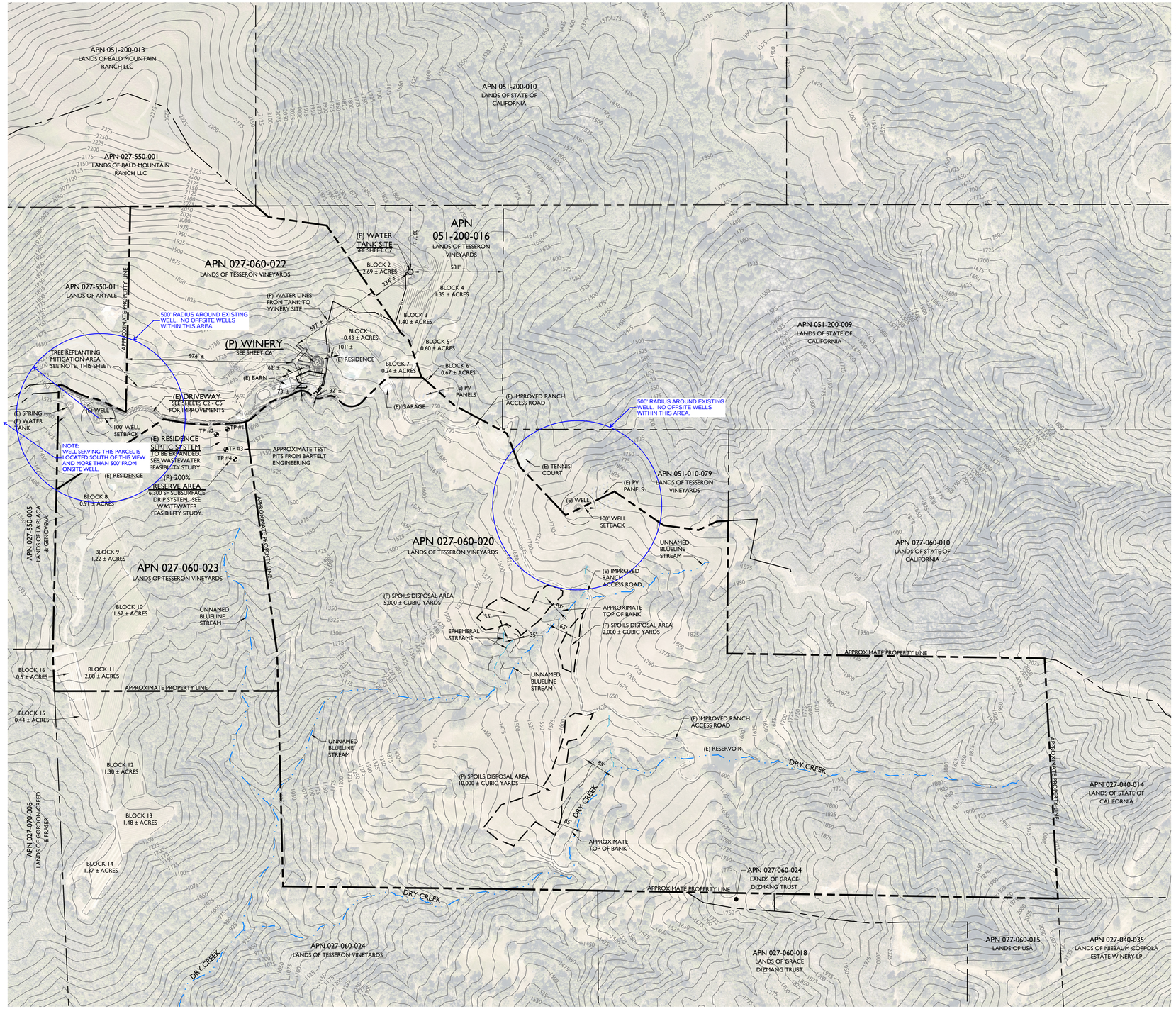
"E"

Civil and Architectural Plans

Tesseron Winery P22-00309
Planning Commission Hearing Date
April 16, 2025

TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS

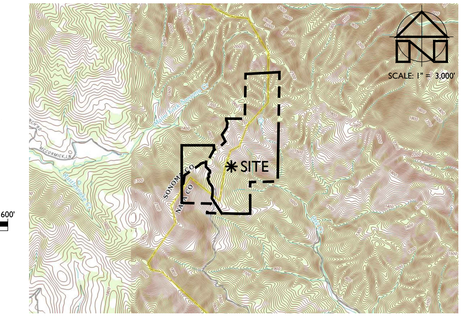


OVERALL SITE PLAN

SCALE: 1" = 300'

SCALE: 1" = 300'

0 300' 600'



LOCATION MAP

SCALE: 1" = 3,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
TESSERON VINEYARDS
POST OFFICE BOX 46
SAINT HELENA, CA 94574

SITE ADDRESS:
1000 WALL ROAD
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBERS:
027-060-020, 027-060-022, 027-060-023 & 051-200-016

PARCEL SIZES:
224.00 ±, 43.26 ±, 42.23 ± & 24.00 ± ACRES

PROJECT SIZE:
2.0 ± ACRES

ZONING:
AGRICULTURAL (AW)

SHEET INDEX:

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS ILLUSTRATE THE CONCEPTUAL NATURE OF THE SITE IMPROVEMENTS PROPOSED AS PART OF THE WINERY USE PERMIT APPLICATION.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 06055C0380E, 06055C0390E, EFFECTIVE DATE SEPTEMBER 26, 2008 AND 06097C0800E, EFFECTIVE DATE DECEMBER 2, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. SEE FIRM FOR ADDITIONAL INFORMATION.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN ON FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF 1100 WALL ROAD" PREPARED BY ALBION SURVEYS, INC., DATED APRIL 11, 2017 REVISED APRIL 25, 2022. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.

   CONTOUR INTERVAL:

   SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
   OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
3. BENCHMARK: NAVD 88
4. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

TREE REPLANTING MITIGATION NOTES:

1. SEE SHEET C6 FOR TREE REMOVAL.
2. REPLANT AT A 3:1 RATIO FOR ALL NATIVE TREES REMOVED IN THE AREA NOTED ON THIS SHEET.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

APPLIED CIVIL ENGINEERING INCORPORATED
2160 Jefferson Street, Suite 230
Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS
OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER MITCHELL R. MAY CIVIL ENGINEER NO. 42435 Exp. 12/31/2024 1/3/2023 STATE OF CALIFORNIA

FOR PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

DRAWN BY: BT DRAFTING

CHECKED BY: MRM

DATE: JANUARY 3, 2023

REVISIONS:	BY:
1 1/3/2023 PLAN CHECK REVISIONS	BT

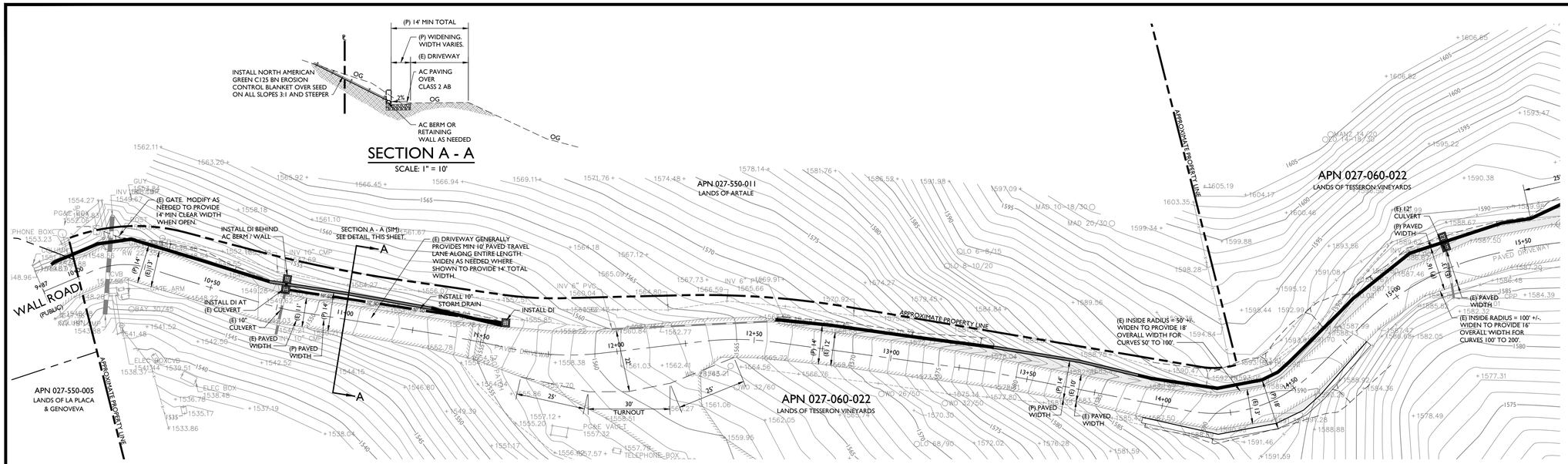
JOB NUMBER: 17-108

FILE: 17-108CONC_OSP.DWG

ORIGINAL SIZE: 24" X 36"

