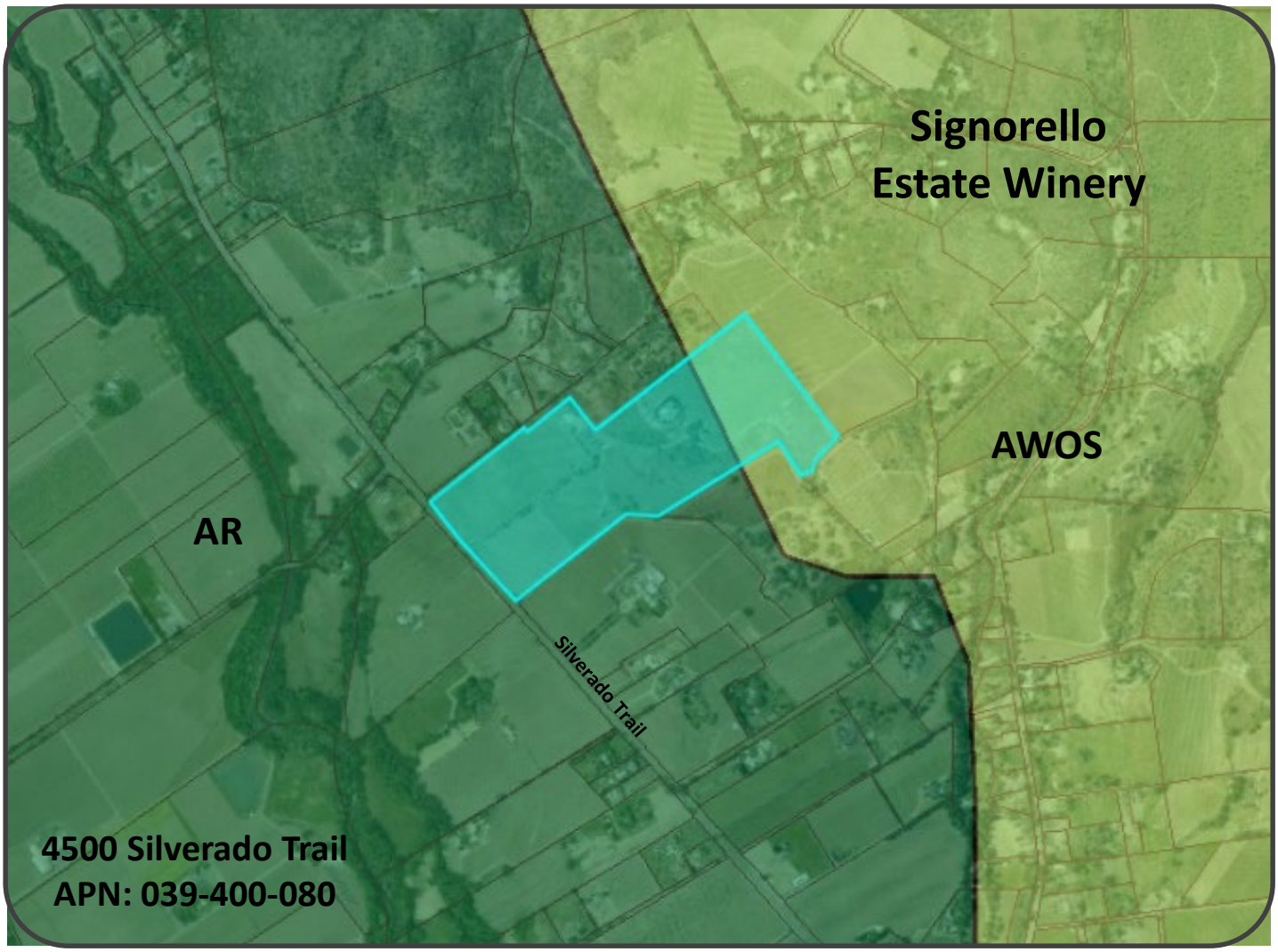
“J”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



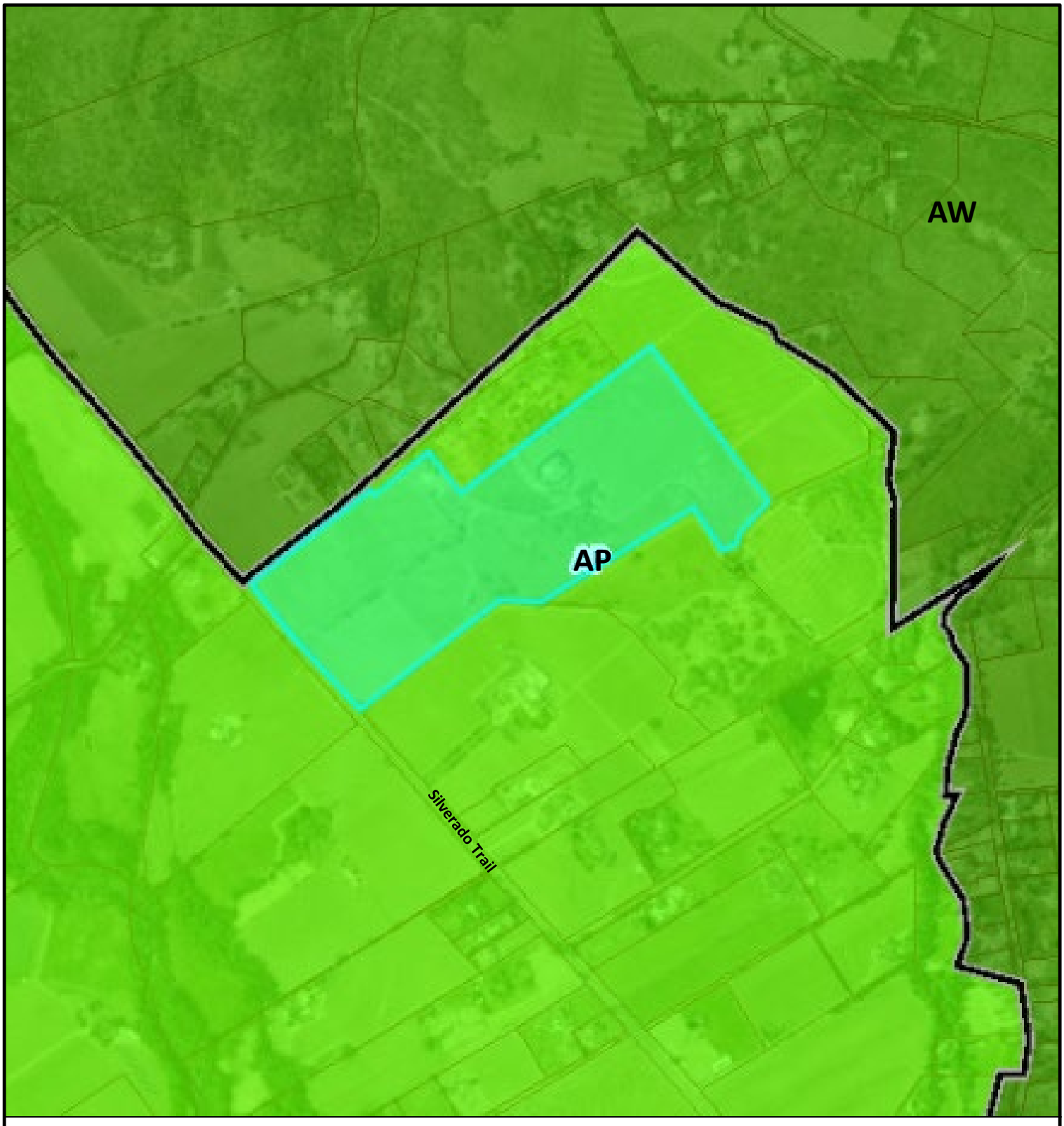
LEGEND

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
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



LEGEND

Zoning

Parcel

N

Zoning Designation

P19-00198-MOD Signorello Estate Winery

APN: 039-400-080

N

Aerial

P19-00198-MOD Signorello Estate Winery

APN: 039-400-080

N

Site Plan

P19-00198-MOD Signorello Estate Winery

APN: 039-400-080

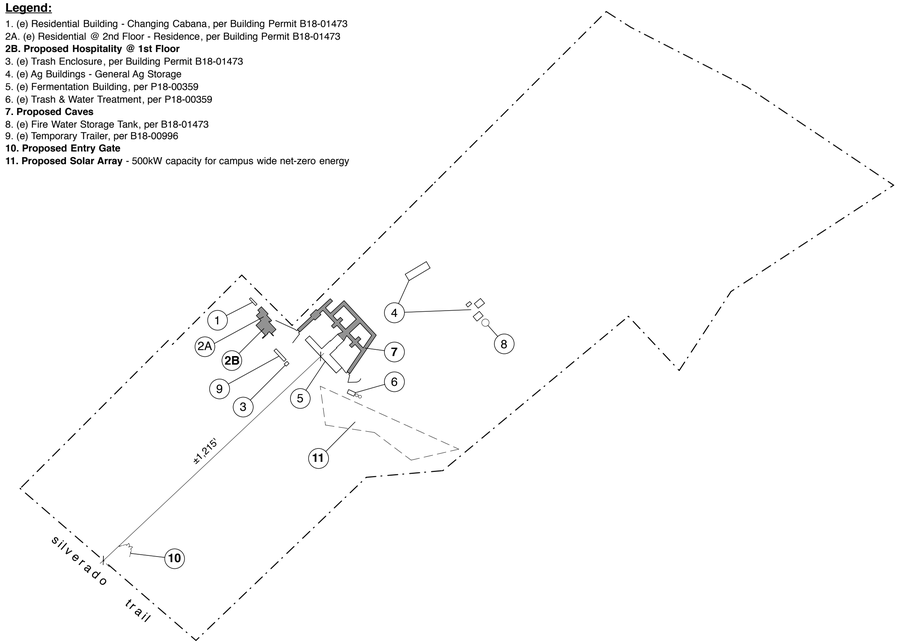
Location Map (not to scale)

Project Site

Plot Plan (not to scale)

Legend:

1. (e) Residential Building - Changing Cabana, per Building Permit B18-01473
2A. (e) Residential @ 2nd Floor - Residence, per Building Permit B18-01473
2B. Proposed Hospitality @ 1st Floor
3. (e) Trash Enclosure, per Building Permit B18-01473
4. (e) Ag Buildings - General Ag Storage
5. (e) Fermentation Building, per P18-00359
6. (e) Trash & Water Treatment, per P18-00359
7. Proposed Caves
8. (e) Fire Water Storage Tank, per B18-01473
9. (e) Temporary Trailer, per B18-00996
10. Proposed Entry Gate
11. Proposed Solar Array - 500kW capacity for campus wide net-zero energy

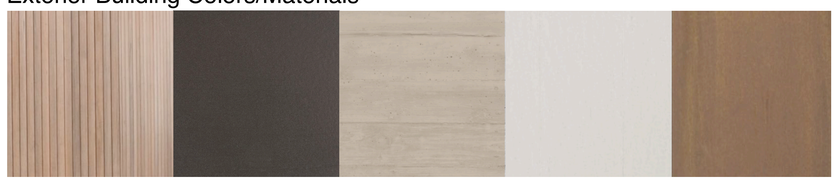


Square Footages

Building Area Summary

Production vs. Ancilliary			
Total Net Usable Area by Type (non-production exterior spaces not included)	**Net Production**		**Net Ancillary**
	22,278	1,170	**5,477**
Total Net Usable Area		**28,925**	
Ancillary Percentage of Total Net Production Area		5,477 sf/22,278 sf	**24.6%**
EXISTING BUILDINGS			
ROOM TYPE/NAME		AREA (SF)	
RESIDENCE - *B18-01473*		N/A	
	PRODUCTION		ANCILLARY
FERMENTATION, TRASH/FIRE PUMP/WATER TREATMENT - *P18-00359*	7,358	1,170	1,336
Existing Building Sub Total Net Usable Area			
Existing Building Total Net Usable Area		**9,864**	
PROPOSED CAVE & TENANT IMPROVEMENT			
ROOM TYPE/NAME		AREA (SF)	
	PRODUCTION		ANCILLARY
CAVES			
CAVE 001 - PRODUCTION CAVE	1,076		
CAVE 002 - HOSPITALITY CAVE			986
CAVE 003 - PRODUCTION CAVE	13,312		
CAVE 004 - PRODUCTION CAVE	532		
HOSPITALITY (ground floor at Res/Hosp.)			
101H - RECEPTION			415
102H - TASTING 1			349
103H - TASTING 2			332
104H - CORRIDOR			45
105H - WC-1			75
106H - MAIN GALLERY			178
107H - WINE STORAGE			77
108H - MAIN HALL			116
109H - WC-2			59
110H - COMMERCIAL KITCHEN			363
111H - CHEF'S OFFICE			73
112H - NORTH HALL			80
113H - WC-3			81
114H - TASTING 3			266
115H - ADMIN.			449
116H - PRIVATE OFFICE			170
117H - CLOSET 1			16
118H - CLOSET 2			11
Proposed Sub Total Net Usable Area	14,920		4,141
Proposed Total Net Usable Area		**19,061**	
TOTAL		AREA (SF)	
	PRODUCTION		ANCILLARY
(E) FERMENTATION, TRASH/FIRE PUMP/WATER TREATMENT	7,358	1,170	1,336
PROPOSED CAVES	14,920		986
PROPOSED HOSPITALITY			3,155
Sub Total Net Usable Area	22,278	1,170	5,477
Total Net Usable Area		**28,925**	

Exterior Building Colors/Materials



1. Wood 2. Dark Metal 3. Concrete 4. Plaster 5. Corten

Project Team

CLIENT:

SIGNORELLO ESTATE WINERY
Ray Signorello

4500 Silverado Trail
Napa, CA 94558
T: 707-255-5990

CLIENT REPRESENTATIVE/ PROJECT MANAGER:

SEA-CON
Laurence Seaton

2095 Penny Lane, Unit B
Napa, CA 94559-3602
T: 707-974-1748

sea-con@comcast.net

LANDSCAPE ARCHITECT:

CLEAVER DESIGN ASSOCIATES
Bob Cleaver
Loretta Drummond

1210 Vacation Drive
Lafayette, CA 94549-3243
T: 925-934-6044
F: 925-934-6055

bob@cleaverdesign.com
loretta@cleaverdesign.com

PLANNING/PERMITS:

PLANS 4 WINE
Donna Olford

2620 Pinot Way
St. Helena, CA 94574
T: 707-963-5832

dboldford@aol.com

CIVIL ENGINEER:

BKF Engineers
Bryan Jackson
James Peterson

200 4th Street, Suite 300
Santa Rosa, CA 95401
T: 707-583-8500

bjackson@bkf.com
jpeterson@bkf.com

CAVE ENGINEER/GEOTECH:

CONDOR EARTH TECHNOLOGIES, INC.
Scott Lewis

21663 Brian Lane
Sonora, CA 95370
T: 209-536-7370
F: 209-532-0773

slewis@condorearth.com

ARCHITECT:

TAYLOR LOMBARDO ARCHITECTS LLP
Tom Taylor x20
Nicholas Naumann x24

40 Hotaling Place
San Francisco, CA 94111
T: 415-433-7777
F: 415-433-7717

tom@taylorlombardo.com
nicholas@taylorlombardo.com

Symbols Legend

elevation reference

section reference

datum or work point

Index of Drawings

Project Data

Site Address:
4500 Silverado Trail
Napa, CA 64558

Assessor's Parcel Number:
039-400-080

Property Type:
Vineyard > 5 acres w/ 1 res.

Use & Occupancy:
F-1, S-1, A, B

Project Scope:
New caves, tenant improvement at ground floor of existing building

Taylor Lombardo Architects LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

n

Signorello Winery Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Cover Sheet

scale: n/a

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

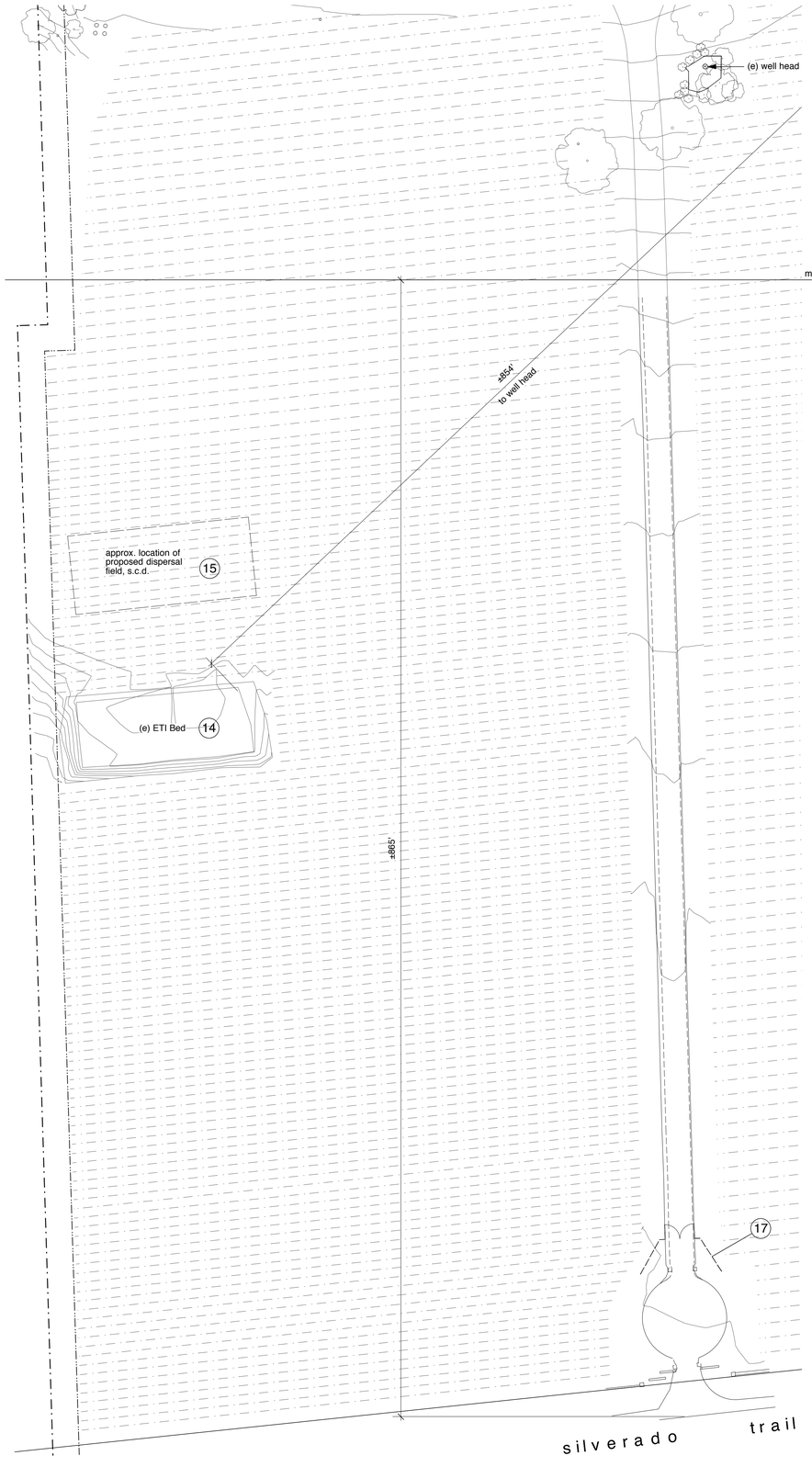
drawn: NN

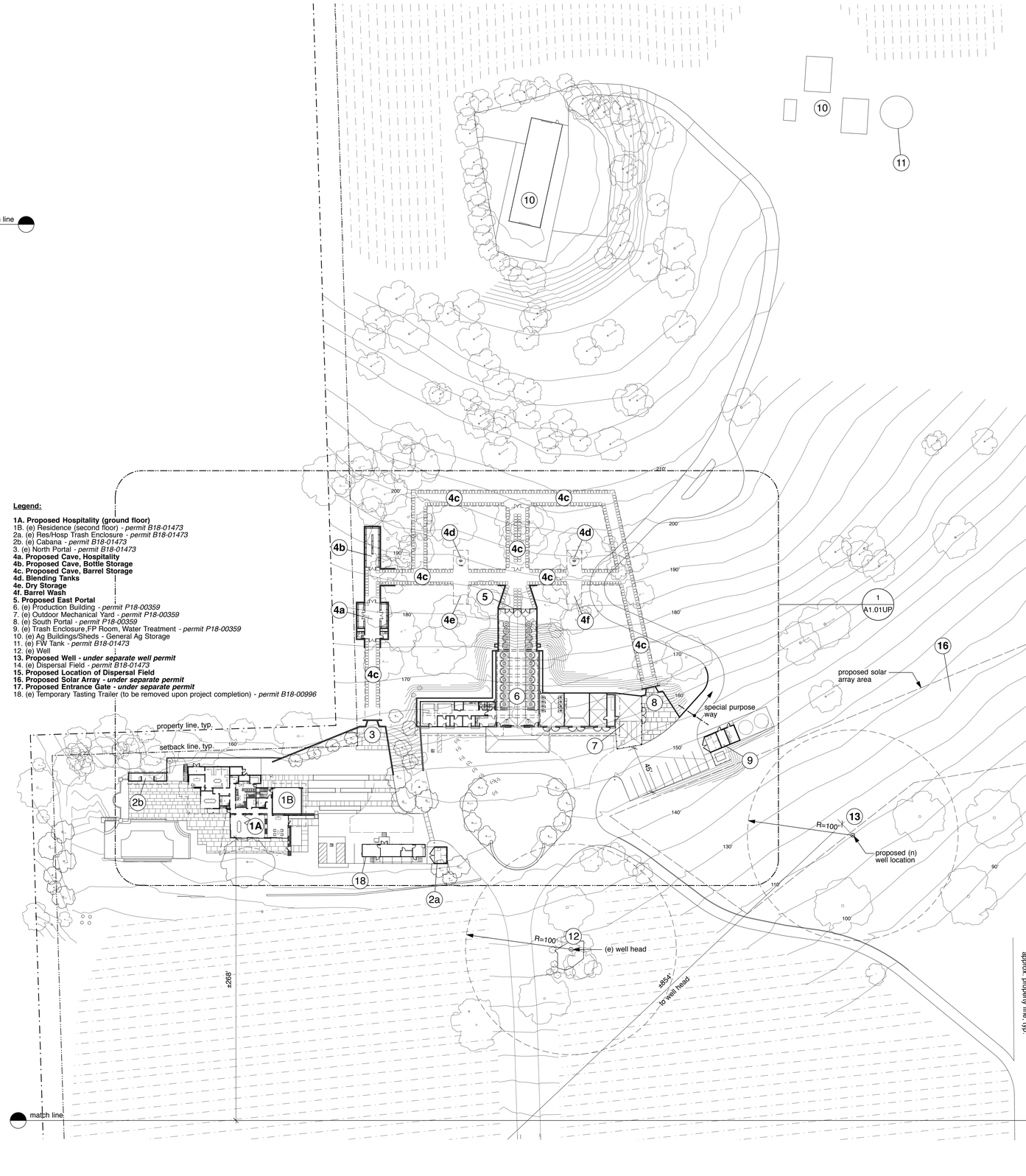
checked: TT

date: 09.06.19

sheet no:

