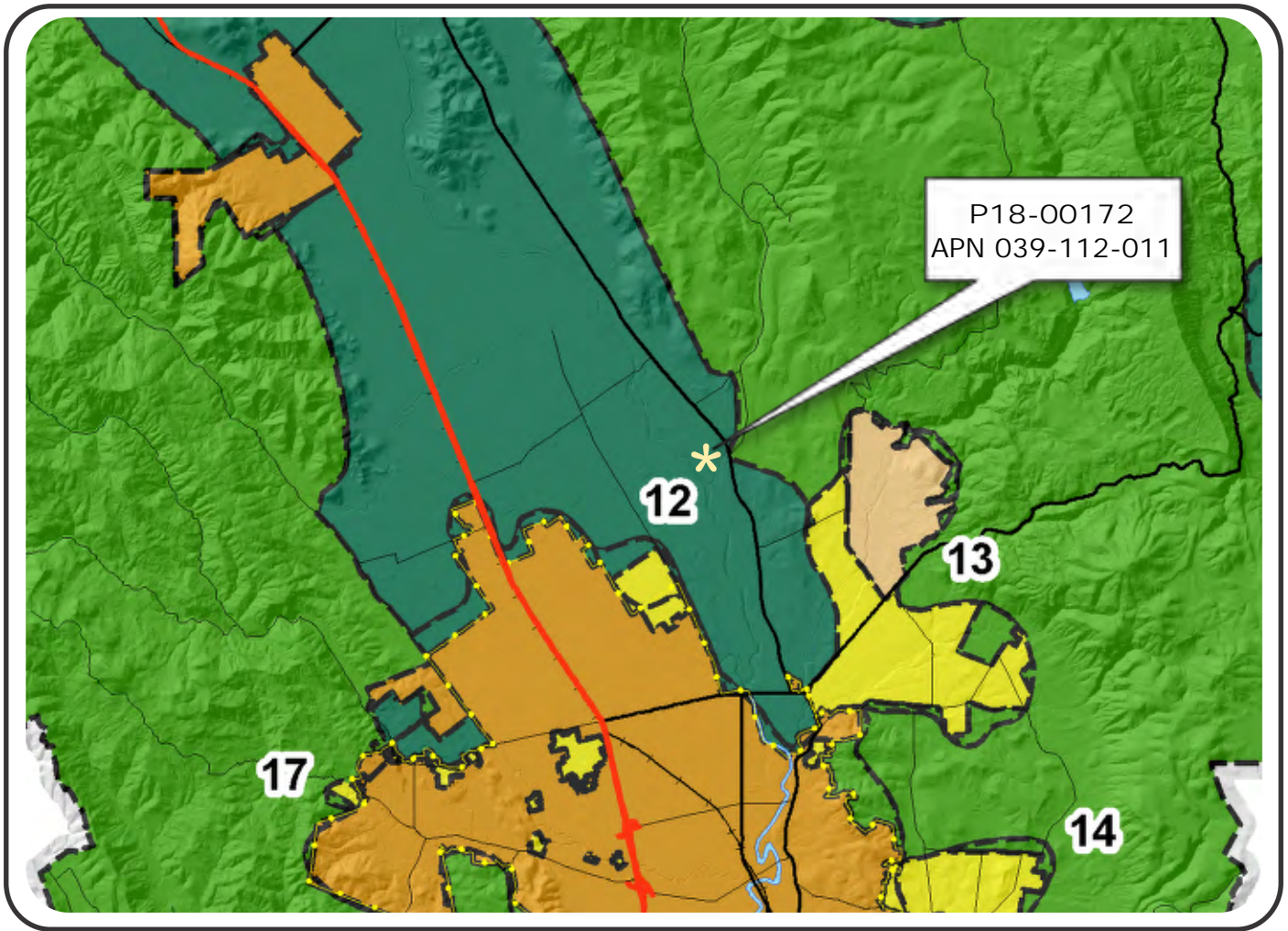


“E”

