

THE CUBE BUILDING

1255 APOLLO WAY, SANTA ROSA, CA 95407

ATTACHMENT 3

110 SPAULDING STREET, SUITE B
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 925.558.4814

HGCI

DESIGN|CONSTRUCT|WORK|LIVE

THE CUBE BUILDING

APN # 035-490-029

PROJECT ADDRESS
1255 APOLLO WAY
SANTA ROSA, CA 95407

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC. # 720437

STAMP

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REVISIONS	
DATE	DESCRIPTION
8.15.2018	PRELIMINARY DRAWINGS - DESIGN REVIEW
11.9.2018	DESIGN REVIEW COMMENT CHANGES 1
5.16.2019	SR CITY PLANNING RESUBMITTAL 2
1.5.2021	DRB UPDATED SET

DATE	8.14.2018
SCALE	N. T. S.
PROJECT ID	-
DRAWN BY	MDC
CHECKED BY	JH

COLORED RENDERING

SHEET TITLE

SHEET NO.

A0.00



EXTERIOR PERSPECTIVE



VIEW FROM APOLLO WAY: SOUTH WEST



BIRD'S EYE PERSPECTIVE



VIEW FROM APOLLO WAY: SOUTH EAST

THE CUBE BUILDING

1255 APOLLO WAY, SANTA ROSA, CA 95407

CONTACT INFORMATION

OWNER: JAMES HUSTON	GENERAL CONTRACTOR HGCI JAMES HUSTON 110 SPAULDING STREET, SUITE B, SAN ANSELMO, CA 94960 T: 415.597.6880 F: 925.558.4814
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PROJECT DATA

ADDRESS:	1255 APOLLO WAY, SANTA ROSA , CA 95407
APN:	035-490-029
LOT AREA:	± 34,041 SF OR .78 ACRES
NUMBER OF STORIES:	1 STOREY
BUILDING CONSTRUCTION:	TYPE II-B: STEEL FRAMING ARCHITECTURAL METAL BUILDING
ZONING:	BUSINESS PARK (BP)
LAND USE:	INFILL INDUSTRIAL LAND W/ EXISTING UTILITIES

BUILDING AREA:			
	OFFICE	WAREHOUSE/SHOP	TOTAL
SUITE 01	1,615.340 SF	1,169.264 SF	2,784.604 SF
SUITE 02	1,468.441 SF	1,063.354 SF	2,531.795 SF
SUITE 03	1,316.983 SF	908.849 SF	2,225.832 SF
SUITE 04	1,207.676 SF	840.475 SF	2,048.151 SF
SUITE 05	1,220.003 SF	884.340 SF	2,104.343 SF
RECYCLING ENC.			108.744 SF
ELEC/DATA METER			30.574 SF
TOTAL	6,828.443 SF	4,866.282 SF	11,834.043 SF

TOTAL BUILDING AREA: 11,834.043 SF

LOT COVERAGE PERCENTAGE:		
ALLOWABLE:	11,914.35 SF / 34,041 SF =	35.00 %
ACTUAL:	11,834.043 SF / 34,041 SF =	34.764%

PARKING SPACE SUMMARY:	
*SEE PARKING CALCULATION ON FIRST FLOOR PLAN	
TOTAL REQUIRED PARKING SPACES:	32 SPACES
TOTAL PROPOSED PARKING SPACES:	32 SPACES

LOCATION MAP NOT TO SCALE



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DESIGN CONCEPT NARRATIVE

THE PROPOSED CUBE BUILDING PROJECT IS POSITIONED ON A SMALLER, LESS THAN 1 ACRE, INFILL PARCEL WITH A 11,748 SFT. MODERN STRUCTURAL STEEL COMMERCIAL BUILDING LOCATED IN SANTA ROSA'S LONG TIME ESTABLISHED NORTHPOINT BUSINESS PARK. NORTHPOINT BUSINESS PARK IS A MAJOR BUSINESS HUB LOCATED IN SOUTHWEST SANTA ROSA. THE PROPERTY NEIGHBORS WITH SONIC'S CORPORATE OFFICE, THE NEWER KAISER PROJECT, A CHURCH FACILITY, A BREWING COMPANY AS WELL AS SEVERAL OTHER BUSINESS ENTITIES IN THE BUSINESS PARK. BEING A BUSINESS PARK THERE ARE NO CLOSE RESIDENTIAL CONSIDERATIONS AND/OR YOUTH EDUCATIONAL FACILITIES AROUND THE AREA OF CONSTRUCTION. THE BUILDING LOT IS ZONED WITH THE DESIGNATION OF "BUSINESS PARK" WHICH PROVIDES A VARIETY OF DIFFERENT BUSINESS USES INCLUDING NEWLY ADOPTED CANNABIS OPTIONS. THE BUILDING IS NAMED THE "CUBE" BECAUSE IT IS A 5 UNIT FOR LEASE OFFICE BUILDING WITH A MIXTURE OF OFFICE/ WAREHOUSE & SHOP SPACE DESIGNED TO SERVICE SMALL BUSINESS AND START UPS AND PROVIDE AN INCUBATOR ENVIRONMENT FOR THEIR BUSINESS TO PROSPER AND GROW. THE BUILDING IS LOCATED ON A CURVING PORTION OF APOLLO WAY THAT INFLUENCES THE DESIGN TO FOLLOW THE PROPERTY LINE CURVE. THE CURVE STAGGERS THE FACADE CREATING EQUAL SEGMENTS OF HEIGHT AND WIDTH THAT GIVE IT AN APPEALING CUBE SHAPE. ALTERNATING COLORS ARE ALSO PROPOSED TO PROVIDE A SENSE OF ENTRY FOR EACH INDIVIDUAL SUITE/CUBE AND THE BUILDING IN GENERAL. THE ROLL UP DOORS AND WORKING AREAS OF THE BUILDING ARE ALSO POSITIONED IN THE REAR OF THE PROPERTY TO SHIELD THE PARKED CARS AND WORK TOOLS FROM THE GENERAL VIEWING ANGLES. SEVERAL OTHER EXISTING BUILDINGS IN CLOSE PROXIMITY USE CUBE SHAPES TO ENHANCE THEIR EXTERIOR ARCHITECTURE APPEAL AND THEREFORE THIS BUILDING FITS WELL INTO ITS SURROUNDING SPACES. THE PROPERTY IS A SMALL INFILL PROJECT COMPLETELY SURROUNDED BY COMMERCIAL DEVELOPMENT AND IS NOT OF CONCERN TO ENDANGERED SPECIES DUE TO ITS ISOLATION AS PREVIOUSLY DEEMED BY LOCAL AUTHORITIES. THEREFORE NO EIR SHOULD BE NECESSARY. THE CUBE BUILDING USES FIRE RESISTIVE STEEL CONSTRUCTION IN ITS WALLS & ROOF WHICH SHOULD HELP PROTECT IT FROM POTENTIAL FIRE DAMAGE PREVALENT TO THE REGION. THIS COULD ALSO SERVE TO PROTECT THE SPREAD OF FIRES TO NEIGHBORING OLDER BUILDING CONSTRUCTED OF MORE FLAMMABLE MATERIALS. THE SITE LANDSCAPING AND SIGNAGE IS DESIGNED IN COMPLIANCE WITH THE NORTHPOINT BUSINESS PARK STREET LANDSCAPE DESIGN GUIDELINES AND SIGNAGE STANDARDS PREVIOUSLY APPROVED AND DESIGNATED BY THE COMMUNITY WITH APPROVAL OF SANTA ROSA'S PLANNING DEPARTMENT AND STAFF. PARKING FOR THE PROJECT UTILIZES A COMBINATION OF ON AND OFF SITE PARKING, BOTH OF WHICH ARE DESIGNED IN COMPLIANCE WITH SANTA ROSA CITY CODES AND OFF STREET PARKING IS CURRENTLY ALLOWED AT NORTHPOINT CORPORATE CENTER.

APPLICABLE CODES

ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES OR THE MOST RECENT CODES

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 SANTA ROSA CITY CODE
- OTHER LOCAL CODES AND/OR ORDINANCES

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12.16.2019	CITY ENGINEERING VARIANCE ³
1.5.2021	DRB UPDATED SET

DATE	8.14.2018
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COVER SHEET

SHEET TITLE

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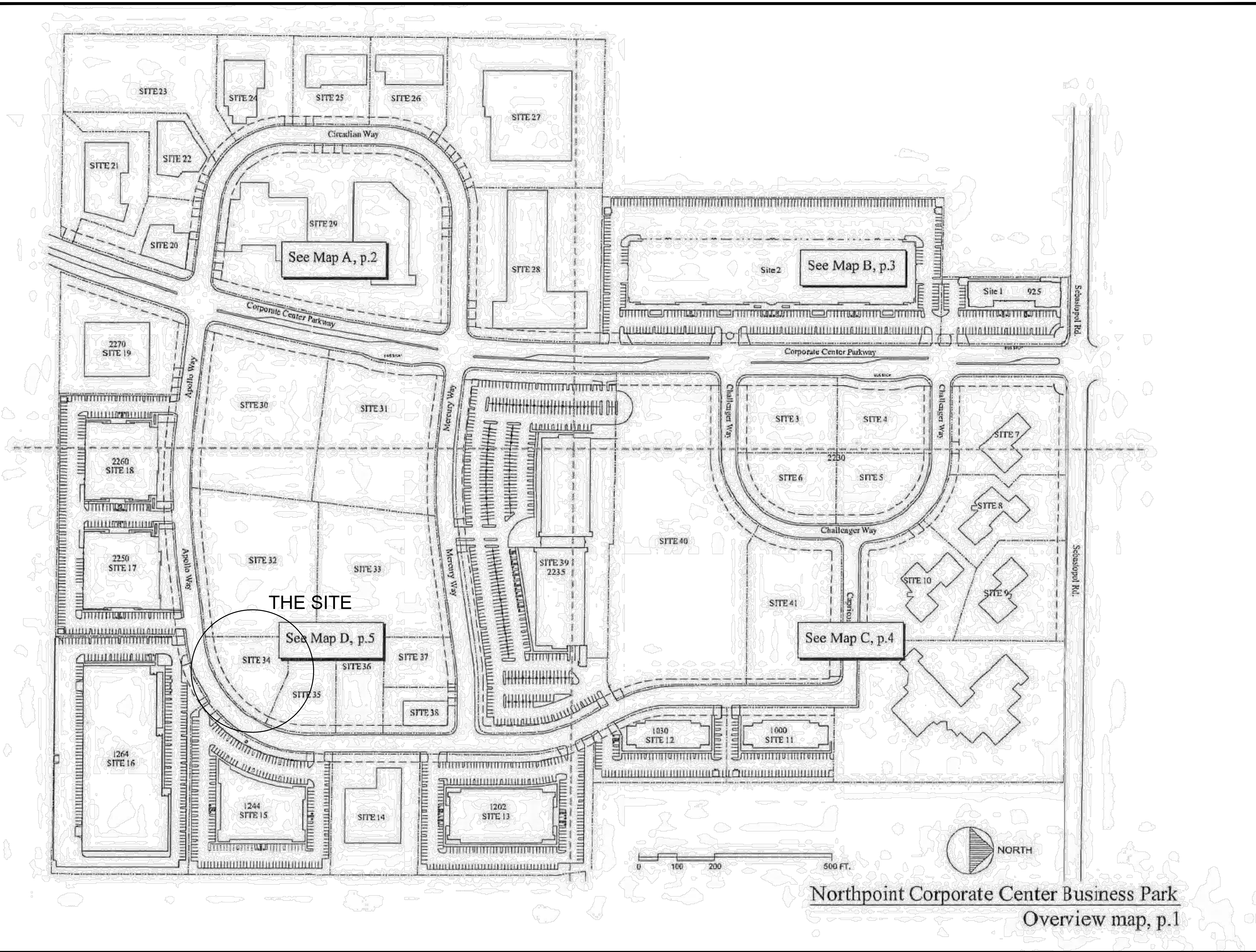
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OVERVIEW MAP

SHEET TITLE

SHEET NO.

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GENERAL NOTES

1. The red border indicates the boundary of the parcel being subdivided.
2. A Soils Report has been prepared by Field Engineering Associates, dated JAN 31, 1983, and is on file in the office of the Building Department of the City of Santa Rosa.
3. BASIS OF BEARING: The west line of the parcel described by deed recorded in Book 3604 at Page 679, Official Records of Sonoma County and as shown on a Record of Survey recorded Jan. 13, 1981 in Book 314 of Maps at Pages 43-45, Sonoma County Records.
4. Sewer and water connection fees for lots within this subdivision have not been paid; they shall be paid by the owner or party applying for a building permit before such permit shall be issued.
5. All dimensions and distances shown on this map are in feet and decimals thereof.
6. This subdivision is located within the Wright School District, the facilities of which will be adversely affected by the students expected to be generated by this subdivision. To mitigate this effect, this subdivision is made subject to the City's policy with regard to such impacts as that policy now exists or as it may be amended, extended, or revised in the future. Present City policy requires the payment of school impact fees for each building permit on each lot included within the Final/Parcel Map of this subdivision. The exact school impact fee, if any, the developer of this subdivision will have to pay will be the fee in effect at the time the developer applies for building permits for residential structures within this subdivision.
7. The 50 foot setback from residential uses shall be landscaped by the industrial use according to the landscape concept prepared by Carol M. Hannum and approved by the Planning Commission on 2-25-82. Conformance with the landscape concept shall be determined by the Design Review Board when each industrial building/site is reviewed by the Design Review Board.

NOTE: The building setback lines shown on this map define the building envelopes.

DUTTON MANOR WEST
UNIT NO. 2

WITHIN RANCHO LLANO DE SANTA ROSA

BEING A RESUBDIVISION OF THE REMAINDER
PARCEL AS SHOWN ON THE FINAL MAP OF
DUTTON MANOR WEST, UNIT N^o 1, RECORDED
ON MARCH 22, 1983 IN BOOK 345 OF MAPS
AT PAGES 16-19, SONOMA COUNTY RECORDS.

19.74 ACRES 13 LOTS

CITY OF SANTA ROSA
COUNTY OF SONOMA STATE OF CALIFORNIA

FINITE ENGINEERING, INC.
1100 D CODDINGTON CTR. 523-3163 SANTA ROSA, CA.

