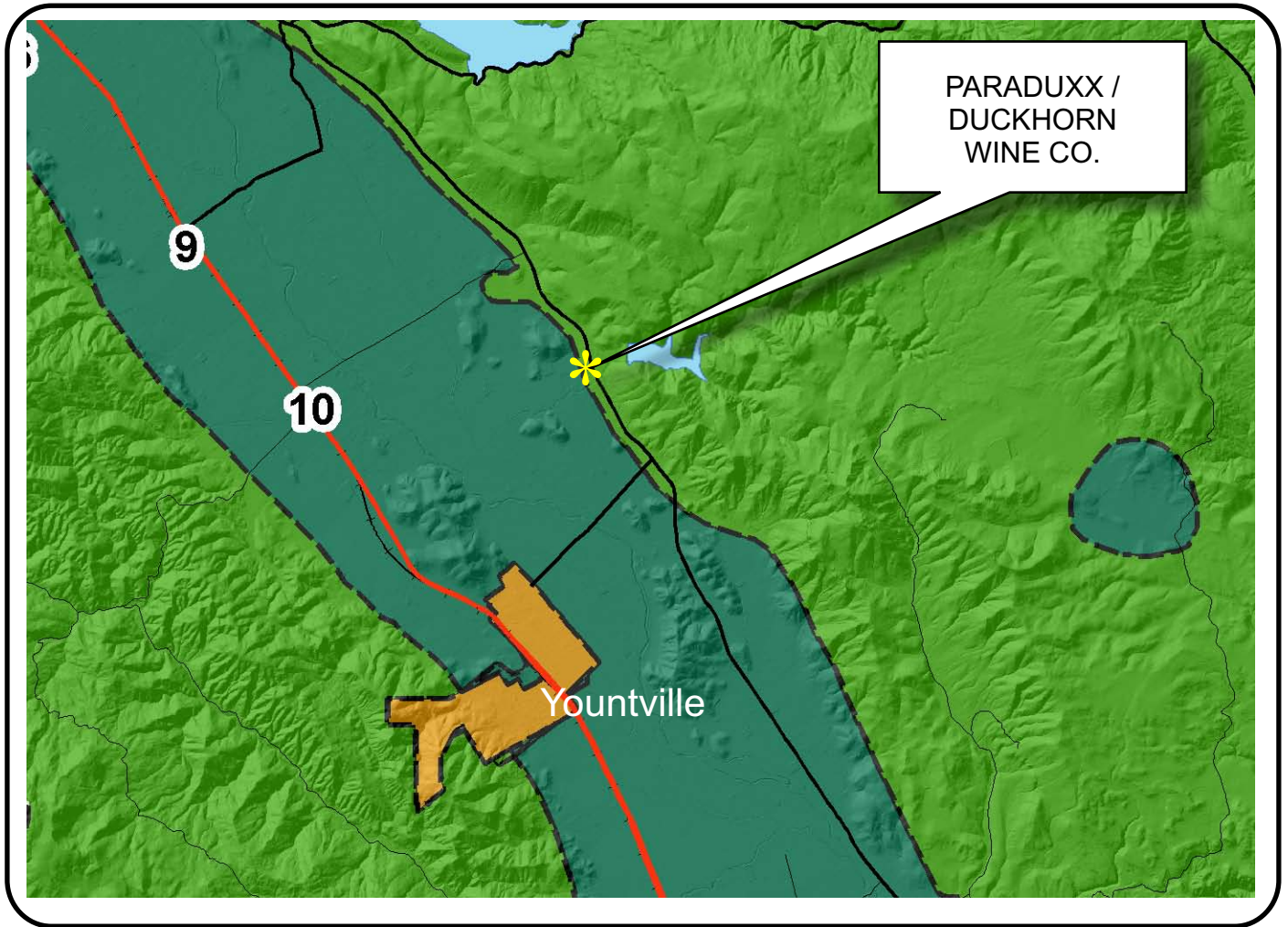


“ | ”







## Graphics

# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND


### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

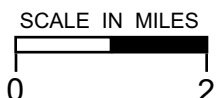
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

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

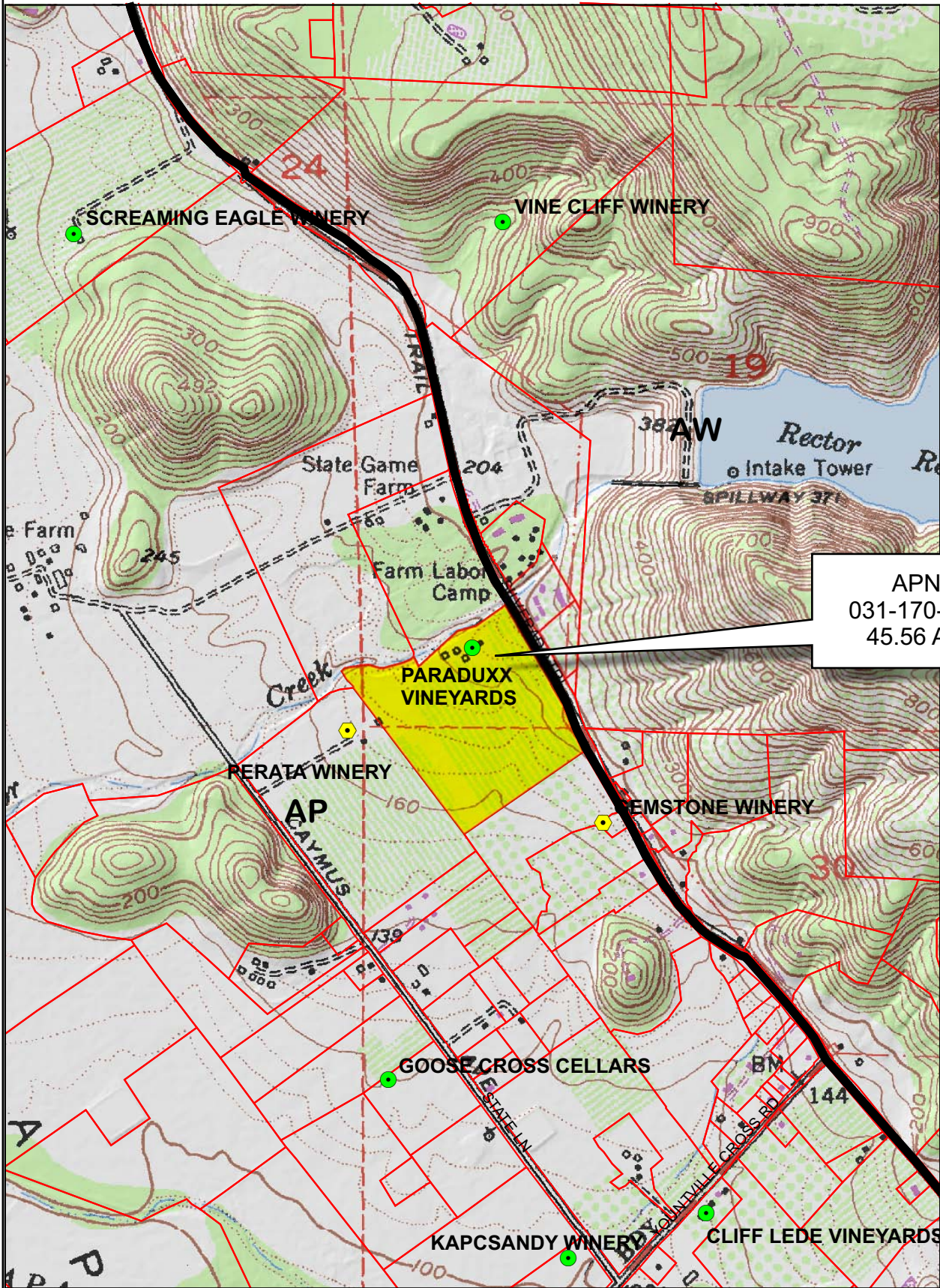
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
031-170-019  
01-25-2012  
7C MOD

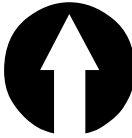




# PARADUXX / DUCKHORN WINE CO.

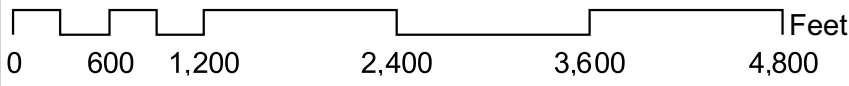


APN  
031-170-019  
45.56 Ac.



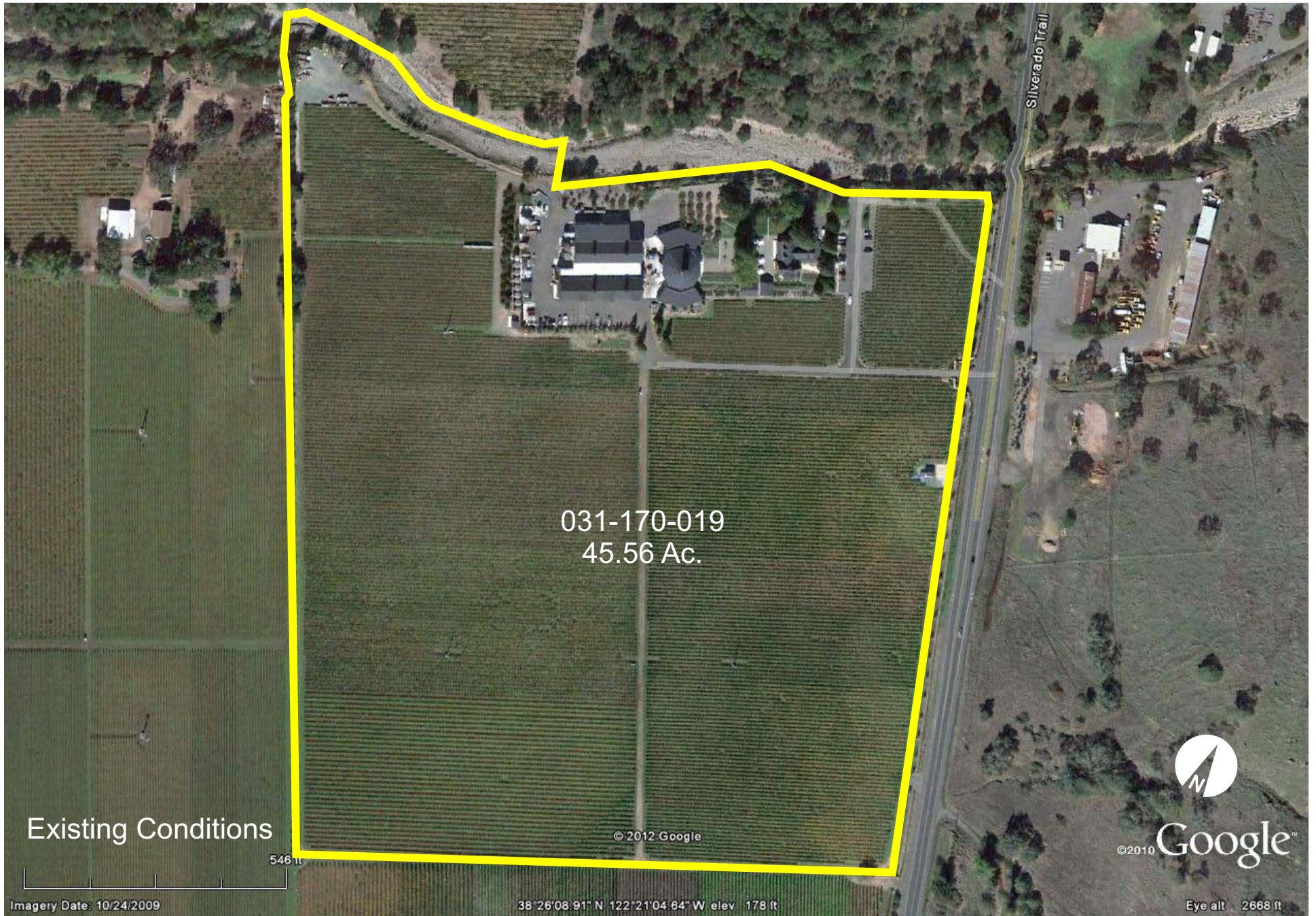
## Legend

- Wineries in Vicinity
- Producing
- Approved
- Pending
- Zoning
- Parcels





# PARADUXX / DUCKHORN WINE CO.



031-170-019  
45.56 Ac.

Existing Conditions

546 ft

Imagery Date: 10/24/2009

© 2012 Google

38°26'08.91" N 122°21'04.64" W elev 178 ft



© 2010 Google™

Eye alt 2668 ft



# PARADUXX

## USE PERMIT MODIFICATION

7257 SILVERADO TRAIL  
NAPA, CA 94558

### PROJECT DIRECTORY

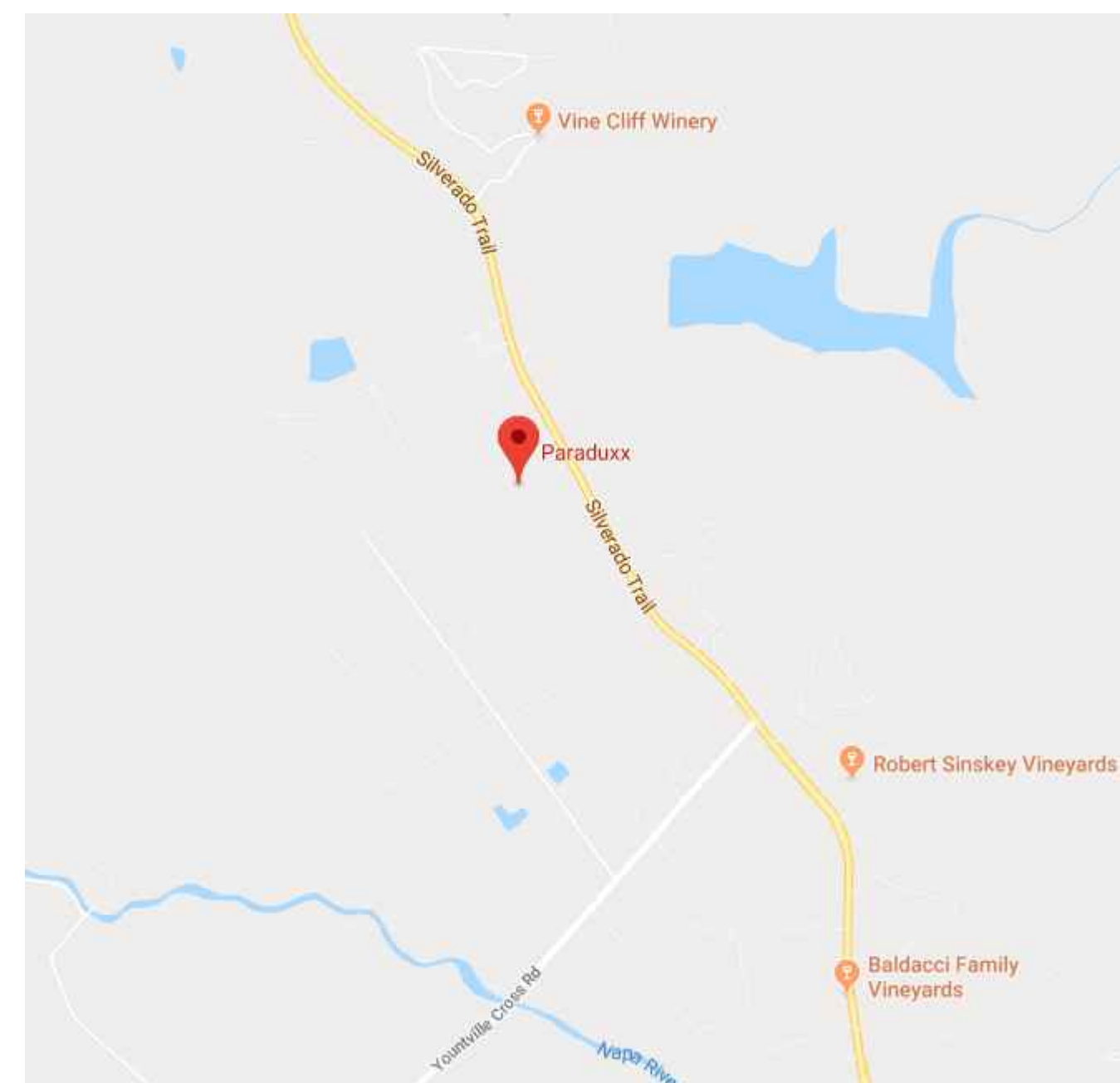
**APPLICANT / OWNER:**  
Duckhorn Wine Company  
Contact: Zach Rasmuson  
Phone: (707) 967-2075  
zrasmuson@duckhorn.com

**LAND USE CONSULTANT:**  
Monteverdi Consulting, LLC  
Contact: George Monteverdi  
PO Box 6079  
Napa, CA 94581  
Phone: (707) 761-2516  
george@monteverdiconsulting.com

**PROJECT ARCHITECT:**  
vR/a Architects  
Contact: Steve vonRaesfeld  
108 Petaluma Blvd, Suite 200  
Petaluma, CA 94952  
Phone: (707) 762-6006  
steve@vra-arch.com

