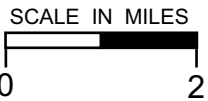
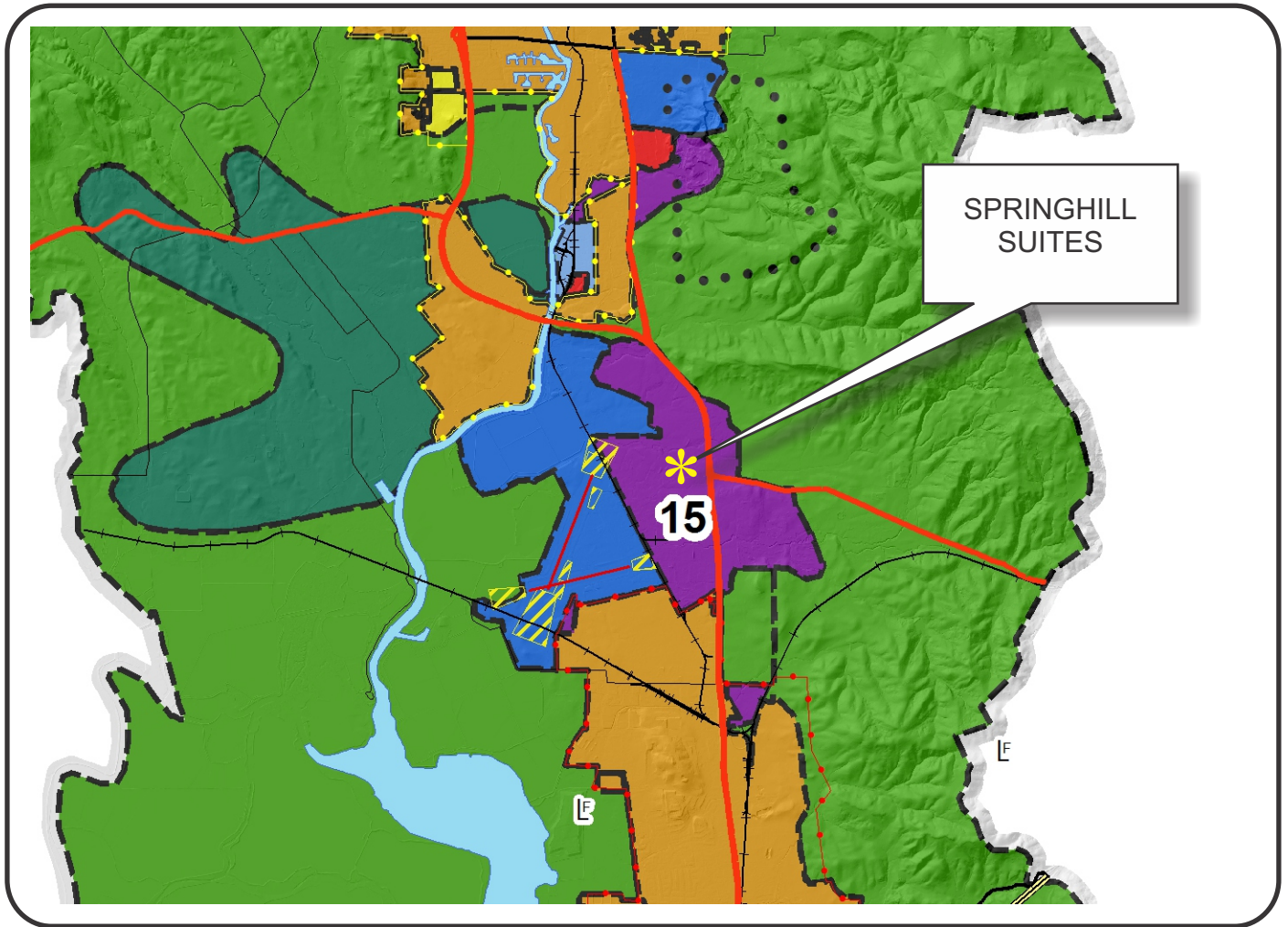


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

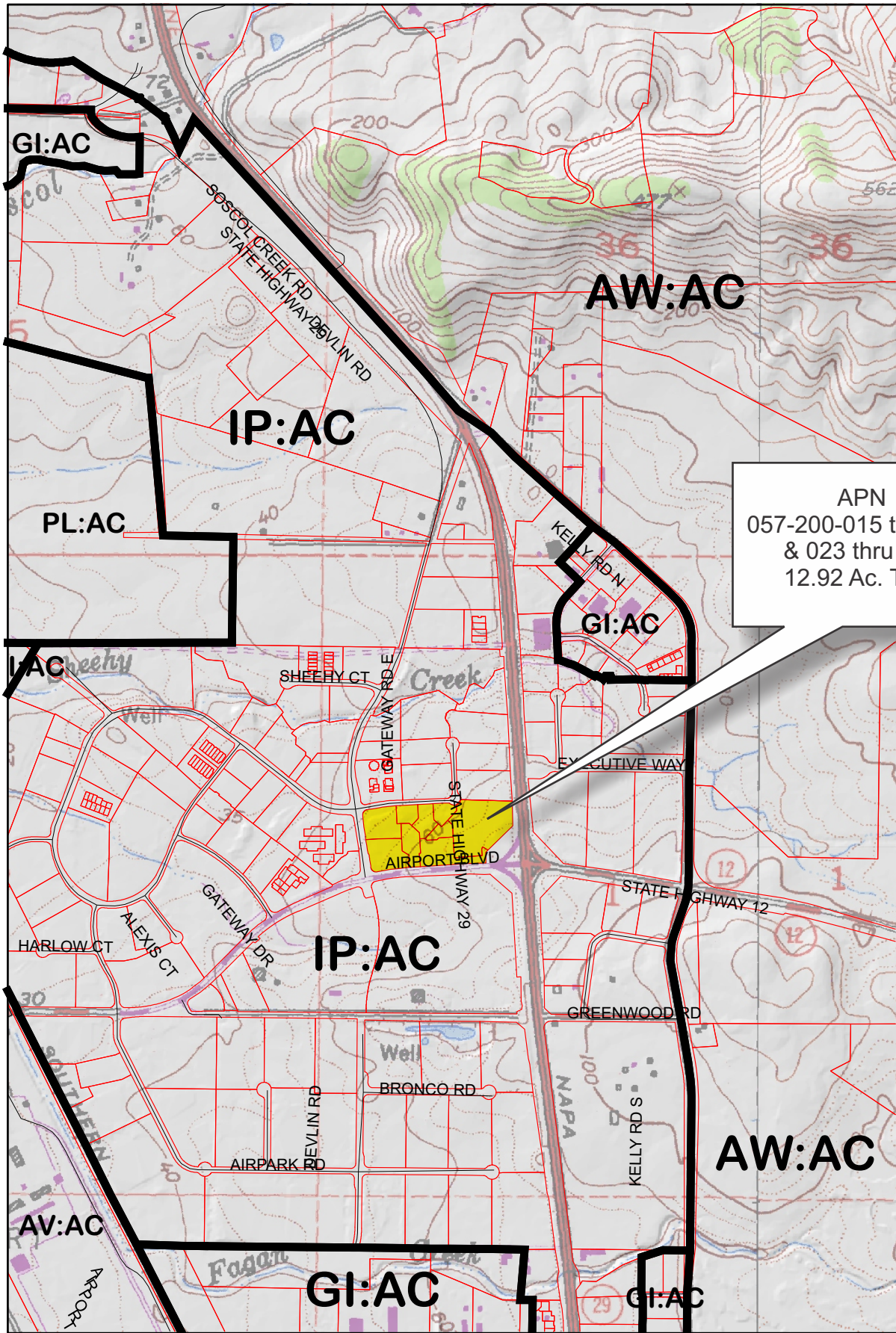
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

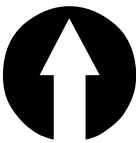
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
057-200-015 thru 019 &
023 thru 026
04-23-2014
2C UP

