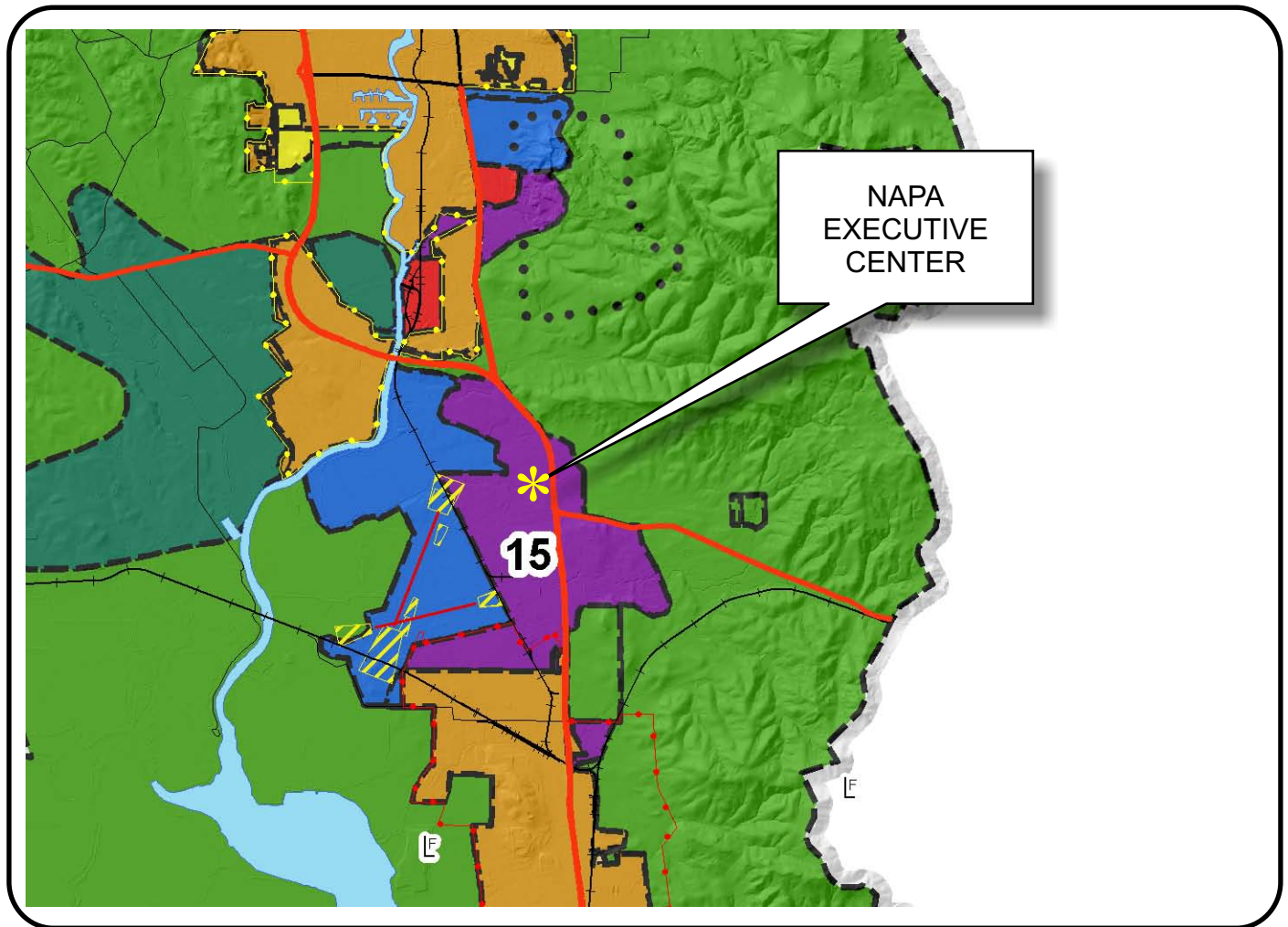


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## LEGEND

### URBANIZED OR NON-AGRICULTURAL

- Cities
- Urban Residential \*
- Rural Residential \*
- Industrial
- Public-Institutional
- Study Area

### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

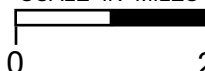
### TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