A0.01UP





Legend:

1A. Proposed Hospitality (ground floor)
1B. (e) Residence (second floor) - *permit B18-01473*
2a. (e) Res/Hosp Trash Enclosure - *permit B18-01473*
2b. (e) Cabana - *permit B18-01473*
3. (e) North Portal - *permit B18-01473*
4a. Proposed Cave, Hospitality
4b. Proposed Cave, Bottle Storage
4c. Proposed Cave, Barrel Storage
4d. Blending Tanks
4e. Dry Storage
4f. Barrel Wash
5. Proposed East Portal
6. (e) Production Building - *permit P18-00359*
7. (e) Outdoor Mechanical Yard - *permit P18-00359*
8. (e) South Portal - *permit P18-00359*
9. (e) Trash Enclosure,FP Room, Water Treatment - *permit P18-00359*
10. (e) Ag Buildings/Sheds - General Ag Storage
11. (e) FW Tank - *permit B18-01473*
12. (e) Well
13. Proposed Well - *under separate well permit*
14. (e) Dispersal Field - *permit B18-01473*
15. Proposed Location of Dispersal Field
16. Proposed Solar Array - *under separate permit*
17. Proposed Entrance Gate - *under separate permit*
18. (e) Temporary Tasting Trailer (to be removed upon project completion) - *permit B18-00996*

Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

n

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Overall Site Plan

scale: 1" :50'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod Resub.	09.06.19

job no: 1718

drawn: NN

checked: TT

date: 09.06.19

sheet no:

A1.00UP

	Production vs. Accessory	
	Proposed Production SF	14,920 sf
	Existing Production SF, *per P18-00359*	*7,358 sf*
	Total	**22,278 sf**
	Proposed Ancillary SF	4,411 sf
	Existing Ancillary SF, *per P18-00359*	*1,336 sf*
	Total	**5,477 sf**
	Existing Residential SF, *per B18-01473*	N/A
	Accessory/Production Ratio	5,477 sf/22,278 sf **24.6%**

Taylor Lombardo Architects LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Site Plan

scale: 1" :20'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

drawn: NN

checked: TT

date: 09.06.19

sheet no:

A1.01UP

LEGEND

——OH——	OVERHEAD UTILITY LINES	△	SURVEY CONTROL STATION
.....	EDGE OF VINEYARD	▢ ●	CONCRETE COLUMNS
— — — —	PROPERTY LINE	—o—o—o—	CHAINLINK FENCE
- - - - - - - -	GRADEBREAK	O10+12" BLUOK	TREE (AS NOTED)
— — — —	TOE OF BANK	—•—•—•—	METAL FENCE
——— ———	TOP OF BANK	—▫—▫—▫—	WOOD FENCE
—— · —— · ——	FLOWLINE	—x—x—x—	WIRE FENCE

Supplemental Legend

1. Pre-Fire Winery, Commercial Kitchen and Residence (residence @ second floor)
2. Pre-Fire fermentation area; canopy covered
3. Pre-Fire Parking Area
4. Pre-Fire Trash Enclosure

SCALE: 1" = 20'

NOTES

1. BENCHMARK: NAPA COUNTY BENCHMARK #136. ELEVATION = 66.69'
2. CONTOURS ARE SHOWN EVERY TWO FEET (2'), HIGHLIGHTED EVERY TEN FEET (10').

Pre-Fire Survey

scale:	
revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

drawn: NN

checked: TT

date: 09.06.19

sheet no:

A1.02UP

TOPOGRAPHIC

OF A PORTION OF THE LAN

SIGNORELL

A.P.N. 039-400-C

NAPA COUNTY, CALIFOR

PREPARED BY:

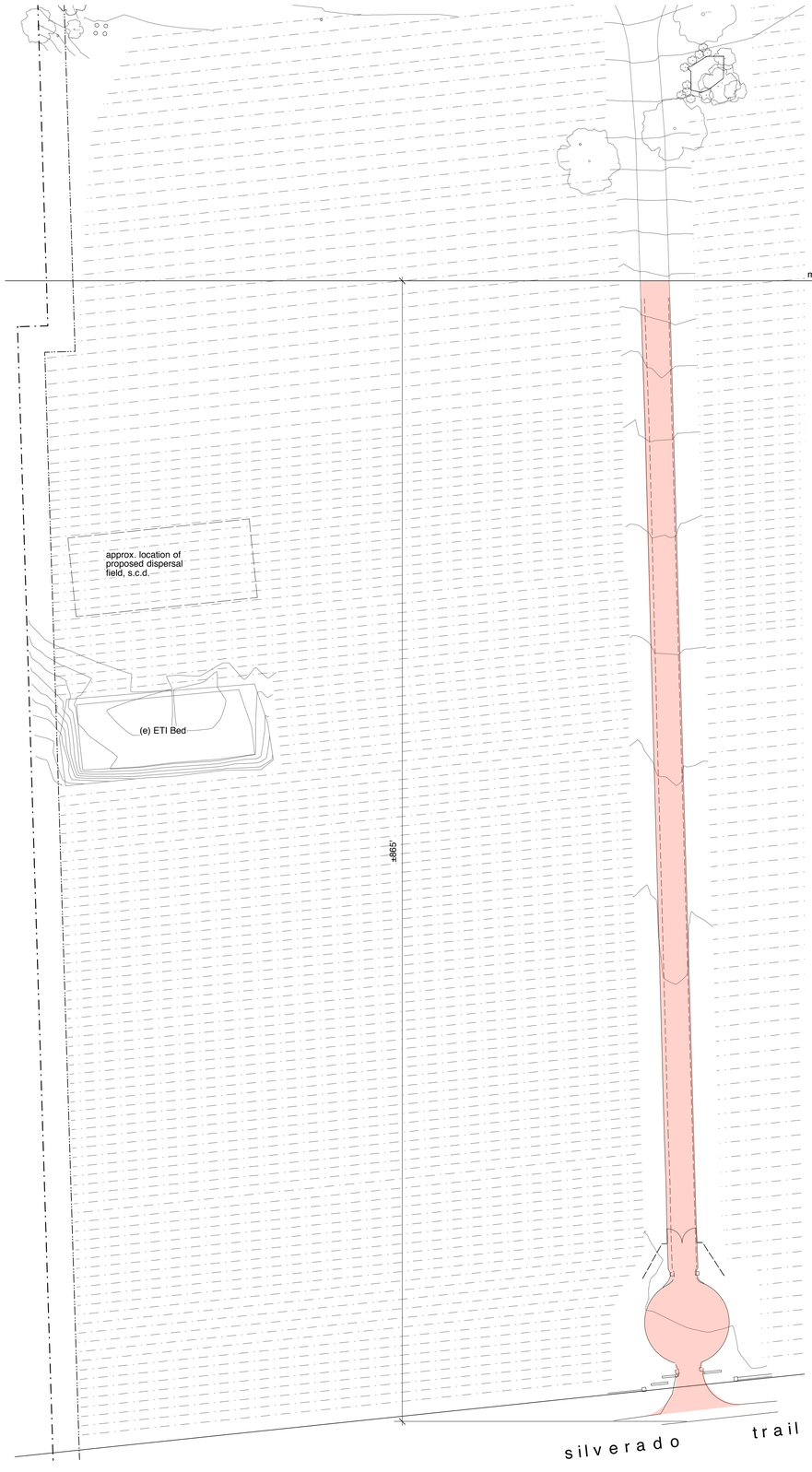
MICHAEL W. BROOKS &

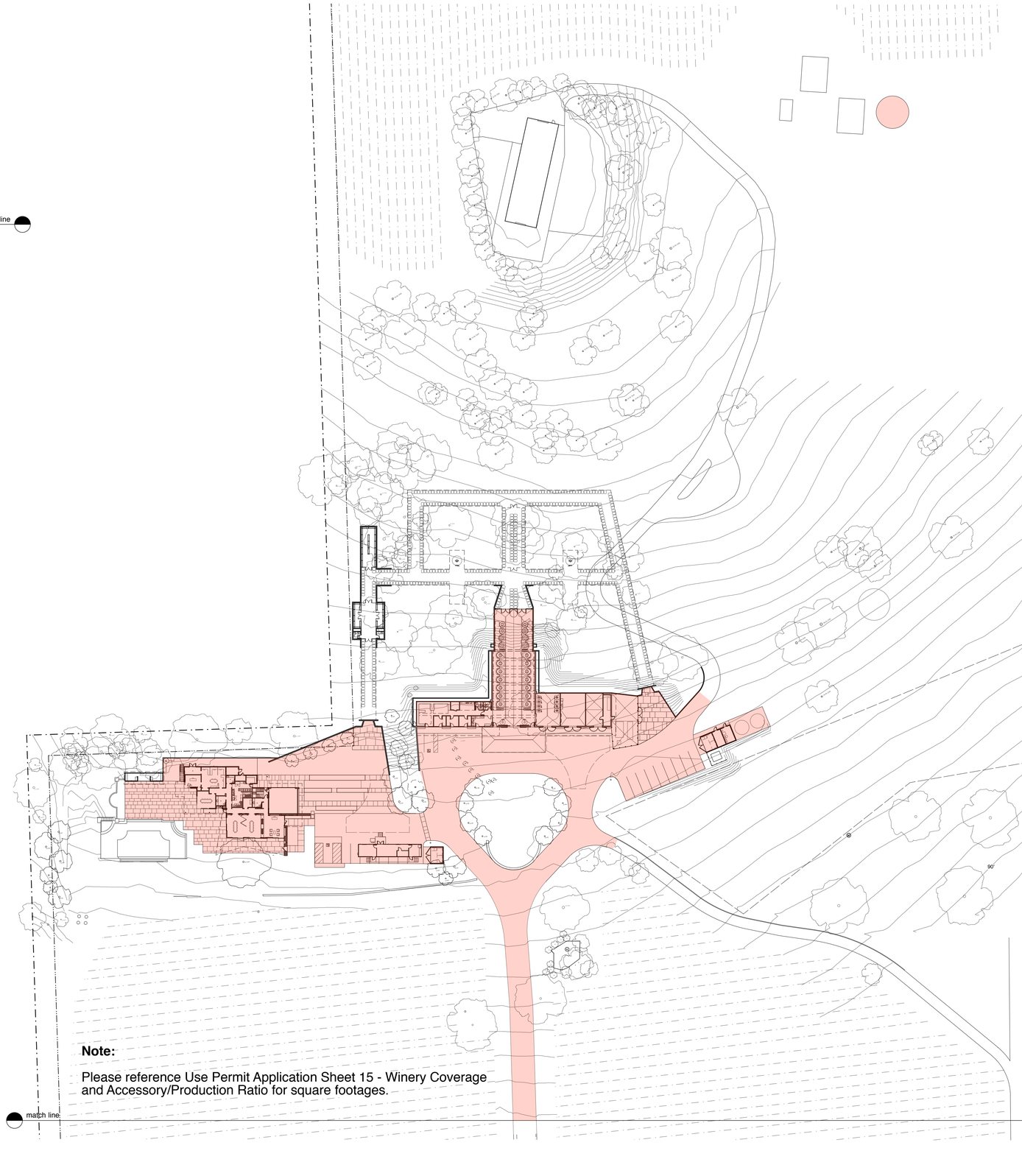
Professional Land

Suite D3 Vintage 1870 Yountville, CA

JUNE, 2007

DWG: 3635WNRY.DWG





Note:

Please reference Use Permit Application Sheet 15 - Winery Coverage and Accessory/Production Ratio for square footages.

Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

n

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Winery Coverage Diagram

scale: 1" :50'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod Resub.	09.06.19

job no: 1718

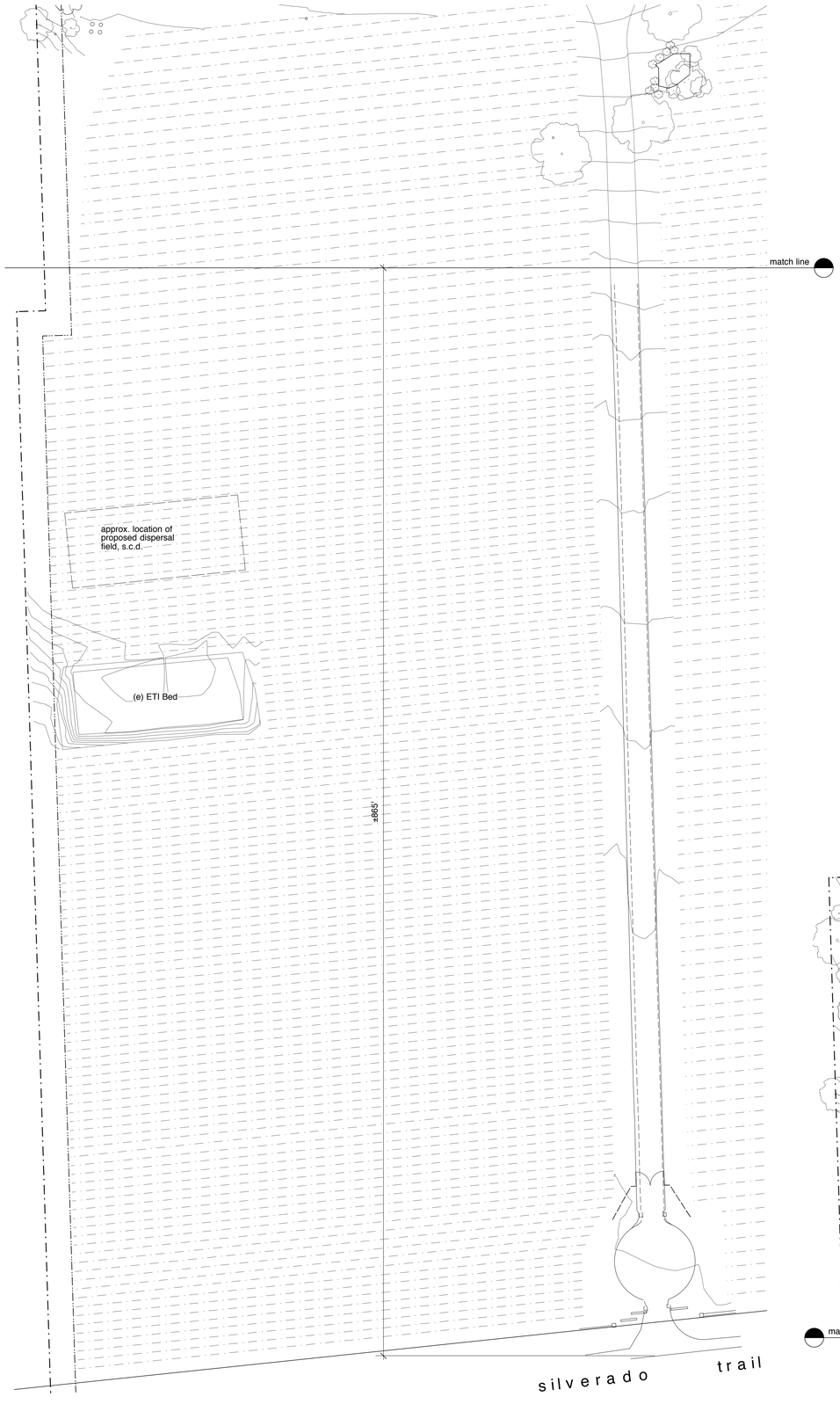
drawn: NN

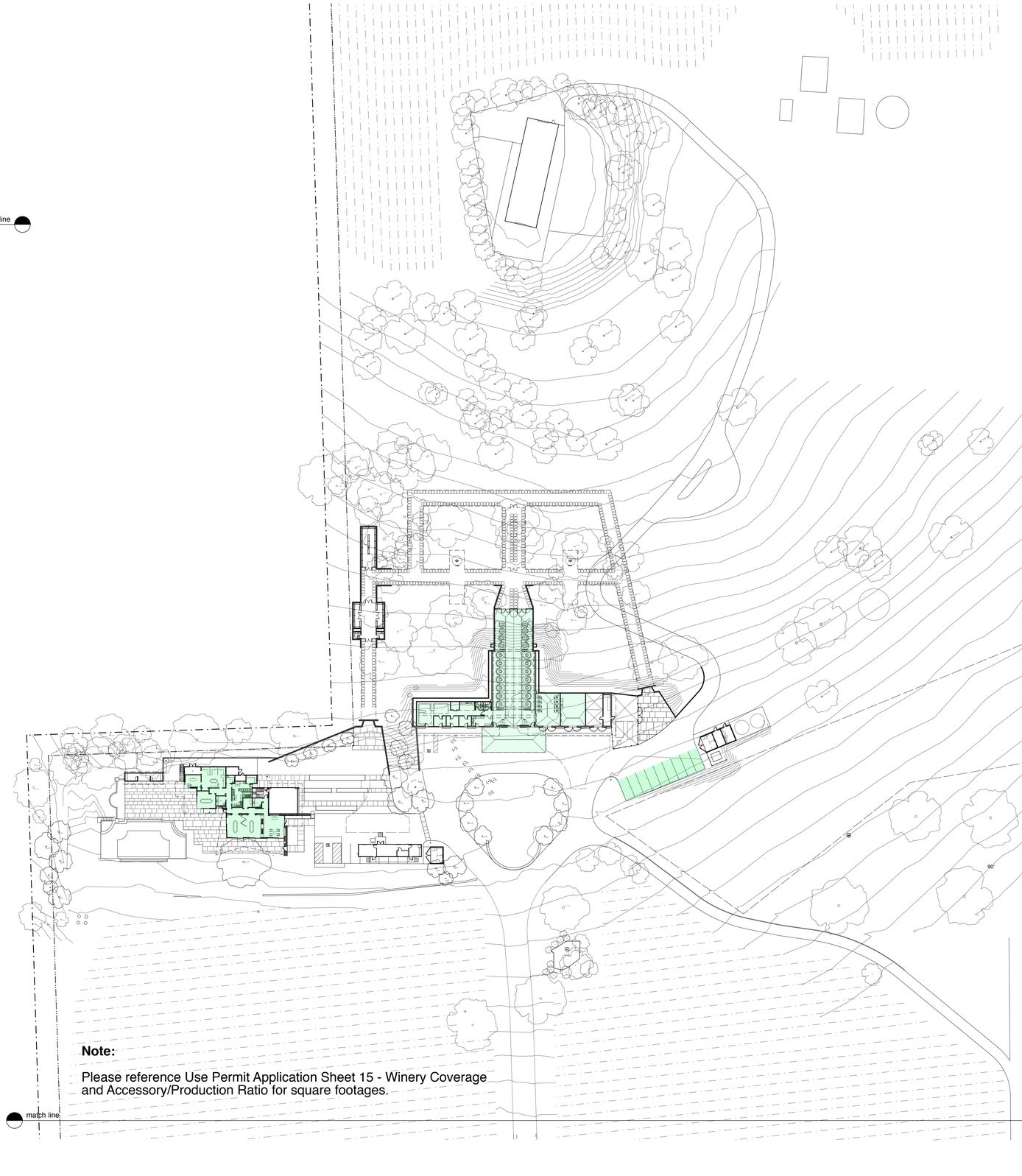
checked: TT

date: 09.06.19

sheet no:

A1.03UP





Note:

Please reference Use Permit Application Sheet 15 - Winery Coverage and Accessory/Production Ratio for square footages.

Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

n

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Winery Development Area Diagram

scale: 1" :50'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod Resub.	09.06.19

job no: 1718

drawn: NN

checked: TT

date: 09.06.19

sheet no:

A1.04UP

Taylor
Lombardo
Architects

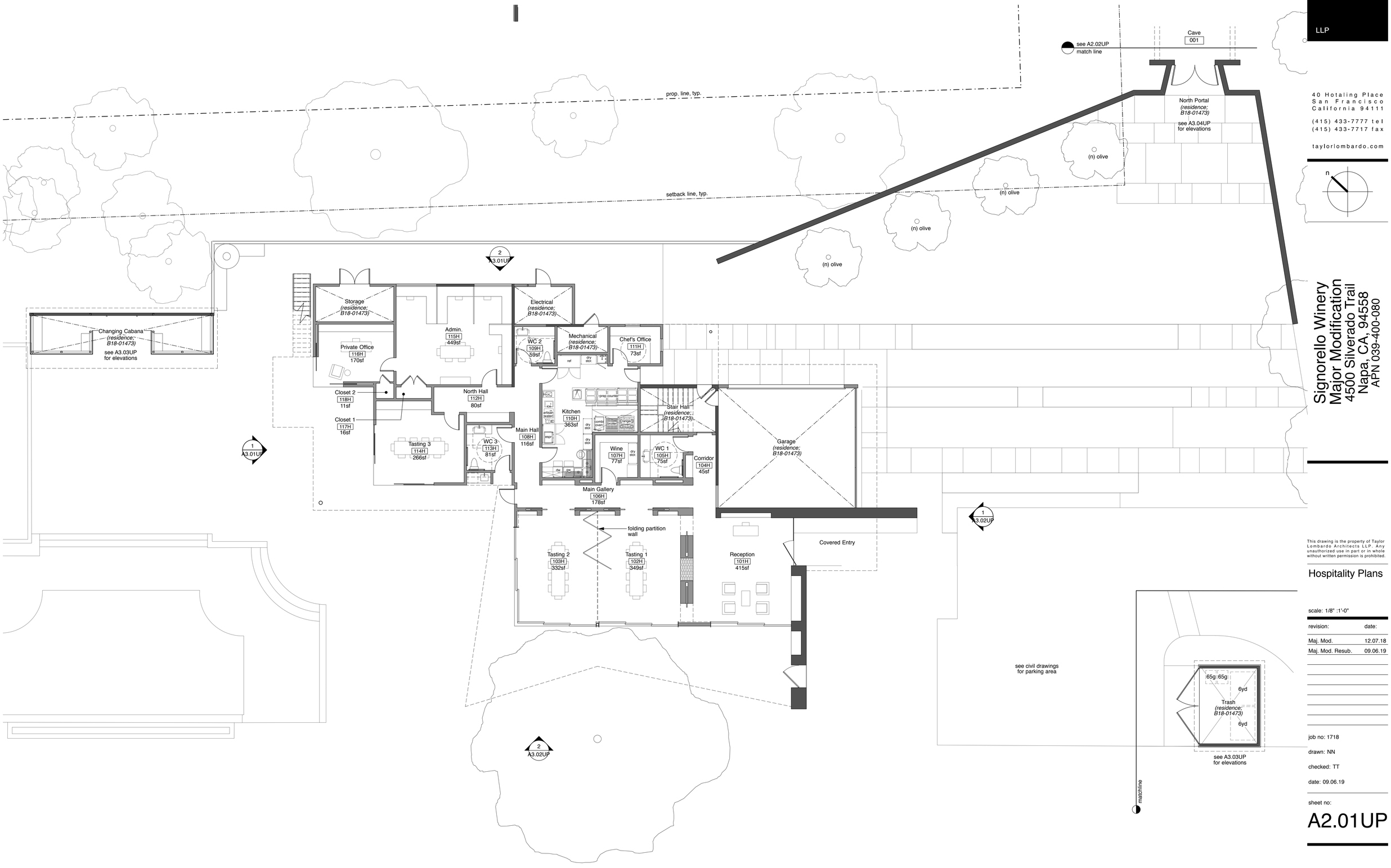
LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080



Hospitality Plans

scale: 1/8" :1'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

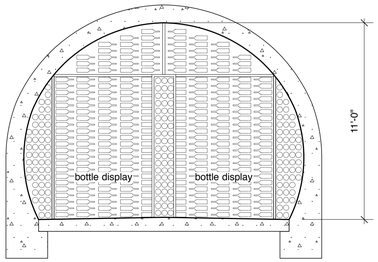
drawn: NN

checked: TT

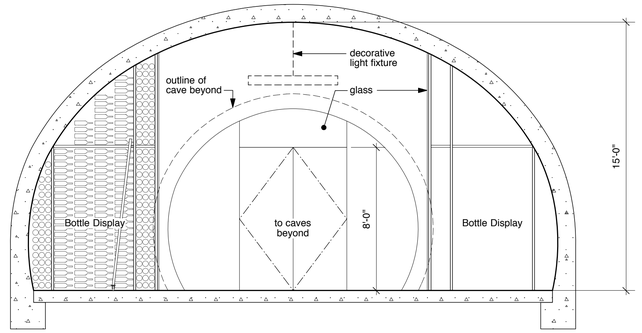
date: 09.06.19

sheet no:

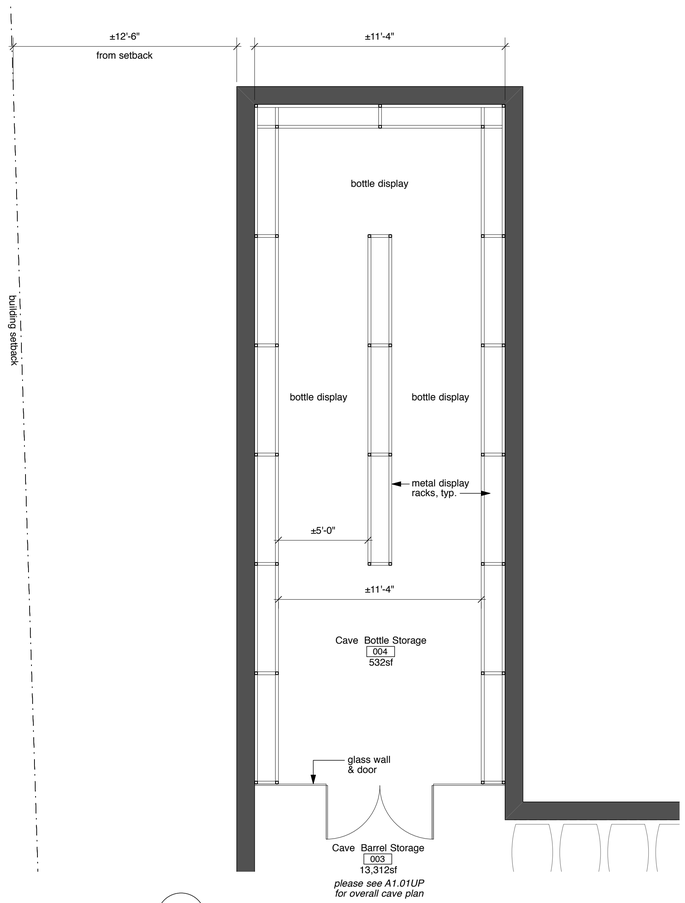
A2.01UP



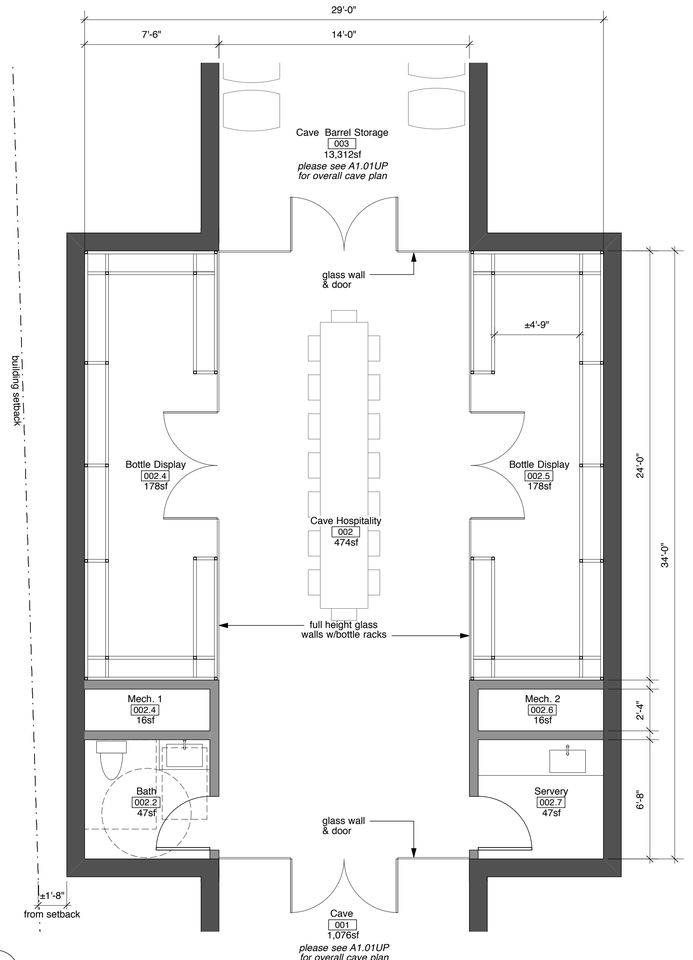
3 Cave Bottle Storage Section/Elevation



1 Cave Hospitality Section/Elevation



4 Cave Bottle Storage Plan



2 Cave Hospitality Plan

Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

n

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Cave Hospitality &
Cave Bottle Storage

scale: 1/4" :1'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

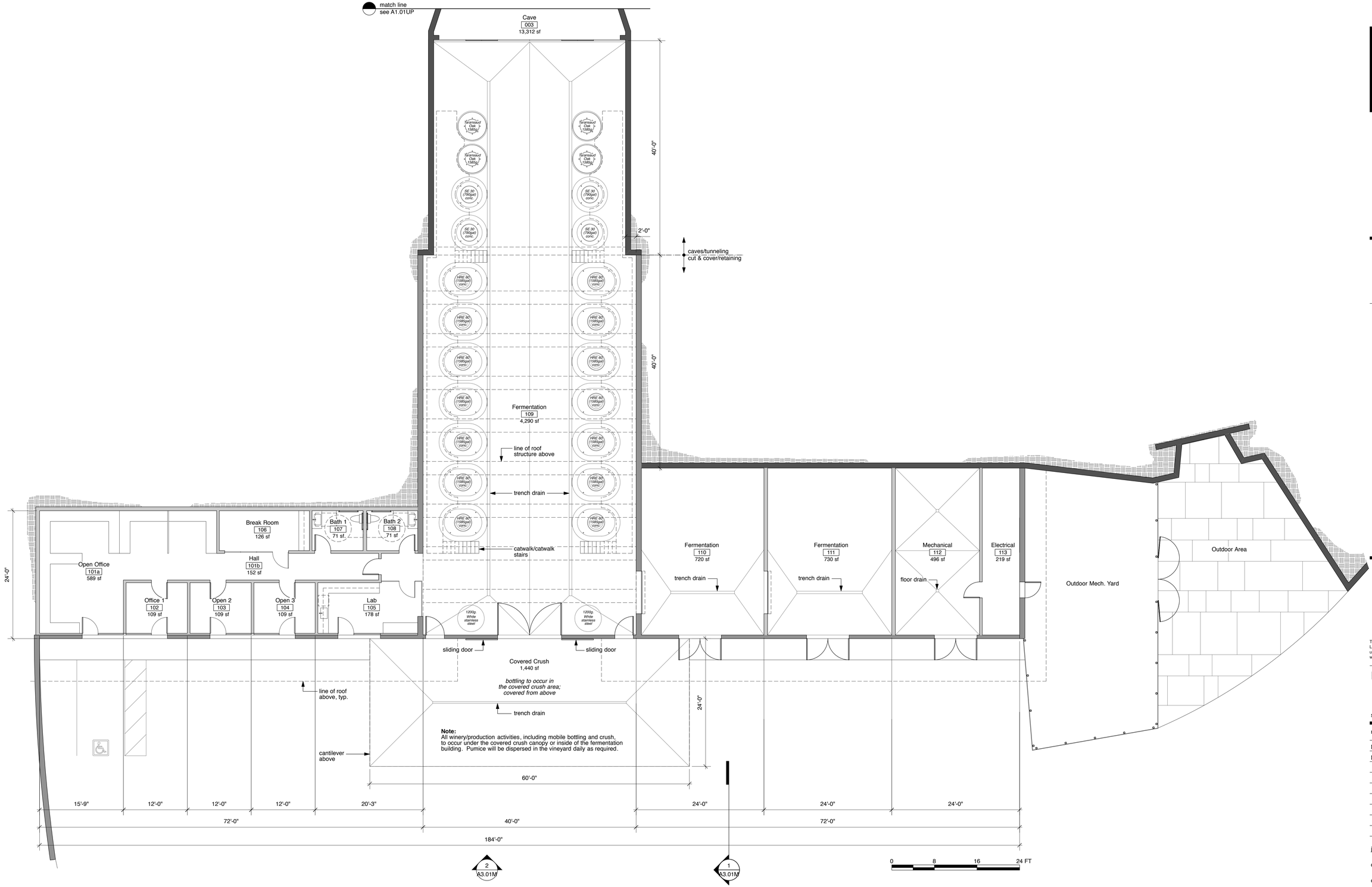
drawn: NN

checked: TT

date: 09.06.19

sheet no:

A2.02UP



Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

n

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Floor Plan

scale: 1/8" :1'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub	09.06.19

job no: 1718

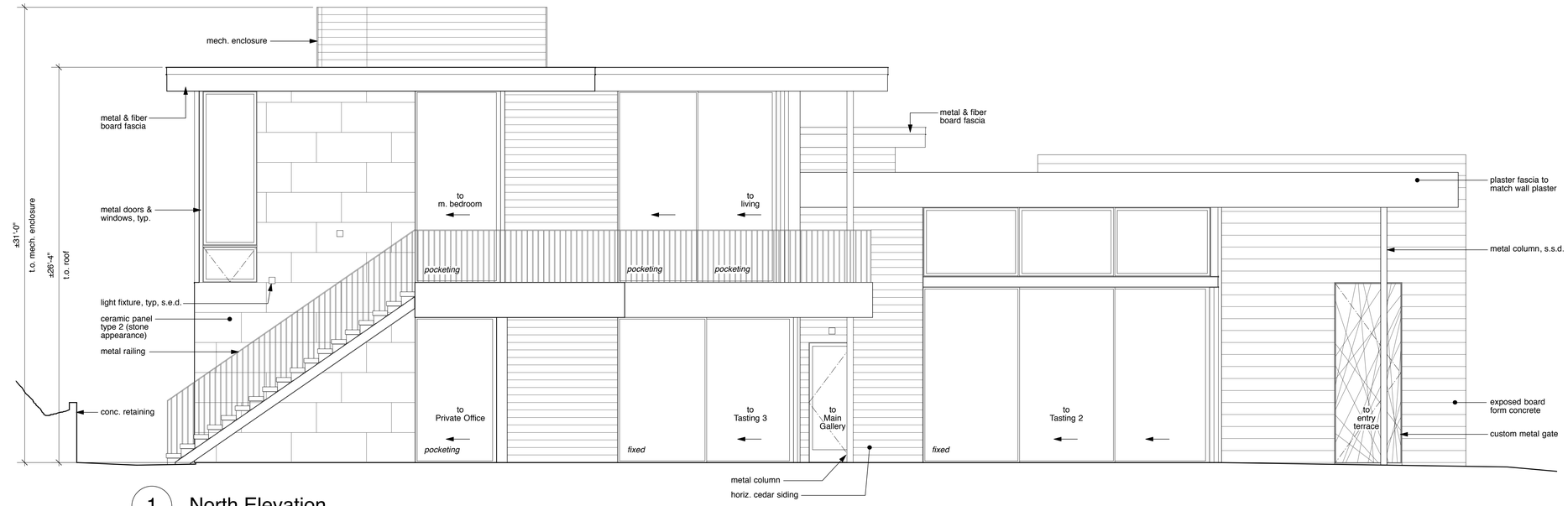
drawn: NN

checked: TT

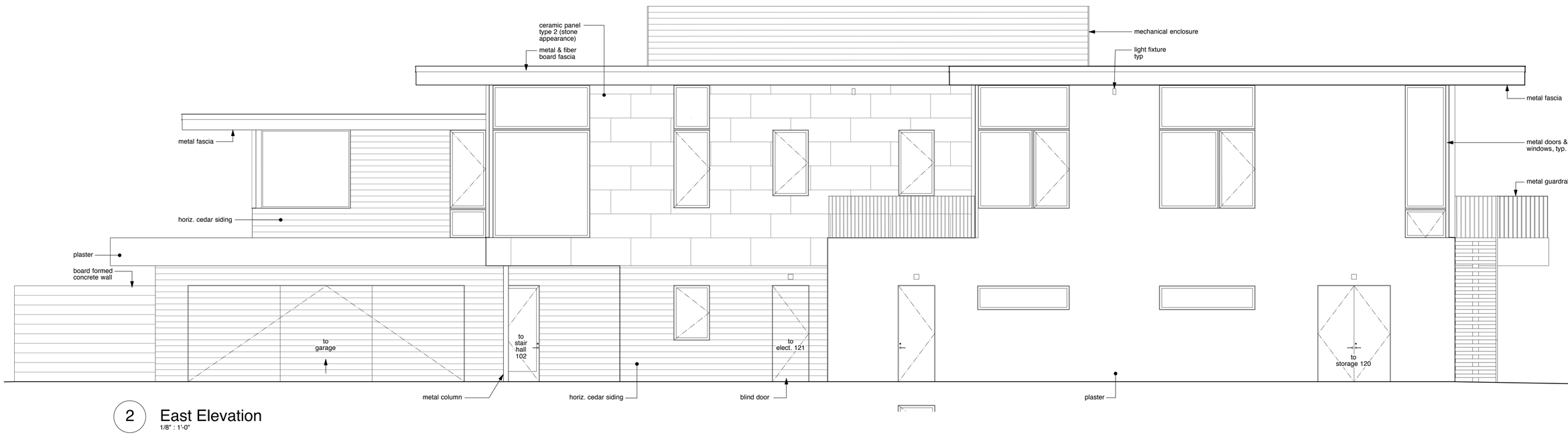
date: 09.06.19

sheet no:

A2.03UP



1 North Elevation
1/8" : 1'-0"



2 East Elevation
1/8" : 1'-0"

Taylor Lombardo Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Elevations

scale: 1/4" : 1'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

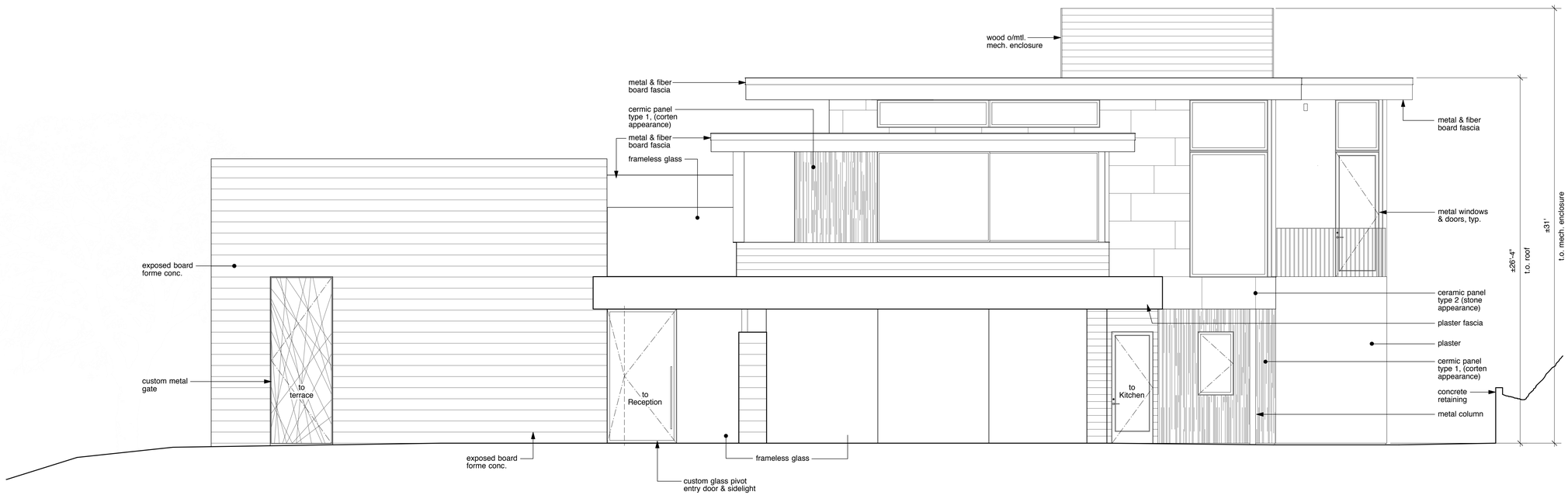
drawn: NN

checked: TT

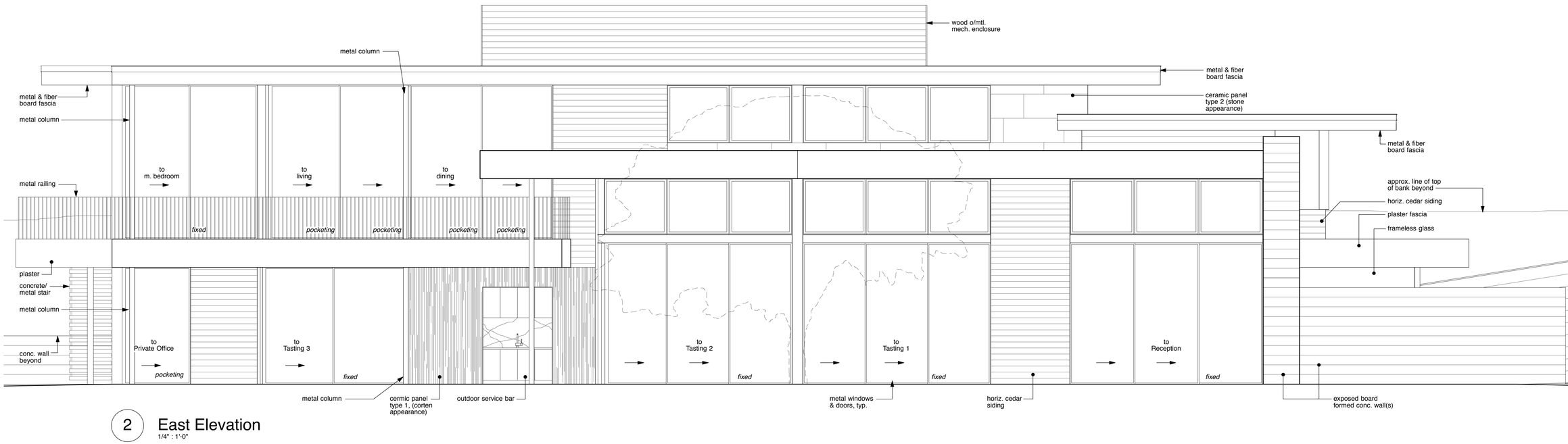
date: 09.06.19

sheet no:

A3.01UP



1 North Elevation
1/4" : 1'-0"



2 East Elevation
1/4" : 1'-0"

Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Elevations

scale: 1/4" :1'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.09.19

job no: 1718

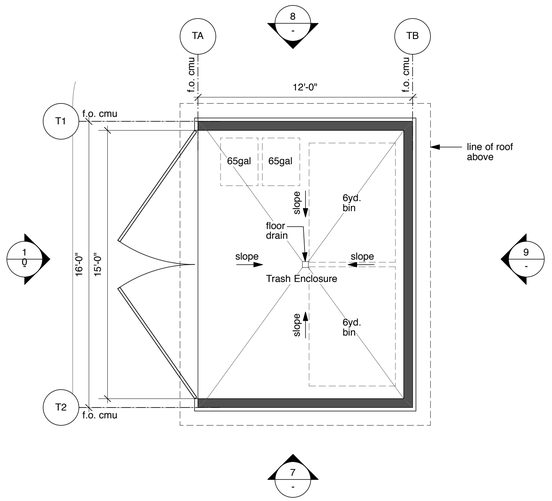
drawn: NN

checked: TT

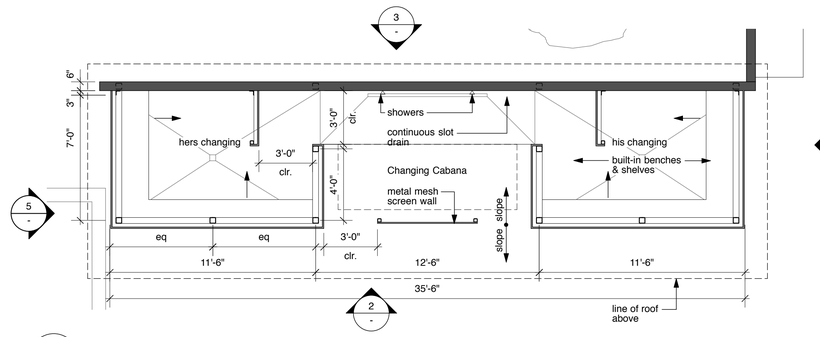
date: 09.06.19

sheet no:

