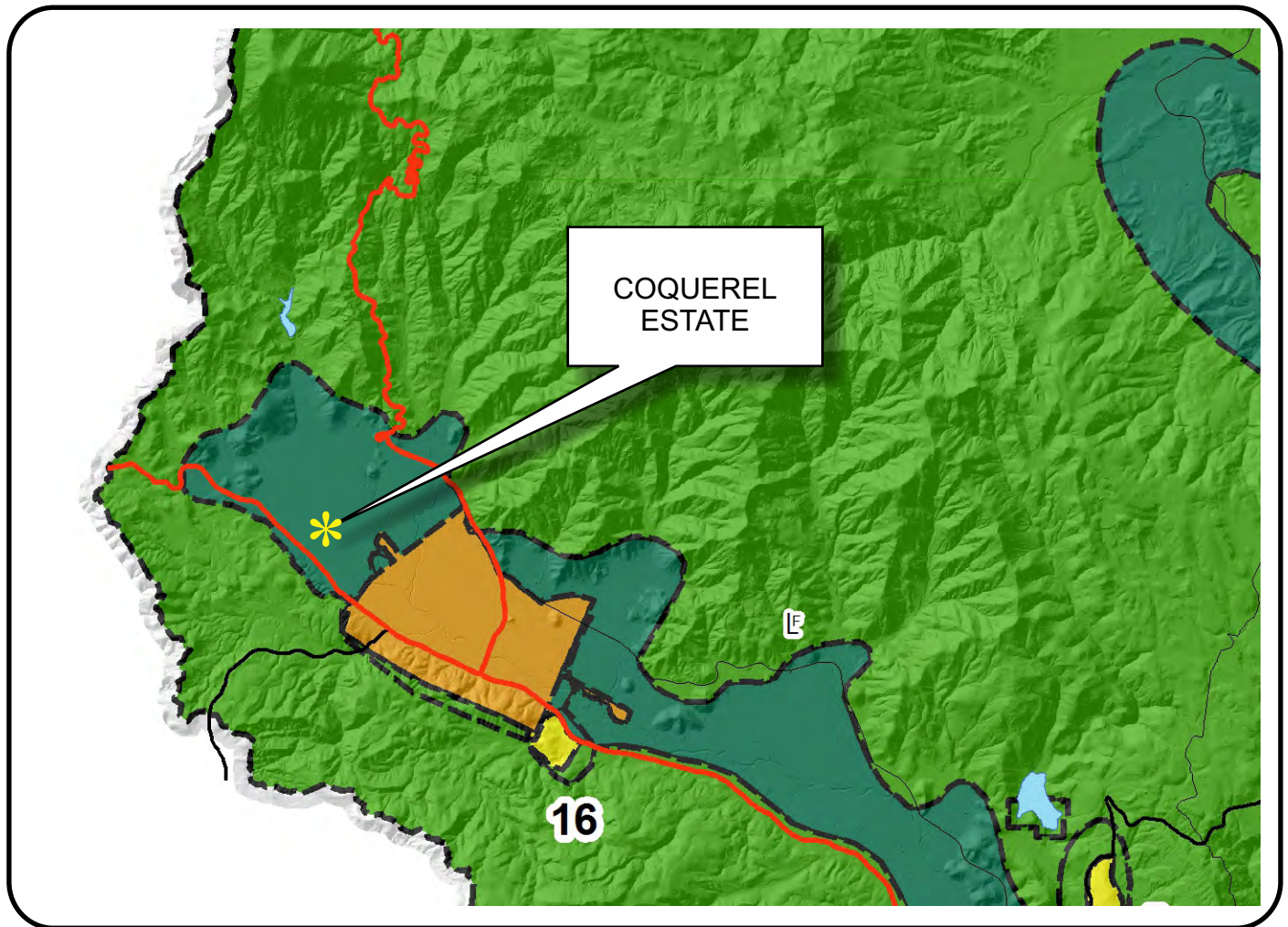


NAPA COUNTY LAND USE PLAN 2008 - 2030



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

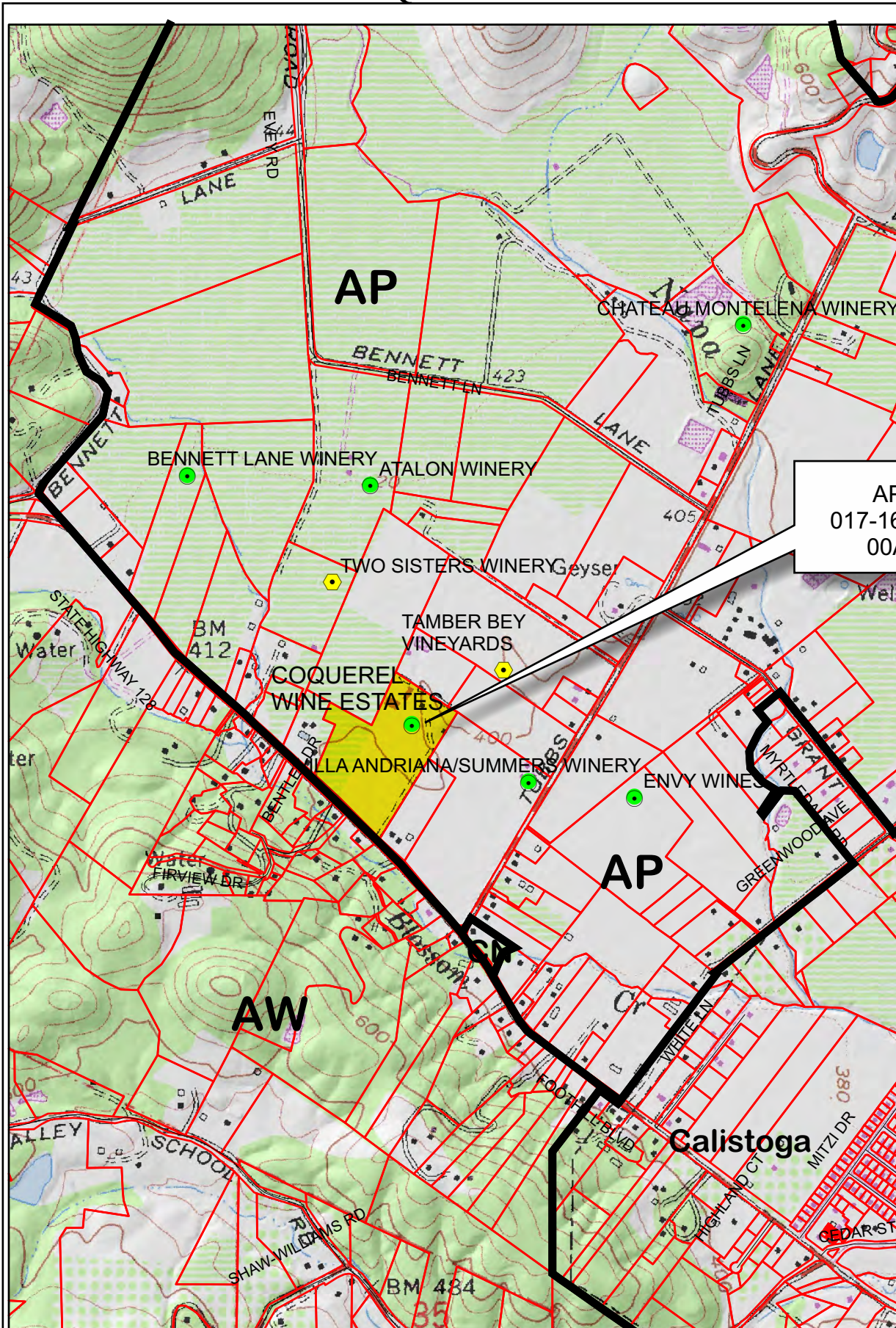
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
017-160-010
05-22-2013
11A MOD

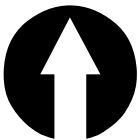
SCALE IN MILES
0 2



COQUEREL WINE ESTATES



APN
017-160-058
00Ac.