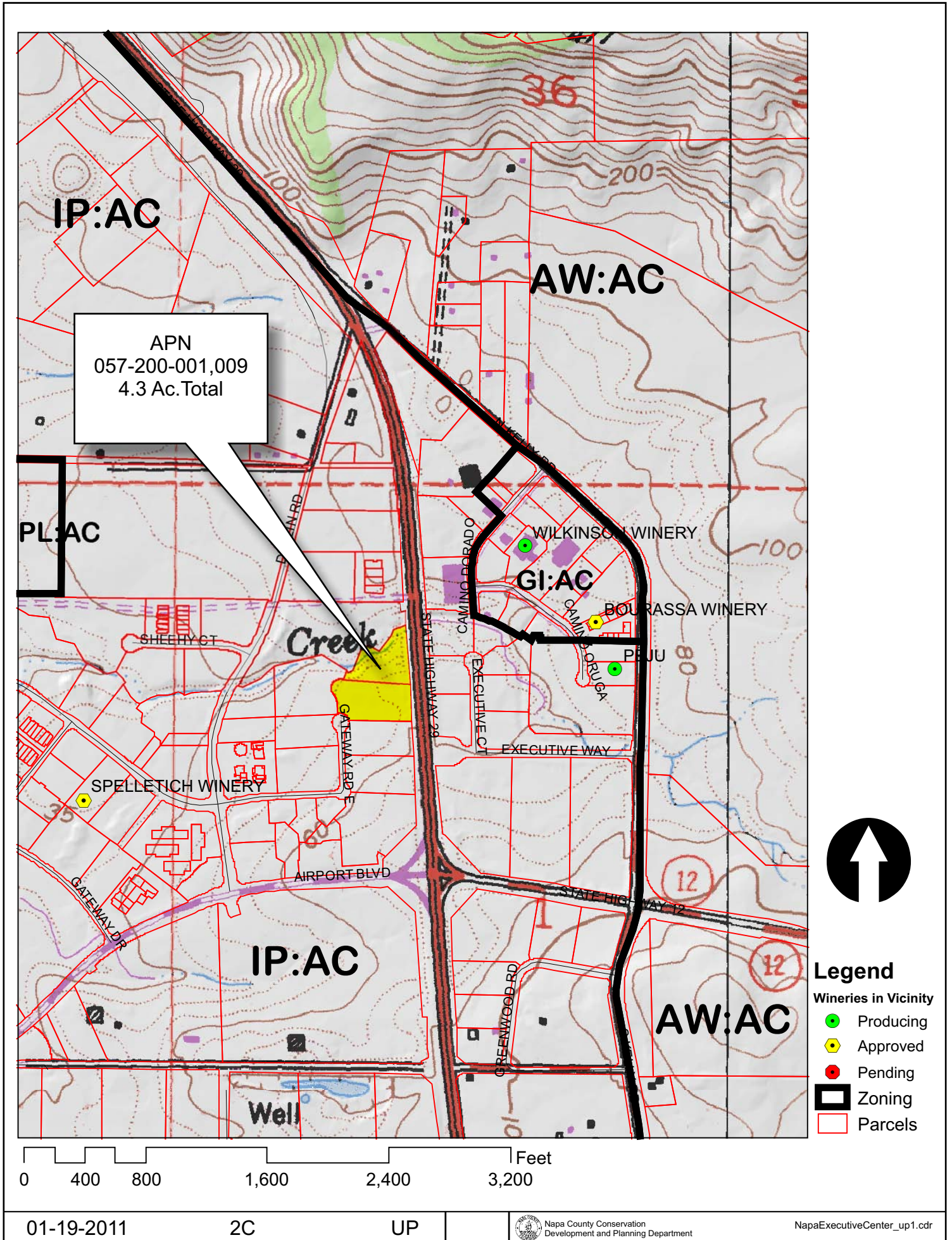
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
057-200-009  
01-19-2011  
2C UP

