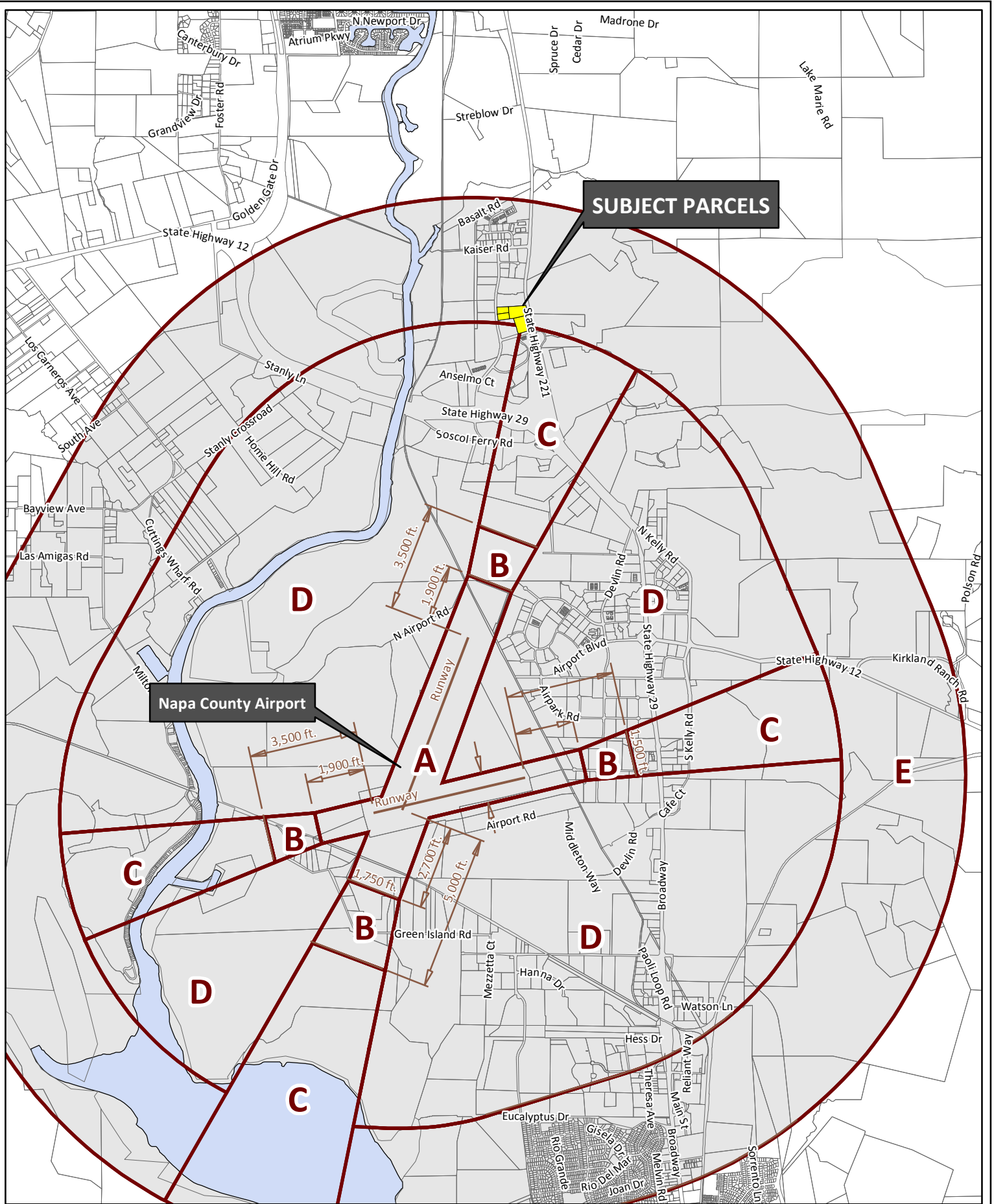


“F”

Graphics



Napa County Airport

SUBJECT PARCELS

Compatibility Plan

Napa County Airport

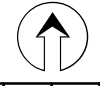
Exhibit "D"

Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone 11, feet

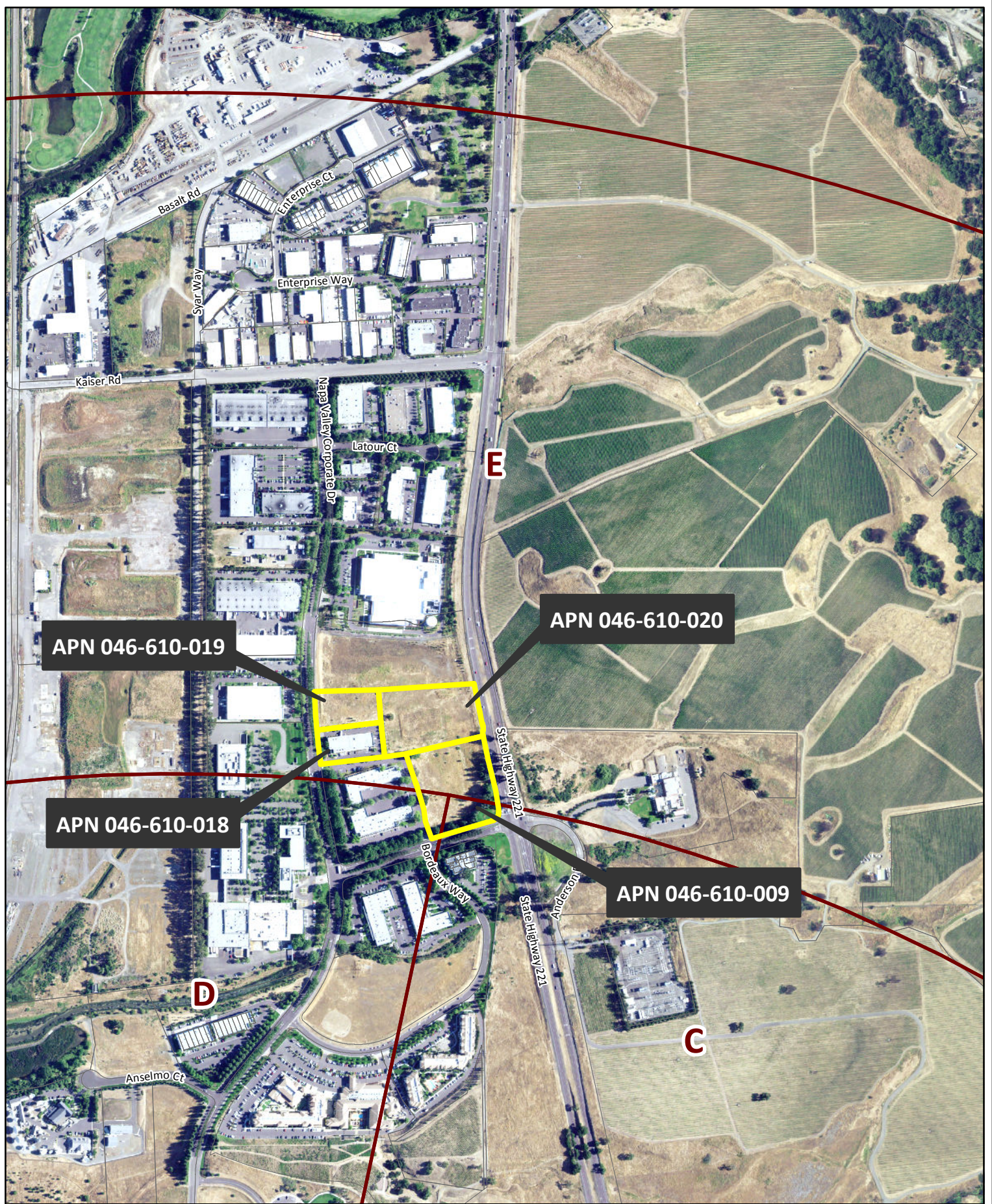


A Division of the County
A Department of Services


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



0 1,000 2,000 4,000'
Napa County P.B.E.S. - 05/2018



Horizontal Datum: NAD 83,
 CA State Plane Coordinates,
 Zone 12, feet

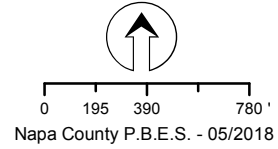
 A PART OF THE GOVERNMENT
 A SERVICE TO THE PEOPLE

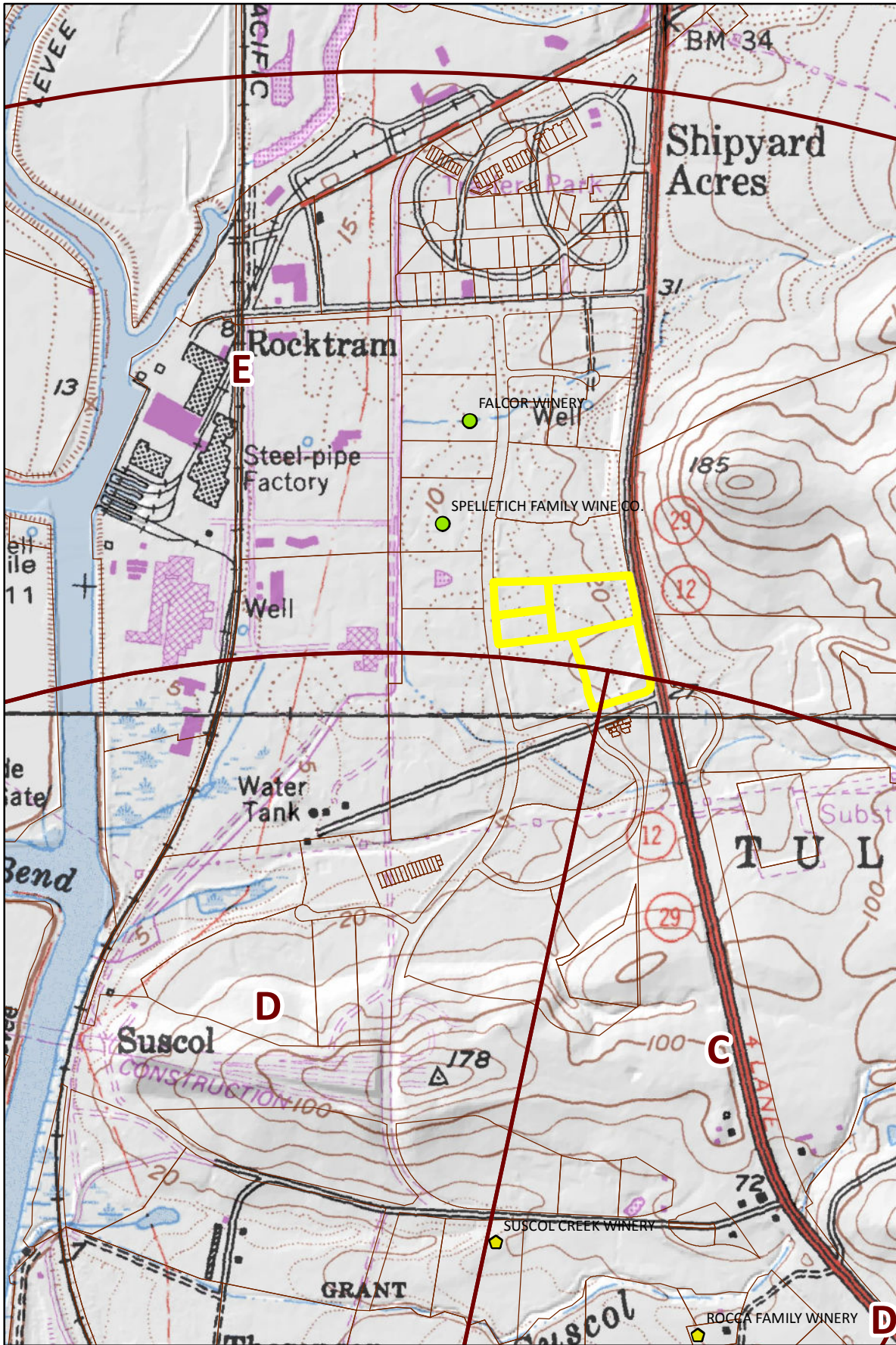
Disclaimer: This map was prepared for informational
 purposes only. No liability is assumed for the accuracy
 of the data delineated hereon.