Legend

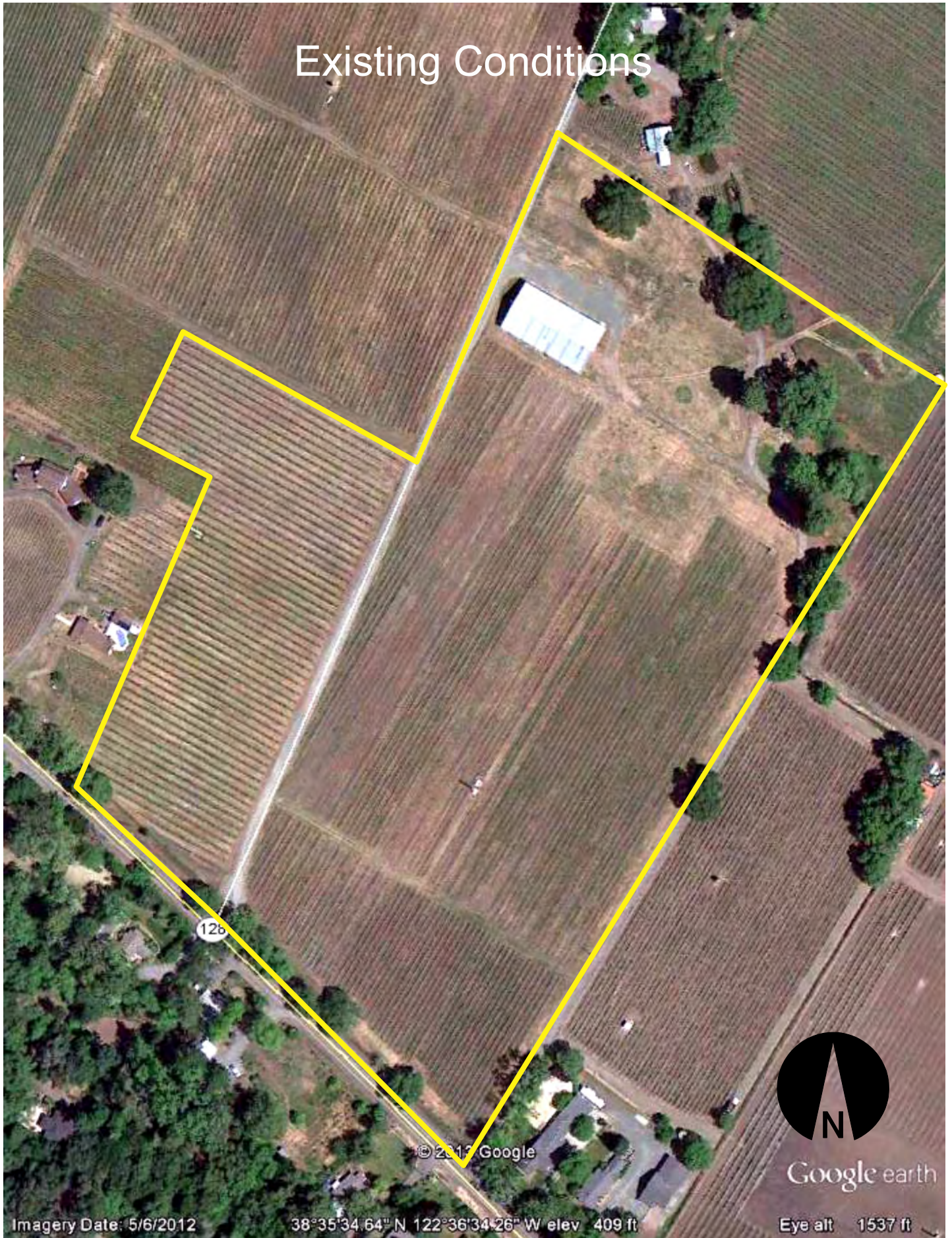
Wineries in Vicinity

- Producing
- Approved
- Pending
- Zoning
- Parcels

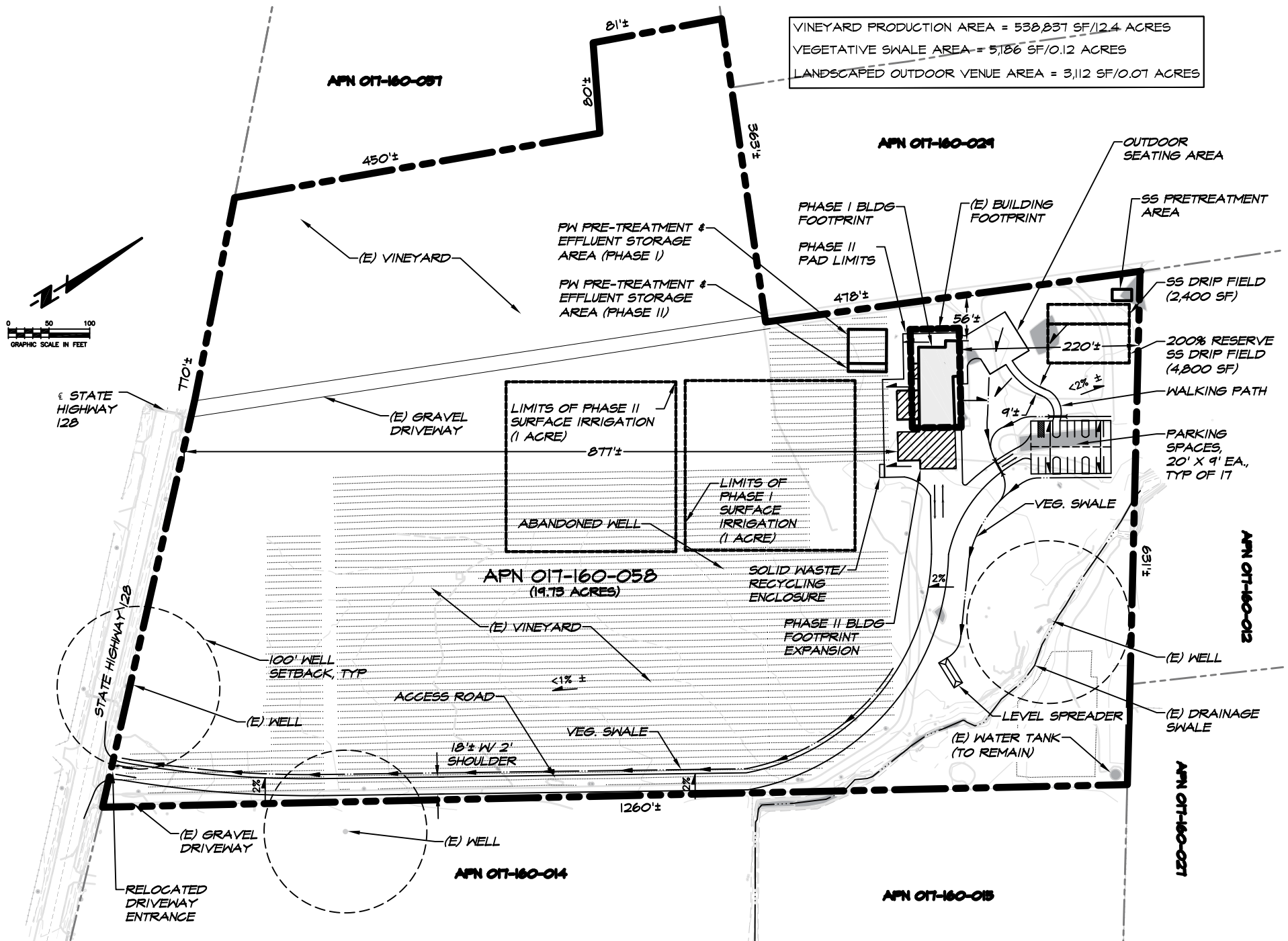
0 600 1,200 2,400 3,600 4,800 Feet

COQUEREL WINE ESTATES

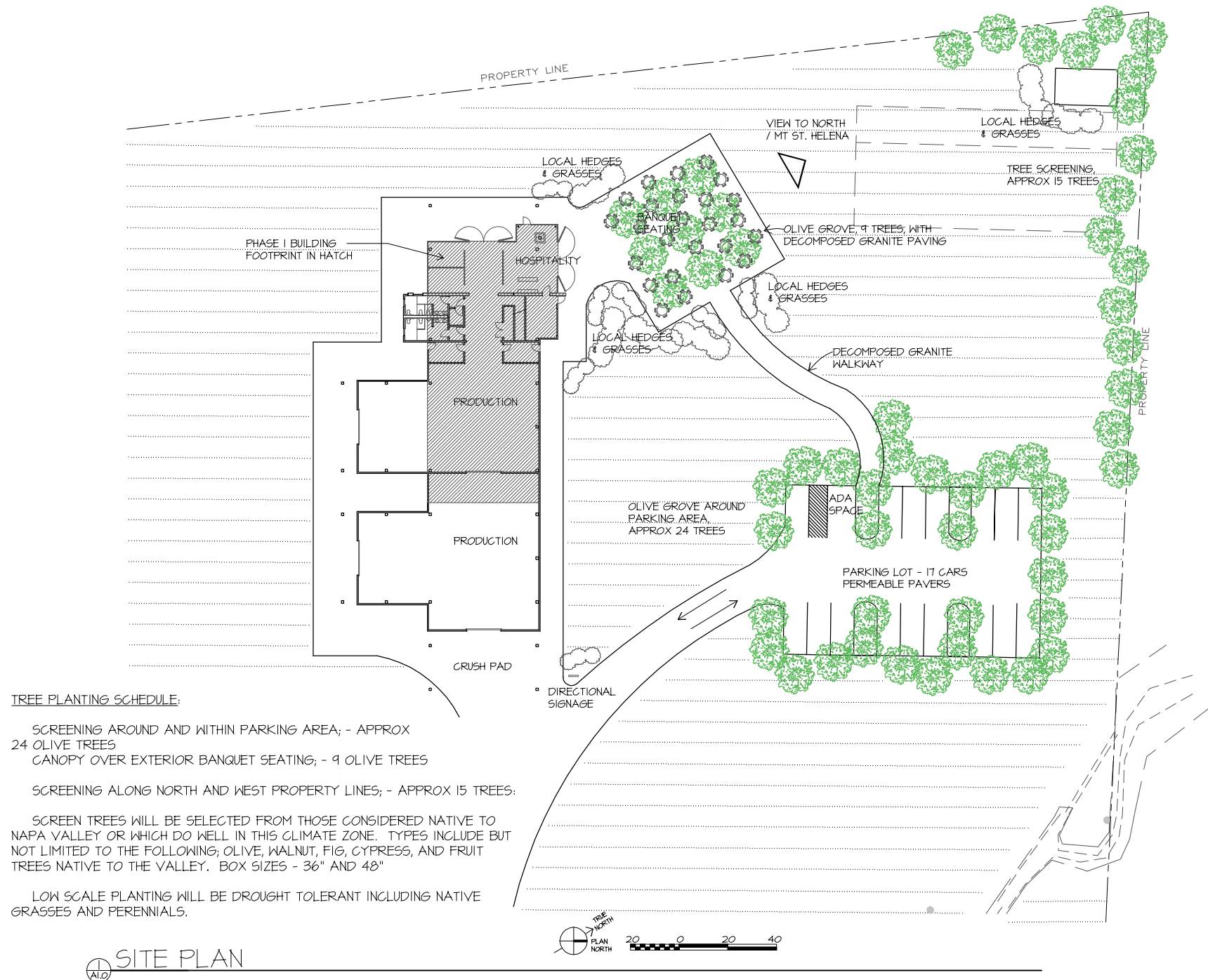
Existing Conditions



