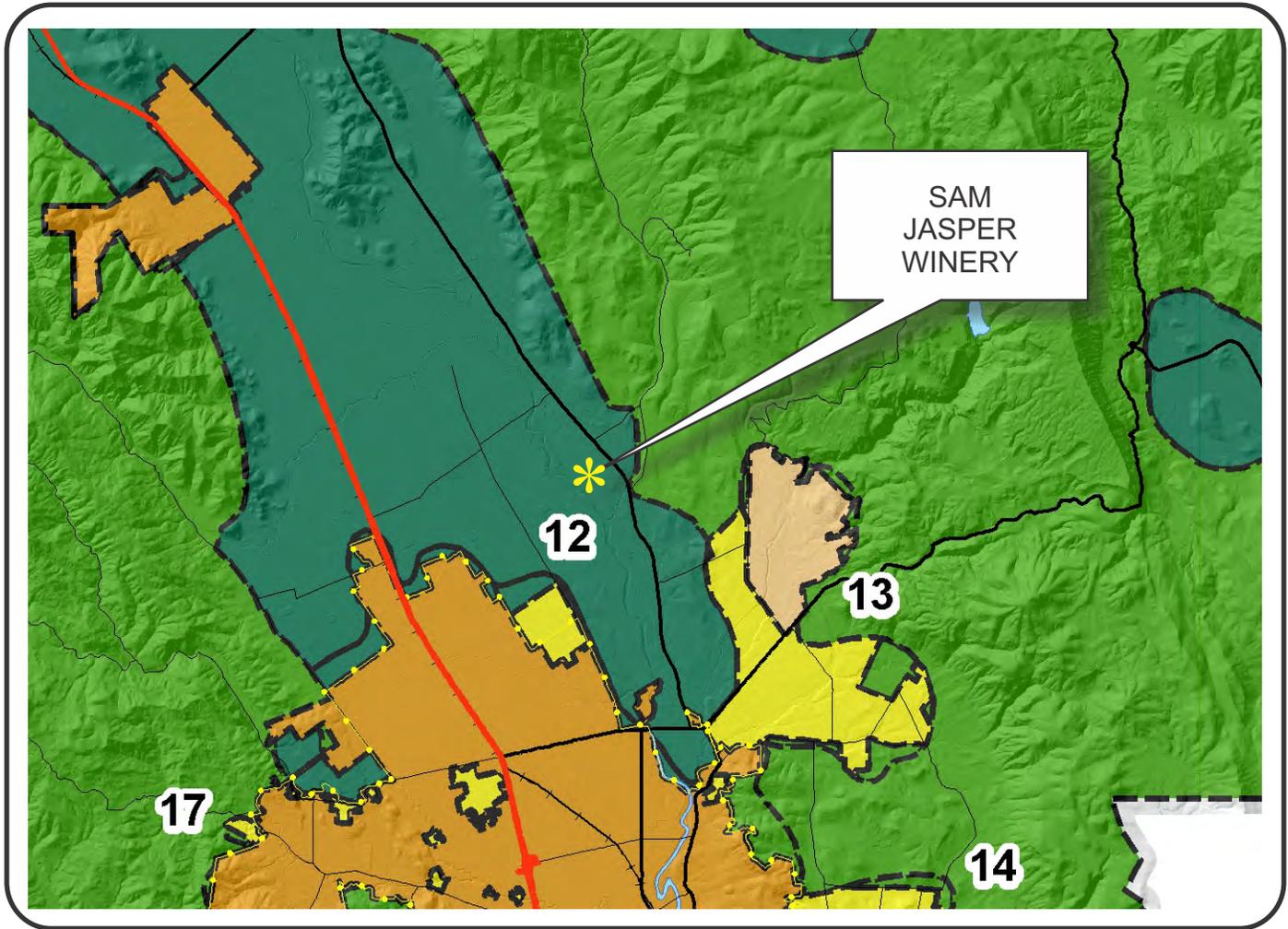


“ | ”

## Graphics

# NAPA COUNTY LAND USE PLAN 2008 - 2030



## LEGEND



### URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential\*
- Rural Residential\*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

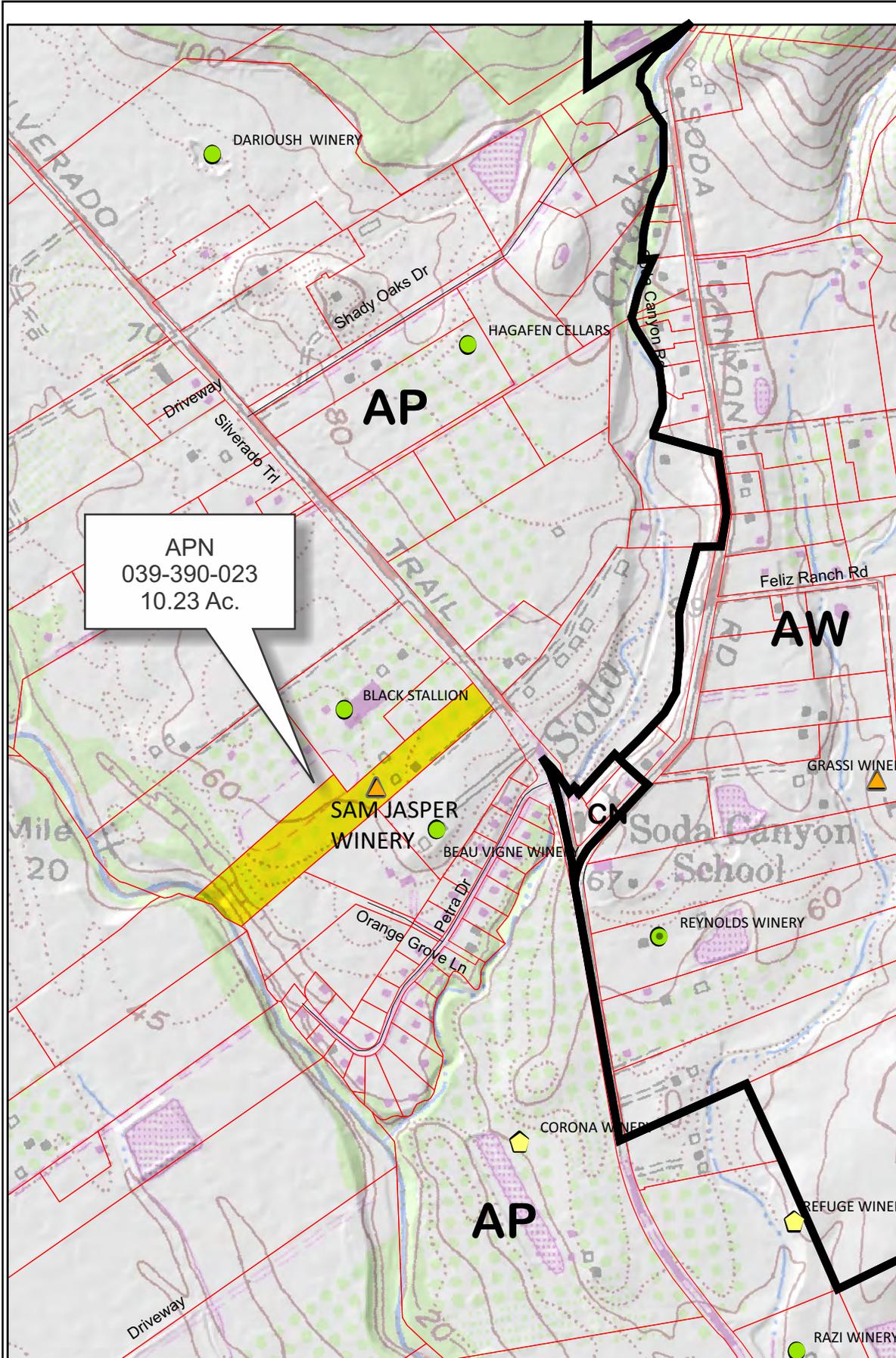
### TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

