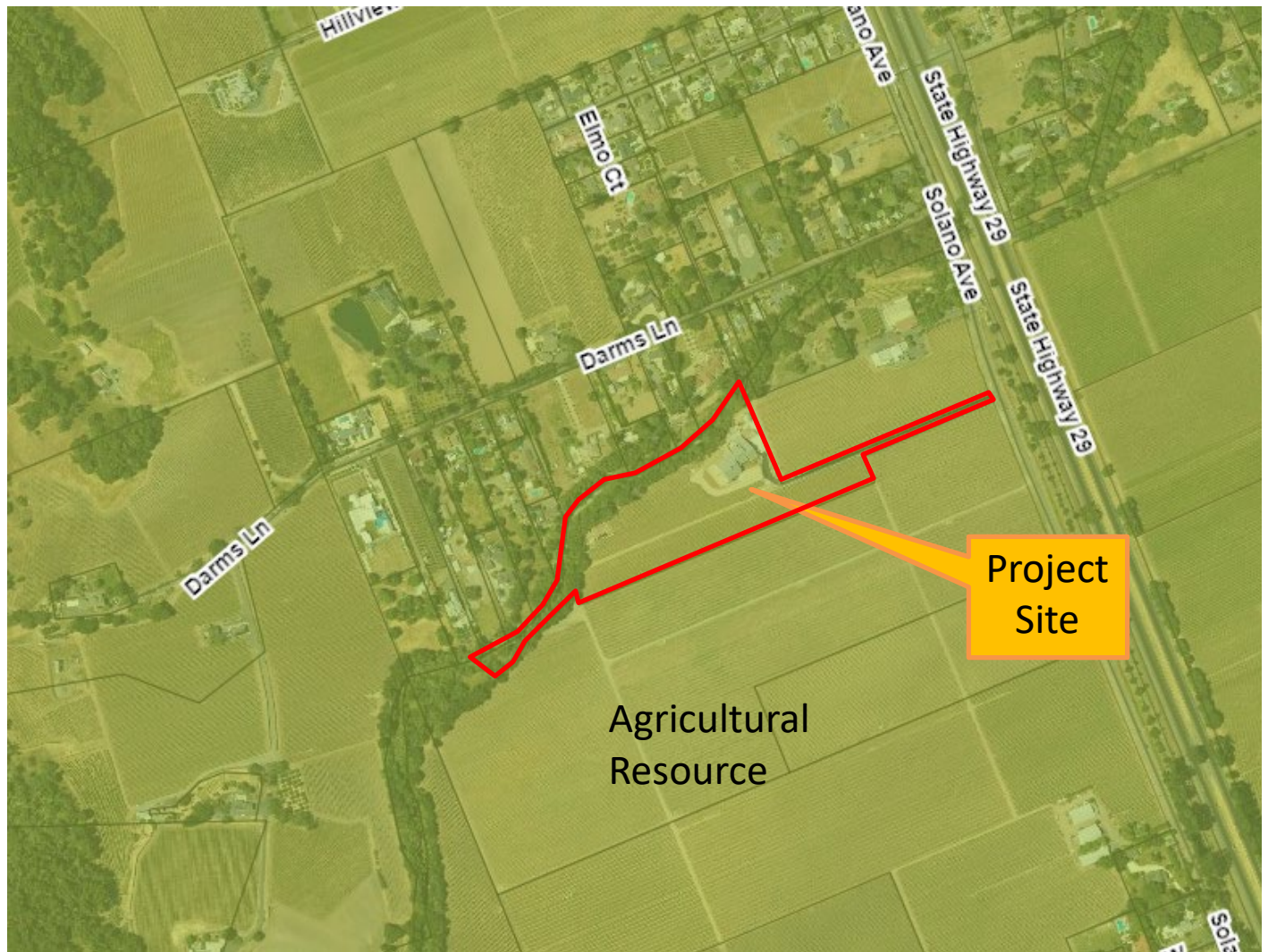


“L”

Graphics

# NAPA COUNTY LAND USE PLAN 2008 – 2030



## LEGEND



### URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential\*
- Rural Residential\*
- Industrial
- Public-Institutional

### 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
- Parcels



**ZONING MAP**

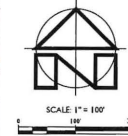




**Existing Conditions**



## USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS



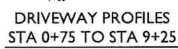
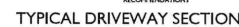
| PURPOSE:                              | PERMIT NUMBER:      |
|---------------------------------------|---------------------|
| PRIOR WILDERY USE PERMIT MODIFICATION | P21-00087 (PHASE I) |
| GRADING PERMIT                        | E0423-00010         |
| FLOODPLAIN PERMIT                     | E0423-00039         |
| WINEERY BUILDING PERMIT               | BC23-010707-NEW     |
| UTILITY-OTHER PERMIT                  | BC23-01081          |
| FIRE SPRINKLERS PERMIT                | F23-00292           |
| FIRE ALARM PERMIT                     | F23-00258           |
| PROCESS WASTEWATER                    | F23-00644           |
| SANITARY WASTEWATER                   | F23-00673           |

INCORPORATED ON JULY 26, 2023 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION

SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

8





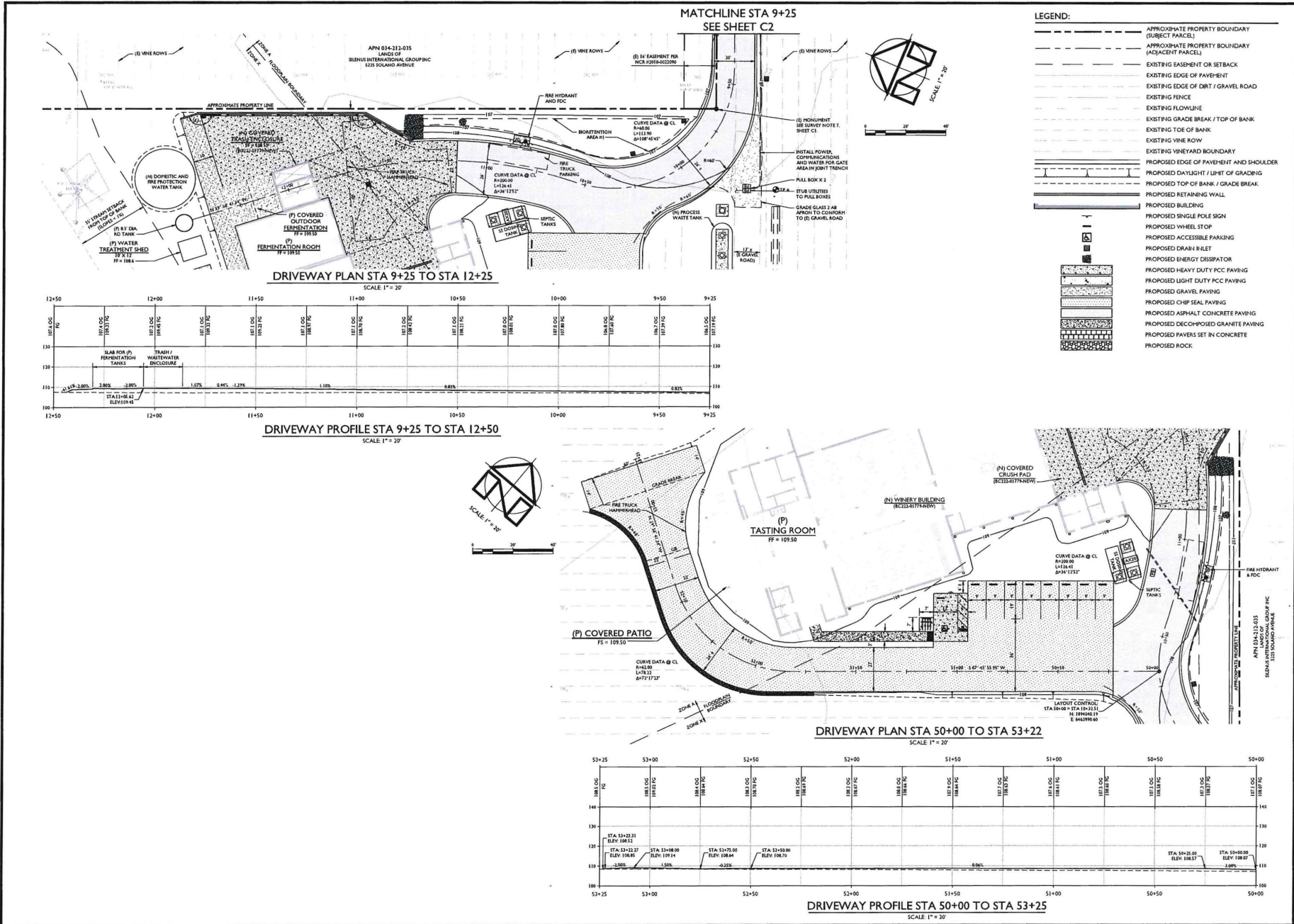
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS  
DRIVEWAY PLAN & PROFILE STA 0+50 TO STA 9+25

|                           |   |
|---------------------------|---|
| DRAWN BY:<br>PowerCAD LLC |   |
| CHECKED BY:<br>MRM        |   |
| DATE:<br>AUGUST 9, 2024   |   |
| REVISIONS:                | B |
| 3/10/2023                 | Y |
| PERMIT SUBMITTA           |   |
| 5/10/2023                 | Y |
| PERMIT RESUBMIT           |   |
| 9/6/2023                  | Y |
| PERMIT RESUBMIT           |   |
| 8/9/2024                  | Y |
| PERMIT RESUBMIT           |   |

|                |              |
|----------------|--------------|
| JOB NUMBER:    | 20-139       |
| FILE:          | 20-139IMP-DW |
| ORIGINAL SIZE: | 24" X 36"    |
| SHEET NUMBER:  |              |

