

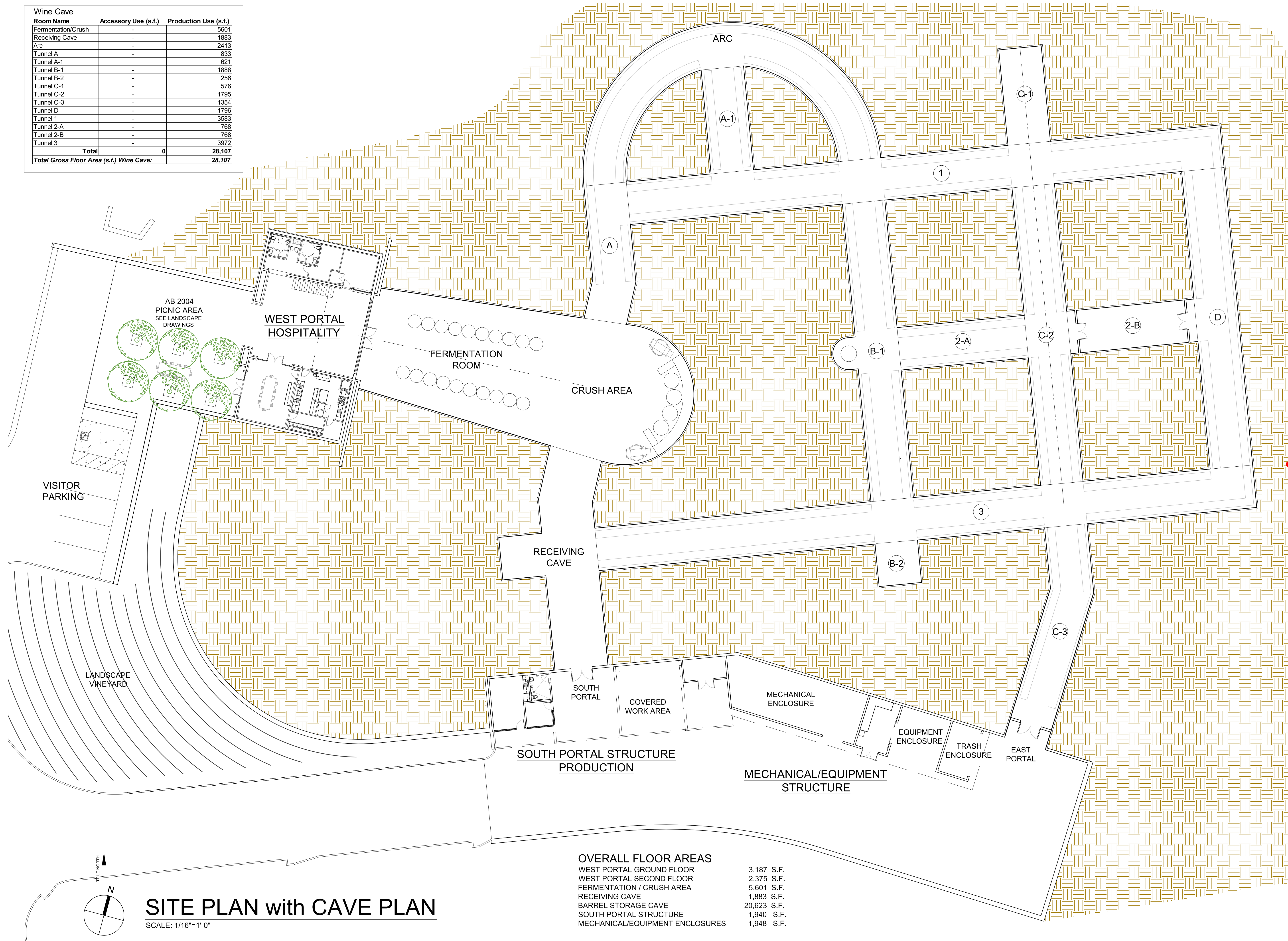
“P”

## Architectural & Landscape Plans

Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Fermentation/Crush	-	5601
Receiving Cave	-	1883
Arc	-	2413
Tunnel A	-	833
Tunnel A-1	-	621
Tunnel B-1	-	1888
Tunnel B-2	-	256
Tunnel C-1	-	576
Tunnel C-2	-	1795
Tunnel C-3	-	1354
Tunnel D	-	1796
Tunnel 1	-	3583
Tunnel 2-A	-	768
Tunnel 2-B	-	768
Tunnel 3	-	3972
<b>Total</b>	<b>0</b>	<b>28,107</b>
<b>Total Gross Floor Area (s.f.) Wine Cave:</b>		<b>28,107</b>



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S A N T A R O S A , C A 9 5 4 0 2  
P H 7 0 7 - 3 2 1 - 5 3 8 9



430 Cold Springs Road  
Angwin, CA 94508  
APN: 024-340-010 & 011

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February 2018

OVERALL FLOOR AREAS	
WEST PORTAL GROUND FLOOR	3,187 S.F.
WEST PORTAL SECOND FLOOR	2,375 S.F.
FERMENTATION / CRUSH AREA	5,601 S.F.
RECEIVING CAVE	1,883 S.F.
BARREL STORAGE CAVE	20,623 S.F.
SOUTH PORTAL STRUCTURE	1,940 S.F.
MECHANICAL/EQUIPMENT ENCLOSURES	1,948 S.F.

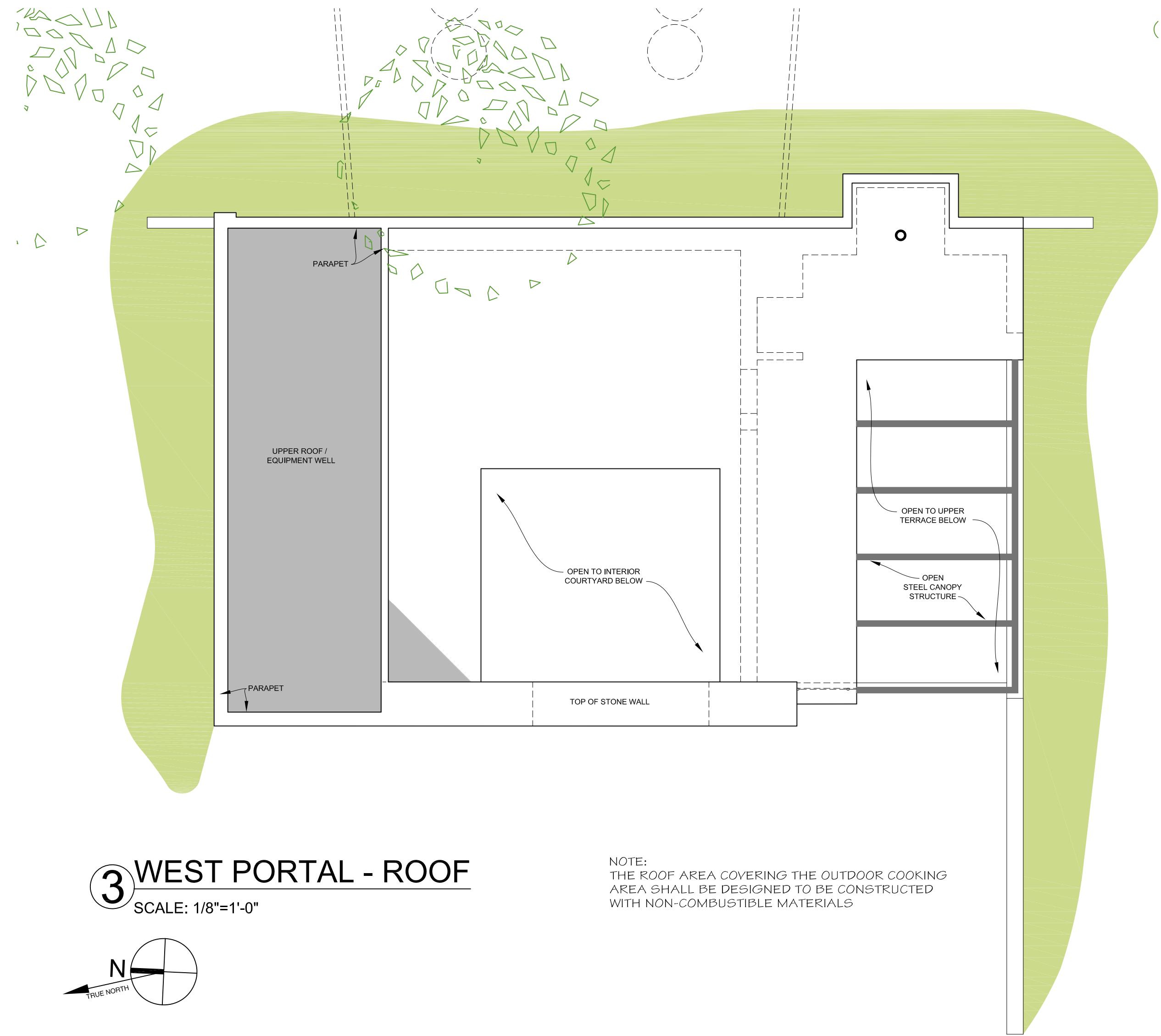
**SITE PLAN with CAVE PLAN**

SCALE: 1/16"=1'-0"

