

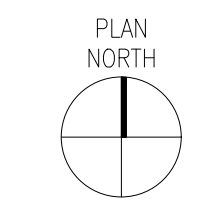
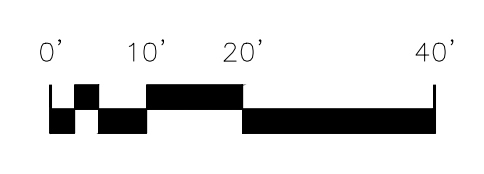
**PROPOSED ONE
STORY BUILDING
74,949 G.S.F.
BUILDING AREA**

181,445.64 S.F. ± SITE AREA = 4.17 ACRES
= 41.31 % COVERAGE

9,267.5 S.F. ± AREA OF
STORM RETENTION SHOWN
8,500 S.F. ± REQUIRED

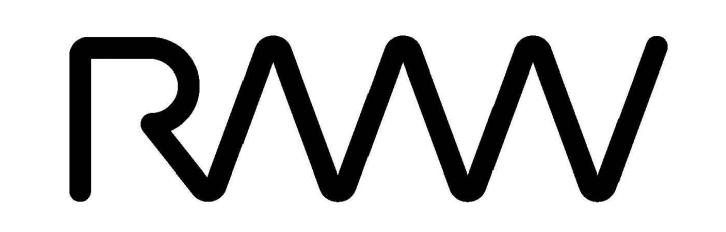
75 PARKING STALLS = 1.00 / 1000 RATIO

8 DOCK POSITIONS
2 GRADE LEVEL ROLL UP DOORS



PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

1



RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

CLIENT:

**McNeill Real Estate
Services, Inc.**
Jose McNeill
5254 Tapestry Ct. - Fairfield, CA 94534
(916) 718-5659
Ca DRE # 01138862

PRELIMINARY DESIGN DOCUMENTS FOR:

**HERITAGE
COMMERCE
CENTER**

NORTHPOINT PARKWAY AT
MARINER WAY
SANTA ROSA, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue :	description :	date :
A	ISSUED FOR REVIEW	09-DATE-2021