**CIVIL ENGINEER:**  
Bartelt Engineering  
Contact: Michael Grimes  
1303 Jefferson St # 200 B  
Napa, CA 94559  
michael@barteltengineering.com

### VICINITY MAP



### PROJECT INFORMATION

**ADDRESS:** 7257 SILVERADO TRAIL, NAPA, CA 94558  
**PARCEL NO. / AREAS:** 031-170-019 / ±45.56 ACRES  
**ZONING:** AP (AGRICULTURAL PRESERVE)

### BUILDING AREAS

#### HOSPITALITY BUILDING :

- EXISTING: 3,850 sf  
- PROPOSED ADDITION: 3,284 sf  
- TOTAL: 7,134 sf

#### FERMENTATION BUILDING :

- EXISTING: 7,765 sf  
- PROPOSED ADDITION: 0 sf  
- TOTAL: 7,765 sf

#### BARREL BUILDING :

- EXISTING: 26,300 sf  
- PROPOSED ADDITION: 5,545 sf (CRUSH CANOPY)  
- TOTAL: 31,845 sf

#### MISCELLANEOUS STRUCTURES :

- FILTRATION SHED: 307 sf  
- EQUIPMENT SHED: 135 sf  
- STORAGE / SERVICE SHED-2: 140 sf  
- TOTAL: 582 sf

### PARKING SUMMARY

#### EXISTING SPACES :

- STANDARD : 38 spaces  
- ACCESSIBLE : 1 space

#### PROPOSED SPACES :

- STANDARD : 54 spaces  
- ACCESSIBLE : 3 spaces

**EVENT VALET (TEMPORARY):** 207 SPACES

### DRAWING INDEX

- **GENERAL**  
T-1 TITLE SHEET
- **SITE**
  - ARCHITECTURAL**
    - A1.0 EXISTING CONDITION / DEMO PLAN
    - A1.1 PROPOSED CONDITION PLAN
    - A1.2 ENLARGED PLAN
  - CIVIL**
    - UP1 OVERALL SITE PLAN
    - UP2 EXISTING CONDITIONS - DEMOLITION PLAN
    - UP3 PROPOSED CONDITIONS - SITE IMPROVEMENTS
    - UP4 DRIVEWAY ENTRANCE ANALYSIS & INTERSECTION SITE DISTANCE - SILVERADO TRAIL
    - UP5 STORMWATER CONTROL PLAN
- **HOSPITALITY BUILDING**
  - A2.0 EXISTING CONDITION
  - A2.1 PROPOSED FLOOR PLAN
  - A2.2 PROPOSED ELEVATIONS
  - A2.3 PROPOSED ELEVATIONS
- **FERMENTATION BUILDING**
  - A3.0 EXISTING CONDITION
- **BARREL BUILDING**
  - A4.0 EXISTING CONDITION
  - A4.1 PROPOSED FLOOR PLAN
- **MISCELLANEOUS SITE BUILDINGS**
  - A5.0 EXISTING AND PROPOSED CONDITION
- **SUPPLEMENTAL EXHIBITS**
  - A6.0 ACCESSORY - PRODUCTION RATIO CALCULATION
- **LANDSCAPE**
  - L-1 CONCEPTUAL LANDSCAPE PLAN

T-1

TITLE SHEET

DATE: 08.30.18

1 REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18

2 REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19

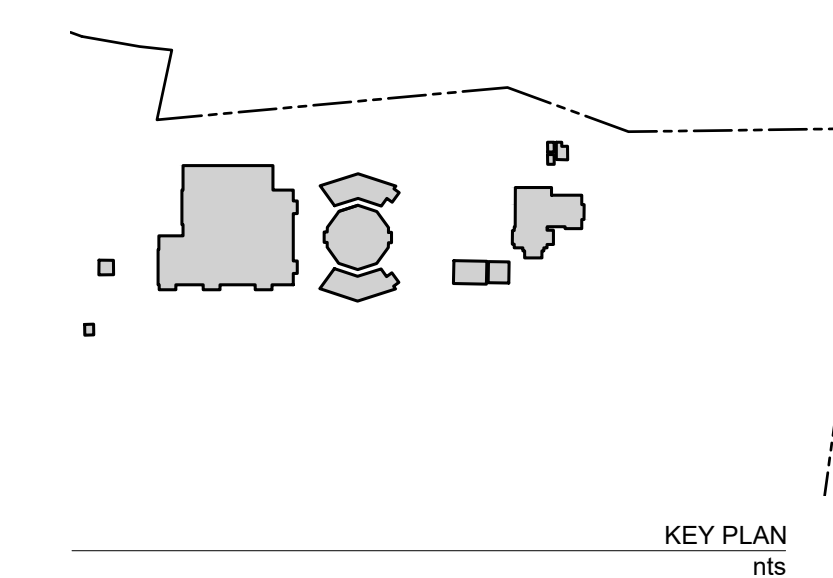
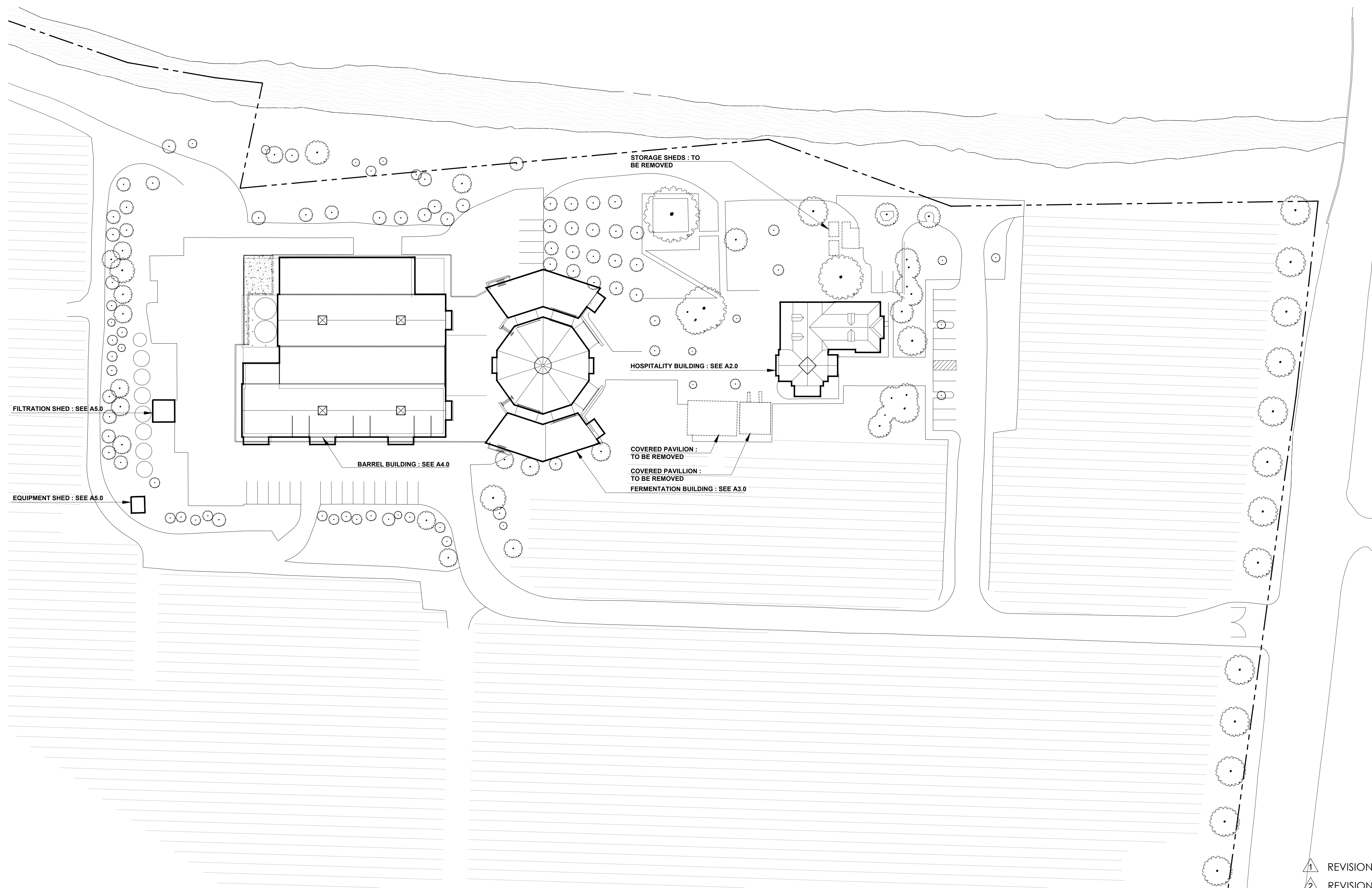
3 REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19

ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200  
Petaluma, California 94952  
Ph: (707) 762-6006

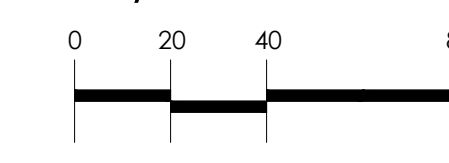






**A1.0**

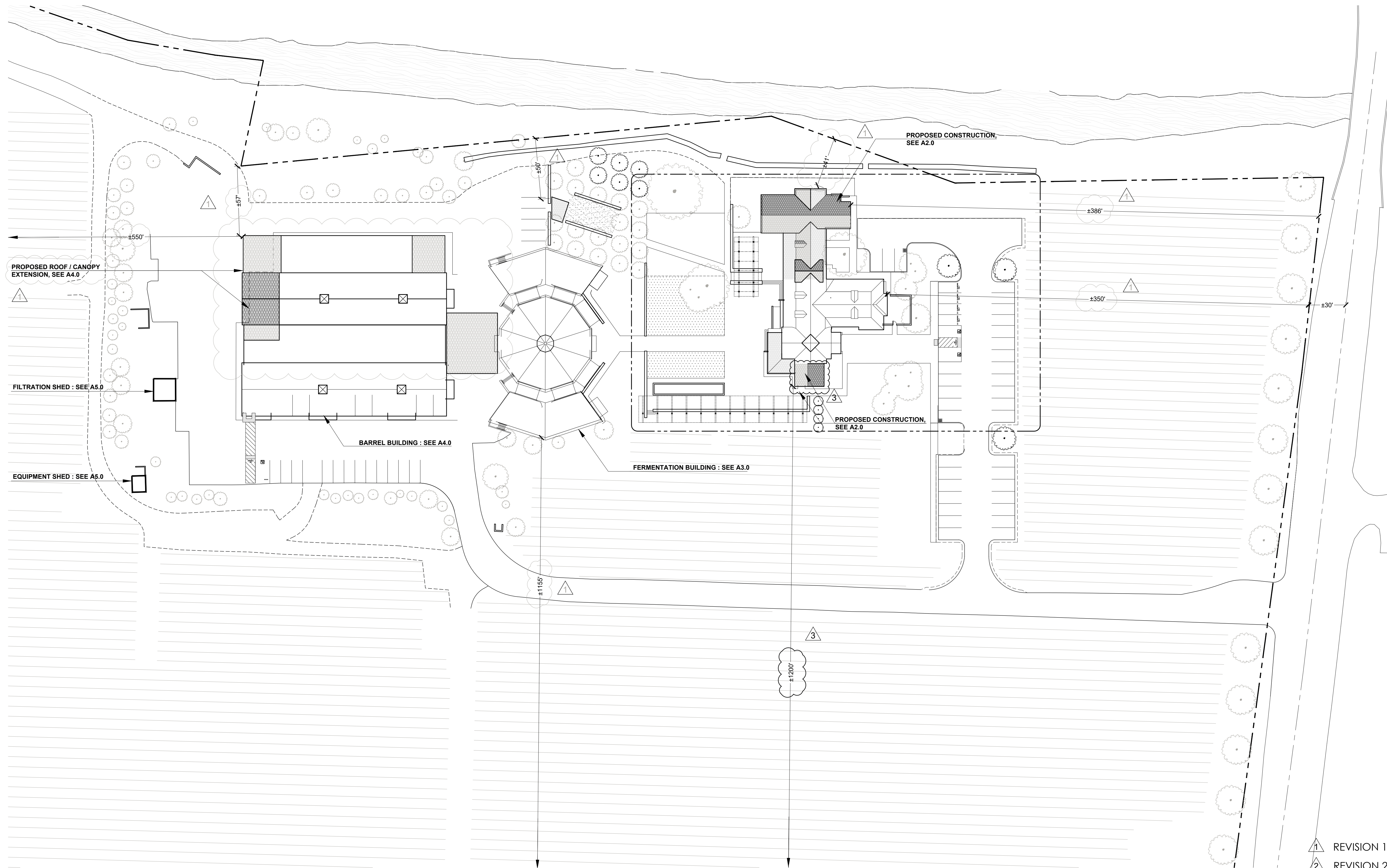
**SITE :**  
EXISTING CONDITION / DEMO PLAN



DATE: 08.30.18

- 1 REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18
- 2 REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19
- 3 REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19





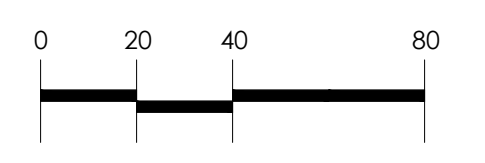
**LEGEND**

INDICATES AREA OF PROPOSED CONSTRUCTION (ROOF)

**KEY PLAN**  
nts

**A1.1**

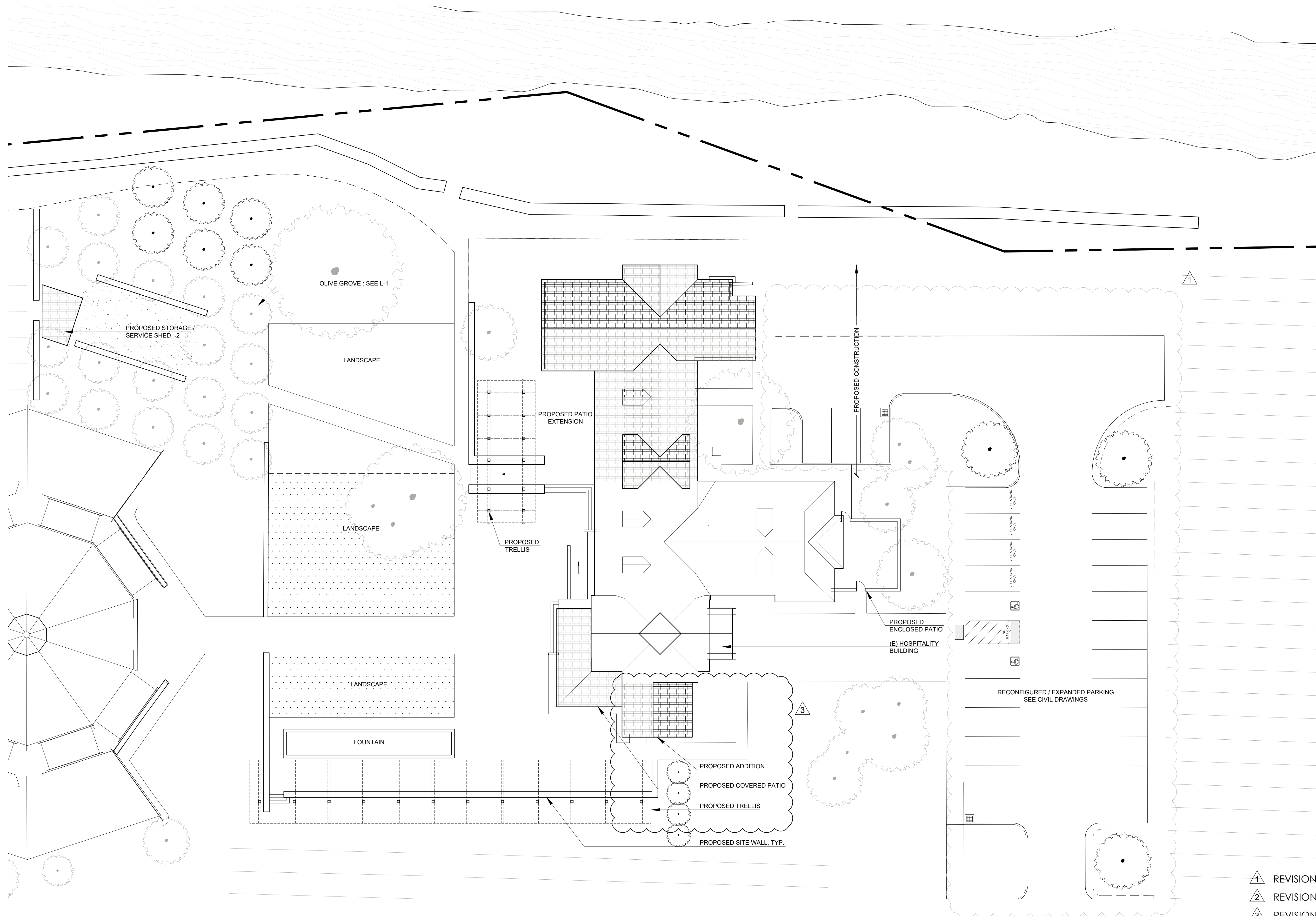
**SITE :**  
**PROPOSED CONDITION PLAN**