**SITE PLAN with CAVE PLAN UP- A1**

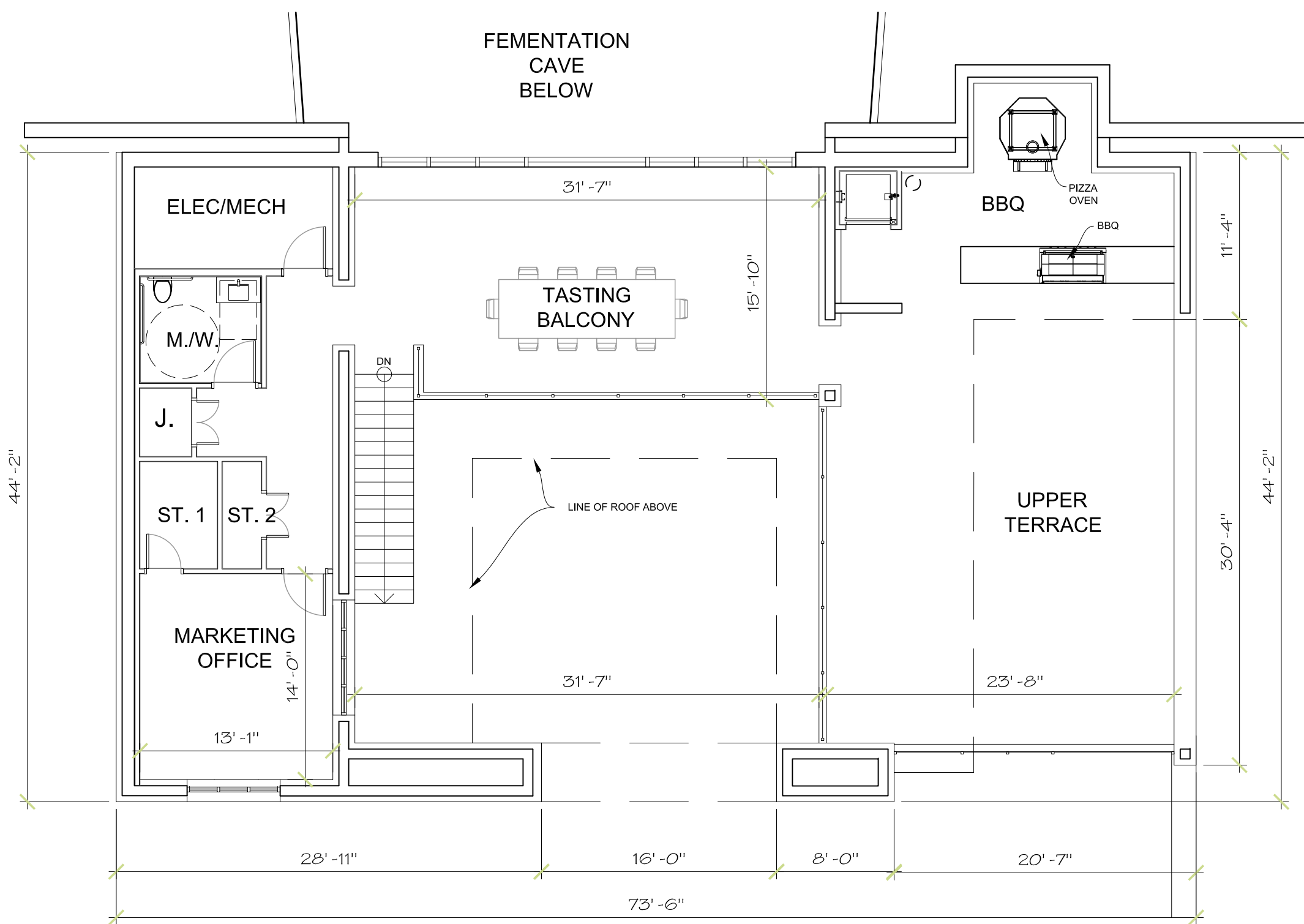
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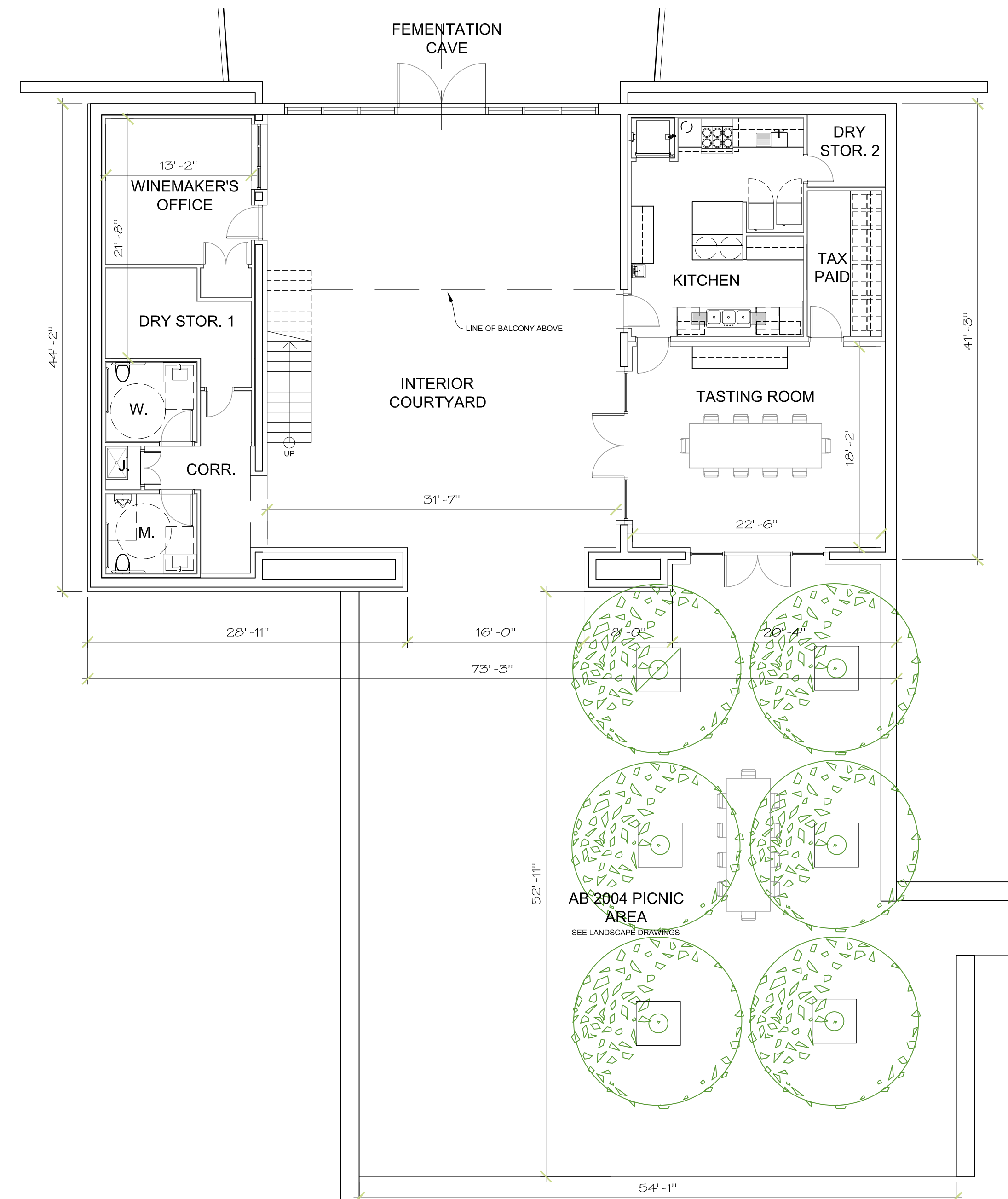


**3 WEST PORTAL - ROOF**  
SCALE: 1/8"=1'-0"

NOTE:  
THE ROOF AREA COVERING THE OUTDOOR COOKING AREA SHALL BE DESIGNED TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS



**2 WEST PORTAL - UPPER FLOOR**  
SCALE: 1/8"=1'-0"



**1 WEST PORTAL - GROUND FLOOR**  
SCALE: 1/8"=1'-0"

**West Portal Ground Floor**

Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Men's Restroom	91	-
Women's Restroom	77	-
Janitor's Closet	22	-
Dry Storage 1	129	-
Corridor	122	-
Winemaker's Office	245	-
Interior Courtyard	1462	-
Tasting Room	508	-
Kitchen	353	-
Tax Paid Storage	114	-
Dry Storage 2	64	-
<b>Total</b>	<b>3,187</b>	<b>0</b>

**West Portal Upper Floor**

Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Marketing Office	255	-
Storage 1	54	-
Storage 2	23	-
Janitor's Closet	27	-
Unisex Restroom	77	-
Electrical Room	133	-
Corridor	150	-
Tasting Balcony	537	-
Upper Terrace	819	-
BBQ Area	300	-
<b>Total</b>	<b>2,375</b>	<b>0</b>

