

“C”

Exhibits  
Inn at the Abbey  
P18-00038-MOD



JACKSON  
FAMILY  
INVESTMENTS

USE PERMIT APPLICATION

AUGUST 2019

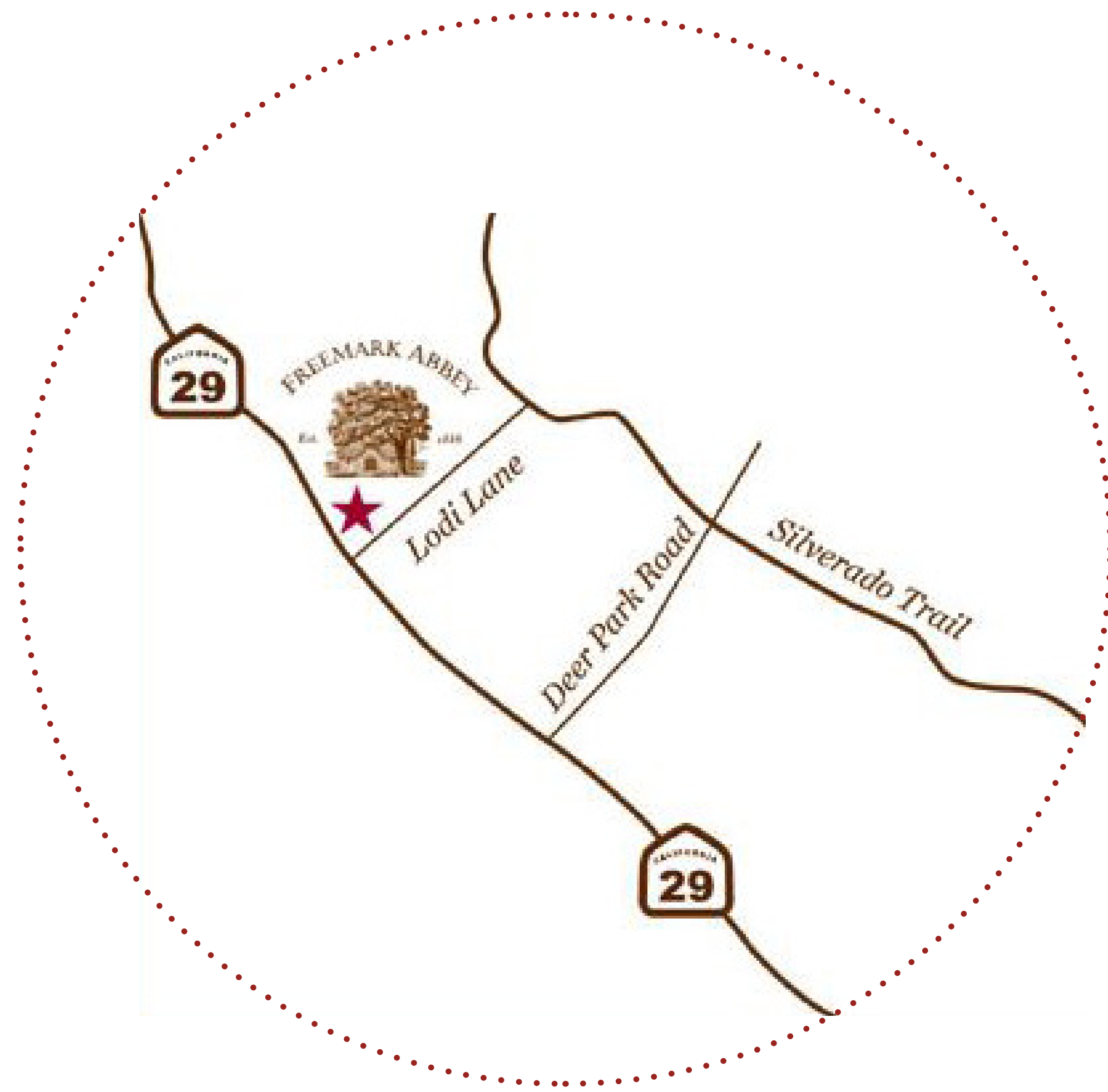
## THE INN



## AT THE ABBEY

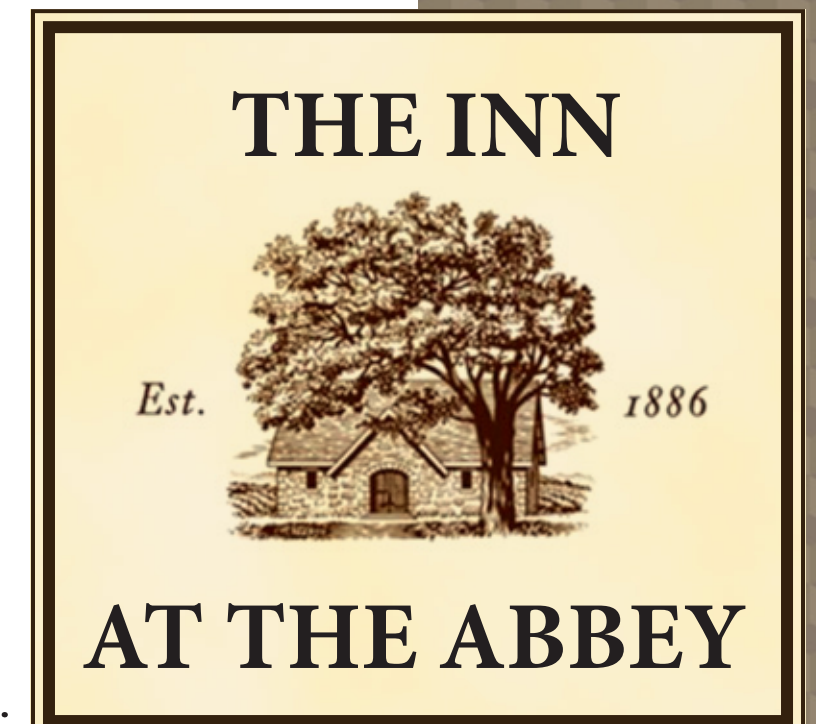


Project Description



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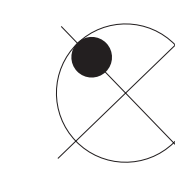
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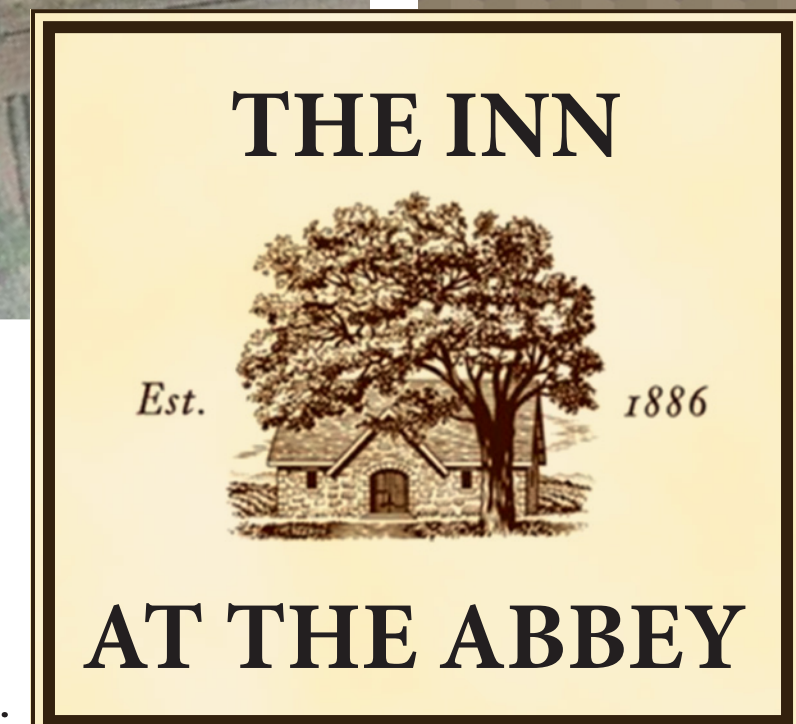




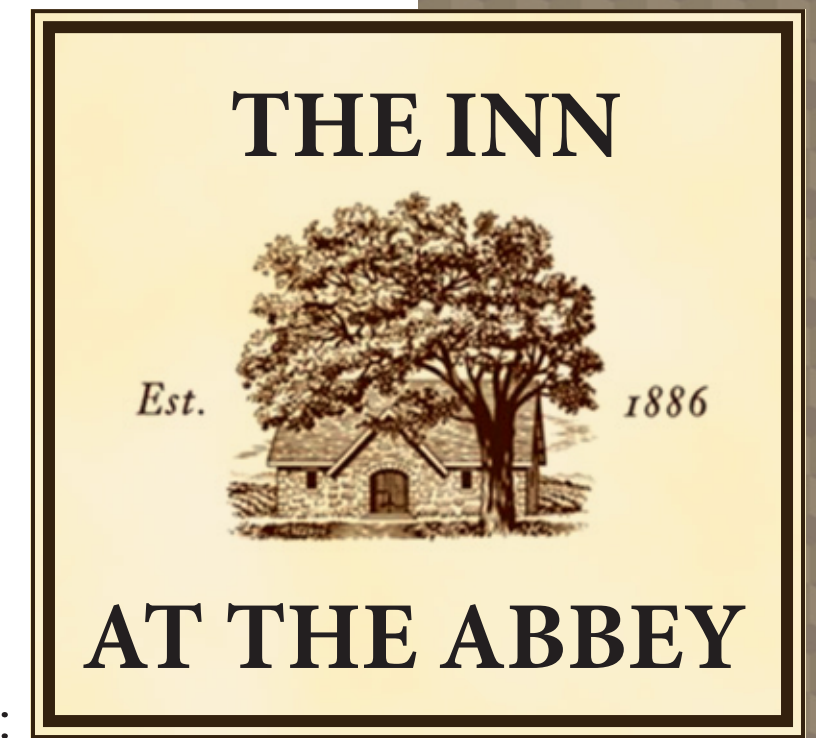
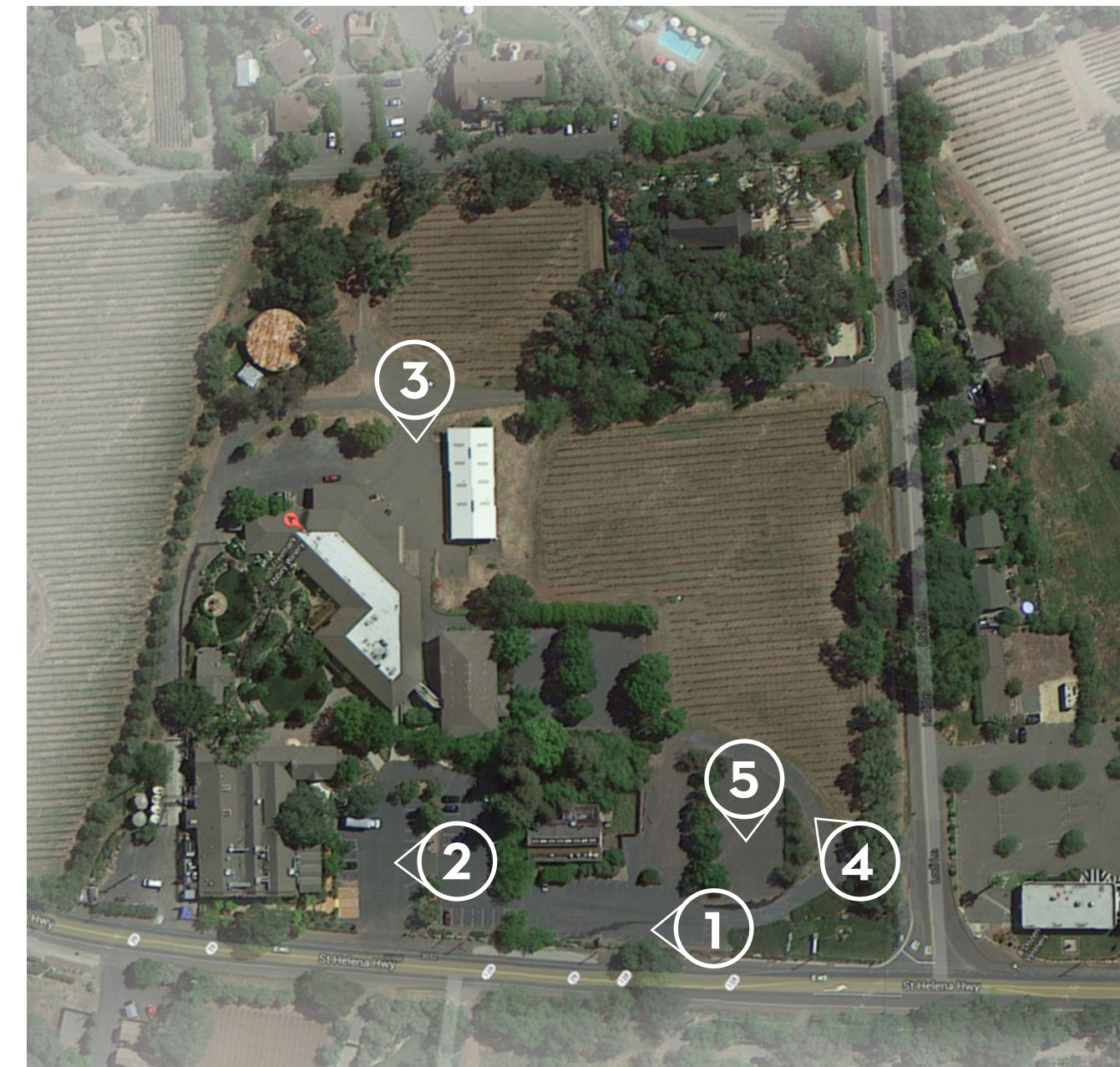
- APN Boundary
- - - Property Boundary



Aerial Photograph

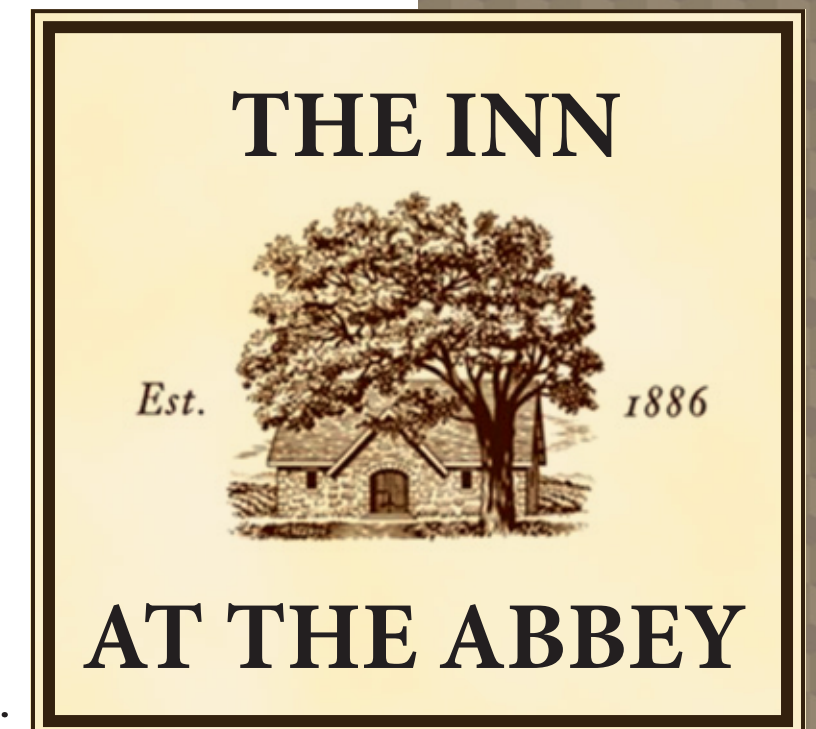






Site Photos - North Parcel





Site Photos - South Parcel

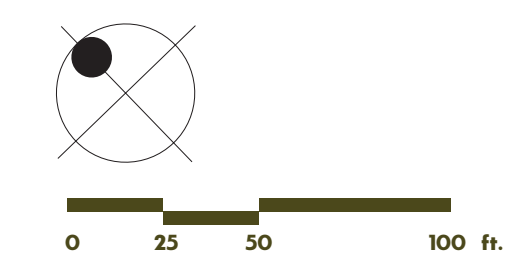




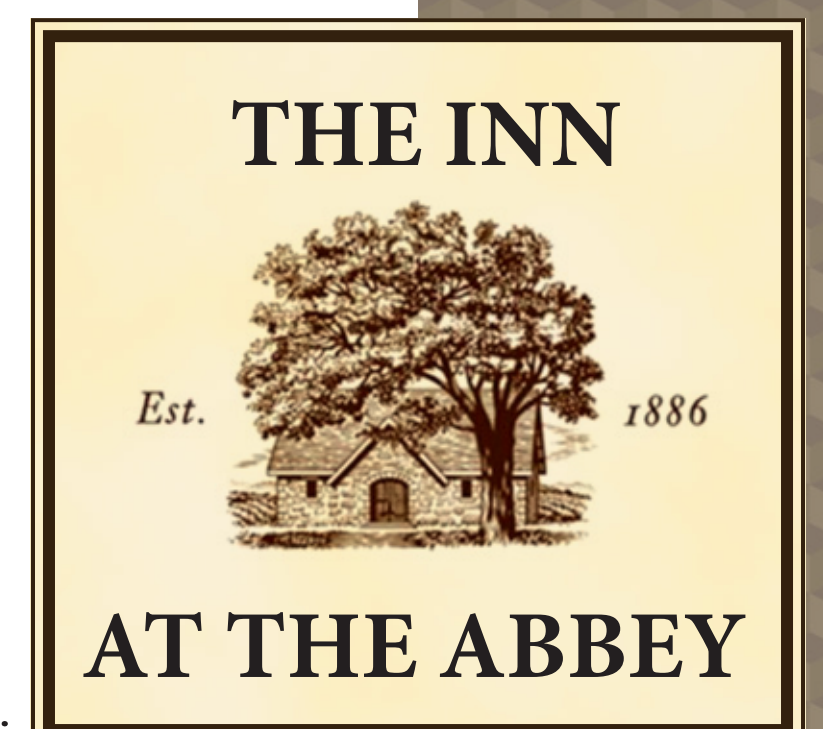
- ① Stone Building
- ② North Hotel Building
- ③ South Hotel Main Building
- ④ South Hotel Barn Building
- ⑤ Fitness Studio
- ⑥ South Hotel Bungalow #1
- ⑦ South Hotel Bungalow #2
- ⑧ Vine Trail