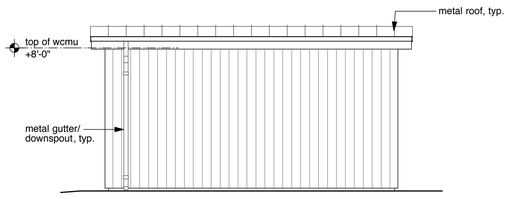
A3.02UP



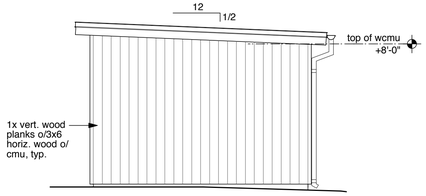
6 Trash Floor Plan



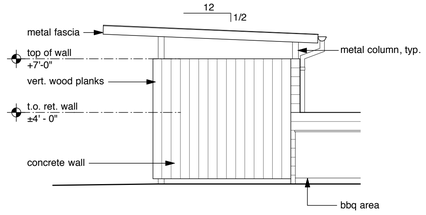
1 Changing Cabana Floor Plan



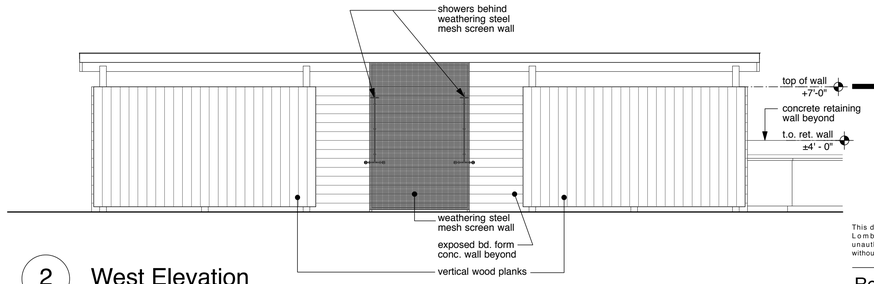
9 South Elevation



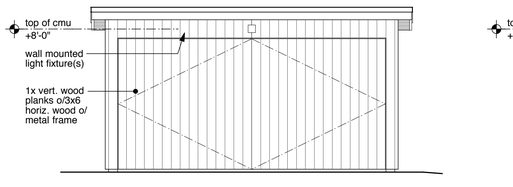
7 West Elevation



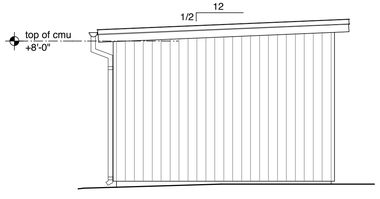
4 South Elevation



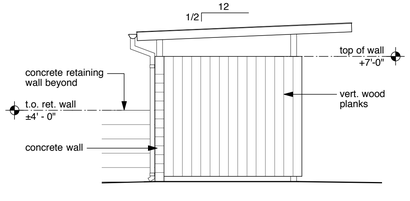
2 West Elevation



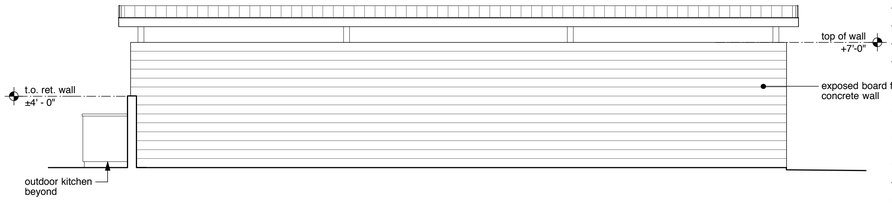
10 North Elevation



8 East Elevation



5 North Elevation



3 East Elevation

Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

n

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Res. Trash & Changing Cabana Plans/Elevs

scale: 1/4" : 1'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

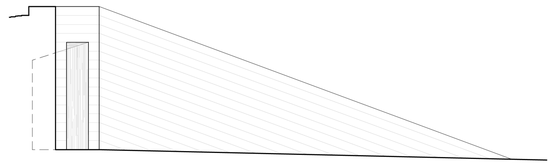
drawn: NN

checked: TT

date: 09.06.19

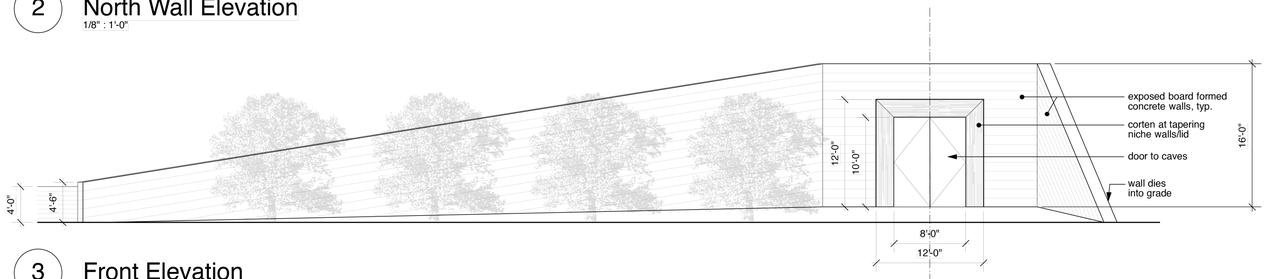
sheet no:

A3.03UP

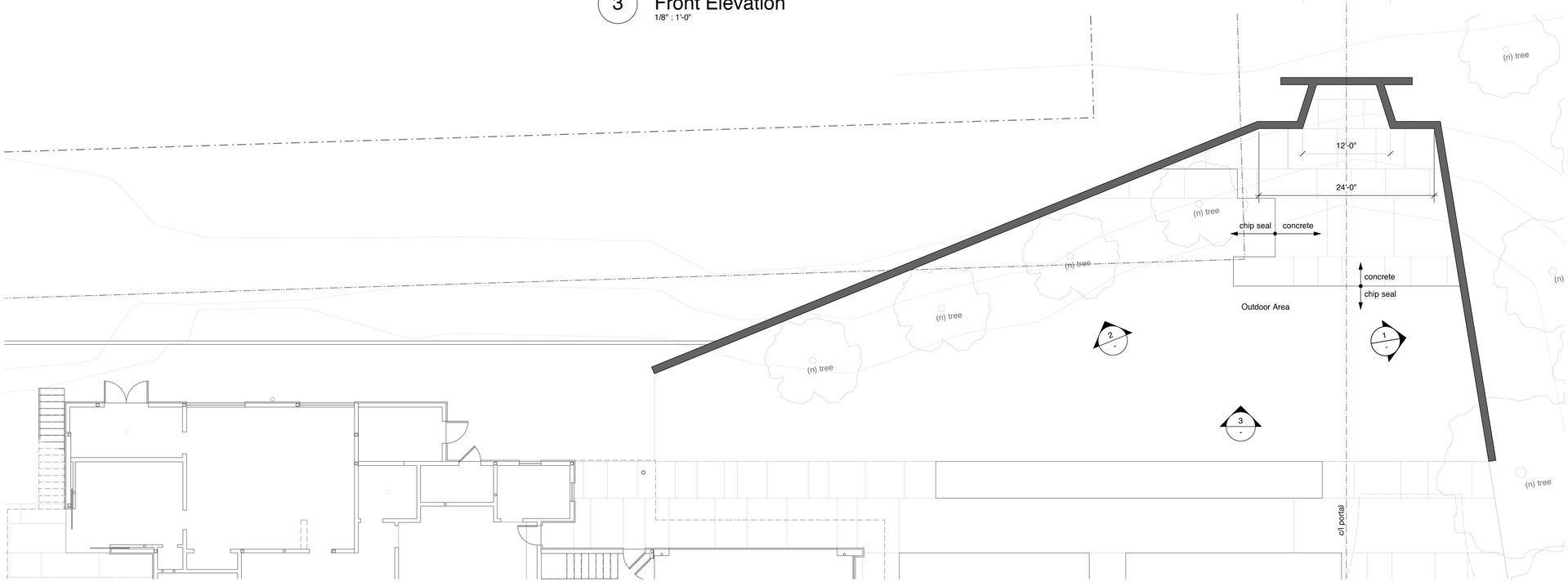


1 South Wall Elevation
1/8" : 1'-0"

2 North Wall Elevation
1/8" : 1'-0"



3 Front Elevation
1/8" : 1'-0"



4 Outdoor Area Plans
1/8" : 1'-0"

Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

n

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

North Portal
Plans & Elevations

scale: as indicated

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

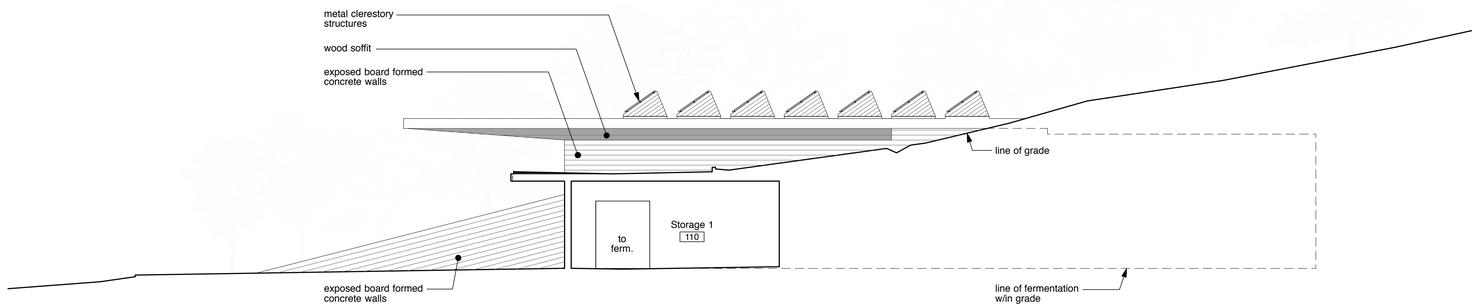
drawn: NN

checked: TT

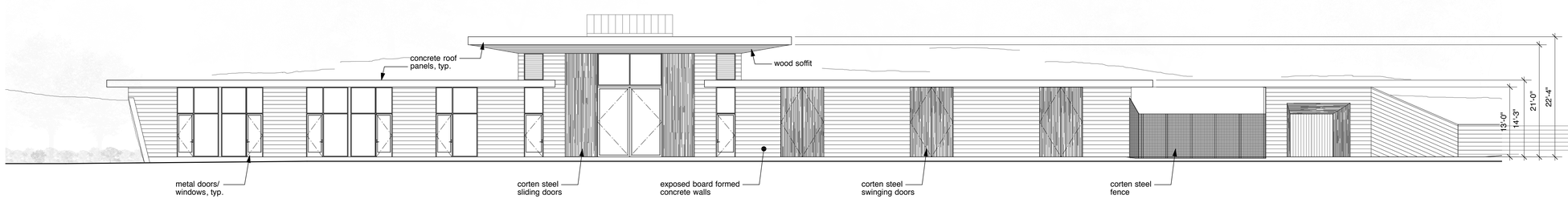
date: 09.06.19

sheet no:

A3.04UP



1 South Elevation/Section (sim. North Elevation)
1/8" : 1'-0"



2 West Elevation
1/8" : 1'-0"

Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Fermentation Elevations

scale: as indicated

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

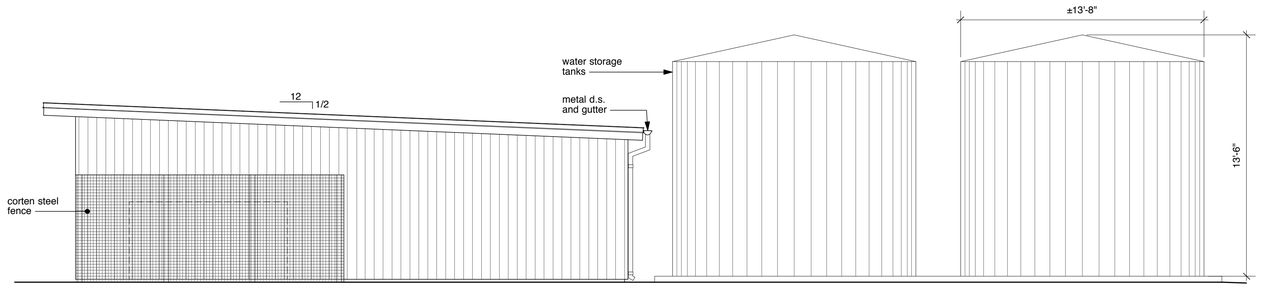
drawn: NN

checked: TT

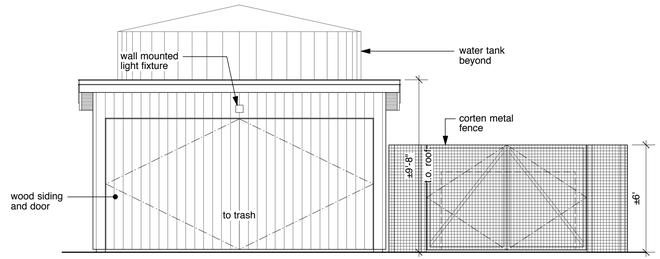
date: 09.06.19

sheet no:

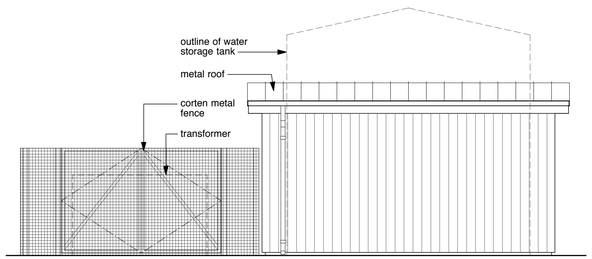
A3.05UP



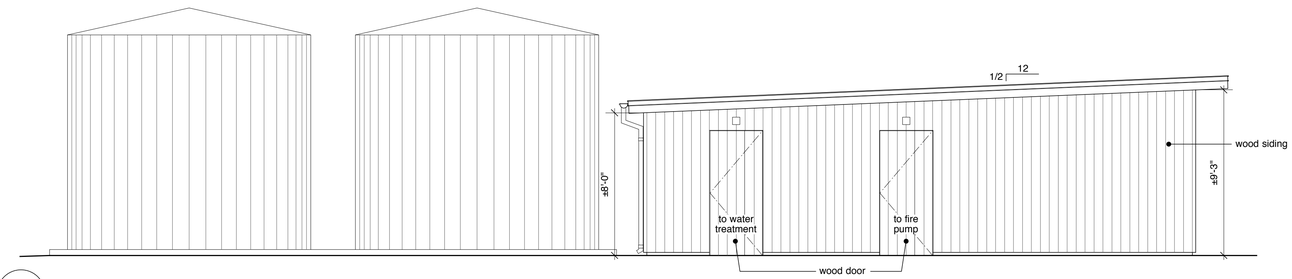
4 West Elevation



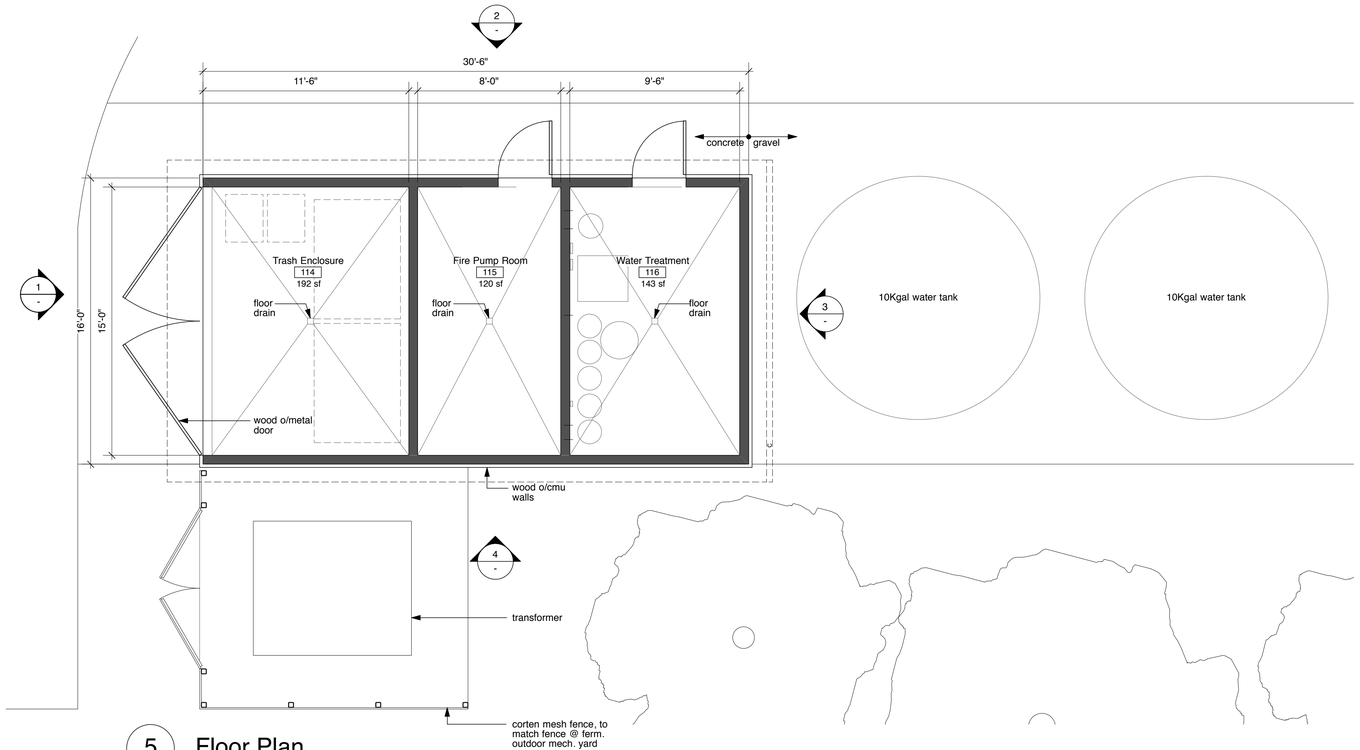
1 North Elevation



3 South Elevation



2 East Elevation



5 Floor Plan

Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

n

Signorello Winery
Major Modification
4500 Silverado Trail
Napa, CA, 94558
APN 039-400-080

Trash Encl, FP, Water Treatment & Storage

scale: 1/4" : 1'-0"

revision:	date:
Maj. Mod.	12.07.18
Maj. Mod. Resub.	09.06.19

job no: 1718

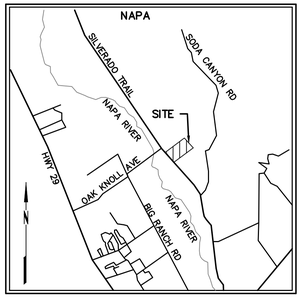
drawn: NN

checked: TT

date: 09.06.19

sheet no:

A3.06UP



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

±	MORE OR LESS
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CYP	CYPRESS
DI	DROP INLET
DIA	DIAMETER
DW	DOMESTIC WASTE
ELEV	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FT	FOOT
FW	FIRE WATER
GAL	GALLOON
GI	GRATE INLET
JB	JUNCTION BOX
INV	BOTTOM INSIDE OF PIPE
MIN	MINIMUM
NO	NUMBER
OH	OVERHEAD UTILITY LINE
PW	PROCESS WASTEWATER
PWCO	PROCESS WASTE WATER CLEAN OUT
RW	RAW WATER
S=	SLOPE
SC	SANDY CLAY
SCL	SANDY CLAY LOAM
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER/DOMESTIC WASTEWATER
SSCO	SANITARY SEWER CLEAN OUT
TB	TOP OF BOX
TG	TOP OF GRATE
TYP	TYPICAL
UB	UTILITY BOX
VR	VINEYARD ROW
W	WATER

PROJECT STATEMENT

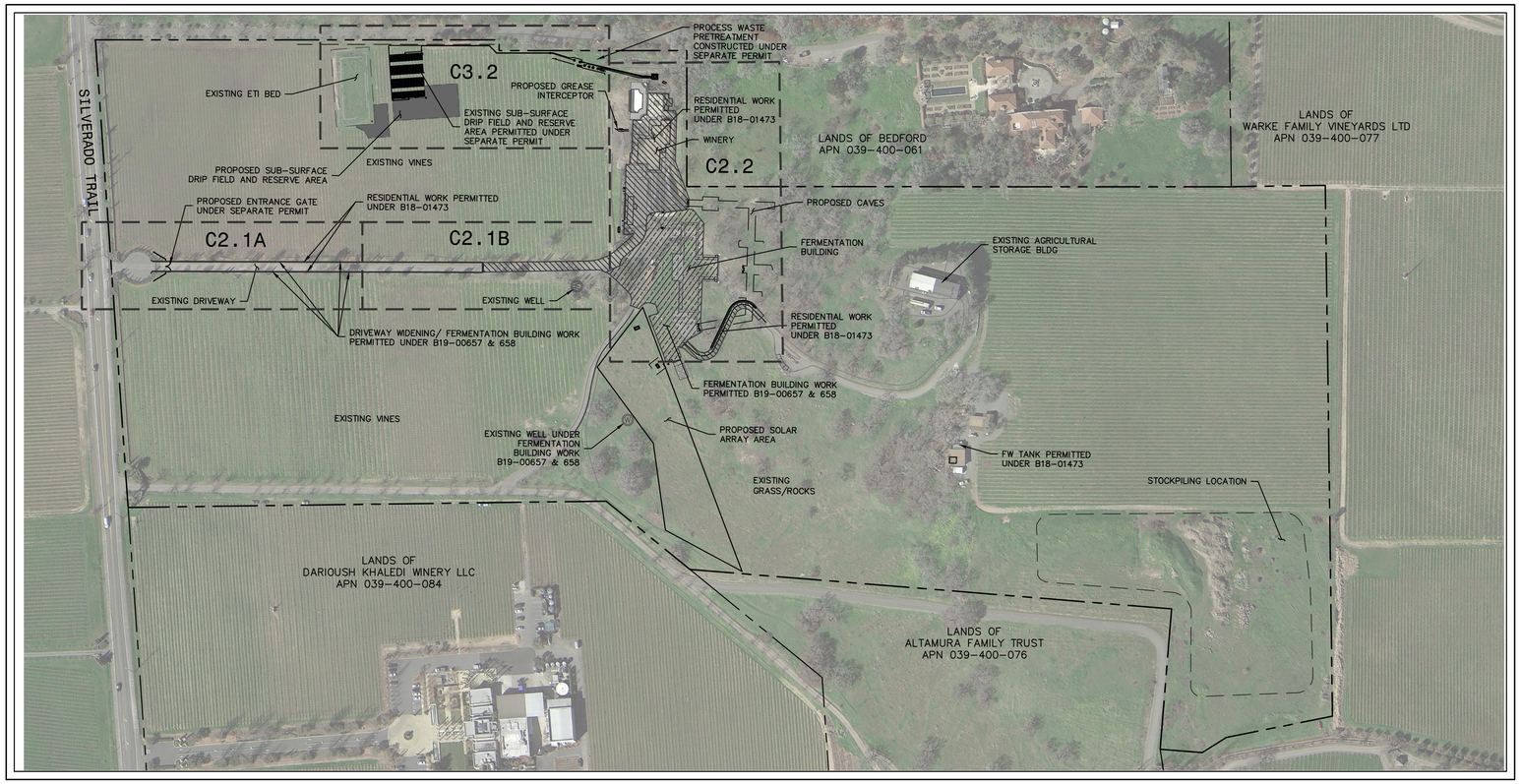
THE SIGNORELLO WINERY, LOCATED AT 4400 SILVERADO TRAIL IN NAPA COUNTY, PROPOSES TO EXPAND THE SUB-SURFACE DRIP AND ADVANCED PRE-TREATMENT SYSTEM TO BE USED IN ADDITION TO THEIR EXISTING WASTEWATER TREATMENT SYSTEM PERMITTED UNDER THE RESIDENTIAL REBUILD (B18-01473). THE WINERY PROPOSES TO INCREASE PRODUCTION FROM 20,000 GALLONS OF WINE PER YEAR TO 50,000 GALLONS PER YEAR AND INCREASE THEIR MARKETING PLAN FOR A DAILY DOMESTIC WASTEWATER DEMAND OF 885 GALLONS PER DAY, AND A DAILY PROCESS WASTEWATER DEMAND OF 1,970 GALLONS PER DAY. DOMESTIC WASTE AND PROCESS WASTE WILL CONTINUE TO BE TREATED AND DISPERSED SEPARATELY.

