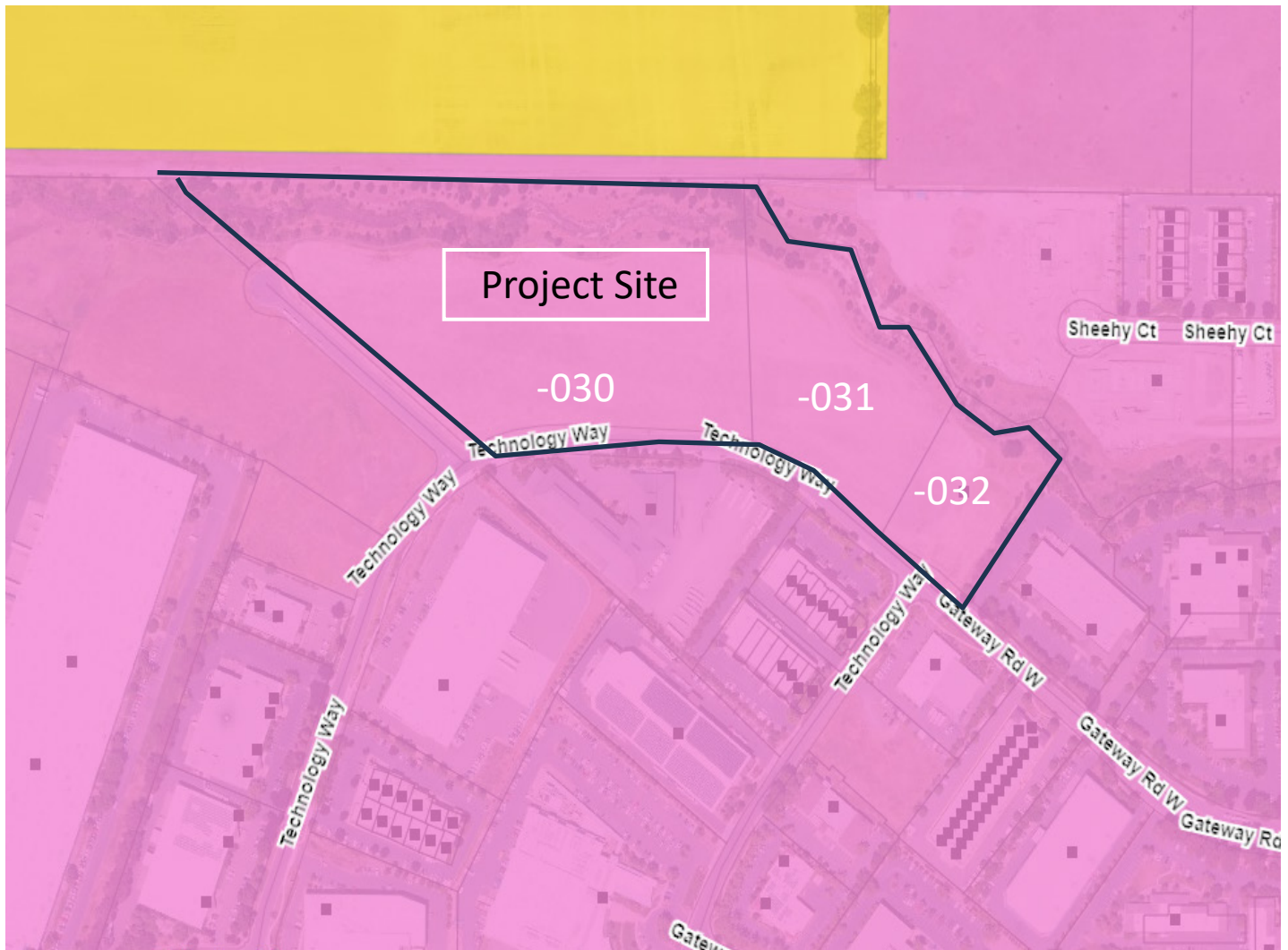


“K”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

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

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

E&P Technology Way – Buildings A & B (P22-00307/308)
APN's 057-250-030, -031, -032



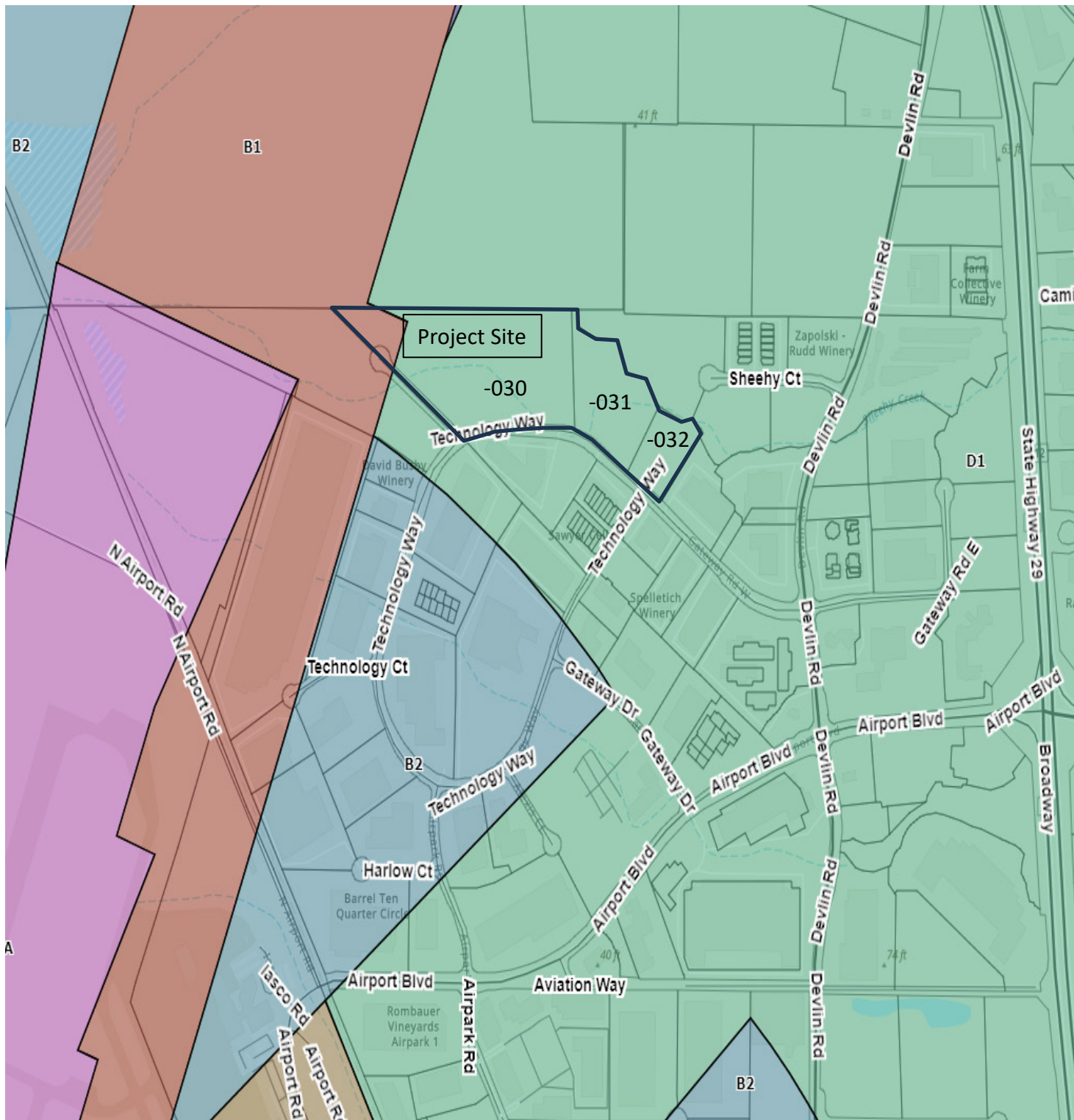
LEGEND

- Zoning
- Parcels



ZONING MAP

E&P Technology Way – Buildings A & B (P22-00307/308)
APN'S: 057-250-030, -031, -032



Airport Compatibility Zones

- A** Runway Protection Zone
- B1** Inner Approach/Departure Zone
- B2** Inner Turning Zone
- B3** Outer Approach Zone

- C** Sideline Zone
- D1** Inner Traffic Pattern Zone
- D2** Outer Traffic Pattern Zone
- E** Other Airport Environs



ALUCP ZONES

E&P Technology Way - Buildings A & B (P22-00307/P22-00308)
APN's 057-250-030, -031, -032



EXISTING CONDITIONS

E&P Technology Way - Buildings A & B (P22-00307/P22-00308)
APN's 057-250-030, -031, -032

PLANNING SUBMITTAL DRAWINGS FOR
E&P PROPERTIES
NEW WINERY AND WINE STORAGE - BUILDING A
TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CA



PERSPECTIVE IMAGE OF PROPOSED BUILDING A

PROJECT NARRATIVE:

Site: The project site is located on the north side of Technology Way and Morris Court, in the County of Napa, California. The 13.20 acre site is currently undeveloped.
APN: 057-250-030

Building: The project plan proposes one industrial building totaling 143,312 square feet. The industrial buildings will be of Type VB construction, site cast, tilted concrete panels with a variety of architectural enhancements. The typical wall panels are to be enhanced with reveals and a textured elastomeric, multicolored coating system. The areas around the building entries are also enhanced with significant sloped roof elements and tinted glazing in aluminum frames with overhead steel framed painted canopies. The placement of these enhancements is focused at those locations most visible from the public roadways.

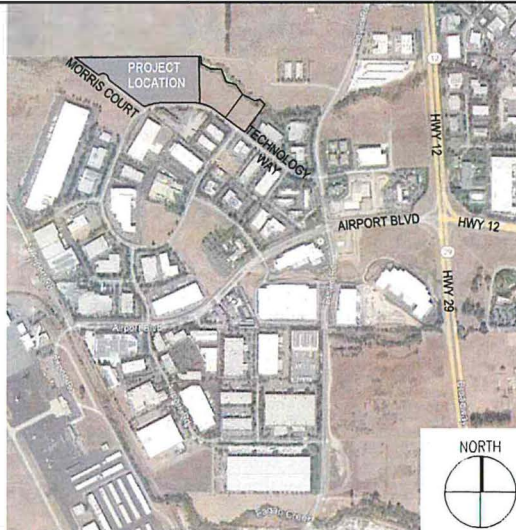
Site Access and Parking: Two site entrance drives are proposed along Morris Court. And one drive is provided along Technology Way. The site plan proposes a total of 129 vehicle parking stalls for employees and/or customers and 8 Trailer parking stalls.

Proposed signage is limited to required building address signage only. No other signage is anticipated nor proposed in this submittal. Any future owner /tenant signage will be provided at a later date, under a separate permit submittal.

Site landscaping will consist of plants appropriate for and indigenous to Napa County and will adhere to County of Napa Zoning Code. Low water use plants will be used extensively, while moderate water use plants will be concentrated at accent points, such as driveways and building entries.

Sustainable Materials & Construction Practices: The project will incorporate a variety of sustainable materials and construction practices to include the following: 1) A storm water pollution prevention plan to minimize contamination, erosion, and dust pollution during construction. All storm water runoff from impervious surfaces (roofs and paving) will be routed through specially designed water quality detention and treatment basins. Additionally, on-site detention will be provided to meet the local jurisdictional standards. 2) Storage and collection of recyclable materials. 3) Construction waste management. 4) Environmental tobacco smoke control. 5) Heat reflecting roof membranes. 6) Light pollution reduction. 7) Water efficient landscaping. 8) Water use reduction methods. 9) Low VOC emitting sealants, adhesives, coatings, floorings, and wood materials. 10) Roof structures designed to accommodate additional weight for roof-top photovoltaic electricity generation panel arrays. 11) California Green Building Code compliant electric vehicle charging stations. 12) The project architect is a LEED accredited professional and will apply his knowledge of LEED techniques and practices to the project design and construction.

VICINITY MAP:



PROJECT TEAM:

OWNER:
E&P PROPERTIES
2250 S. WATKEY WAY,
FAIRFIELD, CA 94533

OWNER'S REPRESENTATIVE:
KELLEY COMMERCIAL, LLC
5150 FAIRDAKES BLVD, STE 101-219
CARMICHAEL, CA 95608
P: 916-855-0524 F: 916-955-1197

ARCHITECT:
RWW ARCHITECTURE & INTERIORS
1718 3RD STREET, SUITE 101
SACRAMENTO, CA 95811
P: 916-449-1400 F: 916-449-1400

CIVIL ENGINEER:
LAUSENOUR and MEKLE
P.O. BOX 828
WOODLAND, CA 95776
P: 530-662-1755 F: 530-662-4022

LANDSCAPE DESIGNER:
YAMASAKI LANDSCAPE
ARCHITECTURE
1223 HIGH ST
AUBURN, CA 95603
P: 530-866-0640

ARCHITECT CONTACT:
MICHAEL KELLEY
mkelley@kelley-commercial.com

PROJECT ARCHITECT & PROJECT DESIGNER:
JEFF LEONHARDT
jeonhardt@rww.com

UTILITIES ENGINEER:
BRYAN BOHND
bbohnd@me.net

LANDSCAPE ARCHITECT CONTACT:
JEFF AMBROSIA
asia@yamasaki-llc.com

SHEET INDEX:

A00.1	COVER SHEET
A00.2	PROJECT RENDERINGS
A01.0	PRELIMINARY MASTER SITE PLAN
A01.1	ENLARGED SITE PLAN - BUILDING A
A01.2	SITE DETAILS
A01.3	FLOOR PLAN - BUILDING A
A02.1	ROOF PLAN - BUILDING A
A02.2	EXTERIOR ELEVATIONS - BUILDING A
A03.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C101	CIVIL SITE PLAN
C201	CIVIL SITE PLAN
C202	CIVIL SITE PLAN
C203	GRADING & DRAINAGE PLAN
C301	GRADING & DRAINAGE PLAN
C302	GRADING & DRAINAGE PLAN
C303	GRADING & DRAINAGE PLAN
C401	UTILITIES PLAN
C402	UTILITIES PLAN
C403	UTILITIES PLAN
C501	STORMWATER CONTROL PLAN
C502	STORMWATER CONTROL PLAN DETAILS
C503	STORMWATER CONTROL PLAN DETAILS
C801	CROSS-SECTIONS
C901	FIRE PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	PLANT SCHEDULE AND NOTES

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Sacramento
California 95811

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OWNER / DEVELOPER

**E & P
PROPERTIES**

5400 INDUSTRIAL WAY,
BENICIA, CA 94510

PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Name:	Description:	Date:
A	FINAL PLANS PERMIT	08-27-2023
B	REVISIONS FOR PLANS REVIEW	09-04-2023

GENERAL CONTRACTOR:

drawing: TUG plot date: 08-23-2023

checked by: JCL

stamp



scale: AS NOTED

project number: 2204064.00

COVER SHEET

sheet no:

A00.1



D: BUILDING B AT SOUTHWEST CORNER



A: VIEW OF TYPICAL BUILDING B MAIN CORNER ENTRY



E: BUILDING A



B: VIEW OF TYPICAL BUILDING A MAIN CORNER ENTRY



F: BUILDINGS A & B



C: VIEW EAST OF BUILDING A MAIN ENTRY AND BUILDING B

RMW

RMW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rmw.com

OWNER / DEVELOPER

E & P PROPERTIES

5400 INDUSTRIAL WAY, BENICIA, CA 94510

PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WINERY AND WINE STORAGE FACILITY BUILDING A

TECHNOLOGY WAY & MORRIS COURT NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue	description	date
A	FINAL PLANS & PERMITS	07-07-2023
B	REVISIONS FOR PLANS & PERMITS	04-10-2023

GENERAL CONTRACTOR:

drawn by: TLG plot date: 05-15-2023

checked by: JDL

stamp:



scale: AS NOTED

project number: 2304066.00

TYPICAL BUILDING RENDERINGS

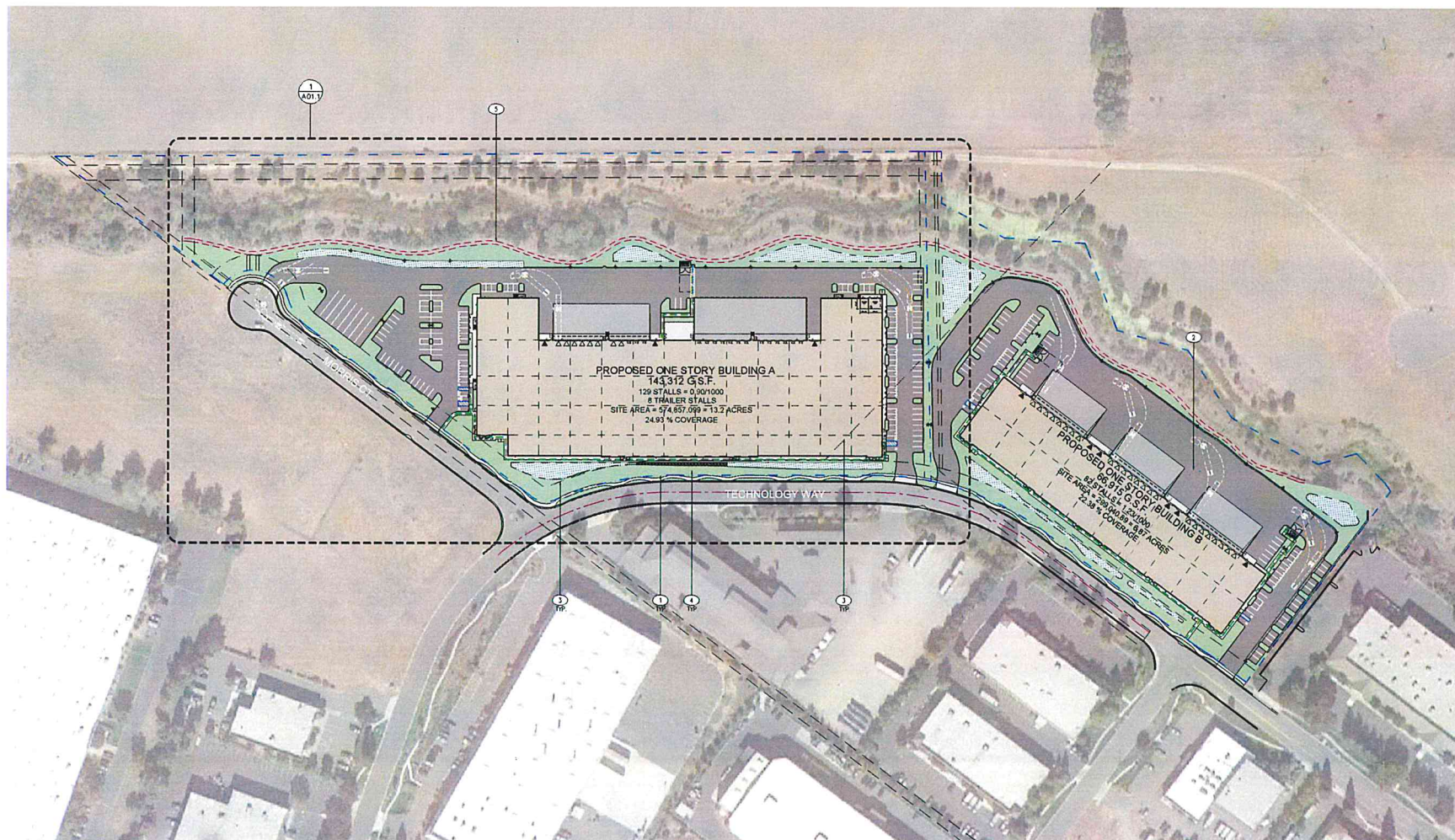
sheet no.:

A00.2

PROJECT RENDERINGS

SCALE: NO SCALE

1



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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue	description	date
A	RETAILED PLANS	07-07-2022
B	REDACTED FOR PLANNING REVIEW	01-21-2023

GENERAL CONTRACTOR

drawn by	TLO	plot date	01-21-2023
checked by	JOL		
stamp			

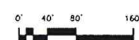
SITE LEGEND:



EXISTING PROPERTY LINE
PROPERTY LINE TO BE REMOVED

▽ 9' X 10' OVERHEAD DOCK LEVEL DOOR
▼ 12' X 14' OVERHEAD GRADE LEVEL DOOR

FIRE DEPARTMENT
TURN RADIUS:



SCHEMATIC SITE PLAN
SCALE: 1" = 80'-0"

1

KEYNOTES:

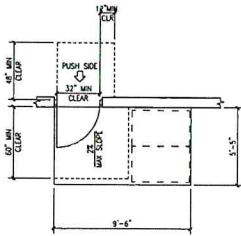
- EXISTING PROPERTY LINES
- PROPERTY LINES TO BE REMOVED, SEE CIVIL DRAWINGS.
- SEE CIVIL DRAWINGS FOR SITE EASEMENTS
- TYPICAL LANDSCAPE PLANTER AREAS, SEE LANDSCAPE DRAWINGS.
- EXISTING PAVED BIKE TRAIL

scale: AS NOTED
project number: 2204066.00

**PRELIMINARY
MASTER
SITE PLAN**

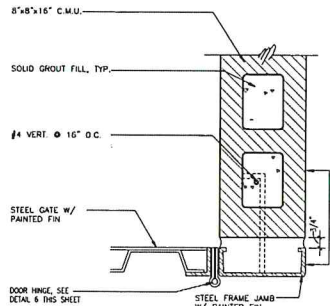
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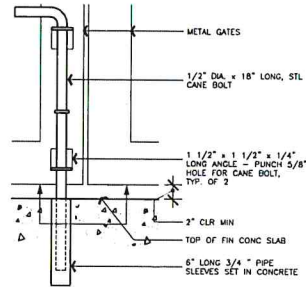
AREA OF ASSISTED RESCUE
SCALE: 1/4" = 1'-0"

10



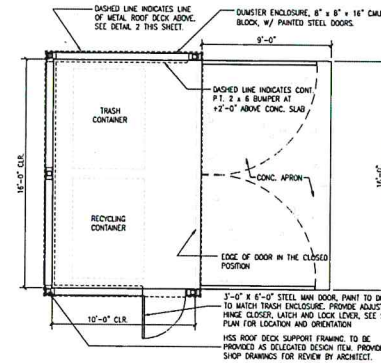
GATE JAMB
SCALE: 3/4" = 1'-0"

7



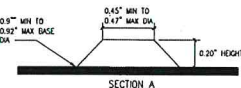
CANE BOLT SECTION
SCALE: 3/4" = 1'-0"

4

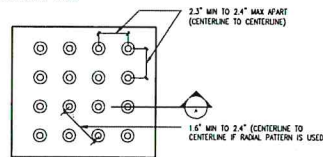


DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

1

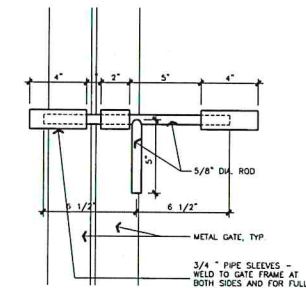


NOTE: COMPLY WITH 2022 CBC SECTION 11B-705.1.1. INSTALL METAL WARNING TILES IN AN AREA 36" LONG BY FULL WIDTH OF THE RAMP LESS A MAXIMUM OF 2" STARTING AT 6" MINIMUM TO 6" MAXIMUM FROM EDGE OF CURB. CONSTRUCT THE TRANSGRESSION OF THE RAMP FLUSH WITH THE ADJACENT SURFACES (1/2" TIP IS NOT ALLOWED).
COLOR SHALL BE YELLOW CONFORMING TO FS 3353M OF FEDERAL STANDARD 595C PER 2022 CBC 11B-705.1.1.1.3
TRUNCATED DOMES ARE TO BE INSTALLED SO THEY ARE PERPENDICULAR AT A 90° ANGLE TO THE VEHICULAR PATH OF TRAVEL.



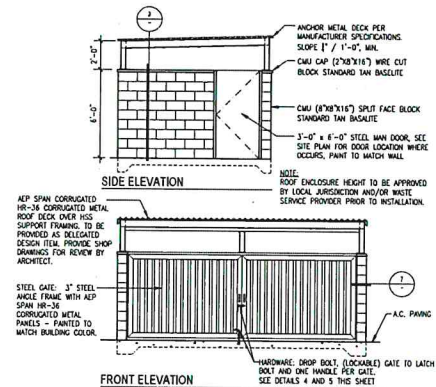
WARNING DOMES AT SITE RAMPS
SCALE: N.T.S.

8



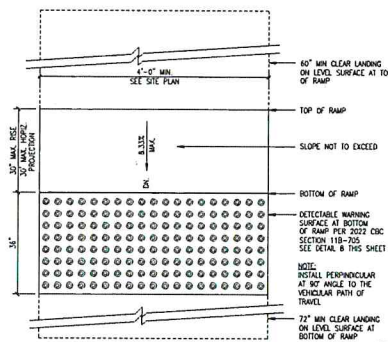
SIDE BOLT ELEVATION AT HEAD
SCALE: 3/4" = 1'-0"

5



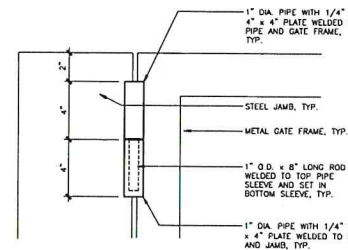
DUMPSTER ELEVATIONS
SCALE: 1/4" = 1'-0"

2



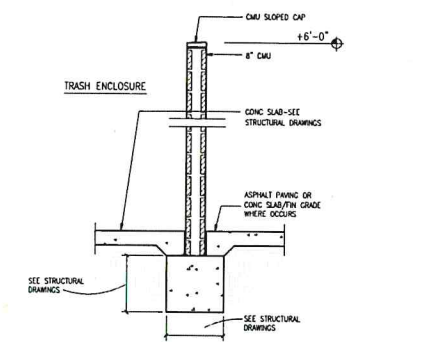
TYPICAL RAMP DETAIL
SCALE: 1" = 1'-0"

9



HINGE ELEVATION, TYP.
SCALE: 3/4" = 1'-0"

6



TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"

3

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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

