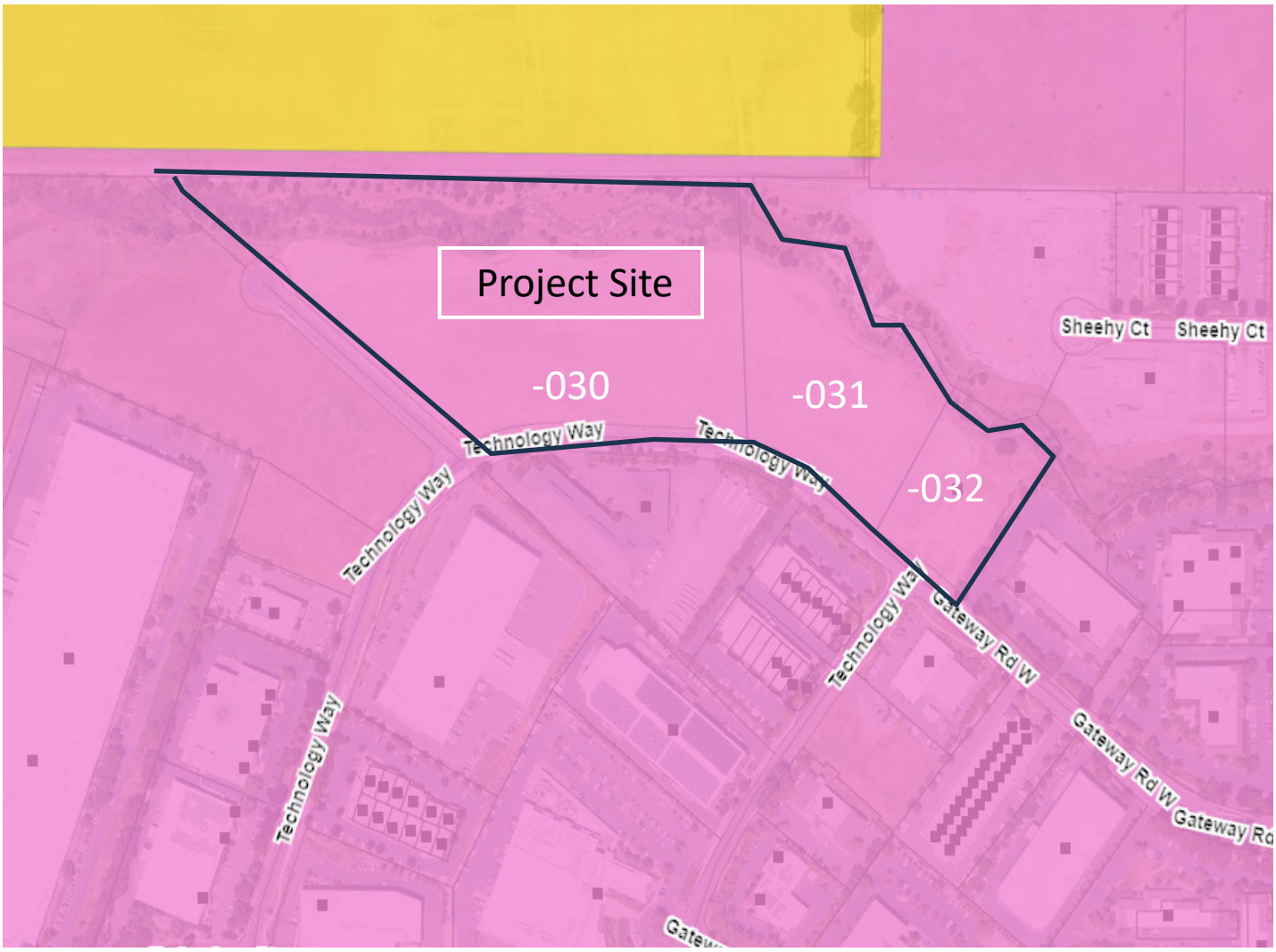
“K”

Graphics

E&P Technology Way – Buildings A & B Use Permits
(P22-00307 / P22-00308)
Planning Commission Hearing Date December 3, 2025

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

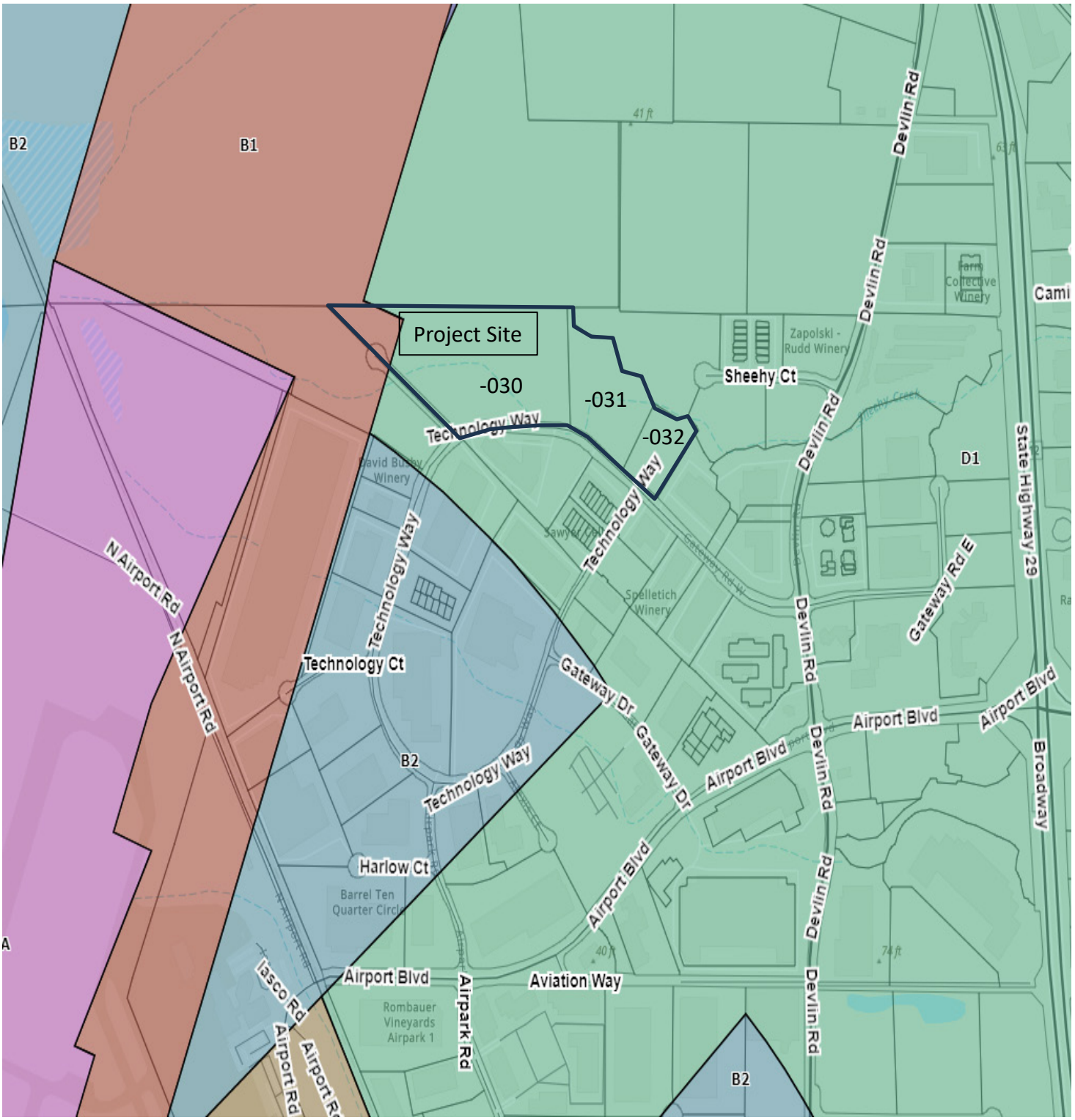
Zoning

Parcels

N

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

N

ALUCP ZONES

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

N

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.

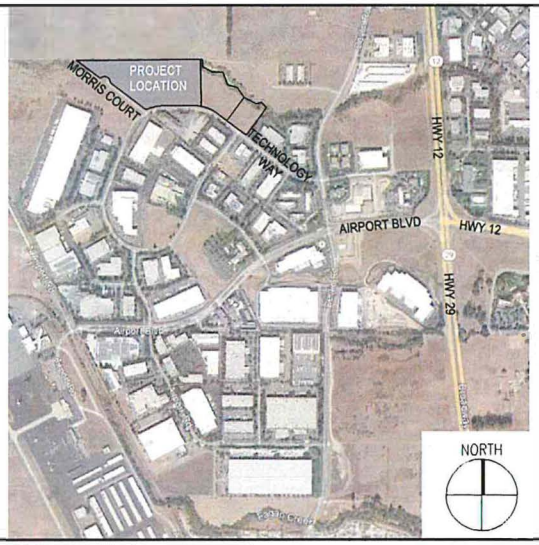
Site Access and Parking: Two site entrance drives are proposed along Morris Court. And one drive is provided along Technology Way. The site plan proposes a total of 129 vehicle parking stalls for employees and/or customers and 8 Trailer parking stalls.

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. WATNEY WAY,
FAIRFIELD, CA 94533

OWNER'S REPRESENTATIVE
KELLEY COMMERCIAL, LLC — MICHAEL KELLEY
5150 FAIROAKS BLVD, STE 101-219 — mkelley@kelley-commercial.com
CARMICHAEL, CA 95608
P: 916-956-0524 F: 916-956-1197

ARCHITECT
RMW ARCHITECTURE & INTERIORS — JEFF LEONHARDT, PROJECT ARCHITECT & PROJECT DESIGNER
1718 3RD STREET, SUITE 101 — jleonhardt@rmw.com
SACRAMENTO, CA 95811
P 916-449-1400 x405

CIVIL ENGINEER:
LAUGENOUR and MEIKLE — BRYAN BONINO
P.O. BOX 828 — bob@lmce.net
WOODLAND, CA 95776
P 530-662-1755 F 530-662-4002

LANDSCAPE DESIGNER
YAMASAKI LANDSCAPE ARCHITECTURE — JEFF AMBROSIA, ASLA | CLA | LEED A P
1223 HIGH ST — Jeff@yamasaki-la.com
AUBURN, CA 95603
P: 530-886-0040

SHEET INDEX:

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A00.2	PROJECT RENDERINGS
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A01.2	SITE DETAILS
A01.3	SITE DETAILS
A02.1	FLOOR PLAN - BUILDING A
A02.2	ROOF PLAN - BUILDING A
A03.1	EXTERIOR ELEVATIONS - BUILDING A
C101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C201	CIVIL SITE PLAN
C202	CIVIL SITE PLAN
C203	CIVIL SITE PLAN
C301	GRADING & DRAINAGE PLAN
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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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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:

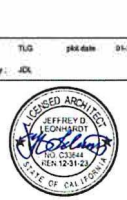
approved for the architect by:

mark	description	date
A	INITIAL PLAN ISSUE FOR REVIEW	01-27-2022
B	REISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

drawn by: TLG — plot date: 01-31-2023
checked by: JDL

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

PROJECT RENDERINGS

SCALE: NO SCALE

1

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5400 INDUSTRIAL WAY,
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NEW WINERY AND WINE
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NAPA COUNTY, CALIFORNIA

approved for the owner by:

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GENERAL CONTRACTOR:

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

checked by : JDL

stamp

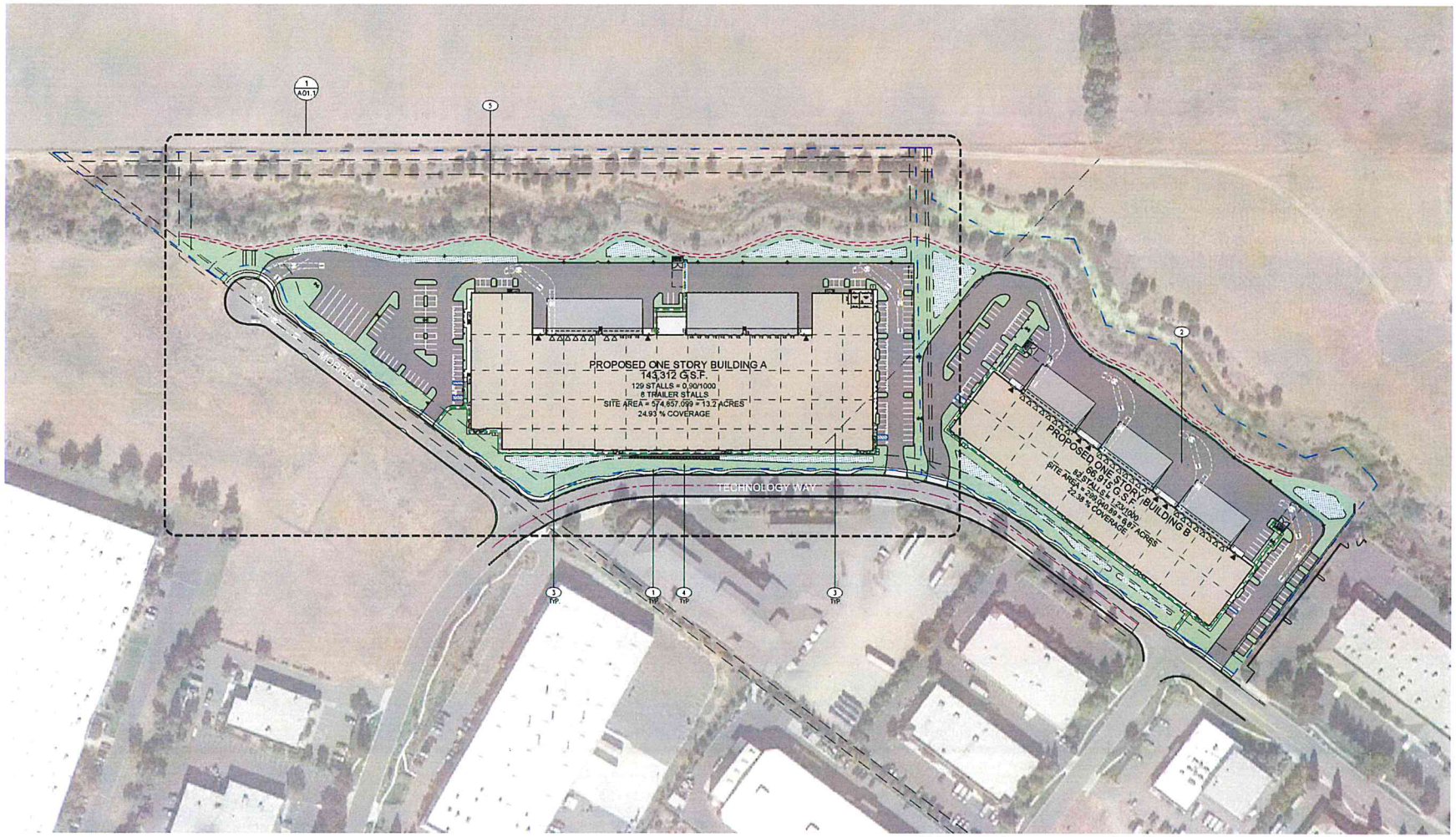
scale : AS NOTED

project number : 2204066.00

TYPICAL BUILDING
RENDERINGS

sheet no. :

A00.2



0' 40' 80' 160'

PLAN NORTH

SCHEMATIC SITE PLAN

SCALE: 1" = 80'-0"

1

SITE LEGEND:

- BUILDING AREA
- SITE CONCRETE
- DOCK AREA
- STORM WATER RETENTION AREA
- ASPHALT AREA
- LANDSCAPE AREA
- 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: 50' 52'

KEYNOTES:

1. EXISTING PROPERTY LINES.
2. PROPERTY LINES TO BE REMOVED. SEE CIVIL DRAWINGS.
3. SEE CIVIL DRAWINGS FOR SITE EASEMENTS.
4. TYPICAL LANDSCAPE PLANTER AREAS. SEE LANDSCAPE DRAWINGS.
5. EXISTING PAVED BIKE TRAIL

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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WINERY AND WINE STORAGE FACILITY BUILDING A

TECHNOLOGY WAY & MORRIS COURT
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approved for the owner by:

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

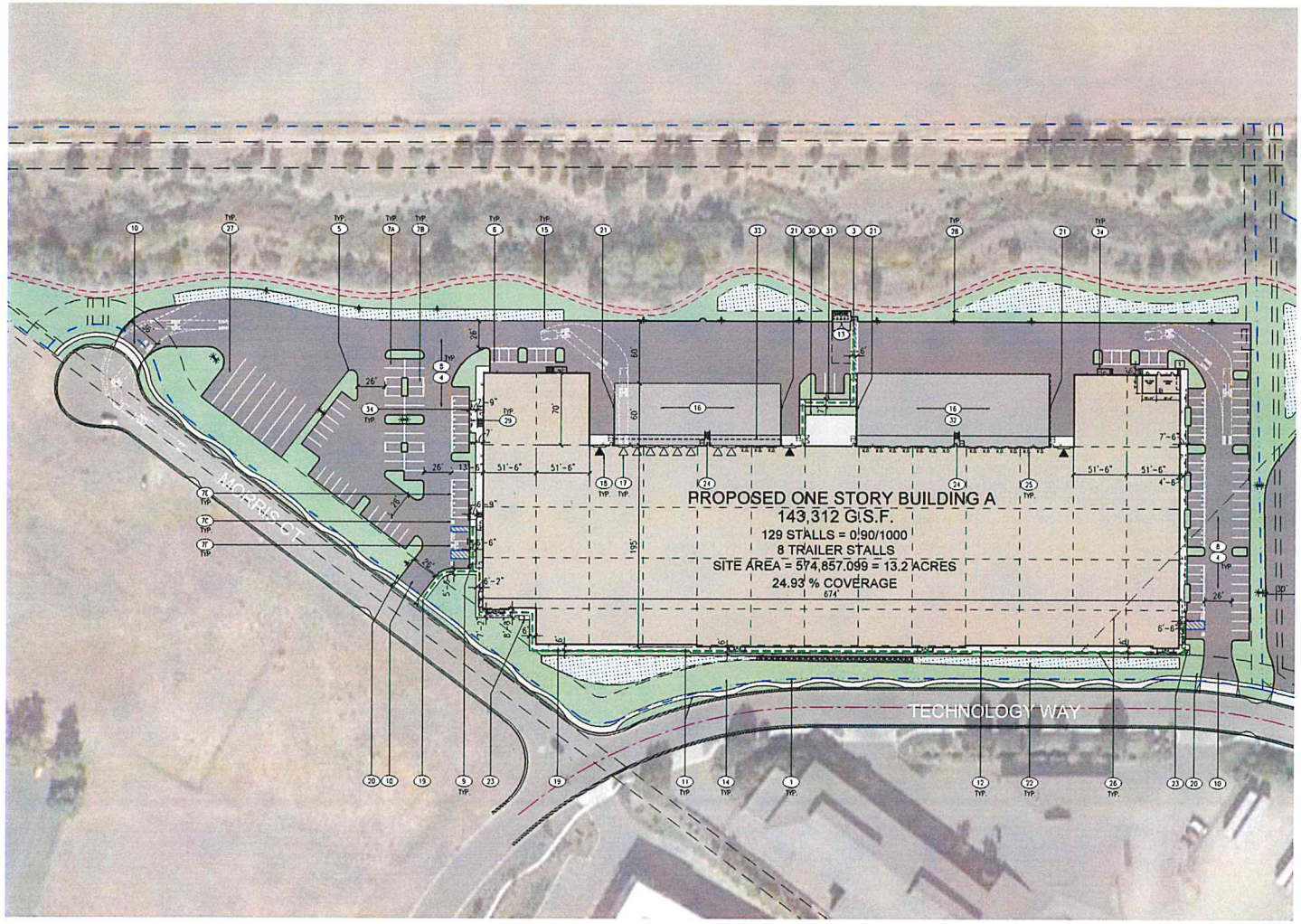
stamp

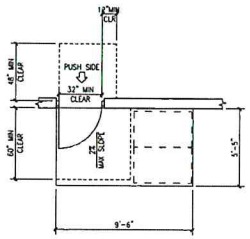
scale: AS NOTED
project number: 2204066.00

PRELIMINARY MASTER SITE PLAN

sheet no.:

A01.0

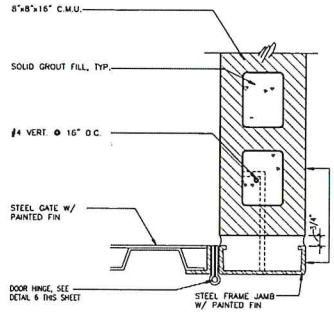

PROPOSED ONE STORY BUILDING A
143,312 GI.S.F.
129 STALLS = 0/90/1000
8 TRAILER STALLS
SITE AREA = 574,857.099 = 13.2 ACRES
24.93 % COVERAGE
674'
195'
TECHNOLOGY WAY
MORRIS CT.
51'-6"
51'-6"
26'
26'
26'



AREA OF ASSISTED RESCUE

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

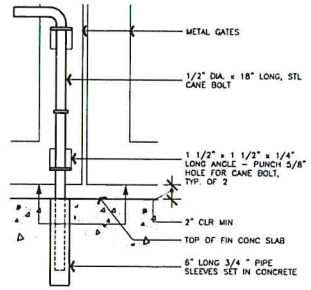
10



GATE JAMB

SCALE: 3"= 1'-0"

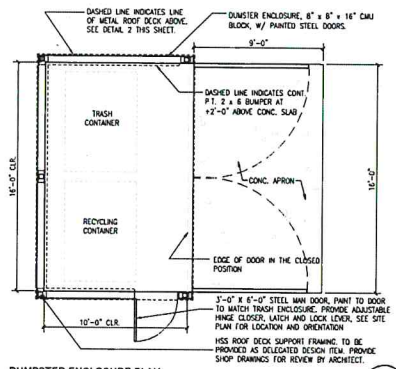
7



CANE BOLT SECTION

SCALE: 3"= 1'-0"

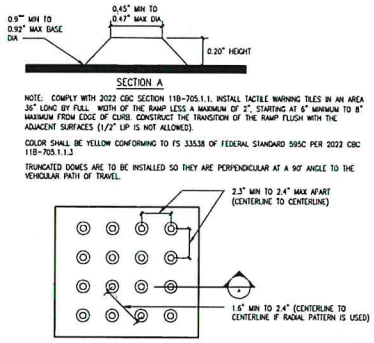
4



DUMPSTER ENCLOSURE PLAN

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

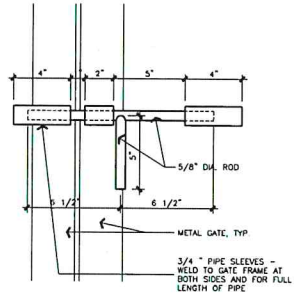
1



WARNING DOMES AT SITE RAMPS

SCALE: N.T.S.

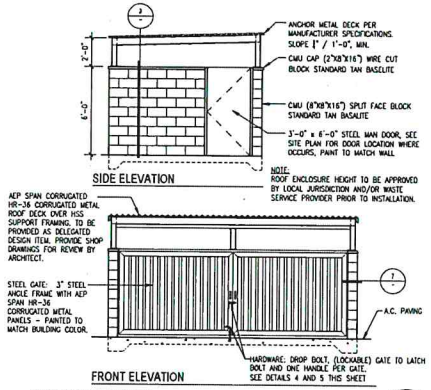
8



SIDE BOLT ELEVATION AT HEAD

SCALE: 3"= 1'-0"

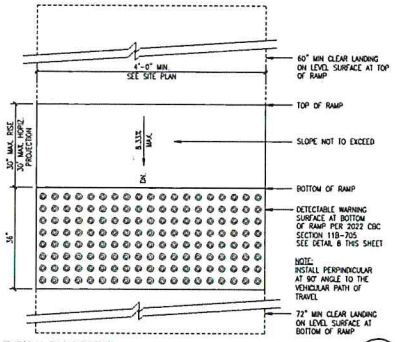
5



DUMPSTER ELEVATIONS

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

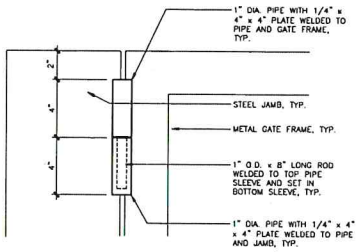
2



TYPICAL RAMP DETAIL

SCALE: 1" = 1'-0"

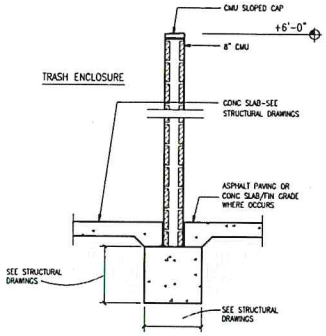
9



HINGE ELEVATION, TYP.

SCALE: 3"= 1'-0"

6



TRASH ENCLOSURE WALL SECTION

SCALE: 1/2"= 1'-0"

3

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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:

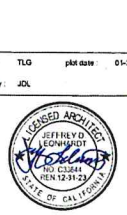
issue :	description :	date :
A	INITIAL PLANNING PERMIT	07-27-2022

GENERAL CONTRACTOR:

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

checked by : JDL

stamp



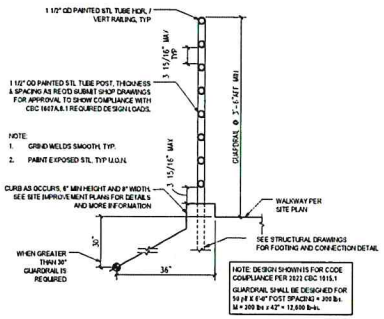
scale : AS NOTED

project number : 2204066.00

SITE DETAILS (FOR REFERENCE)

sheet no. :

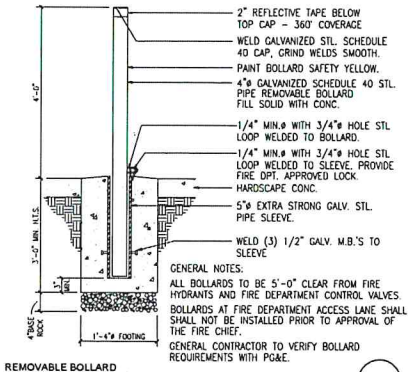
A01.2



TYPICAL GUARD RAIL

SCALE: 1" = 1'-0"

10



GENERAL NOTES:

ALL BOLLARDS TO BE 5'-0" CLEAR FROM FIRE HYDRANTS AND FIRE DEPARTMENT CONTROL VALVES.

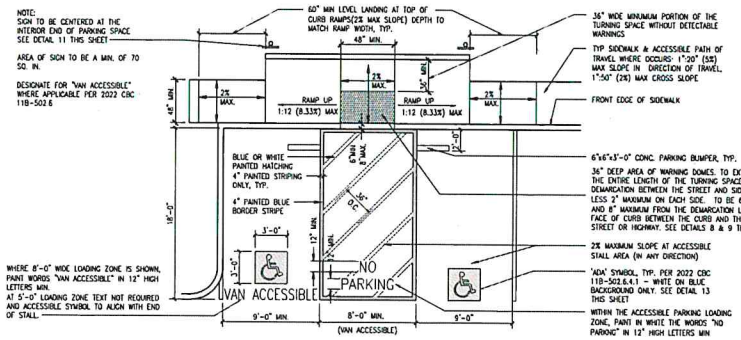
BOLLARDS AT FIRE DEPARTMENT ACCESS LANE SHALL SHALL NOT BE INSTALLED PRIOR TO APPROVAL OF THE FIRE CHIEF.

GENERAL CONTRACTOR TO VERIFY BOLLARD REQUIREMENTS WITH PG&E.

REMOVABLE BOLLARD

1" = 1'-0"

7



DOUBLE ACCESSIBLE STALLS

SCALE: 3/16" = 1' - 0"

1

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NAPA COUNTY, CALIFORNIA

approved for the owner by :

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issue :	description :	date :
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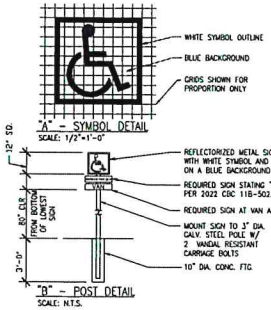
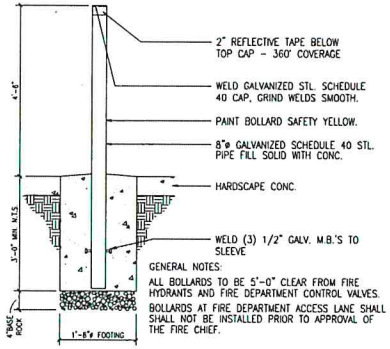


SIGN AT ACCESSIBLE PARKING STALLS

SCALE: NO SCALE

11



GENERAL NOTES:

ALL BOLLARDS TO BE 5'-0" CLEAR FROM FIRE HYDRANTS AND FIRE DEPARTMENT CONTROL VALVES.