<b>Total Gross Floor Area (s.f.) West Portal Structure:</b>	<b>5,562</b>
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SANTA ROSA, CA 05402  
p h . 7 0 7 - 3 2 1 - 5 3 8 9



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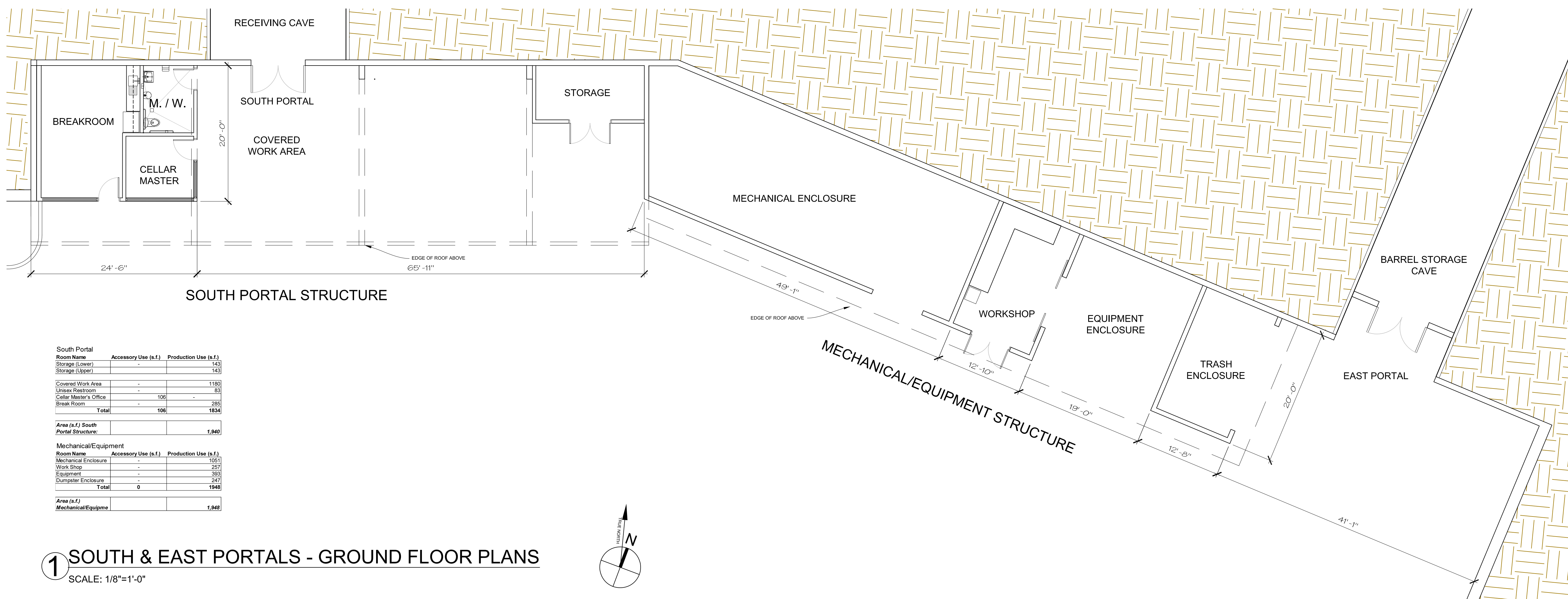
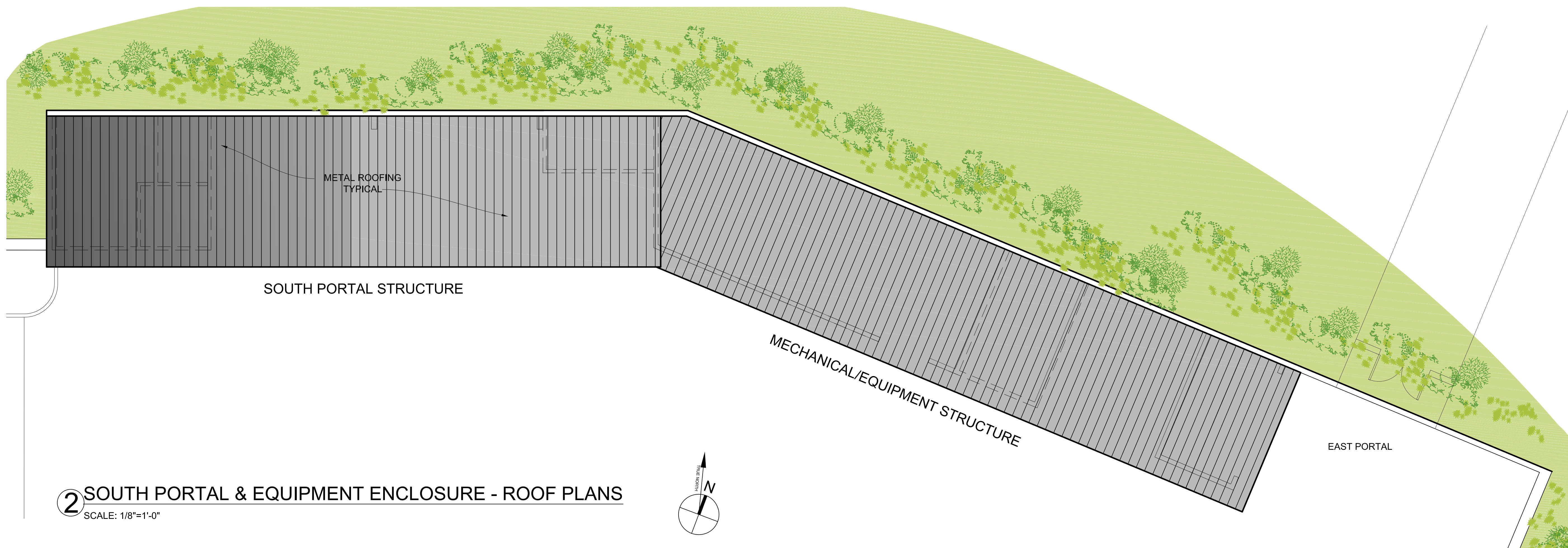
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**WEST PORTAL  
HOSPITALITY  
PLANS**

**UP- A2**



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Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Storage (Lower)	-	143
Storage (Upper)	-	143
Covered Work Area	-	1180
Unisex Restroom	-	83
Cellar Master's Office	106	-
Break Room	-	285
<b>Total</b>	<b>106</b>	<b>1834</b>
<b>Area (s.f.) South Portal Structure:</b>		<b>1,940</b>

Room Name	Accessory Use (s.f.)	Production Use (s.f.)
Mechanical Enclosure	-	1051
Work Shop	-	257
Equipment	-	393
Dumpster Enclosure	-	247
<b>Total</b>	<b>0</b>	<b>1948</b>
<b>Area (s.f.) Mechanical/Equipme</b>		<b>1,948</b>



430 Cold Springs Road  
Angwin, CA 94508  
APN: 024-340-010 & 011

**USE PERMIT**

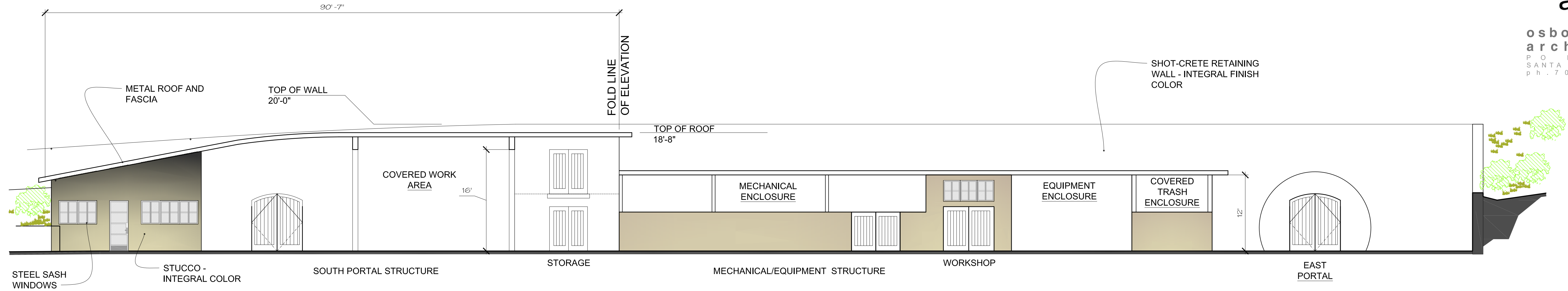
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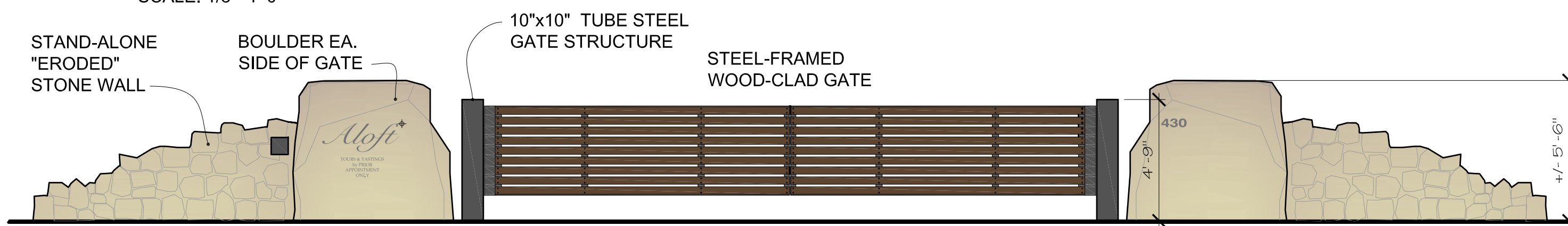
**SOUTH & EAST  
PORTAL PLANS**