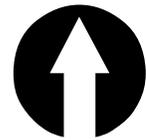
APN  
039-390-023  
01-05-2017  
UP

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

# SAM JASPER WINERY

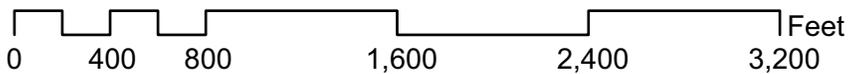


APN  
039-390-023  
10.23 Ac.

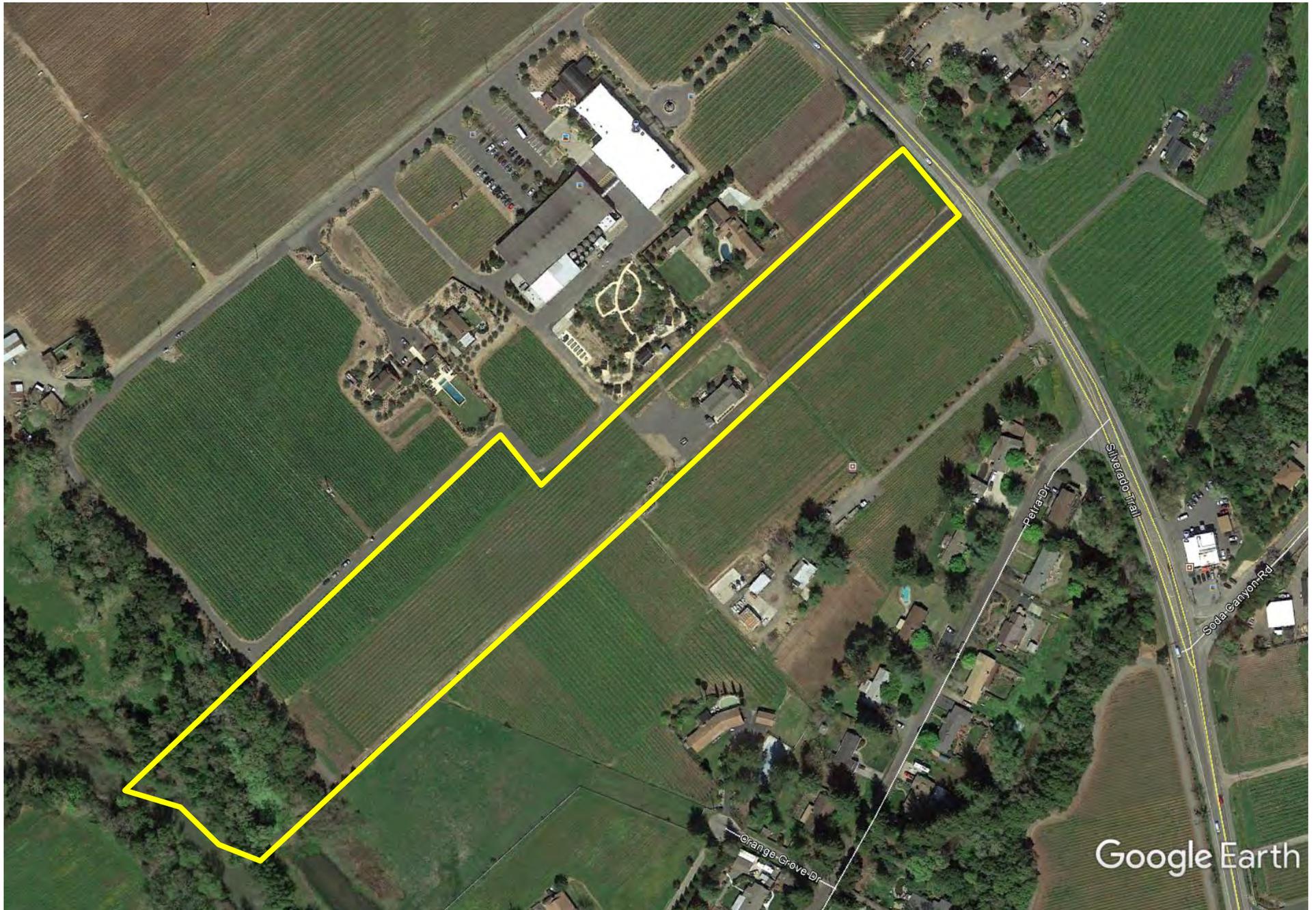


### Legend

- Wineries**
- Status
- Producing
  - Producing, with pending major mod
  - ▲ Approved, not yet producing
  - ▲ Pending
  - Unknown
- Zoning
- Parcels

