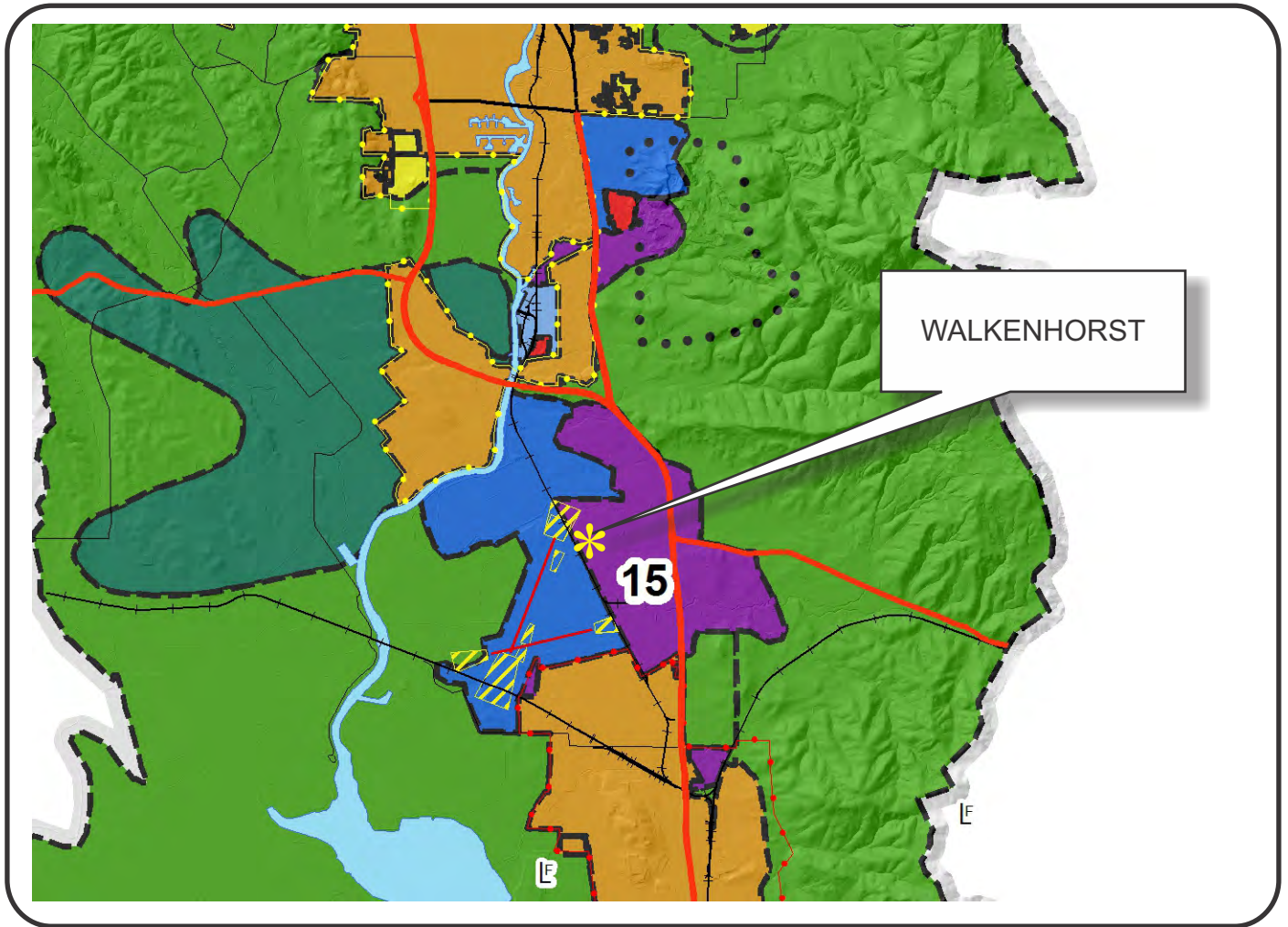


“H”

