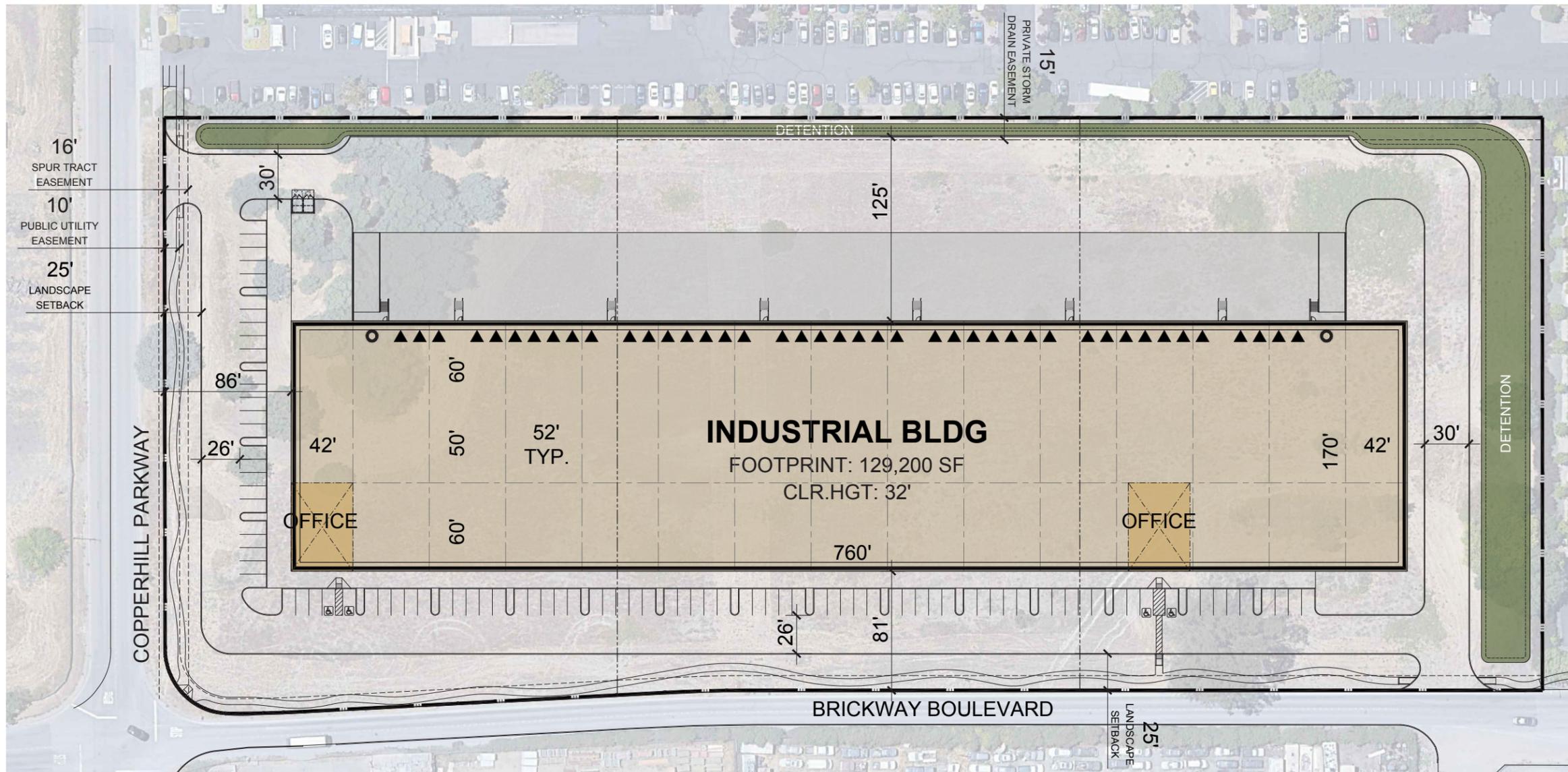


SANTA ROSA

COPPERHILL PARKWAY AND BRICKYARD BOULEVARD
SANTA ROSA, CALIFORNIA

CONCEPTUAL DESIGN
SNR21-0063-00
10.25.2021



DEVELOPMENT STANDARDS:

ZONING:	MP-2-AC-AVG
MIN. COVERAGE:	50%
MAX. BLDG. HT.:	65 FT
BUILDING SETBACKS:	
FRONT:	25 FT
SIDE:	10 FT
REAR:	10 FT
LANDSCAPE SETBACKS:	
FRONT:	25 FT
SIDE:	5 FT
REAR:	5 FT
LANDSCAPE REQ.:	20%
OFF-STREET PARKING:	
STANDARD:	9X20
DRIVE AISLE:	25 FT
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/2000 SF
MANUF.:	1/500 SF
OFFICE:	1/250 SF

NOTES:

