

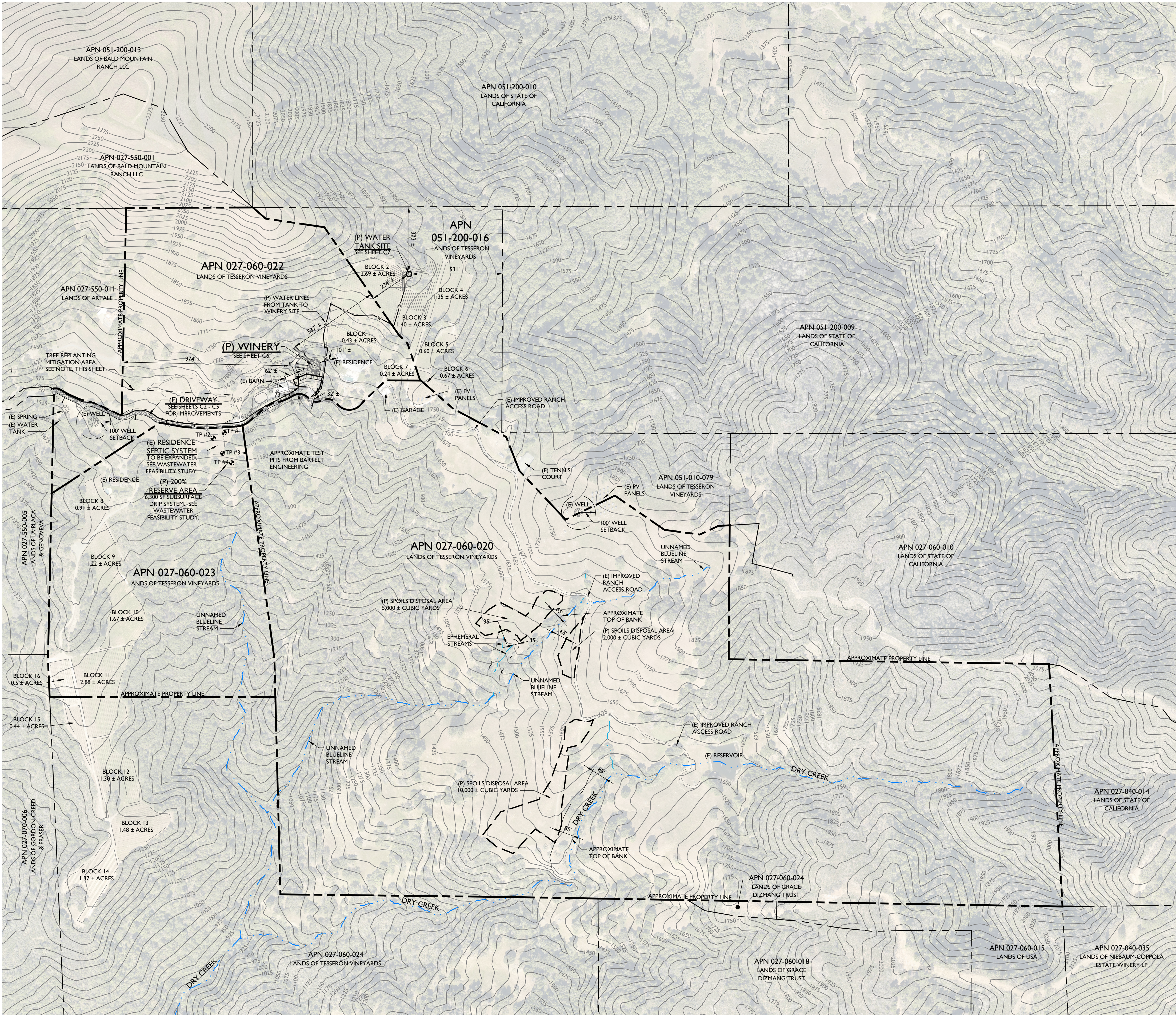
“E”

Civil and Architectural Plans

Tesseron Winery P22-00309
Planning Commission Hearing Date
July 2, 2025

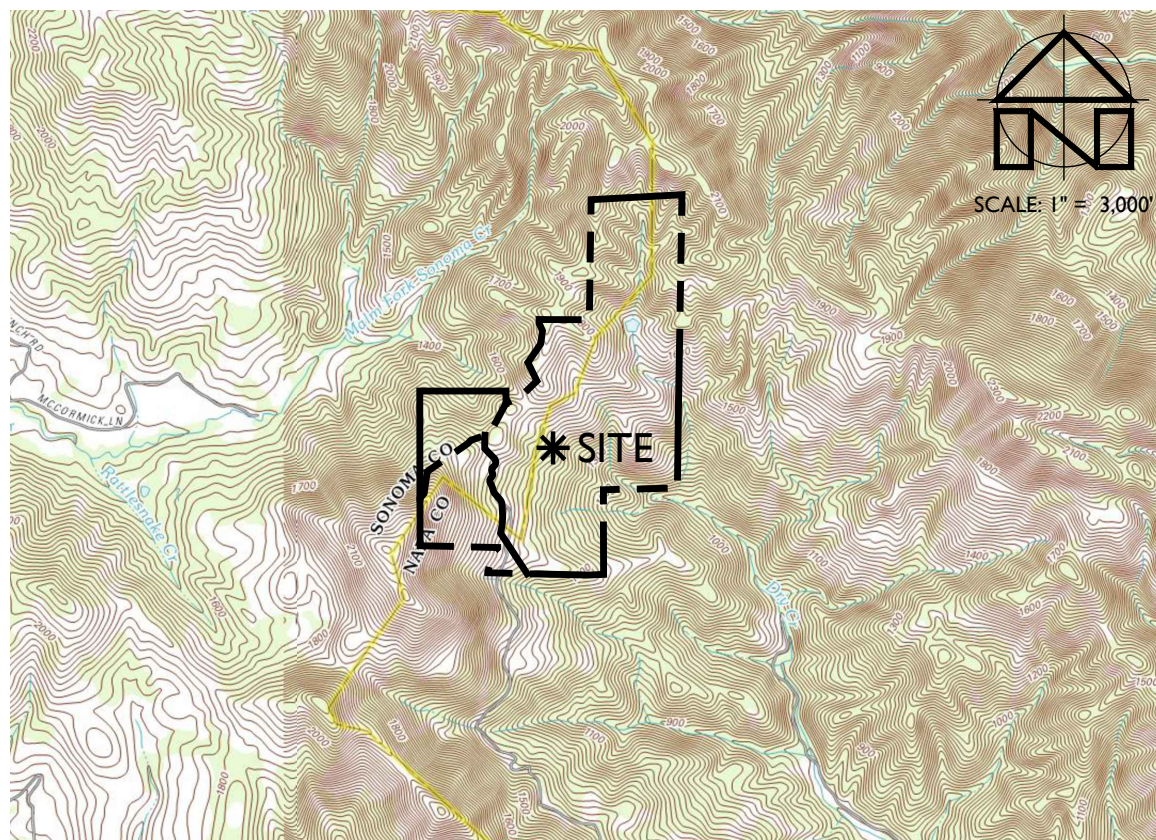
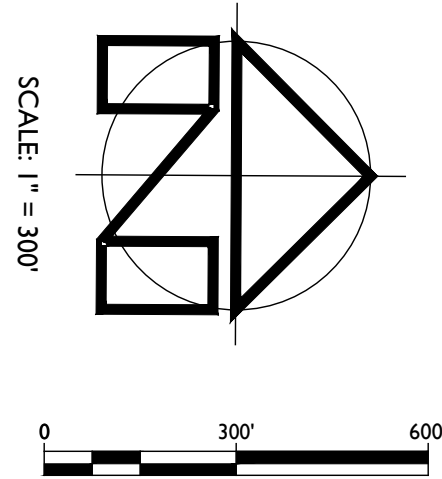
TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN

SCALE: 1" = 300'



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:

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN STA 9+87 TO STA 20+75
C3	DRIVEWAY PLAN STA 20+75 TO STA 28+00
C4	DRIVEWAY PROFILE STA 9+75 TO STA 21+75
C5	DRIVEWAY PROFILE STA 21+75 TO STA 27+75
C6	WINERY DEMOLITION & CONCEPTUAL PLAN
C7	WATER TANK CONCEPTUAL PLAN
C8	STORMWATER CONTROL PLAN
C9	IMPERVIOUS SURFACE EXHIBIT

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:

- 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 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.
- 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.
- BENCHMARK: NAVD 88
- 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:

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

TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS OVERALL SITE PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE:
APRIL 22, 2025

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

4/22/2025 BT
DRIVEWAY REVISIONS

JOB NUMBER:
17-108

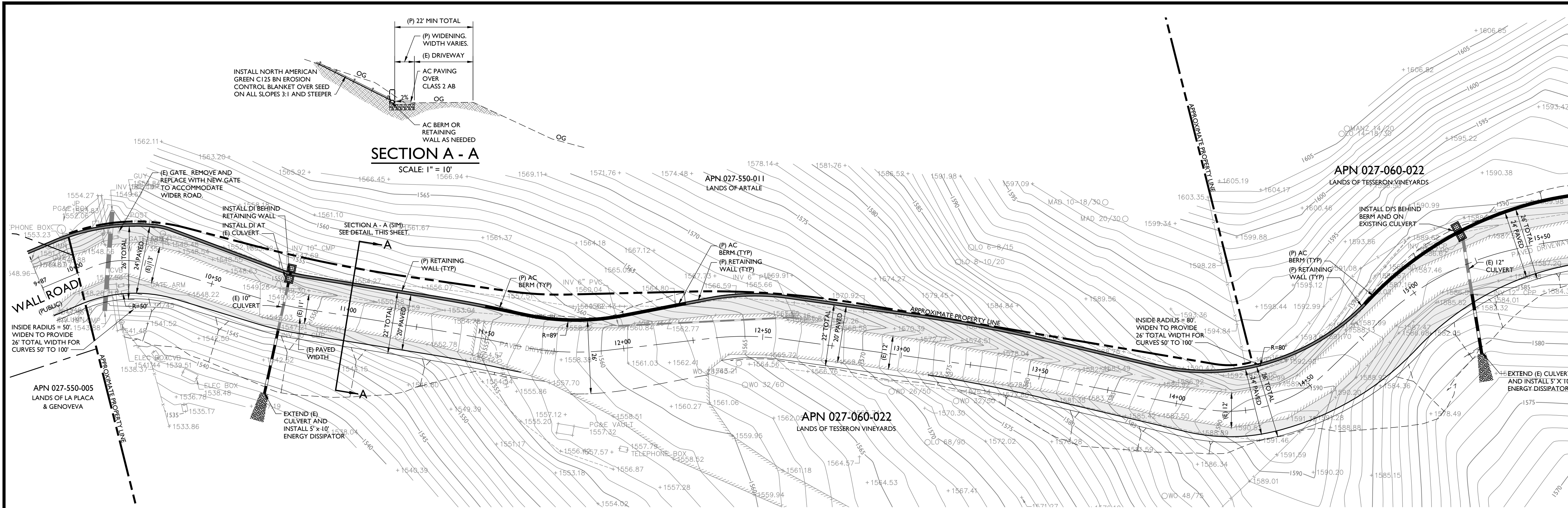
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17-108CONC_OSP.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