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

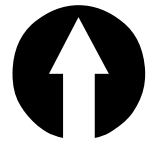
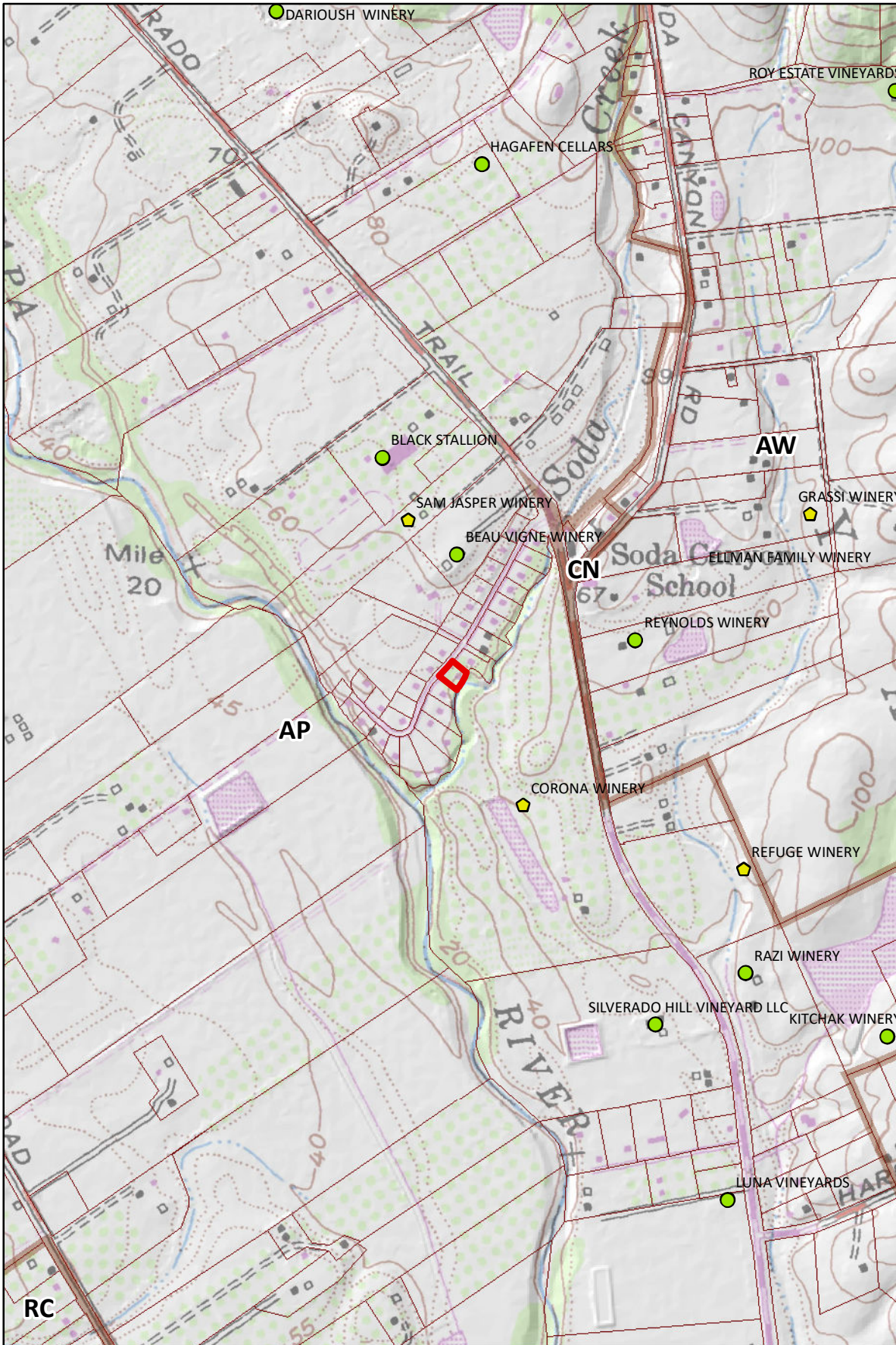
- Agriculture, Watershed & Open Space
- Agricultural Resource