Graphics

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

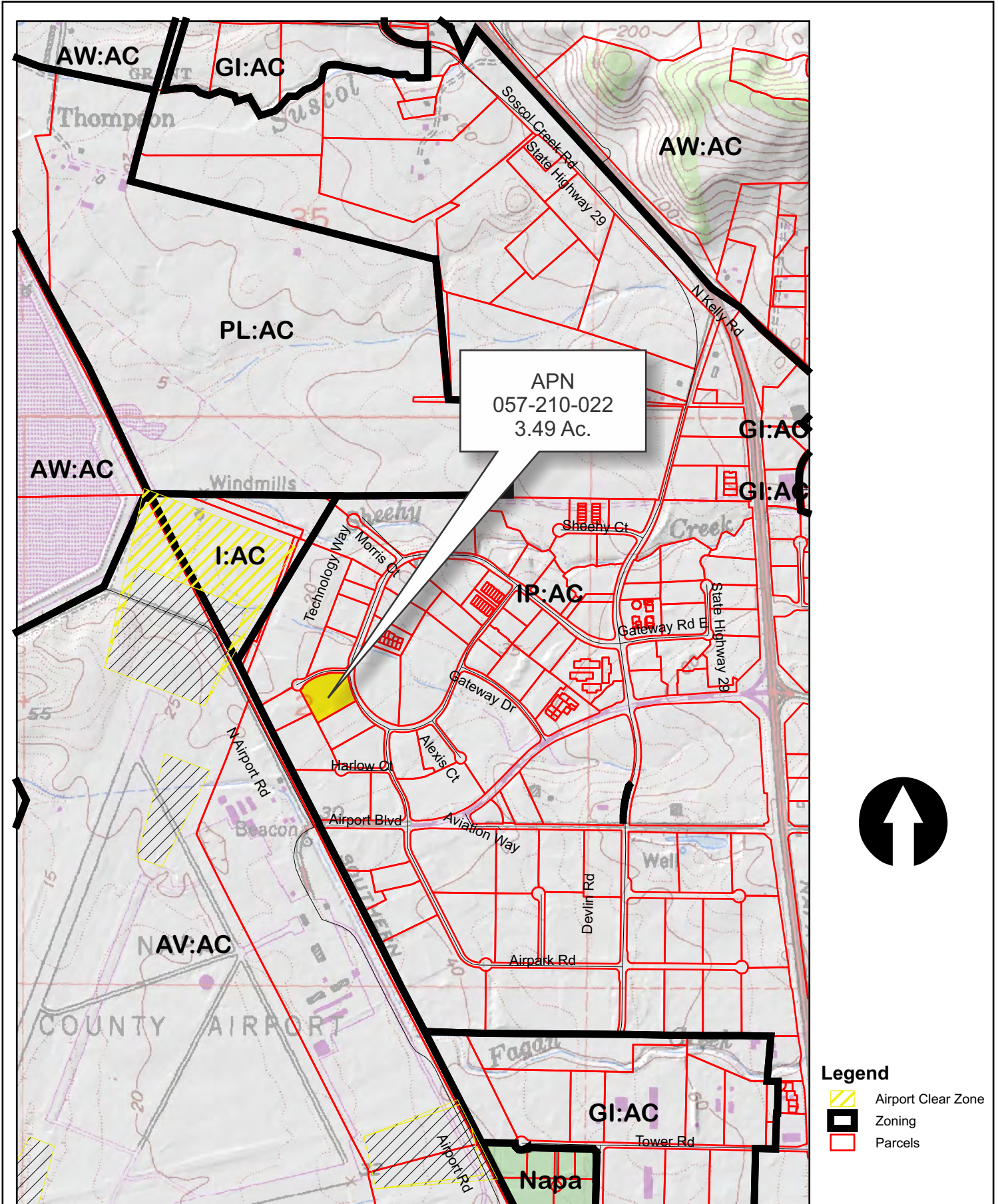
TRANSPORTATION

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

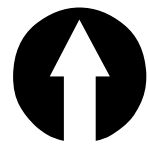
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
057-210-022
05-04-2016
2C UP

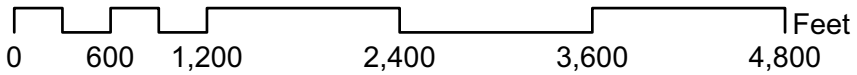
WALKENHORST



APN
057-210-022
3.49 Ac.




