

MANI BROTHERS - NAPA HOTEL

PLANNING DESIGN REVIEW APPLICATION

PROJECT ADDRESS

1075 CALIFORNIA BLVD.
NAPA, CA 94559

PROJECT TEAM

CLIENT/OWNER
MANI BROTHERS
9900 SUNSET BLVD
WEST HOLLYWOOD, CA 90069

ARCHITECTURE

GENSLER
45 FREMONT ST, SUITE 1500
SAN FRANCISCO, CA 94105
415.433.3700

LANDSCAPE

VANDERTOOLLEN ASSOCIATES
855 BORDEAUX WAY, SUITE 240
NAPA, CA 94558
707.224.2299

CIVIL

RSA+
1515 FOURTH STREET
NAPA, CA 94559
707.252.3301



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

CONTENTS, PROJECT INFORMATION, VICINITY MAP, & SUMMARY CALCULATIONS

CONTENTS

- 1
- 2
- 3
- 4
- 5
- 8
- 9
- 10
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 21
- 22
- 23
- 24
- 25

Civil Sheets

REVISIONS FROM PREVIOUS APPLICATION

Project is under new ownership from previous application. The new owners have made the following changes to the new 54 room addition. An occupied roof was added to the upper level of the project to serve the guests of the hotel. A restaurant was added to the third level that was an assemble space in the previous application. The portal connection to the existing hotel was removed and replaced with an external accessible path connecting the two buildings. The drop off experience at the new addition was revised to include a circular drop off. These changes required the following additional revisions. The parking capacity was increased to accommodate the additional restaurant load. Additional vertical car stacker were added to the north side of the property. The trash enclosure was revised to account for the additional loads of the new restaurant. The traffic report required updating due to the inclusion of the new restaurant.

VICINITY MAP



MANI BROTHERS - NAPA HOTEL / 01.3797.000

PROJECT INFORMATION

- The following are proposed property improvements at the existing hotel property located at 1075 California Blvd:
- Hotel Addition: A stand-alone building located on the southern section of the property. The addition will include new guest rooms, service spaces and amenity spaces. The new addition will include new landscaping and reconfigured parking.

(N) BUILDING AREA CALCULATIONS (ft²)

Description	1st Floor	2nd Floor	3rd Floor	4th Floor	Total by Area	Area / Key	(54)	Percentage of Building
Guest Rooms	7820	9100	6710	0	23630	438		44.0%
Patio / Balcony	2700	1590	1290	0	5580	103		10.4%
Lobby	1480	340	390	130	2340	43		4.4%
Circulation	2280	1910	1750	3030	8970	166		16.7%
Lounge	1270	0	540	0	1810	34		3.4%
Restrooms	140	60	320	110	630	12		1.2%
Massage Room	0	330	0	0	330	6		0.6%
Restaurant	0	0	1520	0	1520	28		2.8%
Bar	0	0	350	140	490	9		0.9%
Terrace	0	0	360	4290	4650	86		8.7%
Kitchen / Pantry	0	0	1070	90	1160	21		2.2%
Pool	0	0	0	900	900	17		2.2%
Back of House	540	980	130	60	1710	32		3.2%
Area Totals	16230	14310	14430	8750	53720	995		100.0%

- Applcant requests a Planned Development Overlay to allow for an increase of 7'-6" in height for 400 square feet of support space (bar, pantry, trash, and toilet rooms) adjacent to the mechanical penthouse.

WASTE MANAGEMENT STRATEGY

The project will utilize two enclosures, a primary and an auxiliary. The primary enclosure will be located at the north of the project site and will be the pick up point for all site waste. It will hold the majority of the bins and the compactor. The auxiliary enclosure will be located adjacent to the proposed New Building and function as a holding location. Property management will move all material to the primary enclosure for pickup. The primary enclosure has the capacity to store all site waste generated.

Below is a waste generation analysis conducted by Karl Holmes, trash consultant for the City of Napa. The findings below are based off existing trash service loads and assumed increased loads based on the New Building development.

EMBASSY SUITES (Generation per week)

Karl Holmes
Environmental Sustainability Consultant
(707) 301-1909

10/11/2019

PROPOSED STORAGE CAPACITY AT PRIMARY ENCLOSURE¹

MSW (Trash)	Current	Proposed
Restaurant (25%)	1 yard	2 yards
Room/Facility	19 yards	24 yards
	20 yards	26 yards
Recycling		
Restaurant (25%)	1 yard	2 yards
Room/Facility	29 yards	37 yards
	30 yards	39 yards
Composting		
Restaurant (50%)	2 yards	4 yards
Room/Facility	N/A	N/A
	2 yards	4 yards
Yardwaste	14 yards	14 yards

TRASH
Provide (1) 10 yard trash compactor

RECYCLE
Provide (1) 20 yard compactor

COMPOST
Provide (6) 65 gallon carts

YARD WASTE
Provide (7) 95 gallon carts

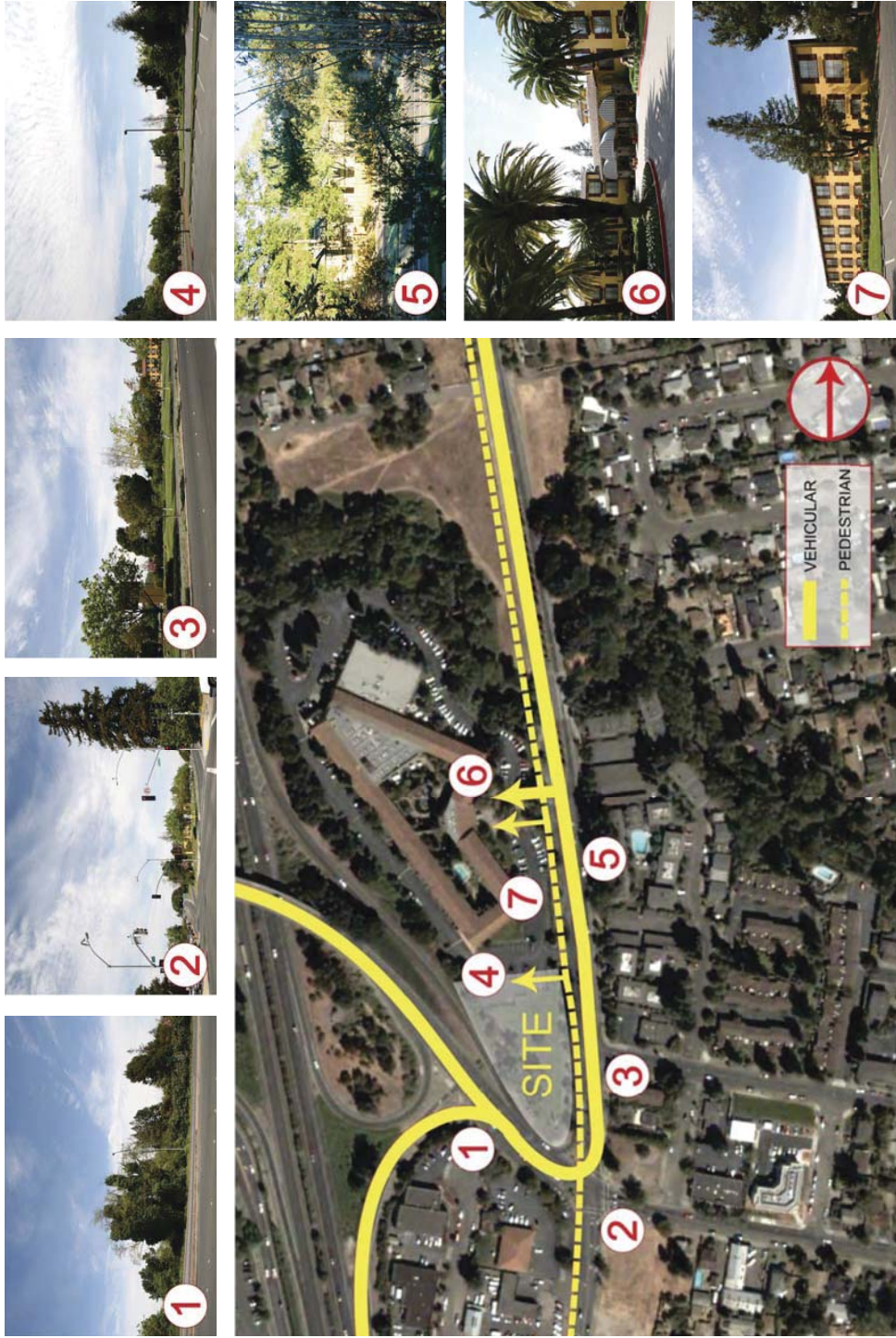
1. Auxiliary enclosure will hold (1) 95 gallon cart of trash, (2) 95 gallon carts of recycle, and (2) 95 gallon carts of yard waste.



Gensler

DECEMBER 05, 2019

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION SITE CONTEXT



1-5: STREET VIEWS, 6-7: EXISTING ARCHITECTURE

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

PARKING MITIGATION PLAN & MECHANIZED PARKING STRATEGY

PARKING MITIGATION PLAN - (MECHANIZED PARKING STALLS)

THE APPLICANT IS PROPOSING MECHANIZED PARKING AS A MEANS TO ADD 72 ADDITIONAL PARKING STALLS TO THE TOTAL PARKING CAPACITY OF THE PLANNED PROPERTY DEVELOPMENT. THE CURRENT PHYSICAL COUNT OF PAVED PARKING STALLS IS 295. WITH THE INCREASE OF 72 MECHANICALLY RAISED PARKING STALLS THE TOTAL CAPACITY FOR PARKING WILL BE 367 STALLS.

THE MECHANIZED PARKING SYSTEM WILL BE INSTALLED CONCURRENT WITH THE DEVELOPMENT OF THE 54-ROOM ADDITION AND WILL BE OPERATIONAL TO PARK INCREASED DEMANDS AT THE TIME THESE ROOMS ARE OPEN FOR BUSINESS.

THE SYSTEM HAS BEEN LOCATED IN THE REAR OF THE HOTEL IN A MANNER SO THAT IT IS OUT OF VIEW FROM HOTEL GUEST ROOMS. IT HAS ALSO BEEN PLACED WITHIN THE TREED CANOPY AREA SO THAT THE UNITS ARE NOT VISIBLE FROM HIGHWAY 29 AND ADJACENT PROPERTIES.

THE STYLE OF UNITS WE ARE SPECIFYING CAN ACCOMMODATE BOTH CARS AND SUVs. WE HAVE SELECTED BOTH A TWO-TIER AND A THREE-TIER STEEL FRAMED SYSTEM THAT ARE STRUCTURALLY TIED TOGETHER IN ROWS OF MULTIPLE UNITS. THE HEAVY STEEL FRAME SYSTEM USES A SEPARATE HYDRAULIC AND CABLE-BASED LIFTING SYSTEM TO RAISE AND LOWER THE VEHICLE PLATFORMS OF EACH UNIT.

THE DESIGN IS TO PLACE 21 TWO-TIER AND 10 THREE-TIER MECHANICAL UNITS TOTALING 72 ADDITIONAL PARKING SPACES.



Key operated safety interlock switch at each unit

SAFETY AND USE:

THE APPARATUS WILL BE NORMALLY LOCKED/SECURED BY HOTEL STAFF AND ONLY OPERATED BY THE HOTEL'S VALET PARKING CONTRACTOR'S TRAINED STAFF WHEN PARKING DEMAND DICTATES.