North Parcel

South Parcel




Proposed Site Plan







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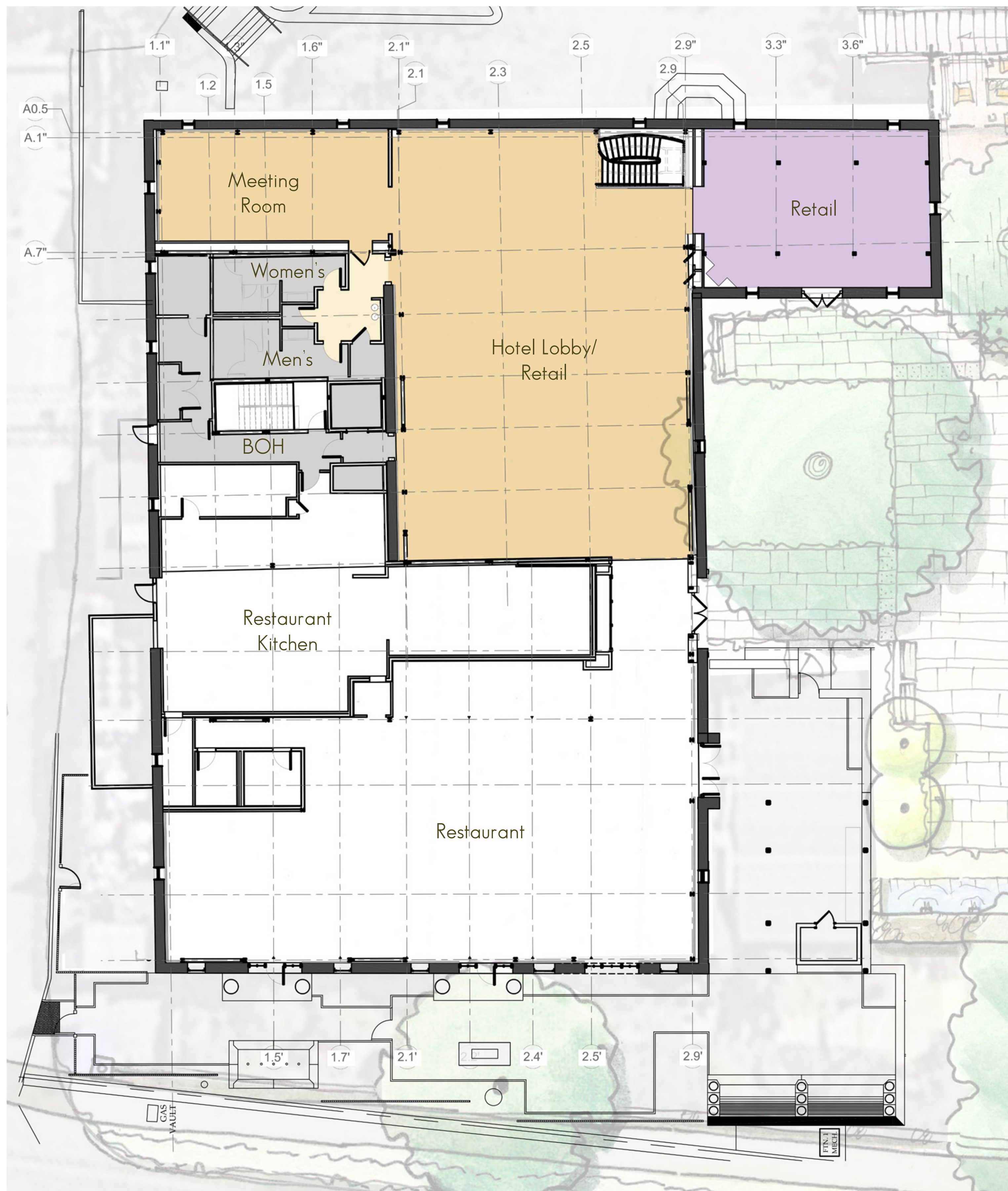
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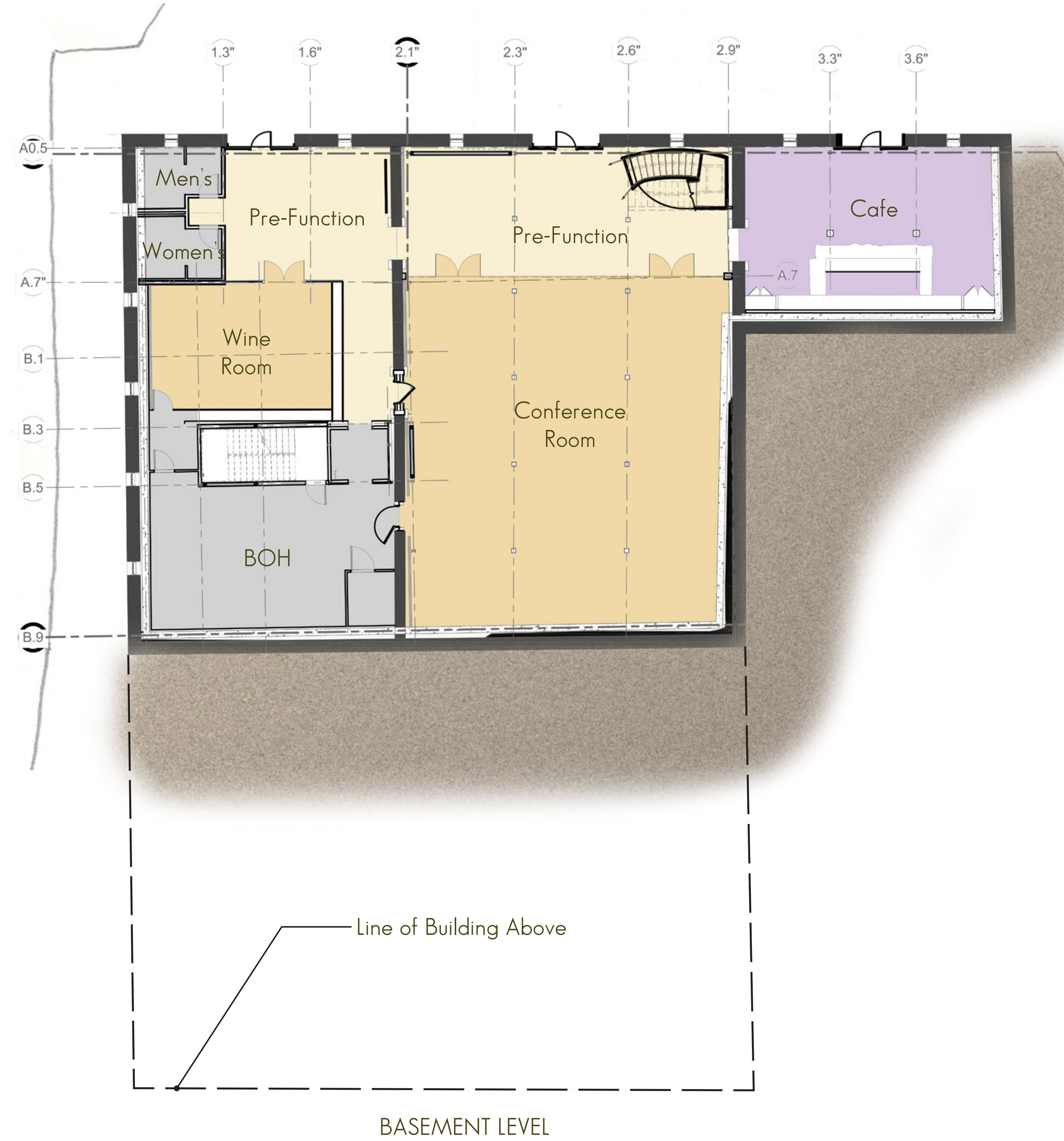
Est. 1886

**AT THE ABBEY**



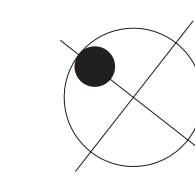


GROUND LEVEL



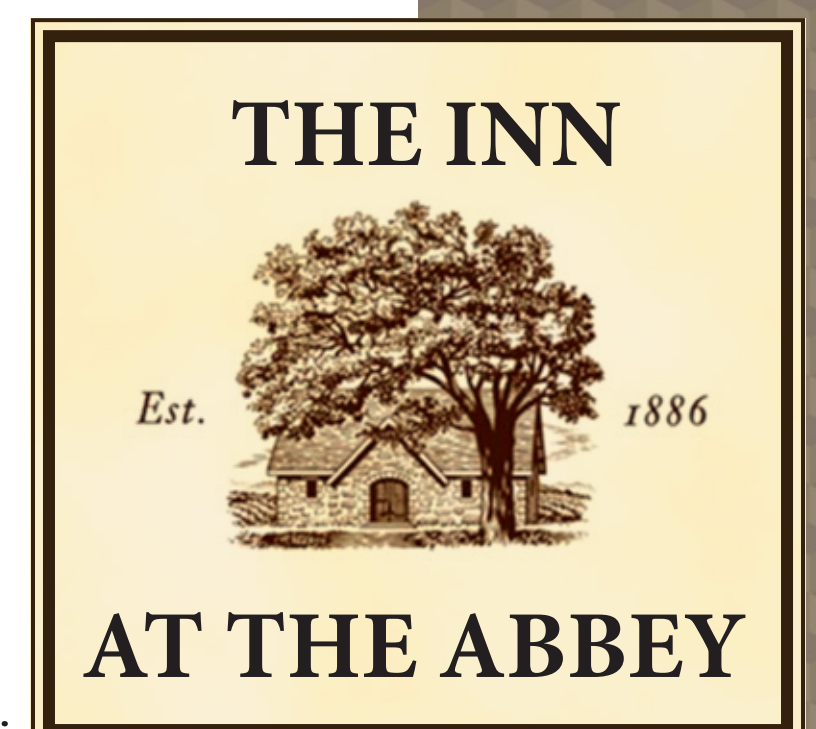
BASEMENT LEVEL

- Circulation
- Hotel Amenity
- Back of House
- Retail

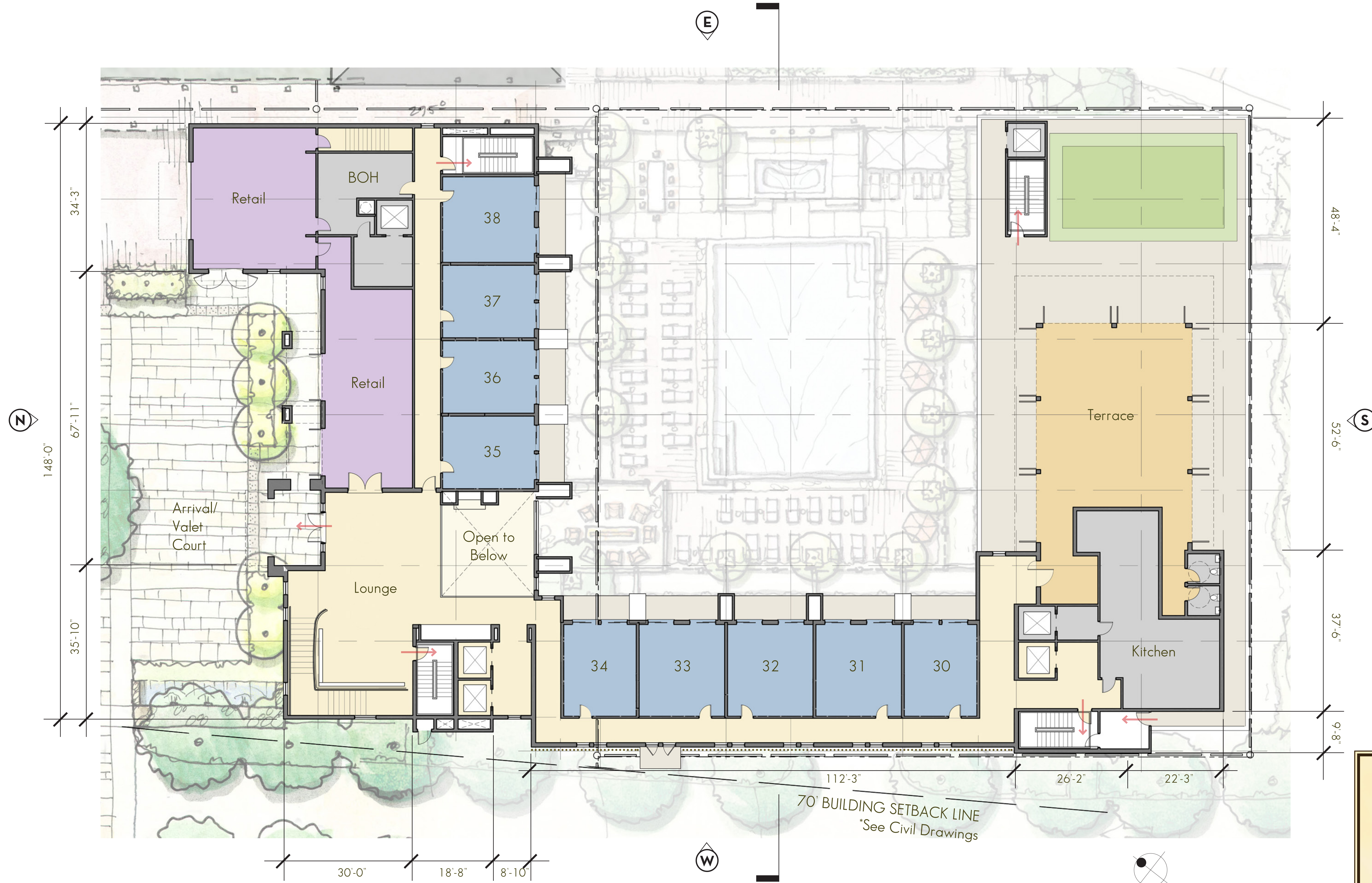


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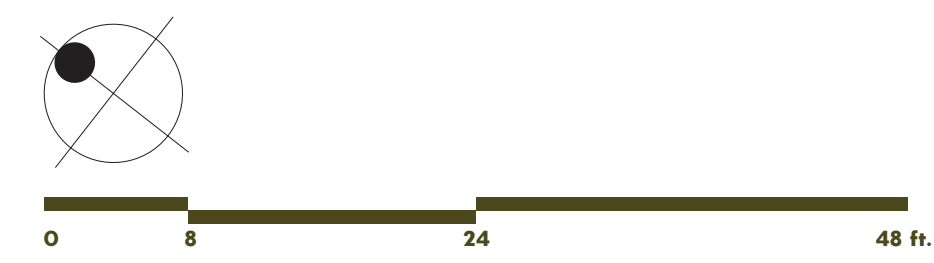
Existing Stone Building  
Floor Plans



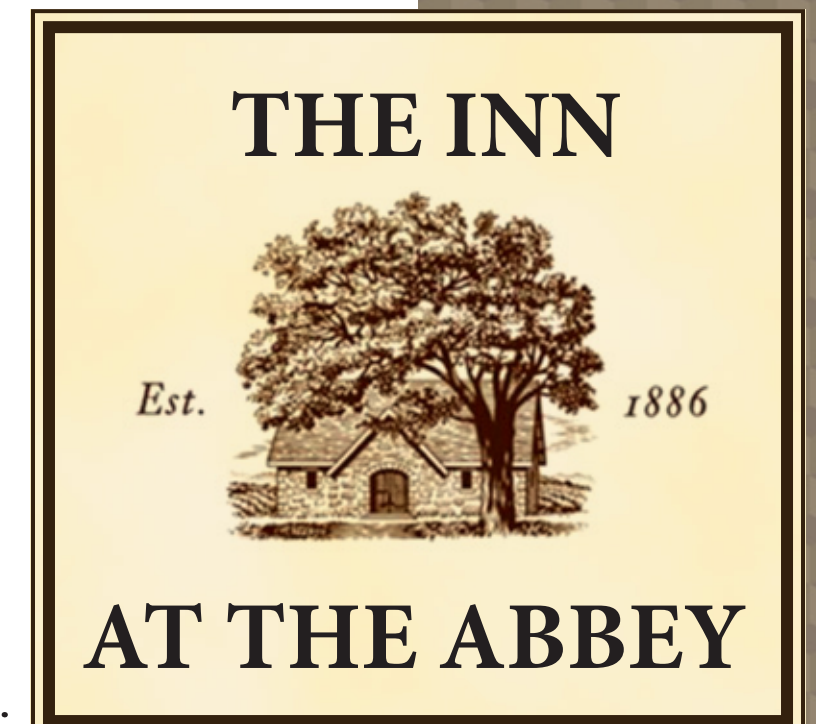




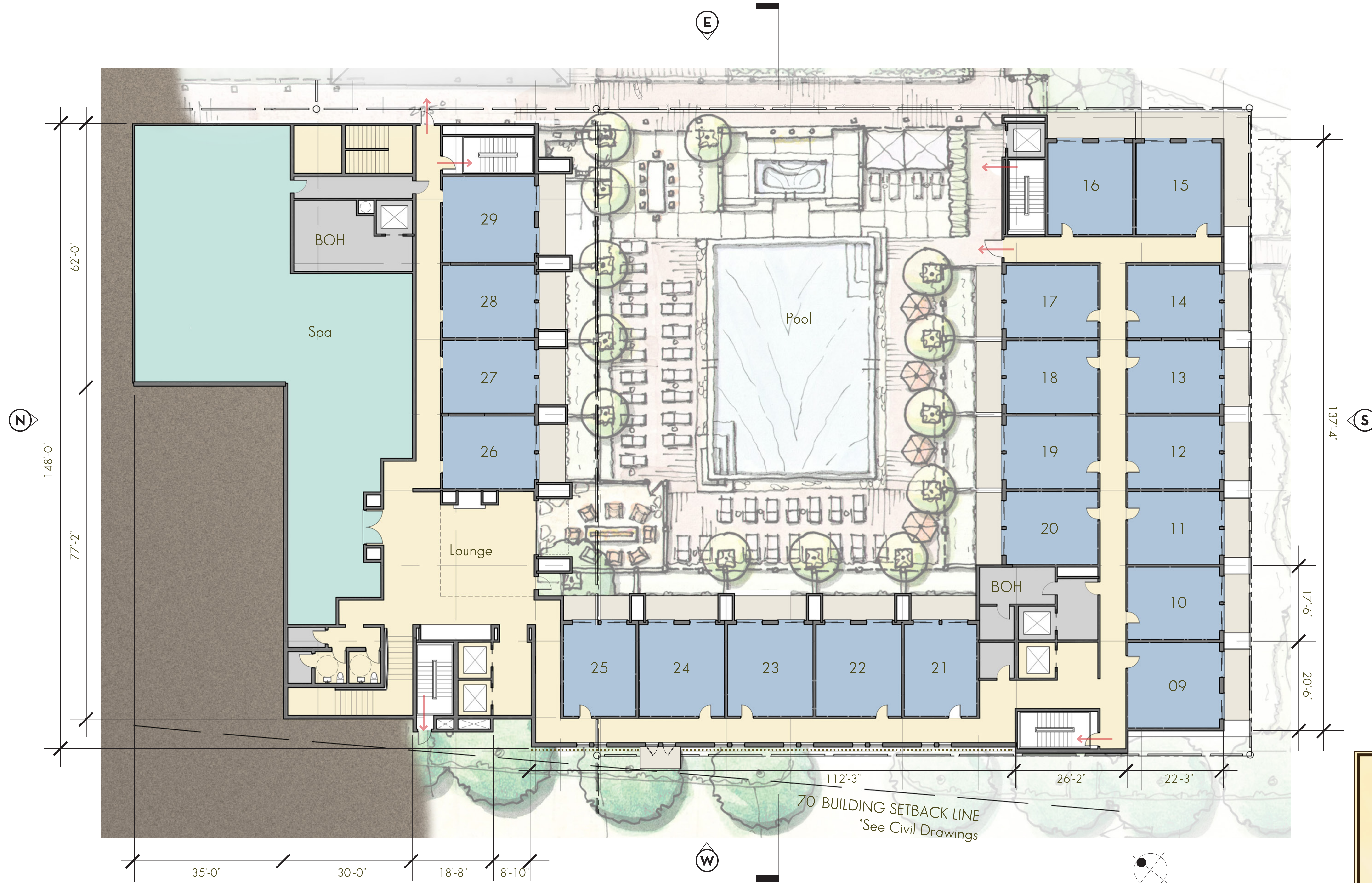
- Circulation
- Guest Suites
- Terrace
- Back of House
- Hotel Amenity
- Retail



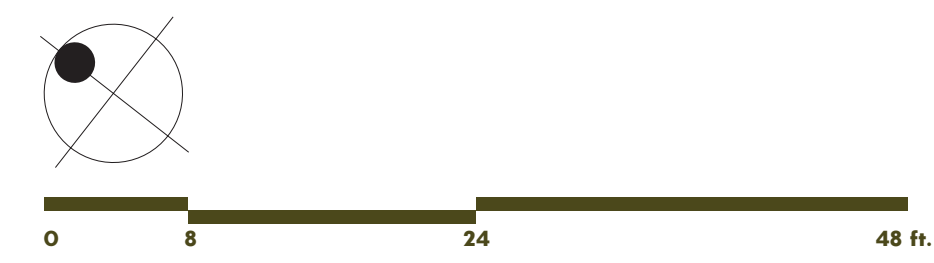
North Hotel Building  
Level +300 Plan



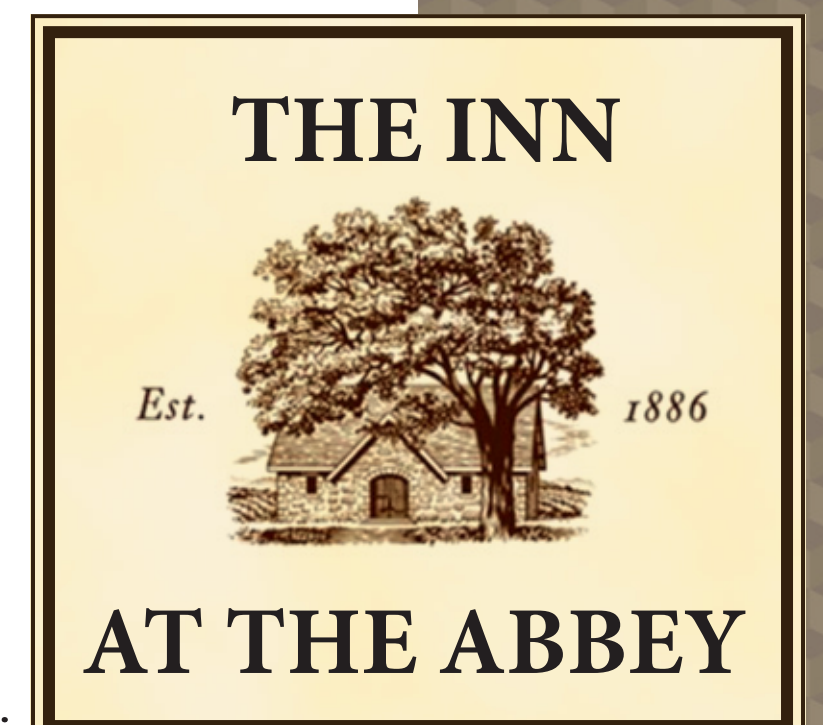




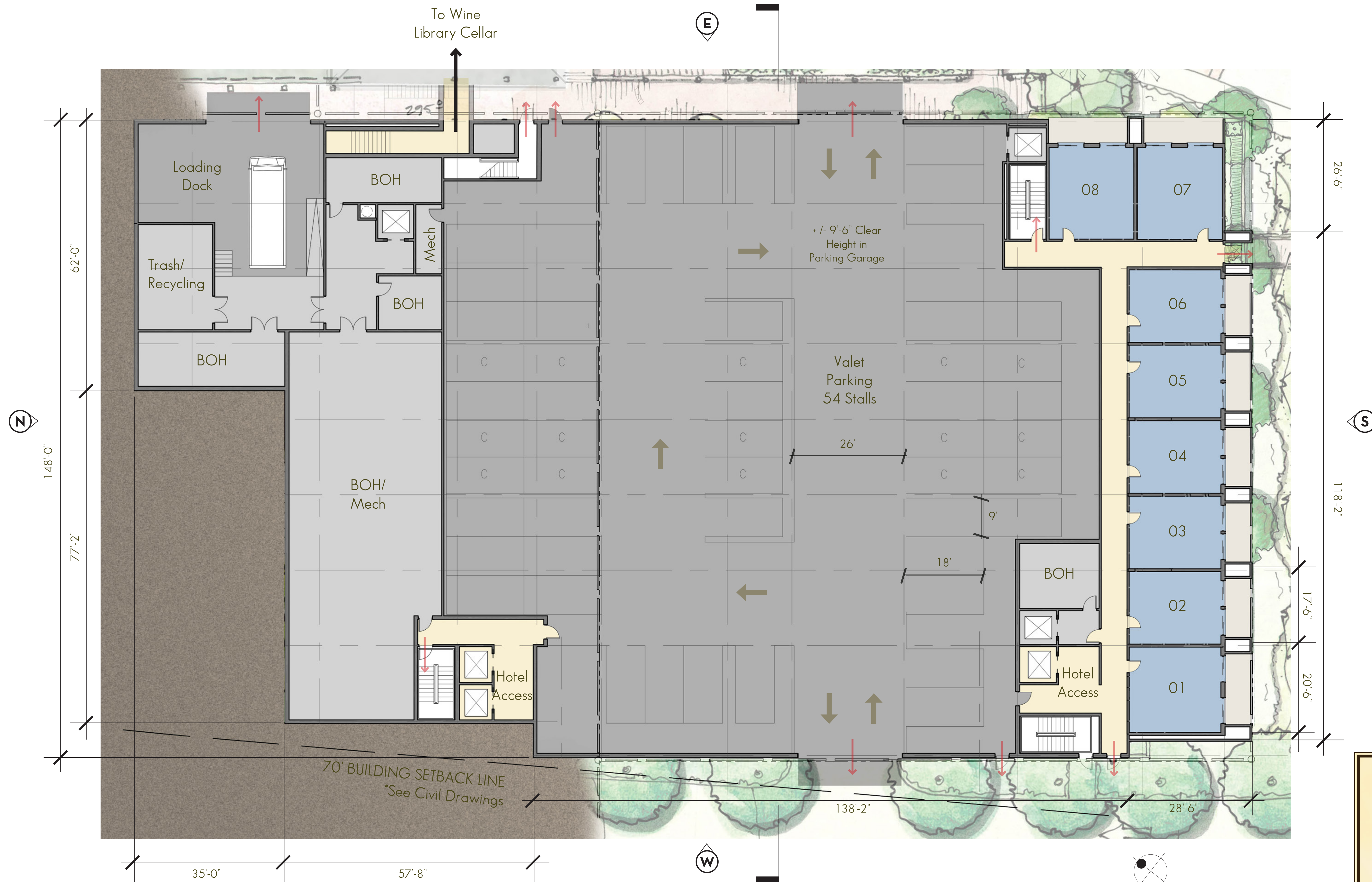
- Circulation
- Guest Suites
- Terrace
- Back of House
- Spa