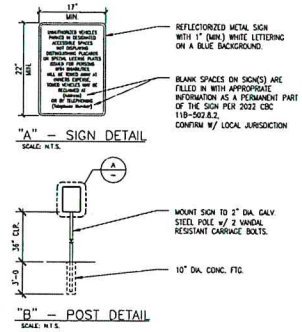
BOLLARDS AT FIRE DEPARTMENT ACCESS LANE SHALL SHALL NOT BE INSTALLED PRIOR TO APPROVAL OF THE FIRE CHIEF.

FIXED NON-REMOVABLE BOLLARD

1" = 1'-0"

8

NOTE: UNAUTHORIZED VEHICLE PARKING SIGN SHALL BE PLACED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR VISIBLE FROM EACH PARKING SPACE, AS REQUIRED PER CBC 11B-502.8.



SITE ENTRY ACCESSIBLE SIGN

SCALE: 3/16" = 1'-0"

5

NOTES:
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ITS BACKGROUND SHALL HAVE A NON-GLARE FINISH.
2. CHECK WITH THE LOCAL AUTHORITY HAVING JURISDICTION FOR REQUIREMENTS OTHER THAN THOSE SHOWN IN THIS DETAIL.

ACCESSIBLE SYMBOL AT ACCESSIBLE PARKING STALLS

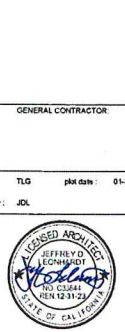
SCALE: 1" = 1'-0"

2

GENERAL CONTRACTOR:

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

stamp

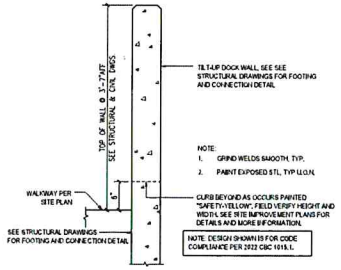


scale :	AS NOTED
project number :	2204066.00

SITE DETAILS (FOR REFERENCE)

sheet no. :

A01.3



LOADING DOCK : RETAINING WALL

SCALE: 1" = 1'-0"

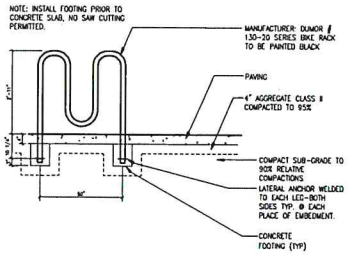
9

NOT USED

SCALE: N.T.S.

6

NOTE: EACH RACK ACCOMODATES A MINIMUM OF 5 BICYCLES. SEE: https://dumor.com/products/bike-racks/bike-rack-125-end-130

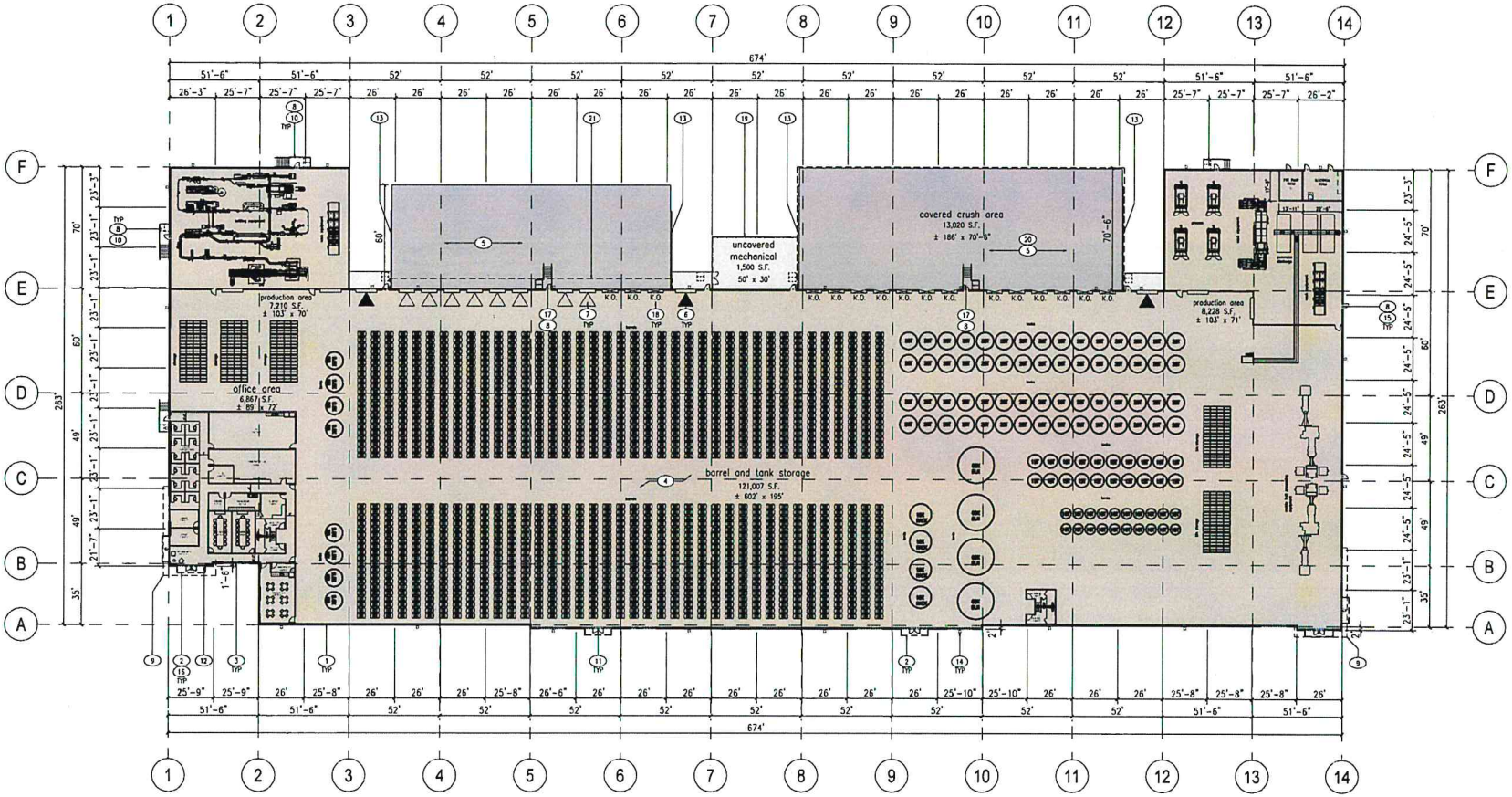


BIKE RACK

SCALE: 1/2" = 1'-0"

3

* INTERIOR LAYOUTS ARE FOR REFERENCE ONLY, DESIGN TO BE DRTERMINED AT TIME OF FUTURE T.I.



0 15' 30' 60'

PLAN NORTH

PRELIMINARY FLOOR PLAN

SCALE: 1" = 30'-0"

1

KEYNOTES:

1. EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH REVEALS AND A MULTICOLORED TEXTURED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEETS 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 FIXTURE TYPE.
9. DASHED LINE INDICATES DECORATIVE UPPER SLOPED ROOF ELEMENT. SEE EXTERIOR ELEVATIONS SHEET A03.1
10. DELEGATED DESIGN ITEM: PRE-FABRICATED STEEL STAIRS AND GUARDRAILS. CONTRACTOR TO COORD. FINAL SIZE AND LOCATION WITH STAIR DESIGNER MANUFACTURER PRIOR TO FABRICATION. AREA OF ASSISTED RESCUE SHOWN AS NEEDED.
11. ALUMINUM STORE FRONT SYSTEM WITH DOOR. SEE ELEVATION SHEETS A03.1
12. LOCATION OF FIRE DEPARTMENT APPROVED "KNOX BOX" AT BUILDING ENTRIES, MOUNT AT +6'-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 FIXTURE 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
17. PREFABRICATED PAINTED STEEL DOCK STAIR & BOLLARDS.
18. FUTURE KNOCKOUT PANELS, SEE STRUCTURAL DRAWINGS.
19. MECHANICAL EQUIPMENT PAD W/ CHAIN LINK FENCE AND GATE ENCLOSURE.
20. CANOPY W/ GUTTERS AND DOWNSPOUTS OVER DEPRESSED CONCRETE DOCK RAMP.
21. 6'-0" CANOPY W/ GUTTERS AND DOWNSPOUTS @ DEPRESSED CONCRETE DOCK RAMP.

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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	07-07-2022
B	REISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

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

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33544
REN. 12-31-23
STATE OF CALIFORNIA

scale : AS NOTED

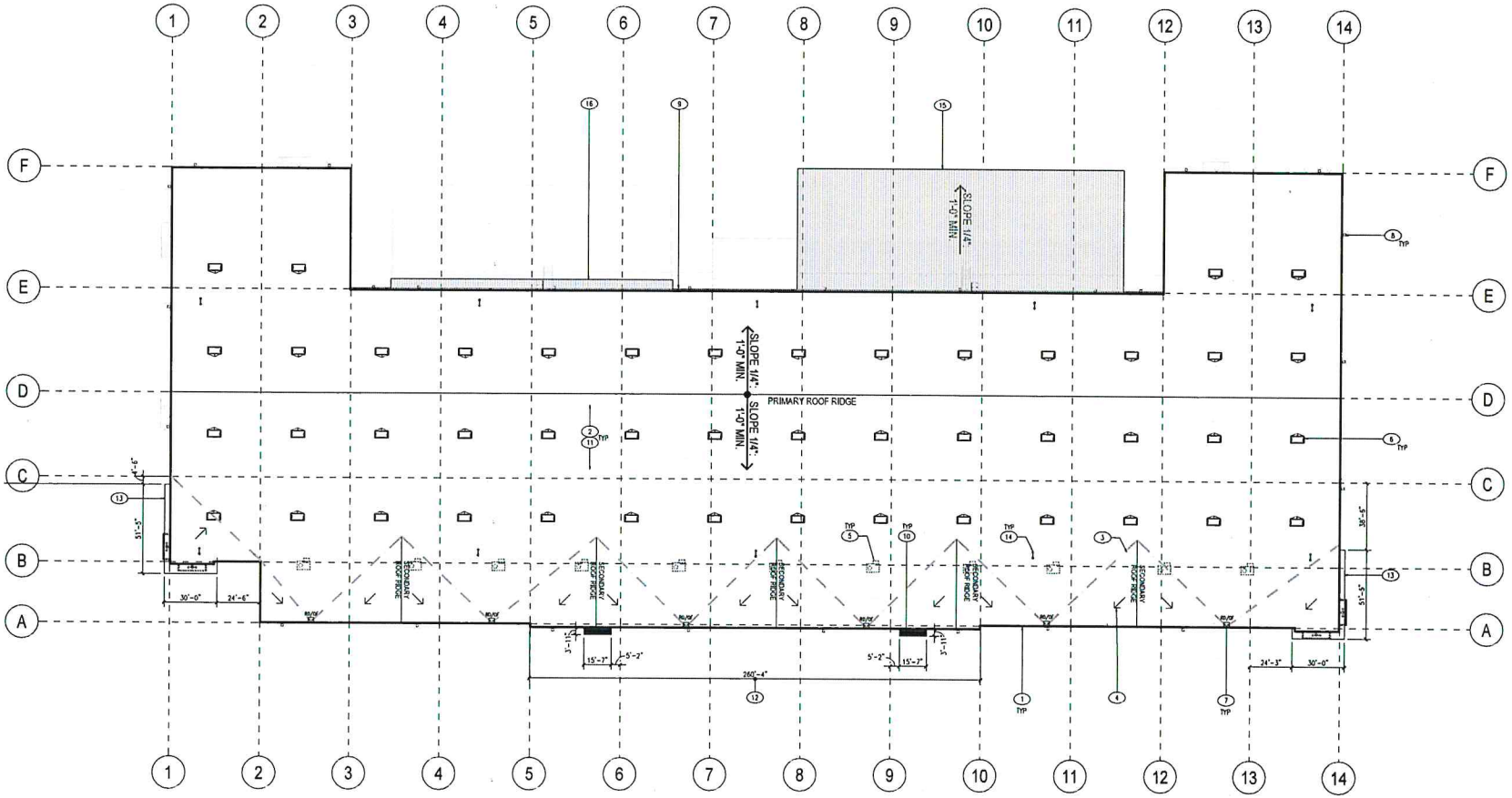
project number : 2204066.00

FLOOR PLAN - BUILDING A

sheet no. :

A02.1

File Name: P:\2022\2224066.00\Dwgs\1.2_SD2_Winery Use_01-05-2023\2.3_Plot-DR-BLDG A - Winery Usage\A02.1 Floor Plan - Winery interior.dwg Date Plotted: January 30, 2023 - 4:29pm



0 15' 30' 60'

PLAN NORTH

PRELIMINARY ROOF PLAN

SCALE: 1" = 30'-0"

1

KEYNOTES:

1. LINE OF TYPICAL PARAPET WALL
2. TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TPO 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 IT'S PLACEMENT.
6. INDICATES LOCATION OF 4' X 8' SELF-CURBING DUAL DOME SKYLIGHT. 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 DEPRESSED CONCRETE DOCK RAMP.
16. 6'-0" CANOPY W/ GUTTERS AND DOWNSPOUTS @ DEPRESSED CONCRETE DOCK RAMP.

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LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C32844
REN 12-31-23
STATE OF CALIFORNIA

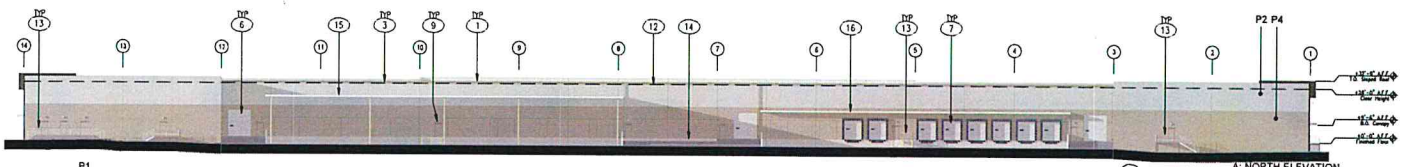
scale: AS NOTED

project number: 2204066.00

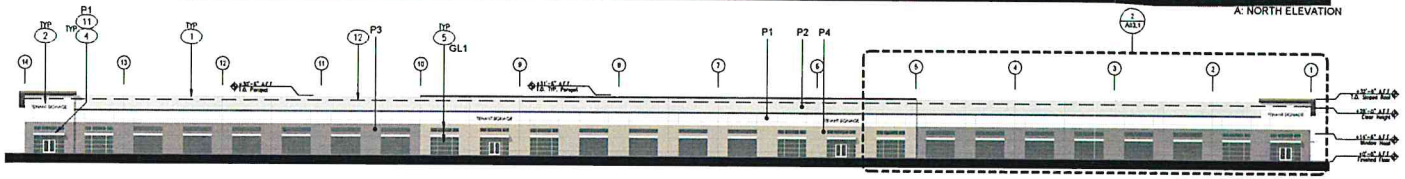
ROOF PLAN - BUILDING A

sheet no.:

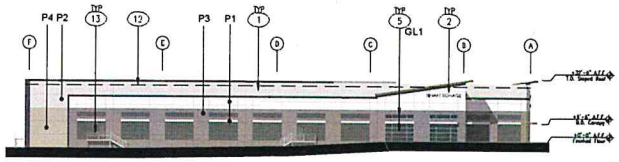
A02.2



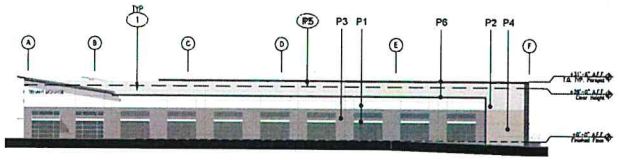
A: NORTH ELEVATION



B: SOUTH ELEVATION



C: WEST ELEVATION



D: EAST ELEVATION

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 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.
13. DELEGATED DESIGN ITEM: PRE-FABRICATED STEEL STAIRS AND GUARDRAILS. CONTRACTOR TO COORD. FINAL SIZE AND LOCATION WITH STAIR DESIGNER MANUFACTURER PRIOR TO FABRICATION. AREA OF ASSISTED 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 DEPRESSED CONCRETE DOCK RAMP.
16. 6'-0" CANOPY W/ GUTTERS AND DOWNSPOUTS @ DEPRESSED CONCRETE DOCK RAMP.

FINISH LEGEND:

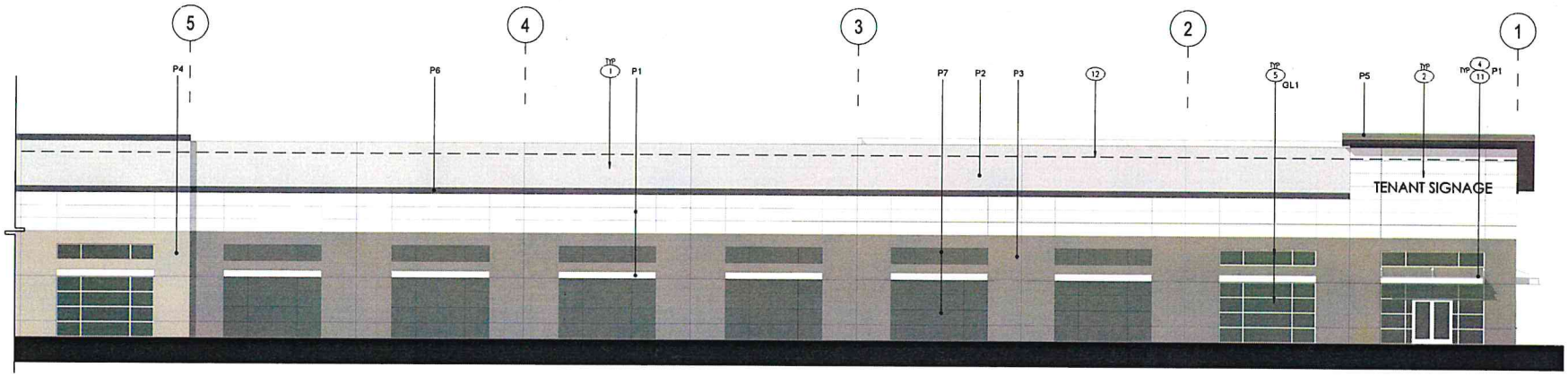
P1: PAINT 1 KELLY MOORE KMW43 WHITEST WHITE	P2: PAINT 2 SHERWIN WILLIAMS SW7063 NEBULOUS WHITE
P3: PAINT 3 SHERWIN WILLIAMS SW7047 PORPOISE	P4: PAINT 4 SHERWIN WILLIAMS SW6150 UNIVERSAL KHAKI
P5: PAINT 5 SHERWIN WILLIAMS SW6153 PROTEGE BRONZE	P6: PAINT 6 SHERWIN WILLIAMS SW6991 BLACK MAGIC
P7: PAINT 7 SHERWIN WILLIAMS SW6188 SHADE GROWN	GL1: VITRO ARCHITECTURAL GLASS "ATLANTICA" EMERALD GREEN GLASS IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMES

0 15' 30' 60'

EXTERIOR ELEVATIONS

SCALE: 1" = 30'-0"

1



0 4' 8' 16'

PARTIAL ENLARGED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

2

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GENERAL CONTRACTOR:

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

checked by: JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-23
STATE OF CALIFORNIA

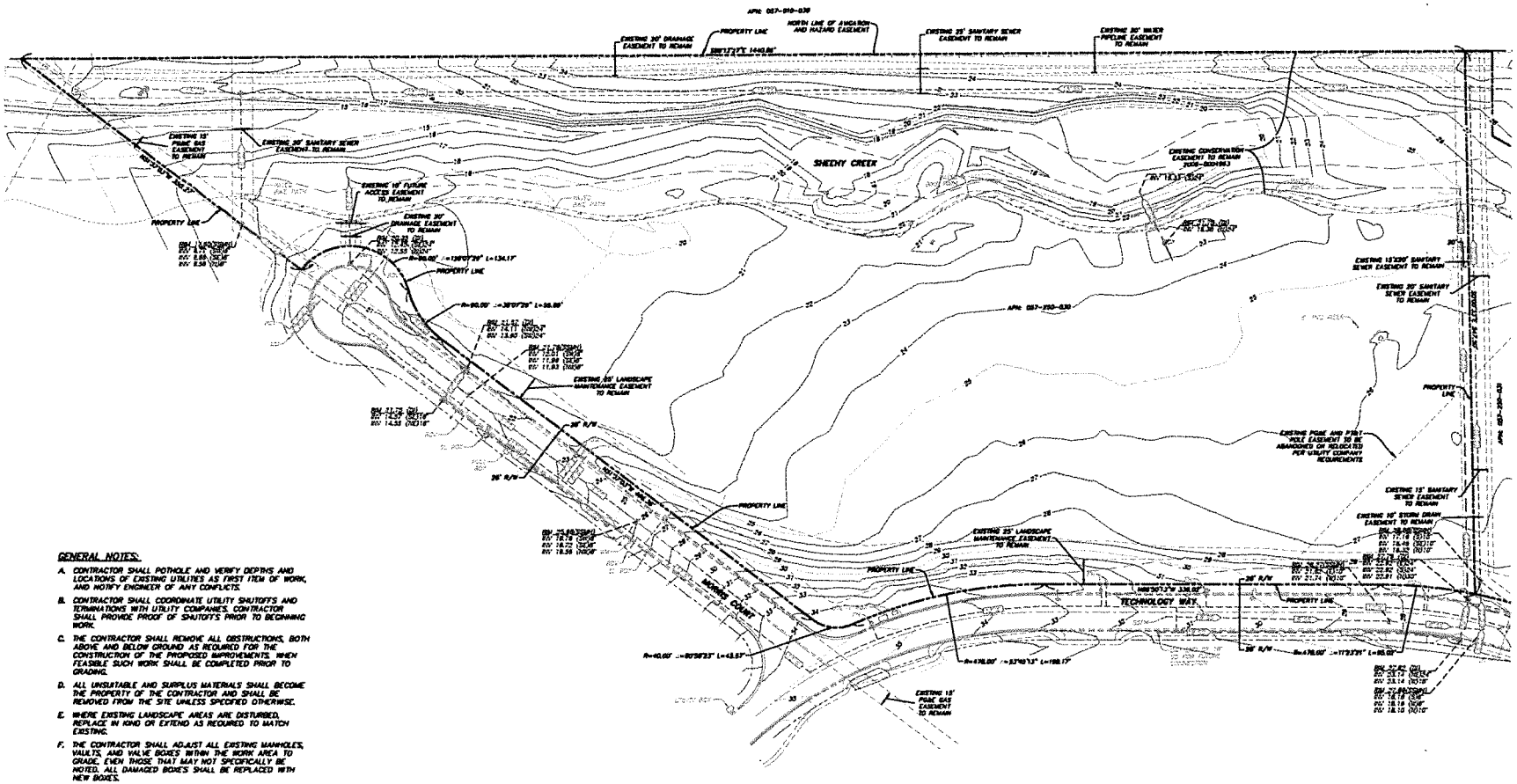
scale: AS NOTED

project number: 2204066.00

EXTERIOR ELEVATIONS - BUILDING A

sheet no.:

A03.1



GENERAL NOTES:

A. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES AS FIRST ITEM OF WORK, AND NOTIFY ENGINEER OF ANY CONFLICTS.

B. CONTRACTOR SHALL COORDINATE UTILITY SHUTOFFS AND TERMINATIONS WITH UTILITY COMPANIES. CONTRACTOR SHALL PROVIDE PROOF OF SHUTOFFS PRIOR TO BEGINNING WORK.

C. 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.

D. ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

E. WHERE EXISTING LANDSCAPE AREAS ARE DISTURBED, REPLACE IN KIND OR EXTEND AS REQUIRED TO MATCH EXISTING.

F. 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.

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

checked by : PF

stamp

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. FORSYTH
No. 41884
CIVIL
STATE OF CALIFORNIA

scale : AS NOTED

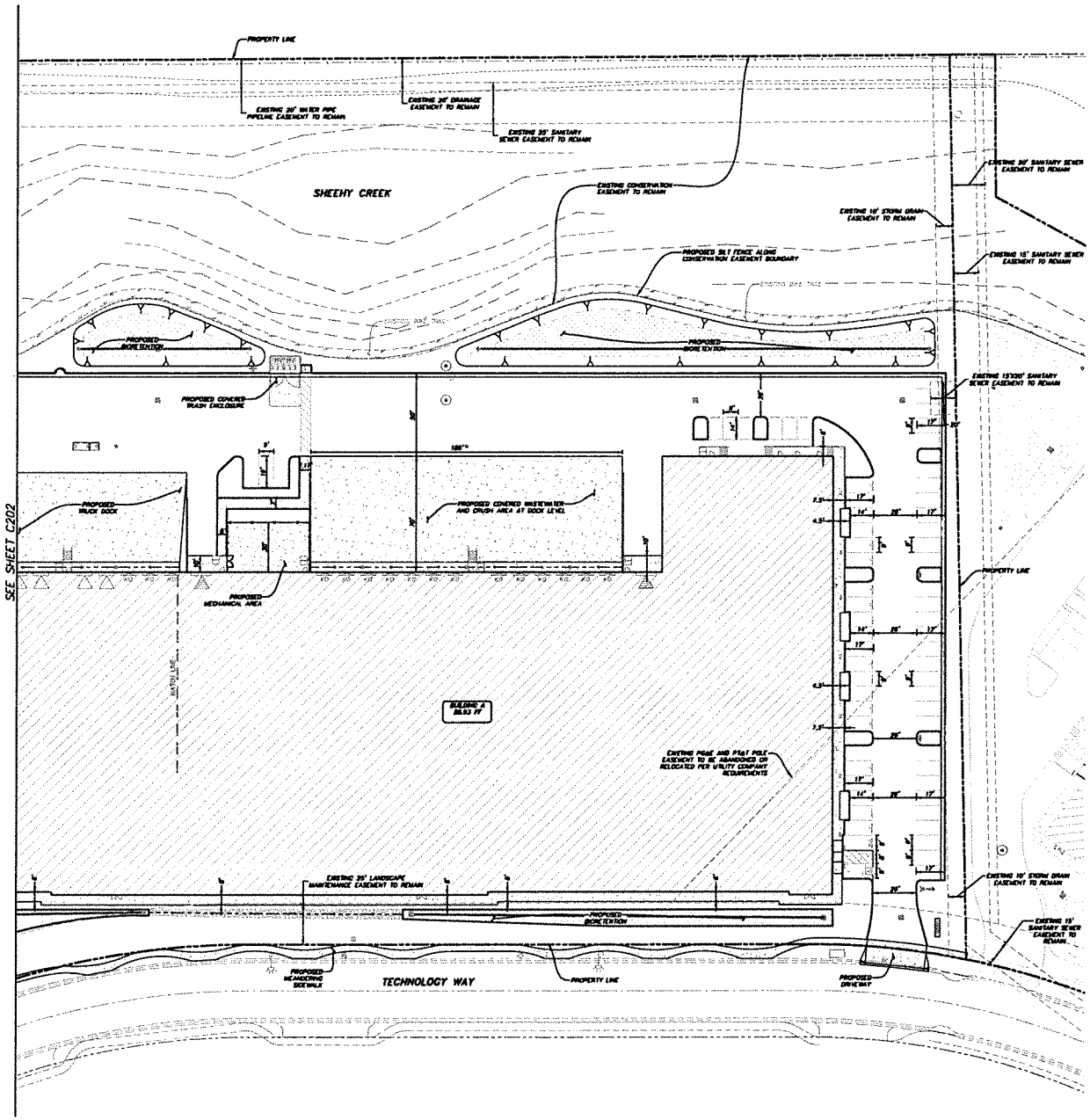
project number : 3687-13

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

sheet no. :

C101

File Name: X:\Land Projects\3687-13\dwg\3687-13_A_C101.dwg Date Plotted: February 02, 2023 - 8:55am



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 2008 and extends approximately 1 mile of both banks of the Sheehy Creek riparian corridor, which provides 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 057-250-008, 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 the waterbrown. 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. 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 waddles, 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 those 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

Protocol-level 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, 2018 (CDFW 2018). 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 disked 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 for Foothill yellow-legged frog, California red-legged frog, and Western pond turtle 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 CDFW, 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 biological 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 water 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 maintaining 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 caging and shall be monitored for a minimum of 3 years.