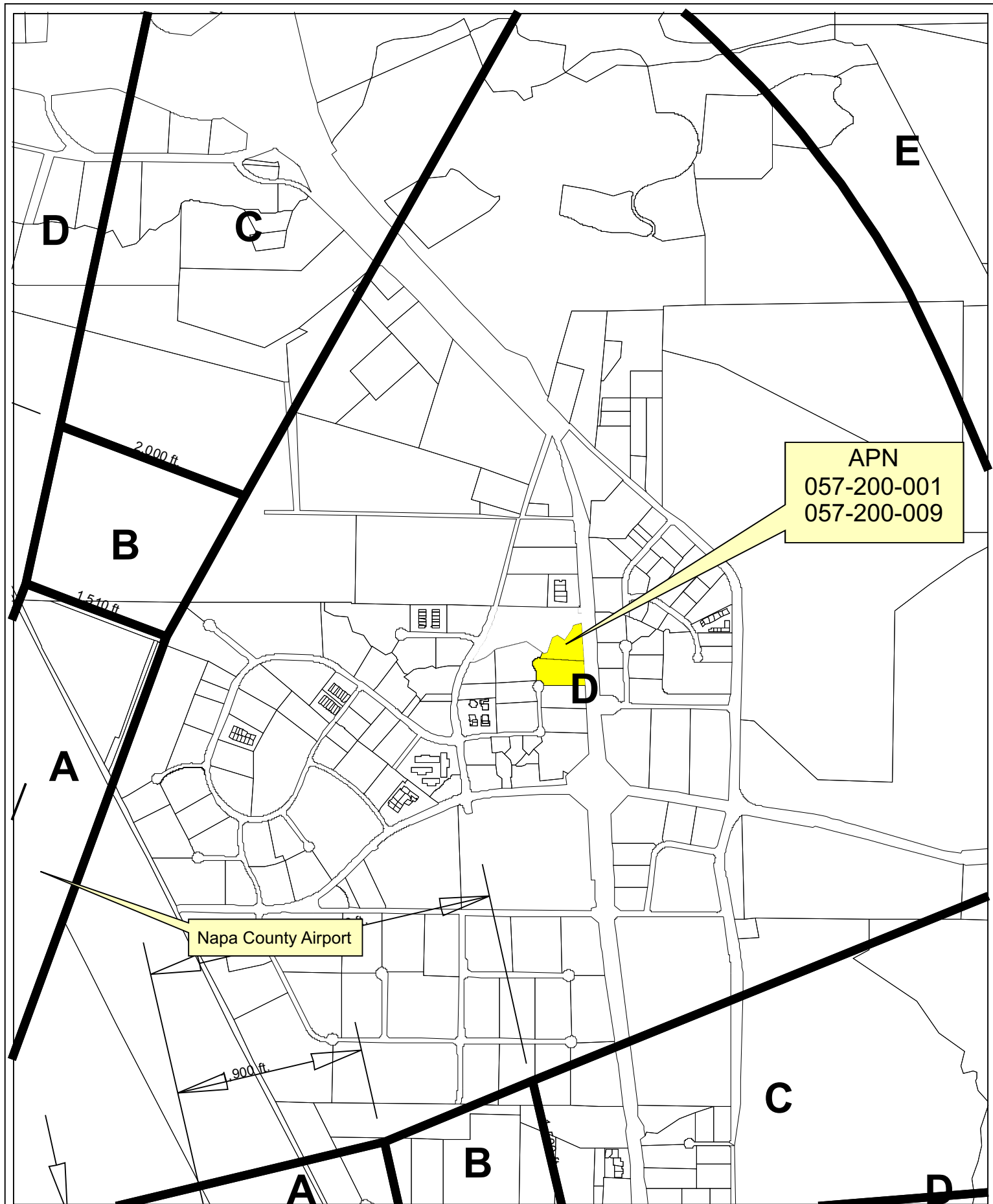
SCALE IN MILES



# NAPA EXECUTIVE CENTER







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



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

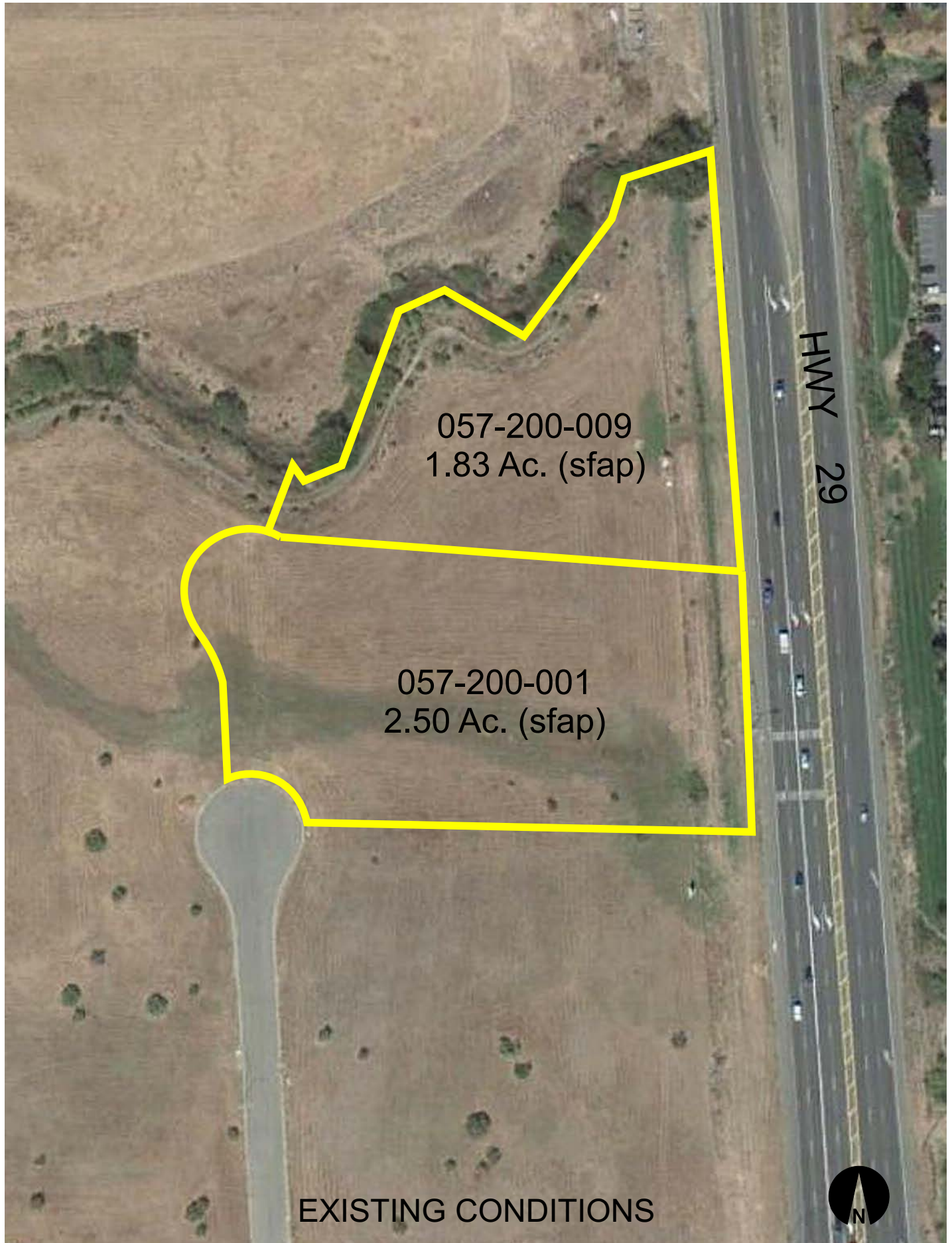
## Compatibility Plan Napa County Airport



0 325 650 1,300'

Napa County Conservation Division - 01/2011

# NAPA EXECUTIVE CENTER



# NAPA EXECUTIVE CENTER

## Conceptual Site Plan

GATEWAY ROAD EAST, LOT 1

### PROJECT DATA:

OWNER Napa Office LLC  
DEVELOPER / APPLICANT William A Saks & Company

LOT AREA 188,442 SF  
ZONING IP:AC

### COVERAGE AREAS

Building Footprint: 22,560 SF  
Total Building Floor Area: 67,839 GSF  
Office Space Proposed (usable tenant area) 58,136 SF  
Remaining Bldg. Space 9,703 SF

### SETBACKS

On-Site Developable Area (SF) 117,862 SF  
Land Area Between Curbside and  
Minimum Building Setback Line 70,580 SF