Issue: description Date:
A INITIAL PLAN/REVISED 07-27-2022

GENERAL CONTRACTOR

drawn by: TLG plot date: 01-31-2023

checked by: JDL

stamp



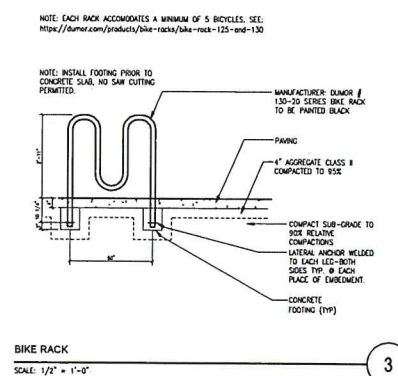
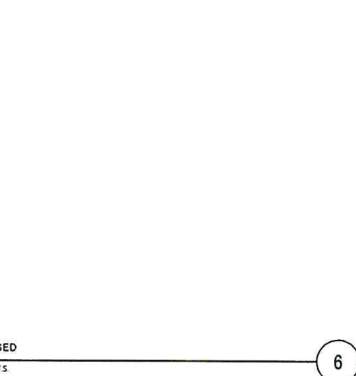
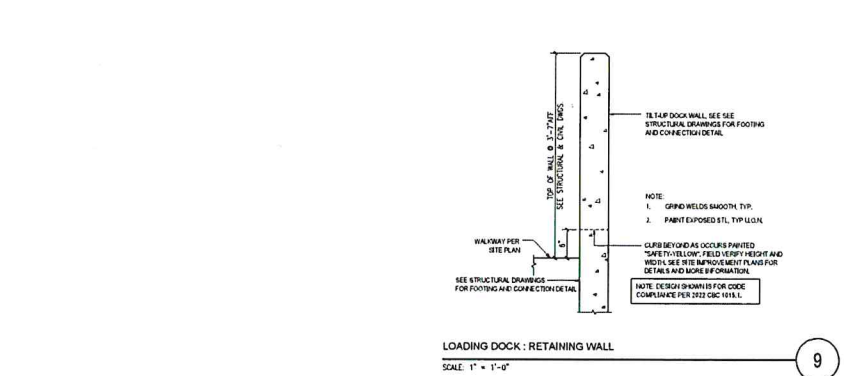
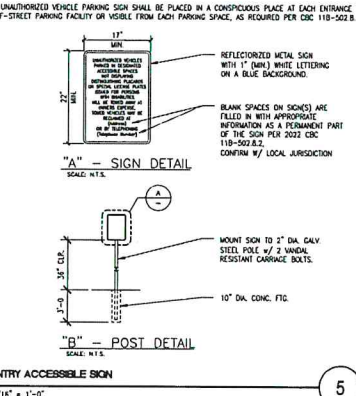
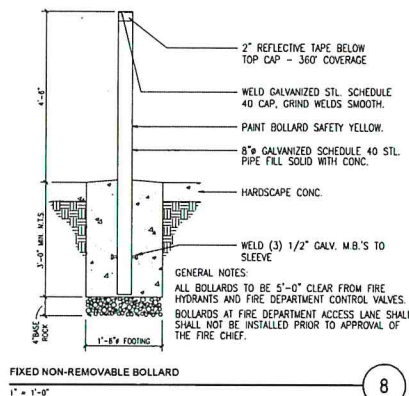
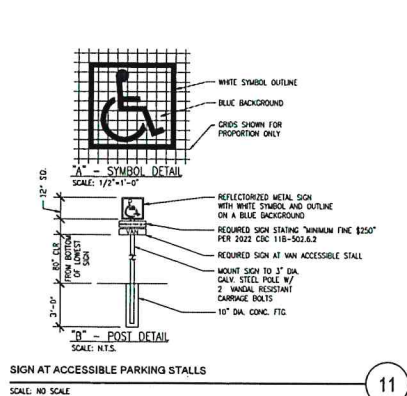
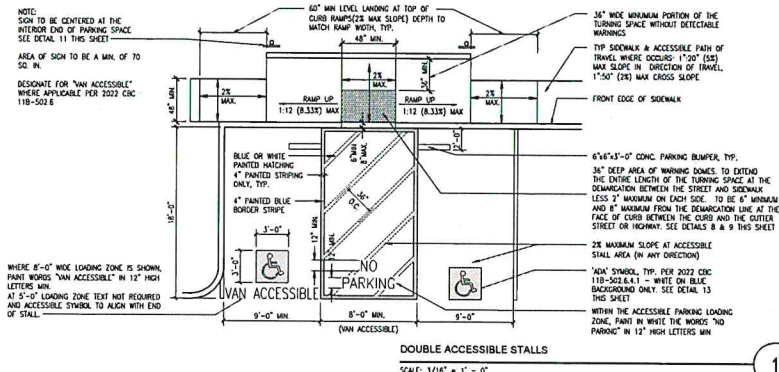
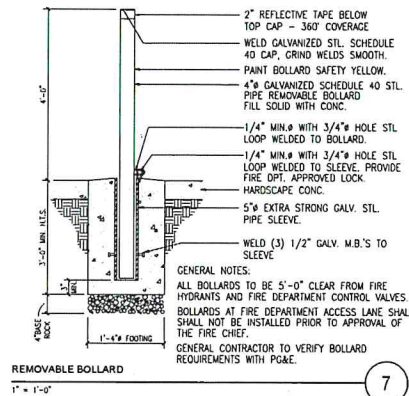
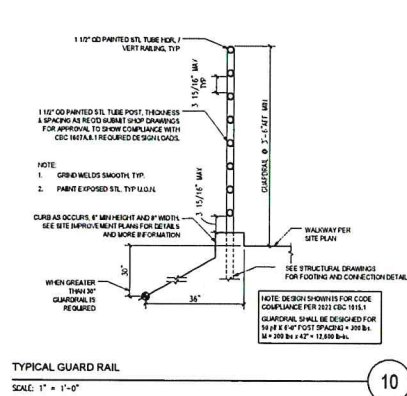
scale: AS NOTED

project number: 220406A.00

**SITE DETAILS
(FOR REFERENCE)**

sheet no.:

A01.2



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OWNER / DEVELOPER

E & P PROPERTIES

5400 INDUSTRIAL WAY, BENICIA, CA 94510

PRELIMINARY DESIGN DOCUMENTS FOR

NEW WINERY AND WINE STORAGE FACILITY BUILDING A

TECHNOLOGY WAY & MORRIS COURT NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue: description date:
A INITIAL PLANS REVIEW 07-25-2022
B PERMITS FOR PLANS REVIEW 01-21-2023

GENERAL CONTRACTOR

drawn by: TLG plot date: 01-15-2023
checked by: JDL

Stamp

JEFFREY D. ECHMUND
PRO. 13344
EXPI. 12-31-23
STATE OF CALIFORNIA

scale: AS NOTED
project number: 220406.00

SITE DETAILS (FOR REFERENCE)

sheet no.: A01.3

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PRELIMINARY DESIGN DOCUMENTS FOR

REFERENCES

NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue :	description :	date :
A	INITIAL PLANNING REVIEW	07-27-2022
B	REISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR

drawn by : T.L.G. plot date : 01-31-2023

checked by : JDL

stamp



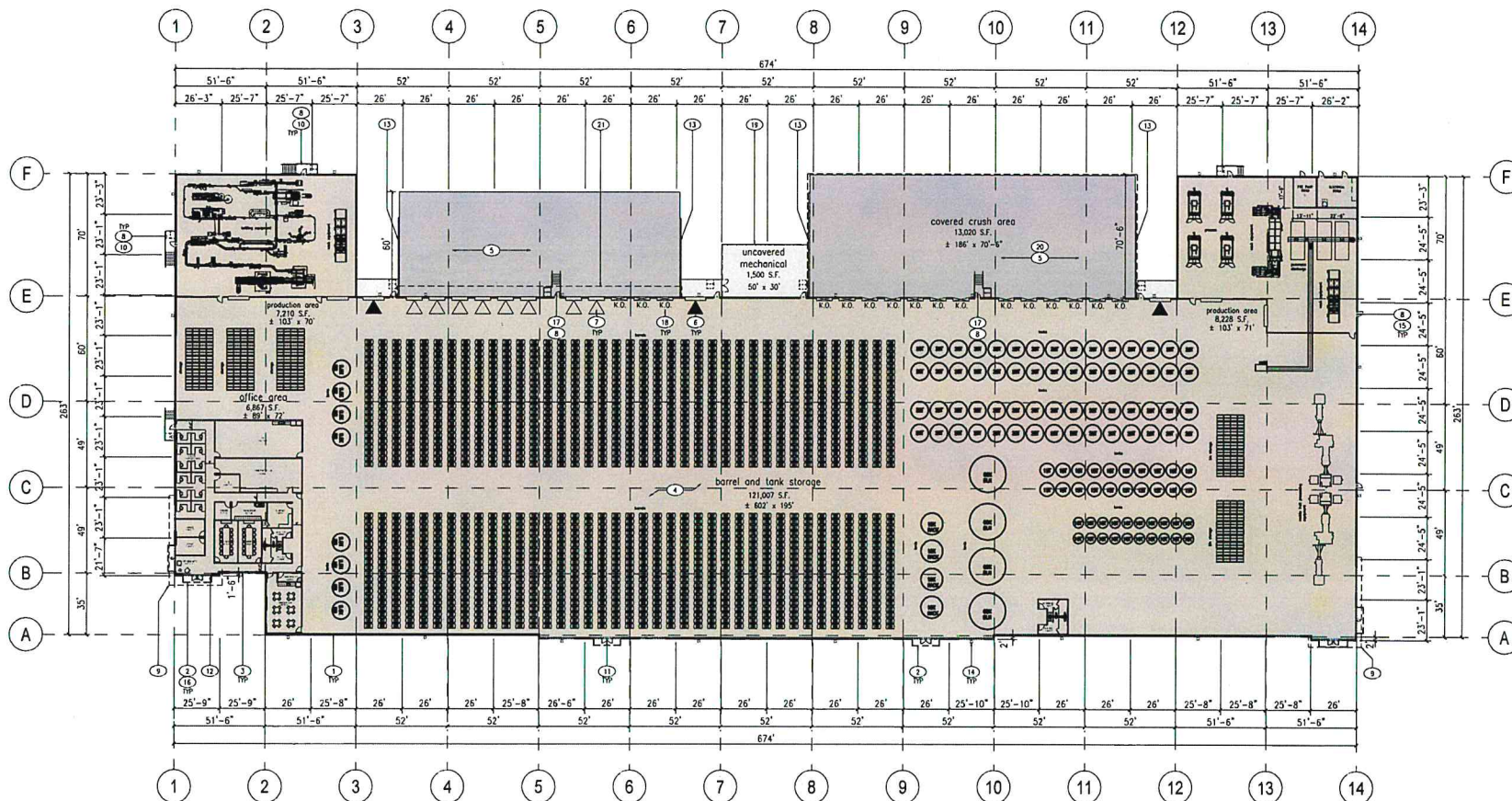
scale : AS NOTED

project number : 2204064.00

FLOOR PLAN -
BUILDING A

sheet no.

A02.1



- 1 EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH REVEALS AND A MULTICOATED TEXTURED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR SHEET A01.
- 2 STEEL C-CHANNEL CANOPY ABOVE ENTRY. SEE EXTERIOR ELEVATIONS SHEET A01.
- 3 GLAZING IN ALUMINUM FRAMES. SEE EXTERIOR ELEVATIONS SHEET A01.
- 4 CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
- 5 DEPRESSIONED TRUCK DOOR. SEE SHEET A01.
- 6 GRADE LEVEL ROLL UP DOOR.
- 7 DOOR LEVEL UP DOOR.
- 8 3' X 7' STEEL DOOR WITH SURFACE MOUNTED EMERGENCY LIGHT FIXTURE CENTER DOOR. TYPICAL AT ALL EXTERIOR DOORS. SEE EXTERIOR SHEET A01.
- 9 3' X 7' STEEL DOOR WITH SURFACE MOUNTED EMERGENCY LIGHT FIXTURE TYPE.
- 10 DASH LINE INDICATES DECORATIVE UPPER SLOPED ROOF ELEMENT. SEE EXTERIOR ELEVATIONS SHEET A01.
- 11 DELGATED DESIGN FIRM: PRE-FABRICATED STEEL STARTS AND GUARDRAILS FOR THE DOOR AND CORNER AND LOCATION WITH START DESIGNER/MANUFACTURER PRIOR TO FABRICATION. AREA OF ASSIGNED RESCUE SHED.

- | | | | |
|------|---|------|---|
| (11) | ALUMINUM STORM FRONT SYSTEM WITH DOOR. SEE ELEVATION SHEETS A03.1 | (12) | MEDIANCHA EQUIPMENT FWD W/ DOWN LINE FENCE AND GATE ENCLOSURE. |
| (13) | LOCATION OF FIRE DEPARTMENT APPROVED "WINKY BOB" AT BUILDING ENTRIES, MOUNT AT 4'-0" AFF. CONFORM LOCATION, MOUNTING HEIGHT AND ALL OTHER CRITERIA WITH THE AGENCY HAVING JURISDICTION. | (14) | 5'-0" GUTTERS W/ CADDIES AND DOWNSPOUTS ON DERESSED CONCRETE DOCK RAMP. |
| (15) | COURT W/ RAINWATER AT EACH SIDE OF DERESSED LOGGING DOCKS, TYP. SEE DETAIL 10/04.3. | (16) | 5'-0" GUTTERS W/ CADDIES AND DOWNSPOUTS @ DERESSED CONCRETE DOCK RAMP. |
| (17) | SURFACE MOUNTED EXTERIOR LIGHT FIXTURE ABOVE. SEE EXTERIOR ELEVATIONS, SHEET A03.1. SEE PHOTOGRAPHIC DRAWINGS FOR FIXTURE TYPE. | | |
| (18) | SURFACE MOUNTED EMERGENCY LIGHT FIXTURE CENTERED ABOVE DOOR. TYPICAL AT ALL EXTERIOR DOORS. SEE EXTERIOR ELEVATIONS, SHEET A03.1. SEE PHOTOGRAPHIC DRAWINGS FOR MORE INFORMATION. | | |
| (19) | EMERGENCY EGRESS LIGHTING MOUNTED TO UNDERSIDE OF CANOPY | | |
| (20) | PREFABRICATED PAINTED STEEL DOCK STAIR & BOLLARDS. | | |
| (21) | FUTURE KNOCKOUT PANELS. SEE STRUCTURAL DRAWINGS. | | |

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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WINERY AND WINE
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BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue	description	date
A	INITIAL PLANNING REVIEW	01-21-2022
B	REDESIGN FOR PLANNING REVIEW	01-25-2022

GENERAL CONTRACTOR

drawn by: TLG plot date: 01-13-2023

checked by: JOL

stamp



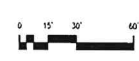
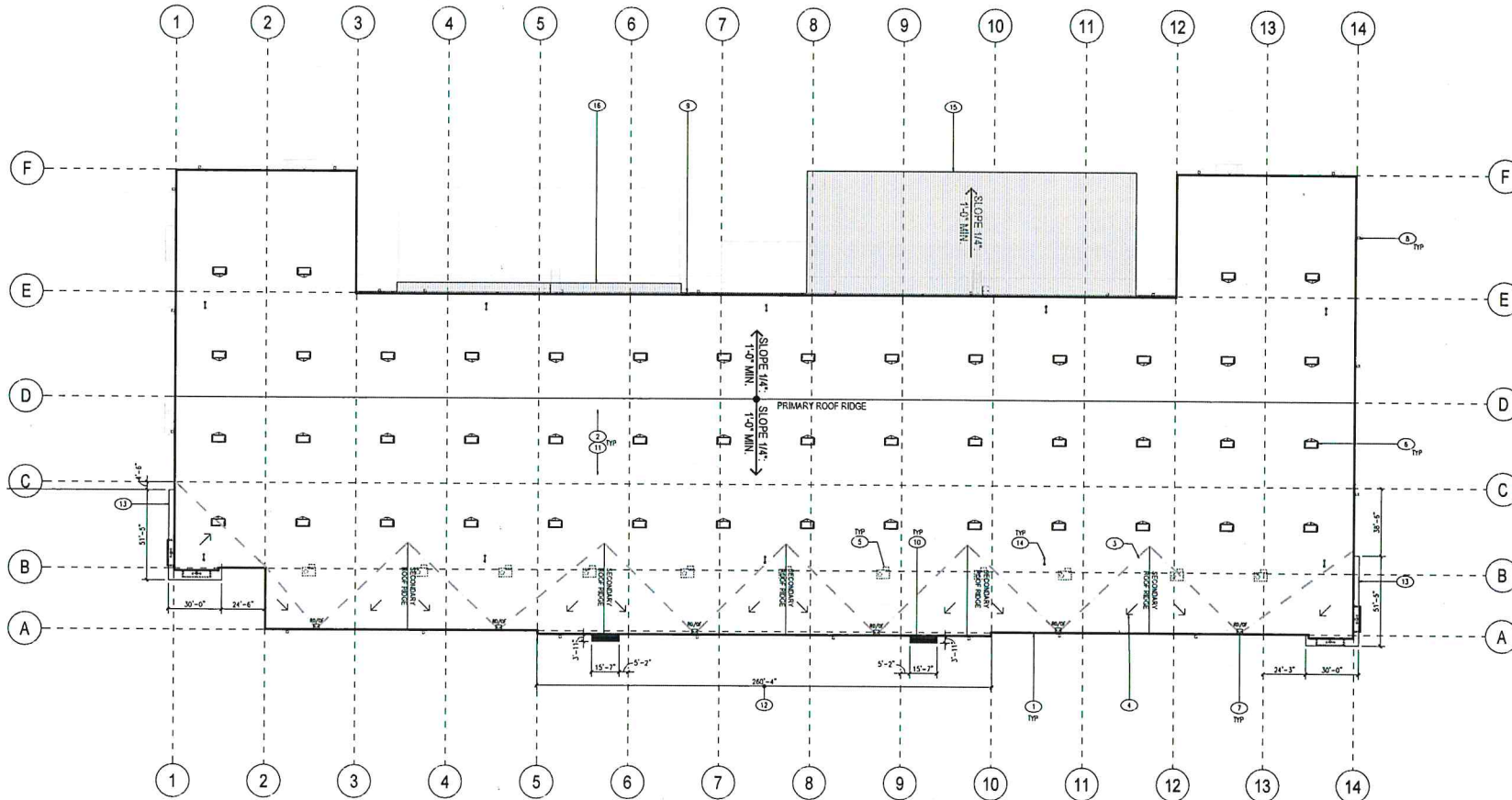
scale: AS NOTED

project number: 2204064.00

**ROOF PLAN -
BUILDING A**

sheet no:

A02.2

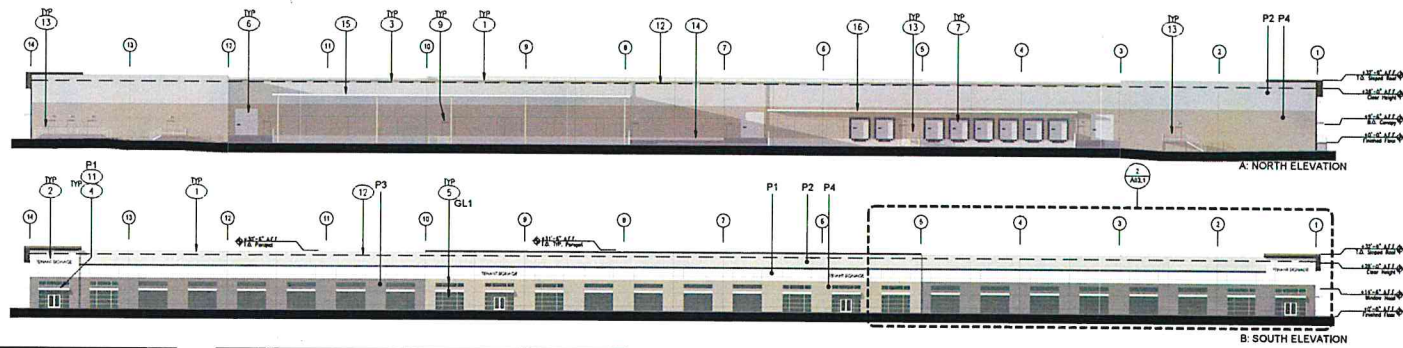


PRELIMINARY ROOF PLAN

SCALE: 1" = 30'-0"

KEYNOTES:

- 1 LINE OF TYPICAL PARAPET WALL
- 2 TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TWO SINGLE PLY SYSTEM OVER STRUCTURAL SHEATHING OVER SLOPED STRUCTURAL FRAMING. SEE STRUCTURAL DRAWINGS.
- 3 THICK DASHED GRAY LINE INDICATES WARPED ROOF AREA
- 4 INDICATES DIRECTION OF ROOF SLOPE
- 5 POTENTIAL LOCATION OF FUTURE ROOF MOUNTED HVAC EQUIPMENT. ALL ROOF MOUNTED EQUIPMENT SHALL BE DETERMINED AT TIME OF TENANT IMPROVEMENTS AND SHALL BE SCREENED FROM VIEW BY NATURE OF ITS PLACEMENT.
- 6 INDICATES LOCATION OF 4" X 8" SELF-CURVING DUAL DOME SYLIENT. PROVIDE SHAPED FOAM CRICKET AT HIGH SIDE(S) OF SKYLIGHT CURB TO PROVIDE SLOPE FOR DRAINAGE.
- 7 INTERNAL ROOF DRAIN AND OVERFLOW
- 8 EXTERIOR MOUNTED WALL PACK LIGHTING. SEE EXTERIOR ELEVATIONS AND PHOTOMETRIC DRAWINGS FOR MORE INFORMATION.
- 9 CONTINUOUS METAL GUTTER AND DOWNSPOUTS BELOW. PAINT TO MATCH ADJACENT BUILDING. SEE EXTERIOR ELEVATIONS FOR LOCATIONS AND FINISH.
- 10 STEEL C CHANNEL CANOPY W METAL ROOFING OVER MAIN ENTRIES.
- 11 FLASH ALL ROOF PENETRATIONS PER ROOFING MANUFACTURE'S SPECIFICATIONS.
- 12 TOP OF PARAPET CHANGES HEIGHT AT THIS AREA. SEE EXTERIOR ELEVATIONS SHEET A03.1 FOR MORE INFORMATION.
- 13 SLOPED ROOF ELEMENT. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR COLOR AND FINISH.
- 14 PROPOSED LOCATION OF HOSE BIBS. SEE PLUMBING DRAWINGS.
- 15 CANOPY w/ GUTTERS AND DOWNSPOUTS OVER DEPRESSSED CONCRETE DOCK RAMP.
- 16 6'-0" CANOPY w/ GUTTERS AND DOWNSPOUTS @ DEPRESSSED CONCRETE DOCK RAMP.

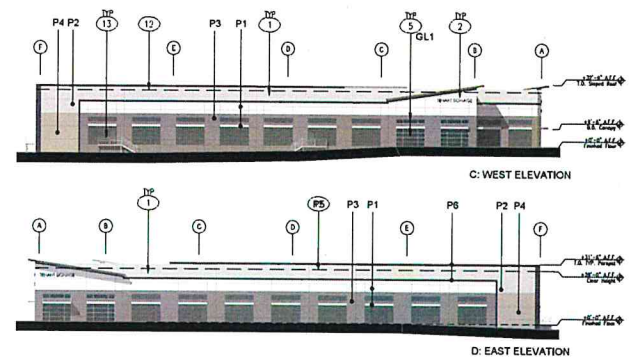


KEYNOTES:

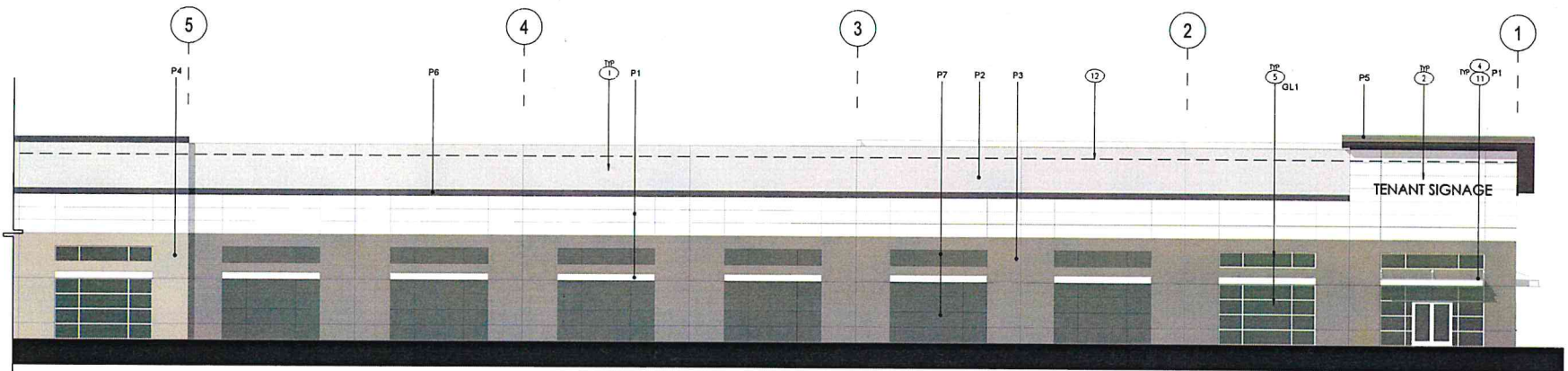
- 1 TYPICAL SITE CAST CONCRETE TILT-UP PANELS WITH 3/4" REVEALS AND A MULTI COLOR TEXTURED COATING SYSTEM.
- 2 TENANT SIGNAGE UNDER SEPARATE PERMIT.
- 3 CONTINUOUS GUTTER AND SURFACE MOUNTED DOWNSPOUTS.
- 4 PAINTED STEEL CHANNEL CANOPIES. PAINT AS SPECIFIED. TYPICAL AT MAIN ENTRANCE STOREFRONT OPENINGS.
- 5 TYPICAL WINDOW SYSTEM. DUAL PANE GLAZING IN 2" x 4" (NOMINAL) THERMALLY BROKEN, CLEAR ANODIZED ALUMINUM FINISHES. OUTER GLAZING PANE TO BE TINTED WITH LOW-E COATING ON INTERIOR SURFACE. INNER PANE CLEAR FLOAT. STOREFRONT DOORS WHERE SHOWN. 4 STOREFRONT LOCATIONS TOTAL.
- 6 12' x 14' GRADE LEVEL ROLL UP DOOR. PAINT TO MATCH ADJACENT COLOR.
- 7 9' x 15' DOCK LEVEL ROLL UP DOOR. PAINT TO MATCH ADJACENT COLOR.
- 8 EXTERIOR WALL PACK LIGHTING. SEE PHOTOGRAPHIC DRAWINGS.
- 9 3' x 7' STEEL MAIN DOOR WITH EMERGENCY LIGHT FIXTURE CENTERED OVER DOOR. SEE PHOTOGRAPHIC DRAWING FOR FIXTURE TYPE. PAINT DOOR TO MATCH ADJACENT WALL COLOR.
- 10 ADDRESS SIGNAGE UNDER SEPARATE PERMIT AND SHALL MEET BUILDING, FIRE AND SHERIFF DEPT REQUIREMENTS.
- 11 CANOPY LIGHTING. SEE PHOTOGRAPHIC DRAWINGS.
- 12 DASHED LINE INDICATES INTERNAL CLEAR HEIGHT. SEE ELEVATIONS FOR HEIGHT.
- 13 DELEGATED DESIGN ITEM: PRE-FABRICATED STEEL STAIRS AND GUARDRAILS. CONTRACTOR TO COORD. PANEL SIZE AND LOCATION WITH STAIR DESIGNER MANUFACTURER PRIOR TO FABRICATION. AREA OF ASSIGNED RESCUE SHOWN AS NEEDED.
- 14 MECHANICAL EQUIPMENT PAD W/ CHAIN LINK FENCE AND GATE ENCLOSURE. SEE DETAIL -/A01.2.
- 15 CANOPY W/ GUTTERS AND DOWNSPOUTS OVER DEPRESSIONED CONCRETE DOCK RAMP.
- 16 6'-0" CANOPY W/ GUTTERS AND DOWNSPOUTS @ DEPRESSIONED CONCRETE DOCK RAMP.

FINISH LEGEND:

P1: PAINT 1 KELLY MOORE KMW43 WHITEST WHITE	P2: PAINT 2 SHERWIN WILLIAMS SW7053 NEBULOUS WHITE
P3: PAINT 3 SHERWIN WILLIAMS SW7047 PORPOISE	P4: PAINT 4 SHERWIN WILLIAMS SW6150 UNIVERSAL KHAKI
P5: PAINT 5 SHERWIN WILLIAMS SW6153 PROTEGE BRONZE	P6: PAINT 6 SHERWIN WILLIAMS SW6991 BLACK MAGIC
P7: PAINT 7 SHERWIN WILLIAMS SW6188 SHADE GROWN	GL1: VITRO ARCHITECTURAL GLASS "ATLANTICA" EMERALD GREEN GLASS IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMES



EXTERIOR ELEVATIONS
SCALE: 1" = 30'-0"



PARTIAL ENLARGED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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BENICIA, CA 94610

PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	1.0% PLANNING PERIOD	07-23-2022
B	PERMIT FOR PLANNING PERIOD	05-31-2023

GENERAL CONTRACTOR

drawn by: TLG plot date: 01-31-2023

checked by: JDL

stamp:



scale: AS NOTED
project number: 2204066.00

**EXTERIOR
ELEVATIONS -
BUILDING A**

sheet no.

