replaced with new native species at a 3-1 ratio per county regulations.

**D. J. SEN**  
 ARCHITECTURE  
 500 Red Hill Avenue  
 San Anselmo, CA 94960  
 t: 415.485.3895  
 f: 415.485.3877  
 www.djensgardens.com  
 R.L.A. #3774

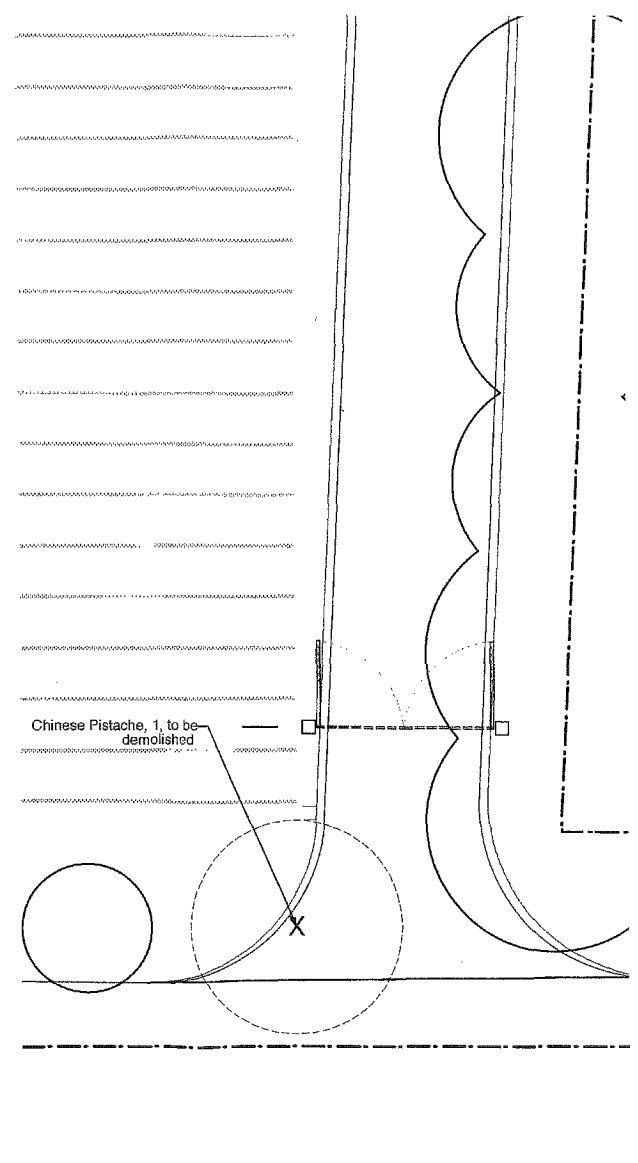
**PRELIMINARY  
 NOT FOR CONSTRUCTION**

**SINEGAL ESTATE  
 WINERY**

3125 ST. HELENA, CA 94574  
 APR 022-070-028

PROJECT NUMBER	1309
DATE	07.31.13
CHECKED BY	EB
DRAWN BY	TE
SCALE	1"=10'-0"