C2





**APPLIED**

2160 Jefferson Street, Suite 210  
Oakland, CA 94612  
(925) 335-0404 | info@appliedcivil.com

**A&B VINEYARDS LLC**

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS  
DRIVEWAY PLAN & PROFILE STA 9+25 TO STA 53+25

PREPARED UNDER THE DIRECTION OF:

DRAWN BY: PowerCAD LLC  
CHECKED BY: YHS  
DATE: AUGUST 9, 2024  
BY: YHS  
REVISIONS: 3/10/2023 YHS PERMIT RESUBMITTAL  
5/10/2023 YHS PERMIT RESUBMITTAL  
9/6/2023 YHS PERMIT RESUBMITTAL  
8/9/2024 YHS PERMIT RESUBMITTAL

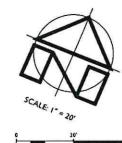
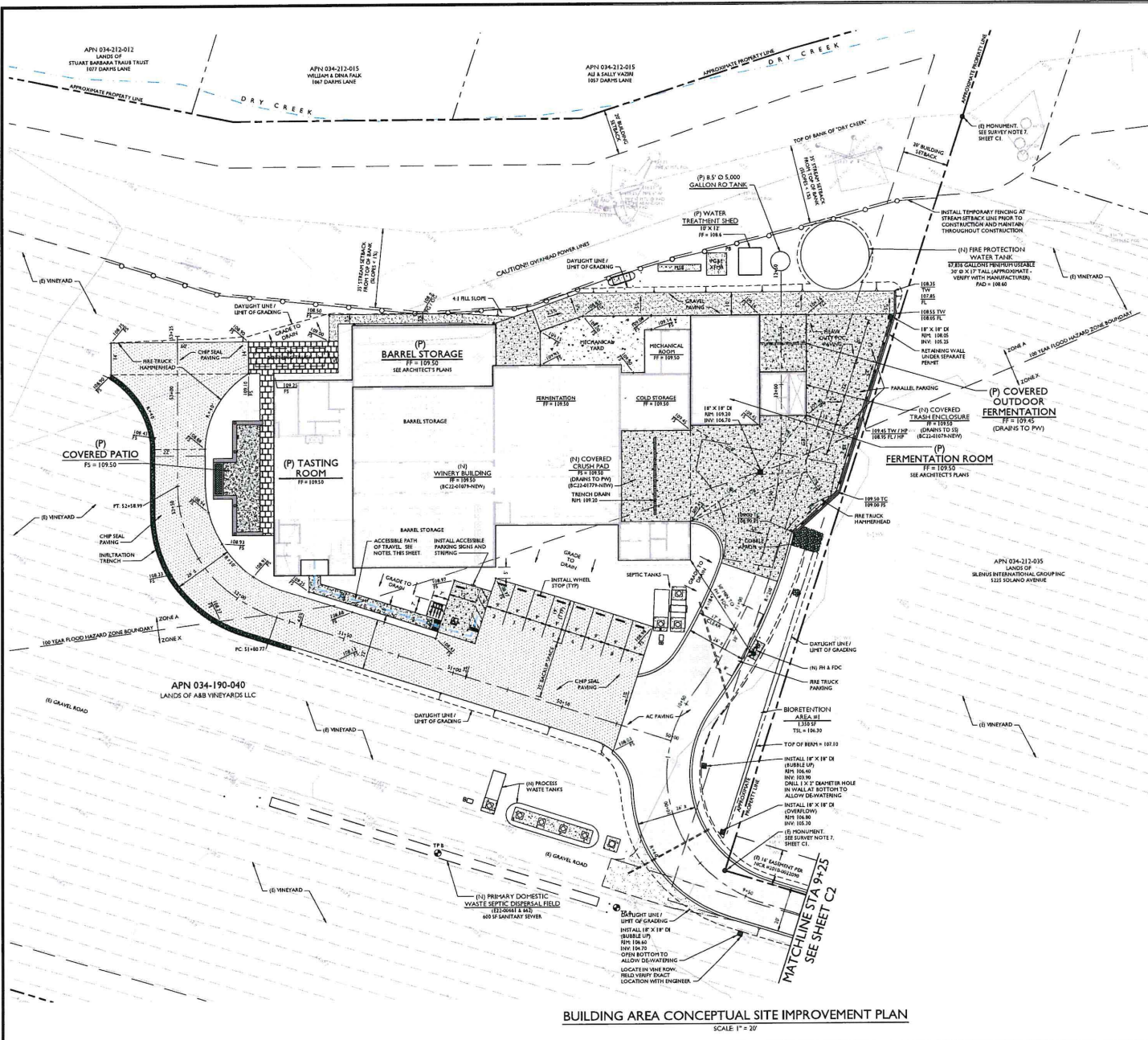
JOB NUMBER: 20-139

FILE: 20-139-01-DWY.DWG

ORIGINAL SIZE: 24" x 36"

SHEET NUMBER: **C3** OF 8





LEGEND:

- |                                                                                     |                                                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------|
|  | APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCELS)  |
|  | APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCELS) |
|  | EXISTING EASEMENT OR SETBACK                     |
|  | EXISTING EDGE OF DIRT / GRAVEL ROAD              |
|  | EXISTING OVERHEAD POWER LINE                     |
|  | EXISTING BLUE LINE STREAM                        |
|  | EXISTING GRADE BREAK / TOP OF BANK               |
|  | EXISTING TOE OF BANK                             |
|  | EXISTING VINE ROW                                |
|  | EXISTING VINEYARD BOUNDARY                       |
|  | PROPOSED EDGE OF PAVEMENT/ AND SHOULDER          |
|  | PROPOSED DAYLIGHT / LIMIT OF GRADING             |
|  | PROPOSED TOP OF BANK / GRADE BREAK               |
|  | PROPOSED RETAINING WALL                          |
|  | PROPOSED BUILDING                                |
|  | PROPOSED SINGLE POLE SIGN                        |
|  | PROPOSED WHEEL STOP                              |
|  | PROPOSED ACCESSIBLE PARKING                      |
|  | PROPOSED DRAIN INLET                             |
|  | PROPOSED ENERGY DISSIPATOR                       |
|  | PROPOSED HEAVY DUTY PCC PAVING                   |
|  | PROPOSED LIGHT DUTY PCC PAVING                   |
|  | PROPOSED GRAVEL PAVING                           |
|  | PROPOSED CHIP SEAL PAVING                        |
|  | PROPOSED ASPHALT CONCRETE PAVING                 |
|  | PROPOSED DECOMPOSED GRAVITY PAVING               |
|  | PROPOSED ROCK                                    |
|  | PROPOSED PAVERS SET IN CONCRETE                  |

ACCESSIBLE ROUTE OF TRAVEL NOTE:

ALL ACCESSIBLE ROUTES OF TRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF CBC 11B. THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- A. RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 5% (1:20)
- B. RUNNING SLOPE OF RAMPES SHALL NOT EXCEED 8.33% (1:12)
- C. CROSS SLOPE OF WALKS AND RAMPES NOT TO EXCEED 2.08% (1:48)
- D. LANDING AND LEVEL AREA SLOPES NOT TO EXCEED 2.08% (1:48)
- E. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED IN INCH ALL LEVEL CHANGES BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2 (1/4")
- F. ANY LEVEL CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED AND COMPLY WITH CBC 11B-405
- G. OPENINGS IN DRAINS AND GRATING SHALL NOT EXCEED 1/2 INCH IN PREDOMINANT DIRECTION OF TRAVEL