Compatibility Plan

Napa County Airport

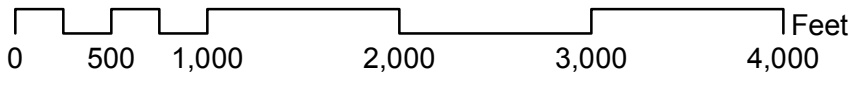
Exhibit "D"





Legend

- Wineries**
- Status
- Producing
 - Producing, w/ pending major mod
 - Approved, not producing
 - ▲ Pending
 - Unknown
 - Napa Airport Compatibility Zones
 - Parcels





CITY of NAPA

GIS Services



ZONING DISTRICTS

RESIDENTIAL

- RS 40 Single Family Residential, Minimum lot size 40,000 sq. ft.
- RS 20 Single Family Residential, Minimum lot size 20,000 sq. ft.
- RS 10 Single Family Residential, Minimum lot size 10,000 sq. ft.
- RS 7 Single Family Residential, Minimum lot size 7,000 sq. ft.
- RS 5 Single Family Residential, Minimum lot size 5,000 sq. ft.
- RS 4 Single Family Residential, Minimum lot size 4,000 sq. ft.

- RI 20 Single Family Infill, Minimum lot size 20,000 sq. ft.
- RI 10 Single Family Infill, Minimum lot size 10,000 sq. ft.
- RI 7 Single Family Infill, Minimum lot size 7,000 sq. ft.
- RI 5 Single Family Infill, Minimum lot size 5,000 sq. ft.
- RI 4 Single Family Infill, Minimum lot size 4,000 sq. ft.

- RT 7 Traditional Residential Infill, Minimum lot size 7,000 sq. ft.
- RT 5 Traditional Residential Infill, Minimum lot size 5,000 sq. ft.
- RT 4 Traditional Residential Infill, Minimum lot size 4,000 sq. ft.

RM Multi Family Residential

COMMERCIAL

- CL Local Commercial
- CT Tourist Commercial
- CC Community Commercial

DOWNTOWN

- DCC Downtown Core Commercial
- DMU Downtown Mixed Use
- DN Downtown Neighborhood
- OBC Oxbow Commercial
- DPOS Downtown Parks & Open Space
- DP Downtown Public

RESIDENTIAL OFFICE AND OFFICE

- RO Residential Office
- OC Commercial Office
- OM Medical Office

INDUSTRIAL

- IL Light Industrial
- IP Industrial Park (Areas A, B and C)

OTHER

- PQ Public/Quasi Public Schools and Health Facilities District
- PQ-P Public/Quasi Public District
- POS Park/Open Space
- AR Agricultural Resource

MIXED USE

- MU-T Mixed Use (Tannery Bend)
- MU-G Mixed Use (Gateway)