INFO: RECOMMENDATIONS NOTED ABOVE ARE FROM THE E&P PROPERTIES – BIOLOGICAL RESOURCES ASSESSMENT OF TECHNOLOGY WAY BUILDINGS A AND B LOCATED IN NAPA COUNTY, CA PREPARED BY FIRSTCARBON SOLUTIONS (DATED FEBRUARY 1, 2023)

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

stamp

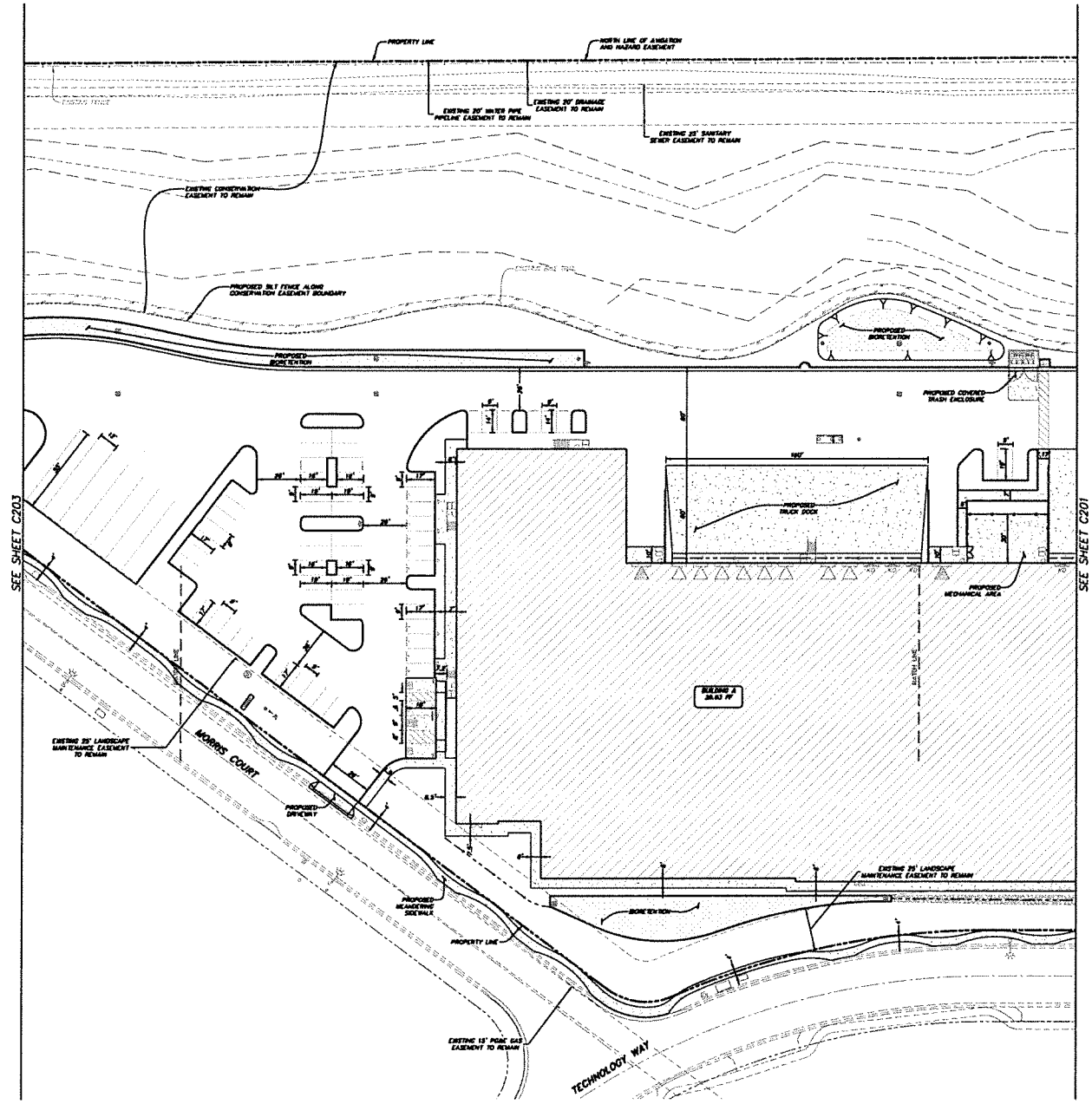
REGISTERED PROFESSIONAL ENGINEER
PETER F. FRANZ
No. 41681
CIVIL
STATE OF CALIFORNIA

scale: AS NOTED
project number: 3687-13

CIVIL SITE PLAN

sheet no.
C201

File Name: X:\Land Projects\3687-13\dwg\3687-13_A_C201.dwg Date Plotted: February 02, 2023 – 8:55am



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 at the project site. Results from the NWIC 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. Thirty 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 NAHC 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 disturbance attend a "tailgate" WEAP 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 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 to 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 discoveries of human remains and cultural resources are provided below. Cultural Resources Regulations and Evaluation Criteria can be found in Appendix E.

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 7050.5 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, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. 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 NAHC within 24 hours, and the NAHC 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
2. 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 on the project area in a location not subject to further subsurface disturbance:
   - The NAHC 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 NAHC 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, operations 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 capping, 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 AND B LOCATED IN NAPA COUNTY, CA PREPARED BY FREYCHARLES SOLUTIONS DATED JANUARY 26, 2023

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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 PLANNING REVIEW	01-27-2022
B	RE-ISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

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

checked by : PF

stamp

scale : AS NOTED

project number : 3687-13

CIVIL SITE PLAN

sheet no. :

C202

SCALE: 1"=30'

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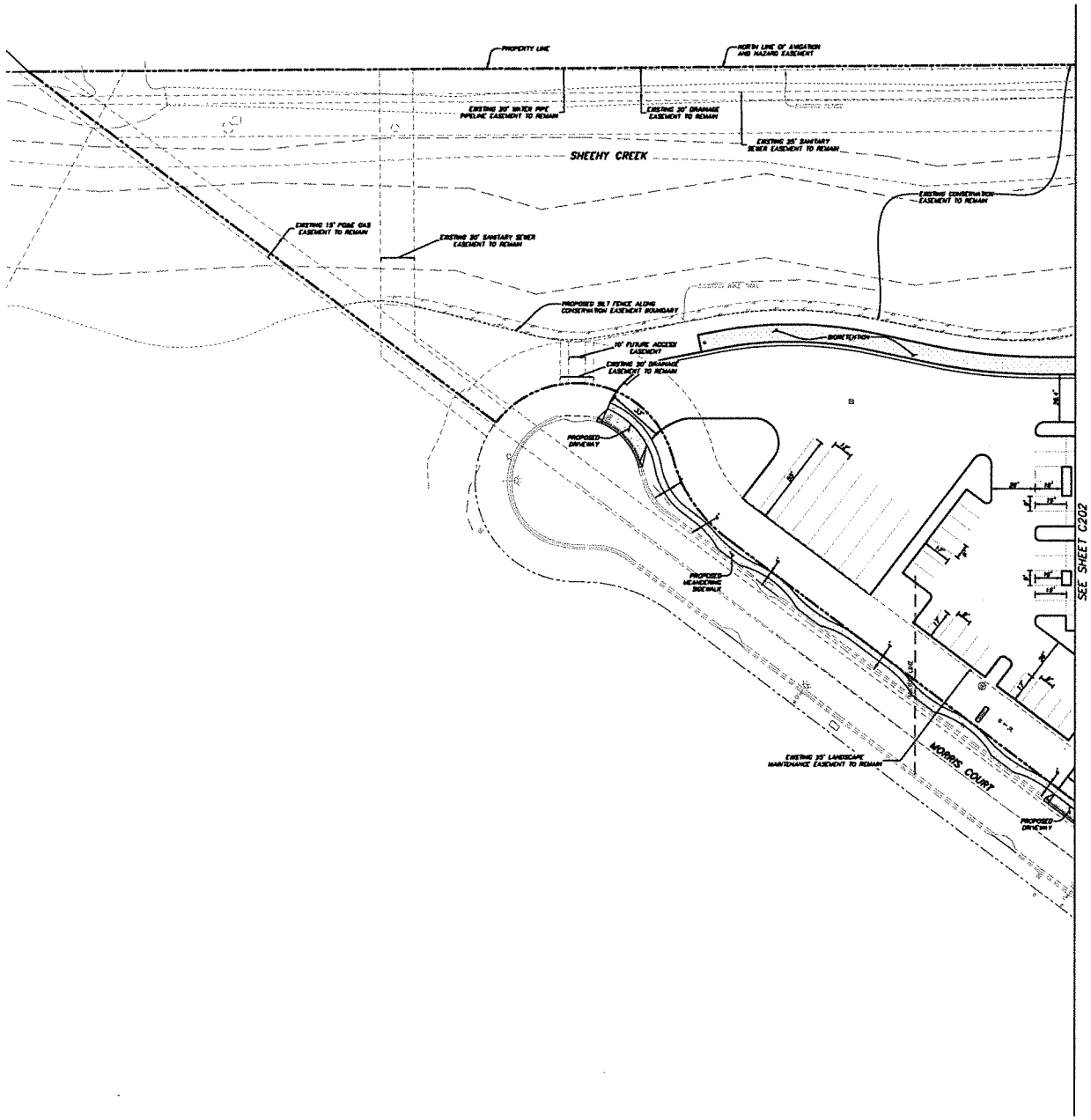

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drawn by : PJ plot date : 01-31-2023

checked by : PF

stamp

REGISTERED PROFESSIONAL ENGINEER
No. 41804
CIVIL
STATE OF CALIFORNIA

scale : AS NOTED

project number : 3687-13

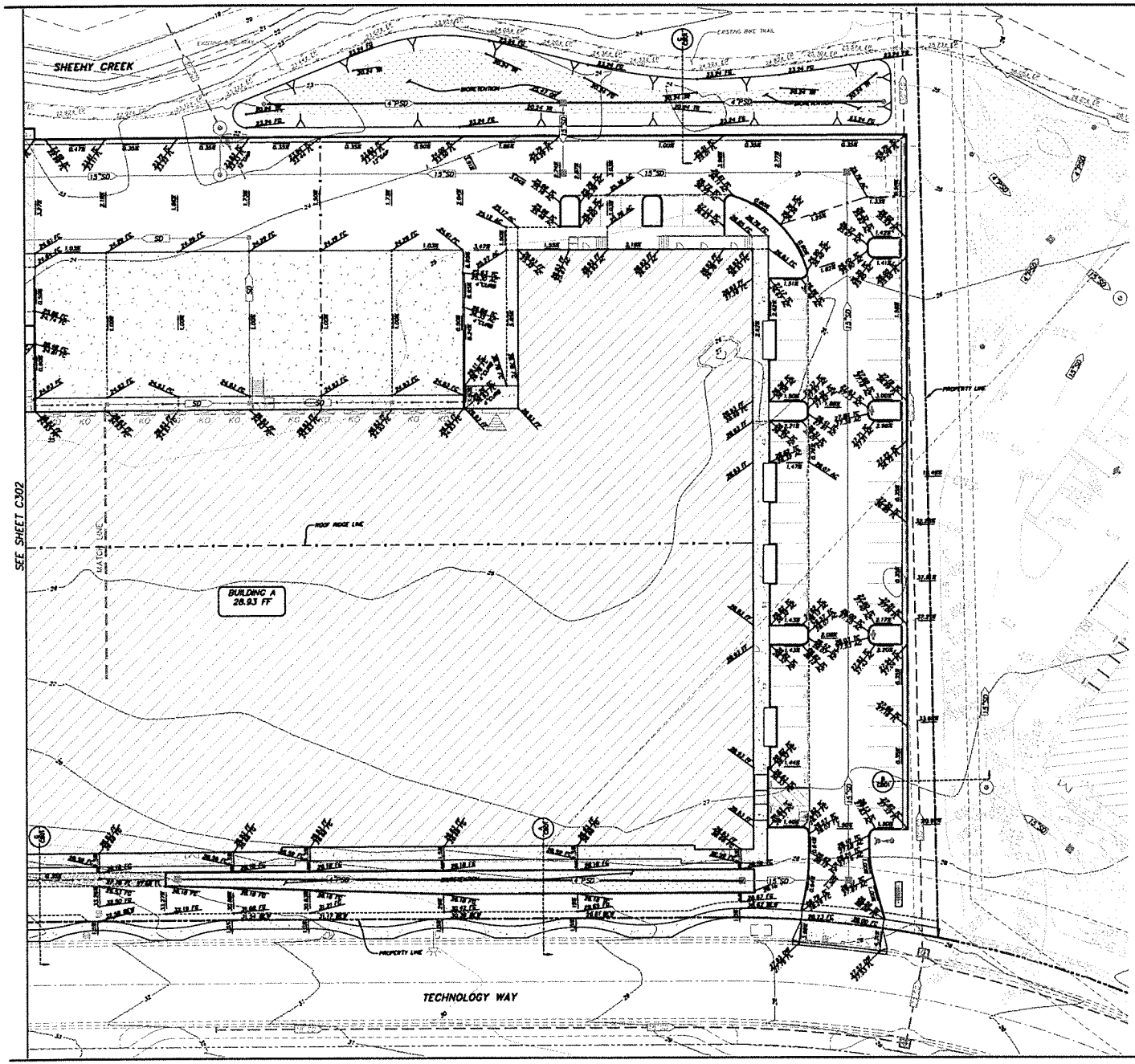
CIVIL SITE PLAN

LM
SCALE: 1"=30'

sheet no.

C203

File Name: X:\Land Projects\3687-13\dwg\3687-13_A_C203.dwg Date Plotted: February 02, 2023 – 8:56am



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A	INITIAL PLANNING REVIEW	07-
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GENERAL CONTRACTOR:

drawn by : FJ plot date : 01-31-20

checked by : PF

stamp

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. FOSTER
No. 41604
CIVIL
STATE OF CALIFORNIA

scale : AS NO

project number : 36

GRADING &
DRAINAGE PLAN

sheet no. :

C301

SCALE: 1"=20'

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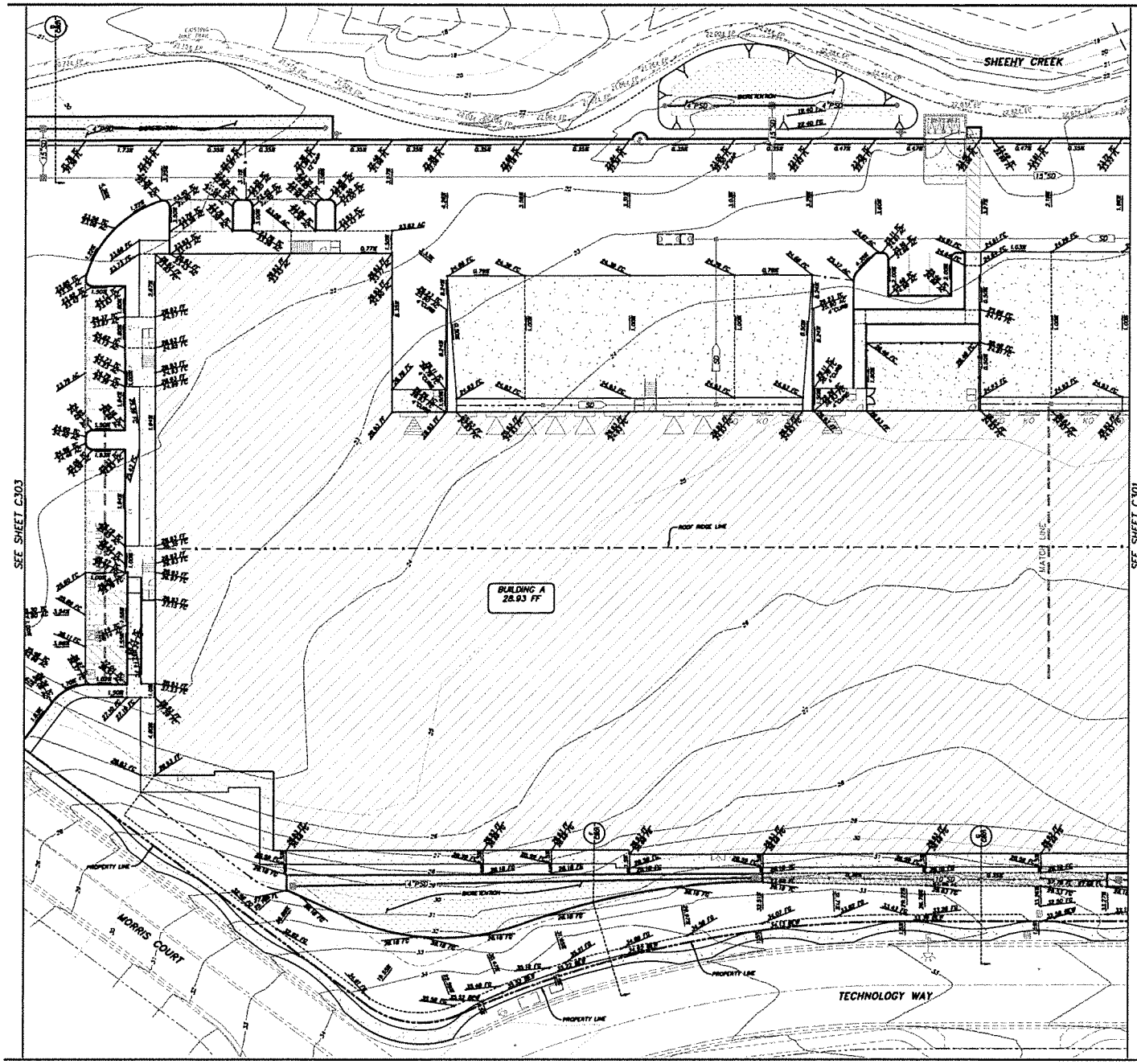

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PRELIMINARY DESIGN DOCUMENTS FOR:

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checked by : PF

stamp

REGISTERED PROFESSIONAL ENGINEER
Paul W. F. Fischer
No. 41804
CIVIL
STATE OF CALIFORNIA

scale : AS NOTED

project number : 3687-13

GRADING &
DRAINAGE PLAN

sheet no. :

C302

SCALE: 1"=20'

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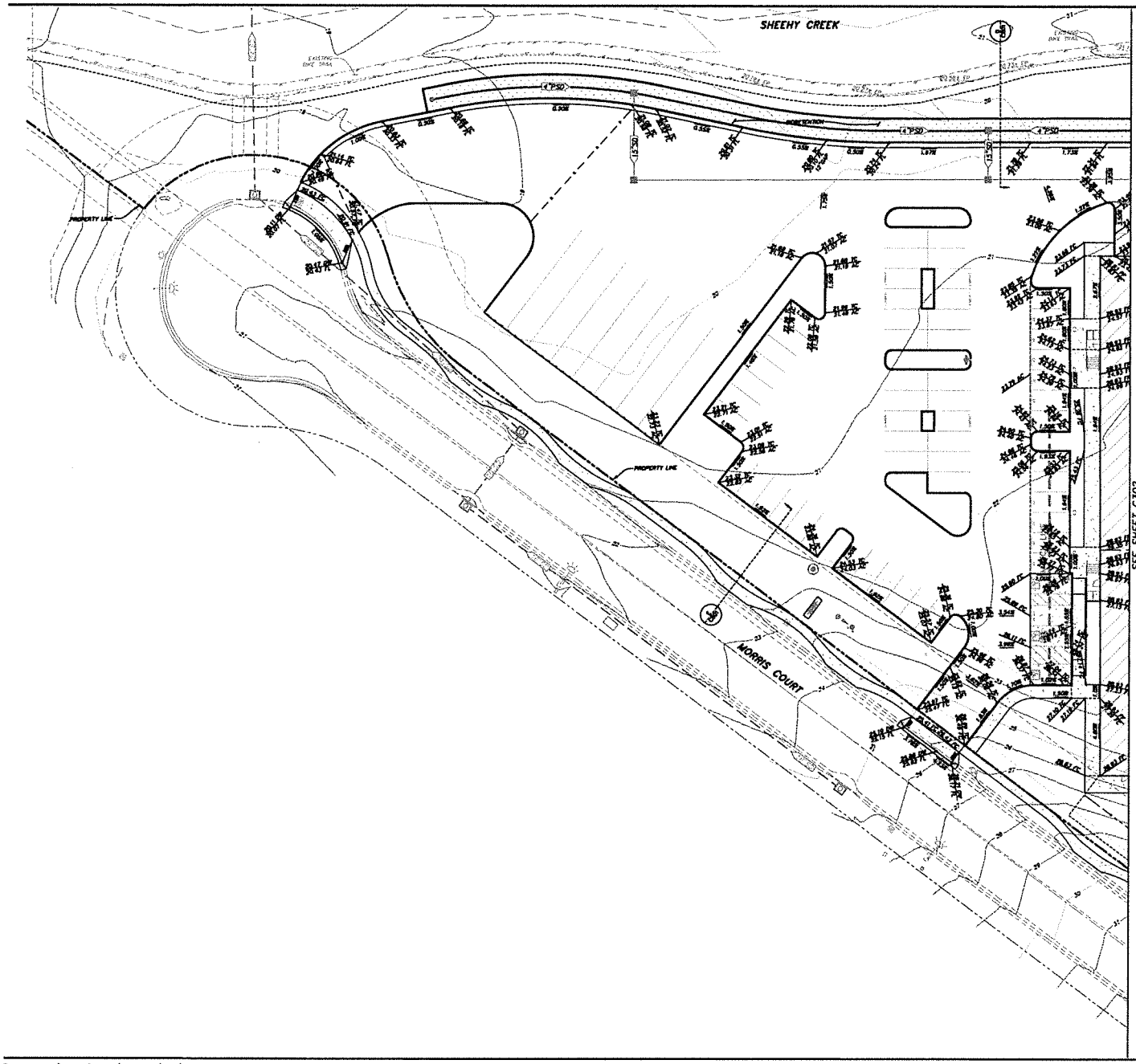

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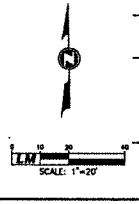
GRADING &
DRAINAGE PLAN



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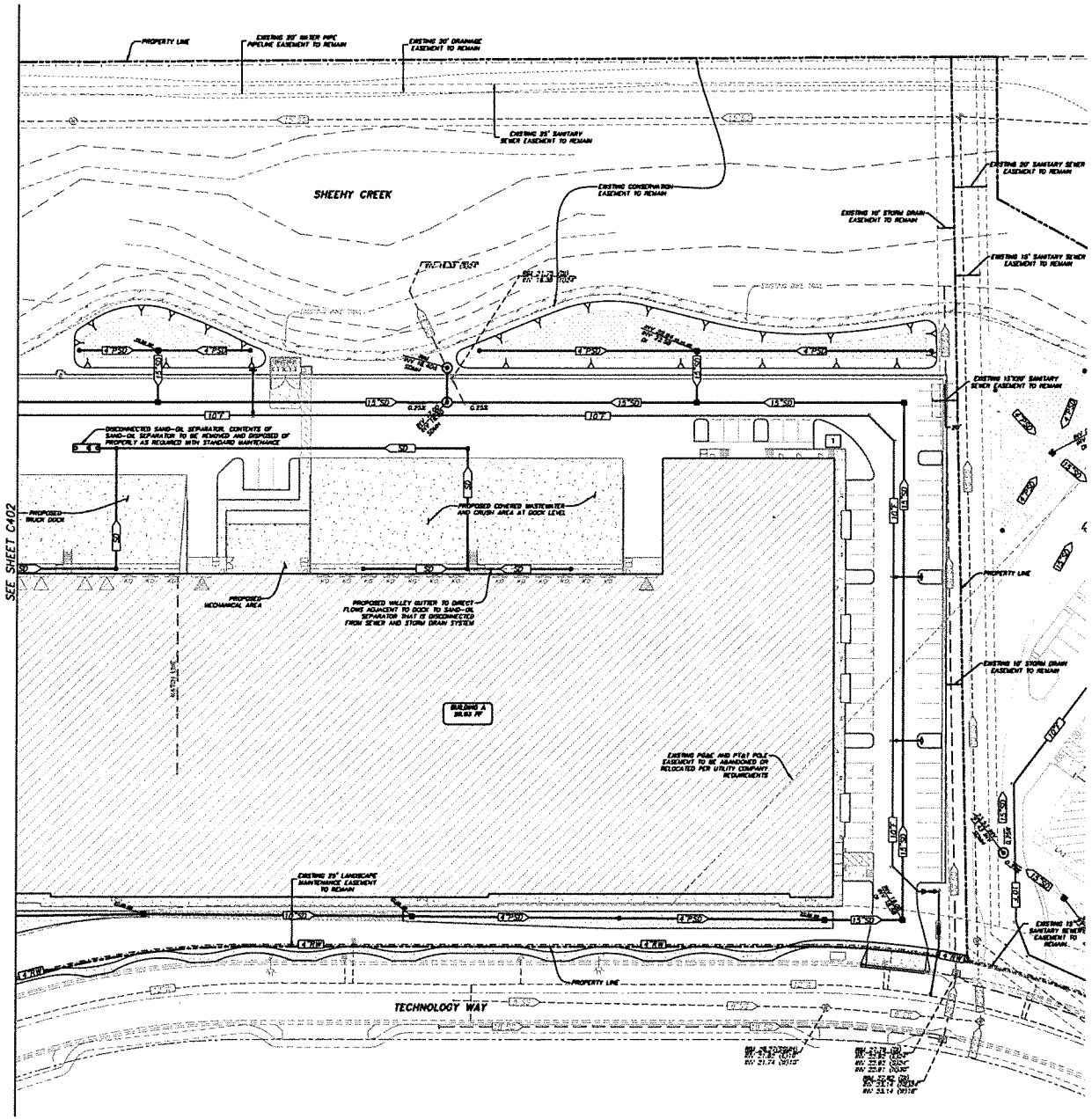

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checked by : PF

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scale : AS NOTED

project number : 3687-13

UTILITIES PLAN

sheet no. :

C401

SCALE: 1"=30'

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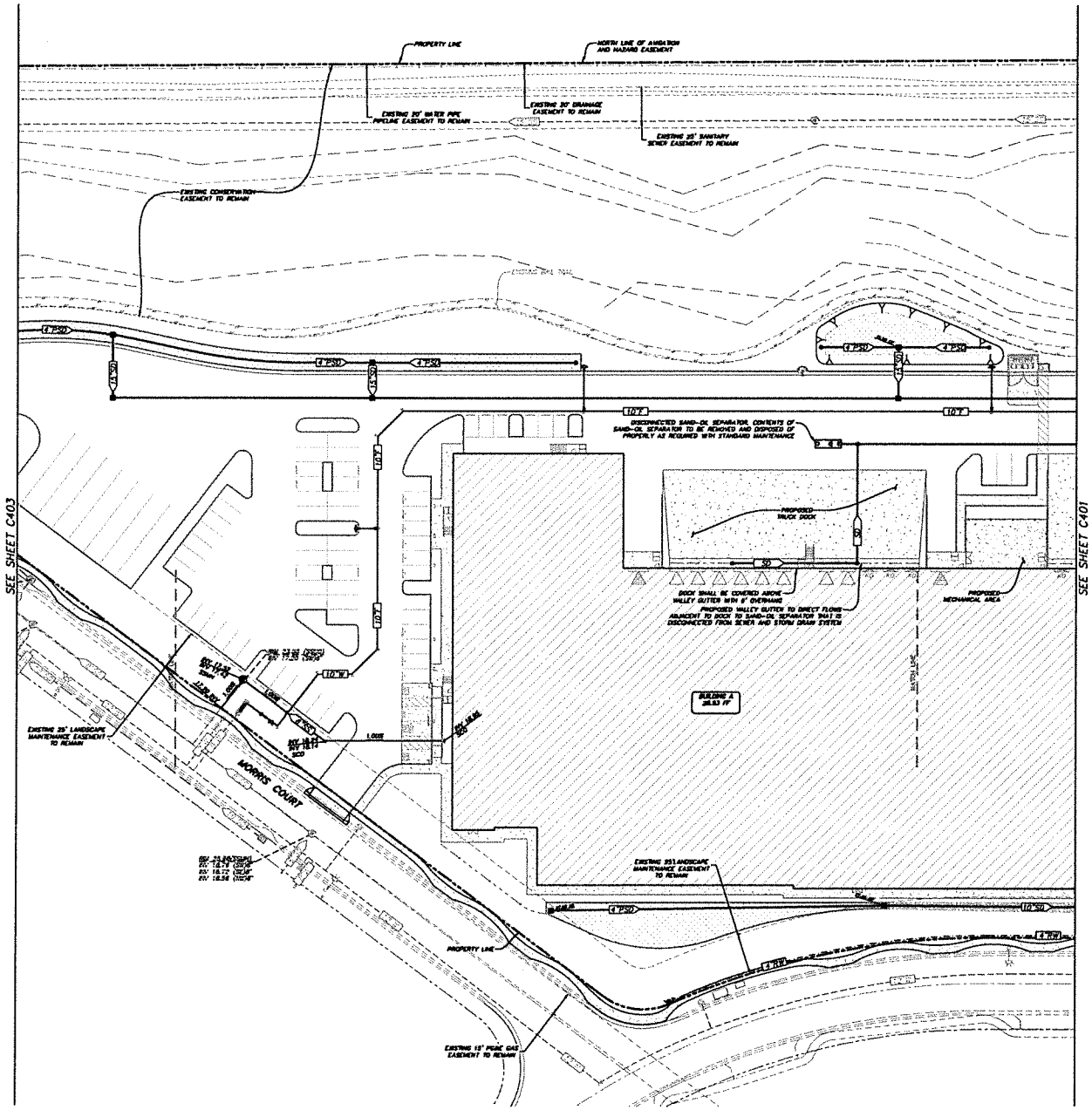

