VISTA TULOCAY

MAJOR DESIGN REVIEW RESUBMITTAL 09/19/2014

UPDATED 07/12/2016

PROJECT TEAM:

Owner:
Napa Vista Tulocay, LLC
433 Soscol Avenue, suite A100
Napa CA 94559
Tel 707.265.0500
Contact : Shawn Guttersen

Architect:
Dahlin Group
5865 Owens Drive,
Pleasanton, CA 94588
Tel 925.251.7200
Contact : Padru C. Kang

Landscape Architect:
vanderToolen Associates
855 Bordeaux Way, suite 240
Napa, CA 94558
Tel 707.224.2299
Contact : Phil vanderToolen

Civil Engineer:
Foulk Civil Engineering. Inc.
4777 Mangels Boulevard
Fairfield, CA 94534
Tel 707.864.0784
Contact : Brad Foulk

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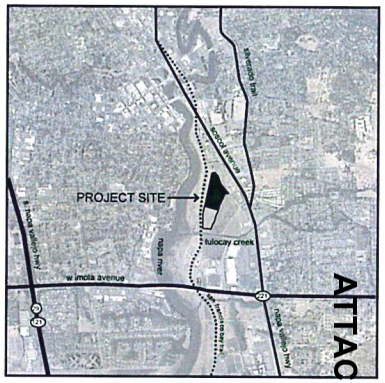


VICINITY MAP (NTS)

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CALIFORNIA

FCE FOULK CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangels Boulevard, Fairfield, CA 94534
(707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com

vanderToolen+Associates vTA LANDSCAPE ARCHITECTS
Napa • Walnut Creek
www.vandertoolen.com

DAHLIN group

JOB NO.	1146.001
DATE	09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T-1

PROJECT DATA

RESIDENTIAL SUMMARY

TOTAL SITE AREA	20.83	GROSS AC
	18.12	NET AC
POTENTIAL NUMBER OF UNITS	500	DU
DENSITY POTENTIAL	27.6	DU/AC (NET)

RESIDENTIAL PHASE I

SITE AREA	12.56	GROSS AC
	11.01	NET AC
NUMBER OF UNITS	282	DU
DENSITY	25.62	DU/AC (NET)

FUTURE RESIDENTIAL PHASE II

SITE AREA	8.27	GROSS AC
	7.12	NET AC
POTENTIAL NUMBER OF UNITS	98 - 218	DU
DENSITY	13.77 - 30.63	DU/AC (NET)

PARKING REQUIREMENTS

RESIDENT		282 UNITS
UNIT TYPE	REQUIREMENT	SPACE
1-Bedroom	1.25 space/unit	96
2-Bedroom	1.5 space/unit	279
3-Bedroom	1.75 space/unit	33.25
SUBTOTAL		408.50
GUEST		
Guest	0.25 sp/unit	70.5
TOTAL PARKING REQUIRED		479
Accessible Stalls	2% of Total	9.58
Compact	30% Maximum	86.40

PARKING PROVIDED

COVERED PARKING	SPACE
Garage	185
Carport	103
SUBTOTAL	288
UNCOVERED PARKING	SPACE
Surface	100
Easement	97
Apron	0
TOTAL PARKING PROVIDED	485
Accessible Stalls	19
Compact	12

*2% of total parking provided required to be accessible stalls in assigned parking lot: **9.58 spaces required/ 19 provided**

**Up to 30% of residential parking facilities may be designed as compact spaces:

12 compact spaces provided (2.4% of total parking)

RESIDENTIAL DEVELOPMENT

BUILDING PLANS

Building Name		BLDG "A1"		BLDG "A2-4"		BLDG "B"		BLDG "C"		BLDG "D"		Site Total
Number of Buildings on Site		1		3		1		2		2		9
Unit Type	Unit Name	Overall	SINGLE BLDG	Overall	Single BLDG	Overall	Single BLDG	Overall	Single BLDG	Overall	SINGLE BLDG	
1 BEDROOM	A1a							0		6	3	6
	C1							8	4	8	4	16
	D1a	1	1	3	1							4
	D1b	1	1	3	1							4
	D1c	1	1	3	1							4
	E1	2	2	12	4			24	12			38
	E1a	2	2									2
	G1					3	3					3
2 BEDROOM	A2a	4	4	12	4	4	4	14	7	8	4	42
	B2a	1	1	6	2	2	2					9
	B2a-2	1	1									1
	B2b	1	1	6	2	2	2					9
	B2b-2	1	1									1
	B2c	1	1	6	2	2	2					9
	B2c-2	1	1									1
	B2d							18	9	6	3	24
	C2a			3	1							3
	C2b			3	1							3
	C2c			3	1							3
	D2					9	9	12	6	24	12	45
	G2							8	4	16	8	24
	H2							4	2	4	2	8
	I2					4	4					4
3 BEDROOM	A3					3	3			6	3	9
	B3					2	2					2
	TH2							4	2	4	2	8
	Total	17	17	60	20	31	31	92	46	82	41	282

UNIT PLANS

Unit Type (Site Unit Count/ Mix)	Unit Name	Bed Count	Bath Count	Unit SF	Balcony SF	Unit Count	Unit Mix (%)	Total Unit SF Total (UnitSF X Count)	Total Balcony SF (BalconySF X Count)
1 BEDROOM (77 UNIT/ 27.3%)	A1a	1	1	664	48	6	2%	3,984	288
	C1	1	1	717	52	16	6%	11,472	832
	D1a	1	1	810	107	4	1%	3,240	428
	D1b	1	1	866	107	4	1%	3,464	428
	D1c	1	1	866	107	4	1%	3,464	428
	E1	1	1	731	82	38	13%	27,778	3,116
	E1a	1	1	825	825	2	1%	1,650	1,650
	G1	1	1	700	50	3	1%	2,100	150
2 BEDROOM (186 UNIT/ 66.0%)	A2a	2	2	968	91	42	15%	40,656	3,822
	B2a	2	2	980	70	9	3%	8,820	630
	B2a-2	2	2	1,154	70	1	0%	1,154	70
	B2b	2	2	1,170	70	9	3%	10,530	630
	B2b-2	2	2	1,188		1	0%	1,188	
	B2c	2	2	1,170	70	9	3%	10,530	630
	B2c-2	2	2	1,220		1	0%	1,220	
	B2d	2	2	1,040	70	24	9%	24,960	1,680
	C2a	2	2	1,001	192	3	1%	3,003	576
	C2b	2	2	1,082	192	3	1%	3,246	576
	C2c	2	2	1,082	192	3	1%	3,246	576
	D2	2	2	1,158	65	45	16%	52,110	2,925
	G2	2	2	1,000	77	24	9%	24,000	1,848
	H2	2	2	957	115	8	3%	7,656	920
	I2	2	2	1,040	70	4	1%	4,160	280
3 BEDROOM (19 UNIT/ 6.7%)	A3	3	3	1,275	105	9	3%	11,475	945
	B3	3	2	1,275	47	2	0.7%	2,550	94
	TH2	3	3	1,325	177	8	3%	10,600	1,416
	Total					282	100%	276256	24933