OPINION OF PROBABLE EARTHWORK QUANTITIES:
CUT: CAVE SPOILS OF APPROXIMATELY 10,100 CY TO BE PLACED ON-SITE AT STOCKPILING LOCATION.

SHEET INDEX

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		BENCHMARK
		FIRE HYDRANT
		UTILITY POLE
		GUY ANCHOR
		TREE
		TREE CLUSTER
		PROPERTY LINE
		GRADE BREAK
		FLOW LINE
X X		FENCE
VR		VINEYARD ROW
SS		DOMESTIC WASTE / SANITARY SEWER
PW		PROCESS WASTE
		STORM DRAIN
		SUBDRAIN
W		WATER
FW		FIRE WATER
RW		RAW WELL WATER
OH		OVERHEAD UTILITY LINE
		PAVERS
		CHIP SEAL
		VEHICULAR CONCRETE
		PEDESTRIAN CONCRETE
		FORK-LIFT CONCRETE
		STONE
		DETECTABLE WARNING
		GRAVEL
	INV	INVERT AT CLEANOUT
	?	KEYNOTE



KEY MAP
1"=150'

REGISTERED PROFESSIONAL ENGINEER JASON K. KIRCHMANN C 78079 CIVIL STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/27/2020
JASON KIRCHMANN C78079

BKF ENGINEERS / SURVEYORS / PLANNERS
200 4th Street, Suite 300, Santa Rosa, CA 95401
(707) 583-8500 FAX: (707) 583-8539

SIGNORELLO WINERY - MAJOR MODIFICATION
APN 039-400-090
4500 SILVERADO TRAIL, NAPA, CA 94558

PROJECT INFORMATION

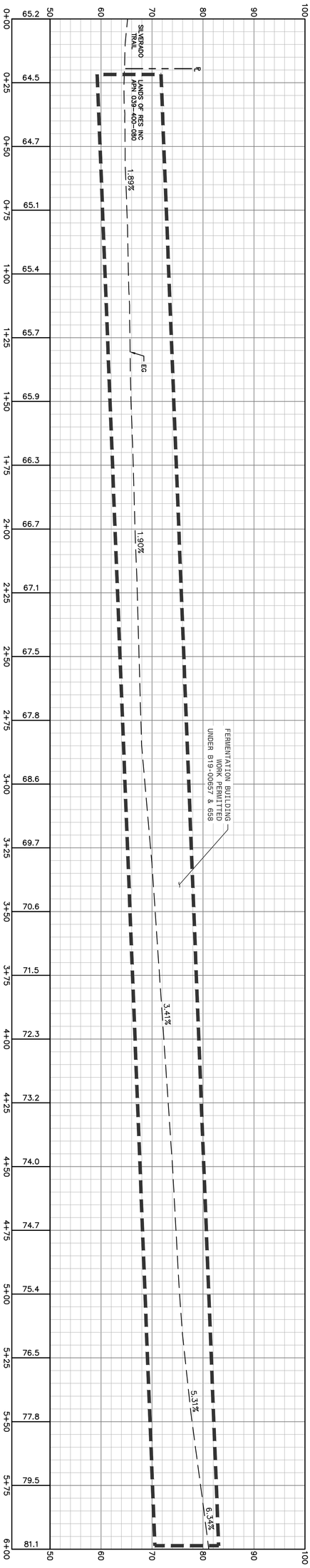
Date: APR 2020	No. / Revisions
Scale: AS SHOWN	
Design: JEP	
Drawn: MRK	
Approved: JAK	
Job No: 20179199	

Drawing Number:
C1.0

Plot Apr 27, 2020 at 11:10am
179199_SITE_MAJR.dwg

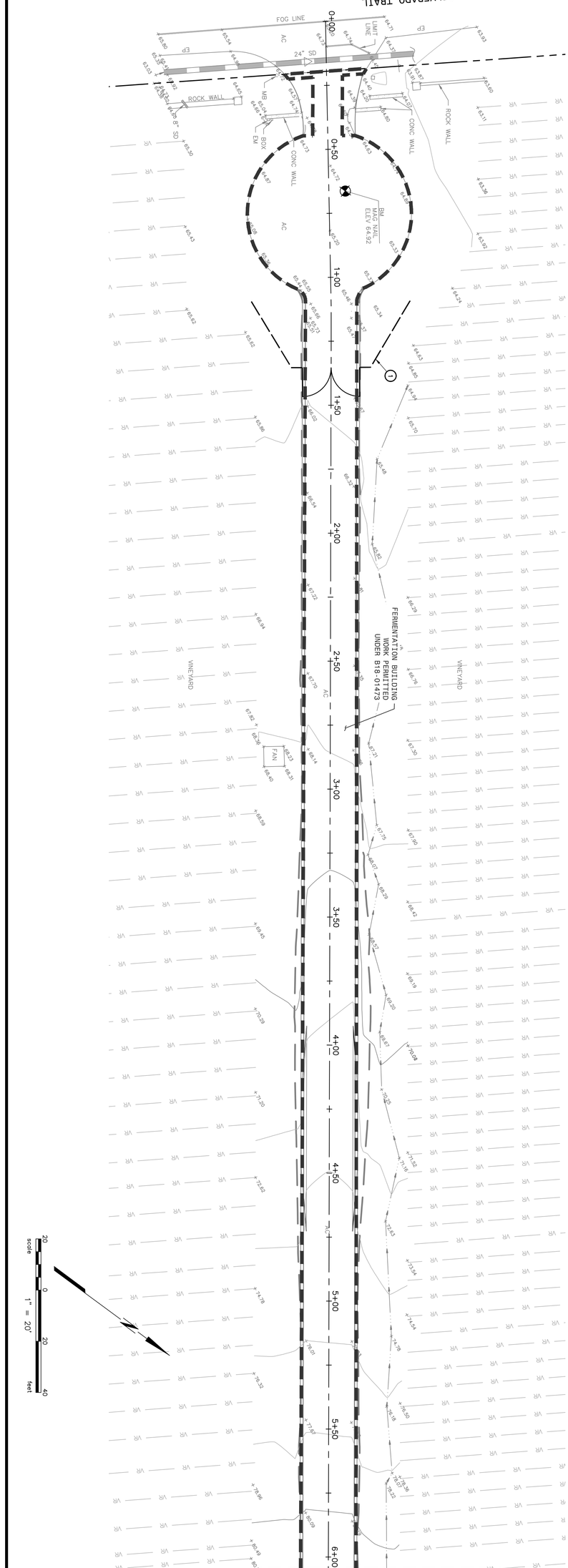
Plot Apr 27, 2020 at 11:03am

20179199_SITE_MAJR.dwg



DW-ALIGNMENT

H: 1"=20'
V: 1"=10'



KEYNOTES:

1 GATE. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS.

scale 1" = 20'

20 0 20 40 feet

Drawing Number: C2.1A

Date: APR 2020	No.	Revisions
Scale: AS SHOWN		
Design: JEP		
Drawn: MRK		
Approved: JAK		
Job No: 20179199		

SIGNORELLO WINERY - MAJOR MODIFICATION
APN 039-400-080
4500 SILVERADO TRAIL, NAPA, CA 94558

GRADING PLAN

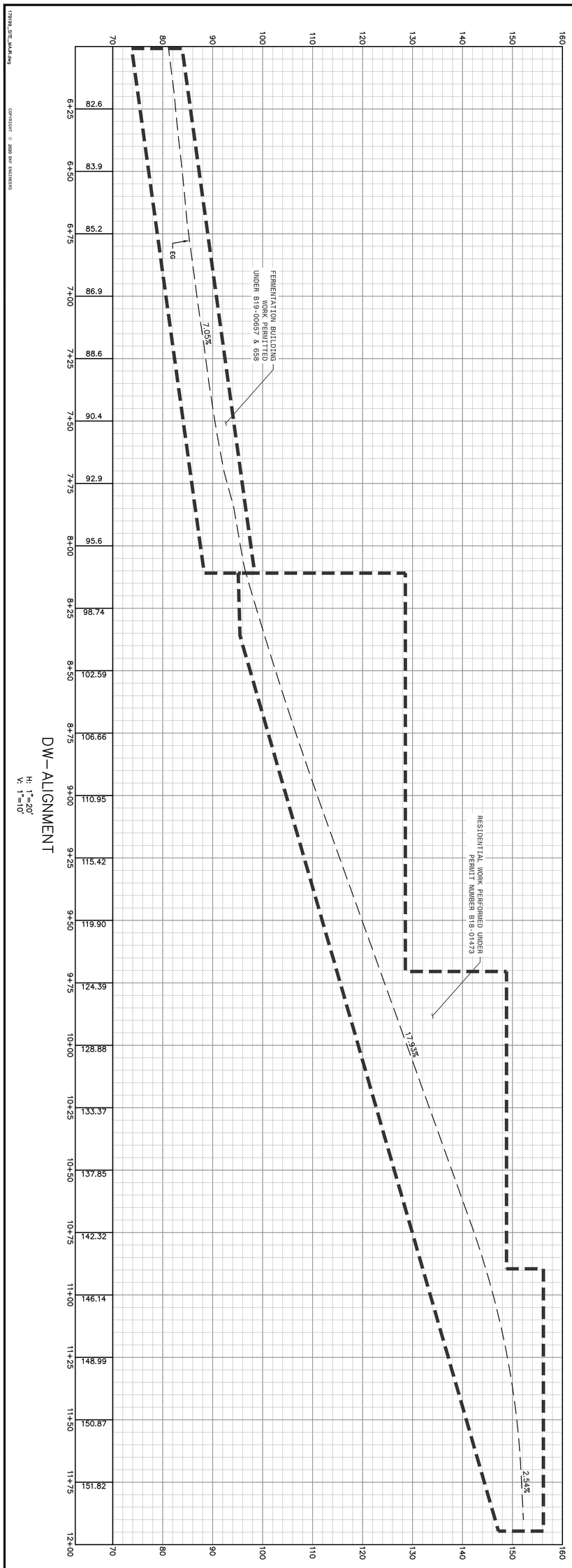
BKF
ENGINEERS / SURVEYORS / PLANNERS
200 4TH ST, STE. 300 SANTA ROSA, CA 95401
(707) 583-8500 FAX: (707) 583-8539

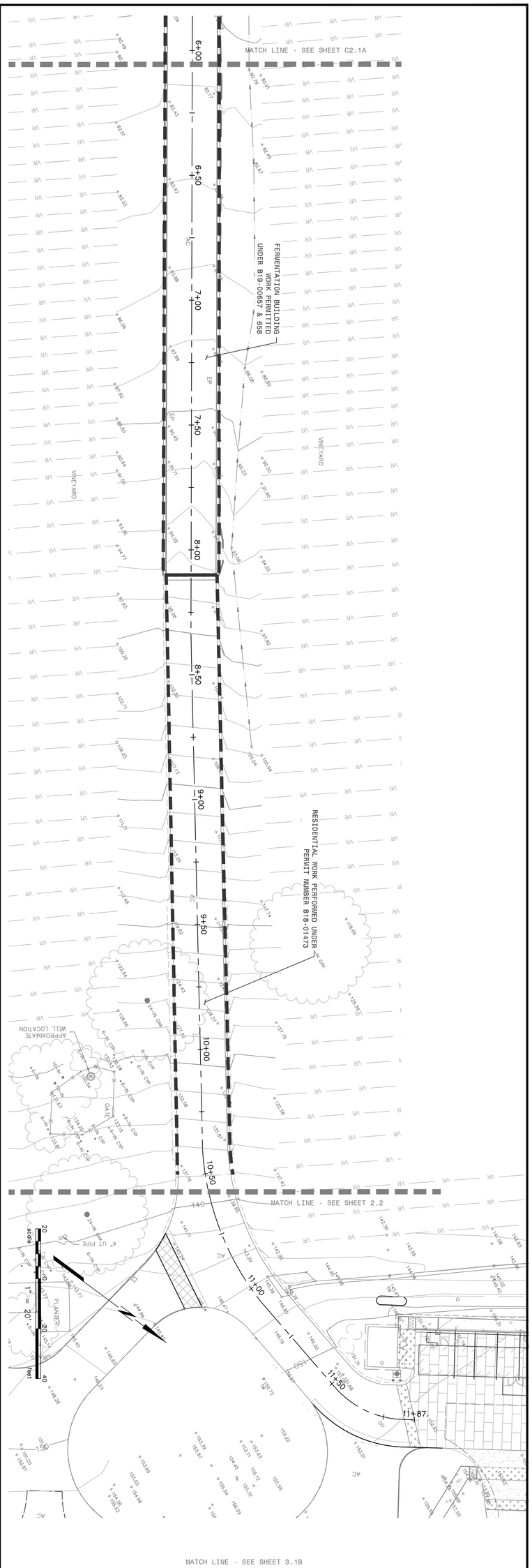
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/27/2020
JASON KIRCHMANN C78079

REGISTERED PROFESSIONAL ENGINEER
JASON KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA

Plot Apr 27, 2020 at 11:05am

20179199_SITE_MAJR.dwg





Drawing Number: C2.1B	Date: APR 2020	No.	Revisions
	Scale: AS SHOWN		
	Design: JEP		
	Drawn: MRK		
	Approved: JAK		
	Job No: 20179199		

SIGNORELLO WINERY - MAJOR MODIFICATION
APN 039-400-080
4500 SILVERADO TRAIL, NAPA, CA 94558

GRADING PLAN

BKF
ENGINEERS / SURVEYORS / PLANNERS
200 4TH ST, STE. 300 SANTA ROSA, CA 95401
(707) 583-8500 FAX: (707) 583-8539

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/27/2020
JASON KIRCHMANN C78079

REGISTERED PROFESSIONAL ENGINEER
JASON KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA

KEYNOTES:

(10) EXISTING TEMPORARY TASTING TRAILER (UNDER PERMIT B18-00996) TO BE REMOVED UPON PROJECT COMPLETION.

(11) LIMITS OF EXISTING FIRE TRUCK TURNAROUND.

(12) COVERED TRASH ENCLOSURE.

(13) FIRE PUMP ENCLOSURE

(14) WATER TREATMENT EQUIPMENT ENCLOSURE.

(15) TRANSFORMER ON CONCRETE PAD.

(16) MECHANICAL EQUIPMENT YARD REFER TO ARCHITTECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS UNDER B18-01478.

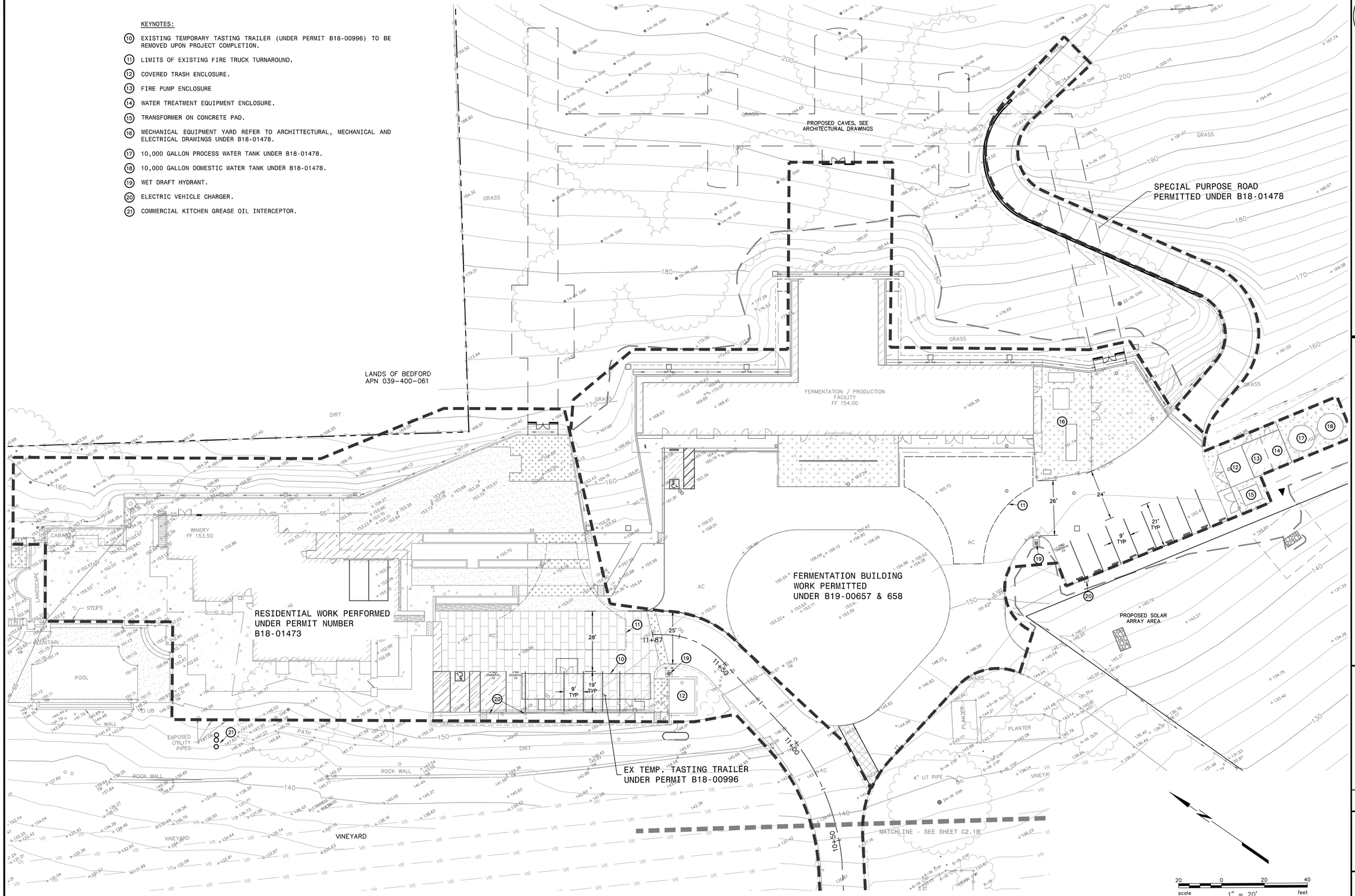
(17) 10,000 GALLON PROCESS WATER TANK UNDER B18-01478.

(18) 10,000 GALLON DOMESTIC WATER TANK UNDER B18-01478.

(19) WET DRAFT HYDRANT.

(20) ELECTRIC VEHICLE CHARGER.

(21) COMMERCIAL KITCHEN GREASE OIL INTERCEPTOR.



PROFESSIONAL ENGINEER
JASON K. KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA
REGISTERED

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/27/2020
JASON KIRCHMANN C78079

BKF
ENGINEERS / SURVEYORS / PLANNERS
2000 Sierra Point Parkway, Suite 500, Brisbane, CA 94005
(707) 583-8500 FAX: (707) 583-8539

SIGNORELLO WINERY - MAJOR MODIFICATION
APN 039-400-060
4500 SILVERADO TRAIL, NAPA, CA 94558

GRADING PLAN

No.	Revisions

Date: APR 2020
Scale: AS SHOWN
Design: JEP
Drawn: MRK
Approved: JAK
Job No: 20179199

Drawing Number:
C2.2

Plot Apr 27, 2020 at 11:08am
179199_SITE_MAJR.dwg

KEYNOTES:

(21) COMMERCIAL KITCHEN GREASE OIL INTERCEPTOR.