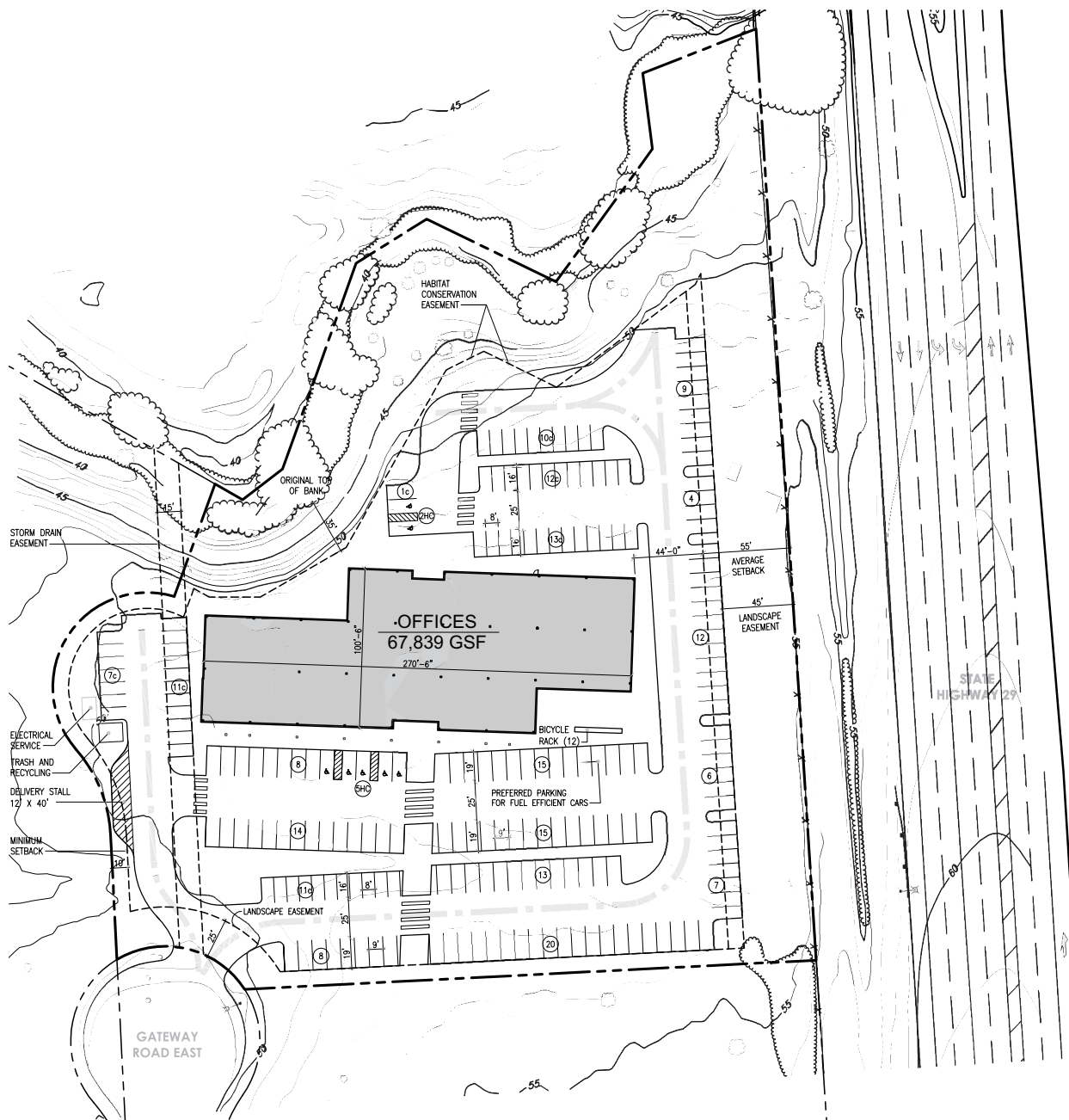
### PARKING TABULATION

Compact (8' x 16') (33% of total) 65 stalls  
Standard (9' x 19') 131 stalls  
Accessible Parking 7 stalls  
Total Parking (3.5 : 1,000 sf of office space) 203 stalls

Preferred for Fuel Efficient Vehicles (Standard) 12 stalls  
Bicycle Parking 12 stalls

### LEGEND:

Property Line  
Setbacks and Easements  
Fire Truck Access Route

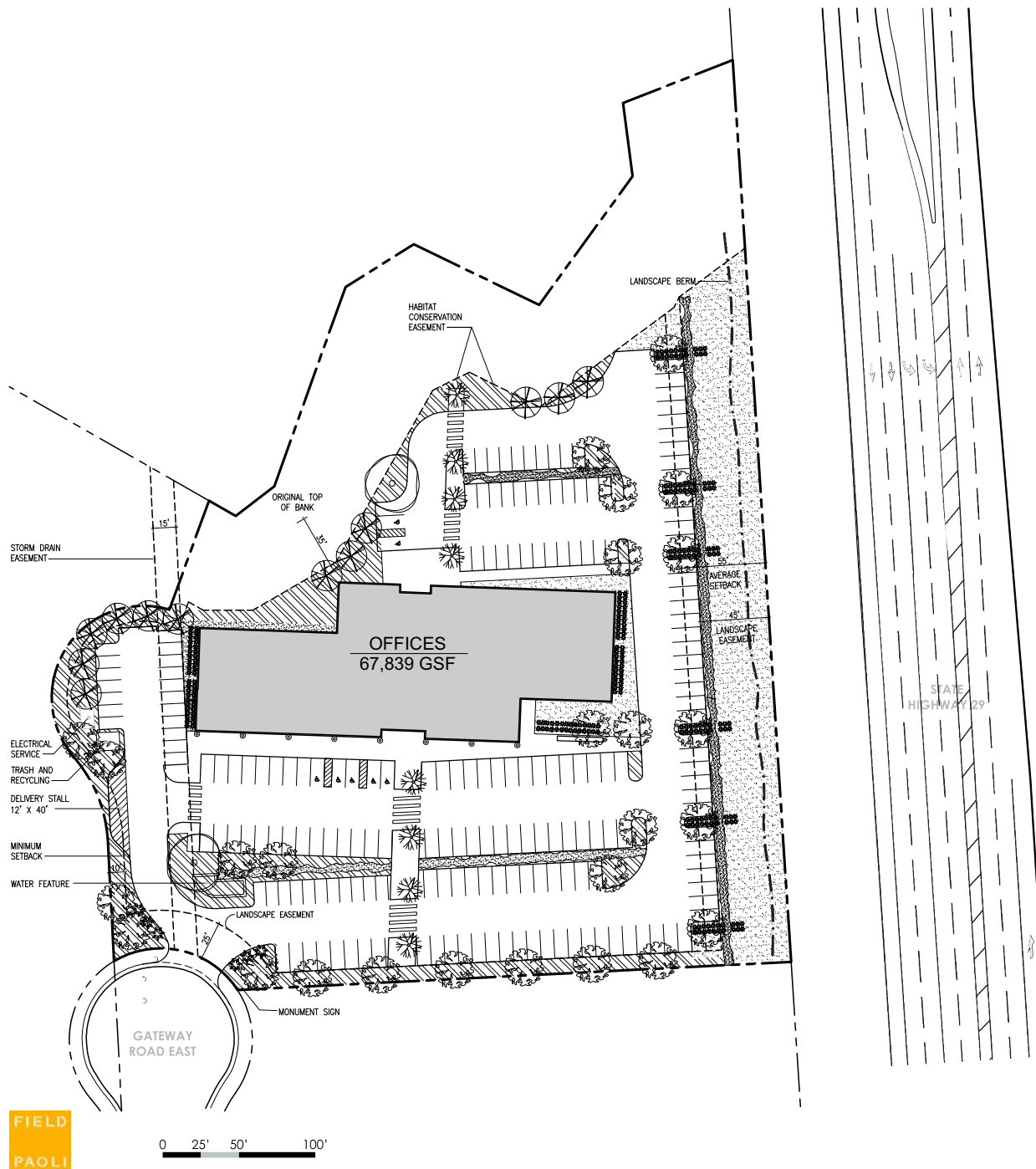


FIELD  
PAOLI

0 25' 50' 100'



