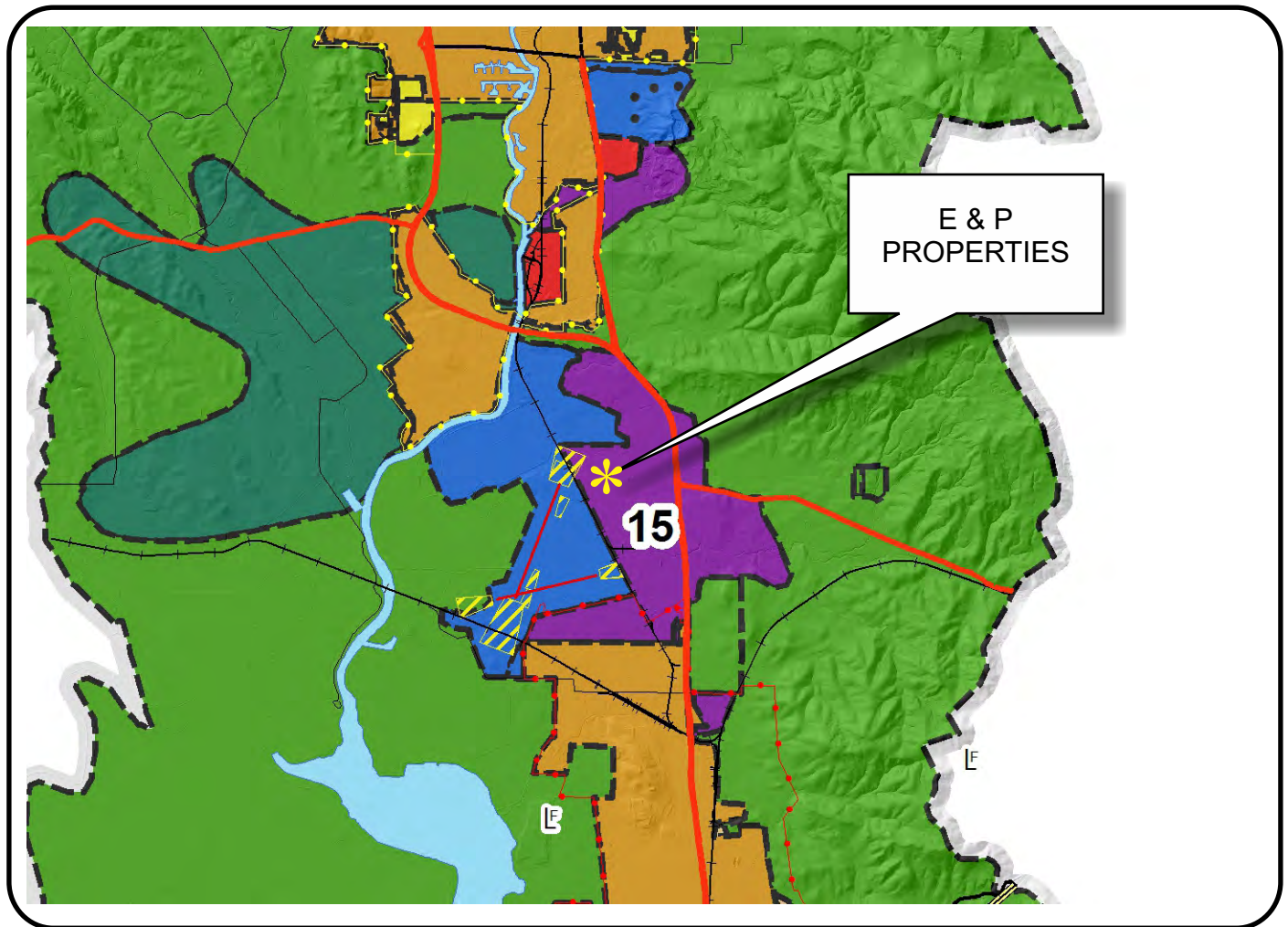


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

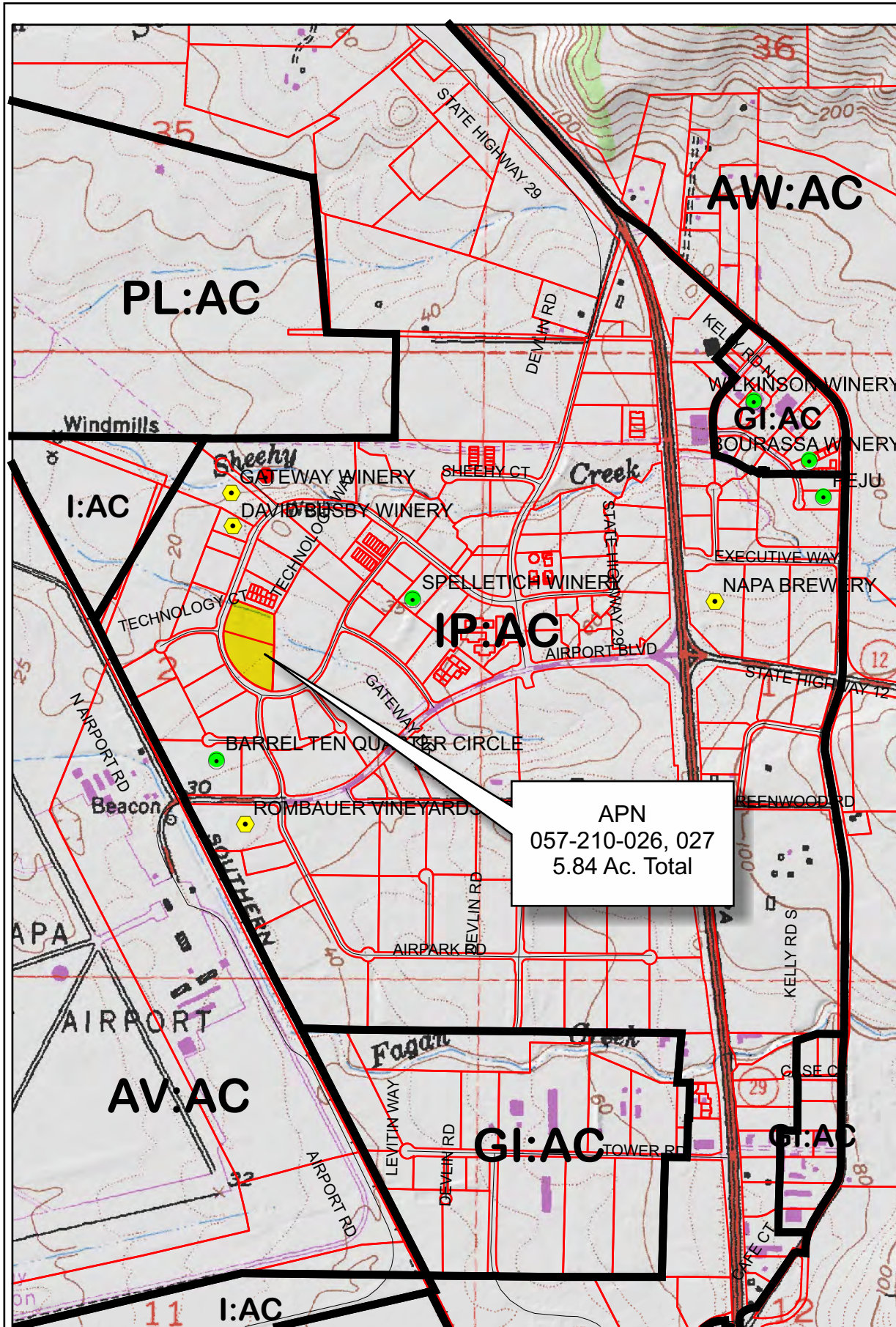
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
057-210-026, 027
05-22-2013
2C UP

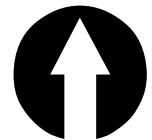
SCALE IN MILES
0 2



E & P PROPERTIES



APN
057-210-026, 027
5.84 Ac. Total



- Legend**
- Wineries in Vicinity**
- Producing
 - Approved
 - Pending
 - Zoning
 - Parcels

