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AS SUBMITTED FOR:
 SITE PLAN &
 ARCHITECTURAL REVIEW
 PRINT DATE:
 JULY 26, 2022

A PROPOSED
 NEW BUILDING FOR:



labcon
 NORTH AMERICA
 FISHER DRIVE
 PETALUMA, CA 94954
 APN: 005-028-XXX

NEIGHBORHOOD
 CONTEXT MAP



EXPIRES 12-31-23

GREG LEDOUX
 and
ASSOCIATES, INC.

48 W. SIERRA AVE.
 COTATI, CA
 (707) 795-8855

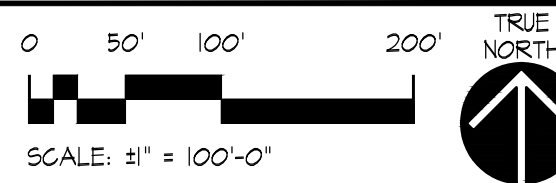
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 DATE:
 JULY 26, 2022
 JOB NO.
 21.0202
 SCALE:
 1/8" = 100'-0"

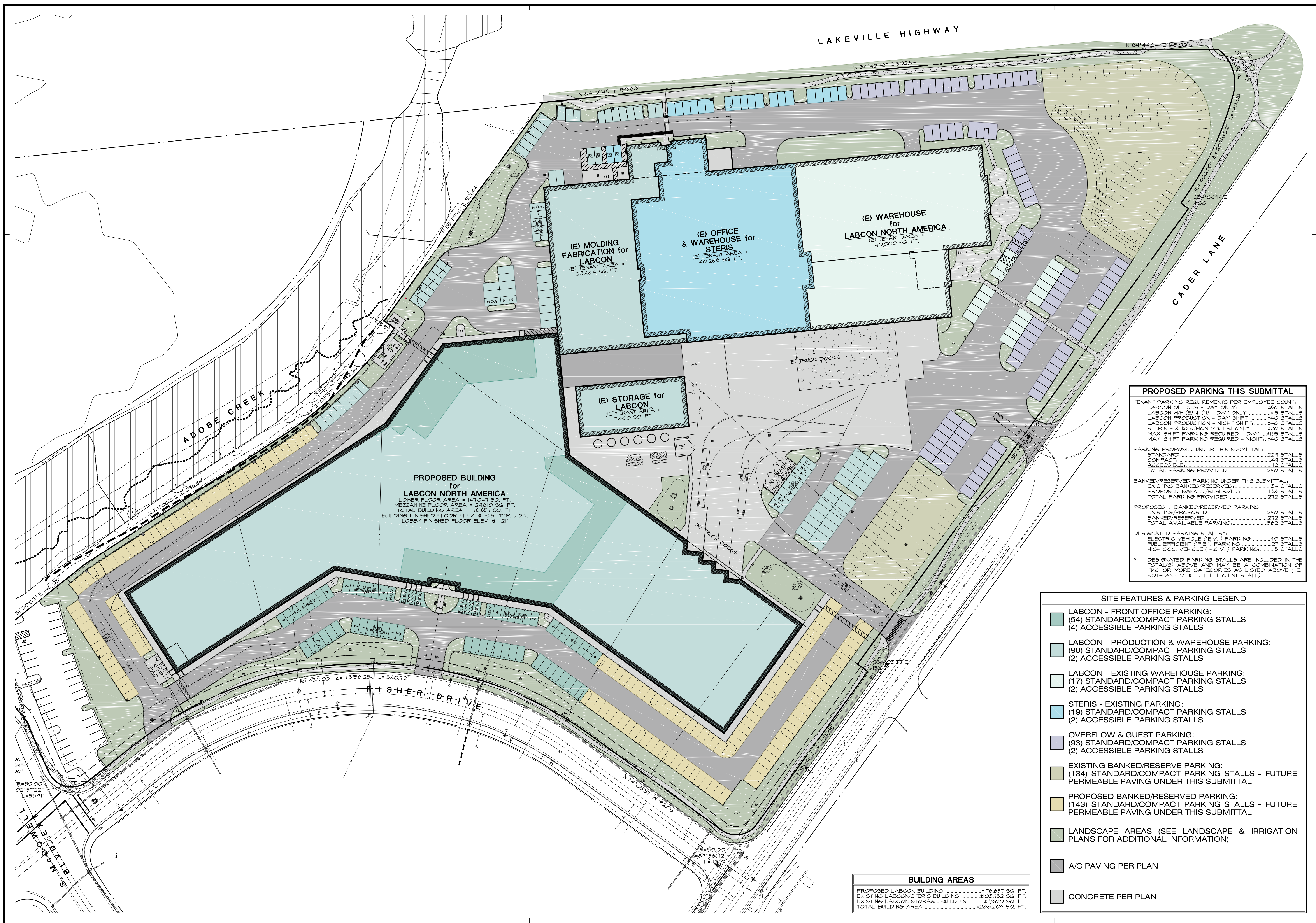
A0
 OF 22 ARCH. SHTS.

NEIGHBORHOOD CONTEXT MAP

SCALE: 1/8" = 100'-0"

AERIAL IMAGE PROVIDED BY: GOOGLE EARTH
 DOWNLOAD DATE: JUNE 4, 2022





PROPOSED BUILDING for LABCON NORTH AMERICA
 LOWER FLOOR AREA = 147,041 SQ. FT.
 MEZZANINE FLOOR AREA = 29,610 SQ. FT.
 TOTAL BUILDING AREA = 176,651 SQ. FT.
 BUILDING FINISHED FLOOR ELEV. @ +25' TYP. U.O.N.
 LOBBY FINISHED FLOOR ELEV. @ +21'

(E) MOLDING FABRICATION for LABCON
 (E) TENANT AREA = 25,464 SQ. FT.

(E) OFFICE & WAREHOUSE for STERIS
 (E) TENANT AREA = 40,266 SQ. FT.

(E) WAREHOUSE for LABCON NORTH AMERICA
 (E) TENANT AREA = 40,000 SQ. FT.

(E) STORAGE for LABCON
 (E) TENANT AREA = 1,800 SQ. FT.

PROPOSED PARKING THIS SUBMITTAL

TENANT PARKING REQUIREMENTS PER EMPLOYEE COUNT:

LABCON OFFICES - DAY ONLY	160 STALLS
LABCON WH (E) & (N) - DAY ONLY	118 STALLS
LABCON PRODUCTION - DAY SHIFT	140 STALLS
LABCON PRODUCTION - NIGHT SHIFT	140 STALLS
STERIS - 8 TO 5:00 PM (TU-FR) ONLY	120 STALLS
MAX. SHIFT PARKING REQUIRED - DAY	318 STALLS
MAX. SHIFT PARKING REQUIRED - NIGHT	140 STALLS

PARKING PROPOSED UNDER THIS SUBMITTAL:

STANDARD	224 STALLS
COMPACT	48 STALLS
ACCESSIBLE	12 STALLS
TOTAL PARKING PROVIDED	284 STALLS

BANKED/RESERVED PARKING UNDER THIS SUBMITTAL:

EXISTING/BANKED/RESERVED	34 STALLS
PROPOSED BANKED/RESERVED	180 STALLS
TOTAL PARKING PROVIDED	214 STALLS

PROPOSED & BANKED/RESERVED PARKING:

EXISTING/PROPOSED	290 STALLS
BANKED/RESERVED	214 STALLS
TOTAL AVAILABLE PARKING	504 STALLS

DESIGNATED PARKING STALLS*

ELECTRIC VEHICLE (E.V.) PARKING	40 STALLS
FUEL EFFICIENT (F.E.) PARKING	27 STALLS
HIGH OCC. VEHICLE (H.O.V.) PARKING	15 STALLS

* DESIGNATED PARKING STALLS ARE INCLUDED IN THE TOTAL(S) ABOVE AND MAY BE A COMBINATION OF TWO OR MORE CATEGORIES AS LISTED ABOVE (I.E. BOTH AN E.V. & FUEL EFFICIENT STALL)

SITE FEATURES & PARKING LEGEND

- LABCON - FRONT OFFICE PARKING: (54) STANDARD/COMPACT PARKING STALLS (4) ACCESSIBLE PARKING STALLS
- LABCON - PRODUCTION & WAREHOUSE PARKING: (90) STANDARD/COMPACT PARKING STALLS (2) ACCESSIBLE PARKING STALLS
- LABCON - EXISTING WAREHOUSE PARKING: (17) STANDARD/COMPACT PARKING STALLS (2) ACCESSIBLE PARKING STALLS
- STERIS - EXISTING PARKING: (19) STANDARD/COMPACT PARKING STALLS (2) ACCESSIBLE PARKING STALLS
- OVERFLOW & GUEST PARKING: (93) STANDARD/COMPACT PARKING STALLS (2) ACCESSIBLE PARKING STALLS
- EXISTING BANKED/RESERVE PARKING: (134) STANDARD/COMPACT PARKING STALLS - FUTURE PERMEABLE PAVING UNDER THIS SUBMITTAL
- PROPOSED BANKED/RESERVED PARKING: (143) STANDARD/COMPACT PARKING STALLS - FUTURE PERMEABLE PAVING UNDER THIS SUBMITTAL
- LANDSCAPE AREAS (SEE LANDSCAPE & IRRIGATION PLANS FOR ADDITIONAL INFORMATION)
- A/C PAVING PER PLAN
- CONCRETE PER PLAN

BUILDING AREAS

PROPOSED LABCON BUILDING	176,651 SQ. FT.
EXISTING LABCON STERIS BUILDING	109,752 SQ. FT.
EXISTING LABCON STORAGE BUILDING	1,800 SQ. FT.
TOTAL BUILDING AREA	288,203 SQ. FT.

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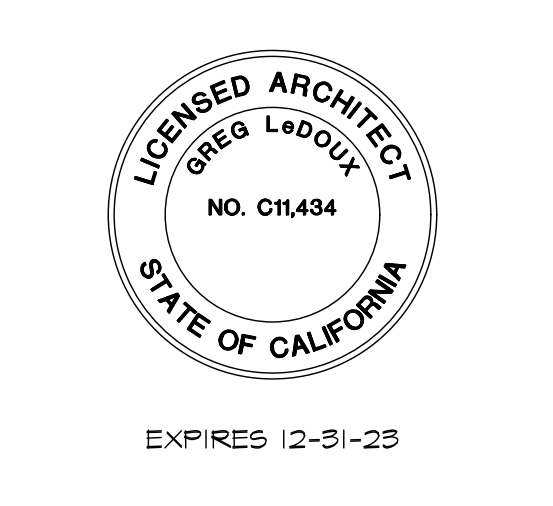
A PROPOSED NEW BUILDING FOR:

labcon
 NORTH AMERICA

FISHER DRIVE
 PETALUMA, CA 94954

APN: 005-028-XXX

OVERALL SITE PLAN and PARKING PLAN



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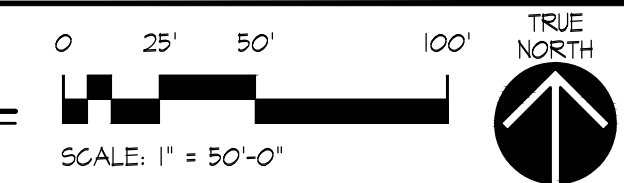
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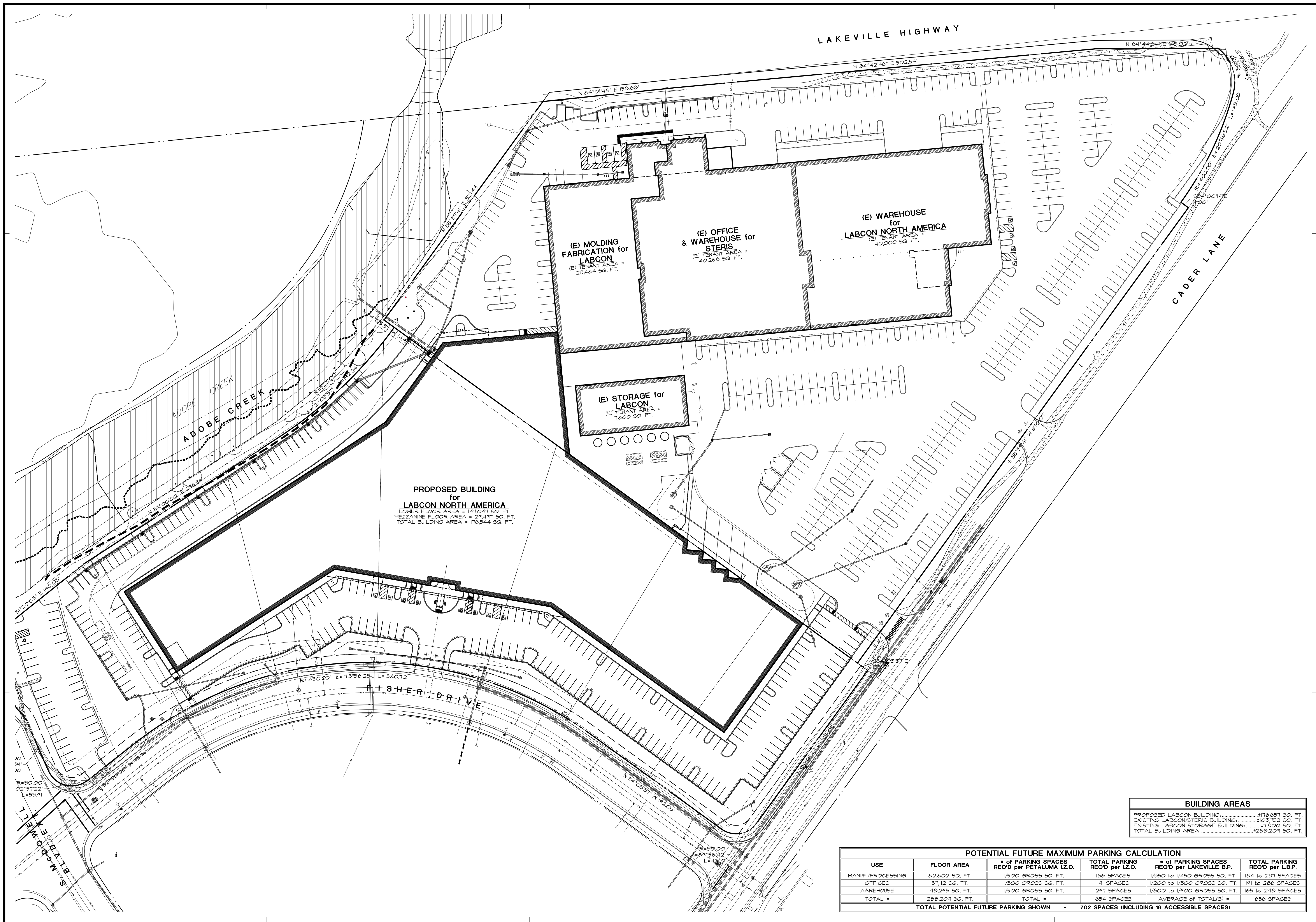
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 DATE: JULY 26, 2022
 JOB NO. 210202
 SCALE: 1" = 50'-0"
 OF 22 ARCH. SHEETS

A1

OVERALL SITE PLAN and PARKING PLAN

SCALE: 1" = 50'-0"





**PROPOSED BUILDING
for
LABCON NORTH AMERICA**
LOWER FLOOR AREA = 141,041 SQ. FT.
MEZZANINE FLOOR AREA = 24,441 SQ. FT.
TOTAL BUILDING AREA = 116,544 SQ. FT.