MP Master Plan

PD-# Planned Development Overlay District

- Number refers to specific ordinance

Note: Zoning of areas outside city limits is pre-zoning

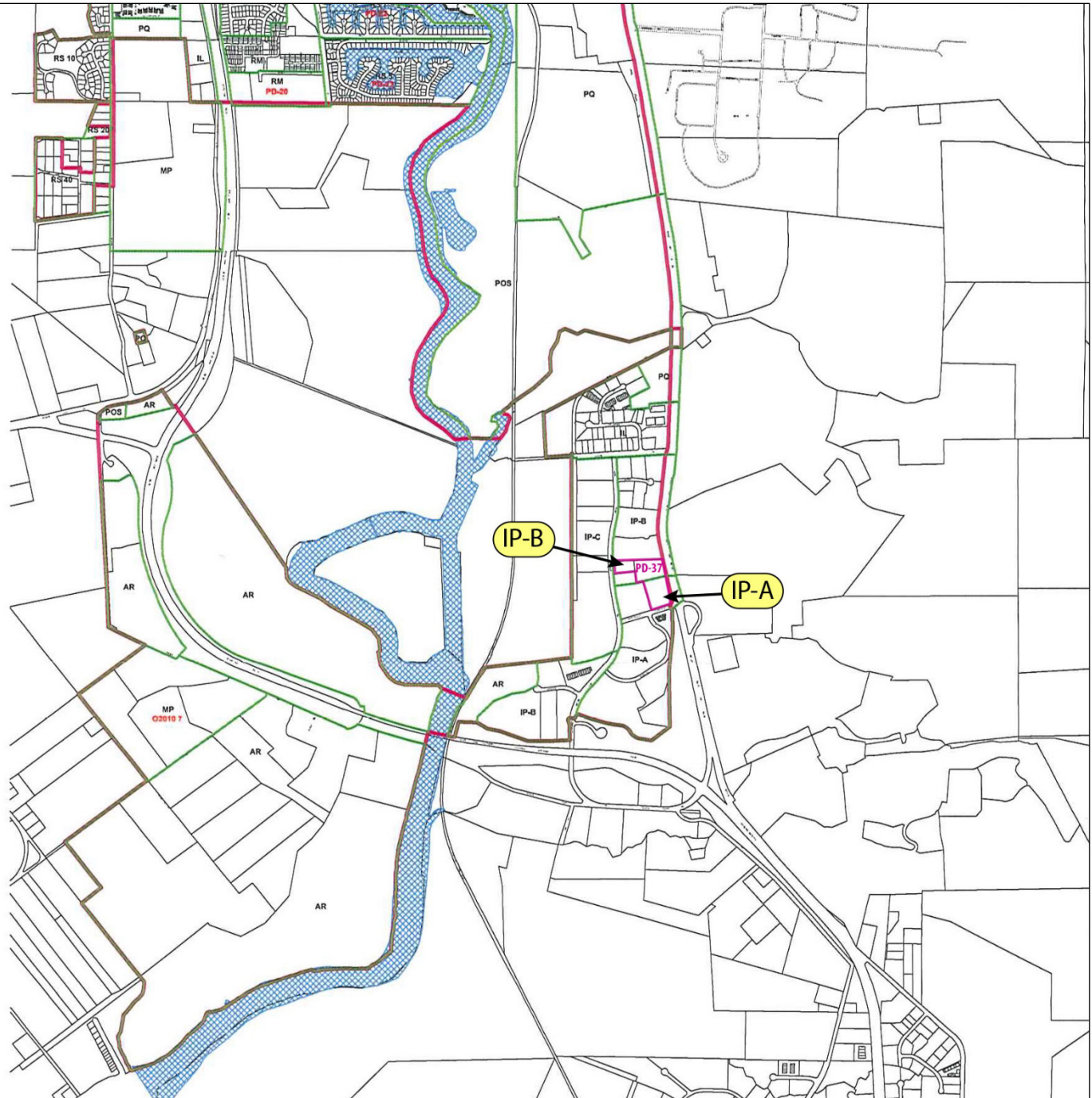
:River and Creeks

:City of Napa Boundary

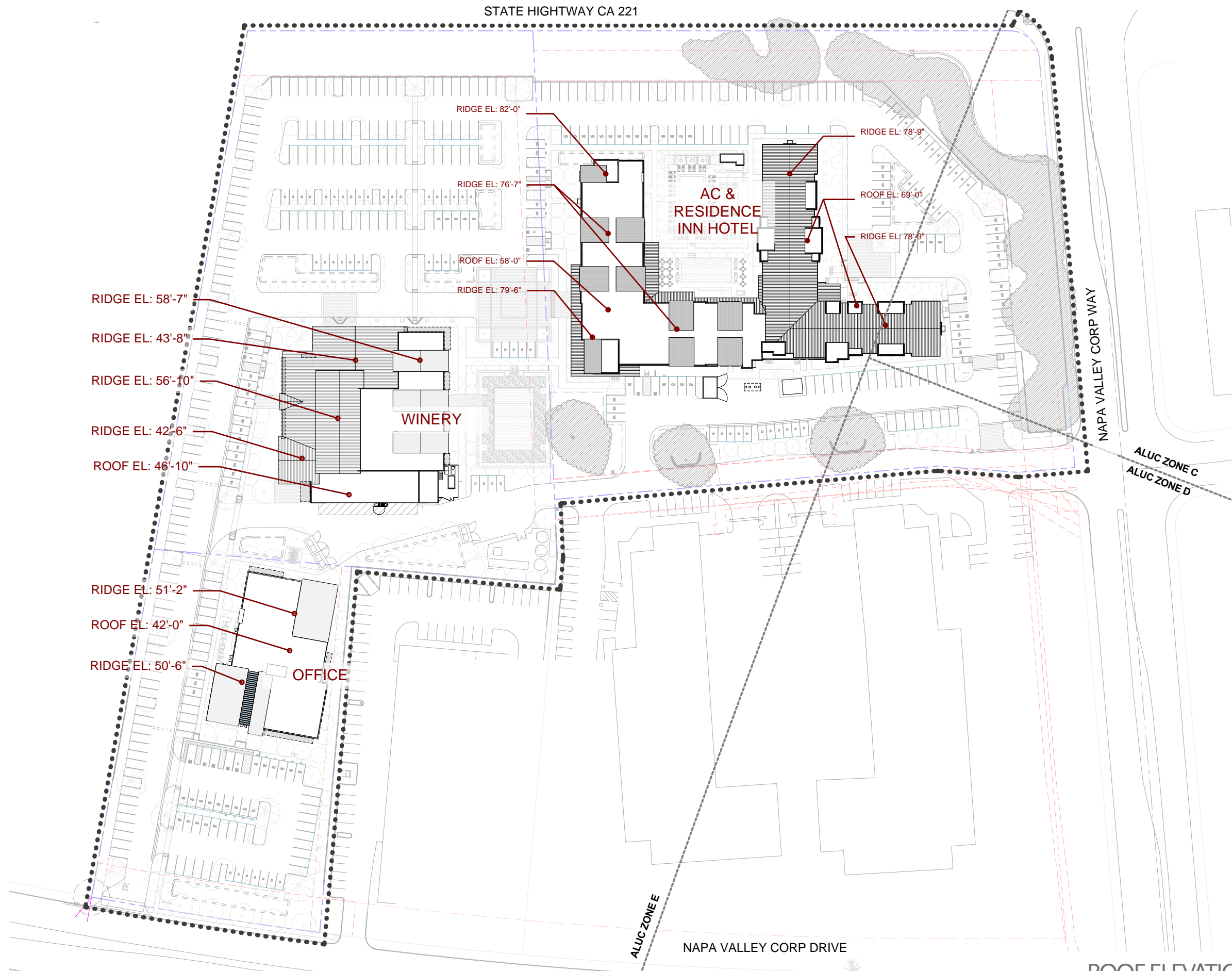
Date Printed: 4/4/2013

Source File Name: C:\gis\gis\planning\zoning\Napa_Zoning.dwg

PDF File Name: P:\GIS Maps\PDF Maps\planning\Napa_Zoning36x54.dwg

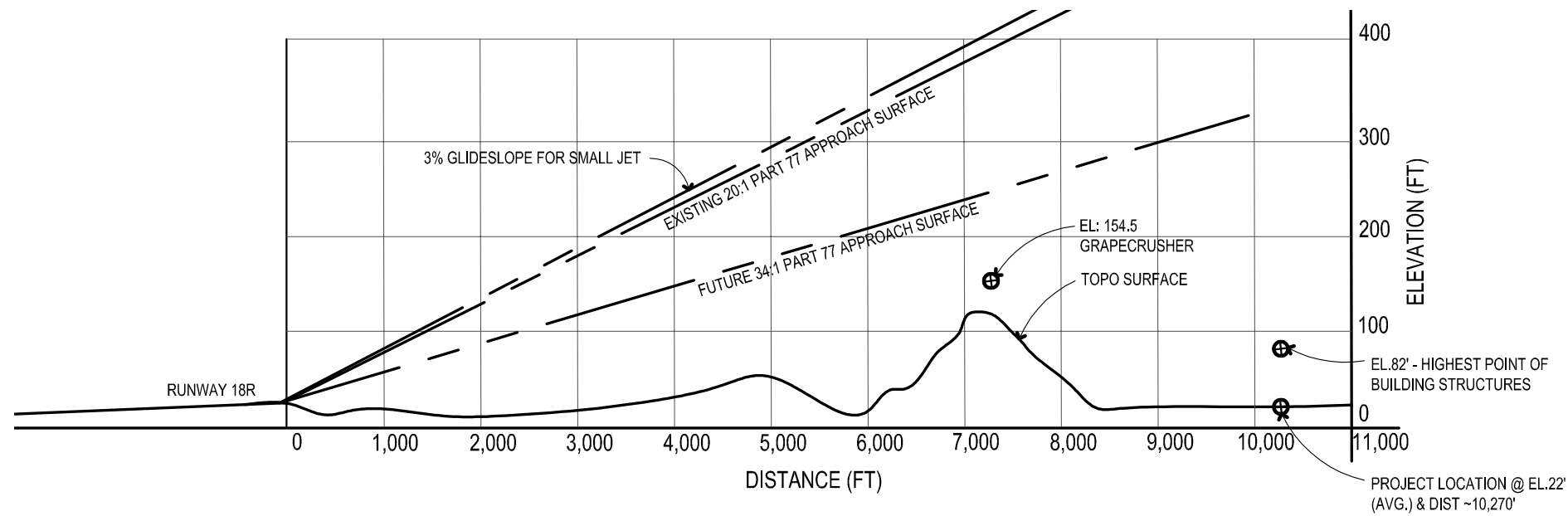


Zoning Map, City of Napa

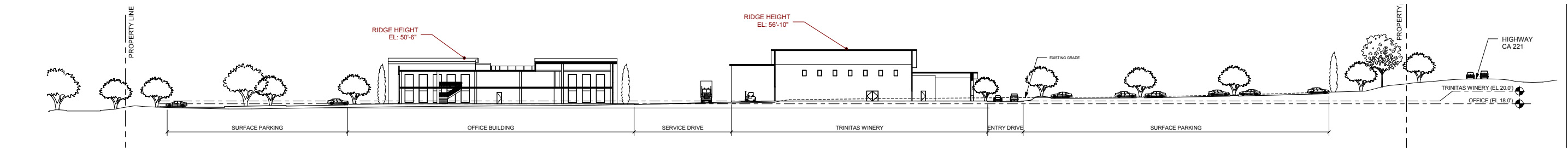
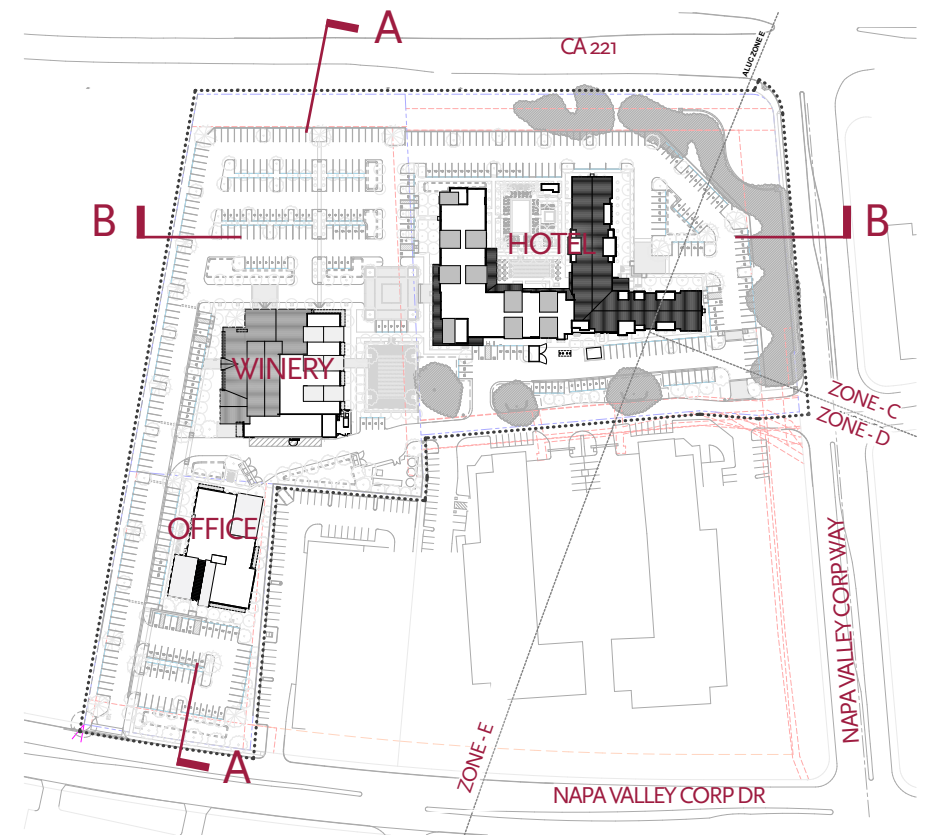