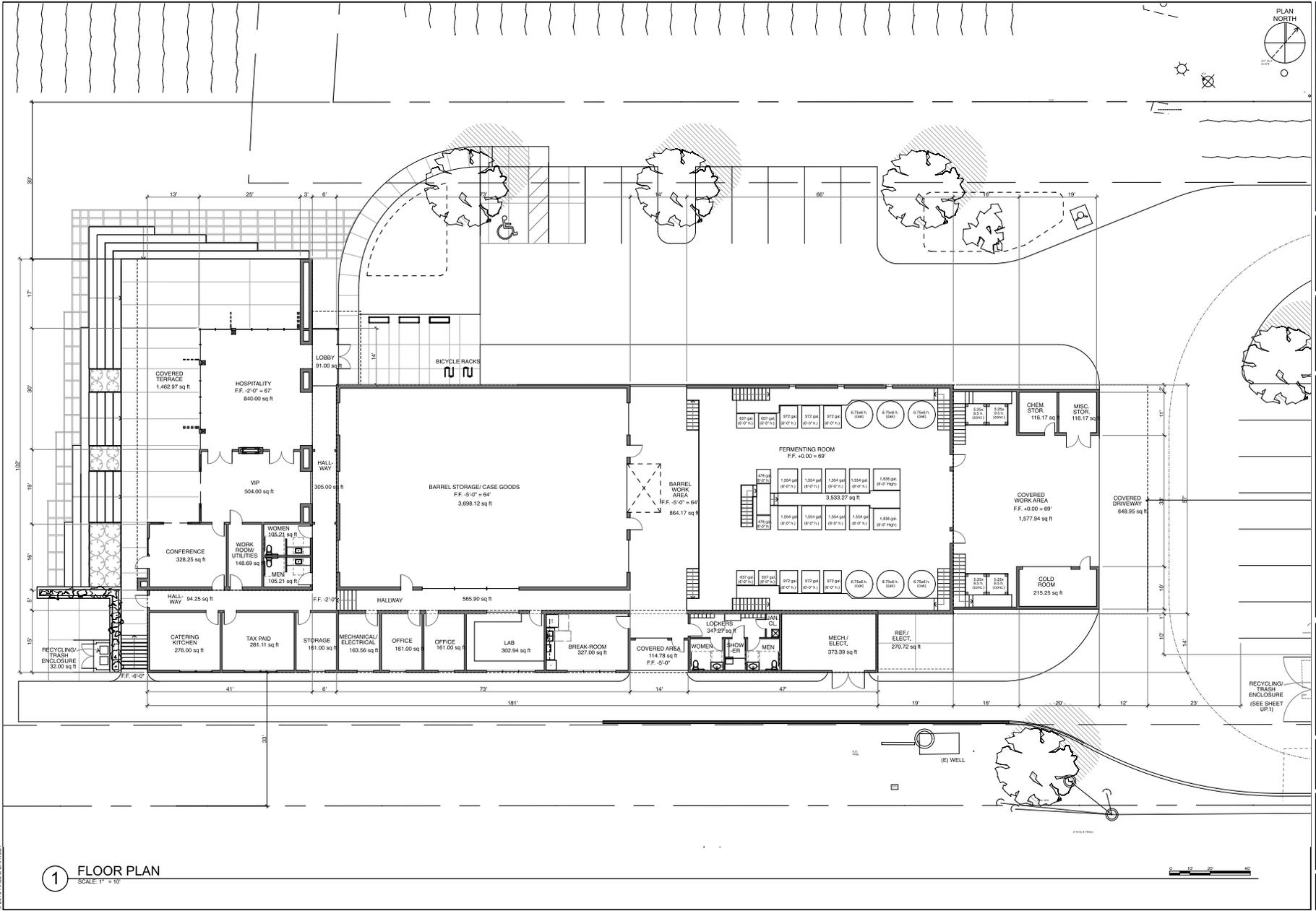


# SAM JASPER WINERY



Existing Conditions





**HALL & BARTLEY**  
 ARCHITECTURE AND PLANNING  
 400 OLD REDWOOD HIGHWAY, SANTA ROCK, CALIFORNIA 95971 (707) 544-1140

**SAM JASPER WINERY**  
 4059 SIVERADO TRAIL  
 NAPA COUNTY CALIFORNIA

FLOOR PLAN

PROJECT 1408  
 DRAWN AM  
 CHECK SPB  
 SCALE AS NOTED  
 DATE 3/05/15

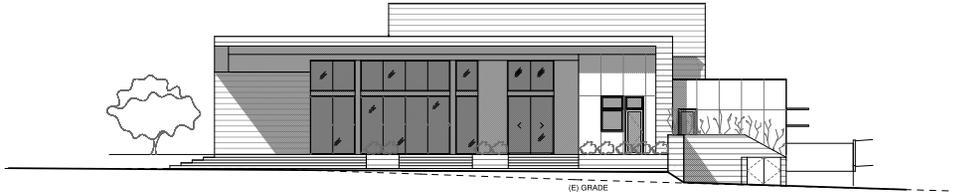
USE PERMIT COMMENTS 5/08/15

**1 FLOOR PLAN**  
 SCALE: 1" = 10'

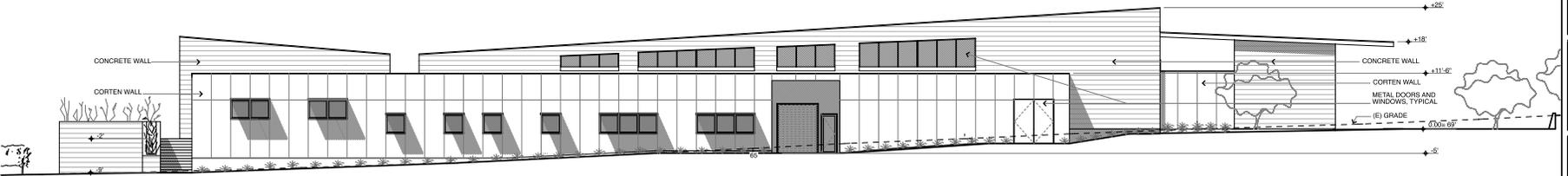


**UP.2**

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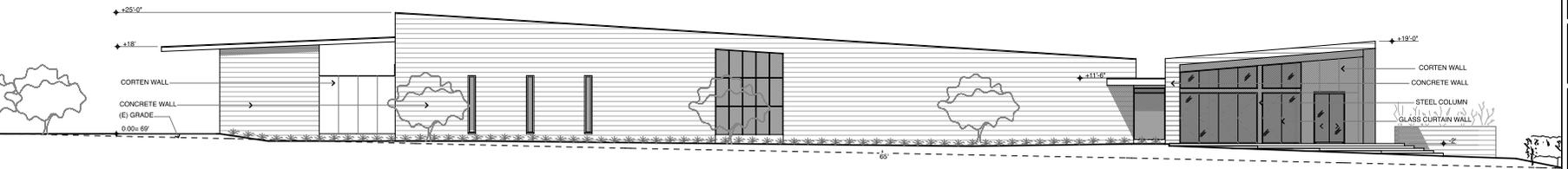
① WEST ELEVATION  
SCALE: 1" = 10'