SAFETY OF THE SYSTEM IS ADDRESSED IN MANY WAYS:

ONLY TRAINED OPERATORS WILL BE ALLOWED TO OPERATE THE LIFT. THE VALET PARKING OPERATORS ARE TRAINED IN HOW TO INSPECT A CAR BEFORE IT IS LIFTED, POSITIONING A VEHICLE FOR LIFTING AND THE PROPER LOCATIONS WHERE TO STAND AND WHAT SETBACK CLEARANCES TO OBEY TO KEEP PEOPLE CLEAR OF THE AREA WHILE LIFTING.

KEY INTERLOCK DEVICE - EACH CONTROLLER FOR EACH THREE TIER UNIT HAS A KEYED LOCK. THE SYSTEM IS NORMALLY LOCKED. ONLY THE OPERATOR WITH A KEY CAN OPERATE THE MECHANICAL RAISING AND LOWERING OF EACH LIFT. THE TRAINED VALET EMPLOYEE WILL CARRY THE KEYS TO THE CONTROLLERS AND LOAD AND UNLOAD THE UNITS. THE KEYS WILL NOT BE LEFT IN THE CONTROLLER, WE DO NOT WANT GUESTS TRYING TO LOWER THEIR OWN CARS.

THE TIME IN WHICH THE UNITS WILL BE USED WILL BE DURING A SPECIFIC EVENT WHEN THE VALET TEAM IS BROUGHT IN. WHEN THE UNITS ARE IN USE THE AREA WILL BE FULLY STAFFED AND UNDER THE OBSERVATION OF THE VALET TEAM. PARTICULARLY WHENEVER CARS ARE IN THE RAISED POSITION AND WILL NOTICE ANY ADDITIONAL PEOPLE AND KIDS IN THE AREA.

WHEN NOT IN USE, THE UNITS WILL BE NORMALLY LOCKED DOWN WITH ALL LIFTING PLATFORMS LOWERED TO THE GROUND. THE THREE PLATFORMS THAT THE CARS RAISE UP ON ARE ALL AT REST AT THE BOTTOM WHEN THE LIFT IS SECURED. THERE WILL BE NO EMPTY RAISED PLATFORMS FOR KIDS TO CLIMB UP ON WHEN THE SYSTEM IS INACTIVE. THE HOTEL HAS ROVING SECURITY-A NIGHT WATCHMAN AND MONITORING CAMERAS THAT WILL NOTICE ANY KIDS PLAYING NEAR THE UNITS WHEN THEY ARE INACTIVE.

NOTE

*THE BENDPAK SYSTEM IS SHOWN FOR ILLUSTRATIVE PURPOSES. IT IS JUST ONE OF A VARIETY OF MANUFACTURES/FABRICATORS OF SYSTEMS AVAILABLE IN THE MARKETPLACE. THERE ARE OTHER SIMILAR SYSTEMS WITH SIMILAR DIMENSIONS AND FUNCTIONALITY.



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION PARKING SITE PLAN

REQUIRED PARKING:

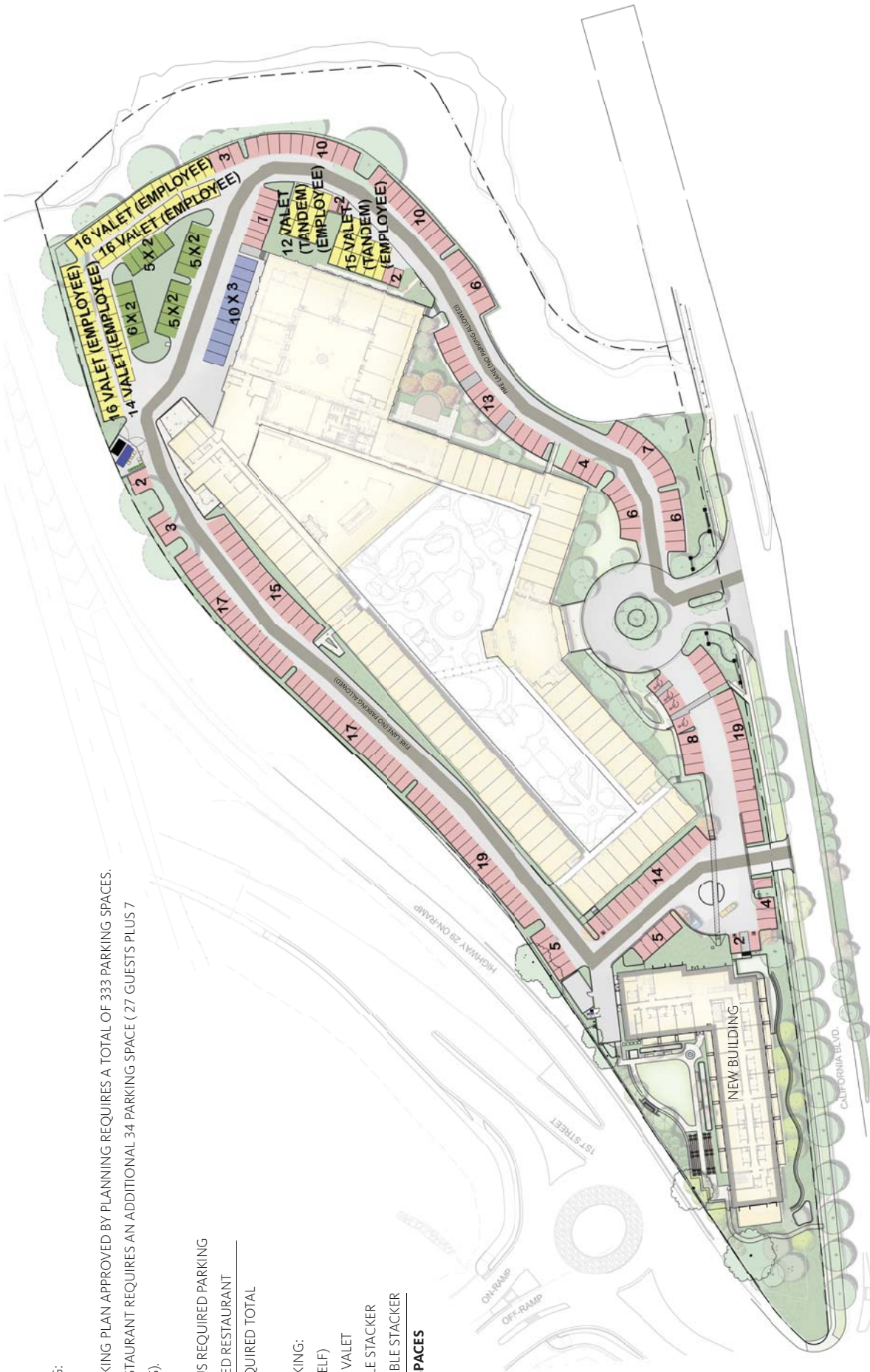
THE PREVIOUS PARKING PLAN APPROVED BY PLANNING REQUIRES A TOTAL OF 333 PARKING SPACES.
THE PROPOSED RESTAURANT REQUIRES AN ADDITIONAL 34 PARKING SPACE (27 GUESTS PLUS 7 EMPLOYEES SPACES).

333	PREVIOUS REQUIRED PARKING
+ 34	PROPOSED RESTAURANT
367	NEW REQUIRED TOTAL

PROPOSED PARKING:

- 206 SURFACE (SELF)
- 89 PERMANENT VALET
- 10 X 3 = 30 TRIPLE STACKER
- 21 X 2 = 42 DOUBLE STACKER

367 PARKING SPACES



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION TRASH ENCLOSURE DETAIL

PRIMARY ENCLOSURE STORAGE CAPACITY:

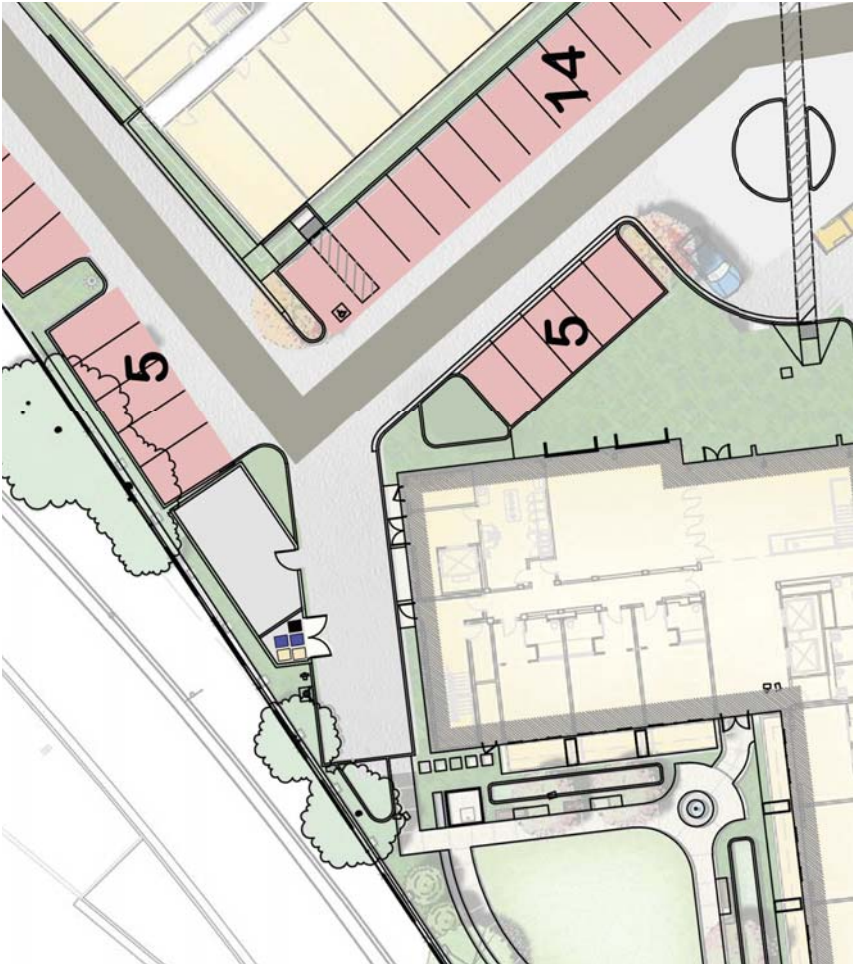
- TRASH (1) 10 YARD COMPACTOR COLLECTED 1X WEEK
- RECYCLE (1) 20 YARD COMPACTOR COLLECTED 1X EVERY TWO WEEKS
- COMPOST (6) 65 GALLON CARTS COLLECTED 2X WEEK
- YARD WASTE (7) 95 GALLON CARTS COLLECTED 5X WEEK



Page 6 of 27

AUXILIARY ENCLOSURE STORAGE CAPACITY:

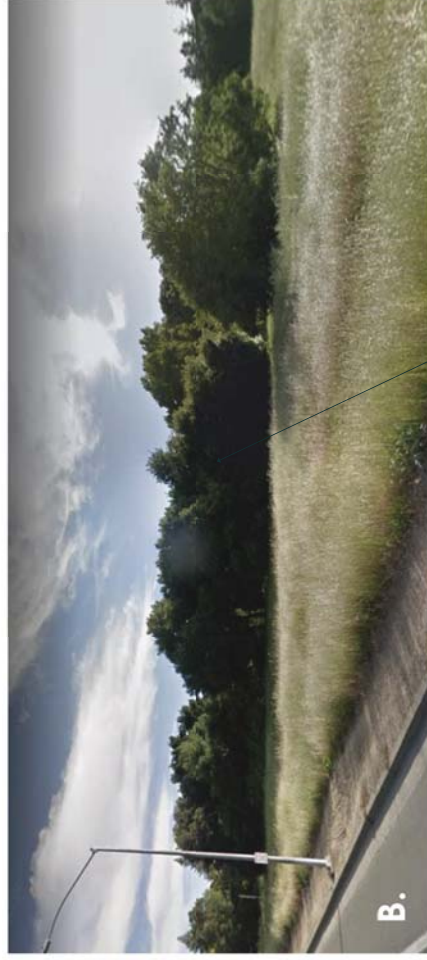
- TRASH (1) 95 GALLON CART
- RECYCLE (2) 95 GALLON CARTS
- YARD WASTE (2) 95 GALLON CARTS



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION PARKING DESIGN CONCEPT & CONTEXT

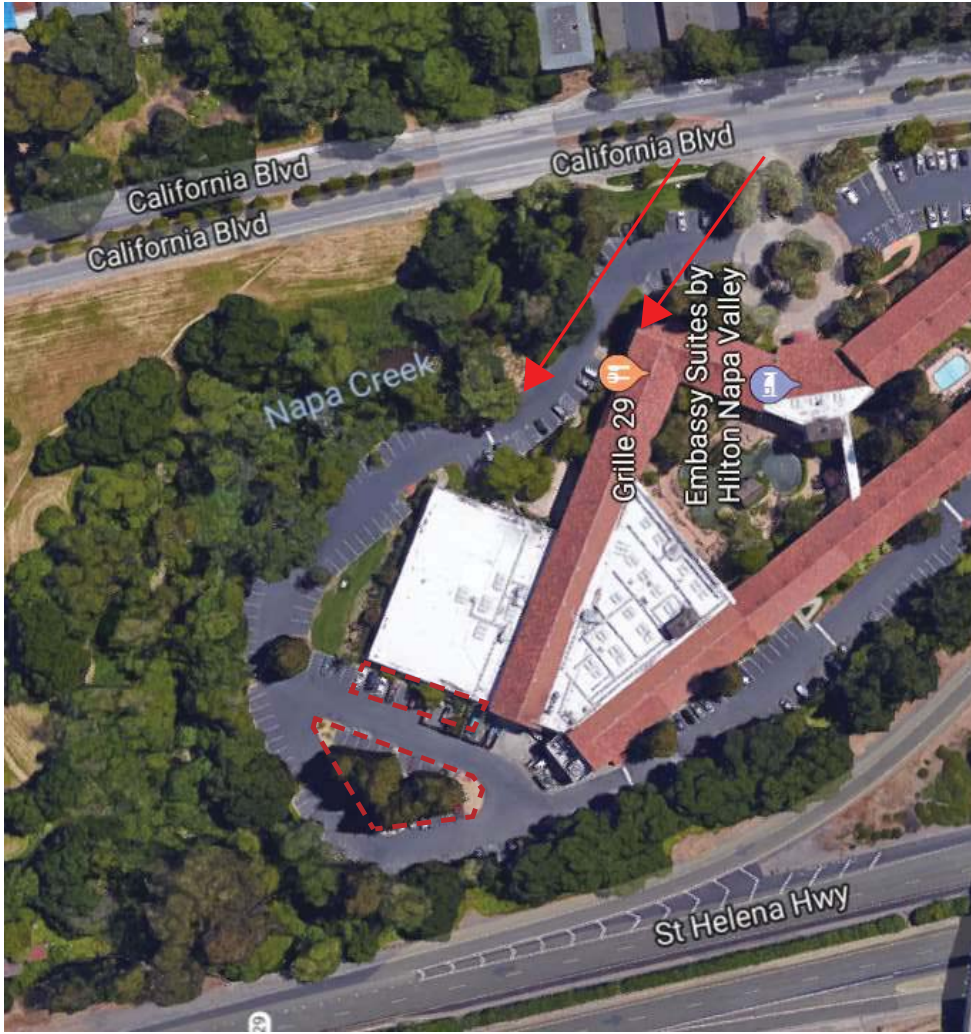


AREA OF PROPOSED MECHANIZED
STACKER OBSCURED BY TREES AND
BUILDING



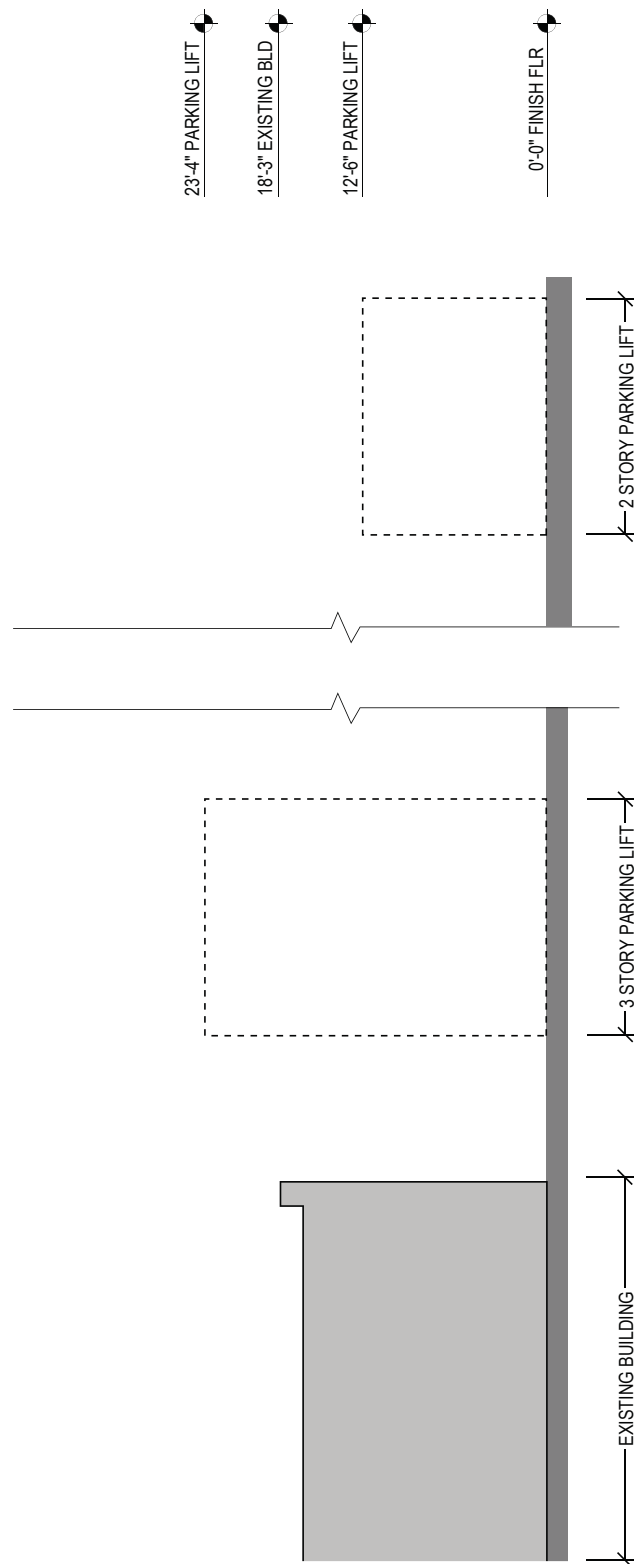
AREA OF PROPOSED MECHANIZED
STACKER OBSCURED BY TREES

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION
 PARKING DESIGN CONCEPT & CONTEXT



DUE TO THE SERPENTINE NATURE OF THE DRIVE AND DENSE FOLIAGE OF THE RIPARIAN ZONE, STACKERS ARE HIDDEN FROM VIEW ALONG CALIFORNIA BLVD.

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION
 PARKING DESIGN CONCEPT & CONTEXT



STACKED PARKING HEIGHT COMPARISON DIAGRAM

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

PARKING LIFT DETAILS



Model(s): PL-14000, PL-14000-20, PL-14000-18, PL-14000XL
Description: 3-Stacker Parking Lift

The PL-14000 series by BendPak are 4-post parking lifts designed for indoor or outdoor operation providing a cost effective way to triple the capacity of typical parking areas. The 3-level PL-14000 is the ultimate space saver allowing three vehicles to be stacked in a single parking space. Shared, ganged columns increase value by reducing the number of components required for multi-unit installations. Each lift uses a specially designed base frame that distributes the load making these unique lifting systems suitable for installation on virtually any residential or commercial concrete floor.

Each PL-14000 model has different deck spacing heights that can accommodate both cars and SUVs. They can be configured as individual stand-alone parking stations or combined into rows of multiple units. When installed in rows of multiple units, the lifts share ganged columns dramatically increasing space efficiency. The rugged built design utilizes a dependable hydraulic and cable-based lifting system for ultimate efficiency and safe operation.

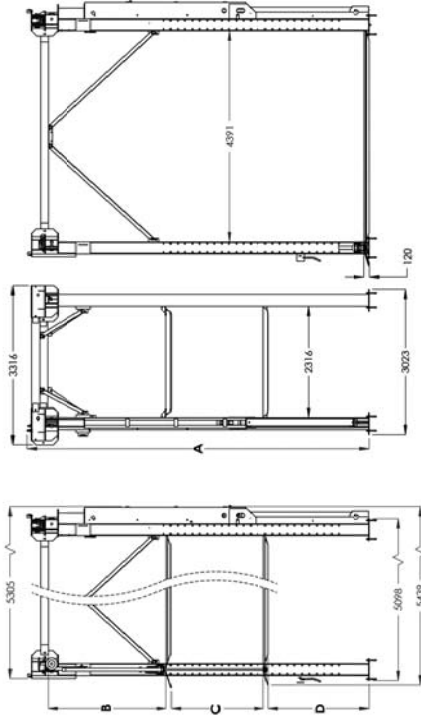
Each stacking system incorporates many distinctive features such as a full-width platform to keep bottom vehicles protected, single hydraulic lifting cylinder combined with heavy-duty steel lifting cable, automatic safety locks and reliable, ergonomic hydraulic power unit.

These state-of-the-art lifting systems are well suited for commercial parking environments and are powered by independent electric-hydraulic pump units or a multi-unit power station pump system that can operate up to 10 lifts depending on the configuration, layout, and other technical factors. They can be configured for 208-230-volt, 380-volt or 440-volt operation with international voltages also available. Multi-unit pump systems require their own dedicated 3-phase power circuit.

At BendPak, we believe in creating solutions that simplify your life. Our history of manufacturing excellence began more than 45 years ago and we continue to design and manufacture innovative car parking solutions with features and operating characteristics that meet customer requirements for quality, reliability, safety, and value.