A.P. N^o 35-131-03 80-0151 SHEET 3 OF 3

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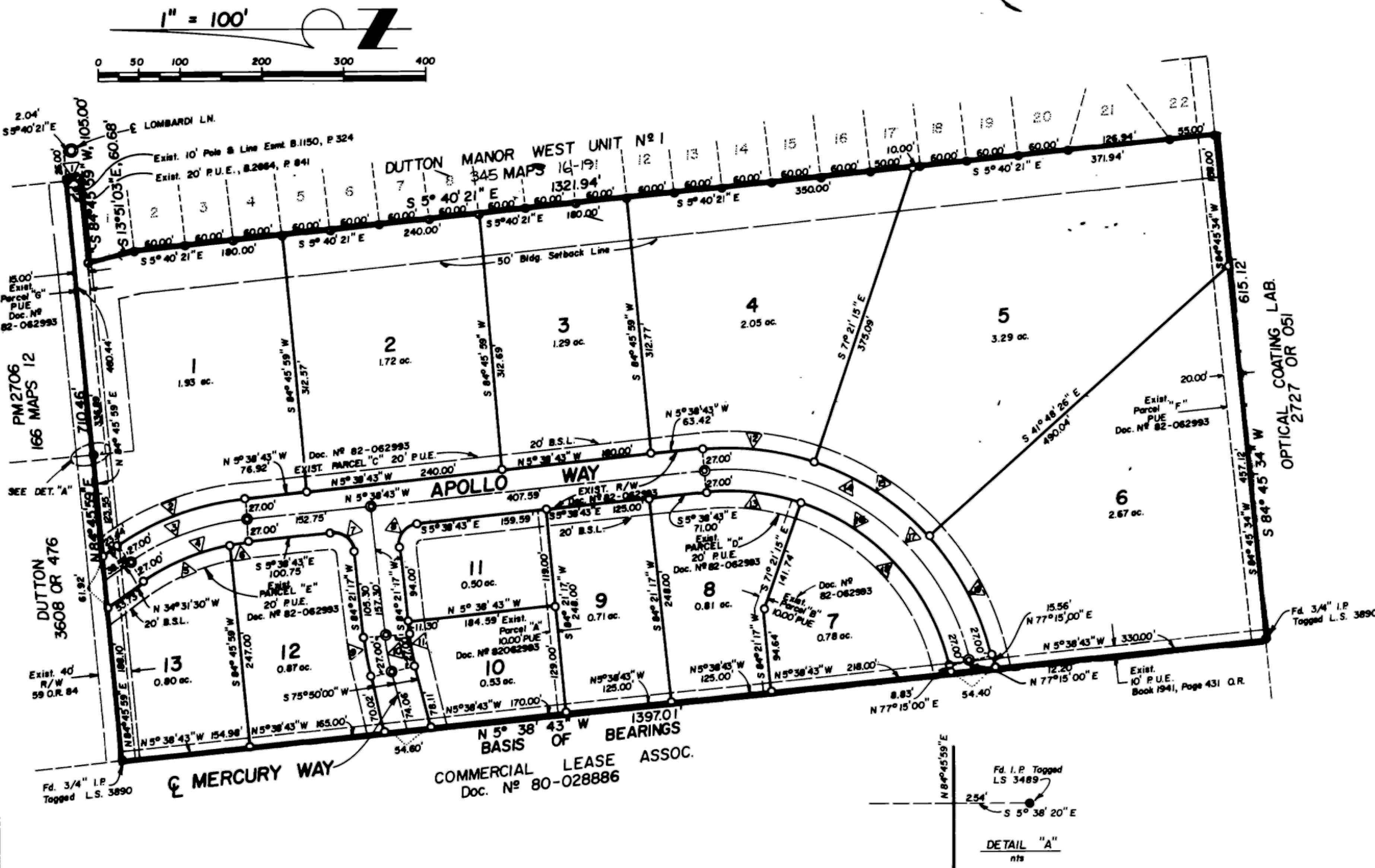
DATE	8.14.2018
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PARCEL MAP

SHEET TITLE

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A0.03



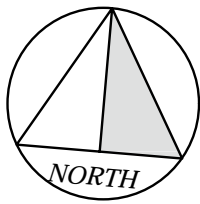
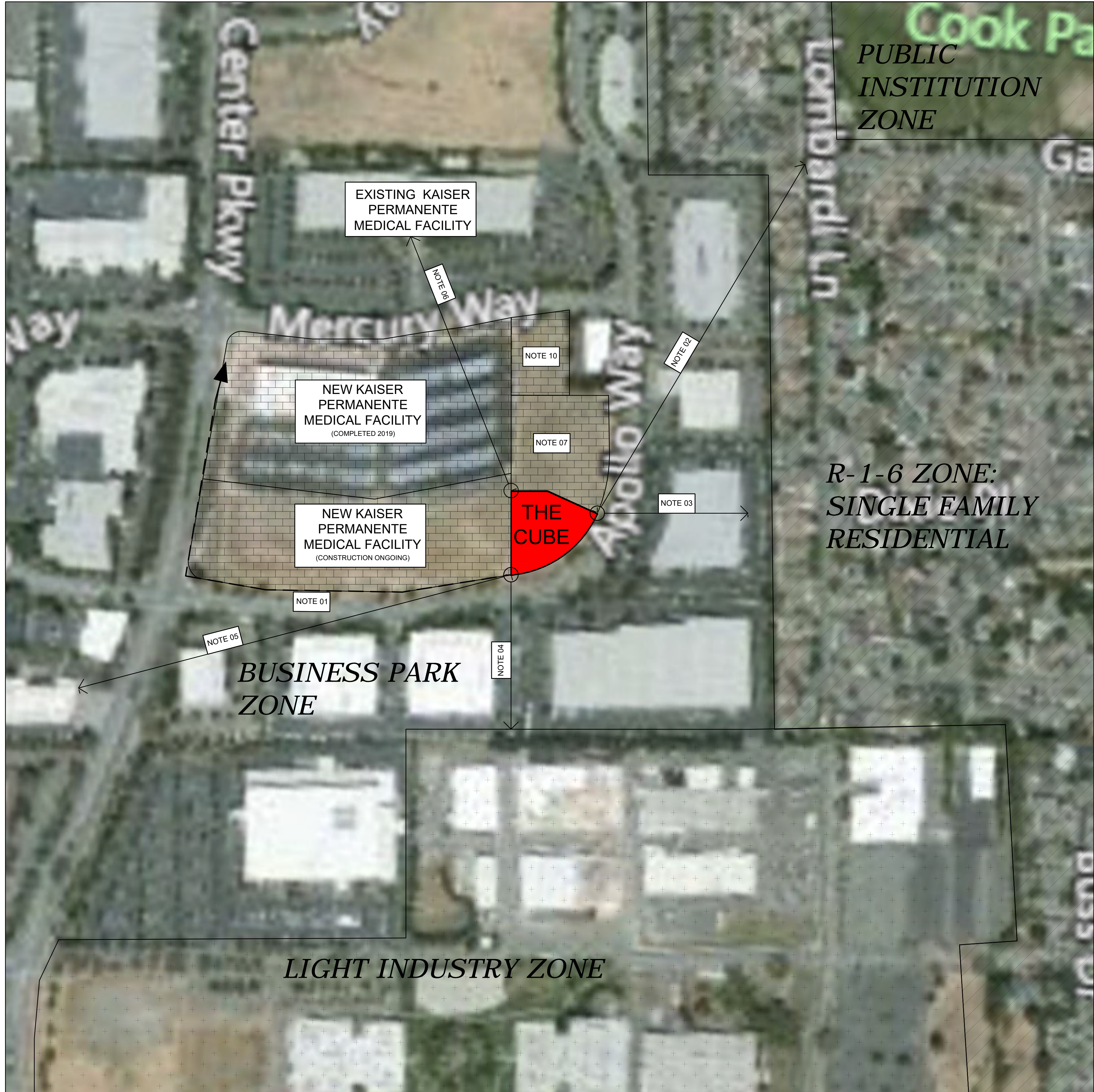
CURVE DATA

1 = 2°48'37" R = 306.00' L = 15.01'	2 = 28°52'47" R = 327.00' L = 164.82'	3 = 28°52'47" R = 300.00' L = 151.21'	4 = 28°52'47" R = 273.00' L = 137.60'
5 = 23°56'38" R = 273.00' L = 114.09'	6 = 4°56'09" R = 273.00' L = 23.52'	7 = 90°00'00" R = 25.00' L = 39.27'	8 = 90°00'00" R = 25.00' L = 39.27'
9 = 8°31'17" R = 327.00' L = 48.63'	10 = 8°31'17" R = 300.00' L = 44.62'	11 = 8°31'17" R = 327.00' L = 40.60'	12 = 24°17'28" R = 327.00' L = 138.64'
13 = 24°17'28" R = 273.00' L = 115.74'	14 = 82°53'43" R = 327.00' L = 473.10'	15 = 29°32'49" R = 327.00' L = 168.63'	16 = 82°53'43" R = 273.00' L = 394.98'
17 = 82°53'43" R = 300.00' L = 434.04'	18 = 58°36'14" R = 273.00' L = 279.23'	19 = 29°03'26" R = 327.00' L = 165.84'	



LEGEND

- Fd. Mon. as noted.
- Fd. 1/2" I.P., Tagged RCE 25133
- Set 1/2" x 30" iron pipe, Tagged RCE 25133
- Fd. Wall Mon., City Std. - 900
- Centerline of R/W
- Lot line
- Subdivision boundary
- PUE Public Utility Easement



NEIGHBORHOOD CONTEXT MAP NOTES:

- NOTE 01 1400' WALK TO THE NEAREST BUS STOP
- NOTE 02 ± 1060' FROM NEAREST ELEMENTARY SCHOOL
- NOTE 03 ± 545' FROM NEAREST R-1-6 ZONE
- NOTE 04 ± 535' FROM NEAREST LIGHT INDUSRTY ZONE
- NOTE 05 ± 1265' FROM NEAREST FIRE STATION
- NOTE 06 ± 811' FROM NEAREST EXISTING KAISER PERMANENTE MEDICAL CENTER
- NOTE 07 NEARBY NEW CHURCH (ONGOING CONSTRUCTION)
- NOTE 08 NEARBY NEW KAISER PERMANENTE FACILITY (COMPLETED 2019)
- NOTE 09 NEARBY NEW KAISER PERMANENTE FACILITY (ONGOING CONSTRUCTION)
- NOTE 10 NEARBY LOT FOR SALE

ALLOWABLE LAND USE FOR BUSINESS PARKS:

UNDER SANTA ROSA ZONING CODE TITLE 20-24.030 TABLE 2-10

INDUSTRY, MANUFACTURING & PROCESSING,

- WHOLESALE**
- BREWERY- BREW PUB
 - BREWERY- PRODUCTION
 - CANNABIS- DISTRIBUTION
 - CANNABIS- MANUFACTURING LEVEL 1
 - CANNABIS- TESTING LABORATORY
 - COMMUNITY CARE FACILITIES- 6 OR FEWER CLIENTS
 - COMMUNITY CARE FACILITIES- 7 OR MORE CLIENTS
 - LABORATORY- MEDICAL, ANALYTICAL
 - MANUFACTURING/ PROCESSING- LIGHT
 - MEDIA PRODUCTION- INDOOR ONLY
 - MEDIA PRODUCTION- WITH OUTDOOR USE
 - PRINTING AND PUBLISHING
 - RECYCLING- REVERSE VENDING MACHINE
 - RECYCLING- SMALL COLLECTION FACILITY
 - RESEARCH AND DEVELOPMENT
 - STORAGE- ACCESSORY
 - WAREHOUSE- WHOLESALE AND DISTRIBUTION
 - WINERY- BOUTIQUE
 - WINERY- PRODUCTION

RECREATION, EDUCATION & PUBLIC ASSEMBLY

- USES**
- ADULT ENTERTAINMENT BUSINESS
 - COMMERCIAL RECREATION FACILITY- INDOOR
 - COMMUNITY GARDEN
 - CONFERENCE/ CONVENTION FACILITY
 - HEALTH/ FITNESS FACILITY- COMMERCIAL
 - HEALTH/ FITNESS FACILITY- QUASI PUBLIC
 - MEETING FACILITY, PUBLIC OR PRIVATE
 - SCHOOL, PUBLIC OR PRIVATE
 - STUDIO- ART, DANCE, MARTIAL ARTS, MUSIC, ETC

RESIDENTIAL USES

- ACCESSORY DWELLING UNIT
- ANIMAL KEEPING- DOMESTIC/ EXOTIC
- CARETAKER UNIT
- EMERGENCY SHELTER
- HOME OCCUPATION
- JUNIOR ACCESSORY DWELLING UNIT
- LIVE/ WORK UNIT
- MIXED USE PROJECT
- MOBILE HOME/ MANUFACTURED HOUSING
- MULTI- FAMILY DWELLINGS
- ORGANIZATIONAL HOUSE
- RESIDENTIAL ACCESSORY USE AND STRUCTURES
- SINGLE FAMILY DWELLING
- TRANSITIONAL HOUSING
- WORK/ LIVE UNIT

RETAIL TRADE

- ACCESSORY RETAIL USES
- CANNABIS- RETAIL (DISPENSARY) AND DELIVERY
- NEIGHBORHOOD CENTER
- RESTAURANT, CAFE, COFFEE SHOP- COUNTER ORDERING
- RESTAURANT, CAFE, COFFEE SHOP- OUTDOOR DINING
- RESTAURANT, CAFE, COFFEE SHOP- SERVING ALCOHOL (NO BAR)
- RESTAURANT, CAFE, COFFEE SHOP- TABLE SERVICE
- WAREHOUSE- RETAIL

SERVICES- BUSINESS, FINANCIAL, PROFESSIONAL

- ATM
- BANK, FINANCIAL SERVICES
- BUSINESS SUPPORT SERVICES
- MEDICAL SERVICE-CLINIC, URGENT CARE
- MEDICAL SERVICE- DOCTOR OFFICE
- MEDICAL SERVICE- HEALTH CARE FACILITY
- MEDICAL SERVICE- INTEGRATED MEDICAL HEALTH CARE
- MEDICAL SERVICE- LAB
- OFFICE- ACCESSORY
- OFFICE- BUSINESS/ SERVICE
- OFFICE- GOVERNMENT
- OFFICE- PROCESSING
- OFFICE- PROFESSIONAL

SERVICE- GENERAL

- ACCESSORY SERVICES
- CHILD DAY CARE CENTER
- EXTENDED HOURS OF OPERATION (11PM TO 6 AM)
- LODGING- HOTEL OR MOTEL
- KENNEL, ANIMAL BOARDING
- MAINTENANCE SERVICE- CLIENT SITE SERVICES
- PERSONAL SERVICES
- PUBLIC SAFETY FACILITY

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

- BROADCASTING STUDIO
- TELECOMMUNICATION FACILITIES
- UTILITY INFRASTRUCTURE

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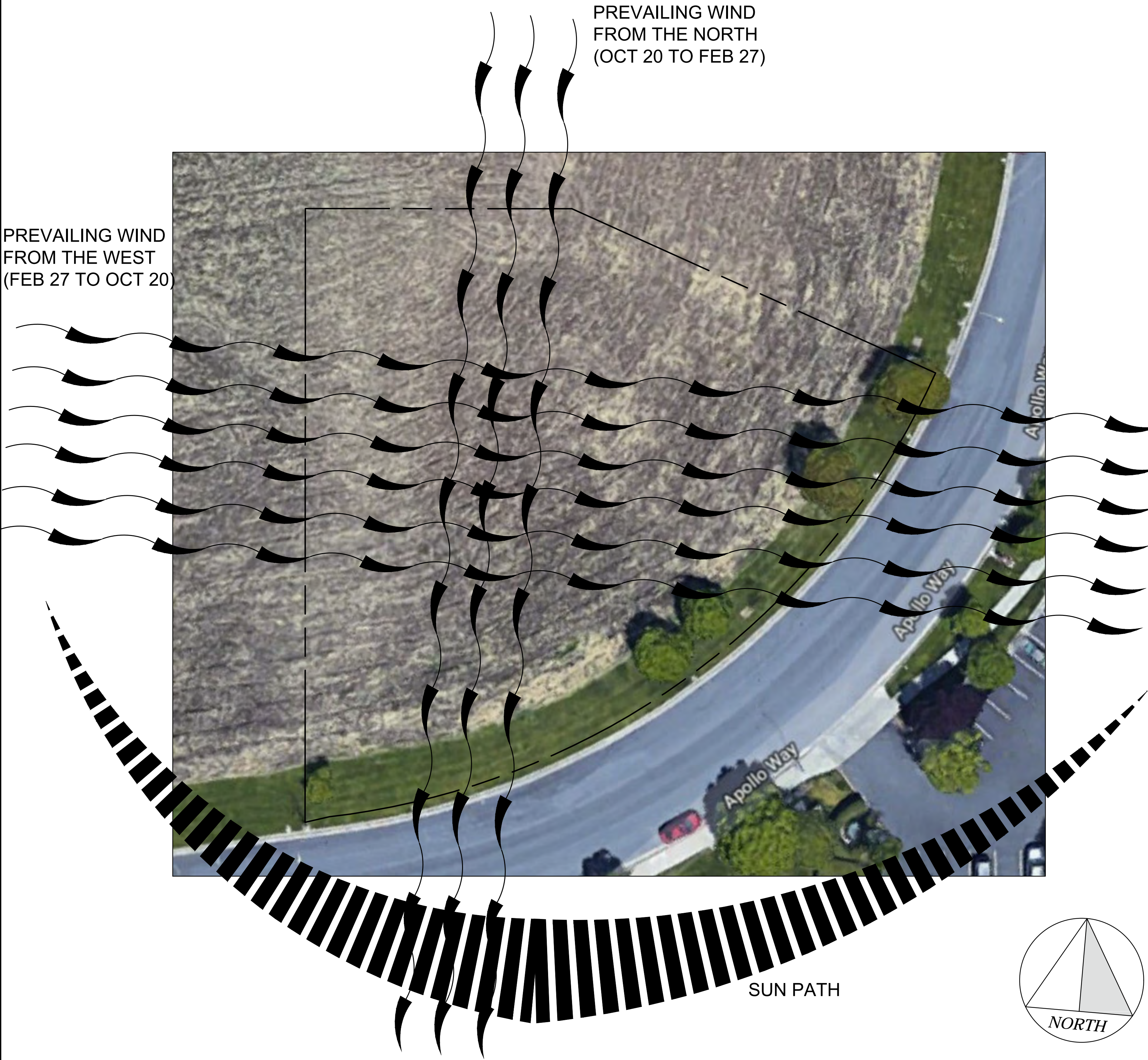
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NEIGHBORHOOD
CONTEXT MAP

SHEET TITLE

SHEET NO.