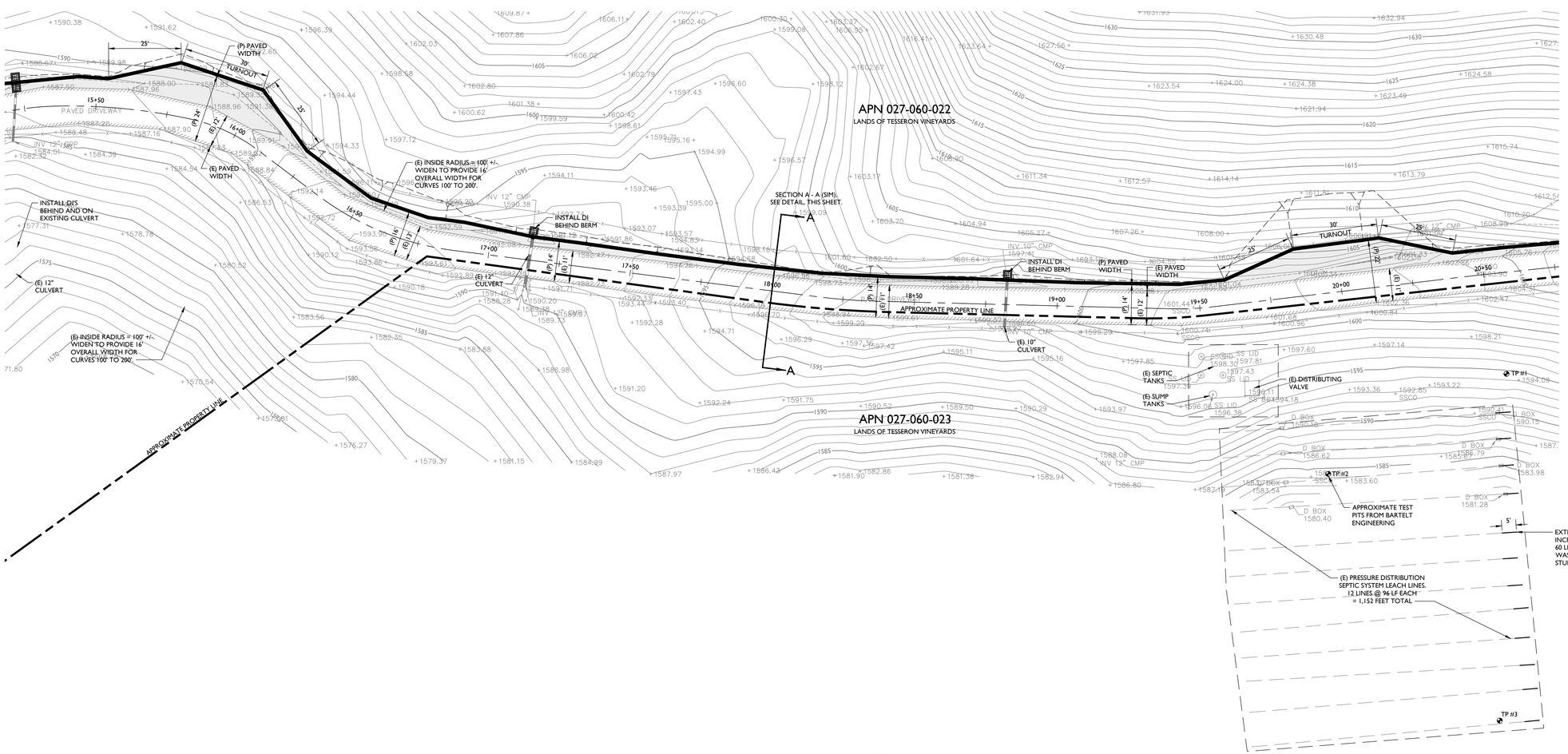
SHEET NUMBER: C1

OF 9



DRIVEWAY PLAN STA 9+87 TO STA 15+50

SCALE: 1" = 20'



DRIVEWAY PLAN STA 15+50 TO STA 20+75

SCALE: 1" = 20'

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TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN STA 9+87 TO STA 20+75

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER MICHAEL R. MULLER No. 42615 Exp. 12/31/2023 CIVIL STATE OF CALIFORNIA

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DRAWN BY: BT DRAFTING

CHECKED BY: MRM

DATE: JANUARY 3, 2023

REVISIONS:	BY:
1/3/2023 PLAN CHECK REVISIONS	BT

JOB NUMBER: 17-108

FILE: 17-108CONC_P&P.DWG

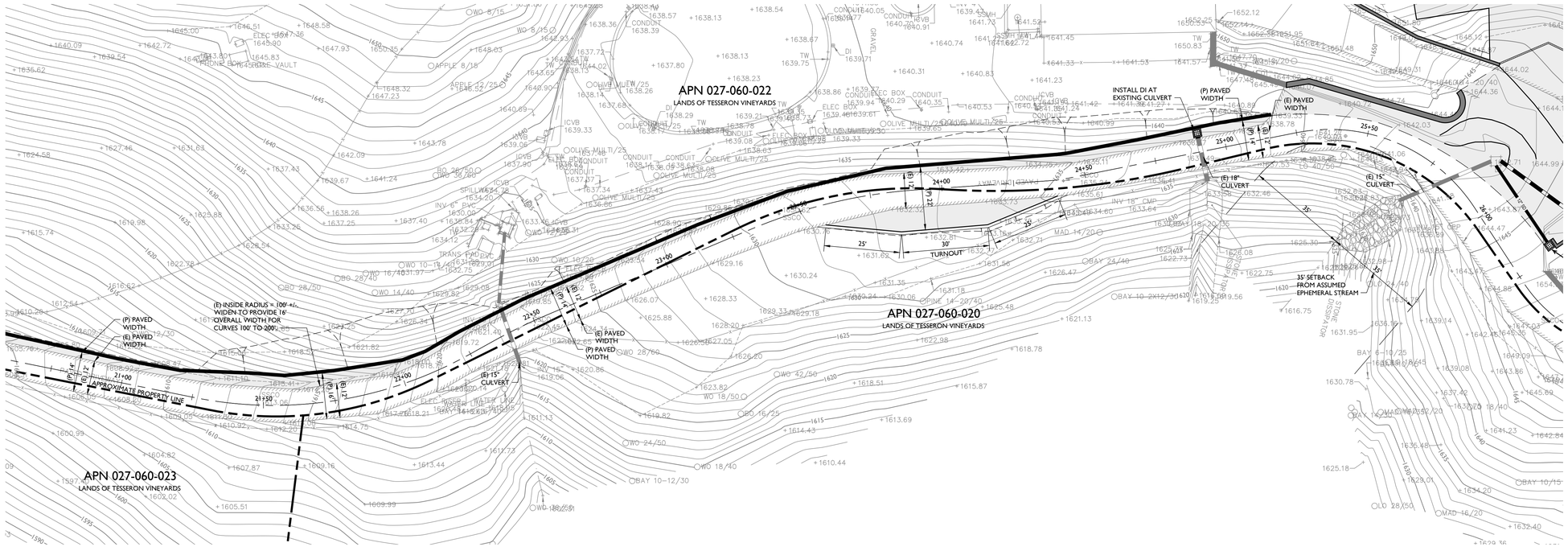
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C2

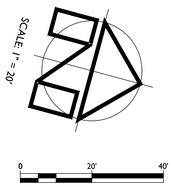
OF

9



DRIVEWAY PLAN STA 20+75 TO STA 26+00

SCALE: 1" = 20'



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TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN STA 20+75 TO STA 28+00

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MULLER
No. 66445
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA

FOR PERMIT REVIEW ONLY
SUBMITTED 1/3/2023

DRAWN BY: BT DRAFTING

CHECKED BY: MRM

DATE: JANUARY 3, 2023

REVISIONS:	BY:
1 1/3/2023 PLAN CHECK REVISIONS	BT

JOB NUMBER: 17-108

FILE: 17-108CONC_P&P.DWG

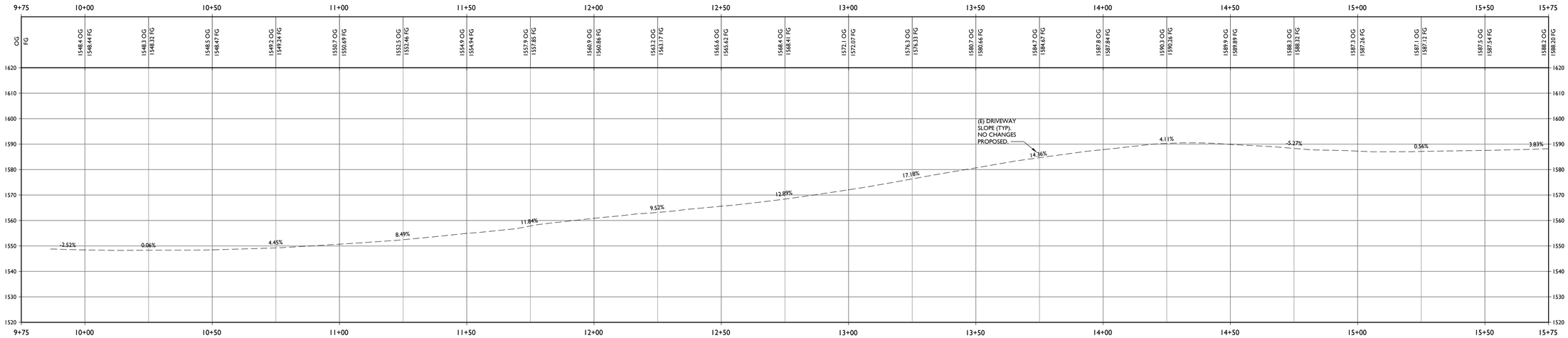
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C3