ROOF ELEVATIONS DIAGRAM

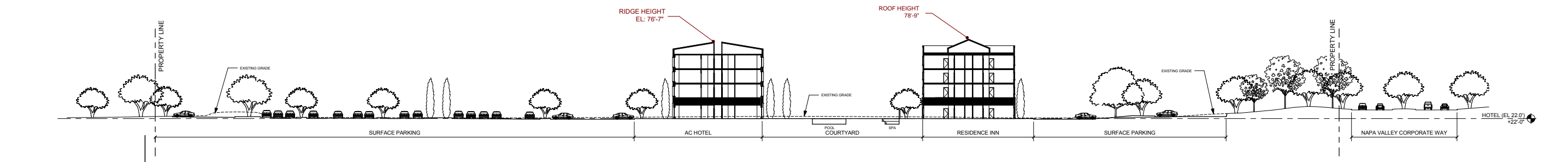
APRIL 4TH, 2018



AIRCRAFT ALTITUDE DIAGRAM

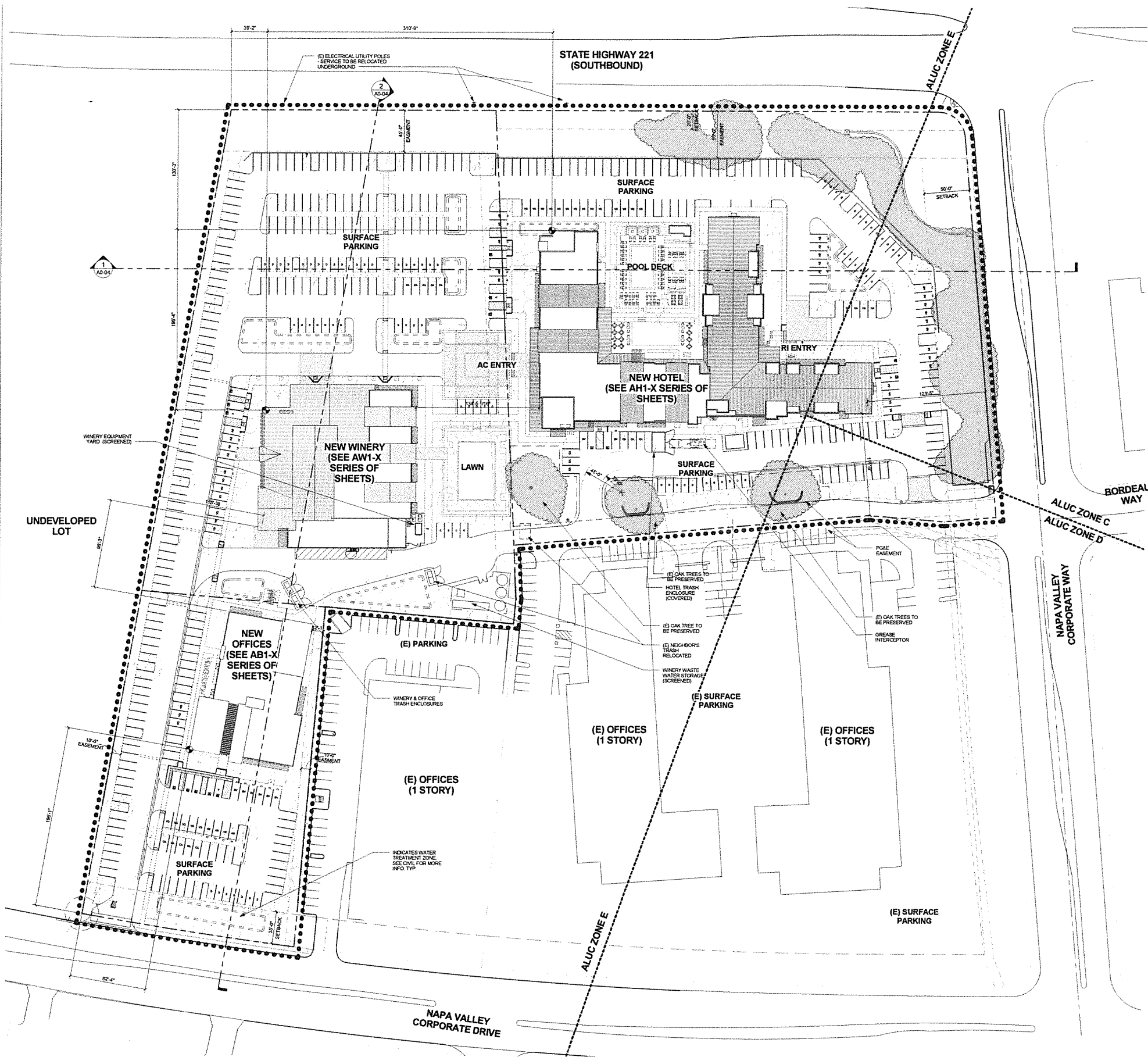


SECTION A



SECTION B





- KEYNOTES / LEGENDS**
- LIMIT OF WORK LINE
 - - - - PROPERTY LINE
 - - - - SETBACK LINE
 - - - - EASEMENT LINE
 - ACCESSIBLE ROUTE OF TRAVEL
ARROW HEAD DENOTES BUILDING ENTRANCE
 - INDICATES 20' PATH FOR FIRE APPARATUS. MAINTAIN 13'-6" CLEAR OVERHEAD
 - MUNICIPAL FIRE APPARATUS (40' TRUCK)
 - GARBAGE TRUCK (32' TRUCK)
 - FH FIRE HYDRANT (SEE CIVIL DRAWINGS)
(E) DENOTES EXISTING
(R) DENOTES RELOCATED
 - ROOF WATER TREATMENT PLANTER
- PARKING STALL TYPES**
- | | | | | | |
|---------|-----------|------------------|-----------------|-------|--------|
| 18'-0" | 9'-0" | 9'-0" | 9'-0" | 9'-0" | 18'-0" |
| TYPICAL | CLEAN AIR | ELECTRIC VEHICLE | COMPACT VEHICLE | | |
- GENERAL NOTES**
- SEE CIVIL FOR DETAILED SETBACKS, EASEMENT & TOPOGRAPHIC INFORMATION

WATG
 strategy planning architecture landscape interiors
 irvine | CA | 949.574.8500 watg.com

PHG
 PACIFIC HOSPITALITY GROUP

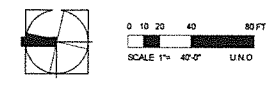
RECEIVED
 APR 30 2018 CT
 Napa County Planning, Building & Environmental Services

TRINITAS MIXED USE

PROJECT SITE PLAN

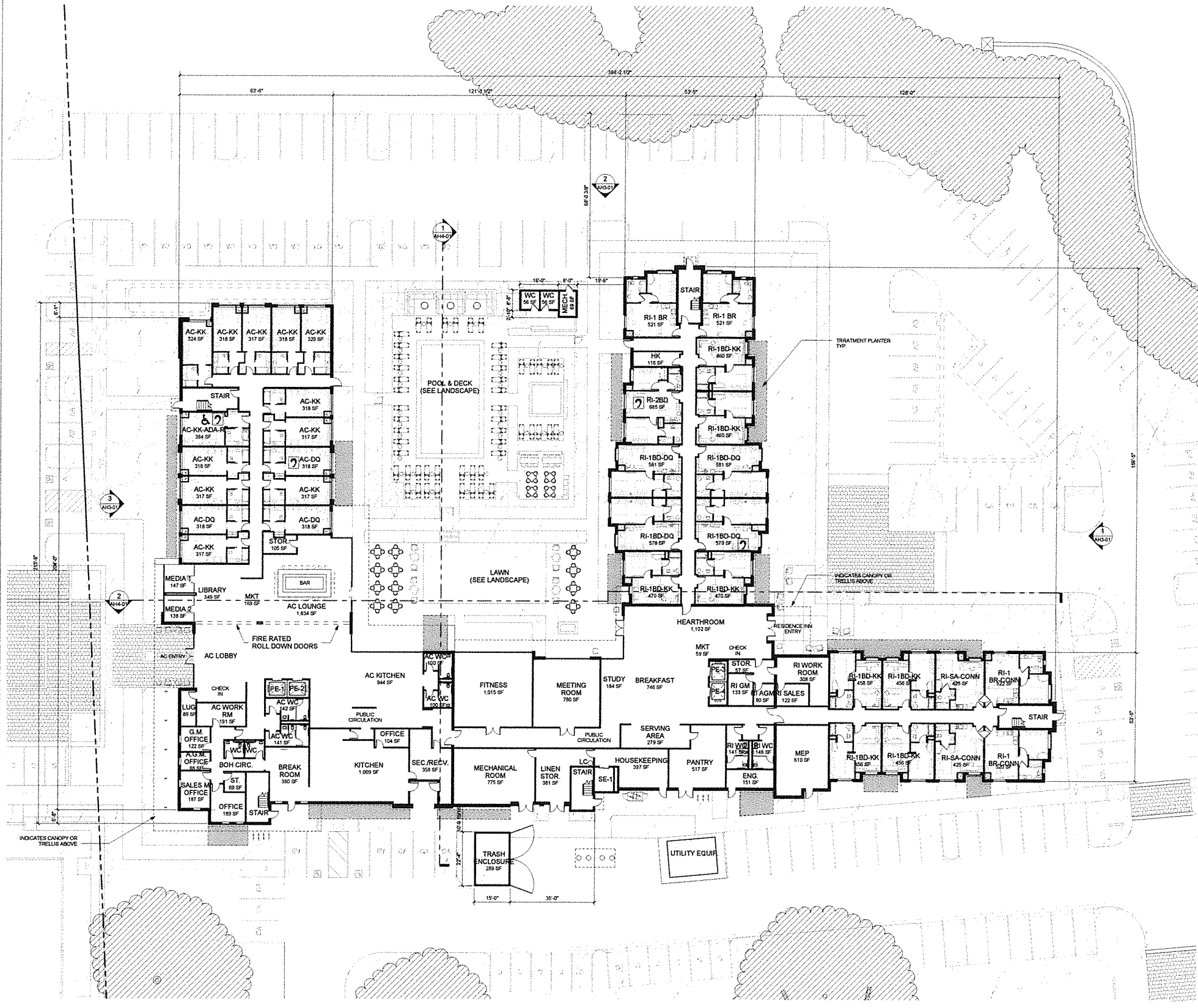
project no. 154164 date 09/12/15
 checked by: Checker GEN
 drawn by: Author emg0202

A0-03



5/14/2017 10:42:41 AM
 The original size of this drawing is 3074x7

ENTITLEMENT RESUBMITTAL | 13TH MAR, 2018 | PL16-0054



KEYNOTES / LEGENDS

UNIT MIX BY TYPE - AC		
UNIT TYPE	UNIT NAME	COUNT
AC-DQ	AC-DQ	36
AC-DQ-ADA-R	AC-DQ-ADA ROLL-IN	2
AC-KK	AC-KING	107
AC-KK-W	AC-KING (WDE)	3
AC-KK-ADA-R	AC-KING-ADA ROLL-IN	3
AC-KK-ADA-T	AC-KING-ADA W/ TUB	2
TOTAL		153

UNIT MIX BY TYPE - RI		
UNIT TYPE	UNIT NAME	COUNT
RI-1 BR	RI-ONE BEDROOM	8
RI-1 BR-CONN	RI-ONE BEDROOM CONNECTOR	8
RI-1BD-DQ	RI-ONE BEDROOM DOUBLE QUEEN	16
RI-1BD-DQ ADA-R	RI-ONE BEDROOM DOUBLE QUEEN ADA ROLL-IN	2
RI-1BD-DQ ADA-T	RI-ONE BEDROOM DOUBLE QUEEN ADA W/ TUB	1
RI-1BD-KK	RI-ONE BEDROOM KING	41
RI-2BD	RI-TWO BEDROOM	4
RI-SA	RI-STUDIO A	9
RI-SA-CONN	RI-STUDIO A CONNECTOR	8
RI-SC	RI-STUDIO C	3
TOTAL		100

AREAS SCHEDULE (HOTEL GROSS)	
AREA TYPE	GROSS AREA
HOTEL (EL 22.0')	
BACK OF HOUSE	8,812 SF
GUESTROOMS	18,936 SF
PUBLIC SPACES	12,448 SF
	40,196 SF
LEVEL 2	
BACK OF HOUSE	1,274 SF
GUESTROOMS	37,180 SF
	38,453 SF
LEVEL 3	
BACK OF HOUSE	1,274 SF
GUESTROOMS	37,180 SF
	38,453 SF
LEVEL 4	
BACK OF HOUSE	1,274 SF
GUESTROOMS	37,180 SF
	38,453 SF
TOTAL GROSS AREA	155,557 SF

LEVEL 1 - EXTERIOR COVERED AREAS	
COVERED EXTERIOR AREA	AREA
	3,367 SF

- FLOOR PLAN LEGEND**
- ADA ROOM TYPE
 - ROOMS W/ COMMUNICATION FEATURES (AC=10, RI=7, TOTAL=17)
 - WASHER/DRYER
 - ROOF WATER TREATMENT PLANTER
 - LC - LINEN CHUTE
 - PH - PHONE

WATG
 strategy planning architecture landscape interiors
 Irvine | CA | 949 574 8500 watg.com