A0.04



SITE ANALYSIS:
SOLAR, WIND AND CLIMATE

SITE ANALYSIS:
SOLAR, WIND AND CLIMATE NOTES

TEMPERATURE
THE WARM SEASON LASTS FOR 4.3 MONTHS, FROM JUNE 3 TO OCTOBER 11, WITH AN AVERAGE DAILY HIGH TEMPERATURE ABOVE 79°F. THE HOTTEST DAY OF THE YEAR IS JULY 4, WITH AN AVERAGE HIGH OF 84°F AND LOW OF 52°F.
THE COOL SEASON LASTS FOR 2.5 MONTHS, FROM NOVEMBER 26 TO FEBRUARY 13, WITH AN AVERAGE DAILY HIGH TEMPERATURE BELOW 61°F. THE COLDEST DAY OF THE YEAR IS JANUARY 1, WITH AN AVERAGE LOW OF 37°F AND HIGH OF 55°F.

CLOUDS
THE CLEARER PART OF THE YEAR IN SANTA ROSA BEGINS AROUND MAY 17 AND LASTS FOR 5.2 MONTHS, ENDING AROUND OCTOBER 23. ON JULY 27, THE CLEAREST DAY OF THE YEAR, THE SKY IS CLEAR, MOSTLY CLEAR, OR PARTLY CLOUDY 92% OF THE TIME, AND OVERCAST OR MOSTLY CLOUDY 8% OF THE TIME.
THE CLOUDIER PART OF THE YEAR BEGINS AROUND OCTOBER 23 AND LASTS FOR 6.8 MONTHS, ENDING AROUND MAY 17. ON JANUARY 10, THE CLOUDIEST DAY OF THE YEAR, THE SKY IS OVERCAST OR MOSTLY CLOUDY 58% OF THE TIME, AND CLEAR, MOSTLY CLEAR, OR PARTLY CLOUDY 42% OF THE TIME.

PRECIPITATION
THE WETTER SEASON LASTS 5.4 MONTHS, FROM OCTOBER 31 TO APRIL 11, WITH A GREATER THAN 17% CHANCE OF A GIVEN DAY BEING A WET DAY. THE CHANCE OF A WET DAY PEAKS AT 34% ON FEBRUARY 20. THE DRIER SEASON LASTS 6.6 MONTHS, FROM APRIL 11 TO OCTOBER 31. THE SMALLEST CHANCE OF A WET DAY IS 0% ON JULY 25.

RAINFALL
THE RAINY PERIOD OF THE YEAR LASTS FOR 8.1 MONTHS, FROM SEPTEMBER 28 TO MAY 30, WITH A SLIDING 31-DAY RAINFALL OF AT LEAST 0.5 INCHES. THE MOST RAIN FALLS DURING THE 31 DAYS CENTERED AROUND FEBRUARY 16, WITH AN AVERAGE TOTAL ACCUMULATION OF 5.7 INCHES.
THE RAINLESS PERIOD OF THE YEAR LASTS FOR 3.9 MONTHS, FROM MAY 30 TO SEPTEMBER 28. THE LEAST RAIN FALLS AROUND JULY 29, WITH AN AVERAGE TOTAL ACCUMULATION OF 0.0 INCHES.

SUN
IN 2018, THE SHORTEST DAY IS DECEMBER 21. WITH 9 HOURS, 29 MINUTES OF DAYLIGHT; THE LONGEST DAY IS JUNE 21, WITH 14 HOURS, 51 MINUTES OF DAYLIGHT.
THE EARLIEST SUNRISE IS AT 5:46 AM ON JUNE 14, AND THE LATEST SUNRISE IS 1 HOUR, 53 MINUTES LATER AT 7:39 AM ON NOVEMBER 3. THE EARLIEST SUNSET IS AT 4:49 PM ON DECEMBER 7, AND THE LATEST SUNSET IS 3 HOURS, 49 MINUTES LATER AT 8:38 PM ON JUNE 27.
DAYLIGHT SAVING TIME (DST) IS OBSERVED IN SANTA ROSA DURING 2018, STARTING IN THE SPRING ON MARCH 11, LASTING 7.8 MONTHS, AND ENDING IN THE FALL ON NOVEMBER 4.

HUMIDITY
VIRTUALLY CONSTANT 0% THROUGHOUT.

WIND
THE WINDIER PART OF THE YEAR LASTS FOR 4.3 MONTHS, FROM MARCH 8 TO JULY 17, WITH AVERAGE WIND SPEEDS OF MORE THAN 7.3 MILES PER HOUR. THE WINDIEST DAY OF THE YEAR IS JUNE 6, WITH AN AVERAGE HOURLY WIND SPEED OF 8.1 MILES PER HOUR.
THE CALMER TIME OF YEAR LASTS FOR 7.7 MONTHS, FROM JULY 17 TO MARCH 8. THE CALMEST DAY OF THE YEAR IS OCTOBER 29, WITH AN AVERAGE HOURLY WIND SPEED OF 6.4 MILES PER HOUR.
THE PREDOMINANT AVERAGE HOURLY WIND DIRECTION IN SANTA ROSA VARIES THROUGHOUT THE YEAR. THE WIND IS MOST OFTEN FROM THE WEST FOR 7.8 MONTHS, FROM FEBRUARY 27 TO OCTOBER 20, WITH A PEAK PERCENTAGE OF 81% ON JULY 30. THE WIND IS MOST OFTEN FROM THE NORTH FOR 4.2 MONTHS, FROM OCTOBER 20 TO FEBRUARY 27, WITH A PEAK PERCENTAGE OF 44% ON JANUARY 1.

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THE CUBE BUILDING

APN # 035-490-029

PROJECT ADDRESS
1255 APOLLO WAY
SANTA ROSA, CA 95407

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC. # 720437

STAMP

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REVISIONS		
DATE	DESCRIPTION	
8.15.2018	PRELIMINARY DRAWINGS - DESIGN REVIEW	
11.09.2018	DESIGN REVIEW COMMENT CHANGES	1
5.16.2019	SR CITY PLANNING RESUBMITTAL	2
12.16.2019	CITY ENGINEERING VARIANCE	3
1.5.2021	DRB UPDATED SET	

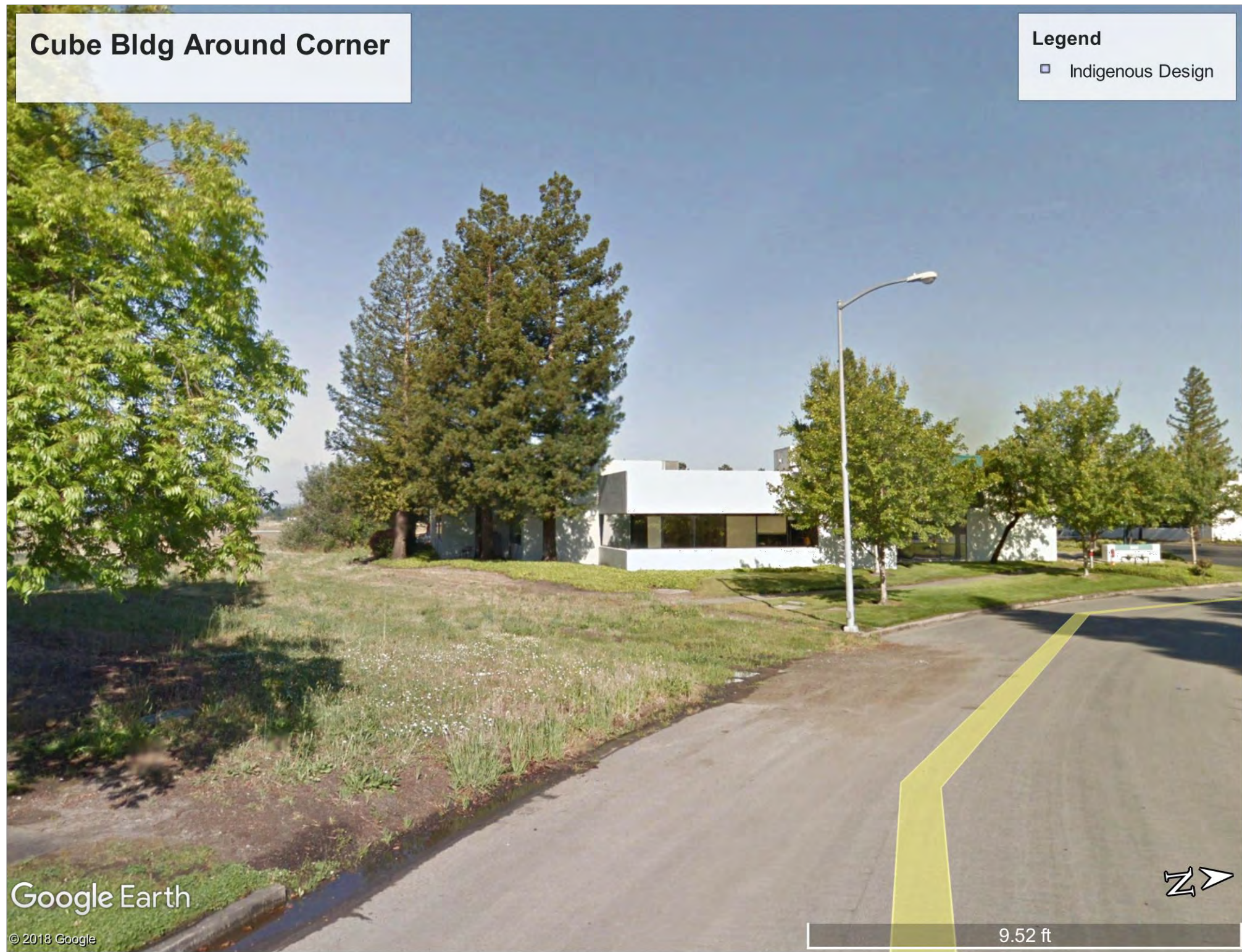
DATE	8.14.2018
SCALE	NO SCALE NOTED
PROJECT ID	-
DRAWN BY	MDC
CHECKED BY	JH

SITE ANALYSIS

SHEET TITLE

SHEET NO.

A0.05



BUILDINGS IN CLOSE PROXIMITY TO SITE

THE CUBE BUILDING

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1.5.2021	DRB UPDATED SET

DATE	8.14.2018
SCALE	AS SHOWN
PROJECT ID	-
DRAWN BY	EN
CHECKED BY	JH

VICINITY PHOTOS

SHEET TITLE

SHEET NO.

A0.06



SITE PHOTOS

THE CUBE BUILDING

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SANTA ROSA, CA 95407

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1.5.2021	DRB UPDATED SET

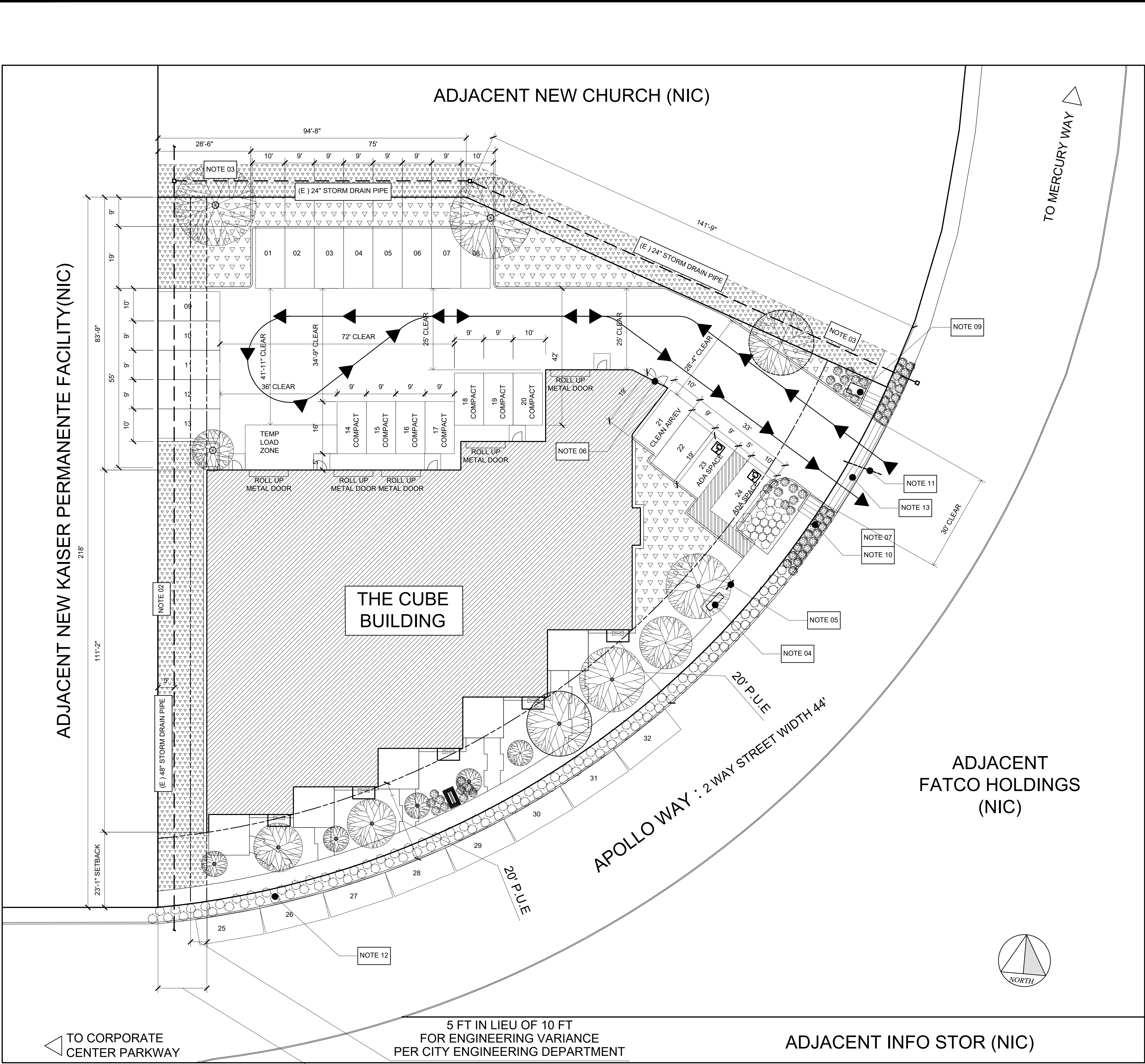
DATE	8.14.2018
SCALE	AS SHOWN
PROJECT ID	-
DRAWN BY	EN
CHECKED BY	JH

SITE PHOTOS

SHEET TITLE

SHEET NO.