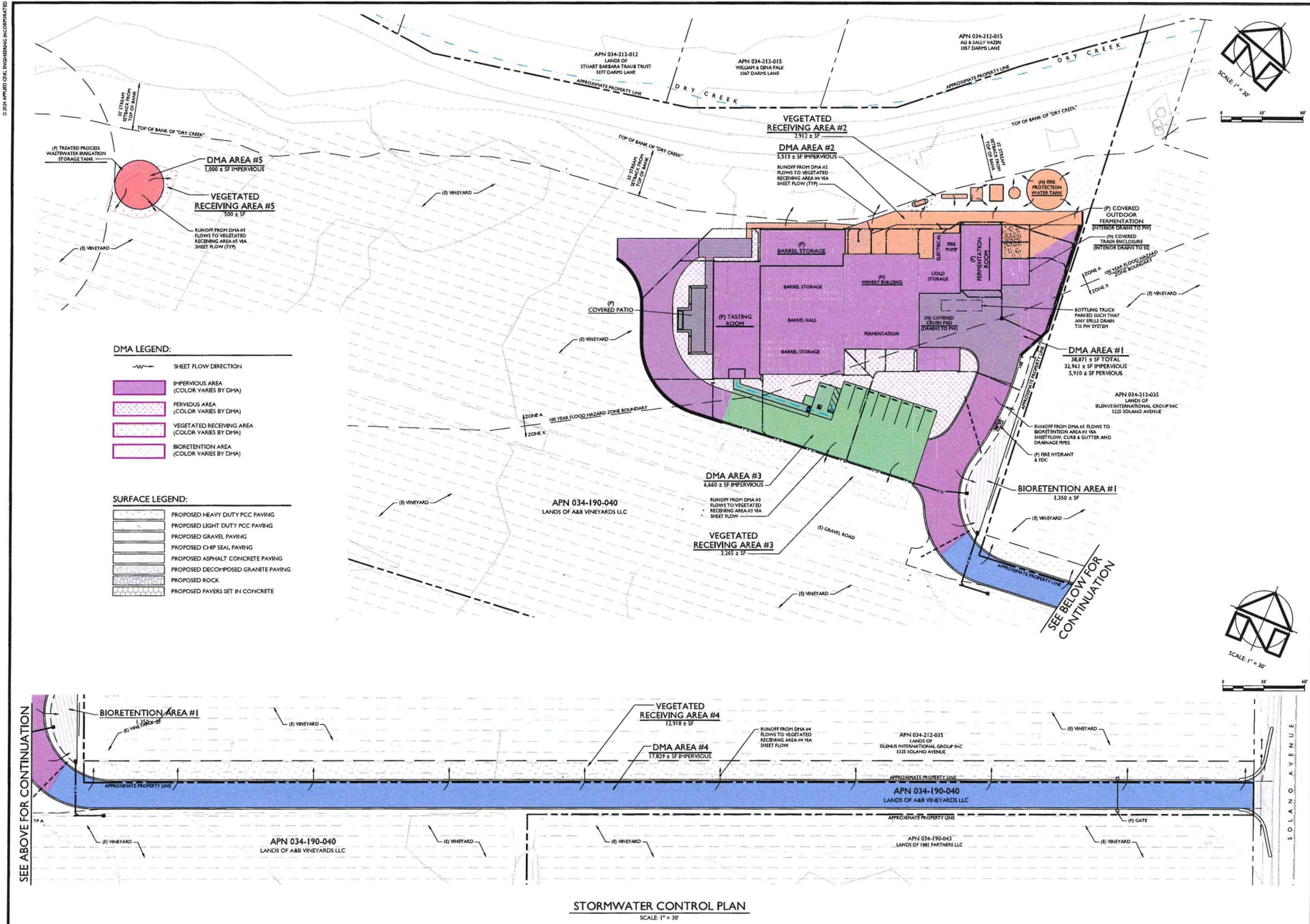
## GRADING QUANTITIES\*

|                   |                 |
|-------------------|-----------------|
| CUT               | 600 ± CY        |
| FILL              | 900 ± CY        |
| NET <sup>22</sup> | 300 ± CY (FILL) |

\* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.







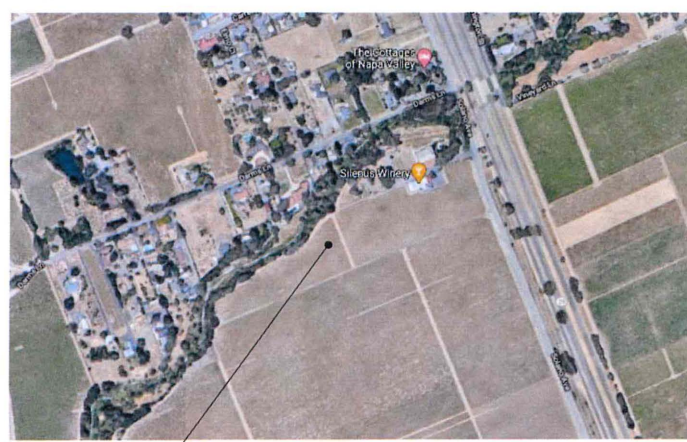






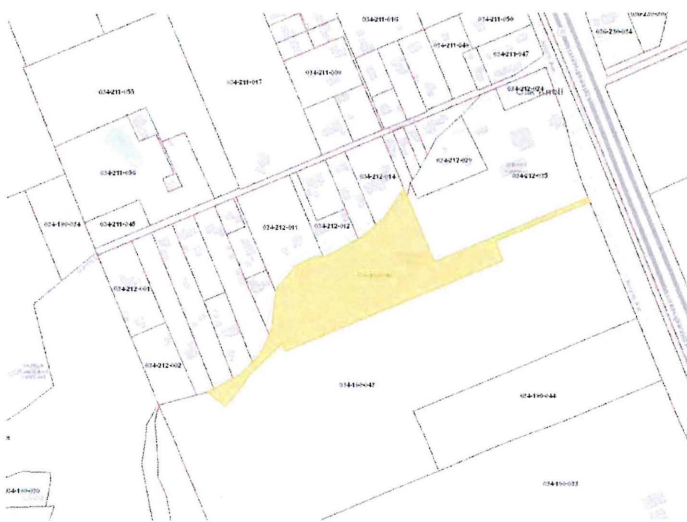


## Location Map (not to scale)



Project Site

## Plot Plan (not to scale)



## Square Footages, Occupancy/ Use Group

| Building Area Summary                                               |  |                        |               |
|---------------------------------------------------------------------|--|------------------------|---------------|
| Production vs. Accessory                                            |  | Net Production         | Net Accessory |
| Total Net Usable Area by Type (exterior production spaces included) |  | 13,797                 | 4,687         |
| Total Net Usable Area                                               |  | 20,124                 |               |
| Accessory Area as Percentage of Total Net Production Area           |  | 4687 s.f. / 13797 s.f. | 33.97%        |

| Building Area Details                      |            |           |           |
|--------------------------------------------|------------|-----------|-----------|
| EXISTING BUILDINGS - P21-00087             |            |           |           |
| ROOM NO./NAME                              | PRODUCTION | AREA (SF) | ACCESSORY |
| Production Building                        | 13,797     |           | 379       |
| Outdoor Covered Cynch                      | 1,204      | 1,301     |           |
| Vin Pump and Mechanical                    |            | 373       |           |
| Tram and Wine Storage Treatment            |            | 373       |           |
| Existing Building Subtotal Net Usable Area | 10,261     | 1,640     | 379       |
| Existing Building Total Net Usable Area    |            | 17,287    |           |

| PROPOSED HOSPITALITY AND PRODUCTION ADDITION                              |            |           |           |
|---------------------------------------------------------------------------|------------|-----------|-----------|
| ROOM NO./NAME                                                             | PRODUCTION | AREA (SF) | ACCESSORY |
| 201 Great Room                                                            |            | 1,146     |           |
| 202 Entry                                                                 |            | 244       |           |
| 202a Closet                                                               |            | 22        |           |
| 203 W.C.                                                                  |            | 86        |           |
| 204 W.C.                                                                  |            | 86        |           |
| 205 Stairs                                                                |            | 34        |           |
| 206 Office                                                                |            | 117       |           |
| 206a Hallway                                                              |            | 98        |           |
| 207 Conference Room/Feasting                                              |            | 244       |           |
| 208 Cafe Goods                                                            |            | 34        |           |
| 209 Storage                                                               |            | 37        |           |
| 210                                                                       |            | 177       |           |
| 211 Covered Terrace                                                       |            | 370       |           |
| 212 Balcony                                                               |            | 190       |           |
| 222 Office                                                                |            | 122       |           |
| 223 Office                                                                |            | 185       |           |
| 224 Conference Room/Feasting                                              |            | 105       |           |
| 225 Hallway                                                               |            | 171       |           |
| 226 W.C.                                                                  |            | 51        |           |
| 227 W.C.                                                                  |            | 64        |           |
| 228 Terrace                                                               |            | 1,336     |           |
| 230 Fermentation 2                                                        | 1,336      |           |           |
| 240 Barrel Storage 2                                                      | 1,573      |           |           |
| 261 Covered Outdoor Fermentation                                          | 2,200      |           |           |
| Proposed Outdoor Area                                                     | 620        | 1,750     |           |
| Proposed Building Subtotal Net Usable Area including Outdoor Covered Area | 3,529      | 1,640     | 4,368     |
| Proposed Building Total Net Usable Area                                   |            | 7,837     |           |
| *Outdoor Hospitality Area are not counted toward net Accessory Area       |            |           |           |

| TOTAL                                                   |            |           |           |
|---------------------------------------------------------|------------|-----------|-----------|
|                                                         | PRODUCTION | AREA (SF) | ACCESSORY |
| (B) PRODUCTION FIRE PUMP, MECH., TRASH, WATER TREATMENT | 10,261     | 1,640     | 379       |
| PROPOSED HOSPITALITY                                    | 3,529      |           | 4,368     |
| PROPOSED PRODUCTION                                     |            |           |           |
| Subtotal Net Usable Area                                | 13,797     | 1,640     | 4,687     |
| Total Net Usable Area                                   |            | 20,124    |           |

## Project Team

**CLIENT:**  
ARROW AND BRANCH WINERY  
Steve Contursi  
200 Spectrum Center Drive  
Suite 2020  
Irvine, CA 92618  
T: 949.233.3752  
steve@arrowandbranch.com