DATE: 08.30.18

- 1 REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18
- 2 REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19
- 3 REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19





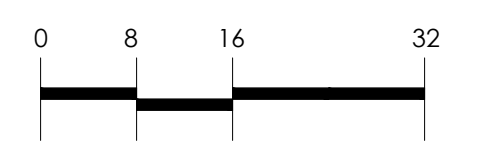
**LEGEND**

INDICATES AREA OF PROPOSED CONSTRUCTION (ROOF)

KEY PLAN

**A1.2**

**SITE :  
ENLARGED SITE PLAN**



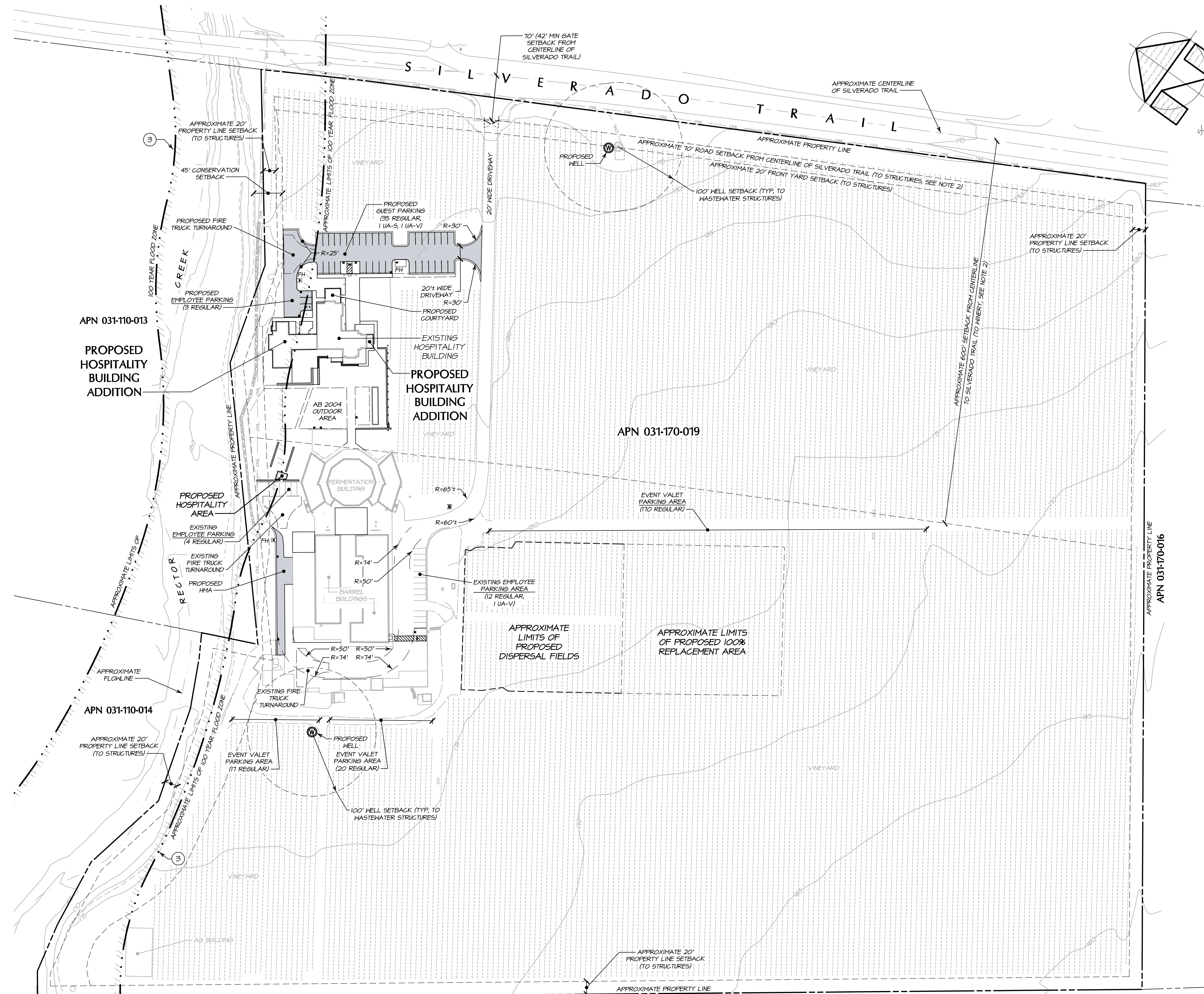
- 1 REVISION 1 : RESPONSE TO COMMENTS DATE: 08.30.18
- 2 REVISION 2 : RESPONSE TO COMMENTS DATE: 12.20.18
- 3 REVISION 3 : RESPONSE TO COMMENTS DATE: 04.19.19
- 3 REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19

**1 ENLARGED SITE PLAN**  
Scale: 1/16" = 1'-0"

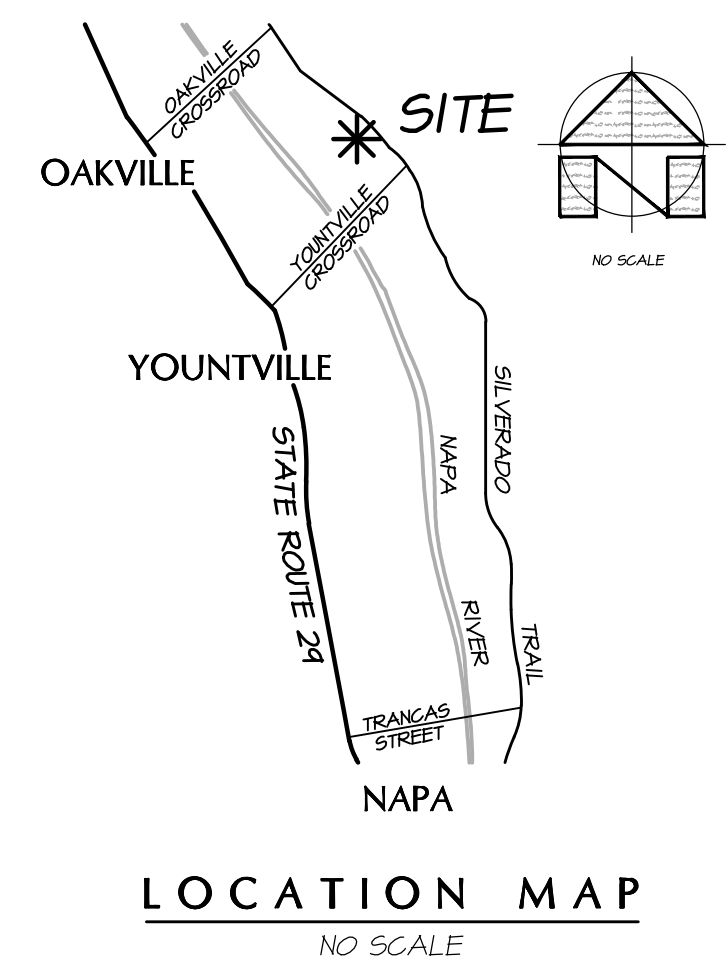


# PARADUXX WINERY

## USE PERMIT DRAWINGS - MAJOR MODIFICATION



**OVERALL SITE PLAN**  
SCALE: 1" = 80'



**PROJECT INFORMATION:**

PROPERTY OWNER & APPLICANT: DUCKHORN WINE COMPANY  
C/O ZACHARY RASMUSON  
1000 LODI LANE  
ST. HELENA, CA 94574  
707-967-2025

ASSESSOR'S PARCEL NUMBER: 031-170-019

PARCEL SIZE: 45.56± ACRES

PROJECT SIZE: 1.56± ACRES

PARCEL ZONING: AP

PROJECT ADDRESS: 7257 SILVERADO TRAIL  
NAPA, CA 94558

**VINEYARD SUMMARY:**

EXISTING VINEYARD	34.78± ACRES
VINEYARD REMOVED	0.28± ACRES
VINEYARD PROPOSED	0.00± ACRES
<b>TOTAL VINEYARD AFTER WINERY DEVELOPMENT</b>	<b>34.50± ACRES</b>

**PARKING SUMMARY:**

TYPE OF PARKING	NUMBER OF STALLS
GUEST	35
EMPLOYEE	14
UNIVERSAL ACCESS - STANDARD (UA-S)	1
UNIVERSAL ACCESS - VAN (UA-V)	2
EVENT VALET (TEMPORARY)	207
<b>TOTAL</b>	<b>264</b>

- NOTES:**
- THE FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. A PORTION OF THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF PARADUXX WINERY" DATED APRIL 2012, PREPARED BY TERRA FIRMA SURVEYS, INC., "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF PARADUXX WINERY" DATED JULY 2011, PREPARED BY ALBION SURVEYS, AND "MAP OF TOPOGRAPHY OF THE LANDS OF PARADUXX" DATED AUGUST 2011, PREPARED BY ALBION SURVEYS. BARTELT ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.
  - THE SILVERADO TRAIL RIGHT OF WAY WIDTH IS UNKNOWN. FOR PURPOSES OF DETERMINING THE 70 FOOT SETBACK, THE CENTER OF THE CONTINUOUS LEFT TURN LANE HAS BEEN ASSUMED TO BE THE CENTERLINE OF THE RIGHT OF WAY. SEE "ALTA/NPS LAND TITLE SURVEY" DATED SEPTEMBER 2016, PREPARED BY BOOK & CLARK SURVEYS FOR RIGHT OF WAY INFORMATION.
  - THE FLOOD ZONE LINE WORK SHOWN HEREON WAS DERIVED FROM THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY DIGITAL FLOOD MAP PANEL 060550041E EFFECTIVE DATE SEPTEMBER 26, 2008. REFER TO THE PARADUXX WINERY FLOODPLAIN ANALYSIS MEMORANDUM PREPARED BY SCHAFER AND WHEELER CONSULTING ENGINEERS, DATED AUGUST 2018, AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) LETTER OF MAP AMENDMENT (LOMA) DETERMINATION DOCUMENT, CASE #19-09-0139A, DATED DECEMBER 06, 2019 FOR INFORMATION REGARDING THE EXTENT OF RECTOR CREEK FLOWS BEING CONTAINED WITHIN THE CHANNEL.
  - PROPOSED WELL SHOWN IN TWO (2) POSSIBLE LOCATIONS; HOWEVER, ONLY ONE (1) NEW WELL TO BE CONSTRUCTED.

**SHEET INDEX:**

SHEET UP1	OVERALL SITE PLAN
SHEET UP2	EXISTING CONDITIONS - DEMOLITION PLAN
SHEET UP3	PROPOSED CONDITIONS - SITE IMPROVEMENTS
SHEET UP4	DRIVEWAY ENTRANCE ANALYSIS
SHEET UP5	STORM WATER CONTROL PLAN



PREPARED UNDER THE DIRECTION OF  
MICHAEL G. GRIMES R.C.E. 73400

BARTELT ENGINEERING - LAND PLANNING  
1303 Jefferson Street, 200 B, Napa, CA 94559  
www.barteltengineering.com Telephone: 707-258-1301

DES: MGG  
DRAWN: CB / AK  
CHECKED: FMB  
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PARADUXX WINERY  
OVERALL SITE PLAN  
MAJOR MODIFICATION  
NAPA COUNTY  
CALIFORNIA

DATE: JUNE 2019  
JOB NO: 08-17  
SHEET NO: UP1  
OF 5

6/4/2019 - 3:45 PM, MGG/MBG, (BARTELT)MANGHARE/LAND PROJECTS/0007-2019/08/17/001/UPACAD/PLANS/08/17/001/UP1.DWG, (PLOT)PLOT, ARCH PLOT BLEED D (8.600 X 24.000 INCHES), 1" = 1', FLOTTED @ BARTELT ENGINEERING, 707-258-1301



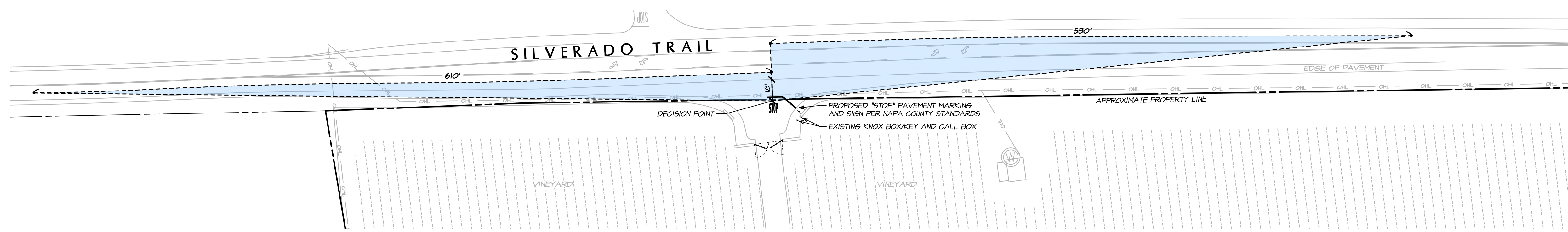




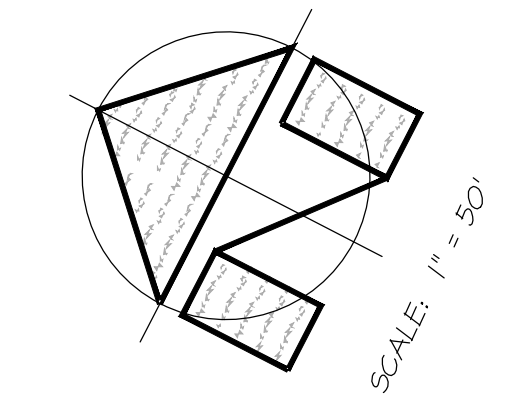




6/4/2019 - 3:45 PM, MUSAHBIS (BARTLETT/MAKSHARE/PLAND PROJECTS/D007-2019/C01/T001/IFACAD/PLANS/08/1/JHD/MS, IPR/DRY, ARCA/ FILL BLEED D (86.00 X 24.00 INCHES), 1" = 1' PLOTTED @ BARTLETT ENGINEERING, 707-258-1301



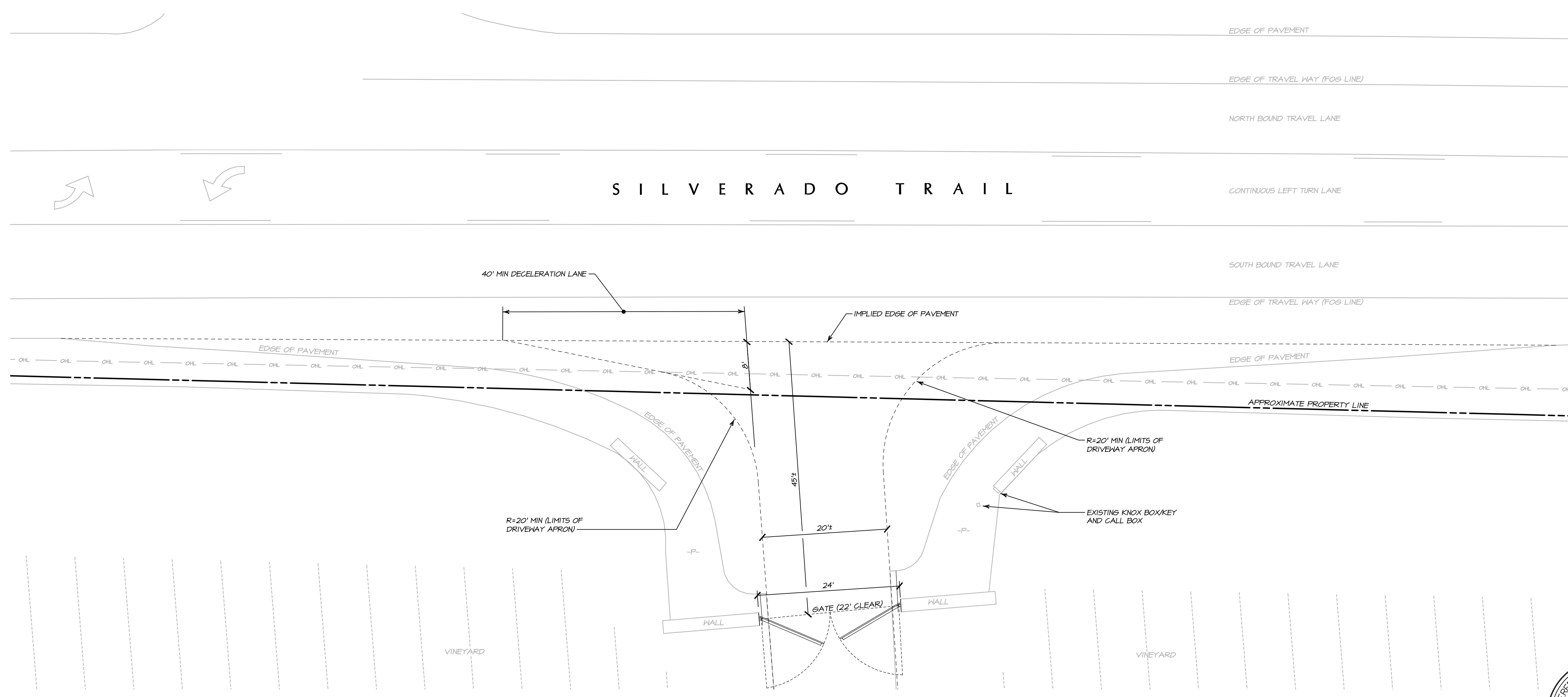
**INTERSECTION SITE DISTANCE - SILVERADO TRAIL**  
SCALE: 1" = 50'



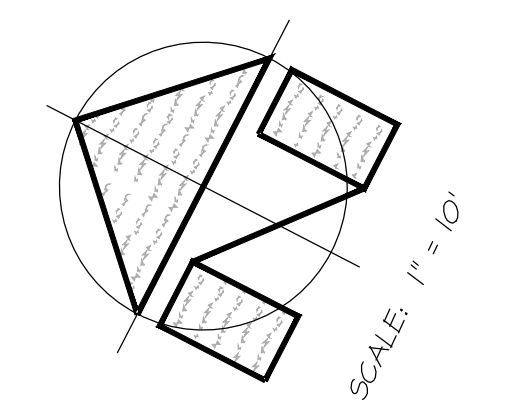
**LEGEND:**

- OHL- EXISTING OVERHEAD LINE
- ◇ EXISTING UTILITY POLE
- (---) INTERSECTION SIGHT TRIANGLES CASES BI & B2, WITH STOP CONTROL

**NOTE:**  
SIGHT DISTANCE MEETS AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS MANUAL CHAPTER 9, SECTION 9.5 FOR INTERSECTIONS WITH STOP CONTROL ON THE MINOR ROAD. CASE BI - LEFT TURN FROM THE MINOR ROAD AND CASE B2 - RIGHT TURN FROM THE MINOR ROAD, USING A DESIGN SPEED OF 55 MPH.