**UP- A3**



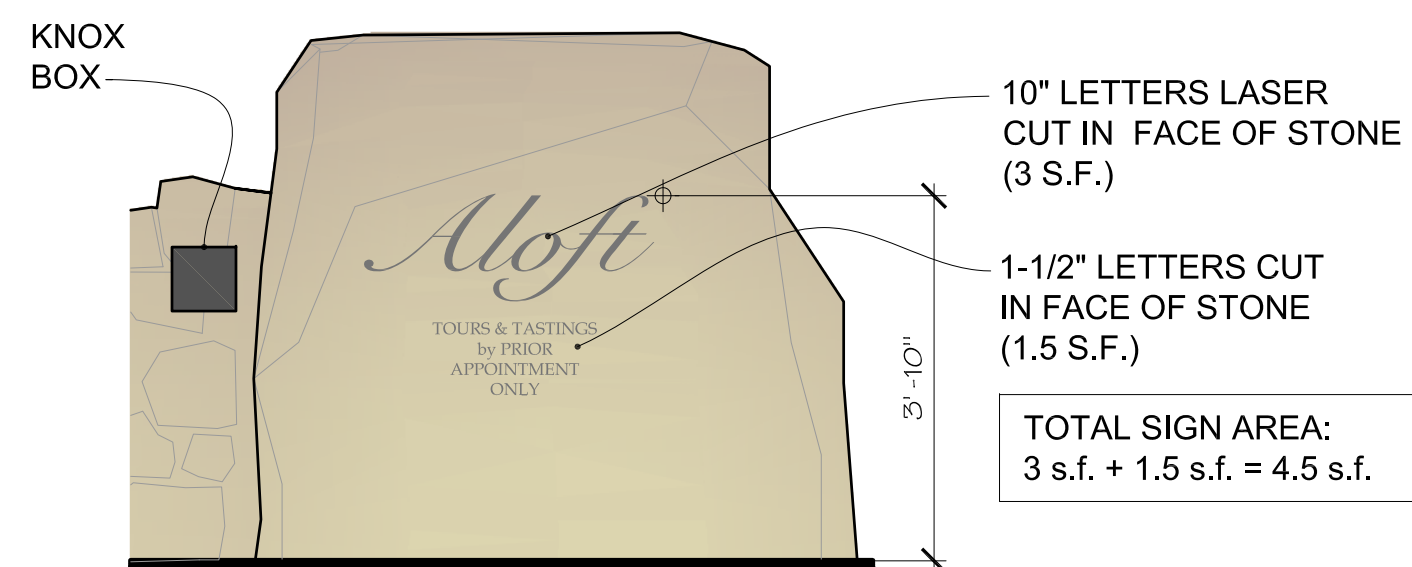
**1 SOUTH & EAST PORTALS - PRODUCTION**

SCALE: 1/8"=1'-0"



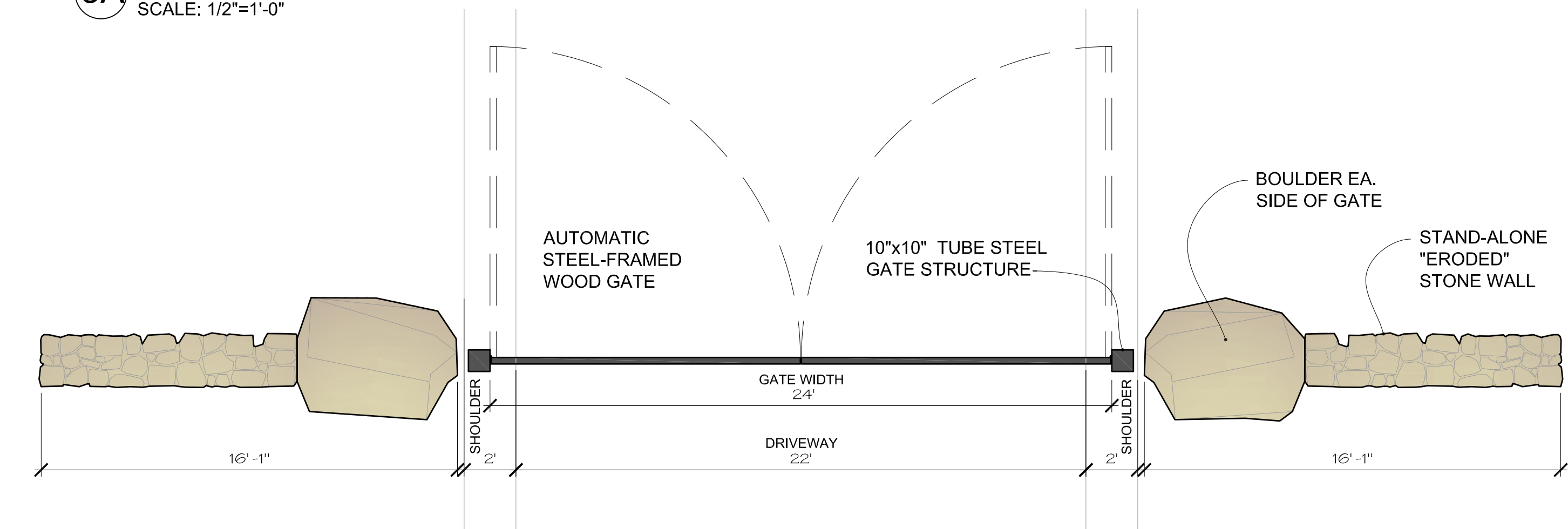
**3 ENTRY GATE ELEVATION**

SCALE: 1/4"=1'-0"



**3A SIGNAGE DETAIL**

SCALE: 1/2"=1'-0"



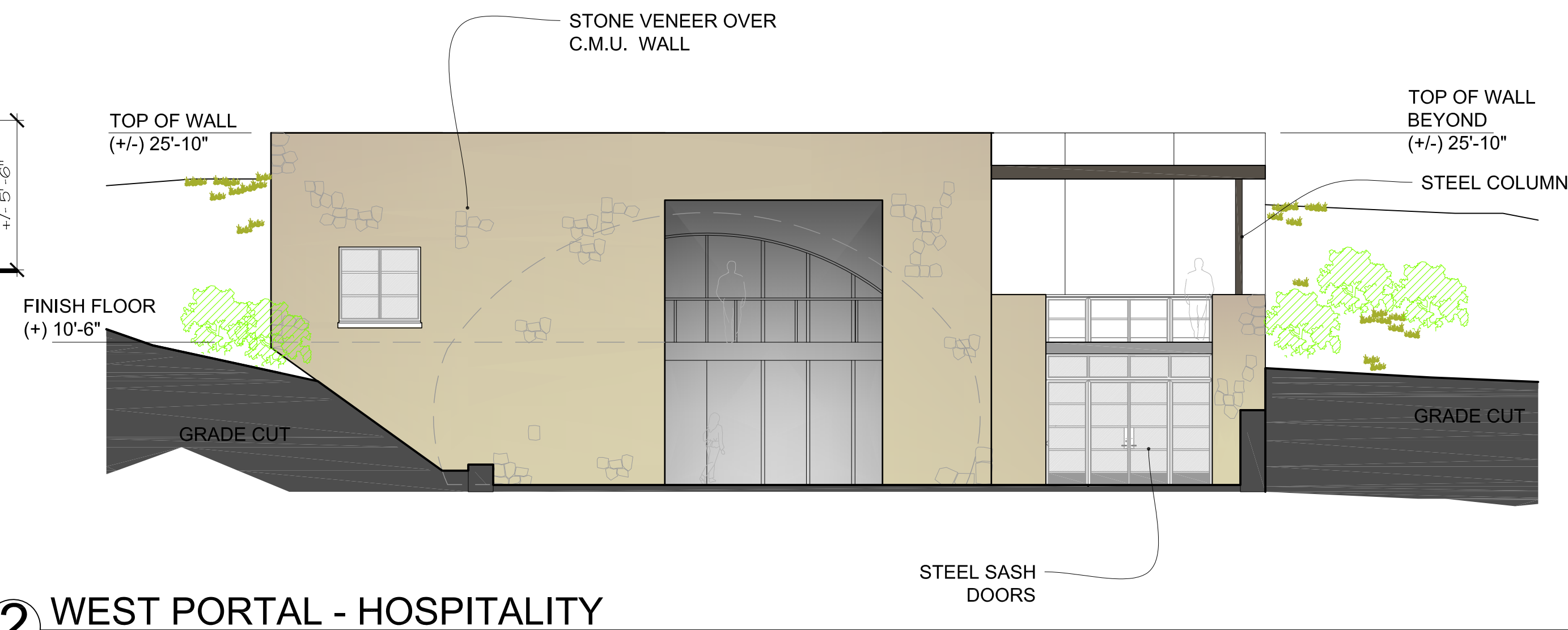
**4 ENTRY GATE PLAN**

SCALE: 1/4"=1'-0"