COQUEREL WINE ESTATES

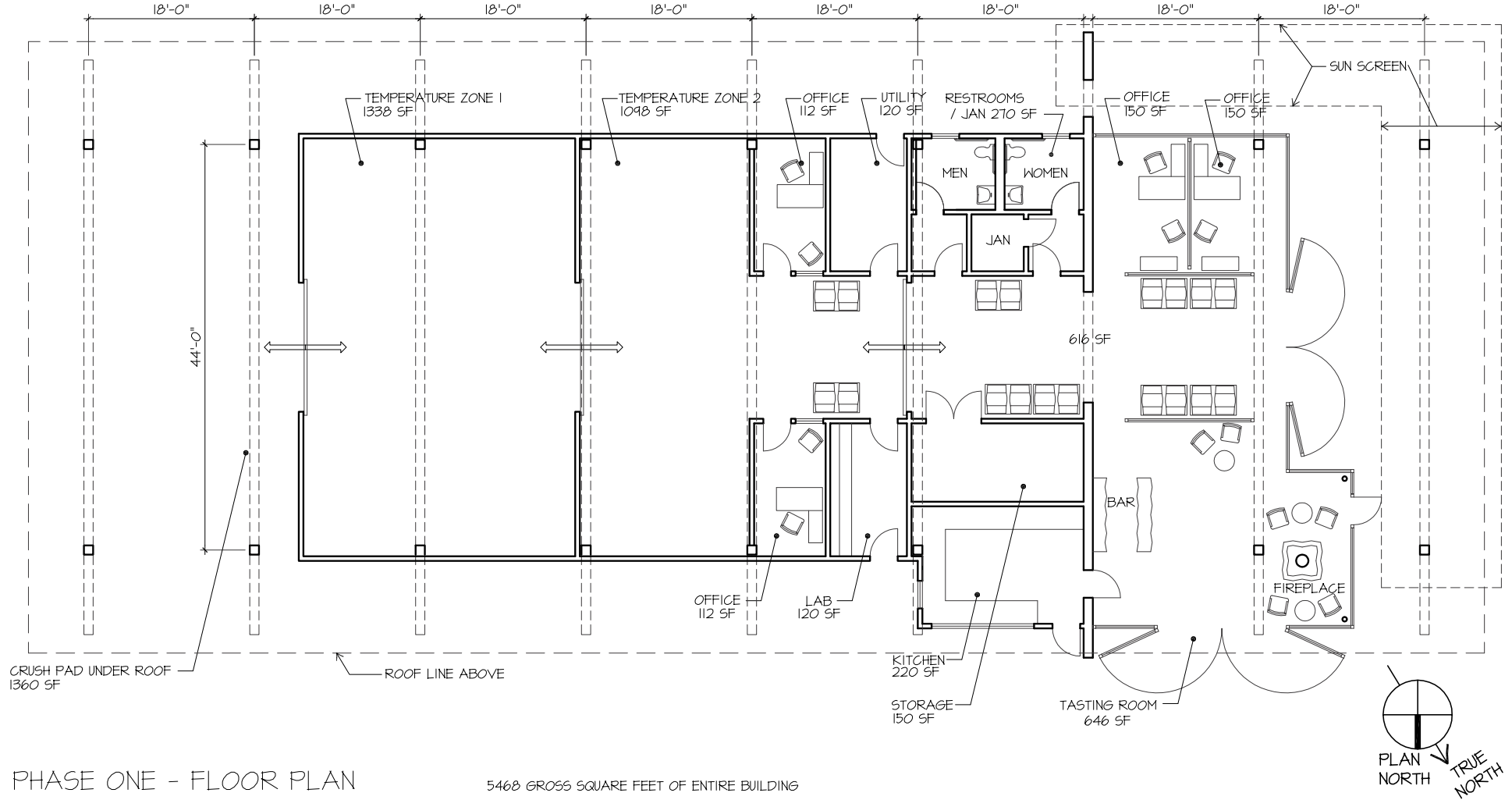


COQUEREL WINE ESTATES



 SITE PLAN

COQUEREL WINE ESTATES



PHASE ONE - FLOOR PLAN

5468 GROSS SQUARE FEET OF ENTIRE BUILDING

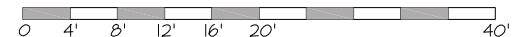
1338 NSF	TEMPERATURE ZONE I