**REVISIONS**  
 Use Permit 07.31.13



Winery  
 Scale: 1" = 10 ft

2 Entry Gate

SHEET NAME

Tree Demo  
 Plan

SHEET NUMBER

L-1.3

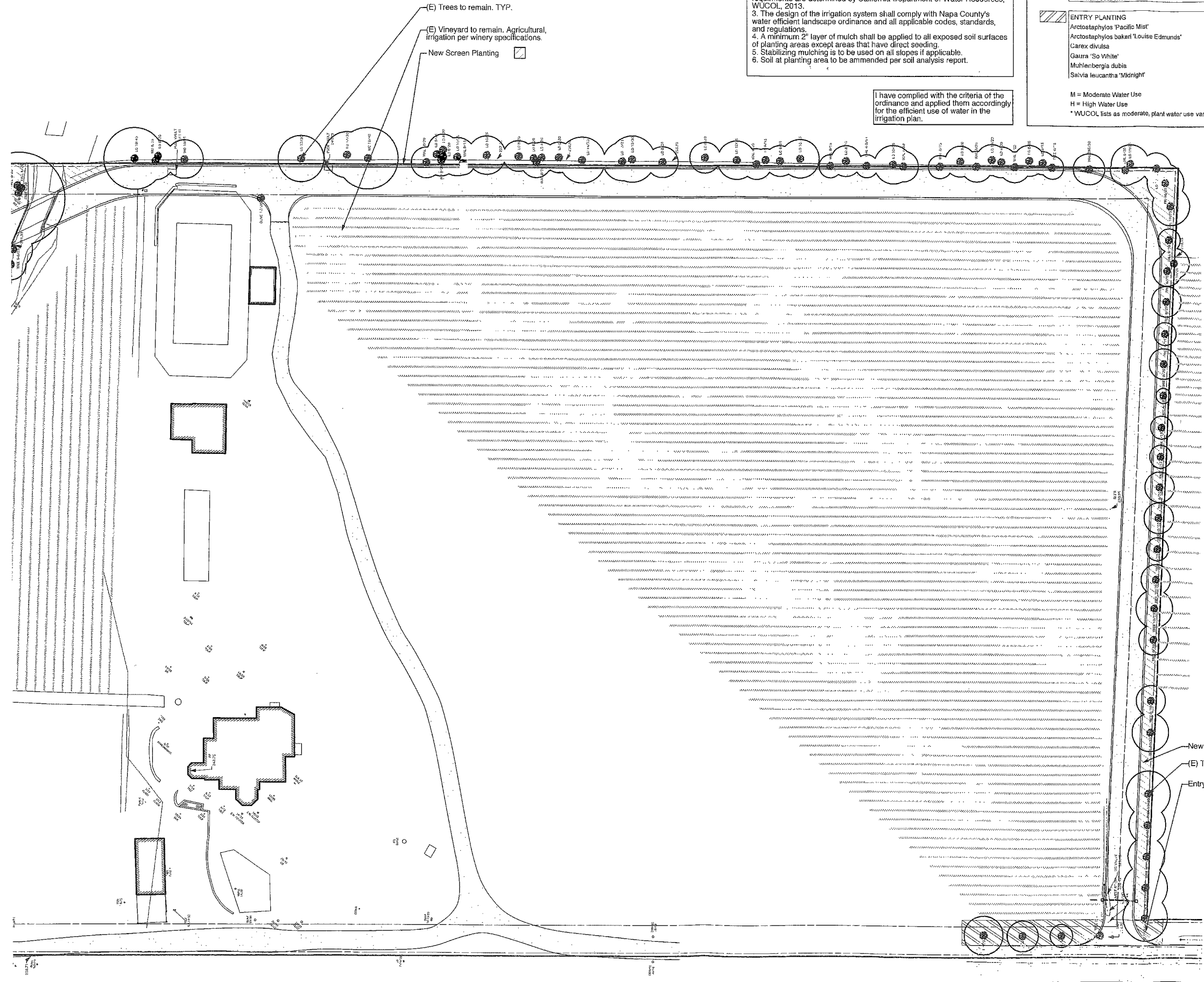
USE PERMIT

**NOTE**  
 1. The hydrozone diagram is shown to illustrate design intent only. The hydrozone diagram is not intended to replace an irrigation plan construction document and is to be used for coordination purposes only.  
 2. Exact water requirements per area are to be determined. Plant water requirements are determined by California Department of Water Resources, WUCOL, 2013.  
 3. The design of the irrigation system shall comply with Napa County's water efficient landscape ordinance and all applicable codes, standards, and regulations.  
 4. A minimum 2" layer of mulch shall be applied to all exposed soil surfaces of planting areas except areas that have direct seeding.  
 5. Stabilizing mulching is to be used on all slopes if applicable.  
 6. Soil at planting area to be amended per soil analysis report.

Plant Name	Common Name	Water Use	Quantity
<b>SCREEN PLANTING</b>			6,185 sq ft
Elaeagnus pungens	Thorny Olive	L	Moderate
Osmarthus heterophyllus 'Gulfide'	Gulfide Holly Osmarthus	M	
Viburnum suspensum	Sandankwa Viburnum	M	
<b>ENTRY PLANTING</b>			1,868 sq ft
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	Moderate
Arctostaphylos bakeri 'Louise Edmunds'	Louise Edmunds Manzanita	L	
Carex divisa	Berkeley Sedge *	M	
Gaura 'So White'	So White Gaura	M	
Muhlenbergia dubia	Pine Muhly	L	
Salvia leucantha 'Midnight'	Midnight Mexican Sage	L	

M = Moderate Water Use  
 H = High Water Use  
 \* WUCOL lists as moderate, plant water use varies with sun exposure. Site Conditions will create low water use

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation plan.



