

LEGEND

- ① Project Entry Signage, Refer to Signage Package
- ② Residence Inn Drop-off
- ③ Enhanced Paving at Entry
- ④ AC Hotel Drop-Off
- ⑤ Water Feature
- ⑥ Hotel Pool
- ⑦ Spa
- ⑧ Pool Trellis/Cabanas
- ⑨ Barbecue Area with Trellis
- ⑩ Seating area with Fire Pits
- ⑪ Hotel Lawn
- ⑫ Portal
- ⑬ Winery Event Lawn
- ⑭ Decomposed Granite Path with Seating
- ⑮ Low Concrete Wall around Event Lawn
- ⑯ Existing Oak Tree
- ⑰ Winery Main Entry
- ⑱ Winery Back-of-House
- ⑲ Winery Water Treatment Area
- ⑳ Office Entry
- ㉑ Office Outdoor Patio
- ㉒ Concrete Sidewalk Improvement
- ㉓ Vehicular Speed Controls
- ㉔ Oak Trees on Landscape Berm Along Highway



The original size of this drawing is 30" x 42"
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ENTITLEMENT RESUBMITTAL | 22ND MAY, 2018

no.	date	issue
Issues	revisions	

TRINITAS MIXED USE

OVERALL LANDSCAPE PLAN

project no. 154164 date 09/30/16

checked by: Checker
drawn by: Author

sheet no.

PROJECT INFORMATION

SHEET INDEX

PARKING SUMMARY

OVERALL:		
PARKING STALLS	204	
ADA STALLS	61	
COMPACT STALLS (30% MAX)	72	(16%)
CLEAN AIR STALLS	88	
TOTAL	441	
SEE SITE PLAN FOR LOCATIONS		

PARKING CALCULATION (MIN. REQ'D.)

HOTEL:	REQD.	PROV.
HOTEL (1 PER ROOM)	253	250
HOTEL STAFF (@.50%)	14	14
TOTAL PARKING	267	264

HOTEL ADA	5	5
HOTEL ADA VAN	2	2
HOTEL CLEAN AIR	33	33
HOTEL EV	21	21

WINERY:	REQD.	PROV.
GENERAL (PER 500SF)	43	43
ADMIN/SALES (PER 350 SF)	14	14
TOTAL PARKING	57	57

WINERY ADA	2	2
WINERY ADA VAN	1	1
WINERY CLEAN AIR	7	7
WINERY EV	5	5

OFFICE:	REQD.	PROV.
GENERAL (PER 250 SF)	120	120

OFFICE ADA	4	4
OFFICE ADA VAN	1	1
OFFICE CLEAN AIR	13	13
OFFICE EV	10	10

TOTAL STALLS	444	441
SURPLUS (DEFECIT)		(3)

NOTES:

- REQUIRED ADA STALLS & CLEAN AIR STALLS ARE ALREADY INCLUDED IN TOTALS AND ARE BROKEN OUT AS A SEPARATE ITEM FOR INFORMATION ONLY.
- NUMBER OF ADA STALLS IS BASED ON CBC TABLE 11B-208.2
- NUMBER OF CLEAN AIR STALLS AND ELECTRIC VEHICLE CHARGER CAPABLE STALLS (EV) IS BASED ON NAPA HIGH PERFORMANCE CHECKLIST (NON-RES) SECTION AS.106.5.1

BIKE PARKING CALCULATION

HOTEL:	REQD.	PROV.
SHORT TERM (5% OF VISITOR)	13	14
LONG TERM (5% OF TENANT/STAFF)	1	2

WINERY:		
SHORT TERM (5% OF VISITOR)	1	2
LONG TERM (5% OF TENANT/STAFF)	2	2

OFFICE:	REQD.	PROV.
SHORT TERM (5% OF VISITOR)	2	2
LONG TERM (5% OF TENANT/STAFF)	5	6

NOTES:

- REQUIRED BICYCLE PARKING CALCULATED BASED ON CALGREEN SECTION 5.106.4.
- OFFICE LONG TERM/SHORT TERM SPLIT ASSUMES 15% PARKING FOR VISITORS (0.15 x 120 = 18 SPACES X 0.05 = 1 BIKE PARKING SPACE. CALGREEN REQUIRES MINIMUM 2.

PROJECT DESCRIPTION

GENERAL:
MIXED USE PROJECT WITH 3 DISTINCT COMPONENTS. A DUAL BRANDED MARRIOTT HOTEL (HT) FEATURING AC AND RESIDENT INN BRANDS, A SMALL WINERY (WN) AND 2 STORY OFFICE BUILDING (OF) WITH SURFACE PARKING AND ASSOCIATED OUTDOOR SPACES.

HOTEL: (TRACT ONE)
A 4 STORY, 252 GUEST ROOM DUAL BRAND HOTEL (AC MARRIOTT AND RESIDENCE INN BY MARRIOTT). THERE WILL BE ACCESSORY USE SPACES INCLUDING MEETING ROOMS, RESTAURANT, AND RETAIL SPACE. PROPERTY TO HAVE AN EXTERIOR POOL AND EVENT LAWN.

WINERY: (TRACT TWO)
A SMALL 1 STORY WINERY WITH LIMITED PRODUCTION FACILITIES, ASSOCIATE SALES & ADMINISTRATIVE SPACES AND AN EXTERIOR LAWN FOR SMALL EVENTS & TASTINGS

OFFICE: (TRACT THREE)

2 STORY OFFICE BUILDING INTENDED TO PROVIDE LEASABLE SHARED OFFICE SPACE AND FACILITIES AND AN OUTDOOR WORK/ LUNCH AREA

PROJECT ZONING

GENERAL:
THE PROJECT IS LOCATED WITHIN THE CITY OF NAPA GENERAL PLANS CORPORATE PARK DISTRICT (CP-720), AND IS ZONED AS INDUSTRIAL PARK TYPES 'A' & 'B' (IP-A & IP-B). THE LOT ALSO FALLS UNDER THE AIRPORT COMPATIBILITY OVERLAY, TYPES 'C', 'D' & 'E'. THE MAX F.A.R. IS 0.4 PER CP-720

HOTEL: (TRACT ONE)

APN: 046-610-009-000
LOT AREA: 234,788 SF (5.39 ACRES)
PARCEL ZONING: IP-A
4 STORY & 60' HEIGHT LIMIT (WITH APPROVAL)
ALUC: (ZONE C, D & E)

WINERY: (TRACT TWO)

APN: 046-610-020-000
LOT AREA: 189,486 SF (4.35 ACRES)
PARCEL ZONING: IP-B
2 STORY & 30' HEIGHT LIMIT
ALUC: (ZONE E)

OFFICE: (TRACT THREE)

APN: 046-610-019-000
LOT AREA: 78,843.6 SF (1.81 ACRES)
PARCEL ZONING: IP-B
2 STORY & 30' HEIGHT LIMIT
ALUC: (ZONE E)

FAR CALCULATION

HOTEL GROSS AREA*	
HOTEL (EL 22.0')	40,198 SF
LEVEL 2	38,453 SF
LEVEL 3	38,453 SF
LEVEL 4	38,453 SF
	155,557 SF

OFFICE GROSS AREA	
LEVEL 1 (EL 18.0')	15,375 SF
LEVEL 2	14,503 SF
	29,878 SF

WINERY GROSS AREA	
LEVEL 1 (EL 20.0')	26,214 SF
	26,214 SF
TOTAL	211,649 SF

* FOLLOWING NUMBER IS NOT INCLUDED IN HOTEL GROSS AREA FIGURE ABOVE.
COVERED EXTERIOR AREA 3,367 SF

COMBINED FAR CALCULATION:

COMBINED SITE AREA (A): (TRACTS 1+2+3) = 503,117 SF (11.54 ACRES)
MAX FAR ALLOWED: 0.4
PROJECT GROSS AREA (B): 211,649 SF

PROJECT FAR (B/A): 0.421

ARCHITECTURE

- A0-01 PROJECT INFORMATION AND SHEET INDEX
- A0-02 PROJECT VICINITY, ACCESS & CIRCULATION PLAN
- A0-03 PROJECT SITE PLAN
- A0-04 PROJECT SITE SECTIONS AND DETAIL PLANS

HOTEL

- AH1-01 FIRST FLOOR PLAN
- AH1-02 SECOND FLOOR PLAN
- AH1-03 THIRD FLOOR PLAN
- AH1-04 FOURTH FLOOR PLAN
- AH1-05 ROOF PLAN

- AH3-01 EXTERIOR ELEVATIONS

- AH4-01 BUILDING SECTIONS

- AH5-01 ENLARGED UNIT PLANS - AC
- AH5-02 ENLARGED UNIT PLANS - RESIDENCE INN
- AH5-03 ENLARGED UNIT PLANS - RESIDENCE INN

WINERY

- AW1-01 LEVEL 1 FLOOR PLAN
- AW1-02 ROOF PLAN

- AW3-01 EXTERIOR ELEVATIONS

- AW4-01 BUILDING SECTIONS

OFFICE

- AB1-01 LEVEL 1 FLOOR PLAN / SITE PLAN
- AB1-02 LEVEL 2 FLOOR PLAN & ROOF PLAN

- AB3-01 EXTERIOR ELEVATIONS

- AB4-01 BUILDING SECTIONS

LANDSCAPE

- L-1 OVERALL LANDSCAPE PLAN
- L-2 HARDSCAPE DESIGN + HARDSCAPE IMAGERY
- L-3 LANDSCAPE SECTIONS
- L-4 TREE PLAN
- L-5 PLANTING LEGEND

SITE LIGHTING

- LT-0.1 PARKING LOT PHOTOMETRIC

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PROJECT INFORMATION AND SHEET INDEX

sheet title

project no. 154164 date 01/01/12

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drawn by: Author

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component

A0-01

sheet no.

PROJECT TEAM

OWNER PACIFIC HOSPITALITY GROUP 2532 DUPONT DRIVE IRVINE, CA 92612 949.861.4700	PROJECT MANAGER TYNAN GROUP INC. 121 GRAY AVE., STE. 300 SANTA BARBARA, CA 93101 602.792.1031
ENTITLEMENT CONSULTANT CAA PLANNING 65 ENTERPRISE, STE 130 ALISO VIEJO, CA 92656-4105 949.581.2888	PROJECT ARCHITECT WATG 8001 IRVINE CENTER DR., STE. 500 IRVINE, CA 92618 949.570.8500
CIVIL ENGINEER FUSCOE ENGINEERING 16795 VON KARMAN, STE. 100 IRVINE, CA 92606 949.474.1960	LANDSCAPE ARCHITECT WATG 8001 IRVINE CENTER DR., STE. 500 IRVINE, CA 92618 949.570.8500
LIGHTING DESIGN RON NEAL LIGHTING DESIGN 527 N. HIGHWAY 101 STE A SOLANA BEACH, CA 92075 760.942.4240	WINERY INTERIOR ARCHITECT VON RAESFELD & ASSOCIATES PETALUMA, CA 707.762.8006

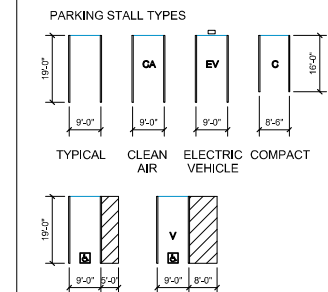
SITE VICINITY



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ATTACHMENT 8

- KEYNOTES / LEGENDS**
- LIMIT OF WORK LINE
 - - - PROPERTY LINE
 - - - SETBACK LINE
 - - - EASEMENT LINE
 - - - ACCESSIBLE ROUTE OF TRAVEL
ARROW HEAD DENOTES BUILDING ENTRANCE
 - [Symbol] INDICATES 20' PATH FOR FIRE APPARATUS, MAINTAIN 13'-6" CLEAR OVERHEAD
 - [Symbol] MUNICIPAL FIRE APPARATUS (40' TRUCK)
 - [Symbol] GARBAGE TRUCK (32' TRUCK)
 - [Symbol] FIRE HYDRANT (SEE CIVIL DRAWINGS)
(E) DENOTES EXISTING (R) DENOTES RELOCATED
 - [Symbol] ROOF WATER TREATMENT PLANTER



GENERAL NOTES

SEE CIVIL FOR DETAILED SETBACKS, EASEMENT & TOPOGRAPHIC INFORMATION

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PROJECT VICINITY, ACCESS & CIRCULATION PLAN

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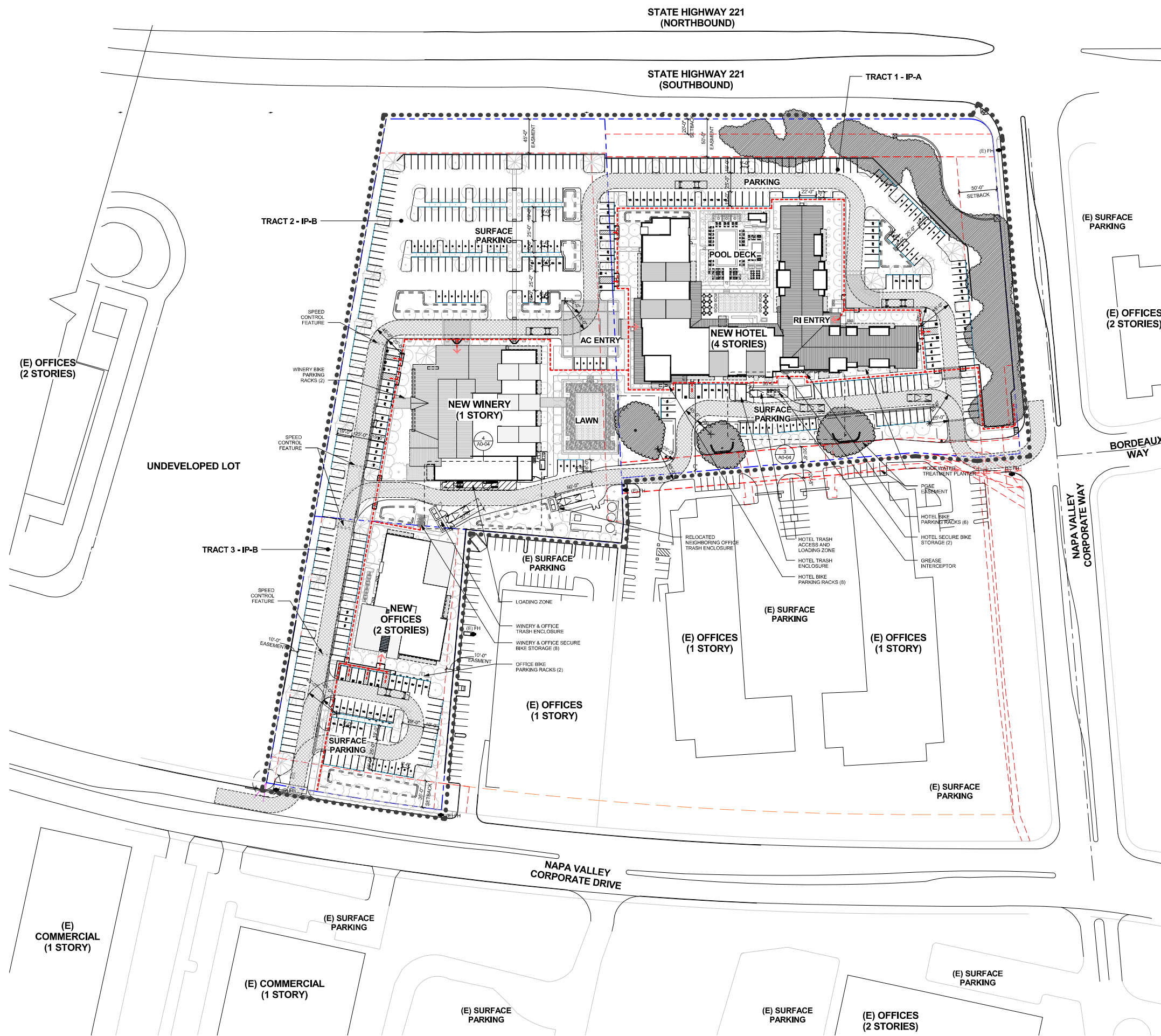
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A0-02

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ATTACHMENT 8

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PROJECT SITE PLAN

sheet title

project no. 154164 date 09/12/16

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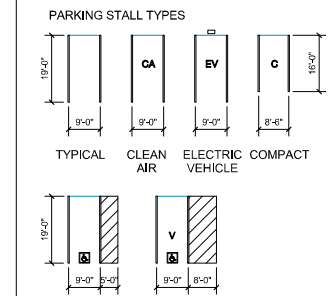
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A0-03

sheet no.

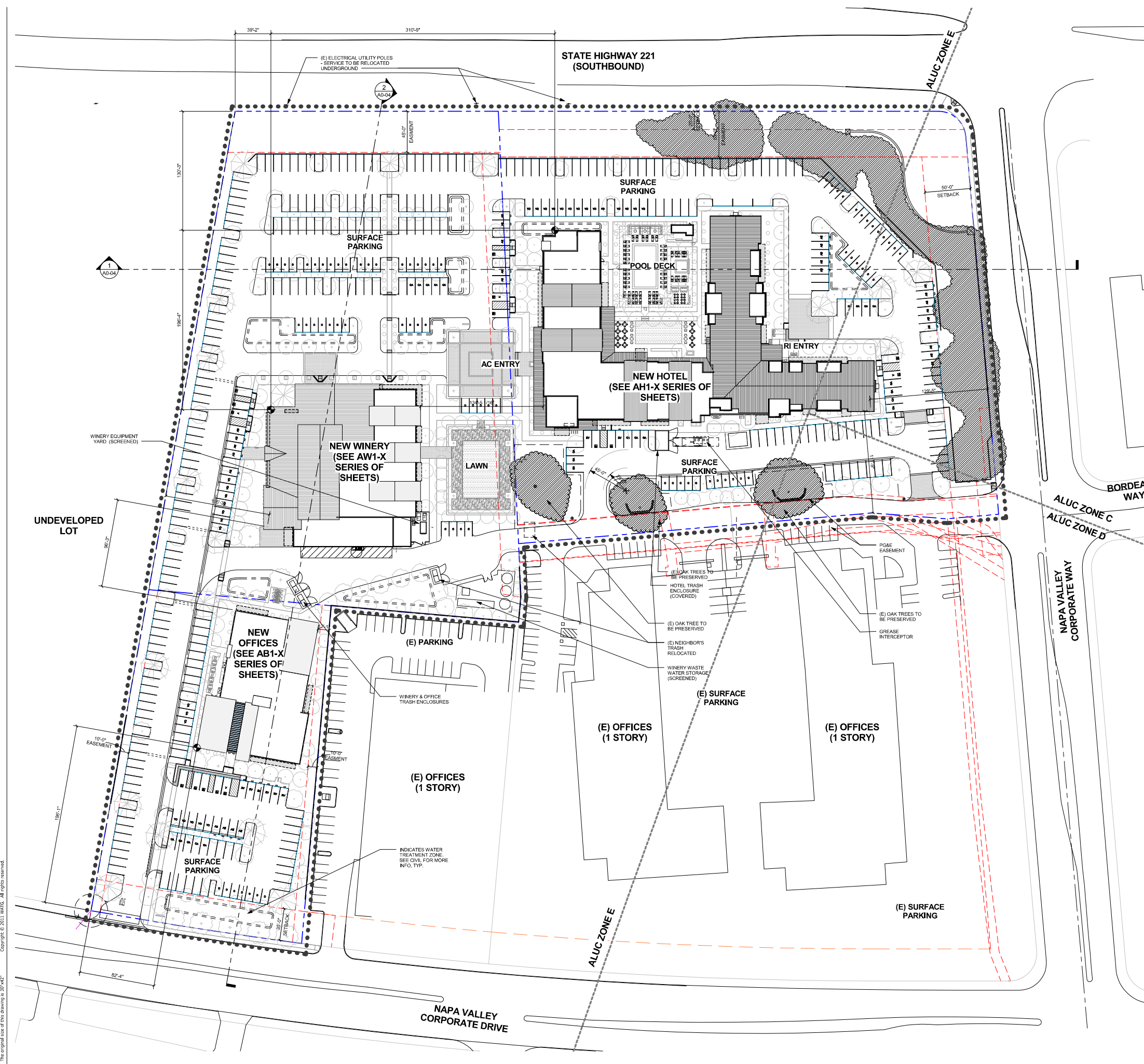
- LIMIT OF WORK LINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- ACCESSIBLE ROUTE OF TRAVEL
 ARROW HEAD DENOTES BUILDING ENTRANCE

- INDICATES 20' PATH FOR FIRE APPARATUS, MAINTAIN 13'-6" CLEAR OVERHEAD
- MUNICIPAL FIRE APPARATUS (40' TRUCK)
- GARBAGE TRUCK (32' TRUCK)
- FIRE HYDRANT (SEE CIVIL DRAWINGS)
 (E) DENOTES EXISTING
 (R) DENOTES RELOCATED
- ROOF WATER TREATMENT PLANTER

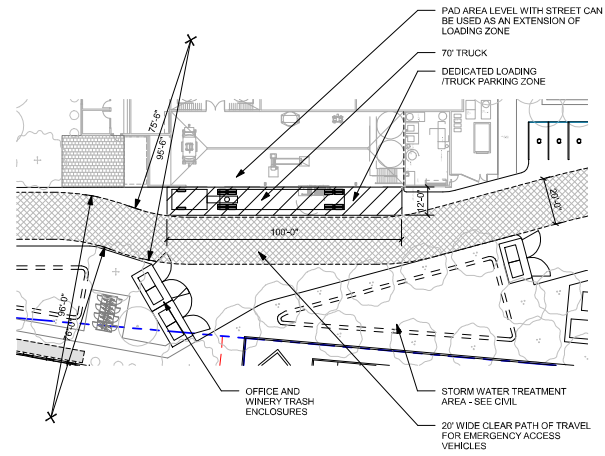
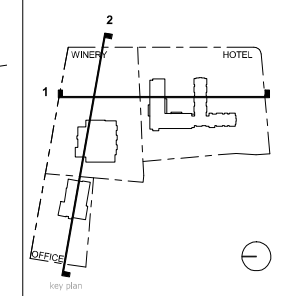


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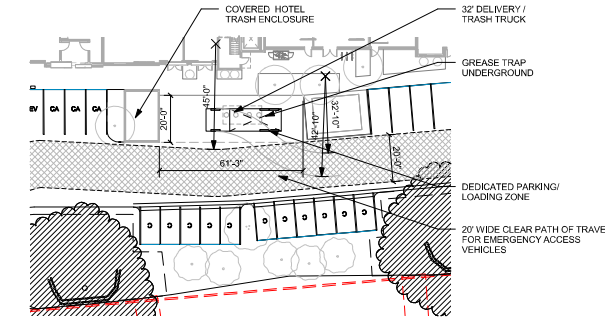
SEE CIVIL FOR DETAILED SETBACKS, EASEMENT & TOPOGRAPHIC INFORMATION



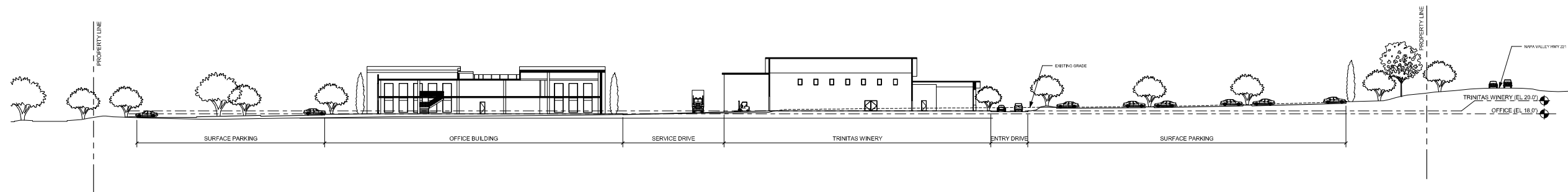
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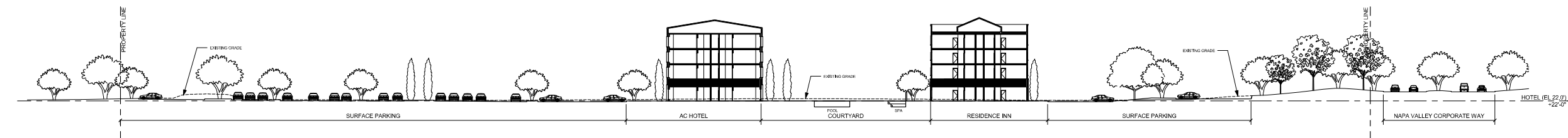
4 LOADING ZONE AT WINERY
1" = 30'-0"



3 LOADING ZONE AT HOTEL
1" = 30'-0"



2 SITE SECTION 2
1" = 30'-0"



1 SITE SECTION 1
1" = 30'-0"

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PROJECT SITE SECTIONS AND DETAIL PLANS

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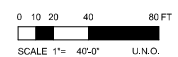
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A0-04

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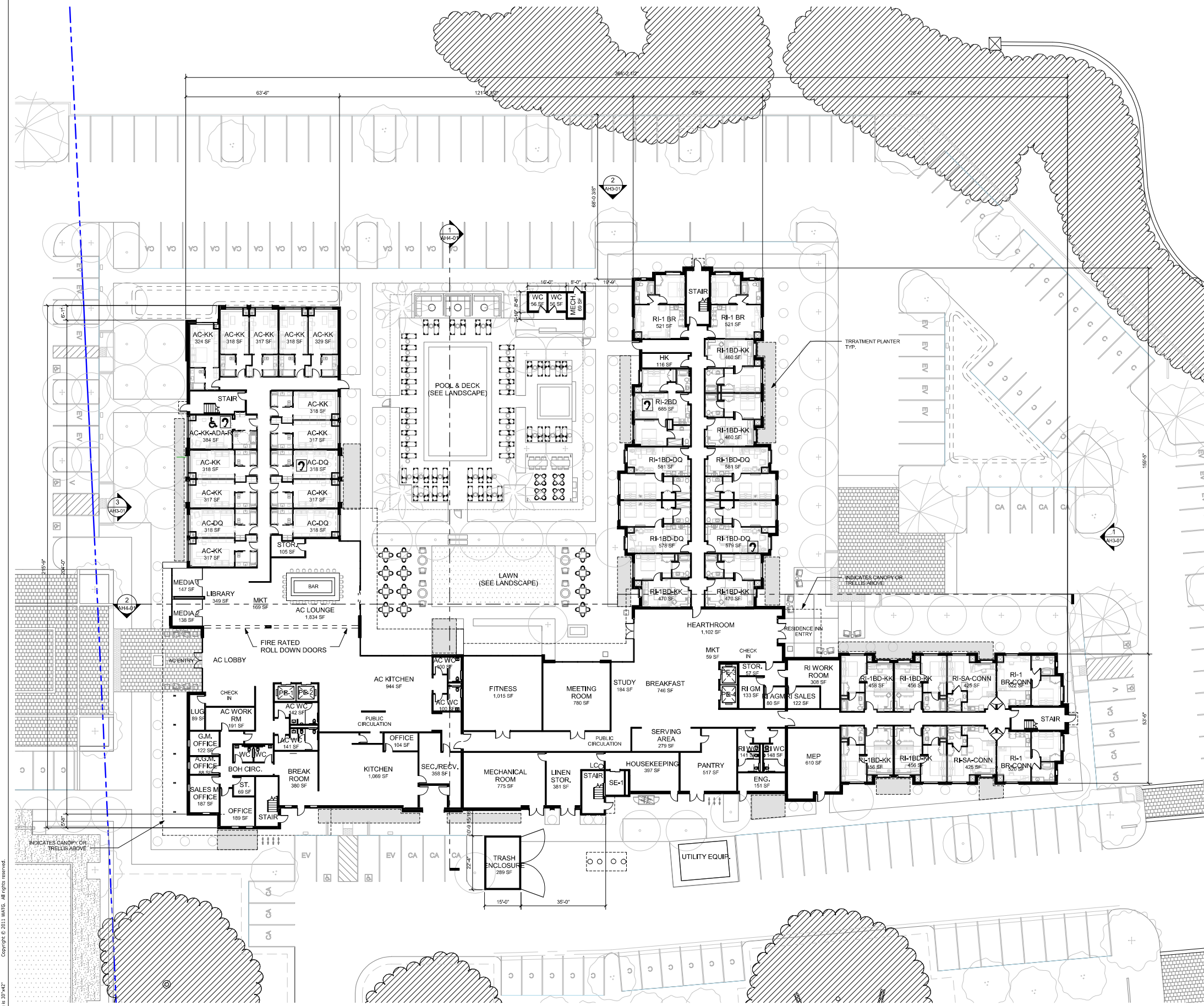
UNIT MIX BY TYPE - AC		
UNIT TYPE	UNIT NAME	COUNT
AC-DQ	AC-DQ	36
AC-DQ-ADA-R	AC-DQ-ADA ROLL-IN	2
AC-KK	AC-KING	107
AC-KK-W	AC-KING (WIDE)	3
AC-KK-ADA-R	AC-KING-ADA ROLL-IN	3
AC-KK-ADA-T	AC-KING-ADA W/TUB	2
TOTAL		153

UNIT MIX BY TYPE - RI		
UNIT TYPE	UNIT NAME	COUNT
RI-1 BR	RI-ONE BEDROOM	8
RI-1 BR-CONN	RI-ONE BEDROOM CONNECTOR	8
RI-1BD-DQ	RI-ONE BEDROOM DOUBLE QUEEN	16
RI-1BD-DQ ADA-R	RI-ONE BEDROOM DOUBLE QUEEN ADA ROLL-IN	2
RI-1BD-DQ ADA-T	RI-ONE BEDROOM DOUBLE QUEEN ADA W/TUB	1
RI-1BD-KK	RI-ONE BEDROOM KING	41
RI-2BD	RI-TWO BEDROOM	4
RI-SA	RI-STUDIO A	9
RI-SA-CONN	RI-STUDIO A CONNECTOR	8
RI-SC	RI-STUDIO C	3
TOTAL		100