# NAPA EXECUTIVE CENTER



## Conceptual Landscape Plan

GATEWAY ROAD EAST, LOT I

### LANDSCAPE:

TREES			Count	Size
○	<i>Olea Wilsonii</i>	Non-fruiting Olive	2	36" Box
⊗	<i>Aesculus Californica</i>	California Buckeye	12	24" Box
⊗	<i>Platanus racemosa</i>	California Sycamore	26	15" / 24" Boxes
⊗	<i>Acer rubrum</i>	Red Maple	8	36" Box

### SHRUBS

⊗	<i>Arctostaphylos 'Pac. Mist'</i>	Pacific Mist	5 Gal.
⊗	<i>Lavandula angustifolia</i>	English Lavender	
⊗	<i>Ceanothus spp.</i>	California Lilac species	
⊗	<i>Cistus salviifolius</i>	Sageleaf Rockrose	
⊗	<i>Rosmarinus officinalis</i>	Rosemary	
⊗	<i>Spiraea japonica</i>	Japanese spirea	

### SEASONAL COLOR

### BIOSWALE (see groundcovers)

GROUNDCOVERS	
⊗	<i>Artemisia californica</i> California Sagebrush
⊗	<i>Arctostaphylos densiflora</i> Sonoma Manzanita
⊗	<i>Salvia leucophylla</i> Purple Sage
⊗	<i>Zauschneria californica</i> California Fuschia
⊗	<i>Festuca californica</i> California Fescue
⊗	<i>Muhlenbergia rigens</i> Deer Grass
⊗	<i>Polystichum munitum</i> Western Sword Fern

### TURF 'No-mow' Fescue Blend

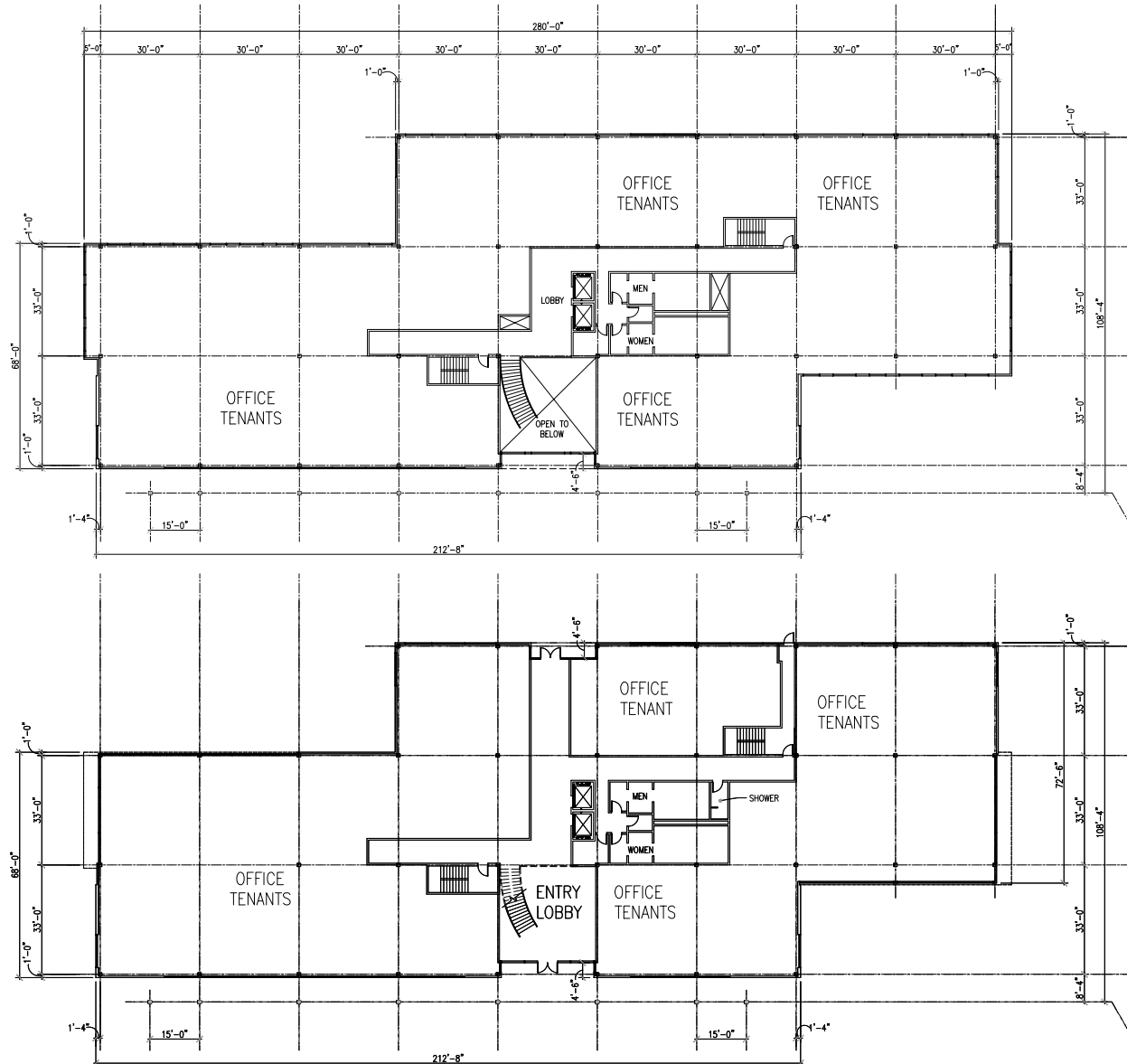
### NOTES:

- (1) Plants are selected to be native or adaptive, and drought-tolerant.
- (2) Irrigation will be by drip emitters for ground cover, shrub areas and trees. Spray irrigation will cover turf. Equipment will be color coded for reclaimed water use when made available.
- (3) Bioswales shall be provided with well-draining soil mix 18" to 36" deep, underlining, and a perforated pipe that connects to the storm drain system.