**PRELIMINARY  
 NOT FOR CONSTRUCTION**

**SINEGAL ESTIA  
 WINERY**

3125 ST. HELENA, CA 94574  
 APN 022-070-028

PROJECT NUMBER	
DATE	07/31/13
CHECKED BY	
DRAWN BY	
SCALE	1" = 10'
REVISIONS	
Use Permit 07.31.13	

SHEET NAME  
 Entry  
 Planting Plan

SHEET NUMBER  
**L-2.1**

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3. The design of the irrigation system shall comply with Napa County's water efficient landscape ordinance and all applicable codes, standards, and regulations.  
4. A minimum 2" layer of mulch shall be applied to all exposed soil surfaces of planting areas except areas that have direct seeding.  
5. Stabilizing mulching is to be used on all slopes if applicable.  
6. Soil at planting area to be amended per soil analysis report. Specific amendments have yet to be determined.  
7. All demolished native trees are to be replaced with natives trees at a 3-1 ratio, per Napa County requirements.

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation plan.

Plant Name	Common Name	Water Use	Quantity
<b>NEW TREES</b>			
Acer palmatum -Green Form	Japanese Maple	M	1
Pistacia chinensis	Chinese Pistache	L	14
<b>NEW TREES FOR NATIVE REPLACEMENT</b>			
Quercus douglasii	Blue Oak	L	4
Quercus lobata	Valley Oak	L	8
<b>SCREEN PLANTING</b>			
Eleagnus pungens	Thorny Olive	L	2,437 sq ft
Osmanthus heterophyllus 'Gulf tide'	Gulf tide Holly Osmanthus	M	Moderate
Viburnum suspensum	Sandankwa Viburnum	M	
<b>WINERY PLANTING</b>			
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	1,278 sq ft
Arctostaphylos bakeri 'Louise Edmunds'	Louise Edmunds Manzanita	L	Moderate
Carex divulsa	Berkeley Sedge *	M	
Gaura 'So White'	So White Gaura	M	
Muhlenbergia dubia	Pine Muhty	L	
Salvia leucantha 'Midnight'	Midnight Mexican Sage	L	
<b>MAPLE BED PLANTING</b>			
Carex divulsa	Berkeley Sedge *	M	1,037 sq ft
Helleborus argutifolius	Stinking Hellebore *	M	Moderate
Muhlenbergia dumosa	Bamboo Muhty	L	
Ribes sanguineum 'White Icicle'	White Icicle Flowering Currant	L	
<b>CONTAINERS</b>			
Species TBD	TBD	H	33 sq ft High
<b>HYDROSEED MIX-TEMPORARY IRRIGATION</b>			
Festuca rubra	Creeping Red Fescue	L	4,515 sq ft
Melica californica	California Melic	L	Temp Irrigation
Nassella lepida	Foothill Needlegrass	L	
Vulpia microstachys	Small Sixweeks Grass	L	

L = Low Water Use  
M = Moderate Water Use  
H = High Water Use

\* WUCOL lists as moderate, plant water use varies with sun exposure. Site Conditions will create low water use.

- Hydroseed Mix, temp irrigation.
- Pistacia chinensis 14.
- Screen Planting.
- Maple Bed Planting.
- Acer palmatum, Green Form to match (E) Species TBD.

