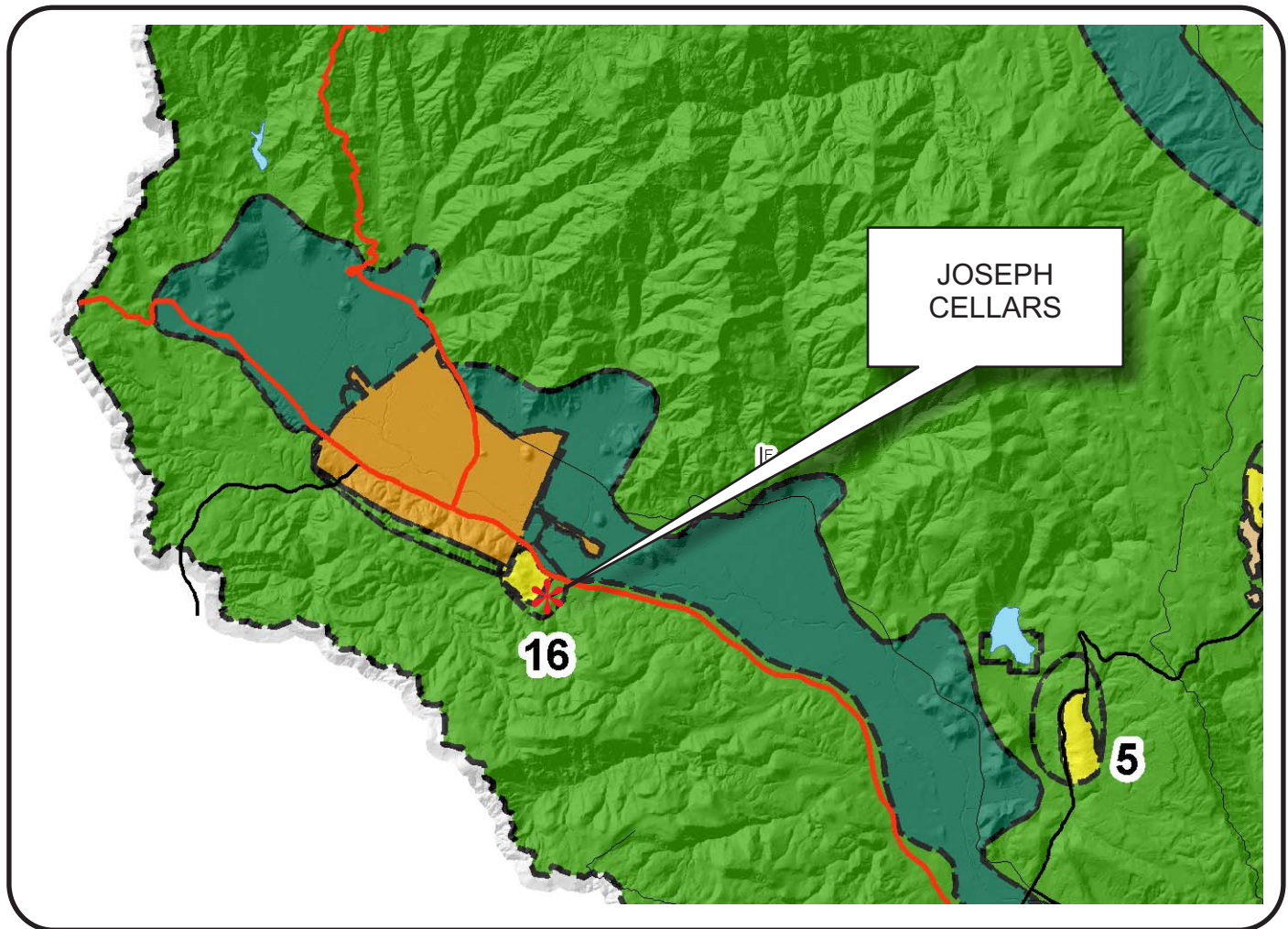


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

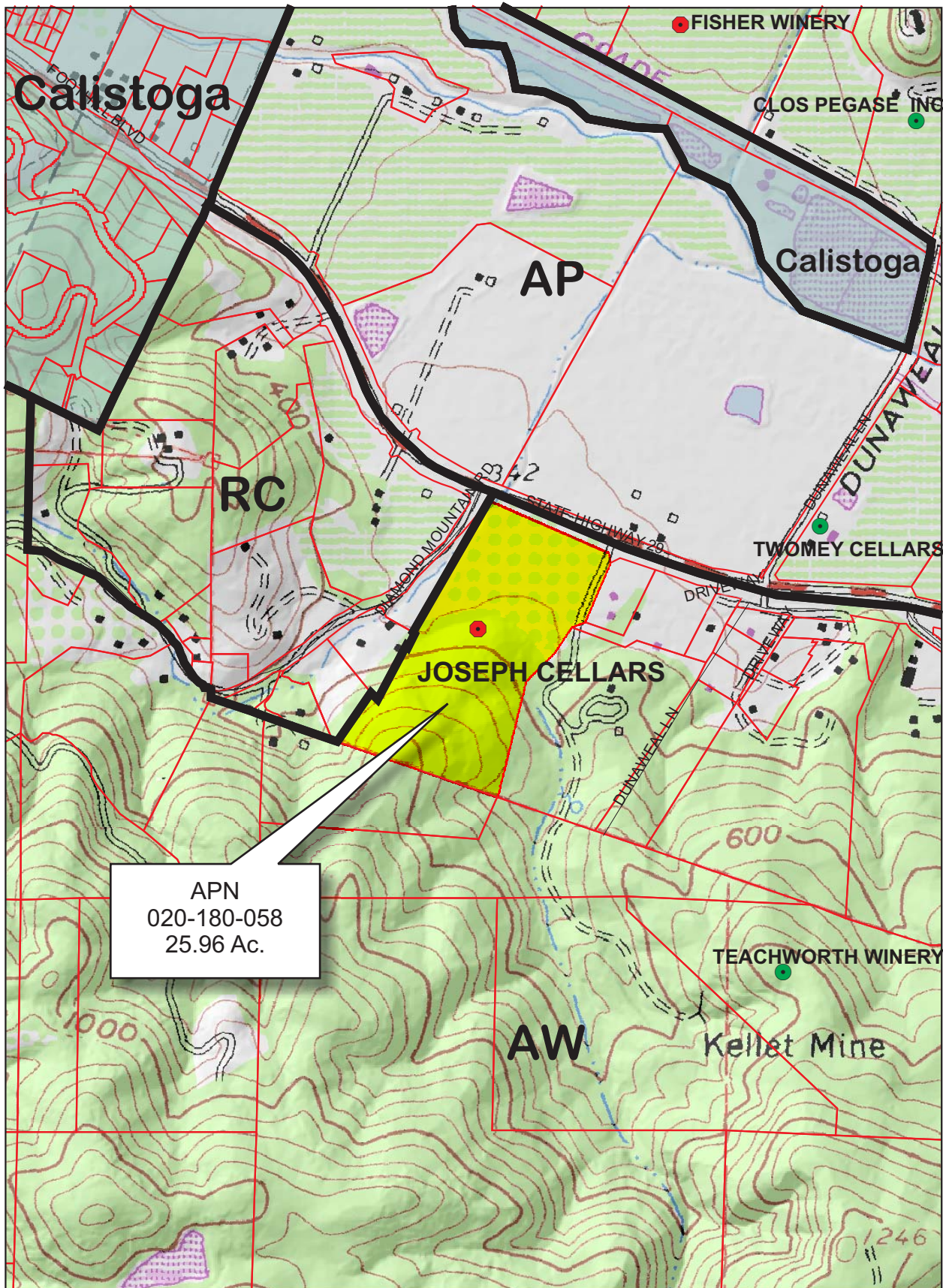
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
020-180-058
01-26-2010
10B UP