A03.1

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PRELIMINARY DESIGN DOCUMENTS FOR:
**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

issue:	description:	date:
A	NEW PLANNING REVIEW	01-25-2023
B	REQUEST FOR PLANNING REVIEW	01-21-2023

GENERAL CONTRACTOR

drawn by: PJ plot date: 01-13-2023

checked by: PF

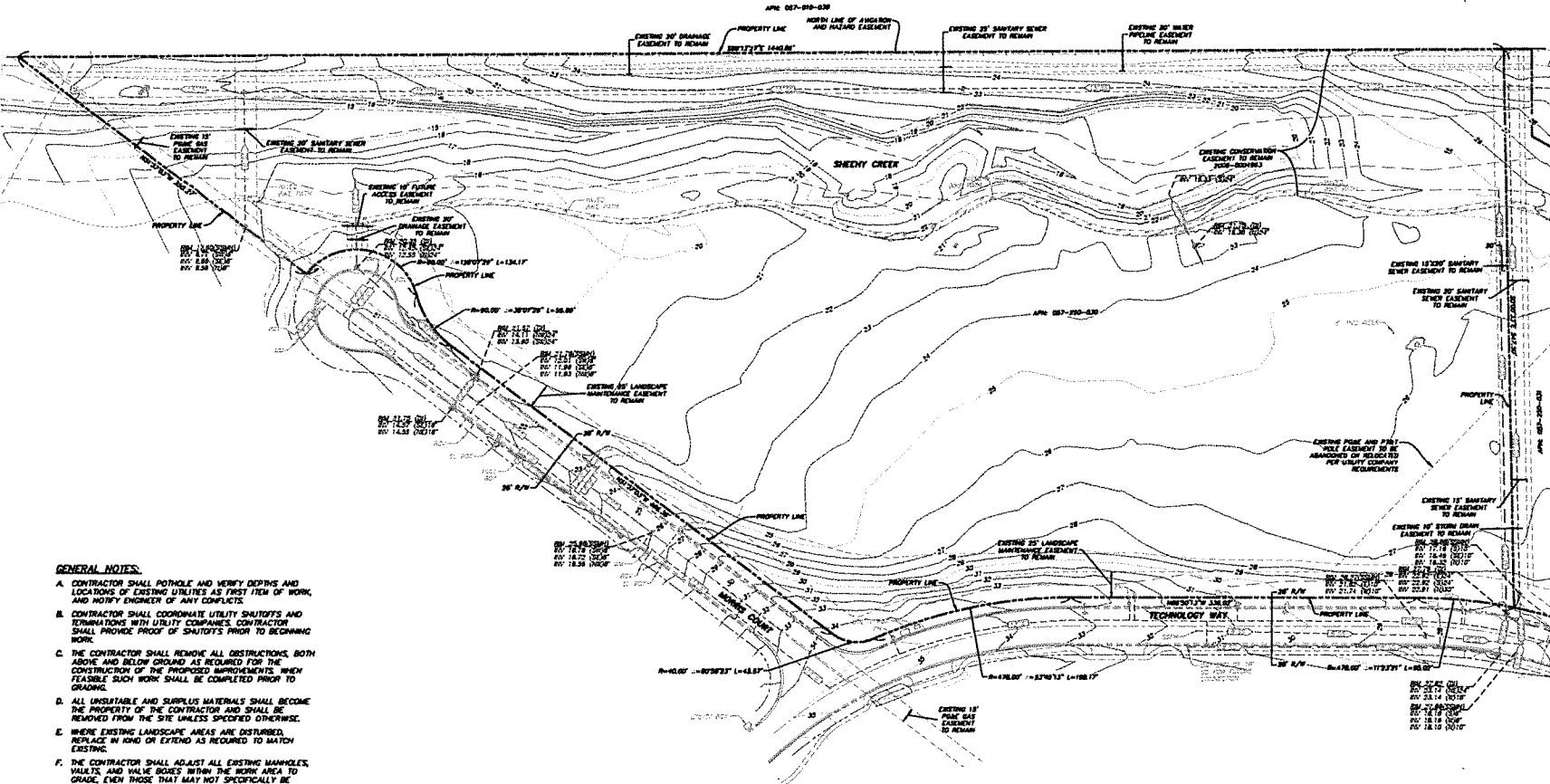
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scale: AS NOTED
project number: 3687-13

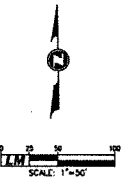
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

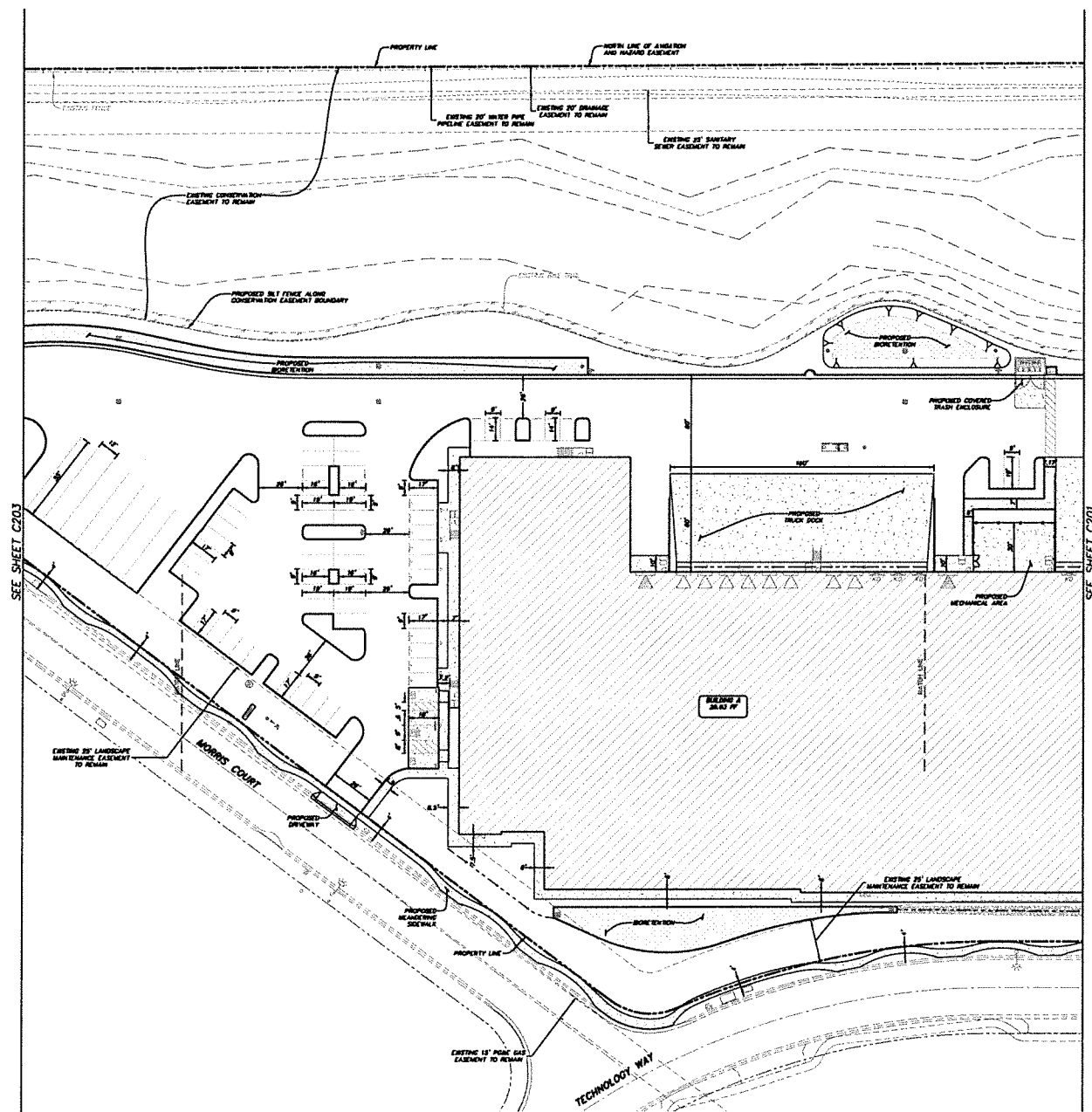
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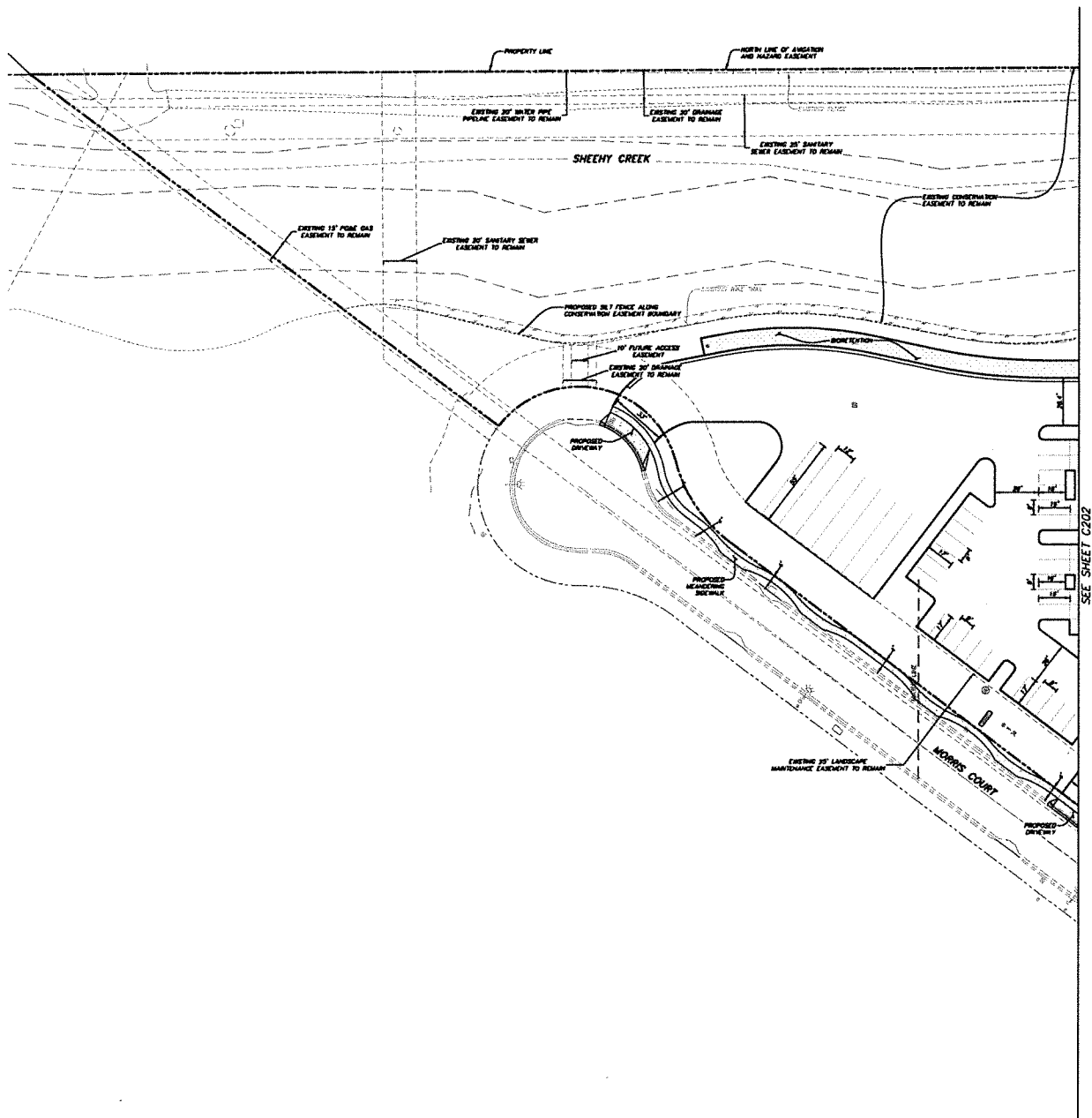
GENERAL NOTES:

- CONTRACTOR SHALL POT-HOLE AND VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES AS FIRST ITEM OF WORK, AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL COORDINATE UTILITY SHUT-OFFS AND TERMINATIONS WITH UTILITY COMPANIES. CONTRACTOR SHALL PROVIDE PROOF OF SHUT-OFFS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHEN FEASIBLE SUCH WORK SHALL BE COMPLETED PRIOR TO GRADING.
- ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.
- WHERE EXISTING LANDSCAPE AREAS ARE DISTURBED, REPLACE IN KIND OR EXTEND AS REQUIRED TO MATCH EXISTING.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES, VAULTS, AND VALVE BOXES WITHIN THE WORK AREA TO GRADE, EVEN THOSE THAT MAY NOT SPECIFICALLY BE NOTED. ALL DAMAGED BOXES SHALL BE REPLACED WITH NEW BOXES.





File Name: X:\Land Projects\3687-13\dwg\3687-13_A_C202.dwg Date Plotted: February 02, 2023 - 8:55am



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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WINERY AND WINE STORAGE FACILITY BUILDING A

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue	description	date
A	WPM PLANNING REVIEW	07-27-2022
B	PLANNING REVIEW FOR PLANNING REVIEW	01-21-2023

GENERAL CONTRACTOR:

drawn by: PJ plot date: 01-21-2023

checked by: PF

stamp



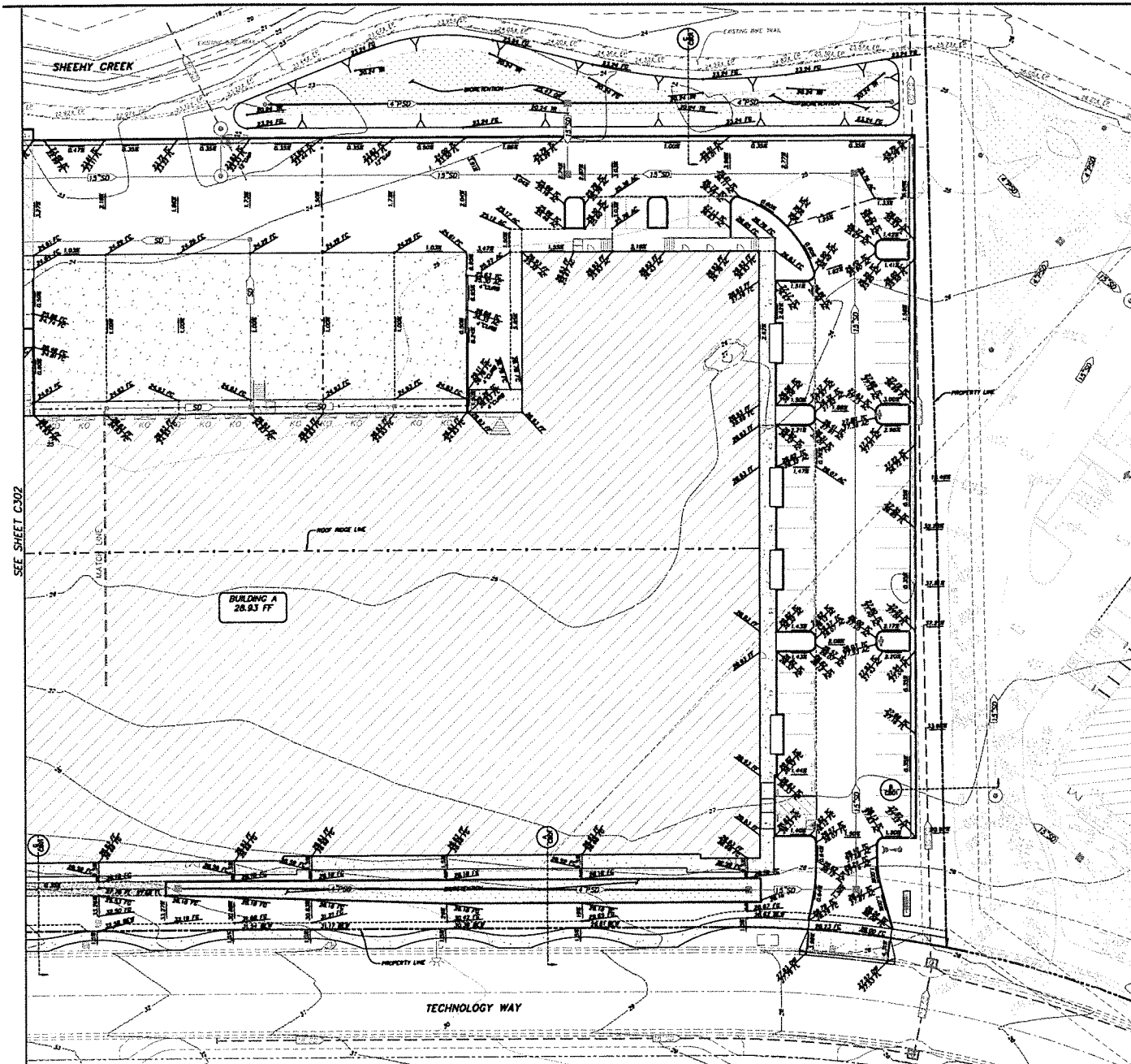
scale: AS NOTED

project number: 3687-13

CIVIL SITE PLAN

SCALE: 1"=30'

C203



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DENVER, CO 80216

PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COW
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	REVIEW PLANNING REVIEW	07/11/20
B	REDESIGNED FOR PLANNING REVIEW	01/11/20

GENERAL CONTRACTOR:

drawn by: P.J. plot date: 01-11-20

checked by: P.F.

sheet



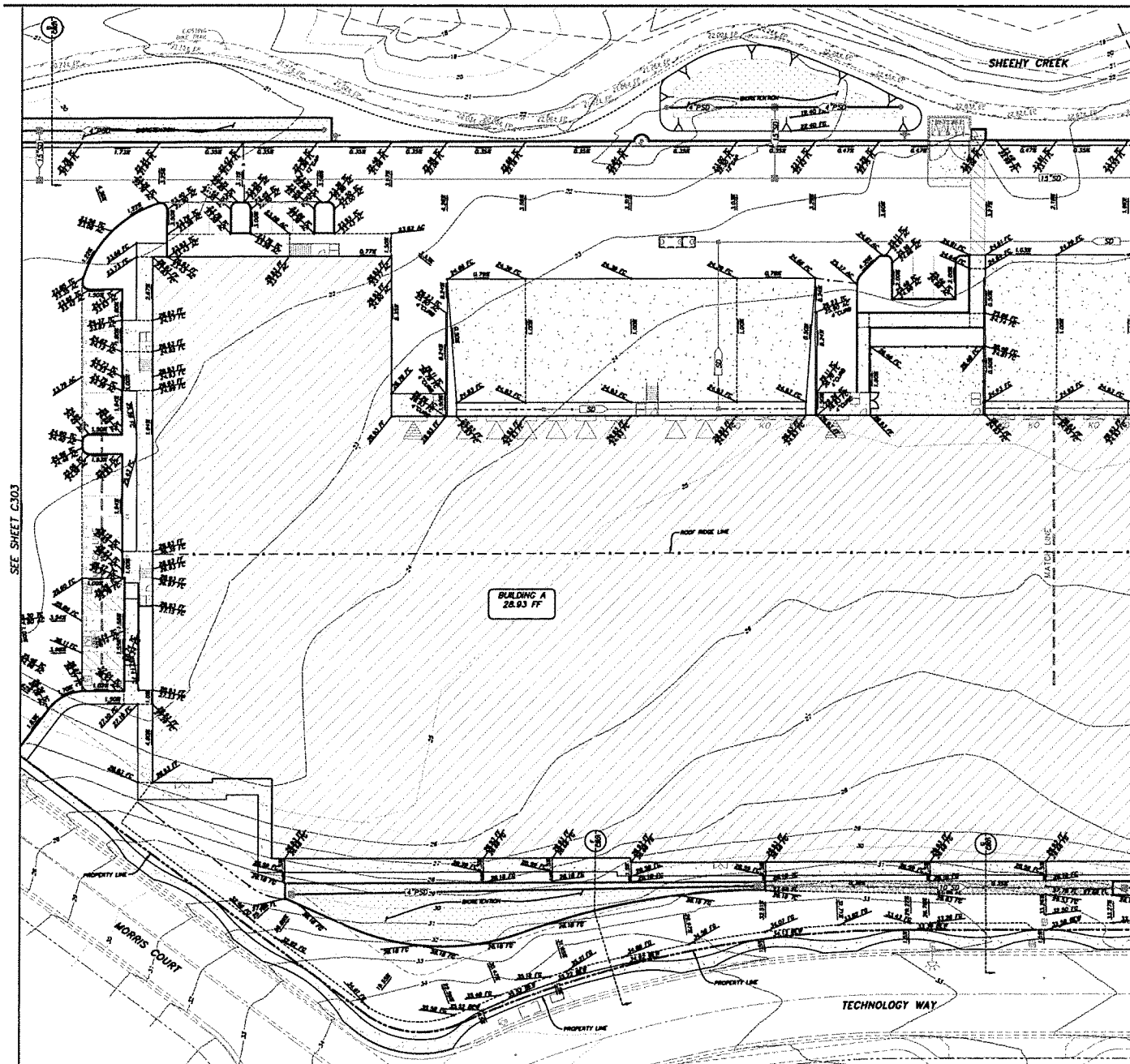
scale: AS HC

project number: 361

**GRADING &
DRAINAGE PLAN**

sheet no.

C301



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PRELIMINARY DESIGN DOCUMENTS FOR

NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	INITIAL PLANNING REVIEW	07-27-2023
B	REVISOR FOR PLANNING REVIEW	01-11-2023

GENERAL CONTRACTOR

drawn by: P.J. plot date: 01-11-2023

checked by: PF

stamp



scale: AS NOTED

project number

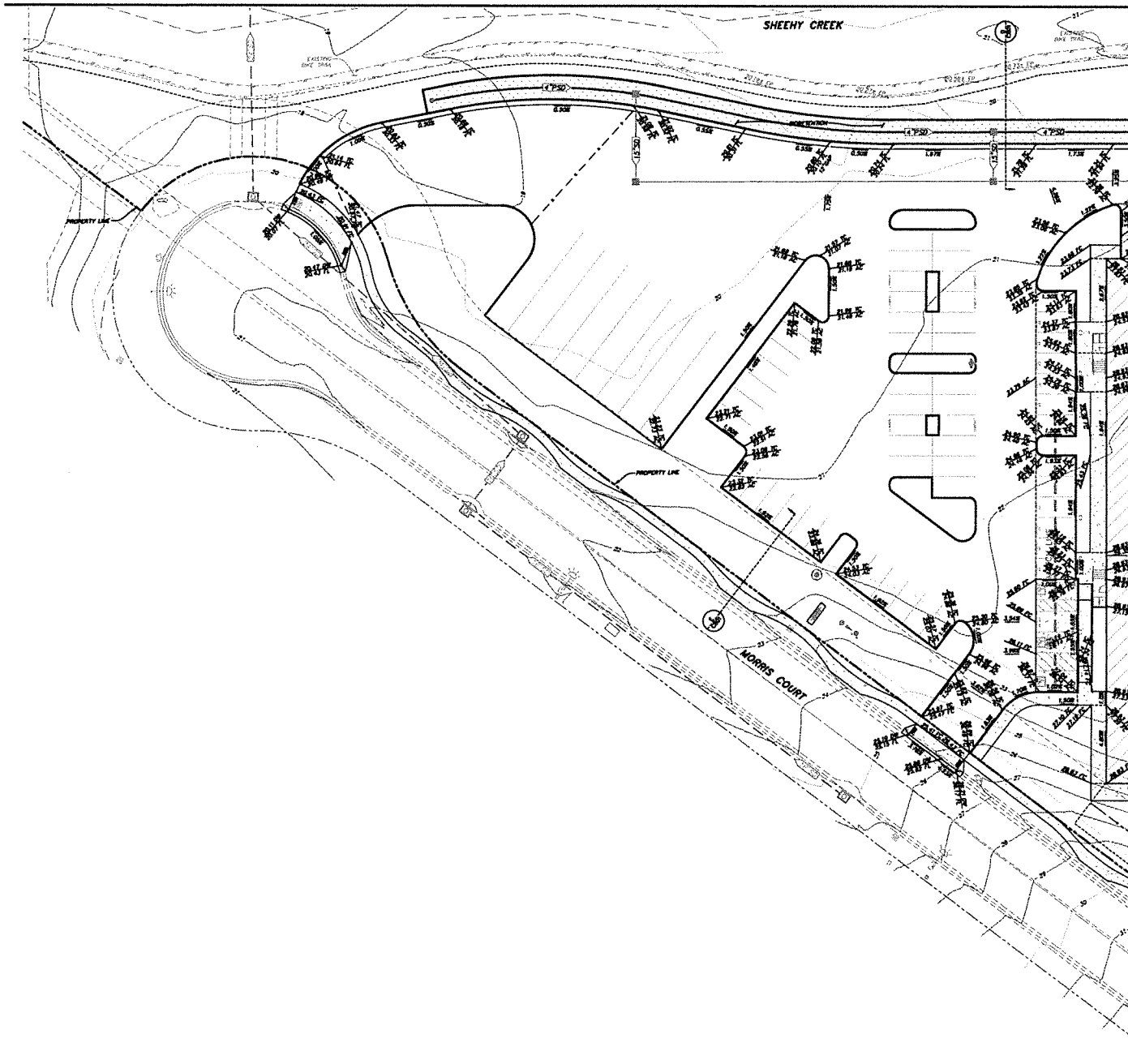
3687-13

GRADING &
DRAINAGE PLAN

SCALE: 1"=20'

Sheet No.:

C302



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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

Issue	Description	Date
A	NEW PLANNING REVIEW	07-27-2023
B	REDESIGNED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR

drawn by: PJJ plot date: 01-31-2023

checked by: PF

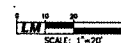
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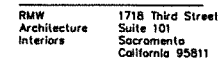
project number: 3087-13

**GRADING &
DRAINAGE PLAN**



sheet no.:

C303



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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by :

Issue :	Description :	Date :
A	INITIAL PLANNING REVIEW	07-27-2021
B	RE-ASSUED FOR PLANNING REVIEW	01-21-2021

GENERAL CONTRACTOR

drawn by: PJ plot date: 01-31-2023

checked by: PF

stamp



scale : AS NOTE

project number :

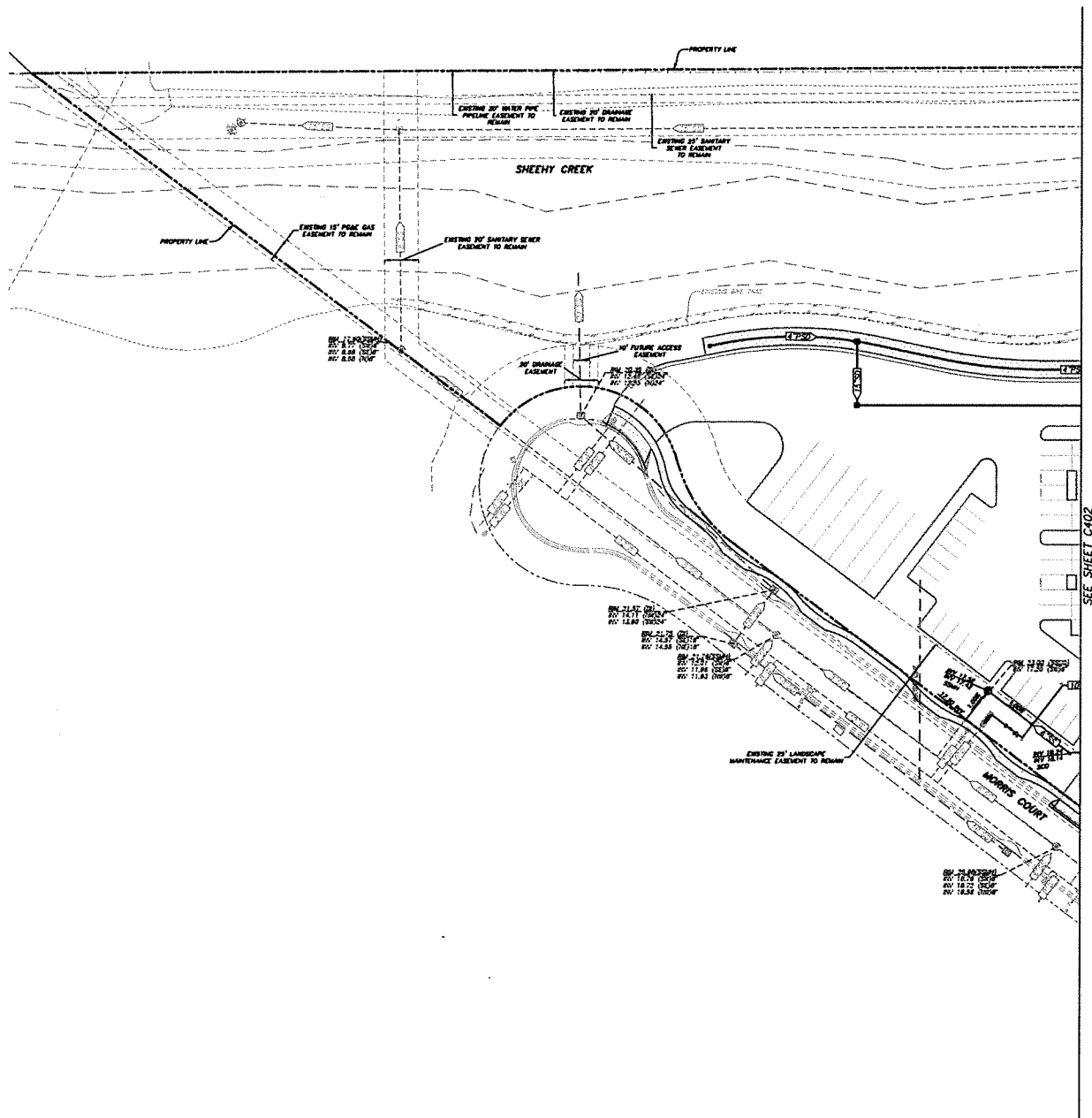
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UTILITIES PLAN



60 sheet no.