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

PROJECT DATA

DAHLIN group

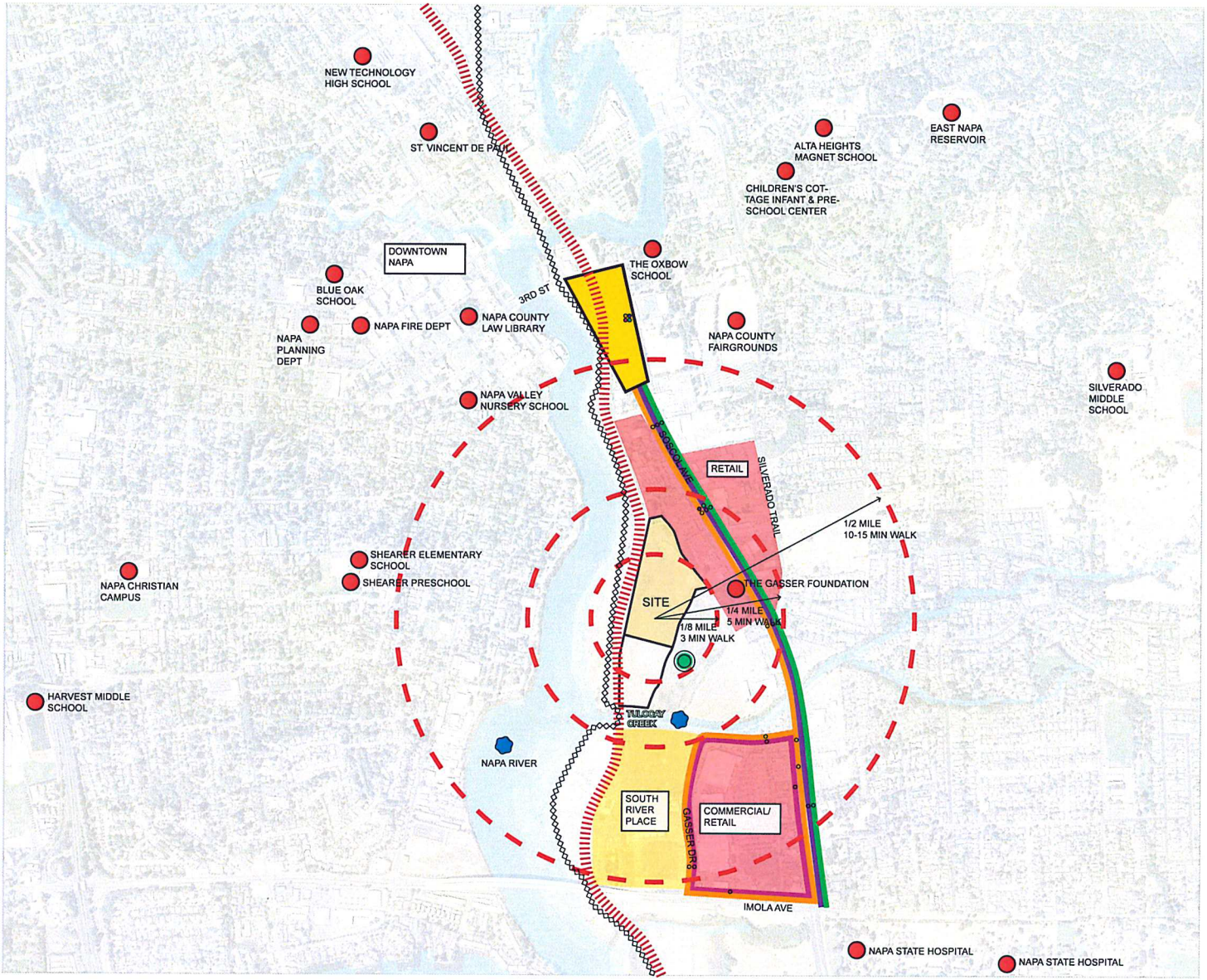
JOB NO. 1146.001

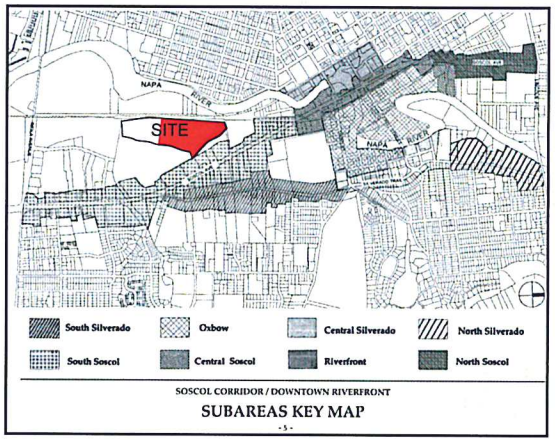
DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0-1

ATTACHMENT 6





LEGEND

- Radii
- Napa Wine Train
- Napa Valley Vine Trail
- Multi-Modal Station
- Points of Interest
- Wetlands
- Bodies of Water

VINE Transit System

- Route 3
- Route 4
- Route 10
- Route 11

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

SITE CONTEXT MAP

DAHLIN group

0 500 1000 2000

JOB NO. 1146.001
DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0-2

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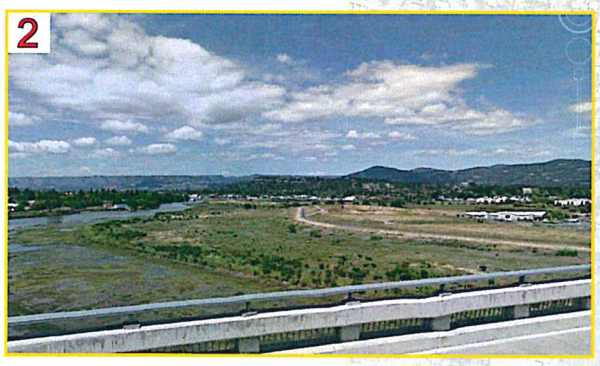
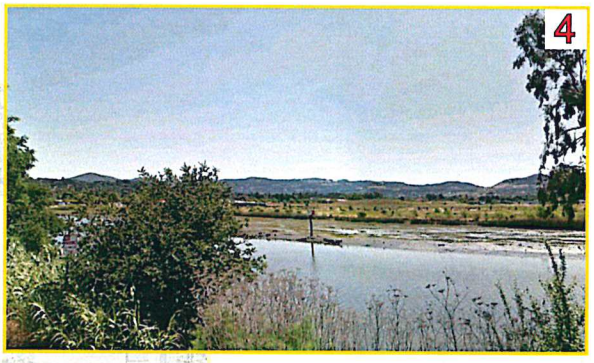




QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

SITE PHOTOS:
EXISTING STREET FRONTAGES

DAHLIN group

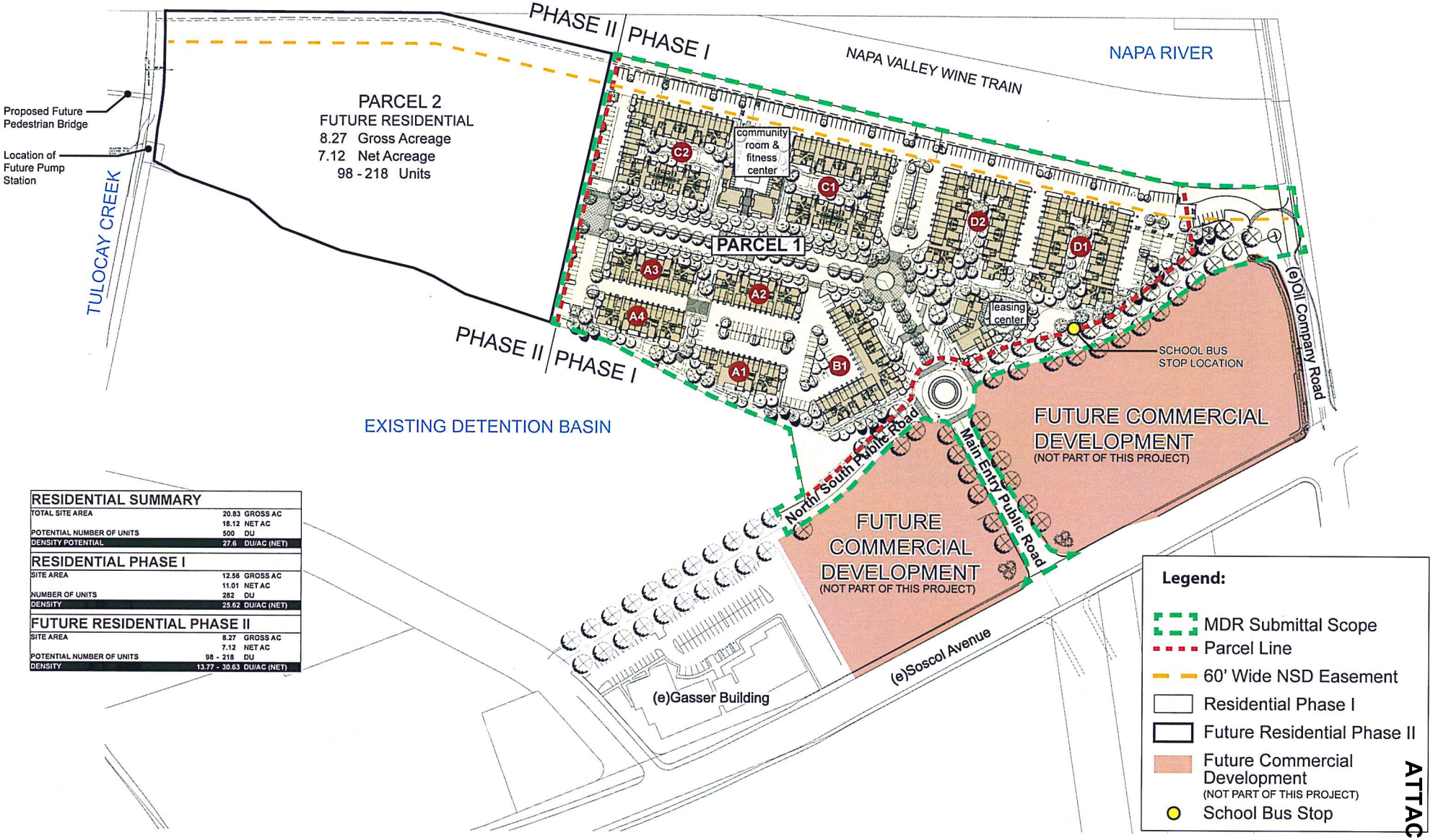
JOB NO. 1146.001
DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

0 10 20 40

A0-3

ATTACHMENT 6



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QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

SCOPE OF WORK / CONSTRUCTION PHASING

DAHLIN group

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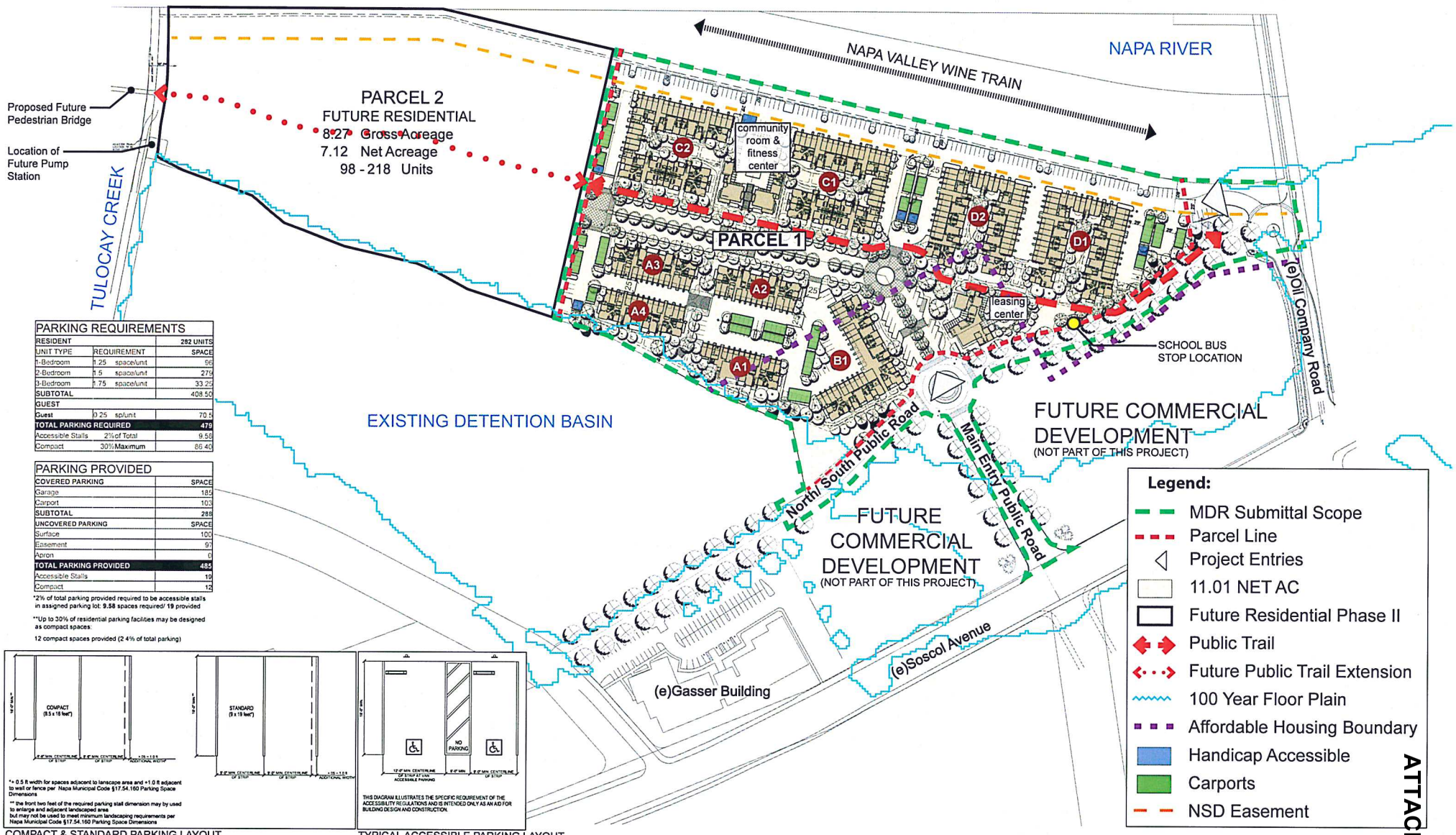
DATE 09-19-14
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0-4

ATTACHMENT 6



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12 compact spaces provided (2.4% of total parking)

COMPACT & STANDARD PARKING LAYOUT

TYPICAL ACCESSIBLE PARKING LAYOUT

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

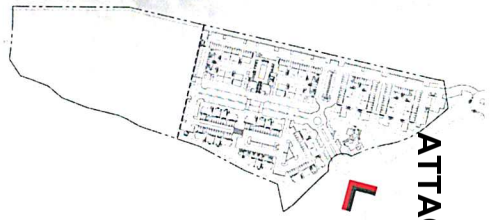
ARCHITECTURAL SITE PLAN & PARKING SUMMARY

DAHLIN group

JOB NO. 1146.001
DATE 09-19-14
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0-5

ATTACHMENT 6



KEY MAP (N.T.S.)