**PRELIMINARY  
NOT FOR CONSTRUCTIC**

**SINEGAL ESTAT  
WINERY**

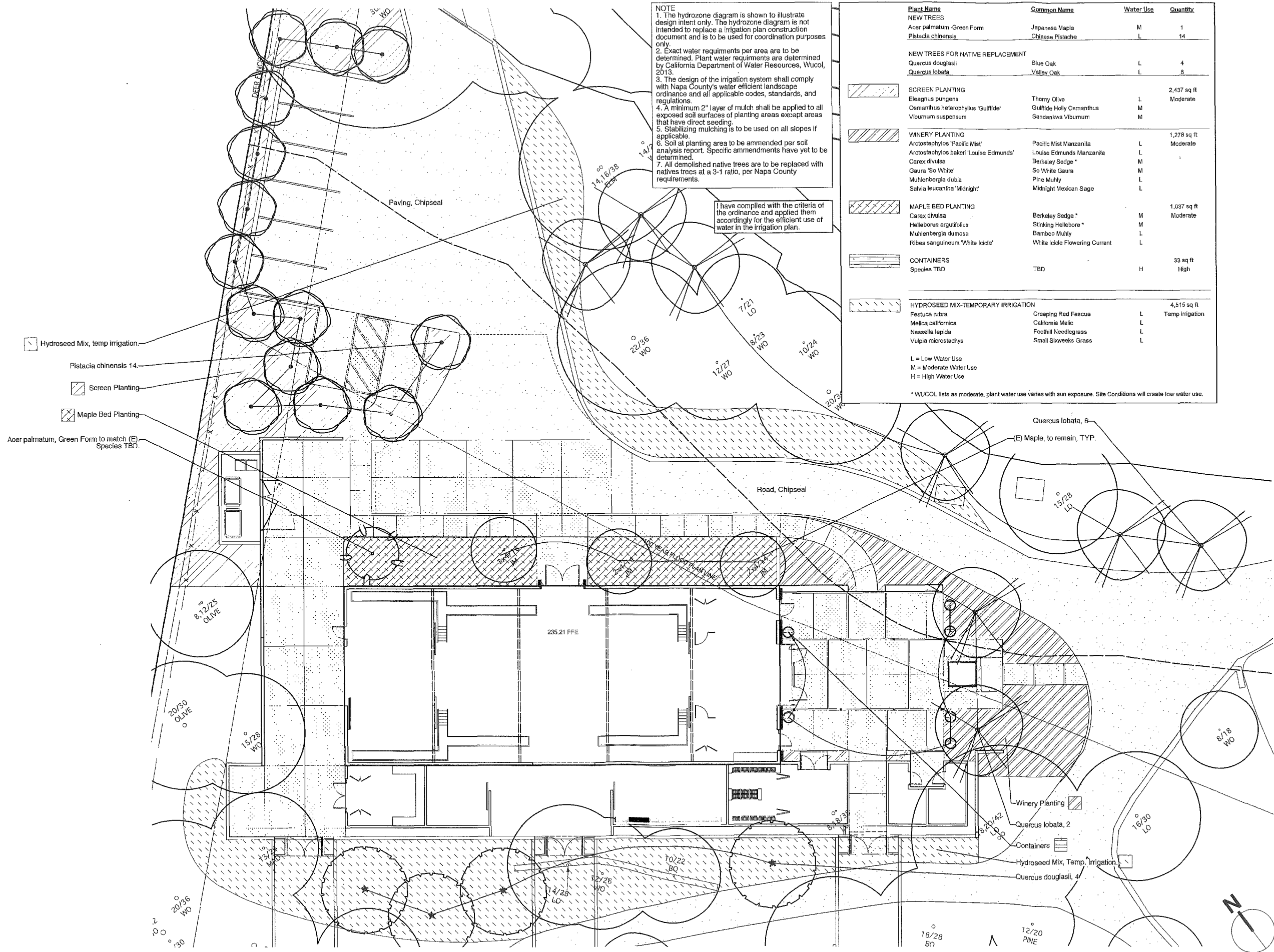
3125 ST. HELENA, CA 94574  
APN 022-070-028