② SOUTH ELEVATION  
SCALE: 1" = 10'



③ EAST ELEVATION  
SCALE: 1" = 10'



④ NORTH ELEVATION  
SCALE: 1" = 10'

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ARCHITECTURE AND PLANNING  
400 OLD REDWOOD HIGHWAY, SANTA ROCK, CALIFORNIA 97901-1416

**SAM JASPER WINERY**  
4059 SIVERADO TRAIL  
NAPA COUNTY, CALIFORNIA  
NAPA

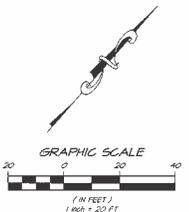
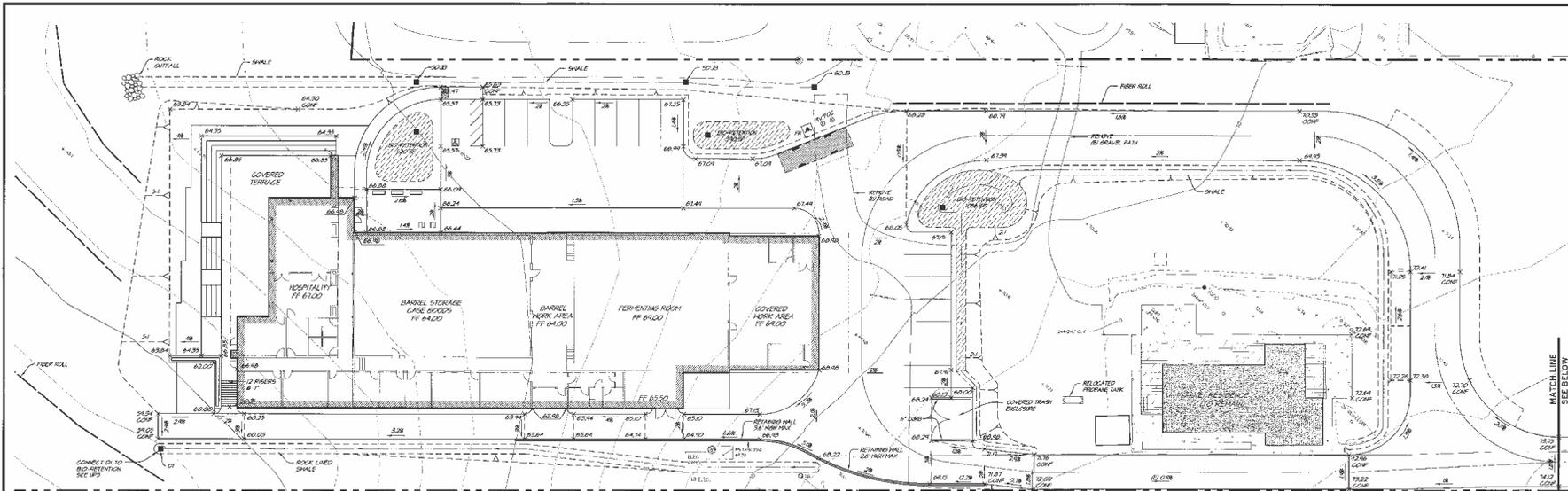
EXTERIOR ELEVATIONS

PROJECT 1408  
DRAWN AM  
CHECK SPB  
SCALE AS NOTED  
DATE 3/05/15

USE PERMIT  
COMMENTS 5/08/15

**UP.3**

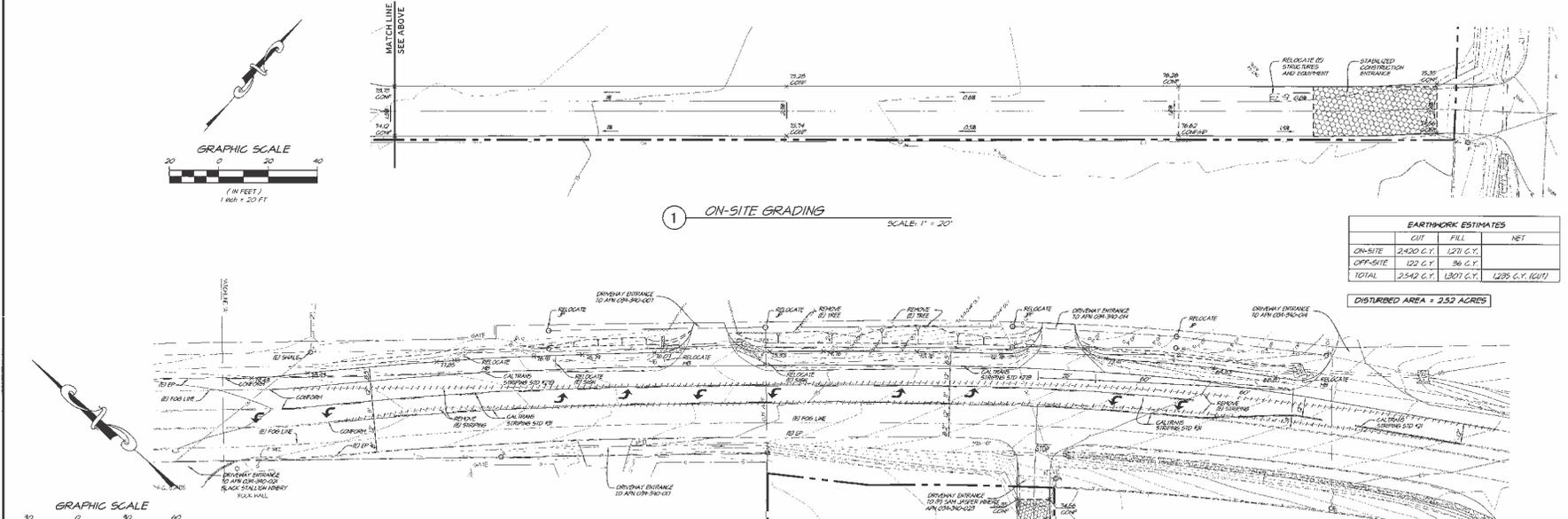




① ON-SITE GRADING SCALE: 1" = 20'

EARTHWORK ESTIMATES			
	CUT	FILL	NET
ON-SITE	2,420 C.Y.	1,271 C.Y.	
OFF-SITE	122 C.Y.	36 C.Y.	
TOTAL	2,542 C.Y.	1,307 C.Y.	1,235 C.Y. (49%)

DISTURBED AREA = 252 ACRES



② OFF-SITE GRADING SCALE: 1" = 20'

Printed on Recycled Paper ♻️ Please Continue the Cycle

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	BY	APP.