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

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







APN
039-112-001
09/2018
P18-00172UP

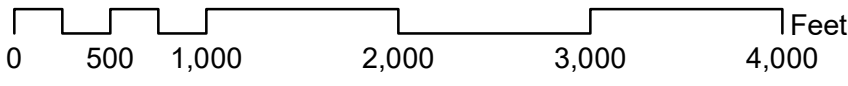


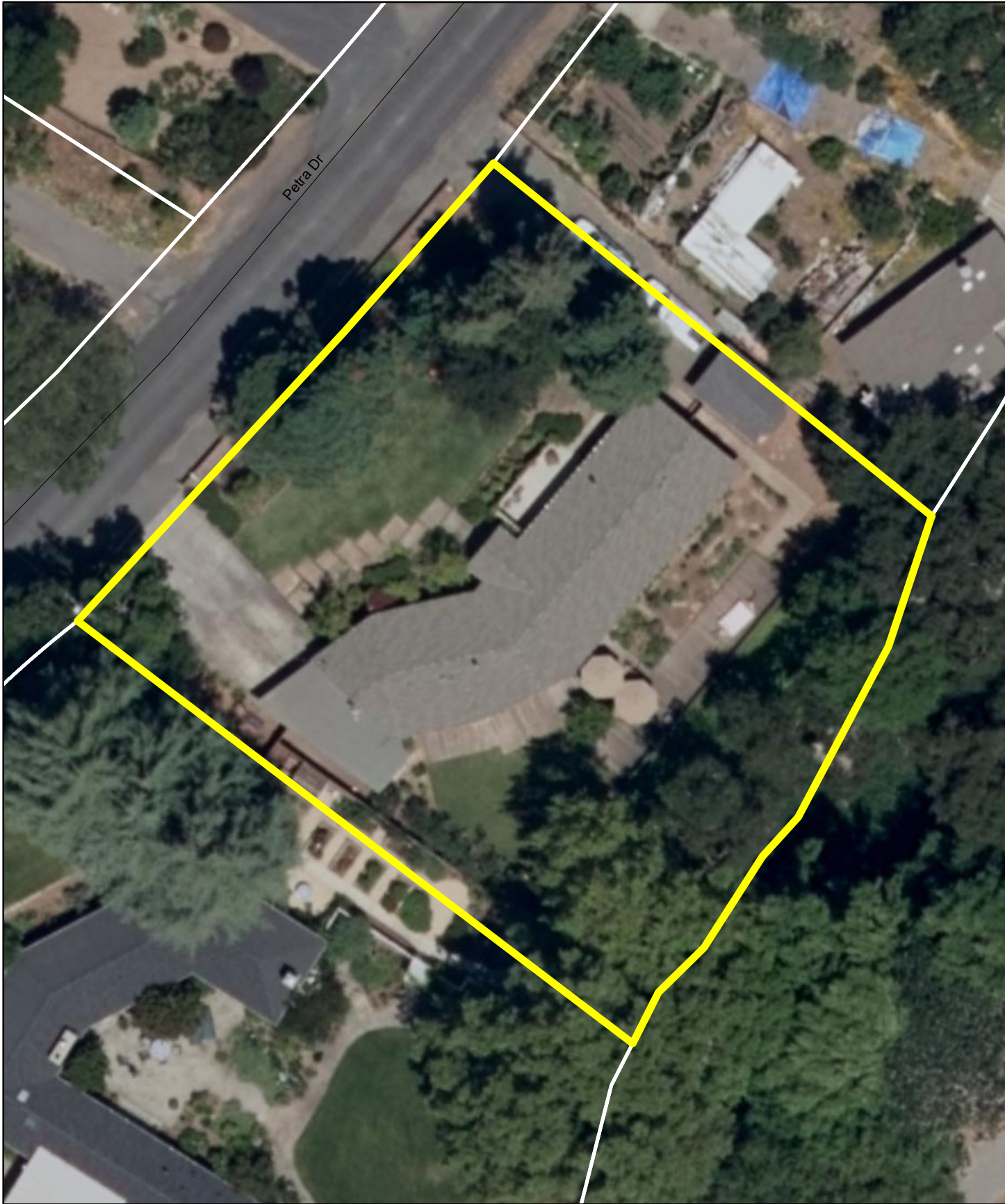
Legend

-  Subject Parcel
-  Other parcels

Wineries

- Status
-  Producing
 -  Producing, w/ pending major mod
 -  Approved, not producing
 -  Pending
 -  Unknown
- Zoning
-  Zoning