C402



RAW

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PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

Approved for the owner by:

Approved for the architect by:

Issue	Description	Date
A	RAW PLANNED REVIEW	07-27-2022
B	RECEIVED FOR PLANNED REVIEW	01-31-2023

GENERAL CONTRACTOR

Drawn by: PJ Date: 01-31-2023

checked by: PF

Stamp



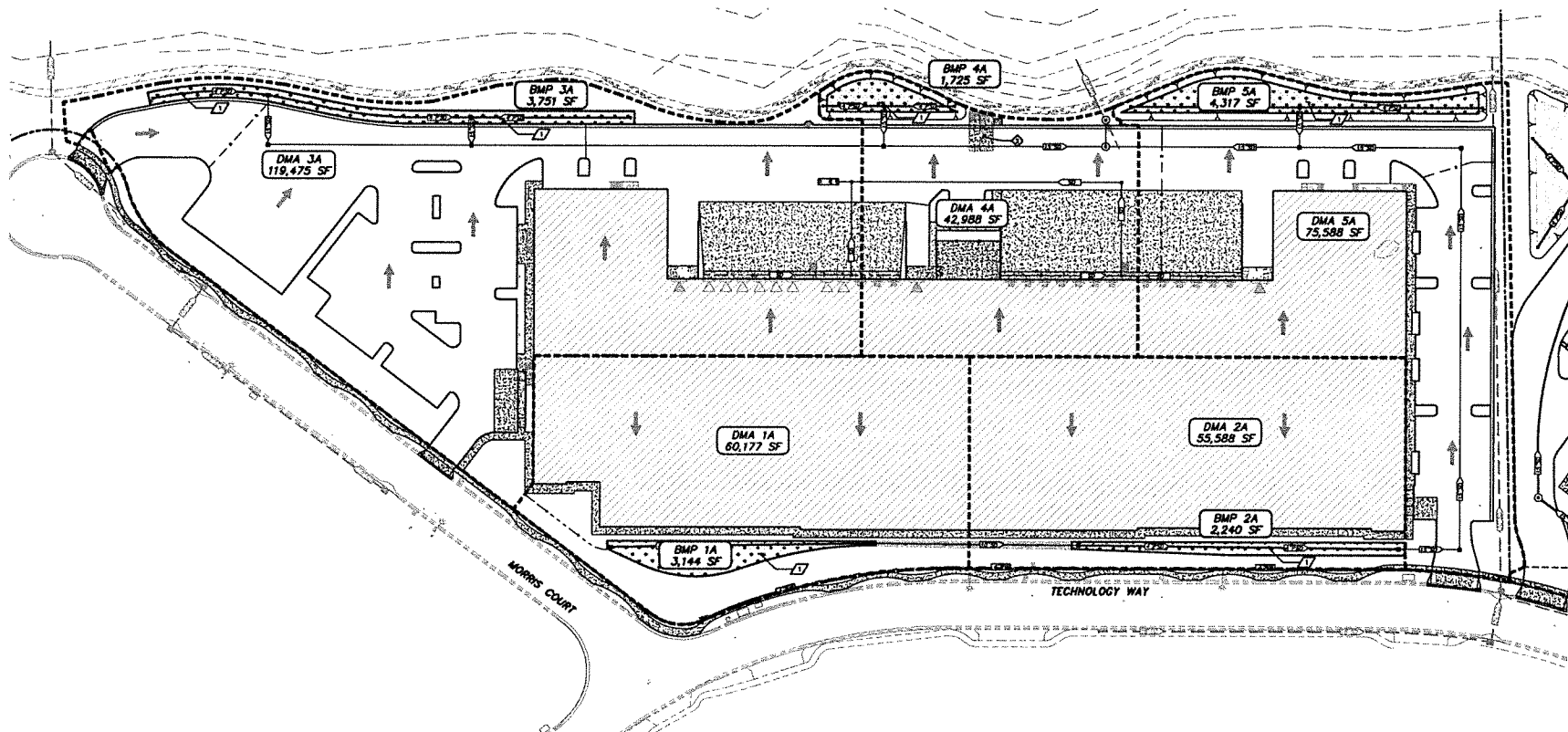
Scale: AS NOTED

Project number: 3687-13

UTILITIES PLAN



C403



RAW

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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

Issue	Description	Date
A	INITIAL PLANNING REVIEW	07-27-2022
B	REVISED FOR PLANNING REVIEW	01-21-2023

GENERAL NOTES:

- TOTAL PROJECT AREA IS 353,800 SF (8.12 AC).
- DMA - DRAINAGE MANAGEMENT AREA.
- BF - BIORETENTION FACILITY, TREATMENT CONTROL MEASURE.
- SOILS ARE GROUP II, PER USDA SOIL MAP VIEWER REPORT.
- DEPTH TO GROUNDWATER IS YET TO BE DETERMINED.
- RECEIVING WATER BODY IS SHERIDAN CREEK.

SITE DESIGN MEASURES:

- PRESERVE NATURAL DRAINAGE PATTERNS.
- DIRECT RUNOFF FROM IMPERVIOUS AREAS TO LANDSCAPED AREAS. FLOW DIRECTION (→).
- PLANT TREES ADJACENT TO IMPERVIOUS AREAS. TREE LOCATIONS TO BE IDENTIFIED WITH FINAL CONSTRUCTION DOCUMENTS.
- SELF-TREATING OR SELF-RETAINING AREA.
- DMA DRAINING TO A SELF-RETAINING AREA.

POTENTIAL POLLUTION SOURCES AND CONTROL MEASURES:

- LOADING DOCK, COVERED FOR SIX FEET OUT BEYOND THE EDGE OF THE BUILDING ROOF. SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL.
- REFUSE AREA, COVERED AND ENCLOSED FOR DUMPSTERS. SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL. GRADED TO MINIMIZE STORMWATER RUN-ON AND RUNOFF. SEE GRADING PLAN FOR FURTHER DETAIL.
- STORM DRAIN INLET, MARK WITH WORDS "NO DUMPING! FLOWS TO BAY". SEE UTILITY PLAN FOR FURTHER DETAIL.

TREATMENT CONTROL MEASURES:

- INSTALL BIORETENTION FACILITY PER DETAILS ON SHEET C502. SEE GRADING PLAN, SITE PLAN, UTILITY PLAN, AND LANDSCAPING PLAN FOR MORE DETAIL.

D&M SUMMARY:

- D&M ACTIVITIES AND RESPONSIBLE PARTIES WILL BE SPECIFIED WITH THE FINAL CONSTRUCTION DOCUMENTS.

LEGEND:

- | | |
|-------------------|--|
| DMA | DRAINAGE MANAGEMENT AREA |
| BMP | BEST MANAGEMENT PRACTICE |
| DMA 1
1,000 SF | WATER QUALITY AREA NAME AND SQUARE FOOTAGE |
| --- | WATER QUALITY AREA BOUNDARY |
| BMP 1
1,000 SF | BIORETENTION MANAGEMENT AREA NAME AND SQUARE FOOTAGE |
| --- | BIORETENTION MANAGEMENT AREA |
| → | DIRECTION OF FLOW |



scale: AS NOTED
project number: 3687-13

**STORMWATER
CONTROL PLAN**

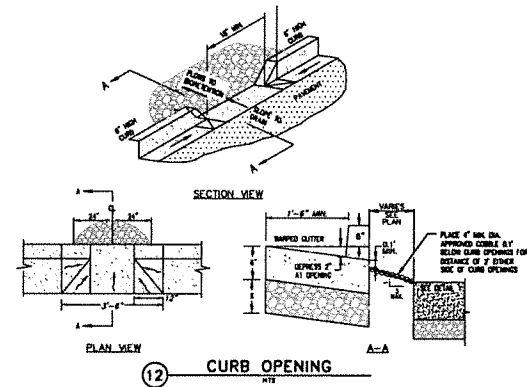
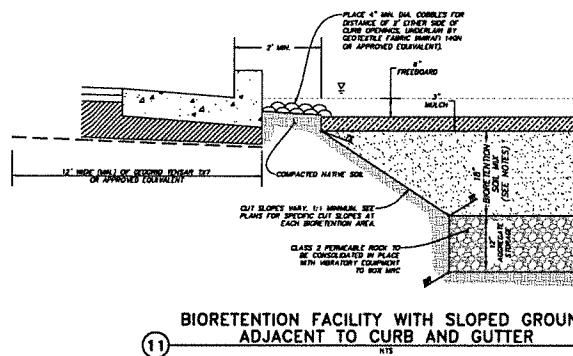
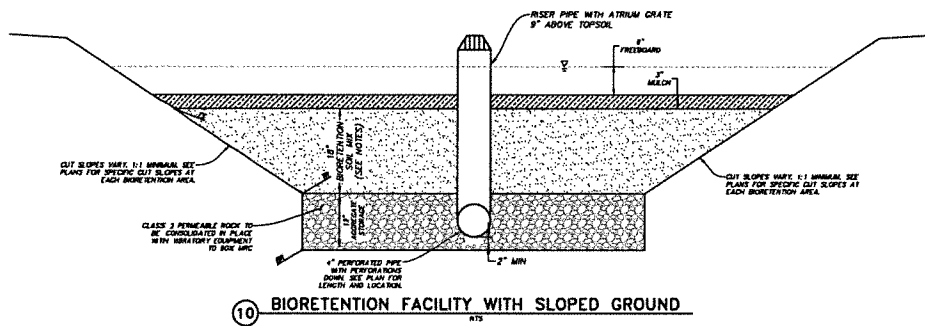
SCALE: 1"=40'

sheet no.:

C501

BIORETENTION NOTES:

1. FOR LOCATION, SIZE, AND IDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL SEE LANDSCAPE PLANS.
2. BIOTREATMENT SOIL MIX SHALL CONSIST OF 40%-70% SAND AND 30%-60% COMPOST PER BASMAA SPECIFICATIONS. SPECIFICATIONS AVAILABLE FROM COSTA CLEEN WATER PROGRAM (CCWP). SOIL MIX MUST BE OBTAINED FROM LOCAL SUPPLIER APPROVED BY THE CCWP.
3. INSTALLATION OF PERMEABLE SOIL SHALL BE PER BASMAA REQUIREMENTS.



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PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	ARCHITECT REVIEW	10-27-2022
B	REVISOR FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

Drawn by: PJ plot date: 01-31-2023

checked by: PF

stamp



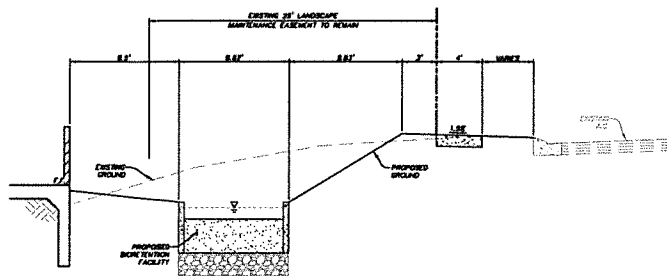
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project number: 3687-13

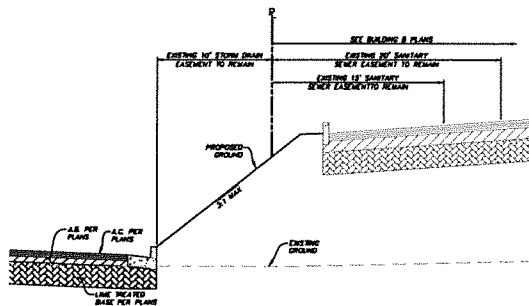
**STORMWATER
CONTROL PLAN
DETAILS**

sheet no.:

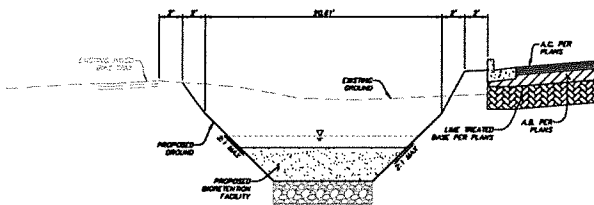
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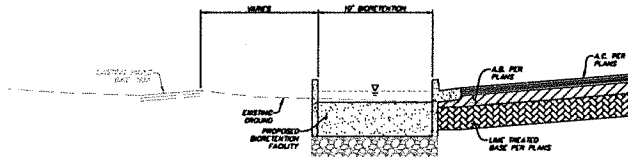
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ADJACENT TO TECHNOLOGY WAY
NTS



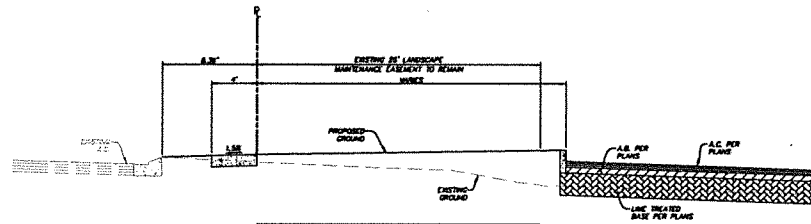
B EAST PROPERTY LINE
NTS



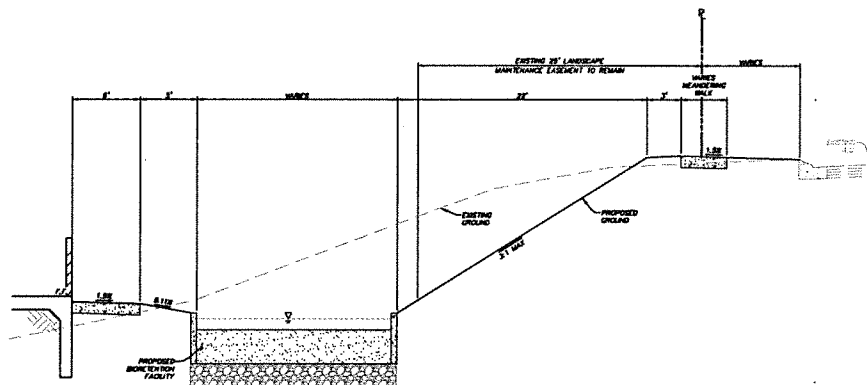
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NTS



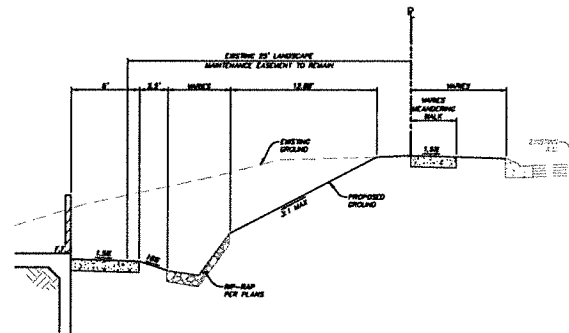
D NORTH CROSS SECTION
NTS



E WEST PROPERTY LINE
NTS



F SOUTHWEST BIORETENTION
NTS



G SOUTH CROSS SECTION
ADJACENT TO TECHNOLOGY WAY
NTS

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PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	NTS PLANNING REVIEW	01-27-2022
B	PRELIMINARY PLANNING REVIEW	01-21-2022

GENERAL CONTRACTOR

Drawn by: PJ plot date: 01-21-2023

checked by: PF

stamp



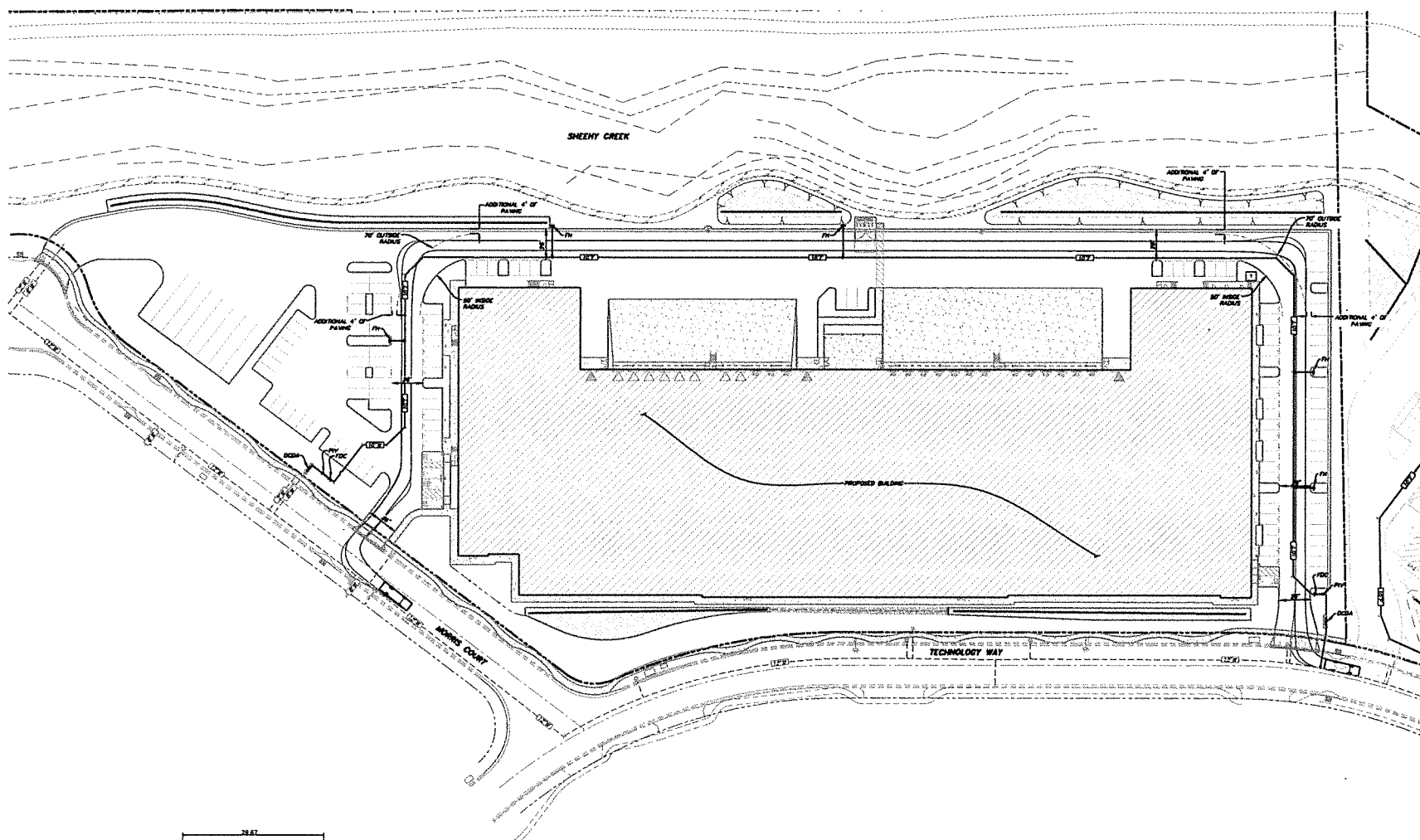
scale: AS NOTED

project number: 3667-13

CROSS-SECTIONS

Sheet No.:

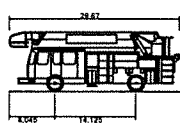
C801



LEGEND

--- BODY ENVELOPE

--- OUTER WHEEL WALLS



PIERCE - VEL7000

Overall Length 29.670ft

Overall Width 8.040ft

Overall Body Height 10.514ft

Min Body Ground Clearance 0.944ft

Track Width 8.470ft

Lock-to-lock time 6.00s

Wall to Wall Turning Radius 30.000ft

NAPA COUNTY

FIRE ENGINE

1

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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	INITIAL PLANNING REVIEW	07-27-2022
B	REDESIGNED FOR PLANNING REVIEW	07-27-2022

GENERAL CONTRACTOR

Drawn by: PJ plot date: 01-13-2023

checked by: PF

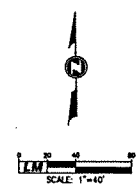
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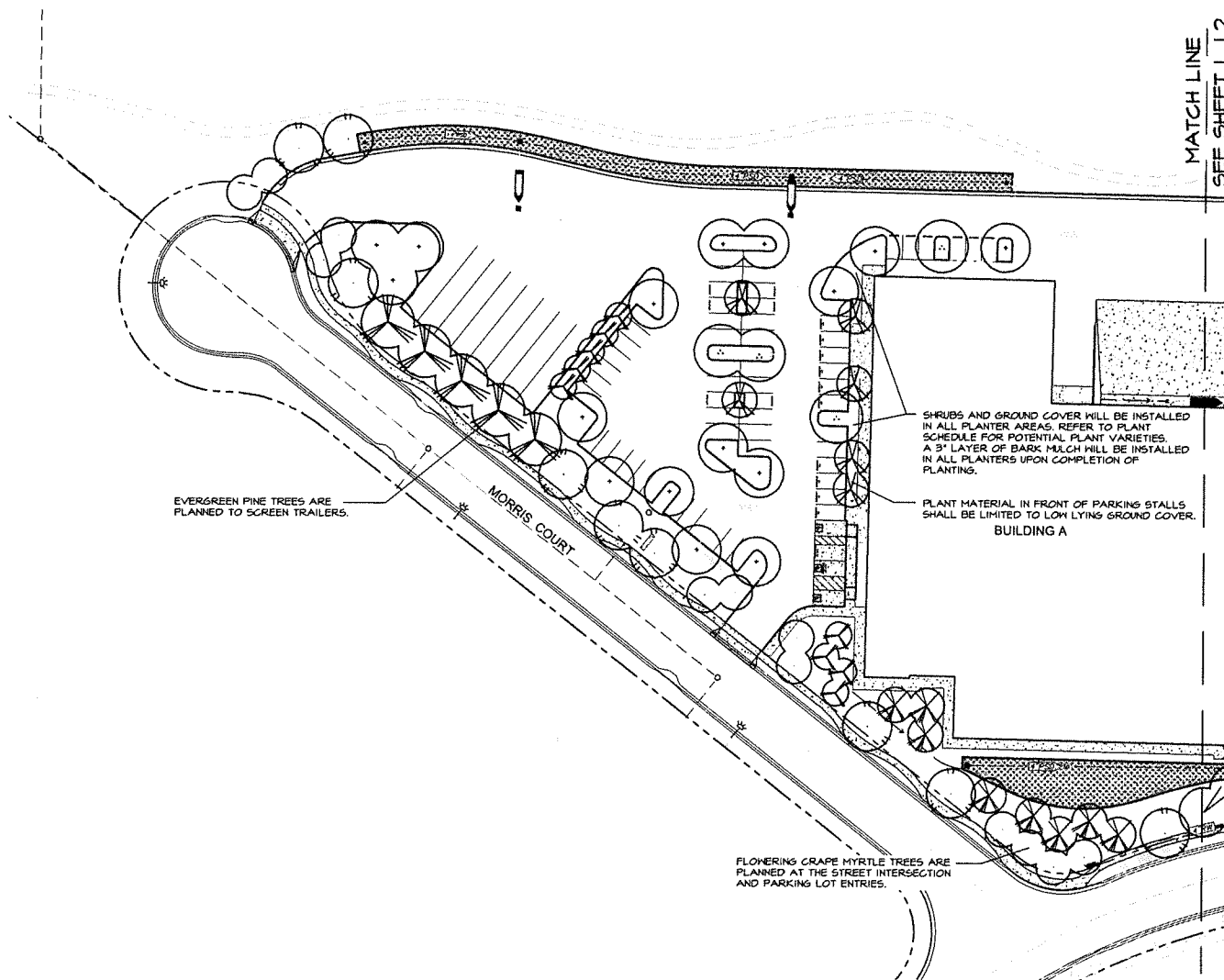
scale: AS NOTED

project number: 3687-13

FIRE PLAN



sheet no.: **C901**



PLANT SCHEDULE

TREES	CODE	QTY.
GER FOR	4	
ERI DEF	10	
LAG NAT	10	
PIN ELD	14	
PIN HAL	5	
PIS KEI	22	
PLA COL	16	
QUE SUB	7	
ZEL VIL	10	
BIOFILTRATION BASIN	CODE	QTY.
TUR BIO	17,173 sq	

SEE SHEET L1.3 FOR
COMPLETE PLANT SCHEDULE



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OWNER / DEVELOPER

E & P
PROPERTIES

8400 INDUSTRIAL WAY,
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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue	description	date
4	147% PLANS REVIEW	05-23-2022
8	MS&S/CFP PLANS REVIEW	09-16-2023

GENERAL CONTRACTOR

drawn by: JMA plan date: 07-27-2022

checked by: JMA

stamp



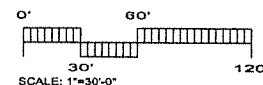
scale: AS NOTED

project number: 2204099.00

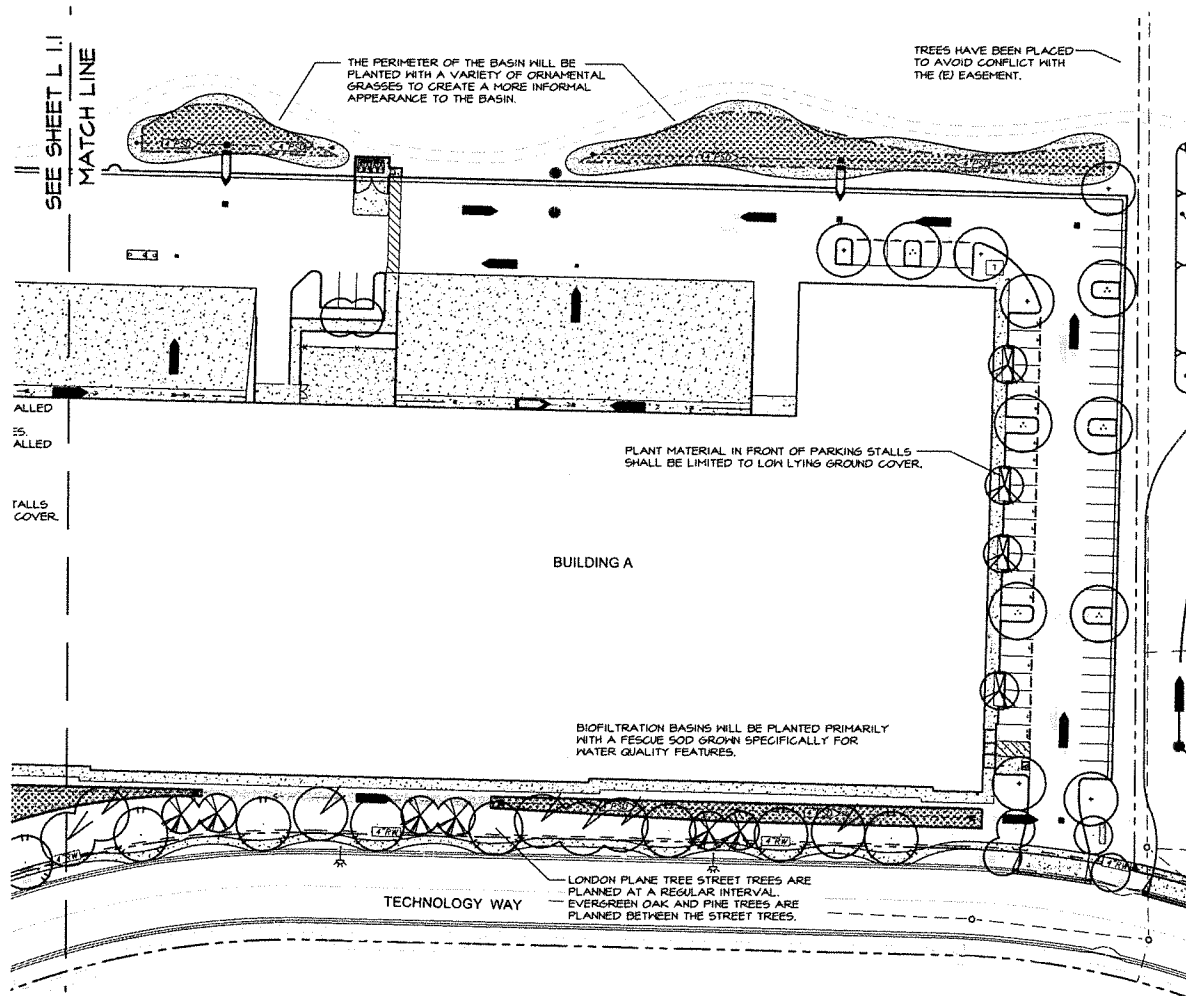
PRELIMINARY
LANDSCAPE PLAN

sheet no.:

L1.1



YAMASAKI
LANDSCAPE ARCHITECTURE
1225 HIGH STREET, SUITE 101
15701 885-0040
FAX 15701 885-0040



PLANT SCHEDULE

TREES	CODE	QTY
	CER FOR	9
	ERI DEF	10
	LAS NAT	10
	PIN ELD	14
	PIN HAL	5
	PIS KEI	22
	PLA COL	16
	QUE SUB	7
	ZEL VIL	10
BIOFILTRATION BASIN	CODE	QTY
	TUR BIO	17,773 sq

SEE SHEET L1.3 FOR
COMPLETE PLANT SCHEDULE



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OWNER / DEVELOPER

E & P PROPERTIES

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BENICIA, CA 94610

PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WINERY AND WINE
STORAGE FACILITY
BUILDING A

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue	description	date
A	DETAILED PLAN REVIEW	01-23-2022
B	REDESIGN FOR PLANNING REVIEW	01-24-2022

GENERAL CONTRACTOR:

drawn by: JMA plot date: 07-27-2022

checked by: JMA

stamp



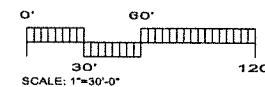
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project number: 2204095.00

PRELIMINARY LANDSCAPE PLAN

sheet no.:

L1.2



SCALE: 1"=30'-0"

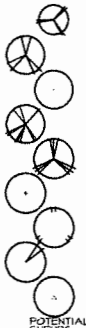


NORTH



YAMASAKI
LANDSCAPE ARCHITECTURE
1213 HIGGINS STREET, ALBUQUERQUE, NM 87102
(505) 845-0040
FAX (505) 845-0041

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	GER FOR	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	24" box
	ERI DEF	Eriobotrya deflexa (standard) / Bronze Loquat	24" box
	LAG NAT	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box
	PIN ELD	Pinus eldarica / Afghan Pine	15 gal
	PIN HAL	Pinus halepensis / Aleppo Pine	15 gal
	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24" box
	PLA COL	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal
	QUE SUB	Quercus suber / Cork Oak	15 gal
	ZEL VIL	Zelkova serrata 'Green Vase' / Green Vase Zelkova	15 gal
	CODE	BOTANICAL / COMMON NAME	SIZE
POTENTIAL SHRUBS	CAL DWA	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal
	CIS PRO	Cistus salvifolius 'Prostratus' / Sagelike Rockrose	5 gal
	DIE VEB	Dietsa vagata / African Iris	1 gal
	ELA MAG	Elaeagnus pungens 'Maculata' / Eleagnus	5 gal
	GRE NOE	Grevillea x 'Noellii' / Grevillea	5 gal
	MAH SOF	Mahonia aurbracteata 'Soft Caress' / Soft Caress Mahonia	5 gal
	NAN GUL	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	5 gal
	RHA EVE	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal
	RHA DWA	Rhaphiophis umbellata 'Minor' / Dwarf Yedda Hawthorn Standard	5 gal
	ROS COL	Rosmarinus a. 'Collingwood Ingram' / Collingwood Ingram Rosemary	5 gal
POTENTIAL GRASSES	VIB DAV	Viburnum davidii / David Viburnum	5 gal
	XYL COM	Xylosma congestum 'Compacta' / Compact Xylosma	5 gal
	CODE	BOTANICAL / COMMON NAME	SIZE
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal
	MUN RIG	Muhlenbergia rigens / Deer Grass	1 gal
	CODE	BOTANICAL / COMMON NAME	SIZE
	MAG UNG	Maccladyena unguis-cati / Cat's Claw Creeper	5 gal
	CODE	BOTANICAL / COMMON NAME	SIZE
	ARC ECP	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal
	COT LOW	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal
POTENTIAL VINES	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
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	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
POTENTIAL GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
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	CODE	BOTANICAL / COMMON NAME	SIZE
BIOFILTRATION BASIN	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
	CODE	BOTANICAL / COMMON NAME	SIZE
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	CODE	BOTANICAL / COMMON NAME	SIZE

PLANTING STATEMENT

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION STATEMENT

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrant, locating plants of different water and solar needs into groups.