0 600 1,200 2,400 3,600 4,800 Feet

Existing Conditions

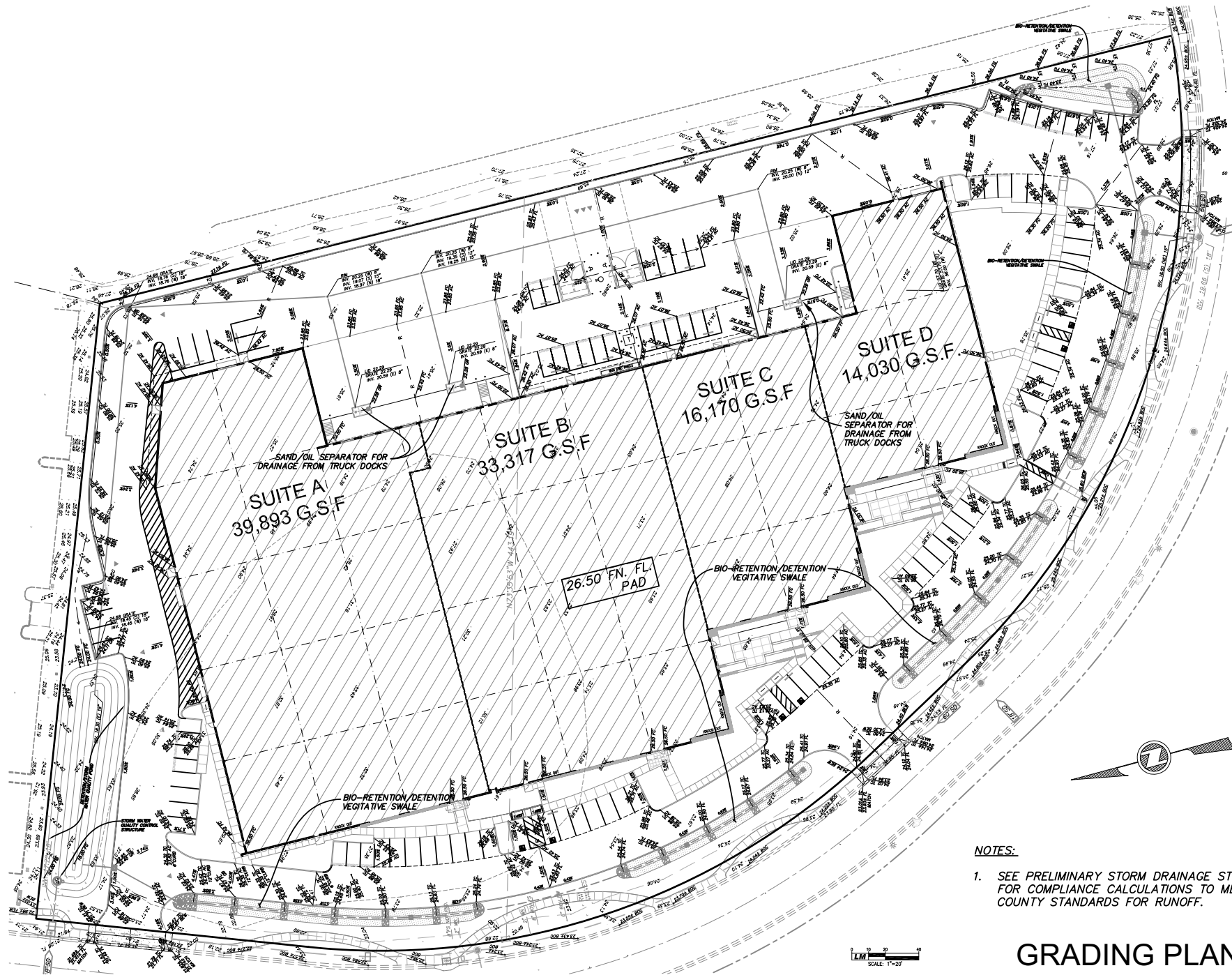


TECHNOLOGY WAY WAREHOUSE BUILDING



PERSPECTIVE VIEW LOOKING NORTH EAST AS SEEN FROM TECHNOLOGY WAY

E & P PROPERTIES



NOTES:

1. SEE PRELIMINARY STORM DRAINAGE STUDY FOR COMPLIANCE CALCULATIONS TO MEET COUNTY STANDARDS FOR RUNOFF.

GRADING PLAN

APN: 057-210-016