SCALE IN MILES
0 2



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Legend

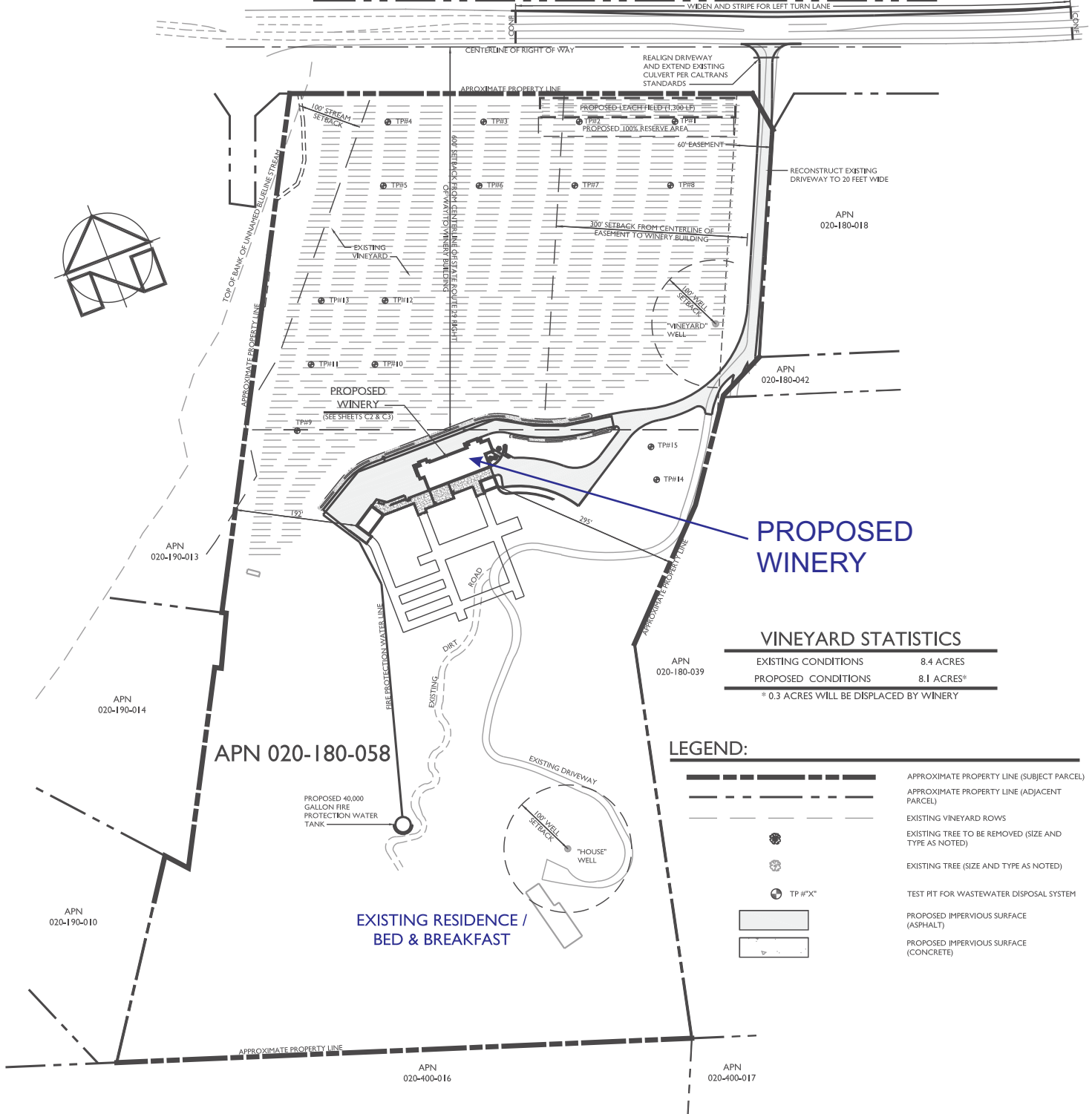
Wineries in Vicinity

- Producing
- Approved
- Pending
- Zoning
- Parcels

0 400 800 1,600 2,400 3,200 Feet

JOSEPH CELLARS

STATE ROUTE 29



PROPOSED WINERY

VINEYARD STATISTICS

EXISTING CONDITIONS	8.4 ACRES
PROPOSED CONDITIONS	8.1 ACRES*
* 0.3 ACRES WILL BE DISPLACED BY WINERY	

LEGEND:

	APPROXIMATE PROPERTY LINE (SUBJECT PARCEL)
	APPROXIMATE PROPERTY LINE (ADJACENT PARCEL)
	EXISTING VINEYARD ROWS
	EXISTING TREE TO BE REMOVED (SIZE AND TYPE AS NOTED)
	EXISTING TREE (SIZE AND TYPE AS NOTED)
	TEST PIT FOR WASTEWATER DISPOSAL SYSTEM
	PROPOSED IMPERVIOUS SURFACE (ASPHALT)
	PROPOSED IMPERVIOUS SURFACE (CONCRETE)

OVERALL SITE PLAN

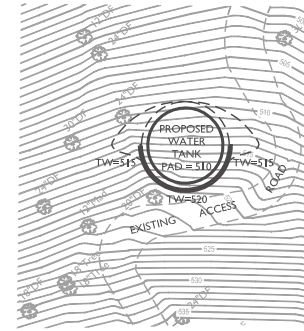
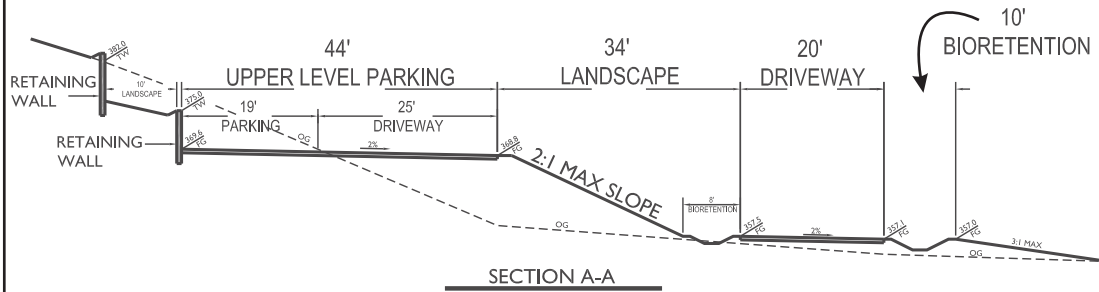
PROPOSED WINERY