PROJECT NUMBER	
DATE	07.
CHECKED BY	
DRAWN BY	
SCALE	1"=
REVISIONS	
Use Permit 07.31.13	

SHEET NAME  
**Winery  
Planting Plan**

SHEET NUMBER  
**L-2.2**

USE PERMIT

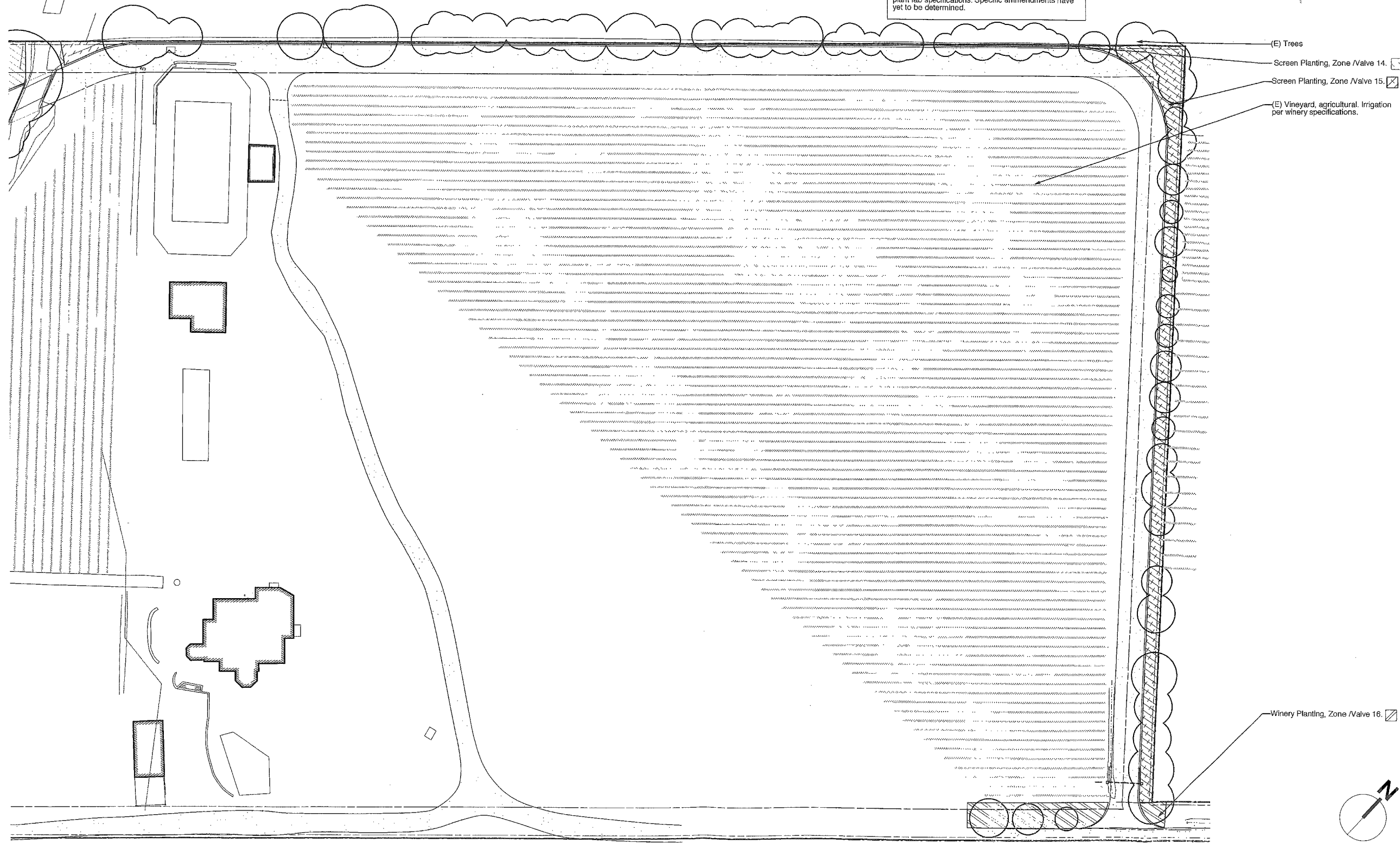


I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation plan.

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 5. Stabilizing mulching is to be used on all slopes if applicable.  
 6. Soil at planting area to be amended per soil & plant lab specifications. Specific amendments have yet to be determined.

HYDROZONE	Hydrozone	IRRIGATION METHOD	Area	% OF LANDSCAPE
Zone/Valve 1	MW	Drip Irrigation, per consultant	100 sq ft	0.5%
Zone/Valve 2	LW	Drip Irrigation, per consultant	1,400 sq ft	7.0%
Zone/Valve 3	MW	Drip Irrigation, per consultant	200 sq ft	1.0%
Zone/Valve 4	MW	Drip Irrigation, per consultant	2,070 sq ft	10.0%
Zone/Valve 5	MW	Drip Irrigation, per consultant	367 sq ft	1.8%
Zone/Valve 6	MW	Drip Irrigation, per consultant	1,278 sq ft	6.4%
Zone/Valve 7	MW	Drip Irrigation, per consultant	1,205 sq ft	6.0%
Zone/Valve 8	HW	Drip Irrigation, per consultant	33 sq ft	0.15%
Zone/Valve 9	LW	Temporary Sprav	1,562 sq ft	8.0%
Zone/Valve 10	LW	Temporary Sprav	2,963 sq ft	15.0%
Zone/Valve 11	LW	Drip Irrigation, per consultant	400 sq ft	2.0%
Zone/Valve 12	LW	Drip Irrigation, per consultant	600 sq ft	3.0%
Zone/Valve 13	HW	No Irrigation Required	35 sq ft	0.15%
Zone/Valve 14	MW	Drip Irrigation, per consultant	948 sq ft	4.7%
Zone/Valve 15	MW	Drip Irrigation, per consultant	5,237 sq ft	26.2%
Zone/Valve 16	MW	Drip Irrigation, per consultant	1,627 sq ft	8.1%
	HW	HIGH WATER USE	68 sq ft	0.3%
	MW	MODERATE WATER USE	15,772 sq ft	64.7%
	LW	LOW WATER USE	6,915 sq ft	35.0%
		TOTAL	22,755 sq ft	100%