A0.07



SITE PLAN

SCALE 1/16" = 1'

INCREASED 15 FT PUE
IN LIEU OF 20 FT REQUESTED
BY CITY ENGINEERING DEPARTMENT

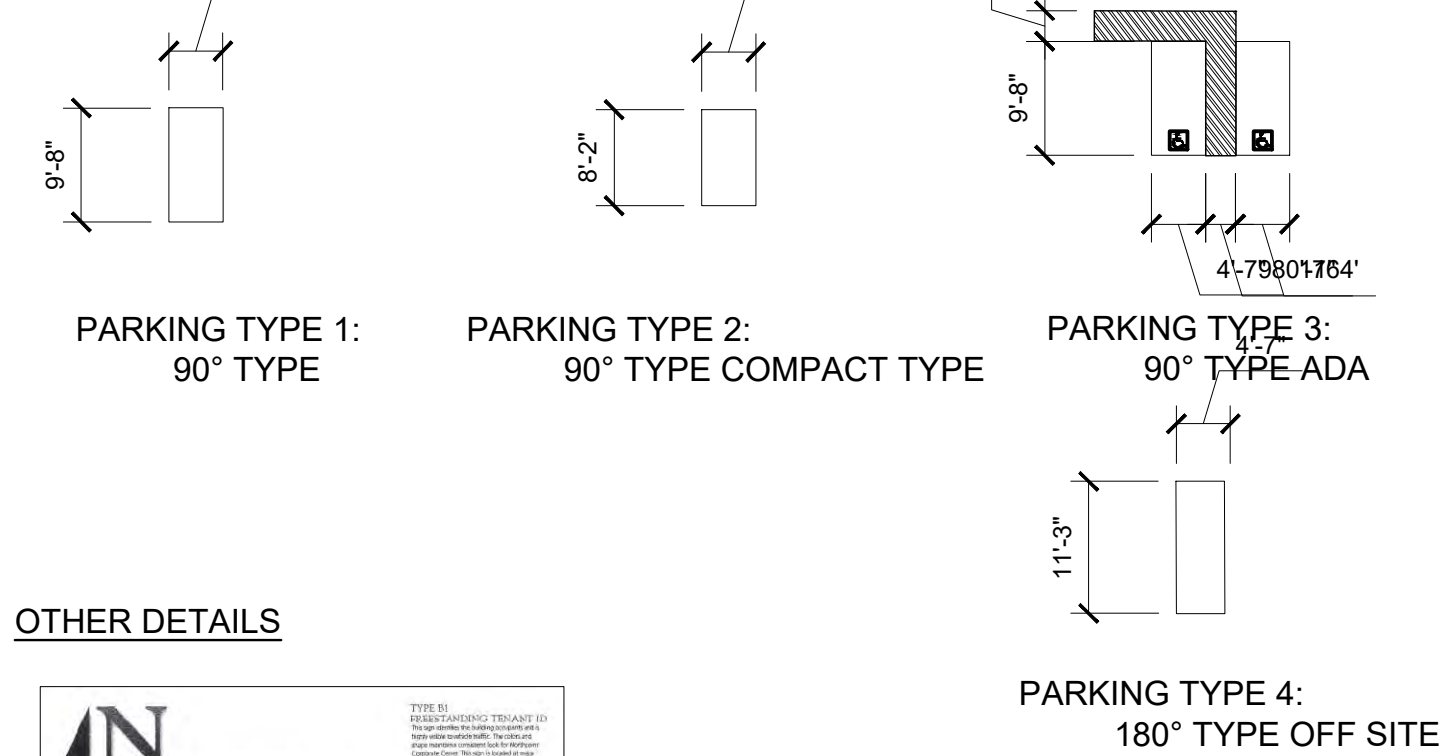
NOTE:
EXISTING LEGAL PUE @ WEST OF THE LOT IS 10 FT

SITE PLAN
LEGEND AND NOTES

- NOTE 01 SIGNAGE: TYPE B1 FREESTANDING TENANT ID AS PER NORTHPOINT SIGNAGE STANDARDS
- NOTE 02 PUE WITHIN THE LOT
- NOTE 03 PUE ON THE NEIGHBORING PROPERTY (NIC)
- NOTE 04 BENCH
- NOTE 05 RIBBON TYPE BIKE RACK FOR 3
- NOTE 06 RECYCLING ENCLOSURE
- NOTE 07 MAIN FIRE DEPARTMENT CONNECTION (FDC)
- NOTE 08 FIRE HYDRANT
- NOTE 09 EXISTING PG&E BOX
- NOTE 10 EXISTING WATER METER
- NOTE 11 EXISTING 6" SS LAT (UNDERGROUND)
- NOTE 12 EXISTING IRRIGATION CONTROL BOX
- NOTE 13 EXISTING IRRIGATION CONTROL BOX TO BE RELOCATED

FOR TREES AND SHRUBS: SEE LANDSCAPE DRAWINGS

PARKING SPACE TYPES



OTHER DETAILS



SIGNAGE DETAIL:
TYPE B1 FREESTANDING TENANT ID
AS PER NORTHPOINT CORPORATE
CENTER SIGANCE STANDARDS



BENCH:
AS PER NORTHPOINT
CORPORATE CENTER STREET
LANDSCAPE DESIGN GUIDELINES



RIBBON TYPE BIKE RACK:
AS PER NORTHPOINT
CORPORATE CENTER STREET
LANDSCAPE DESIGN GUIDELINES

110 SPAULDING STREET, SUITE B
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 925.558.4814

HGCI

DESIGN|CONSTRUCT|WORK|LIVE

THE CUBE BUILDING

APN # 035-490-029

PROJECT ADDRESS
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SANTA ROSA, CA 95407

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B-GENERAL BUILDING CONTRACTOR
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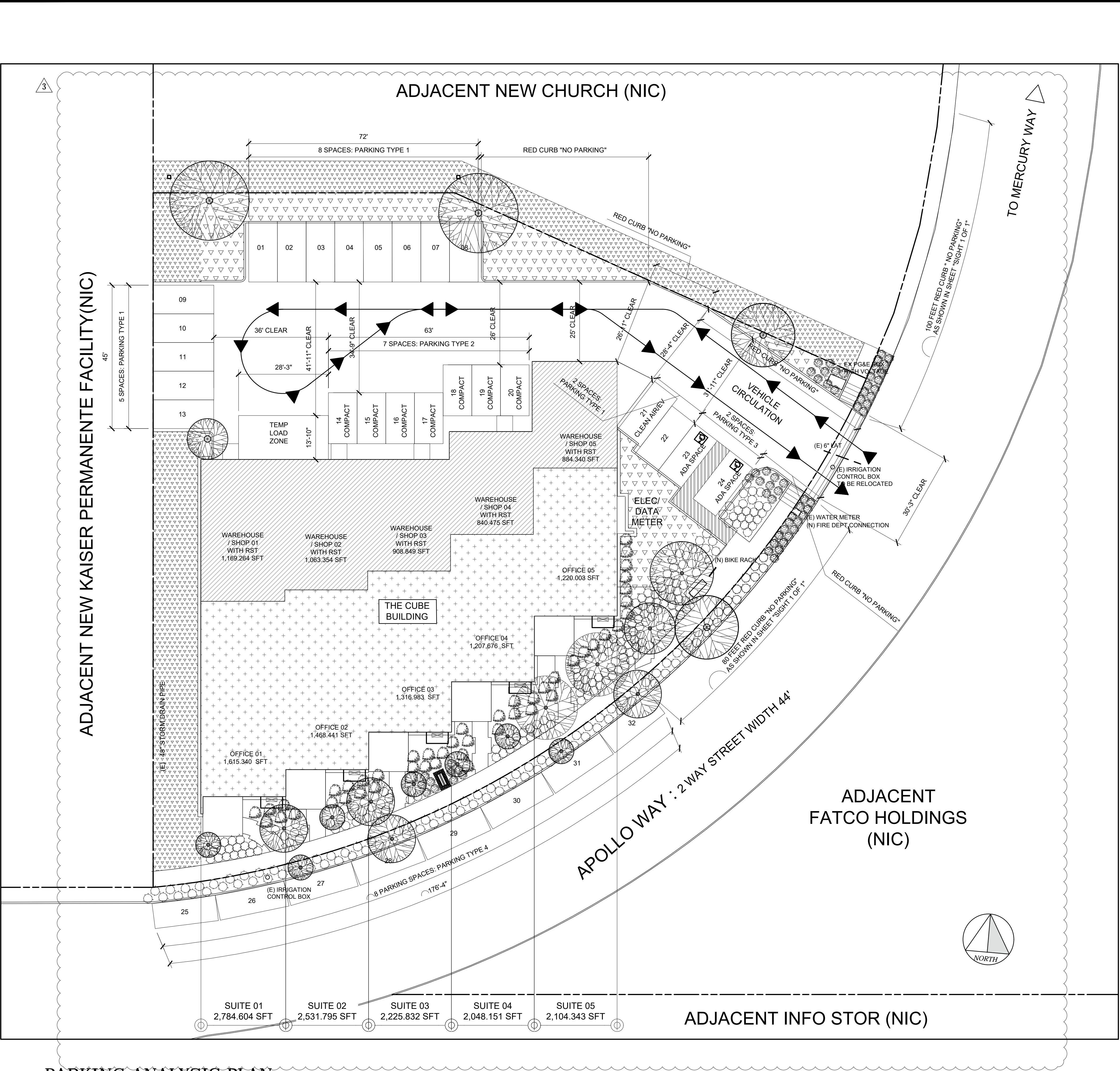
DATE	8.14.2018
SCALE	1/16" = 1' - 0"
PROJECT ID	-
DRAWN BY	MDC
CHECKED BY	JH

SITE PLAN

SHEET TITLE

SHEET NO.

A1.01



PARKING ANALYSIS PLAN

SCALE 1/16" = 1'

LOT COVERAGE PERCENTAGE:

ALLOWABLE:	11,914.350 SF / 34,041 SF	= 35.00 %
ACTUAL:	11,834.043 SF / 34,041 SF	= 34.764%

BUILDING USE:

TOTAL OFFICE SPACE:	6,828.443 SF OR 57.702% OF ACTUAL LOT COVERAGE
TOTAL WAREHOUSE/SHOP:	4,866.282 SF OR 41.121% OF ACTUAL LOT COVERAGE

PARKING CALCULATIONS:

	AREA	1 SPACE PER	SPACE REQUIRED
OFFICE SPACE	6,828.443 SF	250 SF	27 SPACES
WAREHOUSE/SHOP	4,866.282 SF	1,000 SF	5 SPACES
TOTAL REQUIRED PARKING SPACES:			32 SPACES

TOTAL PROPOSED PARKING SPACES: 32 SPACES

PARKING SPACE REQUIREMENTS SHALL BE AS PER SANTA ROSA CITY CODE CHAPTER 20-36.07 OR:

TOTAL REQUIRED ADA PARKING SPACE:	2 SPACES
BETWEEN 26-50 SPACES	
TOTAL PROPOSED ADA PARKING SPACE:	2 SPACES

TOTAL REQUIRED CLEAN AIR/ EV PARKING SPACE:	1 SPACE
TOTAL PROPOSED CLEAN AIR/ EV PARKING SPACE:	1 SPACE

TOTAL REQUIRED BICYCLE PARKING SPACE:	2 SPACES
TOTAL PROVIDED BICYCLE PARKING SPACE:	3 SPACES

TOTAL REQUIRED LOADING SPACE FOR OFFICE/ NON RESIDENTIAL USE UNDER 10,000 SFT	1 SPACE @ 300 SFT
TOTAL PROVIDED LOADING SPACE	1 SPACE @ 390 SFT

PARKING SPACE TYPES

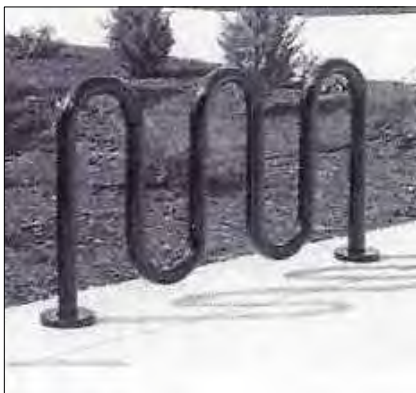
PARKING TYPE 1:
90° TYPE

PARKING TYPE 2:
90° TYPE COMPACT TYPE

PARKING TYPE 3:
90° TYPE ADA

PARKING TYPE 4:
180° TYPE OFF SITE

* OFF SITE PARKING SPACES NOT INCLUDED ON THE TOTAL REQUIRED PARKING COMPUTATION.



RIBBON TYPE BIKE RACK:
AS PER NORTHPOINT
CORPORATE CENTER STREET
LANDSCAPE DESIGN GUIDELINES

110 SPAULDING STREET, SUITE B
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 925.558.4814



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SCALE	1/16" = 1' - 0"
PROJECT ID	
DRAWN BY	MDC
CHECKED BY	JH

PARKING ANALYSIS
PLAN

SHEET TITLE

SHEET NO.