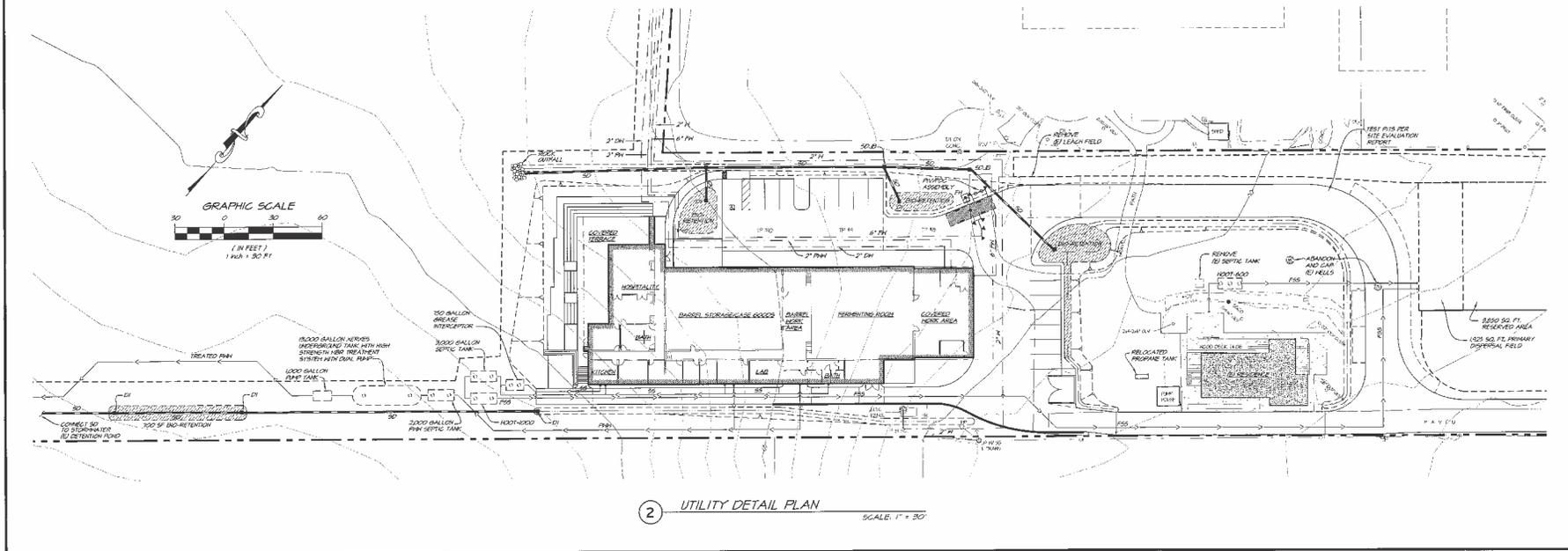
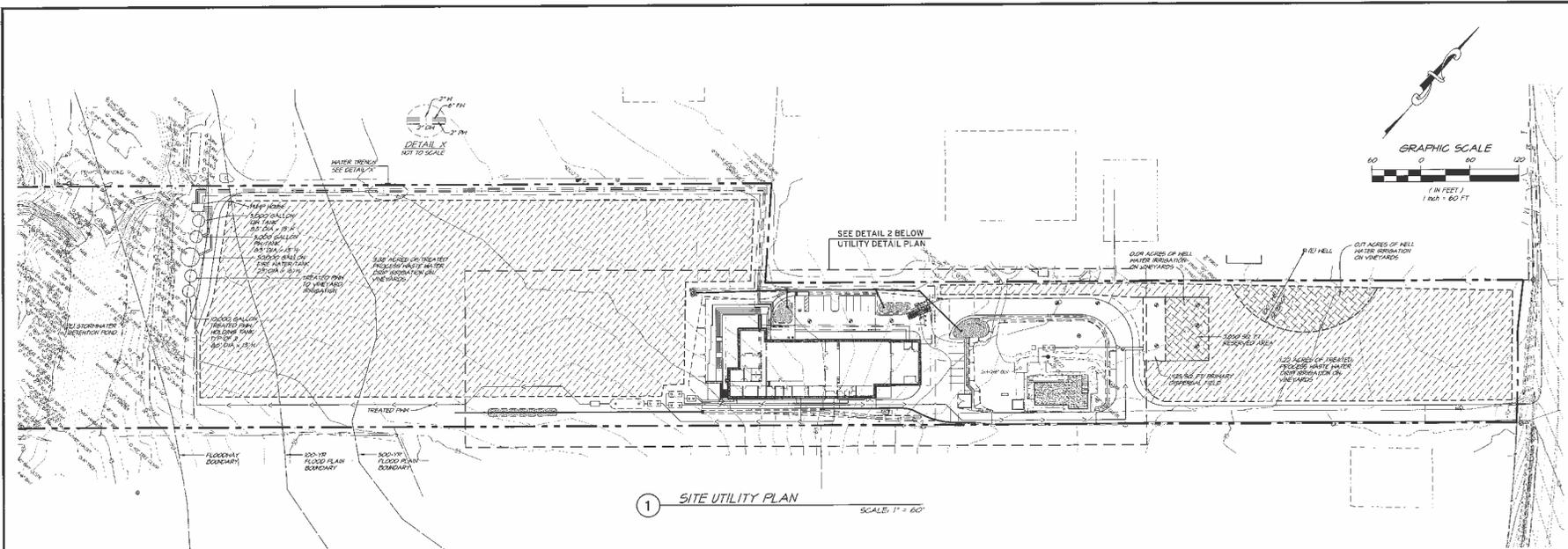
1582 FOURTH STREET  
 SUITE 200  
 NAPA, CA 94559  
 TEL: (707) 251-3339  
 WWW.RSA1.COM

**RSA**  
 CONSULTING CIVIL ENGINEERS - SURVEYORS

**SAM JASPER WINERY**  
**GRADING AND EROSION CONTROL PLAN**  
 CALIFORNIA  
 NAPA COUNTY

DATE	1/26/2020
DRAWN	FLC
DESIGNED	EGS
ENGINEER	RSW
JOB NO.	1140020-D
SHEET NO.	UP5
5 OF 9 SHEETS	





DATE	10/05/05
DRAWN	PCB
DESIGNED	CCD
CHECKED	DW
JOB NO.	444000-0
SHEET NO.	UP6
DATE	10/05/05
BY	JPH
REVISIONS	

**RSAT**  
RSAT CONSULTING CIVIL ENGINEERS + SURVEYORS + 1986  
1815 FOURTH STREET  
NAPA, CALIFORNIA 94930  
WWW.RSAT.COM

