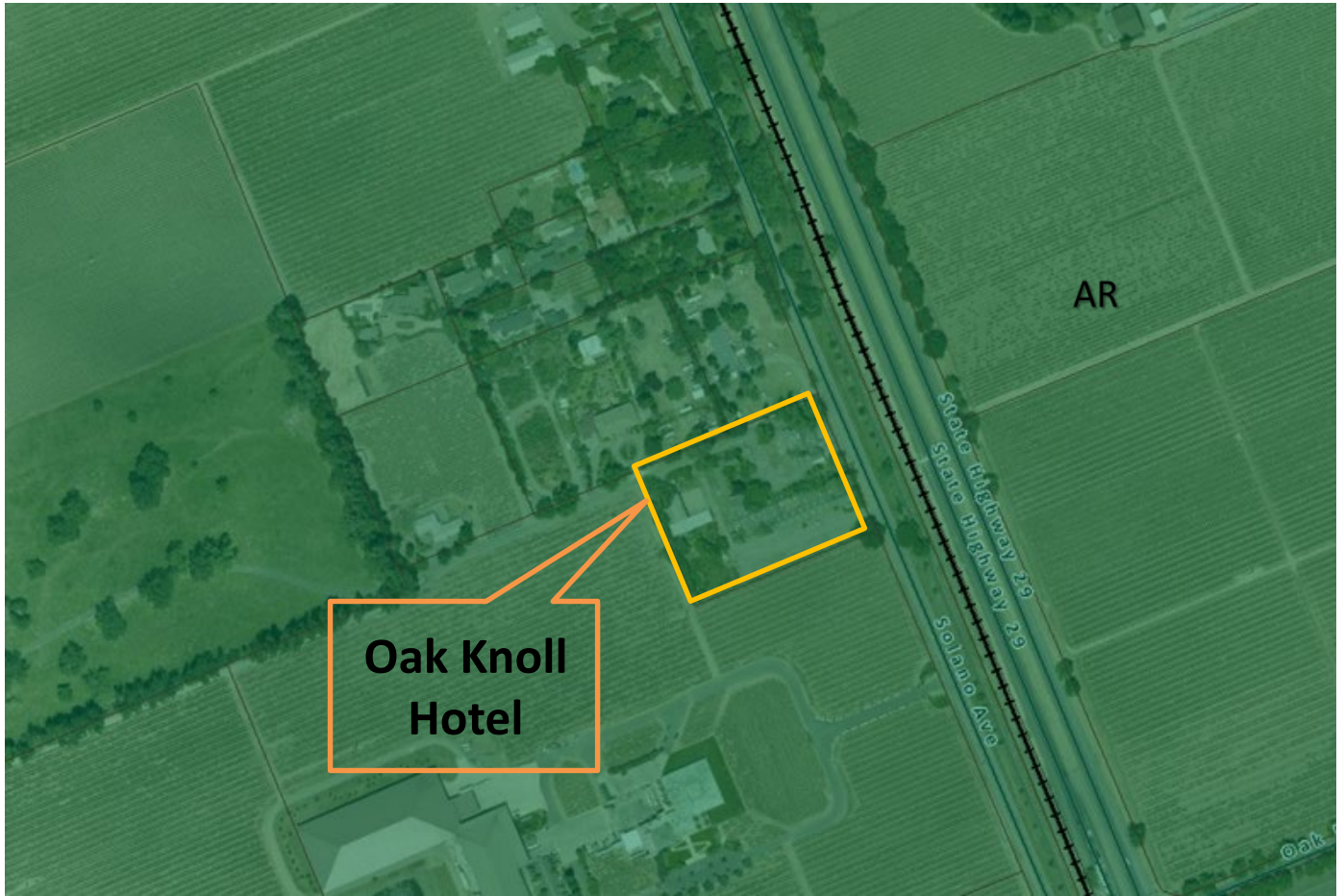


“E”

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
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