AREAS SCHEDULE (HOTEL GROSS)	
AREA TYPE	GROSS AREA
HOTEL (EL 22.0')	
BACK OF HOUSE	8,812 SF
GUESTROOMS	18,938 SF
PUBLIC SPACES	12,448 SF
	40,198 SF
LEVEL 2	
BACK OF HOUSE	1,274 SF
GUESTROOMS	37,180 SF
	38,453 SF
LEVEL 3	
BACK OF HOUSE	1,274 SF
GUESTROOMS	37,180 SF
	38,453 SF
LEVEL 4	
BACK OF HOUSE	1,274 SF
GUESTROOMS	37,180 SF
	38,453 SF
TOTAL GROSS AREA	155,557 SF

LEVEL 1 - EXTERIOR COVERED AREAS	
COVERED EXTERIOR AREA	AREA
	3,367 SF

- FLOOR PLAN LEGEND**
- ♿ - ADA ROOM TYPE
 - ② - ROOMS W/ COMMUNICATION FEATURES (AC=10, RI=7, TOTAL=17)
 - ☑ - WASHER/DRYER
 - ▨ - ROOF WATER TREATMENT PLANTER
 - LC - LINEN CHUTE
 - PH - PHONE



1 OVERALL FLOOR PLAN LEVEL 1 (EL 22.0')
1/16" = 1'-0"



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FIRST FLOOR PLAN

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



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AH1-01

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ATTACHMENT 8

FLOOR PLAN LEGEND

-  - ADA ROOM TYPE
-  - ROOMS W/ COMMUNICATION FEATURES (AC=10, RI=7, TOTAL=17)
-  - WASHER/DRYER
-  - ROOF WATER TREATMENT PLANTER
- LC - LINEN CHUTE
- PH - PHONE

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1 OVERALL FLOOR PLAN LEVEL 2 (EL. 37.0')
1/16" = 1'-0"



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SECOND FLOOR PLAN

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


AH1-02

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ATTACHMENT 8

FLOOR PLAN LEGEND

-  - ADA ROOM TYPE
-  - ROOMS W/ COMMUNICATION FEATURES (AC=10, RI=7, TOTAL=17)
-  - WASHER/DRYER
-  - ROOF WATER TREATMENT PLANTER
- LC - LINEN CHUTE
- PH - PHONE

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THIRD FLOOR PLAN

sheet title

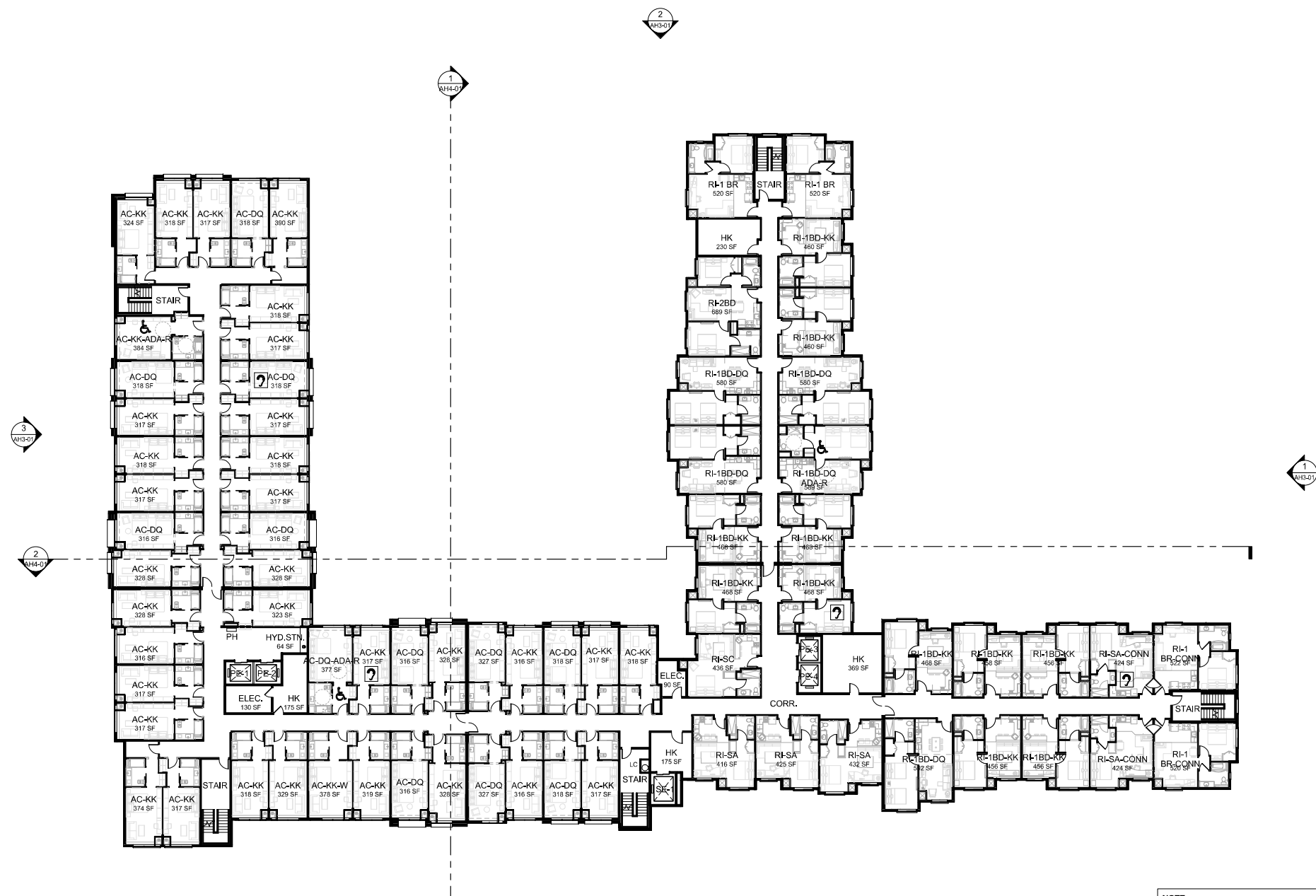
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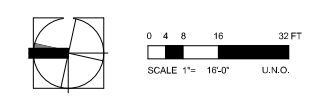
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NOTE:
 SEE SHEET AH1-02 FOR TYPICAL DIMENSIONS

1 OVERALL FLOOR PLAN LEVEL 3 (EL 47.3')
 1/16" = 1'-0"



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ROOF PLAN

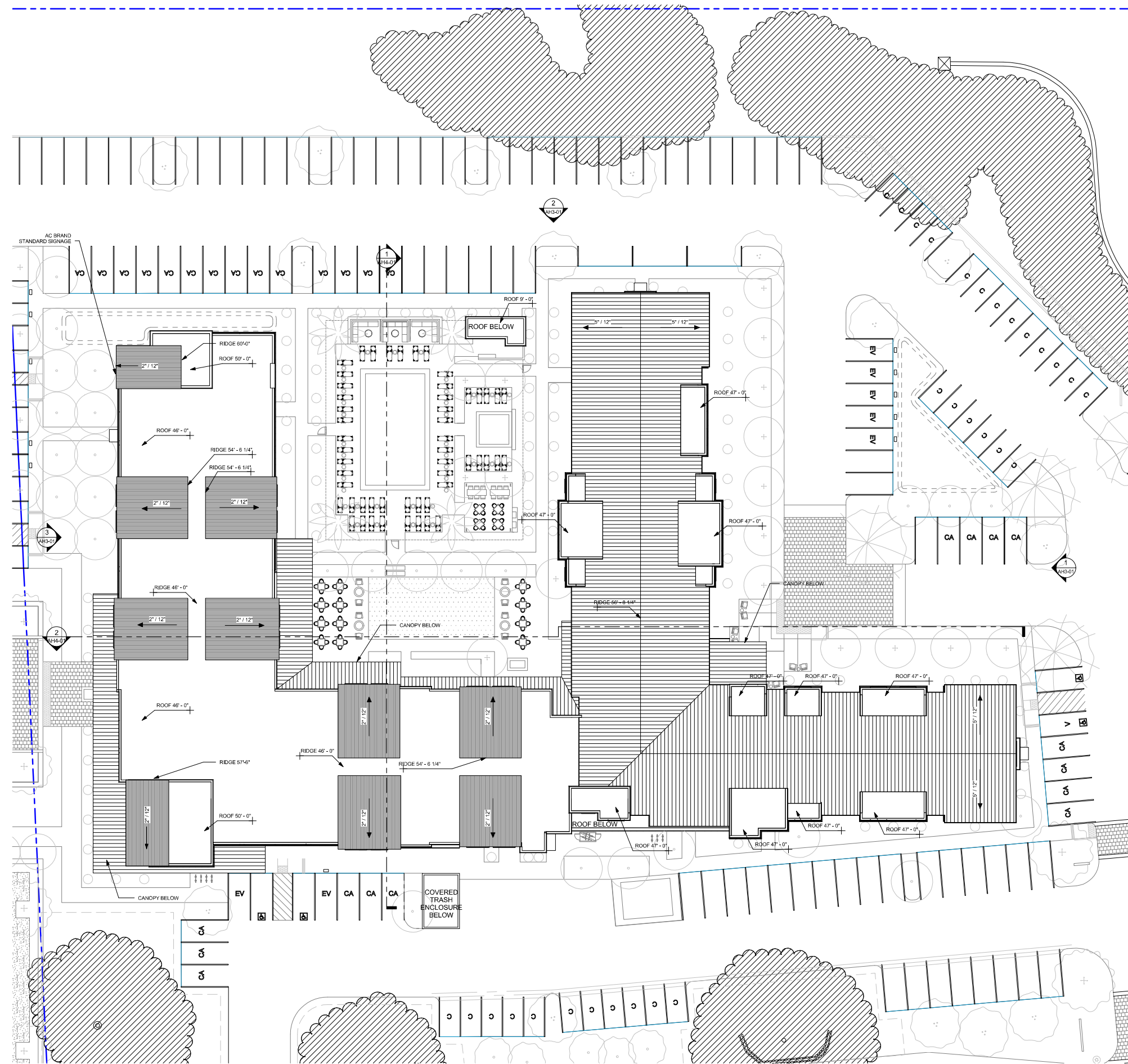
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sheet no. **AH1-05**



1 OVERALL ROOF PLAN
1/16" = 1'-0"



0 4 8 16 32 FT
SCALE 1"= 16'-0" U.N.O.

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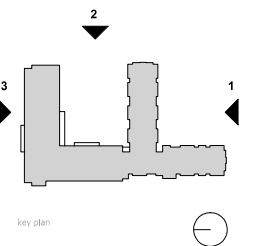
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EXTERIOR ELEVATIONS

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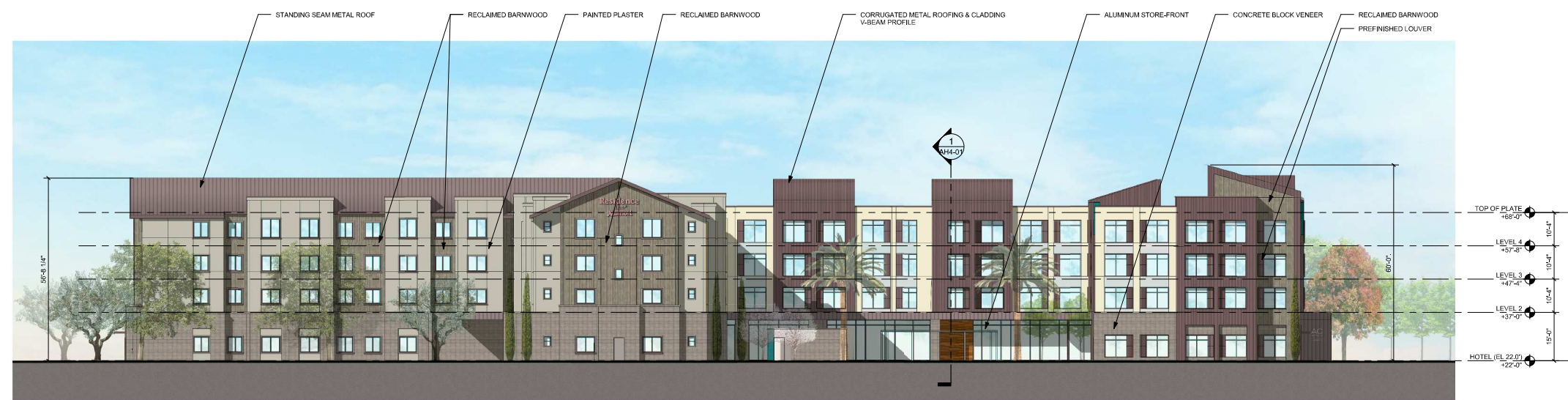
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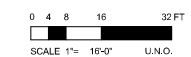
3 OVERALL NORTH ELEVATION
1/16" = 1'-0"



2 OVERALL EAST ELEVATION
1/16" = 1'-0"



1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



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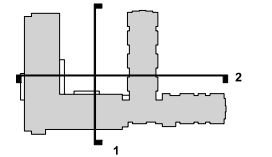
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BUILDING SECTIONS

sheet title

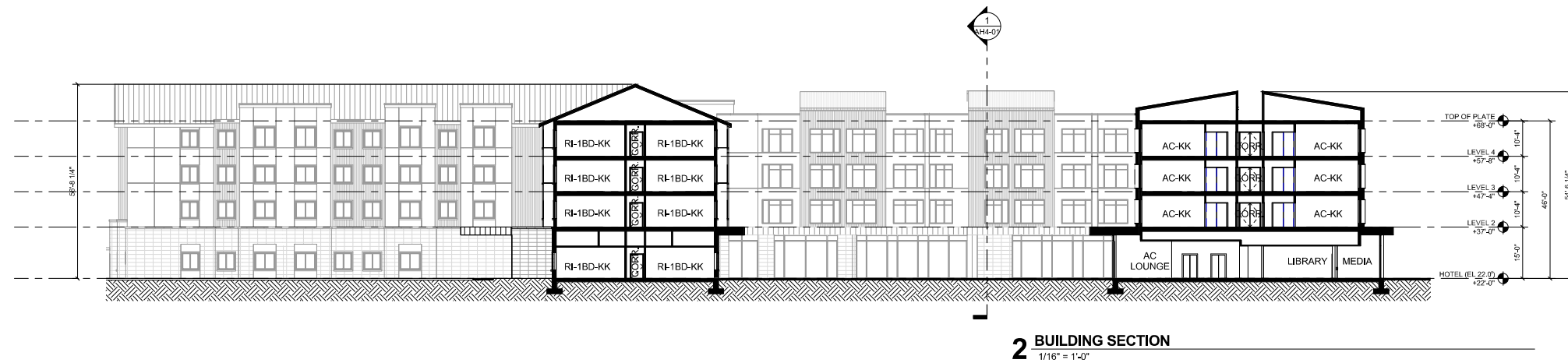
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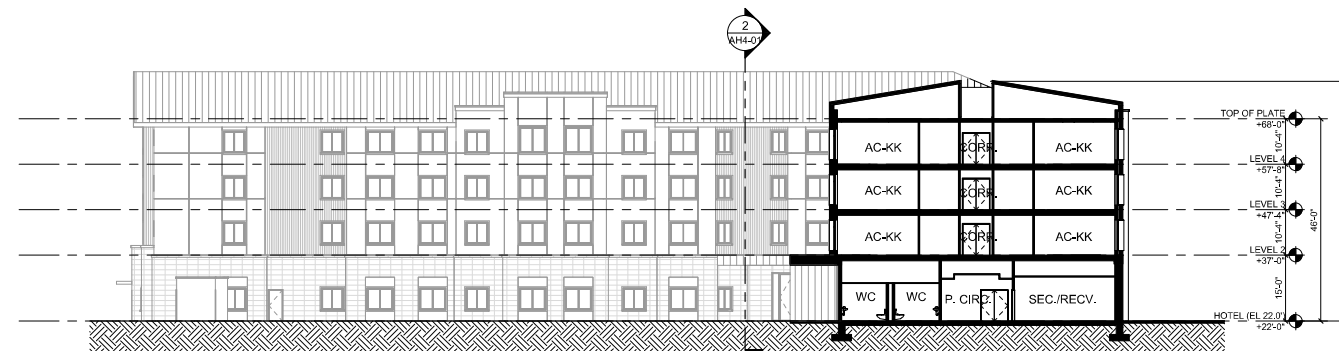
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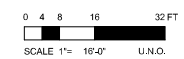
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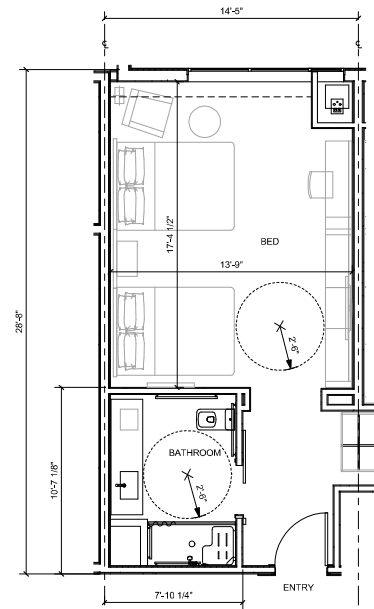


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1/16" = 1'-0"

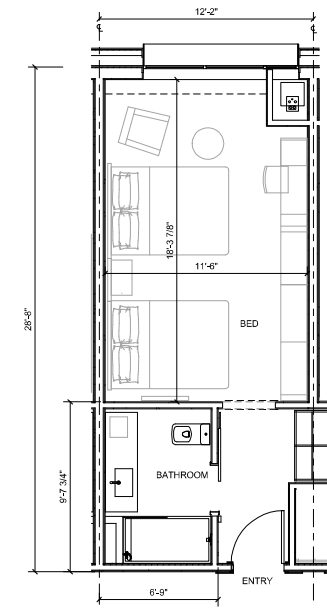


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1/16" = 1'-0"

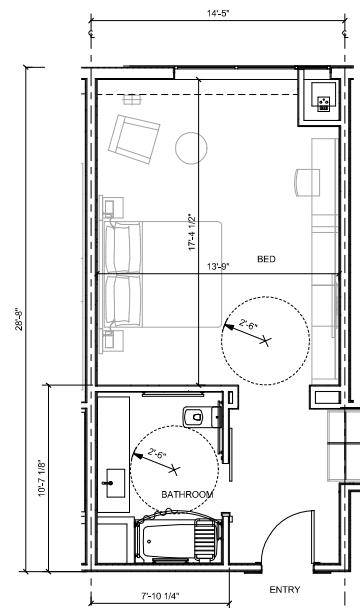




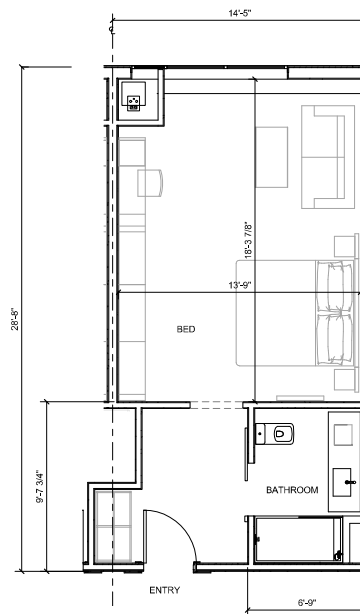
5 AC ADA DOUBLE QUEEN
1/4" = 1'-0"



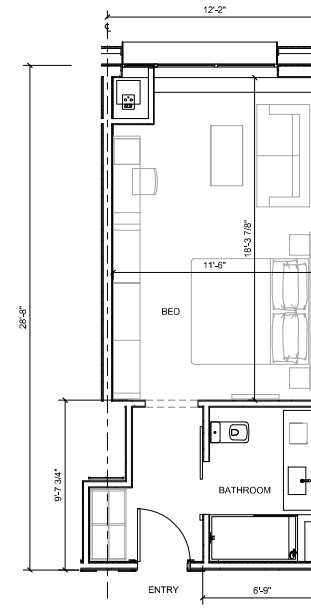
4 AC DOUBLE QUEEN
1/4" = 1'-0"



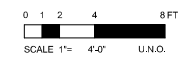
3 AC ADA DOUBLE QUEEN
1/4" = 1'-0"

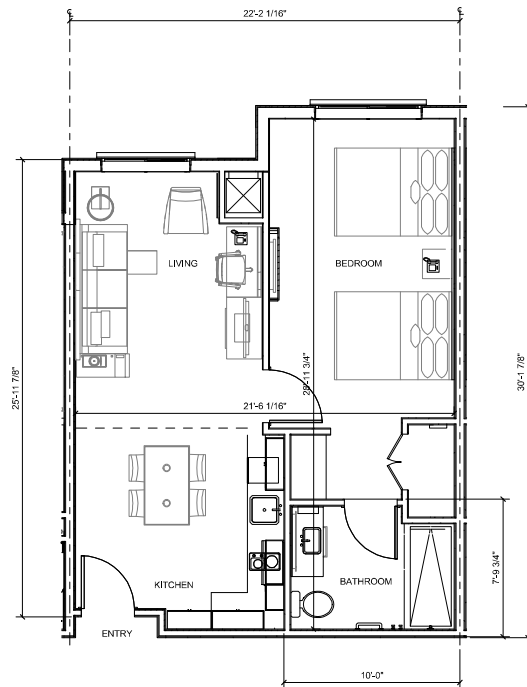


2 AC WIDE MODULE KING
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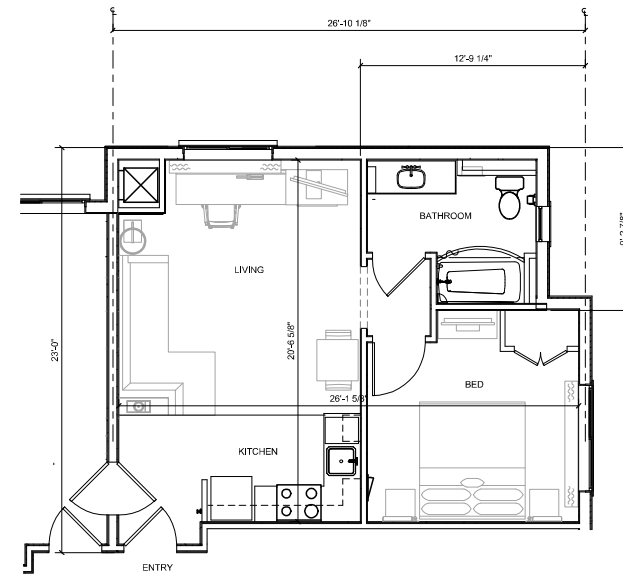


1 AC STANDARD KING
1/4" = 1'-0"

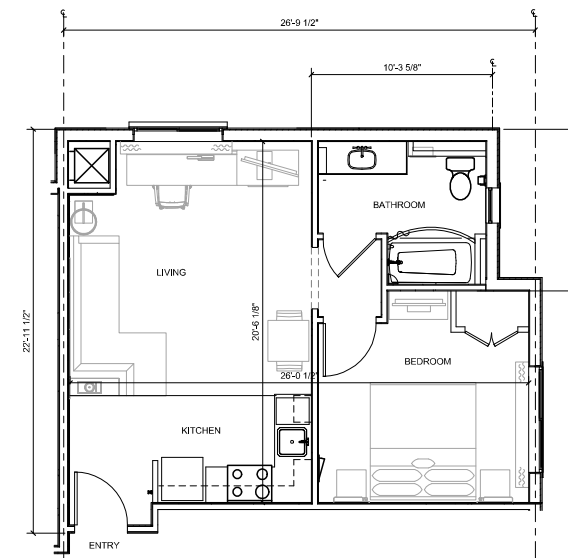




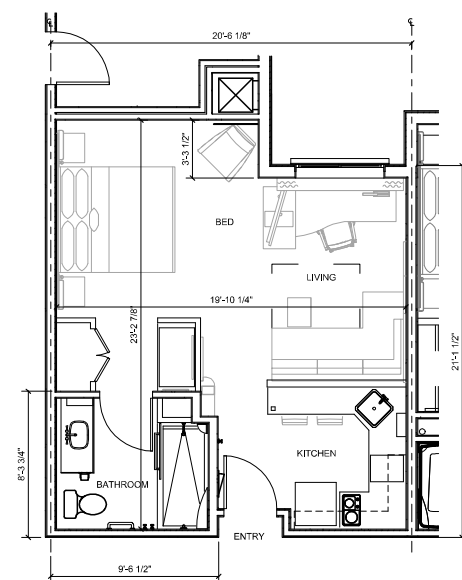
6 RESIDENCE INN 1 BEDROOM DOUBLE QUEEN
1/4" = 1'-0"



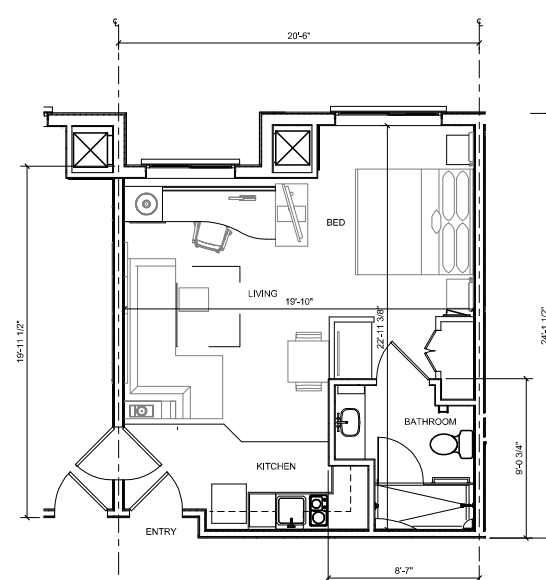
5 RESIDENCE INN 1 BEDROOM CONNECTOR
1/4" = 1'-0"



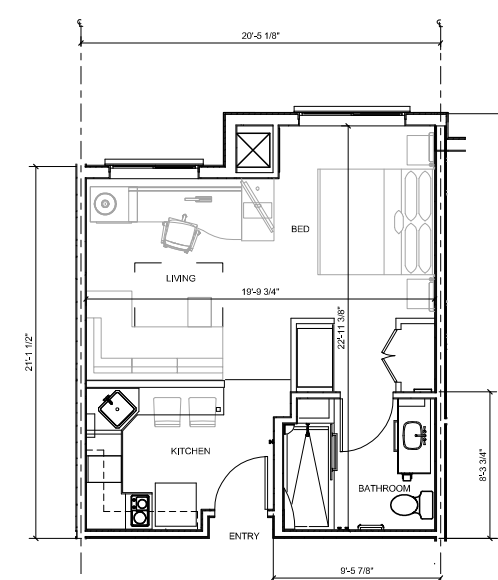
4 RESIDENCE INN 1 BEDROOM
1/4" = 1'-0"



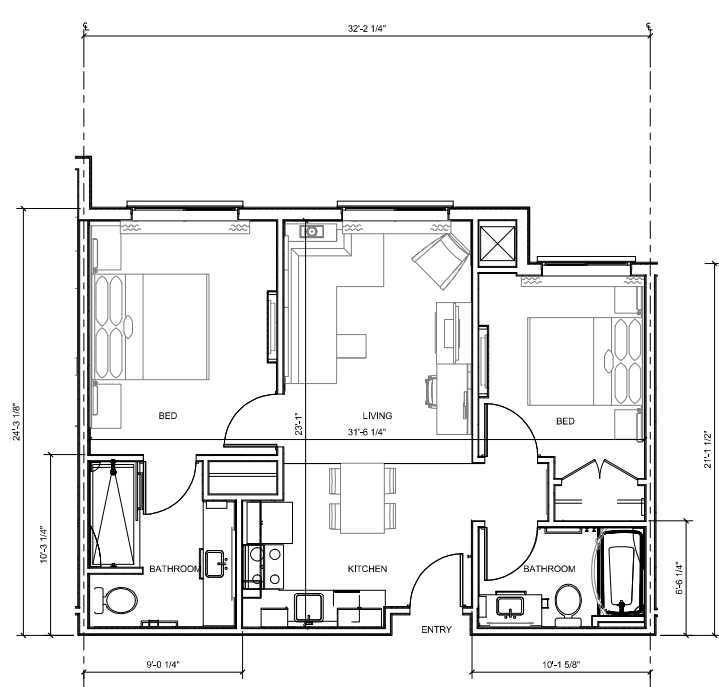
3 RESIDENCE INN STUDIO C
1/4" = 1'-0"



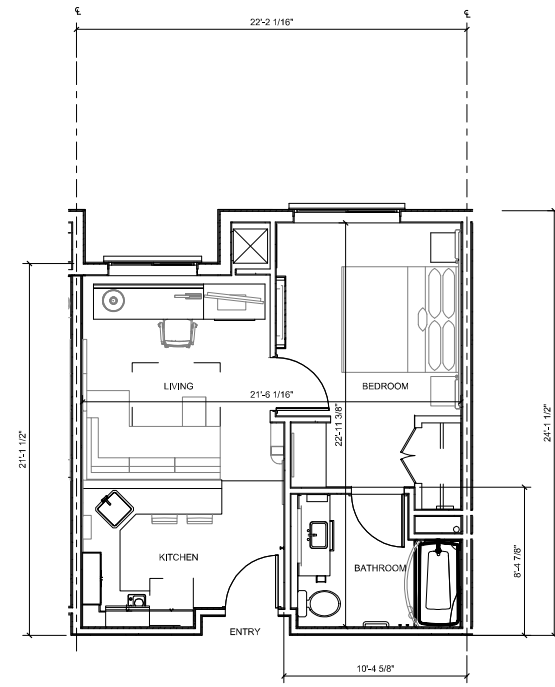
2 RESIDENCE INN STUDIO A CONNECTOR
1/4" = 1'-0"