1098 NSF	TEMPERATURE ZONE II
616 NSF	PRODUCTION SF WITHIN HOSPITALITY ZONE
150 NSF	STORAGE
120 NSF	UTILITY
120 NSF	LAB

3,442 NSF - PRODUCTION AREA IN PHASE I
FOR 10,000 CASES

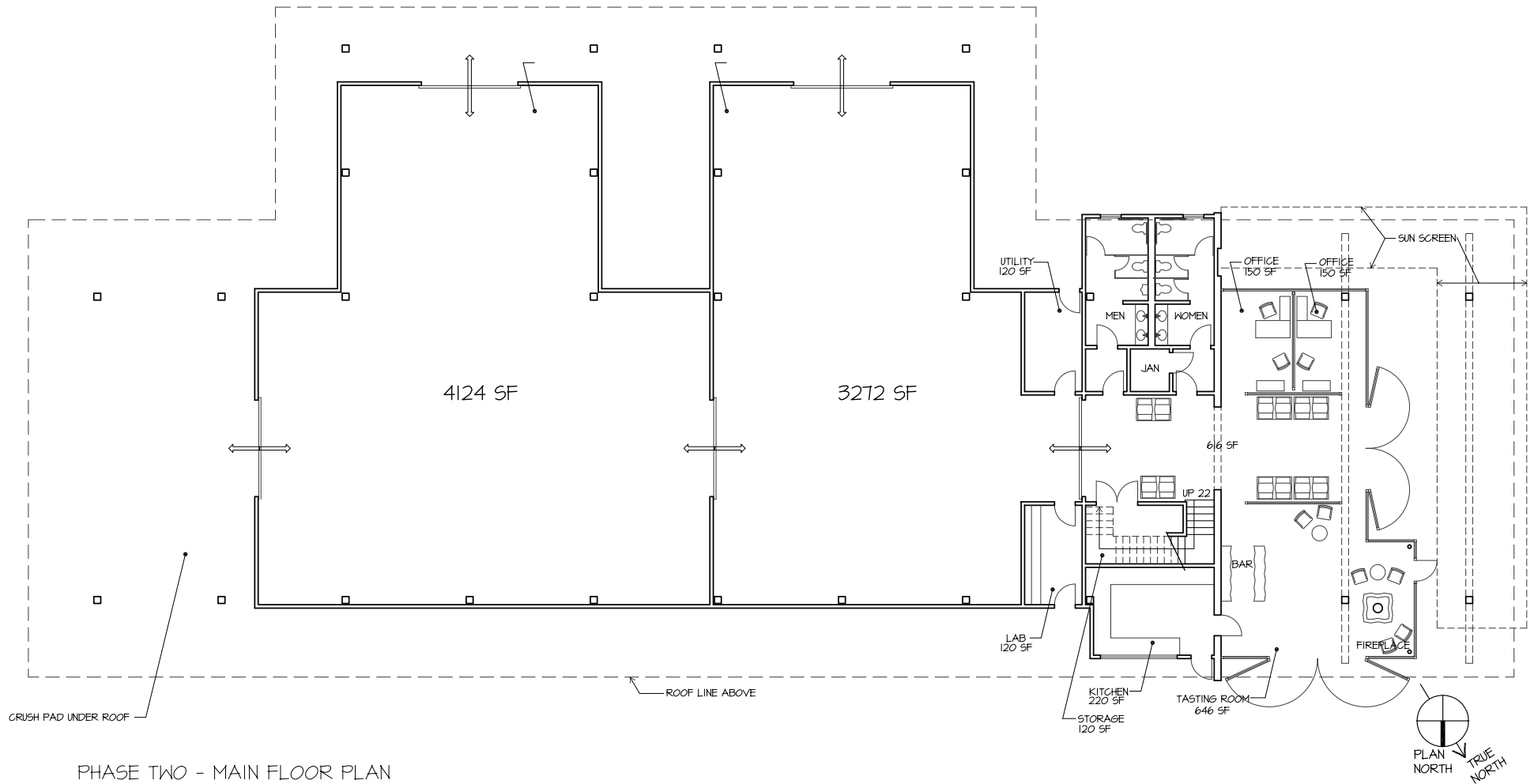
646 NSF	TASTING ROOM
524 NSF	OFFICES (4)
490 NSF	KITCHEN, TOILETS

1660 NSF TOTAL ACCESSORY USE

5102 NSF ENTIRE BUILDING
ACCESSORY USE AREA = 33% OF PRODUCTION FACILITY



COQUEREL WINE ESTATES



PHASE TWO - MAIN FLOOR PLAN

4124 NSF TEMPERATURE ZONE I
3212 NSF TEMPERATURE ZONE II
616 NSF PRODUCTION SF WITHIN HOSPITALITY ZONE
240 NSF LAB, UTILITY