- Legend**
-  Airport Clear Zone
 -  Zoning
 -  Parcels



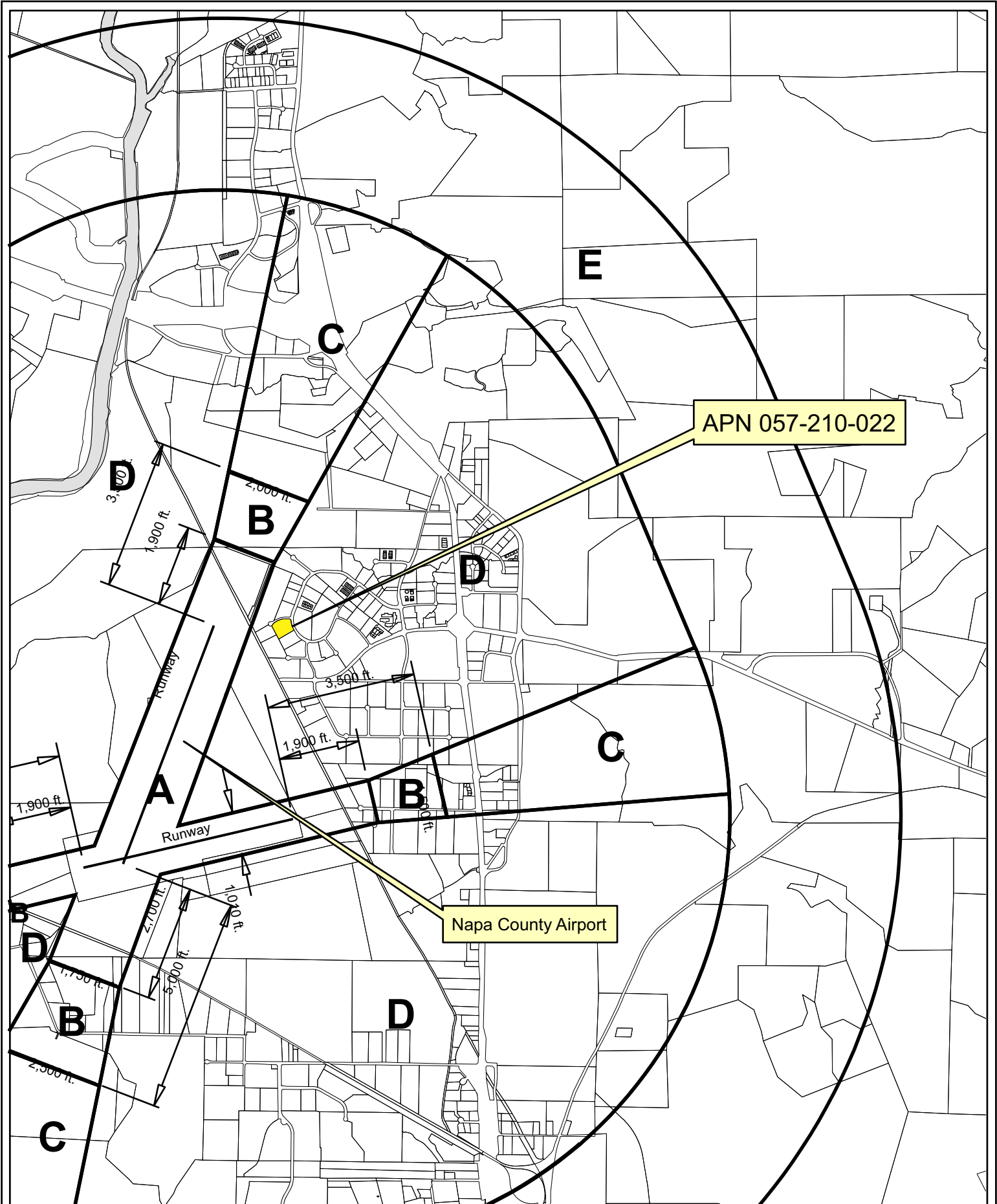
05-04-2016

2C

UP

 Napa County Conservation
Development and Planning Department

P15-00149_Walkenhorst_up2.cdr



Compatibility Plan Napa County Airport

Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet



A Division of Transportation
By Appointment to the Governor

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.