FEATURES

- 7,000 lb. capacity per deck / 14,000 lb. capacity total
- Perfect for cars, light trucks, motorcycles and ATVs
- Rugged I-beam and C-channel construction
- Built-in wheel stops
- Wide base-plate for maximum stability
- Front and rear wheel chocks
- Two-position fail safe locking system
- Superstructure features durable powder-coat finish
- Platforms hot dip galvanized per ASTM standards
- Single hydraulic cylinder with heavy-duty steel lifting cable
- Heavy-duty steel construction
- Reliable electric-hydraulic power system
- Full-width platform to keep bottom vehicles protected
- Simple controls



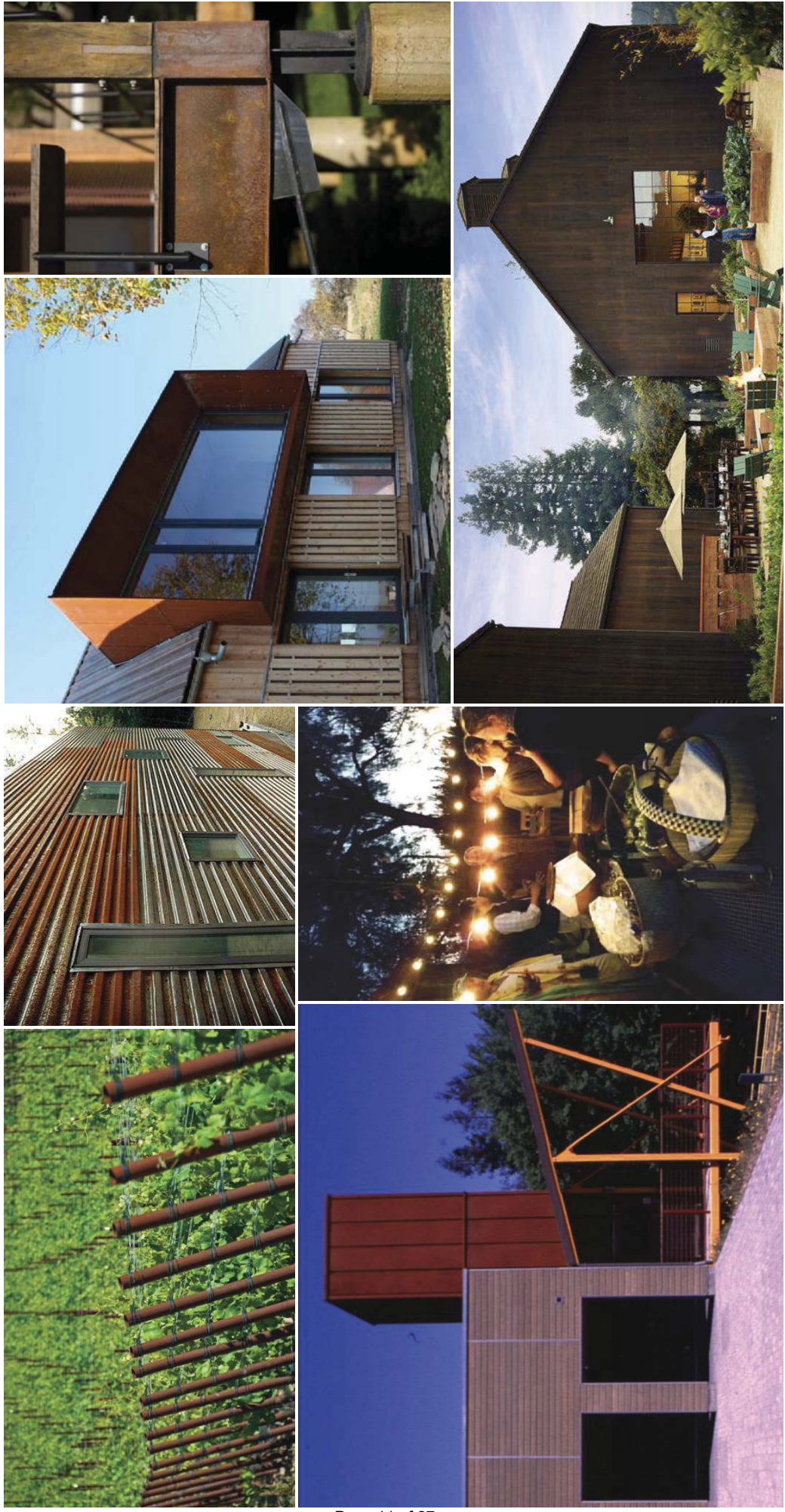
MODEL	PL-14000	PL-14000-20	PL-14000-18	PL-14000XL
Max Lifting Capacity / Total*	14,000 lbs. / 6350 Kg.	14,000 lbs. / 6350 Kg.	14,000 lbs. / 6350 Kg.	14,000 lbs. / 6350 Kg.
*Max Capacity / Per Deck	7,000 lbs. / 3175 Kg.	7,000 lbs. / 3175 Kg.	7,000 lbs. / 3175 Kg.	7,000 lbs. / 3175 Kg.
Column Spacing / Overall Width	119" / 3023 mm.	119" / 3023 mm.	119" / 3023 mm.	119" / 3023 mm.
Overall Length	194" / 4931 mm.	194" / 4931 mm.	194" / 4931 mm.	214" / 5439 mm.
Platform Length / Max Wheelbase	137" / 3480 mm.	137" / 3480 mm.	137" / 3480 mm.	157" / 3988 mm.
A - Overall Height	280.3" / 7121 mm.	234" / 5944 mm.	210" / 5334 mm.	280.3" / 7121 mm.
B - Upper Platform Spacing	96.5" / 2451 mm.	81" / 2079 mm.	73" / 1854 mm.	96.5" / 2451 mm.
C - Middle Platform Spacing	75.5" / 1921 mm.	61" / 1549 mm.	53" / 1346 mm.	75.5" / 1921 mm.
D - Bottom Spacing	82.5" / 2100 mm.	68" / 1728 mm.	60" / 1524 mm.	82.5" / 2100 mm.
Drive-Thru Clearance	91" / 2316 mm.	91" / 2316 mm.	91" / 2316 mm.	91" / 2316 mm.
Lifting Time / Max Rise	145 Seconds	140 Seconds	135 Seconds	145 Seconds
Standard Motor (**)	220 VAC / 60 Hz, 1Ph.	220 VAC / 60 Hz, 1Ph.	220 VAC / 60 Hz, 1Ph.	220 VAC / 60 Hz, 1Ph.
** Special Voltages Available Upon Request. The design, material and specifications are subject to change without notice.				

www.bendpak.com

1645 Lemonwood Dr., Santa Paula, CA USA 93060
Tel: 1-805-933-9970 Fax: 1-805-933-9160

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

(N) BUILDING - INSPIRATION - LOOK & FEEL



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

(N) BUILDING - PROJECT RENDERINGS



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

(N) BUILDING - PROJECT RENDERINGS

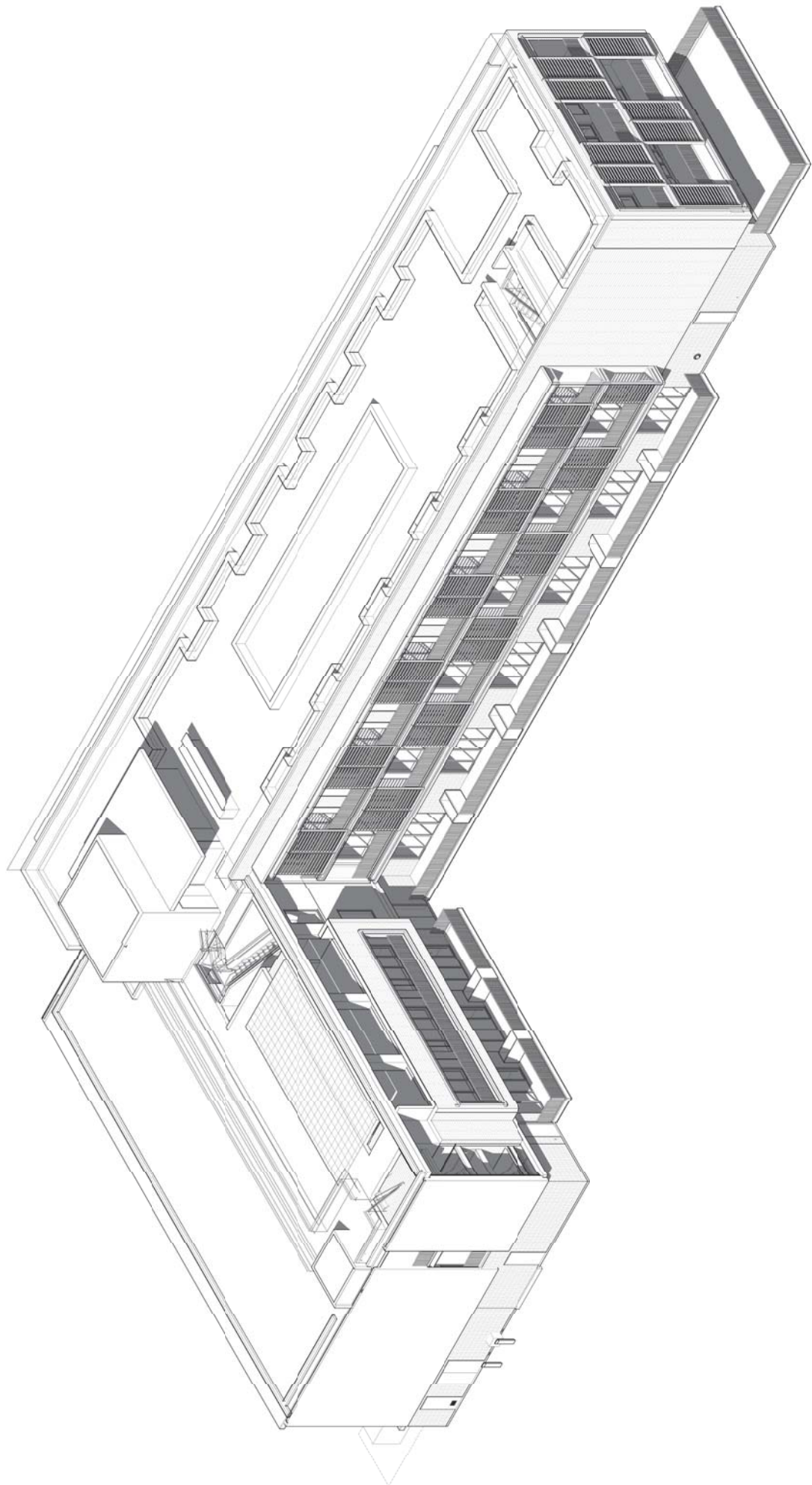


COURTYARD VIEW

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION
(N) BUILDING - PROJECT RENDERINGS



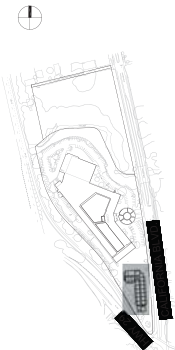
PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION
(N) BUILDING - AXONOMETRIC



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

(N) BUILDING - FLOOR PLAN: LEVEL 1

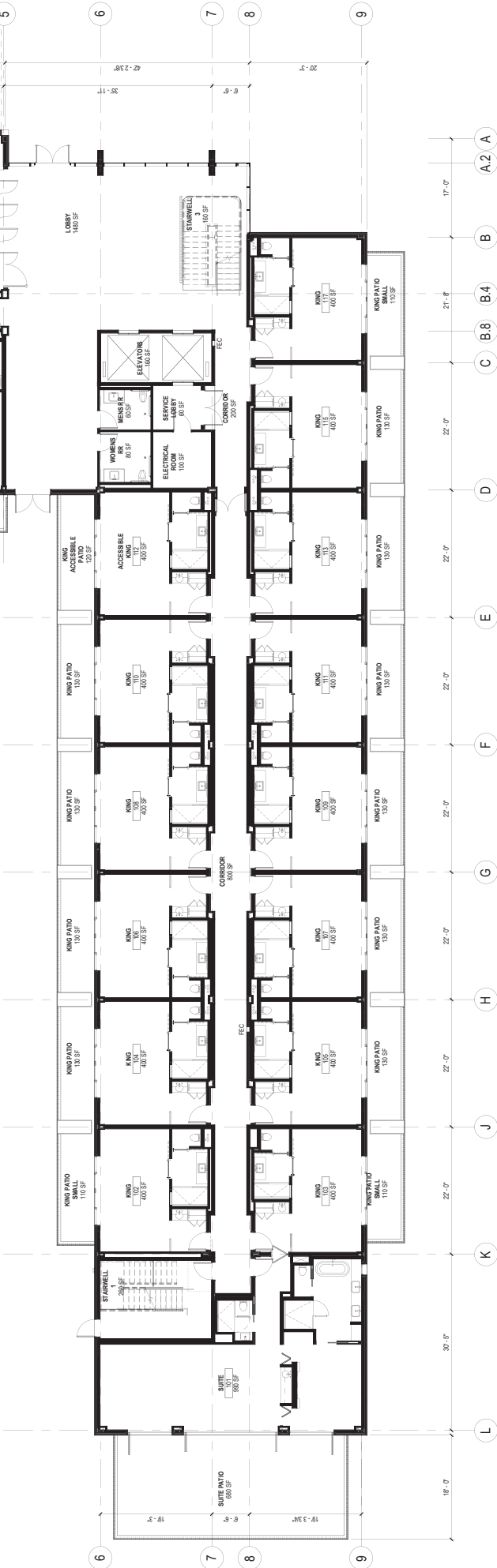
SCALE: 1/8" = 1'-0"



KEYMAP - N.T.S.