(E) MOLDING
FABRICATION for
LABCON
(E) TENANT AREA =
23,484 SQ. FT.

(E) OFFICE
& WAREHOUSE for
STERIS
(E) TENANT AREA =
40,268 SQ. FT.

(E) WAREHOUSE
for
LABCON NORTH AMERICA
(E) TENANT AREA =
40,000 SQ. FT.

(E) STORAGE for
LABCON
(E) TENANT AREA =
1,800 SQ. FT.

BUILDING AREAS

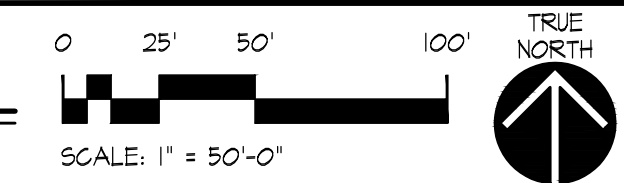
PROPOSED LABCON BUILDING	116,544 SQ. FT.
EXISTING LABCON/STERIS BUILDING	103,152 SQ. FT.
EXISTING LABCON STORAGE BUILDING	1,800 SQ. FT.
TOTAL BUILDING AREA	221,496 SQ. FT.

POTENTIAL FUTURE MAXIMUM PARKING CALCULATION

USE	FLOOR AREA	# of PARKING SPACES REQ'D per PETALUMA I.Z.O.	TOTAL PARKING REQ'D per I.Z.O.	# of PARKING SPACES REQ'D per LAKEVILLE B.P.	TOTAL PARKING REQ'D per L.B.P.
MANUF./PROCESSING	82,802 SQ. FT.	1/500 GROSS SQ. FT.	166 SPACES	1/350 to 1/450 GROSS SQ. FT.	184 to 231 SPACES
OFFICES	57,112 SQ. FT.	1/500 GROSS SQ. FT.	141 SPACES	1/200 to 1/300 GROSS SQ. FT.	141 to 286 SPACES
WAREHOUSE	148,245 SQ. FT.	1/500 GROSS SQ. FT.	291 SPACES	1/600 to 1/800 GROSS SQ. FT.	168 to 248 SPACES
TOTAL =	288,209 SQ. FT.	TOTAL =	654 SPACES	AVERAGE OF TOTAL(S) =	656 SPACES
TOTAL POTENTIAL FUTURE PARKING SHOWN		702 SPACES (INCLUDING 16 ACCESSIBLE SPACES)			

OVERALL SITE PLAN SHOWING POTENTIAL FUTURE MAXIMUM PARKING

SCALE: 1" = 50'-0"



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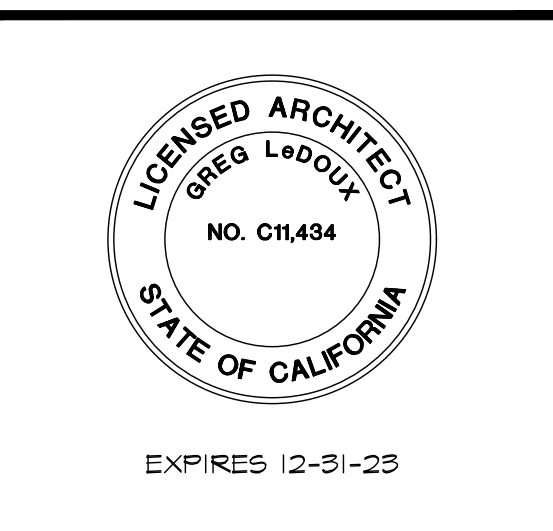
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labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

OVERALL
SITE PLAN
SHOWING POTENTIAL
FUTURE MAX. PARKING



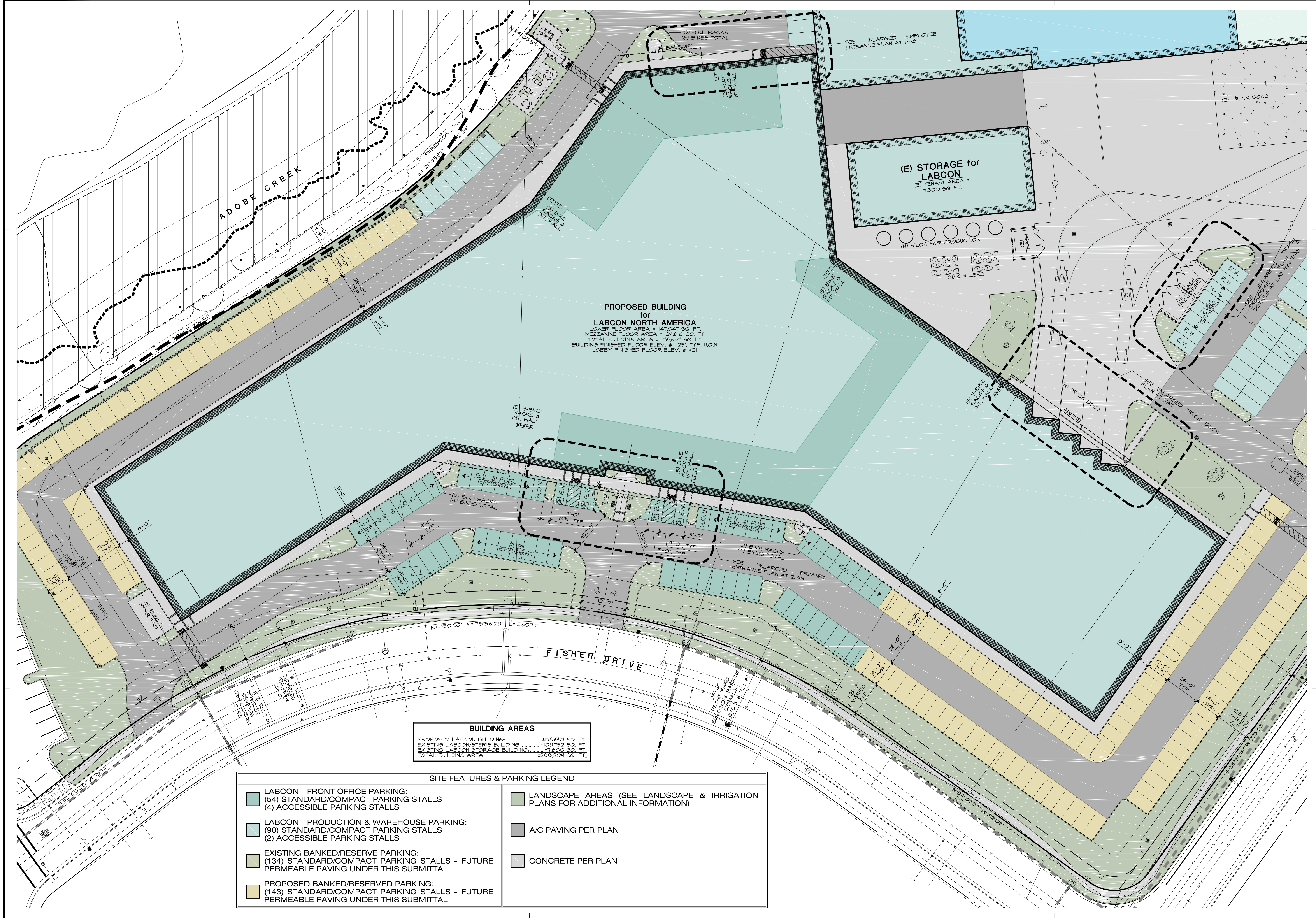
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and
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(707) 795-8855

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SH
DATE:
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JOB NO.
21.0202
SCALE:
1" = 50'-0"

A1.1

OF 22 ARCH. SHTS.



PROPOSED BUILDING for LABCON NORTH AMERICA
 LOWER FLOOR AREA = 147,241 SQ. FT.
 MEZZANINE FLOOR AREA = 29,610 SQ. FT.
 TOTAL BUILDING AREA = 176,851 SQ. FT.
 BUILDING FINISHED FLOOR ELEV. @ +25' TYP. U.O.N.
 LOBBY FINISHED FLOOR ELEV. @ +21'

BUILDING AREAS	
PROPOSED LABCON BUILDING	176,851 SQ. FT.
EXISTING LABCON/STERIS BUILDING	103,152 SQ. FT.
EXISTING LABCON STORAGE BUILDING	17,800 SQ. FT.
TOTAL BUILDING AREA	297,803 SQ. FT.

SITE FEATURES & PARKING LEGEND	
LABCON - FRONT OFFICE PARKING: (54) STANDARD/COMPACT PARKING STALLS (4) ACCESSIBLE PARKING STALLS	LANDSCAPE AREAS (SEE LANDSCAPE & IRRIGATION PLANS FOR ADDITIONAL INFORMATION)
LABCON - PRODUCTION & WAREHOUSE PARKING: (90) STANDARD/COMPACT PARKING STALLS (2) ACCESSIBLE PARKING STALLS	A/C PAVING PER PLAN
EXISTING BANKED/RESERVE PARKING: (134) STANDARD/COMPACT PARKING STALLS - FUTURE PERMEABLE PAVING UNDER THIS SUBMITTAL	CONCRETE PER PLAN
PROPOSED BANKED/RESERVED PARKING: (143) STANDARD/COMPACT PARKING STALLS - FUTURE PERMEABLE PAVING UNDER THIS SUBMITTAL	

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ENLARGED SITE PLAN

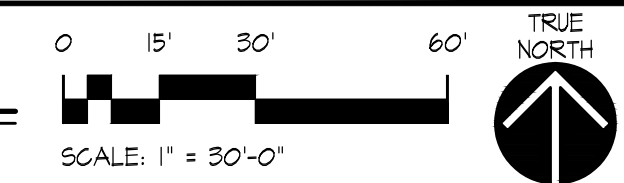


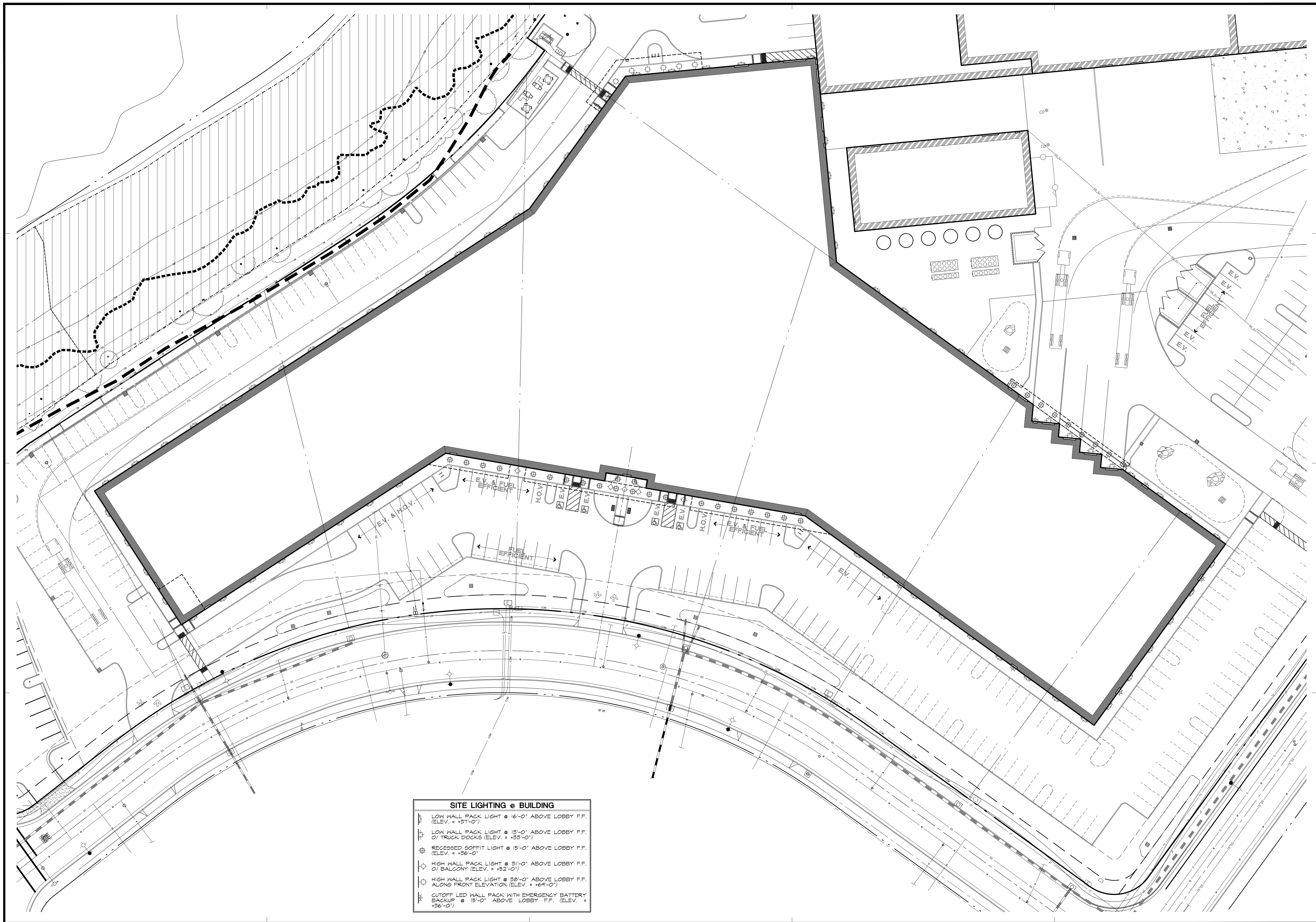
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DATE: JULY 26, 2022	
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SCALE: 1" = 30'-0"	

OF 22 ARCH. SHTS.