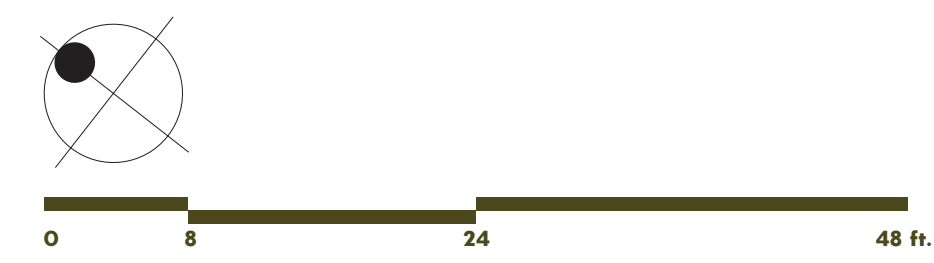
North Hotel Building  
Level +289 Plan



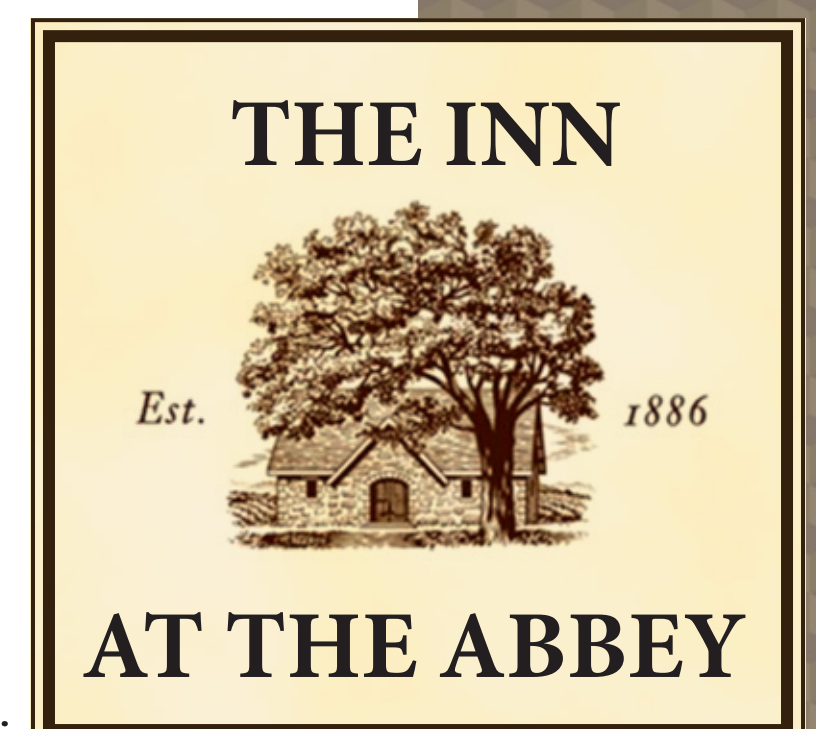




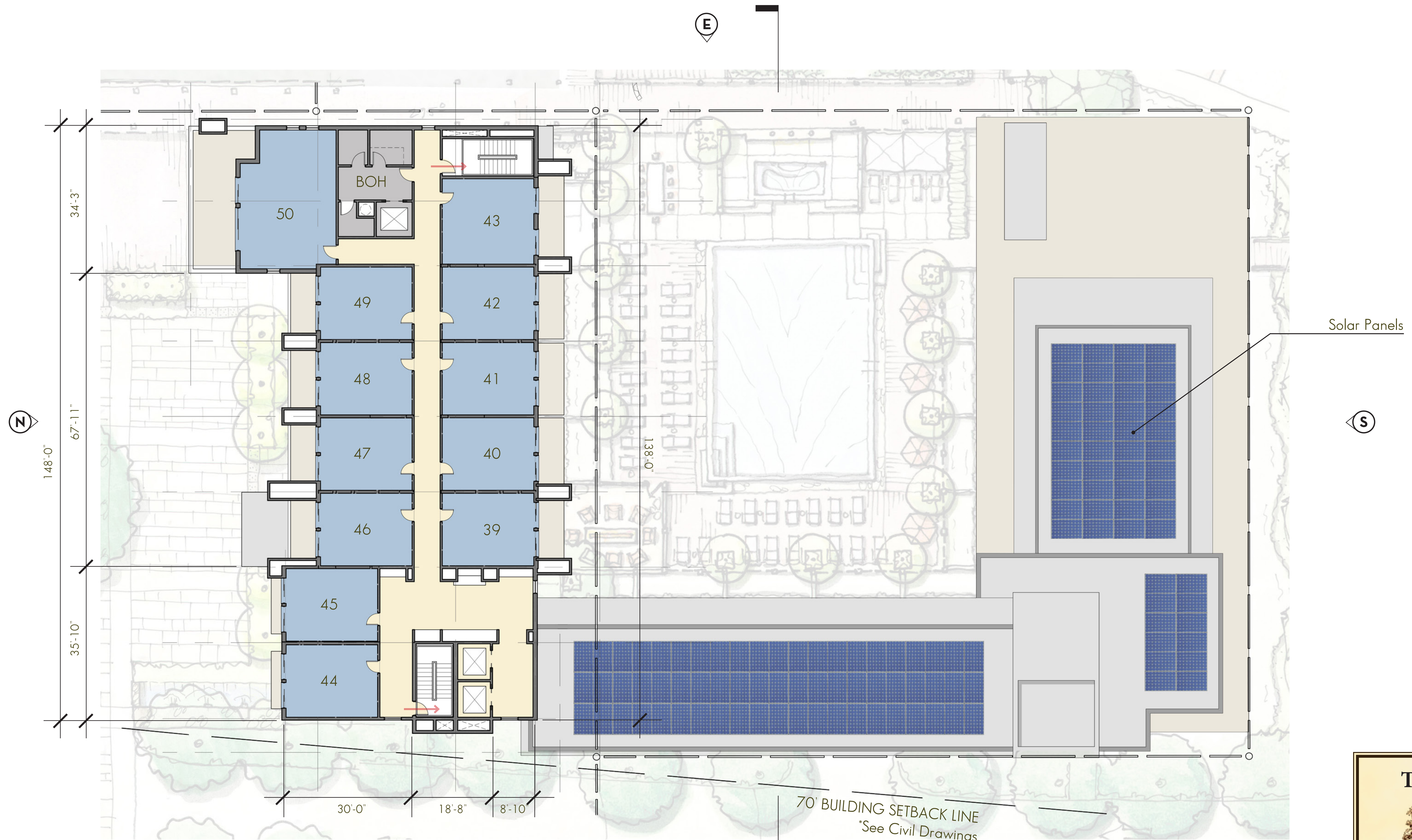
- Circulation
- Guest Suites
- Terrace
- Back of House
- Parking



North Hotel Building  
Level +278 Plan



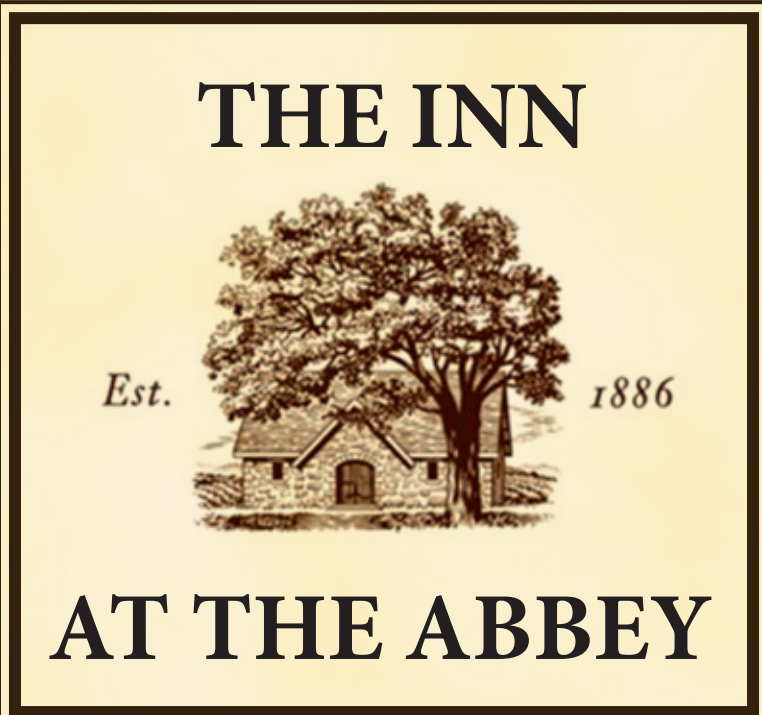




Solar Panels

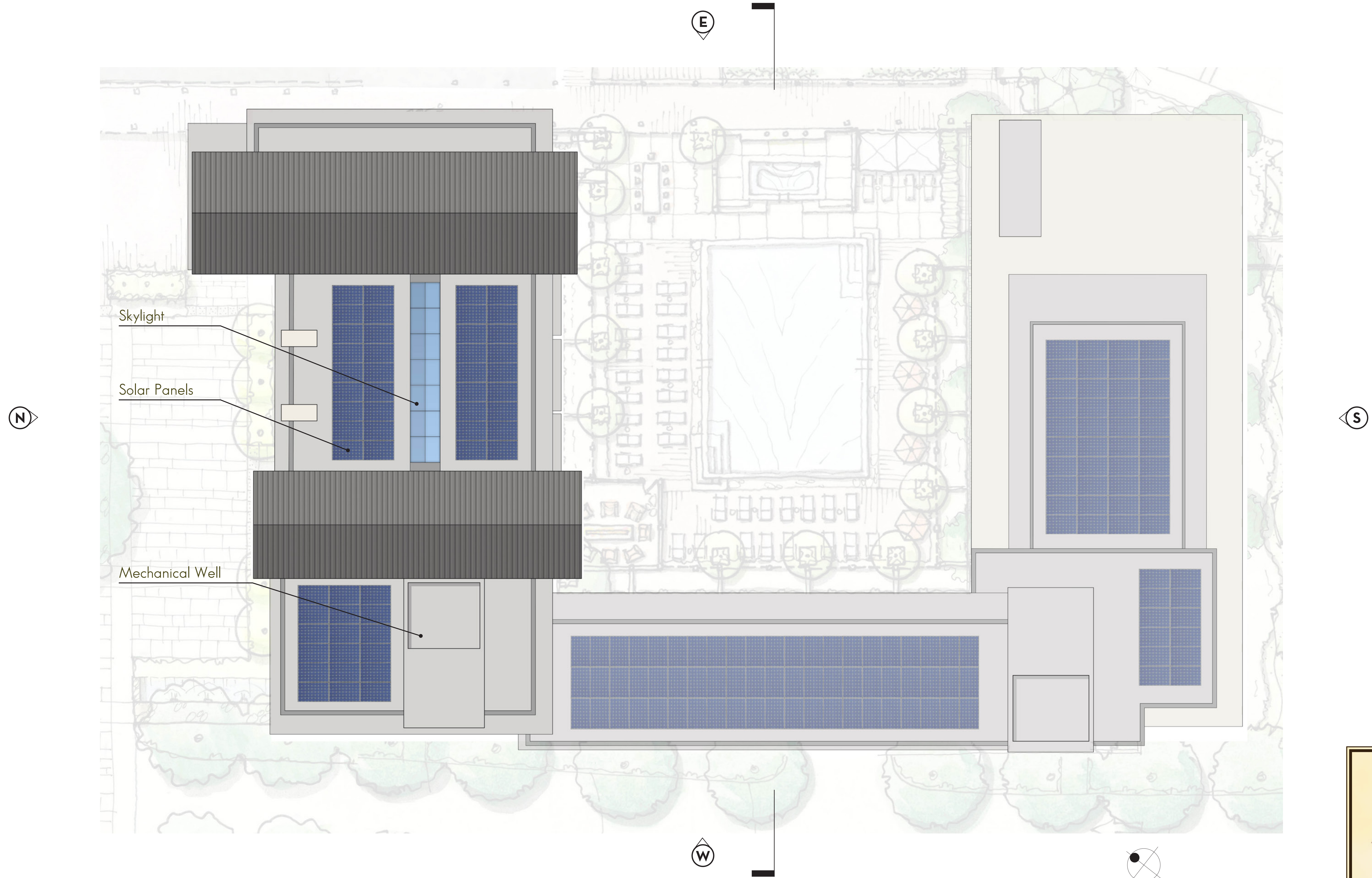
70' BUILDING SETBACK LINE  
\*See Civil Drawings

- Circulation
- Guest Suites
- Terrace
- Back of House



North Hotel Building  
Level +311 Plan

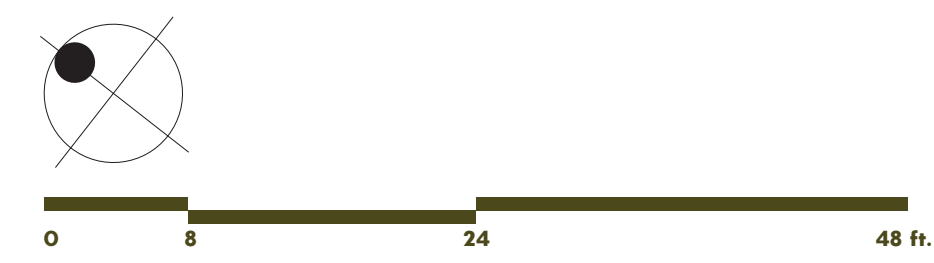




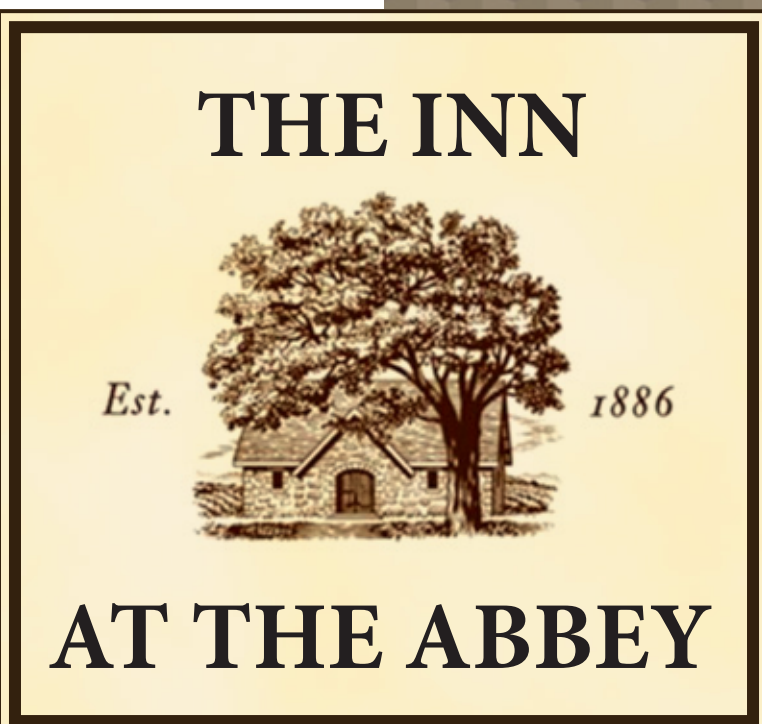
Skylight

Solar Panels

Mechanical Well




North Hotel Building  
Roof Level Plan







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- Circulation
- Guest Suites
- Terrace
- Back of House
- Fitness
- Hotel Amenity



South Hotel Main Building

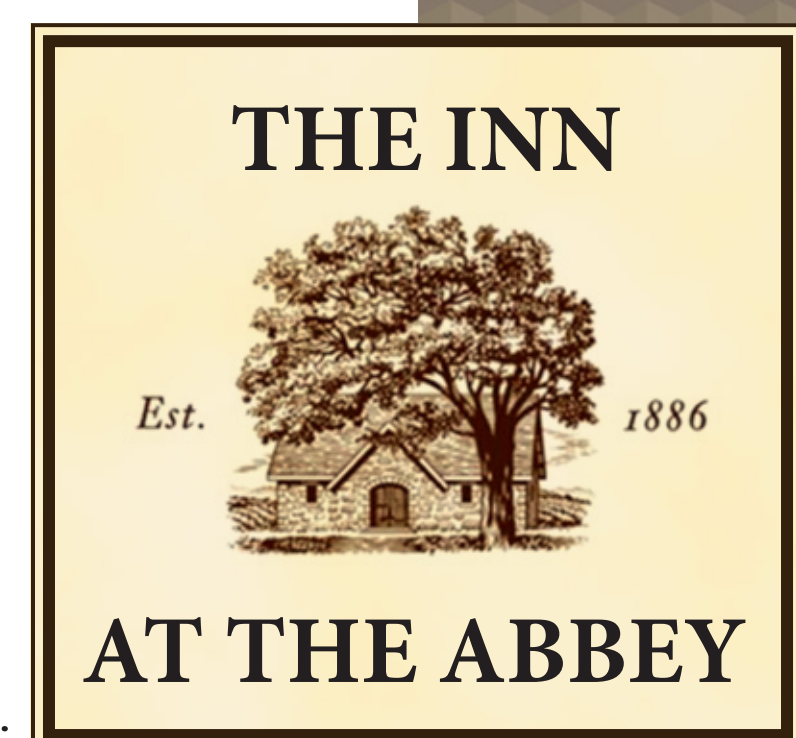
South Hotel Barn Building

70' BUILDING SETBACK LINE  
\*See Civil Drawings

SOUTH PARCEL GUESTROOMS

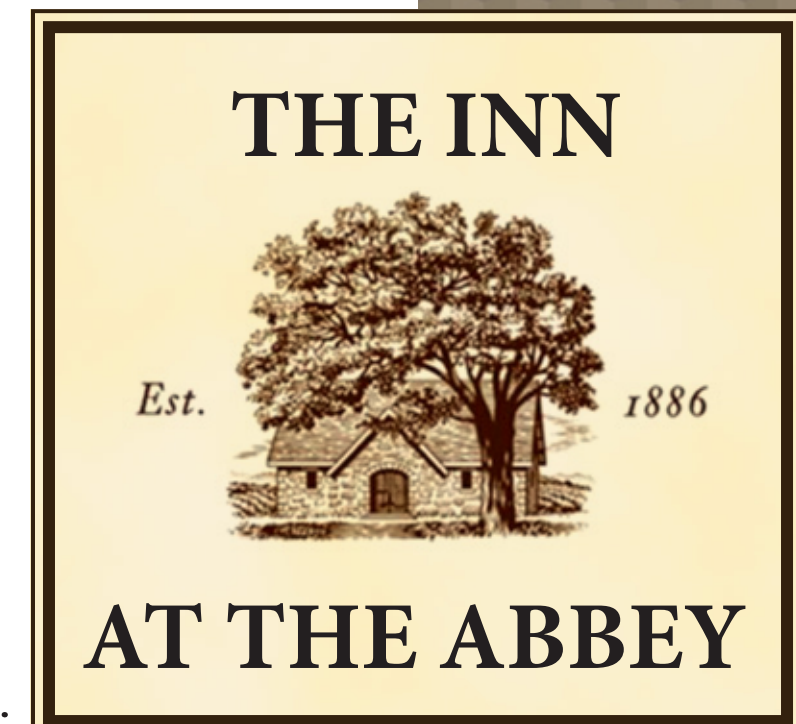
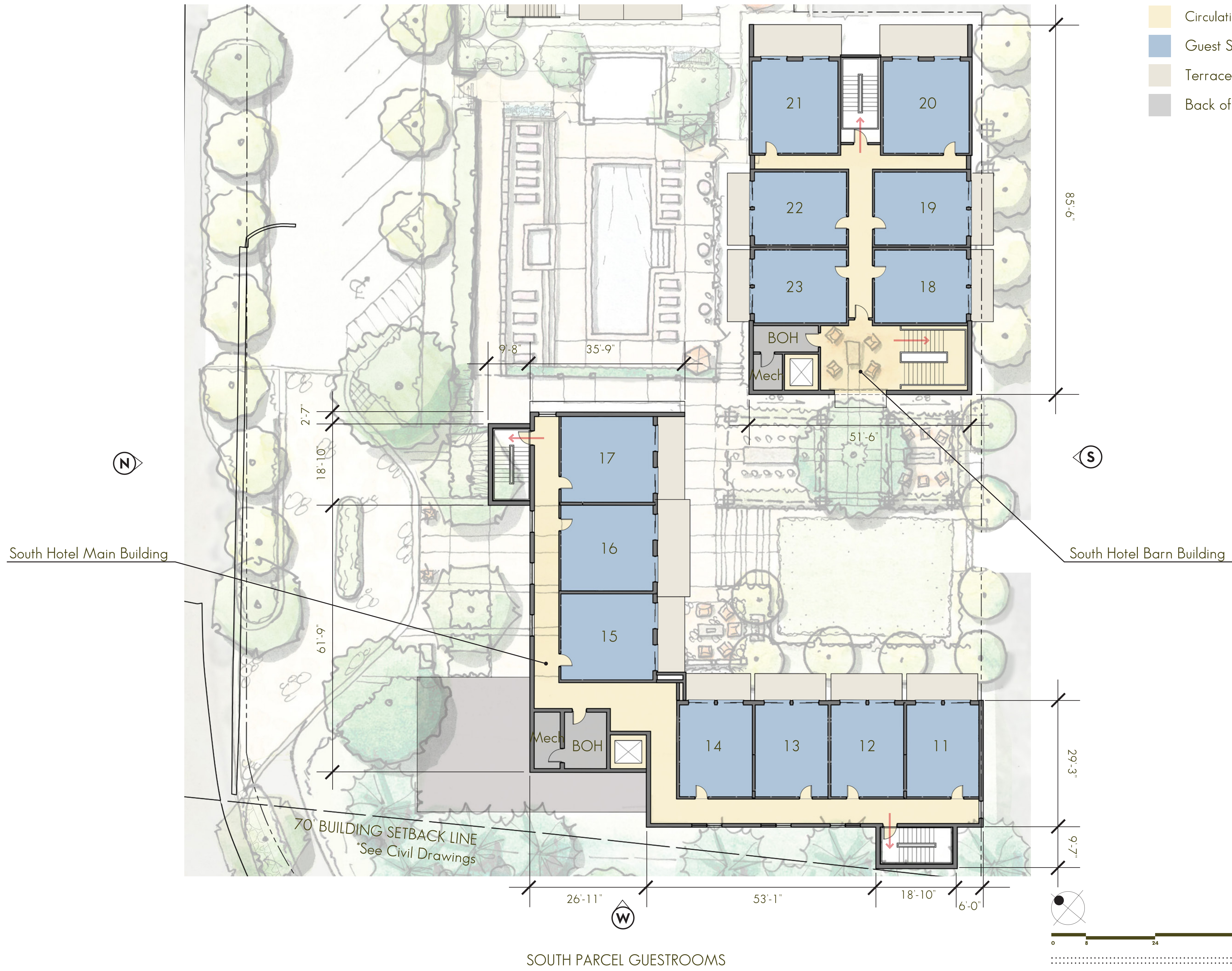