**PLANNING EXPEDITOR:**  
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St. Helena, CA 94574  
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doldford@aol.com

**ARCHITECT:**  
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Fanny Lee #27  
40 Hasting Place  
San Francisco, CA 94111  
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tom@taylorlombardo.com  
fanny@taylorlombardo.com

**CIVIL ENGINEER:**  
APPLIED ENGINEERING INCORPORATED  
Mike Mueller  
Eric Wade  
2160 Jefferson Street, Suite 230  
Napa, CA 94559  
T: 707.227.1166  
T: 707.220.4968  
mike@appliedinc.com  
eric@appliedinc.com

**LANDSCAPE ARCHITECT:**  
CLEAVER DESIGN ASSOCIATES  
Bob Cleaver  
1210 Vacation Drive  
Lafayette, CA 94549  
T: 925.324.1117  
bob@cleaverdesign.com

## Project Data

**Site Address:**  
5215 Solano Avenue  
Napa, CA 94558

**Assessor's Parcel Number:**  
034-190-040

**Zoning District:**  
Agricultural Preserve (AP)

**FEMA Flood Zone:**  
Parcel falls within FEMA flood zone

**Fire Hazard Severity:**  
No Fire Hazard Severity rating

**Use Group & Occupancy:**  
F-2, S-2, A-2, B

**Project Scope:**  
New hospitality and production addition to existing Winery Building

## Index of Drawings

**Architectural**  
A0.01 Cover  
A1.01 Site Plan  
A2.01 First Floor Plan  
A2.02 Second Floor  
A2.03 Roof Plan  
A3.01 Exterior Elevations  
A3.02 Exterior Elevations

**Civil**  
C1 Overall Site Plan  
C2 Driveway Plan & Profile  
C3 Driveway Plan & Profile  
C4 Driveway Cross Sections  
C5 Driveway Cross Sections  
C6 Building Area Conceptual  
C7 Site Improvement Plan  
C8 Stormwater Control Plan  
C8 Impervious Surface Exhibit

**Landscape**  
L-001-M Cover Sheet  
L-101-M Landscape Plan  
L-102-M Hydrozone Plan MWLO  
L-103-M Irrigation Plan  
L-501-M Irrigation Details

## Exterior Building Colors/Materials



|                                                  |                           |                                              |                                    |                                   |                               |                                      |
|--------------------------------------------------|---------------------------|----------------------------------------------|------------------------------------|-----------------------------------|-------------------------------|--------------------------------------|
| Wood Board and Batten Painted Hex# 06066         | Concrete Curb Hex# 678787 | Corrugated Metal Roof- Zinc Gray Hex# 80505a | Metal Clad Wood Window Hex# 51664s | Wood Framing- Stained Hex# 66423B | Limestone Veneer color varies | Limestone Lintel & Sill color varies |
| Corrugated Metal Water Tank- Painted Hex# 757575 |                           |                                              |                                    |                                   |                               |                                      |



Arrow & Branch Winery  
Phase 2 Building  
5215 Solano Avenue  
Napa, CA 94558  
APN 034-190-040

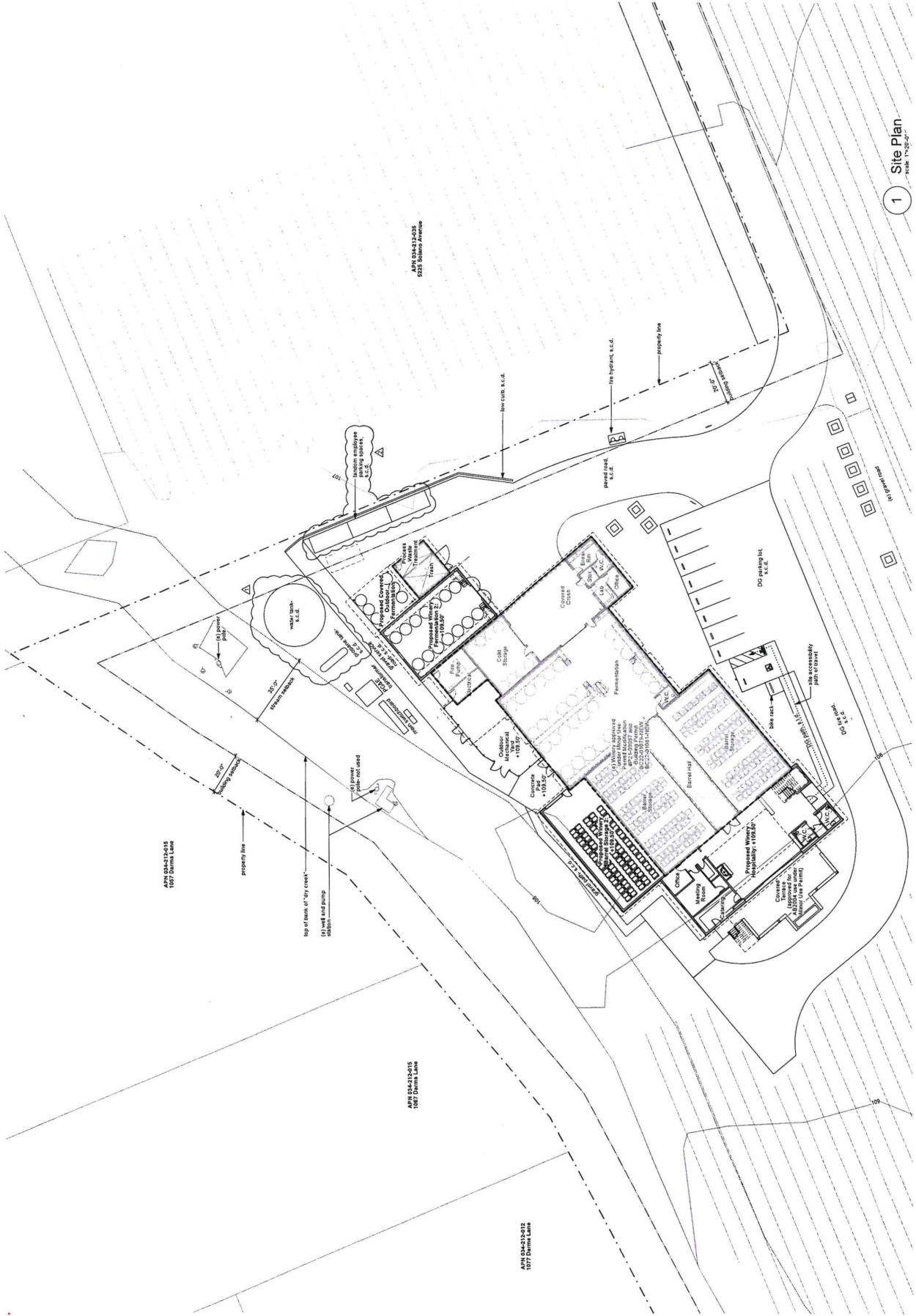
This is a preliminary site plan. It is not to be used for construction without the approval of the local planning agency. It is not to be used for any other purpose without the approval of the local planning agency.

# Site Plan

| revision        | date     |
|-----------------|----------|
| Major Add       | 03.05.23 |
| Permit Resubmit | 05.10.23 |
| Permit Resubmit | 08.03.23 |

job no: 2008  
drawn: TL  
checked: TT  
date: 08.03.23  
sheet no:

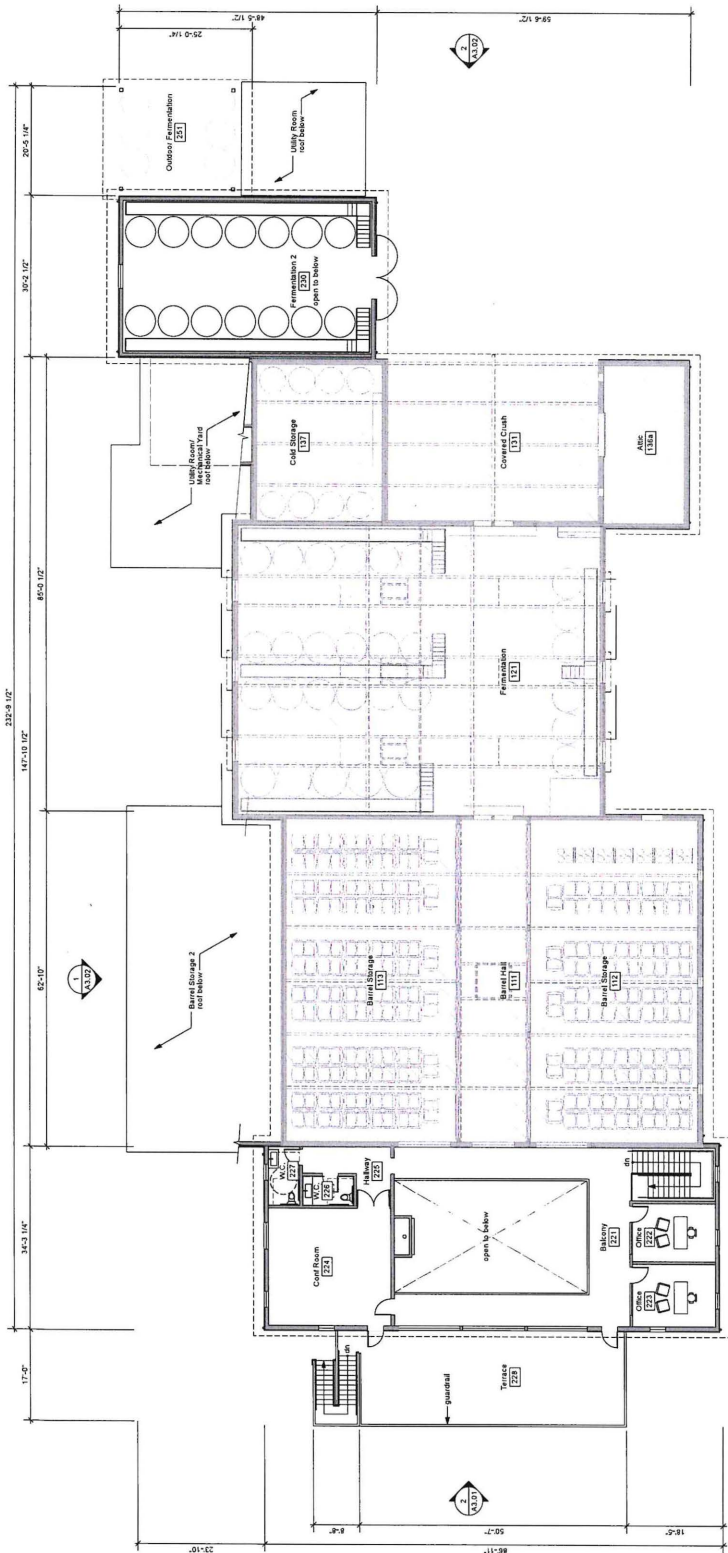
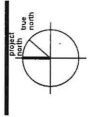
A1.01



1 Site Plan  
Scale: 1" = 20'-0"

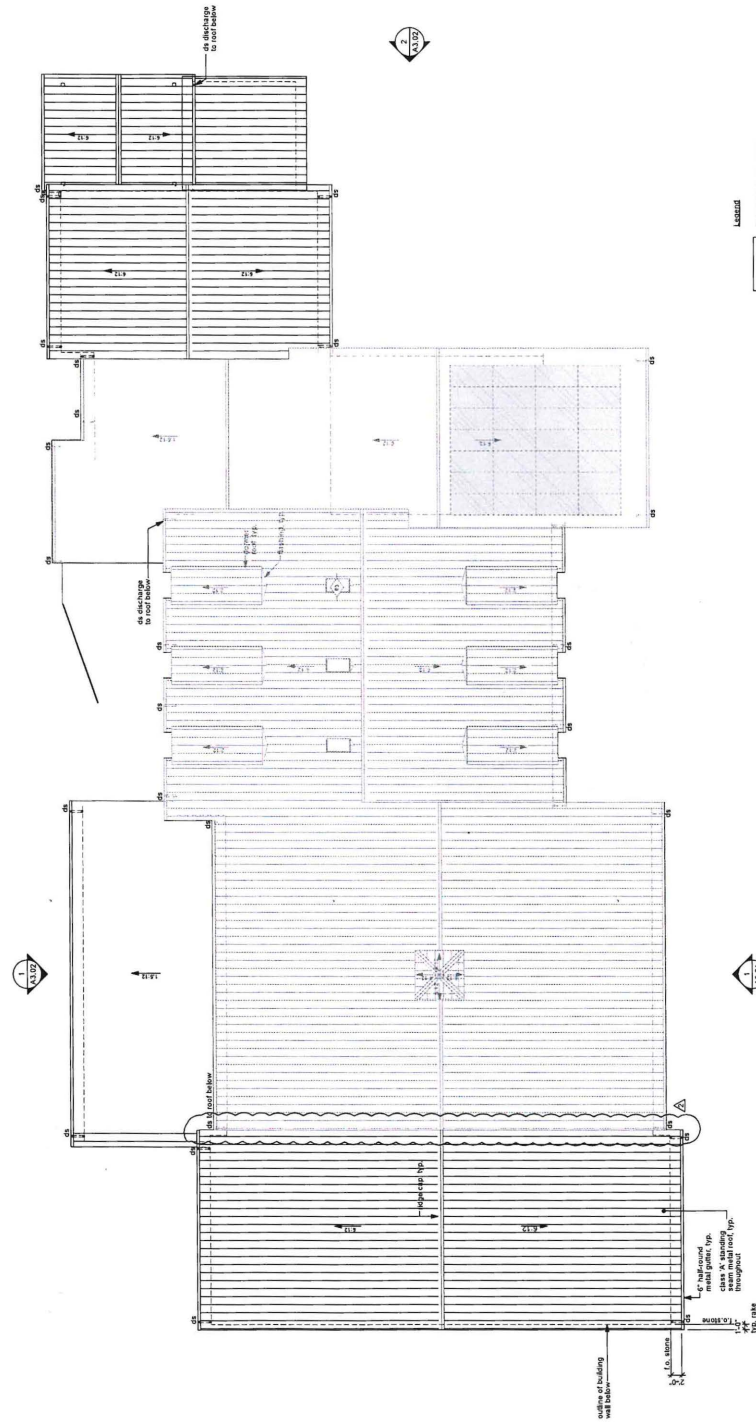






**Legend**  
Building area approved under Minor Use  
Building area approved under Major Use  
Building area approved under Special Use  
Building area approved under Other Use  
Building area approved under Other Use

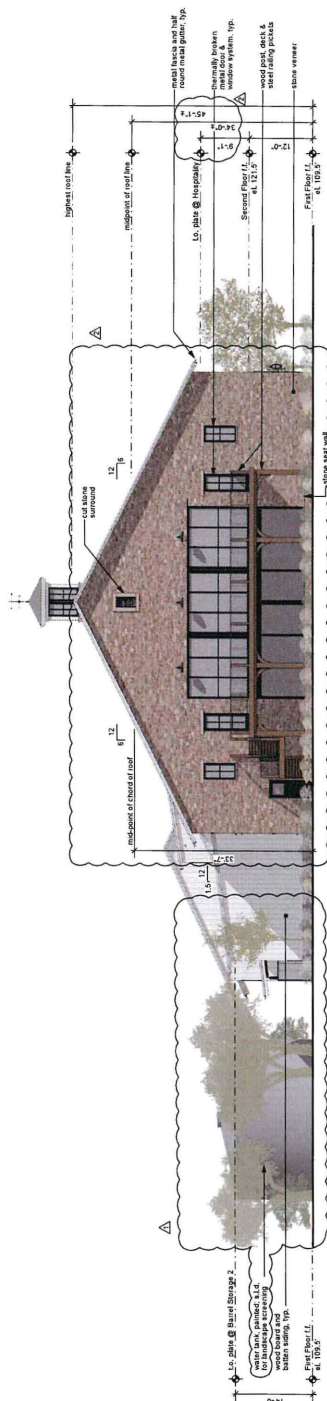






Arrow & Branch Winery  
Phase 2 Building  
5215 Solano Avenue  
Napa, CA 94558  
APN 034-190-040

2 Side Elevation (West)



1 Front Elevation (South)



### Exterior Elevations

[illegible]

A3.01





scale: 3/32" = 1'-0"

revision: \_\_\_\_\_ date: \_\_\_\_\_

|                 |          |
|-----------------|----------|
| Major Mod       | 03.06.23 |
| Permit Resubmit | 05.10.23 |
| Permit Resubmit | 04.03.23 |

scale: 3/32" = 1'-0"

1000

revision: \_\_\_\_\_ date: \_\_\_\_\_

|                 |          |
|-----------------|----------|
| Major Mod       | 03.06.23 |
| Permit Received | 06.10.23 |

|                 |          |
|-----------------|----------|
| Permit Resubmit | 09.10.23 |
| Permit Resubmit | 08.03.23 |

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job no: 2008

drawn: FL

checked: TT

4.4.1. 0.000000

Date: 08.03.23

sheet no.:

303 V

A3.02

—

1

# Arrow&Branch Winery Major Mod Area Matrix

date: 05.10.2023

## Building Area Summary

| Production vs. Accessory                                               |                |                         |               |
|------------------------------------------------------------------------|----------------|-------------------------|---------------|
| Total Net Usable Area by Type<br>(exterior production spaces included) | Net Production |                         | Net Accessory |
|                                                                        | 13797          |                         | 4687          |
| Total Net Usable Areas                                                 |                | 20124                   |               |
| Accessory Area as Percentage of Total Net Production Area              |                | 4687 s.f. / 13797 s.f.= | 33.97%        |

## Building Area Details

### EXISTING BUILDINGS - P21-00087

| ROOM NO./ NAME                             | AREA (SF)  |       |           |
|--------------------------------------------|------------|-------|-----------|
|                                            | PRODUCTION |       | ACCESSORY |
| Production Building                        | 9062       |       | 379       |
| Outdoor Covered Crush                      | 1206       |       |           |
| Fire Pump and Mechanical                   |            | 1307  |           |
| Trash and Waste Water Treatment            |            | 333   |           |
| Existing Building Subtotal Net Usable Area | 10268      | 1640  | 379       |
| Existing Building Total Net Usable Area    |            | 12287 |           |