PHG
 PACIFIC HOSPITALITY GROUP

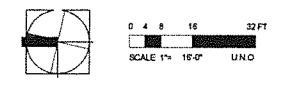
TRINITAS MIXED USE

FIRST FLOOR PLAN

project no. 154164 date 01/01/12

author HT

AH1-01

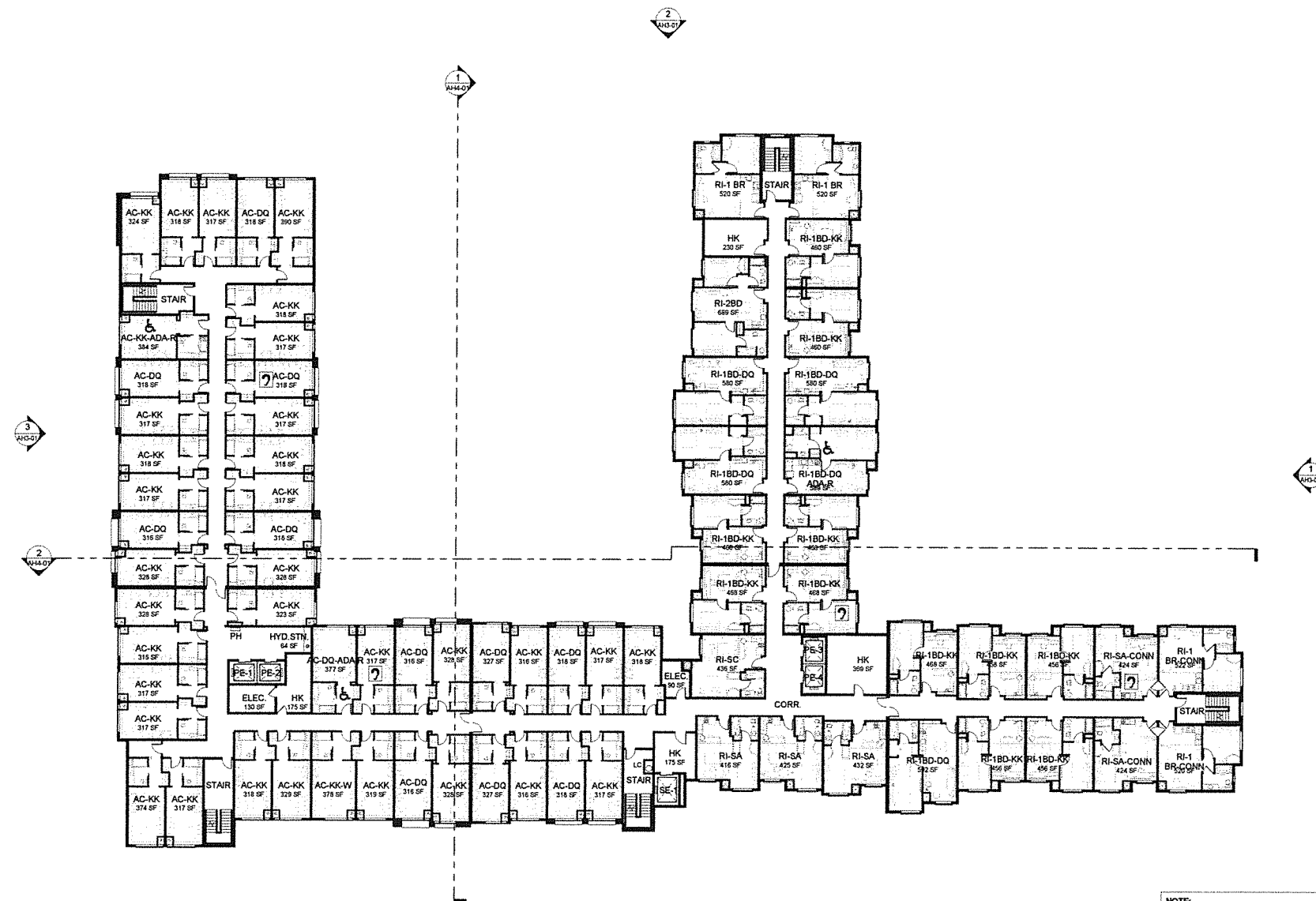


1 OVERALL FLOOR PLAN LEVEL 1 (EL 22.0')
 1/16" = 1'-0"

5/14/2017 10:48:04 AM
 The original size of this drawing is 30"x42"
 Copyright © 2011 WATG. All rights reserved.

ENTITLEMENT RESUBMITTAL | 13TH MAR. 2018 | PL16-0054

5/14/2013 10:46:11 AM
The original size of this drawing is 30"x42"



NOTE:
SEE SHEET AH1-02 FOR TYPICAL DIMENSIONS

1 OVERALL FLOOR PLAN LEVEL 3 (EL. 47.3')
1/16" = 1'-0"

- KEYNOTES / LEGENDS**
- FLOOR PLAN LEGEND**
- ADA ROOM TYPE
 - ROOMS W/ COMMUNICATION FEATURES (AC=10, RI=7, TOTAL=17)
 - WASHER/DRYER
 - ROOF WATER TREATMENT PLANTER
 - LC - LINEN CHUTE
 - PH - PHONE

WATG
strategy planning architecture landscape interiors
 Irvine | CA | 949 574 6500 watg.com

PHG
PACIFIC HOSPITALITY GROUP

ENTITLEMENT RESUBMITTAL | 13TH MAR, 2018 | PL16-0054

TRINITAS MIXED USE

THIRD FLOOR PLAN

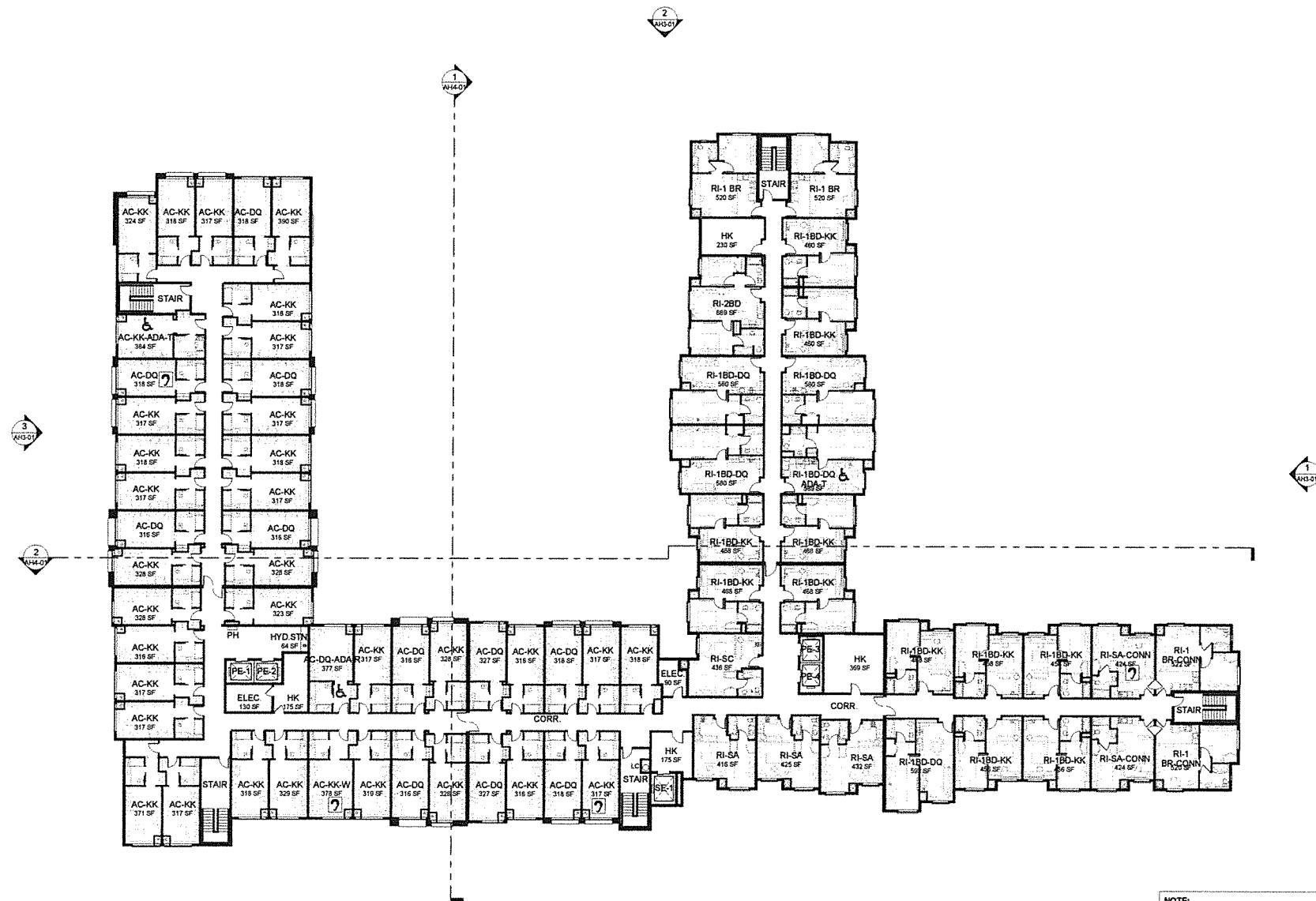
project no. 154154 date 06/30/16

checked by: **HT**
author

AH1-03



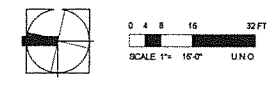
5/14/2017 10:48:13 AM
The original size of this drawing is 30"x42"
Copyright © 2011 WATG. All rights reserved.



NOTE:
SEE SHEET AH1-02 FOR TYPICAL DIMENSIONS

1 OVERALL FLOOR PLAN LEVEL 4 (EL 57.7')
1/16" = 1'-0"

- KEYNOTES / LEGENDS**
- FLOOR PLAN LEGEND**
- ADA ROOM TYPE
 - ROOMS W/ COMMUNICATION FEATURES (AC-10, RI-7, TOTAL=17)
 - WASHER/DRYER
 - ROOF WATER TREATMENT PLANTER
 - LC - LINEN CHUTE
 - PH - PHONE



WATG
strategy planning architecture landscape interiors
 Irvine | CA | 949.574.6500 watg.com