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OWNER/DEVELOPER:

E & P PROPERTIES

5400 INDUSTRIAL WAY,
BENICIA, CA 94510

PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WINERY AND WINE STORAGE FACILITY BUILDING A

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue	description	date
A	FINAL PLANNING	07-17-2022
B	PERMITS FOR PLANNING DESIGN	01-25-2023

GENERAL CONTRACTOR:

drawn by: JMA plot date: 07-17-2022

checked by: JMA

stamp



scale: AS NOTED

project number: 220-0088.00

PLANT SCHEDULE AND NOTES

sheet no.:

L1.3



YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, ALFURN CA 94603
(916) 885-0040
FAX (916) 885-0041

PLANNING SUBMITTAL DRAWINGS FOR:
E & P PROPERTIES
NEW WAREHOUSE - BUILDING B
 TECHNOLOGY WAY & MORRIS COURT
 NAPA COUNTY, CA



PERSPECTIVE IMAGE OF PROPOSED BUILDING B

PROJECT NARRATIVE:

Site: The project site is located on the north side of Technology Way and Morris Court, in the County of Napa, California. The 6.87 acre site is currently undeveloped.
 APN: 057-250-031, 057-250-032

Building: The project plan proposes one industrial building totaling 66,915 square feet. The industrial buildings will be of Type VB construction, site cast, tilted concrete panels with a variety of architectural enhancements. The typical wall panels are to be enhanced with reveals and a textured elastomeric, multi-colored coating system. The areas around the building entries are also enhanced with significant sloped roof elements and tinted glazing in aluminum frames with overhead steel-framed painted canopies. The placement of these enhancements is focused at those locations most visible from the public roadways.

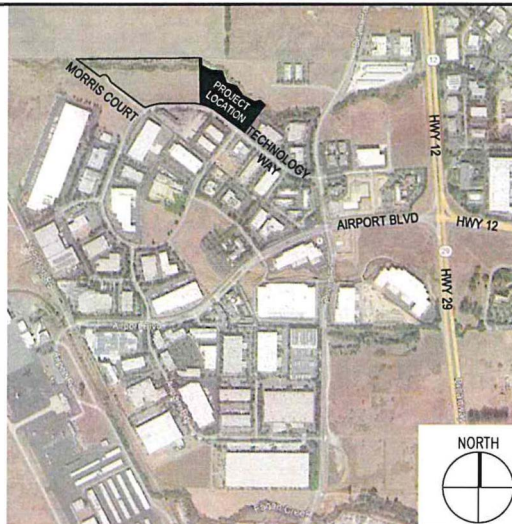
Site Access and Parking: Two site entrance drives are proposed along Technology Way. The site plan proposes a total of 82 vehicle parking stalls for employees and/or customers.

Proposed signage is limited to required building address signage only. No other signage is anticipated nor proposed in this submittal. Any future owner/tenant signage will be provided at a later date, under a separate permit submittal.

Site landscaping will consist of plants appropriate for and indigenous to Napa County and will adhere to County of Napa Zoning Code. Low water use plants will be used extensively, while moderate water use plants will be concentrated at accent points, such as driveways and building entries.

Sustainable Materials & Construction Practices: The project will incorporate a variety of sustainable materials and construction practices to include the following: 1) A storm water pollution prevention plan to minimize contamination, erosion, and dust pollution during construction. All storm water runoff from impervious surfaces (roofs and paving) will be routed through specially designed water quality detention and treatment basins. Additionally, on-site detention will be provided to meet the local jurisdictional standards. 2) Storage and collection of recyclable materials. 3) Construction waste management. 4) Environmental tobacco smoke control. 5) Heat reflecting roof membranes. 6) Light pollution reduction. 7) Water efficient landscaping. 8) Water use reduction methods. 9) Low VOC emitting sealants, adhesives, coatings, floorings, and wood materials. 10) Roof structures designed to accommodate additional weight for rooftop photovoltaic electricity generation panel arrays. 11) California Green Building Code compliant electric vehicle charging stations at one location. 12) The project architect is a LEED accredited professional and will apply his knowledge of LEED techniques and practices to the project design and construction.

VICINITY MAP:



PROJECT TEAM:

OWNER:
 E & P PROPERTIES
 2250 S. WATNEY WAY,
 FAIRFIELD, CA 94533

OWNER'S REPRESENTATIVE:
 KELLEY COMMERCIAL LLC
 5150 FAIR OAKS BLVD, STE 101-218
 CARPACHAMEL, CA 95008
 P: 916.956.0524 F: 916.956.1197

ARCHITECT:
 RAW ARCHITECTURE & INTERIORS
 1718 3RD STREET, SUITE 101
 SACRAMENTO, CA 95811
 P: 916.449.1400 F: 916.449.1400

CIVIL ENGINEER:
 LAUGENOUR and MEINLE
 P.O. BOX 828
 WOODLAND, CA 95776
 P: 530-962-1755 F: 530-962-4602

LANDSCAPE DESIGNER:
 YAMASAKI LANDSCAPE
 ARCHITECTURE
 1223 HIGH ST
 ALBUQUERQUE, NM 87102
 P: 505-885-0040

CONSULTANTS:
 MICHAEL KELLEY
 mkelley@kelleycommercial.com

PROJECT ARCHITECT & PROJECT DESIGNER:
 JEFF LEONHARDT
 jleonhardt@raw.com

CONSULTANTS:
 BRYAN BONINO
 bbonino@me.com

CONSULTANTS:
 JEFF AMBROSIA
 ASLA | CLIA | LEED AP
 jeh@yamasaki.com

SHEET INDEX:

A00.1	COVER SHEET
A00.2	PROJECT RENDERINGS
A01.0	PRELIMINARY MASTER SITE PLAN
A01.1	ENLARGED SITE PLAN - BUILDING B
A01.2	SITE DETAILS
A01.3	SITE DETAILS
A02.1	FLOOR PLAN - BUILDING B
A02.2	ROOF PLAN - BUILDING B
A03.1	EXTERIOR ELEVATIONS - BUILDING B
C101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C201	CIVIL SITE PLAN
C202	CIVIL SITE PLAN
C301	GRADING & DRAINAGE PLAN
C302	GRADING & DRAINAGE PLAN
C401	UTILITIES PLAN
C402	UTILITIES PLAN
C501	STORMWATER CONTROL PLAN
C502	STORMWATER CONTROL PLAN DETAILS
C601	CROSS-SECTIONS
C602	FIRE PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	PLANT SCHEDULE AND NOTES

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OWNER / DEVELOPER:

**E & P
 PROPERTIES**

5400 INDUSTRIAL WAY,
 BENICIA, CA 94510

PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WAREHOUSE
 BUILDING B**

TECHNOLOGY WAY & MORRIS COURT
 NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	ISSUE PLAN FOR REVIEW	05-31-2022
B	PLANNING FOR PLANNING REVIEW	05-31-2022

GENERAL CONTRACTOR:

drawn by: TLO plot date: 05-31-2022

checked by: JKL

stamp



scale: AS NOTED

project number: 2204066.00

COVER SHEET

sheet no.:

A00.1



D: BUILDING B AT SOUTHWEST CORNER



A: VIEW OF TYPICAL BUILDING B MAIN CORNER ENTRY



E: BUILDING B



B: VIEW OF TYPICAL BUILDING A MAIN CORNER ENTRY



F: BUILDINGS A & B



C: VIEW EAST OF BUILDING A MAIN ENTRY AND BUILDING B

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California 95811

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OWNER / DEVELOPER:

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PROPERTIES**

5400 INDUSTRIAL WAY,
BENICIA, CA 94510

PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WAREHOUSE
BUILDING B**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue	description	date
A	FINAL PLANNING REVIEW	07-27-2022
B	REDESIGNED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

drawn by: TLO plot date: 01-31-2023

checked by: JDL

stamp



scale: AS NOTED

project number: 2204066.00

**TYPICAL BUILDING
RENDERINGS**

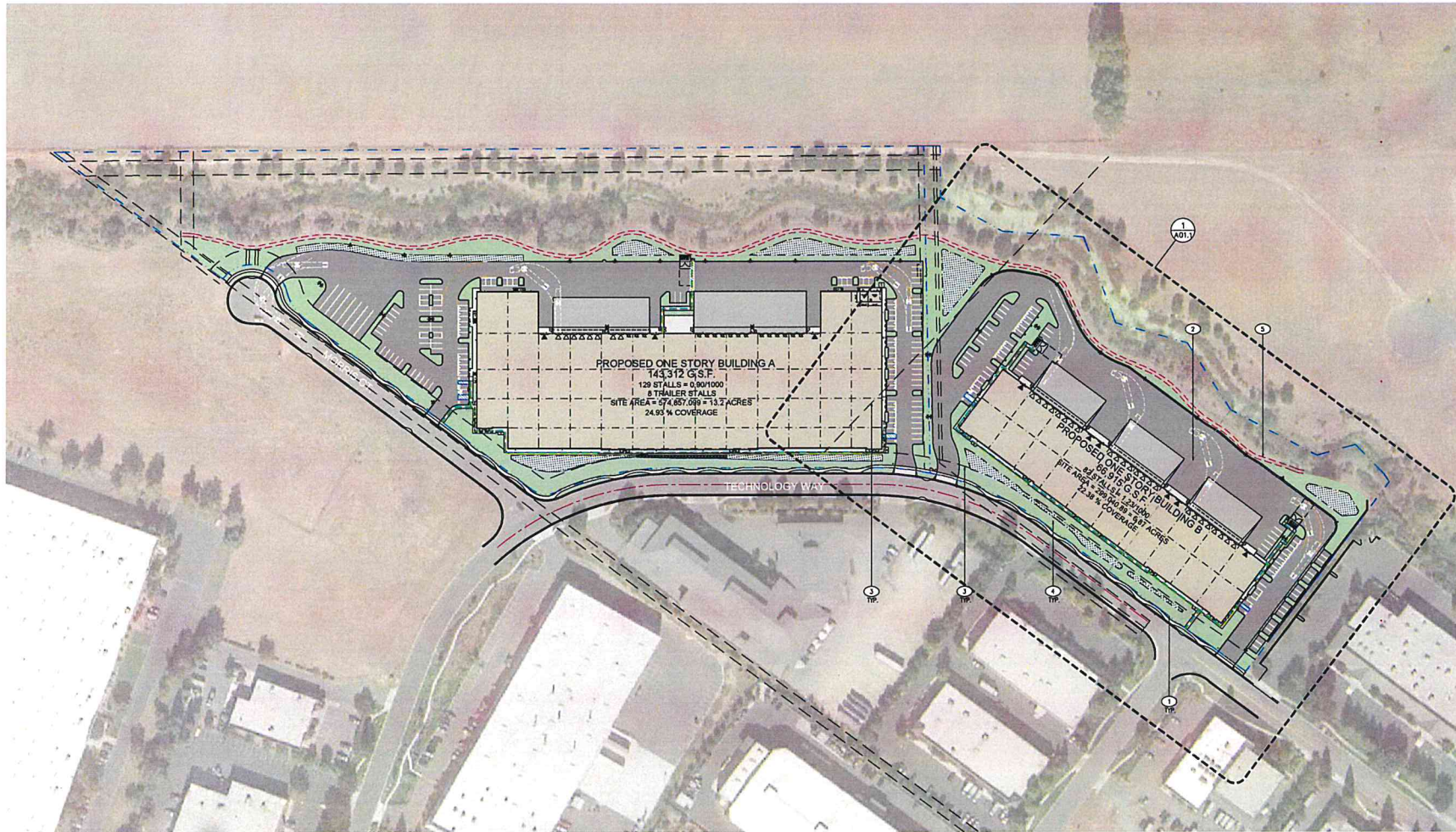
sheet no.:

A00.2

PROJECT RENDERINGS

SCALE: NO SCALE

1



SITE LEGEND:

	BUILDING AREA		DOCK AREA		ASPHALT AREA		EXISTING PROPERTY LINE		9' X 10' OVERHEAD DOCK LEVEL DOOR		FIRE DEPARTMENT TURN RADIUS:
	SITE CONCRETE		STORM WATER RETENTION AREA		LANDSCAPE AREA		PROPERTY LINE TO BE REMOVED		12' X 14' OVERHEAD GRADE LEVEL DOOR		

0' 40' 80' 160'



SCHEMATIC SITE PLAN
SCALE: 1" = 80'-0"

1

KEYNOTES:

- EXISTING PROPERTY LINES.
- PROPERTY LINES TO BE REMOVED, SEE CIVIL DRAWINGS.
- SEE CIVIL DRAWINGS FOR SITE EASEMENTS.
- TYPICAL LANDSCAPE PLANTER AREAS, SEE LANDSCAPE DRAWINGS.
- EXISTING PAVED BIKE TRAIL.

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PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WAREHOUSE
BUILDING B**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue:	description:	date:
A	RETA PLANNING REVIEW	01-27-2022
B	PROCESSED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

drawn by: TLO plot date: 01-31-2023

checked by: JDL

stamp

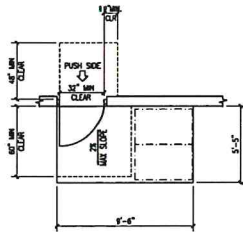


scale: AS NOTED
project number: 2204066.00

**PRELIMINARY
MASTER
SITE PLAN**

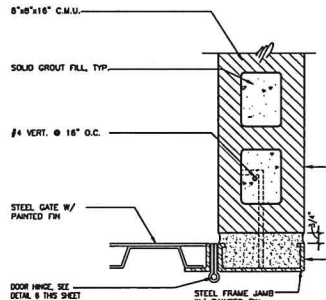
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A01.0



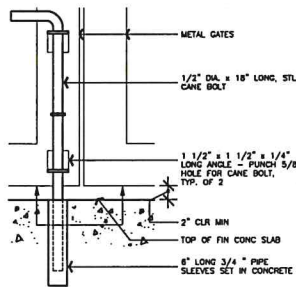
AREA OF ASSISTED RESCUE
SCALE: 1/4" = 1'-0"

10



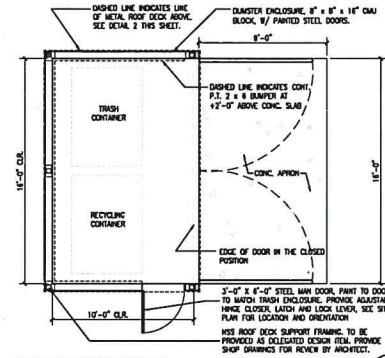
GATE JAMB
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7



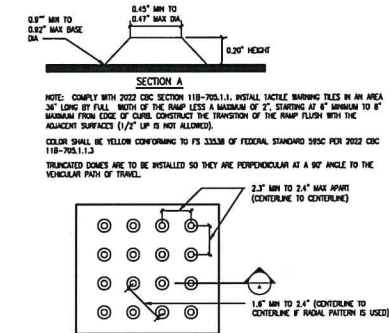
CANE BOLT SECTION
SCALE: 3/4" = 1'-0"

4



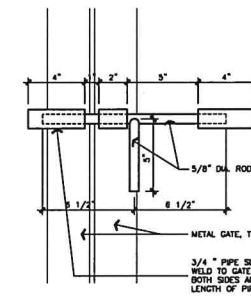
DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

1



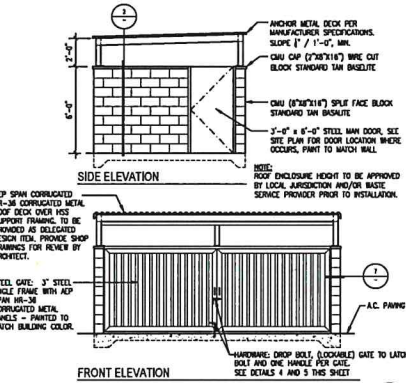
WARNING DOMES AT SITE RAMP
SCALE: A.T.S.

8



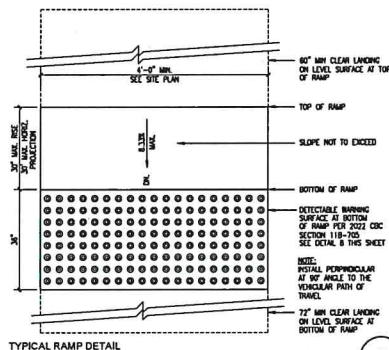
SIDE BOLT ELEVATION AT HEAD
SCALE: 3/4" = 1'-0"

5



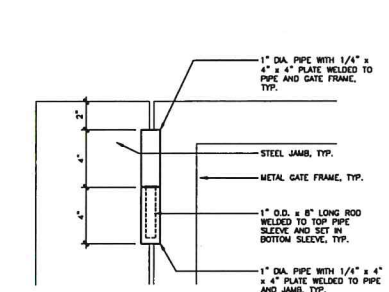
DUMPSTER ELEVATIONS
SCALE: 1/4" = 1'-0"

2



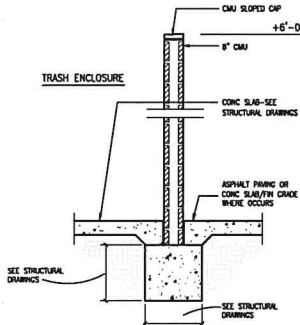
TYPICAL RAMP DETAIL
SCALE: 1" = 1'-0"

9



HINGE ELEVATION, TYP.
SCALE: 3/4" = 1'-0"

6



TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"

3

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OWNER/DEVELOPER:

**E & P
PROPERTIES**

5400 INDUSTRIAL WAY,
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PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WAREHOUSE
BUILDING B**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue: description: date:

A: SITE PLAN REVIEW 01-23-2022

GENERAL CONTRACTOR:

drawn by: TLO plot date: 01-31-2023

checked by: JDL

stamp



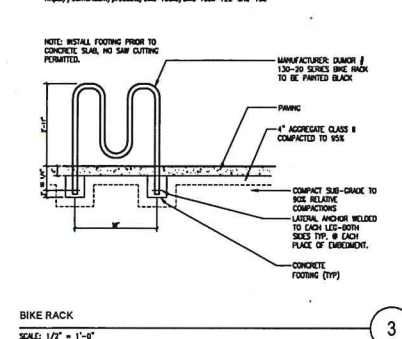
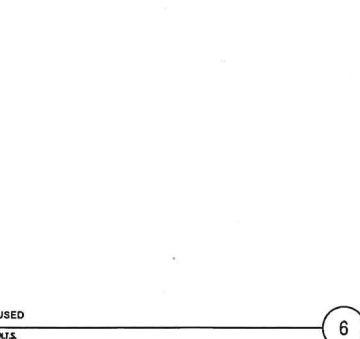
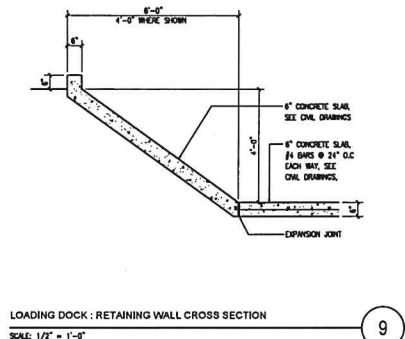
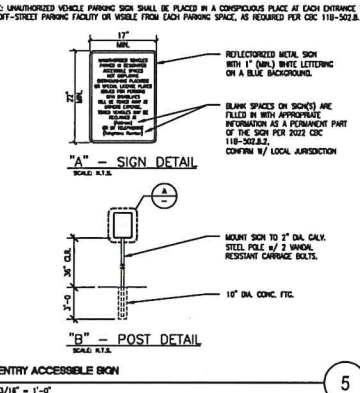
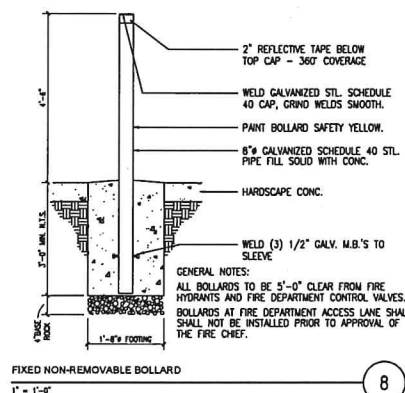
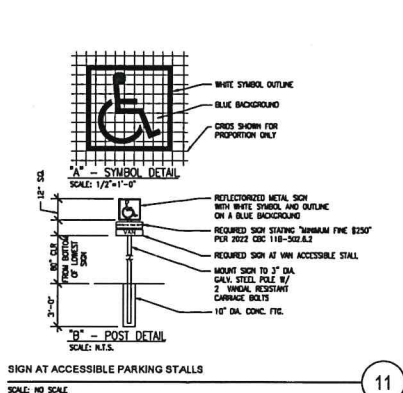
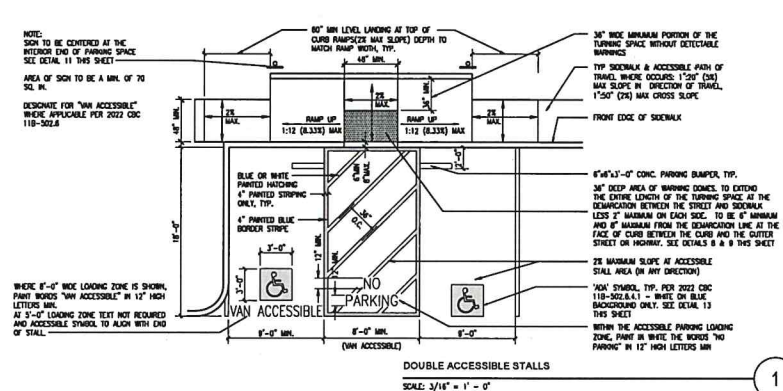
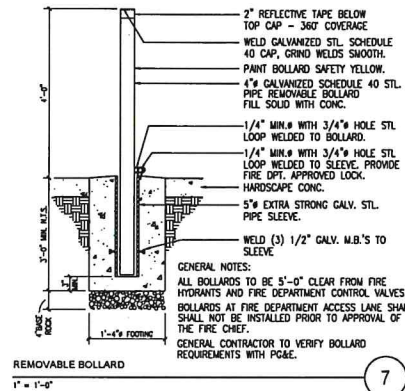
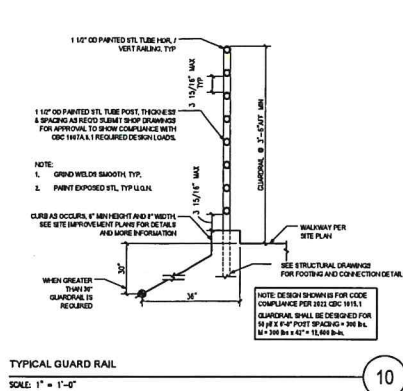
scale: AS NOTED

project number: 2204066.00

**SITE DETAILS
(FOR REFERENCE)**

sheet no.:

A01.3



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OWNER / DEVELOPER:

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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WAREHOUSE
BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue	description	date
A	INITIAL PLANNING REVIEW	01-25-2022
B	REVISOR FOR PLANNING REVIEW	01-31-2022

GENERAL CONTRACTOR:

drawn by: TLO plot date: 01-31-2022

checked by: JOL

stamp



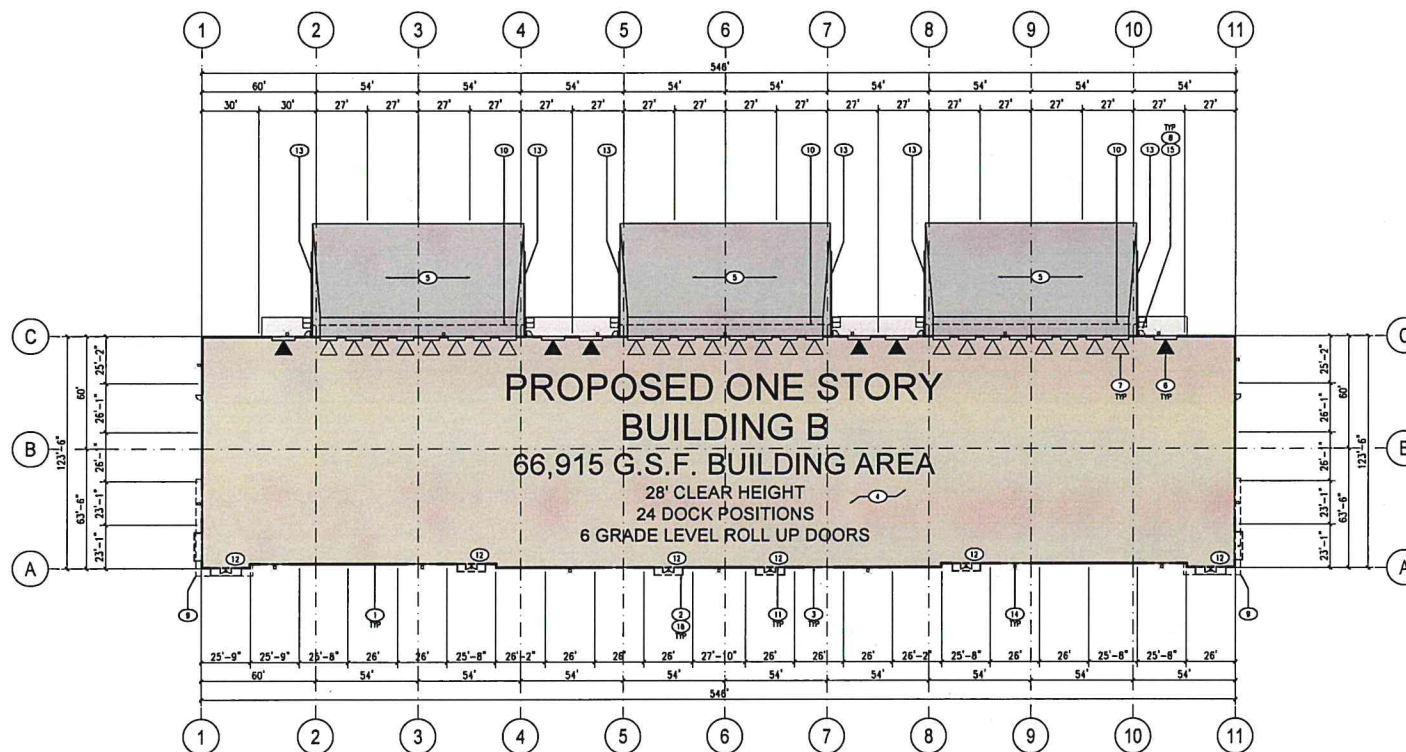
scale: AS NOTED

project number: 2204066.00

FLOOR PLAN - B

sheet no.:

A02.1



PRELIMINARY FLOOR PLAN
SCALE: 1" = 30'-0"

KEYNOTES:

- 1 EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH REVEALS AND A MULTICOLORED TEXTURED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEET A03.1
- 2 STEEL C-CHANNEL CANOPY ABOVE ENTRY. SEE EXTERIOR ELEVATIONS SHEET A03.1
- 3 TINTED GLAZING IN ALUMINUM FRAMES. SEE EXTERIOR ELEVATIONS SHEET A03.1
- 4 CONCRETE SLAB. SEE STRUCTURAL DRAWINGS
- 5 DEPRESSED TRUCK DOCK. SEE SHEET A01.1
- 6 GRADE LEVEL ROLL UP DOOR
- 7 DOCK LEVEL ROLL UP DOOR
- 8 3' x 7' STEEL DOOR WITH SURFACE MOUNTED EMERGENCY LIGHT FIXTURE CENTERED ABOVE DOOR. TYPICAL AT ALL EXTERIOR DOORS. SEE EXTERIOR ELEVATIONS, SHEET A03.1. SEE PHOTOMETRIC DRAWINGS FOR FUTURE TYPE.
- 9 DASHED LINE INDICATES DECORATIVE UPPER SLOPED ROOF ELEMENT. SEE EXTERIOR ELEVATIONS SHEET A03.1
- 10 6'-0" CANOPY W/ OUTLETS AND DOWNSPOUTS @ DEPRESSED CONCRETE DOCK TRAP.
- 11 ALUMINUM STORE FRONT SYSTEM WITH DOOR. SEE ELEVATION SHEETS A03.1
- 12 LOCATION OF FIRE DEPARTMENT APPROVED "DOKI BOX" AT BUILDING ENTRY. MOUNT AT +8'-0" AFF. CONFIRM LOCATION, MOUNTING HEIGHT AND ALL OTHER CRITERIA WITH THE AGENCY HAVING JURISDICTION.
- 13 CURB WITH GUARDRAIL AT EACH SIDE OF DEPRESSED LOADING DOCKS. TYP. SEE DETAIL 10/A01.3
- 14 SURFACE MOUNTED EXTERIOR LIGHT FIXTURE ABOVE. SEE EXTERIOR ELEVATIONS, SHEET A03.1. SEE PHOTOMETRIC DRAWINGS FOR FUTURE TYPE.
- 15 SURFACE MOUNTED EMERGENCY LIGHT FIXTURE CENTERED ABOVE DOOR. TYPICAL AT ALL EXTERIOR DOORS. SEE EXTERIOR ELEVATIONS, SHEET A03.1. SEE PHOTOMETRIC DRAWINGS FOR MORE INFORMATION.
- 16 EMERGENCY EGRESS LIGHTING MOUNTED TO UNDERSIDE OF CANOPY.