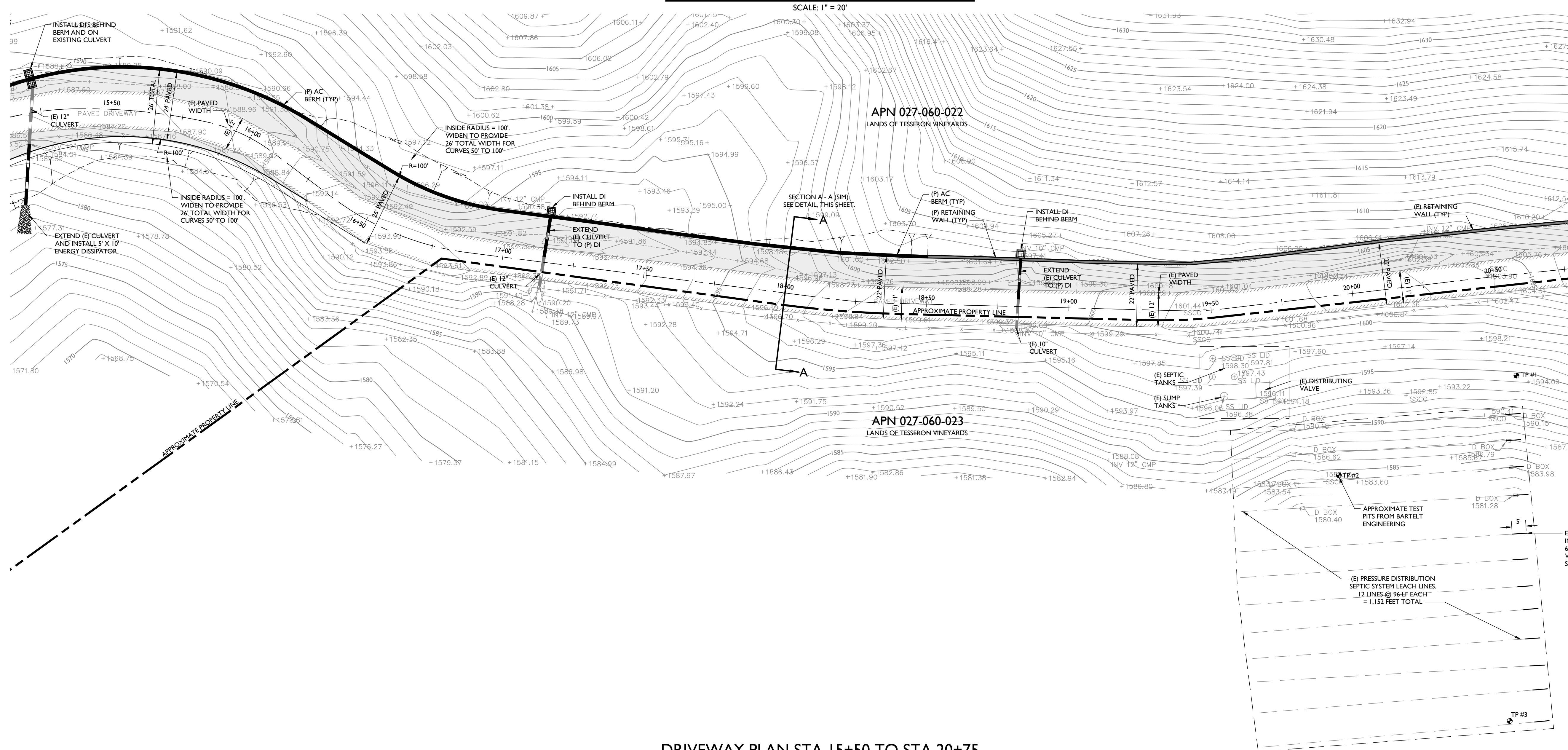
C1

OF



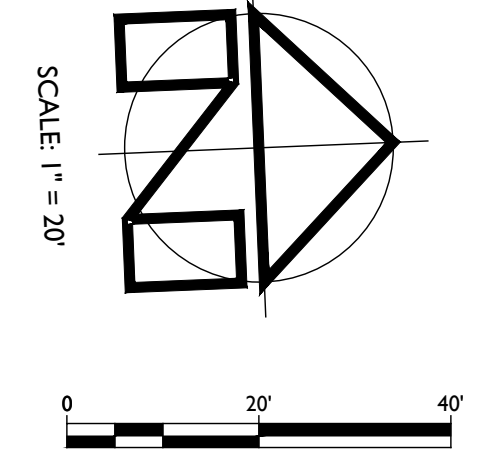
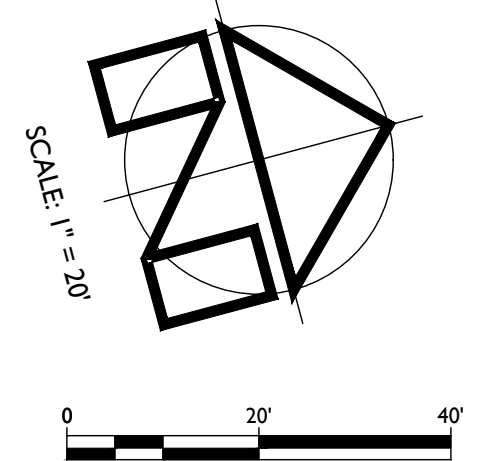
DRIVEWAY PLAN STA 9+87 TO STA 15+50

SCALE: 1" = 20'



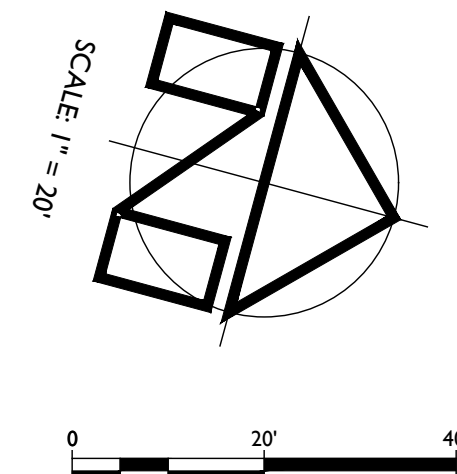
DRIVEWAY PLAN STA 15+50 TO STA 20+75

SCALE: 1" = 20'



DRAWN BY:	BT DRAFTING
CHECKED BY:	MRM
DATE:	APRIL 22, 2025
REVISIONS:	BY:
1/3/2023	BT
PLAN CHECK REVISIONS	
4/22/2025	BT
DRIVEWAY REVISIONS	

JOB NUMBER:	17-108
FILE:	17-108CONC_P&P.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



DRIVEWAY PLAN STA 20+75 TO STA 26+00
SCALE: 1" = 20'

TESSERON VINEYARDS WINERY

◆

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

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE: APRIL 22, 2025

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

4/22/2025 BT
DRIVEWAY REVISIONS

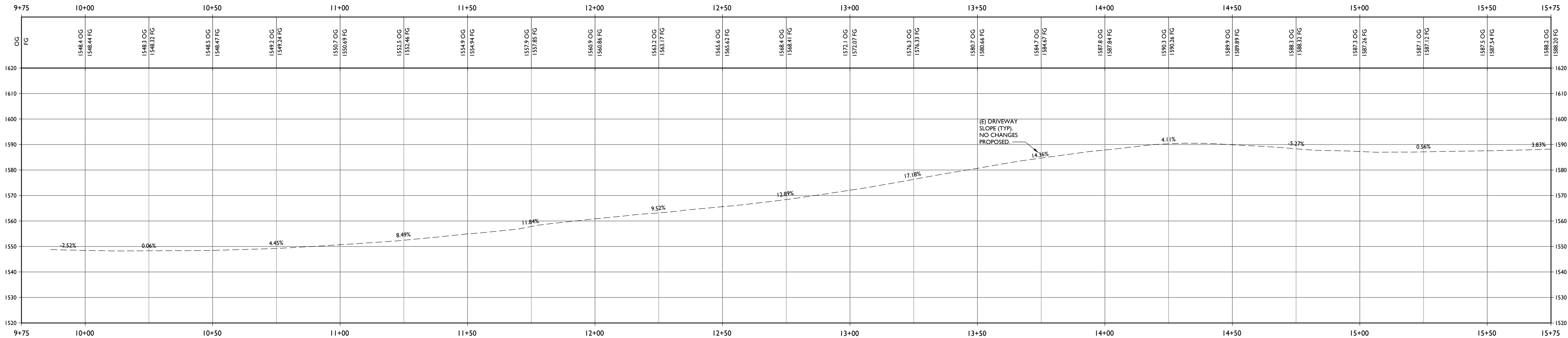
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17-108

FILE:
17-108CONC P&P.DWG

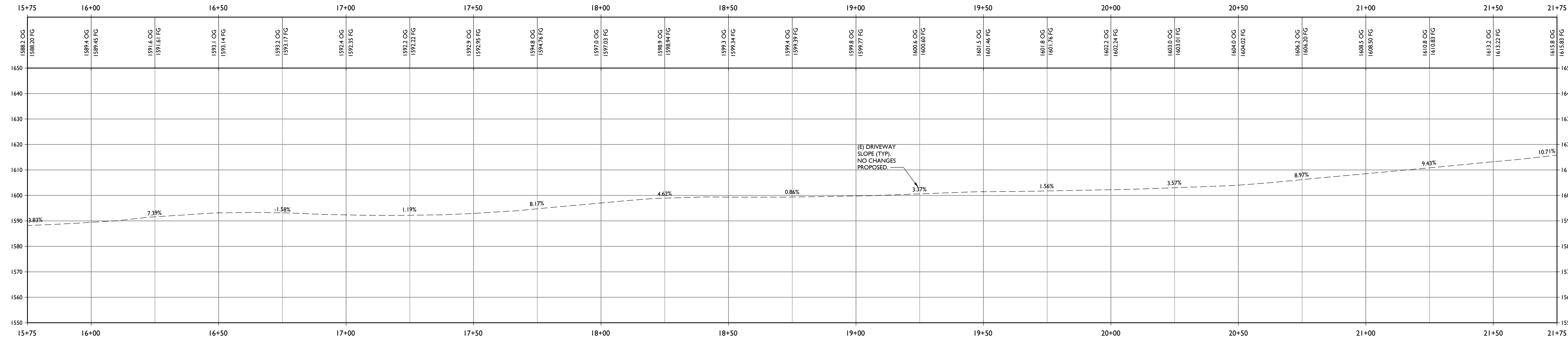
ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C3



DRIVEWAY PROFILE STA 9+75 TO STA 15+75
SCALE: 1" = 20'



DRIVEWAY PROFILE STA 15+75 TO STA 21+75
SCALE: 1" = 20'

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

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE:
APRIL 22, 2025

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

4/22/2025 BT
DRIVEWAY REVISIONS

JOB NUMBER:
17-108

FILE:
17-108CONC_P&P.DWG

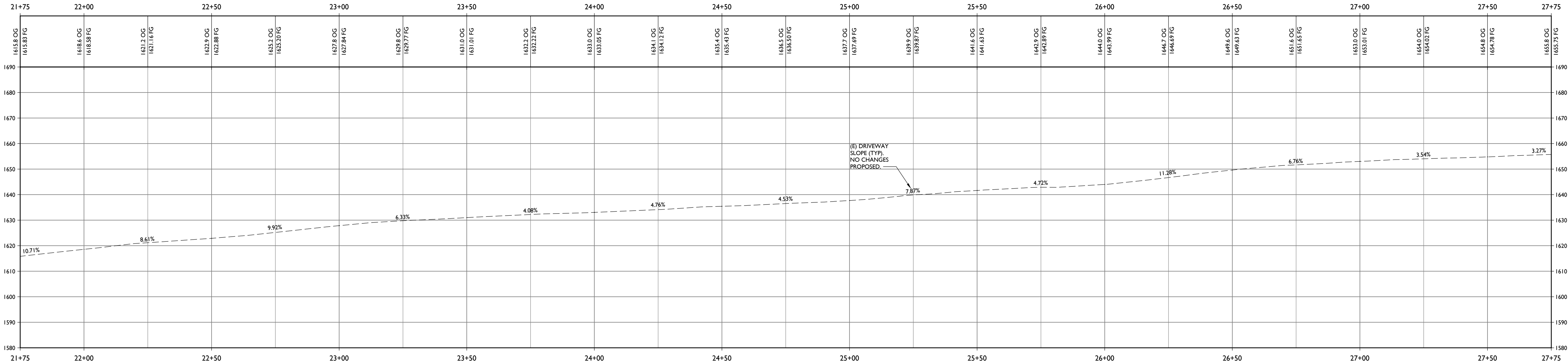
ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C4