LEGEND

- Zoning
- Parcels



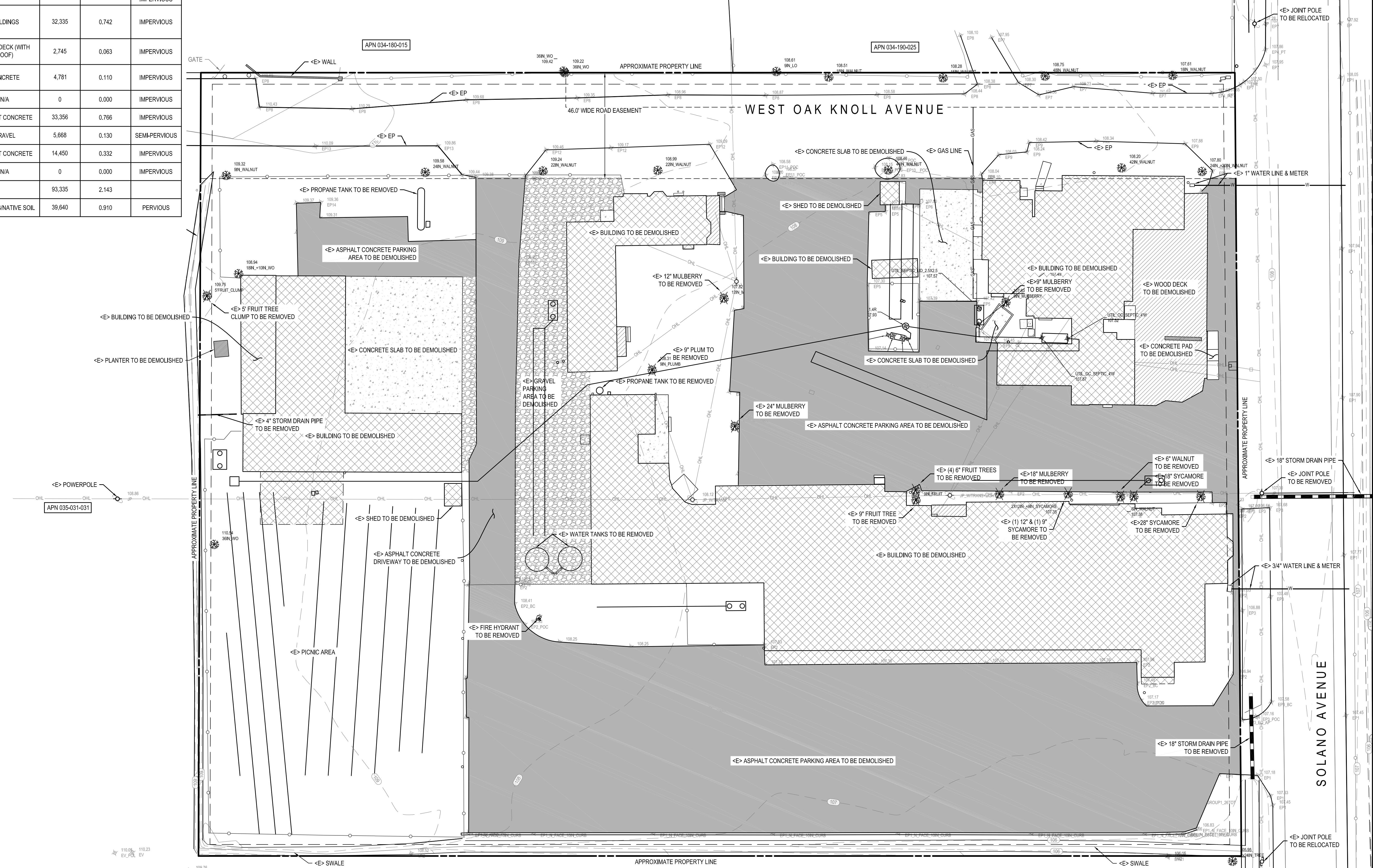
ZONING MAP



Existing Conditions

PRE-CONSTRUCTION SURFACE LEGEND

TYPE OF SURFACE	AREA DESCRIPTIONS	AREA (SF)	AREA (ACRES)	PERVIOUS/ IMPERVIOUS
BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	32,335	0.742	IMPERVIOUS
	WOOD DECK (WITH ROOF)	2,745	0.063	IMPERVIOUS
PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	4,781	0.110	IMPERVIOUS
SIDEWALKS AND PATHS	N/A	0	0.000	IMPERVIOUS
PARKING LOTS	ASPHALT CONCRETE	33,356	0.766	IMPERVIOUS
	GRAVEL	5,668	0.130	SEMI-PERVIOUS
ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	14,450	0.332	IMPERVIOUS
OFF-SITE IMPERVIOUS IMPROVEMENTS	N/A	0	0.000	IMPERVIOUS
TOTAL IMPERVIOUS		93,335	2.143	
OTHER PERVIOUS SURFACE	PLANTING/NATIVE SOIL	39,640	0.910	PERVIOUS



CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING AND ARCHITECTURE BOARD'S REGULATIONS AND THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING AND ARCHITECTURE BOARD'S SPECIFICATIONS. THESE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS.

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1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

USE PERMIT PLANS
DEMOLITION PLAN

OAK KNOLL HOTEL
5091 SOLANO AVE
NAPA, CA 94558
APN: 035-031-009
PROJECT: M-129.01

EVERY PERSON PLANNING TO DIG
CALL USA AT 1-800-225-2909

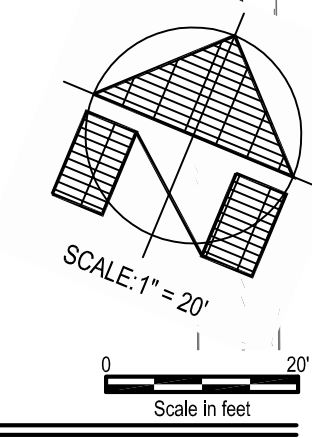
FOR MORE INFORMATION
SEE WWW.USADIGTH.ORG

DATE: 06/11/14
12/09/15
04/10/17
03/04/19

ISSUE:
USE PERMIT
RESUBMITTAL SET
RESUBMITTAL SET
RESUBMITTAL SET

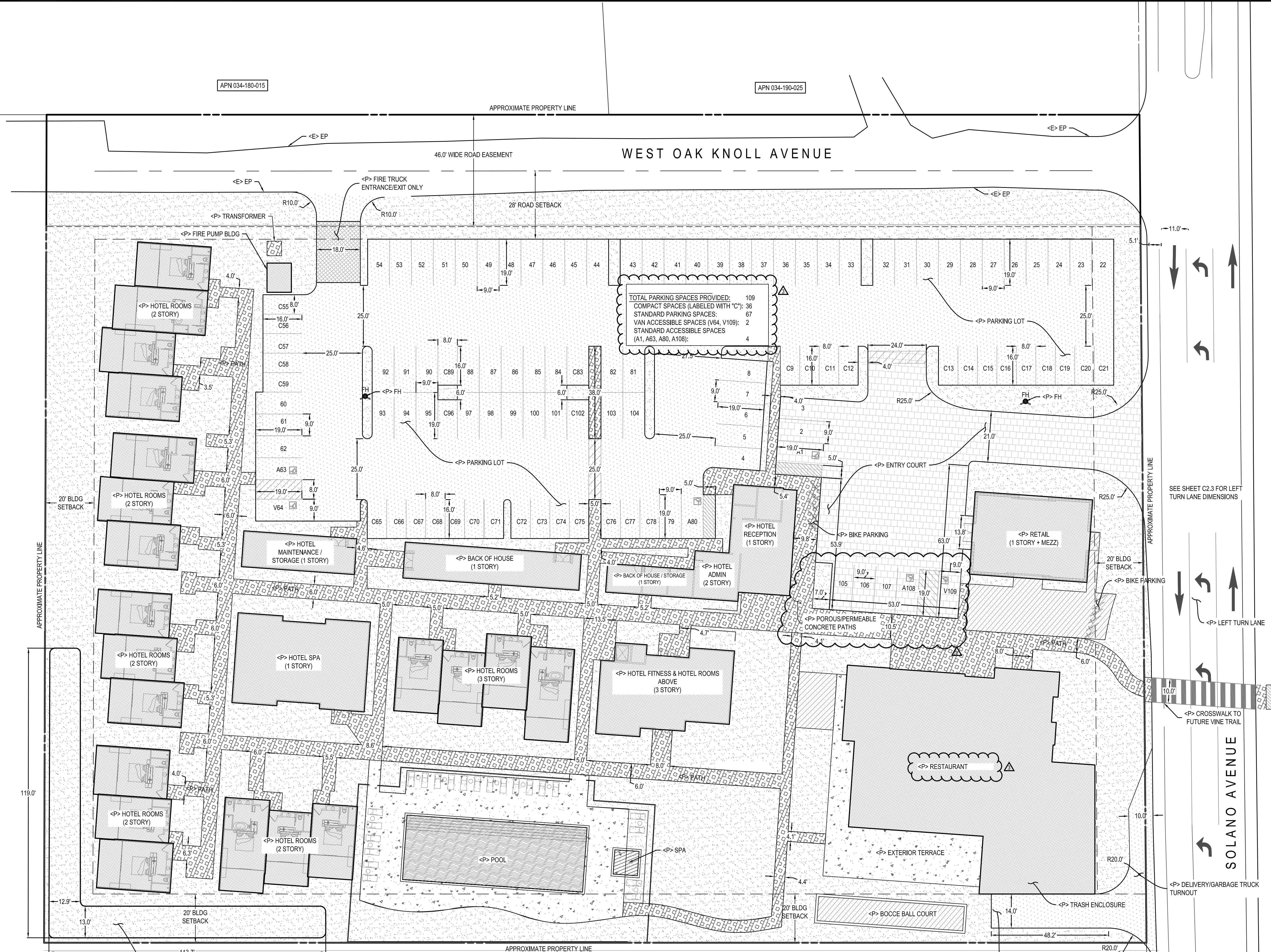
SHEET:

- REVISIONS
- △ 12/09/2015
• NO REVISIONS THIS SHEET
 - △ 04/10/2017
• NO REVISIONS THIS SHEET
 - △ 03/04/2019
• NO REVISIONS THIS SHEET



DEMOLITION PLAN

C1.1



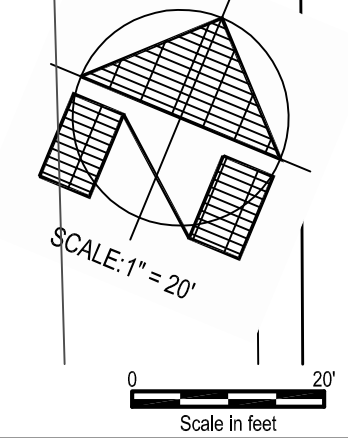
WEST OAK KNOLL AVENUE

SOLANO AVENUE

TOTAL PARKING SPACES PROVIDED:
 COMPACT SPACES (LABELED WITH "C"): 36
 STANDARD PARKING SPACES: 67
 VAN ACCESSIBLE SPACES (V64, V109): 2
 STANDARD ACCESSIBLE SPACES (A1, A63, A80, A108): 4

<P> BIORETENTION FACILITY
 REQUIRED SIZE: 2,806 SF
 PROPOSED SIZE: 2,821 SF

- REVISIONS**
- 12/09/2015
 - SITE PLAN MODIFICATIONS
 - GARBAGE TRUCK TURNOUT
 - LEFT TURN LANE
 - SOLANO AVENUE CROSS WALK
 - RELOCATED SPA
 - ADDED BIORETENTION FACILITY
 - ADDED WELL
 - 04/10/2017
 - REMOVED WELL
 - ADDED PARKING DIMENSIONS
 - 03/04/2019
 - UPDATED RESTAURANT & PARKING LABELING TO MATCH ARCHITECTURAL PLANS



APN 034-180-015

APN 034-190-025

APN 035-031-031

APN 035-031-031

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USE PERMIT PLANS
 DIMENSION PLAN

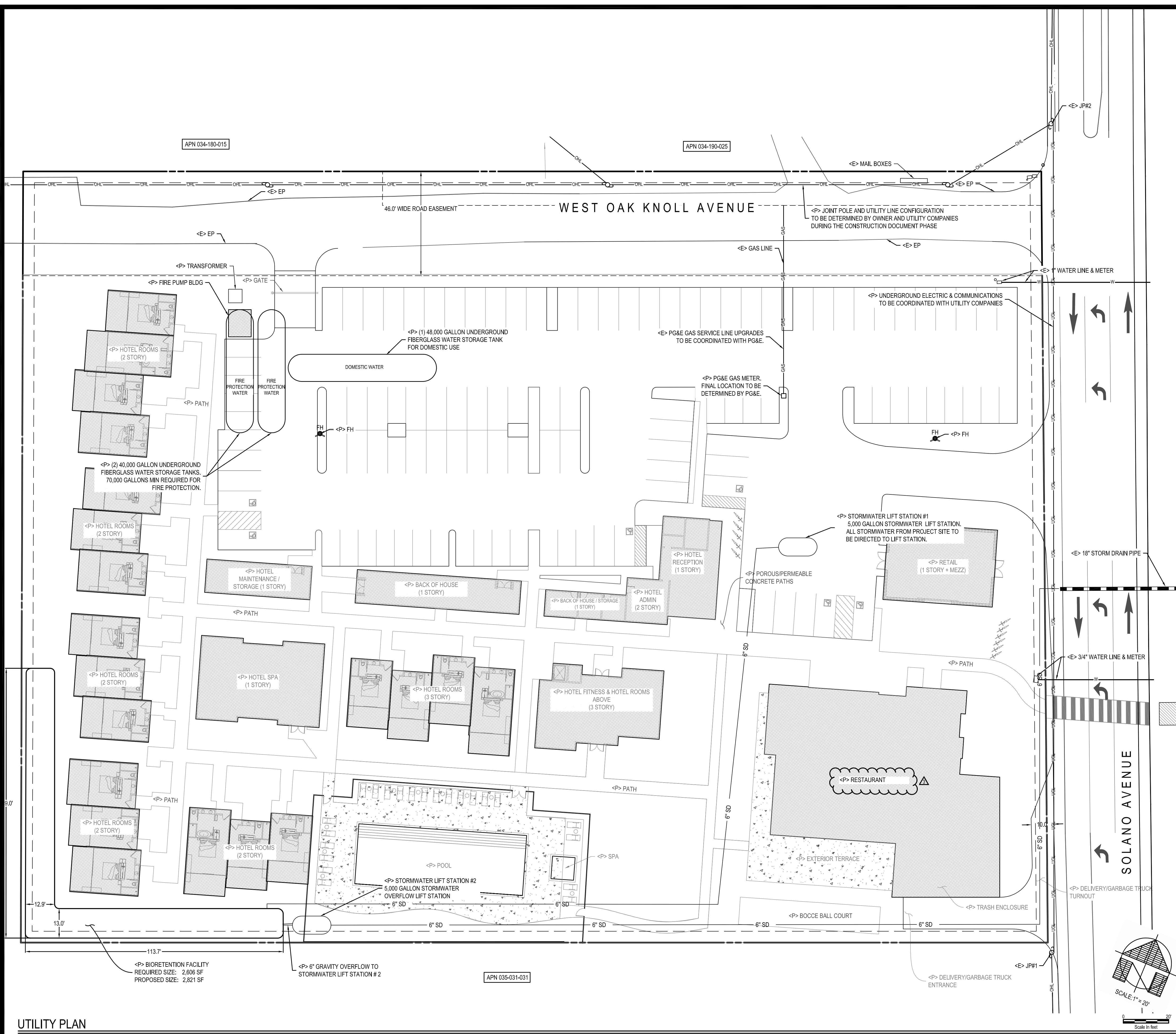
OAK KNOLL HOTEL
 5091 SOLANO AVE
 NAPA, CA 94558
 APN: 035-031-009
 PROJECT: MK129.01