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REGISTERED PROFESSIONAL ENGINEER
PHILIP F. FERRARI
No. 41804
CIVIL
STATE OF CALIFORNIA

scale : AS NOTED

project number : 3687-13

UTILITIES PLAN

SCALE: 1"=30'

sheet no. :

C402

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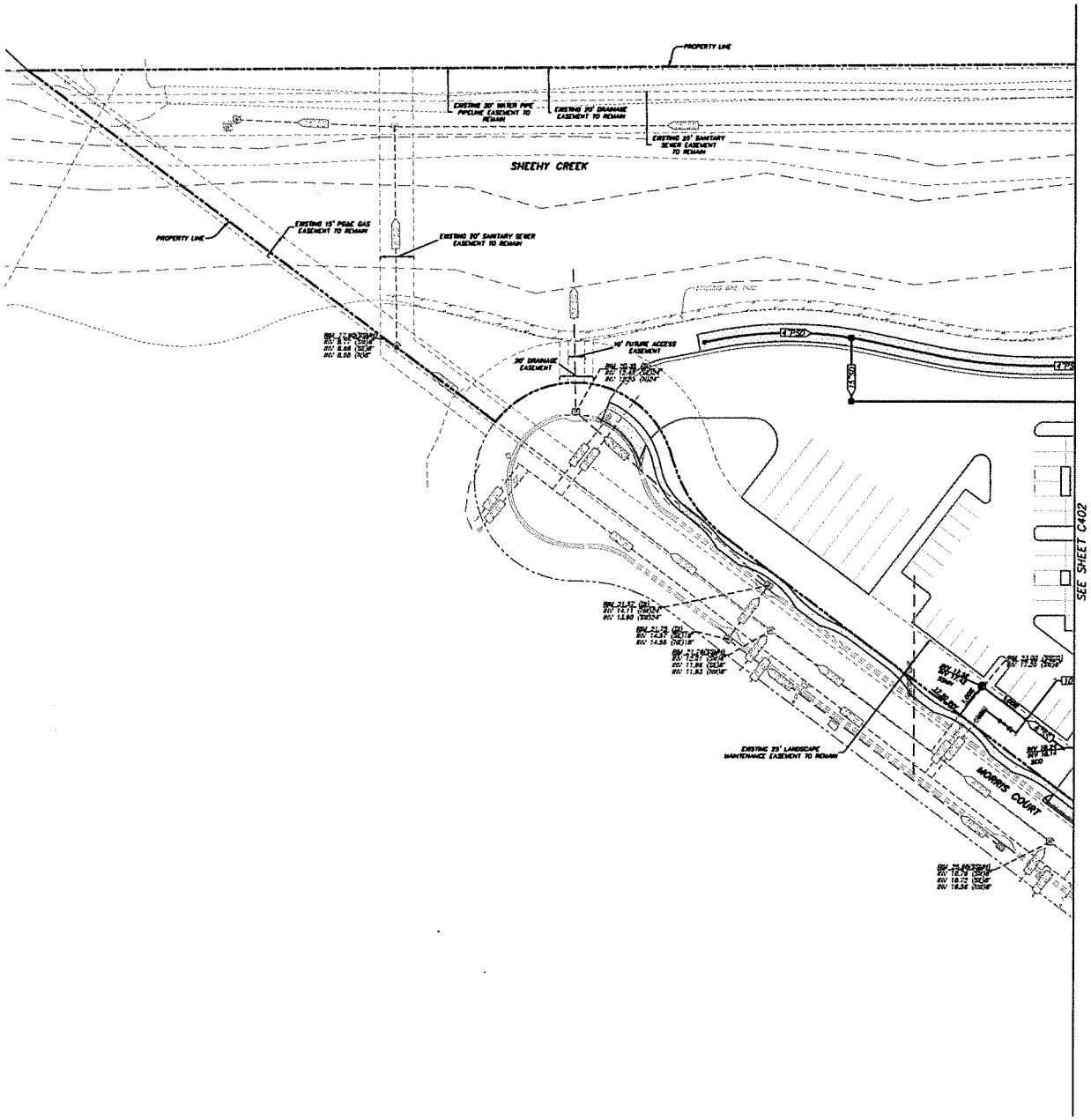

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scale : AS NOTED

project number : 3687-13

UTILITIES PLAN

sheet no. :

C403

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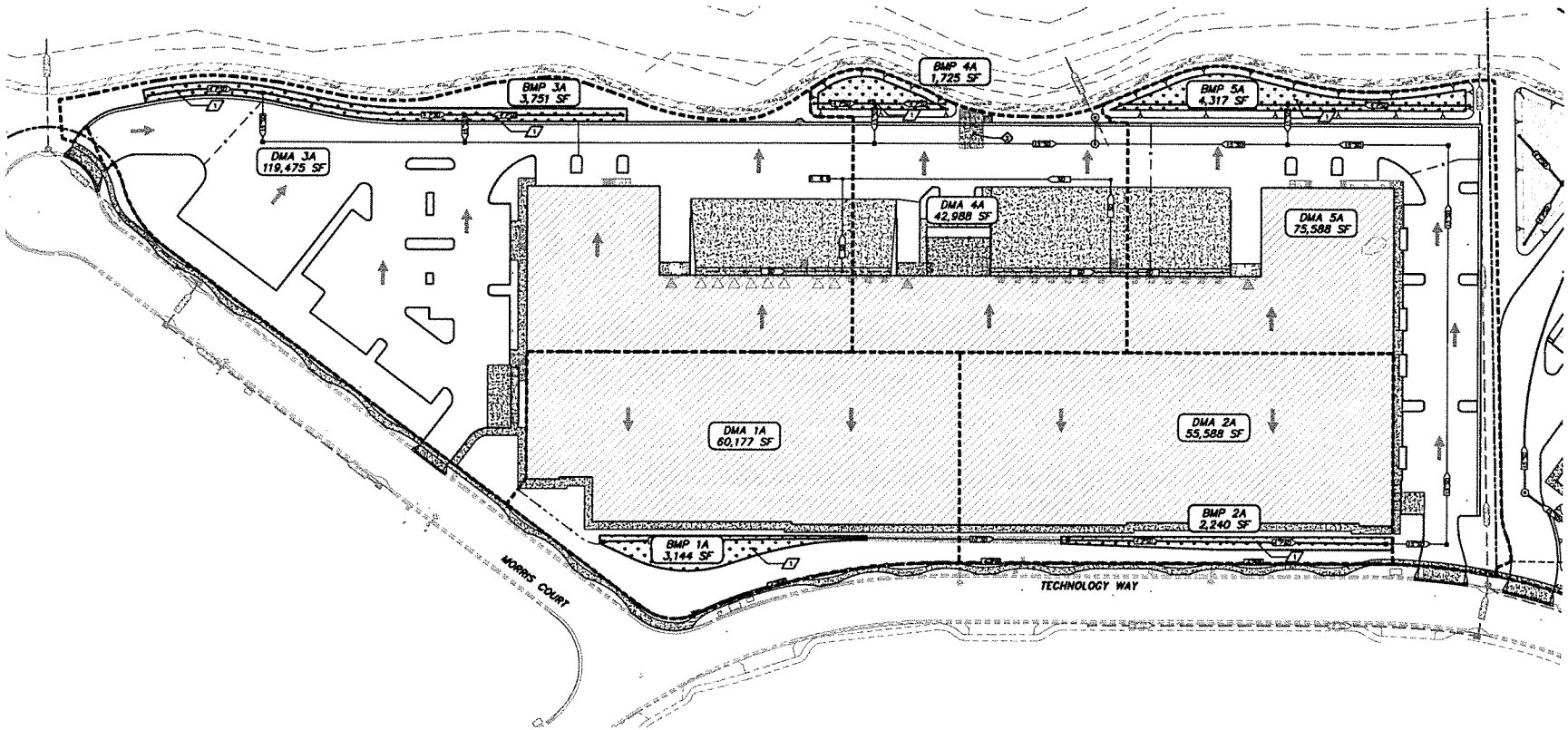

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drawn by : PJ plot date : 01-31-2023

checked by : PF

stamp

scale : AS NOTED

project number : 3687-13

STORMWATER
CONTROL PLAN

sheet no. :

C501

GENERAL NOTES:

A. TOTAL PROJECT AREA IS 353,800 SF (8.12 AC).
B. DMA – DRAINAGE MANAGEMENT AREA.
C. BF – BIORETENTION FACILITY, TREATMENT CONTROL MEASURE.
D. SOILS ARE GROUP D, PER USDA SOIL MAP VIEWER REPORT.
E. DEPTH TO GROUNDWATER IS YET TO BE DETERMINED.
F. RECEIVING WATER BODY IS SHEEHY CREEK.

SITE DESIGN MEASURES ○:

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

POTENTIAL POLLUTION SOURCES AND CONTROL MEASURES ◇:

1. LOADING DOCK. COVERED FOR SIX FEET OUT BEYOND THE EDGE OF THE BUILDING ROOF. SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL.
2. 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.
3. STORM DRAIN INLET. MARK WITH WORDS "NO DUMPING! FLOWS TO BAY". SEE UTILITY PLAN FOR FURTHER DETAIL.

TREATMENT CONTROL MEASURES ▱:

1. INSTALL BIORETENTION FACILITY PER DETAILS ON SHEET C503. SEE GRADING PLAN, SITE PLAN, UTILITY PLAN, AND LANDSCAPING PLAN FOR MORE DETAIL.

O&M SUMMARY:

1. O&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

N

0 20 40 80
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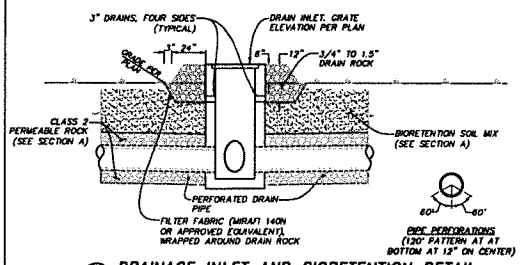
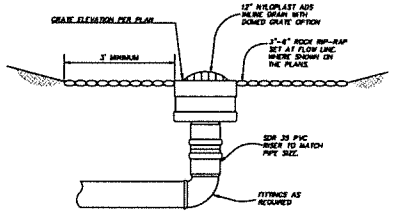
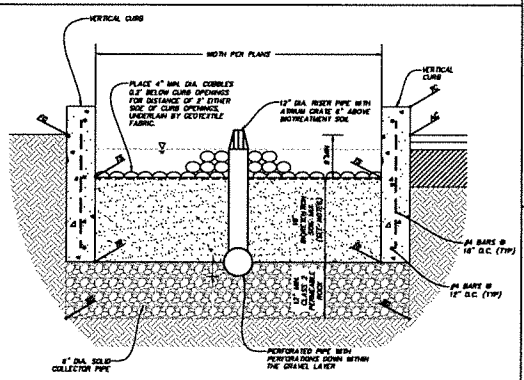


1 DRAINAGE INLET AND BIORETENTION DETAIL
NTS



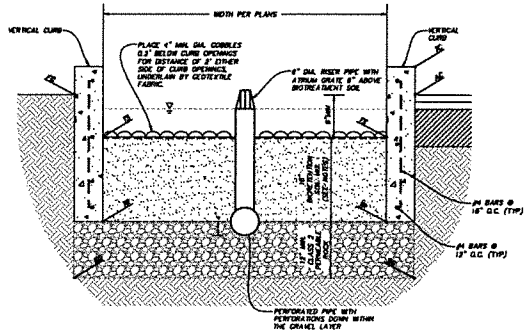
2 LANDSCAPE AREA DRAIN
NTS



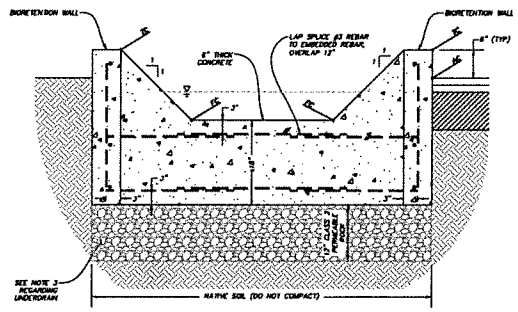
3 BIORETENTION FACILITY 12" OVERFLOW DRAIN
NTS

BIORETENTION NOTES:

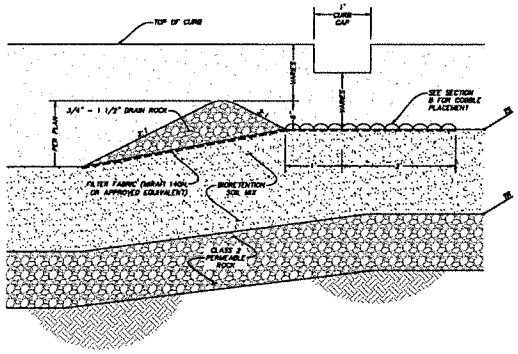
1. FOR LOCATION, SIZE, AND IDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL SEE LANDSCAPE PLANS.
2. BIOTREATMENT SOIL MIX SHALL CONSIST OF 60%-70% SAND AND 30%-40% COMPOST PER BASMAA SPECIFICATIONS. SPECIFICATIONS AVAILABLE FROM CONTRA COSTA CLEAN WATER PROGRAM. (CCCWP) SOIL MIX MUST BE OBTAINED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



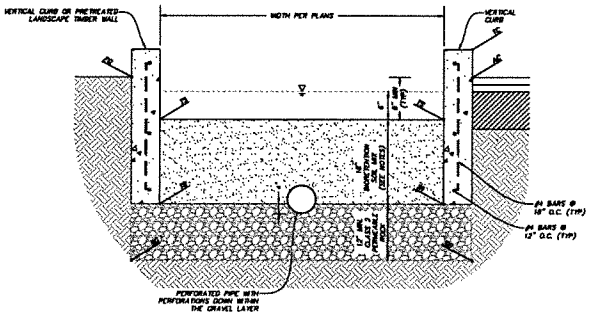
4 BIORETENTION FACILITY 6" OVERFLOW DRAIN
NTS



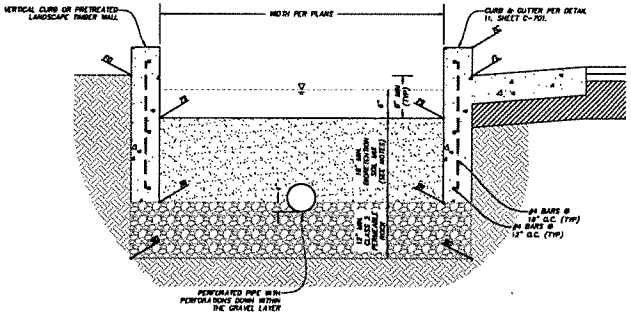
5 FULL WIDTH CONCRETE CROSS BRACE
NTS



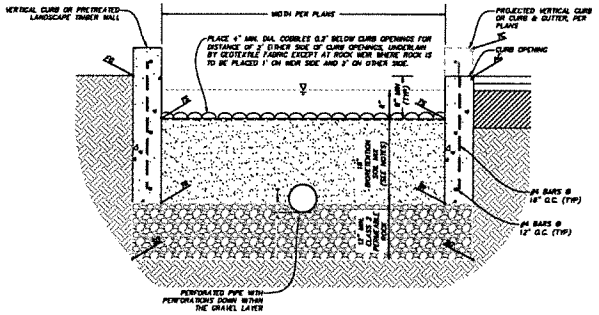
6 PERVIOUS ROCK WEIR
NTS



7 TYPICAL BIORETENTION FACILITY SECTION @ VERTICAL CURB
NTS



8 TYPICAL BIORETENTION FACILITY SECTION @ CURB & GUTTER
NTS



9 TYPICAL BIORETENTION FACILITY SECTION @ CURB OPENING
NTS

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issue :	description :	date :
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B	RE-ISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR

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

checked by : PF

stamp

scale : AS NOTED

project number : 3687-13

STORMWATER CONTROL PLAN DETAILS

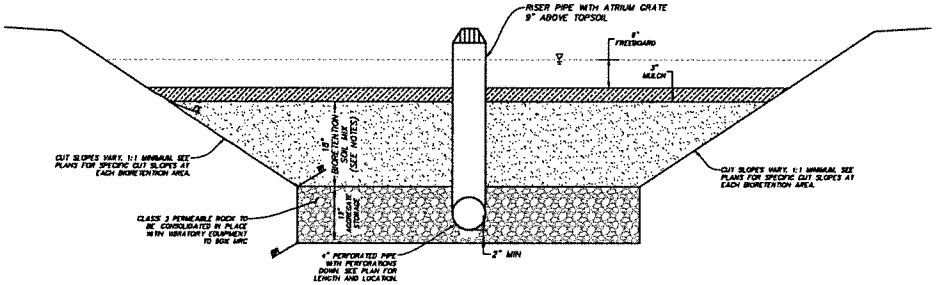
sheet no. :

C502

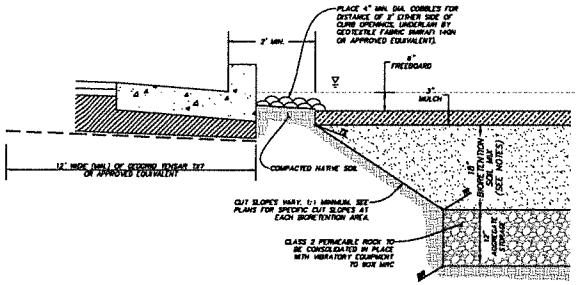
File Name: X:\Land Projects\3687-13\dwg\3687-13_A_C502.dwg Date Plotted: February 02, 2023 - 8:59am

BIORETENTION NOTES:

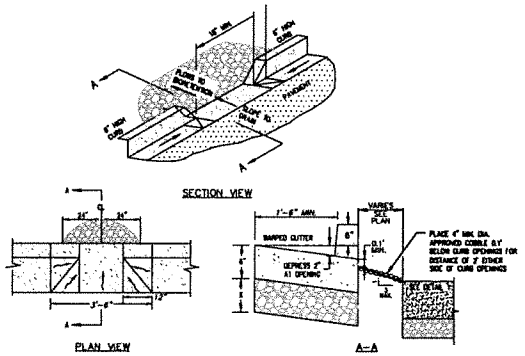
1. FOR LOCATION, SIZE, AND IDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL SEE LANDSCAPE PLANS.
2. BIOTREATMENT SOIL MIX SHALL CONSIST OF 60%-70% SAND AND 30%-40% COMPOST PER BASMAA SPECIFICATIONS. SPECIFICATIONS AVAILABLE FROM CONTRA COSTA CLEAN WATER PROGRAM. (CCCWP) SOIL MIX MUST BE OBTAINED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



10 BIORETENTION FACILITY WITH SLOPED GROUND
NTS



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



12 CURB OPENING
NTS

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1718 Third Street
Suite 101
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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	INITIAL PLANNING REVIEW	07-27-2022
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GENERAL CONTRACTOR:

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

checked by PF

stamp

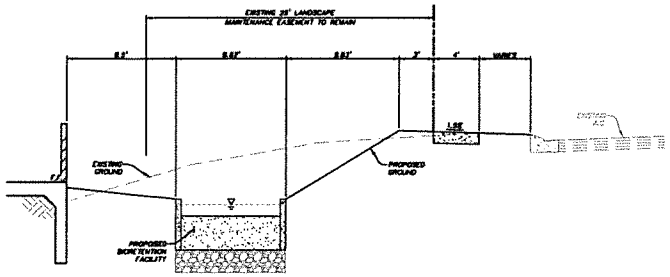
scale : AS NOTED

project number : 3687-13

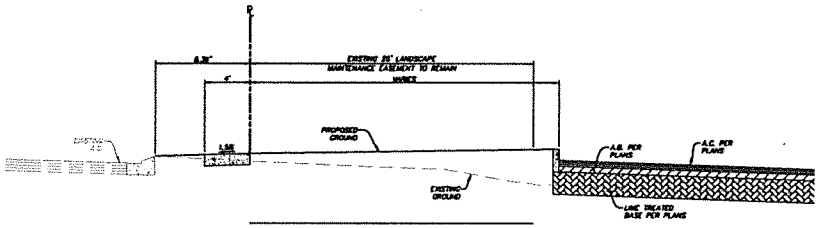
STORMWATER CONTROL PLAN DETAILS

sheet no. :

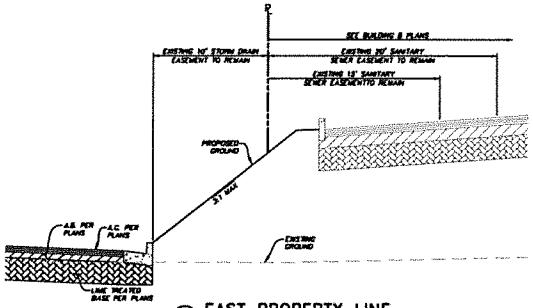
C503



A SOUTHEAST CROSS SECTION ADJACENT TO TECHNOLOGY WAY
NTS



E WEST PROPERTY LINE
NTS



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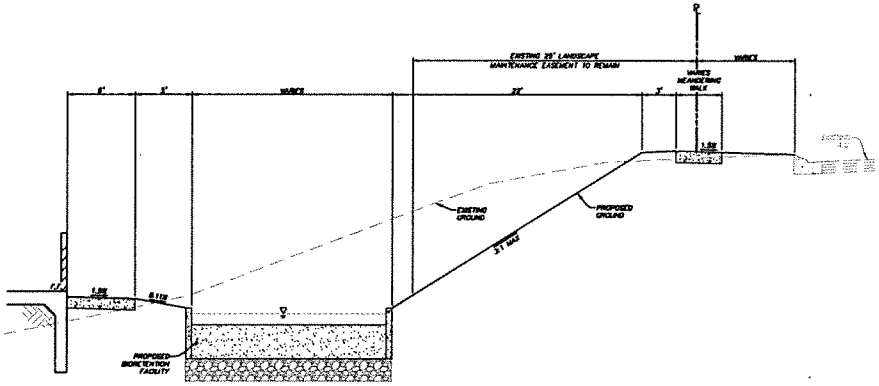
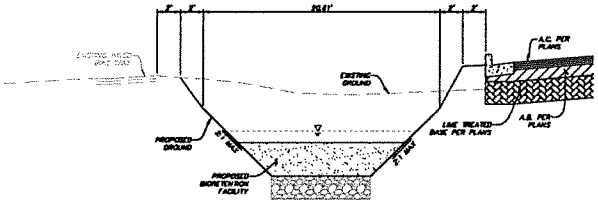
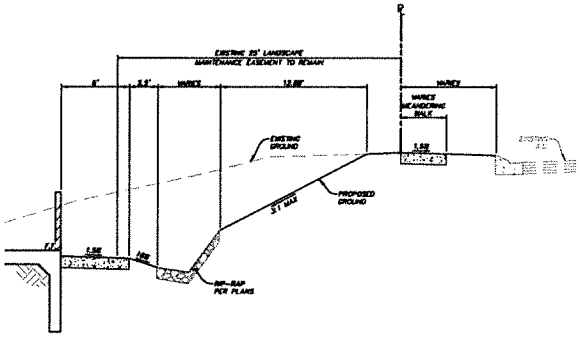
NTS



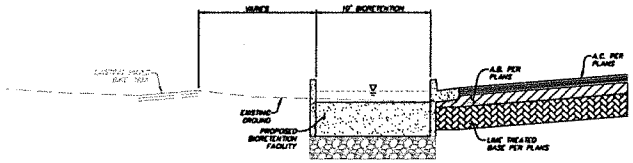
F SOUTHWEST BIORETENTION
NTS



C NORTHEAST BIORETENTION
NTS



G SOUTH CROSS SECTION ADJACENT TO TECHNOLOGY WAY
NTS



D NORTH CROSS SECTION
NTS

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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	INITIAL PLANNING REVIEW	07-27-2022
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GENERAL CONTRACTOR:

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

checked by : PF

stamp

scale : AS NOTED

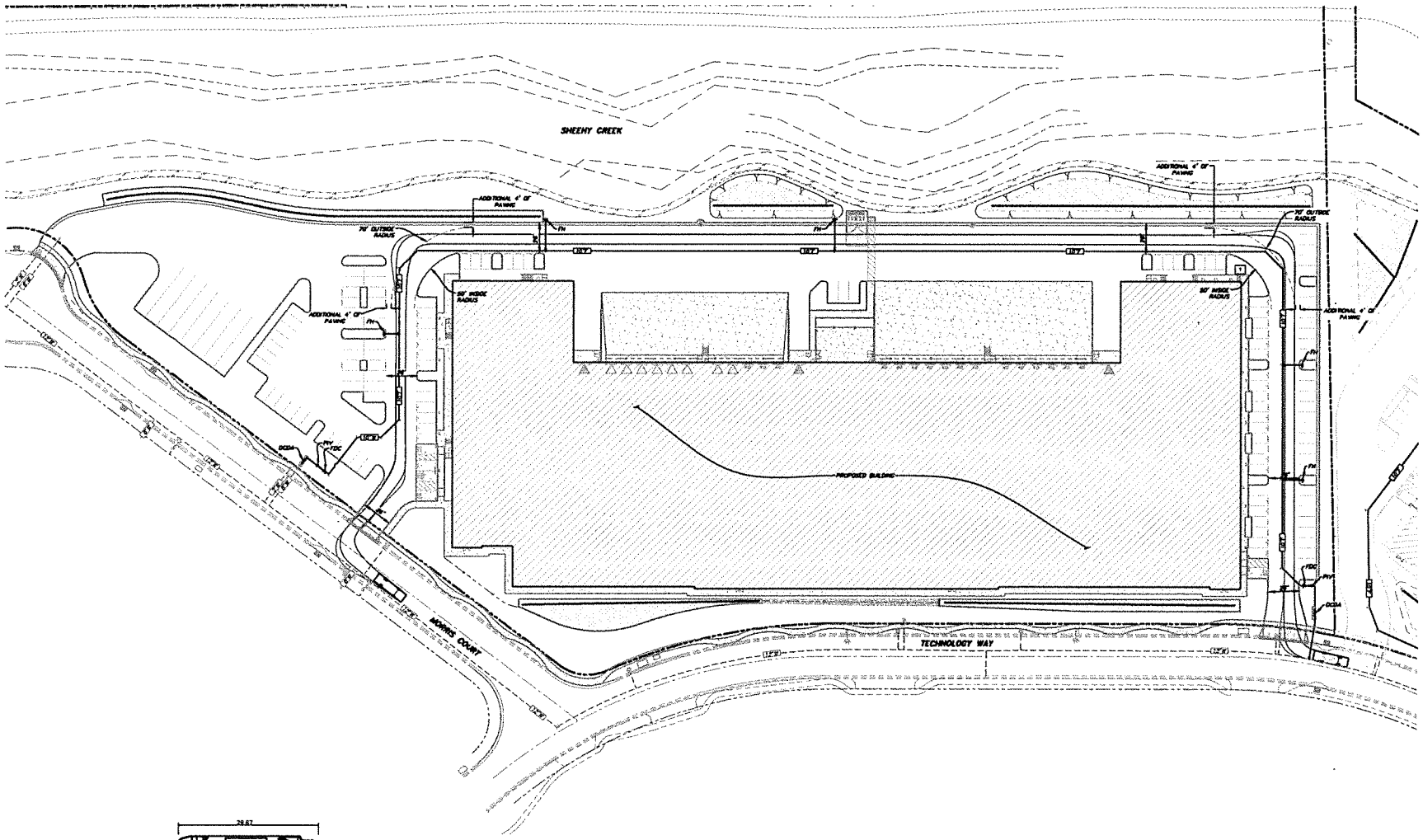
project number : 3687-13

CROSS-SECTIONS

sheet no. :

C801

File Name: X:\Land Projects\3687-13\dwg\3687-13_A_C801.dwg Date Plotted: February 02, 2023 - 8:59am



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California 95811

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5400 INDUSTRIAL WAY,
BENICIA, CA 94510

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STORAGE FACILITY
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TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by :

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GENERAL CONTRACTOR:

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

checked by : PF

stamp

REGISTERED PROFESSIONAL ENGINEER
PETER F. FERRARA
No. 41804
CIVIL
STATE OF CALIFORNIA

scale : AS NOTED

project number : 3687-13

FIRE PLAN

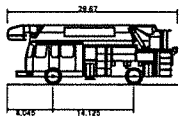
sheet no. :