**DRIVEWAY ENTRANCE ANALYSIS**  
SCALE: 1" = 10'



**LEGEND:**

- OHL- EXISTING OVERHEAD LINE
- ◇ EXISTING UTILITY POLE
- P- EXISTING PLANTER

**NOTE:**  
THE DASHED BLACK LINE WORK SHOWN HEREON REPRESENTS THE MINIMUM STANDARD DIMENSIONS REQUIRED AS DEPICTED ON THE NAPA COUNTY ROAD AND STREET STANDARDS DETAIL: P-2 DRIVEWAY CONNECTION TO ARTERIAL ROADS - RURAL ROADS.



PREPARED UNDER THE DIRECTION OF  
MICHAEL G. GRIMES R.C.E. 73400

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

**BARTLETT ENGINEERING - LAND PLANNING**  
CIVIL ENGINEERING - LAND PLANNING  
1303 Jefferson Street, 200 B, Napa, CA 94559  
www.bartlettengineering.com  
Telephone: 707-258-1301

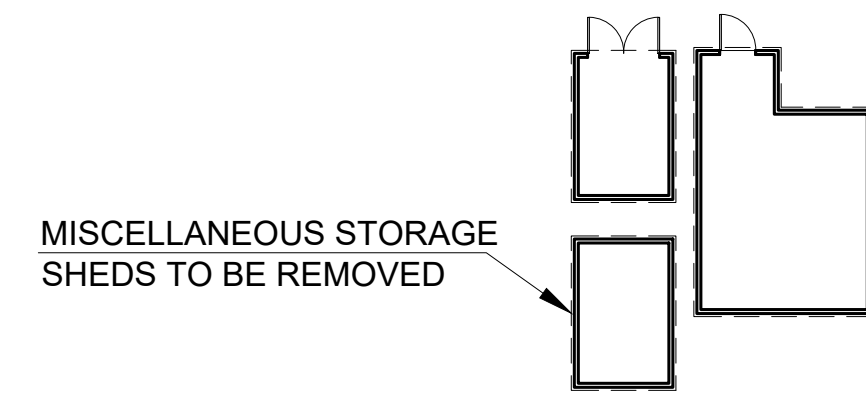
PARADUX WINERY  
DRIVEWAY ENTRANCE ANALYSIS  
MAJOR MODIFICATION  
NAPA COUNTY  
CALIFORNIA

DATE: JUNE 2019  
JOB NO: 08-17  
SHEET NO: UP4  
OF 5





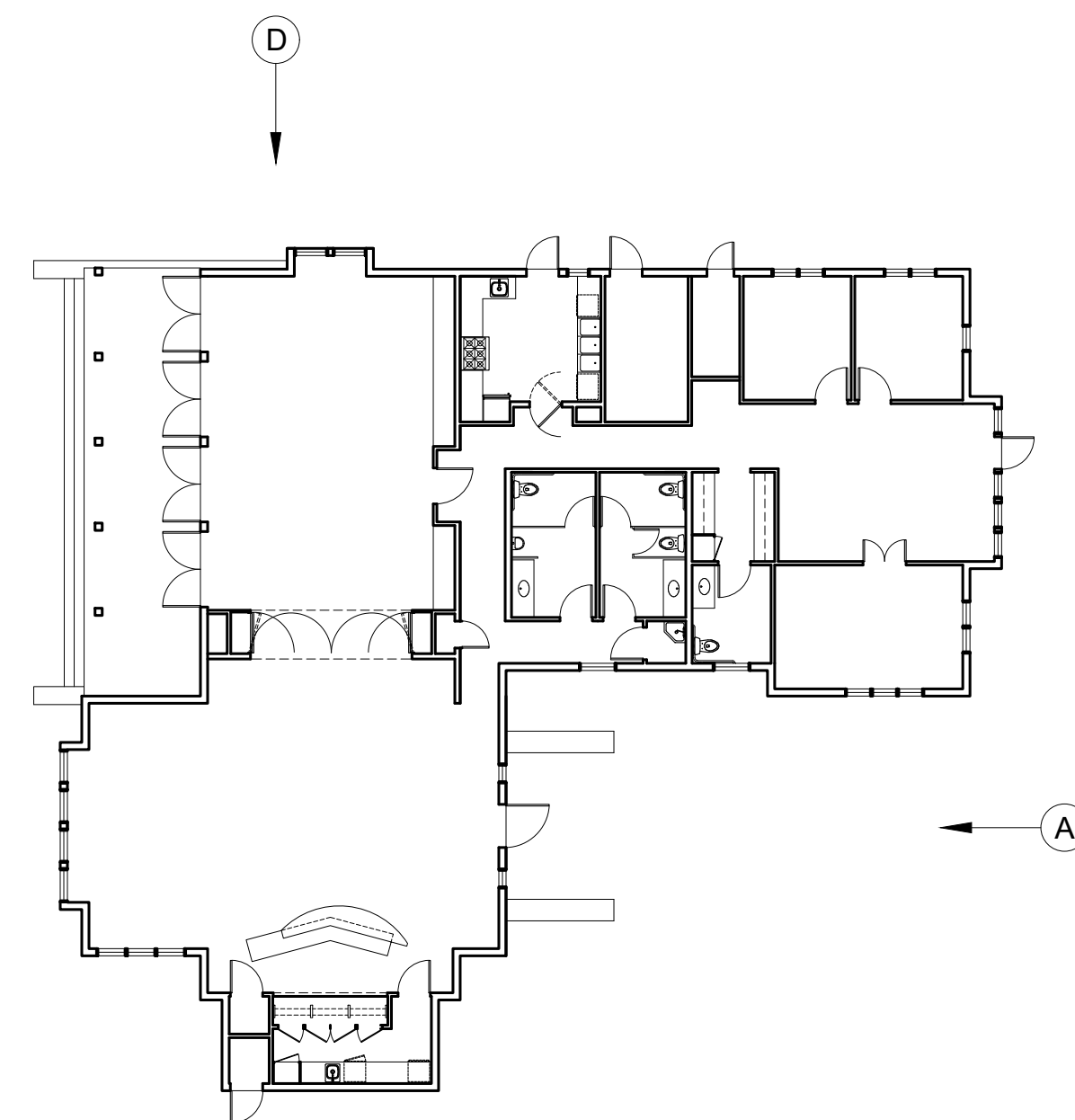




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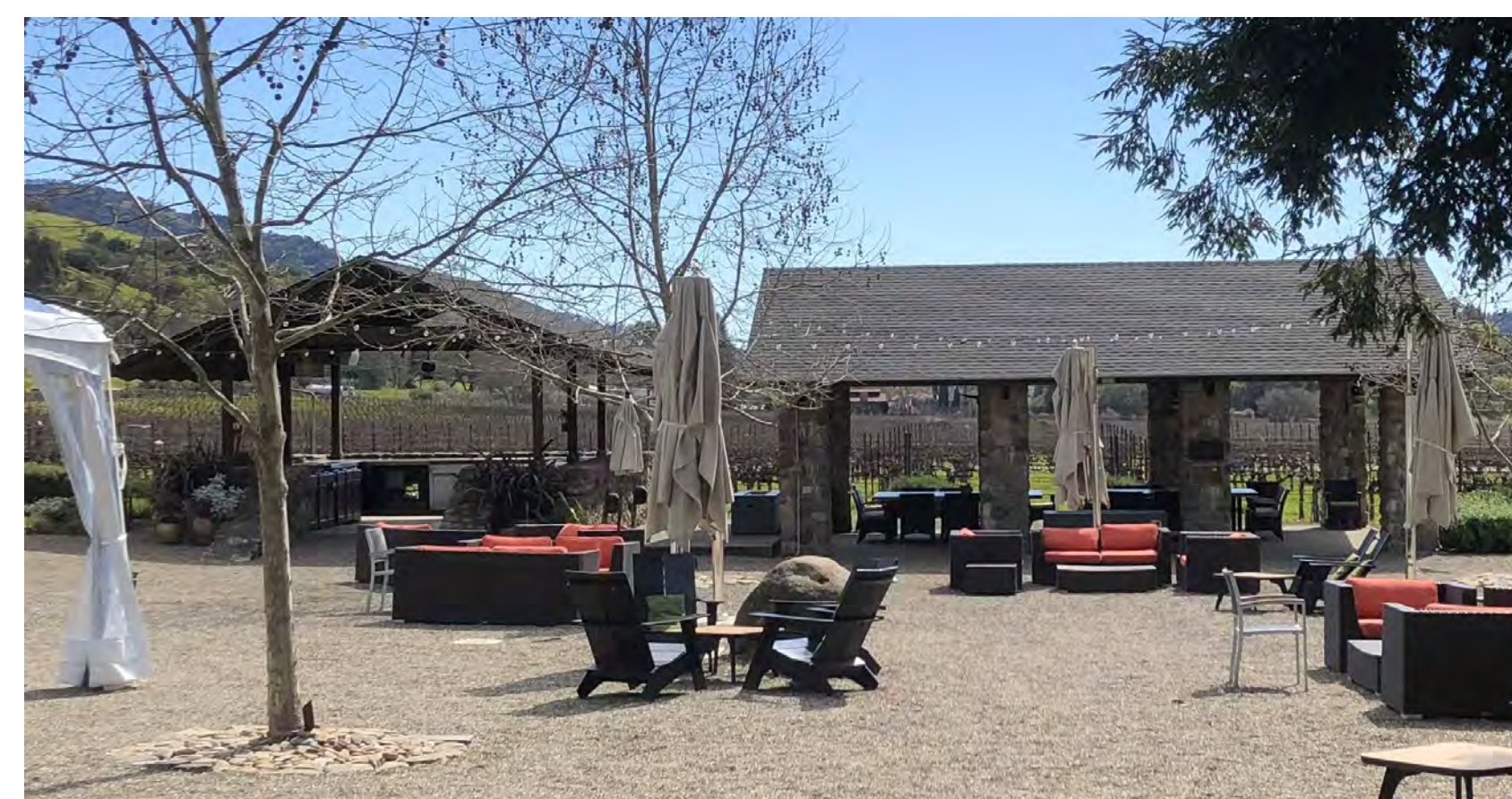
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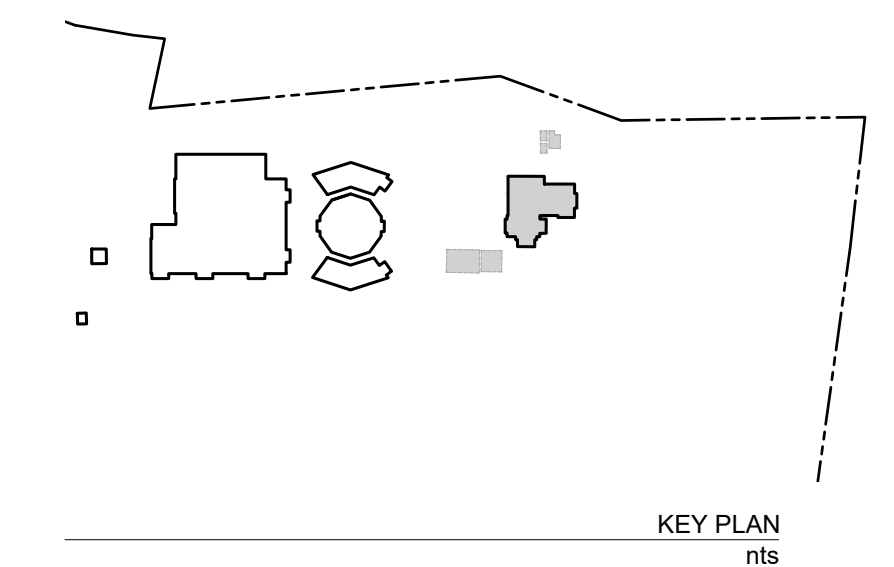
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D

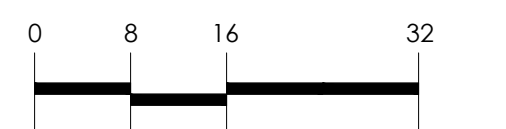


E



A2.0

**HOSPITALITY BUILDING:**  
EXISTING CONDITION



DATE: 08.30.18

① REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18

② REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19

③ REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19

ARCHITECTURE | PLANNING | CONSULTING

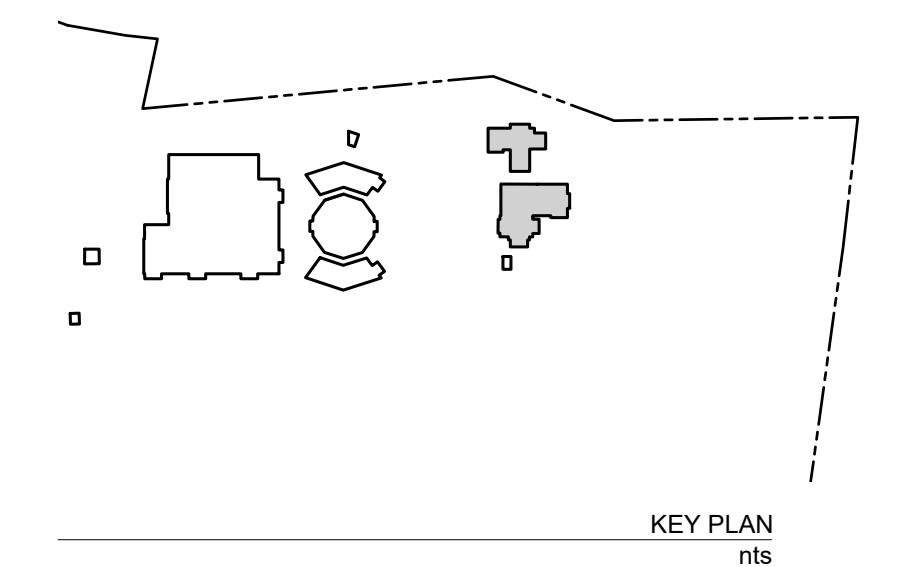
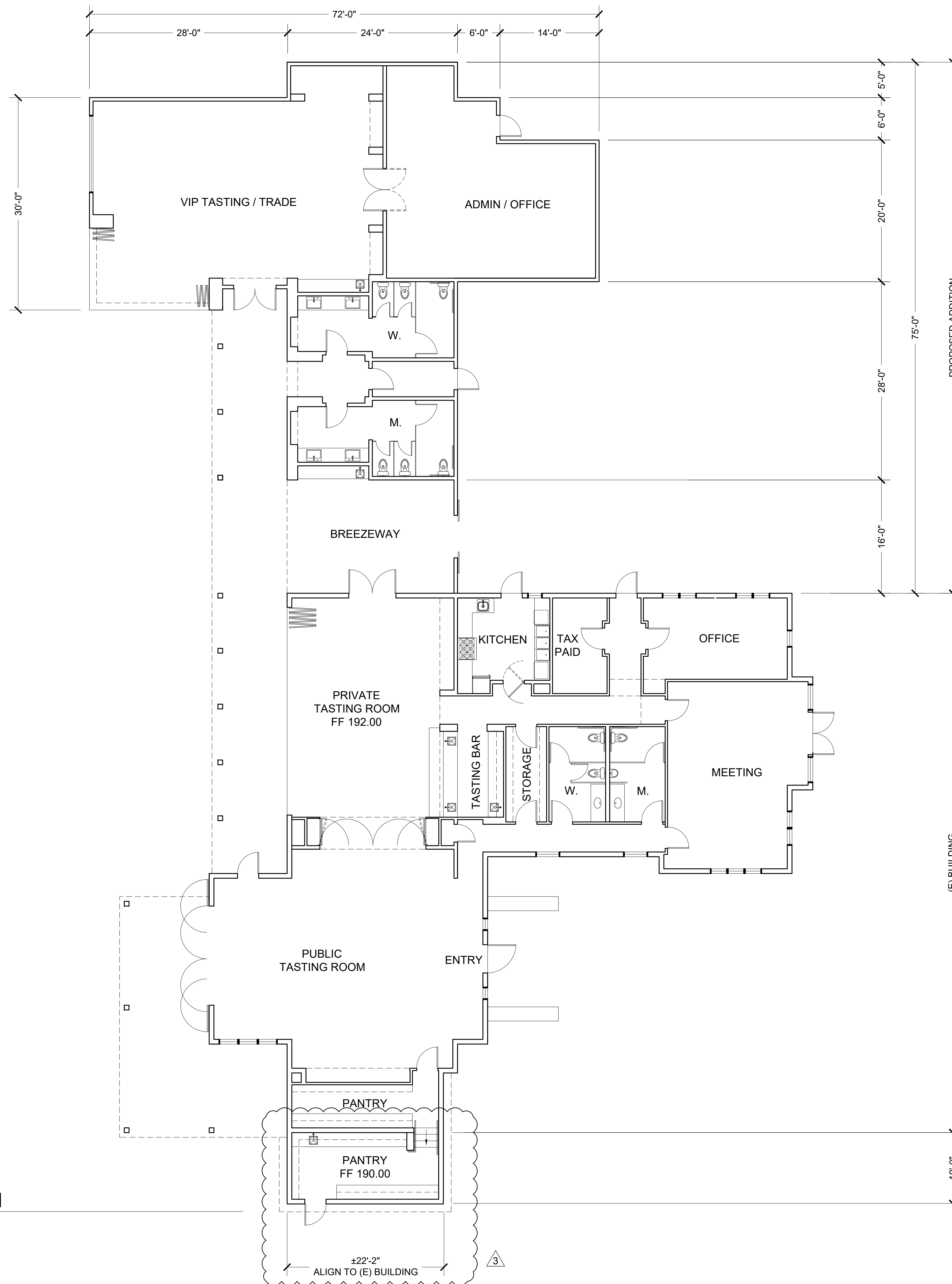
108 Petaluma Blvd N., Ste. 200  
Petaluma, California 94952  
Ph: (707) 762-6006