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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WAREHOUSE
BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue :	description :	date :
A	INITIAL PLANNING REVIEW	02-25-2022
B	REGISTERED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

drawn by : TLO plot date : 01-31-2023

checked by : JDL

stamp



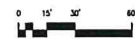
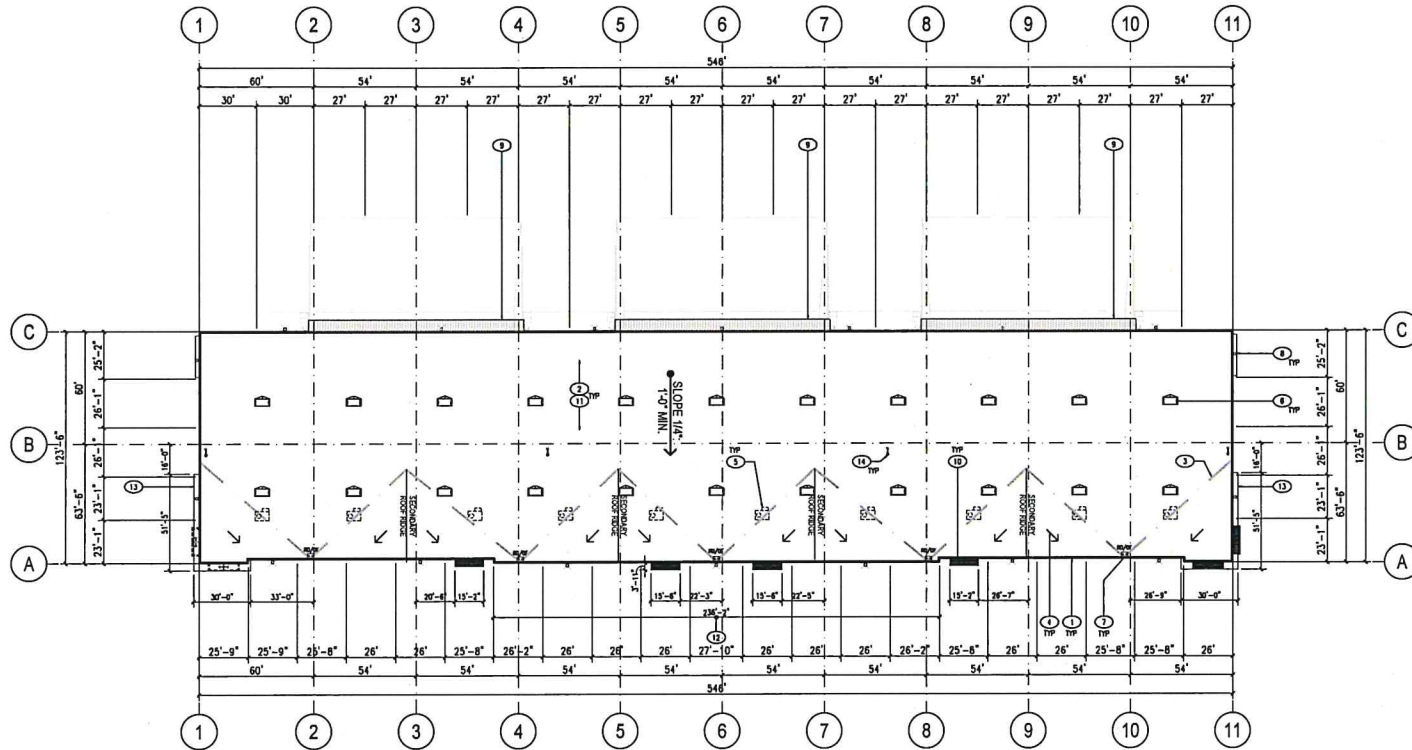
scale : AS NOTED

project number : 2204066.00

ROOF PLAN B

sheet no. :

A02.2



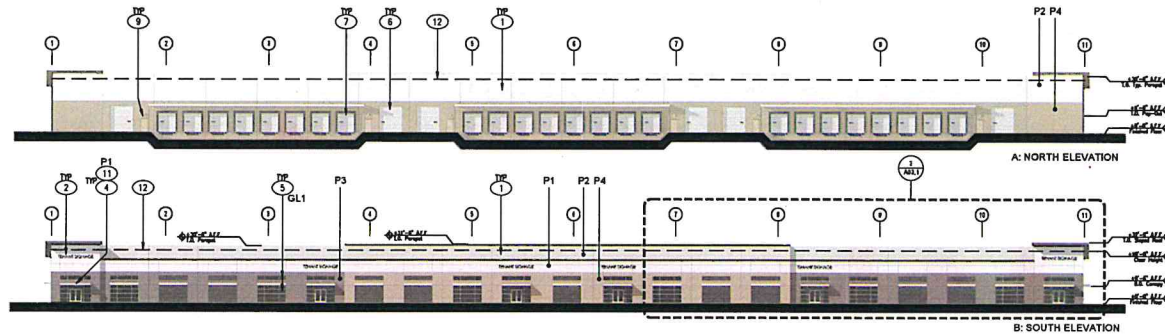
PRELIMINARY FLOOR PLAN

SCALE: 1" = 30'-0"

1

KEYNOTES:

- LINE OF TYPICAL PARAPET WALL.
- TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TWO SINGLE PLY SYSTEM OVER STRUCTURAL SHEATHING OVER SLOPED STRUCTURAL FRAMING. SEE STRUCTURAL DRAWINGS.
- THICK DASHED GRAY LINE INDICATES WARPED ROOF AREA.
- INDICATES DIRECTION OF ROOF SLOPE.
- POTENTIAL LOCATION OF FUTURE ROOF MOUNTED HVAC EQUIPMENT. ALL ROOF MOUNTED EQUIPMENT SHALL BE DETERMINED AT TIME OF TENANT IMPROVEMENTS AND SHALL BE SCREENED FROM VIEW BY NATURE OF ITS PLACEMENT.
- INDICATES LOCATION OF 4' X 8' SELF-CURBING DUAL DOME SKYLIGHT. PROVIDE SHAPED TROMBOLLO CURB AT HIGH SIDE(S) OF SKYLIGHT CURB TO PROVIDE SLOPE FOR DRAINAGE.
- INTERNAL ROOF DRAIN AND OVERFLOW.
- EXTERIOR MOUNTED WALL PACK LIGHTING. SEE EXTERIOR ELEVATIONS AND PHOTOMICRAC DRAWINGS FOR MORE INFORMATION.
- 6'-0" CANOPY W/ OUTLETS AND DOWNPOUTS @ DEPRESSIONED CONCRETE DOCK RAMP.
- STEEL C CHANNEL CANOPY W METAL ROOFING OVER MAIN ENTRIES.
- FLASH ALL ROOF PENETRATIONS PER ROOFING MANUFACTURER'S SPECIFICATIONS.
- TOP OF PARAPET CHANGES HEIGHT AT THIS AREA. SEE EXTERIOR ELEVATIONS SHEET A03.1 FOR MORE INFORMATION.
- SLOPED ROOF ELEMENT. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR COLOR AND FINISH.
- PROPOSED LOCATION OF HOSE BIBS. SEE PLUMBING DRAWINGS.



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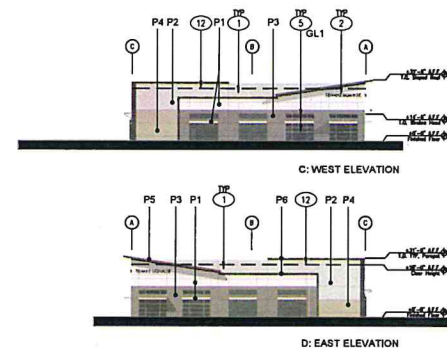
**NEW WAREHOUSE
BUILDING B**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue:	Description:	Date:
A	INITIAL PLANS & PERMIT	01-17-2022
B	REVISIONS FOR PLANS & PERMIT	01-15-2022



EXTERIOR ELEVATIONS
SCALE: 1" = 30'-0"

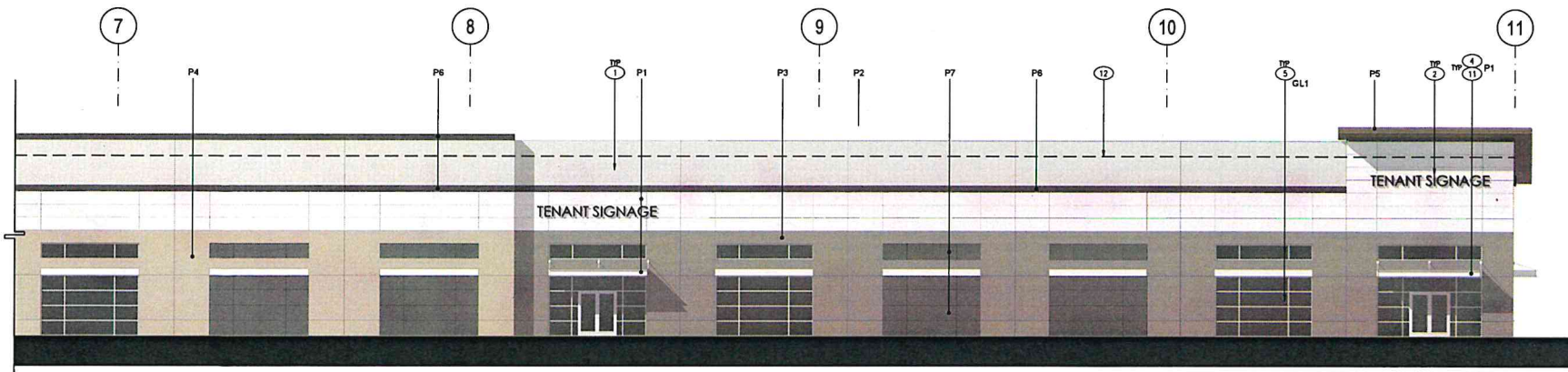
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KEYNOTES:

- 1 TYPICAL SITE CAST, CONCRETE TILT-UP PANELS WITH 3/4" REVEALS AND A MULTI COLOR TEXTURED COATING SYSTEM.
- 2 TENANT SIGNAGE UNDER SEPARATE PERMIT.
- 3 CONTINUOUS CUTTER AND SURFACE MOUNTED DOWNSPOUTS.
- 4 PAINTED STEEL CHANNEL CANOPIES. PAINT AS SPECIFIED. TYPICAL AT MAIN ENTRANCE STOREFRONT OPENINGS.
- 5 TYPICAL WINDOW SYSTEM: DUAL PANE GLAZING IN 2" x 4" (NOMINAL) THERMALLY BROKEN, CLEAR ANODIZED ALUMINUM FRAMES. OUTER GLAZING PANE TO BE TINTED WITH LOW-E COATING ON INTERIOR SURFACE. INNER PANE CLEAR FLOAT. STOREFRONT DOORS WHERE SHOWN. 4 STOREFRONT LOCATIONS TOTAL.
- 6 12' x 14' GRADE LEVEL ROLL UP DOOR. PAINT TO MATCH ADJACENT COLOR.
- 7 9' x 10' DOCK LEVEL ROLL UP DOOR. PAINT TO MATCH ADJACENT COLOR.
- 8 EXTERIOR WALL PACK LIGHTING. SEE PHOTOMETRIC DRAWINGS.
- 9 3' x 7' STEEL MAN DOOR WITH EMERGENCY LIGHT FIXTURE CENTERED OVER DOOR. SEE PHOTOMETRIC PLAN FOR FIXTURE TYPE. PAINT DOOR TO MATCH ADJACENT WALL COLOR.
- 10 ADDRESS SIGNAGE UNDER SEPARATE PERMIT AND SHALL MEET BUILDING, FIRE AND SHERIFF DEPT REQUIREMENTS.
- 11 CANOPY LIGHTING. SEE PHOTOMETRIC DRAWINGS.
- 12 DASHED LINE INDICATES INTERNAL CLEAR HEIGHT. SEE ELEVATIONS FOR HEIGHT.

FINISH LEGEND:

P1: PAINT 1 KELLY MOORE KMW43 WHITE TEST WHITE	P2: PAINT 2 SHERWIN WILLIAMS SW7063 NEBULOUS WHITE
P3: PAINT 3 SHERWIN WILLIAMS SW7047 PORPOISE	P4: PAINT 4 SHERWIN WILLIAMS SW6150 UNIVERSAL KHAKI
P5: PAINT 5 SHERWIN WILLIAMS SW1153 PROTEGE BRONZE	P6: PAINT 6 SHERWIN WILLIAMS SW6991 BLACK MAGIC
P7: PAINT 7 SHERWIN WILLIAMS SW6188 SHADE GROWN	GL1: VITRO ARCHITECTURAL GLASS "ATLANTICA" EMERALD GREEN GLASS IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMES



PARTIAL ENLARGED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2

GENERAL CONTRACTOR:

Drawn by: TLO plot date: 01-15-2022

checked by: JDL

stamp



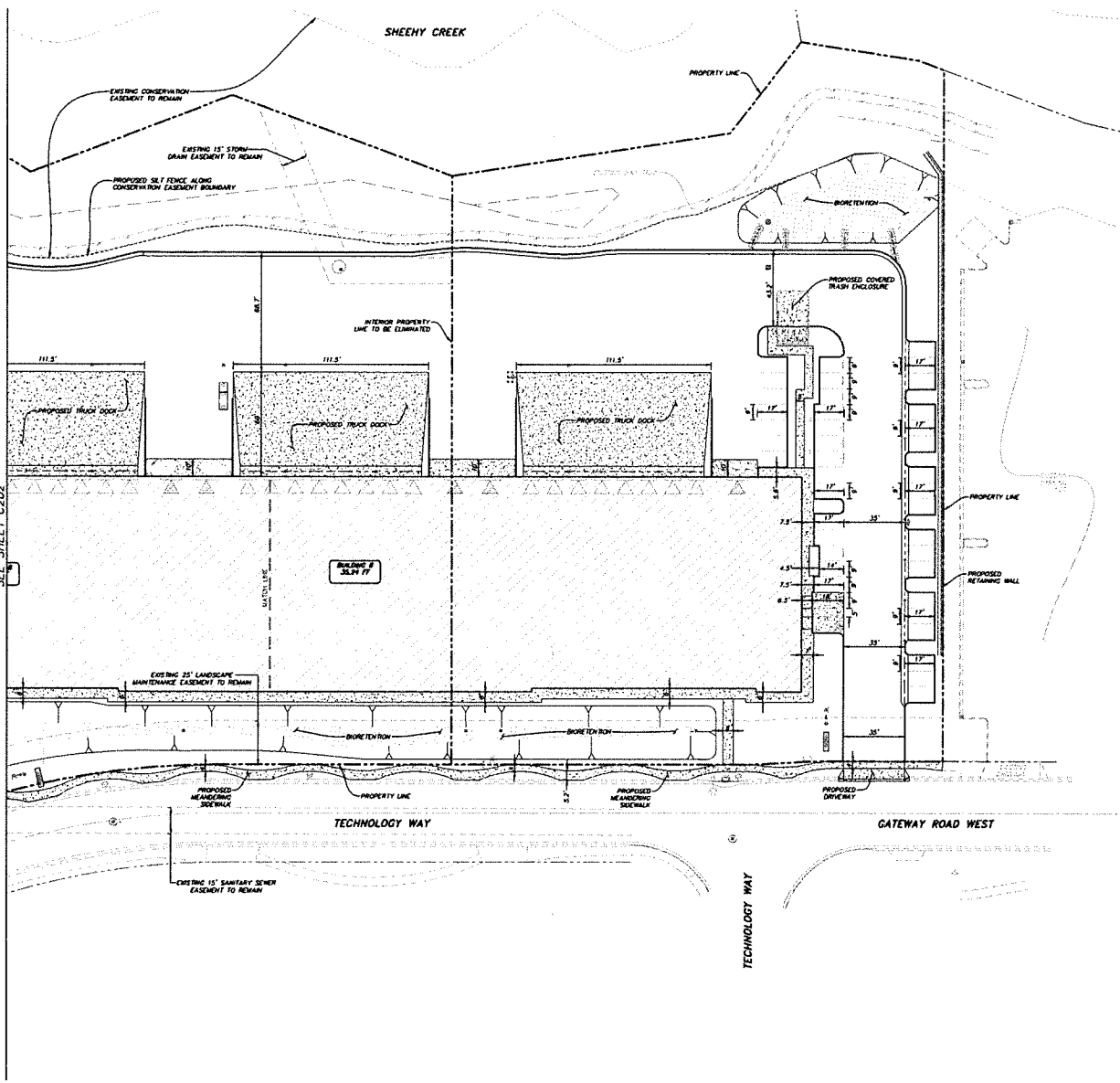
scale: AS NOTED

project number: 2204066.00

**EXTERIOR
ELEVATIONS
BUILDING B**

Sheet no.:

A03.1



BIOLOGICAL ASSESSMENT RECOMMENDATION

4.1 Biological Communities

4.1.1 Terrestrial

No Recommendation

4.1.2 Aquatics

Recommendation 1

A Conservation Easement along Sheehy Creek was recorded in 2006 and extends approximately 1 mile of both banks of the Sheehy Creek riparian corridor, which provide high quality habitat for a variety of plant and animal species commonly associated with wetland and riparian habitats in the County. The Conservation Easement, held by the County, is located within APNs 057-200-009; 057-210-038 and 039; and 057-230-008, 021, 024, and 025.

The boundary of this Conservation Easement will serve as the setback for the proposed project. Silt fencing should be installed along the entire length of the riparian corridor (the Conservation Easement boundary) in order to avoid any impacts to this watercourse. The fencing should be constructed of standard silt fencing with a minimum height above ground of 24 inches, with the bottom of the fence buried to a minimum depth of 6 inches. Grading shall occur during the dry season and should be suspended during rainfalls of greater than one-half inch over a 24-hour period. If rainfall is in the forecast, standard erosion control measures, such as straw wattles, bales, or additional silt fencing, should be deployed in any areas where silt fencing does not appear to be adequate. Construction personnel should be informed of the location of the site's aquatic resources and these locations should be demarcated with high-visibility flagging or staking prior to construction. No materials or equipment shall be stored in or near aquatic resources, and spill prevention materials shall be kept on-site at all times.

4.2 Special-status Plant Species

Recommendation 2

Protocols for special-status plant surveys should be performed during the flowering time of the target species (see Appendix B), following protocols as specified in Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities dated March 20, 2016 (CDPW 2016). Two follow-up visits during the early and late flowering times of these species should be performed to determine whether any special-status plants exist in the project area. If this spring survey does not result in positive occurrences of special-status plants, no impacts to special-status plant species or their habitats are anticipated.

4.3 Special-status Wildlife Species

4.3.1 Migratory Birds and Nesting Raptors

Recommendation 3

A survey for active bird nests shall be conducted by a qualified Biologist no more than 14 days prior to the start of project activities, including vegetation removal, grading, or other ground-disturbing activities. If ground-disturbing activities commence during the nesting season (February 1 through August 31), the survey shall be conducted in a sufficient area around the project site to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal or grading activities, including in the diked area of the project site.

Recommendation 4

If active nests of protected species are found within the project area or close enough to the area to affect nesting success, a work exclusion zone shall be established around each nest. Established exclusion zones shall remain in place until all young in the nest have fledged or the nest otherwise becomes inactive. Appropriate exclusion zone sizes vary dependent upon bird species, nest location, existing visual buffers, ambient sound levels, and other factors. An exclusion zone radius may be as small as 25 feet (for common, disturbance-adapted species) or as large as 250 feet or more for raptors. Exclusion zone size may also be reduced from established levels if supported with nest monitoring by a qualified Biologist indicating that work activities are not significantly impacting the nest.

4.3.2 Amphibians

Recommendation 5

Exclusion fence shall be installed during the wet season (prior to April 1) along the entire length of the Sheehy Creek riparian corridor to prevent native amphibian species from entering the project site from Sheehy Creek. The fencing shall be constructed of standard silt fencing with a minimum height above ground of 24 inches, with the bottom of the fence buried to a minimum depth of 6 inches. Areas to be fenced shall be inspected by a qualified Biologist prior to installation, and the installed fencing shall again be inspected by the Biologist to ensure that it is installed properly. The fencing shall remain installed until on-site mechanized ground disturbance is completed. Following fencing installation and within 48 hours of the initiation of ground disturbance, a visual pre-construction survey for Foothill yellow-legged frog, California red-legged frog, and Western pond turtle covering all ground disturbance areas shall be performed by a qualified Biologist. If either of the subject species are observed within the covered areas, ground disturbance shall not proceed and other measures will be determined in coordination with the CDPW, as well as the USFWS if California red-legged frog is observed.

Recommendation 6

Following the pre-construction survey and prior to the initiation of ground-disturbing activities, a biologist education program shall be provided by a qualified Biologist to all personnel who will be present at the site during ground disturbance and related activities. The worker education program shall include information regarding the identification and natural history of Foothill yellow-legged frog, California red-legged frog, and Western pond turtle (including photographs), the potential for occurrence of these species within work areas, the legal status of each species, and the ramifications for unauthorized take. The Biologist shall also explain the purpose of the exclusion fencing and measures for monitoring it. The Biologist shall also provide guidance on what to do if animals are observed on-site, including halting all ground disturbance and immediately alerting the qualified Biologist.

4.4 County-designated Sensitive Habitats and Tree Removal

Recommendation 7

A qualified Biologist shall determine the final number of trees greater than 6-inches DBH to be removed in the project area. Trees shall be replaced elsewhere on-site at a replanting ratio to be determined in consultation with the County of Napa. Trees should be replaced at not less than a 3:1 ratio and shall be of same species from local genotypes. Replanting should consist of irrigation and coping and shall be monitored for a minimum of 5 years.

NOTE: RECOMMENDATION NOTES ABOVE ARE FROM THE E&P PROPERTIES - BIOLOGICAL RESOURCES ASSESSMENT OF TECHNOLOGY BLDG BUILDING A AND B LOCATED IN NAPA COUNTY, CA, PREPARED BY PFM NORMAN DELPOND (DATED FEBRUARY 1, 2022)



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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WAREHOUSE
BUILDING B**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved by the owner by

approved by the architect by

name	description	date
A	NET PLAN/NOISE	07-07-2022
B	REQUEST FOR PLANNING REVIEW	01-31-2022

GENERAL CONTRACTOR

Drawn by: PJJ JMS (RWS) 01-31-2022

Checked by: JPP

Stamp

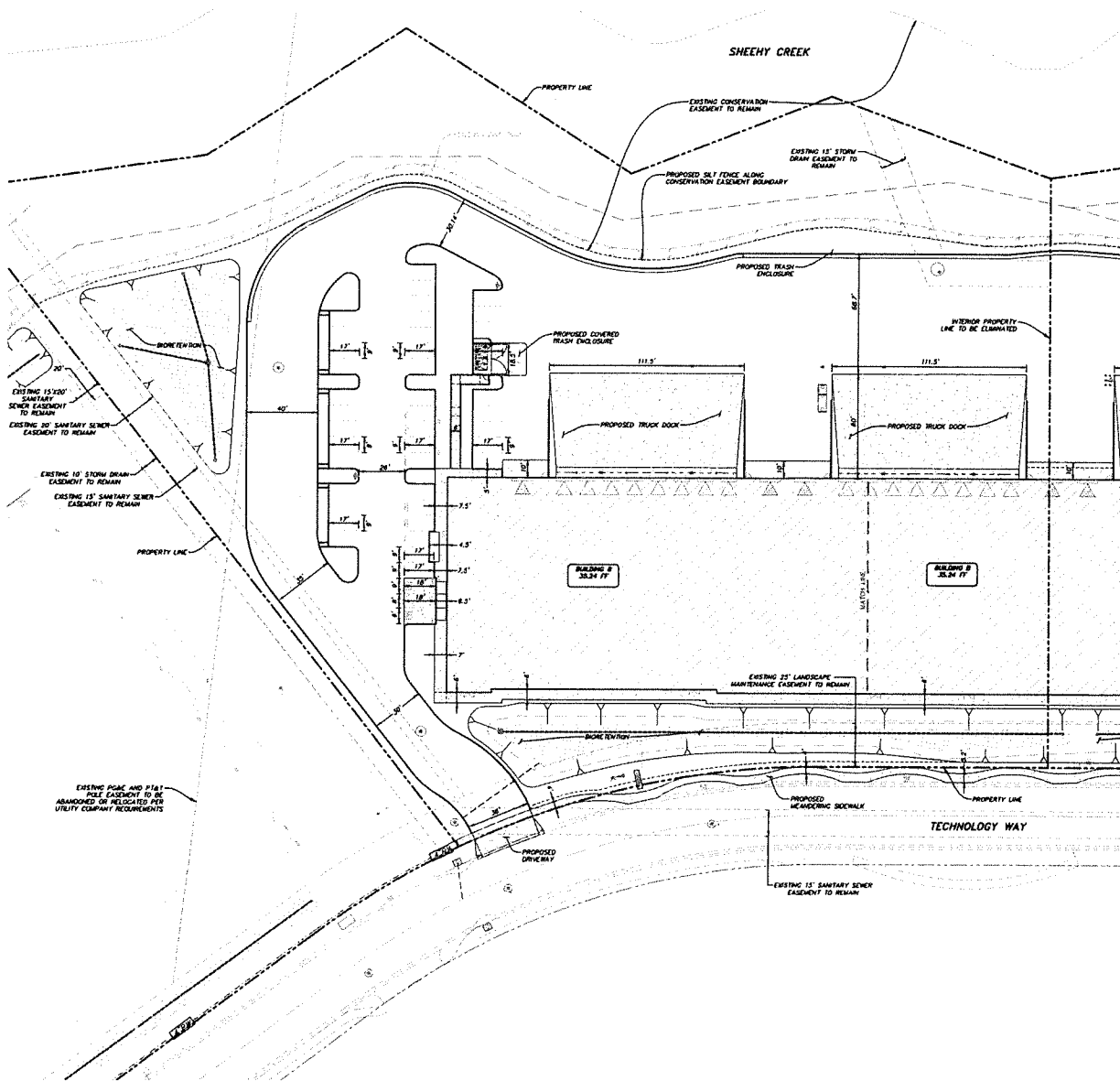


Scale: AS NOTED

Project Number: 3687-13

CIVIL SITE PLAN

Sheet No. **C201**



CULTURAL RESOURCES ASSESSMENT

SUMMARY AND RECOMMENDATIONS

4.1 - Summary

In accordance with CEQA Guidelines, FCS assessed the potential for the proposed project to have an adverse impact on known and potential cultural resources of the project site. Results from the NAC indicate that three historic resources are recorded within a 0.5-mile search radius of the project site, none of which are located within the project boundaries. Daily survey reports are on file within the 0.5-mile radius of the project area, three of which address the project site, indicating that it has been previously surveyed for unrecorded cultural resources.