SPRINGHILL SUITES

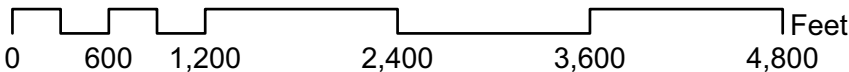


APN
057-200-015 thru 019
& 023 thru 026
12.92 Ac. Total



Legend

-  Zoning
-  Parcels



SPRINGHILL SUITES

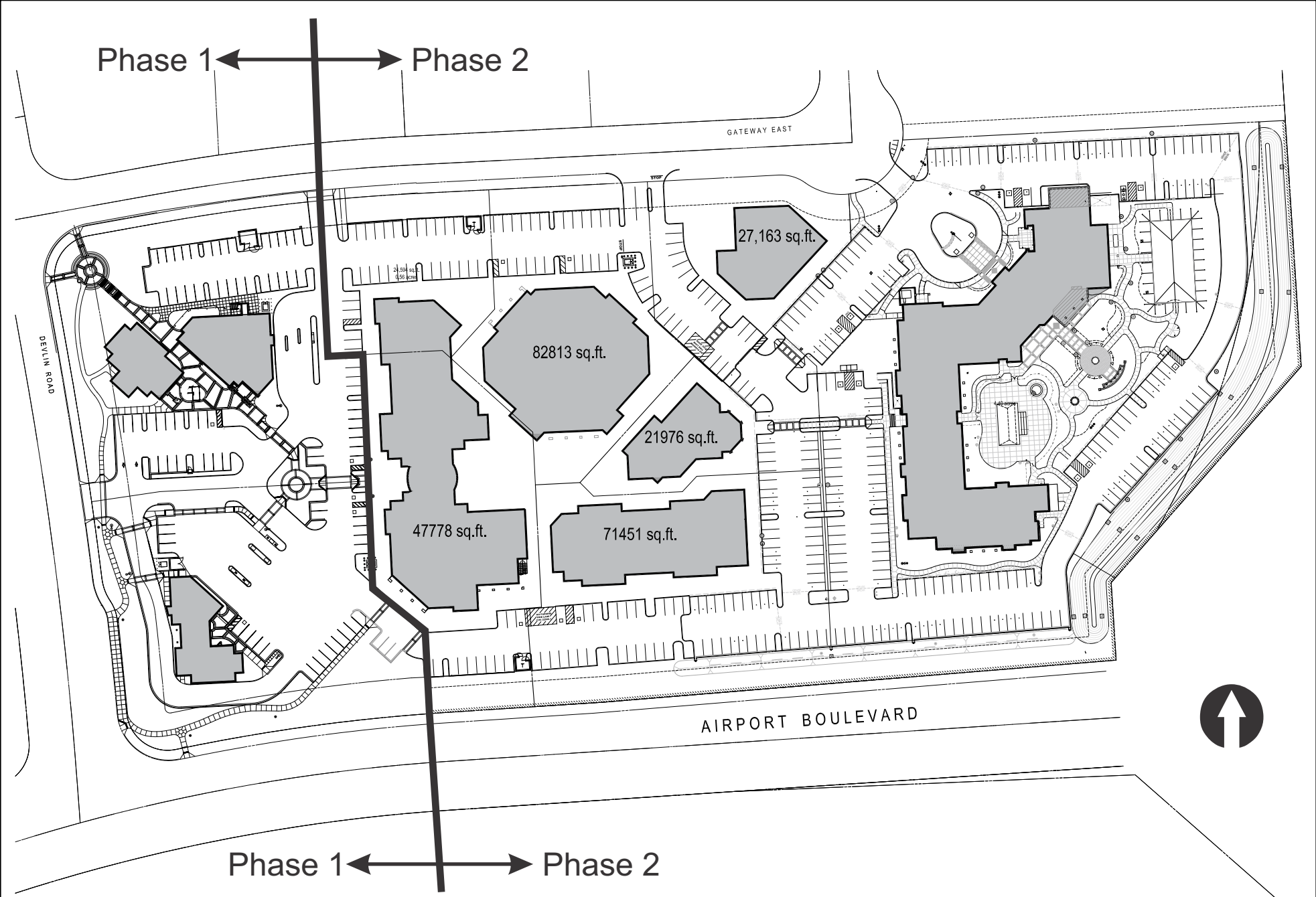


© 2014 Google
38°13'26.06" N 122°15'38.02" W elev 64 ft
Eye alt

Imagery date: 4/16/13

Existing Conditions

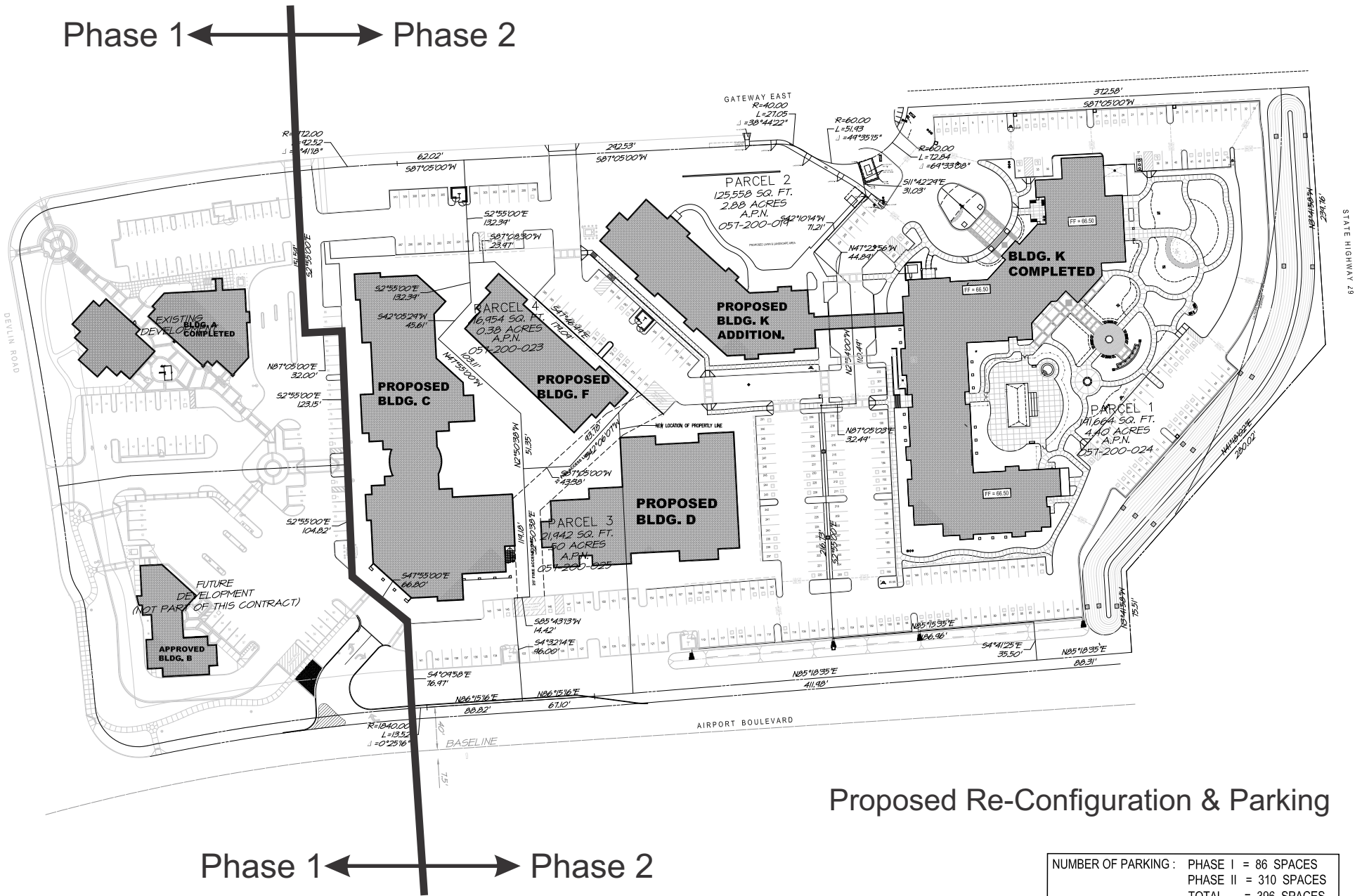
SPRINGHILL SUITES



Previously Approved Configuration

SPRINGHILL SUITES

Phase 1 ← → Phase 2

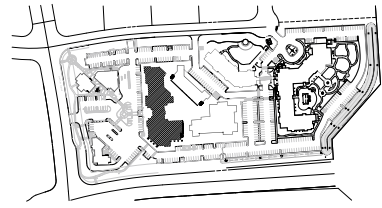
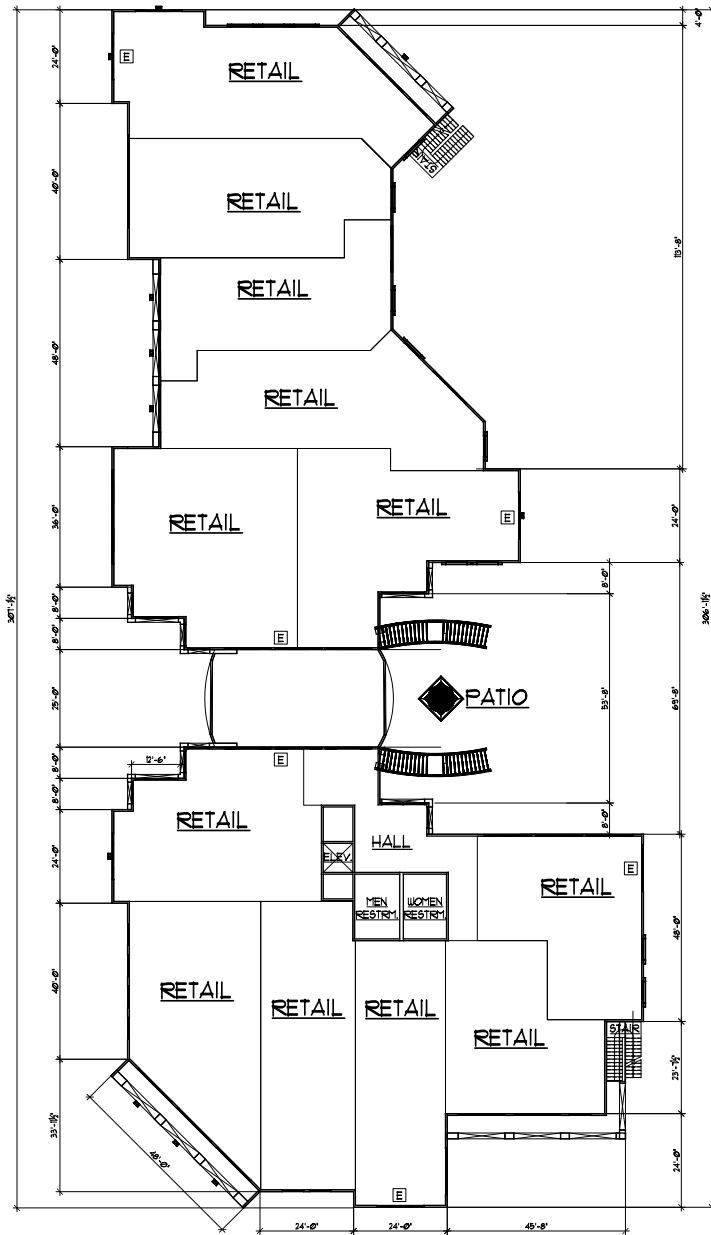


Proposed Re-Configuration & Parking

Phase 1 ← → Phase 2

NUMBER OF PARKING:	PHASE I = 86 SPACES
	PHASE II = 310 SPACES
	TOTAL = 396 SPACES

SPRINGHILL SUITES

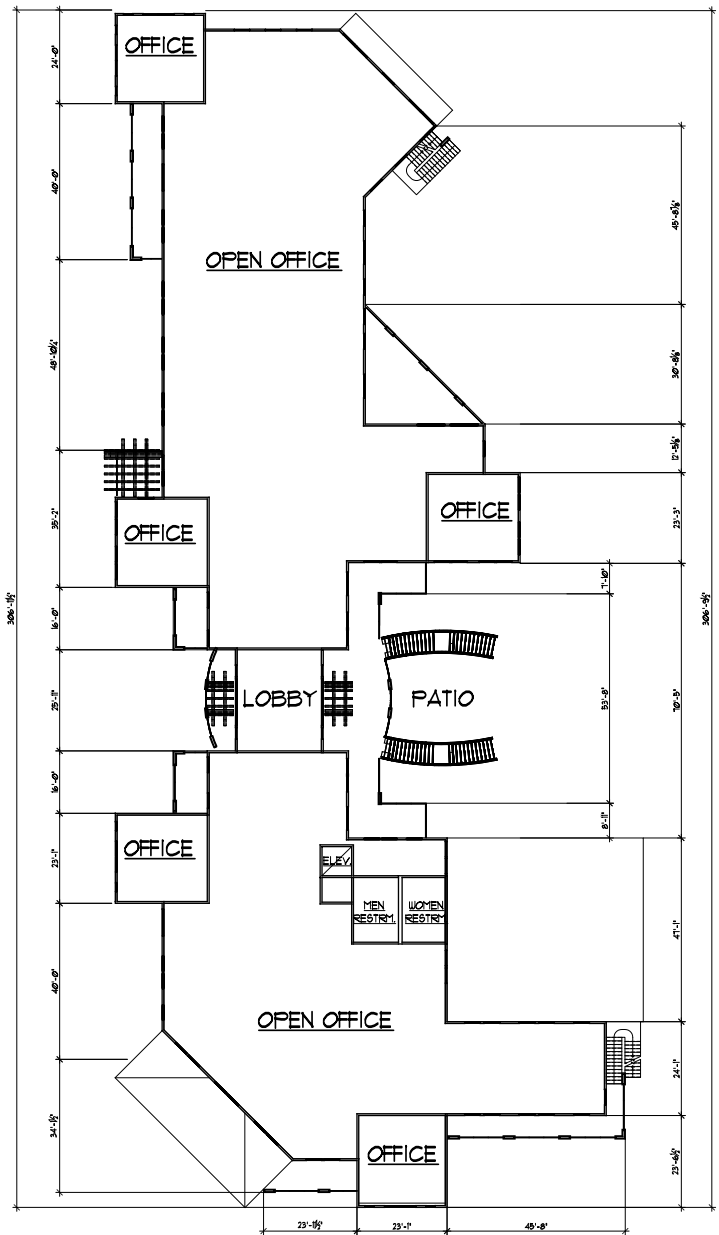


KEY SITE PLAN
SCALE: NTS

FLOOR AREA SUMMARY

FIRST FLOOR RESTAURANT	= 6,500 SF
FIRST FLOOR RETAIL	= 13,623 SF
FIRST FLOOR OFFICE (LOBBY)	= 1,284 SF
SECOND FLOOR OFFICE (LOBBY)	= 306 SF
SECOND FLOOR OFFICES	= 13,911 SF
TOTAL AREA	= 36,344 SF

LEGEND
E EMERGENCY EXIT



PROPOSED BLDG. "C" FIRST FLOOR PLAN



PROPOSED BLDG "C" SECOND FLOOR PLAN

SPRINGHILL SUITES



PROPOSED BUILDING C - WEST ELEVATION (REVISED)