South Parcel Ground Level Plan





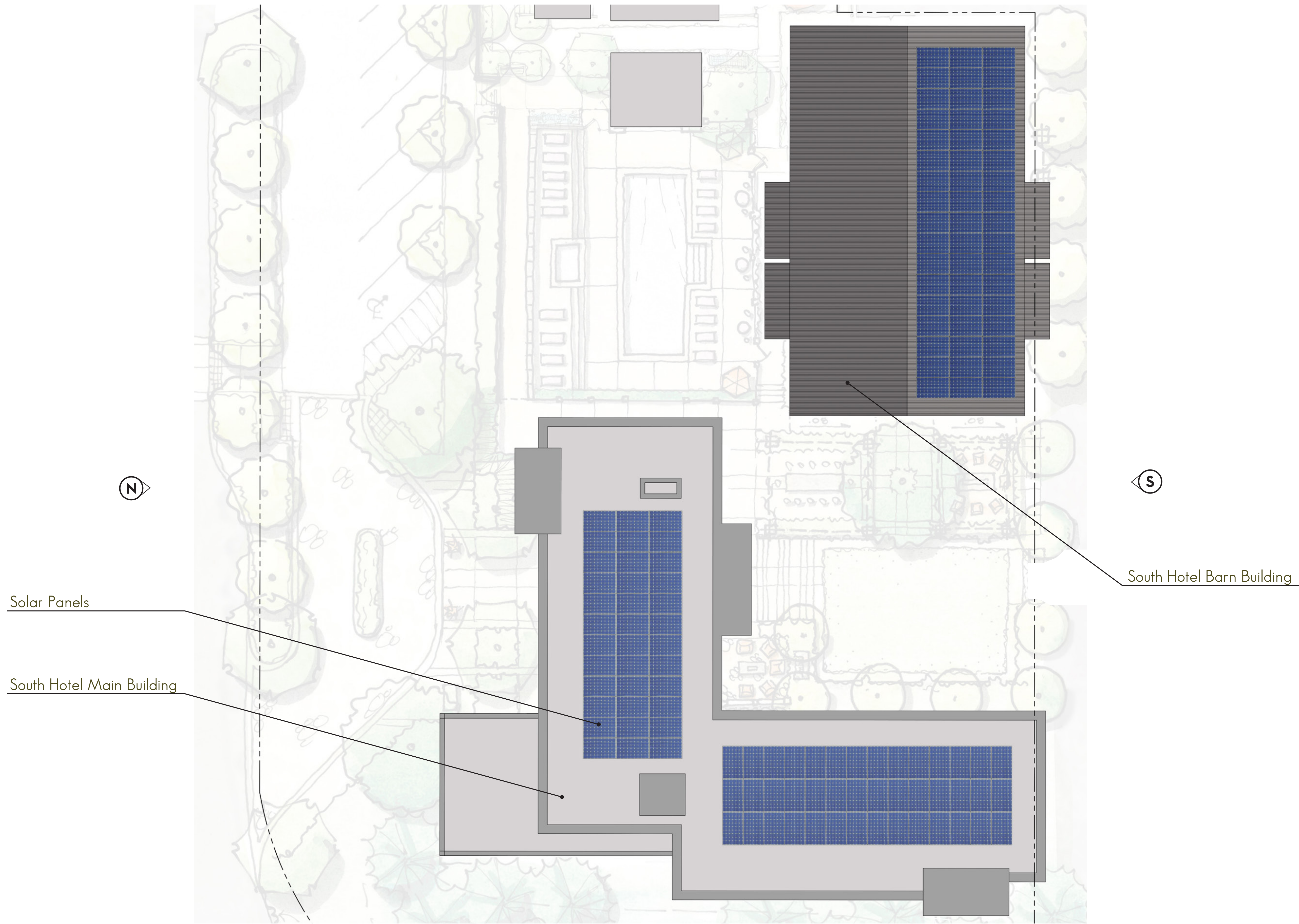
- Circulation
- Guest Suites
- Terrace
- Back of House