The pedestrian survey and NAC Sacred Lands File search reported negative results for archaeological resources and TCRs in the immediate project area. FCS contacted Native American representatives and to date, no responses have been received.

4.2 - Recommendations

Based on the results of the records searches, tribal correspondence, and pedestrian survey, FCS considers the potential for the proposed project to have an adverse effect on historic or prehistoric cultural resources to be moderate. While there are no previously recorded resources within the project site, its geomorphology and close proximity to Sheehy Creek and other resources just outside the search radius increase the potential that subsurface construction may encounter and adversely impact cultural resources.

For this reason, FCS therefore recommends that all construction personnel directly involved with project-related ground disturbances attend a "Targeted" NEAP training for archaeological resources. The training should include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. The training should be conducted by an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology. Additionally, FCS therefore recommends an archaeological monitor reporting to the qualified archaeologist, should be present during the clearing, grading and trenching phases of the project to check for the inadvertent discovery of archaeological resources or human remains. Over the course of the project, should the archaeologist determine that the probability of inadvertent discovery is low, they may make a recommendation to the lead agency that monitoring be reduced to regular periodic or "spot-check" monitoring, or that monitoring may cease altogether. Additional procedures for the inadvertent discovery of human remains and cultural resources are provided below. Cultural Resources Regulations and Evaluation Criteria can be found in Appendix C.

4.3 - Inadvertent Discovery Procedures

4.3.1 - Inadvertent Discovery of Human Remains

There is always the possibility that ground-disturbing activities during construction may uncover previously unknown buried human remains. Should this occur, Section 50303.5 of the California Health and Safety Code applies, and the following procedures shall be followed.

In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 must be followed. In this instance, any project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAC within 24 hours, and the NAC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or
 - The NAC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the Commission;
 - The descendant identified fails to make a recommendation; or
 - The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAC fails to provide measures acceptable to the landowner.
- Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or as the project area in a location not subject to further subsurface disturbance:
 - The NAC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the Commission;
 - The descendant identified fails to make a recommendation; or
 - The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAC fails to provide measures acceptable to the landowner.

4.3.2 - Inadvertent Discovery of Cultural Resources

It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. In the event that buried cultural resources are discovered during construction, operators shall stop in the immediate vicinity of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA Guidelines.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or coping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

NOTE: RECOMMENDATIONS NOTED ABOVE ARE FROM THE E&P PROPERTIES - PHASE I CULTURAL RESOURCES ASSESSMENT OF TECHNOLOGY WAY BUILDINGS A & B LOCATED IN NAPA COUNTY, CA PREPARED BY PRESTIGIOUS SOLUTIONS (DATED JANUARY 26, 2022)

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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WAREHOUSE
BUILDING B**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

Issue	Description	Date
A	INITIAL PLANNING & REVIEW	01-27-2022
B	REQUESTED FOR PLANNING REVIEW	01-31-2022

GENERAL CONTRACTOR

Drawn by: P/J (pld) Date: 01-31-2023

Checked by: PF

Stamp



Scale: AS NOTED

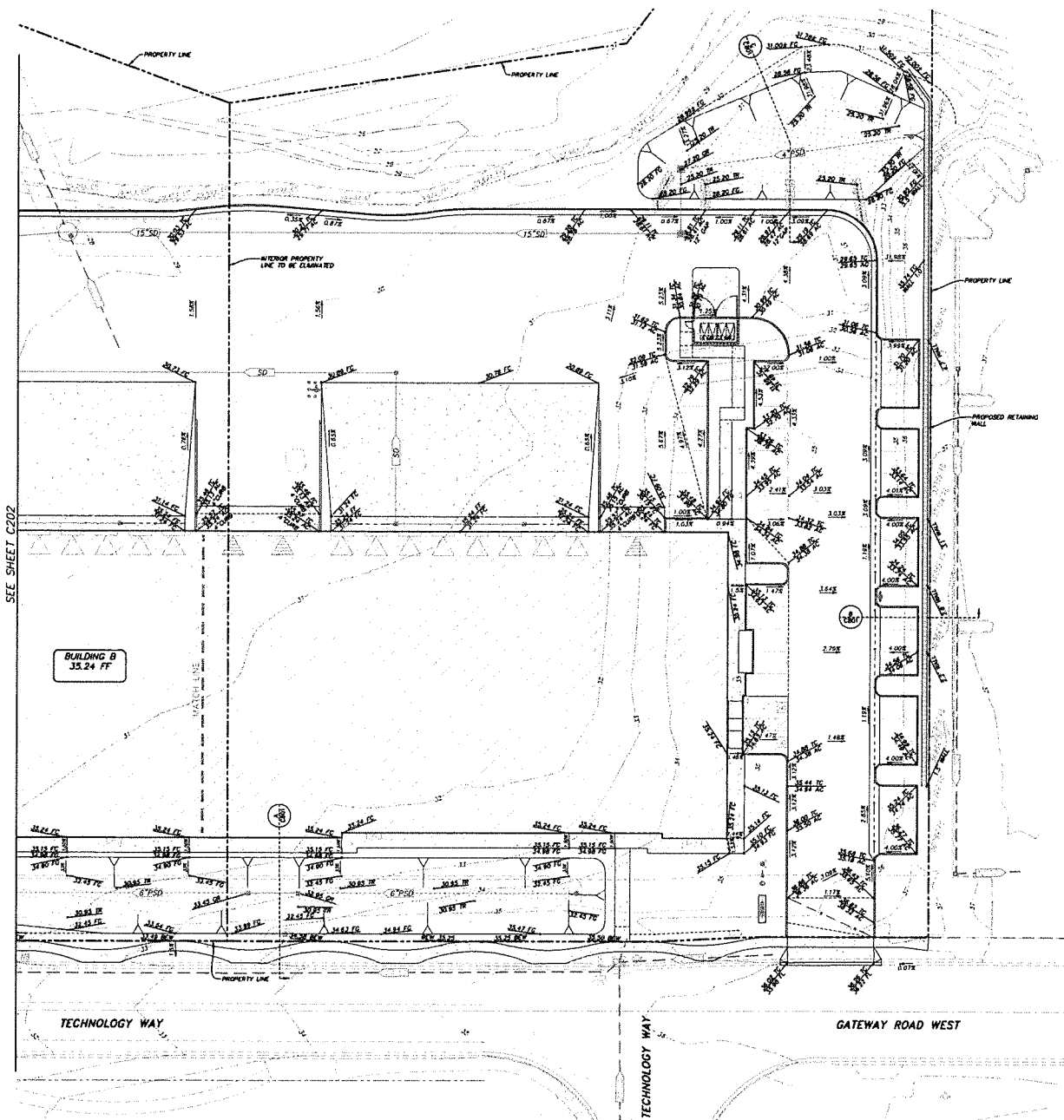
Project Number: 3687-13

CIVIL SITE PLAN

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Feet
SCALE: 1"=30'

Sheet No.

C202



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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WAREHOUSE
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TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue	description	date
A	INITIAL PLANNING REVIEW	07-27-2021
B	REMARKS FOR TRAINING REVIEW	01-21-2022

GENERAL CONTRACTOR

Drawn by: F.J. jfk 04/28 01-21-2021

checked by: PF

stamp:



scale: AS NOTED

project number: 3687-12

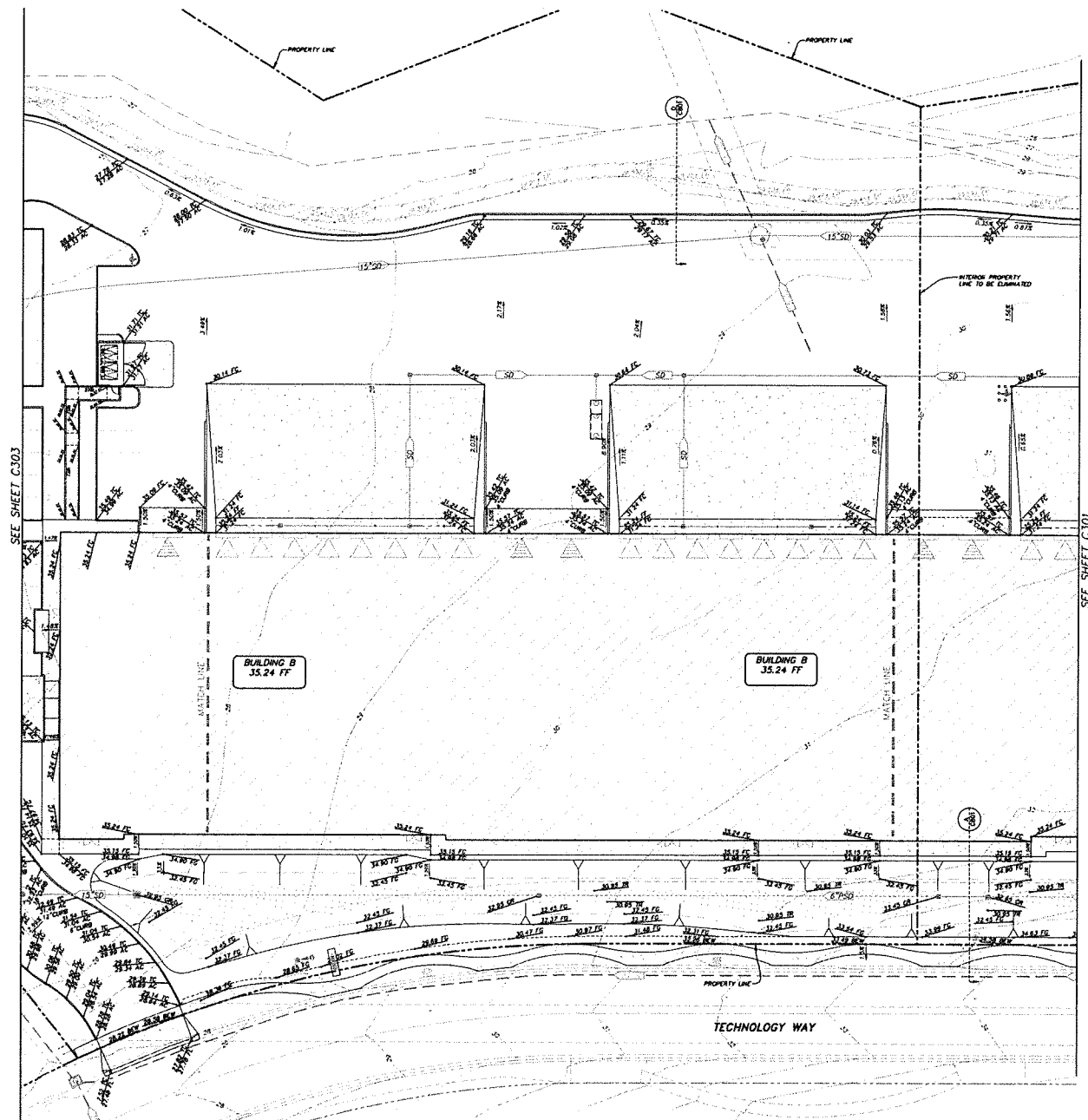
**GRADING &
DRAINAGE PLAN**



0 10 20
SCALE: 1" = 20'

sheet no.

C301



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**NEW WAREHOUSE
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TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue description date

A NAPA PLANNING REVIEW 07-07-2022

B REBUILT FOR PLANNING REVIEW 01-21-2023

GENERAL CONTRACTOR

Drawn by: P.J. P&M 08/09 01-21-2023

checked by: PF

stamp



scale AS NOTED

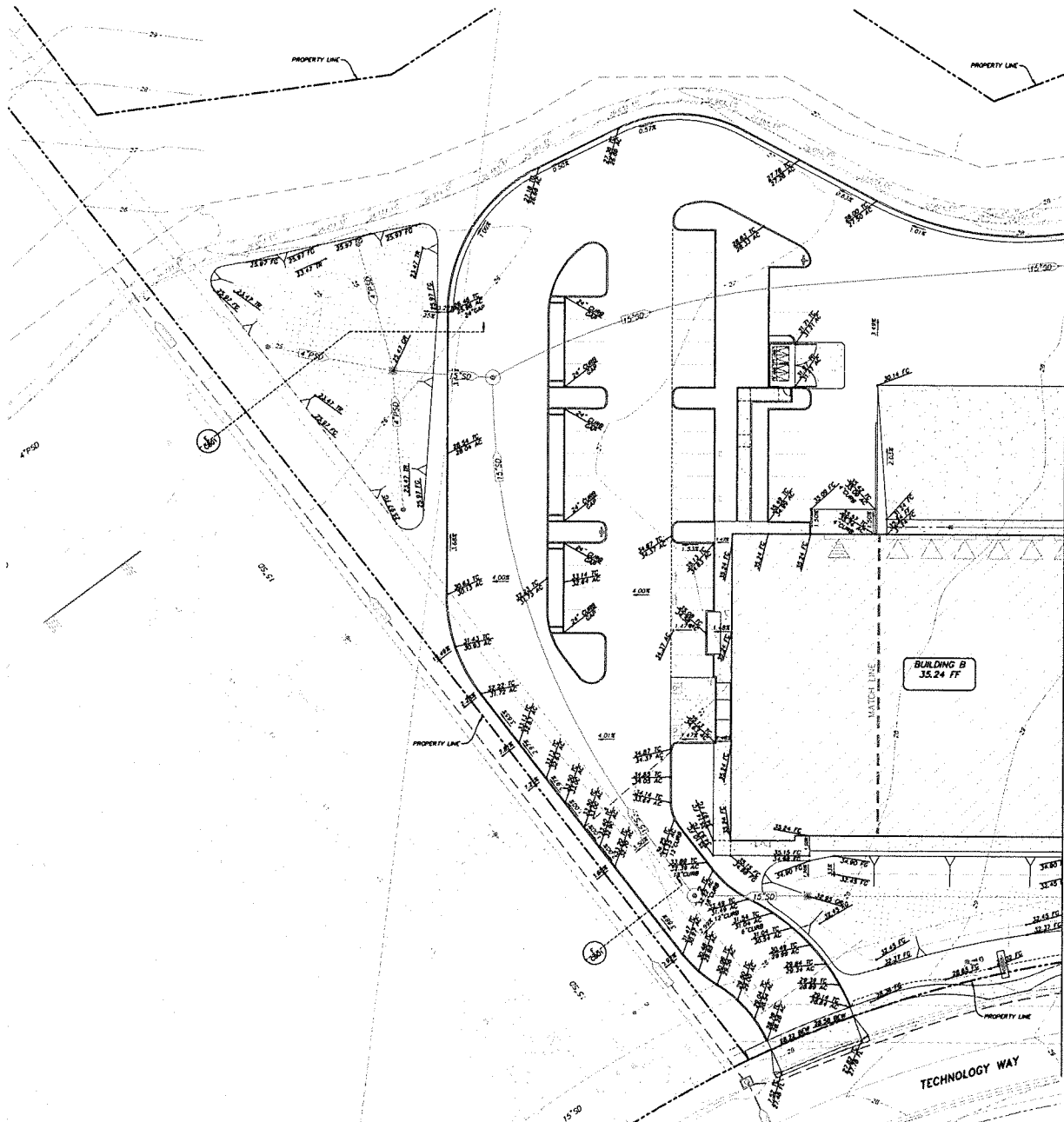
project number: 3687-13

**GRADING &
DRAINAGE PLAN**

0 10 20
SCALE: 1"=20'

sheet no.

C302



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5400 INDUSTRIAL WAY,
BENICIA, CA 94510

PRELIMINARY DESIGN DOCUMENTS FOR

NEW WAREHOUSE BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue	description	date
A	ARCHITECTURAL REVIEW	07/21/2022
B	REGULATORY PLANNING REVIEW	01/21/2023

GENERAL CONTRACTOR

Drawn by: PJ jpk 08/11 01-13-2023

checked by: PF

stamp



AS NOTED

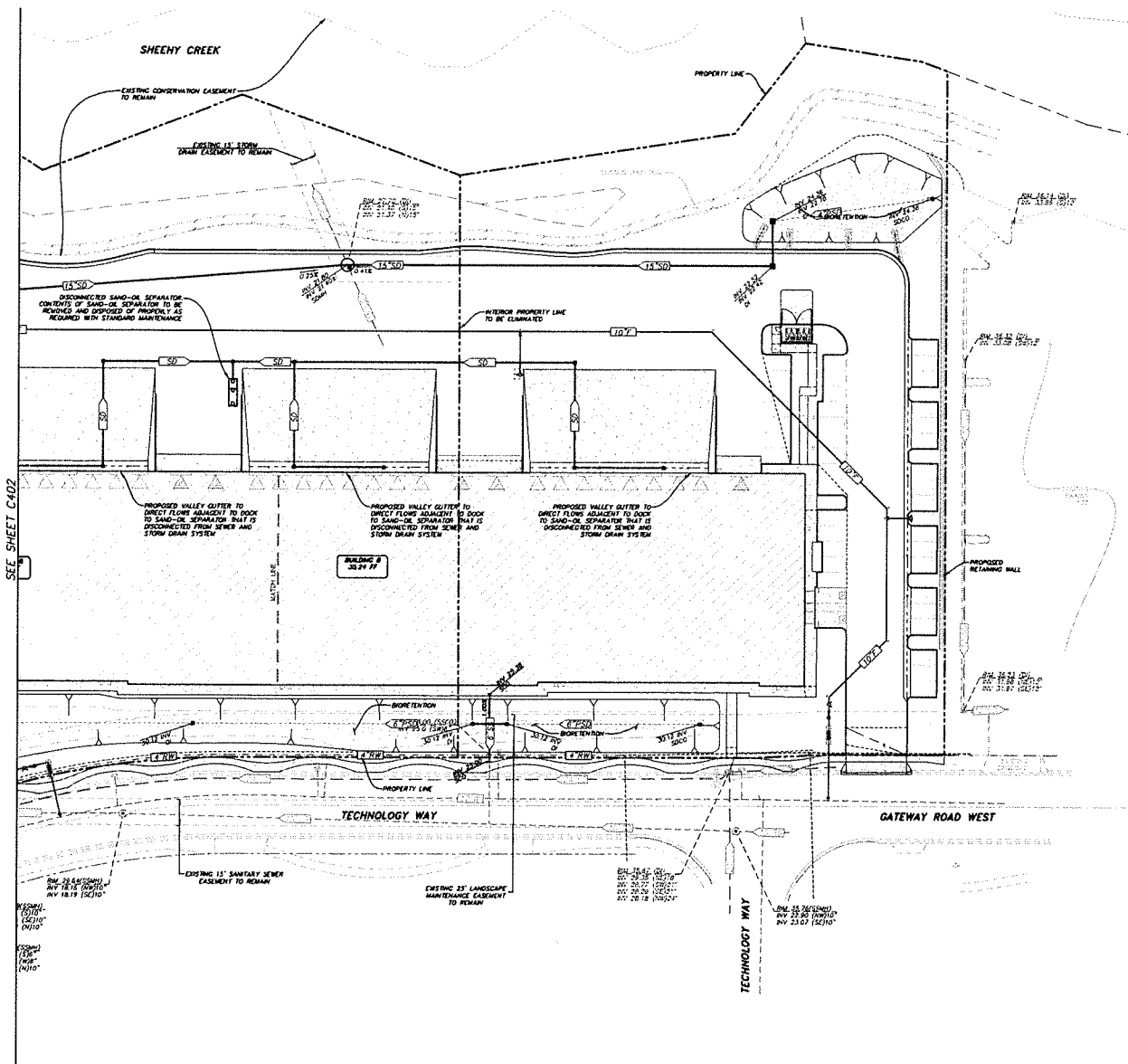
project number: 3687-12

GRADING & DRAINAGE PLAN

0 10 20 40
SCALE: 1" = 20'

sheet no.

C303



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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WAREHOUSE BUILDING B

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NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by	
issue	description
A	INITIAL PLANNING REVIEW
B	REDESIGNED FOR PLANNING REVIEW

GENERAL CONTRACTOR

drawn by: PJJ jkt 02/23 01-13-2023

checked by: JFJ

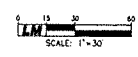
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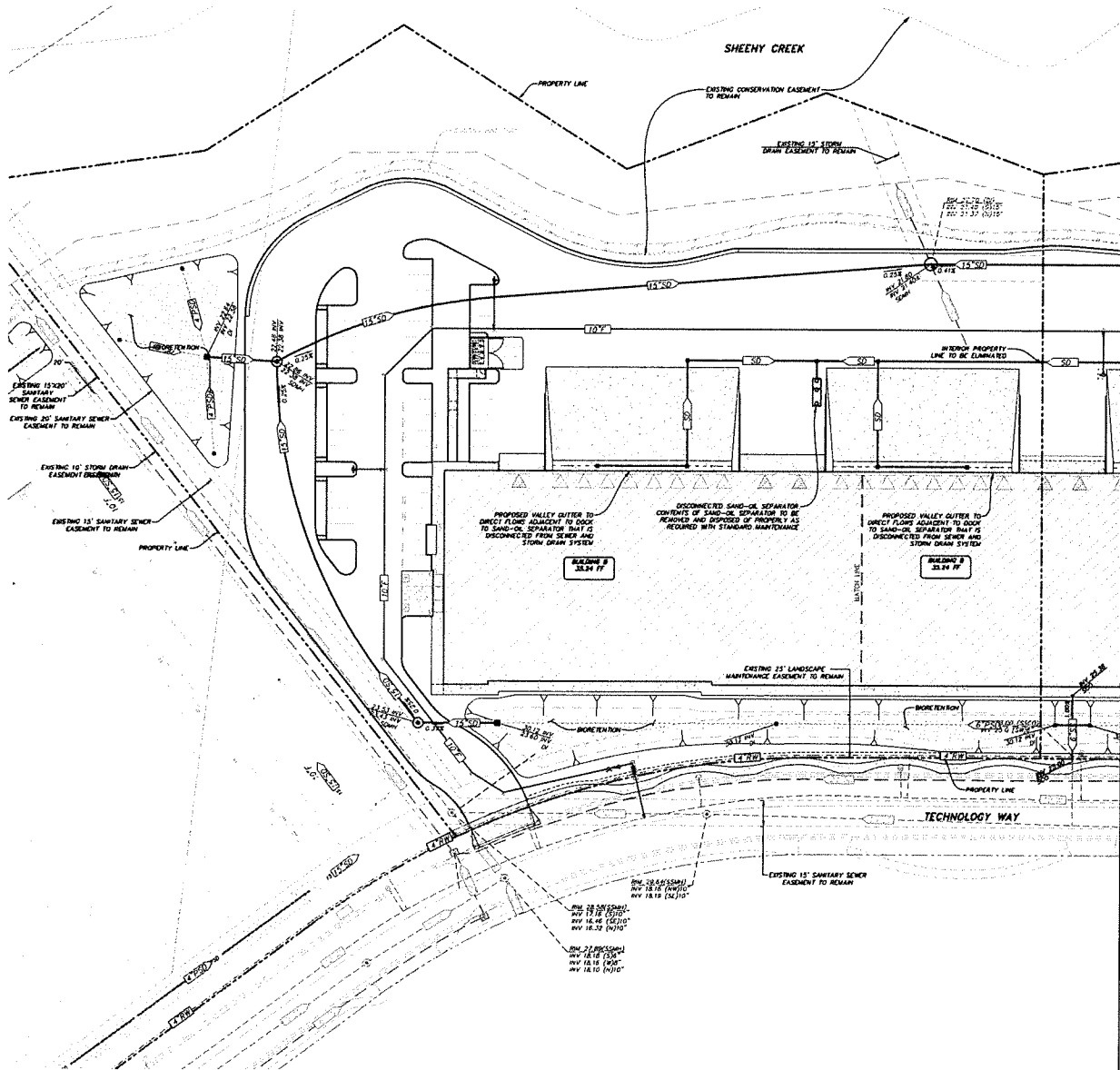
scale: AS NOTED

project number: 3687-13

UTILITIES PLAN



sheet no: **C401**



RAW

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PRELIMINARY DESIGN DOCUMENTS FOR

NEW WAREHOUSE BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

Issue	Description	Date
A	INITIAL PLANNING REVIEW	07-07-2022
B	REDESIGN FOR PLANNING REVIEW	01-23-2023

GENERAL CONTRACTOR

Drawn by: P.J. J&K BOW 01-23-2023

checked by: PF

stamp



scale: AS NOTED

project number: 3687-13

UTILITIES PLAN

0 15 30 45
feet
SCALE: 1"=30'

C402

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PRELIMINARY DESIGN DOCUMENTS FOR

NEW WAREHOUSE
BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue	description	date
A	INITIAL PLANNING REVIEW	07-07-2022
B	REQUEST FOR PLANNING REVIEW	01-21-2023

GENERAL CONTRACTOR

drawn by: P.J. plot date: 01-13-2023

checked by: PF

status:

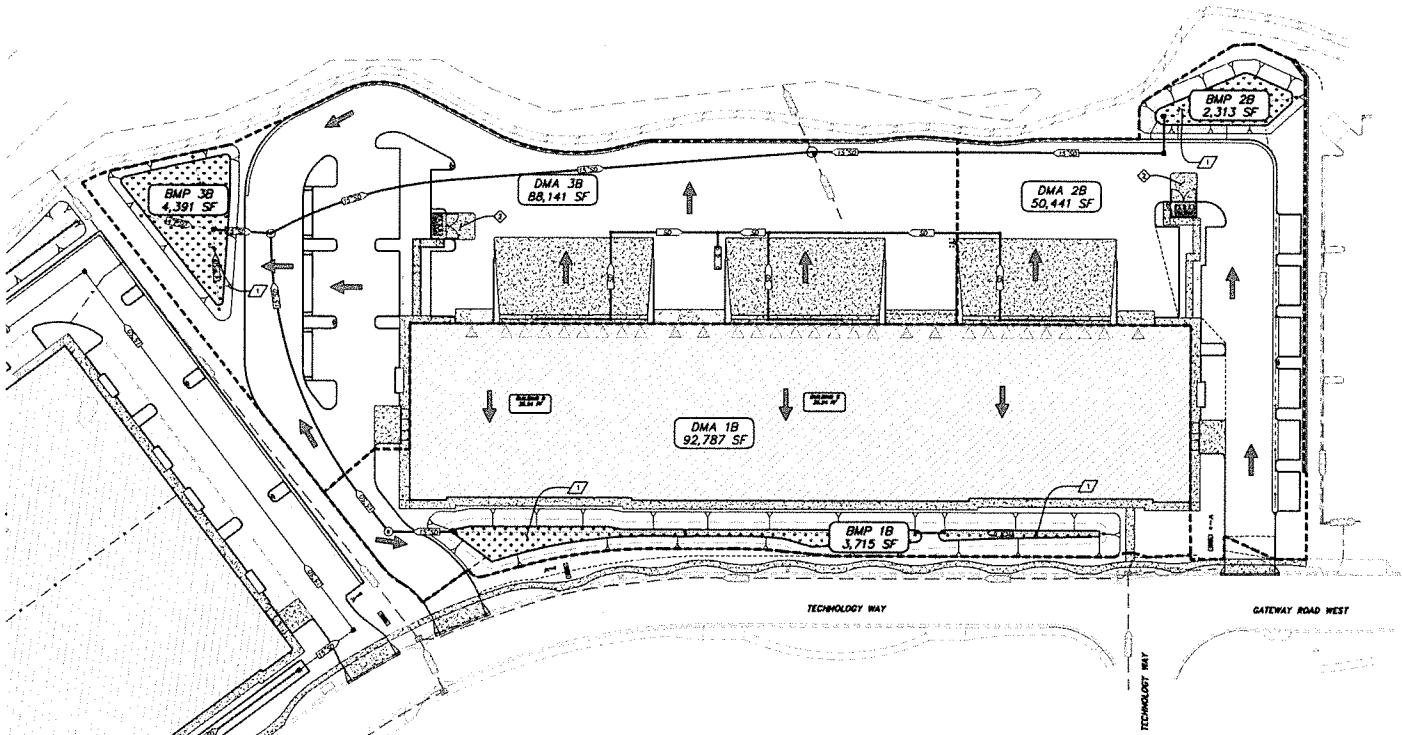


scale: AS NOTED

project number: 3687-13

STORMWATER
CONTROL PLAN

C501



GENERAL NOTES:

- TOTAL PROJECT AREA IS 231,800 SF (5.32 AC)
- DMA -- DRAINAGE MANAGEMENT AREA
- BF -- BIOTRETENTION FACILITY; TREATMENT CONTROL MEASURE
- SOILS ARE GROUP D, PER USDA SOIL MAP VETER REPORT
- DEPTH TO GROUNDWATER IS YET TO BE DETERMINED
- RECEIVING WATER BODY IS SHEEHY CREEK

SITE DESIGN MEASURES:

- PRESERVE NATURAL DRAINAGE PATTERNS.
- DIRECT RUNOFF FROM IMPERVIOUS AREAS TO LANDSCAPED AREAS. FLOW DIRECTION (SEE ARROW)
- PLANT TREES ADJACENT TO IMPERVIOUS AREAS. TREE LOCATIONS TO BE IDENTIFIED WITH FINAL CONSTRUCTION DOCUMENTS.
- SELF-TREATING OR SELF-RETAINING AREA
- DMA DRAINING TO A SELF-RETAINING AREA

POTENTIAL POLLUTION SOURCES AND CONTROL MEASURES:

- LOADING DOCK, COVERED FOR SIX FEET OUT BEYOND THE EDGE OF THE BUILDING ROOF. SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL.
- REFUSE AREA, COVERED AND ENCLOSED FOR DUMPSTERS. SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL. GRADED TO MINIMIZE STORMWATER RUN-ON AND RUNOFF. SEE GRADING PLAN FOR FURTHER DETAIL.
- STORM DRAIN INLET, MARK WITH WORDS "NO DUMPING! FLOWS TO BAY". SEE UTILITY PLAN FOR FURTHER DETAIL.