C901

LEGEND

BODY ENVELOPE

OUTER WHEEL WALLS



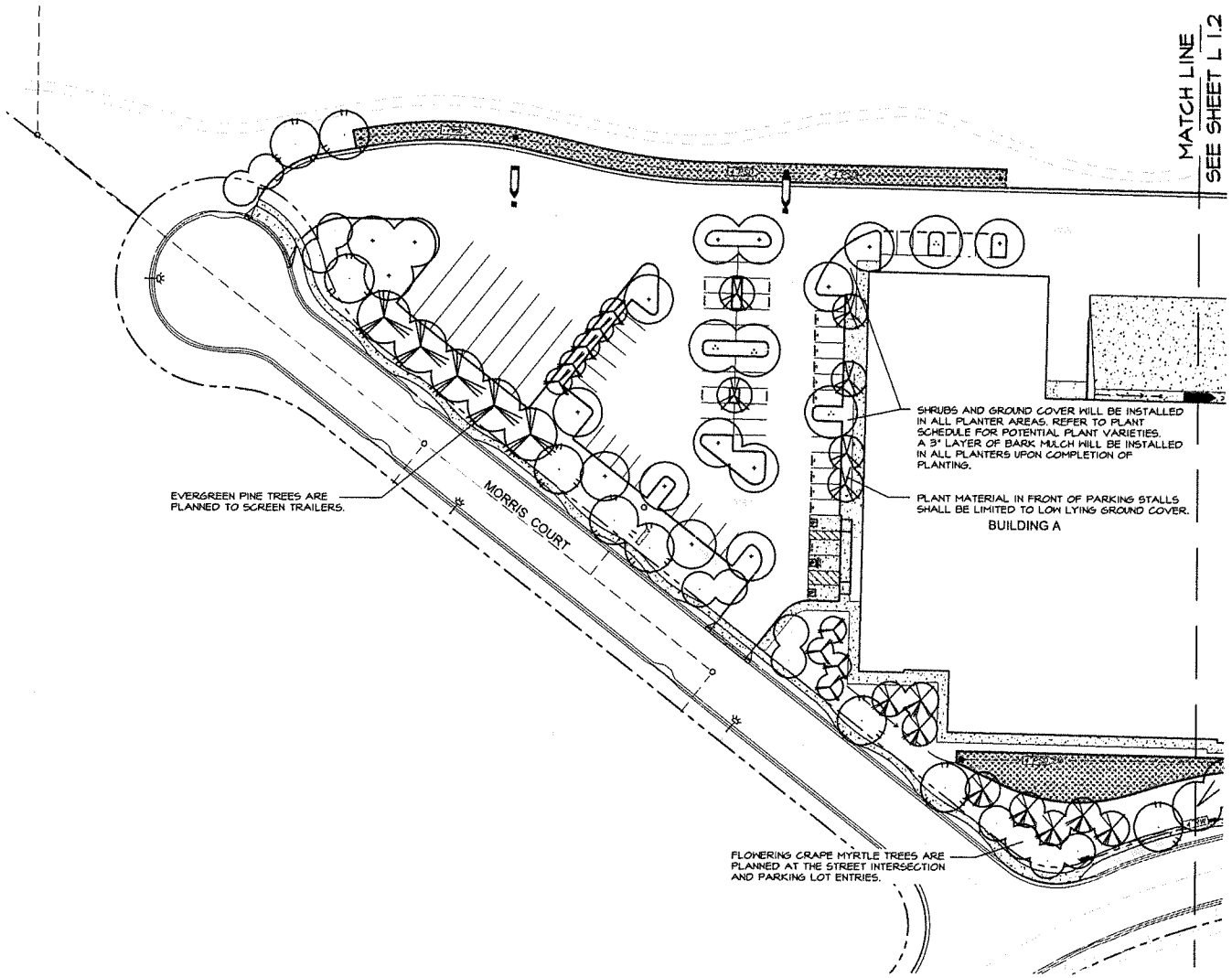
PIERCE - VEL7000

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	6.00s
Wall to Wall Turning Radius	30.000ft

1 NAPA COUNTY FIRE ENGINE
HTS

0 20 40 80
1 IN
SCALE: 1"=40'

File Name: X:\Land Projects\3687-13\dwg\3687-13_A_C901.dwg Date Plotted: February 02, 2023 - 8:59am



PLANT SCHEDULE

TREES	CODE	QTY
	CER FOR	9
	ERI DEF	10
	LAG NAT	18
	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 sf

SEE SHEET L1.3 FOR COMPLETE PLANT SCHEDULE

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Office
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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	INITIAL PLANNING REVIEW	09-27-2022
B	REISSUED FOR PLANNING REVIEW	01-24-2023

GENERAL CONTRACTOR:

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

checked by : JMA

stamp

scale : AS NOTED

project number : 1204068.00

PRELIMINARY LANDSCAPE PLAN

sheet no. :

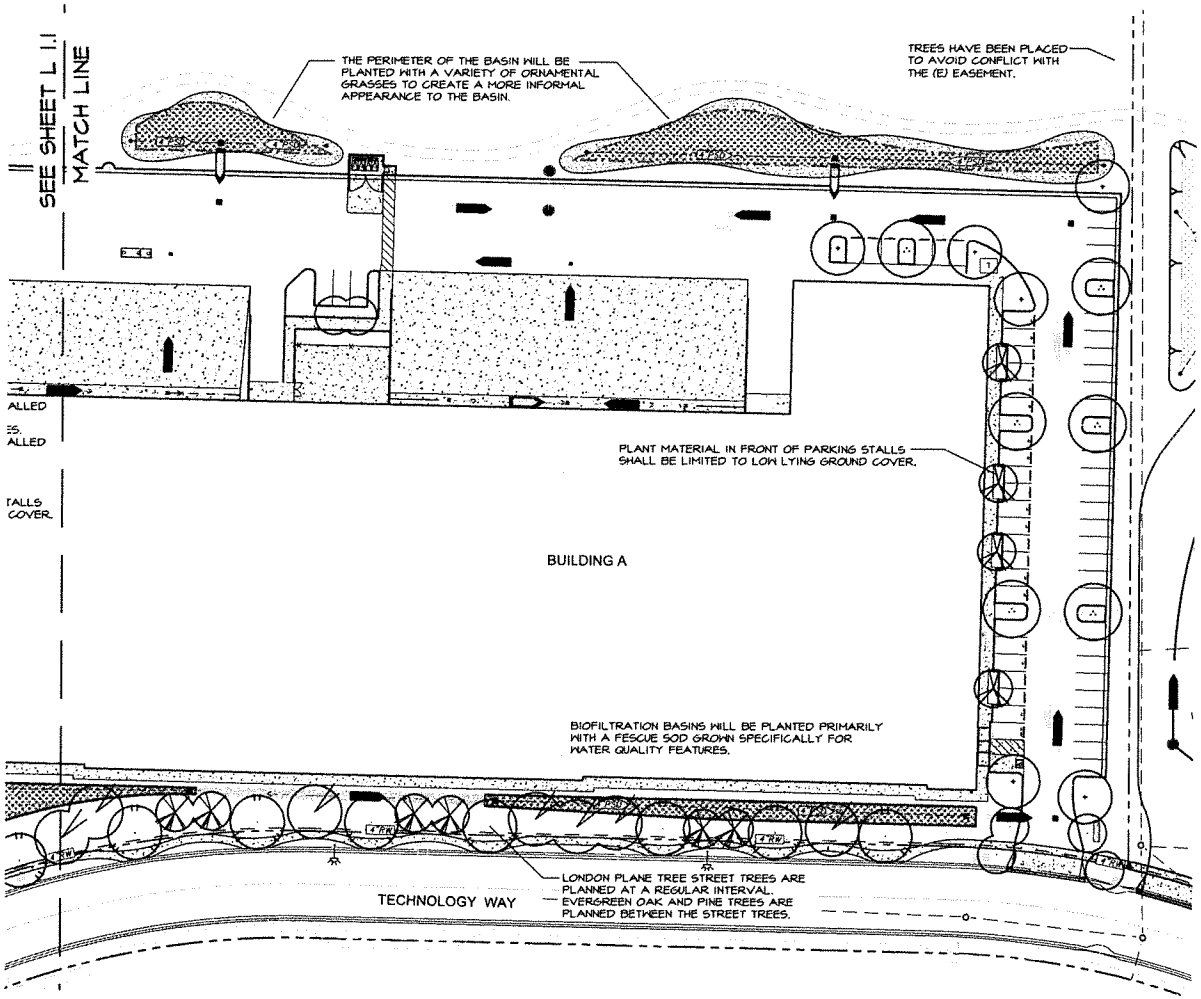
L1.1

0' 30' 60' 120'
SCALE: 1"=30'-0"

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0041

File Name: S:\dwg\Technology Way\DWG's\DD\TW A PL.dwg Date Plotted: January 24, 2023 - 2:28pm



PLANT SCHEDULE

TREES	CODE	QTY
	CER FOR	9
	ERI DEF	10
	LAG NAT	18
	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 sf

SEE SHEET L1.3 FOR COMPLETE PLANT SCHEDULE

0' 30' 60' 120'
SCALE: 1"=30'-0"

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE
1273 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

RMW

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Sacramento
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OWNER / DEVELOPER:

E & P PROPERTIES

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PRELIMINARY DESIGN DOCUMENTS FOR:

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approved for the owner by :

approved for the architect by

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GENERAL CONTRACTOR:

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

checked by : JMA

stamp

scale : AS NOTED

project number : 3204098.00

PRELIMINARY LANDSCAPE PLAN

sheet no. :

L1.2

File Name: S:\dwg\Technology Way\DWG's\DD\TW A PL.dwg Date Plotted: January 24, 2023 – 2:32pm

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 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
POTENTIAL SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	CAL DWA	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal
	CIS PRO	Cistus salvifolius 'Prostratus' / Sageleaf Rockrose	5 gal
	DIE VEG	Dietes vegeta / African Iris	1 gal
	ELA MAC	Elaeagnus pungens 'Maculata' / Eleagnus	5 gal
	GRE NOE	Grevillea x 'Noellii' / Grevillea	5 gal
	MAH SOF	Mahonia eurybracteata '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	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda 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
POTENTIAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal
	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal
POTENTIAL VINES	CODE	BOTANICAL / COMMON NAME	SIZE
	MAC UNG	Macfadyena unguis-cati / Cat's Claw Creeper	5 gal

POTENTIAL GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC 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.

BIOFILTRATION BASIN	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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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
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GENERAL CONTRACTOR:

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

checked by: JMA

stamp:

scale: AS NOTED

project number: 2204068.00

PLANT SCHEDULE AND NOTES

sheet no.: L1.3

YAMASAKI
LANDSCAPE ARCHITECTURE
1273 HIGH STREET, AUBURN CA 95603
(530) 885-0040
FAX (530) 885-0042

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 66,815 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.

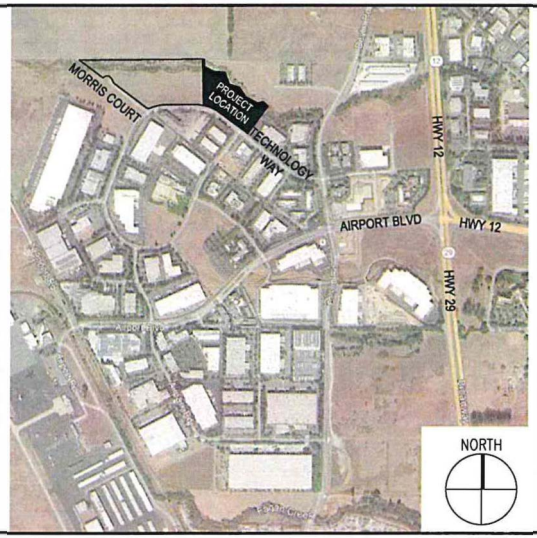
Site Access and Parking: Two site entrance drives are proposed along Technology Way. The site plan proposes a total of 82 vehicle parking stalls for employees and or customers.

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 roof-top 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 — MICHAEL KELLEY
5150 FAIR OAKS BLVD, STE 101-219
CARMICHAEL, CA 95608
P: 916 956 0524 F: 916-956-1197

ARCHITECT:
RMW ARCHITECTURE & INTERIORS — JEFF LEONHARDT, PROJECT ARCHITECT & PROJECT DESIGNER
1718 3RD STREET, SUITE 101
SACRAMENTO, CA 95811
P.916-449-1400 x405 — jleonhardt@rmw.com

CIVIL ENGINEER
LAUGENOUR and MEIKLE — BRYAN BONINO
P.O. BOX 828 — bpb@lmce.net
WOODLAND, CA 95776
P 530-662-1755 F 530-662-4602

LANDSCAPE DESIGNER
YAMASAKI LANDSCAPE ARCHITECTURE — JEFF AMBROSIA, ASLA | CUA | LEED AP
1223 HIGH ST — Jeff@yamasaki-la.com
AUBURN, CA 95603
P: 530-885-0040

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
C303	GRADING & DRAINAGE PLAN
C401	UTILITIES PLAN
C402	UTILITIES PLAN
C501	STORMWATER CONTROL PLAN
C502	STORMWATER CONTROL PLAN DETAILS
C601	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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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	03-23-2022
B	REISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

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

PROJECT RENDERINGS

SCALE: NO SCALE

1

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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 : TLG plot date : 01-31-2023

checked by : JDL

stamp

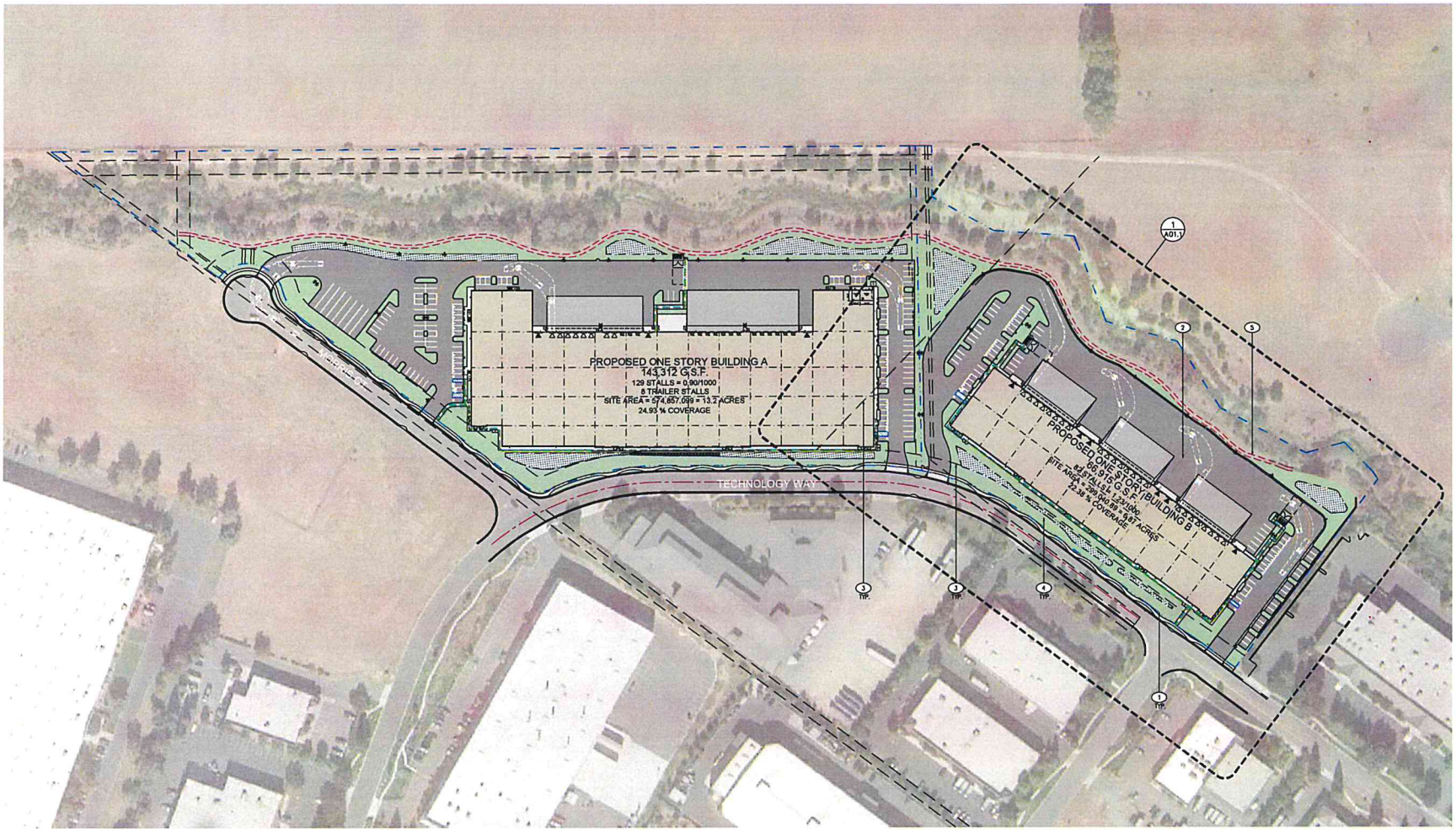
scale : AS NOTED

project number : 2204066.00

TYPICAL BUILDING
RENDERINGS

sheet no. :

A00.2



0' 40' 80' 160'

PLAN NORTH

SCHEMATIC SITE PLAN

SCALE: 1" = 80'-0"

1

SITE LEGEND:

- BUILDING AREA
- SITE CONCRETE
- DOCK AREA
- STORM WATER RETENTION AREA
- ASPHALT AREA
- LANDSCAPE AREA
- 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:

KEYNOTES:

1. EXISTING PROPERTY LINES.
2. PROPERTY LINES TO BE REMOVED, SEE CIVIL DRAWINGS.
3. SEE CIVIL DRAWINGS FOR SITE EASEMENTS.
4. TYPICAL LANDSCAPE PLANTER AREAS, SEE LANDSCAPE DRAWINGS.
5. EXISTING PAVED BIKE TRAIL.

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Architecture
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1718 Third Street
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California 95811

Office
916 449-1400

rmw.com

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 :

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issue :	description :	date :
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GENERAL CONTRACTOR:

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

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C32644
EXP. 12-31-23
STATE OF CALIFORNIA

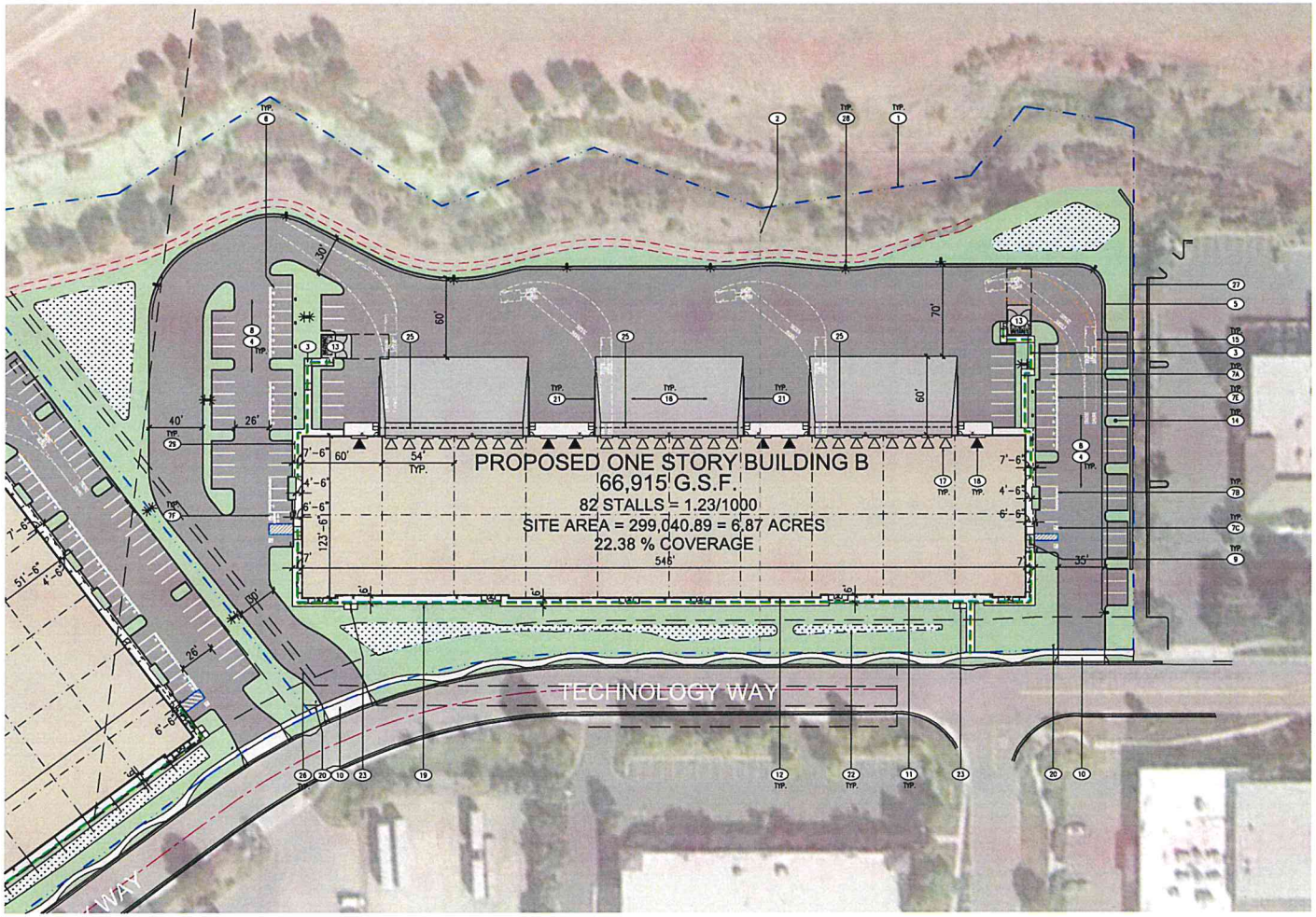
scale : AS NOTED

project number : 2204066.00

PRELIMINARY MASTER SITE PLAN

sheet no. :

A01.0



0' 20' 40' 80'

PLAN NORTH

ENLARGED SITE PLAN: BUILDING B

SCALE: 1" = 40'-0"

1

BUILDING B

APN:	057-250-031, 057-250-032
ZONING:	INDUSTRIAL
TOTAL GROSS SITE AREA:	298,040.66 G.S.F. = 6.87 ACRES
NET SITE AREA:	242,614.41 N.S.F. = 20.81 ACRES
BUILDING AREA:	66,915 S.F.
SITE COVERAGE:	22.38%
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	31'-4"
CLEAR HEIGHT:	30'-0"
NUMBER OF STORIES:	1
PARKING:	82 STALLS TOTAL

PARKING STANDARDS: (NAPA COUNTY ZONING CODE TABLE 18.110.030)

- WAREHOUSING @ 83.6% OF BUILDING AREA = 1/1,000 S.F. FOR THE FIRST 20,000 S.F., 1/2,000 S.F. FOR ALL WAREHOUSE EXCEEDING 20,000 S.F. (20,000 S.F. @ 1/1,000 S.F. = 20 STALLS + (55,915 S.F @ 1/2,000 S.F. = 28 STALLS)) = 48 TOTAL STALLS
- OFFICE SPACE @ 16.4% OF BUILDING AREA = 4/1,000 S.F. (11,000 S.F. @ 4/1,000) = 44 TOTAL STALLS)
  - ** REQUIRED: 92 STALLS
  - ** PROVIDED: 82 STALLS
- STANDARD STALLS: 78 — 9' X 19' (17' WITH A 2'-0" OVERHANG)
- COMPACT STALLS: 4 — 8' X 16' (14' WITH A 2'-0" OVERHANG) 4.9% OF TOTAL STALLS

ACCESSIBLE & DESIGNATED PARKING STALLS (REQUIRED AND PROVIDED):

PER 2022 CBC TABLE 11B-208.2: 76 TO 100 STALLS, 4 ACCESSIBLE STALLS REQUIRED
VAN ACCESSIBLE STALLS: EVERY 8 OR FRACTION OF SOC, AT LEAST ONE SHALL BE VAN PARKING (= 1 VAN ACCESSIBLE)
4 ADA STALLS (INCLUDING 1 VAN ACCESSIBLE STALLS) PROVIDED.

PER 2022 CALIFORNIA GREEN BUILDING CODE TABLE 5.106.5.3.1: 76 TO 100 STALLS, 17 REQ. EV CAPABLE STALLS, OF THESE 4 SHALL BE EVCS PROVIDED WITH EVSE.

PER CBC TABLE 11B-228.3.2.1: BETWEEN 5 TO 25 EVCS STALLS: 1 VAN ACCESSIBLE EVCS, NO STANDARD ACCESSIBLE EVCS AND NO AMBULATORY EVCS ARE REQUIRED. ACCESSIBLE EVCS SHALL COMPLY WITH CBC SECTION 11B-812.

BICYCLE PARKING PER 2022 CALIFORNIA GREEN BUILDING CODE 5.106.4.1

- 5.106.4.1.1 SHORT TERM - 5% OF NEW VISITOR VEHICLE PARKING SPACES, MIN (1) TWO-BIKE RACK WITHIN 200 FEET OF THE VISITORS' ENTRANCE.
  - ** 82 * 5% = 5 VISITOR PARKING * 5% = 0.25 = 1 SHORT TERM BIKE PARKING REQUIRED
- 5.106.4.1.4 LONG TERM (NEW SHELL BUILDINGS) - 5% OF ANTICIPATED TENANT-OCCUPANT VEHICLE SPACES, MIN (1) BIKE PARKING FACILITY.
  - ** 82 * 5% = 4.1 = 5 LONG TERM BIKE PARKING SPACES REQUIRED*

*LONG TERM BICYCLE PARKING TO BE PROVIDED INSIDE THE BUILDING AT TIME OF FUTURE TENANT IMPROVEMENTS

KEYNOTES:

1. EXISTING PROPERTY LINES.
2. PROPERTY LINES TO BE REMOVED, SEE CIVIL DRAWINGS.
3. GREEN DASHED LINE REPRESENTS THE PATH OF TRAVEL TO TRASH ENCLOSURE.
4. PARKING AND DRIVE ISLES TO BE ASPHALTIC CONCRETE.
5. TYPICAL 6" TALL X 6" WIDE CONCRETE CURBS, SEE CIVIL DRAWINGS.
6. TYPICAL 4" WIDE TRAFFIC STRIPING.
7. TYPICAL PARKING:
   - A. STANDARD STALLS: 9' X 19' OR 8' X 17' WITH 2' PARKING OVERHANG.
   - B. COMPACT STALLS: 8' X 16' OR 6' X 14' WITH 2' PARKING OVERHANG (30% MAX).
   - C. ACCESSIBLE PARKING STALLS: 8' X 19' MIN. WITH 2' PARKING OVERHANG WITH 5' ON 8' WIDE LOADING ZONE AS SHOWN SEE DETAIL 1/A01.3.
   - D. DESIGNATED PARKING PER CAL-GREEN REQUIREMENTS FOR CAR/VAN POOL, FUEL EFFICIENT, EV & LOW-EMITTING VEHICLES.
   - E. ELECTRIC VEHICLE CHARGING SPACES (STALLS LABELED "ELECTRIC VEHICLE CHARGING"), PER CGBC 5.106.5.3, TO FACILITATE FUTURE INSTALLATION CONDUIT, RING AND STRING SHALL BE INSTALLED AT THIS TIME AS PART OF THE SHELL CONSTRUCTION.
   - F. ACCESSIBLE ELECTRIC VEHICLE CHARGING STALL, 1 VAN, 1 STANDARD. (RING AND STRING ONLY)
8. TYPICAL DRIVE ISLE, 26'-0" WIDE MINIMUM.
9. CURB RAMP, SEE DETAIL 9/A01.2.
10. PROPOSED LOCATION OF NEW SITE ACCESS DRIVE CURB CUT, SEE CIVIL DRAWINGS.
11. NEW CONCRETE PEDESTRIAN WALKS. ASSURE ALL SIDEWALKS TO BE ACCESSIBLE PATH OF TRAVEL. SLOPE NOT TO EXCEED 1:20 (5%) IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 1:50 (2%) WHERE PARKING OVERHANG OCCURS, INCREASE WIDTH OF SIDEWALK TO 8'-0" MIN.
12. PROPOSED BUILDING EXTERIOR WALLS TO BE SITE CAST TILTED CONCRETE WALLS WITH REVEALS, A TEXTURED ELASTOMERIC COATING AND A MULTI-COLOR PAINT PALLET. SEE EXTERIOR ELEVATIONS, SHEET A01.1.
13. TRASH ENCLOSURE W/ 40FT. APPROACH, SEE DETAILS 1 & 2/A01.3.
14. TYPICAL LANDSCAPE PLANTER AREA, SEE LANDSCAPE DRAWINGS.
15. SEMI TRACTOR TRAILER TEMPLATE SHOWN FOR REFERENCE ONLY.
16. 50' DEPRESSED CONCRETE TRUCK DOCK.
17. LOADING DOCK ROLL UP DOOR, TYPICAL.
18. GRADE LEVEL ROLL UP DOOR, TYPICAL.
19. GREEN DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL AT PUBLIC SIDEWALK.
20. LOCATION OF SITE ENTRY SIGN REGARDING PARKING IN ACCESSIBLE PARKING STALLS, SEE DETAIL 5/A01.3.
21. CURB WITH CLEARANCE AT EACH SIDE OF DEPRESSED LOADING DOCKS, TYP. SEE DETAIL 9a/10/A01.3.
22. BIO-RETENTION BASIN, SEE CIVIL DRAWINGS.
23. BICYCLE RACKS, SEE DETAIL 3/A01.3.
24. PREFABRICATED PAINTED STEEL DOCK STAIR & BOLLARDS.
25. 8'-0" CANOPY W/ GUTTERS AND DOWNSPOUTS @ DEPRESSED CONCRETE DOCK RAMP.
26. SITE EASEMENT. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
27. RETAINING WALL. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
28. SITE LIGHTING, SEE PHOTOMETRIC PLANS.
29. DASHED LINE INDICATED 2'-0" PARKING OVERHANG.