drawn by : TG plot date : 09-03-2021

checked by : AG/JDL

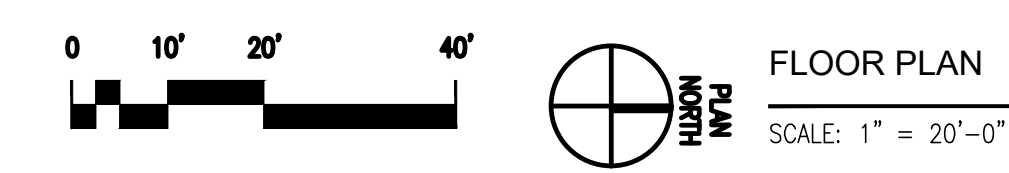
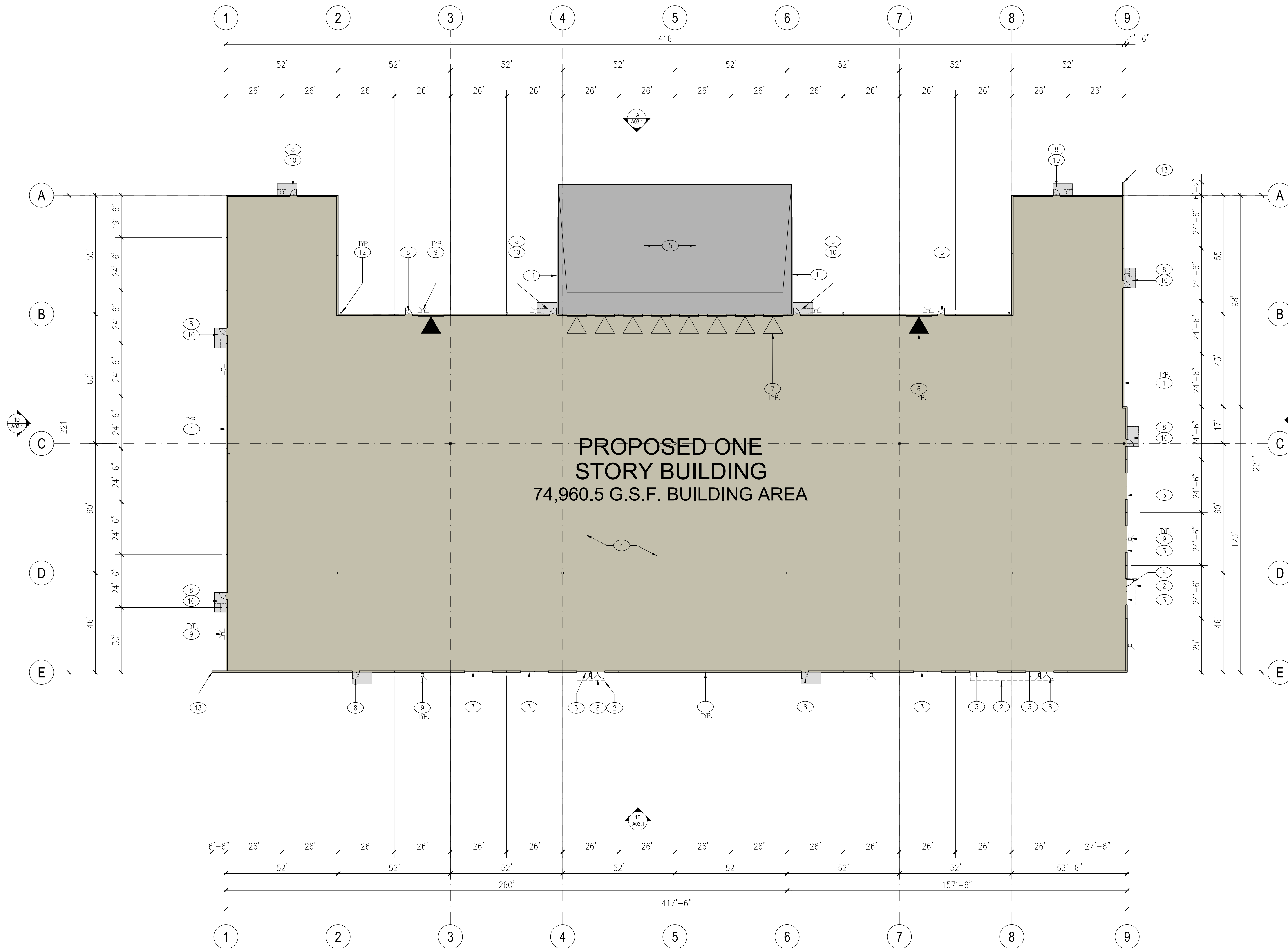
stamp

scale : AS NOTED
project number : 2204025.00

**PRELIMINARY
SITE PLAN**

sheet no. :

A01.1



FLOOR PLAN
SCALE: 1" = 20'-0"

1

KEYNOTES:

- | | |
|---|--|
| <p>1 TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH REVEALS AND A MULTICOLORED TEXTURED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEETS A03.1</p> <p>2 LINE OF ENTRY CANOPY ABOVE, SEE EXTERIOR ELEVATIONS, SHEETS A03.1</p> <p>3 TINTED GLAZING IN ALUMINUM FRAMES</p> <p>4 CONCRETE FLOOR SLAB</p> <p>5 DEPRESSED CONCRETE TRUCK DOCK</p> <p>6 12" X 14" GRADE LEVEL ROLL UP DOOR</p> <p>7 9' X 10' DOCK LEVEL ROLL UP DOOR</p> <p>8 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS</p> <p>9 BUILDING WALL LIGHTS ABOVE, TYP. SEE PHOTOMETRIC DRAWINGS</p> | <p>10 DASH-DOT OUTLINE INDICATED AREA OF ASSISTED RESCUE</p> <p>11 6" TALL X 8" WIDE CONCRETE CURB AT EACH SIDE OF TRUCK DOCK, PAINT GUARDRAIL "SAFETY YELLOW". SEE DETAIL 1B, SHEET A01.1.</p> <p>12 CONTINUOUS GUTTERS AND DOWNSPOUTS, SEE EXTERIOR ELEVATIONS, SHEET A03.1</p> <p>13 TILT-UP CONCRETE WING WALL. SEE EXTERIOR ELEVATIONS A03.1 FOR FINISH AND COLOR</p> |
|---|--|