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

OVERALL SITE - AERIAL VIEW

DAHLIN group

JOB NO. 1146.001
DATE 09-19-14
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-06

ATTACHMENT 6

ATTACHMENT 6

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

LEASING CENTER - AERIAL VIEW

DAHLIN group

JOB NO. 1146.001
DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0-7

KEY MAP (N.T.S.)

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

RESIDENTIAL ENTRY - STREET VIEW

DAHLIN group

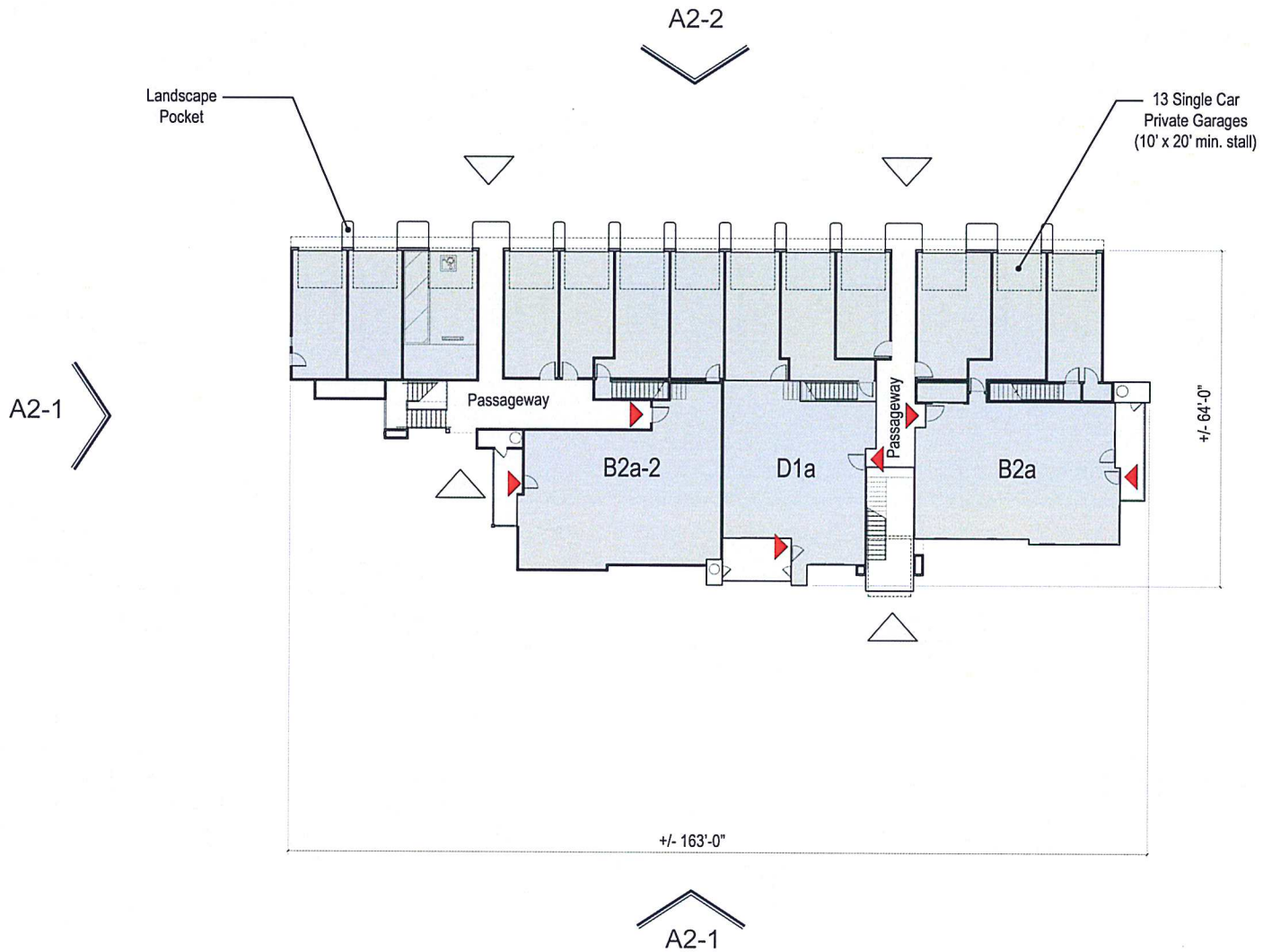
JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0-8

ATTACHMENT 6



UNIT COUNT: BUILDING A (1)		
UNIT TYPE	UNIT NAME	NUMBER OF UNITS
1 BEDROOM	D1a	1
	D1b	1
	D1c	1
	E1	2
	E1a	2
SUBTOTAL		7
2 BEDROOM	A2a	4
	B2a	1
	B2a-2	1
	B2b	1
	B2b-2	1
	B2c	1
	B2c-2	1
SUBTOTAL		10
TOTAL		17
PRIVATE GARAGE		13

Legend:

- Building Entry
- Unit Entry
- Elevation Callout
- Section Line

KEY MAP (N.T.S)

0 10 20 40

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

BUILDING A (1) - FIRST FLOOR

DAHLIN group

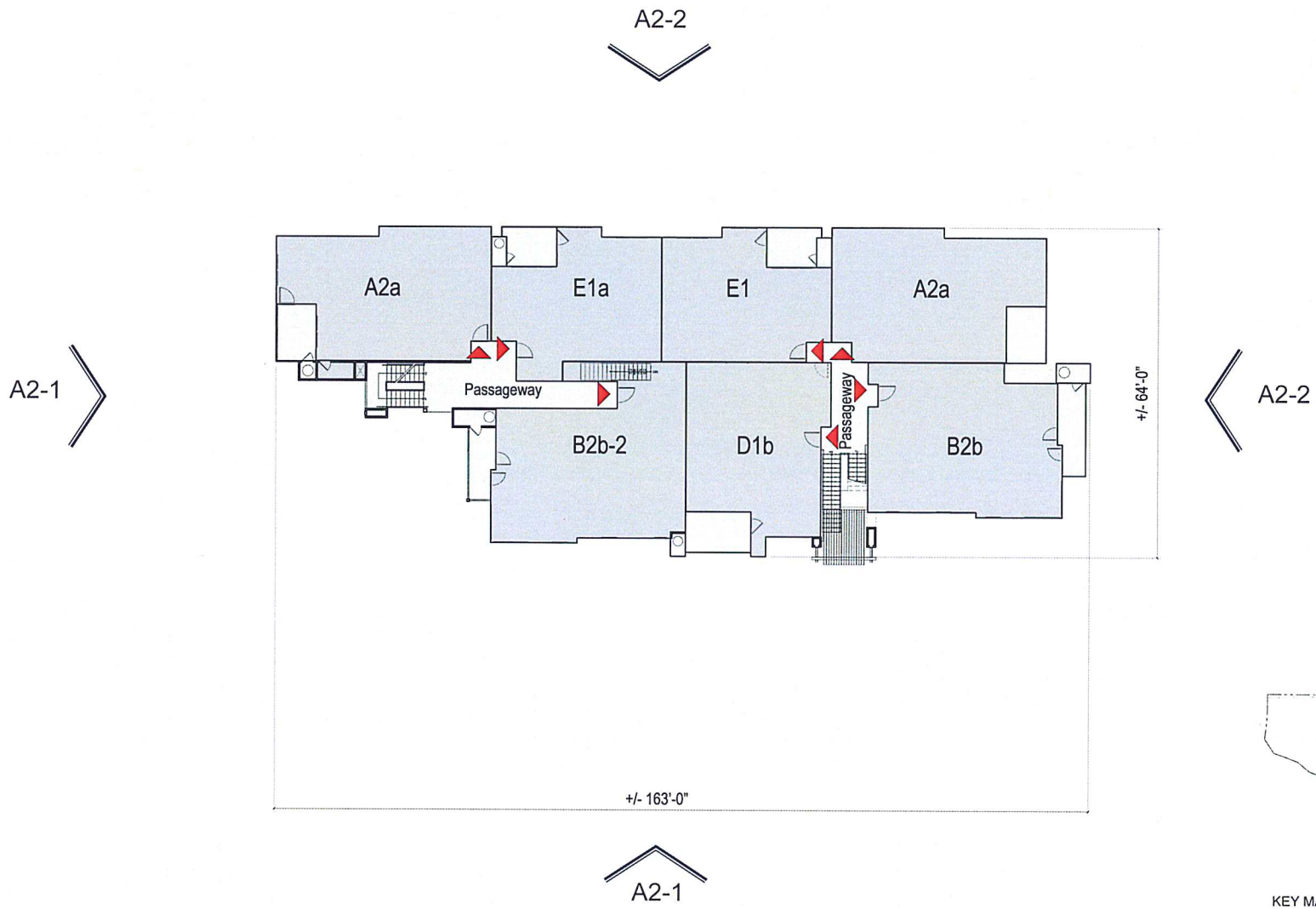
JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1-1