**1** EXISTING CONDITION FLOOR PLAN  
Scale: 1/16" = 1'- 0"

**2** PHOTO ELEVATIONS  
Scale: NTS





**A2.1**

**HOSPITALITY BUILDING:  
PROPOSED FLOOR PLAN**



DATE: 08.30.18

- ① REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18
- ② REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19
- ③ REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19

ARCHITECTURE | PLANNING | CONSULTING

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Petaluma, California 94952  
Ph: (707) 762-6006



**1 PROPOSED FLOOR PLAN**  
Scale: 1/8" = 1'- 0"  
REF

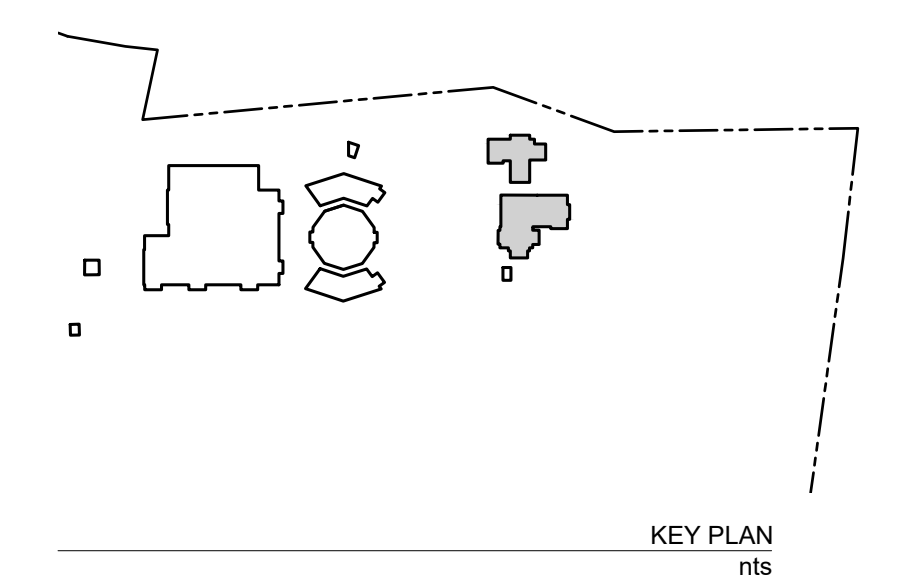




**1 WEST ELEVATION**  
Scale: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**A2.2**

**HOSPITALITY BUILDING:  
PROPOSED ELEVATIONS**



- DATE: 08.30.18
- ① REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18
- ② REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19
- ③ REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19



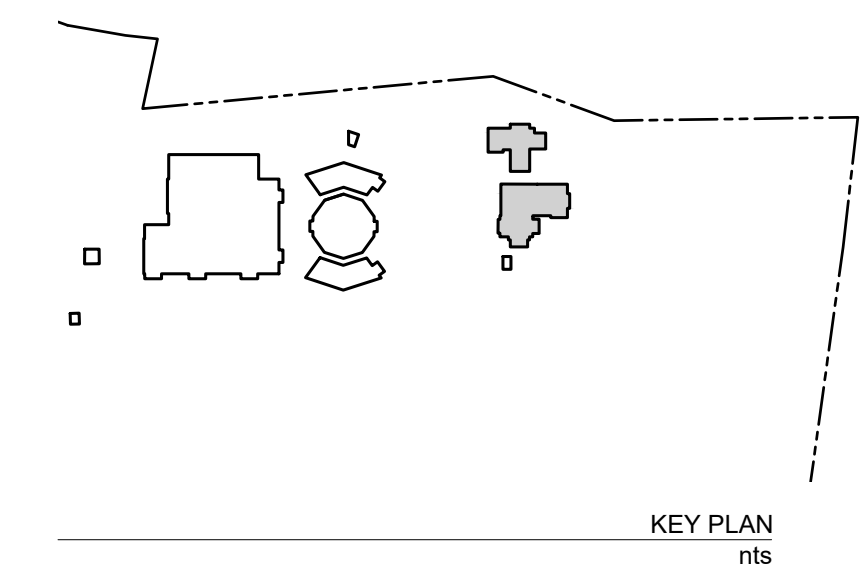




**3 SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



**4 EAST ELEVATION**  
Scale: 1/8" = 1'-0"



**A2.3**

**HOSPITALITY BUILDING:  
PROPOSED ELEVATIONS**



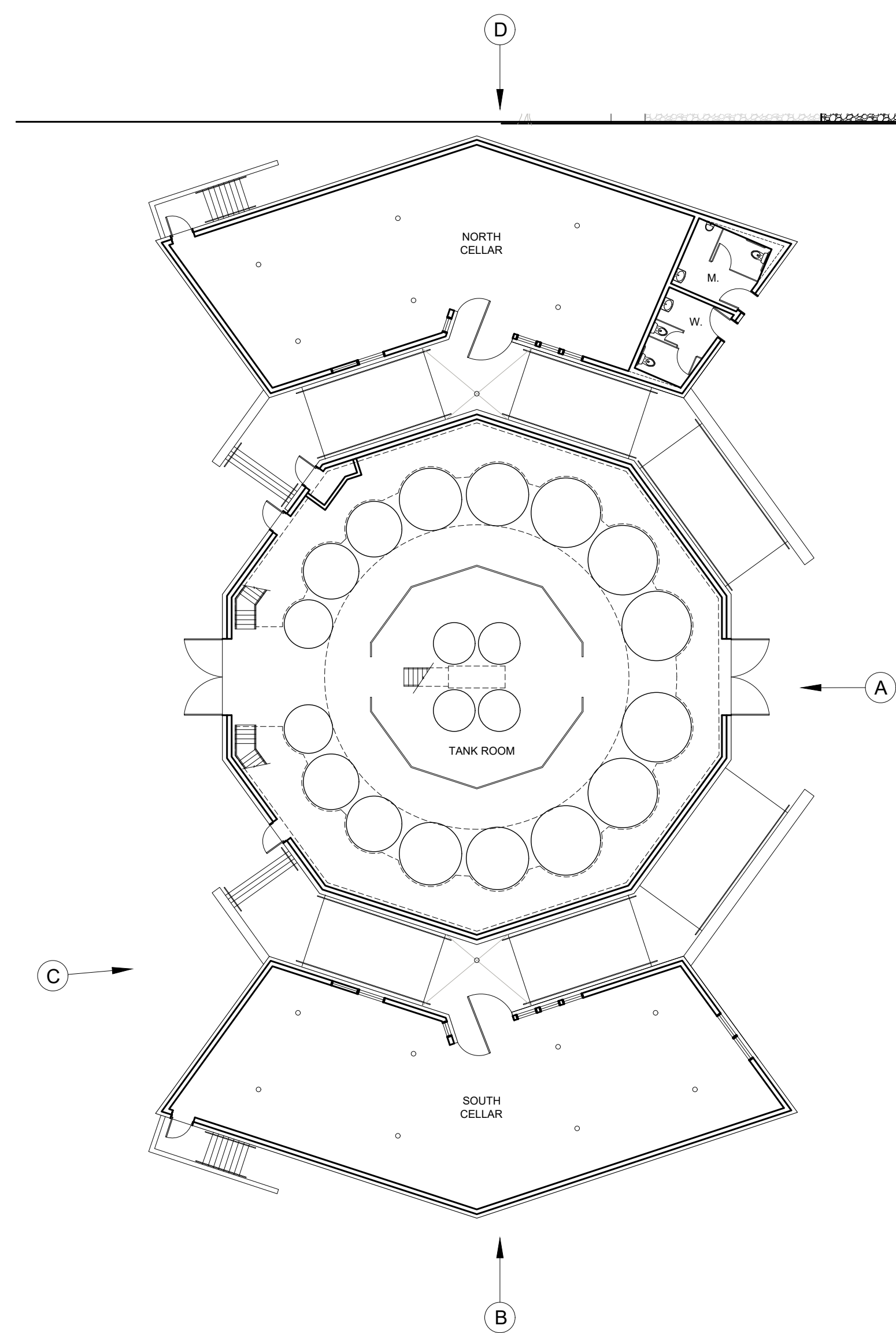
DATE: 08.30.18

- ① REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18
- ② REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19
- ③ REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19

ARCHITECTURE | PLANNING | CONSULTING







A



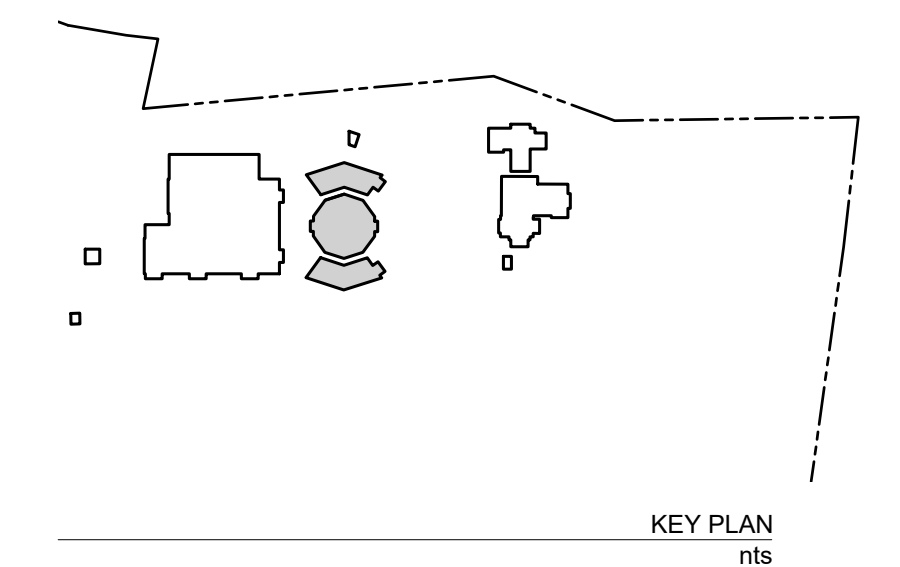
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C



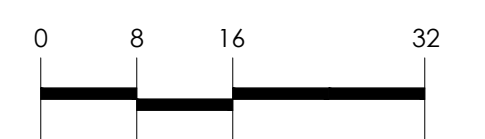
D



KEY PLAN  
nts

A3.0

FERMENTATION BUILDING:  
EXISTING CONDITION



DATE: 08.30.18

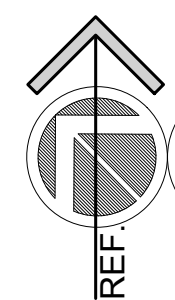
1 REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18

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ARCHITECTURE | PLANNING | CONSULTING

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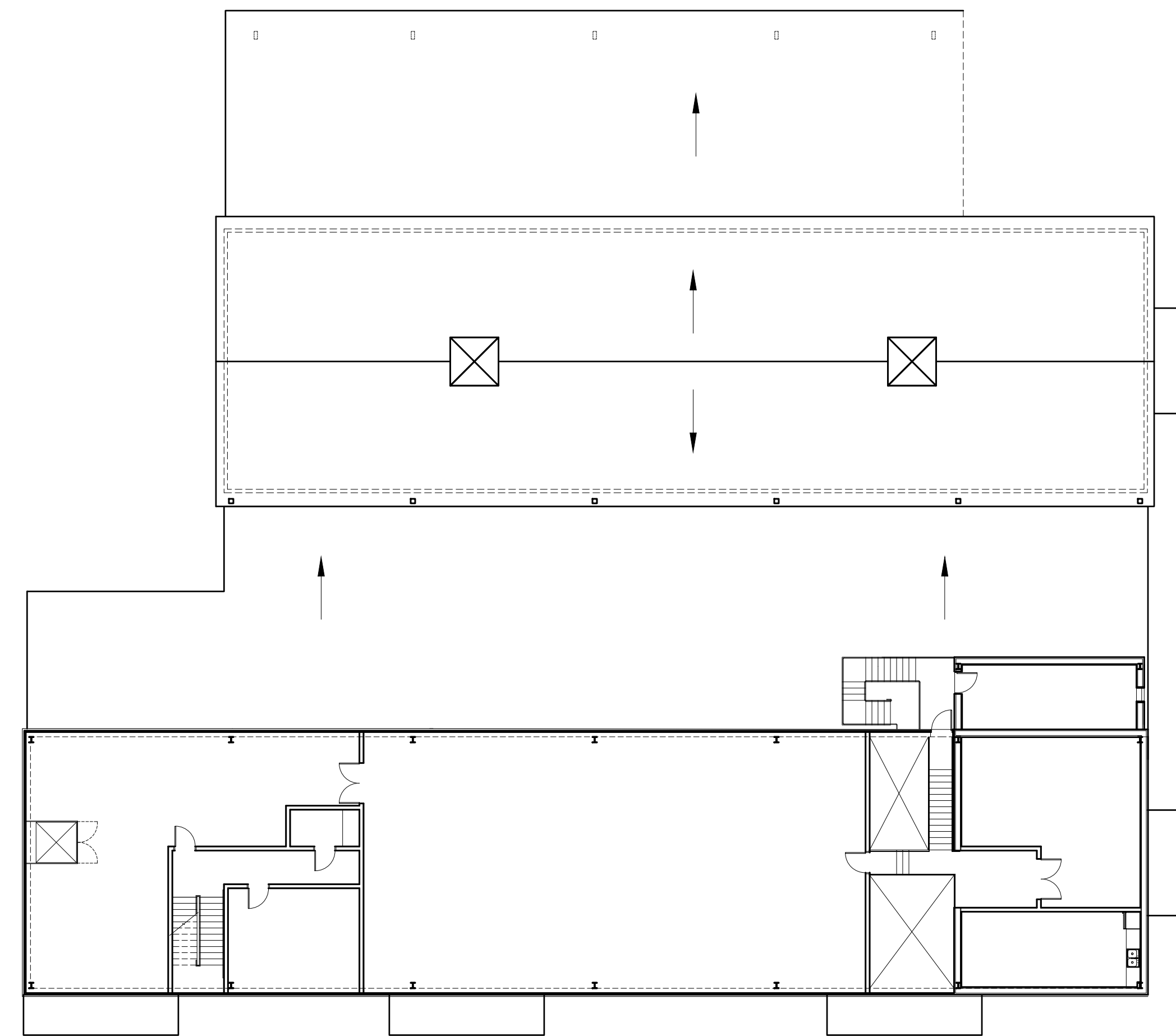
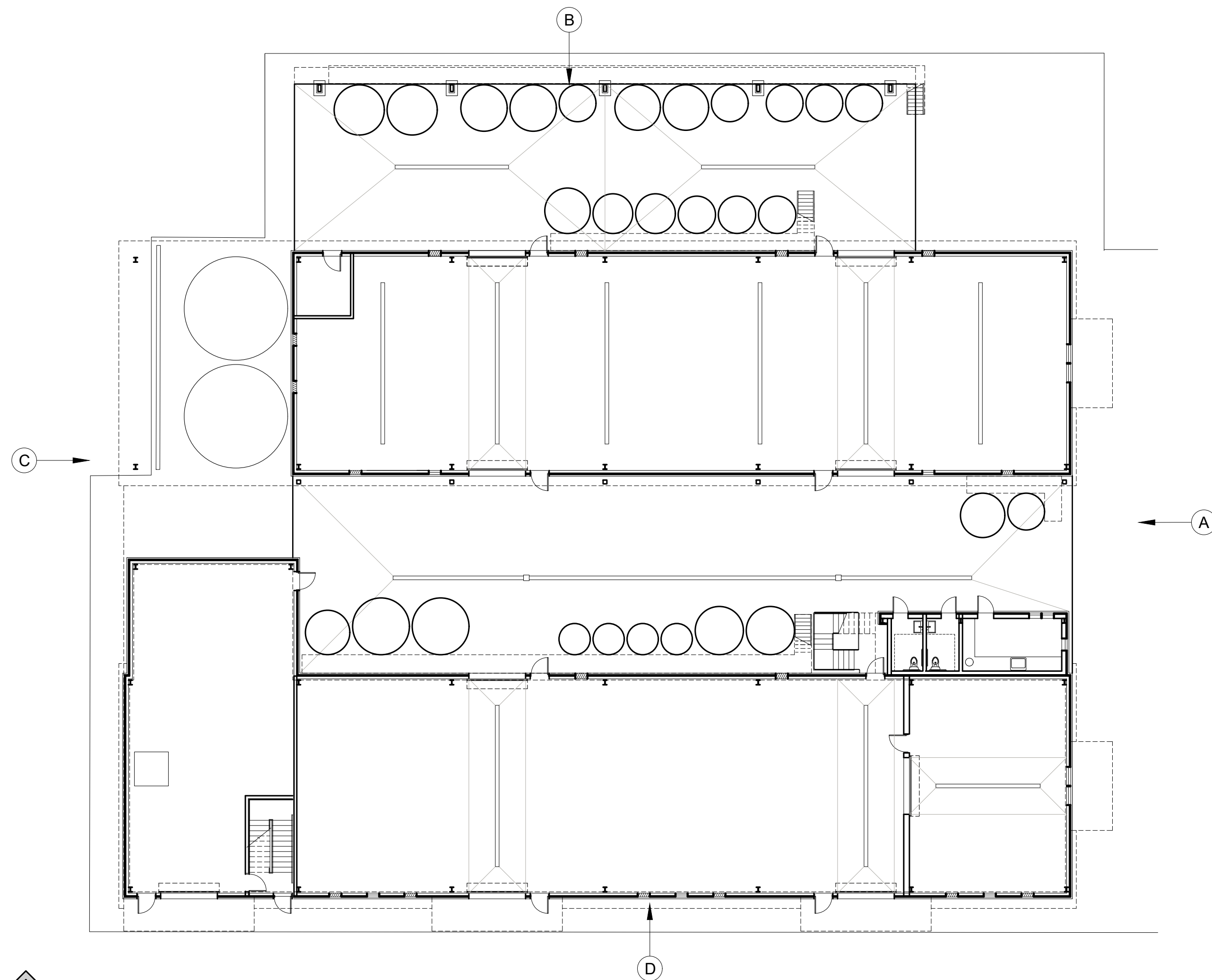