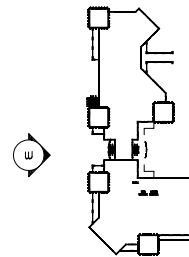


LIST OF MATERIALS

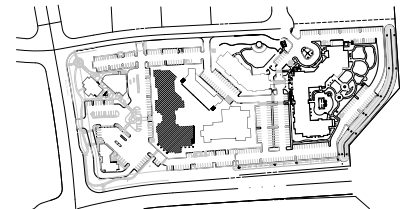
- ① CEMENT PLASTER WALLS & TRIM
- ③ STANDING SEAM METAL ROOF
- ④ DECORATIVE METAL RAILING
- ⑤ DECORATIVE VINYL SHUTTERS
- ⑨ STAINED WOOD TRELLIS
- ⑩ METAL CLAD WINDOWS & DOORS



PROPOSED BUILDING C - WEST ELEVATION (REVISED)



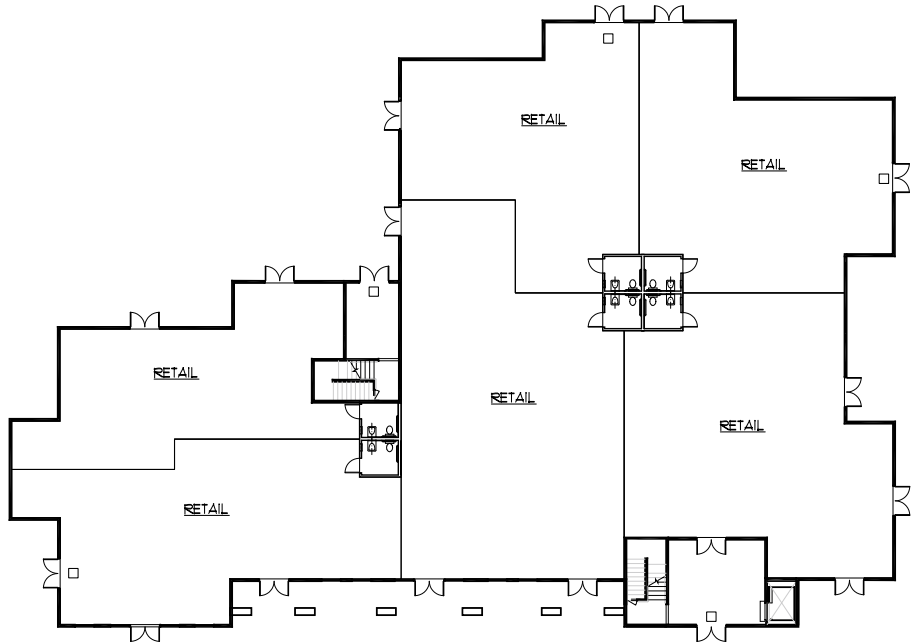
KEY FLOOR PLAN
SCALE: NTS



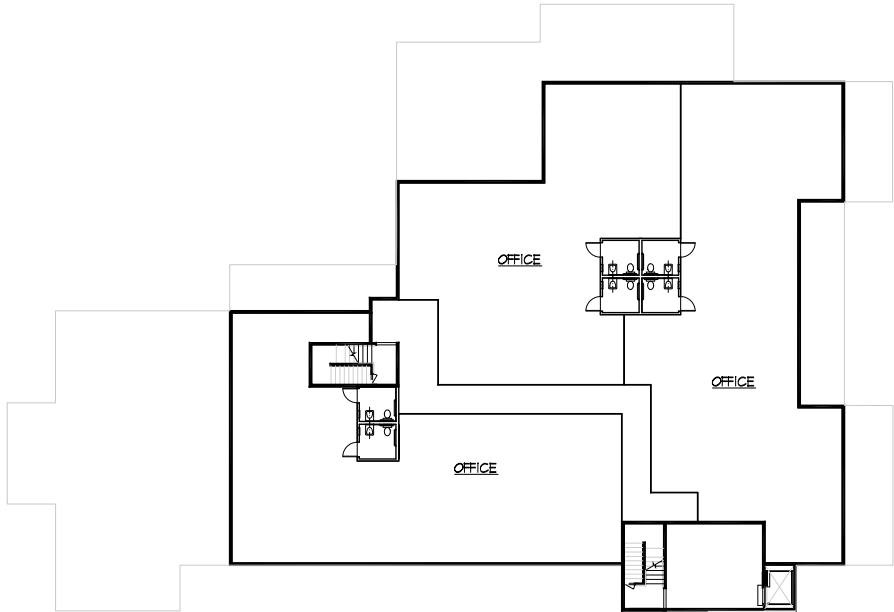
KEY SITE PLAN
SCALE: NTS



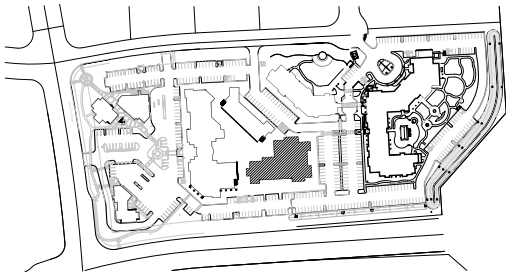
SPRINGHILL SUITES



PROPOSED BUILDING 'D' FIRST FLOOR PLAN



PROPOSED BUILDING 'D' SECOND FLOOR PLAN



KEY SITE PLAN

SCALE: NTS

FLOOR AREA

FIRST FLOOR RETAIL	= 10,004 SF
FIRST FLOOR LOBBY/STAIRS	= 192 SF
FIRST FLOOR RESTAURANT	= 3,000 SF
SECOND FLOOR OFFICE	= 7,618 SF
SECOND FLOOR LOBBY/HALL	= 1,233 SF
TOTAL AREA	= 22,647 SF