LOT 5
BK. 20, MAPS, PG. 99
APN: 057-210-026

LOT 6
BK. 20, MAPS, PG. 99
APN: 057-210-027

EXISTING PROPERTY LINE TO BE REMOVED

TECHNOLOGY WAY

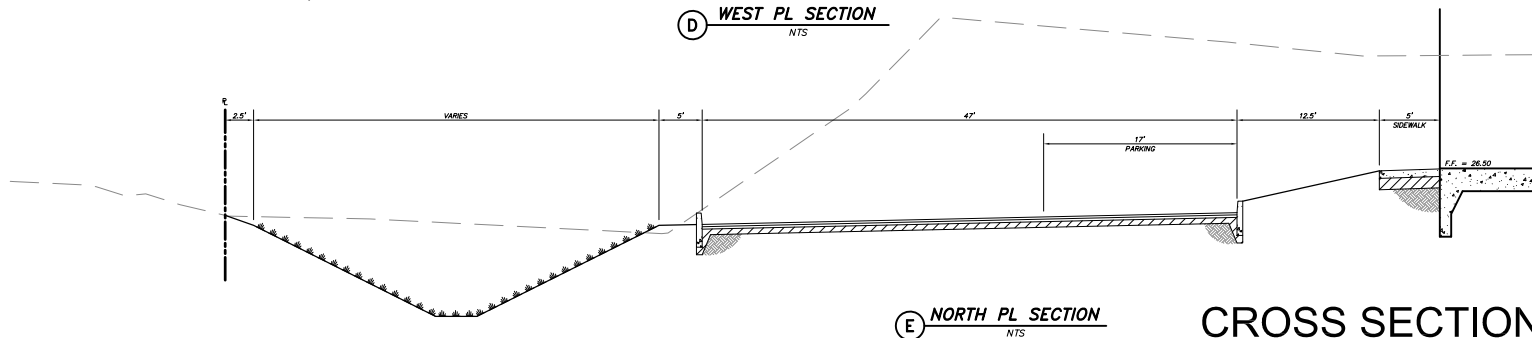
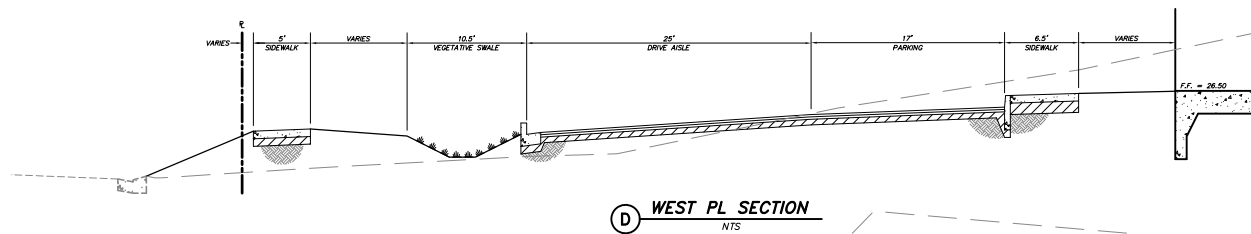
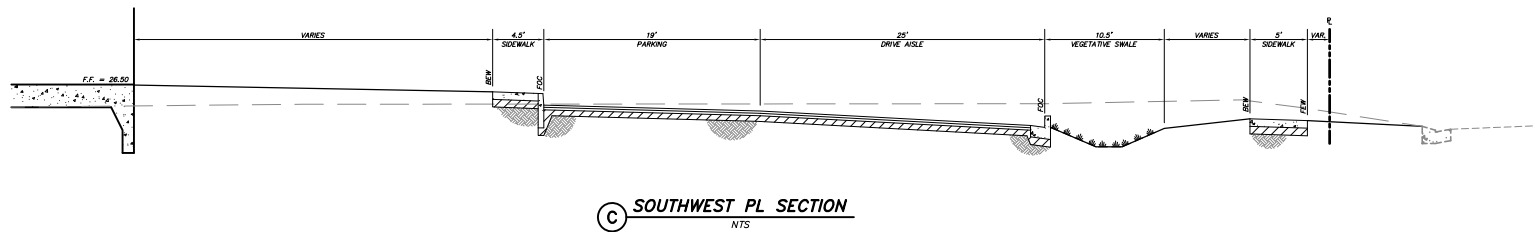
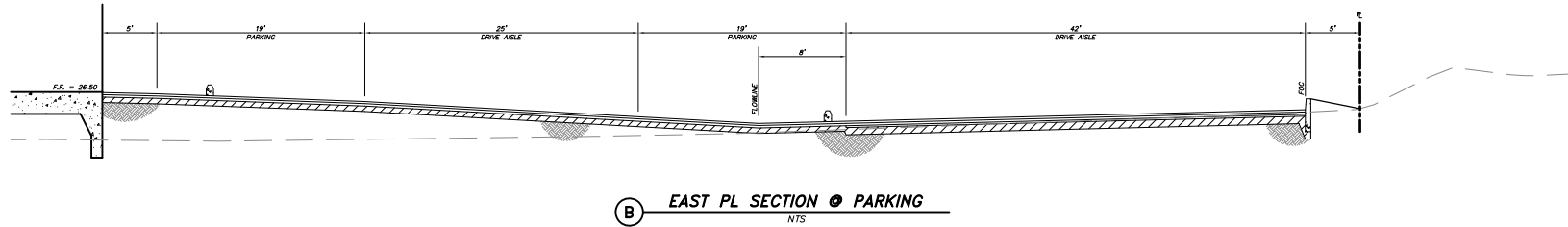
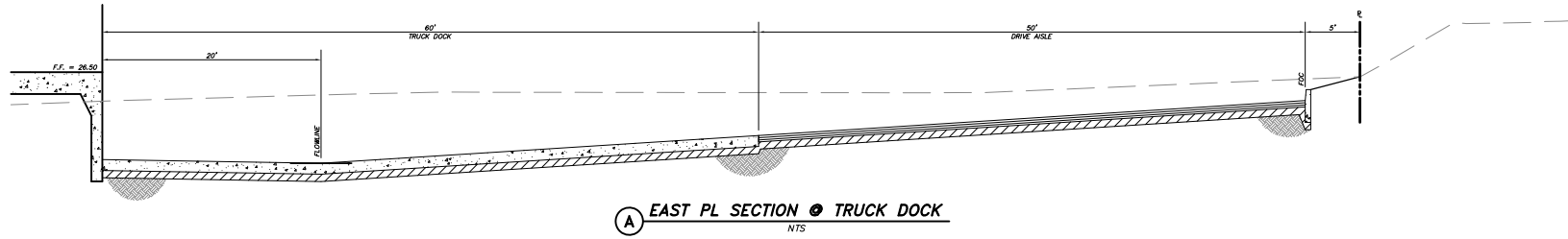
AIRPARK ROAD