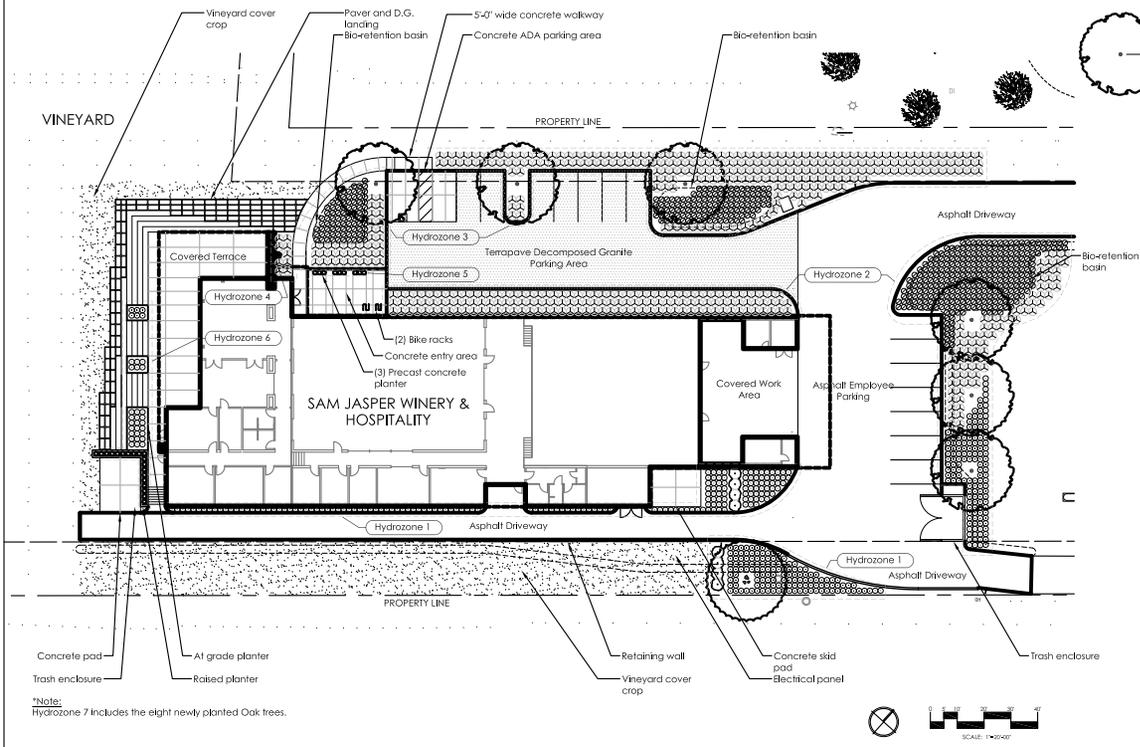
**SAM JASPER WINERY**  
**UTILITY PLAN**  
CALIFORNIA



DATE	10/05/05
DRAWN	PCB
DESIGNED	CCD
CHECKED	DW
JOB NO.	444000-0
SHEET NO.	UP6

N:\0444000-001\0444000-001.dwg, 10/05/05 10:26:02 AM, 10/05/05 2:26:02 PM, WWW.CADTHINKING.COM

# LANDSCAPE PLAN



## IRRIGATION STATEMENT

The landscape irrigation will be designed to meet Napa County Water Efficient Landscape Ordinance and will contain the following components:

- Weather based, self-adjusting irrigation controller with rain sensor
- Emitters to include subsurface drip irrigation, tree bubblers for new trees
- Trees to be placed on separate valves
- Isolation valves to be installed at point of connection and before each valve or manifold
- Backflow prevention device to be installed
- Pressure regulation device to be installed
- Separate valves for each hydrozone to be installed to irrigate zones of med and low water use plantings - no high water using plantings are used.
- Check valves will be installed to prevent low point drainage where necessary

## HYDROZONE TABLE

Hydrozone	Area (Sq. Ft.)	ET (Inch)	ET (Gallons)	ET (Gallons/Year)
Hydrozone 1	1,200	0.62	744	120,000
Hydrozone 2	2,500	0.62	3,050	480,000
Hydrozone 3	3,500	0.62	4,270	680,000
Hydrozone 4	1,000	0.62	1,240	200,000
Hydrozone 5	10,000	0.62	12,400	2,000,000
Hydrozone 6	1,500	0.62	1,860	300,000
Hydrozone 7	10,000	0.62	12,400	2,000,000
<b>Total</b>	<b>30,700</b>	<b>0.62</b>	<b>38,060</b>	<b>6,000,000</b>

## MAWA CALCULATION

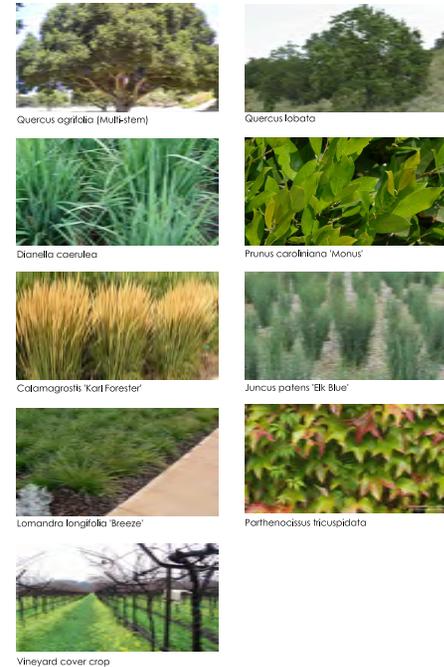
Maximum Applied Water Allowance				
MAWA=	(Eto)	(0.62)	(S.F.)	(4)
	44.3	0.62	11,801	0.6
MAWA= 194,476 Gallons/Year				
Estimated Total Water Use				
ETWU=	(Eto)	(PF)	(S.F.)	(0.62)
	44.3	0.3	12,382	0.62
			0.55	
Hydrozone=				= 120,030
Low Drip				Gallons/Year
Hydrozone=	44.3	1.5	25	0.62
Moderate Drip				= 404
				Gallons/Year

The ETWU (120,434) is less than the MAWA (194,476), therefore this design does comply with the California Code of Regulations Title 23, Waters- Model Water Efficient Landscape Ordinance.