LEVEL 1 - AREA CALCULATION - GUEST ROOMS			
PROGRAM	UNITS	AREA	TOTAL AREA
KING	13	400 SF	5200 SF
KING PATIO	10	130 SF	1300 SF
KING PATIO SMALL	3	110 SF	330 SF
ACCESSIBLE KING	1	400 SF	400 SF
KING ACCESSIBLE PATIO	1	120 SF	120 SF
ACCESSIBLE KING PATIO	3	140 SF	420 SF
DOUBLE QUEEN PATIO	3	90 SF	270 SF
SUITE	1	990 SF	990 SF
SUITE PATIO	1	600 SF	600 SF
SUBTOTAL			10000 SF

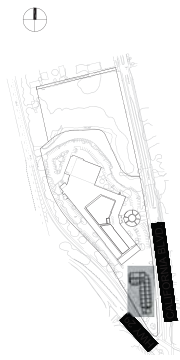
LEVEL 1 - AREA CALCULATION - PUBLIC AREA			
PROGRAM		AREA	TOTAL AREA
LOUNGE		1270 SF	1270 SF
LOBBY		1400 SF	1400 SF
CORRIDOR		540 SF	540 SF
BOH		540 SF	540 SF
CIRCULATION		2280 SF	2280 SF
SUBTOTAL		5710 SF	5710 SF
GRAND TOTAL:		15710 SF	15710 SF



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

(N) BUILDING - FLOOR PLAN: LEVEL 2

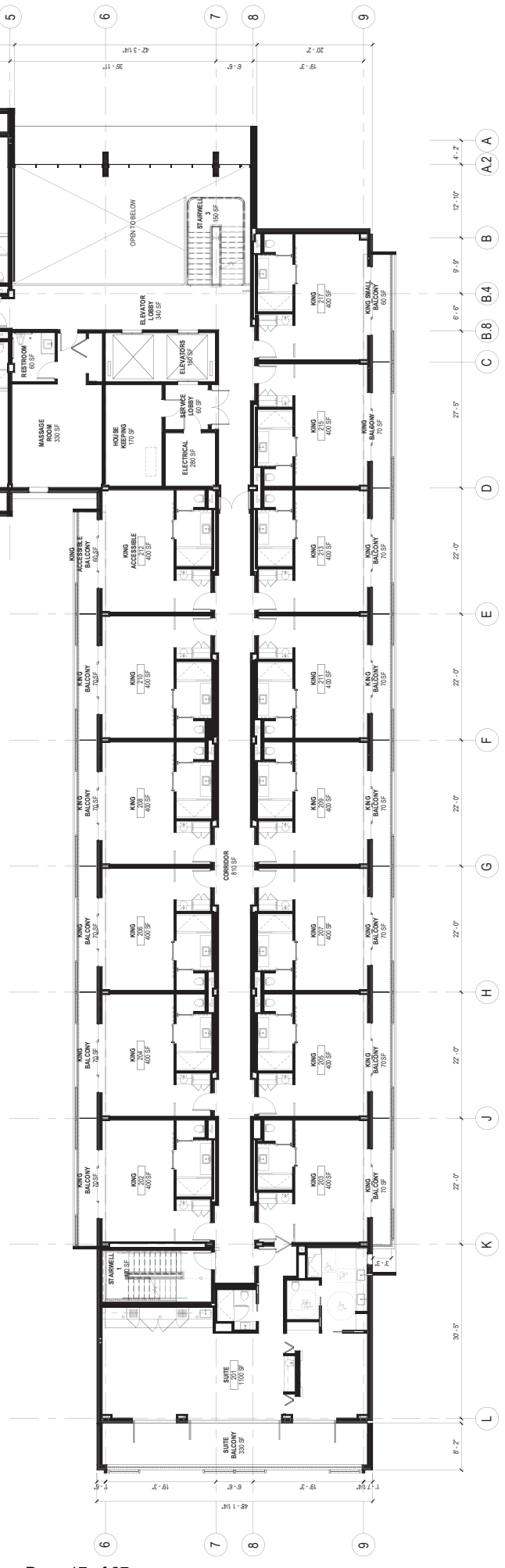
SCALE: 1/8" = 1'-0"



KEYMAP - N.T.S.

LEVEL 2 - AREA CALCULATION - GUEST ROOMS		
PROGRAM	UNITS	TOTAL AREA
KING	13	400 SF
KING BALCONY	13	400 SF
KING SMALL BALCONY	12	60 SF
KING ACCESSIBLE	1	400 SF
KING ACCESSIBLE BALCONY	1	60 SF
DOUBLE QUEEN	6	300 SF
DOUBLE QUEEN BALCONY	6	300 SF
SUITE	1	1100 SF
SUITE BALCONY	1	330 SF
SUB TOTAL		10000 SF

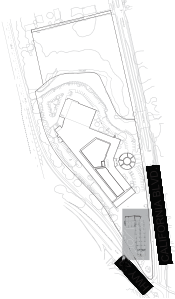
LEVEL 2 - AREA CALCULATION - PUBLIC AREA	
PROGRAM	TOTAL AREA
ELEVATOR LOBBY	340 SF
MESSAGE ROOM	330 SF
RESTROOM	50 SF
BOH	50 SF
CIRCULATION	1910 SF
SUB TOTAL	3020 SF
GRAND TOTAL	14000 SF



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

(N) BUILDING - FLOOR PLAN: LEVEL 3

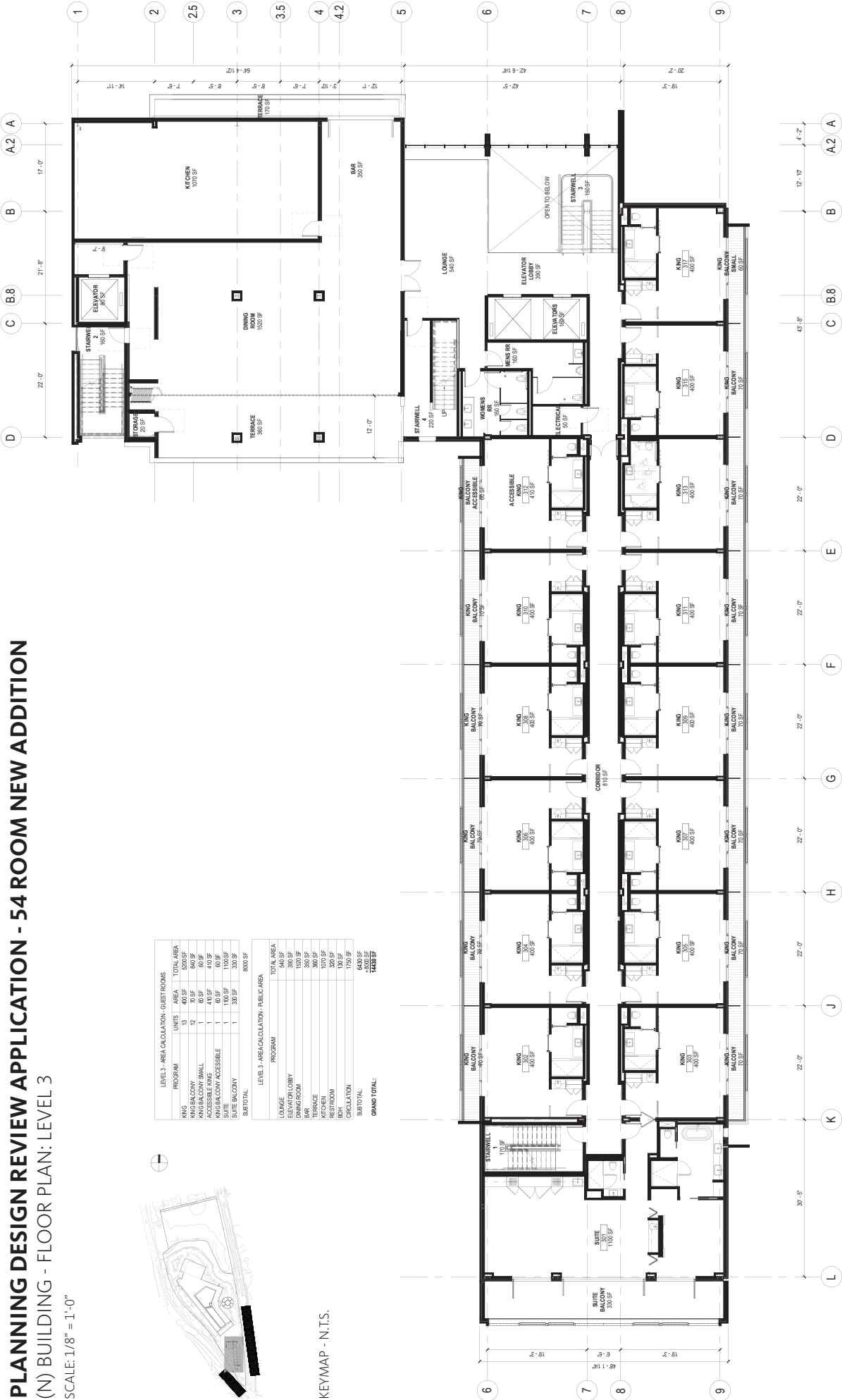
SCALE: 1/8" = 1'-0"



KEYMAP - N.T.S.