South Parcel Second Level Plan

SOUTH PARCEL GUESTROOMS



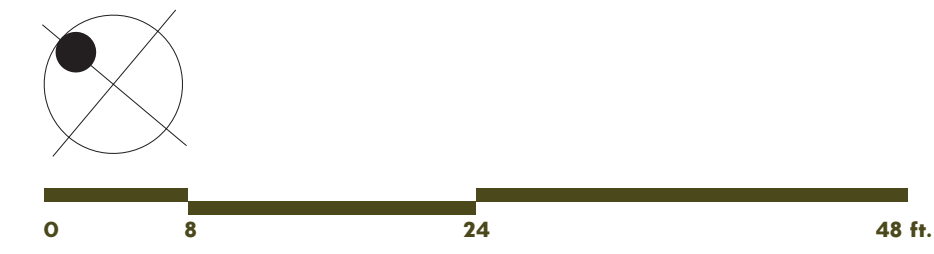


Solar Panels

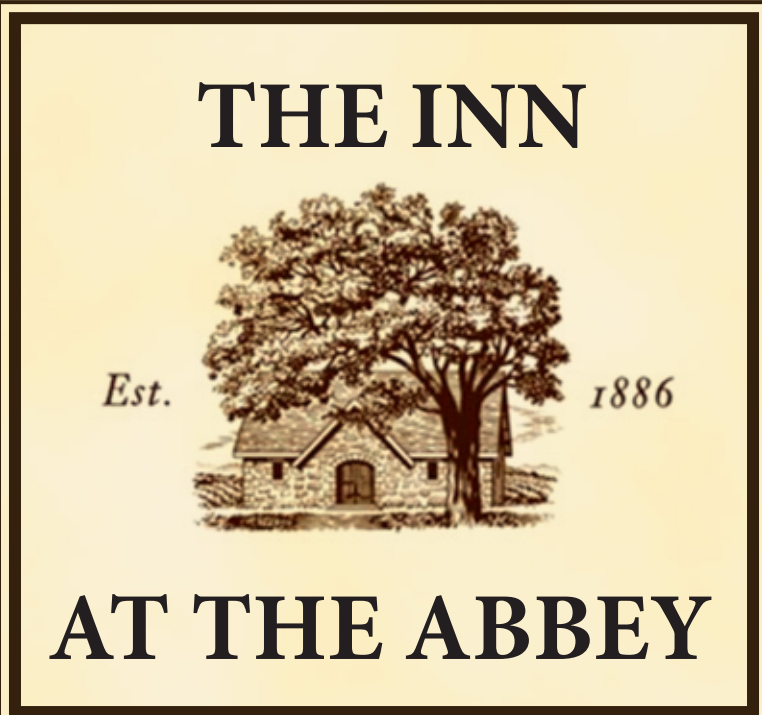
South Hotel Main Building

South Hotel Barn Building

SOUTH PARCEL GUESTROOMS



South Parcel Roof Level Plan



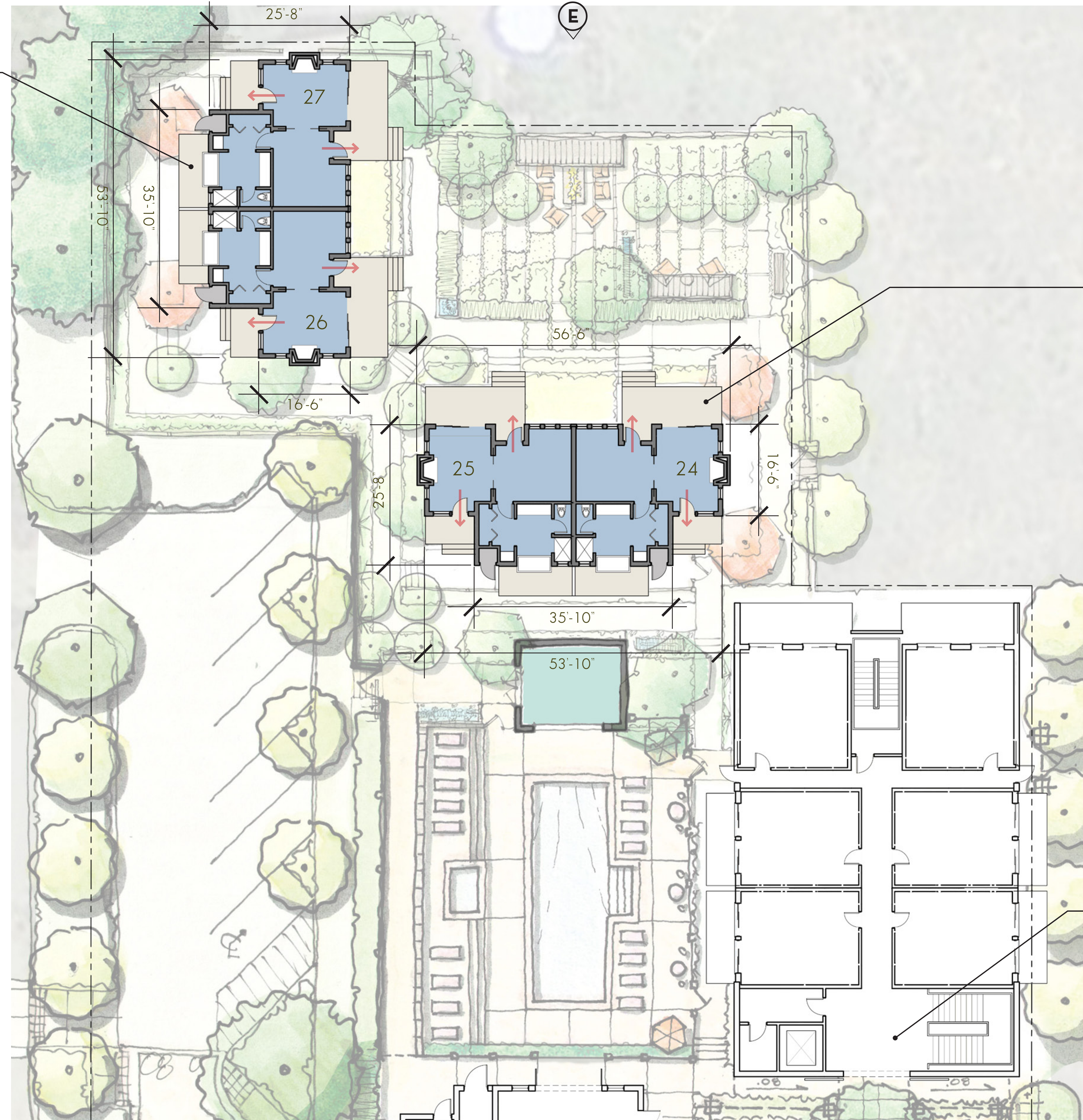


- Circulation
- Guest Suites
- Terrace
- Back of House
- Fitness

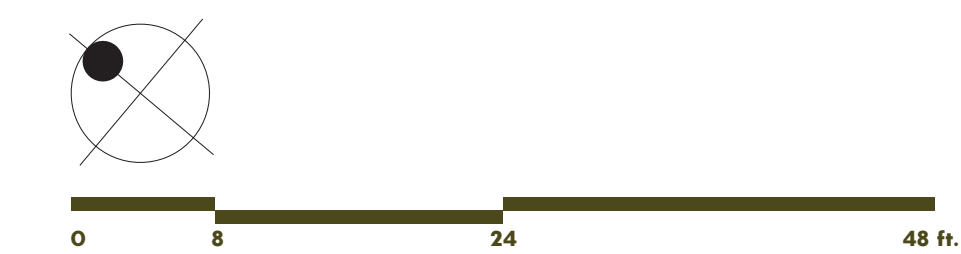
Bungalow #2

Bungalow #1

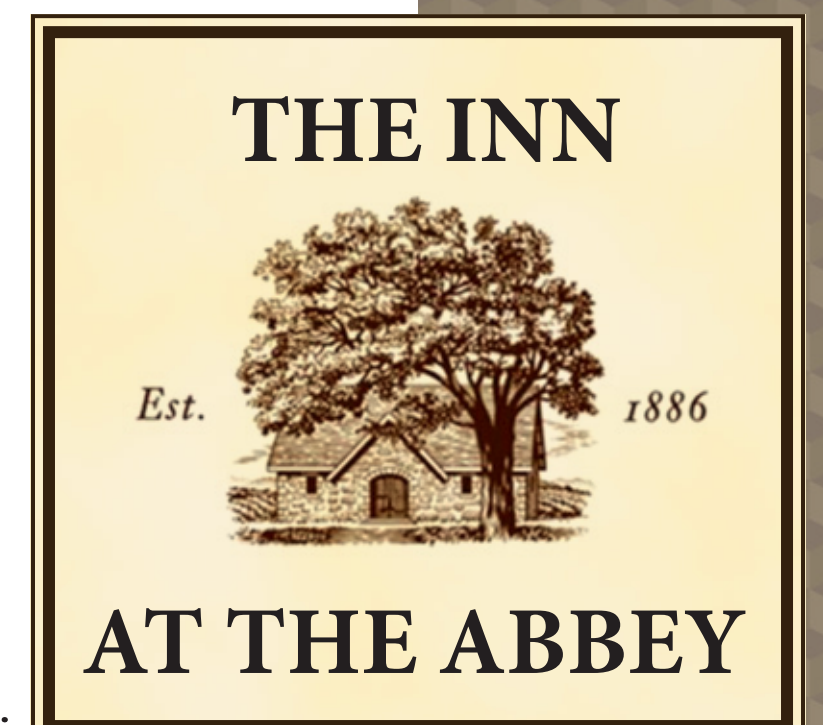
South Hotel Barn Building



SOUTH PARCEL BUNGALOWS



South Parcel Ground Level Plan



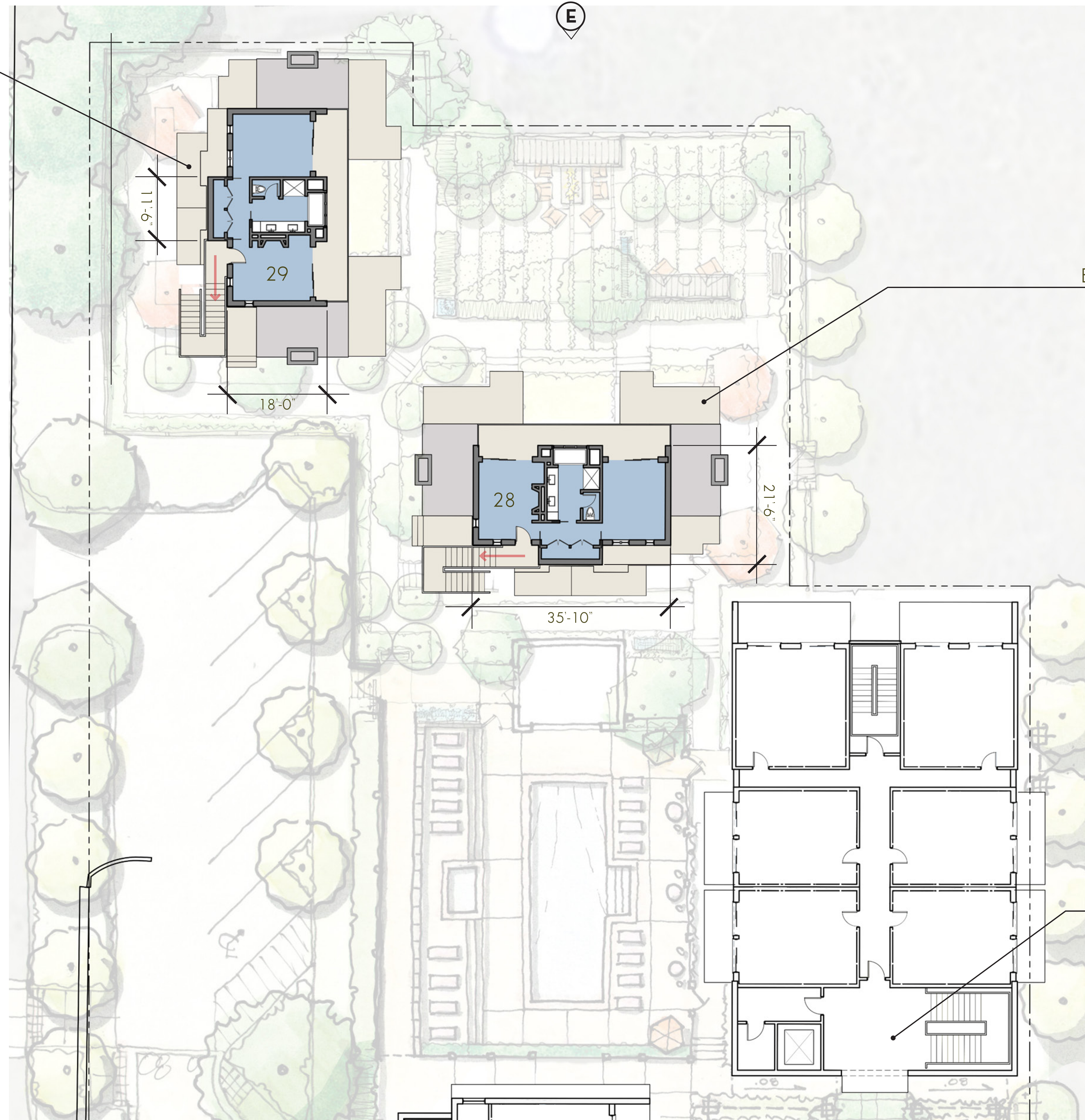


- Circulation
- Guest Suites
- Terrace
- Back of House

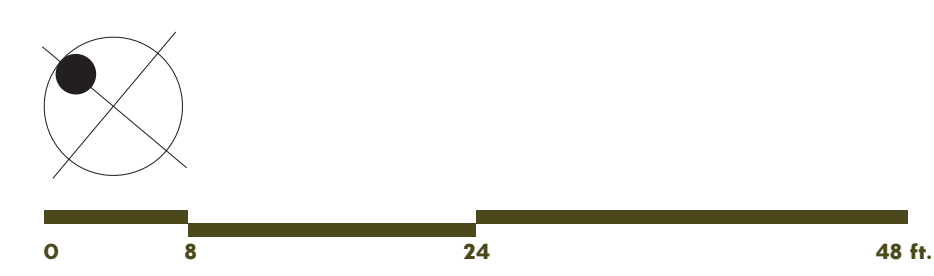
Bungalow #2

Bungalow #1

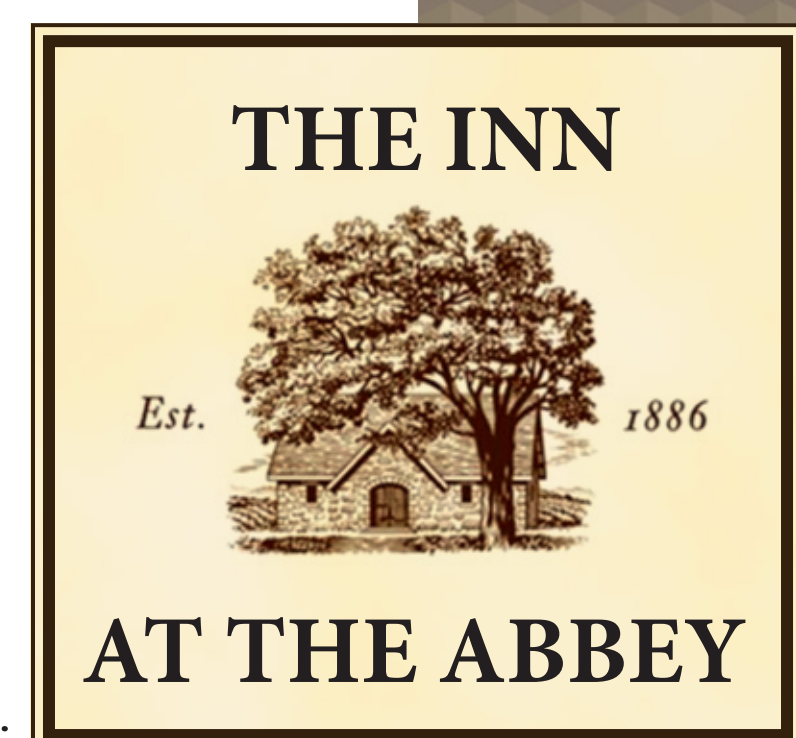
South Hotel Barn Building



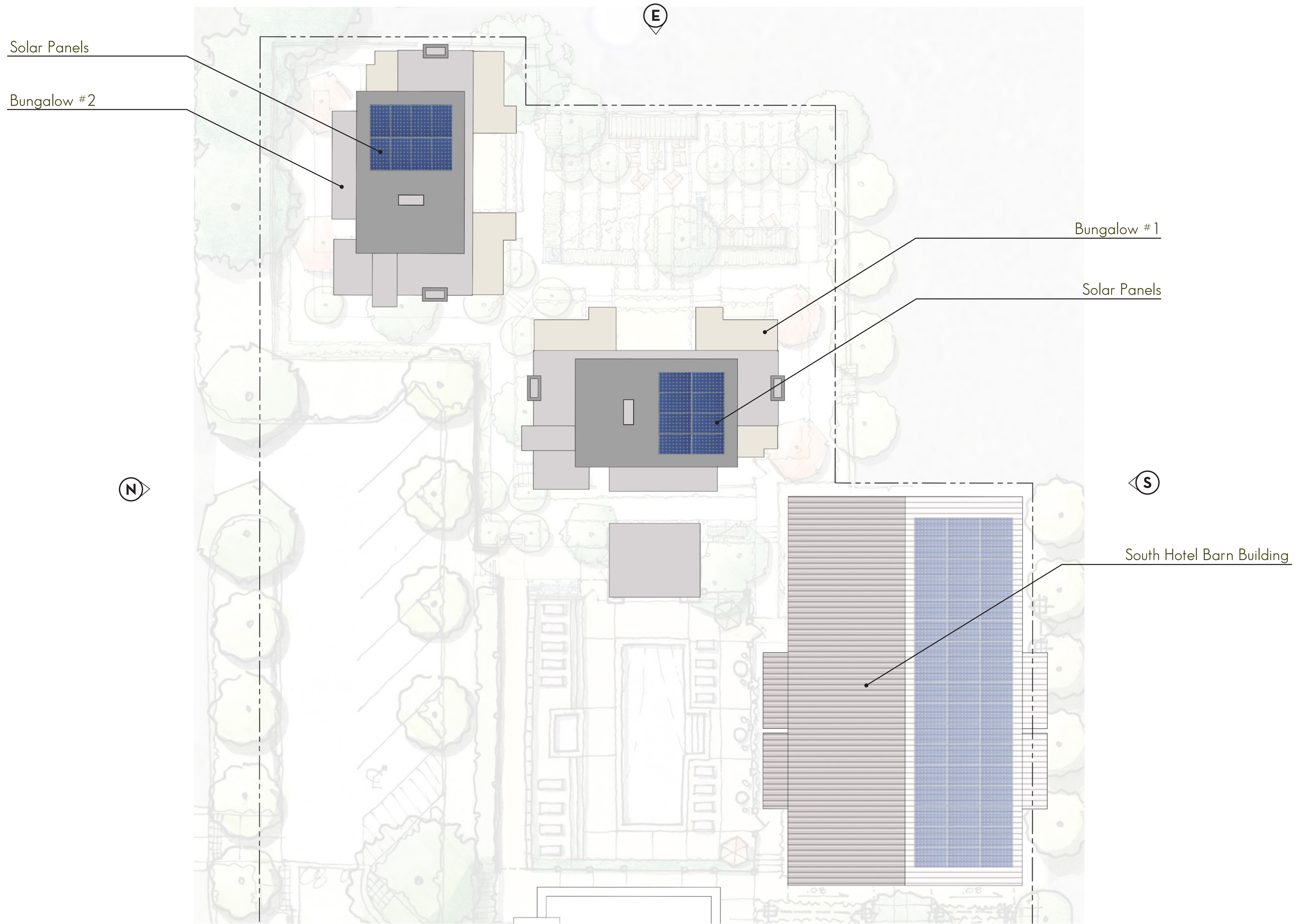
SOUTH PARCEL BUNGALOWS



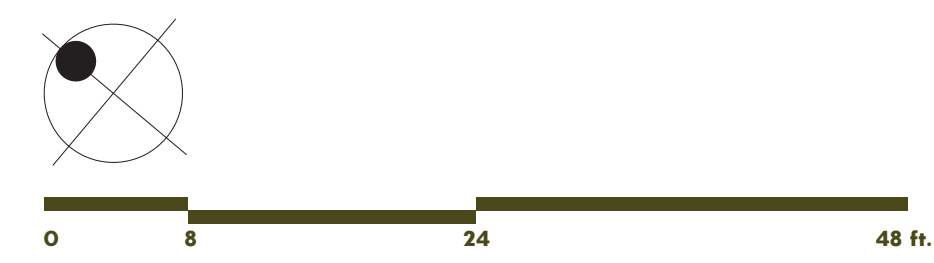
South Parcel Second Level Plan



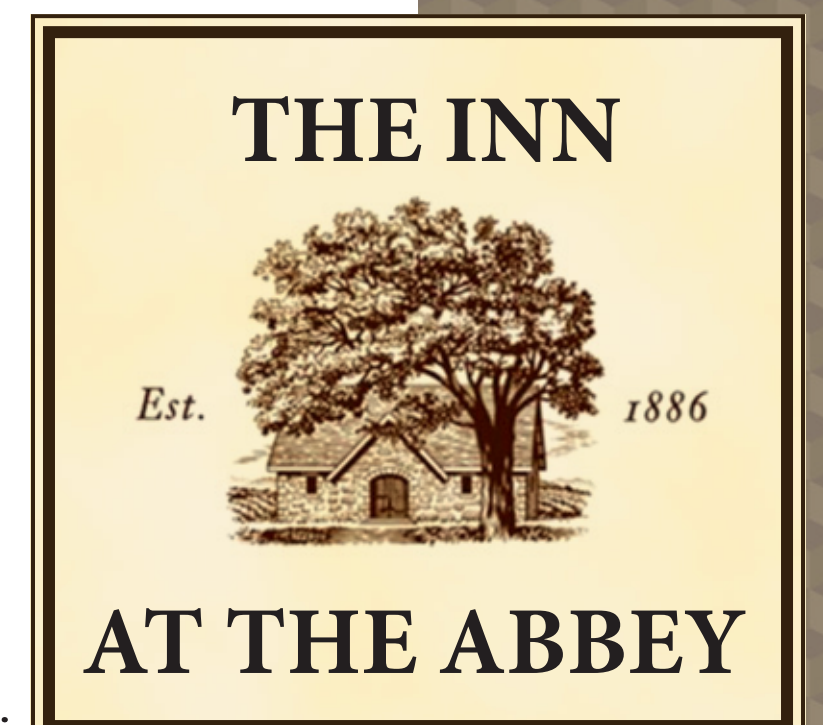




SOUTH PARCEL BUNGALOWS




South Parcel Roof Level Plan







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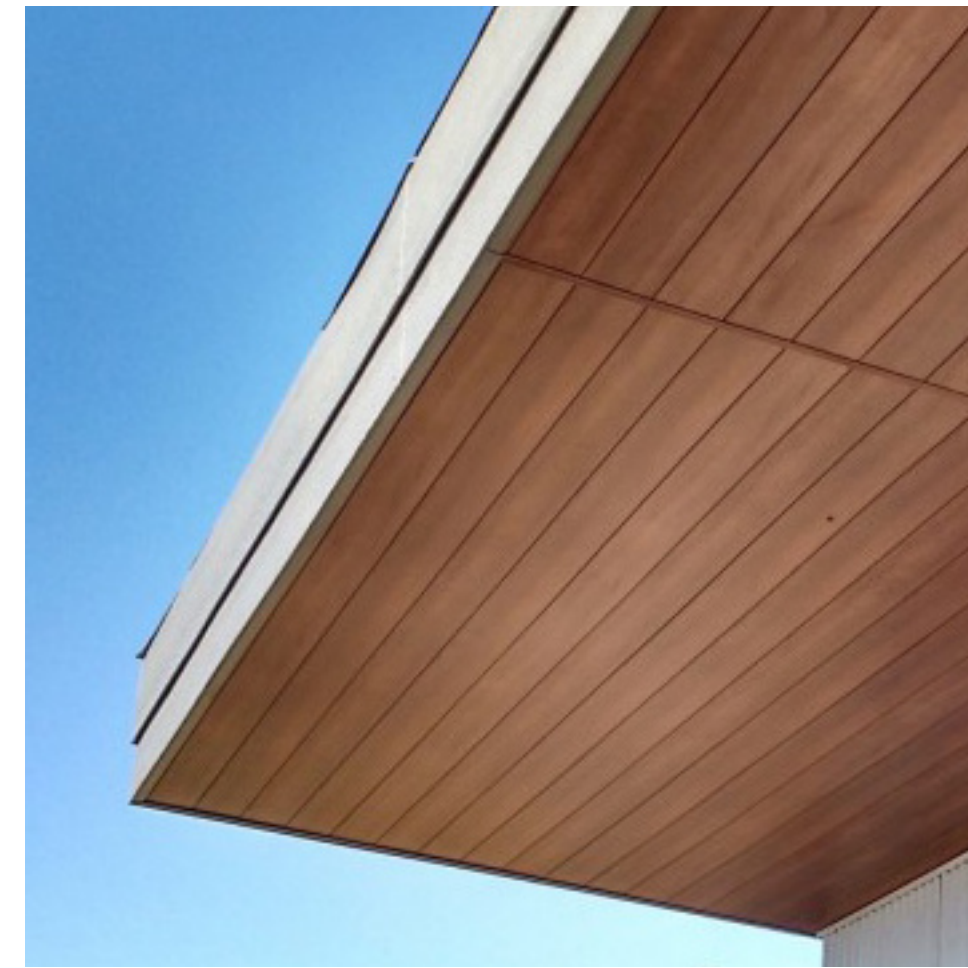