ATTACHMENT 6



Legend:

- Building Entry
- Unit Entry
- Elevation Callout
- Section Line

KEY MAP (N.T.S.)

0 10 20 40

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

QUATTRO DEVELOPMENT

BUILDING A (1) - SECOND FLOOR

DAHLIN group

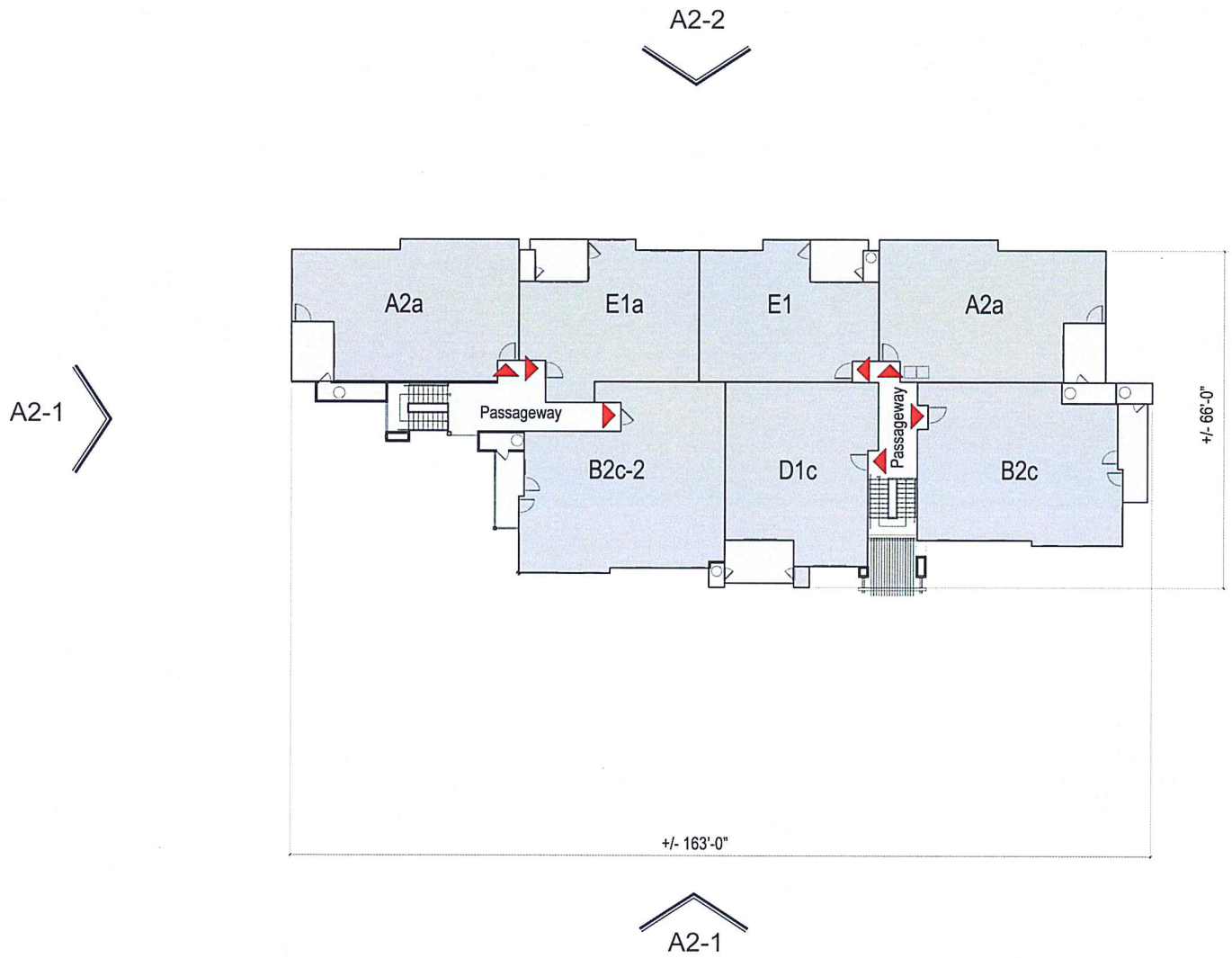
JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1-2

ATTACHMENT 6



Legend:

- Building Entry
- Unit Entry
- Elevation Callout
- Section Line

KEY MAP (N.T.S.)

0 10 20 40

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

BUILDING A (1) - THIRD FLOOR

DAHLIN group

JOB NO. 1146.001

DATE 09-19-14

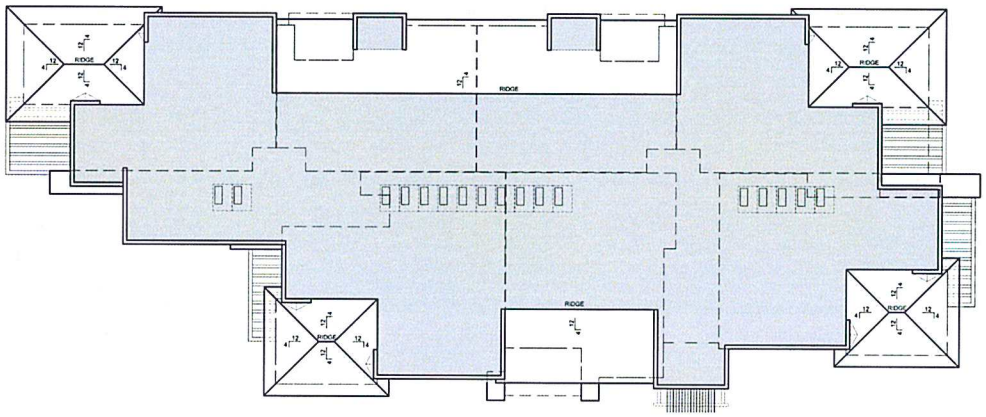
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1-3

ATTACHMENT 6

A2-2

A2-1



A2-2

Legend:

- Building Entry
- Unit Entry
- Elevation Callout
- Section Line
- A/C Unit (with clearance)

A2-1

KEY MAP (N.T.S.)