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5254 Tapestry Ct. - Fairfield, CA 94534
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Ca DRE # 01138862

PRELIMINARY DESIGN DOCUMENTS FOR:

**NEW WAREHOUSE
BUILDING**

NORTHPOINT PARKWAY AT
MARINER WAY

SANTA ROSA, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR REVIEW	09-DATE-2021



C: VIEW OF NORTH EAST CORNER



A: VIEW OF SOUTH EAST CORNER



B: VIEW OF NORTH EAST SIDE

PROJECT RENDERINGS

SCALE: NO SCALE

1

drawn by : TG plot date : 09-03-2021

checked by : AG/JDL

stamp

scale : AS NOTED

project number : 2204025.00

**PROJECT
RENDERINGS**

sheet no. :

A00.2

CLIENT:

McNeill Real Estate Services, Inc.
 Jose McNeill
 5254 Tapestry Ct. - Fairfield, CA 94534
 (916) 718-5659
 Ca DRE # 01138862

PRELIMINARY DESIGN DOCUMENTS FOR:

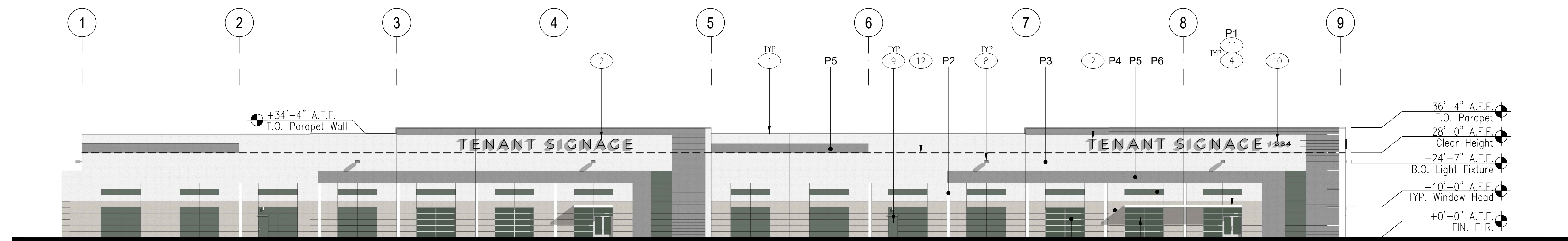
HERITAGE COMMERCE CENTER

NORTHPOINT PARKWAY AT MARINER WAY
 SANTA ROSA, CALIFORNIA

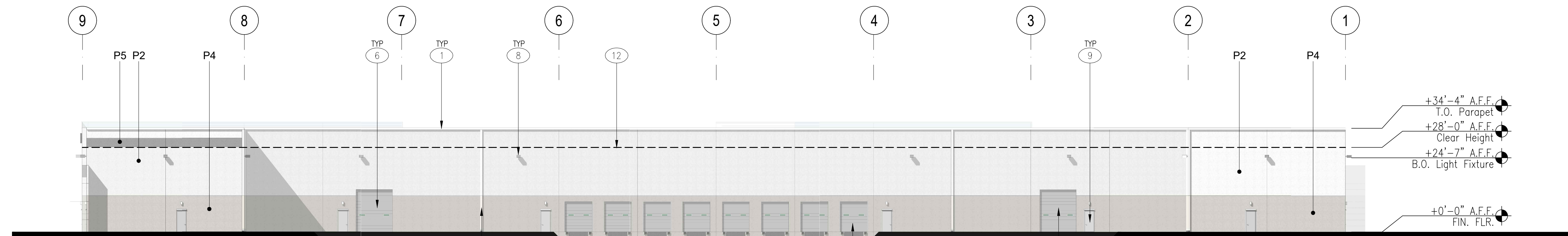
approved for the owner by:

approved for the architect by:

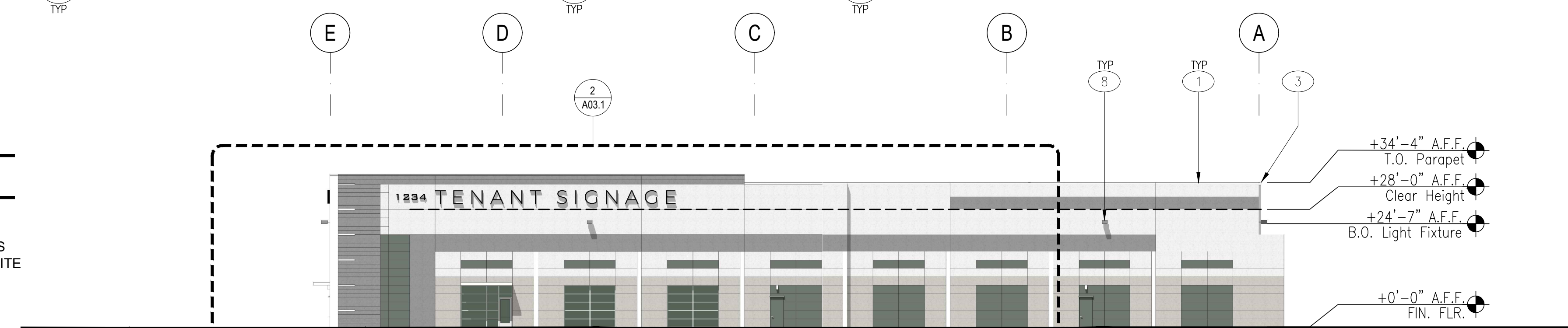
issue : description : date :
 A ISSUED FOR REVIEW 09-DATE-2021



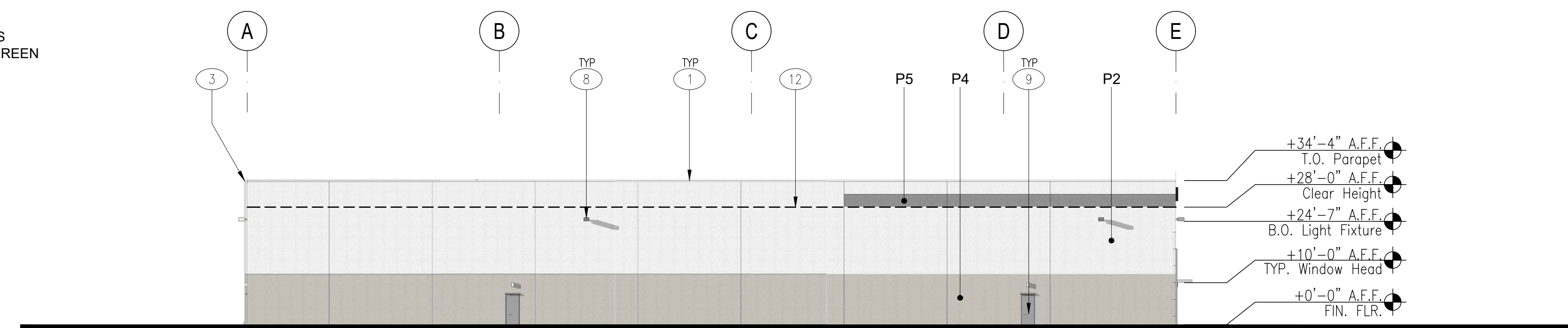
A: EAST ELEVATION



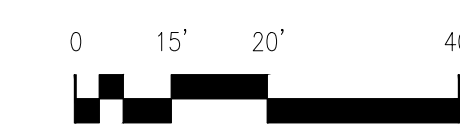
B: WEST ELEVATION



C: NORTH ELEVATION



D: SOUTH ELEVATION



EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0"