LEVEL 3 - AREA CALCULATION - GUEST ROOMS			
PROGRAM	UNITS	AREA	TOTAL AREA
KING	13	400 SF	5200 SF
KING BALCONY	12	85 SF	1020 SF
KING BALCONY SMALL	1	410 SF	410 SF
ACCESSIBLE KING	1	410 SF	410 SF
KING BALCONY ACCESSIBLE	1	85 SF	85 SF
SUITE	1	300 SF	300 SF
SUITE BALCONY	1	300 SF	300 SF
SUBTOTAL:			8000 SF

LEVEL 3 - AREA CALCULATION - PUBLIC AREA			
PROGRAM	AREA	TOTAL AREA	
LOUNGE	300 SF	300 SF	
ELEVATOR LOBBY	300 SF	300 SF	
DINING ROOM	1000 SF	1000 SF	
KITCHEN	1000 SF	1000 SF	
RESTROOM	300 SF	300 SF	
RECEPTION	300 SF	300 SF	
STAIRWELL	100 SF	100 SF	
STAIRWELL	100 SF	100 SF	
SUBTOTAL:		6400 SF	
GRAND TOTAL:		14400 SF	



SCALE: 1/8" = 1'-0"

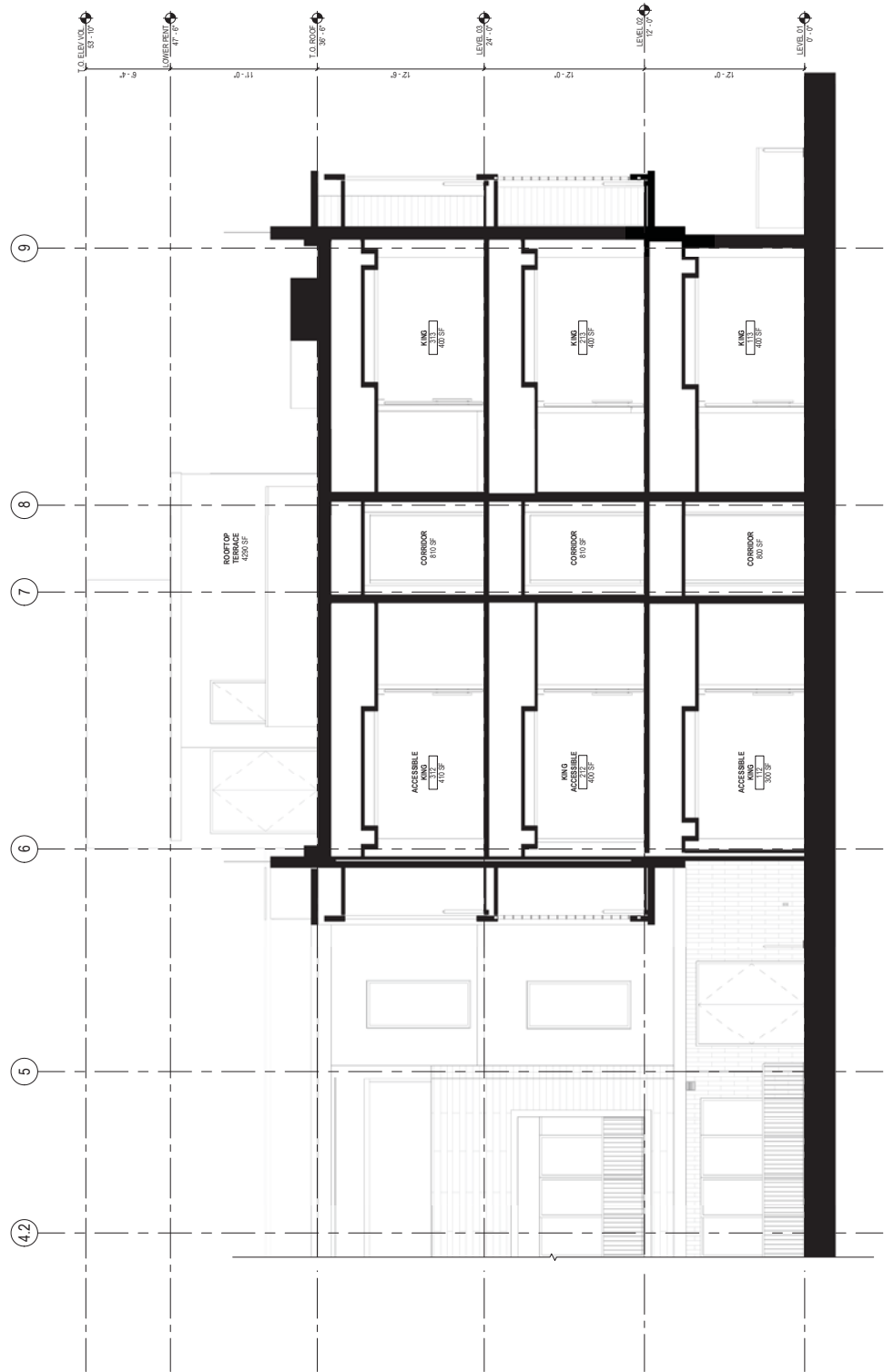


Page 19 of 27

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

(N) BUILDING - SECTION

SCALE: 1/4" = 1'-0"



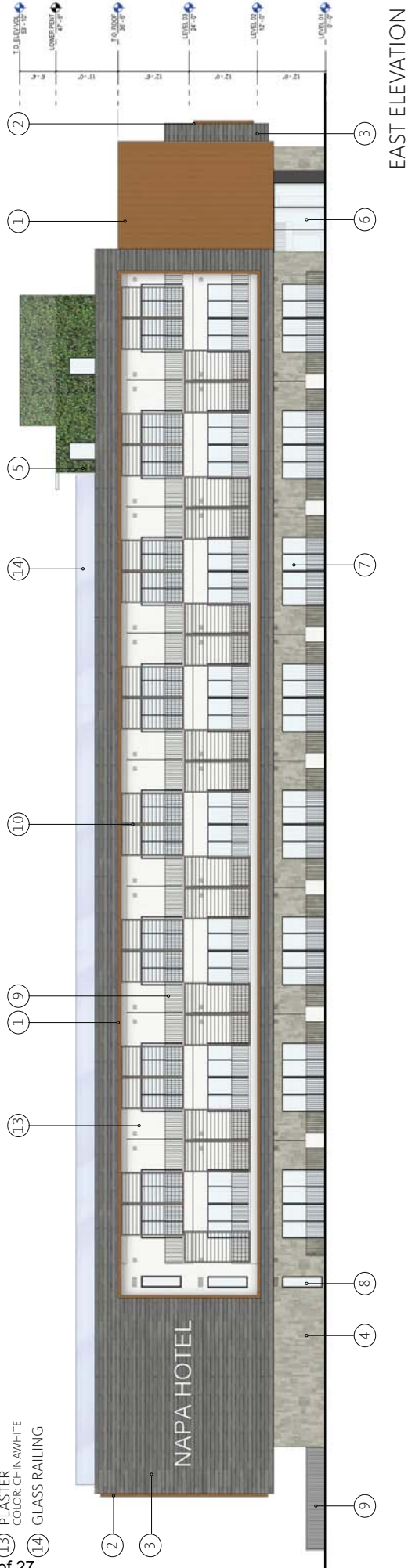
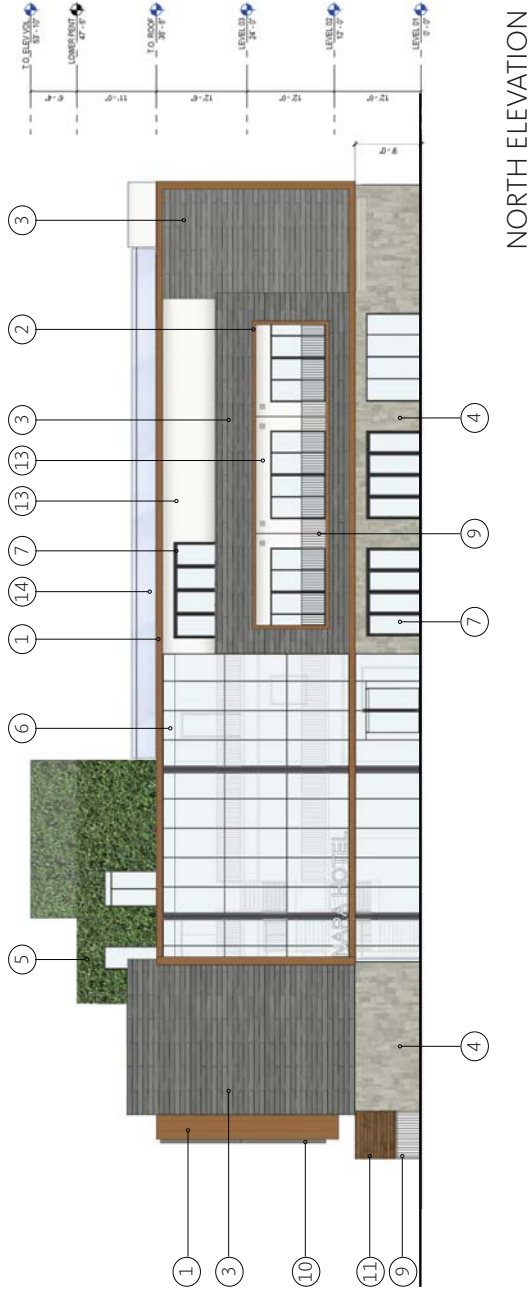
PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

(N) BUILDING - BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- 1 CORTEN STANDING SEAM METAL PANEL
- 2 CORTEN METAL FRAME
- 3 CEMENT FIBER PANELS
COLORS: ANTHRACITE FERRO, ANTHRACITE FL FERRO LIGHT,
LIQUID BLACK FL FERRO LIGHT, LIQUID BLACK FE FERRO
- 4 PORCELAIN TILE
COLORS: STARK WHITE, MODE BEIGE, TAILOR BEIGE, MODERN TAN
- 5 GREEN WALL
- 6 ALUMINUM CURTAIN WALL
CLEAR, LOW-E GLASS & BLACK ANODIZED MULLIONS
- 7 ALUMINUM SLIDING GLASS DOORS
COLOR: BLACK ANODIZED
- 8 ALUMINUM FRAMED WINDOWS
COLOR: BLACK ANODIZED
- 9 STEEL RAILING
COLOR: BLACK
- 10 SLIDING ALUMINUM SUNSCREEN
COLOR: SPARTAN BRONZE
- 11 IPE WOOD SCREEN
- 12 ALUMINUM CLADDING
COLOR: BLACK ANODIZED
- 13 PLASTER
COLOR: CHINA WHITE
- 14 GLASS RAILING