TECHNOLOGY COURT

0 15 30 60
LM

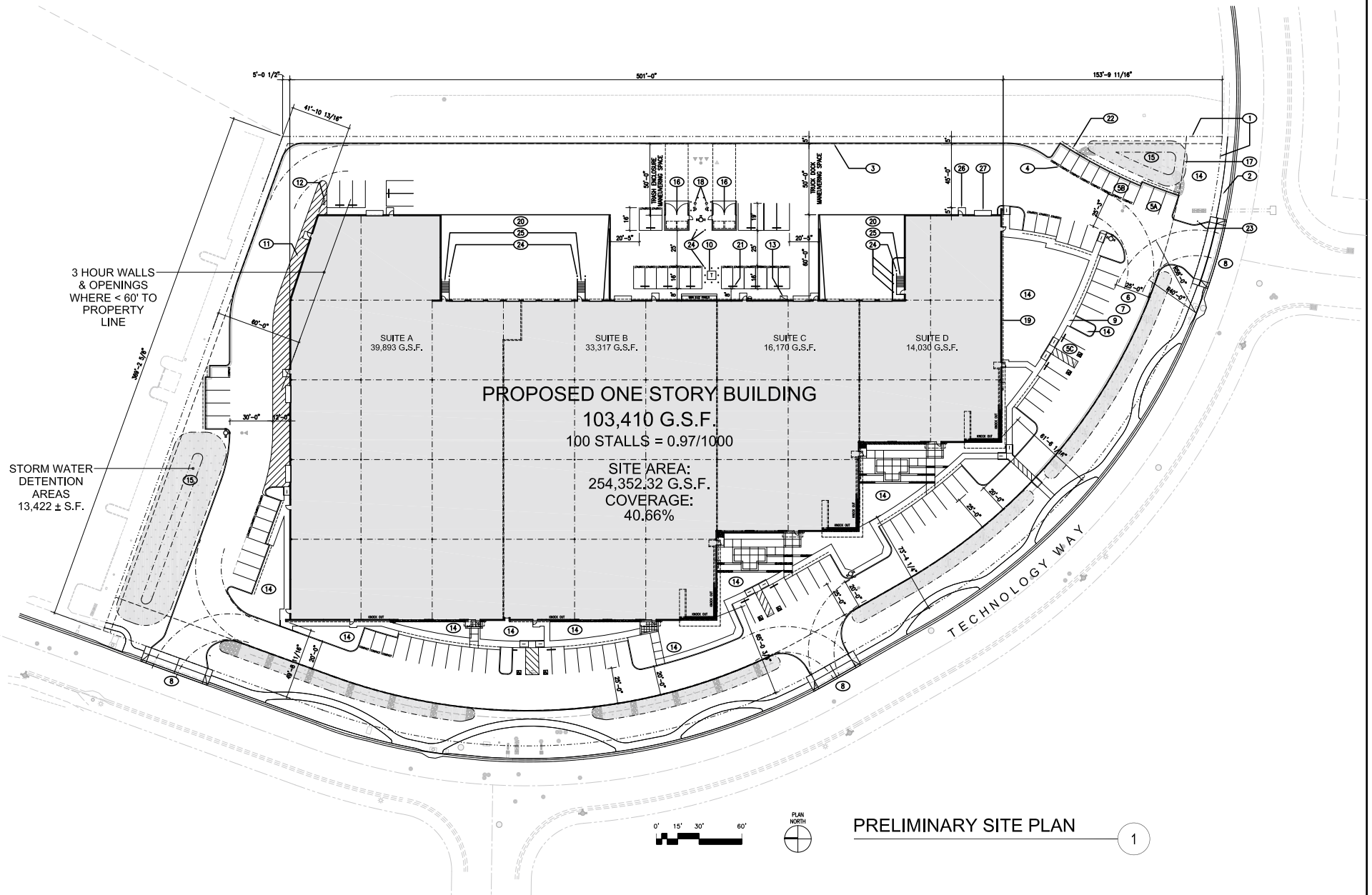
TOPOGRAPHIC
SURVEY

E & P PROPERTIES

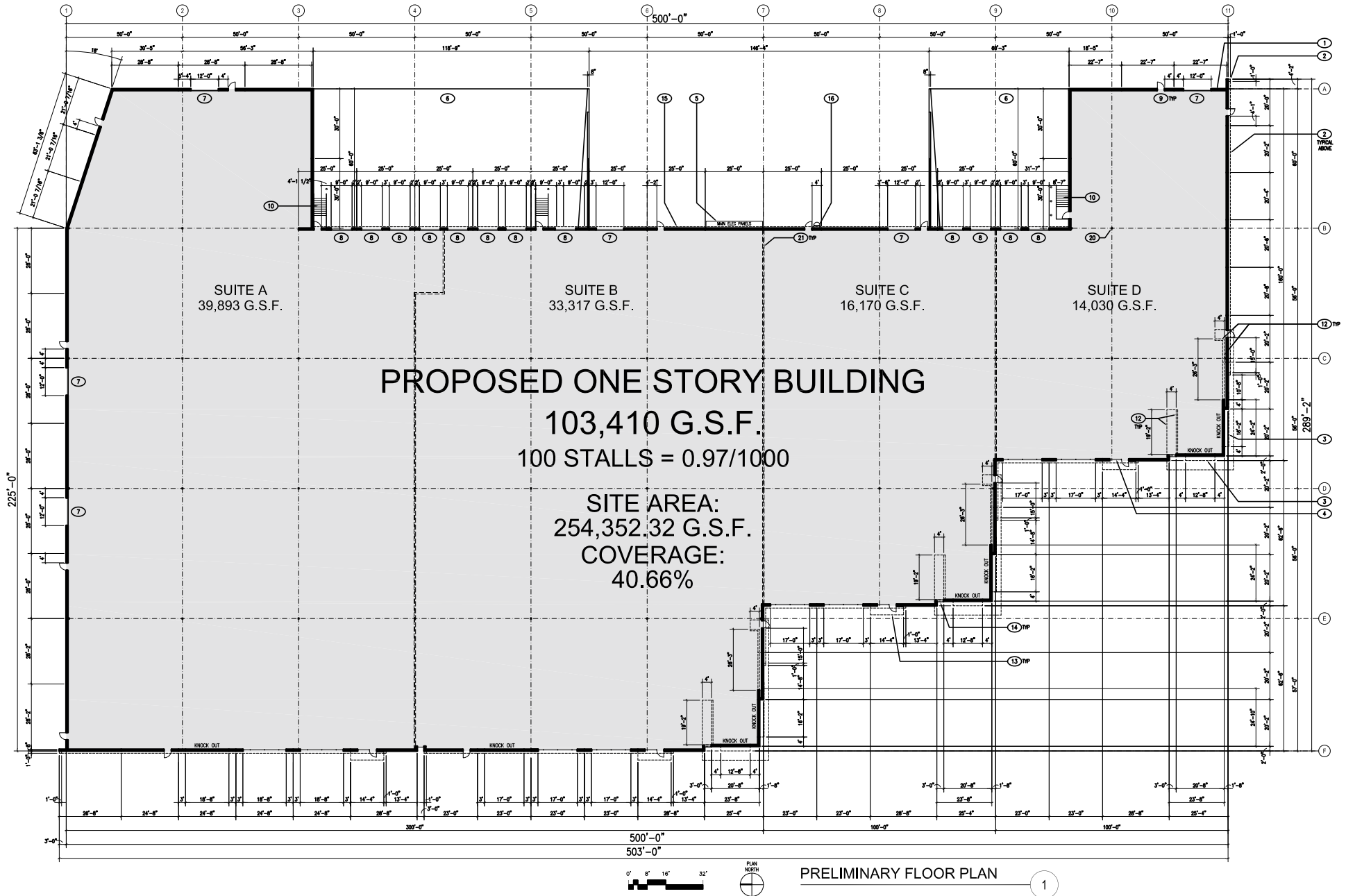


CROSS SECTIONS

E & P PROPERTIES



E & P PROPERTIES

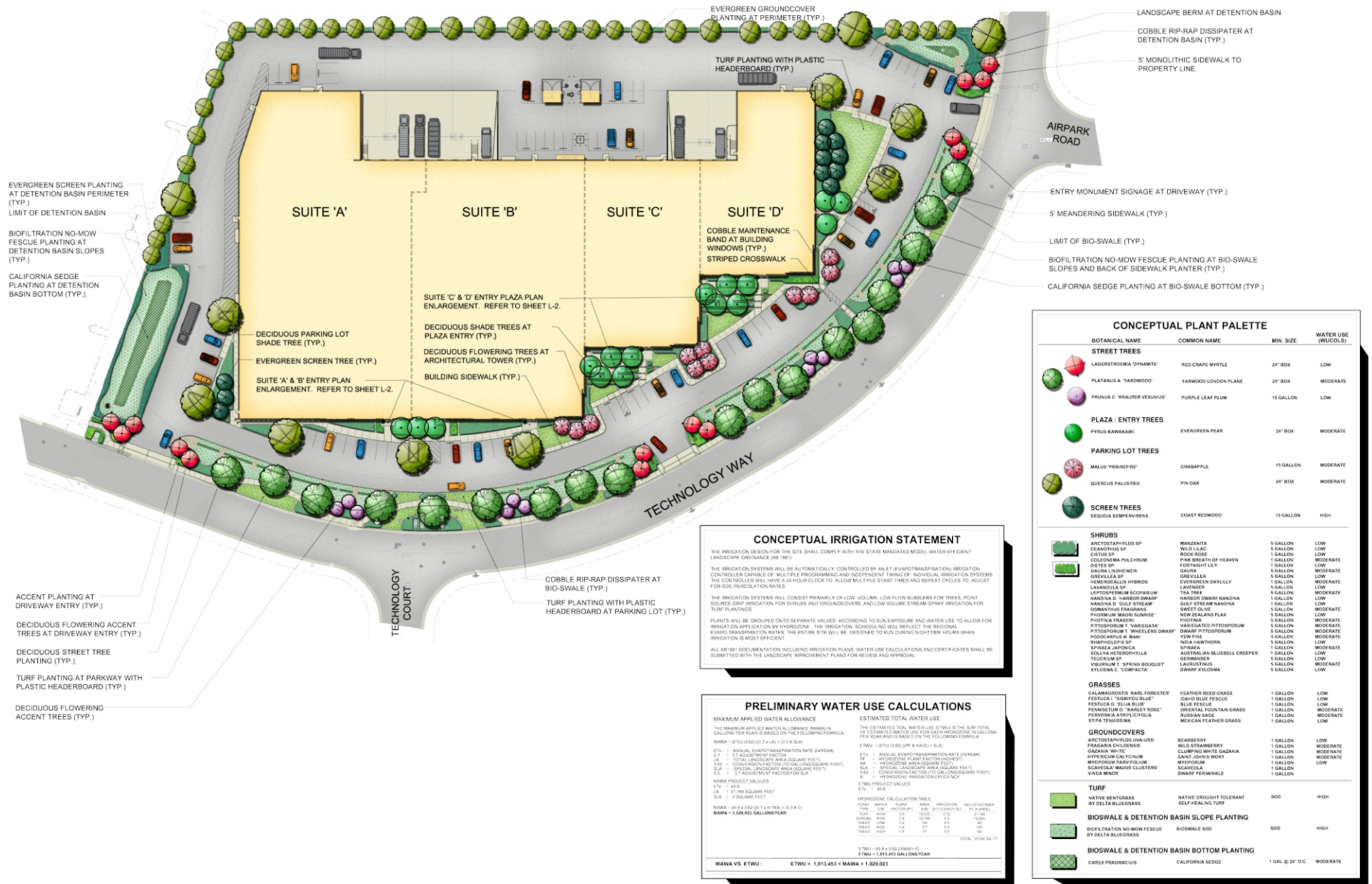


The image displays four preliminary exterior elevations of a building, arranged vertically. Each elevation is a detailed architectural drawing showing the building's facade, including windows, doors, and signage. The elevations are labeled as follows:

- A: WEST ELEVATION**: Shows the building from the west. It features four main sections, each labeled "TENANT SIGNAGE". The roofline is relatively flat with some minor variations. Elevation markers 1 through 11 are indicated along the top.
- B: SOUTH ELEVATION**: Shows the building from the south. It features a series of gabled roof sections with a pitch of 12" = 13/16". Elevation markers A through F are indicated along the top.
- C: NORTH ELEVATION**: Shows the building from the north. It features a series of gabled roof sections with a pitch of 12" = 13/16". Elevation markers A through F are indicated along the top.
- D: EAST ELEVATION**: Shows the building from the east. It features a series of gabled roof sections with a pitch of 12" = 13/16". Elevation markers 1 through 11 are indicated along the top.

A scale bar at the bottom right indicates a length of 32 feet, with markings at 0', 8', 16', and 32'. The text "PRELIMINARY EXTERIOR ELEVATIONS" is printed at the bottom center.