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 04/10/17 RESUBMITTAL SET
 03/04/19 RESUBMITTAL SET

SHEET:
 C2.1



UTILITY NOTES

ELECTRICAL NOTES

1. THE EXISTING ELECTRICAL SYSTEM IS SERVED BY SEVERAL JOINT POLES AND OVERHEAD LINES LOCATED ON THE PROJECT PARCEL. THE JOINT POLES ALSO CONTINUE PG&E SERVICE THROUGH THE PROJECT PARCEL TO ADJACENT PARCELS ON THE NORTH AND WEST.
2. THE MAIN INTENTION OF THE PROPOSED ELECTRIC SYSTEM DESIGN IS TO REMOVE THE JOINT POLES AND OVERHEAD LINES ON THE PROJECT PARCEL AND REPLACE WITH UNDER GROUND LINES. TO PROVIDE CONTINUED SERVICE TO THE ADJACENT PARCELS, ELECTRICAL LINES WILL BE ROUTED AROUND THE PROJECT PARCEL. JOINT POLE #1 TO JOINT POLE #2 ALONG THE PROPERTY FRONTAGE ON SOLANO WILL BE UNDER GROUND. NEW JOINT POLES WILL BE INSTALLED ON OAK KNOLL AVENUE WEST TO BRING POWER AND COMMUNICATIONS TO THE ADJACENT PARCELS THAT WERE PREVIOUSLY SERVED BY THE JOINT POLES ON THE PROJECT PARCEL.
3. OWNER TO COORDINATE WITH PG&E REGARDING THE CONVERSION OF OVERHEAD LINES TO UNDER GROUND LINES WITHIN THE PARCEL, RE-ROUTING OF PG&E POWER LINES AROUND THE PROJECT PARCEL FOR CONTINUED SERVICE, AND THE REMOVAL OF ANY PG&E ELECTRICAL UTILITY EASEMENTS WITHIN THE PROJECT PARCEL.

GAS NOTES

1. THE PROJECT PARCEL CURRENTLY FEATURES A COMBINATION OF PROPANE AND NATURAL GAS. OWNER TO COORDINATE WITH PG&E REGARDING GAS SERVICE UPGRADES.

DOMESTIC WATER NOTES

1. DOMESTIC WATER FOR THE HOTEL WILL BE PROVIDED BY TWO EXISTING CONNECTIONS TO THE CITY OF NAPA WATER SYSTEM. THE EXISTING METERS ARE 1" AND 3/4" IN SIZE. BASED ON THE WILL SERVE LETTER PROVIDED BY CITY OF NAPA WATER DEPARTMENT, THE MAXIMUM FLOW RATE FROM BOTH WATER LINES IS 65 GALLONS PER MINUTE.
2. THE PROJECT PROPOSES TO USE A PUMP SYSTEM AND 48,000 GALLON UNDER GROUND FIBERGLASS TANK FOR DOMESTIC WATER STORAGE TO ENSURE PROPER FUNCTION DURING DAILY PEAK FLOW DEMANDS.
3. ALL PUMP AND CONTROL EQUIPMENT REQUIRED TO SUPPLY THE HOTEL SITE WITH WATER ARE TO BE DESIGNED AT THE CONSTRUCTION DOCUMENT PHASE.

FIRE PROTECTION WATER NOTES

1. CITY WATER SHALL NOT BE DIRECTLY USED FOR THE FIRE PROTECTION SYSTEM. BASED ON NAPA COUNTY CODE, AN ESTIMATED MINIMUM 70,000 GALLONS OF WATER MUST BE STORED ON-SITE FOR USE BY HYDRANTS AND BUILDING SPRINKLERS.
2. TO MEET STORAGE REQUIREMENTS, TWO (2) 40,000 GALLON UNDER GROUND FIBERGLASS STORAGE TANKS WILL BE USED. THE STORAGE TANKS WILL BE CONNECTED TO A PUMPING SYSTEM CAPABLE OF SUPPLYING THE REQUIRED FLOW RATES AND PRESSURE TO ALL HYDRANTS AND BUILDING SPRINKLERS.
3. ALL PUMP AND CONTROL EQUIPMENT REQUIRED TO SUPPLY THE HOTEL SITE WITH FIRE PROTECTION WATER ARE TO BE DESIGNED AT THE CONSTRUCTION DOCUMENT PHASE.

DOMESTIC WASTEWATER NOTES

FOR THE ON-SITE DOMESTIC WASTEWATER TREATMENT AND DISPERSAL DESIGN, PLEASE REFER TO PLANS PREPARED BY FALL CREEK ENGINEERING. ADDITIONAL TANKAGE AND EQUIPMENT BEYOND WHAT IS SHOWN ON THIS UTILITY PLAN IS REQUIRED FOR THE WASTEWATER SYSTEM.