A1.02

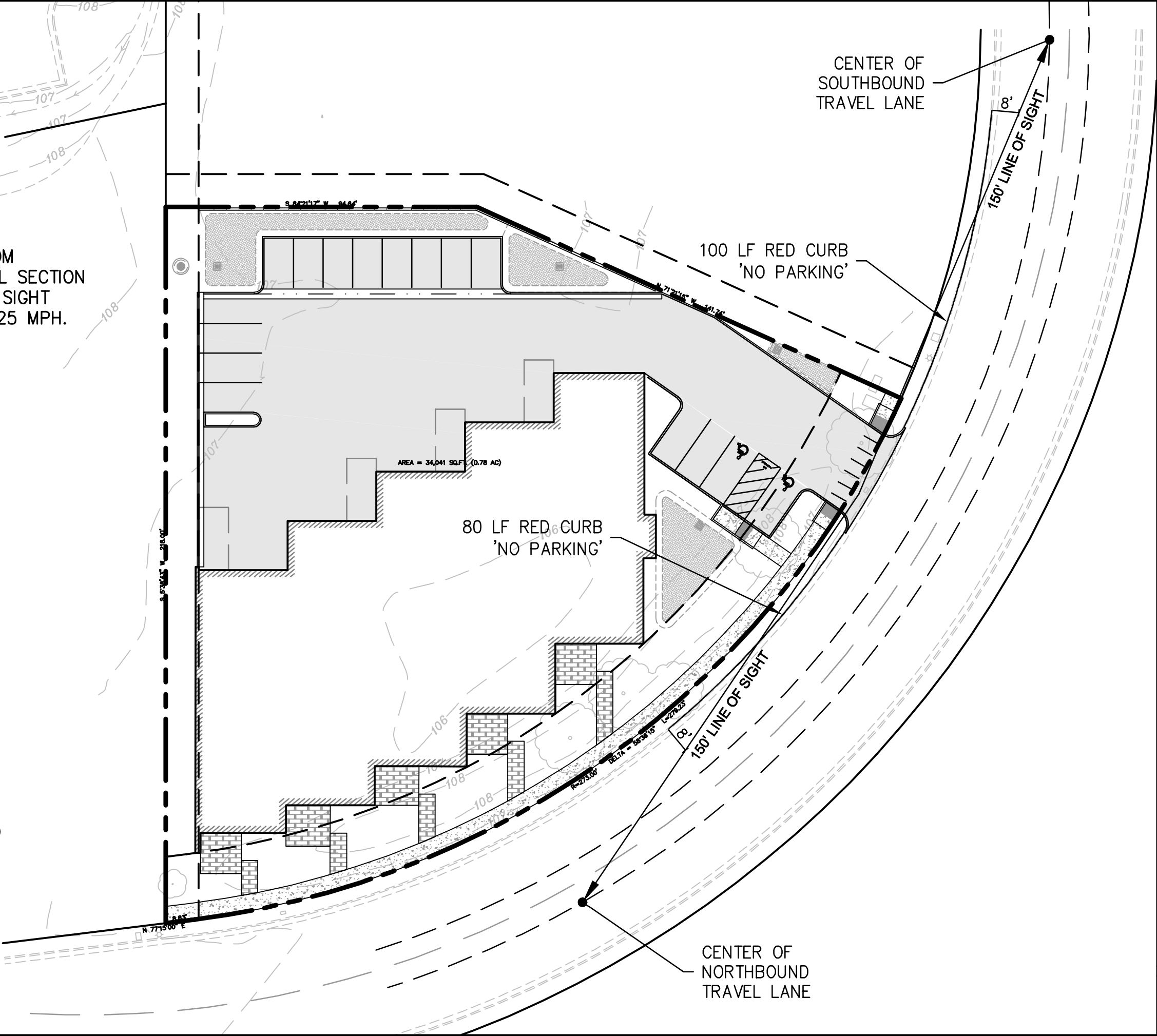
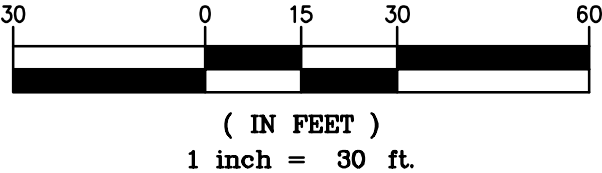
DRAWING NAME: P:\p19160\EXHIBITS\19_0510 19160 Site_Distance.dwg
PLOT DATE: 05-13-19 PLOTTED BY: Easton

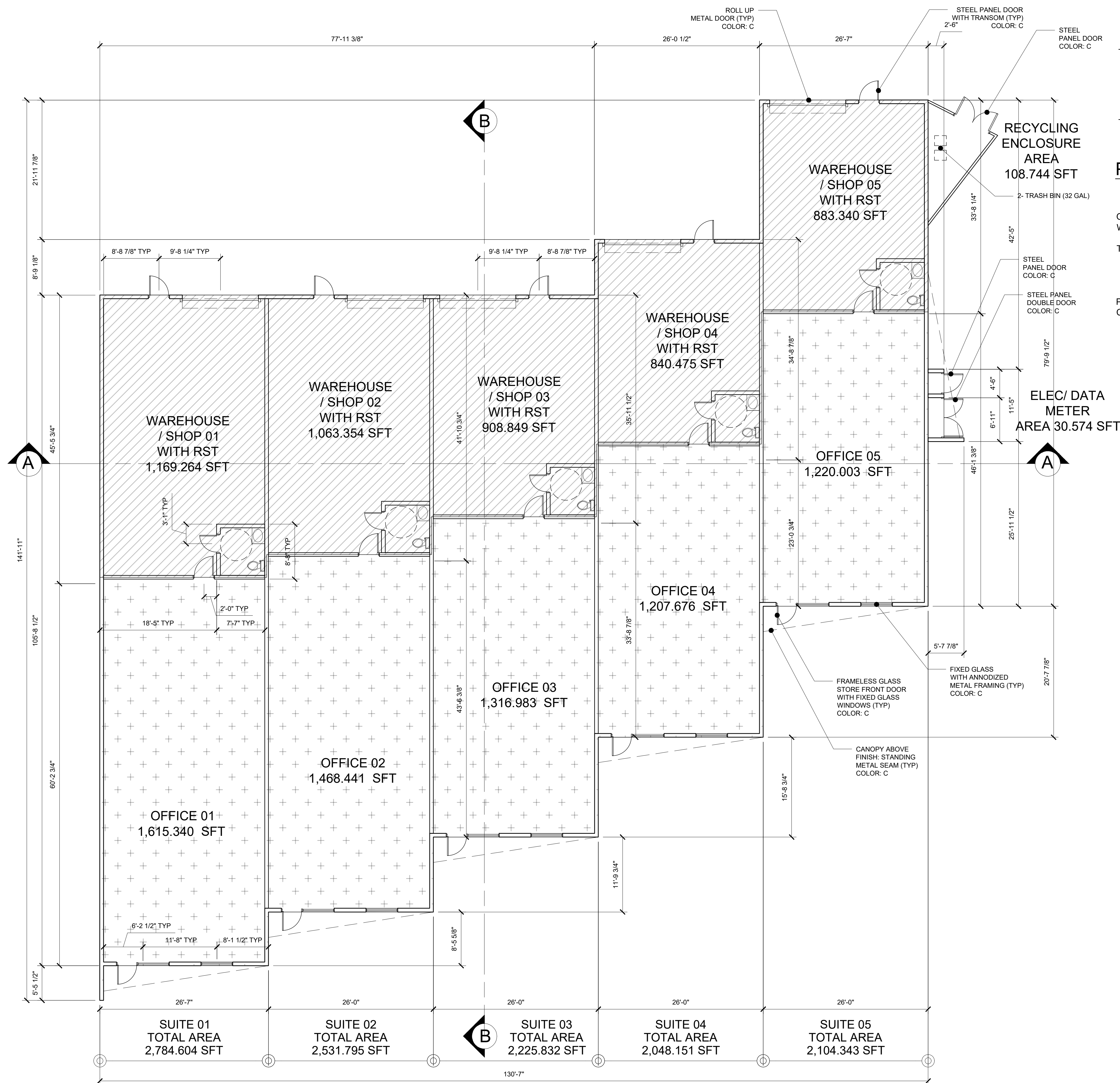
SIGHT DISTANCE

150 LF SIGHT DISTANCE TAKEN FROM
CALTRANS HIGHWAY DESIGN MANUAL SECTION
200-1 TABLE 201.1 FOR STOPPING SIGHT
DISTANCE AT A DESIGN SPEED OF 25 MPH.



GRAPHIC SCALE





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BETWEEN 26-50 SPACES	
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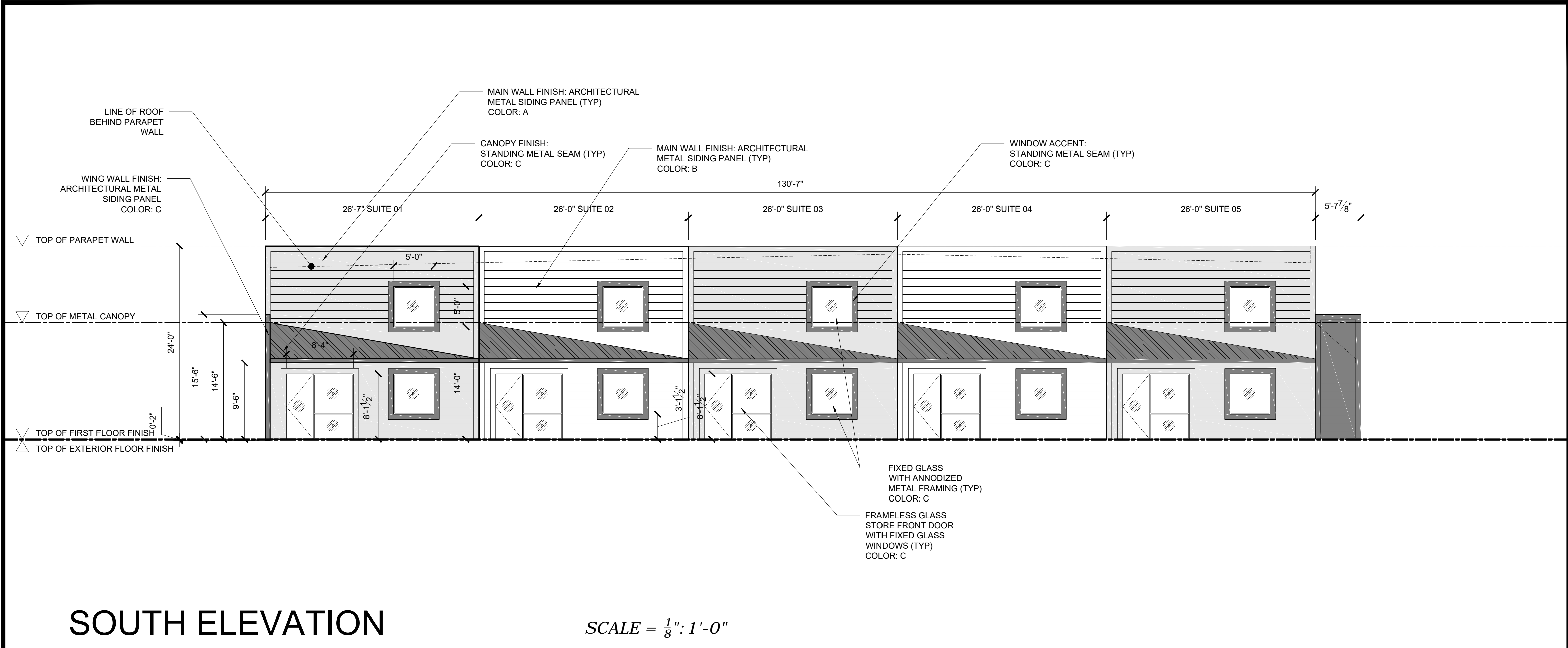
DATE	8.14.2018
SCALE	1/8" = 1'- 0"
PROJECT ID	
DRAWN BY	EN
CHECKED BY	JH

FLOOR PLAN

SHEET TITLE

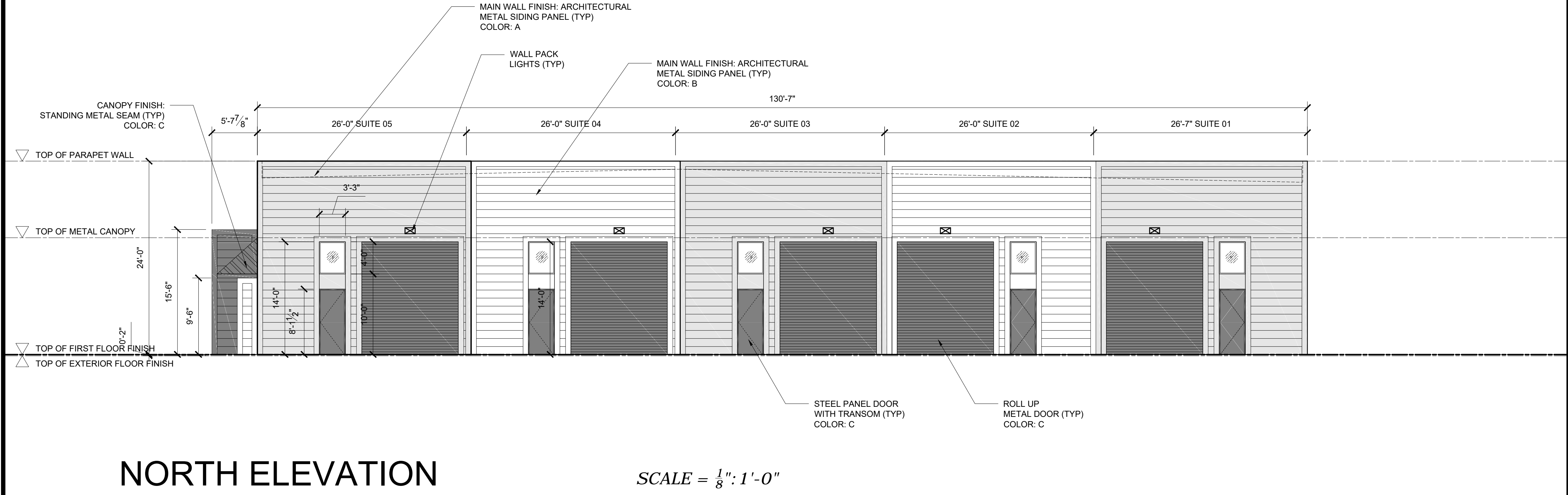
SHEET NO.