LEGEND

E EMERGENCY EXIT

SPRINGHILL SUITES



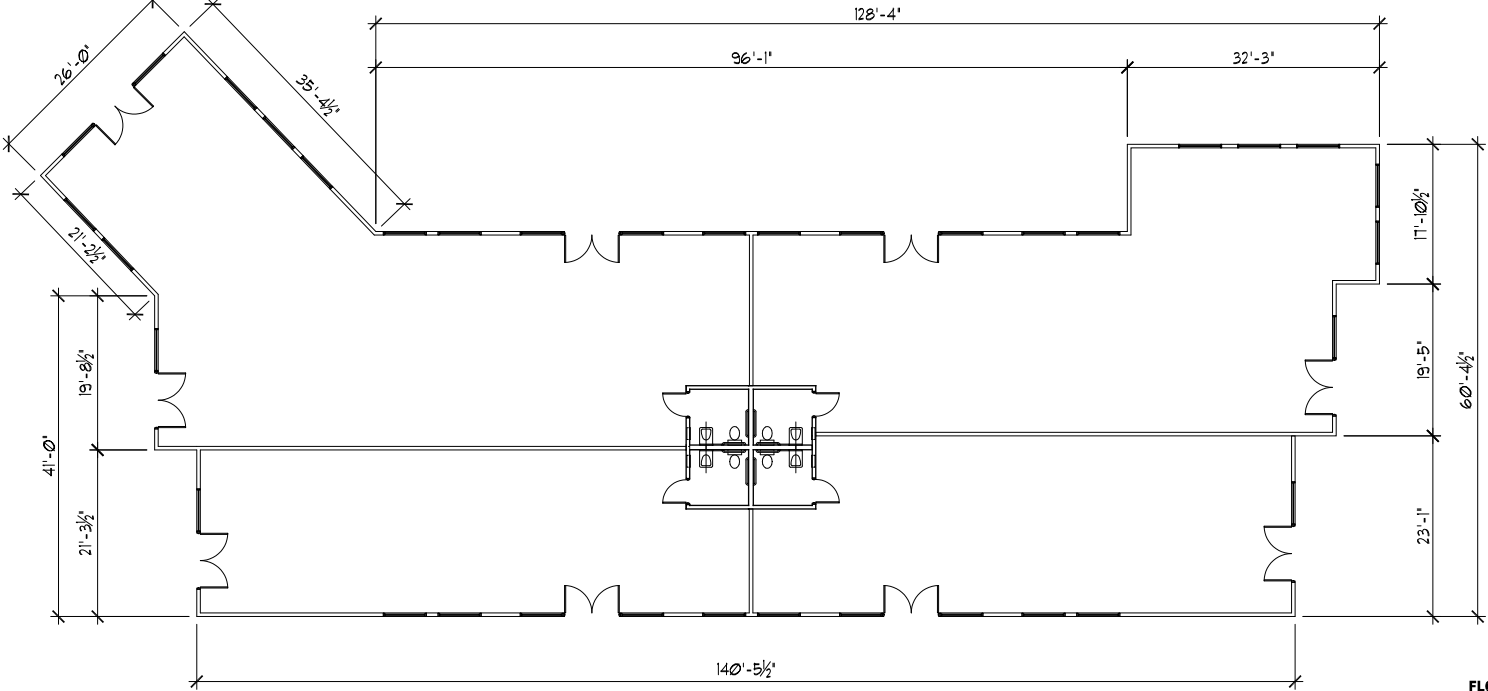
PROPOSED BUILDING "D" SOUTH ELEVATION



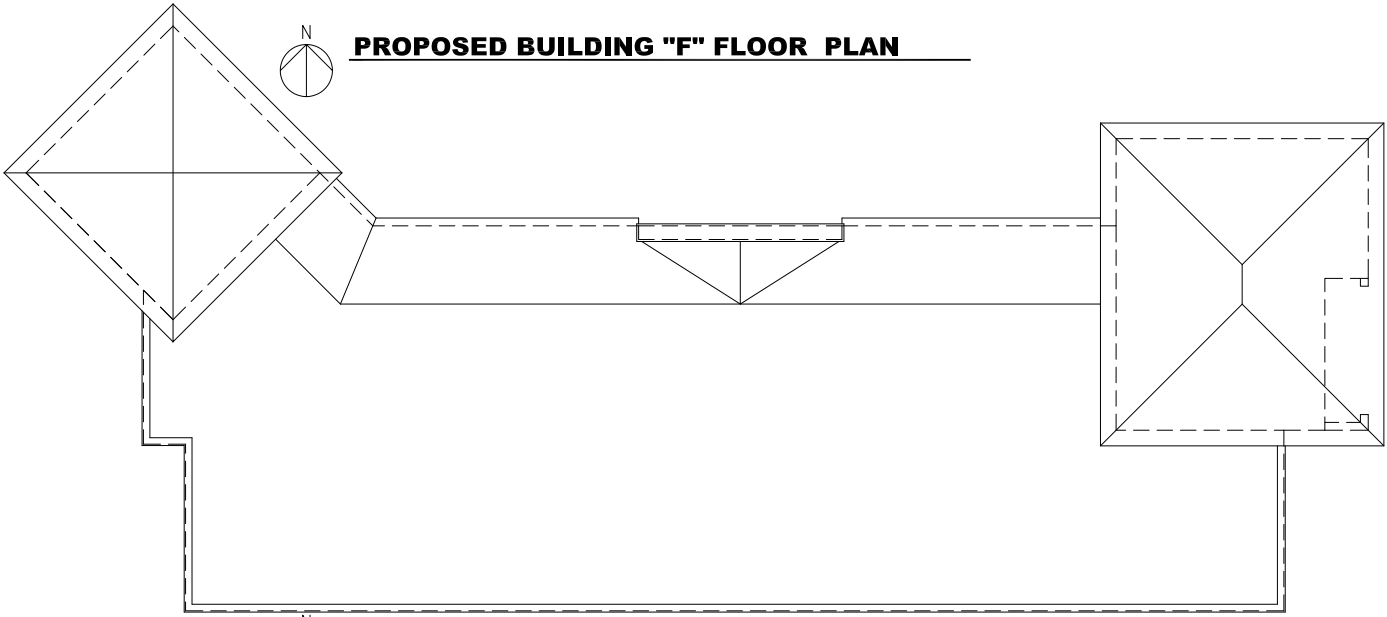
PROPOSED BUILDING 'D' NORTH ELEVATION



SPRINGHILL SUITES



PROPOSED BUILDING "F" FLOOR PLAN



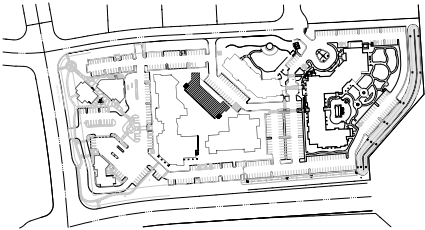
PROPOSED BUILDING "F" ROOF PLAN

FLOOR AREA SUMMARY

FIRST FLOOR RETAIL	= 5,900 SF
FIRST FLOOR RESTAURANT	= 1,200 SF
TOTAL AREA	= 7,100 SF

LEGEND

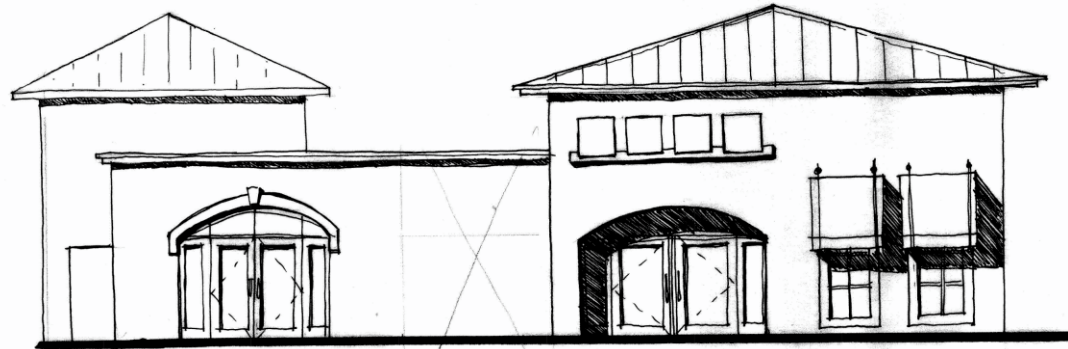
E EMERGENCY EXIT



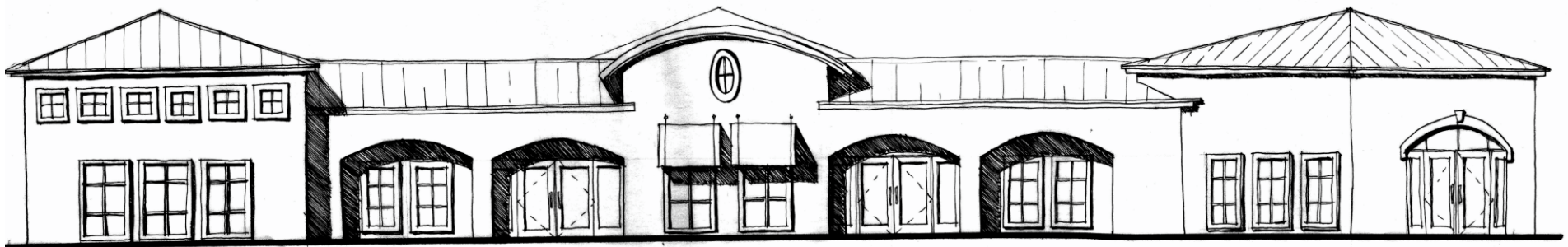
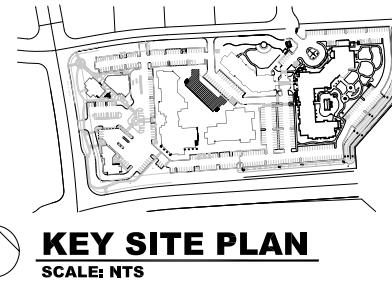
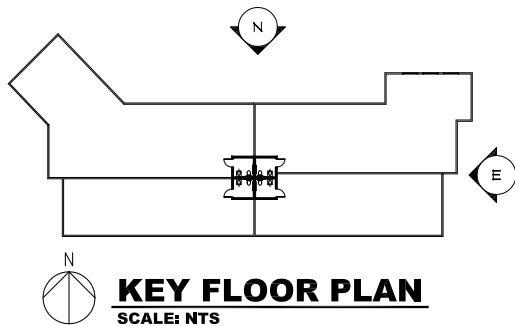
KEY SITE PLAN

SCALE: NTS

SPRINGHILL SUITES

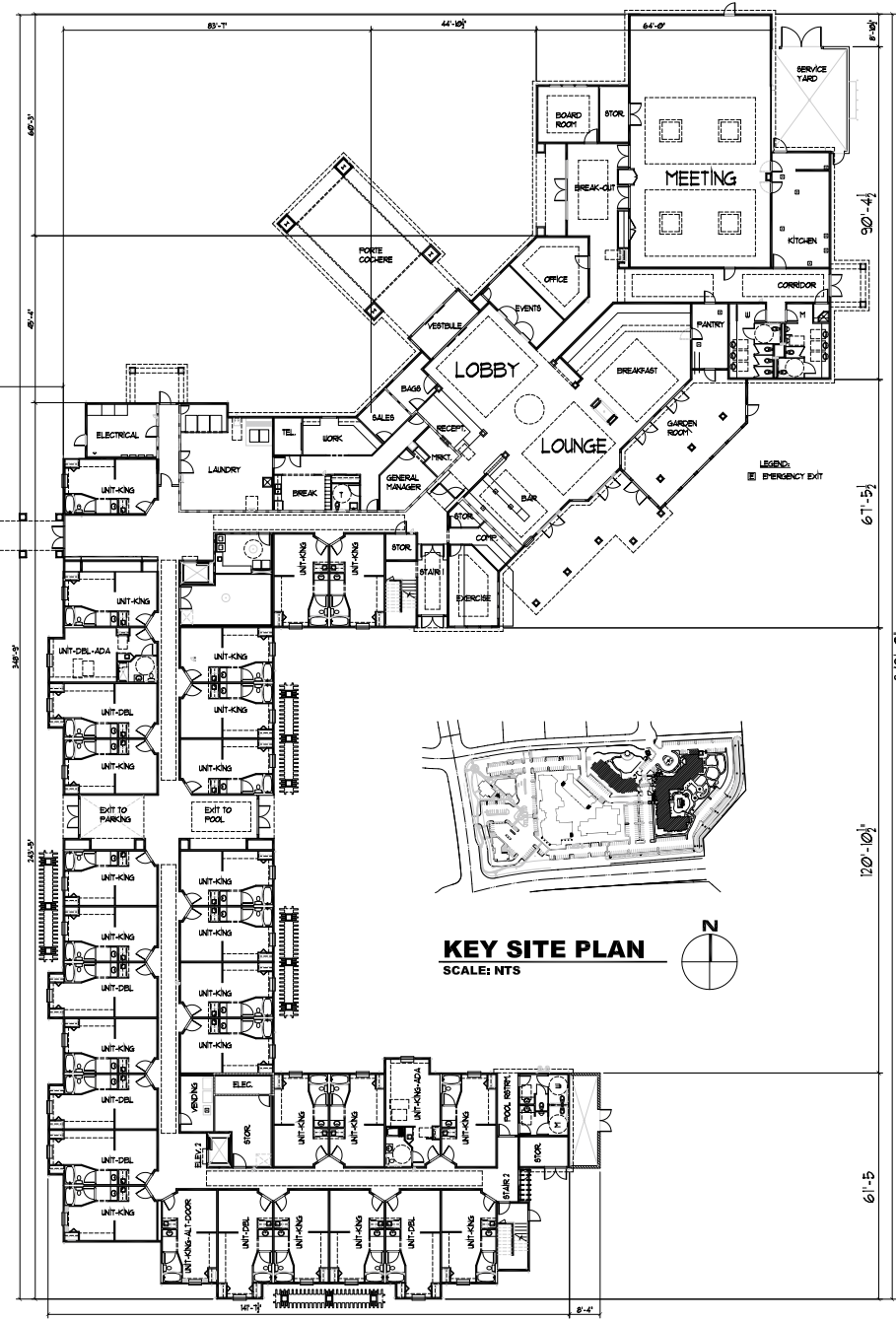
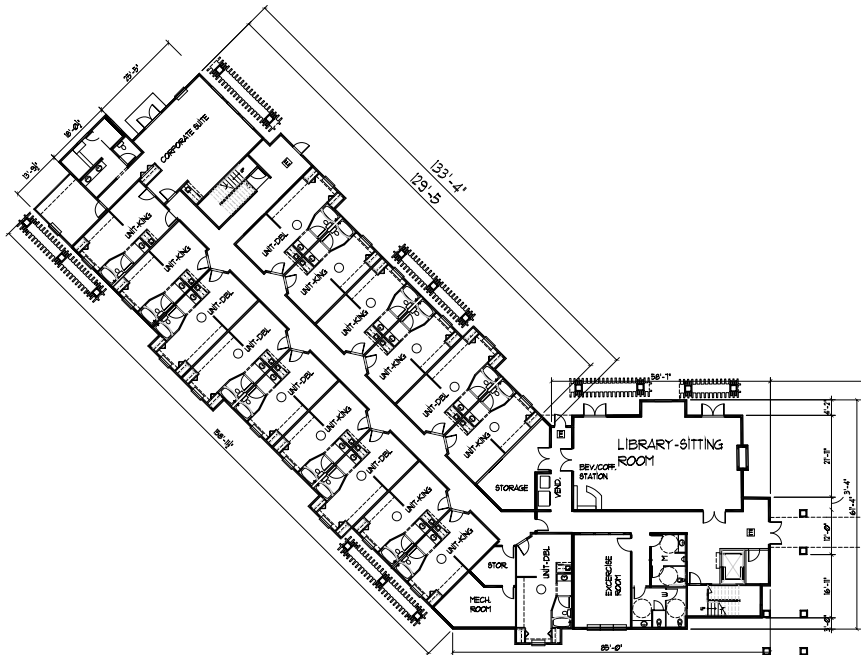


PROPOSED BUILDING 'F' EAST ELEVATION



PROPOSED BUILDING 'F' NORTH ELEVATION

SPRINGHILL SUITES



ROOM AND AREA CALCULATIONS

EXISTING ROOM SUMMARY

FIRST FLOOR + 32 ROOMS
 SECOND FLOOR + 34 ROOMS
 THIRD FLOOR + 34 ROOMS
 TOTAL + 100 ROOMS

EXISTING ROOM SUMMARY CHANGES

FIRST FLOOR + -1 ROOMS
 SECOND FLOOR + -1 ROOMS
 THIRD FLOOR + -1 ROOMS
 TOTAL + -3 ROOMS

PROPOSED ADDITION ROOM SUMMARY

FIRST FLOOR + 11 ROOMS
 SECOND FLOOR + 23 ROOMS
 THIRD FLOOR + 23 ROOMS
 TOTAL + 63 ROOMS

TOTAL PROPOSED ROOM SUMMARY

FIRST FLOOR + 48 ROOMS
 SECOND FLOOR + 56 ROOMS
 THIRD FLOOR + 56 ROOMS
 TOTAL + 160 ROOMS
 OF 160, 100 ARE EXISTING

EXISTING FLOOR AREA SUMMARY

FIRST FLOOR + 79,861 SF
 SECOND FLOOR + 83,306 SF
 THIRD FLOOR + 83,326 SF
 TOTAL + 246,493 SF

CONFERENCE & BREAKFAST ROOMS AREA SUMMARY

CONFERENCE ADDITION + 610 SF
 (N) BREAKFAST ROOM + 673 SF
 TOTAL + 1,283 SF

NEW WING PROPOSED FLOOR AREA SUMMARY

FIRST FLOOR + 12,104 SF
 SECOND FLOOR + 12,104 SF
 THIRD FLOOR + 12,104 SF
 TOTAL + 36,312 SF

TOTAL PROPOSED AREA SUMMARY

FIRST FLOOR + 43,338 SF
 SECOND FLOOR + 31,910 SF
 THIRD FLOOR + 31,920 SF
 TOTAL + 107,168 SF

BREEZEWAY + 1,942 SF
 * NOT INCLUDED ABOVE

BREEZEWAY + 1,942 SF
 * NOT INCLUDED ABOVE

GRAND TOTAL FAR = 107,360 SF

EXISTING ROOM TYPES

18 DOUBLE ROOMS
 16 KING ROOMS
 0 CORPORATE SUITE
 3 HANDICAP ACCESSIBLE ROOMS - DOUBLE
 3 HANDICAP ACCESSIBLE ROOMS - KING
 100 ROOMS TOTAL