PHG
PACIFIC HOSPITALITY GROUP*

ENTITLEMENT RESUBMITTAL | 13TH MAR, 2018 | PL16-0054

TRINITAS MIXED USE

FOURTH FLOOR PLAN

project no. 154164 date 06/29/16

checked by: **HT**
drawn by: Author

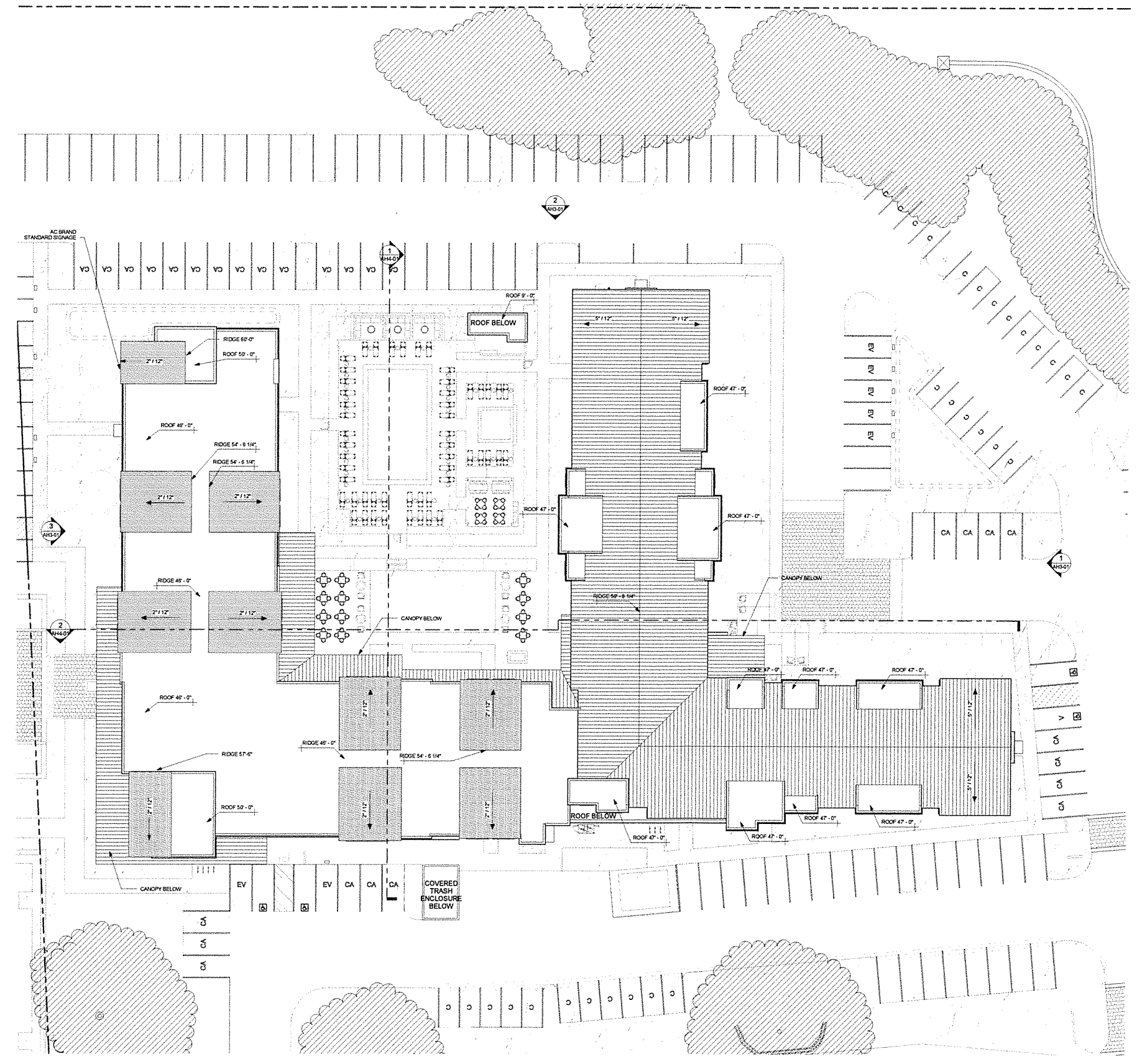
AH1-04

KEYNOTES / LEGENDS

WATG

strategy planning architecture landscape interiors
irvine | CA | 949.574.8500 watg.com

PHG
PACIFIC HOSPITALITY GROUP



1 OVERALL ROOF PLAN
1/16" = 1'-0"



ENTITLEMENT RESUBMITTAL | 13TH MAR. 2018 | PL16-0054

TRINITAS MIXED USE

ROOF PLAN

project no. 154164 date 06/20/16

checked by: Checker
drawn by: Author

HT
templon

AH1-05

3/12/2018 3:40:40 PM
The plotted size of this drawing is 30" x 42"
Copyright © 2011 WATG. All rights reserved.

KEYNOTES / LEGENDS

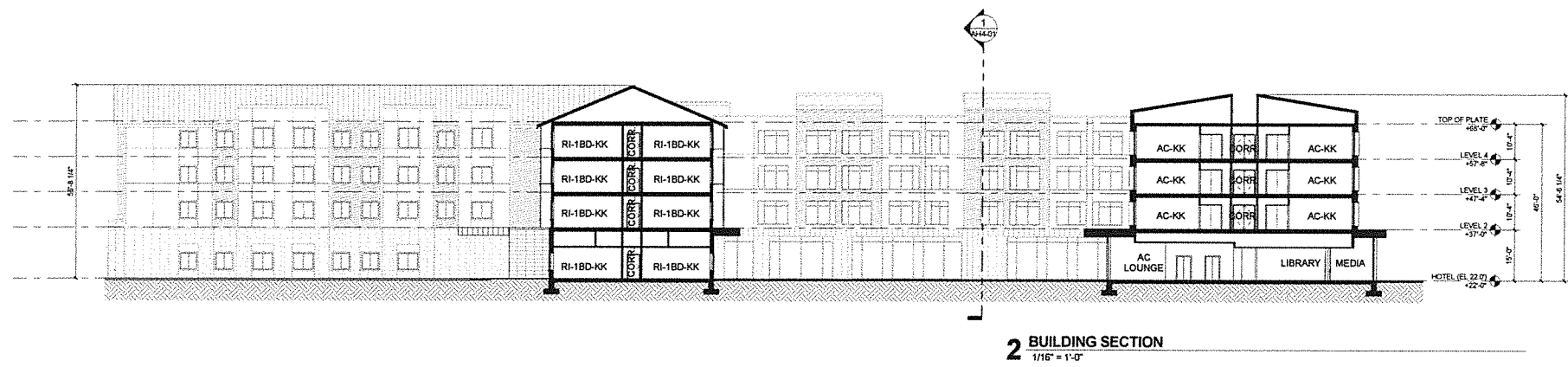
WATG

strategy planning architecture landscape interiors

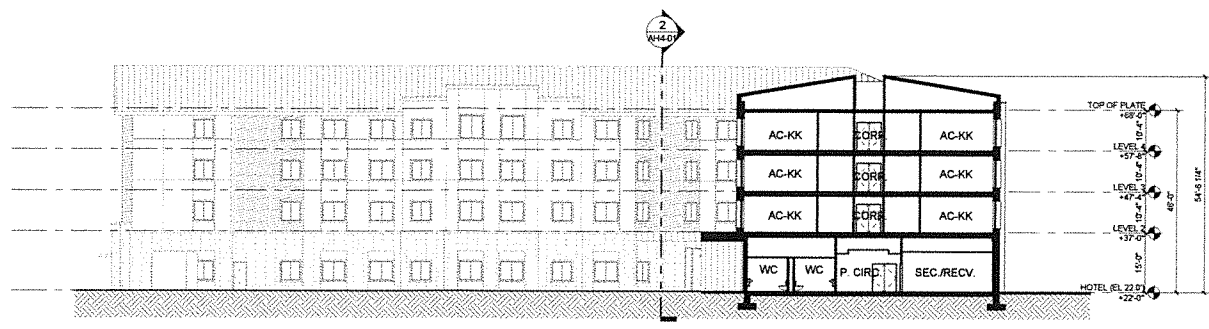
Irvine | CA | 949 574 8500 watg.com

PHG

PACIFIC HOSPITALITY GROUP



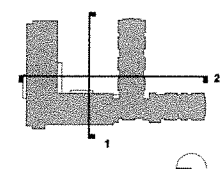
2 BUILDING SECTION
1/16" = 1'-0"



1 BUILDING SECTION
1/16" = 1'-0"

Sheet 1 of 2

Sheet 1 of 2



no. date issue

TRINITAS MIXED USE

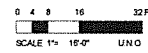
BUILDING SECTIONS

project no. 154154 date 01/15/04

checked by: Checker
drawn by: Author

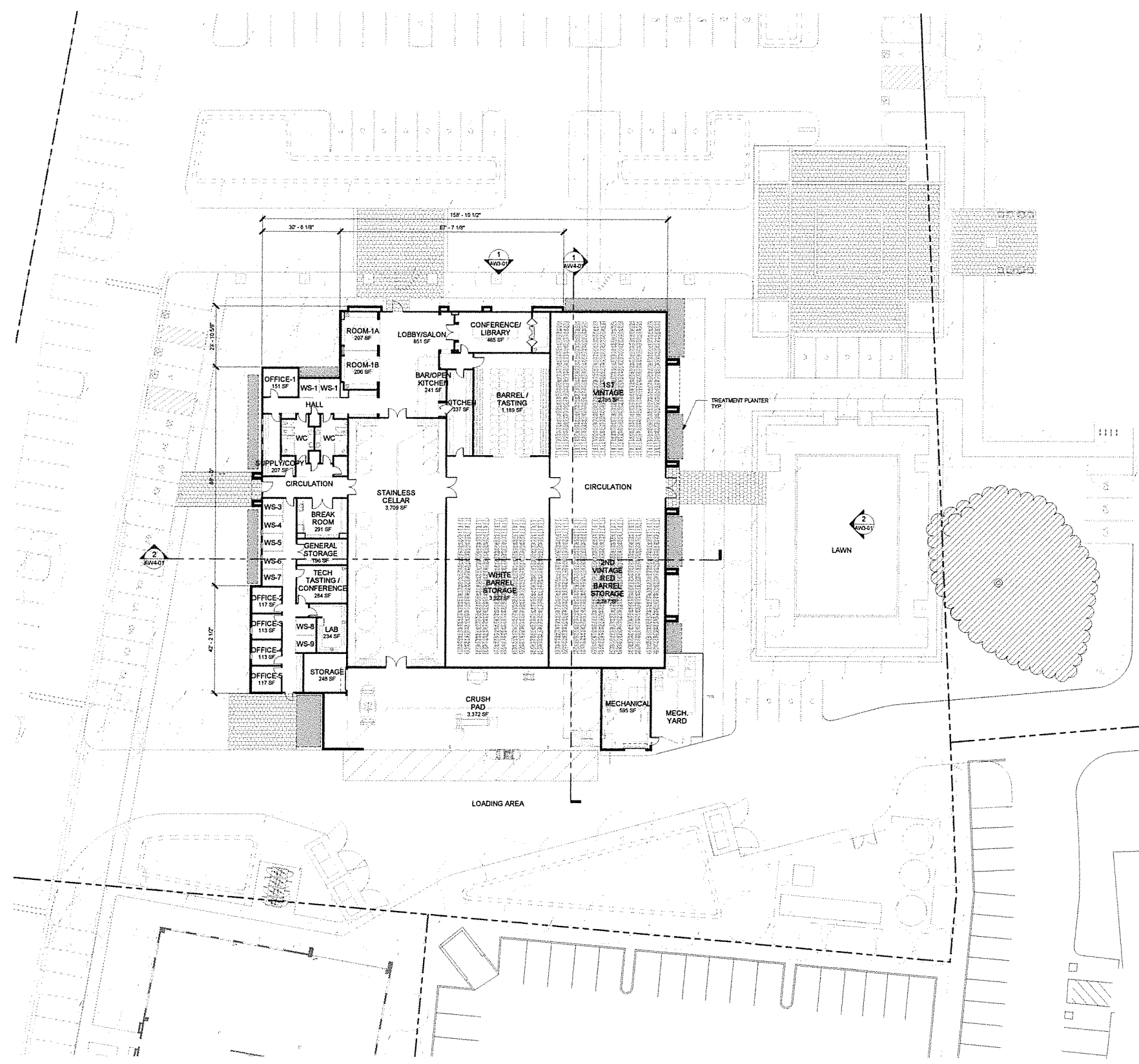
HT

AH4-01



3/11/2018 10:54:58 AM
Copyright © 2018 WATG. All rights reserved.
The original use of this drawing is 2014T