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**USE PERMIT PLANS
UTILITY PLAN**

OAK KNOLL HOTEL
5091 SOLANO AVE
NAPA, CA 94558
APN: 035-031-009
PROJECT: M-123.01

EVERY PERSON PLANNING TO DIG CALL USA AT 800-225-2809

FOR MORE INFORMATION SEE WWW.USADIG.ORG

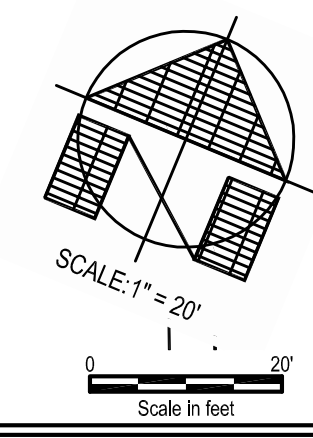
DATE: 06/11/14 ISSUE: USE PERMIT
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04/10/17 RESUBMITTAL SET
03/04/19 RESUBMITTAL SET

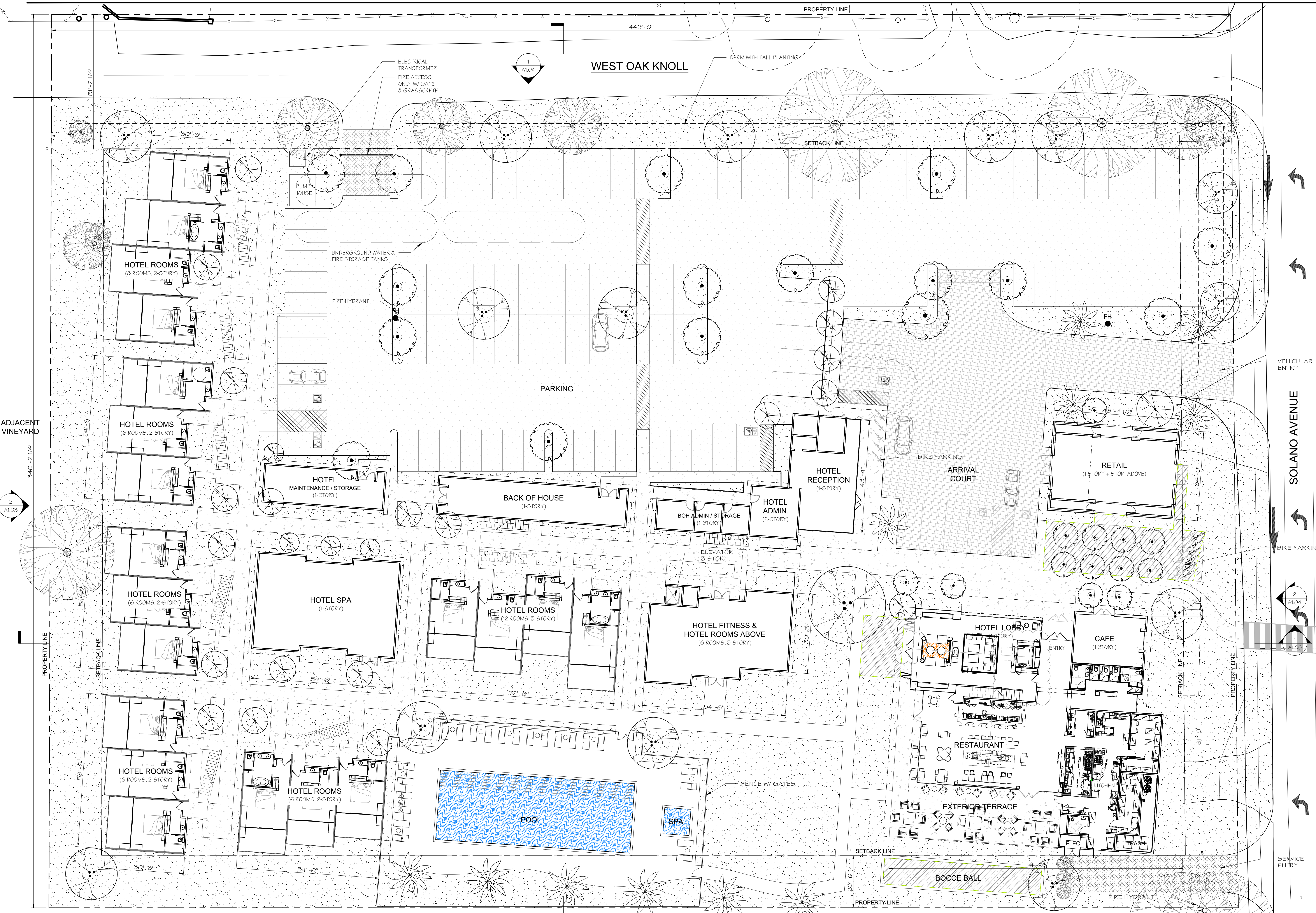
SHEET:

C3.0

REVISIONS

- 12/09/2015
 - REMOVED UNDERGROUND STORMWATER STORAGE TANKS
 - REMOVED WASTEWATER LIFT STATION
 - REMOVED CONNECTION TO NSD
 - ADDED BIORETENTION FACILITY
 - ADDED STORMWATER LIFT STATIONS
 - ADDED CONNECTION TO CULVERT TO BIORETENTION FACILITY
 - MOVED FIRE WATER STORAGE AND DOMESTIC WATER TANKS
- 04/10/2017
 - NO REVISIONS THIS SHEET
- 03/04/2019
 - UPDATED RESTAURANT LABELING TO MATCH ARCHITECTURAL PLANS





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**OAK KNOLL
HOTEL**
5091 SOLANO AVE.

PROJECT NUMBER	1402
DATE	06.11.14
CHECKED BY	JD
DRAWN BY	JD/AM/CR
SCALE	AS NOTED
REVISIONS	
USE PERMIT SUBMITTAL	06.11.2014
REVISIONS	07.17.2015
REVISIONS	09.17.2015
USE PERMIT RESUBMITTAL	12.02.2015
USE PERMIT MODIFICATION	03.17.2016
USE PERMIT MODIFICATION	10.12.2017
USE PERMIT MODIFICATION	01.17.2018

SHEET NAME

SITE PLAN

SHEET NUMBER

A1.01

SCHEMATIC DESIGN

SITE PLAN
SCALE: 1/16" = 1'-0"

ADJACENT VINEYARD

ADJACENT VINEYARD

ADJACENT VINEYARD

WEST OAK KNOLL

SOLANO AVENUE

SERVICE ENTRY

VEHICULAR ENTRY

BIKE PARKING

PARKING

BIKE PARKING

ARRIVAL COURT

RETAIL

(1 STORY + STOR. ABOVE)

HOTEL RECEPTION

(1-STORY)

HOTEL ADMIN.