0 10 20 40

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

BUILDING A (1) - ROOF PLAN

DAHLIN group

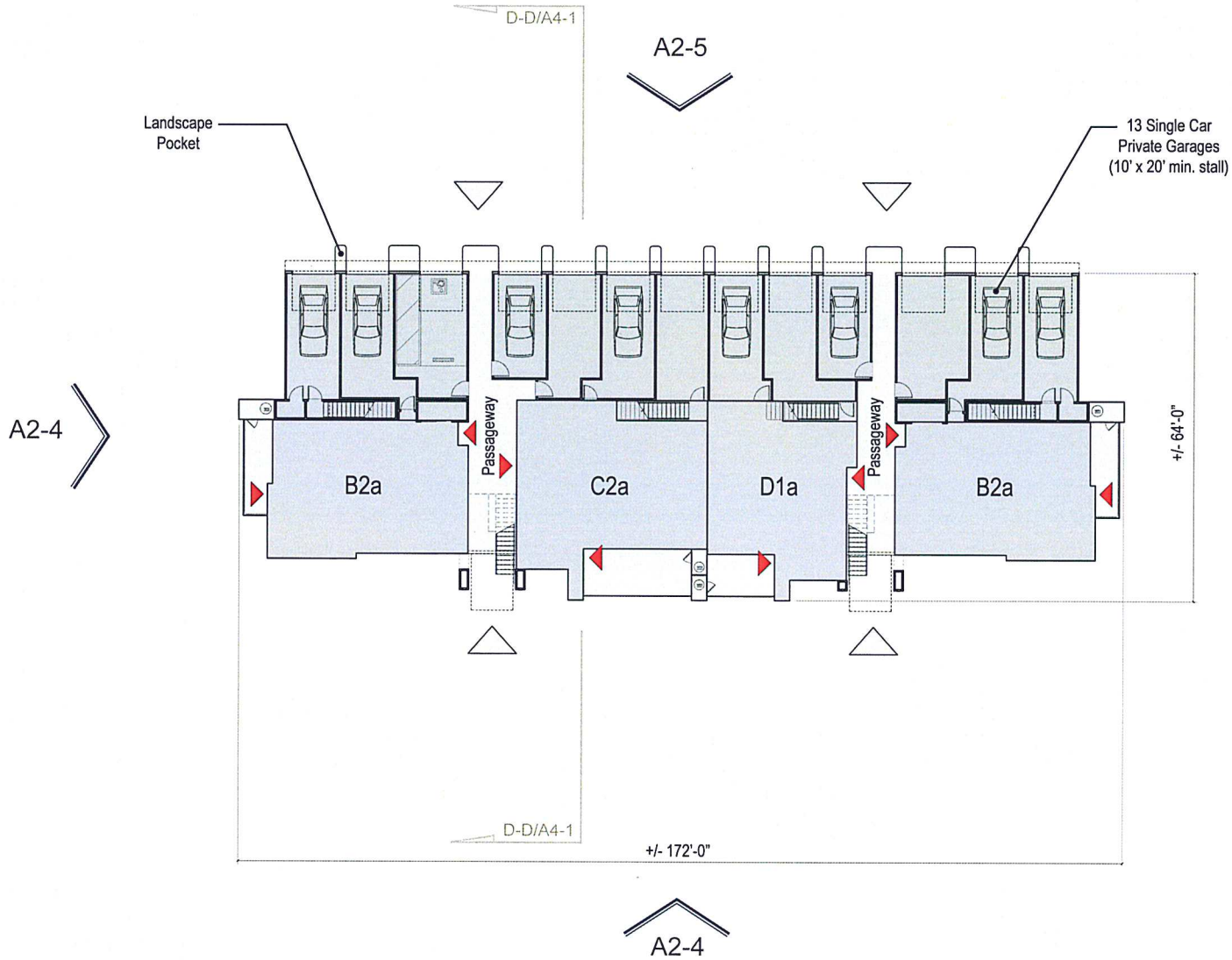
JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1-4

ATTACHMENT 6



UNIT COUNT: BUILDING A (2-4)		
UNIT TYPE	UNIT NAME	NUMBER OF UNITS
1 BEDROOM	D1a	1
	D1b	1
	D1c	1
	E1	4
SUBTOTAL		7
2 BEDROOM	A2a	4
	B2a	2
	B2b	2
	B2c	2
	C2a	1
	C2b	1
	C2c	1
SUBTOTAL		13
TOTAL		20
PRIVATE GARAGE		13

Legend:

- Building Entry
- Unit Entry
- Elevation Callout
- Section Line

KEY MAP (N.T.S.)

0 10 20 40

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

BUILDING A (2-4) - FIRST FLOOR

DAHLIN group

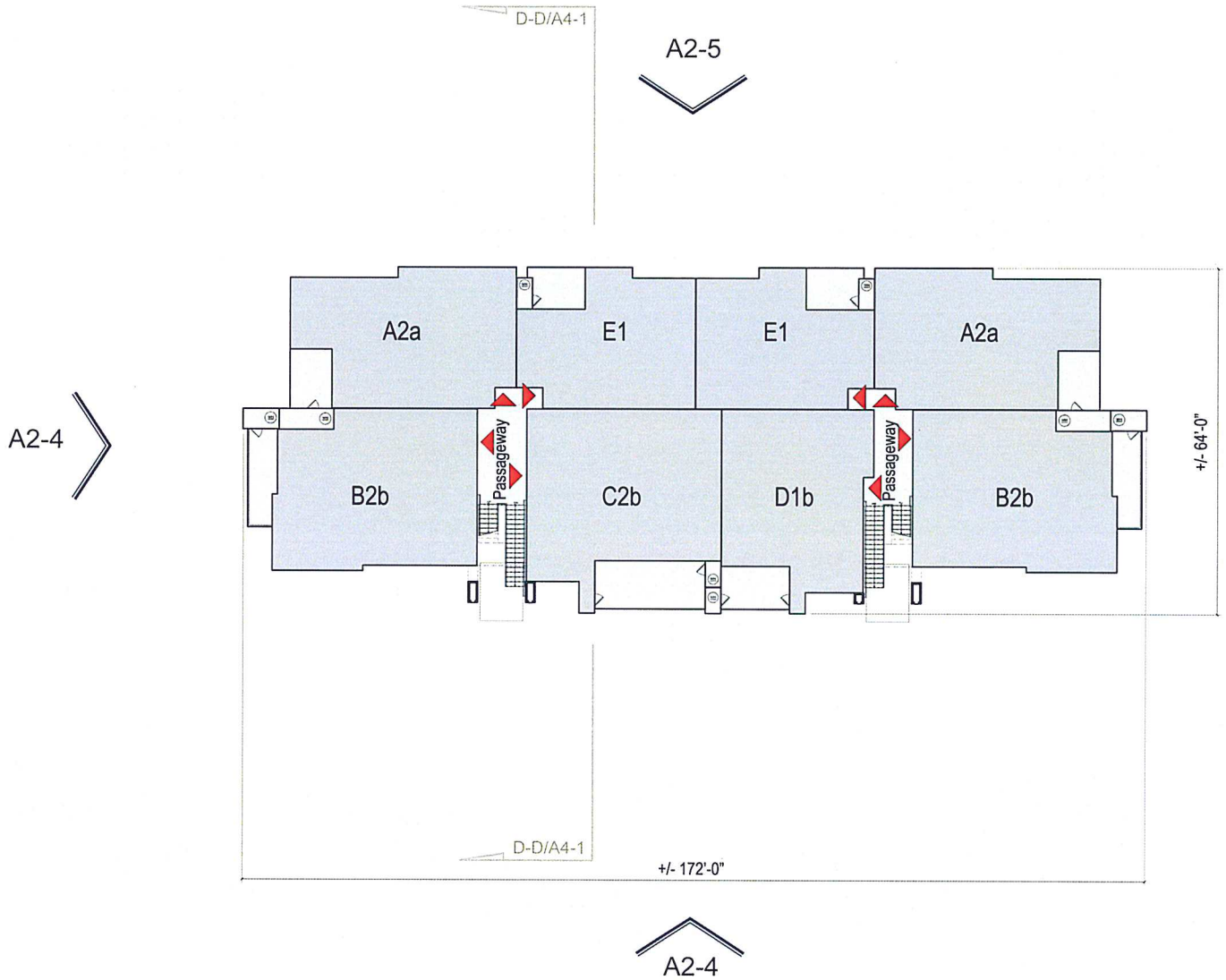
JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1-5