GREEN WALL



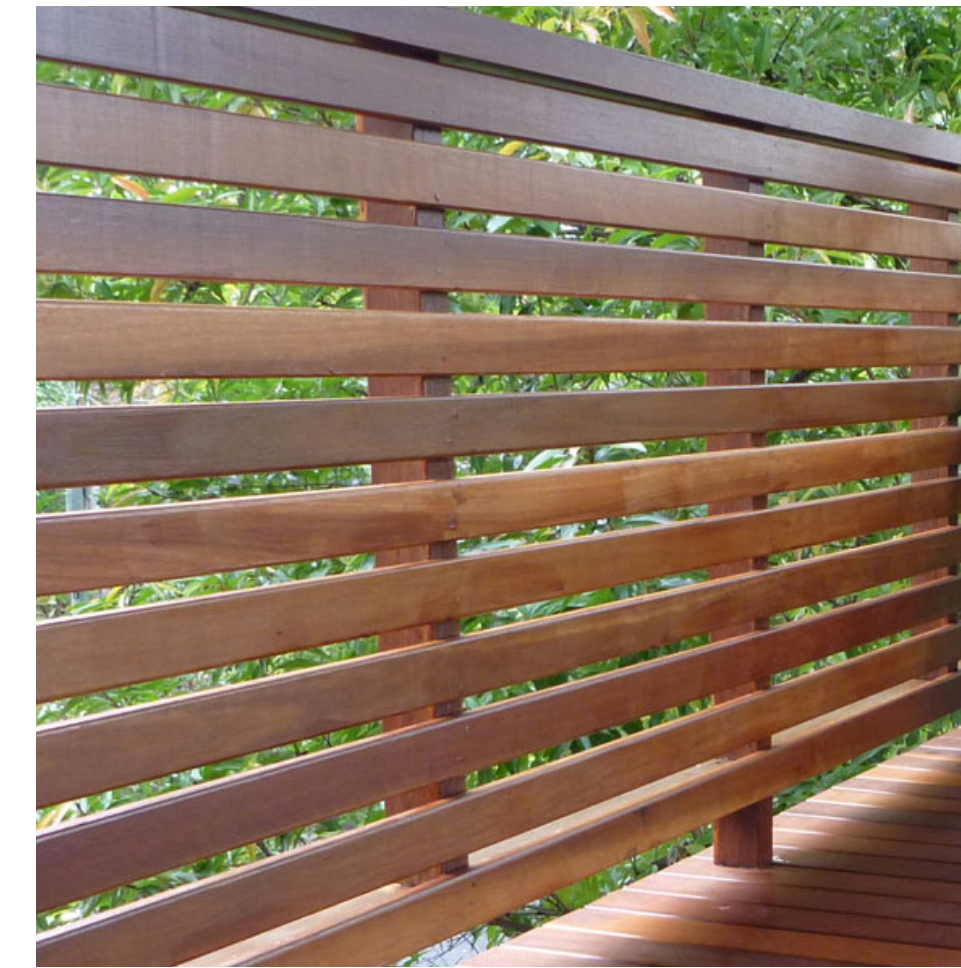
GREEN SCREEN



12 REDWOOD SOFFIT



9 GLASS RAILING



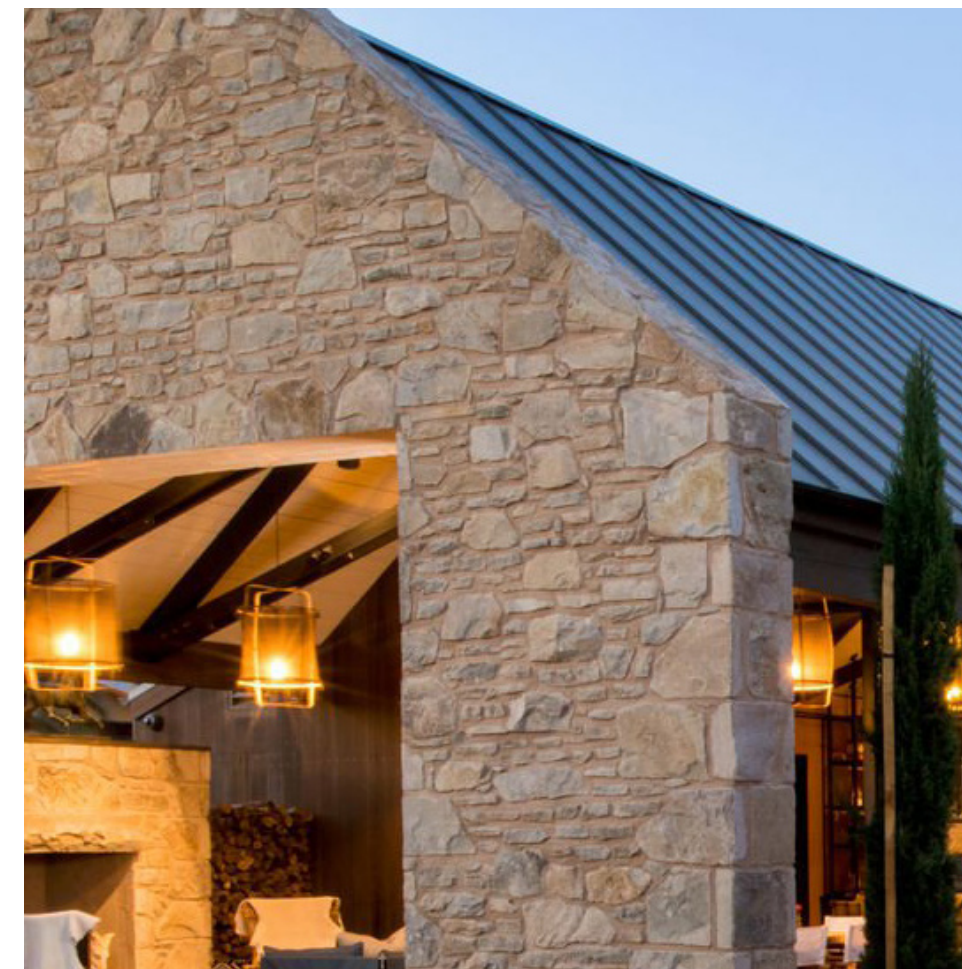
6 REDWOOD RAILING



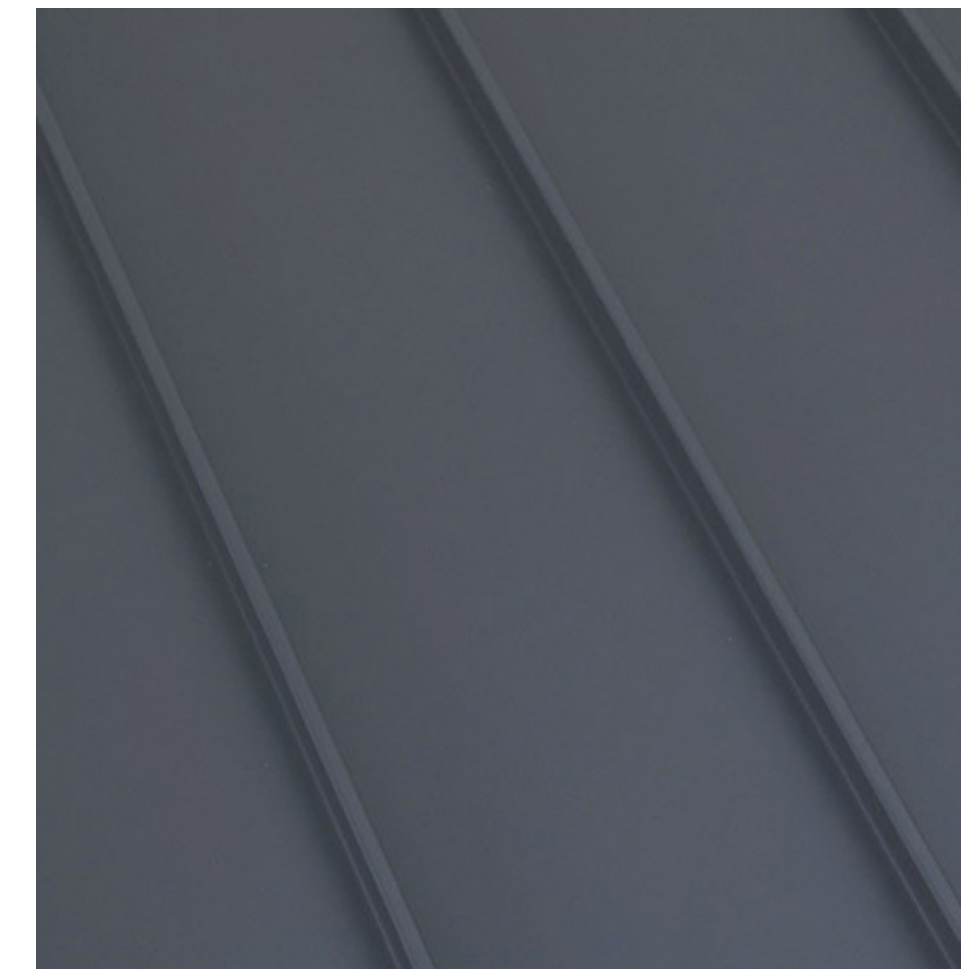
3 STEEL CORD RAILING



11 METAL BARN DOORS



8 RUSTICATED STONE



5 STANDING SEAM METAL ROOF



2 DARK PAINTED METAL



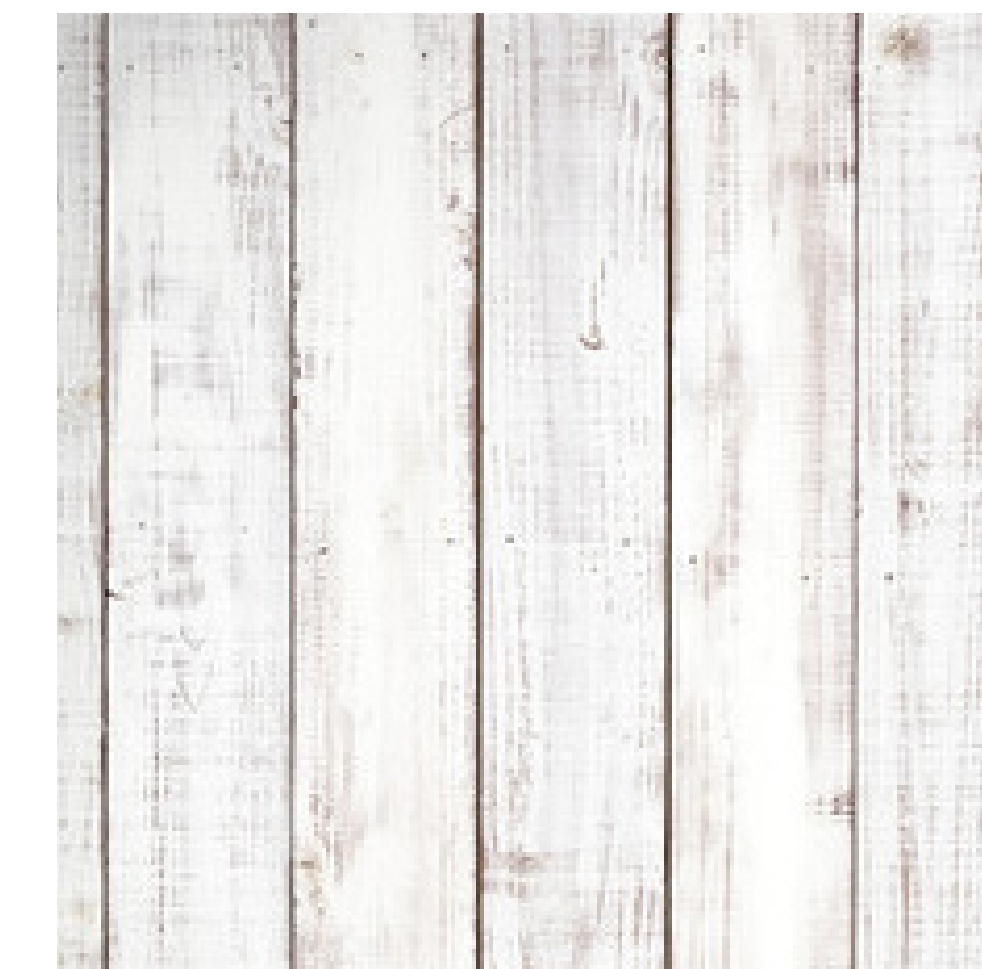
10 PLASTER



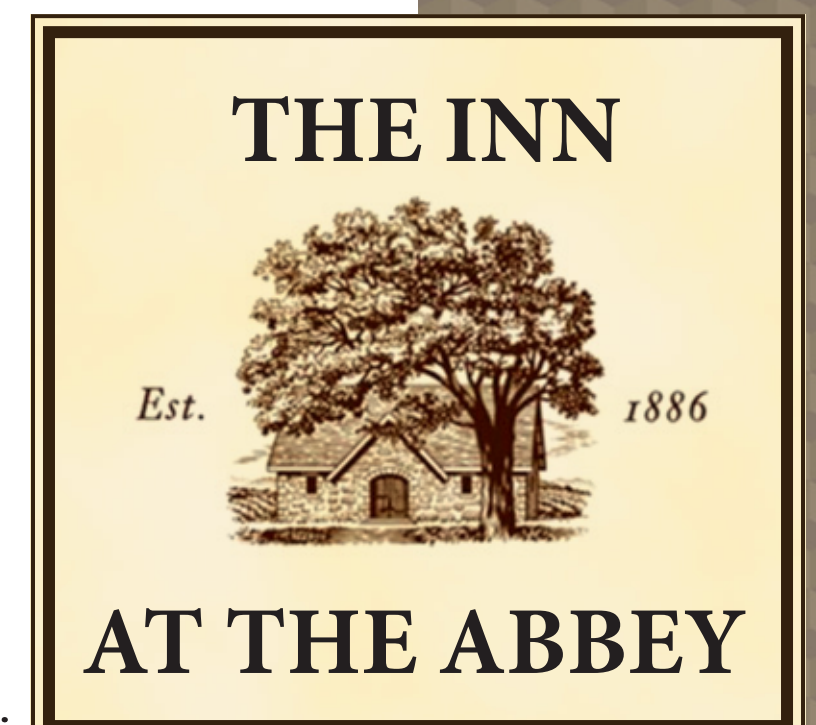
7 REDWOOD SCREEN



4 RECLAIMED WOOD SIDING



1 BLEACHED WOOD SIDING







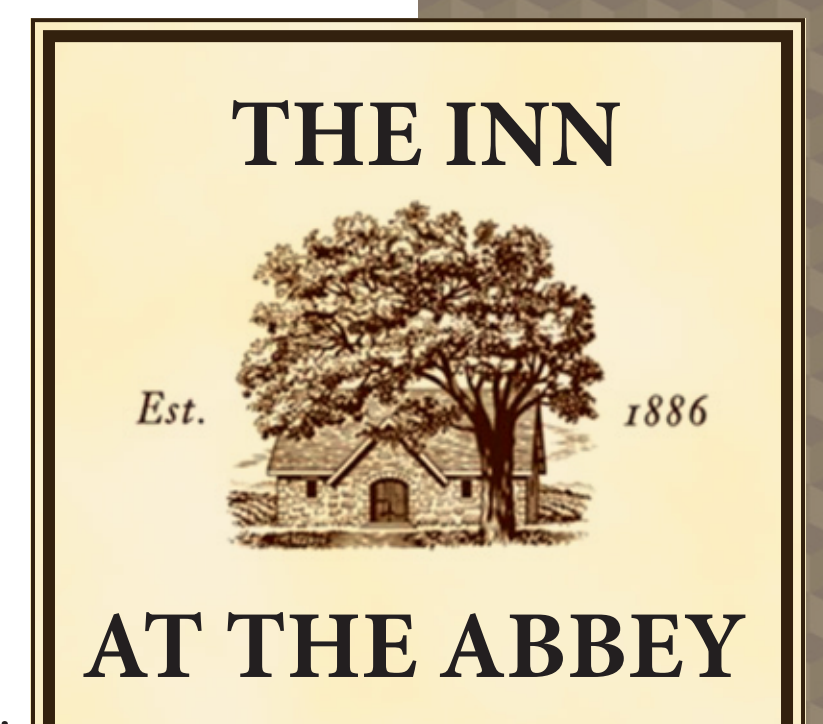
NORTH ELEVATION



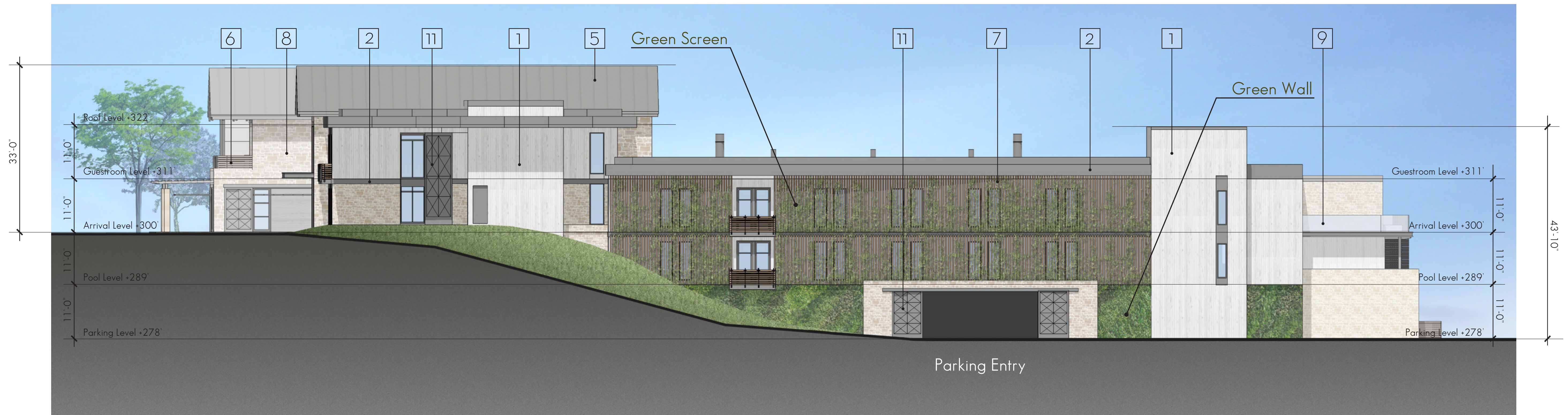
SOUTH ELEVATION



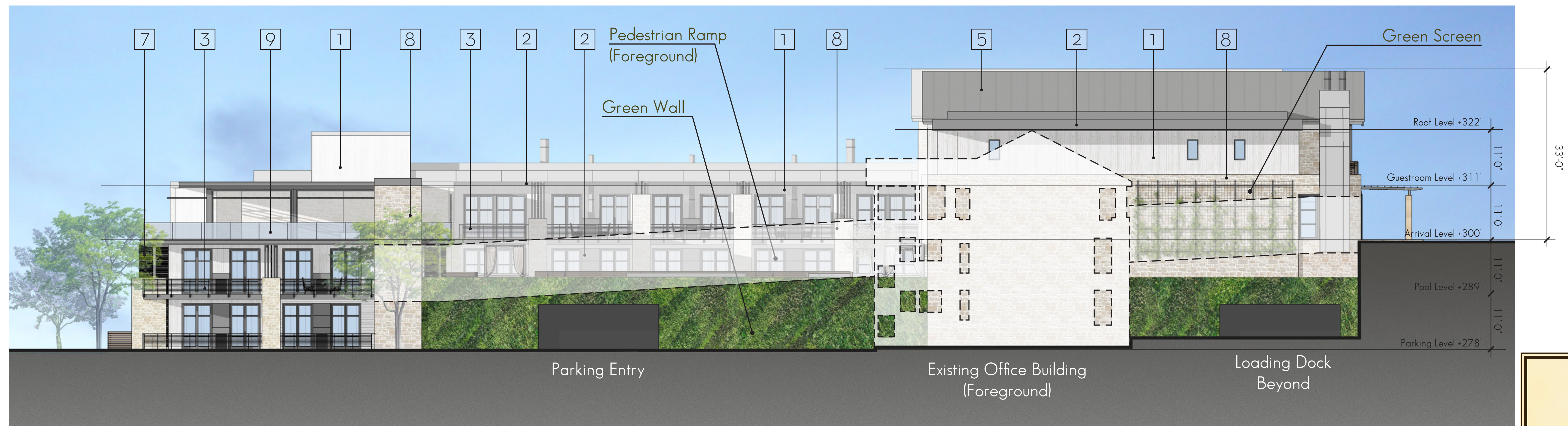
North Parcel Elevations







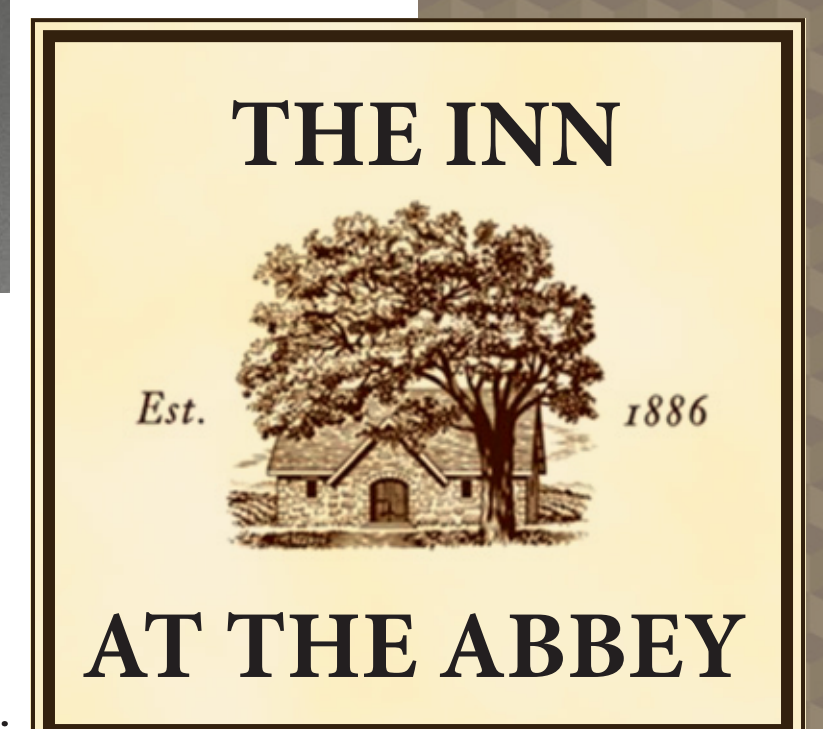
WEST ELEVATION



EAST ELEVATION



North Parcel Elevations



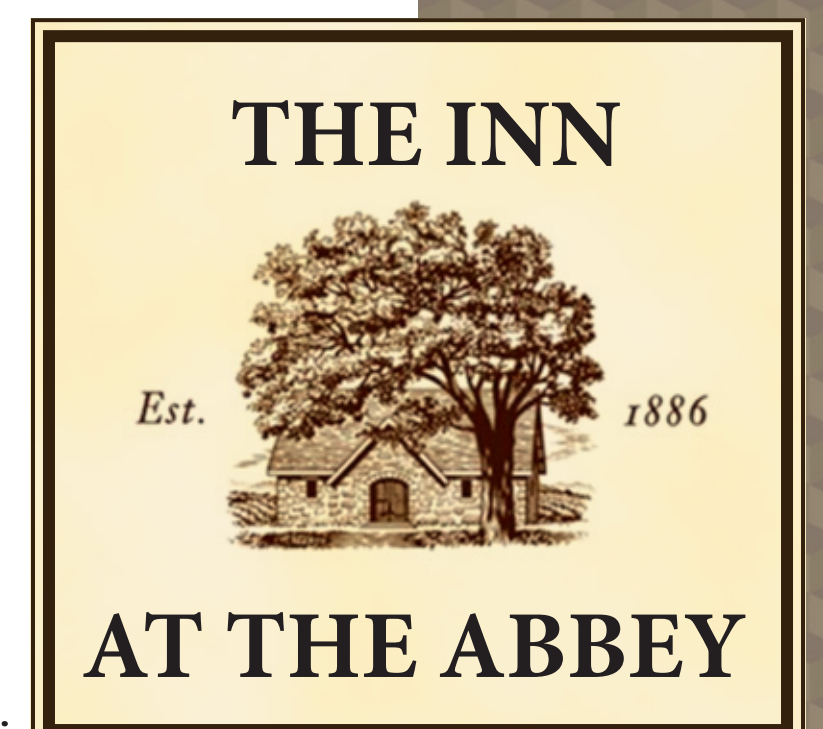




COURTYARD SECTION-SOUTH ELEVATION



North Parcel Elevations







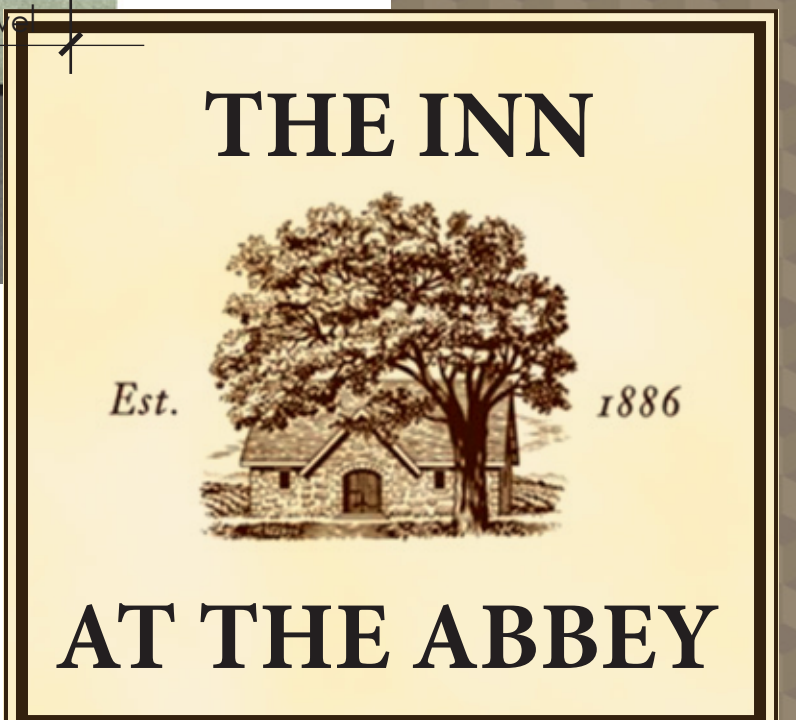
NORTH ELEVATION



SOUTH ELEVATION



South Parcel Elevations







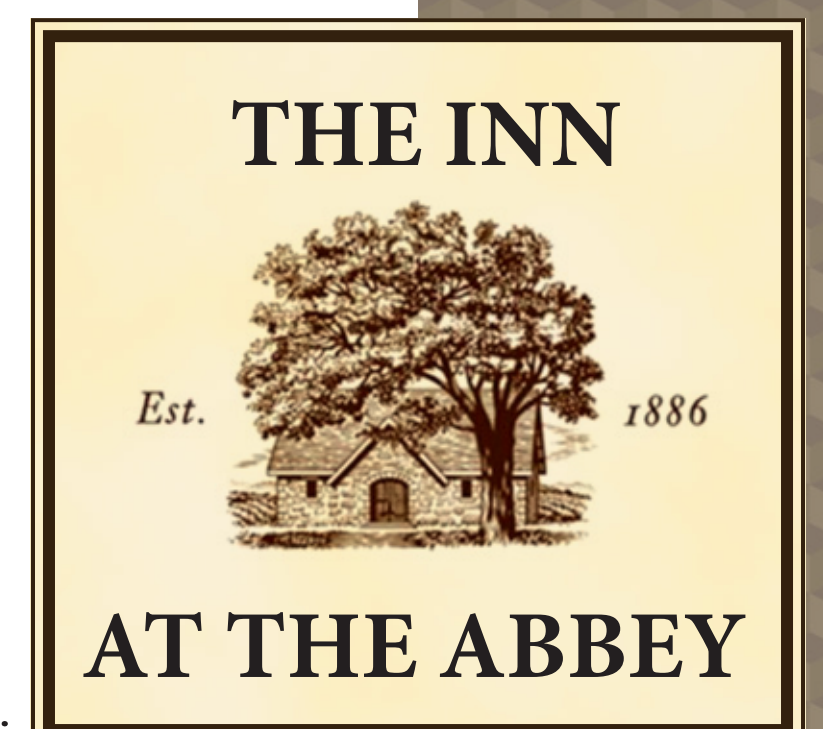
EAST ELEVATION



WEST ELEVATION




South Parcel Elevations







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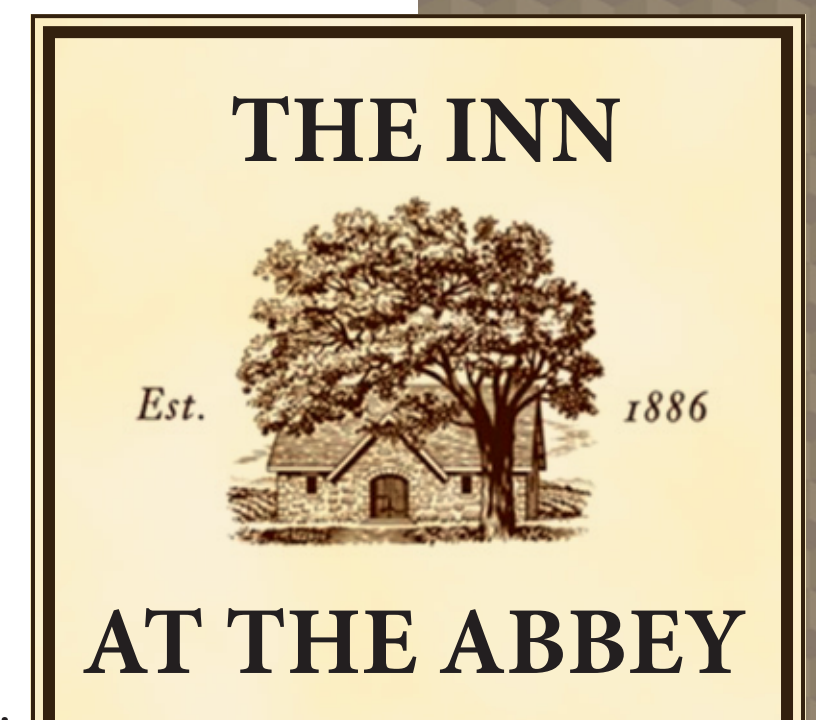
Stone Building (Existing Building)		EL. 288.0	EL. 301.0	Guest Rooms	
Hotel Lobby			3,475		3,475
Conference Room		2,463			2,463
BOH		1,138	886		2,024
Circulation/Pre-Function		1,627	136		1,763
Retail			1,010		1,010
Café		911			911
Meeting Room			740		740
Wine Room		508			508
<b>Stone Building Total</b>		<b>6,647</b>	<b>6,247</b>		<b>12,894</b>

North Parcel	EL. 270.0	EL. 281.0	EL. 278.0	EL. 289.0	EL. 300.0	EL. 311.0		
Junior Suites			5   2,000	14   5,600	5   2,000	10   4,000	34	13,600
King Suites			3   1,410	7   3,290	4   1,880	2   1,232	16	7,812
<b>Subtotal</b>			<b>8   3,410</b>	<b>21   8,890</b>	<b>9   3,880</b>	<b>12   5,232</b>	<b>50</b>	<b>21,412</b>
Circulation			3,114	4,087	4,035	1,769		13,005
BOH/Mech			7,415	1,159	1,604	369		10,547
Spa				4,300				4,300
Retail					2,136			2,136
Terrace					2,114			2,114
Public				760	1,160			1,920
<b>Subtotal</b>			<b>10,529</b>	<b>10,306</b>	<b>11,049</b>	<b>2,138</b>		<b>34,022</b>
<b>North Parcel Total</b>			<b>13,939</b>	<b>19,196</b>	<b>14,929</b>	<b>7,370</b>		<b>55,434</b>

South Parcel	EL. 270.0	EL. 281.0	EL. 278.0	EL. 289.0	EL. 300.0	EL. 311.0		
Junior Suites	8   3,200	8   3,200					16	6,400
King Suites	2   940	5   2,350					7	3,290
Bungalows	4   2,400	2   1,400					6	3,800
<b>Subtotal</b>	<b>14   6,540</b>	<b>15   6,950</b>					<b>29</b>	<b>13,490</b>
Conditioned Circulation	2,625	2,392						5,017
Unconditioned Circulation	1,131							1,131
BOH	1,420	445						1,865
Library	655							655
Kitchen	565							565
Fitness Pavilion	324							324
<b>Subtotal</b>	<b>6,720</b>	<b>2,837</b>						<b>9,557</b>
<b>South Parcel Total</b>	<b>13,260</b>	<b>9,787</b>						<b>23,047</b>