SITE LEGEND:

- BUILDING AREA
- SITE CONCRETE
- DOCK AREA
- STORM WATER RETENTION AREA
- ASPHALT AREA
- LANDSCAPE AREA
- 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: 50' / 27.4'

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checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33944
SEN 12-31-23
STATE OF CALIFORNIA

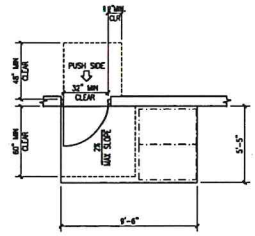
scale : AS NOTED

project number : 2204066.00

ENLARGED SITE PLAN: BUILDING B

sheet no. :

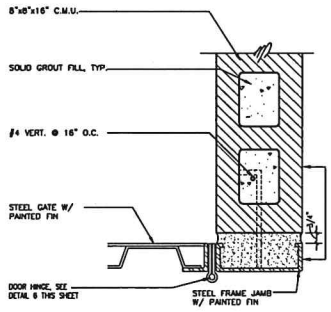
A01.1



AREA OF ASSISTED RESCUE

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

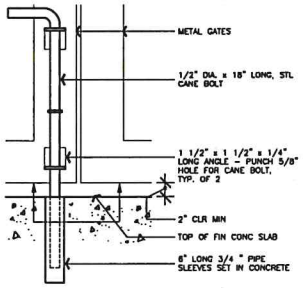
10



GATE JAMB

SCALE: 3" = 1'-0"

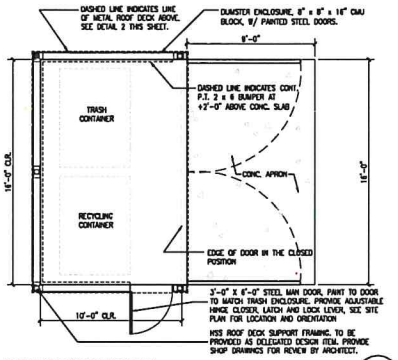
7



CANE BOLT SECTION

SCALE: 3" = 1'-0"

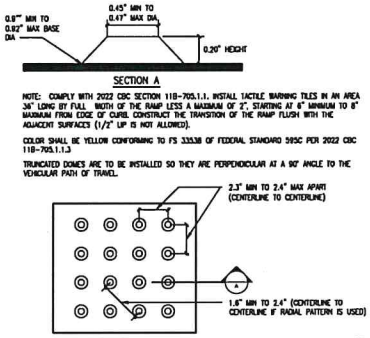
4



DUMPSTER ENCLOSURE PLAN

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

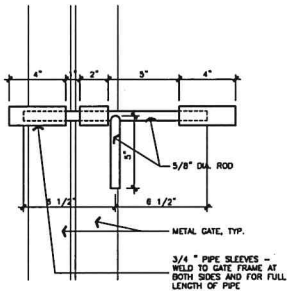
1



WARNING DOMES AT SITE RAMPS

SCALE: N.T.S.

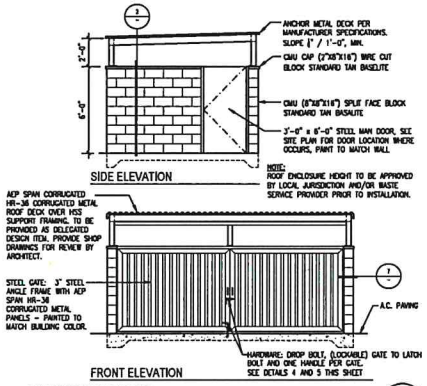
8



SIDE BOLT ELEVATION AT HEAD

SCALE: 3" = 1'-0"

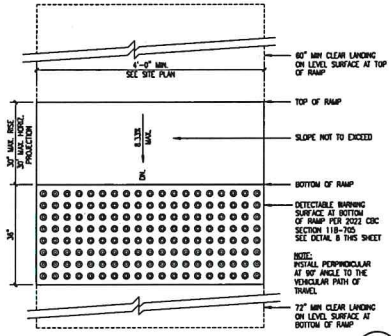
5



DUMPSTER ELEVATIONS

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

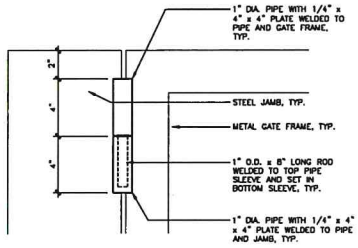
2



TYPICAL RAMP DETAIL

SCALE: 1" = 1'-0"

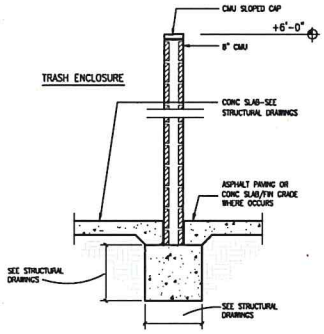
9



HINGE ELEVATION, TYP.

SCALE: 3" = 1'-0"

6



TRASH ENCLOSURE WALL SECTION

SCALE: 1/2" = 1'-0"

3

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JEFFREY D. LEONHARDT
NO. C32844
REN 12-31-23
STATE OF CALIFORNIA

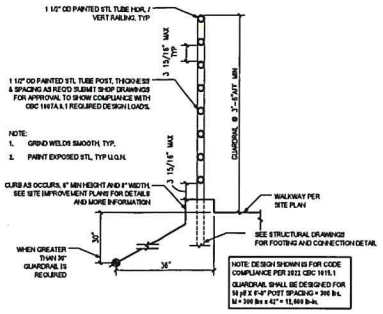
scale : AS NOTED

project number : 2204066.00

SITE DETAILS (FOR REFERENCE)

sheet no. :

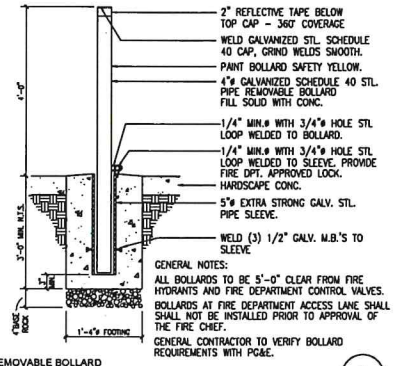
A01.3



TYPICAL GUARD RAIL

SCALE: 1" = 1'-0"

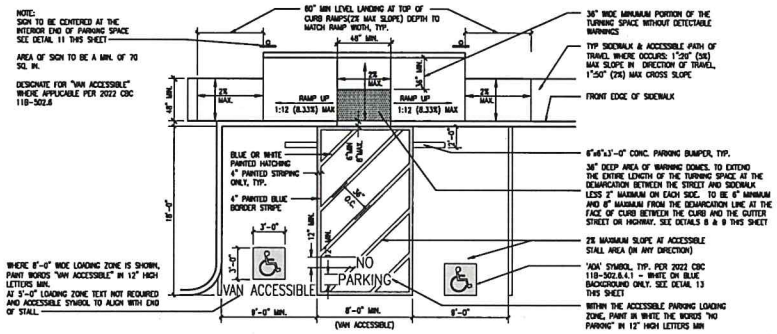
10



REMOVABLE BOLLARD

1" = 1'-0"

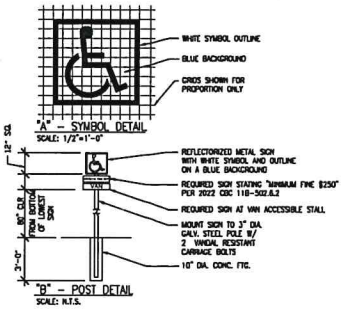
7



DOUBLE ACCESSIBLE STALLS

SCALE: 3/16" = 1' - 0"

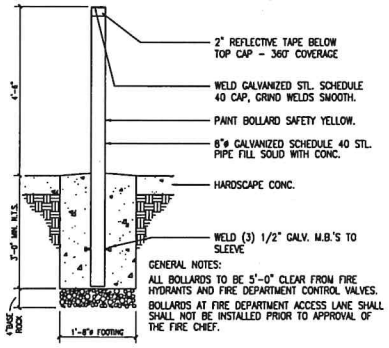
1



SIGN AT ACCESSIBLE PARKING STALLS

SCALE: NO SCALE

11

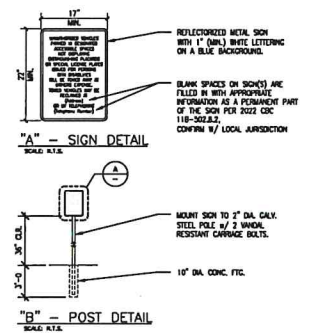


FIXED NON-REMOVABLE BOLLARD

1" = 1'-0"

8

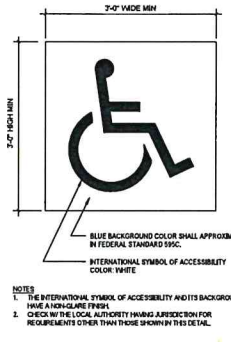
NOTE: UNAUTHORIZED VEHICLE PARKING SIGN SHALL BE PLACED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR VISIBLE FROM EACH PARKING SPACE, AS REQUIRED PER CBC 11B-502.8.



SITE ENTRY ACCESSIBLE SIGN

SCALE: 3/16" = 1'-0"

5

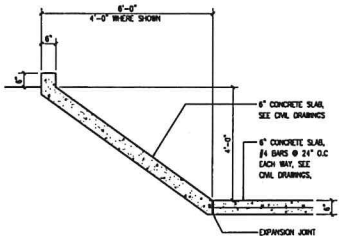


NOTES
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ITS BACKGROUND SHALL HAVE A NON-GLARE FINISH.
2. CHECK W/ THE LOCAL AUTHORITY HAVING JURISDICTION FOR REQUIREMENTS OTHER THAN THOSE SHOWN IN THIS DETAIL.

ACCESSIBLE SYMBOL AT ACCESSIBLE PARKING STALLS

SCALE: 1" = 1'-0"

2



LOADING DOCK : RETAINING WALL CROSS SECTION

SCALE: 1/2" = 1'-0"

9

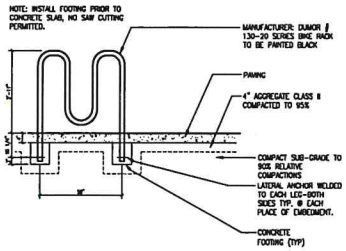
NOT USED

SCALE: N.T.S.

6

NOTE: EACH RACK ACCOMODATES A MINIMUM OF 5 BICYCLES. SEE: https://dumor.com/products/bike-racks/bike-rack-125-and-130

NOTE: INSTALL FOOTING PRIOR TO CONCRETE SLAB, NO SAW CUTTING PERMITTED.



BIKE RACK

SCALE: 1/2" = 1'-0"

3

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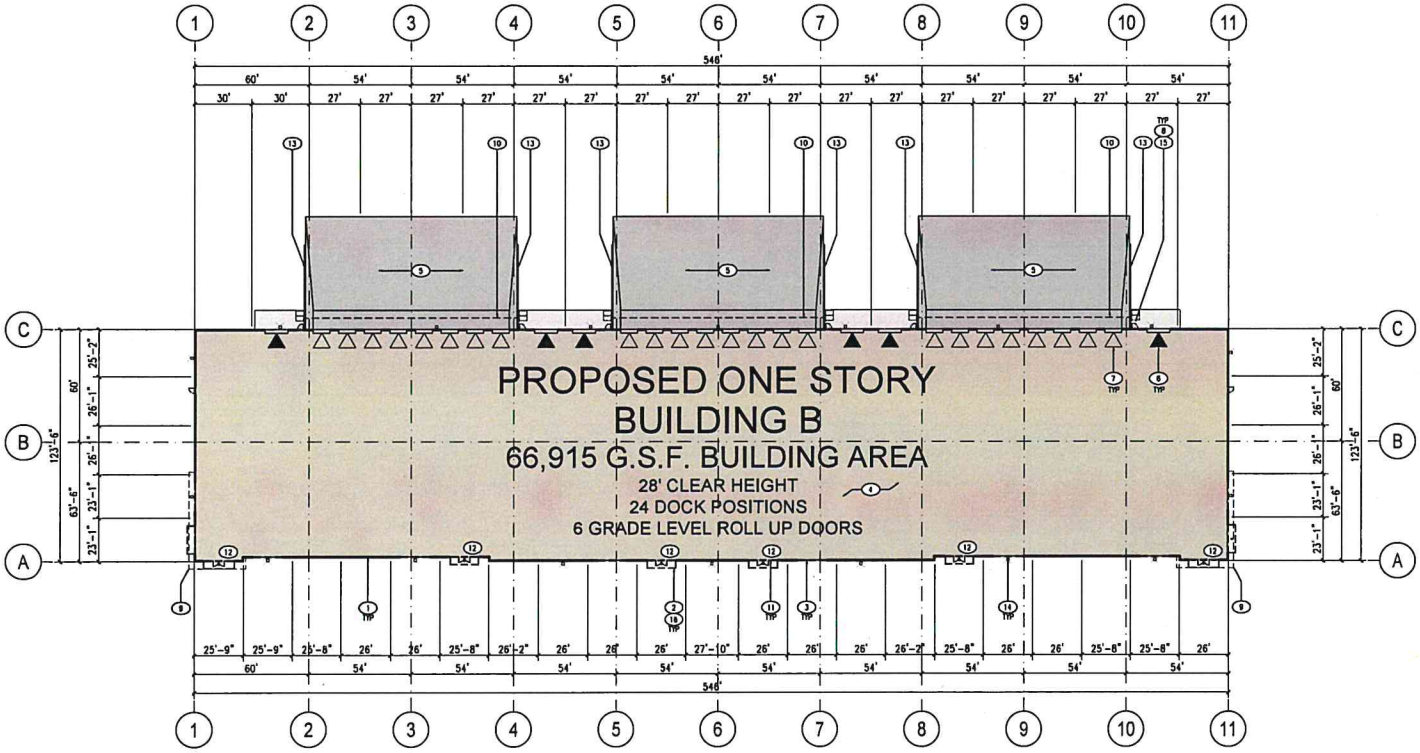
SITE DETAILS
(FOR REFERENCE)

sheet no. :

A01.4



PLAN NORTH

PRELIMINARY FLOOR PLAN

SCALE: 1" = 30'-0"

1

KEYNOTES:

1. EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH REVEALS AND A MULTICOLORED TEXTURED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEETS 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 FIXTURE TYPE.
9. DASHED LINE INDICATES DECORATIVE UPPER SLOPED ROOF ELEMENT. SEE EXTERIOR ELEVATIONS SHEET A03.1
10. 8'-0" CANOPY W/ GUTTERS AND DOWNSPOUTS @ DEPRESSED CONCRETE DOCK RAMP.
11. ALUMINUM STORE FRONT SYSTEM WITH DOOR. SEE ELEVATION SHEETS A03.1
12. LOCATION OF FIRE DEPARTMENT APPROVED "KNOX BOX" AT BUILDING ENTRIES, MOUNT AT 4'6"-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 FIXTURE 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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PROPERTIES

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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
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GENERAL CONTRACTOR:

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

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C32944
REN. 12-31-23
STATE OF CALIFORNIA

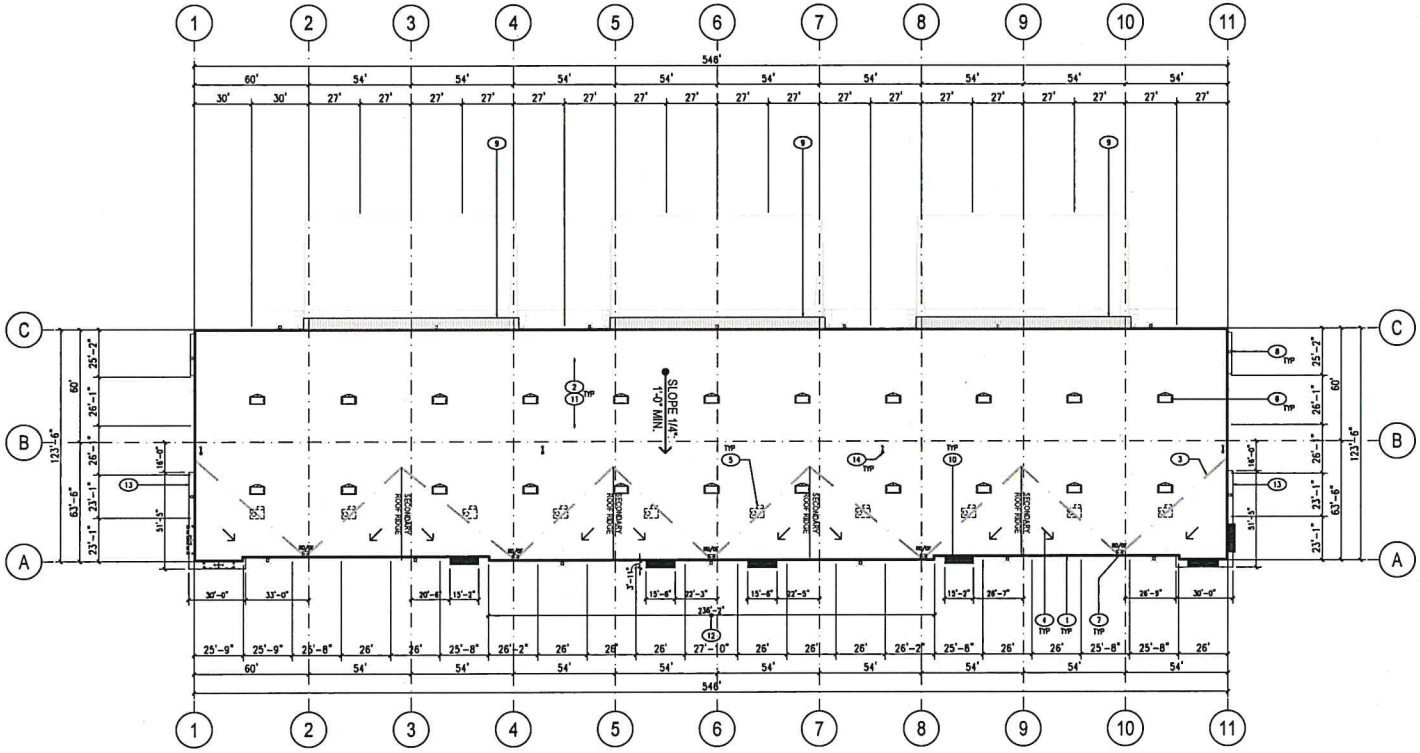
scale : AS NOTED

project number : 2204066.00

FLOOR PLAN - B

sheet no. :

A02.1



0 15' 30' 60'

PLAN NORTH

PRELIMINARY FLOOR PLAN

SCALE: 1" = 30'-0"

1

KEYNOTES:

1. LINE OF TYPICAL PARAPET WALL
2. TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TPO 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 IT'S PLACEMENT.
6. INDICATES LOCATION OF 4' X 8' SELF-CURBING DUAL DOME SKYLIGHT. 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. 6'-0" CANOPY W/ GUTTERS AND DOWNSPOUTS @ DEPRESSED CONCRETE DOCK RAMP.
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.

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PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WAREHOUSE BUILDING B

TECHNOLOGY WAY & MORRIS COURT
NAPA COUNTY, CALIFORNIA

approved for the owner by :

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checked by : JDL

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LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33844
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STATE OF CALIFORNIA

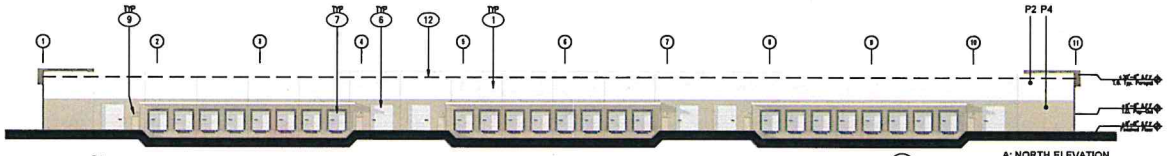
scale : AS NOTED

project number : 2204066.00

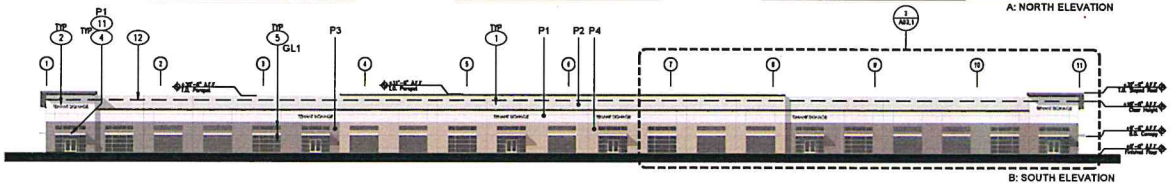
ROOF PLAN B

sheet no. :

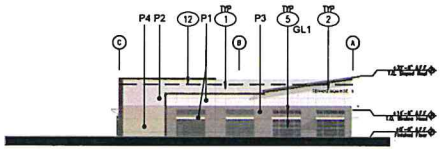
A02.2



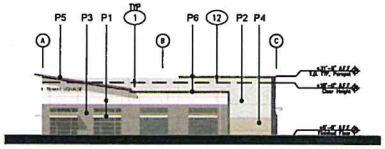
A: NORTH ELEVATION



B: SOUTH ELEVATION



C: WEST ELEVATION



D: EAST ELEVATION

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 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.

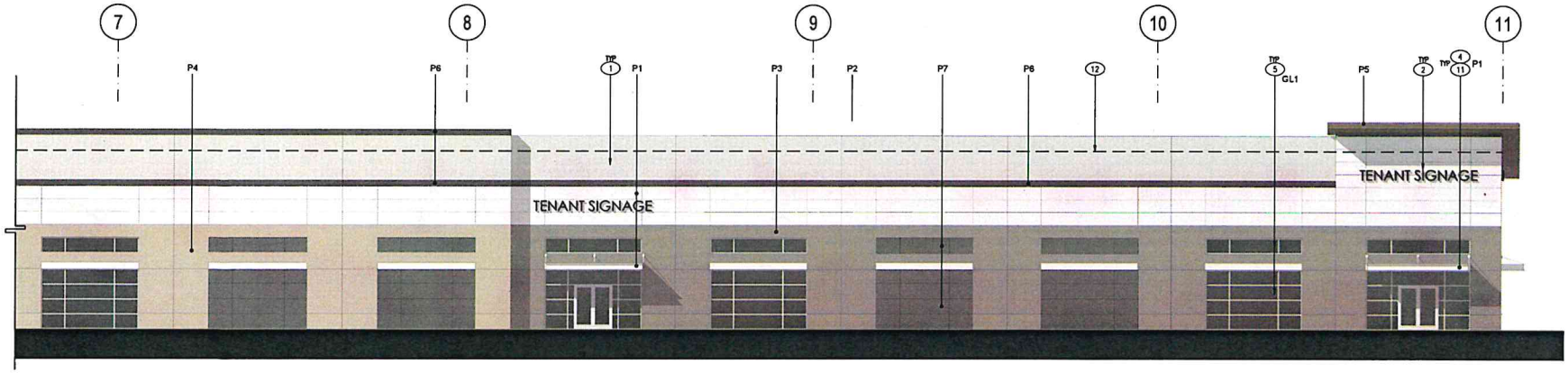
FINISH LEGEND:

- P1: PAINT 1 KELLY MOORE KMW43 WHITEST 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 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

0 15' 30' 60'

EXTERIOR ELEVATIONS 1

SCALE: 1" = 30'-0"



0 4' 8' 16'

PARTIAL ENLARGED SOUTH ELEVATION 2

SCALE: 1/8" = 1'-0"

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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	03-23-2022
B	REISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

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

checked by : JDL

stamp

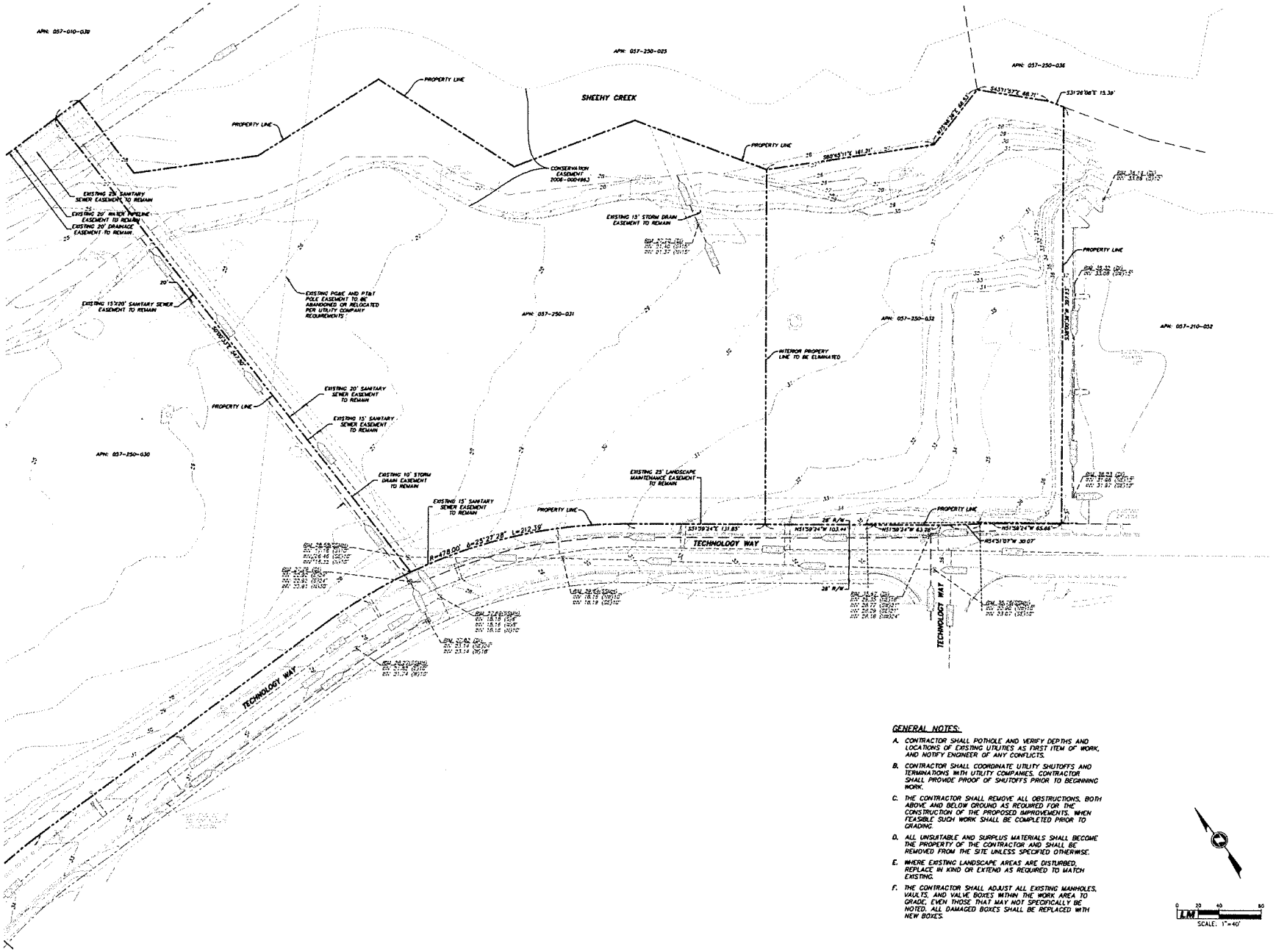
scale : AS NOTED

project number : 2204066.00

EXTERIOR ELEVATIONS BUILDING B

sheet no. :

A03.1



GENERAL NOTES:

A. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES AS FIRST ITEM OF WORK, AND NOTIFY ENGINEER OF ANY CONFLICTS.

B. CONTRACTOR SHALL COORDINATE UTILITY SHUTOFFS AND TERMINATIONS WITH UTILITY COMPANIES. CONTRACTOR SHALL PROVIDE PROOF OF SHUTOFFS PRIOR TO BEGINNING WORK.