### LEGEND:

---	Property Line
---	Setbacks and Easements

# NAPA EXECUTIVE CENTER



NAPA EXECUTIVE CENTER

Office Plans

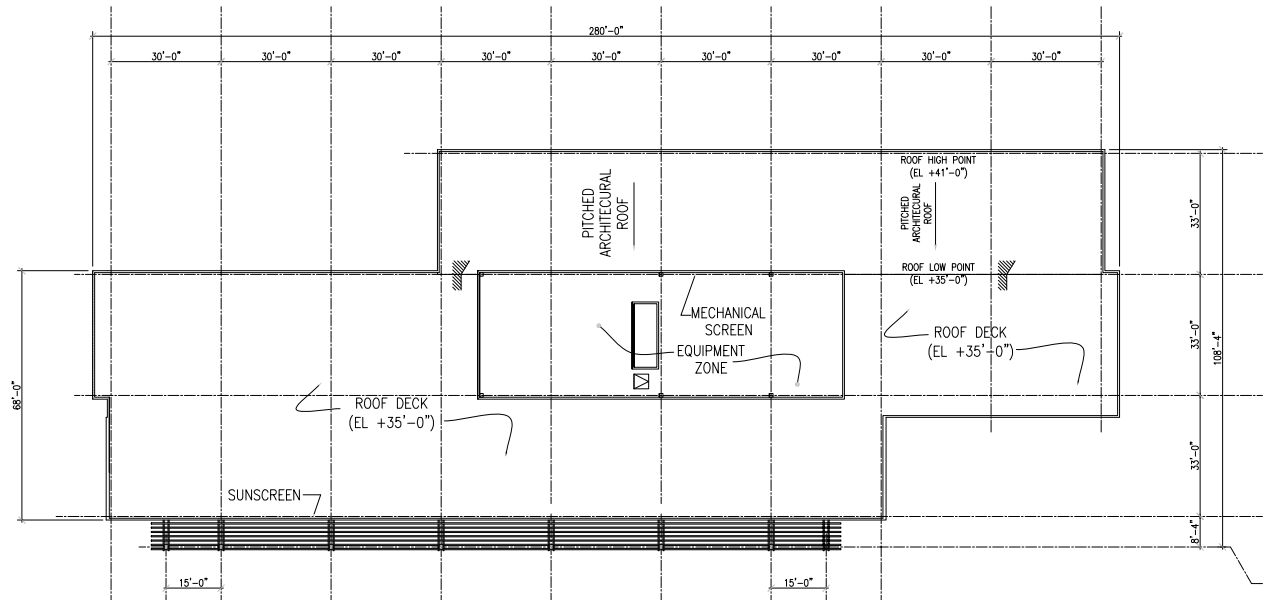


Plan Scale 0 16 32 64

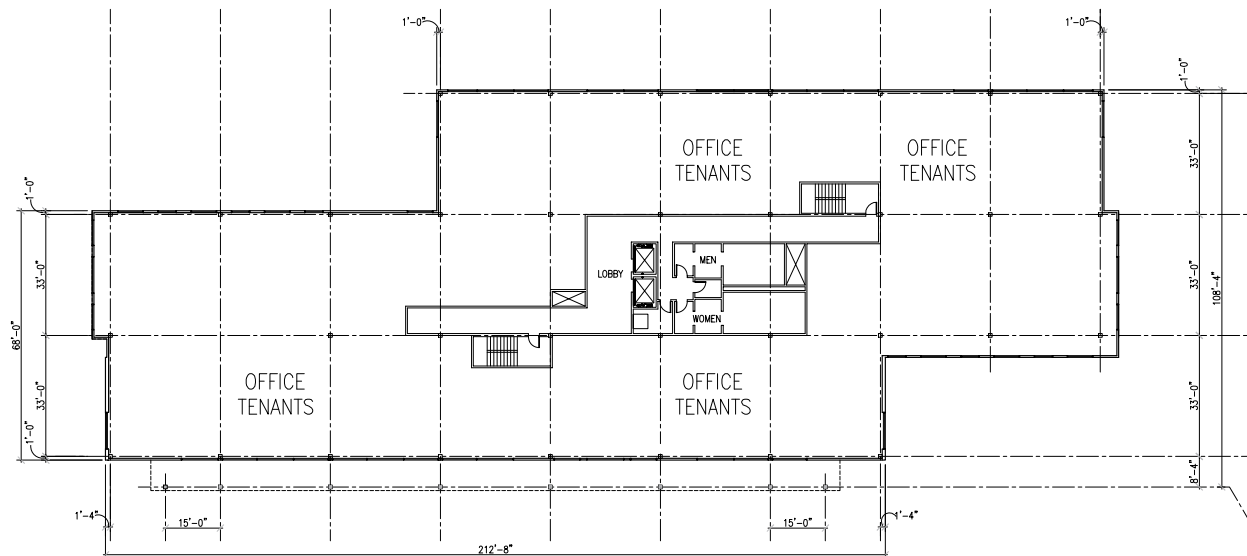
Napa, CA



## NAPA EXECUTIVE CENTER



## Roof



## Level 03

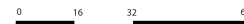


NAPA EXECUTIVE CENTER

## Office Plans



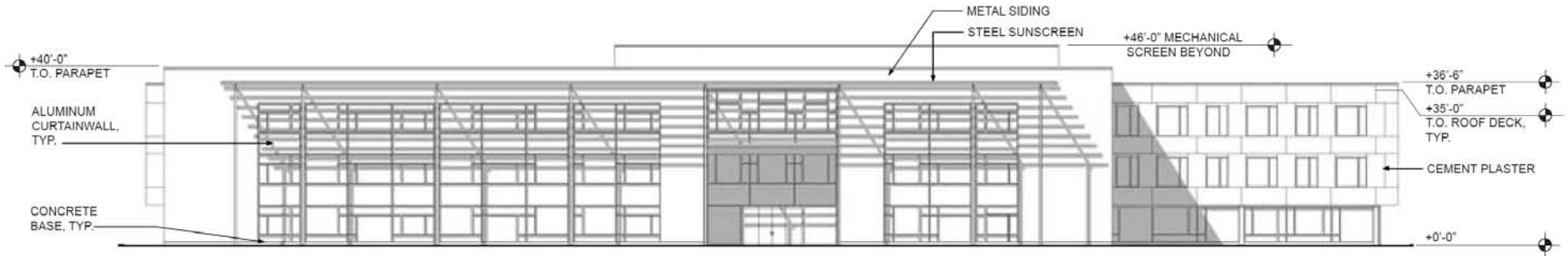