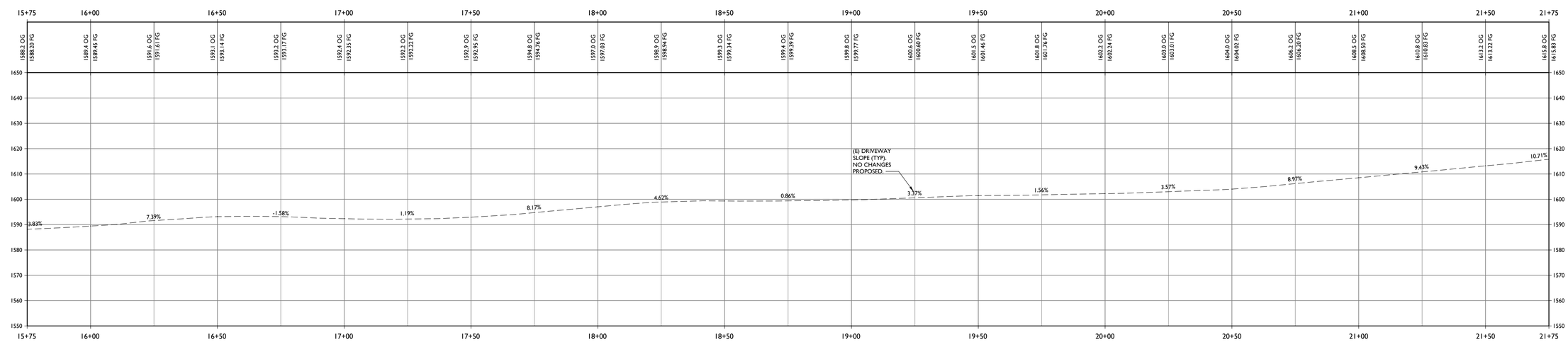
OF

9



DRIVEWAY PROFILE STA 9+75 TO STA 15+75

SCALE: 1" = 20'



DRIVEWAY PROFILE STA 15+75 TO STA 21+75

SCALE: 1" = 20'

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TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PROFILE STA 9+75 TO STA 21+75

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MULLIGAN
No. 64445
Exp. 12/31/2024
12/31/2023
CIVIL
STATE OF CALIFORNIA

FOR REVIEW ONLY
REVIEW EXPIRES 1 YEAR FROM DATE OF ISSUANCE

DRAWN BY: BT DRAFTING

CHECKED BY: MRM

DATE: JANUARY 3, 2023

REVISIONS:	BY:
1 1/3/2023 PLAN CHECK REVISIONS	BT

JOB NUMBER: 17-108

FILE: 17-108CONC_P&P.DWG

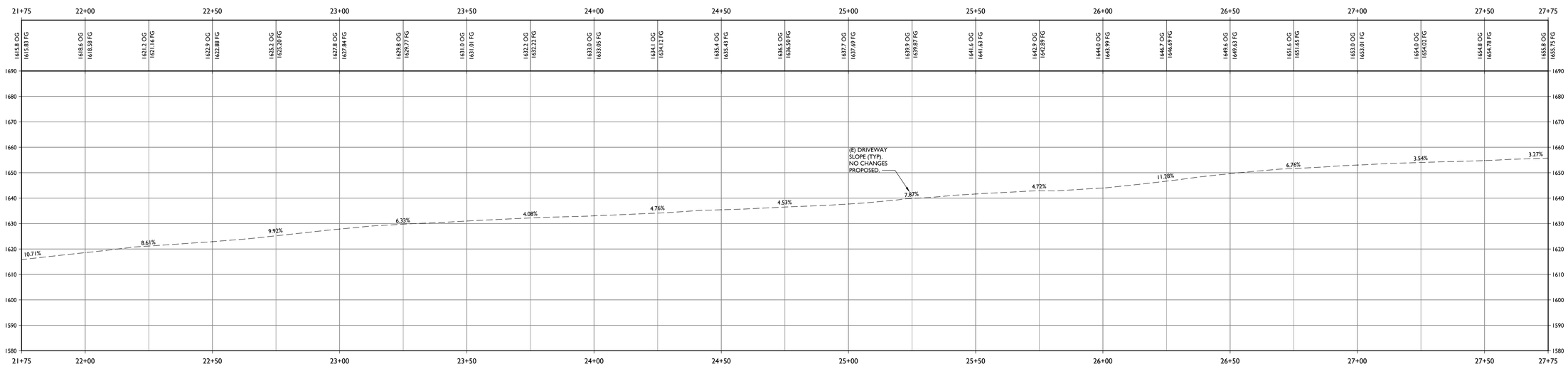
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C4

OF

9



DRIVEWAY PROFILE STA 21+75 TO STA 27+75

SCALE: 1" = 20'

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TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PROFILE STA 21+75 TO STA 27+75

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MUSSER
NO. 54346
EXP. 12/31/2024
1/3/2023
CIVIL
STATE OF CALIFORNIA

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DATE: JANUARY 3, 2023

REVISIONS:	BY:
1 1/3/2023 PLAN CHECK REVISIONS	BT

JOB NUMBER: 17-108

FILE: 17-108CONC_P&P.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C5

OF

9

DEMOLITION NOTES:

1. ALL ITEMS THAT ARE TO BE REMOVED ARE HIGHLIGHTED IN BLACK ON THIS PLAN FOR REFERENCE.
2. ALL EXISTING FEATURES NOT MARKED FOR REMOVAL ARE TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.
3. ALL ITEMS THAT ARE DEMOLISHED AS PART OF THIS PROJECT ARE TO BE DISPOSED OF PROPERLY OFFSITE.
4. ALL EXCAVATIONS FOR UNDERGROUND UTILITY REMOVAL MUST BE FILLED WITH COMPACTED GRANULAR MATERIAL PER THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.

TREE REMOVAL INVENTORY

Point #	Description
1284	OLIVE MULTI/25
1285	OLIVE MULTI/25
2996	OLIVE MULTI/25
2997	OLIVE MULTI/25
3182	LIVE OAK 18/30
3159	BAY 12-14/30
3158	BAY 8-10-12/30
3157	BAY 10/25
3156	BAY 16/30
3155	BAY 14/25
3152	BAY 2X8-2X14/40
3149	LIVE OAK 6-12/30

Point #	Description
3143	BAY 2X6-20/30
3142	BAY 6-12/25
3141	BAY 6-2X12/30
3140	BAY 2X8-2X12/40
3139	BAY 2X10-14/30
3099	LIVE OAK 10-12/30
3098	LIVE OAK 2X8/25
3438	ORN MULTI/15
3437	ORN MULTI/15
3436	ORN MULTI/15
3435	ORN MULTI/15

Description
BAY 2X 6-20 / 30
- DRIPLINE Ø FEET
- TRUNK Ø INCHES
- MULTI TRUNK
- TREE TYPE

TREE REMOVAL SUMMARY:

11 BAY TREES

4 LIVE OAK TREES

8 OLIVE AND ORNAMENTAL TREES

*SEE SHEET C1 FOR 3:1 REPLANTING TO MITIGATE FOR REMOVAL OF 15 NATIVE TREES.

SCALE: 1" = 20'

0 20' 40'

SLOPE SECTIONS

A - A	29 %
B - B	26 %
C - C	16 %
AVERAGE	24 %

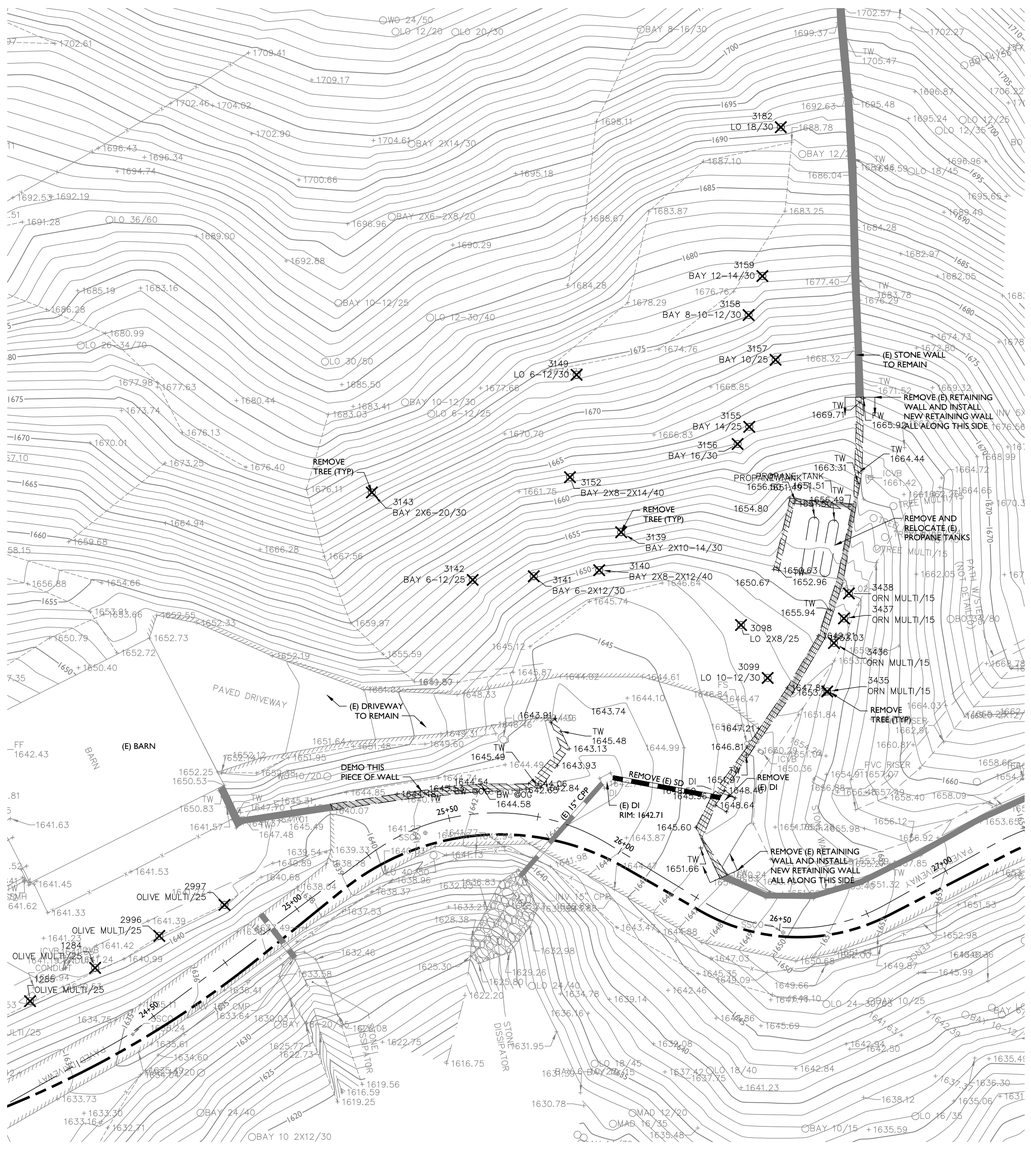
SCALE: 1" = 20'

