

EXTERIOR ELEVATIONS
Entitlement Renderings vs. Construction Documents

HOTEL OXBOW - NAPA, CALIFORNIA
Planning Amendment Application



RENDERING BY BACKEN & BACKEN ARCHITECTURE



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.



CONSTRUCTION MODEL VIEW BY ARRIS STUDIO ARCHITECTS



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WINDOWS IN THE RENDERING DO NOT CONSIDER THE STRUCTURAL FLOOR/CEILING FRAMING DEPTH.

RENDERING DEPICTS JULIETTE RAILS AT OPERABLE WINDOWS WHICH CONFLICTS WITH THE INTENT OF C.O.A. #22 AND #23 THAT REQUIRE CLOSED WINDOWS WITH STC-26 MIN. RATING.

AWNINGS ARE LOCATED UNDER BUILDING OVERHANGS. CANVAS/FABRIC AWNINGS ARE TYPICALLY HARD TO MAINTAIN AND QUICKLY FADE.

STOREFRONTS IN THE RENDERING DO NOT CONSIDER THE STRUCTURAL WALLS AND COLUMNS REQUIRED TO SUPPORT THE BUILDING AT THE GROUND LEVEL.

GUESTROOM WINDOWS HAVE BEEN SIZED TO CONSIDER STRUCTURAL FRAMING DEPTHS

JULIETTE BALCONIES HAVE BEEN PROVIDED AT STUCCO WALLS. ALL GUESTROOMS SHALL HAVE NON-OPERABLE, STC-RATED WINDOWS WITH CONSIDERATION TO NOISE CONTROL PER C.O.A. #22 AND #23.

STRUCTURAL WALLS AND COLUMNS ARE A NECESSITY TO SUPPORT THE BUILDING. FLOOR-TO-CEILING STOREFRONTS ARE RECESSED TO PROVIDE WATERPROOFING PROTECTION, AND AWNINGS ARE OMITTED TO MAXIMIZE GLAZING AREAS ALONG THE GROUND LEVEL.

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



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AWNINGS ARE LOCATED UNDER BUILDING OVERHANGS. CANVAS/FABRIC AWNINGS ARE TYPICALLY HARD TO MAINTAIN AND QUICKLY FADE.

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



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JULIETTE BALCONIES HAVE BEEN PROVIDED AT STUCCO WALLS. ALL GUESTROOMS SHALL HAVE NON-OPERABLE, STC-RATED WINDOWS WITH CONSIDERATION TO NOISE CONTROL PER C.O.A. #22 AND #23.

EXIT DOORS HAVE BEEN PROVIDED TO MEET EGRESS REQUIREMENTS. THESE DOORS ARE INCORATED INTO RECESSED STOREFRONT AREAS FOR DESIGN CONSISTENCY WITH THE STOREFRONTS AT THE FRONT OF THE BUILDING.

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RENDERING DOES NOT CONSIDER EGRESS REQUIREMENTS AT THE GROUND LEVEL.

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EXIT DOORS HAVE BEEN PROVIDED TO MEET EGRESS REQUIREMENTS.

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