Plan Scale



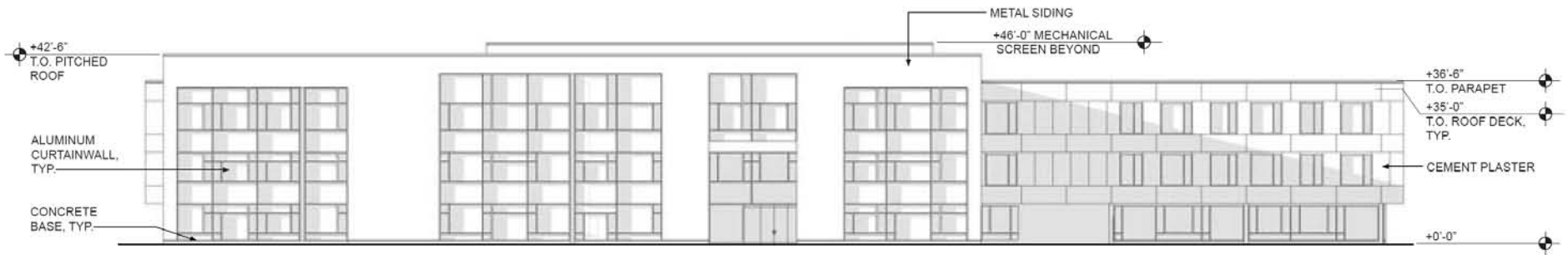
Napa, CA



# NAPA EXECUTIVE CENTER

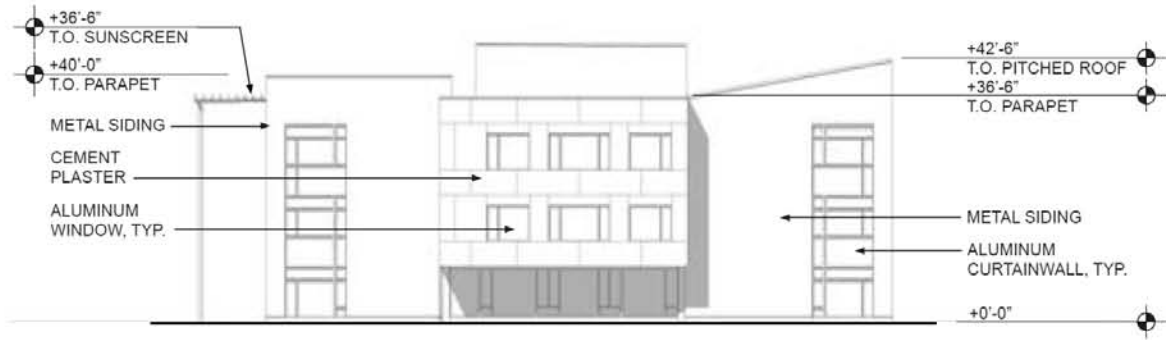


South Elevation

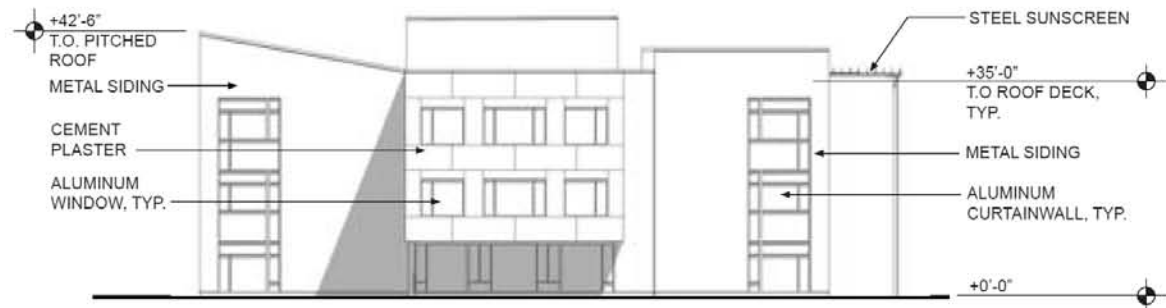


North Elevation

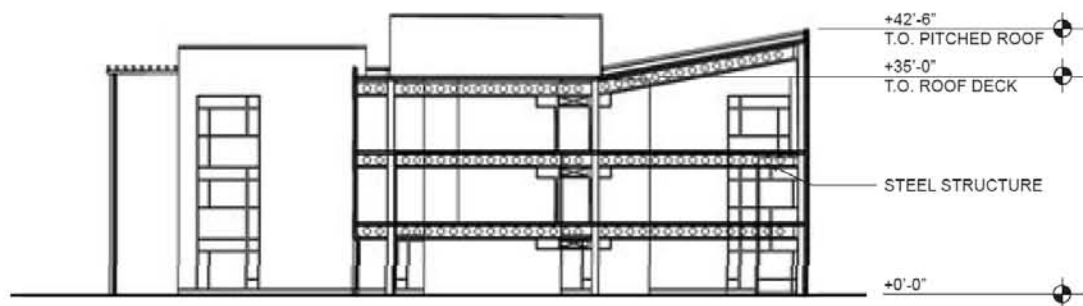
# NAPA EXECUTIVE CENTER



East Elevation



West Elevation

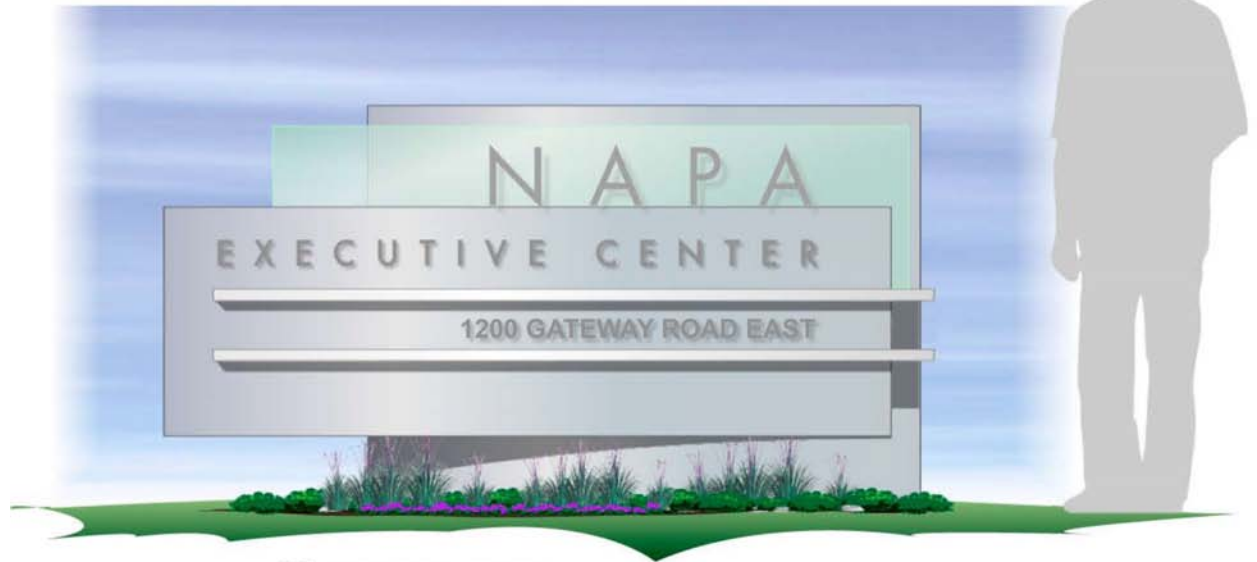


Building Section

# NAPA EXECUTIVE CENTER



A SIGN ELEVATION - OPTION 1