0 20' 40'

LEGEND:

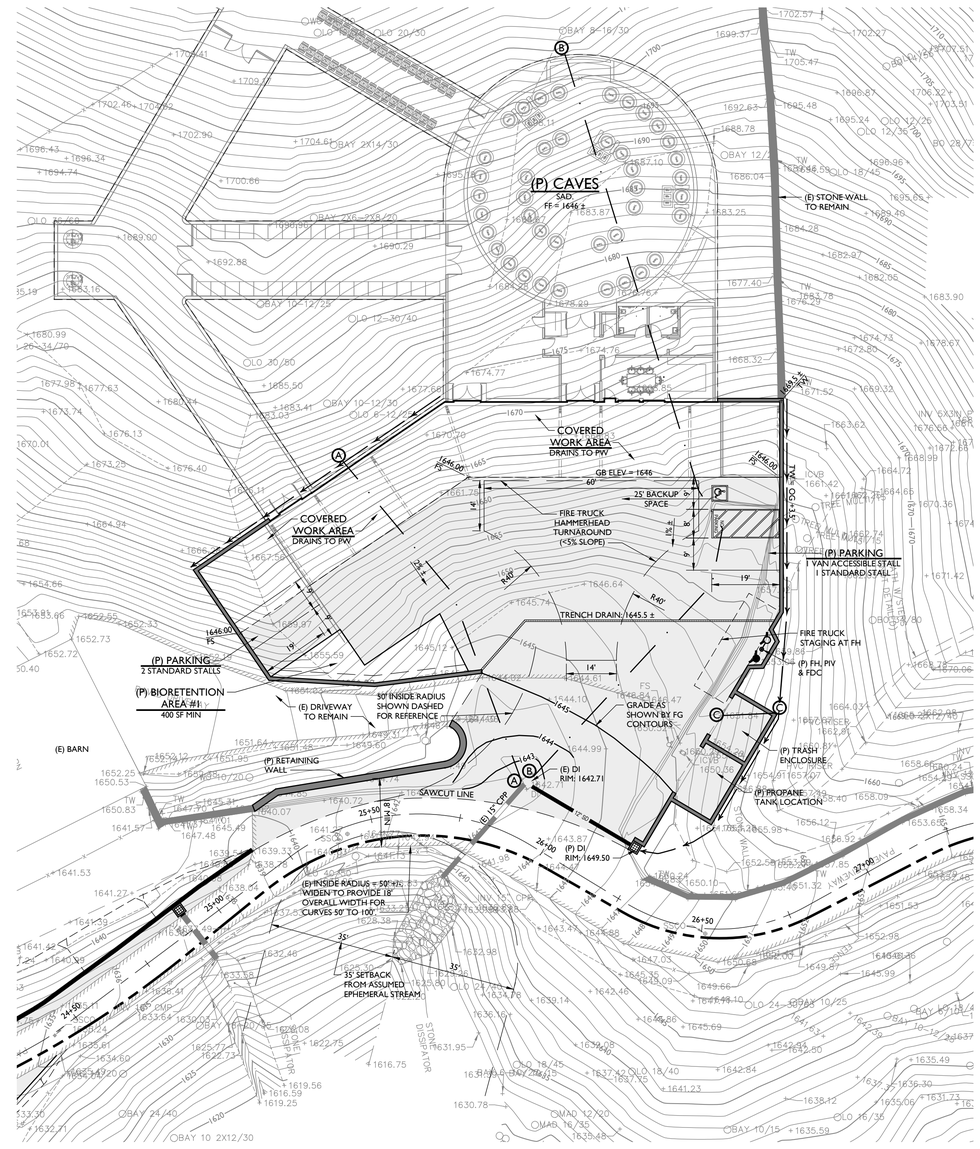
APPROXIMATE PROPERTY LINE (SUBJECT PARCEL)

SLOPE SECTION. SEE TABLE, THIS SHEET.



DEMOLITION PLAN

SCALE: 1" = 20'



WINERY CONCEPTUAL PLAN

SCALE: 1" = 20'

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TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS
WINERY DEMOLITION & CONCEPTUAL PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MULLEN
No. 61435
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

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DATE: JANUARY 3, 2023

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1/3/2023	BT
1 PLAN CHECK REVISIONS	

JOB NUMBER: 17-108

FILE: 17-108CONC_SITE.DWG

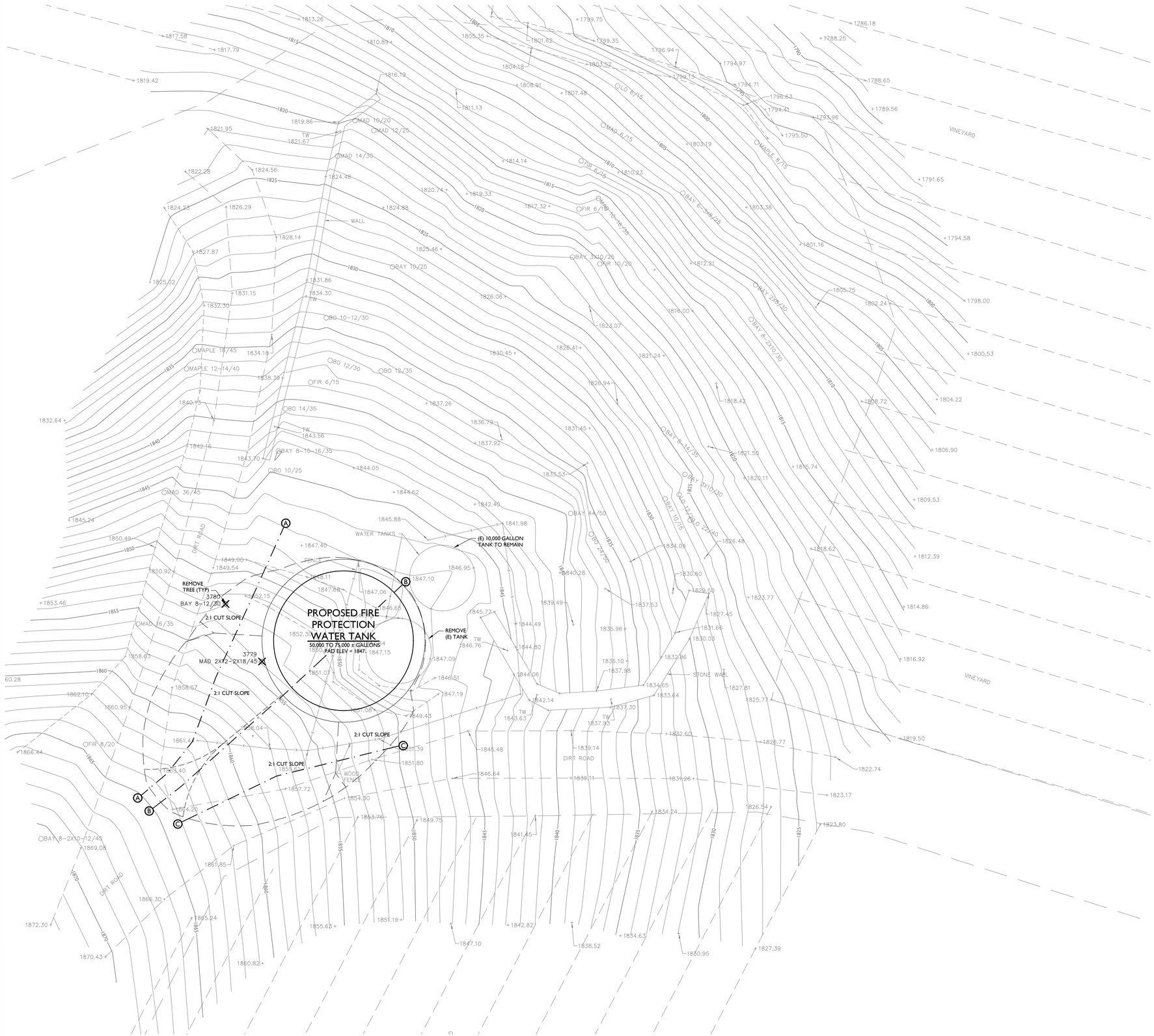
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C6

OF

9



SCALE: 1" = 10'

0 10' 20'

SLOPE SECTIONS

A - A	27 %
B - B	25 %
C - C	28 %
AVERAGE	27 %

LEGEND:

SLOPE SECTION. SEE TABLE, THIS SHEET.