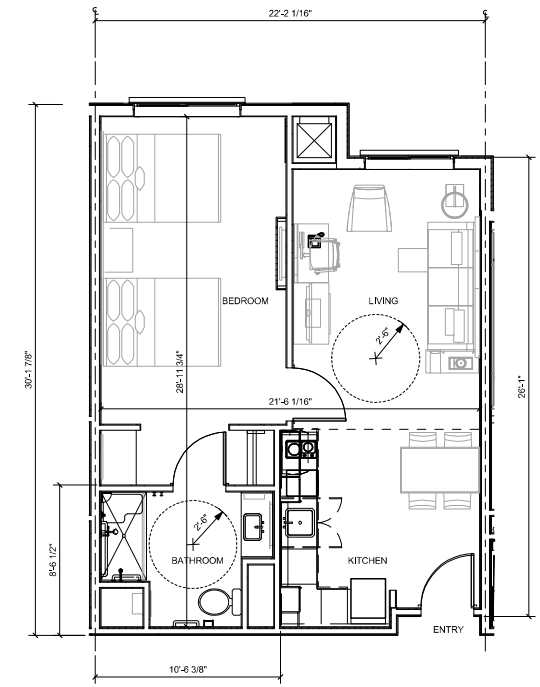
1 RESIDENCE INN STUDIO A
1/4" = 1'-0"



3 RESIDENCE INN 2 BEDROOM
1/4" = 1'-0"

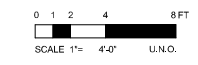


2 RESIDENCE INN 1 BEDROOM KING
1/4" = 1'-0"



1 RESIDENCE INN 1 BEDROOM DOUBLE QUEEN ADA
1/4" = 1'-0"

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AREA SUMMARY (NET)	
AREA TYPE	AREA
3.10 FRONT OF HOUSE	
3.10.1 LOBBY	1,299 SF
3.10.2 CONFERENCE	465 SF
3.10.3 SALES & CATERING OFFICE	207 SF
3.10.4 BARREL TASTING	1,189 SF
	3,160 SF
3.20 BACK OF HOUSE GENERAL	
3.20.1 ADMINISTRATIVE OFFICES	1,325 SF
3.20.2 WINE LAB AND STAFF AREA	809 SF
3.20.3 GENERAL STORAGE	565 SF
3.20.4 RESTROOM	388 SF
3.20.5 MEP ROOMS	635 SF
3.20.6 KITCHEN	337 SF
3.20.7 BOH CIRCULATION	1,908 SF
	5,977 SF
3.30 BACK OF HOUSE PRODUCTION & STORAGE	
3.30.1 CELLAR	3,709 SF
3.30.2 CRUSH PAD	3,372 SF
3.30.3 BARREL STORAGE	8,905 SF
	15,986 SF
TOTAL AREA (NET)	25,122 SF

AREAS SCHEDULE (WINERY GROSS)	
AREAS TYPE	GROSS AREA
WINERY	26,214 SF

-ROOF WATER TREATMENT PLANTER

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stamp | approval

key plan

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issues | revisions

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LEVEL 1 FLOOR PLAN

sheet title

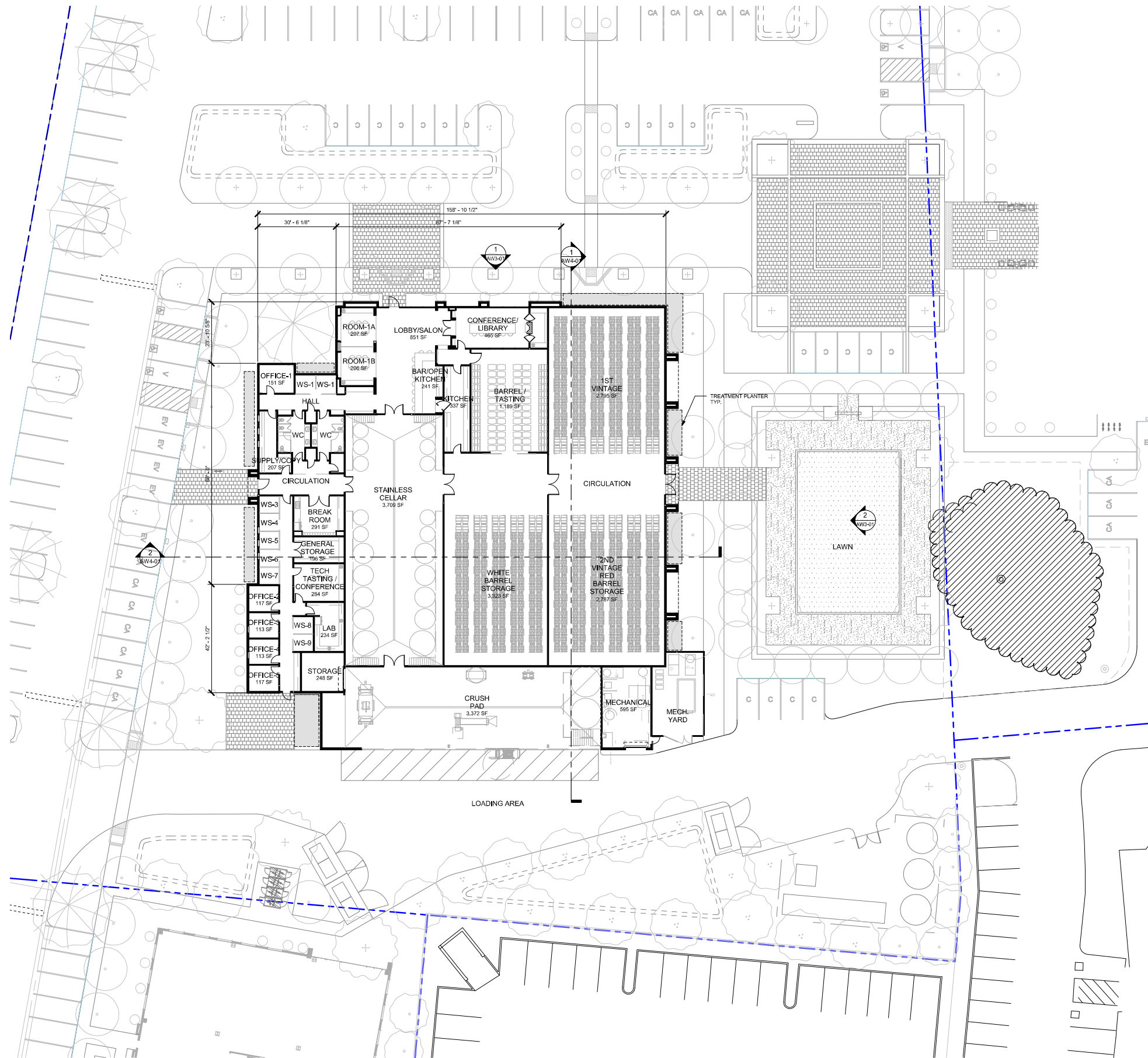
project no. 154164 date 01/01/12

checked by: Checker
drawn by: Author

WN
component

sheet no. AW1-01

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1 OVERALL LEVEL 1 PLAN (EL 20.0')
1/16" = 1'-0"



KEYNOTES / DETAILS
-ROOF WATER TREAT PLANTER

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stamp | approval

key plan

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issues | revisions

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ROOF PLAN

sheet title

project no. 154164 date 01/19/04

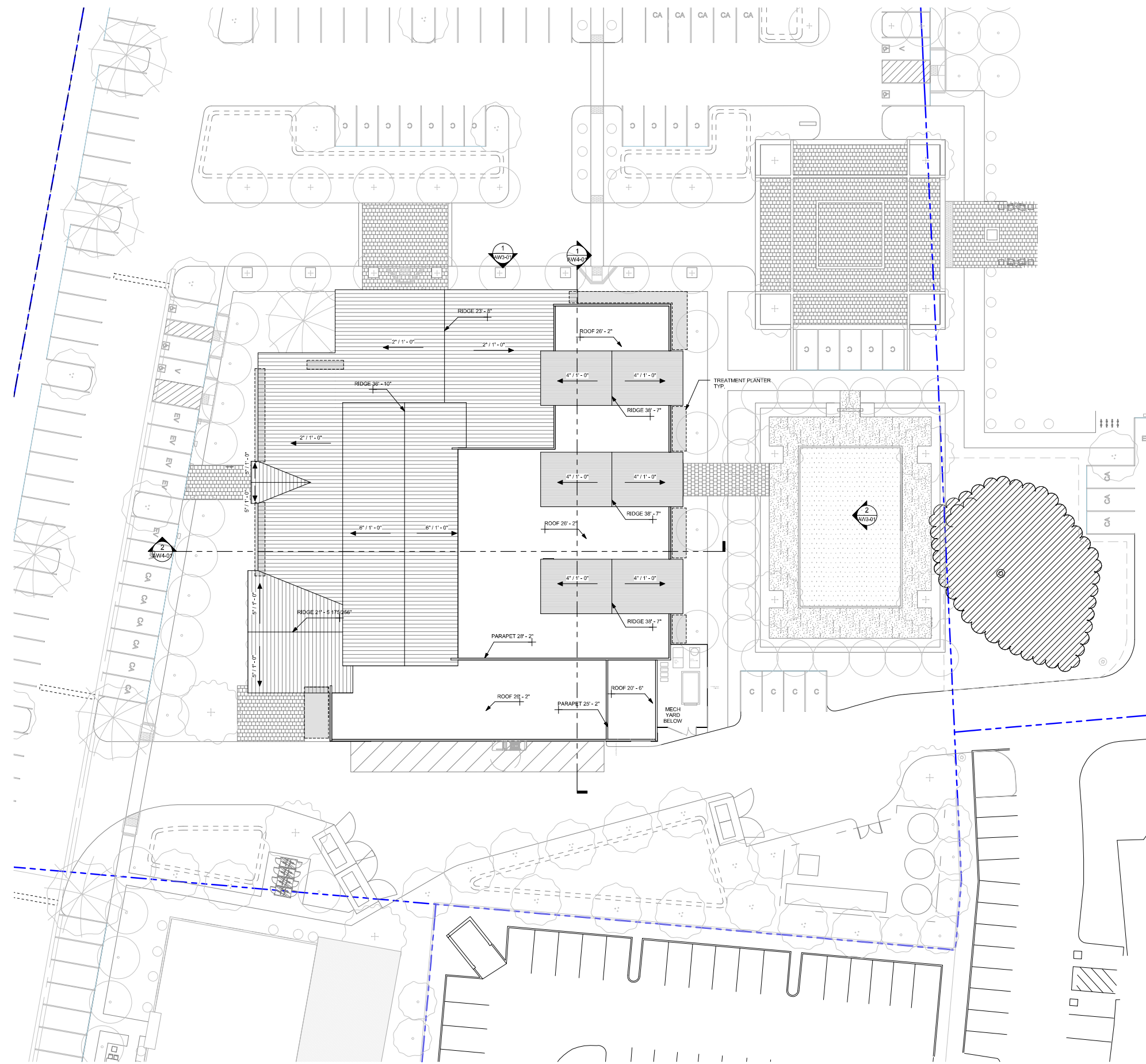
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drawn by: Author

WN
component

AW1-02

sheet no.

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1 OVERALL ROOF PLAN
1/16" = 1'-0"



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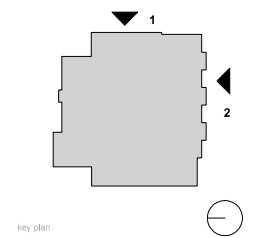
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EXTERIOR ELEVATIONS

sheet title

project no. 154164 date 01/19/04

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component

AW3-01

sheet no.

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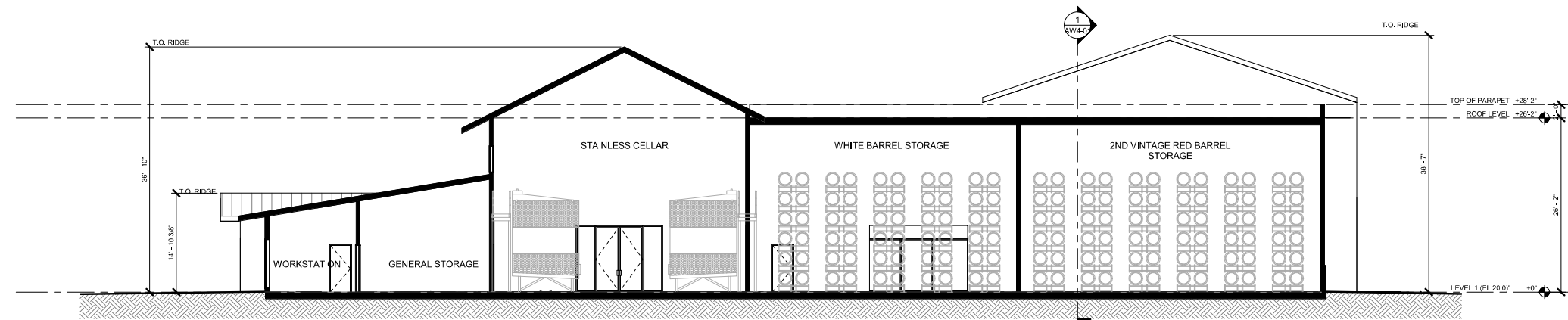


2 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

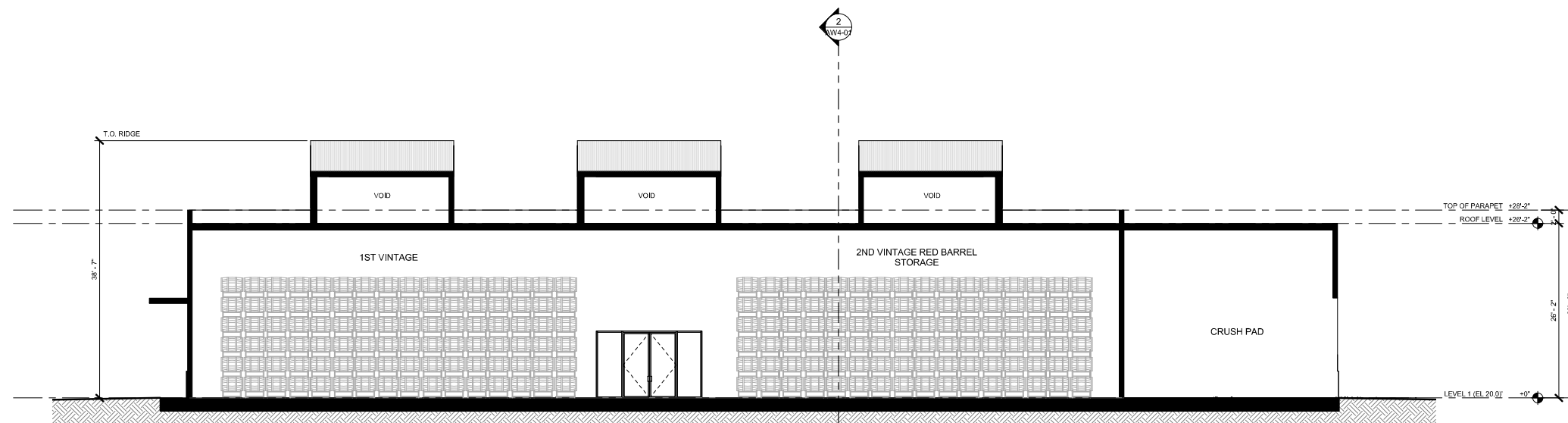


1 OVERALL EAST ELEVATION
1/8" = 1'-0"

0 2 4 8 16 FT
SCALE 1" = 8'-0" U.N.O.



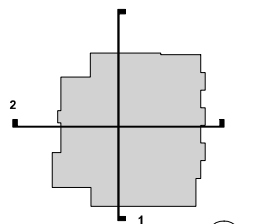
2 BUILDING SECTION B
1/8" = 1'-0"



1 BUILDING SECTION A
1/8" = 1'-0"

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BUILDING SECTIONS

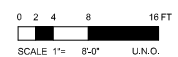
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sheet no. **AW4-01**



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ATTACHMENT 8

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AREA SUMMARY (NET)	
AREA TYPE	AREA
2.10 LEASABLE	
2.10.1 LEASABLE OFFICE	23,193 SF
2.10.2 MEETING ROOM	1,493 SF
	24,686 SF
2.20 NON-LEASABLE	
2.20.1 RESTROOM	828 SF
2.20.2 STORAGE	422 SF
2.20.3 PUBLIC CIRCULATION	2,542 SF
2.20.4 BOH CIRCULATION/ VERTICAL CIRCULATION	376 SF
TOTAL (NET)	4,167 SF
	28,853 SF

■ -ROOF WATER TREATMENT PLANTER

client | consultant

stamp | approval

key plan

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issues | revisions

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LEVEL 1 FLOOR PLAN / SITE PLAN

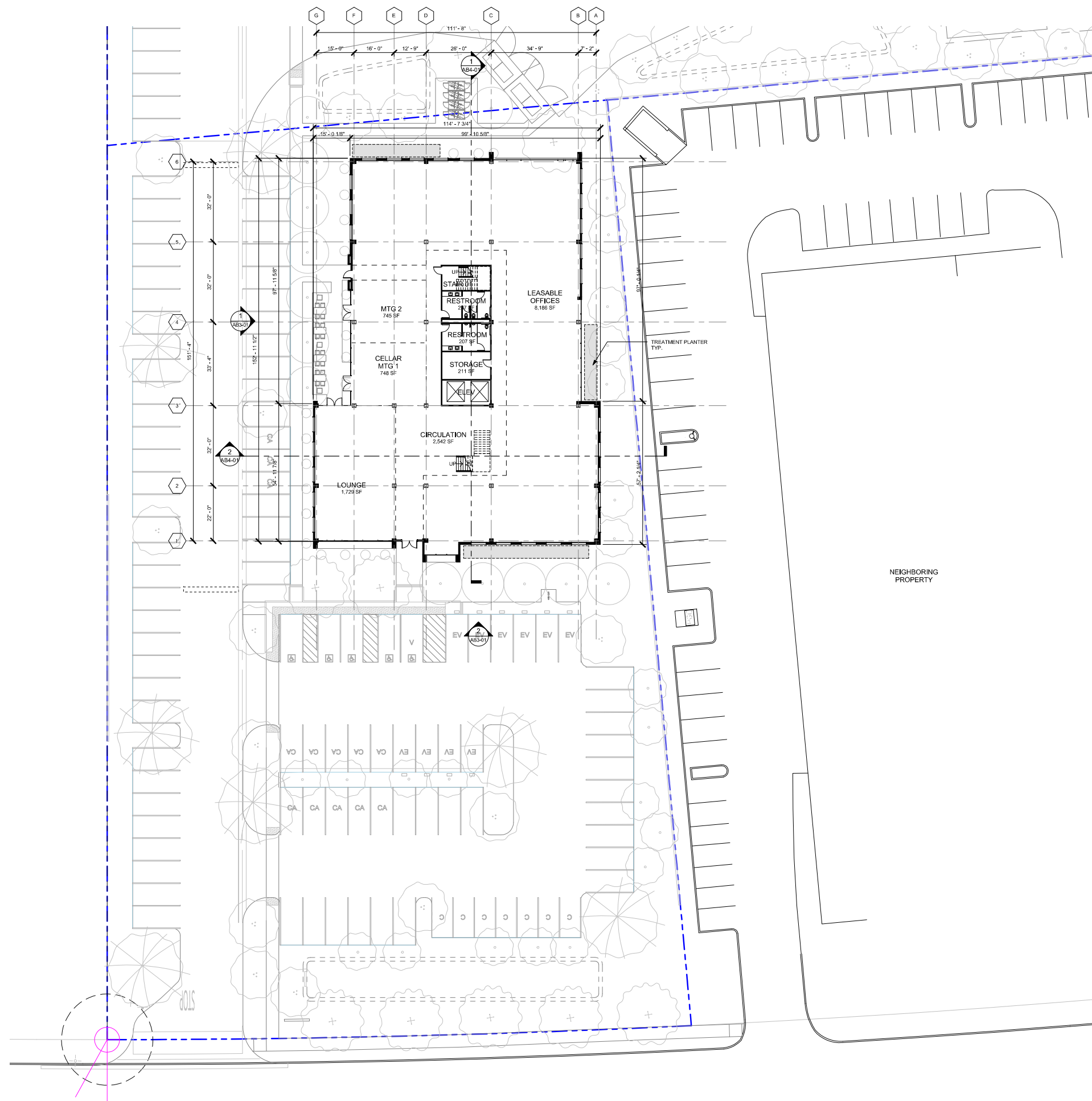
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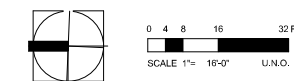
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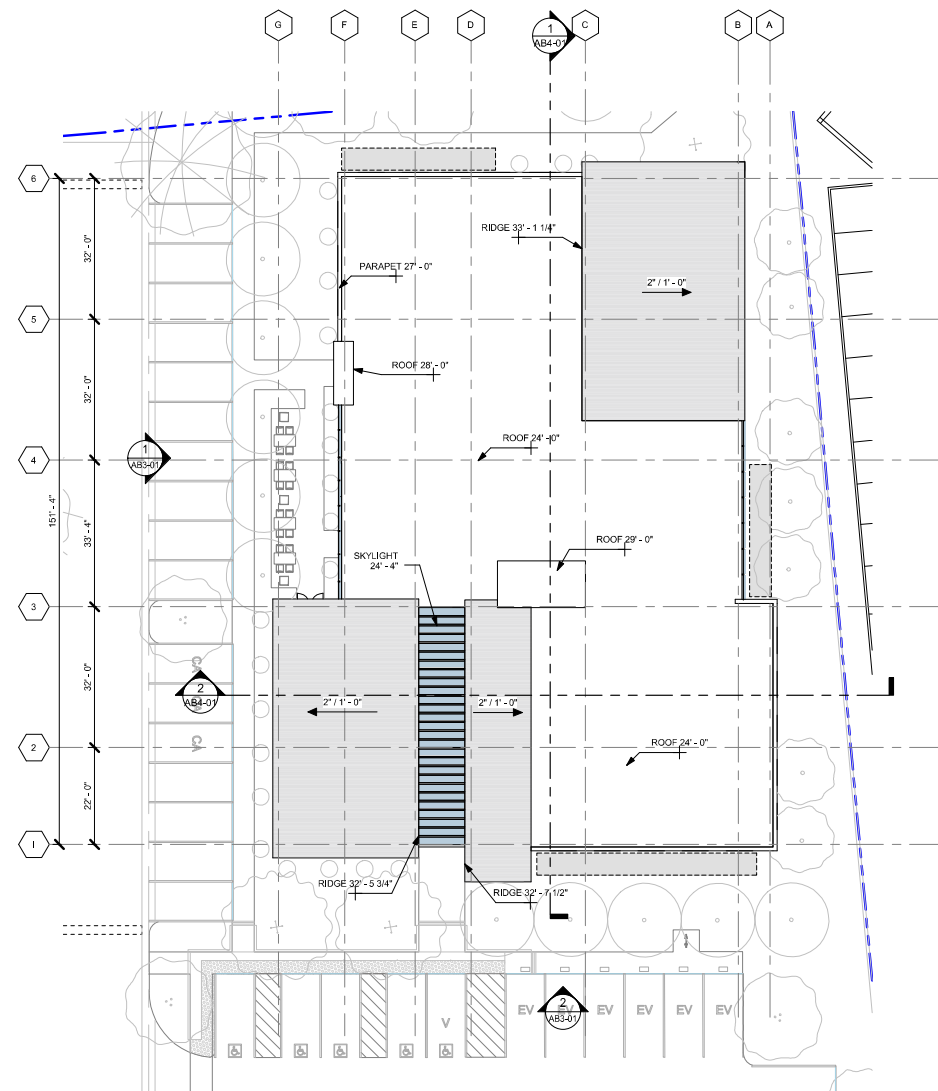
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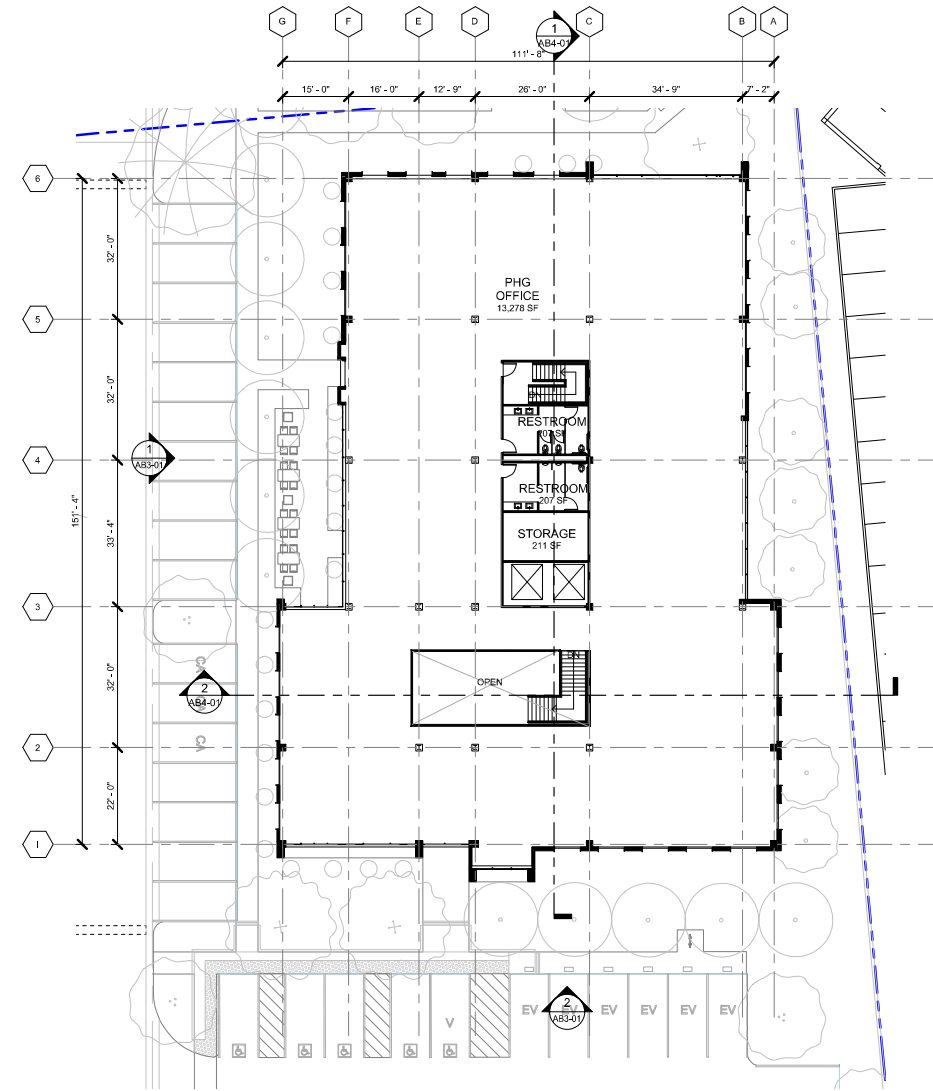


1 OVERALL LEVEL 1 FLOOR PLAN (EL 18.0')
1/16" = 1'-0"





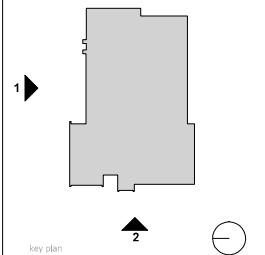
2 OVERALL ROOF PLAN
1/16" = 1'-0"



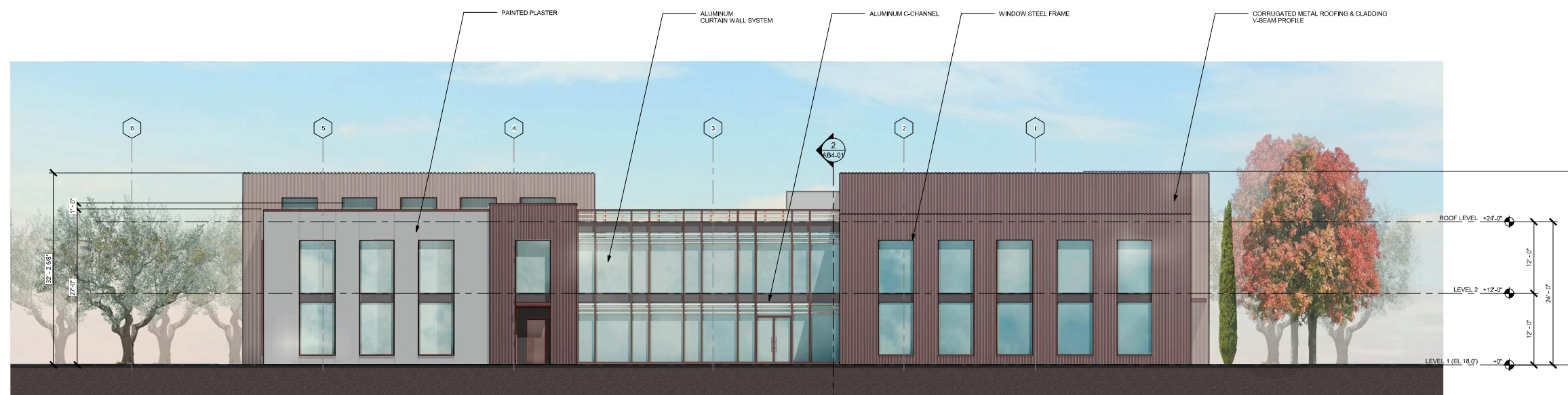
1 OVERALL LEVEL 2 FLOOR PLAN
1/16" = 1'-0"



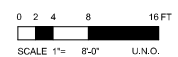
0 4 8 16 32 FT
SCALE 1" = 16'-0" U.N.O.