A SIGN ELEVATION - OPTION 2



# NAPA EXECUTIVE CENTER

Fabricated metal  
address numbers suspended  
below entrance canopy..

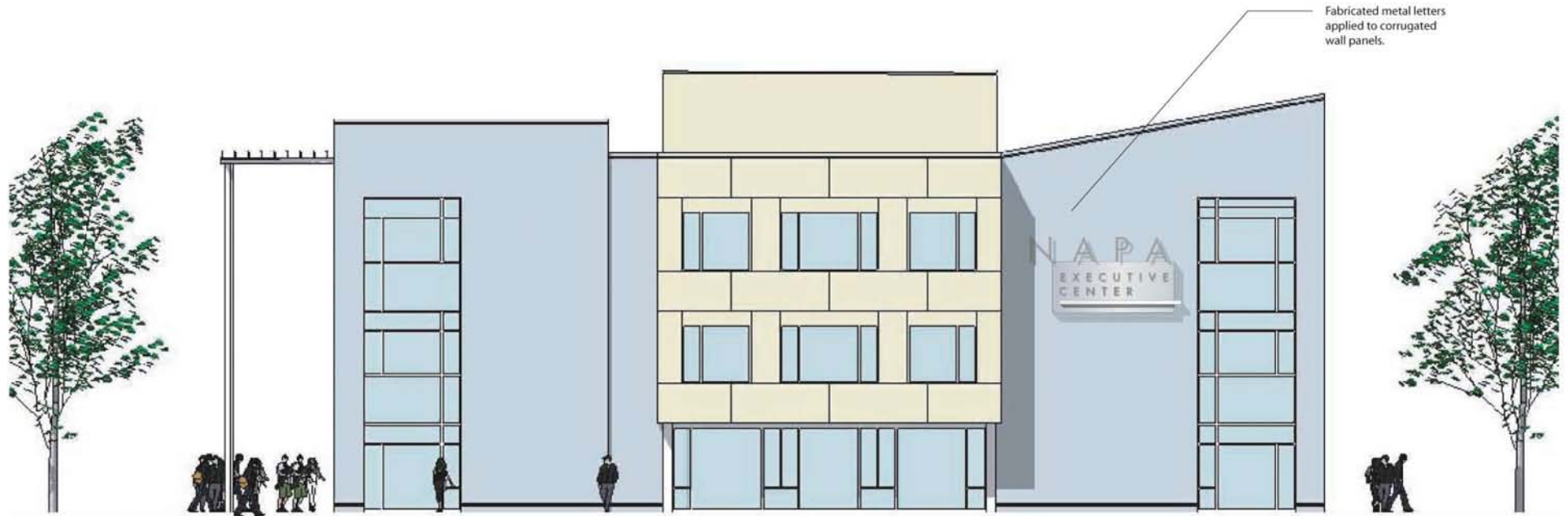


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Fax 374-2144  
madsen@donnellydesign.com

FIELD  
PAOLI

Napa Executive Center  
Sign Program - Concept Sketches

# NAPA EXECUTIVE CENTER



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