WATER TANK CONCEPTUAL PLAN

SCALE: 1" = 10'

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TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS
WATER TANK CONCEPTUAL PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MULLER
NO. 45485
Exp. 12/31/2023
CIVIL
STATE OF CALIFORNIA

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DATE: JANUARY 3, 2023

REVISIONS:	BY:
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JOB NUMBER: 17-108

FILE: 17-108CONC_SITE.DWG

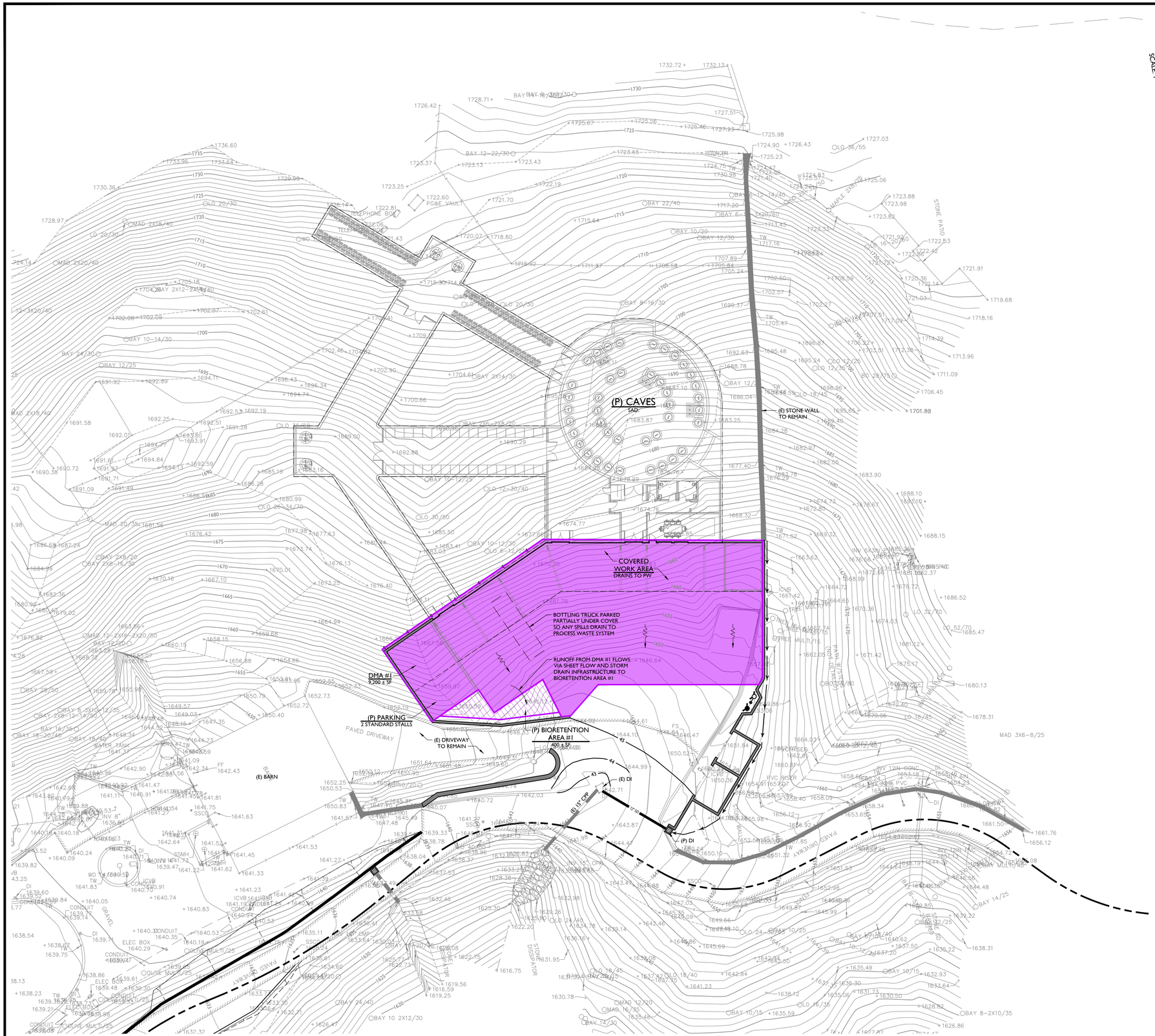
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C7

OF

9



STORMWATER CONTROL PLAN

SCALE: 1" = 20'

DRAINAGE MANAGEMENT AREAS (SQ FT)	
DMA AREA	#1
PERVIOUS AREA	0
IMPERVIOUS AREA	9,200 ±
TOTAL	9,200 ±

DMA LEGEND:

- SHEET FLOW DIRECTION
- IMPERVIOUS AREA (COLOR VARIES BY DMA)
- BIORETENTION AREA (COLOR VARIES BY DMA)

PROPOSED SURFACE LEGEND:

- LIGHT DUTY PCC
- DECOMPOSED GRANITE
- LANDSCAPE WALL

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TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MULLANEY
NO. 54445
EXP. 12/31/23
CIVIL
STATE OF CALIFORNIA

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DATE: JANUARY 3, 2023

REVISIONS:	BY:
1/3/2023 PLAN CHECK REVISIONS	BT

JOB NUMBER: 17-108

FILE: 17-108CONC_SCP.DWG

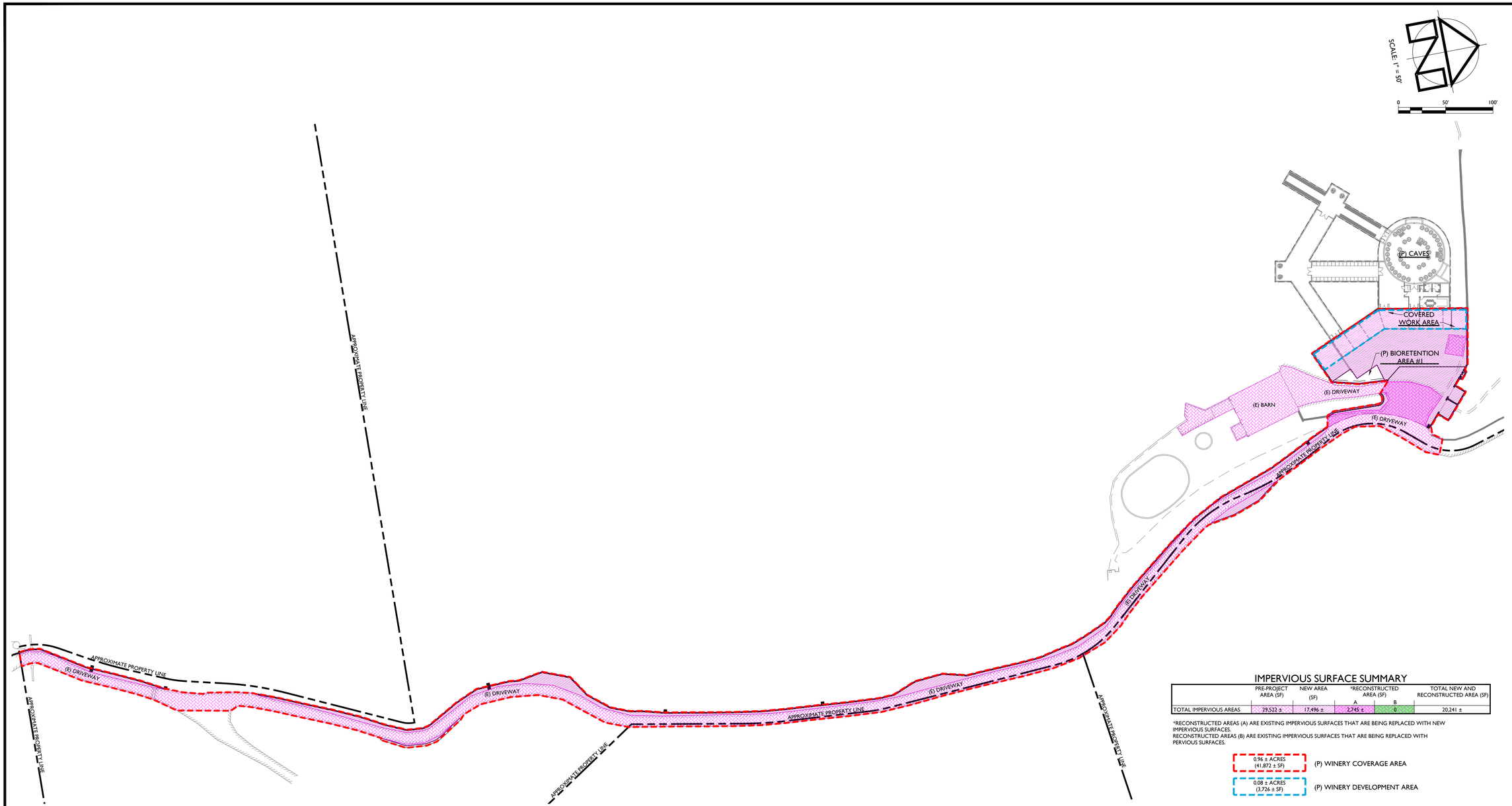
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C8

OF

9



IMPERVIOUS SURFACE EXHIBIT

SCALE: 1" = 50'

IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	*RECONSTRUCTED AREA (SF) A	B	TOTAL NEW AND RECONSTRUCTED AREA (SF)
TOTAL IMPERVIOUS AREAS	29,522 ±	17,496 ±	2,745 ±	0	20,241 ±

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.
RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH PERVIOUS SURFACES.