## PLANT LIST

Botanical Name	Common Name	Water Use	See	Qty
<b>Trees</b>				
Quercus agrifolia (Multi-stem)	Live Oak	Low	36" Box	1
Quercus lobata	Valley Oak	Low	36" Box	6
<b>Shrubs/ Perennials</b>				
Dianella caerulea	Blue Flax Lily	Low	5 Gal.	28
Prunus caroliniana 'Monus'	Carolina Laurel Cherry	Low	15 Gal.	8
<b>Grasses/ Ground Covers</b>				
Calamagrostis 'Karl Forester'	Reed Grass	Low	1 Gal.	474
Juncus patens 'Elk Blue'	Elk Blue California Rush	Low	1 Gal.	523
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Low	1 Gal.	518
Vineyard cover crop		Un-irrigated		6550 Sq. Ft.
<b>Vines</b>				
Parthenocissus tricuspidata	Boston Ivy	Medium	5 Gal.	1

## PLANT PALETTE



**HALL & BARTLEY**  
ARCHITECTS AND PLANNERS  
1711 OLD REDWOOD PARKWAY, SUITE 1000, CAULFIELD, CA 94948

**QUADRICA**  
LANDSCAPE ARCHITECTS  
1000 RIVER STREET, SUITE 100, NAPA, CA 94559

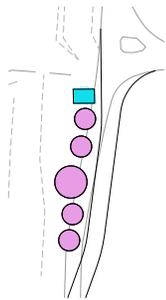
**SAM JASPER WINERY**  
SERRANO TRAIL  
NAPA COUNTY  
NAPA, CALIFORNIA

LANDSCAPE PLAN

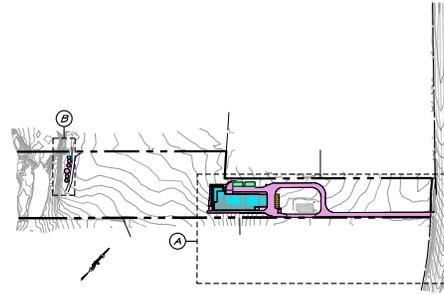
PROJECT 1408  
DRAWN JMB  
CHECK WM  
SCALE AS NOTED  
DATE 5/08/15

Trash relocation

**UP.7**

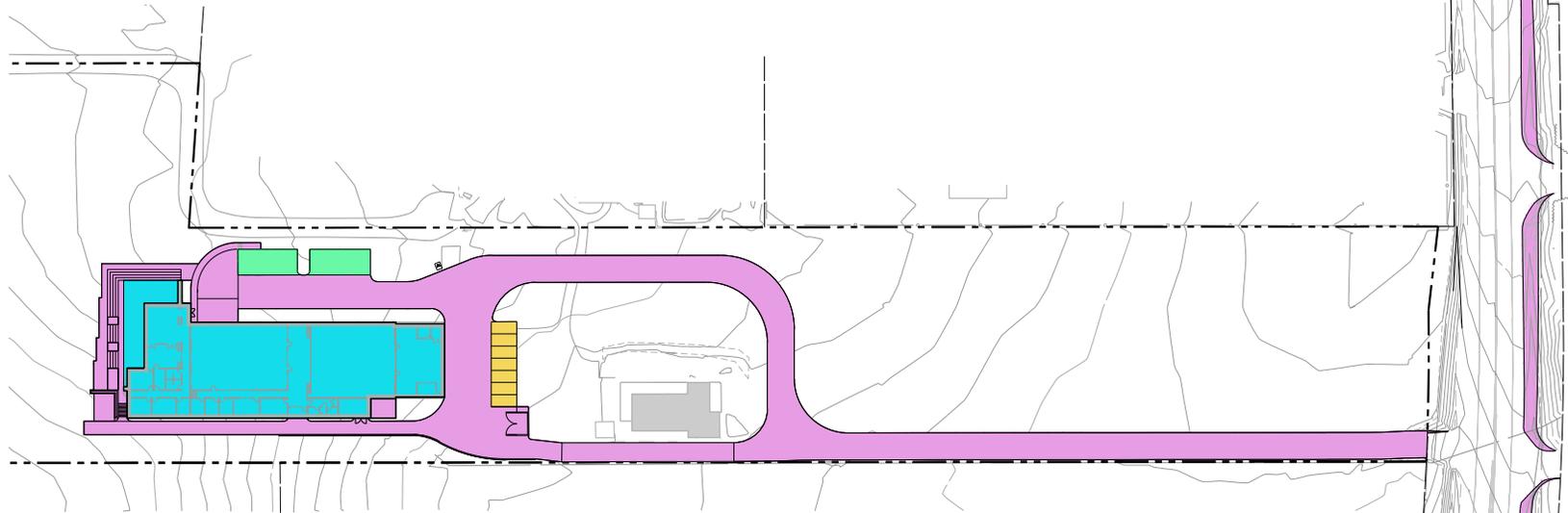


**B** WINERY COVERAGE AND DEVELOPMENT AREA  
SCALE: 1" = 40'

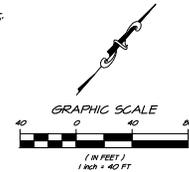


**SITE PLAN**  
SCALE: 1" = 250'

- LEGEND**
- VISITOR PARKING = 1649 SQ. FT.
  - EMPLOYEE PARKING = 1497 SQ. FT.
  - PAVED AREAS AND ABOVE GROUND TANKS = 43,436 SQ. FT.
  - STRUCTURE = 17610 SQ. FT.
- WINERY COVERAGE**
- WINERY DEVELOPMENT AREA 18,916 SQ. FT.
  - WINERY COVERAGE AREA 63,146 SQ. FT.