ENTITLEMENT RESUBMITTAL | 13TH MAR. 2018 | PL16-0054



1 OVERALL LEVEL 1 PLAN (EL 20.0')
1/16" = 1'-0"

KEYNOTES / LEGENDS

AREA SUMMARY (NET)	
AREA TYPE	AREA
3.10 FRONT OF HOUSE	
3.10.1 LOBBY	1,269 SF
3.10.2 CONFERENCE	485 SF
3.10.3 SALES & CATERING OFFICE	207 SF
3.10.4 BARREL TASTING	1,180 SF
3.20 BACK OF HOUSE GENERAL	
3.20.1 ADMINISTRATIVE OFFICES	1,325 SF
3.20.2 WINE LAB AND STAFF AREA	809 SF
3.20.3 GENERAL STORAGE	595 SF
3.20.4 RESTROOM	398 SF
3.20.5 MEP ROOMS	635 SF
3.20.6 KITCHEN	337 SF
3.20.7 BOH CIRCULATION	1,908 SF
3.20.8	5,977 SF
3.30 BACK OF HOUSE PRODUCTION & STORAGE	
3.30.1 CELLAR	3,709 SF
3.30.2 CRUSH PAD	3,372 SF
3.30.3 BARREL STORAGE	8,905 SF
3.30.4	15,566 SF
TOTAL AREA (NET)	25,122 SF

AREAS SCHEDULE (WINERY GROSS)	
AREAS TYPE	GROSS AREA
WINERY	28,214 SF

KEYNOTES / LEGENDS

ROOF WATER TREATMENT PLANTER

WATG
strategy planning architecture landscape interiors
 Irvine | CA | 949.574.8500 watg.com

PHG
PACIFIC HOSPITALITY GROUP

DATE: 03/01/12
BY: [Signature]
CHECKED: [Signature]
ISSUED: [Signature]

TRINITAS MIXED USE

LEVEL 1 FLOOR PLAN

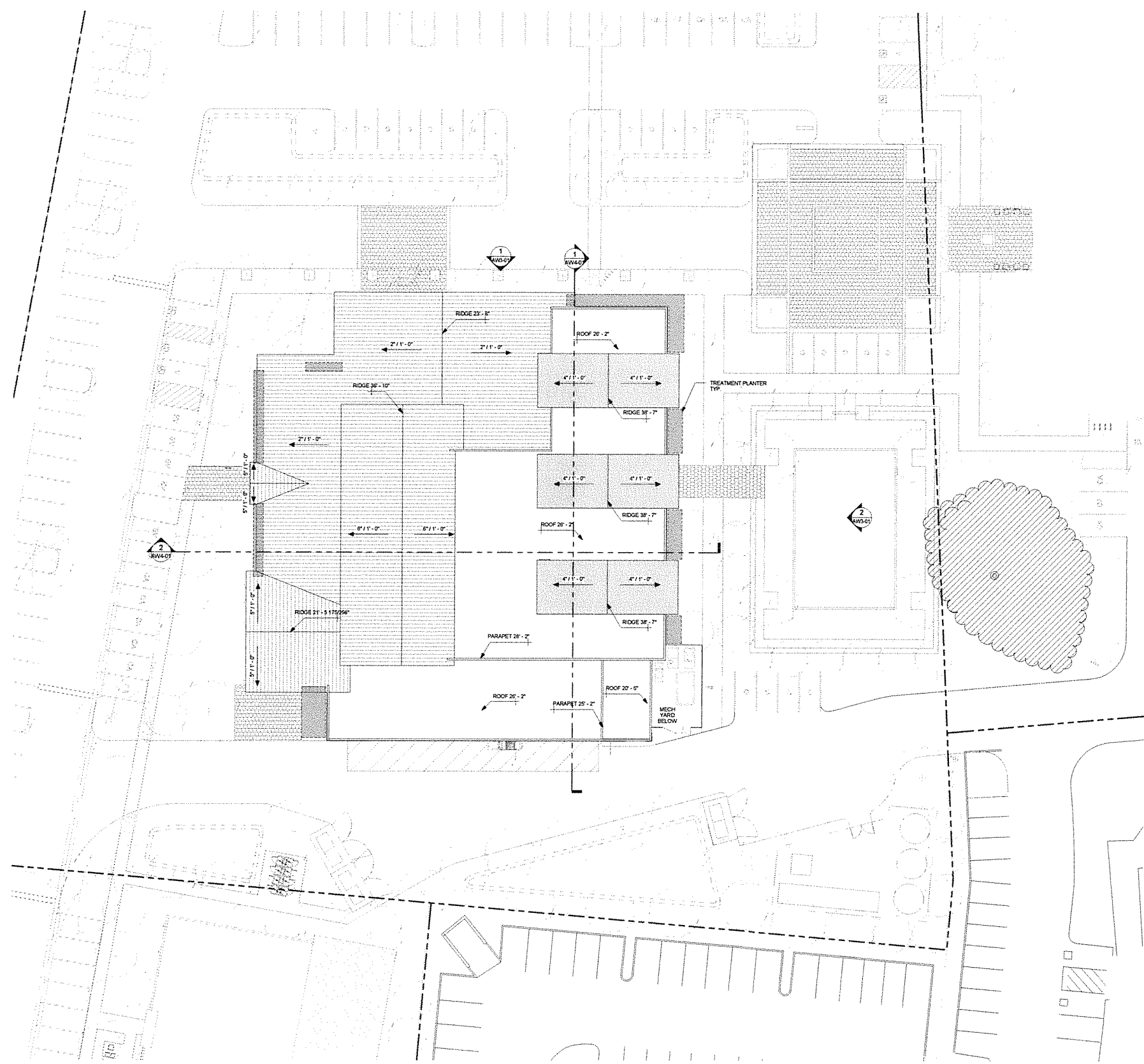
project no. 154164 date 01/01/12
checked by: Checker
drawn by: Author

WN
Author

AW1-01



3/14/2012 12:44:05 PM
The original size of this drawing is 37" x 47"



1 OVERALL ROOF PLAN
1/16" = 1'-0"

KEYNOTES / LEGENDS
 -ROOF WATER TREATMENT PLANTER

WATG
 strategy planning architecture landscape interiors
 Irvine | CA | 949.574.8500 watg.com

PHG
 PACIFIC HOSPITALITY GROUP

Scale: 1/16" = 1'-0"

Scale: 1/8" = 1'-0"

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

no.	date	issue
001	11/16/2017	ISSUED FOR PERMIT

TRINITAS MIXED USE

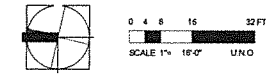
ROOF PLAN

Project no. 154164 date 01/15/14

Checked by: Checker
 Drawn by: Author

WN
 WONG

AW1-02



5/14/2017 12:46:00 PM
 The original size of this drawing is 30"x42"

ENTITLEMENT RESUBMITTAL | 13TH MAR. 2018 | PL 16-0054

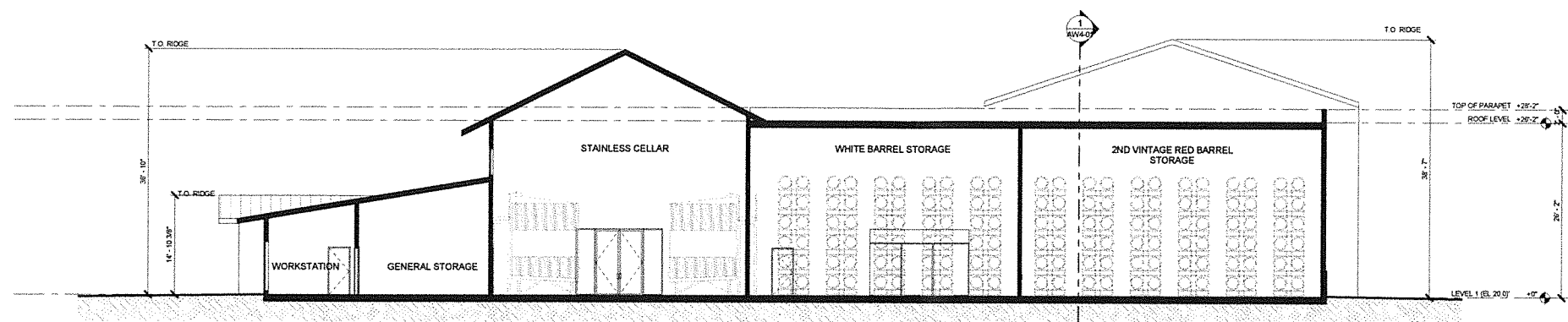
WATG

strategy planning architecture landscape interiors

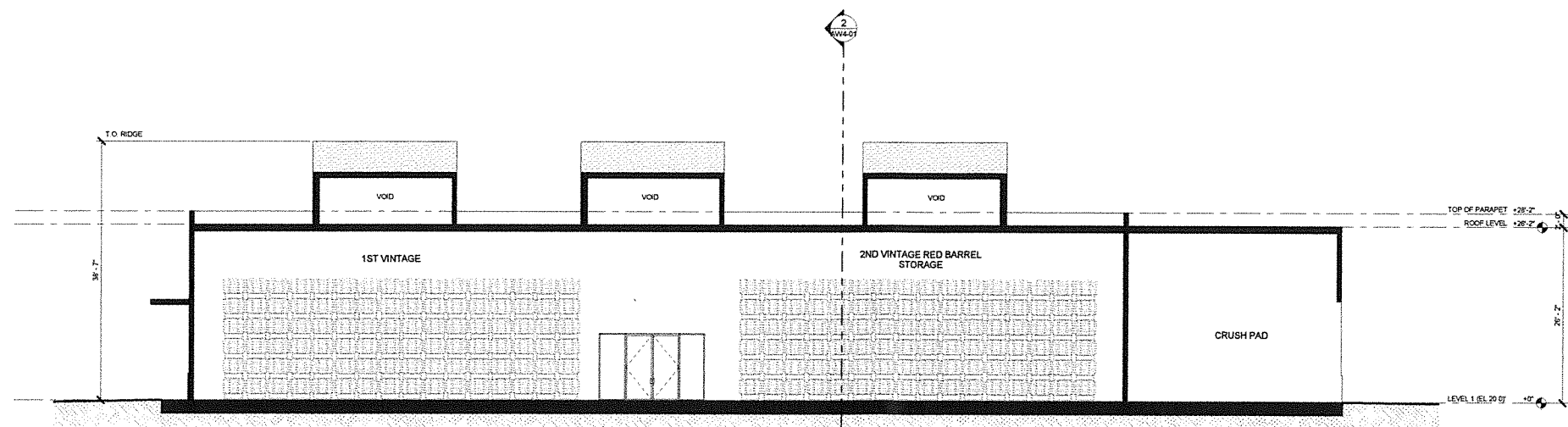
inve | CA | 949 574 6500 watg.com

PHG

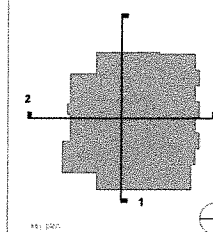
PACIFIC HOSPITALITY GROUP



2 BUILDING SECTION B
1/8" = 1'-0"



1 BUILDING SECTION A
1/8" = 1'-0"



ENTITLEMENT RESUBMITTAL | 13TH MAR, 2018 | PL16-0054

NO. 036 1604

10-A-11-A-030

TRINITAS MIXED USE

PROJECT NO.