0 700 1,400 2,800'

Napa County P.B.E.S. - 01/2016

WALKENHORST



Existing Conditions

TECHNOLOGY COURT

PROJECT DATA



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EXISTING

SITE AREA:	152060 SQ. FT. 3.49 ACRES
BUILDING COVERAGE:	
EXISTING:	
OFFICE:	6501 SQ. FT.
WAREHOUSE:	26451 SQ. FT.
MEZZANINE:	4743 SQ. FT.
TOTAL EXISTING:	37695 SQ. FT.

PROPOSED CHANGES

SITE AREA:	152060 SQ. FT. 3.49 ACRES
BUILDING COVERAGE:	
EXISTING:	
OFFICE:	6501 SQ. FT.
FIRST FLOOR:	6501 SQ. FT.
SECOND FLOOR:	2820 SQ. FT.
WAREHOUSE:	26451 SQ. FT.
MEZZANINE:	1923 SQ. FT.
TOTAL MODIFIED EXISTING:	37695 SQ. FT.
ADDITION:	
OFFICE / REST ROOMS:	1992 SQ. FT.
WAREHOUSE:	19480 SQ. FT.
MEZZANINE:	3150 SQ. FT.
TOTAL ADDITION:	24622 SQ. FT.
TOTAL BUILDING:	62357 SQ. FT.
PARKING:	98 SPACES

LANDSCAPE PALETTE

LANDSCAPING ADDITION AND REPAIR SHALL BE BASED ON THE EXISTING LANDSCAPE PALETTE

LARGE STREET TREE - 15 gal.
Fraxinus holotricha 'Moraine' - Moraine Ash
Pyrus betulifolia

BROADLEAF EVERGREEN - 15 gal.
Cinnamomum camphora - Camphora Tree
Rhus lancea - African Sumac

ACCENT TREE - 15 gal.
Prunus 'Krauter Vesuvius' - Purpleleaf Plum
Lagerstroemia 'Tuscarora' - Crape Myrtle
Acer palmatum 'Sango Kaku' - Coral Bark Jap. Maple

LARGE SCREENING SHRUBS - 5 gal.
Escallonia fradesi - Pink Escallonia
Pittosporum tenuifolium 'Silver Sheen' - NCN
Xylosma congestum 'compacta' - Xylosma

SMALL MEDIUM SHRUBS - 5 gal.
Buxus microphylla jap. 'Green Beauty' - Boxwood (small)
Nandina domestica 'Gulf Stream' - Heavenly Bamboo (small)
Pittosporum tobira 'Wheeler' - Dwarf Tobira (small)
Camellia sasanqua 'Clopatria' - Autumn Camellia (medium)
Pittosporum tobira 'variegata' - Variegated leaf Tobira
Hebe 'Blue Elf' - Shrub Veronica (small)
Rhamnus 'Ballarina' - India Hawthorn (small)
Myrtus communis 'compacta' - Myrtle (medium)
Arctostaphylos 'Howard McMinn' - McMinn Manzanita (medium)
Rosmarinus 'Blue Spires' - Upright Rosemary (medium)

PERENNIALS - 1 gal.
Agapanthus 'Queen Anne' - Lily of the Nile
Homocallis 'Evergreen Yellow' - Day Lily
Erysimum linifolium 'Bowles Mauve' - Wall Flower
Zantedeschia ssp. - Calla Lily

GROUND COVERS - 1 gal.
Juniperus procumbens 'nana' - Japanese Garden Juniper
Teuchospermum jasminoides - Star Jasmine
Cotoneaster dammeri - Bearberry
Vinca minor 'Bowles variety' - Creeping Periwinkle

SOD LAWN
Drought tolerant Tall Fescue mix

An automated irrigation system covering all landscaped areas shall be installed as part of landscape installation

Project Title

EXPANDED WALKENHORST WAREHOUSE & DISTRIBUTION CENTER
NAPA, CALIFORNIA
A.P.N
057-210-022

Sheet Title

PROPOSED SITE PLAN

Date Of Issue

7.13.15
9.1.15
2.18.16

Job No.:

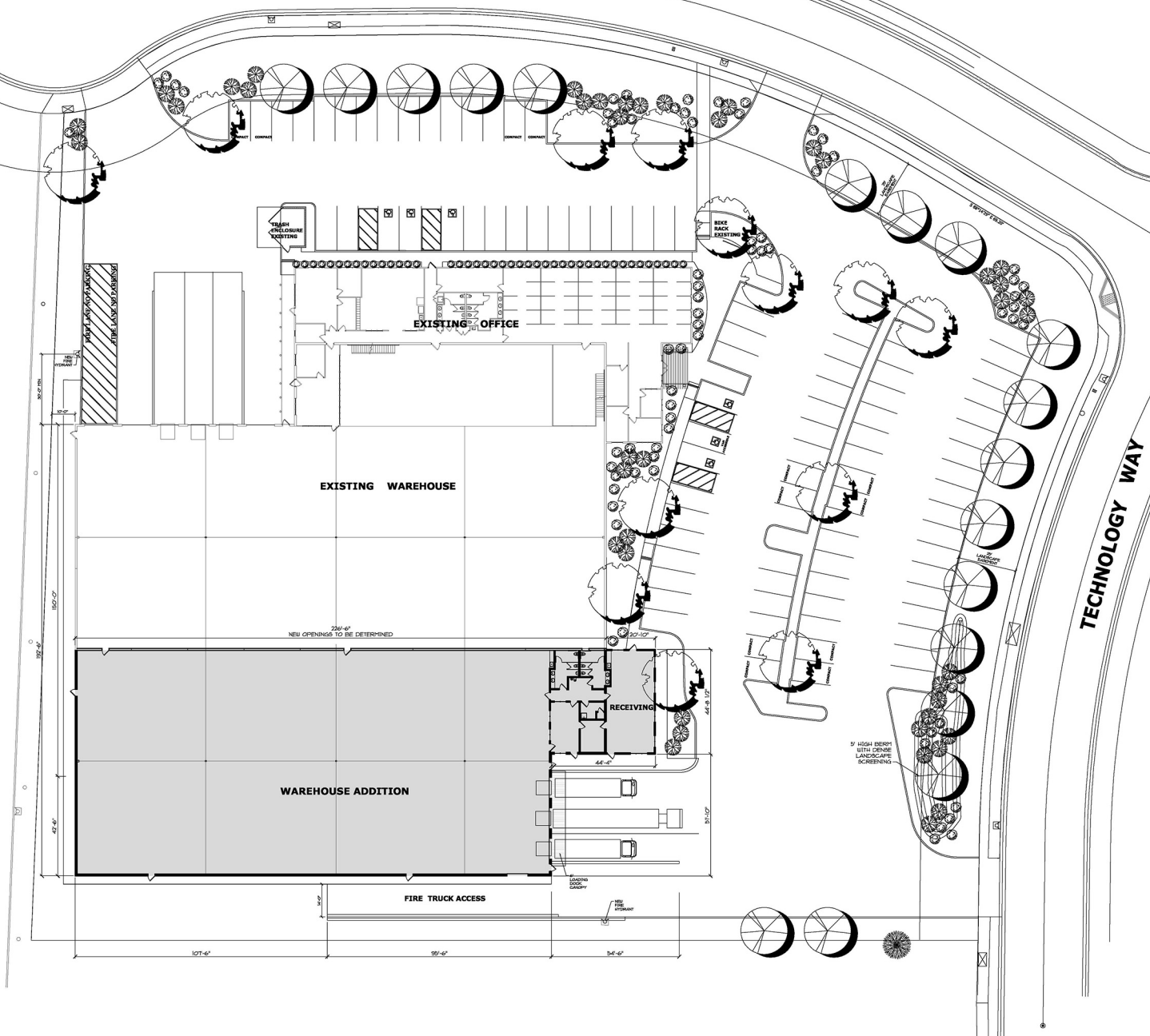
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Sheet Number