TREATMENT CONTROL MEASURES:

- INSTALL BIOTRETENTION FACILITY PER DETAILS ON SHEET C502. SEE GRADING PLAN, SITE PLAN, UTILITY PLAN, AND LANDSCAPING PLAN FOR MORE DETAIL.

D&M SUMMARY:

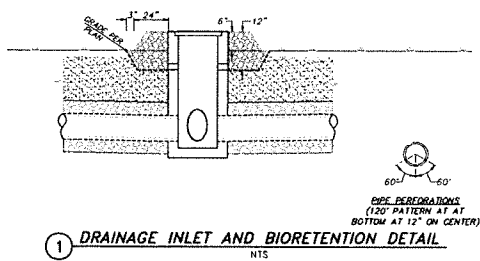
- D&M ACTIVITIES AND RESPONSIBLE PARTIES WILL BE SPECIFIED WITH THE FINAL CONSTRUCTION DOCUMENTS.

LEGEND:

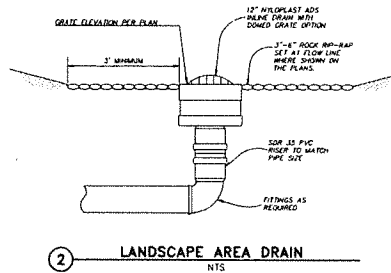
- DMA DRAINAGE MANAGEMENT AREA
- BMP BEST MANAGEMENT PRACTICE
- DMA 1 1,000 SF WATER QUALITY AREA NAME AND SQUARE FOOTAGE
- BMP 1 1,000 SF BIOTRETENTION MANAGEMENT AREA NAME AND SQUARE FOOTAGE
- BIOTRETENTION MANAGEMENT AREA
- DIRECTION OF FLOW



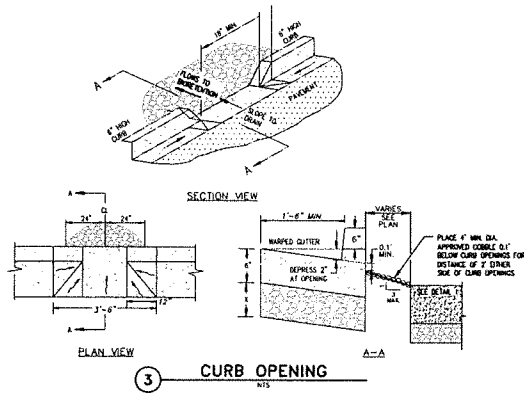
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1 DRAINAGE INLET AND BIORETENTION DETAIL
NTS



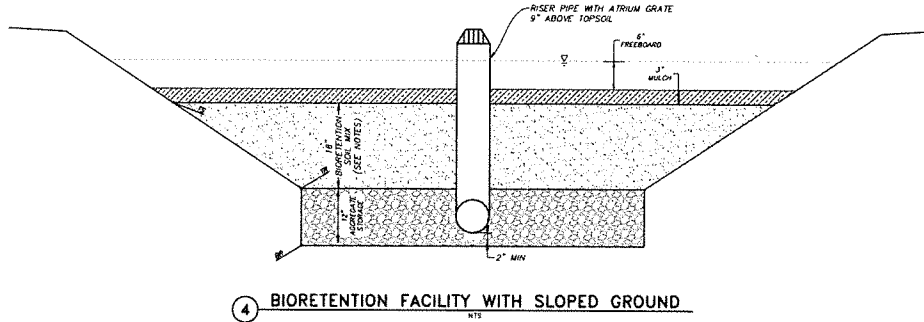
2 LANDSCAPE AREA DRAIN
NTS



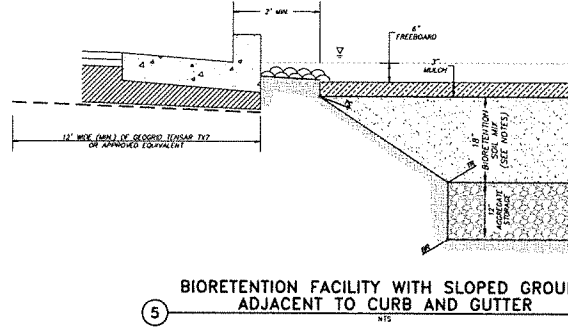
3 CURB OPENING
NTS

BIORETENTION NOTES:

1. FOR LOCATION, SIZE, AND IDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL SEE LANDSCAPE PLANS.
2. BIOTREATMENT SOIL MIX SHALL CONSIST OF 80%-90% SAND AND 10%-10% COMPOST PER BASHMAA SPECIFICATIONS. SPECIFICATIONS AVAILABLE FROM CONTRA COSTA CLEAN WATER PROGRAM (CCCWP). SOIL MIX MUST BE OBTAINED FROM LOCAL SUPPLIER APPROVED BY THE CCCWP.
3. INSTALLATION OF PERMEABLE SOIL SHALL BE PER BASHMAA REQUIREMENTS.



4 BIORETENTION FACILITY WITH SLOPED GROUND
NTS



5 BIORETENTION FACILITY WITH SLOPED GROUND ADJACENT TO CURB AND GUTTER
NTS

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PRELIMINARY DESIGN DOCUMENTS FOR

**NEW WAREHOUSE
BUILDING B**

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

Issue	Description	Date
A	INITIAL PLANNING REVIEW	07-27-2022
B	REDESIGNED FOR PLANNING REVIEW	01-21-2023

GENERAL CONTRACTOR

Drawn by: P.J. jpk/dm 01-21-2023
checked by: PF
Stamp



AS NOTED
project number: 3687-13

**STORMWATER
CONTROL PLAN
DETAILS**

Sheet No. **C502**

RAW

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PRELIMINARY DESIGN DOCUMENTS FOR

NEW WAREHOUSE BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the architect by

name	description	date
A	NEW PLANNING REVIEW	07-07-2022
S	RELEASED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR

drawn by: PJ plot date: 01-31-2023

checked by: PF

stamp



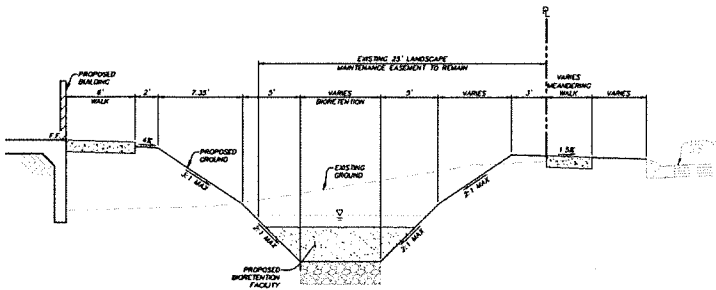
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project number: 3687-13

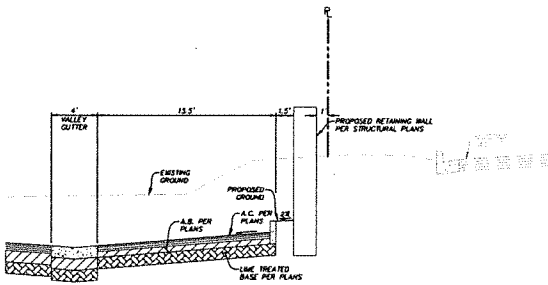
CROSS SECTIONS

sheet no.

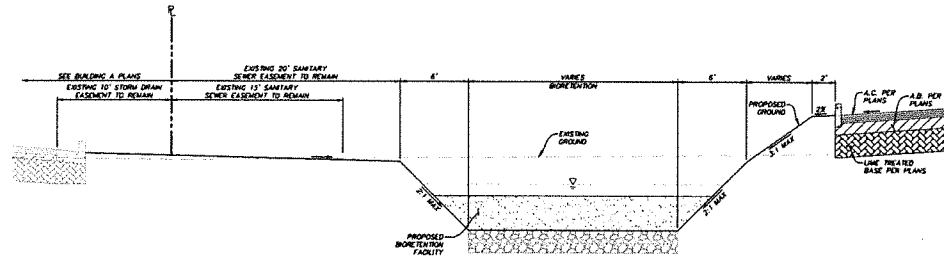
C801



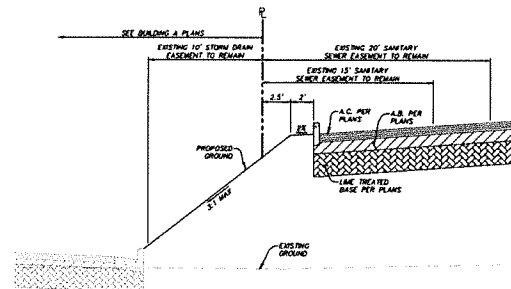
A BIORETENTION ADJACENT
TO TECHNOLOGY WAY



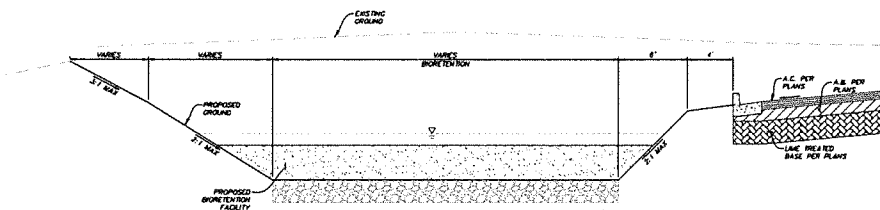
B SOUTHEAST PROPERTY LINE



D NORTHEAST PROPERTY LINE

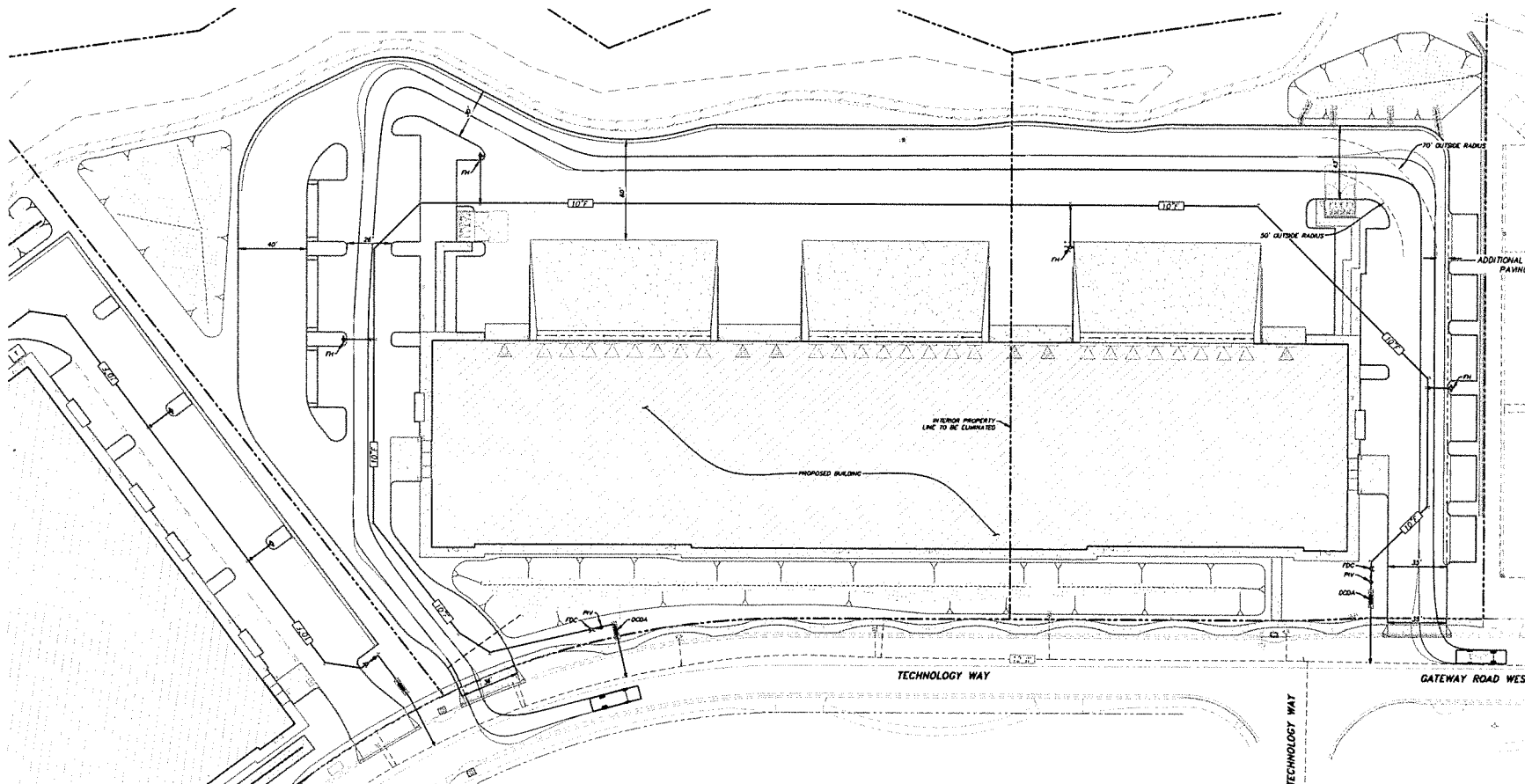


E NORTHWEST BIORETENTION



C NORTHEAST BIORETENTION

F WEST END PROPERTY LINE



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NEW WAREHOUSE BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by

approved for the architect by

issue	description	date
A	INITIAL REVIEW	01-27-2022
B	REDESIGN FOR HANDBOOK	01-31-2022

GENERAL CONTRACTOR

Drawn by: PJ J&B 01-31-2022

Checked by: PF

Stamp



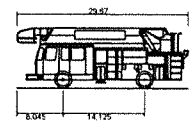
Scale: AS NOTED

Project Number: 3687-13

FIRE PLAN

LEGEND

--- BODY ENVELOPE
--- OUTER WHEEL WALLS



PIERCE - VEL7000
Overall Length 29.670ft
Overall Width 8.000ft
Overall Body Height 10.514ft
Min Body Ground Clearance 0.944ft
Track Width 8.470ft
Lock-to-lock time 8.00s
Wall to Wall Turning Radius 30.000ft

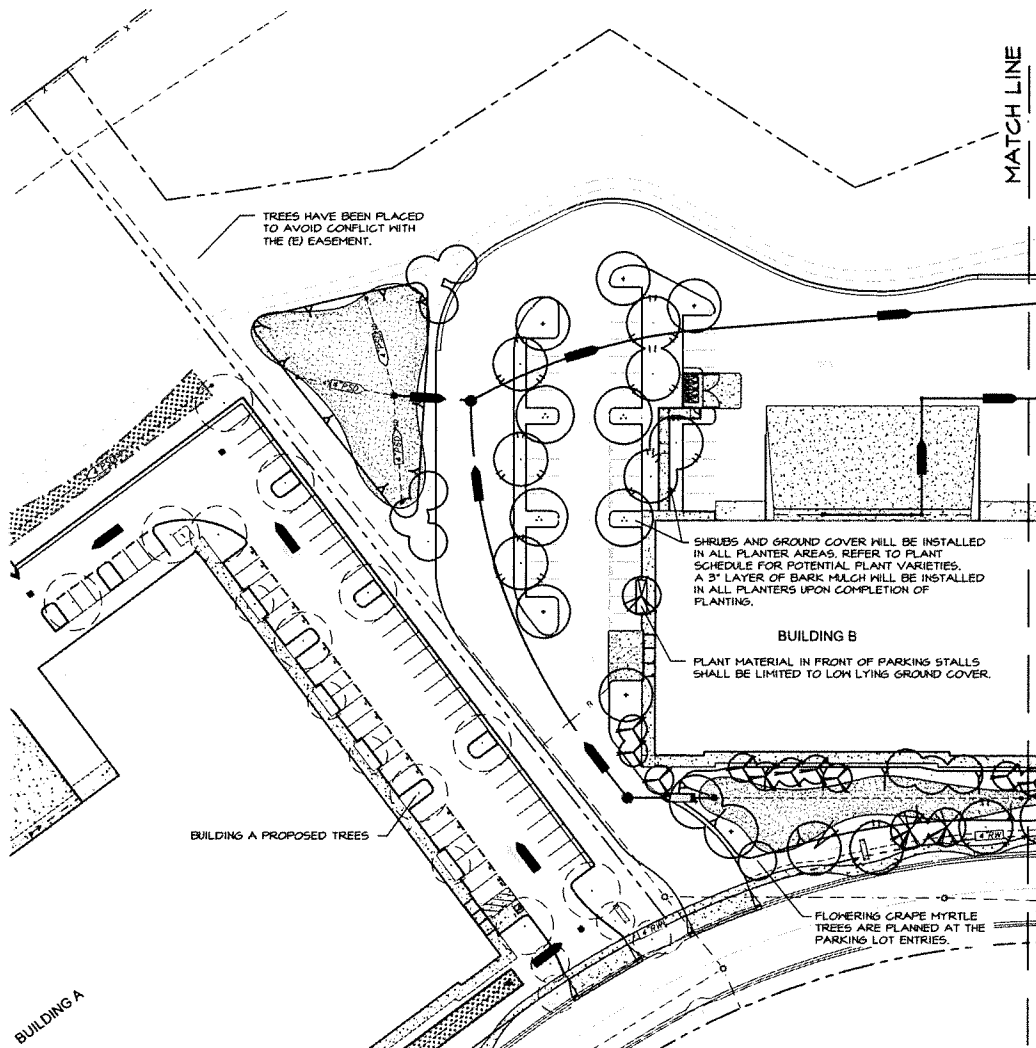
1 NAPA COUNTY
FIRE ENGINE
NTS



0 15 30 60
SCALE: 1"=30'

Sheet No.

C901



MATCH LINE
SEE SHEET L1.2

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CER FOR	27	<i>Cercis canadensis</i> 'Forest Pansy' / Forest Pansy Eastern Redbud
	ERI DEF	2	<i>Eriobotrya deflexa</i> (standard) / Bronze Loquat
	LAG NAT	17	<i>Lagerstroemia indica</i> x 'fauriei' 'Natchez' / Natchez Crape Myrtle
	PIN ELD	8	<i>Pinus eldarica</i> / Afghan Pine
	PIS KEI	12	<i>Pistacia chinensis</i> 'Keith Davey' / Keith Davey Chinese Pistache
	PLA COL	17	<i>Platanus x acerifolia</i> 'Columbia' / Columbia London Plane Tree
	QUE SUB	4	<i>Quercus suber</i> / Cork Oak
	ZEL VIL	10	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Zelkova
BIOFILTRATION BASIN	CODE	QTY	BOTANICAL / COMMON NAME
	TUR BIO	16,719 sf	Bioretention Sod / Avail. from: Delta Bluegrass

SEE SHEET L1.3 FOR COMPLETE PLANT SCHEDULE



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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WAREHOUSE BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue	description	date
A	15% PLAN REVIEW	02-25-2022
B	PLANNED FOR PLAN REVIEW	04-25-2022

GENERAL CONTRACTOR:

Drawn by: JMA plot date: 07-27-2022

checked by: JMA

Stamp



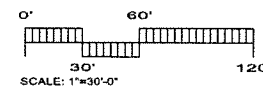
Scale: AS NOTED

project number: 2204066.00

PRELIMINARY LANDSCAPE PLAN

sheet no.:

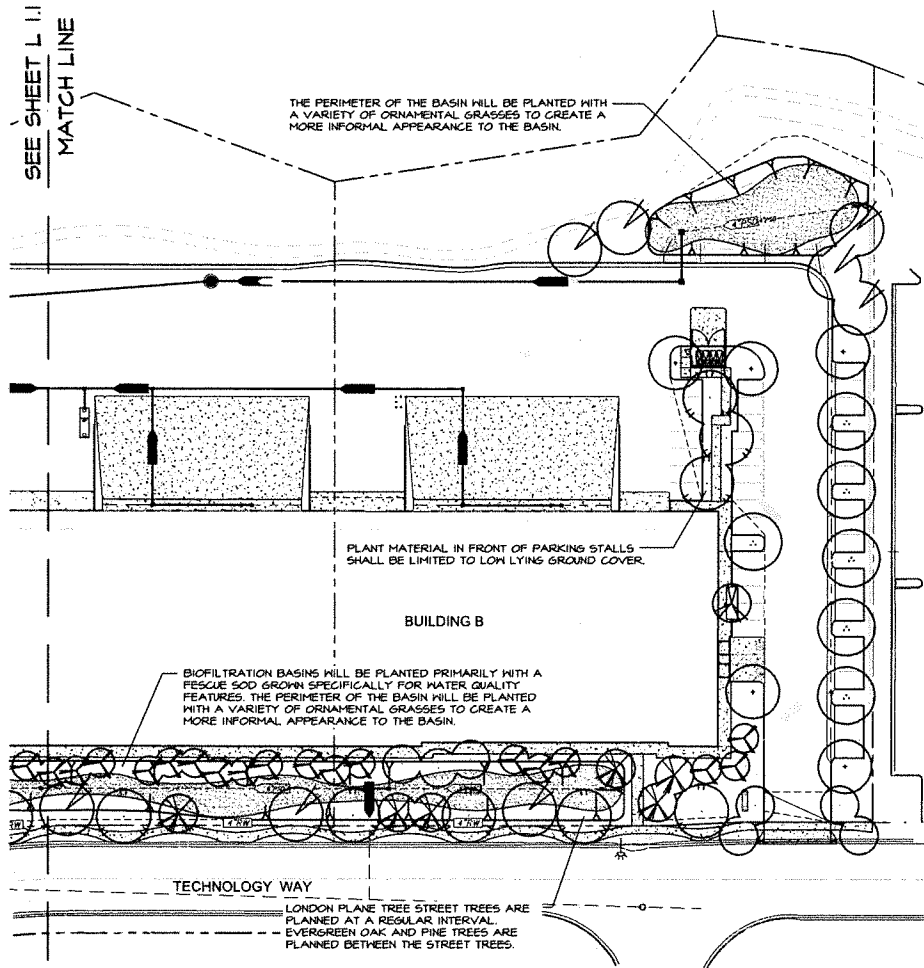
L1.1



SCALE: 1"=30'-0"



YAMASAKI
LANDSCAPE ARCHITECTURE
1213 HIGH STREET, AUBURN, CA 95601
(916) 884-0040
FAX (916) 884-0041



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CER FOR	27	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud
	ERI DEF	2	Eriobotrya deflexa (standara) / Bronze Loquat
	LAS NAT	17	Lagerstroemia indica x fauriei 'Natchez' / Natchez Grape Myrtle
	PIN ELD	5	Pinus eldarica / Afghan Pine
	PIS KEI	12	Platanus chinensis 'Keith Davey' / Keith Davey Chinese Platanus
	PLA COL	17	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	QUE SUB	9	Quercus suber / Cork Oak
	ZEL VIL	10	Zelkova serrata 'Green Vase' / Green Vase Zelkova
BIOFILTRATION BASIN	CODE	QTY	BOTANICAL / COMMON NAME
	TUR BIO	16,714 sf	Biofiltration Sod / Avail. from: Delta Bluegrass

SEE SHEET L1.3 FOR COMPLETE PLANT SCHEDULE



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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WAREHOUSE
BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

Approved for the owner by:

Approved for the architect by:

Issue	Description	Date
A	10% PLAN & SPEC	01-25-2022
B	PERMITS FOR PLAN & SPEC	01-25-2022

GENERAL CONTRACTOR:

Drawn by: JMA Job Date: 07-27-2022

checked by: JMA

Stamp



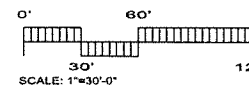
Scale: AS NOTED

Project Number: 2204086.00

PRELIMINARY
LANDSCAPE PLAN

Sheet No.:

L1.2



YAMASAKI
LANDSCAPE ARCHITECTURE
1223 H STREET, AUBURN, CA 95603
916 885-0040
FAX 916 885-0042

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	CER FOR	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	24" box
	ERI DEF	Eriobotrya deflexa (standard) / Bronze Loquat	24" box
	LAG NAT	Lagerstroemia indica x fauriei 'Natchez' / Natchez Grape Myrtle	24" box
	PIN ELD	Pinus eldarica / Afghan Pine	15 gal
	PIN HAL	Pinus halepensis / Aleppo Pine	15 gal
	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24" box
	PLA COL	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal
	QUE SUB	Quercus suber / Cork Oak	15 gal
	ZEL VIL	Zelkova serrata 'Green Vase' / Green Vase Zelkova	15 gal
	CODE	BOTANICAL / COMMON NAME	SIZE
	GAL DWA	Callistemon viminalis 'Little John' / Dwarf! Weeping Bottlebrush	5 gal
	GIS PRO	Cistus salviifolius 'Prostratus' / Sageleaf Rockrose	5 gal
	DIE VEG	Dietes vegeta / African Iris	1 gal
	ELA MAC	Elaeagnus pungens 'Maculata' / Elaeagnus	5 gal
	GRE NOE	Grevillea x 'Noellii' / Grevillea	5 gal
	MAH SOF	Mahonia eurpraeolata 'Soft Caress' / Soft Caress Mahonia	5 gal
	NAN GUL	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	5 gal
	RHA EVE	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal
	RHA DWA	Raphiolepis umbellata 'Minor' / Dwarf! Yadda Hawthorn Standard	5 gal
	ROS COL	Rosmarinus o. 'Collingwood Ingram' / Collingwood Ingram Rosemary	5 gal
	VIB DAV	Viburnum davidii / David Viburnum	5 gal
	XYL COM	Xylosma congestum 'Compacta' / Compact Xylosma	5 gal
	CODE	BOTANICAL / COMMON NAME	SIZE
	GAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal
	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal
	CODE	BOTANICAL / COMMON NAME	SIZE
	MAG UNG	Macclayana unguis-cati / Cat's Claw Creeper	5 gal
	CODE	BOTANICAL / COMMON NAME	SIZE SPACING
	ARG ECP	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal 36" o.c.
	COT LOW	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal 48" o.c.
	CODE	BOTANICAL / COMMON NAME	SIZE SPACING
	TUR BIO	Biofiltration Sod / Avail. from Delta Bluegrass	sod

PLANTING STATEMENT

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION STATEMENT

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.



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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WAREHOUSE BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

sheet	description	date
A	INITIAL PLANNING READY	05-25-2022
B	PERMITS FOR PLANNING READY	01-26-2023

GENERAL CONTRACTOR:

Drawn by: JAA plot date: 07-27-2022

checked by: JAA

Stamp



Scale: AS NOTED

project number: 2204008.00

PLANT SCHEDULE AND NOTES

sheet no.:

L1.3



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