(2-STORY)

BOH ADMIN / STORAGE

(1-STORY)

BACK OF HOUSE

(1-STORY)

HOTEL MAINTENANCE / STORAGE

(1-STORY)

HOTEL SPA

(1-STORY)

HOTEL ROOMS

(12 ROOMS, 3-STORY)

HOTEL FITNESS &
HOTEL ROOMS ABOVE

(6 ROOMS, 3-STORY)

HOTEL LOBBY

(1-STORY)

CAFE

(1-STORY)

RESTAURANT

KITCHEN

EXTERIOR TERRACE

ELEC

TRASH

BOCCIE BALL

POOL

SPA

FENCE W/ GATES

UNDERGROUND WATER &
FIRE STORAGE TANKS

FIRE HYDRANT

ELECTRICAL TRANSFORMER
FIRE ACCESS
ONLY W/ GATE
& GRASSCRETE

BERM WITH TALL PLANTING

SETBACK LINE

SETBACK LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

SETBACK LINE

SETBACK LINE

ADJACENT VINEYARD

ADJACENT VINEYARD

ADJACENT VINEYARD

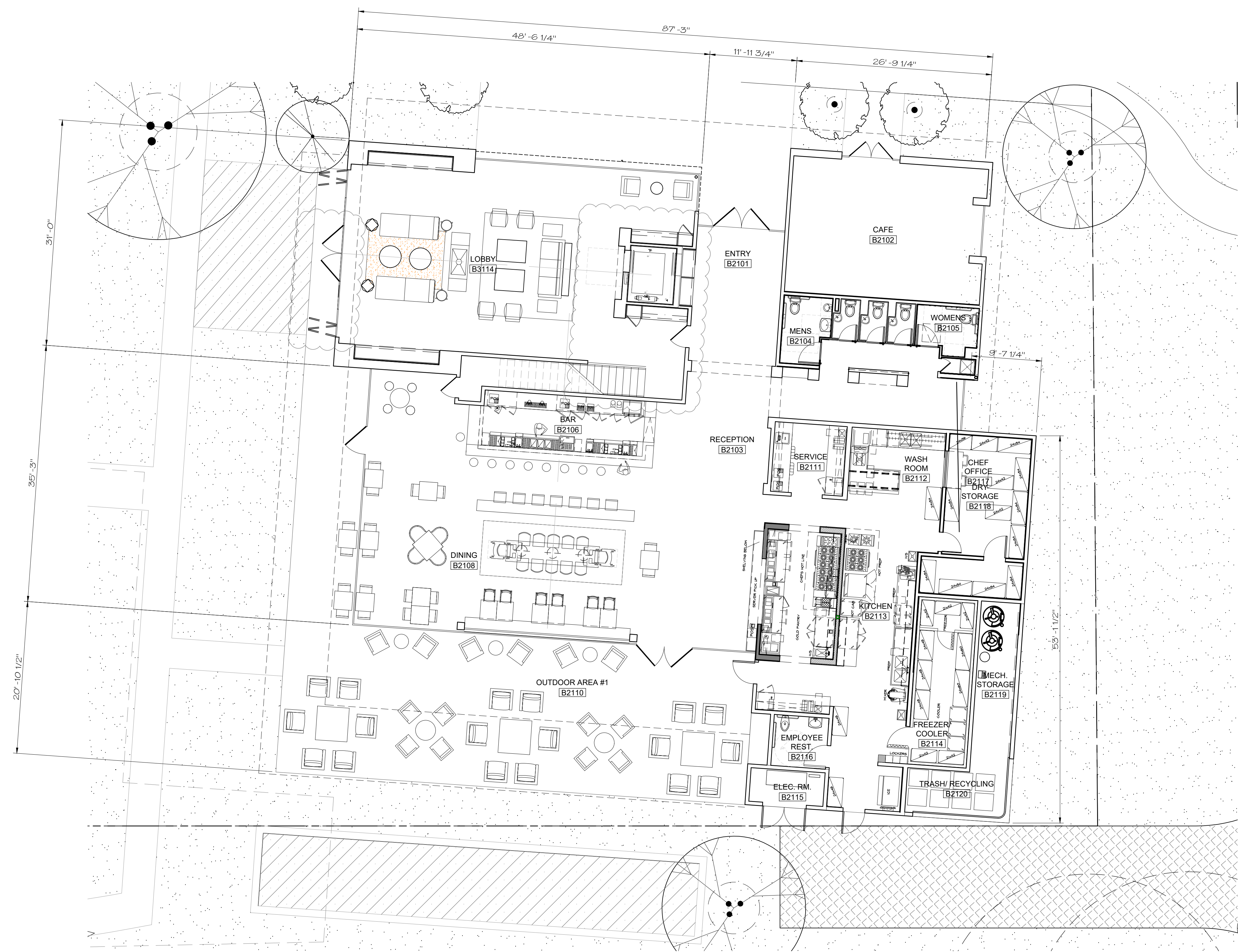
1
A1.04

2
A1.03

1
A1.04

2
A1.03

1
A1.01



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**OAK KNOLL
HOTEL**
5091 SOLANO AVE.

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USE PERMIT MODIFICATION	10.12.2017
USE PERMIT MODIFICATION	01.17.2018