SLOPE SECTIONS

SLOPE SECTIONS	
AA	14%
BB	23%
CC	20%
DD	34%
AVERAGE	23%

DEMOLITION PLAN

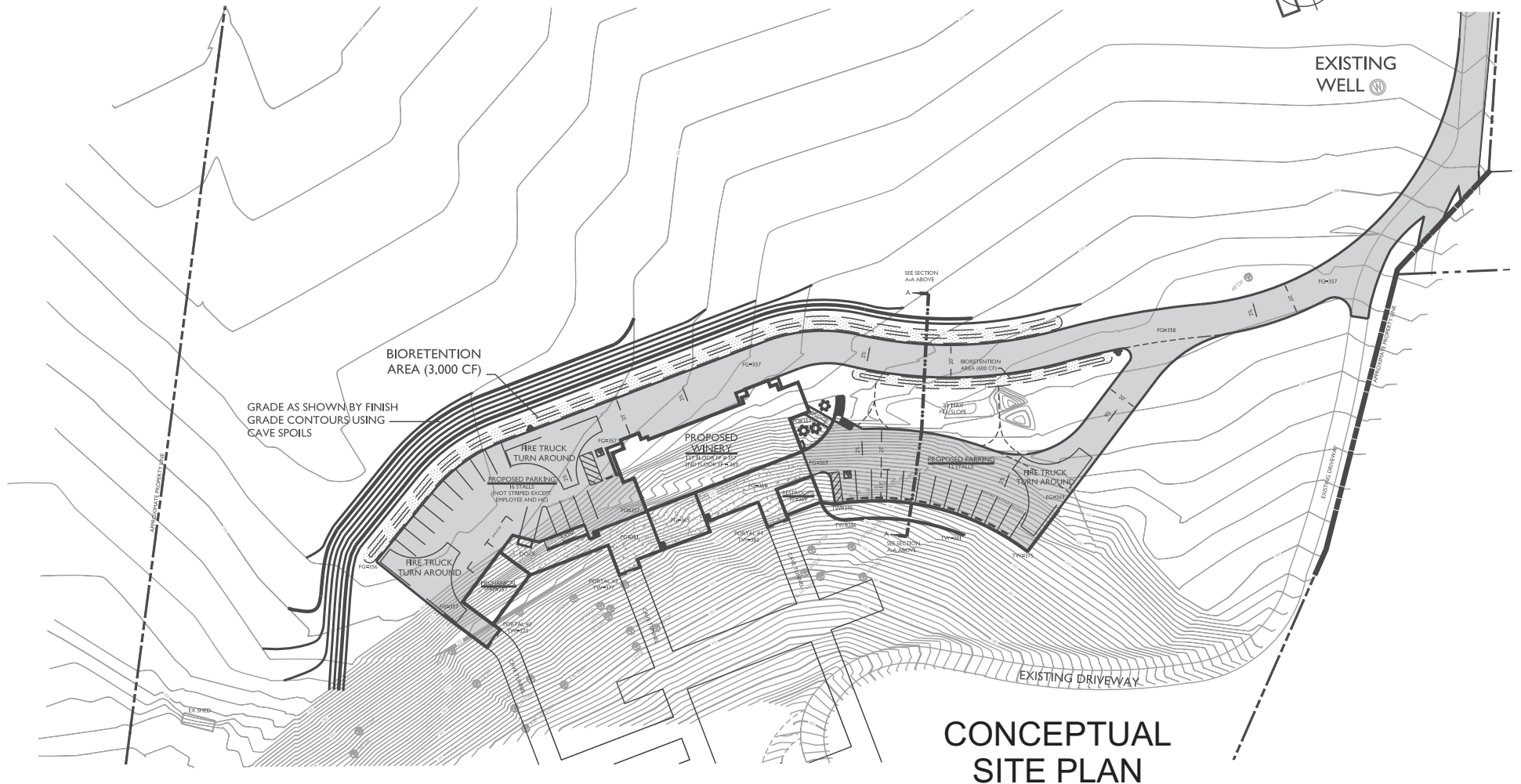
JOSEPH CELLARS



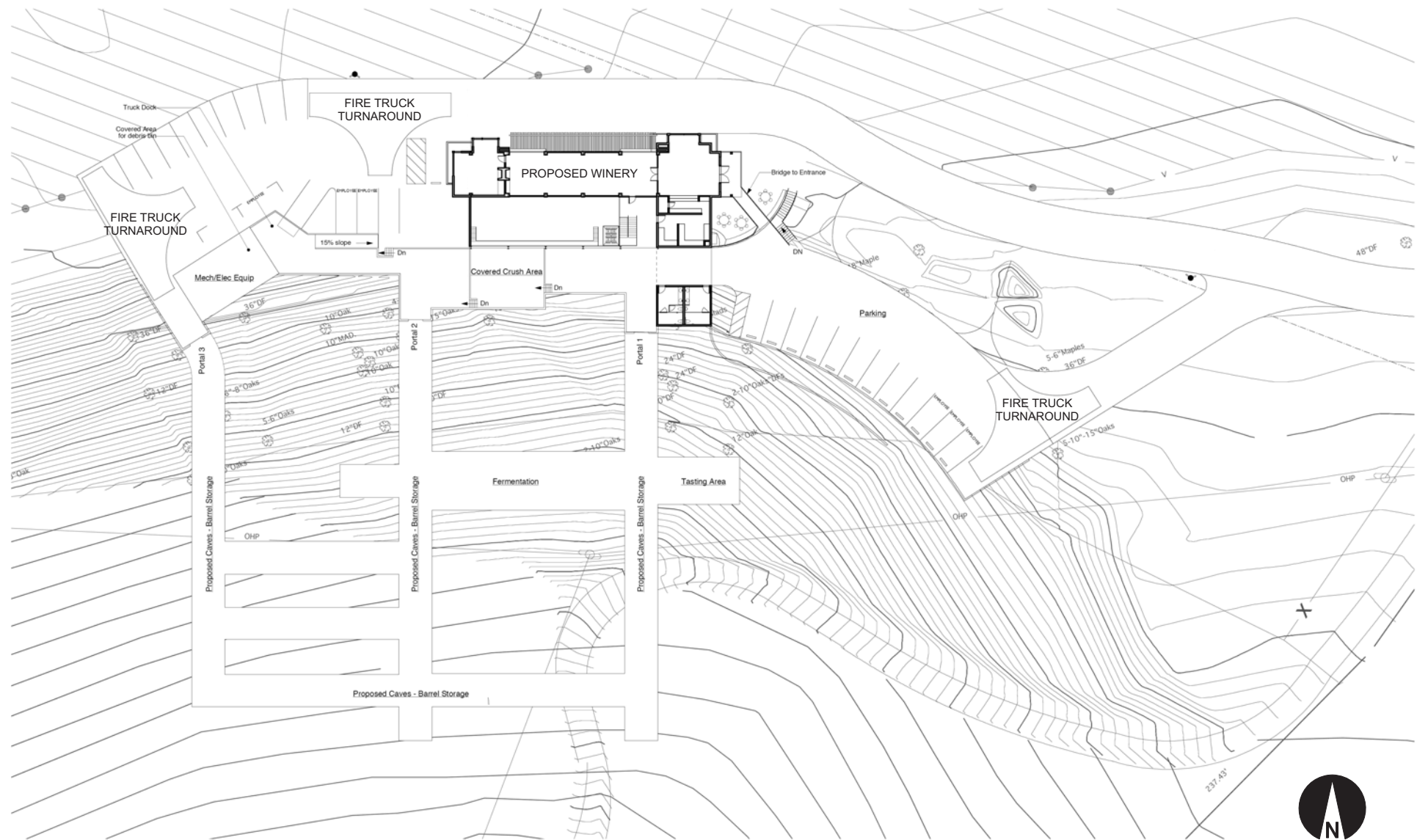
GRADING QUANTITIES*

CAVE SPOILS	4,500 CY
CUT	2,500 CY
FILL	7,000 CY
NET	BALANCE

* 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 VERIFY ESTIMATES PRESENTED ABOVE.