EXISTING ROOM TYPES CHANGES

0 DOUBLE ROOMS
 -3 KING ROOMS
 0 CORPORATE SUITE
 0 HANDICAP ACCESSIBLE ROOMS - DOUBLE
 0 HANDICAP ACCESSIBLE ROOMS - KING
 -3 ROOMS TOTAL

PROPOSED ROOM TYPES

11 DOUBLE ROOMS
 29 KING ROOMS
 3 CORPORATE SUITE
 0 HANDICAP ACCESSIBLE ROOMS - DOUBLE
 0 HANDICAP ACCESSIBLE ROOMS - KING
 63 ROOMS TOTAL

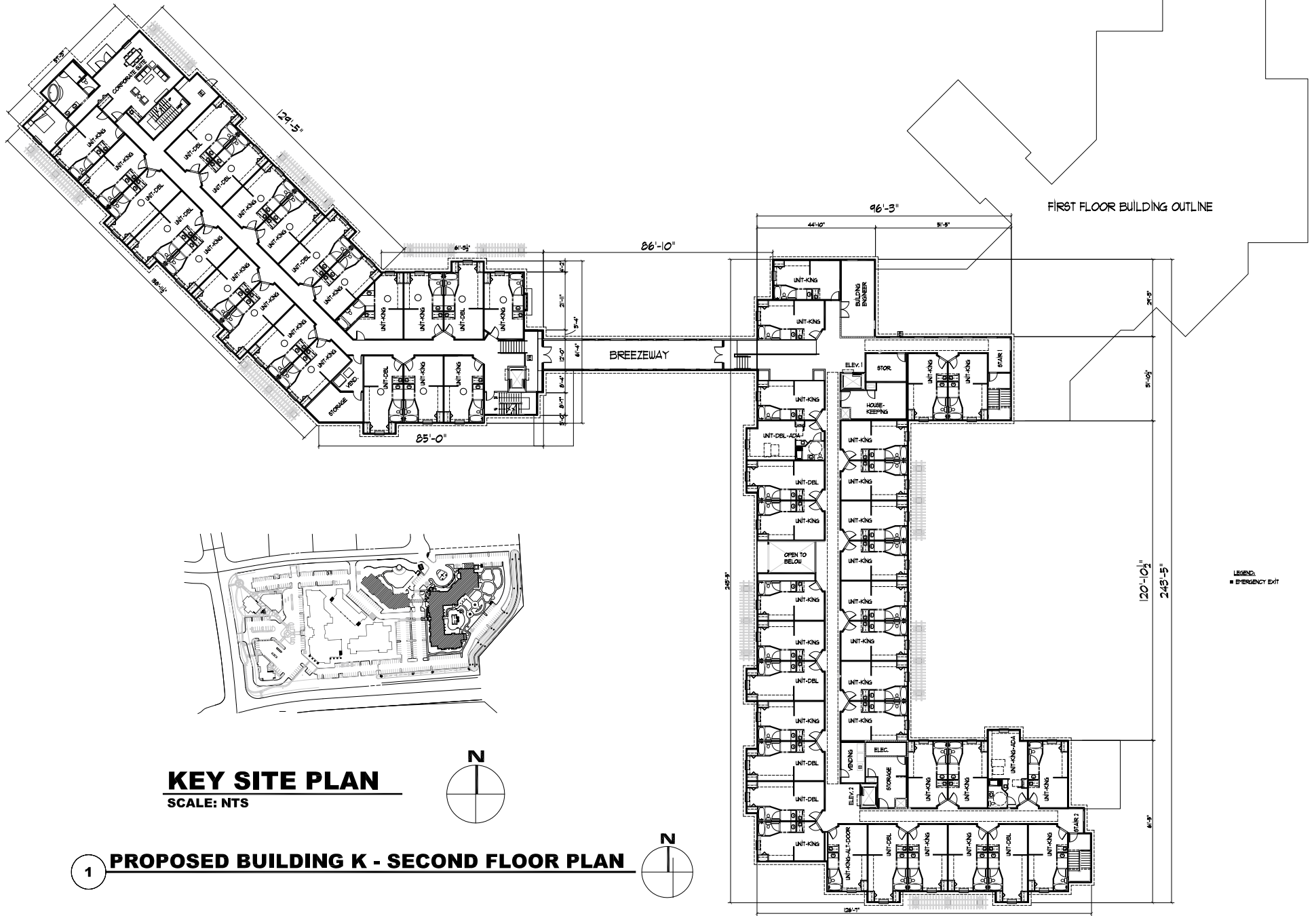
TOTAL ROOM TYPES

39 DOUBLE ROOMS
 12 KING ROOMS
 3 CORPORATE SUITE
 3 HANDICAP ACCESSIBLE ROOMS - DOUBLE
 3 HANDICAP ACCESSIBLE ROOMS - KING
 160 ROOMS TOTAL

1 PROPOSED BUILDING K - FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"



SPRINGHILL SUITES

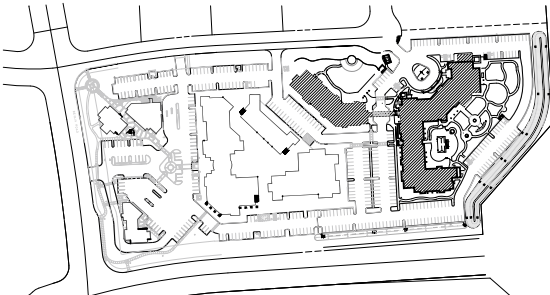
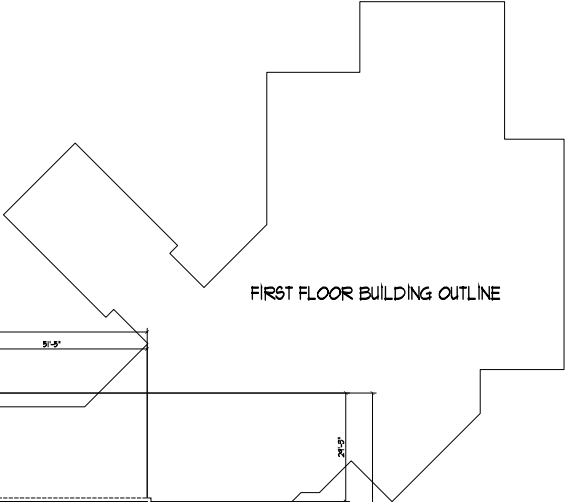
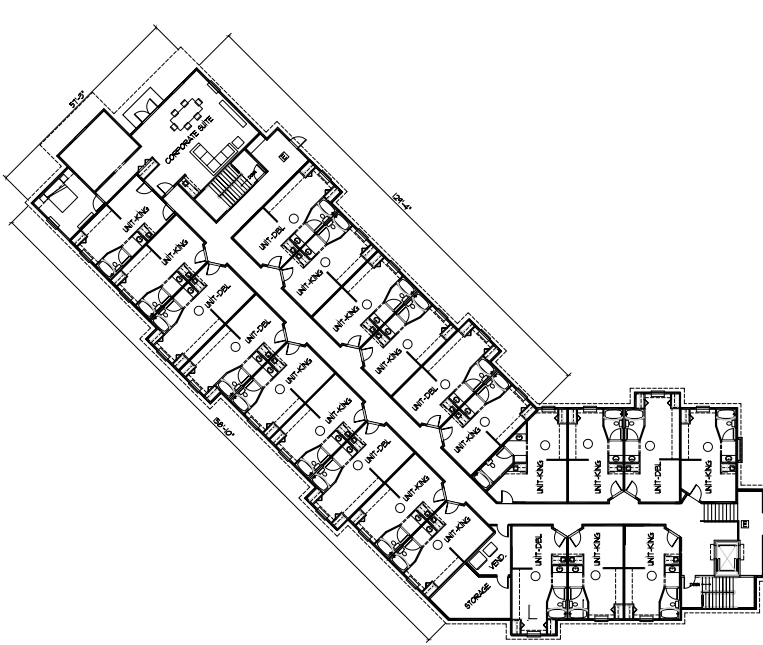


LEGEND:
■ EMERGENCY EXIT

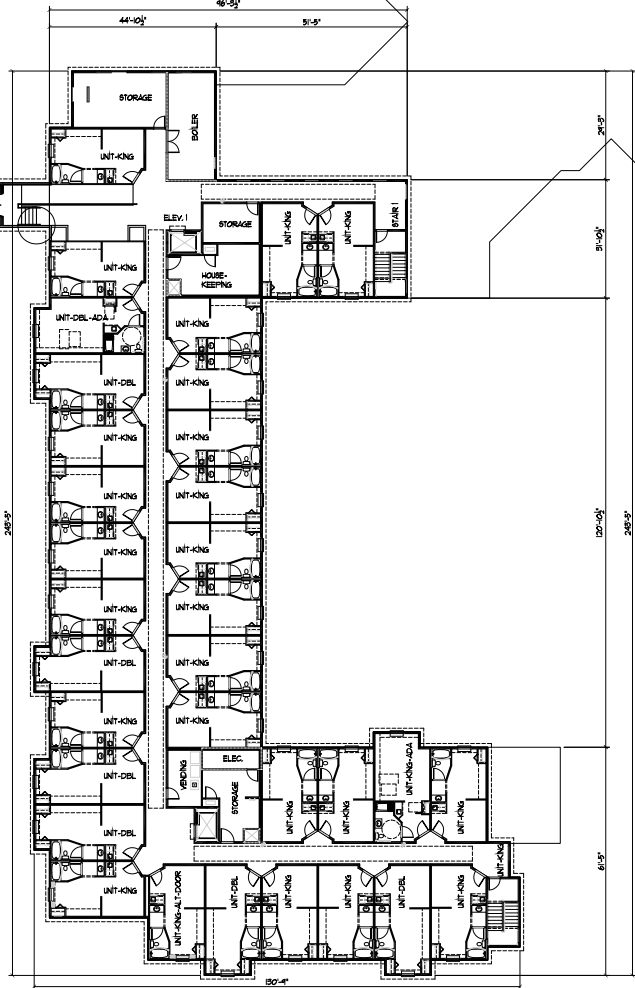
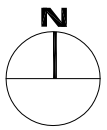
KEY SITE PLAN
SCALE: NTS