ENLARGED SITE PLAN
 SCALE: 1" = 30'-0"

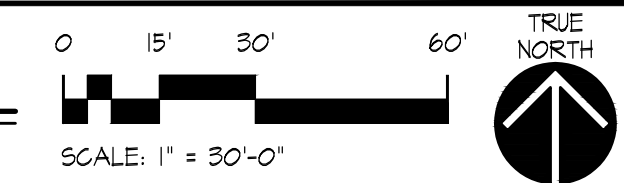




SITE LIGHTING @ BUILDING	
⊠	LOW WALL PACK LIGHT @ 16'-0" ABOVE LOBBY F.F. (ELEV. = +31'-0")
⊡	LOW WALL PACK LIGHT @ 13'-0" ABOVE LOBBY F.F. O/ TRUCK DOCKS (ELEV. = +33'-0")
⊞	RECESSED SOFFIT LIGHT @ 15'-0" ABOVE LOBBY F.F. (ELEV. = +36'-0")
⊠	HIGH WALL PACK LIGHT @ 31'-0" ABOVE LOBBY F.F. O/ BALCONY (ELEV. = +52'-0")
⊡	HIGH WALL PACK LIGHT @ 28'-0" ABOVE LOBBY F.F. ALONG FRONT ELEVATION (ELEV. = +64'-0")
⊞	CUTOFF LED WALL PACK WITH EMERGENCY BATTERY BACKUP @ 15'-0" ABOVE LOBBY F.F. (ELEV. = +36'-0")

SITE LIGHTING @ BUILDING

SCALE: 1" = 30'-0"



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APN: 005-028-XXX

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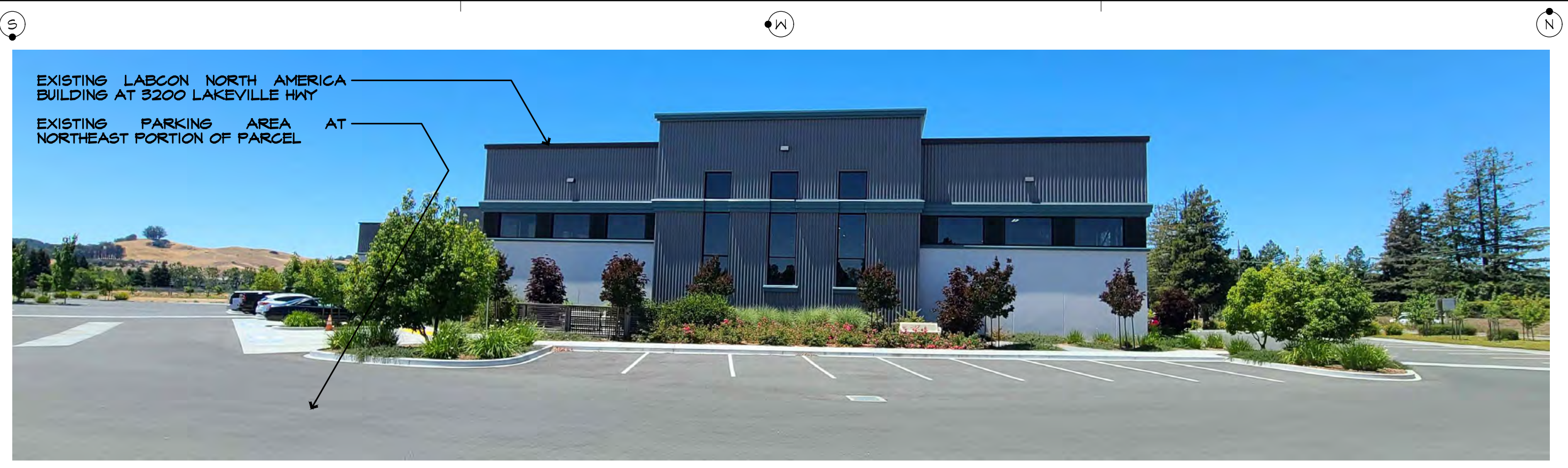


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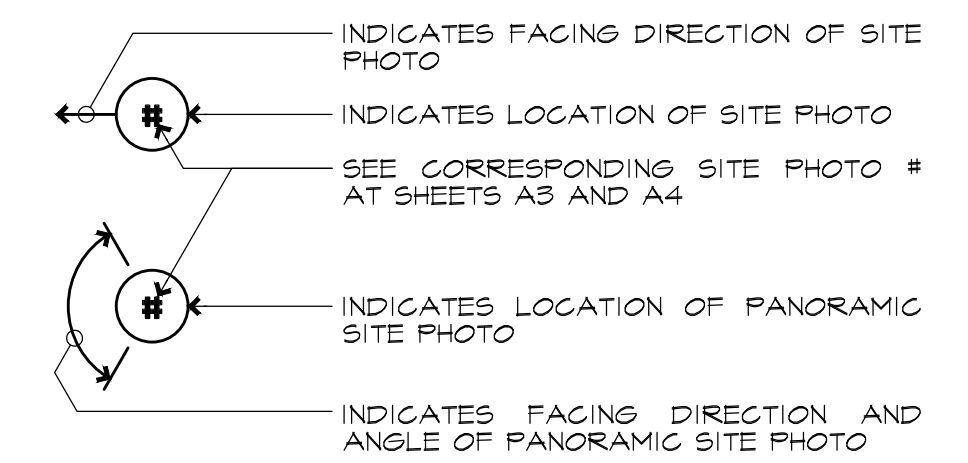
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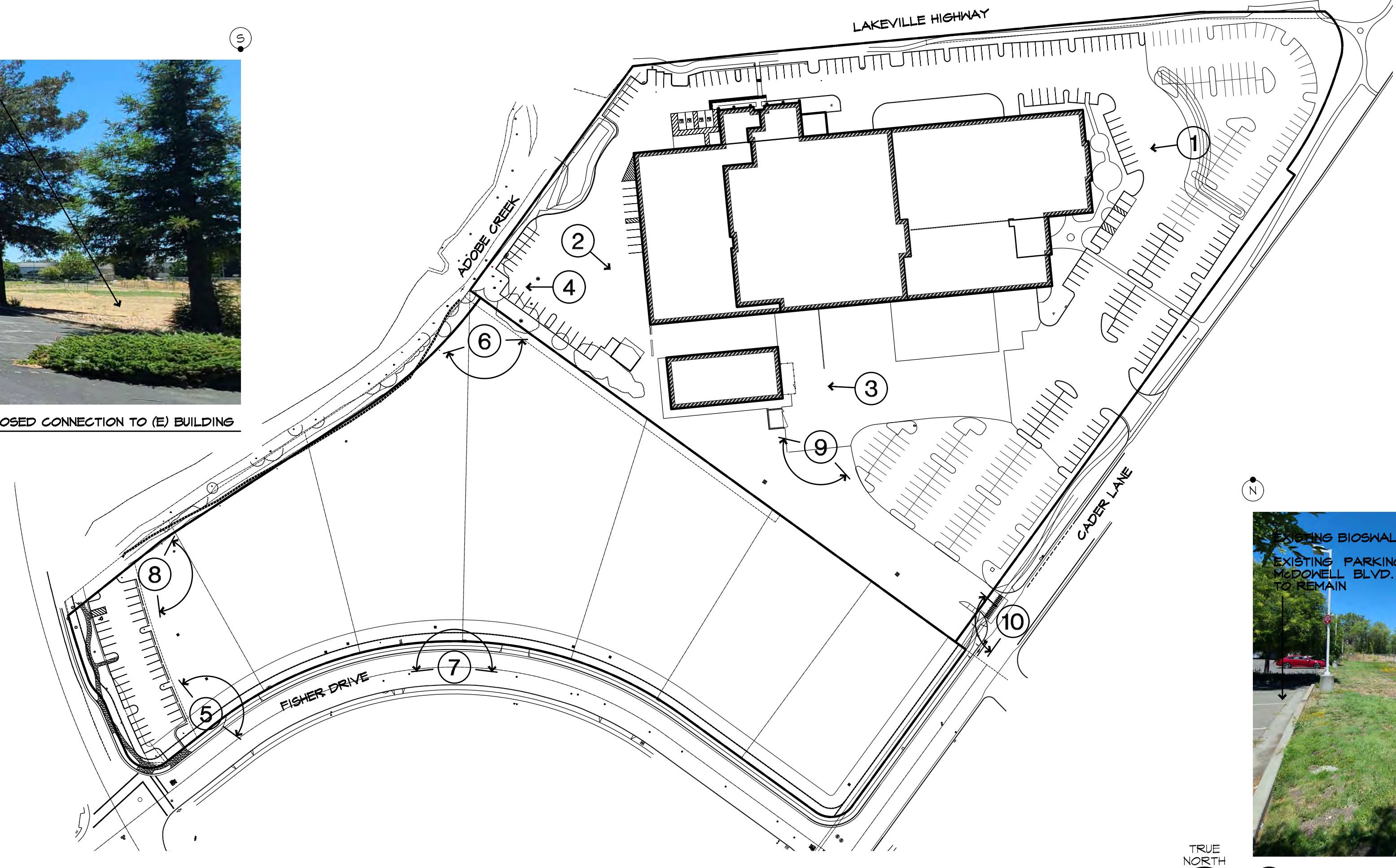
A2.1
 OF 22 ARCH. SHTS.



1 SITE PHOTO TAKEN @ (E) EASTERN PARKING AREA FACING EAST TOWARDS EXISTING LABCON NORTH AMERICA BUILDING



2 SITE PHOTO TAKEN @ (E) WESTERN PARKING AREA FACING SOUTHEAST TOWARDS PROPOSED CONNECTION TO (E) BUILDING



KEY PLAN

SCALE: 1" = 500'-0"



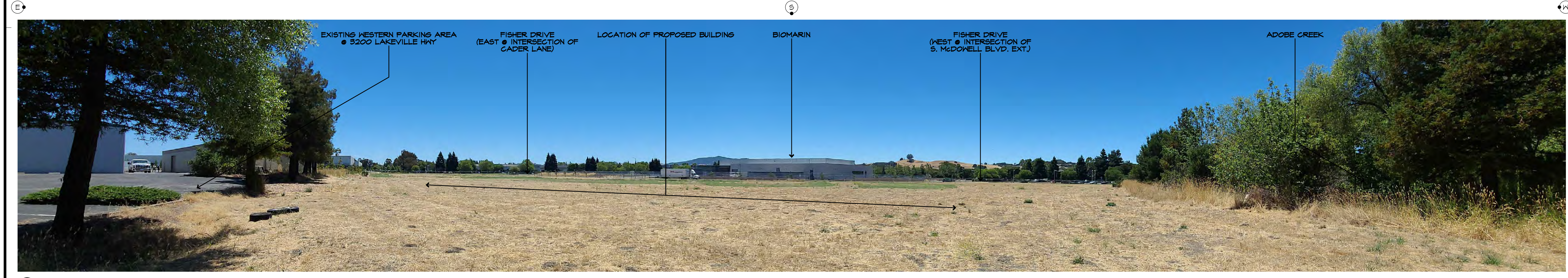
3 SITE PHOTO TAKEN @ (E) SOUTHERN DRIVEWAY AREA FACING WEST



4 SITE PHOTO TAKEN @ (E) WESTERN PARKING AREA FACING WEST TOWARDS (N) PICNIC AREA



5 PANORAMIC SITE PHOTO TAKEN @ (E) SOUTHWESTERN PARKING AREA FACING NORTHEAST



6 PANORAMIC SITE PHOTO TAKEN @ (E) NORTHERN AREA UNDEVELOPED PARCELS FACING SOUTH

SITE PHOTOS

SCALE: NONE

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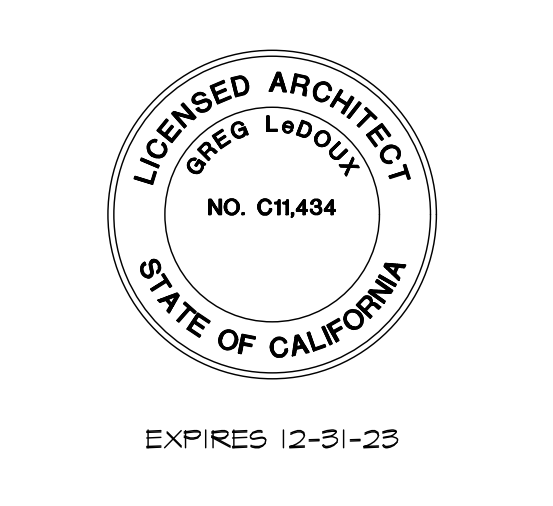
labcon

NORTH AMERICA

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APN: 005-028-XXX

SITE PHOTOS
and
KEY PLAN



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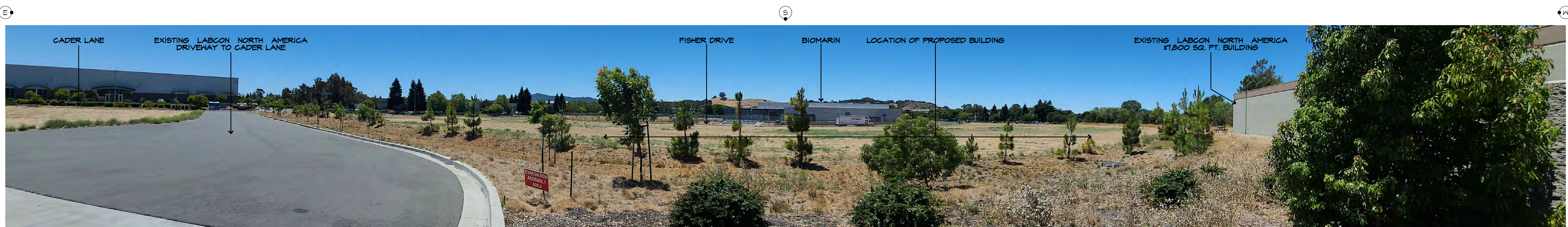
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DATE:	JULY 26, 2022	
JOB NO.:	21.0202	
SCALE:	AS NOTED	
OF 22 ARCH. SHTS.		