0.96 ± ACRES (41,872 ± SF) — (P) WINERY COVERAGE AREA

0.08 ± ACRES (3,726 ± SF) — (P) WINERY DEVELOPMENT AREA

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TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MULLEARKEY
NO. 62435
EXP. 12/31/2024
1/3/2023
CIVIL
STATE OF CALIFORNIA

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DATE: JANUARY 3, 2023

REVISIONS:	BY:
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JOB NUMBER: 17-108

FILE: 17-108CONC_ISE.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C9

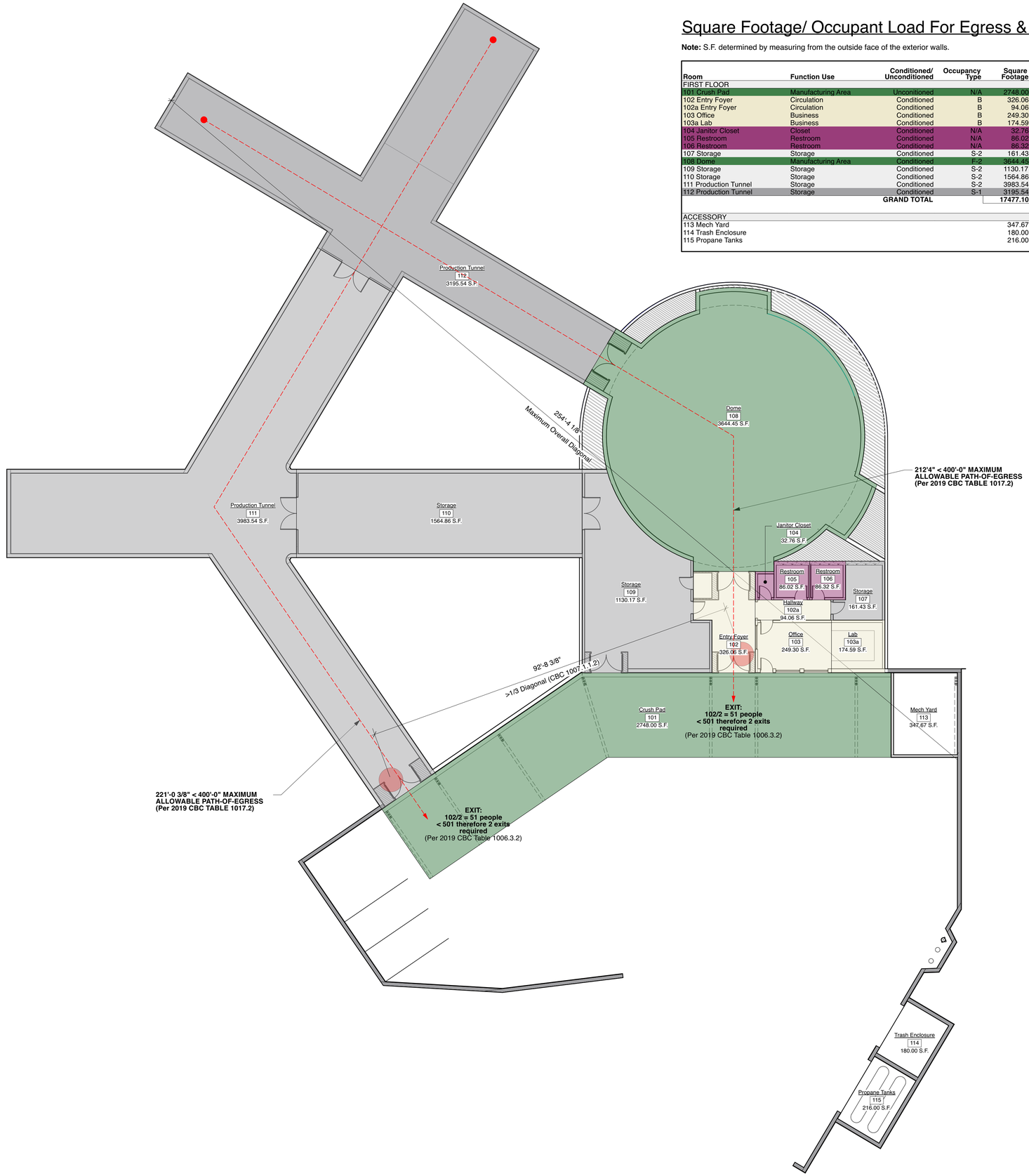
OF

9

Square Footage/ Occupant Load For Egress & Plumbing

Note: S.F. determined by measuring from the outside face of the exterior walls.

Room	Function Use	Conditioned/ Unconditioned	Occupancy Type	Square Footage	Egress Square Factor	Plumbing Square Factor	Egress Occupant Load	Plumbing Occupant Load
FIRST FLOOR								
101 Crush Pad	Manufacturing Area	Unconditioned	N/A	2748.00	100	5000	27	1
102 Entry Foyer	Circulation	Conditioned	B	326.06	150	200	2	2
102a Entry Foyer	Circulation	Conditioned	B	94.06	150	200	1	0
103 Office	Business	Conditioned	B	249.30	150	200	2	1
103a Lab	Business	Conditioned	B	174.59	150	200	1	1
104 Janitor Closet	Closet	Conditioned	N/A	32.76	--	--	0	0
105 Restroom	Restroom	Conditioned	N/A	86.02	--	--	0	0
106 Restroom	Restroom	Conditioned	N/A	86.32	--	--	0	0
107 Storage	Storage	Conditioned	S-2	161.43	300	5000	1	0
108 Dome	Manufacturing Area	Conditioned	F-2	3644.45	100	5000	36	1
109 Storage	Storage	Conditioned	S-2	1130.17	300	5000	4	0
110 Storage	Storage	Conditioned	S-2	1564.86	300	5,000	5	0
111 Production Tunnel	Storage	Conditioned	S-2	3983.54	300	5,000	13	1
112 Production Tunnel	Storage	Conditioned	S-1	3195.54	300	5,000	11	1
		GRAND TOTAL		**17477.10**			**103**	**8**
ACCESSORY								
113 Mech Yard				347.67				
114 Trash Enclosure				180.00				
115 Propane Tanks				216.00				



MH ARCHITECTS
2325 3rd st. studio 426
san francisco, ca 94107
info@matthollis.com
matthollis.com
415 977 0194

LICENSED ARCHITECT
MATT HOLLIS
C-22024
DATE:
/30 /2023
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

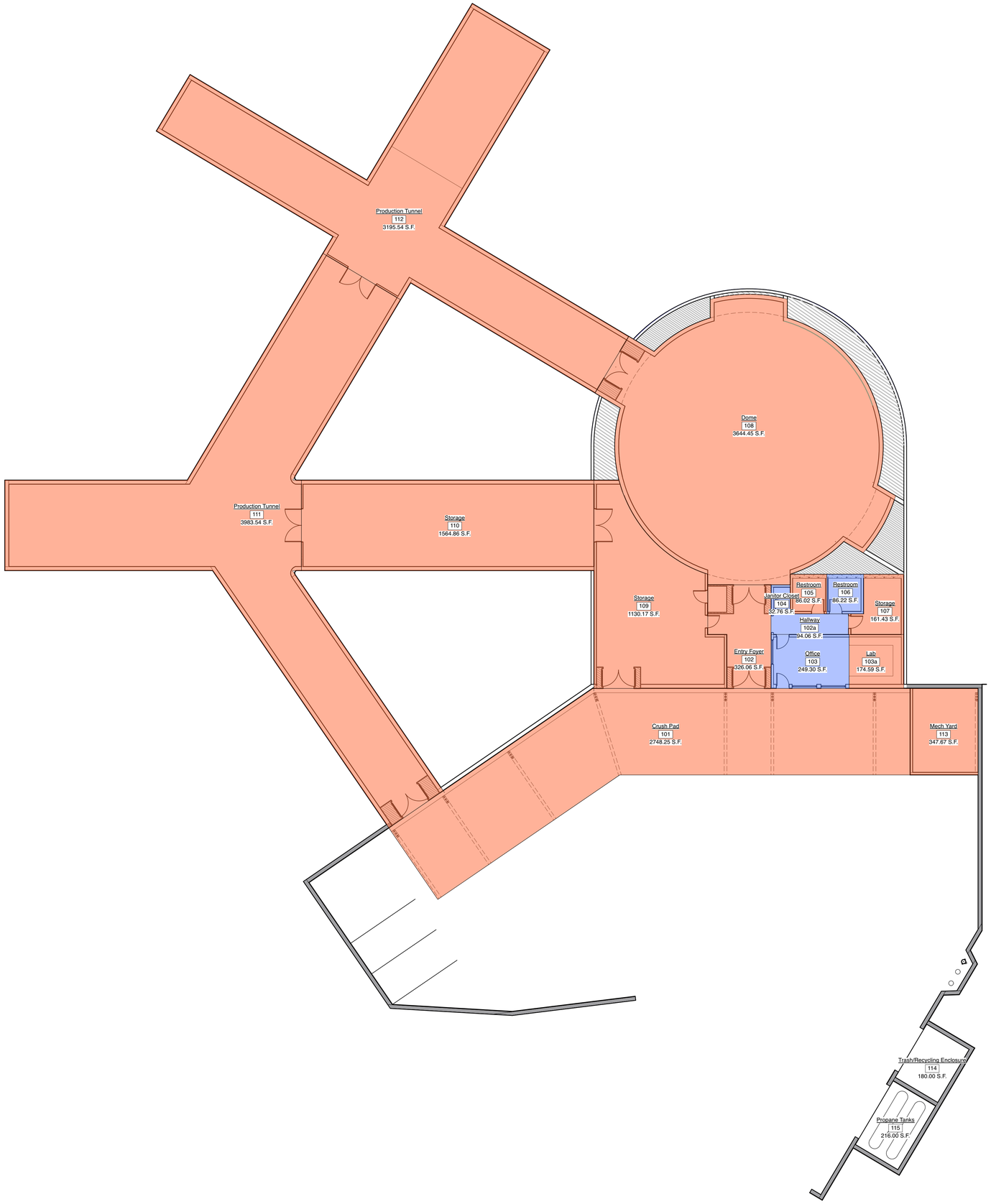
WALL ROAD WINERY
CONCEPTUAL PLANS OF NEW CAVE
1100 Wall Road,
Napa, CA 94558
APN: 027-060-020-000

PUBLISH	DATE
Use Permit	x/x/22

Date: 07.11.2022
Drawn by:
Project No: 2204
Scale:

Occupancy & Egress

SHEET NO:
A0.04



CAVE AND CRUSH PADS

Type II - Guided Tours Only

natural or manmade caves used for the storage and/or processing of wine at a winery facility. Type 2 winery caves are accessible to the public on guided tours only.