PROPOSED BUILDING K - SECOND FLOOR PLAN

SPRINGHILL SUITES



KEY SITE PLAN
SCALE: NTS



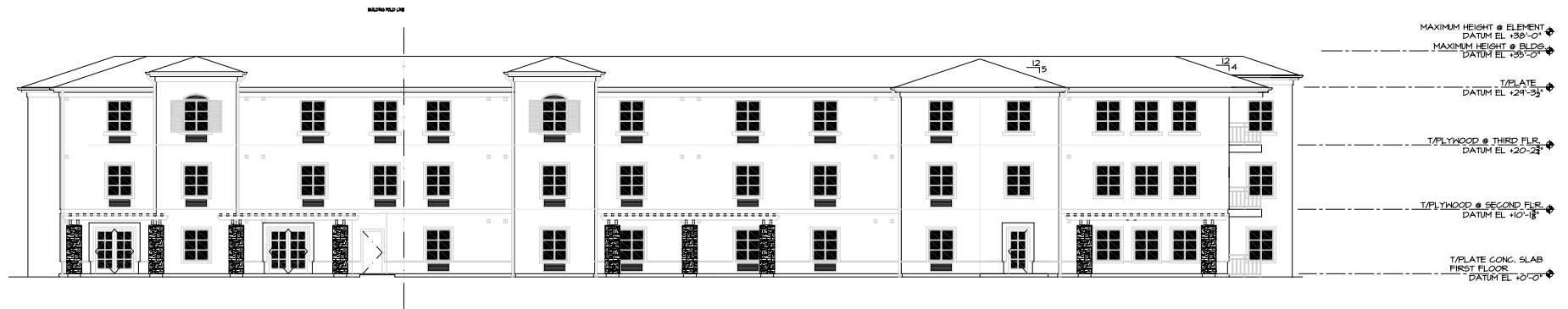
LEGEND
■ EMERGENCY EXIT

1 PROPOSED BUILDING K - THIRD FLOOR PLAN

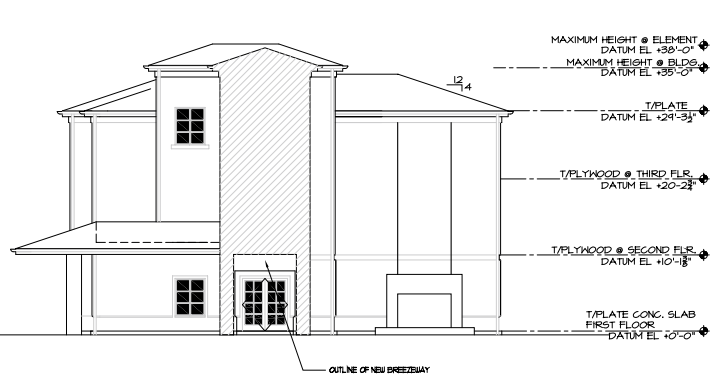
SPRINGHILL SUITES



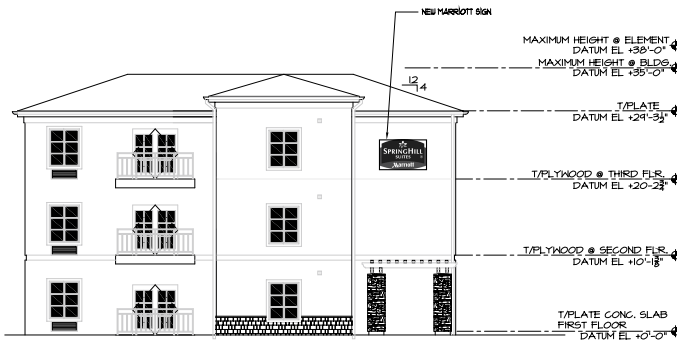
1 SOUTH ELEVATION @ NEW WING



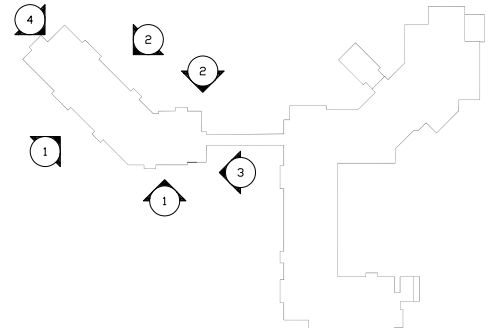
2 NORTH ELEVATION @ NEW WING



3 EAST ELEVATION @ NEW WING



4 WEST ELEVATION @ NEW WING

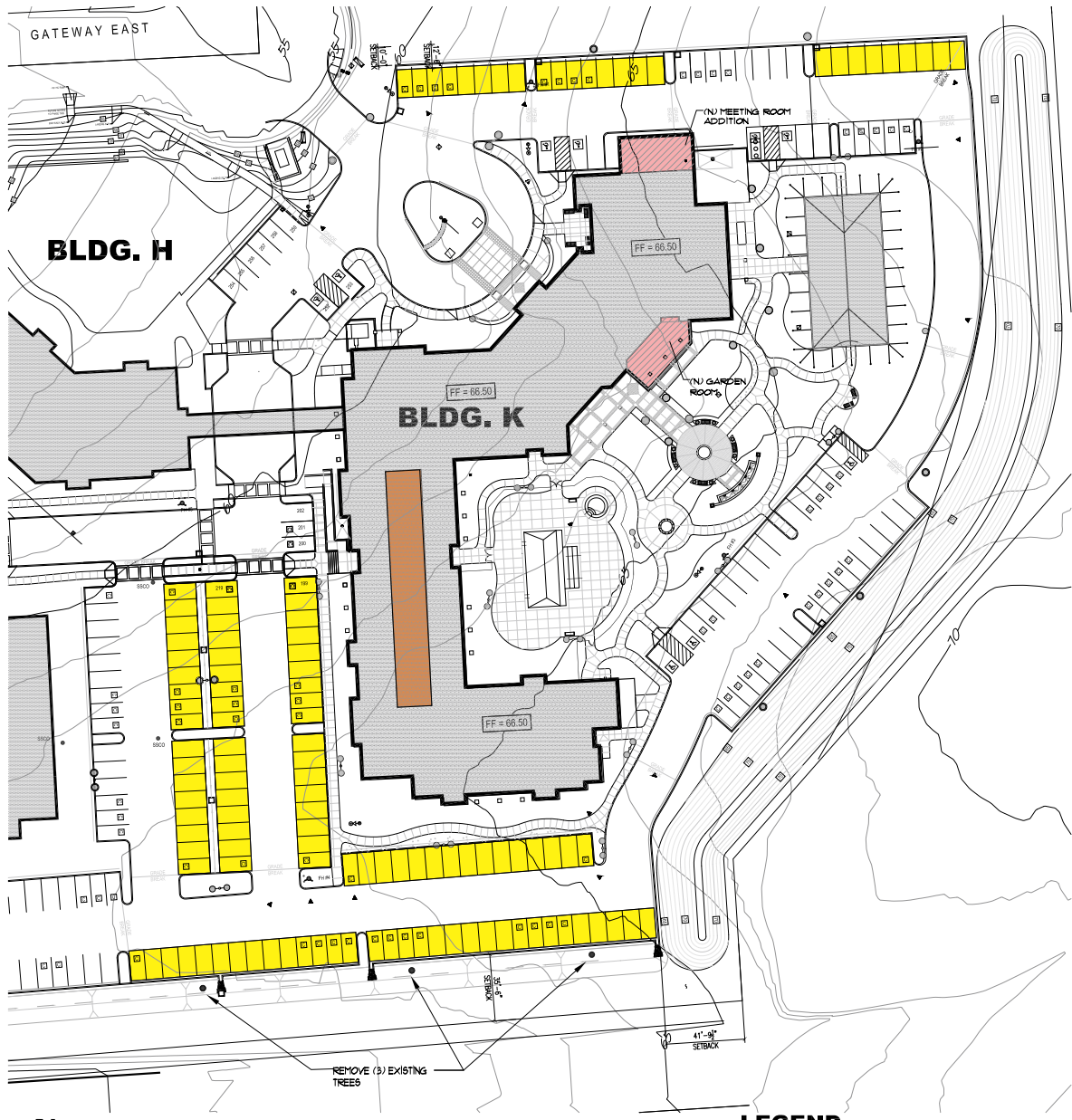


KEY PLAN
SCALE: NTS

SPRINGHILL SUITES



SAMPLE SOLAR CARPOT STRUCTURES



- LEGEND:**
- SOLAR PANELS @ ROOF
 - SOLAR PANELS @ PARKING LOT
 - NEW ADDITIONS

PROPOSED SOLAR PANELS LOCATION PLAN
SCALE: NTS

YL 235 P-29b / 1650x990 SERIES

ABOUT TRINGLY SOLAR

PERFORMANCE

MECHANICAL PARAMETERS

OPERATING CONDITIONS

PACKAGING

QUALIFICATIONS AND CERTIFICATES

ELECTRICAL PARAMETERS

Model No.	1650x990	1650x990	1650x990	1650x990	1650x990
Max Power (kW)	0.86	0.86	0.86	0.86	0.86
Max Current (A)	11.0	11.0	11.0	11.0	11.0
Max Voltage (V)	78	78	78	78	78
Max Power (W)	86	86	86	86	86
Max Current (A)	11.0	11.0	11.0	11.0	11.0
Max Voltage (V)	78	78	78	78	78

MECHANICAL PARAMETERS

Parameter	Value
Weight (kg)	10.0
Dimensions (mm)	1650x990x40
Material	Aluminum

OPERATING CONDITIONS

Parameter	Value
Operating Temperature	-20 to +50°C
Humidity	10 to 95% RH

PACKAGING

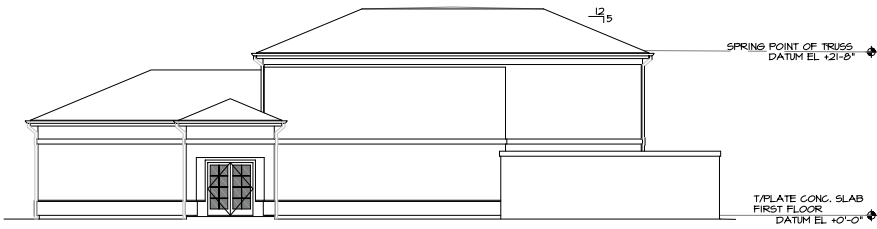
Number of panels per box: 20
 Net weight (kg): 200
 Gross weight (kg): 220