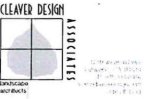
### PROPOSED HOSPITALITY AND PRODUCTION ADDITION

| ROOM NO./ NAME                                                            | AREA (SF)  |       |           |
|---------------------------------------------------------------------------|------------|-------|-----------|
|                                                                           | PRODUCTION |       | ACCESSORY |
| 201 Great Room                                                            |            |       | 1,146     |
| 202 Entry                                                                 |            |       | 244       |
| 202a Closet                                                               |            |       | 22        |
| 203 W.C.                                                                  |            |       | 76        |
| 204 W.C.                                                                  |            |       | 66        |
| 205 Stairs                                                                |            |       | 234       |
| 206 Office                                                                |            |       | 117       |
| 206a Hallway                                                              |            |       | 58        |
| 207 Conference Room/Tasting                                               |            |       | 244       |
| 208 Case Goods                                                            |            |       | 54        |
| 209 Storage                                                               |            |       | 37        |
| 210 Catering (Staging)                                                    |            |       | 212       |
| * 211 Covered Terrace                                                     |            |       | 870       |
| 221 Balcony                                                               |            |       | 700       |
| 222 Office                                                                |            |       | 172       |
| 223 Office                                                                |            |       | 185       |
| 224 Conference Room/Tasting                                               |            |       | 505       |
| 225 Hallway                                                               |            |       | 121       |
| 226 W.C.                                                                  |            |       | 51        |
| 227 W.C.                                                                  |            |       | 64        |
| * 228 Terrace                                                             |            |       | 880       |
| 230 Fermentation 2                                                        | 1,336      |       |           |
| 240 Barrel Storage 2                                                      | 1,573      |       |           |
| 251 Covered Outdoor Fermentation                                          | 620        |       |           |
| Proposed Outdoor Area                                                     | 620        |       | 1,750     |
| Proposed Building Subtotal Net Usable Area including Outdoor Covered Area | 3,529      |       | 4,308     |
| Proposed Building Total Net Usable Area                                   |            | 7,837 |           |

\*Outdoor Hospitality Area are not counted toward net Accessory Area

| TOTAL                                                    |            | AREA (SF) |           |
|----------------------------------------------------------|------------|-----------|-----------|
|                                                          | PRODUCTION |           | ACCESSORY |
| (E) PRODUCTION, FIRE PUMP, MECH., TRASH, WATER TREATMENT | 10,268     | 1,640     | 379       |
| PROPOSED HOSPITALITY                                     |            |           | 4,308     |
| PROPOSED PRODUCTION                                      | 3,529      |           |           |
| Subtotal Net Usable Area                                 | 13,797     | 1,640     | 4,687     |
| Total Net Usable Area                                    |            | 20,124    |           |





Michael J. Hines  
Professional Engineer  
License No. 50512  
State of California

Sheet Schedule  
L-001-M Cover Sheet  
L-101-M Landscape Plan  
L-102-M Hydrozone Plan / AMELO  
L-103-M Irrigation Plan  
L-501-M Irrigation Details

A & B Vineyards  
LLC

Phase 2  
Building

5715 Solano Avenue  
Napa, CA 94558

APN: 034-190-040

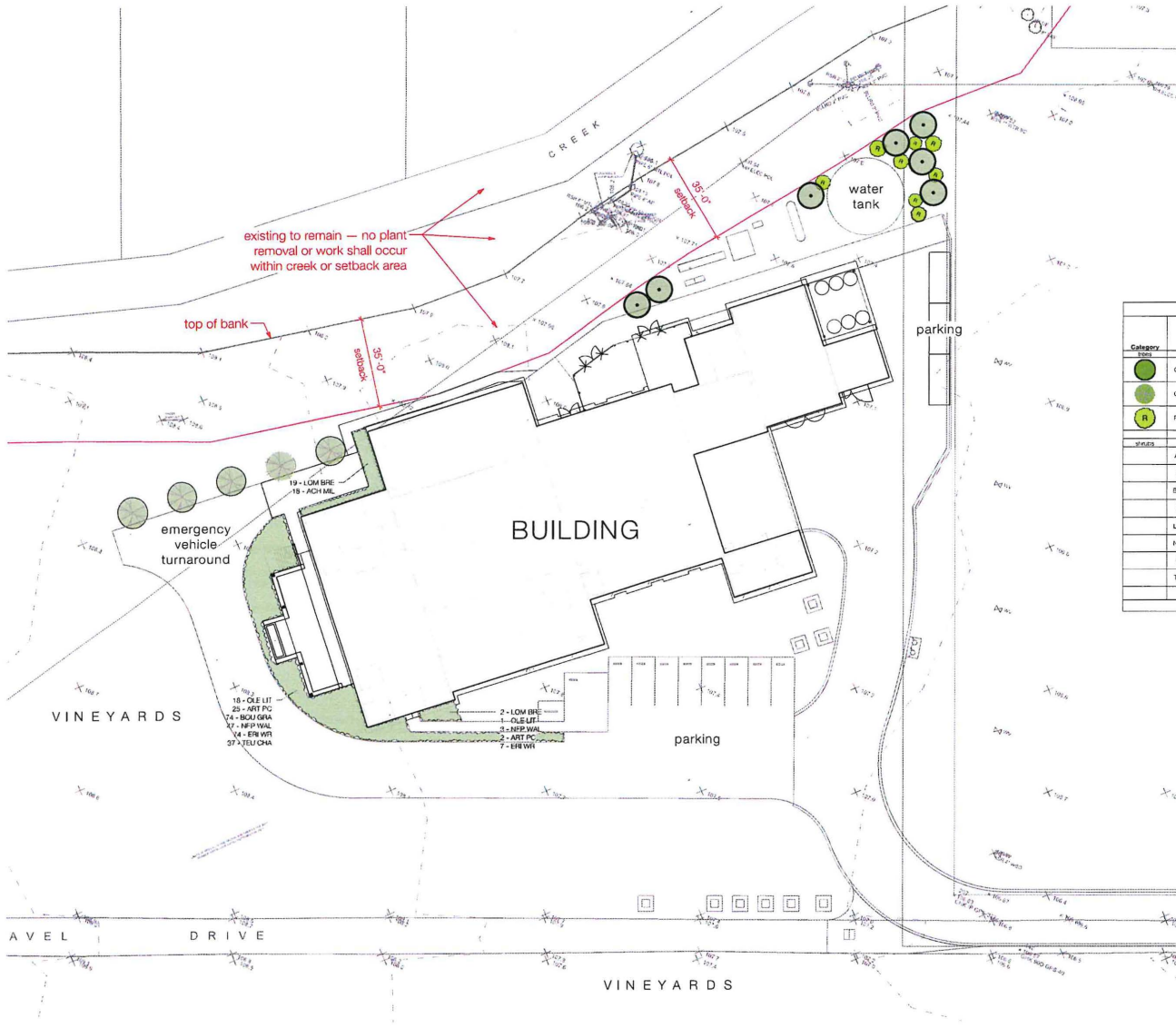
Issue: Major Mod Submittal  
Permit Resubmit

Date: 06/MAR/2023  
03/AUG/2023

Project ID: 24-36  
File Name: arrow and branch v2023.vrx  
Plot Date:  
Drawn By: LD  
Scale: As Noted