BUILDING SECTIONS

PROJECT NO.

PROJECT NO. 154164 DATE 01/15/14

CHECKED BY: Checker

DRAWN BY: Author

WN

COMPONENT

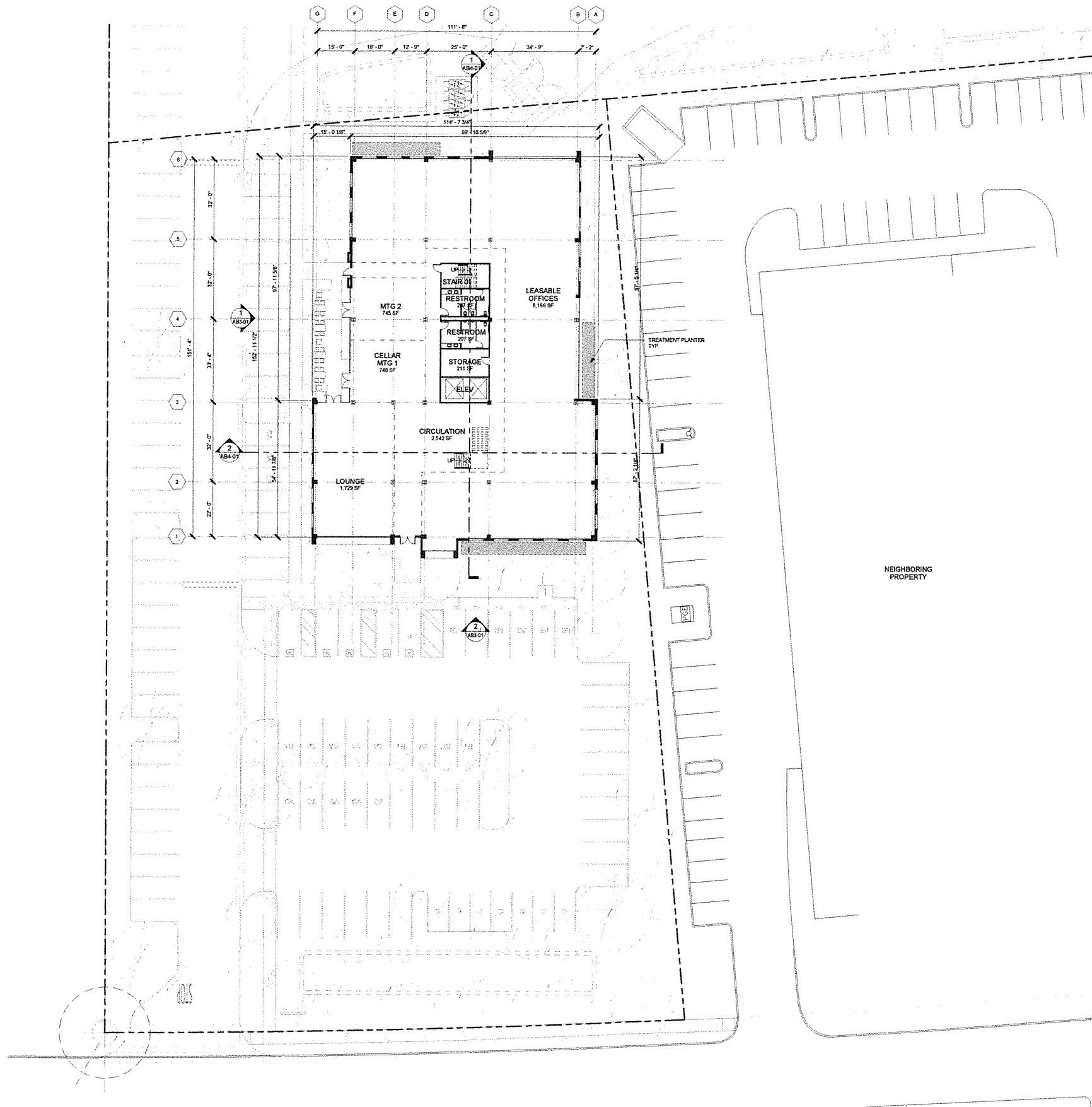
AW4-01



2/27/2017 6:04:55 PM
The original size of this drawing is 37x47"

Copyright © 2011 WATG. All rights reserved.

5/15/2017 5:13:05 PM
 The original size of this drawing is 30"x42"
 Copyright © 2011 WATG. All rights reserved.

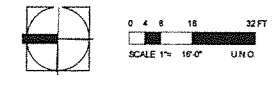


1 OVERALL LEVEL 1 FLOOR PLAN (EL. 18.0')
 1/16" = 1'-0"

KEYNOTES / LEGENDS

AREA SUMMARY (NET)	
AREA TYPE	AREA
2.10 LEASABLE	
2.10.1 LEASABLE OFFICE	23,193 SF
2.10.2 MEETING ROOM	1,493 SF
	24,686 SF
2.20 NON-LEASABLE	
2.20.1 RESTROOM	828 SF
2.20.2 STORAGE	422 SF
2.20.3 PUBLIC CIRCULATION	2,542 SF
2.20.4 BSH CIRCULATION VERTICAL CIRCULATION	376 SF
	4,168 SF
TOTAL (NET)	28,853 SF

■ ROOF WATER TREATMENT PLANTER



WATG
 strategy planning architecture landscape interiors
 Irvine | CA | 949 574 5500 watg.com

PHG
 PACIFIC HOSPITALITY GROUP

ENTITLEMENT RESUBMITTAL | 13TH MAR. 2018 | PL 16-0054

no. date issue
 0001 1/20/16

TRINITAS MIXED USE

LEVEL 1 FLOOR PLAN / SITE PLAN

project no. 154164 date 07/04/16

checked by: Checker
 drawn by: Author

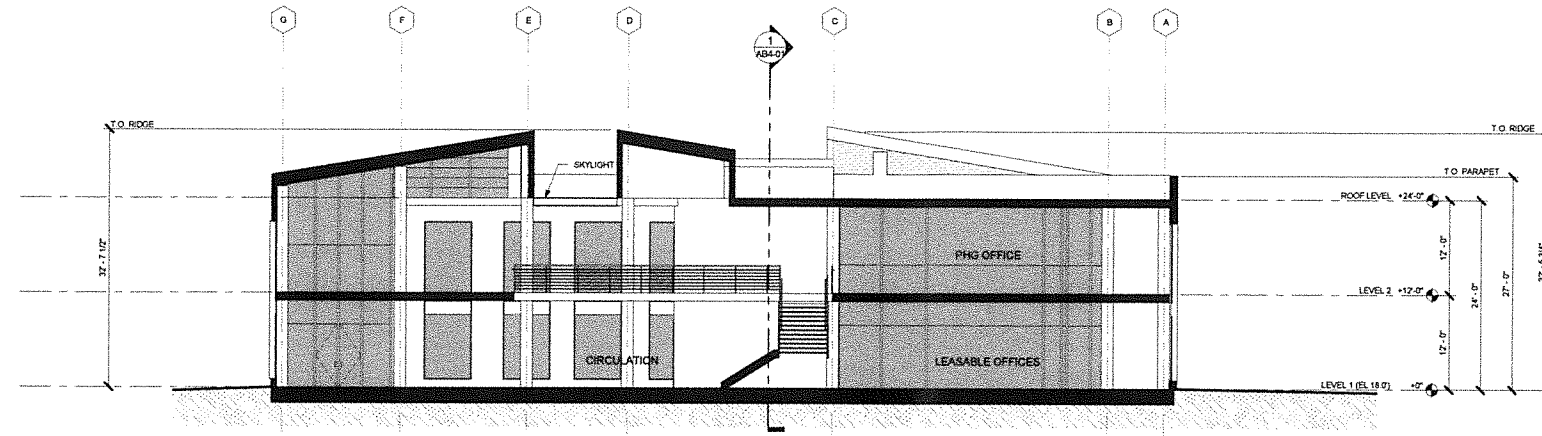
OF
 AB1-01

WATG

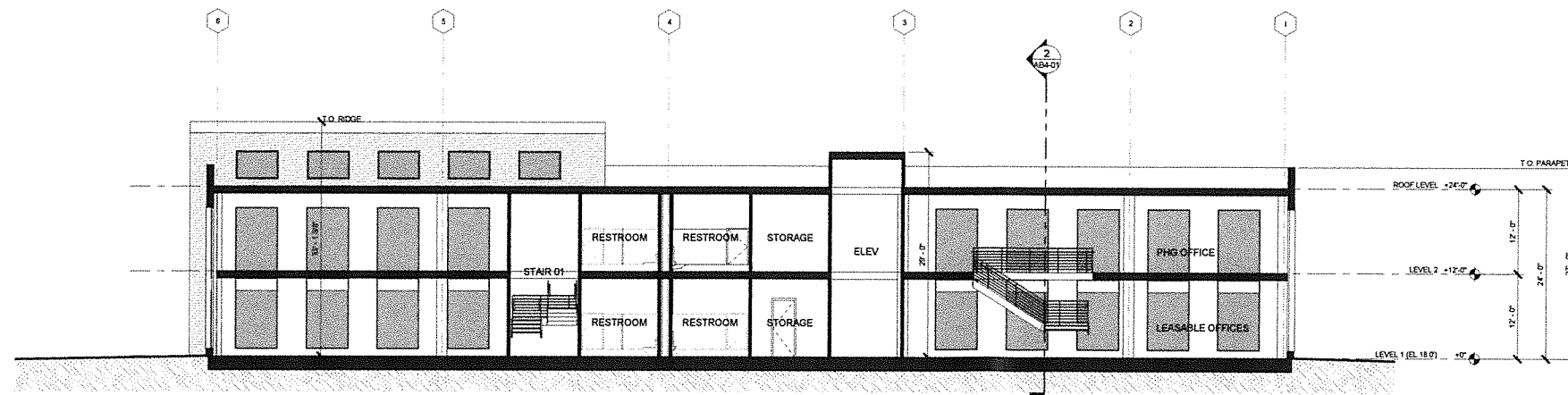
strategy planning architecture landscape interiors
irvine | CA | 949.574.8500 watg.com

PHG

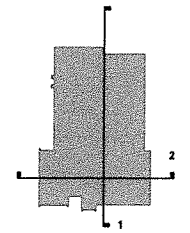
PACIFIC HOSPITALITY GROUP



2 BUILDING SECTION B
1/8" = 1'-0"



1 BUILDING SECTION A
1/8" = 1'-0"



NO. DATE ISSUE

NO. DATE ISSUE

TRINITAS MIXED USE

BUILDING SECTIONS

project no. 154164 date 02/19/04

checked by: Checker
drawn by: Author

OF

AB4-01