LANDS OF BEDFORD
APN 039-400-061

PROPOSED CAVES, SEE ARCHITECTURAL DRAWINGS

SPECIAL PURPOSE ROAD
PERMITTED UNDER B18-01478

FERMENTATION / PRODUCTION FACILITY
FF 154.00

FERMENTATION BUILDING
WORK PERMITTED
UNDER B19-00657 & 658

RESIDENTIAL WORK PERFORMED
UNDER PERMIT NUMBER
B18-01473

EX TEMP. TASTING TRAILER
UNDER PERMIT B18-00996

WINERY
FF 153.50
INV 151.00

CABANA

POOL

FOUNTAIN

LANDSCAPE

PATH

WALL

ROCK WALL

VINEYARD

GRASS

DIRT

AC

4" SS, S=0.02 MIN

4" UT PIPE

MATCHLINE - SEE SHEET C3.2

BKF
ENGINEERS / SURVEYORS / PLANNERS
200 4th Street, Suite 300 Santa Rosa, CA 95401
(707) 583-8500 FAX: (707) 583-8539

SIGNORELLO WINERY - MAJOR MODIFICATION
APN 039-400-080
4500 SILVERADO TRAIL, NAPA, CA 94558

UTILITY PLAN

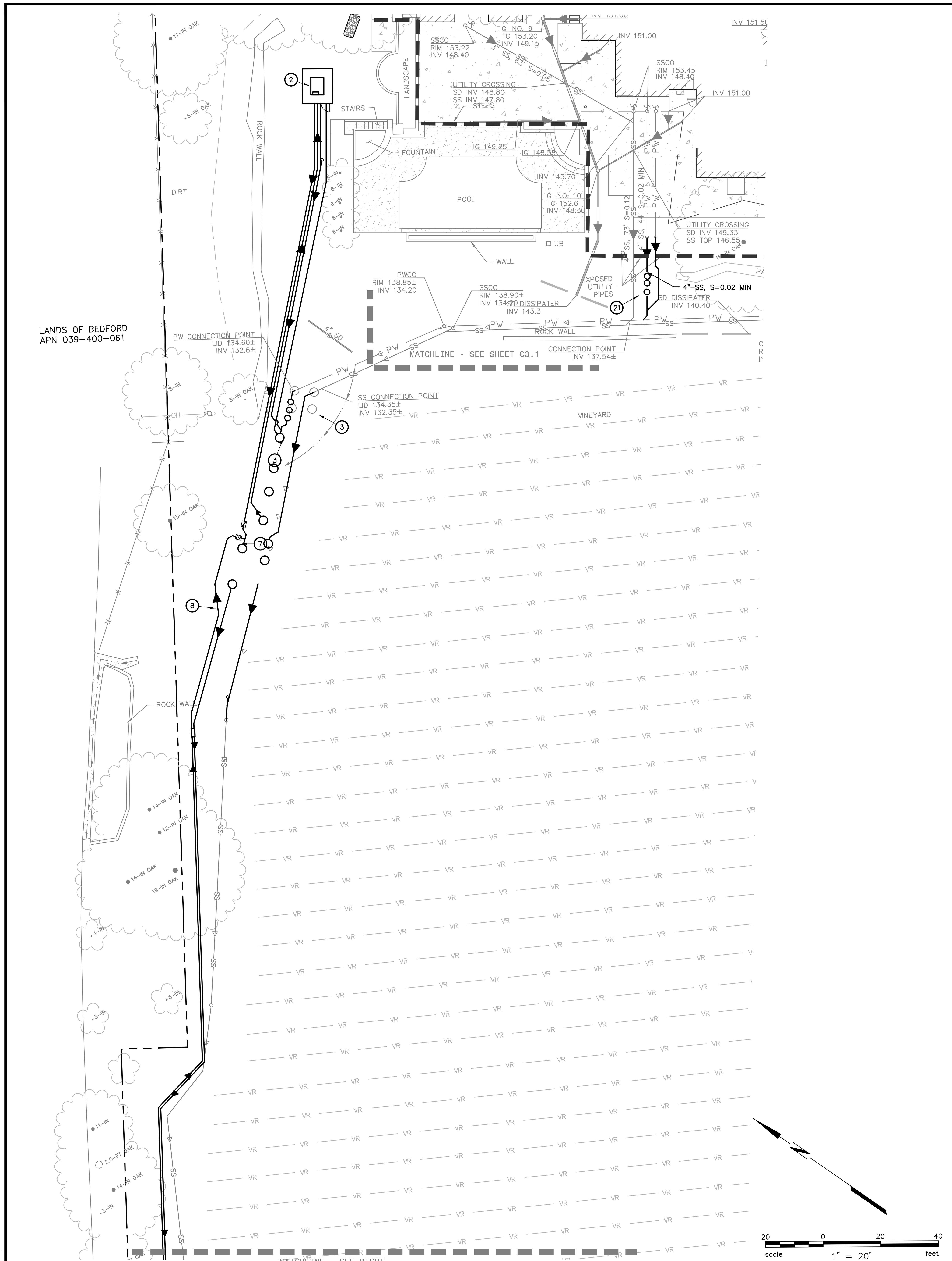
No.	Revisions

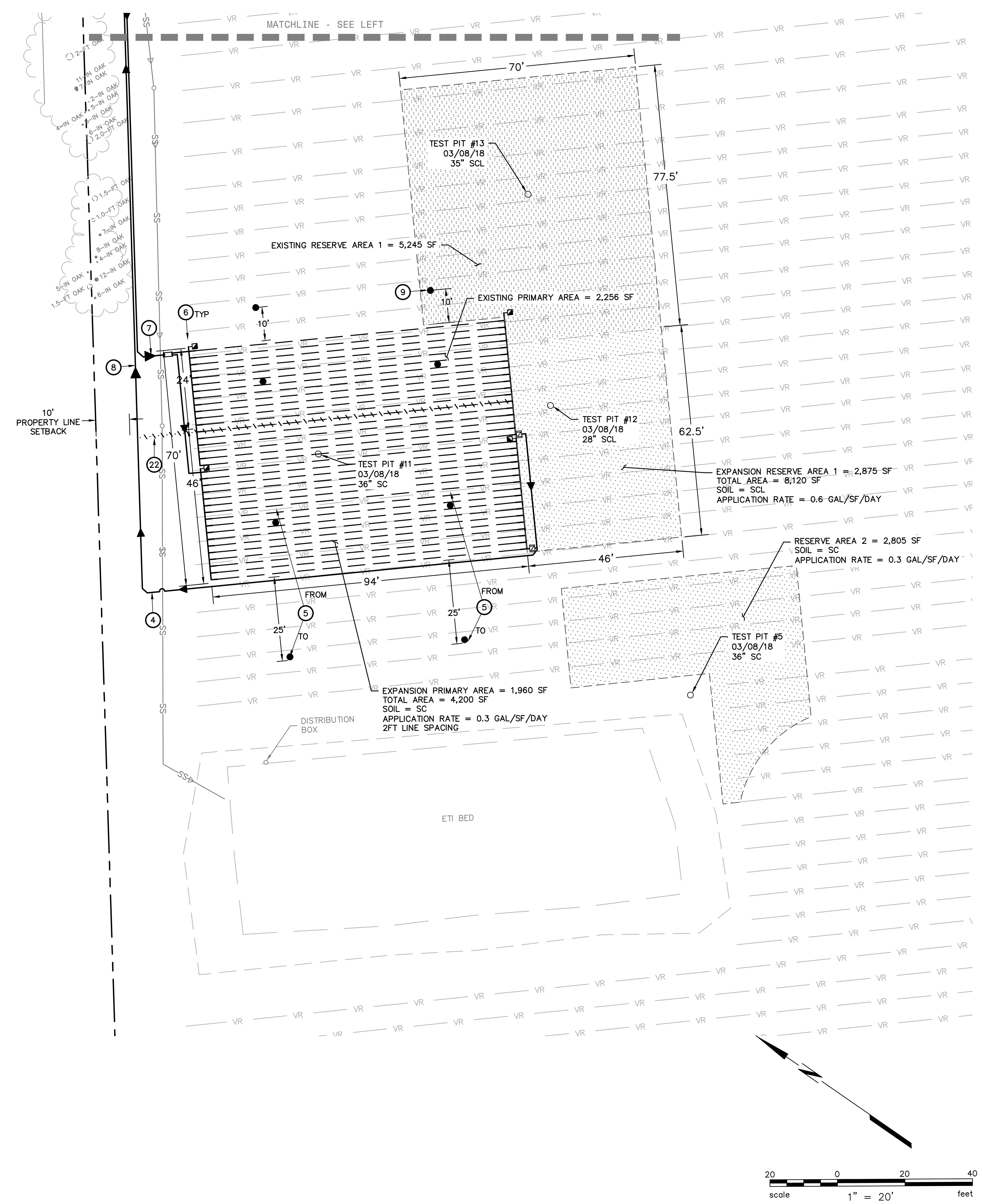
Date: APR 2020
Scale: AS SHOWN
Design: JEP
Drawn: MRK
Approved: JAK
Job No: 20179199

Drawing Number:
C3.1

scale 1" = 20' (20 0 20 40 feet)

Plot: Apr 27, 2020 at 10:50am





KEYNOTES:

2. CLOACINA PRETREATMENT SYSTEM AND SHED. UNDER SEPARATE PERMIT.
3. SEPTIC TANK.
4. RETURN LINE.
5. RELOCATED MONITORING WELL.
6. AIR VACUUM BREAKER RELEASE VALVE.
7. SUPPLY LINE INSTALLED UNDER SEPARATE PERMIT.
8. RETURN LINE INSTALLED UNDER SEPARATE PERMIT.
9. MONITORING WELL INSTALLED UNDER SEPARATE PERMIT.
22. REMOVE OR ABANDON EXISTING UTILITY IN ACCORDANCE WITH LOCAL REGULATIONS.

REGISTERED PROFESSIONAL ENGINEER JASON KIRCHMANN C 78079 CIVIL STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/27/2020
JASON KIRCHMANN C78079

BKF
ENGINEERS / SURVEYORS / PLANNERS
200 4TH ST, STE. 300 SANTA ROSA, CA 95401
(707) 583-8500 FAX: (707) 583-8539

SIGNORELLO WINERY - MAJOR MODIFICATION
APN 039-400-080
4500 SILVERADO TRAIL, NAPA, CA 94558

UTILIY PLAN

No.	Revisions

Date: APR 2020
Scale: AS SHOWN
Design: JEP
Drawn: MRK
Approved: JAK
Job No: 20179199

Drawing Number:
C3.2

General Notes

1. The contractor shall perform all clearing, demolition, removal and site preparation necessary for the proper execution of all work shown on these drawings and/or described in the specifications. Removal of any existing facilities shall include all subbase and base rock. In the case of plant material, the contractor shall completely remove the main trunk and significant roots to 18" depth below grade. The landscape architect shall review the site with the contractor prior to commencing clearing so as to instruct the contractor of additional plant material and existing conditions to be protected/ preserved.
2. The contractor shall remove from the site all debris and unsuitable material generated by his operations.
3. The contractor shall verify all dimensions, distances and grades in the field and bring any discrepancies to the attention of the landscape architect for a decision prior to commencing with work. The contractor is responsible for all applicable permits and for performing all work per applicable codes.
4. The contractor shall verify location of all utilities on site before commencing with any work. Any disruption or damage to utilities caused by work under this contract shall be corrected by this contractor at no additional cost to owner.
5. These drawings are based on information supplied by Taylor Lombardo Architects and BKF Engineers.

Soil Management Report (adapted from § 492 of MWELO)

1. In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the owner or his/her designee. The soil management report shall be completed as follows:
   (A) Submit soil samples to a laboratory for analysis and recommendations.
   i. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
   ii. The soil analysis shall include:
   - soil texture;
   - infiltration rate determined by laboratory test or soil texture infiltration rate table;
   - pH;
   - total soluble salts;
   - sodium;
   - percent organic matter; and
   - recommendations

   (B) The owner or his/her designee, shall submit the soil analysis report to the local agency as part of the Certificate of Completion.
   (C) The soil analysis report shall be made available, in a timely manner, to the landscape architect preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
   (D) The owner, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.

Planting Notes

1. The contractor shall verify location of all utilities on site before commencing with any work. Any disruption or damage to utilities caused by work under this contract shall be corrected by this contractor at no additional cost to owner.
2. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
3. All work shall be performed by personnel familiar with this type of work and under the supervison of a qualified planting foreman.
4. Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the landscape architect and do not proceed until the contaminated soil is removed and replaced.
5. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
6. For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
7. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
8. Stabilizing mulching products shall be used on slopes that meet current engineering standards.
9. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
10. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.
11. All planting area finished grades with a slope of 3:1 or greater shall receive a layer of jute mesh placed under the mulch, secured with metal staples.
12. All existing trees shown shall be protected unless noted otherwise on drawings. Any damage caused by the contractor's operations shall be repaired or replanted by the contractor at no additional expense to the owner.
13. All plant material shall be approved by the landscape architect prior to installation and will be rejected if not in accordance with industry standards. Plants shall be inspected for size, variety, condition, defects, injury and infestation. Plants will not be pruned prior to inspection.
14. All plants are to be delivered to site. Prior to planting final location to be determined in the field by landscape architect. Contractor shall give three (3) day notice prior to plant placement.
15. At completion of the installation, the landscape contractor shall provide the owner with a binder with manufacturer's specifications for all equipment installed. The landscape contractor shall also provide an as-built plan (DWG and PDF files) of the irrigation improvements including piping, heads, valves, controller, quick couplers, and sleeves to the owner.
16. The contractor shall guarantee all new plantings for six months. The guarantee period begins after the final inspection and the planting has been approved.
17. The landscape architect reserves the right to make deletions, substitutions and additions in the planting plans as work is in progress. Such cases are to be accompanied by equitable adjustments of the contract price as necessary.
18. The landscape contractor shall maintain the planting and irrigation improvements for a period of six months. Services shall include mowing the lawn, fertiilizing and weeding all new planting.
19. The landscape contractor shall make no changes to the planting plan without the consent of the landscape architect.
20. The landscape contractor shall provide the size-specifications for the proposed plant material for approval prior to delivery to the site. The landscape architect and owner's rep shall verify/select all plant material prior to delivery. The landscape architect and owner's rep shall direct all plant locations in the field.
21. Plant materials shall be purchased locally when practical and the Agriculutral Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County

Hydroseed Maintenance Notes

1. It is not the intent to maintain the planting covered with the irrigation system in hydroseed areas with a 'green' appearance throughout the year. The planting in hydroseed areas shall have a natural seasonal appearance. The planting in this area shall be actively growing from 15 October until 15 April. From 15 April to 15 October, the planting in hydroseed areas shall receive irrigation no more than twice a week, allowing the planting to have a seasonal appearance.
2. It is not the intent of the landscape design to extend the hydroseed areas growing season beyond its natural cycle with supplemental water. The Estimated Total Water Use Budget on sheet L-102-U shall not be exceeded.
3. Mowing the hydroseed areas is allowed on a semi annual basis. Mowing shall not occur during or 1 month after active flowering has occurred in order to allow for seeds to disperse on site and allow for natural succession of the planting.

Water Efficient Landscaping and Irrigation Notes (adapted from § 492 of MWELO)

1. Irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workers. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.
2. The contractor shall verify all existing conditions and water pressure. The contractor shall verify the location of existing underground utilities and structures prior to the excavation of trenches or holes. Contractor is to repair any damage caused by or during the performance of this work at no additional cost to the owner.
3. The contractor shall make a point of connection as directed by the owner.
4. The contractor shall install complete and coordinated equipment. No partial substitutions or incomplete components shall be installed.
5. The contractor shall install a "design build" underground automatic irrigation system. Areas noted are valving guides only and are to illustrate different water requirements of microclimates. The system shall have 100% coverage for planting areas on the site. An as-built drawing is to be provided to the landscape architect upon completion and acceptance of the irrigation system. Locate spray heads 24" from buildings and 12" from paving. Use MPR series nozzles by Hunter on spray bodies to match existing standards.
6. Trenching is to be of sufficient depth to provide 24" of cover over main lines and 18" of cover over PVC lateral lines.
7. Spray irrigation shall be used in all planting areas unless noted otherwise (see note 8). Pop-up heads shall be used adjacent to all drives, paths, and in all lawn areas. Heads shall be located to eliminate overspray onto adjacent paving and buildings (see EBMUD recommendations). Coordinate all irrigation types with the landscape architect.
8. Controller location shall be per the drawings. Control wires shall be single wire (no wire looms allowed). Provide extra wires to all terminus of the main line to allow expansion of the system, see plan.
9. All wire splices are to be made within a valve box. No in-line splices will be accepted. Splices are to be made with a copper crimp-type connector, and an approved epoxy splice pack.
10. All pipes shall be schedule 40 pvc or upgraded.
11. All excavations are to be backfilled to 90% compaction, minimum. The contractor to repair all settled trenches promptly for a period of one year after completion of the work. Additionally, contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of one year after final acceptance of the work.
12. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard". All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
13. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
14. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.
15. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
16. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
17. Flow sensors that detect high flow conditions created by system damage or malfunction are required.
18. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
19. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
    (A) If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
    (B) Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
20. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
21. Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft. (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:
    (A) a customer service meter dedicated to landscape use provided by the local water purveyor; or
    (B) a privately owned meter or submeter.
22. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
23. Master shut-off valves are required.
24. Overhead irrigation shall not be permitted within 24 inches of any nonpermeable surface. Allowable irrigation within the setback from nonpermeable surfaces may include drip, drip line, or other low flow nonspray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:
    (A) the landscape area is adjacent to permeable surfacing and no runoff occurs; or
    (B) the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.
25. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when installing the irrigation system.
26. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
27. Slopes greater than 25% shall not be irrigated with an irrigation system with a application rate exceeding 0.75 inches per hour.
28. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
29. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.
30. The installation of the irrigation system shall conform to the hydrozones of the landscape design plan.
31. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in the Water Efficient Landscape Ordinance.
32. The irrigation system shall be installed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, nonirrigated areas, hardscapes, roadways, or structures.
33. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when installing the irrigation for the tree.
34. An Audit of the Project is required to be performed by a qualified professional and submitted along with the "Certificate of Completion" as contained in Appendix C of the Department of Water Resources regulations. The audit will be submitted to the Building Department for a final inspection.

Irrigation Scheduling (MWELO § 492.10)

1. Irrigation scheduling shall be regulated by automatic irrigation controllers.
2. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
3. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA) shown on sheet LP105. Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
4. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
   (A) The plant establishment period;
   (B) The established landscape; and
   (C) Temporarily irrigated areas
5. Each irrigation schedule shall consider for each station all of the following that apply:
   (A) irrigation interval (days between irrigation);
   (B) irrigation run times (hours or minutes per irrigation event to avoid runoff);
   (C) number of cycle starts required for each irrigation event to avoid runoff;
   (D) amount of applied water scheduled to be applied on a monthly basis;
   (E) application rate setting;
   (F) root depth setting;
   (G) plant type setting;
   (H) soil type;
   (I) slope factor setting;
   (J) shade factor setting; and
   (K) irrigation uniformity or efficiency setting.

WELO (Water Efficiency Landscape Ordinance) Compliance:
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

2019-09-06
signature of applicant — date

Sheet Schedule

Number	Title

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.6044
www.cleaverdesign.com
CA reg # 4145

LICENSED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Signature
30/NOV/2019
Renewal Date
DECEMBER/2019
Date
STATE OF CALIFORNIA

Signorello Winery

4500 Silverado Trail, Napa, CA 94558

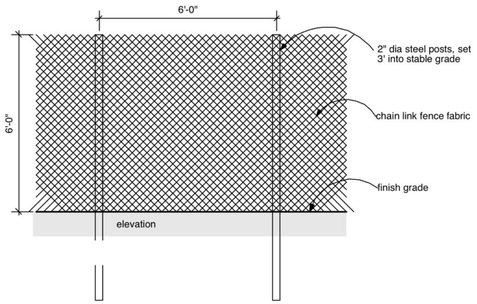
APN: 039-400-080

Issue:	Date:
Issued for Review	10DEC2018
1 Revised per Planning Comments	06SEP2019

Project ID	
CAD File Name	signorello.vwx
Plot Date	
Drawn By	LD
Scale	As Noted

Cover Sheet - Major Mod

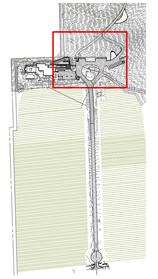
L-001-U



Tree Protection Fence
Not to Scale

Partial Site Plan
Scale: 1/16" = 1'-0"

0 50 100 150 FT



Site Plan
Scale: 1" = 100'

0 500 1000 FT

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.9044
www.cleaverdesign.com
CA reg # 4145

LICENSED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Signature
30/NOV/2019
Renewal Date
30/SEP/2019
Date
STATE OF CALIFORNIA

Signorello Winery

4500 Silverado Trail, Napa, CA 94558

APN: 039-400-080

Issue:	Date:
Issued for Review	10DEC2018
1 Revised per Planning Comments	06SEP2019

Proposed Plant List

Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	WUCOLS
trees								
	QUE AGR	Quercus agrifolia	Coast Live Oak	24" box	16	Y	Y	VL
shrubs								
	ARC EME	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	5 gallon	51	Y	Y	M
	ARC HOW	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	1 gallon	14	Y	Y	L
	CEA AB	Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Ceanothus	5 gallon	76	Y	Y	L
	COR MOO	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	1 gallon	33		Y	L
	FES MAI	Festuca mairei	Atlas Fescue	1 gallon	110		Y	L
	LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gallon	134		Y	L
	LOM LON	Lomandra longifolia	Breeze Dwarf Mat Rush	1 gallon	58		Y	L
	PEN BOP	Penstemon 'Margarita BOP'	BOP Penstemon	1 gallon	45	Y	Y	L
	RUB CAL	Rubus calycinoides	Creeping Bramble	1 gallon	130		Y	M
	SIS BEL	Sisyrinchium bellum	Blue Eyed Gras	4" pots	45	Y	Y	VL

Note: Total of five (5) existing native Oak trees shall be removed and replaced at a 2:1 ratio with Quercus agrifolia listed above

Project ID	
CAD File Name	signorello.vwx
Plot Date	
Drawn By	LD
Scale	As Noted

Landscape Plan - Major Mod

L-101-U

California MWELO Water Budget

Reference Evapotranspiration (ETo)*:	44.3

Zone Name / Number	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Usage (ETWU)
Regular Landscape Areas								
Zone 1M	Trees	0.3	Drip	0.81	0.37	785	291	7,983
Zone 2M	Shrubs	0.2	Drip	0.81	0.247	12,423	3,067	84,246
Zone 3M	Groundcover	0.1	Temporary	1	0.1	9,235	923	25,364
					Totals:	22,442	4,281	117,593
Special Landscape Areas*								
					Totals:	0	0	0

* = Includes public recreational areas, water features using recycled water, areas dedicated to edible plants, and areas irrigated with recycled water.