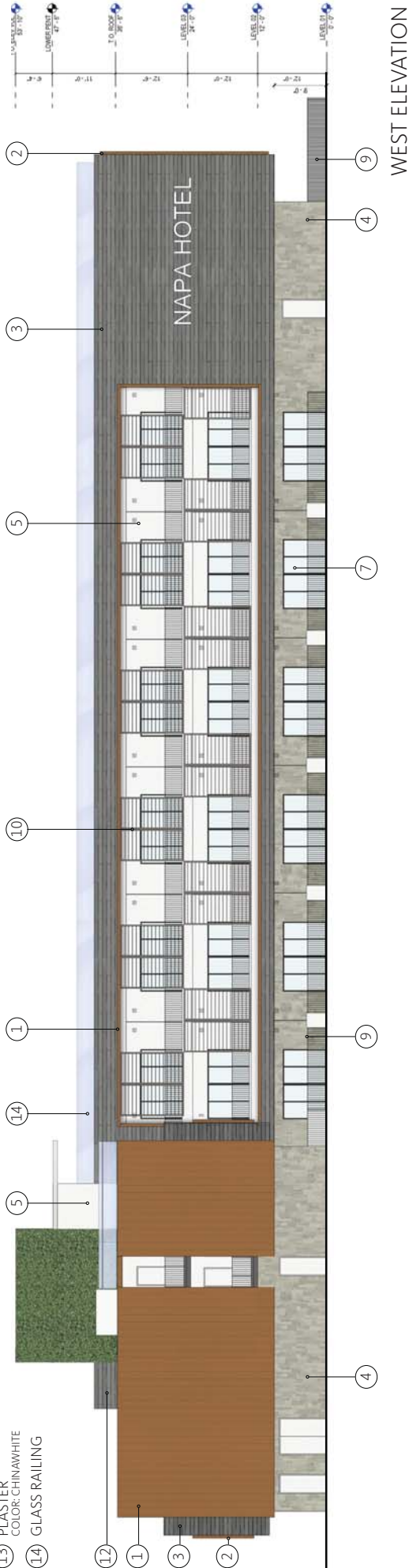


PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION
(N) BUILDING - BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- 1 CORTEN STANDING SEAM METAL PANEL
- 2 CORTEN METAL FRAME
- 3 CEMENT FIBER PANELS
COLORS: ANTHRAXIT FERRO, ANTHRAXIT FL FERRO LIGHT,
LIQUID BLACK FL FERRO LIGHT, LIQUID BLACK FE FERRO
- 4 PORCELAIN TILE
COLORS: STARK WHITE, MODE BEIGE, TAILOR BEIGE, MODERN TAN
- 5 GREEN WALL
- 6 ALUMINUM CURTAIN WALL
CLEAR, LOW-E GLASS & BLACK ANODIZED MULLIONS
- 7 ALUMINUM SLIDING GLASS DOORS
COLOR: BLACK ANODIZED
- 8 ALUMINUM FRAMED WINDOWS
COLOR: BLACK ANODIZED
- 9 STEEL RAILING
COLOR: BLACK
- 10 SLIDING ALUMINUM SUNSCREEN
COLOR: SPARTAN BRONZE
- 11 IPE WOOD SCREEN
- 12 ALUMINUM CLADDING
COLOR: BLACK ANODIZED
- 13 PLASTER
COLOR: CHINAWHITE
- 14 GLASS RAILING



PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION
LANDSCAPE SITE PLAN



NAPA HOTEL (NEW BUILDING)
1075 California Blvd., Napa, California

22

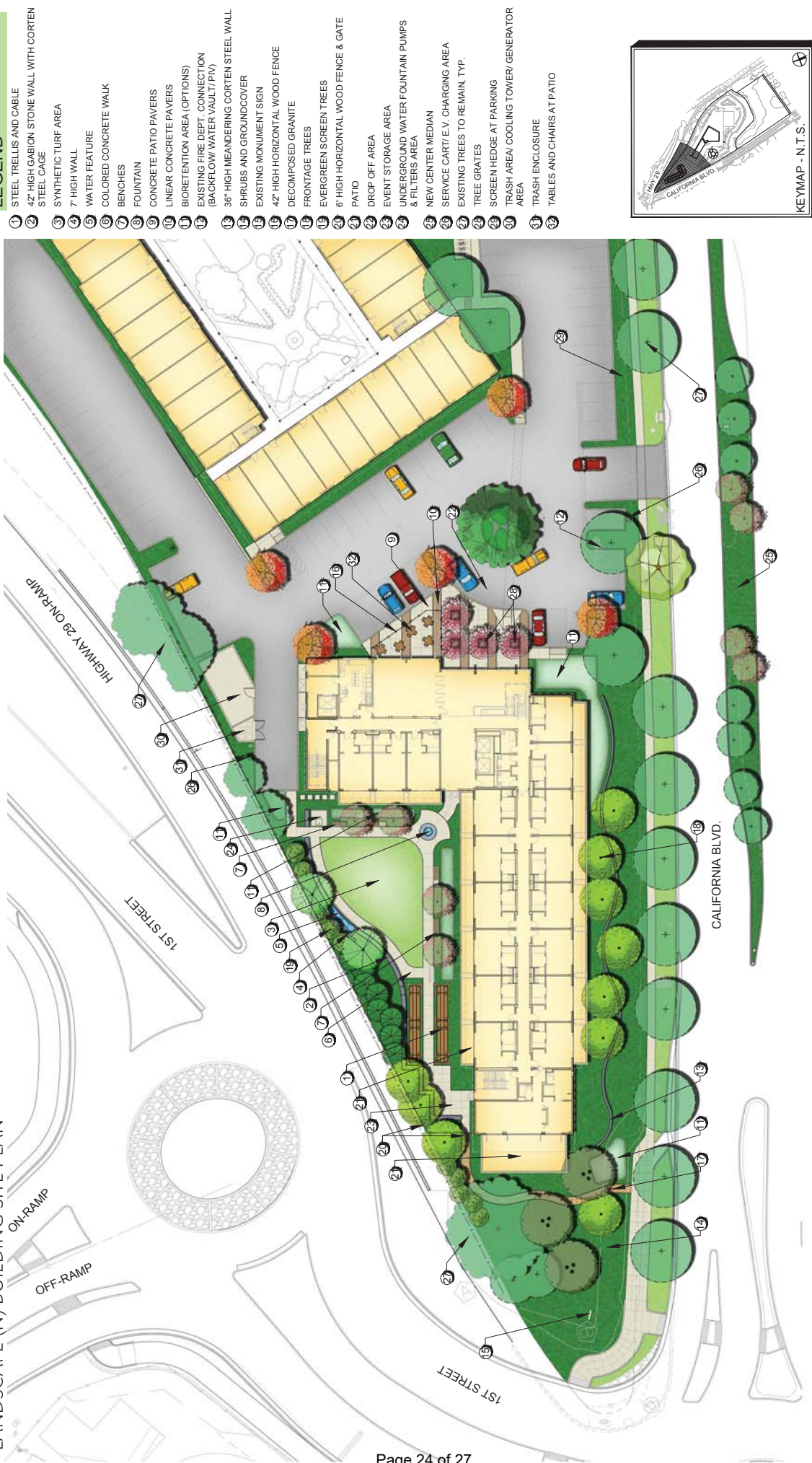
OVERALL SITE PLAN
CONCEPTUAL LANDSCAPE PLAN
OCTOBER 21, 2019



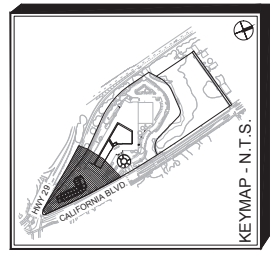
L-1
Project No. 02519

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PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION LANDSCAPE (N) BUILDING SITE PLAN



- LEGEND**
- 1 STEEL TRELLIS AND CABLE
 - 2 42" HIGH GABION STONE WALL WITH CORTEN STEEL CAGE
 - 3 SYNTHETIC TURF AREA
 - 4 7' HIGH WALL
 - 5 WATER FEATURE
 - 6 COLORED CONCRETE WALK
 - 7 BENCHES
 - 8 FOUNTAIN
 - 9 CONCRETE PATIO PAVERS
 - 10 LINEAR CONCRETE PAVERS
 - 11 BIORETENTION AREA (OPTIONS)
 - 12 EXISTING FIRE DEPT. CONNECTION (BACKFLOW WATER VAULT / P/V)
 - 13 36" HIGH MEANDERING CORTEN STEEL WALL
 - 14 SHRUBS AND GROUND COVER
 - 15 EXISTING MONUMENT SIGN
 - 16 42" HIGH HORIZONTAL WOOD FENCE
 - 17 DECOMPOSED GRANITE
 - 18 FRONTAGE TREES
 - 19 EVERGREEN SCREEN TREES
 - 20 6" HIGH HORIZONTAL WOOD FENCE & GATE
 - 21 PATIO
 - 22 DROP OFF AREA
 - 23 EVENT STORAGE AREA
 - 24 UNDERGROUND WATER FOUNTAIN PUMPS & FILTERS AREA
 - 25 NEW CENTER MEDIAN
 - 26 SERVICE CART / E.V. CHARGING AREA
 - 27 EXISTING TREES TO REMAIN, TYP.
 - 28 TREE GRATES
 - 29 SCREEN HEDGE AT PARKING
 - 30 TRASH AREA/ COOLING TOWER/ GENERATOR AREA
 - 31 TRASH ENCLOSURE
 - 32 TABLES AND CHAIRS AT PATIO

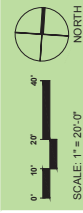


NAPA HOTEL (NEW BUILDING)
1075 California Blvd., Napa, California

OVERALL SITE PLAN
CONCEPTUAL LANDSCAPE PLAN
OCTOBER 21, 2019



L-2
Project No. 02519

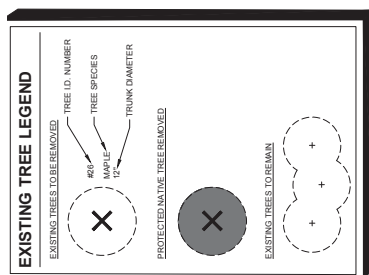


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PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION LANDSCAPE (E) BUILDING (E) TREE PROTECTION & REMOVAL PLAN

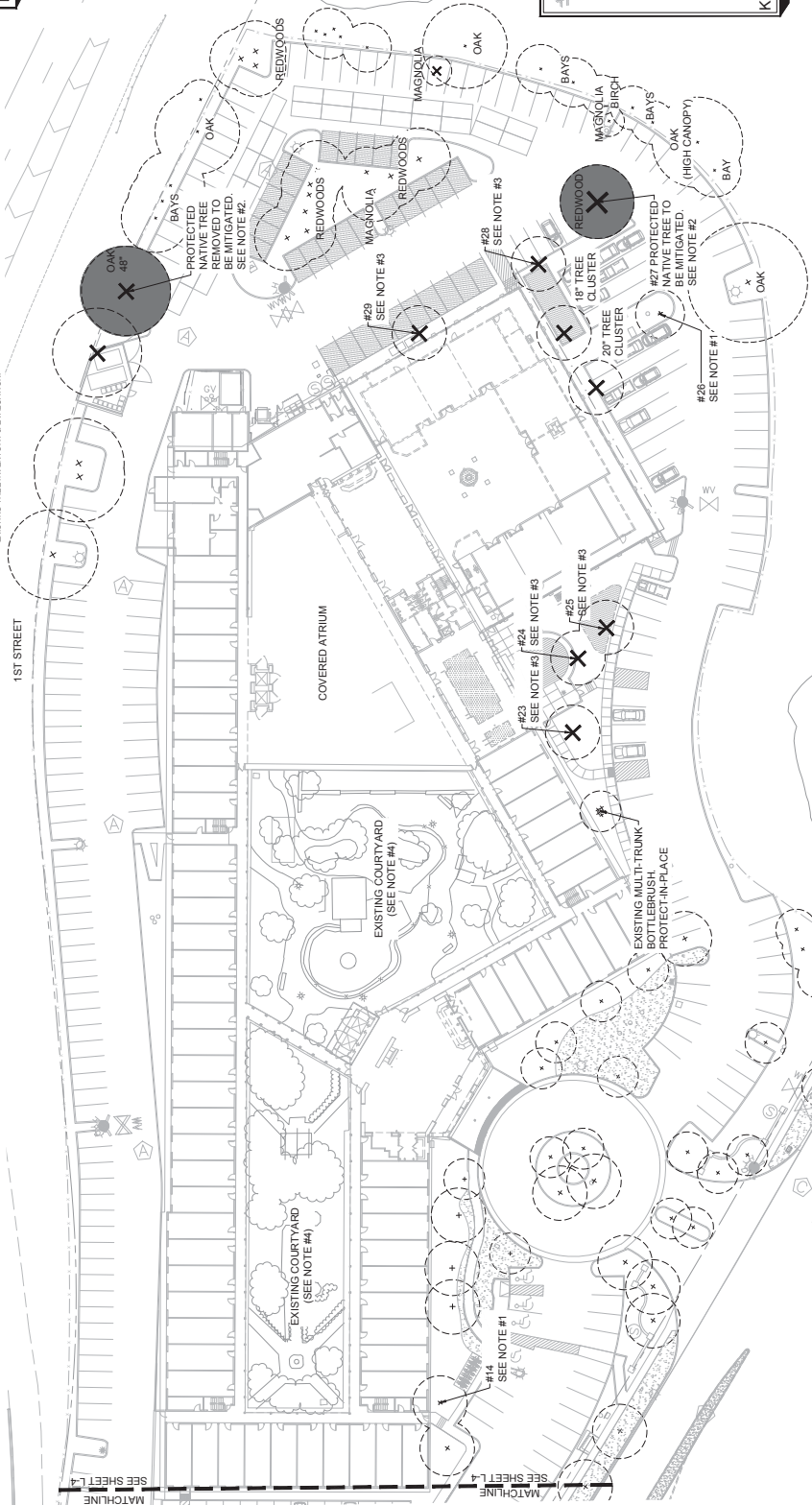
- PROTECTED IN PLACE DURING DEMOLITION AND CONSTRUCTION. REPLACEMENT TREES TO BE PROPOSED AS CALCULATED PER THE CALIFORNIA STANDARDS FOR PROTECTED NATIVE TREES TO BE REMOVED AND AS REQUIRED PER THE CITY OF NAPA'S TREE PRESERVATION ORDINANCE 12.45.100.
- EXISTING TREES THAT ARE TO BE REMOVED SHALL HAVE STUMPS AND ROOT SYSTEMS REMOVED. EXISTING TREE PROTECTION & REMOVAL WITHIN EXISTING COURTYARD TO BE DETERMINED.