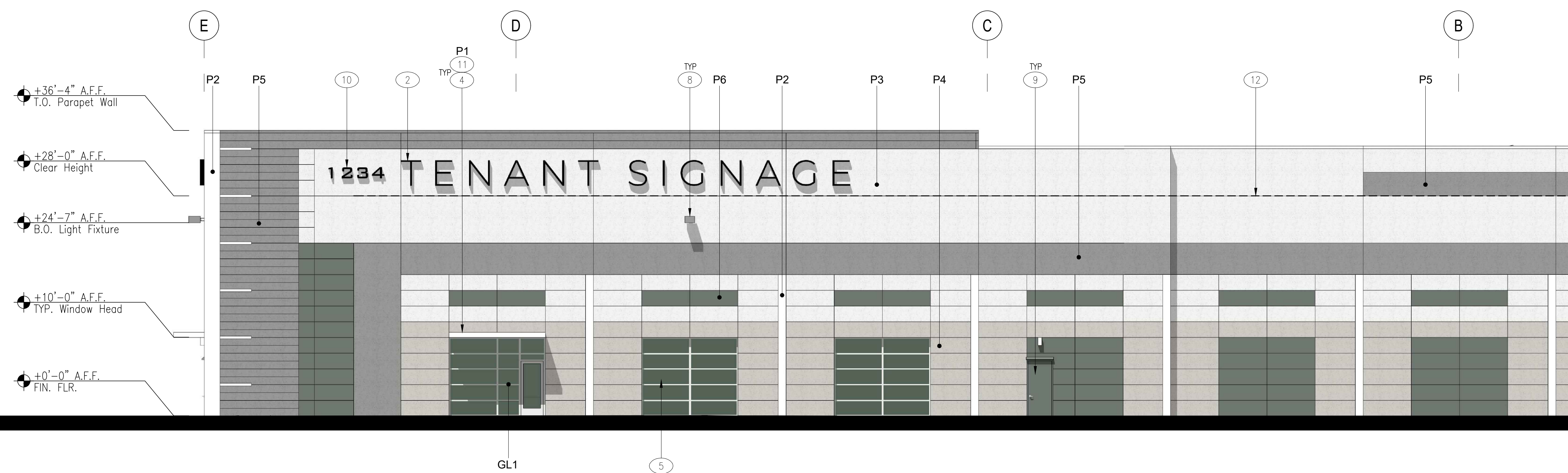
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KEYNOTES:

- 1 TYPICAL SITE CAST, CONCRETE TILT-UP PANELS WITH 3/4" REVEALS AND A MULTI COLOR TEXTURED COATING SYSTEM.
- 2 TENANT SIGNAGE UNDER SEPARATE PERMIT.
- 3 CONTINUOUS GUTTER AND SURFACE MOUNTED DOWNSPOUTS.
- 4 12" THICK x 3'-11" DEEP x 13'-4" WIDE PAINTED STEEL CHANNEL CANOPIES, 4 TOTAL. 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
SHERWIN WILLIAMS
SW7757 HIGH REFLECTIVE
WHITE | | P2: PAINT 2
SHERWIN WILLIAMS
SW7006 EXTRA WHITE |
| | P3: PAINT 3
SHERWIN WILLIAMS
SW7646 FIRST STAR | | P4: PAINT 4
SHERWIN WILLIAMS
SW7016 MINDFUL GRAY |
| | P5: PAINT 5
SHERWIN WILLIAMS
SW7670 GRAY SHINGLE | | P6: PAINT 6
SHERWIN WILLIAMS
SW6208 PEWTER GREEN |
| | GL1: VITRO ARCHITECTURAL
GLASS "ATLANTICA"
EMERALD GREEN GLASS
IN THERMALLY BROKEN
CLEAR ANODIZED
ALUMINUM FRAMES | | |