7 PANORAMIC SITE PHOTO TAKEN FROM SOUTHERN PROPERTY LINE LOOKING NORTH
(SEE KEY PLAN AT SHEET A3 FOR PANORAMIC SITE PHOTO LOCATION)



8 PANORAMIC SITE PHOTO TAKEN FROM SOUTHERN PROPERTY LINE LOOKING NORTH
(SEE KEY PLAN AT SHEET A3 FOR PANORAMIC SITE PHOTO LOCATION)



9 PANORAMIC SITE PHOTO TAKEN FROM SOUTHERN PROPERTY LINE LOOKING NORTH
(SEE KEY PLAN AT SHEET A3 FOR PANORAMIC SITE PHOTO LOCATION)



10 PANORAMIC SITE PHOTO TAKEN FROM SOUTHERN PROPERTY LINE LOOKING NORTH
(SEE KEY PLAN AT SHEET A3 FOR PANORAMIC SITE PHOTO LOCATION)

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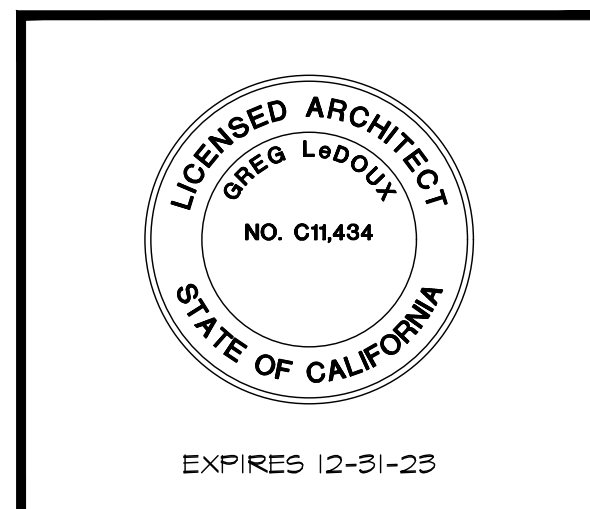
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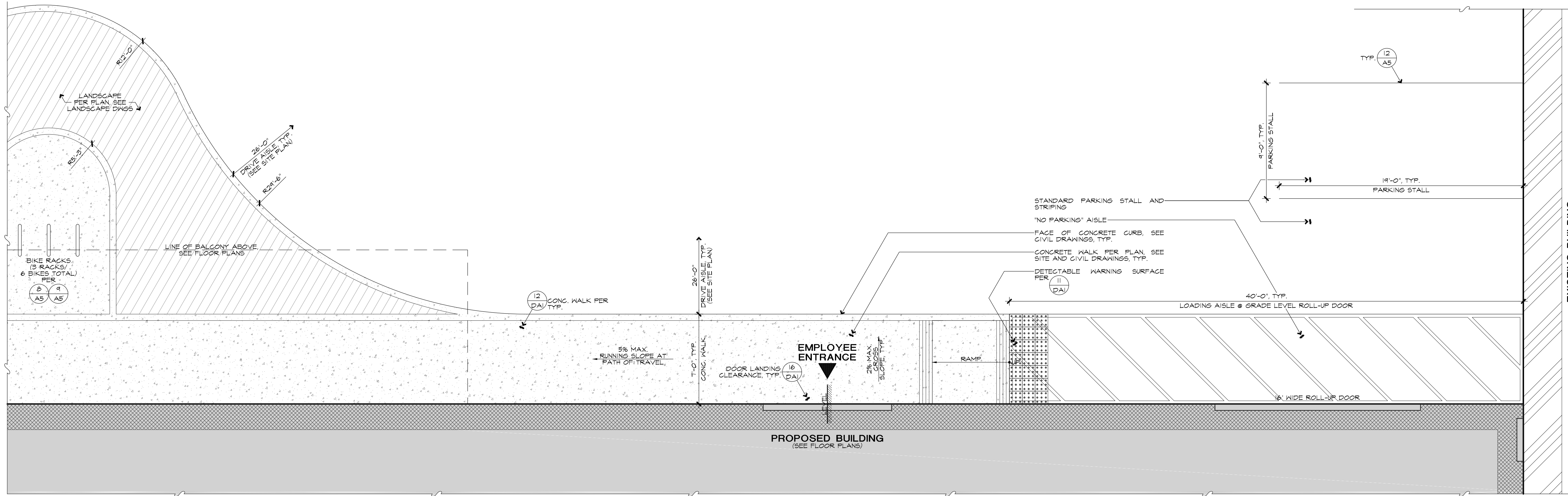
SITE PHOTOS
(CONTINUED)



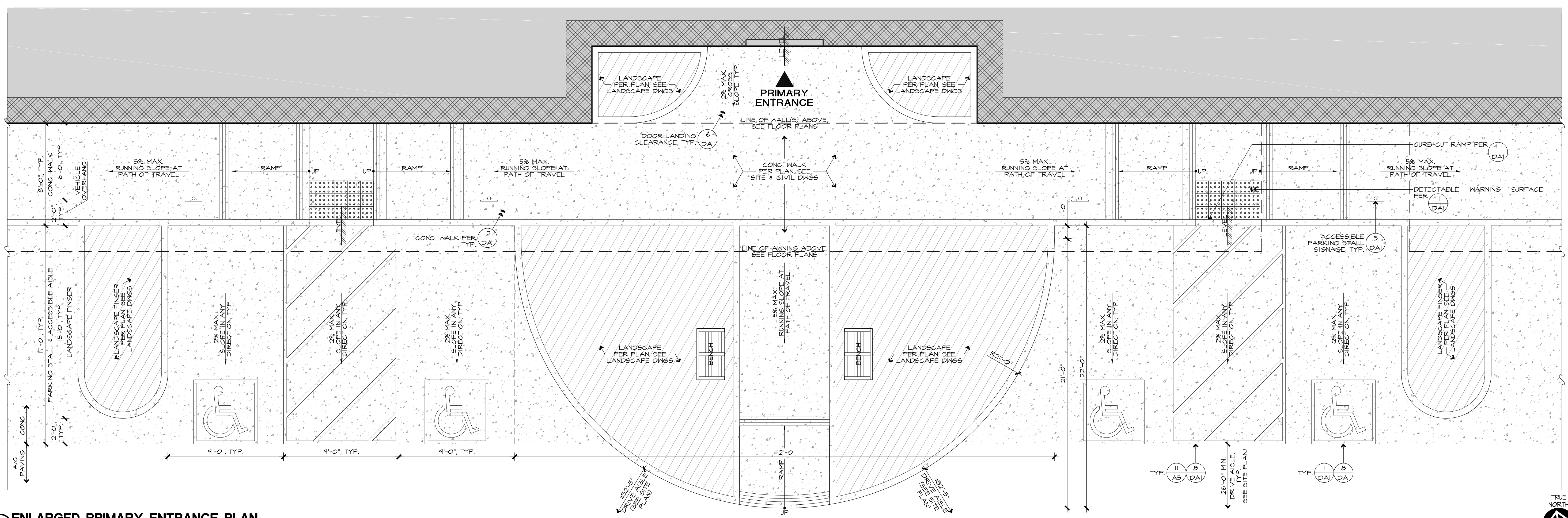
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1 ENLARGED EMPLOYEE ENTRANCE PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED PRIMARY ENTRANCE PLAN
SCALE: 1/4" = 1'-0"

SITE DETAILS (CONTINUED)

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

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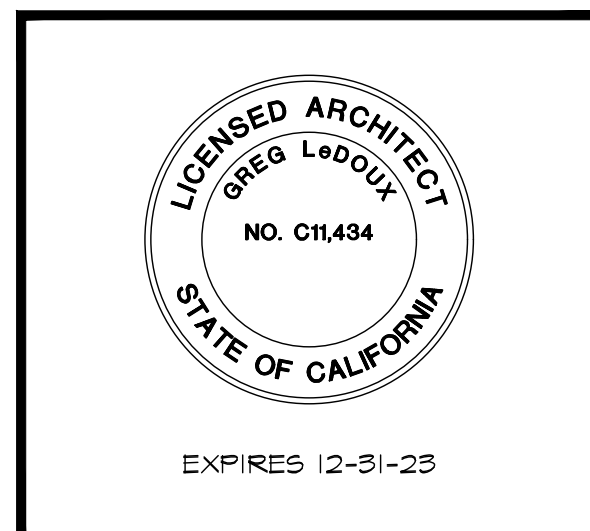
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SITE DETAILS
(CONTINUED)



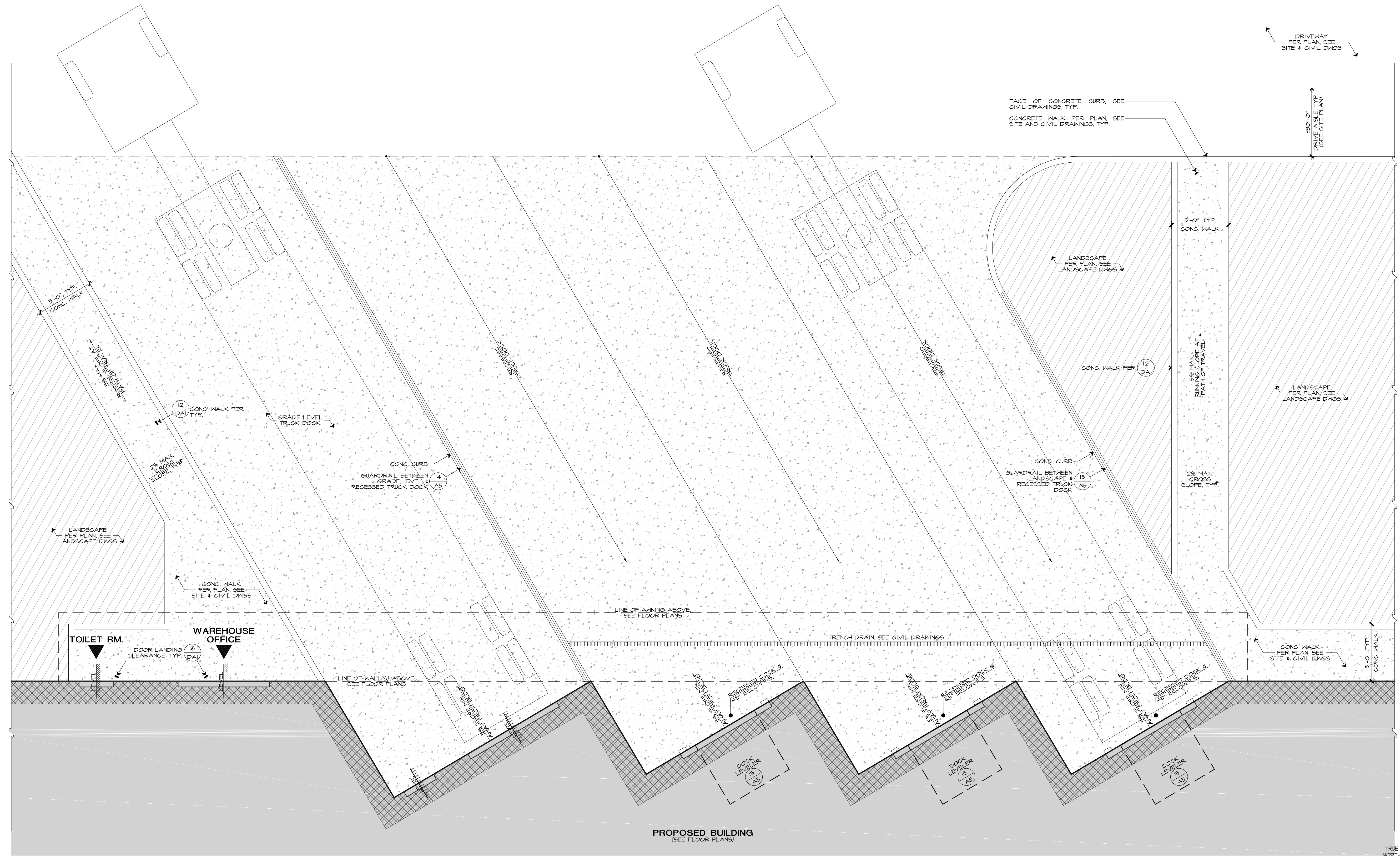
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COTATI, CA
(707) 795-8855

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SH
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JULY 26, 2022
JOB NO.
21.0202
SCALE:
1/4" = 1'-0"

A7

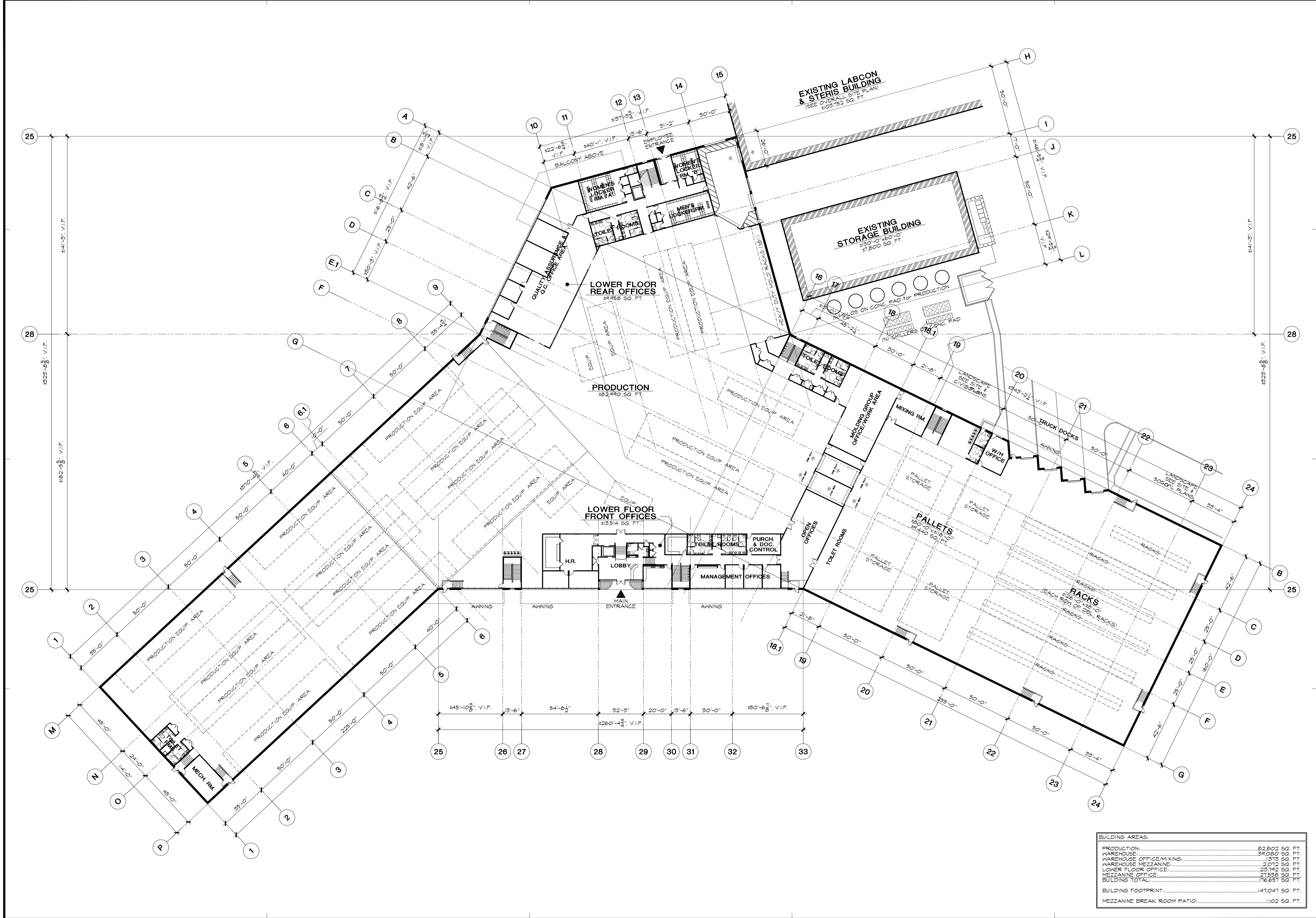
OF 22 ARCH. SHTS.



