EXTERIOR ELEVATIONS Entitlement Renderings vs. Construction Documents

HOTEL OXBOW - NAPA, CALIFORNIA Planning Amendment Application





THE COLORED PERSPECTIVE RENDERINGS AND EXTERIOR ELEVATIONS WERE PREPARED BY BACKEN & BACKEN ARCHITECTURE FOR THE PURPOSE OF ARCHITECTURAL CONCEPT FOR THE PLANNING APPLICATION OF THE PROPOSED HOTEL OXBOW PROJECT IN 2022.

ARRIS STUDIO ARCHITECTS IS CURRENTLY PREPARING THE BUILDING PERMIT APPLICATION FOR THIS PROPOSED HOTEL OXBOW PROJECT AND HAS DEVELOPED THE PROJECT FROM THE APPROVED CONCEPTUAL SKETCHES AND RENDERINGS TO BUILDABLE CONSTRUCTION DOCUMENTS. IN THE DESIGN DEVELOPMENT PROCESS, SOME CHANGES TO THE EXTERIOR ELEVATIONS WERE MADE AS THE PLANS WERE RATIONALIZED FROM THE RENDERINGS.

THE BUILDING PERMIT SET IS CONSISTENT IN THE OVERALL DESIGN INTENT WITH THE APPROVED ENTITLEMENTS. CAREFUL CONSIDERATION WAS PAID TO CARRY THE DESIGN LANGUAGE AND INTENTIONS FROM THE ENTITLED DRAWINGS TO THE BUILDING PERMIT SET.



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CONSTRUCTION ELEVATIONS BY ARRIS STUDIO ARCHITECTS

ENTRY.

AREAS ALONG THE GROUND LEVEL.

AN AWNING AT THE CENTRAL FRONT AREA OF EACH BUILDING HAS BEEN ADDED TO SIGNIFY

ATTACHMENT 3

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BUILDING.

ATTACHMENT 3

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FOURTH FLOOR CANTILEVER IN THE WEST BUILDING RENDERING IS NOT STRUCTURALLY CONSTRUCTABLE. IT DOES NOT CONSIDER THE SUPPORT REQUIRED TO SPAN OVER 35 FEET OF GUESTROOMS.

STOREFRONTS IN THE EAST BUILDING RENDERING DO NOT CONSIDER MULTIPLE-PLAN CONSIDERATIONS INCLUDING EGRESS REQUIREMENTS, GENERAL-OPERATIONS, AND THE STRUCTURAL WALLS AND COLUMNS REQUIRED TO SUPPORT THE BUILDING AT THE GROUND LEVEL.

SECOND FLOOR LARGE OPEN PATIO AREA AND CANTILEVER IN THE WEST BUILDING RENDERING IS NOT STRUCTURALLY CONSTRUCTABLE. IT DOES NOT CONSIDER—THE STRUCTURAL SUPPORT REQUIRED TO SPAN OVER 26 FEET OF THREE-LEVELS OF GUESTROOM FLOORS.



RENDERINGS BY BACKEN & BACKEN ARCHITECTURE

OPENAIR WALKWAYS HAVE BEEN PROVIDED AT THE FOURTH FLOOR TO ACCOMMODATE EGRESS REQUIREMENTS AT THE FOURTH FLOOR GUESTROOMS (NO DEAD-END CORRIDORS).

STOREFRONTS HAVE BEEN DESIGNED TO ACCOMMODATE THE REQUIRED STRUCTURAL WALLS AND COLUMNS NECESSARY TO SUPPORT THE BUILDING.

GARAGE OPENING HAS BEEN SIZED TO PROVIDE FUNCTIONAL ACCESS WHILE ACCOMMODATING STRUCTURAL WALLS AND COLUMNS NECESSARY TO SUPPORT THE BUILDING.