C. 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.

D. ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

E. WHERE EXISTING LANDSCAPE AREAS ARE DISTURBED, REPLACE IN KIND OR EXTEND AS REQUIRED TO MATCH EXISTING.

F. 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.

0 20 40 80
SCALE: 1"=40'

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GENERAL CONTRACTOR:

drawn by: PJ plot date: 01-31-2023
checked by: PF
stamp:

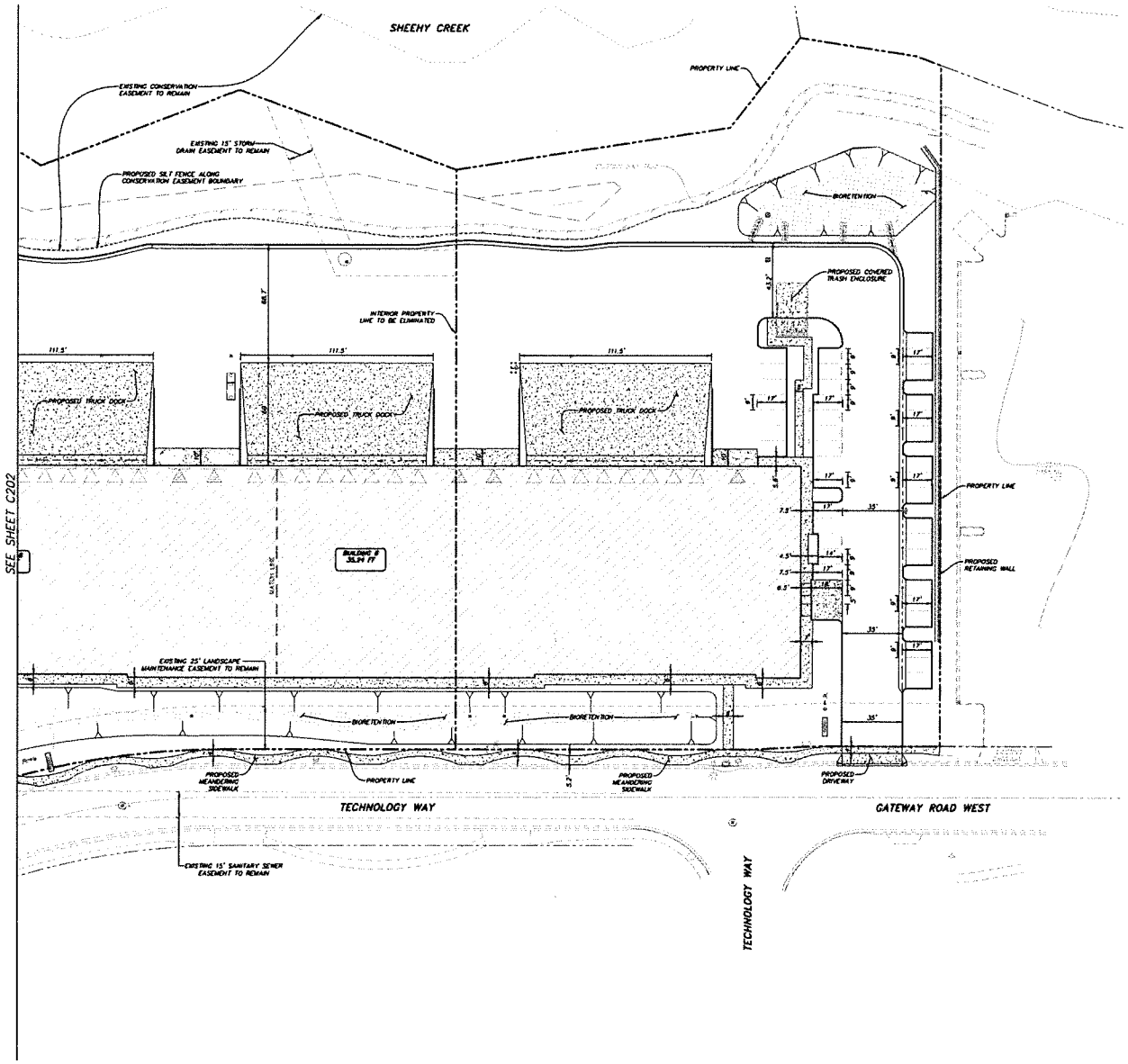
REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. BOWLING
No. 41804
CIVIL
STATE OF CALIFORNIA

scale: AS NOTED
project number: 3687-13

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

sheet no.
C101

File Name: X:\Land Projects\3687-13\dwg\3687-13_B_C101.dwg Date Plotted: February 02, 2023 - 8:21am



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 057-250-008, 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 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. 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 waddles, 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 those 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
Protocol-level 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, 2018 (CDFW 2018). 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 disked 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 for Foothill yellow-legged frog, California red-legged frog, and Western pond turtle 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 CDFW, 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 biological 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 maintaining 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 caging and shall be monitored for a minimum of 5 years.

NOTE: RECOMMENDATIONS NOTED ABOVE ARE FROM THE E&P PROPERTIES - BIOLOGICAL RESOURCES ASSESSMENT OF TECHNOLOGY WAY BUILDINGS A AND B LOCATED IN NAPA COUNTY, CA PREPARED BY PHOTOSYNTHESIS SOLUTIONS (DATED FEBRUARY 1, 2022)

0 15 30 60
SCALE: 1"=30'

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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:
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GENERAL CONTRACTOR:

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

checked by: PF

stamp:

REGISTERED PROFESSIONAL ENGINEER PETER F. FERRARA No. 41604 CIVIL STATE OF CALIFORNIA

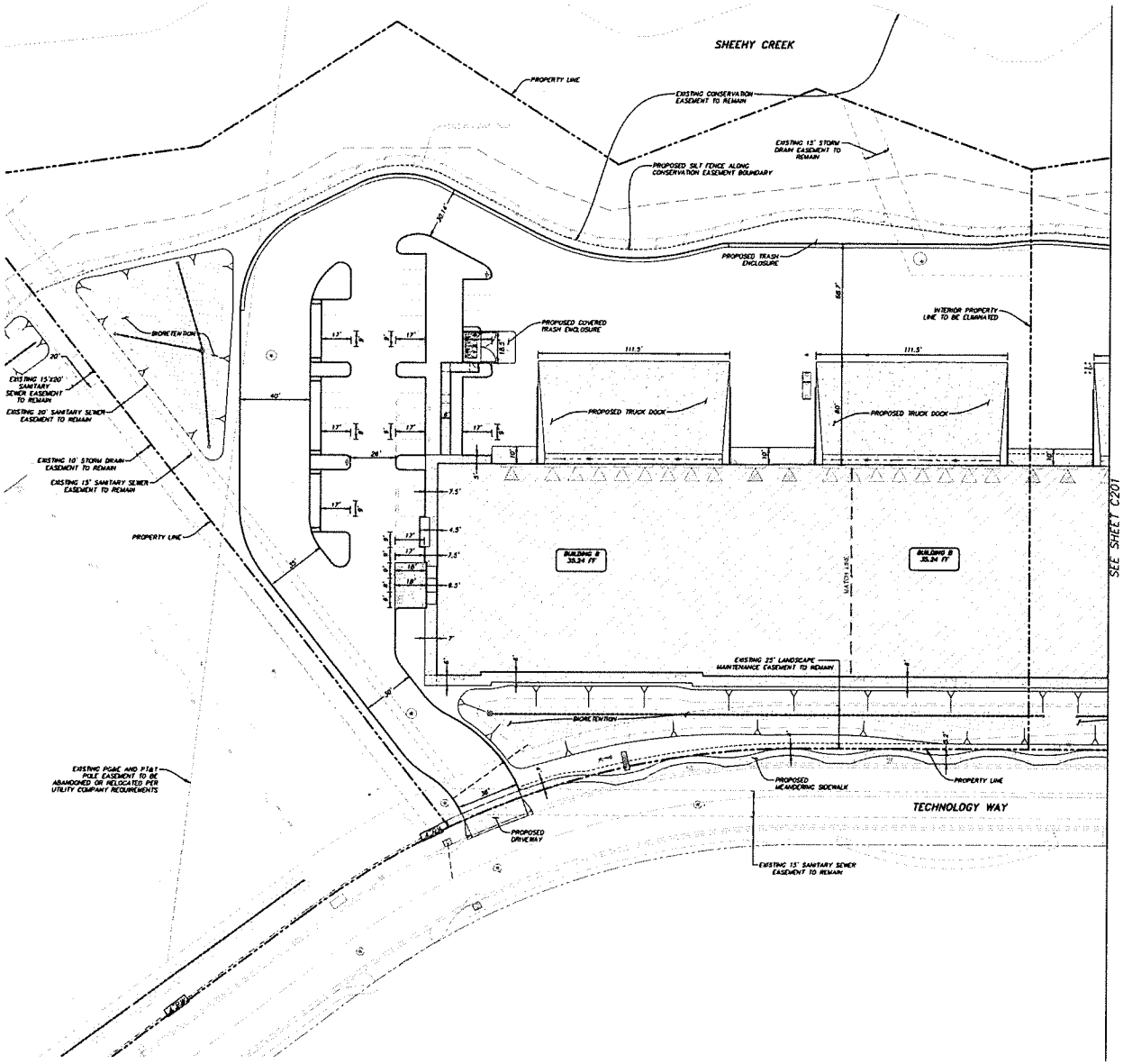
scale: AS NOTED

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 at the project site. Results from the NWIC 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. Thirty 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 NAHC 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 disturbance attend a "tailgate" WEAP 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 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 to 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 discoveries of human remains and cultural resources are provided below. Cultural Resources Regulations and Evaluation Criteria can be found in Appendix E.

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 7050.5 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, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. 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 NAHC within 24 hours, and the NAHC 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
2. 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 on the project area in a location not subject to further subsurface disturbance:
   - The NAHC 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 NAHC 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, operations 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 capping, 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 AND B LOCATED IN NAPA COUNTY, CA PREPARED BY PRESERVATION SOLUTIONS (DATED JANUARY 30, 2023)

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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 :
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GENERAL CONTRACTOR

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

checked by : PF

stamp

REGISTERED PROFESSIONAL ENGINEER
PETER F. FORNEY
No. 61804
CIVIL
STATE OF CALIFORNIA

scale : AS NOTED

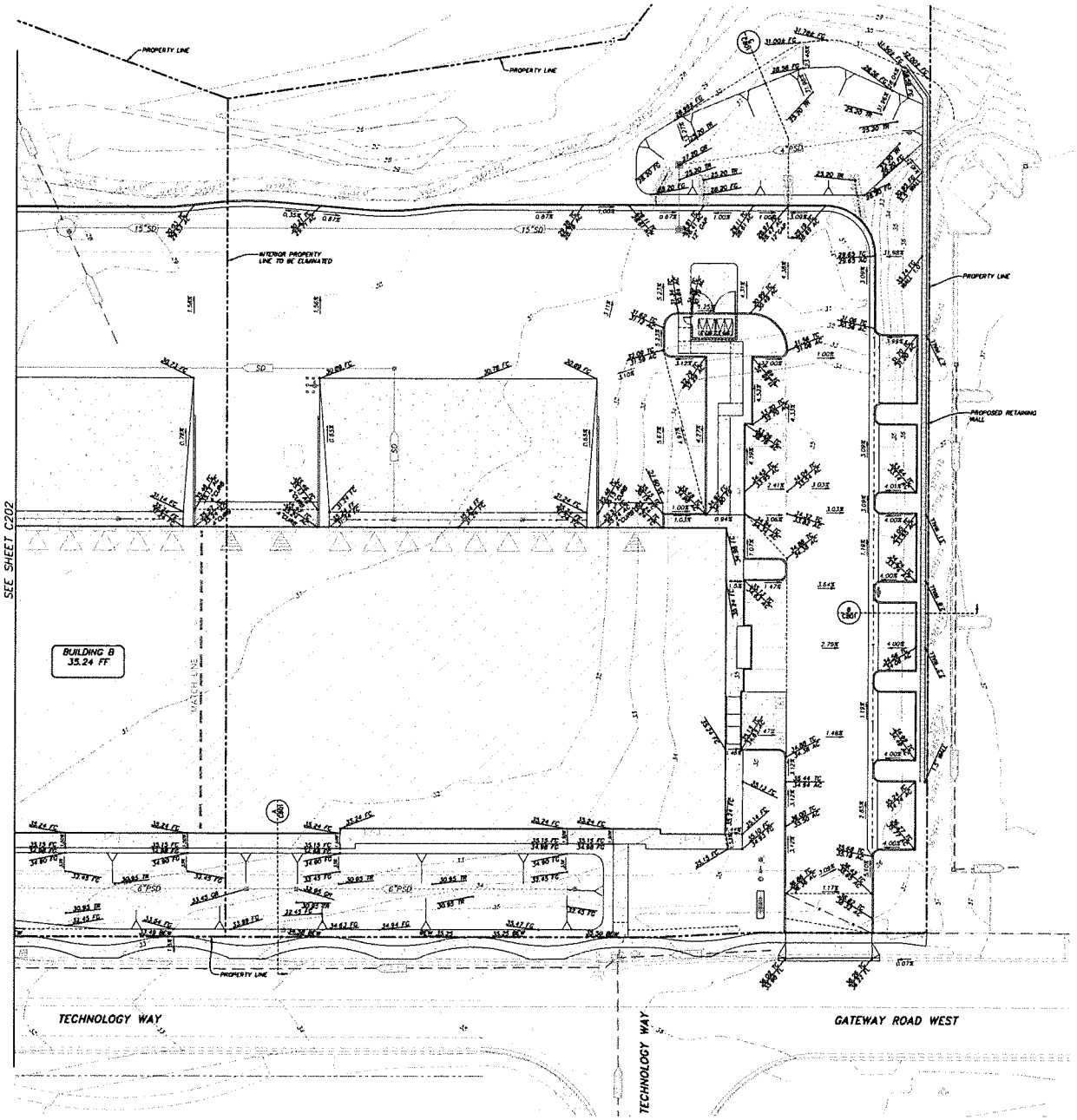
project number : 3687-13

CIVIL SITE PLAN

0 15 30 60
SCALE: 1"=30'

sheet no. C202

File Name: X:\Land Projects\3687-13\dwg\3687-13_B_C202.dwg Date Plotted: February 02, 2023 – 8:22am



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OWNER / DEVELOPER

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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	INITIAL PLANNING REVIEW	07-27-2022
B	REISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

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

stamp:

REGISTERED PROFESSIONAL ENGINEER
No. 41804
CIVIL
STATE OF CALIFORNIA

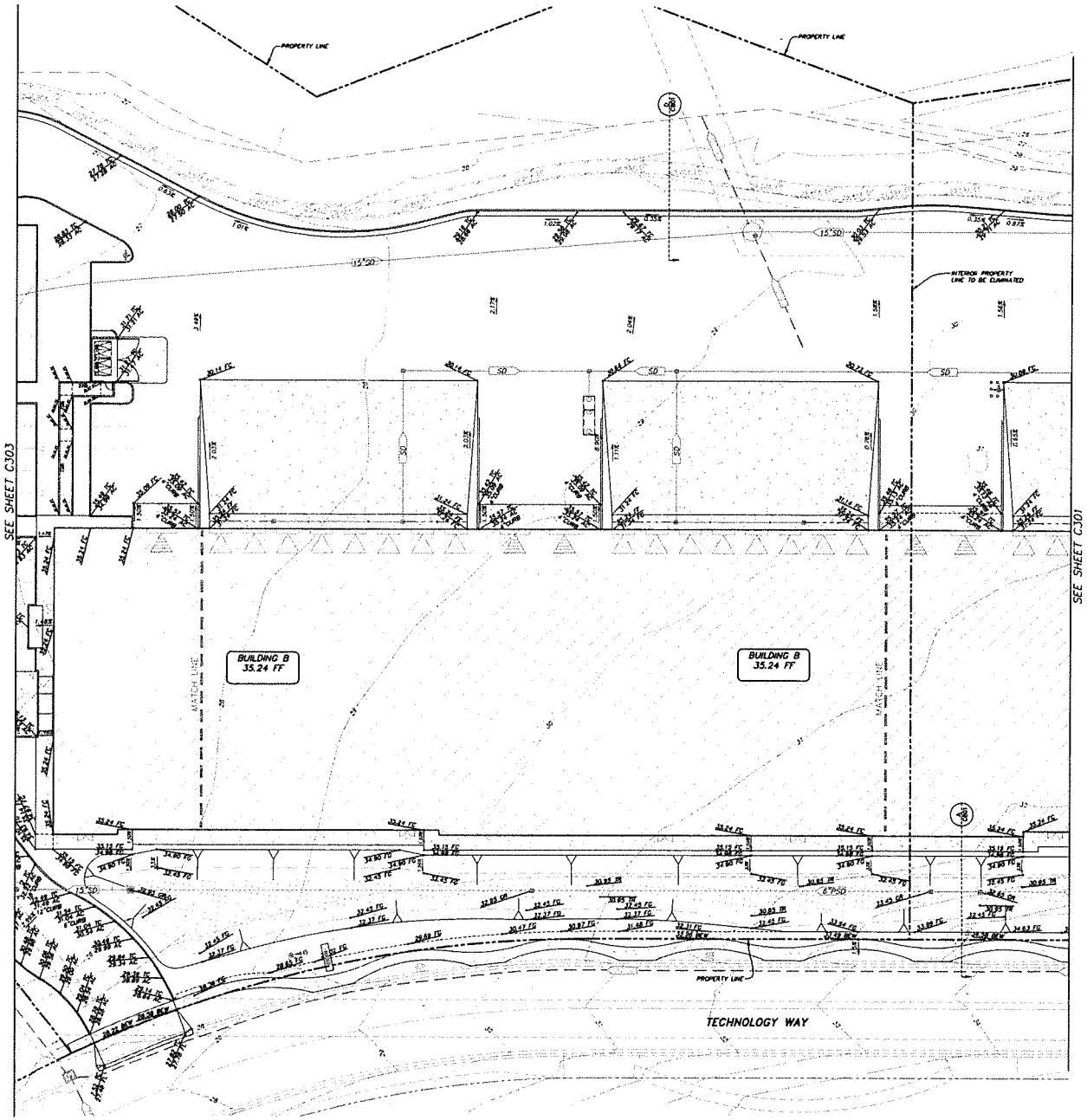
scale : AS NOTED
project number: 3687-13

GRADING &
DRAINAGE PLAN

SCALE: 1"=20'

sheet no.:
C301

File Name: X:\Land Projects\3687-13\dwg\3687-13_B_C301.dwg Date Plotted: February 02, 2023 - 8:22am



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approved for the architect by

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GENERAL CONTRACTOR

drawn by: PJ plot date 01-31-2023

checked by: PF

stamp

REGISTERED PROFESSIONAL ENGINEER
PHILIP F. RUNYON
No. 61604
CIVIL
STATE OF CALIFORNIA

scale: AS NOTED

project number: 3687-13

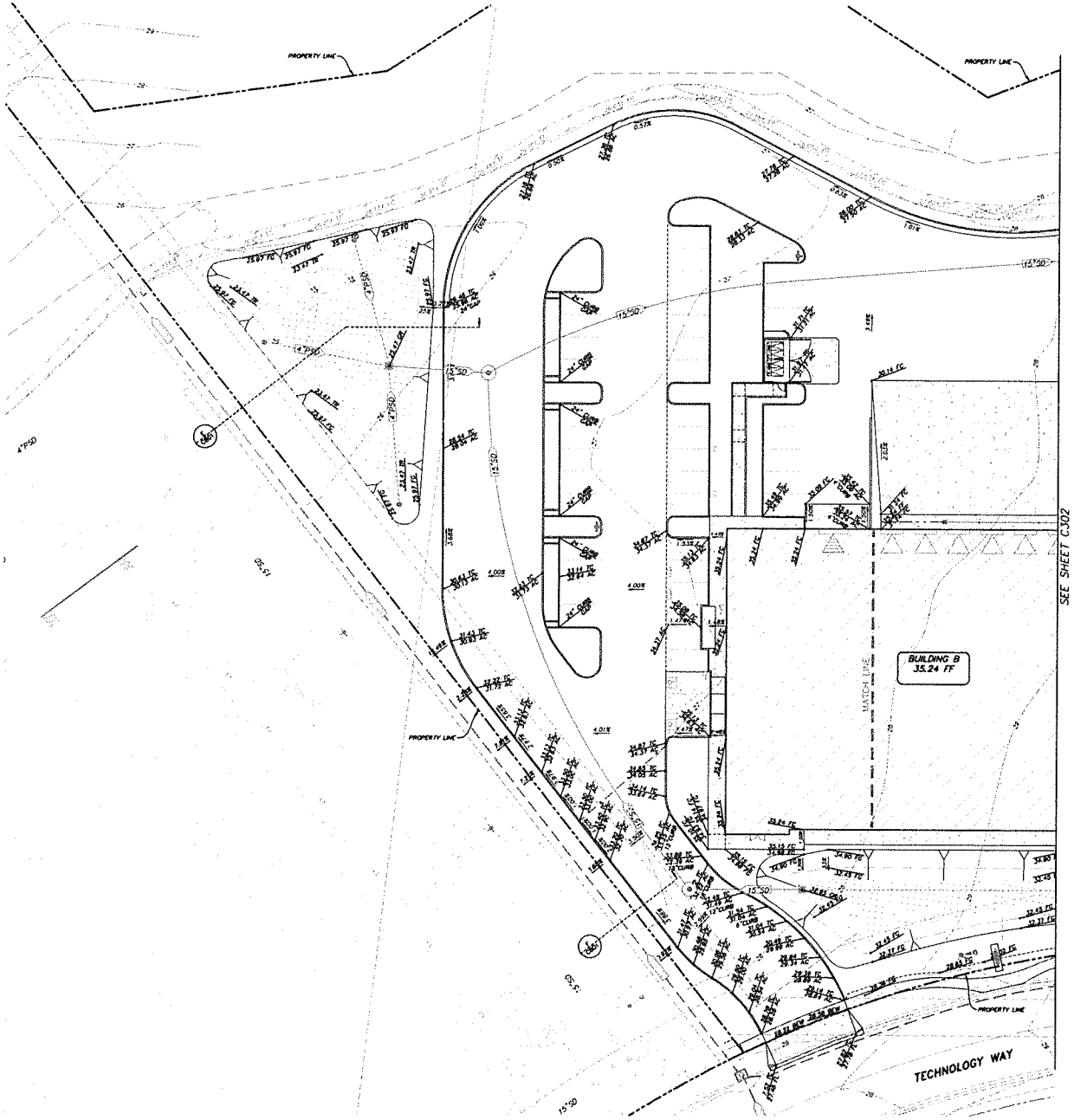
GRADING &
DRAINAGE PLAN

0 10 20 40
SCALE: 1"=20

sheet no.

C302

File Name: X:\Land Projects\3687-13\dwg\3687-13_B_C302.dwg Date Plotted: February 02, 2023 - 8:23am



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BENICIA, CA 94510

PRELIMINARY DESIGN DOCUMENTS FOR:

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approved for the architect by

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GENERAL CONTRACTOR:

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

checked by : PF

stamp:

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. BOWING
No. 61624
CIVIL
STATE OF CALIFORNIA

scale : AS NOTED

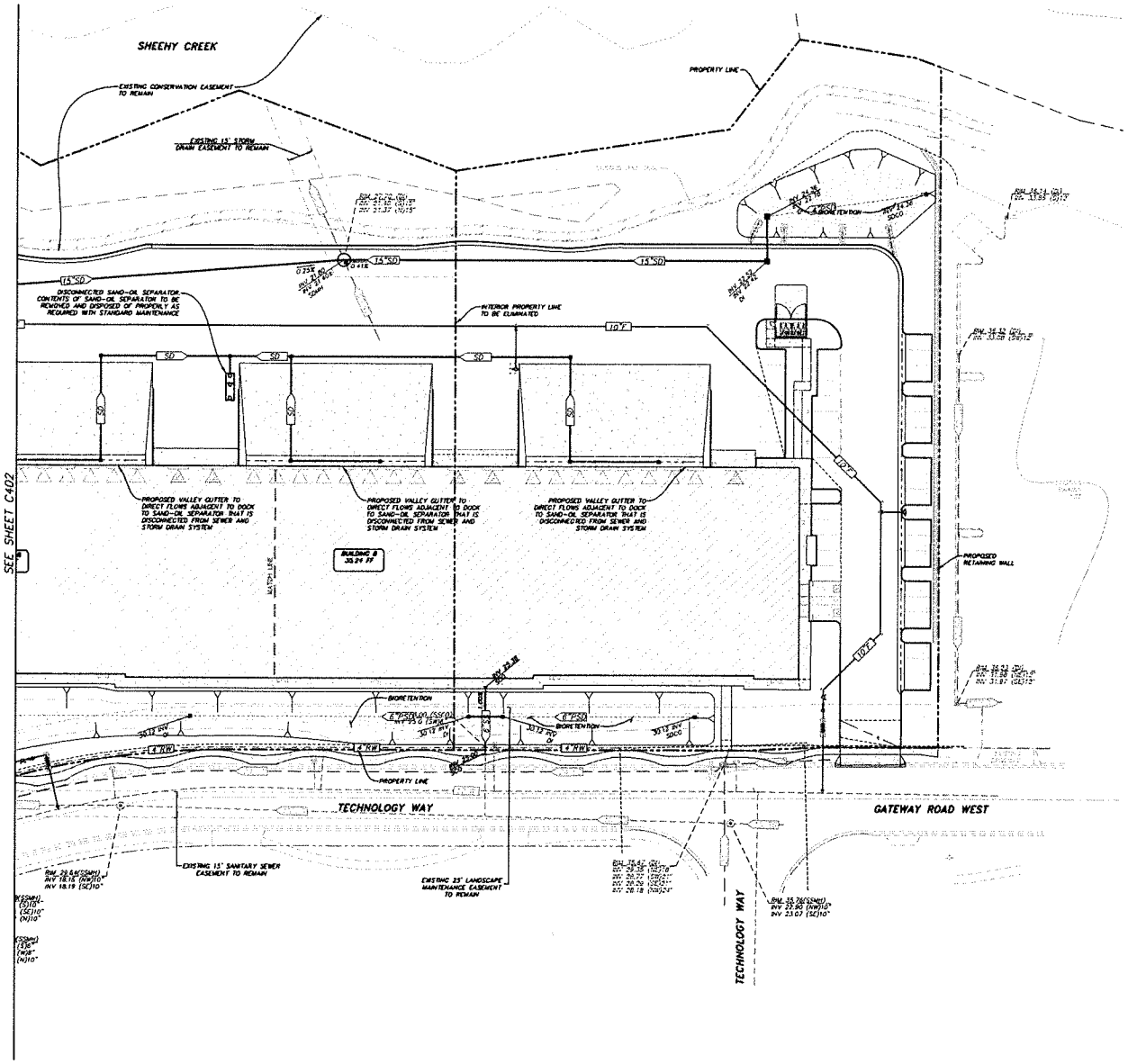
project number : 3687-13

GRADING &
DRAINAGE PLAN

0 10 20 40
SCALE: 1"=20'

sheet no.
C303

File Name: X:\Land Projects\3687-13\dwg\3687-13_B_C303.dwg Date Plotted: February 02, 2023 - 8:23am



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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:

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GENERAL CONTRACTOR:

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

stamp:

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. FORRY
No. 41804
CIVIL
STATE OF CALIFORNIA