PARTIAL ENLARGED NORTH ELEVATION

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

2








EXTERIOR ELEVATIONS

sheet no.:

A03.1

PRELIMINARY PLANT LEGEND

TREES

	Arbutus 'Marina'	Manna Tree	Low	15 Gallon	21	Evergreen Accent Tree
	Cotinus c. 'Royal Purple'	Purple Smoke Tree	Low	36" Box	6	Deciduous Accent Tree
	Ginkgo 'Princeton Sentry'	Maidenhair Tree	Low	24" Box	7	Deciduous Accent Tree
	Pistacia c. 'Keith Davy'	Chinese Pistache	Low	15 Gallon	18	Deciduous Shade Tree
	Quercus wislizenii	Interior Live Oak	Low	15 Gallon	12	Native Oak
	Quercus lobata	Valley Oak	Low	15 Gallon	24	Native Oak
	Ulmus 'Frontier'	Frontier Elm	Low	15 Gallon	10	Deciduous Shade Tree

SHRUBS

	Arctostaphylos John Dourley	Manzanita	Low	5 Gallon	Evergreen foundation shrub
	Berberis autropurpurea	Lily of the Nile	Low	5 Gallon	Deciduous accent shrub
	Ceanothus 'Skylark'	California Lilac	Low	5 Gallon	Evergreen foundation shrub
	Heteromeles arbutifolia	Toyon	Low	5 Gallon	Evergreen foundation shrub
	Juniper Gold Coast	Gold Coast Juniper	Low	5 Gallon	Evergreen foundation shrub
	Nandina domestica	Heavenly Bamboo	Low	5 Gallon	Evergreen foundation shrub
	Mahonia aquifolium	Oregon Grape	Low	5 Gallon	Evergreen Foundation Shrub
	Pennisetum orientale	Fountain Grass	Low	1 Gallon	Ornamental Grass
	Raphiolepis l. 'Pink Lady'	Indian Hawthorne	Low	5 Gallon	Evergreen foundation shrub
	Rhamnus 'Mound San Bruno'	Coffeeberry	Low	5 Gallon	Evergreen foundation shrub
	Rosa carpet red	Red Carpet Rose	Med	2 Gallon	Semi deciduous accent shrub
	Tulbaghia violacea	Society Garlic	Low	1 Gallon	Evergreen accent plant
	Salvia greggii Purple	NCN	Low	5 Gallon	Evergreen foundation shrub
	Viburnum Spring Bouquet	Compact Laurustinus	Low	5 Gallon	Evergreen foundation shrub
	Xylosma c. compacta	Compacta Xylosma	Low	5 Gallon	Evergreen Hedge Shrub

GROUND COVER

	Ceanothus g.h. 'Yankee Point'	California Lilac	Low	1 Gallon	60" OC Evergreen foundation shrub
	Coprosma p. 'Verde Vista'	NCN	Low	1 Gallon	36" OC Evergreen Ground Cover
	Cotoneaster lowfast	Bearberry	Low	1 Gallon	36" OC Evergreen ground cover

CORNER/ENTRY TREATMENT

Coleonema p. 'Sunset Gold'	Breath of Heaven	Med	5 Gallon	Evergreen foundation shrub
Hemerocallis Bitsy	Dwarf Day Lily	Med	1 Gallon	Evergreen accent plant
Loropetalum rubra	Fringe Flower	Med	5 Gallon	Evergreen foundation shrub