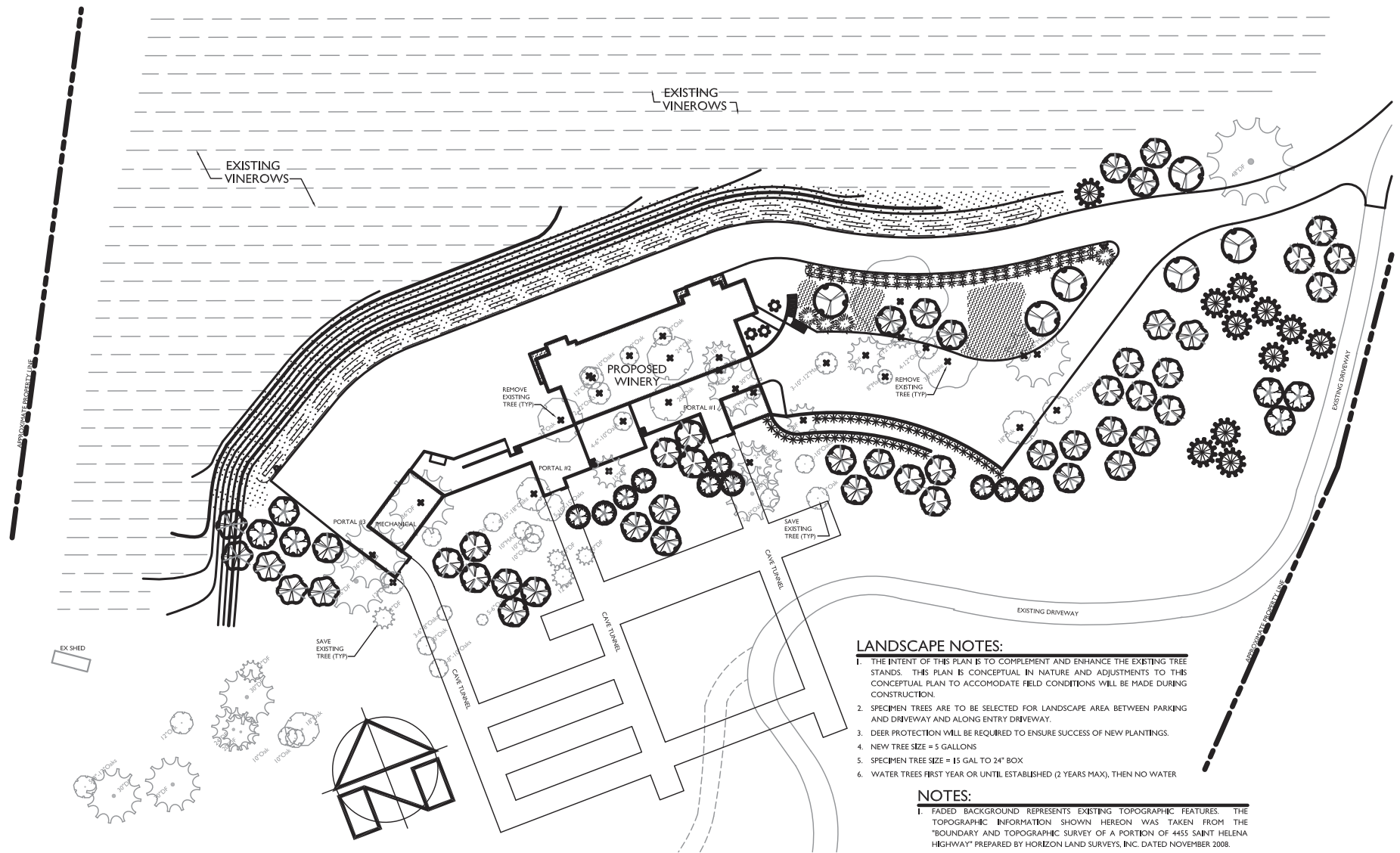


JOSEPH CELLARS



SITE PRODUCTION AREA PLAN

JOSEPH CELLARS



LEGEND:

- APPROXIMATE PROPERTY LINE (SUBJECT PARCEL)
- APPROXIMATE PROPERTY LINE (ADJACENT PARCEL)
- EXISTING VINEYARD ROWS
- EXISTING TREE TO BE REMOVED (SIZE AND TYPE AS NOTED)
- EXISTING TREE (SIZE AND TYPE AS NOTED)

PROPOSED PLANTING:

- ACER MACROPHYLLUM 'BIGLEAF MAPLE'
- ARBUTUS MENZIEII 'PACIFIC MADRONE'
- PSEUDOTSUGA MENZIEII 'DOUGLAS FIR'
- QUERCUS AGRIFOLIA 'COAST LIVE OAK'
- QUERCUS DOUGLASII 'BLUE OAK'
- QUERCUS KELLOGII 'CALIFORNIA BLACK OAK'
- QUERCUS LOBATA 'VALLEY OAK'
- PEROVSKIA ATRIPICIFOLIA 'RUSSIAN SAGE'
- IMPERATA CYLINDRICA 'RUBRA'
- JAPANESE BLOOD GRASS
- ROSMARINUS OFFICINALIS 'PROSTRATA'
- 'ROSEMARY'
- GROUND COVER
- PERENNIAL GRASS

LANDSCAPE NOTES:

- THE INTENT OF THIS PLAN IS TO COMPLEMENT AND ENHANCE THE EXISTING TREE STANDS. THIS PLAN IS CONCEPTUAL IN NATURE AND ADJUSTMENTS TO THIS CONCEPTUAL PLAN TO ACCOMMODATE FIELD CONDITIONS WILL BE MADE DURING CONSTRUCTION.
- SPECIMEN TREES ARE TO BE SELECTED FOR LANDSCAPE AREA BETWEEN PARKING AND DRIVEWAY AND ALONG ENTRY DRIVEWAY.
- DEER PROTECTION WILL BE REQUIRED TO ENSURE SUCCESS OF NEW PLANTINGS.
- NEW TREE SIZE = 5 GALLONS
- SPECIMEN TREE SIZE = 15 GAL TO 24" BOX
- WATER TREES FIRST YEAR OR UNTIL ESTABLISHED (2 YEARS MAX), THEN NO WATER

NOTES:

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM THE "BOUNDARY AND TOPOGRAPHIC SURVEY OF A PORTION OF 4455 SAINT HELENA HIGHWAY" PREPARED BY HORIZON LAND SURVEYS, INC. DATED NOVEMBER 2008.
- CONTOUR INTERVAL = ONE FOOT, HIGHLIGHTED EVERY FIVE FEET.
- THE PROPERTY LINES SHOWN HEREON DO NOT REPRESENT A BOUNDARY SURVEY. THE PROPERTY LINES ARE APPROXIMATE AND ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- SEE CIVIL AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