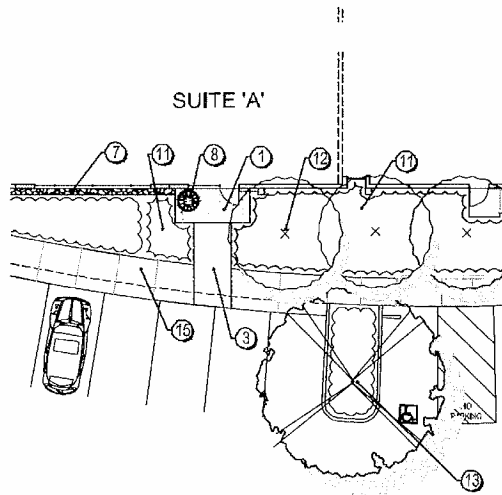
E & P PROPERTIES



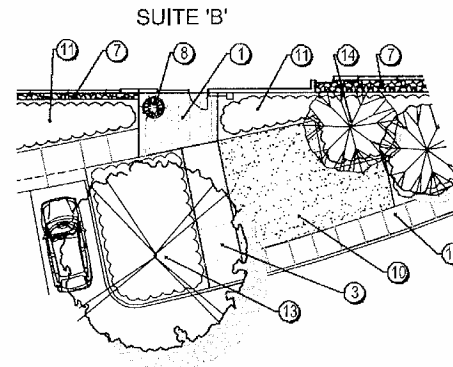
LANDSCAPE PLAN

E & P PROPERTIES

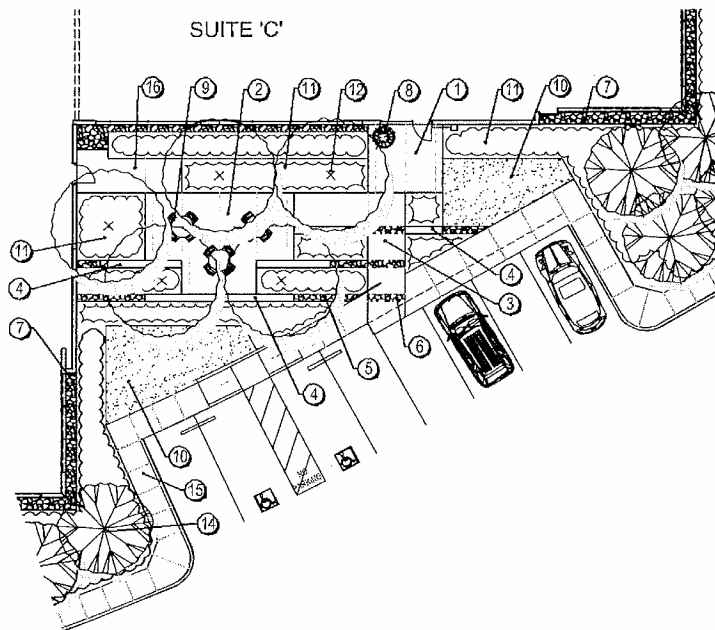
See Entry/Plaza Detail
for Legend & Callouts



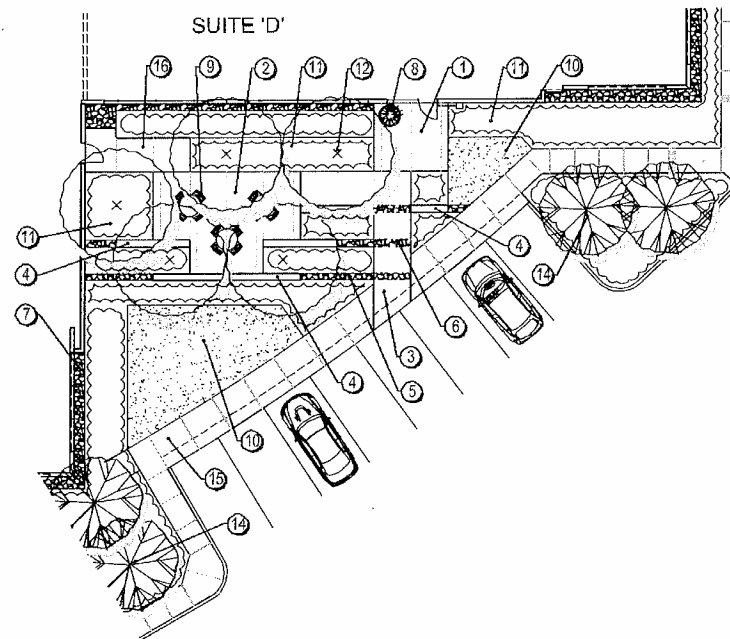
SUITE 'A' ENTRY



SUITE 'B' ENTRY



SUITE 'C' OUTDOOR PLAZA



SUITE 'C' OUTDOOR PLAZA

ENTRY & PLAZA CONCEPTUAL CALLOUT LEGEND

- 1 SCORED, MEDIUM BROOM FINISH, NATURAL GRAY CONCRETE ENTRY PATIO WITH 12" SMOOTH TROWEL BAND.
- 2 SCORED, MEDIUM BROOM FINISH NATURAL GRAY CONCRETE PLAZA PAVING WITH 12" SMOOTH TROWEL BAND.
- 3 6" MEDIUM BROOM FINISH, NATURAL GRAY CONCRETE SUITE ENTRY WALK
- 4 16" TALL CONCRETE SEATWALL AT PLAZA
- 5 DECORATIVE COBBLE BAND WITH STEEL HEADER, ALIGNED WITH SEATWALL.
- 6 COBBLE STAMPED CONCRETE BAND AT ENTRY WALK
- 7 COBBLE MAINTENANCE BAND WITH STEEL HEADER AT BUILDING WINDOWS
- 8 DECORATIVE POT WITH PLANTING
- 9 ROUND DINING TABLE WITH CHAIRS AT PLAZA (INCLUDED WITH T.I.)
- 10 TURF PLANTING AREA WITH PLASTIC HEADERBOARD
- 11 SHRUB PLANTING AREA
- 12 DECIDUOUS SHADE TREE PLANTING AT PLAZA & ENTRY
- 13 DECIDUOUS SHADE TREE PLANTING AT PARKING LOT
- 14 DECIDUOUS FLOWERING ACCENT TREE PLANTING AT ARCHITECTURAL TOWER
- 15 CONCRETE SIDEWALK AT PARKING LOT
- 16 CONCRETE SERVICE WALK AT PLAZA

