



NAPA DESIGN PARTNERS, LLP

Stephen R. Cuddy  
AIA  
LEED AP

855 bordeaux way,

suite 250

napa, ca 94558

phone 707.275.5000

www.ndparchitects.com

OWNER:

Peter Dwares  
331 Filbert Street  
San Francisco, CA 94133

PROJECT:

BRIDGEVIEW  
APARTMENTS  
ADDITION

122 BROWN STREET  
NAPA CA, 94558

EXISTING PROPOSED  
SITE PLAN

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 2015

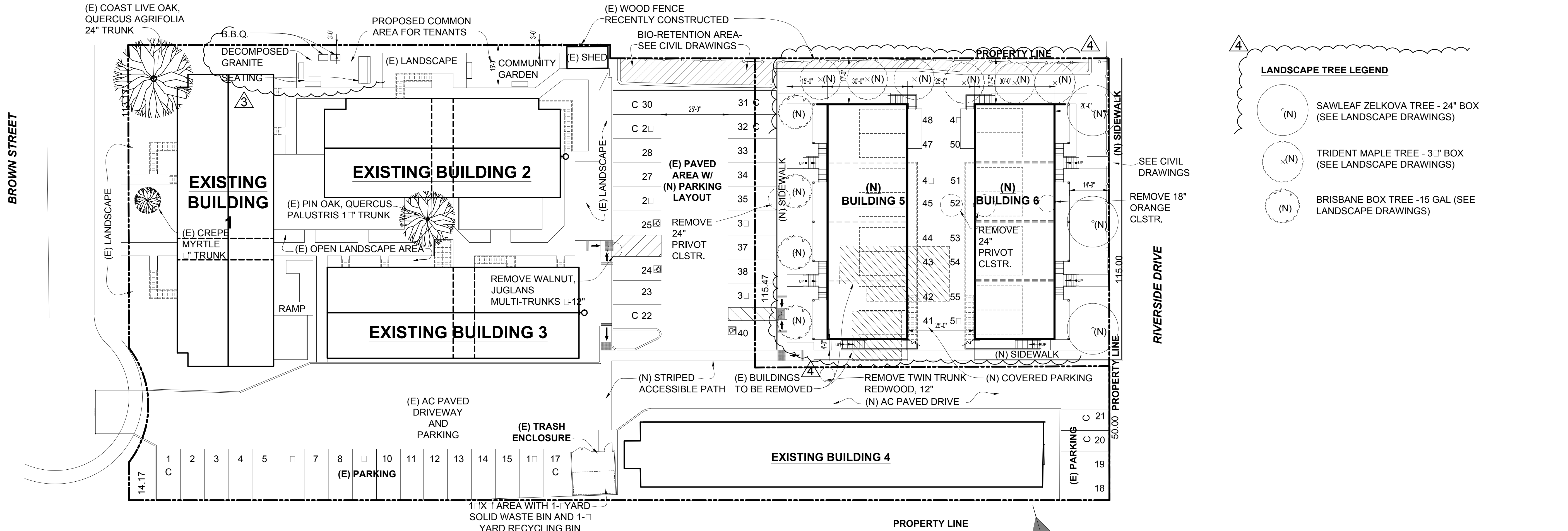
September 25, 2015

December 20, 2015

March 10, 2017

SHEET:

A1.1



A1.1 EXISTING AND PROPOSED SITE PLAN

SCALE: 1" = 20'

SITE APN #

EXISTING PROJECT APN 005-131-02  
PROPOSED PROJECT APN 005-131-014

SIZE OF PROPERTY

EXISTING 45,875 S.F.  
PROPOSED 15,211 S.F.

TOTAL = 61,086 S.F.

PARKING SPACES

EXISTING = 35 STALLS  
NEW = 21 STALLS  
TOTAL = 56 STALLS

PARKING BREAKDOWN

HANDICAP PARKING = 3 STALLS  
STANDARD PARKING = 28 STALLS  
COMPACT PARKING = 1 STALL  
COVERED PARKING = 1 STALL  
TOTAL = 33 STALLS

EXISTING UNITS \*

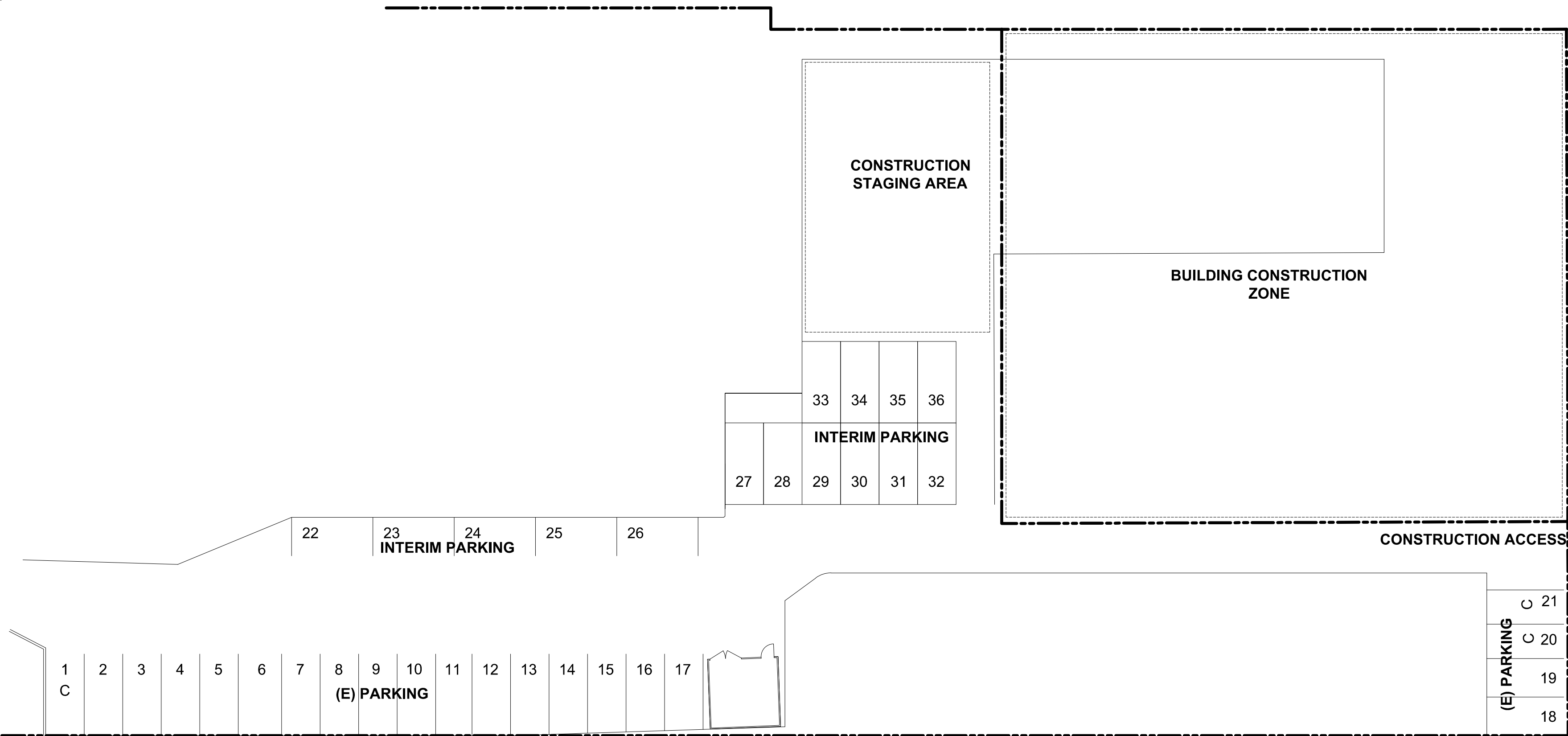
BLDG 1 - 11 UNITS  
BLDG 2 - 9 UNITS  
BLDG 3 - 9 UNITS  
BLDG 4 - 12 UNITS  
= 41 UNITS

NEW PROPOSAL UNITS \*\*

BLDG 5 - 8 UNITS  
BLDG 6 - 8 UNITS  
= 16 UNITS

\* EXISTING UNITS PREVIOUSLY APPROVED FOR SENIOR APARTMENT LIVING. A TOTAL OF 41 EXISTING UNITS WITH 35 PARKING STALLS EXIST. THE SENIOR REQUIREMENT HAD EXPIRED AND EXISTING HOUSING "AS DESIGNED" IS GRANDFATHERED OR ACCEPTED AS EXISTING.

\*\* NEW ONE BEDROOM UNITS OVER PARKING PROPOSED. 16 UNITS X 1 SPACE = 16 PARKING STALLS PLUS 5 PARKING STALLS PROVIDED FOR GUESTS.



