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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

V I T A E

Architectural Revisions to:
Napa Commerce Center
December 23, 2008

In response to comments from the Planning Commission regarding the design of the building, we have made numerous modifications to enhance the aesthetics of the project. The specific comments by the Commission were direction to improve the appearance of the building by breaking up the mass by including the use of stone or similar materials, the introduction of architectural features like glass or faux doors similar to the Crossroads project, the introduction of design elements to contrast the straight lines of the building, the use of true earth tones to blend the structure into the surrounding viewshed and landscaping to obscure the building.

In response to those comments the Paint scheme has been revised to break massing with larger expanses of contrasting earth tone colors. The introduction of curved metal trellis features has been added on all elevations extending six feet from the building plane. These added details reflect the wine country vernacular by creating refined shading and shadow-play of light further helping to break up massing of the project. On the short side of the building the introduction of four oversized country doors in simulated wood in combination with trellises and light sconces create a sense of period detailing in the spirit of the agricultural heritage of the Napa Valley.

On the main street façade an introduction of stone elements on the pilasters embracing the entry at corners, center and intermediate grade level entries have been added. This main entry side of the building is further enhanced with other trellis features at a higher elevation on the building to create movement in the vertical plane. The Center entry structure parapet has been raised five feet with added trellis features to further break up the horizontal line. Further landscape enhancements will occur at new entry plazas at corners and center of building, including the addition of a bosk of trees creating an inviting sense of arrival to visitors.

640 SECOND STREET

2ND FLOOR

SAN FRANCISCO CA

94 07-1066

415 356 6400

The Commission also asked for some comparison to the proposed building to the previously approved Beringer project. The Beringer development proposed one main 1,042,390 square foot building with a wall \pm 1,950 feet long parallel to the railroad tracks. This wall was broken up into ten triangular sections to provide some visual relief. No other architectural features were included on this side. The color of the wall was proposed to be a light tan. The opposite side of the building was not given as much attention as it would not be visible from the majority of the traveling public. Another 240,000 square foot building was proposed on the west side of the main building, and it was on this side that the 65,300 square foot visible tank farm was proposed.