QUALIFICATIONS AND CERTIFICATES

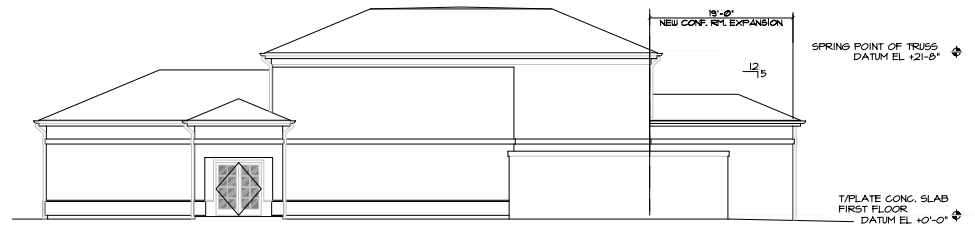
UL, CE, ISO 9001, ISO 14001

SOLAR PANEL SPECIFICATION

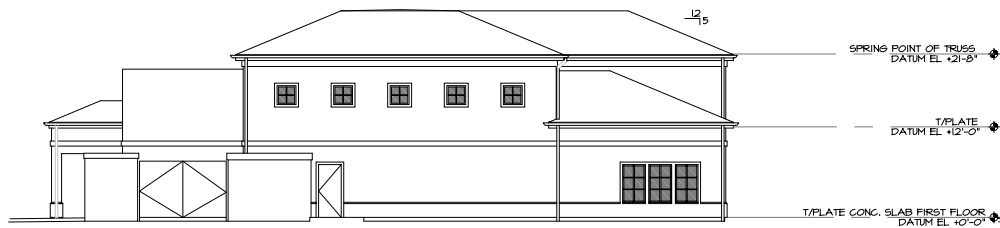
SPRINGHILL SUITES



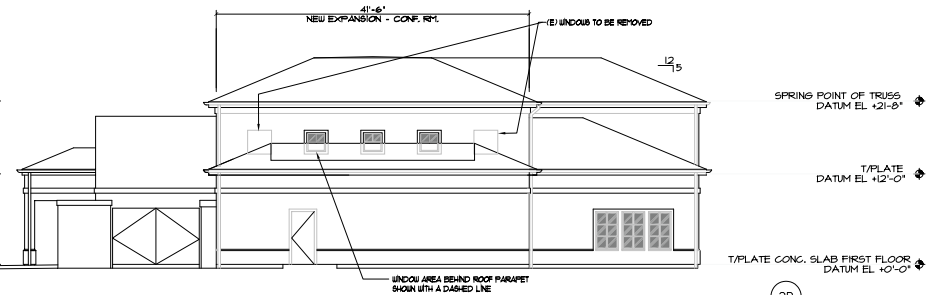
3E EXISTING EAST ELEVATION @ KITCHEN
SCALE: NTS



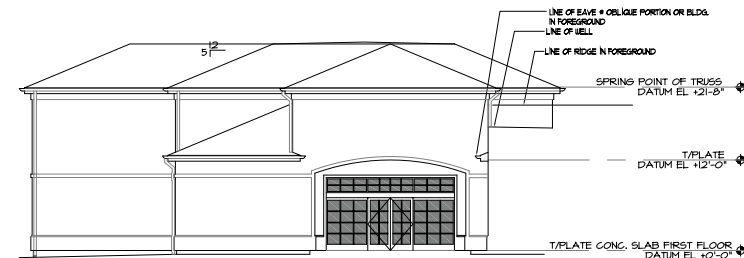
3P PROPOSED EAST ELEVATION @ KITCHEN
SCALE: NTS



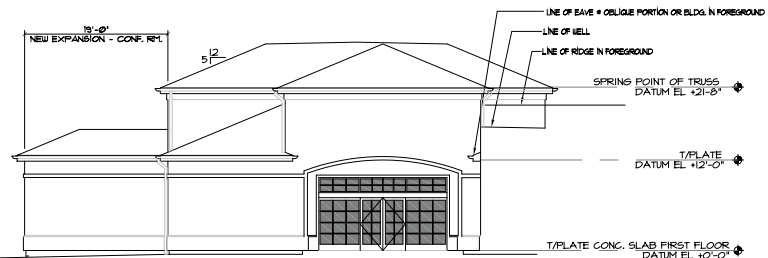
2E EXISTING EAST ELEVATION @ MEETING ROOM
SCALE: NTS



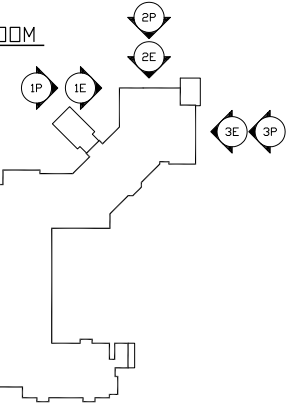
2P PROPOSED EAST ELEVATION @ MEETING ROOM
SCALE: NTS



1E EXISTING WEST ELEVATION @ MEETING ROOM
SCALE: NTS

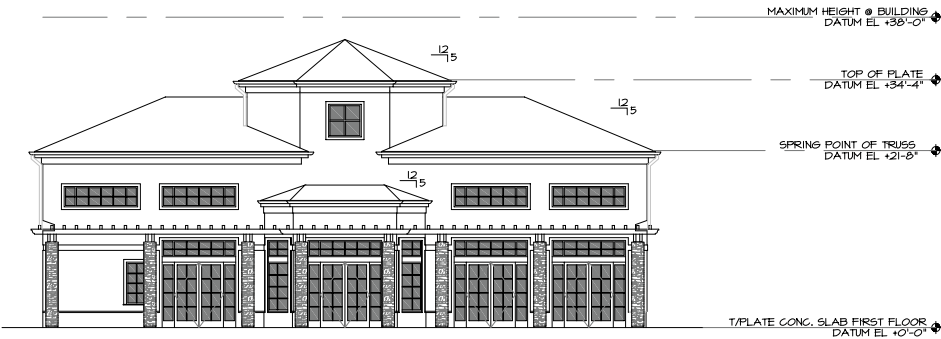


1P PROPOSED WEST ELEVATION @ MEETING ROOM
SCALE: NTS

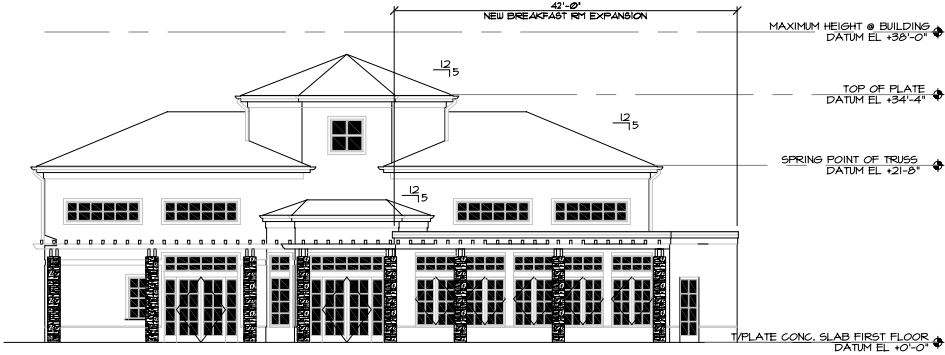


KEY PLAN
NOT TO SCALE

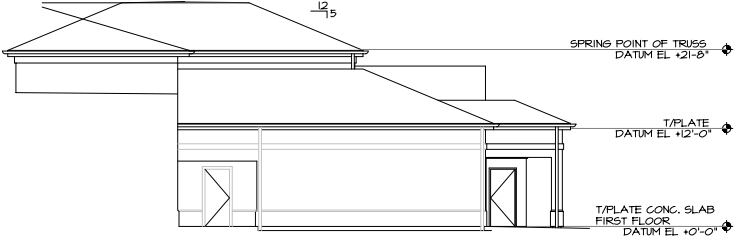
SPRINGHILL SUITES



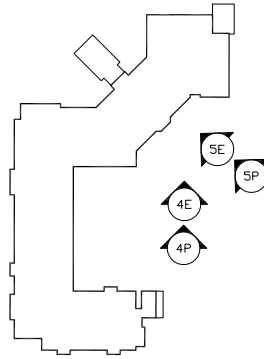
5E EXISTING SOUTH EAST ELEVATION @ NORTH WING
SCALE: NTS



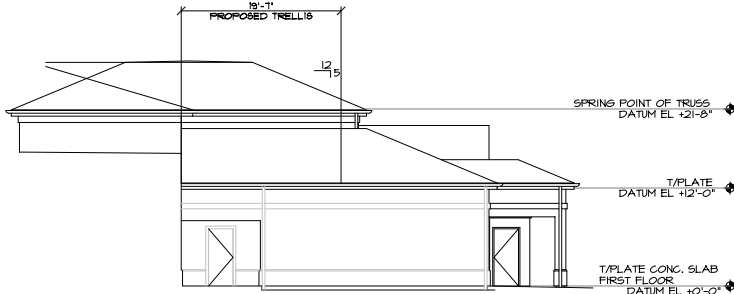
5P PROPOSED SOUTH EAST ELEVATION @ NORTH WING
SCALE: NTS



4E EXISTING SOUTH ELEVATION
SCALE: NTS

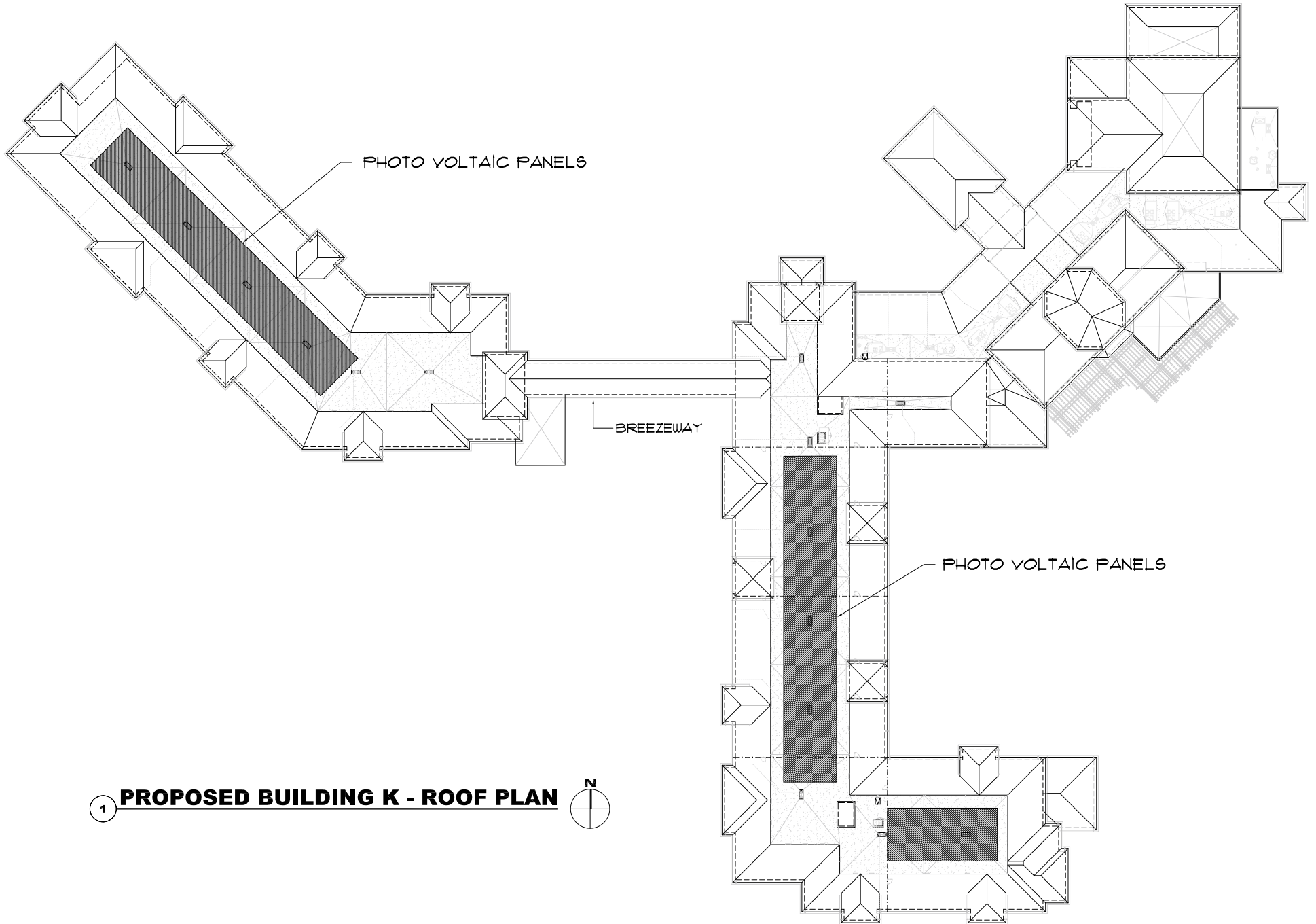


KEY PLAN
NOT TO SCALE



4P PROPOSED SOUTH ELEVATION
SCALE: NTS

SPRINGHILL SUITES



1 **PROPOSED BUILDING K - ROOF PLAN**



SPRINGHILL SUITES

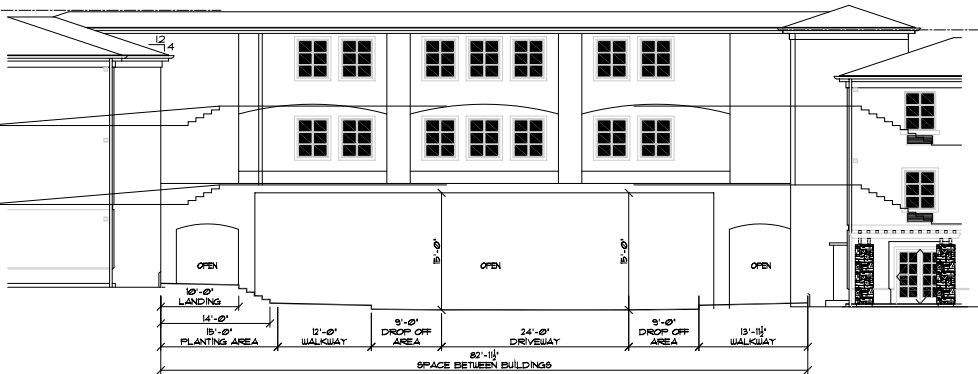
MAXIMUM HEIGHT @ ELEMENT
DATUM EL. +38'-0"
MAXIMUM HEIGHT @ BLDG.
DATUM EL. +35'-0"