SEE CIVIL DRAWINGS - SITE PLAN UP1 - FOR GATE LOCATION ON COLD SPRINGS ROAD

**2 WEST PORTAL - HOSPITALITY**

SCALE: 1/8"=1'-0"



430 Cold Springs Road  
Angwin, CA 94508  
APN: 024-340-010 & 011

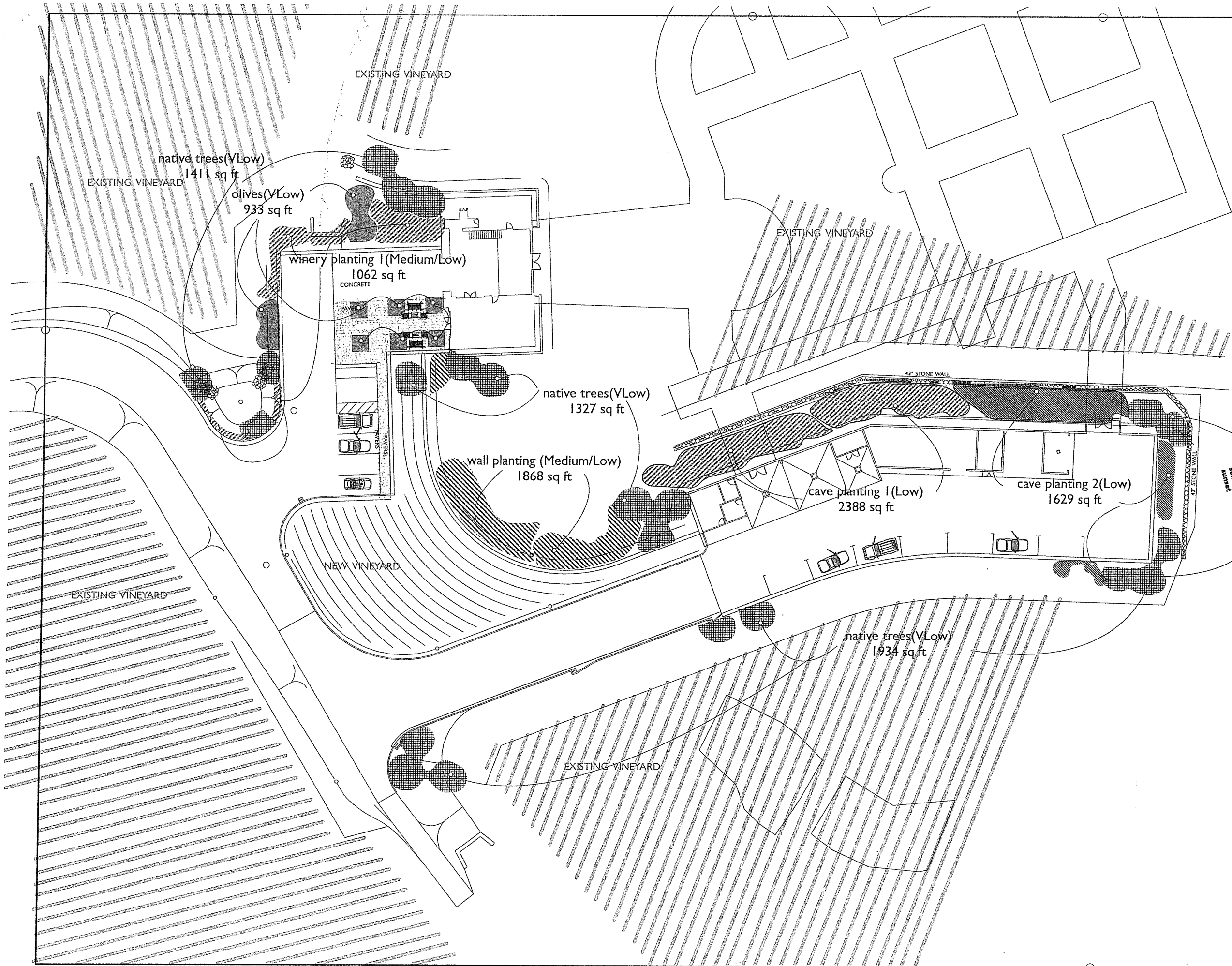
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**EXTERIOR ELEVATIONS**

**UP- A4**



native trees(VLow)  
1411 sq ft

olives(VLow)  
933 sq ft

winery planting I (Medium/Low)  
1062 sq ft  
CONCRETE

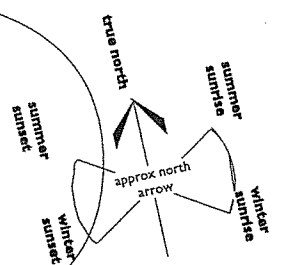
native trees(VLow)  
1327 sq ft

wall planting (Medium/Low)  
1868 sq ft

cave planting I (Low)  
2388 sq ft

cave planting 2 (Low)  
1629 sq ft

native trees(VLow)  
1934 sq ft



STEVE ARNS LANDSCAPE ARCHITECT  
Steve Arns  
CULVERBILT  
401 Pearl St. San Francisco, CA 94107-4728  
California Lic# 27176 California Lic# 2021  
E: gpradwin@earthlink.net  
www.arnslandscape.com