2 OVERALL WEST ELEVATION
1/8" = 1'-0"



1 OVERALL NORTH ELEVATION
1/8" = 1'-0"



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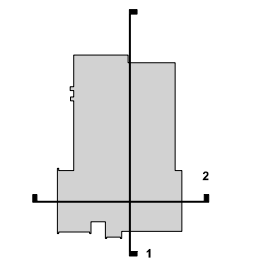
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BUILDING SECTIONS

sheet title

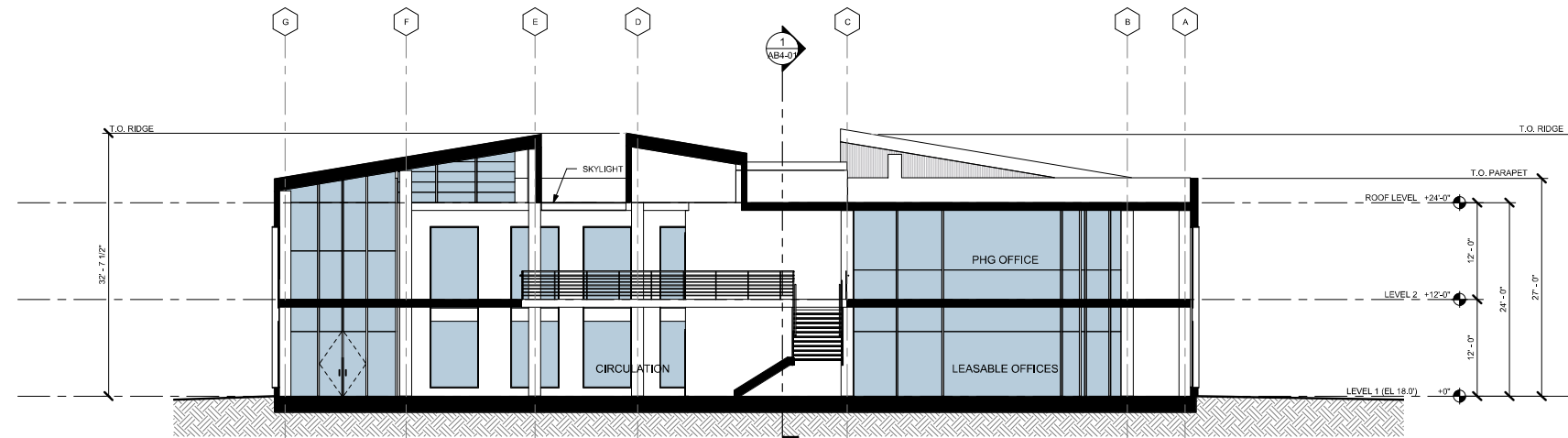
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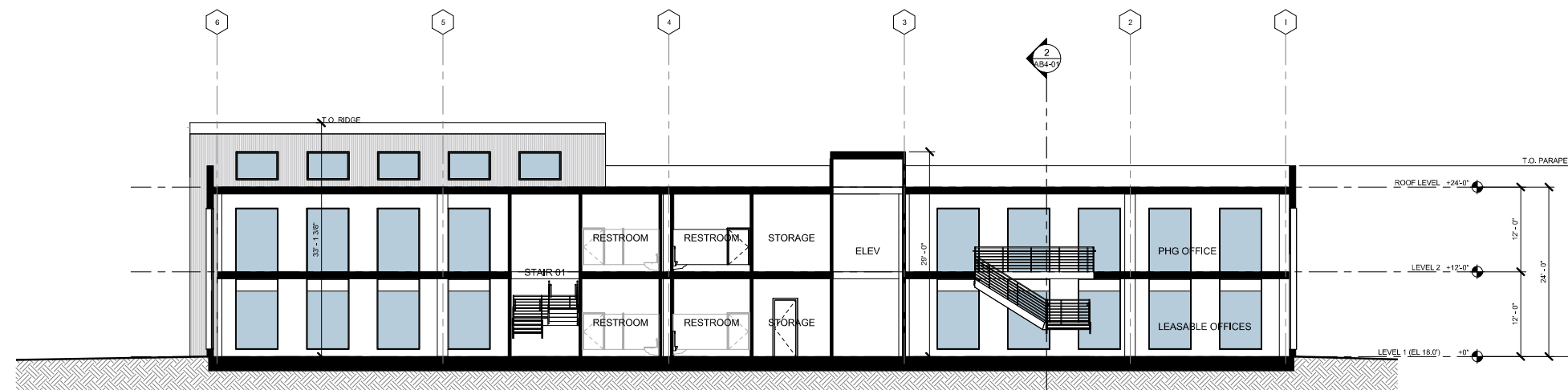
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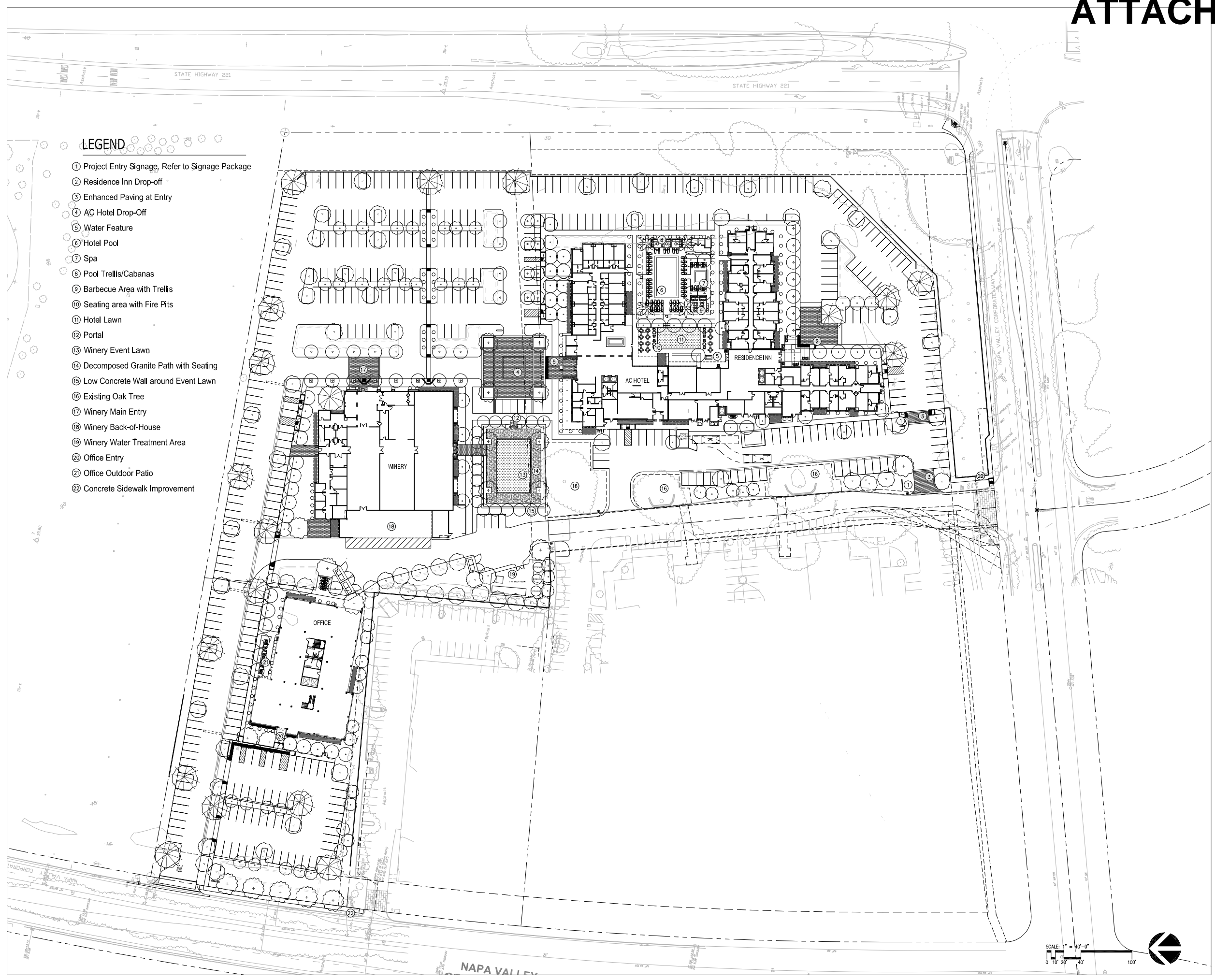
2 BUILDING SECTION B
1/8" = 1'-0"



1 BUILDING SECTION A
1/8" = 1'-0"

LEGEND

- ① Project Entry Signage, Refer to Signage Package
- ② Residence Inn Drop-off
- ③ Enhanced Paving at Entry
- ④ AC Hotel Drop-Off
- ⑤ Water Feature
- ⑥ Hotel Pool
- ⑦ Spa
- ⑧ Pool Trellis/Cabanas
- ⑨ Barbecue Area with Trellis
- ⑩ Seating area with Fire Pits
- ⑪ Hotel Lawn
- ⑫ Portal
- ⑬ Winery Event Lawn
- ⑭ Decomposed Granite Path with Seating
- ⑮ Low Concrete Wall around Event Lawn
- ⑯ Existing Oak Tree
- ⑰ Winery Main Entry
- ⑱ Winery Back-of-House
- ⑲ Winery Water Treatment Area
- ⑳ Office Entry
- ㉑ Office Outdoor Patio
- ㉒ Concrete Sidewalk Improvement



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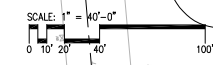
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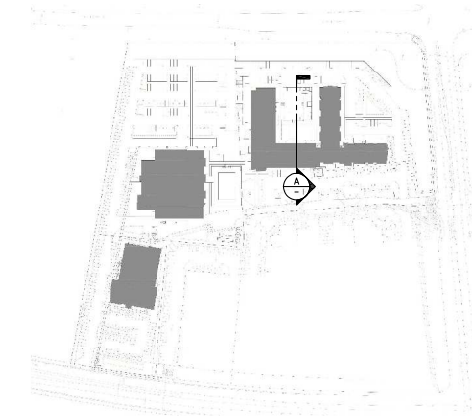
OVERALL LANDSCAPE PLAN

project no.	154164	date	09/30/16
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sheet no.



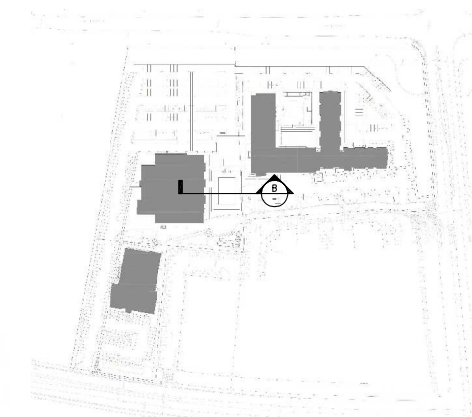
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LEGEND

- ① POOL TRELLIS
- ② OUTDOOR SHOWERS AT RESTROOMS
- ③ POOL
- ④ FEATURE PALMS
- ⑤ OUTDOOR BARBECUE COUNTER
- ⑥ TRELLIS ABOVE SEATING
- ⑦ GLASS POOL ENCLOSURE WALL
- ⑧ HOTEL LAWN
- ⑨ HOTEL SEATING TERRACE

A SECTION AT PROJECT ENTRY
1" = 10'-0"



LEGEND

- ① ENHANCED PAVING AT WINERY ENTRY
- ② DECOMPOSED GRANITE PATH WITH SEATING
- ③ EVENT LAWN
- ④ EVENT LAWN PORTAL/ARBOR
- ⑤ LOW CONCRETE WALL
- ⑥ FESTOON LIGHTING ABOVE EVENT LAWN
- ⑦ EXISTING OAK TREE

B SECTION AT POOL AREA
1" = 10'-0"

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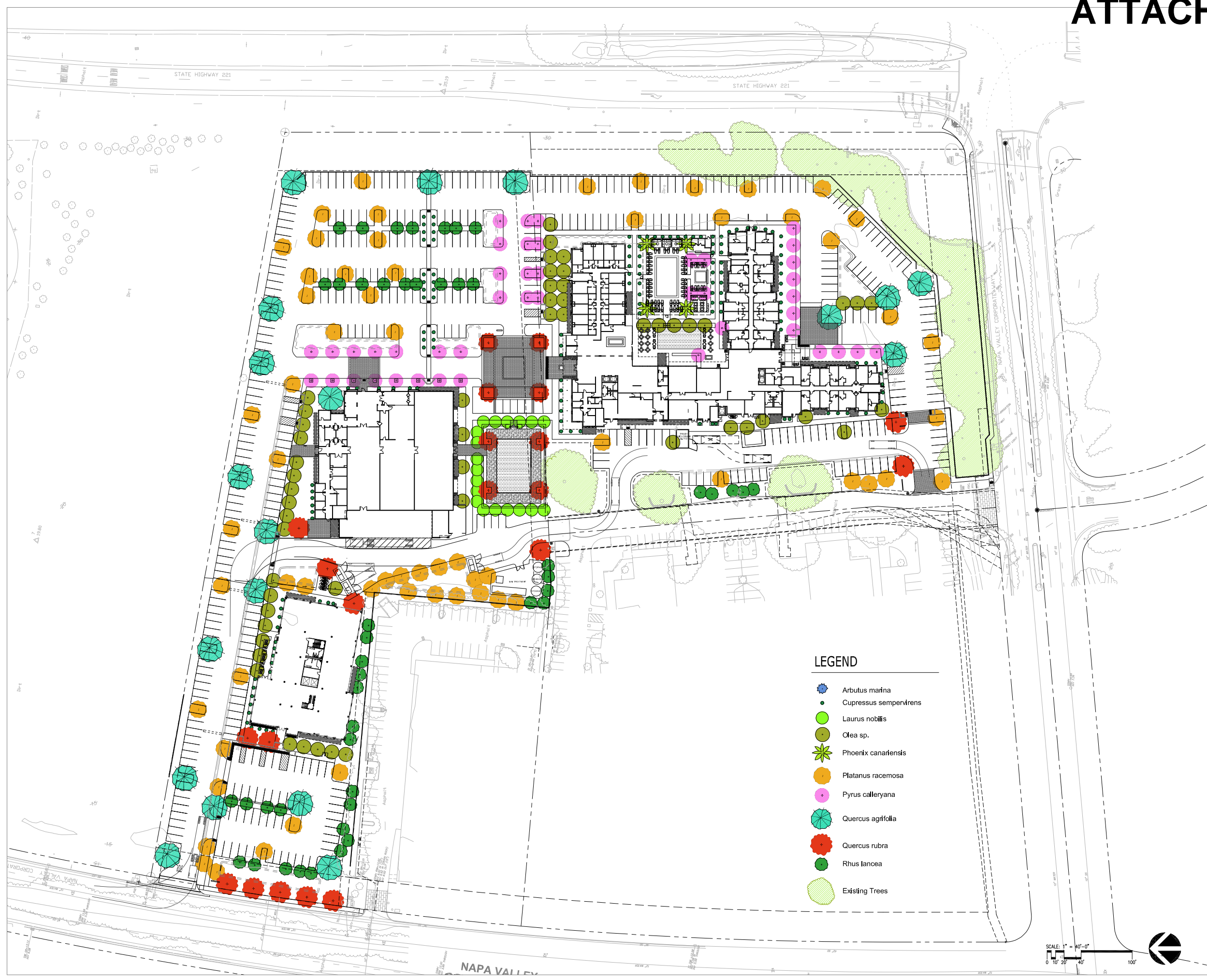
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LANDSCAPE SECTIONS












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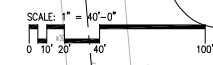
checked by:	Checker
drawn by:	Author

sheet no.



LEGEND

-  *Arbutus marina*
-  *Cupressus sempervirens*
-  *Laurus nobilis*
-  *Olea sp.*
-  *Phoenix canariensis*
-  *Platanus racemosa*
-  *Pyrus calleryana*
-  *Quercus agrifolia*
-  *Quercus rubra*
-  *Rhus lancea*
-  Existing Trees



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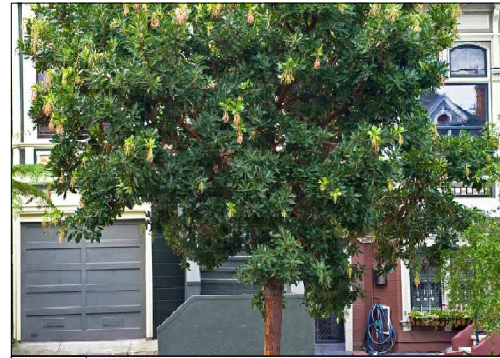
TREE PLAN

project no. 154164 date 09/30/16

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TREES IMAGERY



— ARBUTUS UNEDO



— CUPRESSUS SEMPERVIRENS



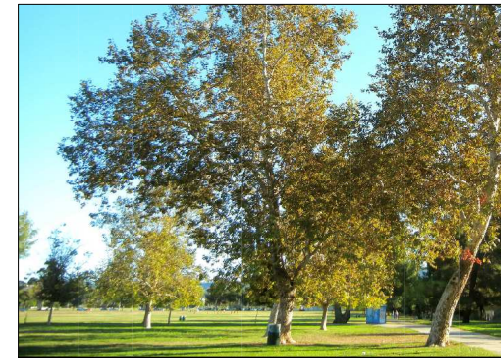
— LAURUS NOBILIS



— OLEA EUROPAEA



— PHOENIX CANARIENSIS



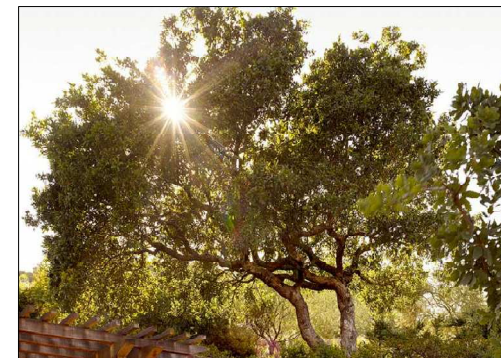
— PLATANUS RACEMOSA



— PYRUS CALLERYANA



— QUERCUS RUBRA



— QUERCUS AGRIFOLIA



— RHUS LANCEA

LIST OF SHRUBS/GROUNDCOVERS

SHRUBS

Botanical Name	Common Name
<i>Arctostaphylos purgens</i>	Mexican Manzanita
<i>Arctostaphylos 'Sonoma Manzanita Bush'</i>	Stanford Manzanita
<i>Ceanothus 'Concha'</i>	Concha California Lilac
<i>Heteromeles arbutifolia</i>	Toyon
<i>Rhus ovata</i>	Sugar Bush
<i>Romneya coulteri</i>	Matilija Poppy
<i>Salvia leucophylla</i>	California Purple Sage
<i>Salvia mellifera</i>	Black Sage

BIOSWALE/TREATMENT AREAS PLANTING

Botanical Name	Common Name
<i>Juncus effusus</i>	Common Rush
<i>Muhlenburgia rigens</i>	Deer Grass

PERENNIALS

Botanical Name	Common Name
<i>Agastache rupestris</i>	Licorice Mint
<i>Artemisia 'Pewee Castle'</i>	Pewee Castle Sagebush
<i>Ceanothus 'Joyce Coulter'</i>	Creeping Mountain Lilac
<i>Eriogonum grande rubescens</i>	San Miguel Island Buckwheat
<i>Fimbristylis myrsinites</i>	Creeping Spurge
<i>Heuchera 'Southern Comfort'</i>	Southern Comfort Coral Bells
<i>Lavandula angustifolia 'Hidcoite'</i>	English Lavender
<i>Lavandula x intermedia 'Provence'</i>	Provence French Lavender
<i>Nepeta x faassenii 'Walker's Low'</i>	Catmint
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Phlomis fruticosa</i>	Jerusalem Sage
<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Low Growing Rosemary
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Trichostema lanatum</i>	Woolly Blue Curlew

GRASSES

Botanical Name	Common Name
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Miscanthus sinensis</i>	Maiden Grass
<i>Muhlenbergia capillaris</i>	Hairawn Mulhy
<i>Muhlenburgia rigens</i>	Deer Grass

HEDGE

Botanical Name	Common Name
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Ligustrum j. 'Texanum'</i>	Wax-leaf Privet

SUCCULENTS

Botanical Name	Common Name
<i>Sedum nussbaumerianum</i>	Coppertone Sedum
<i>Sedum rupestre 'Angelina'</i>	Cooked Stonecrop
<i>Senecio talinoides 'Mandraliscae'</i>	Blue Chalk Sticks/Blue Fingers

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PLANTING LEGEND

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PARKING LOT
PHOTOMETRIC

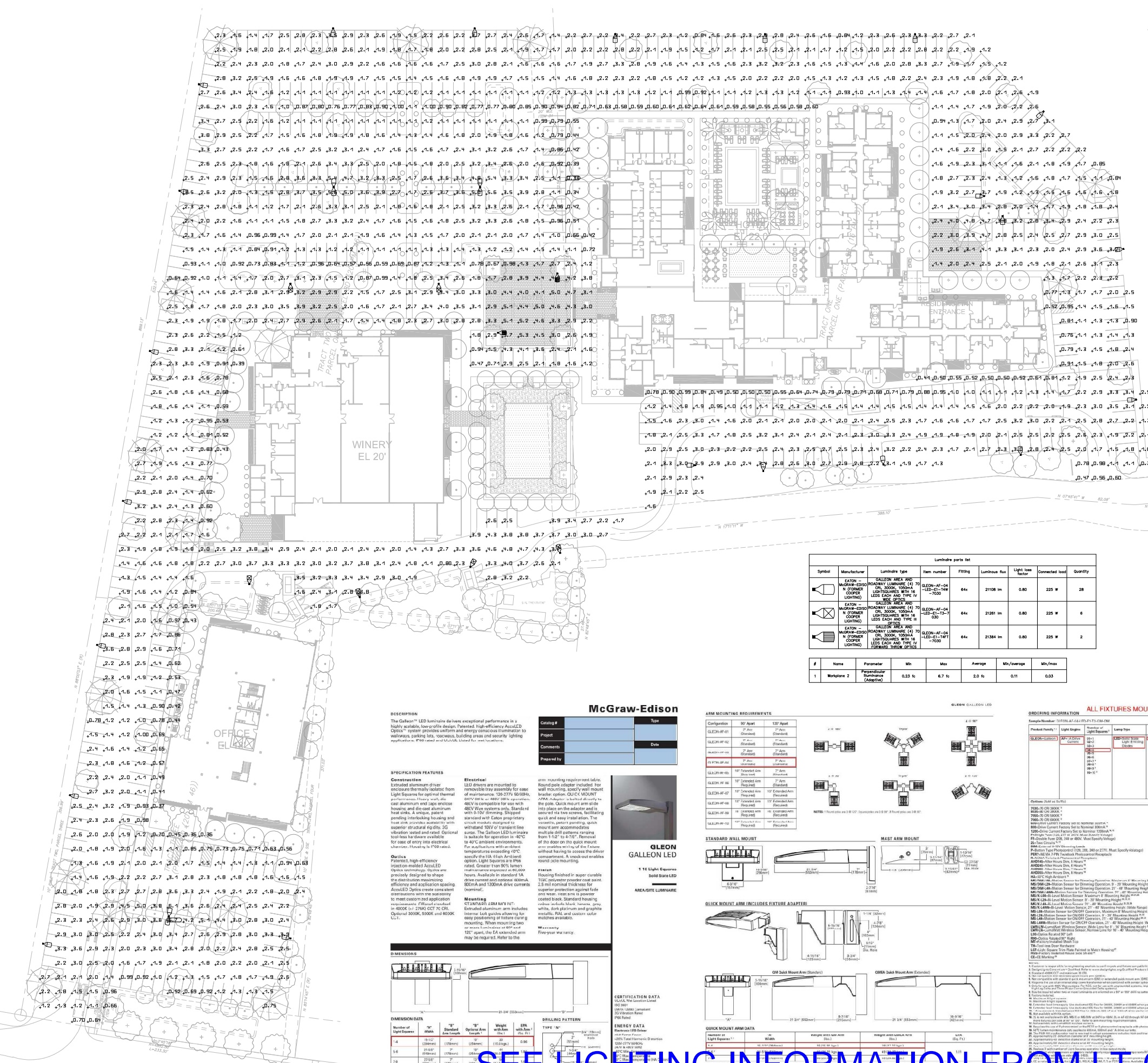
sheet 11e

project no. 154164 date 03/16/18

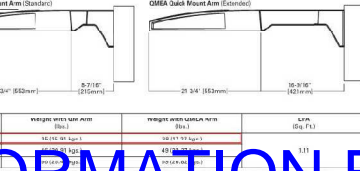
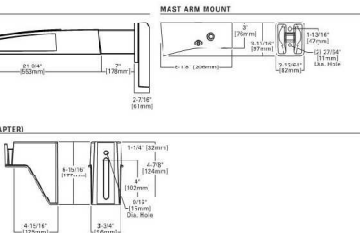
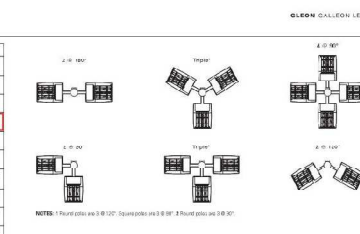
checked by: Checker

drawn by: NI component

sheet no. LT-0.1



Symbol	Manufacturer	Luminaire Type	Item number	Fitting	Luminaire flux	Light loss factor	Connected load	Quantity
[Symbol]	EATON	ROADWAY LUMINAIRE (4) TO 3000K, 1000A LIGHT SQUARES WITH 18 LEDs EACH AND TYPE III	GLEON-4F-04-LED-18-18-7030	64x	21108 lm	0.80	225 W	28
[Symbol]	EATON	ROADWAY LUMINAIRE (4) TO 3000K, 1000A LIGHT SQUARES WITH 18 LEDs EACH AND TYPE III	GLEON-4F-04-LED-18-18-7030	64x	21261 lm	0.80	225 W	6
[Symbol]	EATON	ROADWAY LUMINAIRE (4) TO 3000K, 1000A LIGHT SQUARES WITH 18 LEDs EACH AND TYPE III	GLEON-4F-04-LED-18-18-7030	64x	21384 lm	0.80	225 W	2



Sample Number	Lighting	Number of Fixtures	Lamp Type	Voltage	Connection	Color	Mounting
GLEON-01	Quick Mount Arm	1	LED	120V	3-Phase	White	Standard
GLEON-02	Quick Mount Arm	1	LED	120V	3-Phase	White	Standard
GLEON-03	Quick Mount Arm	1	LED	120V	3-Phase	White	Standard

McGraw-Edison

DESCRIPTION
The Galleon™ LED luminaire delivers exceptional performance in a highly visible, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination for walkways, parking lots, courtyards, building areas and security lighting applications. PFO rated and UL-listed for wet locations.

SPECIFICATION FEATURES
Construction
Innovative aluminum driver enclosure is fully isolated from Light Squares for optimal thermal performance. Heavy-duty, die-cast aluminum end caps enclose housing and die-cast aluminum head ends. A unique patent-pending interlocking housing and head seal provides superior superior structural rigidity. 3IG vibration sealed and rated. Optional tool-less seal allows available for ease of entry into electrical chambers. Housing is IP67 rated.

Optics
Patented, high-efficiency AccuLED Optics are precision designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create a consistent beam with uniformity to meet various applications. Patented Optics are available in 8000K, 10000K CCT, 70C CRI, 3000K, 5000K and 8000K CRI.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120V/277V, 60/50/60Hz, 480V systems are available for use with 480V Vmax systems only. Standard with 50' cabling. Shipped standard with 100' cabling. Shipped with 100' cabling. Shipped with 100' cabling.

Mounting
LED drivers are mounted to removable tray assembly for ease of maintenance. 120V/277V, 60/50/60Hz, 480V systems are available for use with 480V Vmax systems only. Standard with 50' cabling. Shipped standard with 100' cabling. Shipped with 100' cabling.

Dimensions
11.5" (295mm) H x 11.5" (295mm) W x 11.5" (295mm) D

Weight
11.5 lbs (5.2 kg)

Energy Data
120V/277V, 60/50/60Hz, 480V systems are available for use with 480V Vmax systems only. Standard with 50' cabling. Shipped standard with 100' cabling. Shipped with 100' cabling.

1 PARKING LOT PHOTOMETRIC PLAN
1/32" = 1'-0"

SEE LIGHTING INFORMATION FROM LT-0.1 SHEET

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixtures during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

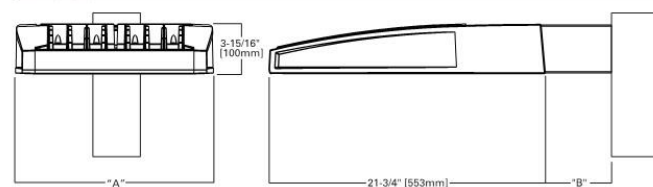


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

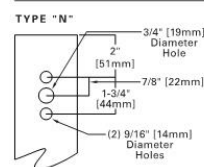


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length 1	Weight with Arm (lbs.)	EPA with Arm 1 (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

ENERGY DATA

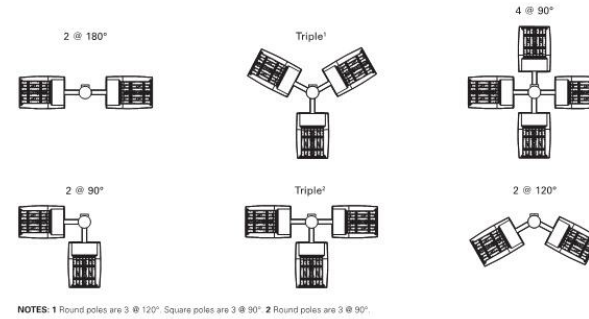
Electronic LED Driver
≥0.9 Power Factor
≤20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



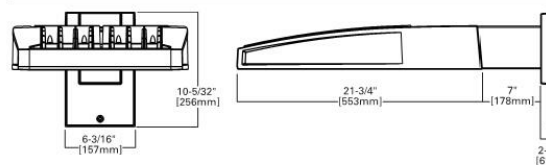
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ARM MOUNTING REQUIREMENTS

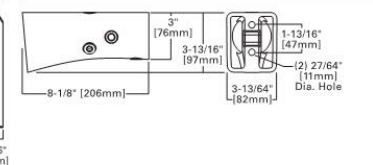
Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)



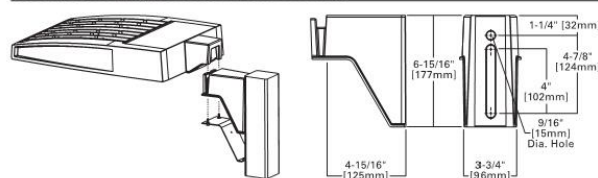
STANDARD WALL MOUNT



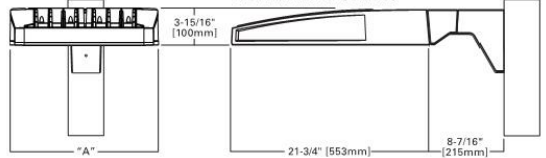
MAST ARM MOUNT



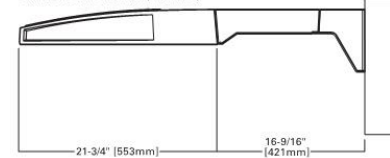
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



OMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares 1,2	"A" Width	Weight with QM Arm (lbs.)	Weight with OMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 OMEA option available with 1-6 light square configurations. 3 OMEA arm to be used when mounting two fixtures at 90° on a single pole.