A1.2 INTERIM PARKING PLAN

SCALE: 1" = 20'



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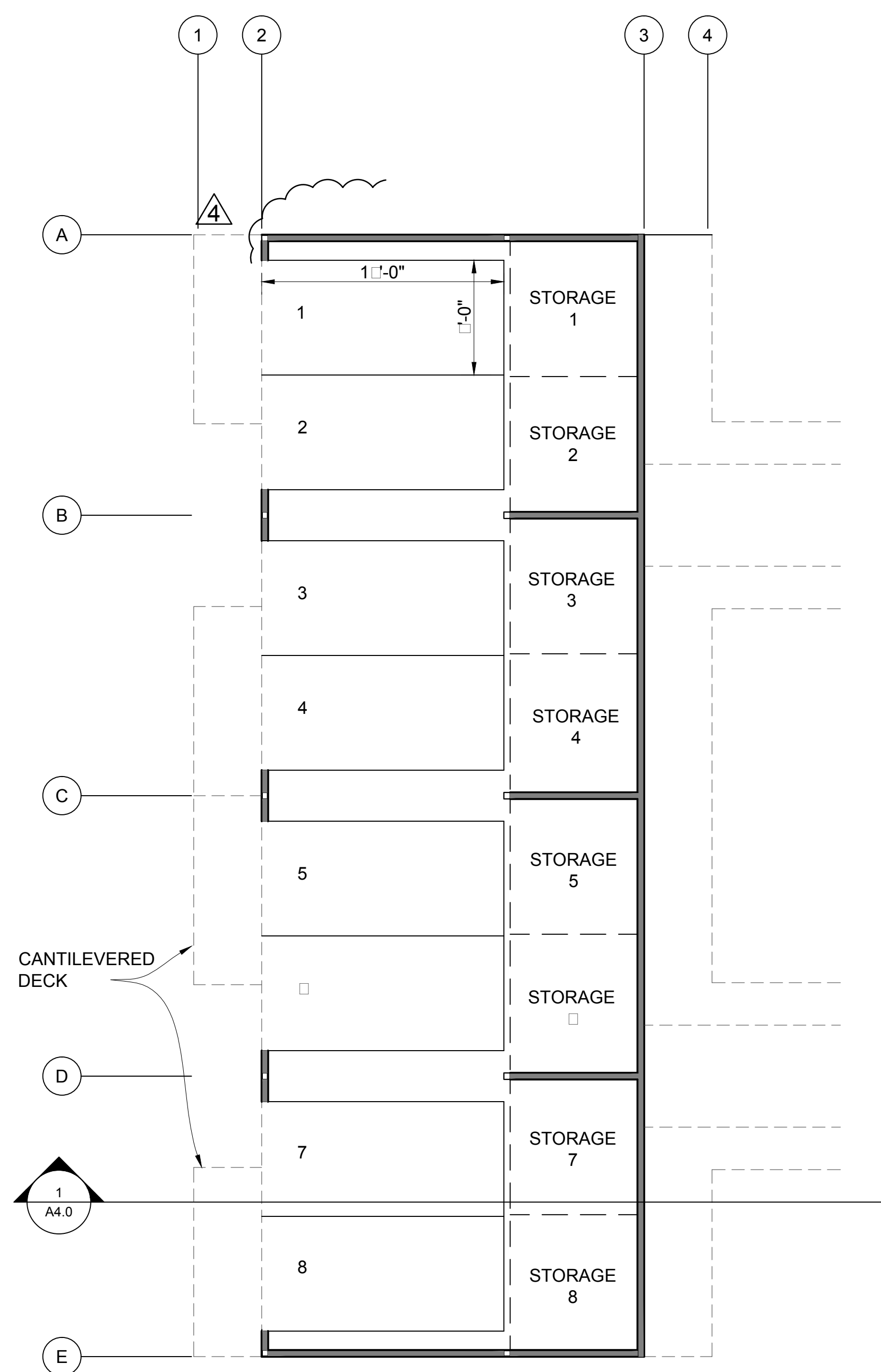
PROJECT:

BRIDGEVIEW  
APARTMENTS  
ADDITION

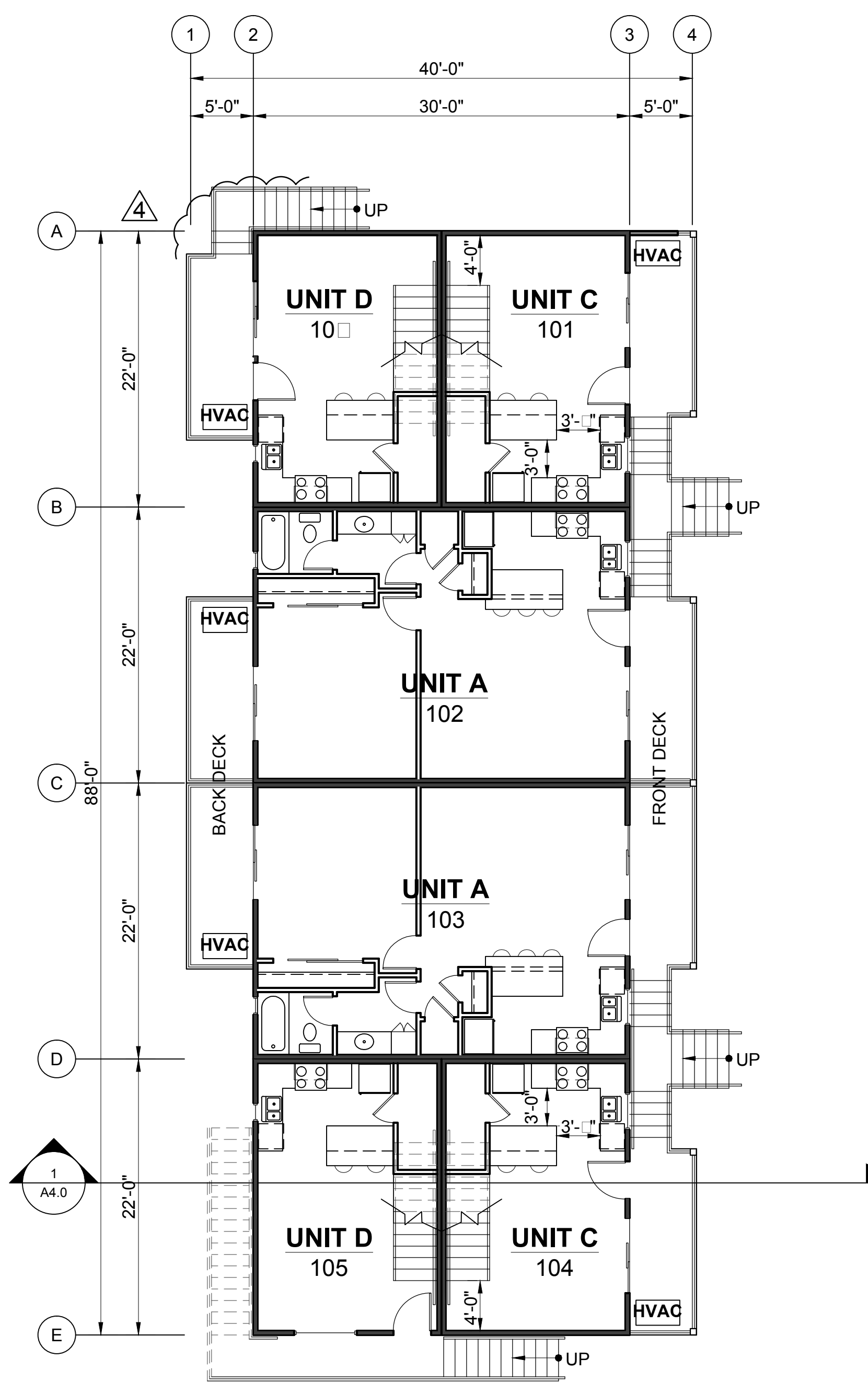
122 BROWN STREET  
NAPA CA, 94558

GARAGE FLOOR  
FIRST FLOOR  
SECOND FLOOR  
  
BUILDING SIX

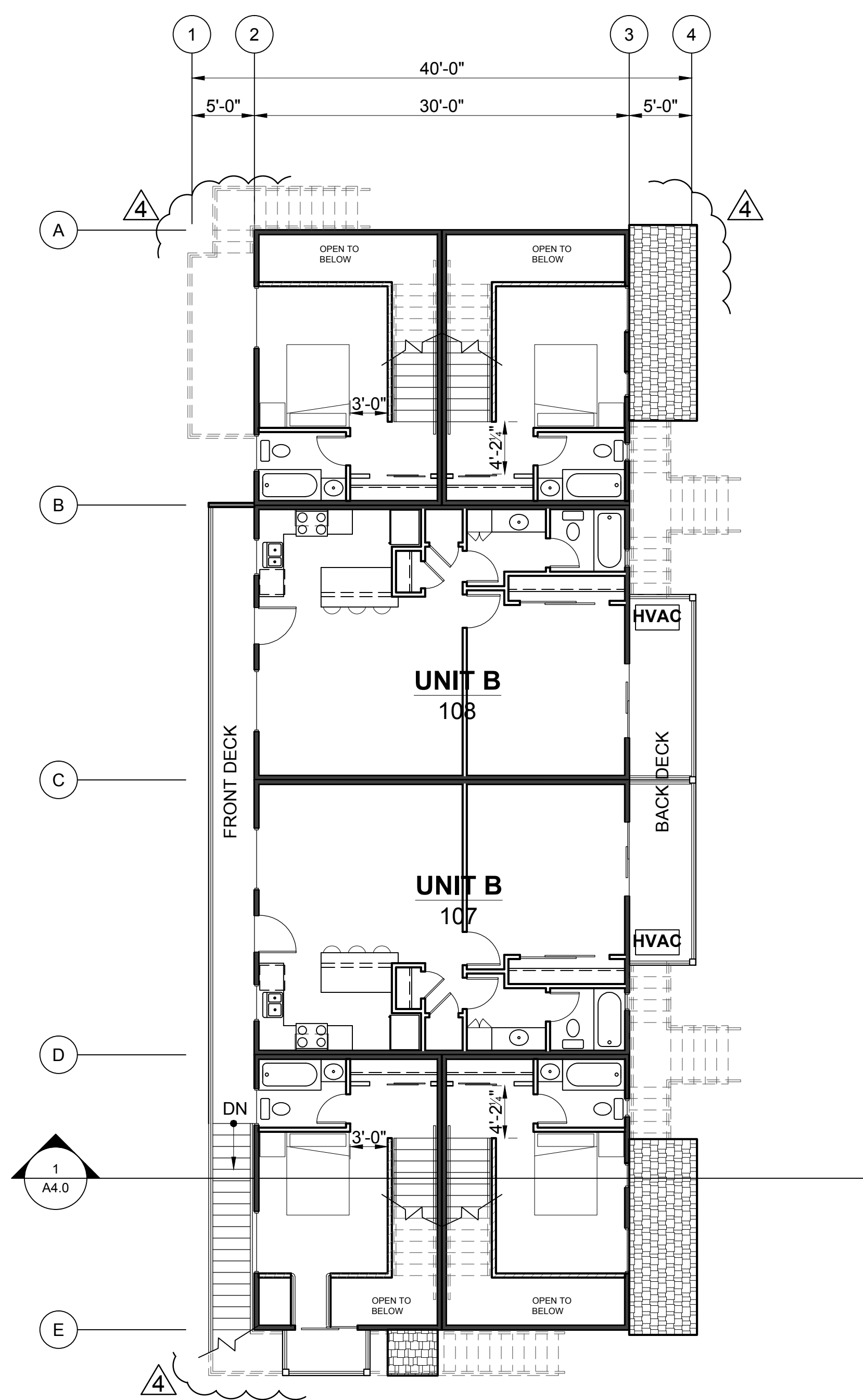
ARCHITECTS STAMP:



**A** GROUND FLOOR COVERED PARKING  
SCALE: 1/8" = 1'-0"  
COVERED PARKING = 8 CARS  
STORAGE AREA = 8 X 10' S.F. = 848 S.F.



**B** FIRST FLOOR - BUILDING SIX ALT. PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING ONE AREA 2,440 S.F.  
FRONT DECK AREA 384 S.F.  
BACK DECK AREA 311 S.F.



**C** SECOND FLOOR - BUILDING SIX ALT. PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING ONE AREA 2,440 S.F.  
FRONT DECK AREA 511 S.F.  
BACK DECK AREA 311 S.F.

KEY PLAN

(N) BUILDING 5

(N) BUILDING 6

DATE: June 2, 2015

REVISION:

August 11, 2015

September 25, 2015

March 10, 2017

SHEET:

A2.0





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NAPA CA, 94558

ROOF PLAN  
BUILDING ONE TWO

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 2015

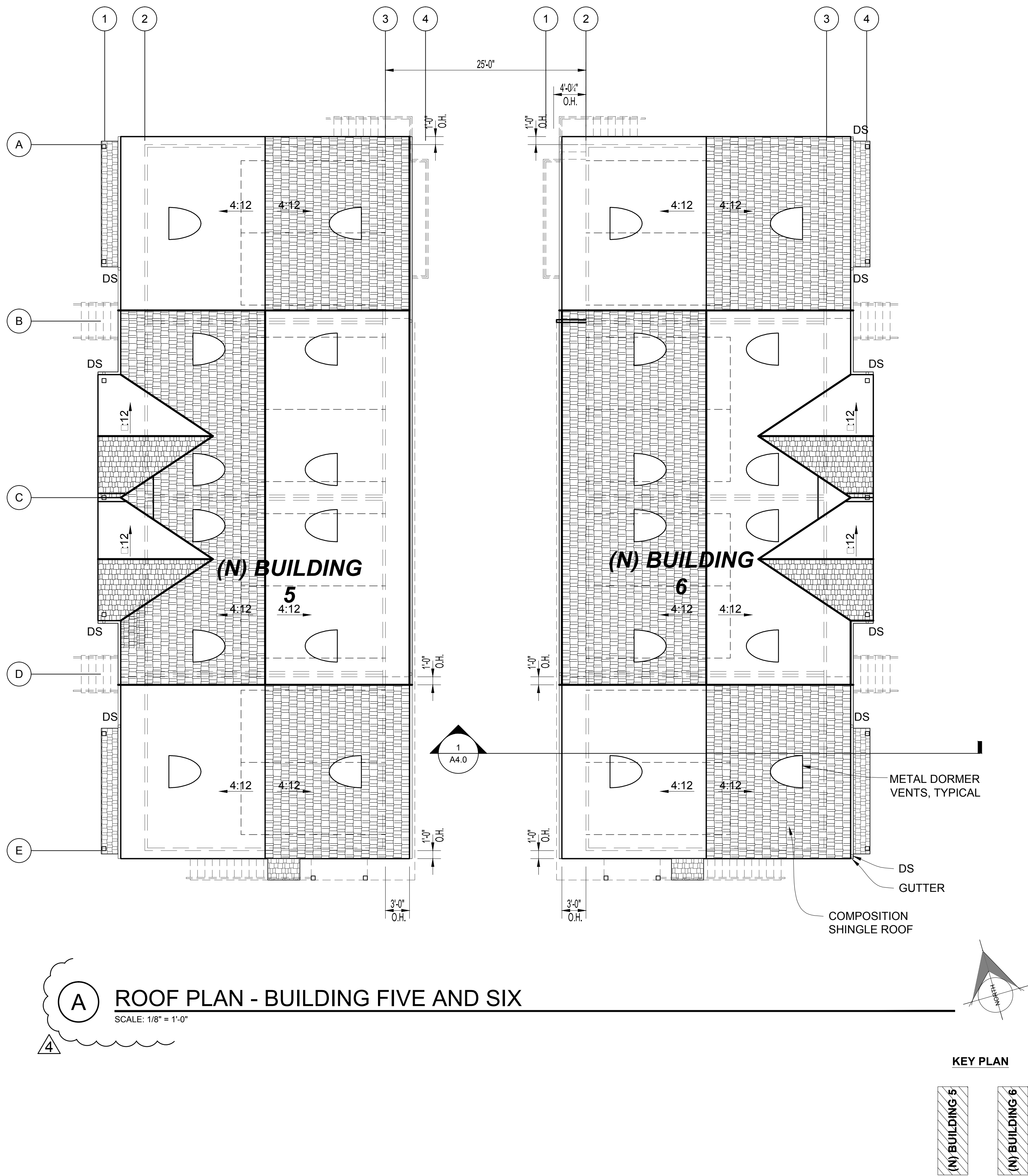
September 25, 2015

3 December 20, 2015

4 March 3, 2017

SHEET:

A2.1





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PROPOSED EXTERIOR  
ELEVATIONS

ARCHITECTS STAMP:

DATE: June 2, 2015

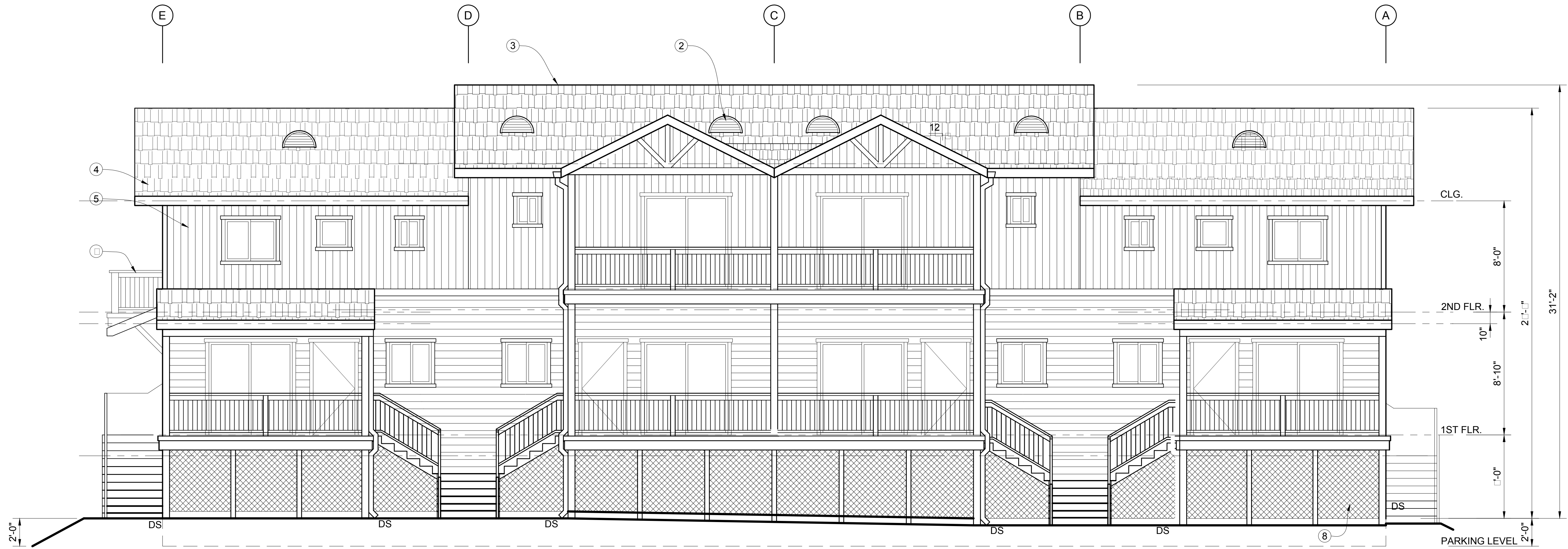
REVISION:

August 2015

September 25, 2015

SHEET:

A3.0



**A** PROPOSED EAST ELEVATION BUILDING 5 (SIM) WEST ELEVATION BUILDING 5 (SIM)  
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 GABLE ROOF VENT
- 2 METAL DORMER VENTS, TYP.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT- IN FURRED WOOD COLUMN
- 5 COMPOSITE SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE SCREENING (SCREENING TO HIDE CARS)



**B** PROPOSED SOUTH ELEVATION BUILDING 2 (SIM) NORTH ELEVATION BUILDING 2 (SIM)  
SCALE: 1/4" = 1'-0"





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PROPOSED EXTERIOR  
ELEVATIONS

ARCHITECTS STAMP:

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REVISION:

August 2015
September 25, 2015
4 March 27, 2017

SHEET:

A3.1

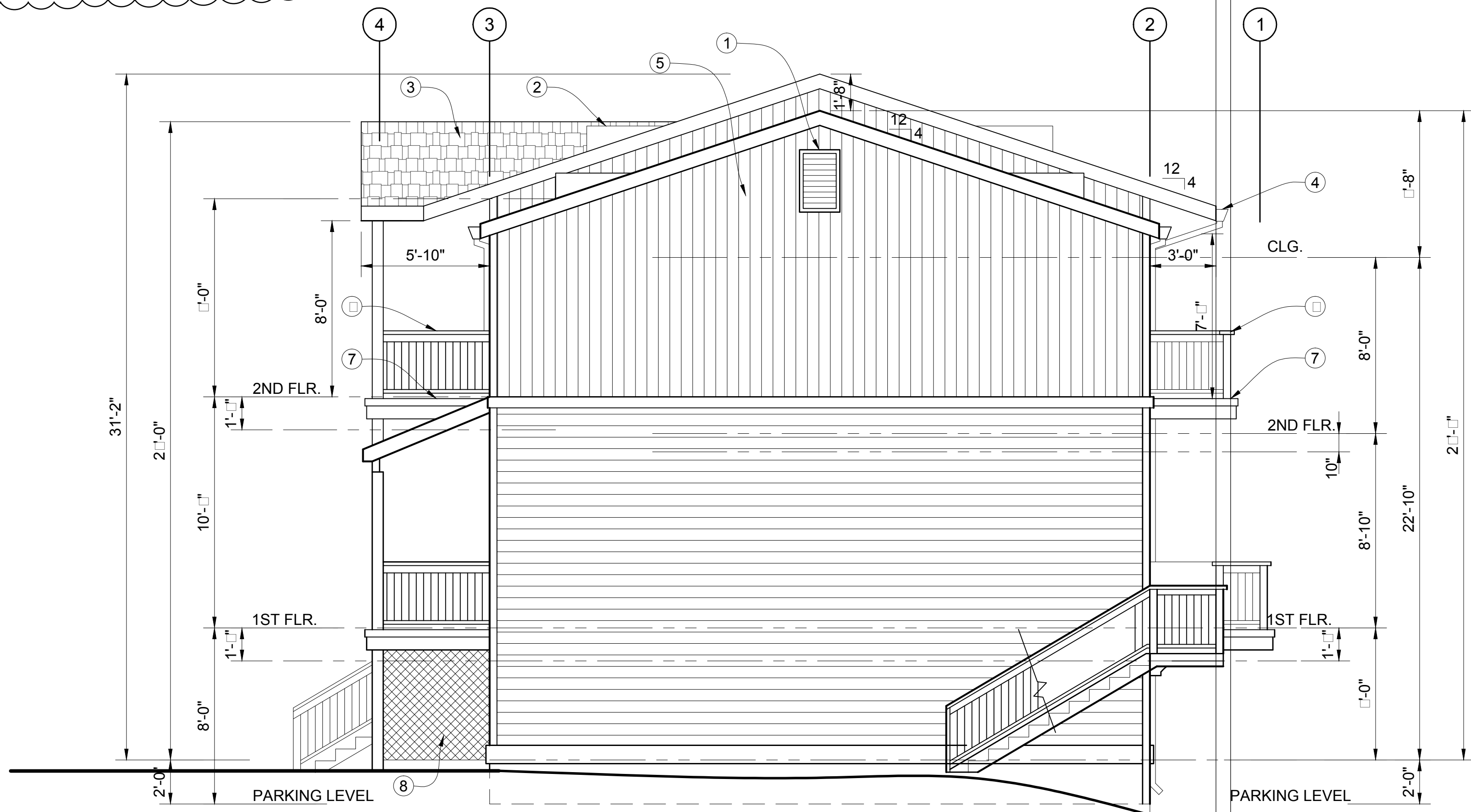


**A** PROPOSED WEST ELEVATION BUILDING 5 (SIM) EAST ELEVATION BUILDING 5 (SIM)

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

**KEY NOTES**

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- 2 METAL DORMER VENTS, TYP.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT- IN FURRED WOOD COLUMN
- 5 COMPOSITE SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE SIDING (SCREENING PARKING TO HIDE CARS)



**B** PROPOSED NORTH ELEVATION BUILDING 5 (SIM) SOUTH ELEVATION BUILDING 5 (SIM)

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



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NAPA CA, 94558

PROPOSED EXTERIOR  
ELEVATIONS

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REVISION:

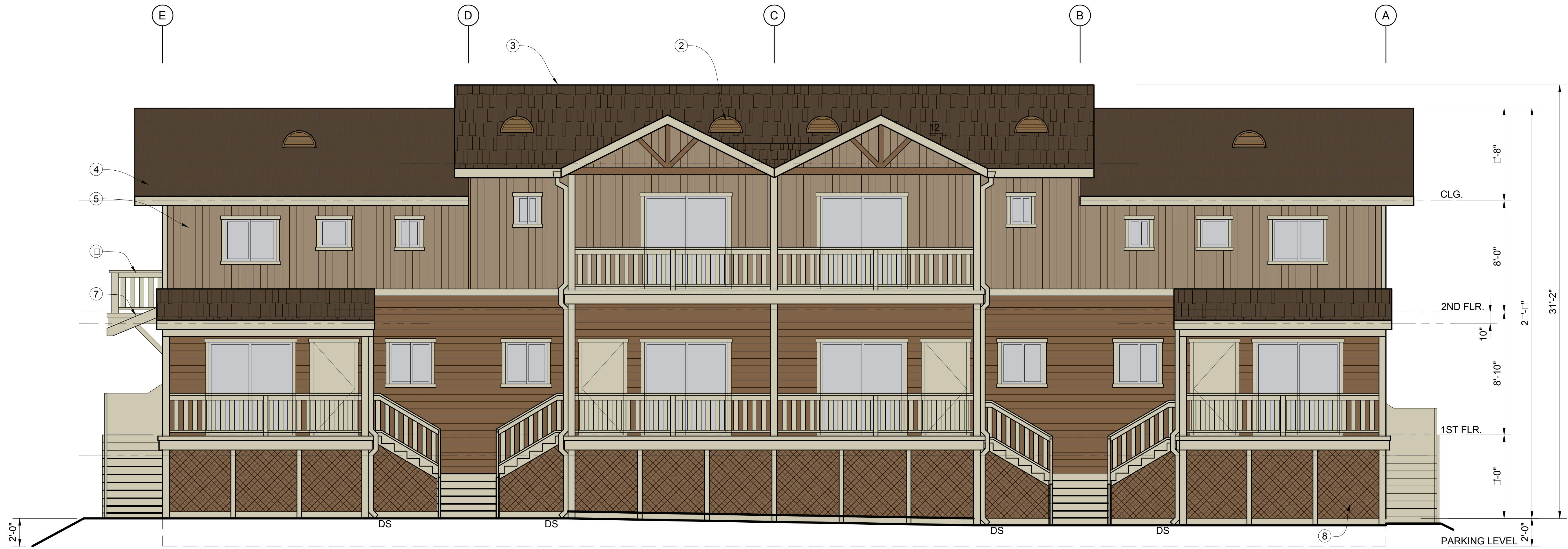
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March 27, 2017