OF

9



DRIVEWAY PROFILE STA 21+75 TO STA 27+75
SCALE: 1" = 20'

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

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY: BT DRAFTING	
CHECKED BY: MRM	
DATE: APRIL 22, 2025	
REVISIONS:	BY:
1/3/2023	BT
PLAN CHECK REVISIONS	
4/22/2025	BT
DRIVEWAY REVISIONS	

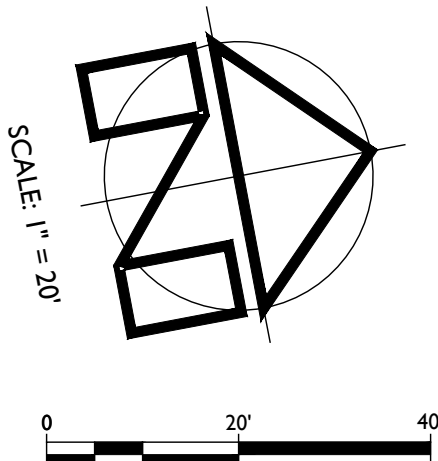
JOB NUMBER:	17-108
FILE:	17-108CONC_P&P.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	

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 |

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.

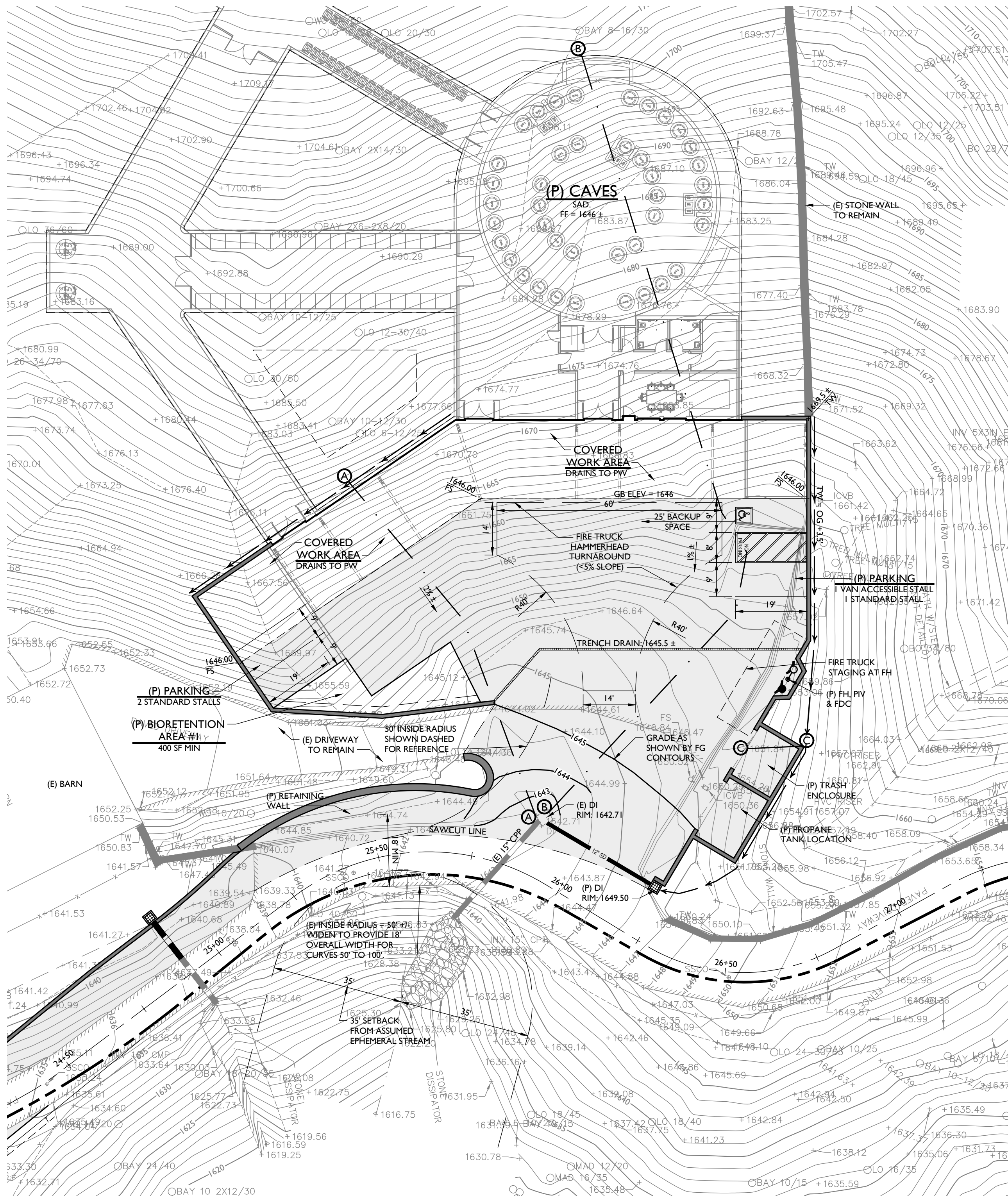
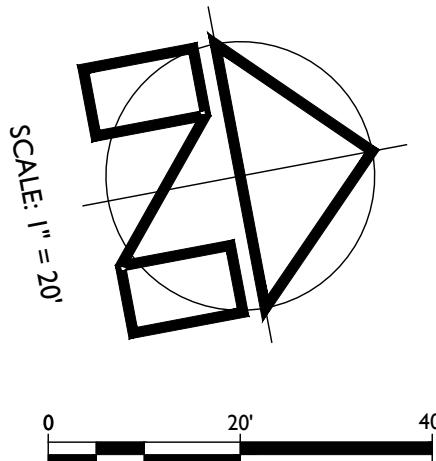


SLOPE SECTIONS	
A - A	29 %
B - B	26 %
C - C	16 %
AVERAGE	24 %

LEGEND:

APPROXIMATE PROPERTY LINE (SUBJECT PARCEL)

⊗ — . — . — ⊗ SLOPE SECTION. SEE TABLE, THIS SHEET



DEMOLITION PLAN

SCALE: 1" = 20'

WINERY CONCEPTUAL PLAN

TESSERON VINEYARDS WINERY

◆

CONCEPTUAL SITE IMPROVEMENT PLANS
WINERY DEMOLITION & CONCEPTUAL PLAN

PREPARED UNDER THE
DIRECTION OF:



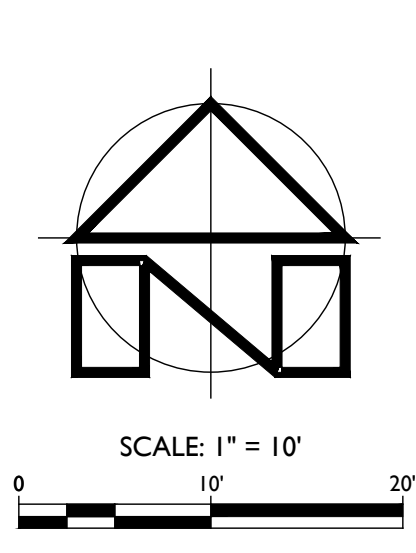
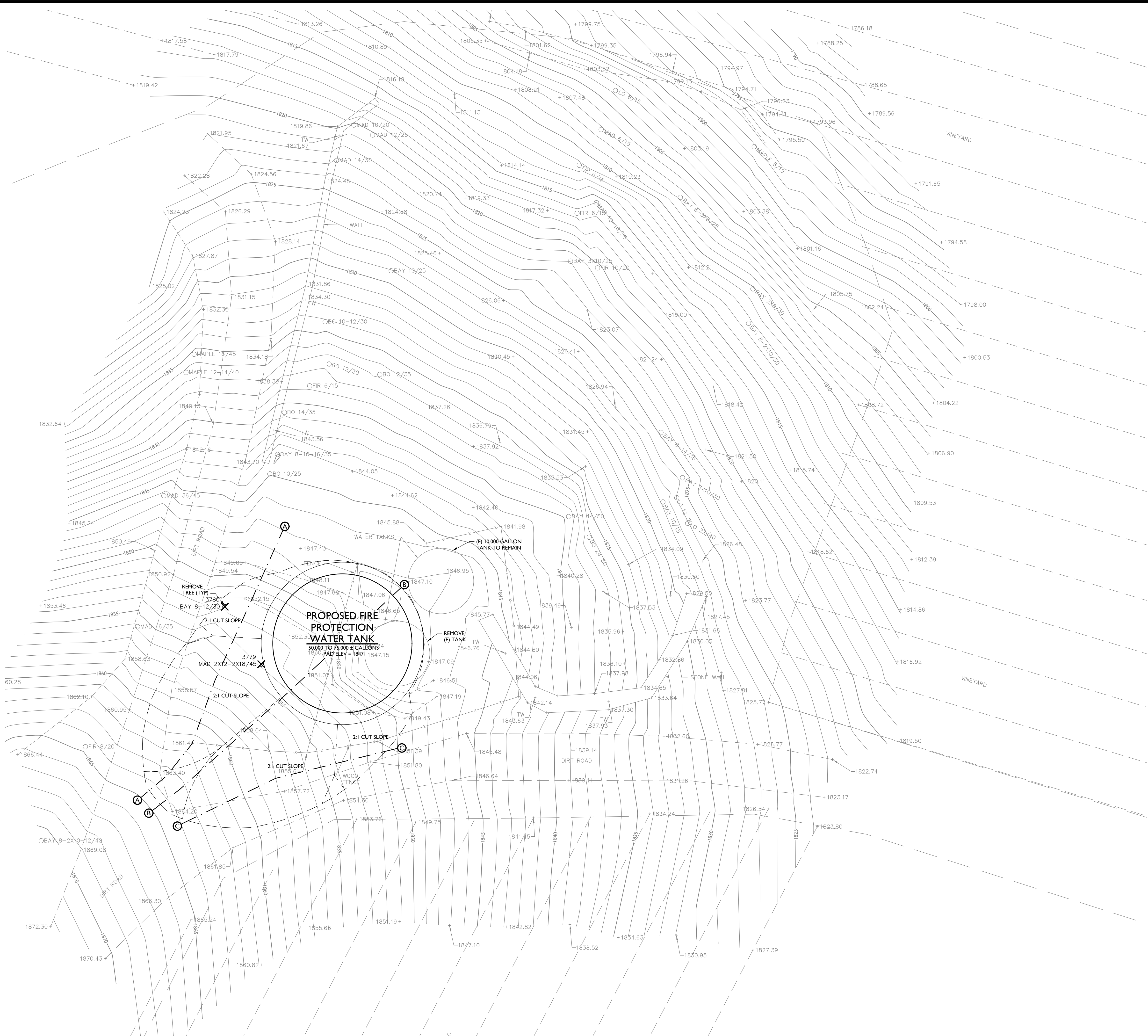
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CHECKED BY: MRM	
DATE: APRIL 22, 2025	
REVIEWS:	BY:
1/3/2023	BT
PLAN CHECK REVISIONS:	
4/22/2025	BT
DRIVEWAY REVISIONS	

JOB NUMBER:
17-108

FILE:
17-108CONC_SITE.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:



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'

TESSERON VINEYARDS WINERY
CONCEPTUAL SITE IMPROVEMENT PLANS
WATER TANK CONCEPTUAL PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE:
APRIL 22, 2025

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

4/22/2025 BT
DRIVEWAY REVISIONS

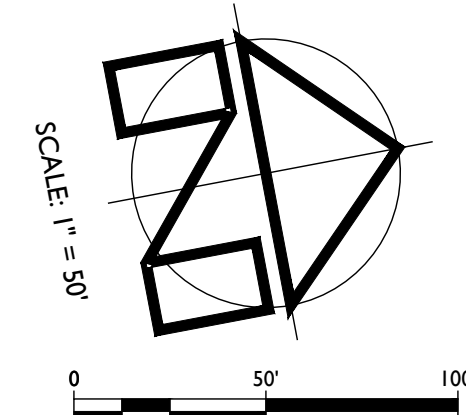
JOB NUMBER:
17-108

FILE:
17-108CONC_SITE.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

SCALE: 1" = 50'



IMPERVIOUS SURFACE SUMMARY					
	PRE-PROJECT AREA (SF)	NEW AREA (SF)	*RECONSTRUCTED AREA (SF)		TOTAL NEW AND RECONSTRUCTED AREA (SF)
			A	B	
TOTAL IMPERVIOUS AREAS	29,522 ±	28,939 ±	2,745 ±	0	31,684 ±

*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.