1

FERMENTATION BUILDING FLOOR PLAN

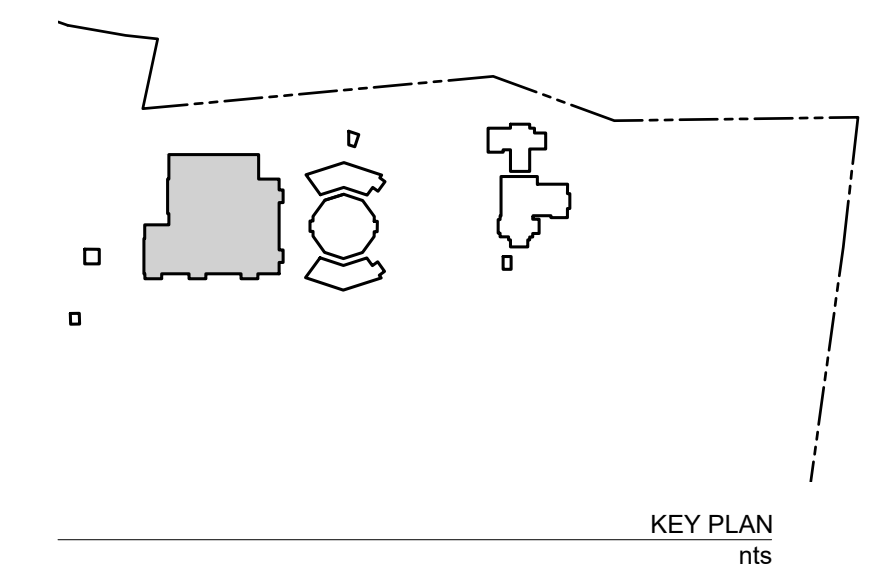
Scale: 1/16" = 1'- 0"





**1** BARREL BUILDING LOWER LEVEL FLOOR PLAN  
Scale: 1/16" = 1'-0"

**2** BARREL BUILDING UPPER LEVEL FLOOR PLAN  
Scale: 1/16" = 1'-0"



A

B

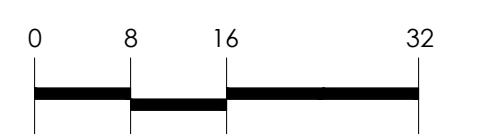


C

D

**A4.0**

**BARREL BUILDING:  
EXISTING CONDITION**



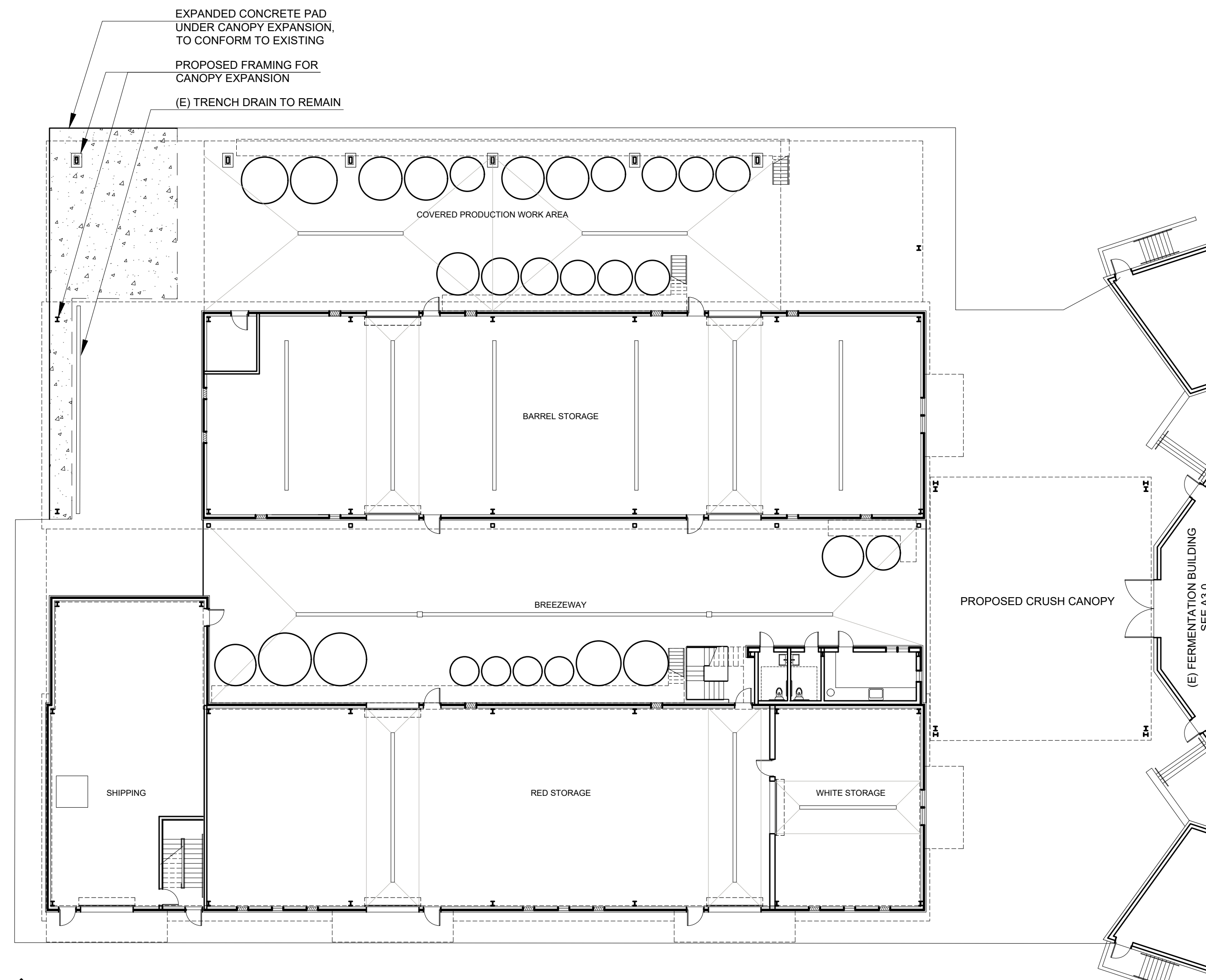
- DATE: 08.30.18
- ⚠ REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18
- ⚠ REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19
- ⚠ REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19

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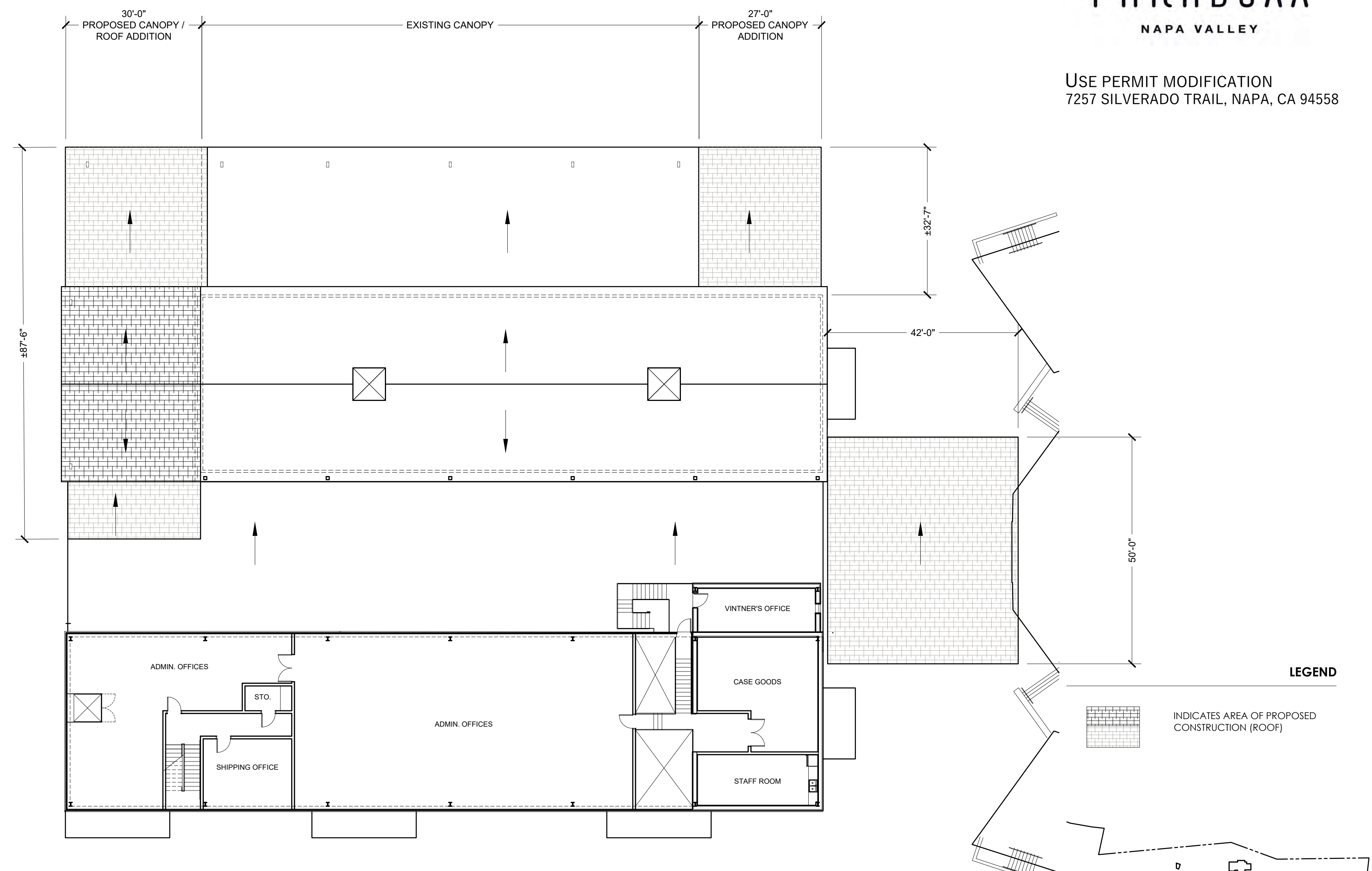
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Petaluma, California 94952  
Ph: (707) 762-6006







**1 BARREL BUILDING LOWER LEVEL FLOOR PLAN**  
Scale: 1/16" = 1'-0"



**2 BARREL BUILDING UPPER LEVEL FLOOR PLAN**  
Scale: 1/16" = 1'-0"

**A4.1**

**BARREL BUILDING:  
PROPOSED FLOOR PLAN**

- DATE: 08.30.18
- ① REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18
- ② REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19
- ③ REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19