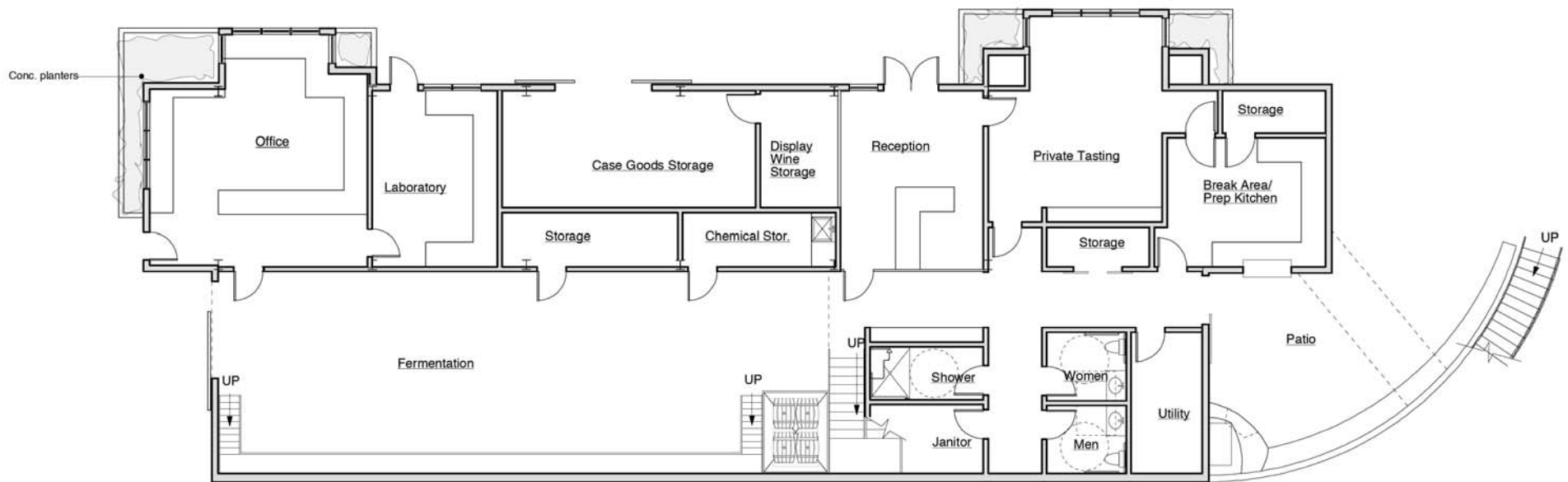
TREE REPLACEMENT STATISTICS

TYPE	REMOVED*	REPLANTED
OAKS	25	52
FIRS	10	11
MADRONE	7	10
MAPLE	7	8
TOTAL	49	81

*INCLUDES TREES > 10" DBH

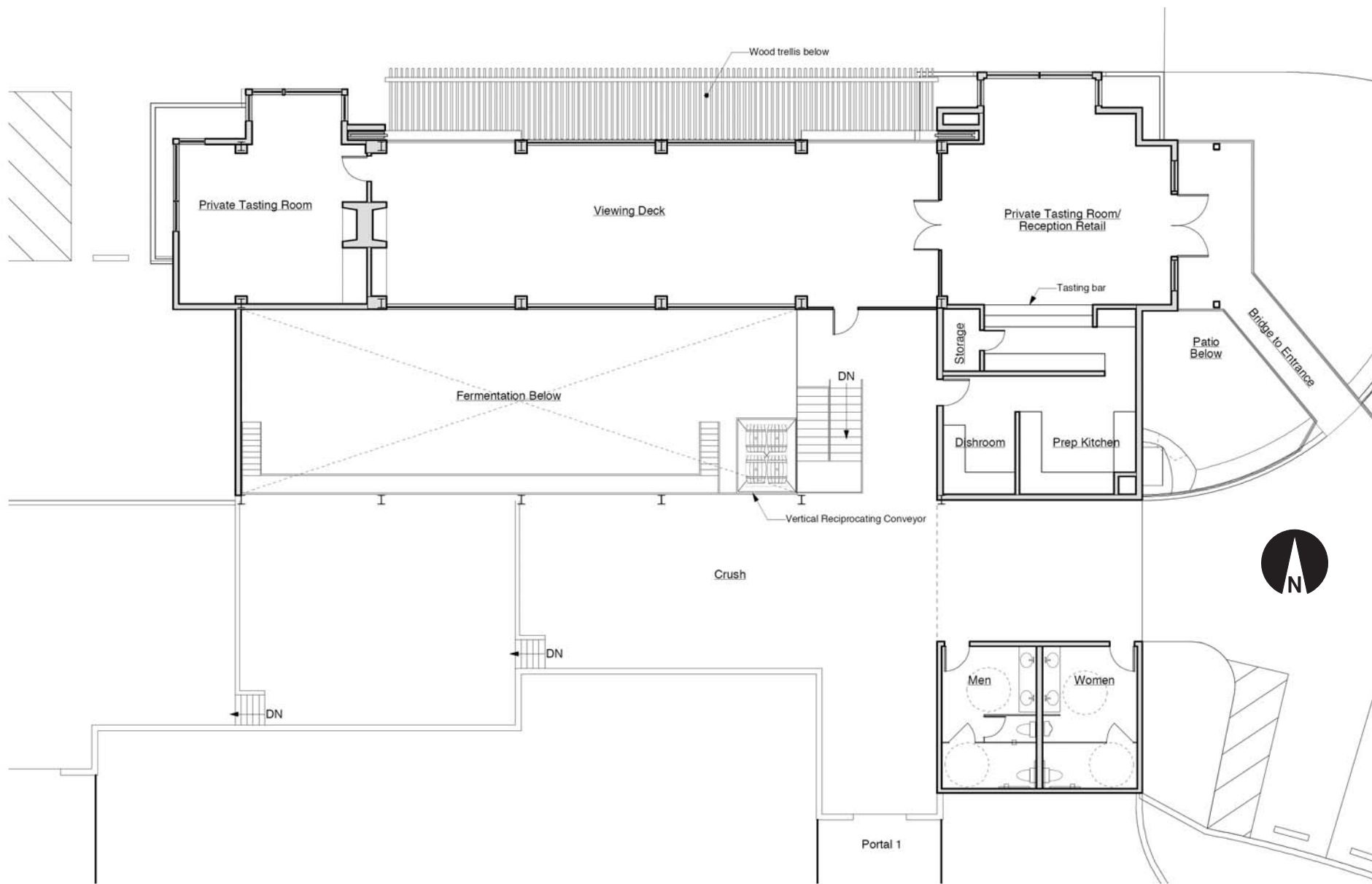
CONCEPTUAL LANDSCAPING PLAN

JOSEPH CELLARS