Landscape Plan

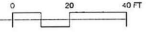
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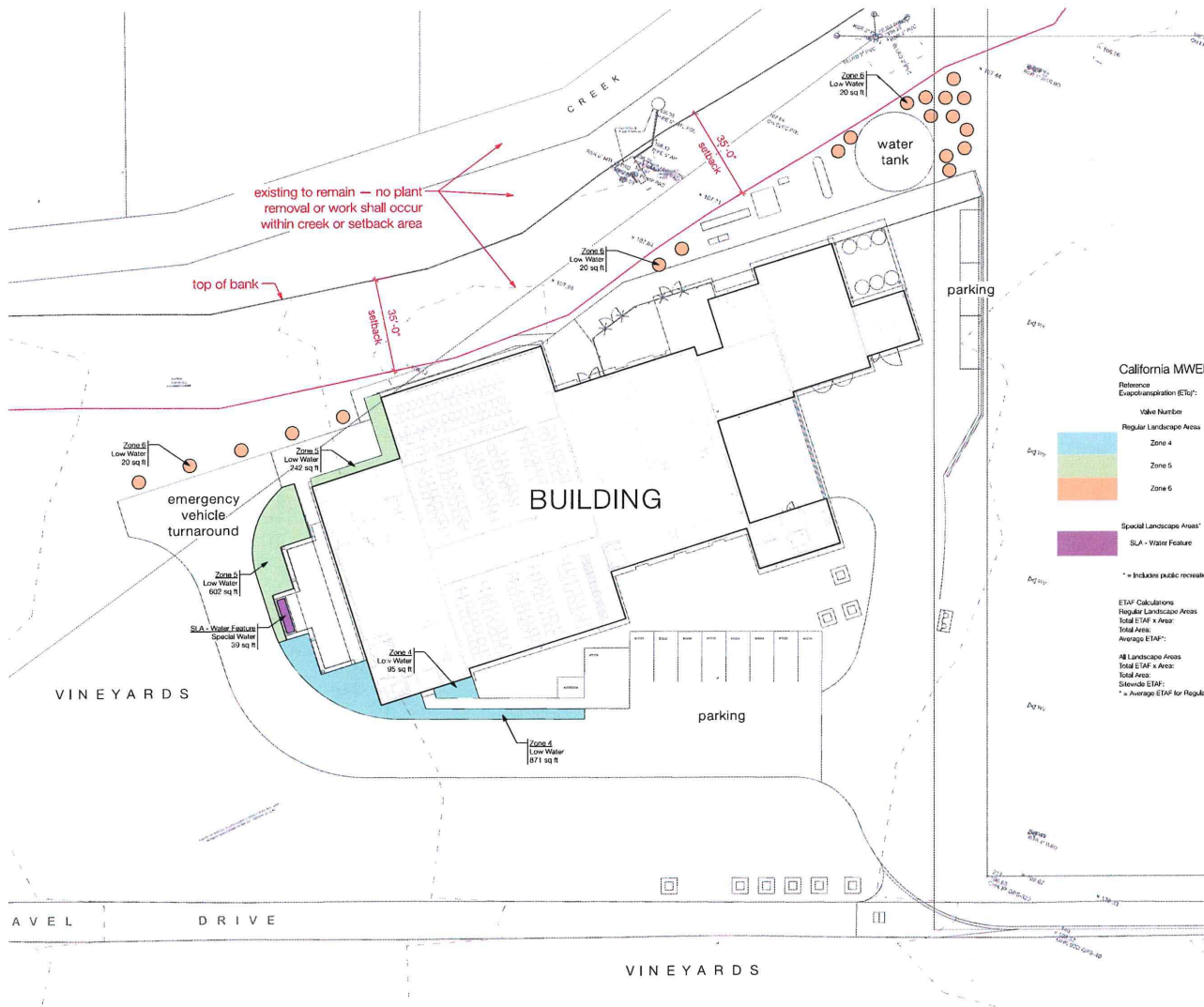


| Plant List |         |                                    |                           |          |          |       |        |
|------------|---------|------------------------------------|---------------------------|----------|----------|-------|--------|
| Category   | ID      | Latin Name                         | Common Name               | Size     | Quantity | Notes | WUOLLS |
| Tree       | OLE AG  | Quercus agrifolia                  | Coast Live Oak            | 24" box  | 7        | Y     | VL     |
| Tree       | OLE EUR | Olea europaea                      | Olive                     | 24" box  | 5        | Y     | VL     |
| Shrub      | RHA CAL | Rhamnus californica                | Colicery                  | 24" box  | 8        | Y     | Y L    |
| Shrubs     |         |                                    |                           |          |          |       |        |
|            | ACH MIL | Achillea millefolium               | Yarrow                    | 1 gallon | 18       | Y     | Y L    |
|            | ART PC  | Artemisia "Pinnis Caerulea"        | Pinnis Caerulea Artemisia | 1 gallon | 27       | Y     | Y L    |
|            | BCU GRA | Bouteloua gracilis                 | Blue grama grass          | 1 gallon | 74       | Y     | Y L    |
|            | ERB WIR | Eriogonum glaucum "Wynne Rosebush" | Wynne Rosebush            | 1 gallon | 81       | Y     | Y L    |
|            | LOM BRE | Lonicera longifolia "Shirley"      | Shirley's Low Bush        | 1 gallon | 21       | Y     | Y L    |
|            | NIP WAL | Neropsis "Nelson's" "Walker's Low" | Walker's Low Ceanothus    | 1 gallon | 50       | Y     | Y L    |
|            | OLE LIT | Olea europaea "Little Ole"         | Little Ole                | 3 gallon | 19       | Y     | Y L    |
|            | TEU GMA | Teucrium chamaedrys                | Wall Germander            | 1 gallon | 37       |       | L      |

Partial Site Plan

Scale: 1" = 20'-0"





#### California MWEL Water Budget

| Reference                                                                                                                                               | Value Number | Plant / Feature Type  | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAP (PPH) | Landscape Area (sq ft) | ETAP x Area | Estimated Total Water Usage (ETMU) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------|-------------------|-------------------|----------------------------|------------|------------------------|-------------|------------------------------------|
| Evapotranspiration (ET <sub>a</sub> )                                                                                                                   | 44.3         |                       |                   |                   |                            |            |                        |             |                                    |
| <b>Regular Landscape Areas</b>                                                                                                                          |              |                       |                   |                   |                            |            |                        |             |                                    |
| Zone 4                                                                                                                                                  | 816          | Shrubs                | 0.3               | Drip              | 0.81                       | 0.37       | 900                    | 338         | 9,830                              |
| Zone 5                                                                                                                                                  | 816          | Shrubs                | 0.3               | Drip              | 0.81                       | 0.37       | 844                    | 313         | 8,569                              |
| Zone 6                                                                                                                                                  | 816          | Trees                 | 0.3               | Drip              | 0.81                       | 0.37       | 383                    | 145         | 2,995                              |
| Totals:                                                                                                                                                 |              |                       |                   |                   |                            |            | 2,203                  | 816         | 22,414                             |
| <b>Special Landscape Areas*</b>                                                                                                                         |              |                       |                   |                   |                            |            |                        |             |                                    |
| SLA - Water Feature                                                                                                                                     | 39           | Pond or Water Feature | 1                 | Unspecified       | 1                          | 1          | 39                     | 39          | 1,063                              |
| Totals:                                                                                                                                                 |              |                       |                   |                   |                            |            | 39                     | 39          | 1,063                              |
| * = Includes public recreational areas, water features using recycled water, areas dedicated to edible plants, and areas irrigated with recycled water. |              |                       |                   |                   |                            |            |                        |             | ETMU Total                         |
| ETAP Calculations:                                                                                                                                      |              |                       |                   |                   |                            |            |                        |             | 23,497 gal/y                       |
| Regular Landscape Areas                                                                                                                                 | 816          |                       |                   |                   |                            |            |                        |             | ETAP x Area                        |
| Total ETAP x Area                                                                                                                                       | 2,203        |                       |                   |                   |                            |            |                        |             | 28,315 gal/y                       |
| Total Area                                                                                                                                              | 6,337        |                       |                   |                   |                            |            |                        |             | Percentage                         |
| Average ETAP:                                                                                                                                           | 0.37         |                       |                   |                   |                            |            |                        |             | 82%                                |
| <b>All Landscape Areas</b>                                                                                                                              |              |                       |                   |                   |                            |            |                        |             |                                    |
| Total ETAP x Area:                                                                                                                                      | 855          |                       |                   |                   |                            |            |                        |             |                                    |
| Total Area                                                                                                                                              | 2,243        |                       |                   |                   |                            |            |                        |             |                                    |
| Site-wide ETAP:                                                                                                                                         | 0.38         |                       |                   |                   |                            |            |                        |             |                                    |
| * = Average ETAP for Regular Landscape Areas must be 0.50 or below for residential areas, and 0.45 or below for non-residential areas.                  |              |                       |                   |                   |                            |            |                        |             |                                    |

CLEVER DESIGN



5215 Solano Avenue  
Napa, CA 94558  
APN: 034-100-040

#### Sheet Schedule

- L-001-M Cover Sheet
- L-101-M Landscape Plan
- L-102-M Hydrozone Plan / MWEL
- L-103-M Irrigation Plan
- L-501-M Irrigation Details

A & B Vineyards  
LLC

Phase 2  
Building

5215 Solano Avenue  
Napa, CA 94558

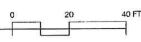
APN: 034-100-040

Issue: Major Mod Submittal  
Permit Resubmit

Date: 06/04/2023  
06/04/2023

Project ID: 24/36  
File Name: arrow and branch v2023.vic  
Plot Date:  
Drawn By: LD  
Scale: As Noted

Partial Site Plan  
Scale: 1" = 20'-0"