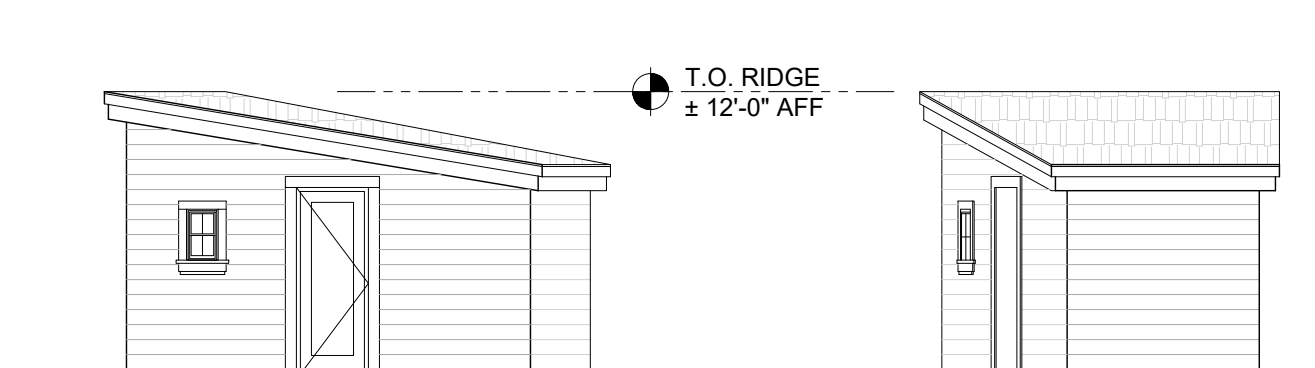
**A**



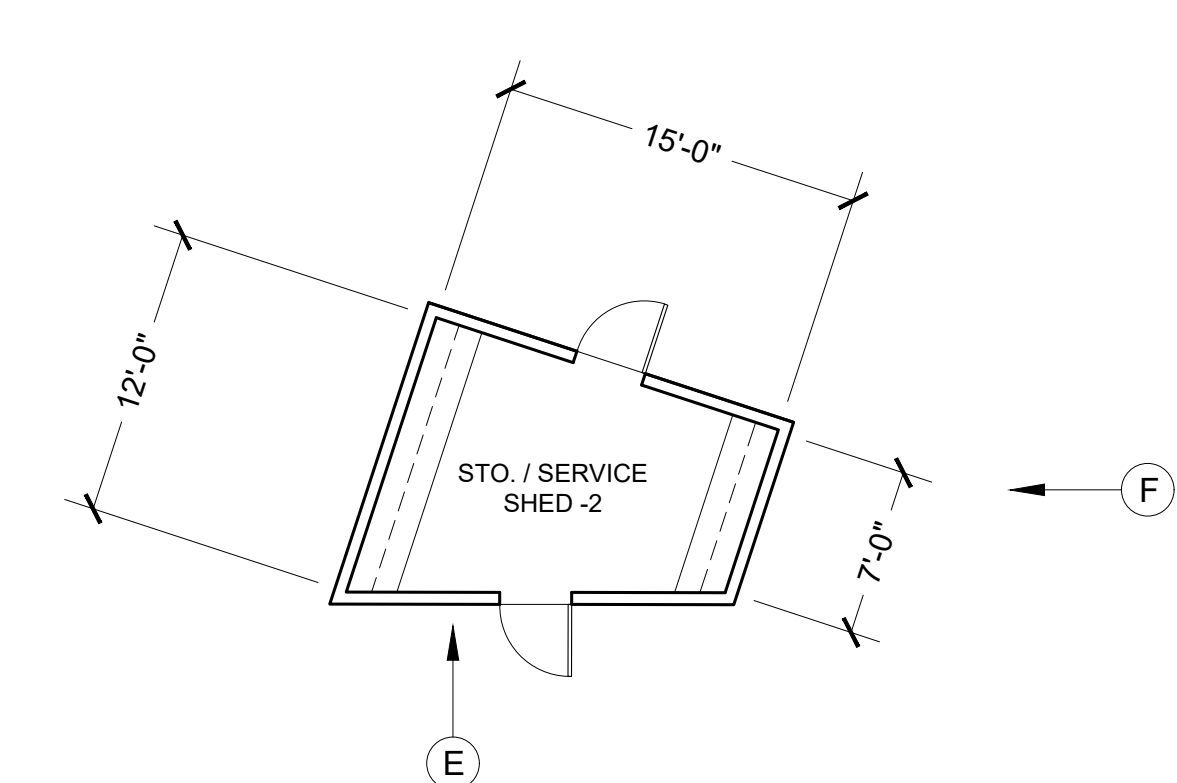
**B**



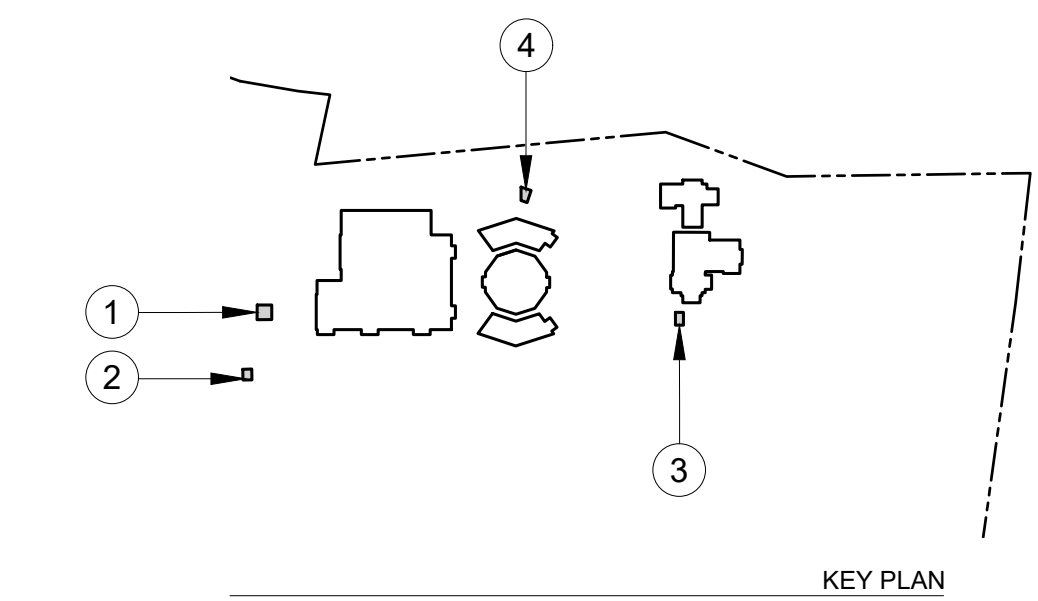
**3** NOT USED  
Scale:



**E** **F**

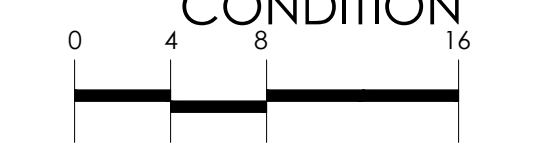


**4** (P) STORAGE / SERVICE SHED-2  
Scale: 1/8" = 1'- 0"



**A5.0**

**MISC. SITE STRUCTURES:**  
EXISTING AND PROPOSED  
CONDITION



DATE: 08.30.18

1 REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18

2 REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19

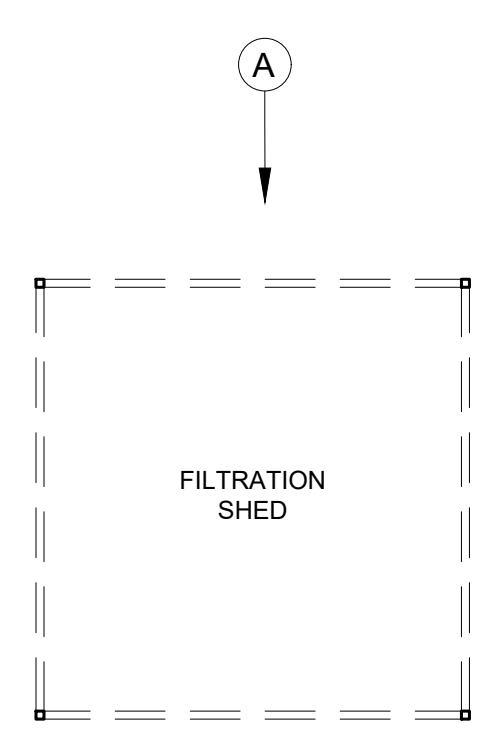
3 REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19

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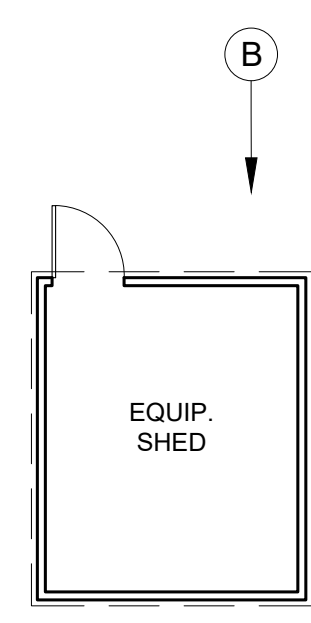
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**1** (E) FILTRATION SHED  
Scale: 1/8" = 1'- 0"



**2** (E) EQUIPMENT SHED  
Scale: 1/8" = 1'- 0"





AREA SUMMARY : ACCESSORY TO PRODUCTION RATIO CALCULATION  
(NAPA COUNTY CODE §18.104.200)

BUILDING	EXISTING CONDITION			PROPOSED CONDITION		
	AREA: ACCESSORY USE	AREA: PRODUCTION FACILITY	AREA: TOTAL BUILDING	AREA: ACCESSORY USE	AREA: PRODUCTION FACILITY	AREA: TOTAL BUILDING
1 HOSPITALITY BUILDING	4,097 sf	0 sf	4,097 sf	7,134 sf	0 sf	7,134 sf
2 FERMENTATION BUILDING	0 sf	7,765 sf	7,765 sf	0 sf	7,765 sf	7,765 sf
3 BARREL BUILDING	4,970 sf	21,330 sf	26,300 sf	4,970 sf	26,875 sf	31,845 sf
4 MISC. STRUCTURES	0 sf	442 sf	442 sf	140 sf	442 sf	582 sf
TOTAL	9,067 sf	29,537 sf	38,604 sf	12,244 sf	35,082 sf	47,326 sf

ACCESSORY / PRODUCTION CALCULATION

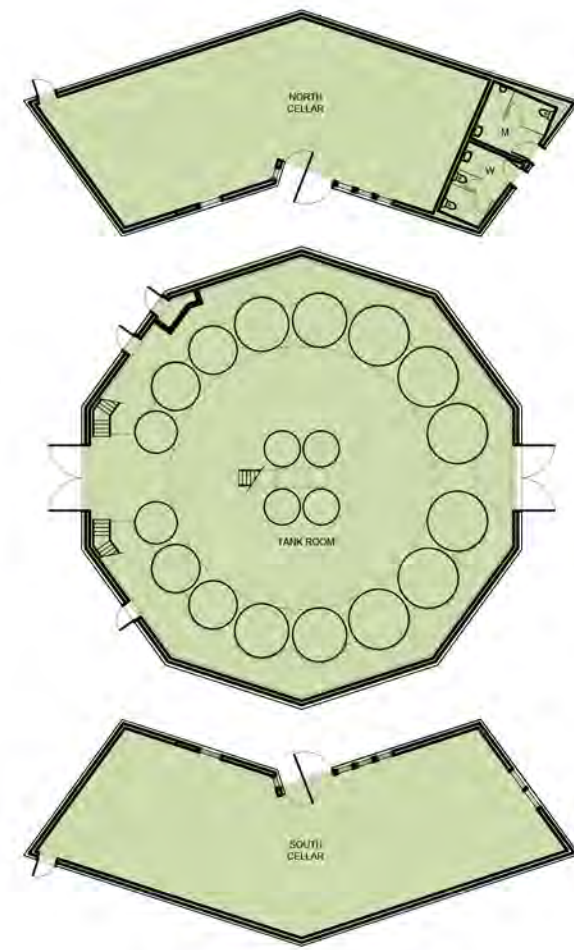
$12,244 \text{ sf} / 35,082 \text{ sf} = 34.2\% < 40\%$