8252 NSF NSF PRODUCTION AREA (WITHOUT LAB & OFFICES) IN PHASE 2 FOR 25,000 CASES

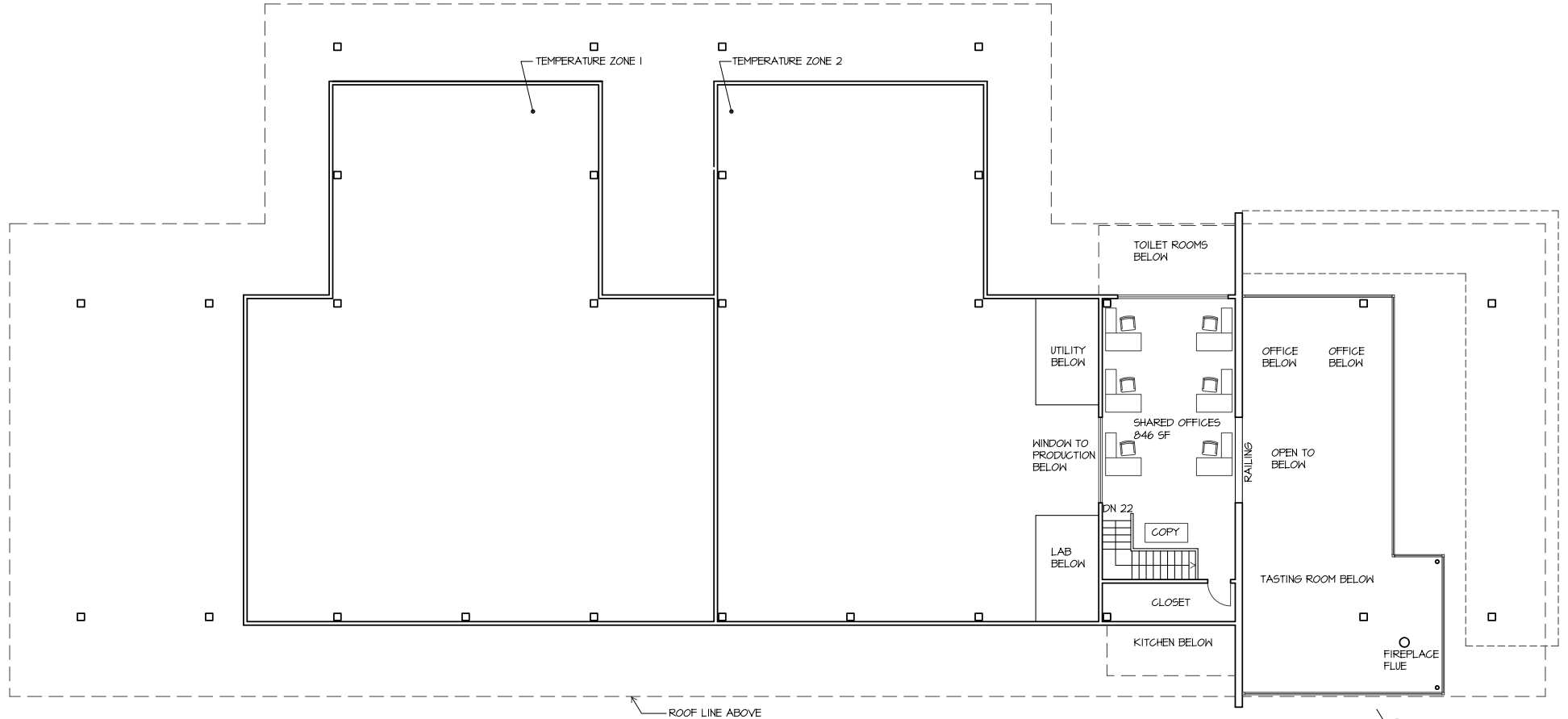
646 NSF HOSPITALITY
1156 NSF OFFICES
742 NSF SUPPORT SPACES - KITCHEN, TOILETS, STORAGE

2584 NSF TOTAL ACCESSORY USE AREA

10,846 NSF ENTIRE BUILDING
ACCESSORY USE AREA = 24% OF PRODUCTION FACILITY

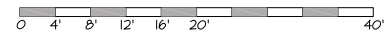
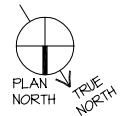
10,443 GROSS SQUARE FEET OF MAIN FLOOR
888 GROSS SQUARE FEET OF LOFT LEVEL
11,331 GROSS SQUARE FEET OF ENTIRE BUILDING