SHEET NAME

RESTAURANT FLOOR
PLAN

SHEET NUMBER

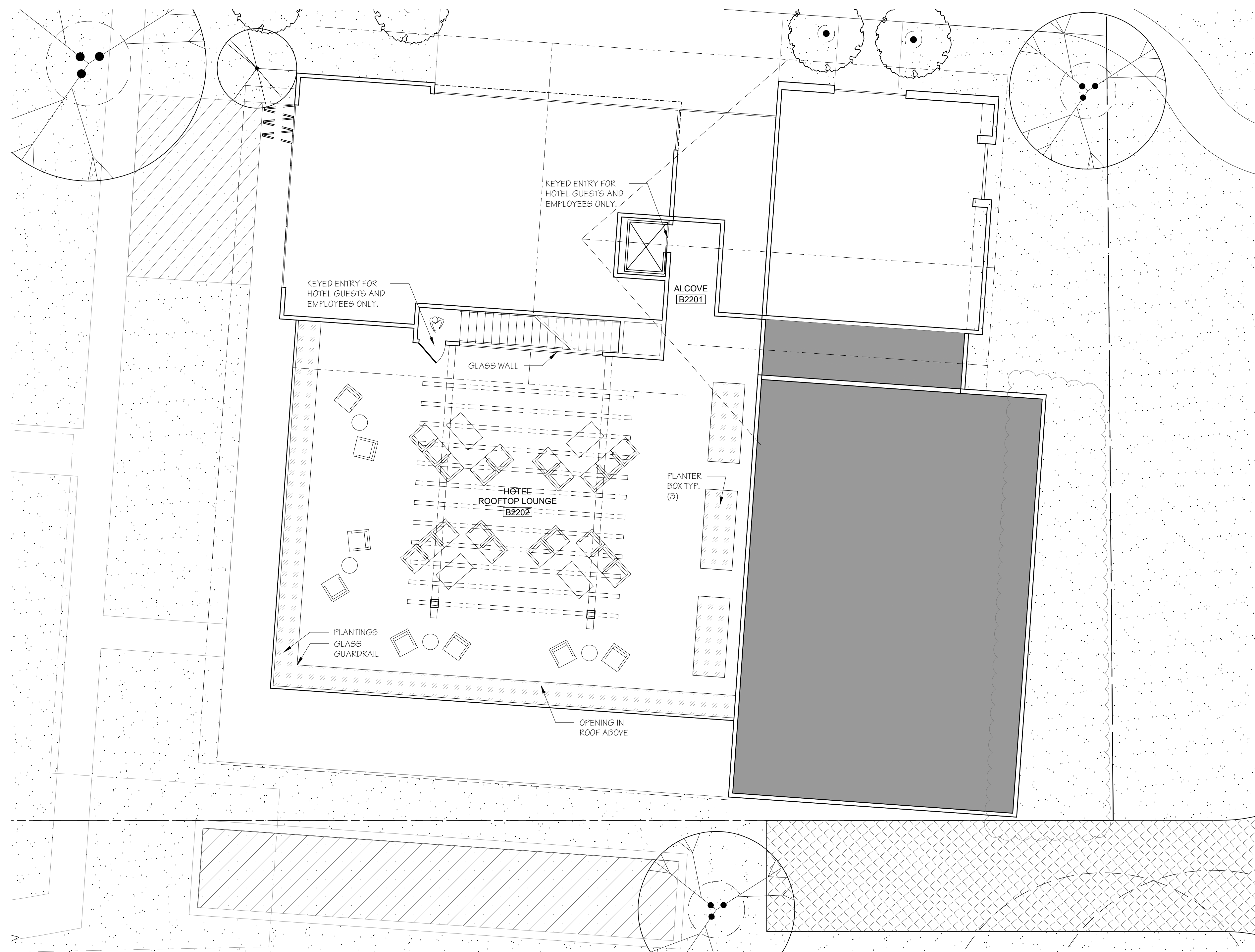
A2.31

SCHEMATIC DESIGN

RESTAURANT FLOOR PLAN **1**
SCALE: 1/8" = 1'-0"

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HOTEL**
5091 SOLANO AVE.

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USE PERMIT MODIFICATION	01.17.2018

SHEET NAME

HOTEL ROOFTOP LOUNGE

SHEET NUMBER

HOTEL ROOFTOP LOUNGE

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

1

A2.32

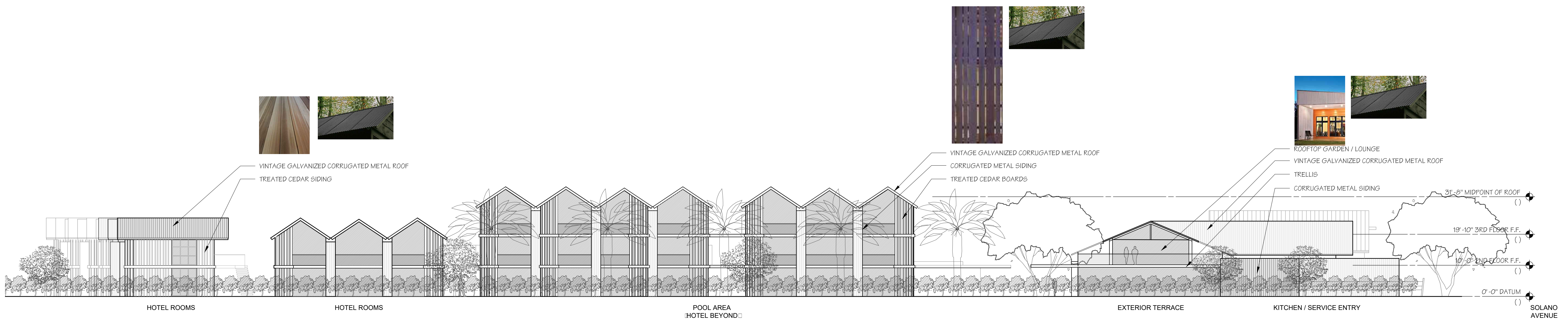
SCHEMATIC DESIGN



WEST SITE ELEVATION (2)
SCALE: 1/16" = 1'-0"

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OAK KNOLL HOTEL
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SOUTH SITE ELEVATION (1)
SCALE: 1/16" = 1'-0"

PROJECT NUMBER	1402
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SCALE	AS NOTED
REVISIONS	
USE PERMIT SUBMITTAL	06.11.2014
REVISIONS	07.17.2015