A2.01



SOUTH ELEVATION

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



NORTH ELEVATION

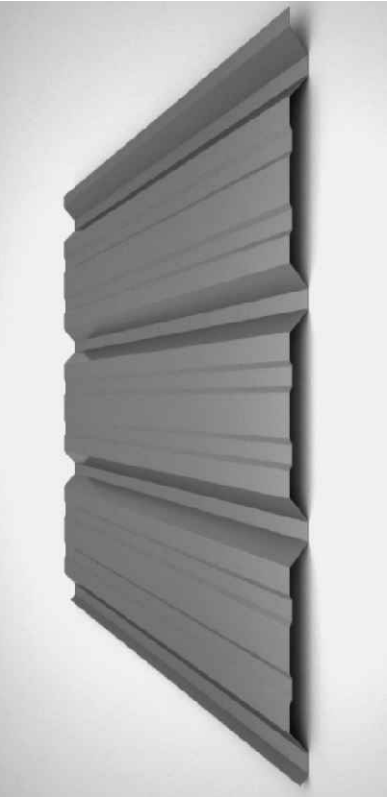
SCALE = 1/8": 1'-0"

COLOR AND MATERIAL BOARD

MAIN AND WING WALLS:
ARCHITECTURAL
METAL SIDING PANEL

CANOPY & ROOF PANELS:
STANDING METAL
SEAM ROOF

WALL & CANOPY COLORS:
AS NOTED ON ELEVATIONS



A



AZTEC BLUE

B



FOX GRAY

C



BURNISHED SLATE

110 SPAULDING STREET, SUITE B
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 925.558.4814



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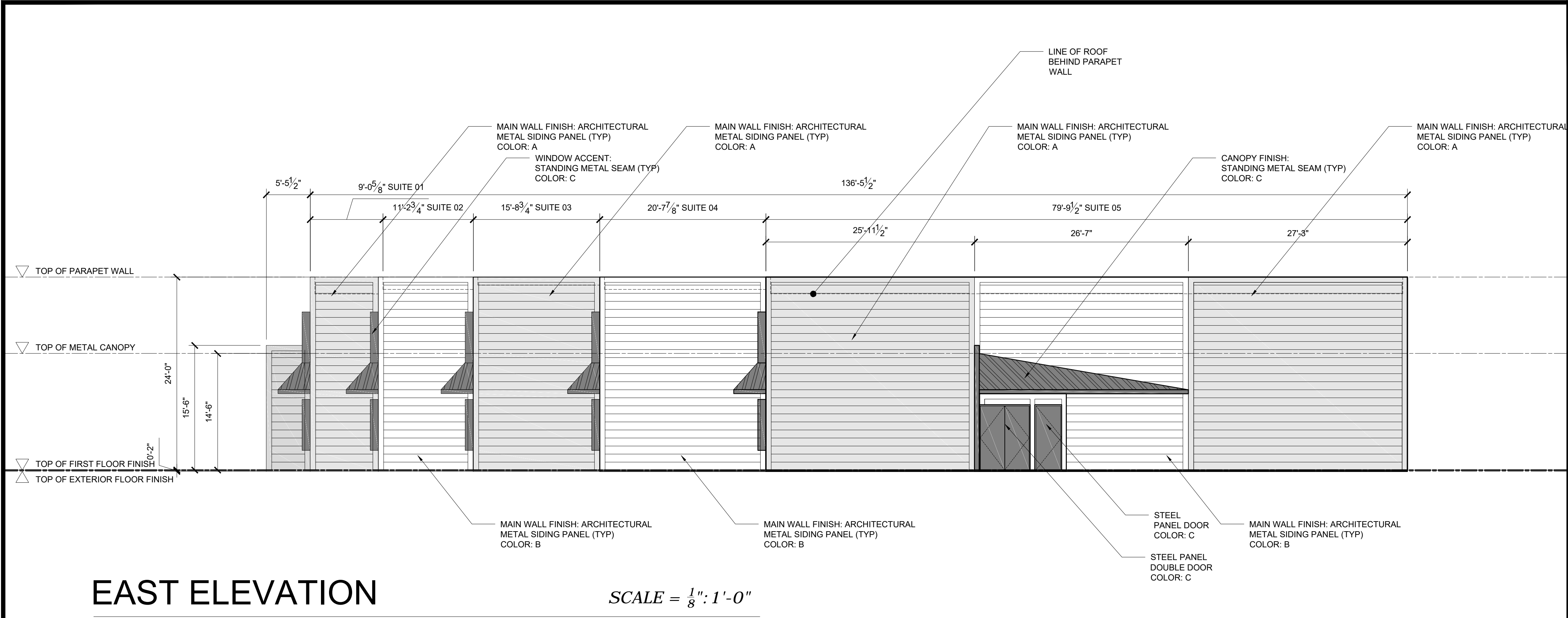
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SCALE	1/8" = 1' - 0"
PROJECT ID	-
DRAWN BY	EN
CHECKED BY	JH

SOUTH & NORTH
ELEVATIONS

SHEET TITLE

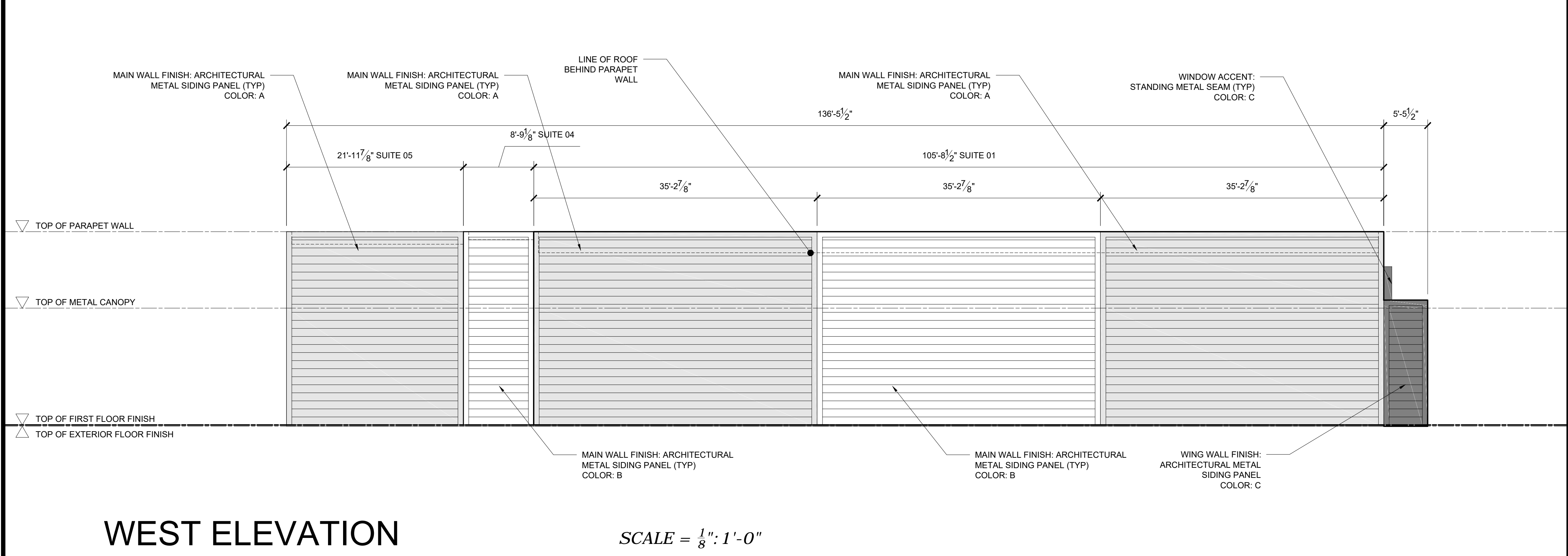
SHEET NO.

A3.01



EAST ELEVATION

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



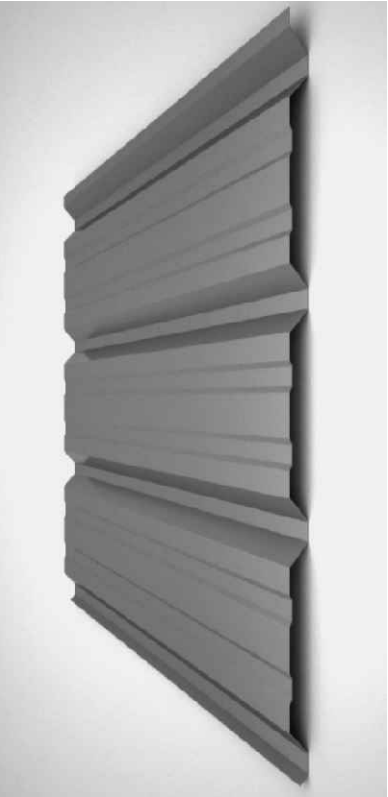
WEST ELEVATION

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

COLOR AND MATERIAL BOARD

MAIN AND WING WALLS:
ARCHITECTURAL
METAL SIDING PANEL

CANOPY & ROOF PANELS:
STANDING METAL
SEAM ROOF



WALL & CANOPY COLORS:
AS NOTED ON ELEVATIONS



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HGCI
DESIGN|CONSTRUCT|WORK|LIVE

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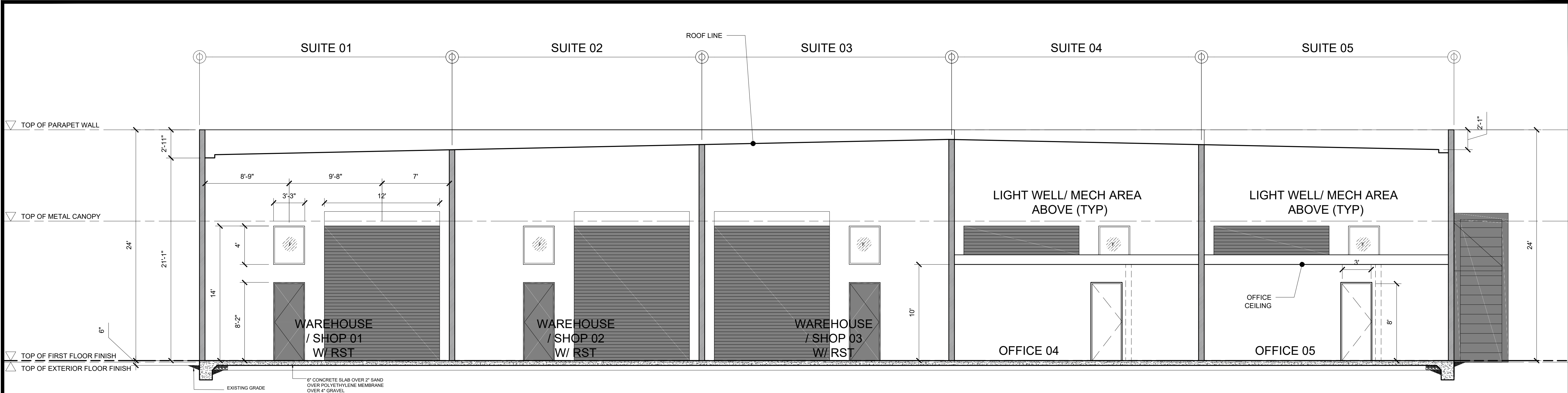
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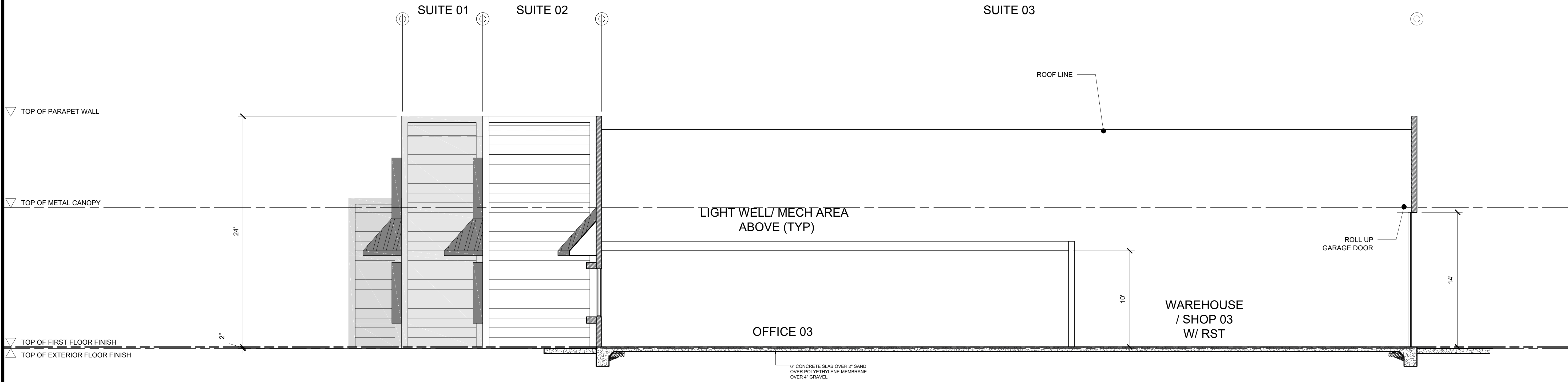
EAST & WEST
ELEVATIONS

SHEET TITLE

SHEET NO. A3.02



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



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

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HGCI

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BUILDING SECTIONS

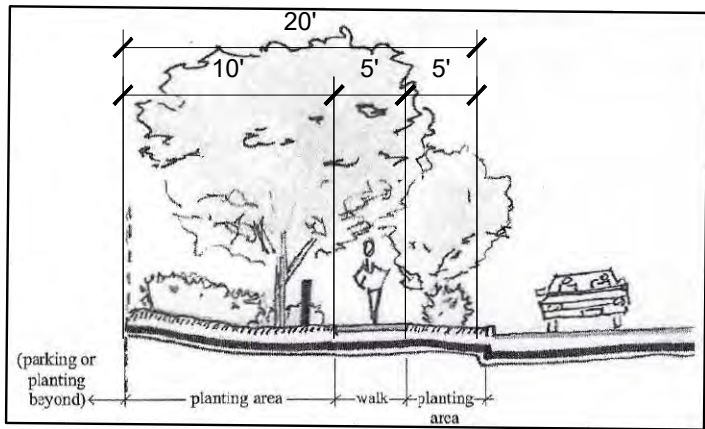
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SHEET NO.

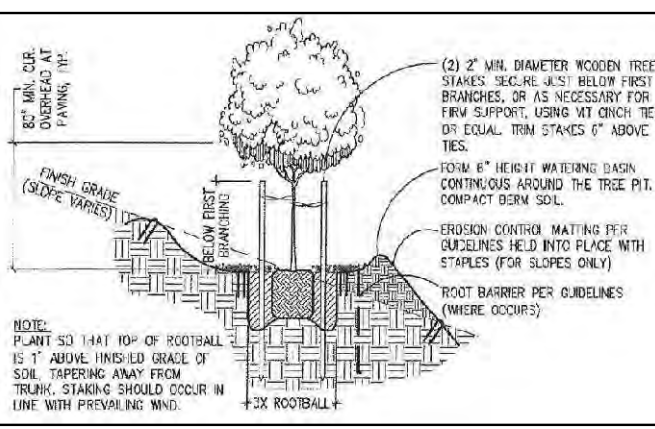
A4.01

LANDSCAPING SHALL CONFORM TO THE STANDARDS REQUIRED BY THE STREET LANDSCAPE DESIGN GUIDELINES OF THE NORPOINT CORPORATE CENTER OWNERS ASSOCIATION

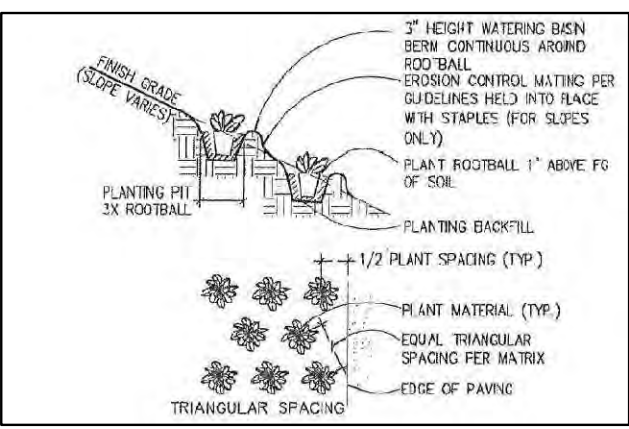
AS PER STREET LANDSCAPE DESIGN GUIDELINES: NORTHPOINT CORPORATE CENTER OWNERS ASSOCIATION JULY 2011