1 ENLARGED TRUCK DOCK PLAN
SCALE: 1/4" = 1'-0"

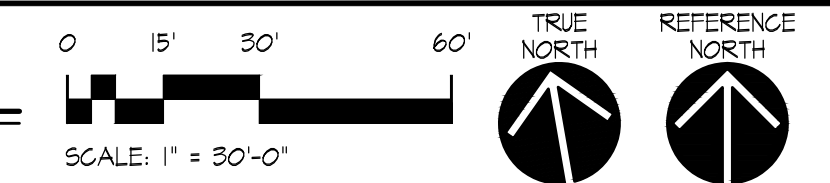
SITE DETAILS (CONTINUED)

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



BUILDING AREAS:	
PRODUCTION	22,490 SQ. FT.
WAREHOUSE	54,080 SQ. FT.
WAREHOUSE OFFICE/MIXING	1,379 SQ. FT.
WAREHOUSE MEZZANINE	2,079 SQ. FT.
LOWER FLOOR OFFICE	23,142 SQ. FT.
MEZZANINE OFFICE	21,536 SQ. FT.
BUILDING TOTAL	76,631 SQ. FT.
BUILDING FOOTPRINT: 147,041 SQ. FT.	
MEZZANINE BREAK ROOM PATIO: 1,102 SQ. FT.	

OVERALL LOWER FLOOR PLAN
SCALE: 1" = 30'-0"



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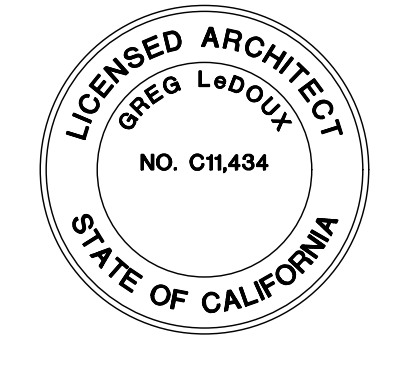


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OVERALL
LOWER FLOOR
PLAN



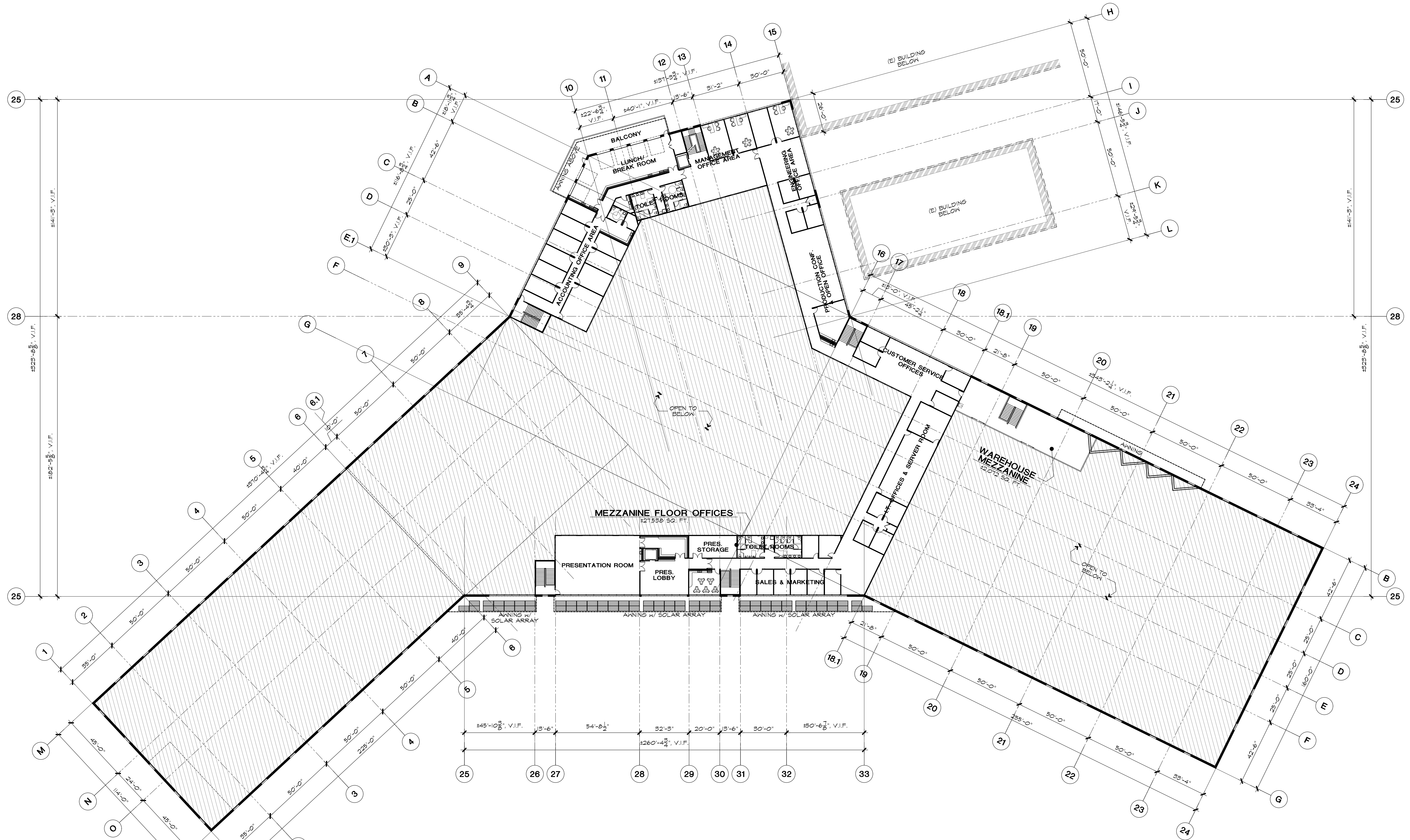
LICENSED ARCHITECT
GREG LEDOUX
NO. 011434
STATE OF CALIFORNIA
EXPIRES 12-31-23

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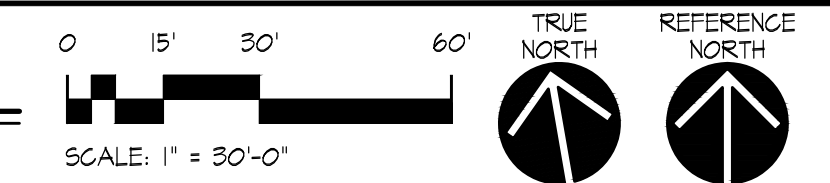
OF 22 ARCH. SHTS.



BUILDING AREAS:	
PRODUCTION	82,802 SQ. FT.
WAREHOUSE	54,080 SQ. FT.
WAREHOUSE OFFICE/MIXING	1,379 SQ. FT.
WAREHOUSE MEZZANINE	2,072 SQ. FT.
LOWER FLOOR OFFICE	23,742 SQ. FT.
MEZZANINE OFFICE	27,558 SQ. FT.
BUILDING TOTAL	176,633 SQ. FT.
BUILDING FOOTPRINT	147,041 SQ. FT.
MEZZANINE BREAK ROOM PATIO	1,102 SQ. FT.

OVERALL MEZZANINE FLOOR PLAN

SCALE: 1" = 30'-0"



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OVERALL
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FLOOR PLAN

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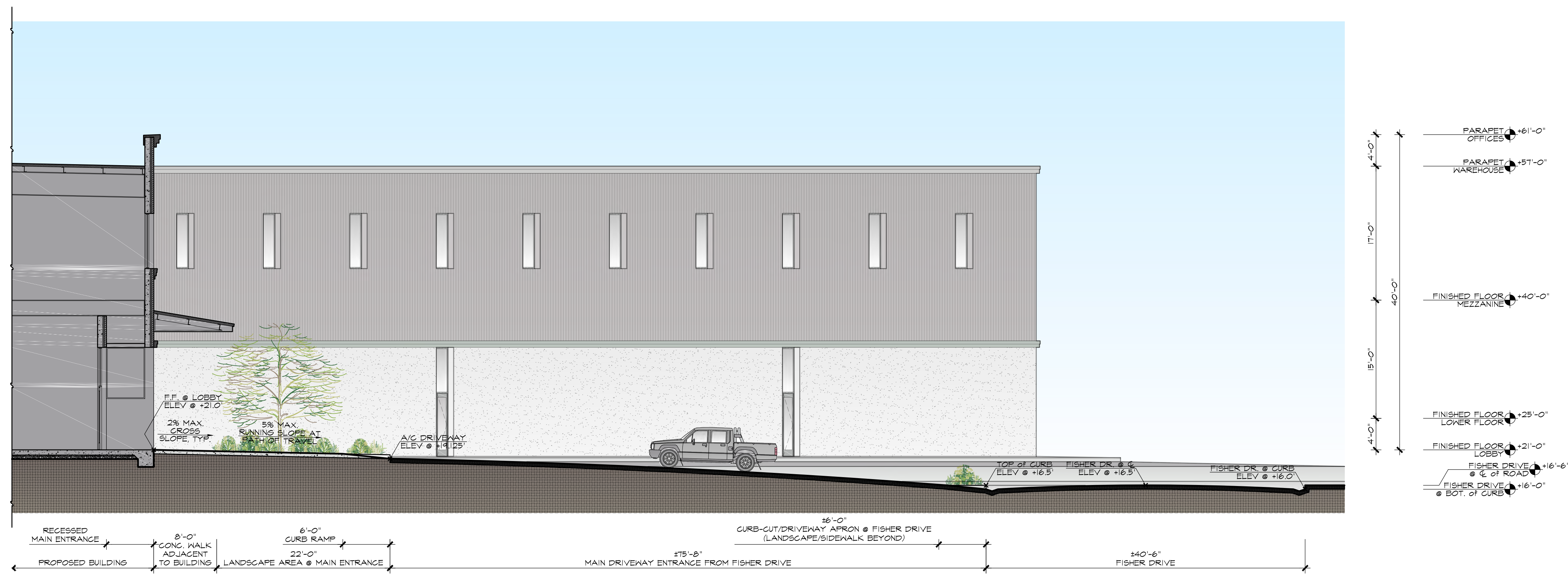
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SCALE:
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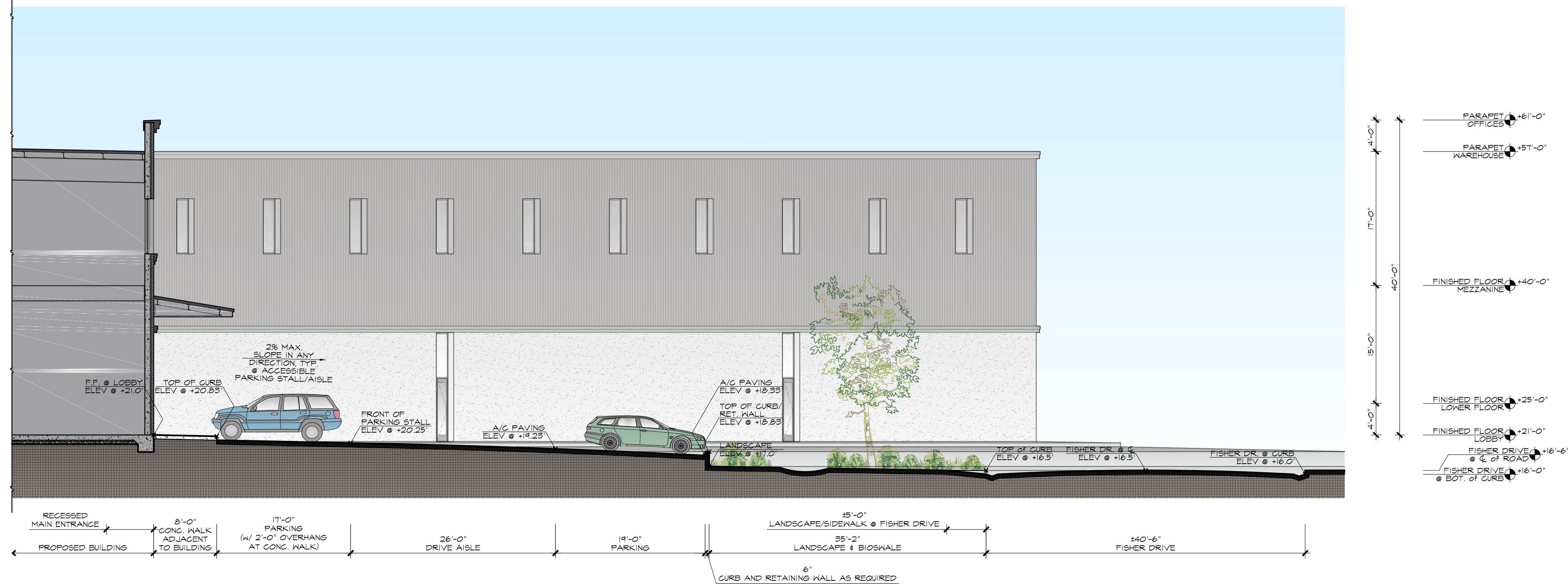
A9

OF 22 ARCH. SHTS.