ATTACHMENT 6



Legend:

- Building Entry
- Unit Entry
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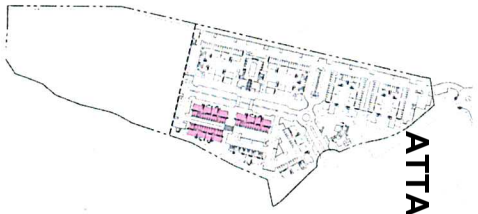
- Section Line



KEY MAP (N.T.S.)

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

BUILDING A (2-4) - SECOND FLOOR

DAHLIN group

0 10 20 40

SCALE 1"=10'

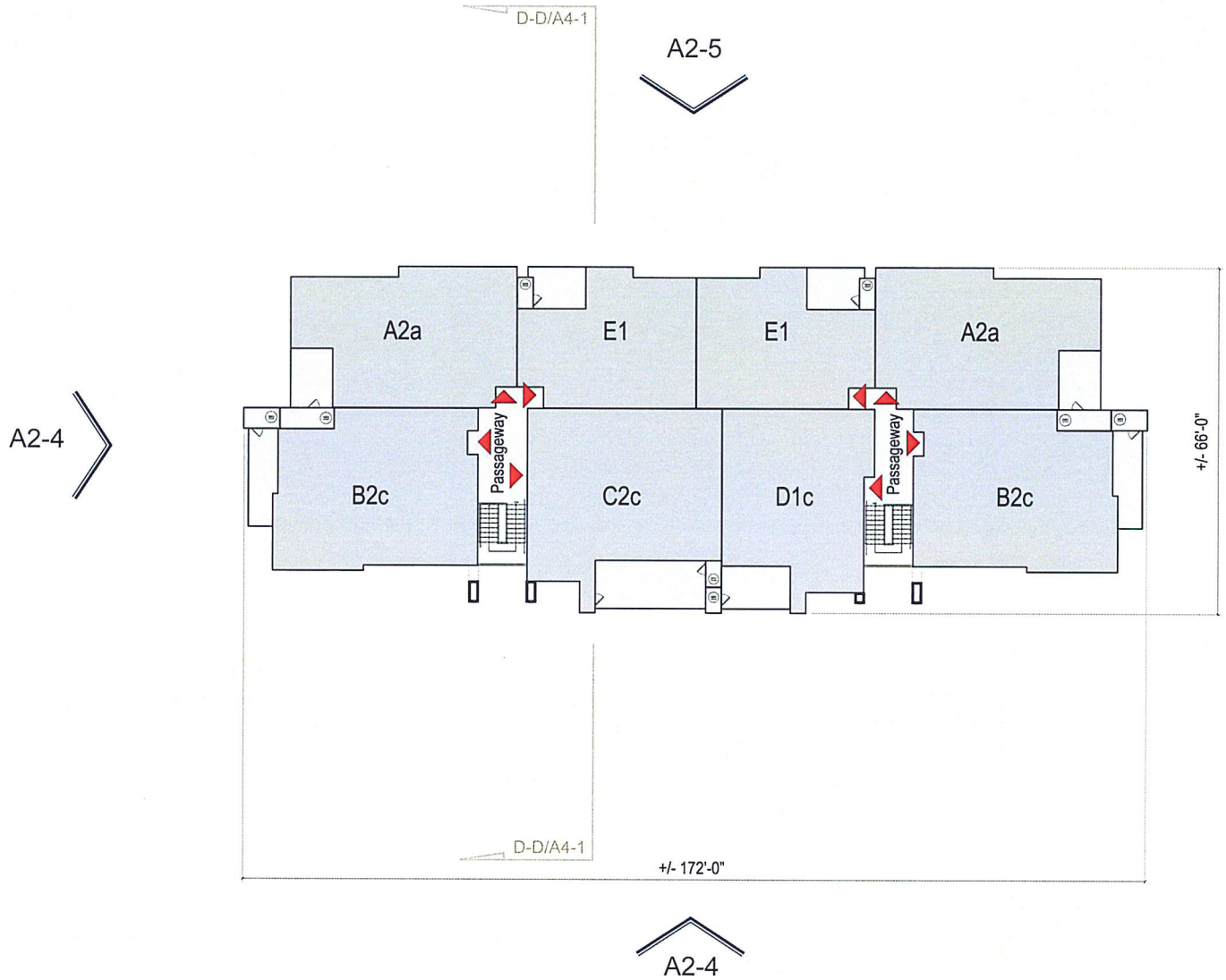
JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1-6

ATTACHMENT 6



Legend:

- Building Entry
- Unit Entry
- Elevation Callout
- Section Line

KEY MAP (N.T.S.)

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

BUILDING A (2-4) - THIRD FLOOR

DAHLIN group

0 10 20 40

SCALE 1"=10'