North and South Parcel (New Construction)	78,481
Stone Building (Existing Building)	12,894

<b>Total Hotel Program Area:</b>	<b>AREA: 91,375</b>
	<b>ROOMS: 79</b>



Program Areas



**WATER EFFICIENT LANDSCAPE NOTES:**

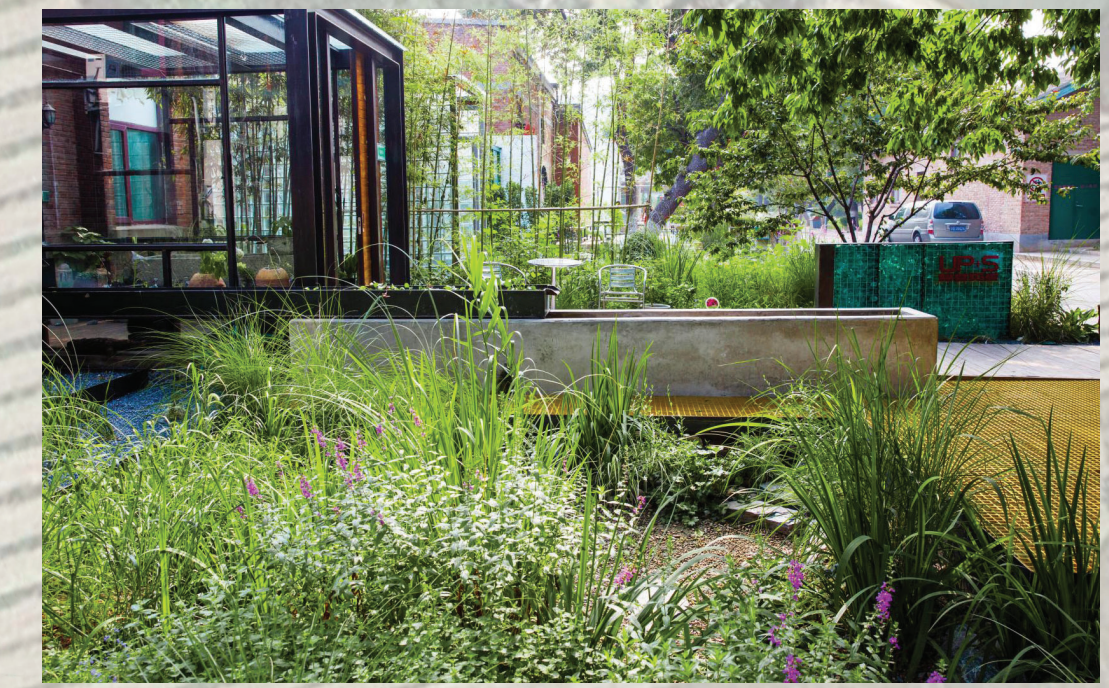
1. ALL NEW LANDSCAPE SHALL COMPLY WITH CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
2. WHERE NEEDED, NEW LANDSCAPE PLANTINGS WILL BE WATERED BY AN AUTOMATIC, PERMANENT, HIGHLY EFFICIENT IRRIGATION SYSTEM
3. GREYWATER WILL BE USED FOR IRRIGATION WHERE PRACTICAL



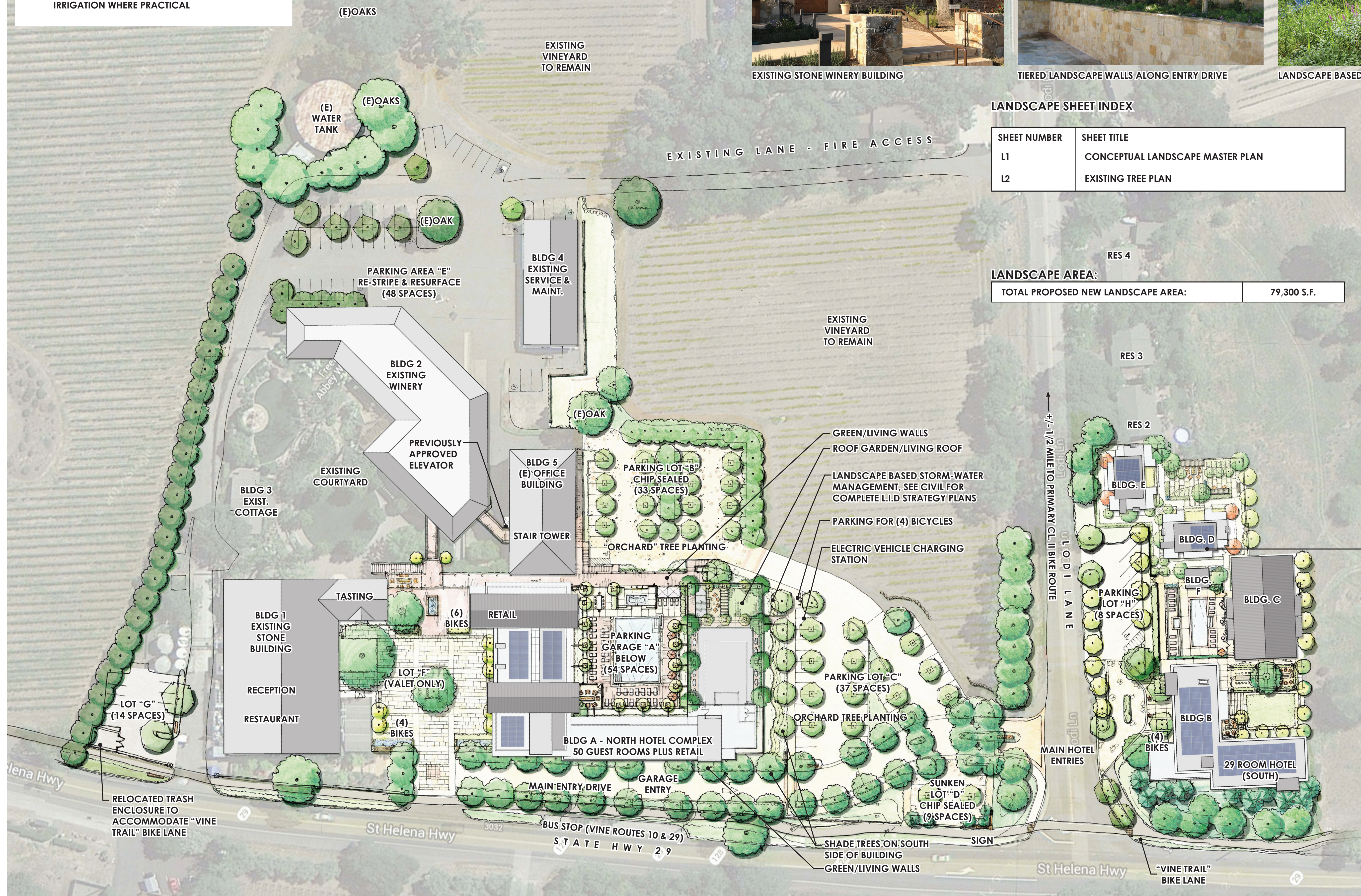
EXISTING STONE WINERY BUILDING



TIERED LANDSCAPE WALLS ALONG ENTRY DRIVE



LANDSCAPE BASED STORMWATER MANAGEMENT



**LANDSCAPE SHEET INDEX**

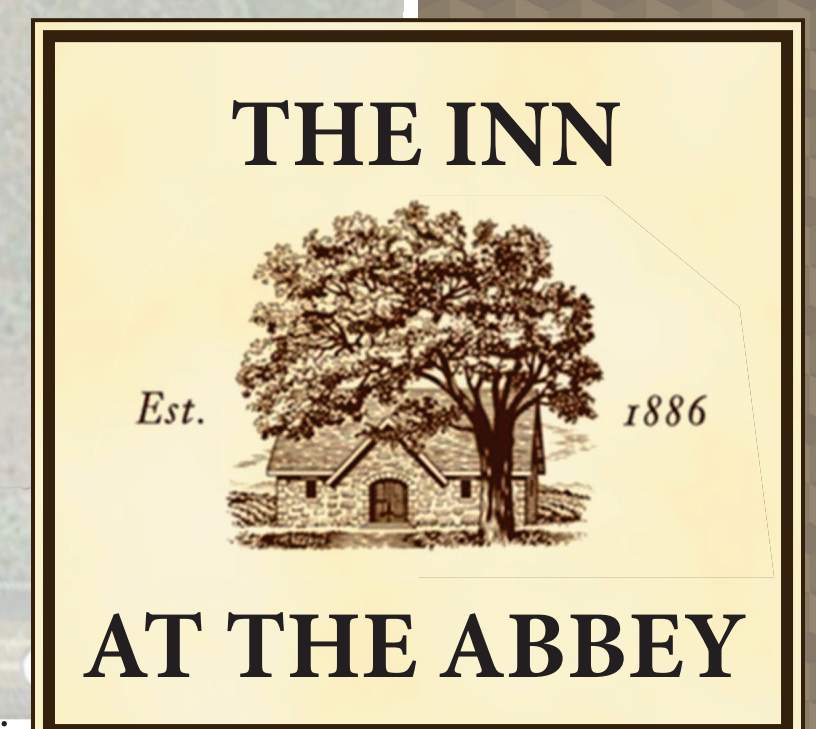
SHEET NUMBER	SHEET TITLE
L1	CONCEPTUAL LANDSCAPE MASTER PLAN
L2	EXISTING TREE PLAN

**LANDSCAPE AREA:**

TOTAL PROPOSED NEW LANDSCAPE AREA:	79,300 S.F.
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**PARKING TABULATION**

PARKING AREA:	# OF SPACES:
GARAGE A	54
LOT B	33
LOT C	37
LOT D	9
LOT E	48
LOT F (VALET ONLY)	0
LOT G	14
LOT H	8
TOTAL PROVIDED	203
BICYCLES:	
COVERED	6
UNCOVERED	12
TOTAL PROVIDED	18
REQUIRED	10





**WATER EFFICIENT LANDSCAPE NOTES:**

1. ALL NEW LANDSCAPE SHALL COMPLY WITH CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
2. WHERE NEEDED, NEW LANDSCAPE PLANTINGS WILL BE WATERED BY AN AUTOMATIC, PERMANENT, HIGHLY EFFICIENT IRRIGATION SYSTEM
3. GREYWATER WILL BE USED FOR IRRIGATION WHERE PRACTICAL



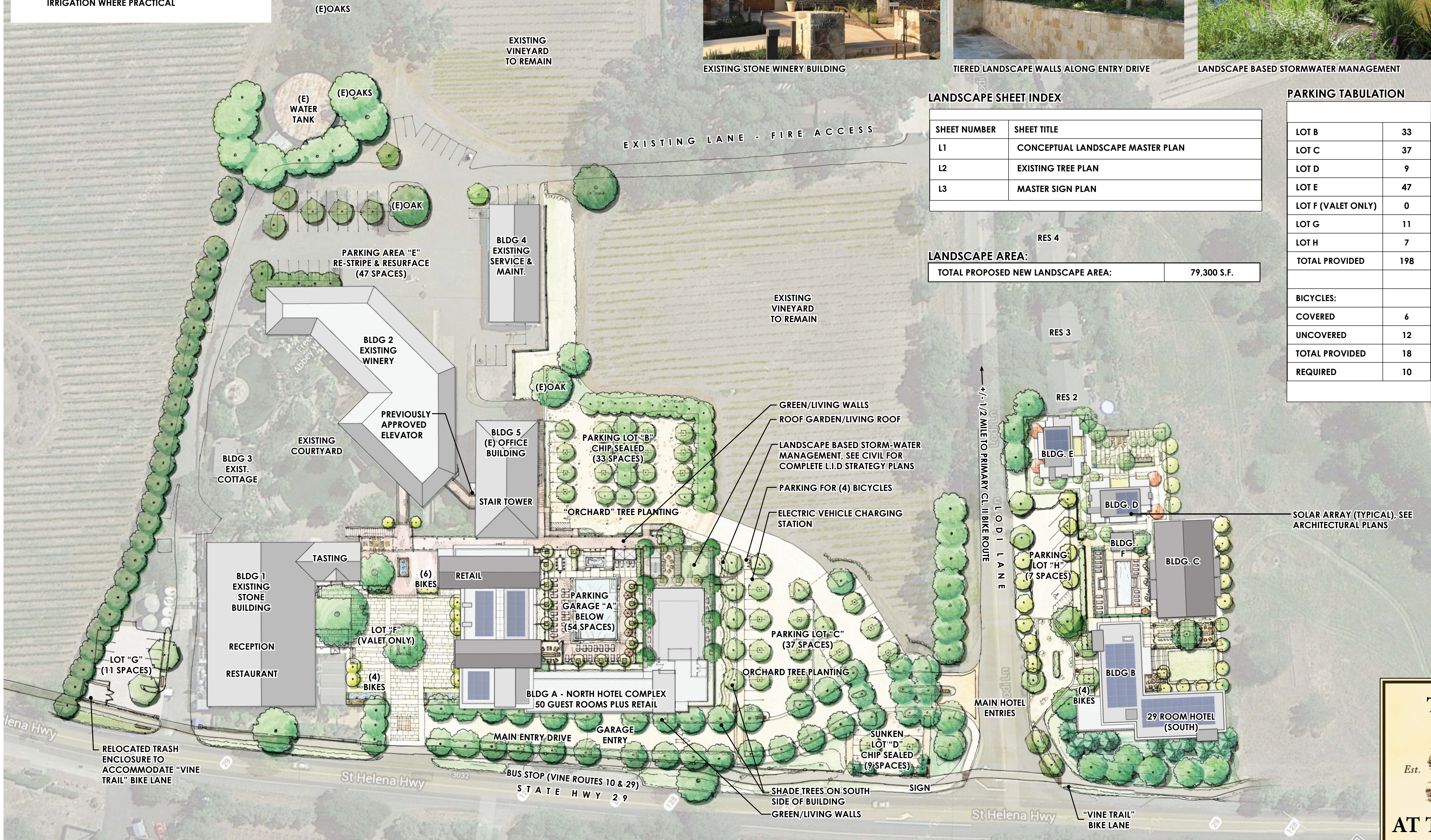
EXISTING STONE WINERY BUILDING



TIERED LANDSCAPE WALLS ALONG ENTRY DRIVE



LANDSCAPE BASED STORMWATER MANAGEMENT



**LANDSCAPE SHEET INDEX**

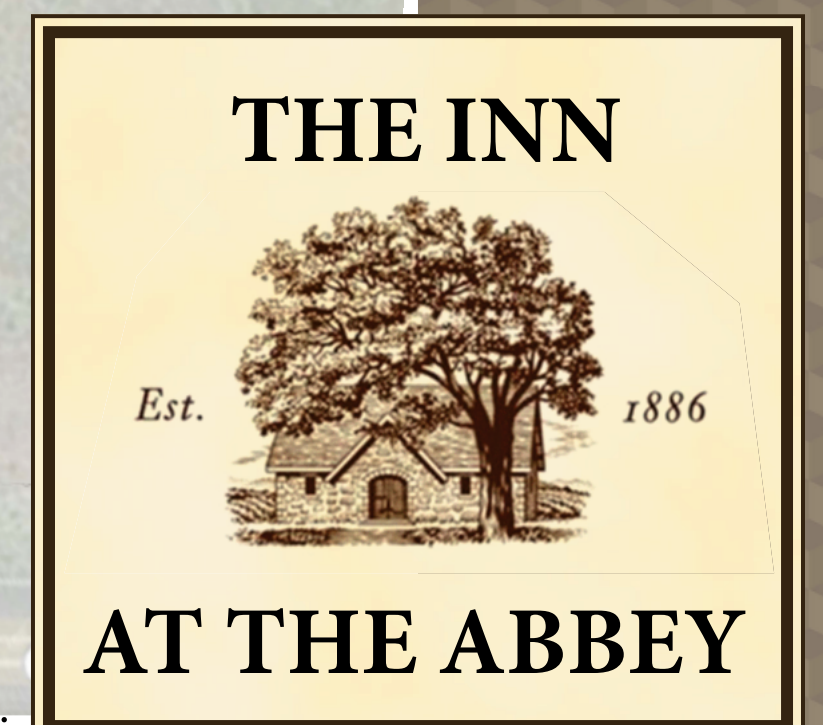
SHEET NUMBER	SHEET TITLE
L1	CONCEPTUAL LANDSCAPE MASTER PLAN
L2	EXISTING TREE PLAN
L3	MASTER SIGN PLAN

**LANDSCAPE AREA:**

TOTAL PROPOSED NEW LANDSCAPE AREA:	79,300 S.F.
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**PARKING TABULATION**

LOT B	33
LOT C	37
LOT D	9
LOT E	47
LOT F (VALET ONLY)	0
LOT G	11
LOT H	7
TOTAL PROVIDED	198
BICYCLES:	
COVERED	6
UNCOVERED	12
TOTAL PROVIDED	18
REQUIRED	10



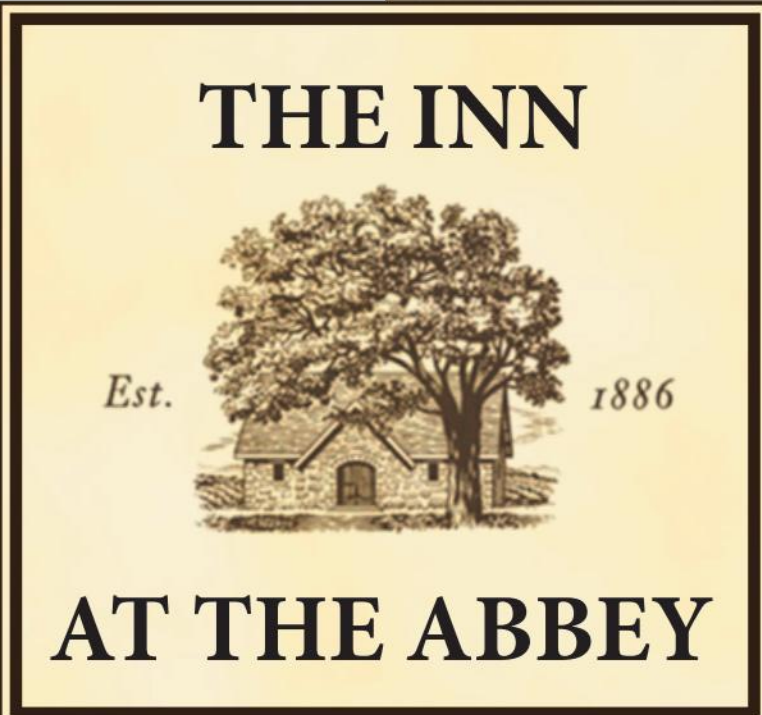
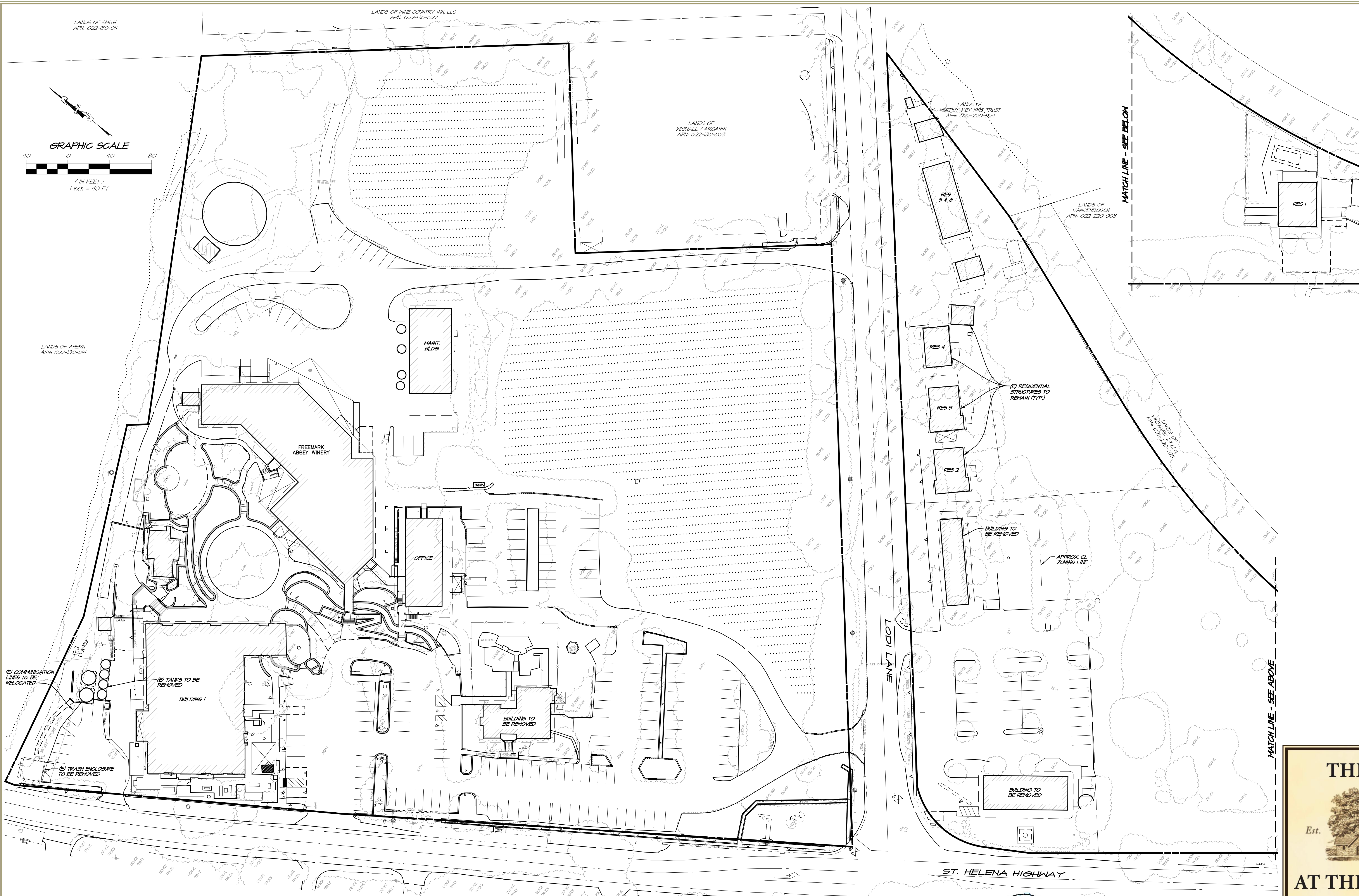