UP-1.00

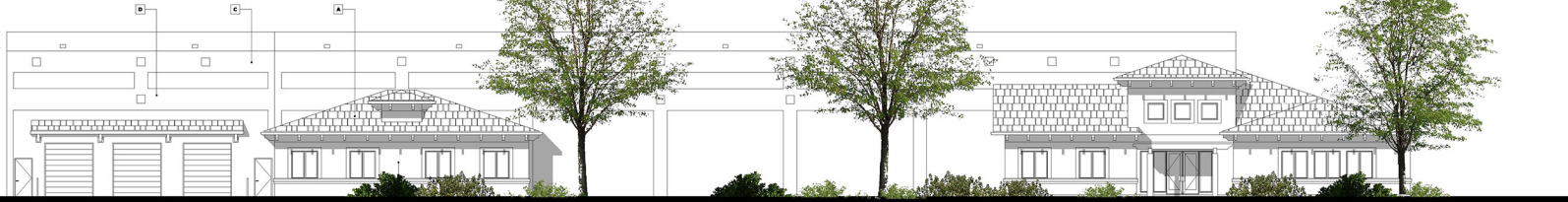


TECHNOLOGY WAY



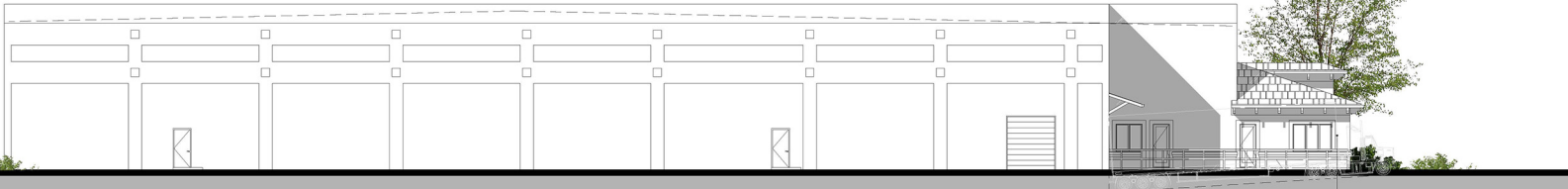
PROPOSED ADDITION EXISTING

30' TOP OF PARAPET
27' ROOF



EAST ELEVATION

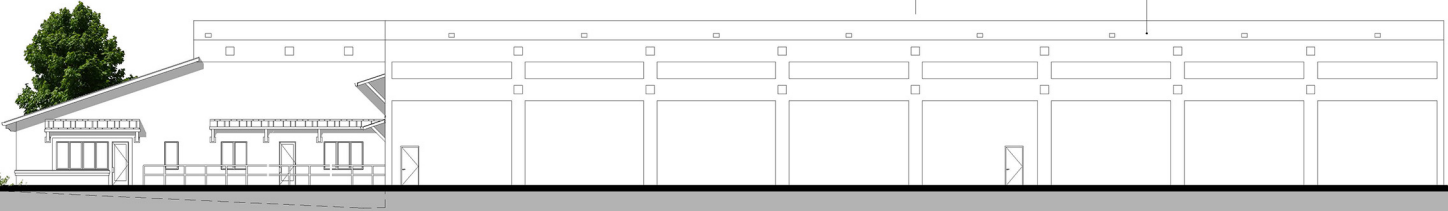
30' TOP OF PARAPET
27' ROOF



SOUTH ELEVATION

EXISTING PROPOSED ADDITION

TOP OF PARAPET 30'
ROOF 27'



WEST ELEVATION

PROPOSED ADDITION EXISTING



PARTIAL NORTH ELEVATION @ ADDITION

- A TYPICAL TILE ROOF "REL. 408.4579" TO MATCH EXISTING
- B STUCCO TO MATCH EXISTING
- C 7/8" CONCRETE WITH CONCRETE TILE-UP
- D 24 GA. HMC METAL PANELS

jsmc
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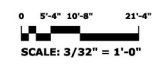


Project Title
**EXPANSION
WALKENHORST
WAREHOUSE
&
DISTRIBUTION
CENTER**
NAPA,
CALIFORNIA
A.P.N.
057-210-022

Sheet Title
**EXTERIOR
ELEVATIONS**

Date Of Issue
7.13.15
9.1.15
2.18.16

Job No. :
Date : 6.23.15
Scale : 1"=20'-0"
Drawn By :



Sheet Number
UP-1.01