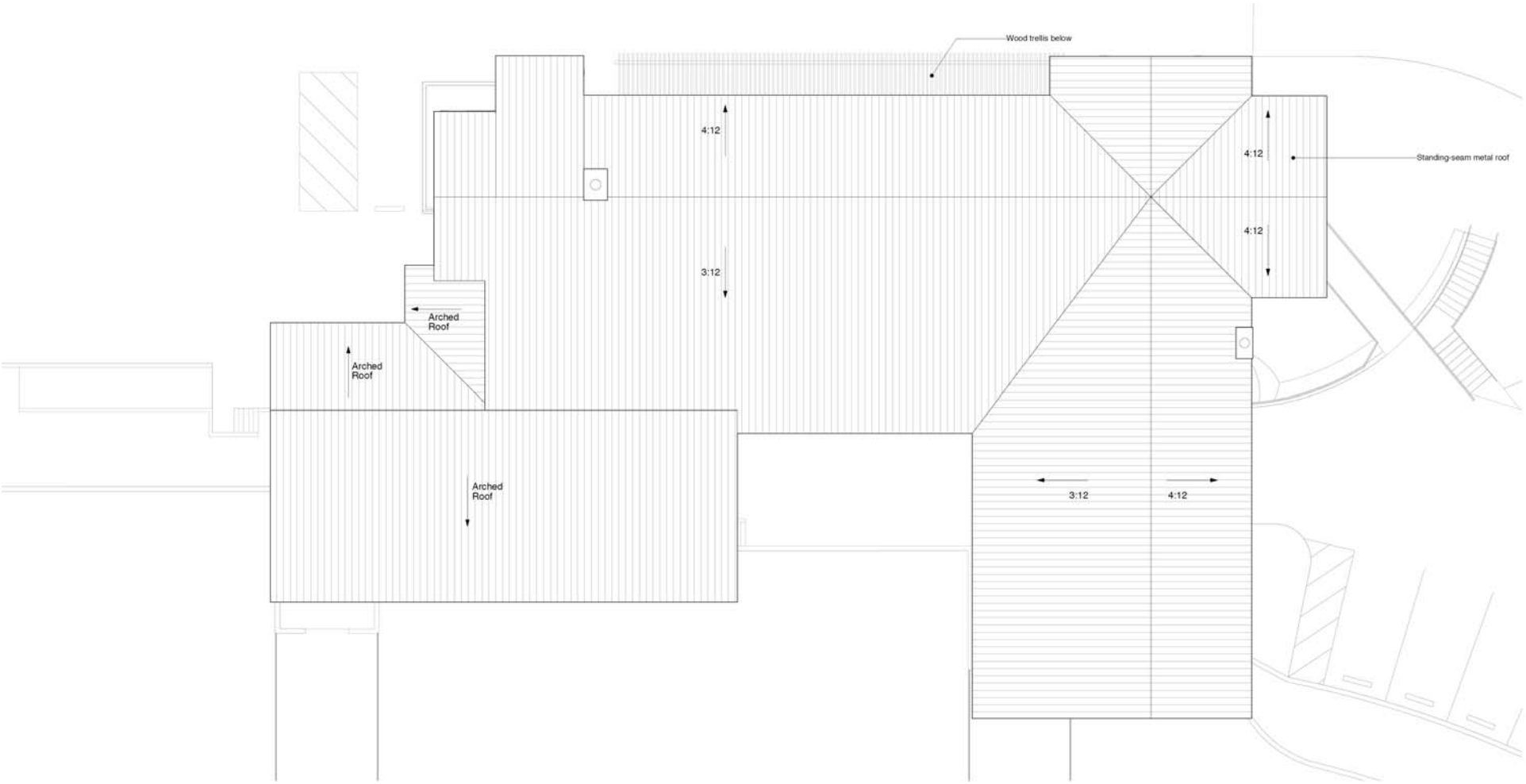
FIRST FLOOR PLAN

JOSEPH CELLARS



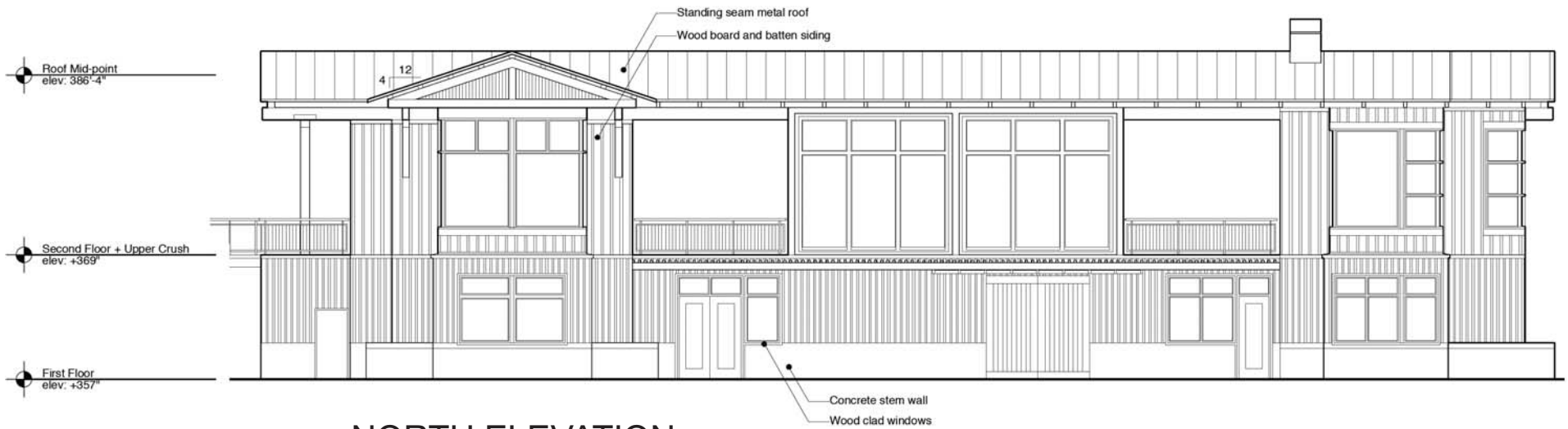
SECOND FLOOR PLAN

JOSEPH CELLARS

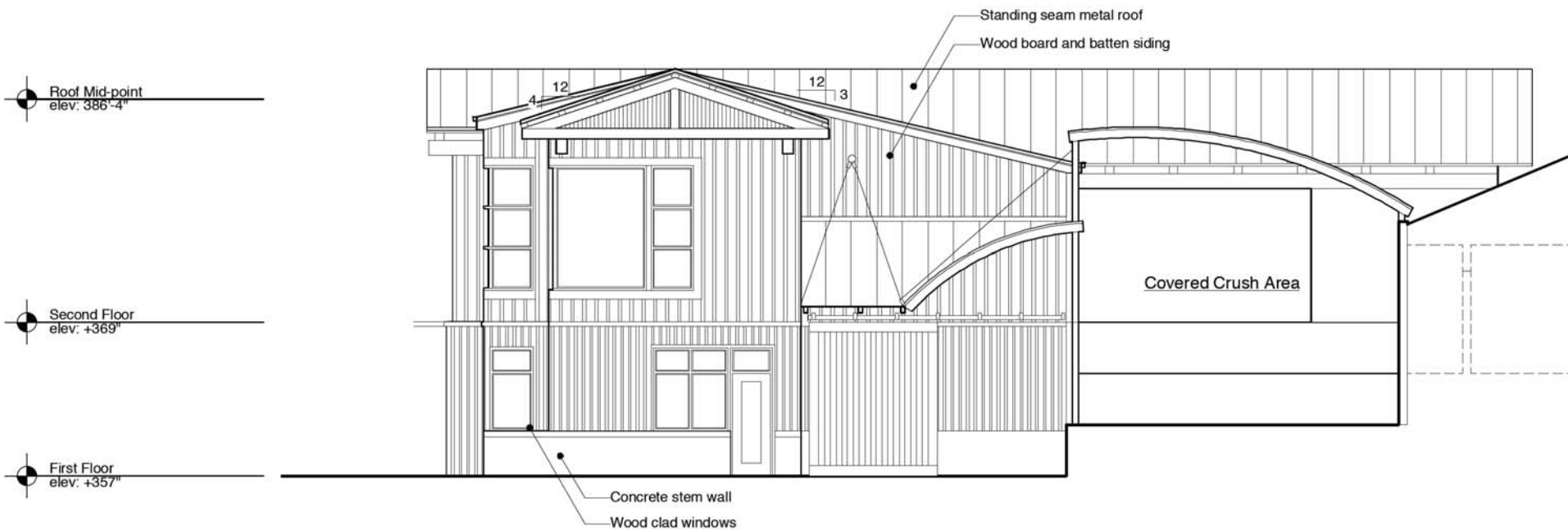


ROOF PLAN

JOSEPH CELLARS



NORTH ELEVATION