**C2.0 - EXISTING SITE PLAN**

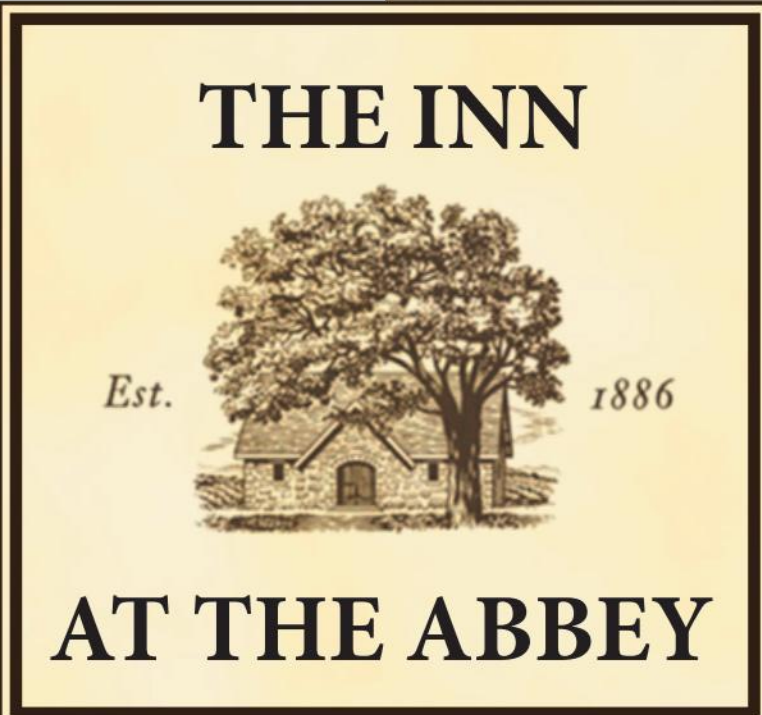
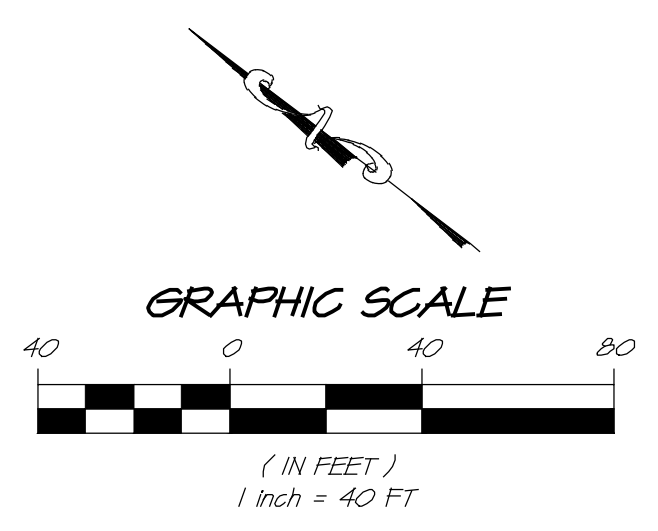
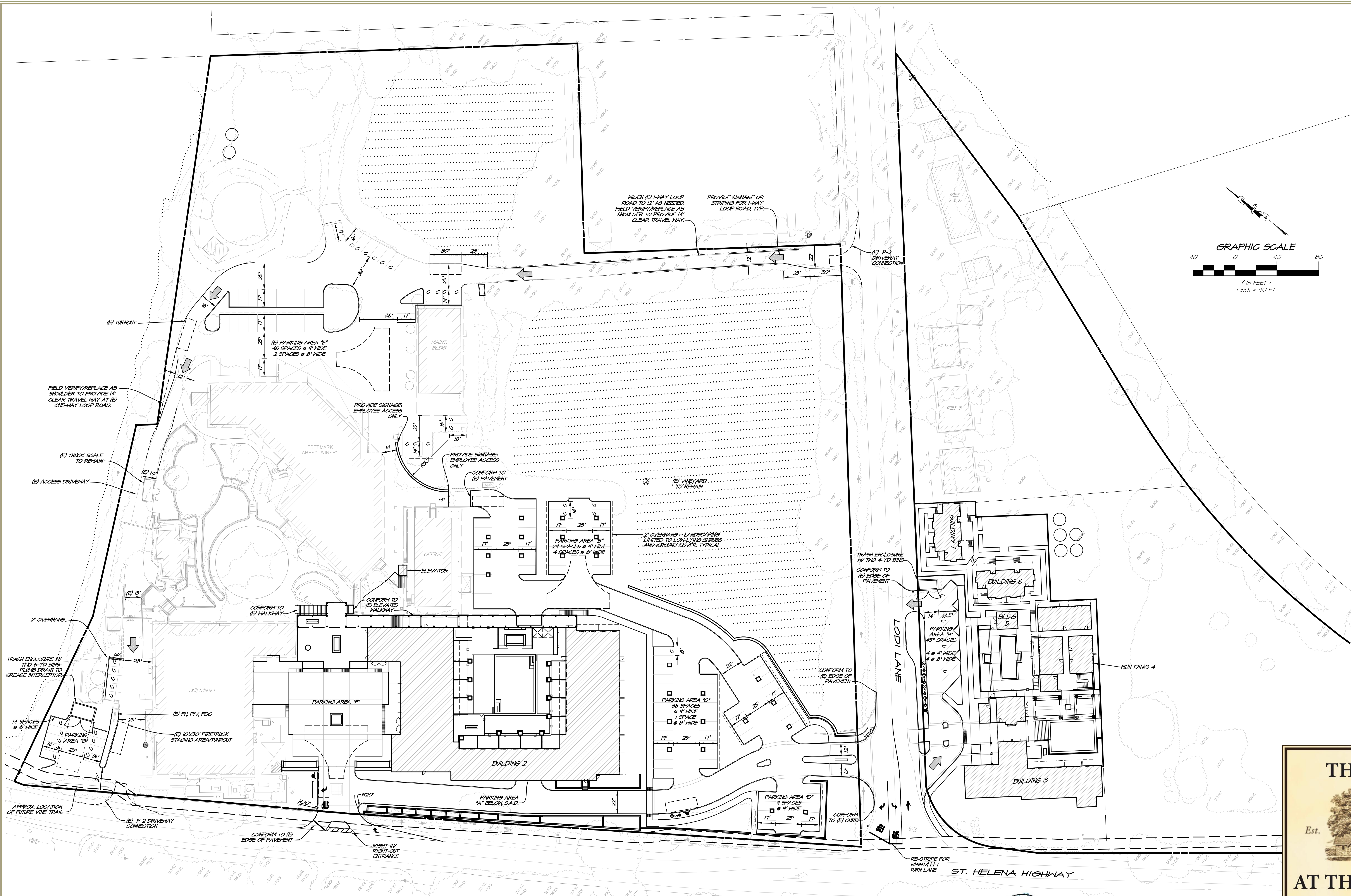
PRELIMINARY - NOT FOR CONSTRUCTION

USE PERMIT APPLICATION    DECEMBER 2019

RSA Job #: 4111050.2  
Drawn: JFW    Design: PSW

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C2.1 - PROPOSED SITE PLAN

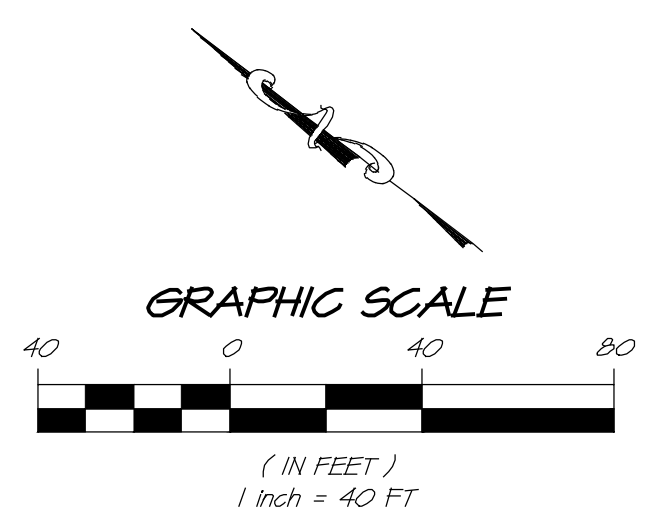
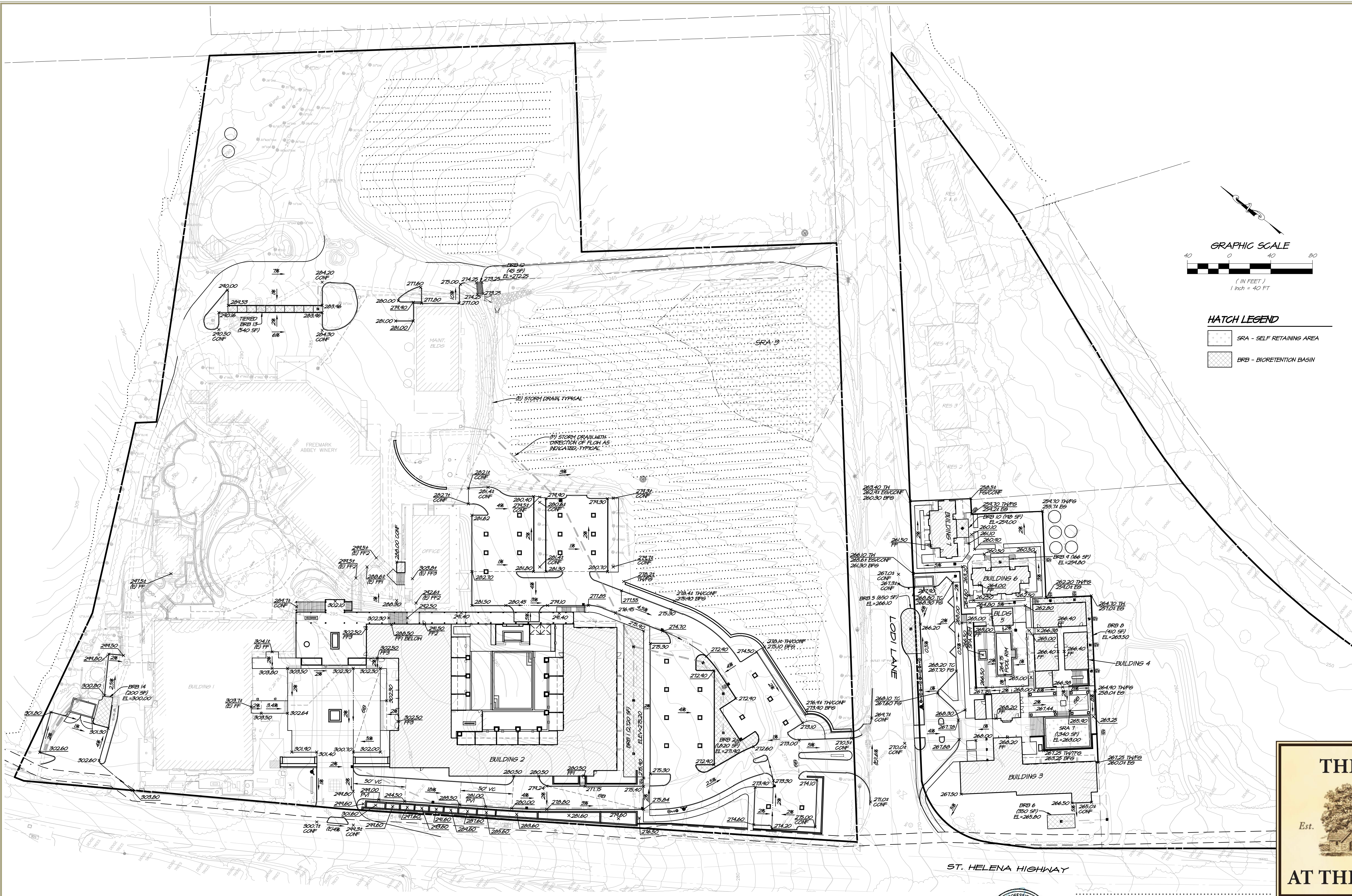
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USE PERMIT APPLICATION DECEMBER 2019

RS&A Job #: 4111050.2  
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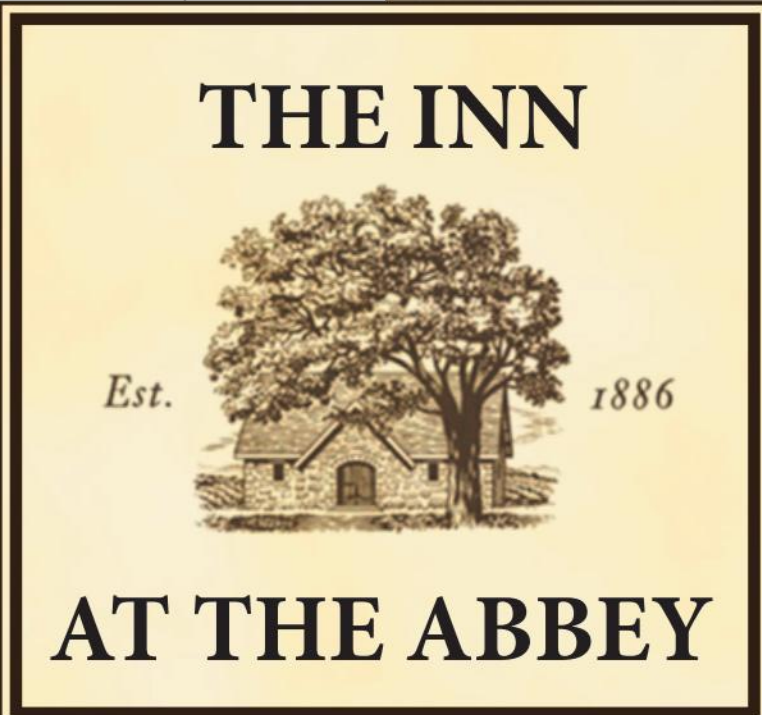
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**HATCH LEGEND**

	SRA - SELF RETAINING AREA
	BRB - BIORETENTION BASIN



**C3.0 - GRADING & DRAINAGE PLAN**

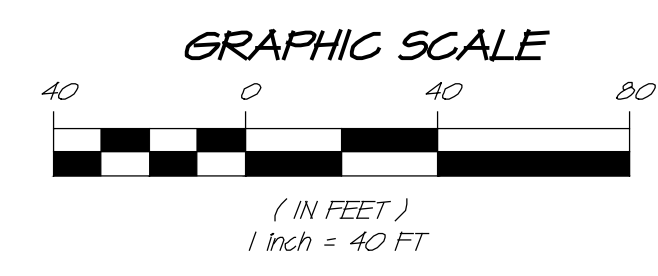
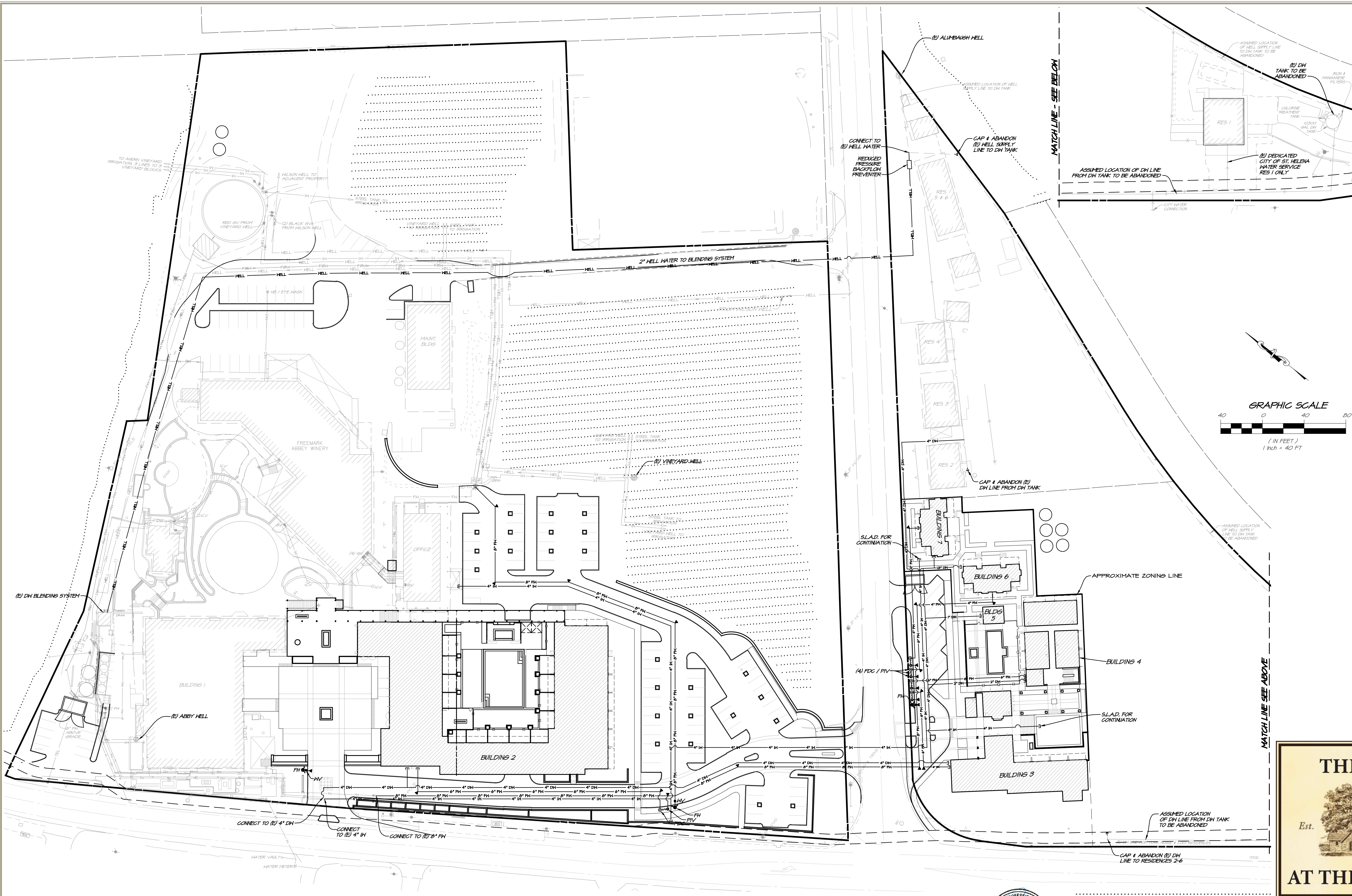
PRELIMINARY - NOT FOR CONSTRUCTION

USE PERMIT APPLICATION      DECEMBER 2019

RS&A Job #: 4111050.2  
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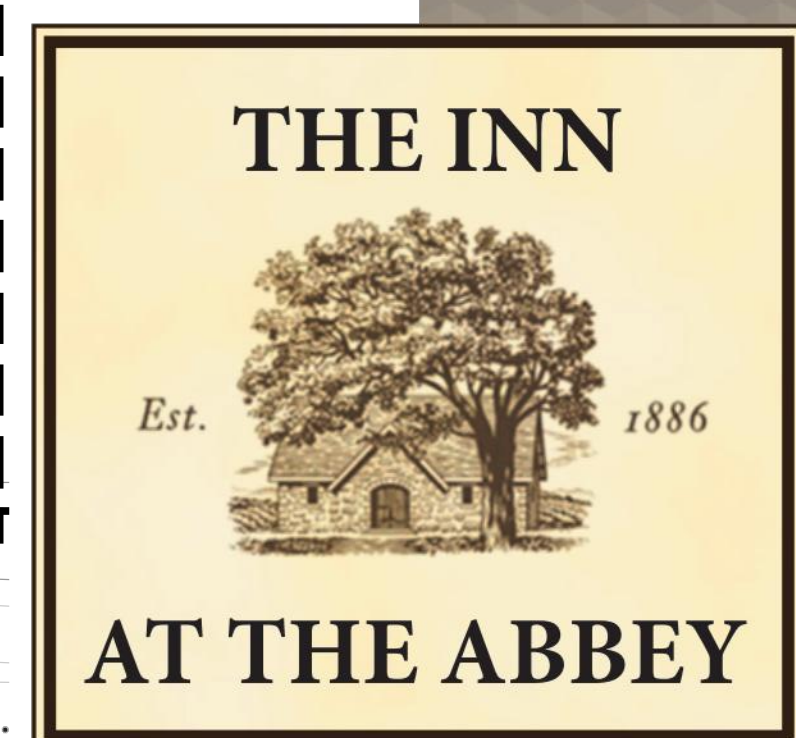




**NOTE**  
NORTH PARCEL INTERNAL PROPERTY LINES NOT SHOWN FOR CLARITY



**C4.1 - UTILITY PLAN - WATER**  
PRELIMINARY - NOT FOR CONSTRUCTION  
USE PERMIT APPLICATION    DECEMBER 2019



RS4 Job #: 4111050.2  
Drawn: JFW    Design: PSW

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