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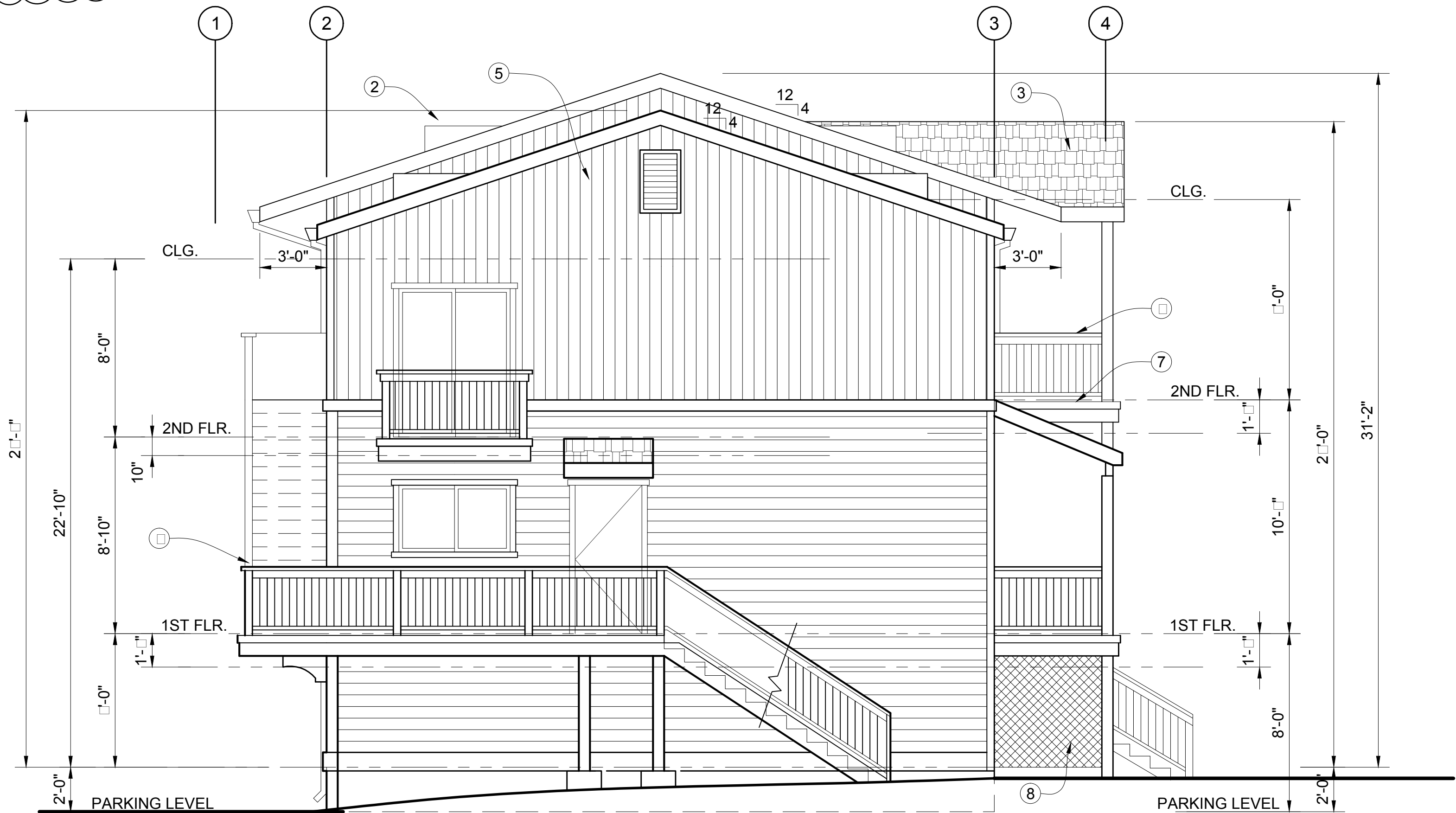


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SCALE: 1/4" = 1'-0"

**KEY NOTES**

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- 2 METAL DORMER VENTS, TYP.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT- IN FURRED WOOD COLUMN
- 5 COMPOSITE SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE SCREENING SIDING (SCREENING PARKING TO HIDE CARS)



**B** PROPOSED SOUTH ELEVATION BUILDING 2 (SIM) NORTH ELEVATION BUILDING 2 (SIM)

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





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NORTH ELEVATIONS  
EXHIBIT

ARCHITECTS STAMP:

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August 2015

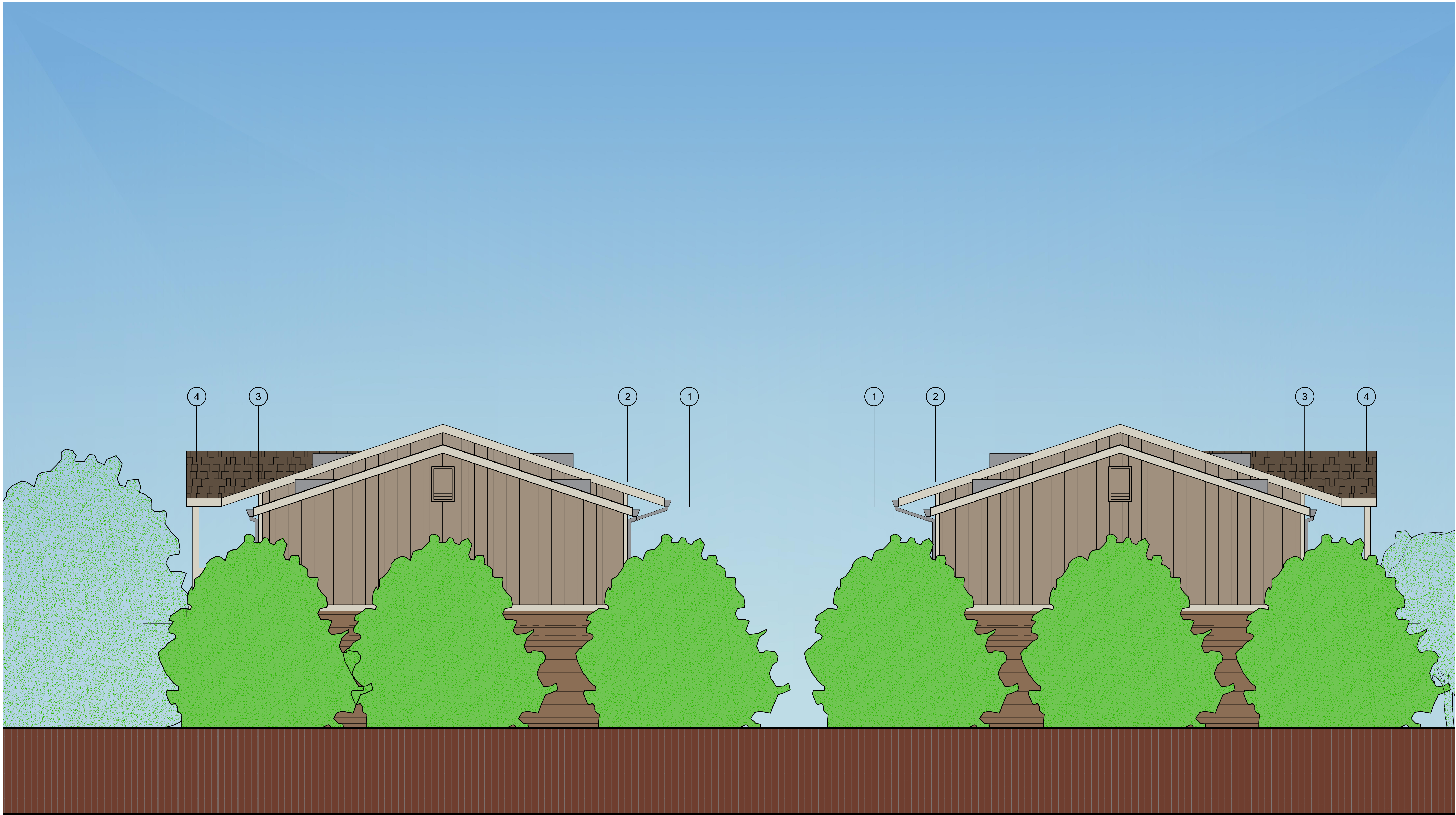
September 25, 2015

3 December 20, 2016

4 March 2017

March 24, 2017

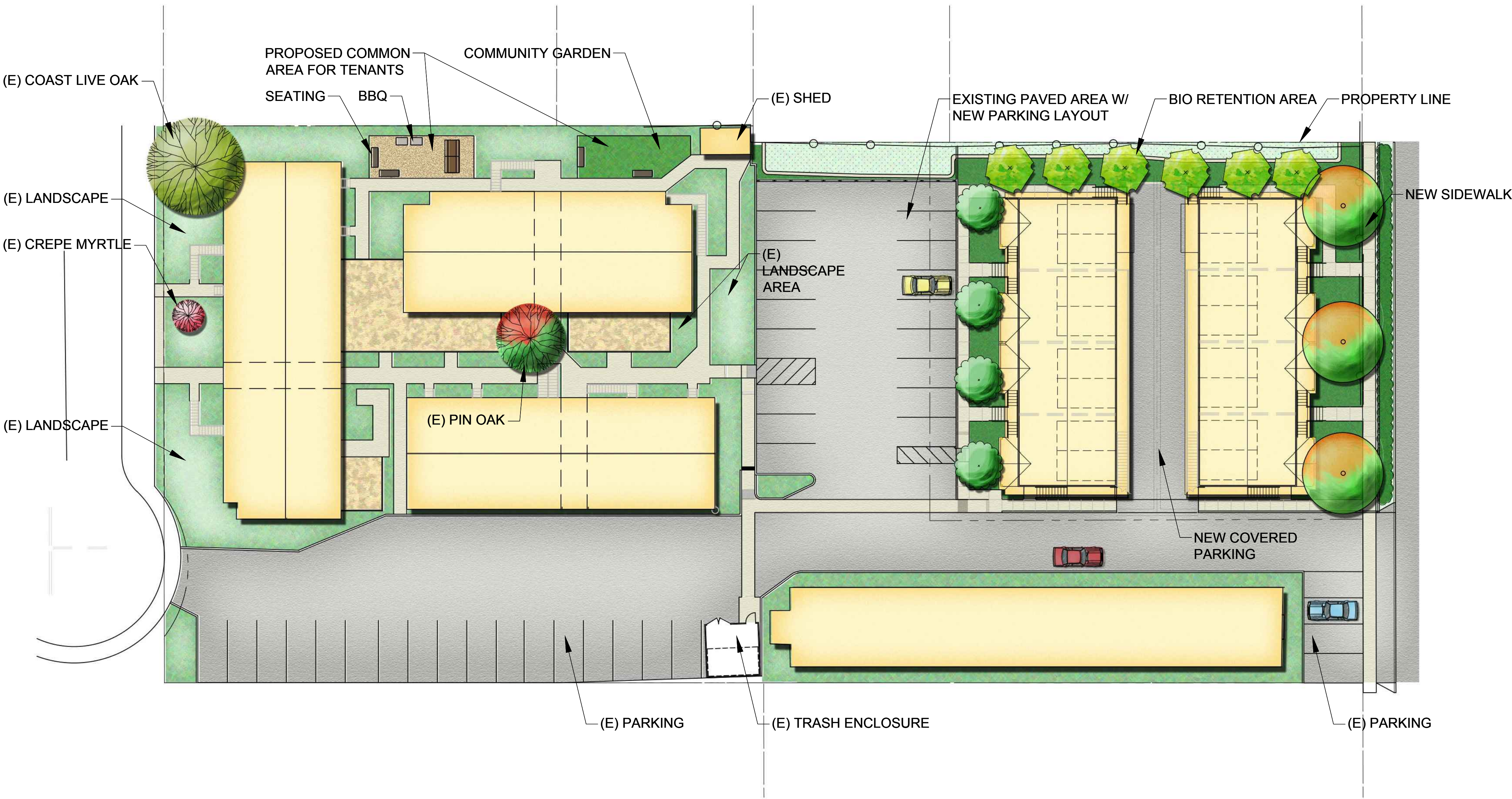
SHEET:







A NORTH ELEVATIONS  
SCALE: 1/4" = 1'-0"

NAVAJO BEIGE TRIM	CHESTNUT BROWN LAP SIDING
KHAKI BROWN LAP SIDING	PATRIOT PRAIRIE WOOD SHINGLES





TREE & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	QNTY
<u>STREET TREE</u>					
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	MODERATE	24" BOX	3
TOTAL					24" BOX = 3 TOTAL TREES
<u>ACCENT TREES</u>					
	HYMENOSPORUM FLAVUM	SWEET SHADE	MODERATE	15 GAL	4
	TRISTANIA CONFERTA	BRISBANE BOX	MODERATE	15 GAL	4
TOTALS					15 GAL = 8 TOTAL TREES
<u>BIO-RETENTION AREA</u>					
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: <i>NASELLA PULCHRA</i> <i>FESTUCA RUBRA</i> <i>HORDEUM CALIFORNICUM</i> <i>HORDEUM BRACHYANTHERUM</i>		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873		SOD
	<i>PURPLE NEEDLEGRASS</i> <i>MOLATE FESCUE</i> <i>CALIFORNIA BARLEY</i> <i>MEADOW BARLEY</i>				

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE SHALL BE DROUGHT TOLERANT AND CONSIST OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COUNT WILL REMAIN THE SAME.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

PETER DWARES  
 331 FILBERT STREET  
 SAN FRANCISCO, CALIFORNIA 34133


Overall Site Plan

BRIDGEVIEW APARTMENTS ADDITION

Napa, California

Conceptual Design

vanderToolen - Associates



LANDSCAPE ARCHITECTS

www.vanderToolen.com

Napa

855 Bealwood Way, Suite 200 Napa, CA 94558

tel: 707.224.2299 fax: 707.224.6801

Walnut Creek

700 Spicewood Rd., Suite 100 Walnut Creek, CA 94596

tel: 925.274.1301 tel: 916.244.1000

West Sacramento

2101 Stearns Blvd., Suite 115 W. Sacramento, CA 95601

tel: 916.244.1000

0' 10' 20' 40' 80'

Scale: 1" = 20'-0"