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1121 Highway 78 South
Peachtree City, GA 30269
P: 770-488-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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ORDERING INFORMATION

ALL FIXTURES MOUNTED ON SQUARE 24 FOOT POLES

Sample Number: GLEON-AF-04-LED-E1-T3-GM-OM

Product Family 1,2	Light Engine	Number of Light Squares 1	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-Galleon	AF-1A Drive Current	01-1 02-2 03-3 04-4 05-5 06-6 07-7 08-8 09-9 10-10	LED-Solid State Light Emitting Diodes	ES=120-277V 347-347V 4 480-480V 4,7	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4=Type IV Forward Throw T4W=Type IV Wide SNG=Type V Narrow SMQ=Type V Square Medium SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLR=90° Spill Light Eliminator Left RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DF=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm 1 MA= Mast Arm Adapter 1 WM=Wall Mount QM=Quick Mount Arm (Standard Length) 1 OMEA=Quick Mount Arm (Extended Length) 1

Options (Add as Suffix)

7030-70 CRI 3000K 10
8030-80 CRI 3000K 10
9050-70 CRI 5000K 14
7060-70 CRI 6000K 10
600-Drive Current Factory Set to Nominal 600mA 14
800-Drive Current Factory Set to Nominal 800mA 14
1200-Drive Current Factory Set to Nominal 1200mA 14, 16
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
ZL=Two Circuits 14, 17
DIM=External 0-10V Dimming Leads
P-Button Type Photocell (120, 208, 240 or 277V. Must Specify Voltage)
PERY=NEMA 7-PIN Twistlock Photocell Receptacle
RA=NEMA Twistlock Photocell Receptacle
AHD145=After Hours Dim, 5 Hours 18
AHD245=After Hours Dim, 6 Hours 18
AHD255=After Hours Dim, 7 Hours 18
AHD355=After Hours Dim, 8 Hours 18
HA=50°C High Ambient 18
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height 18, 21
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height 18, 21
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height 18, 21
MS/DIM-L100=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) 18, 21
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height 18, 21, 25
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height 18, 21, 25
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height 18, 21, 25
MS/X-L100=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) 18, 21, 25
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height 18, 21
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height 18, 21
MS-L100=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) 18, 21
LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height 18
LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height 18
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing 19
HSS=Factory Installed House Side Shield 19
CE=CE Marking 19

Accessories (Order Separately)

OA/RA1016=NEMA Photocell Multi-Tap - 105-285V
OA/RA1027=NEMA Photocell - 480V
OA/RA1201=NEMA Photocell - 347V
OA/RA1013=Photocell Shorting Cap
OA/RA1014=120V Photocell
MA1252=10kV Surge Module Replacement
MA1038-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1199-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor 18
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-OM=Quick Mount Arm Kit
GLEON-OMEA=Quick Mount Extended Arm Kit
LS/HSS=Factory Installed House Side Shield 19

- NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with extended quick mount arm (OMEA).
5. Not compatible with standard quick mount arm (QM) or extended quick mount arm (OMEA).
6. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A, High Leg Delta and Three Phase Corner Grounded Delta systems.
7. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
9. Factory installed.
10. Maximum 8 light squares.
11. Maximum 6 light squares.
12. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Not available with HA option.
16. ZL is not available with MS, MS/X or MS/DIM at 347V or 480V. ZL in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with LumaWatt wireless sensors.
18. Requires the use of P photocell or the PER7 or R photocell receptacle with photocell accessory. See After Hours Dim supplemental guide for additional information.
19. 50°C lumen maintenance data applies to 800mA, 800mA and 1A drive currents.
20. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Approximately 22' detection diameter at 8' mounting height.
22. Approximately 48' detection diameter at 20' mounting height.
23. Approximately 60' detection diameter at 40' mounting height.
24. Approximately 100' detection diameter at 40' mounting height.
25. Replace X with number of Light Squares operating in low output mode.
26. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
27. Not available with house side shield (HSS).
28. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
30. One required for each Light Square.



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1121 Highway 78 South
Peachtree City, GA 30269
P: 770-488-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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LEGEND & ABBREVIATIONS

EXISTING	
(22)	CONTOUR LINE
○	CLEAN OUT TO GRADE
○	MANHOLE
○	CATCH BASIN
SD	STORM DRAIN LINE
□	CURB INLET
W-WV	WATER LINE & VALVES
HYD	FIRE HYDRANT
SD	STORM DRAIN
SS	SANITARY SEWER LINE
⊙	SURVEY MONUMENT
⊙	STREET LIGHT
—	VERTICAL CURB
—	CURB & GUTTER
+	STREET SIGN
X	FENCE
---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
○	EXISTING TREE
(R)	RECORD UTILITY
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION

BASIS OF BEARINGS
PARCEL MAP FOR PETER B. BEDFORD, (16 PM 5)

BASIS OF ELEVATIONS (NAVD88)
CITY OF NAPA-PRIMARY CONTROL NETWORK,
POINT No. 52, EL=14,376

TEMPORARY BENCHMARK (TBM): MONUMENT
DISC AT INTERSECTION OF NAPA VALLEY
CORPORATE WAY AND NAPA VALLEY
CORPORATE DRIVE. ELEVATION=11.78'
THIS IS ALEXANDER & ASSOCIATES, INC. FIELD
SURVEY POINT #2003.

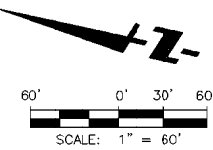
THIS MAP CORRECTLY REPRESENTS AN AERIAL
SURVEY BY 360 AERIAL SURVEYS DATED JULY,
2016, 1 FT CONTOUR INTERVAL AND
SUPPLEMENTED BY GROUND SURVEY BY
ALEXANDER AND ASSOCIATES, INC. AUGUST,
2015.



NOTES:

1. REFERENCE TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY DATED AUGUST 10, 2016 FOR MORE INFORMATION.
2. EXISTING CITY OF NAPA WATER LINE EASEMENT TO BE QUIT CLAIMED AND 8" PIPE WITHIN EASEMENT TO BE REMOVED (PER THE CITY OF NAPA).
3. EXISTING 10" PRIVATE WATER LINE EASEMENT FOR THE BENEFIT OF PARCEL 046-610-020. NO KNOWN UTILITIES EXIST WITHIN THIS EASEMENT.
4. EXISTING PRIVATE STORM DRAIN EASEMENT AND PUBLIC SANITARY SEWER EASEMENT FOR THE BENEFIT OF PARCEL 046-610-020. NO KNOWN UTILITIES EXIST WITHIN THIS EASEMENT.
5. EXISTING PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCELS 8C AND 8D.

ENTITLEMENT RESUBMITTAL | 13TH MARCH, 2018 | PL16-0054



The original size of this drawing is 24"x36". F:\PROJECTS\009\002\TRIN\MXD\002.DWG 05:12:17 11/25/16 Filed by: Mike Wu



client | consultant

stamp | approval

key plan

nc. date issue
issues | revisions

TRINITAS MIXED USE

project logo
CONCEPTUAL GRADING

sheet title

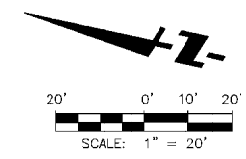
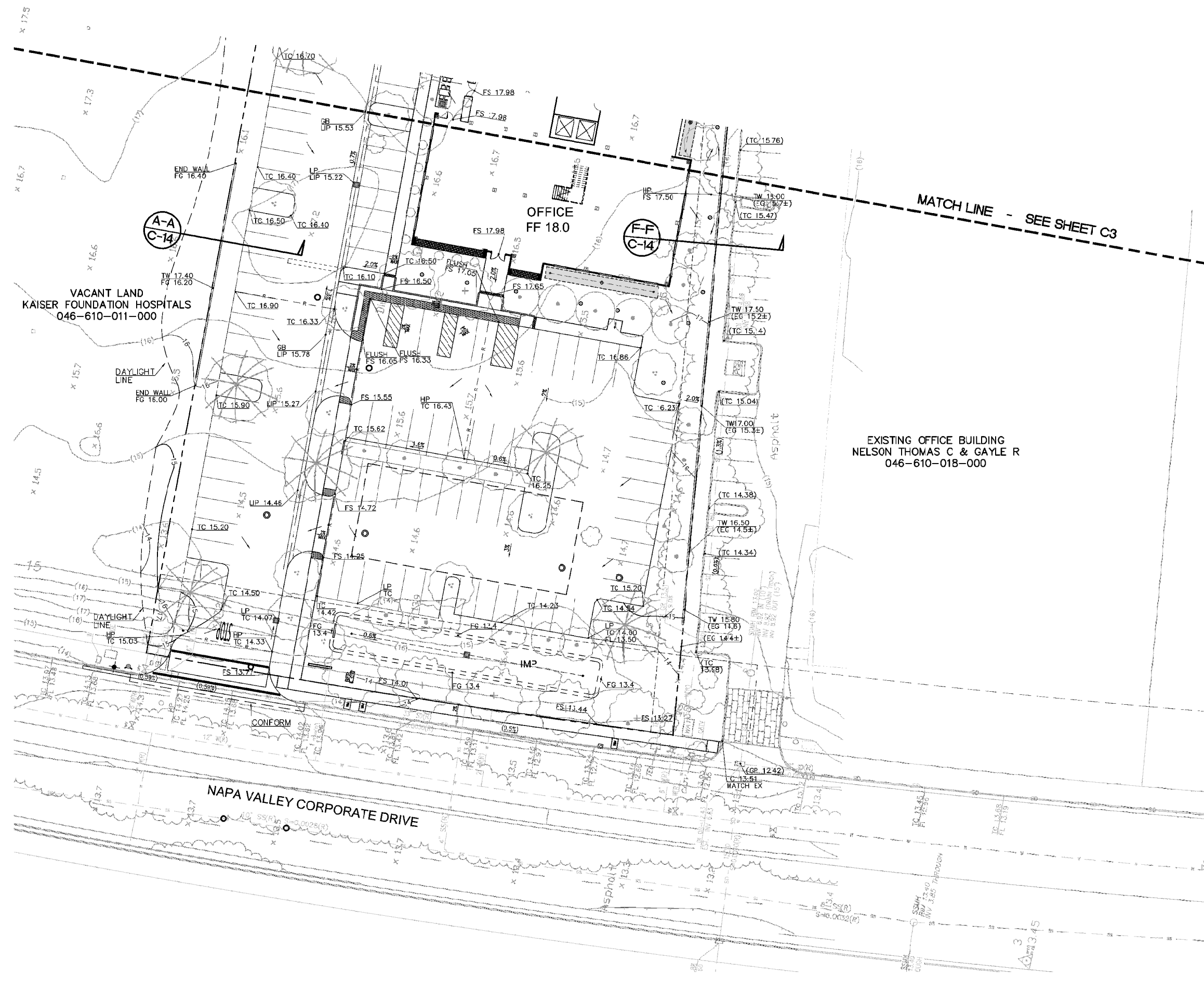
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drawn by:

component

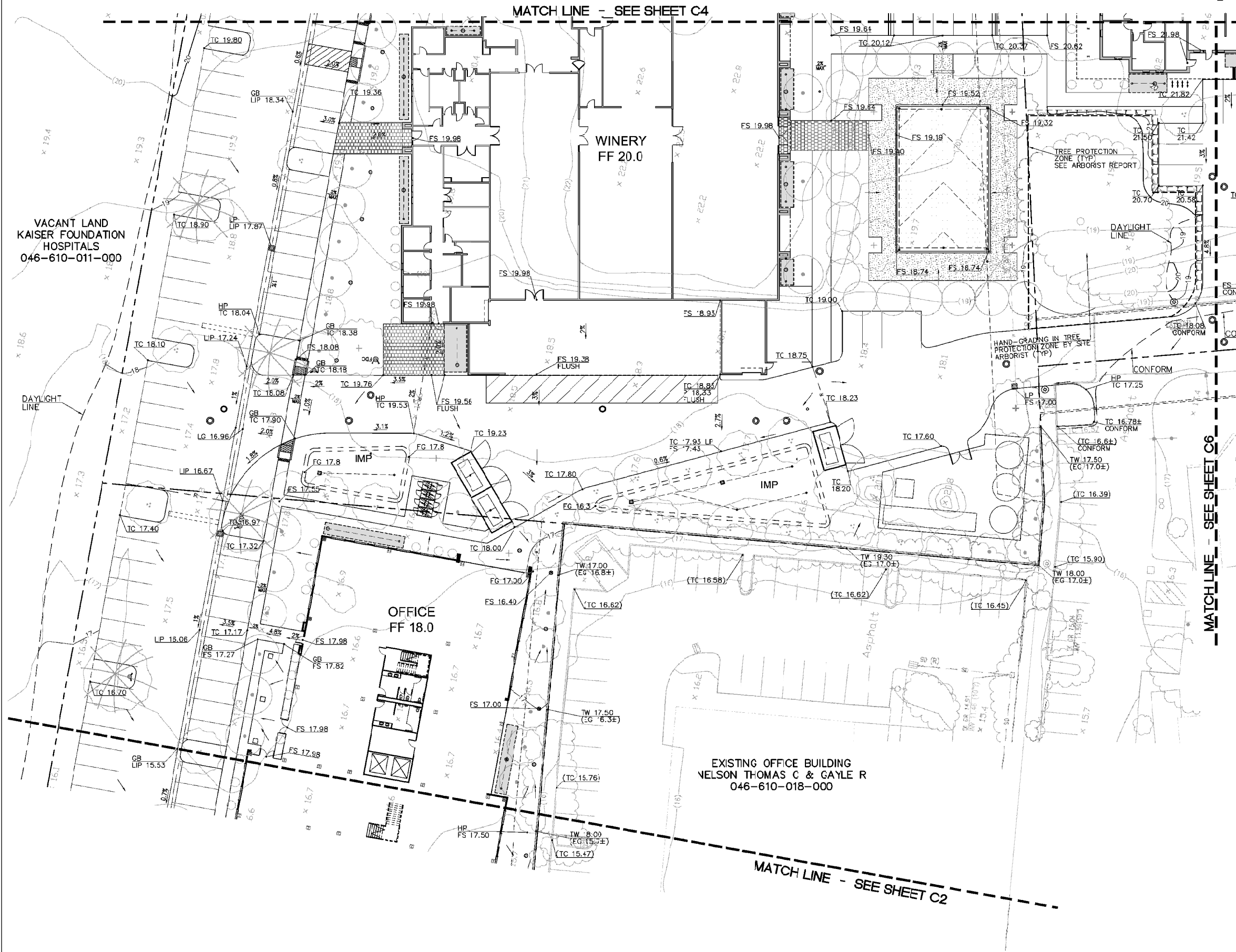
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sheet no.



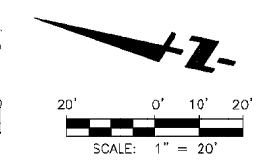
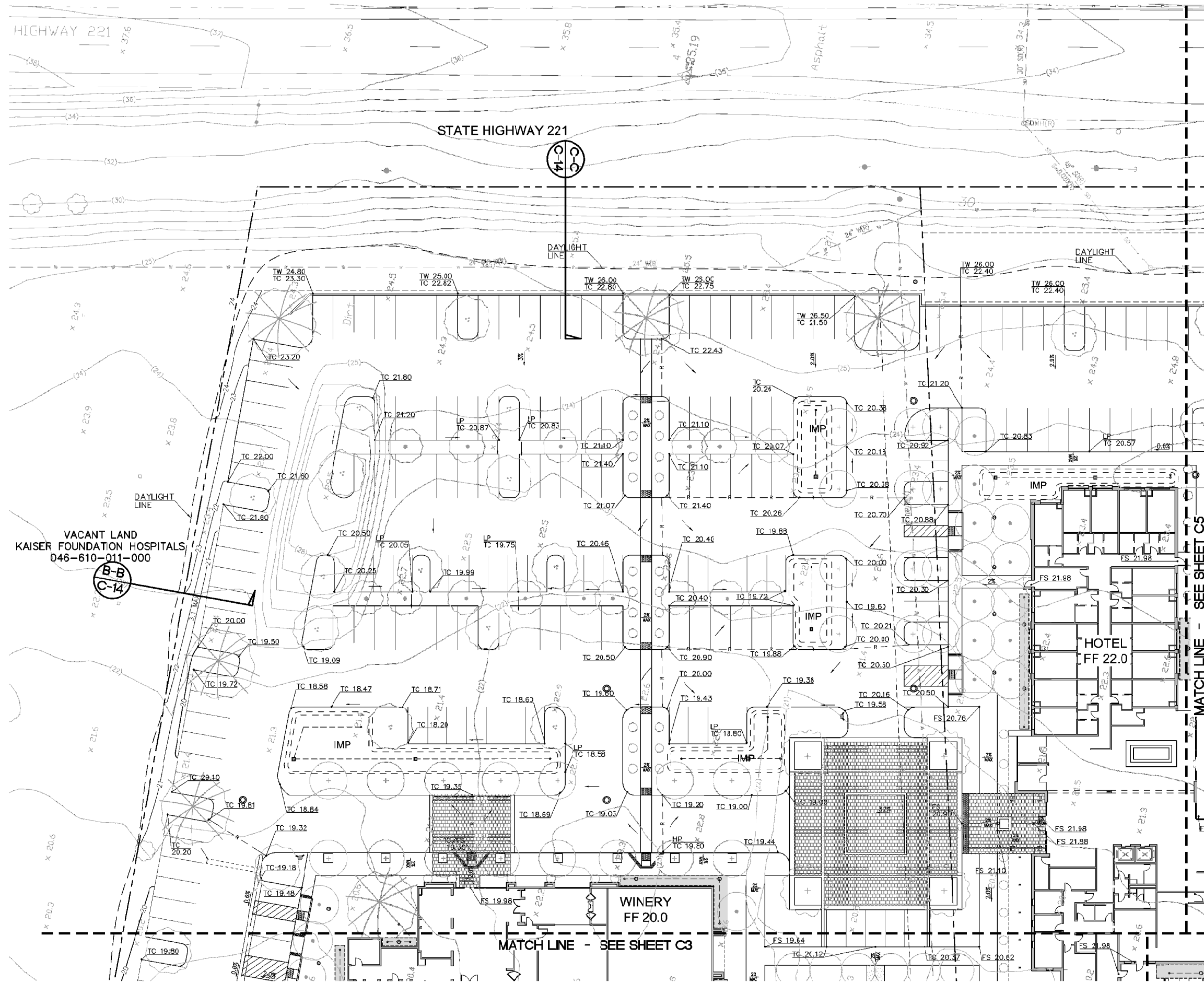
ENTITLEMENT RESUBMITTAL | 13TH MARCH, 2018 | PL16-0054

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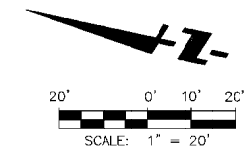
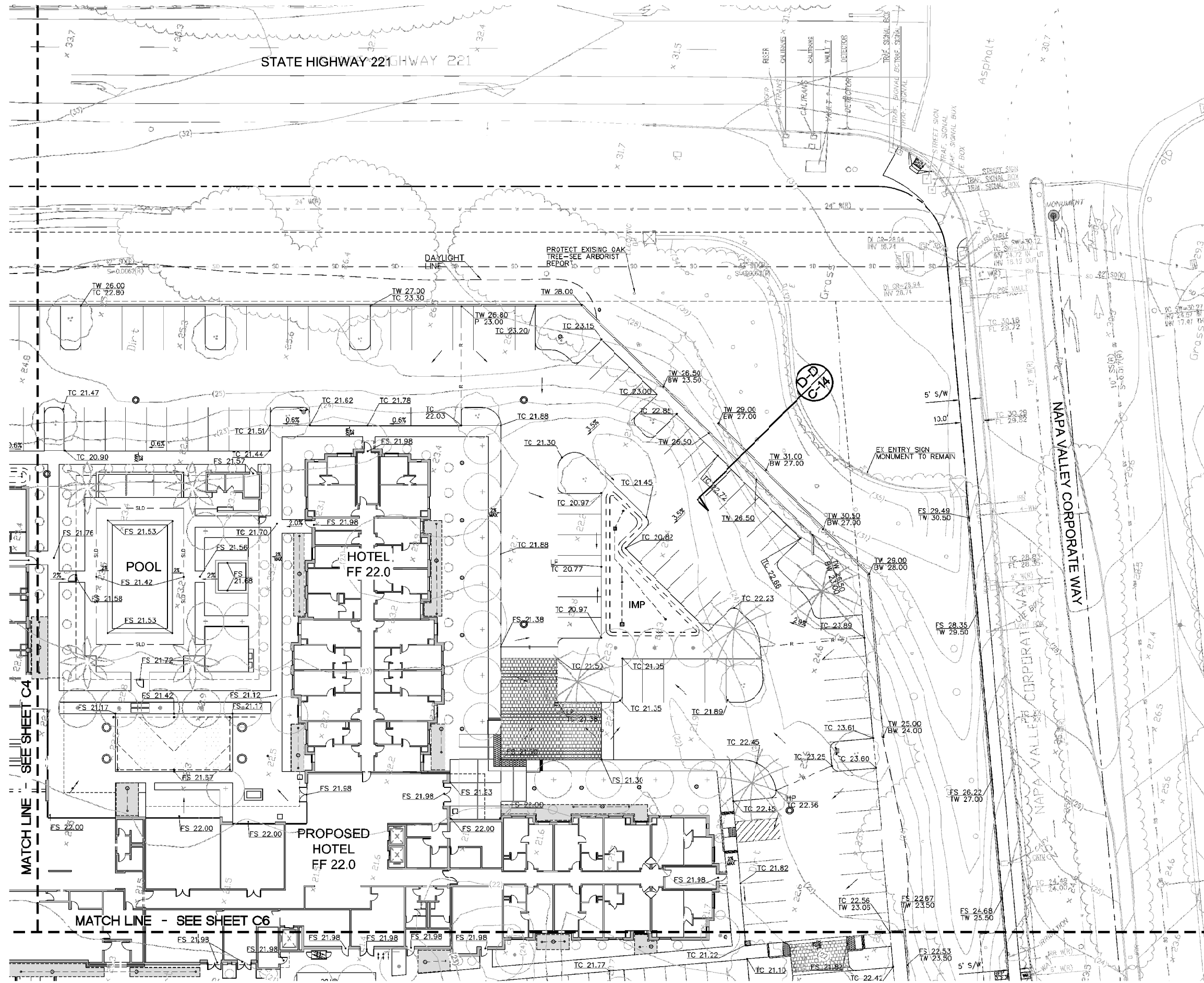
ENTITLEMENT RESUBMITTAL | 13TH MARCH, 2018 | PL16-0054

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ENTITLEMENT RESUBMITTAL | 13TH MARCH, 2018 | PL16-0054

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ENTITLEMENT RESUBMITTAL | 13TH MARCH, 2018 | PL16-0054

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client | consultant

stamp | approval

key plan

nc. date issue
issues | revisions

TRINITAS MIXED USE

project logo
CONCEPTUAL GRADING

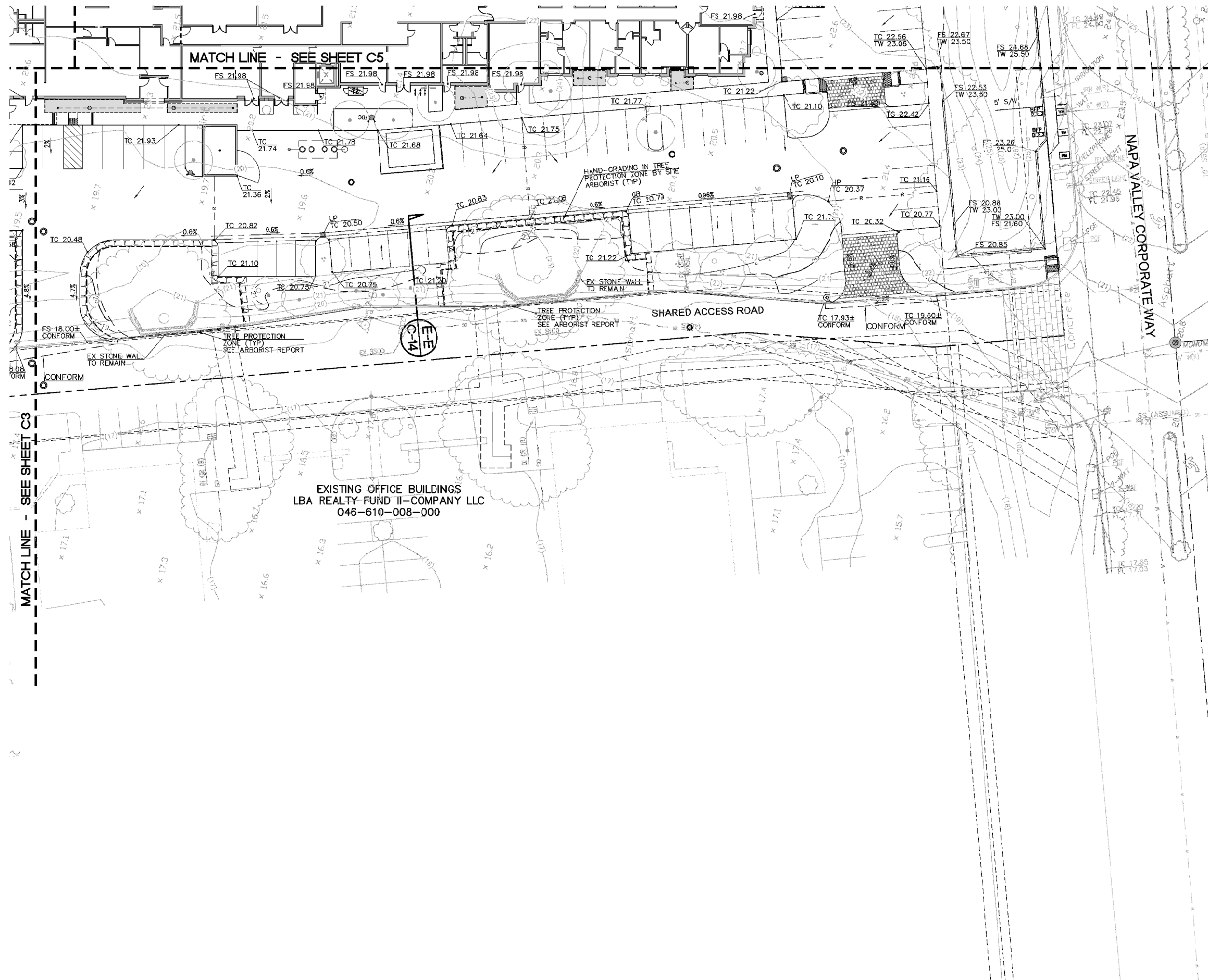
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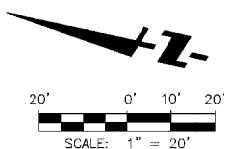
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drawn by: -

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sheet no.