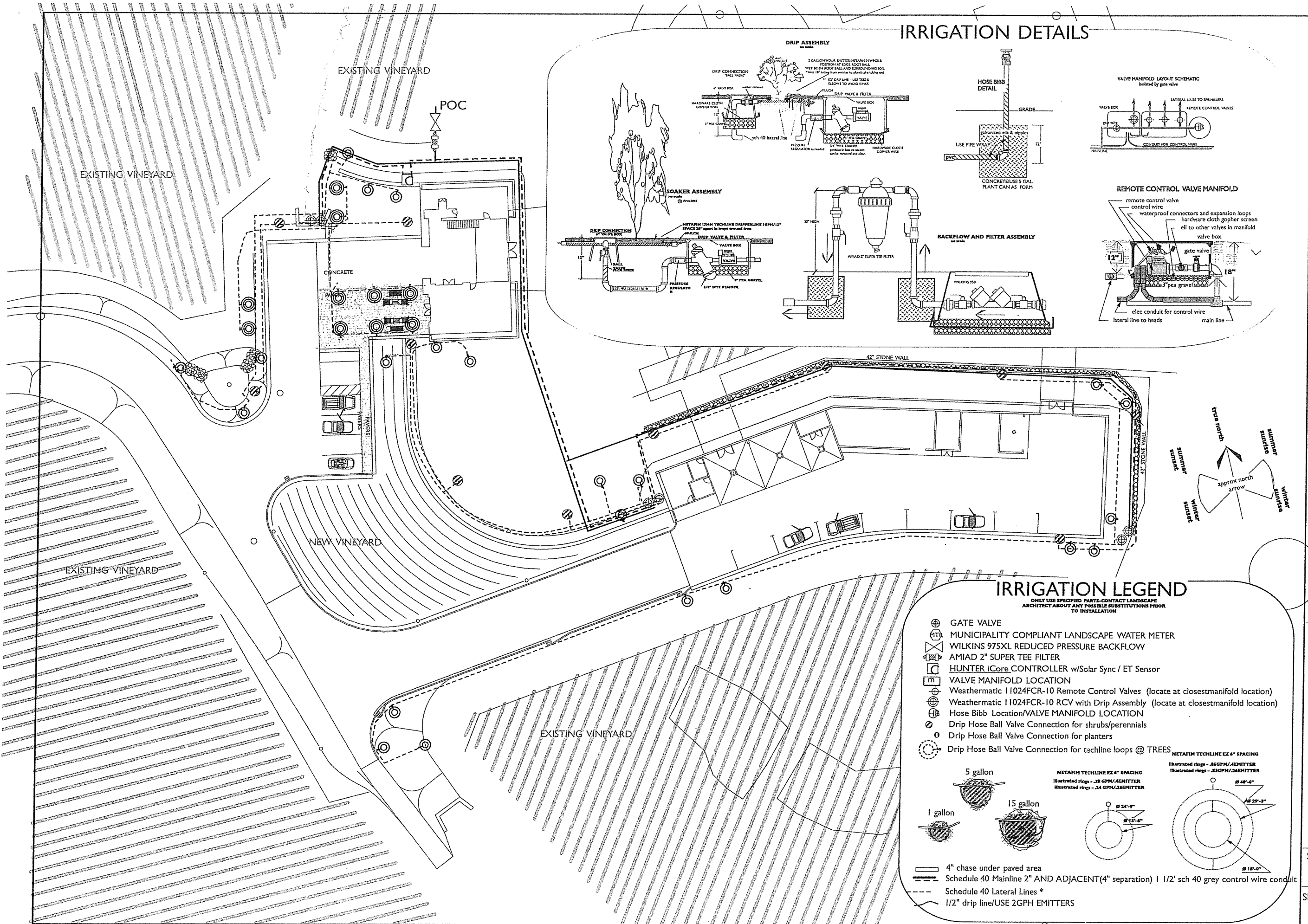
**ALOFT WINERY  
LANDSCAPE**

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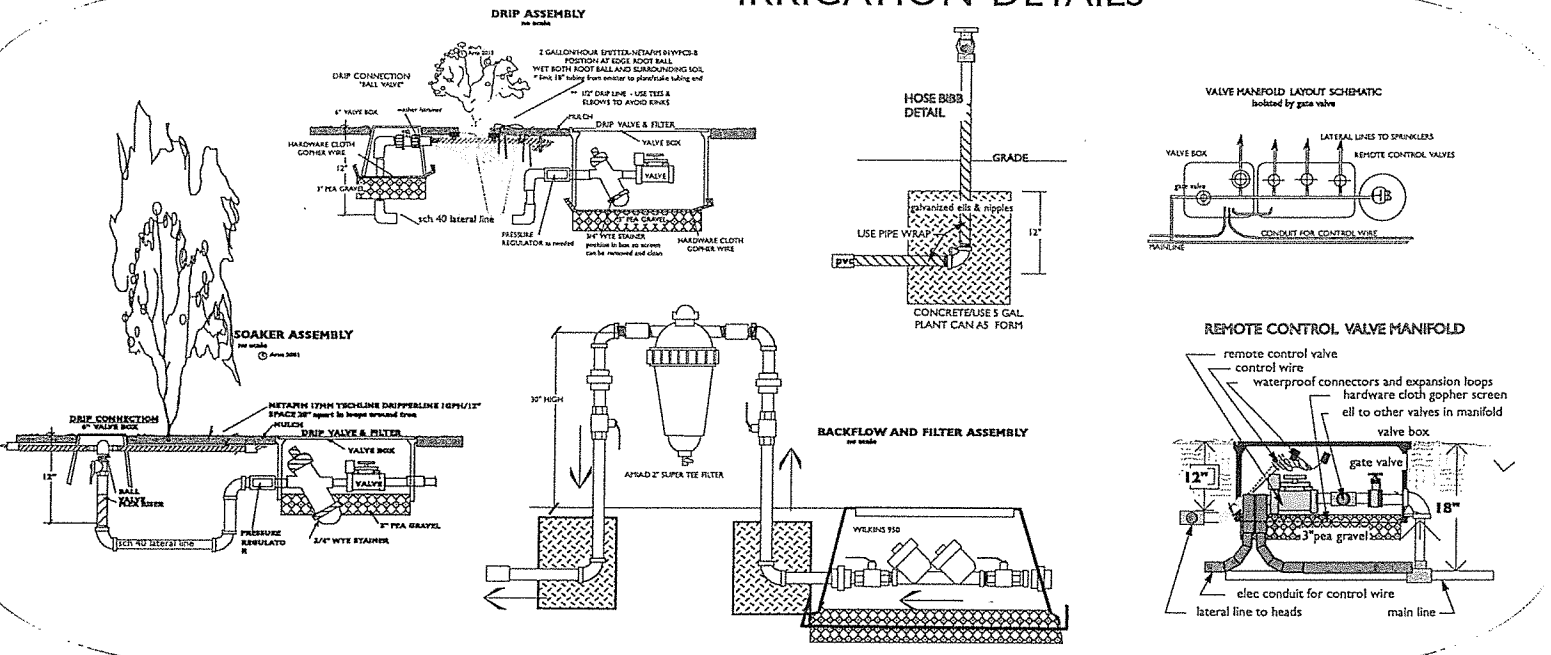
DATE  
may 2017  
USE  
permit submittal  
SCALE  
D-size sheet  
1"=20'  
note graphic scale to confirm

SHEET #  
L-H (use permit)

SITE LANDSCAPE  
Hydrozones



# IRRIGATION DETAILS



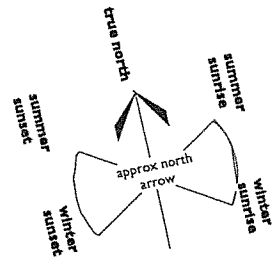
# IRRIGATION LEGEND

- ONLY USE SPECIFIED PARTS-CONTACT LANDSCAPE ARCHITECT ABOUT ANY POSSIBLE SUBSTITUTIONS PRIOR TO INSTALLATION
- GATE VALVE
  - MUNICIPALITY COMPLIANT LANDSCAPE WATER METER
  - WILKINS 975XL REDUCED PRESSURE BACKFLOW
  - AMIAD 2" SUPER TEE FILTER
  - HUNTER iCore CONTROLLER w/Solar Sync / ET Sensor
  - VALVE MANIFOLD LOCATION
  - Weathermatic 11024FCR-10 Remote Control Valves (locate at closest manifold location)
  - Weathermatic 11024FCR-10 RCV with Drip Assembly (locate at closest manifold location)
  - Hose Bibb Location/VALVE MANIFOLD LOCATION
  - Drip Hose Ball Valve Connection for shrubs/perennials
  - Drip Hose Ball Valve Connection for planters
  - Drip Hose Ball Valve Connection for techline loops @ TREES
- NETAFIM TECHLINE EZ 6" SPACING**
- 5 gallon
  - 15 gallon
  - 1 gallon
- NETAFIM TECHLINE EZ 6" SPACING**
- Illustrated rings - .85GPM/EMITTER
  - Illustrated rings - .53GPM/EMITTER
  - Illustrated rings - .38 GPM/EMITTER
  - Illustrated rings - .34 GPM/EMITTER
- 4" chase under paved area
  - Schedule 40 Mainline 2" AND ADJACENT(4" separation) | 1/2" sch 40 grey control wire conduit
  - Schedule 40 Lateral Lines \*
  - 1/2" drip line/USE 2GPH EMITTERS

STEVE ANNE LANDSCAPE ARCHITECT  
 Steve Anne  
 CLIA#1317  
 601 Power Rd., Suite 100, San Francisco, CA 94132-1078  
 Office: 415.761.5134 Cell: 415.761.5135  
 E: steveanne@earthlink.net  
 steveanne11@gmail.com