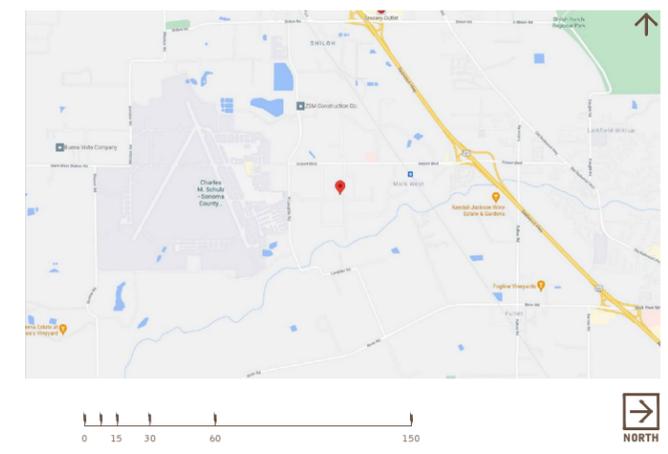
- 1 1/275 if more than 15,000 sf office use.
- 2 Parking may not be located in a required front yard.
- 3 8% of parking area.
- 4 40 ft average setback

PROJECT DATA:

SITE AREA:	
GROSS:	8.45 AC 367,935 SF
DETENTION:	@ 6% 22,503 SF
NET:	7.93 AC 345,432 SF
BUILDING FOOTPRINT: 129,200 SF	
BUILDING USE:	
WAREHOUSE:	122,740 SF
OFFICE:	@ 5% 6,460 SF
COVERAGE:	
GROSS:	35%
NET:	37%
PARKING REQUIRED:	
WAREHOUSE	1/2000 SF 61 STALLS
OFFICE	1/250 SF 26 STALLS
TOTAL	87 STALLS
PARKING PROVIDED:	
AUTO:	94 STALLS @0.73/1000 SF
REQ. ACCESSIBLE	4 STALLS
TRAILER:	0 STALLS
TRUCK DOCKS:	
▲ DOCK-HIGH DOORS	42
○ GRADE-LEVEL DOORS	2

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
PDF ALTA SURVEY



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

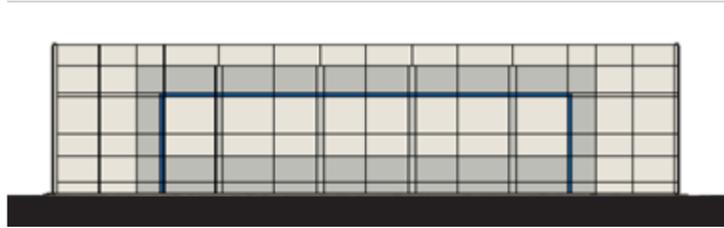
SITE PLAN
SANTA ROSA
SANTA ROSA, CA - SNR21-0063-00

WARE MALCOMB 10.25.2021

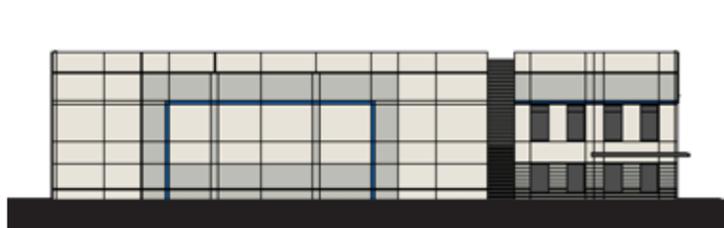




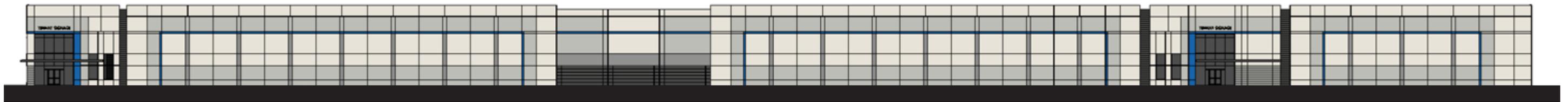
CENTER TENANT ENTRY



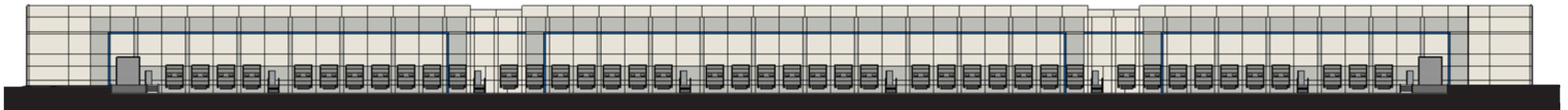
NORTH ELEVATION - Scale - 1" = 50' (1:600)



SOUTH ELEVATION - Scale - 1" = 50' (1:600)



EAST ELEVATION - Scale - 1" = 50' (1:600)



WEST ELEVATION - Scale - 1" = 50' (1:600)