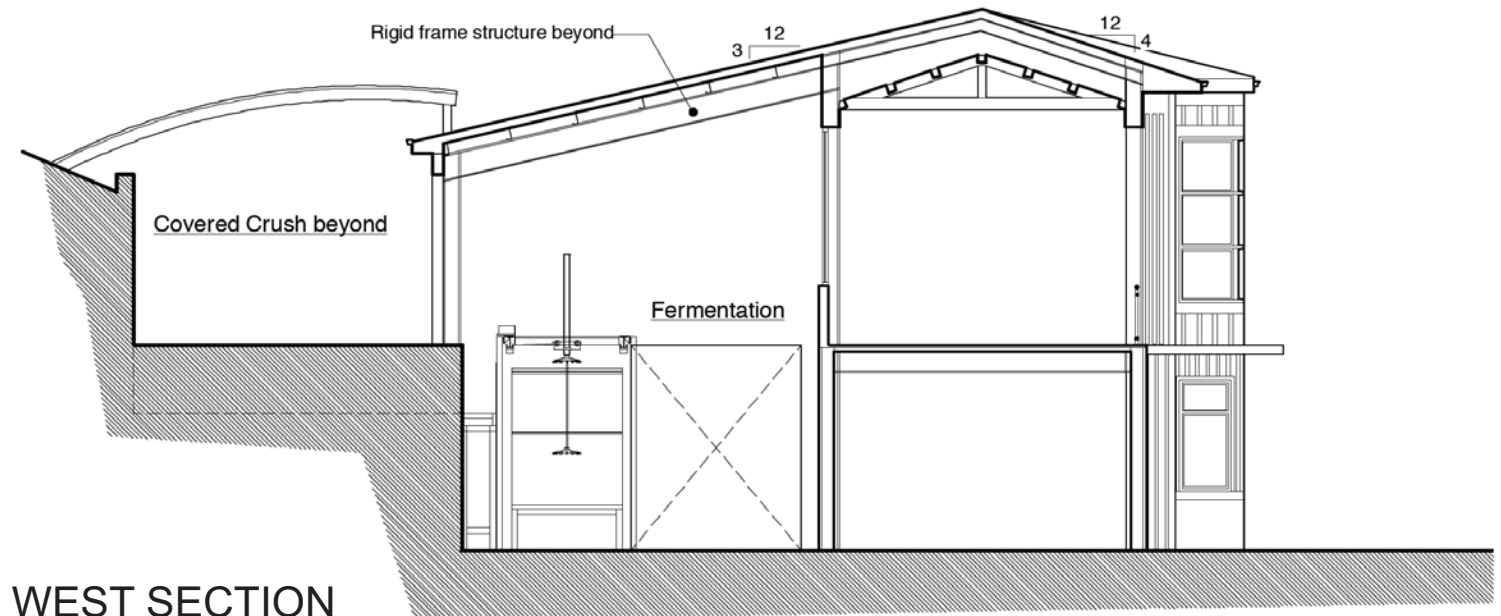
WEST ELEVATION

JOSEPH CELLARS

Roof Mid-point
elev: 386'-4"

Second Floor + Upper Crush
elev: +369'

First Floor
elev: +357'



Roof Mid-point
elev: 386'-4"

Second Floor
elev: +369'

First Floor
elev: +357'

EAST ELEVATION