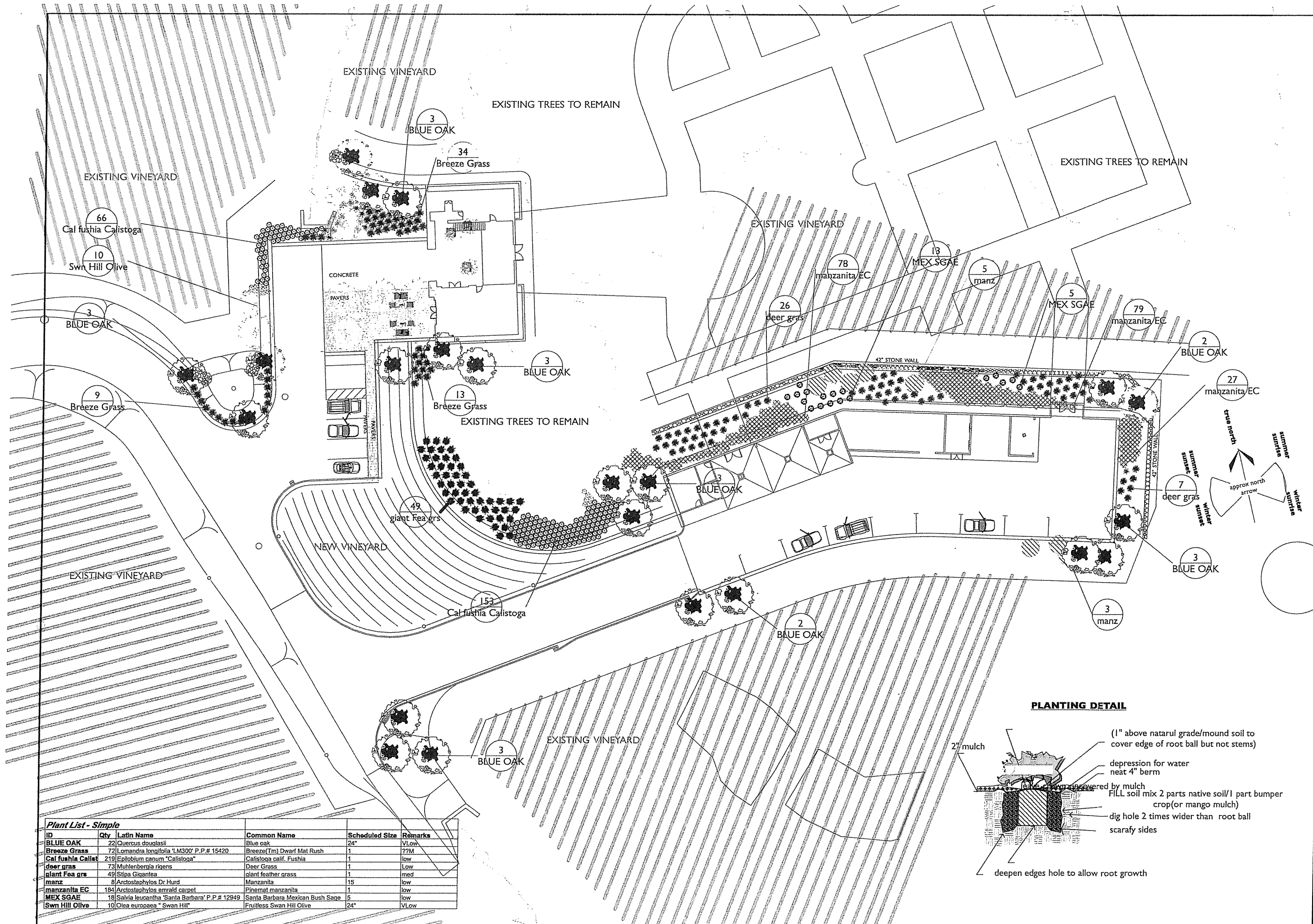
ALOFT WINERY  
 LANDSCAPE



DATE: may 2017  
 USE: permit submittal  
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 note: graphic scale to confirm

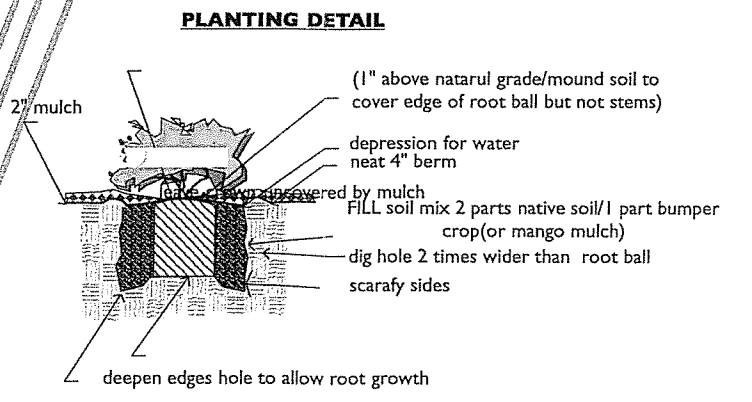
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SITE LANDSCAPE IRRIGATION



**Plant List - Simple**

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
BLUE OAK	22	Quercus douglasii	Blue oak	24"	VLow
Breeze Grass	72	Lomandra longifolia "LM300" P.P.# 15420	Breeze(TM) Dwarf Mat Rush	1	??M
Cal fushia Calist	219	Epiobium canum "Calistoga"	Calistoga calif. Fushia	1	low
deer gras	73	Muhlenbergia rigens	Deer Grass	1	Low
glant Fea grs	49	Stipa Gigantea	glant feather grass	1	med
manz	8	Arctostaphylos Dr Hurd	Manzanita	15	low
manzanita EC	184	Arctostaphylos emrakd carpet	Pinemat manzanita	1	low
MEX SGAE	18	Salvia leucantha "Santa Barbara" P.P.# 12949	Santa Barbara Mexican Bush Sage	5	low
Swan Hill Olive	10	Olea europaea "Swan Hill"	Fruitless Swan Hill Olive	24"	VLow



STEVE ARNS LANDSCAPE ARCHITECT  
 Steve Arns  
 CUL3337  
 141 Wood Rd. Los Alamitos, CA 92646-9728  
 Office: 949.337.1111 Cell: 949.337.1111  
 E: g.arns@earthlink.net  
 www.arnslandscapes.com



**ALOFT WINERY  
 LANDSCAPE**

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 Date: 5/2017

DATE: may 2017  
 USE: permit submittal  
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 note: graphic scale to confirm

SHEET #  
 L-P (use permit)  
 SITE LANDSCAPE PLANTING



**SOIL TEST INFORMATION**



Sunland Analytical  
11419 Sunrise Gold Cir #10  
Rancho Cordova, CA 95742  
(916) 852-8557

Date Reported 11/20/16  
Date Submitted 11/02/16

To: Steven R. Arns  
Landscape Architect  
601 Mund Road  
St. Helena, CA, 94574

From: Gene Orlant, Ph.D., Randy Horney  
General Manager

The reported analysis was requested for the following:  
Location: ALOFT WINERY Site ID: ALOFT 1  
Thank you for your business.

\* For future reference to this analysis please use SUN # 73257 - 152906

**SOIL ANALYSIS 0**

Saturation Percent (SP)	58.8	Soil Texture: Clay Loam
pH	6.13	
ECe	0.24	mmho/cm
Tot Dissolved Salts	153.6	ppm
Infiltration Rate (9% Slope)	0.25	in/hr
% Organic Matter	12.72	
C.E.C.	20.5	meq/100g
Sodium Adsorp Ratio (SAR)	1.24	
Exchangeable Sodium % (ESP)	0.6	
Gypsum Req. (CaSO4·2H2O)	None Required	
est. Nitrogen Release	3.4	#/1000 sq.ft.

Nitrate-N	15.04	ppm
Phosphate-P	7.29	ppm
Potassium	816.55	ppm
Sulfur	3.36	ppm
Chloride	58.22	ppm
Carbonates	21.48	ppm
Sodium	25.92	ppm
Calcium	3005.20	ppm
Magnesium	393.58	ppm
Boron	0.15	ppm
Copper	0.68	ppm
Iron	50.82	ppm
Manganese	51.57	ppm
Zinc	1.56	ppm



Sunland Analytical  
11419 Sunrise Gold Cir #10  
Rancho Cordova, CA 95742  
(916) 852-8557

Date 11/20/16  
SUN # 73257 - 152906

Information requested by:  
Steven R. Arns  
Landscape Architect

Information for:  
ALOFT WINERY  
ALOFT 1

**SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING**

Soil pH (Acidity and Alkalinity):  
The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 30.0 pounds of Lime per 1000 sq.ft. and work into soil before planting.

Dissolved Salts (Indicated by E.C. & TDS)  
These conditions are in the normal range for plant growth.

Soil Texture and Rate of Water Infiltration  
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.25 to 0.20, 0.15, 0.10, 0.06, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

Water Penetration of Soil Due to Chemical Characteristics  
When exchangeable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

Organic Matter - provides a slow nitrogen release and aids water retention. This sample has a adequate Organic Matter content.  
No further organic matter is essential, a 2-3 in. top dressing will aid water retention.

Soil Boron - concentrations are in a range allowing normal plant growth.



Sunland Analytical  
11419 Sunrise Gold Cir #10  
Rancho Cordova, CA 95742  
(916) 852-8557

Date 11/20/16  
SUN # 73257 - 152906

Information requested by:  
Steven R. Arns  
Landscape Architect

Information for:  
ALOFT WINERY  
ALOFT 1

**SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING**

Soil Macronutrients (Nitrogen, Phosphorus, Potassium or N-P-K)  
Use ONE of these NPK preparations for the first fertilizer application.

Standard NPK Fertilizer Preparations	6-20-20	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0
#/1000 sq.ft.	12	12	N/A	N/A	N/A	N/A

Soil Micronutrients - Copper, Iron, Manganese and Zinc, in soil are present in small amounts. However, they play a necessary role in plant metabolism. Without appropriate amounts plants will not thrive.  
Because copper, manganese and zinc are in very small amounts, dissolve (each) in 2 gallons of water and use a sprayer to obtain an even application.  
Apply the following per 1000 sq.ft. Make separate applications for each micronutrient.  
Apply 0.2 # Copper Sulfate and water.

Grass or Sod Preparation  
Till in organic matter, N-P-K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and loose seed or sod producers direction for moisture and product application.

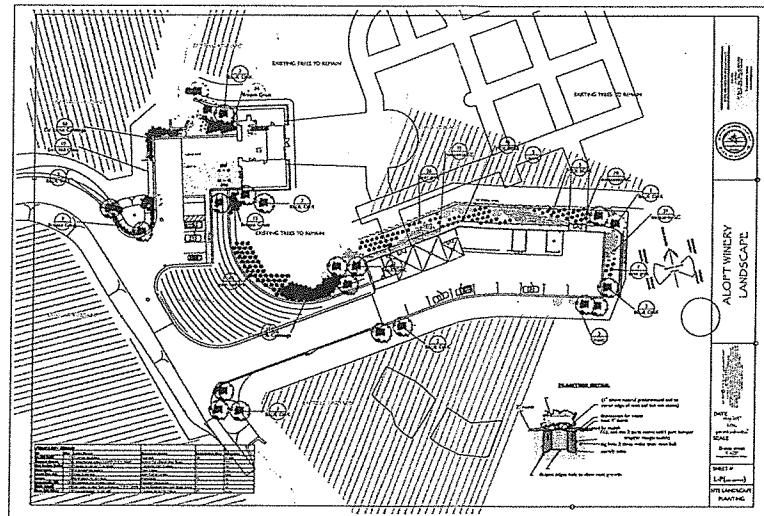
Trees and Shrubs  
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil for imported top soil with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-20-20 (or similar low nitrogen, high phosphate, high potassium fertilizer) per yard of mix. For extended fertilization, place slow release fertilizer tablets in the hole per manufacturer's instructions. If 6-20-20 is not directly added to the backfill mix, dusting backfill apply uniformly 1/2 oz of 6-20-20 per gallon container, 2.5 oz per 5 gallons, or 6 oz per 24 inch boxes.