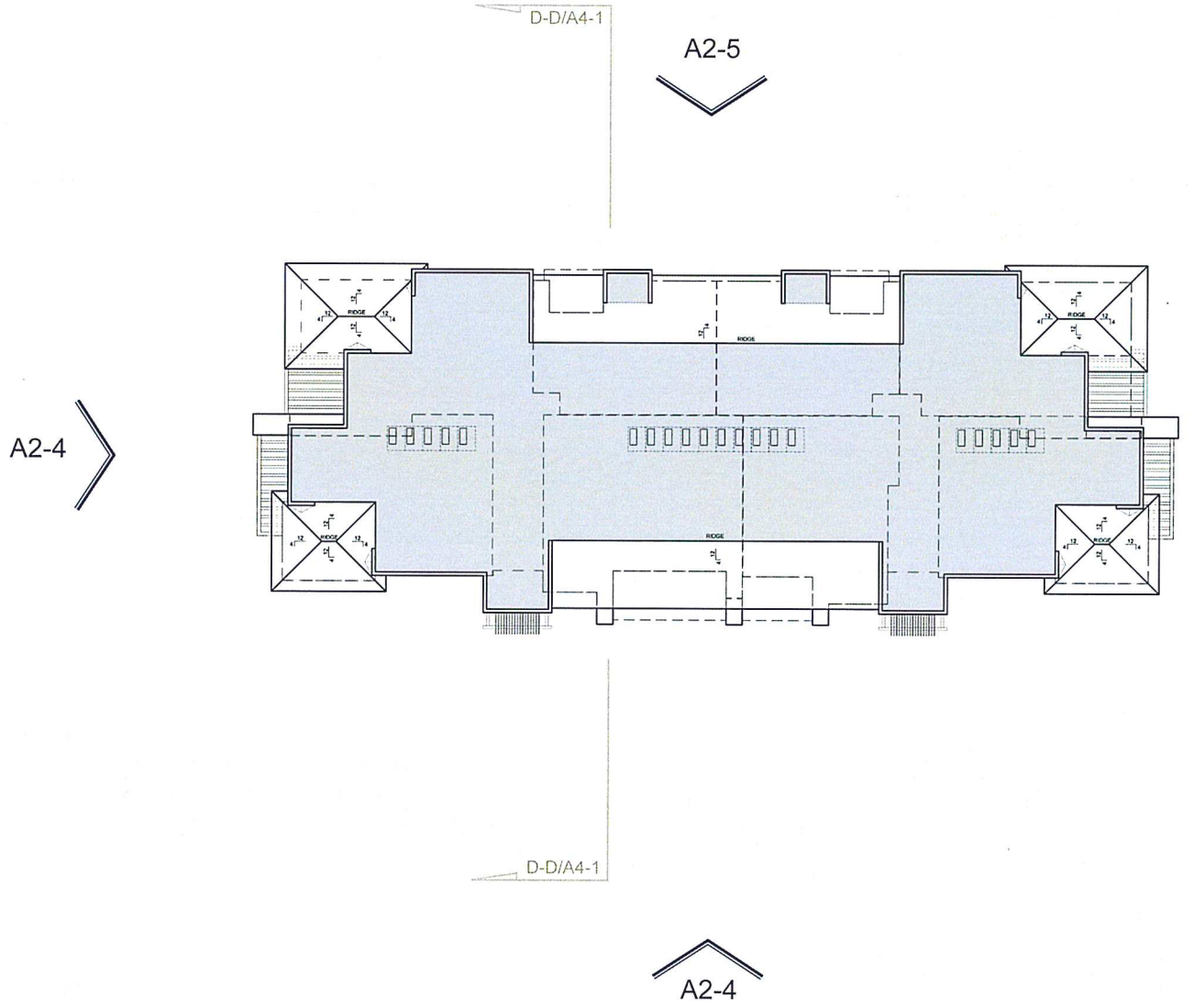
JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1-7

ATTACHMENT 6



Legend:

- Building Entry
- Unit Entry
- Elevation Callout
- Section Line
- A/C Unit (with clearance)

KEY MAP (N.T.S.)

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

BUILDING A (2-4) - ROOF PLAN

SCALE 1"=10'

JOB NO. 1146.001

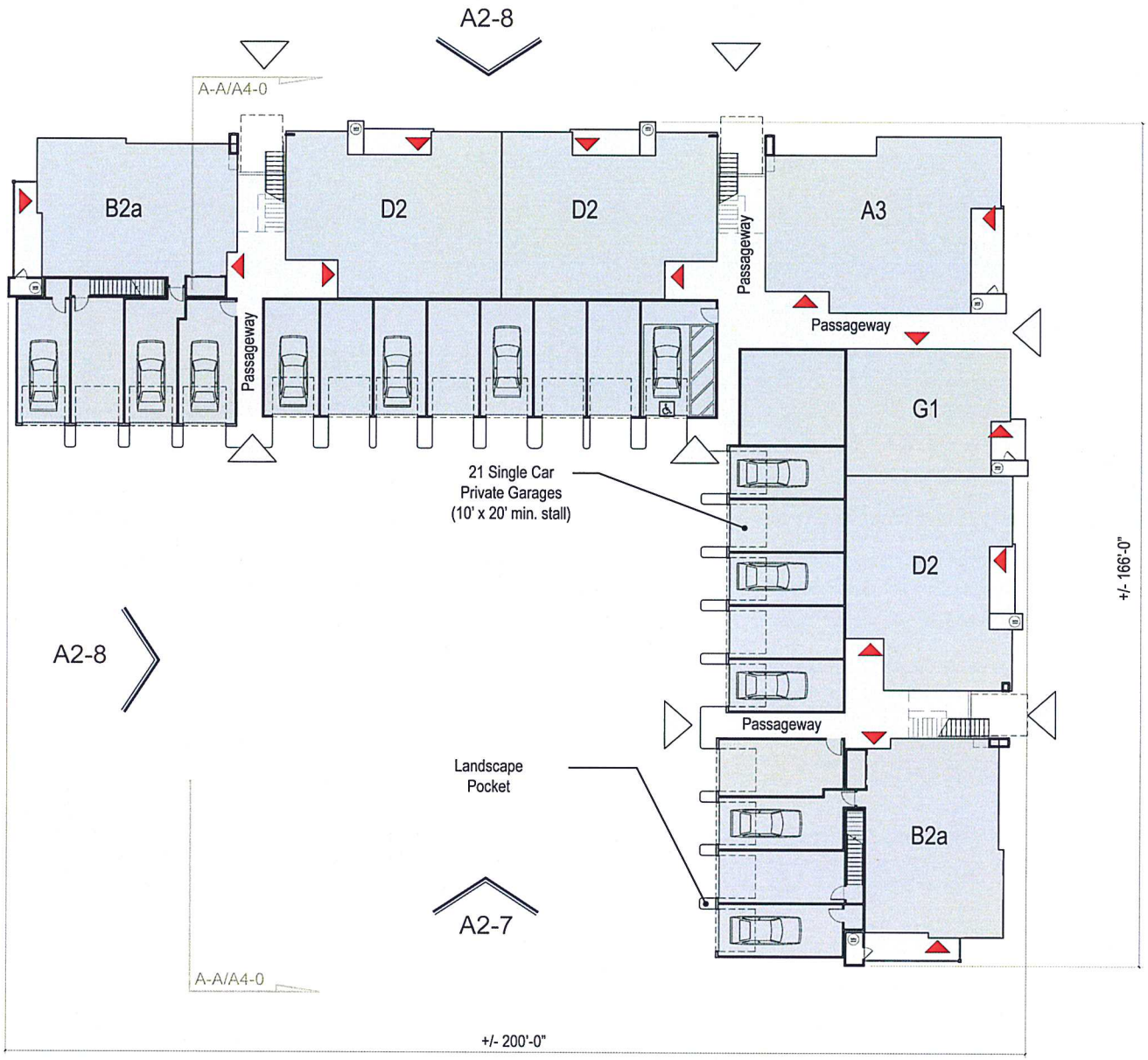
DATE 09-19-14

DAHLIN group

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1-8

ATTACHMENT 6



UNIT COUNT: BUILDING B		
UNIT TYPE	UNIT NAME	NUMBER OF UNITS
1 BEDROOM	G1	3
SUBTOTAL		3
2 BEDROOM	A2a	4
	B2a	2
	B2b	2
	B2c	2
	D2	9
	I2	4
SUBTOTAL		23
3 BEDROOM	A3	3
	B3	2
SUBTOTAL		5
TOTAL		31
PRIVATE GARAGE		21

Legend:

- Building Entry
- Unit Entry
- Elevation Callout
- Section Line

KEY MAP (N.T.S)

0 10 20 40

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

BUILDING B - FIRST FLOOR

DAHLIN group

JOB NO. 1146.001

DATE 09-19-14

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1-9

ATTACHMENT 6

Legend:

- Building Entry
- Unit Entry
- Elevation Callout
- Section Line

KEY MAP (N.T.S)

0 10 20 40

QUATTRO DEVELOPMENT

VISTA TULOCAY APARTMENT HOMES

NAPA, CA

BUILDING B - SECOND FLOOR

DAHLIN group

JOB NO. 1146.001

DATE 09-19-14

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A1-10

ATTACHMENT 6