COQUEREL WINE ESTATES

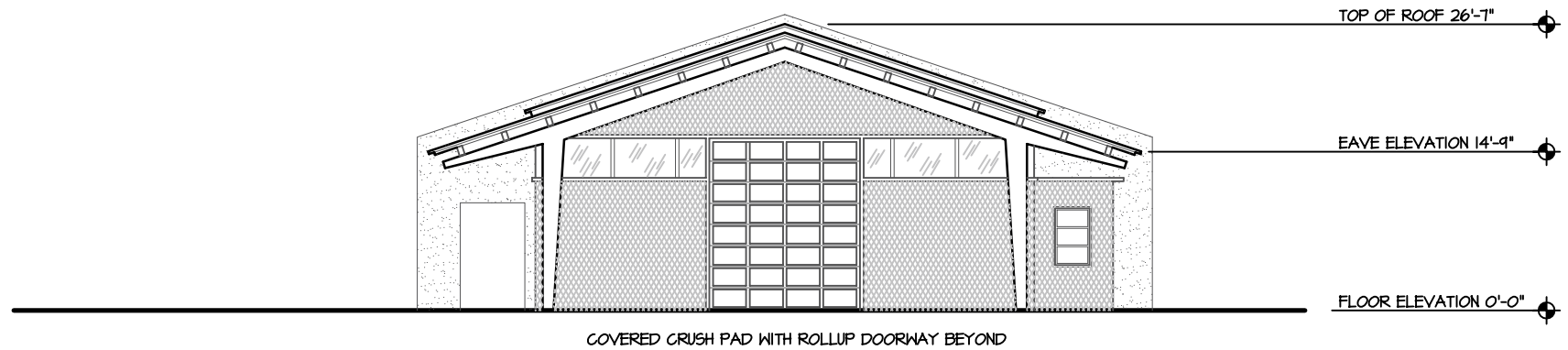


PHASE TWO - LOFT LEVEL PLAN

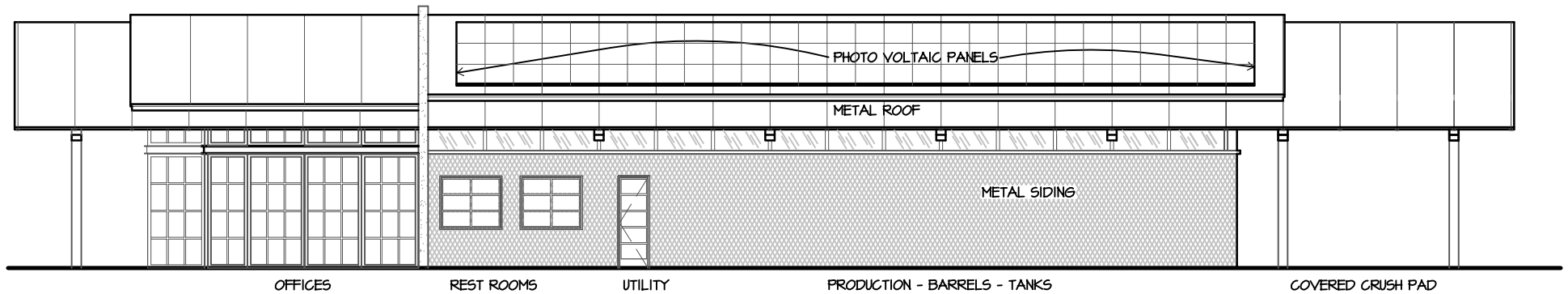
888 GROSS SQUARE FEET OF LOFT LEVEL



COQUEREL WINE ESTATES

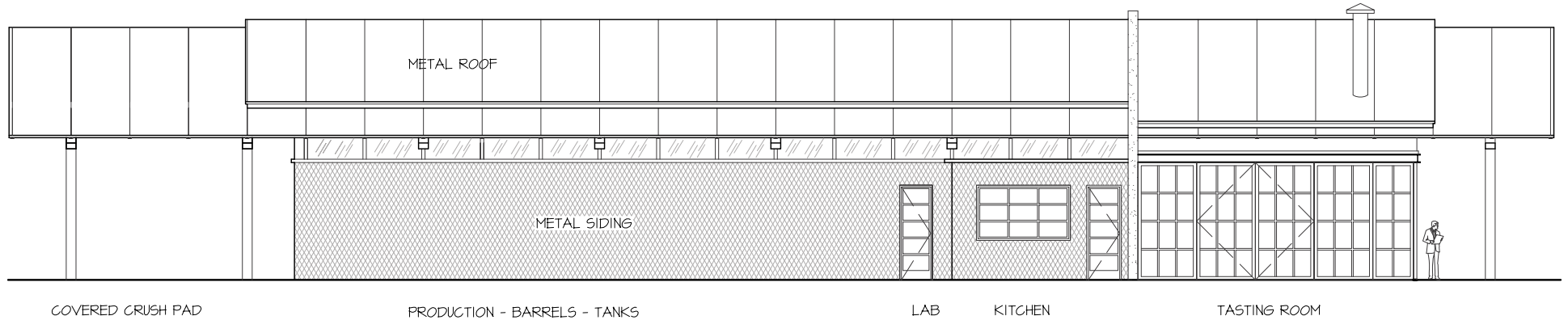


1 EAST ELEVATION - PHASE ONE

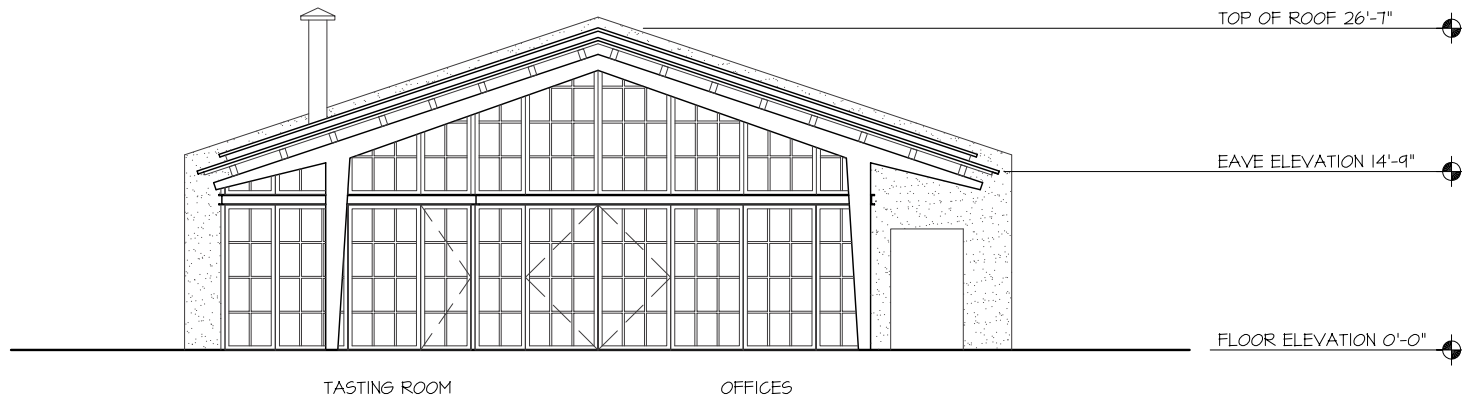
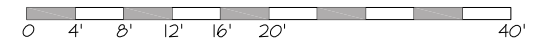