ARCHITECTURAL SITE SECTION @ MAIN ENTRANCE & LANDSCAPE AREA

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

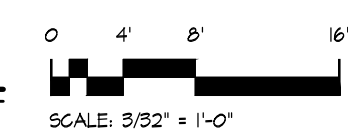


ARCHITECTURAL SITE SECTION @ LOBBY & PARKING AREA

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

ARCHITECTURAL SITE SECTIONS

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



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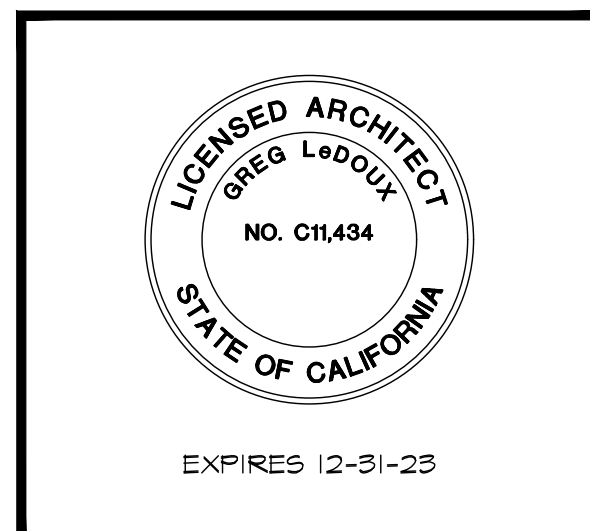
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ARCHITECTURAL
SITE SECTIONS



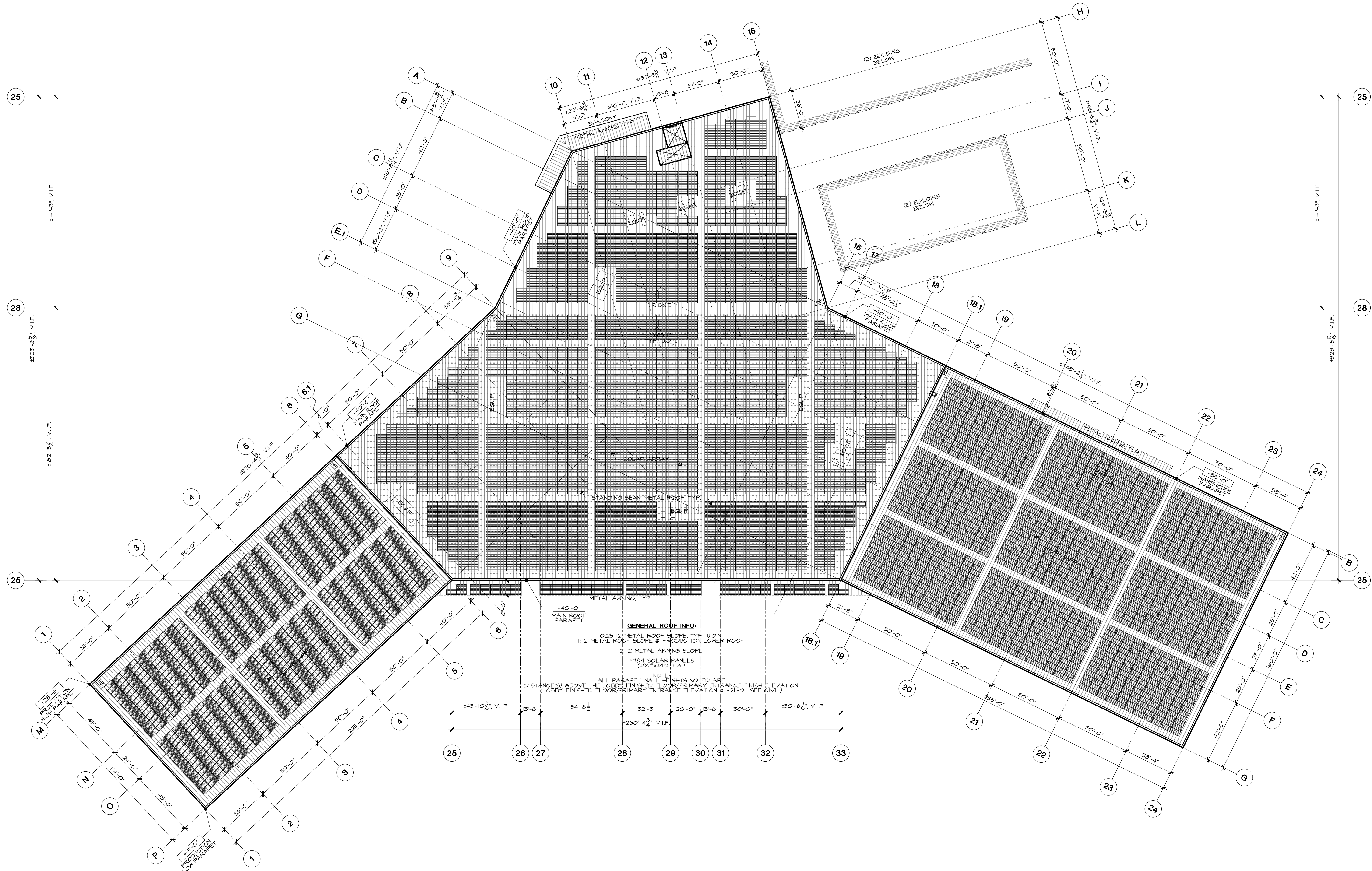
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A10

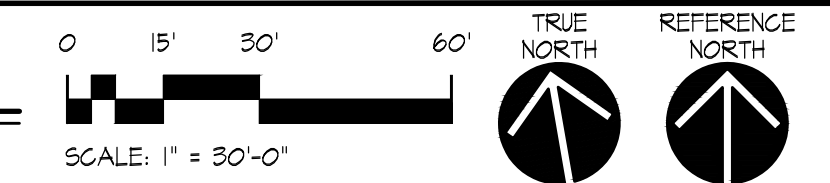
OF 22 ARCH. SHTS.



GENERAL ROOF INFO.
 0.25:12 METAL ROOF SLOPE, TYP. U.O.N.
 1:12 METAL ROOF SLOPE @ PRODUCTION LOWER ROOF
 2:12 METAL AWNING SLOPE
 4784 SOLAR PANELS (28'2" x 140" EA.)

NOTE:
 ALL PARAPET WALL HEIGHTS NOTED ARE DISTANCE(S) ABOVE THE LOBBY FINISHED FLOOR/PRIMARY ENTRANCE FINISH ELEVATION @ +21'-0", SEE CIVIL.

ROOF PLAN
 SCALE: 1" = 30'-0"



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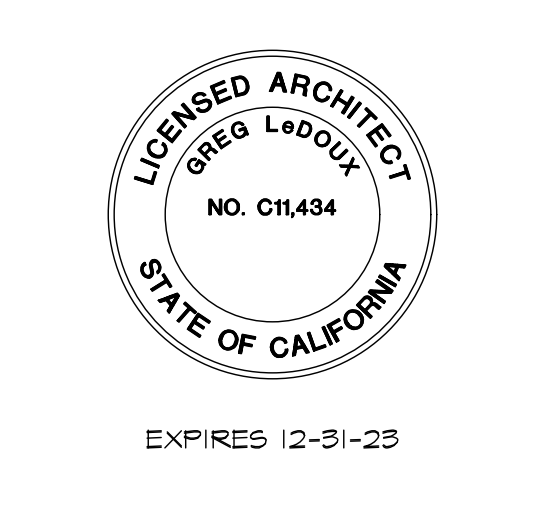
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ROOF PLAN



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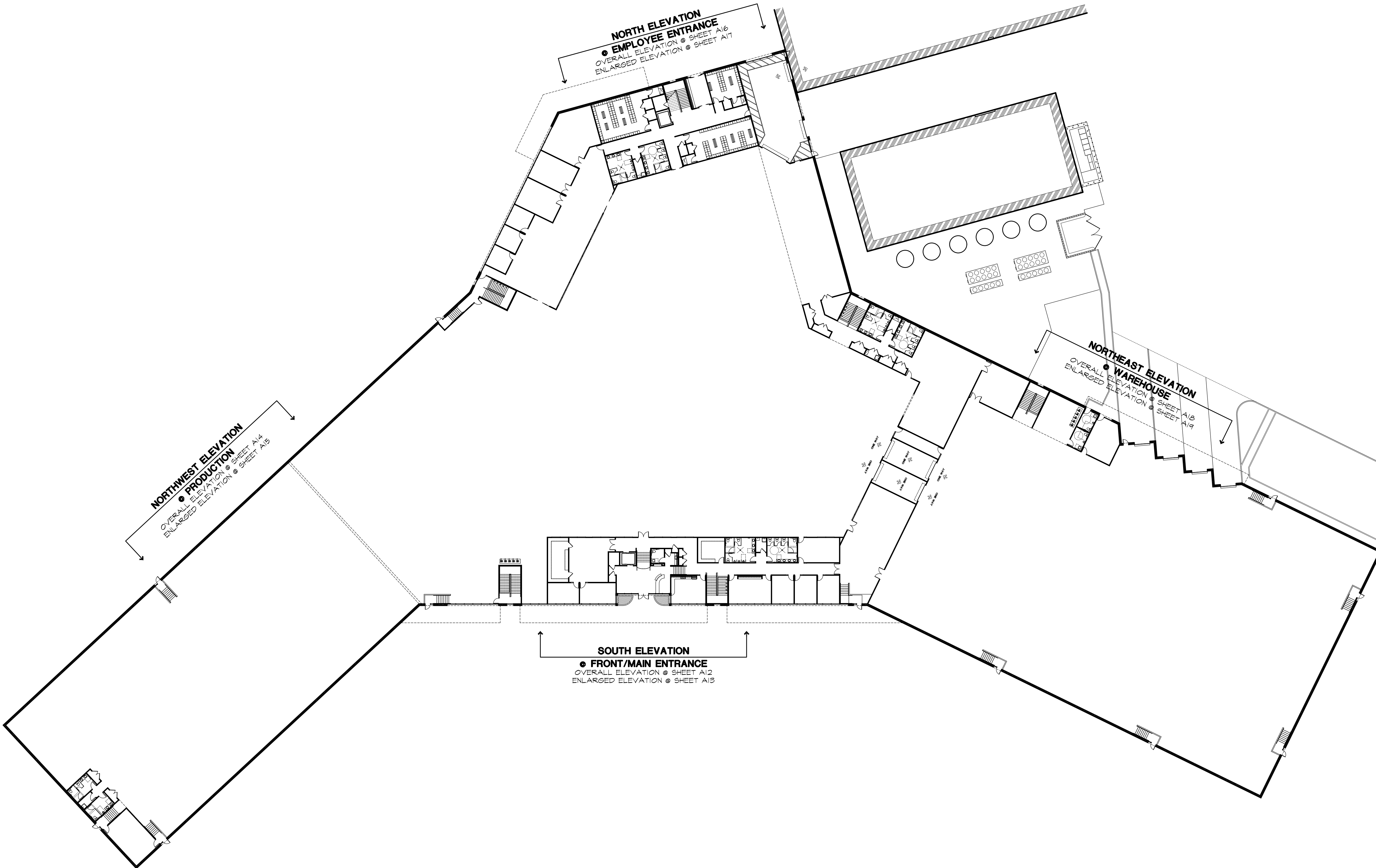
DATE:
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SCALE:
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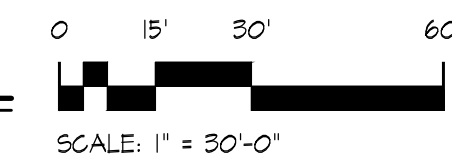
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A11



OVERALL SOUTH ELEVATION @ FRONT/MAIN ENTRANCE

SCALE: 1" = 30'-0"



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OVERALL
 SOUTH ELEVATION
 @ FRONT/MAIN
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OF 22 ARCH. SHTS.	



COLORS & MATERIALS LIST			
1	BODY (TYPE 1) - EXISTING & NEW: CONCRETE PANELS ALPACA SW-7022	6	LOGO - NEW: PAINTED CHARACTERS PER "LABCON" LOGO STANDARDS
2	BODY (TYPE 2) - EXISTING & NEW: METAL SIDING AEP SPAN, COOL ZINC GRAY	7	ROOF - EXISTING & NEW: STANDING SEAM INSULATED METAL ROOF PANEL PANEL "GALVALUME"
3	METAL & ROLL-UP DR. (SIDE/REAR) - (E) & (N): ALUMINUM FRAMES "GALVALUME" WITH PPG "SOLAR BRONZE" DBL GLAZING AS APPLICABLE	8	ACCENT TRIM & CORNICE #1 - (E) & (N): SHEET METAL PANELS TO MATCH EXISTING GREEN BAY, SW-6481
4	STOREFRONT GLAZING SYSTEM - (E) & (N): ALUMINUM FRAMES "GALVALUME" WITH PPG "SOLAR BRONZE" DBL GLAZING AS APPLICABLE	9	ACCENT TRIM & CORNICE #2 - (E) & (N): SHEET METAL PANELS TO MATCH EXISTING DARK ANODIZED BRONZE
5	SOFFIT AWNING - EXISTING & NEW: SHEET METAL PANEL(S) W/ STANDING SEAM INSULATED METAL ROOF PANEL TO MATCH ROOF GREEN BAY, SW-6481	NOTE: METAL FASTENERS, FLASHING, AND OTHER MISCELLANEOUS EXPOSED METAL TO BE PAINTED TO MATCH ADJACENT SURFACES, TYP.	

EXISTING LABCON BUILDING SITE PHOTO @ 3200 LAKEVILLE HWY ~ FOR REFERENCE ONLY



ENLARGED SOUTH ELEVATION @ FRONT/MAIN ENTRANCE SHOWING COLORS & MATERIALS

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EXISTING SITE PHOTO
and
ENLARGED S. ELEV.
SHOWING COLORS
& MATERIALS

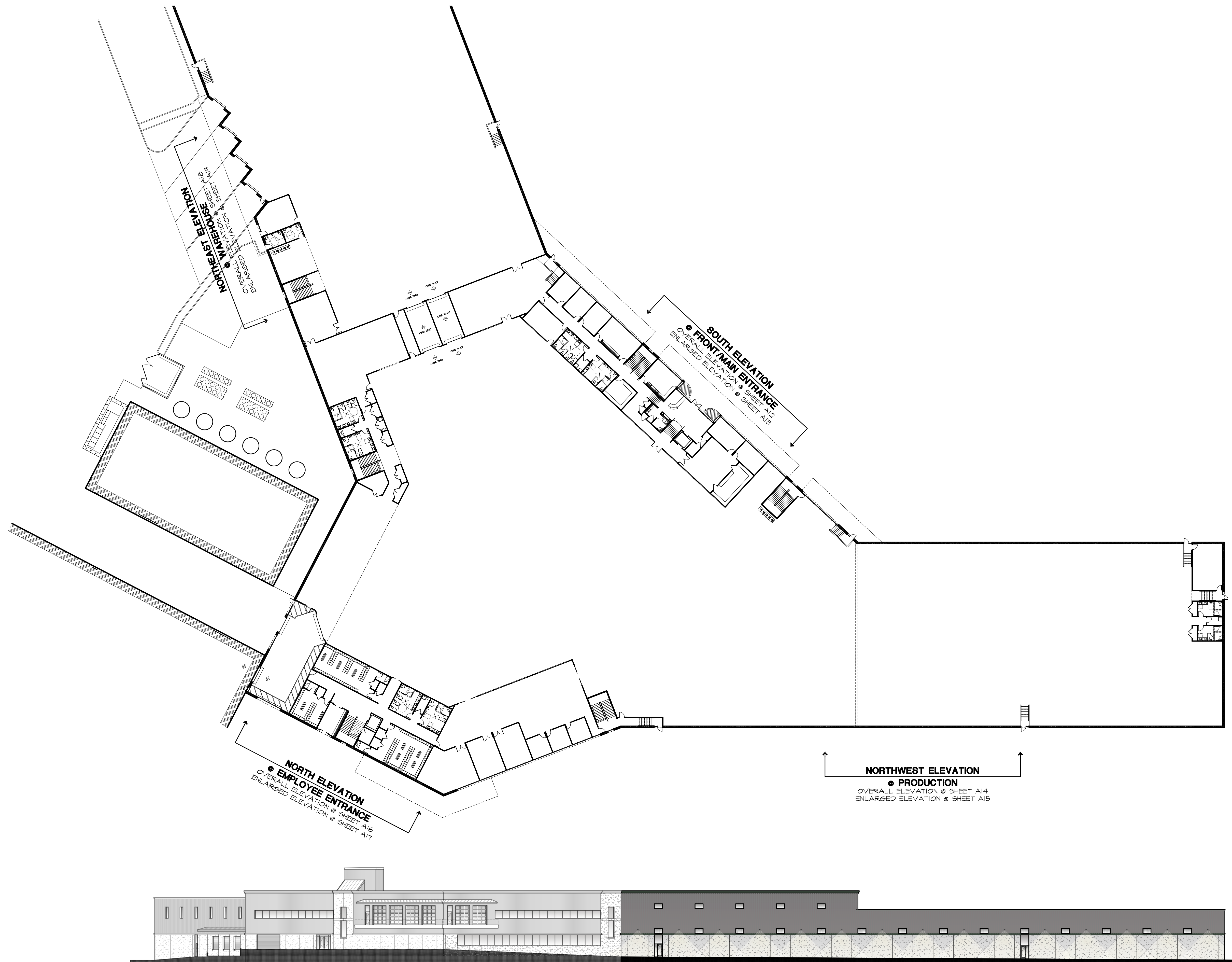
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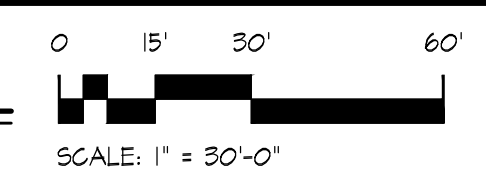
A13

OF 22 ARCH. SHTS.