T/PLATE
DATUM EL. +24'-3 1/2"

T/PLYWOOD @ THIRD FLR.
DATUM EL. +20'-2 1/2"

T/PLYWOOD @ SECOND FLR.
DATUM EL. +10'-1 1/8"

T/PLATE CONC. SLAB
FIRST FLOOR
DATUM EL. +0'-0"



1 SOUTH ELEVATION @ BREEZEWAY

MAXIMUM HEIGHT @ ELEMENT
DATUM EL. +38'-0"
MAXIMUM HEIGHT @ BLDG.
DATUM EL. +35'-0"

T/PLATE
DATUM EL. +24'-3 1/2"

T/PLYWOOD @ THIRD FLR.
DATUM EL. +20'-2 1/2"

T/PLYWOOD @ SECOND FLR.
DATUM EL. +10'-1 1/8"

T/PLATE CONC. SLAB
FIRST FLOOR
DATUM EL. +0'-0"

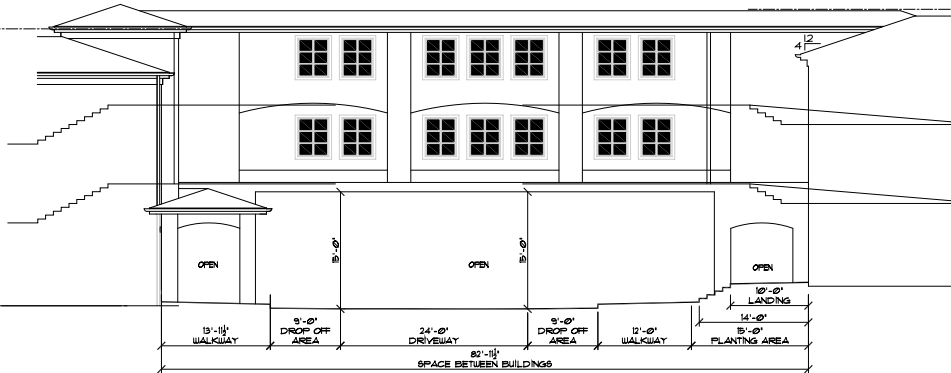
MAXIMUM HEIGHT @ ELEMENT
DATUM EL. +38'-0"
MAXIMUM HEIGHT @ BLDG.
DATUM EL. +35'-0"

T/PLATE
DATUM EL. +24'-3 1/2"

T/PLYWOOD @ THIRD FLR.
DATUM EL. +20'-2 1/2"

T/PLYWOOD @ SECOND FLR.
DATUM EL. +10'-1 1/8"

T/PLATE CONC. SLAB
FIRST FLOOR
DATUM EL. +0'-0"



2 NORTH ELEVATION @ BREEZEWAY

MAXIMUM HEIGHT @ ELEMENT
DATUM EL. +38'-0"
MAXIMUM HEIGHT @ BLDG.
DATUM EL. +35'-0"

T/PLATE
DATUM EL. +24'-3 1/2"

T/PLYWOOD @ THIRD FLR.
DATUM EL. +20'-2 1/2"

T/PLYWOOD @ SECOND FLR.
DATUM EL. +10'-1 1/8"

T/PLATE CONC. SLAB
FIRST FLOOR
DATUM EL. +0'-0"

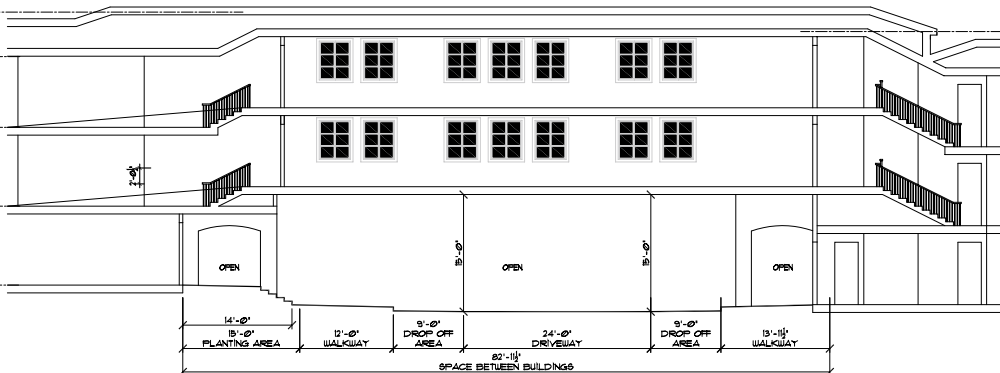
MAXIMUM HEIGHT @ ELEMENT
DATUM EL. +38'-0"
MAXIMUM HEIGHT @ BLDG.
DATUM EL. +35'-0"

T/PLATE
DATUM EL. +24'-3 1/2"

T/PLYWOOD @ THIRD FLR.
DATUM EL. +20'-2 1/2"

T/PLYWOOD @ SECOND FLR.
DATUM EL. +10'-1 1/8"

T/PLATE CONC. SLAB
FIRST FLOOR
DATUM EL. +0'-0"



3 SECTION @ BREEZEWAY

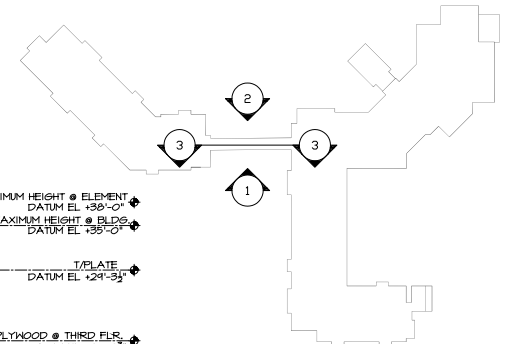
MAXIMUM HEIGHT @ ELEMENT
DATUM EL. +38'-0"
MAXIMUM HEIGHT @ BLDG.
DATUM EL. +35'-0"

T/PLATE
DATUM EL. +24'-3 1/2"

T/PLYWOOD @ THIRD FLR.
DATUM EL. +20'-2 1/2"

T/PLYWOOD @ SECOND FLR.
DATUM EL. +10'-1 1/8"

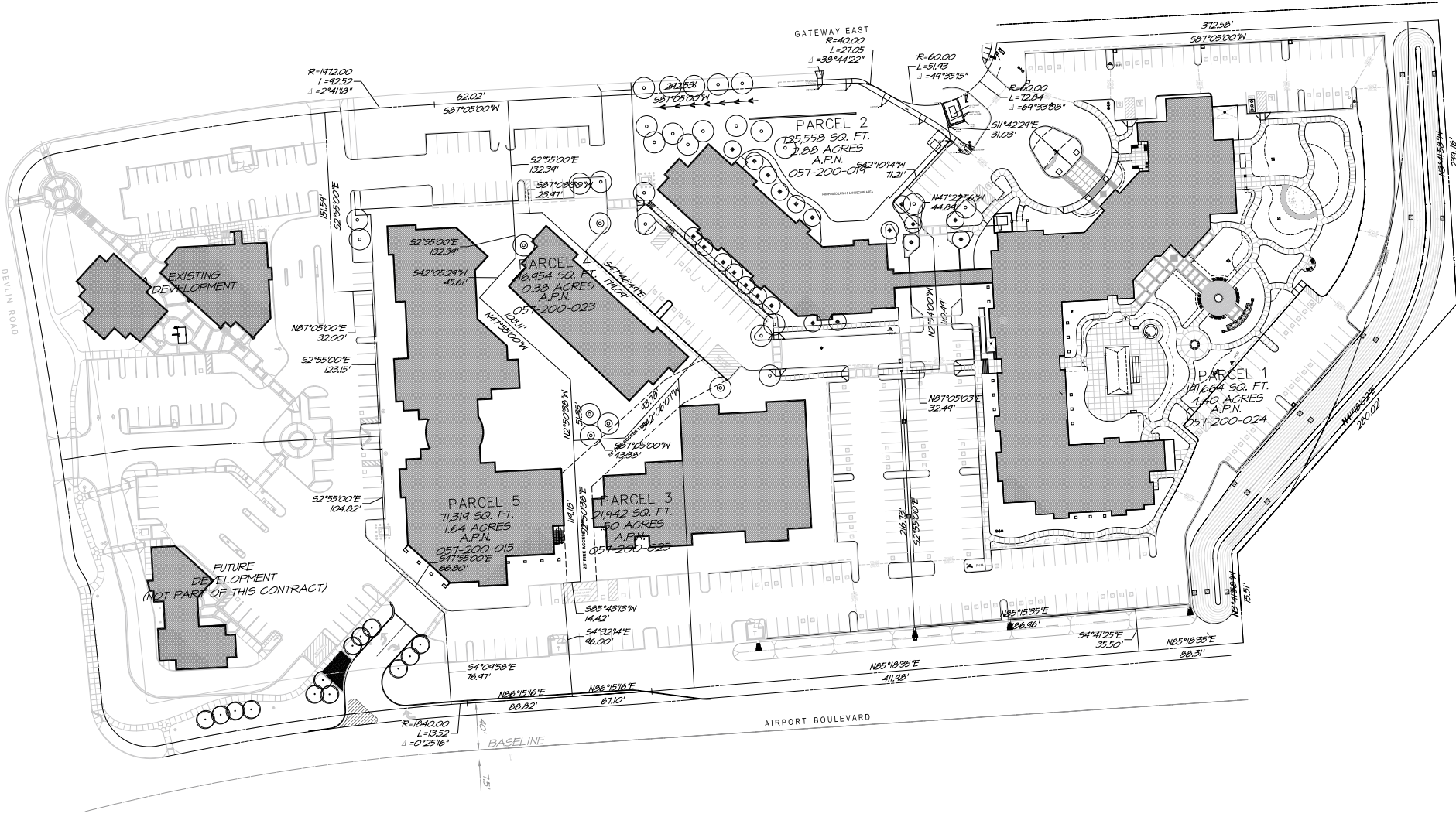
T/PLATE CONC. SLAB
FIRST FLOOR
DATUM EL. +0'-0"



KEY PLAN
SCALE: NTS

BUILDING K

SPRINGHILL SUITES



PROPOSED MASTER LANDSCAPE PLAN - PHASE II