2 SOUTH ELEVATION - PHASE ONE

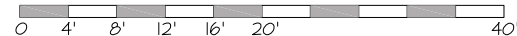
COQUEREL WINE ESTATES



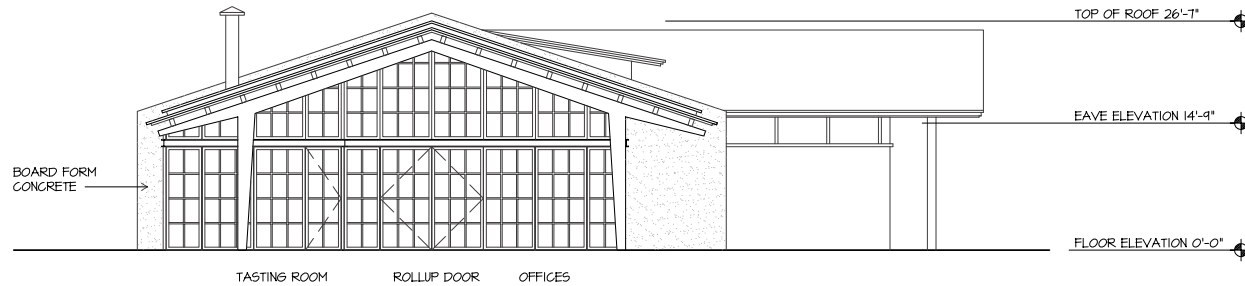
PHASE ONE - NORTH ELEVATION



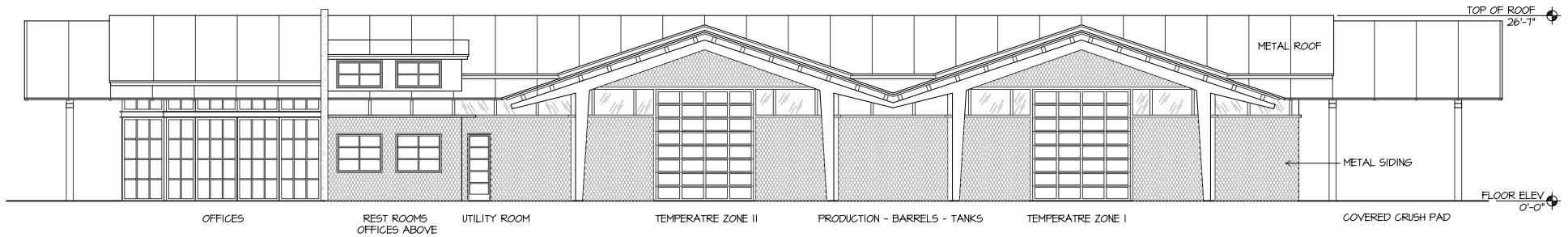
PHASE ONE - WEST ELEVATION



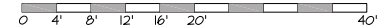
COQUEREL WINE ESTATES



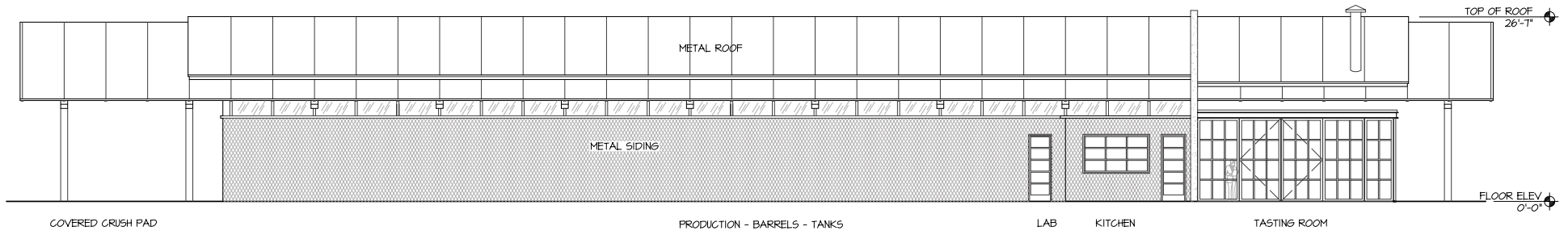
PHASE TWO - WEST ELEVATION



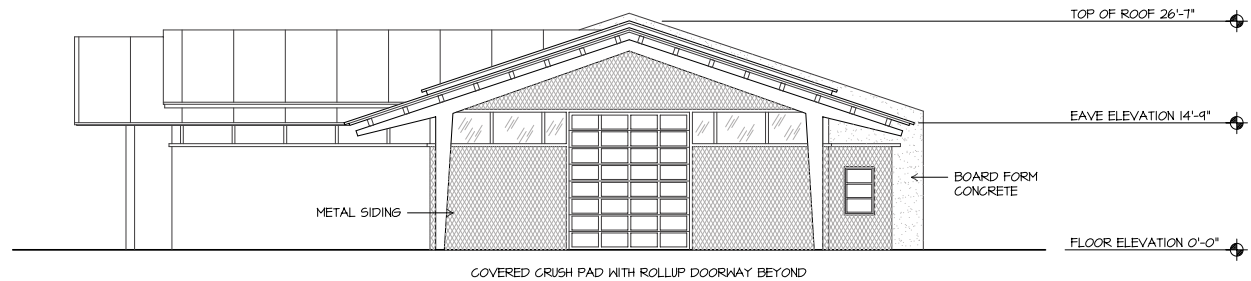
PHASE TWO - SOUTH ELEVATION



COQUEREL WINE ESTATES



PHASE TWO - NORTH ELEVATION



PHASE TWO - EAST ELEVATION

COQUEREL WINE ESTATES