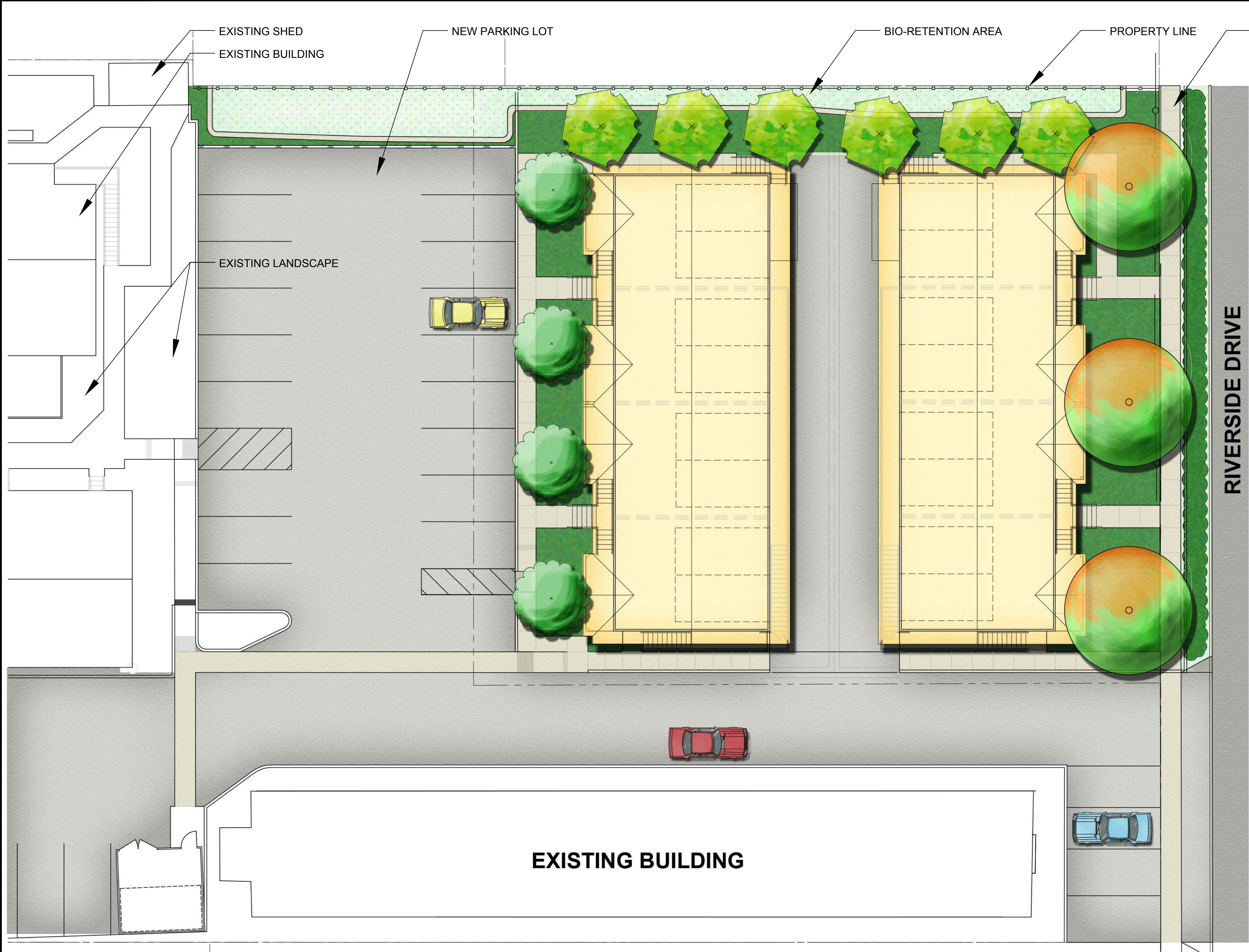
March 2017

NORTH




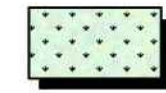
L-1

Project No. 01415





TREE & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	QNTY
<u>STREET TREE</u>					
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	MODERATE	24" BOX	3
TOTAL					24" BOX = 3 TOTAL TREES
<u>ACCENT TREES</u>					
	HYMENOSPORUM FLAVUM	SWEET SHADE	MODERATE	15 GAL	4
	TRISTANIA CONFERTA	BRISBANE BOX	MODERATE	15 GAL	4
TOTALS					15 GAL = 8 TOTAL TREES
<u>BIO-RETENTION AREA</u>					
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: NASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873		SOD
	PURPLE NEEDLEGRASS MOLATE FESCUE CALIFORNIA BARLEY MEADOW BARLEY				

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PLANTING NOTES

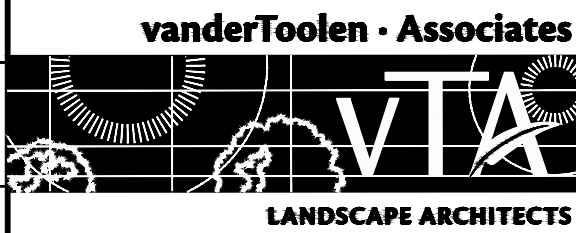
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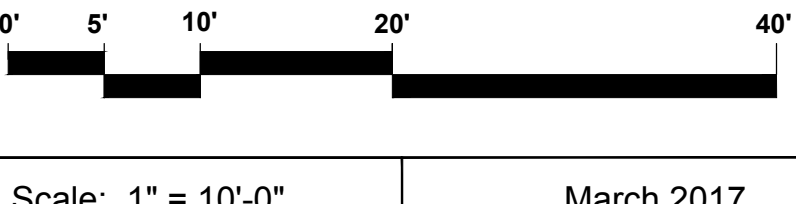
Enlargement of  
Proposed Additions

BRIDGEVIEW APARTMENTS ADDITION  
Napa, California

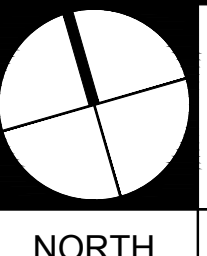
Conceptual Design



www.vanderToolen.com  
Napa: 855.888.8888  
Walnut Creek: 925.274.1300  
West Sacramento: 916.244.3000