*EXISTING TREES					
TREE #	SPECIES	CROWN DIAMETER	TREE #	SPECIES	CROWN DIAMETER
1	Lagotis indica	157	14	Alnus rhomboides	307
2	Lagotis indica	127	15	Asar fraxinea	251
3	Lagotis indica	127	16	Sequoia sempervirens	457
4	Lagotis indica	157	17	Magnolia grandifolia	127
5	Lagotis indica	127	18	Magnolia grandifolia	87
6	Lagotis indica	157	19	Pyra ciliata	251
7	Lagotis indica	157	20	Magnolia grandifolia	157
8	Cela sinensis	207	21	Magnolia grandifolia	157
9	Cela sinensis	207	22	Magnolia grandifolia	207
10	Cela sinensis	257	23	Pyra karwinska	207
11	Cela sinensis	207	24	Pyra karwinska	257
12	Magnolia grandifolia	257	25	Liquidambar styraciflua	497
13	Magnolia grandifolia	257	26	Magnolia grandifolia	257



FOR TREES AND NUMBER DESIGNATIONS IDENTIFIED ABOVE NOT SHOWN ON PLAN BELOW, REFER TO SHEET L-4 FOR LOCATION.

EXISTING TREE INVENTORY & EVALUATION.



NAPA HOTEL (EXISTING BUILDING) EXISTING TREE PROTECTION & REMOVAL PLAN 1075 California Blvd., Napa, California



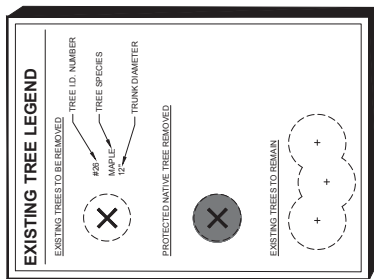
L-3

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION

LANDSCAPE (N) BUILDING (E) TREE PROTECTION & REMOVAL PLAN

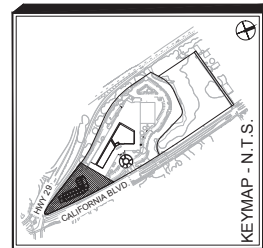
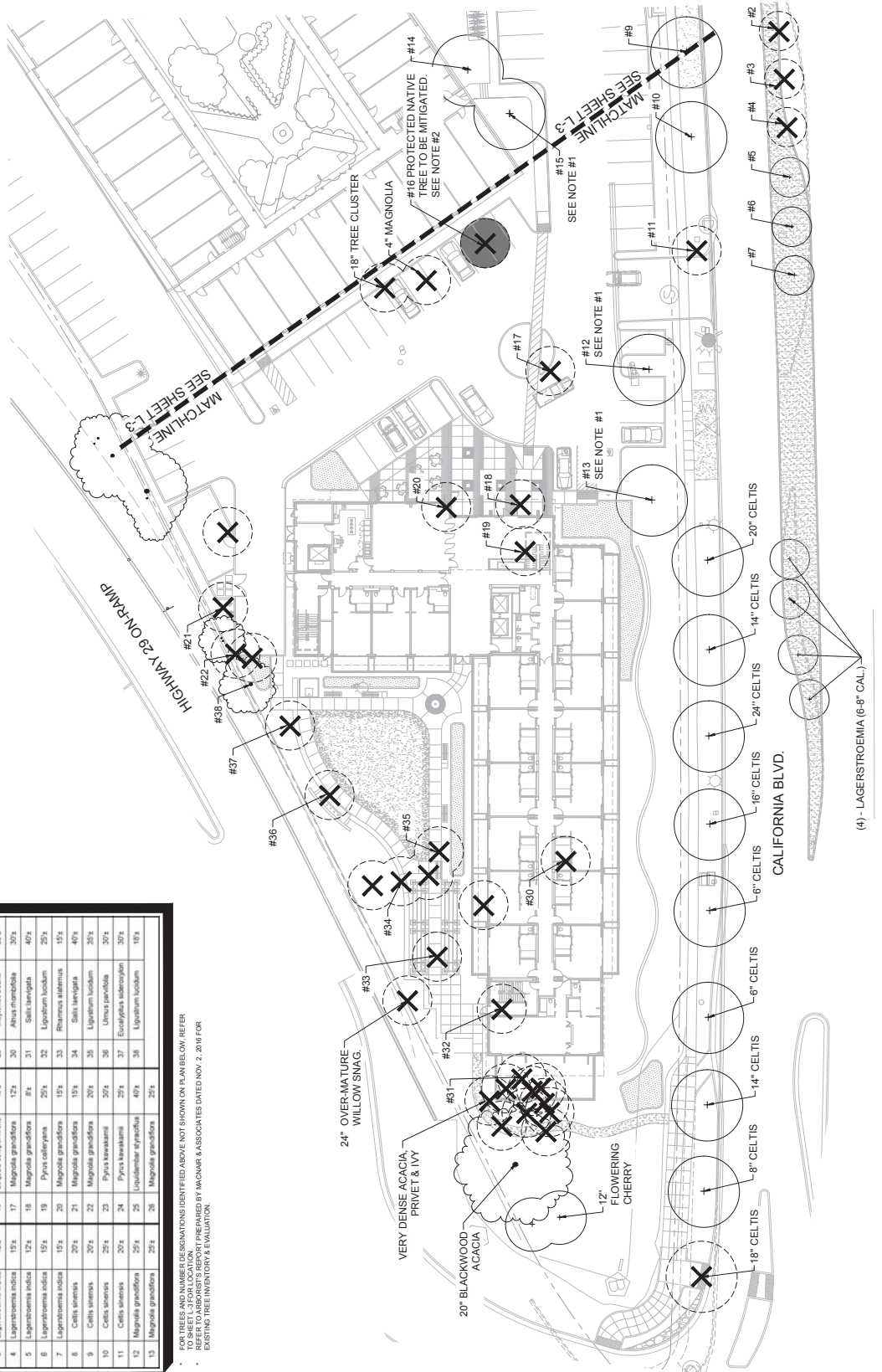
*EXISTING TREES					
TREE #	SPECIES	CROWN DIAMETER	TREE #	SPECIES	CROWN DIAMETER
1	Lagotis indica	15"	14	Alnus rhomboides	20"
2	Lagotis indica	12"	15	Acer tremula	25"
3	Lagotis indica	12"	16	Sequoia sempervirens	40"
4	Lagotis indica	15"	17	Magnolia grandiflora	12"
5	Lagotis indica	12"	18	Magnolia grandiflora	15"
6	Lagotis indica	15"	19	Pyrus calleryana	25"
7	Lagotis indica	15"	20	Magnolia grandiflora	15"
8	Celtis sinensis	20"	21	Magnolia grandiflora	15"
9	Celtis sinensis	20"	22	Magnolia grandiflora	20"
10	Celtis sinensis	25"	23	Pyrus koraiensis	30"
11	Magnolia grandiflora	20"	24	Pyrus koraiensis	25"
12	Magnolia grandiflora	25"	25	Liquidambar styraciflua	40"
13	Magnolia grandiflora	25"	26	Magnolia grandiflora	25"
			27	Sequoia sempervirens	40-50"
			28	Phoenix carolinensis	15"
			29	Majelia baobab	25"
			30	Alnus rhomboides	30"
			31	Salix serotina	40"
			32	Liquidambar lucidum	25"
			33	Rhus glabra	15"
			34	Salix serotina	40"
			35	Liquidambar lucidum	30"
			36	Ulmus parvifolia	30"
			37	Eucalyptus sideroxylon	30"
			38	Liquidambar lucidum	15"

FOR TREES AND NUMBER OF SIGNATIONS IDENTIFIED ABOVE, NOT SHOWN ON PLAN, BELOW, REFER TO SHEET 1-3 FOR LOCATION.
 * PREPARED BY MACNAR & ASSOCIATES DATED NOV. 2, 2016 FOR EXISTING TREE INVENTORY & EVALUATION.



EXISTING TREE NOTES:

- EXISTING TREES TO BE PROTECTED IN PLACE DURING DEMOLITION AND CONSTRUCTION.
- REPLACEMENT TREES TO BE PROPOSED AS CALCULATED PER THE TOTAL INCHES OF DIAMETER OF PROTECTED NATIVE TREES TO BE REMOVED AND AS REQUIRED BY THE CITY OF NAPA'S TREE PRESERVATION ORDINANCE 12.45.100.
- EXISTING TREES THAT ARE TO BE REMOVED SHALL HAVE STUMPS AND ROOT SYSTEMS REMOVED. EXISTING TREE PROTECTION & REMOVAL WITHIN EXISTING COURTYARD TO BE DETERMINED.



NAPA HOTEL (NEW BUILDING)
 1075 California Blvd., Napa, California

EXISTING TREE PROTECTION & REMOVAL PLAN
 CONCEPTUAL LANDSCAPE PLAN
 OCTOBER 21, 2019



L-4
 Project No. 02519
 SCALE: 1" = 20'-0"

PLANNING DESIGN REVIEW APPLICATION - 54 ROOM NEW ADDITION LANDSCAPE (E) TREES EXHIBIT



NAPA HOTEL (EXISTING BUILDING)
1075 California Blvd., Napa, California

EXISTING TREES EXHIBIT
CONCEPTUAL LANDSCAPE PLAN
OCTOBER 21, 2019



L-5
Project No. 02519