	1.22 ± ACRES (53,134 ± SF)	(P) WINERY COVERAGE AREA
	0.08 ± ACRES (3,726 ± SF)	(P) WINERY DEVELOPMENT AREA

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY: MR

DATE: APRIL 22, 2025

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

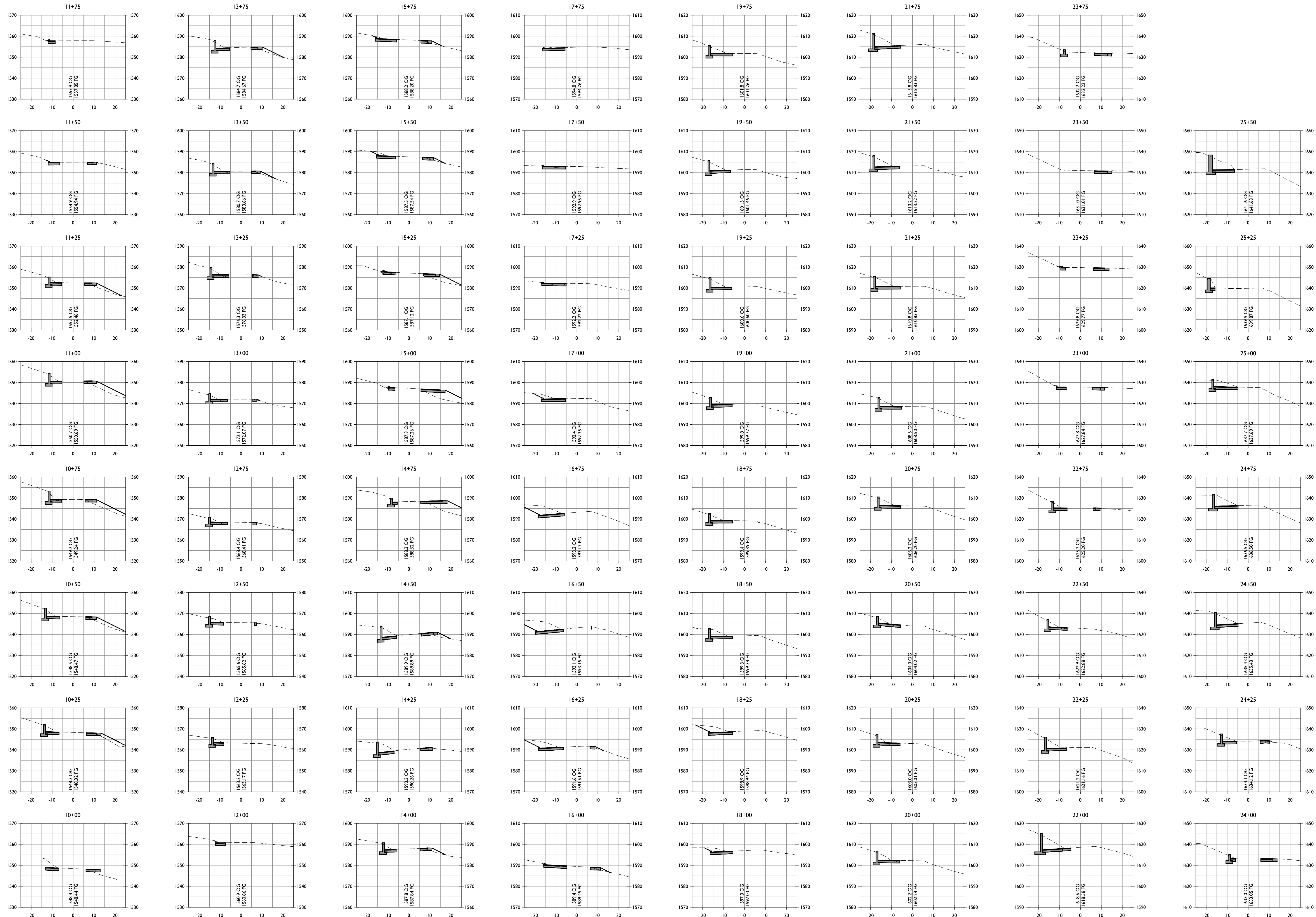
4/22/2025 BT
DRIVEWAY REVISIONS

JOB NUMBER:
17-108

FILE:
17-108CONC ISE.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:



DRIVEWAY CROSS SECTIONS
STA 10+00 TO STA 27+75

SCALE: 1" = 20'

TESSERON VINEYARDS WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS

DRIVEWAY CROSS SECTIONS STA 10+00 TO STA 27+75

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE:
APRIL 22, 2025

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

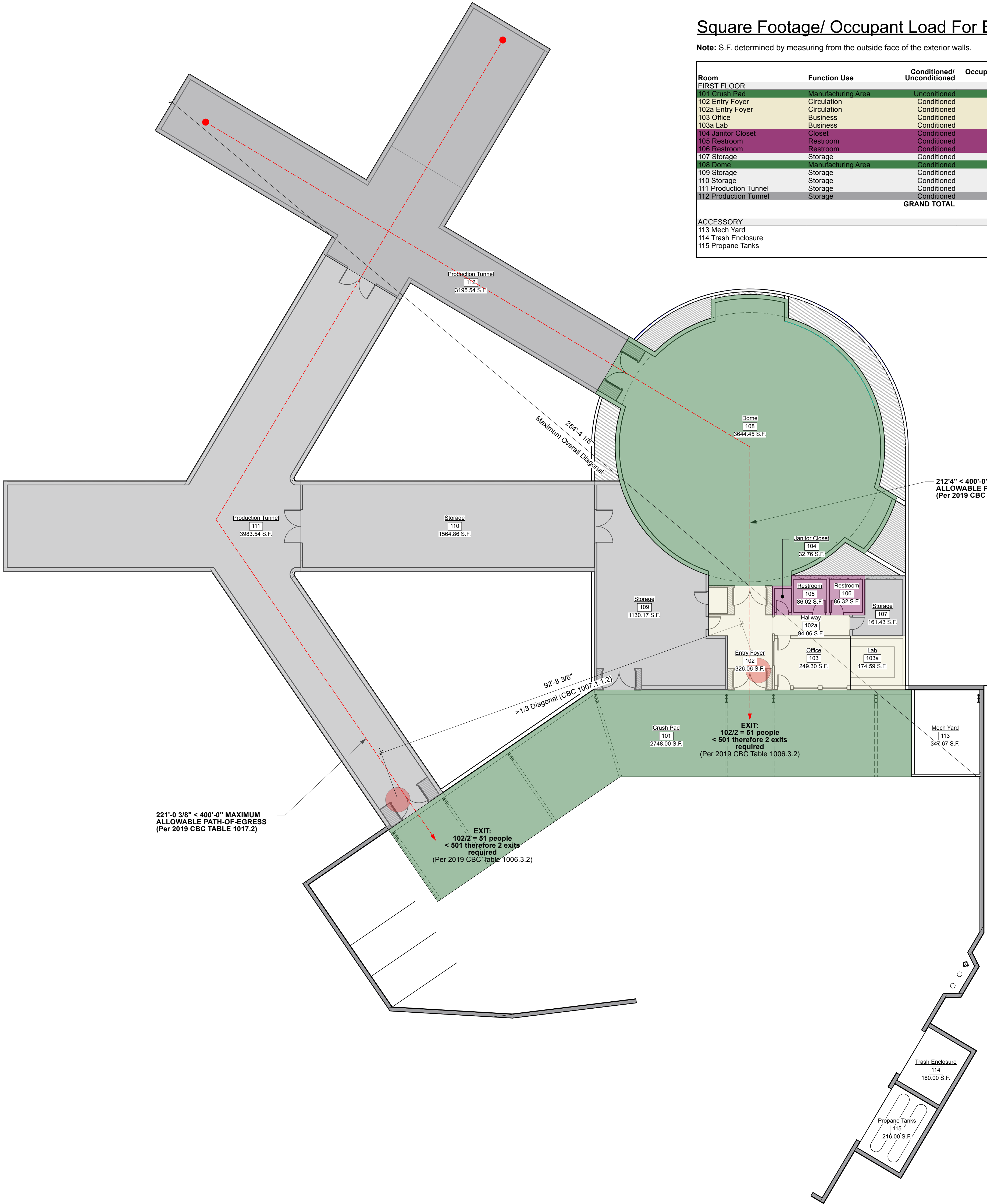
4/22/2025 BT
DRIVEWAY REVISIONS

JOB NUMBER:
17-108

FILE:
17-108CONC_XSEC.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:



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



WALL ROAD WINERY

CONCEPTUAL PLANS OF NEW CAVE

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

PUBLISH

DATE

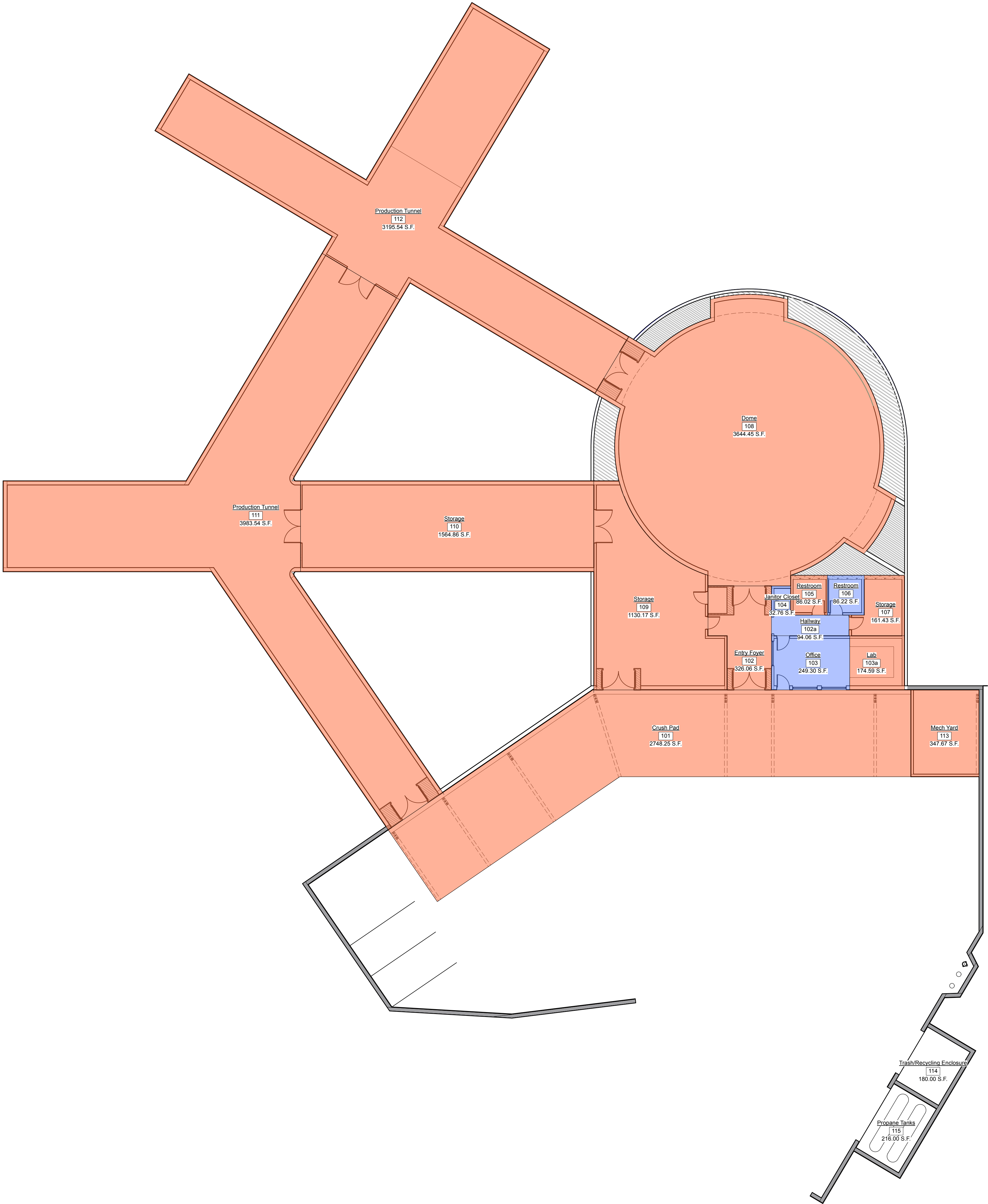
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Date: 06.02.2025
Drawn by:
Project No: 2204
Scale:

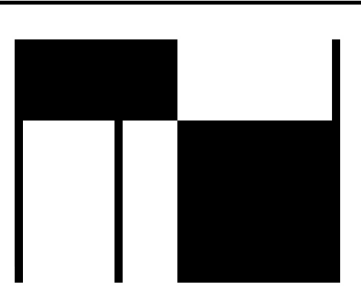
Occupancy & Egress

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



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



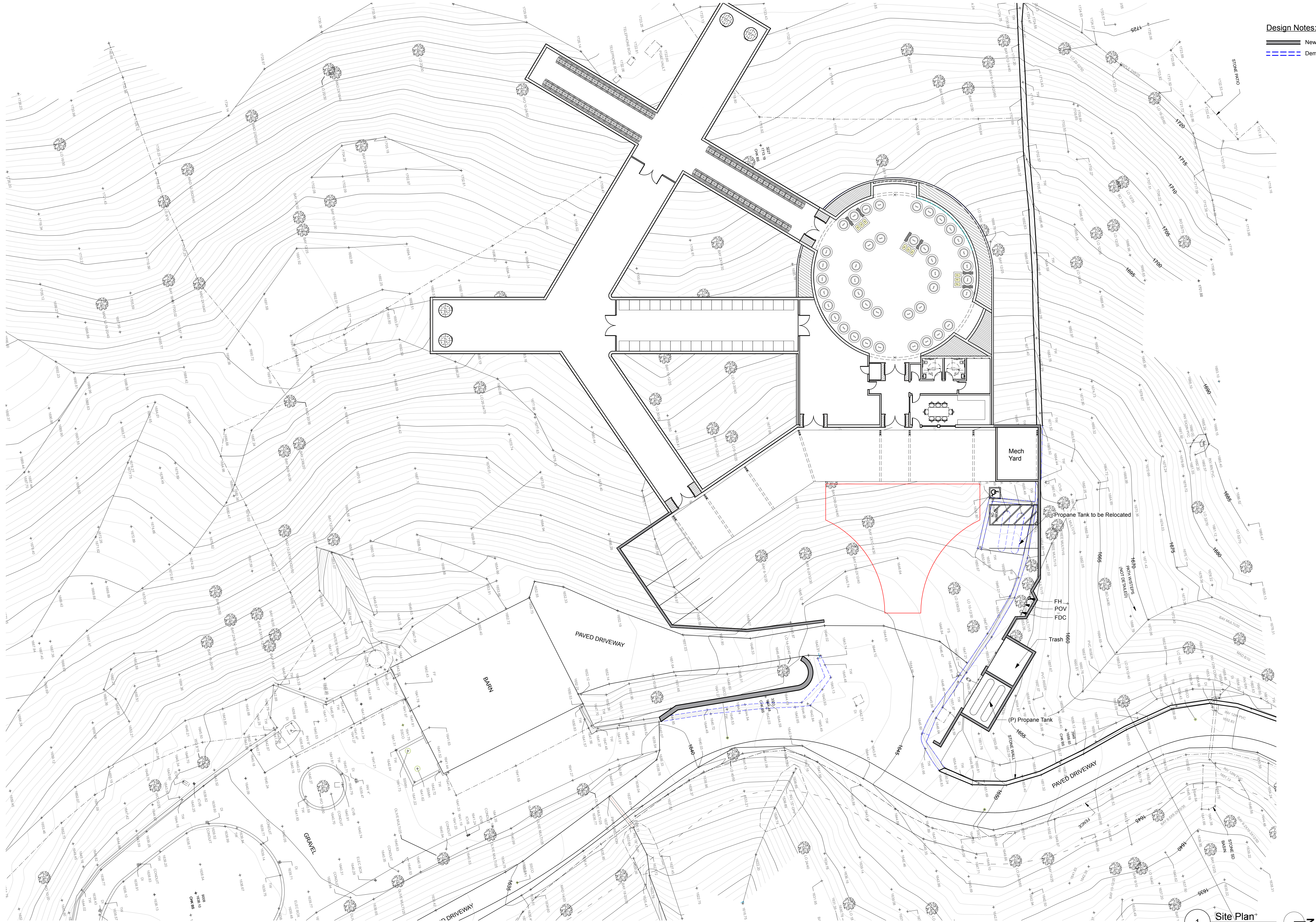
WALL ROAD WINERY
CONCEPTUAL PLANS OF NEW CAVE
1100 Wall Road,
Napa, CA 94558
APN: 027-060-020-000

PUBLISH DATE

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Date: 06.02.2025
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Project No: 2204
Scale:

Caves & Crush Pads

SHEET NO:
A0.05



Design Notes:

— New
--- Demo

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

LICENSED ARCHITECT
MATT HOLLIS
7-2325
DATE: 12/30/2025
NOT FOR CONSTRUCTION
OF CALIFORNIA

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

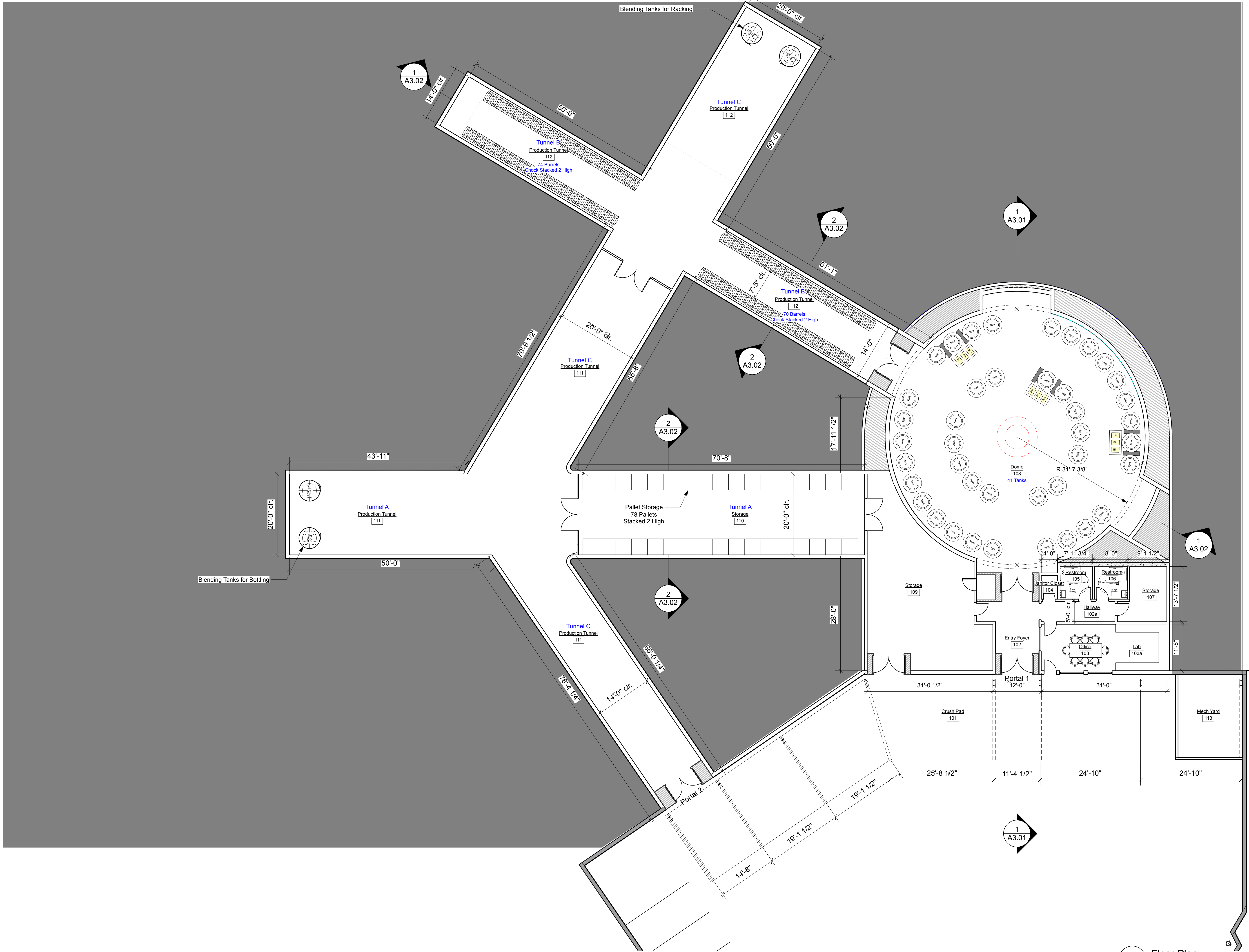
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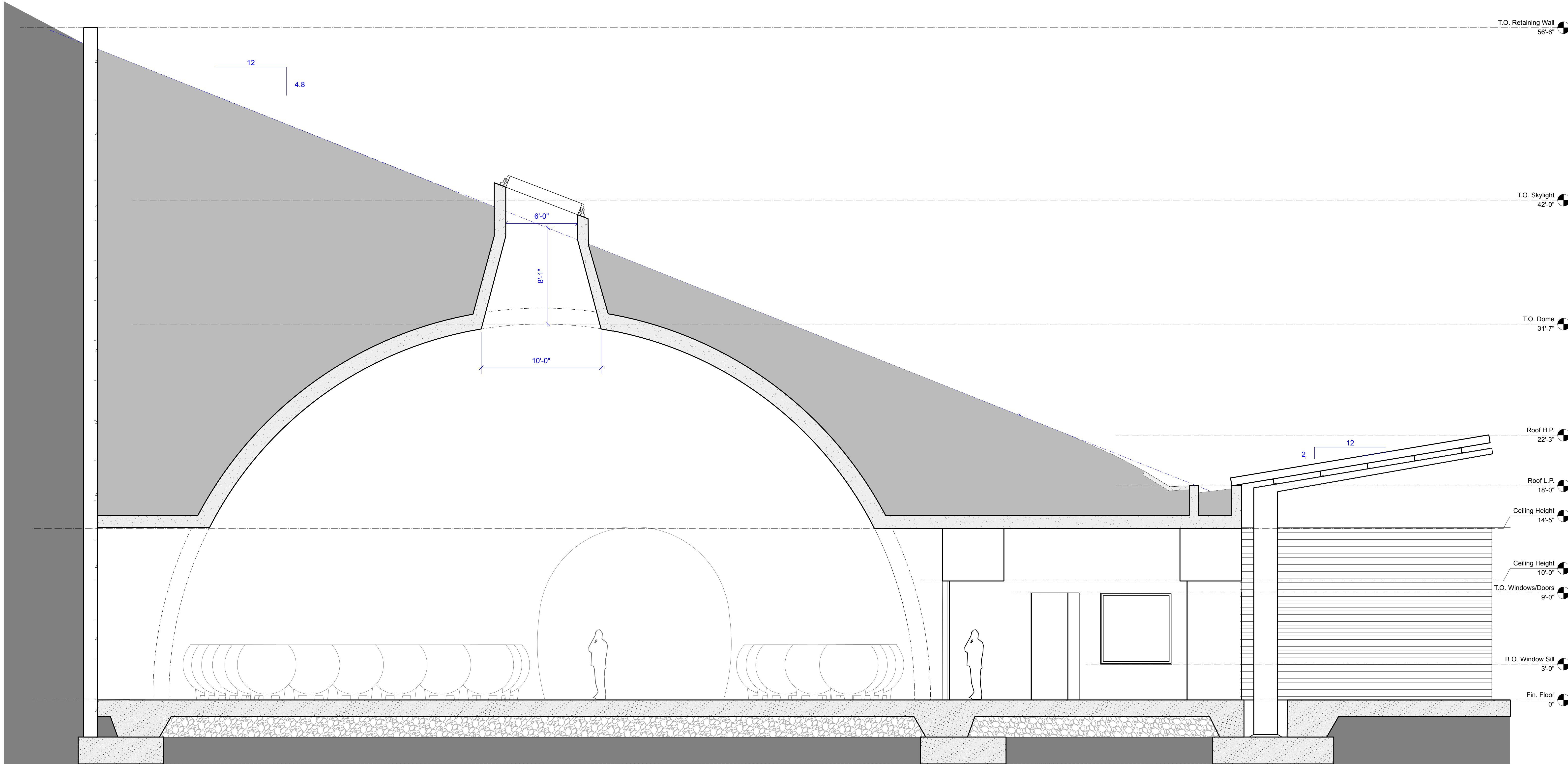
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Date: 06.02.2025
Drawn by:
Project No: 2204
Scale:

Site Plan

SHEET NO:
A0.09

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







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

PUBLISH DATE

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Date: 06.02.2025
 Drawn by:
 Project No: 2204
 Title:

Sections

MEET NO:
A3.02