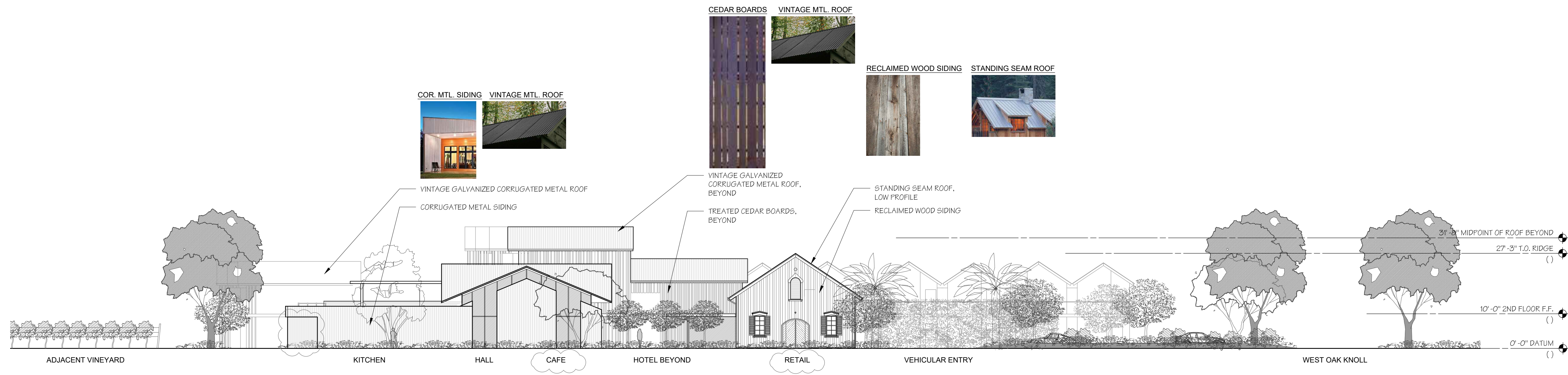
SHEET NAME

SITE ELEVATIONS

SHEET NUMBER

A1.03

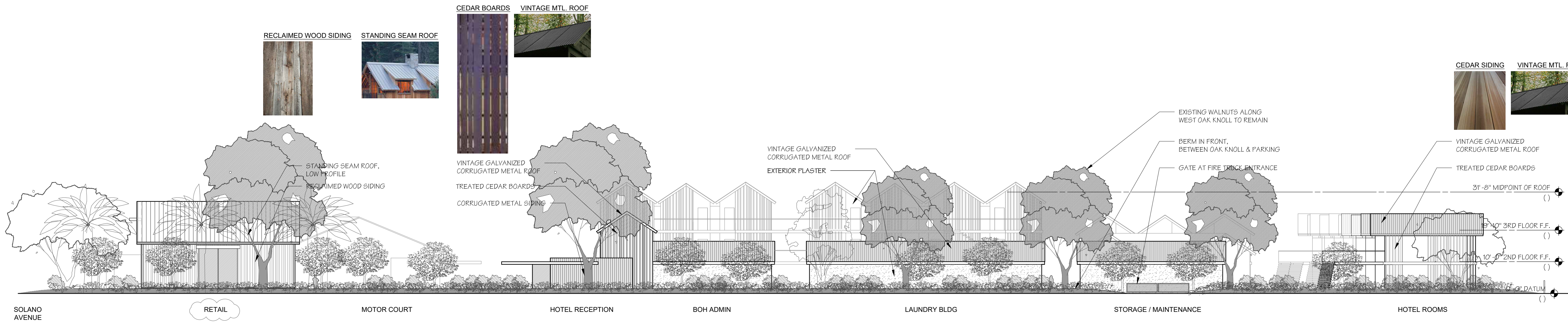
SCHEMATIC DESIGN



EAST SITE ELEVATION [SOLANO AVENUE] 2
SCALE: 1/16" = 1'-0"

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OAK KNOLL HOTEL
5091 SOLANO AVE.



NORTH SITE ELEVATION [WEST OAK KNOLL] 1
SCALE: 1/16" = 1'-0"

PROJECT NUMBER	1402
DATE	06.11.14
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SCALE	AS NOTED
REVISIONS	
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REVISIONS	07.17.2015
REVISIONS	09.17.2015
USE PERMIT RESUBMITTAL	12.02.2015
USE PERMIT MODIFICATION	03.17.2016
USE PERMIT MODIFICATION	10.12.2017

SHEET NAME

SITE ELEVATIONS

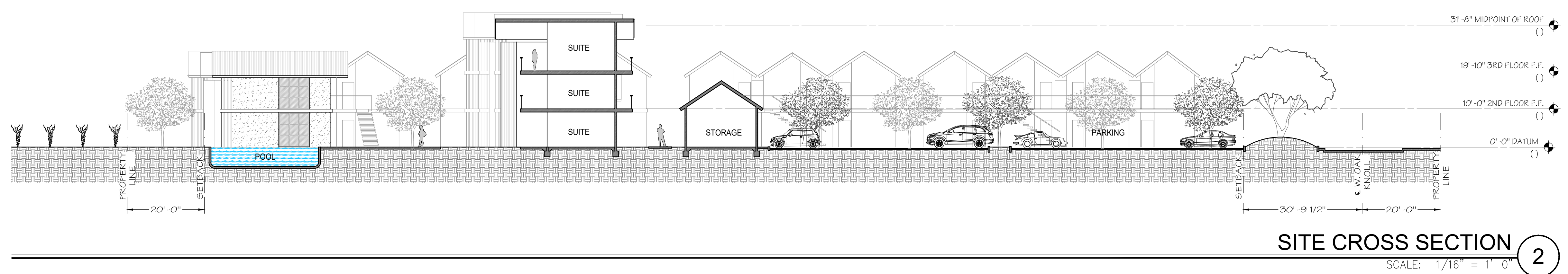
SHEET NUMBER

A1.04

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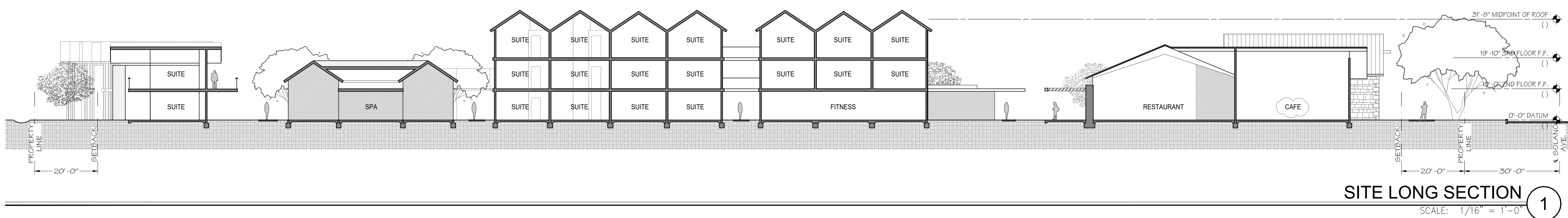


SITE CROSS SECTION 2
SCALE: 1/16" = 1'-0"

**OAK KNOLL
HOTEL**
5091 SOLANO AVE.

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USE PERMIT MODIFICATION	10.12.2017



SITE LONG SECTION 1
SCALE: 1/16" = 1'-0"

SITE SECTIONS

A1.05



VIEW OF MOTOR COURT 5



LOOKING SOUTH ON SOLANO 4



LOOKING NORTH ON SOLANO 3



SOLANO ELEVATION 2



AERIAL VIEW 1

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**OAK KNOLL
HOTEL**
5091 SOLANO AVE.

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REVISIONS	07.17.2015
REVISIONS	09.17.2015

SHEET NAME

RENDERINGS

SHEET NUMBER

A1.06

SCHEMATIC DESIGN