Cave Area (Production)	SF
102 Entry Foyer	326.06
103a Lab	174.59
105 Restroom	86.02
107 Storage	161.43
108 Fermentation Dome	3644.45
109 Dry Goods Storage	1130.17
110 Case Good Storage	1564.86
111 Label Tunnel	3983.54
112 Barrel Storage	3195.54
	14266.66

Cave Area (Accessory)	
102a Hallway	94.06
103 Office	249.30
104 Janitor Closet	32.76
106 Restroom	86.22
	462.34

CAVE AREA TOTAL	14729.00

Covered Crush Pad Area	
101 Crush Pad	2748.25
113 Mech Yard	347.67
	3095.92

Uncovered Crush Pad Area	
114 Trash/Recycling Enclosure	180.00
115 Propane Tanks	216.00
	396.00

MH ARCHITECTS
2325 3rd st. studio 426
san francisco, ca 94107
info@matthollis.com
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415 977 0194

LICENSED ARCHITECT
MATT HOLLIS
C-28257
STATE OF CALIFORNIA
DATE: 8/30/2023
NOT FOR CONSTRUCTION

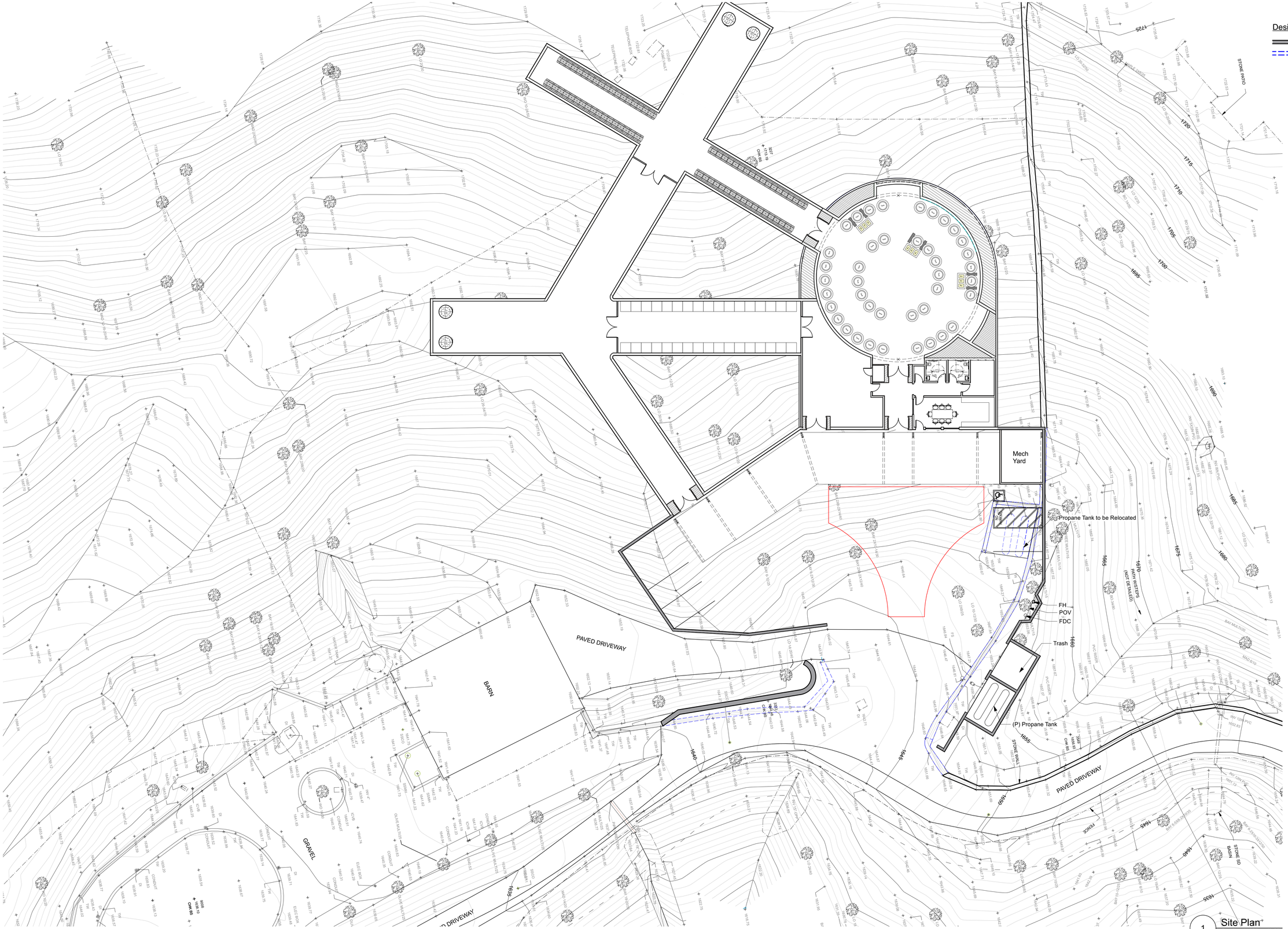
WALL ROAD WINERY
CONCEPTUAL PLANS OF NEW CAVE
1100 Wall Road,
Napa, CA 94558
APN: 027-060-020-000

PUBLISH	DATE
Use Permit	x/x/22

Date: 07.11.2022
Drawn by:
Project No: 2204
Scale:

Caves & Crush Pads

SHEET NO:
A0.05



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

Design Notes:

New

Demo

MH ARCHITECTS
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415 977 0194

LICENSED ARCHITECT
MATT HOLLIS
C-28292
DATE:
/30 2023
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

WALL ROAD WINERY
CONCEPTUAL PLANS OF NEW CAVE

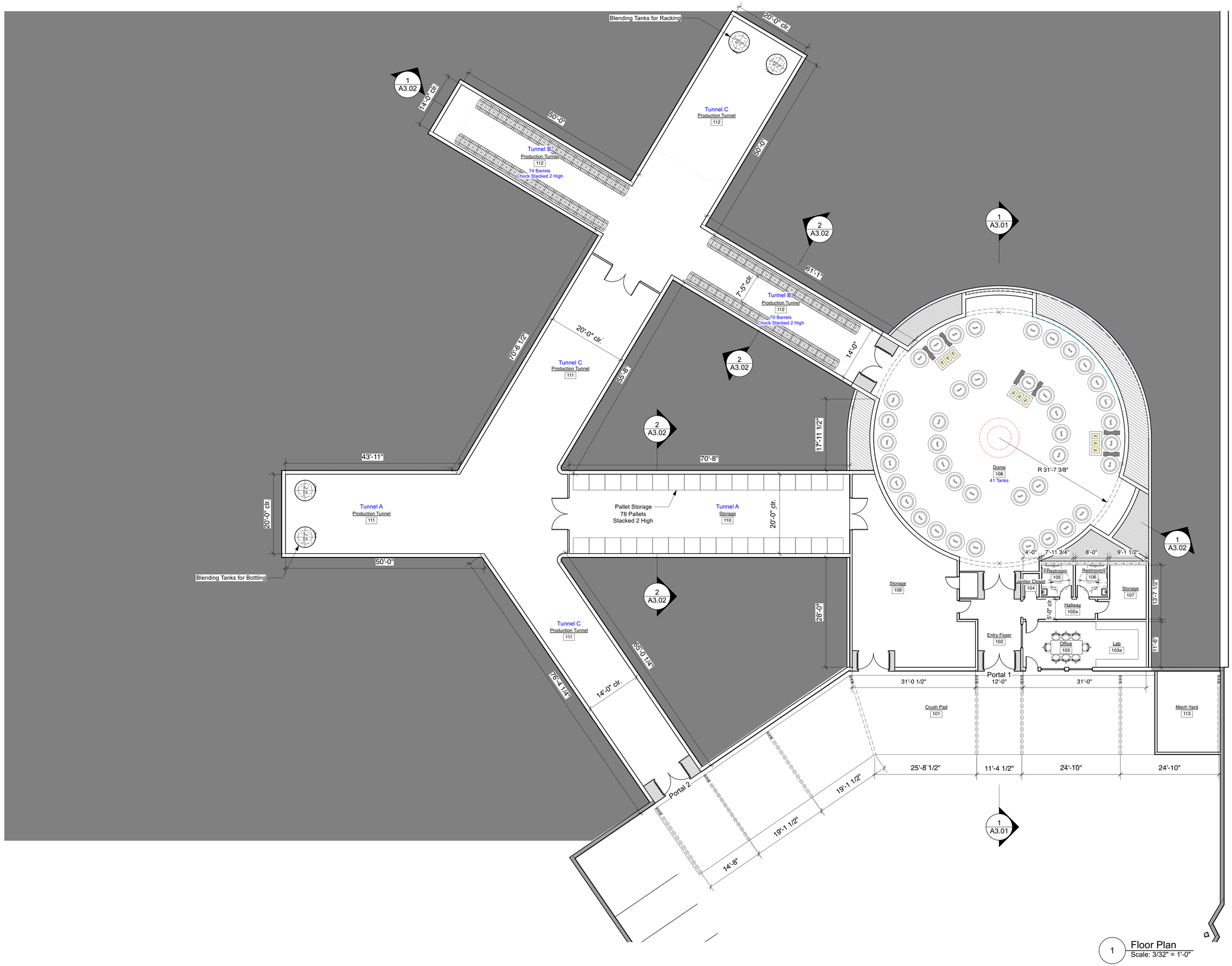
1100 Wall Road,
Napa, CA 94558
APN: 027-060-020-000

PUBLISH	DATE
Use Permit	x/x/22

Date: 07.11.2022
Drawn by:
Project No: 2204
Scale:

Site Plan

SHEET NO:
A0.09



1 Floor Plan
Scale: 3/32" = 1'-0"

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LICENSED ARCHITECT
MATT HOLLIS
C-28024
STATE OF CALIFORNIA
DATE: 5/30/2023
NOT FOR CONSTRUCTION