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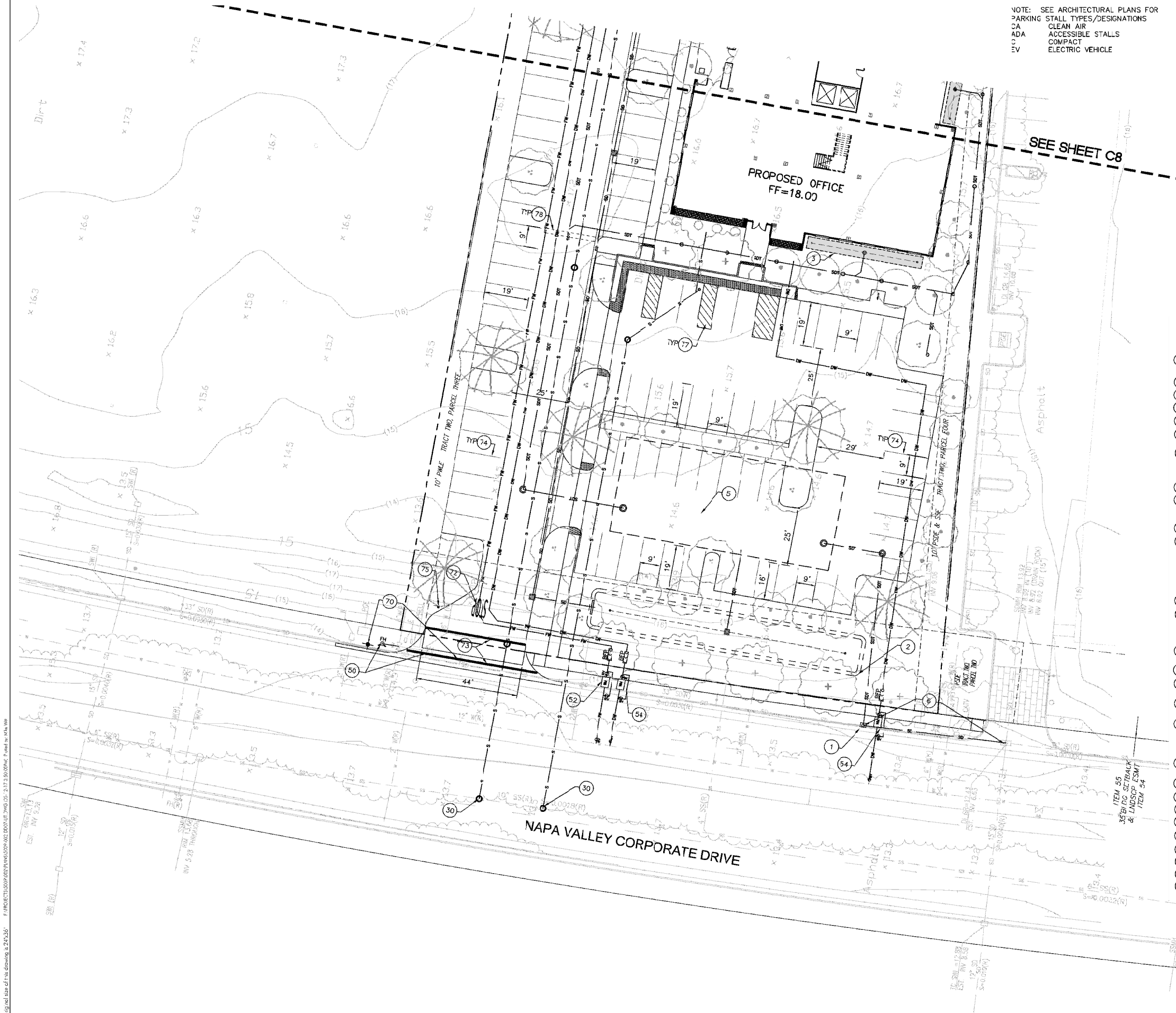
LEGEND & ABBREVIATIONS

○	AREA DRAIN
○	CLEAN OUT TO GRADE
⊙	MANHOLE
■	CATCH BASIN
—○—	RECYCLED WATER
—○—	STORM LINE-UNTREATED
—○—	STORM LINE-TREATED
□	CURB INLET
---	PERFORATED STORM DRAIN
—	WATER LINE & VALVES
—	FIRE WATER LINE
—	FIRE HYDRANT
—	WATER METER
—	BACK FLOW PREVENTOR
—	FIRE DEPARTMENT CONNECTION
—	WATER VALVE
—	STREET LIGHT
—	SANITARY SEWER
—	CURB
---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
(R)	RECORD UTILITY
PIV	POST INDICATOR VALVE

NOTE: SEE ARCHITECTURAL PLANS FOR
 PARKING STALL TYPES/DESIGNATIONS
 CA CLEAN AIR
 ADA ACCESSIBLE STALLS
 C COMPACT
 EV ELECTRIC VEHICLE

SEE SHEET C8

PROPOSED OFFICE
 FF=18.00



GENERAL UTILITIES NOTES:

- STORM DRAIN NOTES:**
- CONSTRUCT NEW STORM DRAIN CURB INLET PER CITY OF NAPA STANDARD DETAIL. CONNECT TO EXISTING 33" SD LINE.
 - BIORETENTION SWALE - SEE SHEET C13.
 - BIORETENTION, FLOW THROUGH PLANTER - SEE SHEET C13.
 - FLOW DIVERSION BOX. SEE DETAILS SHEET C14.
 - CONCRETE DETENTION BOX WITH WEIR. SEE DETAIL SHEET C14.
 - REMOVE AND REPLACE EXISTING 33" SD WITH 36" SD PIPE FROM NEW INLET TO EXISTING INLET AS SHOWN.
 - INSTALL SILVA CELLS AT EDGE OF TREE PROTECTION ZONE. SEE ARBORIST'S REPORT. SEE DETAIL SHEET C14.
- SANITARY SEWER NOTES:**
- CONNECT NEW SANITARY SEWER LINE TO EXISTING SEWER.
 - GREASE INTERCEPTOR PER PLUMBING PLANS.
- WATER NOTES:**
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 - RELOCATE LIGHT POLE AND FIXTURE.
 - "STOP" LEGEND PAVEMENT MARKING PER MUTCD STANDARDS.
 - 12" WHITE CROSSWALK/PAVEMENT MARKINGS.
 - 4" WHITE PARKING STRIPE - TYPICAL.
 - STOP SIGN PER MUTCD STANDARDS.
 - ADJACENT OWNER'S TRASH ENCLOSURE TO BE RELOCATED.
 - ACCESSIBLE PARKING STRIPING PER MUTCD STANDARDS.
 - SPEED CONTROL DEVICE.
 - LOADING ZONE STRIPING.

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key plan

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TRINITAS MIXED USE

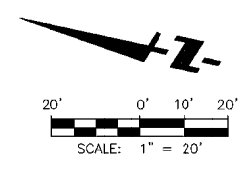
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CONCEPTUAL UTILITY & STRIPING PLAN

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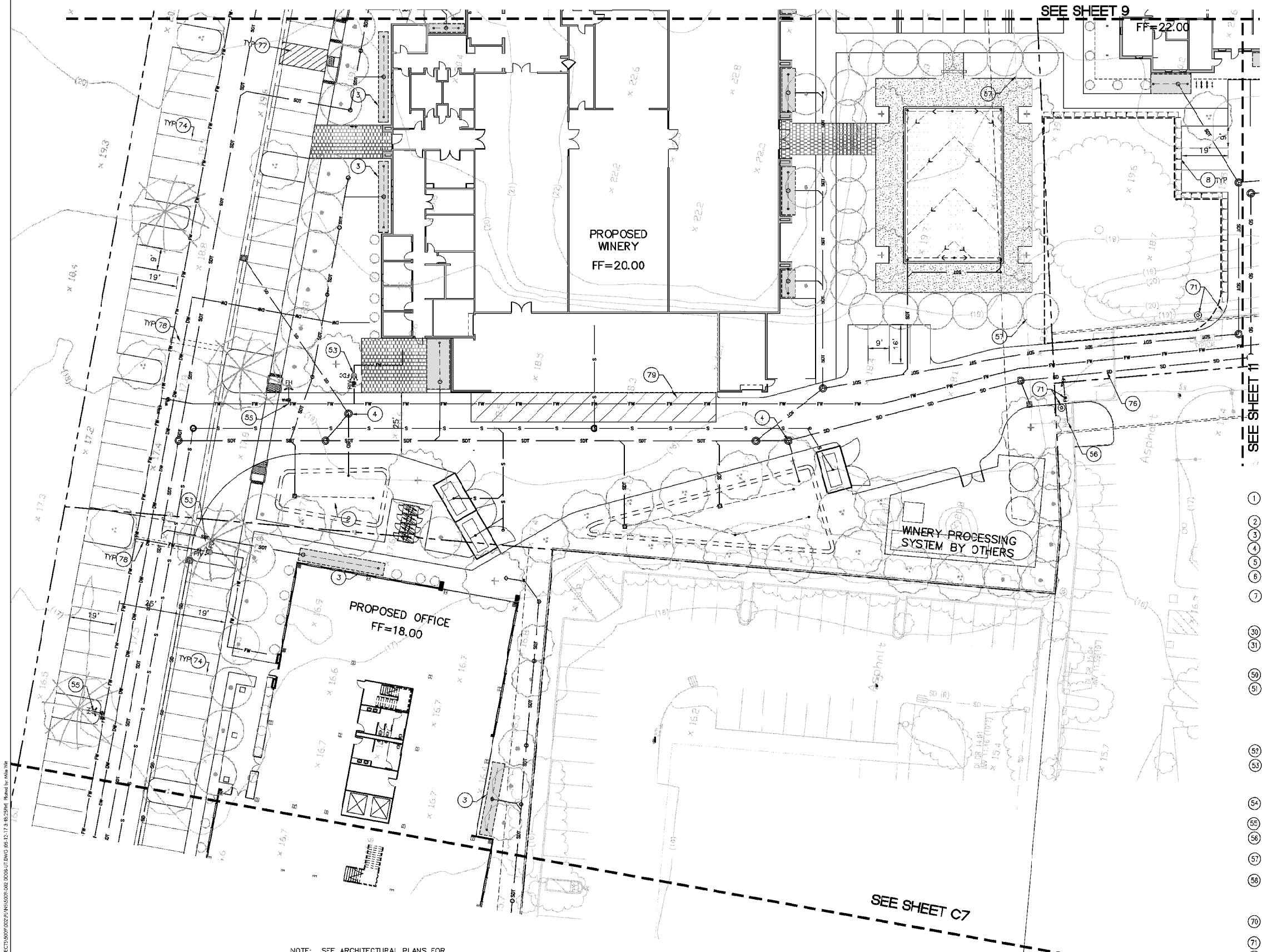
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C7

sheet no.



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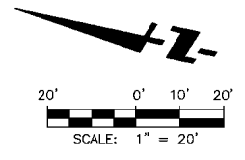


○	AREA DRAIN
○	CLEAN OUT TO GRADE
⊙	MANHOLE
□	CATCH BASIN
SD	RECYCLED WATER
SD	STORM LINE-UNTREATED
SD	STORM LINE-TREATED
□	CURB INLET
SD	PERFORATED STORM DRAIN
---	WATER LINE & VALVES
---	FIRE WATER LINE
+	FIRE HYDRANT
W	WATER METER
BP	BACK FLOW PREVENTOR
FDC	FIRE DEPARTMENT CONNECTION
w	WATER VALVE
+	STREET LIGHT
---	SANITARY SEWER
---	CURB
---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
(R)	RECORD UTILITY
PIV	POST INDICATOR VALVE

GENERAL UTILITIES NOTES:

- STORM DRAIN NOTES**
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 - SPEED CONTROL DEVICE
 - LOADING ZONE STRIPING.

NOTE: SEE ARCHITECTURAL PLANS FOR PARKING STALL TYPES/DESIGNATIONS
 CA CLEAN AIR
 ADA ACCESSIBLE STALLS
 C COMPACT
 EV ELECTRIC VEHICLE



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ATTACHMENT 8

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key plan

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TRINITAS MIXED USE

project logo
CONCEPTUAL UTILITY & STRIPING PLAN

sheet title

project no. 5009-002-01 date 05/22/17

checked by: KH/MW
drawn by:

component

C9

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LEGEND & ABBREVIATIONS

- AREA DRAIN
- CLEAN OUT TO GRADE
- MANHOLE
- CATCH BASIN
- R — RECYCLED WATER
- SD — STORM LINE—UNTREATED
- SDT — STORM LINE—TREATED
- C — CURB INLET
- P — PERFORATED STORM DRAIN
- W — WATER LINE & VALVES
- FW — FIRE WATER LINE
- FH — FIRE HYDRANT
- WM — WATER METER
- BFP — BACK FLOW PREVENTOR
- FDC — FIRE DEPARTMENT CONNECTION
- WV — WATER VALVE
- SL — STREET LIGHT
- S — SANITARY SEWER
- C — CURB
- PL — PROPERTY LINE
- EL — EASEMENT LINE
- ML — MONUMENT LINE
- (R) — RECORD UTILITY
- PIV — POST INDICATOR VALVE

GENERAL UTILITIES NOTES:

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- 1 CONSTRUCT NEW STORM DRAIN CURB INLET PER CITY OF NAPA STANDARD DETAIL. CONNECT TO EXISTING 33" SD LINE.
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- 7 INSTALL SILVA CELLS AT EDGE OF TREE PROTECTION ZONE. SEE ARBORIST'S REPORT. SEE DETAIL SHEET C14.

SANITARY SEWER NOTES:

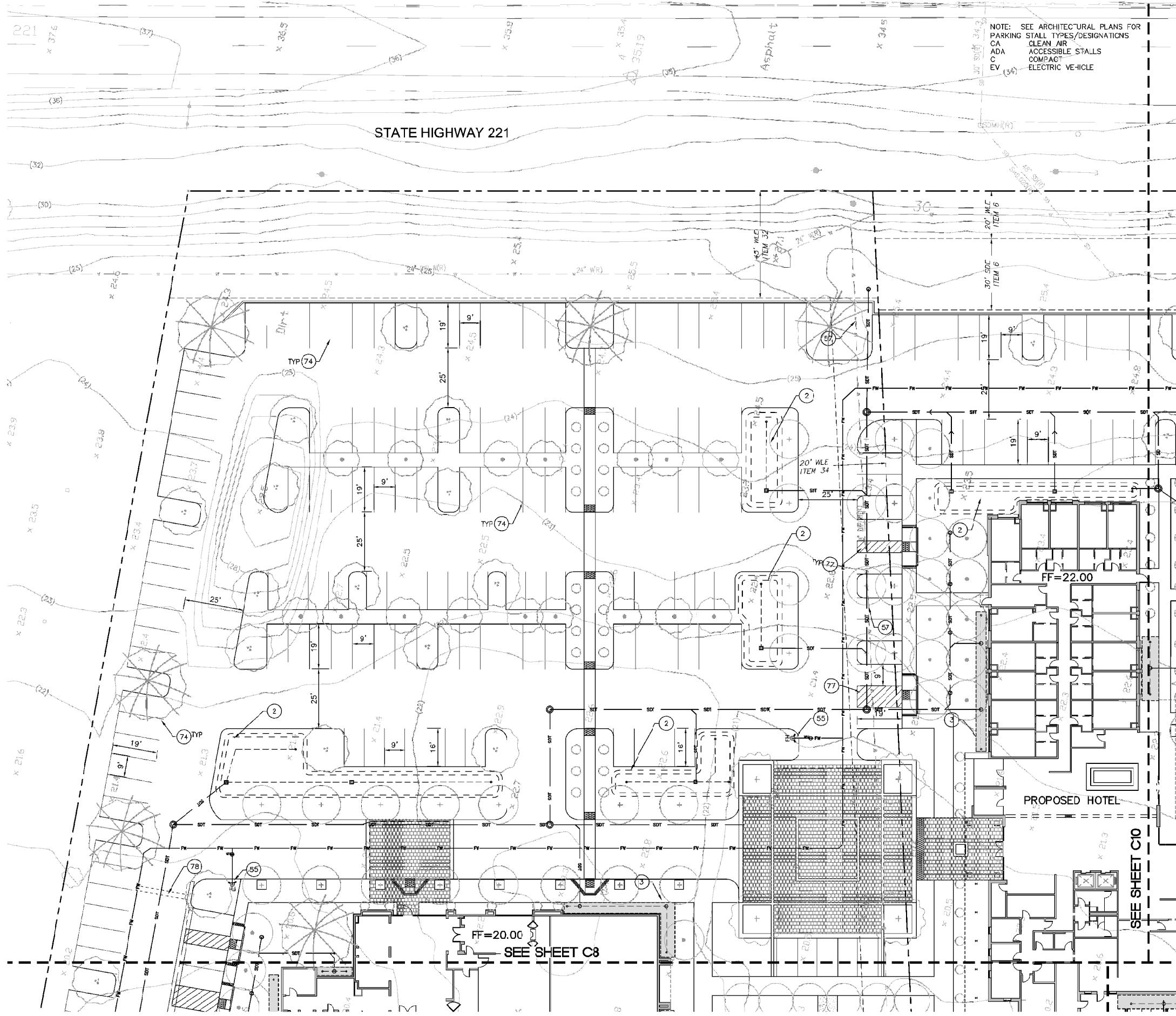
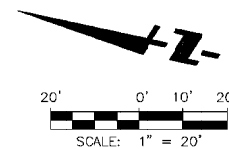
- 30 CONNECT NEW SANITARY SEWER LINE TO EXISTING SEWER.
- 31 GREASE INTERCEPTOR PER PLUMBING PLANS.

WATER NOTES

- 50 RELOCATE EXISTING FIRE HYDRANT PER CITY STANDARDS.
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- 73 12" WHITE CROSSWALK/PAVEMENT MARKINGS.
- 74 4" WHITE PARKING STRIPE - TYPICAL.
- 75 STOP SIGN PER MUTCD STANDARDS.
- 76 ADJACENT OWNER'S TRASH ENCLOSURE TO BE RELOCATED.
- 77 ACCESSIBLE PARKING STRIPING PER MUTCD STANDARDS.
- 78 SPEED CONTROL DEVICE
- 79 LOADING ZONE STRIPING



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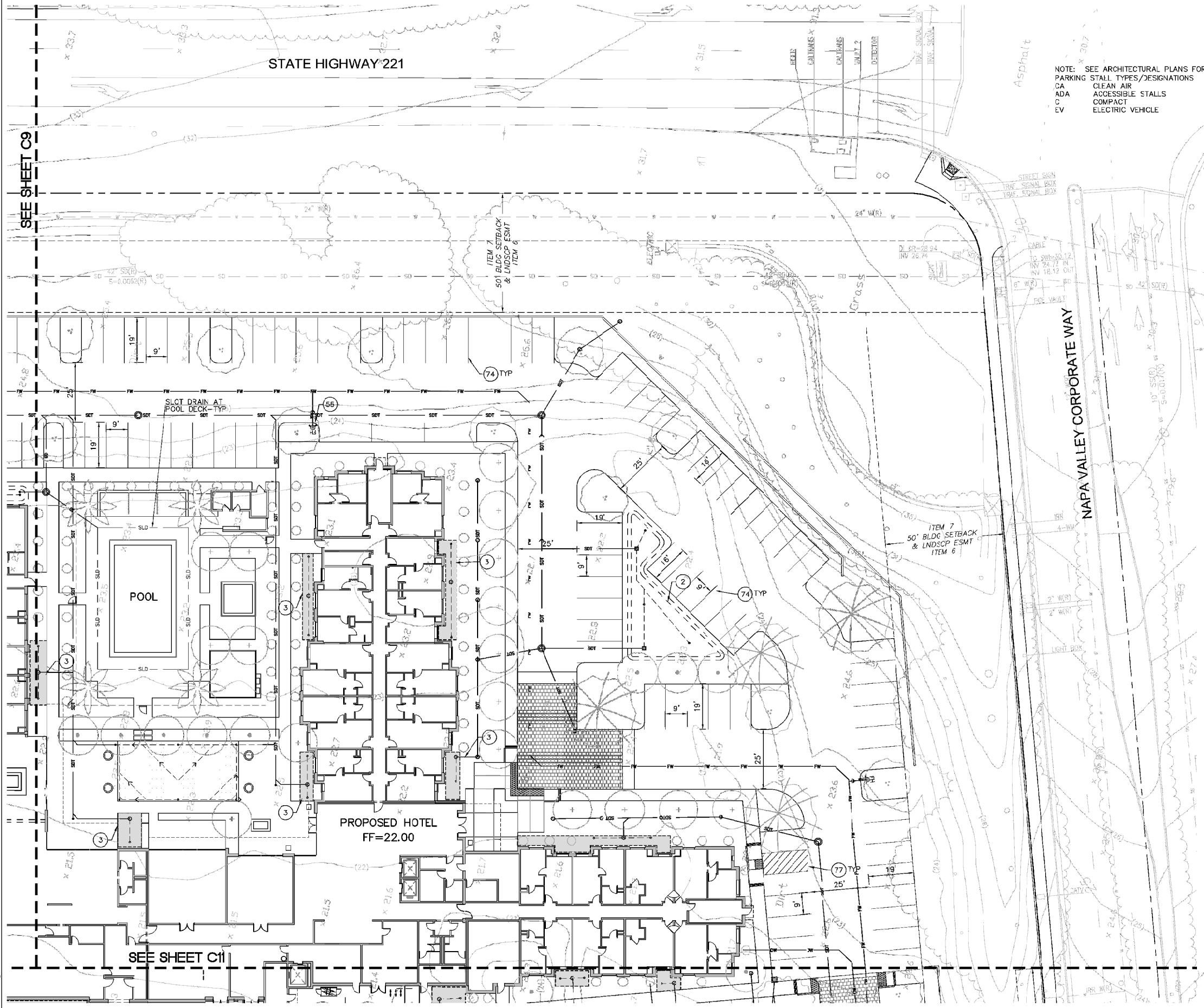
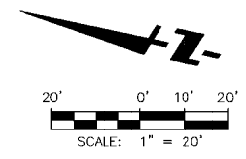
LEGEND & ABBREVIATIONS

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NOTE: SEE ARCHITECTURAL PLANS FOR PARKING STALL TYPES/DESIGNATIONS
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SEE SHEET C9

SEE SHEET C11

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client | consultant

stamp | approval

key plan

nc. date issue
issues | revisions

TRINITAS MIXED USE

project logo
STORMWATER TREATMENT

sheet title

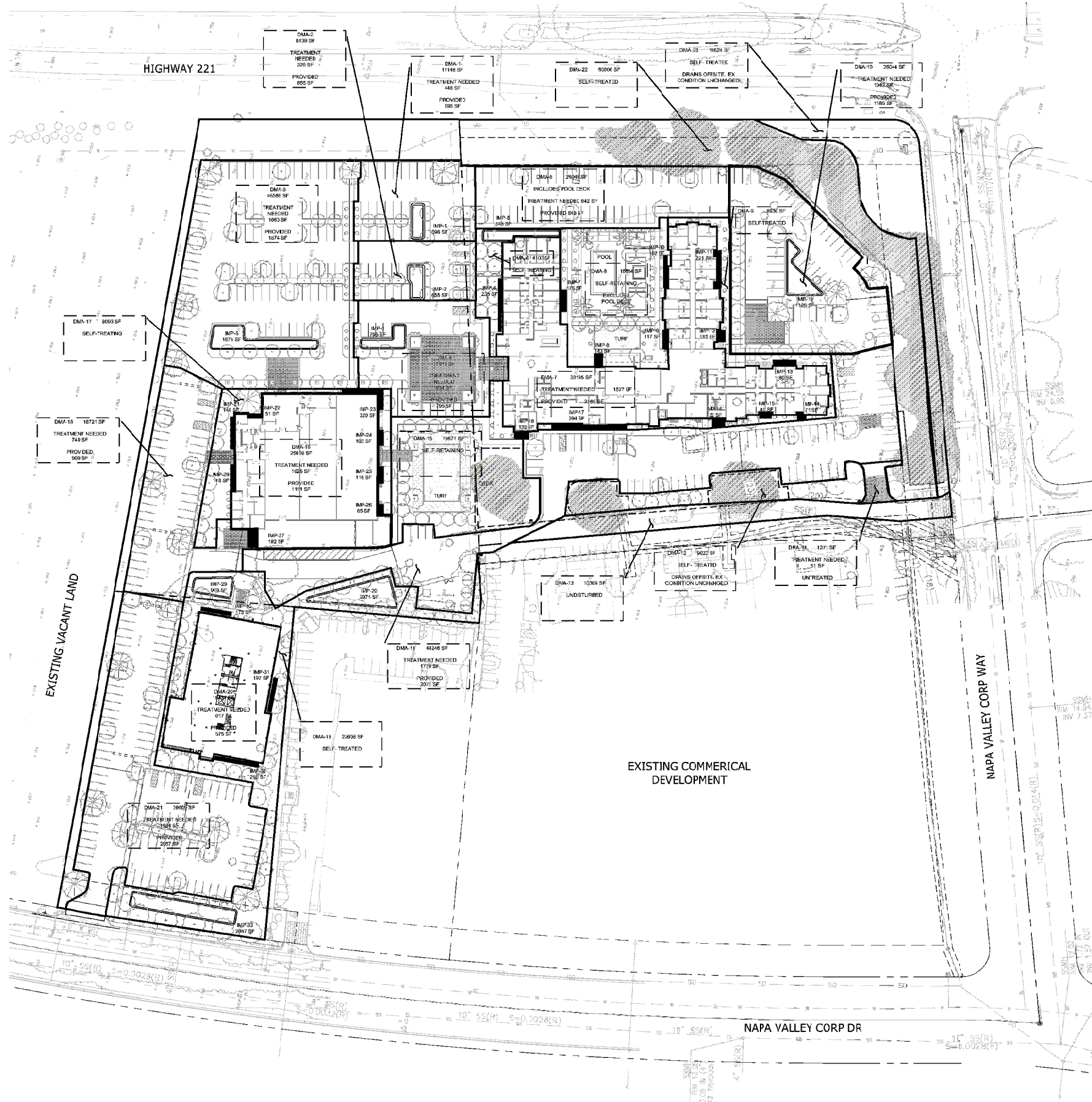
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drawn by:

component

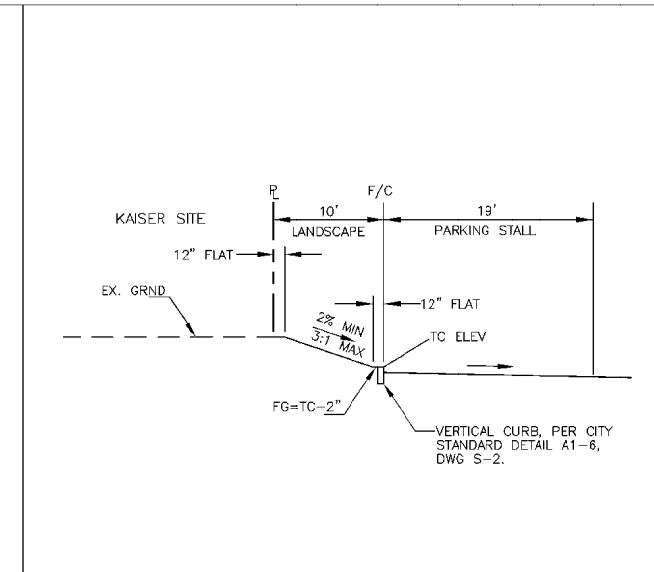
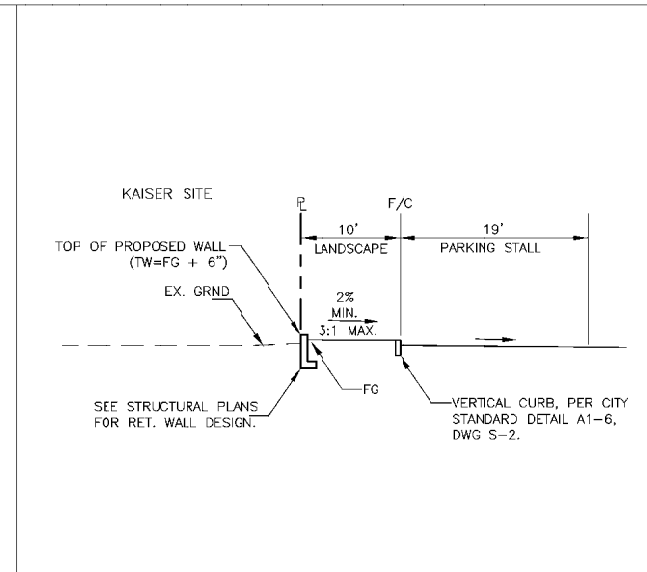
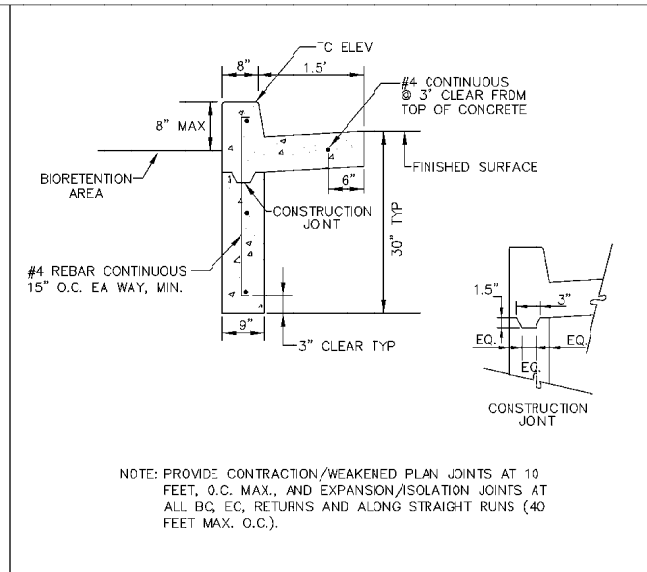
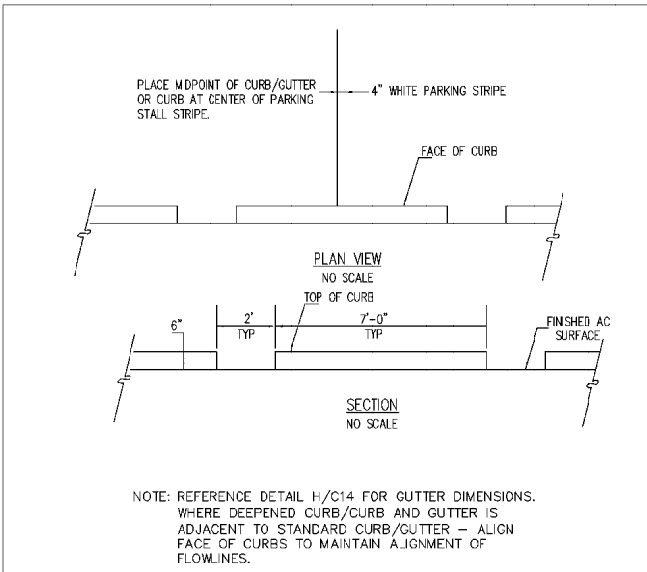
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DMA #	SURFACE TYPE	AREA (SF)	TREATMENT REQUIRED (SF) 4%	IMP #/TYPE/SF TREATMENT AREA PROVIDED
1	PAVEMENT, HARDSCAPE, LANDSCAPE	11148	446	IMP #1 BIORETENTION/598
2	PAVEMENT, HARDSCAPE, LANDSCAPE	8139	326	IMP#2/BIORETENTION/655
3	PAVEMENT, HARDSCAPE, LANDSCAPE	48586	1863	IMP#3/BIORETENTION/1874
4	PAVEMENT, HARDSCAPE, LANDSCAPE	17347	694	IMP#4/BIORETENTION/795
5	PAVEMENT, HARDSCAPE, LANDSCAPE	21046	842	IMP#5/BIORETENTION/848
6	LANDSCAPE	4103	1063	SELF-TREATING
7	ROOF	38185	1527	IMP#6-18/FLOW THROUGH PLANTER BOX/2169
8	HARDSCAPE, LANDSCAPE, TURF	15634	2:1 RATIO NOT EXCEEDED	SELF-TREATING
9	LANDSCAPE, HARDSCAPE	6930	2:1 RATIO NOT EXCEEDED	SELF-TREATING
10	PAVEMENT, HARDSCAPE, LANDSCAPE	26044	1042	IMP#19/BIORETENTION/1185
11	PAVEMENT	1271	51	UNTREATED
12	LANDSCAPE	9022	N/A	SELF-TREATING
13	PAVEMENT	10309	N/A	UNDISTURBED
14	PAVEMENT, HARDSCAPE, LANDSCAPE	44246	1770	IMP#20/BIORETENTION/2071
15	LANDSCAPE, HARDSCAPE, TURK, DECK	19871	2:1 RATIO NOT EXCEEDED	SELF-RETAINING
16	ROOF	25618	1025	IMP#21-27/FLOW THROUGH PLANTER BOX/1111
17	LANDSCAPE, HARDSCAPE	8093	2:1 RATIO NOT EXCEEDED	SELF-TREATING
18	PAVEMENT, LANDSCAPE, HARDSCAPE	18721	749	IMP#28/BIORETENTION/909
19	LANDSCAPE, HARDSCAPE	22606	2:1 RATIO NOT EXCEEDED	SELF-TREATING
20	ROOF	15431	617	IMP#30-32/FLOW THROUGH PLANTER BDX/522
21	PAVEMENT, HARDSCAPE, LANDSCAPE	39609	1584	IMP #33 BIORETENTION/2087
22	HARDSCAPE, LANDSCAPE	60906	2:1 RATIO NOT EXCEEDED	SELF-TREATING
23	HARDSCAPE, LANDSCAPE	14624	N/A	DRAINS OFFSITE