0 5 10 20 30 40 50 60 Feet



DISCLOSURES:

1. REMOVE ALL EXISTING ITEMS THAT ARE NOT INDICATED IN THIS FINAL PLAN.
2. THIS CONCEPT DESIGN IS PROVIDED AS AN APPROXIMATION OF EXISTING CONDITIONS AND AS A GUIDE FOR LANDSCAPE DEVELOPMENT. FINAL MEASUREMENTS, MATERIALS ELECTIONS, QUANTITIES AND SIZE OF MATERIALS SHALL BE THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR IN ACCORDANCE WITH THE OWNER'S DIRECTION.
3. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND ADJUST PLANS ACCORDINGLY.
4. ALL STRUCTURAL PLANS ARE DIAGRAMED AND CONTRACTOR/OWNER SHALL BE SOLELY RESPONSIBLE FOR SIZING AND CONSTRUCTION OF ANY ARBOR, TRELLIS OR RETAINING WALL.
5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS.

NOTES:

- 1) ALL CONSTRUCTION TO FOLLOW LOCAL CODES.
- 2) FINALIZE ALL MATERIAL CHOICES WITH OWNER BEFORE PURCHASE.
- 3) VERIFY ALL MEASUREMENTS AND ELEVATIONS IN THE FIELD.
- 4) FINAL SOIL LEVEL IN PLANTERS TO BE APPROX. 4" LOWER THAN NEAREST HARDSCAPE SURFACE TO ALLOW ADEQUATE DEPTH FOR MULCH.
- 5) ALL PLANTING AREAS TO BE COVERED IN 3" OF MEDIUM BROWN MULCH.
- 6) PROVIDE DRIP IRRIGATION TO ALL PLANTING AREAS.