**ARCHITECTURE**  
 500 Red Hill Avenue  
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 t 415.455.3885  
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 R.L.A. #3774



(E) Trees  
 Screen Planting, Zone /Valve 14.  
 Screen Planting, Zone /Valve 15.  
 (E) Vineyard, agricultural Irrigation per winery specifications.

Winery Planting, Zone /Valve 16.

PRELIMINARY  
 NOT FOR CONSTRUCTION

**SINEGAL ESTA WINERY**

3125 ST. HELENA, CA 94574  
 APN 022-070-025

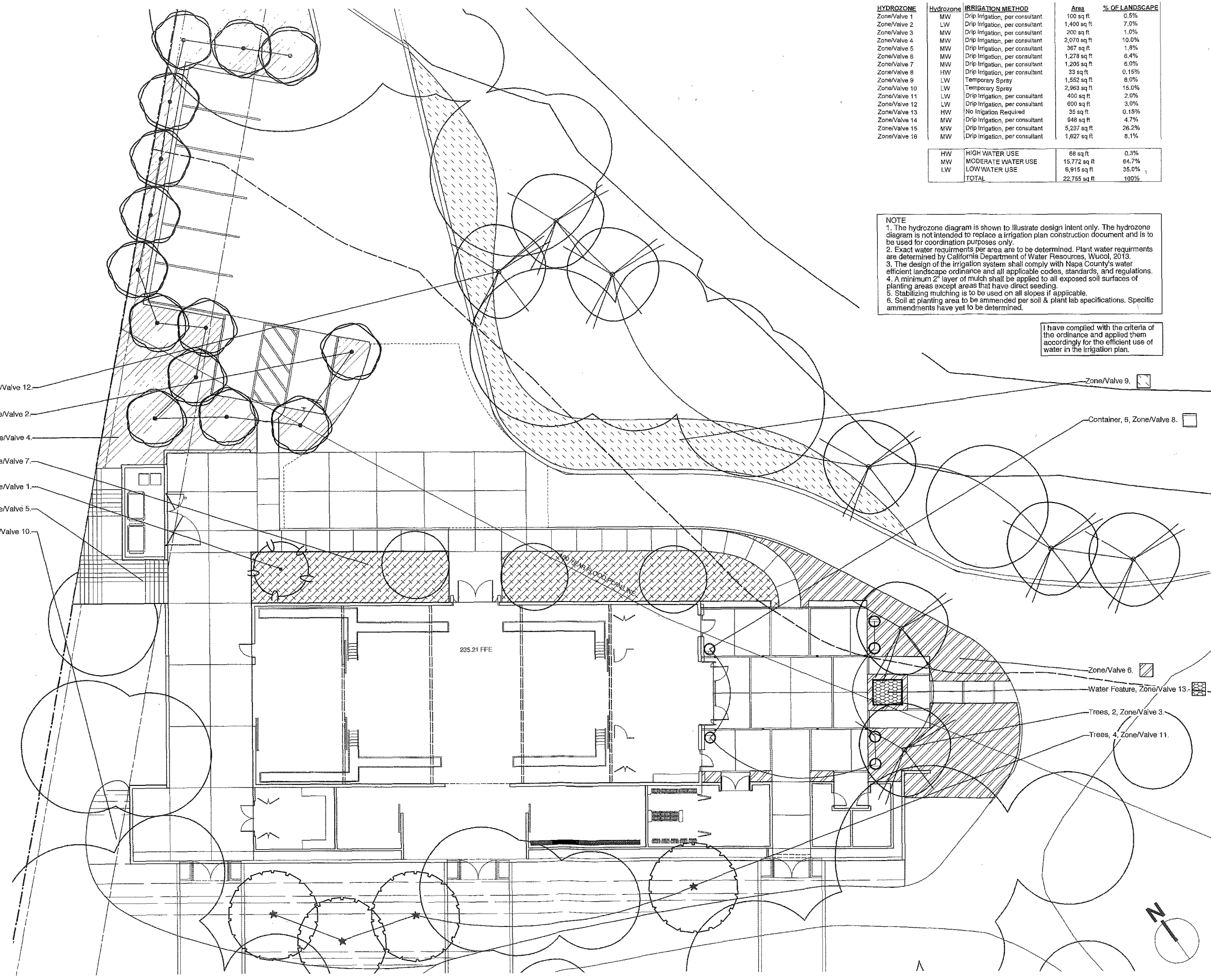
PROJECT NUMBER \_\_\_\_\_  
 DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 SCALE \_\_\_\_\_  
 REVISIONS  
 Use Permit 07.31.13