**A** WINERY COVERAGE AND DEVELOPMENT AREA  
SCALE: 1" = 40'



NO.	DATE	REVISIONS	BY

**RSA<sup>+</sup>**  
 1525 FOURTH STREET  
 NAPA, CALIF. 94559  
 TEL: 707.252.8800  
 WWW.RSACALIF.COM

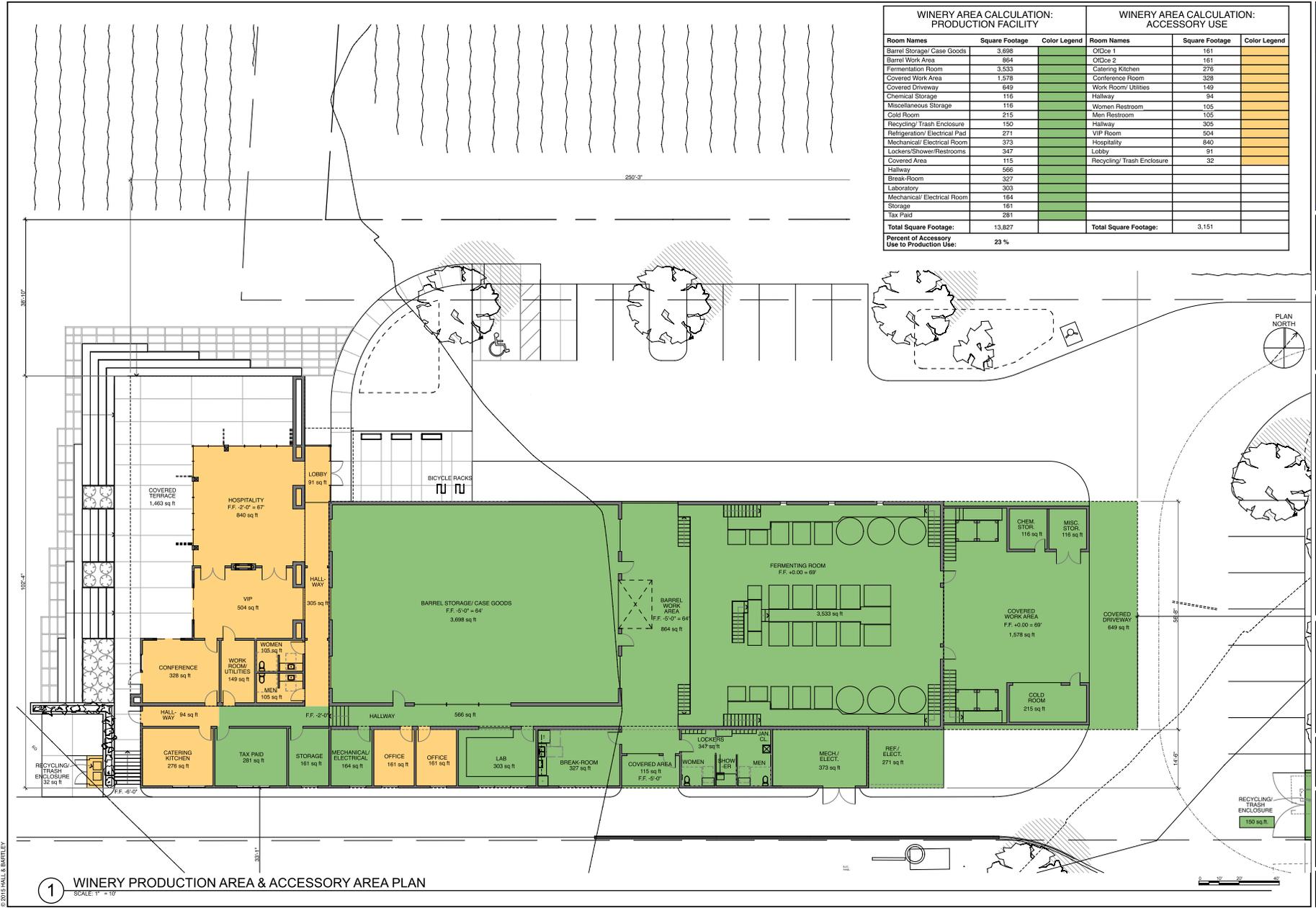
REGISTERED PROFESSIONAL ENGINEERS - CIVIL ENGINEERS - 1000

**SAM JASPER WINERY  
 COVERAGE & DEVELOPMENT**  
 NAPA COUNTY  
 CALIFORNIA



DATE	11/21/2015
DRAWN	ECB
DESIGNED	ECB
CHECKED	DMF
JOB NO.	414022.0

SHEET NO.  
**UP8**  
 8 OF 9 SHEETS



**HALL & BARTLEY**  
 ARCHITECTURE AND PLANNING  
 400 OLD HENWOOD HIGHWAY, SAN JOSE, CALIFORNIA 95128-1146

PROJECT 1408  
 DRAWN AM  
 CHECK SPB  
 SCALE AS NOTED  
 DATE 3/05/15

**SAM JASPER WINERY**  
 4059 SIVERADO TRAIL  
 NAPA COUNTY CALIFORNIA  
 NAPA

WINERY PRODUCTION AREA & ACCESSORY AREA PLAN

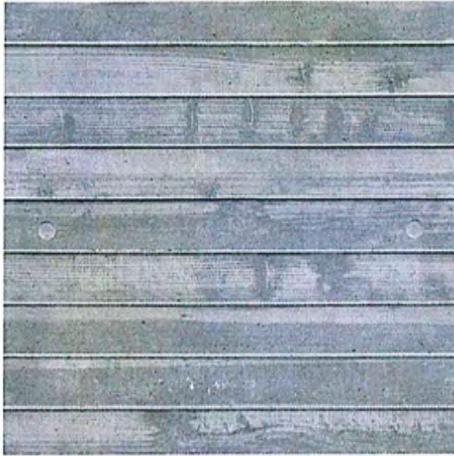
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**UP.9**

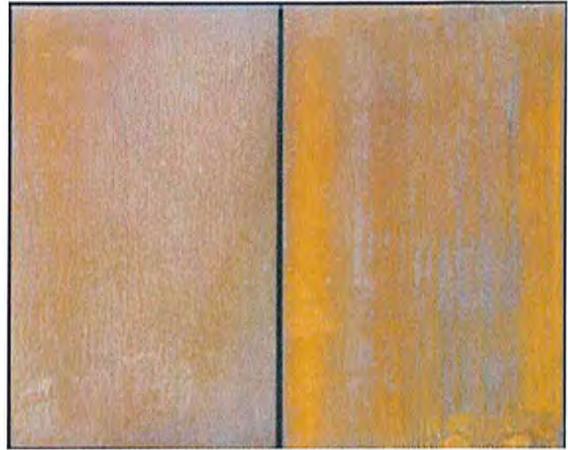
© 2015 HALL & BARTLEY

**1** WINERY PRODUCTION AREA & ACCESSORY AREA PLAN  
 SCALE: 1" = 10'

# SAM JASPER WINERY



**CONCRETE**



**CORTEN**

## **SIDING MATERIAL & COLOR**



**METAL**

## **WINDOW/ DOOR FRAME MATERIAL & COLOR**



**SINGLE PLY ROOFING MEMBRANE**

## **ROOF MATERIAL & COLOR**