OVERALL NORTHWEST ELEVATION @ PRODUCTION

SCALE: 1" = 30'-0"



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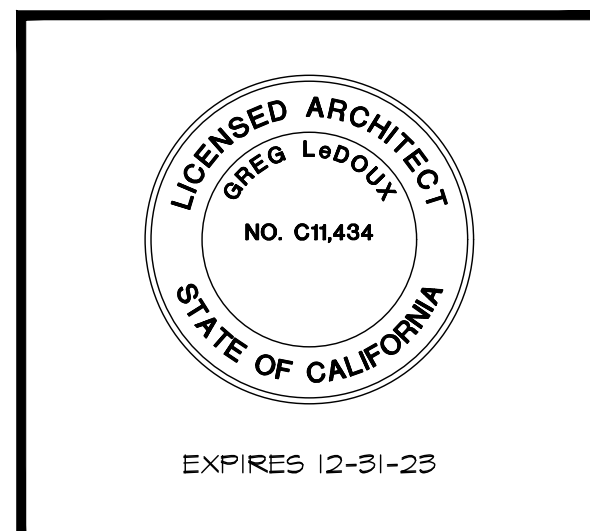
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OVERALL
 NORTHWEST ELEVATION
 @ PRODUCTION

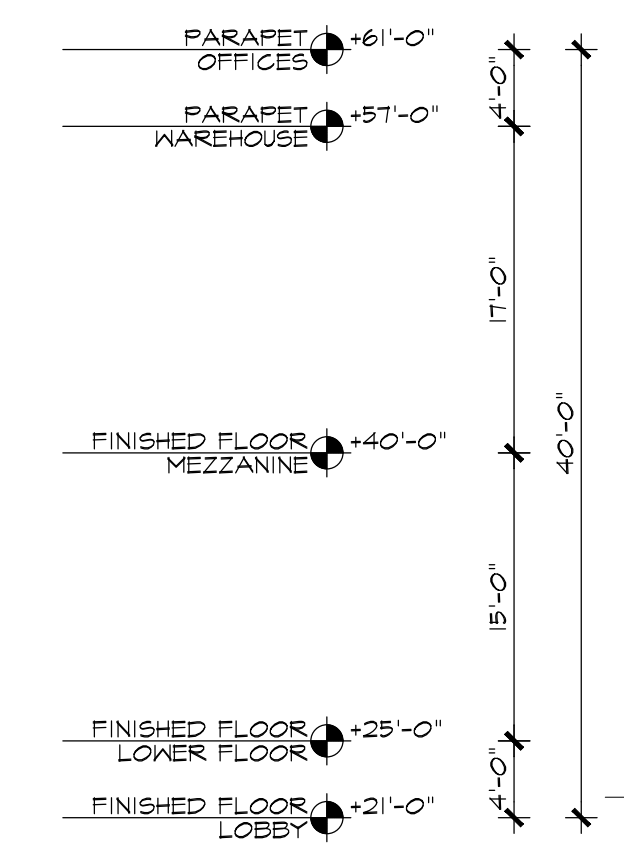
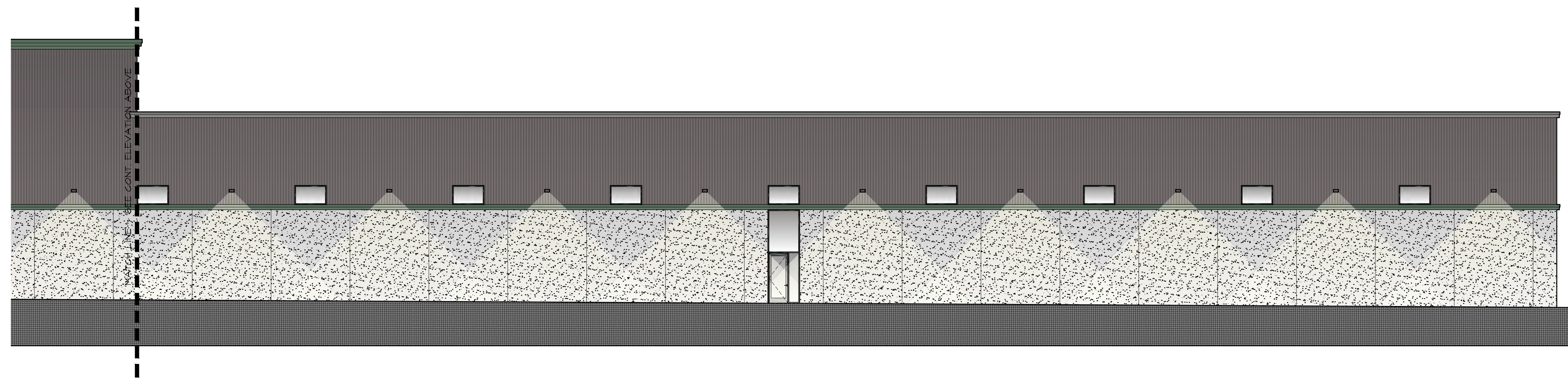
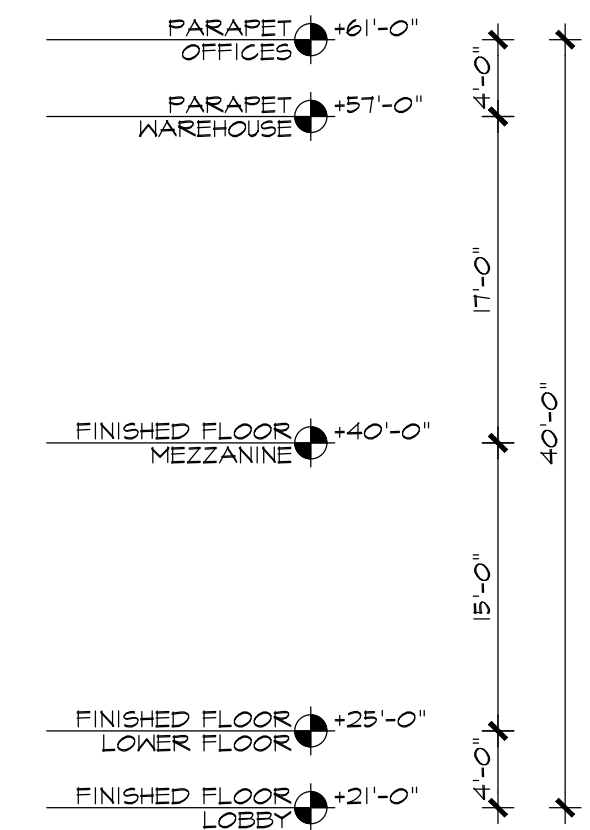
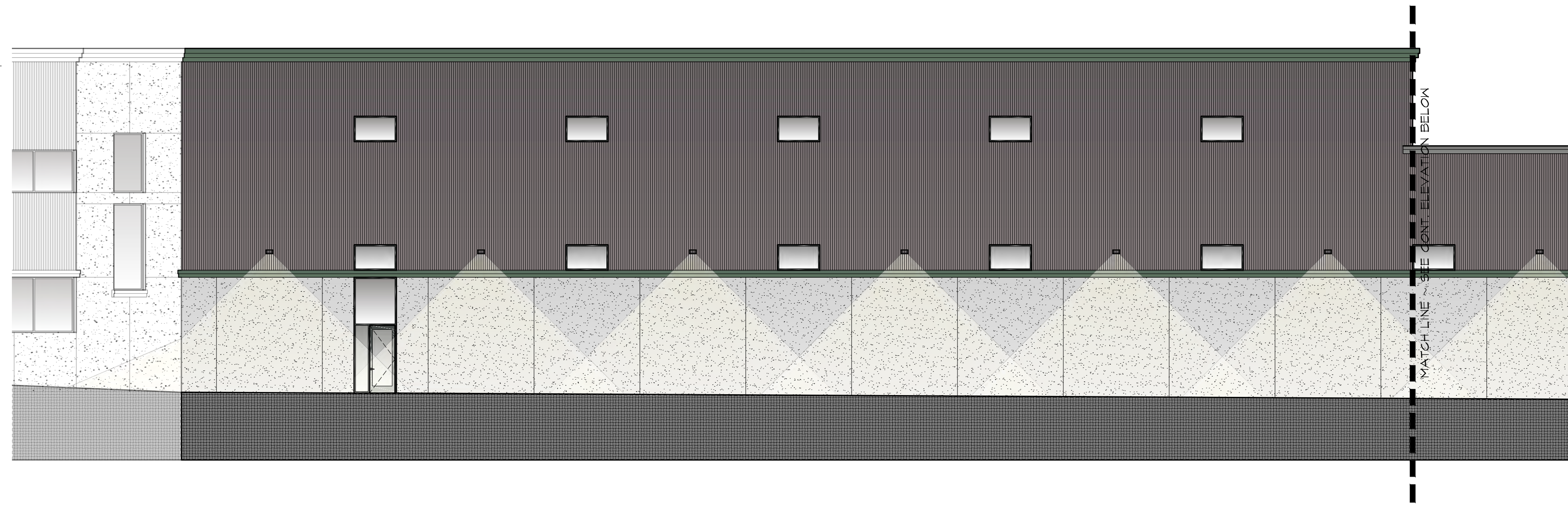


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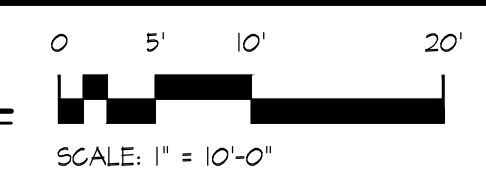
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A14
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ENLARGED NORTHWEST ELEVATION @ PRODUCTION

SCALE: 1" = 10'-0"



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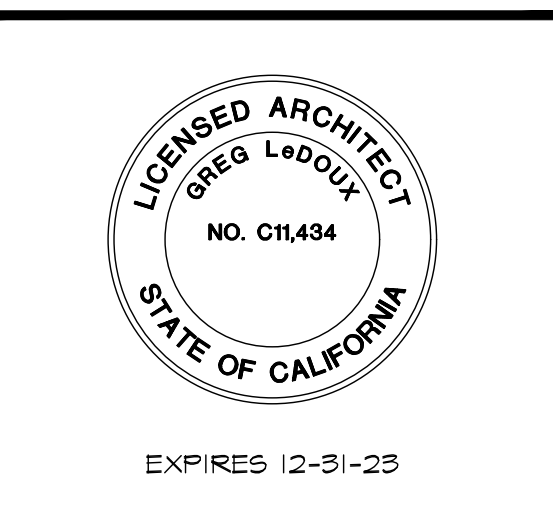
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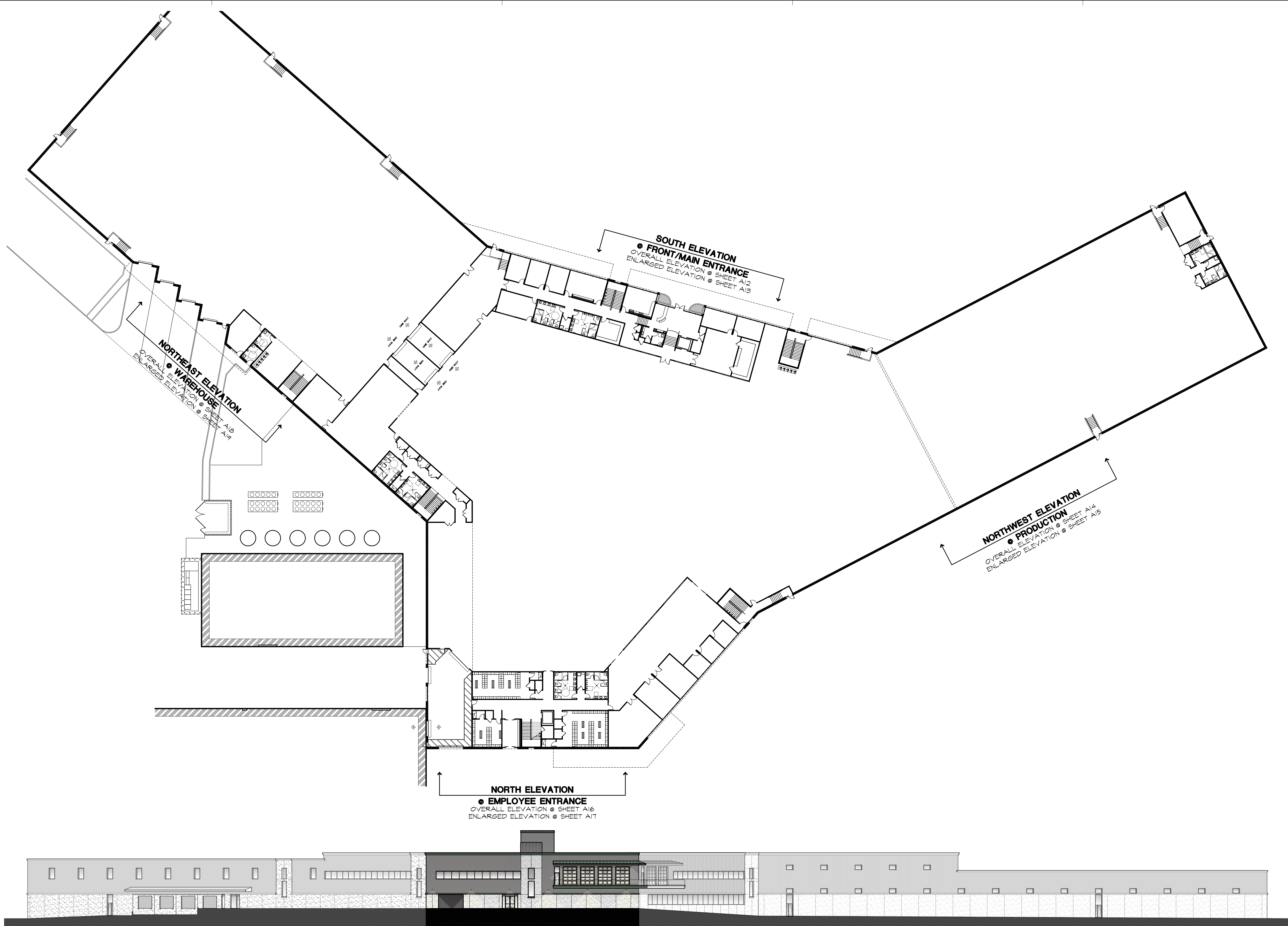