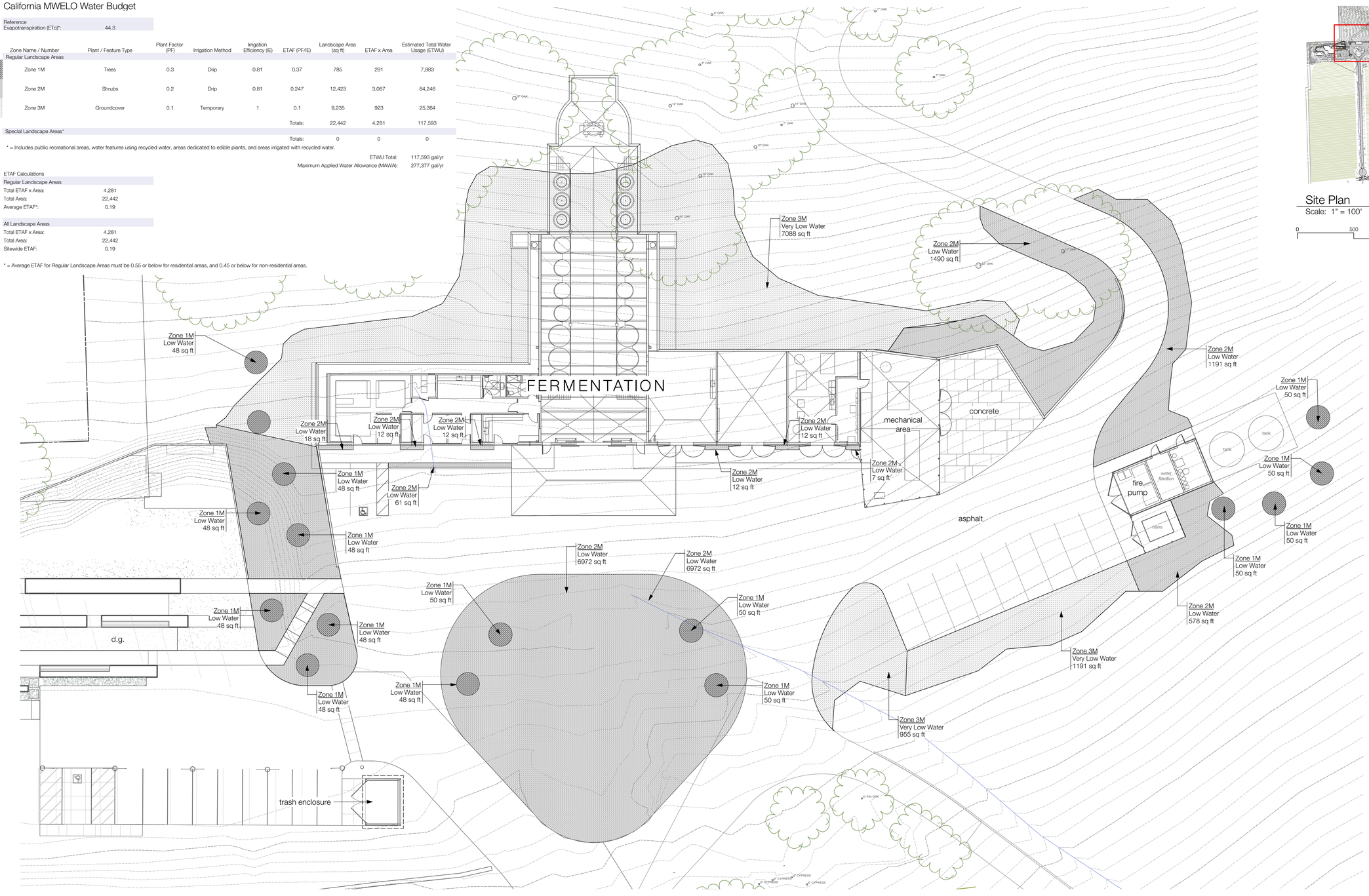
ETWU Total:	117,593 gal/yr
Maximum Applied Water Allowance (MAWA):	277,377 gal/yr

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area:	4,281
Total Area:	22,442
Average ETAF*:	0.19

All Landscape Areas	
Total ETAF x Area:	4,281
Total Area:	22,442
Sitewide ETAF:	0.19

* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



Partial Site Plan

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

0 100 150 200 250 FT

Site Plan

Scale: 1" = 100'

0 500 1000 FT

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.6044
www.cleaverdesign.com
CA reg # 4145

LICENSED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Signature
30/NOV/2019
Renewal Date
DECEMBER/2019
Date
STATE OF CALIFORNIA

Signorello Winery

4500 Silverado Trail, Napa, CA 94558

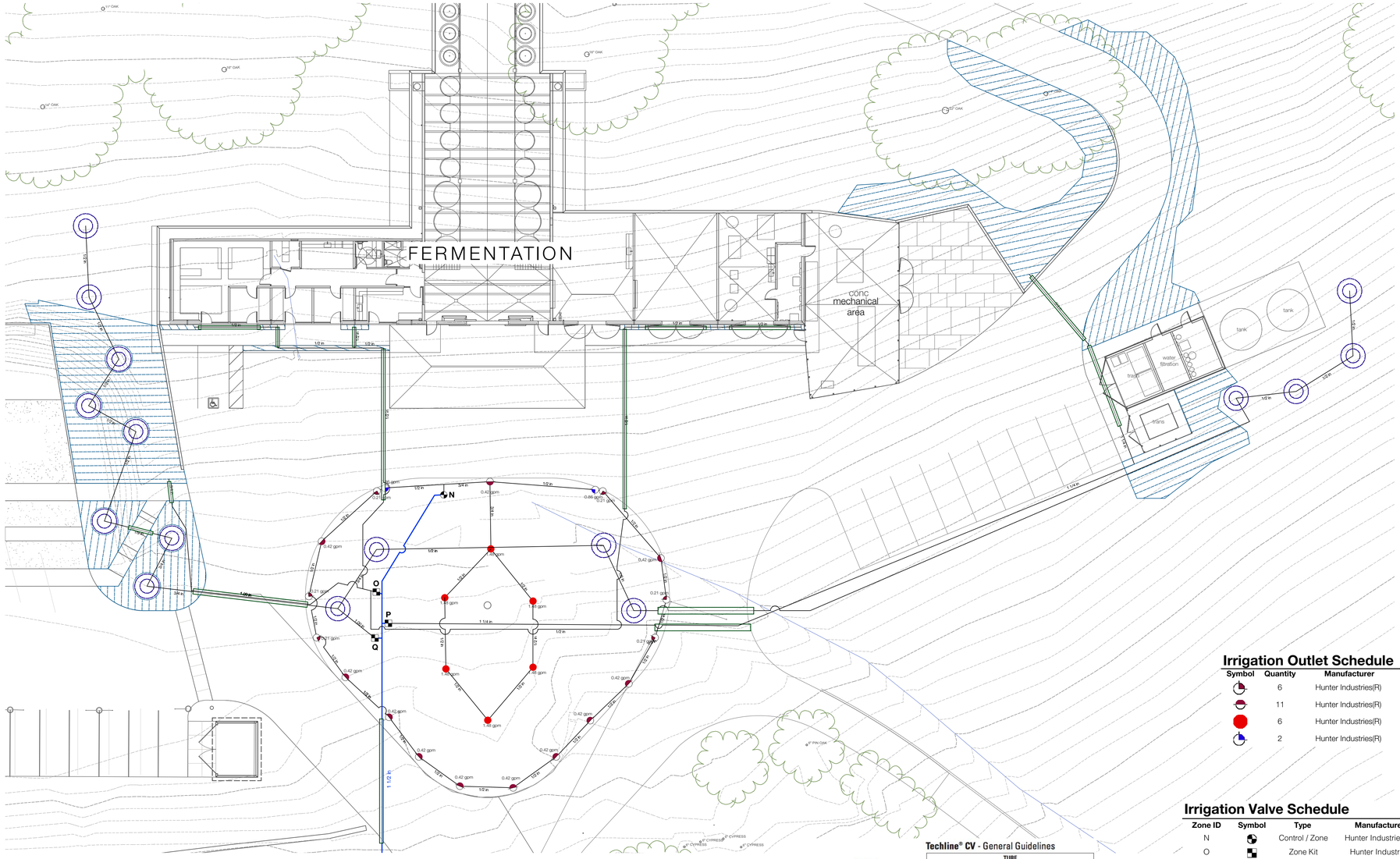
APN: 039-400-080

Issue:	Date:
Issued for Review	10DEC2018
1 Revised per Planning Comments	06SEP2019

Project ID	
CAD File Name	signorello.vwx
Plot Date	
Drawn By	LD
Scale	As Noted

Hydrozone Plan - Major Mod

L-102-U



Partial Site Plan
Scale: 1/16" = 1'-0"

0 50 100 FT

Site Plan
Scale: 1" = 100'

0 500 1000 FT

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.9044
www.cleaverdesign.com
CA reg # 4145

LICENSED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Signature
30/NOV/2019
Renewal Date
DECEMBER/2019
Date
STATE OF CALIFORNIA

Irrigation Pipe Schedule

Type	Diameter	Estimated Length
PVC Schedule 40	1/2"	1208'0"
PVC Schedule 40	3/4"	157'0"
PVC Schedule 40	1"	189'0"
PVC Schedule 40	1 1/4"	260'0"
PVC Schedule 40	1 1/2"	116'0"

Irrigation Outlet Schedule

Symbol	Quantity	Manufacturer	Series	Spray Body	Nozzle	Pattern	Arc
	6	Hunter Industries(R)	MP Rotator(R)	PROS-12-PRS40-R	MP1000-90	Radial	90°
	11	Hunter Industries(R)	MP Rotator(R)	PROS-12-PRS40-R	MP1000-90	Radial	180°
	6	Hunter Industries(R)	MP Rotator(R)	PROS-12-PRS40-R	MP2000-360	Radial	360°
	2	Hunter Industries(R)	MP Rotator(R)	PROS-12-PRS40-R	MP3000-90	Radial	90°

Irrigation Valve Schedule

Zone ID	Symbol	Type	Manufacturer	Series	Model	Size	Design Flow
N		Control / Zone	Hunter Industries(R)	ICV	ICV-101G-R	1"	10.4 gpm
O		Zone Kit	Hunter Industries	Drip Control Zone Kits	ICZ-101-R-40	1"	9.2 gpm
P		Zone Kit	Hunter Industries	Drip Control Zone Kits	ICZ-101-R-40	1"	16.1 gpm
Q		Zone Kit	Hunter Industries	Drip Control Zone Kits	ICZ-101-R-40	1"	11.5 gpm

Irrigation Drip Area Schedule

Zones	Manufacturer	Series	Model	Area	Row Spacing	Estimated Length
O	Netafim(R)	Techline(R) RW Dripline	TLRW6-12	1,982 sf	2'0"	989'
O	Netafim(R)	Techline(R) RW Dripline	TLRW6-12	247 sf	0"	123'
P	Netafim(R)	Techline(R) RW Dripline	TLRW6-12	3,246 sf	2'0"	1,608'
Q	Netafim(R)	Techline(R) RW Dripline	TLRW6-12	1,181 sf	1'0"	1,168'

Techline® CV - General Guidelines

TABLE 1

	TURF											
	Clay Soil			Loam Soil			Sandy Soil			Sandy Soil		
Emitter Flow	0.26 GPH			0.4 GPH			0.6 GPH			0.9 GPH		
Emitter Interval	18"			12"			12"			12"		
Lateral (Row) Spacings	18"	20"	22"	18"	20"	22"	12"	14"	16"	12"	14"	16"
Burial Depth	Bury evenly throughout the zone 4" to 6"											
Application Rate (in./hr.)	0.19	0.17	0.15	0.30	0.27	0.25	0.98	0.84	0.73	1.48	1.27	1.11
Time to Apply 1/4" of Water (in minutes)	80	89	97	50	55	61	15	18	20	10	12	13

	SHRUB and GROUND COVER											
	Clay Soil			Loam Soil			Sandy Soil			Sandy Soil		
Emitter Flow	0.26 GPH			0.4 GPH			0.6 GPH			0.9 GPH		
Emitter Interval	18"			18"			12"			12"		
Lateral (Row) Spacings	18"	21"	24"	18"	21"	24"	16"	18"	20"	16"	18"	20"
Burial Depth	On-surface or bury evenly throughout the zone to a maximum of 6 inches											
Application Rate (in./hr.)	0.19	0.16	0.14	0.30	0.26	0.23	0.73	0.65	0.59	1.11	0.99	0.89
Time to Apply 1/4" of Water (in minutes)	80	93	106	50	58	66	20	23	26	13	15	17

Maximum spacing recommendations: Following these spacing guidelines, emitter flow selection can be increased if desired by the designer.

Note: 0.4, 0.6 and 0.9 GPH are nominal flow rates. Actual flow rates used in the calculations are 0.42, 0.61 and 0.92 GPH.

Techline® CV - Maximum Length of a Single Lateral (feet)

TABLE 2

	TECHLINE CV EMITTER SPACING											
	12"				18"				24"			
Emitter Flow Rate (gph)	**0.26**	**0.4**	**0.6**	**0.9**	**0.26**	**0.4**	**0.6**	**0.9**	**0.6**	**0.9**
Inlet Pressure 20 psi	331	242	190	144	468	344	270	204	342	260
Inlet Pressure 25 psi	413	302	238	180	584	429	338	257	430	326
Inlet Pressure 30 psi	471	345	272	206	668	491	387	293	492	374
Inlet Pressure 35 psi	518	380	299	227	737	540	426	323	542	412
Inlet Pressure 40 psi	559	410	323	244	794	584	459	348	584	444
Inlet Pressure 45 psi	594	436	343	260	845	620	489	371	622	472
Inlet Pressure 50 psi	626	459	361	274	890	654	515	390	656	498
Inlet Pressure 55 psi	655	480	378	287	932	684	539	410	686	522
Inlet Pressure 60 psi	681	500	393	298	969	713	561	426	716	544

Irrigation Plan Notes

1. Drip line rows are to scale
2. Pipe locations are diagrammatic
3. All components to be installed as per manufacturers recommendations
4. Install all components as per local, state, federal codes
5. Mainline depth to be no less than 24"
6. Lateral depth to be no less than 18"
7. Electric control valves to be covered with covered with 12" valve box
8. Locate valves/QCVs out of high traffic areas
9. Refer to Hunter catalog and Netafim CV Design Guide for performance specifications
10. For on-surface or under mulch drip installations, 6" metal wire staples shall be installed 3' - 5' on center over tubing, (depending on soil type) and two staples shall be installed over every change-of-direction fitting.
11. Refer to sheet L-001-M for additional irrigation notes related to the 2015 Water Efficient Landscape Ordinance
12. Refer to irrigation details on sheets L-501-M and L-502-M
13. Coordinate installation with irrigation design at residence

Irrigation Legend:

symbol	description	remarks
	main line	1.5" dia, sch 40 pvc, solvent weld joints by IPS glue and primer
	lateral line	sch 40 pvc, size varies (see friction loss chart for sch 40 PVC sizing, this sheet), solvent weld joints by IPS glue and primer
	drip line	Netafim Techline CV 17mm dripline
	access sleeve	4" dia sch 40 pvc, 18" cover, extend 24" beyond paving and mark with stake above grade
BFP	backflow device	Febco 825Y or equal
	remote control valve	See schedule, this sheet
HB	hose bib	3/4" galvanized riser and brass threaded valve 24" above grade strapped to 30" 4x4 PTDF posts, 3' from walks and paving
C	controller	Hunter I-Core (Water Sense) Smart Watering Controller, with SRR remote control, SolarSync ET/sensor mount 48" above grade
M	landscape water meter	1½" Rainbird FMD Series landscape water submeter

Signorello Winery

4500 Silverado Trail, Napa, CA 94558

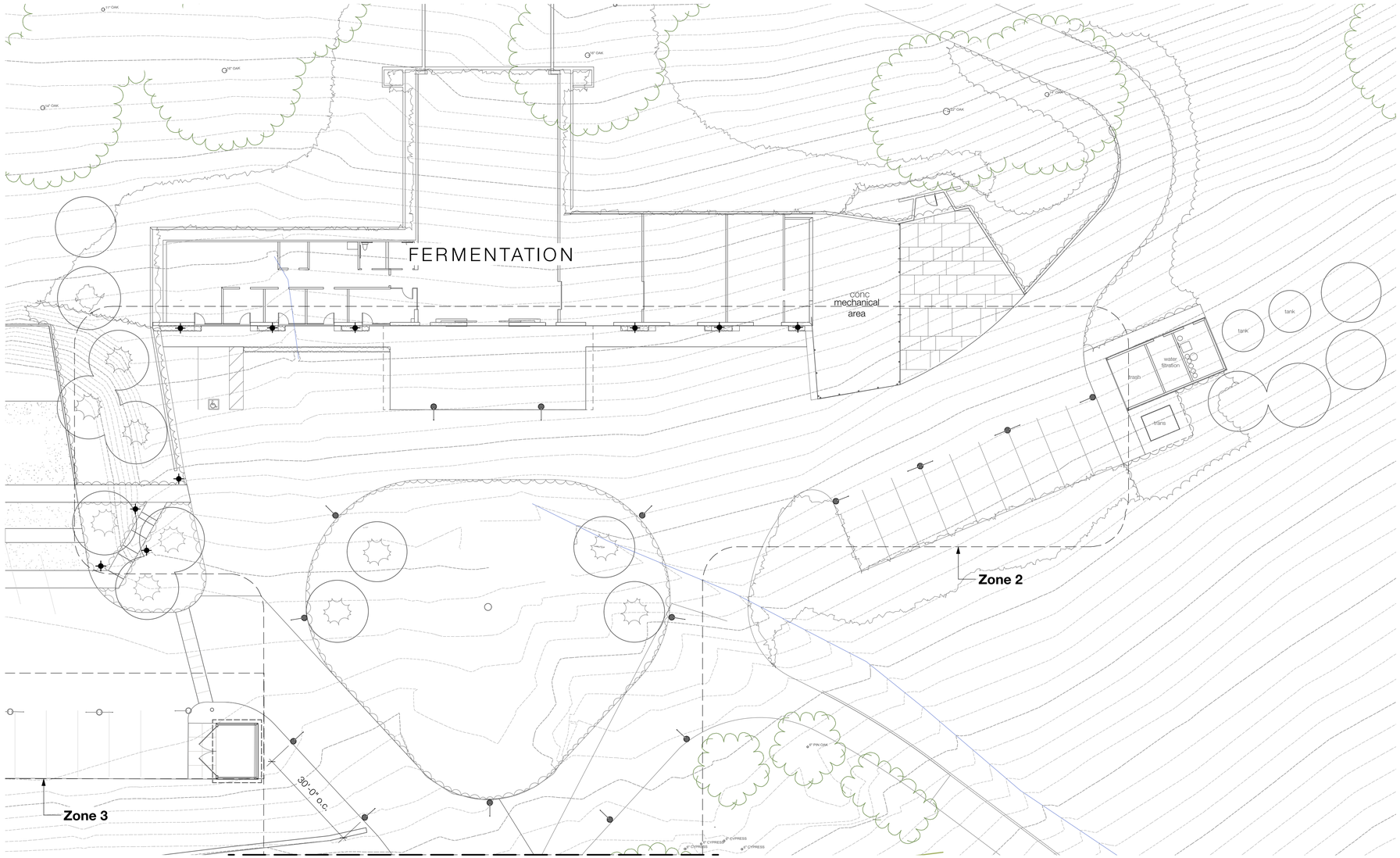
APN: 039-400-080

Issue:	Date:
Issued for Review	10DEC2018
1 Revised per Planning Comments	06SEP2019

Project ID	
CAD File Name	signorello.vwx
Plot Date	
Drawn By	LD
Scale	As Noted

Irrigation Plan - Major Mod

L-103-U



Partial Site Plan
Scale: 1/16" = 1'-0"

0 50 100 FT

Site Plan
Scale: 1" = 100'

0 500 1000 FT

Lighting Schedule - Minor Mod								
symbol	quantity	type	manufacturer	model	finish	lamp	voltage	wattage
	11	Path Light	Philips Hadco	GAL3	brown patina powder	T3 1/4	12V	8W
	46	In-Grade Light, 1 Opening	B-K Lighting	DR2 (integral/remote)	machined stainless steel (MAC)	LED (e58)	12V	8W
	2	In-Grade Light, 2 Openings	B-K Lighting	DR2 (integral/remote)	machined stainless steel (MAC)	LED (e58)	12V	8W

B-K Lighting DR2
Well Light

Philips Hadco GAL3
Path Light

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.9044
www.cleaverdesign.com
CA reg # 4145

LICENSED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Signature
30NOV2019
Renewal Date
10DEC2019
Date
STATE OF CALIFORNIA

Signorello Winery

4500 Silverado Trail, Napa, CA 94558

APN: 039-400-080

Issue:	Date:
Issued for Review	10DEC2018
1 Revised per Planning Comments	06SEP2019

Project ID	
CAD File Name	signorello.vwx
Plot Date	
Drawn By	LD
Scale	As Noted

Landscape Lighting Plan - Minor Mod

L-104-U

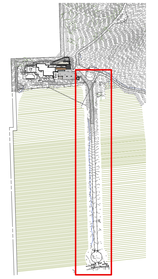
Lighting Schedule - Minor Mod

symbol	quantity	type	manufacturer	model	finish	lamp	voltage	wattage
●	11	Path Light	Philips Hadco	GAL3	brown patina powder	T3 1/4	12V	8W
◉	46	In-Grade Light, 1 Opening	B-K Lighting	DR2 (integral/remote)	machined stainless steel (MAC)	LED (e58)	12V	8W
◉	2	In-Grade Light, 2 Openings	B-K Lighting	DR2 (integral/remote)	machined stainless steel (MAC)	LED (e58)	12V	8W