SHEET NAME

Entry  
 Hydrozone Plan

SHEET NUMBER  
**L-3.1**

USE PERMIT



- Trees, 3, Zone/Valve 12.
- Trees, 14, Zone/Valve 2.
- Zone/Valve 4.
- Zone/Valve 7.
- Tree, 1 New, Zone/Valve 1.
- Zone/Valve 5.
- Zone/Valve 10.

HYDROZONE	Hydrozone	IRRIGATION METHOD	Area	% OF LANDSCAPE
Zone/Valve 1	MW	Drip Irrigation, per consultant	100 sq ft	0.3%
Zone/Valve 2	LW	Drip Irrigation, per consultant	1,400 sq ft	7.0%
Zone/Valve 3	MW	Drip Irrigation, per consultant	200 sq ft	1.0%
Zone/Valve 4	MW	Drip Irrigation, per consultant	2,070 sq ft	10.0%
Zone/Valve 5	MW	Drip Irrigation, per consultant	367 sq ft	1.8%
Zone/Valve 6	MW	Drip Irrigation, per consultant	1,278 sq ft	6.4%
Zone/Valve 7	MW	Drip Irrigation, per consultant	1,205 sq ft	6.0%
Zone/Valve 8	HW	Drip Irrigation, per consultant	33 sq ft	0.15%
Zone/Valve 9	LW	Temporary Spray	1,552 sq ft	8.0%
Zone/Valve 10	LW	Temporary Spray	2,963 sq ft	15.0%
Zone/Valve 11	LW	Drip Irrigation, per consultant	400 sq ft	2.0%
Zone/Valve 12	LW	Drip Irrigation, per consultant	600 sq ft	3.0%
Zone/Valve 13	HW	No Irrigation Required	35 sq ft	0.15%
Zone/Valve 14	MW	Drip Irrigation, per consultant	946 sq ft	4.7%
Zone/Valve 15	MW	Drip Irrigation, per consultant	5,237 sq ft	26.2%
Zone/Valve 16	MW	Drip Irrigation, per consultant	1,627 sq ft	8.1%
HW	HIGH WATER USE		68 sq ft	0.3%
MW	MODERATE WATER USE		15,772 sq ft	84.7%
LW	LOW WATER USE		6,915 sq ft	35.0%
TOTAL			22,755 sq ft	100%

**NOTE**

1. The hydrozone diagram is shown to illustrate design intent only. The hydrozone diagram is not intended to replace a irrigation plan construction document and is to be used for coordination purposes only.
2. Exact water requirements per area are to be determined. Plant water requirements are determined by California Department of Water Resources, Wucol, 2013.
3. The design of the irrigation system shall comply with Napa County's water efficient landscape ordinance and all applicable codes, standards, and regulations.
4. A minimum 2" layer of mulch shall be applied to all exposed soil surfaces of planting areas except areas that have direct seeding.
5. Stabilizing mulching is to be used on all slopes if applicable.
6. Soil at planting area to be amended per soil & plant lab specifications. Specific amendments have yet to be determined.

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation plan.

**D. J. SEN**  
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 R.L.A. #3774

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

**SINEGAL ESTATE  
 WINERY**

3125 ST. HELENA, CA 94574  
 APN 022-070-028

PROJECT NUMBER	1309
DATE	07.31.13
CHECKED BY	EB
DRAWN BY	TE
SCALE	1"=10'-0"

REVISIONS	
Use Permit 07.31.13	

SHEET NAME  
**Winery  
 Hydrozone Plan**

SHEET NUMBER  
**L-3.2**

USE PERMIT