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A15
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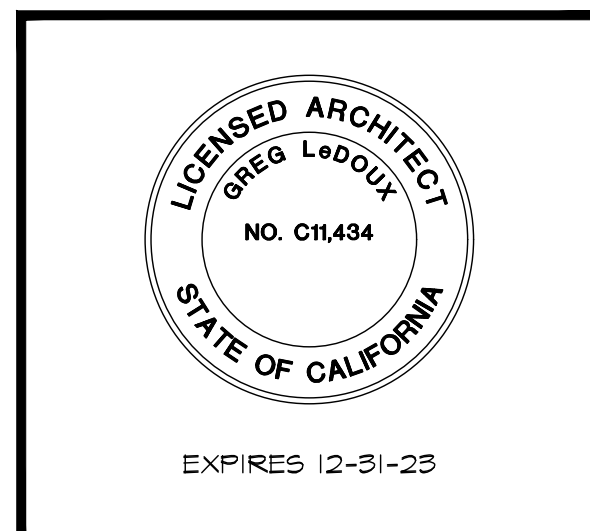
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OVERALL
 NORTH ELEVATION
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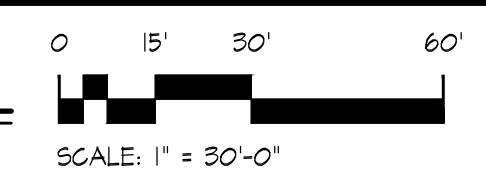
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A16
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OVERALL NORTH ELEVATION @ EMPLOYEE ENTRANCE

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ENLARGED
NORTH ELEVATION
@ EMPLOYEE
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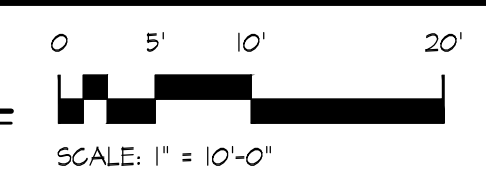
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A17
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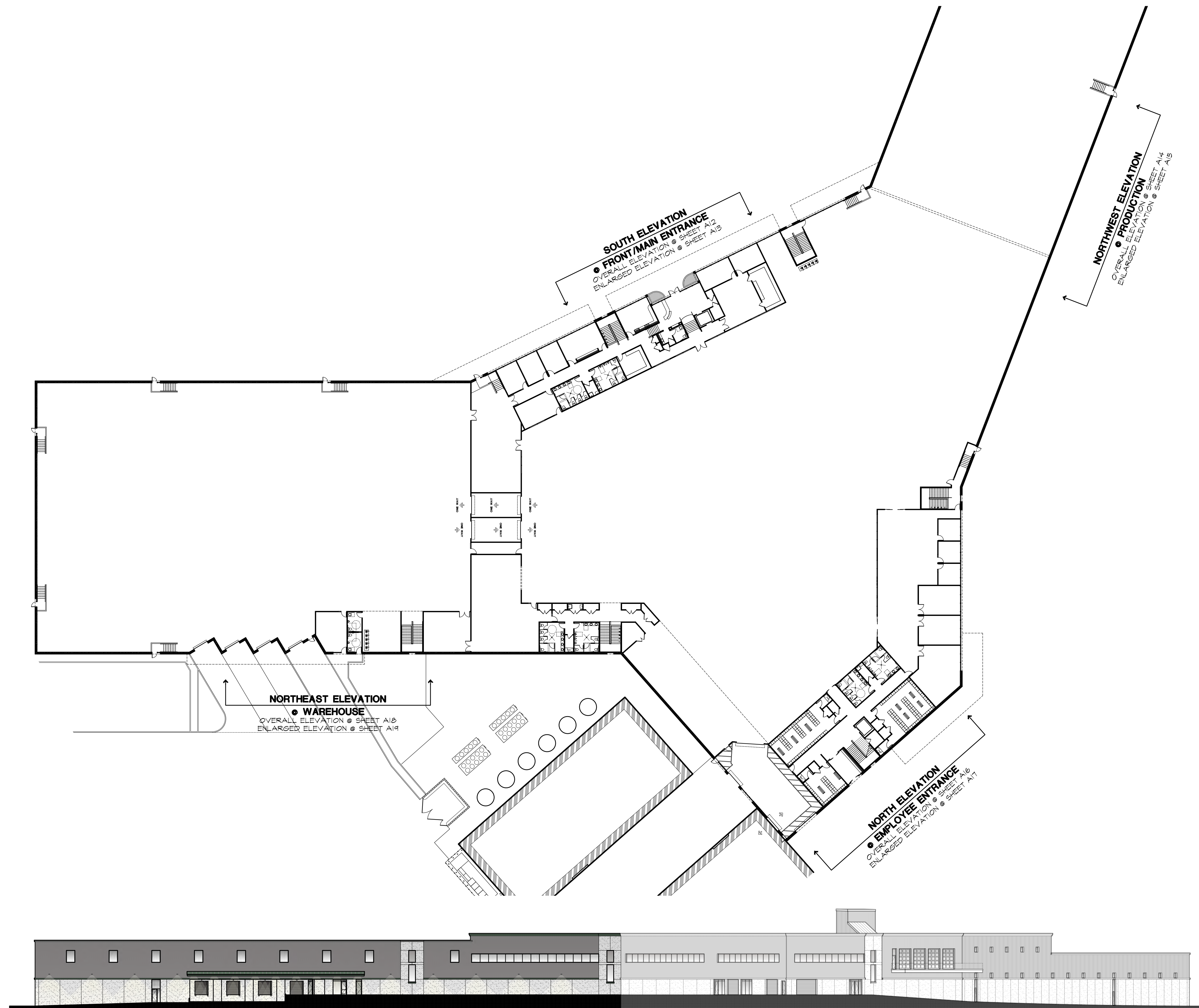


ENLARGED NORTH ELEVATION @ EMPLOYEE ENTRANCE

SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"



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OVERALL
 NORTHEAST ELEVATION
 @ WAREHOUSE



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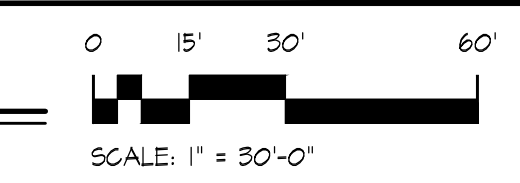
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A18
 OF 22 ARCH. SHTS.

OVERALL NORTHEAST ELEVATION @ WAREHOUSE

SCALE: 1" = 30'-0"



REVISIONS:	BY:

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AS SUBMITTED FOR:
 SITE PLAN &
 ARCHITECTURAL REVIEW
 PRINT DATE:
 JULY 26, 2022

A PROPOSED
 NEW BUILDING FOR:

labcon
 NORTH AMERICA

FISHER DRIVE
 PETALUMA, CA 94954

APN: 005-028-XXX

ENLARGED
 NORTHEAST ELEVATION
 @ WAREHOUSE

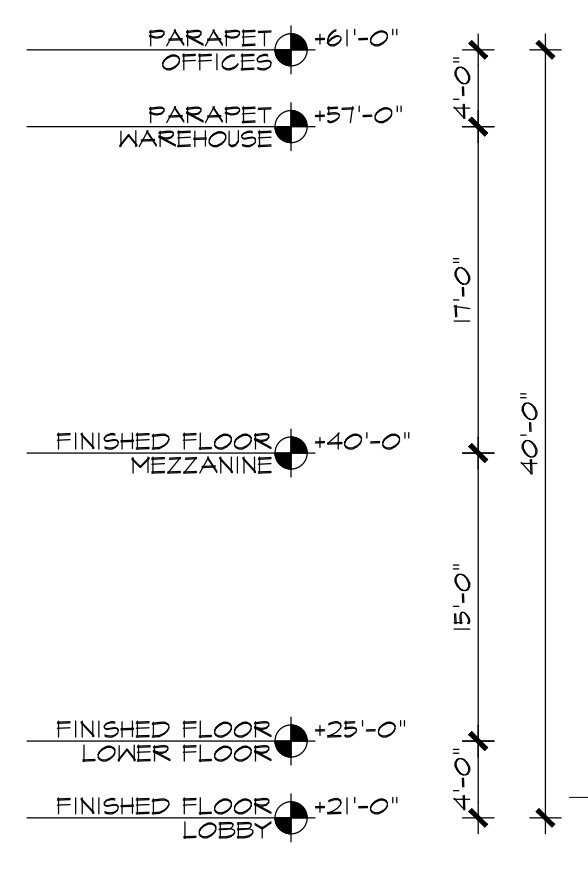
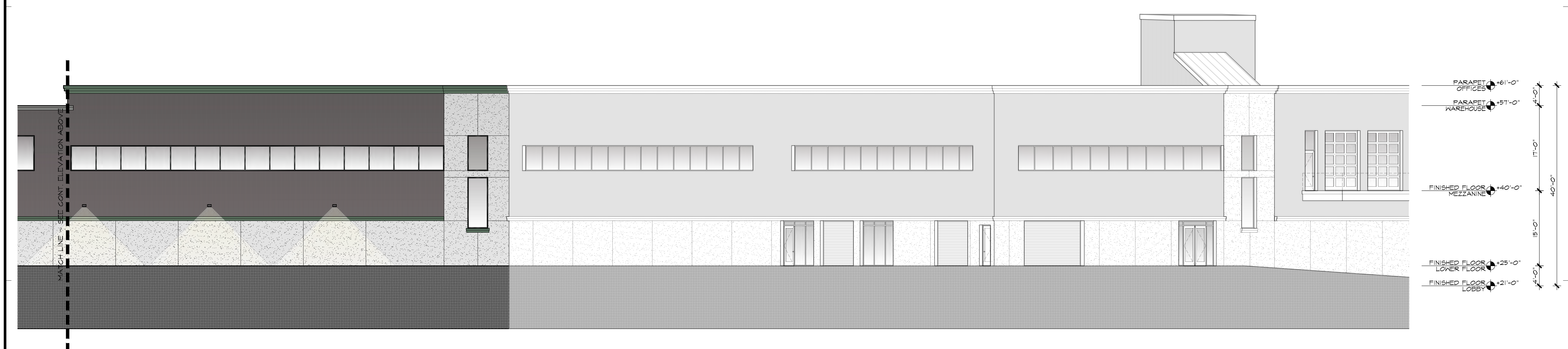
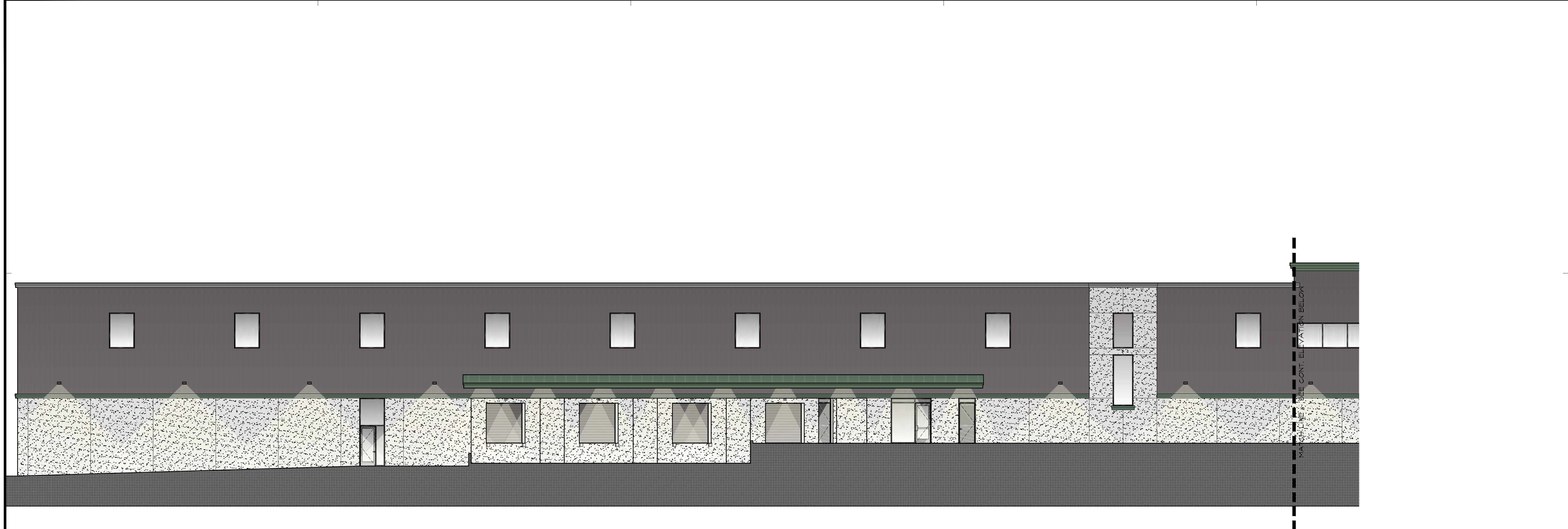


**GREG
 LEDOUX**
 and
 ASSOCIATES,
 INC.

48 W. SIERRA AVE.
 COTATI, CA
 (707) 795-8855

DRAWN BY:
 SH
 DATE:
 JULY 26, 2022
 JOB NO.
 21.0202
 SCALE:
 1" = 10'-0"

A19
 OF 22 ARCH. SHTS.



ENLARGED NORTHEAST ELEVATION @ WAREHOUSE

SCALE: 1" = 10'-0"