3



ACCESSORY SQUARE FOOTAGE: ± 7,134sf  
PRODUCTION SQUARE FOOTAGE: 0 sf  
TOTAL SQUARE FOOTAGE: ± 7,134 sf

1 HOSPITALITY BUILDING FLOOR PLAN  
Scale: 1/32" = 1'- 0"

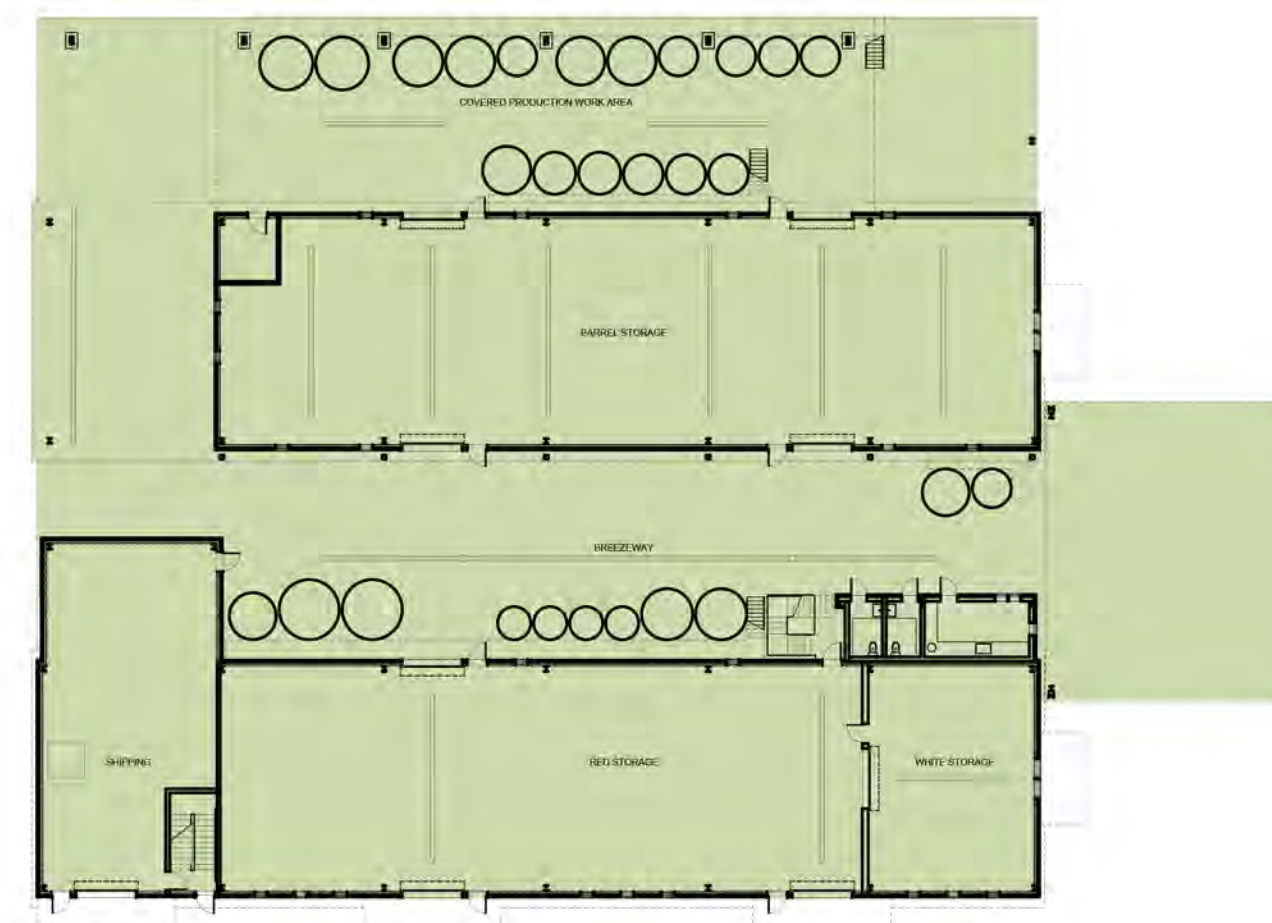


ACCESSORY SQUARE FOOTAGE: 0 sf  
PRODUCTION SQUARE FOOTAGE: ± 7,765 sf  
TOTAL SQUARE FOOTAGE: ± 7,765 sf

2 FERMENTATION BUILDING FLOOR PLAN  
Scale: 1/32" = 1'- 0"



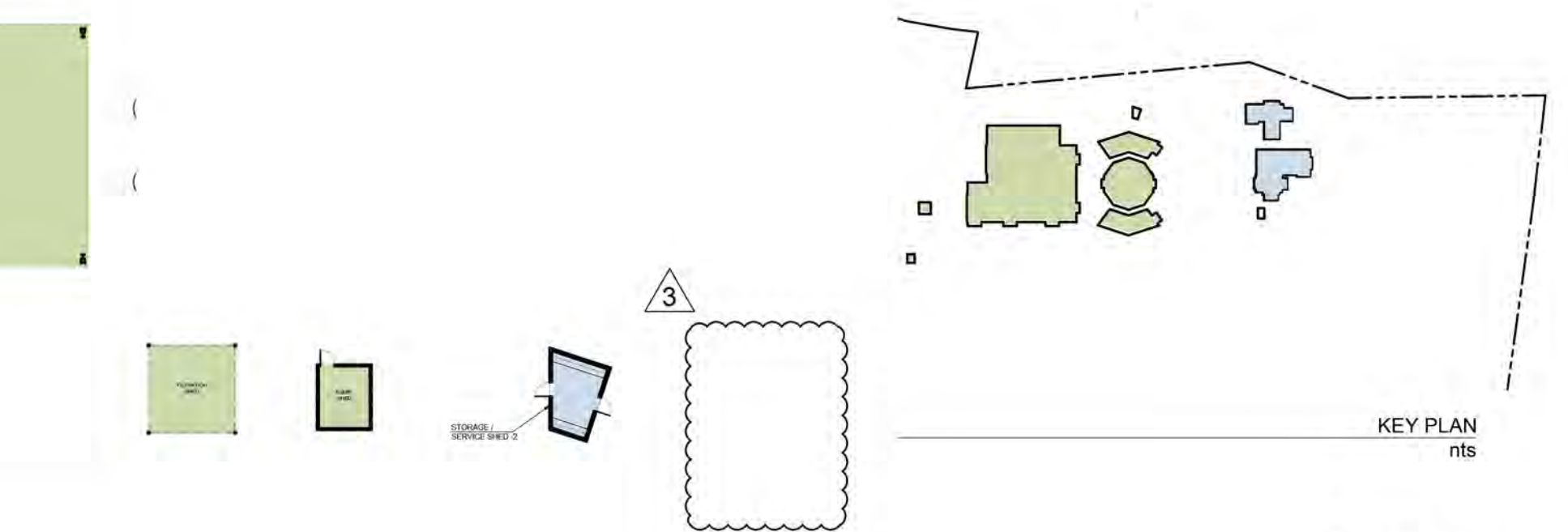
UPPER LEVEL



LOWER LEVEL

ACCESSORY SQUARE FOOTAGE: ± 4,970 sf  
PRODUCTION SQUARE FOOTAGE: ± 26,875 sf  
TOTAL SQUARE FOOTAGE: ± 31,845 sf

3 BARREL BUILDING FLOOR PLANS  
Scale: 1/32" = 1'- 0"

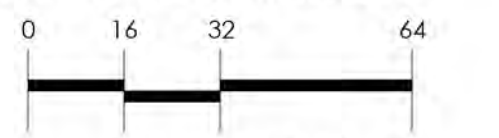


ACCESSORY SQUARE FOOTAGE: ± 140 sf  
PRODUCTION SQUARE FOOTAGE: ± 442 sf  
TOTAL SQUARE FOOTAGE: ± 582 sf

4 MISC. STRUCTURE FLOOR PLAN  
Scale: 1/32" = 1'- 0"

ACCESSORY - PRODUCTION RATIO CALCULATION

A6.0



DATE: 08.30.18

1 REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18

2 REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19

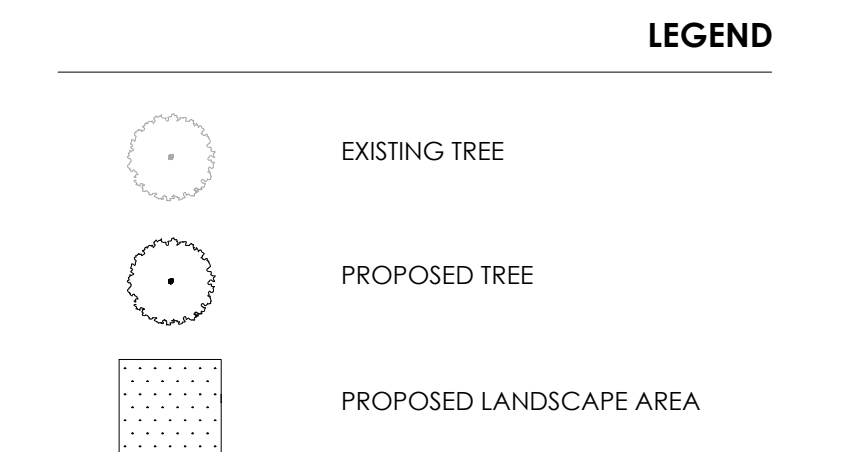
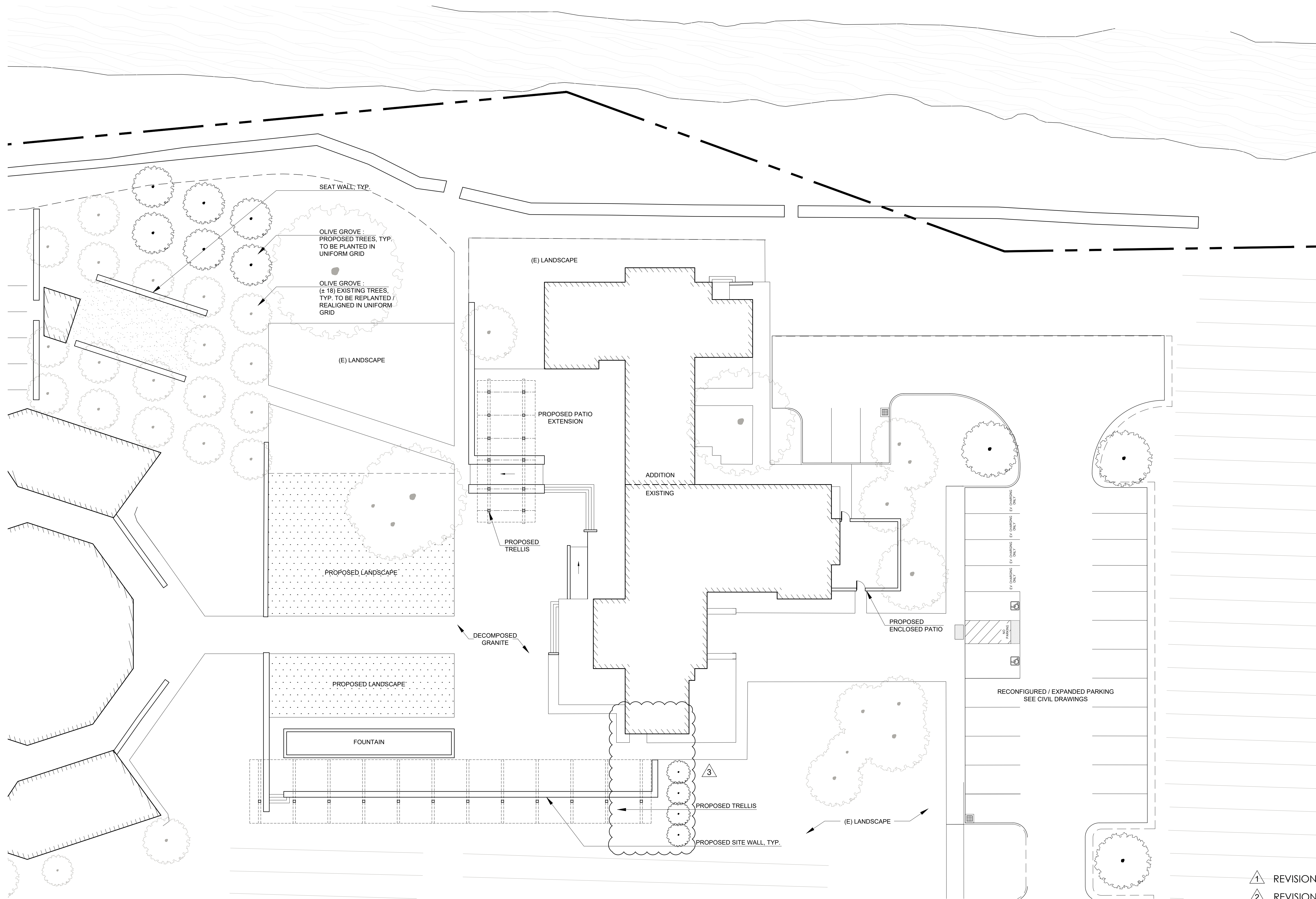
3 REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19

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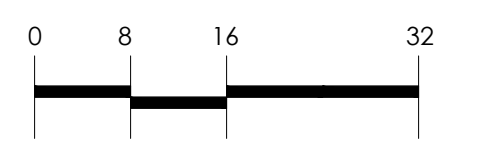






1  
**L-1**

**SITE :**  
**CONCEPTUAL LANDSCAPE PLAN**



DATE: 08.30.18

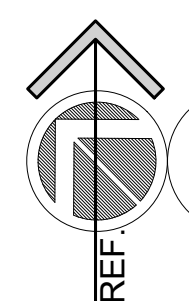
1 REVISION 1 : RESPONSE TO COMMENTS DATE: 12.20.18

2 REVISION 2 : RESPONSE TO COMMENTS DATE: 04.19.19

3 REVISION 3 : RESPONSE TO COMMENTS DATE: 06.10.19

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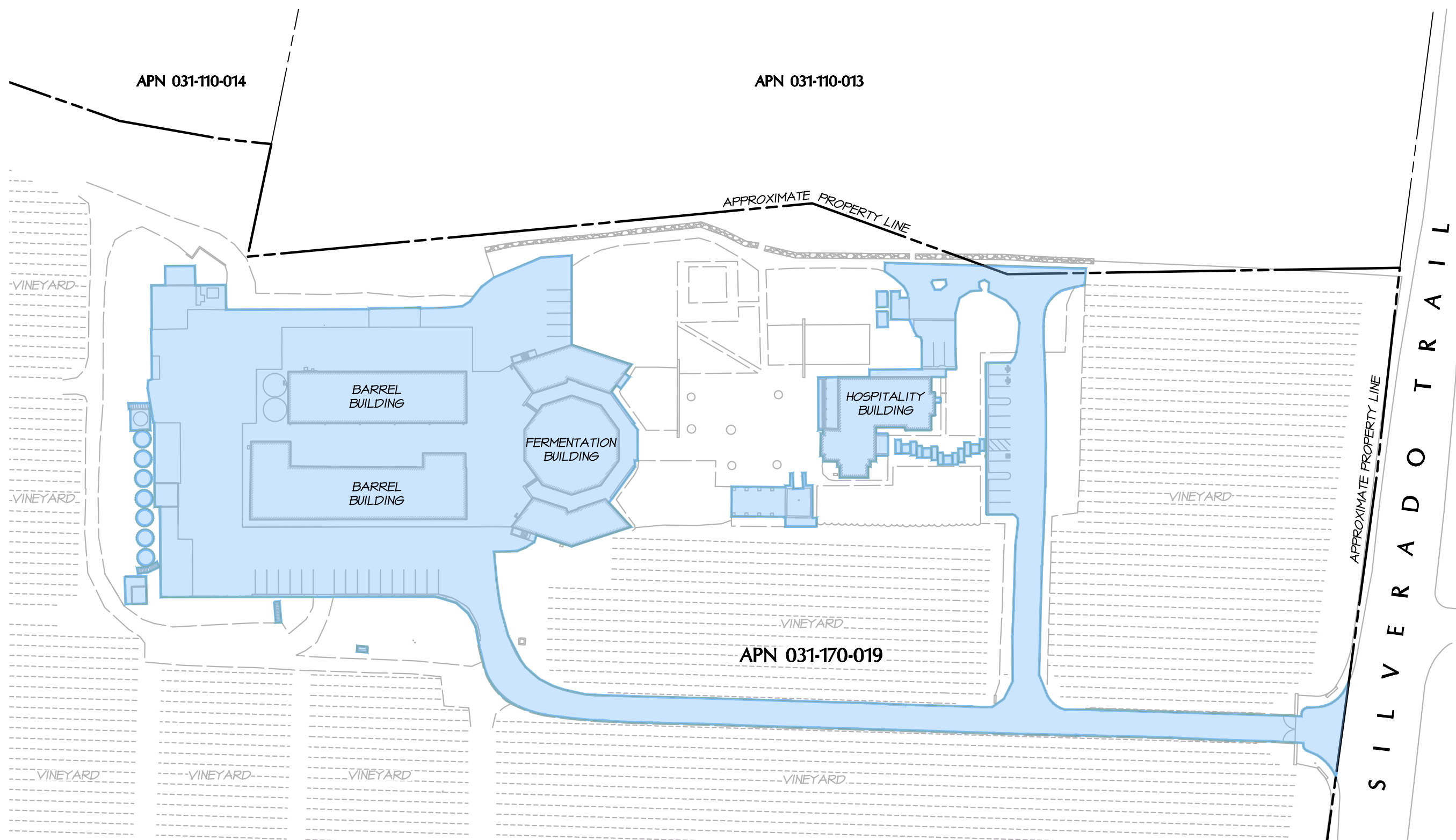
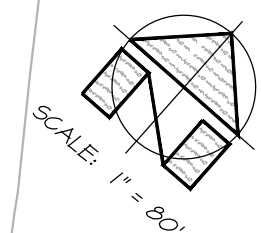


1

**PRELIMINARY LANDSCAPE CONCEPT**

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





**WINERY COVERAGE AREA EXHIBIT EXISTING CONDITIONS**

SCALE: 1" = 80'

**WINERY COVERAGE CALCULATIONS:**

WINERY COVERAGE AREA (120,415± SQ FT = 2.76± ACRES)  
 PARCEL SIZE: 45.56± ACRES  
 2.76 ACRES / 45.56 ACRES = **6.1%** < 25% OR 2.76 ACRES < 15 ACRES (WHICHEVER IS LESS)

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 518.104.220

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 1303 Jefferson Street, 200 B, Napa, CA 94559  
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 Telephone: 707-258-1301

Paraduxx Winery  
 7257 Silverado Trail  
 Napa, CA 94558  
 APN 031-170-019  
 Job No. 08-17  
 April 2019 - Revised  
 Sheet 1 of 4

4/19/2019 - 1:29 PM, Michael G, \\BARTELT\MAIN\SHARED\LAND PROJECTS\2007-2012\0817\2019\UPVACAD\EXHIBITS\0817-COV.G.DWG

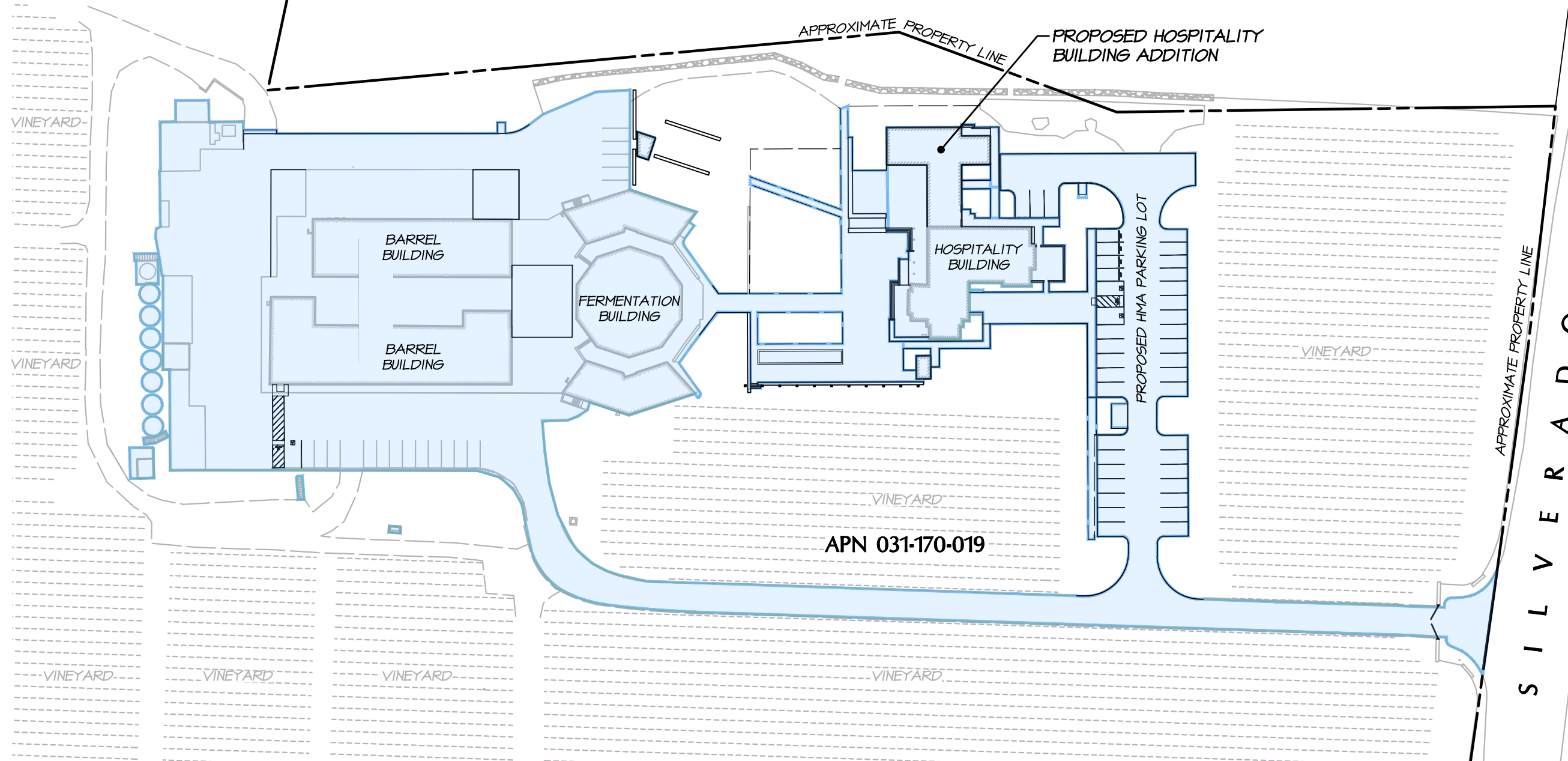
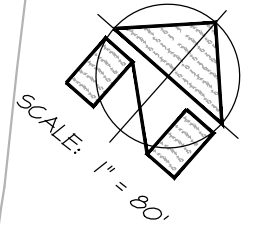


APN 031-110-014

APN 031-110-013

APPROXIMATE PROPERTY LINE

PROPOSED HOSPITALITY BUILDING ADDITION

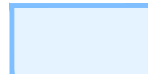


APN 031-170-019

### WINERY COVERAGE AREA EXHIBIT PROPOSED CONDITIONS

SCALE: 1" = 80'

#### WINERY COVERAGE CALCULATIONS:

	WINERY COVERAGE AREA (143,646± SQ FT = 3.30± ACRES)
	PARCEL SIZE: 45.56± ACRES
	3.30 ACRES / 45.56 ACRES = <b>7.2%</b> < 25% OR 3.30 ACRES < 15 ACRES (WHICHEVER IS LESS)

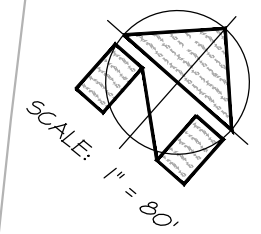
WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 918.104.220

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 7257 Silverado Trail  
 Napa, CA 94558  
 APN 031-170-019  
 Job No. 08-17  
 April 2019 - Revised  
 Sheet 2 of 4





**WINERY DEVELOPMENT AREA EXHIBIT EXISTING CONDITIONS**

SCALE: 1" = 80'

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**WINERY DEVELOPMENT AREA:**



WINERY DEVELOPMENT AREA (97,509± SQ FT = 2.24± ACRES)  
PARCEL SIZE: 45.56± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 51B.104.210

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Napa, CA 94558  
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Job No. 08-17  
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