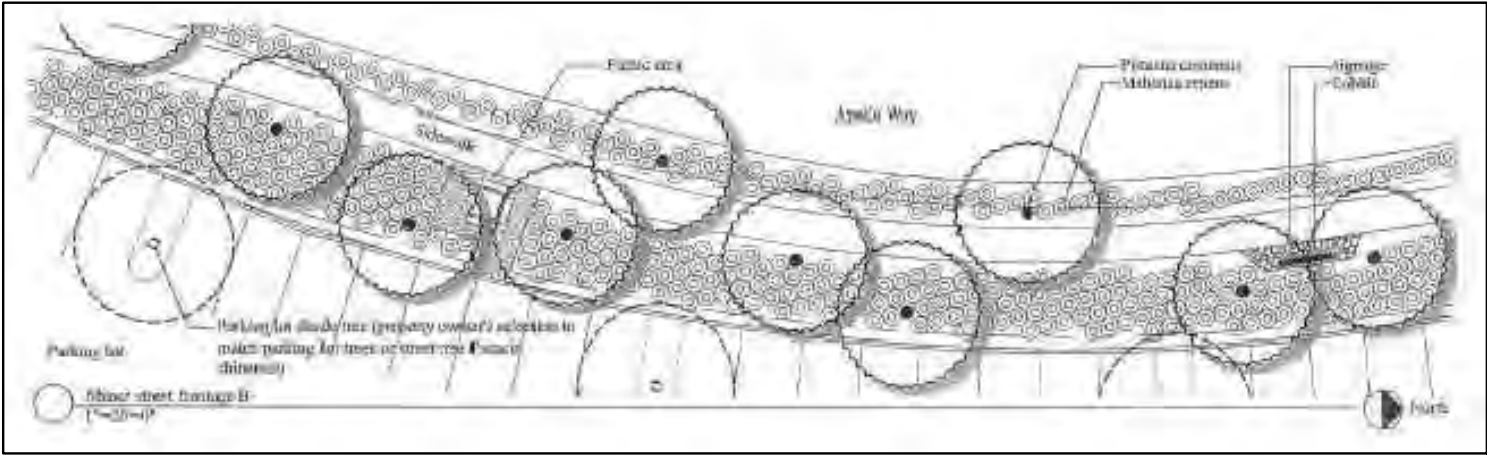
STREET FRONTAGE SECTION
NOT TO SCALE



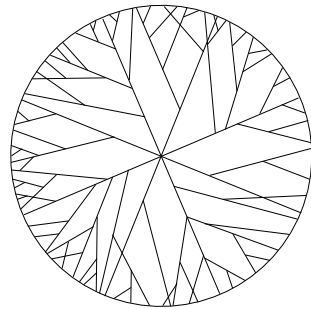
TREE PLANTING
NOT TO SCALE



GROUNDCOVER
AND SHRUB PLANTING
NOT TO SCALE



MINOR STREET FRONTAGE B
NOT TO SCALE



EXISTING TREES: VIF
NEW TREES:
WILL AMONG OF THE FOLLOWING
SELECTION
LONDON PLANE TREE
REDWOOD
CHINESE PISTACHE
FLOWERING PLUM



FRONTAGE GROUND COVER:
MAHONIA REPENS
(CREEPING BARBERRY)



PETUNIA



ACCENT AREA SHRUB:
CARPET ROSE



BIOSWALE

THE CUBE BUILDING

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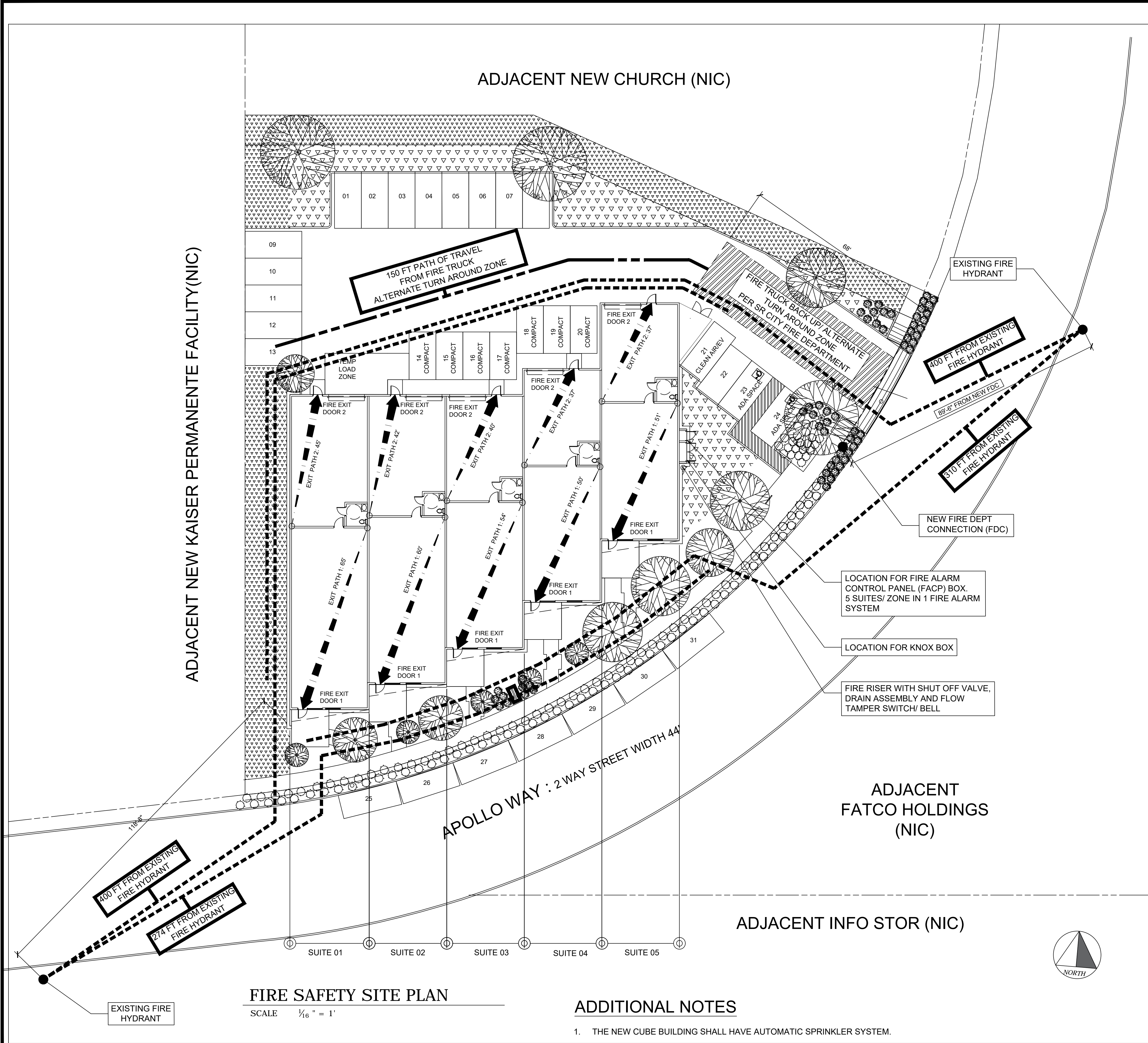
DATE	8.14.2018
SCALE	AS NOTED
PROJECT ID	
DRAWN BY	MDC
CHECKED BY	JH

LANDSCAPE DRAWINGS

SHEET TITLE

SHEET NO.

L1.01



FIRE SAFETY SITE PLAN

SCALE 1/16" = 1'

ADDITIONAL NOTES

1. THE NEW CUBE BUILDING SHALL HAVE AUTOMATIC SPRINKLER SYSTEM.

IMPORTANT NOTES:

THIS IS A CONCEPTUAL FIRE SYSTEM OVERVIEW FOR FIRE INSPECTOR'S COMMENTS. FULL PLANS AND DRAWINGS FOR PERMIT WILL BE SUBMITTED AS PREPARED BY A PROPER LICENSED FIRE SAFETY DESIGNER AS PER SANTA ROSA FIRE DEPARTMENT AND CITY OF SANTA ROSA STANDARDS.

THE NEW CUBE BUILDING SHALL HAVE AUTOMATIC FIRE SPRINKLER SYSTEM

SHOULD CONTAMINATION BE ENCOUNTERED DURING DEMOLITION AND DEVELOPMENT PROCESS, ACTIVITIES SHALL BE HALTED, AND THE FIRE DEPARTMENT SHALL BE CONTACTED TO OBTAIN A PERMIT FOR SOIL REMEDIATION OR EVALUATION OF SITE CONDITIONS.

STORAGE OR USE OF ANY HAZARDOUS MATERIALS AT THE SITE WILL REQUIRE A HAZARDOUS MATERIALS INVENTORY STATEMENT TO BE SUBMITTED TO THE CALIFORNIA ENVIRONMENT REPORTING SYSTEM (CERS). MATERIALS IN EXCESS OF PERMIT AMOUNTS WILL REQUIRE A HAZARDOUS MATERIALS MANAGEMENT PLAN TO BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL AND MAY REQUIRE PAYMENT OF HAZARDOUS MATERIAL USE OR HAZARDOUS WASTE GENERATOR FEES.

ADDRESSING ALL STRUCTURES SHALL BE PROVIDED IN COMPLIANCE WITH FIRE DEPARTMENT STANDARDS, 12 INCH ILLUMINATED FOR COMMERCIAL STRUCTURES.

ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO STORAGE OR CONSTRUCTION OF ANY COMBUSTIBLE MATERIALS.

110 SPAULDING STREET, SUITE B
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 925.558.4814

HGCI
DESIGN|CONSTRUCT|WORK|LIVE

THE CUBE BUILDING

APN # 035-490-029

PROJECT ADDRESS
1255 APOLLO WAY
SANTA ROSA, CA 95407

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC. # 720437

STAMP

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REVISIONS

DATE	DESCRIPTION
05.10.2019	PRELIMINARY DRAWINGS - DESIGN REVIEW
11.09.2018	DESIGN REVIEW COMMENT CHANGES 1
5.16.2019	SR CITY PLANNING RESUBMITTAL 1 2
12.16.2019	CITY ENGINEERING VARIANCE 3
1.5.2021	DRB UPDATED SET

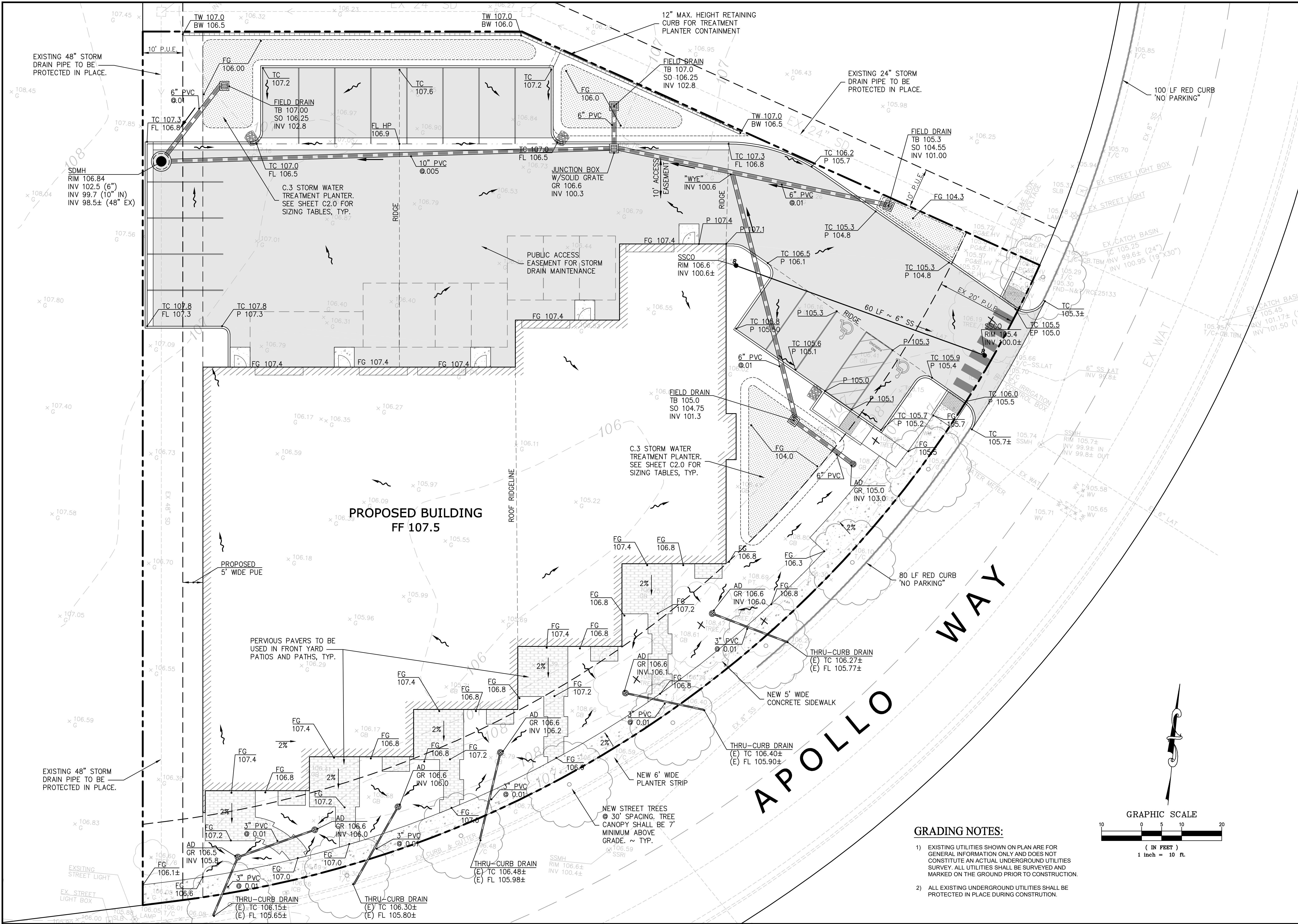
DATE	8.14.2018
SCALE	1/16" = 1' - 0"
PROJECT ID	-
DRAWN BY	MDC
CHECKED BY	JH

FIRE SAFETY SITE
DRAWINGS

SHEET TITLE

SHEET NO.