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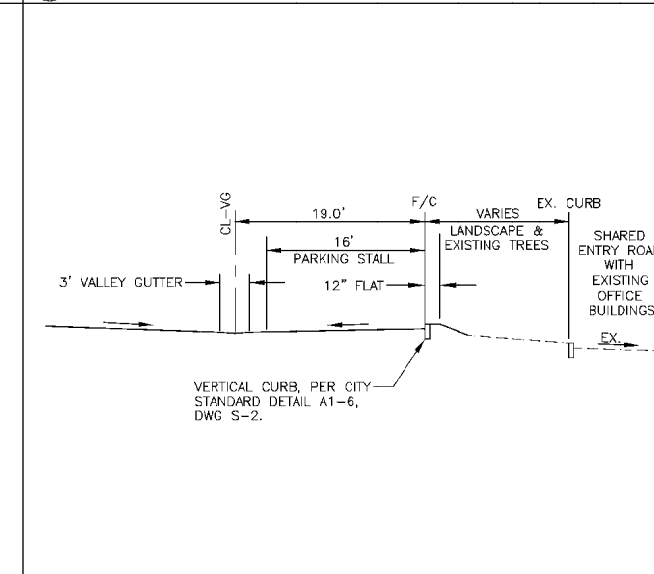
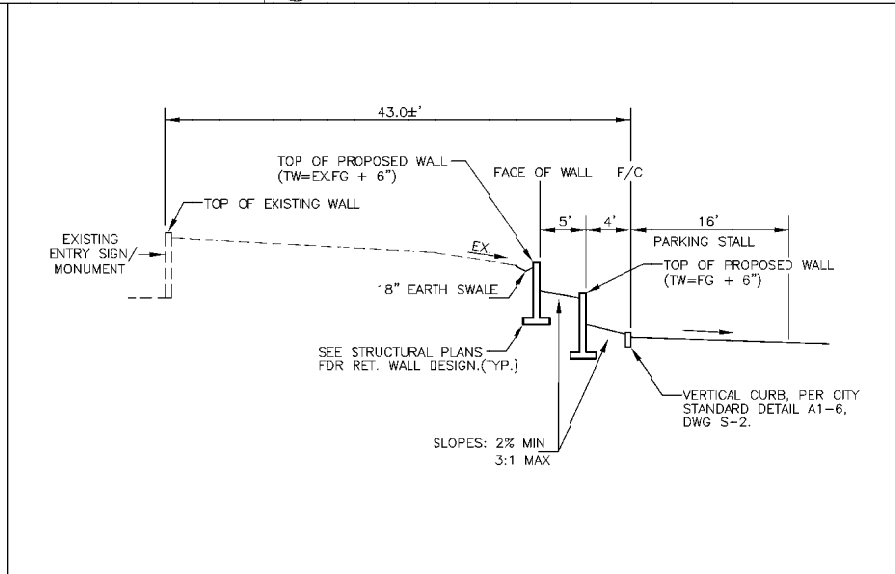
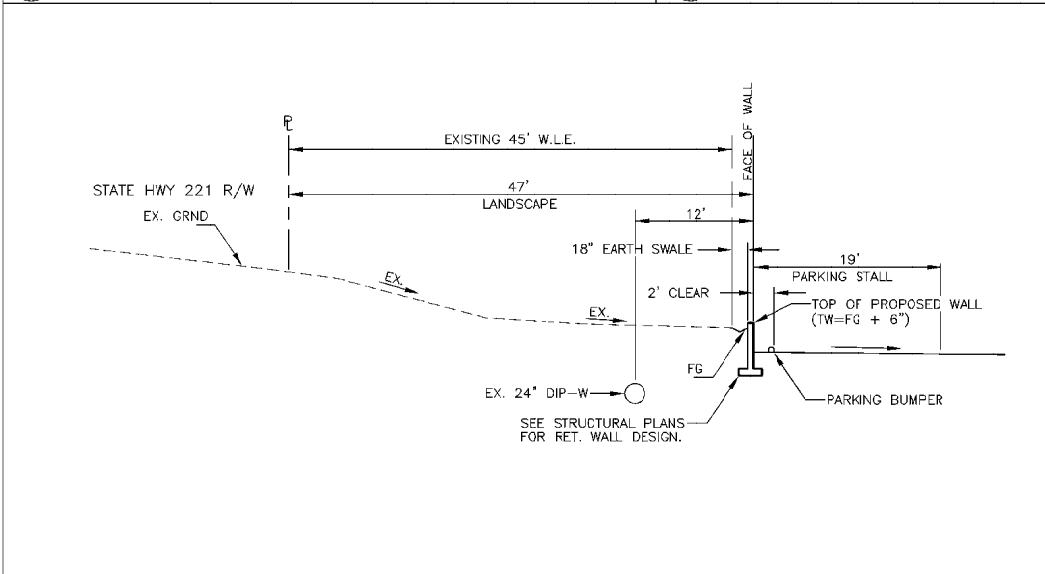


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H RETAINING CURB-BIO RETENTION AREAS NTS

I SECTION A-A (SEE SHT C2) NTS

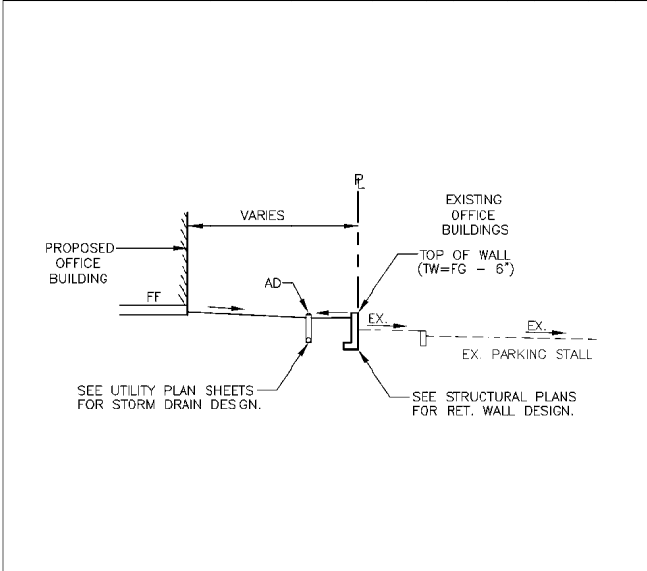
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K SECTION C-C (SEE SHT C4) NTS

L SECTION D-D (SEE SHT C5) NTS

M SECTION E-E (SEE SHT C6) NTS



N SECTION F-F (SEE SHT C2) NTS

O NOT USED NTS

P NOT USED NTS

Q NOT USED NTS



TRINITAS MIXED USE SIGN PROGRAM

February 2017

PLANNING REFERENCE # PL16-0054

RESUBMITTED 3/13/18

SQUARE PEG DESIGN



WATG

PHG

PACIFIC HOSPITALITY GROUP®

TRINITAS MIXED USE SIGN PROGRAM Table of Contents

- 1.0 **INTRODUCTION**
 - 1.1 Project Description
 - 1.2 Purpose of Sign Criteria
- 2.0 **LOCATION PLANS**
 - 2.1 Project Vicintiy Maps
 - 2.2 Site Location Plan & Sign Types List
 - 2.3 Sign Type Quantities & Square Footage
- 3.0 **SIGN TYPES : Images & Descriptions**
 - 3.1 Sign Type 4 : Directional Signing
 - 3.2 Sign Type 5 : Accessible Parking
 - 3.3 Sign Type 6 : Legal Notice
 - 3.4 Sign Type 7 : On-Site Stop Sign
 - 3.5 Sign Type 9A : Single Tenant Monument
 - 3.6 Sign Type 9B : Multi-Tenant Monument
 - 3.7 Sign Type 10 : Storefront Signage
 - 3.8 Sign Type 11 : Building Mounted Signage
 - 3.9 Sign Type 13 : Clean Air/Electric Vehicle Parking

SIGN TYPES PER NAPA VALLEY CORPORATE PARK MASTER SIGN PROGRAM

ADDED / NEW SIGN TYPE



TRINITAS MIXED USE SIGN PROGRAM

1.0 Introduction

1. Project Description

The ACRI Napa Mixed Use project is located in Napa CA. It is a mixed use project with 3 distinct components : a dual branded Marriot Hotel, a small winery, and a 2 story office building, with surface parking and outdoor spaces.

2. Purpose of Sign Program

The Sign Program is provided to guide developers, designers and architects in the design, development and implementation of signage at the project. The objectives of this criteria are:

- To provide standards of acceptability for signs in order to facilitate the review and approval process by the Owner and the City.
- To provide criteria regarding acceptable methods of fabrication, location, proportion, execution and maintenance regarding signage at the project.
- To generate varied and creative signage incorporating a uniformly high level of design, graphics, continuity, consistency and maintenance.
- To establish signing as a design element that contributes to the overall aesthetic of the project.
- To provide an agreed upon standard for acceptable and unacceptable signage between the Owner and the City.
- To supply project and tenant identification, informational and directional signage, providing for public safety through the ready recognition of wayfinding throughout the project.

6.0 SIGNAGE GUIDELINES

Objectives:

1. To allow sufficient, though not excessive, business identification devices so that the name of each business located in Napa Valley Corporate Park is clearly and individually associated with the facilities it occupies, when viewed by motorists passing by on fronting streets and walkways.
2. To prohibit signs and business identification devices from being used for advertising of any kind including, but not limited to, advertising of products, services or job openings.
3. To allow on each parcel sufficient, though not excessive, informational, directional and traffic control signing for convenient and efficient operation.
4. To have all informational, vehicular control and temporary signage be uniform in design, size, height, color, material and typography.
5. To permit sufficient, though not excessive, temporary signing including those identifying the future occupant, the design consultants, the general contractor, lending institutions, sales or leasing agents and the building product to be offered.
6. To insure that signing and identification devices do not, because of their height, location or design contribute to a decrease in the safety and efficiency of traffic flows in fronting streets.
7. To insure that signage and identification devices adhere to and do not exceed the zoning regulations as determined by the City and County of Napa.
8. To establish a signage and identification system which is highly legible, durable, vandal resistant and compliments the architectural and landscaped concept of the development.

Guidelines:

An effective signage and graphic system functions not as a separate entity, but as an integral part of its environment. Unified and controlled signage mutually benefit all tenants and visitors in projecting a cohesive and consistent theme without overpowering the architectural and landscaped environment.

To maintain the consistency of the architecture and landscape of Napa Valley Corporate Park no sign shall be permitted within the project boundaries that does not conform to a minimal signage system. The creation of a minimal system will satisfy all essential signage requirements while preventing visual clutter throughout the property. The implementation of this system will reinforce the quality business environment developed at Napa Valley Corporate Park.

Included in these guidelines are major identification, internal signage, temporary signage, commercial signage, signage review and approval.

6.1 GENERAL PROVISIONS

1. All signage is subject to planning approval for new signage, and shall comply with the City's Sign Ordinance for locations of signs.
2. Signs are not permitted to be closer than one half the distance of a required front setback or side setback to the right-of-way, or within a vision triangle on any parcel within the corporate park.
3. A site plan with exact dimensioned locations showing site lines will be required for all signage during permitting.
4. Building permits in conformance with the California Building Code are required.
5. All signs within the public right-of-way shall be designed in accordance with City Standards, the Manual on Uniform Traffic Control Devices, and Caltrans standards. All such signs shall be mounted on standard breakaway posts.
6. All private signs shall be located outside the public right-of-way.

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PROGRAM

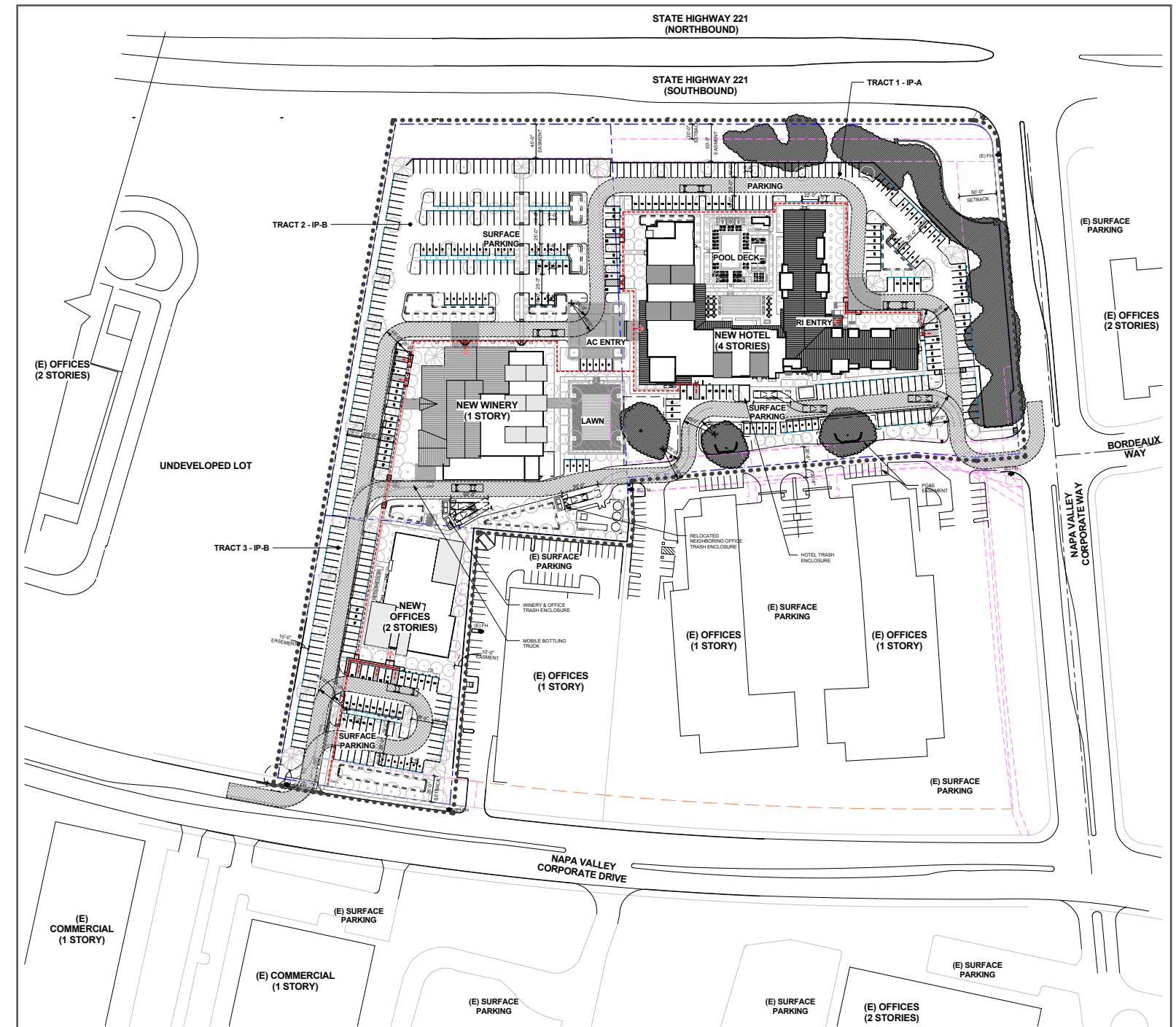


SIGNAGE GUIDELINES
MASTER SIGN PROGRAM

SHEET 0.1
FILE NO. 08-0022



TRINITAS MIXED USE SIGN PROGRAM 2.1 Project Vicinity Maps



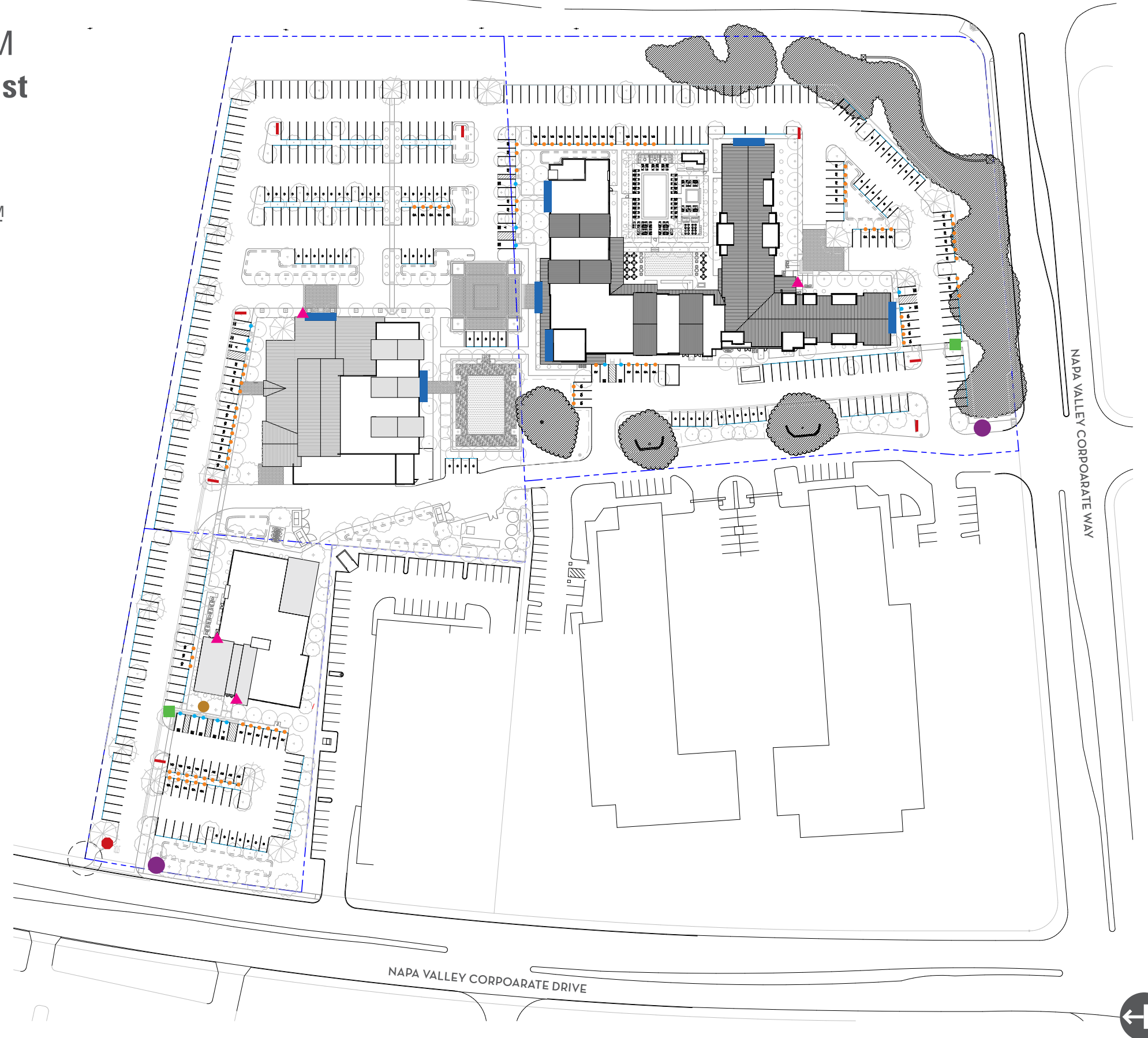
TRINITAS MIXED USE SIGN PROGRAM 2.2 Site Location Plan & Sign Types List

SIGN TYPES PER NAPA VALLEY CORPORATE PARK MASTER SIGN PROGRAM

- SIGN TYPE 4 : DIRECTIONAL SIGNING
- SIGN TYPE 5 : ACCESSIBLE PARKING
- SIGN TYPE 6 : LEGAL NOTICE
- SIGN TYPE 7 : ON-SITE STOP SIGN
- SIGN TYPE 9A : SINGLE-TENANT MONUMENT
- SIGN TYPE 9B : MULTI-TENANT MONUMENT
- ▲ SIGN TYPE 10 : STOREFRONT SIGNAGE
- SIGN TYPE 11 : BUILDING MOUNTED SIGNAGE

ADDED / NEW SIGN TYPE

- SIGN TYPE 13 : CLEAN AIR / ELECTRIC VEHICLE PARKING



TRINITAS MIXED USE SIGN PROGRAM

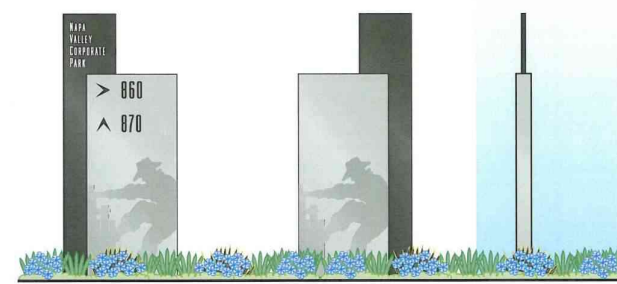
2.3 Sign Type Summary : Quantities & Square Footage

SIGN TYPE	QTY.	SQ. FT each	Total SQ. FT
— SIGN TYPE 4 : DIRECTIONAL SIGNING	8	15 per face	
• SIGN TYPE 5 : ACCESSIBLE PARKING	15	Code Req	
■ SIGN TYPE 6 : LEGAL NOTICE	2	Code Req	
● SIGN TYPE 7 : ON-SITE STOP SIGN	1	Code Req	
● SIGN TYPE 9A : SINGLE-TENANT MONUMENT	1	30 per face	
● SIGN TYPE 9B : MULTI-TENANT MONUMENT	2	30 per face	
▲ SIGN TYPE 10 : STOREFRONT SIGNAGE	4	5 per panel	
■ SIGN TYPE 11 : BUILDING MOUNTED SIGNAGE	7	25 per panel	
ADDED / NEW SIGN TYPE			
• SIGN TYPE 13 : CLEAN AIR / ELECTRIC VEHICLE PARKING	89	Code Req	

TRINITAS MIXED USE SIGN PROGRAM 3.1 Sign Type 4 : Directional Signing



Suggested layout with hotel, winery, and office bldg. names as opposed to addresses for optimal recognition (message shown is illustrative only)



RENDERING: ELEVATION - SEE SHEET 4.1 FOR DETAILS AND DIMENSIONS
SCALE: 3/8" = 1'

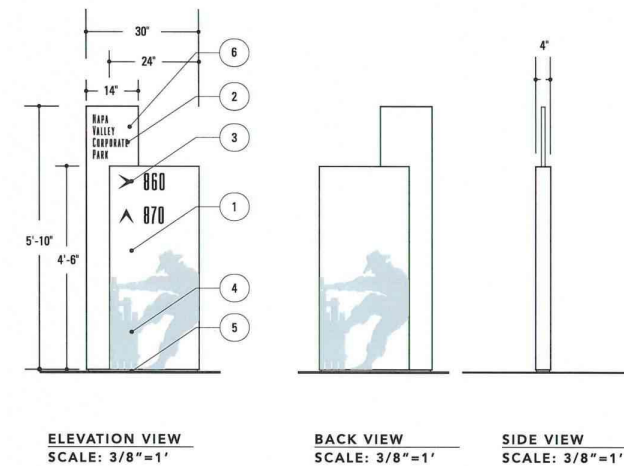
DIRECTIONAL SIGNAGE - SIGN TYPE 4

- I. Directs vehicular traffic to individual tenant parking, loading or shipping areas.
- II. Painted aluminum panel color to match Matthews MP20147 "DK Warm Grey."
- III. Typography to be Odeon Condensed Regular.
- IV. 15 square foot maximum per sign face.
- V. Non-Illuminated, external or internal.
- VI. Placed in landscaping and oriented for maximum visibility along traffic corridors or at intersections.
- VII. No directional control sign shall be located so as to reduce the safe flow of vehicles or pedestrians.

NAPA VALLEY CORPORATE PARK

MASTER SIGN PROGRAM

SIGN TYPE 4
DIRECTIONAL SIGNAGE
SHEET 4.0
FILE NO. 08-0022



ELEVATION VIEW
SCALE: 3/8" = 1'

BACK VIEW
SCALE: 3/8" = 1'

SIDE VIEW
SCALE: 3/8" = 1'

DIRECTIONAL SIGNAGE - SIGN TYPE 4 DESIGN NOTES

1. FABRICATED .090 ALUMINUM CABINET PAINTED MATTHEWS MP20051 "CHAMPAGNE".
2. WHITE HP VINYL GRAPHICS.
3. HP VINYL GRAPHICS.
4. MASK AND PAINTED MATTHEWS MP20090 "CHAMPAGNE".
5. 1/2" REVEAL.
6. 1/2" ALUMINUM PLATE PAINTED MATTHEWS MP20147 (MODIFIED FORMULA) "DK WARM GREY".

NAPA VALLEY CORPORATE PARK

MASTER SIGN PROGRAM

SIGN TYPE 4
DIRECTIONAL SIGNAGE
SHEET 4.1
FILE NO. 08-0022



TRINITAS MIXED USE SIGN PROGRAM

3.2 Sign Type 5 : Accessible Parking

Code required signs at each HC parking space for car or van

RENDERING: ELEVATION - SEE SHEET 5.1 FOR DETAILS AND DIMENSIONS
SCALE: 3/4" = 1'

ACCESSIBLE PARKING - SIGN TYPE 5

- I. Functional system of identifying wheelchair accessible parking.
- II. International symbols developed by the Department of Transportation to be used when possible.
- III. Durable, vandal resistant panel or post and panel combination signs with highly legible symbols and typography.
- IV. Non-illuminated, external or internal.

NAPA VALLEY CORPORATE PARK
MASTER SIGN PROGRAM

SIGN TYPE 5
ACCESSIBLE PARKING
SHEET 5.0
FILE NO. 08-0022

ACCESSIBLE PARKING - SIGN TYPE 5 DESIGN NOTES

1. 1/8" ALUMINUM PANEL, PAINTED MATTHEWS MP20147 (MODIFIED FORMULA) "DK WARM GREY" ALL SIDES; ARLON HP VINYL "BLUE 05", UNDERSIZED ON ALL SIDES 1/8"; SIGN PANEL TO BE BLIND MOUNTED TO SIGN POST, NO VISIBLE FASTENERS. ALT PAINTED MATTHEWS MP20051 "CHAMPAGNE".
2. WHITE (REFLECTIVE) HP VINYL HANDICAPPED SYMBOL AND GRAPHICS.
3. WHITE HP VINYL GRAPHICS.
4. 2" SQ. ALUMINUM POST, TOP TO BE CAPPED AND ALL SIDES PAINTED MATTHEWS MP20147 (MODIFIED FORMULA) "DK WARM GREY". ALT PAINTED MATTHEWS MP20051 "CHAMPAGNE".

ELEVATION VIEW
SCALE: 3/4" = 1'

BACK VIEW
SCALE: 3/4" = 1'

NAPA VALLEY CORPORATE PARK
MASTER SIGN PROGRAM

SIGN TYPE 5
ACCESSIBLE PARKING
SHEET 5.1
FILE NO. 08-0022

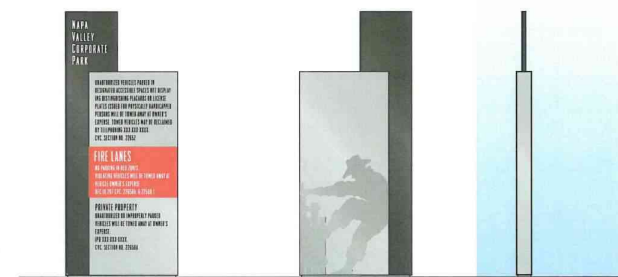


TRINITAS MIXED USE SIGN PROGRAM

3.3 Sign Type 6 : Legal Notice

Code required sign for notices regarding HC parking space use, fire lanes, and private property

15 SQ FT per sign face, sign is singlefaced



RENDERING: ELEVATION - SEE SHEET 6.1 FOR DETAILS AND DIMENSIONS
SCALE: 3/8" = 1'

LEGAL NOTICE - SIGN TYPE 6

- I. Provides code-required legal notification for vehicular entry to individual sites.
- II. Painted aluminum panel color to match Matthews MP20147 "DK Warm Grey".
- III. Typography to be Odeon Condensed Regular.
- IV. 15 square foot maximum per sign face.
- V. Non-illuminated, external or internal.
- VI. Legal notices to be displayed at driveway entrances of individual sites. All locations must conform to notes listed at section 6.1.