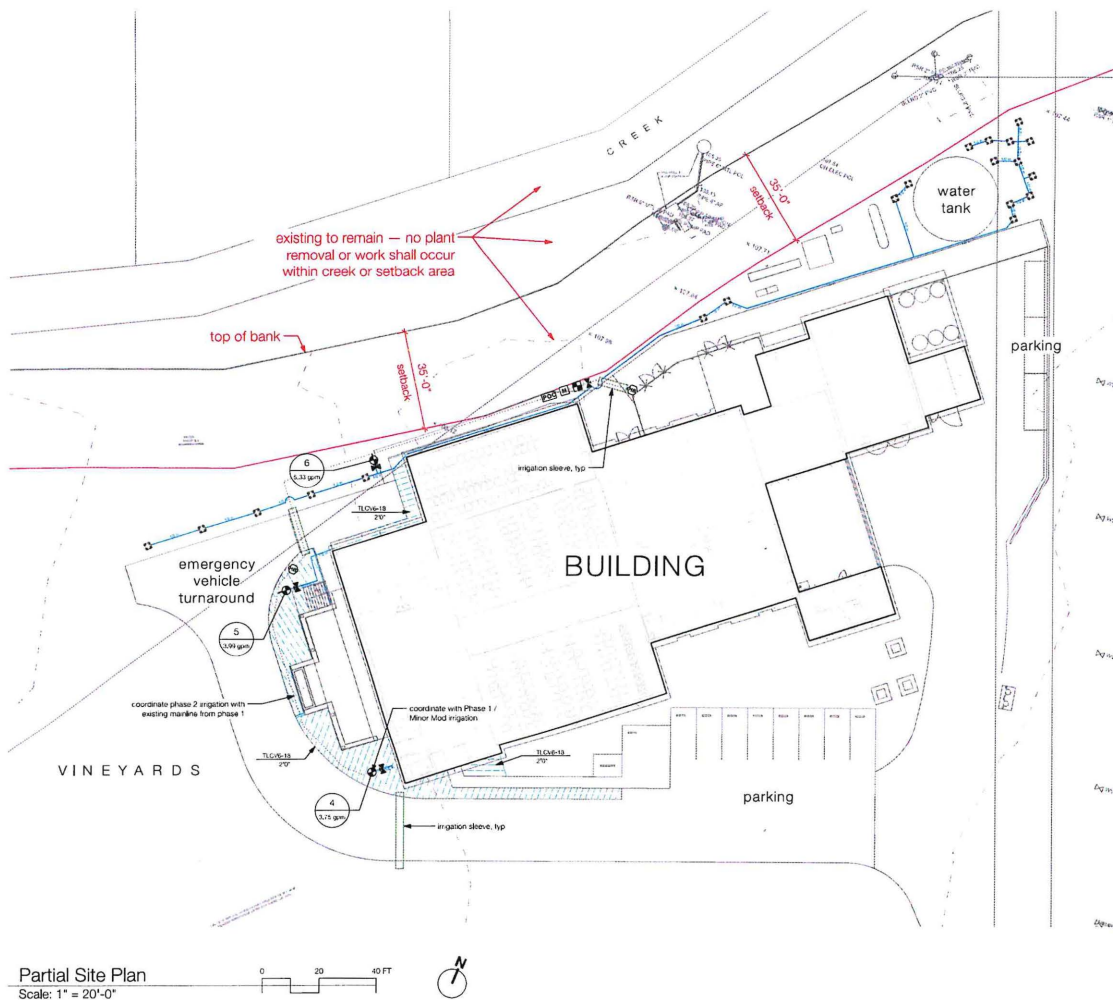


I have compiled with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the Planning Plan.

*[Signature]*  
signature of landscape architect

Hydrozone Plan /  
MWEL  
L-102-M





#### Irrigation Valve Schedule

| Zone ID | Symbol | Manufacturer         | Series                 | Model         | Size | Design Flow | Note |
|---------|--------|----------------------|------------------------|---------------|------|-------------|------|
| 4       |        | Hunter Industries(R) | Drip Control Zone Kits | ICZ-101-LF-40 | 1"   | 3.75 gpm    |      |
| 5       |        | Hunter Industries(R) | Drip Control Zone Kits | ICZ-101-LF-40 | 1"   | 3.99 gpm    |      |
| 6       |        | Hunter Industries(R) | Drip Control Zone Kits | ICZ-101-LF-40 | 1"   | 5.33 gpm    |      |

#### Drip Line Schedule

| Manufacturer | Series                  | Model     | Area     | Row Spacing | Estimated Length |
|--------------|-------------------------|-----------|----------|-------------|------------------|
| Netafim(R)   | Techline(R) CV Dripline | TL-CV6-18 | 1,801 sf | 2'0"        | 1,210            |

#### Valve and Drip Emitter Schedule

| Symbol | Outlet Type | Manufacturer         | Flow         | Quantity  |
|--------|-------------|----------------------|--------------|-----------|
|        | Emitter     | Hunter Industries(R) | (4x) HE-40-B | 16 GPH 20 |

#### Irrigation Pipe Schedule

| Symbol | Type            | Diameter | Estimated Total Length |
|--------|-----------------|----------|------------------------|
|        | PVC Schedule 40 | 1/2"     | 459'                   |
|        | PVC Schedule 40 | 3/4"     | 2'                     |
|        | PVC Schedule 40 | 1"       | 3'                     |
|        | PVC Schedule 40 | 1 1/2"   | 6'                     |

#### Irrigation System Component Schedule

| Symbol | Quantity | Type           | Manufacturer         | Model      | Notes |
|--------|----------|----------------|----------------------|------------|-------|
|        | 2        | hose bibb      | Generic              |            | 0.75" |
|        | 1        | controller     | Hunter Industries(R) | HCC-800-SS |       |
|        | 3        | shut off valve |                      |            |       |

#### Irrigation Plan Notes

- Drip line rows are to scale
- Pipe locations are diagrammatic
- All components to be installed as per manufacturers recommendations
- Install all components as per local, state, federal codes
- Mainline depth to be no less than 24"
- Lateral depth to be no less than 18"
- Electric control valves to be covered with 12" valve box
- Locate valves/OCVs out of high traffic areas
- Refer to Hunter catalog and Netafim CV Design Guide for performance specifications
- 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.
- Refer to sheet L-001 for additional irrigation notes related to the 2015 Water Efficient Landscape Ordinance
- Refer to irrigation details on sheets L-501

#### Techline® CV - General Guidelines

| TABLE 1                              | Drop Spacing                                                                         | Lateral Spacing | Emitter Spacing | Emitter Depth |
|--------------------------------------|--------------------------------------------------------------------------------------|-----------------|-----------------|---------------|
| Emitter Flow                         | 0.25 GPH                                                                             | 0.4 GPH         | 0.5 GPH         | 0.8 GPH       |
| Emitter Interval                     | 18"                                                                                  | 12"             | 12"             | 12"           |
| Lateral (Drop) Spacing               | 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50"                  |                 |                 |               |
| Emitter Depth                        | 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50"                  |                 |                 |               |
| Application Rate (in/hr)             | 0.18 0.20 0.22 0.24 0.26 0.28 0.30 0.32 0.34 0.36 0.38 0.40 0.42 0.44 0.46 0.48 0.50 |                 |                 |               |
| Time to Apply 1" of Water (in hours) | 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250                |                 |                 |               |

Maximum spacing between emitters for uniformity of water distribution. For uniformity of water distribution, emitter flow must be uniform. For uniformity of water distribution, emitter flow must be uniform. For uniformity of water distribution, emitter flow must be uniform.

Note: 0.4 GPH and 0.5 GPH are typical emitter flow rates. Actual emitter flow rates may vary. Emitter flow rates are based on 100 psi pressure and 60°F water temperature.

Time to Apply 1" of Water (in hours)

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

| TABLE 2                 | 18"  | 20" | 22" | 24" | 26" | 28" | 30" | 32" | 34" | 36" | 38" | 40" | 42" | 44" | 46" | 48" | 50" |
|-------------------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Emitter Flow Rate (gph) | 0.25 | 0.4 | 0.5 | 0.6 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 |
| Emitter Pressure (psi)  | 20   | 20  | 20  | 20  | 20  | 20  | 20  | 20  | 20  | 20  | 20  | 20  | 20  | 20  | 20  | 20  | 20  |
| Emitter Pressure (psi)  | 41   | 39  | 37  | 35  | 33  | 31  | 29  | 27  | 25  | 23  | 21  | 19  | 17  | 15  | 13  | 11  | 9   |
| Emitter Pressure (psi)  | 51   | 49  | 47  | 45  | 43  | 41  | 39  | 37  | 35  | 33  | 31  | 29  | 27  | 25  | 23  | 21  | 19  |
| Emitter Pressure (psi)  | 61   | 59  | 57  | 55  | 53  | 51  | 49  | 47  | 45  | 43  | 41  | 39  | 37  | 35  | 33  | 31  | 29  |
| Emitter Pressure (psi)  | 71   | 69  | 67  | 65  | 63  | 61  | 59  | 57  | 55  | 53  | 51  | 49  | 47  | 45  | 43  | 41  | 39  |
| Emitter Pressure (psi)  | 81   | 79  | 77  | 75  | 73  | 71  | 69  | 67  | 65  | 63  | 61  | 59  | 57  | 55  | 53  | 51  | 49  |
| Emitter Pressure (psi)  | 91   | 89  | 87  | 85  | 83  | 81  | 79  | 77  | 75  | 73  | 71  | 69  | 67  | 65  | 63  | 61  | 59  |

#### CLEVER DESIGN



#### Sheet Schedule

|         |                        |
|---------|------------------------|
| L-001-M | Cover Sheet            |
| L-101-M | Landscape Plan         |
| L-102-M | Hydrozone Plan / MWELO |
| L-103-M | Irrigation Plan        |
| L-501-M | Irrigation Details     |

A & B Vineyards LLC

Phase 2 Building

5215 Solano Avenue  
Napa, CA 94556

APN: 034-190-040

Issue: Major Mod Submittal  
Project: Resubmit

Date: 06/04/2023  
Drawn By: LD  
Scale: As Noted

Project ID: 24-036  
File Name: arrow and branch v2023.dwg  
Plot Date: 06/04/2023  
Drawn By: LD  
Scale: As Noted

Irrigation Plan

L-103-M

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Irrigation Design Plan.

*Matthew J. Clever*  
signature of landscape architect