Summary and Suggested Sequence of Soil Improvements (#/1000 sq.ft.)

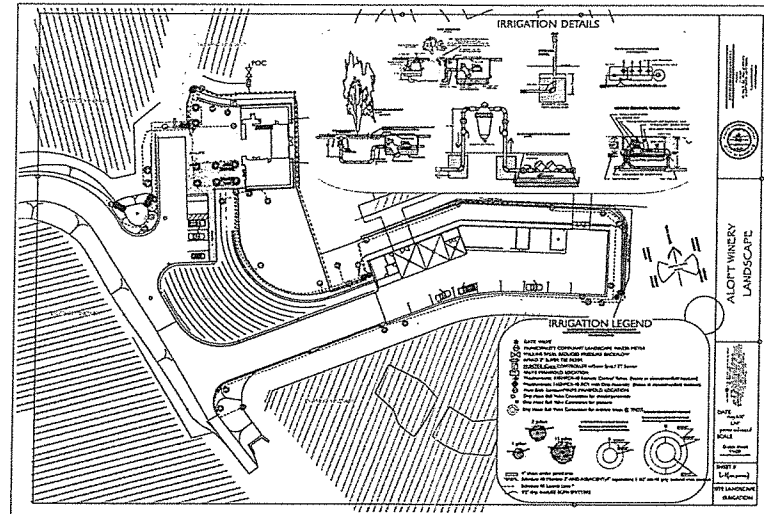
- Lime 30.0 #
- Organic Amendment - none presently required.
- N-P-K Fertilizer - see chart above for type and amount required.
- Micro Nutrients Needed
- 0.2 # Copper sulfate
- Sulfate-Sulfur - apply 2 # Ammonium sulfate fertilizer

Maintenance Fertilization - apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft. every month until plants become established. After established, apply 23-3-4 (or similar preparation) to provide desired growth rate and color.

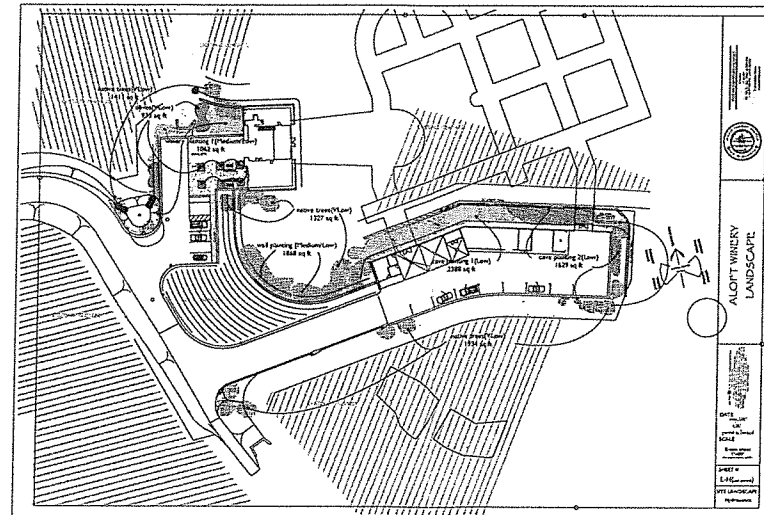
**LANDSCAPE PLANTING PLAN/  
see plan set for full scale drawing**



**LANDSCAPE IRRIGATION PLAN  
see plan set for full scale drawing**



**HYDROZONE MAP  
see plan set for full scale drawing**



**NOTE : SEE CIVIL PLANS  
FOR ADDITIONAL SOIL MANAGEMENT  
AND GRADING INFORMATION**

**WATER BUDGET WORKSHEET  
HYDROZONE TABLE**

**Section B1. Hydrozone Information Table**

Aloft Winery  
430 Cold Springs Road, Angwin, CA 94508  
APH: 024-340-010 & 011

#	Hydrozone	WUCOLS	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/EI)	Landscape Area (sf)	ETAF x Area	ETWU	
1	Native Trees 1	VL	0.1	Drip	0.81	0.12	1411	174	5939	
2	Olives	VL	0.1	Drip	0.81	0.12	933	115	3911	
3	Winery planting	M	0.8	Drip	0.81	0.99	1062	1049	35702	
4	Native Trees 2	VL	0.1	Drip	0.81	0.12	1327	164	5576	
5	Wall Planting	M	0.8	Drip	0.81	0.99	1868	1845	62798	
6	Cave Planting 1	L	0.3	Drip	0.81	0.37	2388	884	30105	
7	Cave Planting 2	L	0.3	Drip	0.81	0.37	1629	603	20536	
8	Native Trees 3	VL	0.1	Drip	0.81	0.12	1934	239	8127	
							<b>3.21</b>	<b>12,552</b>	<b>5,074</b>	<b>172,695</b>

(Special Landscape Areas = 0 sf)

Estimated Total Water Usage (ETWU) 172,695

Maximum Applied Water Allowance (MAWA)  
54.9 x 0.62 (0.45 x 7.423) = 192,260

<b>ETAF Calculations</b>	
Regular Landscape Areas	
Total ETAF x Area	5,074
Total Area	12,552
Average ETAF	0.40

**INFORMATION SHEET**

<p><b>Water Efficient Landscaping</b> North County Conservation, Development and Planning Department</p> <p>Section A2 - Application - WELO (1) Landscape Documentation Package Review</p> <p>APPLICATION FORM: Water Efficient Landscaping Outline (WELO) Landscape Documentation Package FILE # _____</p> <p>FOR OFFICE USE ONLY ZONING DISTRICT: _____ Date Submitted: / / TYPE OF APPLICATION: WELO - Landscape Documentation Package REQUEST: _____ Date Published: / / _____ Date Completion: / /</p> <p>TO BE COMPLETED BY APPLICANT PROJECT NAME: <b>ALOFT WINERY</b></p> <p>Applicant's Parcel #: _____ Parcel Size: _____ Ac. / Sq.Ft. Landscape Area: <b>12552</b> (Proposed Project - sq.ft.) <b>0</b> (Existing - sq.ft.) <b>12552</b> (Total - sq.ft.)</p> <p>Project Type (check all that apply): <input checked="" type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community <input type="checkbox"/> Homeowner-installed</p> <p>Water Supply Source (泉水, recycled, well): <b>WELL</b> Name of Water Supplier (if not served by private wells): _____ Site Address/Location: _____ City: _____ Property Owner's Name: <b>Mark Mondavi</b> Mailing Address: <b>P.O. Box 342</b> <b>St. Helena CA 94574</b></p> <p>Telephone: <b>707-481-4323</b> Fax: _____ E-Mail: <b>janicmondavi@gmail.com</b></p> <p>Applicant's Name: <b>Janice Mondavi</b> Mailing Address: <b>P.O. Box 342</b> <b>St. Helena CA 94574</b></p>	<p><b>Water Efficient Landscaping</b> North County Conservation, Development and Planning Department</p> <p>Applicant Information Card: Telephone: <b>707-481-4323</b> Fax: _____ E-Mail: <b>janicmondavi@gmail.com</b></p> <p>Name of Applicant's Interest in Property: Department Name: <b>Steve Arns</b> landscape architect Mailing Address: <b>601 Mund Rd</b> <b>St. Helena CA 94574</b></p> <p>Telephone: <b>707-562-5324</b> Fax: _____ E-Mail: <b>stevearns1@gmail.com</b></p> <p>I agree to comply with the requirements of the Water Efficient Landscaping Ordinance (WELO) and submit a complete Landscape Documentation Package. I certify that all the information contained in this application, including but not limited to the information contained in the Landscape Documentation Package (see items in checklist - section A2) 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 the right of access to the property involved.</p> <p>Signature of Property Owner: _____ Date: _____ Print Property Owner Name: _____ Signature of Applicant: _____ Date: _____ Print Applicant Name: _____</p> <p>TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT Final Estimated Fee: \$ _____ Receipt No. _____ Inspected by: _____ Date: _____ *Actual Fees pertaining to this and related applications are based on the approved Fee Schedule.</p>
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I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.  
Steve Arns - Landscape Architect

STEVE ARNS LANDSCAPE ARCHITECT  
Steve Arns  
CAL 00387  
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City of St. Helena, CA 94574  
E: p.arns@arbark.com  
www.sthelenalandscape.com



ALOFT WINERY  
LANDSCAPE

DATE May 2017  
USE permit submittal  
SCALE

D-size sheet  
1"=20'  
note graphic scale to confirm

SHEET # L-W

SITE LANDSCAPE  
Welo