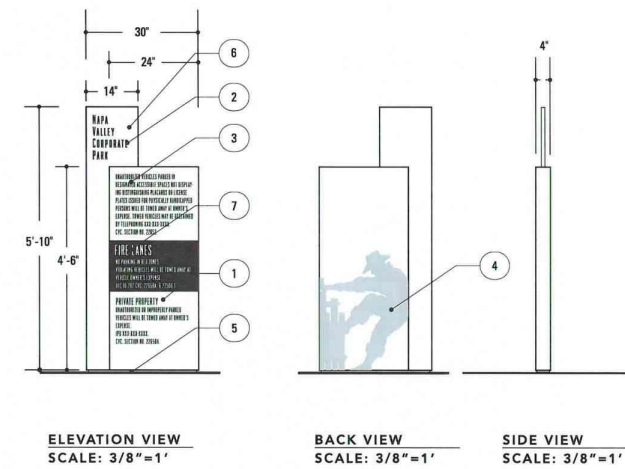
CONTEXTUAL PHOTO RENDERING

NAPA VALLEY CORPORATE PARK

MASTER SIGN PROGRAM

SIGN TYPE 6
LEGAL NOTICE

SHEET 6.0
FILE NO. 08-0022



ELEVATION VIEW
SCALE: 3/8" = 1'

BACK VIEW
SCALE: 3/8" = 1'

SIDE VIEW
SCALE: 3/8" = 1'

LEGAL NOTICE - SIGN TYPE 6 DESIGN NOTES

1. FABRICATED .090 ALUMINUM CABINET PAINTED MATTHEWS MP20051 "CHAMPAGNE".
2. WHITE HP VINYL GRAPHICS.
3. HP VINYL GRAPHICS.
4. MASK AND PAINTED MATTHEWS MP20090 "CHAMPAGNE".
5. 1/2" REVEAL.
6. 1/2" ALUMINUM PLATE PAINTED MATTHEWS MP20147 (MODIFIED FORMULA) "DK WARM GREY".
7. HP BRITE CARDINAL RED VINYL FIELD WITH REFLECTIVE WHITE COPY.

NAPA VALLEY CORPORATE PARK

MASTER SIGN PROGRAM

SIGN TYPE 6A
LEGAL NOTICE

SHEET 6.1
FILE NO. 08-0022



TRINITAS MIXED USE SIGN PROGRAM

3.4 Sign Type 7 : On-Site Stop Sign

Code required sign for interior STOP locations

ON-SITE STOP SIGN - SIGN TYPE 7

- I. Stop signage for inboard areas of individual tenant sites only. This design application is not intended or approved for use in public right-of-way areas. All locations must conform to notes located at section 6.1.
- II. International symbols developed by the Department of Transportation to be used.
- III. Durable, vandal resistant panel with highly legible symbols and typography.
- IV. Non-Illuminated, external or internal.
- V. Painted aluminum panel painted Mathews MP20090 "Champagne."
- VI. Typography to be Odeon Condensed Regular.



RENDERING: ELEVATION - SEE SHEET 7.1 FOR DETAILS, DIMENSIONS, & PHOTO EXHIBIT
SCALE: 3/4" = 1'



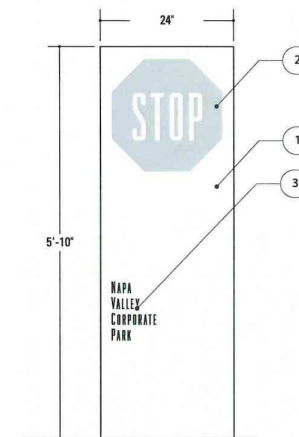
CONTEXTUAL PHOTO RENDERING

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PROGRAM

SIGN TYPE 7
ON-SITE STOP SIGN

SHEET 7.0
FILE NO. 08-0022



ELEVATION VIEW
SCALE: 3/4" = 1'

ON-SITE STOP SIGN - SIGN TYPE 7A DESIGN NOTES

1. 1/2" THICK ALUMINUM BLADE PAINTED MATTHEWS MP20147 (MODIFIED FORMULA) "DK WARM GREY".
2. BRIGHT CARDINAL RED HP VINYL WITH REFLECTIVE WHITE HP LETTERING.
3. WHITE HP VINYL GRAPHICS.

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PROGRAM

SIGN TYPE 7A
ON-SITE STOP SIGN

SHEET 7.1
FILE NO. 08-0022



TRINITAS MIXED USE SIGN PROGRAM 3.5 Sign Type 9A : Single Tenant Monument

(numbers are placeholder)

890

Meritage
Offices

(park logo)

30 SQ FT per sign face, sign is singlefaced



RENDERING: ELEVATION - SEE SHEET 9.1 FOR DETAILS, DIMENSIONS, & PHOTO EXHIBIT
SCALE: 1/2" = 1'

SINGLE TENANT MONUMENT - SIGN TYPE 9A

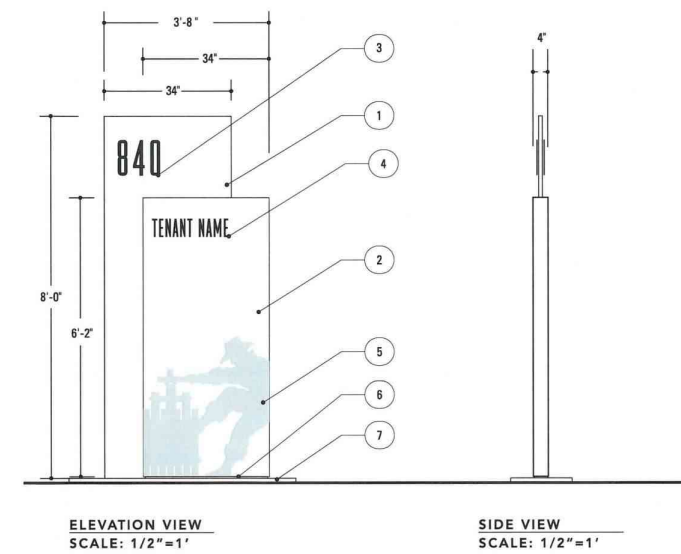
- I. Identifies major building or commercial complexes and address numbers.
- II. Sign to be painted to match Matthews MP20147 "DK Warm Grey and Matthews MP20051 "Champagne" with individually applied typography.
- III. Typography to be Odeon Condensed Regular.
- IV. Freestanding monument sign on concrete base.
- V. Business complexes with individual or multiple tenants are to be identified with only one monument sign per building, located at primary entrance, major tenants may be allowed additional monument signs at secondary auto entrances, where necessary as determined by the Napa Valley Corporate Park Design Review Committee.
- VI. External illumination only. 100 watt maximum lamps to be installed below grade as per specific guidelines provided by Napa Valley Corporate Park Design Review Committee. No exposed lighting or internal illumination allowed. No unprotected lamp providing sign illumination shall be directly visible when viewed at any angle directly visible when viewed at any angle from a distance of twenty feet or more. No sign illumination shall cast a glare which will be visible from any street or access drive.
- VII. May be two sided, 30 square foot maximum per sign face.
- VIII. Located in landscaped areas, along business frontages, at vehicular entry points and oriented for maximum visibility. Only one sign is allowed per business frontage.
- IX. Detached business identification signs must be located within 20 feet of a fronting street and the access drive.

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MASTER SIGN
PROGRAM

SIGN TYPE 9A
SINGLE TENANT MONUMENT

SHEET 9.0
FILE NO. 08-0022



SINGLE TENANT MONUMENT - SIGN TYPE 9A DESIGN NOTES

1. 1" DEEP FABRICATED .090 ALUMINUM CABINET PAINTED MATTHEWS MP20147 (MODIFIED FORMULA) "DK WARM GREY".
2. FABRICATED .090 ALUMINUM CABINET PAINTED MATTHEWS MP20051 "CHAMPAGNE".
3. 1/4" THICK ALUMINUM NUMERALS PAINTED MATTHEWS BRUSHED ALUMINUM PINNED OFF SURFACE 1/4".
4. HP VINYL.
5. MASK AND PAINTED MATTHEWS MP20090 "CHAMPAGNE".
6. 1/2" REVEAL.
7. 10" CONCRETE MOW STRIP ALL AROUND.



CONTEXTUAL PHOTO RENDERING

SIGN TYPE 9A
SINGLE TENANT MONUMENT

SHEET 9.1
FILE NO. 08-0022

NAPA
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MASTER SIGN
PROGRAM



TRINITAS MIXED USE SIGN PROGRAM 3.6 Sign Type 9B : Multi-Tenant Monument



Suggested use of multiple addresses (numbers are placeholder)

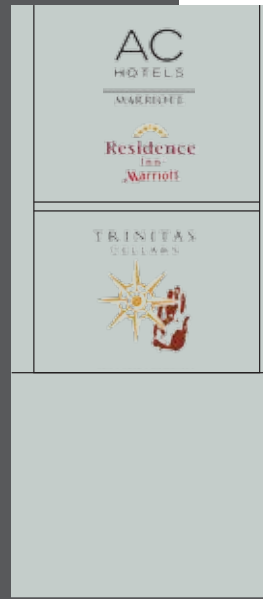
Suggest this sign type be used at entry points off of Corporate Drive and Corporate Way as IDENTITY signs for the 3 parcels within the project.

Suggested use of branded logos for hotel and winery as opposed to name listing for optimal recognition.

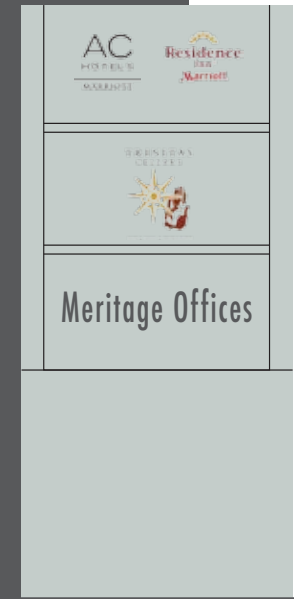
30 SQ FT per sign face, sign will be doublefaced

870
880

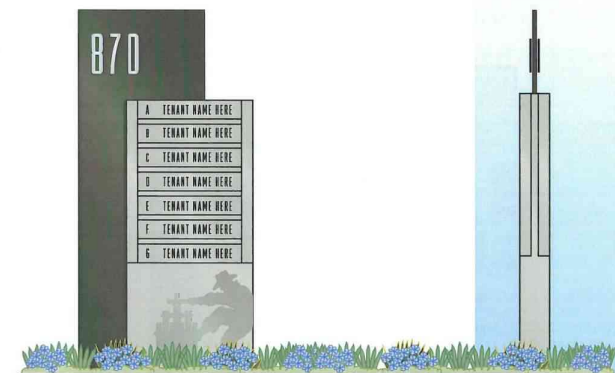
870 - 890



Corporate Way Entry



Corporate Drive Entry



RENDERING: ELEVATION - SEE SHEET 9.3 FOR DETAILS, DIMENSIONS, & PHOTO EXHIBIT
SCALE: 1/2" = 1'

MULTI-TENANT MONUMENT - SIGN TYPE 9B

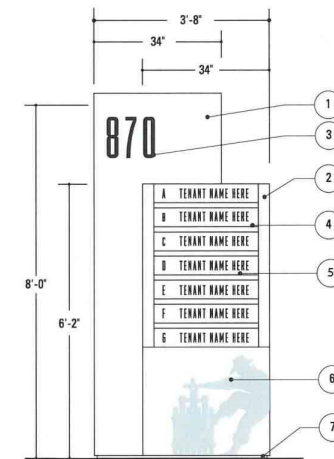
- I. Secondary identification of individual tenants not provided by On Building Signage (see section 3, On Building Signage) shall be accomplished by the use of secondary monument-type signs.
- II. Certain signs shall provide space to identify up to seven (7) individual tenants with a 30 square foot maximum per total sign face.
- III. Sign to painted with Matthews MP20147 "DK Warm Grey and Matthews MP20051 "Champagne" paint to compliment building accent color (under the guidance and approval of the Napa Valley Corporate Park Design Review Committee).
- IV. Typography to be Odeon Condensed Regular to match Matthews MP20147 "DK Warm Grey.
- V. Freestanding monument type sign on concrete base with removable sign panels for ease of revision.
- VI. Signs may be illuminated if desired using external flood lamps only. 100 W maximum lamps to be installed below grade as per specific guidelines provided by Napa Valley Corporate Park Design Review Committee. No exposed lighting or external illumination allowed. No unprotected lamp providing sign illumination shall be directly visible when viewed at any angle when viewed from a distance of twenty feet or more. No sign illumination shall cast a glare which will be visible from any street of access drive.
- VII. Graphics one side only and sign face oriented parallel to building frontage. Only one sign is allowed per building, per business frontage.
- VIII. Located in landscaped areas along business frontages at pedestrian entry points. Quantity required per frontage as determined by the Napa Valley Corporate Park Design Review Committee.

NAPA VALLEY CORPORATE PARK

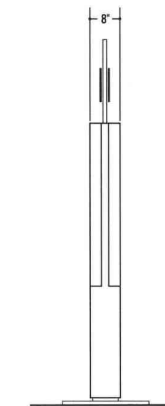
MASTER SIGN PROGRAM

SIGN TYPE 9B
MULTI-TENANT MONUMENT

SHEET 9.2
FILE NO. 08-0022



ELEVATION VIEW
SCALE: 1/2" = 1'



MULTI-TENANT MONUMENT - SIGN TYPE 9B DESIGN NOTES

1. 1" DEEP FABRICATED .090 ALUMINUM CABINET PAINTED MATTHEWS MP20147 (MODIFIED FORMULA) "DK WARM GREY".
2. FABRICATED .090 ALUMINUM CABINET PAINTED MATTHEWS MP20051 "CHAMPAGNE".
3. 1/4" THICK ALUMINUM NUMERALS PAINTED MATTHEWS BRUSHED ALUMINUM, PINNED OFF SURFACE 1/4".
4. FABRICATED .090 ALUMINUM CABINET PAINTED MATTHEWS MP20051 "CHAMPAGNE".
5. 5" X 28 1/4" X 1/4" TEMPERED GLASS STRIP, H BLACKP VINYL.
6. MASK AND PAINTED MATTHEWS MP20090 "CHAMPAGNE".
7. 1/2" REVEAL.



CONTEXTUAL PHOTO RENDERING

SIGN TYPE 9B
MULTI-TENANT MONUMENT

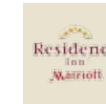
SHEET 9.3
FILE NO. 08-0022



TRINITAS MIXED USE SIGN PROGRAM 3.7 Sign Type 10 : Storefront Signage



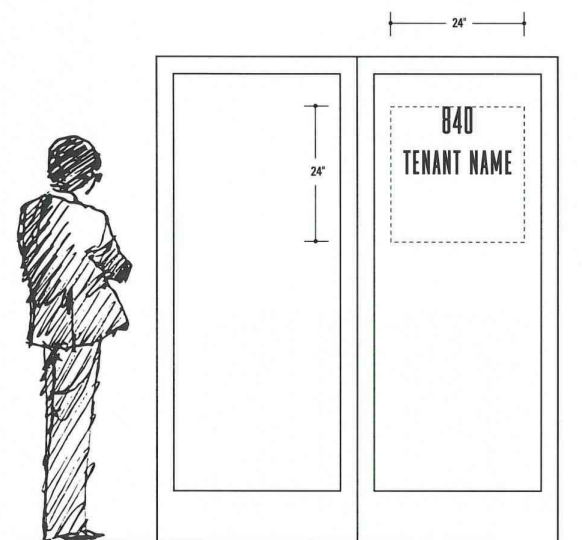
Trinitas Entry 5 SQ FT MAX per panel
Suggested use of painted aluminum panel with painted graphics, applied flush to wall surface



Residence Inn Entry 5 SQ FT MAX per panel
Suggested use of painted aluminum panel with painted graphics, applied flush to wall surface



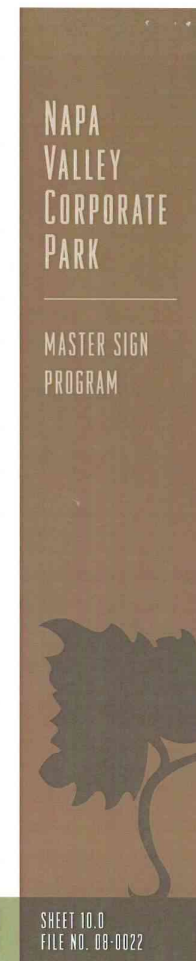
Office Building Entry 5 SQ FT MAX per panel
Vinyl cut out lettering applied to glass door entries



Scale: 3/4"=1'

STOREFRONT SIGNAGE - SIGN TYPE 10

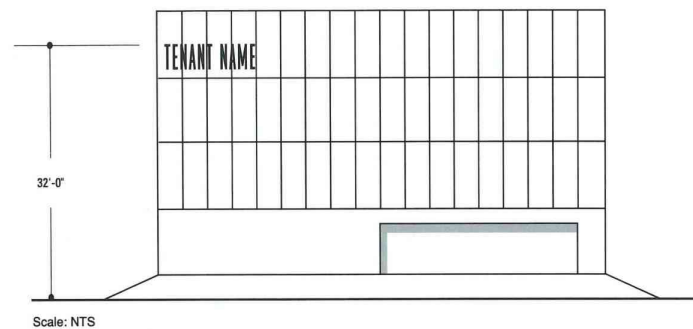
- I. Identifies individual or multiple tenants
- II. Secondary or multiple tenants are to be identified with a standardized typeface applied directly to entrance door or adjacent glass, 5 square foot maximum sign area.
- III. Sign area square footage is defined as the total area incorporating all typography, symbols and logotypes.
- IV. Secondary or multiple tenant identification shall be applied as individual letterforms or symbols attached directly to building wall or glass entrance.



SIGN TYPE 10
STOREFRONT SIGNAGE
SHEET 10.0
FILE NO. 08-0022



TRINITAS MIXED USE SIGN PROGRAM 3.8 Sign Type 11 : Building Mounted Signage



Scale: NTS

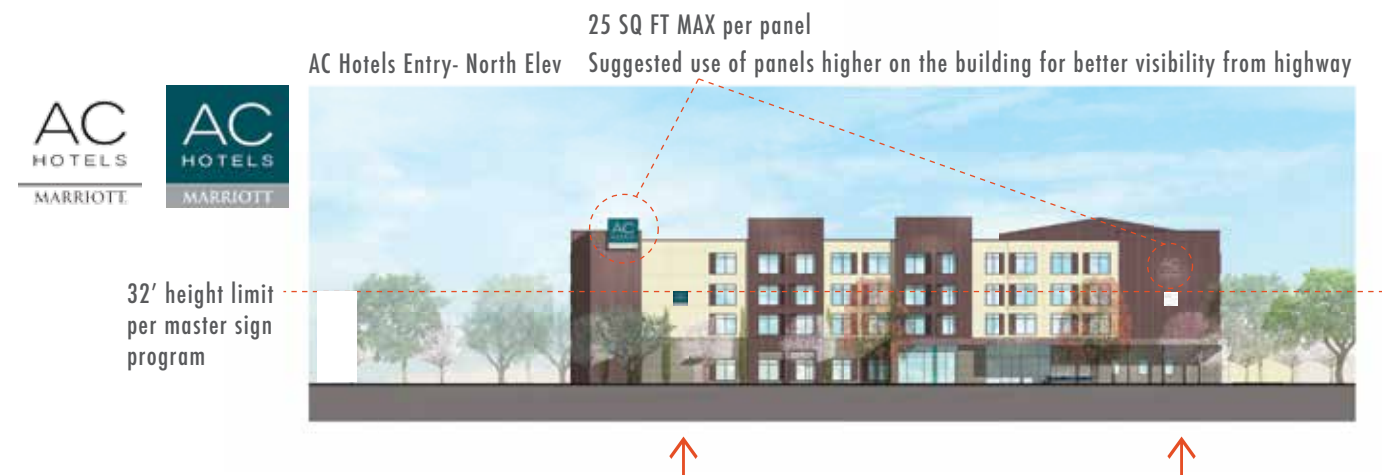
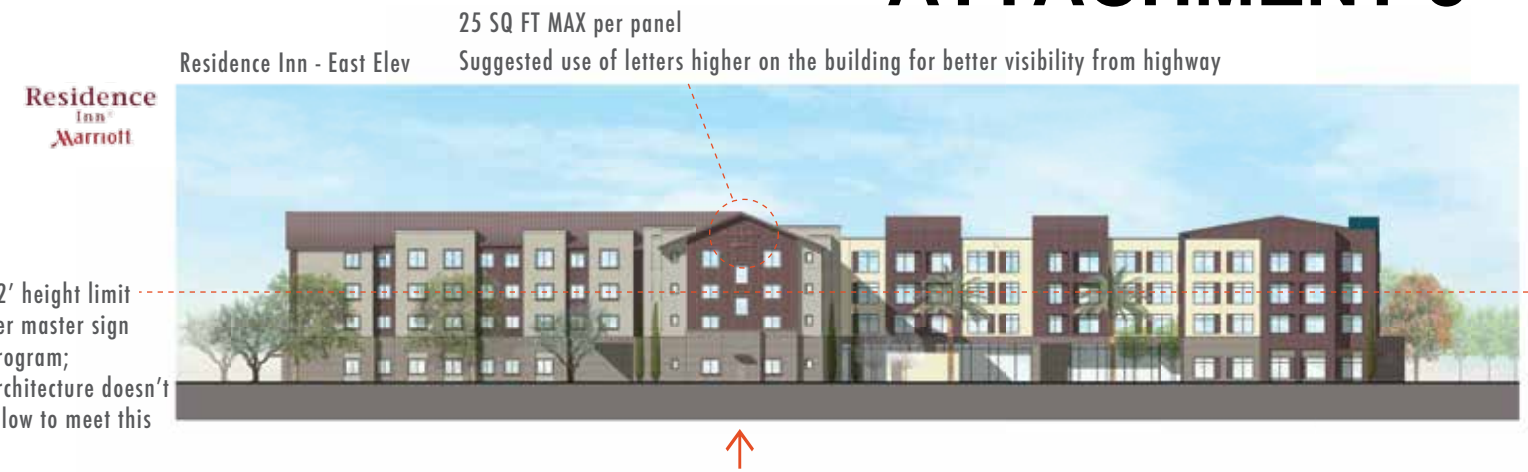
BUILDING MOUNTED SIGNAGE - SIGN TYPE 11

- I. Primary tenants, or tenants holding the major square footage in a commercial complex (as determined by the Napa Valley Corporate Park Design Review Committee) may use logotypes or symbols with 25 square foot maximum sign face allowed. The building mounted sign area is defined as the area of the surface or surfaces which displays letters or symbols identifying the business or businesses occupying the site or when the sign is of freestanding letters, the single rectangular area which fully encloses all letters or symbols identifying the business or businesses occupying the site. Building mounted business or building identification signs may be illuminated by internal illumination or backlighting provided that the color and intensity of such lighting appears as an integral part of the overall architectural and site design concept. No sign illumination shall cast a glare which will be visible from any street or access road.
- II. Primary or major footage tenant signs shall not extend beyond a height above the ground floor which is the lesser of 32 feet or the maximum permitted by the local governing authority.
- III. Primary or major footage tenants are encouraged to develop signage which compliments surrounding architectural details.
- IV. All On Building Signage to be provided by tenants. Design and fabrication of signage done under the guidance and approval of the Napa Valley Corporate Park Design Review Committee.
- V. 24 inch letter height maximum for all building mounted signs.

SIGN TYPE 11
BUILDING MOUNTED SIGNAGE

SHEET 11.0
FILE NO. 08-0022

NAPA VALLEY CORPORATE PARK
MASTER SIGN PROGRAM



TRINITAS MIXED USE SIGN PROGRAM 3.8 Sign Type 11 : Building Mounted Signage

Residence Inn - East Elev 25 SQ FT MAX per panel
Suggested use of letters higher on the building for better visibility from highway



32' height limit per master sign program; architecture doesn't allow to meet this

Trinitas - South Elev 25 SQ FT MAX per panel
Suggested use of a panel higher on the building for better visibility from highway



32' height limit per master sign program; architecture doesn't allow to meet this

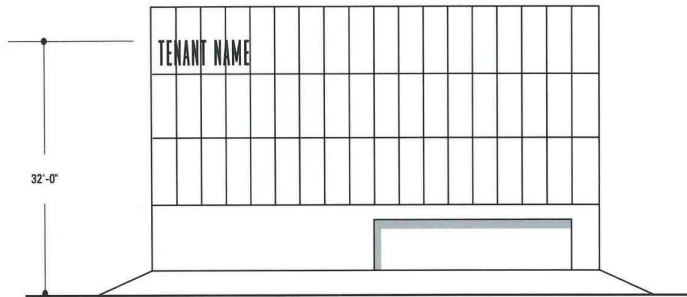
BUILDING MOUNTED SIGNAGE - SIGN TYPE 11

- I. Primary tenants, or tenants holding the major square footage in a commercial complex (as determined by the Napa Valley Corporate Park Design Review Committee) may use logotypes or symbols with 25 square foot maximum sign face allowed. The building mounted sign area is defined as the area of the surface or surfaces which displays letters or symbols identifying the business or businesses occupying the site or when the sign is of freestanding letters, the single rectangular area which fully encloses all letters or symbols identifying the business or businesses occupying the site. Building mounted business or building identification signs may be illuminated by internal illumination or backlighting provided that the color and intensity of such lighting appears as an integral part of the overall architectural and site design concept. No sign illumination shall cast a glare which will be visible from any street or access road.
- II. Primary or major footage tenant signs shall not extend beyond a height above the ground floor which is the lesser of 32 feet or the maximum permitted by the local governing authority.
- III. Primary or major footage tenants are encouraged to develop signage which compliments surrounding architectural details.
- IV. All On Building Signage to be provided by tenants. Design and fabrication of signage done under the guidance and approval of the Napa Valley Corporate Park Design Review Committee.
- V. 24 inch letter height maximum for all building mounted signs.

NAPA VALLEY CORPORATE PARK
MASTER SIGN PROGRAM



SIGN TYPE 11
BUILDING MOUNTED SIGNAGE
SHEET 11.0
FILE NO. 08-0022



Scale: NTS



TRINITAS MIXED USE SIGN PROGRAM

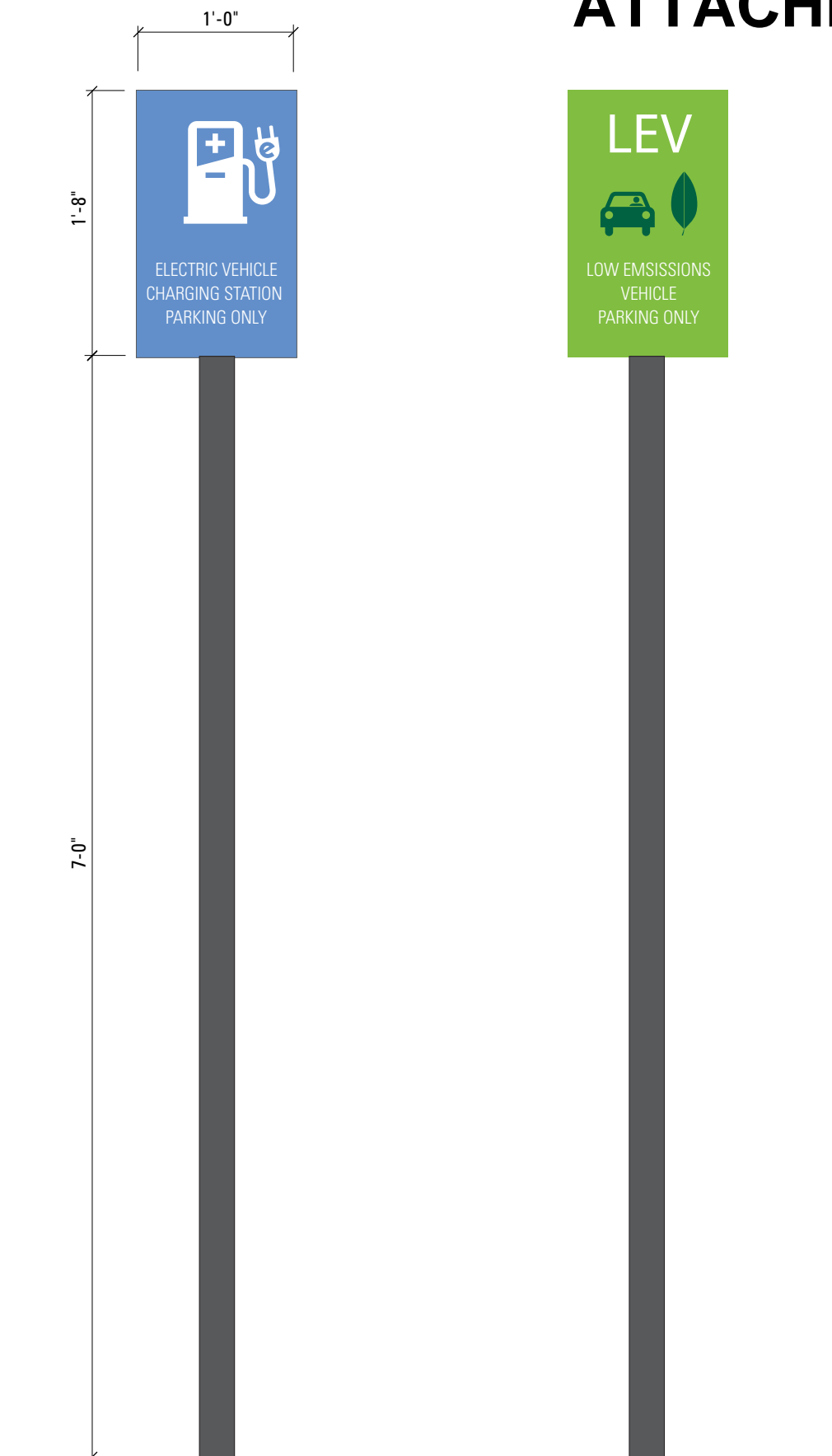
3.9 Sign Type 13 : Clean Air / Electric Vehicle Parking

Added / New Sign Type

Used at surface parking spaces as required

Painted aluminum post and panel with painted graphics 3" sq.
Panel attaches flush to post with concealed hardware.
Backside of panels are painted to match post.

Post color will match Master Sign Program warm gray colors.
Panel colors will coordinate with project colors.



1 ELEVATIONS
Scale: 1" = 1'-0"