Entry/Plaza Detail

CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WATER USE (WUCOLS)
STREET TREES			
 LAGERSTROEMIA 'DYNAMITE'	RED CRAPE MYRTLE	24" BOX	LOW
 PLATANUS A. 'YARDWOOD'	YARWOOD LONDON PLANE	24" BOX	MODERATE
 PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GALLON	LOW
PLAZA / ENTRY TREES			
 PYRUS KAWAKAMI	EVERGREEN PEAR	24" BOX	MODERATE
PARKING LOT TREES			
 MALUS 'PRAIRIE FIRE'	CRABAPPLE	15 GALLON	MODERATE
 QUERCUS PALUSTRIS	PIN OAK	24" BOX	MODERATE
SCREEN TREES			
 SEQUOIA SEMPERVIRENS	COAST REDWOOD	15 GALLON	HIGH
SHRUBS			
 ARCTOSTAPHYLOS SP.	MANZANITA	5 GALLON	LOW
 CEANOTHUS SP.	WILD LILAC	5 GALLON	LOW
 CISTUS SP.	ROCK ROSE	1 GALLON	LOW
 COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	1 GALLON	MODERATE
 DIETES SP.	FORTNIGHT LILY	1 GALLON	LOW
 GAURA LINDHEIMERI	SAURA	5 GALLON	MODERATE
 GREVILLEA SP.	GREVILLEA	5 GALLON	LOW
 HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GALLON	MODERATE
 LAVANDULA SP.	LAVENDER	5 GALLON	LOW
 LEPTOSPERMUM SCOPARIUM	TEA TREE	5 GALLON	MODERATE
 NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	1 GALLON	LOW
 NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	1 GALLON	LOW
 OSMANTHUS FRAGRANS	SWEET OLIVE	5 GALLON	MODERATE
 PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GALLON	LOW
 PHOTINIA FRASERI	PHOTINIA	5 GALLON	MODERATE
 PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GALLON	MODERATE
 PITTOSPORUM T. 'WHEELERS DWARF'	DWARF PITTOSPORUM	5 GALLON	MODERATE
 PODOGARPUS M. MAKI	YEW PINE	5 GALLON	MODERATE
 RHAPHIOLEPIS SP.	INDIA HAWTHORN	5 GALLON	LOW
 SPIRAEA JAPONICA	SAINT JOHN'S WORT	1 GALLON	MODERATE
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GALLON	LOW
TEUCRIUM SP.	GERMANDER	5 GALLON	LOW
VIBURNUM T. 'SPRING BOUQUET'	LAURUSTINUS	5 GALLON	MODERATE
XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	5 GALLON	LOW
GRASSES			
CALAMAGROSTIS 'KARL FORESTER'	FEATHER REED GRASS	1 GALLON	LOW
FESTUCA L. 'SISKIYOU BLUE'	IDAHO BLUE FESCUE	1 GALLON	LOW
FESTUCA G. 'ELJA BLUE'	BLUE FESCUE	1 GALLON	LOW
PENNISETUM O. 'KARLEY ROSE'	ORIENTAL MOUNTAIN GRASS	1 GALLON	MODERATE
PERVOUSKIA ATRIPLURIFOLIA	RUSSIAN SAGE	1 GALLON	MODERATE
STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GALLON	LOW
FRAGARIA CHILOENSIS	WILD STRAWBERRY	1 GALLON	MODERATE
GAZANIA 'WHITE'	CLUMPING WHITE GAZANIA	1 GALLON	MODERATE
HYPERICUM CALYCINUM	SAINT JOHN'S WORT	1 GALLON	MODERATE
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON	LOW
SCAEVOLEA 'MAUIE CLUSTERS'	SCAEVOLEA	1 GALLON	LOW
VINCA MINOR	DWARF PERIWINKLE	1 GALLON	MODERATE
TURF			
NATIVE BENTGRASS	NATIVE DROUGHT TOLERANT	SOD	HIGH
BY DELTA BLUEGRASS	SELF-HEALING TURF		
BIOSWALE & DETENTION BASIN SLOPE PLANTING			
BIOFILTRATION NO-MOW FESCUE	BIOSWALE SOD	SOD	HIGH
BY DELTA BLUEGRASS.			
BIOSWALE & DETENTION BASIN BOTTOM PLANTING			
CAREX PRAGRACIUS	CALIFORNIA SEDGE	1 GAL @ 24" O.C.	MODERATE

E & P PROPERTIES



EXTERIOR FINISH SAMPLE BOARD FOR: TECHNOLOGY WAY WAREHOUSE BUILDING

SPONSOR PROPERTIES
Development | Investment | Management

RMW experience
think
architecture & interiors