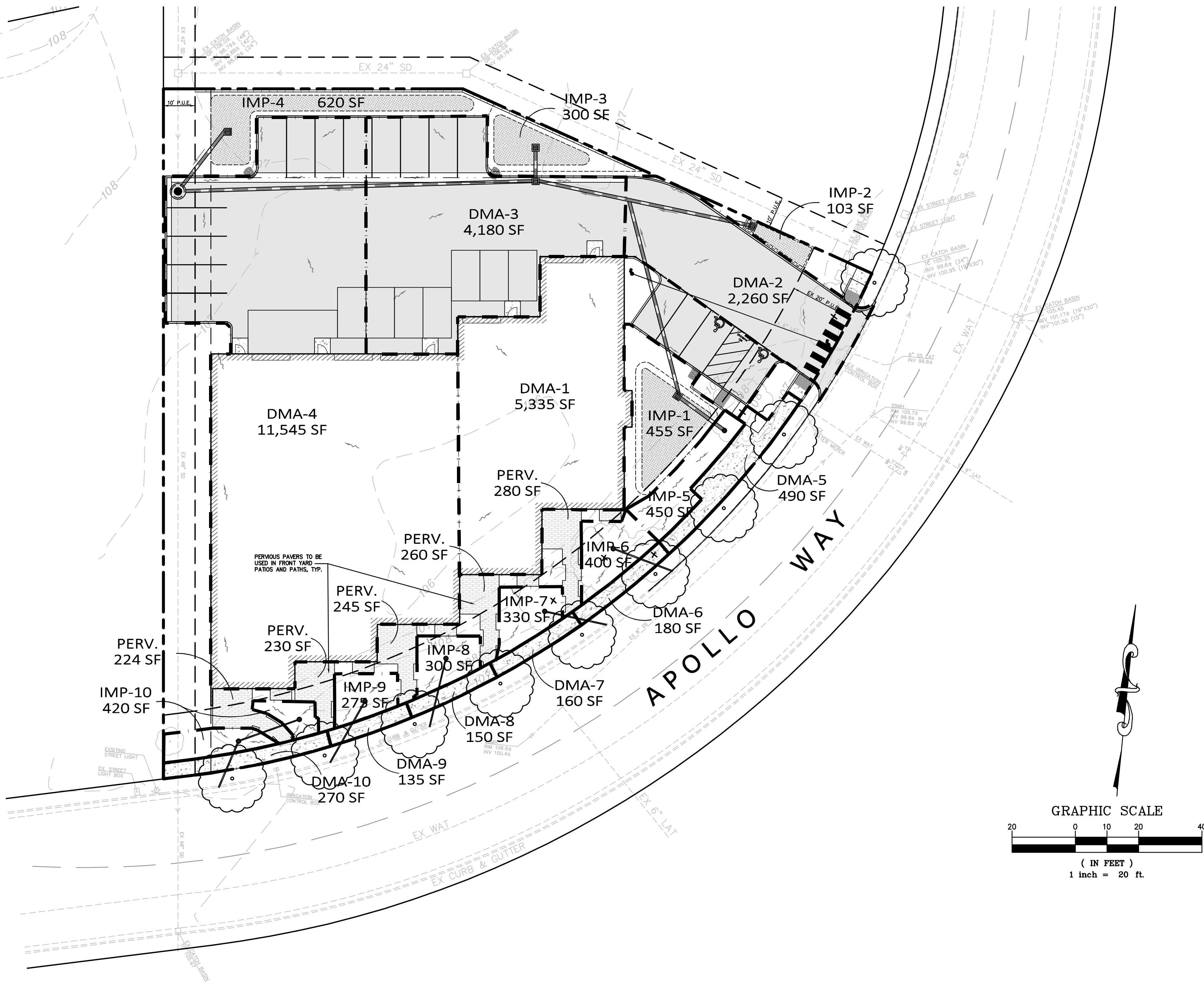
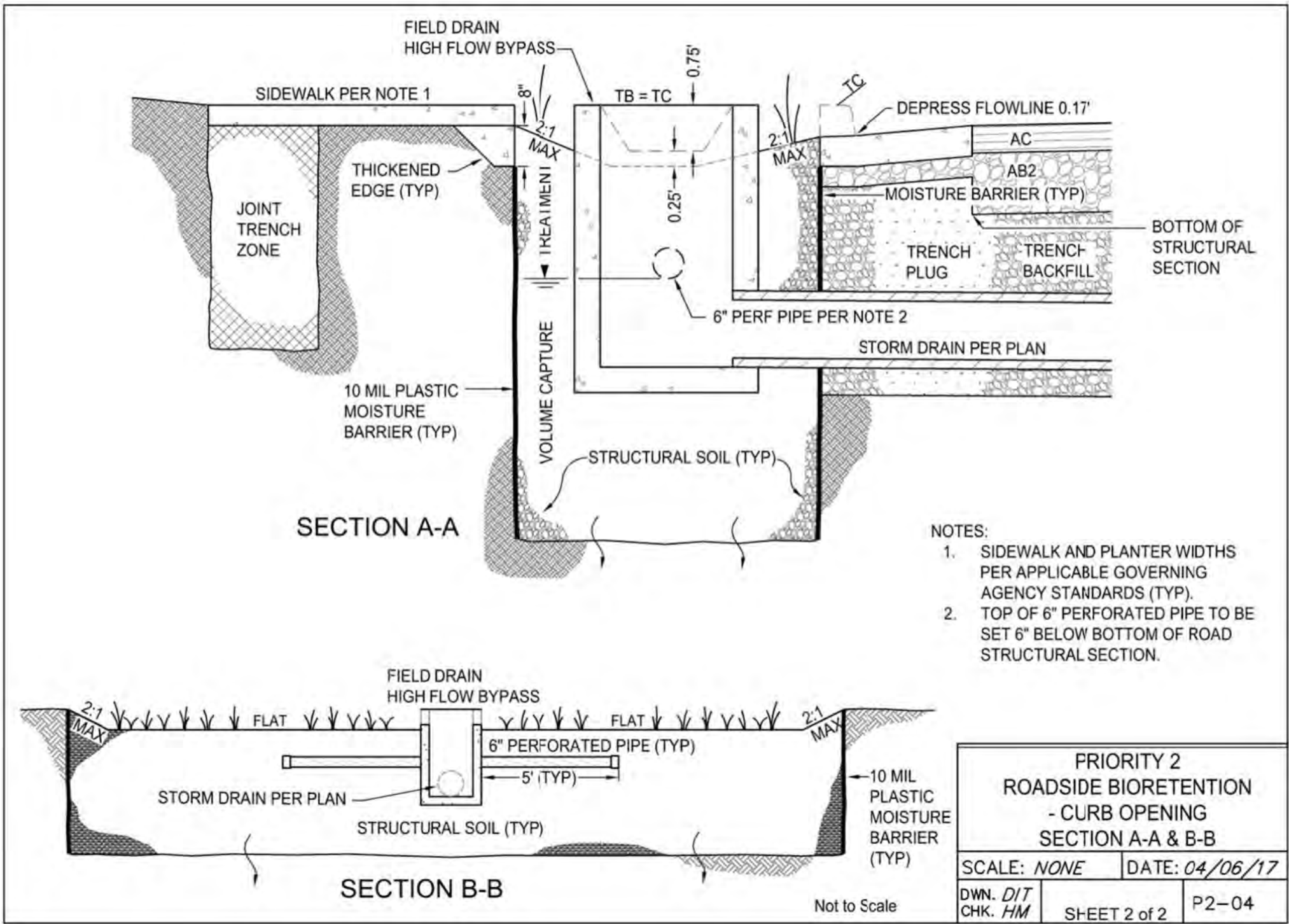
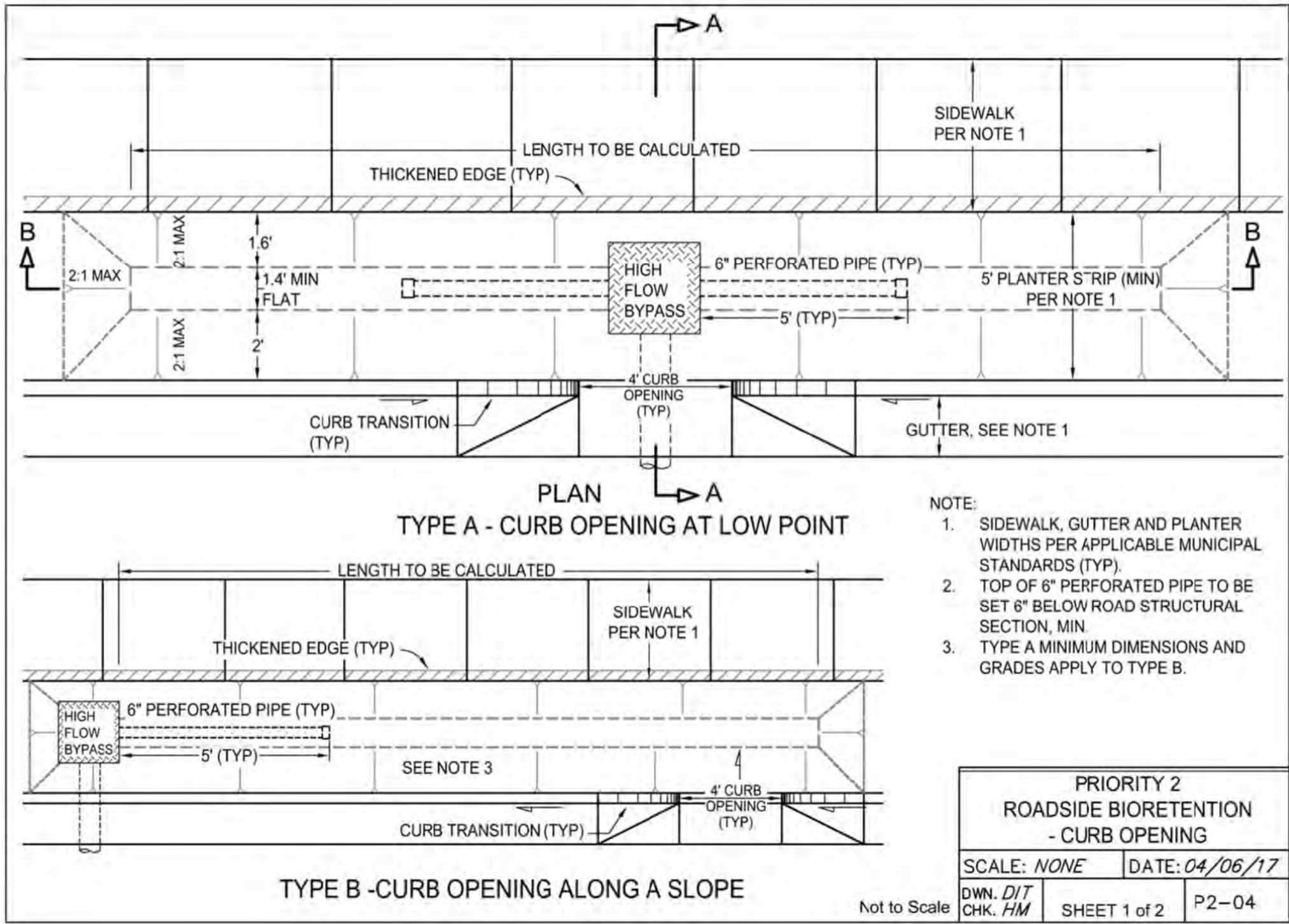
F1.00



GRADING NOTES:

- EXISTING UTILITIES SHOWN ON PLAN ARE FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN ACTUAL UNDERGROUND UTILITIES SURVEY. ALL UTILITIES SHALL BE SURVEYED AND MARKED ON THE GROUND PRIOR TO CONSTRUCTION.
- ALL EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION.

DRAWING NAME: P:\p19160\GRAD\ICE-2 19160 SWCP.dwg
PLOT DATE: 12-10-19 PLOTTED BY: Easton



DMA	AREA	SURFACE	CN post	DRAINS TO BMP	AREA	BMP TYPES
DMA-1	5,335± sf	ROOF/PAVEMENT	98	IMP-1	455± sf	ROADSIDE BIO-RETENTION W/CURB OPENINGS (P2-04)
DMA-2	2,260± sf	PAVEMENT	98	IMP-2	103± sf	ROADSIDE BIO-RETENTION W/CURB OPENINGS (P2-04)
DMA-3	4,180± sf	PAVEMENT	98	IMP-3	300± sf	ROADSIDE BIO-RETENTION W/CURB OPENINGS (P2-04)
DMA-4	11,545± sf	ROOF/PAVEMENT	98	IMP-4	620± sf	ROADSIDE BIO-RETENTION W/CURB OPENINGS (P2-04)
DMA-5	490± sf	CONCRETE	98	IMP-5	450± sf	VEGETATED BUFFER AREA
DMA-6	180± sf	CONCRETE	98	IMP-6	400± sf	VEGETATED BUFFER AREA
DMA-7	160± sf	CONCRETE	98	IMP-7	330± sf	VEGETATED BUFFER AREA
DMA-8	150± sf	CONCRETE	98	IMP-8	300± sf	VEGETATED BUFFER AREA
DMA-9	135± sf	CONCRETE	98	IMP-9	275± sf	VEGETATED BUFFER AREA
DMA-10	270± sf	CONCRETE	98	IMP-10	420± sf	VEGETATED BUFFER AREA
TOTAL	24,705± sf					

NOTE: FOR INITIAL SW LID DESIGN, ASSUME SOIL TYPE D FOR EXISTING SITE.

LEGEND

- DMA-2 DRAINAGE MANAGEMENT AREA - DENOTES IMPERVIOUS SURFACE.
- IMP-1 INTEGRATED MANAGEMENT PRACTICE -



J&H LED
A Division of Littles and Associates, LLC

ATTACHMENT 4

PO Box 342113, Austin, TX 78734
512-840-0616 • sales@jandhled.com
www.jandhled.com

ATTACH A 1 of 1

LED WALL PACK LIGHT



PRODUCT DESCRIPTION

LED wall pack fixtures can be mounted on surface/facade, whether you have a new construction or upgrade application. They are perfect for illuminating a variety of outdoor applications, including facade, wall washing, monuments, landscapes, public places, retail and residential complexes. They provide an added level of security to residential/commercial properties.

ACCESSORIES

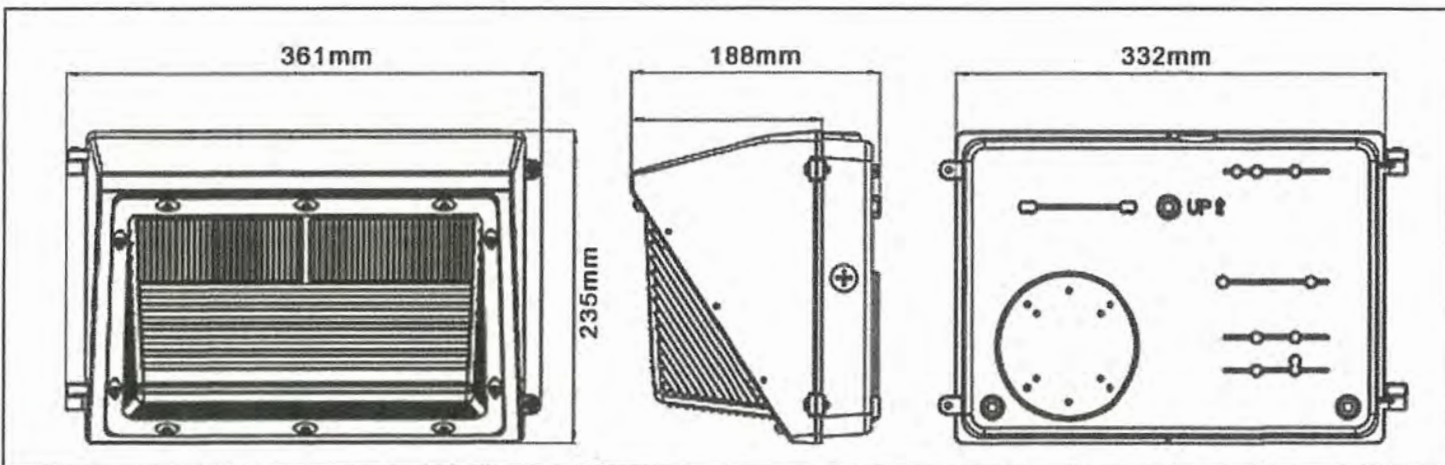


Full Cutoff Cover



Photocell

DIMENSIONS



SPECIFICATIONS

Part Number	Input Power	Input Voltage	Efficiency	CCT	Light Distribution	CRI	Certificates	Warranty
JH-RWP36W-27R	36W	100-277VAC	115Lm/W	4000-5700K	120°	70+	UL, DLC	5 Years
JH-RWP45W-27R	45W	100-277VAC	115Lm/W	4000-5700K	120°	70+	UL, DLC	5 Years
JH-RWP60W-27R	60W	100-277VAC	115Lm/W	4000-5700K	120°	70+	UL, DLC	5 Years
JH-RWP75W-27R	75W	100-277VAC	115Lm/W	4000-5700K	120°	70+	UL, DLC	5 Years
JH-RWP100W-27R	100W	100-277VAC	115Lm/W	4000-5700K	120°	70+	UL, DLC	5 Years
JH-RWP120W-27R	120W	100-277VAC	115Lm/W	4000-5700K	120°	70+	UL, DLC	5 Years
JH-RWP135W-27R	135W	100-277VAC	115Lm/W	4000-5700K	120°	70+	UL, DLC	5 Years
JH-RWP150W-27R	150W	100-277VAC	115Lm/W	4000-5700K	120°	70+	UL, DLC	5 Years