1

B-K Lighting DR2
Well Light

Philips Hadco GAL3
Path Light

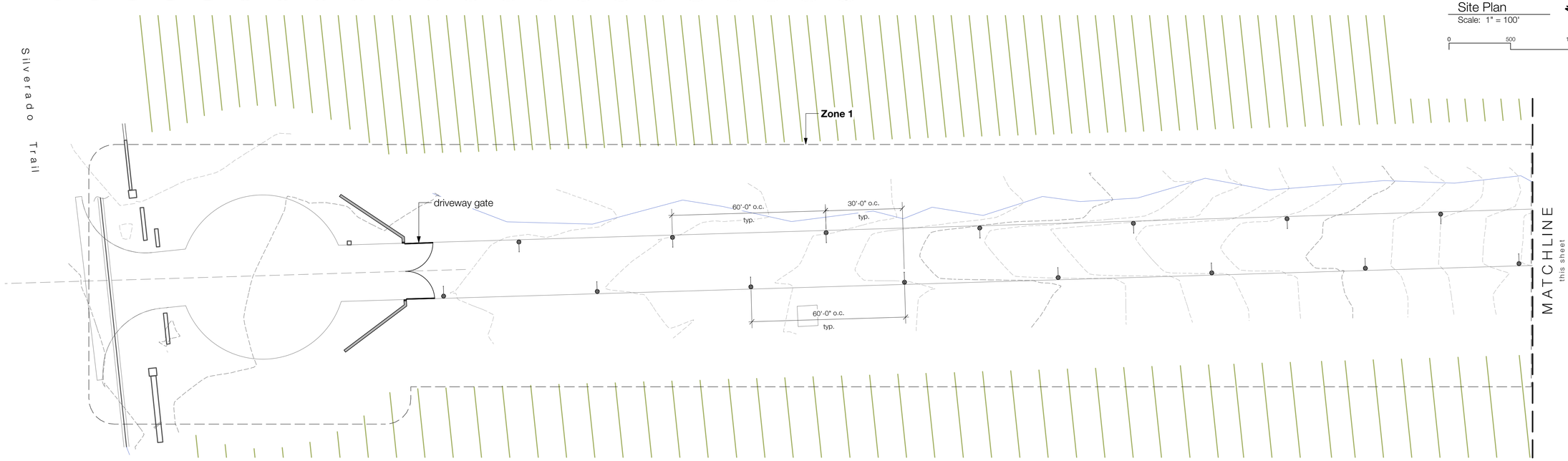


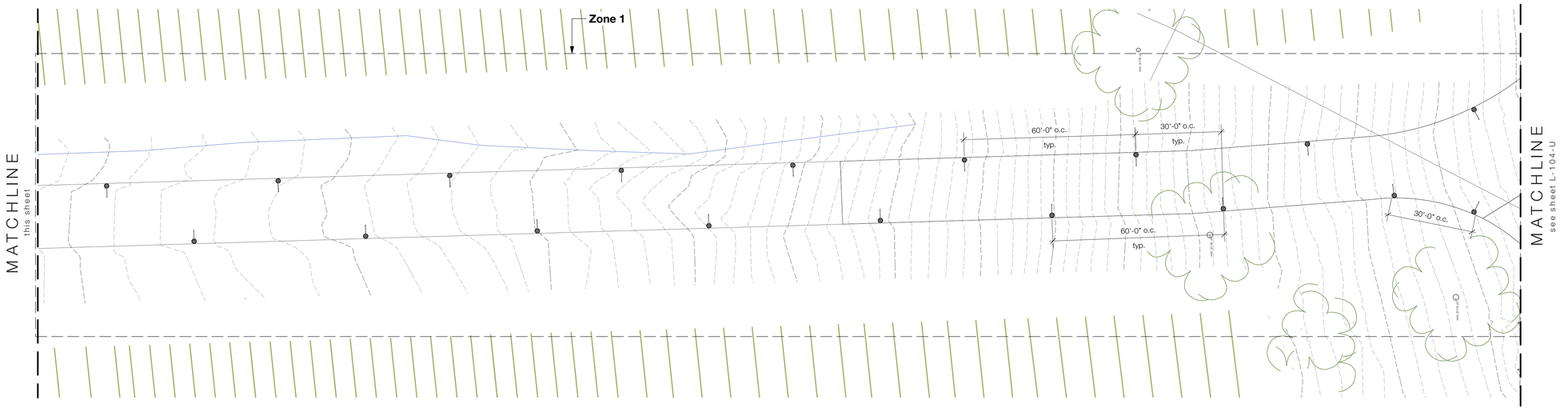
Site Plan
Scale: 1" = 100'

0 500 1000 FT

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.9044
www.cleaverdesign.com
CA reg # 4145

LICENSED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Registered
30/NOV/2019
Renewal Date
30/SEP/2019
Date
STATE OF CALIFORNIA





Entry Driveway Plan
Scale: 1" = 20'-0"

0 100 200 300 400 FT

4500 Silverado Trail, Napa, CA 94558

APN: 039-400-080

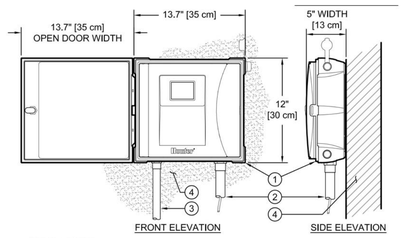
Issue:	Date:
Issued for Review	10DEC2018
1 Revised per Planning Comments	06SEP2019

Project ID	
CAD File Name	signorello.vwx
Plot Date	
Drawn By	LD
Scale	As Noted

Signorello Winery

Landscape Lighting Plan - Minor Mod

L-104.1-U



DETAIL LEGEND:

1. IRRIGATION CONTROLLER (HCC-800-PL) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

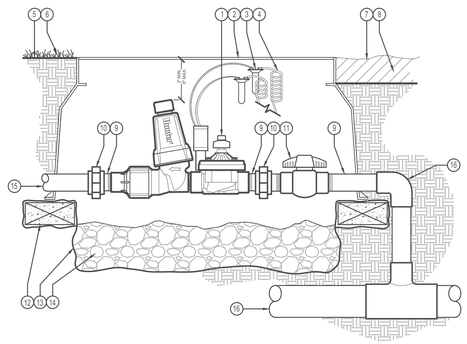
NOTES:

1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL).
2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.
3. REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

Hunter HCC Irrigation Controller
Not to Scale

LEGEND:

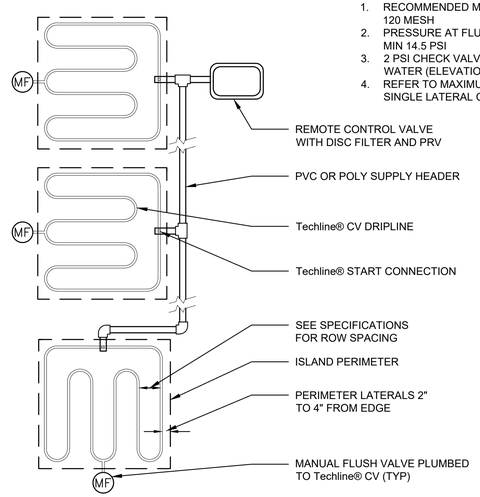
1. HUNTER REMOTE CONTROL VALVE (ICZ) PER PLAN
2. IRRIGATION VALVE BOX PER PLAN HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISHED GRADE IN TURF
6. ADJACENT TURF
7. ADJACENT MULCH
8. FINISHED GRADE IN PLANTER BED
9. SCH. 80 T.O.E. NIPPLE - MATCH SIZE TO VALVE AND UNION -LENGTH AS NEEDED
10. PVC SUP UNION
11. BALL VALVE - LINE SIZED
12. BRICK SUPPORTS (4)
13. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
14. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
15. IRRIGATION LATERAL
16. MAINLINE LATERAL AND FITTNGS



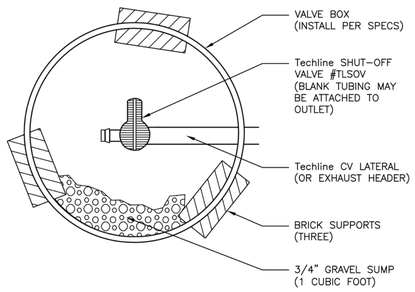
Hunter Low Flow Kit with 1" Control Valve
Not to Scale

NOTE:

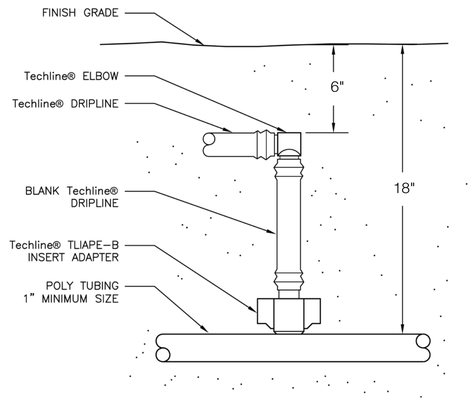
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 14.5 PSI
3. 2 PSI CHECK VALVE (MAX 4.6' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART



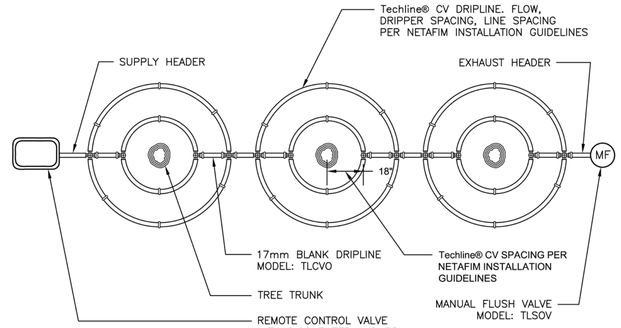
Techline CV LITE layout for Planter Islands
Not to Scale



Techline CV Manual Line Flush Valve
Not to Scale

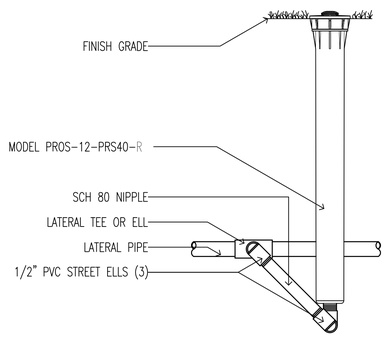


Techline CV Start Connection
Not to Scale

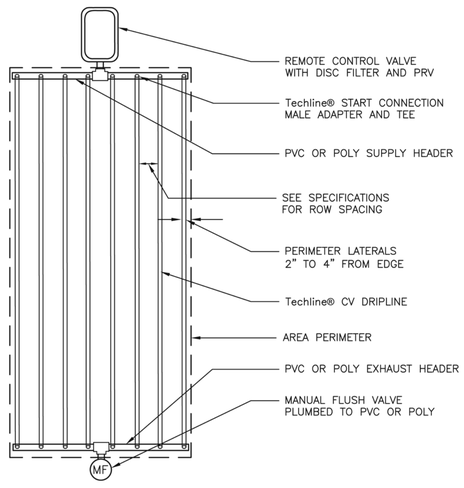


For total system flow less than 5 gpm use TLCVO blank to connect tree rings, remote control, valve, and manual flush valve.

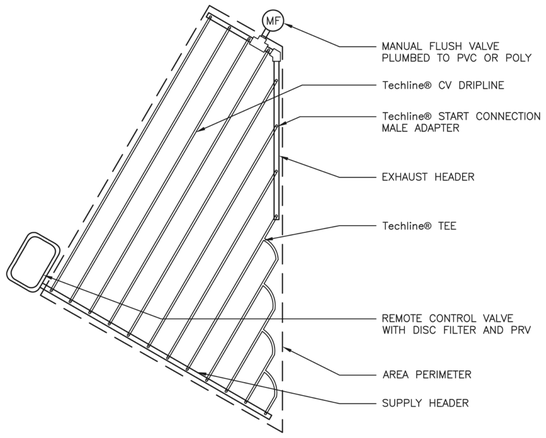
Techline CV Multiple drip ring layout
Not to Scale



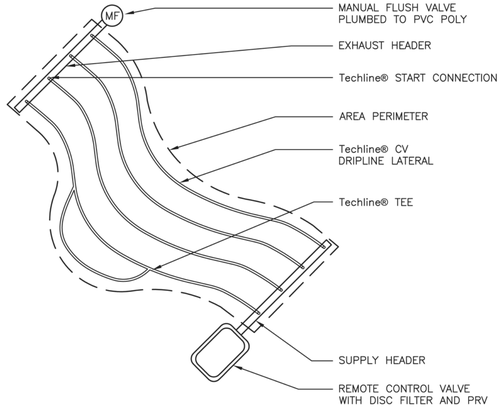
Hunter PROS-12-PRS40-R MPR Sprinkler at Meadow
Not to Scale



Techline CV End Feed layout
Not to Scale



Techline CV Irregular Areas: Triangular
Not to Scale



Techline CV Irregular Areas: Odd curves
Not to Scale

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.9044
www.cleaverdesign.com
CA reg # 4145

LICENSED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Signature
30/NOV/2019
Renewal Date
30/SEP/2019
Date
STATE OF CALIFORNIA

Signorello Winery

4500 Silverado Trail, Napa, CA 94558

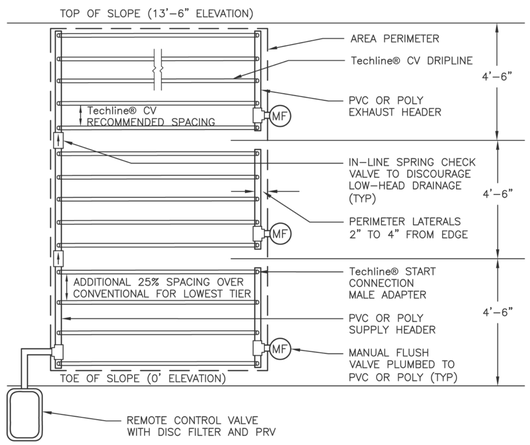
APN: 039-400-080

Issue:	Date:
Issued for Review	10DEC2018
1 Revised per Planning Comments	06SEP2019

Project ID	
CAD File Name	signorello.vwx
Plot Date	
Drawn By	LD
Scale	As Noted

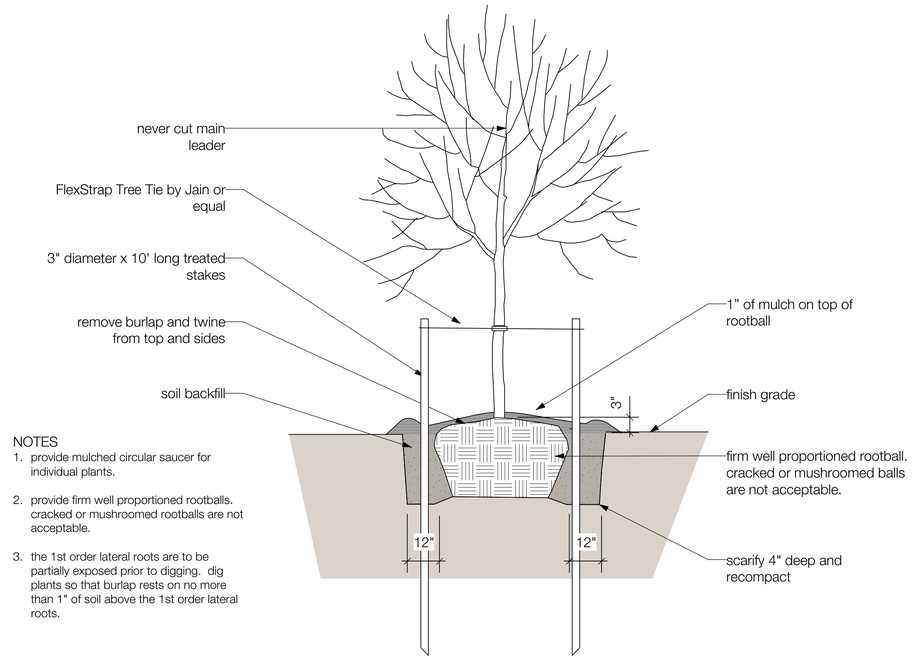
Landscape Details - Major Mod

L-501-U



Techline CV Slope Layout, 1 valve

Not to Scale



NOTES

1. provide mulched circular saucer for individual plants.
2. provide firm well proportioned rootballs. cracked or mushroomed rootballs are not acceptable.
3. the 1st order lateral roots are to be partially exposed prior to digging. dig plants so that burlap rests on no more than 1" of soil above the 1st order lateral roots.

Tree Planting Detail

not to any scale

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.6044
www.cleaverdesign.com
CA reg # 4145

LICENSED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Signature
30NOV2019
Renewal Date
10DEC2019
Date
STATE OF CALIFORNIA

Signorello Winery

4500 Silverado Trail, Napa, CA 94558

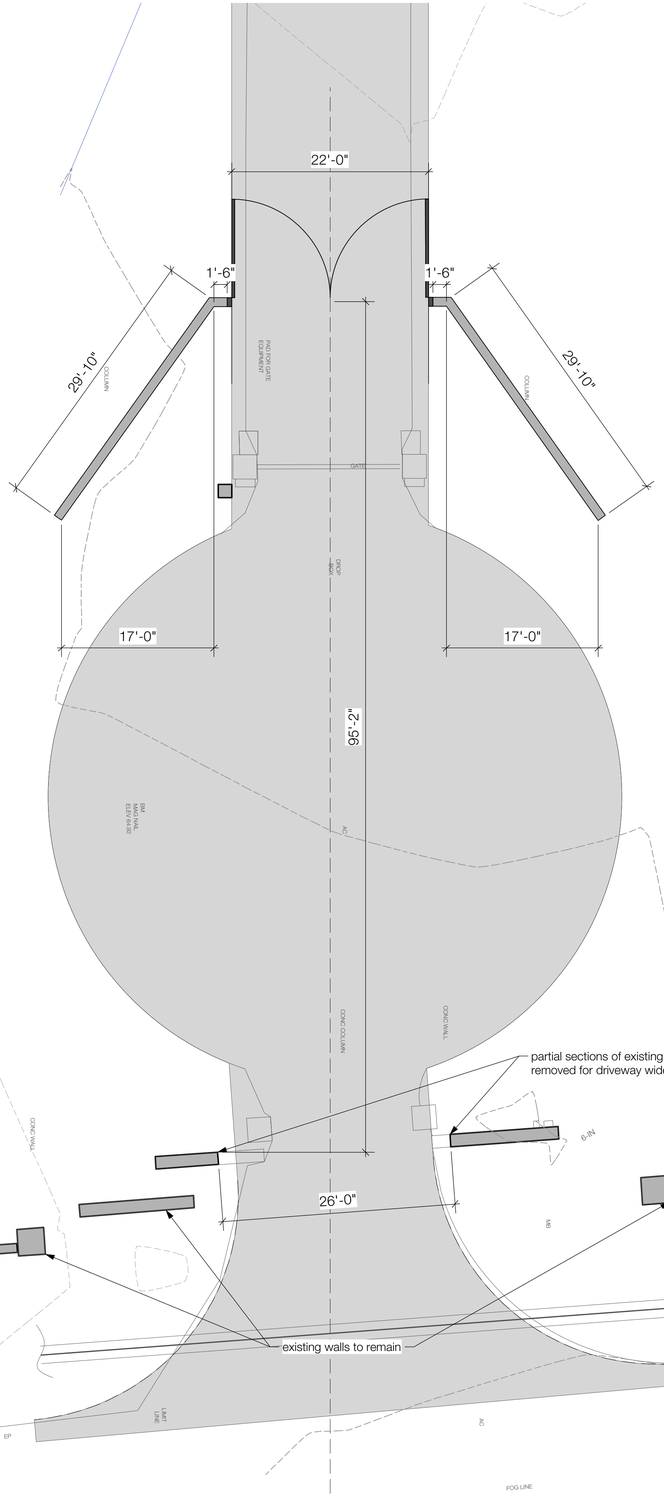
APN: 039-400-080

Issue:	Date:
Issued for Review	10DEC2018
1 Revised per Planning Comments	06SEP2019

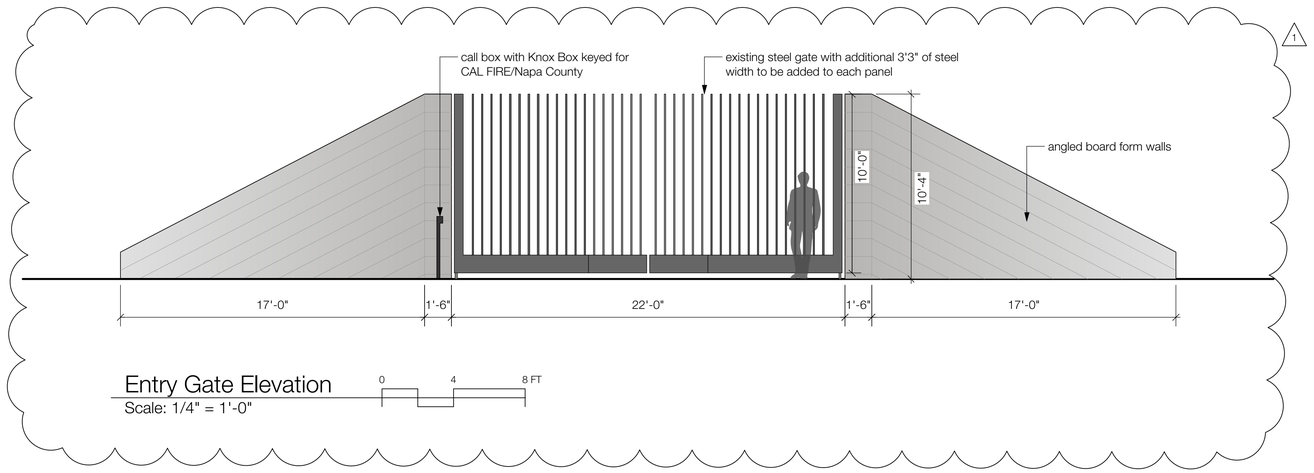
Project ID	
CAD File Name	signorello.vwx
Plot Date	
Drawn By	LD
Scale	As Noted

Landscape Details - Major Mod

L-502-U



Partial Site Plan
Scale: 1/8" = 1'-0"
0 8 16 FT



Entry Gate Elevation
Scale: 1/4" = 1'-0"
0 4 8 FT

Site Plan
Scale: 1" = 100'
0 500 1000 FT

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.6044
www.cleaverdesign.com
CA reg # 4145

LICENSED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Signature
30/NOV/2019
Renewal Date
DEC/2019
Date
STATE OF CALIFORNIA

Signorello Winery

4500 Silverado Trail, Napa, CA 94558

APN: 039-400-080

Issue:	Date:
Issued for Review	10DEC2018
1 Revised per Planning Comments	06SEP2019

Project ID	
CAD File Name	signorello.vwx
Plot Date	
Drawn By	LD
Scale	As Noted

Entry Gate - Major Mod

L-503-U