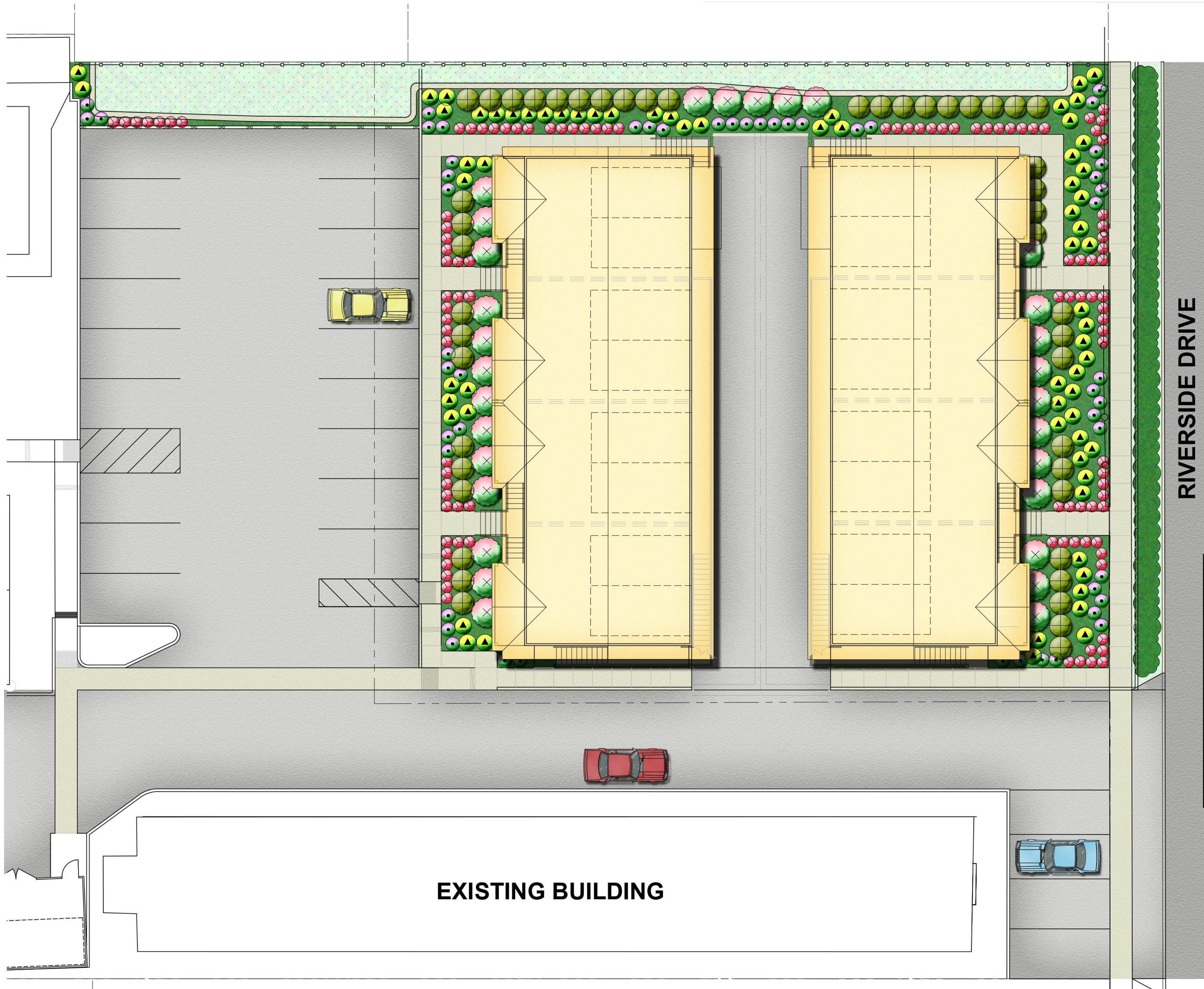
March 2017








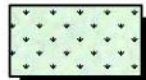
L-2

Project No. 01415





PLANT PALETTE

ABBR.	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE
<u>BG</u> 	CAMELIA J. 'ALBA PLENA'	DOUBLE WHITE CAMELIA	MODERATE	5 GAL @ 5' O.C.
	DODONEA V. 'PURPUREA'	HOPSEED BUSH	LOW	5 GAL @ 5' O.C.
	FATSIA JAPONICA	JAPANESE ARALIA	MODERATE	5 GAL @ 5' O.C.
<u>FP</u> 	AUCUBA JAPONICA 'VARIEGATA'	GOLD-DUST PLANT	MODERATE	5 GAL @ 4' O.C.
	GREVILLEA 'NOELLII'	GREVILLEA	LOW	5 GAL @ 4' O.C.
	RHAPHIOLEPIS I. 'CLARA	CLARA INDIA HAWTHORN	LOW	5 GAL @ 4' O.C.
<u>CS</u> 	LOROPETALUM CHINENSE 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL @ 3' O.C.
	NEPHROLEPIS CORDIFOLIA	SOUTHERN SWORD FERN	MODERATE	5 GAL @ 3' O.C.
	PITTOSPORUM T. 'WHEELER'S DWARF'	MOCK ORANGE	LOW	5 GAL @ 3' O.C.
<u>AC1</u> 	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL @ 30" O.C.
	HEUCHERA M. 'GREEN SPICE'	CORAL BELLS	LOW	1 GAL @ 30" O.C.
	LANTANA MONTEVIDENSIS	LANTANA	LOW	1 GAL @ 30" O.C.
<u>AC2</u> 	NANDINA D. 'NANA PURPUREA'	DWARF HEAVENLY BAMBOO	LOW	1 GAL @ 2' O.C.
	PHORMIUM T. 'JACK SPRATT'	NEW ZEALAND FLAX	LOW	1 GAL @ 2' O.C.
	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	LOW	1 GAL @ 2' O.C.
<u>BIO-RETENTION AREA</u>				
	BIOFILTRATION SOD (NO MOW) -		AVAILABLE THROUGH DELTA	
	FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE		BLUEGRASS COMPANY	
	FOR BASMAA ZONE 2 CONDITIONS:		(800)637-8873	
	NASSELLA PULCHRA	PURPLE NEEDLEGRASS		
	FESTUCA RUBRA	MOLATE FESCUE		
	HORDEUM CALIFORNICUM	CALIFORNIA BARLEY		
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY		

SYMBOL LEGEND

SYMBOL	ABBR.	PURPOSE
	BG	BACKGROUND SHRUB (4' - 6' TALL)
	FP	FOUNDATION PLANT (3' - 5' TALL)
	CS	CONTRAST SHRUB (2' - 3' TALL)
	AC1	ACCENT PLANT (2' - 3' TALL)
	AC2	ACCENT PLANT (1' - 2' TALL)

PLANTING NOTES

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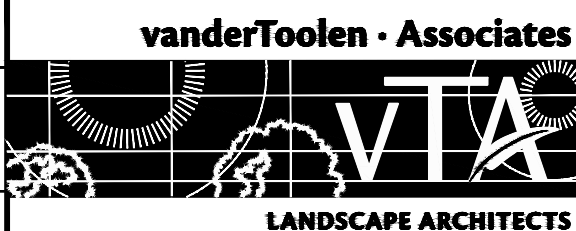
PETER DWARES  
331 FILBERT STREET  
SAN FRANCISCO, CALIFORNIA 34133

Preliminary  
Landscape Plan

BRIDGEVIEW APARTMENTS ADDITION

Napa, California

Conceptual Design

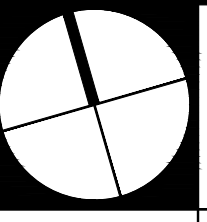


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Napa 855 Redwood Way, Suite 240 Napa, CA 94558 tel: 707.254.2299 fax: 707.254.6801	Walnut Creek 700 Ignacio Valley Blvd., Suite 100 Walnut Creek, CA 94596 tel: 925.274.1305 fax: 925.274.1300	West Sacramento 1101 Howe Blvd., Suite 115 W. Sacramento, CA 95601 tel: 916.244.3000



Scale: 1" = 10'-0"




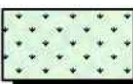
March 2017



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Project No. 01415



TREE & GROUNDCOVER LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	QNTY
<u>STREET TREE</u>					
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	MODERATE	24" BOX	3
TOTAL				24" BOX = 3 TOTAL TREES	
<u>ACCENT TREES</u>					
	HYMENOSPORUM FLAVUM	SWEET SHADE	MODERATE	15 GAL	4
	TRISTANIA CONFERTA	BRISBANE BOX	MODERATE	15 GAL	4
TOTALS				15 GAL = 8 TOTAL TREES	
<u>BIO-RETENTION AREA</u>					
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: NASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873		SOD
		PURPLE NEEDLEGRASS MOLATE FESCUE CALIFORNIA BARLEY MEADOW BARLEY			

TREES



HYMENOSPORUM FLAVUM



TRISTANIA CONFERTA



ZELKOVA SERRATA

FOUNDATION PLANTS



AUCUBA JAPONICA 'VARIEGATA'



GREVILLEA 'NOELLII'



RHAPHIOLEPIS I. 'CLARA'

BACKGROUND SHRUBS



CAMELIA J. 'ALBA PLENA'



DODONEA V. 'PURPUREA'



FATSIA JAPONICA

CONTRAST SHRUBS



LOROPETALUM C. 'RAZZLEBERRY'






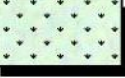


NEPHROLEPIS CORDIFOLIA



PITTOSPORUM T. 'WHEELER'S DWARF'

PLANT PALETTE

ABBR.	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE
BG				
	CAMELIA J. 'ALBA PLENA'	DOUBLE WHITE CAMELIA	MODERATE	5 GAL @ 5" O.C.
	DODONEA V. 'PURPUREA'	HOPSEED BUSH	LOW	5 GAL @ 5" O.C.
	FATSIA JAPONICA	JAPANESE ARALIA	MODERATE	5 GAL @ 5" O.C.
FP				
	AUCUBA JAPONICA 'VARIEGATA'	GOLD-DUST PLANT	MODERATE	5 GAL @ 4" O.C.
	GREVILLEA 'NOELLII'	GREVILLEA	LOW	5 GAL @ 4" O.C.
	RHAPHIOLEPIS I. 'CLARA'	CLARA INDIA HAWTHORN	LOW	5 GAL @ 4" O.C.
CS				
	LOROPETALUM CHINENSE 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL @ 3" O.C.
	NEPHROLEPIS CORDIFOLIA	SOUTHERN SWORD FERN	MODERATE	5 GAL @ 3" O.C.
	PITTOSPORUM T. 'WHEELER'S DWARF'	MOCK ORANGE	LOW	5 GAL @ 3" O.C.
AC1				
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL @ 30" O.C.
	HEUCHERA M. 'GREEN SPICE'	CORAL BELLS	LOW	1 GAL @ 30" O.C.
	LANTANA MONTEVIDENSIS	LANTANA	LOW	1 GAL @ 30" O.C.
AC2				
	NANDINA D. 'NANA PURPUREA'	DWARF HEAVENLY BAMBOO	LOW	1 GAL @ 2" O.C.
	PHORMIUM T. 'JACK SPRATT'	NEW ZEALAND FLAX	LOW	1 GAL @ 2" O.C.
	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	LOW	1 GAL @ 2" O.C.
BIO-RETENTION AREA				
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: NASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873	
		PURPLE NEEDLEGRASS MOLATE FESCUE CALIFORNIA BARLEY MEADOW BARLEY	SOD	

ACCENT PLANTS



HEUCHERA M. 'GREEN SPICE'



LANTANA MONTEVIDENSIS

ACCENT PLANTS



NANDINA D. 'NANA PURPUREA'

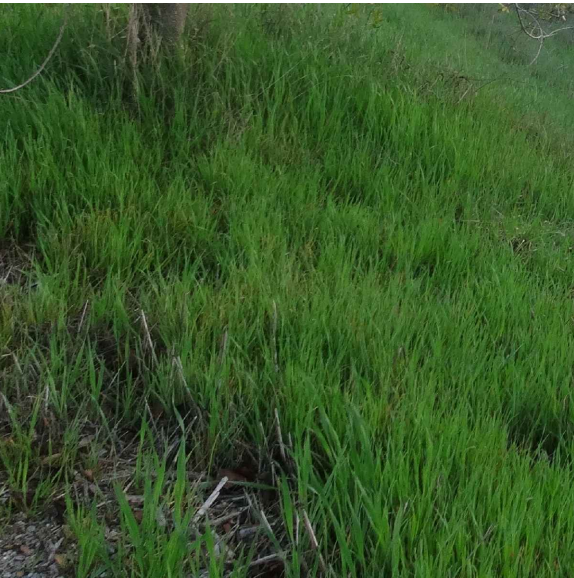


PHORMIUM T. 'JACK SPRATT'



SCAEVOLA 'MAUVE CLUSTERS'

BIO-RETENTION AREA



BIOFILTRATION SOD - ZONE 2

PETER DWARES  
331 FILBERT STREET  
SAN FRANCISCO, CALIFORNIA 34133

Plant Images

BRIDGEVIEW APARTMENTS ADDITION

Napa, California

Conceptual Design

**vanderToolen • Associates**



LANDSCAPE ARCHITECTS

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March 2017

Project No. 01415

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