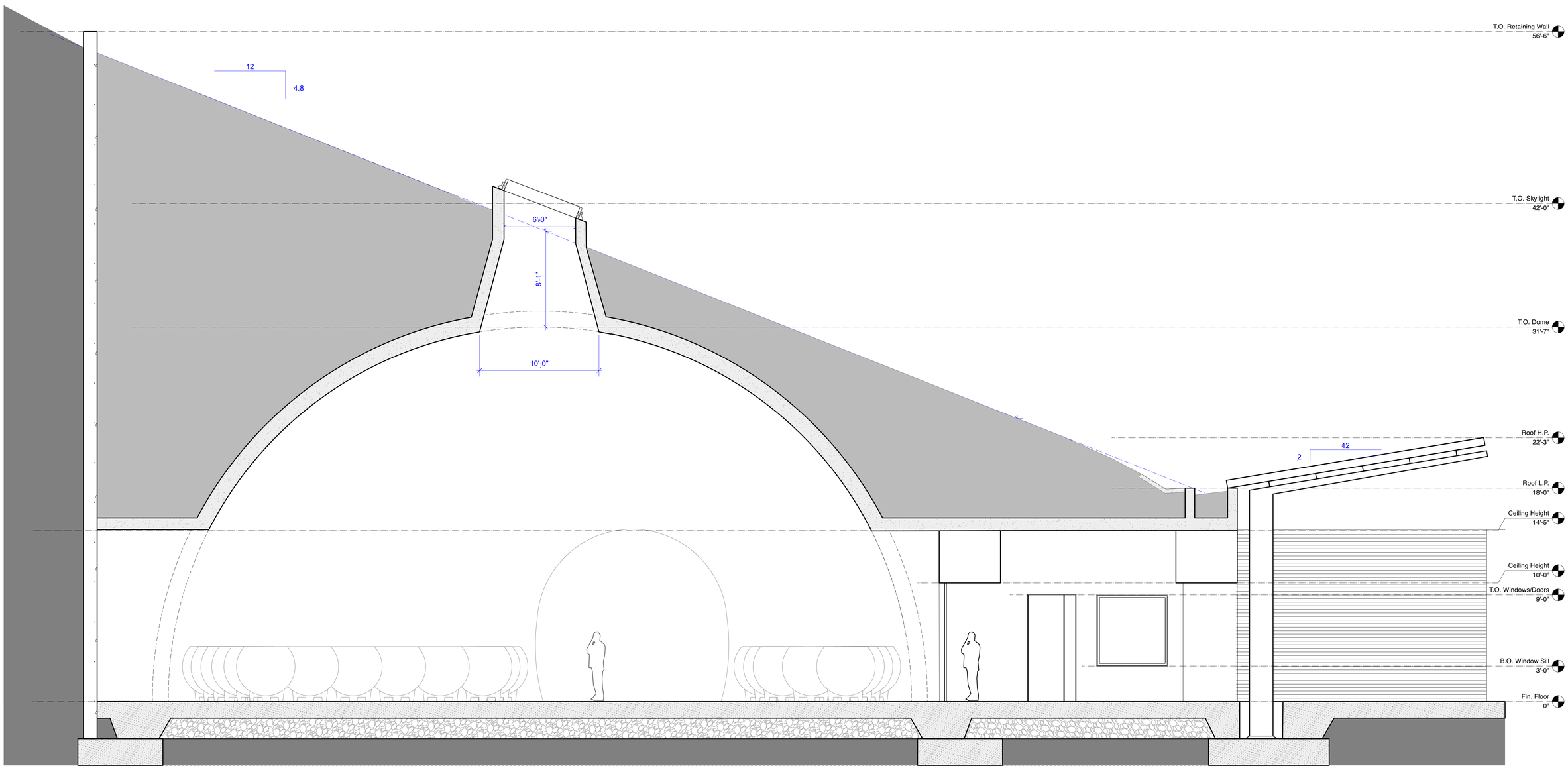
WALL ROAD WINERY
CONCEPTUAL PLANS OF NEW CAVE
1100 Wall Road,
Napa, CA 94558
APN: 027-060-020-000

PUBLISH	DATE
Use Permit	x/x/22

Date: 07.11.2022
Drawn by:
Project No: 2204
Scale:

Floor Plans

SHEET NO:
A1.01



3 Section
Scale: 1/4" = 1'-0"

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DATE:
/30/2023
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

WALL ROAD WINERY
CONCEPTUAL PLANS OF NEW CAVE
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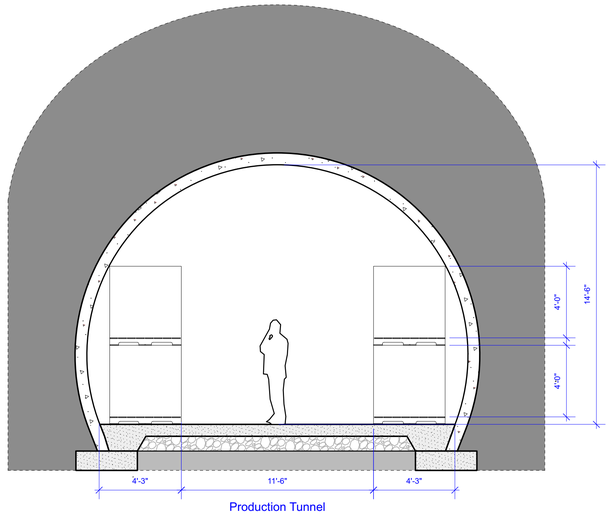
APN: 027-060-020-000

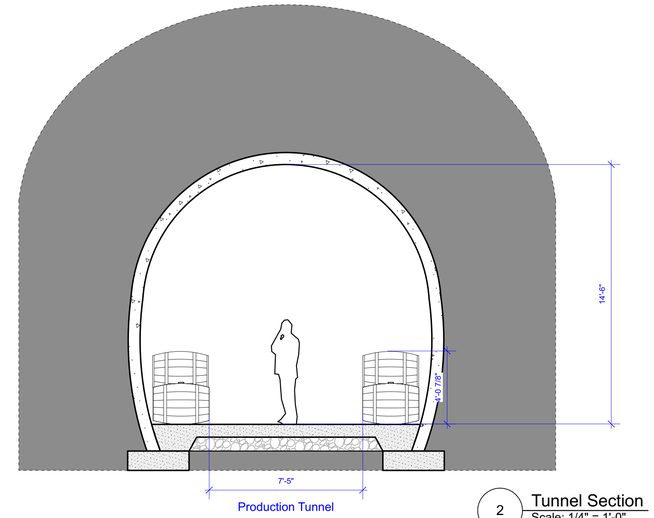
PUBLISH	DATE
Use Permit	x/x/22

Date: 07.11.2022
Drawn by:
Project No: 2204
Scale:

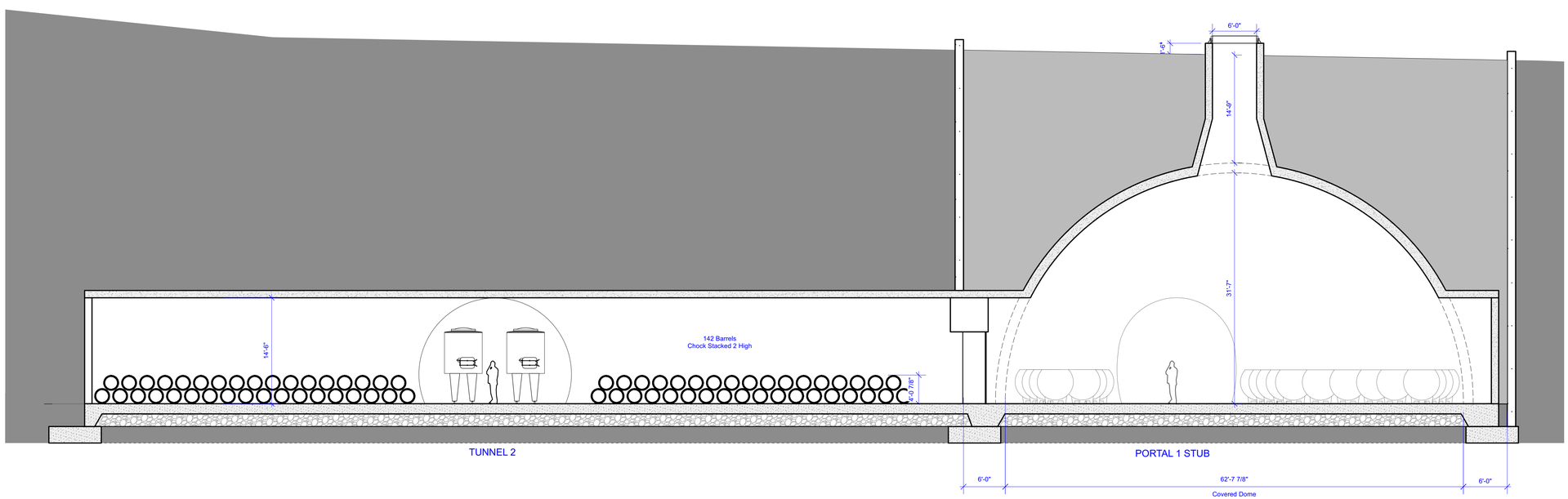
Sections

SHEET NO:
A3.01





2 Tunnel Section
Scale: 1/4" = 1'-0"



1 Section
Scale: 1/8" = 1'-0"

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LICENSED ARCHITECT
MATT HOLLIS
C-28278
DATE:
/30 /2023
STATE OF CALIFORNIA
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WALL ROAD WINERY
CONCEPTUAL PLANS OF NEW CAVE
1100 Wall Road,
Napa, CA 94558
APN: 027-060-020-000

PUBLISH	DATE
Use Permit	x/x/22

Date: 07.11.2022
Drawn by:
Project No: 2204
Scale:

Sections

SHEET NO:
A3.02