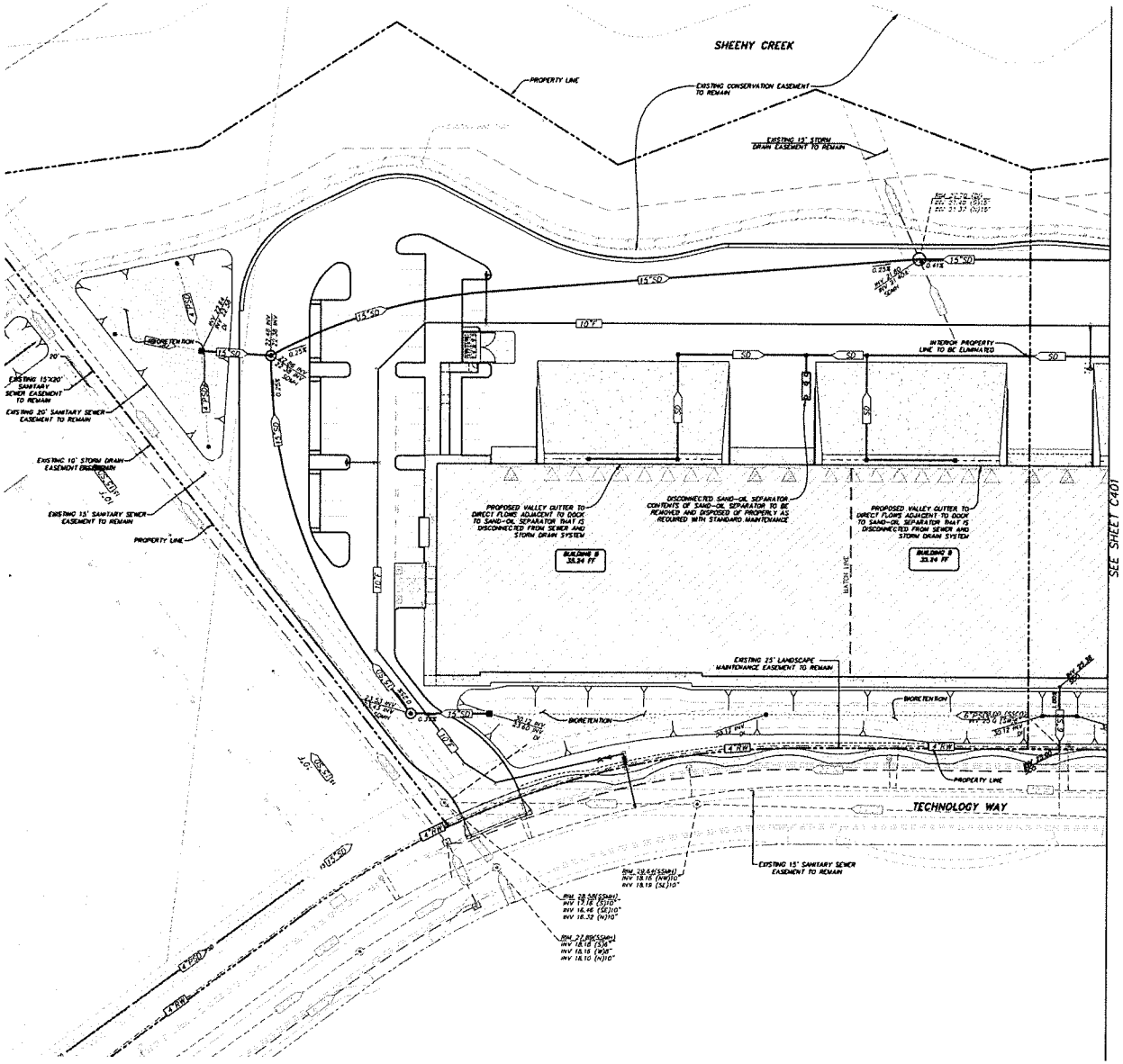
scale: AS NOTED
project number: 3687-13

UTILITIES PLAN

SCALE: 1"=30'

sheet no.: C401

File Name: X:\Land Projects\3687-13\dwg\3687-13_B_C401.dwg Date Plotted: February 02, 2023 - 8:24am



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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

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B	REISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR

drawn by PJ plot date 01-31-2023
checked by PF

stamp

REGISTERED PROFESSIONAL ENGINEER
BRIAN F. MORRISSEY
No. 41804
CIVIL
STATE OF CALIFORNIA

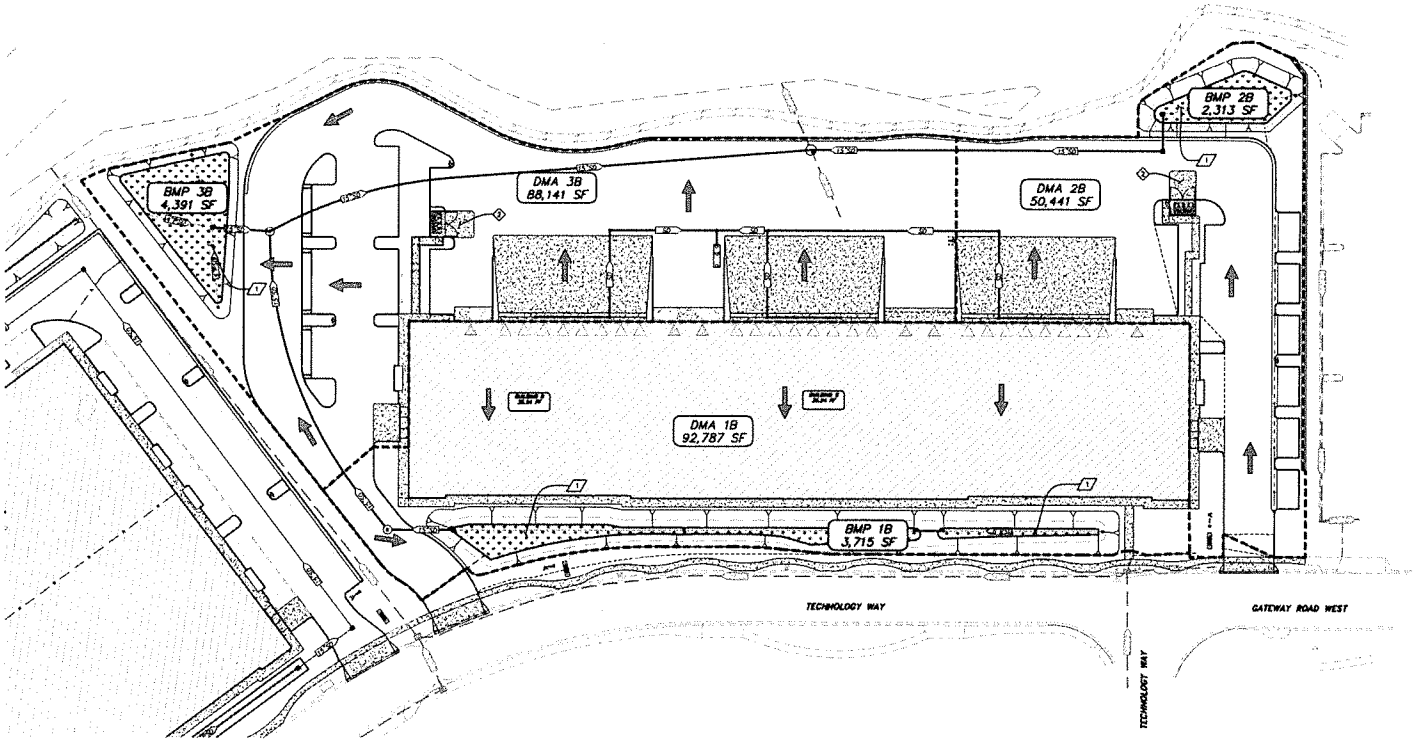
scale AS NOTED
project number 3687-13

UTILITIES PLAN

0 15 30 60
SCALE: 1"=30'

sheet no.
C402

File Name: X:\Land Projects\3687-13\dwg\3687-13_B_C402.dwg Date Plotted: February 02, 2023 - 8:24am



GENERAL NOTES:

A. TOTAL PROJECT AREA IS 231,800 SF (5.32 AC)
B. DMA – DRAINAGE MANAGEMENT AREA
C. BF – BIORETENTION FACILITY, TREATMENT CONTROL MEASURE.
D. SOILS ARE GROUP D, PER USDA SOIL MAP VIEWER REPORT.
E. DEPTH TO GROUNDWATER IS YET TO BE DETERMINED
F. RECEIVING WATER BODY IS SHEEHY CREEK.

SITE DESIGN MEASURES ○:

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

POTENTIAL POLLUTION SOURCES AND CONTROL MEASURES ◇:

1. LOADING DOCK. COVERED FOR SIX FEET OUT BEYOND THE EDGE OF THE BUILDING ROOF. SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL.
2. 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.
3. STORM DRAIN INLET. MARK WITH WORDS "NO DUMPING! FLOWS TO BAY". SEE UTILITY PLAN FOR FURTHER DETAIL.

TREATMENT CONTROL MEASURES ▱:

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

O&M SUMMARY:

1. O&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

0 20 40 80
SCALE: 1"=40'

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drawn by P.J plot date : 01-31-2023
checked by : PF

stamp

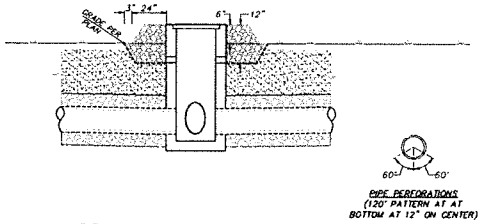
REGISTERED PROFESSIONAL ENGINEER
BRIAN P. BUNTING
No. 41804
CIVIL
STATE OF CALIFORNIA

scale : AS NOTED
project number : 3687-13

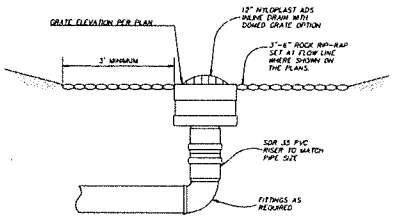
STORMWATER CONTROL PLAN

sheet no.
C501

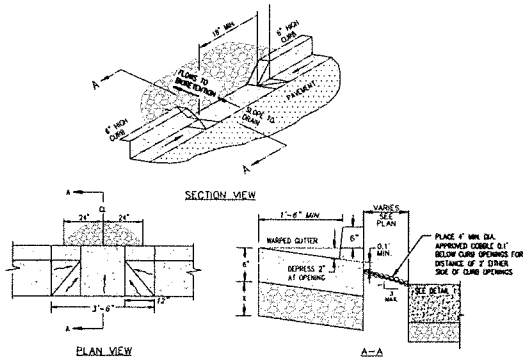
File Name: X:\Land Projects\3687-13\dwg\3687-13_B_C501.dwg Date Plotted: February 02, 2023 – 8:24am



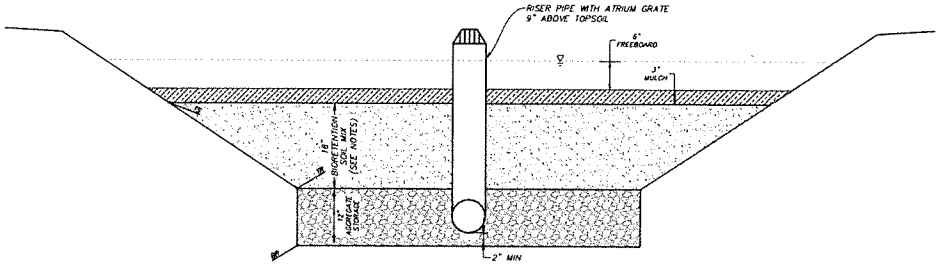
1 DRAINAGE INLET AND BIORETENTION DETAIL
NTS



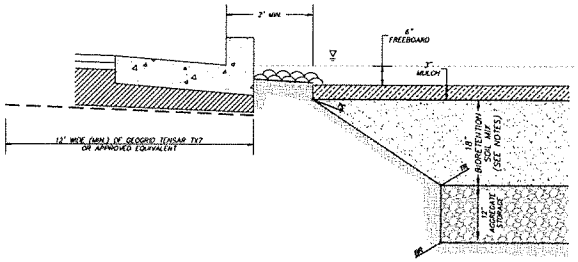
2 LANDSCAPE AREA DRAIN
NTS



3 CURB OPENING
NTS



4 BIORETENTION FACILITY WITH SLOPED GROUND
NTS



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

BIORETENTION NOTES:

1. FOR LOCATION, SIZE, AND IDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL SEE LANDSCAPE PLANS.
2. BIOTREATMENT SOIL MIX SHALL CONSIST OF 60%-70% SAND AND 30%-40% COMPOST PER BASMAA 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 BASMAA REQUIREMENTS.

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BENICIA, CA 94510

PRELIMINARY DESIGN DOCUMENTS FOR:

NEW WAREHOUSE BUILDING B

TECHNOLOGY WAY & MORRIS COURT
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GENERAL CONTRACTOR:

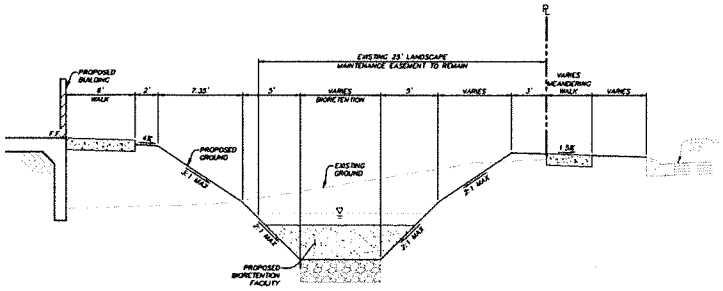
drawn by : PJ plot date : 01-31-2023
checked by : PF

stamp

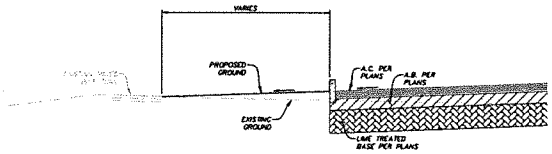
scale : AS NOTED
project number : 3687-13

STORMWATER CONTROL PLAN DETAILS

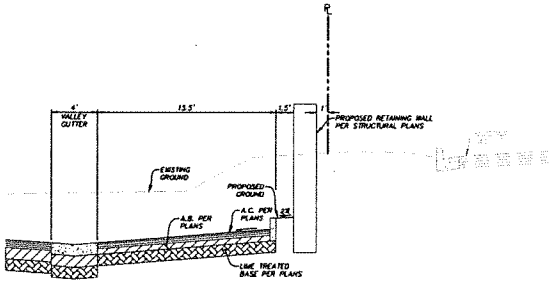
sheet no.
C502



BIORETENTION ADJACENT TO TECHNOLOGY WAY
(A) NTS



(D) NORTHEAST PROPERTY LINE
NTS



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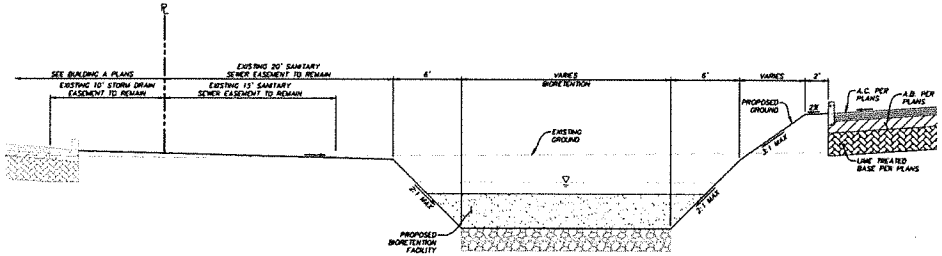
NTS



(E) NORTHWEST BIORETENTION
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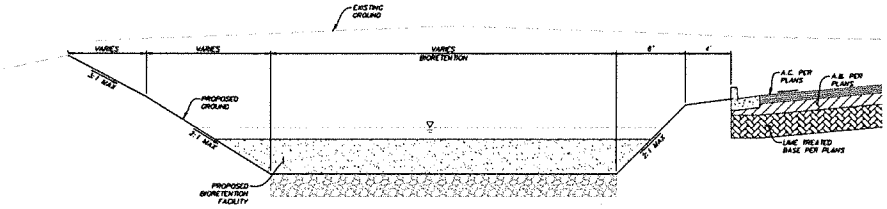
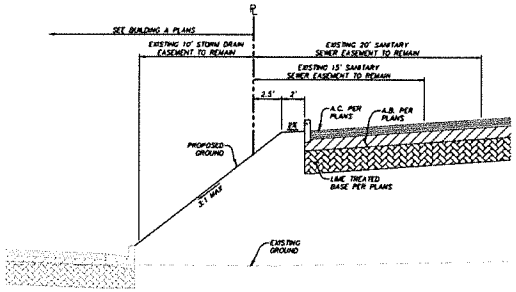


(C) NORTHEAST BIORETENTION
NTS



(F) WEST END PROPERTY LINE
NTS

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checked by : PF

stamp:

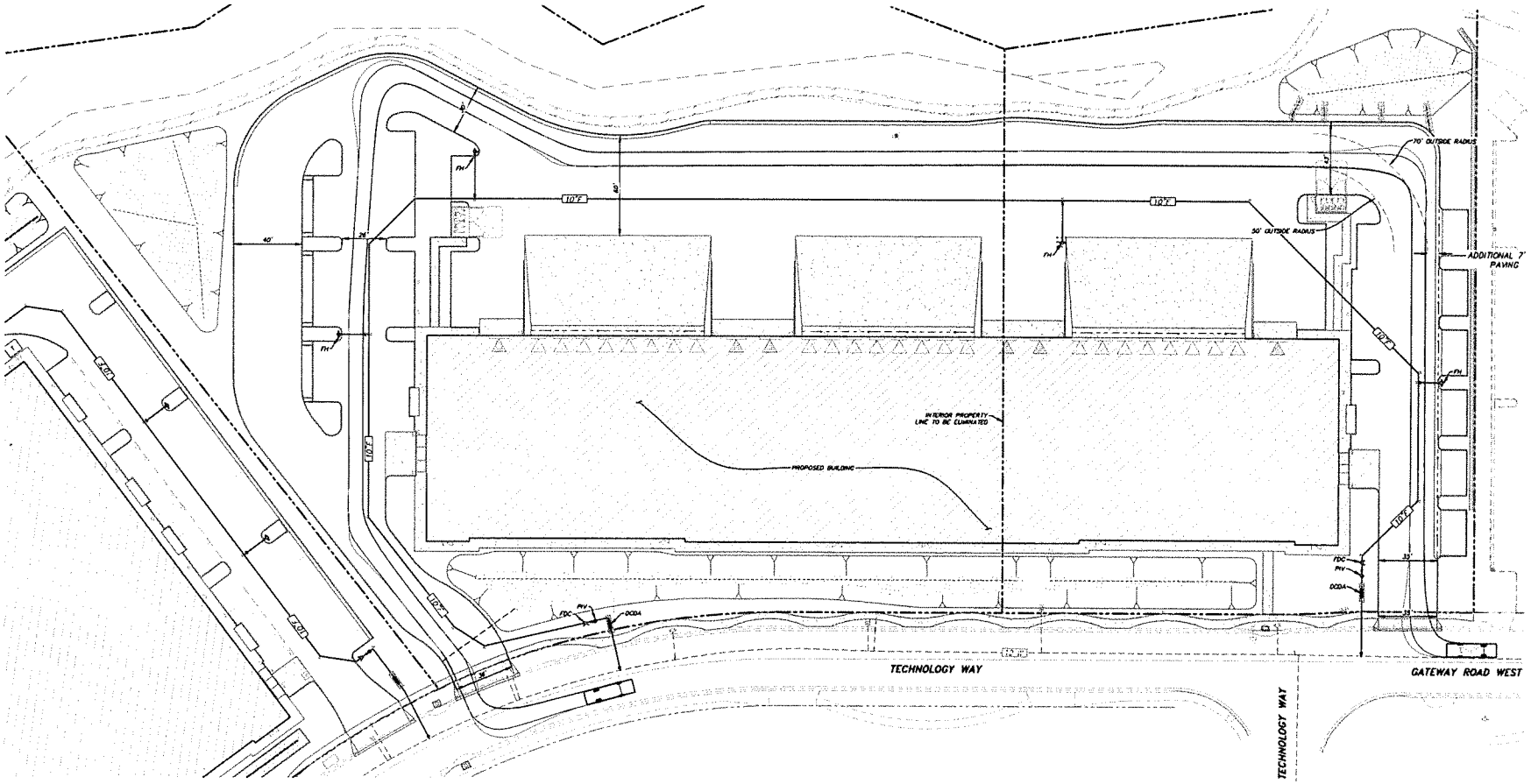
scale : AS NOTED

project number : 3687-13

CROSS SECTIONS

sheet no. :

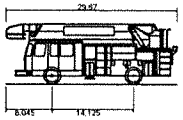
C801



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	6.00s
Wall to Wall Turning Radius	30.000ft

1 NAPA COUNTY FIRE ENGINE

NTS

0 15 30 60

SCALE: 1"=30'

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drawn by PJ plot date 01-31-2023

checked by PF

stamp

scale: AS NOTED

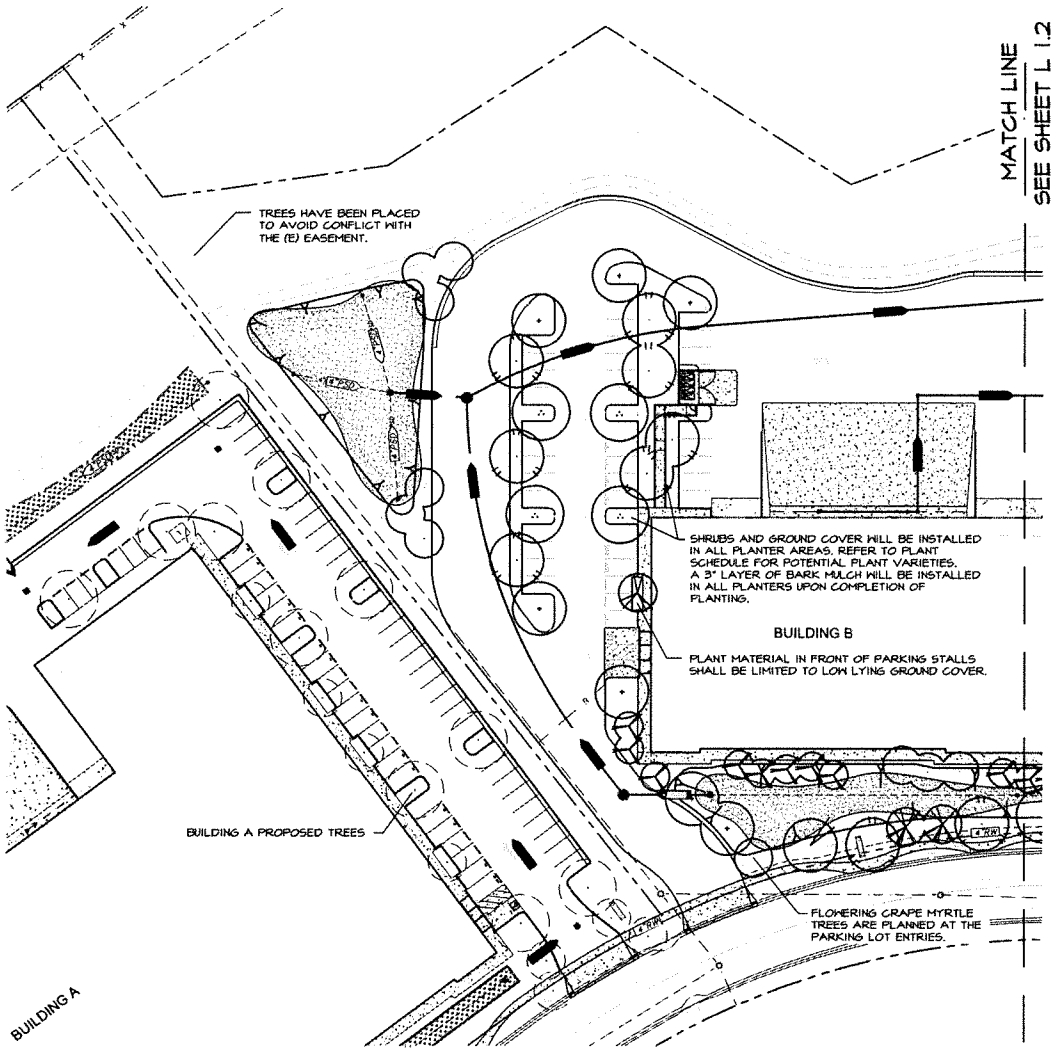
project number: 3687-13

FIRE PLAN

sheet no.

C901

File Name: X:\Land Projects\3687-13\dwg\3687-13_B_C901.dwg Date Plotted: February 02, 2023 - 8:25am



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CER FOR	27	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud
	ERI DEF	2	Eriobotrya deflexa (standard) / Bronze Loquat
	LAG NAT	17	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle
	PIN ELD	8	Pinus eldarica / Afghan Pine
	PIS KEI	12	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache
	PLA COL	17	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	QUE SUB	4	Quercus suber / Cork Oak
	ZEL VIL	10	Zelkova serrata 'Green Vase' / Green Vase Zelkova

BIOFILTRATION BASIN	CODE	QTY	BOTANICAL / COMMON NAME
	TUR BIO	16,719 sf	Biofiltration Sod / Avail. from: Delta Bluegrass

SEE SHEET L1.3 FOR COMPLETE PLANT SCHEDULE

0' 60' 30' 120'
SCALE: 1"=30'-0"
NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

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GENERAL CONTRACTOR:

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

checked by : JMA

stamp

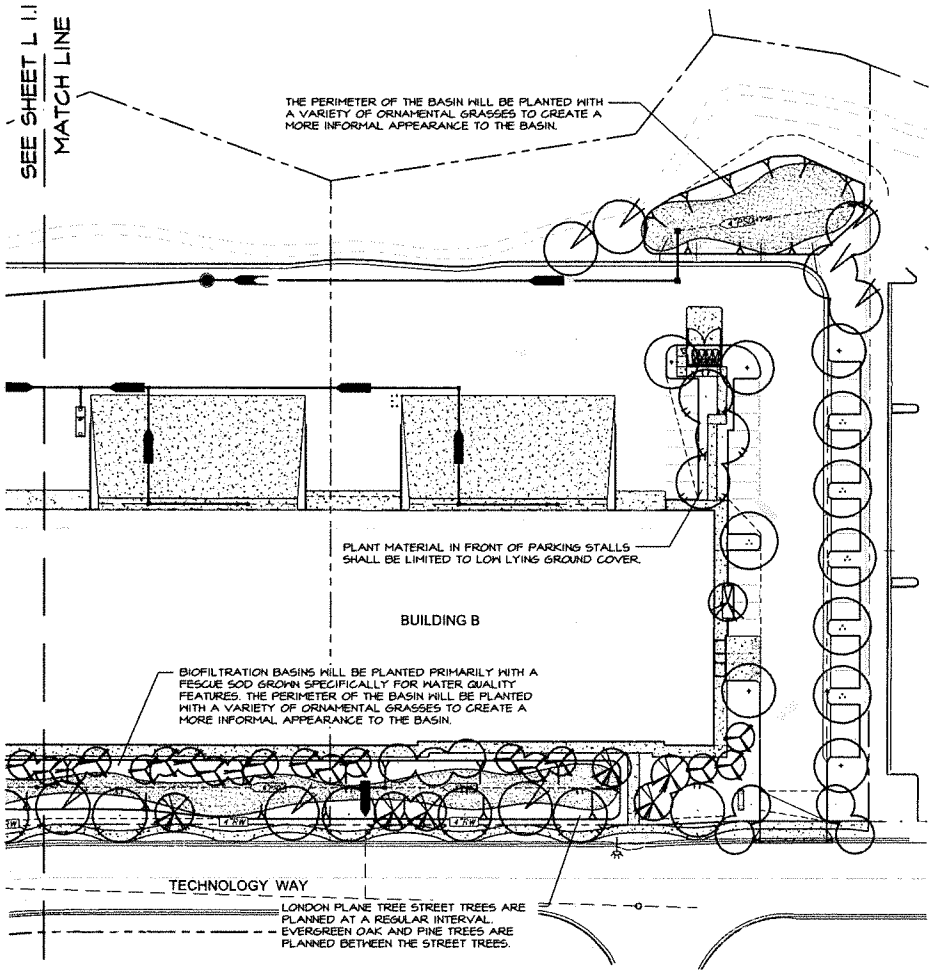
scale : AS NOTED

project number : 2204068.00

PRELIMINARY LANDSCAPE PLAN

sheet no. :

L1.1



PLANT SCHEDULE

TREES	CODE	QTY.	BOTANICAL / COMMON NAME
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	ERI DEF	2	Eriobotrya deflexa (standard) / Bronze Loquat
	LAG NAT	17	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle
	PIN ELD	8	Pinus eldarica / Afghan Pine
	PIS KEI	12	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache
	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	16,719 sf	Biofiltration Sod / Avail. from: Delta Bluegrass

SEE SHEET L1.3 FOR COMPLETE PLANT SCHEDULE

0' 30' 60' 120'
SCALE: 1"=30'-0"

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
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RMW
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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	INITIAL PLANNING REVIEW	07-27-2022
B	REISSUED FOR PLANNING REVIEW	01-31-2023

GENERAL CONTRACTOR:

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

checked by : JMA

stamp

scale : AS NOTED

project number : 2204006.00

PRELIMINARY
LANDSCAPE PLAN

sheet no. :

L1.2

File Name: S:\dwg\Technology Way\DWG's\DD\TW B PL.dwg Date Plotted: January 24, 2023 - 2:32pm

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 Crape Myrtle	24" box	
	PIN ELD	Pinus eldarica / Afghan Pine	15 gal	
	PIN HAL	Pinus halepensis / Aliepo 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	
POTENTIAL SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	
	CAL DWA	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal	
	CIS PRO	Cistus salviifolius 'Prostratus' / Sageleaf Rockrose	5 gal	
	DIE VEG	Dietes vegeta / African Iris	1 gal	
	ELA MAC	Elaeagnus pungens 'Maculata' / Eleagnus	5 gal	
	GRE NOE	Grevillea x 'Noellii' / Grevillea	5 gal	
	MAH SOF	Mahonia eurybracteata '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	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda 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	
POTENTIAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	
	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal	
POTENTIAL VINES	CODE	BOTANICAL / COMMON NAME	SIZE	
	MAC UNG	Macfadyena unguis-cati / Cat's Claw Creeper	5 gal	
POTENTIAL GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC 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.
BIOFILTRATION BASIN	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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stamp:

scale : AS NOTED

project number : 2204060.00

PLANT SCHEDULE
AND NOTES

sheet no. :

L1.3