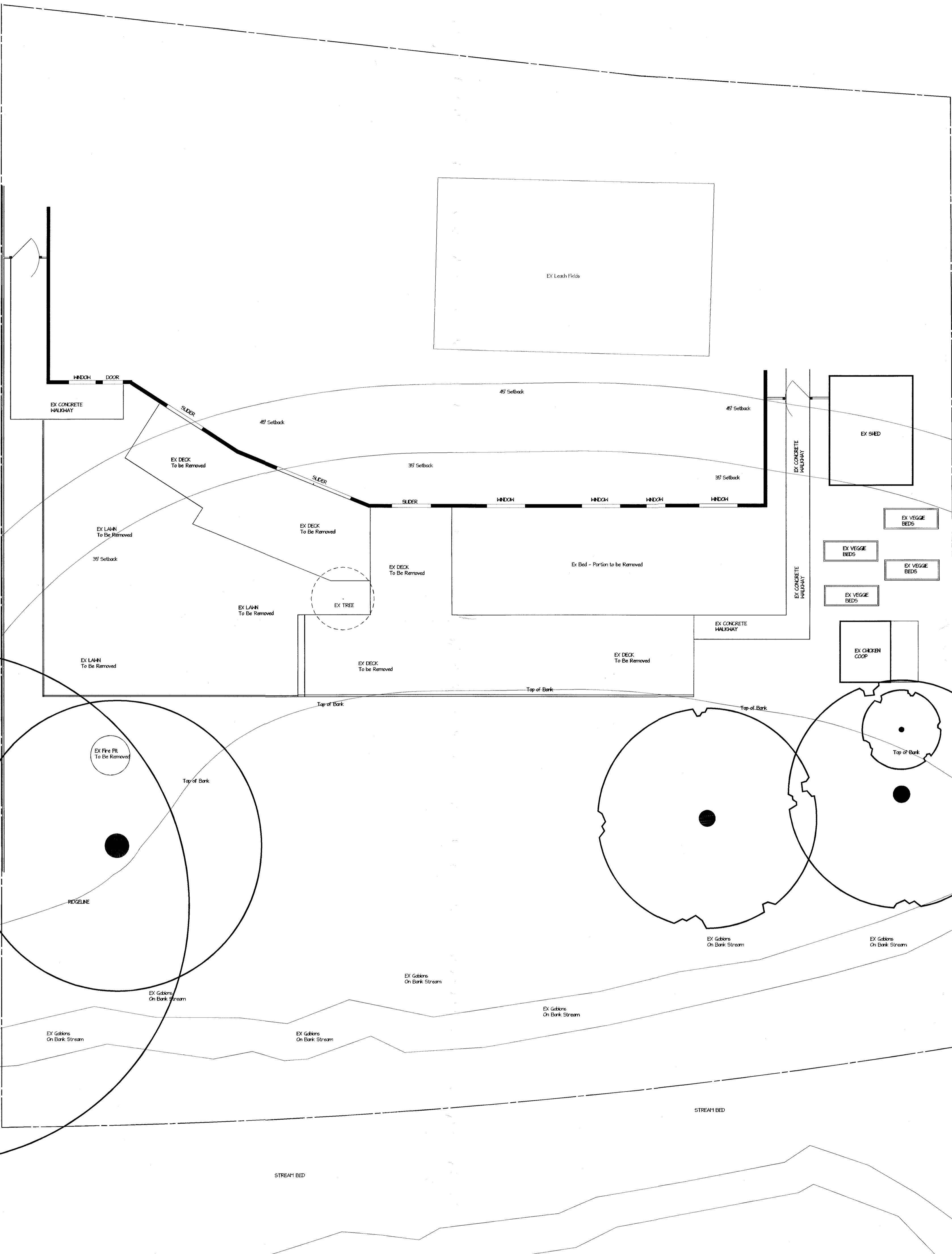
LEGEND

HB +	Hose Bib
G	Gas
E	Electrical Outlet
L	Light
M	Meter
DS	Downspout
⊙	Sewer Cleanout
⊕	Well

LIGHTING LEGEND

⊙	PATH LIGHT	⌈	STEP/WALL LIGHT
⊙	UPLIGHT		

* ALL FIXTURES TO BE EXAMINARE FINAL PLACEMENT TO BE SET BY DESIGNER/OWNER. CONSULT WITH OWNER TO TIE-IN WITH EXISTING HOUSE LIGHTING SYSTEM.



CHANGES TO THIS DRAWING MUST BE MADE IN WRITING. PERMISSION MUST BE OBTAINED TO DUPLICATE. THIS DOCUMENT IS FOR THE SOLE USE OF HALL LANDSCAPE DESIGN AND THE CLIENT. VERIFY ALL MEASUREMENTS IN THE FIELD.

DES	DES	CHKD
-----	-----	------

CHRIS AND GABY AVINA RESIDENCE
 1155 PETRA
 NAPA, CA
 DATE: 6-18-2008
 SCALE: 1/8" = 1'-0"
 SHEET: ARCH D

BASE PLAN
 SHEET 1 OF 3

DISCLOSURES:

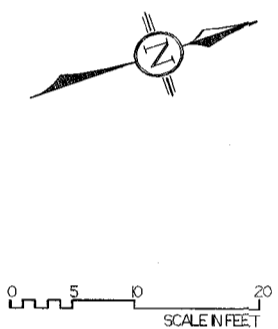
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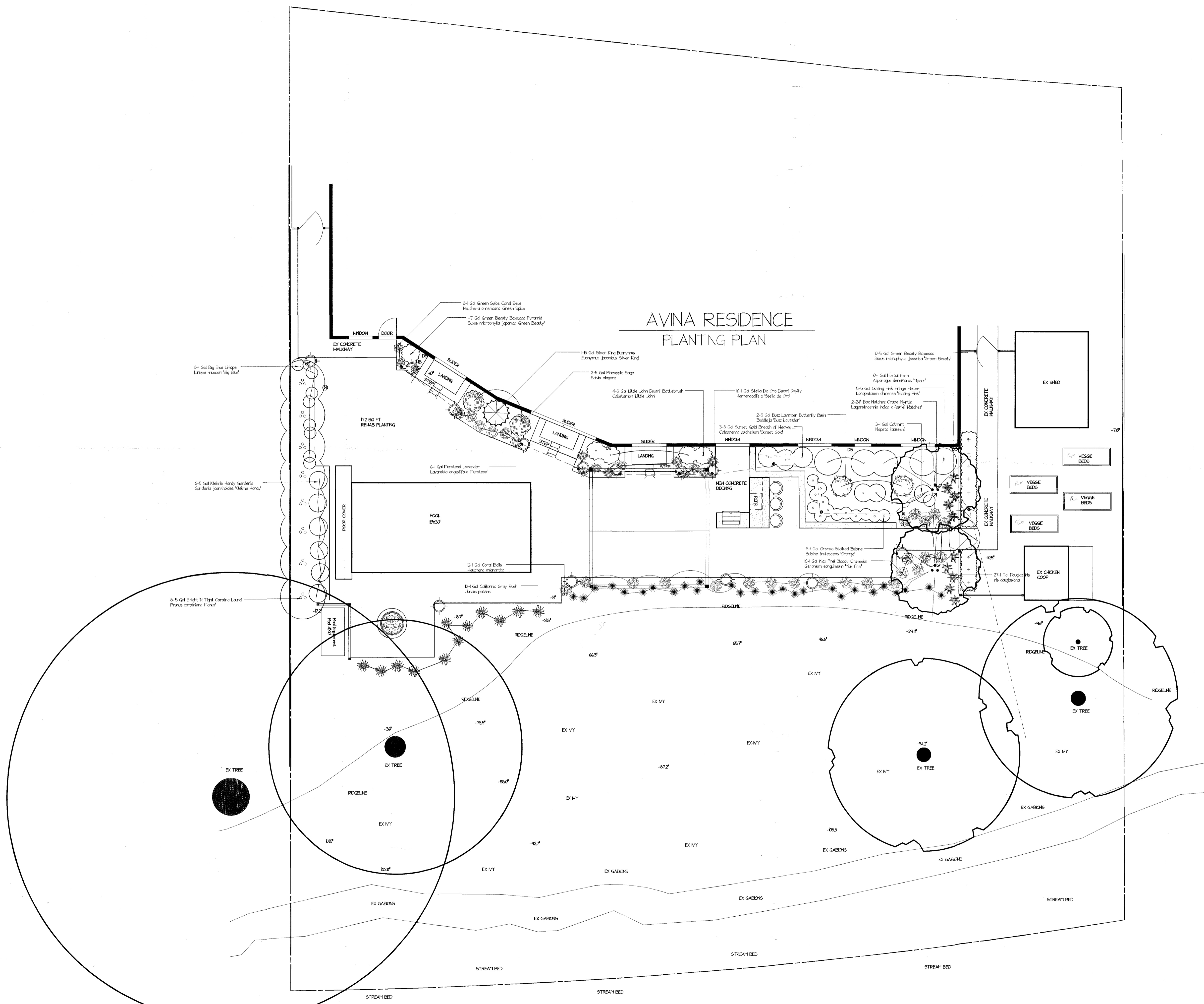


LIGHTING LEGEND

⊙	PATH LIGHT	⌈	STEP/WALL LIGHT
⊙	UPLIGHT		

* ALL FIXTURES TO BE EX/LUMINAIRE
FINAL PLACEMENT TO BE SET BY DESIGNER/OWNER.
CONSULT WITH OWNER TO TIE-IN WITH EXISTING HOUSE LIGHTING SYSTEM.

**AVINA RESIDENCE
PLANTING PLAN**



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LANDSCAPE DESIGN AND THE CLIENT.
VERIFY ALL MEASUREMENTS IN THE FIELD.

DES:		
DES:		
CHK:		

CHRIS AND GABY AVINA RESIDENCE
1115 PETRA
NAPA, CA

DATE: 6-8-2018
SCALE: 1/8" = 1'-0"
SHEET: ARCH D



PLANTING PLAN
SHEET 3 OF 3